

PURCHASING DEPARTMENT

DATE:	September 18, 2023
TO:	All Bidders
FROM:	Renée Knight, Purchasing Specialist
SUBJECT:	Addendum 1 – Bid #657, Oxnard College Automotive Technology Vehicle Lift

This addendum is hereby made part of the Contract Documents to the same extent as though it was originally included therein and takes precedence over the original documents. The outdated pages must be replaced with any updated and/or changed pages when submitting your bid. Acknowledge receipt of all addenda on the Bid Form.

The bid opening remains on **Thursday, September 21, 2023**. Bids must be received no later than **3:00 p.m**. at 761 E Daily Drive, Suite 200, Camarillo, CA 93010. Properly mark the outside of the exterior envelope on your submitted bid with the <u>Bid Number and Name</u> according to the requirements stated in the bid packet directions.

If you choose not to participate in this particular bid, please sign the Bid Proposal stating "no bid" and email it (<u>rknight@vcccd.edu</u>) or fax it back to me at 805-652-7700.

It is the responsibility of the Bidder to verify that their proposal has been received by the VCCCD Purchasing Department prior to the opening date. Verification of receipt can be made through the listed Purchasing Specialist.

The following information is in answer to questions that were asked at the job walk and via email request. The deadline for questions was Monday, September 11, 2023. No further questions will be accepted.

End of Section

Responses to Questions for Bid#657 OC Automotive Technology Vehicle Lift

- Is there any info/spec or attick stock for matching existing tile?
 Response: No. District can provide if they have attic stock available. If not, Contractor is to provide matching tile per the drawings.
- Is there plumbing/piping plans and specs? Manufacturer & model for new drinking fountain?
 Response: Yes, see plumbing and electrical plans in Addendum 01. We have no plumbing spec..
- 3. Is there spec for flooring and base? **Response:** No, all finishes to match (E).
- 4. Finish schedule not located in plans. Please provide. **Response:** All finishes to match (E); paint, tile, base, etc.
- 5. Is this a PLA Job? **Response:** Yes.
- What are the working days and hours?
 Response: Typical normal operations business hours (0700 1600). A detailed schedule of the semester's classes will be discussed with the winning bidder. Weekends are allowable with prior coordination.
- When is the start date?
 Response: We anticipate the week of October 10th.
- 8. What is the duration of the project? **Response:** October 2023 - December 2023
- 9. Will the Working area be occupied during the construction? **Response:** The particular lift bay will not be in use. However, that does not preclude the Auto Tech program from using the other lifts in the space. College Operations will coordinate with the program on when specific area's may need to be vacated, and/or for the contractor to be able to perform the work. See question (2) for hours.
- 10. Is there any noise restriction that we need to know? **Response:** Generally, noise should be kept to a minimum during class periods at the Auto Technology building. The College will coordinate with the winning bidder on specific schedules of when those classes are to be held.
- What is the earliest start time for demolition?
 Response: As soon as the Notice to Proceed is delivered. We anticipate the week of October 10th.

- 12. Where will be the laydown area for material storage? **Response:** Yes. Depending on the equipment or materials requesting to be kept on site, College Operations will coordinate with the Auto Technology program or within its own compound. Both are fenced areas.
- 13. Do we need a Job Site trailer? **Response:** See Specs under Temporary Facilities.
- 14. Will the school provide power? **Response:** See Specs under Temporary Facilities.
- 15. Is there any utility work? **Response:** Review the drawings, specs and Addenda.
- 16. Do we need to do an additional civil survey, or can we go by the school's civil plans? **Response:** Use the District as-built plans, but verify in field
- 17. Do we need to install any fire alarm devices such as strobes, etc.? If so, please provide the information of the existing fire alarm company who we must work with. **Response:** Review the drawings and specs.
- Do we need to provide a fire watch (in-person)? If so, please let us know which days and time frames we need to provide Fire Watch.
 Response: No.
- Is there any allowance? If so, will we add an allowance amount to the base bid amount? Please advise.
 Response: No Allowance.
- 20. Do we need to do any removal and replacement for the fire access lane? If so, please provide details along with the dimensions and phasing. **Response:** No.
- 21. Can we work simultaneously at the restrooms and all other locations or is there any phasing plan which we need to follow? Please advise. **Response:** Yes, simultaneous work will be permitted. This is assuming the contractor is phasing as such in order to expedite the completion of the facilities.
- 22. Who will remove the existing materials and equipment? **Response:** Items (E) in the (E) auto pit to be removed by the District. All other demo by Contractor.
- 23. Is there any alternate scope? **Response:** No.

- 24. Is there any phasing plan that we need to consider? **Response:** No.
- 25. Is there any asbestos or lead? If so, please provide the report. **Response:** None to the knowledge of the College.

26. We believe the appropriate classification for this project appears to be an A-General Engineering classification. Will Ventura County Community College District (Oxnard College) accept an A general engineering license from the prime bidding contractor as well?

Response: No. Only a License that matches the bid packet will be accepted.

27. Will Ventura County Community College District (Oxnard College) accept a substitution from Vehicle Lift Model SL210 to a Vehicle Lift Model EV1020? Please see attached substitution request form for details.

Response: Refer to spec section 01 6000 product Requirements regarding Substitutions

ADSA

140

APPLICATION FOR SUBMITTAL OF POST-APPROVAL DOCUMENT

This application is for submittal of documents, after the initial approval of the project (post-approval documents), that require Division of the State Architect (DSA) review and approval. This form shall be completed by the Design Professional in General Responsible Charge of the project, in accordance with California Code of Regulations, Title 24, Part 1, Sections 4-317, 4-323 and 4-338 and in compliance with DSA IR A-6: Construction Change Document Submittal and Approval Process.

DSA documents referenced within this form are available on the DSA Forms or DSA Publications webpages.

1. SUBMITTAL TYPE:	(Is this a resubmittal? Yes No 🗸)						
Deferred Submittal	Addendum Number: 01	Revisio	on Number:	1	CCD Nun	nber:	Category A	or B
2. PROJECT INFORMA	TION:							
School District/Owner: Ventura Community College District DSA File Number: 56 C1					C1			
Project Name/School: Oxnard College - (N) Vehicle Lift						DSA Application	Number 03	123200
3. APPLICANT INFORM	3. APPLICANT INFORMATION:							
Date Submitted: 09/18/2		Attached Page	s? No⊡Ye	s 🗹 Numl	ber of pages? 9			
Firm Name: Westberg + White, Inc. Contact Name: Gang Chen								
Work Email: gchen@wwarch.com			Work Phone: (714) 508-1780					
Firm Address: 7700 Irvin	e Center Drive, Suite 100		City: Irvine			State: CA	Zip Code: 92	2618
4. REASON FOR SUB	MITTAL: (Check applicable boxes)							
For revision or addence	lum prior to construction.				□ For a	project currently u	nder construct	ion.
	□ For a project that has a form DSA 301-N: Notification of Requirement for Certification, DSA 301-P: Posted Notification of Requirement for Certification or a 90-Day Letter issued.							
□ To obtain DSA approv	al of an existing uncertified building o	or buildin	gs.					
□ For Category B CCD this is: a voluntary submittal, a DSA required submittal (attach DSA notice requiring submission).								
5. DESIGN PROFESSIO	ONAL IN GENERAL RESPONSIBLE	CHARG	E:					
Name of the Design Professional In General Responsible Charge: Paul D. Westberg								
Professional License Nu	Professional License Number: C-11045 Discipline: Architecture							
Design Professional in General Responsible Charge Statement: The attached post-approval documents have been examined by me for design intent and appear to meet the appropriate requirements of Title 24, California Code of Regulations and the project specifications. They are acceptable for incorporation into the construction of the project. Signature:								
6. CONFIRMATION, DE	6. CONFIRMATION, DESCRIPTION AND LISTING OF DOCUMENTS:							
For addenda, revisions, or CCDs: CHECK THIS BOX \Box to confirm that <i>all</i> post-approval documents have been stamped and signed by the Responsible Design Professional listed on form DSA 1: Application for Approval of Plans and Specifications for this project. (For Deferred Submittals, refer to IR A-18: Use of Construction Documents Prepared by Other Professionals, and IR A-19: Design Professional's Signature and Seal (Stamp) on Construction Documents, when applicable, for signature and seal requirements.)								
Provide a brief description of construction scope for this post-approval document (attach additional sheets if needed): Addition of plumbing drawings for removal, relocation, and replacement of the Drinking Fountain. Addition of Plumbing sheets: P001 - Plumbing Cover Sheet, P201 - Enlarged Demolition & Remodel Restroom Plumbing pLANS								
List of DSA-approved drawings affected by this post-approval document:								
A601, A830, E201, E202								
		D	SA USE ONLY	Return	hed		SA STAMP	
SSS Da	te 🛛 Approved 🖓 Disapp	roved 🗆	lot Required	Date:	104	D		



September 18, 2023 ADDENDUM 01 OXNARD COLLEGE AUTO TECH Ventura Community College District 4000 S Rose Ave. Oxnard, CA 93033

WW Project No. 22052.01 DSA Application No. 03-123200 File No. 56-C1 Owner: Ventura Community College District 761 E DAILY DR. CAMARILLO, CA 93010

Architect:

WestbergWhite Architects, Inc. 14471 Chambers Road, Suite 210 Tustin, CA 92780 (714) 508-1780

TO: PROSPECTIVE BIDDERS

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated Date 7/14, 2023.

The following changes, additions, deletions, or corrections, becomes a part of the Contract Documents for the above named Project. All other conditions remain the same.

The bidders shall be responsible for transmitting this information to all affected subcontractors and suppliers prior to the closing of the bids.

Prospective Bidders must acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

Item No. AD-01-1 **RFI responses**

1. Issued attached "Response to Questions for Bid#657 OC Automotive Technology Vehicle Lift" to all bidders.

Item No. AD-01-2 REVISIONS TO DRAWINGS

ARCHITECTURAL:

- 1. A601 Enlarged Demo/Reno Toilet Plans and Details
 - a. All Gender Restroom #11: Instead of moving the toilet, we kept the toilet in the same place, but replaced it with a higher toilet that complies with the handicap codes.
 - b. Added a 4" wall and moved the grab bar and toilet accessories to the new wall to comply with handicap codes.
 - c. Sawcut and repour concrete for new waste line for the drinking fountain.
 - d. Updated plans and keynotes accordingly.



2. A830 Wall Types

a. 5/A830: Added a new Wall Type 2.

ELECTRICAL:

- 1. E201 Demolition and Remodel Plan
 - a. Added power connect for the new drinking fountain.

2. E202 Enlarged Demolition and Remodel Plan

a. Added power connect for the new drinking fountain.

PLUMBING:

1. P001 PLUMBING COVER SHEET

a. This is a new sheet, including general notes, code analysis, symbols, drawing list, etc.

2. P201 ENLARGED DEMOLITION AND REMODEL RESTROOM PLUMBING PLANS

a. This is a new sheet, including demolition and remodel plans of new drinking fountains.

Item No. AD-01-3 ATTACHMENTS

Drawings:

Re-issued Drawings are 30 x 42 inches.

ARCHITECTURAL:

- A601 Enlarged Demo/Reno Toilet Plans and Details
- A830 Wall Types

ELECTRICAL:

- E201 Demolition and Remodel Plan
- E202 Enlarged Demolition and Remodel Plan

PLUMBING:

- P001 PLUMBING COVER SHEET
- P201 ENLARGED DEMOLITION AND REMODEL RESTROOM PLUMBING PLANS



Drawings: AS PREVIOUSLY APPROVED BY DSA (ATTACHMENTS FOR DSA USE ONLY)



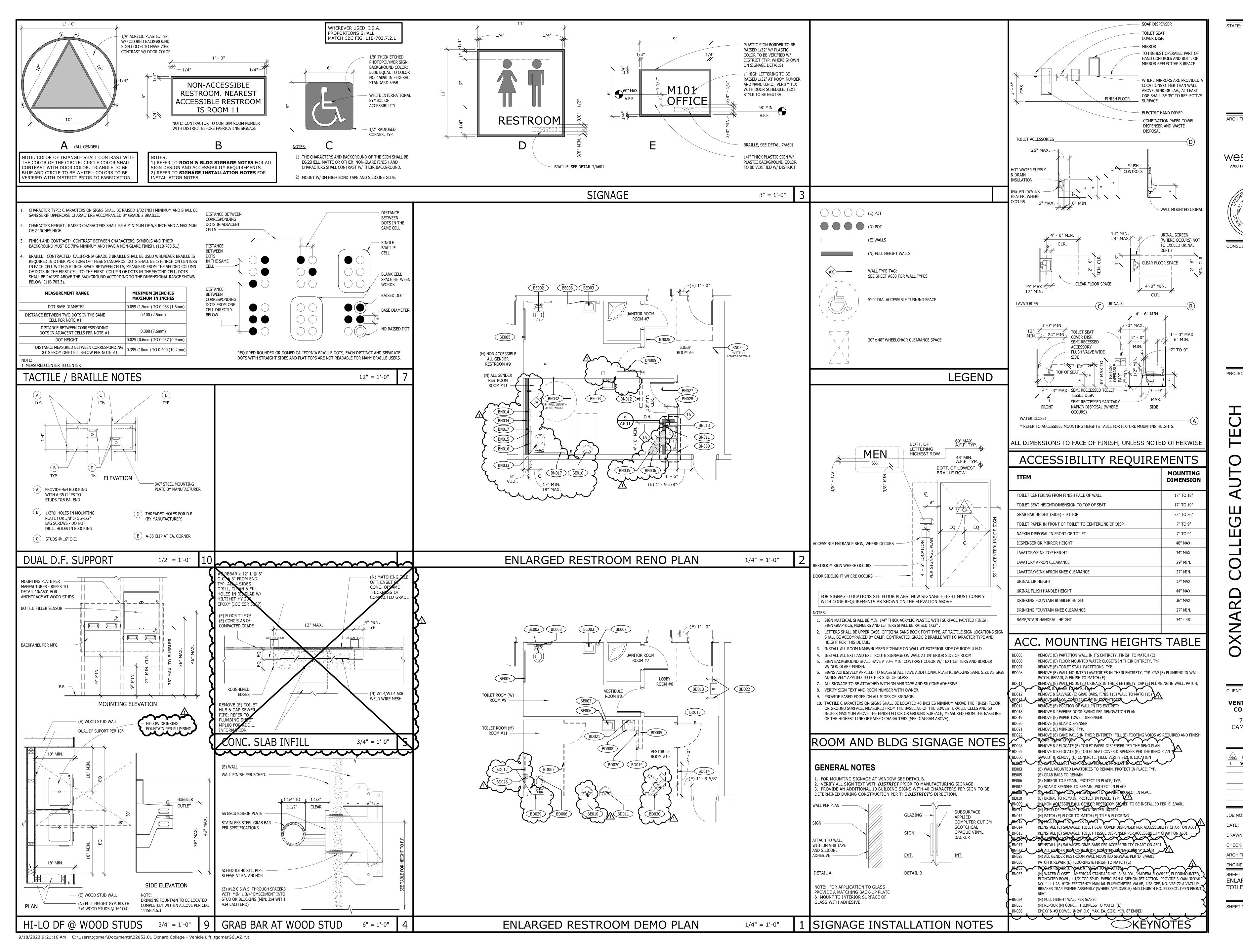
Architect



Electrical

Plumbing

END OF ADDENDUM 01





PROJECT NAME OC ШΜ \square 4 Ο AW \mathbf{O} ΟZ 40 0XI \bigcirc Ц R A Ζ × O CLIENT: **VENTURA COMMUNITY COLLEGE DISTRICT** 761 E DAILY DR., CAMARILLO, CA 93010

Rev. Date Description 09/18/2023 Addendum 01

JOB NO: 22052.01 07/14/2023 DATE: DRAWN: Author CHECK: Checker ARCHITECT: PDW ENGINEER: SHEET DESCRIPTION: ENLARGED DEMO/RENO

A601

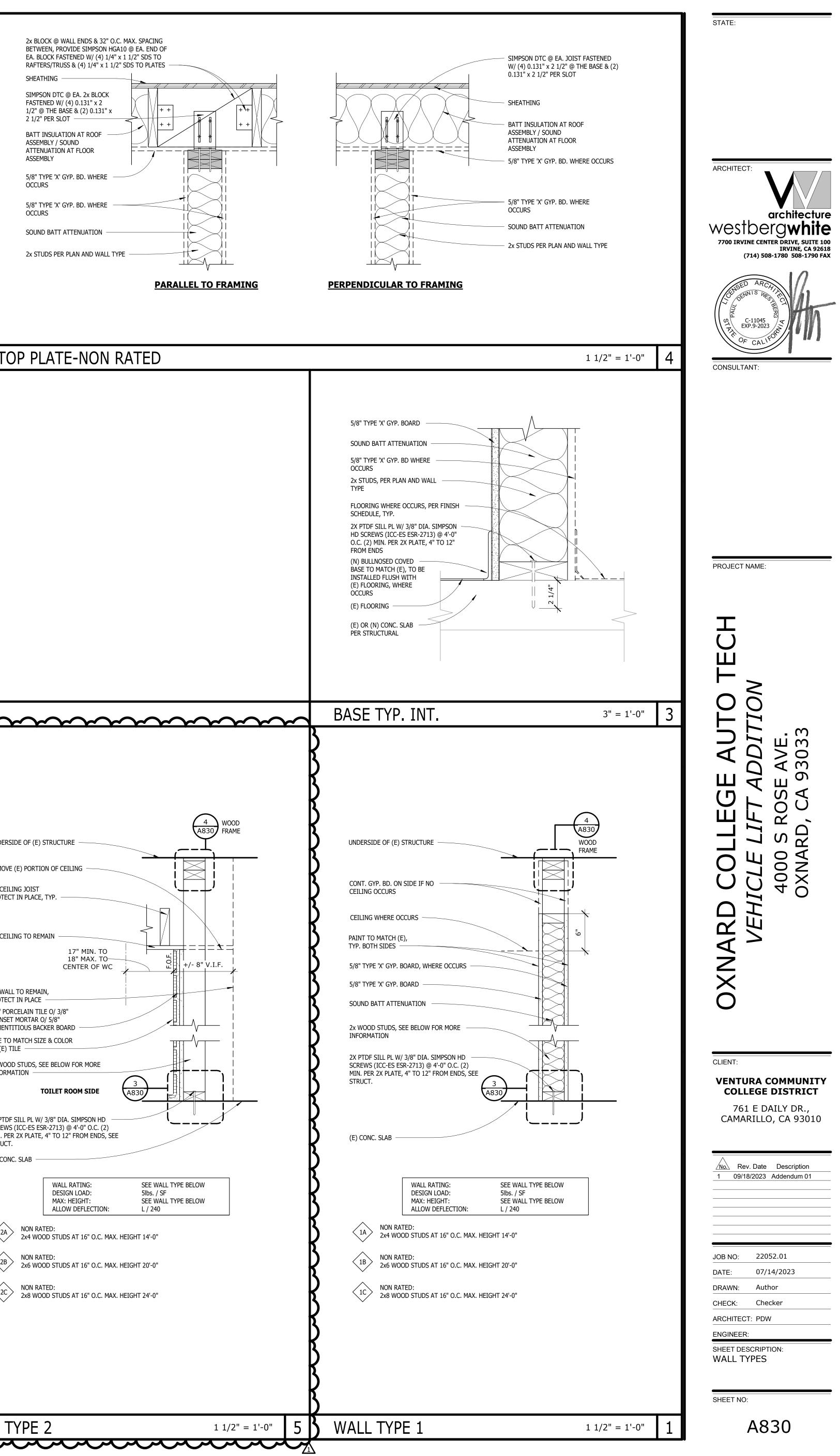
SHEET NO:

TOILET PLANS & DETAILS

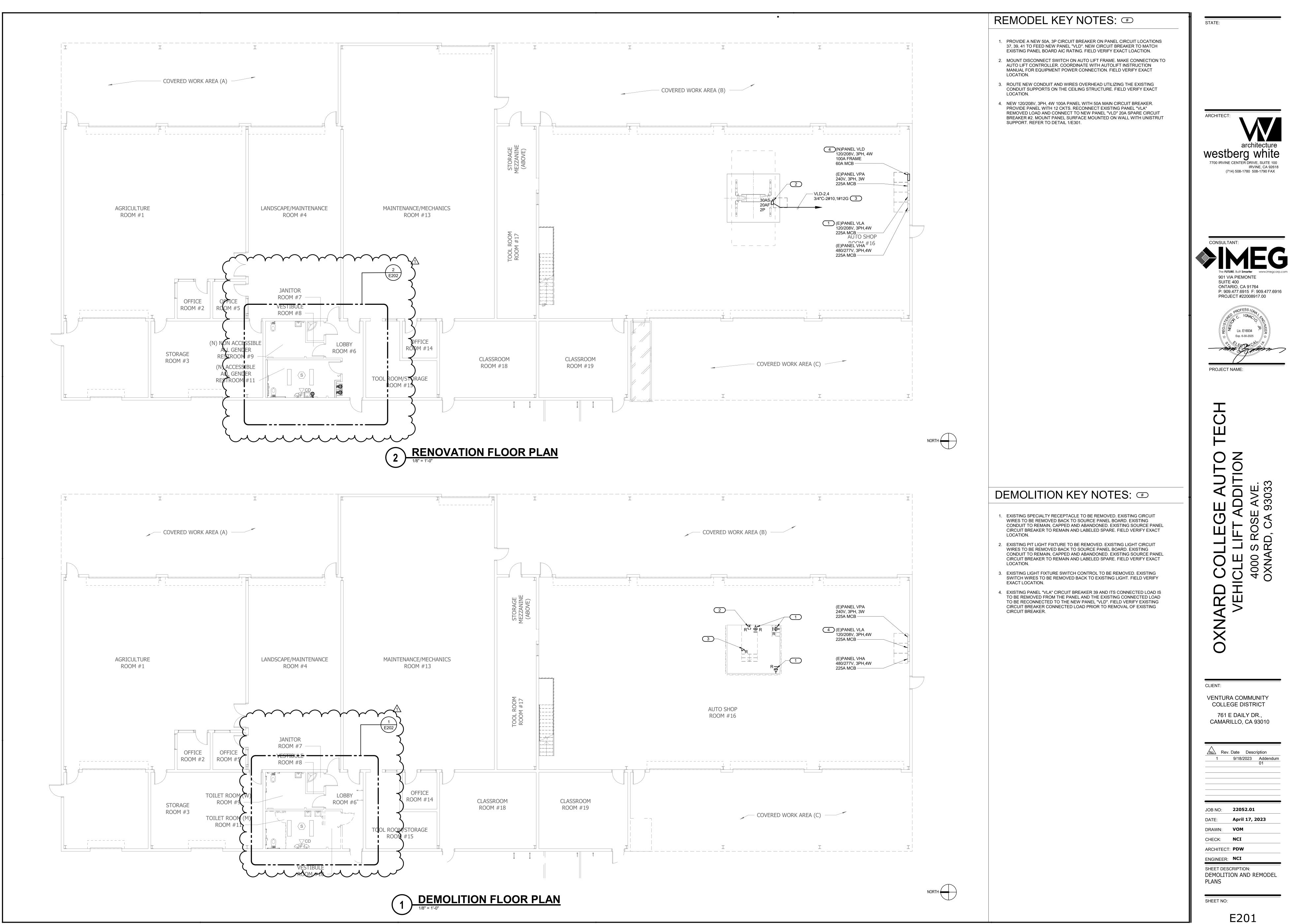


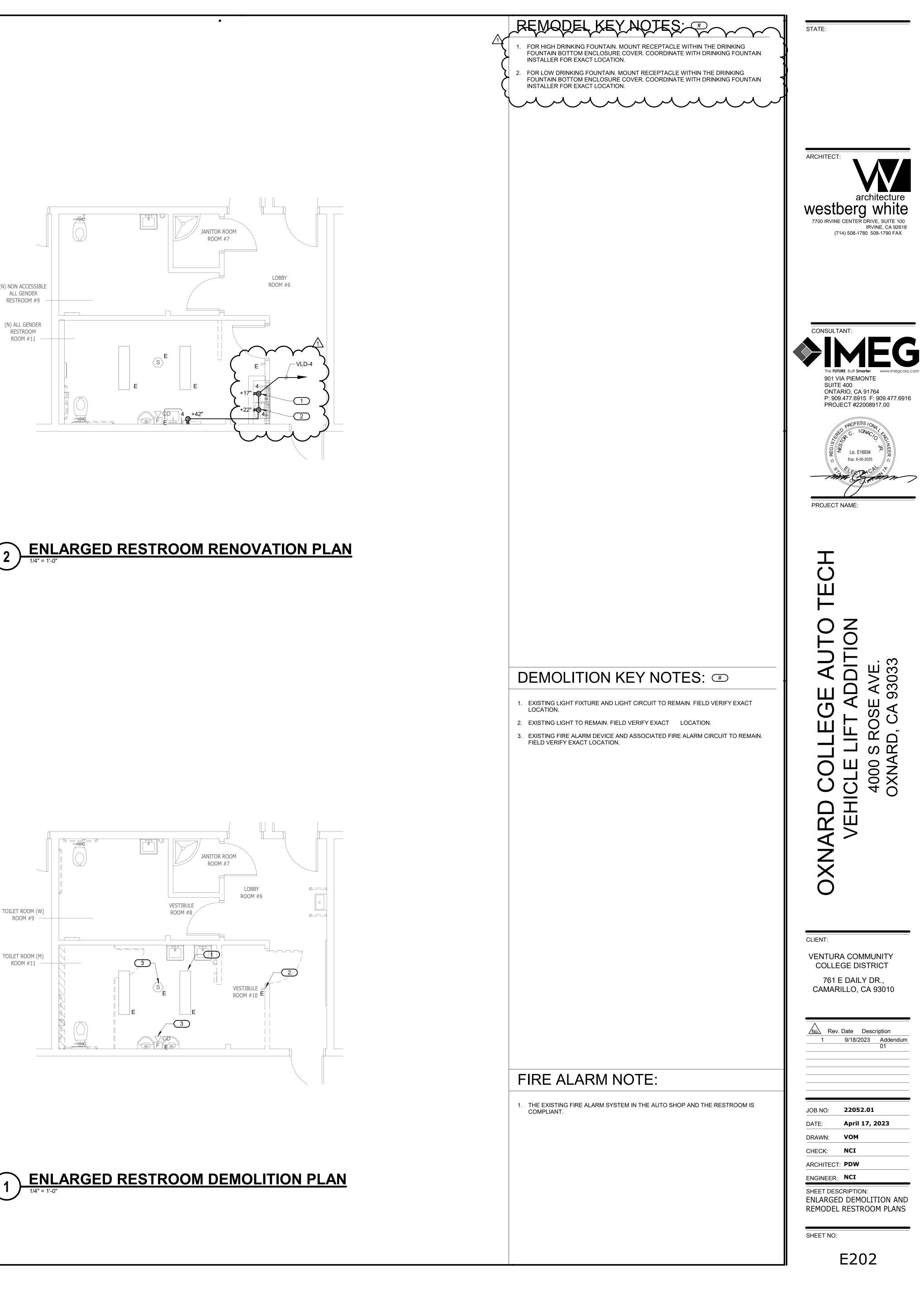
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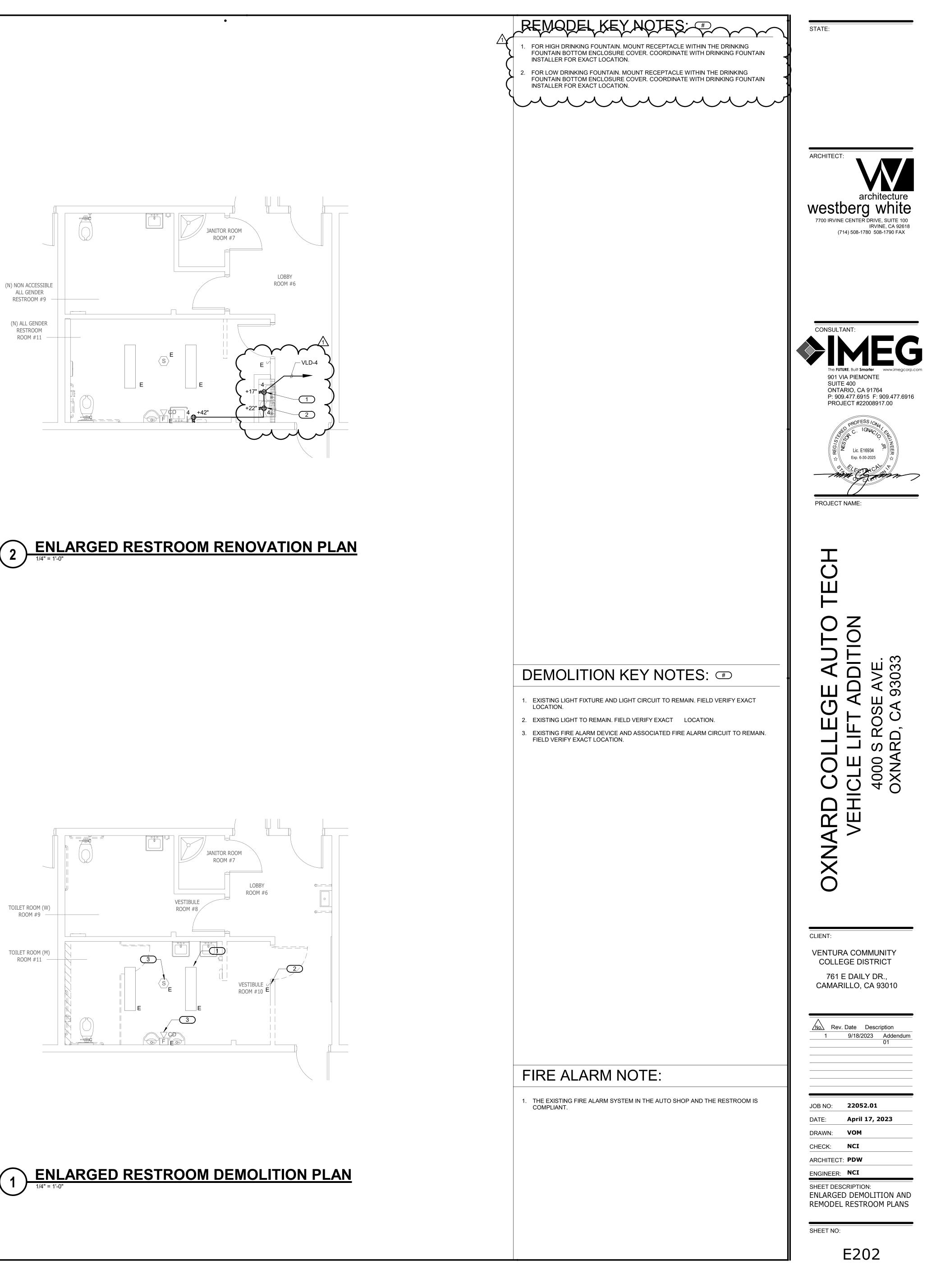
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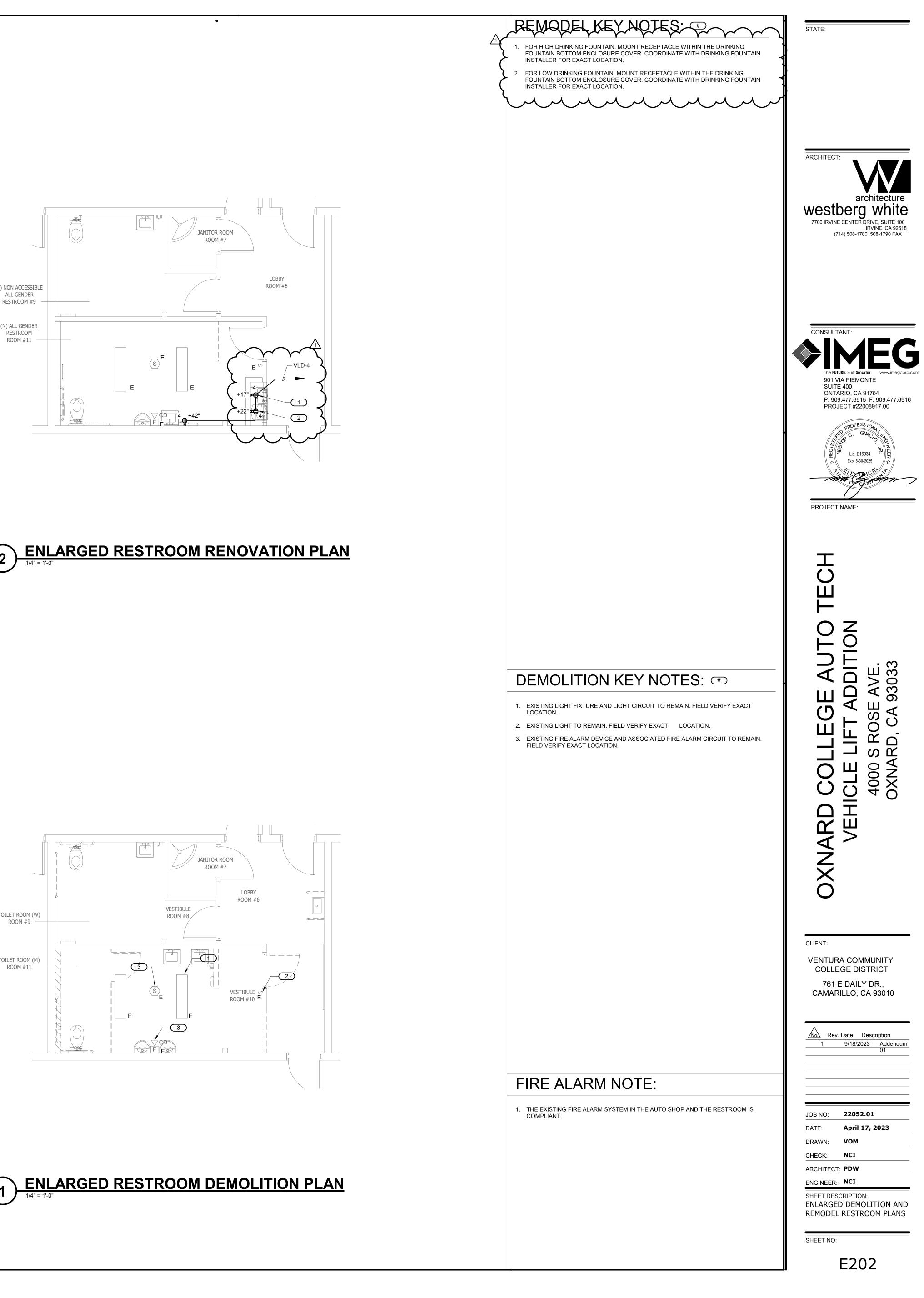


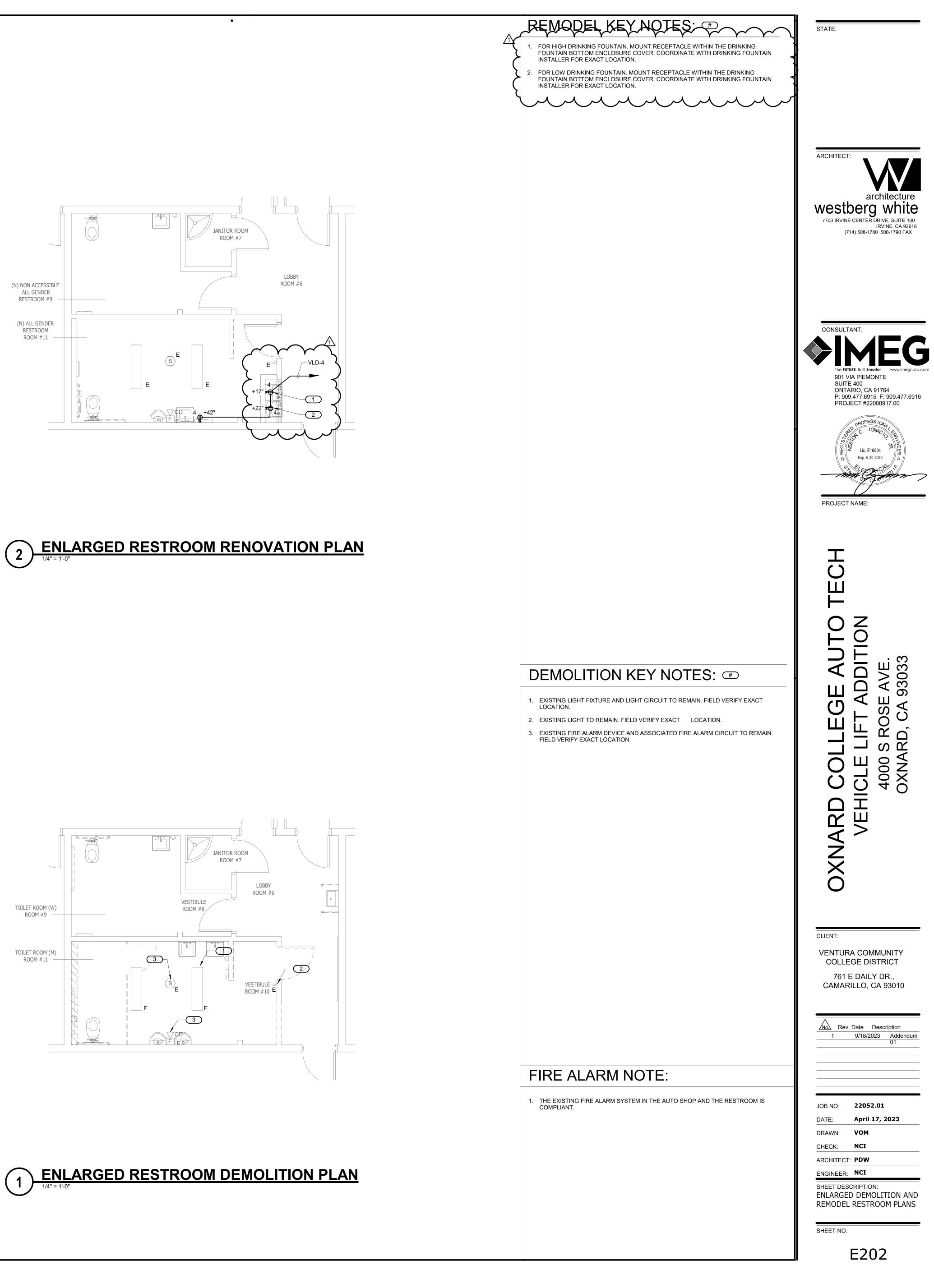
A830











	VIE	W KEY
• NAME 10'-0"	LEVEL NAME HEIGHT ABOVE PROJECT 0'-0"	INDICATES NOTE USED TO DESCRIB ADDITIONAL INFORMATION ABOUT WORK REQUIRED, SPECIFIC TO THE SHEET AND/OR DETAIL
		- INDICATES DIRECTION OF TRUE NORTH
		– PLAN OR DETAIL NUMBER
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	$(1)^{-1/8" = 1'-0"}$	<u> </u>
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CONTRACTOR ABBREVIATION KEY

BBR:	DESCRIPTION:
A.C.	ASBESTOS ABATEMENT CONT
.V.C.	AUDIO/VISUAL CONTRACTOR
C.C.	CIVIL CONTRACTOR
C.M.	CONSTRUCTION MANAGER
E.C.	ELECTRICAL CONTRACTOR
P.C.	FIRE PROTECTION CONTRACT
S.C.	FOOD SERVICE CONTRACTOR
G.C.	GENERAL CONTRACTOR
H.C.	HEATING CONTRACTOR
M.C.	MECHANICAL CONTRACTOR
I.C.C.	NURSE CALL CONTRACTOR
P.C.	PLUMBING CONTRACTOR
S.C.	SECURITY CONTRACTOR
T.C.	TECHNOLOGY CONTRACTOR
.C.C.	TEMPERATURE CONTROLS CO
V.C.	VENTILATION CONTRACTOR

PLUMBING MATER	RIAL LIST
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TAG NAME	DESCRIPTION	MANUFACTURER AND MODEL
DF-1	ELECTRIC WATER COOLER - WALL HUNG, BI-LEVEL UNITS, ADA COMPLIANT WITH MATCHING STAINLESS STEEL APRON INSTALLED UNDER UPPER UNIT 18 GAUGE STAINLESS STEEL CABINETS AND NON-SPLASH BASINS WITH STAINLESS STEEL FINISH, STREAM PROJECTORS WITH PROTECTIVE HOODS, PUSH BAR OR LEVER OPERATING CONTROLS ON FRONT AND BOTH SIDES, BUILT-IN FLOW REGULATOR, PLASTIC P-TRAP ASSEMBLY, ADJUSTABLE THERMOSTAT, MOUNTING ACCESSORIES, TANK DRAIN AND ANGLE STOPS, HERMETIC COMPRESSOR TO OPERATE ON HFC-134a REFRIGERANT. COMPLIANT TO LATEST ANSI A117.1 AND ADA STANDARDS. UNIT SHALL COMPLY WITH FEDERAL ACT S.3874.	ELECTRIC WATER COOLER -ELKAY (LZSTL8WSLP)
	BOTTLE FILLING STATION - UNIT MOUNTED, STAINLESS STEEL CONSTRUCTION AND FINISH, INTEGRAL DRAIN, SENSOR OPERATED WITH AUTOMATIC SHUTOFF, REPLACEABLE LEAD-CHLORINE-TASTE-ODOR WATER FILTER, BOTTLE COUNTER, FILTER REPLACEMENT INDICATOR.	
	UNIT SHALL PROVIDE 8.0 GPH OF WATER FROM 80°F TO 50°F AT 90°F AMBIENT. WATER SYSTEM SHALL BE OF LEAD FREE CONSTRUCTION. TANK SHALL BE TESTED TO 125 PSIG.	
	ORIFICE SHALL BE AT 36" (MAXIMUM) ABOVE FINISHED FLOOR ON LOWER UNIT AND 40" ABOVE FINISHED FLOOR ON UPPER UNIT. BOTTOM OF APRON SHALL BE 27" ABOVE FLOOR ON LOWER UNIT IN COMPLIANCE WITH LATEST ADA STANDARDS.	
	ELECTRICAL REQUIREMENTS - CORD AND PLUG, PLAIN RECEPTACLE MOUNTED WITHIN EWC LOWER ENCLOSURE, GFCI BREAKER.	
WCO-1	WALL CLEANOUT - END CAP, CAST IRON ACCESS BODY, GAS AND WATERTIGHT BRONZE OR BRASS THREADED PLUG, ROUND STAINLESS STEEL ACCESS COVER, EXTENDED MACHINE SCREW.	ZURN (Z-1441)

TRACTOR CTOR CONTRACTOR

PLUMBING ABBREVIATION KEY				
ABBR:	DESCRIPTION:			
CI	CAST IRON			
СО	CLEANOUT			
DF	DRINKING FOUNTAIN			
Е	EXISTING			
EWC	ELECTRIC WATER COOLER			
FCO	FLOOR CLEANOUT			
FS	FLOOR SINK			
HB	HOSE BIBB			
I.E.	INVERT ELEVATION (FOR REFERENCE ONLY)			
NIC	NOT IN CONTRACT			
TYP	TYPICAL			
VTR	VENT THROUGH ROOF			
WCO	WALL CLEANOUT			
UB	UTILITY BOX			
UON	UNLESS OTHERWISE NOTED			
YCO	YARD CLEANOUT			

PLUMBING SYMBOL LIST

NOT ALL SYMBOLS MAY APPLY.				
SYMBOL:	DESCRIPTION:			
CW	COLD WATER - POTABLE			
D	DRAIN			
——HW——	HOT WATER - POTABLE			
—HWC—	HOT WATER CIRCULATING - POTABLE			
—HW140—	HOT WATER - POTABLE NUMBER INDICATES TEMP			
—HWC140—	HOT WATER CIRC POTABLE NUMBER INDICATES TEMP			
——SAN——	SANITARY DRAINAGE			
V	VENT			
W	SERVICE WATER - POTABLE			
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	PIPE CONTINUATION			
	PIPE CAP			
<del>`</del>	PIPE DOWN			
o	PIPE UP OR UP/DOWN			
O FD	PIPE SERVING FIXTURE ON FLOOR ABOVE (EXAMPLE: FD = FLOOR DRAIN)			
	PITCH PIPE IN DIRECTION			
	DIRECTION OF FLOW IN PIPE			
7	ROUTE TO DRAIN			
М	DIELECTRIC CONNECTION			
	UNION/FLANGE			
×	SHUTOFF VALVE NORMALLY OPEN			
	SHUTOFF VALVE NORMALLY CLOSED			
——————————————————————————————————————	BALANCING VALVE (NUMBER INDICATES GPM)			
	CHECK VALVE			
X X X X	BACKFLOW PREVENTER			
×	SOLENOID VALVE			
	SAFETY/RELIEF VALVE			
Ŷ	VACUUM BREAKER			
Þ	REDUCER - REFERENCE SPECIFICATION FOR CONCENTRIC/ECCENTRIC AND FOT/FOB			
<u> </u>	PRESSURE REDUCING VALVE (LIQUID/GAS)			
-	PUMP			
	METER			

### **MECHANICAL RENOVATION NOTES:**

THESE NOTES APPLY TO ALL MECHANICAL SHEETS AND TRADES, INCLUDING BUT NOT LIMITED TO, FIRE PROTECTION, PLUMBING, MEDICAL GAS, VENTILATION, PIPING AND TEMPERATURE CONTROL.

1. EXISTING CONDITIONS ARE SHOWN BASED ON INFORMATION OBTAINED FROM FIELD SURVEYS, EXISTING BUILDING DOCUMENTS, AND STAFF. VERIFY EXISTING CONDITIONS AND REPORT ANY CONFLICTS BEFORE PROCEEDING. 2. NOT ALL EXISTING DUCTWORK AND PIPING IS SHOWN. VERIFY EXISTING CONDITIONS BEFORE STARTING WORK. NOTIFY ENGINEER OF ANY CONFLICTS WITH NEW WORK. 3. FIELD VERIFY THE AVAILABLE CLEARANCES FOR DUCTWORK AND PIPING BEFORE FABRICATION. RISES AND DROPS MAY BE NECESSARY BECAUSE OF EXISTING FIELD CONDITIONS. 4. EACH CONTRACTOR SHALL FIELD VERIFY ACCESSIBILITY TO THE AREA OF THEIR WORK AND

SHALL NOTIFY THE GENERAL CONTRACTOR PRIOR TO BIDDING IF OTHER UTILITIES ARE REQUIRED TO BE REMOVED OR RELOCATED TO ALLOW ACCESS TO THEIR AREA OF WORK. 5. EACH CONTRACTOR SHALL CUT AND PATCH ROOFS, WALLS, AND FLOORS ASSOCIATED WITH THEIR WORK. 6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF CEILINGS, CEILING TILES, AND CEILING GRIDS ASSOCIATED WITH AREAS OF WORK BY ALL CONTRACTORS. NOTIFY THE GENERAL CONTRACTOR OF AFFECTED AREAS PRIOR TO

7. WHERE EXISTING MECHANICAL SYSTEMS ARE LOCATED IN AREAS THAT CONFLICT WITH NEW EQUIPMENT, PIPING, OR DUCTWORK TO BE INSTALLED, EACH CONTRACTOR SHALL EITHER ARRANGE NEW EQUIPMENT, PIPING, OR DUCTWORK IN SUCH A FASHION THAT IT DOES NOT CONFLICT WITH EXISTING SYSTEMS, OR REWORK EXISTING MECHANICAL SYSTEMS TO ALLOW FOR INSTALLATION OF NEW EQUIPMENT, PIPING, OR DUCTWORK.

8. PROVIDE TEMPORARY CONNECTIONS TO MAINTAIN EXISTING SYSTEMS IN SERVICE DURING

BIDDING.

CONSTRUCTION. MAINTAIN ACCESS TO EXISTING MECHANICAL INSTALLATIONS THAT REMAIN ACTIVE. OBTAIN PERMISSION FROM OWNER BEFORE SHUTTING DOWN ANY SYSTEM FOR ANY REASON. MAINTAIN SERVICE TO ALL COMPONENTS THAT ARE TO REMAIN UNTIL NEW SYSTEMS ARE INSTALLED.

10. MAINTAIN EXISTING SYSTEM IN SERVICE UNTIL NEW SYSTEM IS COMPLETE AND READY FOR TIE IN AND SWITCHOVER. DRAIN SYSTEM ONLY TO MAKE SWITCHOVERS AND CONNECTIONS. OBTAIN PERMISSION FROM OWNER BEFORE PARTIALLY OR COMPLETELY DRAINING SYSTEM. MAKE CHANGEOVER TO NEW SYSTEMS WITH MINIMUM OUTAGE.

PLUMBING SLOPE REQUIREMENTS:			
	BASED ON PLUMBING CODE: CPC-2022		
INTERIOR:			
SANITARY WASTE:	1/4" PER FOOT		
GREASE WASTE:	1/4" PER FOOT		
STORM (GRAVITY):	1/8" PER FOOT		
CONDENSATE AND INDIRECT DRAINAGE:	1/8" PER FOOT		
SANITARY AND GREASE VENT:	NO SPECIFIC PITCH, PITCH TO FIXTURES		
DOMESTIC WATER:	NO SPECIFIC PITCH, PITCH TO FIXTURES		

### PLUMBING SHEET INDEX

PLUMBING COVERSHEET ENLARGED DEMOLITION AND REMODEL RESTROOM PLUMBING PLANS **GRAND TOTAL: 2** 

### **SCOPE OF WORK NOTES:**

PLUMBING SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO: 1. REMOVAL OF EXISTING DRINKING FOUNTAIN WITH ALL PIPING, AND SERVICES. 2. THE INSTALLATION OF NEW DRINKING FOUNTAIN AND ALL ASSOCIATED PIPING, NEW

SANITARY AND DOMESTIC WATER SERVICES.

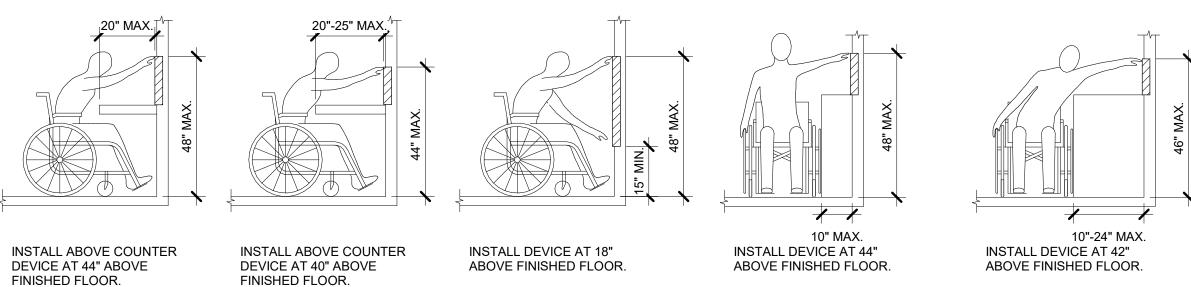
### PLUMBING GENERAL NOTES:

- 1. THE SYMBOLS AND THE MATERIAL LIST ARE FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR SHALL VERIFY QUANTITIES AND FURNISH ALL MATERIALS REQUIRED FOR FULLY OPERATIONAL SYSTEMS, WHETHER SPECIFIED OR NOT. 2. CATALOG NUMBERS SHALL NOT BE CONSIDERED COMPLETE, BUT ARE GIVEN AS AN AID TO THE CONTRACTOR AND TO INDICATE THE QUALITY REQUIRED. CONTRACTOR IS RESPONSIBLE FOR A COMPLETE DESCRIPTION OF MATERIAL ON THESE DRAWINGS AND IN THE SPECIFICATIONS BEFORE ORDERING. THE DESCRIPTION OF THE MATERIAL TAKES
- PRECEDENCE OVER THE CATALOG NUMBER. THE FIRST MANUFACTURER LISTED IS THE BASIS OF DESIGN. 3. CONTRACTOR SHALL VERIFY THAT FIXTURES SUPPLIED ARE APPROVED PER ALL
- APPLICABLE STATE, LOCAL AND GOVERNING AUTHORITIES. 4. ALL FIXTURES SHALL CONFORM TO FEDERAL ACT S.3874
- 5. INVERT ELEVATIONS ARE FROM EXISTING DRAWINGS AND MAY NOT BE ACCURATE. VERIFY ALL ELEVATIONS BEFORE BEGINNING WORK. 6. VERIFY UNDERGROUND PIPE SIZES, INVERT ELEVATIONS, AND LOCATIONS PRIOR TO
- BEGINNING ANY WORK. 7. REFER TO THE PLUMBING ROUGH-IN SCHEDULE FOR THE SIZES OF BRANCH PIPES TO
- PLUMBING FIXTURES. 8. FOR CLARITY, NOT ALL VALVES HAVE BEEN SHOWN. PROVIDE SHUTOFF VALVES IN
- DOMESTIC WATER PIPING SERVING EACH ROOM WITH FIXTURES. ANGLE STOPS SHALL NOT BE CONSIDERED SHUTOFF VALVES. 9. EXISTING CONDITIONS ON DEMOLITION PLANS ARE PROVIDED TO INDICATE THE GENERAL SCOPE OF ITEMS TO BE REMOVED. REFER TO SPECIFICATION SECTION 22 05 05 FOR ADDITIONAL DEMOLITION INFORMATION.

### **MECHANICAL GENERAL NOTES:**

THESE NOTES APPLY TO ALL MECHANICAL SHEETS AND TRADES, INCLUDING BUT NOT LIMITED TO, FIRE PROTECTION, PLUMBING, MEDICAL GAS, VENTILATION, PIPING AND TEMPERATURE CONTROL.

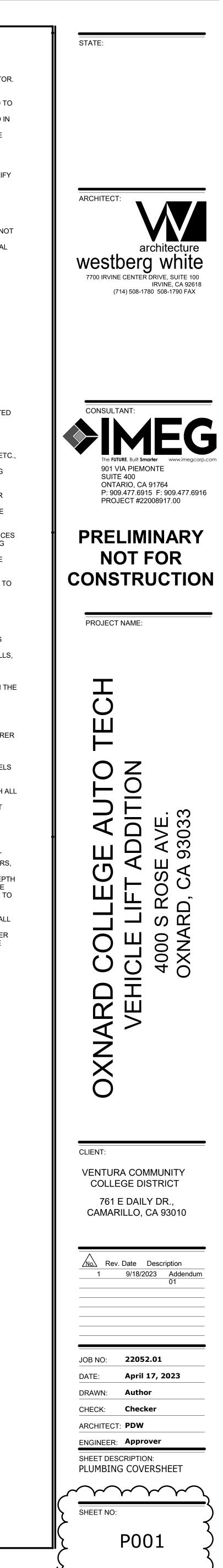
- 1. DRAWINGS SHOWING LOCATIONS OF EQUIPMENT, DUCTWORK, PIPING, ETC. ARE DIAGRAMMATIC AND MAY NOT ALWAYS REFLECT EXACT INSTALLATION CONDITIONS. DRAWINGS SHOW THE GENERAL ARRANGEMENT OF DUCTWORK, PIPING, EQUIPMENT, ETC., AND MAY NOT INCLUDE ALL OFFSETS AND FITTINGS REQUIRED FOR COMPLETE INSTALLATION. THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION AND THE WORK OF OTHERS WILL PERMIT. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS AND CLEARANCES FROM
- ARCHITECTURAL, STRUCTURAL, SUBMITTALS, AND OTHER APPROPRIATE DRAWINGS OR PHYSICALLY AT SITE. REVIEW ALL DRAWINGS, INCLUDING THOSE OF OTHER TRADES. COORDINATE ALL WORK WITH ALL OTHER TRADES PRIOR TO INSTALLATION TO PROVIDE CLEARANCES REQUIRED FOR OPERATION, MAINTENANCE, CODE COMPLIANCE, AND TO VERIFY NON-INTERFERENCE WITH OTHER WORK. DO NOT FABRICATE PRIOR TO VERIFICATION OF NECESSARY CLEARANCES FOR ALL TRADES. BRING ANY INTERFERENCES
- OR CONFLICTS TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH FABRICATION OR EQUIPMENT ORDERS. 4. REVIEW SPACE REQUIREMENTS OF EQUIPMENT SPECIFIED OR SUBSTITUTED AND MAKE
- REASONABLE ACCOMMODATIONS IN LAYOUT AND POSITIONING TO PROVIDE PROPER ACCESS. ANY CHANGES REQUIRED TO ELIMINATE CONFLICTS OR THAT RESULT FROM A FAILURE TO
- COORDINATE SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR EXPENSE TO OTHERS. 6. EACH CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH FLECTRICAL
- CHANGES REQUIRED FOR EQUIPMENT PROPOSED THAT DIFFERS FROM THE BASIS OF DESIGN. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN, ELECTRICAL, TECHNOLOGY
- AUDIO/VISUAL, AND OTHER MECHANICAL PLANS FOR EXACT LOCATIONS OF ALL CEILING MOUNTED DEVICES, OTHER THAN SPRINKLERS. 8. EACH CONTRACTOR IS RESPONSIBLE FOR DAMAGE CAUSED BY THEIR ACTIONS TO WALLS, FLOORS, CEILINGS, AND ROOFS. THE CONTRACTOR WHOSE WORK CAUSES DAMAGE I
- RESPONSIBLE FOR PATCHING TO MATCH ORIGINAL CONSTRUCTION, FIRE RATING, AND FINISH. 9. IN AREAS WITH DRYWALL CEILINGS COORDINATE LOCATIONS OF ACCESS PANELS WITH THE GC FOR ACCESS TO VALVES, DUCTWORK ACCESSORIES, DAMPERS, ETC. COORDINATE PANEL TYPE AND COLOR WITH ARCHITECT. NOTIFY THE GC OF THE REQUIRED ACCESS PANELS PRIOR TO BIDDING.
- 10. SEAL ALL WALL, AND ROOF PENETRATIONS AIRTIGHT WHERE CONDUITS, PIPING, AND DUCTS PENETRATE. PENETRATIONS THROUGH EXTERIOR WALLS AND ROOF SHALL BE SEALED AIRTIGHT WITH WATERPROOFING MATERIALS RECOMMENDED BY MANUFACTURER FOR OUTDOOR USE. 11. CAULK ALL PIPE AND DUCT PENETRATIONS OF FULL HEIGHT NON-FIRE RATED WALL,
- PARTITION, FLOOR, AND ROOF ASSEMBLIES. THIS IS ESSENTIAL TO PREVENT NOISE TRANSMISSION FROM ONE ROOM TO ANOTHER AND TO PROVIDE THE DESIRED NC LEVELS WITHIN ROOMS. 12. WHERE PIPES AND DUCTS ARE SHOWN TO PENETRATE FLOORS, PROVIDE SLEEVED OPENINGS WITH THE TOP EDGE RAISED ABOVE FLOOR SURFACE IN ACCORDANCE WITH ALL
- RELEVANT SPEC SECTIONS. SEAL SLEEVE PERIMETER TO BE WATERTIGHT. 13. EQUIPMENT SIZES AND SERVICE CLEARANCE REQUIREMENTS VARY AMONG DIFFERENT MANUFACTURERS. CONSULT APPROVED SHOP DRAWINGS FOR EQUIPMENT SIZES AND REQUIRED SERVICE CLEARANCES. COORDINATE WITH LAYOUT OF EQUIPMENT PADS, PIPING, DUCTWORK, ETC.
- 14. DO NOT BLOCK TUBE PULL OR EQUIPMENT SERVICE CLEARANCES. 15. MAINTAIN A MINIMUM WORKING CLEARANCE OF 3'-6" IN FRONT OF ALL ELECTRICAL EQUIPMENT REQUIRING MAINTENANCE, INSPECTION, AND TESTING INCLUDING BUT NOT LIMITED TO PANELS, DISTRIBUTION PANELS, SWITCHBOARDS, MOTOR CONTROL CENTERS, TRANSFORMERS, EQUIPMENT DISCONNECTS AND STARTERS. 16. MAINTAIN THE DEDICATED ELECTRICAL EQUIPMENT SPACE DEFINED BY THE WIDTH / DEPTH OF ELECTRICAL EQUIPMENT MEASURED FROM THE FLOOR TO A HEIGHT 6'-0" ABOVE THE
- EQUIPMENT OR THE STRUCTURAL CEILING, WHICHEVER IS LOWER. SYSTEMS FOREIGN TO THE ELECTRICAL DISTRIBUTION SYSTEM ARE NOT ALLOWED IN THE DEDICATED ELECTRICAL SPACE INCLUDING: DUCTWORK, PIPING, ETC. 17. PROVIDE CONCRETE EQUIPMENT PAD FOR ALL FLOOR MOUNTED EQUIPMENT. PAD SHALL
- EXTEND MINIMUM 6" BEYOND ALL SIDES OF EQUIPMENT. 18. DO NOT SUPPORT EQUIPMENT, PIPING, OR DUCTWORK FROM METAL DECKING OR OTHER NON-STRUCTURAL BUILDING ELEMENTS. ANCHORS EMBEDDED IN CONCRETE SHALL BE CRACKED CONCRETE APPROVED IN ACCORDANCE WITH SPECIFICATIONS.

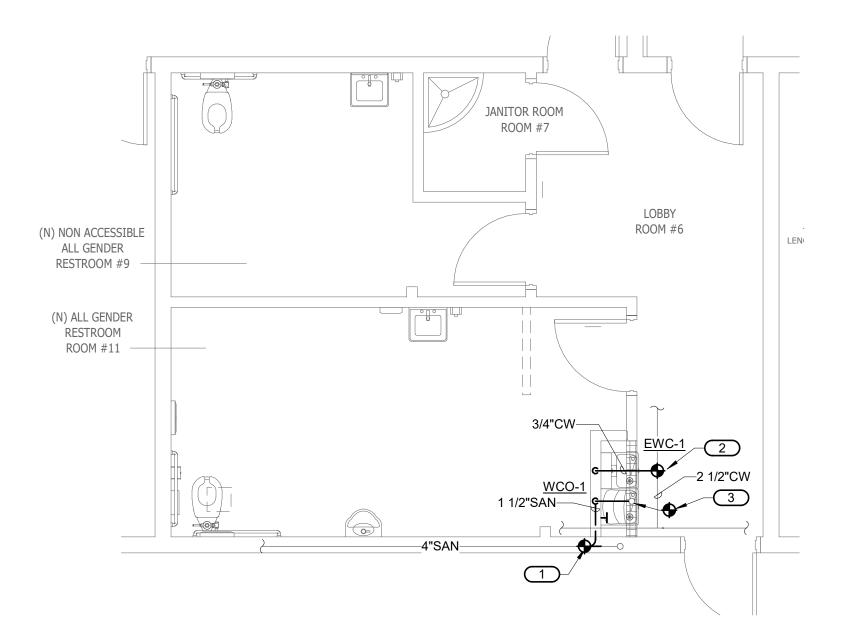


ADA GUIDELINES - FRONT ACCESS

**ADA GUIDELINES - SIDE ACCESS** 

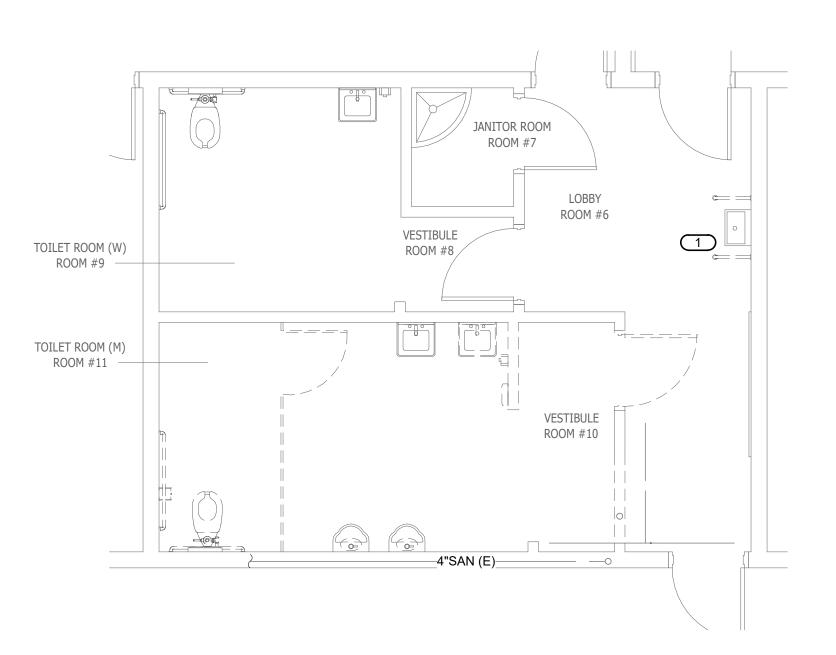
### ADA STANDARDS FOR ACCESSIBLE DESIGN





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## REMODEL KEY NOTES: T

- 1. POC OF NEW 1-1/2" SAN TO EXISTING 4" SAN. VERIFY EXACT SIZE, LOCATION AND ROUTING OF SEWER LINE ON JOB SITE PRIOR TO START OF ANY WORK.
- 2. POC OF NEW 3/4" COLD WATER LINE, WITH SHUT-OFF VALVE, TO EXISTING 2-1/2" COLD WATER SERVICE. VERIFY EXACT LOCATION, SIZE AND ROUTING OF EXISTING CW ON JOB SITE PRIOR TO START OF ANY WORK.
- 3. POC OF NEW 1-1/2" SANITARY VENT TO EXISTING 1-1/2" VTR. THE CONTRACTOR TO VERIFY EXACT LOCATION, SIZE AND ROUTING OF EXISTING VENT LINES ON JOB SITE PRIOR TO START OF ANY WORK.

## DEMOLITION KEY NOTES: (#)

DISCONNECT AND REMOVE THE EX. DRINKING FOUNTAIN IN ITS ENTIRETY, REMOVE ALL ASSOCIATED ACCESSORIES. REMOVE THE EX. BRANCH CW AND VENT PIPING AND CAP AT CEILING, CAP EXSITNG WASTE BRANCH PIPING BELOW THE FLOOR.

