Appendix N-2

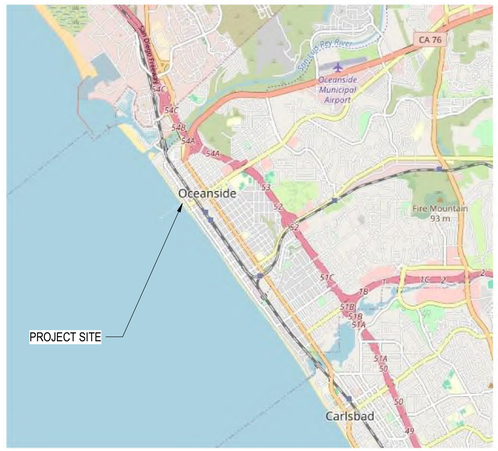
Design Plans and Basis of Design Report (Pier View Way Bridge and Lifeguard Headquarters)

PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

CITY OF OCEANSIDE, CA



VICINITY MAP



DESIGN TEAM

MOFFATT & NICHOL
1660 HOTEL CIRCLE N., STE 500
SAN DIEGO, CA 92108
TELE: (619) 220-6050
DISCIPLINE: PROJECT MANAGEMENT, CIVIL ENGINEERING, COASTAL ENGINEERING, & STRUCTURAL ENGINEERING

JENSEN HUGHES
11545 WEST BERNARDO CT., STE 300
SAN DIEGO, CA 92127
TEL: (619) 704-1900
DISCIPLINE: FIRE PROTECTION, LIFE SAFETY

EARTH MECHANICS, INC.
820 LOS VALLECITOS, STE, H
SAN MARCOS, CA 92069
TELE: (760) 736-8222
DISCIPLINE: GEOTECHNICAL ENGINEERING

DUDEK
605 THIRD STREET
ENCINITAS, CA 92024
TEL: (800) 450-1818
DISCIPLINE: ENVIRONMENTAL

NINYO & MOORE
5710 RUFFIN RD
SAN DIEGO, CA 92123
TEL: (800) 427-0401
DISCIPLINE: HAZARDOUS MATERIALS

HUNTER PACIFIC GROUP
2742 LANING ROAD
SAN DIEGO, CA. 92106
DISCIPLINE: COST ESTIMATING

ROESLING NAKAMURA TERADA ARCHITECTS, INC.
845 15TH STREET, SUITE 500
SAN DIEGO, CA. 92101
TEL: (619) 233-1023
DISCIPLINE: ARCHITECTURE

KPFF
3131 CAMINO DEL RIO NORTH, STE 1080
SAN DIEGO, CA 92108
TELE: (619) 521-8500
DISCIPLINE: STRUCTURAL ENGINEERING

HERITAGE ARCHITECTURE & PLANNING
832 FIFTH AVENUE
SAN DIEGO, CA 92101
DISCIPLINE: HISTORIC ARCHITECTURE

NV5
15092 AVENUE OF SCIENCE, STE 200
SAN DIEGO, CA 92108
TELE: (858) 385-2169
DISCIPLINE: SURVEY

BSE ENGINEERING
9903 BUSINESS PARK AVE, SUITE 104
SAN DIEGO, CA. 92131
TEL: (858) 800-6000
DISCIPLINE: ELECTRICAL ENGINEER

COOK & SCHMID
740 13TH STREET, STE 502
SAN DIEGO, CA 92107
DISCIPLINE: PUBLIC RELATIONS

BENDER DEAN
444 CAMINO DEL RIO SOUTH, STE. 201
SAN DIEGO, CA 92108
TEL: (619) 704-1900
DISCIPLINE: MECHANICAL ENGINEERING & PLUMBING

SCHMIDT DESIGN GROUP
1310 ROSECRANS ST., STE G
SAN DIEGO, CA 92106
TELE: (619) 236-1462
DISCIPLINE: LANDSCAPE ARCHITECTURE

NO.	REVISION DESCRIPTION	BY	DATE

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

ENGINEER OF WORK SEAL: R.C.E. STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
T-001		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

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SHEET COUNT	DWG NUMBER	DRAWING TITLE
01 COVER SHEET_MN		
1	T-001	PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS
2	T-002	DRAWING INDEX
02 GENERAL_MN		
3	G-002	GENERAL NOTES - SHEET 1
4	G-003	GENERAL NOTES - SHEET 2
5	G-004	GENERAL NOTES - SHEET 3
6	G-101	OVERALL LAYOUT
7	G-102	SITE STAGING AND LAYDOWN AREAS
03 SURVEY_NV5		
8	V-101	EXISTING CONDITIONS - SHEET 1
9	V-102	EXISTING CONDITIONS - SHEET 2
10	V-103	EXISTING CONDITIONS - SHEET 3
04 CIVIL DEMO_MN		
11	CD101	DEMOLITION PLAN - SHEET 1
12	CD102	DEMOLITION PLAN - SHEET 2
13	CD103	DEMOLITION PLAN - SHEET 3
05 STRUCT DEMO_MN		
14	SD100	DEMOLITION NOTES
15	SD101	DEMOLITION OVERALL SITE PLAN
16	SD102	DEMOLITION EXISTING FOUNDATION PLAN
17	SD103	DEMOLITION EXISTING FRAMING PLAN
18	SD110	DEMOLITION PLAN ENLARGED - TIN FISH RESTAURANT
19	SD201	DEMOLITION ELEVATIONS - STAIRS
20	SD202	DEMOLITION ELEVATIONS - RAMP
21	SD210	DEMOLITION ELEVATIONS - TIN FISH RESTAURANT
22	SD301	DEMOLITION SECTIONS - 1
23	SD302	DEMOLITION SECTIONS - 2
24	SD401	DEMOLITION PLAN ENLARGED - RESTROOM BUILDINGS
25	SD901	PHOTOS - SHEET 1
26	SD902	PHOTOS - SHEET 2
27	SD903	PHOTOS - SHEET 3
28	SD904	PHOTOS - SHEET 4
06 CIVIL_MN		
29	C-101	SITE PLAN - SHEET 1
30	C-102	SITE PLAN - SHEET 2
31	C-103	SITE PLAN - SHEET 3
32	C-111	DRAINAGE AND GRADING PLAN - SHEET 1
33	C-112	DRAINAGE AND GRADING PLAN - SHEET 2
34	C-113	DRAINAGE AND GRADING PLAN - SHEET 3
35	C-121	UTILITY PLAN - SHEET 1
36	C-122	UTILITY PLAN - SHEET 2
37	C-123	UTILITY PLAN - SHEET 3
38	C-131	EROSION CONTROL PLAN
39	C-141	REVETMENT PLAN
40	C-341	REVETMENT SECTIONS
41	C-521	WATER DETAILS
42	C-522	SEWER DETAILS
43	C-523	SITE DETAILS
07 LANDSCAPE_SDG		
44	LC001	LANDSCAPE LEGEND AND NOTES
45	LC101	LANDSCAPE CONSTRUCTION PLAN
46	LC102	LANDSCAPE CONSTRUCTION PLAN
47	LC501	LANDSCAPE CONSTRUCTION DETAILS
48	LC502	LANDSCAPE CONSTRUCTION DETAILS
49	LC503	LANDSCAPE CONSTRUCTION DETAILS
50	LC504	LANDSCAPE CONSTRUCTION DETAILS
51	LI001	LANDSCAPE IRRIGATION LEGEND AND NOTES
52	LI101	LANDSCAPE IRRIGATION PLAN
53	LI102	LANDSCAPE IRRIGATION PLAN
54	LI501	LANDSCAPE IRRIGATION DETAILS
55	LI502	LANDSCAPE IRRIGATION DETAILS
56	LI503	LANDSCAPE IRRIGATION DETAILS
57	LP001	LANDSCAPE PLANTING LEGEND AND NOTES
58	LP101	LANDSCAPE PLANTING PLAN
59	LP102	LANDSCAPE PLANTING PLAN
60	LP501	LANDSCAPE PLANTING DETAILS

SHEET COUNT	DWG NUMBER	DRAWING TITLE
08 STRUCTURAL_WEST_MN		
61	SW001	NOTES
62	SW002	NOTES
63	SW003	NOTES
64	SW004	NOTES
65	SW005	NOTES
66	SW100	OVERALL SITE PLAN
67	SW101	WEST BUILDING & BRIDGES ENLARGED FOUNDATION PLAN
68	SW111	WEST BUILDING & BRIDGES ENLARGED GROUND FLOOR PLAN
69	SW121	WEST BUILDING & BRIDGES ENLARGED FRAMING PLAN
70	SW131	WEST BUILDING & BRIDGES ENLARGED DECK PLAN
71	SW141	TIEBACK RETAINING WALL PLAN
72	SW201	ELEVATION - SHEET 1
73	SW202	ELEVATION - SHEET 2
74	SW203	ELEVATION - SHEET 3
75	SW301	SECTION - SHEET 1
76	SW302	SECTION - SHEET 2
77	SW303	SECTION - SHEET 3
78	SW304	SECTION - SHEET 4
79	SW305	SECTION - SHEET 5
09 STRUCTURAL_EAST_KPFF		
80	S000	COVER SHEET
81	S001	GENERAL STRUCTURAL NOTES
82	S002	GENERAL STRUCTURAL NOTES
83	S003	GENERAL STRUCTURAL NOTES
84	S004	GENERAL STRUCTURAL NOTES
85	S010	ABBREVIATIONS AND LEGENDS
86	S011	LEGENDS
87	S012	TYPICAL SHEET NOTES
88	S100	SITE PLAN
89	S201	FOUNDATION PLAN
90	S202	FRAMING PLAN - LEVEL 2
91	S203	FRAMING PLAN - LEVEL 3
92	S204	FRAMING PLAN - LEVEL 4
93	S210	RAMP - FOUNDATION PLAN & SECTION
94	S211	RAMP - FRAMING PLAN
95	S301	ELEVATIONS
96	S330	SECTIONS
97	S331	SECTIONS
98	S332	SECTIONS
99	S333	SECTIONS
10 ARCHITECTURAL_RNT		
100	AS.1.0	OVERALL SITE PLAN
101	AS.2.0	ENLARGED SITE PLANS
102	AS.2.1	ENLARGED SITE PLANS
103	A1.1.0	FLOOR PLANS
104	A1.1.1	FLOOR PLANS
105	A1.3.0	ELEVATIONS
106	A1.3.1	ELEVATIONS
107	A1.4.0	SECTIONS
108	A1.5.0	WALL SECTIONS
109	A1.7.0	INTERIOR ELEVATIONS / INTERIOR FINISH SCHEDULE
110	A1.7.1	INTERIOR ELEVATIONS / INTERIOR FINISH SCHEDULE
111	A1.7.2	INTERIOR ELEVATIONS / INTERIOR FINISH SCHEDULE
112	A1.9.0	FINISH FLOOR PLANS
113	A2.1.0	FLOOR PLANS
114	A2.1.1	FLOOR PLANS
115	A2.1.2	FLOOR PLANS
116	A2.1.3	FLOOR PLANS
117	A2.1.4	FLOOR PLANS - KIOSKS
118	A2.3.0	ELEVATIONS
119	A2.3.1	ELEVATIONS
120	A2.4.0	SECTIONS
121	A2.4.1	SECTIONS
122	A2.5.0	WALL SECTIONS
123	A2.7.0	INTERIOR ELEVATIONS / INTERIOR FINISH SCHEDULE
124	A2.7.1	INTERIOR ELEVATIONS / INTERIOR FINISH SCHEDULE

SHEET COUNT	DWG NUMBER	DRAWING TITLE
125	A2.7.2	INTERIOR ELEVATIONS / INTERIOR FINISH SCHEDULE
126	A2.7.3	INTERIOR ELEVATIONS / INTERIOR FINISH SCHEDULE
127	A2.7.4	INTERIOR ELEVATIONS / INTERIOR FINISH SCHEDULE
128	A2.7.5	INTERIOR ELEVATIONS / INTERIOR FINISH SCHEDULE
129	A2.9.0	FINISH FLOOR PLANS
130	A2.9.1	FINISH FLOOR PLANS
131	A2.9.2	FINISH FLOOR PLANS
11 FIRE PROTECTION_FIRE ALARM_JH		
132	FA 001	FIRE ALARM GENERAL NOTES
133	FA 101	FIRE ALARM PLAN - FIRST LEVEL
134	FA 102	FIRE ALARM PLAN - SECOND LEVEL
135	FA 103	FIRE ALARM PLAN - THIRD LEVEL
136	FA 104	FIRE ALARM PLAN - FOURTH LEVEL
12 FIRE PROTECTION_FIRE SPRINKLER_JH		
137	FP 001	FIRE SPRINKLER GENERAL NOTE
138	FP 002	FIRE SPRINKLER SITE PLAN
139	FP 101	FIRE SPRINKLER PLAN - FIRST LEVEL
140	FP 102	FIRE SPRINKLER PLAN - SECOND LEVEL
141	FP 103	FIRE SPRINKLER PLAN - THIRD LEVEL
142	FP 104	FIRE SPRINKLER PLAN - FOURTH LEVEL
13 PLUMBING_BDE		
143	P-0.1	PLUMBING SCHEDULES AND LEGEND
144	P-1.1	LEVEL 1 WEST BUILDING PLUMBING
145	P-2.0	LEVEL 1 EAST BUILDING PLUMBING
146	P-2.1	LEVEL 2 EAST BUILDING PLUMBING
147	P-2.2	LEVEL 3 EAST BUILDING PLUMBING
14 MECHANICAL_BDE		
148	M-0.1	MECHANICAL NOTES AND LEGENDS
149	M-0.2	MECHANICAL SCHEDULES
150	M-0.3	MECHANICAL SCHEDULES
151	M-1.1	LEVEL 1 WEST BUILDING MECHANICAL
152	M-2.0	LEVEL 1 EAST BUILDING MECHANICAL
153	M-2.1	LEVEL 2 WEST BUILDING MECHANICAL
154	M-2.2	LEVEL 3 EAST BUILDING MECHANICAL
15 ELECTRICAL_BSE		
155	E-001	LEGEND AND ABBREVIATIONS
156	E-002	GENERAL NOTES
157	E-003	GENERAL NOTES
158	E-101	SITE PLAN
159	E-201	EAST BUILDING POWER - LEVEL 1
160	E-202	EAST BUILDING POWER - LEVEL 2
161	E-203	EAST BUILDING POWER - LEVEL 3
162	E-204	WEST BUILDING POWER - LEVEL 1
163	E-601	SINGLE LINE DIAGRAM

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET T-002

CITY OF OCEANSIDE
ENGINEERING DIVISION

SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
DRAWING INDEX

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

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GENERAL NOTES

1. TOPOGRAPHY WAS COMPILED FROM FIELD SURVEY PERFORMED BY NV5, DATED AUG 2024.

2. THE CONTRACTOR SHALL NOTIFY THE SAN DIEGO GAS AND ELECTRIC COMPANY, PACIFIC TELEPHONE AND TELEGRAPH COMPANY PRIOR TO STARTING WORK NEAR COMPANY FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. ALL TELEPHONE SERVICES WITHIN THIS SUBDIVISION ARE UNDERGROUND INSTALLATION. FOR LOCATION OF ELECTRIC CABLE, GAS PIPING AND TELEPHONE CABLES AND APPURTENANCES, CONTACT UNDERGROUND SERVICE ALERT: 1-800-422-4133. ALSO REFER TO CITY STANDARD.

3. A PERMIT SHALL BE OBTAINED FROM THE CITY ENGINEERING DEPARTMENT FOR WORK WITHIN EXISTING CITY RIGHTS-OF-WAY.

4. THE CONTRACTOR SHALL NOTIFY THE CITY OF OCEANSIDE ENGINEERING DEPARTMENT 48 HOURS PRIOR TO STARTING WORK SO THAT INSPECTION MAY BE PROVIDED. (TELEPHONE NUMBER: (760) 435-5097.

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, WITH SUPPLEMENTS (A.P.W.A SPECIFICATIONS), THE SAN DIEGO COUNTY REGIONAL STANDARD DRAWINGS AND CITY OF OCEANSIDE ENGINEER'S MANUAL.

6. WHERE NEW WATER AND WASTEWATER SERVICES OR IMPROVEMENTS ARE TO BE CONNECTED TO EXISTING PUBLIC WATER AND WASTEWATER MAINS IN POOR CONDITION OR ARE FOUND TO PROVIDE ADVERSE OPERATIONAL AND MAINTENANCE CONDITIONS, THE IMPROVEMENT PLANS SHALL BE DETAILED SUFFICIENTLY TO REPAIR SUCH CONDITIONS.

7. PAVEMENT SECTIONS SHOWN ARE TO BE VERIFIED BY "R" VALUE TESTS (TEST METHOD NO. CALIFORNIA 301) AND PAVEMENT DESIGN REPORT, TO BE SUBMITTED BY SOILS ENGINEER AFTER UNDERGROUND UTILITIES CONSTRUCTION IS COMPLETE, FOR CITY ENGINEER'S APPROVAL.

8. ALL METALS PLACED IN THE GROUND SHALL BE ENCASED IN 6" OF NEUTRAL SAND.

9. CONSTRUCTION EXPANSION JOINTS IN CURB AND GUTTER AT RETURNS AND AT DRIVEWAY INTERSECTIONS ARE REQUIRED PER G-9 AND G-10 (S.D.R.S.D.).

10. ALL UNDERGROUND UTILITIES LATERALS SHALL BE INSTALLED BEFORE CONSTRUCTION OF CURBS, CROSS GUTTERS, OR SURFACING OF THE STREETS AND SHALL BE MARKED FOR EASY LOCATION. THE ENGINEER OF WORK SHALL CERTIFY ALL IMPROVEMENTS TO WITHIN .1' OF THE DESIGN.

11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN EXCAVATION PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY AND ADHERE TO ALL PROVISIONS OF THE STATE CONSTRUCTION SAFETY ORDERS.

12. SOILS REPORTS ON ALL TRENCHES SHALL BE SUBMITTED TO THE ENGINEER OF WORK AND THE CITY ENGINEER BY THE SOILS ENGINEER OF RECORD, WHICH CERTIFIES THAT TRENCH BACKFILL WAS COMPACTED AS DIRECTED BY THE SOILS ENGINEER IN ACCORDANCE WITH EARTH WORK SPECIFICATIONS AND CITY OF OCEANSIDE SPECIFICATIONS AND GRADING ORDINANCE.

13. BLUE FIRE HYDRANT MARKERS SHALL BE PLACED ON THE PAVEMENT PER CITY OF OCEANSIDE STANDARD DRAWING M-13. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT STATE OF CALIFORNIA MANUAL OF TRAFFIC CONTROLS.

14. CENTERLINE MONUMENTS SHALL BE INSTALLED AT THE EC AND BC OF ALL CURVES, AT THE CENTERLINE INTERSECTION OF ALL STREETS WHERE MANHOLES ALLOW, AT THE RADIUS POINT OF CONCENTRIC CUL-DE-SACS, AND AT THE ANGLE POINT OF OFFSET CUL-DE-SACS, PER S.D.R.S.D. M-10 AND M-11.

15. ALL EXISTING IMPROVEMENTS INCLUDING CURB AND GUTTERS, SIDEWALKS, ASPHALT CONCRETE OR P.C.C PAVING, WHICH ARE BEING JOINED OR MATCHED IN CONNECTION WITH THIS PROJECT, SHALL BE JOINED OR MATCHED IN A MANNER SATISFACTORY TO THE CITY ENGINEER, INCLUDING NECESSARY SAWCUTTING, REMOVAL, REPLACEMENT, AND CAPPING.

16. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE, OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT, AND ANY OTHER ASSOCIATED EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS OR SUNDAYS OR LEGAL HOLIDAYS, UNLESS WAIVED BY THE CITY ENGINEER.

17. STRIPING SHALL BE DONE BY THE CONTRACTOR AT DEVELOPER'S EXPENSE UNLESS OTHERWISE DIRECTED.

18. TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL NOT BE APPLIED OVER EXISTING STRIPES THAT ARE TO BE REMOVED. EXISTING STRIPES SHALL BE FIRST REMOVED BY SANDBLASTING BEFORE ANY NEW APPLICATION.

19. REFLECTIVE PAVEMENT MARKERS TO BE INSTALLED BY CONTRACTOR ON PERMANENT STRIPING. ALL STREET SIGNS SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. SIGN SPECIFICATIONS AND INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF OCEANSIDE STANDARD DRAWING T-3 AND THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION SPECIFICATION FOR REGULATORY, WARNING AND GUIDE SIGNS.

20. PATCHING OF SIDEWALK IS NOT PERMITTED.

21. DAMAGED, GOUGED, BROKEN, OR GRAFFITI-MARKED SECTIONS, OF CURB, GUTTER OR SIDEWALK SHALL BE REMOVED AND REPLACED.

22. A MINIMUM REPLACEMENT SECTION TO BE AT LEAST EQUAL TO SCORE MARK TO SCORE MARK (TYPICALLY 5' X 5'). FOR SIDEWALKS EXCEEDING 5' WIDTH, REPLACEMENT IS TO BE FULL WIDTH SQUARED TO THE NEXT SCORE MARK.

23. ALL VALVE CANS AND RISERS ON THE CITY'S OPERATIONAL SYSTEM WILL BE RAISED TO GRADE,INCLUDING COMPACTION AROUND THE RISER AND PAVING AROUND VALVE CAN, WITHIN 48 HOURS AFTER PAVEMENT HAS BEEN PLACED. THIS INCLUDES VALVE CANS AND RISERS ON THE EXISTING SYSTEM AND ON ALL NEW SYSTEMS THAT ARE TIED INTO THE CITY'S EXISTING SYSTEM.

24. ALL SEWER MANHOLES ON THE CITY'S OPERATIONAL SYSTEM WILL BE RAISED TO GRADE WITHIN 48 HOURS AFTER PAVEMENT HAS BEEN PLACED. THIS INCLUDES MANHOLES ON THE EXISTING SYSTEM AND ON ALL NEW SYSTEMS THAT ARE TIED INTO THE CITY'S EXISTING SYSTEM

GRADING NOTES

1. ALL GRADING AND DRAINAGE IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY'S CURRENT GRADING ORDINANCE, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION WITH SUPPLEMENTS (A.P.W.A. SPECIFICATIONS) AND THE "SAN DIEGO AREA REGIONAL STANDARD DRAWINGS", AS AMENDED BY THE CITY SUPPLEMENTS, AND THE EARTHWORK SPECIFICATIONS ATTACHED TO THE "PRELIMINARY SOILS REPORTS".

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR LANDSCAPING, FOR SLOPE STABILIZATION OF ALL EMBANKMENTS OVER 3 FEET IN HEIGHT, WITHIN 45 DAYS OF COMPLETION OF PRELIMINARY GRADING. PERMANENT IRRIGATION SYSTEMS SHALL BE INSTALLED FOR ALL EMBANKMENTS OVER 5 FEET IN HEIGHT (AND FOR ALL SLOPES ALONG MAJOR STREETS). LANDSCAPING SPECIFICATIONS, AND PLANS AS REQUIRED, SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ISSUANCE OF THE GRADING PERMIT. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF SLOPE STABILIZATION LANDSCAPING UNTIL RELEASE OF THE GRADING BOND OR UNTIL INDIVIDUAL LOTS (OR LIVING UNITS) CLOSE ESCROW, WHICHEVER OCCURS LATER.

3. ALL GRADING SHALL BE DONE UNDER THE OBSERVATION OF A QUALIFIED SOILS ENGINEER.

4. CUT AND FILL SLOPES SHALL BE TRIMMED TO THE FINISH GRADE TO PRODUCE A SMOOTH AND UNIFORM SURFACE OF CROSS SECTION. THE SLOPES OF EXCAVATIONS OR EMBANKMENTS SHALL BE SHAPED AND TRIMMED AS DIRECTED BY THE ENGINEER OF WORK AND AS APPROVED BY THE CITY ENGINEER. FINISH SLOPES SHALL BE LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS OR OTHER WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF SITE.

5. COMPACTION TESTS SHALL BE SUPPLIED FOR TRENCHES.

6. ALL EXISTING, ABANDONED PIPELINES SHALL BE REMOVED AND REPLACED WITH PROPERLY COMPACTED SOILS UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER.

7. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES.

8. NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK AND PUBLIC WORKS INSPECTOR PRIOR TO PERFORMING ROCK-REMOVAL OPERATIONS.

10. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL A VALID GRADING PERMIT HAS BEEN ISSUED, AND ALL AFFECTED PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED.

11. THESE PLANS ARE SUBJECT TO A SIGNED AND APPROVED SET OF IMPROVEMENT PLANS.

12. AN ENCROACHMENT PERMIT FROM THE CITY ENGINEER SHALL BE REQUIRED BY THE CONTRACTOR FOR ANY WORK WITHIN THE EXISTING CITY RIGHT OF WAY.

13. ALL ROCK-SLOPE PROTECTION SHALL BE RIP RAP UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

14. ALL LOT PADS SHALL BE DESIGNED TO DRAIN TO AN ACCEPTABLE LOCATION AT A MINIMUM GRADIENT OF 1%.

15. ALL RETAINING WALLS SHALL HAVE A PERMIT FROM THE BUILDING DEPARTMENT PER THE UNIFORM BUILDING CODE.

16. MAXIMUM SLOPE RATIO SHALL BE 2:1.

17. A 12-INCH HIGH BY 4-FOOT WIDE BERM (90% COMPACTED) SHALL BE CONSTRUCTED ALONG THE TOP OF THE SLOPE. NO RUNOFF SHALL FLOW OVER THE TOP OF THE SLOPE. DOWNDRAINS SHALL BE USED PER D-75.

18. FOR THIS PLAN TO BECOME EFFECTIVE, AN APPROVED HAUL ROUTE PLAN THAT HAS BEEN APPROVED BY THE CITY ENGINEER SHALL BE INCLUDED (FOR HAULING OF MATERIAL ON A PUBLIC STREET).

19. LOT GRADING IS TO BE IN ACCORDANCE WITH CITY SUPPLEMENT DRAWING M-12 ("TYPICAL LOT GRADING").

20. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE, OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT, AND ANY OTHER ASSOCIATED EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR LEGAL HOLIDAYS, UNLESS WAIVED BY THE CITY ENGINEER.

21. ALL DISTURBED AREAS MUST BE REVEGITATED, SUBSTANTIALLY GERMINATED, AND ESTABLISHED WITHIN 45 DAYS OF COMPLETION OF GRADING AND PRIOR TO REQUESTING FINAL INSPECTION.

22. IMPORT MATERIAL SHALL BE OBTAINED FROM, AND WASTE MATERIAL SHALL BE DEPOSITED AT A SITE APPROVED BY THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEBRIS OR DAMAGE OCCURRING ALONG THE HAUL ROUTES OR ADJACENT STREETS AS DIRECT RESULT OF THE OPERATION.

WATER SYSTEM DESIGN NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITIONS OF THE CITY OF OCEANSIDE WATER UTILITIES DEPARTMENT WATER, SEWER, AND RECYCLED WATER DESIGN & CONSTRUCTION MANUAL (OCEANSIDE WATER UTILITIES MANUAL); CITY OF OCEANSIDE ENGINEERS DESIGN AND PROCESSING MANUAL (OCEANSIDE ENGINEERS MANUAL); SAN DIEGO AREA REGIONAL STANDARD DRAWINGS (SDRSD); AND, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC OR GREENBOOK) AND SUPPLEMENTAL AMENDMENTS.

2. A “W” SHALL BE INSCRIBED ON THE CURB DIRECTLY ABOVE ALL WATER SERVICES. SERVICES SHALL BE SHOWN ON AS-BUILT PLANS AND SHALL BE LOCATED BY WATERLINE OR CENTERLINE STATIONING.

3. PRESSURE TEST, DISINFECT, SAMPLE TEST(S), AND FLUSH THE WATER SYSTEM IN ACCORDANCE WITH THE GUIDELINE TITLED, “CONSTRUCTION GUIDELINES AND REQUIREMENTS”, INCLUDED AS SECTION F OF THE CITY OF OCEANSIDE'S WATER, SEWER, AND RECYCLED WATER DESIGN & CONSTRUCTION MANUAL'S.

4. NO DISRUPTION TO THE EXISTING WATER DISTRIBUTION MAINS WILL BE ALLOWED ON MONDAYS OR FRIDAYS. ALL SHUTDOWNS FOR SYSTEM TIE-INS WILL BE SCHEDULED BETWEEN TUESDAY, AND THURSDAY, AND WILL BE CONFINED TO NORMAL WORKING HOURS. REFER TO THE GUIDELINE TITLED, “ADMINISTRATIVE PROCEDURES FOR WATER LINE SHUTDOWNS” IN THE CONSTRUCTION GUIDELINES AND REQUIREMENTS APPENDIX OF THE CITY OF OCEANSIDE'S WATER, SEWER, AND RECYCLED WATER DESIGN & CONSTRUCTION MANUAL.

5. NO CONNECTIONS FOR THE PURPOSE OF OBTAINING WATER SUPPLY DURING CONSTRUCTION SHALL BE MADE TO ANY FIRE HYDRANT OR BLOW-OFF STRUCTURE WITHOUT FIRST OBTAINING A CONSTRUCTION WATER PERMIT FROM THE CITY OF OCEANSIDE WATER UTILITIES DEPARTMENT. A REDUCED PRESSURE PRINCIPLE ASSEMBLY (RP ASSEMBLY) SHALL PROTECT THE TEMPORARY CONSTRUCTION METER.

6. ALL WATER USED ON A CONSTRUCTION PROJECT SHALL BE METERED. THE COST OF THE WATER WILL BE CHARGED TO THE CONTRACTOR/DEVELOPER. THIS INCLUDES WATER FOR LOADING OF NEW WATERLINES, FLUSHING OF LINES, PRESSURE TESTING, ETC. CITATIONS WILL BE ISSUED TO PARTIES TAKING WATER FROM NON-METERED FACILITIES.

7. THE CONTRACTOR SHALL NOTIFY THE UNDERGROUND SERVICE ALERT TWO (2) WORKING DAYS PRIOR TO STARTING EXCAVATION SO THAT EXISTING WATER FACILITIES SHALL BE MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. (UNDERGROUND SERVICE ALERT: 8-1-1).

8. LOCATION AND ELEVATION OF EXISTING WATER FACILITIES SHALL BE CONFIRMED BY FIELD MEASUREMENTS AND EXCAVATION EXPLORATION (POTHOLING) BY THE CONTRACTOR, AFTER USA MARK-OUT HAS BEEN COMPLETED AND THE WATER UTILITIES DEPARTMENT HAS BEEN GIVEN A TWO (2) WORKING-DAY NOTICE.

9. THE EXISTENCE AND LOCATION OF EXISTING WATER FACILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE CITY RECORDS. TO THE BEST OF OUR KNOWLEDGE, THE EXISTING WATER FACILITIES ARE AS SHOWN ON THE PLANS. THE CITY OF OCEANSIDE SHALL NOT BE HELD RESPONSIBLE FOR ANY ERROR IN THE LOCATION AND ELEVATION OF THE EXISTING WATER FACILITIES.

10. NO REVISION SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE WATER UTILITIES DIRECTOR.

11. NUTS AND BOLTS ON ALL FLANGE FITTINGS SHALL BE ZINC-PLATED AND COATED PER SECTION 2.12.D OF THE CITY OF OCEANSIDE'S WATER, SEWER, AND RECYCLED WATER DESIGN & CONSTRUCTION MANUAL, EXCEPT FOR BURIED SERVICE, WHICH SHALL BE TYPE 316 STAINLESS STEEL. ALL PLATED NUT AND BOLT THREADS SHALL BE COATED WITH NON-OXIDE GREASE PRIOR TO INSTALLATION. APPLY ANTI-SEIZETO ALL STAINLESS STEEL NUT AND BOLT THREADS. BURIED SERVICE VALVES, FITTINGS, AND APPURTENANCES WILL BE COATED AND WRAPPED PER SECTION 2.12 OF THE OCEANSIDE WATER, SEWER, RECYCLED WATER, DESIGN AND CONSTRUCTION MANUAL.

12. WATER SERVICES ARE NOT PERMITTED IN DRIVEWAYS.

13. THE WATER UTILITIES INSPECTOR SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY INSPECTION. TO ARRANGE FOR INSPECTION, CALL THE WATER UTILITIES DEPARTMENT AT 760-435-5800.

14. PIPE BEDDING AND TRENCH BACKFILL SHALL CONFORM TO SAN DIEGO REGIONAL STANDARD DRAWING (SDRSD) WP-02, EXCEPT THAT COMPACTION IN ALL ZONES SHALL BE 95%. THE PIPE ZONE SHALL BE DEFINED AS AREA 6-INCHES UNDER THE PIPE AND 12-INCHES OVER THE PIPE. THE BACKFILL MATERIAL FOR THE PIPE ZONE SHALL BE SAND WITH A SAND EQUIVALENT (SE) OF 30 OR MORE. THE TRENCH ZONE SHALL BE DEFINED AS THE AREA 12-INCHES OVER PIPE TO BOTTOM OF PAVEMENT SECTION. TRENCH ZONE MATERIAL SHALL BE NATIVE MATERIALS, FREE FROM STONES, CLODS, AND OTHER DELETERIOUS MATERIALS.

15. ALL FITTINGS AND SERVICES SHALL BE ENCASED WITH A MINIMUM OF SIX (6) INCHES OF APPROVED OR NEUTRAL SAND, AND PER SECTION 2.12 OF THE CITY OF OCEANSIDE'S WATER, SEWER, AND RECYCLED WATER DESIGN & CONSTRUCTION MANUAL.

16. PIPE DEFLECTIONS FOR SHORT RADIUS CURVES AND ANGLE POINTS SHALL NORMALLY BE ACCOMPLISHED BY MEANS OF STANDARD FITTINGS, THE LOCATIONS OF WHICH SHALL BE DETAILED ON THE PLANS.

17. DEFLECTIONS AT PIPE JOINTS SHALL NOT BE PERMITTED FOR PVC PIPE 4-INCH THROUGH 12-INCH. CURVES AND DEFLECTIONS SHALL BE MADE ONLY WITH THE USE OF HIGH DEFLECTION C900 PVC COUPLINGS OR THE APPROVED DUCTILE IRON FITTINGS. A MAXIMUM OF 5 DEGREES PER COUPLING SHALL BE PERMITTED.

18. POLYETHYLENE ENCASEMENT: ALL UNDERGROUND INSTALLED VALVES, DUCTILE IRON PIPE, AND FITTINGS SHALL BE ENCASED IN 2 LAYERS OF 8-MIL POLYETHYLENE ENCASEMENT AND INSTALLATION SHALL BE IN ACCORDANCE WITH ANSI/AWWA C105/A21.5.

19. PIPE INSTALLATION: THE INSIDE AND OUTSIDE OF THE PIPE SHALL BE CLEAN AND FREE FROM FOREIGN MATERIAL OF ANY KIND BEFORE BEING INSTALLED.

20. 3-INCH MINIMUM WIDTH COLOR CODED DETECTOR TAPE MARKED “WATER” IN 1-½ INCH BLACK LETTERS SHALL BE PLACED ON THE COMPACTED AND GRADED SAND BEDDING 12-INCHES ABOVE AND CENTERED OVER THE WATER MAIN PRIOR TO BACKFILLING THE TRENCH.

21. WATER QUALITY TESTS SHALL INCLUDE BACTERIOLOGICAL (BT) AND GENERAL PHYSICAL (GP) TESTING. ALL TESTING WILL COMPLY WITH THE PROVISIONS OF SECTION G) WATER SYSTEM TESTING REQUIREMENTS IN THE CONSTRUCTION GUIDELINES AND REQUIREMENTS APPENDIX OF THE CITY OF OCEANSIDE'S WATER, SEWER, AND RECYCLED WATER DESIGN & CONSTRUCTION MANUAL. ALL TESTING REQUIREMENTS WILL BE SUCCESSFULLY COMPLETED BEFORE CONNECTION (TIE-IN) SUBMITTAL AND APPROVAL.

22. ALL WATER DISCHARGE FROM FLUSHING, TESTING, AND DEWATERING SHALL COMPLY WITH ALL REQUIREMENTS OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - SAN DIEGO REGION (SDRWQCB) REGULATIONS.

23. DETAILED PLANS FOR PRIVATE FIRE UNDERGROUND LINES MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL, PRIOR TO COMMENCEMENT OF CONSTRUCTION.

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E. STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET G-002

CITY OF OCEANSIDE
ENGINEERING DIVISION

SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: GENERAL NOTES - SHEET 1

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

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SEWER SYSTEM DESIGN NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITIONS OF THE CITY OF OCEANSIDE WATER UTILITIES DEPARTMENT WATER, SEWER, AND RECYCLED WATER DESIGN & CONSTRUCTION MANUAL (OCEANSIDE WATER UTILITIES MANUAL); CITY OF OCEANSIDE DESIGN AND PROCESSING MANUAL (OCEANSIDE ENGINEERS MANUAL); SAN DIEGO AREA REGIONAL STANDARD DRAWINGS (SDRSD); AND, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC OR GREENBOOK) AND SUPPLEMENTAL AMENDMENTS.

2. EACH LOT SHALL BE SERVED BY A MINIMUM OF 4-INCH SEWER LATERAL SET AT A MINIMUM SLOPE OF 2% WITH A MINIMUM DROP OF 0.3 FEET AND A MINIMUM OF FIVE (5) FEET OF COVER AT PROPERTY LINE PER OCEANSIDE STANDARD DRAWING S-3.

3. AN "S" SHALL BE INSCRIBED ON THE CURB DIRECTLY ABOVE ALL SEWER LATERALS. LATERALS SHALL BE SHOWN ON AS-BUILT PLANS AND SHALL BE LOCATED BY SEWER MAIN OR CENTERLINE STATIONING.

4. A SEWER CLEANOUT SHALL BE PROVIDED WITHIN TWO (2) FEET BEHIND THE PROPERTY LINE FOR ALL RESIDENTIAL SEWER LATERALS PER SAN DIEGO REGIONAL STANDARD DRAWING (SDRSD) SC-01.

5. AN INSPECTION MANHOLE SHALL BE PROVIDED IMMEDIATELY BEHIND THE PROPERTY LINE FOR ALL COMMERCIAL AND INDUSTRIAL SEWER LATERALS PER OCEANSIDE STANDARD DRAWING S-7.

6. THE CONTRACTOR MUST SECURE APPROVAL FROM THE CITY INSPECTOR PRIOR TO BACKFILL OVER ANY SEWER LINE.

7. NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE CITY ENGINEER AND THE WATER UTILITIES DIRECTOR.

8. AN APPROVED AND LICENSED CONTRACTOR SHALL MAKE ALL SEWER LATERAL CONNECTIONS TO THE EXISTING SEWER MAINS.

9. AN APPROVED CONTRACTOR MAY MAKE SEWER LATERAL CONNECTIONS TO EXISTING SEWER MAINS THAT ARE LOCATED IN EASEMENTS WHERE NO PAVING IS INVOLVED. THIS MAY BE DONE WITH THE APPROVAL OF THE WATER UTILITIES DIRECTOR AND WILL BE INSPECTED BY THE WATER UTILITIES DEPARTMENT. CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR THIS WORK.

10. NO DISRUPTION TO EXISTING SEWER SERVICES WILL BE ALLOWED DURING CONNECTIONS TO EXISTING MAINS WITHOUT THE SPECIFIC APPROVAL OF THE CITY OF OCEANSIDE WATER UTILITIES DEPARTMENT.

11. THE CONTRACTOR SHALL NOTIFY THE UNDERGROUND SERVICE ALERT 48 HOURS PRIOR TO STARTING EXCAVATION SO THAT EXISTING SEWER FACILITIES MAY BE MARKED IN THE FIELD. (UNDERGROUND SERVICE ALERT: 8-1-1).

12. POTHOLING LOCATION AND ELEVATION OF EXISTING SEWER FACILITIES SHALL BE CONFIRMED BY FIELD MEASUREMENTS AND EXCAVATION EXPLORATION BY THE CONTRACTOR, IN THE PRESENCE OF A CITY INSPECTOR AFTER A TWO (2) WORKING DAY NOTICE PRIOR TO THE BEGINNING OF NEW WORK. THIS WILL ALLOW TIME TO PERMIT REVISION OF PLANS, AS NECESSARY, BECAUSE OF CONFLICTS WITH OTHER FACILITIES.

13. THE EXISTENCE AND LOCATION OF SEWER FACILITIES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE CITY RECORDS. TO THE BEST OF OUR KNOWLEDGE, THE EXISTING SEWER FACILITIES ARE ASSHOWN ON THE PLANS. THE CITY OF OCEANSIDE SHALL NOT BE HELD RESPONSIBLE FOR ANY ERROR IN THE LOCATION AND ELEVATION OF THE EXISTING SEWER FACILITIES.

14. THE CITY INSPECTOR SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCING WORK ON THE SEWERS. TO ARRANGE FOR INSPECTION, CALL THE WATER UTILITIES DEPARTMENT AT (760) 435-5800.

15. ALL SEWER HOUSE CONNECTIONS SHALL BE PLACED PRIOR TO SURFACING OF STREETS.

16. ALL MANHOLES ARE TO BE COATED INSIDE WITH SAUEREISEN SEWERGARD 210X, QUADEX, OR RAVEN 405.

17. ALL MANHOLE COVERS FOR PRIVATE SEWER SYSTEMS SHALL BE MANUFACTURED WITH "PRIVATE SEWER" STAMPED ON TOP OF THE MANHOLE COVER.

18. ALL MANHOLE COVERS FOR PUBLIC SEWER SYSTEMS SHALL BE MANUFACTURED WITH "CITY OF OCEANSIDE" STAMPED ON TOP OF THE MANHOLE COVERS.

19. ALL SEWER MAINS SHALL BE INSPECTED BY CLOSED CIRCUIT TELEVISION AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL ACCEPTANCE. THE VIDEO RECORDING WILL TAKE PLACE AFTER COMPLETION OF TRENCH BACKFILL AND FINISH GRADING BUT PRIOR TO THE PLACEMENT OF PAVEMENT OR PERMANENT TRENCH RESURFACING TO DETERMINE THE EXISTENCE AND EXTENT OF ANY OBSTRUCTIONS, STRUCTURAL DEFICIENCIES, SAGS, OR FOREIGN MATERIAL. BOTH A VERBAL DESCRIPTION AND A WRITTEN MANUSCRIPT OF THE VIDEO WILL BE SUBMITTED TO THE WATER UTILITIES DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO FINAL ACCEPTANCE. VIDEO RECORDING WILL MEET THE REQUIREMENTS OF TELEVISING SEWER MAINS IN THE APPENDIX OF THE CITY OF OCEANSIDE'S WATER, SEWER, AND RECYCLED DESIGN & CONSTRUCTION MANUAL TITLED, "CONSTRUCTION GUIDELINES AND REQUIREMENTS."

20. ALL SEWER MAINS WILL PASS A 95% MANDREL TEST AND AIR PRESSURE TEST PRIOR TO STREET PAVING, BUT AFTER ALL OTHER UTILITIES HAVE BEEN COMPLETED AND TESTING CERTIFIED COMPACTION APPROVED.

21. SEWER PIPE SHALL BE BEDDED IN STRICT ACCORDANCE WITH CITY OF OCEANSIDE STANDARD DRAWING S-2. BEDDING SHALL REMAIN UNDISTURBED BY SUBSEQUENT CONSTRUCTION.

22. EACH PARCEL OR LOT SHALL HAVE A SEPARATE CONNECTION TO THE PUBLIC SEWER MAIN.

23. SADDLE CONNECTIONS THAT CUT INTO SEWER MAINS SHALL NOT BE ACCEPTED WITHOUT APPROVAL OF THE WATER UTILITIES INSPECTOR. SEWER CONNECTIONS TO EXISTING SEWER MAINS SHALL BE CUT-IN WYE FITTINGS UNLESS OTHERWISE DIRECTED BY THE WATER UTILITIES INSPECTOR.

24. SEWER PIPE SHALL BE STORED ON A FLAT SURFACE SO THE BARREL IS EVENLY SUPPORTED. DO NOT STACK PIPE HIGHER THAN 4 FEET. GASKETS SHALL BE STORED IN A COOL, DARK PLACE OUT OF CONTACT WITH OIL OR GREASE, AND ANY OTHER FOREIGN MATERIAL.

25. NEW SEWER MAINS WILL NOT BE CONNECTED TO THE CITY'S SEWER SYSTEM UNTIL THE REQUIREMENTS FOR OCCUPANCY ARE MET. FLOWS WILL BE RETAINED WITHIN THE NEWLY CONSTRUCTED SYSTEM BY MEANS OF PLUGGING THE NEW SYSTEM WITH A SAND TRAP OR SIMILAR PLUGGING SYSTEM IN A PLACE THAT WILL NOT IMPAIR THE FUNCTION OF THE CITY'S SEWER SYSTEM.

26. ALL SEWER LINES SHALL MEET ALL TESTING, CLEANING, AND VIDEOTAPING REQUIREMENTS, PRIOR TO CONNECTION TO THE CITY'S SEWER SYSTEM. NO TIE-IN CONNECTIONS WILL BE DONE UNTIL THE CITY HAS ACCEPTED THE NEW LINE.

27. PRIOR TO RELEASING SEWAGE INTO THE CITY'S SEWER SYSTEM, THE CONTRACTOR SHALL: A) PERFORM AN AIR PRESSURE TEST PER SECTION 306-7.8.2.4 OF THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION; B) WAYNEBALL OR HYDRO JET ALL LINES; AND, C) HAVE A VIDEO INSPECTION OF ALL LINES THAT HAS BEEN APPROVED BY THE WATER UTILITIES DEPARTMENT.

28. A WATER INFILTRATION TEST SHALL BE PERFORMED ON ALL SEWER LINES LAID IN GROUNDWATER, PER SECTION 306-7.8.2.3 OF THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION.

29. EXISTING SEWER MAINS WILL NOT BE USED FOR DISCHARGE OF STORM WATERS, DRAINAGE, OR OTHER SIMILAR USES PER CITY OF OCEANSIDE CODE, SECTION 29.131.

30. ALL SEWER FORCE MAINS SHALL BE PROVIDED WITH AIR RELEASE AND VACUUM VALVES AT THE REQUIRED LOCATIONS. THE AIR VALVE ASSEMBLY SHALL BE EASILY ACCESSIBLE TO THE WATER UTILITIES DEPARTMENT FOR MAINTENANCE PURPOSES.

31. DURING ANY ACTIVITY OR WORK AROUND, OR IN, AN EXISTING SEWER LINE, THE CONTRACTOR AT THEIR EXPENSE, WILL PROTECT THE SYSTEM BY INSTALLING "TRAPS" IN THE OUTLET SIDE OF THE CLOSEST MANHOLE. THE "TRAPS" AND THEIR LOCATION SHALL BE SUBMITTED TO THE WATER UTILITIES DEPARTMENT FOR APPROVAL. THE "TRAPS" WILL REMAIN IN PLACE UNTIL ALL REQUIREMENTS (TESTING, CLEANING, VIDEOTAPING, ETC.), HAVE BEEN COMPLETED AND APPROVED.

32. UPON ACTIVATION OF A SEWER LINE, THE CONTRACTOR--AT THEIR EXPENSE--WILL PROTECT THE LINE FROM FOREIGN MATERIAL BY INSTALLING PLYWOOD, OR OTHER INSPECTOR APPROVED MATERIAL, OVER THE MANHOLE BASE UNTIL ALL GRADING, PAVING, AND MANHOLE RAISING IS COMPLETE AND ACCEPTED BY THE CITY.

33. POLYETHYLENE ENCASEMENT: ALL UNDERGROUND INSTALLED VALVES, DUCTILE IRON PIPE, AND FITTINGS SHALL BE ENCASED IN 2 LAYERS OF 8-MIL POLYETHYLENE AT THE TIME OF INSTALLATION. POLYETHYLENE ENCASEMENT AND INSTALLATION SHALL BE IN ACCORDANCE WITH ANSI/AWWA C105/A21.5.

34. PIPE INSTALLATION: THE INSIDE AND OUTSIDE OF THE PIPE SHALL BE CLEAN AND FREE FROM FOREIGN MATERIAL OF ANY KIND BEFORE BEING INSTALLED.

35. 3 INCH MINIMUM WIDTH COLOR CODED DETECTOR TAPE MARKED "SEWER" IN 1-½ INCH BLACK LETTERS SHALL BE PLACED ON THE COMPACTED AND GRADED BEDDING MATERIAL ONE FOOT ABOVE AND CENTERED OVER THE SEWER MAIN PRIOR TO BACKFILLING THE TRENCH.

36. ALL WATER DISCHARGE FROM CLEANING, VIDEO, AND OTHER ACTIVITIES SHALL COMPLY WITH ALL REQUIREMENTS OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD-SAN DIEGO REGION (SDRWQCB) REGULATIONS.

37. CONNECTIONS TO A PUBLIC SEWER MAIN WITH A 6-INCH OR LARGER SEWER LATERAL SHALL BE MADE AT AN EXISTING MANHOLE, OR REQUIRE A NEW SEWER MANHOLE FOR CONNECTION PER SECTION 3.3 OF THE CITY OF OCEANSIDE'S WATER, SEWER, AND RECYCLED WATER DESIGN AND CONSTRUCTION MANUAL.

38. CONNECTION TO AN EXISTING SEWER MANHOLE WILL REQUIRE REHABILITATION OF THE MANHOLE PER CITY STANDARDS. REHABILITATION MAY INCLUDE, BUT NOT BE LIMITED TO, CLEANING, RE-CHANNELING OF THE MANHOLE BASE, SURFACE PREPARATION, COATING THE INTERIOR OF THE MANHOLE, AND REPLACING THE MANHOLE CONE WITH A 36" OPENING AND DOUBLE RING MANHOLE FRAME AND LID.

39. MANHOLES LOCATED IN AN EASEMENT SHALL BE EQUIPPED WITH A 36-INCH COMPOSITE LID WITH A LOCKING MECHANISM. MANHOLE LIDS SHALL BE EJ 3800 COMPOSITE MANHOLE AND FRAME WITH TITUS TWISTLIFT LOCK OR APPROVED EQUAL.

EROSON CONTROL NOTES

1. THE EROSION CONTROL SYSTEMS REQUIRE CERTIFICATION BY THE ENGINEER OF RECORD. SUCH CERTIFIED SYSTEMS SHALL BE COMPLETED, INSPECTED, AND IN PLACE NO LATER THAN OCTOBER 15. ALL EROSION CONTROL SYSTEMS SHALL REMAIN IN PLACE AT ALL TIMES FOR ALL AREAS IN WHICH CONSTRUCTION IS NOT SCHEDULED TO COMMENCE WITHIN THE NEXT SEVEN (7) DAYS. ALL EROSION CONTROL SYSTEMS SHALL REMAIN IN PLACE UNTIL APRIL 15.

2. THE CONTRACTOR, PERMITTEE OR OWNER SHALL BE RESPONSIBLE FOR THE INSPECTION, MODIFICATION AND PROPER MAINTENANCE OF THE EROSION CONTROL DEVICES AS NECESSARY. IN THE EVENT OF FAILURE OR REFUSAL TO PROPERLY MAINTAIN SAID DEVICES, THE CITY ENGINEER MAY CAUSE EMERGENCY MAINTENANCE WORK TO BE DONE TO PROTECT ADJACENT PRIVATE AND PUBLIC PROPERTY, THE COST (INCLUDING AN INITIAL MOBILIZATION AMOUNT) OF WHICH SHALL BE CHARGED TO THE OWNER.

3. ALL EROSION CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO SAFELY DISCHARGE ANY ACCELERATED RUNOFF GENERATED BY THE PROJECT SHALL BE INSTALLED DURING THE INITIAL CONSTRUCTION PHASE OF THE PROJECT

4. THE CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL SYSTEMS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED EROSION CONTROL PLAN.

5. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS THE WORK PROGRESSES AS RECOMMENDED BY THE ENGINEER OF WORK AND AS APPROVED BY THE CITY ENGINEER.

6. ALL REMOVABLE PROTECTION DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40-PERCENT.

7. EROSION CONTROL SYSTEMS SHALL BE SERVICED AND MAINTAINED TO PROVIDE CONTINUOUS CAPACITY AND ADEQUACY TO FUNCTION AS DESIGNED. AFTER PRECIPITATION EXCEEDING ONEQUARTER (1/4) INCH IN ANY 12-HOUR PERIOD, OR UPON DIRECTION OF THE CITY ENGINEER, SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS AND DESILTING BASINS AND THE BASINS PUMPED DRY AND OTHERWISE RESTORED TO THE ORIGINAL DESIGN CONDITION.

8. DESILTING BASINS CONSTRUCTED OF COMPACTED EARTH SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 90 PERCENT OF MAXIMUM DENSITY. A SOIL ENGINEERING REPORT INCLUDING THE TYPE OF FIELD TESTING PERFORMED, LOCATION, AND RESULTS OF TESTING SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL UPON COMPLETING THE DESILTING BASIN.

9. EROSION CONTROL PROVISIONS SHALL INCLUDE AND COMPLEMENT DRAINAGE PATTERNS DURING THE CURRENT AND FUTURE PHASES OF GRADING THROUGHOUT THE RAINY SEASON.

10. THE CONTRACTOR, PERMITTEE, OR PROJECT OWNER SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION. NECESSARY PRECAUTIONS MAY INCLUDE, BUT NOT BE LIMITED TO, APPROPRIATE PERIMETER FENCING OR A 24-HOUR GUARD PREVENTING UNAUTHORIZED PERSONS FROM ENTERING THE BASINS.

11. GRADED AREAS AROUND THE TRACT PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY.

12. PAVED STREETS, SIDEWALKS, AND OTHER IMPROVEMENTS SHALL BE MAINTAINED IN A NEAT AND CLEAN CONDITION, FREE OF LOOSE SOIL, CONSTRUCTION DEBRIS, AND TRASH. STREET SWEEPING OR OTHER EQUALLY EFFECTIVE MEANS SHALL BE USED ON A REGULAR BASIS TO CONTROL EROSION. WATERING SHALL NOT BE USED TO CLEAN STREETS EXCEPT FOR THE REMOVAL OF FINE MATERIAL NOT OTHERWISE REMOVED BY SWEEPING OR OTHER MECHANICAL MEANS.

13. STAND-BY CREWS SHALL BE ALERTED BY THE CONTRACTOR, PERMITTEE OR OWNER FOR EMERGENCY WORK DURING RAINSTORMS.

14. GRAVEL BAGS AND NECESSARY MATERIALS IN ACCORDANCE WITH THE APPROVED PLANS, SHALL BE AVAILABLE ONSITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR ANY DAMAGED EROSION CONTROL MEASURES WHEN RAIN IS IMMINENT. A STAND-BY CREW SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON.

15. ALL UTILITY TRENCHES SHALL BE BACKFILLED WITHIN 24 HOURS AND MUST BE BACKFILLED BEFORE THE END OF THE WORKDAY IF A 40-PERCENT CHANCE OF RAIN IS PREDICTED.

16. A GRAVEL BAG SILT BASIN OR TRAP SHALL BE PROVIDED AT EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.

17. A 12-INCH HIGH BY 4-FOOT WIDE BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS. CONCENTRATED WATER SHALL BE CARRIED NOT CLOSER THAN 10 FEET FROM THE TOP OF SLOPES.

18. ALL BUILDING PADS SHALL BE SLOPED TOWARDS THE DRIVEWAY AND VELOCITY CHECK DAMS PROVIDED AT THE BASE OF ALL DRIVEWAYS DRAINING INTO THE STREET. VELOCITY CHECK DAMS SHALL BE PROVIDED ACROSS THE OUTLETS OF ALL LOTS DRAINING INTO THE STREET.

19. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED STREET AREAS AT THE INTERVALS INDICATED BELOW. VELOCITY CHECK, DAMS MAY BE CONSTRUCTED OF GRAVEL BAGS, TIMBER, OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE CITY ENGINEER, AND SHALL EXTEND COMPLETELY ACROSS THE STREET AT RIGHT ANGLES TO THE CENTERLINE. EARTH DIKES MAY NOT BE USED AS VELOCITY CHECK DAMS. CHECK DAM INSTALLATION SHALL PROVIDE FOR THE PREVENTION OF EROSION AROUND THE ENDS OF THE DAM.

GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

20. ALL EROSION CONTROL PLANS MUST PROVIDE A 24-HOUR TELEPHONE NUMBER AND THE NAME(S) OF THE PERSON(S) RESPONSIBLE FOR EMERGENCY WORK. A TELEPHONE ANSWERING MACHINE OR ANSWERING SERVICE IS UNACCEPTABLE.

CONTACT _____ _____
NAME (AREA CODE) NUMBER

STORM DRAIN BMP NOTES

1. THE MODULAR WETLAND LINEAR UNDERGROUND SYSTEM (MWS) MUST BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS, INCLUDING THE PLACEMENT OF PRE-ASSEMBLED COMPONENTS FOR PRETREATMENT, BIOFILTRATION, AND DISCHARGE CHAMBERS. EACH UNIT SHALL BE SELF-CONTAINED WITHIN CONCRETE STRUCTURES WITH A MINIMUM COMPRESSIVE STRENGTH OF FIVE THOUSAND (5,000) PSI AND H-20 TRAFFIC LOADING CAPACITY. ACCESS HATCHES MUST ALLOW FOR REMOVAL OF INTERNAL COMPONENTS FOR INSPECTION AND MAINTENANCE.

2. ACCESS IS PROVIDED THROUGH MANHOLE OR ACCESS COVERS. CONFINED SPACE ENTRY CERTIFICATION IS REQUIRED FOR ALL PERSONNEL ACCESSING THE SYSTEM, WITH ADHERENCE TO OSHA SAFETY STANDARDS. PROTECTIVE EQUIPMENT, INCLUDING SAFETY BOOTS, GAS METERS, HARD HATS, GLOVES, AND EYE PROTECTION, MUST BE USED. MAINTENANCE AND PROTECTION OF TRAFFIC PLAN SHALL BE UTILIZED WHEN ACCESSING THE SITE.

3. INSPECTION POINTS INCLUDE PRETREATMENT CHAMBER CARTRIDGES, BIOFILTRATION MEDIA, CLOGGING OF MEDIA, AND PROPER FUNCTIONING OF FLOW CONTROL. INSPECTIONS SHALL BE DOCUMENTED IN AN INSPECTION LOG. INSPECT PRE-TREATMENT, BIOFILTRATION, AND DISCHARGE CHAMBERS AN AVERAGE OF ONCE EVERY SIX TO TWELVE MONTHS. VARIES BASED ON SITE SPECIFIC AND LOCAL CONDITIONS.

4. PROPRIETARY BIOMEDIAGREEN FILTER MEDIA AND RELATED COMPONENTS ARE REQUIRED FOR SYSTEM PERFORMANCE. REPLACEMENT MEDIA AND COMPONENTS SHALL BE ORDERED FROM CONTECH ENGINEERED SOLUTIONS TO ENSURE COMPATIBILITY WITH THE SPECIFIED MWS LINEAR MODEL. FOR INQUIRIES REGARDING MODELS MWS-L-4-13-V-UG, MWS-L-8-12-V-UG, AND MWS-L-8-16-V-UG, CONTACT CONTECH ENGINEERED SOLUTIONS (1-800-338-1122).

5. MAINTENANCE IS REQUIRED UNDER THE FOLLOWING CONDITIONS: SEDIMENT ACCUMULATION EXCEEDS 6 INCHES, BIOMEDIAGREEN MEDIA CLOGGING EXCEEDS 85%, FLOATABLES OCCUPY MORE THAN 18 INCHES OF THE CHAMBERS LENGTH AND WIDTH, MISSING OR DAMAGED INTERNAL COMPONENTS OF CARTRIDGE, OBSTRUCTION IN SYSTEM, EXCESSIVE ACCUMULATION OF SEDIMENT, AND OVERGROWN VEGETABLE. ANNUAL MAINTENANCE IS RECOMMENDED, INCLUDING REMOVAL OF DEBRIS, SEDIMENT, AND TRASH.

6. REQUIRED MAINTENANCE EQUIPMENT INCLUDES A MODULAR WETLANDS LINEAR MAINTENANCE FORM, VACUUM-ASSISTED TRUCK, PRESSURE WASHER, REPLACEMENT BIOMEDIAGREEN MEDIA, FLASHLIGHT, AND ACCESS COVER TOOLS.

7. FOLLOWING INSTALLATION, THE MWS LINEAR UNDERGROUND SYSTEM MUST BE INSPECTED ANNUALLY TO ENSURE PROPER FUNCTIONALITY. MAINTENANCE LOGS MUST INCLUDE DETAILS OF CLEANING ACTIVITIES, DEBRIS VOLUME, AND SYSTEM CONDITION. DISPOSE OF ALL WASTE AT APPROVED FACILITIES IN COMPLIANCE WITH LOCAL AND STATE REGULATIONS.

8. REQUIRED INSPECTION EQUIPMENT INCLUDES A MODULAR WETLANDS LINEAR INSPECTION FORM, FLASHLIGHT, TAPE MEASURE, AND ACCESS COVER HOOK.

9. THE OWNER SHOULD KEEP MAINTENANCE/INSPECTION RECORD(S) FOR A MINIMUM OF FIVE YEARS FROM THE DATE OF MAINTENANCE. THESE RECORDS SHOULD BE MADE AVAILABLE TO THE GOVERNING MUNICIPALITY FOR INSPECTION UPON REQUEST AT ANY TIME.

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL: R.C.E. STAMP

DRAWINGS PREPARED BY:

OCEANSIDE CALIFORNIA — PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO. EDDA NO. FILE NO.

SHEET		SHEETS
G-003	CITY OF OCEANSIDE ENGINEERING DIVISION	

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: GENERAL NOTES - SHEET 2

ACCEPTED BY
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of: Sign: PRINT Name: Date:
Reviewed By: REVR Initials: Date:
PLAN NUMBER: CIP19-00011

File: I:\mwe.net\projects\SD\11\15\20 CADD_Active_SheetSet\PVWB-G-003 ; Plotted: 7/7/2025 12:51 PM by: DEEB, NICOLE ; Saved: 7/2/2025 9:37 AM by: NDEEB

ABBREVIATIONS

A	AIR, AMPERE or AMMETER
AB	ANCHOR BOLT or AGGREGATE BASE
ABAND	ABANDONED
ABBR	ABBREVIATION
ABUT	ABUTMENT
ABV	ABOVE
AC	ASPHALT CONCRETE, AIR COMPRESSOR, ASBESTOS CONCRETE,R or ALTERNATING CURRENT
A/C	AIR CONDITIONING
ACI	AMERICAN CONCRETE INSTITUTE
ACP	ASBESTOS CEMENT PIPE
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALUM	ALUMINUM
AMPS	AMPERES
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APM	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATE
AS	AMPERE SWITCH
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWG	AMERICAN WIRE GAGE
AWS	AMERICAN WELDING SOCIETY
AWWA	AMERICAN WATER WORKS ASSOCIATION
BAV	BALL VALVE
BB	BEGIN BRIDGE
BC	BEGIN CURVE or BARE COPPER
BCR	BEGIN CURB RETURN
BD	BOARD
BF	BLIND FLANGE
BFP	BACKFLOW PREVENTER
BFV	BUTTERFLY VALVE
BL	BASELINE
BLDG	BUILDING
BLKG	BLOCKOUT
BM	BENCH MARK
BOS	BOTTOM OF STEEL
BOT	BOTTOM
BR	BRASS
BTU	BRITISH THERMAL UNITS
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
C	CONDUIT or CONTROL
CA	CEMENT ASBESTOS or COMPRESSED AIR
CAB	CRUSHED AGGREGATE BASE
CASQA	CALIFORNIA STORMWATER QUALITY ASSOCIATION
CB	CATCH BASIN
CF	CUBIC FEET
C&G	CURB AND GUTTER
CIP	CAST-IN-PLACE
CJ	CONSTRUCTION JOINT
CKT	CIRCUIT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CNTR	CENTER
CO	CLEANOUT or CONDUIT ONLY
COL	COLUMN
CONC	CONCRETE
COND	CONDUIT
CONN	CONNECTOR
CONST	CONSTRUCTION
CONT	CONTINUOUS or CONTINUE
COORD	COORDINATE
CT	COOPER TUBE, CERAMIC TILE or CURRENT TRANSFORMER
CU	CUBIC or COPPER
CV	CHECK VALVE
CW	COLD WATER
D	DRAIN
DACS	DRAWING AREA COORDINATE SYSTEM
DEMO	DEMOLISH
DET	DETAIL
DI	DUCTILE IRON
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DIM	DIMENSION
DN	DOWN
DO	DITTO
DR	DOOR or DRIVE
DWGS	DRAWINGS
E	EAST or EASTING
EA	EACH
EB	END BRIDGE
EC	END CURVE
ECR	END CURB RETURN
EF	EACH FACE
EG	EXISTING GROUND
EJ	EXPANSION JOINT
EL,ELEV	ELEVATION
ELECT	ELECTRICAL
ELL	ELBOW
EP	EDGE OF PAVEMENT
EPR	ETHYLENE-PROPYLENE-RUBBER
EQUIP	EQUIPMENT
ES	EACH SIDE
EVC	END VERTICAL CURVE
EW	EACH WAY or EXISTING WATER
EXIST,(E),EX	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F	FRAME, FLANGE or FUEL
FA	FIRE ALARM
FD	FLOOR DRAIN
FDR	FEEDER
FF	FINISH FLOOR
FFE	FINISHED FLOOR ELEVATION
FG	FINAL GRADE, FINISHED GRADE or FINISHED GROUND
FH	FIRE HYDRANT
FIN	FINISH
FL	FLOW LINE
FLOUR	FLUORESCENT
FLR	FLOOR
FLRNG	FLOORING
FLSHNG	FLASHING
FND	FOUNDATION
FR	FUEL RETURN
FS	FINISHED SURFACE or FUEL SUPPLY
FT	FOOT or FEET
FTG	FOOTING
FU	FUSE
G	GAS
GA	GAGE
GAL	GALLON
GALV	GALVANIZED
GB	GRADE BREAK
GFI	GROUND FAULT INTERRUPTER
GI	GALVANIZED IRON
GL	GLASS
GND	GROUND
GPM	GALLONS PER MINUTE
GV	GATE VALVE
GYP	GYPSUM
H	HEIGHT
HB	HOSE BIBB
HD	HEAD
HDPE	HIGH DENSITY POLYETHYLENE
HM	HOLLOW METAL
HNDRL	HANDRAIL
HORIZ	HORIZONTAL
HP	HORSE POWER or HIGH PRESSURE
HPS	HIGH PRESSURE SODIUM
HR	HOUR
HTR	HEATER
HW	HOT WATER
Hz	HERTZ
ID	INSIDE DIAMETER
IN.	INCHES
INS	INSULATOR
INT	INTERIOR
INV	INVERT
IPS	INSIDE PIPE SIZE
JB	JUNCTION BOX
JS	JUNCTION STRUCTURE
JSBCC	JUNIOR SEAU BEACH COMMUNITY CENTER
JT	JOINT
KSI	KIPS PER SQUARE INCH
kV	KILOVOLTS
kVA	KILOVOLT-AMPERES
kW	KILOWATTS
kWHM	KILOWATT HOUR METER
L	LENGTH
LA	LIGHTING ARRESTOR
LAM	LAMINATE
LAT	LATERAL
LB	POUND
LD	LOCAL DEPRESSION
LF	LINEAR or LINEAR FEET
LFGD	LIFEGUARD
LG	LONG
LNDG	LANDING
LP	LOW POINT
LT	LIGHT
LTG	LIGHTING
M	MOTOR
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MCC	MOTOR CONTROL CENTER
MCM	THOUSAND CIRCULAR MILS
MECH	MECHANICAL
MET	METAL
MFTR	MANUFACTURE or MANUFACTURER
MH	MANHOLE
MHW	MEAN HIGH WATER
MHHW	MEAN HIGHER HIGH WATER
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLW	MEAN LOW WATER
MLLW	MEAN LOWER LOW WATER
MOD	MODIFIED
MON	MONUMENT
MOR	MODULUS OF RUPTURE
MSL	MEAN SEA LEVEL
MTD	MOUNTED
MWS	MODULAR WETLAND SYSTEM
N	NORTH or NORTHING
NAVD	NORTH AMERICAN VERTICAL DATUM
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NIC	NOT IN CONTRACT
NO.	NUMBER
NPT	NATIONAL PIPE THREAD
NTS	NOT TO SCALE
OBS	OBSTRUCTION
OC	ON CENTER
OD	OUTSIDE DIAMETER
OG	ORIGINAL GRADE
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
OPRS	USERS
OS	OUTSIDE
OSD	CITY OF OCEANSIDE STANDARD DWG
OW	OILY WASTE
P	POWER, POLE, PUMP or PIPE
PB	PULL BOX
PC	PIPE CLAMP, PRECAST CONCRETE or POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE
PCF	POUND PER CUBIC FOOT
PG	PRESSURE GAUGE
PI	POINT OF INTERSECTION
PIP	PROTECT IN PLACE
PL	PLATE or PROPERTY LINE
PLAS	PLASTIC or PLASTER
PM	POWER MOUND or METER
PNL	PANEL
POC	POINT OF CONNECTION or POINT ON CURVE
POT	POINT ON TANGENT
POV	POINT ON VERTICAL CURVE
PRC	POINT OF REVERSE CURVE
PRESS	PRESSURE
PRI	PRIMARY
PROP	PROPOSED
PRTTN	PARTITION
PRVC	POINT OF REVERSE VERTICAL CURVE
PS	PIPE SUPPORT or PRESSURE SWITCH
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAGE
PT	POINT or POINT OF TANGENCY
PTD	PAINTED
P&T	PRESSURE AND TEMPERATURE
PV	PLUG VALVE
PVC	POINT OF VERTICAL CURVATURE or POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENCY
PWR	POWER
R	RADIUS or RIGID
RAD	RADIUS or RADIAL
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RECPT	RECEPTACLE
RED	REDUCER
REINF	REINFORCING
REQD	REQUIRED
RET	RETAINING
RM	ROOM
ROW,R/W	RIGHT OF WAY
RPM	ROTATION PER MINUTE
RR	RAILROAD
RT	RIGHT
RUB	RUBBER
RV	RELEASE VALVE
RWL	RAIN WATER LEADER
S	SEWER, SLOPE or SOUTH
SAN	SANITARY
SB	SWAY BRACE
SCH	SCHEDULE
SD	STORM DRAIN
SDR	STANDARD DIMENSION RATIO
SDRSD	SAN DIEGO REGIONAL STANDARD DRAWINGS
SDWK	SIDEWALK
SEC	SECONDARY
SECT	SECTION
SF	SQUARE FOOT or FEET
SHLDR	SHOULDER
SHT	SHEET
SIM	SIMILAR
SP	SPARE
SPA	SPACE
SPECS	SPECIFICATIONS
SPIB	SOUTHERN PINE INSPECTION BUREAU
SQ	SQUARE
SS	STAINLESS STEEL or SANITARY SEWER
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURE or STRUCTURAL
SUBSTA	SUBSTATION
SWBD	SWITCHBOARD
SYM	SYMMETRICAL
T	TANGENT
T&B	TOP AND BOTTOM
TC	TOP OF CURB
TELE	TELEPHONE
TEMP	TEMPERATURE or TEMPORARY
THD	THREAD
THK	THICK
THRU	THROUGH
TLT	TOILET
TOS	TOP OF STEEL
TOT	TOTAL
TRANSV	TRANSVERSE
TRNSFMR	TRANSFORMER
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UON	UNLESS OTHERWISE NOTED
UPRR	UNION PACIFIC RAILROAD
UTIL	UTILITY
V	VOLT, VENT or VOLTMETER
VAR	VARIES
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VOL	VOLUME
VS	VOLTMETER SWITCH
VTR	VENT THROUGH ROOF
W	WATER, WEST, WIDE or WIRE
WCLIB	WEST COAST LUMBER INSPECTION BUREAU
WD	WOOD
WP	WEATHERPROOF or WATERPROOF
WT	WEIGHT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

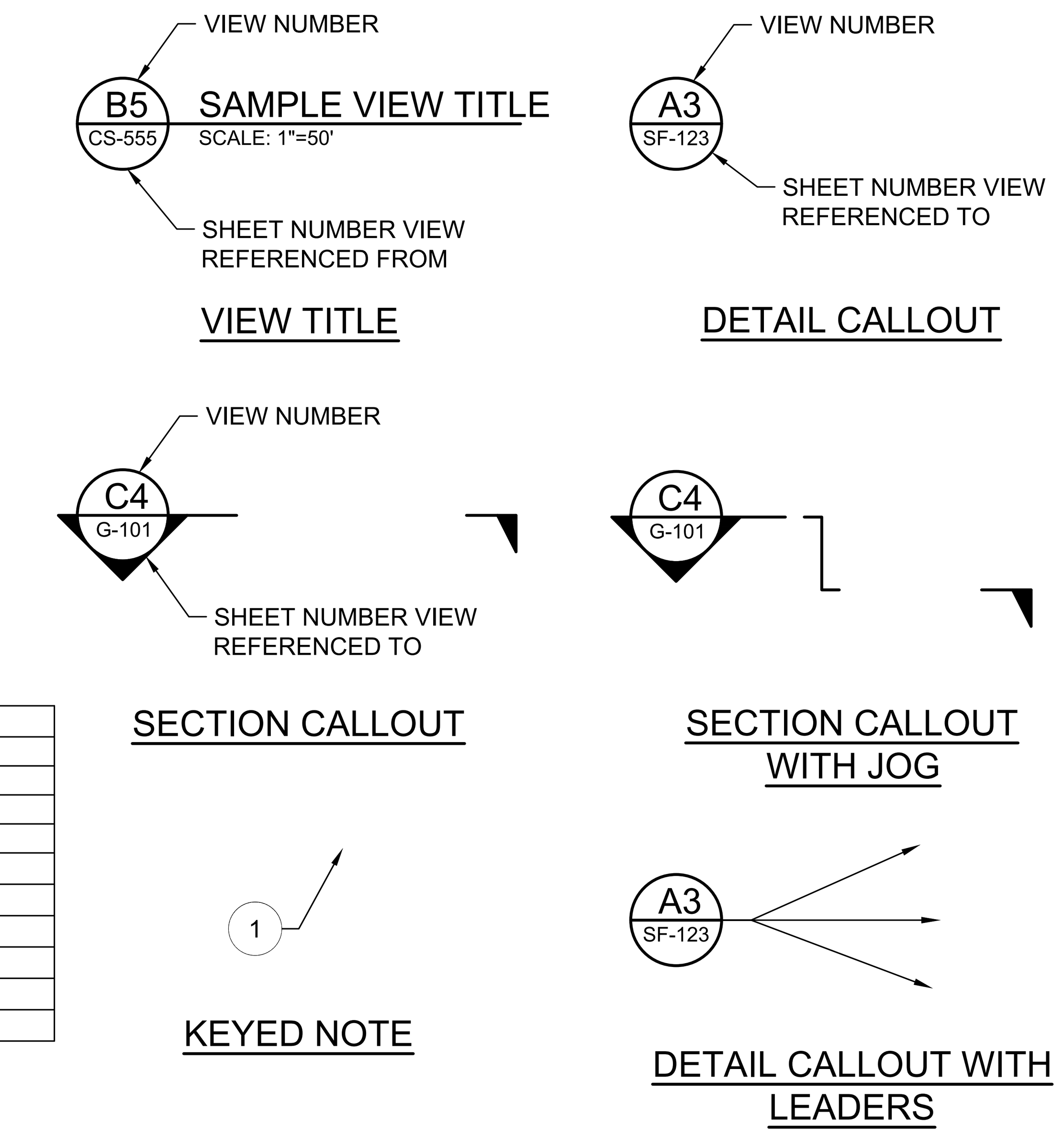
SHEET TYPE DESIGNATORS	
0	GENERAL (COVER SHEET, LEGEND, NOTES)
1	PLANS (HORIZONTAL VIEWS)
2	ELEVATIONS (NOT TYPICALLY USED)
3	SECTIONS (OVERALL VIEWS)
4	LARGE-SCALE VIEWS (PLANS, SECT. OR ELEV. - NOT DETAILS)
5	DETAILS (MAY BE PLAN, SECT. OR ELEV. VIEWS)
6	SCHEDULES
7	USER DEFINED
8	USER DEFINED
9	3D ISOMETRIC

DISCIPLINE DESIGNATORS	
DISCIPLINE	DESIGNATOR
GENERAL	G
SURVEY/MAPPING	V
GEOTECHNICAL	B
ARCHITECTURAL	A
LANDSCAPE	L
CIVIL	C
STRUCTURAL	S
MECHANICAL	M
ELECTRICAL	E
PLUMBING	P
SECURITY	ES
TELECOM	T
OTHER DISCIPLINES	X

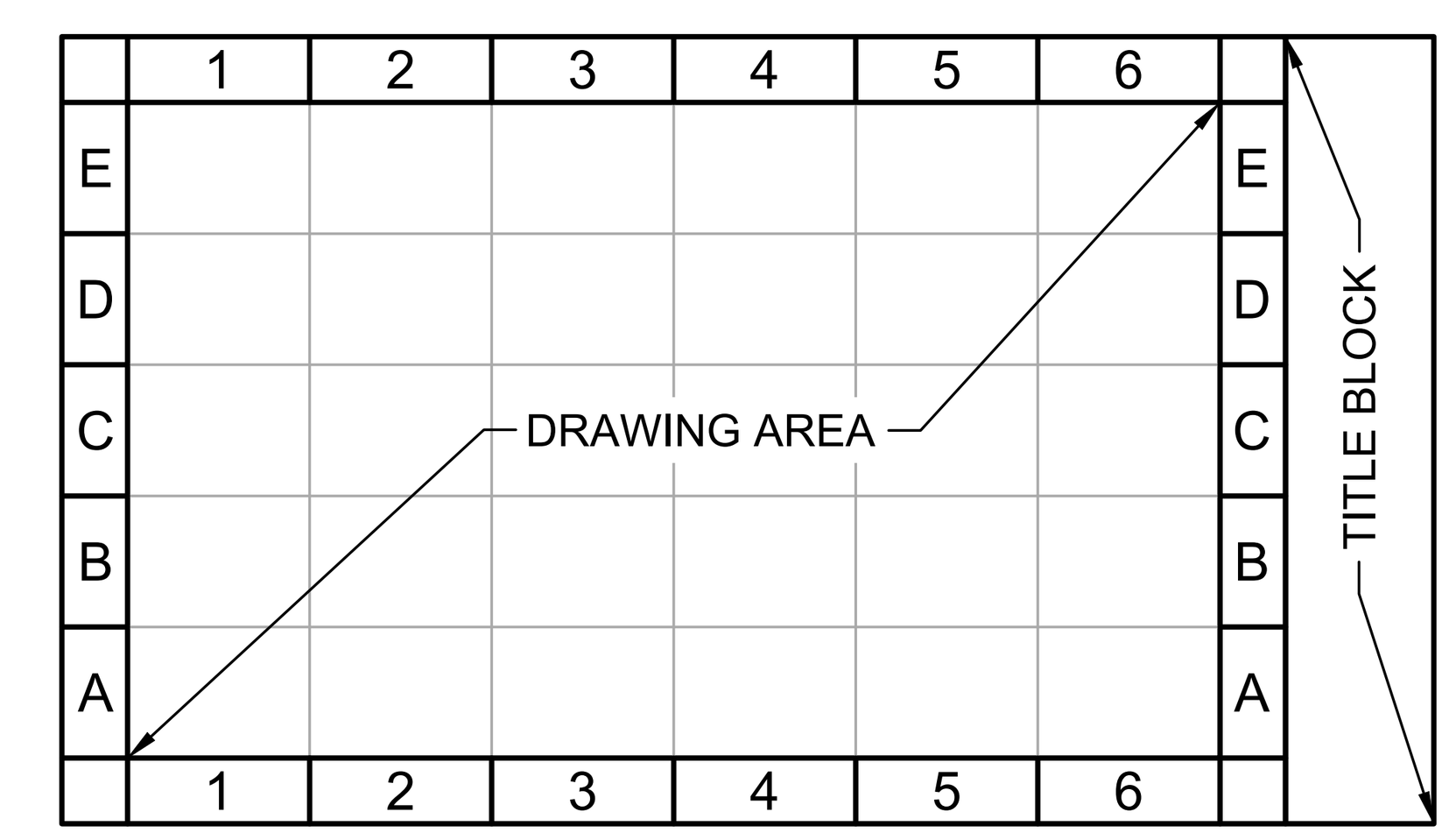
SECONDARY DESIGNATORS	
DEMOLITION	D
GENERAL	G
SUBSTRUCTURE	B
FRAMING	F
CONSTRUCTION	C
SITE	S

REVISION NUMBERING	
A00, A01...	PRE-BID SUBMITTALS
B00, B01...	BID SUBMITTALS
000, 001...	CONSTRUCTION SUBMITTALS

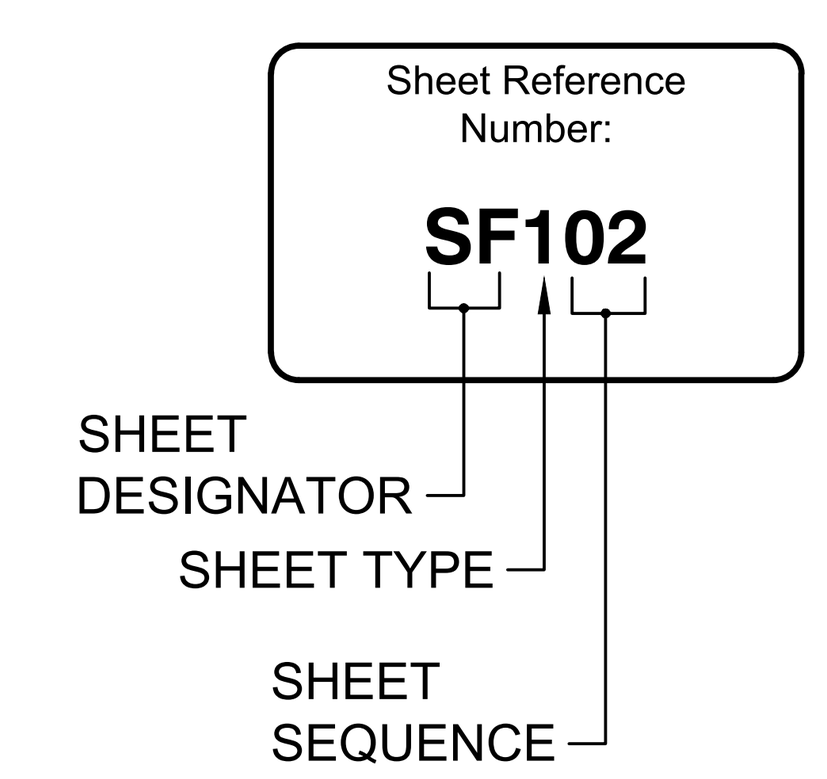
LEGEND



* VIEW NUMBER IS BASED ON THE (DACS) LOCATION OF THE LOWER-LEFT EXTENTS OF THE VIEW ON THE REFERENCED SHEET. WHEN REFERENCING DRAWING INFORMATION BETWEEN SHEETS, BOTH THE VIEW AND SHEET NUMBERS MUST BE QUOTED TOGETHER - EITHER IN A CALLOUT FORMAT AS SHOWN ABOVE OR IN THE FORM;
"VIEW NO./SHEET NO." (EG A1/CS-5001)



DRAWING AREA COORDINATE SYSTEM (DACS)



SHEET NUMBERING

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E. STAMP

DRAWINGS PREPARED BY:

WDID NO.
EDDA NO.
FILE NO.

SHEET G-004
CITY OF OCEANSIDE ENGINEERING DIVISION
SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: GENERAL NOTES - SHEET 3

ACCEPTED BY
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

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C1 SCALE: NTS



C2 SCALE: NTS



C3 SCALE: NTS



C4 SCALE: NTS



C5 SCALE: NTS



B1 SCALE: NTS



B2 SCALE: NTS



B3 SCALE: NTS



B4 SCALE: NTS



B5 SCALE: NTS



A1 SCALE: NTS



A2 SCALE: NTS



A3 SCALE: NTS



A4 SCALE: NTS



A5 SCALE: NTS

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
SD902		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: PHOTOS - SHEET 2

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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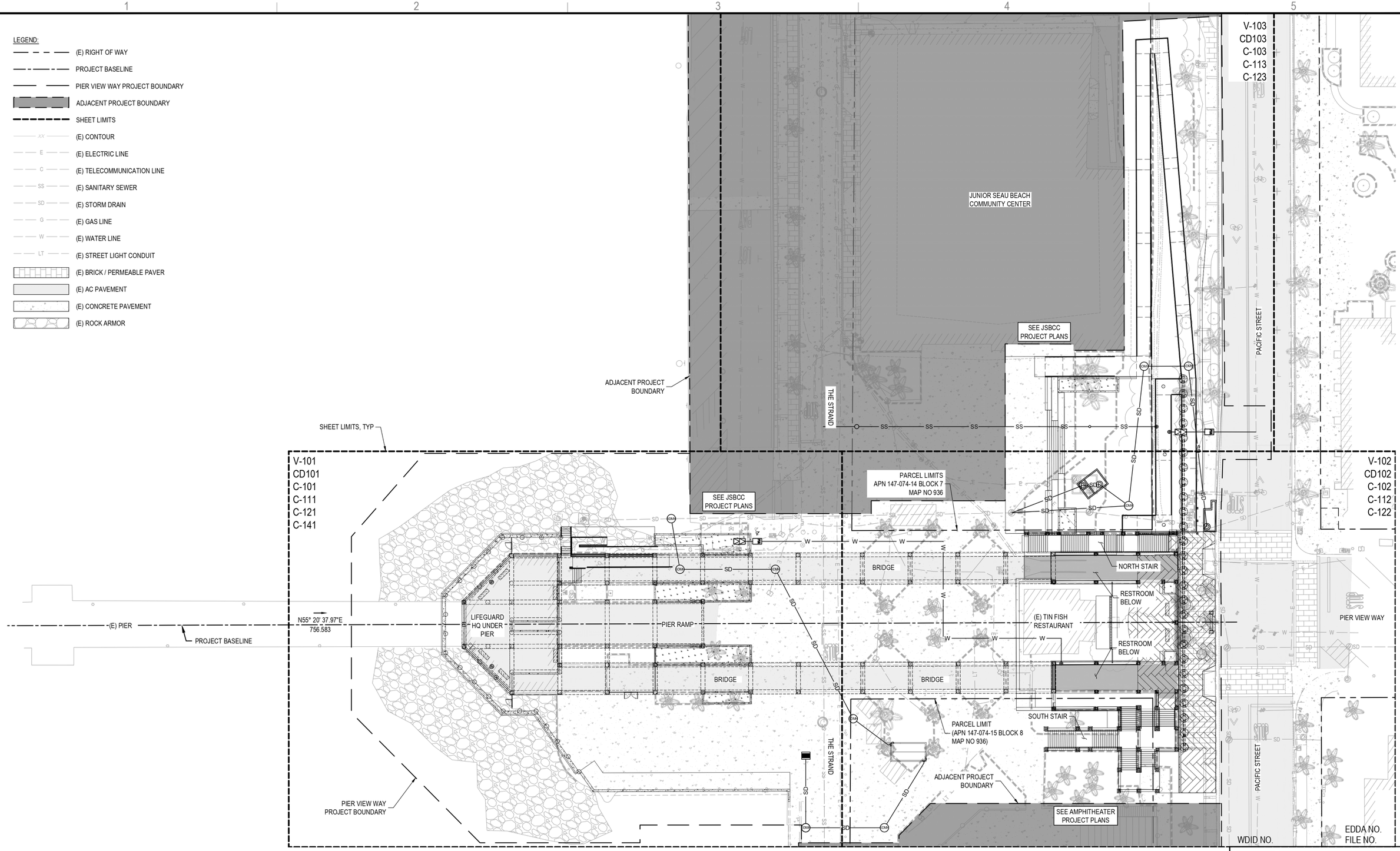
LEGEND:

- (E) RIGHT OF WAY
- PROJECT BASELINE
- PIER VIEW WAY PROJECT BOUNDARY
- ADJACENT PROJECT BOUNDARY
- SHEET LIMITS
- (E) CONTOUR
- (E) ELECTRIC LINE
- (E) TELECOMMUNICATION LINE
- (E) SANITARY SEWER
- (E) STORM DRAIN
- (E) GAS LINE
- (E) WATER LINE
- (E) STREET LIGHT CONDUIT
- (E) BRICK / PERMEABLE PAVER
- (E) AC PAVEMENT
- (E) CONCRETE PAVEMENT
- (E) ROCK ARMOR



A1 OVERALL LAYOUT

SCALE: 1" = 20'

PLAN NORTH

1" = 20' 0 10' 20' 40'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E. STAMP

DRAWINGS PREPARED BY:

SHEET G-101

CITY OF OCEANSIDE ENGINEERING DIVISION

SHEETS

PUBLIC IMPROVEMENT PLAN FOR

PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: OVERALL LAYOUT

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of: Sign: PRINT Name: Date:

Reviewed By: REVR Initials Date:

PLAN NUMBER CIP19-00011

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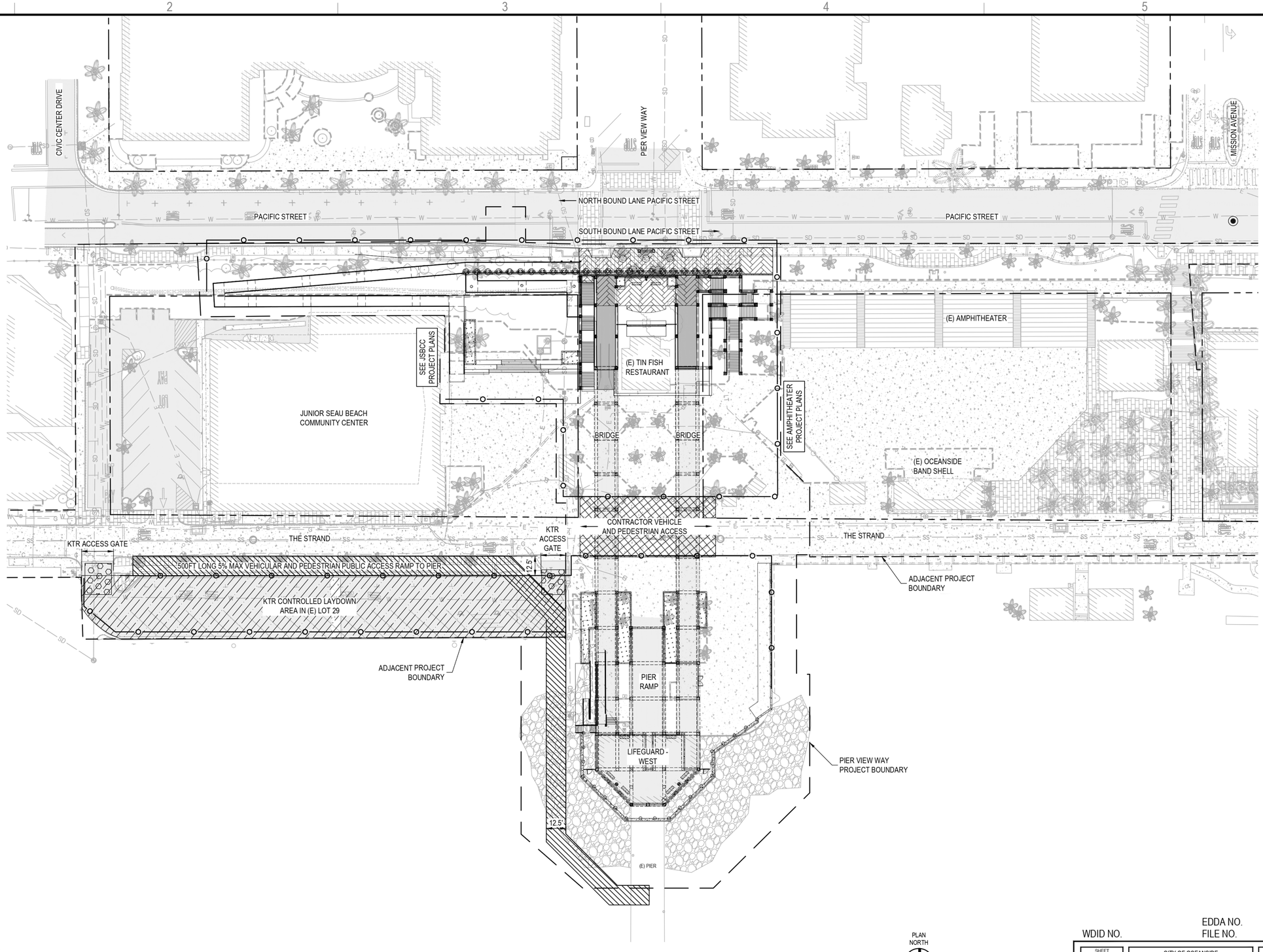
LEGEND:

- (E) RIGHT OF WAY
- PIER VIEW WAY PROJECT BOUNDARY
- ADJACENT PROJECT BOUNDARY
- CONSTRUCTION FENCING
- TEMPORARY PUBLIC PEDESTRIAN AND VEHICULAR RAMP ACCESS TO PIER
- CONTRACTOR CONTROLLED LAYDOWN AREA
- PROTECTIVE COVER BENEATH PIER VIEW WAY BRIDGES
- STABILIZED CONSTRUCTION ENTRANCE AND EXIT

NOTES:

1. CONTRACTOR TO PROVIDE SIGNAGE TO DIRECT PEDESTRIANS TO THE PUBLIC RAMP FOR PIER ACCESS
2. STRAND ACCESS FOR PEDESTRIANS AND CONTRACTOR VEHICLES ONLY
3. ACCESS AT STRAND LEVEL IS PROVIDED FROM THE NORTH THROUGH SURFRIDER WAY
4. CONTRACTOR TO PROVIDE DETOUR SIGNS ON STREET CORNERS AROUND PIER VIEW WAY PROJECT ACTIVITIES
5. PROVIDE TEMPORARY CONSTRUCTION FENCING, GATE(S), BARRICADES OR OTHER MEANS OF PROTECTING THE PUBLIC AND PREVENTING UNAUTHORIZED ENTRY INTO CONSTRUCTION SITE FOR ALL STAGING AREAS AND ACCESS PATHWAYS.
6. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY ADJACENT TO THE JOB SITE AND THAT CONTRACTOR SHALL AT THEIR EXPENSE, REPAIR OR REPLACE TO ORIGINAL CONDITION ALL EXISTING IMPROVEMENTS WITHIN OR ADJACENT TO THE JOB SITE WHICH ARE DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF CONTRACTOR'S OPERATIONS. ITEMS INCLUDE BUT NOT LIMITED TO: PARKING LOT AND SITE ACCESSORIES, PERIMETER FENCING, UTILITIES, ETC.
7. WHEN POSSIBLE, CONTRACTOR IS TO MAINTAIN TWO ONE-WAY LANES OPEN FOR ACCESS ON PACIFIC STREET. AS REQUIRED, CONTRACTOR MAY CLOSE LANES OF PACIFIC STREET ALONG PROJECT FOOTPRINT DURING CONSTRUCTION OPERATIONS. AS REQUIRED FOR TRAFFIC CONTROL, CONTRACTOR IS TO PROVIDE ANY ADDITIONAL SIGNAGE OR FLAGGERS DURING PARTIAL OR FULL CLOSURE OF PACIFIC STREET.



A1 SITE STAGING AND LAYDOWN AREAS

SCALE: 1" = 30'

PLAN NORTH

1" = 30' 0 30' 60'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL: R.C.E. STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
G-102		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
SITE STAGING AND LAYDOWN AREAS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

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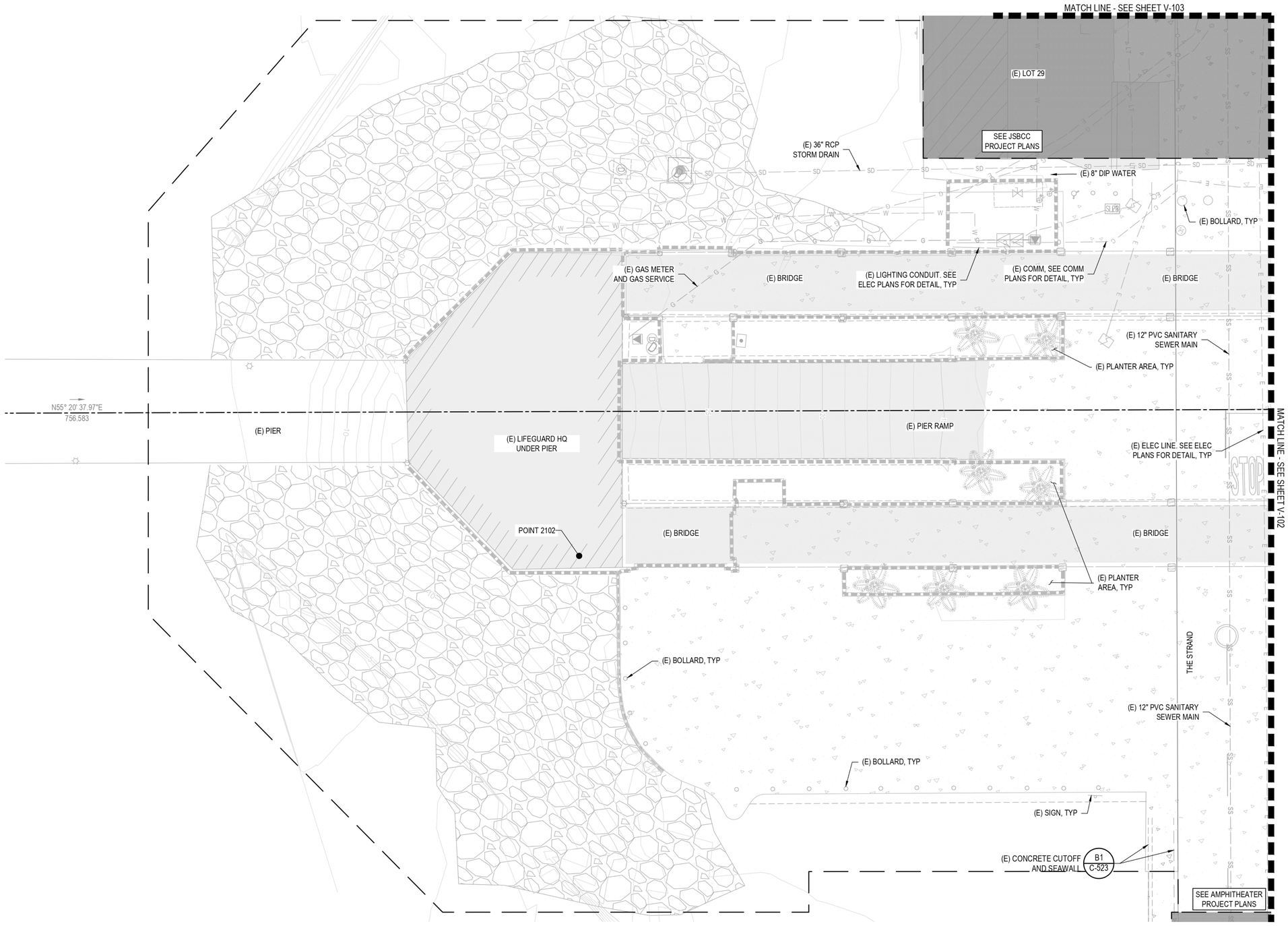

LEGEND:

- PIER VIEW WAY PROJECT BOUNDARY
- ADJACENT PROJECT BOUNDARY
- (E) CONTOUR
- (E) ELECTRIC LINE
- (E) TELECOMMUNICATION LINE
- (E) SANITARY SEWER
- (E) STORM DRAIN
- (E) GAS LINE
- (E) WATER LINE
- (E) STREET LIGHT CONDUIT
- (E) AC PAVEMENT
- (E) CONCRETE PAVEMENT
- (E) ROCK ARMOR
- (E) STREET LIGHT
- (E) FIRE HYDRANT
- (E) WATER EQUIPMENT FDC / VALVE / METER / BFP
- (E) IRRIGATION VALVE / BOX
- (E) SEWER MANHOLE / CLEAN OUT
- (E) STORM DRAIN MANHOLE / INLET / CATCH BASIN
- (E) ELECT PULL BOX / VAULT
- (E) ELECT POWER BOX
- (E) STREET LIGHT PULL BOX
- (E) COMM PULL BOX
- (E) GAS VALVE / METER
- (E) RECLAIMED WATER VALVE / METER
- (E) BUSH / TREE
- (E) SIGN
- (E) RETAINING WALL
- (E) PIER VIEW WAY BRIDGE COLUMNS

NOTES:

1. TOPOGRAPHY WAS COMPILED FROM FIELD SURVEY PERFORMED BY NV5. APRIL 2024.

BASIS OF COORDINATES

THE BASIS OF COORDINATES FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM NAD83, ZONE 6. (EPOCH 2011, NSRS 2007). BASED LOCALLY ON THE FOLLOWING CONTROL POINT PER RECORD SURVEY 21787, CITY OF OCEANSIDE HORIZONTAL CONTROL.

CONTROL POINT	NORTHING	EASTING	ELEVATION*
POINT 2102	2016134.610	6214596.960	28.65

* BASIS OF ELEVATION: ELEVATIONS ARE IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS ESTABLISHED LOCALLY PER POINT 2102 OF SAID RECORD OF SURVEY NO. 21787. THE POINT IS BEING NATIONAL GEODETIC SURVEY (NGS) BENCHMARK POINT DX3432.

A1 EXISTING CONDITIONS - SHEET 1

SCALE: 1" = 10'

1" = 10' 0 10' 20'

PLAN NORTH

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
V-101		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: EXISTING CONDITIONS - SHEET 1

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of: Sign: PRINT Name: Date:

Reviewed By: REVR Initials Date:

PLAN NUMBER CIP19-00011

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E. STAMP

DRAWINGS PREPARED BY:

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

File: I:\mnc\refprojects\SD\115120 CADD_Active_sheets\#PVWB\V-101 - Plotted: 7/7/2025 2:10 PM by CHIANG, JILL ; Saved: 7/2/2025 3:43 PM by JCHIANG

MATCH LINE - SEE SHEET V-103

MATCH LINE - SEE SHEET V-101

SEE JSBCC PROJECT PLANS

(E) 36" RCP STORM DRAIN

(E) COMM, SEE COMM PLANS FOR DETAIL, TYP

(E) GAS METER AND GAS SERVICE

(E) PLANTER AREA, TYP

(E) UNDERGROUND SD TREATMENT SYSTEM

CHAIN BARRIER

(E) NORTH STAIR

(E) 36" RCP STORM DRAIN

PACIFIC STREET

(E) 18" RCP STORM DRAIN

(E) 16" AC WATER PER W-00414 AND W-00415

(E) BRIDGE

RESTROOM BELOW

(E) ELEC LINE. SEE ELEC PLANS FOR DETAIL, TYP

(E) CONCRETE PAD

(E) LIGHTING CONDUIT. SEE ELEC PLANS FOR DETAIL, TYP

(E) RESTAURANT

PIER VIEW WAY

(E) PLANTER AREA, TYP

RESTROOM BELOW

(E) BOLLARD, TYP

(E) BRIDGE

(E) BLDG/ STRUCTURE, TYP

(E) SOUTH STAIR

PACIFIC STREET

(E) CONCRETE RETAINING WALL, TYP

(E) BOLLARD, TYP

SEE AMPHITHEATER PROJECT PLANS

LEGEND:

- PIER VIEW WAY PROJECT BOUNDARY
- ADJACENT PROJECT BOUNDARY
- (E) RIGHT OF WAY
- (E) CONTOUR
- (E) ELECTRIC LINE
- (E) TELECOMMUNICATION LINE
- (E) STORM DRAIN
- (E) GAS LINE
- (E) WATER LINE
- (E) STREET LIGHT CONDUIT
- (E) BRICK / PERMEABLE PAVER
- (E) AC PAVEMENT
- (E) CONCRETE PAVEMENT
- (E) BLDG / STRUCTURE
- (E) STREET LIGHT
- (E) FIRE HYDRANT
- (E) WATER EQUIPMENT FDC / VALVE / METER / BFP
- (E) IRRIGATION VALVE / BOX
- (E) STORM DRAIN MANHOLE / INLET / CATCH BASIN
- (E) ELECT PULL BOX / VAULT
- (E) ELECT POWER BOX
- (E) STREET LIGHT PULL BOX
- (E) COMM PULL BOX
- (E) GAS VALVE / METER
- (E) RECLAIMED WATER VALVE / METER
- (E) BUSH / TREE
- (E) SIGN
- (E) RETAINING WALL
- (E) PIER VIEW WAY BRIDGE COLUMNS

A1 EXISTING CONDITIONS - SHEET 2

SCALE: 1" = 10'

PLAN NORTH

1" = 10' 0 10' 20'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL: R.C.E. STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
V-102		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: EXISTING CONDITIONS - SHEET 2

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

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(E) LOT 29

(E) JUNIOR SEAU BEACH COMMUNITY CENTER

(E) PLANTER AREA, TYP

(E) PLANTER AREA, TYP

(E) CONCRETE RETAINING WALL, TYP

PACIFIC STREET

SEE JSBCC PROJECT PLANS

EXISTING CONC GUTTER

(E) PLANTER AREA, TYP

(E) CONCRETE RETAINING WALL, TYP

CHAIN BARRIER

PLAN NORTH

LEGEND:

- PIER VIEW WAY PROJECT BOUNDARY
- ADJACENT PROJECT BOUNDARY
- (E) RIGHT OF WAY
- (E) CONTOUR
- (E) ELECTRIC LINE
- (E) TELECOMMUNICATION LINE
- (E) STORM DRAIN
- (E) GAS LINE
- (E) WATER LINE
- (E) STREET LIGHT CONDUIT
- (E) BRICK / PERMEABLE PAVER
- (E) AC PAVEMENT
- (E) CONCRETE PAVEMENT
- (E) BLDG / STRUCTURE
- (E) STREET LIGHT
- (E) FIRE HYDRANT
- (E) WATER EQUIPMENT FDC / VALVE / METER / BFP
- (E) IRRIGATION VALVE / BOX
- (E) STORM DRAIN MANHOLE / INLET / CATCH BASIN
- (E) ELECT PULL BOX / VAULT
- (E) ELECT POWER BOX
- (E) STREET LIGHT PULL BOX
- (E) COMM PULL BOX
- (E) GAS VALVE / METER
- (E) RECLAIMED WATER VALVE / METER
- (E) BUSH / TREE
- (E) SIGN
- (E) RETAINING WALL
- (E) PIER VIEW WAY BRIDGE COLUMNS

A1 EXISTING CONDITIONS - SHEET 3

SCALE: 1" = 10'

MATCH LINE - SEE SHEET V-101 AND V-102

1" = 10' 0 10' 20'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E. STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET V-103

CITY OF OCEANSIDE ENGINEERING DIVISION

SHEETS

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: EXISTING CONDITIONS - SHEET 3

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

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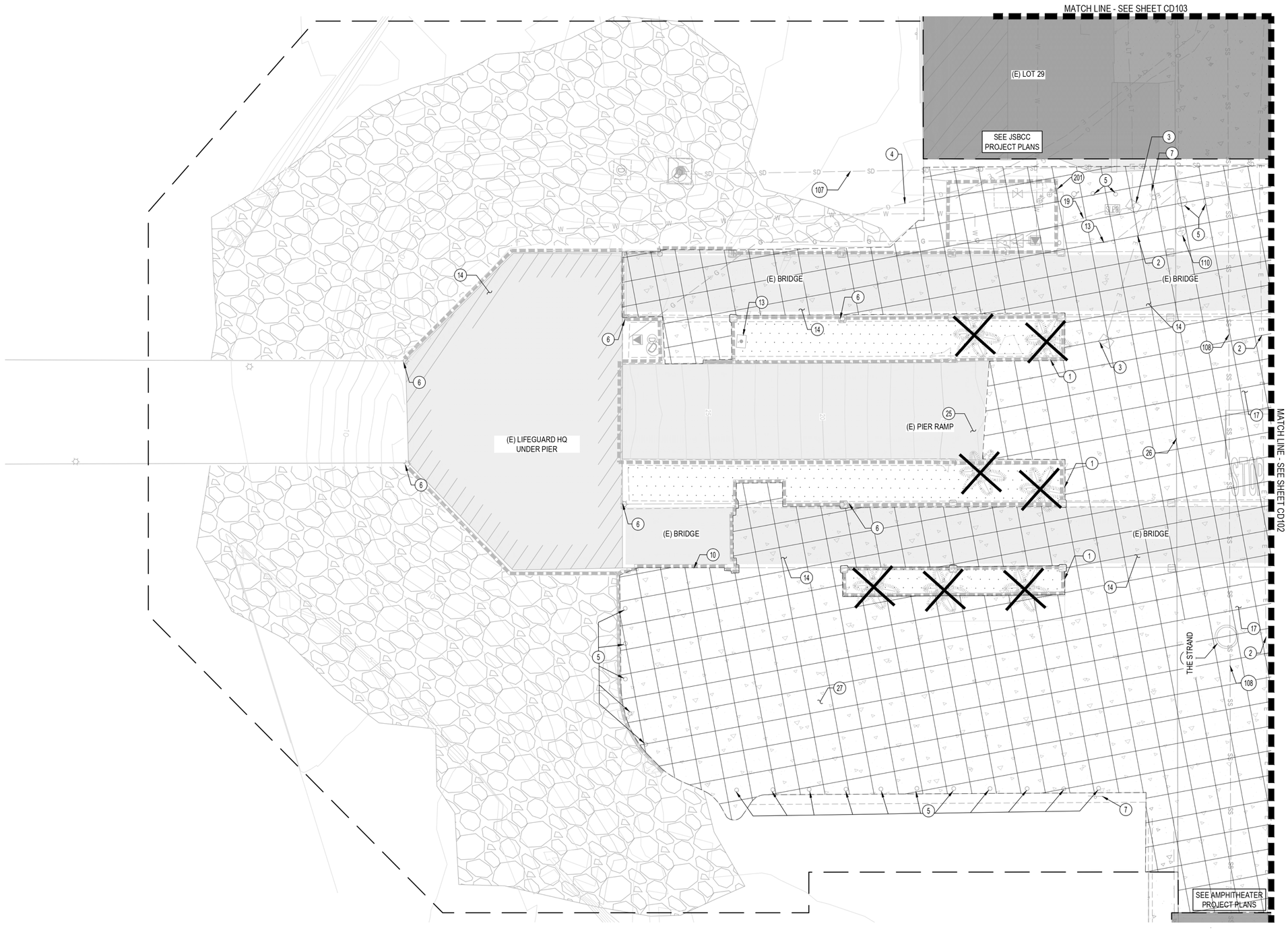

LEGEND:

- PIER VIEW WAY PROJECT BOUNDARY
- ADJACENT PROJECT BOUNDARY
- (E) CONTOUR
- (E) ELECTRIC LINE
- (E) TELECOMMUNICATION LINE
- (E) SANITARY SEWER
- (E) STORM DRAIN
- (E) GAS LINE
- (E) WATER LINE
- (E) STREET LIGHT CONDUIT
- (E) AC PAVEMENT
- (E) CONCRETE PAVEMENT
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- (E) ELECT PULL BOX / VAULT
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- (E) STREET LIGHT PULL BOX
- (E) COMM PULL BOX
- (E) GAS VALVE / METER
- (E) RECLAIMED WATER VALVE / METER
- (E) BUSH / TREE
- (E) SIGN
- (E) RETAINING WALL
- (E) PIER VIEW WAY BRIDGE COLUMNS
- DEMO (E) STRUCTURE/ BLDG
- DEMO (E) CONC PAVEMENT
- DEMO (E) PLANTER
- DEMO (E) TREE

NOTES:

1. SEE ARCHITECTURAL SHEETS FOR BUILDING INTERIOR AND EXTERIOR DEMOLITION.
2. RELOCATION AND REMOVAL OF EXISTING EQUIPMENT IS NOT SHOWN ON PLAN. RELOCATION AND REMOVAL MUST BE DIRECTED BY ENGINEERS AND CITY OF OCEANSIDE STAFF.

1" = 10'

PLAN NORTH

A1 DEMOLITION PLAN - SHEET 1

SCALE: 1" = 10'

CONSTRUCTION NOTES

1	DEMO (E) CONC RETAINING WALL
2	(E) ELECT LINE. SEE ELEC PLAN FOR DEMO DETAIL
3	(E) ELECT TRNSFMR / PULLBOX / VAULT. SEE ELECT PLAN FOR DEMO DETAIL
4	(E) GAS METER AND GAS SERVICE. SEE GAS PLAN FOR DEMO DETAIL
5	DEMO (E) BOLLARD
6	DEMO (E) STREET LIGHT
7	DEMO (E) SIGN
10	DEMO (E) BLDG/STRUCTURE
13	(E) COMM. SEE COMM PLAN FOR DEMO DETAIL
14	DEMO (E) CONC PIER / LFGD / BRIDGE / COLUMN. SEE STRUC PLAN FOR DETAIL
17	DEMO (E) STRAND, 6" PCC PAVEMENT WITH 6x6 4/4 WWM OVER 12" COMPACTED NATIVE SAND
19	(E) LIGHTING CONDUIT AND HANDHOLES. SEE ELEC PLAN FOR DEMO DETAIL
25	DEMO (E) CONC RAMP. SEE STRUCT PLANS FOR DETAIL
26	DEMO (E) CONC SEAWALL BELOW CONC CURB PER AS-BUILT
27	DEMO (E) 6" THICK CONC PAVING
107	(E) 36" RCP STORM DRAIN, PIP
108	(E) 12" PVC SANITARY SEWER MAIN, PIP
110	(E) SANITARY SEWER MANHOLE/CLEANOUT, PIP
201	REMOVE AND RELOCATE (E) WALL AND REQUIRED UTILITIES TO CITY'S APPROVED LOCATION

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL: R.C.E. STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
CD101		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: DEMOLITION PLAN - SHEET 1

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

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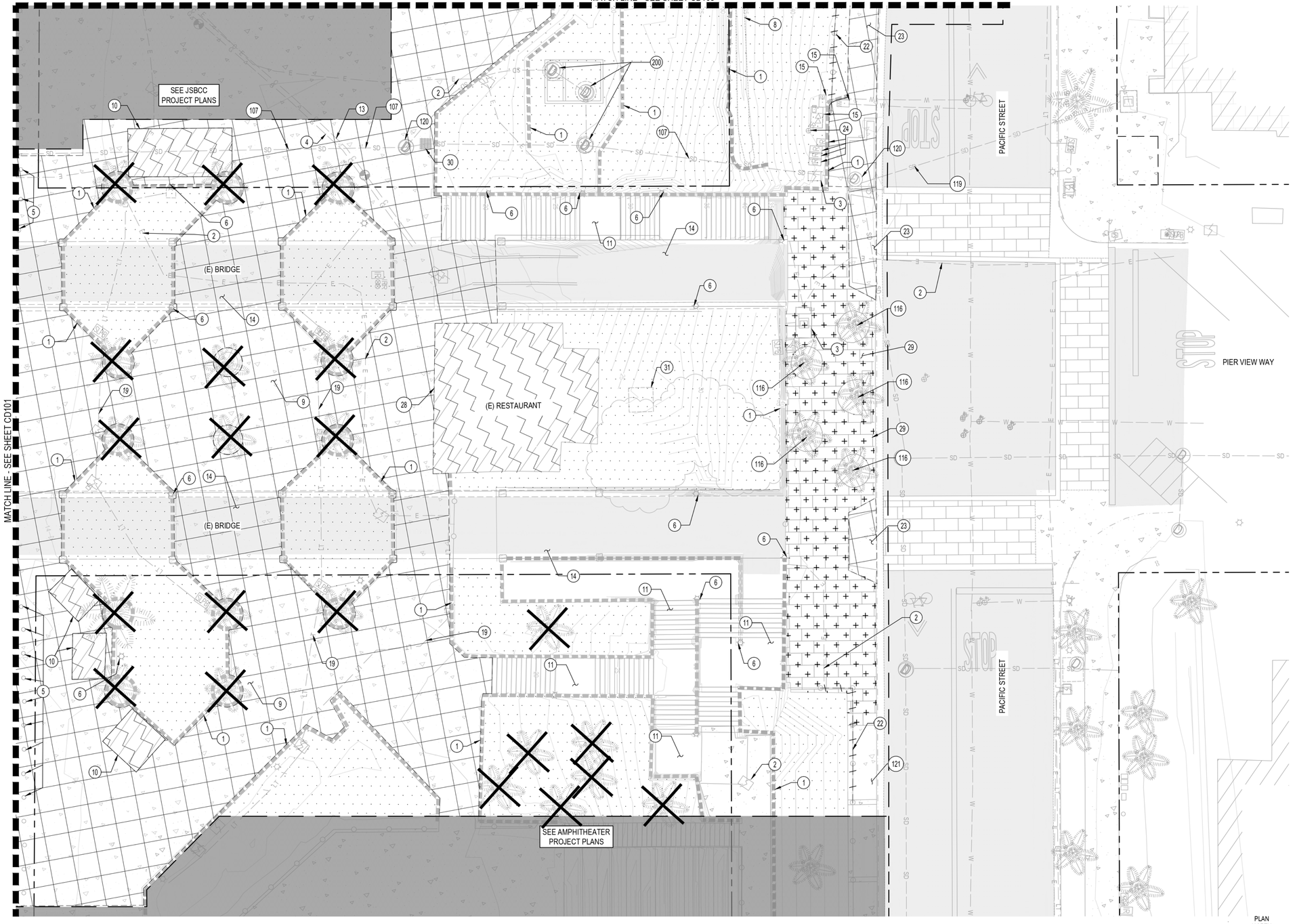

LEGEND:

- PIER VIEW WAY PROJECT BOUNDARY
- ADJACENT PROJECT BOUNDARY
- (E) RIGHT OF WAY
- (E) CONTOUR
- (E) ELECTRIC LINE
- (E) TELECOMMUNICATION LINE
- (E) STORM DRAIN
- (E) GAS LINE
- (E) WATER LINE
- (E) STREET LIGHT CONDUIT
- (E) BRICK / PERMEABLE PAVER
- (E) AC PAVEMENT
- (E) CONCRETE PAVEMENT
- (E) BLDG / STRUCTURE
- (E) STREET LIGHT
- (E) FIRE HYDRANT
- (E) WATER EQUIPMENT FDC / VALVE / METER / BFP
- (E) IRRIGATION VALVE / BOX
- (E) STORM DRAIN MANHOLE / INLET / CATCH BASIN
- (E) ELECT PULL BOX / VAULT
- (E) ELECT POWER BOX
- (E) STREET LIGHT PULL BOX
- (E) COMM PULL BOX
- (E) GAS VALVE / METER
- (E) RECLAIMED WATER VALVE / METER
- (E) BUSH / TREE
- (E) SIGN
- (E) RETAINING WALL
- (E) PIER VIEW WAY BRIDGE COLUMNS
- DEMO (E) BARRIER WITH CHAIN LINK
- DEMO (E) STRUCTURE/ BLDG
- DEMO (E) CONC PAVEMENT
- DEMO (E) PLANTER AREA
- DEMO (E) BRICK / PERMEABLE PAVERS
- DEMO (E) TREE

NOTES:

1. SEE ARCHITECTURAL SHEETS FOR BUILDING INTERIOR AND EXTERIOR DEMOLITION.
2. RELOCATION AND REMOVAL OF EXISTING EQUIPMENT IS NOT SHOWN ON PLAN. RELOCATION AND REMOVAL MUST BE DIRECTED BY ENGINEERS AND CITY OF OCEANSIDE STAFF.

A1 DEMOLITION PLAN - SHEET 2

SCALE: 1" = 10'

1" = 10' (0, 10', 20')

PLAN NORTH

CONSTRUCTION NOTES

1	DEMO (E) CONC RETAINING WALL
2	(E) ELECT LINE. SEE ELEC PLAN FOR DEMO DETAIL
3	(E) ELECT TRNSFMR / PULLBOX / VAULT. SEE ELECT PLAN FOR DEMO DETAIL
4	(E) GAS METER AND GAS SERVICE. SEE GAS PLAN FOR DEMO DETAIL
5	DEMO (E) BOLLARD
6	DEMO (E) STREET LIGHT
8	DEMO (E) CONCRETE GUTTER
9	DEMO (E) CONC PAVEMENT
10	DEMO (E) BLDG/STRUCTURE
11	DEMO (E) STAIRS, SEE STRUC PLAN FOR DETAIL
13	(E) COMM. SEE COMM PLAN FOR DEMO DETAIL
14	DEMO (E) CONC PIER / LFGD / BRIDGE / COLUMN. SEE STRUC PLAN FOR DETAIL
15	DEMO (E) WATER VALVE / METER
19	(E) LIGHTING CONDUIT AND HANDHOLES. SEE ELEC PLAN FOR DEMO DETAIL
22	DEMO (E) CONC BOLLARD WITH STEEL CHAIN BARRIERS
23	DEMO (E) CONC SIDEWALK
24	DEMO (E) IRRIGATION BOX
28	DEMO (E) RESTAURANT
29	DEMO (E) BRICK PAVEMENT
30	DEMO (E) CATCH BASIN
31	DEMO(E) CONC PAD
107	(E) 36" RCP STORM DRAIN, PIP
116	(E) TREE, PIP
119	(E) 18" RCP STORM DRAIN, PIP
120	REPLACE (E) SD MH IN KIND
121	(E) CONC SIDEWALK, PIP
200	RELOCATE (E) SD MH, SEE UTILITY PLAN

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL: R.C.E. STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
CD102		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: DEMOLITION PLAN - SHEET 2

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of: Sign: PRINT Name: Date:

Reviewed By: REVR Initials Date:

PLAN NUMBER: CIP19-00011

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CONSTRUCTION NOTES

1	DEMO (E) CONC RETAINING WALL
8	DEMO (E) CONCRETE GUTTER
9	DEMO (E) CONC PAVEMENT
22	DEMO (E) CONC BOLLARD WITH STEEL CHAIN BARRIERS
23	DEMO (E) CONC SIDEWALK
24	DEMO (E) IRRIGATION BOX
121	(E) CONC SIDEWALK, PIP
123	(E) CONC BOLLARD WITH STEEL CHAIN BARRIERS, PIP
124	REPLACE (E) SIGN
125	(E) IRRIGATION BOX, PIP
126	(E) WATER VALVE / METER, PIP

(E) JUNIOR SEAU BEACH COMMUNITY CENTER

SEE JSBCC PROJECT PLANS

PACIFIC STREET

PLAN NORTH

LEGEND:

- PIER VIEW WAY PROJECT BOUNDARY
- ADJACENT PROJECT BOUNDARY
- (E) RIGHT OF WAY
- (E) CONTOUR
- (E) ELECTRIC LINE
- (E) GAS LINE
- (E) WATER LINE
- (E) STREET LIGHT CONDUIT
- (E) BRICK / PERMEABLE PAVER
- (E) AC PAVEMENT
- (E) CONCRETE PAVEMENT
- (E) BLDG / STRUCTURE
- (E) STREET LIGHT
- (E) WATER EQUIPMENT FDC / VALVE / METER / BFP
- (E) IRRIGATION VALVE / BOX
- (E) RECLAIMED WATER VALVE / METER
- (E) BUSH / TREE
- (E) SIGN
- (E) RETAINING WALL
- DEMO (E) BARRIER WITH CHAIN LINK
- DEMO (E) CONC PAVEMENT
- DEMO (E) PLANTER AREA
- DEMO (E) TREE

NOTES:

1. SEE ARCHITECTURAL SHEETS FOR BUILDING INTERIOR AND EXTERIOR DEMOLITION.
2. RELOCATION AND REMOVAL OF EXISTING EQUIPMENT IS NOT SHOWN ON PLAN. RELOCATION AND REMOVAL MUST BE DIRECTED BY ENGINEERS AND CITY OF OCEANSIDE STAFF.

A1 DEMOLITION PLAN - SHEET 3

SCALE: 1" = 10'

MATCH LINE - SEE SHEET CD101 AND CD102

1" = 10' 0 10' 20'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E. STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
CD103		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: DEMOLITION PLAN - SHEET 3

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By: REVR
Initials Date:

PLAN NUMBER
CIP19-00011

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DEMOLITION NOTES

1. FOR DEMOLITION AND REMOVAL REQUIREMENTS SEE SPECIFICATION SECTION 02 41 20 - "DEMOLITION AND REMOVAL".
2. DEMOLITION WORK SHALL INCLUDE ALL PORTIONS OF THE BUILDINGS AND BRIDGES, INCLUDING ALL BUILDING SUPERSTRUCTURE, BUILDING CONTENTS (FURNISHINGS AND EQUIPMENT), DECK SUBSTRUCTURE, STAIRS, PILING AND PILE CAPS.
3. ALL DEMOLITION AND REMOVAL SHALL BE PERFORMED FROM LAND (NOT OVER WATER). ALL MATERIALS SHALL BE REMOVED AND DISPOSED-OF OFF SITE AT CONTRACTOR'S EXPENSE.
4. TRANSFER OF DEMOLITION MATERIAL FROM LANDSIDE TO TRUCKS SHALL BE AT A LOCATION DETERMINED BY THE CITY.
5. NO MATERIAL SHALL BE ALLOWED TO FALL INTO THE OCEAN. WHEN REMOVING ANY PART OF THE STRUCTURE, THE CONTRACTOR WILL PROVIDE A CATCHMENT SYSTEM SUSPENDED BELOW THE DECK AND ABOVE THE WATER TO CATCH DEBRIS. DEBRIS SHALL BE REMOVED ON A NIGHTLY BASIS.
6. THE CITY MAY PERFORM AN UNDERWATER MUDLINE DEBRIS SURVEY BEFORE AND AFTER COMPLETION OF DEMOLITION WORK. IF DEBRIS IS LOCATED AND FOUND TO BE DEMOLITION MATERIAL, THE MATERIAL SHALL BE REMOVED AT CONTRACTOR'S EXPENSE.
7. ALL COLUMNS INDICATED FOR REMOVAL WILL BE EXTRACTED FREE OF THE MUDLINE IN THEIR ENTIRETY.
8. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND SHORING AS REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF THE DEMOLITION WORK. SEE REF. DRAWING.
9. CONTRACTOR SHALL PROTECT IN PLACE ALL STRUCTURES, UTILITIES, ECT NOT INDICATED FOR DEMOLITION.
10. THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN ALL TEMPORARY BARRIERS AND SECTURITY DEVICES AS NECESSARY FOR THE PROTECTION OF THE PUBLIC, ADJACENT STRUCTURES, AND ACTIVITIES.
11. THE CONTRACTOR SHALL PREPARE A DEMOLITION AND REMOVAL PLAN FOR APPROVAL BY THE CITY. THE PLAN SHALL DESCRIBE THE FOLLOWING:
    - DEMOLITION EQUIPMENT (INCLUDING CRANE)
    - TEMPORARY PEDESTRIAN AND VEHICLE TRAFFIC PLAN
    - DEMOLITION METHODOLOGY(S)
    - DEMOLITION SAFETY PLAN
    - NOISE AND DUST ABATEMENT (WATER SHALL NOT BE PERMITTED TO ENTER SAN DIEGO BAY)
    - UTILITY DISCONNECT AND CAPPING
    - LANDSIDE MATERIAL TRANSFER SITE
    - MATERIAL DISPOSAL AND RECYCLING

ENVIRONMENTAL NOTES

1. DEMOLITION OF HAZMAT ABATEMENT SHALL BE IN ACCORDANCE WITH CONTRACT DOCUMENTS.
2. HAZARDOUS MATERIALS (ASBESTOS AND LEAD-BASED PAINT) ARE KNOWN TO EXIST WITHIN THE STRUCTURE. REFERENCE HAZARDOUS BUILDING MATERIALS SURVEY REPORT TITLED. HAZARDOUS MATERIALS SHALL BE REMOVED AND DISPOSED-OF IN ACCORDANCE WITH THIS REPORT AND THE SPECIFICATIONS.
3. REMOVAL, HANDLING AND DISPOSAL OF FLUORESCENT LIGHT TUBES/BALLASTS AND EXIT SIGNS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION "UNIVERSAL WASTE RULE AND ABATEMENT" OF THE SPECIFICATIONS.

EXISTING CONDITIONS

1. DIMENSIONS AND ELEVATIONS INDICATED FOR EXISTING CONDITIONS ARE AS NOTED ON THE RECORD DRAWINGS AND SHOULD BE CONSIDERED AS APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, STATIONING AND ELEVATIONS AND NOTIFY THE ENGINEER OF ANY SIGNIFICANT DISCREPANCIES FOUND.
2. PLANS AND DETAILS SHOWN ON THESE DRAWINGS OF THE EXISTING CONDITIONS ARE FROM THE ORIGINAL CONSTRUCTION DOCUMENTS AND AS FOUND IN THE FIELD. THE CONTRACTOR SHALL VERIFY EXISTING CONSTRUCTION PRIOR TO BEGINNING ALL ASSOCIATED WORK.
3. IN CASE OF CONFLICT, NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
4. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE EXISTING STRUCTURE, THE DETAILS ARE SIMILAR TO THE RECORD DRAWINGS.
5. ALL ELEVATIONS SHOWN ON MOFFATT & NICHOL DRAWINGS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) EL. 0.00. ELEVATIONS SHOWN ON RECORD DRAWINGS ARE RELATIVE TO THE NATIONAL GEODEDIC VERTICAL DATUM OF 1929 (NGVD29) (MSL)=2.58 FT.

REFERENCE DOCUMENTS

A. EXISTING CONSTRUCTION DRAWING INFORMATION IS AS FOLLOWS:

	ITEM	DATE
1.	MUNICIPAL PLEASURE PIER FOR THE CITY OF OCEANSIDE CA,	1926
2.	STRAND RESTORATION, PIER PLAZA,	1983
3.	OCEANSIDE PIER RESTORATION, CONCRETE PORTION, INCLUDING LIFEGUARD HEADQUARTERS,	1985
4.	OCEANSIDE PIER RESTORATION, TIMBER PIER AND BUILDINGS,	1986
5.	THE TIN FISH RESTAURANT, KIOSK REMODEL,	2012

THESE DRAWINGS MAY BE PROVIDED BY THE CITY UPON REQUEST.

COORDINATION OF WORK

1. THE CONTRACTOR SHALL COORDINATE TRAFFIC, LAYDOWN AREAS, UTILITY SHUTOFFS, ACCESS TO WORK SITES, MATERIAL AND EQUIPMENT STORAGE, AND ANY OTHER ITEMS AS REQUIRED BY THE ENGINEER WHO WILL REVIEW THESE MATTERS WITH THE CITY. ALL UTILITIES SHALL BE PROTECTED IN PLACE, UNLESS OTHERWISE SHOWN OR SPECIFIED, DURING ALL PHASES OF CONSTRUCTION. IN CASE OF A UTILITY RELATED EMERGENCY IMMEDIATELY CONTACT THE _____.
2. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR AND THE CITY INSPECTOR SHALL SURVEY THE AREA PROVIDED TO THE CONTRACTOR AS LAYDOWN AREA. THE CONTRACTOR SHALL SUBMIT AND EXISTING DAMAGE PLAN AND PHOTOS TO THE ENGINEER. AT COMPLETION OF DEMOLITION, THE CONTRACTOR AND DISTRICT INSPECTOR SHALL RE-SURVEY THE AREA FOR DAMAGE. THE CONTRACTOR SHALL REPAIR DAMAGE CAUSED BY CONTRACTOR OPERATIONS. ITEMS INCLUDE:
    - CONCRETE DECK AND SIDEWALKS
    - RAIL
    - UTILITIES
    - MISC. IMPROVEMENTS
    - PAVEMENT
    - CURB AND GUTTER

MONUMENTATION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONUMENTATION AND/OR BENCHMARKS WHICH MIGHT BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENTATION BY A LICENSED LAND SURVEYOR OR A REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING. A CORNER RECORD OR A RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILLED BY THE LICENSED LAND SURVEYOR OR THE REGISTERED CIVIL ENGINEER AS REQUIRED BY THE LANDS SURVEYOR'S ACT (BUSINESS AND PROFESSIONS CODE 8771).
2. A CITY MONUMENT, IS LOCATED AT___. CONTRACTOR SHALL EXERCISE CAUTION WHEN BRINGING EQUIPMENT TO THE SITE (SEE DEMOLITION SITE PLAN IN SHEET T-1).

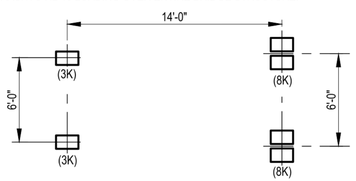
EXISTING BRIDGE DECK ALLOWABLE LOADS

A. UNIFORM LIVE LOAD

1. UNIFORM LIVE LOAD (INCLUDING STORAGE) ON THE BRIDGE STRUCTURE SHOULD NOT EXCEED 100 PSF OR THE VALUES OUTLINED IN THE LOAD RATING MEMO, WHICHEVER IS LESS.

B. TRUCK LOADING

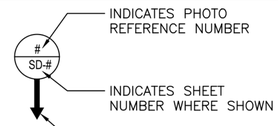
AASHTO HL-10 LOADING OVER ENTIRE BRIDGE STRUCTURE.



ABBREVIATIONS

ACP	ASPHALT CONCRETE PAVEMENT ASTM	MAX	MAXIMUM
ASTM	SOCIETY OF TESTING AND MATERIALS	MB	MACHINE BOLT
@	AT	MECH	MECHANICAL
&	AND	MIN	MINIMUM
APPROX	APPROXIMATE	MISC	MISCELLANEOUS
BLDG	BUILDING	M.L.L.W	MEAN LOWER LOW WATER
BM	BEAM	M.S.L.	MEAN SEA LEVEL
CIP	CAST IN PLACE	MTL	METAL
CIDH	CAST-IN-DRILLED-HOLE	(N)	NEW
CLR	CLEAR, CLEARANCE	No. #	NUMBER
CMP	CEMENT MORTAR PIPE	NTS	NOT TO SCALE
CONC	CONCRETE	OC	ON CENTER
CONT	CONTINUED, CONTINUOUS	OG	ORIGINAL GROUND
DBL	DOUBLE	OZ	OUNCE
DEMO	DEMOLITION	PL.	PLATE
DET	DETAIL	PROP	PROPERTY
DIA OR Ø	DIAMETER	PSF	POUNDS PER SQUARE FOOT
DIM	DIMENSION	PSI	POUNDS PER SQUARE INCH
DISTRICT	SAN DIEGO UNIFIED PORT DISTRICT	PVC	POLYVINYL CHLORIDE
DWG	DRAWING	REF	REFERENCE
EA	EACH	REINF	REINFORCED, REINFORCING
EL	ELEVATION	SS	SEWER
ELEC, OR E	ELECTRICAL	SCH, SCHED	SCHEDULE
EN	EDGE NAILING	SDUPD	SAN DIEGO UNIFIED PORT DISTRICT
EQUIP	EQUIPMENT	SECT	SECTION
(E), EXIST	EXISTING	SHT	SHEET
F	FIREWATER	SIM	SIMILAR
FT	FOOT, FEET	SPECS	SPECIFICATIONS
FN	FIELD NAILING	STD	STANDARD
GALV	GALVANIZED	STL	STEEL
G	GAS	STRUCT	STRUCTURAL
GLULAM	GLUE LAMINATED TIMBER	T	TELECOM
HDPE	HIGH DENSITY POLYETHYLENE	T&B	TOP & BOTTOM (TOP & BOT)
HORIZ	HORIZONTAL	TEL	TELEPHONE
HSS	HOLLOW STRUCTURAL SECTION	TEMP	TEMPORARY
IN	INCH	T.O.	TOP OF
INFO	INFORMATION	TOC	TOP OF CONCRETE
LB	POUND	TYP	TYPICAL
LF	LINEAL FEET	UNO	UNLESS NOTED OTHERWISE
		VAR	VARIES
		VERT	VERTICAL
		W	POTABLE WATER
		W/	WITH

PHOTO KEY CALLOUT



KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL: R.C.E. STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET SD100

CITY OF OCEANSIDE
ENGINEERING DIVISION

SHEETS

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
DEMOLITION NOTES

ACCEPTED BY

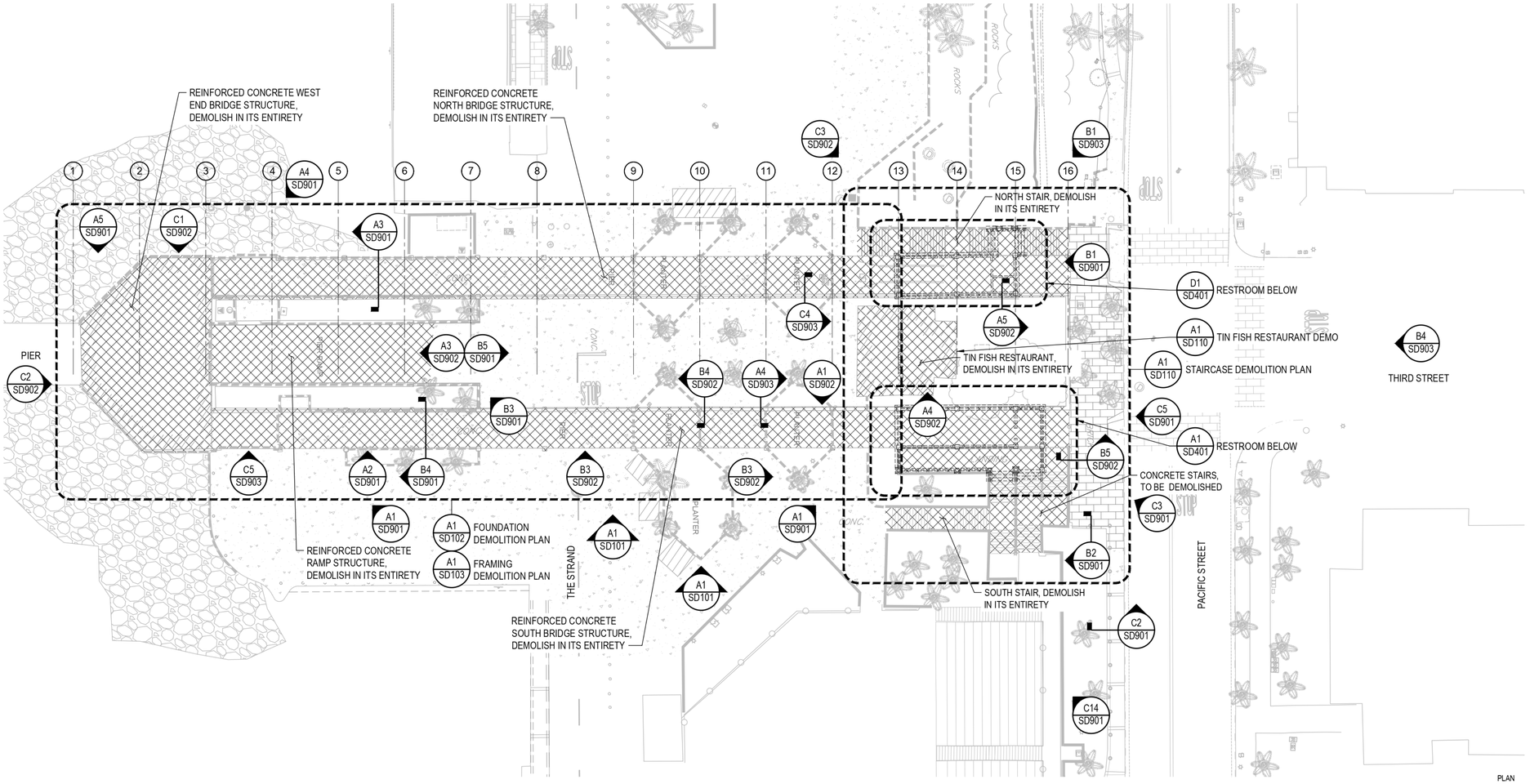
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

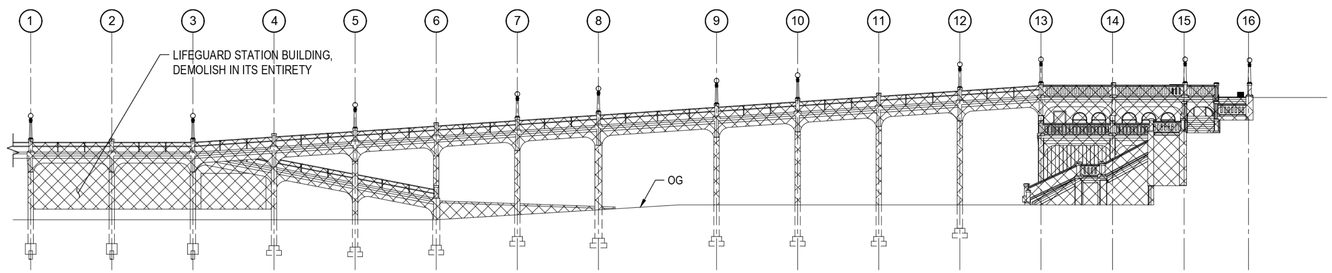
File: O:\SD\1115\20\CADD_Active_Sheets\sht1151-SD100 ; Plotted: 7/2/2025 2:12 PM by MANCINI, DAVE ; Saved: 7/2/2025 2:12 PM by MANCINI



B1 OVERALL SITE PLAN

SCALE: 1" = 20'

PLAN NORTH



A1 OVERALL SITE ELEVATION

SCALE: 1" = 20'

NOTES

1. DENOTES AREAS TO BE DEMOLISHED
2. PROPOSED CONTRACTOR LAYDOWN AREA.
3. CONTRACTOR HAUL ROUTE TO/FROM SITE
4. TEMPORARY TRAFFIC ROUTE
5. SITE PHOTOS ARE PROVIDED ON SHEETS SD901, SD902, SD903, AND SD904.
6. FOR DETAILS REGARDING THE TIMBER PIER PILES, FRAMING, BRACING AND INTERFACE WITH CONCRETE STRUCTURE, REFERENCE THE 1988 OCEANSIDE PIER RESTORATION DRAWINGS.
7. FOR CONCRETE MEMBER SIZES, THICKNESSES AND REINFORCING QUANTITIES, REFERENCE THE 1926 MUNICIPAL PLEASURE PIER DRAWINGS.

1" = 20' 0 10' 20' 40'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E. STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
SD101		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
DEMOLITION OVERALL SITE PLAN

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

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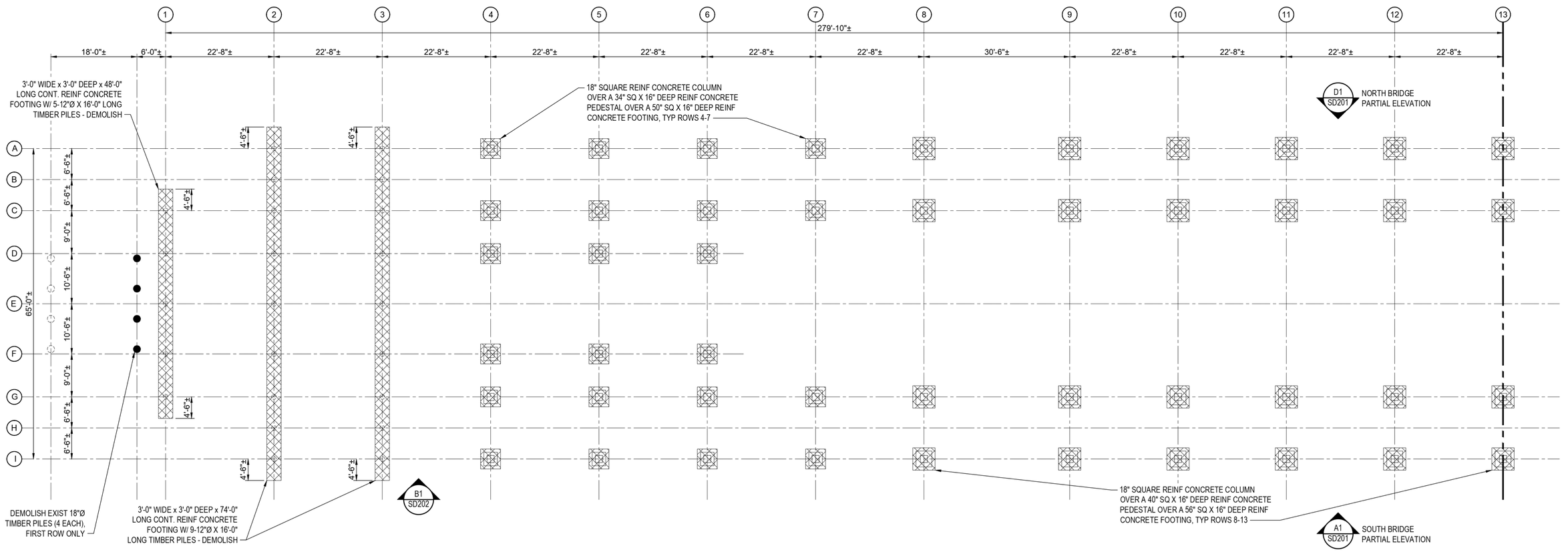
LEGEND

- EXIST TIMBER PILE TO BE REMOVED
- EXIST TIMBER PILE TO REMAIN

NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. BRIDGE CONFIGURATION IS SCHEMATIC. CONTRACTOR SHALL REFER TO REFERENCE DRAWINGS PM SHEET SD100 AND PERFORM FIELD INSPECTIONS AS REQUIRED TO VERIFY DIMENSIONS AND FEATURES.
3. REFER TO MECHANICAL AND ELECTRICAL DEMOLITION DRAWINGS FOR DEMOLITION OF UTILITIES.
4. DENOTES EXTEND OF DEMOLITION.
5. X / SD9XX INDICATES PHOTO NUMBER AND DIRECTION TAKEN. SEE PHOTOS ON SHEETS SD901 TO SD904.
6. FOR DETAILS REGARDING THE TIMBER PIER PILES, FRAMING, BRACING AND INTERFACE WITH CONCRETE STRUCTURE, REFERENCE THE 1986 OCEANSIDE PIER RESTORATION DRAWINGS.
7. FOR CONCRETE MEMBER SIZES, THICKNESSES AND REINFORCING QUANTITIES, REFERENCE THE 1926 MUNICIPAL PLEASURE PIER DRAWINGS.



A1 EXISTING FOUNDATION PLAN

SCALE: 1" = 10'

PLAN NORTH

1" = 10' 0 10' 20'

EDDA NO.
FILE NO.
WDID NO.

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL: R.C.E. STAMP

DRAWINGS PREPARED BY:

OCEANSIDE CALIFORNIA — PIER VIEW WAY BRIDGE & LIFEGUARD HQ

SHEET SD102	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS

PUBLIC IMPROVEMENT PLAN FOR: PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: DEMOLITION EXISTING FOUNDATION PLAN

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of: Sign: PRINT Name: Date:

Reviewed By: REVR Initials Date:

PLAN NUMBER: CIP19-00011

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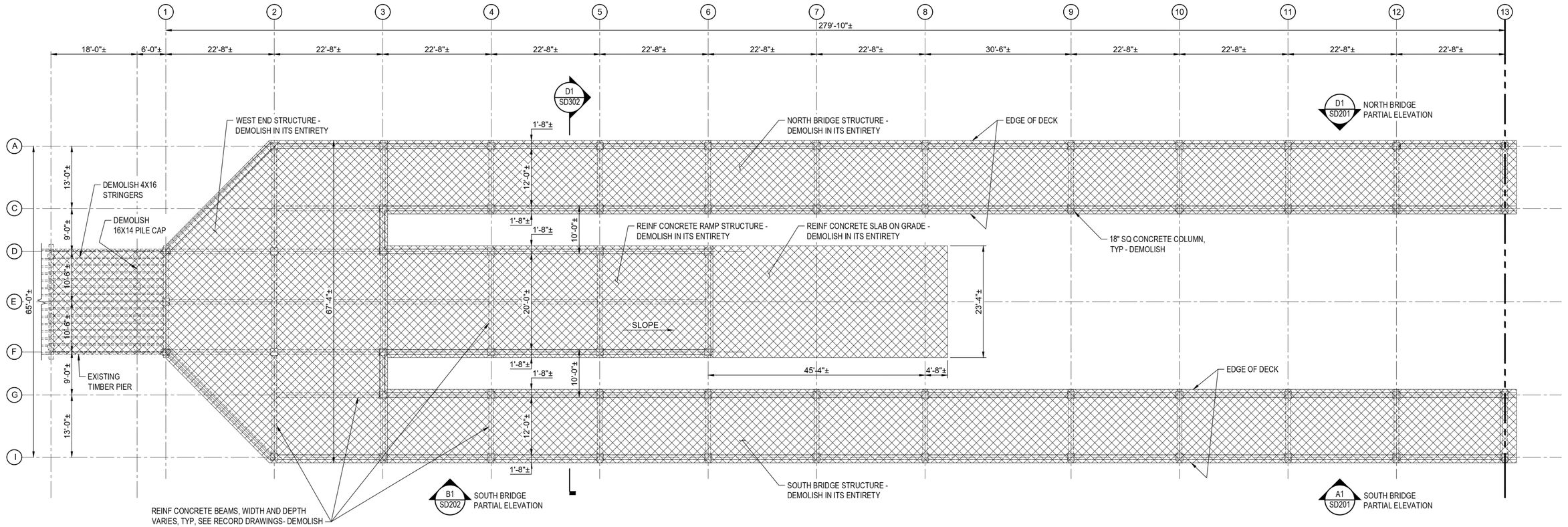
LEGEND

◌ EXIST TIMBER PILES

NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. BRIDGE CONFIGURATION IS SCHEMATIC. CONTRACTOR SHALL REFER TO REFERENCE DRAWINGS PM SHEET SD100 AND PERFORM FIELD INSPECTIONS AS REQUIRED TO VERIFY DIMENSIONS AND FEATURES.
3. REFER TO MECHANICAL AND ELECTRICAL DEMOLITION DRAWINGS FOR DEMOLITION OF UTILITIES.
4. ▨ DENOTES EXTEND OF DEMOLITION.
5. X / SD9XX INDICATES PHOTO NUMBER AND DIRECTION TAKEN. SEE PHOTOS ON SHEETS SD901 TO SD904.
6. FOR DETAILS REGARDING THE TIMBER PIER PILES, FRAMING, BRACING AND INTERFACE WITH CONCRETE STRUCTURE, REFERENCE THE 1986 OCEANSIDE PIER RESTORATION DRAWINGS.
7. FOR CONCRETE MEMBER SIZES, THICKNESSES AND REINFORCING QUANTITIES, REFERENCE THE 1926 MUNICIPAL PLEASURE PIER DRAWINGS.



A1 EXISTING DECK AND FRAMING PLAN

SCALE: 1" = 10'

PLAN NORTH

1" = 10' 0 10' 20'

EDDA NO.
FILE NO.
WDID NO.

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL: R.C.E. STAMP

DRAWINGS PREPARED BY:

OCEANSIDE CALIFORNIA PIER VIEW WAY BRIDGE & LIFEGUARD HQ

SHEET SD103 | CITY OF OCEANSIDE ENGINEERING DIVISION | SHEETS

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
DEMOLITION EXISTING FRAMING PLAN

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

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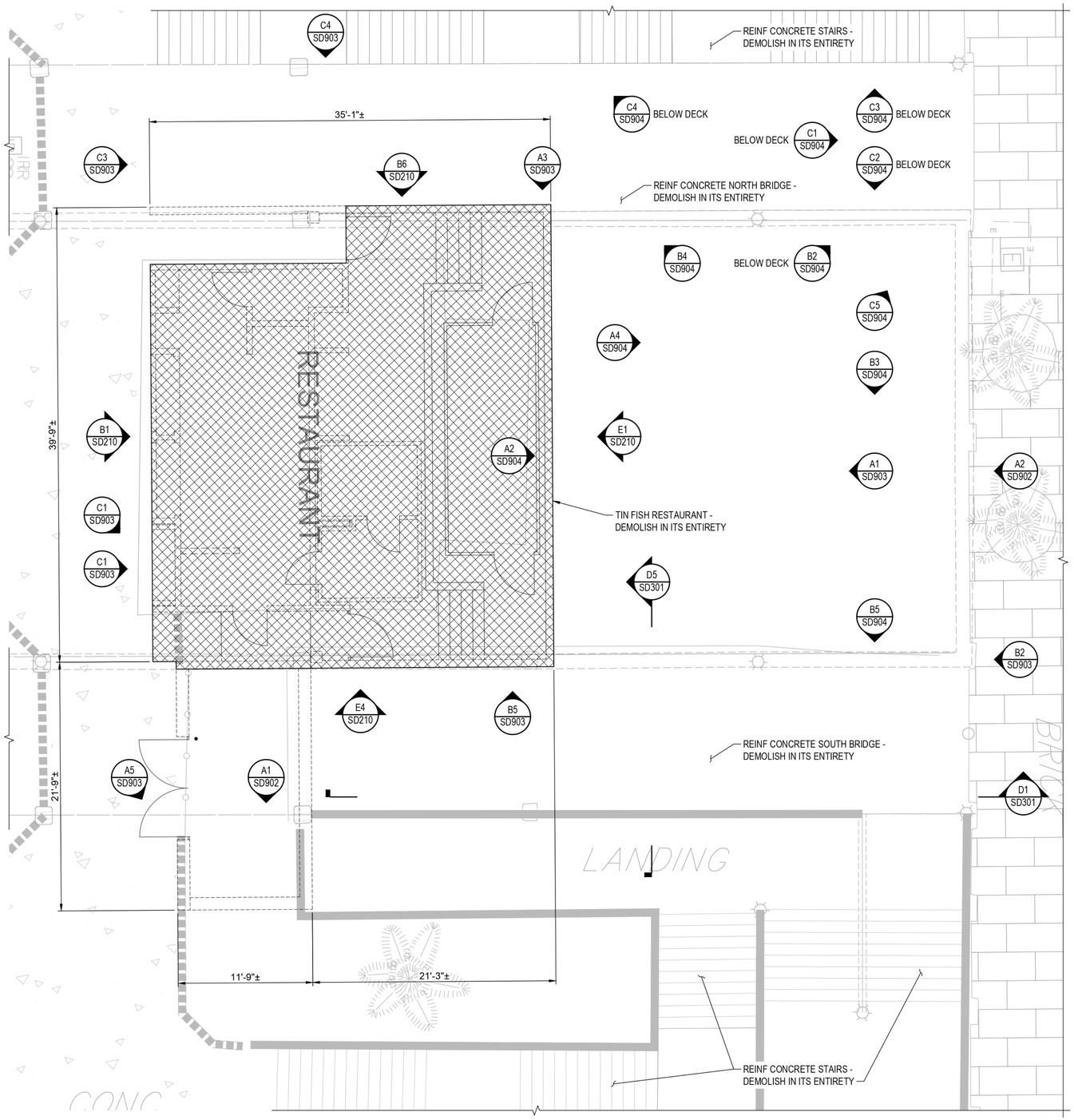

A1 EXISTING TIN FISH BUILDING FLOOR PLAN

SCALE: 1" = 5'

NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. BRIDGE CONFIGURATION IS SCHEMATIC. CONTRACTOR SHALL REFER TO REFERENCE DRAWINGS PM SHEET SD100 AND PERFORM FIELD INSPECTIONS AS REQUIRED TO VERIFY DIMENSIONS AND FEATURES.
3. REFER TO MECHANICAL AND ELECTRICAL DEMOLITION DRAWINGS FOR DEMOLITION OF UTILITIES.
4. DENOTES EXTEND OF DEMOLITION.
5. X / SD9XX — INDICATES PHOTO NUMBER AND DIRECTION TAKEN. SEE PHOTOS ON SHEETS SD901 TO SD904.

1" = 5'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
SD110		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: DEMOLITION PLAN ENLARGED - TIN FISH RESTAURANT

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

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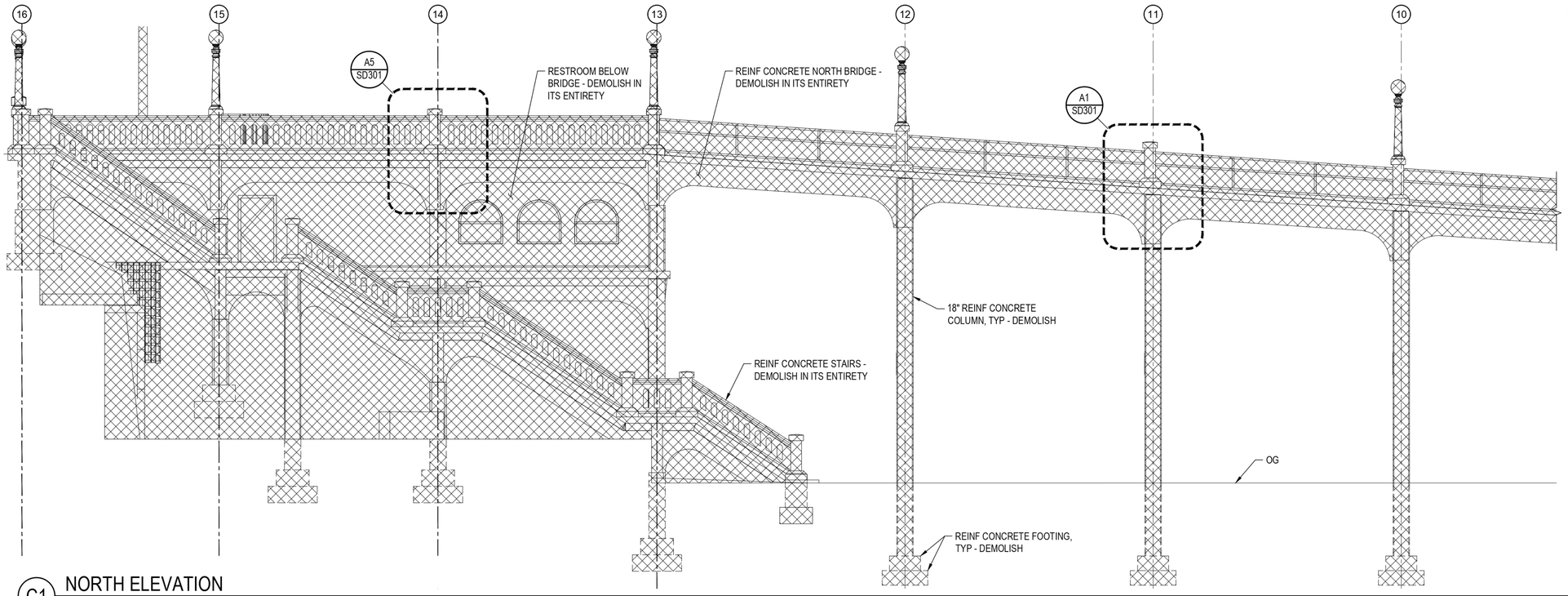
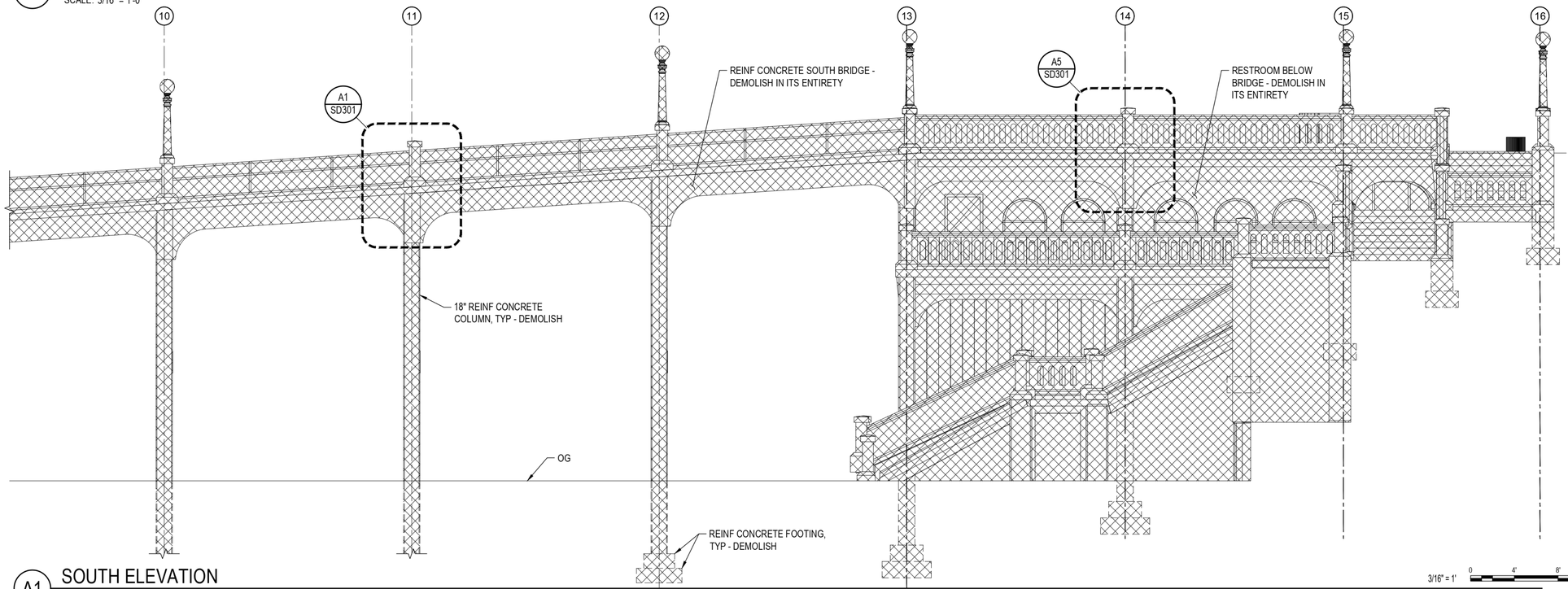


C1 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



A1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

3/16" = 1' 0 4' 8' 12'

NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. BRIDGE CONFIGURATION IS SCHEMATIC. CONTRACTOR SHALL REFER TO REFERENCE DRAWINGS PM SHEET SD100 AND PERFORM FIELD INSPECTIONS AS REQUIRED TO VERIFY DIMENSIONS AND FEATURES.
3. REFER TO MECHANICAL AND ELECTRICAL DEMOLITION DRAWINGS FOR DEMOLITION OF UTILITIES.
4. DENOTES EXTEND OF DEMOLITION.
5. X / SD9XX INDICATES PHOTO NUMBER AND DIRECTION TAKEN. SEE PHOTOS ON SHEETS SD901 TO SD904.

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
SD201		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
DEMOLITION ELEVATIONS - STAIRS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
RE:VR
Initials Date:

PLAN NUMBER
CIP19-00011

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NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. BRIDGE CONFIGURATION IS SCHEMATIC. CONTRACTOR SHALL REFER TO REFERENCE DRAWINGS PM SHEET SD100 AND PERFORM FIELD INSPECTIONS AS REQUIRED TO VERIFY DIMENSIONS AND FEATURES.
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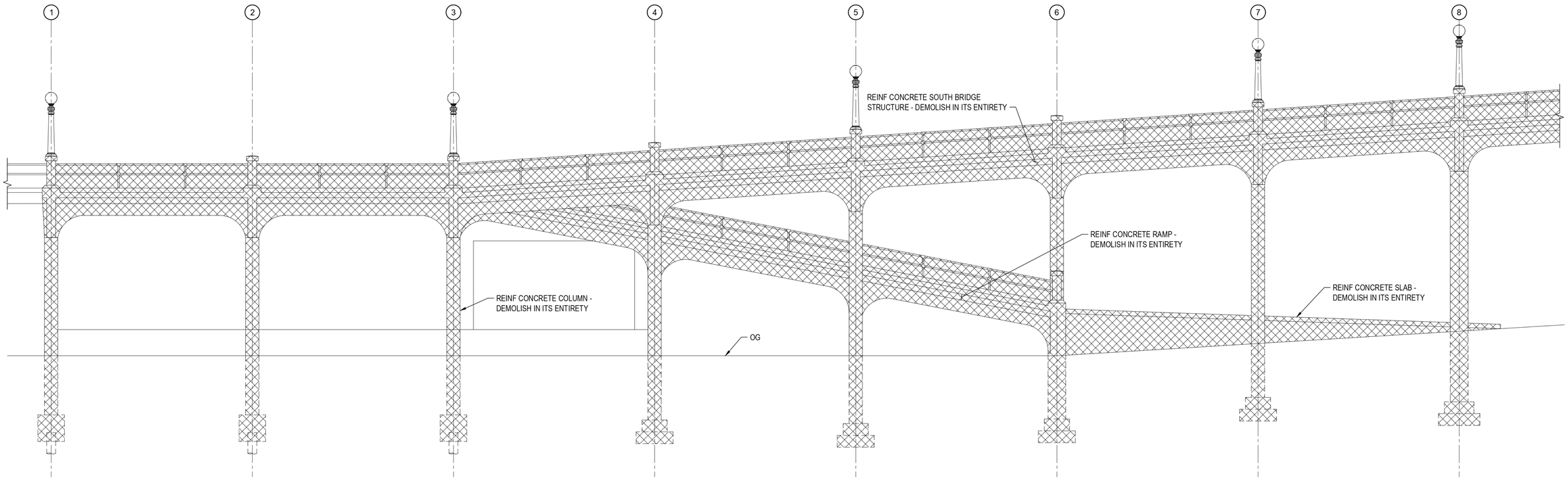
5. X / SD9XX — INDICATES PHOTO NUMBER AND DIRECTION TAKEN. SEE PHOTOS ON SHEETS SD901 TO SD904.



A1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

3/16" = 1' 0 4' 8' 12'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E. STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
SD202		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
DEMOLITION ELEVATIONS - RAMP

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
RE:VR
Initials Date:

PLAN NUMBER
CIP19-00011

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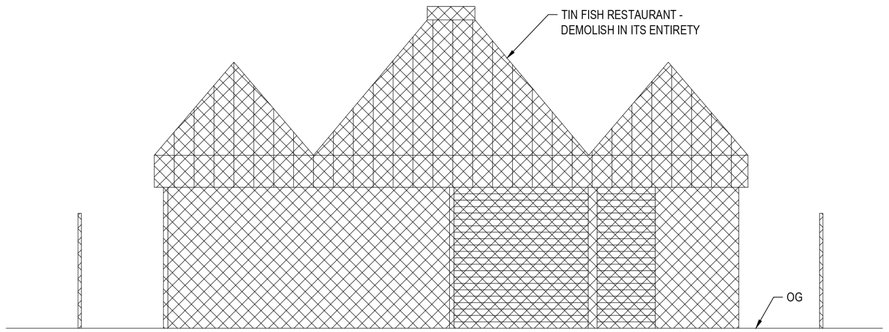
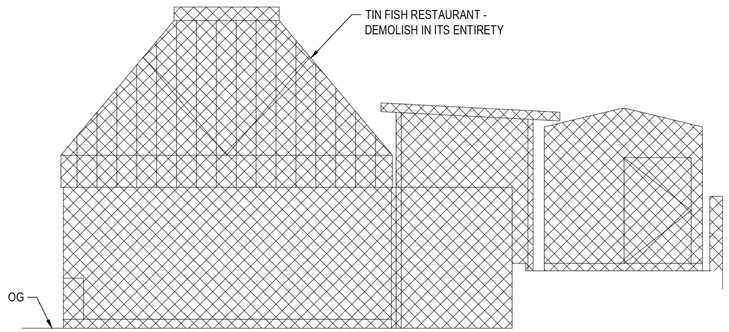


C1 TIN FISH EAST ELEVATION

SCALE: 1/4" = 1'-0"

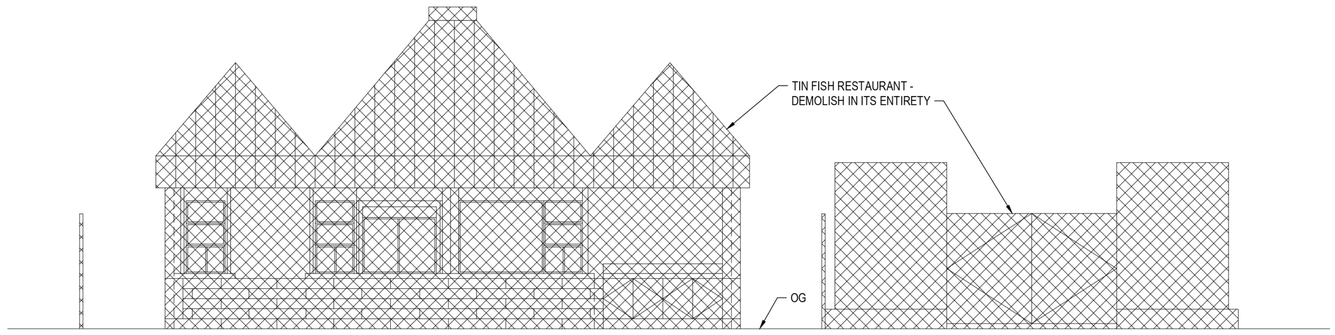


C3 TIN FISH SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

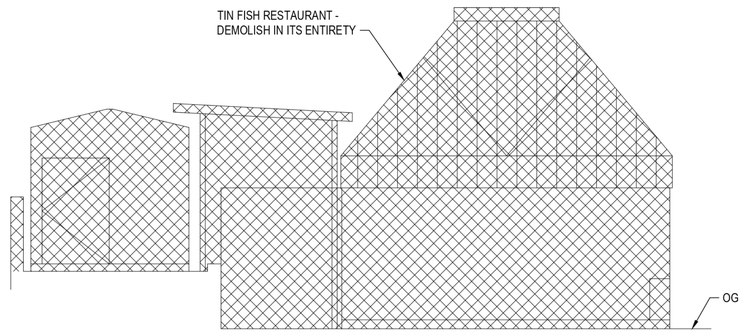
NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. BRIDGE CONFIGURATION IS SCHEMATIC. CONTRACTOR SHALL REFER TO REFERENCE DRAWINGS PM SHEET SD100 AND PERFORM FIELD INSPECTIONS AS REQUIRED TO VERIFY DIMENSIONS AND FEATURES.
3. REFER TO MECHANICAL AND ELECTRICAL DEMOLITION DRAWINGS FOR DEMOLITION OF UTILITIES.
4. DENOTES EXTEND OF DEMOLITION.
5. X / SD9XX INDICATES PHOTO NUMBER AND DIRECTION TAKEN. SEE PHOTOS ON SHEETS SD901 TO SD904.



A1 TIN FISH WEST ELEVATION

SCALE: 1/4" = 1'-0"



A4 TIN FISH NORTH ELEVATION

SCALE: 1/4" = 1'-0"

1/4" = 1' 0 2' 4' 8'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET SD210

CITY OF OCEANSIDE
ENGINEERING DIVISION

SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
DEMOLITION ELEVATIONS - TIN FISH RESTAURANT

ACCEPTED BY

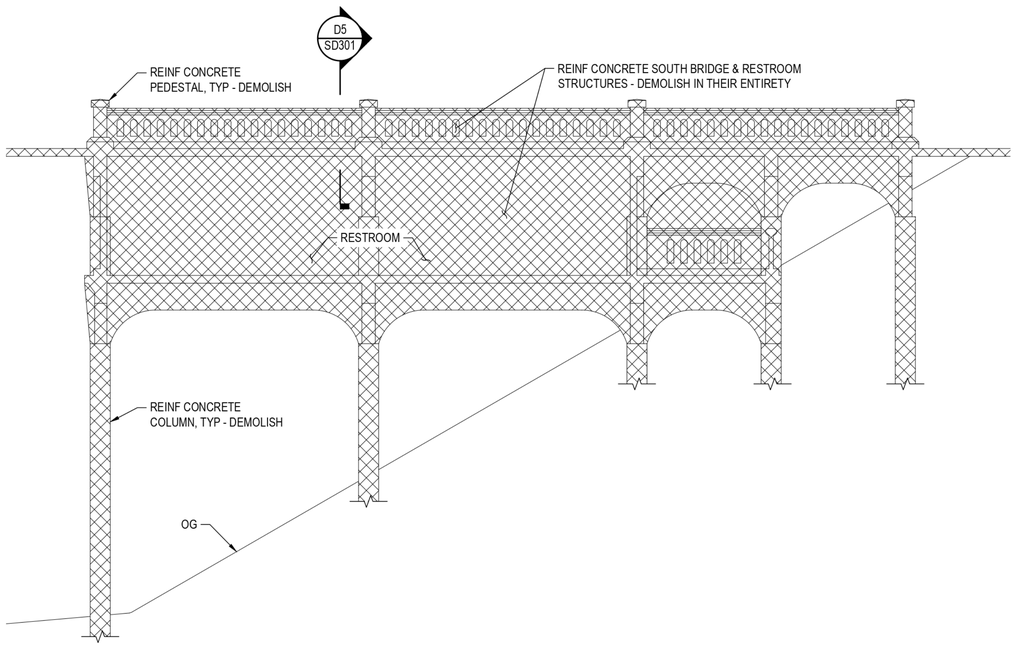
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
RE:VR
Initials Date:

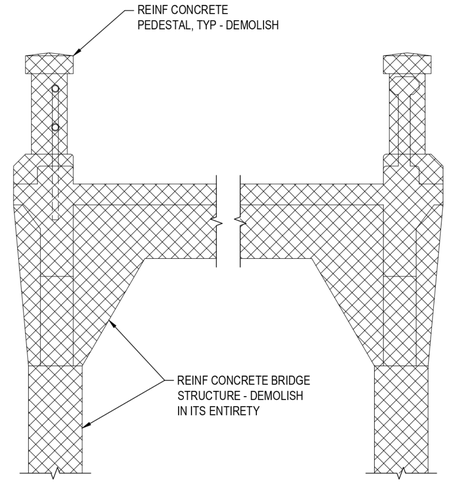
PLAN NUMBER
CIP19-00011

File: Q:\SD\111520 CADD_Active_Sheets\Sht\11151-SD210 , Plotted: 7/2/2025 1:33 PM by MANCINI, DAVE ; Saved: 7/2/2025 1:22 PM by DMANCINI



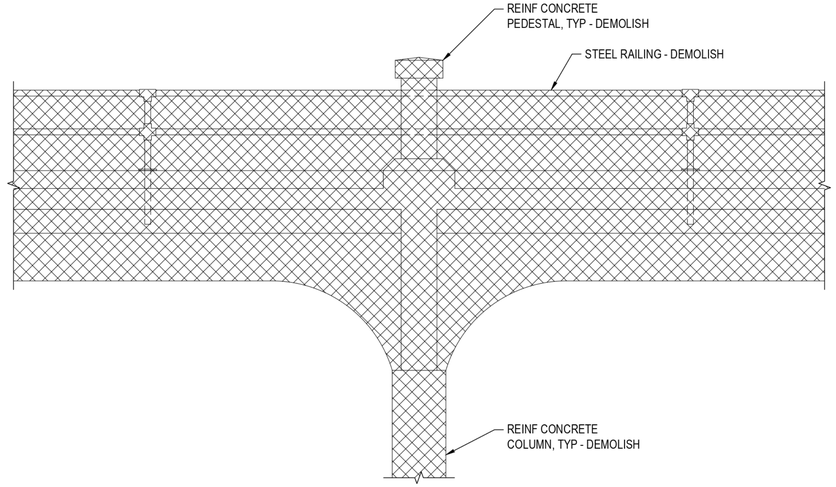
C1 LONGITUDINAL SECTION THRU SOUTH WING

SCALE: 3/16" = 1'-0"



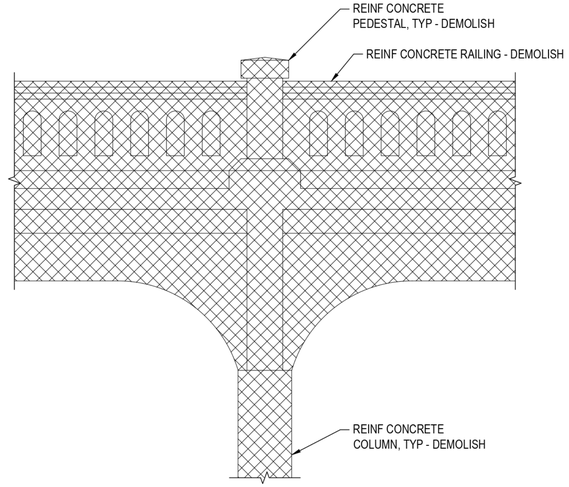
C3 TYPICAL SECTION

SCALE: 1/2" = 1'-0"



A1 SIDE VIEW AT BENT

SCALE: 1/2" = 1'-0"



A3 TYPICAL SIDE VIEW

SCALE: 1/2" = 1'-0"

1/2" = 1' 0 1' 2' 4'

3/16" = 1' 0 4' 8' 12'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
SD301		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
DEMOLITION SECTIONS - 1

ACCEPTED BY

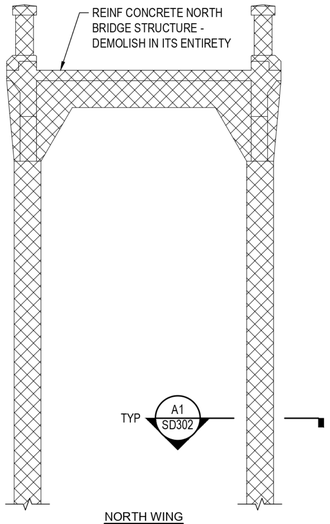
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

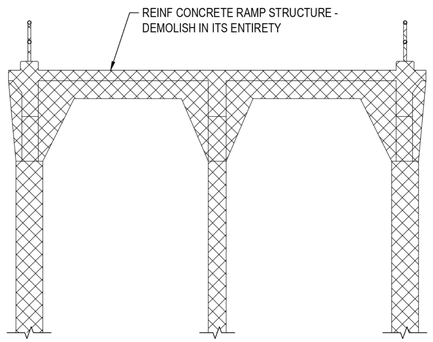
Reviewed By:
RE:VR
Initials Date:

PLAN NUMBER
CIP19-00011

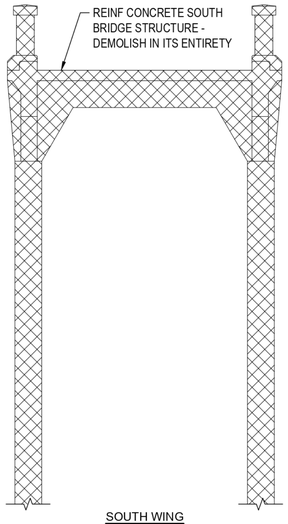
File: Q:\SD\1151\20 CADD_Active_Sheet\Sht1151-SD301 - Plotted: 7/2/2025 1:34 PM by: MANCINI, DAVE - Saved: 7/2/2025 8:09 AM by: DMANCINI



NORTH WING



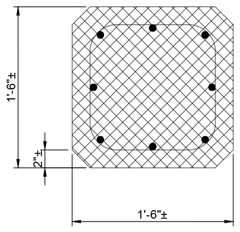
RAMP



SOUTH WING

C1 TYPICAL SECTIONS THRU PIER RAMP

SCALE: 1/4" = 1'-0"

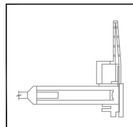


A1 SECTION A-A

SCALE: 1 1/2" = 1'-0"

1 1/2" = 1' 0 6" 1' 2'

1/4" = 1' 0 2' 4' 8'



KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
SD302		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
DEMOLITION SECTIONS - 2

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
RE:VR
Initials: Date:

PLAN NUMBER
CIP19-00011

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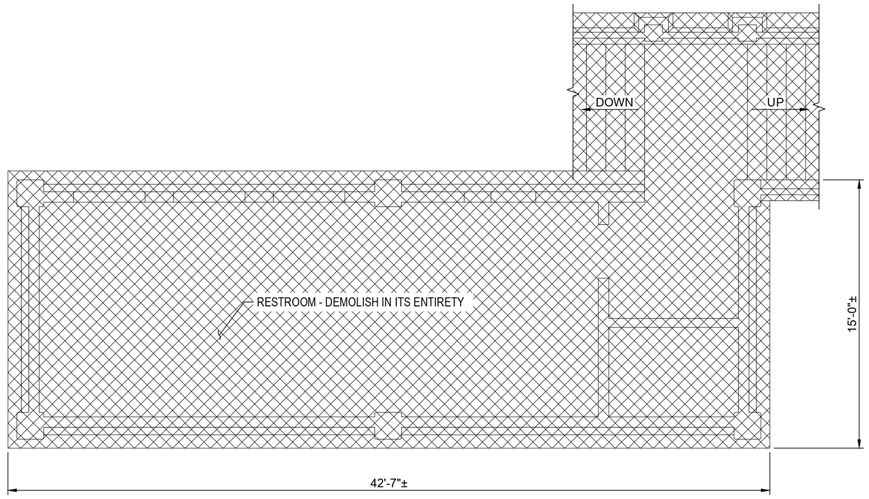
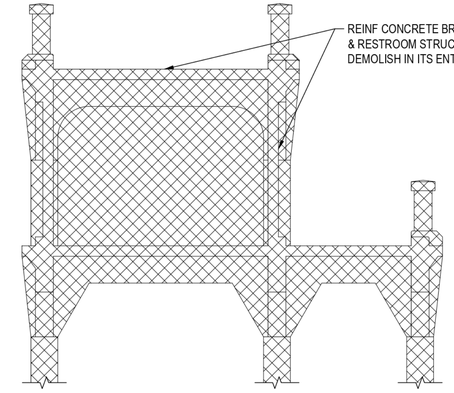


C1 NORTH RESTROOM FLOOR PLAN

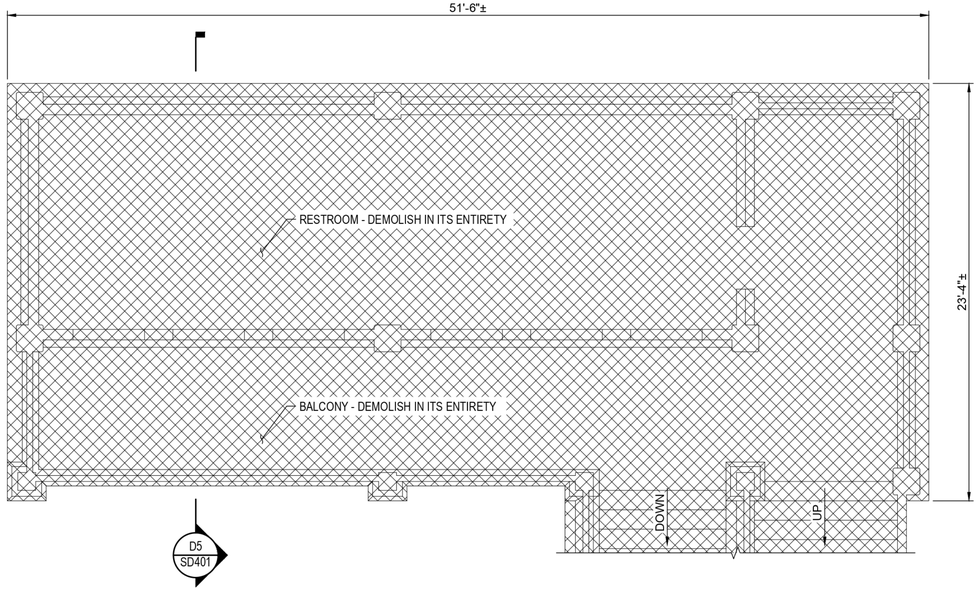
SCALE: 1/4" = 1'-0"

PLAN NORTH



C3 SOUTH WING RESTROOM TYPICAL SECTION

SCALE: 1/4" = 1'-0"



A1 SOUTH RESTROOM FLOOR PLAN

SCALE: 1/4" = 1'-0"

PLAN NORTH

1/4" = 1' 0 2' 4' 8'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
SD401		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: DEMOLITION PLAN ENLARGED - RESTROOM BUILDINGS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

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C1 SCALE: NTS



C2 SCALE: NTS



C3 SCALE: NTS



C4 SCALE: NTS



C5 SCALE: NTS



B1 SCALE: NTS



B2 SCALE: NTS



B3 SCALE: NTS



B4 SCALE: NTS



B5 SCALE: NTS



A1 SCALE: NTS



A2 SCALE: NTS



A3 SCALE: NTS



A4 SCALE: NTS



A5 SCALE: NTS

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
SD901		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
PHOTOS - SHEET 1

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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C1 SCALE: NTS



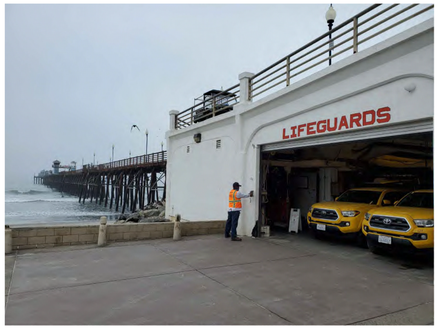
C2 SCALE: NTS



C3 SCALE: NTS



C4 SCALE: NTS



C5 SCALE: NTS



B1 SCALE: NTS



B2 SCALE: NTS



B3 SCALE: NTS



B4 SCALE: NTS



B5 SCALE: NTS



A1 SCALE: NTS



A2 SCALE: NTS



A3 SCALE: NTS



A4 SCALE: NTS



A5 SCALE: NTS

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
SD903		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
PHOTOS - SHEET 3

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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C1 SCALE: NTS



C2 SCALE: NTS



C3 SCALE: NTS



C4 SCALE: NTS



C5 SCALE: NTS



B1 SCALE: NTS



B2 SCALE: NTS



B3 SCALE: NTS



B4 SCALE: NTS



B5 SCALE: NTS



A1 SCALE: NTS



A2 SCALE: NTS

A4 SCALE: NTS

A5 SCALE: NTS

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
SD904		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
PHOTOS - SHEET 4

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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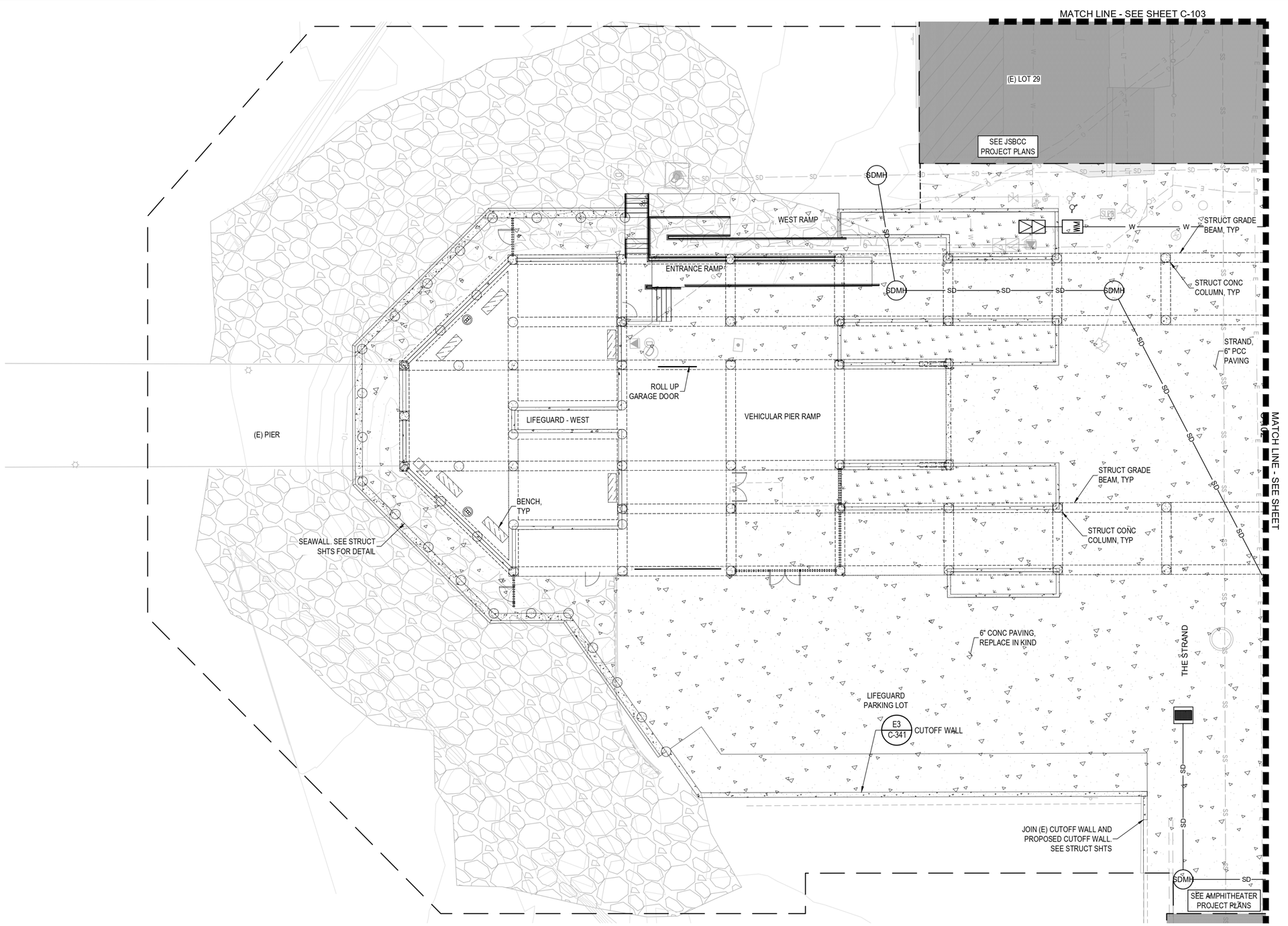


LEGEND:

- PIER VIEW WAY PROJECT BOUNDARY
- ADJACENT PROJECT BOUNDARY
- (E) CONTOUR
- (E) ELECTRIC LINE
- (E) TELECOMMUNICATION LINE
- (E) SANITARY SEWER
- (E) STORM DRAIN
- (E) GAS LINE
- (E) WATER LINE
- (E) STREET LIGHT CONDUIT
- (E) AC PAVEMENT
- (E) CONCRETE PAVEMENT
- (E) ROCK ARMOR
- (E) STREET LIGHT
- (E) FIRE HYDRANT
- (E) WATER EQUIPMENT FDC / VALVE / METER / BFP
- (E) IRRIGATION VALVE / BOX
- (E) SEWER MANHOLE / CLEAN OUT
- (E) STORM DRAIN MANHOLE / INLET / CATCH BASIN
- (E) ELECT PULL BOX / VAULT
- (E) ELECT POWER BOX
- (E) STREET LIGHT PULL BOX
- (E) COMM PULL BOX
- (E) GAS VALVE / METER
- (E) RECLAIMED WATER VALVE / METER
- (E) SIGN
- (E) RETAINING WALL
- (E) PIER VIEW WAY BRIDGE COLUMNS
- W — WATER
- SD — STORM DRAIN
- SS — SANITARY SEWER
- PLANTER AREA
- CONC PAVEMENT
- SDMH — STORM DRAIN MANHOLE

NOTES:

1. SEE ELECT SHEETS FOR PROPOSED ELECTRICAL, COMM, AND LIGHTING ROUTES.
2. SEE LANDSCAPE PLAN FOR PLANTER DETAIL.
3. SEE ARCHITECTURAL AND STRUCTURAL SHEETS FOR BUILDING DETAIL.

A1 SITE PLAN - SHEET 1

SCALE: 1" = 10'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL: R.E. STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
C-101		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: SITE PLAN - SHEET 1

ACCEPTED BY

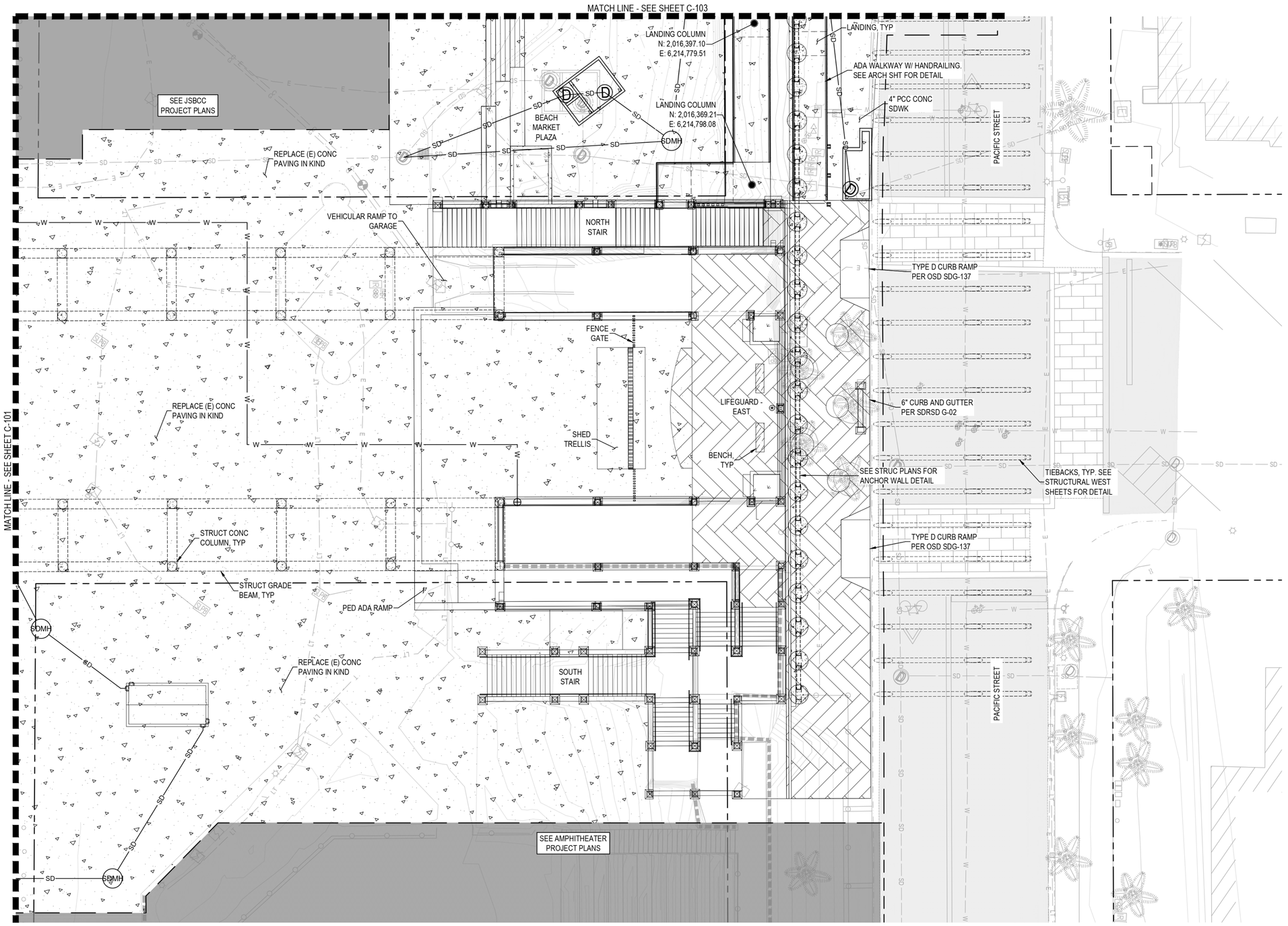
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

File: \\mnx.net\projects\SD\11551\20 CADD_Active_sheetset\PVWB-C-101 ; Plotted: 7/7/2025 2:12 PM by CHIANG, JILL ; Saved: 7/7/2025 12:05 PM by JCHIANG



NOTES:

1. SEE ELECT SHEETS FOR PROPOSED ELECTRICAL, COMM, AND LIGHTING ROUTES.
2. SEE LANDSCAPE PLAN FOR PLANTER DETAIL.
3. SEE ARCHITECTURAL AND STRUCTURAL SHEETS FOR BUILDING DETAIL.

1" = 10' (0, 10', 20')

PLAN NORTH

A1 SITE PLAN - SHEET 2

SCALE: 1" = 10'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL: R.C.E. STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
C-102		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: SITE PLAN - SHEET 2

ACCEPTED BY

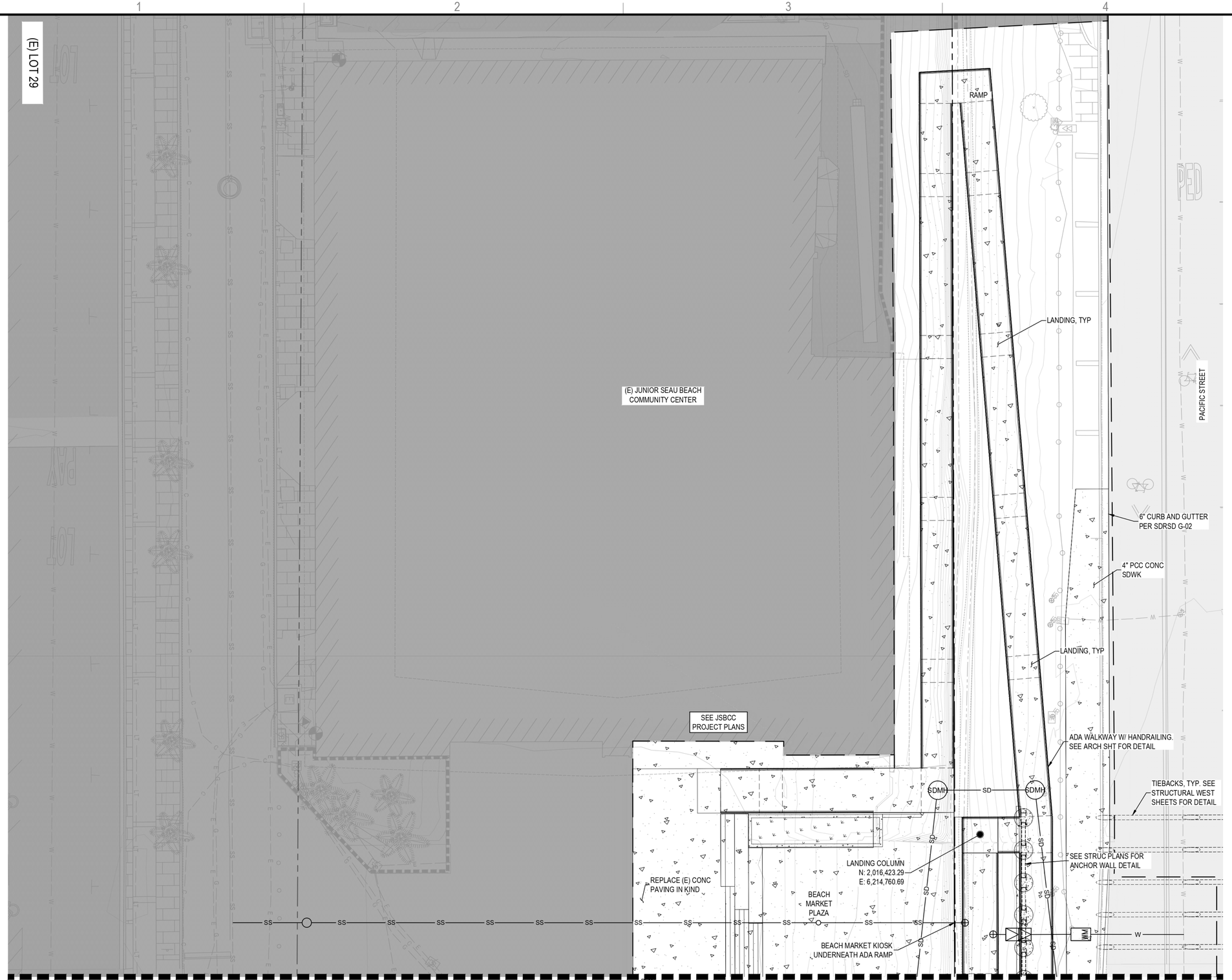
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials: Date:

PLAN NUMBER: CIP19-00011

File: \\nmc.net\projects\SD\111510\20 CADD_Active_sheets\en\PVWB-C-102 - Plotted: 7/7/2025 2:12 PM by CHIANG, JILL - Saved: 7/7/2025 12:20 PM by NDEEB



LEGEND:

- PIER VIEW WAY PROJECT BOUNDARY
- ADJACENT PROJECT BOUNDARY
- (E) RIGHT OF WAY
- (E) CONTOUR
- (E) ELECTRIC LINE
- (E) GAS LINE
- (E) WATER LINE
- (E) STREET LIGHT CONDUIT
- (E) BRICK / PERMEABLE PAVER
- (E) AC PAVEMENT
- (E) CONCRETE PAVEMENT
- (E) STREET LIGHT
- (E) FIRE HYDRANT
- (E) WATER EQUIPMENT FDC / VALVE / METER / BFP
- (E) IRRIGATION VALVE / BOX
- (E) STORM DRAIN MANHOLE / INLET / CATCH BASIN
- (E) ELECT PULL BOX / VAULT
- (E) ELECT POWER BOX
- (E) COMM PULL BOX
- (E) GAS VALVE / METER
- (E) RECLAIMED WATER VALVE / METER
- (E) BUSH / TREE
- (E) SIGN
- (E) RETAINING WALL
- SANITARY SEWER
- WATER
- STORM DRAIN
- PLANTER AREA
- CONC PAVEMENT
- STORM DRAIN MANHOLE

NOTES:

1. SEE ELECT SHEETS FOR PROPOSED ELECTRICAL, COMM, AND LIGHTING ROUTES.
2. SEE LANDSCAPE PLAN FOR PLANTER DETAIL.
3. SEE ARCHITECTURAL AND STRUCTURAL SHEETS FOR BUILDING DETAIL.

A1 SITE PLAN - SHEET 3

SCALE: 1" = 10'

NORTH

1" = 10'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E. STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
C-103		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: SITE PLAN - SHEET 3

ACCEPTED BY

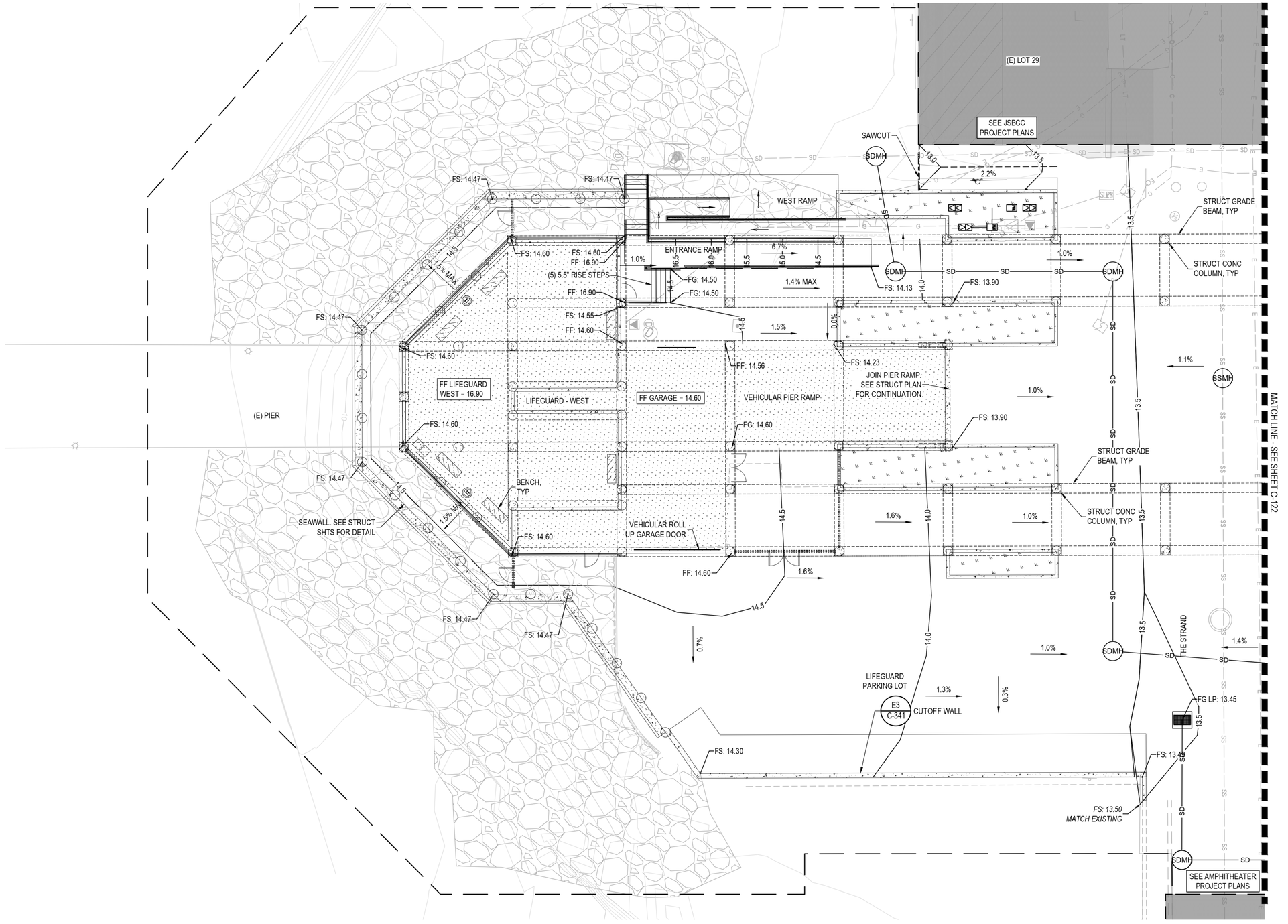
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of: Sign: PRINT Name: Date:

Reviewed By: REVR Initials Date:

PLAN NUMBER CIP19-00011

File: \\mnlax\mnl\projects\SD\11751\20 CAD\D_Active_sheetset\PVWB-C-103 ; Plotted: 7/7/2025 2:13 PM by CHIANG, JILL ; Saved: 7/3/2025 9:07 AM by JCHIANG



LEGEND:

- PIER VIEW WAY PROJECT BOUNDARY
- ADJACENT PROJECT BOUNDARY
- (E) CONTOUR
- (E) ELECTRIC LINE
- (E) TELECOMMUNICATION LINE
- (E) SANITARY SEWER
- (E) STORM DRAIN
- (E) GAS LINE
- (E) WATER LINE
- (E) STREET LIGHT CONDUIT
- (E) AC PAVEMENT
- (E) CONCRETE PAVEMENT
- (E) ROCK ARMOR
- (E) STREET LIGHT
- (E) FIRE HYDRANT
- (E) WATER EQUIPMENT FDC / VALVE / METER / BFP
- (E) IRRIGATION VALVE / BOX
- (E) SEWER MANHOLE / CLEAN OUT
- (E) STORM DRAIN MANHOLE / INLET / CATCH BASIN
- (E) ELECT PULL BOX / VAULT
- (E) ELECT POWER BOX
- (E) STREET LIGHT PULL BOX
- (E) COMM PULL BOX
- (E) GAS VALVE / METER
- (E) RECLAIMED WATER VALVE / METER
- (E) SIGN
- (E) RETAINING WALL
- (E) PIER VIEW WAY BRIDGE COLUMNS
- XX.X CONTOUR
- W WATER
- SD STORM DRAIN
- SS SANITARY SEWER
- PLANTER AREA
- BLDG / UNPAVED AREAS
- EXTERIOR DOOR
- SDMH STORM DRAIN MANHOLE

NOTES:

1. SEE ELECT SHEETS FOR PROPOSED ELECTRICAL, COMM, AND LIGHTING ROUTES.
2. SEE LANDSCAPE PLAN FOR PLANTER DETAIL.
3. SEE ARCHITECTURAL AND STRUCTURAL SHEETS FOR BUILDING DETAIL.

A1 DRAINAGE AND GRADING PLAN - SHEET 1

SCALE: 1" = 10'

1" = 10' 0 10' 20' PLAN NORTH

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
C-111		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: DRAINAGE AND GRADING PLAN - SHEET 1

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

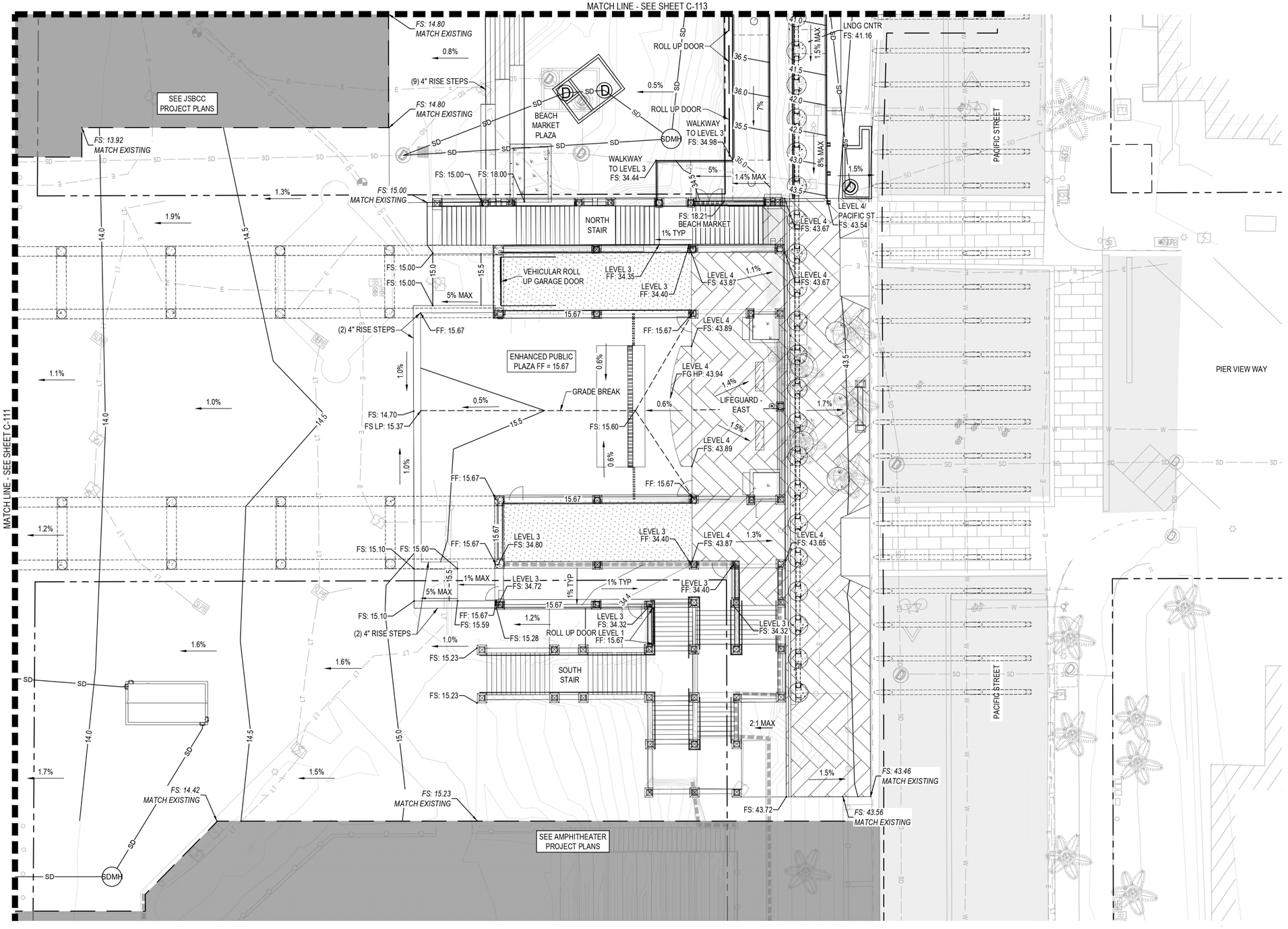
ENGINEER OF WORK SEAL

R.C.E. STAMP

DRAWINGS PREPARED BY:

OCEANSIDE CALIFORNIA PIER VIEW WAY BRIDGE & LIFEGUARD HQ

File: \\mnc.net\projects\SD\11151\20 CADD\ Active\ _SheetSet\PVWB-C-111 ; Plotted: 7/8/2025 5:09 PM by DEEB, NICOLE ; Saved: 7/8/2025 5:08 PM by NDEEB



LEGEND:

- PIER VIEW WAY PROJECT BOUNDARY
- ADJACENT PROJECT BOUNDARY
- (E) RIGHT OF WAY
- XX (E) CONTOUR
- E (E) ELECTRIC LINE
- C (E) TELECOMMUNICATION LINE
- SD (E) STORM DRAIN
- G (E) GAS LINE
- W (E) WATER LINE
- LT (E) STREET LIGHT CONDUIT
- (E) BRICK / PERMEABLE PAVER
- (E) AC PAVEMENT
- (E) CONCRETE PAVEMENT
- (E) STREET LIGHT
- (E) FIRE HYDRANT
- (E) WATER EQUIPMENT FDC / VALVE / METER / BFP
- IR R (E) IRRIGATION VALVE / BOX
- D (E) STORM DRAIN MANHOLE / INLET / CATCH BASIN
- (E) ELECT PULL BOX / VAULT
- E (E) ELECT POWER BOX
- SLPB (E) STREET LIGHT PULL BOX
- (E) COMM PULL BOX
- (E) GAS VALVE / METER
- (E) RECLAIMED WATER VALVE / METER
- (E) BUSH / TREE
- (E) SIGN
- (E) RETAINING WALL
- (E) PIER VIEW WAY BRIDGE COLUMNS
- XX.X CONTOUR
- W WATER
- SD STORM DRAIN
- PLANTER AREA
- BLDG / UNPAVED AREAS
- PAVERS
- EXTERIOR DOOR
- SDMH STORM DRAIN MANHOLE
- TREE

NOTES:

1. SEE ELECT SHEETS FOR PROPOSED ELECTRICAL, COMM, AND LIGHTING ROUTES.
2. SEE LANDSCAPE PLAN FOR PLANTER DETAIL.
3. SEE ARCHITECTURAL AND STRUCTURAL SHEETS FOR BUILDING DETAIL.

1" = 10' (0, 10', 20')

PLAN NORTH

A1 DRAINAGE AND GRADING PLAN - SHEET 2

SCALE: 1" = 10'

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
C-112		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: DRAINAGE AND GRADING PLAN - SHEET 2

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

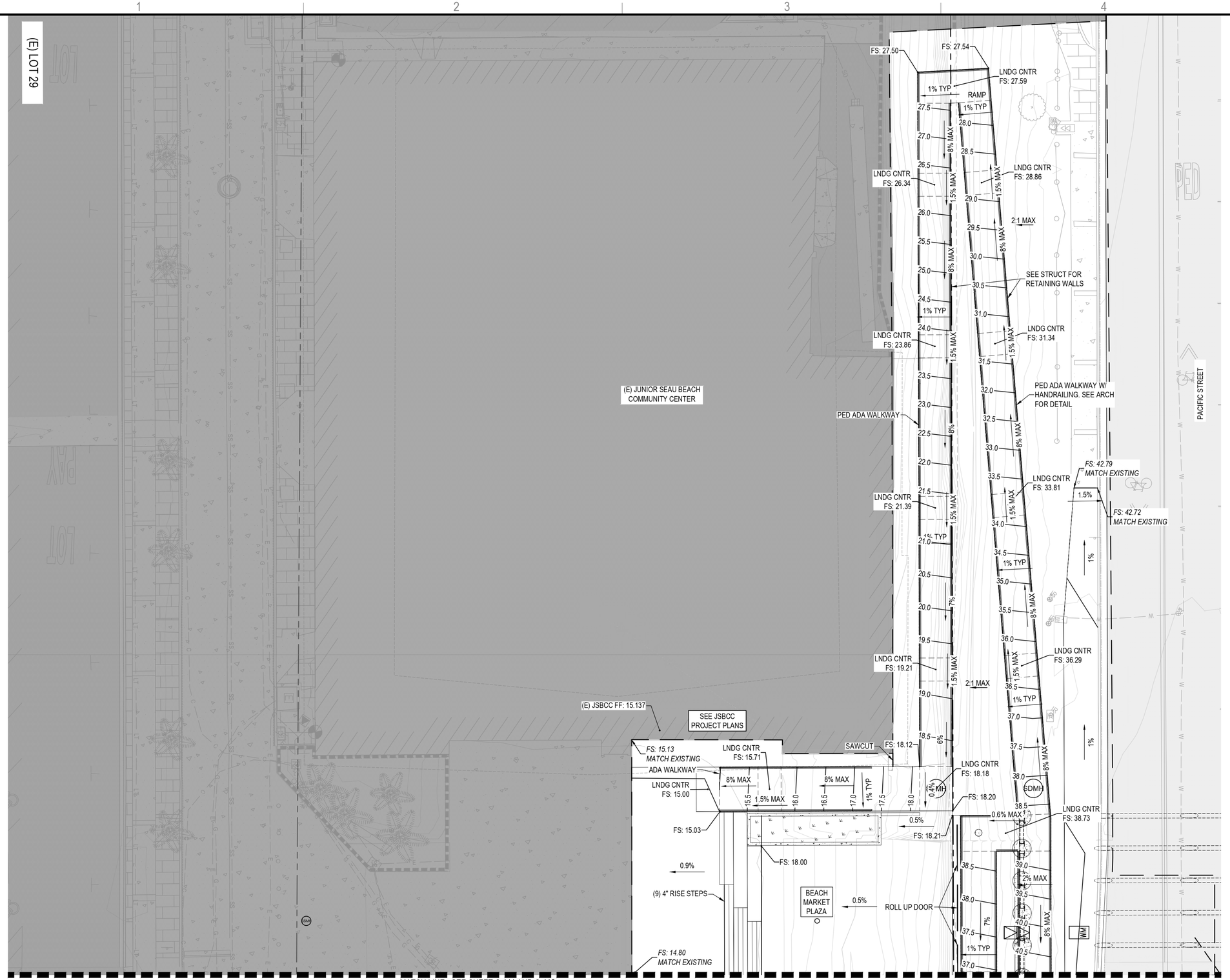
ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

File: I:\mnc-nat\projects\SD\11751\20 CAD\D_Active_Sheets\Set\PV\WB-C-112 ; Plotted: 7/8/2025 5:10 PM by: DEEB, NICOLE ; Sheet: 7/8/2025 5:08 PM by: NDEEB



LEGEND:

- PIER VIEW WAY PROJECT BOUNDARY
- ADJACENT PROJECT BOUNDARY
- (E) RIGHT OF WAY
- (E) CONTOUR
- (E) ELECTRIC LINE
- (E) GAS LINE
- (E) WATER LINE
- (E) STREET LIGHT CONDUIT
- (E) BRICK / PERMEABLE PAVER
- (E) AC PAVEMENT
- (E) CONCRETE PAVEMENT
- (E) STREET LIGHT
- (E) FIRE HYDRANT
- (E) WATER EQUIPMENT FDC / VALVE / METER / BFP
- (E) IRRIGATION VALVE / BOX
- (E) STORM DRAIN MANHOLE / INLET / CATCH BASIN
- (E) ELECT PULL BOX / VAULT
- (E) ELECT POWER BOX
- (E) COMM PULL BOX
- (E) GAS VALVE / METER
- (E) RECLAIMED WATER VALVE / METER
- (E) BUSH / TREE
- (E) SIGN
- (E) RETAINING WALL
- XX.X CONTOUR
- PLANTER AREA
- WATER METER / BFP
- SS SANITARY SEWER
- SD STORM DRAIN
- W WATER
- SDMH STORM DRAIN MANHOLE

NOTES:

1. SEE ELECT SHEETS FOR PROPOSED ELECTRICAL, COMM, AND LIGHTING ROUTES.
2. SEE LANDSCAPE PLAN FOR PLANTER DETAIL.
3. SEE ARCHITECTURAL AND STRUCTURAL SHEETS FOR BUILDING DETAIL.

A1 DRAINAGE AND GRADING PLAN - SHEET 3

SCALE: 1" = 10'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL: R.C.E. STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
C-113		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: DRAINAGE AND GRADING PLAN - SHEET 3

ACCEPTED BY

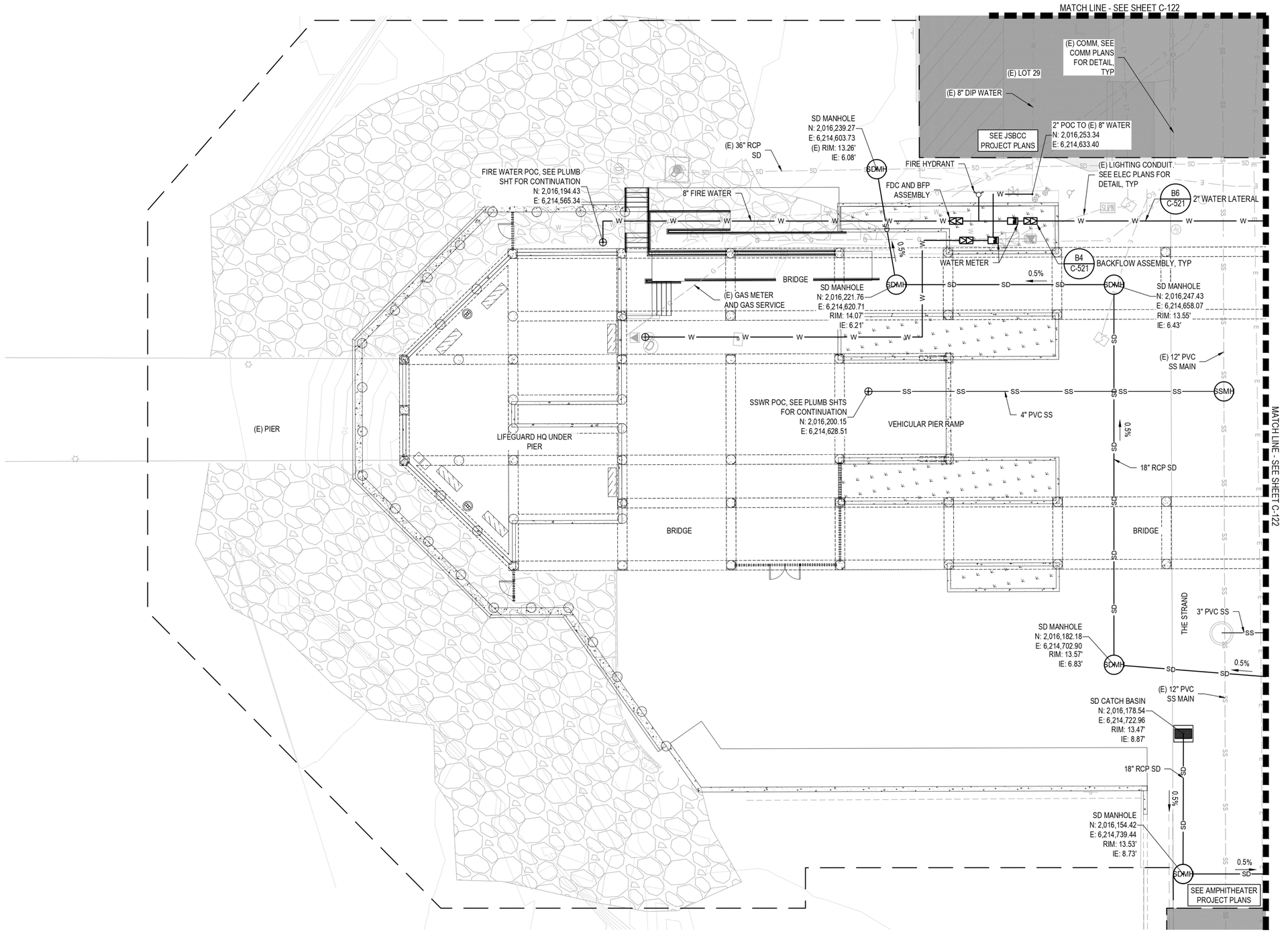
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of: Sign: PRINT Name: Date:

Reviewed By: REVR Initials Date:

PLAN NUMBER CIP19-00011

File: I:\mnl\projects\SD\11511\20 CADD_Active_Sheet Set\PVWB-C-113 ; Plotted: 7/8/2025 5:10 PM by DEEB, NICOLE ; Saved: 7/8/2025 5:09 PM by NDEEB



LEGEND:

- PIER VIEW WAY PROJECT BOUNDARY
- ADJACENT PROJECT BOUNDARY
- (E) CONTOUR
- (E) ELECTRIC LINE
- (E) TELECOMMUNICATION LINE
- (E) SANITARY SEWER
- (E) STORM DRAIN
- (E) GAS LINE
- (E) WATER LINE
- (E) STREET LIGHT CONDUIT
- (E) AC PAVEMENT
- (E) CONCRETE PAVEMENT
- (E) ROCK ARMOR
- (E) STREET LIGHT
- (E) FIRE HYDRANT
- (E) WATER EQUIPMENT FDC / VALVE / METER / BFP
- (E) IRRIGATION VALVE / BOX
- (E) SEWER MANHOLE / CLEAN OUT
- (E) STORM DRAIN MANHOLE / INLET / CATCH BASIN
- (E) ELECT PULL BOX / VAULT
- (E) ELECT POWER BOX
- (E) STREET LIGHT PULL BOX
- (E) COMM PULL BOX
- (E) GAS VALVE / METER
- (E) RECLAIMED WATER VALVE / METER
- (E) SIGN
- (E) RETAINING WALL
- (E) PIER VIEW WAY BRIDGE COLUMNS
- WATER
- STORM DRAIN
- STORM DRAIN MANHOLE
- BACKFLOW ASSEMBLY AND WATER METER
- CATCH BASIN
- TREE

NOTES:

1. CONTRACTOR TO VERIFY EXISTING UTILITIES LOCATION AND ELEVATION ON SITE PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES.
2. SEE ELECT SHEETS FOR PROPOSED ELECTRICAL, COMM, LIGHTING ROUTES
3. SEE OSD M-3A FOR TRENCH BACKFILLING AND RESURFACING.
4. SEE C-111 FOR GRADING AND DRAINAGE PLAN.

A1 UTILITY PLAN - SHEET 1

SCALE: 1" = 10'

1" = 10' (0, 10', 20')

PLAN NORTH

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
C-121		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: UTILITY PLAN - SHEET 1

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E. STAMP

DRAWINGS PREPARED BY:

OCEANSIDE CALIFORNIA PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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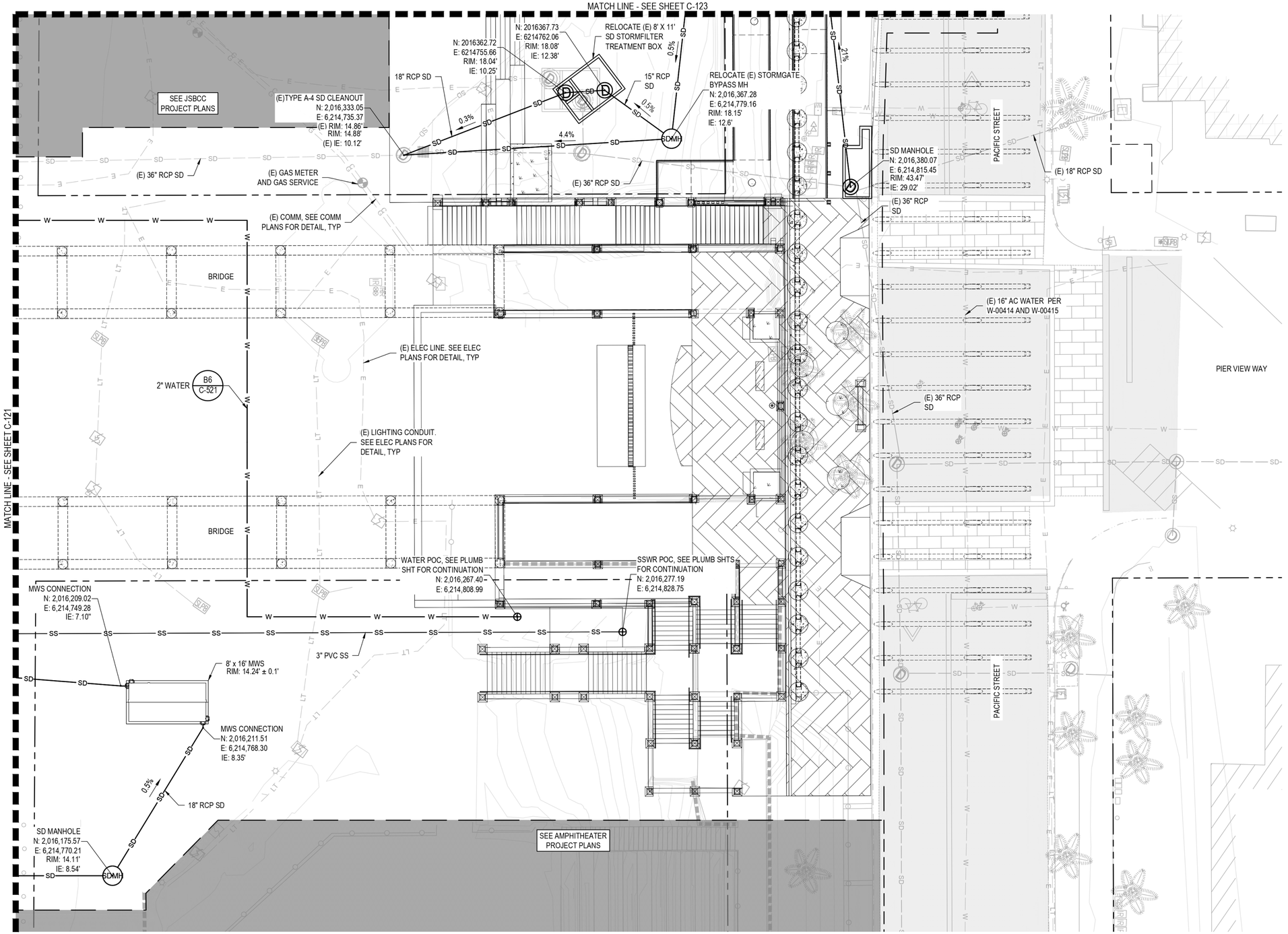

LEGEND:

- PIER VIEW WAY PROJECT BOUNDARY
- ADJACENT PROJECT BOUNDARY
- (E) RIGHT OF WAY
- (E) CONTOUR
- (E) ELECTRIC LINE
- (E) TELECOMMUNICATION LINE
- (E) STORM DRAIN
- (E) GAS LINE
- (E) WATER LINE
- (E) STREET LIGHT CONDUIT
- (E) BRICK / PERMEABLE PAVER
- (E) AC PAVEMENT
- (E) CONCRETE PAVEMENT
- (E) STREET LIGHT
- (E) FIRE HYDRANT
- (E) WATER EQUIPMENT FDC / VALVE / METER / BFP
- (E) IRRIGATION VALVE / BOX
- (E) STORM DRAIN MANHOLE / INLET / CATCH BASIN
- (E) ELECT PULL BOX / VAULT
- (E) ELECT POWER BOX
- (E) STREET LIGHT PULL BOX
- (E) COMM PULL BOX
- (E) GAS VALVE / METER
- (E) RECLAIMED WATER VALVE / METER
- (E) BUSH / TREE
- (E) SIGN
- (E) RETAINING WALL
- (E) PIER VIEW WAY BRIDGE COLUMNS
- WATER
- STORM DRAIN
- STORM DRAIN MANHOLE
- BACKFLOW ASSEMBLY AND WATER METER
- CATCH BASIN
- TREE

NOTES:

1. CONTRACTOR TO VERIFY EXISTING UTILITIES LOCATION AND ELEVATION ON SITE PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES.
2. SEE ELECT SHEETS FOR PROPOSED ELECTRICAL, COMM, LIGHTING ROUTES
3. SEE OSD M-3A FOR TRENCH BACKFILLING AND RESURFACING.
4. SEE C-112 FOR GRADING AND DRAINAGE PLAN.

A1 UTILITY PLAN - SHEET 2

SCALE: 1" = 10'

PLAN NORTH

1" = 10' 0 10' 20'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL: R.C.E. STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
C-122		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: UTILITY PLAN - SHEET 2

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of: Sign: PRINT Name: Date:

Reviewed By: REVR Initials Date:

PLAN NUMBER CIP19-00011

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(E) LOT 29

(E) JUNIOR SEAU BEACH COMMUNITY CENTER

RAMP

PACIFIC STREET

PED

SEE JSBCC PROJECT PLANS

SS LATERAL CONNECTION B4 C-522

(E) 8" DIP WATER

N: 2016316.12
E: 6214638.39
RIM: 13.47
IE: 8.13'

2%

B6 C-522 24" SS INSPECTION MH

N: 2016325.14
E: 6214651.52
RIM: 13.82
IE: 8.45'

2%

4" PVC SS

SS LATERAL CLEANOUT B1 C-522

N: 2016387.77
E: 6214742.70
RIM: 18.06
IE: 10.66'

BEACH MARKET PLAZA

SSWR POC, SEE PLUMB SHT FOR CONTINUATION
N: 2,016,405.72
E: 6,214,768.83

SD MANHOLE
N: 2,016,425.98
E: 6,214,747.72
RIM: 18.18'
IE: 13.13'

0.5 %

36" RCP SD

SD MANHOLE
N: 2,016,437.95
E: 6,214,765.03
RIM: 38.21'
IE: 13.24'

36" RCP SD

WATER POC, SEE PLUMB SHT FOR CONTINUATION
N: 2,016,407.08
E: 6,214,775.25

B4 C-521 BACKFLOW ASSEMBLY

1" WATER POC
N: 2,016,430.37
E: 6,214,809.20
IE: 34.42'

WATER METER
1" COPPER WATER LATERAL

B1 C-521

PLAN NORTH

LEGEND:

- PIER VIEW WAY PROJECT BOUNDARY
- ADJACENT PROJECT BOUNDARY
- (E) RIGHT OF WAY
- (E) CONTOUR
- (E) ELECTRIC LINE
- (E) GAS LINE
- (E) WATER LINE
- (E) STREET LIGHT CONDUIT
- (E) BRICK / PERMEABLE PAVER
- (E) AC PAVEMENT
- (E) CONCRETE PAVEMENT
- (E) STREET LIGHT
- (E) FIRE HYDRANT
- (E) WATER EQUIPMENT FDC / VALVE / METER / BFP
- (E) IRRIGATION VALVE / BOX
- (E) STORM DRAIN MANHOLE / INLET / CATCH BASIN
- (E) ELECT PULL BOX / VAULT
- (E) ELECT POWER BOX
- (E) COMM PULL BOX
- (E) GAS VALVE / METER
- (E) RECLAIMED WATER VALVE / METER
- (E) BUSH / TREE
- (E) SIGN
- (E) RETAINING WALL
- BACKFLOW ASSEMBLY AND WATER METER
- SS — SANITARY SEWER
- SD — STORM DRAIN
- W — WATER
- SDMH — STORM DRAIN MANHOLE

NOTES:

1. CONTRACTOR TO VERIFY EXISTING UTILITIES LOCATION AND ELEVATION ON SITE PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES.
2. SEE ELECT SHEETS FOR PROPOSED ELECTRICAL, COMM, LIGHTING ROUTES
3. SEE OSD M-3A FOR TRENCH BACKFILLING AND RESURFACING.
4. SEE C-113 FOR GRADING AND DRAINAGE PLAN.

C1 UTILITY PLAN - SHEET 3

SCALE: 1" = 10'

MATCH LINE - SEE SHEET C-121 AND C-122

10' 0' 10' 20'

SCALE: 1"=10'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E. STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
C-123		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: UTILITY PLAN - SHEET 3

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

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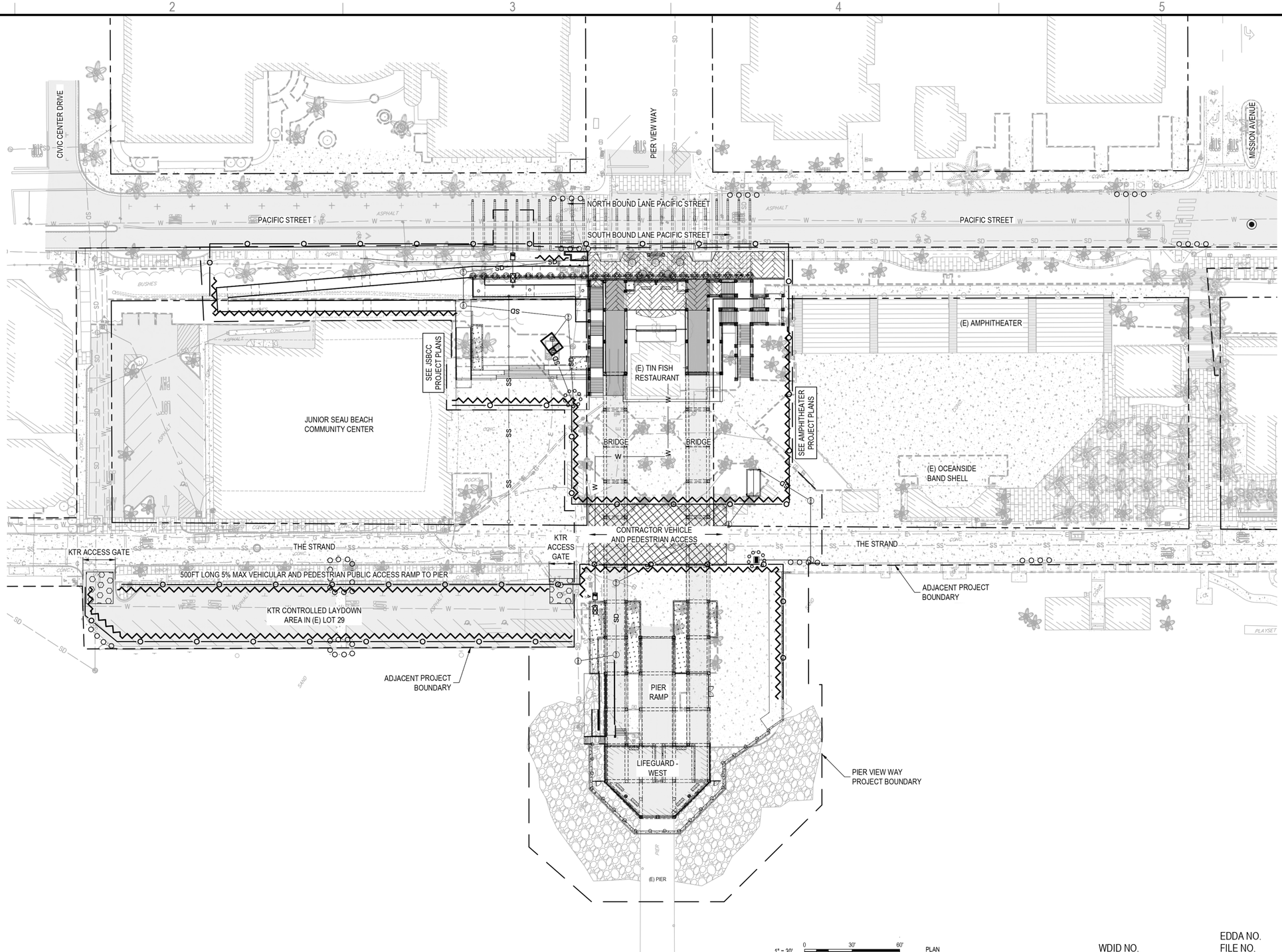
LEGEND:

- (E) RIGHT OF WAY
- PIER VIEW WAY PROJECT BOUNDARY
- ADJACENT PROJECT BOUNDARY
- CONSTRUCTION FENCING
- GRAVEL BAG BERM
- INLET PROTECTION
- PROTECTIVE COVER BENEATH PIER VIEW WAY BRIDGES
- STABILIZED CONSTRUCTION ENTRANCE AND EXIT
- SD (E) STORM DRAIN
- (E) STORM DRAIN MANHOLE / INLET / CATCH BASIN
- SD STORM DRAIN

NOTES:

1. THE CONTRACTOR SHALL PREPARE AND IMPLEMENT A STORM WATER SOILLOSS PREVENTION PLAN (SWSLPP) FOR THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ADEQUATE EROSION CONTROL AND TEMPORARY STORM WATER CONTROL MEASURES ARE IMPLEMENTED TO REDUCE SEDIMENT AND RUNOFF IN ACCORDANCE WITH THE SWSLPP REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING, AND INSPECTING EROSION CONTROL AND TEMPORARY STORM WATER CONTROL MEASURES.
2. THESE EROSION CONTROL PLANS ARE PRESENTED AS A GUIDE TO THE CONTRACTOR TO IMPLEMENT ADEQUATE EROSION CONTROL MEASURES AT THE SITE. THESE MEASURES ARE IN ADDITION TO CONTRACTOR'S QUALIFIED SWPPP PRACTITIONER (QSP) SWSLPP REQUIREMENTS.
3. ALL STORM DRAIN INLETS (EXISTING AND NEW) SHALL BE PROTECTED.
4. TEMPORARY GRAVEL BAGS/SILT FENCE/FIBER ROLLS SHALL BE PLACED DOWNSTREAM OF DISTURBED AREAS WITH DISCHARGE POTENTIAL AS NEEDED.
5. ALL STOCKPILED MATERIAL SHALL BE PROTECTED WITH A FIBER ROLL PERIMETER AND COVERED PRIOR TO A FORECAST RAIN EVENT.
6. TEMPORARY STABILIZATION SHALL BE ACHIEVED BY COVERING DISTURBED AREAS WITH GEOTEXTILE PRIOR TO RAIN EVENTS AND AFTER PERIODS OF INACTIVITY.
7. FINAL STABILIZATION SHALL BE ACHIEVED BY RETURNING THE SITE TO PRE-EXISTING CONDITIONS.
8. SWEEP/VACUUM ADJACENT ROADWAYS AS NEEDED THROUGHOUT CONSTRUCTION.
9. ALL TEMPORARY BMP'S SHALL BE REMOVED AFTER FINAL STABILIZATION PER THE DIRECTION OF THE STATE'S REPRESENTATIVE.
10. PLACE GRAVEL BERM BAG ON LEVEL CONTOUR LINE (IE SAME ELEVATION) TO NOT INDUCE EROSION.
11. USE CASQA BMP FACT SHEETS FOR CRITERIA AND DEPLOYMENT DETAILS.
12. ACCUMULATED SEDIMENT IN GRAVEL BERM BAG MUST BE PERIODICALLY REMOVED TO MAINTAIN BMP EFFECTIVENESS. REMOVAL OCCURS WHEN SEDIMENT REACHES ONE-THIRD OF BARRIER HEIGHT. SEDIMENT SHALL BE EVENLY DISTRIBUTED ALONG THE BEACH.
13. CONTRACTOR TO MAINTAIN AND INSPECT BMPS UNTIL UPSTREAM AREA IS PERMANENTLY STABILIZED.



1" = 30' 0 30' 60'

PLAN NORTH

A1 EROSION CONTROL PLAN

SCALE: 1" = 30'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6059
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL: R.C.E. STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
C-131		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: EROSION CONTROL PLAN

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of: Sign: PRINT Name: Date:

Reviewed By: REVR Initials Date:

PLAN NUMBER: CIP19-00011

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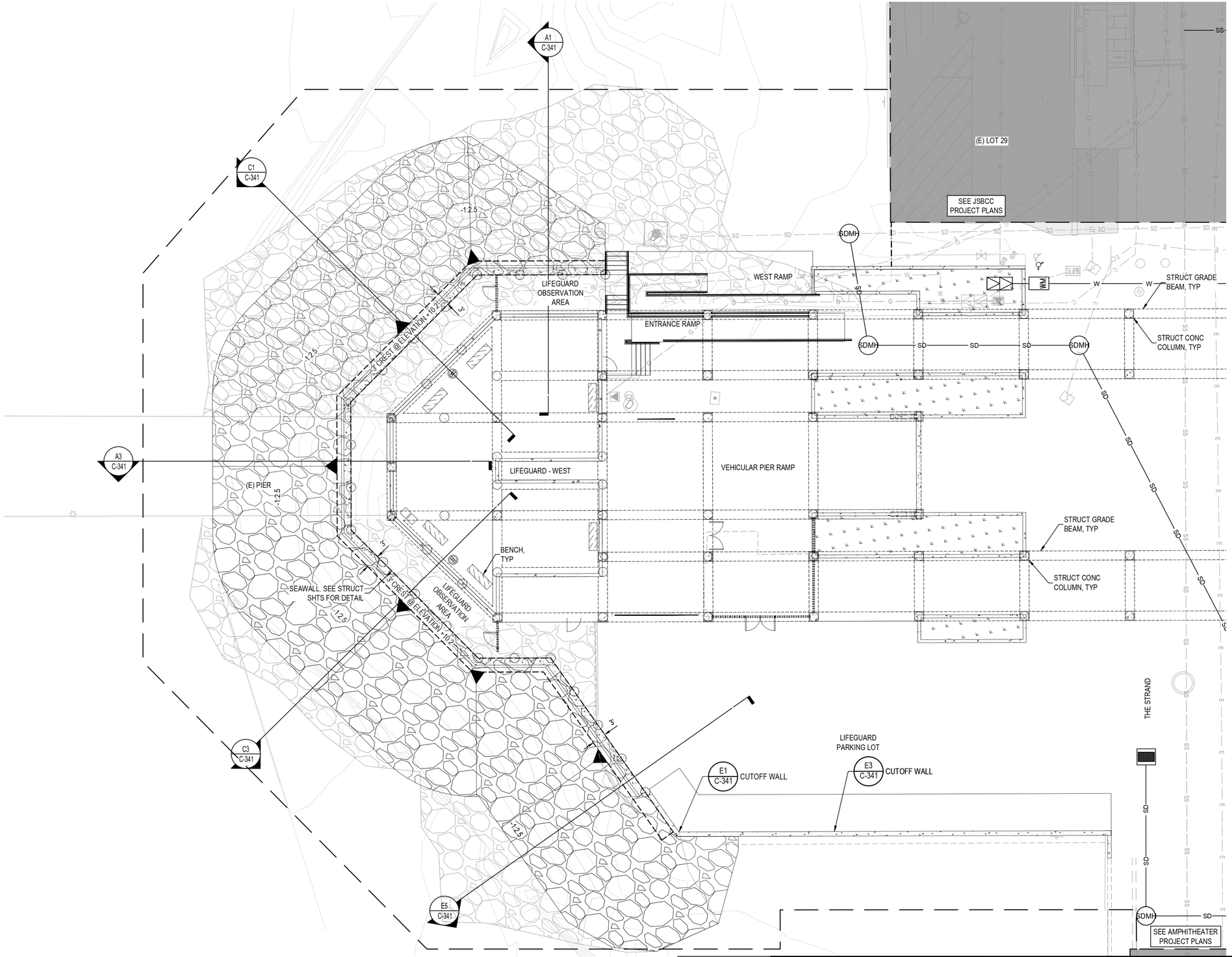


LEGEND:

- PIER VIEW WAY PROJECT BOUNDARY
- ADJACENT PROJECT BOUNDARY
- (E) CONTOUR
- (E) ROCK ARMOR
- ARMOR STONE
- GRADE BREAK
- FILL SLOPE

A1 REVETMENT PLAN

SCALE: 1" = 10'

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
C-141		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: REVETMENT PLAN

ACCEPTED BY

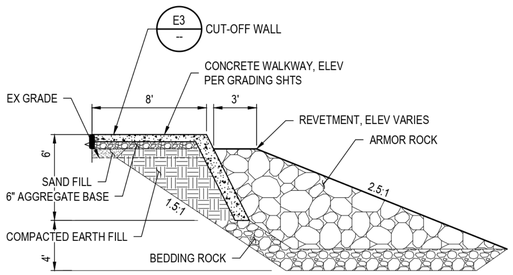
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

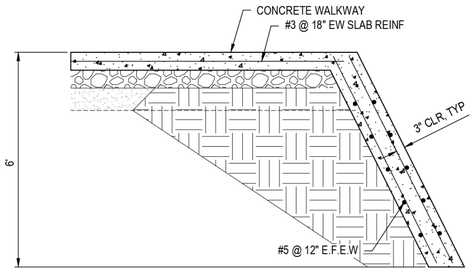
PLAN NUMBER
CIP19-00011

File: \\mnl\projects\SD\115120 CADD_Active_SheetSet\PVWB-C-141 , Plotted: 7/7/2025 12:57 PM by: DEEB, NICOLE , Saved: 7/7/2025 10:19 AM by: JCHANG



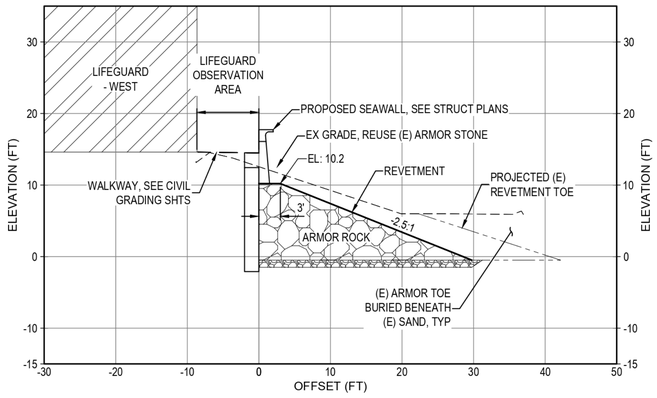
C-141 E1 SECTION - CUTOFF WALL - 1

SCALE: 1" = 5'



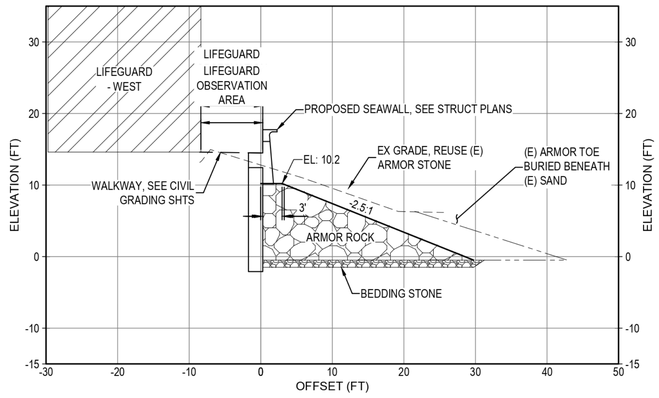
C-141 E3 SECTION - CUTOFF WALL - 2

SCALE: 1" = 2'



C-141 C1 SECTION - REVETMENT - 2

SCALE: 1" = 10'

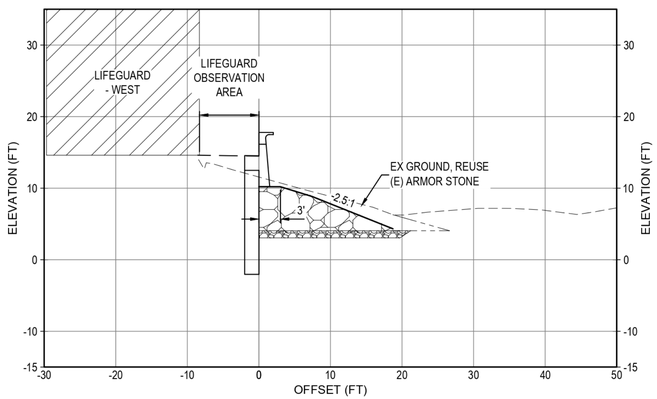


C-141 C3 SECTION - REVETMENT - 4

SCALE: 1" = 10'

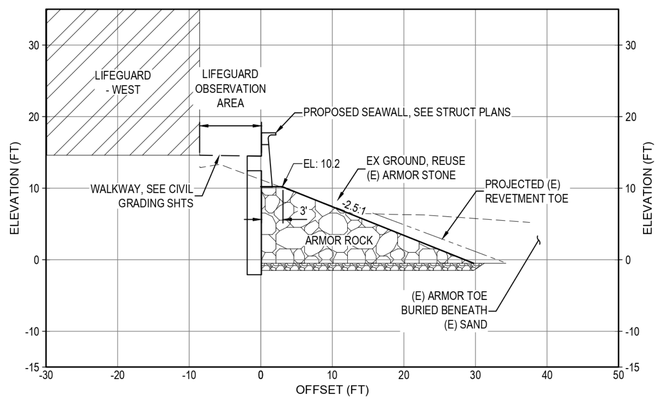
LEGEND:

- EXISTING GRADE
- SITE FINISHED GRADE
- REVETMENT
- PROJECTED (E) ARMOR TOE
- ARMOR ROCK
- BEDDING STONE



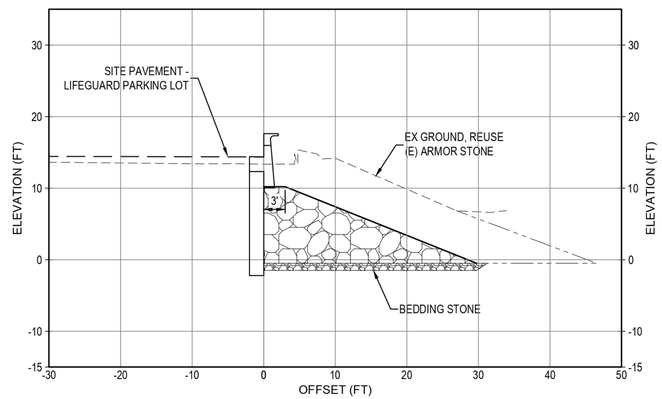
C-141 A1 SECTION - REVETMENT - 1

SCALE: 1" = 10'



C-141 A3 SECTION - REVETMENT - 3

SCALE: 1" = 10'



C-141 E5 SECTION - REVETMENT - 5

SCALE: 1" = 10'

A1 REVETMENT SECTIONS

SCALE: 1" = 10'

1" = 2' 0 2' 4'

1" = 5' 0 5' 10'

1" = 10' 0 10' 20'

moffatt & nichol

1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E. STAMP

DRAWINGS PREPARED BY:

OCEANSIDE CALIFORNIA — PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET C-341

CITY OF OCEANSIDE
ENGINEERING DIVISION

SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: REVETMENT SECTIONS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

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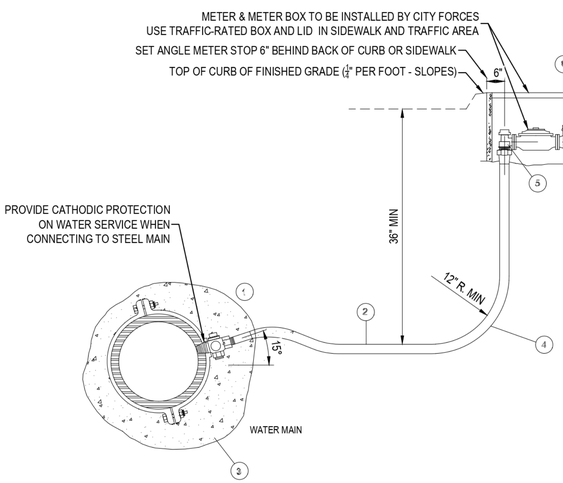


BILL OF MATERIALS:

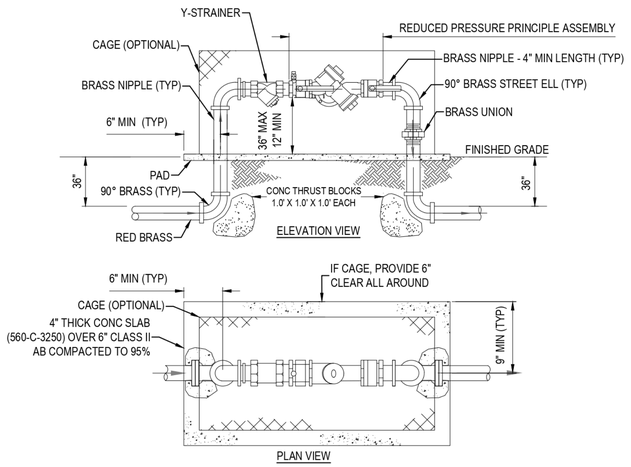
1. SERVICE SADDLE AND CORPORATION STOP PER SECTION 2.12
2. COPPER TUBING SHALL BE TYPE "K" SEAMLESS SOFT. (NO JOINTS PERMITTED).
3. SERVICES TO BE ENCASED IN 6" SE 30 SAND.
4. BURIED COPPER TO BE ENCASED IN 6 MIL POLY WRAP SLEEVE PER SECTION 2.12.
5. ANGLE STOP (1" x 3/4" OR 1" x 1") MUST BE SIZED PER PROPOSED METER SIZE AND MATERIAL PER SECTION 2.12.
   A 1" x 3/4" ANGLE STOP SHALL BE USED FOR 5/8" METER SIZE.
6. BALL VALVE FURNISHED AND INSTALLED BY CITY FORCES.
7. M.I.P. X FEMALE SLIP PVC ADAPTER FURNISHED AND INSTALLED BY CITY FORCES.

NOTES

1. TAPS INTO TOP OF WATER MAIN ARE NOT PERMITTED.
2. HOT TAPS BY CITY APPROVED CONTRACTORS ONLY.
3. WATER PORT HOLE CENTERS TO BE INSTALLED 10" BELOW TOP OF METER BOX.
4. THE USE OF BUSHINGS, COUPLINGS, AND REDUCERS ON WATER SERVICE LINE BETWEEN CONNECTION TO MAIN AND WATER METER IS STRICTLY PROHIBITED.

C-122 B1 DETAIL - 1" WATER SERVICE

SCALE: NTS



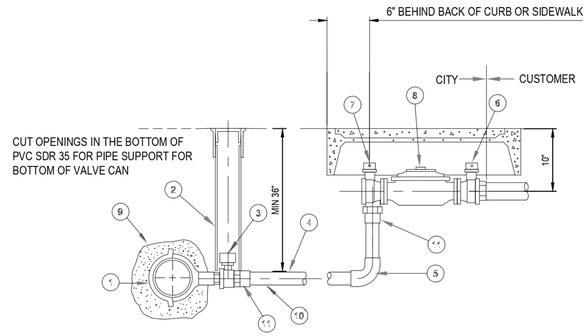
NOTES:

1. ASSEMBLY TO BE APPROVED BY THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD OFFICE OF DRINKING WATER AND CITY OF OCEANSIDE WATER UTILITIES DEPARTMENT.
2. ASSEMBLY SHALL BE ON STATE OF CALIFORNIA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES FOUND ON UNIVERSITY OF SOUTHERN CALIFORNIA'S FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH.
3. ASSEMBLY SHALL BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE METER WITHIN 18".IF CAGE, PROVIDE 6" CLEAR ALL AROUND
4. NO CONNECTIONS BETWEEN THE METER AND ASSEMBLY ARE PERMITTED.
5. RED BRASS FROM METER THROUGH RP ASSEMBLY.
6. ALL BURIED BRASS TO BE WRAPPED IN 6 MIL POLYETHYLENE WRAP PER SECTION 2.12.
7. WHEN DISTANCE BETWEEN THE METER BOX AND THE RISER TO THE ASSEMBLY EXCEEDS 18", PROVIDE PVC SLEEVE 2 TIMES THE DIAMETER OF THE WORKING PIPE OR INSTALL A CASING ENCASED IN CONCRETE. INSPECTION IS REQUIRED PRIOR TO BACKFILL.

THIS ASSEMBLY SHALL BE INSPECTED BY THE WATER UTILITIES DEPARTMENT. AFTER WATER UTILITIES DEPARTMENT'S APPROVAL, ASSEMBLY SHALL BE TESTED BY A TESTER ON THE CITY'S APPROVED TESTER LIST. THE DEVELOPER/OWNER IS RESPONSIBLE FOR THE COST OF TESTING THE ASSEMBLY. THEREAFTER, THE ASSEMBLY SHALL BE TESTED ANNUALLY AT THE OWNER'S EXPENSE. THE TEST REPORT IS TO BE SUBMITTED TO THE CITY WATER UTILITIES DEPARTMENT, CROSS CONNECTION CONTROL AT PHONE # 760-435-5800.

C-122 B4 DETAIL - REDUCED PRESSURE PRINCIPLE ASSEMBLY

SCALE: NTS



BILL OF MATERIALS:

1. BRONZE SERVICE SADDLE
2. VALVE BOX & COVER PER W-23 WITH BOTTOM SUPPORT
3. 1/2" OR 2" M.I.P. X F.I.P. BALL VALVE W/2" G.V. OPERATING NUT ADAPTER
4. 1 1/2" OR 2" TYPE "K" COPPER TUBING (RIGID)
5. 1 1/2" OR 2" COPPER TO COPPER 90° ELBOW
6. 1 1/2" OR 2" F.I.P. X METER FLANGE BALL VALVE FURNISHED AND INSTALLED BY CITY FORCES
7. 1 1 1/2" OR 2" ANGLED BALL FLANGED METER VALVE T 0 MATCH METER SIZE
8. 1 1/2" OR 2" WATER METER FURNISHED AND INSTALLED BY CITY FORCES
9. BURIED COPPER TO BE ENCASED IN 6" SE 30 SAND
10. BURIED COPPER TO BE WRAPPED IN 6 MIL POLYWRAP SLEEVE
11. M.I.P. X COPPER ADAPTER

NOTES:

1. ALL MATERIALS SHALL BE PER SECTION 2.12.
2. METER BOX & METERS INSTALLED BY CITY FORCES. USE TRAFFIC-RATED TYPES IN SIDEWALK AND TRAFFIC AREAS.
8. DETAIL MODIFIED PER PLAN SHEET C-121 & C-122.

WHEN REDUCING PIPE SIZE, NO BUSHINGS OR REDUCERS WITH THREAD ALLOWED.
COPPER REDUCERS WITH SILVER SOLDER ACCEPTABLE. ALL JOINTS TO BE SILVER SOLDERED.
WATER PORT HOLE CENTERS TO BE INSTALLED 10" BELOW TOP OF METER BOX.

C-122 B6 DETAIL - STANDARD 2" METER SERVICE

SCALE: NTS

A1 WATER DETAILS

SCALE: 1" = 10'

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
C-521		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
WATER DETAILS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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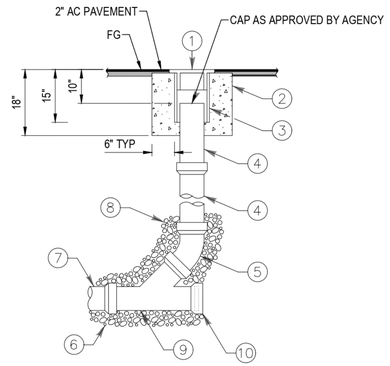
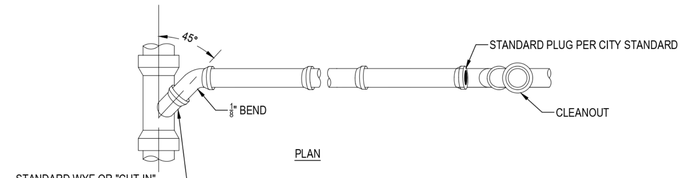


NOTES:
1. REFER TO AGENCY SPECIFICATIONS WHERE APPLICABLE
2. CLEANOUTS TO BE INSTALLED AT THE END OF MAINS WHERE INDICATED ON THE PLANS
3. CLEANOUT PIPE TO BE SAME SIZE AND MATERIAL AS SEWER MAIN UP TO 8"
4. BACKFILL TO TOP OF 45° BEND WITH 3/4" CRUSHED ROCK
5. MATERIALS SHALL BE SELECTED FROM THE AGENCY'S APPROVED MATERIALS LIST

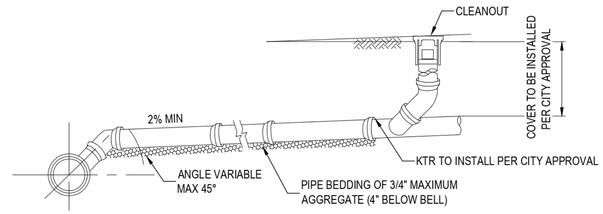
ITEM NO	SIZE AND DESCRIPTION	ITEM NO	SIZE AND DESCRIPTION
1	12" CI CLEANOUT BOX COVER MARKED 'SEWER' AND AGENCY NAME AS REQUIRED	5	45° ELBOW
2	CONCRETE RING	6	3/4" CRUSHED ROCK PIPE BEDDING
3	12" PVC, C-900 x 15" LONG (CLEANOUT BOX)	7	SEWER MAIN
4	SIZE x REQUIRED LENGTH PVC PIPE	8	3/4" CRUSHED ROCK SEE NOTE 4
		9	STANDARD WYE BRANCH
		10	INSTALL PLUG AND CONCRETE LUG

C-122 B1 DETAIL - SEWER CLEANOUT
SCALE: NTS



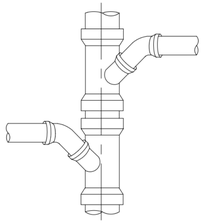
PLAN

STANDARD WYE OR "CUT-IN" WYE CONNECTION. WHERE A CUT-IN WYE IS USED, IT SHALL BE SURROUNDED WITH A MINIMUM OF 6" OF CLASS 470-C-2000 CONCRETE.



ELEVATION

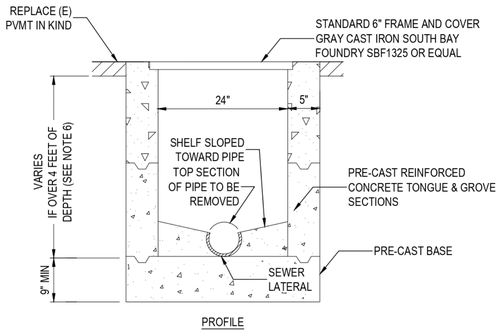
DETAIL SHOWING THE MANNER OF CONNECTING OPPOSITE LATERALS TO A SEWER MAIN. TWO CONNECTIONS SHALL NOT BE MADE IN THE SAME LENGTH OF PIPE



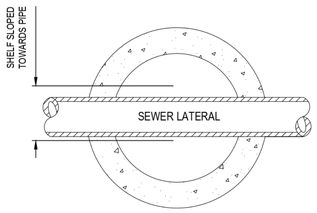
DETAIL

NOTES:
1. IN NO CASE SHALL A LATERAL CONNECT TO THE SEWER MAIN DIRECTLY ON TOP OF THE PIPE.
2. SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF 2%.
3. SEWER LATERAL PIPE SHALL BE PVC SDR 35. FOR DEPTHS LESS THAN 6 FEET OR GREATER THAN 12 FEET USE PVC SDR 26.
4. LATERAL SHALL EXTEND TO PROPERTY LINE UNLESS OTHERWISE SHOWN ON PLANS. PROVIDE ABOVE-GROUND MARKER ON PRIVATE PROPERTY AT TIME OF BACKFILL.
5. PLACE MINIMUM 3" WIDE DETETOR TAPE MARKED "SEWER" 1' ABOVE PIPE ALONG ENTIRE LATERAL.
6. NO SADDLE TAPS ARE ALLOWED.
7. SEWER LATERAL INCLUDING WYE CONNECTION IS PROPERTY OWNER'S RESPONSIBILITY.
8. DETAIL MODIFIED PER PLAN SHEET C-121 & C-122.

C-122 B4 DETAIL - HOUSE CONNECTION (SEWER LATERAL)
SCALE: NTS



PROFILE



PLAN

NOTES:
1. THE INTERIOR OF THE MANHOLE SHALL BE COATED WITH SANCON 100, ZEBRON, OR SAUEREISEN SEWERGUARD 210S.
2. THE DEPTH OF CHANNEL FORMED BY CONCRETE INVERT SHALL BE 2/3 OF THE DIAMETER OF THE SEWER LATERAL PIPE.
3. THE OWNER WILL HAVE SOLE RESPONSIBILITY FOR MAINTAINING THE MANHOLE IN AN ADEQUATE MANNER SO AS NOT TO BECOME LOST IN THE LANDSCAPE OR INTERFERE WITH EASY INSPECTION AND SAMPLING.
4. THE MANHOLE SHALL BE CONSTRUCTED ON PRIVATE PROPERTY.
5. MANHOLE INSTALLATION IS IN ACCORDANCE WITH CHAPTER 29, SEC. 29.49 CITY OF OCEANSIDE CODE.
6. IF THE MANHOLE DEPTH FROM RIM ELEVATION TO INVERT ELEVATION IS GREATER THAN 4.0 FEET, THE MANHOLE WILL BE INSTALLED CONFORMING IN EVERY DETAIL TO STANDARD DRAWING S-5.
7. MANHOLES ON PRIVATE PROPERTY SHALL BE STAMPED "PRIVATE SEWER".
8. DETAIL MODIFIED PER PLAN SHEET C-121 & C-122.

C-122 B6 DETAIL - INSPECTION MANHOLE
SCALE: NTS

A1 SEWER DETAILS
SCALE: 1" = 10'

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E. STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET C-522 | CITY OF OCEANSIDE ENGINEERING DIVISION | SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: SEWER DETAILS

ACCEPTED BY
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

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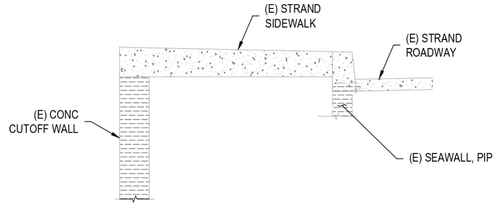

V-101 B1 EXISTING CONCRETE SEAWALL AND CUTOFF WALL

SCALE: 1" = 2'

A1 SITE DETAILS

SCALE: 1" = 10'

1" = 2'

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
C-523		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
SITE DETAILS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
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moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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CITY OF OCEANSIDE GENERAL NOTES

1. ALL CONSTRUCTION AND INSTALLATION OF LANDSCAPE ITEMS ARE SUBJECT TO THE CITY OF OCEANSIDE GUIDELINES AND SPECIFICATIONS FOR LANDSCAPE DEVELOPMENT (1985, ADDENDA 1997) AND THE MOST CURRENT CITY OF OCEANSIDE APPROVED STREET TREE LIST.
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR INSTALLATION PRIOR TO BEGINNING WORK. THIS INCLUDES ALL BUILDING AND PLUMBING PERMITS PRIOR TO COMMENCING WALL CONSTRUCTION AND IRRIGATION INSTALLATION, RESPECTIVELY.
3. THE CONTRACTOR IS RESPONSIBLE FOR KNOWING ALL SITE CONDITIONS AND ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES, AND SHALL TAKE SOLE RESPONSIBILITY FOR REPLACEMENT COSTS INCURRED DUE TO DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL CALL FOR ALL UNDERGROUND UTILITIES TO BE MARKED-OUT IN FIELD PRIOR TO EXCAVATION. BEFORE EXCAVATION, VERIFY THE LOCATION OF UNDERGROUND UTILITIES. CALL DIG ALERT (UNDERGROUND SERVICES ALERT) 1(800)422-4133 OR 1(800)227-2600
4. THE LANDSCAPE OR IRRIGATION CONTRACTOR IS TO VERIFY EXISTING PSI AT THE JOB SITE PRIOR TO INSTALLING THE LANDSCAPE IRRIGATION SYSTEM. VERIFICATION SHALL BE MADE WITH THE CITY OF OCEANSIDE WATER UTILITIES DEPARTMENT (760-435-5800). DISCREPANCIES BETWEEN THE DESIGN PRESSURES SHOWN ON THE PLAN AND EXISTING STATIC PRESSURE SHALL BE REPORTED TO THE PROJECT LANDSCAPE ARCHITECT (LA'S PHONE # HERE).
5. THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION WHEN IT IS OBVIOUS THAT DISCREPANCIES EXIST BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, AND ASSUMES RESPONSIBILITY THAT ANY DISCREPANCIES ARE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BEAR THE COST OF NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION, AND NO CHANGE IN CONTRACT PRICE WILL BE ALLOWED FOR ACTUAL OR CLAIMED DISCREPANCY BETWEEN EXISTING CONDITIONS AND THOSE SHOWN ON PLAN.
6. THE CONTRACTOR MUST NOTIFY THE CITY LANDSCAPE INSPECTOR (760-435-5098 OR 760-435-5081) 48 HOURS (TWO WORKING DAYS) PRIOR TO STARTING CONSTRUCTION. WITHIN THE 48 HOURS (2 WORKING DAYS) NOTICE, PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION, THE JOB SUPERINTENDENT, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT OF WORK, AND THE CITY LANDSCAPE INSPECTOR SHALL MEET FOR A PRE-CONSTRUCTION SITE MEETING. ANY WORK NOT MEETING THE APPROVAL OF THE OWNER, OWNER'S REPRESENTATIVE OR THE APPROVED LANDSCAPE PLAN SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
7. ALL PROPERTY AND LOT LINES SHALL BE VERIFIED AND MARKED IN AN OBVIOUS MANNER PRIOR TO CONSTRUCTION.
8. A SOILS REPORT SHALL BE PREPARED BY WALLACE LABS SOILS TESTING FOR AGRICULTURAL SUITABILITY SHALL BE ACCOMPLISHED AT THE CONCLUSION OF ROUGH GRADING AND SUBMITTED TO THE PUBLIC WORKS LANDSCAPE INSPECTOR PRIOR TO SOIL PREPARATION. CONTACT THE LANDSCAPE ARCHITECT, (619) 236-1462, FOR A COPY OF THE SOILS ANALYSIS, DATED (XX/XX/XX), PRIOR TO BEGINNING WORK.
9. ALL REDUCED PRESSURE BACKFLOW PREVENTERS AND PRESSURE VACUUM BREAKER ASSEMBLIES SHALL BE TESTED BY A CITY APPROVED CERTIFIED TESTER AFTER INSTALLATION, RELOCATION, OR REPAIRS. NOTIFY THE OCEANSIDE WATER UTILITIES DEPARTMENT FOR A CURRENT LIST (760-435-5800). THE ORIGINAL BACKFLOW CERTIFICATION SHALL BE SUBMITTED TO THE WATER UTILITIES DEPARTMENT. THE DEVELOPER/ OWNER IS RESPONSIBLE FOR SUPPLYING A COPY OF THE TEST RESULTS TO THE CITY PUBLIC WORKS LANDSCAPE INSPECTOR.
10. APPROVED LANDSCAPE PLANS AND SPECIFICATIONS, AND THE CITY OF OCEANSIDE GUIDELINES AND SPECIFICATIONS FOR LANDSCAPE DEVELOPMENT (1985, ADDENDA 1997) SHALL BE AT THE JOB SITE LOCATION AT ALL TIMES.
11. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO FULLY MAINTAIN ALL LANDSCAPING FOR 1 (ONE) YEAR PRIOR TO CITY ACCEPTANCE OF ALL IMPROVEMENTS. THE 1 (ONE) YEAR MAINTENANCE PERIOD SHALL BEGIN WHEN THE 'AS-BUILT' PLANS HAVE BEEN COMPLETED AND APPROVED BY THE CITY ENGINEER
12. ALL GRAFFITI SHALL BE REMOVED WITHIN 24 HOURS OF OCCURRENCE.
13. WALL LOCATIONS ARE SHOWN FOR GENERAL PLACEMENT ONLY. REFER TO PRECISE GRADING PLAN FOR FINAL LOCATION OF ALL TOPS OF SLOPE, TOES OF SLOPE, PROPERTY LINES AND EASEMENTS. (FINAL LOCATION OF WALLS AND FENCES SHALL BE APPROVED IN WRITING BY THE PROJECT LANDSCAPE ARCHITECT AND CIVIL ENGINEER PRIOR TO INSTALLATION.) NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLAN AND ACTUAL SITE CONDITIONS PRIOR TO COMMENCING WORK.
14. FOR DETAILS NOT REFERENCED OR SHOWN ON THESE PLANS, PLEASE REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION.
15. THE LANDSCAPE ARCHITECT IS AWARE OF THE CITY OF OCEANSIDE POLICY WHICH PROHIBITS TREES AND PERMANENT STRUCTURES IN UTILITY EASEMENTS AND HAS DESIGNED THE PROJECT LANDSCAPE PLANS IN ACCORDANCE WITH THIS REQUIREMENT, BASED ON THE EASEMENT INFORMATION I HAVE RECEIVED FROM THE PROJECT ENGINEER OF WORK. I HAVE VERIFIED THAT THESE PLANS MEET THE REQUIREMENTS OF SAID POLICY.
16. THE PROJECT CONTRACTOR SHALL BE AWARE OF THE CITY OF OCEANSIDE POLICY WHICH PROHIBITS TREES AND STRUCTURES IN UTILITY EASEMENTS AND SHALL INSTALL THE PROJECT IN ACCORDANCE WITH THIS REQUIREMENT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EASEMENTS, PROPERLY MARK OR STAKE ALL EASEMENTS AND VERIFY THE SCOPE OF WORK WITHIN THE EASEMENT PRIOR TO INSTALLING IMPROVEMENTS WITHIN ANY EASEMENT.
17. LANDSCAPE CONTRACTOR SHALL PROVIDE CONTROLLER AND/ OR FLOW SENSOR CERTIFICATION (IF APPLICABLE) PRIOR TO TERMINATION OF CONTRACTOR'S MAINTENANCE PERIOD.

AMERICANS WITH DISABILITIES NOTES

1. ALL SLOPES SHOWN ON THIS PLAN WERE DESIGNED AT OR BELOW MAXIMUMS ALLOWED BY THE ACCESSIBILITY GUIDELINES. IN ORDER TO ALLOW FOR CONSTRUCTION TOLERANCES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE ACCESSIBILITY GUIDELINES AND IN THE EVENT THAT A DESIGN QUESTION SHOULD ARISE, OR A FIELD CONDITION PRESENTS ITSELF THAT IS DIFFERENT THAN SHOWN ON THESE PLANS, WORK SHOULD CEASE AND THE ENGINEER BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.

2. THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL PHASES OF WORK RELATING TO ACCESSIBILITY GUIDELINE ACCESS FOR THIS PROJECT. SINCE THE CODE DOES NOT ALLOW FOR A CONSTRUCTION TOLERANCE, THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS CALLED OUT BY THE ACCESSIBILITY GUIDELINES ARE SUBJECT TO REJECTION BY THE CITY AND MAY BE REQUIRED TO BE REMOVED AND REPLACED.

3. SINCE THE CIVIL ENGINEER, SURVEYOR OR LANDSCAPE ARCHITECT CANNOT CONTROL THE EXACT METHODS OR MEANS USED BY THE GENERAL CONTRACTOR OR THEIR SUBCONTRACTOR DURING GRADING AND CONSTRUCTION OF THE PROJECT, THE CIVIL ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL ACCEPTANCE OF THE ACCESSIBILITY GUIDELINE RELATED ITEMS OF THIS PROJECT BY THE CITY, ANY OTHER AUTHORITY OR OTHER AFFECTED PARTIES.

COMPLIANCE WITH THE ACCESSIBILITY CODES AND STANDARDS CONSTRUCTION REQUIREMENTS WILL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUB-CONTRACTORS.

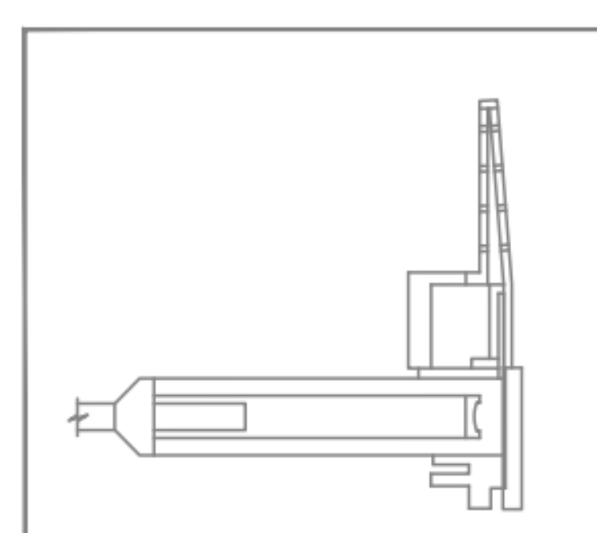
LANDSCAPE CONSTRUCTION NOTES

1. UNLESS SPECIFIED OTHERWISE, LANDSCAPE CONSTRUCTION AND LAYOUT WORK INCLUDES, BUT IS NOT LIMITED TO THE LOCATION, PLACEMENT AND DETAILING OF THE PAVING TO OCCUR ADJACENT TO THE BUILDING, CONCRETE MASONRY WALLS.
2. SEE ENGINEER'S PLAN FOR RETAINING WALLS, SITE DRAINAGE AND GRADING, FINISH GRADING, SITE UTILITY LAYOUT AND CONSTRUCTION.
3. DIMENSIONS INDICATED ON PLANS SHALL PREVAIL OVER PLAN SCALE. DIMENSIONS ARE TO FACES OF AND PERPENDICULAR FACE OF BUILDING WALLS UNLESS SHOWN OTHERWISE. ALL ANGLES AND CONNECTIONS ARE (90) DEGREES UNLESS NOTED OTHERWISE. WALKS CONNECTING DOORS ARE TO BE ALIGNED WITH FACE OF BUILDING UNLESS NOTED OTHERWISE.
4. ALL COORDINATE POINTS AND DIMENSIONS ARE TAKEN FROM THE BACK OF CURB UNLESS OTHERWISE NOTED.
5. EXPANSION JOINTS SHALL BE AS LOCATED ON THE PLANS AND WHERE CONCRETE MEETS EXISTING WALLS, PAVING, OR OTHER HARD SURFACES. EXPANSION JOINTS ON WALKS TO BE A MAXIMUM OF 30'-0" ON CENTER.
6. SCORE JOINTS SHALL BE AS SHOWN ON THE PLANS OR SET ON 5' ON CENTER SPACING AND ALIGN WITH BUILDING EDGES.
7. CONSTRUCT EXPANSION, WEAKENED-PLANE (CONTRACTION) AND CONSTRUCTION JOINTS IN ACCORDANCE WITH SECTION 303-5.4 OF (GREENBOOK) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
8. ALL CONCRETE SHALL BE A MINIMUM STRENGTH OF 2500 PSI AT 28 DAYS FOR SIDEWALKS UNLESS OTHERWISE INDICATED. FINISH SHALL BE AS NOTED ON PLANS.
9. CONCRETE PAVING SHALL HAVE FINISHED GRADES SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER. ALL FINISH SURFACES SHALL MAINTAIN A 1.5% SLOPE AWAY FROM BUILDINGS AND WALLS INTO DRAINAGE STRUCTURES AND SHALL HAVE A MAX. CROSS SLOPE OF 1.5%. CONTRACTOR SHALL NOTIFY RESIDENT ENGINEER OF ANY CONFLICTS MAINTAINING DRAINAGE.
10. LAYOUT POINTS OF ALL RADIUS SHALL BE CONNECTED BY SMOOTH EVEN LINES TO CREATE THE CURVED CONFIGURATION AS SHOWN ON THE PLANS.
11. SEE IRRIGATION PLANS FOR SLEEVE LOCATIONS PRIOR TO CONSTRUCTION.
12. SEE ELECTRICAL PLANS FOR CONDUIT AND LIGHT POLE LOCATIONS PRIOR TO CONSTRUCTION.
13. ANTI-GRAFFITI COATING TO BE APPLIED TO VERTICAL AND HORIZONTAL SURFACES OF FREESTANDING AND RETAINING WALLS:
    - 13.1. ONE (1) COAT OF AQUA-TRETE CONCENTRATE (ATC)
        - 13.1.1. POURED IN PLACE CONCRETE WALLS OR STUCCO WALLS: APPLY TO SUBSTRATE AT A DILUTION RATIO OF 12 PARTS WATER TO 1 PART ATC. ALLOW CURE OF 24 HOURS.
        - 13.1.2. PRECISION BLOCK WALLS AND PRECAST CONCRETE CAPS: APPLY TO SUBSTRATE AT A DILUTION RATION OF 9 PARTS WATER TO 1 PART ATC. ALLOW CURE OF 24 HOURS.
    - 13.2. TWO (2) COATS OF PROTECTOSIL ANTI-GRAFFITI (PAG) NEAT (APPLIED WITH AN HVLP SPRAY APPARATUS ONLY).

    AVAILABLE THROUGH EVONIK, CONTACT THE MANUFACTURER'S REPRESENTATIVE: MICHAEL HYDUK SPECIFIED PRODUCTS INC. 619-889-2012 Michael@specifiedproductswp.com
14. NO DEVIATIONS FROM PLANS SHALL OCCUR WITHOUT APPROVAL OF THE RESIDENT ENGINEER.
15. ANY PROPOSED WORK THAT IS INCONSISTENT WITH COMMON, SAFE CONSTRUCTION PRACTICES SHALL BE BROUGHT TO THE ATTENTION OF THE RESIDENT ENGINEER PRIOR TO COMMENCING WITH CONSTRUCTION.
16. CONTRACTOR SHALL VISIT SITE AND VERIFY ALL FIELD CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
17. CONTRACTOR SHALL REVIEW PLANS AND DETAILS TO ASCERTAIN LOCATIONS NECESSARY TO PROVIDE ELECTRICAL CONNECTIONS TO POWER IRRIGATION, LIGHTING, ETC.
18. CONTRACTOR SHALL DETERMINE THE LOCATION AND DEPTH OF ALL SITE UTILITIES PRIOR TO CONSTRUCTION. NOTIFY RESIDENT ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
19. THE CONTRACTOR SHALL HAVE RESIDENT ENGINEER VERIFY ALL CONSTRUCTION STAKING LOCATIONS PRIOR TO INSTALLATION OF CONCRETE & D.G. PAVING.
20. ALL HARDWARE SUCH AS NAILS, BOLTS, FASTENERS ETC. SHALL BE HOT DIPPED GALVANIZED UNLESS OTHERWISE NOTED.
21. THE CONTRACTOR SHALL PROVIDE A 3'X3' MOCK UP OF ALL PAVING MATERIALS AND SEAT WALLS FOR APPROVAL BY THE RESIDENT ENGINEER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
22. THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS BEFORE BEGINNING WORK. REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES.
23. UPON AWARD OF BID AND PRIOR TO COMMENCING WORK; THE CONTRACTOR IS TO PROVIDE FOR APPROVAL BY THE RESIDENT ENGINEER A 'PLAN OF ACTION' FOR IRRIGATION WATERING DURING THE COURSE OF CONSTRUCTION.
24. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE GEOTECHNICAL SOILS REPORT PRIOR TO PERFORMING NEW WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF THE EXISTING SOILS CONDITIONS WITHIN THE LIMITS OF WORK AND TO IMPLEMENT ALL EQUIPMENT REQUIRED TO PERFORM CONTRACT WORK IN EXISTING CONDITIONS.
25. DECORATIVE/ENHANCED CONCRETE SHALL BE REQUIRED TO MEET THE CALIFORNIA ACCESSIBILITY CODE (CALDAG) AND AMERICAN DISABILITY ACT (MOST CURRENT EDITIONS) WHERE APPLICABLE.

LANDSCAPE CONSTRUCTION LEGEND

SYMBOL	CODE	DESCRIPTION	DETAIL
	1A	4" PEDESTRIAN CONCRETE PAVING. COLOR: NATURAL GREY. FINISH: MEDIUM BROOM.	1/LC-501
	1B	4" ENHANCED PEDESTRIAN CONCRETE PAVING. COLOR: INTEGRAL COLOR TBD. AVAILABLE THROUGH DAVIS COLORS OR APPROVED EQUAL. FINISH: TOPCAST #5.	
	2	7" ENHANCED VEHICULAR RATED CONCRETE PAVING. COLOR: INTEGRAL COLOR: TBD. FINISH: TOPCAST # 5.	
	3A	EXPANSION JOINT	2/LC-501
	3B	SCORE JOINT	2/LC-501
	4A	ADA RAMP AT PERFORMANCE STAGE.	3/LC-503
	4B	ADA RAMP AT ENHANCED PUBLIC PLAZA.	
	4C	ADA ACCESSIBLE RAMP FROM PACIFIC STREET. SEE CIVIL DRAWINGS FOR ADITIONAL INFORMATION.	3/LC-503
	4D	ADA RAMP AT MAINTENANCE ENTRANCE FOR VISITOR SERVING LEASED SPACE.	
	5A	STEPS AT PERFORMANCE STAGE.	2/LC-502
	5B	STAIRS AT ENHANCED PUBLIC PLAZA.	
	6A	TRASH AND RECYCLING RECEPTACLE WITH RAIN COVER. MODEL: QR-ME253641W. FINISH: TBD. COLOR: TBD. MOUNT: SURFACE MOUNT. AVAILABLE THROUGH: QCP OR APPROVED EQUAL. PHONE: (866) 703-3434.	3/LC-501
	6B	SCULPTURAL PEBBLE SEATING. MODEL: SOMA STONE. SIZES: XS, S, M, L. COLORS: TBD. FINISH: TBD. AVAILABLE THROUGH: MANOS OR APPROVED EQUAL. PH: (510) 534-7141.	4/LC-501
	6C	BISTRO TABLES WITH MOVEABLE CHAIRS. MODEL: TBD. AVAILABLE THROUGH: TBD. PH: (XXX) XXX-XXXX.	
	6D	ADIRONDACK CHAIR. MODEL: TBD. AVAILABLE THROUGH: TBD. PH: (XXX) XXX-XXXX.	
	6E	ADIRONDACK BENCH. MODEL: TBD. AVAILABLE THROUGH: TBD. PH: (XXX) XXX-XXXX.	
	6F	SMALL OUTDOOR COFFEE TABLE. MODEL: TBD. AVAILABLE THROUGH: TBD. PH: (XXX) XXX-XXXX.	
	6G	LARGE OUTDOOR COFFEE TABLE. MODEL: TBD. AVAILABLE THROUGH: TBD. PH: (XXX) XXX-XXXX.	
	6H	LARGE COMMUNAL DINING TABLE WITH BENCH SEATIN. MODEL: TBD. AVAILABLE THROUGH: TBD. PH: (XXX) XXX-XXXX.	
	7	8 FT. DIA. ROUND TREE GRATE. FINISH: TBD. AVAILABLE THROUGH: IRON AGE DESIGNS OR APPROVED EQUAL. PH: (877) 418-3568.	1/LC-504
	8A	PROPOSED TREE. SEE LANDSCAPE PLANTING PLANS FOR ADDITIONAL INFORMATION.	
	8B	EXISTING TREE TO REMAIN. PROTECT IN PLACE.	
	9	TIVOLI OVERHEAD LIGHTS. MODEL: TBD. AVAILABLE THROUGH: TBD. PH: (XXX) XXX-XXXX.	
	10A	CAST-IN-PLACE CONCRETE SEAT WALL AT PERFORMANCE STAGE STEPS. COLOR: TBD. FINISH: TBD.	1/LC-503
	10B	CAST-IN-PLACE CONCRETE SEAT WALL AT ENHANCED PUBLIC PLAZA. COLOR: TBD. FINSIH: TBD.	
	11	SHADE STRUCTURE. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.	
	12	GATE AT ENHANCED PUBLIC PLAZA	
	13	SLOPED DRIVEWAY ENTRANCE INTO LIFEGUARD FACILITIES GARAGE.	
	14	PIER BRIDGE COLUMN, SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.	
	15	RETAINING WALL, SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.	
	16	EXISTING STORM DRAIN EQUIPMENT TO REMAIN. SEE CIVIL UTILITY PLANS FOR MORE INFORMATION.	
	17	EXISTING CONCRETE TO REMAIN. PROTECT IN PLACE.	
	18	EXISTING STAIRS TO REMAIN, PROTECT IN PLACE.	
	PA	PLANTING AREA. SEE LANDSCAPE PLANTING PLANS FOR MORE INFORMATION.	



KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E. STAMP

DRAWINGS PREPARED BY:

SCHMIDT DESIGN GROUP
1310 Rosecrans St., Suite G, San Diego, CA 92106
619.236.1462
LIC. CA 2138 | NV 219 | AZ 34139
SCHMIDTDESIGN.COM

OCEANSIDE CALIFORNIA PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET LC001

CITY OF OCEANSIDE
ENGINEERING DIVISION

SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: LANDSCAPE LEGEND AND NOTES

ACCEPTED BY

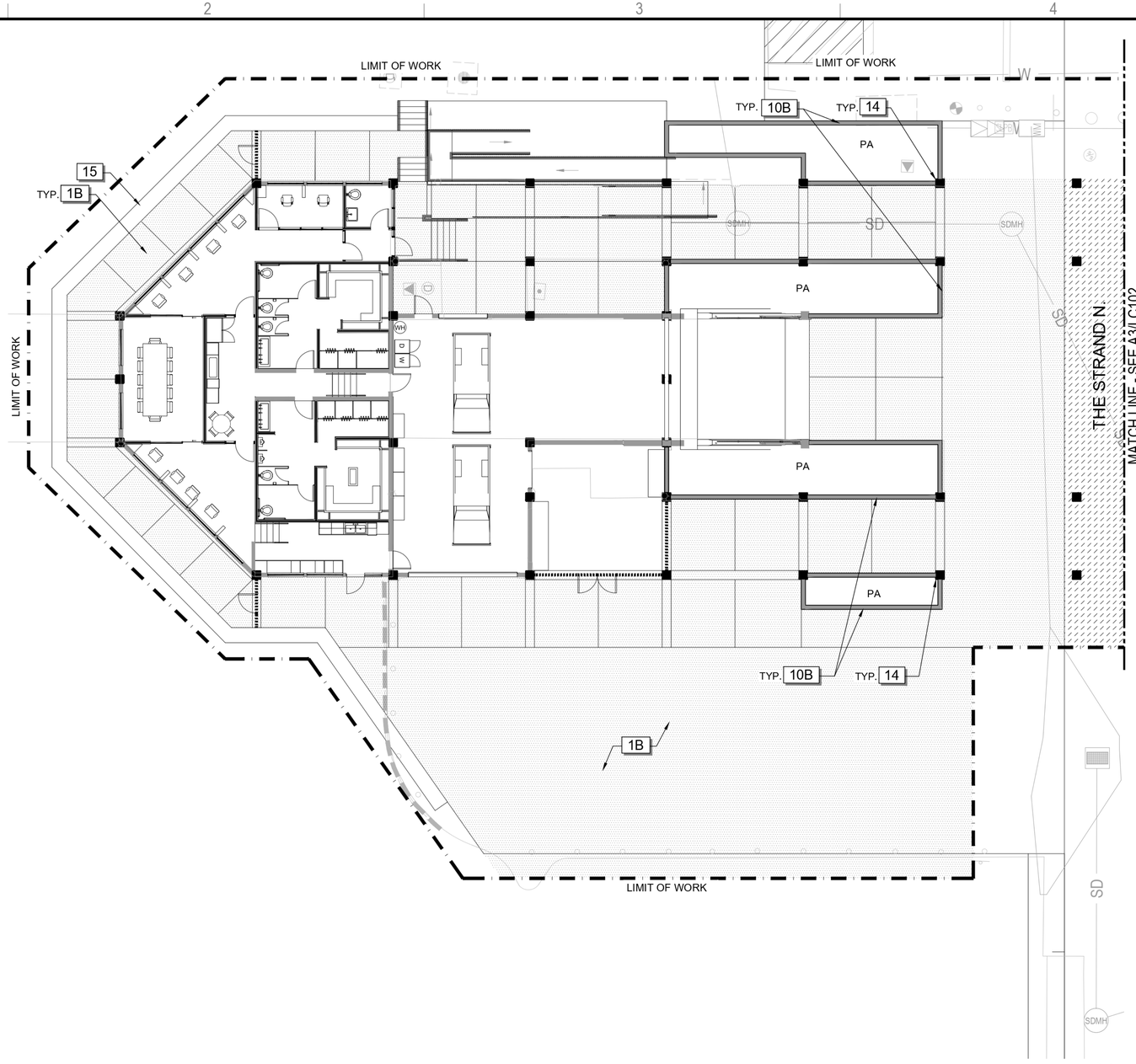
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
CT
Initials Date:

PLAN NUMBER
CIP19-00011

File: S:\- projects\100-munic, infra, util\20-109 pier view way replacement\06-CD's\20-109 S-CON ; Plotted: 7/2/2025 10:05 AM by JAKE BAUER ; Saved: 7/2/2025 9:52 AM by JBAUER



B2 LANDSCAPE CONSTRUCTION PLAN - WEST FACILITY

SCALE: 1" = 10'

PLAN NORTH

1" = 10' 0 10' 20'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

SCHMIDT DESIGN GROUP
3150 Newcomen St., Suite G, San Diego, CA 92106
CA: 619.744.2
LIC: CA 2338 | NV 299 | AZ 34339
SCHMIDTDESIGN.COM

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
LC101		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: LANDSCAPE CONSTRUCTION PLAN

ACCEPTED BY

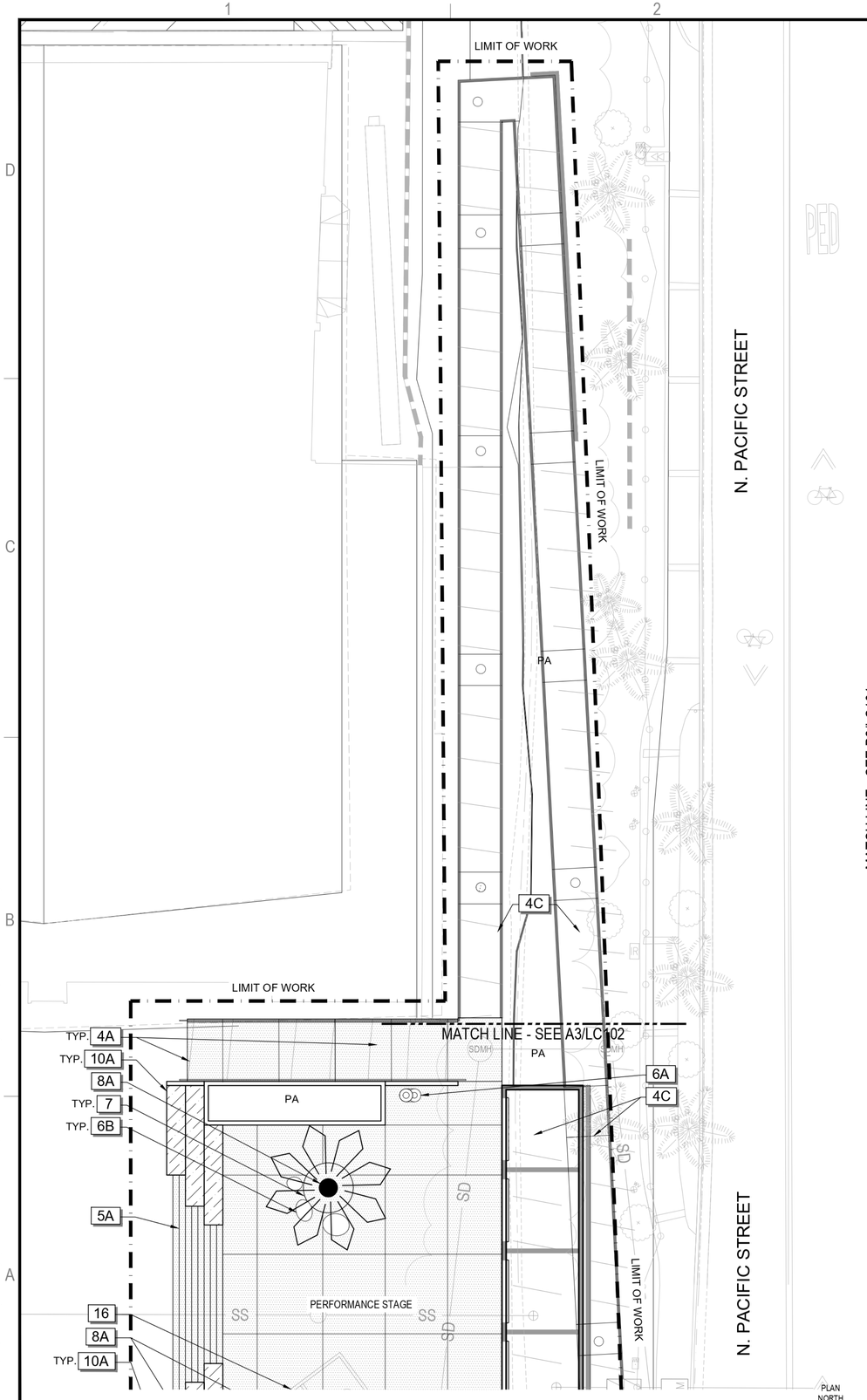
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By: CT
Initials Date:

PLAN NUMBER
CIP19-00011

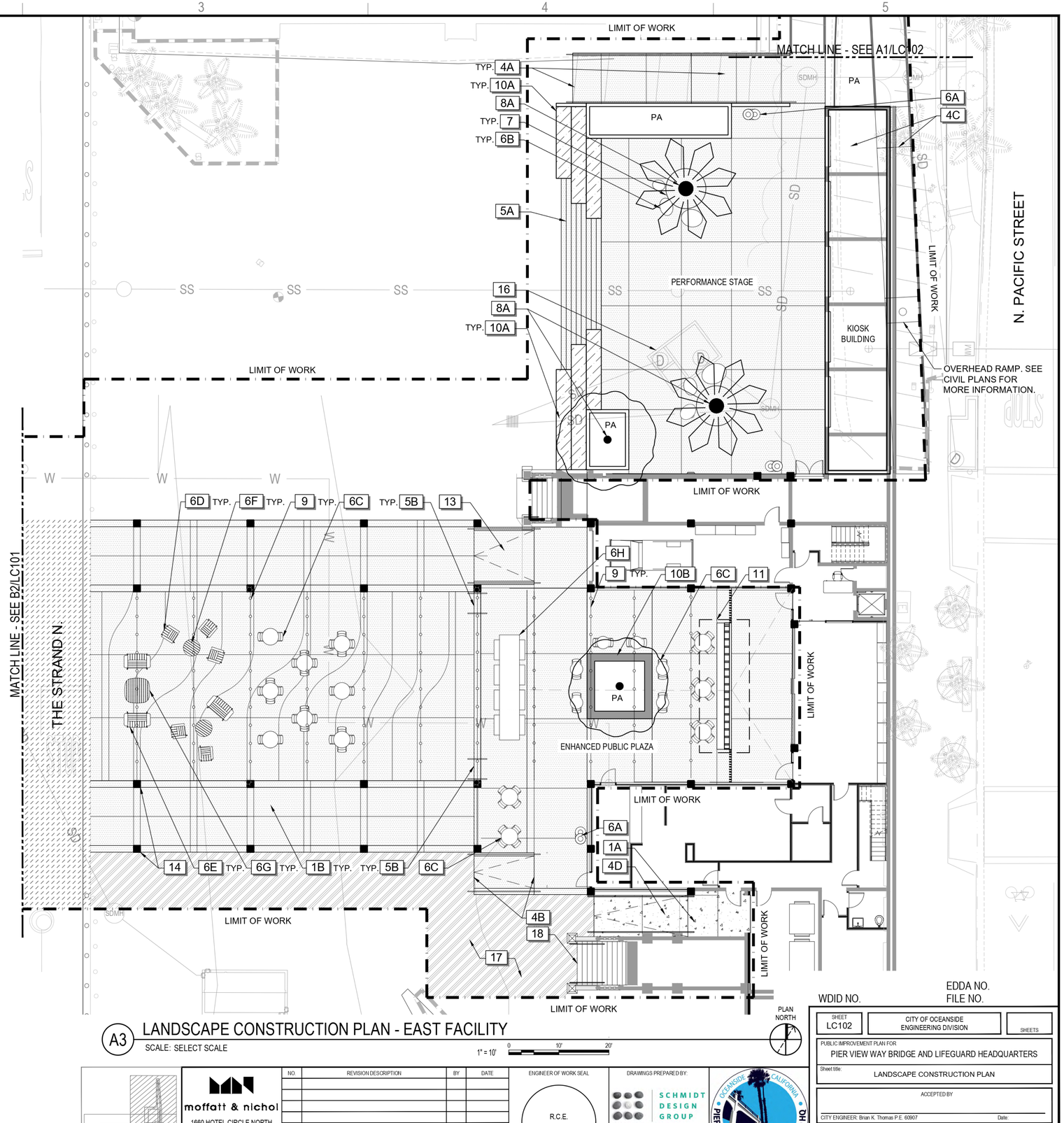
File: S:\-projects\100-munic, infra, util\20-109 pier view way replacement\08-CD's\20-109 S-CON\ - Plotted: 7/2/2025 10:05 AM by JAKE BAUER - Saved: 7/2/2025 9:52 AM by JBAUER



A1 LANDSCAPE CONSTRUCTION PLAN - EAST FACILITY ACCESS RAMP

SCALE: SELECT SCALE

PLAN NORTH



A3 LANDSCAPE CONSTRUCTION PLAN - EAST FACILITY

SCALE: SELECT SCALE

1" = 10' 0 10' 20'

PLAN NORTH

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E. STAMP

DRAWINGS PREPARED BY:

SCHMIDT DESIGN GROUP
1180 Rosecrans St., Suite Q, San Diego, CA 92106
619.226.5442
LIC. CA 2338 | NV 299 | AZ 34339
SCHMIDTDESIGN.COM

OCEANSIDE CALIFORNIA — PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
LC102		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
LANDSCAPE CONSTRUCTION PLAN

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
CT
Initials Date:

PLAN NUMBER
CIP19-00011

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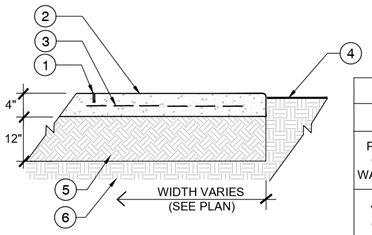
NOTES:

A. AT A MINIMUM PROVIDE THE FOLLOWING: CONSTRUCTION JOINTS: 10' O.C. EXPANSION JOINTS: 30' O.C.
B. CONCRETE COLOR AND FINISH PER PLAN.
C. CONTRACTOR TO FOLLOW RECOMMENDATIONS OF SOILS REPORT AND/OR STRUCTURAL ENGINEER.
D. ALL SURFACE, SUBBASE, AND SUBGRADE THICKNESSES AND COMPACTION PERCENTAGES ARE SUBJECT TO CHANGE IN CONFORMANCE WITH FINAL GEOTECHNICAL REPORT.

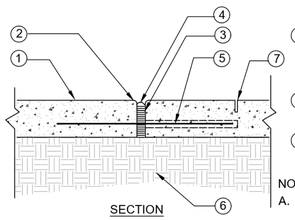
LEGEND:

1. SCORE LINES AND EXPANSION JOINTS, SPACING PER NOTES.
2. CONCRETE PAVING, PER CONSTRUCTION LEGEND.
3. #3 BARS @ 18" O.C. BOTH WAYS PER GEOTECH REPORT
4. FINISH GRADE - 1" BELOW EDGE OF PAVING IN TURF AREAS TO HAVE SOD, 2" IN SHRUB BEDS
5. 12" SCARIFY AND COMPACT EXISTING SOIL PER GEOTECH REPORT
6. COMPACTED SUBGRADE PER GEOTECH REPORT.



SECTION:

CONCRETE PAVING CHART			
TYPE	THICKNESS	STRENGTH	REBAR
PEDESTRIAN CONCRETE WALKS & SLABS	4" MIN. OVER NATIVE	520-C-2500	#3 BAR AT 18" O.C. BOTH WAYS
VEHICULAR CONCRETE	6" MIN. OVER 6" CLASS II BASE	520-C-4000	#4 BAR AT 18" O.C. BOTH WAYS



SECTION

LEGEND:

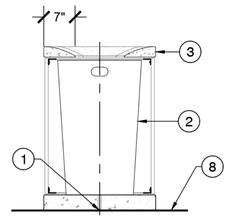
1. CONCRETE PAVING
2. 3/16 RADIUS - 1/4" DEPTH TOOLED EDGE
3. 1/4" FELT EXPANSION JOINT
4. POLYURETHANE SEALANT 'SONNEBORN' SL-2 SLOPE GRADE - CONFORM TO ASTM C920 TYPE M - GRADE T
5. 1/2" X 12" LONG SPEED DOWEL AT 36" ON CENTER MAX., ONE SIDE WITHIN SLEEVE FOR MOVEMENT AT ALL EXPANSION JOINTS.
6. COMPACTED SUBGRADE PER GEOTECH REPORT.
7. SCORE LINE, SAW CUT TO A DEPTH 1/4 OF SLAB THICKNESS, 1" MINIMUM.

NOTES:

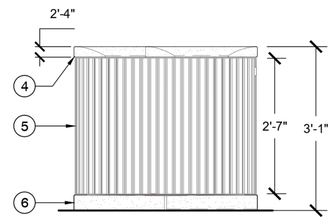
A. SEE LANDSCAPE CONSTRUCTION PLAN FOR EXPANSION JOINT LOCATIONS
B. AT A MINIMUM PROVIDE EXPANSION JOINTS FOR EVERY 400 SF OF CONTIGUOUS CONCRETE PAVING
C. SAND DRESS ALL EXPANSION JOINTS. COLOR TO MATCH ADJACENT CONCRETE. PROVIDE SAMPLE OF SEALANT WITH SAND APPLIED FOR APPROVAL.

LEGEND

1. DRAIN HOLE AND WEEP HOLE
2. QR-PL30A 28 GAL. LINER
3. HARDWARE TO ATTACH METAL SLATS
4. PRECAST TOP
5. POWDER COATED METAL SLATS. FINISH PER CONSTRUCTION LEGEND
6. PRECAST BOTTOM
7. SANDBLASTED LETTERS. FONT: OPEN SANS. (1 AT 180 DEGREES APART)
8. ADJACENT PAVING PER LANDSCAPE CONSTRUCTION PLANS



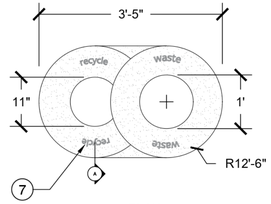
SECTION 'A'



ELEVATION

NOTES

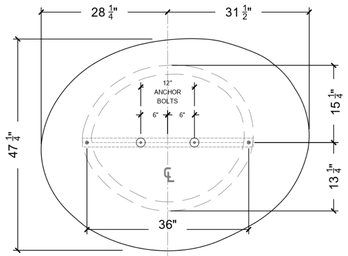
A. CONTRACTOR SHALL COORDINATE WITH MANUFACTURER FOR DELIVERY OF TRASH RECEPTACLES, AND SHALL INSTALL PER MANUFACTURERS RECOMMENDATIONS.
B. ANTI GRAFFITI COATING TO BE APPLIED IN THE FACTORY PRIOR TO DELIVERY
C. CONCRETE ADHESIVE TO BE APPLIED PRIOR TO INSTALLATION



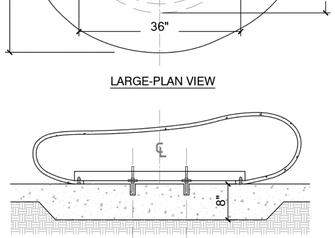
PLAN

1 CONCRETE PAVING

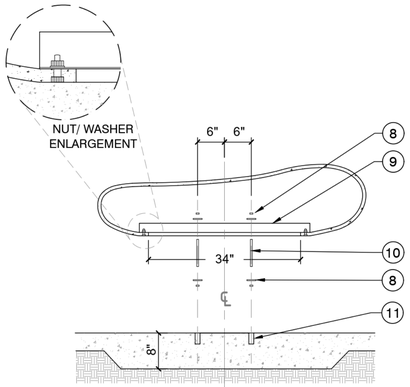
NOT TO SCALE



LARGE-PLAN VIEW



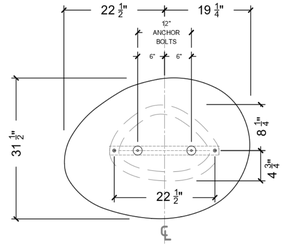
LARGE - SECTION



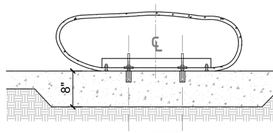
LARGE - INSTALLATION DIAGRAM

2 EXPANSION / CONTROL JOINT

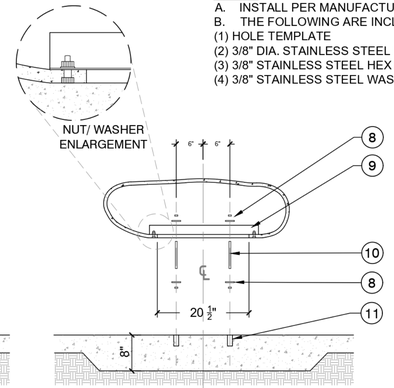
NO SCALE



SMALL-PLAN VIEW



SMALL - SECTION



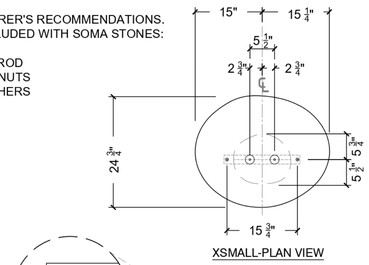
SMALL - INSTALLATION DIAGRAM

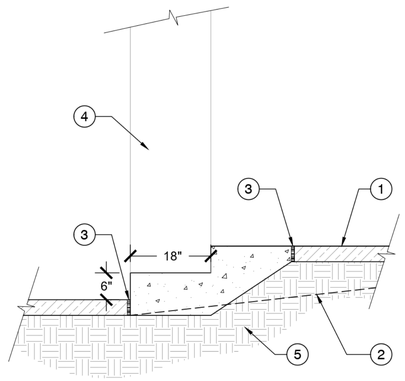
3 QCP WASTE CONTAINER

NO SCALE

NOTES:

A. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
B. THE FOLLOWING ARE INCLUDED WITH SOMA STONES:
(1) HOLE TEMPLATE
(2) (2) 3/8" DIA. STAINLESS STEEL ROD
(3) 3/8" STAINLESS STEEL HEX NUTS
(4) 3/8" STAINLESS STEEL WASHERS





LEGEND:

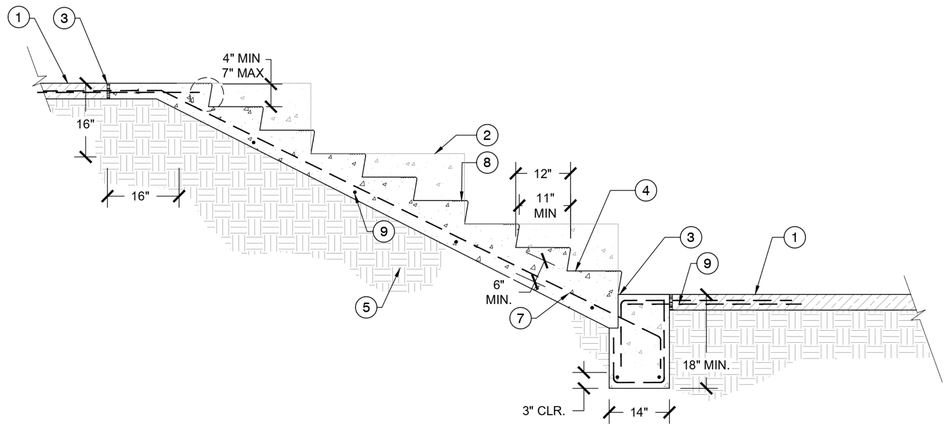
1. ENHANCED PUBLIC PLAZA HARDSCAPE PER LANDSCAPE CONSTRUCTION PLAN.
2. ADA RAMP AT ENHANCED PUBLIC PLAZA PER DETAIL #/LC##.
3. EXPANSION JOINT PER PLAN, SEE EXPANSION JOINT DETAIL 2/LC-501.
4. PIER BRIDGE COLUMN, SEE ARCHITECTURE DRAWINGS FOR MORE INFORMATION.
5. COMPACTED SUBGRADE PER GEOTECH REPORT..

NOTES:

A. ALL METAL TO BE HOT-DIPPED GALVANIZED STEEL INSIDE AND OUT.
B. WELD AND GRIND SMOOTH ALL CONNECTIONS, EDGES, AND CORNERS TO ELIMINATE ANY SHARP EDGES.
C. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
D. ALL RADII SHALL BE SMOOTH.
E. ALL STAIR SETS AND RAILINGS SHALL COMPLY WITH CBC TITLE 24, SECTION 1009.3, 11B-504 AND 11B-505.
F. NOMINAL SIZE OF ALL HANDRAILS TO BE 1-1/2".
G. TIP TO TIP STAIR THREAD SHALL BE A MINIMUM OF 11".
H. REFER TO STRUCTURAL DETAIL 2/SHEET S0.15 FOR CONCRETE STAIR ON GRADE INFORMATION.
I. REFER TO CIVIL PLAN SHEET C05.22 FOR STAIR GRADING INFORMATION.

1 STAIRS AT ENHANCED PUBLIC PLAZA

NOT TO SCALE



SECTION A

LEGEND:

1. ADJACENT CONCRETE PAVING. SEE LANDSCAPE CONSTRUCTION PLAN SHEET LC-101.
2. SEAT WALLS AT PERFORMANCE STAGE.
3. EXPANSION JOINT PER PLAN, SEE EXPANSION JOINT DETAIL 2/LC-501.
4. CONCRETE STAIRS 520-C-2500. SLOPE TREADS 1/4" FOR POSITIVE DRAINAGE.
5. COMPACTED SUBGRADE PER GEOTECH REPORT.
6. ADJACENT LANDSCAPE AREA PER PLAN.
7. STAIR ON GRADE REINFORCEMENT PER STRUCTURAL DETAIL.
8. 3" STAIR BORDER WITH (4) 1/4" GROOVES AT 3/4" ON CENTER. STAIN COLOR TO MATCH STADIUM STAIRS. PROVIDE COLOR CHART FOR FIELD REVIEW.
9. SLAB TO STAIR CONNECTION PER STRUCTURAL DETAIL.

NOTES:

A. ALL METAL TO BE HOT-DIPPED GALVANIZED STEEL INSIDE AND OUT.
B. WELD AND GRIND SMOOTH ALL CONNECTIONS, EDGES, AND CORNERS TO ELIMINATE ANY SHARP EDGES.
C. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
D. ALL RADII SHALL BE SMOOTH.
E. ALL STAIR SETS AND RAILINGS SHALL COMPLY WITH CBC TITLE 24, SECTION 1009.3, 11B-504 AND 11B-505.
F. NOMINAL SIZE OF ALL HANDRAILS TO BE 1-1/2".
G. TIP TO TIP STAIR THREAD SHALL BE A MINIMUM OF 11".
H. REFER TO STRUCTURAL DETAIL 2/SHEET S0.15 FOR CONCRETE STAIR ON GRADE INFORMATION.
I. REFER TO CIVIL PLAN SHEET C05.22 FOR STAIR GRADING INFORMATION.

2 STEPS AT PERFORMANCE STAGE

NOT TO SCALE

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KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

SCHMIDT DESIGN GROUP
1350 Rosecrans St., Suite G, San Diego, CA 92106
(619) 260-1650
LIC. CA 2338 | AV 2911 AZ 34339
SCHMIDTDESIGN.COM

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
LC502		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
LANDSCAPE CONSTRUCTION DETAILS

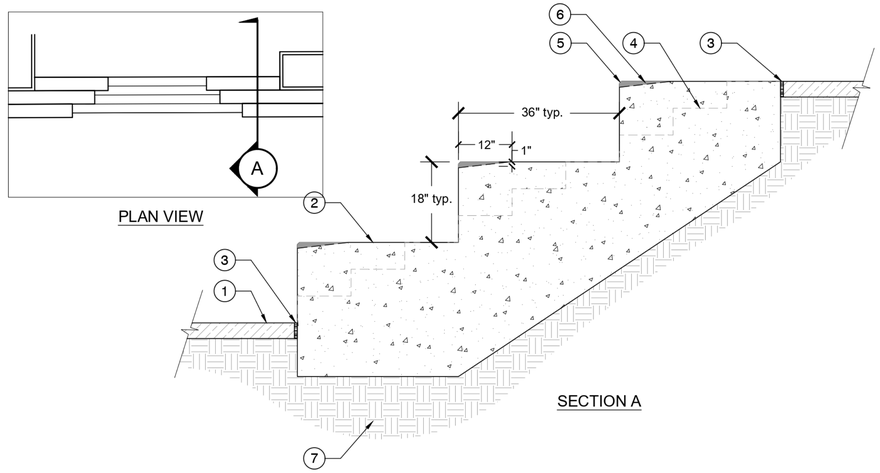
ACCEPTED BY:

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

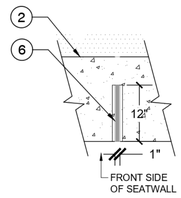
Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011





SEAT WALL SECTION VIEW
AT SKATE DETERRENT



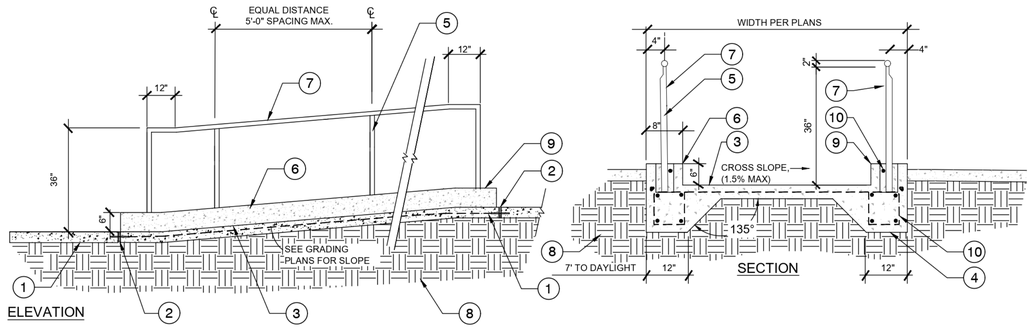
SEAT WALL PLAN VIEW
AT SKATE DETERRENT

LEGEND:

1. ADJACENT CONCRETE PAVING. SEE LANDSCAPE CONSTRUCTION PLAN SHEET LC-101.
2. CONCRETE SEAT WALLS AT PERFORMANCE STAGE.
3. EXPANSION JOINT PER PLAN, SEE EXPANSION JOINT DETAIL 2/LC-501.
4. STEPS AT PERFORMANCE PLAZA SEE DETAIL 2/LC-502.
5. 45 DEGREE 1/2" CHAMFER - ALL EDGES AT SEAT WALL.
6. SKATE DETERRENT, 2" WIDE X 1" DEEP X 12" LONG RECESS WITH 45 DEGREE CHAMFERED SIDES. TAPER CUT STARTS AT MIDDLE OF CONCRETE STRUCTURE TO FRONT EDGE OF SEAT WITH MAX DEPTH OF 1". SPACE AT 36" INTERVALS, ALIGN IN CENTER OF WALL AND SPACE OUTWARD
7. COMPACTED SUBGRADE PER GEOTECH REPORT.

1 POURED IN PLACE SEAT WALL AT PERFORMANCE STAGE

NOT TO SCALE



NOTES:

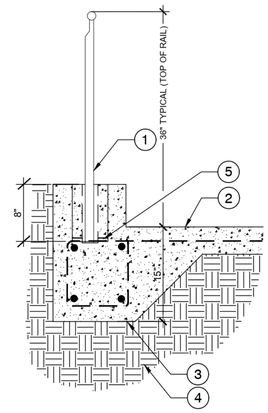
A. ALL POST & RAILINGS TO BE STAINLESS STEEL, CLASS 316 INSIDE AND OUT
B. WELD AND GRIND SMOOTH ALL CONNECTIONS, EDGES, AND CORNERS TO ELIMINATE ANY SHARP EDGES
C. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO FABRICATION.
D. SEE ALSO SDM-115 FOR ADDITIONAL INFORMATION
E. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE WALKING SURFACES, STAIR NOSINGS AND RAMP SURFACES.

LEGEND:

1. CONCRETE PAVING WIDTH VARIES, SEE GRADING AND CONSTRUCTION PLANS.
2. EXPANSION JOINT
3. FINISHED SURFACE SHALL SLOPE AT 1% MIN. FOR DRAINAGE. (SEE GRADING PLANS)
4. THICKENED CONCRETE EDGE
5. 1-1/2" O.D. STAINLESS STEEL, CLASS 316 POSTS, GROUT IN PLACE WITH POR-ROCK OR APPROVED EQUIVALENT. POUR ROCK SHALL BE INSTALLED WITH A CROWN TO PROVIDE POSITIVE DRAINAGE AWAY FROM POSTS TYP.
6. 8" WIDE CHEEK WALL BOTH SIDES OF RAMP
7. 1-1/4" O.D. STAINLESS STEEL, CLASS 316 HANDRAILS AND MIDRAILS BOTH SIDES. 8" MINIMUM EMBEDMENT
8. COMPACTED SUBGRADE TO PER GEOTECH REPORT
9. 1/2" RADIUS ON ALL EDGES TYPICAL
10. #4 REBAR HORIZONTAL AND CONTINUOUS OVERLAP SPLICES 12" MIN. CONTINUE REBAR AT POST LOCATIONS

2 CONCRETE PEDESTRIAN RAMP (BASED ON SDM-115 WITH MODIFICATIONS)

NTS



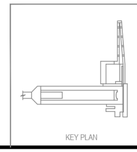
1. 1-1/2" O.D. STAINLESS STEEL, CLASS 316 POST. GROUT IN PLACE WITH POR-ROCK OR APPROVED EQUIVALENT. POUR ROCK SHALL BE INSTALLED WITH A CROWN TO PROVIDE POSITIVE DRAINAGE AWAY FROM POSTS TYP.
2. CONCRETE RAMP
3. CONCRETE FOOTING / THICKENED EDGE, SEE ALSO DETAIL 1 THIS SHEET
4. COMPACTED SUBGRADE PER GEOTECH REPORT
5. STEEL STOP AT POST BASE

NOTES:

A. ALL POST & RAILINGS TO BE STAINLESS STEEL, CLASS 316 INSIDE AND OUT
B. WELD AND GRIND SMOOTH ALL CONNECTIONS, EDGES, AND CORNERS TO ELIMINATE ANY SHARP EDGES
C. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO FABRICATION.
D. SEE ALSO SDM-118 FOR ADDITIONAL INFORMATION

3 RAMP HANDRAILS (BASED ON SDM 115 WITH MODIFICATIONS)

NO SCALE



KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

SCHMIDT DESIGN GROUP
3180 Rosecrans St., Suite G, San Diego, CA 92106
619.226.5442
LIC. CA 2338 | NV 299 | AZ 34339
SCHMIDTDESIGN.COM

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
LC503		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
LANDSCAPE CONSTRUCTION DETAILS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

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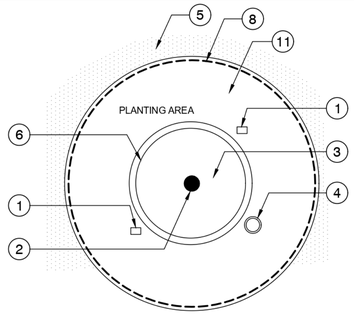
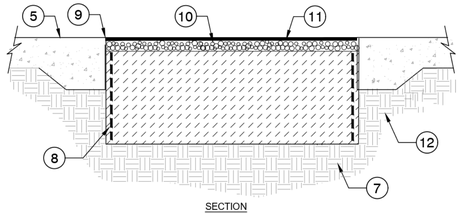


PLAN



SECTION

LEGEND

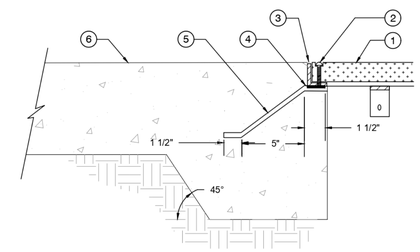
1. BUBBLER, SEE IRRIGATION DETAILS
2. TREE TRUNK, CENTERED IN TREE GRATE OPENING
3. TREE PLANTING IN TREE GRATE
4. DRAIN ASSEMBLY AT LOW CORNER OF CUT OUT
5. ADJACENT PAVING PER PLANS
6. ROOT BALL SIZE PER PLANTING LEGEND
7. PLANTING BACKFILL
8. ROOT BARRIER, TYP.
9. TREE GRATE ATTACHMENT, SEE DETAIL THIS SHEET
10. PEA GRAVEL TO BOTTOM OF GRATE
11. TREE GRATE PER LEGEND
12. COMPACTED SUBGRADE PER GEOTECH REPORT

NOTES:

A. TREE GRATE SHALL BE LOCATED AS SHOWN ON PLAN. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS WITH FRAME EMBEDDED IN CONCRETE EDGE.
B. LOCATE TREES IN CENTER OF GRATE, TYP.
C. TREE GRATE SHALL HAVE GALVANIZED, ANTI-PILFER HARDWARE. PAINT EXPOSED HARDWARE TO MATCH GRATE.
D. ALL TREES GRATES SHOULD BE FACTORY APPLIED FINISH, CONSISTING OF A MINIMUM OF ONE COAT PRIMER AND ONE COAT BLACK ENAMEL. TOP FINISH SHALL BE A SLIP RESISTANT COATING. SLIP RESISTANT COATING SHALL BE "SHARKGRIP", BY SHERWIN WILLIAMS OR APPROVED EQUAL. WHEN APPLIED FOLLOWING MANUFACTURERS INSTRUCTIONS, THE SLIP RESISTANT COATING SHALL PROVIDE A MINIMUM STATIC COEFFICIENT OF 0.6 OR THE MINIMUM RECOMMENDATION FOR COMPLIANCE WITH CALIFORNIA TITLE 24 OR THE ADAAG REQUIREMENTS, WHICH EVER IS MOST STRINGENT.

1 TREE GRATE INSTALLATION

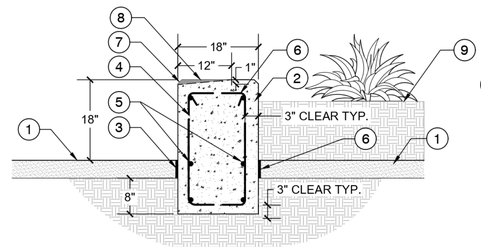
NO SCALE



LEGEND

1. TREE GRATE, SEE DETAIL.
2. ANTI-PILFER BOLT
3. STEEL ANGLE FRAME
4. BLOCK OUT UNDER FRAME WITH 1/4" MIN. MATERIALS SUCH AS WOOD OR FOAM BEFORE CONCRETE IS POURED
5. 4" REBAR
6. ADJACENT CONCRETE PAVING SEE PLANS
7. COMPACTED SUBGRADE PER GEOTECH REPORT
8. SLOT, TYP.

2 TREE GRATE ATTACHMENT



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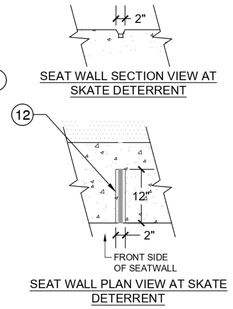

SEAT WALL PLAN VIEW AT SKATE DETERRENT

NOTES:
-FIELD APPLY ANTI GRAFFITI COATING ON ALL EXPOSED SURFACES, PER SPECIFICATIONS

1. ADJACENT PAVING OR PLANTING AREA PER PLANS
2. CAST IN PLACE NATURAL GRAY CONCRETE SEAT WALL
3. EXPANSION JOINT
4. #4 REBAR @ 12" O.C. WITH 135° END HOOKS (ONE PIECE AS SHOWN)
5. 2 - CONTINUOUS #5 REBAR @ 12" O.C. MAX. TYP.
6. CAPS - #4 REBAR @ 12" O.C.
7. 1/2" CHAMFER - ALL EDGES
8. SKATE DETERRENT, 2" WIDE X 1" DEEP X 12" LONG RECESS WITH 45 DEGREE CHAMFERED SIDES. TAPER CUT STARTS AT MIDDLE OF CONCRETE STRUCTURE TO FRONT EDGE OF SEAT WITH MAX DEPTH OF 1". SPACE AT 36" INTERVALS, ALIGN IN CENTER OF WALL AND SPACE OUTWARD
9. PLANTING PER LANDSCAPE CONSTRUCTION PLANS.

3 18" WIDE CONCRETE SEAT WALL WITH CHAMFER

3/4" = 1'-0"

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E. STAMP

DRAWINGS PREPARED BY:

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1310 Rosecrans St., Suite G, San Diego, CA 92106
619.294.5552
LIC. CA 2938 | NV 219 | AZ 34139
SCHMIDTDESIGN.COM

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
LC504		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
LANDSCAPE CONSTRUCTION DETAILS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

File: S:\- projects\100-mvmc, infra, util\20-109 pier view way replacement\06-CD's\20-109 S-CON-DTLS ; Plotted: 7/2/2025 10:05 AM by: JAKE BAUER , Saved: 7/2/2025 9:54 AM by: JBAUER

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM DESIGN IS BASED ON AN AVAILABLE WATER PRESSURE OF XX PSI AT WATER SERVICE.
   WATER COMPANY: CITY OF OCEANSIDE
   PHONE NUMBER: (760) 633-2700
   CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION AND REPORT ANY DIFFERENCES TO THE OWNER'S REPRESENTATIVE.
2. AUTOMATIC IRRIGATION CONTROLLER IS TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTION OF FIELD WIRES TO APPROPRIATE TERMINAL STRIPS.
3. CONTRACTOR TO ADJUST ALL SPRINKLERS TO AVOID OVERSPRAY ONTO WALLS, WALKS, STREETS, UTILITY BOXES,LIGHT POLES,FIRE HYDRANTS,FENCES, BUILDINGS AND OTHER IMPROVEMENTS. VERIFY ALL SPRINKLER HEAD LAYOUT WITH OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK.
4. THE CONTRACTOR SHALL KEEP AN UP-TO-DATE COMPLETE "AS-BUILT" RECORD SET OF PRINTS WHICH SHALL BE UPDATED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DESIGN.
5. LATERAL LINE END RUNS SHALL BE 3/4" UNLESS OTHERWISE NOTED.
6. ALL CONTROL VALVES SHALL BE MANIFOLDED AND GROUPED IN GENERAL AREAS SHOWN ON PLAN. VALVES SHALL BE LOCATED IN PLANTING AREAS AND IMMEDIATELY ADJACENT TO WALKS, CURBS, OR PAVING AREAS AND SET AT RIGHT ANGLES TO EDGES. INSTALL VALVES BOXES 6" FROM EDGES OF HARDSCAPE AREAS.
7. IRRIGATION LINES SHALL BE INSTALLED IN PLANTING AREAS WHERE EVER FEASIBLE AND WITHIN 12" OF PLANTING AREA EDGES UNLESS SHOWN OTHERWISE.
8. CONTRACTOR SHALL REVIEW IRRIGATION SPECIFICATIONS PRIOR TO BEGINNING WORK. REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES
9. CONTRACTOR WILL BE RESPONSIBLE FOR ANY CITY OF OCEANSIDE BUILDING PERMITS OR ENCROACHMENT EASEMENT PERMITS NECESSARY FOR WORK.
10. CONTRACTOR SHALL COORDINATE WITH CITY OF OCEANSIDE FOR THE INSTALLATION OF WATER METERS AND SERVICE LINE. ALL PERMITS, FEES, CAPACITY CHARGES, ETC. SHALL BE PAID BY THE CITY OF OCEANSIDE.
11. PROVIDE 2 SPARE CONTROL WIRE FROM CONTROLLER TO EACH VALVE MANIFOLD. LOOP WIRE INTO EACH VALVE BOX AND TERMINATE IN VALVE BOX FURTHEST FROM CONTROLLER. PROVIDE MINIMUM 18" WIRE LOOP AT EACH VALVE BOX. CONTRACTOR TO USE ORANGE COLOR FOR SPARE WIRES AS RED IS USED FOR CALSENSE FLOW METER. COLORS TO BE APPROVED BY CITY REPRESENTATIVE PRIOR TO PLACEMENT.
12. PROVIDE 1 SPARE COMMON WIRE FROM CONTROLLER TO EACH VALVE MANIFOLD, LOOPED THROUGH ALL VALVE BOXES ON THE SITE. PROVIDE MINIMUM 18" WIRE LOOP AT EACH VALVE BOX. COLOR TO BE APPROVED BY CITY REPRESENTATIVE PRIOR TO PLACEMENT.
13. CONTRACTOR SHALL PROVIDE AND INSTALL ALL EQUIPMENT SHOWN ON THE PLANS UNLESS OTHERWISE INDICATED.
14. ALL IRRIGATION WIRES SHALL BE IN A CONDUIT FROM CONTROLLER TO THE FARTHEST END OF EACH VALVE MANIFOLD. SPARE WIRES SHALL BE 2 SPARE WIRES AND 1 SPARE COMMON WIRE IN SAME BUNDLE. SPARE WIRES SHALL BE SOLID COLOR WITH STRIPE; SPARE COMMON WIRE SHALL BE WHITE WITH STRIPE. SPARE IRRIGATION WIRES SHALL LOOP BACK THROUGH EACH VALVE BOX AND END AT FARTHEST VALVE.
15. NO IRRIGATION SLEEVING IS PERMITTED PERPENDICULAR AND OVER CONCRETE BROW DITCHES.
16. NO OTHER TRADES (PIPES) ARE ALLOWED (PARALLEL) IN THE SAME IRRIGATION TRENCH.
17. PRESSURE REGULATOR REQUIRED AT POINT-OF-CONNECTION(S) IF STATIC PRESSURE AT WATER METER IS XX PSI OR GREATER.
18. A SEPARATE WATER METER REQUIRED EXCLUSIVELY FOR LANDSCAPE IRRIGATION AND NOTED ON PLAN.
19. SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. ALL SHRUB HEADS SHALL HAVE PURPLE CAPS. DECAL ON RISERS WILL NOT BE ACCEPTED.
20. BACKFLOW PREVENTER SHALL BE NO FURTHER THAN 18" AWAY FROM WATER METER.
21. CONTRACTOR TO PROVIDE 3RD PARTY IRRIGATION AUDIT REPORT

IRRIGATION SCHEDULE

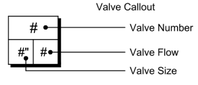
SYMBOL	DESCRIPTION
	DRIP/BUBBLER IRRIGATION
	OVERHEAD SPRAY

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
2Q 2H 2F 2TQ 4H 4F 4TQ	RAIN BIRD 1812-PRS SQ SERIES SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. WITH PRESSURE REGULATING DEVICE.	2/LI-503
EST LCS RCS CST SST	RAIN BIRD 1812-PRS 15 STRIP SERIES SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. WITH PRESSURE REGULATING DEVICE.	
Q H F	RAIN BIRD 1812-PRS 5 SERIES MPR SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. WITH PRESSURE REGULATING DEVICE.	
Q T H F	RAIN BIRD 1812-PRS 8 SERIES MPR SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. WITH PRESSURE REGULATING DEVICE.	
SST	RAIN BIRD 1812-PRS 15 STRIP SERIES SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. WITH PRESSURE REGULATING DEVICE.	
Q T H F	RAIN BIRD 1812-PRS 10 SERIES MPR SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. WITH PRESSURE REGULATING DEVICE.	
Q T H TQ F	RAIN BIRD 1812-PRS 12 SERIES MPR SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. WITH PRESSURE REGULATING DEVICE.	
Q T H TQ F	RAIN BIRD 1812-PRS 15 SERIES MPR SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. WITH PRESSURE REGULATING DEVICE.	
4 6 8 10 12 15 18	RAIN BIRD 1812-PRS ADJ SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. WITH PRESSURE REGULATING DEVICE.	
Q H	RAIN BIRD 1812-PRS 8 FLT SERIES MPR SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. WITH PRESSURE REGULATING DEVICE.	
25 50 10 20	HUNTER PROS-PRS30-04-CV-PCN FLOOD BUBBLER, 4IN. POP-UP, FACTORY INSTALLED DRAIN CHECK VALVE.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD XCZ-100-LC WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	3/LI-502
F	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.	4/LI-502
A	RAIN BIRD ARV050 1/2IN. AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A 6IN. DRIP VALVE BOX (SEB 7XB EMITTER BOX). USE WITH INSTALLATION BELOW SOIL. THE VALVE WILL ALLOW AIR TO ESCAPE THE PIPELINE, THUS PREVENTING WATER HAMMER OR BLOCKAGE.	2/LI-502
X	RAIN BIRD OPERIND DRIP SYSTEM OPERATION INDICATOR, STEM RISES 6IN. FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI. INCLUDES 16IN. OF 1/4IN. DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED.	5/LI-502
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-09-12 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD PEB-PRS-D 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	1/LI-503
	RAIN BIRD 44-LRC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	9/LI-501
	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4IN. - 3IN.	8/LI-501
MV	SUPERIOR 3100 NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION. AVAILABLE IN 3/4IN., 1IN., 1-1/4IN., 1-1/2IN., 2IN., 2-1/2IN. AND 3IN..	
BF	FEBCO 825YA REDUCED PRESSURE BACKFLOW PREVENTER	1/LI-501
A	CALSENSE CS3-24-S GR-BUNDLE-2 CALSENSE CS3000 24-STATION CONTROLLER WITHIN A STAINLESS STEEL PEDESTAL ENCLOSURE.	2/LI-501
X	CALSENSE RB-1 CALSENSE TIPPING RAIN BUCKET WITH 25FT TWO WIRE CABLE. EXTENDABLE UP TO 1000FT WITH P7171D CABLE (NOT INCLUDED).	
FS	RAIN BIRD FS-200-P 2IN. FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 10.0 GPM TO 200.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. COMPATIBLE W/ RAIN BIRD: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	3/LI-501

Valve Callout



WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
LI001		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
LANDSCAPE IRRIGATION LEGEND AND NOTES

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
CT
Initials Date:

PLAN NUMBER
CIP19-00011

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:

SCHMIDT DESIGN GROUP
1390 Rosecrans St., Suite G, San Diego, CA 92106
619.234.3452
LIC. CA 2598 | NV 299 | AZ 34339
SCHMIDTDESIGN.COM

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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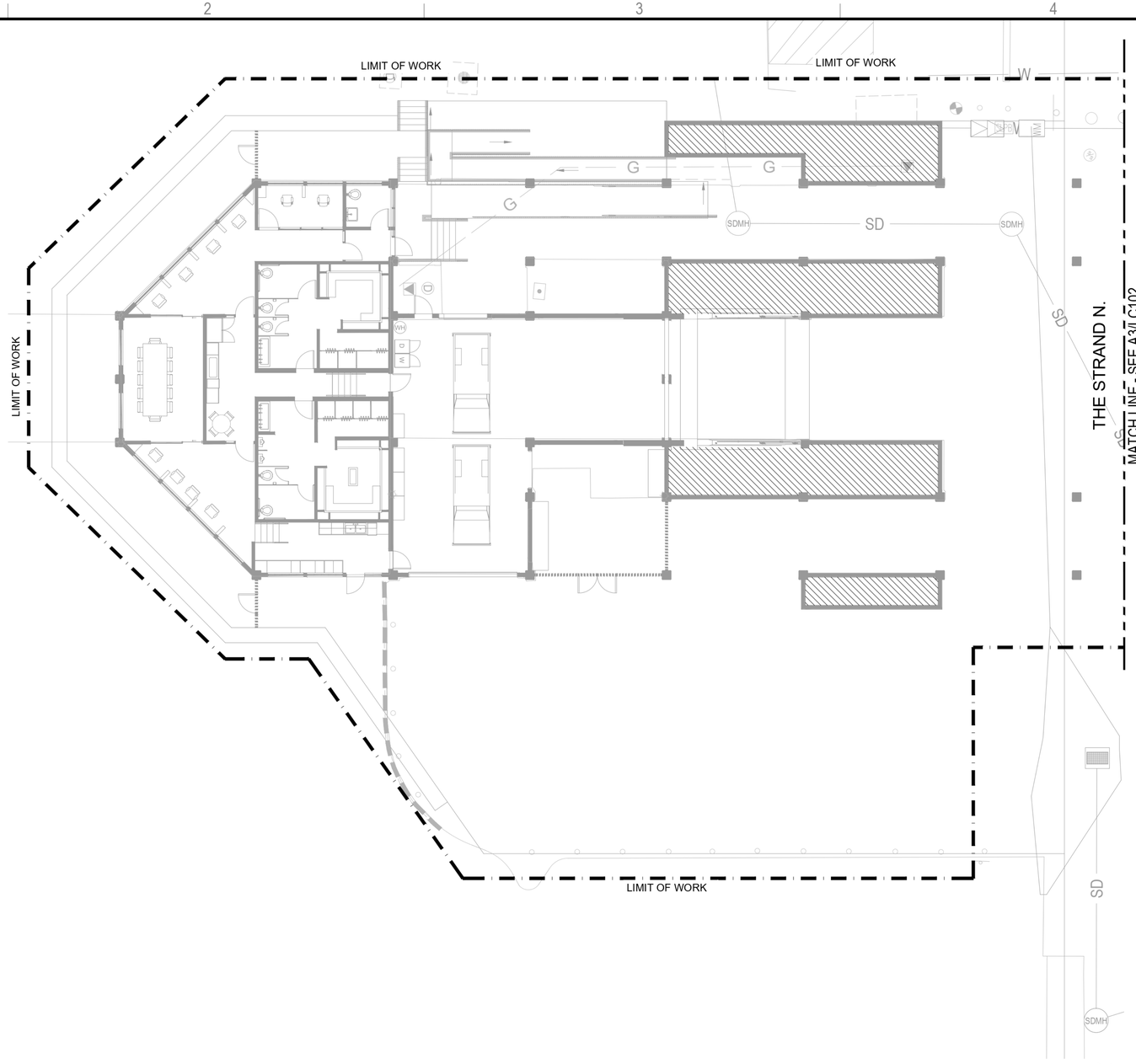

B2 LANDSCAPE IRRIGATION PLAN - WEST FACILITY

SCALE: 1" = 10'

1" = 10' 0 10' 20'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

SCHMIDT DESIGN GROUP
3150 Newcomen St., Suite G, San Diego, CA 92106
619.226.5452
LIC- CA 2338 | NV 299 | AZ 34339
SCHMIDTDESIGN.COM

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
LI101		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
LANDSCAPE IRRIGATION PLAN

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
CT
Initials Date:

PLAN NUMBER
CIP19-00011

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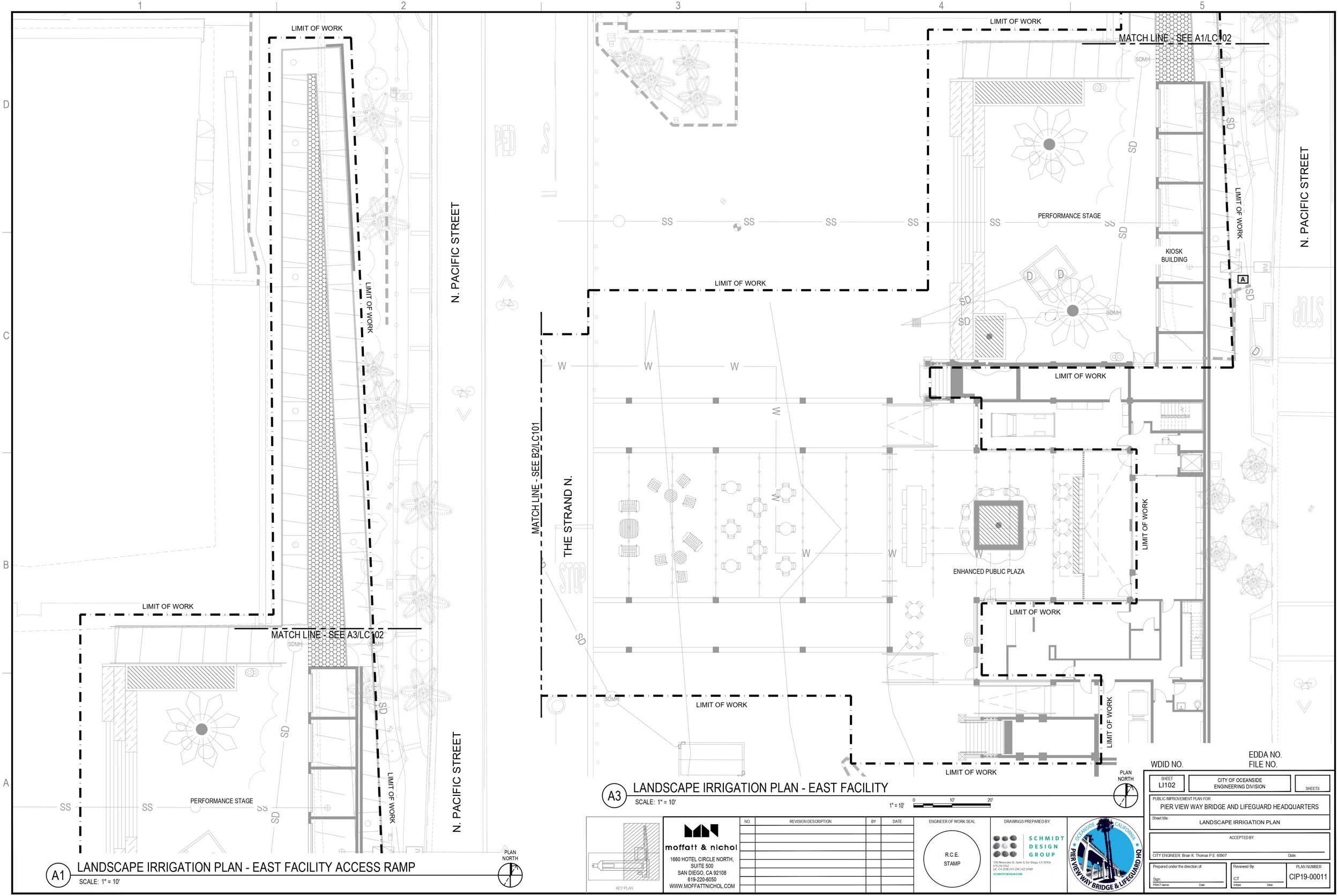

A1 LANDSCAPE IRRIGATION PLAN - EAST FACILITY ACCESS RAMP

SCALE: 1" = 10'

A3 LANDSCAPE IRRIGATION PLAN - EAST FACILITY

SCALE: 1" = 10'

1" = 10'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

SCHMIDT DESIGN GROUP
1310 Rosecrans St., Suite G, San Diego, CA 92106
619.226.5662
LIC. CA 2558 | NV 219 | AZ 34139
SCHMIDTDESIGN.COM

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
LI102		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
LANDSCAPE IRRIGATION PLAN

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
CT
Initials Date:

PLAN NUMBER
CIP19-00011

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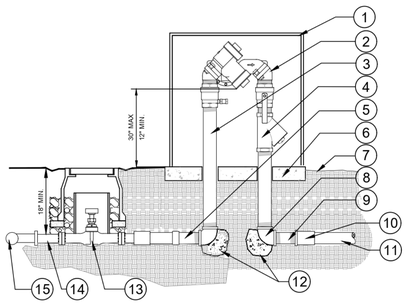


LEGEND:

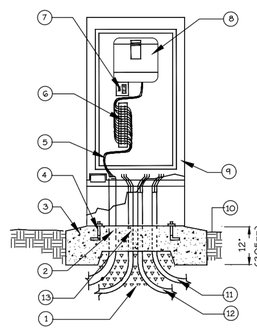
1. PROTECTIVE ENCLOSURE PER PLANS INSTALL PER THE MANUFACTURER'S SPEC'S.
2. 3/4" REDUCED PRESSURE BACKFLOW PREVENTION DEVICE MODEL 825YA.
3. BRASS THREADED RISER LENGTH AS NEEDED
4. WYE STRAINER (LINE SIZE)
5. BRASS MALE ADAPTER
6. 6" THICK CONCRETE PAD
7. FINISH SURFACE
8. 4" TYPE "K" COPPER NIPPLE
9. COPPER THREADED ELL (2 REQUIRED)
10. SCH. 40 PVC MALE ADAPTER
11. PVC SUPPLY LINE TO DRINKING FOUNTAIN PER PLANS FROM METER
12. CONCRETE THRUST BLOCKS. 1 CUBIC FT. MIN.
13. 3/4" BALL VALVE PER DETAIL
14. TYPE "K" COPPER LINE (SIZE PER PLAN) WITH COPPER SOLDER FITTINGS AS REQ'D.
15. COPPER TEE AT COPPER LINE FROM METER TO DRINKING FOUNTAIN

NOTES:

A. ALL VALVES, FITTINGS & PIPES SHOWN ARE TO BE LINE SIZED EXCEPT WHERE INDICATED.
B. INSTALLATION SPECIFICATIONS SHOWN ARE SCHEMATIC AND DO NOT SUPERCEDE OR REPLACE ANY CITY OR STATE REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE CODES.
C. ALL THREADED CONNECTIONS SHALL BE SEALED WITH OVERLAPPING TURNS OF TEFLON TAPE SUFFICIENT TO PREVENT LEAKAGE.
D. BACKFLOW PREVENTER ASSEMBLY SHALL BE TESTED UPON INSTALLATION BY A CERTIFIED BACKFLOW DEVICE TESTER. CONTRACTOR SHALL PROVIDE THE ENGINEER WITH WRITTEN TEST RESULTS COMPLETED BY A CERTIFIED BACKFLOW TESTER PRIOR TO BACKFLOW PREVENTER ASSEMBLY'S ACCEPTANCE BY THE ENGINEER.
E. ALL METAL IN CONTACT WITH CONCRETE SHALL BE POLYETHYLENE WRAPPED USING 2" WIDE PLASTIC BACKED ADHESIVE TAPE MIN. 2 MILS. THICK WITH 1/2" OVERLAP.
F. FACTORY ASSEMBLED DOUBLE CHECK ASSEMBLY REDUCED PRESSURE PRINCIPLE ASSEMBLY SHALL BE INCLUDED IN THE LATEST EDITION OF THE "APPROVED FOR SERVICE ISOLATION IN CALIFORNIA PUBLIC WATER SYSTEMS" ISSUED BY THE STATE OF CALIFORNIA DEPARTMENT OF HEALTH SERVICES, OFFICE OF DRINKING WATER.

1 BACKFLOW PREVENTER ASSEMBLY

NO SCALE

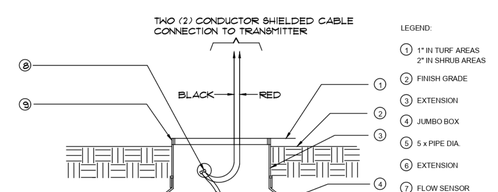


LEGEND:

1. 1" (25mm) CRUSHED ROCK (6" (150mm) DEPTH MINIMUM)
2. CONDUIT FOR LOW VOLTAGE FIELD WIRES
3. CONCRETE BASE
4. ANCHOR BOLTS, NUTS + WASHERS (4 EACH)
5. FIELD WIRE BUNDLE, INCLUDES DIRECT BURIAL CABLES AND WIRES FROM CONDUITS PER PLAN.
6. TERMINAL STRIP WITH ELECTRICAL SURGE PROTECTION. CONTRACTOR SHALL ROUTE ALL FIELD WIRES TO THIS LOCATION (PER PLAN) ALL WIRES AND CABLES WILL BE BUNDLED AND COILED WITH AT LEAST 5 FEET (1.5m) OF ADDITIONAL WIRE SO AS TO PREVENT PULLING AT WIRE CONNECTIONS.
7. POWER SWITCH AND OUTLETS
8. ELECTRONIC CONTROLLER ASSEMBLY: PRE-ASSEMBLED ON STAINLESS STEEL BACKBOARD CONFIGURATION AS SHOWN PER PLAN
9. STAINLESS STEEL ENCLOSURE SHOWN WITH 12"(305mm) PEDESTAL MOUNTED SECURELY TO CONCRETE BASE ENCLOSURE PER PLANS
10. FINISH GRADE
11. CONDUIT FOR 120 VOLT POWER SUPPLY
12. CONDUIT FOR PHONE
13. CONDUIT FOR FLOW SENSOR AND MASTER VALVE

2 CONTROLLER WITH STAINLESS STEEL ENCLOS.

1" = 1"

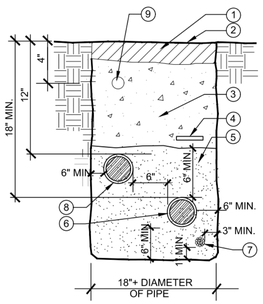


LEGEND:

1. 1" IN TURF AREAS 2" IN SHRUB AREAS
2. FINISH GRADE
3. EXTENSION
4. JUMBO BOX
5. 5 x PIPE DIA.
6. EXTENSION
7. FLOW SENSOR
8. WATERPROOF CONNECTIONS
9. JUMBO PLASTIC VALVE BOX W/ 2-6" EXTENSIONS AND LOCKING COVER, AMETEK OR EQUAL
10. 10 x PIPE DIA.
11. MAINLINE

3 FLOW SENSOR

NTS

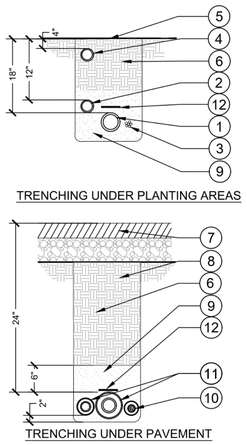


LEGEND:

1. IMPORTED TOPSOIL OR AMENDED NATIVE SOIL.
2. FINISHED GRADE.
3. NATIVE SOIL FREE OF ROCKS AND DEBRIS 3" OR GREATER.
4. TRENCH MARKER.
5. SAND BEDDING MATERIAL.
6. IRRIGATION MAINLINE.
7. DIRECT BURIAL CONTROL WIRES.
8. IRRIGATION LATERAL LINE.
9. IN LINE DRIP TUBING.

NOTES:

1. TRENCH MARKER SHALL BE A 3" WIDE CONTINUOUS METALLIC PLASTIC STRIP ABOVE THE MAINLINE AND DIRECT BURIAL CONTROL WIRES.
2. ALL PIPE AND CONTROL WIRE UNDER PAVEMENT SHALL BE INSTALLED IN A P.V.C. SLEEVE PER THE IRRIGATION SPECIFICATIONS.
3. BACKFILL MATERIAL SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 90% MIN.
4. PROVIDE MASTER VALVE AND FLOW SENSOR WIRES IN 1-1/4" CONDUIT ADJACENT TO MAINLINE WHERE POSSIBLE.



TRENCHING UNDER PLANTING AREAS

TRENCHING UNDER PAVEMENT

LEGEND:

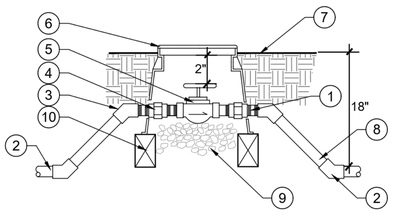
1. PVC MAINLINE TYP.
2. PVC LATERAL LINE TYP.
3. L.V. WIRING (TYP)
4. IN-LINE DRIP TUBING TYP.
5. FINISH GRADE
6. BACKFILL MATERIAL PER SPECIFICATIONS
7. A.C. OR CONCRETE PAVING
8. BASE MATERIAL
9. INITIAL SAND BACKFILL REQUIRED IN TRENCHES UNDER PAVEMENT (TYP. ALL SITUATIONS). LAY PIPE ON 2" SAND BED. SAND TO EXTEND 6" ABOVE PIPE.
10. L.V. WIRING IN CONDUIT TYP.
11. IRRIGATION SLEEVES: 2 TIMES DIAMETER OF IRRIGATION LINES
12. 2 LAYERS OF CAUTION TAPE - CHRISTY OR EQUAL.

NOTES:

1. ALL PIPE AND CONTROL WIRE UNDER PAVEMENT SHALL BE INSTALLED IN A P.V.C. SLEEVE.
2. BACKFILL MATERIAL SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 90% MIN.

4 MAINLINE/DIRECT BURIAL CONTROL WIRE

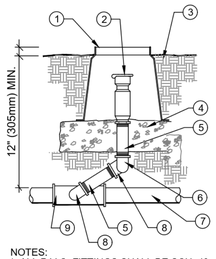
NO SCALE



1. THREADED PVC SCH 80 NIPPLES (NO CLOSE NIPPLES TYP.)
2. PRESSURIZED PVC MAINLINE
3. PVC FEMALE SXT ADAPTER
4. PVC SCH 80 UNION - EITHER SIDE
5. VALVE AS SPECIFIED ON PLANS POSITION VALVE IN BOX SO THAT HANDLE IS FREE TO OPERATE
6. 10" ROUND PLASTIC VALVE BOX FOR 2" VALVE AND SMALLER RECTANGULAR PLASTIC VALVE BOX FOR 2 1/2" VALVE AND LARGER (PER SPECIFICATIONS) INSTALL 2" ABOVE FINISHED GRADE IN SHRUB BED; 1/2" ABOVE IN LAWN AREAS
7. FINISHED GRADE
8. PVC SCH 40 45DEG. FITTING
9. PEA GRAVEL 1/2" DIAMETER (APPROX. 1 CU. FT.)
10. UNMORTARED BRICK FOUNDATION

5 TRENCHING DETAIL

NO SCALE



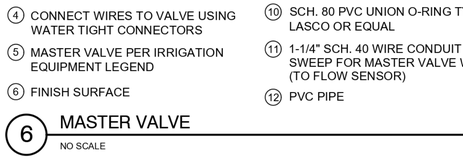
NOTES:
1. ALL P.V.C. FITTINGS SHALL BE SCH. 40 EXCEPT WHERE NOTED.
2. ALL SCH.80 P.V.C. THREADS SHALL BE WRAPPED WITH TEFLON TAPE.

LEGEND:

1. 10" (254mm) ROUND PLASTIC VALVE BOX W/ BOX WITH LOCKING COVER & Q.C. HEAT BRANDED INTO TOP.
2. QUICK COUPLER VALVE WITH ACME THREADS PER PLANS.
3. FINISH GRADE. ALLOW 2" (50mm) DEPTH FOR TOP MULCH
4. ONE CUBIC FOOT (.03m) PEA GRAVEL
5. SCH.80 P.V.C. NIPPLE
6. P.V.C. ELL (TXT)
7. SCH.40 P.V.C. MAINLINE
8. MARLEX STREET ELLS (2) REQUIRED PER QUICK COUPLER
9. SCH.40 P.V.C. TEE (SXSXT)

6 MASTER VALVE

NO SCALE



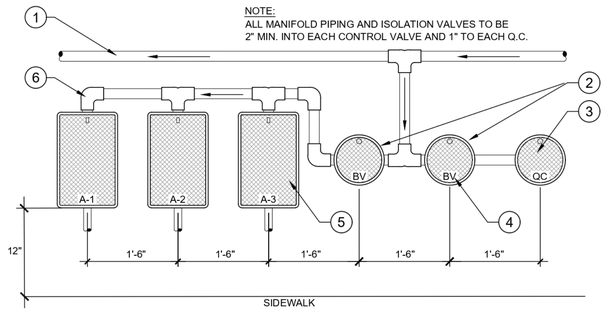
LEGEND:

1. SLIP X SLIP 45 DEGREE ELL (2 REQUIRED)
2. 3/4" GRAVEL SUMP IN, UNDER, AND AROUND VALVE BOX FILL TO TOP OF VALVE BOXES
3. USE 1/2" PVC SCRAP TO WRAP 12" OF ADDITIONAL WIRE BEFORE CONNECTING
4. CONNECT WIRES TO VALVE USING WATER TIGHT CONNECTORS
5. MASTER VALVE PER IRRIGATION EQUIPMENT LEGEND
6. FINISH SURFACE
7. RECTANGULAR CONCRETE VALVE BOX W/ LOCKING HINGED CAST IRON LID. PAINT LID PURPLE FOR RECYCLED WATER USE
8. PVC SCH. 40 MALE ADAPTER (2 REQUIRED)
9. PRESSURE SUPPLY LINE,ALIGN WITH FLOW SENSOR (SEE PLAN FOR SIZE)
10. SCH. 80 PVC UNION O-RING TYPE LASCO OR EQUAL
11. 1-1/4" SCH. 40 WIRE CONDUIT WITH SWEEP FOR MASTER VALVE WIRES (TO FLOW SENSOR)
12. PVC PIPE

7 MANIFOLD CONFIGURATION

No Scale

NOTE:
ALL MANIFOLD PIPING AND ISOLATION VALVES TO BE 2" MIN. INTO EACH CONTROL VALVE AND 1" TO EACH Q.C.



1. PRESSURE SUPPLY LINE (SEE PLAN FOR SIZE)
2. BALL VALVES (SEE IRRIGATION LEGEND)
3. QUICK COUPLER (SEE IRRIGATION LEGEND)
4. HEAT BRAND ALL VALVES
5. ELECTRIC CONTROL VALVE
6. MANIFOLD PIPE-SAME SIZE AS PRESSURE SUPPLY LINE LOCATED UNDERNEATH VALVE BOXES. ALL MAINLINE FITTINGS TO BE SCH. 80 PVC

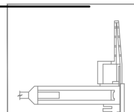
NOTE: EACH MANIFOLD SHALL HAVE A MAXIMUM OF 15' SEPARATION. ALL MANIFOLDS ARE TO BE INSTALLED IN PLANTER AREAS WHENEVER POSSIBLE.

8 BALL / GATE ISOLATION VALVE

NOT TO SCALE

9 QUICK COUPLER

No Scale



KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
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ENGINEER OF WORK SEAL

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SCHMIDT DESIGN GROUP
1760 Newcomen St., Suite G, San Diego, CA 92106
619-226.5462
LIC. CA 2158 | NV 279 | AZ 34539
SCHMIDTDESIGN.COM

OCEANSIDE, CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
LI501		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

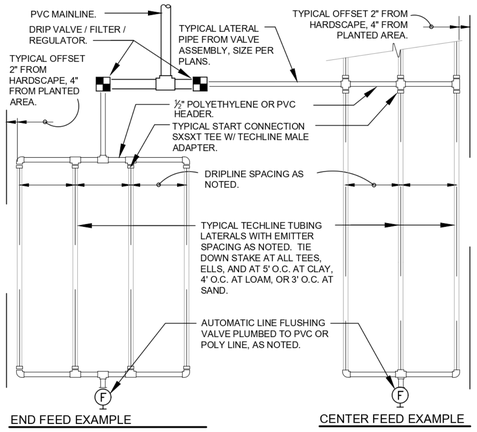
Sheet title:
LANDSCAPE IRRIGATION DETAILS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:	Reviewed By:	PLAN NUMBER
Sign: PRINT Name: Date:	CT Initials Date:	CIP19-00011

File: S:_projects\100-music, infra, util\20-109 pier view way replacement\06-CD's\20-109-S-IRR-DTLS - Plotted: 7/2/2025 10:06 AM by JAKE BAUER , Saved: 7/2/2025 10:00 AM by JBAUER



END FEED EXAMPLE

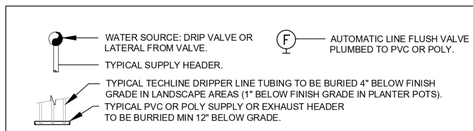
CENTER FEED EXAMPLE

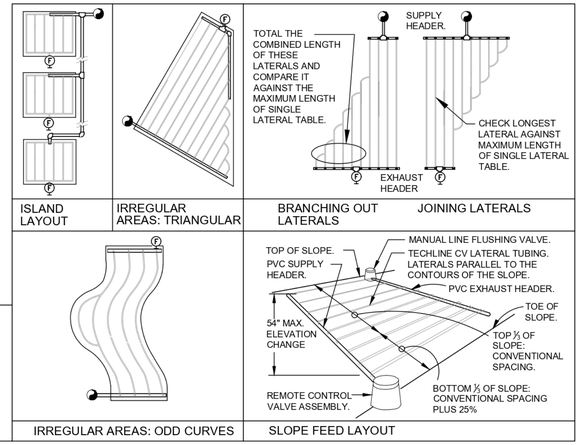
TECHLINE CV MAXIMUM LENGTH OF SINGLE LATERAL (FEET)

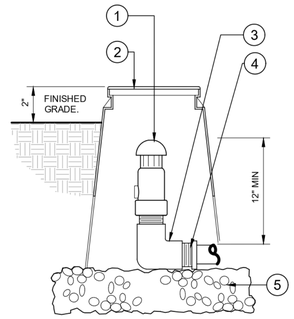
DRIPPER SPACING		12"				18"				24"	
DRIPPER FLOW RATE (GPH)		0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9
INLET PRESSURE (PSI)	15	127	109	86	65	177	151	120	91	152	116
	25	427	325	256	194	604	459	361	274	458	348
	35	539	409	322	244	763	579	456	346	580	440
	45	618	469	369	280	877	664	523	397	666	506

TECHLINE CV FLOW PER 100 FEET

DRIPPER SPACING	0.26 GPH DRIPPER		0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER	
	GPH	GPM	GPH	GPM	GPH	GPM	GPH	GPM
12"	26.40	0.44	40.00	0.67	61.00	1.02	92.00	1.53
18"	17.58	0.29	26.67	0.44	41.00	0.68	61.00	1.02
24"	N/A	N/A	N/A	N/A	31.00	0.51	46.00	0.77





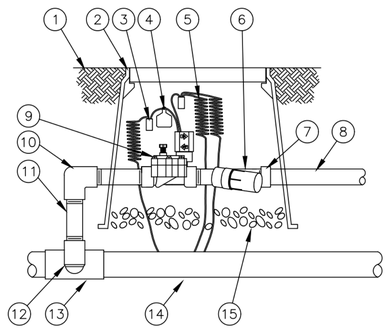


LEGEND:

1. AIR RELIEF VALVE AS SPECIFIED.
2. 6" DRIP BOX
3. 1" FPTXMPT ELL.
4. 3/4"X1"MPT ADAPTER.
5. 3" THICK LAYER OF WASHED GRAVEL. THE BOX SHALL REST UPON THE ROCK BED. DO NOT EXTEND GRAVEL INTO BOX.

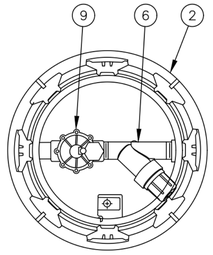
1 TYPICAL DRIPLINE REQUIREMENTS

NO SCALE



SIDE VIEW

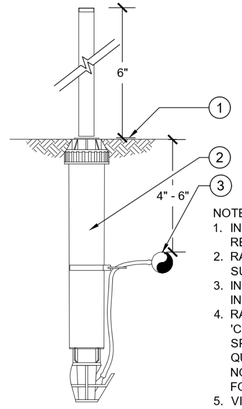
1. FINISH GRADE
2. ROUND VALVE BOX WITH COVER: RAIN BIRD VB-10RND
3. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER: RAIN BIRD PRF-100-RBY (INCLUDED IN XCZ-100-PRF KIT)
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. REMOTE CONTROL VALVE: RAIN BIRD 100-DV (INCLUDED IN XCZ-100-PRF KIT)
10. PVC SCH 40 ELL
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL)
13. PVC SCH 40 TEE OR ELL
14. PVC MAINLINE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL



TOP VIEW

2 DRIP AIR RELIEF VALVE IN BOX PVC LATERAL

NO TO SCALE



1. FINISH GRADE
2. DRIP OPERATION INDICATOR; RAIN BIRD OPERIND OR APPROVED EQUAL
3. SUB-SURFACE DRIP:SUCH AS OR EQUAL PER PLAN: RAIN BIRD XF SERIES SUB-SURFACE DRIP LINE-POTABLE: XFS DRIP LINE, OR NON-POTABLE: XFSP DRIP LINE OR APPROVED EQUAL

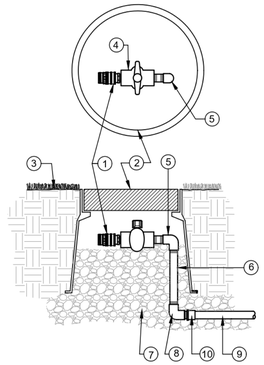
NOTE:
1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS
2. RAIN BIRD MODLE: OPERIND FOR XFS SUB-SURFACE DRIP LINE OR EQUAL
3. INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIP LINE TUBING
4. RAIN BIRD VAN NOZZLE MAY BE SET TO 'CLOSE', OR (IF IT IS DESIRED TO SEE SPRAY FROM NOZZLE) SET THE ARC TO QUARTER PATTERN. THE FLOW FROM THE NOZZLE, 0.3 GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.
5. VISIBILITY: STEM EXTENDS WHEN DRIP SYSTEM IS CHARGED WITH 20 PSI MINIMUM

3 DRIP CONTROL VALVE KIT

1" = 1"

4 FLUSH VALVE ASSEMBLY

NTS



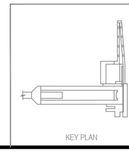
LEGEND

1. BRASS QUICK DISCONNECT
2. 10" ROUND VALVE BOX. BRAND 'FLUSH' ON LID.
3. FINISH GRADE
4. PVC BALL VALVE (FIP X FIP)
5. MIP X FIP SCH. 40 PVC ELL
6. SCH 40 PVC PIPE LENGTH AS REQUIRED
7. 3/4" CRUSHED GRAVEL SUMP (1 CU. FT.)
8. FIP X FIP SCH. 40 PVC ELL
9. PVC LATERAL LINE PIPE
10. SLIP X MIPT SCH. 40 PVC FITTING

NOTE: WHEN FLUSHING THE SYSTEM, CONNECT HOSE TO BRASS QUICK DISCONNECT AND DIRECT TO NEAREST DRAIN INLET.

5 RAIN BIRD SUB-SURFACE DRIP INDICATOR

NO SCALE



KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-8050
WWW.MOFFATTNICHOL.COM

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SCHMIDT DESIGN GROUP
3310 Rosecrans St., Suite G, San Diego, CA 92106
619.236.3432
LIC. CA 2358 | NV 299 | AZ 34139
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CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

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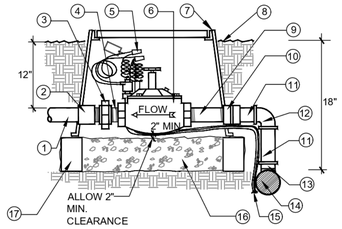


NOTES:

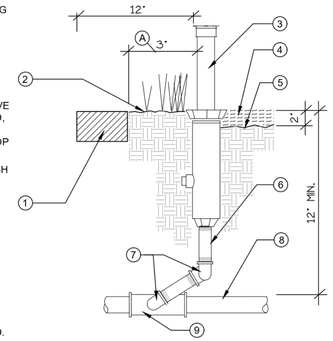
1. ALL THREADED PIPE CONNECTIONS WILL BE SEALED WITH OVERLAPPING WRAPS OF TEFLON TAPE AS REQUIRED TO PREVENT LEAKAGE.
2. WIRE CONNECTORS WILL BE K.B."ONE-STEP" PRE-FILLED TAN) OR EQUAL.
3. DIRECT BURIAL COMMON AND CONTROL WIRES WILL BE COILED TO PROVIDE 12" EXPANSION COILS INSIDE VALVE BOX.

LEGEND:

1. P.V.C LATERAL LINE PER LEGEND.
2. P.V.C. MALE ADAPTER
3. SCH. 80 P.V.C. UNION (TXT) O-RING TYPE LASCO OR EQUAL
4. SCH.80 P.V.C. NIPPLE
5. WATERPROOF WIRE CONNECTORS PER NOTES
6. REMOTE CONTROL ELECTRIC VALVE PER LEGEND
7. 12" RECTANGULAR PLASTIC VALVE BOX (CARSON) WITH LOCKING LID, CONTROLLER AND VALVE NUMBER HEAT BRANDED INTO TOP
8. FINISH GRADE - ALLOW 2" FOR MULCH IN SHRUB BEDS SET FLUSH IN TURF
9. SCH.80 P.V.C. NIPPLE
10. SCH.80 FEMALE ADAPTER (TXS)
11. PV.C. PIPE
12. SCH.40 P.V.C. ELL (SXS)
13. SCH.40 P.V.C. TEE MAINLINE
14. PRESSURIZED P.V.C. MAINLINE (SXSXS) PER LEGEND
15. 24 VOLT DIRECT BURIAL WIRES FROM CONTROLLER PER LEGEND.
16. 1 CUBIC FOOT PEA GRAVEL MIN. SUPPORTING VALVE BOX
17. UNMORTARED BRICK FOUNDATION

1 REMOTE CONTROL VALVE

No Scale



LEGEND:

1. WALK OR CURB
2. FINISH GRADE IN TURF AREAS
3. POP-UP ROTOR HEAD AND NOZZLE
4. MULCH LAYER IN PLANTING AREAS
5. FINISH GRADE IN PLANTING AREAS
6. SCH.80 P.V.C. NIPPLE (2 EACH) SIZE PER HEAD INLET
7. PVC STREET ELL (2 EACH) SIZE PER HEAD INLET
8. P.V.C. LATERAL (PER PLAN)
9. P.V.C. TEE OR ELL (SXSXT)

NOTES:

1. ALL P.V.C. FITTINGS SHALL BE SCH. 40 EXCEPT WHERE NOTED.
2. ALL SCH.80 P.V.C. THREADS SHALL BE WRAPPED WITH TEFLON TAPE. OR RECOMMENDED BY MANUFACTURER

A 3" SPRAY DISTANCE
6" ROTOR SPRAY DISTANCE

2 POP-UP ROTOR/SPRAY HEAD

NO SCALE

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
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1350 Rosecrans St., Suite G, San Diego, CA 92106
(619) 963-0930
LIC. CA 2338 | AV 2911 AZ 34339
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SOIL TEST NOTES

1. CITY OF OCEANSIDE SOIL TEST REQUIREMENTS:
   A. AN AGRICULTURAL SUITABILITY SOILS REPORT SHALL BE PROVIDED BY THE CONTRACTOR AFTER THE CONCLUSION OF ROUGH GRADING.
   B. SOIL TEST SHALL BE CONDUCTED BY WALLACE LABS, INC. OR APPROVED EQUAL.
   C. AN AGRICULTURAL SUITABILITY SOILS REPORT SHALL BE PROVIDED BY THE CONTRACTOR AFTER RECOMMENDED SOIL AMENDMENTS HAVE BEEN INCORPORATED.
2. SOIL TEST:
   A. THE CONTRACTOR SHALL PROVIDE A MAP INDICATING THE SOIL SAMPLE LOCATION.
   B. SOIL SAMPLES SHALL BE TAKEN AT 6" TO 10" DEPTH, MIXED TOGETHER TO REPRESENT AN ADEQUATE CROSS SECTION OF CONDITIONS.
   C. SOIL TEST SHALL INCLUDE TESTS FOR SOIL FERTILITY, AGRICULTURAL SUITABILITY, ORGANIC CONTENT, N, P, K; PH; EC; SOIL TEXTURE; AND RECOMMENDATIONS FOR AMENDMENTS, LEACHING, MULCHING, AND MAINTENANCE FERTILIZATION.
   D. CONTRACTOR SHALL FURNISH THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE WITH A COPY OF TEST RESULTS AND RECEIVE WRITTEN APPROVAL FOR AMENDMENTS / SOIL PREPARATION PRIOR TO INSTALLATION.
3. SOIL PREPARATION
   A. SEE PLANTING SPECIFICATIONS

PLANTING NOTES

1. CONTRACTOR SHALL REVIEW PLANTING NOTES AND SPECIFICATIONS BEFORE BEGINNING WORK.
2. CONTRACTOR SHALL REVIEW PLANTING INSTALLATION DETAILS PRIOR TO BEGINNING WORK.
3. ALL WORK WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF OCEANSIDE AND THE TECHNICAL SPECIFICATIONS FOR THE PROJECT.
4. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IN THE EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING WORK.
5. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER. CONTRACTOR SHALL MAINTAIN A MINIMUM 2% DRAINAGE AWAY FROM BUILDINGS AND PAVING INTO DRAINAGE STRUCTURES OR TO STREET (SEE ENGINEERS GRADING AND DRAINAGE PLAN). CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY CONFLICTS IN MAINTAINING DRAINAGE.
6. OWNER'S REPRESENTATIVE SHALL APPROVE ALL FINISH GRADING PRIOR TO PLACEMENT OF ANY PLANT MATERIAL.
7. CONTRACTOR SHALL IMMEDIATELY, UPON THE AWARD OF THE CONTRACT, ORDER, LOCATE AND PURCHASE (OR HAVE HELD) ALL PLANT MATERIAL REQUIRED BY THESE PLANS AND SPECIFICATIONS.
8. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE FOR OBSERVATION AT THE FOLLOWING TIMES:
   - MAINLINE - PRIOR TO BACKFILL AND PRESSURE TEST
   - LATERAL LINES - PRIOR TO BACKFILL
   - CONTROL WIRES - PRIOR TO BACKFILL
   - TREE LOCATIONS - PRIOR TO PLANTING
   - IRRIGATION COVERAGE - PRIOR TO PLANT PLACEMENT
   - PLANT APPROVAL AND SPOTTING PRIOR TO PLANTING
   - PRE-MAINTENANCE APPROVAL
   - POST-MAINTENANCE/FINAL APPROVAL.
   - THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REPAIRS MADE NECESSARY THROUGH THE ACTIONS OR NEGLIGENCE OF HIS/HER CREW.
   - SOIL AMENDMENTS AND LEACHING - SEE SPECIFICATIONS.
   - SHRUB AND GROUNDCOVER MASS QUANTITIES ARE SHOWN ON PLANS. UNDER PLANT ALL TREES WITH THE ADJACENT SHRUB AND/ OR GROUNDCOVER AS INDICATED BY THE PLANS. PLANTS SHALL BE INSTALLED WITH TRIANGULAR SPACING. PLANT GROUNDCOVERS TO WITHIN 12" OF TREE OR SHRUB STEMS.
   - PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED. WHERE SHRUB SYMBOLS ARE MASSED, CONTRACTOR SHALL MAINTAIN A CONSISTENT ON CENTER , TRIANGULAR SPACING AS SPECIFIED IN LEGEND. CONTRACTOR SHALL VERIFY PLANT TOTALS FOR BID PURPOSES.
   - ALL ROCKS AND DEBRIS TWO INCH (2") AND LARGER SHALL BE REMOVED FROM PLANTING AREAS AND THEN FROM THE SITE TO A LEGAL SITE OF DISPOSAL. WHERE THE GRASS IS TO BE LOCATED, ALL ROCKS AND DEBRIS ONE INCH (1") AND LARGER SHALL BE REMOVED FROM THE SITE TO A LEGAL SITE OF DISPOSAL.
   - PRIOR TO BEGINNING THE PLANTING OPERATION, IRRIGATE ALL PLANTING AREAS NORMALLY FOR TWO WEEKS TO GERMINATE WEEDS. APPLY CONTACT HERBICIDE TO WEEDS ONLY PER MANUFACTURER, MONSANTO "ROUND-UP" OR EQUAL. REPEAT PROCESS IF WEEDS PERSIST.
   - PERCOLATION TEST - SEE SPECIFICATIONS.
   - PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE THOROUGHLY WATERED.
   - PLANT MATERIAL MAY BE REJECTED AT ANY TIME BY OWNER'S REPRESENTATIVE DUE TO CONDITION, FORM OR DAMAGE BEFORE OR AFTER PLANTING.
   - TREE ROOT BARRIERS - SEE SPECIFICATIONS.
   - MULCH - SEE SPECIFICATIONS.
   - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL AREAS IN A WEED AND DEBRIS-FREE CONDITION THROUGHOUT THE ESTABLISHMENT PERIOD.
   - PLANT MATERIAL SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
   - IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.
- MAINTAIN A THREE FOOT (3') AREA VOID OF ALL PLANT MATERIAL SURROUNDING ALL FIRE EQUIPMENT. MULCH ACCEPTABLE IN THE THREE FOOT (3') SURROUNDING AREA VOID OF PLANT MATERIAL.
- STREET TREES AND OTHER TREES SHALL BE SPACED:
- 8 FEET FROM TRANSFORMERS, CABLE, AND PULL BOXES
- 5 FEET FROM MAILBOXES
- 10 FEET FROM CENTERLINE OF ALL UTILITY LINES (WITHOUT AN EASEMENT): SEWER, WATER, STORM DRAINS, DOUBLE CHECK DETECTORS, AIR RELIEF VALVES, AND GAS.
- 10 FEET FROM EASEMENT BOUNDARIES: SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES
- 10 FEET FROM DRIVEWAYS (UNLESS A LINE OF SIGHT IS DETERMINED BY THE TRAFFIC DIVISION TO BE OTHERWISE)
- 10 FEET FROM TRAFFIC AND DIRECTIONAL SIGNS
- 15 FEET (MINIMUM) FROM STREETLIGHTS, OTHER UTILITY POLES (DETERMINED BY SPECIFICATIONS)
- STREET TREES SHALL BE PLANTED 3' OUTSIDE THE RIGHT-OF-WAY IF THE RIGHT- OF-WAY DOES NOT ALLOW SPACE, SUBJECT TO THE CITY ENGINEER'S APPROVAL
- LINE OF SIGHT ARTERIALS, COLLECTOR AND LOCAL STREETS SHALL BE REVIEWED AND DETERMINED BY TRAFFIC ENGINEER. A MINIMUM OF TWENTY-FIVE FEET (25')
- MINIMUM FIFTEEN FEET (15') STREETLIGHT AND STOP SIGN OR CLEARANCE DETERMINED BY SPECIFICATION

CONCEPT PLANT SCHEDULE

		CONTAINER	SPACING	DETAIL
	SHADE TREE			
	METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE	48" BOX		1/LP-501
	PALM TREE			
	PHOENIX DACTYLIFERA / DATE PALM	15` BTH		5-LP-501
	EXISTING TREE			
	EXISTING PALM / PROTECT IN PLACE	EXISTING		
	ENHANCED SHRUB PLANT PALETTE			2/LP-501
	AGAVE ATTENUATA RAY OF LIGHT / FOXTAIL AGAVE	5 GAL	12" o.c.	
	AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE	5 GAL	24" o.c.	
	ALOE CAMERONII / RED ALOE	5 GAL	24" o.c.	
	ALOE VERA / MEDICINAL ALOE	5 GAL	24" o.c.	
	ALOE X 'BLUE ELF' / BLUE ELF ALOE	1 GAL	12" o.c.	
	BAHIOPSIS LACINIATA / SAN DIEGO SUNFLOWER	1 GAL	24" o.c.	
	CAREX DIVULSA / EUROPEAN GREY SEDGE	1 GAL	18" o.c.	
	CAREX PRAEGRACILIS / CALIFORNIA FIELD SEDGE	1 GAL	18" o.c.	
	CORETHROGYNE FILAGINIFOLIA / CALIFONIA ASTER	1 GAL	24" o.c.	
	DIANELLA CAERULEA 'CASSA BLUE' / CASSA BLUE FLAX LILY	1 GAL	24" o.c.	
	DIANELLA CAERULEA 'VARIEGATA' / VARIEGATED FLAX LILY	1 GAL	24" o.c.	
	ERIGERON KARVINSKIANUM / SANTA BARBARA DAISY	1 GAL	24" o.c.	
	LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE	1 GAL	36" o.c.	
	MUHLENBERGIA DUBIA / PINE MUHLY	1 GAL	30" o.c.	
	SALVIA LEUCOPHYLLA 'POINT SAL SPREADER' / POINT SAL SPREADER PURPLE SAGE	1 GAL	36" o.c.	
	SALVIA X 'POZO BLUE' / POZO BLUE SAGE	1 GAL	36" o.c.	
	SENECIO AMANIENSIS / AMANI SENECIO	1 GAL	18" o.c.	
	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	1 GAL	18" o.c.	
	VERBENA LILACINA 'DE LA MINA' / DE LA MINA LILAC VERBENA	1 GAL	36" o.c.	
	BLUFF PLANT PALETTE			
	ABRONIA MARITIMA / RED SAND VERBENA	1 GAL	24" o.c.	
	ACMISPON GLABER / DEERWEED	1 GAL	36" o.c.	
	ADENOSTOMA FASCICULATUM / CHAMISE	1 GAL	36" o.c.	
	ARTEMISIA CALIFORNICA / CALIFORNIA SAGEBRUSH	1 GAL	24" o.c.	
	ATRIPLEX CALIFORNICA / CALIFORNIA SALTBUSH	1 GAL	24" o.c.	
	BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH	1 GAL	36" o.c.	
	CAMISSONIA CHEIRANTHIFOLIA / BEACH EVENING PRIMROSE	1 GAL	24" o.c.	
	CORETHROGYNE CALIFORNICA / BLACK BUSH	1 GAL	24" o.c.	
	DUDLEYA SPP. / DUDLEYA SPECIES	1 GAL	12" o.c.	
	ENCELIA CALIFORNICA / CALIFORNIA ENCELIA	1 GAL	36" o.c.	
	EPILOBIUM CANUM / CALIFORNIA FUCHSIA	1 GAL	24" o.c.	
	ERIGERON GLAUCUS / SEASIDE DAISY	1 GAL	24" o.c.	
	ERIOGONUM LATIFOLIUM / COAST BUCKWHEAT	1 GAL	24" o.c.	
	ERIOGONUM PARVIFOLIUM / CLIFF BUCKWHEAT	1 GAL	24" o.c.	
	ISOCOMA MENZIESII / GOLDENBUSH	1 GAL	36" o.c.	
	PERITOMA ARBOREA / BLADDERPOD	1 GAL	36" o.c.	
	SALVIA MELLIFERA / BLACK SAGE	1 GAL	36" o.c.	

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:
SCHMIDT DESIGN GROUP
1292 Rosecrans St., Suite G, San Diego, CA 92106
619.226.5462
LIC. CA 2938 | NV 299 | AZ 34339
SCHMIDTDESIGN.COM

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
LP001		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
LANDSCAPE PLANTING LEGEND AND NOTES

ACCEPTED BY

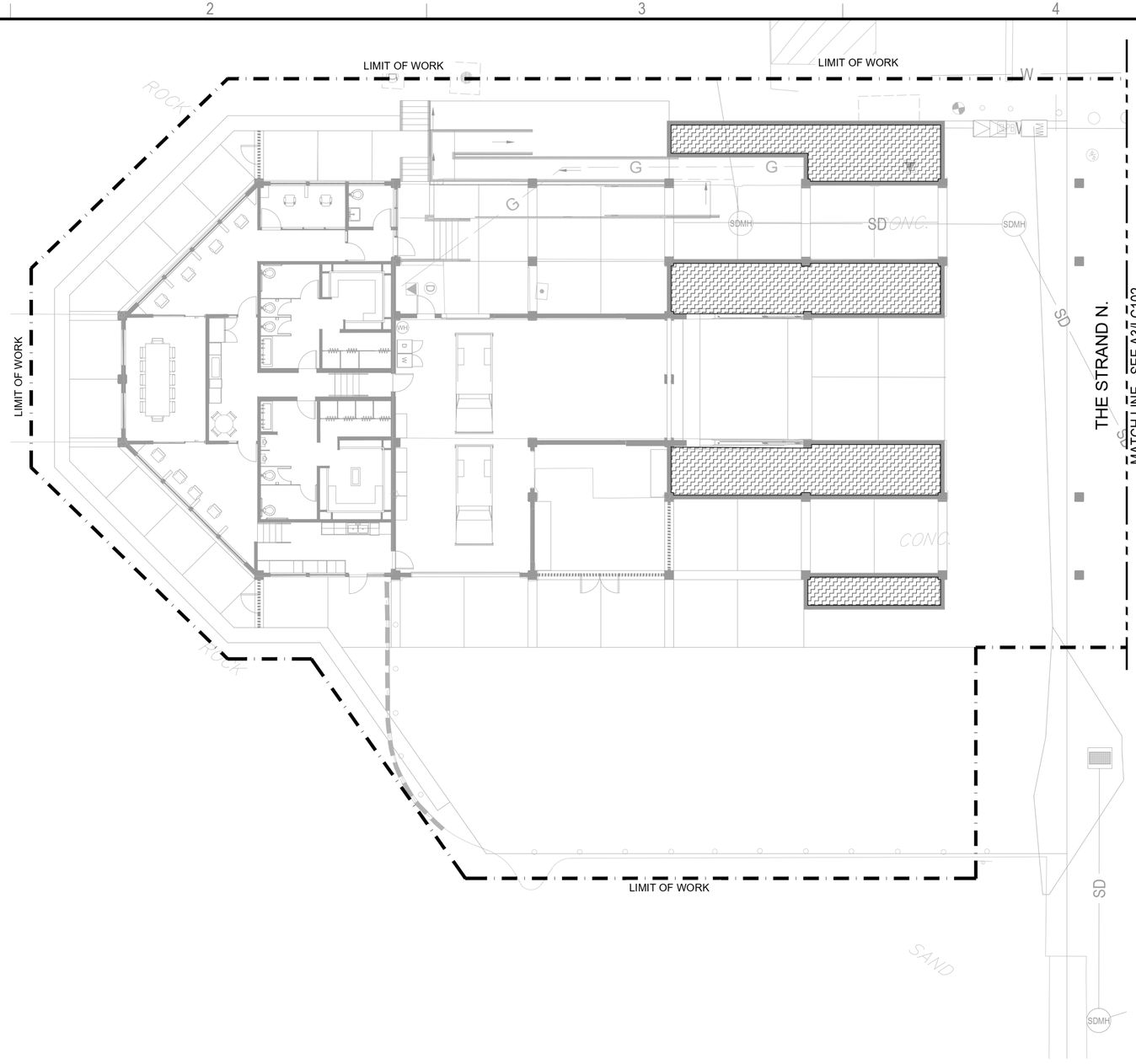
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
CT
Initials Date:

PLAN NUMBER
CIP19-00011

File: S:_projects\100-municipal_infra_ud\20-109 pier view way replacement\60-CD's\20-109 SHEET.dwg Plotted: 7/22/2025 10:06 AM by JAKE BAUER - Saved: 7/22/2025 10:00 AM by JBAUER



B2 LANDSCAPE PLANTING PLAN - WEST FACILITY

SCALE: 1" = 10'

1" = 10' 0 10' 20'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

SCHMIDT DESIGN GROUP
3150 Newcomen St., Suite G, San Diego, CA 92106
CA: 24,942
LIC: CA 2338 | NV 299 | AZ 34339
SCHMIDTDESIGN.COM

OCEANSIDE, CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
LP101		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: LANDSCAPE PLANTING PLAN

ACCEPTED BY

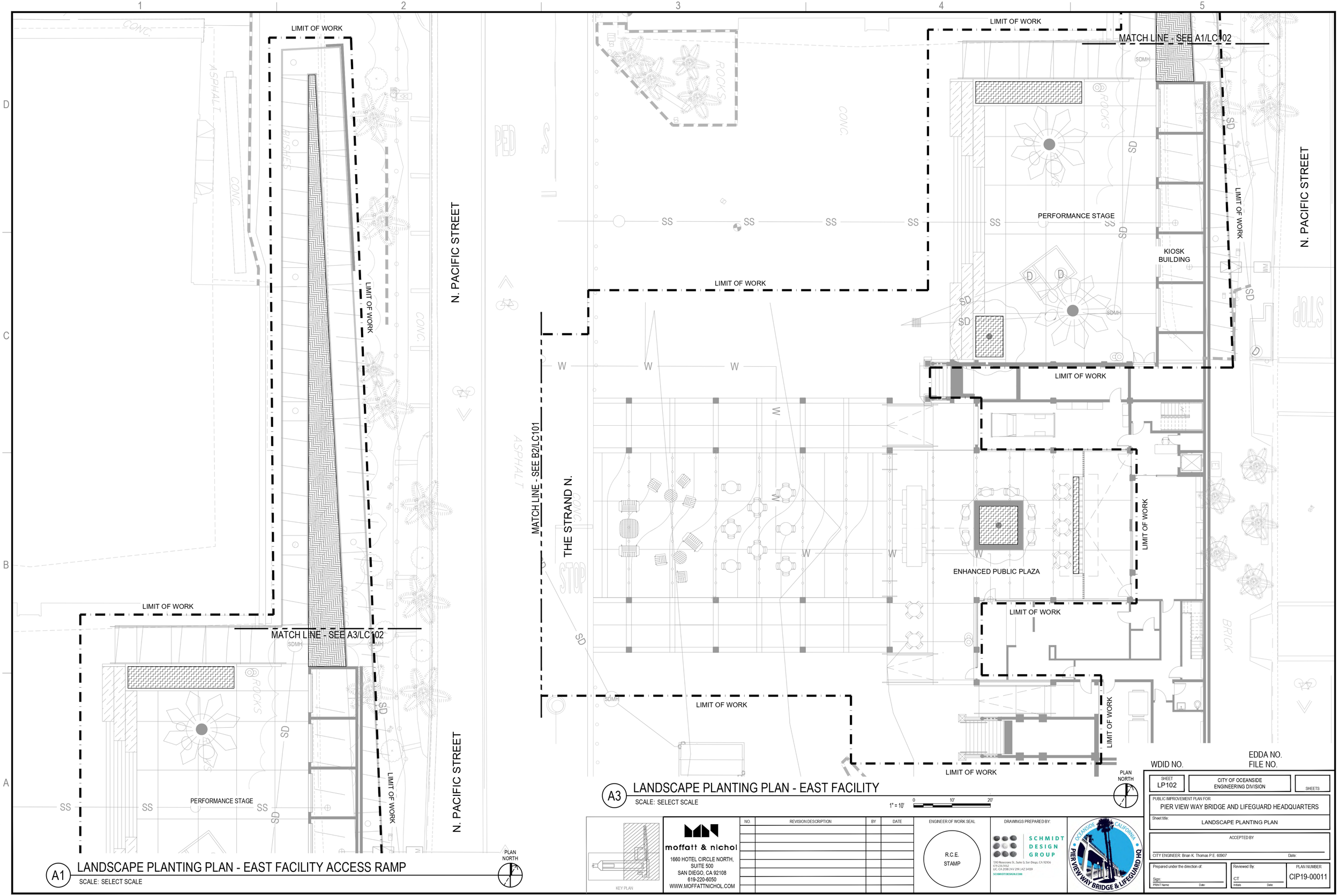
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By: CT
Initials Date:

PLAN NUMBER
CIP19-00011

File: S:_projects\100-munic_infra_util\20-109 pier view way replacement\08-CD\20-109 S-PLT.rvt; Plotted: 7/22/2025 10:06 AM by JAKE BAUER; Saved: 7/22/2025 10:06 AM by JAKE BAUER



A3 LANDSCAPE PLANTING PLAN - EAST FACILITY

SCALE: SELECT SCALE

1" = 10'

A1 LANDSCAPE PLANTING PLAN - EAST FACILITY ACCESS RAMP

SCALE: SELECT SCALE

PLAN NORTH

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E. STAMP

DRAWINGS PREPARED BY:

SCHMIDT DESIGN GROUP
3180 Rosecrans St., Suite Q, San Diego, CA 92106
619.226.5642
LIC. CA 2338 | NV 299 | AZ 34339
SCHMIDTDESIGN.COM

WDID NO.

EDDA NO.
FILE NO.

SHEET LP102

CITY OF OCEANSIDE
ENGINEERING DIVISION

SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: LANDSCAPE PLANTING PLAN

ACCEPTED BY

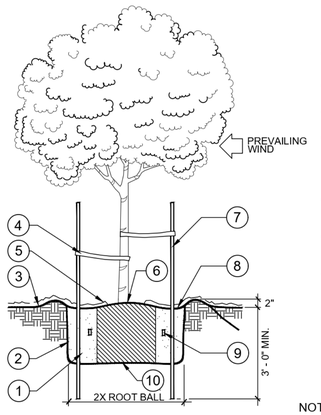
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
CT
Initials Date:

PLAN NUMBER
CIP19-00011

File: S:\...projects\100-murrac, infra, util\20-109 pier view way replacement\06-CD\20-109 S-PLT - Plotted: 7/2/2025 10:06 AM by JAKE BAUER - Saved: 7/2/2025 10:00 AM by JBAUER

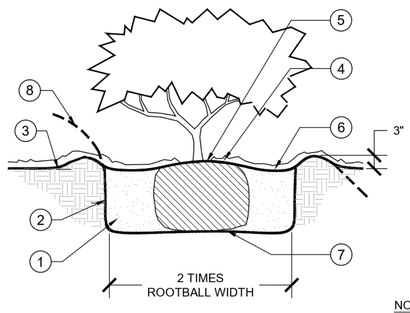


LEGEND:

1. PLANTING BACKFILL PER NOTES AND SPECIFICATIONS.
2. ROUGHEN SIDES AND BOTTOM OF PIT.
3. FINISHED GRADE OF LAWN.
4. "CINCH-TIE" MANUF. BY V.I.T. COMPANY, INC. . ATTACH PER MANUF. SPEC'S. AND SECURE WITH FURRING NAIL AT STAKE.
5. 3 INCH MULCH LAYER, 36" MIN. CLEAR OF TURF
6. ROOTBALL SLIGHTLY HIGHER THAN FINISHED GRADE.
7. (2) 2" DIA. X 8' LONG LODGEPOLE STAKES. NOTE: USE TWO STAKES FOR TREE'S 15 GALLON AND LARGER.
8. WATER BASIN.
9. PLANTING TABLETS PER NOTES AND SPECIFICATIONS.
10. SOIL BALL RESTING ON FIRM SOIL TO AVOID SETTLING.

NOTE: MAINTAIN A 36" CIRCLE OF MULCH AROUND ALL TREES - NO TURF SHALL OCCUR WITHIN THIS AREA.

1 TREE PLANTING
NO SCALE



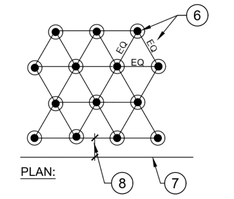
LEGEND:

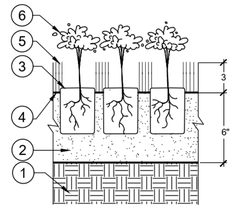
1. PLANTING BACKFILL PER NOTES AND SPECIFICATIONS
2. ROUGHEN SIDES AND BOTTOM OF PIT
3. FINISHED GRADE
4. 3" MULCH LAYER PER SPECS
5. ROOTBALL SLIGHTLY HIGHER THAN FINISHED GRADE
6. FINISH GRADE TO BE MOUNDED AROUND SHRUB TO CREATE A WATER BASIN
7. SOIL BALL RESTING ON FIRM SOIL TO AVOID SETTLING
8. FOR SLOPE CONDITIONS CHAMFER SLOPE TO PREVENT EROSION

NOTES:

A. KEEP MULCH 2-3" FROM TRUNK OF TREE OR SHRUB TYP.

2 SHRUB PLANTING
NOT TO SCALE





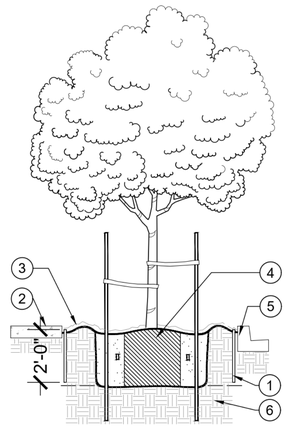
LEGEND:

1. EXISTING SUBGRADE
2. AMENDED PLANTING BACKFILL PER PLANTING NOTES & SPECIFICATIONS (SEE PLANS)
3. ROOTBALL SLIGHTLY HIGHER THAN FINISHED GRADE.
4. FINISHED GRADE
5. 3" MULCH LAYER INSTALLED AFTER IRRIGATION COVERAGE TEST
6. PLANT TYPE AND SPACING AS SPECIFIED ON PLANS
7. EDGE OF PLANTING AREA
8. DISTANCE FROM EDGE OF PLANTER TO CENTER OF PLANT TO BE 1/2 THE SPECIFIED SPACING

NOTES:

A. KEEP MULCH 2-3" FROM TRUNK OF TREE, SHRUB, OR GROUNDCOVER TYP.
B. IN AREAS WITH PLUGS OR LINERS, CONTRACTOR MAY INSTALL MULCH PRIOR TO PLANTING GROUNDCOVER.

3 GROUNDCOVER PLANTING
NOT TO SCALE



LEGEND

1. 24" DEEP ROOT BARRIER PER SPECIFICATIONS/ EXTEND 10' FROM TRUNK OF TREE IN EACH DIRECTION ALONG FACE OF PAVING, CURB, WALL, ETC.
2. CONCRETE PAVING PER PLAN (WHERE APPLICABLE)
3. EXTEND TOP OF ROOT BARRIER 1/2" MINIMUM ABOVE FINISHED GRADE
4. TREE PLANTING PER DETAILS
5. CONCRETE CURB PER PLANS (WHERE APPLICABLE)
6. COMPACTED SUBGRADE

NOTES:

A. CONTRACTOR SHALL INSTALL AND ASSEMBLE ROOT BARRIER PER MANUFACTURERS RECOMMENDATIONS

4 ROOT BARRIER
NOT TO SCALE

LEGEND:

1. ROUGHEN SIDES AND BOTTOM OF PIT
2. FINISHED GRADE
3. 2 INCH MULCH LAYER
4. ROOTBALL 2" HIGHER THAN FINISHED GRADE (DO NOT TRIM ROOTS)
5. PLANT PALM VERTICAL
6. PLANTING TABLETS PER NOTES AND SPECIFICATIONS
7. PLANTING BACKFILL:
   -1 PART COARSE WASHED SAND
   -3 PARTS NATIVE SOIL
8. PERFORATED PVC PIPE WITH IRRIGATION BUBBLER ON HIGH SIDE OF THE PLANT PIT (REFER TO CITY OF SAN DIEGO STANDARD DETAILS SDI-103 AND SDI-104)
9. COMPACT AND SETTLE SAND/SOIL UNDER ROOTBALL TO AVOID SETTLING
10. IMPROVED SOIL-FOR TREE PLANTING - SEE ALSO SPECIFICATIONS.
11. PVC BREATHER TUBE. 4" PERFORATED PVC PIPE WRAPPED IN FILTER FABRIC WITH FLAT GRATE

5 PALM TREE PLANTING
NO SCALE

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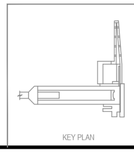

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E. STAMP

DRAWINGS PREPARED BY:
SCHMIDT DESIGN GROUP
1310 Rosecrans St., Suite G, San Diego, CA 92106
619-236-3452
LIC. CA 2558 | NV 299 | AZ 34139
SCHMIDTDESIGN.COM

WDID NO.
EDDA NO.
FILE NO.

SHEET LP501
CITY OF OCEANSIDE ENGINEERING DIVISION
SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
LANDSCAPE PLANTING DETAILS

ACCEPTED BY
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
CT
Initials Date:

PLAN NUMBER
CIP19-00011

GENERAL REQUIREMENTS

1. VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL MATERIALS AND WORK MUST CONFORM TO THE REQUIREMENTS OF THE GOVERNING CODES LISTED IN THE DESIGN CRITERIA, PROJECT DRAWINGS, AND SPECIFICATIONS.
3. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS MUST BE THE SAME AS FOR SIMILAR/TYPICAL WORK SHOWN ON THE DRAWINGS.
4. MATERIALS MUST BE EVENLY DISTRIBUTED IF PLACED ON FRAMED ROOFS OR FLOORS. LOADS MUST NOT EXCEED THE ALLOWABLE LOADING FOR THE SUPPORTING MEMBERS AND THEIR CONNECTIONS.
5. STRUCTURAL PLANS INDICATE ONLY THE APPROXIMATE LOCATION OF MECHANICAL, ELECTRICAL, AND OTHER EQUIPMENT, AS WELL AS THE RELATED AUXILIARY FRAMING NECESSARY TO SUPPORT SUCH EQUIPMENT. THE FINAL POSITIONING OF THESE ITEMS IS DEPENDENT UPON THE EQUIPMENT PROVIDED. THE CONTRACTOR MUST BE RESPONSIBLE FOR COORDINATING WORK BETWEEN SUBCONTRACTORS AND CRAFTS IN THIS REGARD, AND PROVIDING NECESSARY DIMENSIONS IN A TIMELY MANNER TO ALL PARTIES INVOLVED.
6. PIPES, DUCTS, SLEEVES, CHASES, ETC. MUST NOT BE PLACED IN SLABS, BEAMS, OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED NOR MUST ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC., UNLESS SPECIFICALLY SHOWN. OBTAIN PRIOR WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.
7. THE STRUCTURAL DRAWINGS ILLUSTRATE THE STRUCTURAL MEMBERS. REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS THAT REQUIRE SPECIAL PROVISIONS DURING THE CONSTRUCTION OF THE STRUCTURAL MEMBERS.
8. REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR DEPRESSIONS, SLOPES, DRAINS, CURBS, PADS, EMBEDDED ITEMS, OPENINGS, NON-BEARING PARTITIONS, ETC. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR SLEEVES, PENETRATIONS AND HANGERS FOR PIPES, DUCTS, EQUIPMENT, AND OTHER MISCELLANEOUS ITEMS.
9. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. THE CONTRACTOR MUST TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. NEITHER THE GOVERNMENT, ARCHITECT, NOR ENGINEER WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR MUST DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AND BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
10. ANY DEVIATION FROM THE APPROVED SET OF STRUCTURAL DRAWINGS MUST BE APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
11. CONTRACTOR MUST VERIFY INFORMATION GIVEN HEREIN WITH SPECIFICATIONS AND OTHER DOCUMENTS AND BRING ANY CONFLICTS TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE BEFORE BEGINNING AFFECTED WORK. THE OWNER'S REPRESENTATIVE WILL RESOLVE ANY SUCH CONFLICT.
12. DETERMINE THE LOCATION OF UTILITY SERVICES IN AREAS TO BE EXCAVATED BEFORE BEGINNING EXCAVATION. DAMAGE CAUSED AS A RESULT OF FAILING TO EXACTLY LOCATE AND PRESERVE EXISTING UNDERGROUND UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
13. ELEVATION DATUM AND CONSTRUCTION BASELINE MUST BE ESTABLISHED AND MAINTAINED BY THE CONTRACTOR.
14. DRAWINGS MUST NOT BE SCALED FOR CONSTRUCTION PURPOSES.

DESIGN CRITERIA

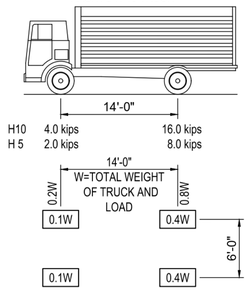
1. BUILDING CODES AND STANDARDS
   - TRIENNIAL EDITION OF THE CALIFORNIA BUILDING CODE (CBC), TITLE 24 PARTS 1 & 2; 2025
   - AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) LRFD BRIDGE DESIGN SPECIFICATIONS, 10TH EDITION; 2024
   - AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) LRFD GUIDE SPECIFICATIONS FOR THE DESIGN OF PEDESTRIAN BRIDGES; 2009
   - AMERICAN CONCRETE INSTITUTE (ACI) 315-18, GUIDE TO PRESENTING REINFORCING STEEL DESIGN DETAILS
   - AMERICAN CONCRETE INSTITUTE (ACI) 318-19, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY; 2019
   - AMERICAN CONCRETE INSTITUTE (ACI) 360R, GUIDE TO DESIGN OF SLABS-ON-GROUND, 2010
   - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (ANSI/AISC) 341-22, SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS; 2022
   - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (ANSI/AISC) 360-22, SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS; 2022
   - AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) 7-22, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, WITH SUPPLEMENTS 1, 2, & 3; 2022
   - AMERICAN WELDING SOCIETY (AWS) D1.1/D1.1M: 2020, STRUCTURAL WELDING CODE - STEEL
   - AWS D1.4/D1.4M: 2018, STRUCTURAL WELDING CODE - REINFORCING BARS
   - AWS D1.8/D1.8M: 2021, STRUCTURAL WELDING CODE - SEISMIC SUPPLEMENT
   - AMERICAN WOOD COUNCIL NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS); 2024
2. REFERENCES
   - ACI 209R, GUIDE FOR MODELING AND CALCULATING SHRINKAGE AND CREEP IN HARDENED CONCRETE
   - PCI, PRESTRESSED CONCRETE INSTITUTE, DESIGN HANDBOOK, 8TH EDITION
   - DRAWINGS:
     - RECORD DRAWINGS OF OCEANSIDE MUNICIPAL PIER, DATED 1926
     - RECORD DRAWINGS OF OCEANSIDE PIER RESTORATION AND LIFEGUARD HEADQUARTERS, DATED 1985
     - RECORD DRAWINGS OF OCEANSIDE TIMBER PIER RESTORATION DATED 1986
     - RECORD DRAWINGS OF 19096 PIER PLAZA DATED 1983
3. SERVICE LIFE
   - THE DESIGN SERVICE LIFE FOR THE STRUCTURE IS 75 YEARS.

DESIGN LOADS

		UNIFORM	PARTITIONS	CONCENTRATED
1.	DEAD LOAD			
A.	ROOF DEAD LOAD (WEST BLDG)			
	CONCRETE SLAB (SELF-WEIGHT)	112.5 psf	-	-
	SUPERIMPOSED DEAD LOAD	10 psf	-	-
B.	DECK DEAD LOAD (BRIDGE)			
	CONCRETE DECK (SELF-WEIGHT)	112.5 psf	-	-
2.	LIVE LOAD			
A.	ROOF LIVE LOAD (NON-REDUCIBLE)	100 psf	-	-
B.	LIVE LOAD (WEST BLDG)			
	OFFICE (REDUCIBLE)	50 psf	15 psf	2,000 lbs
	CORRIDORS (REDUCIBLE)	100 psf	-	-
	STORAGE AREA	125 psf	-	-
C.	MECHANICAL UNITS	SEE DRAWINGS	-	SEE DRAWINGS
D.	DECK LIVE LOAD (BRIDGE)	100 psf	-	-

E. VEHICLE LOADS

AASHTO H-10 TRUCK



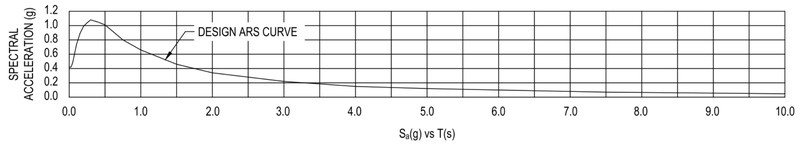
3. WIND LOAD
   - METHODS OF ANALYSIS ..... DIRECTIONAL PROCEDURE
   - BASIC WIND SPEED ..... 102 mph
   - RISK CATEGORY III
   - EXPOSURE CATEGORY ..... NORTH & SOUTH: C, EAST: B, WEST: D
   - INTERNAL PRESSURE COEFFICIENT ..... GCpi = ± 0.18
4. FLOOD LOADS AND WAVE LOADS
   - BASE FLOOD ELEVATION ..... BFE = +16.0FT
   - TWL (NO SLR) ..... +20.4FT
   - TWL (+3.5FT SLR) ..... +25.0FT
   - TWL (+5.3FT SLR) ..... +28.8FT
5. SEISMIC LOAD
   - METHOD OF ANALYSIS ..... EQUIVALENT LATERAL FORCE PROCEDURE
   - SEISMIC FORCE RESISTING SYSTEM ..... SPECIAL REINFORCED CONCRETE SHEAR WALLS
   - RESPONSE MODIFICATION FACTOR (R) 8
   - OVER-STRENGTH FACTOR (Ω) 3
   - DEFLECTION AMPLIFICATION FACTOR (Cd) ... 5.5
   - RISK CATEGORY III
   - SEISMIC IMPORTANCE FACTOR 1.25
   - SITE CLASS ..... D
   - SEISMIC DESIGN CATEGORY ..... D
   - MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS

A. SHORT PERIOD ..... S_s = 1.23g
B. 1-SEC PERIOD ..... S_1 = 0.394g

DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS

C. SHORT PERIOD ..... S_{ds} = 0.97g
D. 1-SEC PERIOD ..... S_{d1} = 0.66g
E. SEISMIC BASE SHEAR (V) ..... V = Cs*W = 0.16W

SITE SPECIFIC ACCELERATION RESPONSE SPECTRA



7. TSUNAMI LOADS

   THE DESIGN CONSIDERS A SITE-SPECIFIC MAXIMUM CONSIDERED TSUNAMI ACCORDING TO ASCE 7-22 STANDARDS.
   - RISK CATEGORY (WEST BLDG) II
   - RISK CATEGORY (BRIDGE) II
   - RISK CATEGORY (TIEBACK WALL) III

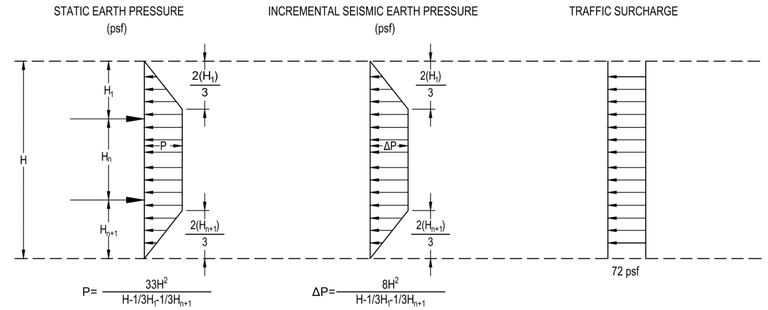
8. TEMPERATURE, SHRINKAGE, AND CREEP

   ACI 209R-92 MODEL IS USED TO ANALYZE THE EFFECTS OF SHRINKAGE AND CREEP ON CAST-IN-PLACE CONCRETE MEMBERS. PCI DESIGN HANDBOOK, 8TH EDITION, IS USED TO ANALYZE THE EFFECTS OF SHRINKAGE AND CREEP ON PRECAST ELEMENTS. TEMPERATURE DIFFERENCE OF 16° FAHRENHEIT (47° LOW - 63° HIGH) OBTAINED FROM NOAA ONLINE DATA FOR THE OCEANSIDE COAST (STATION LOCATED AT OCEANSIDE MARINA, CA).

9. APPARENT EARTH PRESSURES (GROUND ANCHOR WALL)

   GEOTECHNICAL DESIGN CRITERIA ARE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY EARTH MECHANICS, INC.

   TYPICAL SECTION:



LOAD COMBINATIONS

1. LRFD DESIGN PER ASCE 7-22

	U1	U2	U3-L	U3-W	U4	U5	U4b	U5b	U6	U7	U6.8a	U6.8b	U8	U9	U10	U11	U12
D	1.4	1.2	1.2	1.2	1.2	0.9	1.2	0.9	1.2	0.9	0.9	1.2	1.4	1.2	1.2	1.2	1.2
L	-	1.6	1.0	-	1.0	-	1.0	-	1.0	-	-	0.5	-	1.6	1.0	0.5	-
E(1)	-	-	-	-	-	-	-	-	±1.0	±1.0	-	-	-	-	-	-	-
W	-	-	-	±0.5	±1.0	±1.0	±1.0	±1.0	-	-	-	-	-	-	-	-	-
H	1.6/0.9	1.6/0.9	1.6/0.9	1.6/0.9	1.6/0.9	1.6/0.9	1.6/0.9	1.6/0.9	1.6/0.9	1.6/0.9	1.6/0.9	1.6/0.9	1.6/0.9	1.6/0.9	1.6/0.9	1.6/0.9	1.6/0.9
Fa(2)	-	-	-	-	-	-	1.0/1.6	1.0/1.6	-	-	-	-	-	-	-	-	-
TSU	-	-	-	-	-	-	-	-	-	-	1.0	1.0	-	-	-	-	-
T	-	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0

1. SEISMIC LOAD SHALL INCLUDE VERTICAL AND HORIZONTAL COMPONENTS AND SHALL BE AMPLIFIED WITH OVERSTRENGTH FACTOR, Ω, OR REDUNDENCY FACTOR, p, AS NEEDED.
2. FLOOD AND WAVE DEMANDS SHALL HAVE THE FOLLOWING LRFD FACTORS:
   1.0 FOR DEMANDS DUE TO A STORM EVENT WITH SLR AT THE END OF THE STRUCTURE'S SERVICE LIFE.
   1.6 FOR DEMANDS DUE TO A STORM EVENT WITH SLR AT THE MID-POINT OF THE STRUCTURE'S SERVICE LIFE.

2. ASD DESIGN PER ASCE 7-22

	S1	S2	S3	S4	S5	S4b	S5b	S7	S7b	S8	S9	S10	S11	S12
D	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.6	0.6	1.0	1.0	0.6	1.0	1.0
L	-	1.0	0.75	-	0.75	-	0.75	-	-	-	0.75	-	-	1.0
E(1)	-	-	-	-	-	-	-	-	-	±0.7	±0.525	±0.7	-	-
W	-	-	-	±0.6	±0.45	±0.6	±0.45	±0.6	±0.6	-	-	-	-	-
H	1.0/0.6	1.0/0.6	1.0/0.6	1.0/0.6	1.0/0.6	1.0/0.6	1.0/0.6	1.0/0.6	1.0/0.6	1.0/0.6	1.0/0.6	1.0/0.6	1.0/0.6	1.0/0.6
Fa	-	-	-	-	-	1.5	1.5	-	1.5	-	-	-	-	-
TSU	-	-	-	-	-	-	-	-	-	-	-	-	-	-
T	-	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0

1. SEISMIC LOAD SHALL INCLUDE VERTICAL AND HORIZONTAL COMPONENTS AND SHALL BE AMPLIFIED WITH OVERSTRENGTH FACTOR, Ω, OR REDUNDENCY FACTOR, p, AS NEEDED.

LEGEND:
D = DEAD LOAD
L = LIVE LOAD
E = SEISMIC LOAD
W = WIND LOAD
H = EARTH PRESSURE
Fa = FLOOD AND WAVE LOADS
TSU = TSUNAMI LOADS
T = TEMPERATURE/SHRINKAGE LOADS

WDID NO.

EDDA NO.
FILE NO.

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

SHEET SW001

CITY OF OCEANSIDE
ENGINEERING DIVISION

SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: ___ NOTES

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

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SERVICEABILITY LIMITS

DEFLECTION LIMITS UON	
VERTICAL	**LIMIT**
ROOF MEMBERS TOTAL LOAD	LENGTH/240
ROOF MEMBERS LIVE OR WIND LOAD*	LENGTH/360
FLOOR MEMBERS TOTAL LOAD	LENGTH/240
FLOOR MEMBERS LIVE LOAD	LENGTH/360
HORIZONTAL	**LIMIT**
WALL WIND LOAD*	L/240
SEISMIC INTER-STORY DRIFT	0.020*STORY HEIGHT
WIND INTER-STORY DRIFT	H/480 (10-YEAR MRI)

*WIND LOAD IS REDUCIBLE TO 0.42 TIMES THE COMPONENT AND CLADDING LOADS PER IBC 1604.3.

DEEP FOUNDATION PROPERTIES

1. FOUNDATION AND GROUND ANCHOR DESIGN IS BASED ON GEOTECHNICAL INVESTIGATION BY EARTH MECHANICS, INC.
2. THE CONSTRUCTION QUALITY CONTROL (CQC) GEOTECHNICAL SPECIALIST MUST MONITOR GRADING, FOUNDATION EXCAVATIONS, SUBGRADE PREPARATION, BACKFILL AND COMPACTION PRIOR TO PLACEMENT OF ANY REINFORCING STEEL OR CONCRETE.
3. DEEP FOUNDATION DESIGN MUST BE BASED ON THE FOLLOWING CRITERIA:

CAST-IN-DRILLED HOLE CONCRETE PILES - ASD DEMAND (NO OVERSTRENGTH)							
SIZE	STRUCTURE	ESTIMATED PILE LENGTH (FT)	LONG-TERM VERTICAL CAPACITY	SHORT-TERM VERTICAL CAPACITY		LATERAL CAPACITY	
			Q_{allow} DOWN (kips)	Q_{allow} DOWN (kips)	Q_{allow} UP (kips)	MAX MOMENT, (kip-ft)	SHEAR LOAD, (kips)
24" CIR	WEST BLDG	55	197	-	-	149	38
	BRIDGE	35	98	-	-	149	38

*THE LOADS PROVIDED DO NOT ACCOUNT FOR PILE LENGTH.

*PILE MANUFACTURER TO ACCOUNT FOR ADDITIONAL PILE INDUCED LOADS DUE TO THE FOLLOWING:

1) STRIPPING, STORING, ERECTION, SHIPPING AND HANDLING.

2) DRIVING STRESSES.

3) PILE SELF-WEIGHT

4. THE FOOTING EXCAVATIONS MUST BE KEPT FREE OF LOOSE MATERIAL AND STANDING WATER.
5. FOUNDATION MUST BE NEAT AND TRUE TO LINE BEFORE CONCRETE IS PLACED. EXCAVATION MUST BE CHECKED AND APPROVED BY CQC GEOTECHNICAL SPECIALIST TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS SECTION 31 23 00.00 20.
6. THE SITE GRADING WORK MUST BE PERFORMED UNDER THE DIRECT OBSERVATION OF THE CQC GEOTECHNICAL SPECIALIST. DEVIATIONS IN SOIL CONDITIONS FROM THOSE DESCRIBED IN THE SPECIFICATIONS SECTION 31 23 00.00 20 ARE TO BE REPORTED TO THE OWNER'S REPRESENTATIVE AND GEOTECHNICAL ENGINEER IMMEDIATELY.
7. ABANDONED FOOTINGS, UTILITIES, ETC. THAT INTERFERE WITH CONSTRUCTION MUST BE REMOVED.
8. PROVIDE FOR DESIGN AND INSTALLATION OF CRIBBING, SHEATHING AND SHORING REQUIRED TO SAFELY RETAIN GRADES DURING CONSTRUCTION.
9. PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM SURFACE, GROUND, AND OR SEEPAGE WATER.
10. PILE SHAPE AND DEPTH MUST BE AS NOTED ON THE FOUNDATION DRAWINGS. THE ESTIMATED PILE LENGTH IS FOR BIDDING PURPOSES ONLY.

SHALLOW FOUNDATION PROPERITIES

1. THE MAXIMUM ALLOWABLE SOIL BEARING PRESSURE AND OTHER SOIL PROPERTIES AT SHALLOW FOUNDATIONS MUST BE AS FOLLOWS:

SHALLOW FOUNDATIONS				
TYPE	BEARING CAPACITY		PASSIVE PRESSURE	COEFFICIENT OF FRICTION
	LONG TERM	SHORT TERM		
12IN SPREAD FTG CONT FOOTING	2000 psf	- psf	400 pcf	0.3

GROUND ANCHOR PROPERTIES

1. PRESTRESSING STEEL (GROUND ANCHORS)

FDL = FACTORED DESIGN LOAD PER ANCHOR (KIPS)
FTL = FACTORED TEST LOAD PER ANCHOR (KIPS)
LL = LOCK-OFF LOAD = 2/3 FDL

A. PRESTRESSING STEEL MUST BE ASTM A416 HIGH STRENGTH STEEL STRANDS.

REINFORCED CONCRETE

1. ALL CONCRETE MUST BE IN CONFORMANCE WITH THE SPECIFICATIONS.

MATERIALS:

CEMENT..... ASTM C150 TYPE I/II

AGGREGATE..... ASTM C33 CRUSHED ROCK

REINFORCEMENT..... ASTM A615 GRADE 60 OR ASTM A706 GRADE 60

REINFORCEMENT (WELDABLE)..... ASTM A706 GRADE 60

REINFORCEMENT (PRESTRESSING TENDONS)..... ASTM A416 GRADE 270 (LOW RELAXATION)

SPIRALS..... ASTM 1064 GRADE 65

2. CONCRETE STRENGTHS: THE CONCRETE STRENGTHS SHOWN IN THE FOLLOWING TABLE ARE THE MINIMUM COMPRESSIVE STRENGTHS AT 28 DAYS; CONCRETE MUST BE STANDARD WEIGHT CONCRETE (150 PCF MAX).

ITEM OF CONSTRUCTION — STRENGTH (PSI)

FOUNDATIONS.....5,000

SLABS, BEAMS, AND COLUMNS.....5,000

WALLS.....5,000

RETAINING WALL FACING.....4,000

LEAN CONCRETE FILL.....3,000

3. CONCRETE MUST BE PROPORTIONED SUCH THAT 7 DAY STRENGTHS ARE A MINIMUM OF SEVENTY PERCENT OF THE SPECIFIED 28 DAY STRENGTH FOR ANY CONCRETE CONSTRUCTION REQUIRING SHORING, BRACING, OR TO RECEIVE CONSTRUCTION LOADS.
4. REINFORCEMENT:

A. SHOP DRAWINGS, FABRICATION AND PLACING: MUST CONFORM TO ACI 315 AND ACI 318.

B. MINIMUM CONCRETE COVER:

CAST-IN-PLACE CONCRETE

CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH..... 3"

EXPOSED TO WEATHER* OR IN CONTACT WITH GROUND.

#6 AND LARGER..... 2"

#5 AND SMALLER..... 2"

NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:

SLABS, WALLS, JOISTS (NO. 11 BARS & SMALLER)..... 3/4"

SLABS, WALLS, JOISTS (NO. 14 & 18 BARS)..... 1 1/2"

BEAMS, COLUMNS (TIES, STIRRUPS, SPIRALS)..... 1 1/2"

PRECAST CONCRETE (PLANT CONDITIONS)

EXPOSED TO WEATHER* OR IN CONTACT WITH THE GROUND:

NO. 14 AND NO. 18 BARS; TENDONS LARGER THAN 1 1/2" DIAMETER ..... 2"

NO. 6 THROUGH NO. 11 BARS; TENDONS AND STRANDS LARGER

THAN 5/8" DIAMETER THROUGH 1 1/2" DIAMETER ..... 2"

NO. 5 BAR, W31 OR D31 WIRE, AND SMALLER; TENDONS AND

STRANDS 5/8" DIAMETER AND SMALLER ..... 2"

NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:

SLABS, WALLS, JOISTS

NO. 14 AND NO. 18 BARS; TENDONS LARGER THAN 1 1/2" DIAMETER ..... 1 1/4"

TENDONS AND STRANDS 1 1/2" DIAMETER AND SMALLER ..... 3/4"

NO. 11 BAR, W31 OR D31 WIRE, AND SMALLER ..... 5/8"

BEAMS, COLUMNS

PRIMARY REINFORCEMENT ..... GREATER OF BAR DIAMETER AND 5/8" (1 1/2" MAX)

STIRRUPS, TIES, SPIRALS, AND HOOPS ..... 3/8"

*EXPOSED TO WEATHER IS DEFINED AS CONCRETE THAT IS NOT ENCLOSED BY BUILDING ENVELOPE/MEMBRANE AND DOES NOT HAVE A MINIMUM TWO COATS OF EXTERIOR GRADE PAINT THAT IS PROPERLY MAINTAINED.

C. CHAIRS, SPACERS, AND SAND PLATES: AS REQUIRED TO MAINTAIN CONCRETE COVER.

D. VERTICAL REINFORCEMENT: MUST BE DOWELED TO SUPPORTING MEMBERS WITH THE SAME SIZE AND SPACING OF REINFORCEMENT AS SHOWN IN THE DRAWINGS AND GENERAL NOTES.

E. HORIZONTAL REINFORCEMENT: ALL BARS ENDING AT THE FACE OF A WALL, COLUMN, OR BEAM MUST EXTEND TO WITHIN 2" OF THE FAR FACE AND HAVE A 90 DEGREE HOOK UNLESS OTHERWISE SHOWN.

F. WELDING, HEATING, OR CUTTING OF BARS: NOT PERMITTED UON.

G. SPLICES (LAPS) UON:

i. ALL REINFORCING STEEL MUST BE LAPPED OR SPLICED AT LOCATIONS AS INDICATED. WHERE LAP OR SPLICE LOCATIONS ARE NOT SPECIFICALLY INDICATED, LAPS OR SPLICES MUST BE STAGGERED. SPLICING OF LONGITUDINAL REINFORCEMENT OVER 40 FT IN LENGTH (EXCEPT AS SPECIFICALLY NOTED ON THE DRAWINGS), WILL BE PERMITTED. SPLICES MUST BE STAGGERED WITH NO MORE THAN 50% OF THE BARS BEING SPLICED AT ANY ONE LOCATION.

ii. REINFORCING STEEL MUST BE LAPPED PER THE LAP SCHEDULE ON TYPICAL DETAILS UNLESS OTHERWISE NOTED IN PLANS.

iii. IN NO CASE MUST LAPS BE LESS THAN 24 INCHES LONG.

H. WELDED REINFORCEMENTS: ASTM A-706, QUALIFIED WELDERS. WELD PER AWS D1.4.

ii. A706 BAR TO A706 BAR ..... E80XX ELECTRODES

ii. A706 BAR TO A36 OR A992 STEEL..... E70XX ELECTRODES

I. BAR BENDS, HOOKS, AND OFFSETS TO BE IN ACCORDANCE WITH ACI RECOMMENDATIONS.

J. REINFORCING BAR BENDS MUST BE MADE COLD. DO NOT TWIST BARS.

K. BARS IN DUCTILE CONCRETE FRAMES, CONCRETE COLUMNS, CONCRETE WALLS, AND COUPLING BEAMS OF CONCRETE WALLS MUST CONFORM TO ASTM A706, GRADE 60 OR MUST CONFORM TO ASTM A615 GRADE 60 WITH THE FOLLOWING SUPPLEMENTAL REQUIREMENTS:

i. WELDING: WELDING IS NOT PERMITTED EXCEPT AS SPECIFIED IN THE DRAWINGS. WELD IN ACCORDANCE WITH AWS D1.4.

ii. MILL TESTS: SUBMIT MILL CERTIFICATES INDICATING PHYSICAL AND CHEMICAL PROPERTIES.

iii. YIELD STRENGTH: ACTUAL YIELD STRENGTH, BASED ON MILL TESTS, DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI. (RETESTS MUST NOT EXCEED THIS VALUE BY MORE THAN AN ADDITIONAL 3000 PSI.)

iv. ULTIMATE STRENGTH: THE RATIO OF THE ACTUAL TENSILE STRENGTH TO THE ACTUAL YIELD STRENGTH IS NOT LESS THAN 1.25.

v. STRAIN: MINIMUM FRACTURE ELONGATION IN 8 IN. MUST BE AT LEAST:

- 14 PERCENT FOR BAR SIZES NO. 3 THROUGH NO. 6
- 12 PERCENT FOR BAR SIZES NO. 7 THROUGH NO. 11
- 10 PERCENT FOR BAR SIZES NO. 14 AND NO. 18

vi. STRAIN: MINIMUM UNIFORM ELONGATION MUST BE AT LEAST:

- 9 PERCENT FOR BAR SIZES NO. 3 THROUGH NO. 10
- 6 PERCENT FOR BAR SIZES NO. 11 THROUGH NO. 18

L. HEADED DOWELS MUST COMPLY WITH ASTM A970.

5. ANCHOR BOLTS, DOWELS, AND HOLD-DOWN ANCHORS: SECURELY HELD IN PLACE PRIOR TO FOUNDATION INSPECTION BY THE OWNER'S REPRESENTATIVE AND OBSERVATION BY THE CONTRACTOR'S CQC.
6. PIPES, SLEEVES, AND DUCTS: NOT TO BE PLACED IN WALLS, BEAMS, SLABS, FOOTINGS, OR COLUMNS UNLESS SPECIFICALLY DETAILED. PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES AS DETAILED ON THE STRUCTURAL DRAWINGS BUT MUST NOT BE EMBEDDED THEREIN. SLEEVES MUST BE 1 IN LARGER IN DIAMETER THAN THE PIPE AND THE ANNULAR SPACE MUST BE CAULKED WITH A RESILIENT MATERIAL.
7. CHAMFER: 3/4 INCH ON EXPOSED CORNERS.
8. CONSTRUCTION JOINTS: SANDBLAST CONCRETE SURFACE TO 1/4 INCH AMPLITUDE MINIMUM TO EXPOSE SURFACE OF AGGREGATES. OTHER ALTERNATIVES SUCH AS RAKING CONCRETE WHILE STILL PLASTIC MAY BE ACCEPTABLE SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE. LOCATION OF JOINTS NOT IDENTIFIED ON STRUCTURAL DRAWING MUST BE REVIEWED BY THE OWNER'S REPRESENTATIVE. WAIT 48 HOURS BETWEEN POURS.
9. ALL CONSTRUCTION JOINTS MUST BE THOROUGHLY CLEANED AND ALL LAITANCE MUST BE REMOVED.
10. ACTUAL DIMENSIONS: SLAB, WALL, BEAM, AND COLUMN DIMENSIONS SHOWN ARE ACTUAL DIMENSIONS NOT NOMINAL DIMENSIONS (i.e. A 4 INCH SLAB IS 4 INCHES THICK, NOT 3 1/2 INCHES.)
11. FOUNDATIONS TO RECEIVE CONCRETE WALLS:

A. ABRASIVELY CLEAN AND ROUGHEN TOP OF FOOTINGS TO A 1/4" AMPLITUDE MIN.

12. CONCRETE MUST BE MAINTAINED IN A MOIST CONDITION FOR AT LEAST THE FIRST SEVEN (7) DAYS AFTER PLACEMENT. ALTERNATE METHODS OF CURING WILL BE APPROVED IF SATISFACTORY PERFORMANCE CAN BE ASSURED.
13. THE CONTRACTOR MUST SUBMIT CONCRETE MIX DESIGNS FOR REVIEW AT LEAST SIXTY (60) DAYS PRIOR TO CONCRETE POURS. WATER MUST NOT BE ADDED TO ANY TRUCK-DELIVERED MIX UNLESS NOTED ON THE APPROVED CONCRETE MIX DESIGN.
14. NON-SHRINK GROUT MUST BE FROM A PRODUCT THAT SPECIFIES A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 7,000 psi PER ASTM C1107.

WDID NO.

EDDA NO.
FILE NO.

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

SHEET SW002

CITY OF OCEANSIDE
ENGINEERING DIVISION

SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
___ NOTES

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

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TIMBER

1. STRUCTURAL TIMBER MUST BE TREATED DOUGLAS FIR NO.1 OR BETTER, UON. STRUCTURAL TIMBER TO BE FULL SAWN.
2. HOLES FOR BOLTS SHALL BE BORED WITH A BIT 1/32" TO 1/16" LARGER THAN BOLTS.
3. PRIOR TO COMPLETION OF BOLTED CONNECTIONS TO TIMBER, RETIGHTEN AND LOCK ALL BOLTS IN PLACE BY MARRING THE BOLT THREADS OUTSIDE OF THE NUT.
4. ALL BOLTS DIRECTLY CONNECTED TO WOOD SHALL BE EQUIPPED WITH WASHERS; DOME HEAD "TIMBER BOLTS" DO NOT REQUIRE A WASHER UNDER THE BOLT HEAD.
5. ALL BOLTS, LAG SCREWS AND SPIKES SHALL HAVE PREDRILLED PILOT HOLES PRIOR TO INSTALLATION.
6. DO NOT NOTCH POSTS, STRINGERS OR PILE CAPS EXCEPT WHERE SHOWN IN DETAILS.
7. ALL WOOD SHALL BE TREATED WITH 0.6 PCF ACZA. IN ACCORDANCE WITH AWPA P5, P22 & U1.
8. ALL NAILS SHALL BE GALV DEFORMED SHANK COMMON WIRE NAIL AND CONFORM TO FEDERAL SPECIFICATION FF-N-105B, SIZE AND SPACING SHALL BE AS DETAILED OR NOTED ON THE DRAWINGS.
9. SPIKES SHALL CONFORM TO FEDERAL SPECIFICATION FF-N-105B.
10. ANY CUT SURFACES OR DRILLED HOLES MADE IN THE PRESERVATIVE-TREATED WOOD SHALL RECEIVE A TWO-COAT APPLICATION OF PRESERVATIVE AFTER CUTTING OR DRILLING.
11. LUMBER SIZES INDICATED ARE NOMINAL. WHERE LUMBER IS REQUIRED TO MATCH EXISTING CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSIONAL REQUIREMENTS OF THE TIMBER.
12. PROVIDE A MOISTURE BARRIER BETWEEN TIMBER AND CONCRETE ELEMENTS TO PREVENT WATER ABSORPTION BY THE WOOD AND TO ENSURE PROPER CURING OF CONCRETE.

COLD-FORMED STEEL

1. ALL WORK MUST COMPLY WITH THE "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" OF THE AISI, LATEST EDITION.
2. ALL FRAMING DESIGNATIONS SHOWN ON THE DRAWINGS ARE AS DEFINED AND ADOPTED BY THE STEEL STUD MANUFACTURERS ASSOCIATION (SSMA).
3. THE STEEL MUST CONFORM TO ASTM A653:
   A. GRADE 50, G90 GALVANIZED STEEL, FOR 54 mil THICK AND HEAVIER.
   B. GRADE 33, G90 GALVANIZED STEEL, FOR 43 mil THICK AND LIGHTER.
4. ALL FRAMING COMPONENTS MUST BE GALVANIZED AND CONFORM TO ASTM A653.
5. ALL FRAMING COMPONENTS MUST BE CUT SQUARELY ON OR AT AN ANGLE SQUARELY FIT AGAINST ABUTTING MEMBERS. STUDS MUST BE PLUMBED, ALIGNED, AND TIGHTLY NESTED IN BOTH UPPER AND LOWER RUNNERS WITH SECURE ATTACHMENT TO THE FLANGES OF EACH RUNNER.
6. ALL PRE-FABRICATED METAL CONNECTORS INDICATED ON DRAWINGS MUST BE GALVANIZED PER ASTM A653 (G60). FOLLOW FASTENING SCHEDULE AS SPECIFIED BY THE MANUFACTURER.
7. FASTENING OF COMPONENTS MUST BE MADE WITH SELF-DRILLING SCREWS OR WELDING. WELDS MUST BE OF SUFFICIENT SIZE TO ENSURE THE STRENGTH OF THE CONNECTION. MINIMUM WELD MUST BE OF 1/8" BY 1" LONG. WIRE TYING MUST NOT BE PERMITTED.
8. ALL SCREWS MUST BE SELF-DRILLING/TAPPING FASTENERS CONFORMING TO ASTM C954, IN LENGTH RECOMMENDED BY SHEATHING MANUFACTURER FOR THICKNESS OF SHEATHING BOARD TO BE ATTACHED. SCREWS MUST PENETRATE JOINED MEMBERS BY NOT LESS THAN THREE (3) EXPOSED THREADS.
9. REPAIR DAMAGE TO GALVANIZED COATING USING ASTM A780 ZINC RICH PAINT FOR GALVANIZING DAMAGE BY HANDLING, TRANSPORTING, CUTTING, WELDING, OR BOLTING.
10. PROVIDE SHOP DRAWINGS INDICATING MEMBER GAGES, SHAPES, SIZES, SPACINGS, LOCATIONS, AND CONNECTIONS.
11. STUDS MUST BE INSTALLED WITH THEIR BEARING ENDS POSITIONED FLUSH AGAINST THE INSIDE TRACK WEB. TOLERANCE OF 1/8" GAP IS ALLOWED PER AISI S240, LATEST EDITION.
12. FULL-HEIGHT DOUBLE STUDS MUST BE PROVIDED AT THE ENDS OF PARTITIONS, AT DOOR JAMBS, WALL INTERSECTIONS, AND AT OTHER LOCATIONS SHOWN ON PLANS.
13. BRIDGING FOR WALL STUDS AND CEILING JOISTS MUST BE COLD-FORMED CHANNEL, MINIMUM 1 1/2" DEEP WITH 9/16" FLANGE SPACED AT 4'-0" ON CENTER MAXIMUM.
14. SHEATHING MUST BE ATTACHED TO BOTH FACES OF METAL STUD WALLS THROUGHOUT THEIR LENGTH, UON.
15. TRACK AT TOP AND BOTTOM OF STUD WALLS MUST MATCH THE STUD GAGE, UON.
16. WELDING OF MATERIAL LESS THAN 3/16" IN THICKNESS MUST BE MADE IN ACCORDANCE WITH HE AWS D1.3, WELDERS AND WELDING PROCEDURES MUST BE QUALIFIED AS SPECIFIED IN AWS D1.3.
17. SPLICES IN STUDS ARE NOT PERMITTED.
18. PROVIDE ACCESSORIES INCLUDING, BUT NOT LIMITED TO TRACKS, CLIPS AND STIFFENERS, FASTENING DEVICES, RESILIENT CLIPS AND OTHER ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION, AND AS RECOMMENDED BY THE MANUFACTURER.

STRUCTURAL STEEL

1. THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL MUST BE IN ACCORDANCE WITH "AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" AND STEEL CONSTRUCTION MANUAL AISC 360, LATEST ADOPTED EDITION, EXCEPT AS AMENDED IN IBC CHAPTER 22. THE SEISMIC DESIGN OF STEEL STRUCTURES MUST BE IN ACCORDANCE WITH "AISC SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS", INCLUDING SUPPLEMENTS AISC 341, EXCEPT AS AMENDED IN IBC CHAPTER 22. CONNECTIONS MUST BE DETAILED IN ACCORDANCE WITH LATEST EDITION OF AISC "DETAILING FOR STEEL CONSTRUCTION".
2. STEEL FURNISHED FOR STRUCTURAL LOAD-CARRYING PURPOSES MUST BE PROPERLY IDENTIFIED FOR CONFORMITY TO THE SPECIFIED GRADES SHOWN BELOW AND IN ACCORDANCE WITH ASTM STANDARDS AND PROVISIONS OF IBC CHAPTER 22. STEEL THAT IS NOT READILY IDENTIFIABLE AS TO GRADE FROM MARKING AND TEST RECORDS MUST BE TESTED TO DETERMINE CONFORMITY TO:

A.	WIDE FLANGES, WT, HP	ASTM A992, 50 KSI YIELD
B.	CHANNELS, ANGLES	ASTM A36, 36 KSI YIELD
C.	HOLLOW STRUCTURAL SECTIONS - RECTANGULAR	ASTM A500, GR C, 50 KSI YIELD
	HOLLOW STRUCTURAL SECTIONS - ROUND	ASTM A500, GR C, 46 KSI YIELD
D.	PIPES	ASTM A53, GR B, 35 KSI YIELD
E.	SHAPES, PLATES, BARS	ASTM A36 UON
F.	HIGH-STRENGTH BOLTS	
	(STEEL-TO-STEEL CONNECTIONS)	ASTM F3125, GR A325 OR F1852 UON
G.	COMMON BOLTS (STEEL-TO-OTHER MATERIALS)	ASTM A307, GR A
H.	NUTS	ASTM A563
I.	WASHERS-HARDENED	ASTM F436
J.	WASHERS-DIRECT TENSION INDICATOR	ASTM F959
K.	ANCHOR RODS	ASTM F1554, GR 36 UON
L.	THREADED RODS	ASTM A36 UON (ASTM A193 GR B7 AS INDICATED)
M.	HEADED STUD ANCHORS	ASTM A108, TYPE B, GRADE C-1010 THROUGH C-1020
N.	WELDING ELECTRODES	AWS D1.1, E70XX

3. STAINLESS STEEL MATERIALS

A.	TYPICAL	ASTM A276, TYPE 316L
B.	BOLTS AND ANCHOR RODS	ASTM A193*
C.	NUTS	ASTM A194
D.	WELDING ELECTRODE	AWS D1.6, ER 316L-XX

* A 2" CLEAR SPACING MUST BE MAINTAINED BETWEEN STAINLESS STEEL ANCHOR RODS AND ANY REINFORCEMENT OR OTHER STEEL WITHIN CONCRETE STRUCTURES.

4. EXTERIOR STRUCTURAL STEEL PERMANENTLY EXPOSED TO THE WEATHER, OR STEEL LOCATED IN UNCONDITIONED SPACES MUST BE STAINLESS STEEL.
5. HOT-DIP GALVANIZE ALL NON-STAINLESS STEEL, INCLUDING FASTENERS AND HARDWARE. FIELD WELDING, CUTTING,OR DRILLING OF GALVANIZED MATERIALS (NOT INDICATED ON DWGS) IS NOT ALLOWED UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
6. GALVANIZE ITEMS AFTER FABRICATION. GALVANIZING DAMAGED ACCIDENTALLY OR DUE TO FIELD WELDING MUST BE RESTORED WITH FIELD-APPLIED GALVANIZING COMPOUND.
7. STEEL FABRICATION MUST BE PERFORMED IN AN APPROVED FABRICATION SHOP. STEEL FABRICATOR MUST VERIFY DIMENSIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
8. STRUCTURAL STEEL SURFACES TO RECEIVE SPRAY-APPLIED FIREPROOFING OR TO BE ENCASED IN CONCRETE MUST BE LEFT UNPAINTED.
9. STRUCTURAL STEEL MUST BE DELIVERED TO THE JOB SITE FREE OF EXCESSIVE RUST, MILL SCALE, GREASE, ETC.
10. EXPOSURE TO SOIL: ENCASE STRUCTURAL STEEL IN LEAN CONCRETE WITH 3" CONCRETE COVER WHERE EXPOSED TO SOIL.
11. WELDING MUST BE IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICAN WELDING SOCIETY CODE AWS D1.1 AND D1.8 AS APPLICABLE FOR SEISMIC ELEMENTS, LATEST ADOPTED EDITION.
12. WELDING MUST BE PERFORMED BY CERTIFIED WELDERS HOLDING CURRENT VALID AWS CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD CALLED FOR ON THE DRAWINGS.
13. WELDING MUST BE PERFORMED USING THE "APPROPRIATE PROCESS FOR SELECTED APPROVED ELECTRODE PER AWS SPECIFICATIONS E70XX (LOW HYDROGEN ELECTRODES).
14. WELDS MUST HAVE A WELD CONTROLLED SEQUENCE AND TECHNIQUE IN ORDER TO MINIMIZE SHRINKAGE STRESSES AND DISTORTION.
15. WELDING OF HIGH STRENGTH ANCHOR RODS IS PROHIBITED UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
16. PROVIDE WELDING TESTING AND INSPECTION AS LISTED IN THE SPECIFICATIONS.
17. WHERE DISSIMILAR METALS ARE IN CONTACT. SEPARATE SURFACES WITH A DIELECTRIC MATERIAL WITH A MINIMUM DIELECTRIC STRENGTH OF 450 V/MIL PER ASTM D149.
18. ELECTRODE FILLER MATERIAL MUST BE A MINIMUM OF E70XX. FILLER METAL TOUGHNESS FOR COMPLETE PENETRATION CHARPY V NOTCH (CVN) TOUGHNESS OF 20 FOOT-POUNDS AT SPECIFICATIONS. WELD ELECTRODES IDENTIFIED AS E70T-4 OR 120 TO BE USED IN FULL OR PARTIAL PENETRATION GROOVE WELDS.
19. COLUMN ENDS TO BE MILLED.
20. HIGH STRENGTH BOLTS, NUTS, AND WASHERS MUST BE PER AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 BOLTS":
    A. HARDENED WASHERS: USE ASTM F436 UNDER NUTS EXCEPT WHERE PLATE WASHERS ARE USED.
    B. TIGHTENING: TIGHTEN HIGH STRENGTH BOLTS TO AT LEAST THE MINIMUM TENSION ACCORDING TO AISC SPECIFICATION. COMPRESSIBLE-WASHER-TYPE DIRECT TENSION INDICATORS OR TWIST-OFF TYPE TENSION-CONTROL BOLTS CONFORMING TO RCSC, SPECIFICATIONS FOR STRUCTURAL JOINT USING HIGH STRENGTH BOLTS MUST BE PROVIDED AT BOLTED CONNECTIONS
    C. ANCHOR BOLTS:

       ASTM F1554 GRADE 36: USE ASTM F436 WASHER UNDER NUT.

21. BEAM AND GIRDER MEMBER CONNECTIONS MUST UTILIZE HIGH STRENGTH BOLTS CONFORMING TO AISC A325-N BOLTS UON. OTHER BOLTS MUST CONFORM TO ASTM A307. NUTS FOR HIGH STRENGTH BOLTS MUST BE HEAVY HEX, GRADE C CONFORMING TO ASTM A563. NUTS FOR MACHINE BOLTS MUST CONFORM TO ASTM A563, HEX GRADE A.
22. SUBMIT SHOP DRAWINGS TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION FOR STRUCTURAL STEEL MEMBERS AND ACCESSORIES.

POWDER DRIVEN (LOW VELOCITY) FASTENERS/SHOT PINS

1. THE USE OF POWDER DRIVEN FASTENERS FOR TENSION LOADS IS LIMITED TO SUPPORT OF MINOR LOADS, SUCH AS ACOUSTICAL CEILINGS, DUCTWORK, CONDUIT, ETC. POWDER-ACTUATED FASTENERS MUST BE LIMITED TO 90 LBS MAX ON AN INDIVIDUAL FASTENER IN CONCRETE.
2. POWDER DRIVEN FASTENERS MUST NOT BE USED IN CONCRETE CURBS.
3. QUALIFICATION FOR USE OF ALL POWDER-ACTUATED TOOLS MUST MEET ANSI A10.3 STANDARD AS REQUIRED BY THE MANUFACTURER AND MUST MEET OSHA REQUIREMENTS.
4. FASTENERS MUST HAVE A VALID ICC OR IAPMO EVALUATION REPORT FOR THE BASE MATERIAL INTO WHICH THE FASTENERS ARE INSTALLED. POWDER ACTUATED FASTENERS MUST HAVE BEEN TESTED IN ACCORDANCE WITH ICC-ES AC70 FOR ANCHORING INTO CONCRETE, MASONRY, AND STEEL.
5. WHEN INSTALLING POWDER DRIVEN PINS, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING REINFORCING BARS. MAINTAIN A MINIMUM OF ONE INCH CLEARANCE BETWEEN THE REINFORCING BAR AND THE PIN.
6. POWDER ACTUATED FASTENERS ARE NOT PERMITTED BY ASCE 7-22 FOR SEISMIC TENSION LOAD APPLICATIONS. POWDER ACTUATED FASTENERS MUST NOT BE USED TO CARRY SEISMIC TENSION LOADS (EXCEPT FOR VERTICAL SEISMIC LOAD PRODUCED BY SELF-WEIGHT OF THE COMPONENTS SUPPORTED) OR IN CRACKED CONCRETE UNLESS PRE-APPROVED FOR SUCH LOADING IN THE ICC-ESR REPORT.
7. MINIMUM EDGE DISTANCE FOR ACTUATED FASTENERS MUST BE THE LARGER OF THE VALUES GIVEN IN ASTM E1190 OR THE APPLICABLE ICC-ES OR IAPMO EVALUATION SERVICES REPORT.
8. OTHER ALTERNATIVES SUCH AS COMPRESSED AIR FASTENERS ARE ACCEPTABLE SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.

EXPANSION ANCHORS

1. THE USE OF TORQUE CONTROLLED EXPANSION ANCHORS MUST BE LIMITED TO LOCATIONS SPECIFIED ON THE APPROVED CONTRACT DRAWINGS. WHERE THE MANUFACTURER'S INSTALLATION INSTRUCTIONS OR APPLICABLE ICC-ES EVALUATION SERVICES REPORT CALL FOR THE APPLICATION OF AN INSTALLATION TORQUE, THE SPECIFIED TORQUE MUST BE APPLIED WITH CALIBRATED TORQUE WRENCH. THE SPECIFIED INSTALLATION TORQUE MUST NOT BE EXCEEDED.
2. THE ANCHORS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS PUBLISHED INSTALLATION INSTRUCTIONS AND A VALID ICC-ES OR IAPMO EVALUATION REPORT. THE EXPANSION ANCHORS MUST BE APPROVED FOR USE INCLUDING SEISMIC LOADING. IN CASE OF CONFLICT THE REPORT GOVERNS.
3. FASTENERS MUST HAVE A VALID ICC OR IAPMO EVALUATION REPORT FOR THE BASE MATERIAL INTO WHICH THE FASTENERS ARE INSTALLED. EXPANSION ANCHORS MUST HAVE BEEN TESTED IN ACCORDANCE WITH ACI 355.2 AND/OR ICC-ES AC193 FOR ANCHORING INTO CONCRETE.
4. MATERIALS:

   CARBON STEEL ANCHORS*.....W/ ZINC PLATING PER ICC ESR REPORT

   (ALL EXPANSION ANCHORS TO BE HOT DIP GALVANIZED)

   NUTS.....ASTM A-563 HEX, GRADE A

   WASHERS.....ASTM F-844

   *EXPANSION ANCHORS ARE NOT ALLOWED TO BE USED IN EXTERIOR CONDITIONS.

5. INSTALLATION:
   A. CARBIDE-TIPPED DRILL BITS COMPLYING WITH ANSI B212.15-1994. DRILL BIT SIZE IS ANCHOR DIAMETER.
   B. HOLES CLEANED OF DUST AND DEBRIS. HOLE DEPTH AS REQUIRED PER ICC ESR OR IAPMO EVALUATION REPORT.
   C. MINIMUM HOLE DIAMETER IN THE FIXTURE OR FASTENED PART MUST BE THE ANCHOR DIAMETER + 1/16".
6. DO NOT INSTALL EXPANSION ANCHORS IN CONCRETE THAT IS LESS THAN 7 DAYS OLD.
7. EXPANSION ANCHORS ARE PROHIBITED FOR RESISTING VIBRATIONAL LOADS AND FOR USE WITH FIRE-RESISTANT CONSTRUCTION (UNLESS PROTECTED BY APPROVED FIRE-RESISTANCE RATED-MATERIALS).
8. SPECIAL INSPECTION, TESTING CRITERIA & FREQUENCY AND ACCEPTANCE CRITERIA MUST BE AS REQUIRED PER SPECIFICATIONS, ICC OR IAPMO REPORT AND IBC 2021 CHAPTER 17.
9. WHEN INSTALLING DRILLED EXPANSION ANCHORS IN EXISTING REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCEMENT. MAINTAIN A MINIMUM CLEARANCE IF 1" BETWEEN THE REINFORCEMENT AND THE DRILLED EXPANSION ANCHORS.
10. EXPANSION ANCHORS MUST NOT BE USED AT CONCRETE CURBS.

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
SW003		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: ___ NOTES

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

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EPOXY ADHESIVE ANCHORS

1. THE USE OF EPOXY ADHESIVE REINFORCEMENT MUST BE LIMITED TO LOCATIONS SPECIFIED ON THE APPROVED CONTRACT DRAWINGS.
2. THE EPOXY ADHESIVE REINFORCEMENT MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS PUBLISHED INSTALLATION INSTRUCTIONS AND A VALID ICC-ES OR IAPMO EVALUATION REPORT. THE EPOXY ADHESIVE ANCHORS MUST BE APPROVED FOR USE INCLUDING SEISMIC LOADING.
3. FASTENERS MUST HAVE A VALID ICC OR IAPMO EVALUATION REPORT FOR THE BASE MATERIAL INTO WHICH THE FASTENERS ARE INSTALLED. ADHESIVE DOWELS MUST HAVE BEEN TESTED IN ACCORDANCE WITH ICC-ES AC58 FOR ANCHORING INTO CONCRETE.
4. MATERIALS:

   EPOXY ADHESIVE..... 2 COMPONENT INJECTABLE EPOXY ADHESIVE

   REINFORCEMENT..... ASTM A-615 OR A-706 GRADE 60

   CARBON THREADED ROD*..... ASTM F-1554 GRADE 36, TYPICAL

   NUTS..... ASTM A-563 HEX, GRADE A

   WASHERS..... ASTM F-844

   STAINLESS THREADED ROD*..... ASTM A-193 GRADE B8

   NUTS..... ASTM F-594

   WASHERS..... TYPE 316 STAINLESS STEEL

   *PROVIDE STAINLESS STEEL 316 ANCHORS COMPLYING WITH ASTM A-153, CLASS C OR D, OR STAINLESS STEEL

   ANCHORS WHERE ANCHORS ARE USED IN WET, HARSH, OR EXTERIOR CONDITIONS.

5. INSTALLATION:
   A. PREDRILL HOLES NORMAL TO THE SURFACE USING A CARBIDE-TIPPED DRILL BIT COMPLYING WITH ANSI B212.15-1994.
   B. HOLES CLEANED OF DUST AND DEBRIS PER MANUFACTURERS' PUBLISHED INSTALLATION INSTRUCTIONS.
   C. MINIMUM HOLE DIAMETER IN THE FIXTURE OR FASTENED PART MUST BE THE ANCHOR DIAMETER + 1/16".
6. DO NOT INSTALL EPOXY ADHESIVE DOWELS IN CONCRETE THAT IS LESS THAN 7 DAYS OLD.
7. THE USE OF EPOXY ADHESIVE DOWELS SUBJECTED TO FATIGUE OR SHOCK LOADING IS PROHIBITED.
8. EPOXY ADHESIVE MUST BE FULLY CURED BEFORE THE APPLICATION OF TENSION.
9. SPECIAL INSPECTION, TESTING CRITERIA & FREQUENCY AND ACCEPTANCE CRITERIA MUST BE AS REQUIRED PER SPECIFICATIONS, ICC OR IAPMO REPORT AND IBC 2024 CHAPTER 17.
10. ADHESIVE MUST ONLY BE APPLIED TO DRY SURFACES.
11. BASE MATERIAL TEMPERATURE MUST BE BETWEEN 70°F-80°F AT TIME OF INSTALLATION.
12. REMOVE GREASE, OIL, RUST, AND OTHER LAITANCE FROM DOWELS PRIOR TO INSTALLATION.
13. WHEN INSTALLING EPOXY DOWELS IN EXISTING REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCEMENT. MAINTAIN A MINIMUM CLEARANCE OF 1" BETWEEN THE REINFORCEMENT AND THE EPOXY DOWELS.

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KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

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ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET SW004

CITY OF OCEANSIDE
ENGINEERING DIVISION

SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
___ NOTES

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

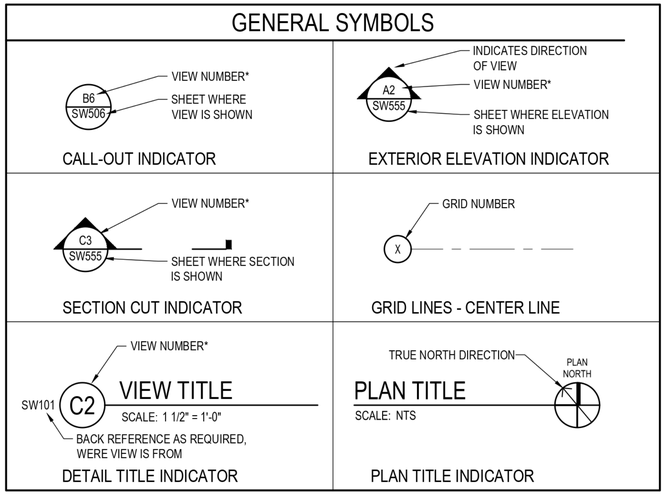
Reviewed By:
REVR
Initials Date:

PLAN NUMBER
CIP19-00011

ABBREVIATIONS

AB	ANCHOR BOLT	FF	FINISHED FLOOR	PERP	PERPENDICULAR
ABV	ABOVE	FG	FINISHED GRADE	PL	PLATE
ADDL	ADDITIONAL	FJ	FLOOR JOIST	PLCS	PLACES
ADJ	ADJACENT	FLG	FLANGE	PLYWD	PLYWOOD
AFF	ABOVE FINISHED FLOOR	FLR	FLOOR	PP	PARTIAL PENETRATION
ALT	ALTERNATE	FN	FIELD NAIL	psf	POUNDS PER SQUARE FOOT
ARCH	ARCHITECTURAL/ARCHITECT	FO	FACE OF	psi	POUNDS PER SQUARE INCH
ASD	ALLOWABLE STRESS DESIGN	FOC	FACE OF CONCRETE	PT	POST TENSIONED
(B)	BOTTOM	FOM	FACE OF MASONRY	PTDF	PRESSURE TREATED
BLDG	BUILDING	FOS	FACE OF STUD		DOUGLAS FIR
BLK	BLOCK	FRMG	FRAMING	PW	PLATE WASHER
BLKG	BLOCKING	FS	FAR SIDE	R	RADIUS
BLW	BELOW	ft	FEET	RCP	REFLECTED CEILING PLAN
BM	BEAM	FTG	FOOTING	REF	REFERENCE
BN	BOUNDARY NAIL	GA	GAUGE	REINF	REINFORCEMENT
BO	BOTTOM OF	GALV	GALVANIZED	REQD	REQUIRED
BOF	BOTTOM OF FOOTING	GB	GRADE BEAM	RJ	ROOF JOIST
BOS	BOTTOM OF SLAB	GEN	GENERAL	RO	ROUGH OPENING
BOTT	BOTTOM	GL	GRIDLINE	RTN	RETURN
BP	BASE PLATE	GLB	GLUED LAMINATED BEAM	SCHED	SCHEDULE
BRG	BEARING	GR	GRADE	SEOR	STRUCTURAL ENGINEER
BTWN	BETWEEN	(H)	HORIZONTAL		OF RECORD
C	CAMBER	HD	HOLDOWN	SEP	SEPARATION
CB	CARRIAGE BOLTS	HDG	HOT DIP GALVANIZED	SFRS	SEISMIC FORCE
CF	COLD FORMED	HDR	HEADER		RESISTING SYSTEM
CFP	CEILING FRAMING PLAN	HGR	HANGER	SHTG	SHEATHING
CIP	CAST-IN-PLACE	HORIZ	HORIZONTAL	SIM	SIMILAR
CJ	CONTROL JOINT	HSB	HIGH STRENGTH BOLT	SIMP	SIMPSON
CL	CENTER LINE	HSH	HORIZONTALLY SLOTTED HOLES	SMS	SHEET METAL SCREW
CLR	CLEAR	HSS	HOLLOW STRUCTURAL SECTION	SOG	SLAB ON GRADE
CMU	CONCRETE MASONRY UNIT	HT	HEIGHT	SPEC	SPECIFICATION
COL	COLUMN	H:V	HORIZONTAL:VERTICAL	SQ	SQUARE
CONC	CONCRETE	IBC	INTERNATIONAL BUILDING CODE	SS	STAINLESS STEEL
CONN	CONNECTION	ID	INSIDE DIAMETER	STD	STANDARD
CONST	CONSTRUCTION	I.F.	INSIDE FACE	STGR	STAGGER
CONT	CONTINUOUS	in	INCH	STL	STEEL
CP	COMPLETE PENETRATION	JST	JOIST	STIFF	STIFFENERS
CQC	CONTRACTOR QUALITY CONTROL	JT	JOINT	STRUCT	STRUCTURAL
CSK	COUNTER SINK	KP	KING POST	(T)	TOP
CTR	CENTER	lbs	POUNDS	T&B	TOP AND BOTTOM
CTRD	CENTERED	LDGR	LEDGER	TBD	TO BE DETERMINED
CVN	CHARPY V-NOTCH	LLV	LONG LEG VERTICAL	TG	TAPERED GIRDER
d	BOLT/BAR DIAMETER	LOC	LOCATION	THK	THICKNESS/THICK
db	BAR DIAMETER	LRFD	LOAD AND RESISTANCE FACTOR DESIGN	THRD	THREADED
DBL	DOUBLE	LT GA	LIGHT GAGE	THRU	THROUGH
DC	DEMAND CRITICAL	LT WT	LIGHTWEIGHT	TN	TOENAIL
DEV	DEVELOPMENT	MATL	MATERIAL	T.O.	TOP OF
DF	DOUGLAS FIR/LARCH	MAX	MAXIMUM	TOC	TOP OF CONCRETE
DIA	DIAMETER	MB	MACHINE BOLT	TOF	TOP OF FOOTING
DIM	DIMENSION	MECH	MECHANICAL	TOM	TOP OF MASONRY
DIST	DISTANCE	MEP	MECHANICAL, ELECTRICAL & PLUMBING	TOP.	TOP OF PARAPET
DN	DOWN	MEZZ	MEZZANINE	TOS	TOP OF STEEL
DO	DITTO (REPEAT)	MFR	MANUFACTURER	TOSH	TOP OF SHEATHING
DP	DEEP	min	MINUTE	TOW	TOP OF WALL
DWG	DRAWING	MIN	MINIMUM	TP	TEST PILE
DWL	DOWEL	MISC	MISCELLANEOUS	TS	TUBE STRUCTURAL
(E)	EXISTING	mph	MILES PER HOUR	TSW	TOP SEAM WELD
EA	EACH	MTL	METAL	TYP	TYPICAL
EF	EACH FACE	(N)	NEW	UON	UNLESS OTHERWISE NOTED
EL	ELEVATION	NIC	NOT IN CONTRACT	(V)	VERTICAL
ELECT	ELECTRICAL	NO.	NUMBER	VERT	VERTICAL
ELEV	ELEVATOR	NS	NEAR SIDE	VIF	VERIFY IN FIELD
EMBED	EMBEDMENT	NTS	NOT TO SCALE	VSH	VERTICAL SLOTTED HOLES
EN	EDGE NAIL	OC	ON CENTER	W/	WITH
EOR	ENGINEER OF RECORD	OD	OUTSIDE DIAMETER	WBR	WALL BOUNDARY REGIONS
EQ	EQUAL OR EQUIVALENT	O.F.	OUTSIDE FACE	W/O	WITHOUT
EQPT	EQUIPMENT	OH	OPPOSITE HAND	WD	WOOD
ES	EACH SIDE	OPNG	OPENING	WP	WATER PROOF/WORK POINT
ES	EDGE SCREW	OPP	OPPOSITE	WPJ	WEAKENED PLANE JOINT
EW	EACH WAY	OWSJ	OPEN WEB STEEL JOIST	WT	WEIGHT
EXP	EXPANSION	PC	PRECAST	WWF	WELDED WIRE FABRIC
FD	FLOOR DRAIN	pcf	POUNDS PER CUBIC FOOT		
FDN	FOUNDATION	pci	POUNDS PER CUBIC INCH		

GENERAL SYMBOLS



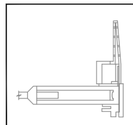
* VIEW NUMBER BASED ON THE (DACS) LOCATION OF THE LOWER LEFT EXTENTS OF THE VIEW ON THE REFERENCED SHEET. WHEN REFERENCING DRAWING INFORMATION BETWEEN SHEETS BOTH THE VIEW AND THE SHEET NUMBER MUST BE QUOTED TOGETHER - EITHER IN CALLOUT FORMAT AS SHOWN ABOVE OR IN THE FORM "VIEW NO./SHEET NO." (A1/C-501).

PROJECT ELEVATIONS

1. BASIS OF ELEVATION: ELEVATIONS ARE IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS ESTABLISHED LOCALLY PER POINT 2102 OF SAID RECORD OF SURVEY NO. 21787. THE POINT IS BEING NATIONAL GEODETIC SURVEY (NGS) BENCHMARK POINT DX3432.

2. TIDAL DATUM

DATUM	ELEVATION IN FEET MLLW = 0.00	NAVD88
MEAN HIGHER HIGH WATER (MHHW)	5.35	5.20
MEAN HIGH WATER (MHW)	4.62	4.47
MEAN SEA LEVEL (MSL)	2.73	2.58
MEAN LOW WATER (MLW)	0.90	0.75
MEAN LOWER LOW WATER (MLLW)	0.00	-0.14


KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
SW005		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: ___NOTES

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
RE:VR
Initials Date:

PLAN NUMBER
CIP19-00011

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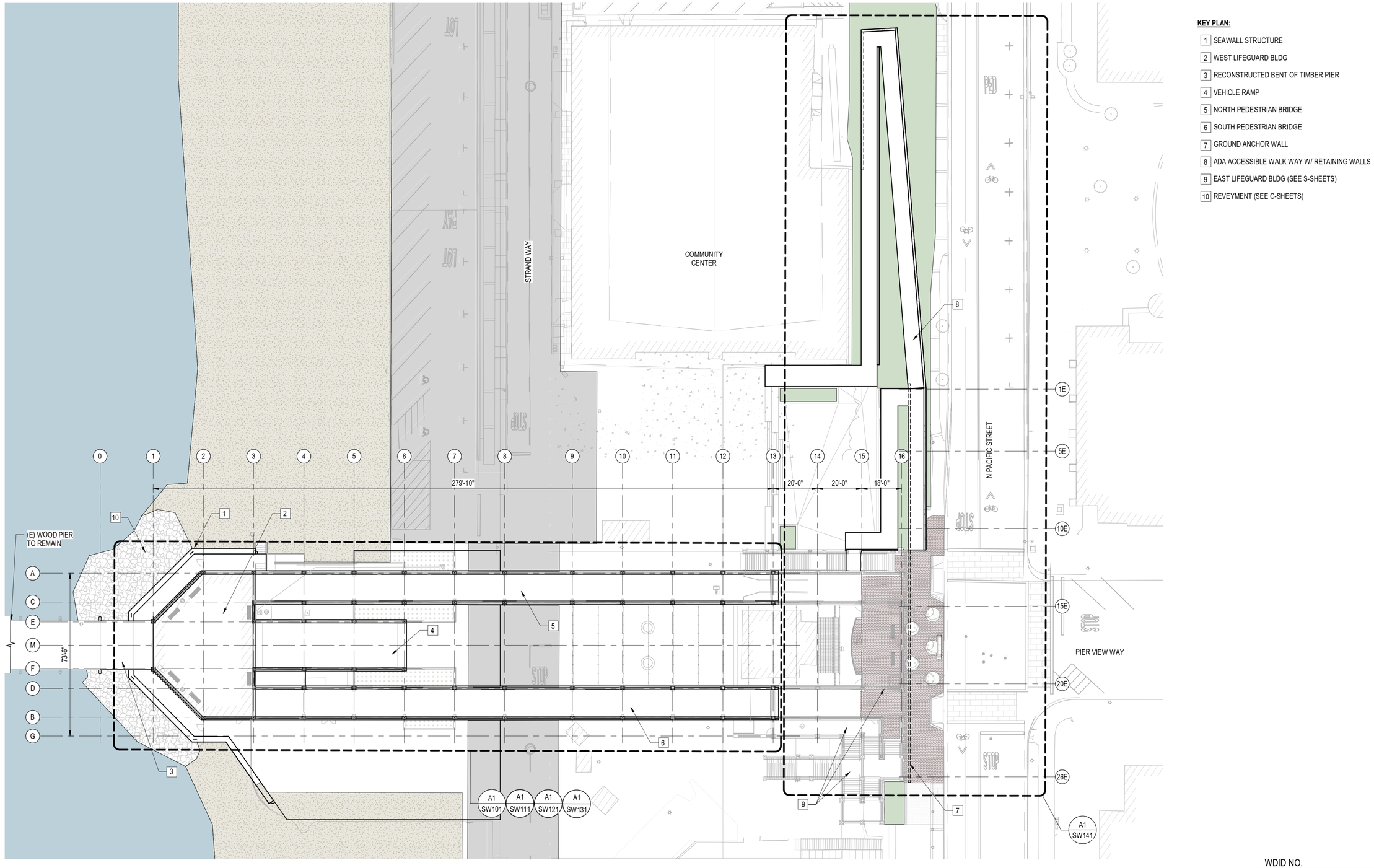

KEY PLAN:

1. SEAWALL STRUCTURE
2. WEST LIFEGUARD BLDG
3. RECONSTRUCTED BENT OF TIMBER PIER
4. VEHICLE RAMP
5. NORTH PEDESTRIAN BRIDGE
6. SOUTH PEDESTRIAN BRIDGE
7. GROUND ANCHOR WALL
8. ADA ACCESSIBLE WALK WAY W/ RETAINING WALLS
9. EAST LIFEGUARD BLDG (SEE S-SHEETS)
10. REVEYMENT (SEE C-SHEETS)

A1 OVERALL SITE PLAN

SCALE: 1" = 20'-0"

1" = 20' 0' 10' 20' 40'

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

KEY PLAN

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E. STAMP

DRAWINGS PREPARED BY:

OCEANSIDE CALIFORNIA — PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
SW100		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: OVERALL SITE PLAN

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

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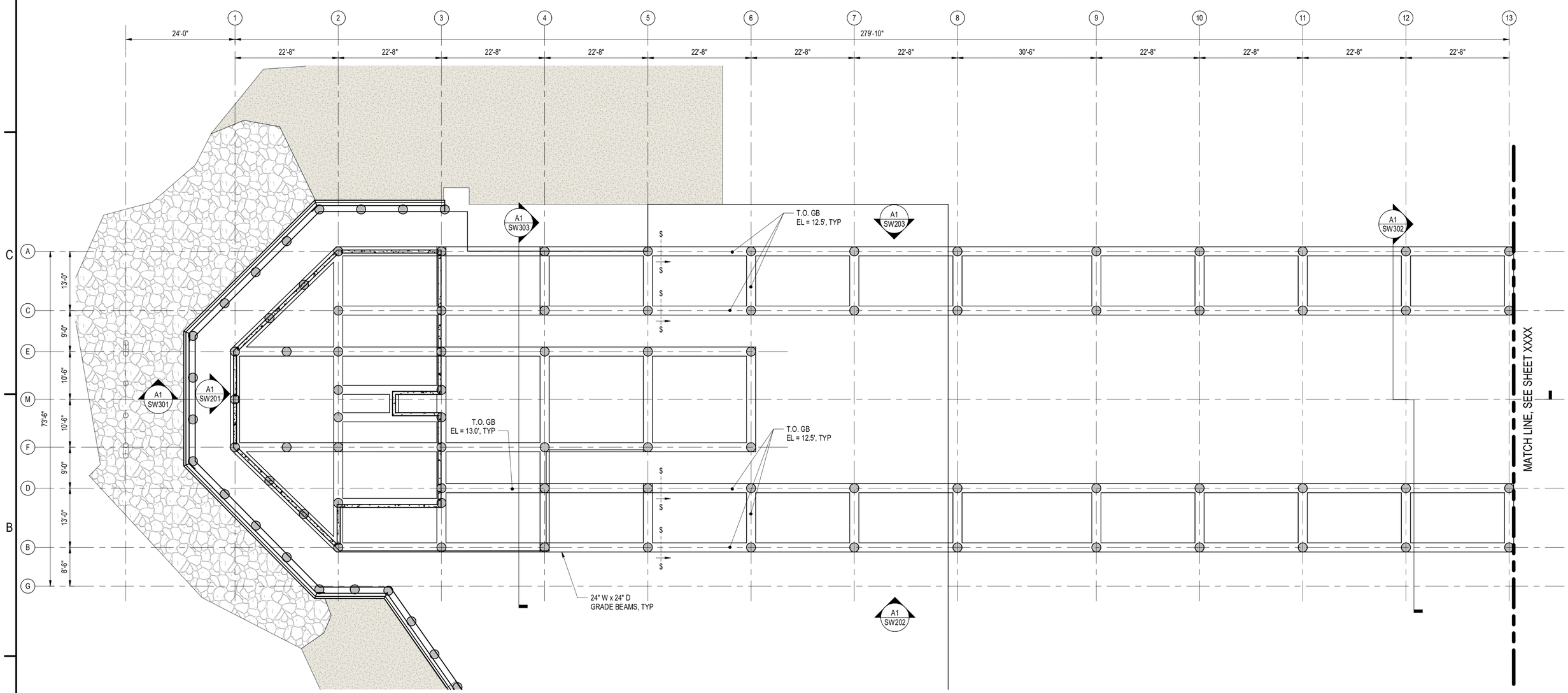

A1 WEST BLDG FOUNDATION PLAN

SCALE: 1" = 10'-0"

LEGENDS:

- 24" DIA CIDH PILES WITH 50 FEET OF EMBEDMENT
- EXISTING TIMBER PILES
- EXIST TIMBER BATTER PILES
- STEPPED GB
- CONCRETE WALLS
- REVETMENT PER C-SHEETS

1" = 10'-0" (0' 5' 10' 20')

KEY PLAN

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NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL: R.C.E. STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET SW101

CITY OF OCEANSIDE
ENGINEERING DIVISION

SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: WEST BUILDING & BRIDGES ENLARGED FOUNDATION PLAN

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

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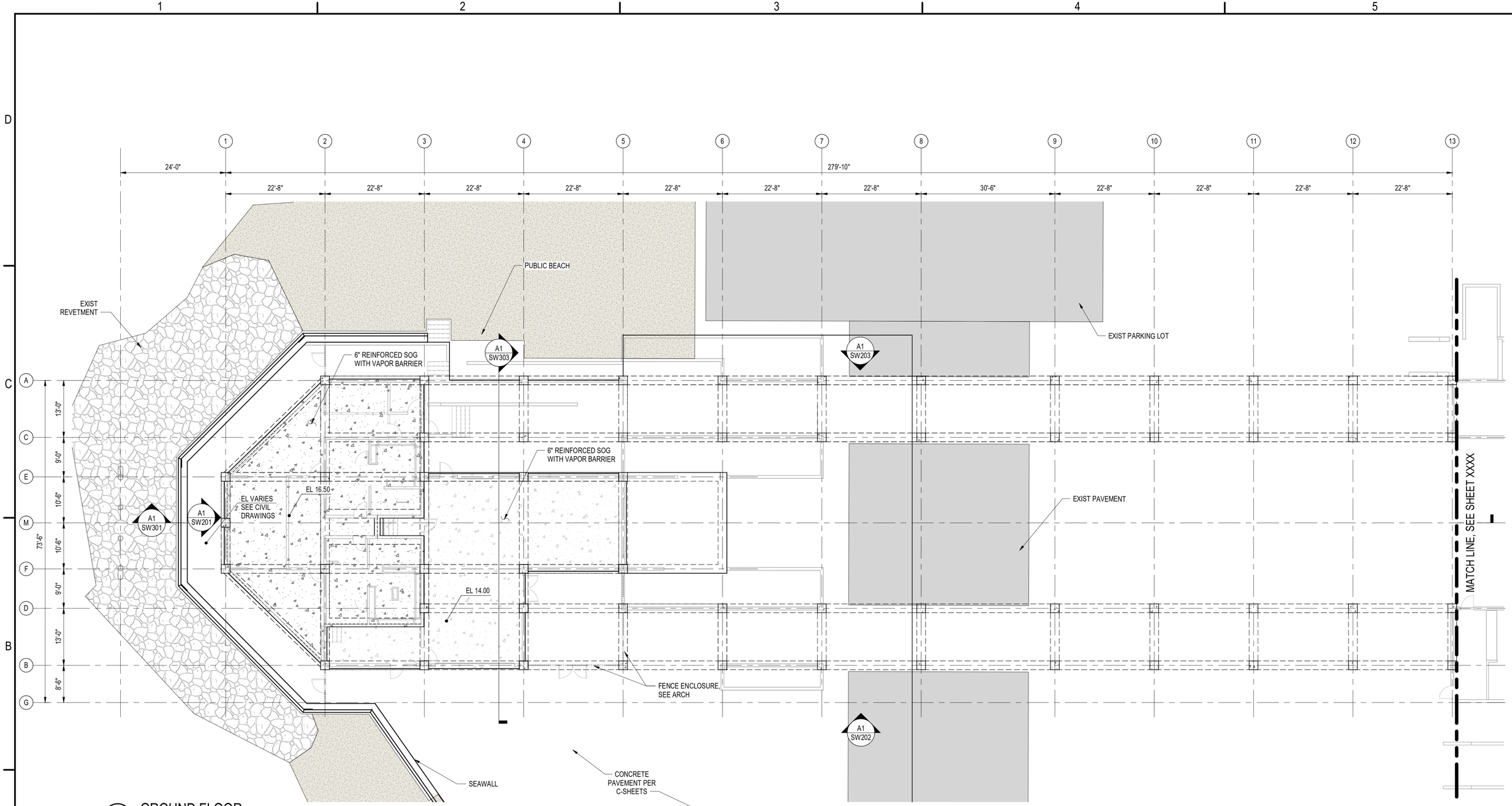

A1 GROUND FLOOR

SCALE: 1" = 10'-0"

LEGENDS:

- 24" SQ CONC COLUMNS
- EXISTING TIMBER PILES
- EXIST TIMBER BATTER PILES
- GRADE BEAM BELOW
- REVETMENT PER C-SHEETS

NOTES:

1. FOR INTERIOR PARTITIONS AND NON-BEARING WALLS, SEE A-SHEETS.
2. FOR PLUMBING AND MECHANICAL PENETRATIONS, SEE P-SHEETS & M-SHEETS.
3. FOR SITE PAVEMENT AND OTHER FEATURES, SEE C-SHEETS.

1" = 10'-0" (0' 5' 10' 20')

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL: R.C.E. STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
SW111		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: WEST BUILDING & BRIDGES ENLARGED GROUND FLOOR PLAN

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

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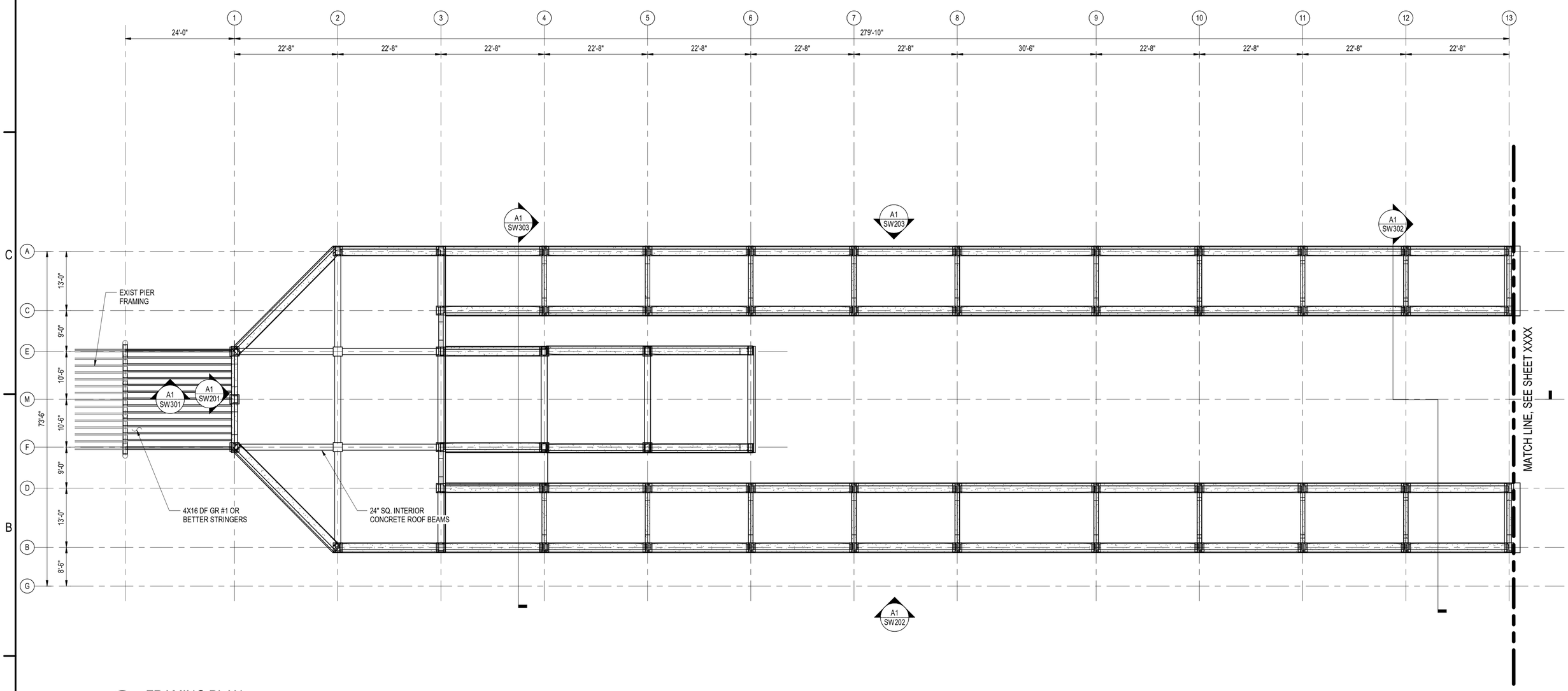

A1 FRAMING PLAN

SCALE: 1" = 10'-0"

LEGENDS:

- EXISTING TIMBER PILES
- EXIST TIMBER BATTER PILES
- 24" SQ. CONC PILES

1" = 10'-0" (0' 5' 10' 20')

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
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NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL: R.C.E. STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
SW121		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: WEST BUILDING & BRIDGES ENLARGED FRAMING PLAN

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

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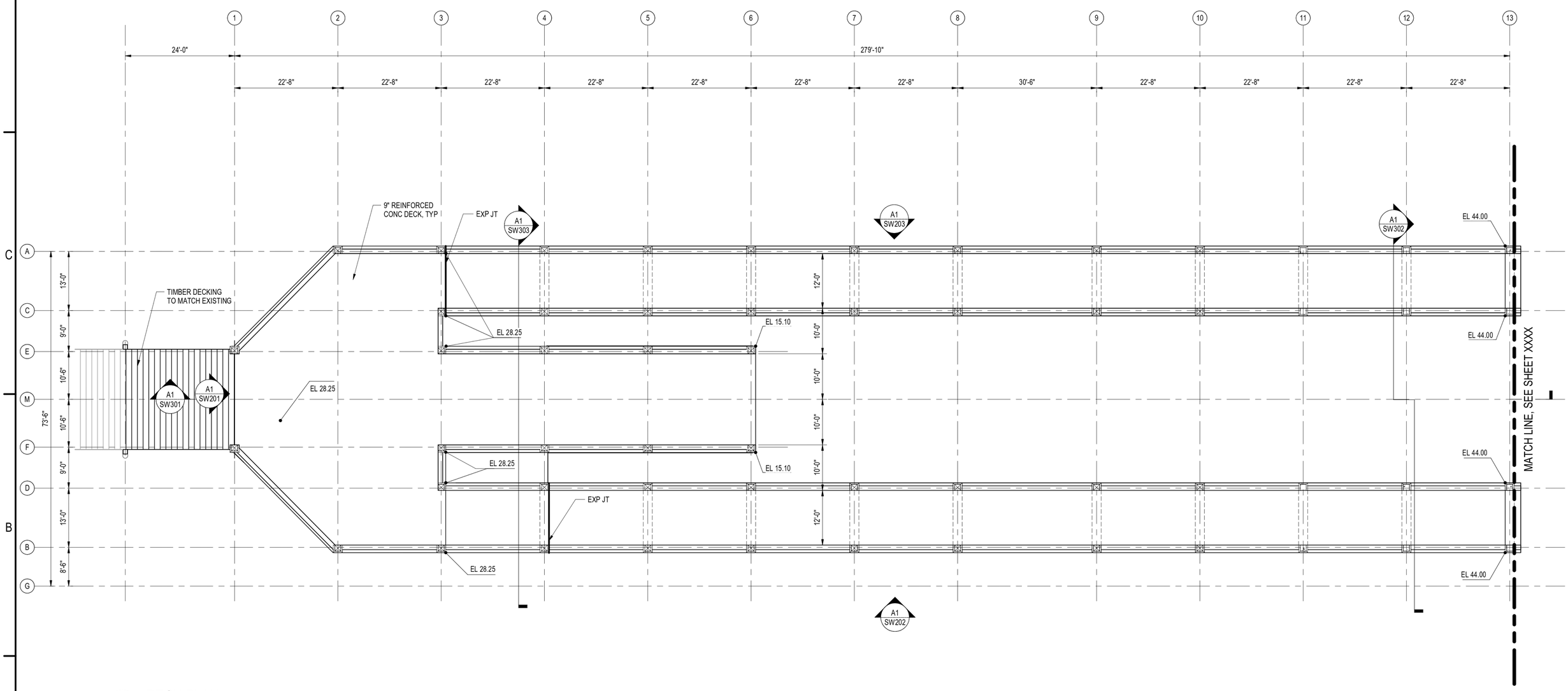

A1 DECK PLAN

SCALE: 1" = 10'-0"

LEGEND:

⊠ HAND RAIL POSTS PER ARCH

1" = 10'-0" 0' 5' 10' 20'

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
SW131		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: WEST BUILDING & BRIDGES ENLARGED DECK PLAN

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E. STAMP

DRAWINGS PREPARED BY:

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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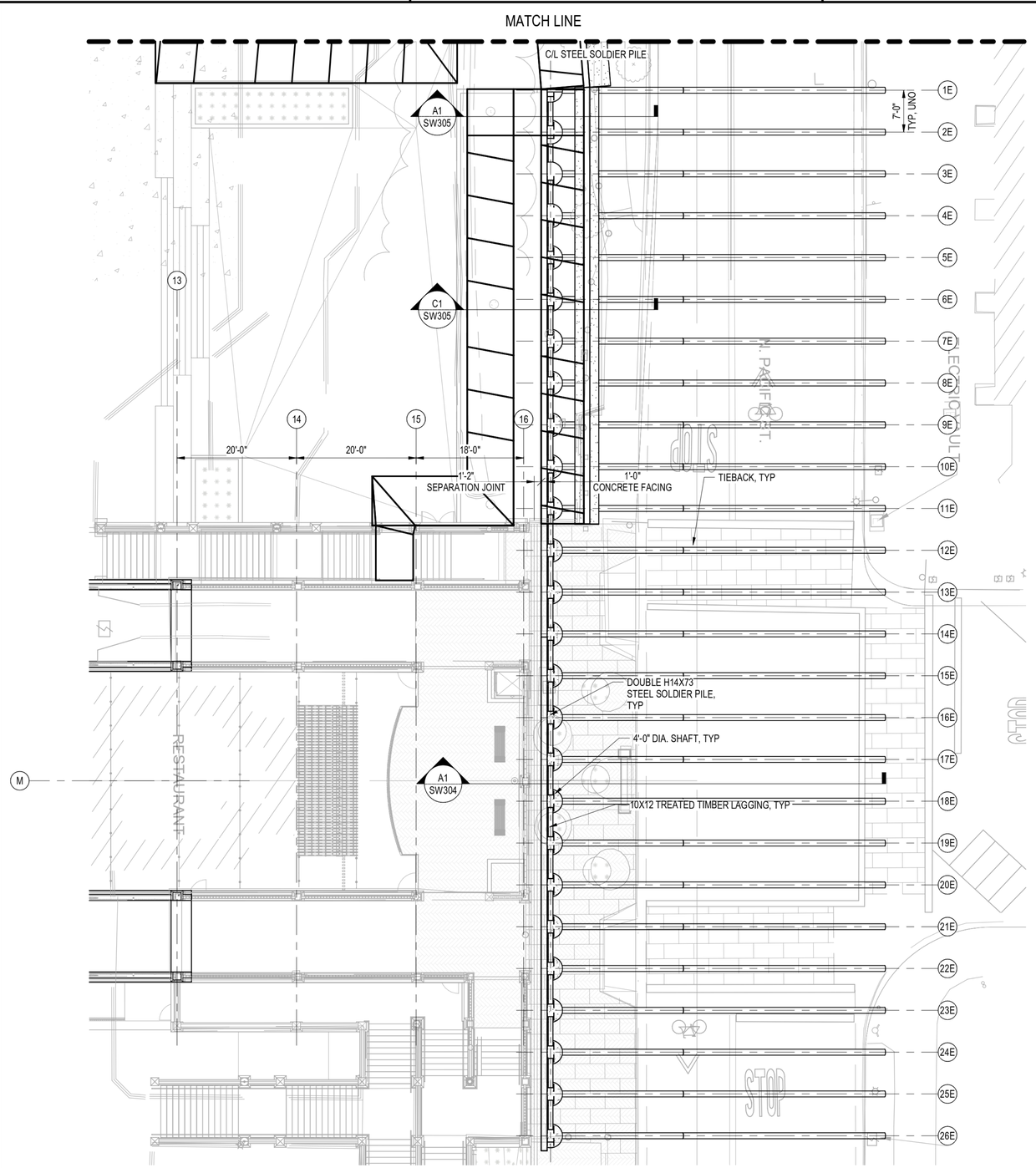

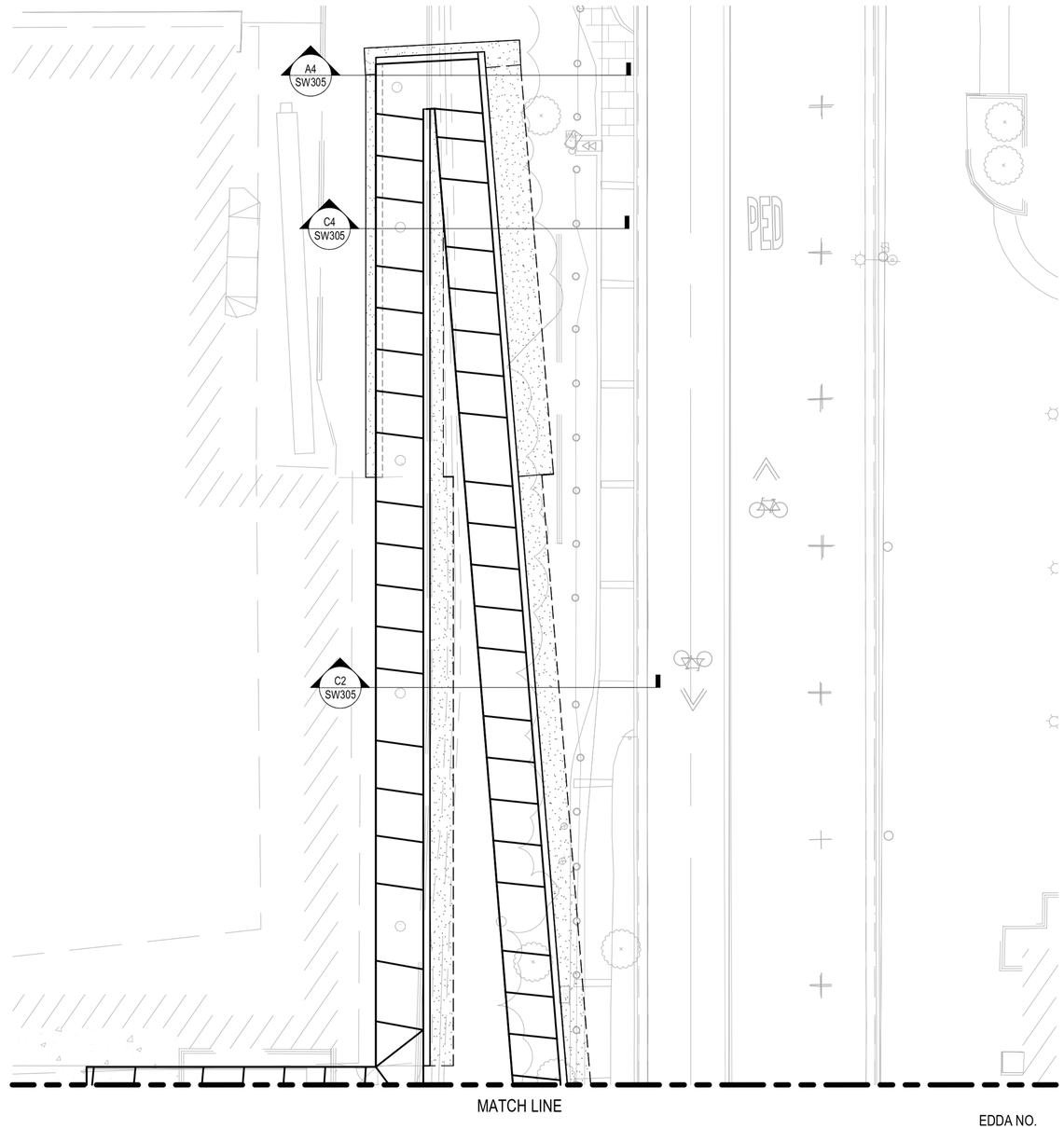

A1 RETAINING WALL PLAN

SCALE: 1" = 10'-0"

1" = 10'-0" 0' 5' 10' 20'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
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NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
SW141		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: TIEBACK RETAINING WALL PLAN

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

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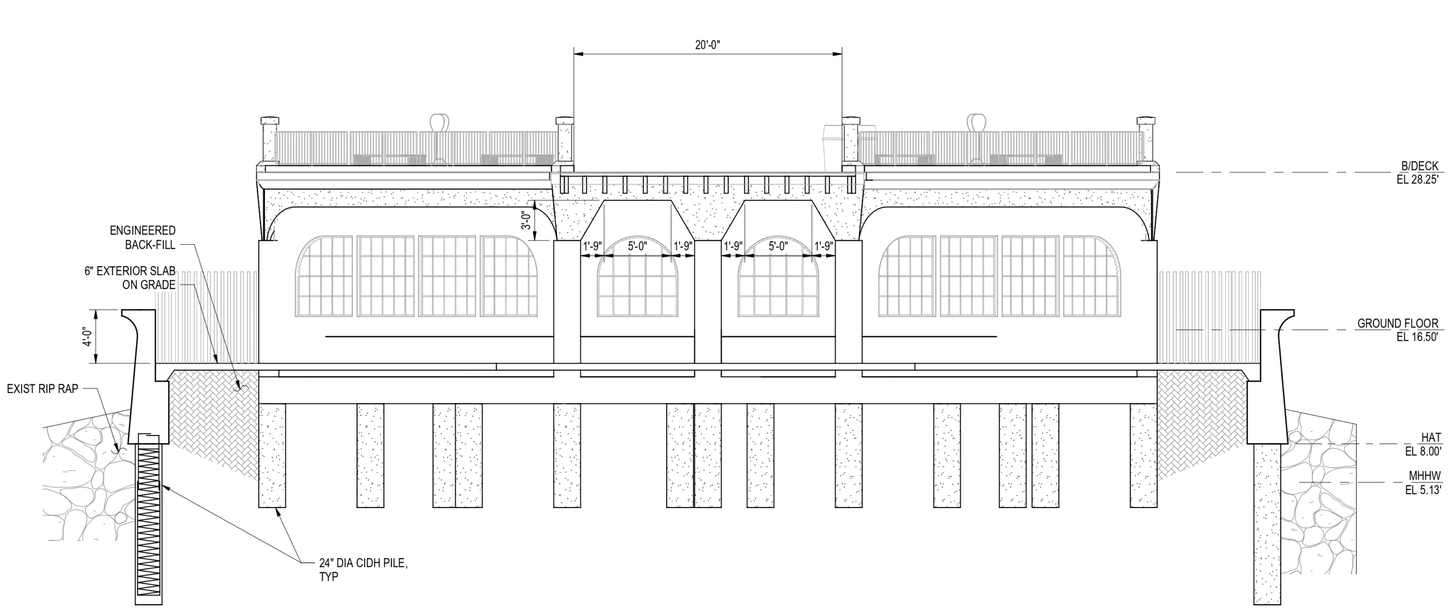

A1 ELEVATION

SCALE: 3/16" = 1'-0"

3/16" = 1'-0" 0' 4' 8' 16'

NO.	REVISION DESCRIPTION	BY	DATE

moffatt & nichol

1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
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ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
SW201		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: ELEVATION - SHEET 1

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

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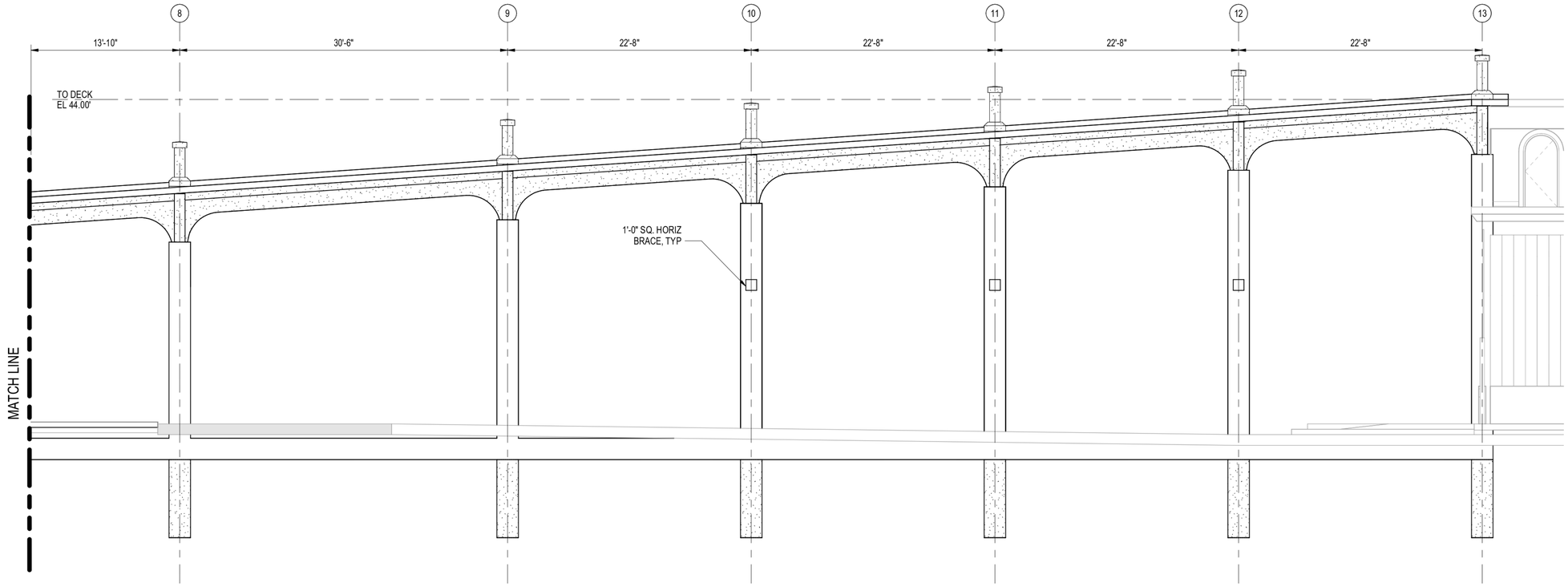

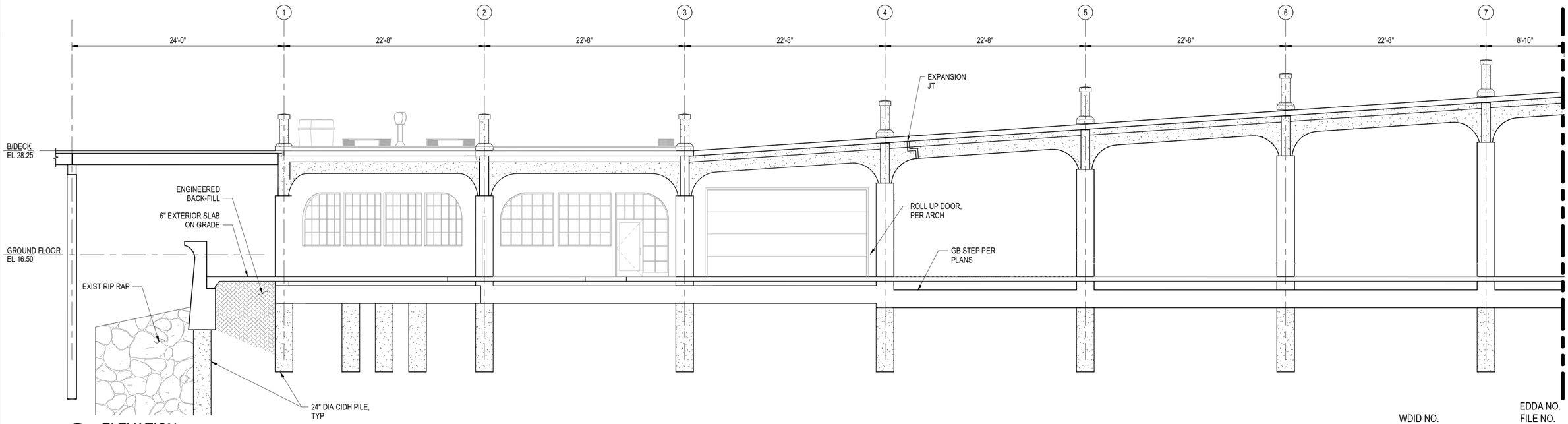

A1 ELEVATION

SCALE: 3/16" = 1'-0"

3/16" = 1'-0" 0' 4' 8' 16'

WDID NO.

EDDA NO.
FILE NO.

NO.	REVISION DESCRIPTION	BY	DATE

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
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ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:

SHEET SW202

CITY OF OCEANSIDE
ENGINEERING DIVISION

SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: ELEVATION - SHEET 2

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

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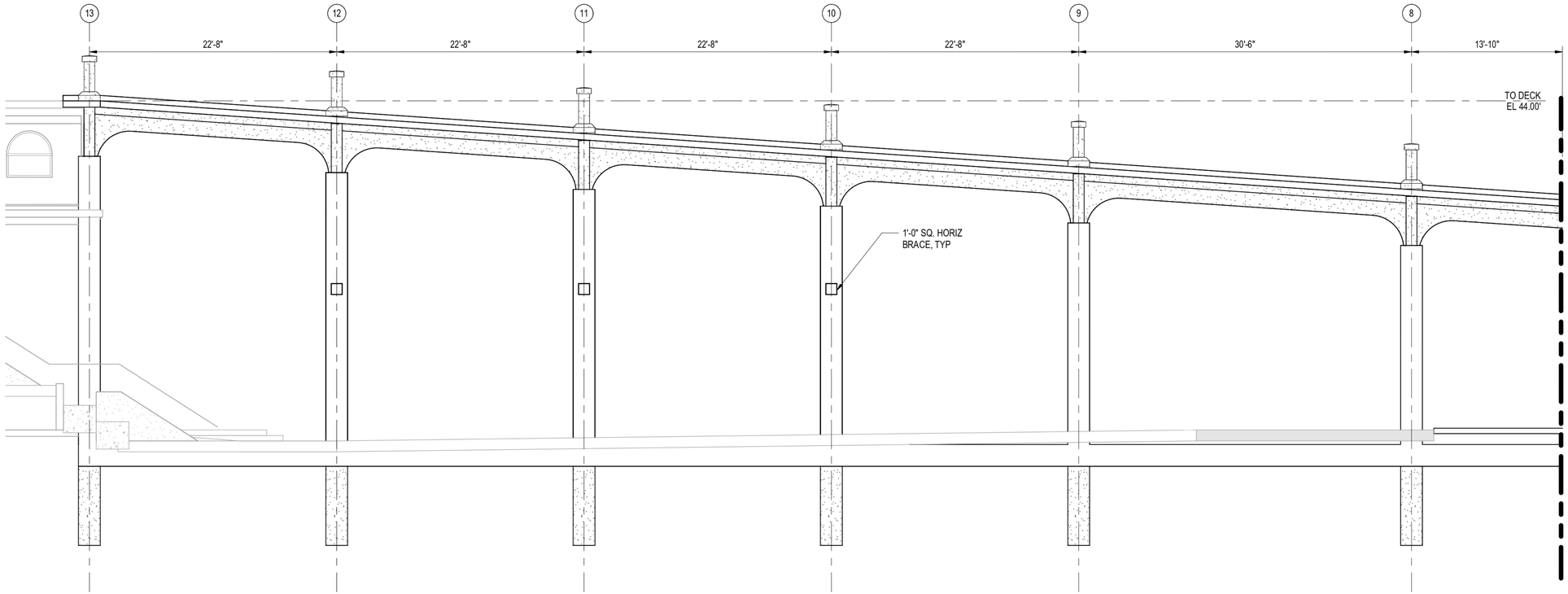

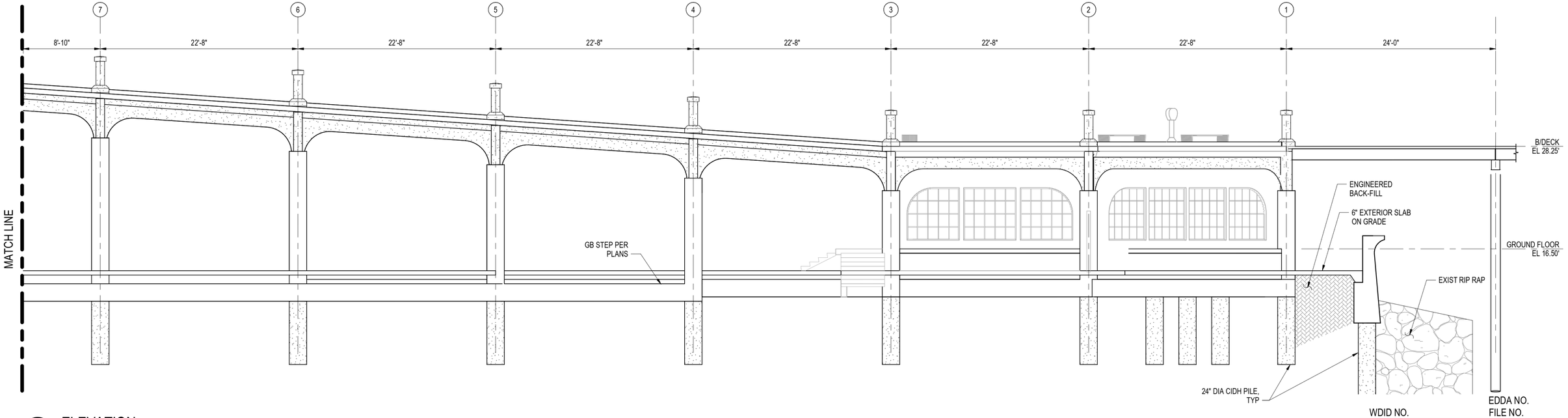

A1 ELEVATION

SCALE: 3/16" = 1'-0"

3/16" = 1'-0" 0' 4' 8' 16'

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SUITE 500
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619-220-6050
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NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
SW203		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: ELEVATION - SHEET 3

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

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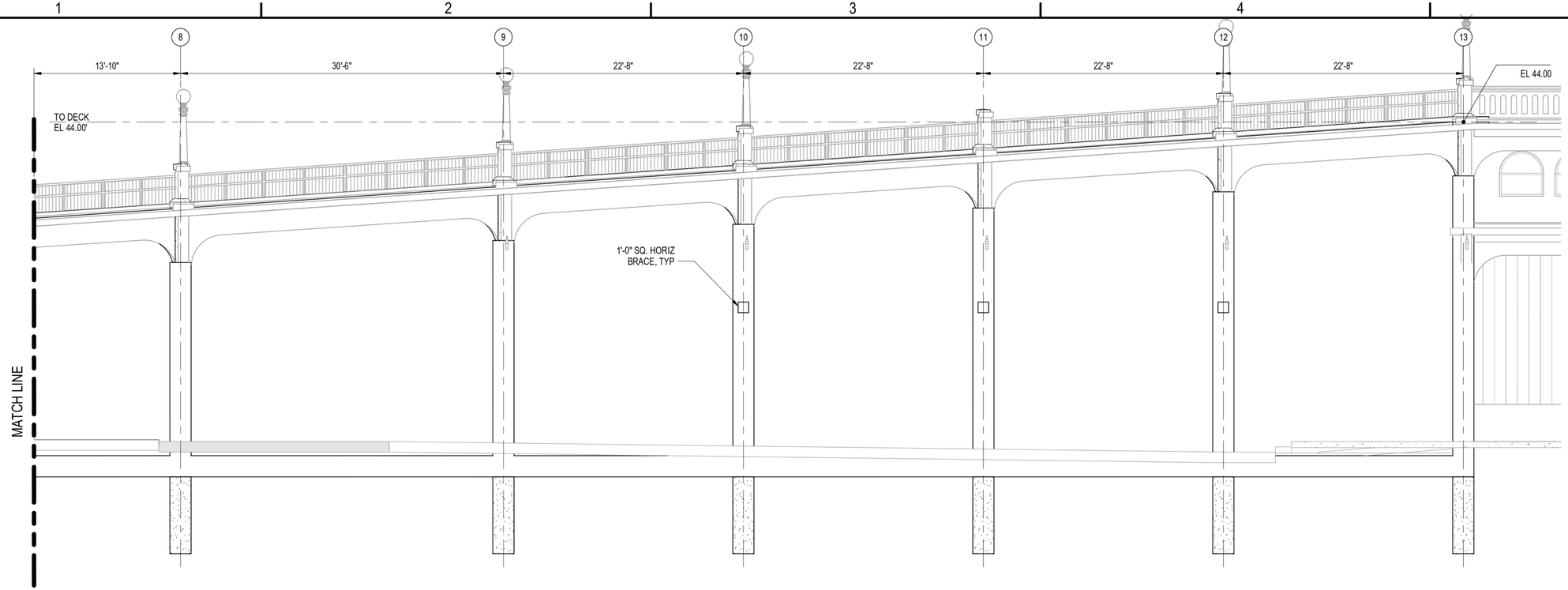

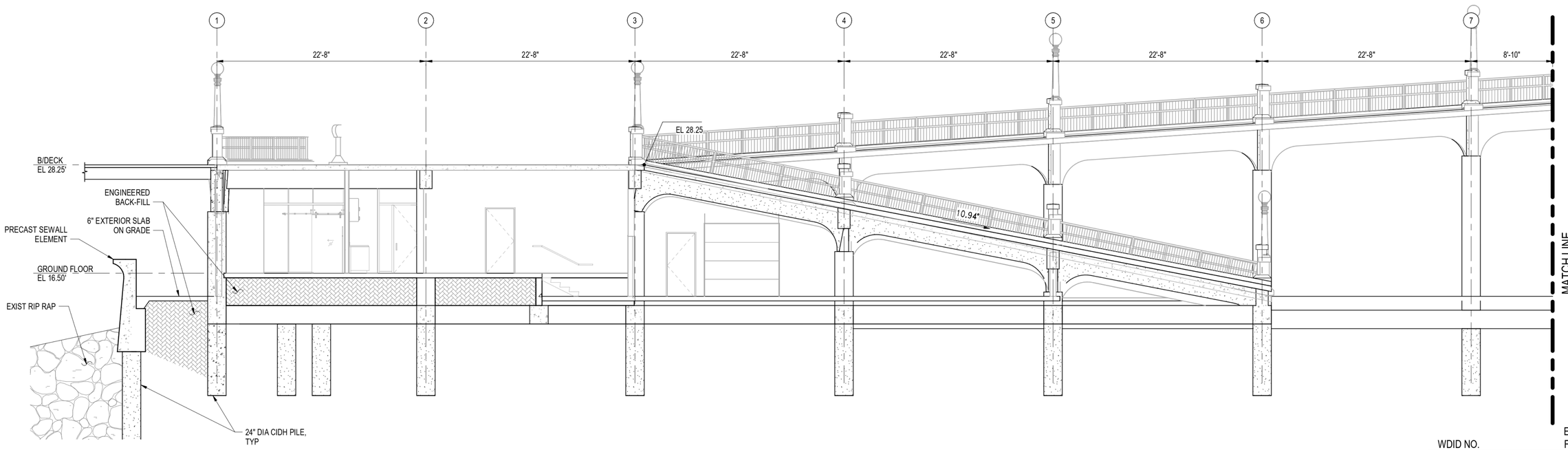

A1 SECTION
SCALE: 3/16" = 1'-0"

3/16" = 1'-0" 0' 4' 8' 16'

WDID NO.

EDDA NO.
FILE NO.

SHEET SW301	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: SECTION - SHEET 1

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

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1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
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NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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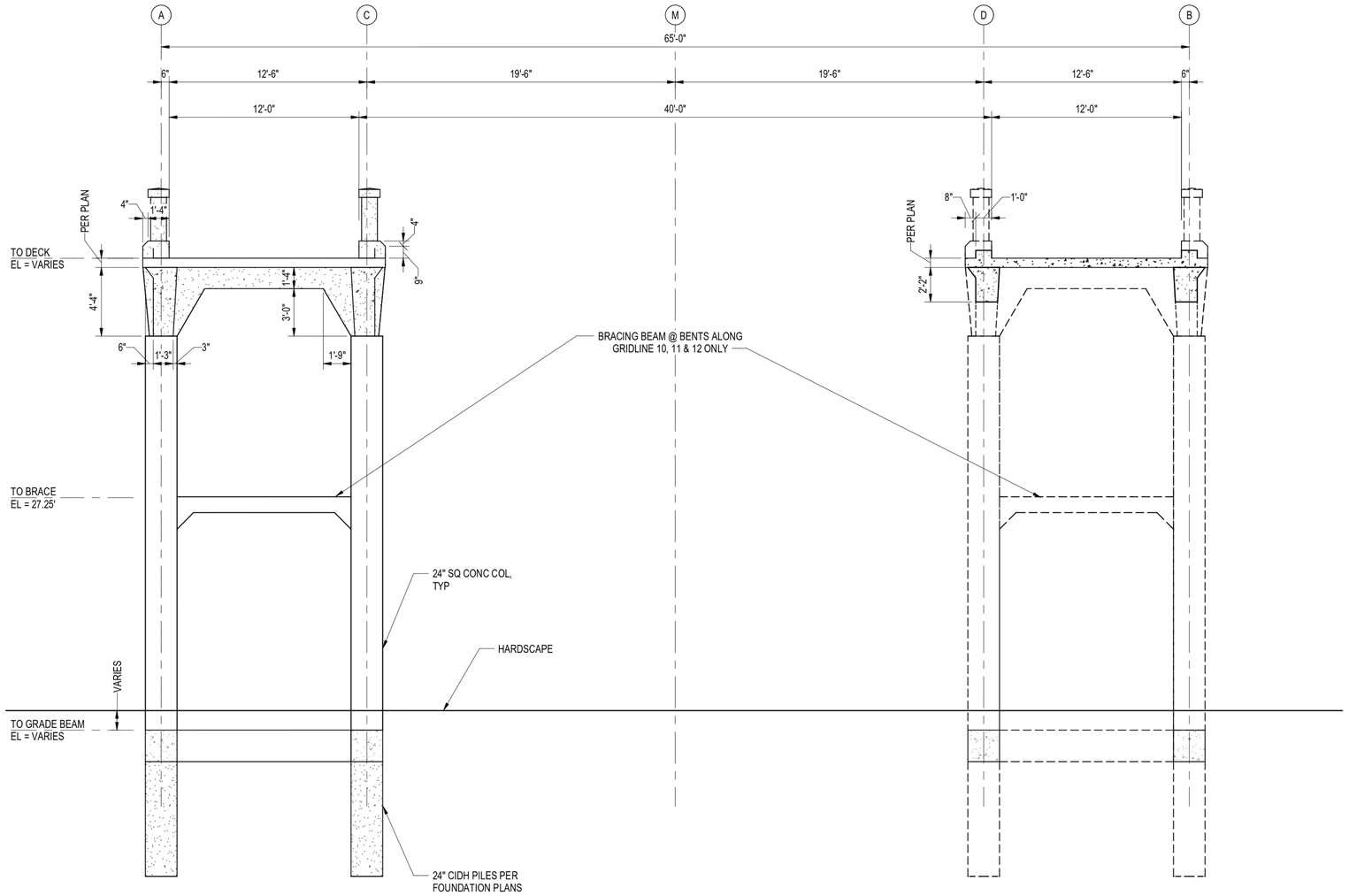

A1 SECTION

SCALE: 1/4" = 1'-0"

1/4" = 1'-0" 0' 2' 4' 8'

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SUITE 500
SAN DIEGO, CA 92108
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NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
SW302		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: SECTION - SHEET 2

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

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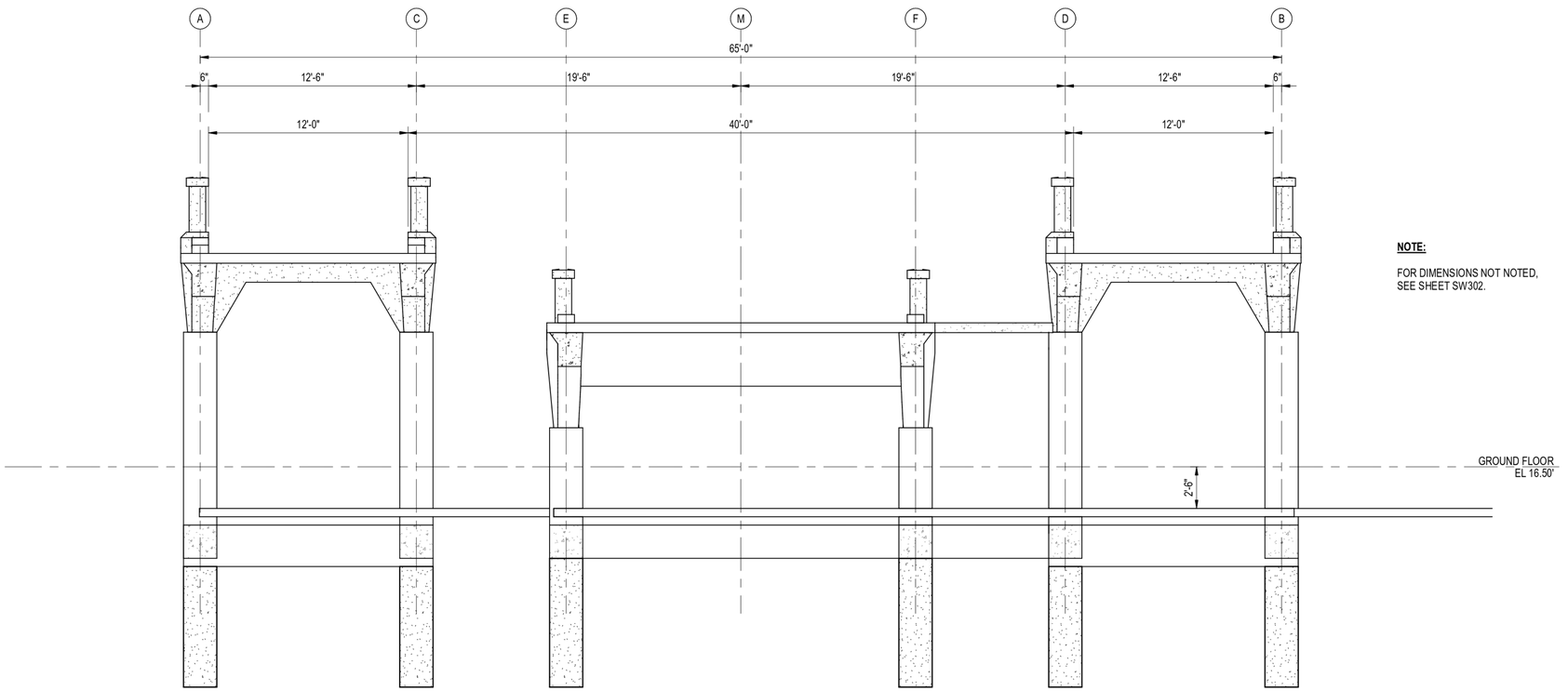

NOTE:

FOR DIMENSIONS NOT NOTED,
SEE SHEET SW302.

A1 SECTION
SCALE: 1/4" = 1'-0"

1/4" = 1'-0" 0' 2' 4' 8'

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1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
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NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
SW303		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: SECTION - SHEET 3

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

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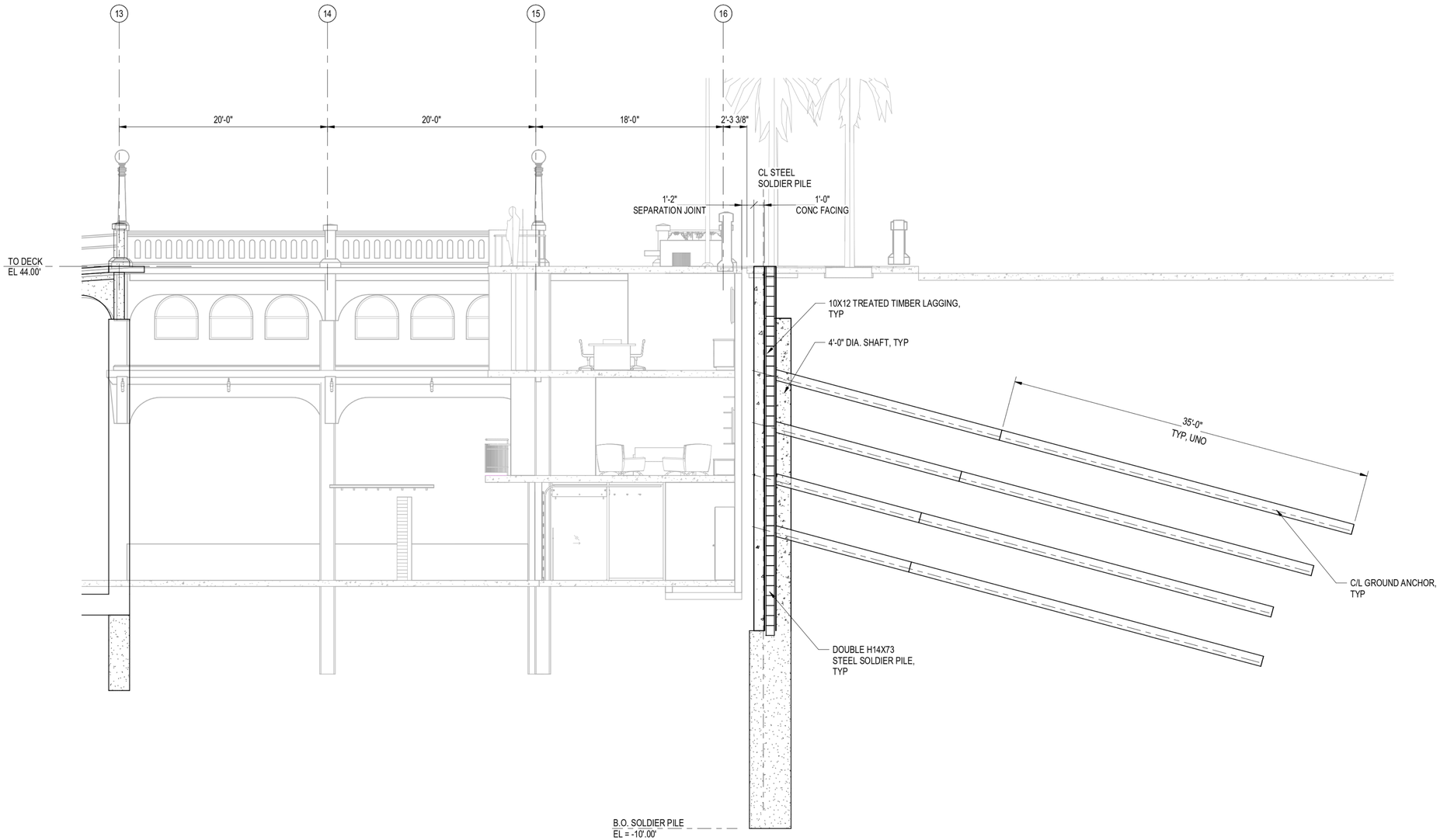

A1 SECTION

SCALE: 3/16" = 1'-0"

3/16" = 1'-0"

0' 4' 8' 16'

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ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
SW304		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: SECTION - SHEET 4

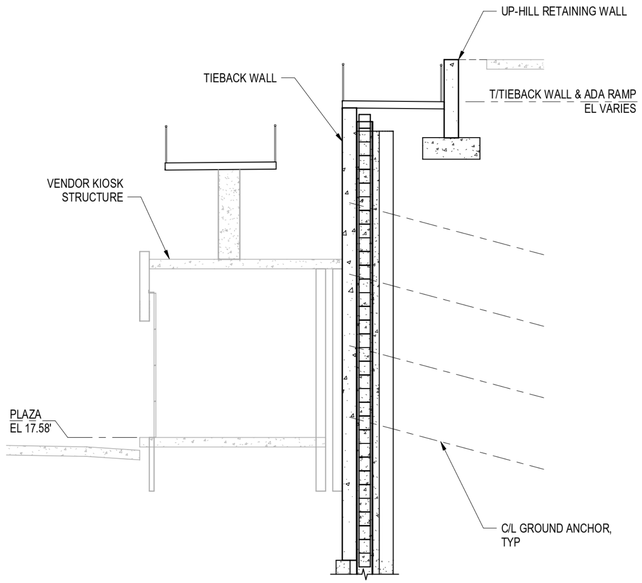
ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60807 Date:

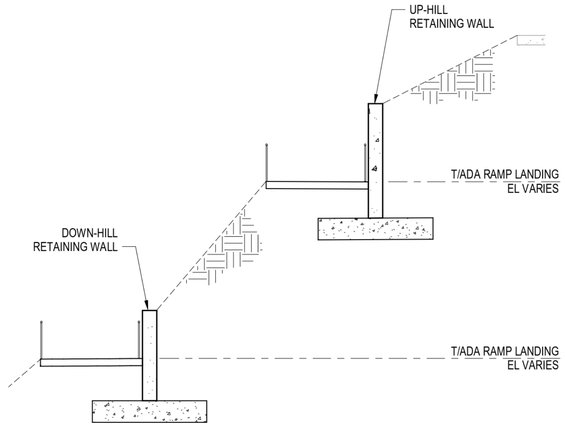
Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

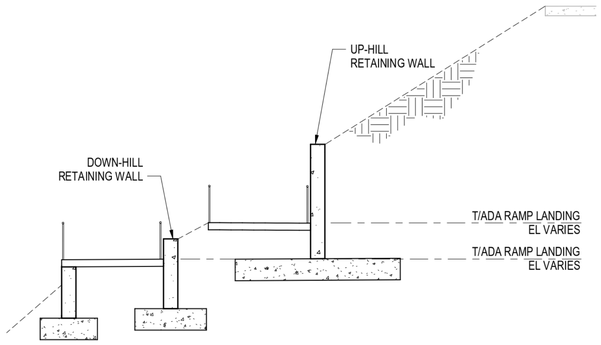
PLAN NUMBER
CIP19-00011



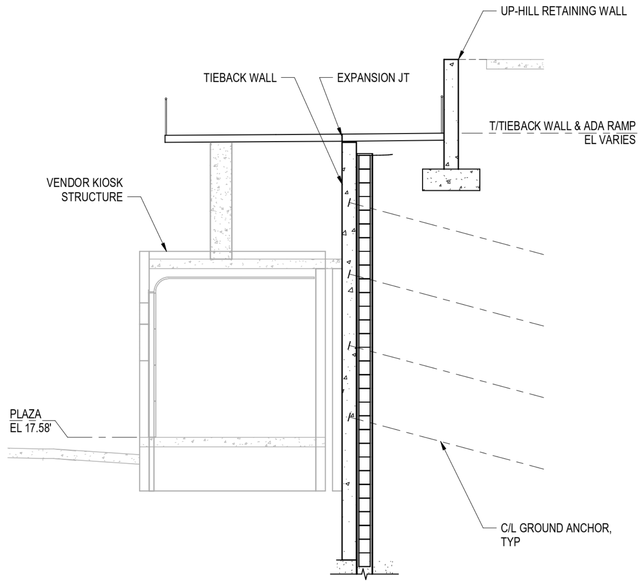
SW141 C1 **SECTION**
SCALE: 1" = 5'-0"



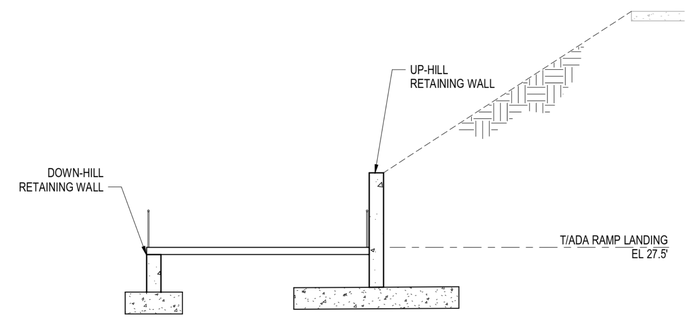
SW141 C2 **SECTION**
SCALE: 1" = 5'-0"



SW141 C4 **SECTION**
SCALE: 1" = 5'-0"



SW141 A1 **SECTION**
SCALE: 1" = 5'-0"



SW141 A4 **SECTION**
SCALE: 1" = 5'-0"

1" = 5'-0" 0' 5' 10'

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1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
SW305		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: SECTION - SHEET 5

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60807 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

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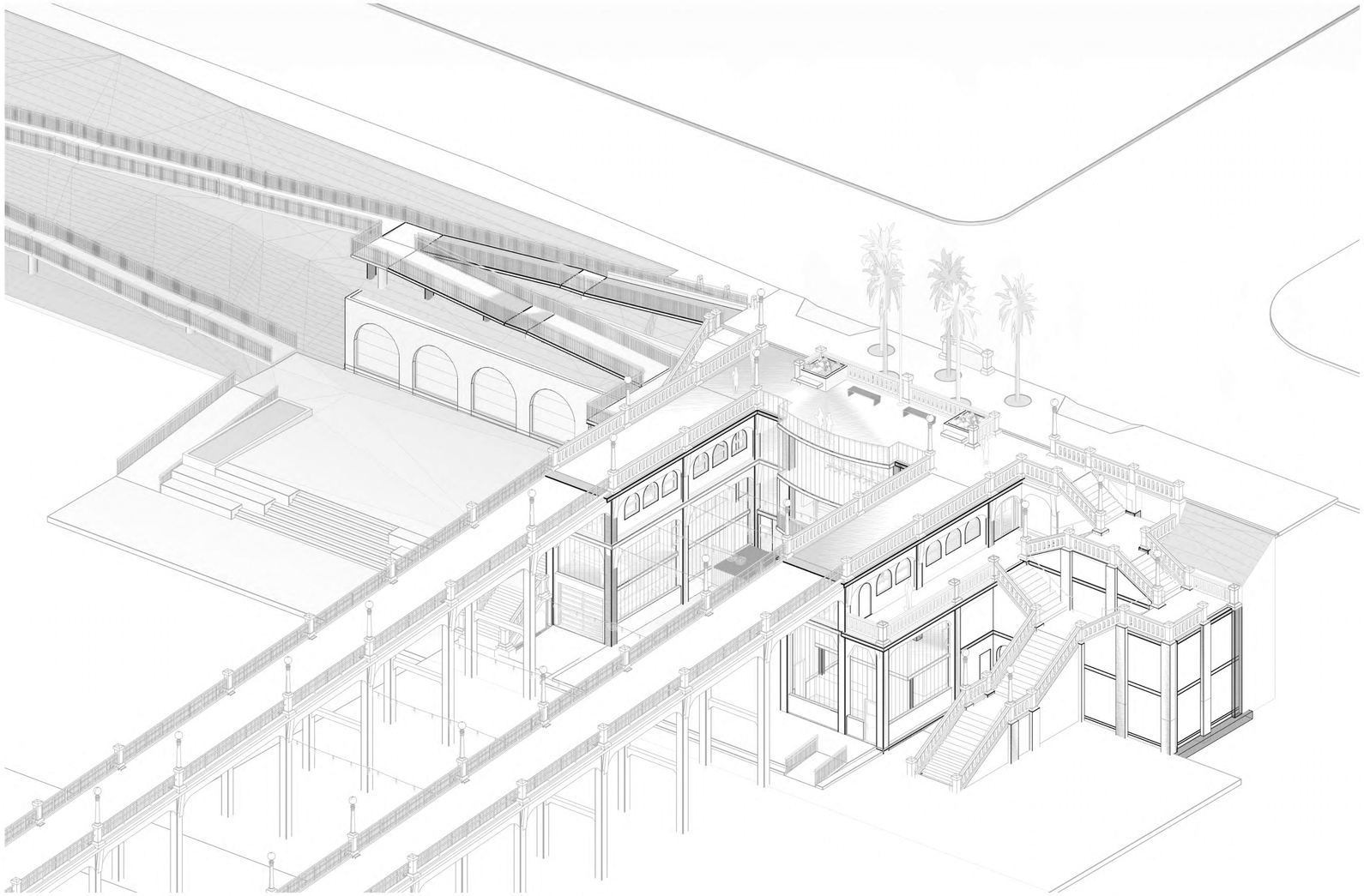

SHEET LIST	
SHEET NUMBER	SHEET NAME
S000	COVER SHEET
S001	GENERAL STRUCTURAL NOTES
S002	GENERAL STRUCTURAL NOTES
S003	GENERAL STRUCTURAL NOTES
S004	GENERAL STRUCTURAL NOTES
S010	ABBREVIATIONS AND LEGENDS
S011	LEGENDS
S012	TYPICAL SHEET NOTES
S100	SITE PLAN
S201	FOUNDATION PLAN
S202	FRAMING PLAN - LEVEL 2
S203	FRAMING PLAN - LEVEL 3
S204	FRAMING PLAN - LEVEL 4
S210	RAMP - FOUNDATION PLAN & SECTION
S211	RAMP - FRAMING PLAN
S301	ELEVATIONS
S330	SECTIONS
S331	SECTIONS
S332	SECTIONS
S333	SECTIONS

Sheet Total: 20

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SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

kpff
3131 Camino Del Rio North, Suite 1080
San Diego, California 92108
(619) 521-8500 Fax (619) 521-8591
www.kpff.com KPFF Project # 2300255

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET S000

CITY OF OCEANSIDE
ENGINEERING DIVISION

SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: COVER SHEET

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001

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GENERAL STRUCTURAL NOTES (G.S.N.)

DESIGN CRITERIA

SCOPE: NEW CONSTRUCTION

CODE: 2025 CALIFORNIA BUILDING CODE, REFERRED TO AS "THE CODE"

GOVERNING JURISDICTION: THE CITY OF OCEANSIDE

LIVE LOADS:
PUBLIC AREAS..... 100 PSF NON-REDUCIBLE TYPICAL
VEHICULAR DRIVE WAYS..... 250 PSF NON-REDUCIBLE

WIND ANALYSIS: DIRECTIONAL PROCEDURE PER ASCE 7, CHAPTER 27
RISK CATEGORY..... = IV
BASIC WIND SPEED.....V = 107 MPH
WIND EXPOSURE..... = CATEGORY D
GUST EFFECT FACTOR.....G = 0.85
INTERNAL PRESSURE COEFFICIENT.....GCpi = ±0.18

COMPONENTS & CLADDING WIND PRESSURES (psf)

LOCATION		COMPONENT TRIBUTARY AREA (ft^2)					
		10		100		500	
		POSITIVE	NEGATIVE	POSITIVE	NEGATIVE	POSITIVE	NEGATIVE
ROOF	ZONE 1'	16.0	-31.3	16.0	-31.3	16.0	-21.2
	ZONE 1	16.0	-54.5	16.0	-42.6	16.0	-34.2
	ZONE 2	16.0	-71.9	16.0	-56.5	16.0	-45.8
	ZONE 3	16.0	-71.9	16.0	-56.5	16.0	-45.8
WALLS	ZONE 4	31.3	-33.9	26.7	-29.3	23.5	-26.1
	ZONE 5	31.3	-41.7	26.7	-32.5	23.5	-26.1
PARAPETS	-	CASE A	CASE B	CASE A	CASE B	CASE A	CASE B
	ZONE 4	92.8	62.6	72.8	48.8	58.8	39.1
	ZONE 5	-92.8	-	-67.7	-	-50.1	-

SEISMIC CRITERIA:
SITE CLASSIFICATION..... = D
RISK CATEGORY..... = IV
SEISMIC DESIGN CATEGORY..... = D

S_s = 1.23 g S_{DS} = 0.97 g
S_1 = 0.39 g S_{D1} = 0.66 g

SEISMIC ANALYSIS: EQUIVALENT LATERAL FORCE PROCEDURE USED PER ASCE 7, SECTION 12.8
SEISMIC FORCE RESISTING SYSTEM.....SFRS = SPECIAL REINFORCED CONCRETE SHEAR WALLS
RESPONSE MODIFICATION COEFFICIENT.....R = 5.0
SYSTEM OVERSTRENGTH FACTOR.....Ω_0 = 2.5
SEISMIC IMPORTANCE FACTOR.....I_E = 1.5
SEISMIC BASE SHEAR.....C_S = 0.29 W

TSUNAMI CRITERIA
TSUNAMI LOADS HAVE NOT YET BEEN FINALIZED, THEREFORE THE STRUCTURAL DESIGN IS PRELIMINARY AND SUBJECT TO REVISION. ONCE THE APPLICABLE TSUNAMI HAZARD DATA AND LOADING PARAMETERS ARE CONFIRMED, THE DESIGN WILL BE UPDATED TO COMPLY WITH THE CODE.

GENERAL

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. DO NOT SCALE THE DRAWINGS. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. IN CASE OF CONFLICT, MORE COSTLY REQUIREMENTS GOVERN FOR BIDDING. SUBMIT CLARIFICATION REQUEST PRIOR TO PROCEEDING WITH WORK.
2. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. STRUCTURAL DRAWINGS INDICATE INFORMATION SUFFICIENT TO CONVEY DESIGN INTENT. IF ERRORS, INCONSISTENCIES OR OMISSIONS ARE DISCOVERED, THE ARCHITECT AND STRUCTURAL ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH WORK. DEVIATION FROM THE APPROVED SET OF CONTRACT DOCUMENTS SHALL ONLY BE MADE AFTER WRITTEN APPROVAL BY THE ENGINEER OF RECORD.
3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK. UNLESS NOTED OTHERWISE, DETAILS IN STRUCTURAL DRAWINGS ARE TYPICAL AS INDICATED BY CUTS, REFERENCES OR TITLES.
4. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES: LOCAL BUILDING CODE, AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY, AND THOSE CODES AND STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS.
5. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
   A. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED.
   B. SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS.
   C. SIZE AND LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, PITS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC.
   D. SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN.
   E. FLOOR AND ROOF FINISHES.
   F. DIMENSIONS AND ELEVATIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
6. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
   A. PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED.
   B. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
   C. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL, OR PLUMBING FIXTURES.
   D. SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS.

GENERAL (CONT.)

7. SEE CIVIL DRAWINGS FOR THE FOLLOWING:
   A. BUILDING PAD AND FINISH GRADE ELEVATIONS AT ALL STRUCTURAL FOUNDATIONS.
   B. TOP OF WALL ELEVATIONS AT SITE AND RETAINING WALLS.
8. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
9. ALL REFERENCED STANDARDS (i.e. ACI, AISC, ASTM, ETC.) SHOWN IN THESE DOCUMENTS SHALL BE PER THE LATEST ADOPTED EDITION AS LISTED IN CHAPTER 35 OF THE CODE.
10. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
11. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
12. ALL CONSTRUCTION MEETING OR CROSSING EXPANSION OR SHRINKAGE CONTROL JOINTS IN FRAMED FLOORS OR ROOFS MUST HAVE PROVISIONS TO ACCOMMODATE THE MOVEMENT OR MUST BE DELAYED UNTIL THE JOINT IS CLOSED.
13. CONTRACTOR TO PROVIDE A LIST OF ALL PROPOSED SUBSTITUTIONS, WITH APPLICABLE MANUFACTURER'S ICC/IAPMO REPORTS, TO ARCHITECT, ENGINEER OF RECORD AND GOVERNING JURISDICTION FOR REVIEW AND APPROVAL BEFORE FABRICATION.
14. CONTRACTOR SHALL SUBMIT A WRITTEN "STATEMENT OF RESPONSIBILITY TO THE ARCHITECT OF RECORD AND GOVERNING JURISDICTION PRIOR TO CONSTRUCTION OF THE LATERAL FORCE RESISTING SYSTEM. THIS CONTRACTOR'S "STATEMENT OF RESPONSIBILITY SHALL COMPLY WITH CODE SECTION 1704.4.

SHOP DRAWINGS / SUBMITTALS

1. THE FOLLOWING IS A PARTIAL LIST OF STRUCTURAL SHOP DRAWINGS AND SUBMITTALS. FOR ADDITIONAL SUBMITTAL REQUIREMENTS, SEE SPECIFICATIONS. UNLESS SPECIFICALLY INDICATED IN THE TABLE BELOW, ALL SUBMITTALS LISTED REQUIRE REVIEW BY THE ENGINEER OF RECORD.

SUBMITTAL ITEM	REQUIRED FOR SEOR REVIEW	ITEMS TO BE ENGINEERED BY CONTRACTOR (SEE NOTE 3)	DEFERRED APPROVAL ITEMS (SEE NOTE 4)
CONCRETE			
CONCRETE MIX DESIGNS, INCLUDING STRENGTH AND SHRINKAGE TEST RESULTS	X	X	-
REINFORCING STEEL (EXCEPT WHERE NOTED BELOW)	X	-	-
REINFORCING STEEL MILL CERTS	FOR RECORD ONLY	-	-
UNSPLICED REBAR AT SLAB-ON-GRADE AND SPREAD FOOTINGS.	-	-	-
FORMWORK	-	-	-
WALL SHORING AND BRACING	-	-	-
SLAB SHORING, RESHORING, AND CAMBER PLAN	X	X	-
CONSTRUCTION JOINT LOCATIONS	X	-	-
STEEL			
STRUCTURAL STEEL MILL REPORTS	FOR RECORD ONLY	-	-
STRUCTURAL STEEL	X	-	-
WELDING PROCEDURE SPECIFICATIONS	X	-	-
MISCELLANEOUS STEEL SHOWN ON STRUCTURAL DRAWINGS	X	-	-
STEEL STAIR FRAMING (INCLUDING VERTICAL SUPPORTS, LANDINGS, HANDRAILS AND GUARDRAILS	X	X	X
COLD-FORMED STEEL			
EXTERIOR COLD-FORMED STEEL FRAMING	X	X	X
INTERIOR NON-BEARING PARTITIONS AND SOFFITS	-	X	-
OTHER			
EXTERIOR BUILDING MAINTENANCE	X	X	X
WINDOW MULLIONS AND ARCHITECTURAL ITEMS NORMALLY ENGINEERED BY THE CONTRACTOR	-	X	-
EXTERIOR CURTAIN WALLS, WINDOWS, AND STOREFRONT SYSTEMS	X	X	X
HANDRAILS AND GUARDRAILS	X	X	X
CABLE RAILINGS USED AS GUARDRAILS OR VEHICLE BARRIERS	X	X	X
FLOOR LEVELNESS MEASUREMENTS	X	-	-
ELEVATOR RELATED LOADS TO STRUCTURE	X	-	-
ELEVATOR CAB AND GUIDERAILS	X	X	X
FIRE SPRINKLER DISTRIBUTION SYSTEM SUPPORTS AND SEISMIC BRACING	X	X	X
MECHANICAL UNIT CONNECTIONS	X	X	-
MEP DISTRIBUTION SYSTEM SUPPORTS AND SEISMIC BRACING	X	X	-

SHOP DRAWINGS / SUBMITTALS (CONT.)

2. GENERAL:
   A. THE STRUCTURAL SHOP DRAWING REVIEW IS INTENDED TO HELP THE ENGINEER VERIFY THE DESIGN CONCEPT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK THEIR OWN SHOP DRAWINGS PRIOR TO SUBMITTING TO THE ENGINEER OF RECORD.
   B. THE SHOP DRAWINGS SHALL REFERENCE THE DATE OF THE CONSTRUCTION DOCUMENTS THAT THE SHOP DRAWINGS ARE BASED ON AND THE DESIGN CRITERIA USED TO PRODUCE THE SUBMITTAL.
   C. CONTRACTOR/SUBCONTRACTOR TO PROVIDE AN ELECTRONIC COPY OF SHOP DRAWINGS FOR REVIEW BY THE ARCHITECT AND THE ENGINEER OF RECORD.
3. ITEMS TO BE ENGINEERED BY THE CONTRACTOR:
   A. ITEMS INDICATED AS BEING ENGINEERED BY THE CONTRACTOR ARE EXCLUDED FROM THE SCOPE OF THESE DRAWINGS AND SHALL BE ENGINEERED AND PROVIDED BY THE CONTRACTOR AND SUBMITTED FOR STRUCTURAL REVIEW.
   B. SUBMITTALS SHALL INCLUDE CALCULATIONS AND ARE TO BE STAMPED AND SIGNED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS TO BE CONSTRUCTED PRIOR TO SUBMITTAL. THE FULL RESPONSIBILITY OF SUCH ENGINEERING RESTS WITH THE ENGINEER SEALING THE DESIGN. SUBMITTAL PLANS SHALL INDICATE THE LOADS IMPOSED ON THE PRIMARY STRUCTURE.
   C. DESIGN OF SUCH ELEMENTS SHALL BE IN ACCORDANCE WITH THE CODE, PROJECT SPECIFICATIONS AND REFERENCE STANDARDS, AS APPLICABLE.
   D. CONNECTIONS OF THESE ELEMENTS TO THE MAIN STRUCTURAL MEMBERS SHALL NOT RESULT IN MOMENTS BEING APPLIED TO SLAB EDGES NOR APPLY TORSION TO THE SUPPORTING STRUCTURAL MEMBERS. BRACES OR ADDITIONAL REINFORCING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO RESIST ECCENTRIC LOADS IMPARTED TO THE STRUCTURE BY THE ELEMENT BEING ATTACHED.
4. DEFERRED APPROVAL ITEMS:
   A. SEE THE ARCHITECTURAL DRAWINGS FOR A COMPLETE LIST OF DEFERRED APPROVAL ITEMS. ITEMS INDICATED AS STRUCTURAL DEFERRED APPROVAL ITEMS SHALL BE PROVIDED BY THE CONTRACTOR AND SUBMITTED SEPARATELY. THE STRUCTURAL DEFERRED APPROVAL ITEMS SHALL INCLUDE CALCULATIONS AND DRAWINGS STAMPED AND SIGNED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS TO BE CONSTRUCTED AND SHALL CLEARLY SHOW ALL IMPOSED LOADS TO THE STRUCTURE.
   B. DEFERRED APPROVAL ITEMS SHALL NOT BE SUBMITTED TO THE ARCHITECT/ENGINEER OF RECORD UNTIL THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT AS A WHOLE HAVE BEEN APPROVED BY THE GOVERNING JURISDICTION.
   C. SUBMITTAL DOCUMENTS FOR DEFERRED APPROVAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER OF RECORD IN THE FORM OF A "SHOP DRAWING REVIEW".
   D. DEFERRED APPROVAL ITEMS SHALL NOT BE SUBMITTED TO THE GOVERNING JURISDICTION UNTIL THEY HAVE BEEN REVIEWED BY THE ARCHITECT/ENGINEER OF RECORD WITH NO REMAINING ITEMS TO BE CORRECTED.
   E. DEFERRED APPROVAL ITEMS SHALL NOT BE INSTALLED NOR SHALL INSPECTIONS OF DEFERRED APPROVAL ITEMS BE AUTHORIZED PRIOR TO THE APPROVAL BY THE GOVERNING JURISDICTION.
   F. DEFERRED APPROVAL DOCUMENTS SHALL BE SUBMITTED SUFFICIENTLY IN ADVANCE OF INSTALLATION TO ALLOW FOR MODIFICATIONS RESULTING FROM DESIGN TEAM AND GOVERNING JURISDICTION REVIEW.
5. SUBMITTALS FOR STEEL PART OF SEISMIC FORCE RESISTING SYSTEM SFRS.
   A. PROVISION FOR WELDING HEAT EFFECTS: A SEQUENCE OF FIELD WELDING SHALL BE PLANNED TO MINIMIZE LOCKED IN STRESSES AND DISTORTION AND SHALL BE SUBMITTED TO THE ENGINEER AT TIME OF SHOP DRAWING SUBMITTAL. ANY PROPOSED DEVIATIONS FROM THE DETAILS SHOWN ON THE DRAWINGS SHALL BE APPROVED BY THE ENGINEER. THE PROCEDURES AND THE DETAILS USED SHALL RESULT IN COMPLETED CONNECTIONS, WHICH ARE IN FULL COMPLIANCE WITH THE INTENT OF THE DETAILS SHOWN ON THE DRAWINGS AND SPECIFICATIONS. THE SEQUENCE OF FIELD WELDING, BOTH IN THE JOINTS AND FRAMES AS A WHOLE, SHALL BE SUBMITTED TO THE GOVERNING JURISDICTION FOR APPROVAL. NO FIELD WELDING SHALL BE PERFORMED PRIOR TO SAID JURISDICTION APPROVAL.
   B. SUBMIT ALL REQUIRED ITEMS PER SECTION J2 OF CHAPTER J OF AISC 341.

STRUCTURAL OBSERVATIONS

STRUCTURAL OBSERVATION PER THE REQUIREMENTS OF THE CODE IS REQUIRED. THE STRUCTURAL ENGINEER WILL VISIT THE PROJECT AT THE FOLLOWING STAGES OF CONSTRUCTION:

ITEM	STAGE
DRILLED PIER REINFORCING	BEFORE FIRST POUR
SLAB ON GRADE REINFORCING	BEFORE FIRST POUR
SHEAR WALL REINFORCING	BEFORE FIRST POUR AND AS DETERMINED BY E.O.R.
CONCRETE SLAB REINFORCING	BEFORE FIRST POUR AND AS DETERMINED BY E.O.R.
STRUCTURAL STEEL	AFTER ERECTION

1. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE INSPECTIONS REQUIRED BY THE CODE.
2. ALL OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, AND CONTRACTOR.
   A. THE CONTRACTOR SHALL ENSURE THAT ALL DEFICIENCIES NOTED BY THE STRUCTURAL ENGINEER IN STRUCTURAL OBSERVATION REPORTS ARE CORRECTED. SUCH COMPLIANCE SHALL BE REPORTED IN WRITING TO THE ENGINEER OF RECORD.
   B. THE SPECIAL INSPECTOR SHALL ENSURE THAT ALL DEFICIENCIES, RELATED TO SPECIAL INSPECTION TABLES, NOTED BY THE STRUCTURAL ENGINEER IN STRUCTURAL OBSERVATION REPORTS ARE CORRECTED. SUCH COMPLIANCE SHALL BE REFERENCED IN SPECIAL INSPECTOR REPORT.
   C. THE STRUCTURAL OBSERVER SHALL SUBMIT A FINAL WRITTEN STATEMENT TO THE GOVERNING JURISDICTION THAT SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES THAT HAVE NOT BEEN RESOLVED. THE STRUCTURE WILL NOT BE IN COMPLIANCE UNTIL THE DESIGNER HAS NOTIFIED THE GOVERNING JURISDICTION THAT ALL DEFICIENCIES ARE RESOLVED.

MEP COORDINATION

1. THE STRUCTURAL PLANS INDICATE ONLY THE APPROXIMATE LOCATION OF MECHANICAL, ELECTRICAL AND OTHER EQUIPMENT, AS WELL AS THE RELATED FRAMING NECESSARY TO SUPPORT SUCH EQUIPMENT. THE FINAL POSITIONING OF THESE ITEMS IS DEPENDENT UPON THE EQUIPMENT PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK BETWEEN SUBCONTRACTORS AND MANUFACTURERS.
2. THE FOLLOWING IS A LIST OF ITEMS THAT THE GENERAL CONTRACTOR NEEDS TO COORDINATE WITH THE MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS. THIS LIST IS INTENDED TO BE AN AID TO THE CONTRACTOR AND IT IS NOT NECESSARILY ALL-INCLUSIVE.
   A. CONDUITS EMBEDDED IN SLABS MUST BE APPROVED BY THE STRUCTURAL ENGINEER. SUBMIT LAYOUT PLANS FOR APPROVAL BEFORE INSTALLATION.
   B. CONDUITS CANNOT BE EMBEDDED IN CONCRETE SLABS OVER METAL DECK.
   C. SLEEVES THROUGH SLABS FOR MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SPRINKLERS MUST BE APPROVED BY THE STRUCTURAL ENGINEER. SUBMIT LAYOUT PLANS FOR APPROVAL BEFORE INSTALLATION. ALSO SEE GENERAL, CONCRETE, AND SHOP DRAWINGS/SUBMITTALS NOTE SECTIONS, AND DETAILS 6/S611 & 9/S611
   D. PENETRATIONS ARE NOT ALLOWED THROUGH CONCRETE SHEAR WALLS, CONCRETE BEAMS OR CONCRETE COLUMNS UNLESS SPECIFICALLY SHOWN ON THESE DRAWINGS. FOR OTHER PENETRATIONS, SUBMIT A LAYOUT PLAN TO THE STRUCTURAL ENGINEER FOR REVIEW.
   E. SLABS THAT ARE POST TENSIONED SHOULD NOT BE DRILLED WITHOUT LOCATING TENDONS.
   F. SEE THE POST-INSTALLED CONCRETE ANCHORS NOTE SECTION FOR ATTACHMENT INTO CONCRETE.

THESE DRAWINGS ARE NOT FOR CONSTRUCTION AND REPRESENT THE FOLLOWING STAGE OF DESIGN:

30% DESIGN

WDID NO.

EDDA NO.
FILE NO.

NO.	REVISION DESCRIPTION	BY	DATE

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:
kpff
3131 Camino Del Rio North, Suite 1080
San Diego, California 92108
(619) 521-8500 Fax (619) 521-8591
www.kpff.com KPFF Project # 2300255

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

SHEET S001
CITY OF OCEANSIDE
ENGINEERING DIVISION
SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS
Sheet title: GENERAL STRUCTURAL NOTES

ACCEPTED BY
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

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(G.S.N. CONTINUED)

FOUNDATION

1. FOUNDATION DESIGN BASED ON THE FOLLOWING SOILS REPORT:
   COMPANY: EARTH MECHANICS, INC.
   PROJECT NO: 23-137
   DATE: 01-31-25

2. FOOTINGS ARE DESIGNED BASED ON THE FOLLOWING INFORMATION:
   ALLOWABLE BEARING * = 2000 PSF + 200 PSF PER FOOT WIDTH OR DEPTH BEYOND MINUMUM (3000 PSF MAX)

   EQUIVALENT FLUID PRESSURE = 37 PCF: UNRESTRAINED, TRIANGULAR
   = 57 PCF: RESTRAINED, TRIANGULAR
   = 15 PCF: UNRESTRAINED SEISMIC, TRIANGULAR
   = 51 PCF: RESTRAINED SEISMIC, TRIANGULAR

   PASSIVE EARTH PRESSURE = ___ PCF

   COEFFICIENT OF FRICTION = 0.40

   * ALLOWABLE BEARING MAY BE INCREASED BY 1/3 FOR WIND AND SEISMIC LOAD CASES.

3. FOOTINGS SHALL BEAR ON APPROVED COMPACTED FILL PER THE SOILS REPORT. VERIFY FOOTING ELEVATION WITH THE CIVIL DRAWINGS. MINIMUM DEPTH AND DIMENSIONS OF FOOTINGS SHALL BE AS FOLLOWS:
   MINIMUM DEPTH BELOW LOWEST ADJACENT GRADE.....1'-0"
   MINIMUM WIDTH.....1'-0"

4. SLABS ON GRADE SHALL BEAR ON APPROVED SUBGRADE PER THE RECOMMENDATIONS OF THE SOILS REPORT.

5. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM EITHER SURFACE WATER, GROUND WATER, OR SEEPAGE, IF REQUIRED.

6. CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING, AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.

7. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE OR GROUT IN THE WALLS AND SLABS RESTRAINING THE WALLS HAVE ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL BRACE OR PROTECT ALL BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHED FLOORS ARE COMPLETELY IN PLACE AND HAVE ATTAINED FULL STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS, AND INSTALLATION OF SUCH BRACING.

8. FOUNDATIONS SHALL BE PLACED AND ESTIMATED ACCORDING TO DEPTHS SHOWN ON DRAWINGS. SHOULD SOIL ENCOUNTERED AT THESE DEPTHS NOT BE APPROVED BY THE INSPECTOR OR SOILS ENGINEER, FOUNDATION ELEVATIONS WILL BE ALTERED.

9. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS IN ACCORDANCE WITH THE SOILS REPORT AND APPROVED BY THE SPECIAL INSPECTOR.

10. ALL ABANDONED FOOTINGS, UTILITIES, ETC. SHALL BE REMOVED.

11. DO NOT DE-TENSION SOIL TIEBACKS UNTIL ALL ATTACHED SLABS, CLOSURE STRIPS AND PERPENDICULAR CONCRETE AND CMU WALLS ARE IN PLACE AND HAVE CURED.

12. REMOVE CONTAMINATED SOILS AS REQUIRED PER THE SOILS REPORT.

13. SOIL REMOVAL AND RECOMPACTION SHALL BE PER THE SOILS REPORT AND APPROVED CONTRACT DOCUMENTS.

14. ALL ROOF AND AREA DRAINAGE SHALL BE DIRECTED AWAY FROM FOUNDATIONS.

ITEMS TO BE ANCHORED TO BUILDING

1. ELEMENTS OF STRUCTURES AND THEIR ATTACHMENTS, PERMANENT NONSTRUCTURAL COMPONENTS AND THEIR ATTACHMENTS, AND THE ATTACHMENTS FOR PERMANENT EQUIPMENT SUPPORTED BY THE BUILDING WHICH ARE NOT DETAILED ON THESE DRAWINGS SHALL BE DESIGNED BY OTHERS. PRIOR TO FABRICATION AND INSTALLATION, SUBMIT DESIGN PLANS, DETAILS AND CALCULATIONS, PERFORMED BY A STRUCTURAL OR CIVIL ENGINEER LICENSED IN THE STATE WHERE THE PROJECT IS TO BE BUILT, TO THE ENGINEER OF RECORD FOR REVIEW AND TO THE GOVERNING JURISDICTION FOR REVIEW AND APPROVAL. DOCUMENTS SHALL INDICATE THE MAGNITUDE AND LOCATION OF ALL LOADS IMPOSED ON THE MAIN STRUCTURAL MEMBERS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASUREMENT OF THE IN PLACE STRUCTURE PRIOR TO FABRICATION OF COMPONENTS TO BE ATTACHED TO THE STRUCTURE.

3. NON-BEARING, NON-SHEAR ELEMENTS (SUCH AS EXTERIOR WALL SYSTEMS AND STAIRS) SHALL BE DESIGNED TO ACCOMMODATE HORIZONTAL AND VERTICAL MOVEMENTS OF THE STRUCTURE. THESE DESIGN REQUIREMENTS ARE AS FOLLOWS:

   A. HORIZONTAL DISPLACEMENT DIFFERENTIAL ALLOWANCE: PER ASCE 7 SECTION 13.5.2, ALL ELEMENTS THAT SPAN BETWEEN FLOORS SHALL ACCOMMODATE THE FOLLOWING HORIZONTAL DISPLACEMENT DIFFERENTIALS:

HORIZONTAL DISPLACEMENT DIFFERENTIAL ALLOWANCE (AT EACH STORY)
1.0% OF STORY HEIGHT

   (EXAMPLE: FOR A 10'-0" FLOOR TO FLOOR HEIGHT, 1.0% OF THE STORY HEIGHT WOULD RESULT IN A DISPLACEMENT DIFFERENTIAL OF 1.2")

   B. VERTICAL DEFLECTION ALLOWANCE: EXTERIOR WALLS SHALL ACCOMMODATE THE FOLLOWING VERTICAL DEFLECTIONS:

ITEMS TO BE ANCHORED TO BUILDING (CONT.)

LOADING TYPE	VERTICAL DEFLECTION ALLOWANCE
INITIAL DEAD LOAD PRIOR TO INSTALLATION	1/2", V.I.F.
TOTAL DEAD LOAD	3/4"
LIVE LOAD	1/2"

SPECIAL INSPECTION

1. ALL SPECIAL INSPECTIONS AND TESTING SHALL BE IN CONFORMANCE WITH CHAPTER 17 OF THE CODE. THE OWNER IS RESPONSIBLE FOR RETAINING AN APPROVED AGENCY TO PERFORM SPECIAL INSPECTIONS FOR THIS PROJECT.

2. THE SPECIAL INSPECTION TABLES LISTED BELOW ARE PARTIAL EXCERPTS OF THE TABLES LISTED IN THE CODE AND ADDITIONAL SPECIAL INSPECTION REQUIREMENTS OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE SPECIAL INSPECTOR TO CONFORM WITH ALL ASPECTS OF THE CODE AND STANDARDS REFERENCED BY CHAPTER 17.

3. THE SPECIAL INSPECTORS MUST BE CERTIFIED BY THE GOVERNING JURISDICTION IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION.

4. THE CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY THE GOVERNING JURISDICTION FOR TESTING OF MATERIALS, SYSTEMS, COMPONENTS AND EQUIPMENTS.

5. THE SPECIAL INSPECTIONS IDENTIFIED ON PLANS ARE IN ADDITION TO, AND NOT A SUBSTITUTE FOR, THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY THE GOVERNING JURISDICTION. SPECIALLY INSPECTED WORK WHICH IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF AN INSPECTOR FROM THE GOVERNING JURISDICTION IS SUBJECT TO REMOVAL OR EXPOSURE.

6. FOR CONTINUOUS INSPECTION, WHEN WORK IN MORE THAN ONE CATEGORY OF WORK REQUIRING SPECIAL INSPECTION IS TO BE PERFORMED SIMULTANEOUSLY, OR THE GEOGRAPHIC LOCATION OF THE WORK IS SUCH THAT IT CANNOT BE CONTINUOUSLY OBSERVED IN ACCORDANCE WITH THE PROVISIONS OF THE CODE, IT IS THE AGENT'S RESPONSIBILITY TO EMPLOY A SUFFICIENT NUMBER OF INSPECTORS TO ASSURE THAT ALL WORK IS INSPECTED IN ACCORDANCE WITH THOSE PROVISIONS.

7. PERIODIC INSPECTION SHALL OCCUR FREQUENTLY ENOUGH TO INSPECT ALL OF THE INSTALLED ITEMS AND TO PERIODICALLY WITNESS THE INSTALLATION OF THE ITEMS.

8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THE SPECIAL INSPECTOR OR INSPECTION AGENCY AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION. ALL WORK PERFORMED WITHOUT REQUIRED SPECIAL INSPECTION IS SUBJECT TO REMOVAL.

9. THE SPECIAL INSPECTOR SHALL PROVIDE WEEKLY REPORTS AND A FINAL REPORT TO THE STRUCTURAL ENGINEER.

10. THE SPECIAL INSPECTOR SHALL ENSURE THAT ALL DEFICIENCIES RELATED TO THE SPECIAL INSPECTION TABLES NOTED BY THE STRUCTURAL ENGINEER IN STRUCTURAL OBSERVATION REPORTS ARE CORRECTED. SUCH COMPLIANCE SHALL BE REFERENCED IN SPECIAL INSPECTOR REPORT.

11. THE FABRICATOR MUST BE APPROVED BY THE GOVERNING JURISDICTION FOR THE FABRICATION OF MEMBERS AND ASSEMBLIES ON THE PREMISES OF THE FABRICATOR'S SHOP.

12. AN APPLICATION TO PERFORM OFF-SITE FABRICATION MUST BE SUBMITTED TO THE GOVERNING JURISDICTION, WHERE REQUIRED, FOR APPROVAL PRIOR TO FABRICATION.

13. A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE GOVERNING JURISDICTION, WHERE REQUIRED, PRIOR TO ERECTION OF PREFABRICATED COMPONENTS.

14. NOTICE TO THE APPLICANT/OWNER/OWNER'S AGENT/ARCHITECT:
BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE GOVERNING JURISDICTION FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE GOVERNING BUILDING CODES.

15. NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUBCONTRACTOR/OWNER BUILDER::
BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF, THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE GOVERNING JURISDICTION FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE GOVERNING BUILDING CODES.

THE FOLLOWING ELEMENTS OF CONSTRUCTION SHALL REQUIRE SPECIAL INSPECTION PER CHAPTER 17 OF THE CODE. UNO

SOIL: SPECIAL INSPECTION TASK	CONTINUOUS	PERIODIC
1. VERIFY MATERIAL BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X
3. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS.	-	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.	X	-
5. PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X

PIER FOUNDATIONS: SPECIAL INSPECTION TASK	CONTINUOUS	PERIODIC
1. OBSERVE DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH PIER.	X	-
2. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM PIER DIAMETER, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END BEARING STRATA CAPACITY	X	-
3. FOR CONCRETE PIERS, PERFORM ADDITIONAL INSPECTIONS PER CONCRETE SPECIAL INSPECTION TABLE.	X	-
4. FOR MASONRY PIERS, PERFORM ADDITIONAL INSPECTIONS PER MASONRY SPECIAL INSPECTION TABLE.	-	-

SPECIAL INSPECTION (CONT.)

CONCRETE: SPECIAL INSPECTION TASK	CONTINUOUS	PERIODIC
1. INSPECTION OF REINFORCING STEEL, SHEAR STUDS, AND PLACEMENT.	-	X
2. INSPECTION OF REINFORCING STEEL WELDING:		
A. VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A706.	-	X
B. REINFORCING STEEL RESISTING FLEXURAL AND AXIAL FORCES IN MOMENT FRAMES, AND BOUNDARY ELEMENTS OF SPECIAL REINFORCED CONCRETE SHEAR WALLS IN THE SFRS.	X	-
C. SHEAR REINFORCEMENT.	X	-
D. OTHER REINFORCING STEEL.	-	X
3. INSPECTION OF BOLTS AND EMBED PLATES TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE.	-	X
4. POST INSTALLED ANCHORS IN HARDENED CONCRETE MEMBERS (SEE KEYNOTE 1).	-	X
5. VERIFYING USE OF REQUIRED DESIGN MIX.	-	X
6. AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	-
7. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X	-
8. MAINTENANCE OF THE SPECIFIED CURING TEMPERATURE AND TECHNIQUES	-	X
9. VERIFICATION ON IN-SITU CONCRETE STRENGTH, PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	-	X
10. FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBERS BEING FORMED	-	X

CONCRETE SPECIAL INSPECTION KEYNOTES:

1. THE SPECIAL INSPECTOR FOR ADHESIVE ANCHORS SHALL VERIFY THE DRILLING OF ANY HOLES, THE CLEANLINESS OF THE HOLE, THE MOISTURE IN THE HOLE, MIXING THE ADHESIVE, THE BRAND OF ADHESIVE, AND THE PROPER MATERIAL FOR ASSEMBLY.

ARCHITECTURAL ELEMENTS: SPECIAL INSPECTION TASK	CONTINUOUS	PERIODIC
1. ERECTION AND FASTENING OF CLADDING, WALL PANELS, AND VENEER:		
A. EXTERIOR CLADDING, INTERIOR AND EXTERIOR NON-BEARING WALLS, AND INTERIOR AND EXTERIOR VENEER GREATER THAN 30-FEET IN HEIGHT ABOVE GRADE OR WALKING SURFACES.	-	X
B. EXTERIOR CLADDING AND INTERIOR AND EXTERIOR VENEER WEIGHING MORE THAN 5 PSF.	-	X
C. INTERIOR NON-BEARING WALLS WEIGHING MORE THAN 15 PSF.	-	X
2. SUSPENDED CEILING SYSTEMS AND THEIR ANCHORAGE.	-	X
3. ACCESS FLOORS AND THEIR ANCHORAGE.	-	X
4. STEEL STORAGE RACKS AND THEIR ANCHORAGE.	-	X

STRUCTURAL STEEL: QUALITY ASSURANCE (QA) SPECIAL INSPECTION PER AISC 360, CHAPTER N AND AISC 341, CHAPTER J
1. VERIFY FABRICATOR AND ERECTOR QUALITY CONTROL (QC) PROGRAM PER AISC 360, SECTION N2
2. INSPECTION TASKS PRIOR TO WELDING PER AISC 360 TABLE N5.4-1 AND AISC 341 TABLE J6-1 (SEE KEYNOTES 1 & 3)
3. INSPECTION TASKS DURING TO WELDING PER AISC 360 TABLE N5.4-2 AND AISC 341 TABLE J6-2 (SEE KEYNOTE 3)
4. INSPECTION TASKS AFTER WELDING PER AISC 360 TABLE N5.4-3 AND AISC 341 TABLE J6-3 (SEE KEYNOTES 2 & 3)
5. INSPECTION TASKS PRIOR TO BOLTING PER AISC 360 TABLE N5.6-1 AND AISC 341 TABLE J7-1 (SEE KEYNOTES 4, 5 & 6)
6. INSPECTION TASKS DURING BOLTING PER AISC 360 TABLE N5.6-2 AND AISC 341 TABLE J7-2 (SEE KEYNOTES 4, 5 & 6)
7. INSPECTION TASKS AFTER BOLTING PER AISC 360 TABLE N5.6-3 AND AISC 341 TABLE J7-3 (SEE KEYNOTES 5 & 6)
8. NON-DESTRUCTIVE TESTING OF WELDED JOINTS PER AISC 341, SECTION J6.2
9. OTHER INSPECTION TASKS OF THE SFRS PER AISC 341 TABLE J8.1
10. INSPECTION OF COMPOSITE CONSTRUCTION PER AISC 341 TABLES J9.1, J9.2, AND J9.3
11. INSPECTION TASKS OF COLD-FORMED STEEL DECK PER SDI QA/QC 2017
12. INSPECTION OF SPRAYED FIRE RESISTANT MATERIAL

STEEL SPECIAL INSPECTION KEYNOTES:

1. THE FABRICATOR OR ERECTOR, AS APPLICABLE, SHALL MAINTAIN A SYSTEM BY WHICH A WELDER WHO HAS WELDED A JOINT OR MEMBER CAN BE IDENTIFIED. STAMPS, IF USED, SHALL BE THE LOW-STRESS TYPE.
2. WHEN WELDING OF DOUBLER PLATES, CONTINUITY PLATES OR STIFFENERS HAS BEEN PERFORMED IN THE K-AREA, VISUALLY INSPECT THE WEB K-AREA FOR CRACKS WITHIN 3 IN. (75 MM) OF THE WELD.
3. THE SPECIAL INSPECTIONS NOTED IN ITEMS 2, 3, AND 4 ARE NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED BY THE GOVERNING JURISDICTION.
4. THE SPECIAL INSPECTIONS NOTED IN ITEMS 5 AND 6 ARE NOT REQUIRED FOR SNUG-TIGHT JOINTS.
5. PROVIDE SPECIAL INSPECTION FOR CONNECTIONS BOLTED WITH A325 AND A490 BOLTS. INSPECTIONS SHALL BE DONE PER APPROVED NATIONALLY RECOGNIZED STANDARDS AND THE REQUIREMENTS OF THE CODE AND THE GOVERNING JURISDICTION. WHILE THE WORK IS IN PROGRESS, THE SPECIAL INSPECTOR SHALL DETERMINE THE BOLTS, NUTS, WASHERS AND PAINT; BOLTED PARTS; AND INSTALLATION AND TIGHTENING MEET THE STANDARDS REQUIREMENTS.
6. THE SPECIAL INSPECTOR FOR HIGH STRENGTH BOLTED CONNECTIONS SHALL:
   A. OBSERVE THE CALIBRATION PROCEDURES WHEN SUCH PROCEDURES ARE REQUIRED BY THE PLANS OR SPECIFICATIONS.
   B. MONITOR THE INSTALLATION OF BOLTS TO DETERMINE THAT ALL PLIES OF CONNECTED MATERIALS HAVE BEEN DRAWN TOGETHER.
   C. MONITOR THAT THE SELECTED PROCEDURE IS PROPERLY USED TO TIGHTEN ALL BOLTS.

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

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ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:
kpff
3131 Camino Del Rio North, Suite 1080
San Diego, California 92108
(619) 521-8500 Fax (619) 521-8591
www.kpff.com KPFF Project # 2300255

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FILE NO.

SHEET S002

CITY OF OCEANSIDE
ENGINEERING DIVISION

SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: GENERAL STRUCTURAL NOTES

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials: Date:

PLAN NUMBER
CIP19-0001

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(G.S.N. CONTINUED)

CONCRETE

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH THE CODE AND WITH THE PROVISIONS OF ACI 318.

2. SCHEDULE OF STRUCTURAL CONCRETE PERFORMANCE REQUIREMENTS:

MEMBER	COMPRESSIVE STRENGTH 28 DAY UNO (PSI)	MAX DENSITY (PCF)	MAX W/C RATIO (NOTE 3C)	MAX SHRINKAGE (%) (NOTE 4)	EXPOSURE CATEGORY/ CLASS (NOTE 3E)
OTHER SHALLOW FOUNDATIONS	3000	150	0.50	0.060	W1, C2
DRILLED SHAFTS AND OTHERS DEEP FOUNDATIONS	4000	150	0.50	0.060	W1, C2
SLAB-ON-GRADE	3000	150	-	0.050	
ELEVATED SLABS AND BEAMS	6000** AT 56 DAYS	150	-	0.044	C1
COLUMNS	4000	150	0.45	0.050	C2
SHEAR WALLS	6000** AT 56 DAYS	150	0.45	0.050	C2
RETAINING WALLS	4000	150	0.45	0.050	W1, C2
MISC WALLS	4000	150	0.45	0.060	C2
CURBS, PADS, AND OTHER NON-STRUCTURAL CONCRETE	2500	150	0.60	0.060	
CONCRETE TOPPING SLABS (NOTE 9)	4000	150	0.45	0.044	W1, C1

** ADDITIONAL TEST CYLINDERS ARE REQUIRED FOR 56 DAY STRENGTHS.

3. CONCRETE MIXES:
   A. MIX SHALL BE DESIGNED BY A QUALIFIED TESTING LABORATORY AND APPROVED BY THE STRUCTURAL ENGINEER.
   B. MIX DESIGN METHODS (TEST HISTORY OR TRIAL BATCH METHOD) PER THE CODE SHALL BE USED TO PROPORTION CONCRETE. SUBMIT MIX DESIGN METHOD DATA FOR REVIEW.
   C. MIX DESIGNS SHALL SATISFY EITHER THE SHRINKAGE CRITERIA OR THE W/C RATIO AND TOTAL WATER CONTENT CRITERIA SPECIFIED.
   D. MIX DESIGNS FOR SLABS ON GRADE, ELEVATED SLABS AND BEAMS MUST MEET SHRINKAGE CRITERIA, REGARDLESS OF THE W/C RATIO SPECIFIED.
   E. MIX DESIGNS SHALL MEET THE MINIMUM REQUIREMENTS FOR EXPOSURE CLASSES F0, S0, W0, AND C0 AS DEFINED IN CHAPTER 19 OF ACI 318 UNLESS OTHERWISE SPECIFIED IN THE TABLE ABOVE.
   F. FOR SHOTCRETE APPLICATIONS, PROVIDE MIX DESIGNS FOR COMPRESSIVE STRENGTH AS WELL AS TEST PANEL RESULTS FOR STRENGTH AND CORE GRADES PER THE SHOTCRETE GENERAL STRUCTURAL NOTES.
   G. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE I OR II, UNLESS NOTED OTHERWISE.
   H. AGGREGATE FOR HARDROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C33 AND PROJECT SPECIFICATIONS. EXCEPTIONS MAY BE USED ONLY WITH PERMISSION OF THE STRUCTURAL ENGINEER.
   I. AGGREGATE FOR LIGHTWEIGHT CONCRETE (MAX DENSITY < 120 PCF) SHALL BE THE EXPANDED SHALE TYPE CONFORMING TO ALL REQUIREMENTS AND TESTS OF ASTM C330 AND PROJECT SPECIFICATIONS. EXCEPTIONS MAY BE USED ONLY WITH PERMISSION OF THE STRUCTURAL ENGINEER.

4. SHRINKAGE TESTS:
   A. CONCRETE SHRINKAGE RESULTS SHALL BE PROVIDED WITH THE SUBMITTED MIX DESIGN FOR SEOR REVIEW. THOSE SHRINKAGE RESULTS SHALL BE FOR MIX DESIGNS SHALL BE PER ASTM C157 TESTING AT 28 DAYS.
   B. SHRINKAGE TEST RESULTS SHALL BE BASED ON A 35 DAY READING (28 DAY AIR DRY).

5. CONCRETE INSTALLATION:
   A. CONCRETE MIXING OPERATION, ETC. SHALL CONFORM TO ASTM C94.
   B. PLACEMENT OF CONCRETE SHALL CONFORM TO ACI 318 AND PROJECT SPECIFICATIONS.
   C. CLEAN AND ROUGHEN TO 1/4" AMPLITUDE ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE ISTO BE PLACED.
   D. ALL REINFORCING BARS, ANCHOR BOLTS, AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.

6. PENETRATIONS IN CONCRETE:
   A. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING CONCRETE IS NOT PERMITTED EXCEPT AS OUTLINED IN THE M.E.P. COORDINATION NOTES. OPENINGS, POCKETS, ETC., LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, AT DROP PANELS OR BEAMS UNLESS SPECIALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC. LARGER THAN 6" NOT SHOWN ON THE STRUCTURAL DRAWINGS, SEE THE M.E.P. COORDINATION NOTES FOR ADDITIONAL RESTRICTIONS ON THE PLACEMENT OF OPENINGS IN SLABS AND WALLS.
   B. PIPES LARGER THAN 1 1/2" DIAMETER SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY STRUCTURAL ENGINEER. PIPES SHALL NOT DISPLACE OR INTERRUPT REINFORCING BARS. PIPES SHALL NOT BE PLACED IN COLUMN DROP HEAD AREA OR STUDRAIL ZONE. SPACE EMBEDDED PIPES AT A MINIMUM OF 3 DIAMETERS. SIZE OF PIPE SHALL BE ONE THIRD OF SLAB THICKNESS MAX. SEE THE M.E.P. COORDINATION NOTES FOR ADDITIONAL RESTRICTIONS ON THE PLACEMENT OF PIPES IN STRUCTURAL CONCRETE.

CONCRETE (CONT.)

7. CONCRETE FORMWORK AND SHORING:
   A. CONTRACTOR SHALL SUBMIT ENGINEERED SHORING AND RESHORING PLANS AND CALCULATIONS TO THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. SEE SHOP DRAWING/SUBMITTALS AND CONSTRUCTION JOINTS NOTES FOR ADDITIONAL REQUIREMENTS.
   B. ELEVATED SLAB SHORING AND RESHORING SHALL BE DESIGNED AND INSTALLED SUCH THAT, PRIOR TO STRESSING TENDONS OR PULLING FORMS, THE SLAB HAS PROPER LEVELNESS AND FLATNESS PER PROJECT SPECIFICATIONS.
   C. FORMWORK SHALL BE CAMBERED TO COMPENSATE FOR FORM SAG UNDER WET CONCRETE LOAD IN ADDITION TO CAMBER SPECIFIED ON THE DRAWINGS. SEE PLANS FOR CAMBER IN CONCRETE SLABS AND BEAMS. RECORD CAMBERS AT UNDERSIDES OF STRUCTURE IMMEDIATELY BEFORE AND AFTER RESHORING AND IMMEDIATELY AFTER DESHORING.
   D. FOR ELEVATED POST-TENSIONED SLABS, BOTTOM FORMS SHALL NOT BE REMOVED UNTIL ALL TENDONS ARE STRESSED AND CONCRETE HAS REACHED 3000 PSI MIN. FOR ELEVATED NON-PT SLABS, MINIMUM STRENGTH FOR REMOVAL OF BOTTOM FORMS AND SHORING SHALL BE 75% OF SPECIFIED STRENGTH OR 3000 PSI, WHICHEVER IS LARGER.
   E. ALL ELEVATED SLABS RECEIVING WET CONCRETE, FORMWORK OR CONSTRUCTION LOADS SHALL BE RESHORED FOR A MINIMUM OF THREE LEVELS UNLESS APPROVED BY THE ENGINEER OF RECORD.
   F. ALL ELEVATED NON-PT SLABS SHALL BE RESHORED A MINIMUM OF 7 DAYS AFTER PULLING FORMS, REGARDLESS OF CONSTRUCTION LOADING OR LACK THEREOF, UNLESS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
   G. COLUMN AND WALL FORMS MAY BE REMOVED IN 24 HOURS.
   H. FOAM USED AS STAY-IN-PLACE FORMS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5.8 PSI AT 1% DEFORMATION AND A MINIMUM COMPRESSIVE MODULUS OF 580 PSI PER ASTM D6817. SEE GEOFOAM NOTES FOR ADDITIONAL REQUIREMENTS.
   I. PROVIDE 3/4" CHAMFER ON ALL EXPOSED CORNERS UNLESS INDICATED OTHERWISE BY THE ARCHITECT.

8. ALL EXTERIOR CRACKS TO BE SKIM COATED.

9. TOPPING SLABS AT EXTERIOR CONDITIONS OR EXPOSED TO VIEW:
   1. ALL TOPPING SLABS TO BE REINFORCED WITH WELDED WIRE FABRIC EQUAL TO 0.18% OF CONCRETE CROSS SECTION, WWF4x4-W2.5xW2.5 MIN, UNO
   2. ADD CONTROL JOINTS AT EACH WAY, 1/4 SLAB THICKNESS MIN, SPACED AT 28*SLAB THICKNESS AND FULL DEPTH JOINTS EACH WAY SPACED 84*SLAB THICKNESS (EX: 7-0" OC AND 21'-0" OC FOR 3" SLAB). VERIFY LOCATIONS WITH ARCHITECT.
   3. ADD #3 X 5'-0" MIDHEIGHT DIAGONAL BARS AT RE-ENTRANT CORNERS AND LARGE OPENINGS WHERE CRACKS ARE LIKELY TO FORM.

REINFORCING STEEL

1. BAR SPECIFICATIONS:
   A. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 19 OF THE CODE, GRADE PER TABLE BELOW:

MEMBER	ASTM DESIGNATION	GRADE
SHALLOW FOUNDATIONS	A615	60
DRILLED SHAFTS AND OTHER DEEP FOUNDATIONS	A615 OR A706	60
SLAB ON GRADE	A615 OR A706	60
ELEVATED SLABS AND BEAMS	A615 OR A706	60
COLUMN TIES	A706	80
COLUMN VERTS	A615 OR A706	60
SHEAR WALLS	A706	80
RETAINING WALLS	A615	60
MISC. WALLS	A615	60
CURBS, PADS & MISC	A615	60
CONCRETE TOPPING SLABS	A185	65

   B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064 AND SHALL BE SUPPORTED ON APPROVED CHAIRS.

2. INSTALLATION:
   A. BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND.
   B. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
   C. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE.
   D. BARS IN SLABS SHALL BE SECURELY SUPPORTED ON WELL-CURED CONCRETE BLOCKS OR APPROVED METAL CHAIRS, PRIOR TO PLACING CONCRETE.
   E. UNLESS SPECIFICALLY NOTED OTHERWISE: THE MINIMUM CLEAR SPACING BETWEEN PARALLEL BARS IN A LAYER SHALL BE AT LEAST d_b, BUT NOT LESS THAN 1". WHERE PARALLEL REINFORCEMENT IS PLACED IN TWO OR MORE LAYERS, THE UPPER LAYERS SHALL BE PLACED DIRECTLY ABOVE THE BARS IN THE BOTTOM LAYER WITH A CLEAR DISTANCE BETWEEN BARS NOT LESS THAN 1".

3. SPLICES:
   A. REINFORCING BAR SPLICES SHALL, IN CONCRETE, CONFORM TO THE PROVISIONS OF ACI 318, AND IN MASONRY, CONFORM TO THE PROVISIONS OF ACI 530.
   B. #14 AND #18 BARS SHALL NOT BE LAP SPLICED.
   C. LAP ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS.
   D. DOWEL ALL VERTICAL REBAR TO FOUNDATIONS.
   E. ALL SPLICE LOCATIONS ARE SUBJECT TO APPROVAL BY STRUCTURAL ENGINEER. PROVIDE REQUIRED SHOP DRAWINGS AND FABRICATE AFTER ENGINEER'S REVIEW.

REINFORCING STEEL (CONT.)

   F. MECHANICAL BAR SPLICES (COUPLERS) SHALL BE USED WHERE SPECIFIED ON PLANS. THEY MAY ALSO BE USED AT THE CONTRACTOR'S OPTION IN LIEU OF LAP SPLICES AND WHERE REINFORCING IS SHOWN CONTINUOUS THROUGH CONSTRUCTION JOINTS. THE MINIMUM COVER ON THE COUPLER OF 3/4" SHALL BE MAINTAINED. UNLESS NOTED OTHERWISE, ALL MECHANICAL BAR SPLICES SHALL BE "TYPE 2" AS DEFINED BY ACI 318 AND BE ONE OF THOSE LISTED BELOW AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS:
      - HRC 500 SERIES MECHANICAL COUPLERS (ICC ESR-2764)
      - LENTON A2 SERIES MECHANICAL SPLICES (IAPMO ER-0129)
   G. LAP SPLICES SHALL BE AS FOLLOWS: U.N.O.
      - FOR DEVELOPMENT LENGTHS AND LAP SPLICES IN CONCRETE SEE 18/S600 MINIMUM IS THE GREATER OF 12" AND 24 BAR DIAMETER.
      - FOR DEVELOPMENT LENGTHS AND LAP SPLICES IN MASONRY, SEE 1/S700 MINIMUM IS THE GREATER OF 24; AND 48 BAR DIAMETER
      - FOR NON-CONTACT LAP SPLICES, THE TYPICAL SPLICE LENGTH SHALL BE INCREASED BY THE CLEAR DISTANCE BETWEEN SPLICED BARS
      - FOR WELDED WIRE FABRIC, THE MINIMUM SPLICE SHALL BE THE GREATER OF 9" OR 48 BAR DIAMETER.

4. WELDING REBAR:
   A. WELDING OF REINFORCING MUST BE APPROVED BY THE STRUCTURAL ENGINEER.
   B. ALL WELDS SHALL BE IN CONFORMITY WITH THE PROJECT SPECIFICATIONS AND AWS D1.4. SEE SPECIAL INSPECTION SECTION FOR WELDING INSPECTION REQUIREMENTS.
   C. ALL REINFORCING BARS TO BE WELDED SHALL BE ASTM A706, U.N.O.
   D. ALL WELDS SHALL BE DONE BY AWS CERTIFIED WELDERS USING THE FOLLOWING ELECTRODES, U.N.O:

	GRADE 60	GRADE 80
ASTM A706	E80XX	E100XX
ASTM A615	E90XX	E110XX

   E. FOR WELDING OF ANY GRADE 80 REBAR, THE FABRICATOR SHALL SUBMIT A PROCEDURE QUALIFICATION RECORD (PQR) FOR SEOR REVIEW.

5. REBAR DETAILING:
   A. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH ACI 315.
   B. COMPLETE AND DETAILED REINFORCING PLACEMENT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ARCHITECT FOR REVIEW BY THE STRUCTURAL ENGINEER PRIOR TO FABRICATION IN ACCORDANCE WITH SPECIFICATIONS AND APPLICABLE CODES. THESE APPROVED DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE PRIOR TO PLACING OF CONCRETE.
   C. REBAR SPACINGS GIVEN ARE MAXIMUM ON CENTER WHETHER STATED AS "OC" OR NOT. UNLESS A SPECIFIED LENGTH IS GIVEN, ALL REBAR IS CONTINUOUS WHETHER STATED AS "CONT" OR NOT.

6. MILL TEST REPORTS SHALL BE SUBMITTED PRIOR TO PLACEMENT OF CONCRETE.

7. CONTINUOUS INSPECTION OF CONCRETE SHALL INCLUDE INSPECTION DURING INSTALLATION OF REINFORCING STEEL. INSPECTION SHALL BE SCHEDULED SO THAT PLACEMENT OF REINFORCING STEEL, CONDUIT, SLEEVES, AND EMBEDDED ITEMS MAY BE CORRECTED PRIOR TO PLACEMENT OF OVERLYING GRIDS OF REINFORCING STEEL.

8. CONCRETE PROTECTION FOR REINFORCEMENT:
   (i) CAST-IN-PLACE CONCRETE (NON-PRESTRESSED). THE FOLLOWING CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT, U.N.O.:

	MINIMUM COVER	TOLERANCES + OR -
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"	3/8"
B. CONCRETE EXPOSED TO EARTH OR WEATHER:		
NO. 6 THROUGH NO. 18 BAR	2"	3/8"
NO. 5 BAR, W31 OR D31 WIRE AND SMALLER	1 1/2"	3/8"
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND:		
SLABS, WALLS, JOISTS:		
NO. 14 AND NO. 18 BAR	1 1/2"	3/8"
NO. 11 BAR AND SMALLER	3/4"	1/4"
BEAMS, COLUMNS:		
PRIMARY REINFORCEMENT, TIES, STIRRUPS AND SPIRALS	1 1/2"	3/8"
SHELLS, FOLDED PLATE MEMBERS:		
NO. 6 BAR AND LARGER	3/4"	1/4"
NO. 5 BAR, W31 OR D31 WIRE AND SMALLER	1/2"	3/16"

9. SLAB SHEAR STUD REINFORCEMENT SHALL BE ONE OF THE FOLLOWING:
   A. DECON STUD RAILS (ICC ESR-2494)
   B. PEIKKO DSA RAILS (ICC ESR-3902)
   C. ALTERNATE APPROVED BY KPFF

10. HEADED REINFORCEMENT (TERMINATORS) SHALL BE USED WHERE SPECIFIED ON PLANS. THEY MAY ALSO BE USED IN LIEU OF STANDARD HOOKS AT THE CONTRACTOR'S OPTION. UNLESS NOTED OTHERWISE, HEADED REINFORCEMENT SHALL BE ONE OF THOSE LISTED BELOW AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS:
    A. HRC 555 AND HRC 670 HEADED REINFORCING BARS (ICC ESR-2935 & IAPMO ER-0177)
    B. LENTON TERMINATORS (IAPMO ER-0188)
    C. ALTERNATE APPROVED BY KPFF

11. ALL ARCHITECTURAL CONCRETE NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL HAVE REINFORCEMENT EQUAL TO 0.18% OF THE CONCRETE CROSS SECTION IN EACH DIRECTION. CONCRETE COVER TO MEET THE REQUIREMENTS OF NOTE 8.

12. REINFORCING ALLOWANCE: THE CONTRACTOR SHALL PROVIDE 5% OF TOTAL REINF AS EXTRA REINFORCING FOR THE ENGINEER TO USE AT THEIR DISCRETION DURING CONSTRUCTION. THE CONTRACTOR SHALL REIMBURSE THE OWNER FOR THE UNUSED PORTION.

ONE THIRD OF SHEET COVERED

CONSTRUCTION JOINTS

1. ALL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 318 SECTION 6.4 AND THE TYPICAL CONSTRUCTION JOINT DETAILS SHOWN ON THE STRUCTURAL DRAWINGS.

2. ALL SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE DUST, CHIPS, OR OTHER FOREIGN AND ROUGHENED TO 1/4" MINIMUM AMPLITUDE (UNLESS KEYWAYS ARE PROVIDED PER DETAILS ON THE STRUCTURAL DRAWINGS) PRIOR TO PLACING ADJACENT CONCRETE.

3. THE CONTRACTOR SHALL SUBMIT THE PROPOSED LOCATIONS OF CONSTRUCTION JOINTS FOR APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER BEFORE STARTING CONSTRUCTION.

4. SLAB POUR STRIPS SHALL BE POURED NO SOONER THAN 28 DAYS AFTER YOUNGEST ADJACENT CONCRETE, U.N.O. THE SLAB BAY THAT INCLUDES THE POUR STRIP SHALL BE SHORED FOR THE FULL HEIGHT OF THE STRUCTURE. ADJACENT BAYS ON EITHER SIDE OF THE POUR STRIP SHALL BE SHORED UNTIL THE POUR STRIP IS POURED AND REACHES 75% OF DESIGN STRENGTH, U.N.O.

5. SEE REINFORCING STEEL NOTE 3 FOR MECHANICAL SPLICES.

6. AT SLABS-ON-GRADE, TOPPING SLABS, AND WALLS, DO NOT PLACE CONCRETE IN LENGTHS EXCEEDING 100 FEET.

7. CAST SLABS-ON-GRADE IN ALTERNATE SECTIONS UNLESS PERMANENT FORMS ARE USED. WAIT 48 HOURS BETWEEN ALL ADJACENT CONCRETE CASTINGS.

POST-INSTALLED CONCRETE ANCHORS

1. POST-INSTALLED ANCHORAGE SHALL BE AS DETAILED ON THE PLANS. SUBSTITUTION OF PRODUCTS SPECIFICALLY DETAILED IN THESE DRAWINGS SHALL NOT BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD. ANCHORS SHALL BE INSTALLED PER MANUFACTURER RECOMMNEDATIONS.

2. SPECIAL INSPECTION IS REQUIRED FOR ALL POST-INSTALLED ANCHORS, U.N.O.

3. WHERE ANCHOR TYPE IS NOT NOTED OR AN ALTERNATE BRAND IS PREFERRED, THE FOLLOWING PRODUCTS ARE ACCEPTABLE TO BE SUBMITTED FOR A SUBSTITUTION REQUEST:

   A. EXPANSION ANCHORS:
      - HILTI KWIK BOLT TZ2 (ICC ESR-4266)
      - SIMPSON STRONG-BOLT-2 (ICC ESR-3037)
      - DEWALT/POWERS POWER-STUD +SD2 (ICC ESR-2502)
      - ALTERNATE APPROVED BY KPFF

   B. ADHESIVE ANCHORS:
      - HILTI HIT-HY 200-V3 (ICC ESR-4868)
      - HILTI HIT-RE 500-V3 (ICC ESR-3814)
      - SIMPSON SET-3G (ICC ESR-4057)
      - SIMPSON SET-XP (ICC ESR-2508)
      - DEWALT/POWERS PURE110+ (ICC ESR-3298)
      - DEWALT/POWERS AC100+GOLD (ICC ESR-2582)
      - ALTERNATE APPROVED BY KPFF

   C. POWER ACTUATED FASTENERS:
      - HILTI LOW VELOCITY POWER DRIVEN FASTENERS (ICC ESR-1663)
      - SIMPSON POWER ACTUATED FASTENERS (ICC ESR-2138)
      - DEWALT/POWERS POWER-DRIVEN FASTENERS (ICC ESR-2024
      - DEWALT/POWERS TRACK-IT C5 GAS ACTUATED FASTENERS (ICC ESR-3275)
      - ALTERNATE APPROVED BY KPFF

   D. SCREW ANCHORS:
      - HILTI KWIK HUS-EZ (ICC ESR-3027)
      - SIMPSON TITEN-HD (ICC ESR-2713)
      - DEWALT/POWERS SCREWBOLT+ (ICC ESR-3889)
      - ALTERNATE APPROVED BY KPFF

4. TENDONS AND REBAR MUST BE LOCATED AND AVOIDED BEFORE DRILLING INTO OR FASTENING TO SLABS, EXCEPT WHEN ANCHORS ARE USED WITH A MAXIMUM EMBEDMENT OF 3/4" OR LESS.

5. ALL CONCRETE ANCHORS WHICH ARE EXPOSED TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIP GALVANIZED.

6. WHERE ADHESIVE ANCHORS ARE TO BE INSTALLED IN OVERHEAD CONDITIONS, OR IN HORIZONTAL CONDITIONS WHERE THE SPECIFIED EMBEDMENT DEPTH IS GREATER THAN 8", A PISTON PLUG SHALL BE USED DURING INSTALLATION.

7. POWER ACTUATED FASTENERS ARE NOT ACCEPTABLE FOR USE IN CONCRETE CURBS LESS THAN 12" WIDE.

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-8050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:
kpff
3131 Camino Del Rio North, Suite 1080
San Diego, California 92108
(619) 521-8500 Fax (619) 521-8591
www.kpff.com KPFF Project # 2300255

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SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
S003		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: GENERAL STRUCTURAL NOTES

ACCEPTED BY
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001

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STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH AISC 303 AND AISC 360. THE FABRICATOR AND THE ERECTOR SHALL BE AISC CERTIFIED (CATEGORY BU AND CATEGORY CSE, RESPECTIVELY) OR CERTIFIED BY THE GOVERNING JURISDICTION UNLESS APPROVED BY THE ENGINEER OF RECORD. SEE SPECIAL INSPECTION SECTION FOR ADDITIONAL REQUIREMENTS ON SHOP FABRICATION.

2. ALL STRUCTURAL STEEL SHALL CONFORM TO THE ASTM DESIGNATION AS INDICATED BELOW (U.N.O.):

DESCRIPTION	ASTM DESIGNATION
ALL BASE PLATES AND LATERAL RESISTING CONNECTION PLATES	A572, GRADE 50
ALL ANGLES, CHANNELS, AND MISC.	A36
HSS SECTIONS	A500 GRADE B OR C
HIGH STRENGTH BOLTS	F3125, GRADES A325 & F1852 F3125, GRADES A490 & F2280
MACHINE BOLTS	A307
ANCHOR BOLTS	F1554, GRADE 36
THREADED RODS	A36

3. THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP DRAWINGS OF ALL STEEL FOR ARCHITECT'S AND STRUCTURAL ENGINEER'S REVIEW BEFORE FABRICATION.

4. HOLES IN STEEL SHALL BE AS FOLLOWS, U.N.O.:
   A. FOR NOMINAL BOLT SIZE LESS THAN 1", HOLE DIAMETER SHALL BE 1/16" LARGER
   B. FOR NOMINAL BOLT SIZE EQUAL TO OR LARGER THAN 1", HOLE DIAMETER SHALL BE 1/8" LARGER.
   C. COLUMN BASE PLATE HOLES MAY BE OVERSIZED PER AISC MANUAL TABLE 14-2

5. ALL STRUCTURAL STEEL SURFACES THAT ARE ENCASED IN CONCRETE, MASONRY, OR SPRAY ON FIREPROOFING, OR ARE ENCASED BY BUILDING FINISH, SHALL BE LEFT UNPAINTED.

6. ALL STRUCTURAL STEEL AND MISCELLANEOUS METAL PERMANENTLY EXPOSED TO WEATHER SHALL BE HOT DIP GALVANIZED AFTER FABRICATION, U.N.O. ALTERNATE FINISHES SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.
   A. FIELD WELDING OF GALVANIZED STEEL SHALL BE IN CONFORMANCE WITH AWS D19.0.
   B. GALVANIZING AT FIELD WELDS SHALL BE REPAIRED WITH A GALVANIZING REPAIR PAINT ACCORDING TO ASTM A780.
   C. ALL WELDING OF GALVANIZED STEEL DESIGNATED AESS SHALL USE ELECTRODES WITH LESS THAN OR EQUAL TO 0.3% SILICON CONTENT.

7. HIGH STRENGTH BOLTS TO BE FULLY PRETENSIONED PER AISC SPECIFICATION FOR STRUCTURAL JOINTS, U.N.O. TEST SLIP CRITICAL (SC) BOLTS WITH A CALIBRATED WRENCH UNLESS LOAD INDICATOR BOLTS ARE USED.

8. PROVIDE BEVELED WASHERS PER ANSI B18.23.1 AS REQUIRED ON SLOPED SURFACES.

9. STRUCTURAL MEMBERS AND CONNECTIONS EXPOSED TO VIEW IN THE COMPLETED STRUCTURE SHALL BE DESIGNATED ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) U.N.O. AESS CLASS OF MEMBERS, UNLESS A MORE RESTRICTIVE CLASS IS INDICATED ON THE ARCHITECTURAL DRAWINGS, SHALL BE AS FOLLOWS:
   A. ALL EXPOSED STEEL, U.N.O.: AESS-1
   B. HSS FRAMING AT TRELLISES AND OTHER ORNAMENTAL STEEL: AESS-3

10. WELDING:
    A. ALL WELDS SHALL BE IN CONFORMITY WITH THE PROJECT SPECIFICATIONS AND AWS D1.1, SEE SPECIAL INSPECTION SECTION FOR WELDING INSPECTION REQUIREMENTS.
    B. ALL WELDING IS TO BE DONE BY CERTIFIED WELDERS USING E70XX ELECTRODES (U.N.O.).
    C. WELD LENGTHS CALLED FOR ON PLANS ARE THE NET EFFECTIVE LENGTH REQUIRED. WHERE FILLET WELD SYMBOL IS GIVEN WITHOUT INDICATION OF SIZE, USE MINIMUM SIZE WELDS AS SPECIFIED IN AISC 360.
    D. WELDS TERMINATING AT ENDS OR SIDES, WHERE PRACTICAL, SHALL BE RETURNED CONTINUOUSLY AROUND CORNERS A DISTANCE 2 TIMES THE NOMINAL SIZE OF THE WELD PER AISC 360 SECTION J2.2B, U.N.O.
    E. ALL FULL-PENETRATION FIELD WELDS SHALL BE ULTRASONICALLY TESTED.
    F. ALL TWO-SIDED FILLET WELDS SHOWN SHALL BE WELDED WITH THE SAME (GIVEN) WELD SIZE ON BOTH SIDES.
    G. ALL UNSIZED GROOVE OR BUTT WELDS SHOWN SHALL BE COMPLETE PENETRATION. ALL PROVISIONS OF AWS SHALL BE OBSERVED INCLUDING REQUIREMENTS FOR BACK-UP PLATES AND WELD TRANSITIONS WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN.
    H. A WRITTEN WELDING PROCEDURE SPECIFICATION SHALL BE SUBMITTED TO THE TESTING LABORATORY. IT SHALL INCLUDE ALL WELDING PROCEDURES TO BE USED AS DESCRIBED IN AWS, CHAPTER 4.
    I. WHERE FIELD WELDING IS INDICATED, THE FIELD DESIGNATION IS GIVEN AS A RECOMMENDATION ONLY.

11. ALL ANCHOR BOLTS SHALL BE HEADED STUD BOLTS OR THREADED RODS WITH NUTS. J BOLTS ARE NOT ACCEPTABLE IN ANY APPLICATION.

12. GROUT OTHER THAN FOR MASONRY CELLS SHALL BE NON-SHRINK, NON-METALLIC GROUT, MEETING ASTM C-1107, MIXED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS. MINIMUM COMPRESSIVE STRENGTH SHALL BE 5,000 PSI IN THREE DAYS, UNLESS APPROVED BY THE STRUCTURAL ENGINEER.

13. ALL ROLLED STEEL MEMBERS WITH FLANGES EXCEEDING 1 1/2" AND ALL PLATES EXCEEDING 2" IN THICKNESS SHALL COMPLY WITH THE FOLLOWING:
    A. ALL MATERIALS SHALL HAVE CHARPY V-NOTCH TESTING AS REQUIRED PER AISC 360 SECTION A3.1.
    B. ALL BEAM COPES AND WELD ACCESS HOLES SHALL COMPLY WITH AISC 360 SECTION J1.6
    C. ALL WELD MATERIAL SHALL COMPLY WITH AISC 360 SECTION J2.6
    D. ALL THERMAL CUTTING SHALL COMPLY WITH AISC 360 SECTION

GEOFOAM

1. GEOFOAM SHALL BE EXPANDED POLYSTRENE (EPS) THAT IS IN COMPLIANCE WITH ASTM D6817, TYPE EPS19 WITH A COMPRESSIVE RESISTANCE OF 5.8 PSI AT 1% STRAIN, U.N.O. AND IS SUITABLE FOR BELOW GRADE APPLICATIONS.

2. PRIOR TO DELIVERY TO THE SITE, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER, THE FOLLOWING:
   A. GEOFOAM MANUFACTURER'S PRODUCT LITERATURE AND TECHNICAL DATA DOCUMENTING THAT THE PHYSICAL PROPERTIES ARE IN COMPLIANCE WITH THE ASTM D6817 TYPE SPECIFIED WITH A 10-YEAR PHYSICAL PROPERTY WARRANTY.
   B. QUALITY ASSURANCE DOCUMENTATION INCLUDING A SUMMARY OF TEST COMPLIANCE WITH SPECIFIED PERFORMANCE CHARACTERISTICS AND PHYSICAL PROPERTIES ALONG WITH PRODUCT CERTIFICATES SHOWING EVIDENCE OF THIRD PARTY QUALITY CONTROL.
   C. SHOP DRAWINGS SHOWING GEOFOAM BLOCK LAYOUT.

3. ONCE DELIVERED TO THE SITE, GEOFOAM SHALL BE STORED ABOVE GROUND AND PROTECTED FROM MOISTURE, SUNLIGHT, OPEN FLAME OR OTHER IGNITION SOURCES.

4. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL VERIFY THE CONDITIONS OF THE SUBGRADE AND OTHER CONDITIONS THAT COULD AFFECT THE INSTALLATION OF THE GEOFOAM. ANY CONDITIONS THAT COULD AFFECT THE INSTALLATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. GEOFOAM FILL SHALL BE PLACED TO THE LINES AND GRADES SHOWN IN THE PLANS AND AS RECOMMEND BELOW:
   A. 12" THICK WITH A SLOPE THAT DOES NOT EXCEED ½ INCH PER 10 FEET HORIZONTAL SHALL BE PLACED OVER THE PREPARED SUBSTRATE. THE BLOCKS OF GEOFOAM SHALL BE PLACED TIGHTLY ON THE PREPARED SAND LEVELING COURSE.
   B. BLOCKS SHALL BE CUT USING A SAW OR HOT WIRE. IF SUCCESSIVE LAYERS OF GEOFOAM BLOCKS ARE USED, THE BLOCKS SHALL BE POSITIONED WITH THE LONG AXIS OF THE BLOCKS AT 90° TO THE PREVIOUS LAYER. THE BLOCK JOINTS SHALL BE OFFSET BETWEEN LAYERS. ALL BLOCKS SHALL ACCURATELY FIT RELATIVE TO ADJACENT BLOCKS. NO GAPS GREATER THAN 1-INCH WILL BE ALLOWED ON VERTICAL JOINTS. THE SURFACE OF A LAYER OF GEOFOAM BLOCKS TO RECEIVE ADDITIONAL GEOFOAM BLOCKS SHALL BE CONSTRUCTED WITH A VARIATION IN SURFACE TOLERANCE OF NO MORE THAN 0.05 FOOT IN ANY 10-FOOT INTERVAL.
   C. THE PLACED GEOFOAM SHALL BE BALLASTED IN WINDY CONDITIONS AND PROTECTED FROM MOISTURE, SUNLIGHT, OPEN FLAME OR OTHER IGNITION SOURCES. HEAVY EQUIPMENT SHALL NOT OPERATE DIRECTLY ON THE SURFACE OF THE GEOFOAM.
   D. THE PLACEMENT OF FILL ABOVE THE FINISHED GEOFOAM LAYER SHALL OCCUR AS QUICKLY AS PRACTICAL.

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

kpff
3131 Camino Del Rio North, Suite 1080
San Diego, California 92108
(619) 521-8500 Fax (619) 521-8591
www.kpff.com KPFF Project # 2300255

OCEANSIDE CALIFORNIA
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PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: GENERAL STRUCTURAL NOTES

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

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ABBREVIATIONS

A.B.	ANCHOR BOLT(S)
@	AT
ACI	AMERICAN CONCRETE INSTITUTE
ADD'L	ADDITIONAL
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ANCH.	ANCHOR
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX.	APPROXIMATE
ARCH	ARCHITECT or ARCHITECTURAL DOCUMENTS
ASD	ALLOWABLE STRESS DESIGN
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
AVG	AVERAGE
BLDG	BUILDING
BLK	BLOCK
BLK'G	BLOCKING
BM	BEAM
BN	BOUNDARY NAILING OR SCREWING
BOT OR (B)	BOTTOM
BRG	BEARING
BRK	BRICK
BS	BOUNDARY SCREWING
BTWN	BETWEEN
CALCS	CALCULATIONS
CANT	CANTILEVER
CBC	CALIFORNIA BUILDING CODE
C-C	CENTER TO CENTER
CLG	CEILING
CF	CONTINUOUS CONCRETE FOOTING
CFS	COLD-FORMED STEEL (A.K.A. LIGHT GAUGE)
CIP	CAST IN PLACE
CJ	CONTROL JOINT or CONSTRUCTION JOINT
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
℄ or CL	CENTER LINE
CLOS	CLOSURE
COL	COLUMN
COMD	CONCRETE OVER METAL DECK
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUE or CONTINUOUS
CONTR	CONTRACTOR
CTR or CNTR	CENTER
CTR'D	CENTERED
DB	DRAG BEAM
DBL	DOUBLE
DC	DEMAND CRITICAL
DIA or ∅	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DJ	DRAG JOIST
DL	DEAD LOAD
DN	DOWN
DP	DEEP or DEPTH
DSA	DIVISION OF THE STATE ARCHITECT
DT	DRAG TRUSS
DWG	DRAWING(S)
DWL	DOWEL
E (psi)	MODULUS OF ELASTICITY
EA	EACH
EF or E.F.	EACH FACE
EJ	EXPANSION JOINT
EL or ELEV	ELEVATION
EN	EDGE NAILING
ENGR	ENGINEER
EOR or E.O.R.	ENGINEER OF RECORD
EQ	EQUAL
ES or E.S.	EACH SIDE or EDGE SCREWING
EW	EACH WAY
EWP	ENGINEERED WOOD PRODUCT
E-W	EAST-WEST
EXIST or (E)	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FAB	FABRICATE
FND	FOUNDATION
FF	FINISH FLOOR
FG	FINISH GRADE
FIN	FINISH
FLG	FLANGE
FLR	FLOOR
FN or F.N.	FIELD NAILING
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
FP OR F.P.	FULL PENETRATION
FRMG	FRAMING
FRT OR F.R.T.	FIRE RETARDANT TREATED
FS	FAR SIDE
F.S.	FIELD SCREWING
FT	FOOT or FEET
FTG	FOOTING
FY	YIELD STRESS OF STEEL
GA	GAGE or GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GC or GEN CONTR	GENERAL CONTRACTOR
GLB	GLUE LAMINATED BEAM
GLULAM	GLUE LAMINATED
GR	GRADE
G.S.N.	GENERAL STRUCTURAL NOTES
GT	GIRDER TRUSS
H.A.S.	HEADED ANCHOR STUD
HD	HOLDOWN
HCAI	HEALTHCARE ACCESS AND INFORMATION
HORIZ or HOR	HORIZONTAL
H.S.	HIGH STRENGTH
HT or H.T.	HEIGHT or HIP TRUSS
I (in^4)	MOMENT OF INERTIA
IAPMO	INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS
IBC	INTERNATIONAL BUILDING CODE
ICC	INTERNATIONAL CODE COUNCIL
I.D.	INSIDE DIAMETER
I.F.	INSIDE FACE
IN	INCH
INFO	INFORMATION
INT	INTERIOR
IOR	INSPECTOR OF RECORD
JT or J.T.	JOINT or JACK/END TRUSS
K	KIP - 1000 POUNDS
LFRS	LATERAL FORCE RESISTING SYSTEM
LGS	LIGHT GAUGE STEEL
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LOC	LOCATION
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
LWC	LIGHT WEIGHT CONCRETE
LTWT	LIGHT WEIGHT
MACH	MACHINE
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MFR or MANUF	MANUFACTURER
MID	MIDDLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MASONRY JOINT
MO	MASONRY OPENING
NF or N.F.	NEAR FACE
No. or #	NUMBER
NOM	NOMINAL
NS or N.S.	NEAR SIDE
N-S	NORTH-SOUTH
N.T.S.	NOT TO SCALE
NWC	NORMALWEIGHT CONCRETE
OC or O/C	ON CENTER
OD or O.D.	OUTSIDE DIAMETER
OF or O.F.	OUTSIDE FACE
O.H.	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
OSHPD	OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT
OWJ	OPEN WEB JOIST
PCI	PRESTRESSED CONCRETE INSTITUTE
P.C. or P/C	PRECAST
PCF	POUNDS PER CUBIC FOOT
PEN	PENETRATION
PL	PLATE
PERP	PERPENDICULAR
℄	PROPERTY LINE
PLF	POUNDS PER LINEAL FOOT
PLY or PLWD	PLYWOOD
PP	PANEL POINT or PARTIAL PENETRATION
PRELIM	PRELIMINARY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
P.T. or P/T	POST TENSIONED
PT	PRESSURE TREATED
PWJ	PREFABRICATED WOOD JOIST
PWS	PUDDLE WELD
R or RAD	RADIUS
REINF	REINFORCED or REINFORCING
REQ'D	REQUIRED
RT	ROOF TRUSS
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SCHED	SCHEDULE
SECT	SECTION
SEOR	STRUCTURAL ENGINEER OF RECORD
SFRS	SEISMIC FORCE RESISTING SYSTEM
SH	STANDARD HOOK
SHT'G	SHEATHING
SHT	SHEET
SIM	SIMILAR
SL	SLOPED
SLV	SLEEVE or SHORT LEG VERTICAL
SLH	SHORT LEG HORIZONTAL
S.M.D.	SEE MECHANICAL DRAWINGS
SMS	SHEET METAL SCREWS
SJI	STEEL JOIST INSTITUTE
SOG	SLAB ON GRADE
SPCG	SPACING
SPEC	SPECIFICATION
SQ	SQUARE
SSC	SPECIAL SEISMIC CERTIFICATION
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STRUCT	STRUCTURE or STRUCTURAL
SYMM	SYMMETRICAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
THK	THICK or THICKNESS
THK'ND	THICKENED
TL	TOTAL LOAD
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.COL	TOP OF COLUMN
T.O.CURB	TOP OF CURB
T.O.F. or T.O.FTG	TOP OF FOOTING
T.O.PARAPET	TOP OF PARAPET
T.O.S.	TOP OF STEEL
T.O.SLAB	TOP OF SLAB
T.O.W.	TOP OF WALL
TOP'G	TOPPING
TR	TRUSS
TN	TOE NAIL
TYP	TYPICAL
U.N.O. or U.O.N.	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
w/	WITH
w/o	WITHOUT
W/C or w/c	WATER TO CEMENT OR CEMENTITIOUS MATERIALS RATIO
WD	WOOD
WP	WORKING POINT
WT or WGT	WEIGHT
WWF or WWM	WELDED WIRE FABRIC or MESH
X-BRACE	CROSS BRACING
XS	EXTRA STRONG
XXS	DOUBLE EXTRA STRONG

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1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

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ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

kpff
3131 Camino Del Rio North, Suite 1080
San Diego, California 92108
(619) 521-8500 Fax (619) 521-8591
www.kpff.com KPFF Project # 23002S5

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SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
S010		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: ABBREVIATIONS AND LEGENDS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

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(G.S.N. CONTINUED)

LEGEND

GENERAL

- A / S300 — ELEVATION A ON S300
- B / S330 — BUILDING SECTION B ON S330
- A / S340 — PARTIAL SECTION OR WALL SECTION
- 4 / S600 — DETAIL 4 ON S600
- T.O.X — TOP OF STRUCTURE ELEVATION AT THE LOCATION SHOWN. SEE ABBREVIATION LIST FOR MORE INFO.
- STEP IN TOP OF STRUCTURE
- STEP IN BOTTOM OF STRUCTURE
- SLOPE TRANSITION IN TOP OF STRUCTURE
- SLOPE TRANSITION IN BOTTOM OF STRUCTURE
- DEPRESSED OR SLOPED SURFACE SEE ARCHITECTURAL DRAWINGS
- EXTENT OF HOUSEKEEPING PAD OR RAISED FILL SLAB PER - / -
- XX / XX 1000# — FLOOR/ROOF MOUNTED MECHANICAL EQUIPMENT MARK AND MAXIMUM WEIGHT, SEE - / -
- XX / XX 1000# — CEILING MOUNTED MECHANICAL EQUIPMENT MARK AND MAXIMUM WEIGHT, SEE - / -

COLD-FORMED STEEL

- NON-STRUCTURAL WALL ABOVE, PER SEE ARCH FOR LOCATIONS & DETAILS 6 / S900
- W1 — WALL PER SCHEDULE 8 / S905
- STRUCTURAL WALLS NOT LABELED SHALL BE TYPE. W1 (CALLOUT SHOWN AT BOTTOM LEVEL ONLY, U.N.O.)

STEEL

- SC — STEEL COLUMN PER SCHEDULE X / SXXX
- HSS TUBE COLUMN AT THIS LEVEL
- HSS TUBE COLUMN BELOW THIS LEVEL

CONCRETE

- CW1 — CONCRETE WALL THIS LEVEL PER ELEVATION OR SCHEDULE
- STRUCTURAL WALL BELOW
- C — CONCRETE COLUMN STARTING AT THIS LEVEL PER SCHEDULE
- CONCRETE COLUMN THIS LEVEL
- CONCRETE COLUMN BELOW THIS LEVEL
- F — FOOTING PER SCHEDULE 5 / S500
- C / F — COMBINED COLUMN/FOOTING PER PLAN. COLUMNS AND FOOTINGS PER SCHEDULES
- S — — — S — DENOTES APPROX. LOCATION OF STEP IN FOOTING PER 20 / S500
- B1 — DENOTES CONCRETE BEAM PER 13 / S620
- CF1 — DENOTES CONTINUOUS CONCRETE FOOTING PER PLAN
- GB-1 — DENOTES CONCRETE GRADE BEAM PER 11 / S500
- N-10A-3 — STUD RAILS PER SCHEDULE 14 / S610
- 9T7-10@6" (R) — DENOTES (9) TOP #7 BARS x 10'-0" @ 6" ADDED. WHERE USED, (R) DENOTES BARS THAT REPLACE TYPICAL BARS
- 8B6-10@6" (R) — DENOTES (8) BOTTOM #6 BARS x 10'-0" @ 6" ADDED. WHERE USED, (R) DENOTES BARS THAT REPLACE TYPICAL BARS
- 9T7-10(R) — DENOTES (9) TOP HOOKED #7 BARS x 10'-0" ADDED. WHERE USED, (R) DENOTES BARS THAT REPLACE TYPICAL BARS
- 20X20 (8) #8 / #4@5.25, 6 — DENOTES A 20X20 CONCRETE COLUMN WITH (8) #8 LONG BARS AND #4 TIES SPACED @ 5 1/4" ALONG "S$_1$" AND @ 6" ALONG "S$_2$" PER 9 / S410
- INDICATES CONCRETE SLAB ON GRADE
- INDICATES ELEVATED REINFORCED CONCRETE SLAB

CONCRETE SHEAR WALLS

- 10V8 / 7H12 — REBAR SIZE (EACH FACE, U.N.O.); REBAR SPACING (EACH FACE, U.N.O.); REBAR ORIENTATION (V = VERTICAL, H = HORIZONTAL)
- DENOTES REBAR WITH HEADED REINFORCEMENT, REQUIRED AT LEVELS SHOWN. SEE REINFORCING STEEL SECTION OF G.S.N. FOR MORE INFO
- DENOTES REBAR WITH MECHANICAL COUPLERS, REQUIRED AT LEVELS SHOWN. SEE REINFORCING STEEL SECTION OF G.S.N. FOR MORE INFO
- DCB-1 — DENOTES DIAGONALLY REINFORCED COUPLING BEAM PER 18 / S633
- CB-1 — DENOTES CONVENTIONALLY REINFORCED COUPLING BEAM PER 8 / S633
- DENOTES OPENING IN SHEAR WALL WITH INFILL STUDS
- SBE = 5'-0" (12) #7 #5@4" — DENOTES SPECIAL BOUNDARY ELEMENT WITH (12) #7 VERTICAL BARS AND #5 HOOPS AT 4" SPACING WITH CROSS TIES AT EACH VERTICAL BAR OVER A 5'-0" LENGTH OF WALL OVER HEIGHT INDICATED. SEE SHEET S631 FOR TYPICAL BOUNDARY ELEMENT DETAILS AND TYPES

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

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ENGINEER OF WORK SEAL — R.C.E. STAMP

DRAWINGS PREPARED BY:

kpff
3131 Camino Del Rio North, Suite 1080
San Diego, California 92108
(619) 521-8500 Fax (619) 521-8591
www.kpff.com KPFF Project # 2300255

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SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
S011		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: LEGENDS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials: Date:

PLAN NUMBER
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(G.S.N. CONTINUED)

TYPICAL SHEET NOTES:

GENERAL:

1. SEE GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS FOR INFORMATION NOT SPECIFICALLY REFERENCED. TYPICAL DETAILS SHALL BE FOLLOWED WHERE APPLICABLE WHETHER OR NOT THEY ARE REFERENCED ON THE PLAN.
   A. FOR TYPICAL LAP SPLICES AND REBAR DETAILS, SEE SHEET S600.
   B. FOR TYPICAL SLAB ON GRADE DETAILS, SEE SHEET S605
2. PROJECT DATUM ELEVATION = 0'-0" AT LEVEL 1 FINISH FLOOR. FINISH FLOOR ELEVATIONS BASED ON ELEVATION XXX.XX" ABOVE MEAN SEA LEVEL. SEE CIVIL PLANS. FINISH FLOOR, TOP OF CONCRETE, AND TOP OF STEEL ELEVATIONS NOTED ARE BASED ON THE PROJECT DATUM.
3. STEEL STAIRS, LANDINGS AND SUPPORTS BY CONTRACTOR AS A DEFERRED SUBMITTAL. FOR ADDITIONAL REQUIREMENTS, SEE "STEEL STAIRS (DESIGN BUILD)" SECTION OF G.S.N.
4. PROVIDE ELEVATOR SUPPORTS AND EMBEDS (NOT SHOWN ON STRUCTURAL DRAWINGS) AS REQUIRED BY ELEVATOR CONTRACTOR.
5. COLUMNS ARE CENTERED ON GRIDLINES UNLESS DIMENSIONED OTHERWISE.

FOUNDATIONS:

1. TYPICAL DETAILS:
   A. TYPICAL SHALLOW FOUNDATIONS, SEE SHEET S500.
   B. TYPICAL GRADE BEAM FOUNDATIONS, SEE SHEET S505.
   C. TYPICAL MAT FOUNDATIONS, SEE SHEET S510.
   D. TYPICAL DEEP FOUNDATIONS, SEE SHEET S520.
2. TOP OF FOOTING ELEVATION = (-1'-6") BELOW LOWEST ADJACENT FINISHED FLOOR, U.N.O.
3. SPECIAL CARE SHALL BE MADE TO ENSURE FOUNDATION REBAR MEET TOLERANCES, COVER AND PLACING ORDER SPECIFIED IN DETAILS.

BASEMENT REATINING WALLS:

1. ALL BASEMENT WALLS ASSUME DRAINAGE IS PROVIDED BEHIND THE WALL. SEE ARCHITECTURAL AND CIVIL DRAWINGS FOR WATERPROOFING AND DRAINAGE.
2. ALL BASEMENT WALLS ASSUME THAT TEMPORARY SHORING OR BRACING IS PROVIDED TO SUPPORT THE WALL PRIOR TO SLABS BEING POURED AND CURED.
3. REBAR INDICATED ON ELEVATIONS EXTENDS ENTIRE LENGTH OF WALL, U.N.O.
4. PROVIDE WALL JOINTS AT ALL RETAINING WALLS AT ALL LEVELS PER:
   A. AT MAX 100' SPACING (MAX LENGTH OF SINGLE PLACEMENT) AND WHERE INDICATED PER 13/S630
   B. AT EACH COLUMN LINE AND AT MAX SPACING PER 18/S630
   C. PROPOSED JOINT LOCATIONS SHALL BE SUBMITTED TO STRUCTURAL ENGINEER FOR REVIEW.

CONCRETE SHEAR WALLS:

1. FOR TYPICAL CONCRETE WALL DETAILS, SEE SHEETS S630 - S633
2. FOR CONCRETE WALL STRENGTHS, SEE ELEVATIONS AND G.S.N.
3. FOR TYPICAL DEVELOPMENT LENGTHS AND LAP SPLICES IN CONCRETE SHEAR WALLS, SEE 18/S632
4. ALL REINFORCING BARS SHOWN ARE AT EACH FACE UNLESS NOTED OTHERWISE. A MINIMUM OF TWO LAYERS OF HORIZONTAL AND VERTICAL BARS ARE REQUIRED.
5. ALL SHEAR WALL REINFORCING BARS SHALL BE ASTM A706, U.N.O. GRADE SHALL BE AS INDICATED ON ELEVATIONS AND DETAILS.
6. MECHANICAL COUPLERS IN SHEAR WALLS SHALL BE TYPE 2, SEE G.S.N. FOR ADDITIONAL INFO.
7. PENETRATIONS IN SHEAR WALLS NOT SPECIFICALLY DETAILED ON THESE DRAWINGS ARE NOT ALLOWED WITHOUT APPROVAL OF STRUCTURAL ENGINEER. PENETRATIONS LESS THAN 12"x12" ARE PERMITTED GIVEN THAT THEY ARE NOT WITHIN A BOUNDARY ELEMENT AND CAN FIT BETWEEN THE REINFORCING. DO NOT CUT REINFORCING UNDER ANY CIRCUMSTANCES WITHOUT STRUCTURAL ENGINEER APPROVAL. FOR ADDITIONAL INFO, SEE 1/S630
8. DO NOT TERMINATE TENDONS AT COUPLING BEAMS AND OTHER OPENINGS IN CONCRETE SHEAR WALLS. SEE CONCRETE SLAB PLANS FOR TENDON LOCATIONS.
9. AT SLAB/WALL INTERSECTION, SLAB fc' SHALL BE 75% OF fc' MINIMUM. WHERE SLAB fc' ON PLANS IS LESS THAN 75% OF WALL fc', THE WALL MIX SHALL BE USED AT THE SLAB/WALL INTERSECTION.

ELEVATED CONCRETE SLABS:

1. TYPICAL DETAILS:
   A. TYPICAL CONCRETE SLAB DETAILS, SEE S610 - S612
   B. TYPICAL MILD REINFORCED SLAB DETAILS, SEE S613
2. REBAR PLACEMENT, U.N.O.:
   A. PLACE BARS IN "BANDED" DIRECTION AT BOTTOM OF SLAB AND TOP OF SLAB.
   B. PLACE BARS IN "UNIFORM" DIRECTION IN BETWEEN "BANDED" REBAR.
   C. SEE PLAN FOR DESIGNATION OF "BANDED" AND "UNIFORM" DIRECTION.
   D. FOR TYPICAL REBAR CUTOFFS OR WHERE REBAR LENGTH IS NOT CALLED OUT, SEE 16/S617
3. ADDITIONAL BARS (SEE S610 SERIES)
   A. PERIMETER EDGE BARS ((2) #4 MIN) CONTINUOUS AT SLAB EDGES PER 20/S610
   B. TRIM BARS AT OPENINGS AND CORNERS
   C. DRAG BARS AT THE ENDS OF ALL SHEAR WALLS PER PLAN AND 7/S632
4. REBAR ELEVATION TOLERANCE IS ±1/4", NO EXCEPTIONS.
5. AT SLOPED SLABS, MINIMUM THICKNESS SHALL MATCH THE INDICATED SLAB THICKNESS, EXCEPT THE SLAB MAY BE 1" THINNER AT DRAINS LOCATED A MINIMUM OF 5'-0" AWAY FROM COLUMNS.

CONCRETE COLUMNS:

1. FOR TYPICAL CONCRETE COLUMN DETAILS, SEE SHEET S410.
2. FOR CONCRETE COLUMN SECTIONS, SEE SHEET S411
3. FOR CONCRETE COLUMN STRENGTHS, SEE SCHEDULE AND G.S.N.
4. FOR TYPICAL COLUMN ELEVATION, SEE 9/S410
5. REBAR CALLOUT APPLIES AT LEVEL SHOWN AND AT ALL LEVELS ABOVE, U.N.O.
6. WHERE S_2 TIE SIZE AND SPACING IS NOT SPECIFIED, USE S_1 TIE SIZE AND SPACING OVER ENTIRE HEIGHT.
7. WHERE "MHL" IS INDICATED ON THE CONCRETE COLUMN SCHEDULE, SEE 8/S410

STEEL:

1. TYPICAL DETAILS:
   A. STEEL COLUMN SCHEDULE AND TYPICAL COLUMN DETAILS, SEE SHEETS S405 AND S415.
2. FOR ELEVATOR GUIDERAIL SUPPORT FRAMING SCHEDULE AND TYPICAL DETAILS, SEE SHEET S850. CONTRACTOR SHALL COORDINATE LOCATION OF GUIDERAIL SUPPORTS WITH ELEVATOR SPECS. PROVIDE CLOSURE PLATES AND SILLS AS REQUIRED AT ELEVATOR SHAFTS PER SHEET S850.

FIRE PROTECTION AND RATED ASSEMBLIES:

1. SEE ARCHITECTURAL DRAWINGS FOR ALL DETAILS RELATED TO FIRE RESISTANT CONSTRUCTION.
2. ULESS NOTED OTHERWISE, ALL STEEL POSTS REQUIRE INDIVIDUAL FIRE RATED ENCASEMENT. SEE ARCHITECTURAL SHEETS FOR FIRE PROTECTION DETAILS.
3. MINIMUM PROTECTION ON CONCRETE REINFORCEMENT

MINIMUM PROTECTION FOR MILD REINFORCEMENT (EXCERPTED FROM CBC TABLE 721.1 (1) ITEM 7-1.2	
ITEM	3 HR
REINFORCING STEEL IN REINFORCED CONCRETE COLUMNS, BEAMS AND GIRDERS OF SILICEOUS AGGREGATE CONCRETE	1 1/2"
REINFORCING IN FLOOR AND ROOF SLABS OF SILICEOUS AGGREGATE CONCRETE	1"

a. CONCRETE FRAMING COVER FOR TOP AND BOTTOM REBAR CORRESPONDING TO FIRE RATINGS PER ARCH AT ALL ELEVATED SLABS, COLUMNS, WALLS AND BEAMS SHALL FOLLOW THIS TABLE.

b. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING MINIMUM FIRE RATING REQUIREMENTS, ASSEMBLIES, LOCATIONS, ETC.

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

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ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

kpff
3131 Camino Del Rio North, Suite 1080
San Diego, California 92108
(619) 521-8500 Fax (619) 521-8591
www.kpff.com KPFF Project # 23002S5

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S012		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: TYPICAL SHEET NOTES

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

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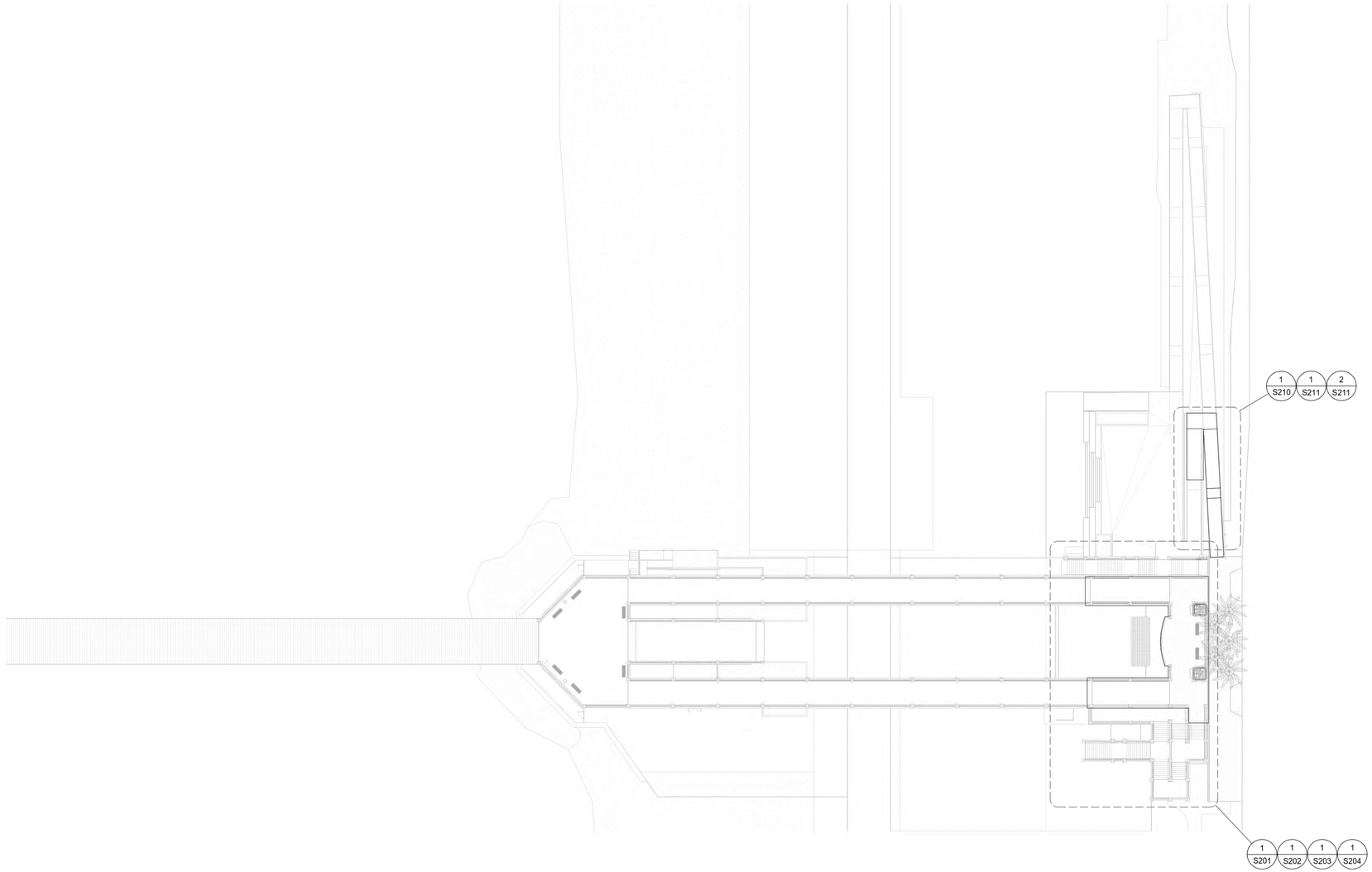

1 SITE PLAN
SCALE: 1" = 30'-0"

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moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

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R.C.E.
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DRAWINGS PREPARED BY:

kpff
3131 Camino Del Rio North, Suite 1080
San Diego, California 92108
(619) 521-8500 Fax (619) 521-8591
www.kpff.com KPFF Project # 23002255

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CITY OF OCEANSIDE
ENGINEERING DIVISION

SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
SITE PLAN

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:

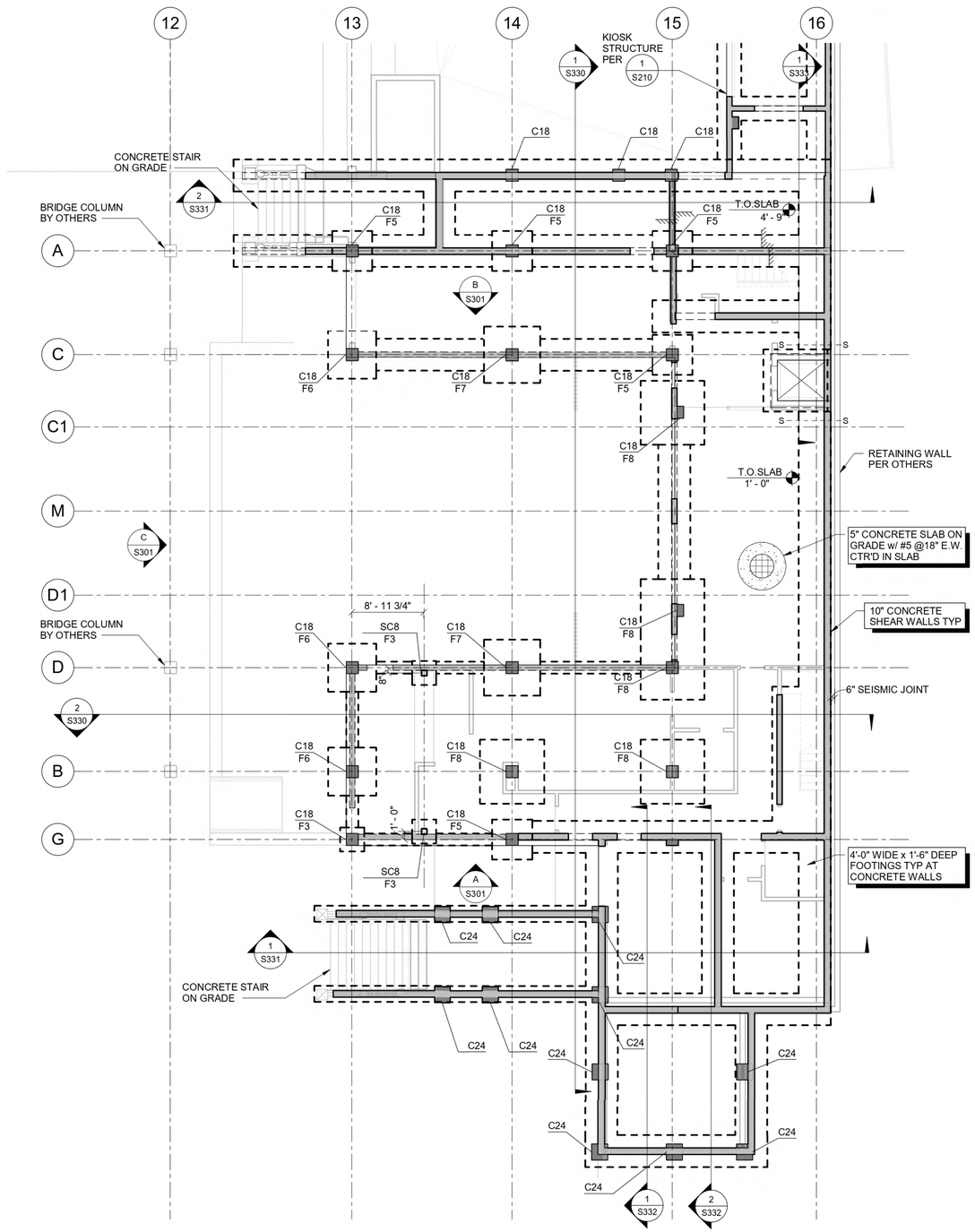
Sign:

PRINT Name: Date:

Reviewed By:

Initials Date:

PLAN NUMBER
CIP19-0001

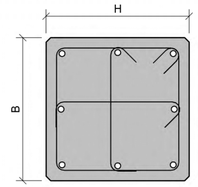


1 FOUNDATION PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

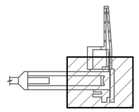
FOOTING SCHEDULE				
MARK	SIZE	MIN * THICKNESS	REINFORCING BOTTOM	REINFORCING TOP
F2	2'-0"x2'-0"	12"	(3) #4 EA WAY	
F3	3'-0"x3'-0"	12"	(5) #4 EA WAY	
F4	4'-0"x4'-0"	15"	(5) #5 EA WAY	
F5	5'-0"x5'-0"	18"	(7) #5 EA WAY	
F6	6'-0"x6'-0"	21"	(8) #6 EA WAY	
F7	7'-0"x7'-0"	24"	(8) #7 EA WAY	
F8	8'-0"x8'-0"	24"	(9) #8 EA WAY	

* THICKEN AS REQUIRED TO MEET MINIMUM EMBEDMENT REQUIREMENTS OF G.S.N.

CONCRETE COLUMN SCHEDULE					
SECTION TYPE	VERTS	TIES	B	H	SECTION
C18	(8) #6	#4@6"	18"	18"	A
C24	(8) #8	#4@6"	24"	24"	A



A SECTION



KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

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ENGINEER OF WORK SEAL

R.C.E. STAMP

DRAWINGS PREPARED BY:

kpff
3131 Camino Del Rio North, Suite 1080
San Diego, California 92108
(619) 521-8500 Fax (619) 521-8591
www.kpff.com KPFF Project # 2300255

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S201		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: FOUNDATION PLAN

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

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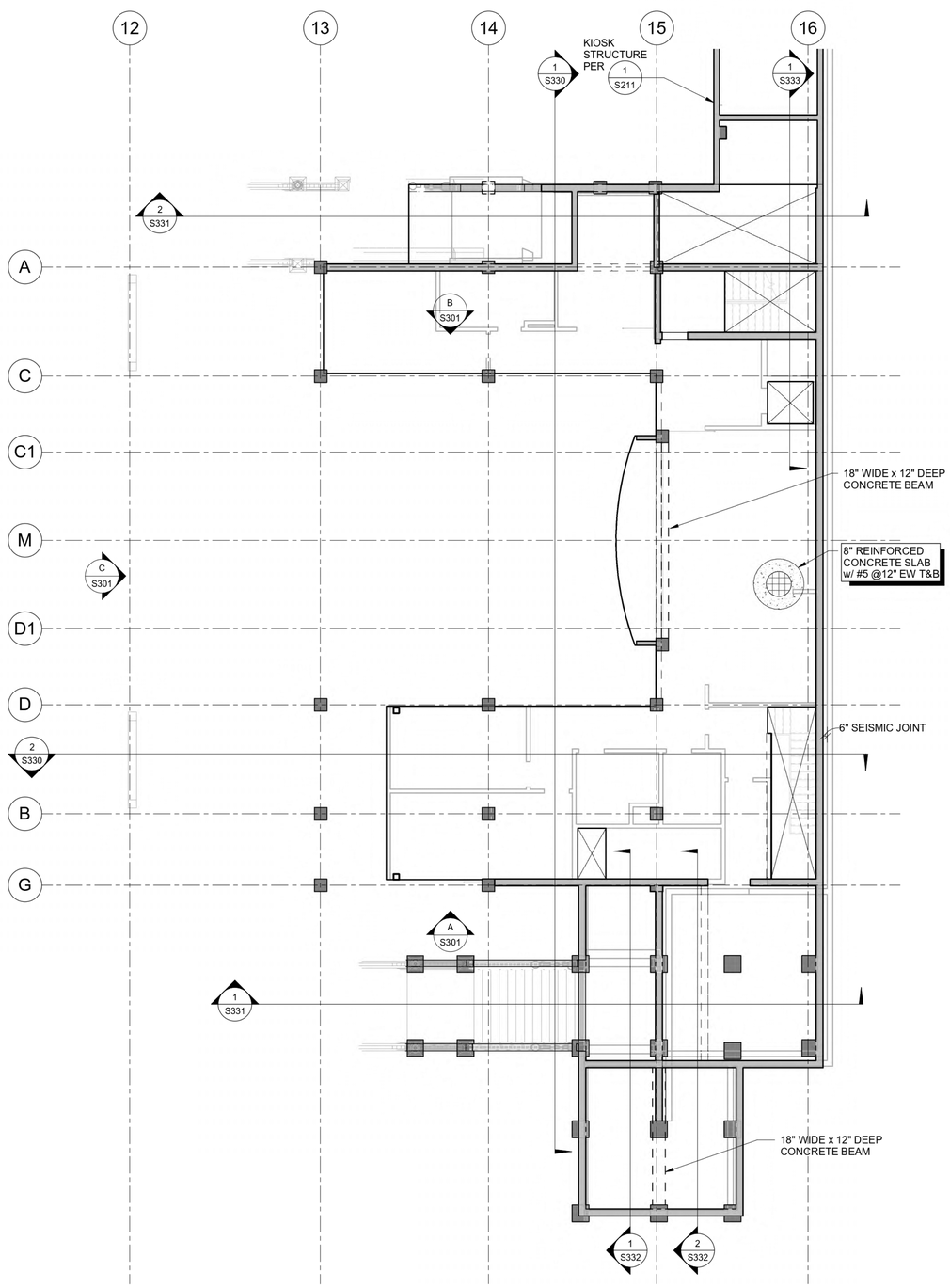

1 FRAMING PLAN - LEVEL 2
SCALE: 1/8" = 1'-0"

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FILE NO.

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S202		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: FRAMING PLAN - LEVEL 2

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Sign:
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KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

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kpff
3131 Camino Del Rio North, Suite 1080
San Diego, California 92108
(619) 521-8500 Fax (619) 521-8591
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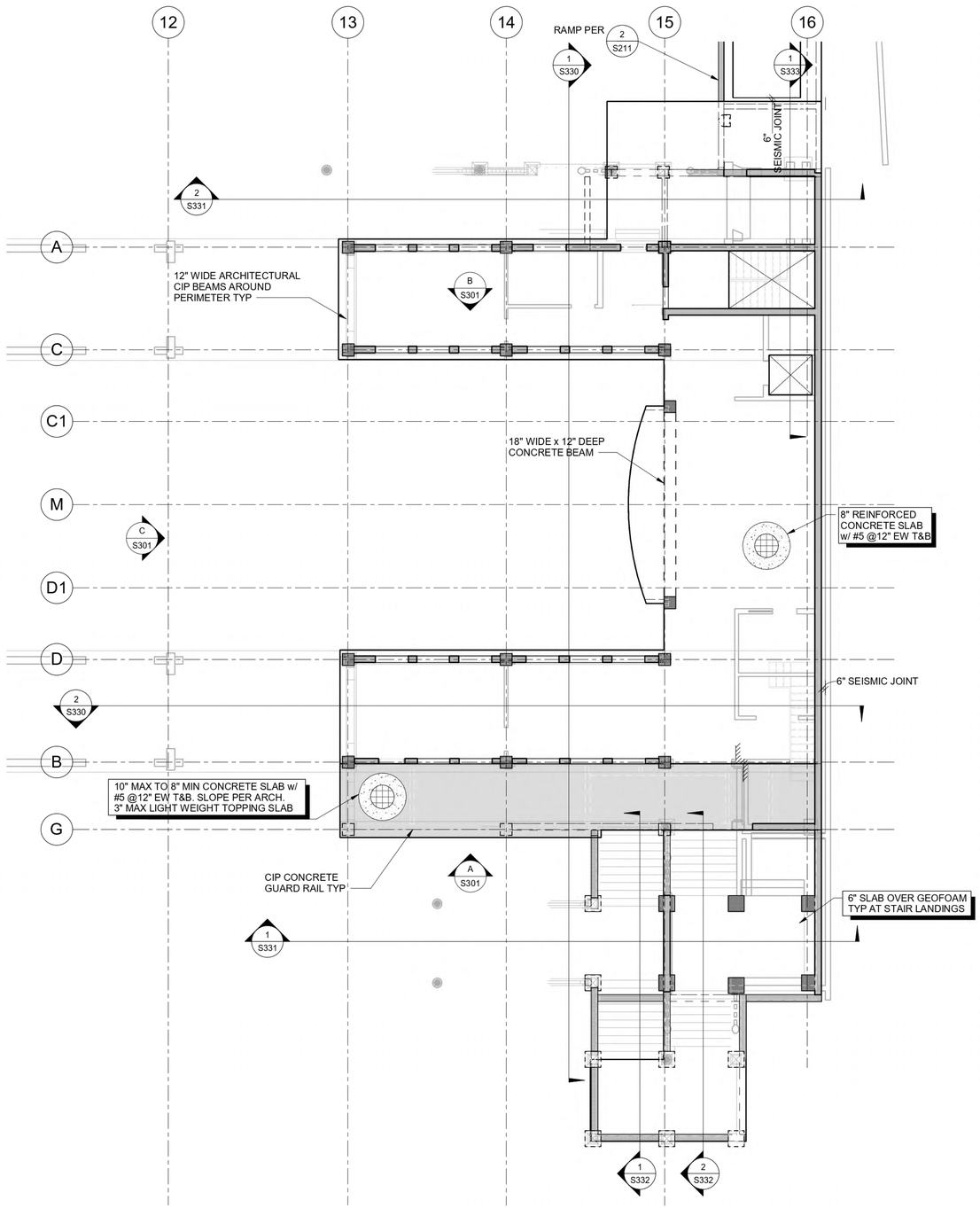

1 FRAMING PLAN - LEVEL 3
SCALE: 1/8" = 1'-0"

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

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PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: FRAMING PLAN - LEVEL 3

ACCEPTED BY
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

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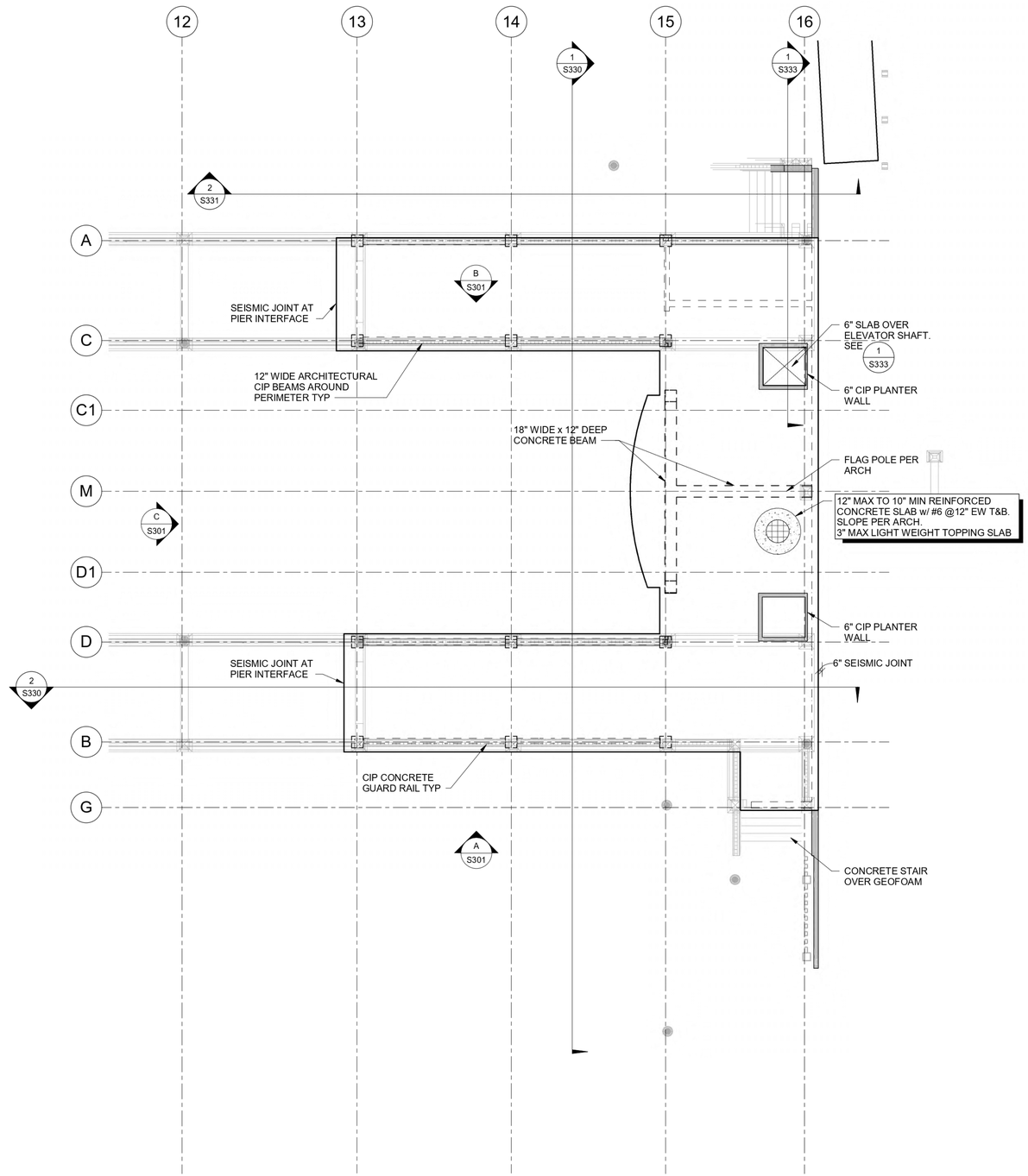

1 FRAMING PLAN - LEVEL 4
SCALE: 1/8" = 1'-0"

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KEY PLAN

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619-220-6050
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(619) 521-8500 Fax (619) 521-8591
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SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

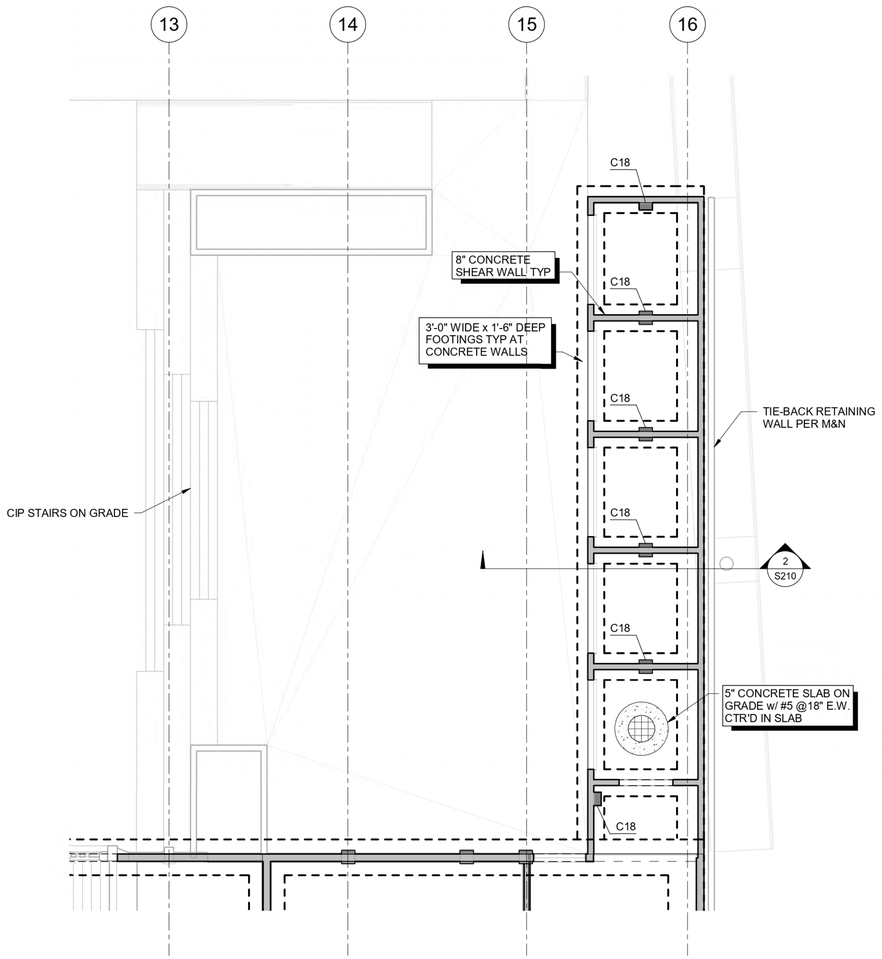
Sheet title: FRAMING PLAN - LEVEL 4

ACCEPTED BY
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

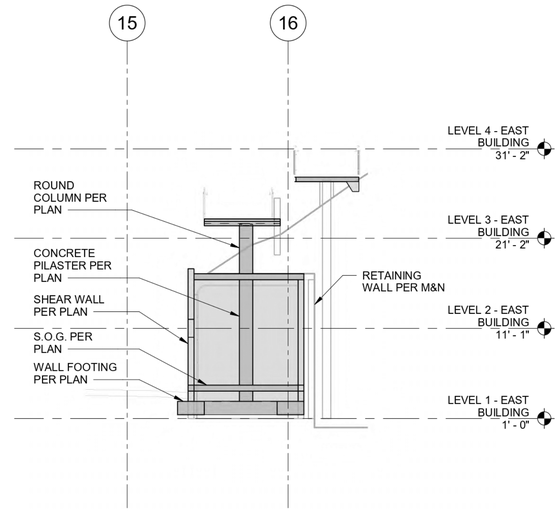
Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001



1 FOUNDATION PLAN - LEVEL 1 - KIOSK
SCALE: 1/8" = 1'-0"



2 SECTION
SCALE: 1/8" = 1'-0"

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KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E. STAMP

DRAWINGS PREPARED BY:
kpff
3131 Camino Del Rio North, Suite 1080
San Diego, California 92108
(619) 521-8500 Fax (619) 521-8591
www.kpff.com KPFF Project # 23002055

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.
EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
S210		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: RAMP - FOUNDATION PLAN & SECTION

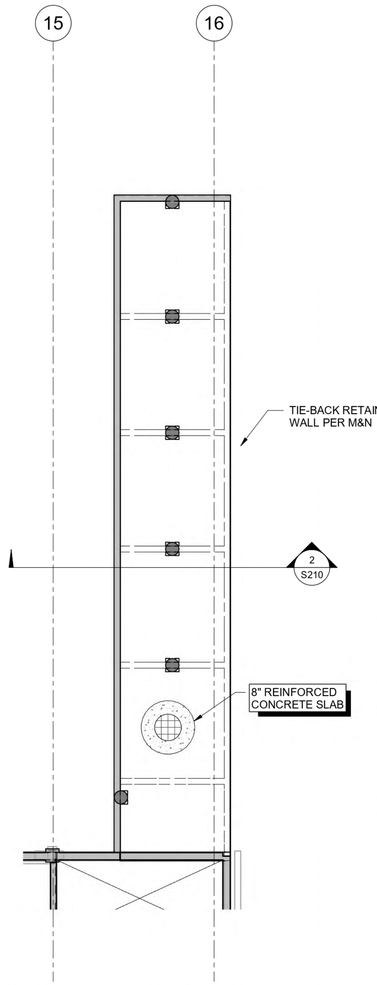
ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials: Date:

PLAN NUMBER
CIP19-0001



1 FRAMING PLAN - LEVEL 2 - KIOSK
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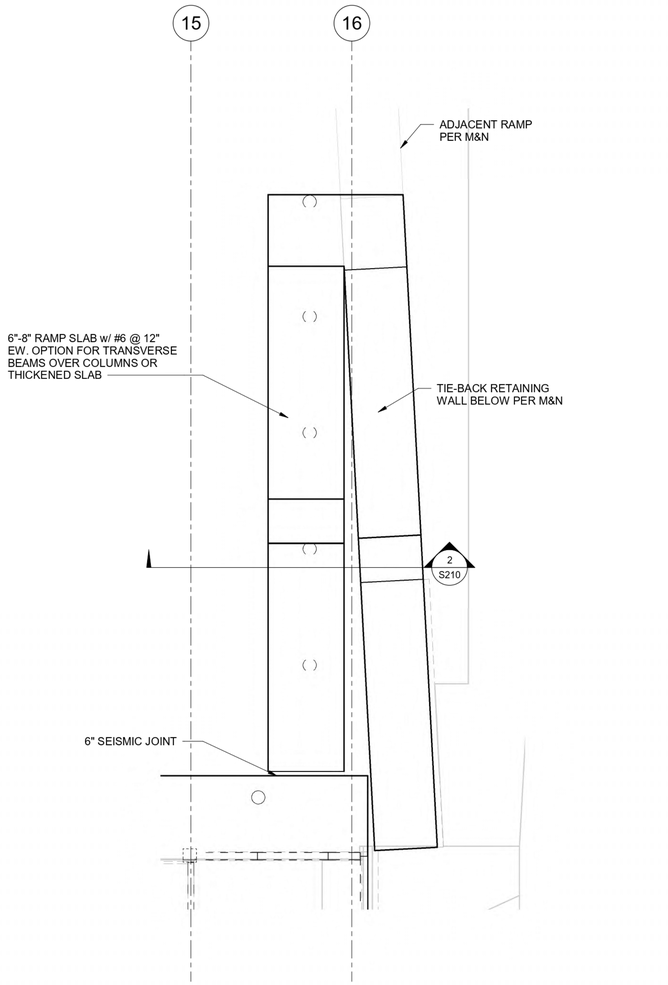

2 FRAMING PLAN - LEVEL 3 - RAMP STRUCTURE
SCALE: 1/8" = 1'-0"

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KEY PLAN

moffatt & nichol
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ENGINEER OF WORK SEAL

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DRAWINGS PREPARED BY:

kpff
3131 Camino Del Rio North, Suite 1080
San Diego, California 92108
(619) 521-8500 Fax (619) 521-8591
www.kpff.com KPFF Project # 23K0255

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PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
S211		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: RAMP - FRAMING PLAN

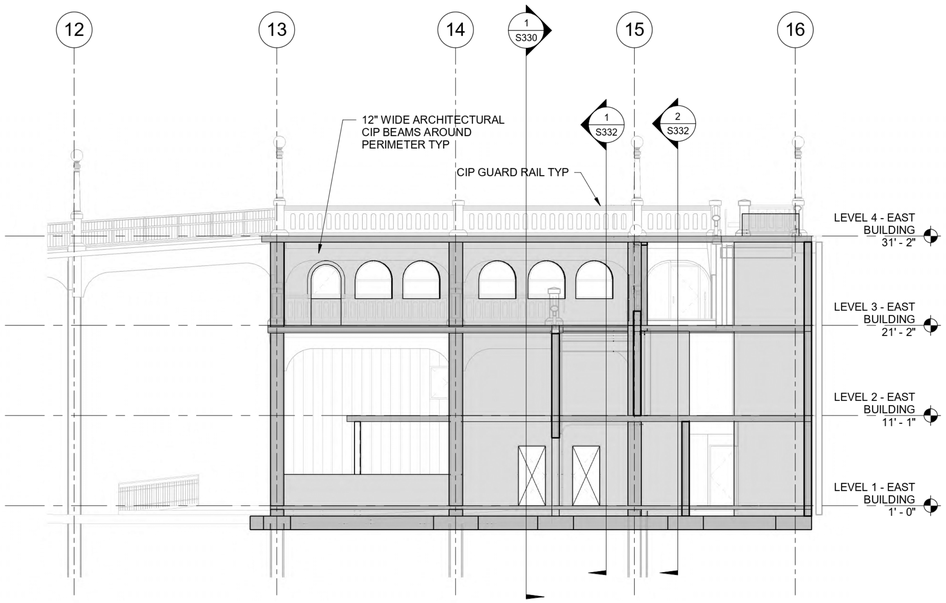
ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

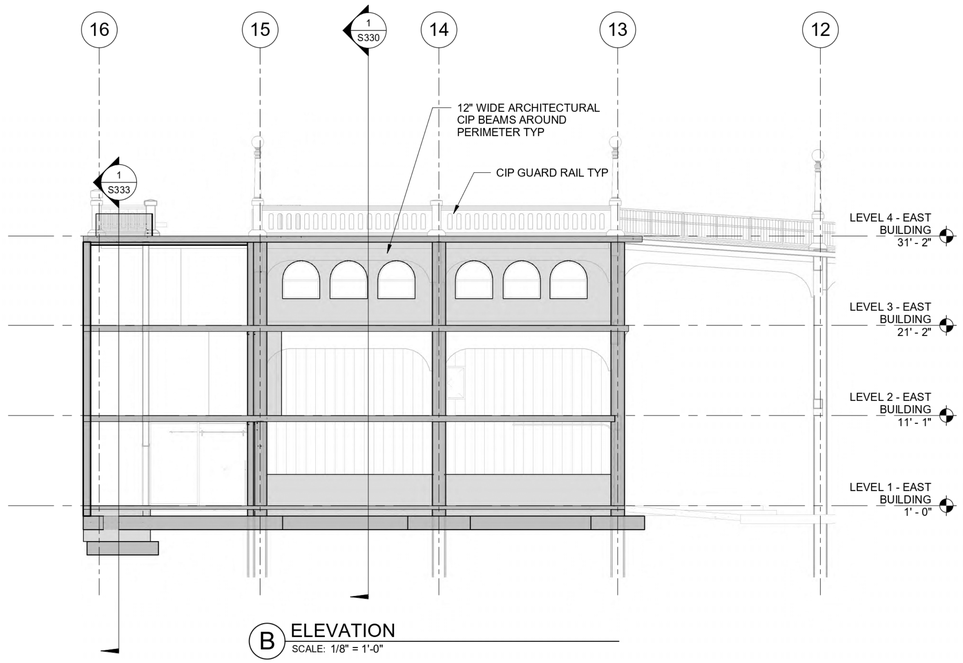
Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials: Date:

PLAN NUMBER
CIP19-0001



A ELEVATION
SCALE: 1/8" = 1'-0"



B ELEVATION
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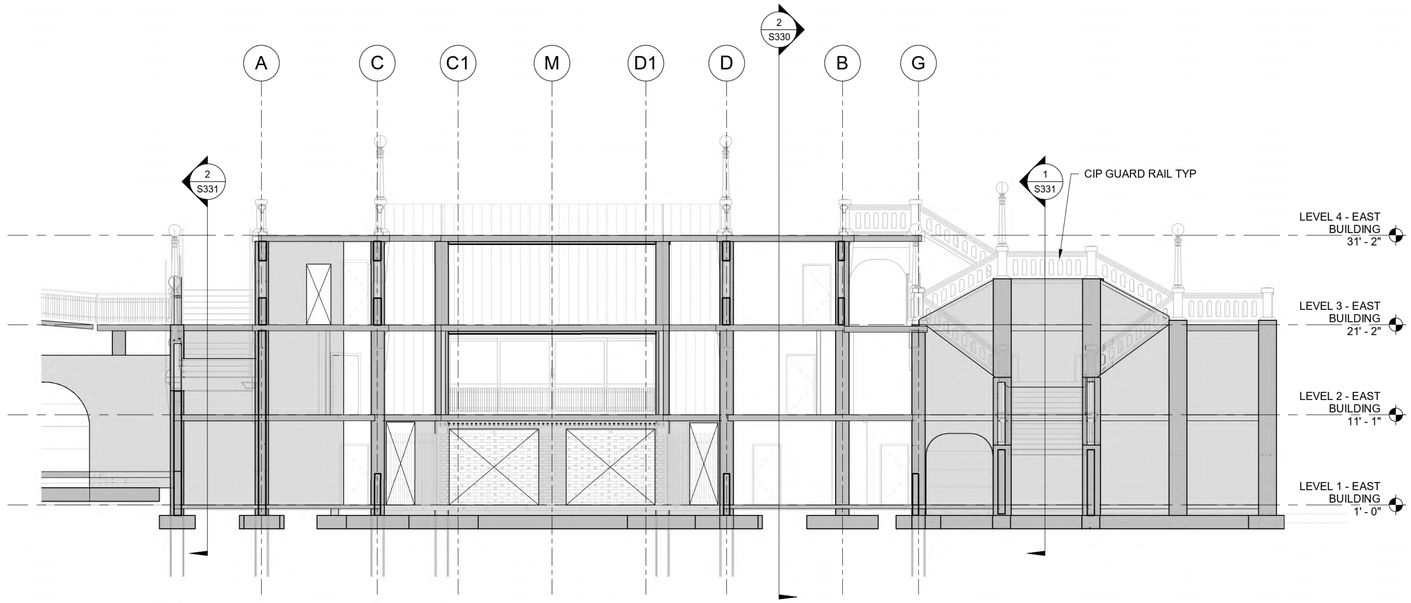

C ELEVATION
SCALE: 1/8" = 1'-0"

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1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
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NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

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kpff
3131 Camino Del Rio North, Suite 1080
San Diego, California 92108
(619) 521-8500 Fax (619) 521-8591
www.kpff.com KPFF Project # 2300255

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.
EDDA NO.
FILE NO.

SHEET S301
CITY OF OCEANSIDE ENGINEERING DIVISION
SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: ELEVATIONS

ACCEPTED BY
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials: Date:

PLAN NUMBER
CIP19-0001

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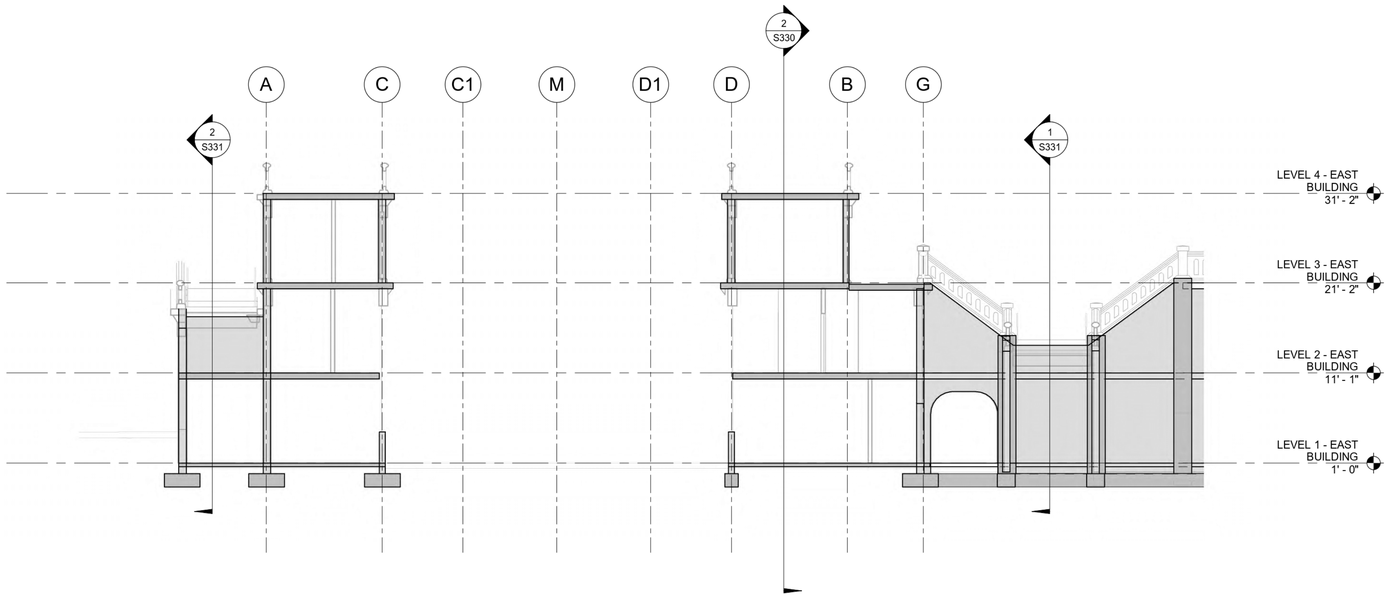

1 SECTION
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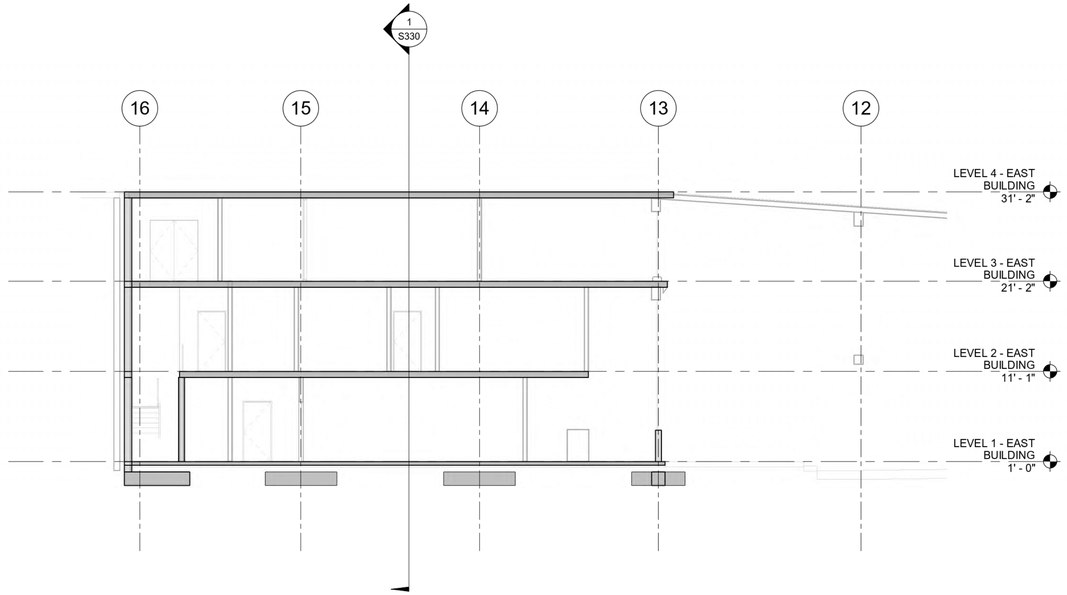

2 SECTION
SCALE: 1/8" = 1'-0"

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

kpff
3131 Camino Del Rio North, Suite 1080
San Diego, California 92108
(619) 521-8500 Fax (619) 521-8591
www.kpff.com KPFF Project # 2300255

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET
S330

CITY OF OCEANSIDE
ENGINEERING DIVISION

SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
SECTIONS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001

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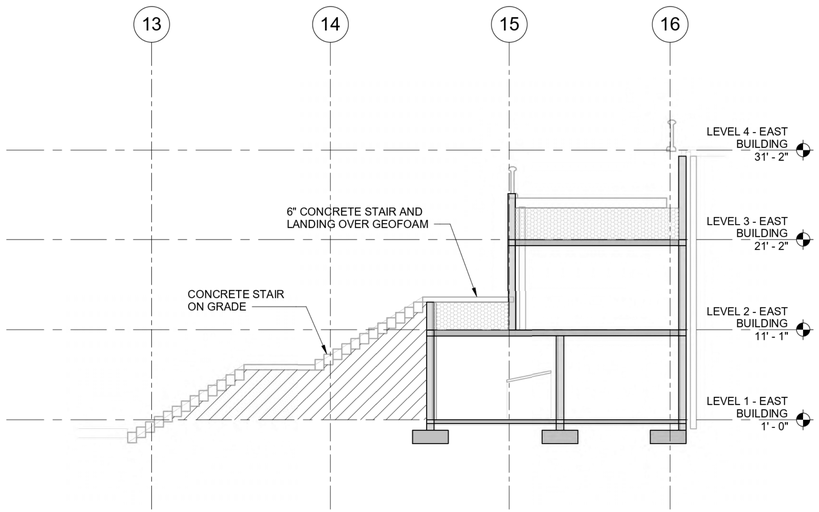
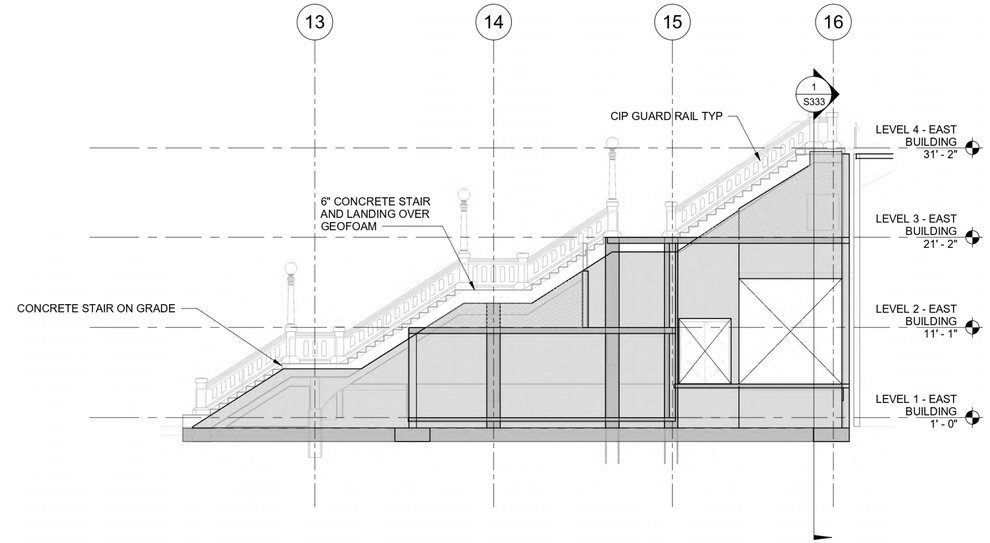


1 SECTION
SCALE: 1/8" = 1'-0"



2 SECTION
SCALE: 1/8" = 1'-0"

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:
kpff
3131 Camino Del Rio North, Suite 1080
San Diego, California 92108
(619) 521-8500 Fax (619) 521-8591
www.kpff.com KPFF Project # 2300255

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
S331		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: SECTIONS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001

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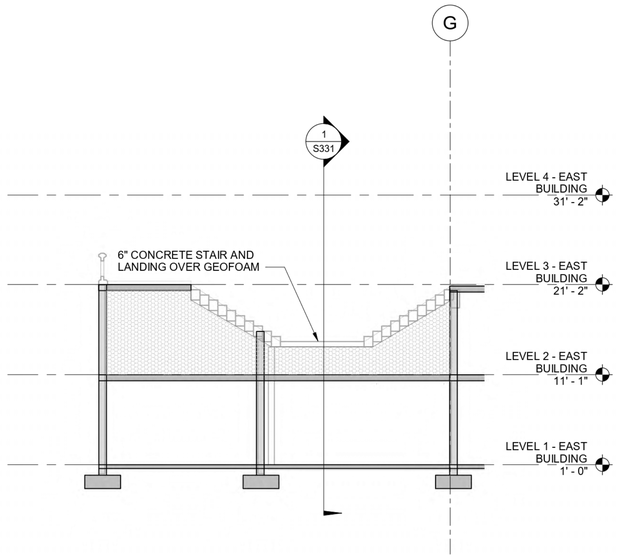

1 SECTION
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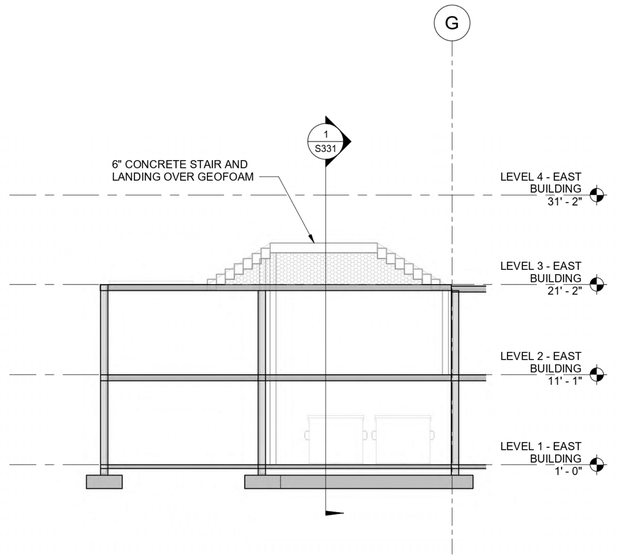

2 SECTION
SCALE: 1/8" = 1'-0"

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1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:
kpff
3131 Camino Del Rio North, Suite 1080
San Diego, California 92108
(619) 521-8500 Fax (619) 521-8591
www.kpff.com KPFF Project # 23002055

WDID NO.
EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
S332		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: SECTIONS

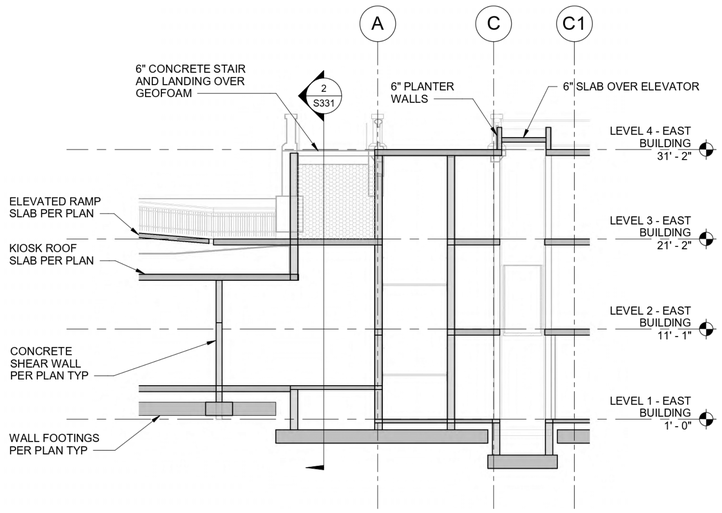
ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials: Date:

PLAN NUMBER
CIP19-0001



1 SECTION
SCALE: 1/8" = 1'-0"

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:
kpff
3131 Camino Del Rio North, Suite 1080
San Diego, California 92108
(619) 521-8500 Fax (619) 521-8591
www.kpff.com KPFF Project # 23002255

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.
EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
S333		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: SECTIONS

ACCEPTED BY
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001

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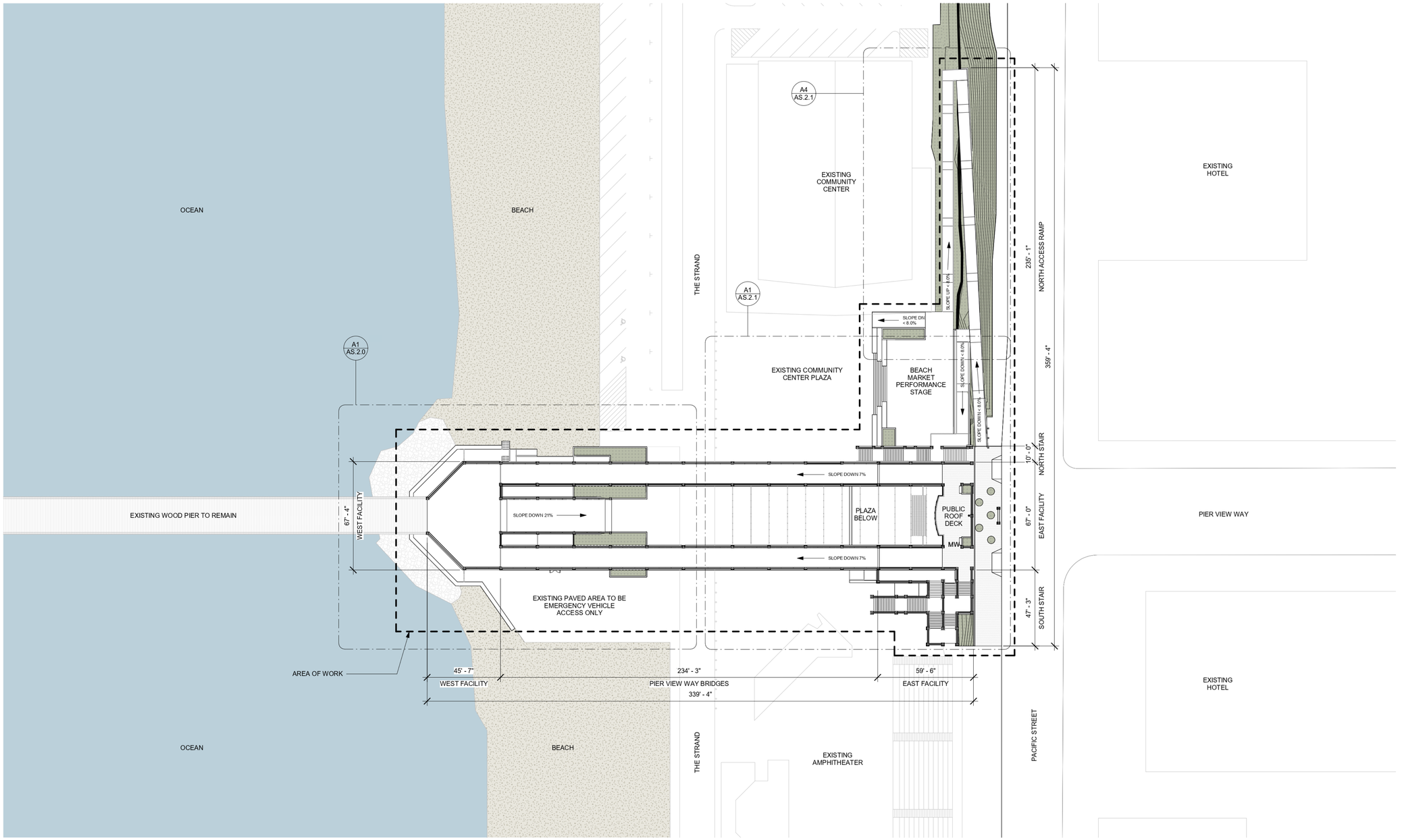

A2.3.0 **A1** SITE PLAN
1" = 30'-0"

1" = 30' 0' 15' 30' 60'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
AS.1.0		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: OVERALL SITE PLAN

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials: Date:

PLAN NUMBER
CIP19-0001

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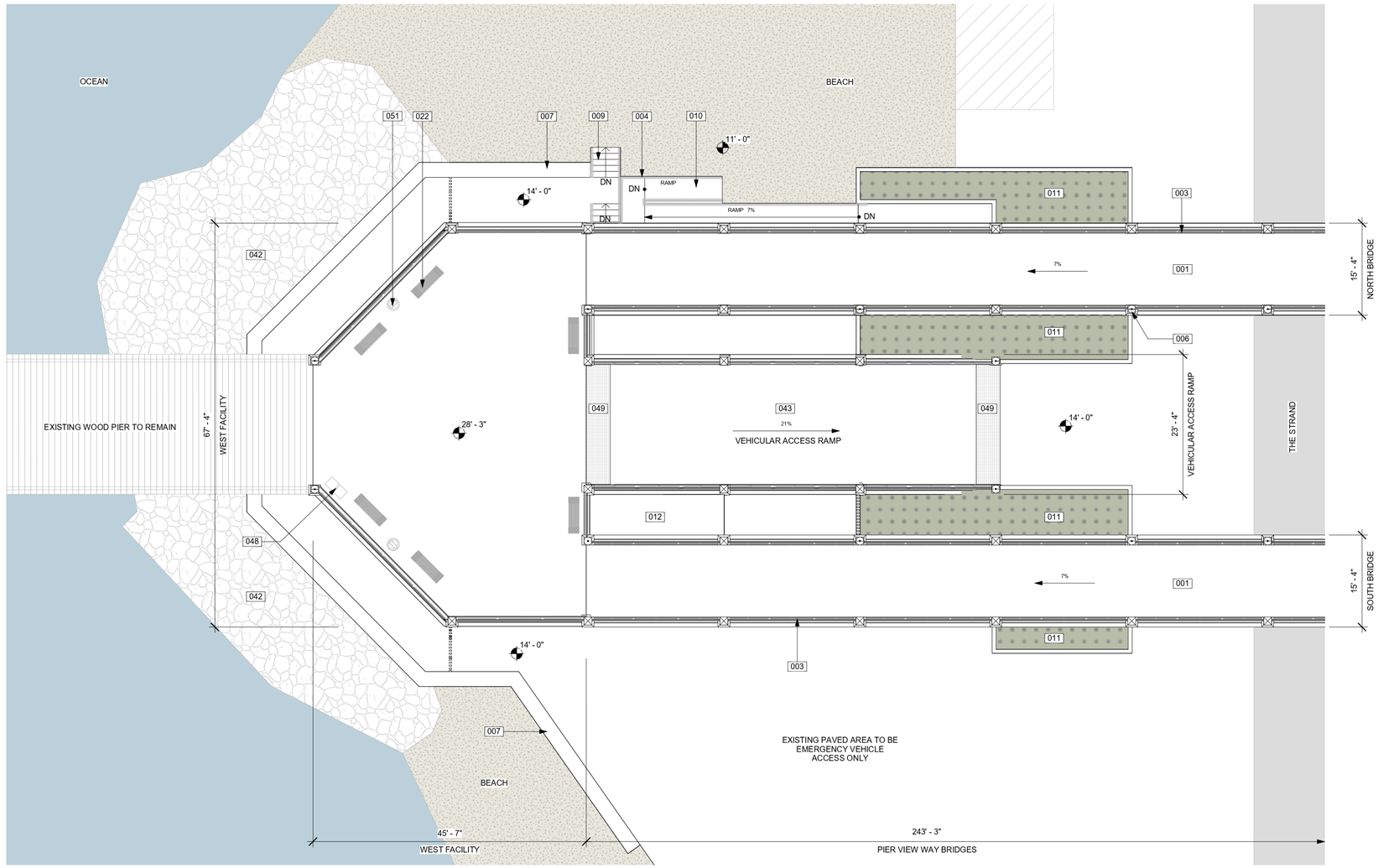

A2.3.0 **A1** SITE PLAN - WEST FACILITY
1" = 10'-0"

KEYNOTE LEGEND

001	CONCRETE BRIDGE DECK
003	BRIDGE RAIL TYPE 2, TYP. SEE A.XX.X
004	RAIL TYPE 3, TYP. SEE A.XX.X
006	DECORATIVE CONCRETE POLE LIGHTING, TYP. SEE X.XX.X
007	SEAWALL, SEE X.XX.X
009	STAIRS TO BEACH LEVEL
010	RAMP TO BEACH LEVEL
011	RAISED PLANTER BOX, SEE X.XX.X
012	ROOF OF GARAGE
022	BENCH, TYP. SEE A.XX.X
042	RIP RAP BARRIER
043	VEHICULAR ACCESS RAMP
048	WASTE RECEPTACLES
049	TRUNCATED DOMES AT RAMP TRANSITIONS
051	TOWER OBSERVATION VIEWER, TYP.

1" = 10' 0' 5' 10' 20'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:
HERRERA ARCHITECTS
NOELTING MARKAUNA

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.
EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
AS.2.0		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: ENLARGED SITE PLANS

ACCEPTED BY
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001

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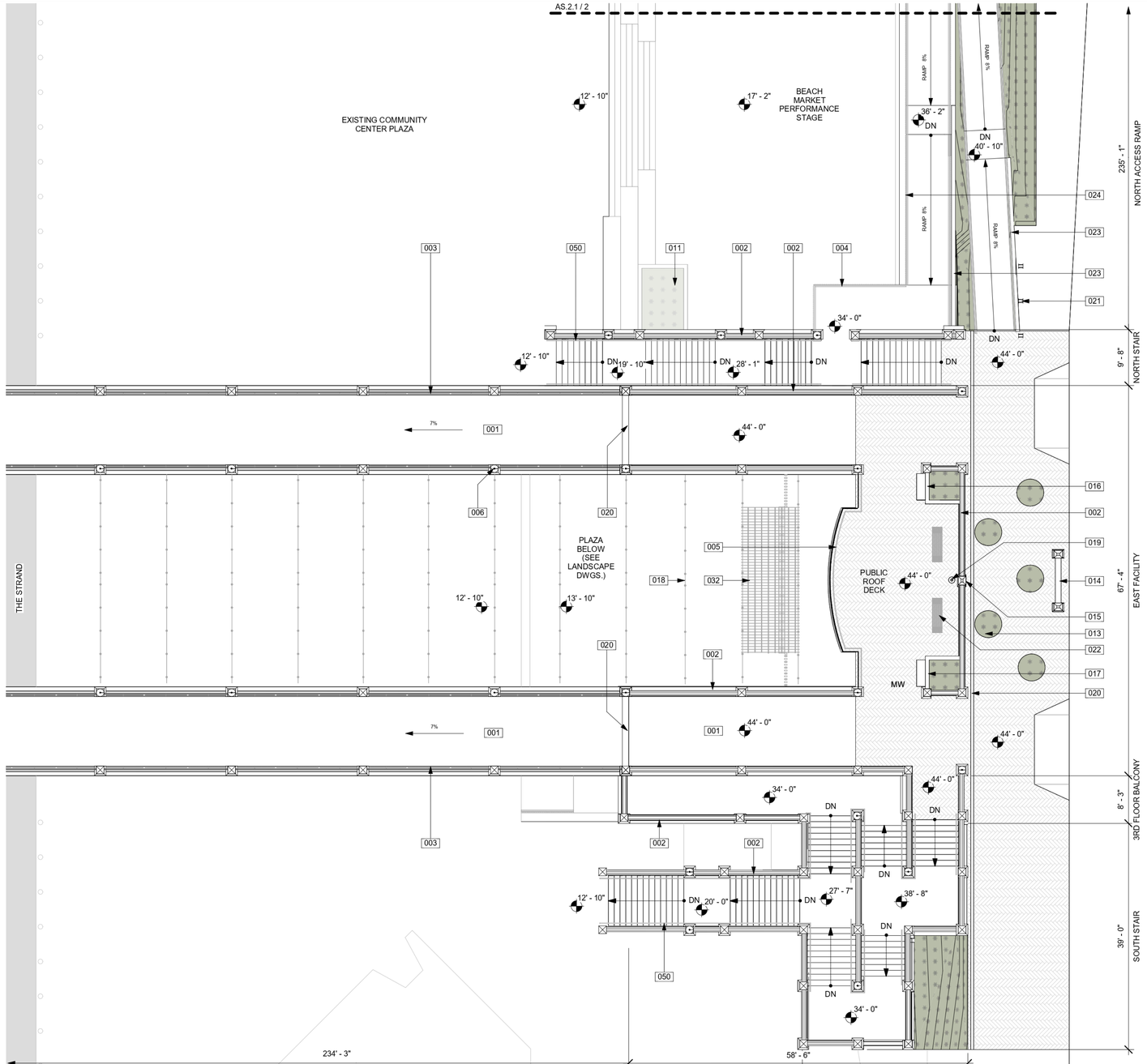
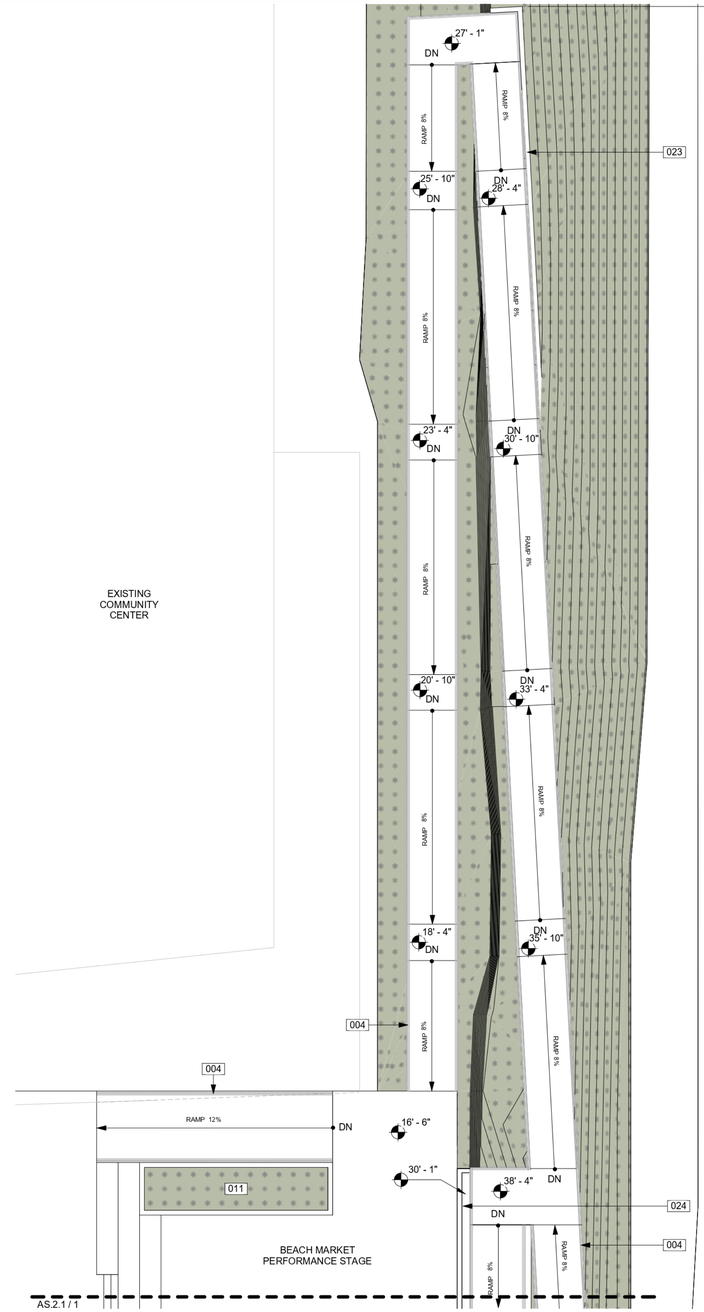


A2.3.0 **A1** SITE PLAN - EAST FACILITY
1" = 10'-0"



A2.3.0 **A4** SITE PLAN - EAST FACILITY ACCESS RAMP
1" = 10'-0"

KEYNOTE LEGEND

001	CONCRETE BRIDGE DECK
002	DECORATIVE BRIDGE RAIL TYPE 1, TYP. SEE A.XX.X
003	BRIDGE RAIL TYPE 2, TYP. SEE A.XX.X
004	RAIL TYPE 3, TYP. SEE A.XX.X
005	CHANNEL GLASS PARAPET RAIL TYPE 4, TYP. SEE A.XX.X
006	DECORATIVE CONCRETE POLE LIGHTING, TYP. SEE X.XX.X
011	RAISED PLANTER BOX, SEE X.XX.X
013	TREE PIT, TYP.
014	STREET SIGNAGE
015	OCEANSIDE PIER PLAQUE AT RAIL POST
016	INTEGRATED PLANTER AND SEATING AT ELEVATOR OVERRUN
017	INTEGRATED SEATING AT RAISED PLANTER
018	STRING LIGHTS ACROSS PLAZA AT LEVEL 3, TYP. SEE X.XX.X
019	FLAGE POLE

KEYNOTE LEGEND

020	SEISMIC JOINT COVER PLATE
021	SECURITY BOLLARD, TYP.
022	BENCH, TYP. SEE A.XX.X
023	SITE RETAINING WALL. SEE X.XX.X
024	KIOSK BELOW ACCESS RAMP
032	SHADE CANOPY
050	HANDRAIL TYPE 4, TYP. SEE A.XX.X

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7/1/2026 4:12:31 PM

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL: R.C.E. STAMP

DRAWINGS PREPARED BY: HERRERA ARCHITECTS, ROLLING HILLS RANCHO

1" = 10' 0' 5' 10' 20'

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
AS.2.1		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: ENLARGED SITE PLANS

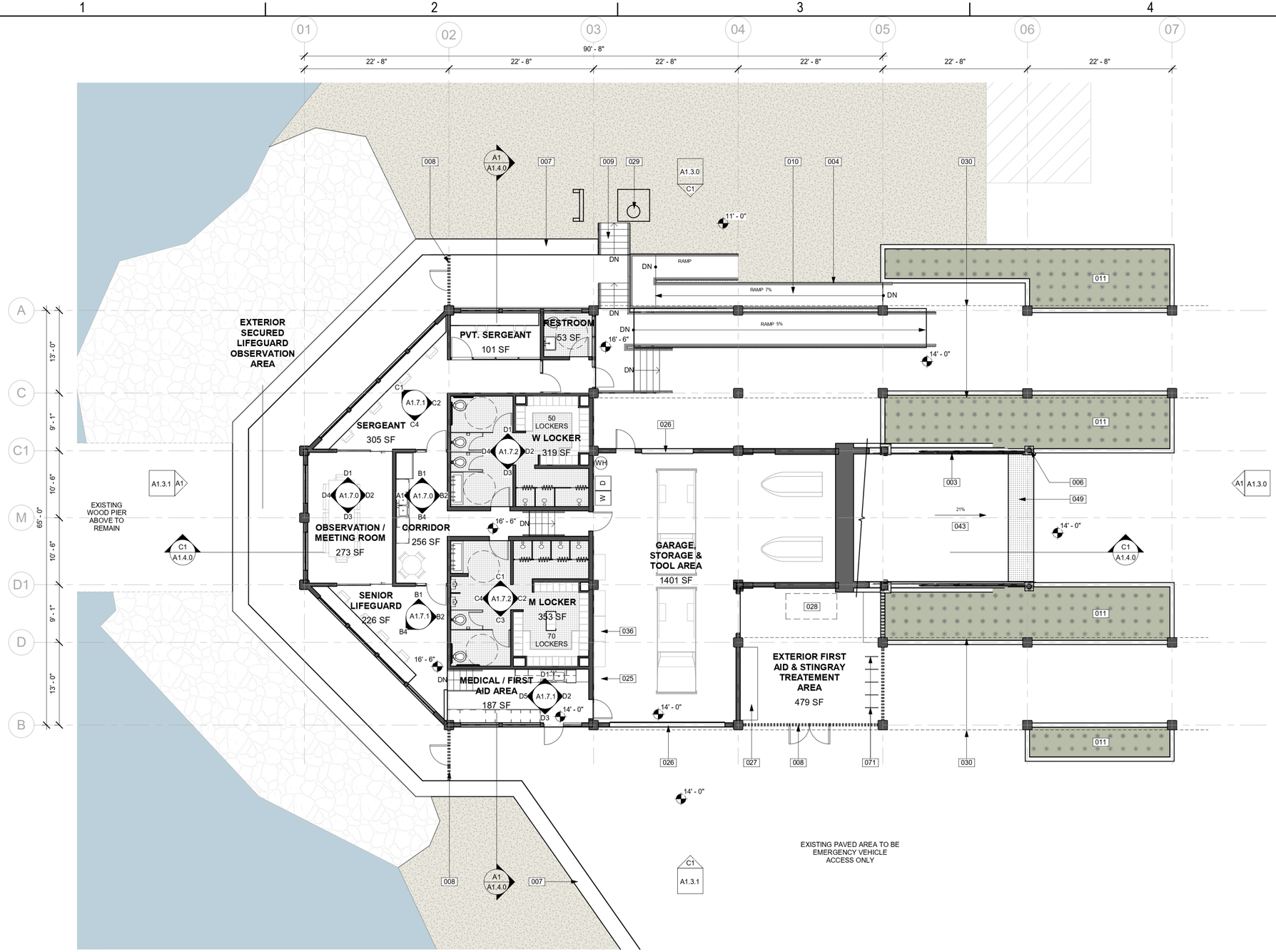
ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001



A2.3.0 **A1** LEVEL 1 - WEST FACILITY
1/8" = 1'-0"

KEYNOTE LEGEND

003	BRIDGE RAIL TYPE 2, TYP. SEE A.XX.X
004	RAIL TYPE 3, TYP. SEE A.XX.X
006	DECORATIVE CONCRETE POLE LIGHTING, TYP. SEE X.XX.X
007	SEAWALL, SEE X.XX.X
008	SECURITY FENCE WITH GATE
009	STAIRS TO BEACH LEVEL
010	RAMP TO BEACH LEVEL
011	RAISED PLANTER BOX, SEE X.XX.X
025	FOOT WASHING STATION
026	ROLL UP DOOR, TYP.
027	BENCH WITH HOT AND COLD WATER
028	MECHANICAL EQUIPMENT AREA
029	EXISTING MANHOLE

KEYNOTE LEGEND

030	PIER BRIDGE ABOVE, TYP.
036	CABINET STORAGE, TYP.
043	VEHICULAR ACCESS RAMP
049	TRUNCATED DOMES AT RAMP TRANSITIONS
071	BIKE RACKS, TYP.

1/8" = 1'-0" 0' 4' 8' 16'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E. STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
A1.1.0		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: FLOOR PLANS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001

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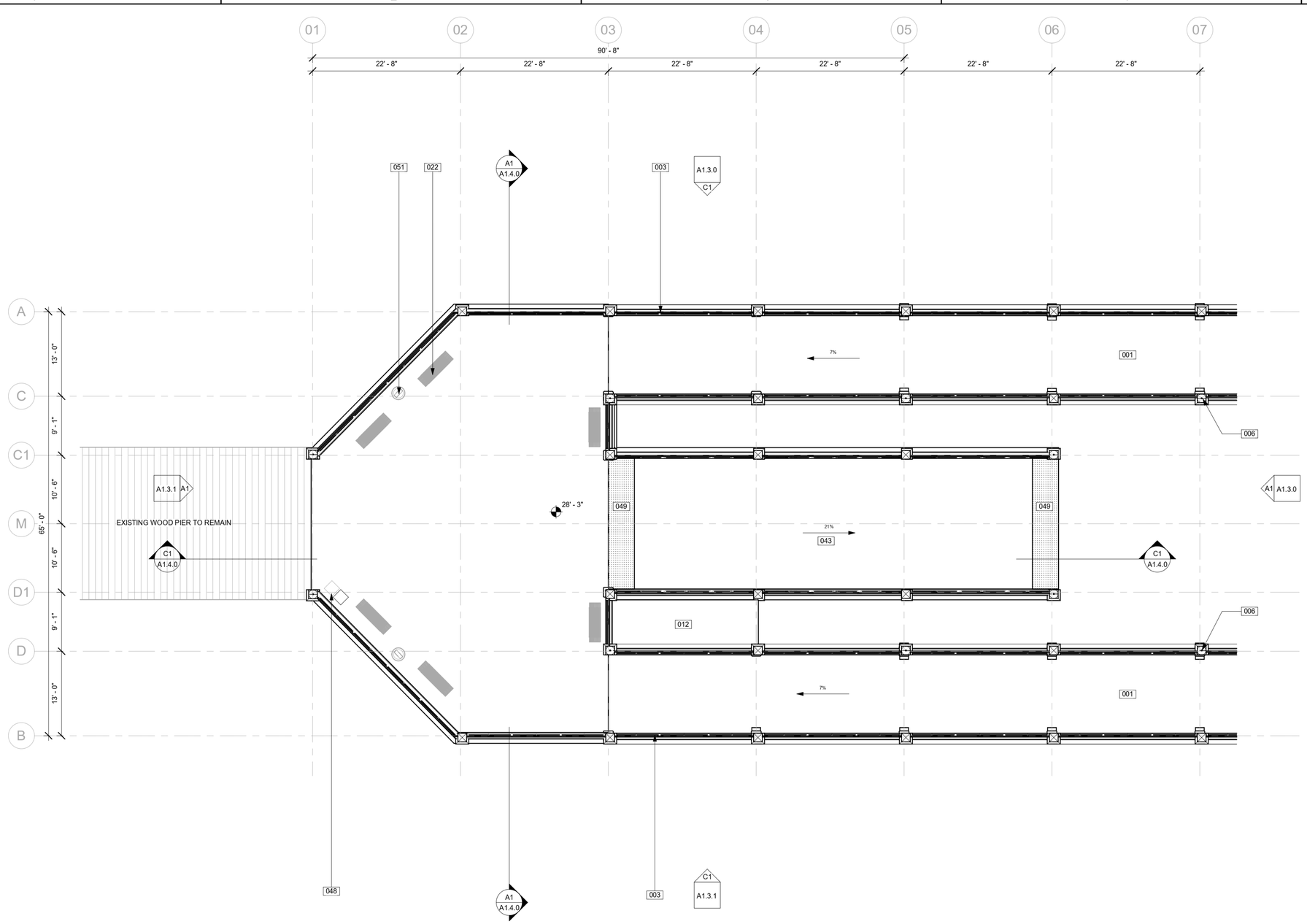

A1.3.0 **A1** ROOF - WEST FACILITY
1/8" = 1'-0"

KEYNOTE LEGEND

001	CONCRETE BRIDGE DECK
003	BRIDGE RAIL TYPE 2, TYP. SEE A.XX.X
006	DECORATIVE CONCRETE POLE LIGHTING, TYP. SEE X.XX.X
012	ROOF OF GARAGE
022	BENCH, TYP. SEE A.XX.X
043	VEHICULAR ACCESS RAMP
048	WASTE RECEPTACLES
049	TRUNCATED DOMES AT RAMP TRANSITIONS
051	TOWER OBSERVATION VIEWER, TYP.

1/8" = 1'-0" 0' 4' 8' 16'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:
EDDA ARCHITECTS
ROSELINO TAKAMUNA

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.
EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
A1.1.1		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: FLOOR PLANS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001

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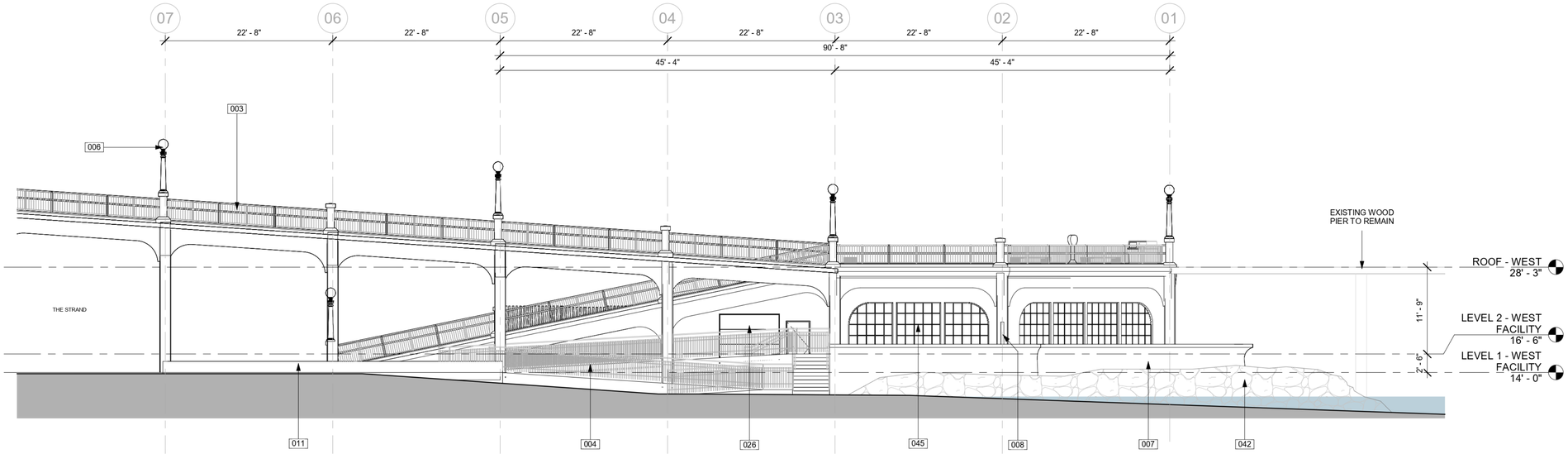
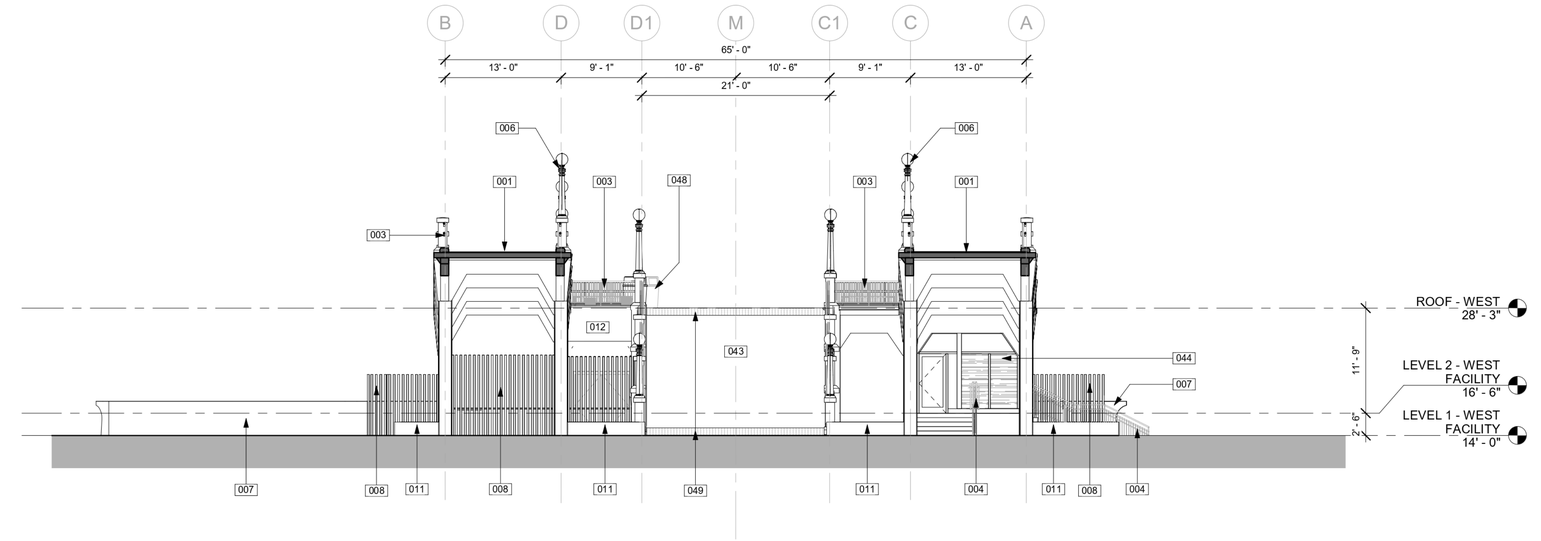


A000 C1 NORTH - WEST BUILDING
1/8" = 1'-0"



A000 A1 EAST - WEST BUILDING
1/8" = 1'-0"

KEYNOTE LEGEND

001	CONCRETE BRIDGE DECK
003	BRIDGE RAIL TYPE 2, TYP. SEE A.XX.X
004	RAIL TYPE 3, TYP. SEE A.XX.X
006	DECORATIVE CONCRETE POLE LIGHTING, TYP. SEE X.XX.X
007	SEAWALL, SEE X.XX.X
008	SECURITY FENCE WITH GATE
011	RAISED PLANTER BOX, SEE X.XX.X
012	ROOF OF GARAGE
026	ROLL UP DOOR, TYP.
042	RIP RAP BARRIER
043	VEHICULAR ACCESS RAMP
044	DECORTIVE FEATURE PANELS AT STOREFRONT WALL
045	MULTI-PANED WINDOW TO REPLICATE HISTORIC WINDOW DESIGN, TYP.
048	WASTE RECEPTACLES
049	TRUNCATED DOMES AT RAMP TRANSITIONS

1/8" = 1'-0" 0' 4' 8' 16'

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
A1.3.0		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: ELEVATIONS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001

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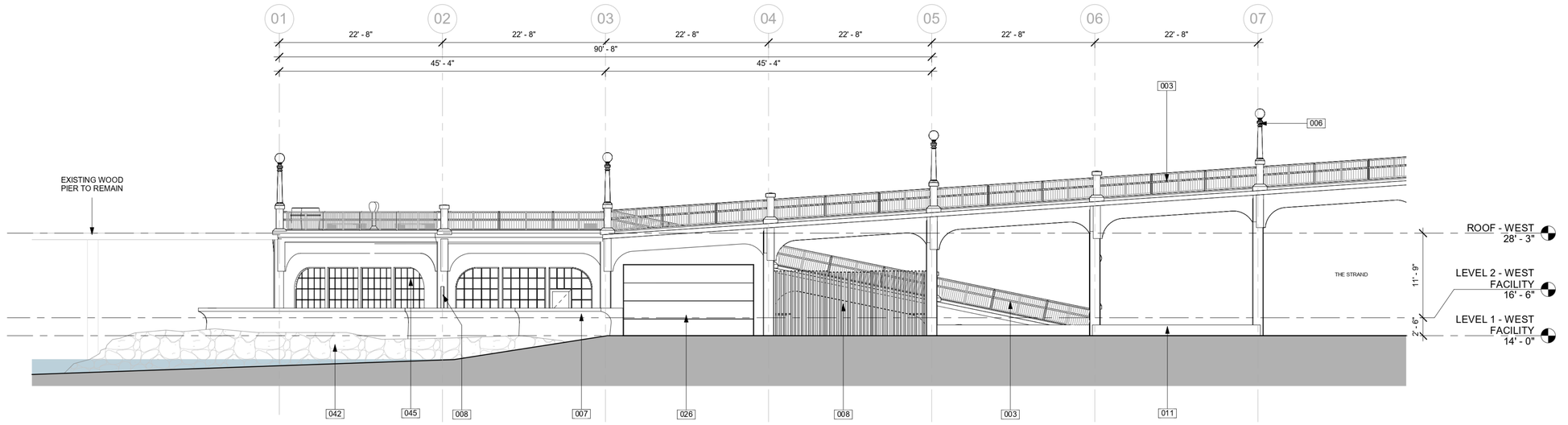
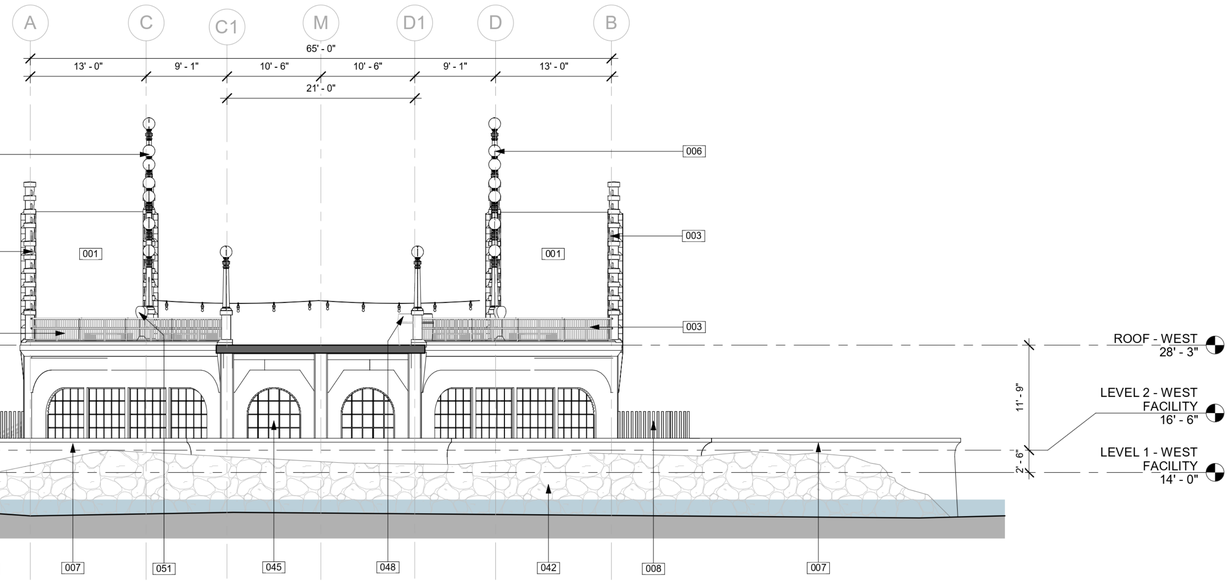


A000 C1 SOUTH - WEST BUILDING
1/8" = 1'-0"



A000 A1 WEST - WEST BUILDING
1/8" = 1'-0"

KEYNOTE LEGEND

001	CONCRETE BRIDGE DECK
003	BRIDGE RAIL TYPE 2, TYP. SEE A.XX.X
004	RAIL TYPE 3, TYP. SEE A.XX.X
006	DECORATIVE CONCRETE POLE LIGHTING, TYP. SEE X.XX.X
007	SEAWALL, SEE X.XX.X
008	SECURITY FENCE WITH GATE
011	RAISED PLANTER BOX, SEE X.XX.X
026	ROLL UP DOOR, TYP.
042	RIP RAP BARRIER
045	MULTI-PANED WINDOW TO REPLICATE HISTORIC WINDOW DESIGN, TYP.
048	WASTE RECEPTACLES
051	TOWER OBSERVATION VIEWER, TYP.

1/8" = 1'-0" 0' 4' 8' 16'

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1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:
HERADA ARCHITECTS
NOBLING MARKHAM LUNA

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.
EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
A1.3.1		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: ELEVATIONS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001

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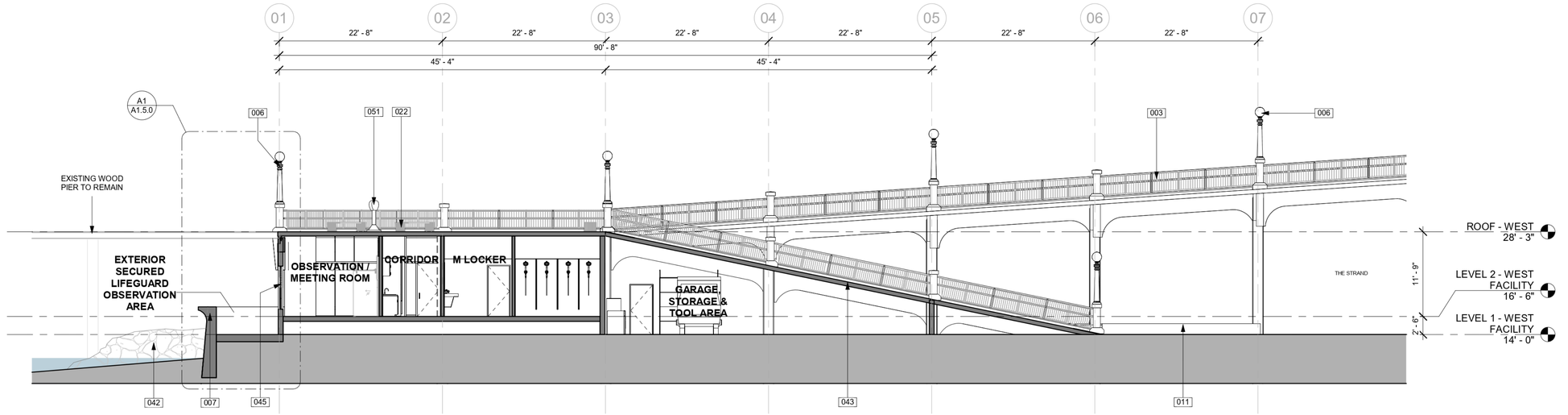
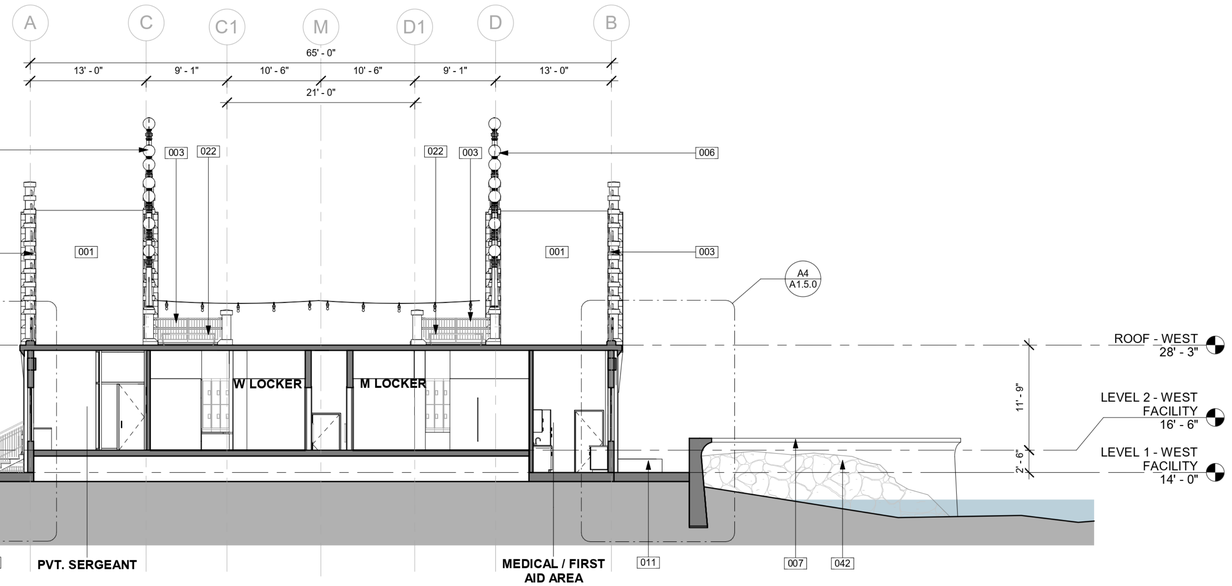


A000 C1 SECTION 1 - WEST BUILDING
1/8" = 1'-0"



A000 A1 SECTION 2 - WEST BUILDING
1/8" = 1'-0"

KEYNOTE LEGEND

001	CONCRETE BRIDGE DECK
003	BRIDGE RAIL TYPE 2, TYP. SEE A.XX.X
004	RAIL TYPE 3, TYP. SEE A.XX.X
006	DECORATIVE CONCRETE POLE LIGHTING, TYP. SEE X.XX.X
007	SEAWALL, SEE X.XX.X
011	RAISED PLANTER BOX, SEE X.XX.X
022	BENCH, TYP. SEE A.XX.X
042	RIP RAP BARRIER
043	VEHICULAR ACCESS RAMP
045	MULTI-PANED WINDOW TO REPLICATE HISTORIC WINDOW DESIGN, TYP.
051	TOWER OBSERVATION VIEWER, TYP.

1/8" = 1'-0" 0' 4' 8' 16'

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SAN DIEGO, CA 92108
619-220-6050
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NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:
HERRERA ARCHITECTS
ROSLING NAKAMURA

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.
EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
A1.4.0		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: SECTIONS

ACCEPTED BY
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001

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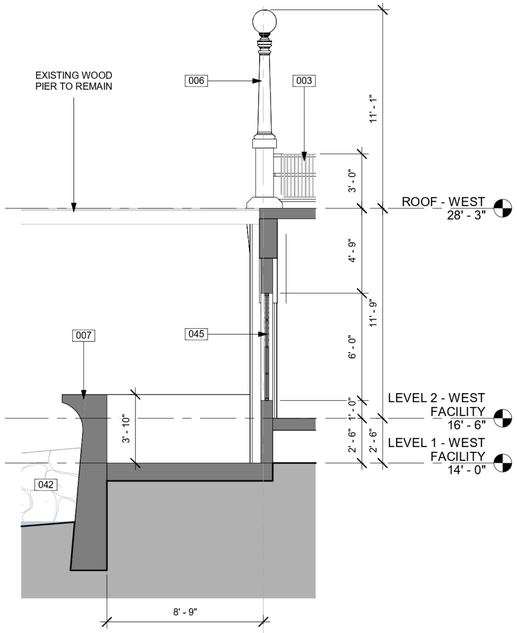
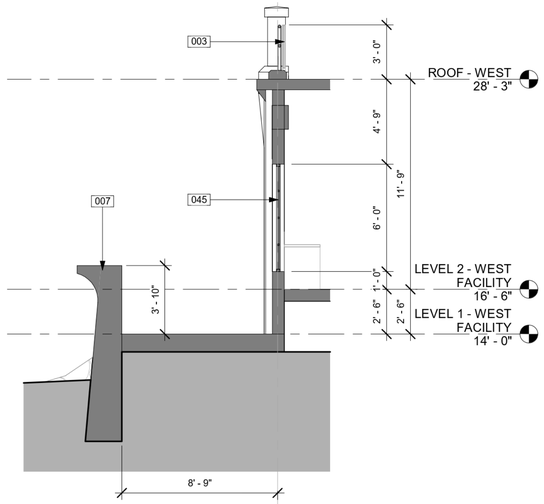
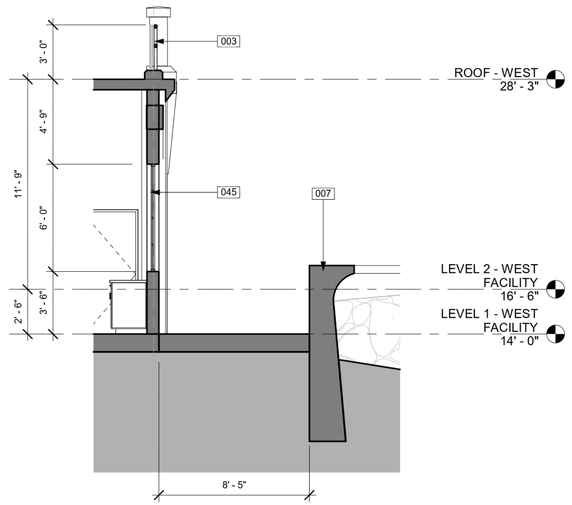


A1 A1.5.0 WEST EXTERIOR WALL - WEST FACILITY
1/4" = 1'-0"



A2 A1.5.0 NORTH EXTERIOR WALL - WEST FACILITY
1/4" = 1'-0"



A4 A1.5.0 SOUTH EXTERIOR WALL - WEST FACILITY
1/4" = 1'-0"

KEYNOTE LEGEND

003 BRIDGE RAIL TYPE 2, TYP. SEE A.XX.X
006 DECORATIVE CONCRETE POLE LIGHTING, TYP. SEE X.XX.X
007 SEAWALL, SEE X.XX.X
042 RIP RAP BARRIER
045 MULTI-PANED WINDOW TO REPLICATE HISTORIC WINDOW DESIGN, TYP.

1/4" = 1'-0" 0' 2' 4' 8'

WDID NO.

EDDA NO.
FILE NO.

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

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ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:

SHEET A1.5.0

CITY OF OCEANSIDE
ENGINEERING DIVISION

SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: WALL SECTIONS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001

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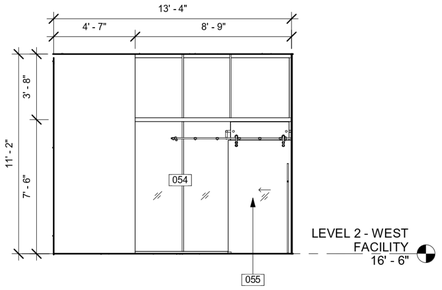
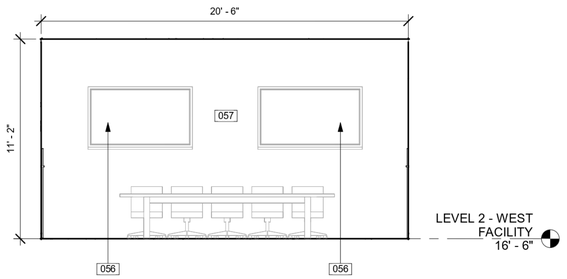
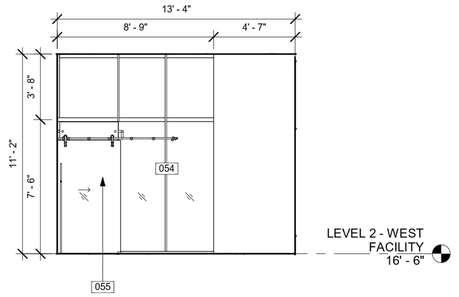


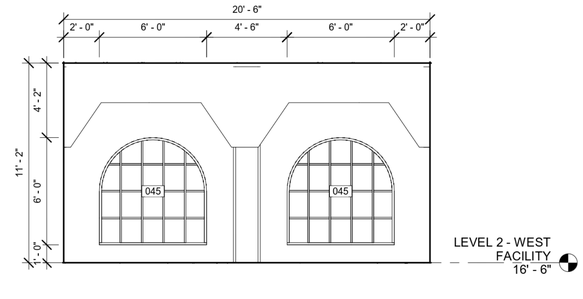
A000 D1 OBSERVATION / MEETING ROOM - NORTH
1/4" = 1'-0"



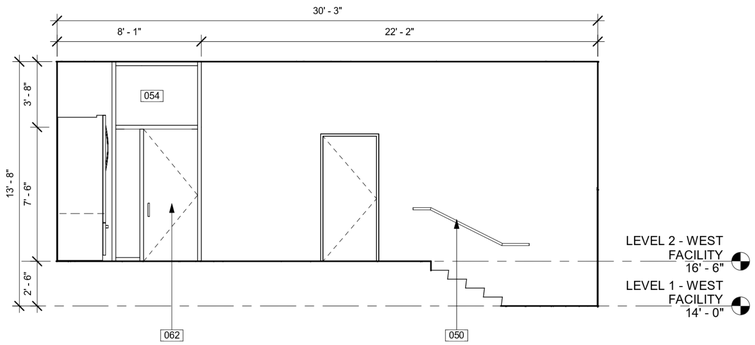
A000 D2 OBSERVATION / MEETING ROOM - EAST
1/4" = 1'-0"



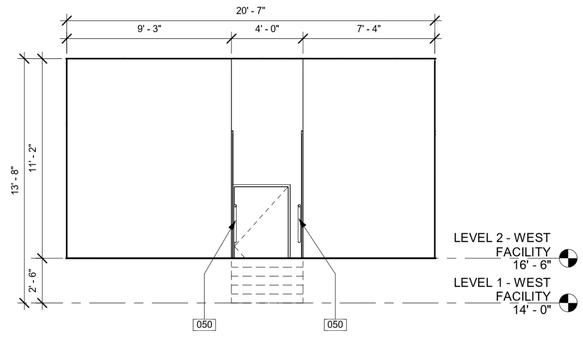
A000 D3 OBSERVATION / MEETING ROOM - SOUTH
1/4" = 1'-0"



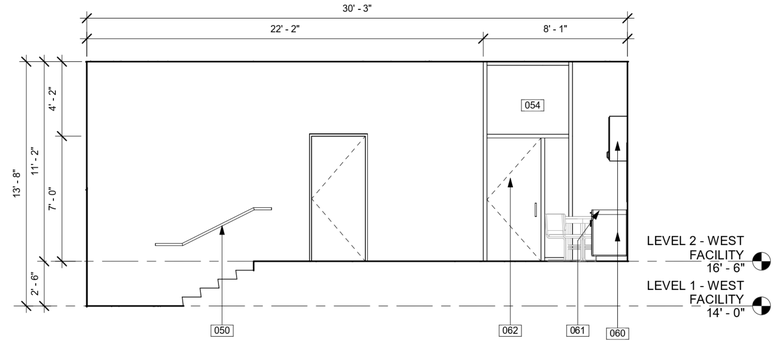
A000 D4 OBSERVATION / MEETING ROOM - WEST INTERIOR VIEW
1/4" = 1'-0"



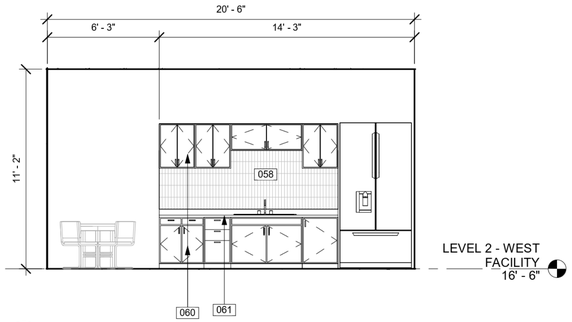
A000 B1 CORRIDOR - NORTH INTERIOR VIEW
1/4" = 1'-0"



A000 B2 CORRIDOR - EAST INTERIOR VIEW
1/4" = 1'-0"



A000 B4 CORRIDOR - SOUTH INTERIOR VIEW
1/4" = 1'-0"



A000 A1 CORRIDOR - WEST INTERIOR VIEW
1/4" = 1'-0"

KEYNOTE LEGEND

045	MULTI-PANED WINDOW TO REPLICATE HISTORIC WINDOW DESIGN, TYP.
050	HANDRAIL TYPE 4, TYP. SEE A.XX.X
054	INTERIOR STOREFRONT WALL
055	SLIDING GLASS DOOR AT INTERIOR STOREFRONT
056	WALL MOUNTED TV/MONITOR, TYP.
057	FULL HEIGHT MAGNETIC DRY ERASE WHITEBOARD WALL
058	WALL TILE TYPE 1, TYP.
060	WOOD VENEER CABINETS
061	SOLID SURFACE COUNTERTOP
062	STOREFRONT DOOR

1/4" = 1'-0" 0' 2' 4' 8'

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E. STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET A1.7.0

CITY OF OCEANSIDE
ENGINEERING DIVISION

SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: INTERIOR ELEVATIONS / INTERIOR FINISH SCHEDULE

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials: Date:

PLAN NUMBER
CIP19-0001

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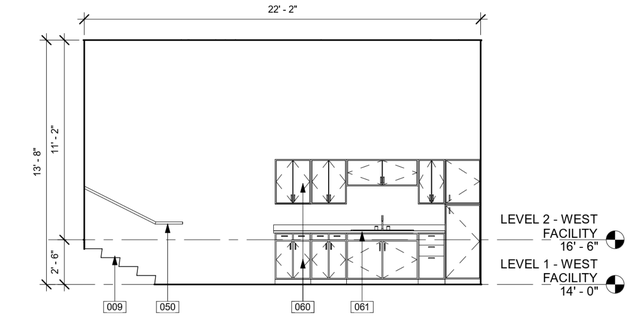
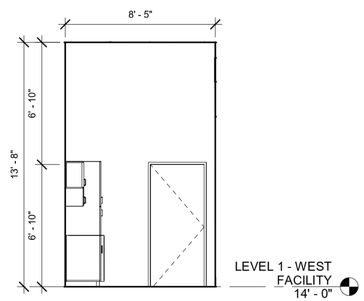
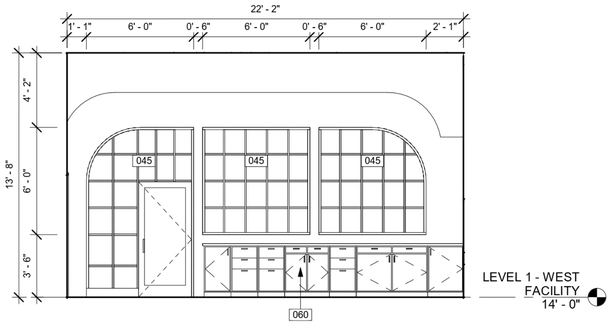


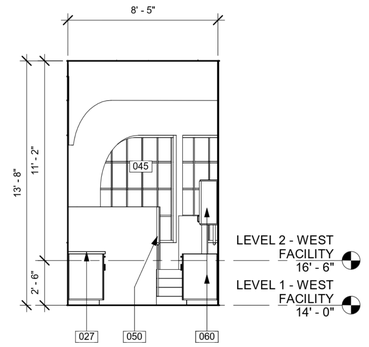
A000 D1 MEDICAL/FIRST AID AREA - NORTH INTERIOR VIEW
1/4" = 1'-0"



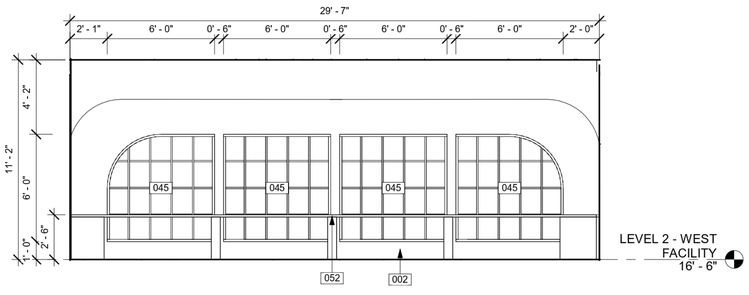
A000 D2 MEDICAL/FIRST AID AREA - EAST INTERIOR VIEW
1/4" = 1'-0"



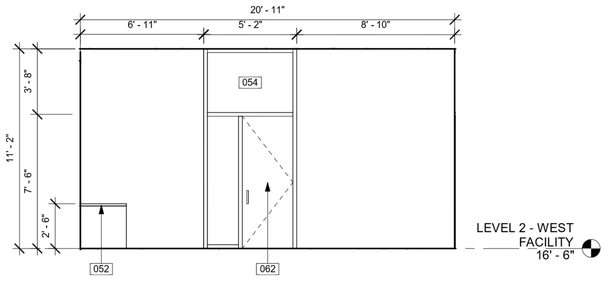
A000 D3 MEDICAL/FIRST AID AREA - SOUTH INTERIOR VIEW
1/4" = 1'-0"



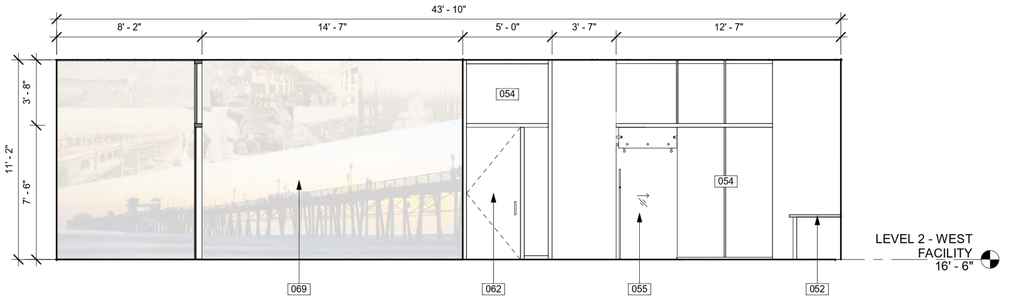
A000 D5 MEDICAL/FIRST AID AREA - WEST INTERIOR VIEW
1/4" = 1'-0"



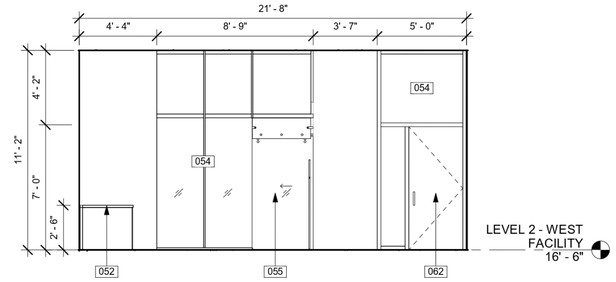
A000 C1 SERGEANT - NORTHWEST INTERIOR ELEVATION
1/4" = 1'-0"



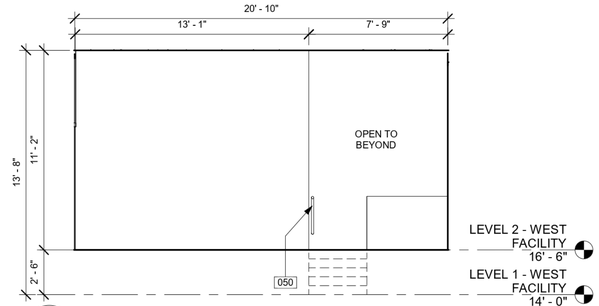
A000 C2 SERGEANT - EAST INTERIOR VIEW
1/4" = 1'-0"



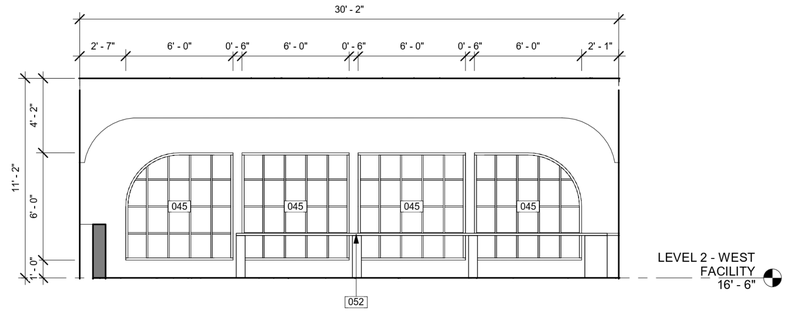
A000 C4 SERGEANT - SOUTH INTERIOR VIEW
1/4" = 1'-0"



A000 B1 SENIOR LIFEGUARD - NORTH INTERIOR VIEW
1/4" = 1'-0"



A000 B2 SENIOR LIFEGUARD - EAST INTERIOR VIEW
1/4" = 1'-0"



A000 B4 SENIOR LIFEGUARD - SOUTH WEST INTERIOR VIEW
1/4" = 1'-0"

KEYNOTE LEGEND

002	DECORATIVE BRIDGE RAIL TYPE 1, TYP. SEE A.XX.X
009	STAIRS TO BEACH LEVEL
027	BENCH WITH HOT AND COLD WATER
045	MULTI-PANED WINDOW TO REPLICATE HISTORIC WINDOW DESIGN, TYP.
050	HANDRAIL TYPE 4, TYP. SEE A.XX.X
052	OBSERVATION DESK
054	INTERIOR STOREFRONT WALL
055	SLIDING GLASS DOOR AT INTERIOR STOREFRONT
060	WOOD VENEER CABINETS
061	SOLID SURFACE COUNTERTOP
062	STOREFRONT DOOR
069	FEATURE WALL WITH FLOOR TO CEILING GRAPHICS

1/4" = 1'-0" 0' 2' 4' 8'

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
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NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E. STAMP

DRAWINGS PREPARED BY:
EDDA ARCHITECTS HOSKING NAKAMURA

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
A1.7.1		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: INTERIOR ELEVATIONS / INTERIOR FINISH SCHEDULE

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001

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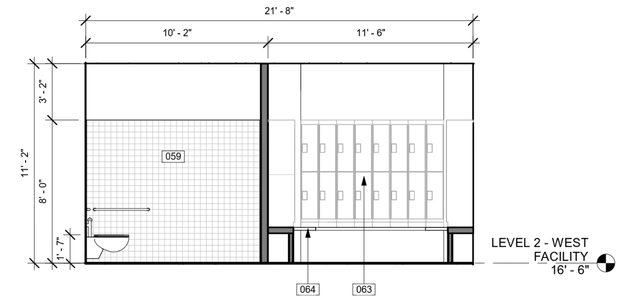
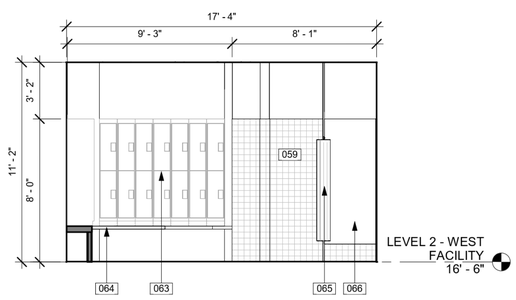
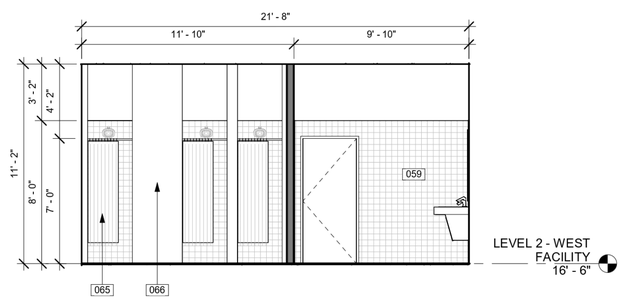


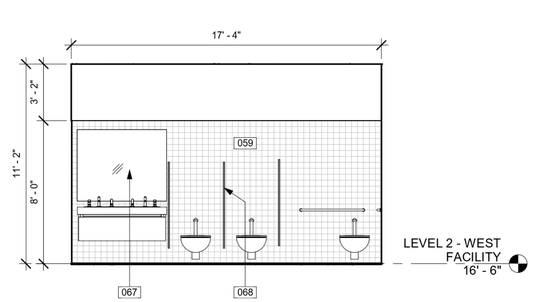
A000 D1 W LOCKER - NORTH INTERIOR VIEW
1/4" = 1'-0"



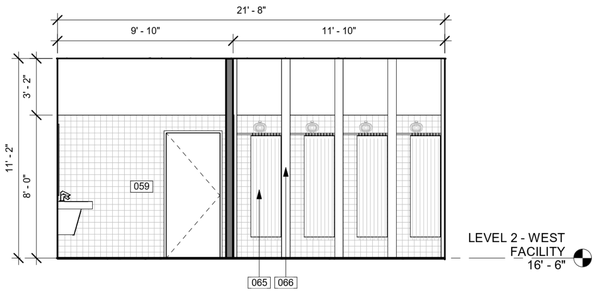
A000 D2 W LOCKER - EAST INTERIOR VIEW
1/4" = 1'-0"



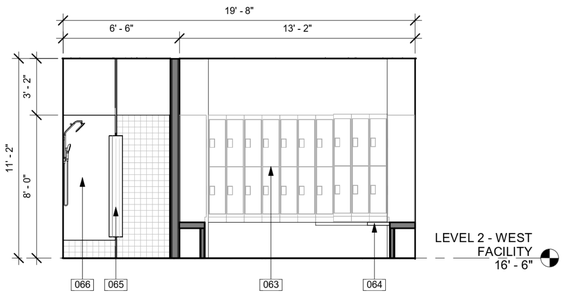
A000 D3 W LOCKER - SOUTH INTERIOR VIEW
1/4" = 1'-0"



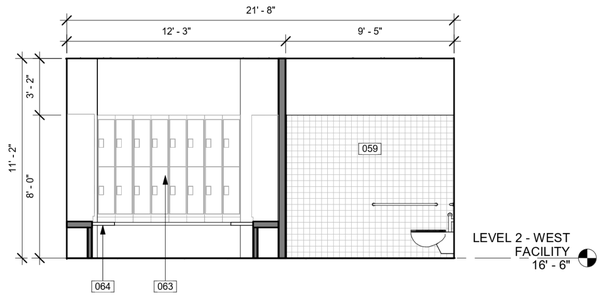
A000 D4 W LOCKER - WEST INTERIOR VIEW
1/4" = 1'-0"



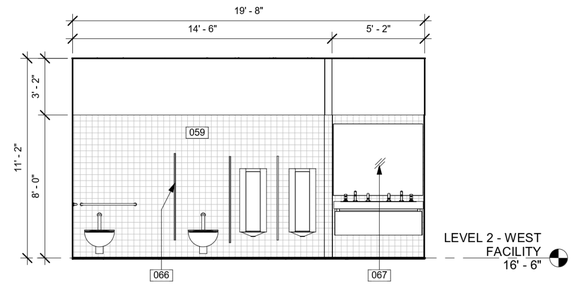
A000 C1 M LOCKER - NORTH INTERIOR VIEW
1/4" = 1'-0"



A000 C2 M LOCKER - EAST INTERIOR VIEW
1/4" = 1'-0"



A000 C3 M LOCKER - SOUTH INTERIOR VIEW
1/4" = 1'-0"



A000 C4 M LOCKER - WEST INTERIOR VIEW
1/4" = 1'-0"

KEYNOTE LEGEND

059	WALL TILE TYPE 2, TYP.
063	DOUBLE TIER LOCKERS, TYP.
064	LOCKER ROOM BENCH
065	SHOWER CURTAIN, TYP.
066	SHOWER STALL PARTITION, TYP.
067	FRAMELESS WALL MOUNTED MIRROR
068	TOILET PARTITION, TYP.

1/4" = 1'-0" 0' 2' 4' 8'

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E. STAMP

DRAWINGS PREPARED BY:
HOSKING NAKAMURA ARCHITECTS

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.
EDDA NO.
FILE NO.

SHEET A1.7.2
CITY OF OCEANSIDE ENGINEERING DIVISION
SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: INTERIOR ELEVATIONS / INTERIOR FINISH SCHEDULE

ACCEPTED BY
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001

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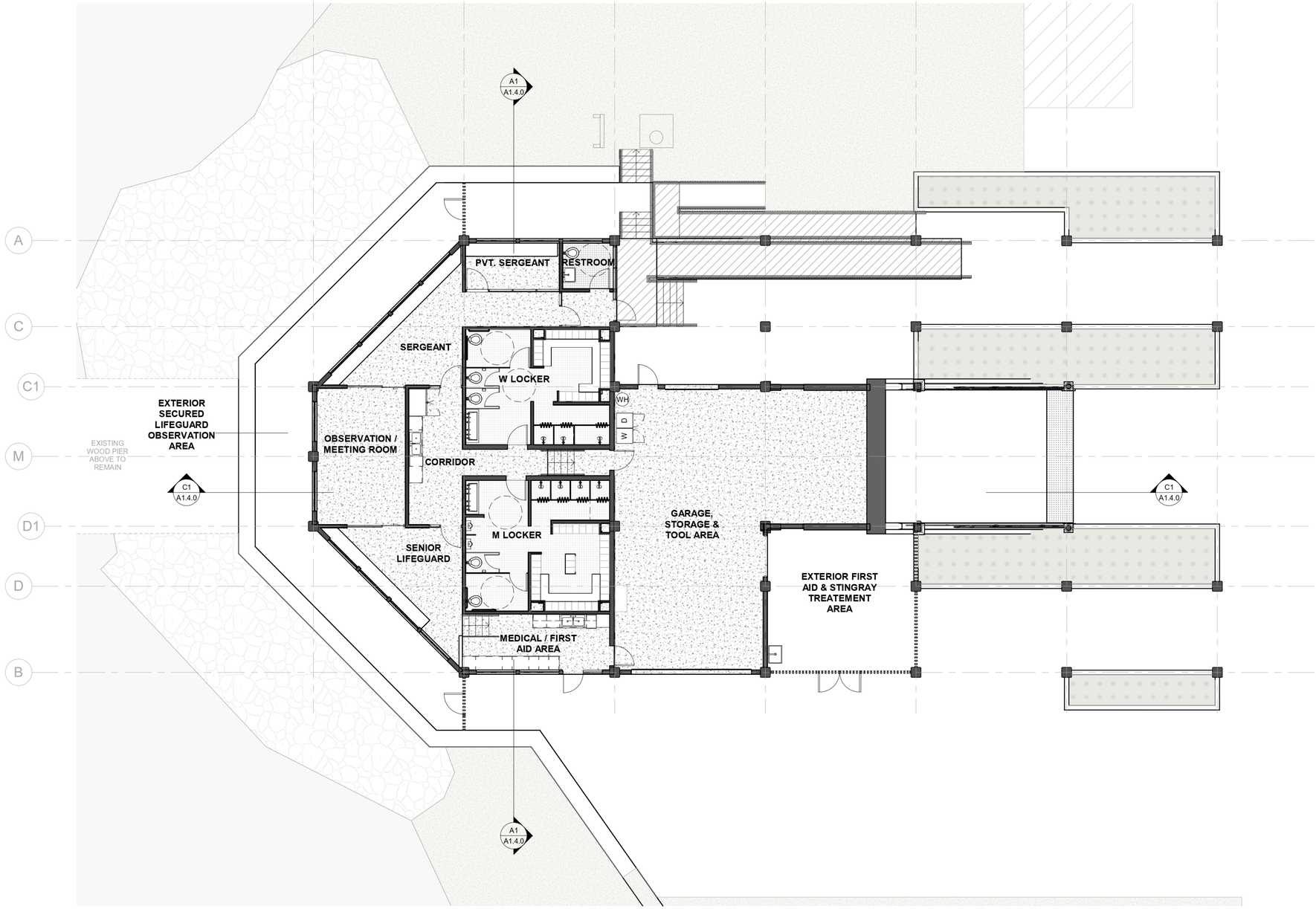

A2.3.0 **A1** LEVEL 1 - WEST FACILITY - FINISH PLAN
1/8" = 1'-0"

CONCRETE - TROWEL FINISH, SEALED COATING WITH ANTI SLIP AGGREGATE TOPPING

CERAMIC TILE

1/8" = 1'-0" 0' 4' 8' 16'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

TERADA ARCHITECTS
NOSTRAND HAMMADUNA

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
A1.9.0		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: FINISH FLOOR PLANS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001

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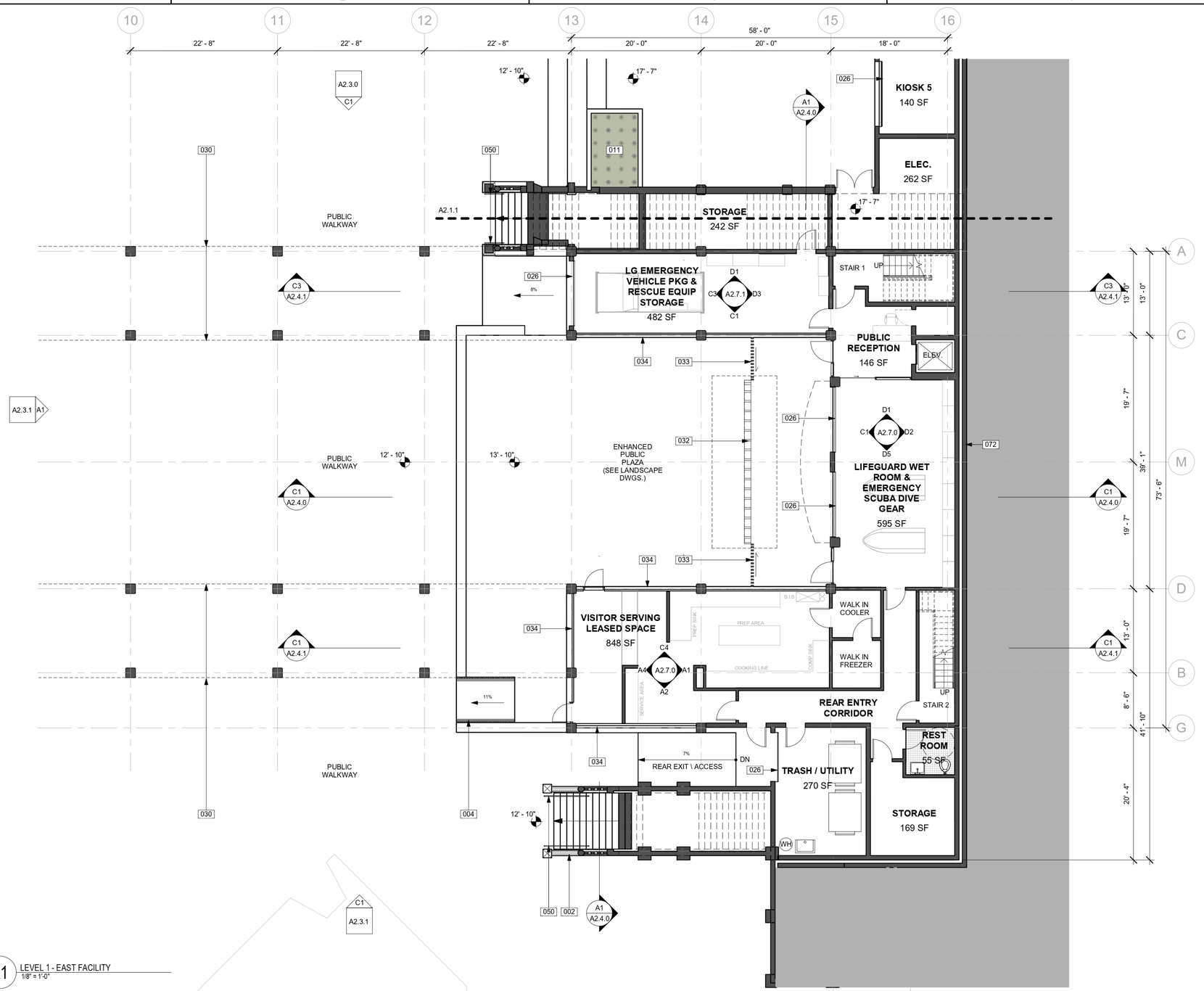

A2.3.0 **A1** LEVEL 1 - EAST FACILITY
1/8" = 1'-0"

KEYNOTE LEGEND

002	DECORATIVE BRIDGE RAIL TYPE 1, TYP. SEE A.XX.X
004	RAIL TYPE 3, TYP. SEE A.XX.X
011	RAISED PLANTER BOX, SEE X.XX.X
026	ROLL UP DOOR, TYP.
030	PIER BRIDGE ABOVE, TYP.
032	SHADE CANOPY
033	SLIDING GATE
034	CHANNEL GLASS EXTERIOR WALL, TYP. SEE A.XX.X
050	HANDRAIL TYPE 4, TYP. SEE A.XX.X
072	SITE RETAINING WALL, SEE STRUCT.

1/8" = 1'-0" 0' 4' 8' 16'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:
TERADA ARCHITECTS
MOSLING NAKAMURA

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.
EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
A2.1.0		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: FLOOR PLANS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001

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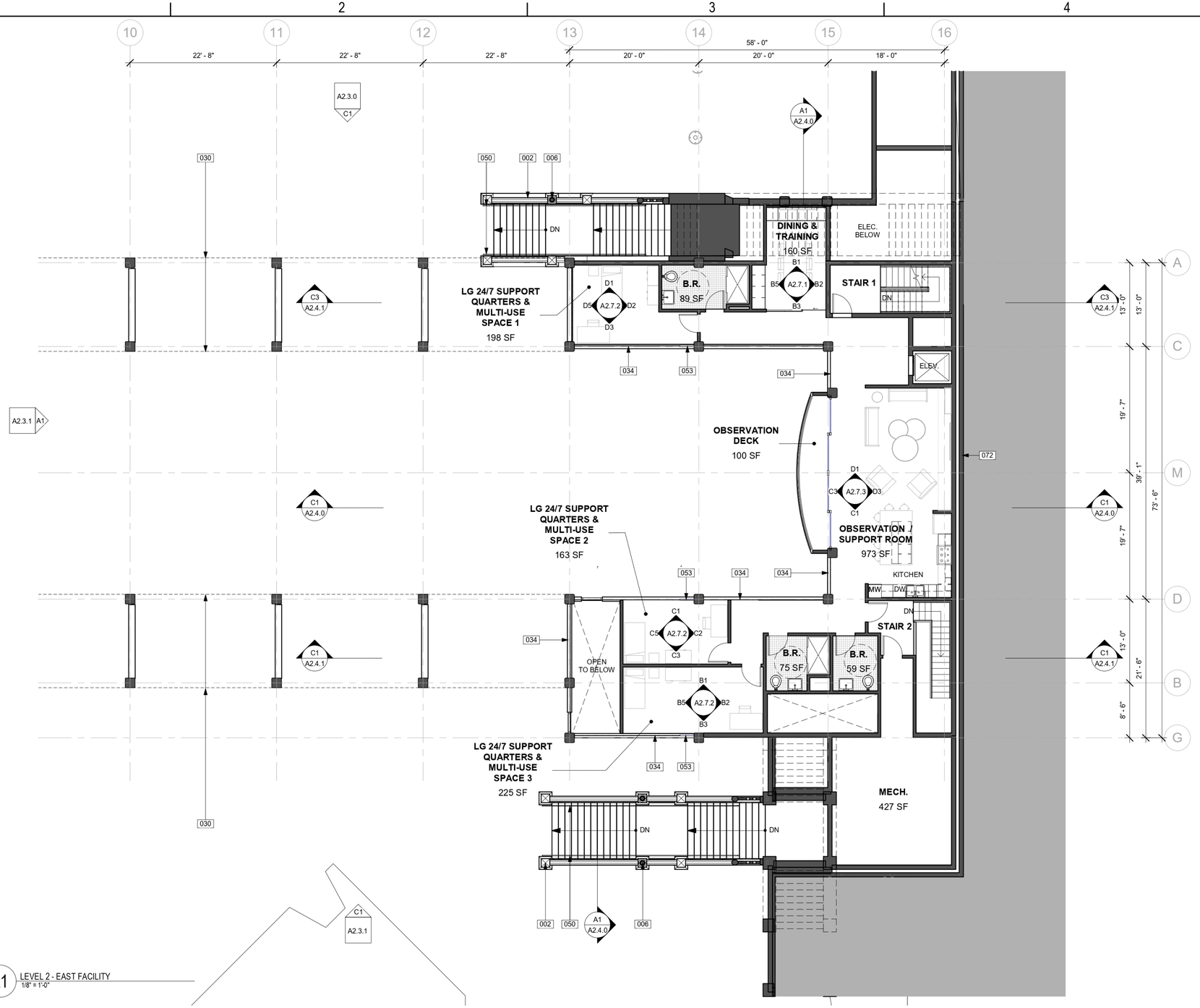

A2.3.0 A1 LEVEL 2 - EAST FACILITY
1/8" = 1'-0"

KEYNOTE LEGEND

002	DECORATIVE BRIDGE RAIL TYPE 1, TYP. SEE A.XX.X
006	DECORATIVE CONCRETE POLE LIGHTING, TYP. SEE X.XX.X
030	PIER BRIDGE ABOVE, TYP.
034	CHANNEL GLASS EXTERIOR WALL, TYP. SEE A.XX.X
050	HANDRAIL TYPE 4, TYP. SEE A.XX.X
053	CASEMENT WINDOW
072	SITE RETAINING WALL, SEE STRUCT.

1/8" = 1'-0" 0' 4' 8' 16'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:
NORLING KAMAKUNA ARCHITECTS

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
A2.1.1		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: FLOOR PLANS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001

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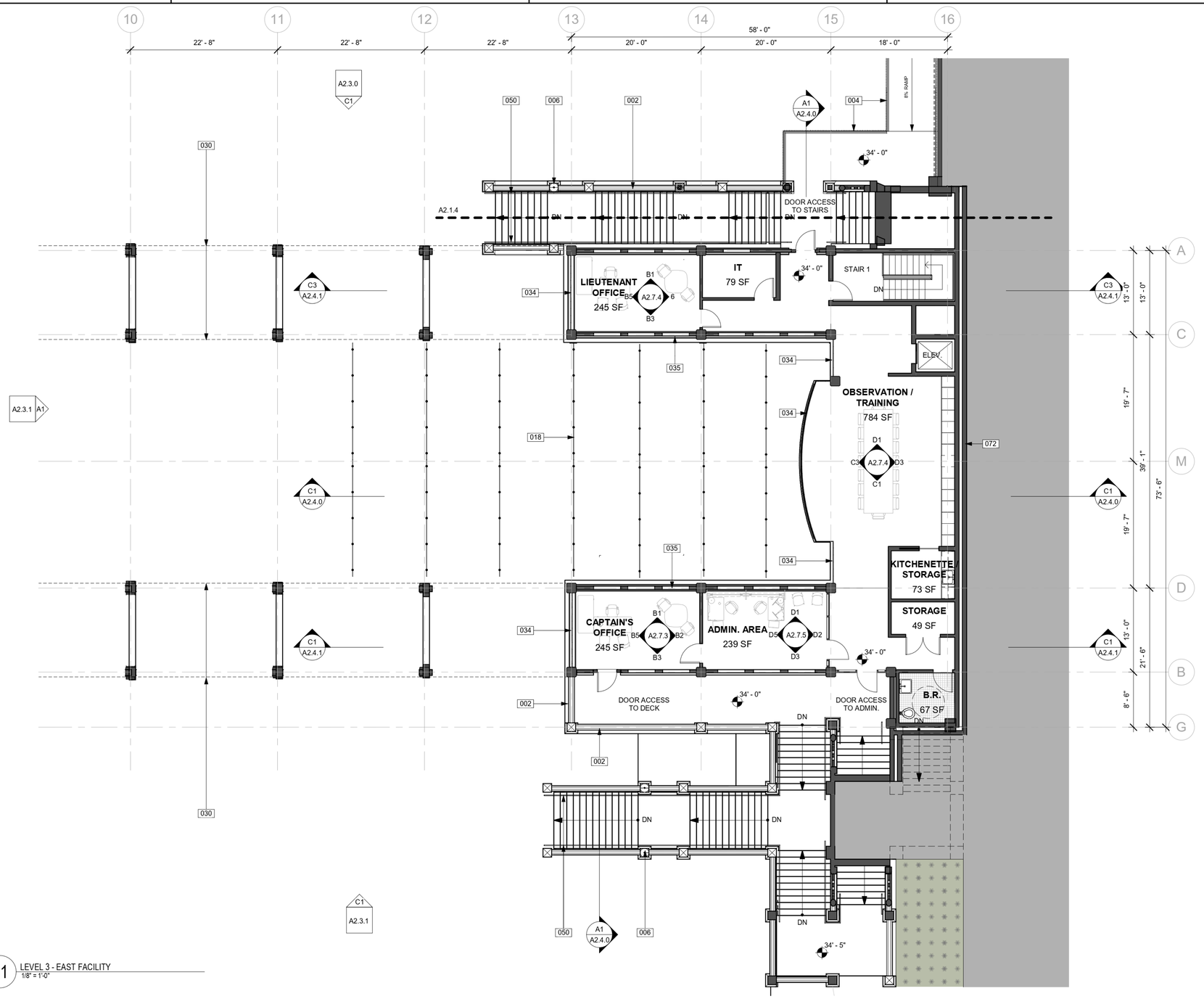

A2.3.0 A1 LEVEL 3 - EAST FACILITY
1/8" = 1'-0"

KEYNOTE LEGEND

002	DECORATIVE BRIDGE RAIL TYPE 1, TYP. SEE A.XX.X
004	RAIL TYPE 3, TYP. SEE A.XX.X
006	DECORATIVE CONCRETE POLE LIGHTING, TYP. SEE X.XX.X
018	STRING LIGHTS ACROSS PLAZA AT LEVEL 3, TYP. SEE X.XX.X
030	PIER BRIDGE ABOVE, TYP.
034	CHANNEL GLASS EXTERIOR WALL, TYP. SEE A.XX.X
035	CASEMENT WINDOW WITH ARCHED UPPER HOPPER LITE TO REPLICATE HISTORIC DESIGN, TYP.
050	HANDRAIL TYPE 4, TYP. SEE A.XX.X
072	SITE RETAINING WALL, SEE STRUCT.

1/8" = 1'-0" 0' 4' 8' 16'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:
MOSELING NAKANUNA ARCHITECTS

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.
EDDA NO.
FILE NO.

SHEET A2.1.2
CITY OF OCEANSIDE ENGINEERING DIVISION
SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: FLOOR PLANS

ACCEPTED BY
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

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Initials Date:

PLAN NUMBER
CIP19-0001

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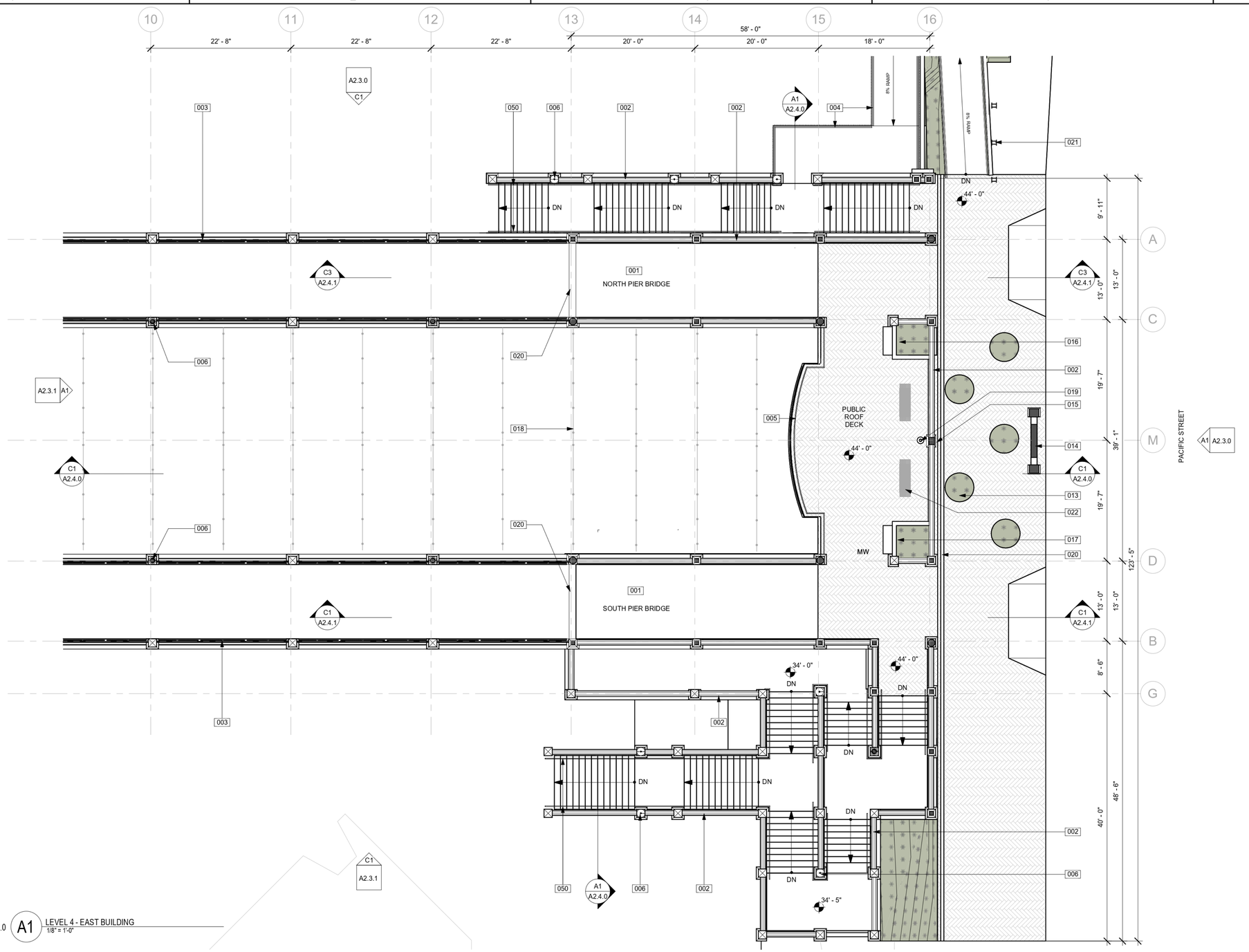

A2.3.0 (A1) LEVEL 4 - EAST BUILDING
1/8" = 1'-0"

KEYNOTE LEGEND

001	CONCRETE BRIDGE DECK
002	DECORATIVE BRIDGE RAIL TYPE 1, TYP. SEE A.XX.X
003	BRIDGE RAIL TYPE 2, TYP. SEE A.XX.X
004	RAIL TYPE 3, TYP. SEE A.XX.X
005	CHANNEL GLASS PARAPET RAIL TYPE 4, TYP. SEE A.XX.X
006	DECORATIVE CONCRETE POLE LIGHTING, TYP. SEE X.XX.X
013	TREE PIT, TYP.
014	STREET SIGNAGE
015	OCEANSIDE PIER PLAQUE AT RAIL POST
016	INTEGRATED PLANTER AND SEATING AT ELEVATOR OVERRUN
017	INTEGRATED SEATING AT RAISED PLANTER
018	STRING LIGHTS ACROSS PLAZA AT LEVEL 3, TYP. SEE X.XX.X
019	FLAGE POLE

KEYNOTE LEGEND

020	SEISMIC JOINT COVER PLATE
021	SECURITY BOLLARD, TYP.
022	BENCH, TYP. SEE A.XX.X
050	HANDRAIL TYPE 4, TYP. SEE A.XX.X

1/8" = 1'-0" 0' 4' 8' 16'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:
NOBLEZARATE ARCHITECTS

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.
EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
A2.1.3		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: FLOOR PLANS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001

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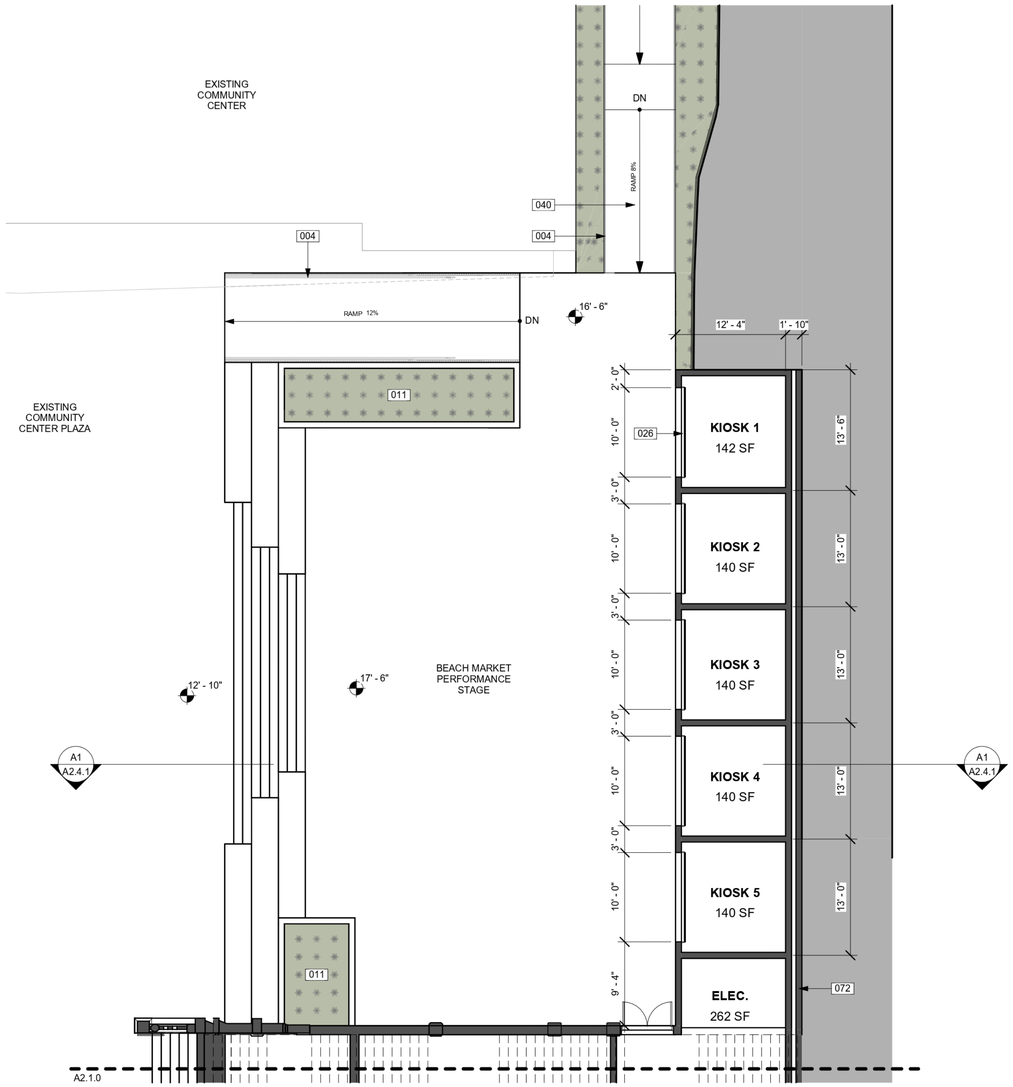
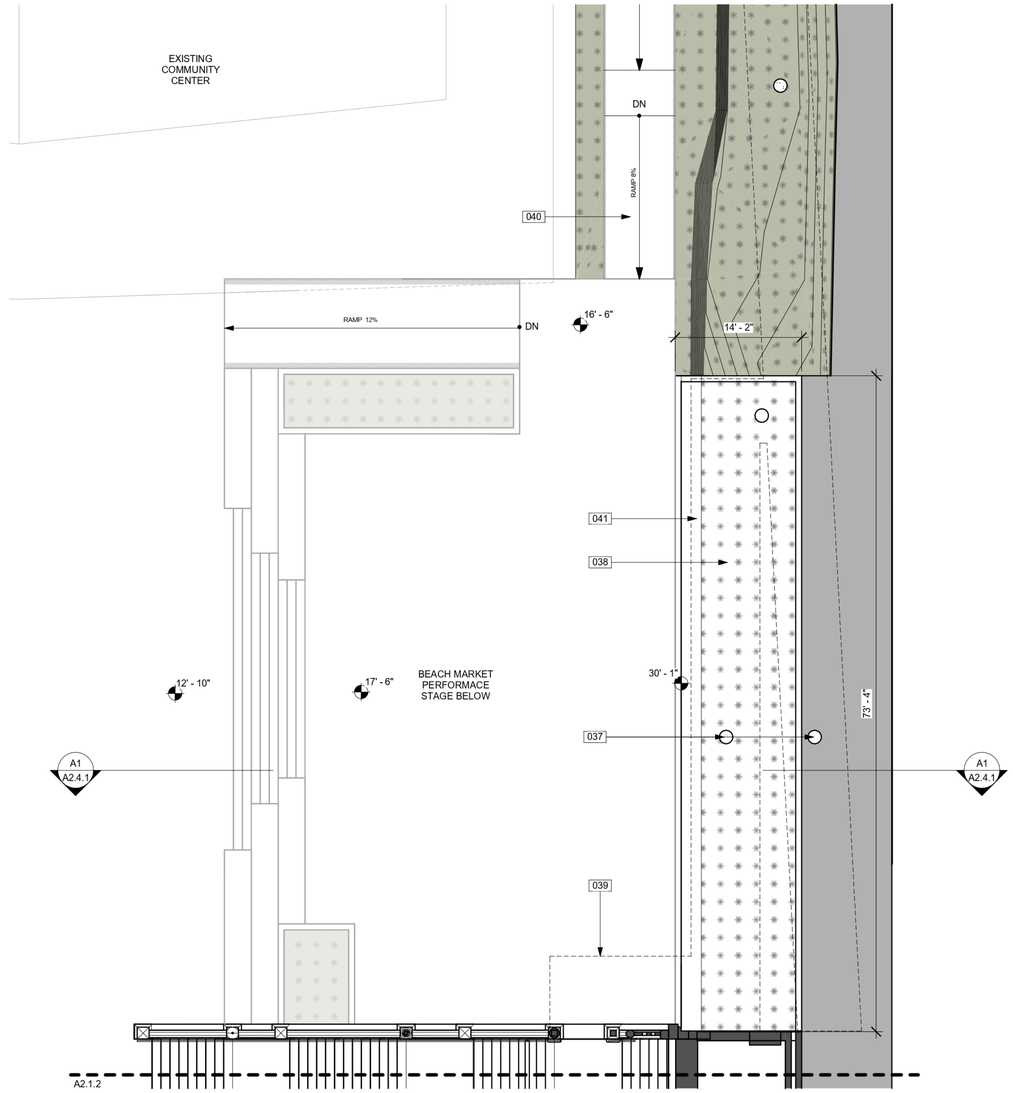


A2.3.0 **A1** LEVEL 1 - EAST FACILITY KIOSKS
1/8" = 1'-0"



A2.3.0 **A3** ROOF LEVEL - EAST BUILDING KIOSKS
1/8" = 1'-0"

KEYNOTE LEGEND

004	RAIL TYPE 3, TYP. SEE A.XX.X
011	RAISED PLANTER BOX, SEE X.XX.X
026	ROLL UP DOOR, TYP.
037	NORTH ACCESS RAMP COLUMN, TYP. SEE X.XX.X
038	PLANTING OVER BEACH MARKET PLAZA KIOSKS
039	LEVEL 3 NORTH ACCESS RAMP LANDING ABOVE
040	NORTH ACCESS RAMP
041	NORTH ACCESS RAMP ABOVE
072	SITE RETAINING WALL, SEE STRUCT.

1/8" = 1'-0" 0' 4' 8' 16'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:
YERAZA ARCHITECTS
NOBLING MAKAMURA

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.
EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
A2.1.4		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: FLOOR PLANS - KIOSKS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001

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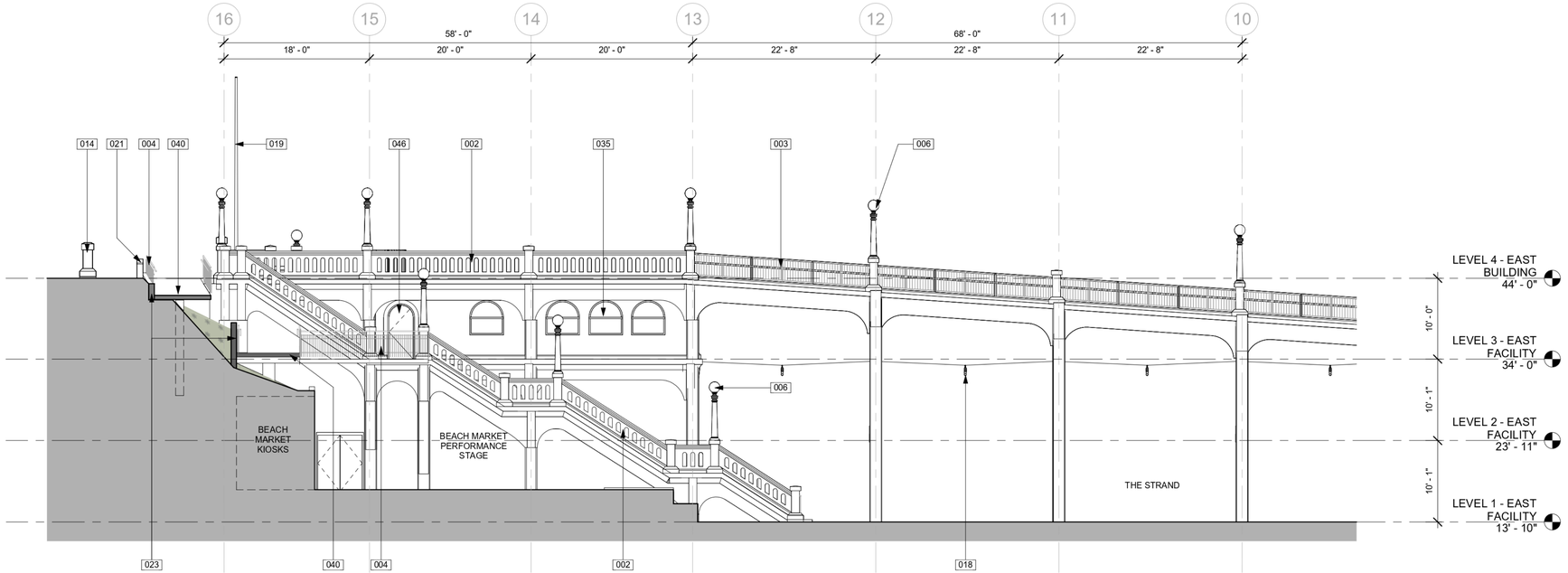
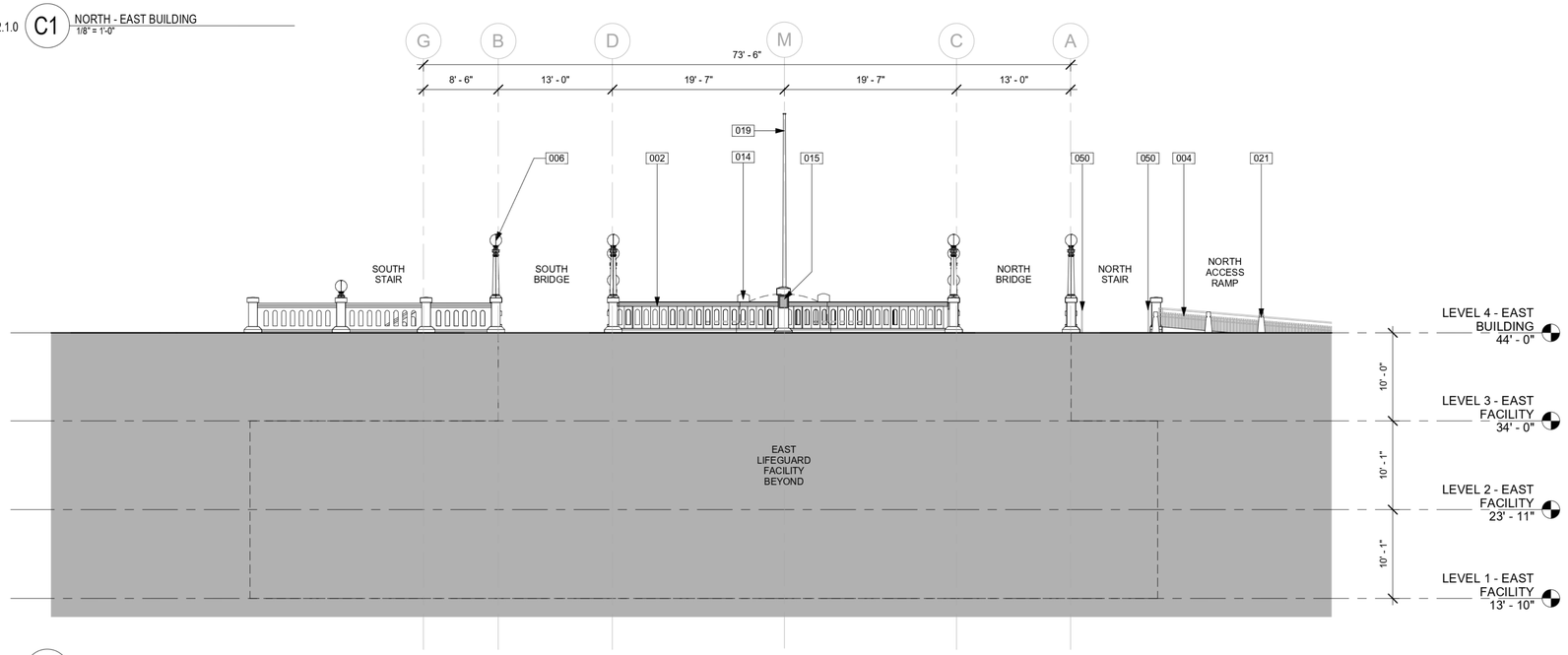


A2.1.0 C1 NORTH - EAST BUILDING
1/8" = 1'-0"



A2.1.3 A1 EAST - EAST BUILDING
1/8" = 1'-0"

KEYNOTE LEGEND

002	DECORATIVE BRIDGE RAIL TYPE 1, TYP. SEE A.XX.X
003	BRIDGE RAIL TYPE 2, TYP. SEE A.XX.X
004	RAIL TYPE 3, TYP. SEE A.XX.X
006	DECORATIVE CONCRETE POLE LIGHTING, TYP. SEE X.XX.X
014	STREET SIGNAGE
015	OCEANSIDE PIER PLAQUE AT RAIL POST
018	STRING LIGHTS ACROSS PLAZA AT LEVEL 3, TYP. SEE X.XX.X
019	FLAGE POLE
021	SECURITY BOLLARD, TYP.
023	SITE RETAINING WALL. SEE X.XX.X
035	CASEMENT WINDOW WITH ARCHED UPPER HOPPER LITE TO REPLICATE HISTORIC DESIGN, TYP.

KEYNOTE LEGEND

040	NORTH ACCESS RAMP
046	ARCHED DOOR TO REPLICATE HISTORIC DESIGN
050	HANDRAIL TYPE 4, TYP. SEE A.XX.X

1/8" = 1'-0" 0' 4' 8' 16'

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL: R.C.E. STAMP

DRAWINGS PREPARED BY: EDDA ARCHITECTS

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
A2.3.0		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: ELEVATIONS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials: Date:

PLAN NUMBER
CIP19-0001

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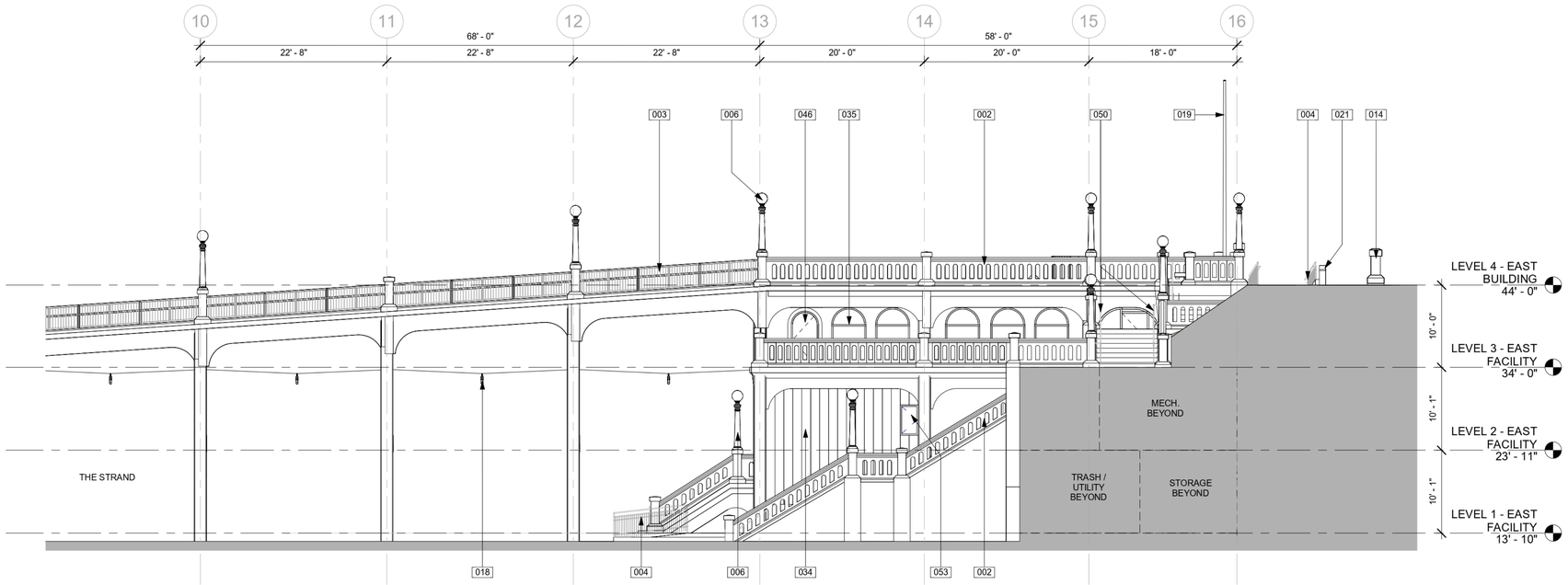
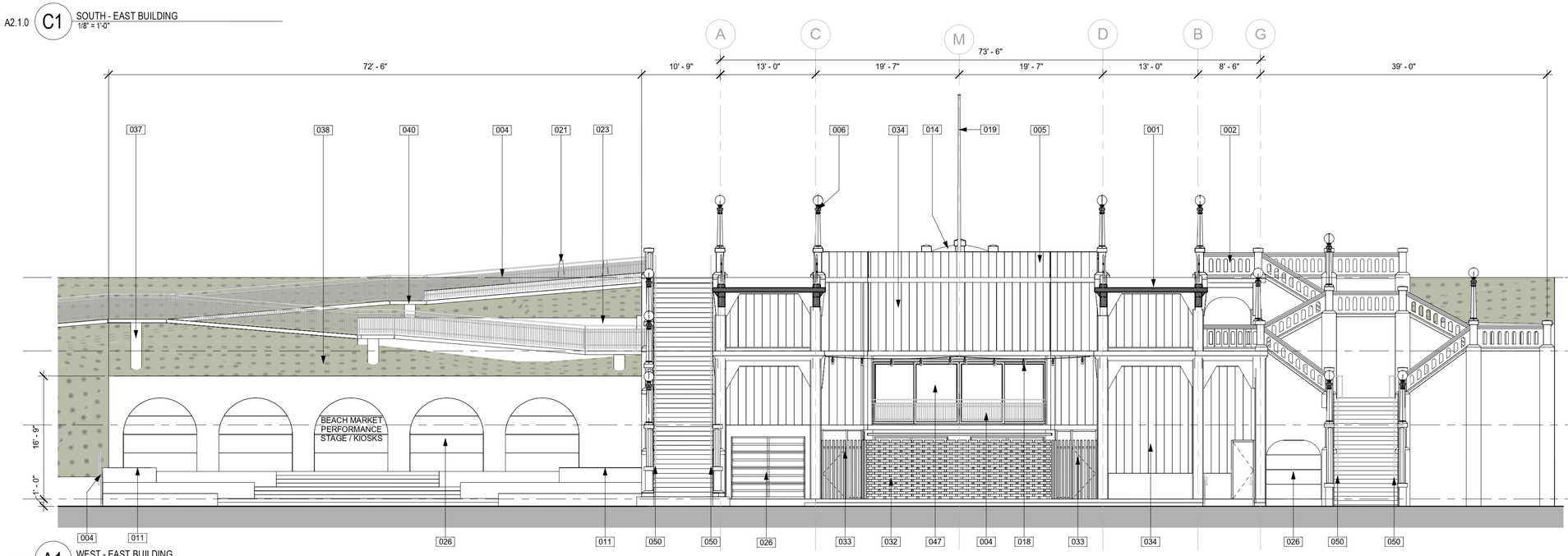


A2.1.0 **C1** SOUTH - EAST BUILDING
1/8" = 1'-0"



A2.1.0 **A1** WEST - EAST BUILDING
1/8" = 1'-0"

KEYNOTE LEGEND

001 CONCRETE BRIDGE DECK
002 DECORATIVE BRIDGE RAIL TYPE 1, TYP. SEE A.XX.X
003 BRIDGE RAIL TYPE 2, TYP. SEE A.XX.X
004 RAIL TYPE 3, TYP. SEE A.XX.X
005 CHANNEL GLASS PARAPET RAIL TYPE 4, TYP. SEE A.XX.X
006 DECORATIVE CONCRETE POLE LIGHTING, TYP. SEE X.XX.X
011 RAISED PLANTER BOX, SEE X.XX.X
014 STREET SIGNAGE
018 STRING LIGHTS ACROSS PLAZA AT LEVEL 3, TYP. SEE X.XX.X
019 FLAGE POLE
021 SECURITY BOLLARD, TYP.
023 SITE RETAINING WALL. SEE X.XX.X
026 ROLL UP DOOR, TYP.
032 SHADE CANOPY
033 SLIDING GATE

KEYNOTE LEGEND

034 CHANNEL GLASS EXTERIOR WALL, TYP. SEE A.XX.X
035 CASEMENT WINDOW WITH ARCHED UPPER HOPPER LITE TO REPLICATE HISTORIC DESIGN, TYP.
037 NORTH ACCESS RAMP COLUMN, TYP. SEE X.XX.X
038 PLANTING OVER BEACH MARKET PLAZA KIOSKS
040 NORTH ACCESS RAMP
046 ARCHED DOOR TO REPLICATE HISTORIC DESIGN
047 SLIDING GLASS DOOR
050 HANDRAIL TYPE 4, TYP. SEE A.XX.X
053 CASEMENT WINDOW

1/8" = 1'-0" 0' 4' 8' 16'

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E. STAMP

DRAWINGS PREPARED BY:
TERADA ARCHITECTS
ROBERTO NAKAMURA

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.
EDDA NO.
FILE NO.

SHEET A2.3.1
CITY OF OCEANSIDE ENGINEERING DIVISION
SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: ELEVATIONS

ACCEPTED BY
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign
PRINT Name: Date:

Reviewed By:
Initials: Date:

PLAN NUMBER
CIP19-0001

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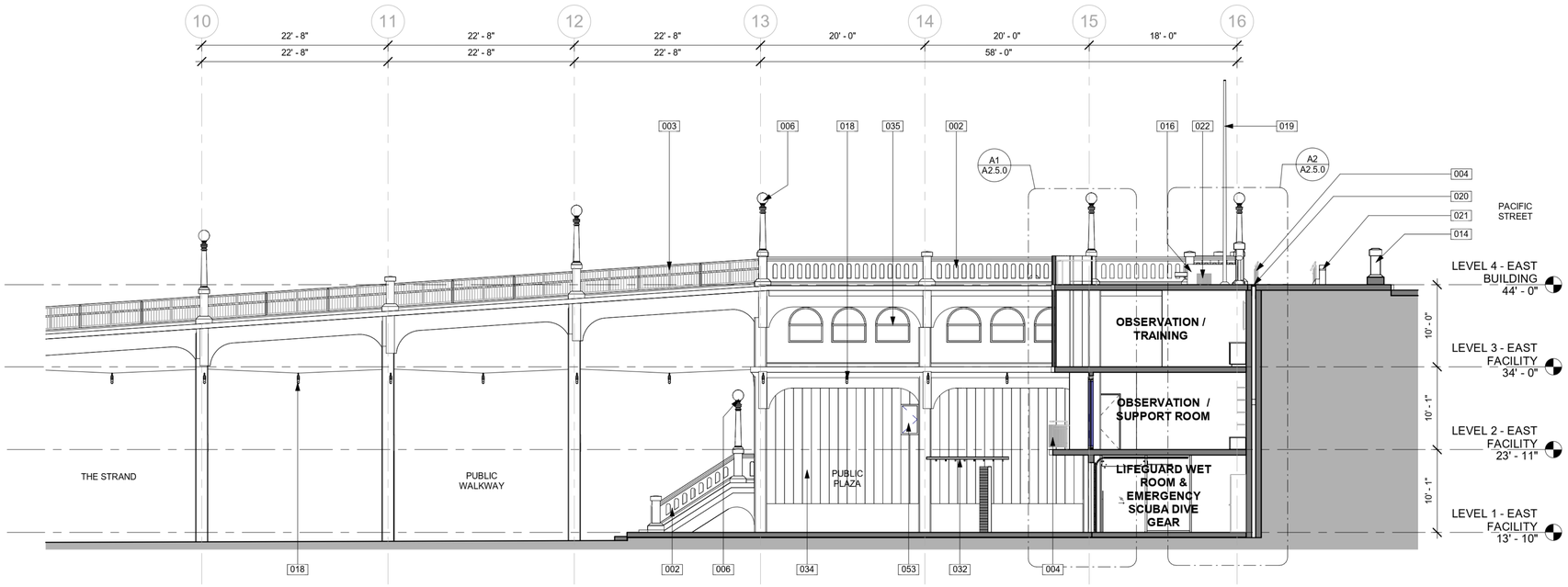
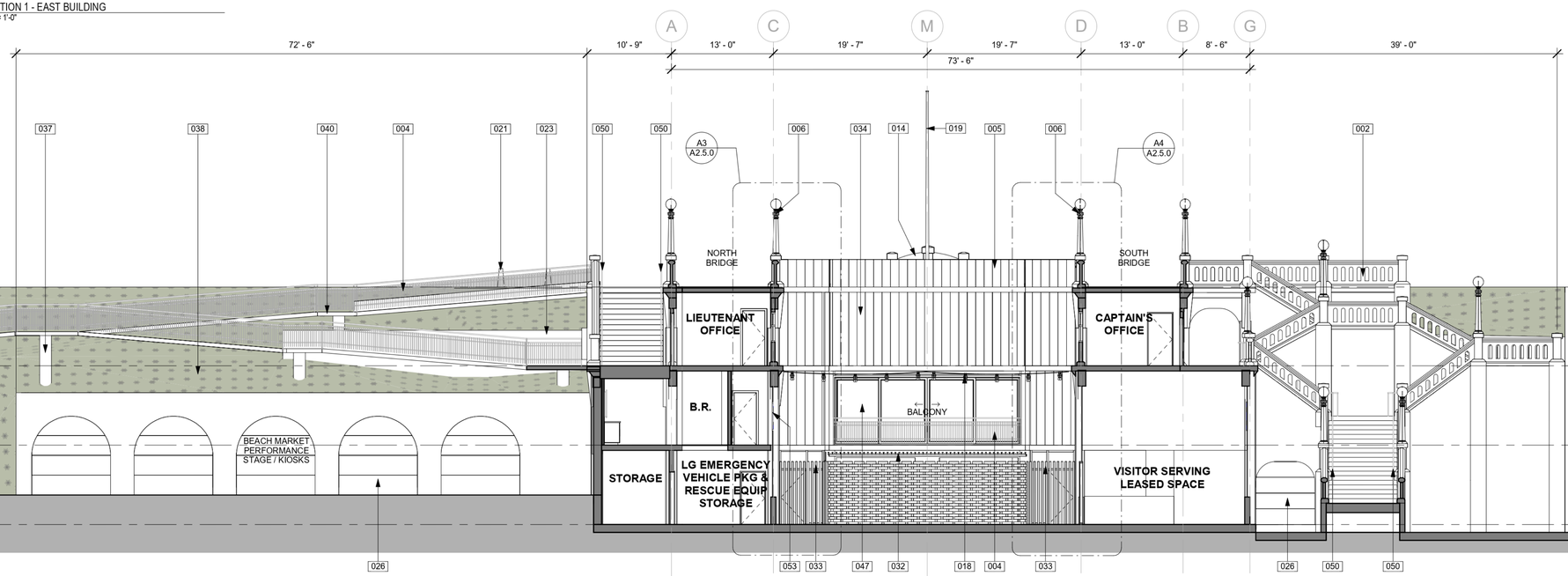


A2.1.0 **C1** SECTION 1 - EAST BUILDING
1/8" = 1'-0"



A2.1.0 **A1** SECTION 2 - EAST BUILDING
1/8" = 1'-0"

KEYNOTE LEGEND

002	DECORATIVE BRIDGE RAIL TYPE 1, TYP. SEE A.XX.X
003	BRIDGE RAIL TYPE 2, TYP. SEE A.XX.X
004	RAIL TYPE 3, TYP. SEE A.XX.X
005	CHANNEL GLASS PARAPET RAIL TYPE 4, TYP. SEE A.XX.X
006	DECORATIVE CONCRETE POLE LIGHTING, TYP. SEE X.XX.X
014	STREET SIGNAGE
016	INTEGRATED PLANTER AND SEATING AT ELEVATOR OVERRUN
018	STRING LIGHTS ACROSS PLAZA AT LEVEL 3, TYP. SEE X.XX.X
019	FLAGE POLE
020	SEISMIC JOINT COVER PLATE
021	SECURITY BOLLARD, TYP.
022	BENCH, TYP. SEE A.XX.X
023	SITE RETAINING WALL. SEE X.XX.X
026	ROLL UP DOOR, TYP.
032	SHADE CANOPY

KEYNOTE LEGEND

033	SLIDING GATE
034	CHANNEL GLASS EXTERIOR WALL, TYP. SEE A.XX.X
035	CASEMENT WINDOW WITH ARCHED UPPER HOPPER LITE TO REPLICATE HISTORIC DESIGN, TYP.
037	NORTH ACCESS RAMP COLUMN, TYP. SEE X.XX.X
038	PLANTING OVER BEACH MARKET PLAZA KIOSKS
040	NORTH ACCESS RAMP
047	SLIDING GLASS DOOR
050	HANDRAIL TYPE 4, TYP. SEE A.XX.X
053	CASEMENT WINDOW

1/8" = 1'-0" 0' 4' 8' 16'

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1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
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NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:
TERADA ARCHITECTS
ROBLING NAKAMURA

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
A2.4.0		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: SECTIONS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign
PRINT Name: Date:

Reviewed By:
Initials: Date:

PLAN NUMBER
CIP19-0001

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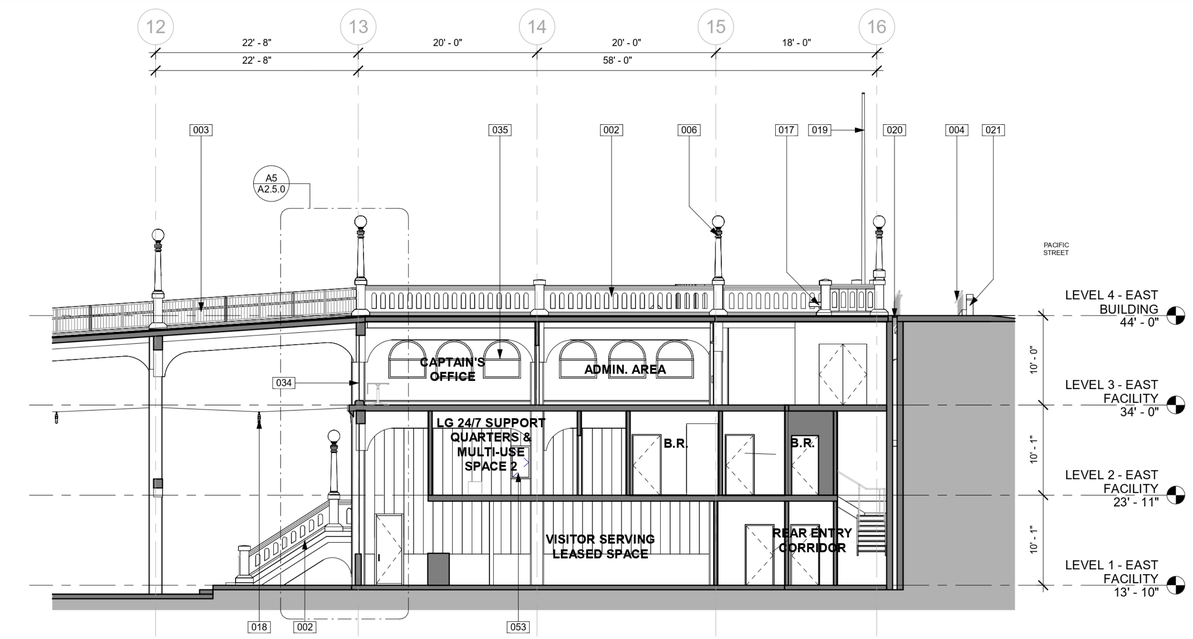
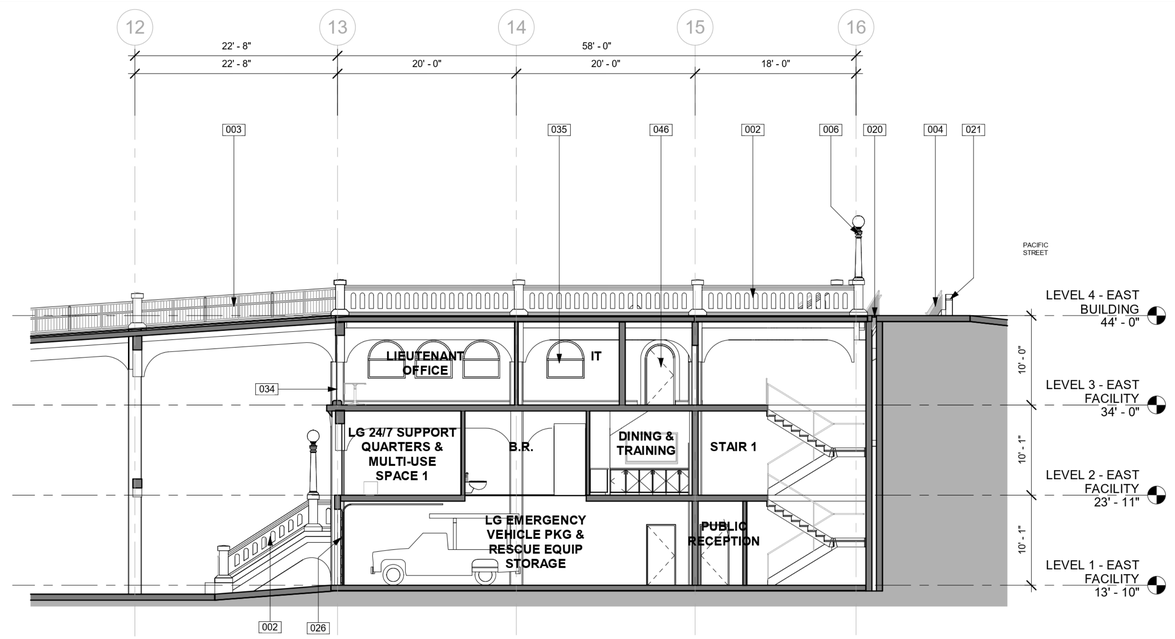
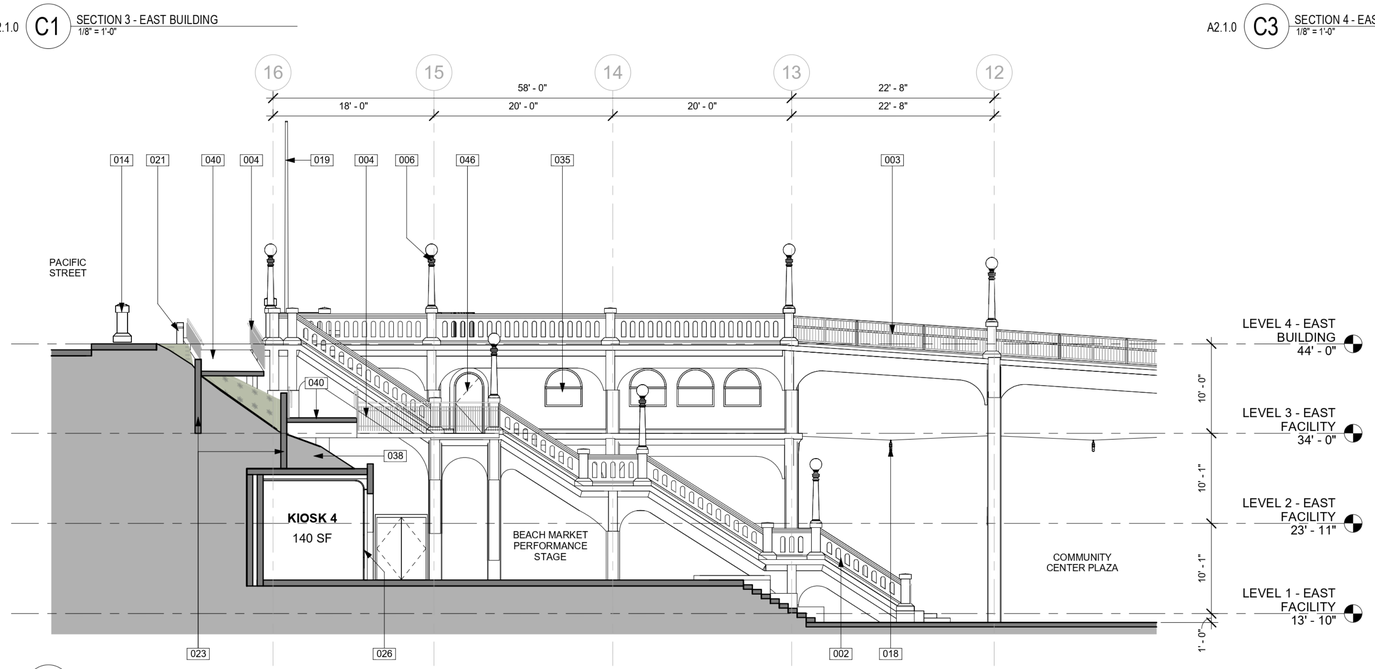


A2.1.0 **C1** SECTION 3 - EAST BUILDING
1/8" = 1'-0"



A2.1.0 **C3** SECTION 4 - EAST BUILDING
1/8" = 1'-0"



A2.1.4 **A1** SECTION 5 - BEACH MARKET PLAZA KIOSKS
1/8" = 1'-0"

KEYNOTE LEGEND

002	DECORATIVE BRIDGE RAIL TYPE 1, TYP. SEE A.XX.X
003	BRIDGE RAIL TYPE 2, TYP. SEE A.XX.X
004	RAIL TYPE 3, TYP. SEE A.XX.X
006	DECORATIVE CONCRETE POLE LIGHTING, TYP. SEE X.XX.X
014	STREET SIGNAGE
017	INTEGRATED SEATING AT RAISED PLANTER
018	STRING LIGHTS ACROSS PLAZA AT LEVEL 3, TYP. SEE X.XX.X
019	FLAGE POLE
020	SEISMIC JOINT COVER PLATE
021	SECURITY BOLLARD, TYP.
023	SITE RETAINING WALL. SEE X.XX.X
026	ROLL UP DOOR, TYP.
034	CHANNEL GLASS EXTERIOR WALL, TYP. SEE A.XX.X

KEYNOTE LEGEND

035	CASEMENT WINDOW WITH ARCHED UPPER HOPPER LITE TO REPLICATE HISTORIC DESIGN, TYP.
038	PLANTING OVER BEACH MARKET PLAZA KIOSKS
040	NORTH ACCESS RAMP
046	ARCHED DOOR TO REPLICATE HISTORIC DESIGN
053	CASEMENT WINDOW

1/8" = 1'-0" 0' 4' 8' 16'

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SUITE 500
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619-220-6050
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NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:
TERADA ARCHITECTS
NOSTRAND

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET
A2.4.1

CITY OF OCEANSIDE
ENGINEERING DIVISION

SHEETS

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
SECTIONS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials: Date:

PLAN NUMBER
CIP19-0001

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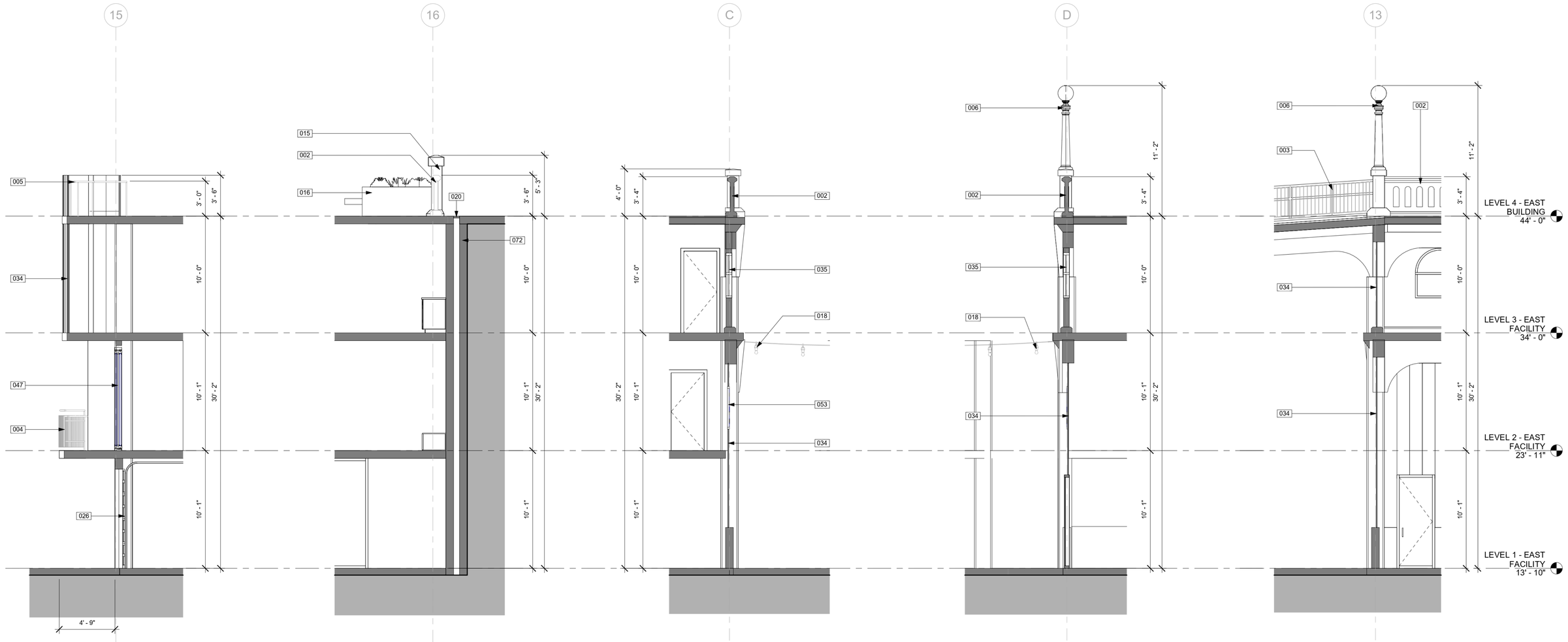

A2.4.0 **A1** WALL SECTION AT CENTRAL PLAZA 1/4" = 1'-0"

A2.4.0 **A2** RETAINING WALL SECTION 1/4" = 1'-0"

A2.4.0 **A3** NORTH BRIDGE INSIDE SOUTH FACADE 1/4" = 1'-0"

A2.4.0 **A4** SOUTH BRIDGE INSIDE NORTH FACADE 1/4" = 1'-0"

A2.4.1 **A5** SOUTH BRIDGE LEASED SPACE SECTION 1/4" = 1'-0"

KEYNOTE LEGEND

002 DECORATIVE BRIDGE RAIL TYPE 1, TYP. SEE A.XX.X
003 BRIDGE RAIL TYPE 2, TYP. SEE A.XX.X
004 RAIL TYPE 3, TYP. SEE A.XX.X
005 CHANNEL GLASS PARAPET RAIL TYPE 4, TYP. SEE A.XX.X
006 DECORATIVE CONCRETE POLE LIGHTING, TYP. SEE X.XX.X
015 OCEANSIDE PIER PLAQUE AT RAIL POST
016 INTEGRATED PLANTER AND SEATING AT ELEVATOR OVERRUN
018 STRING LIGHTS ACROSS PLAZA AT LEVEL 3, TYP. SEE X.XX.X
020 SEISMIC JOINT COVER PLATE
026 ROLL UP DOOR, TYP.
034 CHANNEL GLASS EXTERIOR WALL, TYP. SEE A.XX.X

KEYNOTE LEGEND

035 CASEMENT WINDOW WITH ARCHED UPPER HOPPER LITE TO REPLICATE HISTORIC DESIGN, TYP.
047 SLIDING GLASS DOOR
053 CASEMENT WINDOW
072 SITE RETAINING WALL, SEE STRUCT.

1/4" = 1'-0" 0' 2' 4' 8'

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1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
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ENGINEER OF WORK SEAL
R.C.E. STAMP

DRAWINGS PREPARED BY: ROSELINE NAKAMURA ARCHITECTS

OCEANSIDE CALIFORNIA — PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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FILE NO.

SHEET A2.5.0 | CITY OF OCEANSIDE ENGINEERING DIVISION | SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: WALL SECTIONS

ACCEPTED BY
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER CIP19-0001

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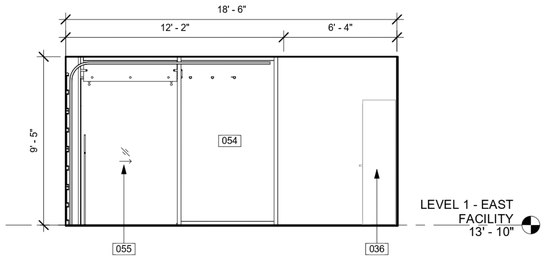
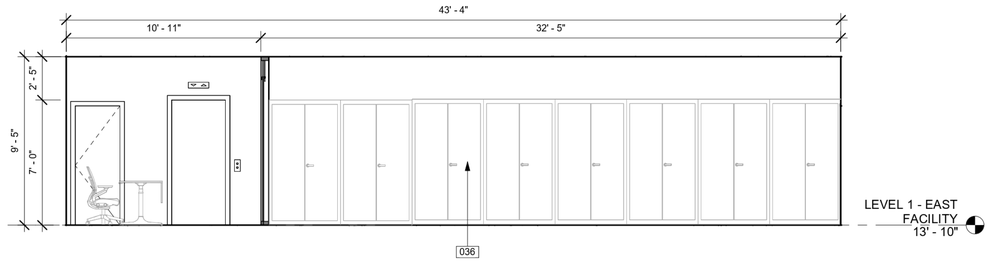
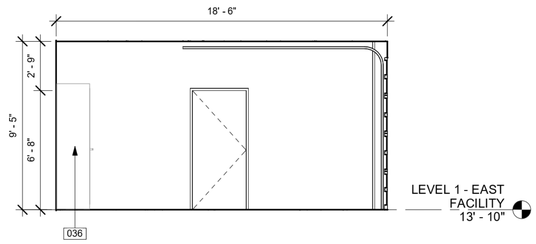


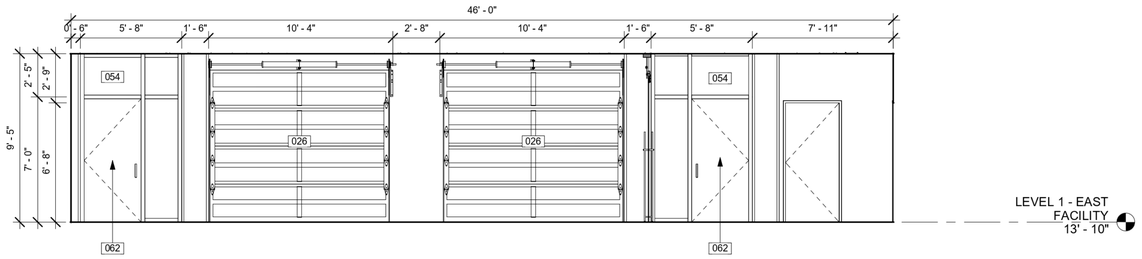
A2.1.0 **D1** LIFEGUARD WET ROOM & EMERGENCY SCUBA DIVE GEAR - NORTH ELEVATION
1/4" = 1'-0"



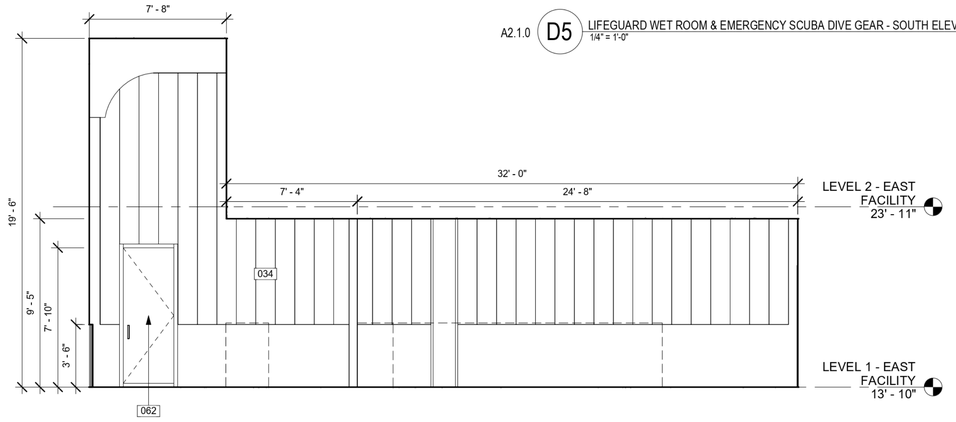
A2.1.0 **D2** LIFEGUARD WET ROOM & EMERGENCY SCUBA DIVE GEAR - EAST ELEVATION
1/4" = 1'-0"



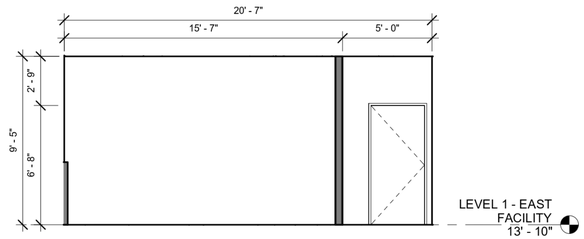
A2.1.0 **D5** LIFEGUARD WET ROOM & EMERGENCY SCUBA DIVE GEAR - SOUTH ELEVATION
1/4" = 1'-0"



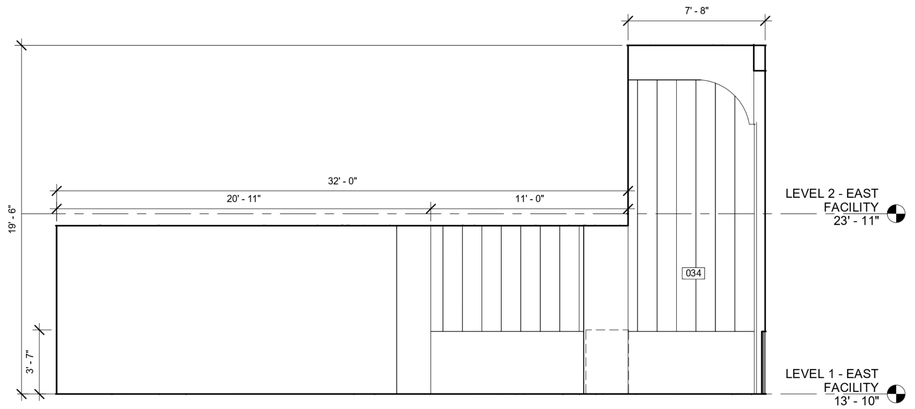
A2.1.0 **C1** LIFEGUARD WET ROOM & EMERGENCY SCUBA DIVE GEAR - WEST ELEVATION
1/4" = 1'-0"



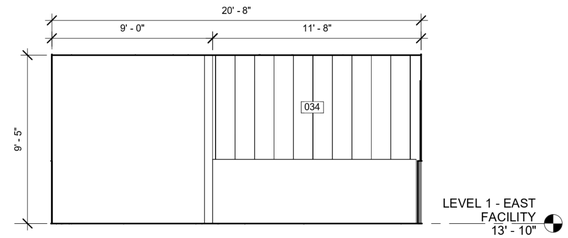
A2.1.0 **C4** VISITOR SERVING LEASED SPACE - NORTH ELEVATION
1/4" = 1'-0"



A2.1.0 **A1** VISITOR SERVING LEASED SPACE - EAST ELEVATION
1/4" = 1'-0"



A2.1.0 **A2** VISITOR SERVING LEASED SPACE - SOUTH ELEVATION
1/4" = 1'-0"



A2.1.0 **A4** VISITOR SERVING LEASED SPACE - WEST ELEVATION
1/4" = 1'-0"

KEYNOTE LEGEND

026	ROLL UP DOOR, TYP.
034	CHANNEL GLASS EXTERIOR WALL, TYP. SEE A.XX.X
036	CABINET STORAGE, TYP.
054	INTERIOR STOREFRONT WALL
055	SLIDING GLASS DOOR AT INTERIOR STOREFRONT
062	STOREFRONT DOOR

1/4" = 1'-0" 0' 2' 4' 8'

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SAN DIEGO, CA 92108
619-220-6050
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ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
A2.7.0		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: INTERIOR ELEVATIONS / INTERIOR FINISH SCHEDULE

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001

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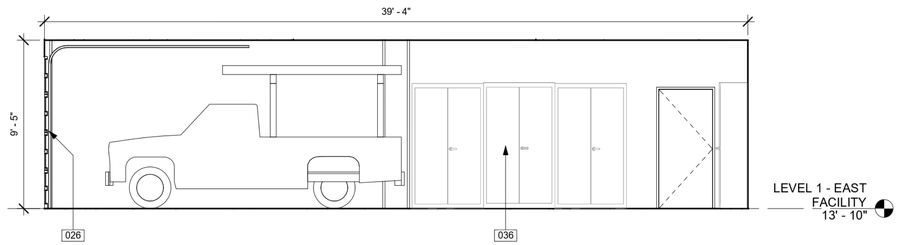
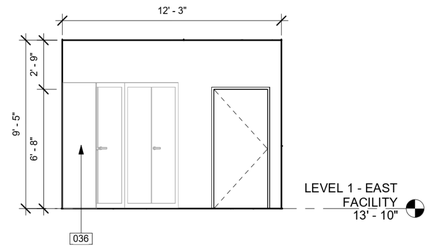
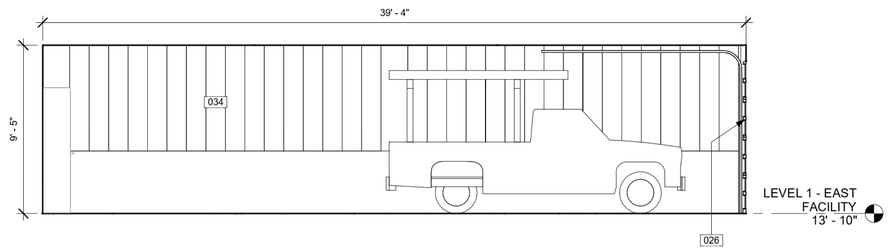


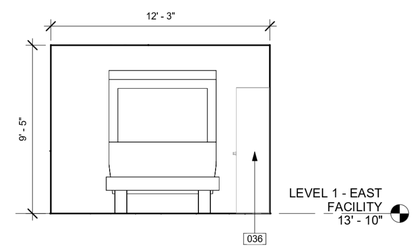
A2.1.0 D1 LG EMERGENCY VEHICLE PKG & RESCUE EQUIP STORAGE - NORTH INTERIOR VIEW
1/4" = 1'-0"



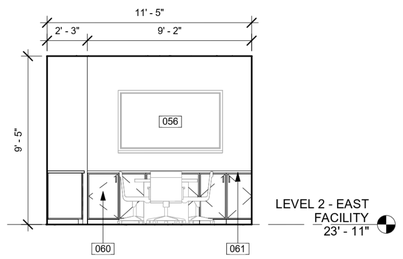
A2.1.0 D3 LG EMERGENCY VEHICLE PKG & RESCUE EQUIP STORAGE - EAST INTERIOR VIEW
1/4" = 1'-0"



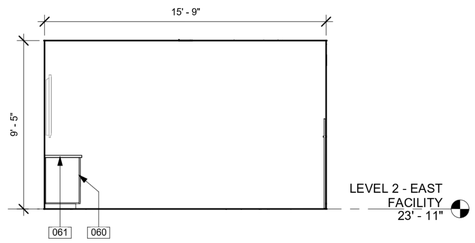
A2.1.0 C1 LG EMERGENCY VEHICLE PKG & RESCUE EQUIP STORAGE - SOUTH INTERIOR VIEW
1/4" = 1'-0"



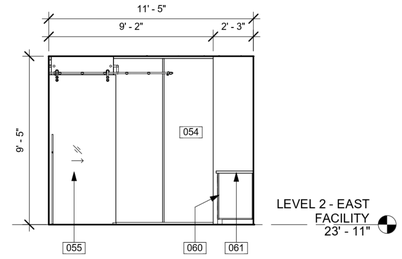
A2.1.0 C3 LG EMERGENCY VEHICLE PKG & RESCUE EQUIP STORAGE - WEST INTERIOR VIEW
1/4" = 1'-0"



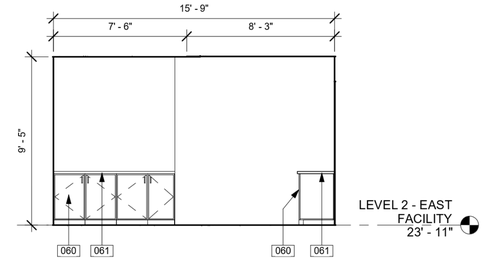
A2.1.1 B1 DINING & TRAINING - NORTH INTERIOR VIEW
1/4" = 1'-0"



A2.1.1 B2 DINING & TRAINING - EAST INTERIOR VIEW
1/4" = 1'-0"



A2.1.1 B3 DINING & TRAINING - SOUTH INTERIOR VIEW
1/4" = 1'-0"



A2.1.1 B5 DINING & TRAINING - WEST INTERIOR VIEW
1/4" = 1'-0"

KEYNOTE LEGEND

026	ROLL UP DOOR, TYP.
034	CHANNEL GLASS EXTERIOR WALL, TYP. SEE A.XX.X
036	CABINET STORAGE, TYP.
054	INTERIOR STOREFRONT WALL
055	SLIDING GLASS DOOR AT INTERIOR STOREFRONT
056	WALL MOUNTED TV/MONITOR, TYP.
060	WOOD VENEER CABINETS
061	SOLID SURFACE COUNTERTOP

1/4" = 1'-0" 0' 2' 4' 8'

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1660 HOTEL CIRCLE NORTH, SUITE 500
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619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E. STAMP

DRAWINGS PREPARED BY:

WDID NO.

EDDA NO.
FILE NO.

SHEET A2.7.1

CITY OF OCEANSIDE
ENGINEERING DIVISION

SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: INTERIOR ELEVATIONS / INTERIOR FINISH SCHEDULE

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

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Initials Date:

PLAN NUMBER
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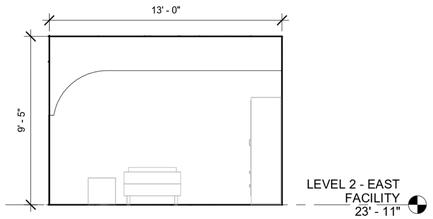
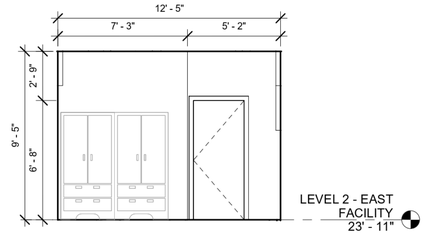
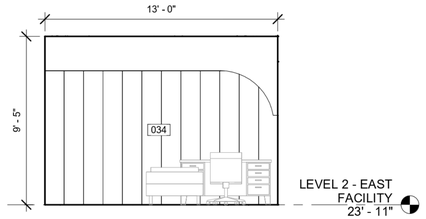


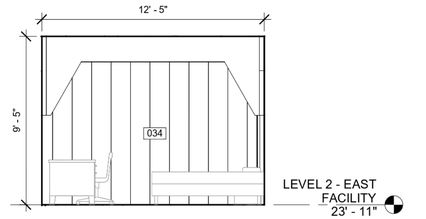
A2.1.1 D1 LG 24/7 SUPPORT QUARTERS & MULTI-USE SPACE 1 - NORTH INTERIOR VIEW
1/4" = 1'-0"



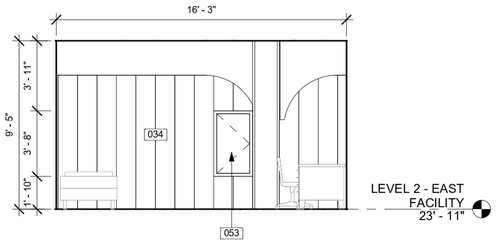
A2.1.1 D2 LG 24/7 SUPPORT QUARTERS & MULTI-USE SPACE 1 - EAST INTERIOR VIEW
1/4" = 1'-0"



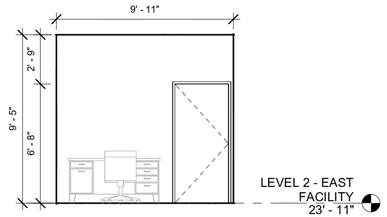
A2.1.1 D3 LG 24/7 SUPPORT QUARTERS & MULTI-USE SPACE 1 - SOUTH INTERIOR VIEW
1/4" = 1'-0"



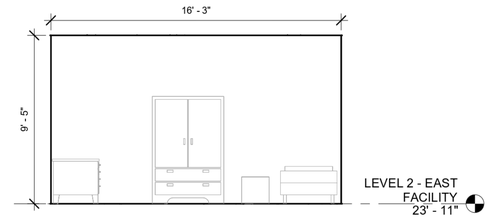
A2.1.1 D5 LG 24/7 SUPPORT QUARTERS & MULTI-USE SPACE 1 - WEST INTERIOR VIEW
1/4" = 1'-0"



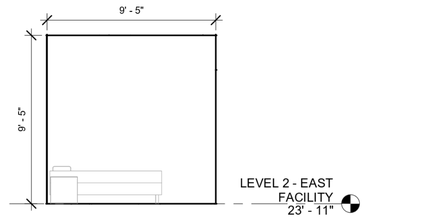
A2.1.1 C1 LG 24/7 SUPPORT QUARTERS & MULTI-USE SPACE 2 - NORTH INTERIOR VIEW
1/4" = 1'-0"



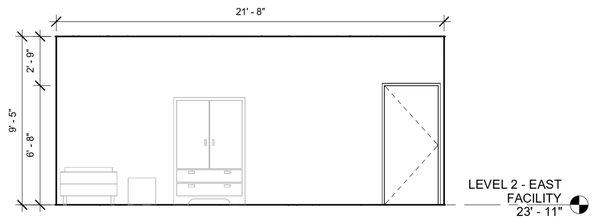
A2.1.1 C2 LG 24/7 SUPPORT QUARTERS & MULTI-USE SPACE 2 - EAST INTERIOR VIEW
1/4" = 1'-0"



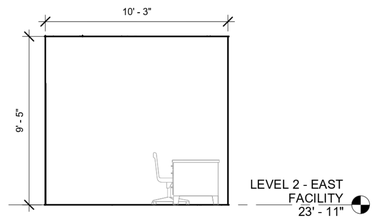
A2.1.1 C3 LG 24/7 SUPPORT QUARTERS & MULTI-USE SPACE 2 - SOUTH INTERIOR VIEW
1/4" = 1'-0"



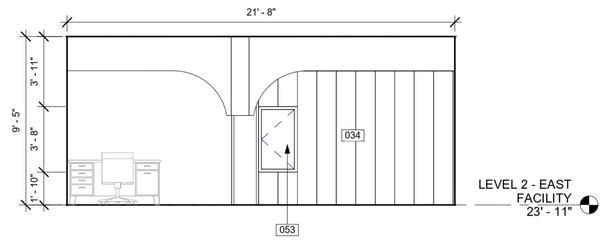
A2.1.1 C5 LG 24/7 SUPPORT QUARTERS & MULTI-USE SPACE 2 - WEST INTERIOR VIEW
1/4" = 1'-0"



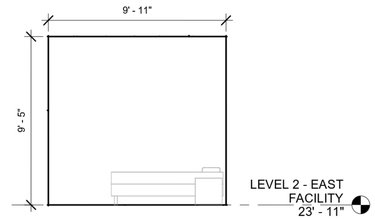
A2.1.1 B1 LG 24/7 SUPPORT QUARTERS & MULTI.USE SPACE 3 - NORTH INTERIOR VIEW
1/4" = 1'-0"



A2.1.1 B2 LG 24/7 SUPPORT QUARTERS & MULTI.USE SPACE 3 - EAST INTERIOR VIEW
1/4" = 1'-0"



A2.1.1 B3 LG 24/7 SUPPORT QUARTERS & MULTI.USE SPACE 3 - SOUTH INTERIOR VIEW
1/4" = 1'-0"



A2.1.1 B5 LG 24/7 SUPPORT QUARTERS & MULTI.USE SPACE 3 - WEST INTERIOR VIEW
1/4" = 1'-0"

KEYNOTE LEGEND

034 CHANNEL GLASS EXTERIOR WALL, TYP. SEE A.XX.X
053 CASEMENT WINDOW

1/4" = 1'-0" 0' 2' 4' 8'

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1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
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DRAWINGS PREPARED BY:
HERRERA ARCHITECTS
NOELLING NAKAMURA

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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EDDA NO.
FILE NO.

SHEET A2.7.2
CITY OF OCEANSIDE ENGINEERING DIVISION
SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: INTERIOR ELEVATIONS / INTERIOR FINISH SCHEDULE

ACCEPTED BY
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001

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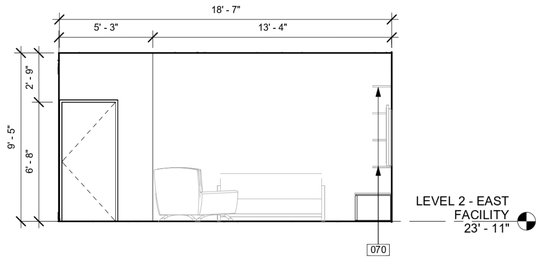
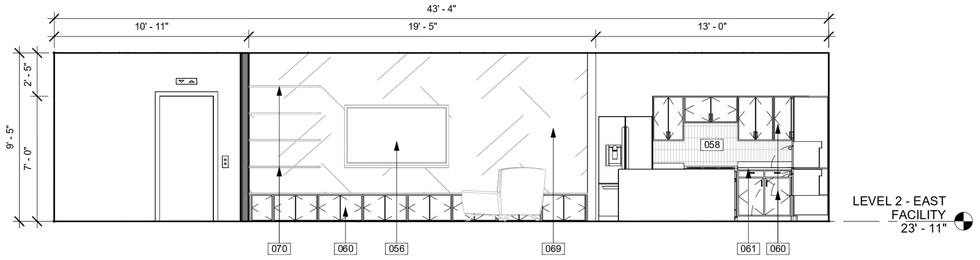
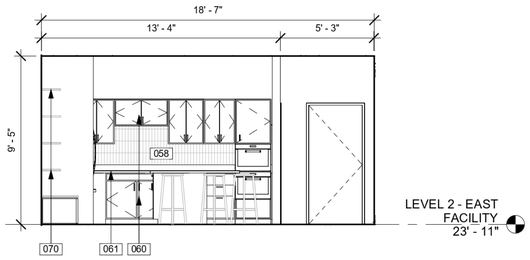


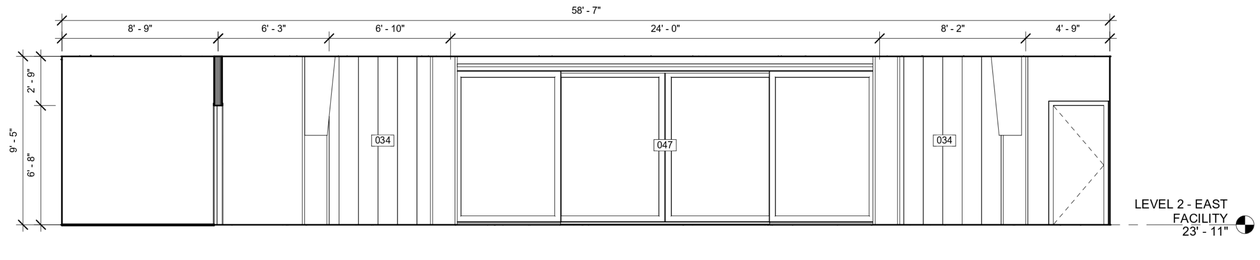
A2.1.1 D1 OBSERVATION SUPPORT ROOM - NORTH INTERIOR VIEW
1/4" = 1'-0"



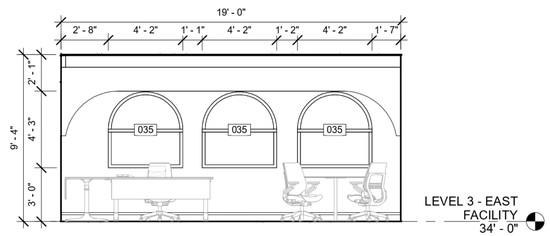
A2.1.1 D3 OBSERVATION SUPPORT ROOM - EAST INTERIOR VIEW
1/4" = 1'-0"



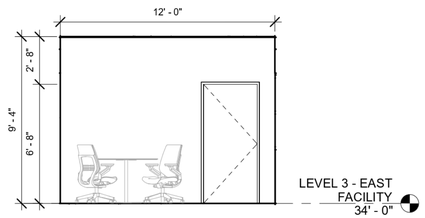
A2.1.1 C1 OBSERVATION SUPPORT ROOM - SOUTH INTERIOR VIEW
1/4" = 1'-0"



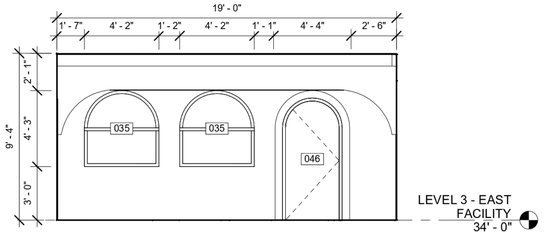
A2.1.1 C3 OBSERVATION SUPPORT ROOM - WEST INTERIOR VIEW
1/4" = 1'-0"



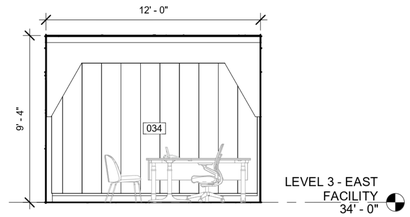
A2.1.2 B1 CAPTAIN'S OFFICE - NORTH INTERIOR VIEW
1/4" = 1'-0"



A2.1.2 B2 CAPTAIN'S OFFICE - EAST INTERIOR VIEW
1/4" = 1'-0"



A2.1.2 B3 CAPTAIN'S OFFICE - SOUTH INTERIOR VIEW
1/4" = 1'-0"



A2.1.2 B5 CAPTAIN'S OFFICE - WEST INTERIOR VIEW
1/4" = 1'-0"

KEYNOTE LEGEND

034	CHANNEL GLASS EXTERIOR WALL, TYP. SEE A.XX.X
035	CASEMENT WINDOW WITH ARCHED UPPER HOPPER LITE TO REPLICATE HISTORIC DESIGN, TYP.
046	ARCHED DOOR TO REPLICATE HISTORIC DESIGN
047	SLIDING GLASS DOOR
056	WALL MOUNTED TV/MONITOR, TYP.
058	WALL TILE TYPE 1, TYP.
060	WOOD VENEER CABINETS
061	SOLID SURFACE COUNTERTOP
069	FEATURE WALL WITH FLOOR TO CEILING GRAPHICS
070	OPEN SHELVING, TYP.

1/4" = 1'-0" 0' 2' 4' 8'

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ENGINEER OF WORK SEAL
R.C.E. STAMP

DRAWINGS PREPARED BY:
TERADA ARCHITECTS ROSELINO NAKAHUNA

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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EDDA NO.
FILE NO.

SHEET		SHEETS
A2.7.3	CITY OF OCEANSIDE ENGINEERING DIVISION	

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: INTERIOR ELEVATIONS / INTERIOR FINISH SCHEDULE

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign
PRINT Name: Date:

Reviewed By:
Initials: Date:

PLAN NUMBER
CIP19-0001

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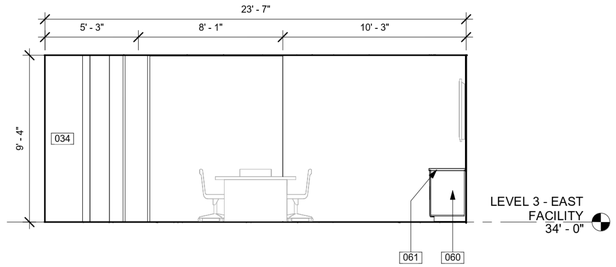
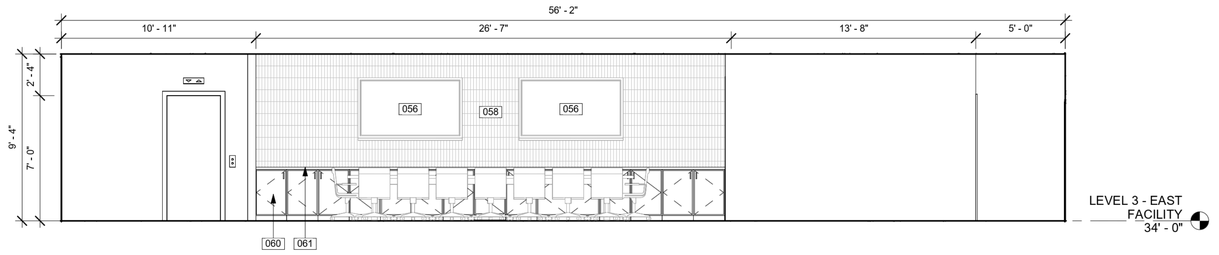
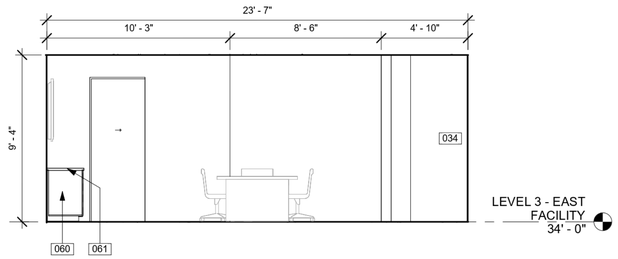


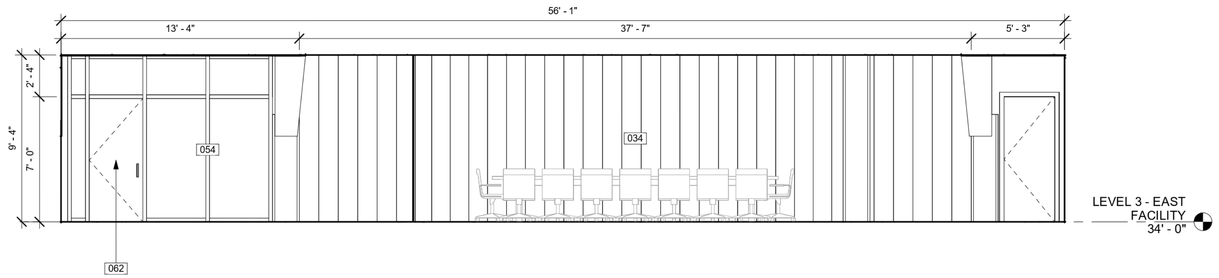
A2.1.2 D1 OBSERVATION/TRAINING - NORTH INTERIOR VIEW
1/4" = 1'-0"



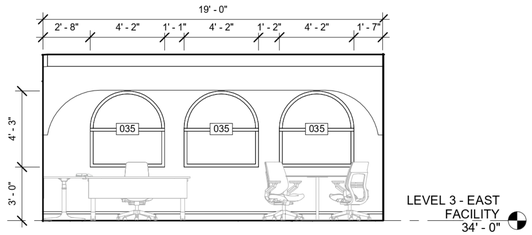
A2.1.2 D3 OBSERVATION/TRAINING - EAST INTERIOR VIEW
1/4" = 1'-0"



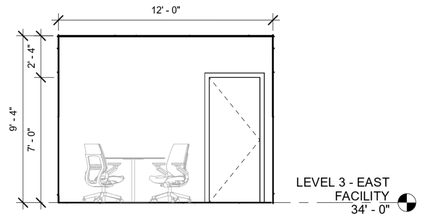
A2.1.2 C1 OBSERVATION/TRAINING - SOUTH INTERIOR VIEW
1/4" = 1'-0"



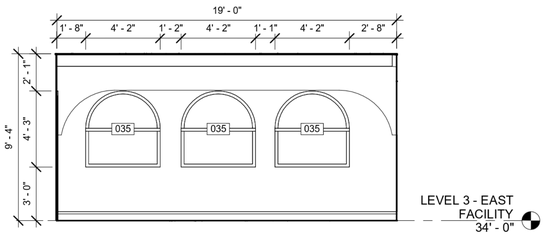
A2.1.2 C3 OBSERVATION/TRAINING - WEST INTERIOR VIEW
1/4" = 1'-0"



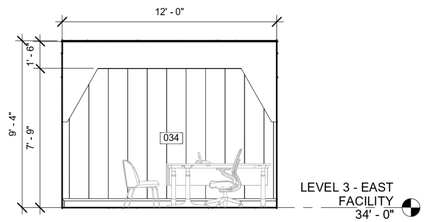
A2.1.2 B1 LIEUTENANT OFFICE - NORTH INTERIOR VIEW
1/4" = 1'-0"



A2.1.2 6 LIEUTENANT OFFICE - EAST INTERIOR VIEW
1/4" = 1'-0"



A2.1.2 B3 LIEUTENANT OFFICE - SOUTH INTERIOR VIEW
1/4" = 1'-0"



A2.1.2 B5 LIEUTENANT OFFICE - WEST INTERIOR VIEW
1/4" = 1'-0"

KEYNOTE LEGEND

034	CHANNEL GLASS EXTERIOR WALL, TYP. SEE A.XX.X
035	CASEMENT WINDOW WITH ARCHED UPPER HOPPER LITE TO REPLICATE HISTORIC DESIGN, TYP.
054	INTERIOR STOREFRONT WALL
056	WALL MOUNTED TV/MONITOR, TYP.
058	WALL TILE TYPE 1, TYP.
060	WOOD VENEER CABINETS
061	SOLID SURFACE COUNTERTOP
062	STOREFRONT DOOR

1/4" = 1'-0" 0' 2' 4' 8'

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619-220-6050
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R.C.E.
STAMP

DRAWINGS PREPARED BY:
ROESLING NAKAHARA ARCHITECTS

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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EDDA NO.
FILE NO.

SHEET A2.7.4
CITY OF OCEANSIDE
ENGINEERING DIVISION
SHEETS

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: INTERIOR ELEVATIONS / INTERIOR FINISH SCHEDULE

ACCEPTED BY
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign
PRINT Name: Date:

Reviewed By:
Initials: Date:

PLAN NUMBER
CIP19-0001

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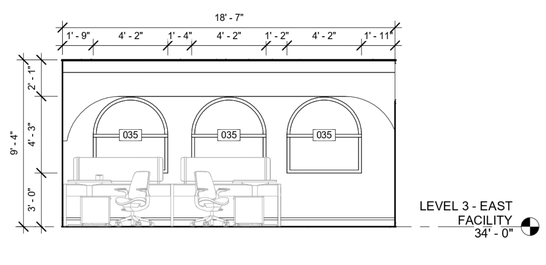
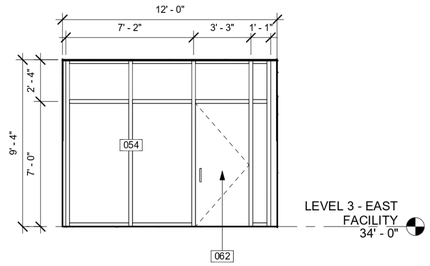
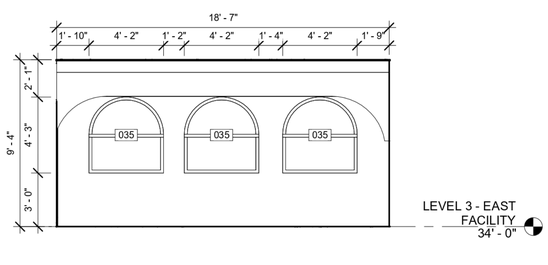


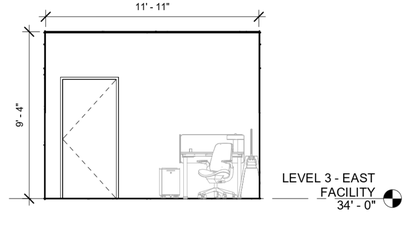
A2.1.2 **D1** ADMIN. AREA - NORTH INTERIOR VIEW
1/4" = 1'-0"



A2.1.2 **D2** ADMIN. AREA - EAST INTERIOR VIEW
1/4" = 1'-0"



A2.1.2 **D3** ADMIN. AREA - SOUTH INTERIOR VIEW
1/4" = 1'-0"



A2.1.2 **D5** ADMIN. AREA - WEST INTERIOR VIEW
1/4" = 1'-0"

KEYNOTE LEGEND

035 CASEMENT WINDOW WITH ARCHED UPPER HOPPER LITE TO REPLICATE HISTORIC DESIGN, TYP.
054 INTERIOR STOREFRONT WALL
062 STOREFRONT DOOR

1/4" = 1'-0" 0' 2' 4' 8'

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SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

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ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:
TERADA ARCHITECTS
NOBLING NAKAMURA

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
A2.7.5		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: INTERIOR ELEVATIONS / INTERIOR FINISH SCHEDULE

ACCEPTED BY
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001

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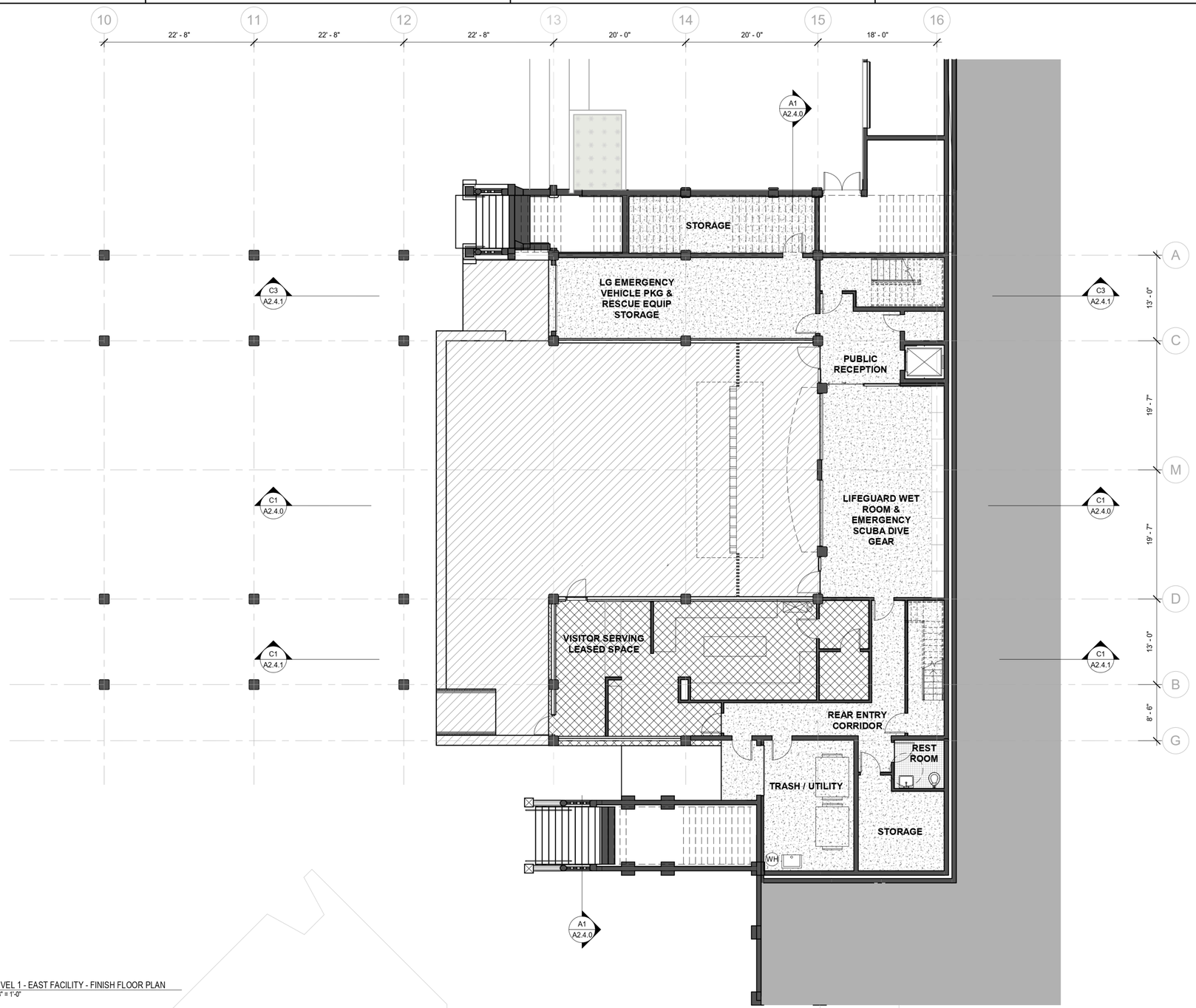

A2.3.0 **A1** LEVEL 1 - EAST FACILITY - FINISH FLOOR PLAN
1/8" = 1'-0"

- CONCRETE - BROOM FINISH, SEALED COATING
- CONCRETE - TROWEL FINISH, SEALED COATING WITH ANTI SLIP AGGREGATE
- CERAMIC TILE
- QUARRY TILE

1/8" = 1'-0" 0' 4' 8' 16'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

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STAMP

DRAWINGS PREPARED BY:
NOBLE NAKAMURA VERADA ARCHITECTS

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
A2.9.0		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: FINISH FLOOR PLANS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001

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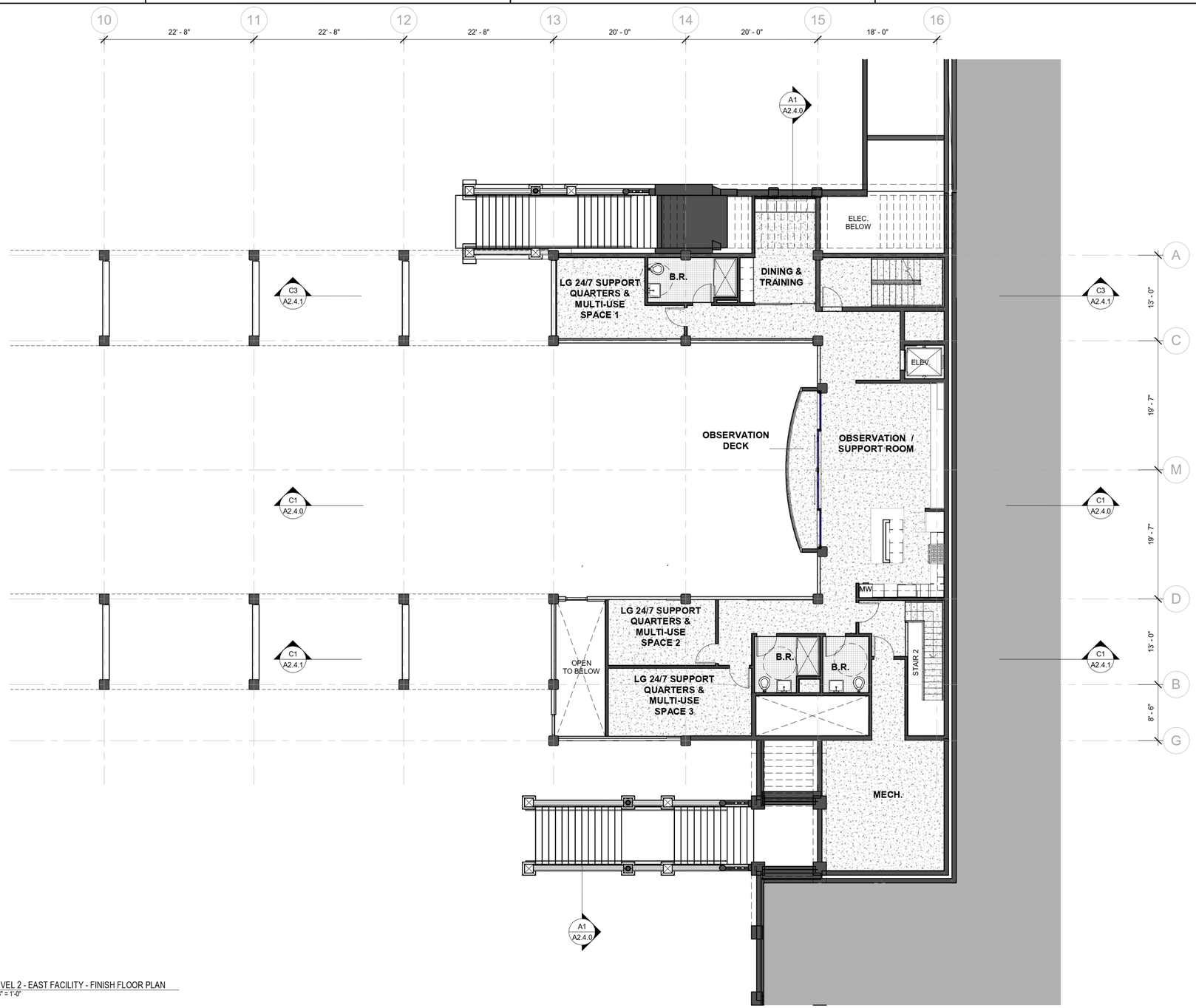

A2.3.0 (1) LEVEL 2 - EAST FACILITY - FINISH FLOOR PLAN
1/8" = 1'-0"

- CONCRETE - BROOM FINISH, SEALED COATING
- CONCRETE - TROWEL FINISH, SEALED COATING WITH ANTI SLIP AGGREGATE
- CERAMIC TILE
- QUARRY TILE

1/8" = 1'-0" 0' 4' 8' 16'

KEY PLAN

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SAN DIEGO, CA 92108
619-220-6050
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DRAWINGS PREPARED BY: TERRADA ARCHITECTS, ROSLING NAKAMURA

OCEANSIDE CALIFORNIA — PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
A2.9.1		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: FINISH FLOOR PLANS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001

Autodesk Docs://Pier View Way Bridge/PVWB-ARCH-EW.rvt
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A2.3.0 **A1** LEVEL 3 - EAST FACILITY - FINISH FLOOR PLAN
1/8" = 1'-0"

CONCRETE - BROOM FINISH, SEALED COATING

CONCRETE - TROWEL FINISH, SEALED COATING WITH ANTI SLIP AGGREGATE

CERAMIC TILE

QUARRY TILE

1/8" = 1'-0" 0' 4' 8' 16'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:
TERRADA ARCHITECTS
NOBLING NAKAMURA

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
A2.9.2		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: FINISH FLOOR PLANS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

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APPLICABLE CODES AND STANDARDS

1. CALIFORNIA BUILDING CODE (CBC), 2022 EDITION WITH CITY OF OCEANSIDE AMENDMENTS
2. CALIFORNIA FIRE CODE (CFC), 2022 EDITION WITH CITY OF OCEANSIDE AMENDMENTS
3. CALIFORNIA ELECTRIC CODE (CEC), 2022 EDITION
4. CALIFORNIA MECHANICAL CODE (CMC), 2022 EDITION
5. NFPA 72, 2022 EDITION, NATIONAL FIRE ALARM AND SIGNALING CODE

BUILDING INFORMATION

1. BUILDING ADDRESS: 301 THE STRAND N, OCEANSIDE, CA 92054
2. BUILDING USE: OFFICE, STORAGE
3. OCCUPANCY: B, S-2

SCOPE OF WORK

1. PROVIDE AND INSTALL A NEW FIRE ALARM SPRINKLER MONITORING SYSTEM.
2. THE FIRE ALARM SYSTEM SHALL TRANSMIT THE ALARM, SUPERVISORY AND TROUBLE SIGNALS TO AN APPROVED SUPERVISING STATION.

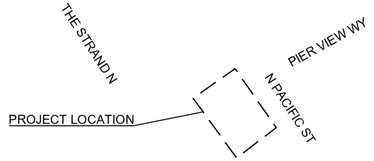
GENERAL REQUIREMENTS

1. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH C.E.C. ARTICLE 760, POWER LIMITED FIRE PROTECTIVE SIGNALING CIRCUITS.
2. UPON COMPLETION OF THE INSTALLATION OF THE FIRE SPRINKLER MONITORING SYSTEM, A SATISFACTORY TEST OF THE ENTIRE SYSTEM SHALL BE MADE IN THE PRESENCE OF THE FIRE MARSHAL.
3. COMPLETE PLANS AND SPECIFICATIONS FOR FIRE SPRINKLER MONITORING SYSTEMS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO SYSTEM INSTALLATION. A STAMPED SET OF APPROVED FIRE ALARM PLANS SHALL BE ON THE JOB SITE AND USED FOR INSTALLATION. ANY DEVIATION FROM APPROVED PLANS, INCLUDING THE SUBSTITUTION OF DEVICES, SHALL BE APPROVED BY THE FIRE MARSHAL.
4. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE CODE OR RECOGNIZED STANDARDS SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR OF RECORD.
5. ALL DEVICES OF THE FIRE SPRINKLER MONITORING SYSTEM SHALL BE APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL.
6. FIRE ALARM DEVICES SHALL BE INSTALLED PER N.F.P.A. 72.
7. THE FACP WILL BE SURFACED MOUNTED ON A 3/4" FIRE RATED PLYWOOD BACKER-BOARD, UNLESS OTHERWISE SPECIFIED BY THE OWNER OTHERWISE. THE DOOR TO THE ENCLOSURE CONTAINING THE FIRE ALARM CONTROL PANEL SHALL BE AFFIXED WITH A "FIRE ALARM CONTROL PANEL INSIDE" SIGN.
8. ALL WIRING, INITIATING DEVICES AND ANNUNCIATOR PANEL SHALL BE SUPERVISED TO THE PRINCIPAL POINT OF ANNUNCIATION.
9. WIRING SHALL NOT BE LOOPED THROUGH DEVICES; WIRE MUST BE CUT AT EACH DEVICE.
10. ALL WIRING TO BE INSTALLED IN CONDUIT - WHERE REQUIRED. CONDUIT SIZE TO BE 3/4" MINIMUM UNLESS OTHERWISE NOTED.
11. ALL CONDUCTORS ARE COPPER.
12. SYSTEM IS POWER LIMITED.
13. POINT AND COMMON ANNUNCIATION AND T-TAPPING PROHIBITED.
14. WIRING FOR ALL SIGNALING DEVICES SHALL BE RAN IN SUCH A MANOR SO THAT THE E.O.L. IS LOCATED IN THE BOOSTER POWER SUPPLY OR FIRE ALARM CONTROL PANEL, U.O.N.
15. FLOW AND TAMPER SWITCHES WILL BE CONNECTED TO THE FIRE ALARM CONTROL PANEL ON THEIR OWN ADDRESS OR ZONE. (ALL SWITCHES ARE PROVIDED BY OTHERS)
16. ALL DEVICES IN THE ALARM SYSTEM SHALL BE COMPATIBLE AND INSTALLED TO MANUFACTURERS SPECIFICATIONS.
17. INITIATING DEVICE CIRCUITS SHALL HAVE ANNUNCIATION AS FOLLOWS: ALARM (red), SUPERVISORY ACTIVE (fast yellow), SUPERVISORY RESTORE (yellow) AND TROUBLE (slow yellow).
18. SMOKE DETECTORS AND HEAT DETECTOR LOCATION ARE BASED ON SMOOTH CEILING WITH MAXIMUM HEIGHT OF 10 FEET UNLESS OTHERWISE NOTED.
19. THE OPERABLE PART OF A MANUALLY ACTUATED ALARM-INITIATING DEVICE SHALL BE NOT LESS THAN 42 INCHES AND NOT MORE THAN 48 INCHES FROM THE FINISHED FLOOR. 2022 NFPA 72.
20. ALL CONDUIT AND J-BOXES SERVING FIRE ALARM CIRCUITS SHALL BE PAINTED RED AND LABELED FA - WHEN REQUIRED BY AHJ.
21. POWER FOR THE FIRE ALARM CONTROL PANEL IS TO BE PROVIDED BY A DEDICATED CIRCUIT BREAKER (PROVIDED BY OTHERS). LOCATION OF THIS BREAKER SHALL BE INDICATED AT THE FACP. BREAKER TO BE LOCKED WITH A RED BREAKER LOCK. CIRCUIT SHALL BE LABELED "FIRE ALARM CONTROL DISCONNECT" NEXT TO BREAKER.
22. THE LOCATION OF THE BRANCH CIRCUIT DISCONNECTING MEANS SHALL BE PERMANENTLY IDENTIFIED AT THE CONTROL UNIT. SYSTEM CIRCUIT DISCONNECTING MEANS SHALL BE PERMANENTLY IDENTIFIED AS TO ITS PURPOSE IN ACCORDANCE WITH THE FOLLOWING: (1) "FIRE ALARM" FOR FIRE SPRINKLER MONITORING SYSTEMS; (2) "EMERGENCY COMMUNICATIONS" FOR EMERGENCY COMMUNICATIONS SYSTEMS; (3) "FIRE ALARM/ECS" FOR COMBINATION FIRE ALARM AND EMERGENCY COMMUNICATIONS SYSTEMS. FOR FIRE ALARM AND/OR SIGNALING SYSTEMS, THE CIRCUIT DISCONNECTING MEANS SHALL HAVE A RED MARKING. THE RED MARKING SHALL NOT DAMAGE THE OVERCURRENT PROTECTIVE DEVICES OR OBSCURE THE MANUFACTURER'S MARKINGS. THE CIRCUIT DISCONNECTING MEANS SHALL BE ACCESSIBLE ONLY TO AUTHORIZED PERSONNEL.
23. THE RECORD OF COMPLETION DOCUMENTATION SHALL BE COMPLETED BY THE INSTALLING CONTRACTOR AND SUBMITTED TO THE CONCLUSION OF THE JOB. THE RECORD OF COMPLETION DOCUMENTATION SHALL BE PERMITTED TO BE PART OF THE WRITTEN STATEMENT REQUIRED IN 7.5.2 AND PART OF THE DOCUMENTS THAT SUPPORT THE REQUIREMENTS OF 7.5.8. WHEN MORE THAN ONE CONTRACTOR HAS BEEN RESPONSIBLE FOR THE INSTALLATION, EACH CONTRACTOR SHALL COMPLETE THE PORTIONS OF THE DOCUMENTATION FOR WHICH THAT CONTRACTOR HAS RESPONSIBILITY.
24. WHERE AN AUTOMATIC SMOKE DETECTION SYSTEM IS REQUIRED IT SHALL UTILIZE SMOKE DETECTORS UNLESS AMBIENT CONDITIONS PROHIBIT SUCH AN INSTALLATION. IN SPACES WHERE SMOKE DETECTORS CANNOT BE UTILIZED DUE TO AMBIENT CONDITIONS, APPROVED AUTOMATIC HEAT DETECTORS SHALL BE PERMITTED.
25. A COPY OF SITE-SPECIFIC SOFTWARE SHALL BE PROVIDED TO THE SYSTEM OWNER OR OWNER'S DESIGNATED REPRESENTATIVE.
26. A COPY OF SITE-SPECIFIC SOFTWARE SHALL BE STORED ON-SITE IN NONVOLATILE MEMORY.
27. SOFTWARE SECURITY ACCESS OR THE MEANS OF OBTAINING THE SOFTWARE SECURITY ACCESS SHALL BE PROVIDED TO THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE.

FIRE ALARM EQUIPMENT LIST

QUANTITY	SYMBOL	DESCRIPTION
1	FACP	FIRE ALARM CONTROL PANEL
1	FAPS	FIRE ALARM POWER SUPPLY
1	DOC	FIRE ALARM DOCUMENT CABINET
1	S	SMOKE DETECTOR
3	TS	TAMPER SWITCH
1	WF	WATER FLOW SWITCH
#	⊗	FIRE SPRINKLER RISER
1	F	MANUAL PULL STATION
1	SP	SURGE PROTECTOR

VICINITY MAP



KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

JENSEN HUGHES
11545 WEST BERNARDO COURT
SUITE 300
SAN DIEGO, CA 92127
+1 619-488-9810
WWW.JENSENHUGHES.COM

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
FA 001		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
FIRE ALARM GENERAL NOTES

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials: Date:

PLAN NUMBER
CIP19-00011

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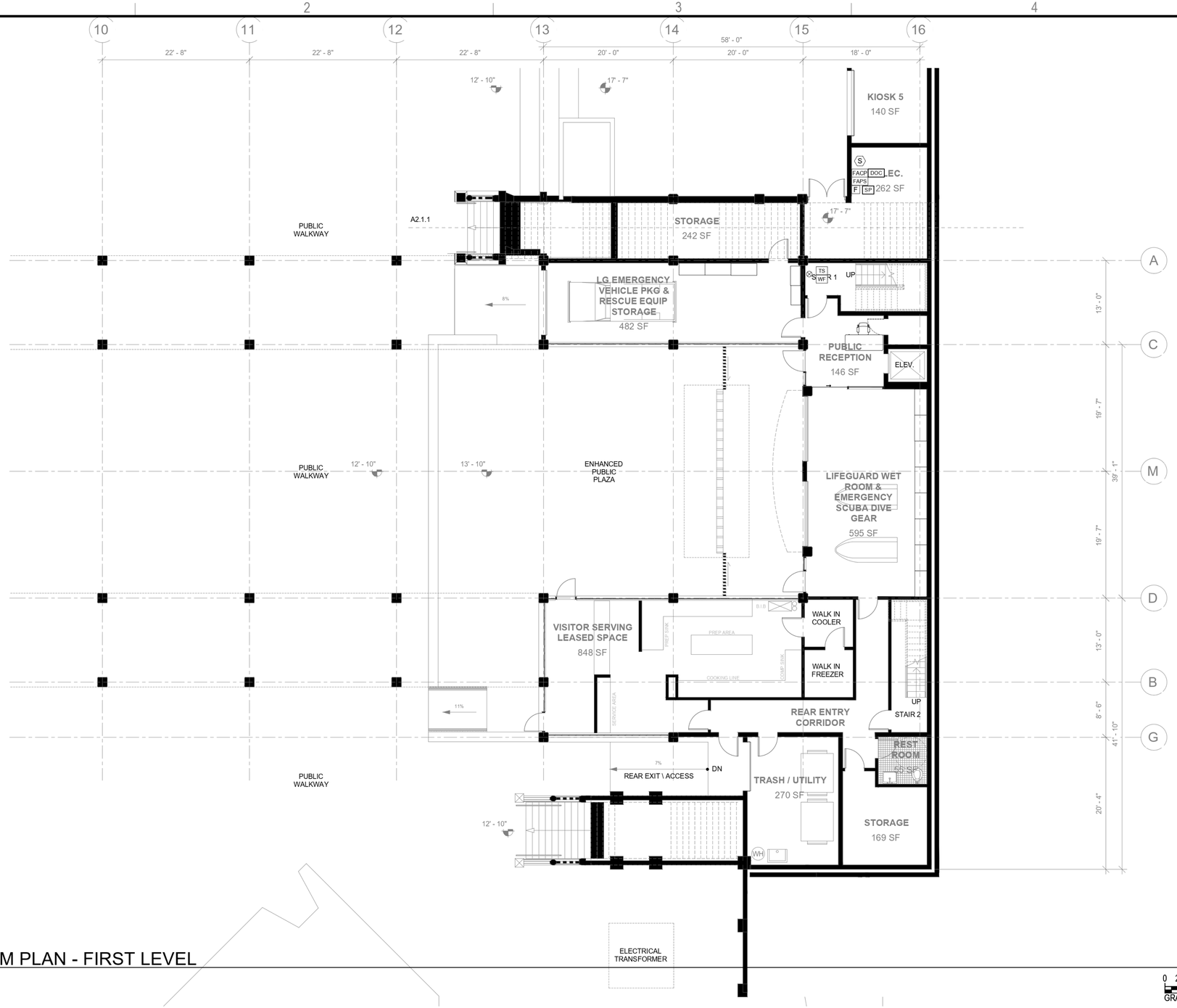

FIRE WATER BACKFLOW PREVENTER (BY OTHERS)
REFER TO CIVIL PLAN FOR DETAIL AND LOCATION

BFP TS TS

1 FIRE ALARM PLAN - FIRST LEVEL

SCALE: 1/8" = 1'-0"

NORTH

0 2' 4' 8' 16' 24'
GRAPHIC SCALE 1/8"=1'-0

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
FA 101		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: FIRE ALARM PLAN - FIRST LEVEL

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

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ENGINEER OF WORK SEAL
R.C.E.
STAMP

DRAWINGS PREPARED BY:
JENSEN HUGHES
11546 WEST BERNARDO COURT
SUITE 300
SAN DIEGO, CA 92127
+1 619-448-9810
WWW.JENSENHUGHES.COM

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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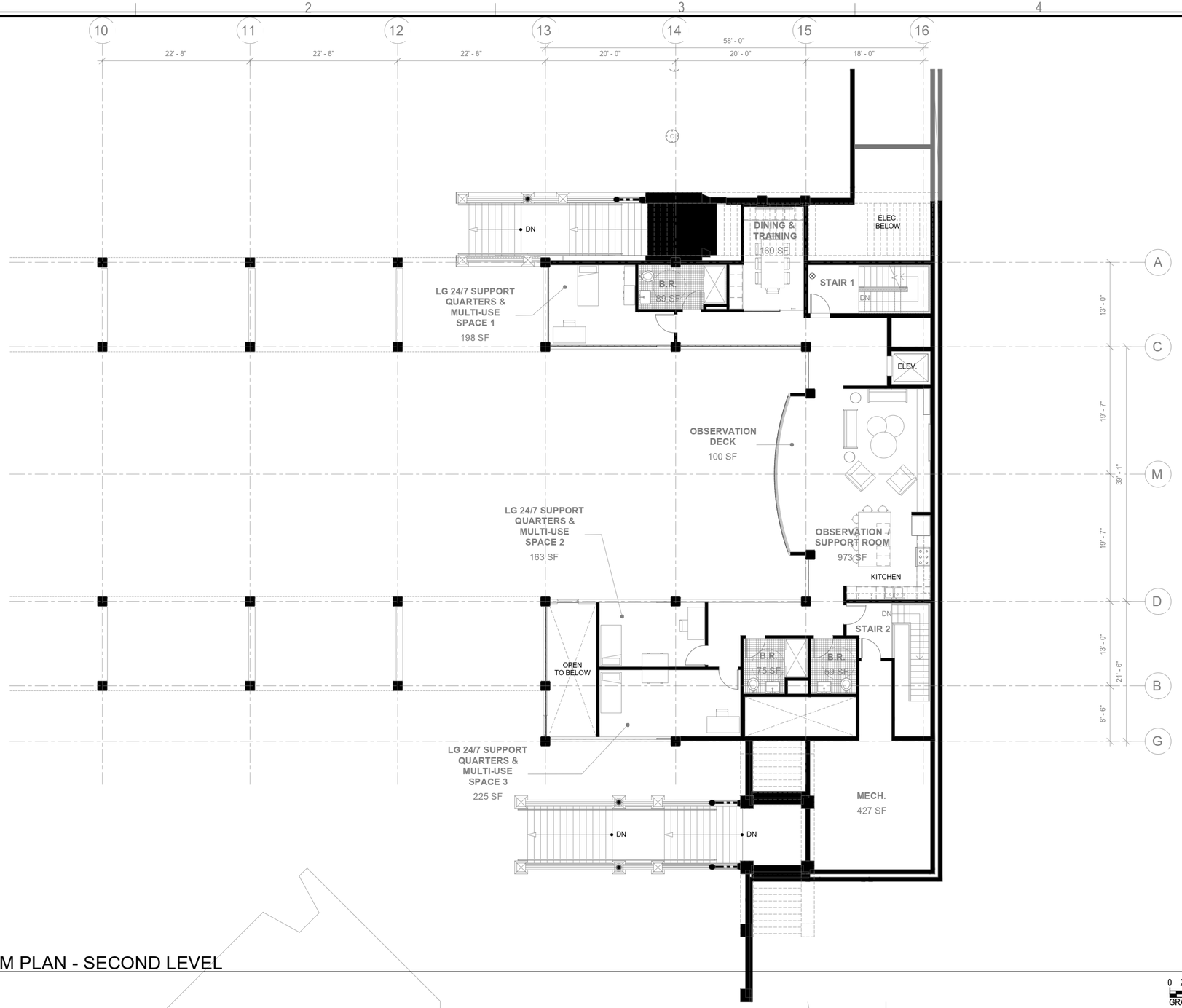

1 FIRE ALARM PLAN - SECOND LEVEL
SCALE: 1/8" = 1'-0"

NORTH

0 2' 4' 8' 16' 24'
GRAPHIC SCALE 1/8"=1'-0

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
FA 102		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: FIRE ALARM PLAN - SECOND LEVEL

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials: Date:

PLAN NUMBER
CIP19-00011

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
R.C.E. STAMP

DRAWINGS PREPARED BY:
JENSEN HUGHES
11545 WEST BERNARDO COURT
SUITE 300
SAN DIEGO, CA 92127
+1 619-488-9810
WWW.JENSENHUGHES.COM

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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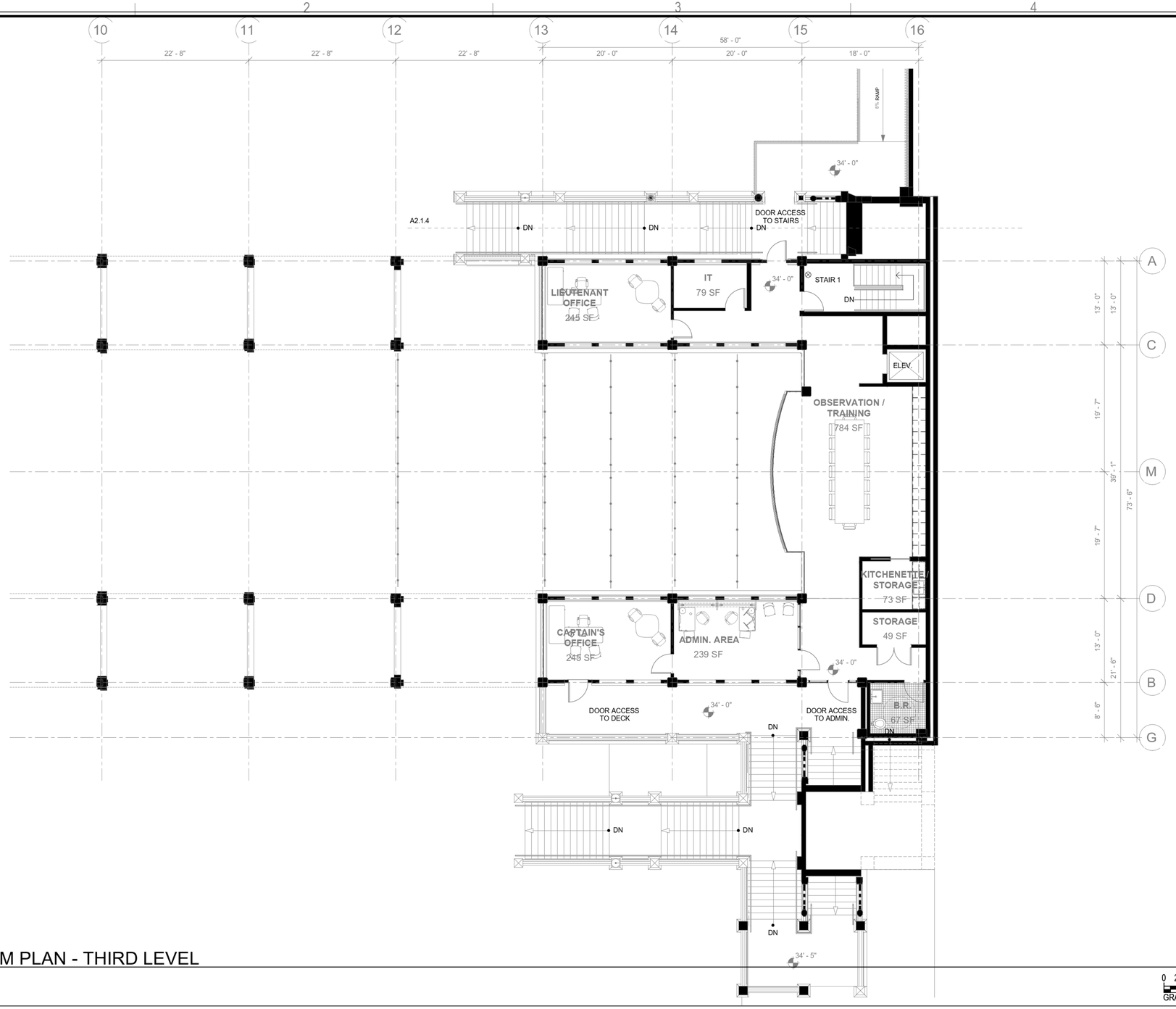

1 FIRE ALARM PLAN - THIRD LEVEL
SCALE: 1/8" = 1'-0"

NORTH

0 2' 4' 8' 16' 24'
GRAPHIC SCALE 1/8"=1'-0

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
FA103		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: FIRE ALARM PLAN - THIRD LEVEL

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials: Date:

PLAN NUMBER
CIP19-00011

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

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DRAWINGS PREPARED BY:
JENSEN HUGHES
11545 WEST BERNARDO COURT
SUITE 300
SAN DIEGO, CA 92127
+1 619-488-9810
WWW.JENSENHUGHES.COM

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PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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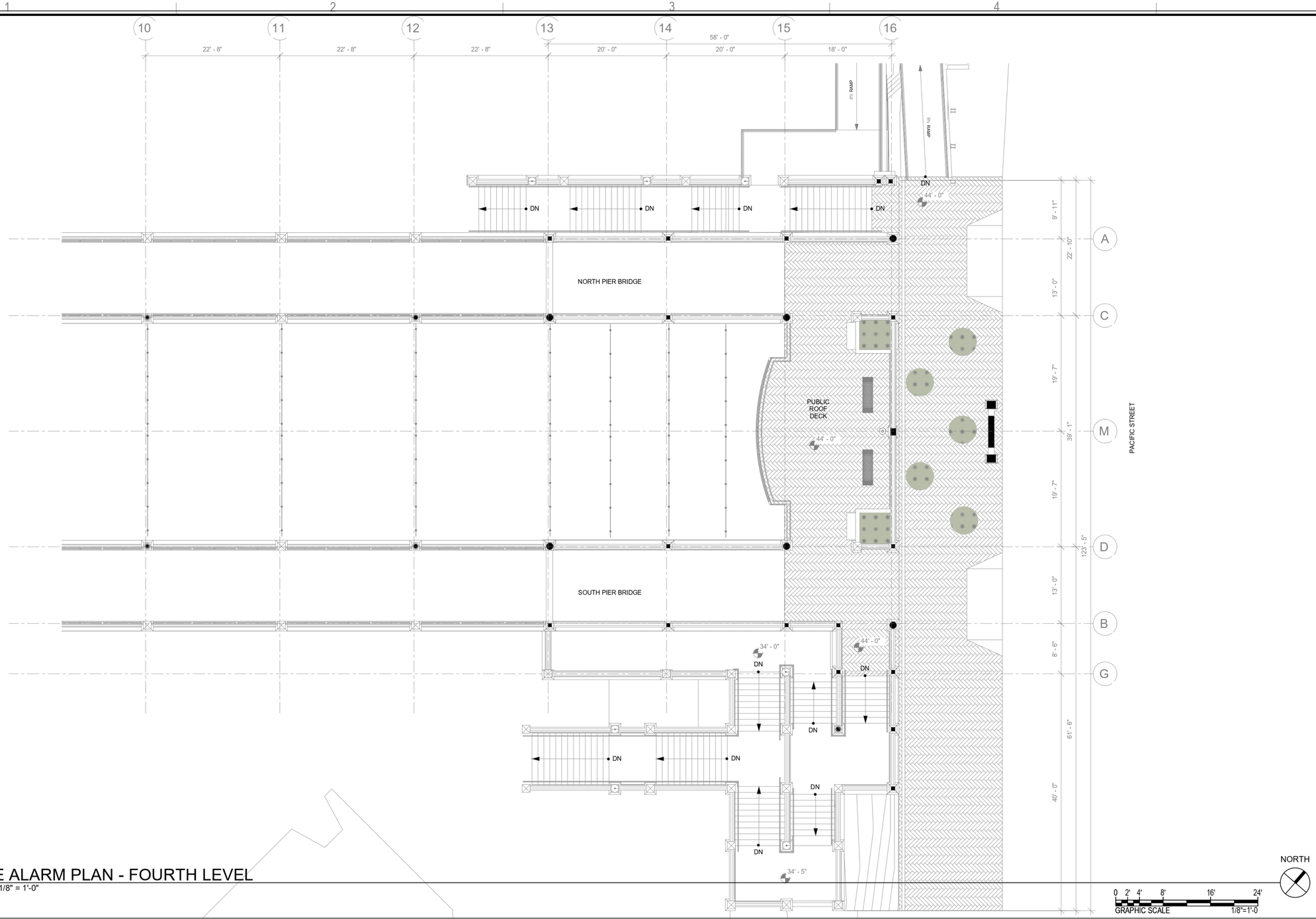

1 FIRE ALARM PLAN - FOURTH LEVEL
SCALE: 1/8" = 1'-0"

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KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
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JENSEN HUGHES
11545 WEST BERNARDO COURT
SUITE 300
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PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
FA 104		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
FIRE ALARM PLAN
- FOURTH LEVEL

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

APPLICABLE CODES AND STANDARDS

1. CALIFORNIA BUILDING CODE (CBC), 2022 EDITION WITH CITY OF OCEANSIDE AMENDMENTS
2. CALIFORNIA FIRE CODE (CFC), 2022 EDITION WITH CITY OF OCEANSIDE AMENDMENTS
3. NFPA 13, 2022 EDITION, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
4. NFPA 14, 2019 EDITION, STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS

PROJECT INFORMATION

1. BUILDING ADDRESS: 301 THE STRAND N, OCEANSIDE, CA 92054
2. BUILDING USE: OFFICE, STORAGE
3. OCCUPANCY: B, S-2

SCOPE OF WORK

1. PROVIDE AND INSTALL A NEW AUTOMATIC SPRINKLER SYSTEM.
2. PROVIDE AND INSTALL A NEW MANUAL STANDPIPE SYSTEM.
3. PROVIDE AND INSTALL ALL NECESSARY WATER FLOW SWITCHES AND VALVE TAMPER SWITCHES.
4. THE FIRE PROTECTION SYSTEMS IN THE BUILDING ARE TO BE MONITORED BY THE FIRE ALARM SYSTEM DESIGN AND INSTALLED BY THE FIRE ALARM CONTRACTOR, INCLUDING THE FOLLOWING:
   A. WATER FLOW SWITCHES
   B. VALVE TAMPER SWITCHES
   C. FIRE SPRINKLER WATER FLOW AND VALVES TAMPER SWITCH MONITORING.

DESIGN CRITERIA

LIGHT HAZARD: LOBBY, TRAINING ROOMS, OFFICES, MEETING ROOMS, CORRIDOR, PUBLIC PLAZA, OBSERVATION ROOM AND RESTROOMS WILL BE PROTECTED WITH FIRE SPRINKLER SYSTEMS HYDRAULICALLY DESIGNED AS LIGHT HAZARD OCCUPANCIES AS FOLLOWS:
- MINIMUM DENSITY OF 0.10 GPM PER SQUARE FOOT OVER THE MOST REMOTE 1,500 SQUARE FEET OR THE ENTIRE AREA (WHICHEVER IS LESS).
- 100-GPM HOSE STREAM ALLOWANCE (NFPA 13 SECTION 19.2.3).
- QUICK-RESPONSE SPRINKLERS WITH ORDINARY- OR INTERMEDIATE-TEMPERATURE RATINGS.
- MINIMUM K-5.6 SPRINKLERS WITH A MAXIMUM SPACING OF 225 SQUARE FEET.

ORDINARY HAZARD GROUP 1: LOGISTICS ROOMS, STORAGE ROOMS, LEASE SPACE LIFEGUARD WET ROOM & EMERGENCY SCUBA DIVE GEAR, ELECTRICAL ROOMS, IT ROOMS, AND MECHANICAL SPACES WILL BE PROTECTED WITH FIRE SPRINKLER SYSTEMS HYDRAULICALLY DESIGNED FOR ORDINARY HAZARD GROUP 1 OCCUPANCIES AS FOLLOWS:
- MINIMUM DENSITY OF 0.15 GPM PER SQUARE FOOT OVER THE MOST REMOTE 1,500 SQUARE FEET OR THE ENTIRE AREA (WHICHEVER IS LESS).
- 250-GPM HOSE STREAM ALLOWANCE (NFPA 13 SECTION 19.2.3).
- QUICK- OR STANDARD-RESPONSE SPRINKLERS WITH ORDINARY- OR INTERMEDIATE-TEMPERATURE RATINGS.
- MINIMUM K-5.6 SPRINKLERS WITH A MAXIMUM SPACING OF 130 SQUARE FEET.

ORDINARY HAZARD GROUP 2: TRASH ROOM, AND GARAGE WILL BE PROTECTED WITH FIRE SPRINKLER SYSTEMS HYDRAULICALLY DESIGNED FOR ORDINARY HAZARD GROUP 2 OCCUPANCIES AS FOLLOWS:
- MINIMUM DENSITY OF 0.20 GPM PER SQUARE FOOT OVER THE MOST REMOTE 1,500 SQUARE FEET OR THE ENTIRE AREA (WHICHEVER IS LESS).
- 250-GPM HOSE STREAM ALLOWANCE (NFPA 13 SECTION 19.2.3).
- QUICK- OR STANDARD-RESPONSE SPRINKLERS WITH ORDINARY- OR INTERMEDIATE-TEMPERATURE RATINGS.
- MINIMUM K-8.0 SPRINKLERS WITH A MAXIMUM SPACING OF 130 SQUARE FEET.

GENERAL REQUIREMENTS

1. ALL DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO BE USED FOR EXACT MEASURE OR FABRICATION. CONTRACTOR SHALL INSTALL ALL SPRINKLER SYSTEM COMPONENTS IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS. CONTRACTOR SHALL COORDINATE INSTALLATION OF SYSTEM COMPONENTS WITH ALL OTHER TRADES.
2. IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE AND MAINTAIN ADEQUATE HEAT THROUGHOUT ALL AREAS OF THE BUILDING IN ORDER TO MAINTAIN A TEMPERATURE ABOVE 40°F YEAR-ROUND IN ALL LOCATIONS PROTECTED WITH WET PIPE SPRINKLERS AND SYSTEM PIPING.
3. ALL EQUIPMENT SHALL BE NEW AND UL LISTED AND WHERE REQUIRED FM APPROVED FOR FIRE PROTECTION USE.
4. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, AND OTHER OWNER REQUIREMENTS.
5. INSTALL THE AUTOMATIC SPRINKLER SYSTEM TO MEET THE REQUIREMENTS OF ALL CODES AND STANDARDS LISTED ON THIS SHEET.
6. THE PROJECT TECHNICAL SPECIFICATIONS ARE A PART OF AND OTHERWISE COMPLIMENT THESE DRAWINGS. IN CASE OF DISPUTE, THE TECHNICAL SPECIFICATIONS SHALL SUPERSEDE THESE DRAWINGS, AND THE APPLICABLE CODES AND STANDARDS SHALL SUPERSEDE THE TECHNICAL SPECIFICATIONS.
7. THE CONTRACTOR IS SPECIFICALLY RESPONSIBLE FOR ALL OF THE FOLLOWING:
   A. MEANS AND METHODS OF JOB SAFETY. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
   B. PREPARING SHOP DRAWINGS IN ACCORDANCE WITH NFPA 13 FOR "WORKING PLANS" AND SUBMITTING CATALOG CUT SHEETS, RESULTS OF THE HYDRANT FLOW TEST, AND HYDRAULIC CALCULATIONS AS REQUIRED BY NFPA 13, OWNER, AND ENGINEER REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER AND ENGINEER IN WRITING FOR THE ABOVE REFERENCED FIRE SPRINKLER SYSTEM DOCUMENTS PRIOR TO FABRICATION AND INSTALLATION.
   C. PREPARING 'AS-BUILT' DRAWINGS IN ELECTRONIC FORMAT, REFLECTING ACCURATE FIELD CONDITIONS.
   D. COORDINATING THE FINAL LOCATIONS AND LAYOUTS OF ALL SPRINKLER SYSTEM COMPONENTS.
   E. COORDINATING WITH ALL OTHER DISCIPLINES INCLUDING THE GENERAL, ELECTRICAL CONTRACTOR, FIRE ALARM CONTRACTOR, AND MECHANICAL CONTRACTOR.
   F. MEETING ALL REQUIREMENTS OF NFPA 13.
10. SIGNAGE SHALL BE PROVIDED AS REQUIRED.
11. THE FIRE DEPARTMENT CONNECTION SHALL BE DESIGNATED BY A SIGN HAVING RAISED OR ENGRAVED LETTERS AT LEAST 1 INCH IN HEIGHT STATING "FDC AUTOSPRK AND STANDPIPE".
12. EACH FLOW SWITCH SHALL BE CONNECTED TO A 10-INCH OUTSIDE ALARM BELL OR OTHER AUDIBLE ALARM DEVICE AT THE ADDRESS SIDE OF THE BUILDING. APPROVED IDENTIFICATION SIGNS SHALL BE PROVIDED ON THE OUTSIDE ALARM BELL "SPRINKLER FIRE ALARM - WHEN ALARM SOUNDS CALL 911 / FIRE DEPARTMENT."

INSTALLATION REQUIREMENTS

1. SPRINKLER SYSTEM INSTALLATION SHALL BE COMPLETED BY C-16 LICENSED SPRINKLER CONTRACTOR LICENSED BY THE STATE OF CALIFORNIA FOR DESIGN AND INSTALLATION OF AUTOMATIC SPRINKLER SYSTEMS.
2. DELIVERY OF ALL MATERIALS AND EQUIPMENT TO THE JOB SITE SHALL BE SCHEDULED TO ASSURE COMPLIANCE WITH THE PREDETERMINED CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE AND HANDLING ALL MATERIALS AND EQUIPMENT ON THE JOB SITE, INCLUDING FURNISHING OF ANY STORAGE FACILITIES OR STRUCTURE REQUIRED.
3. EACH COMPONENT OF THE SPRINKLER SYSTEM SHALL BE LISTED FOR THE INTENDED USE BY UNDERWRITERS LABORATORIES, INC. (UL) AND SHALL BEAR THE "UL" LABEL.
4. THE SPRINKLER CONTRACTOR SHALL COORDINATE INSTALLATION WITH OTHER TRADES DUE TO SITE SPECIFIC MODIFICATIONS SUCH AS DUCT INSTALLATION, LIGHT FIXTURES, CHANGES IN CEILING CONFIGURATION, ETC.
5. NEW FLOOR CONTROL ASSEMBLIES INCLUDING BUTTERFLY INDICATING VALVE WITH TAMPER SWITCH, CHECK VALVE, WATER FLOW SWITCH, AND TEST 'N' DRAIN VALVE SHALL BE INSTALLED ON EACH FLOOR.
6. NEW SPRINKLERS AND SYSTEM PIPING SHALL BE INSTALLED IN APPROXIMATE LOCATIONS SHOWN TO PROVIDE FULL SPRINKLER COVERAGE IN THE AREAS IDENTIFIED. NEW SPRINKLERS SHALL BE LOCATED, POSITIONED, AND OF THE TYPE SPECIFIED ON THE DRAWINGS (WITH GUARDS OR CONCEALED WHERE SPECIFIED). ALL NEW SYSTEM PIPING SHALL BE INSTALLED CONCEALED WITHIN THE BUILDING CONSTRUCTION UNLESS OTHERWISE NOTED.
7. ALL SPRINKLER LOCATIONS SHALL COMPLY WITH SPACING AND OBSTRUCTION LIMITATIONS OF NFPA 13; TO BE VERIFIED IN-FIELD BY THE CONTRACTOR.
8. ALL NEW SPRINKLERS IN AREAS WITH SUSPENDED CEILINGS SHALL BE INSTALLED IN THE CENTER OF 2-FOOT X 2-FOOT CEILING TILES AND THE QUARTER POINT OF 2-FOOT BY 4-FOOT CEILING TILES.
9. ALL SPRINKLERS, SPRINKLER GUARDS, AND SPRINKLER ESCUTCHEONS SHALL BE FACTORY PAINTED.
10. ALL PENETRATIONS IN FIRE BARRIERS CREATED BY THE INSTALLATION OF THE SPRINKLER SYSTEM COMPONENTS SHALL BE PROVIDED WITH A UL LISTED THROUGH PENETRATION FIRE STOP ASSEMBLY IN ACCORDANCE WITH CBC SECTION 714.3.
11. PIPE SLEEVES SHALL BE USED ON PIPING IN CONCRETE PENETRATIONS.
12. ALL PIPE 1-INCH TO 2-INCH IN SIZE SHALL BE ASTM A53, A135, OR A795 SCHEDULE 40 WITH THREADED ENDS AND UL LISTED IRON FITTINGS. ALL PIPING AND FITTINGS SHALL BE FROM AN APPROVED U.S. MANUFACTURER. ANY REQUESTED VARIANCES SPECIFIED BY THE CONTRACTOR SHALL FIRST BE APPROVED BY THE ENGINEER.
13. ALL PIPE 2½-INCH AND LARGER IN SIZE SHALL BE ASTM A53, A135, OR A795 SCHEDULE 10 BLACK STEEL WITH GROOVED ENDS AND UL LISTED MECHANICAL GROOVED FITTINGS. ALL PIPING AND FITTINGS SHALL BE FROM AN APPROVED U.S. MANUFACTURER.
14. HANGER LOCATION FOR ALL PIPING SHALL BE IN ACCORDANCE WITH NFPA 13, CHAPTER 17. ALTERNATE UL AND FM HANGER METHODS ARE ACCEPTED AT NO ADDITIONAL COST TO THE OWNER. PROVIDE UL AND FM LITERATURE TO THE SAN DIEGO FIRE DEPARTMENT AND JENSEN HUGHES FOR APPROVAL PRIOR TO INSTALLATION.
15. BRANCH LINE RESTRAINT IS NOT REQUIRED WHERE BRANCH LINES ARE SUPPORTED BY A ROD LESS THAN 6-INCHES MEASURED BETWEEN THE TOP OF PIPE AND THE POINT OF ATTACHMENT TO THE STRUCTURAL ELEMENT. FOR AREAS WHERE THE BRANCH LINE HANGER ROD EXCEEDS 6-INCHES, PROVIDE BRANCH LINE RESTRAINT.
16. LATERAL SWAY BRACING SHALL BE PROVIDED ON ALL FEED MAINS AND CROSS MAINS REGARDLESS OF SIZE AND ON ALL BRANCH LINES AND OTHER PIPING WITH A DIAMETER OF 2½-INCH AND LARGER.
17. LONGITUDINAL SWAY BRACING SHALL BE PROVIDED ON ALL FEED MAINS AND CROSS MAINS.
18. PROVIDE RIGID COUPLINGS THROUGHOUT, EXCEPT FLEXIBLE COUPLINGS SHALL BE INSTALLED ON PIPES LARGER THAN 2 INCHES IN ACCORDANCE WITH NFPA 13 SECTION 18.2.3.1 AND AS FOLLOWS:
   A. WITHIN 24 INCHES OF THE TOP AND BOTTOM OF ALL RISERS OVER 7 FEET IN HEIGHT.
   B. WITHIN 24 INCHES OF THE TOP OR BOTTOM OF ALL RISERS BETWEEN 3 AND 7 FEET IN HEIGHT.
   C. WITHIN 12 INCHES ABOVE AND 24 INCHES BELOW THE FLOOR WHERE RISERS PENETRATE A FLOOR.
   D. ON BOTH SIDES OF CONCRETE OR MASONRY WALLS WITHIN 1 FOOT OF THE WALL SURFACE, UNLESS CLEARANCE IS PROVIDED IN ACCORDANCE WITH NFPA 13 SECTION 18.4.
   E. WITHIN 24 INCHES OF BUILDING EXPANSION JOINTS.
   F. WITHIN 24 INCHES OF THE TOP OF DROPS EXCEEDING 15 FEET IN LENGTH TO PORTIONS OF SYSTEMS SUPPLYING MORE THAN ONE SPRINKLER, REGARDLESS OF PIPE SIZE.
   G. WITHIN 24 INCHES ABOVE AND BELOW ANY INTERMEDIATE POINTS OF SUPPORT FOR A RISER OR OTHER VERTICAL PIPE.
   H. WITHIN 24 INCHES OF THE TOP AND BOTTOM OF DROPS TO HOSE LINES, RACK SPRINKLERS, AND MEZZANINES, REGARDLESS OF PIPE SIZE.
19. LOW POINT DRAINS SHALL BE PROVIDED IN ACCORDANCE NFPA 13 AND SHALL BE DISPLAYED ON SHOP DRAWINGS.

TESTING REQUIREMENTS AND CLOSE-OUT

1. THE ENTIRE SYSTEM SHALL BE FLUSHED.
2. PROVIDE A HYDROSTATIC TEST IN ACCORDANCE WITH NFPA 13; AT 200 PSI OR 50 PSI ABOVE MAXIMUM WORKING PRESSURE (WHICHEVER IS GREATER) FOR 2-HOURS. CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY LEAKS ON ALL PIPING, FITTINGS, SPRINKLERS, AND COMPONENTS AS A RESULT OF THE HYDROSTATIC TEST.
3. SPRINKLER CONTRACTOR TO COORDINATE WITH THE FIRE ALARM CONTRACTOR FOR CONNECTION TO AND FINAL ACCEPTANCE TESTING OF THE FIRE ALARM SYSTEM.
4. UPON SUCCESSFUL COMPLETION OF THE SCOPE OF WORK PROVIDED HEREIN, THE CONTRACTOR SHALL SUBMIT AN NFPA 13 "MATERIALS AND TEST CERTIFICATE FOR ABOVE GROUND PIPE", AND THE AS-BUILT DRAWINGS FOR RECORD.
5. OWNER SHALL BE PROVIDED WITH TEST CERTIFICATES, CARE & MAINTENANCE BOOK, AND SPARE SPRINKLER CABINETS WITH SPRINKLERS AND A WRENCH IN ACCORDANCE WITH NFPA 13. THE STOCK OF SPARE SPRINKLERS SHALL INCLUDE A MINIMUM OF TWO OF EACH TYPE AND RATING INSTALLED AND A MINIMUM OF 24 SPARE SPRINKLERS IN TOTAL SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 13 SECTION 16.2.7.

FIRE SPRINKLER SYSTEM EQUIPMENT LIST

SYMBOL	DESCRIPTION
	PUBLIC HYDRANT - TWO HOSE OUTLETS
	BACKFLOW PREVENTER - REDUCED PRESSURE ZONE TYPE
⊗	FIRE SPRINKLER RISER / STANDPIPE
	HOSE VALVE
	SPRINKLER MAIN PIPE
	PIPE CONTINUATION
LH	LIGHT HAZARD AREA
OH1	ORDINARY HAZARD GROUP 1 AREA
OH2	ORDINARY HAZARD GROUP 2 AREA

VICINITY MAP



KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:

JENSEN HUGHES
11545 WEST BERNARDO COURT
SUITE 300
SAN DIEGO, CA 92127
+1 619-488-9810
WWW.JENSENHUGHES.COM

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
FP 001		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: FIRE SPRINKLER GENERAL NOTE

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials: Date:

PLAN NUMBER
CIP19-00011

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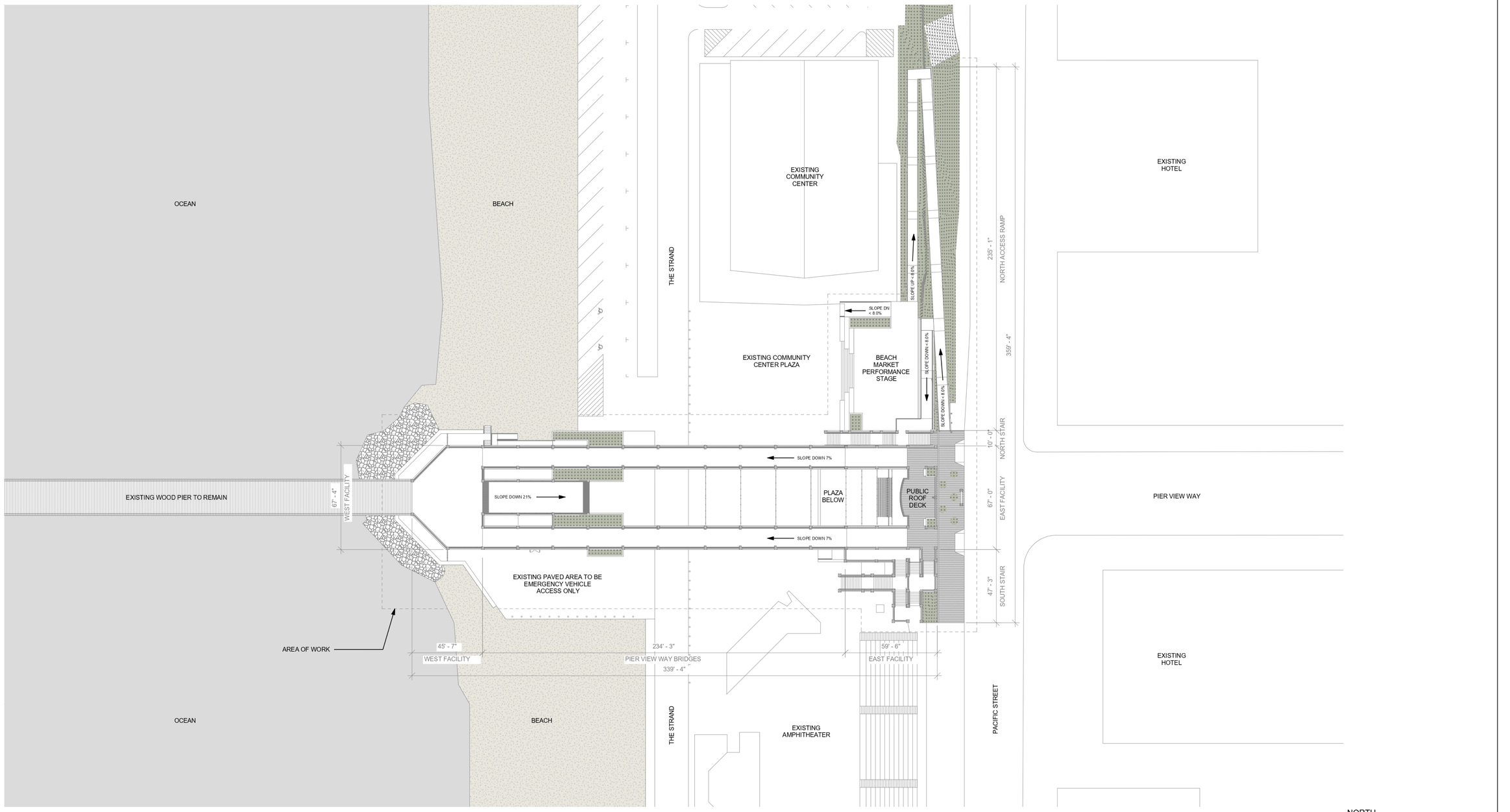

1 FIRE SPRINKLER SITE PLAN (FOR REFERENCE ONLY)

SCALE: 1" = 30'-0"

SYMBOL	DESCRIPTION
	PUBLIC HYDRANT - TWO HOSE OUTLETS
	BACKFLOW PREVENTER - REDUCED PRESSURE ZONE TYPE
⊗	FIRE SPRINKLER RISER / STANDPIPE
	HOSE VALVE
	SPRINKLER MAIN PIPE
	PIPE CONTINUATION
LH	LIGHT HAZARD AREA
OH1	ORDINARY HAZARD GROUP 1 AREA
OH2	ORDINARY HAZARD GROUP 2 AREA

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

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JENSEN HUGHES
11545 WEST BERNARDO COURT
SUITE 300
SAN DIEGO, CA 92127
+1 619-488-9810
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FP 002		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: FIRE SPRINKLER SITE PLAN

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

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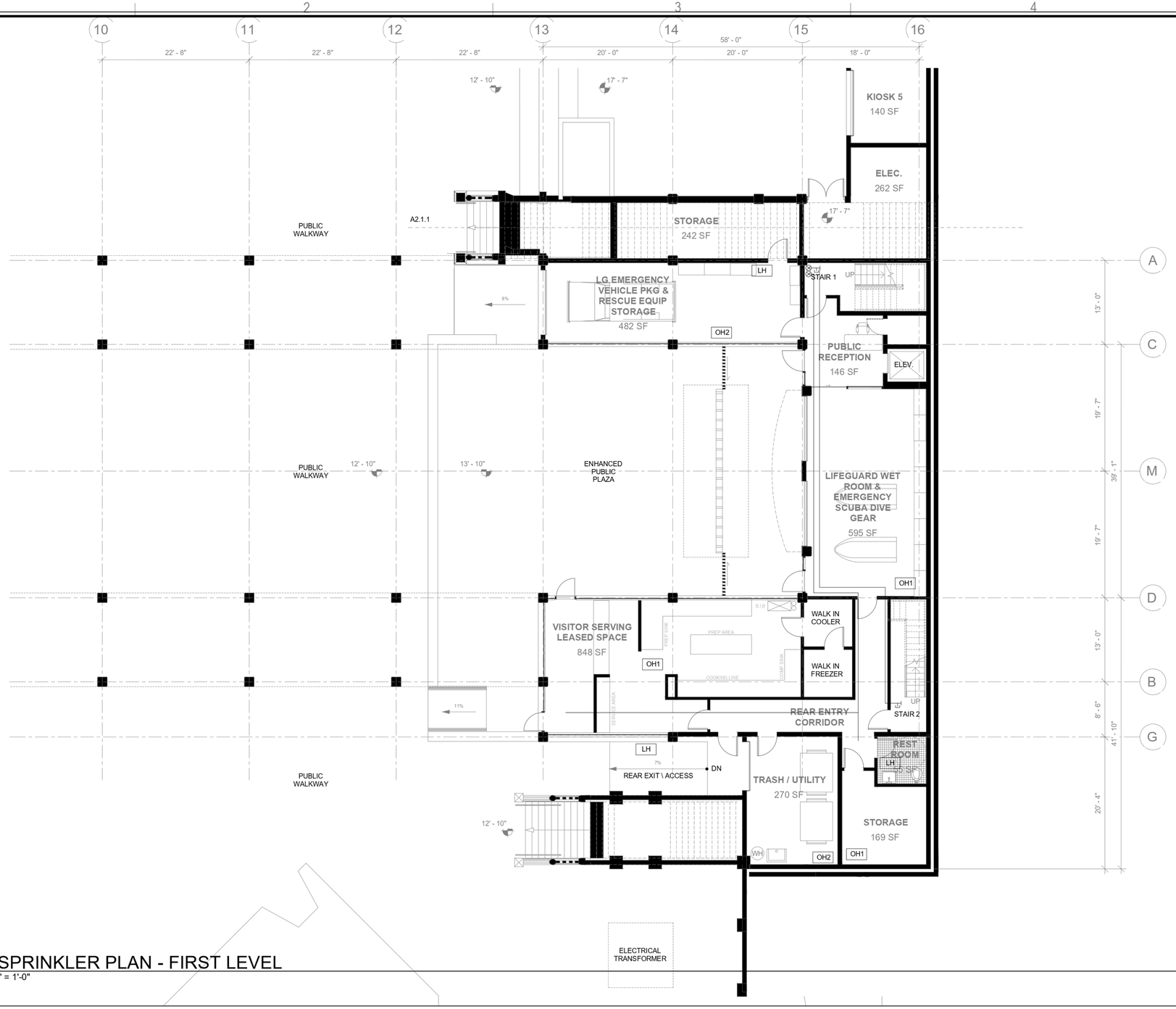

1 FIRE SPRINKLER PLAN - FIRST LEVEL

SCALE: 1/8" = 1'-0"

SYMBOL	DESCRIPTION
	PUBLIC HYDRANT - TWO HOSE OUTLETS
	BACKFLOW PREVENTER - REDUCED PRESSURE ZONE TYPE
⊗	FIRE SPRINKLER RISER / STANDPIPE
	HOSE VALVE
	SPRINKLER MAIN PIPE
	PIPE CONTINUATION
LH	LIGHT HAZARD AREA
OH1	ORDINARY HAZARD GROUP 1 AREA
OH2	ORDINARY HAZARD GROUP 2 AREA

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

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PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: FIRE SPRINKLER PLAN - FIRST LEVEL

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

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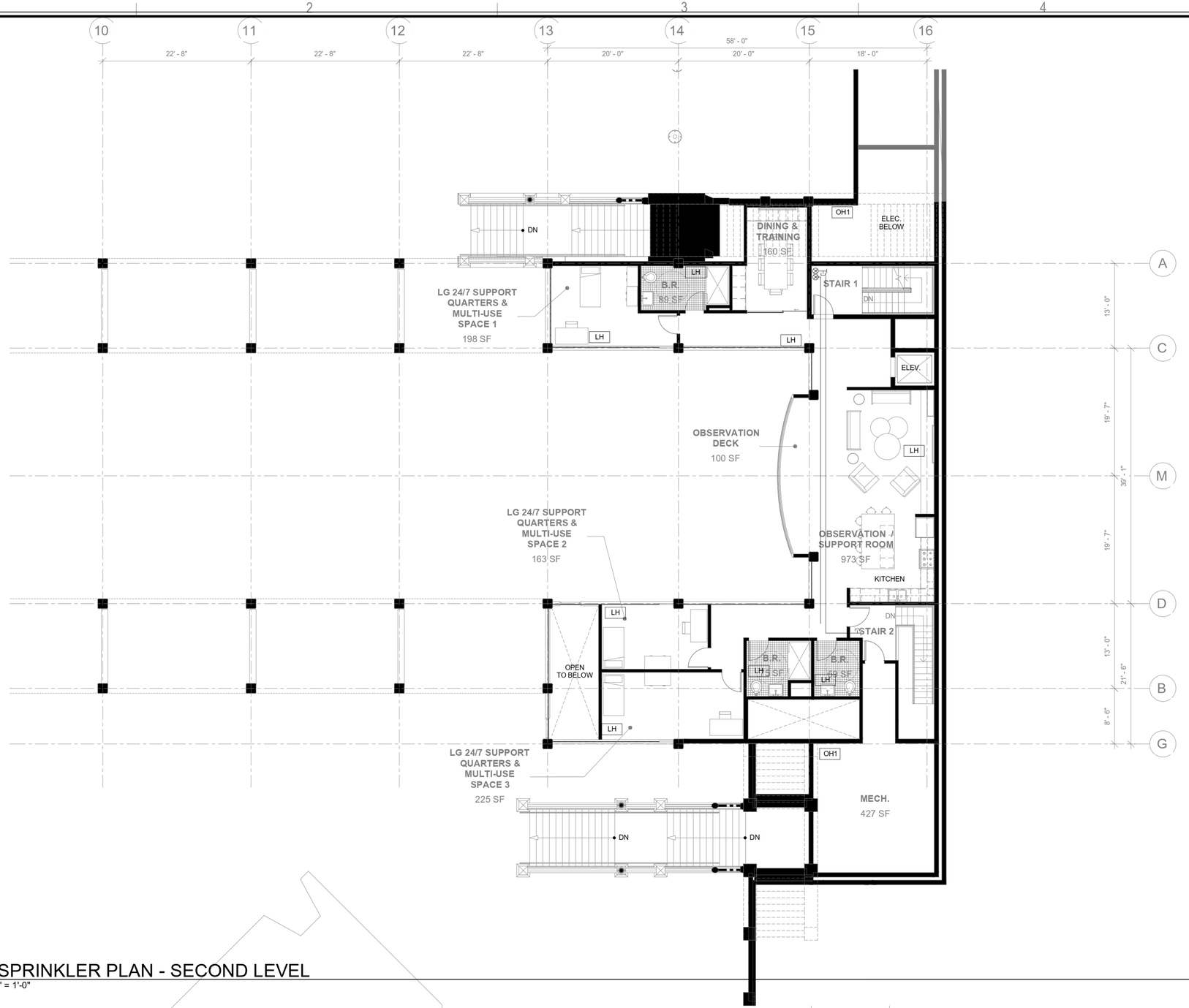

1 FIRE SPRINKLER PLAN - SECOND LEVEL
SCALE: 1/8" = 1'-0"

NORTH

0 2' 4' 8' 16' 24'
GRAPHIC SCALE 1/8"=1'-0

SYMBOL	DESCRIPTION
	PUBLIC HYDRANT - TWO HOSE OUTLETS
	BACKFLOW PREVENTER - REDUCED PRESSURE ZONE TYPE
⊗	FIRE SPRINKLER RISER / STANDPIPE
	HOSE VALVE
	SPRINKLER MAIN PIPE
	PIPE CONTINUATION
LH	LIGHT HAZARD AREA
OH1	ORDINARY HAZARD GROUP 1 AREA
OH2	ORDINARY HAZARD GROUP 2 AREA

KEY PLAN

moffatt & nichol
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PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: FIRE SPRINKLER PLAN - SECOND LEVEL

ACCEPTED BY
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
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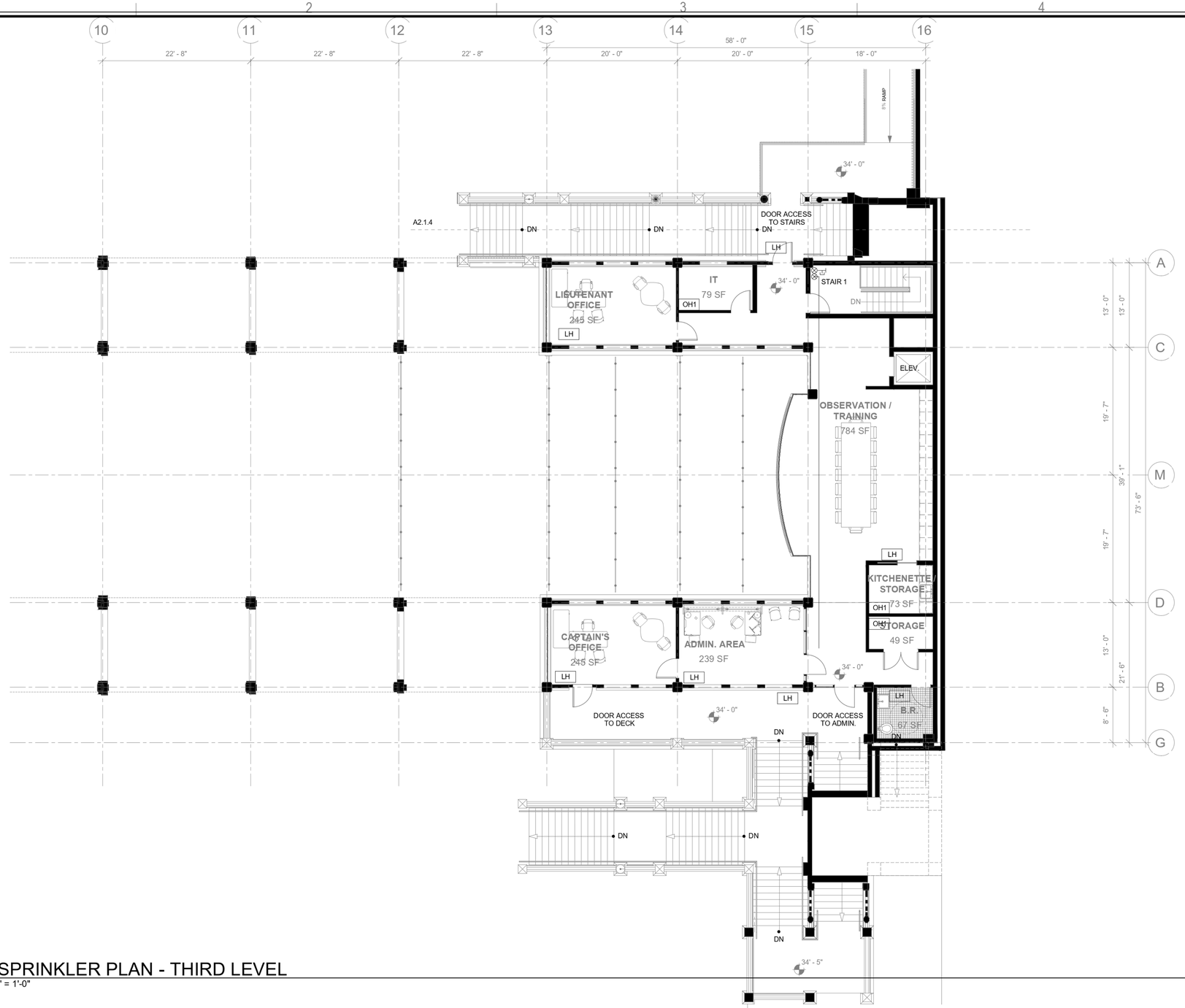

1 FIRE SPRINKLER PLAN - THIRD LEVEL
SCALE: 1/8" = 1'-0"

NORTH

0 2' 4' 8' 16' 24'
GRAPHIC SCALE 1/8"=1'-0

SYMBOL	DESCRIPTION
	PUBLIC HYDRANT - TWO HOSE OUTLETS
	BACKFLOW PREVENTER - REDUCED PRESSURE ZONE TYPE
⊗	FIRE SPRINKLER RISER / STANDPIPE
	HOSE VALVE
	SPRINKLER MAIN PIPE
	PIPE CONTINUATION
LH	LIGHT HAZARD AREA
OH1	ORDINARY HAZARD GROUP 1 AREA
OH2	ORDINARY HAZARD GROUP 2 AREA

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

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PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: FIRE SPRINKLER PLAN - THIRD LEVEL

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
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Initials Date:

PLAN NUMBER
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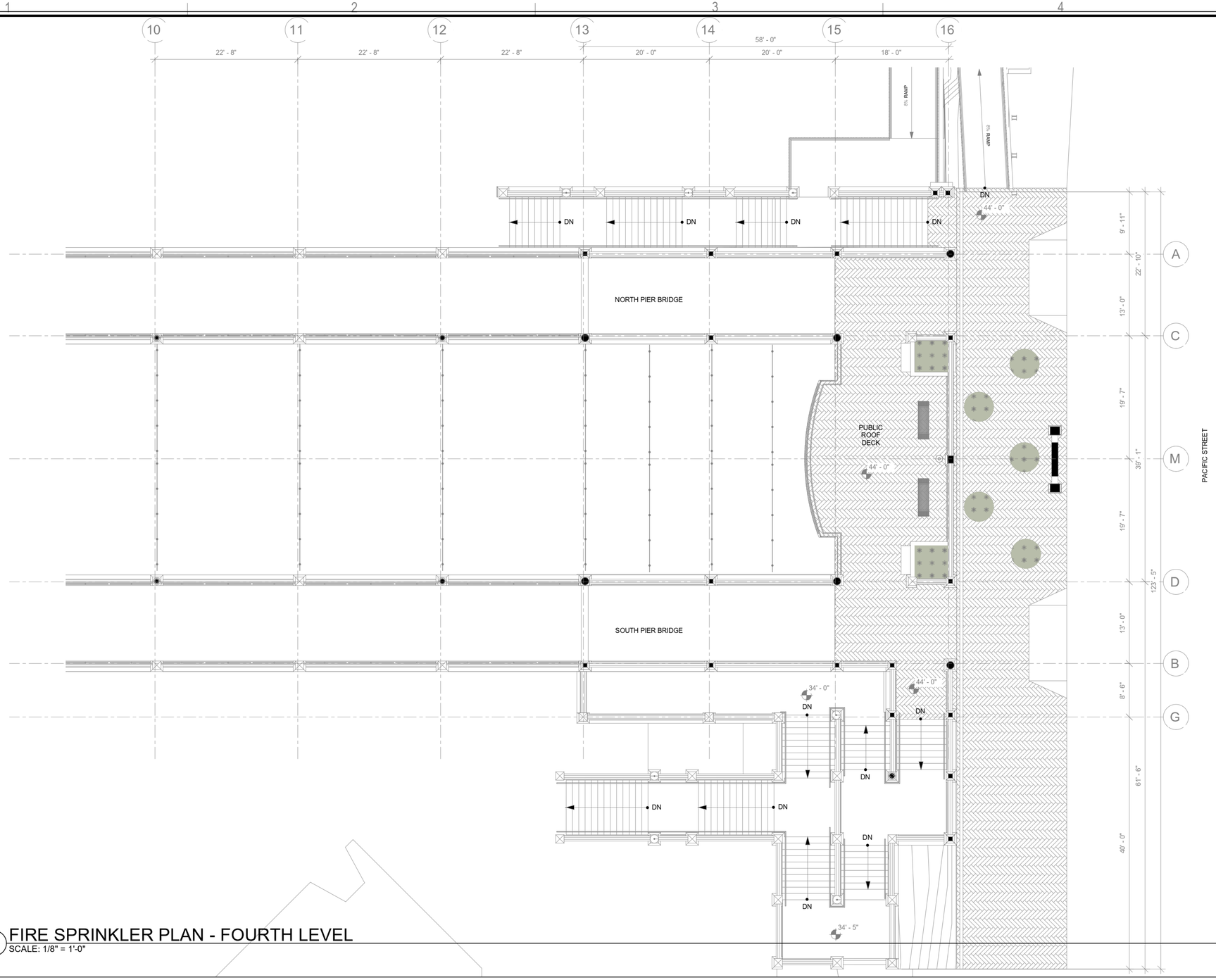

1 FIRE SPRINKLER PLAN - FOURTH LEVEL
SCALE: 1/8" = 1'-0"

SYMBOL	DESCRIPTION
	PUBLIC HYDRANT - TWO HOSE OUTLETS
	BACKFLOW PREVENTER - REDUCED PRESSURE ZONE TYPE
⊗	FIRE SPRINKLER RISER / STANDPIPE
	HOSE VALVE
	SPRINKLER MAIN PIPE
	PIPE CONTINUATION
LH	LIGHT HAZARD AREA
OH1	ORDINARY HAZARD GROUP 1 AREA
OH2	ORDINARY HAZARD GROUP 2 AREA

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
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PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: FIRE SPRINKLER PLAN - FOURTH LEVEL

ACCEPTED BY
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

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PLUMBING FIXTURE SCHEDULE

MARK	MANUFACTURER AND MODEL	MIN. BRANCH SIZE				OR ARM	DESCRIPTION
		C.W.	H.W.	VENT	WASTE		
WC-1	AMERICAN STANDARD 3043.712	1-1/4"	-	2"	4"	INTEGRAL	WATER CLOSET: MADERA VITREOUS CHINA, FLOOR MOUNTED, ULTRA-LOW CONSUMPTION (1.28 GPF), SIPHON-JET ACTION, WATER CLOSET WITH ELONGATED BOWL. SLOAN ROYAL 111 FLUSH VALVE WITH SCREWDRIVER ANGLE STOP & VANDAL PROOF PROTECTIVE CAP ON STOP. BEMIS 1655C WHITE OPEN FRONT SEAT. MOUNT AT ACCESSIBLE HEIGHT PER ARCHITECTURAL DRAWINGS.
WC-2	AMERICAN STANDARD 3043.712	1-1/4"	-	2"	4"	INTEGRAL	WATER CLOSET: MADERA VITREOUS CHINA, FLOOR MOUNTED, ULTRA-LOW CONSUMPTION (1.28 GPF), SIPHON-JET ACTION, WATER CLOSET WITH ELONGATED BOWL. SLOAN ROYAL 111 FLUSH VALVE WITH SCREWDRIVER ANGLE STOP & VANDAL PROOF PROTECTIVE CAP ON STOP. BEMIS 1655C WHITE OPEN FRONT SEAT. MOUNT AT ACCESSIBLE HEIGHT PER ARCHITECTURAL DRAWINGS.
U-1	ZURN Z5798.207.00	1"	-	2"	2"	INTEGRAL	URINAL: ECOVANTAGE HIGH EFFICIENCY URINAL, VITREOUS CHINA, 3/4" TOP SPUD, 2"I.P.S. OUTLET WITH INTEGRAL TRAP, HIGH EFFICIENCY WASHOUT ACTION (1/8 GPF), VANDAL RESISTANT OUTLET STRAINER. Z6003AV-ULF HIGH EFFICIENCY MANUAL FLUSHOMETER VALVE. MOUNT SO THAT THE LIP OF URINAL IS AT 24" AFF
L-1	ACORN 3644--2-SO-BAT -PMD-ST-OBC CORTERRA	1/2"	1/2"	2"	2"	1-1/4"	LAVATORY 4 STATIONS, BOWL IS 46" WIDE WITH BACKSPLASH AND SPRAYHEAD. SPRAYHEAD INCLUDES ACCESS COVER AND VANDAL RESISTANT SPRAY NOZZLES. BOWL INCLUDES GRID STRAINER AND TAILPIECE. PROVIDE WITH ELECTRONIC SENSOR OPERATION INCLUDES SOLENOID VALVES ACTIVATED BY INFRARED SENSORS, A PLUG-IN STYLE TRANSFORMER IS PROVIDED. 0.5 GPM SPRAY NOZZLES AT EACH STATION. ADA COMPLIANT WHEN INSTALLED WITH RIM HEIGHT AT 34". PROVIDE WITH BRASSCRAFT KTR17C QUARTER TURN BALL VALVE
L-2	AMERICAN STANDARD DECORUM WALL MOUNTED 9024.004EC	1/2"	1/2"	2"	2"	1-1/4"	LAVATORY AMERICAN STANDARD 9024.004EC DECORUM® 20" x 18-1/4" WALL-HUNG LAVATORY WITH EVERCLEAN® AND CHICAGO FAUCET 333-665 PSH ABCP, ACCESSIBLE, SELF-CLOSING METERED FAUCET WITH AERATOR, MUST DELIVER LESS THAN .020 GALLON PER CYCLE, GRID STRAINER, 1-1/4" INLET AND 1-1/4" OUTLET CAST BRASS P-TRAPS WITH CLEANOUT PLUG, CHROME PLATED WALL ESCUTCHEON PLATE. PROVIDE BRASS CRAFT KTR17 C QUARTER TURN BALL STOP 1/2" I.P.S. INLET 3/8" O.D. OUTLET ANGLE STOP ESCUTCHEON AND SUPPLIES.
S-1	ELKAY LRAD291855	1/2"	1/2"	2"	2"	1-1/2"	SINK :TWO COMPARTMENT 18 GA. STAINLESS STEEL SINGLE HOLE SINK WITH SELF-RIMMING EDGE, COATED OUTSIDE WITH MASTIC FOR SOUND PROOFING. PROVIDE CHICAGO FAUCET 350-317VPAXKABCP SINK FAUCET WITH SWIVEL GOOSENECK SPOUT, AERATOR, AND STRAINER, 1-1/2" INLET AND 1-1/2" OUTLET CAST BRASS P-TRAPS WITH CLEANOUT PLUG, CHROME PLATED WALL ESCUTCHEON PLATE. PROVIDE BRASS CRAFT KTR17 C QUARTER TURN BALL STOP 1/2" I.P.S. INLET 3/8" O.D. OUTLET ANGLE STOP. (5.5" DEEP)
MS-1	AMERICAN STANDARD	1/2"	1/2"		3"	2"	MOP SINK: CORNER MOP SINK, 28"x28"x13"H ENAMELED CAST IRON WITH 8344.112 FAUCET WITH PAIL HOOK, 3/4" HOSE END, BRACE, VACUUM BREAKER, 7721.038 GRID DRAIN, 7745.811 VINYL COATED WIRE RIM GUARD AND INTEGRAL STOPS AND STRAINER.
HB-1	ACORN 8121	3/4"	-	-	-	-	HOSE BIBB: ROUGH BRASS CONSTRUCTION HOSE FAUCET/VALVE WITH LOOSE KEY WHEEL HANDLE, REPLACEABLE DISC, HOSE THREAD SPOUT, WITH ASSE 1011BACKFLOW PREVENTER OUTLET IN 3/4" SIZE WITH 4"MAX. PROJECTION IF MOUNTED IN-BETWEEN 27" TO 80" A.F.F. IN PEDESTRIAN WAYS PROVIDE INSIDE LOCKABLE STAINLESS STEEL COVER
FD-1	ZURN Z415	-	-	2"	3"	3"	FLOOR DRAIN: ZURN Z415-VP, CAST IRON ENAMELED WITH DOUBLE DRAINAGE FLANGE, WEEP HOLES, REVERSIBLE, ADJUSTABLE CLAMPING COLLAR, NICKEL BRONZE TYPE 'B' STRAINER THREADED COLLAR, BOTTOM OUTLET WITH TRAP PRIMER CONNECTION, 1/4" MAX. GRATE OPENINGS IN ALL DIRECTIONS IN PATH OF TRAVEL
RD-1	ZURN Z164	-	-	-	PER PLAN	-	ROOF DRAIN: 15" DIAMETER ROOF DRAIN AND OVERFLOW DRAIN, DURA-COATED CAST-IRON BODY WITH COMBINATION MEMBRANE FLASHING/CLAMP GRAVEL GUARDS, DOUBLE TOP-SET DECK PLATE AND LOW SILHOUETTE CAST IRON DOMES. PROVIDE Z-199 AT OVER FLOW OUTLET
WB-1	OATEY 38471	1/2"	1/2"	2"	2"	2"	WASHER BOX: OATEY FIRE-RATED WASHING MACHINE OUTLET BOXES CAN BE USED IN APPLICATIONS REQUIRING SUPPLY VALVES AND WASTE DRAINS RECESSED INTO A FIRE-RATED WALL. UNIT SHALL ALLOW FOR THE MOUNTING OF SUPPLY LINES FROM TOP OR BOTTOM ON THE LEFT OR RIGHT SIDE. UNIT SHALL BE AVAILABLE WITH SINGLE LEVER OR ¼ TURN BRASS BALL VALVES IN CONFIGURATIONS

PLUMBING LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
(E)	EXIST	DENOTES EXISTING
	POC	POINT OF CONNECTION
	(E)	EXISTING PIPING OR EQUIPMENT TO BE REMOVED
	(E)	EXISTING PIPING OR EQUIPMENT ABANDONED IN PLACE
	CW	COLD WATER
	HW	HOT WATER (120°F)
	HWR	HOT WATER RETURN
	S OR W	SOIL OR WASTE ABOVE SLAB
	S OR W	SOIL OR WASTE BELOW SLAB
	V	SANITARY VENT
	DN	DOWN OR DROP
	UP	RISE OR RISER
	SOV	SHUT-OFF VALVE ON RISE OR DROP
	WCO	WALL CLEAN-OUT
	FCO	FLOOR CLEAN-OUT
	FD	FLOOR DRAIN
	FS	FLOOR SINK
	HB	HOSE BIBB
	ABV	ABOVE
	BEL	BELOW
	CONN	CONNECT OR CONNECTION
	CONT	CONTINUATION
	CONTR	CONTRACTOR
	CLG	CEILING
	CFM	CUBIC FEET PER MINUTE
	DN	DOWN
	EXH	EXHAUST
	EXIST	EXISTING
	FFE	FINISHED FLOOR ELEVATION
	FIN	FINISH
	FLR	FLOOR
	GPM	GALLONS PER MINUTE
	LAV	LAVATORY
	MAX	MAXIMUM
	MIN	MINIMUM
	OA	OUTSIDE AIR
	PLBG	PLUMBING
	MTD	MOUNTED
	TYP	TYPICAL
	U.N.O.	UNLESS NOTED OTHERWISE

DTL / SHT — TOP DENOTES DETAIL, BOTTOM DENOTES SHEET

WATER PIPE SIZE TABLE

PIPE SIZE	GPM	FLUSH TANK - FU	FLUSH VALVE - FU
1/2"	3	1	0
3/4"	7	6	0
1"	13	10	0
1-1/4"	27	45	11
1-1/2"	40	90	30
2"	80	275	160
2-1/2"	145	500	500

MAXIMUM VELOCITY = 8 FPS

BUILDING WATER CALCULATIONS

TOTAL DEVELOPED LENGTH

TO LAST FIXTURE =	400	FT
FITTINGS	100	FT.
TOTAL LENGTH	500	FT.

PSI LOSS

RISE 20 FT x 0.43 PSI/FT	8.60	PSI
FIXTURE	25.00	PSI
PRV	10.00	PSI
TOTAL LOSS	33.60	PSI
AVAILABLE WATER PRESSURE	70.00	PSI
LOSS	-33.60	PSI
DIFFERENCE	31.40	PSI

31.40 PSI DIFFERENCE X 100 / 500 FEET TOTAL LENGTH = 6.28 P.S.I MAXIMUM PRESS. DROP ALLOWABLE /100 FT. OF PIPE

GENERAL NOTES

1. CONTRACTOR IS REQUIRED TO VERIFY ALL EQUIPMENT MODEL NUMBERS, CAPACITIES, SIZES, VOLTAGES, AND ALL OTHER SCHEDULED INFORMATION WITH OTHER APPLICABLE TRADES AND WITH THE MANUFACTURER PRIOR TO INSTALLATION.
2. CONTRACTOR IS REQUIRED TO CAREFULLY REVIEW THESE PLANS AND SPECIFICATIONS PRIOR TO BID. CONTRACTOR IS REQUIRED TO ALSO REVIEW PLANS AND SPECIFICATIONS OF OTHER RELATED TRADES (INCLUDING CIVIL, STRUCTURAL, AND ELECTRICAL) PRIOR TO BID TO INSURE AN ACCURATE UNDERSTANDING OF EXACT SCOPE OF WORK. ANY ITEMS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN SUFFICIENT TIME TO BE INCORPORATED INTO THE BID.
3. NEW AND/OR EXISTING EQUIPMENT INDICATED ON THIS DRAWING IS SHOWN IN APPROXIMATE POSITION(S). CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS, INCLUDING EQUIPMENT LOCATIONS, P.O.C.'S AND STRUCTURAL MEMBERS PRIOR TO INSTALLATION. IN ALL CASES, ADEQUATE ACCESS (PER MANUFACTURER'S RECOMMENDATIONS AND CODE COMPLIANCE) FOR MAINTENANCE AND REPLACEMENT OF EQUIPMENT SHALL BE PROVIDED.
4. CONTRACTOR IS RESPONSIBLE TO CUT AND PATCH WALLS, CEILINGS AND FLOORS AS REQUIRED TO MAKE CONNECTIONS TO EXISTING SURFACE. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR LOCATION AND MATERIALS.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES. NOTHING SHOWN ON THE PLANS OR STATED IN THE SPECIFICATIONS IS INTENDED TO INDICATE THAT THE INSTALLATIONS OR CONNECTIONS OF ANY ITEM OR DEVICE SHOULD BE DONE CONTRARY TO MANUFACTURER'S INSTRUCTIONS AND ALL APPLICABLE CODES AND REGULATIONS.
6. IF THE CONTRACTORS' USE OF SUBSTITUTE MATERIALS, EQUIPMENT OR METHODS OF INSTALLATION REQUIRES ANY CHANGES IN OTHER TRADES' WORK FROM THAT SHOWN ON THE DRAWINGS, THE EXTRA COST OF THE OTHER TRADES WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR INITIATING THE SUBSTITUTION.
7. SUBMITTALS: APPROVAL OF THE SUBMITTALS DOES NOT RELEASE THE CONTRACTOR FROM OBLIGATIONS TO FULLY COMPLY WITH ALL REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS OR APPLICABLE CODE REGULATIONS. CONTRACTOR IS RESPONSIBLE TO CUT AND PATCH WALLS, CEILINGS AND FLOORS AS REQUIRED TO MAKE CONNECTIONS TO EXISTING SURFACE. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR LOCATION AND MATERIALS.
8. REFER TO SEISMIC BRACING AND ANCHORAGE NOTE FOR BRACING. PER OPM 0043-13.
9. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOORS-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED BY CBC CHAPTER 7
10. SOIL, SEWER AND WASTE PIPING SHALL SLOPE AT 1/4" PER FOOT MINIMUM, UNLESS OTHERWISE NOTED.
12. ALL PLUMBING SOLDER SHALL BE LEAD FREE.
13. CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT. BACKFLOW PREVENTERS SHOWN ON THESE PLANS, WHICH ARE USED FOR EQUIPMENT (I.E. MEDICAL, PROCESS, AIR CONDITIONING, KITCHEN EQUIPMENT, LANDSCAPE, ETC.) SHALL BE APPROVED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH (FCCCHR) AT THE UNIVERSITY OF SOUTHERN CALIFORNIA.
14. ALL VENT-THROUGH-ROOF PIPES SHALL TERMINATE NO LESS THAN 10'-0" MIN FROM ALL OUTSIDE AIR AND BUILDING OPENINGS.
15. A WATER HAMMER ARRESTOR SHALL BE INSTALLED AT LOCATIONS OF SELF-CLOSING VALVES PER UPC 609.10. PROVIDE 8X8 ACCESS PANEL. CONTRACTOR TO COORDINATE EXACT LOCATION OF ACCESS PANEL WITH ARCHITECT.
16. INSTALL FLUSH VALVE HANDLES ON WIDE SIDE OF ACCESSIBLE TOILETS PER ADA STANDARDS.
17. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTION 710.0 AND 903.0 OF THE CALIFORNIA PLBG. CODE.
18. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.
19. CLEANOUTS SHALL BE PERMITTED TO BE OMITTED ON A HORIZONTAL DRAIN LINE LESS THAN 5 FEET (1524 MM) IN LENGTH UNLESS SUCH LINE IS SERVING SINKS OR URINALS. CPC 707

PLUMBING EQUIPMENT SCHEDULE

MARK	DESCRIPTION
WH 1	WATER HEATER A.O. SMITH CAHP 120 FULLY INTEGRATED HEAT PUMP WATER HEATER, 90 GPH RECOVERY AT 120°F RISE. DIMENSIONS OF 58-1/2"H x 25" DIA. FULL WEIGHT: 930 LBS. ELECTRICAL: 208/240Vac ~ 60Hz 1Ph. HYDROPNEUMATIC EXPANSION TANK: ZURN XT-8. 2 GAL EXPANSION TANK
CP 1	CIRCULATION PUMP: BELL AND GOSSETT ECOCIRC XL 20-35 1/12 HP BRONZE LEAD FREE CIRCULATOR 112V 1.3 AMPS
GW 1	GREASE INTERCEPTOR SHEIR GB-75 GREASE INTERCEPTOR 75 GPM, 4" INLET/OUTLET, H-20 RATED CAST IRON COVER

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL: REGISTERED PROFESSIONAL ENGINEER, MARK R. BENDER, No. 24209, EXP: 9/30/26, MECHANICAL, STATE OF CALIFORNIA

DRAWINGS PREPARED BY:
BENDER DEAN ENGINEERING
444 Camino Del Rio South
Suite 201
San Diego, CA 92108-3547
Phone: (619) 704-1900

23022
06.24.25

OCEANSIDE CALIFORNIA — PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET P0.1 | CITY OF OCEANSIDE ENGINEERING DIVISION | X OF Y SHEETS

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: PLUMBING SCHEDULES AND LEGEND

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

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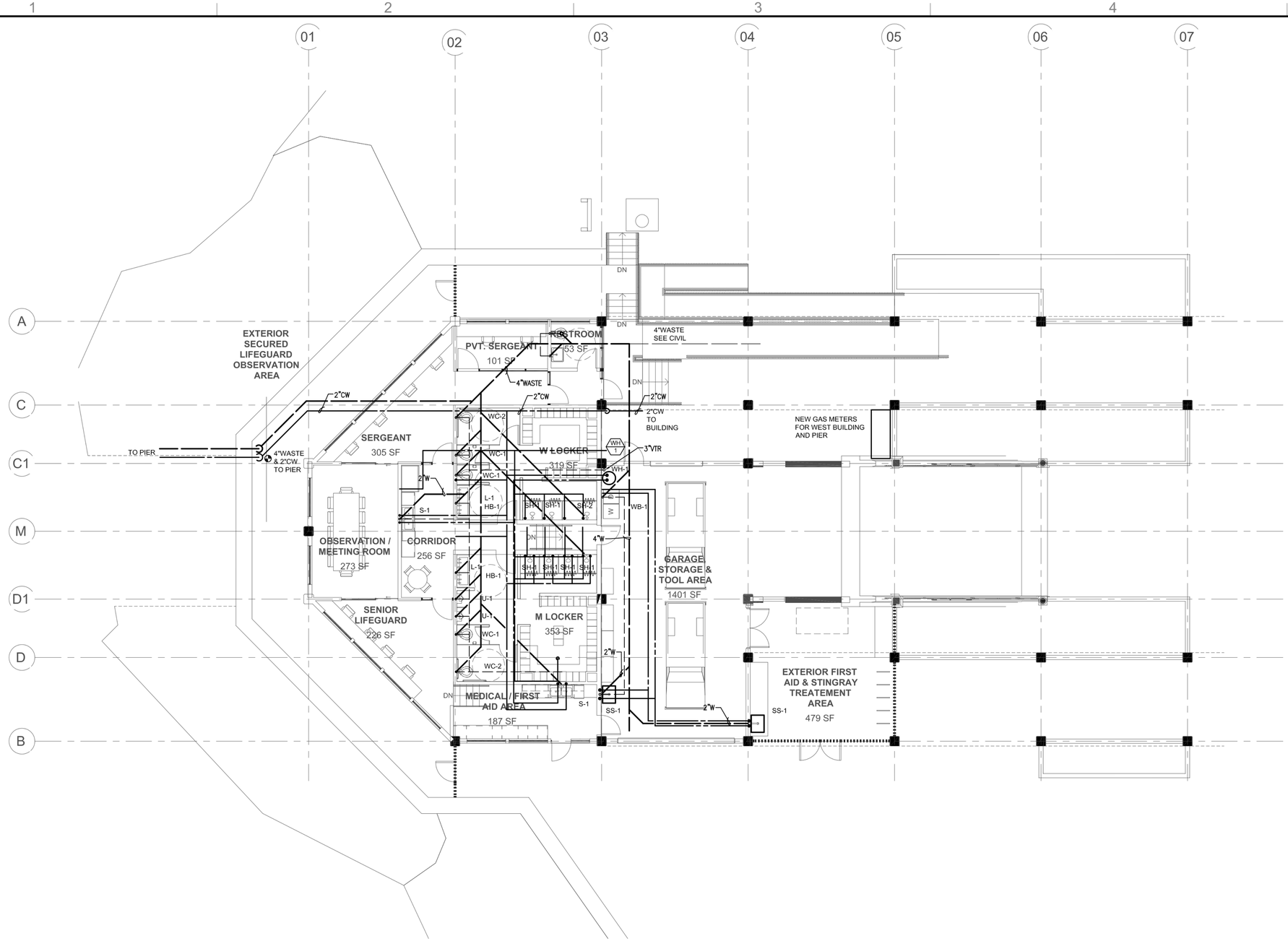

1 LEVEL 1 - WEST BUILDING PLUMBING

SCALE: 1/8" = 1'-0"

PLAN NORTH

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	X OF Y SHEETS
P1.1		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: LEVEL 1 WEST BUILDING PLUMBING

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
REGISTERED PROFESSIONAL ENGINEER MARK R. BENDER No. 24259 EXP: 9/30/26 MECHANICAL STATE OF CALIFORNIA
23022
06.24.25

DRAWINGS PREPARED BY:
BENDER DEAN ENGINEERING
444 Camino Del Rio South
Suite 201
San Diego, CA 92108-3547
Phone: (619) 704-1900

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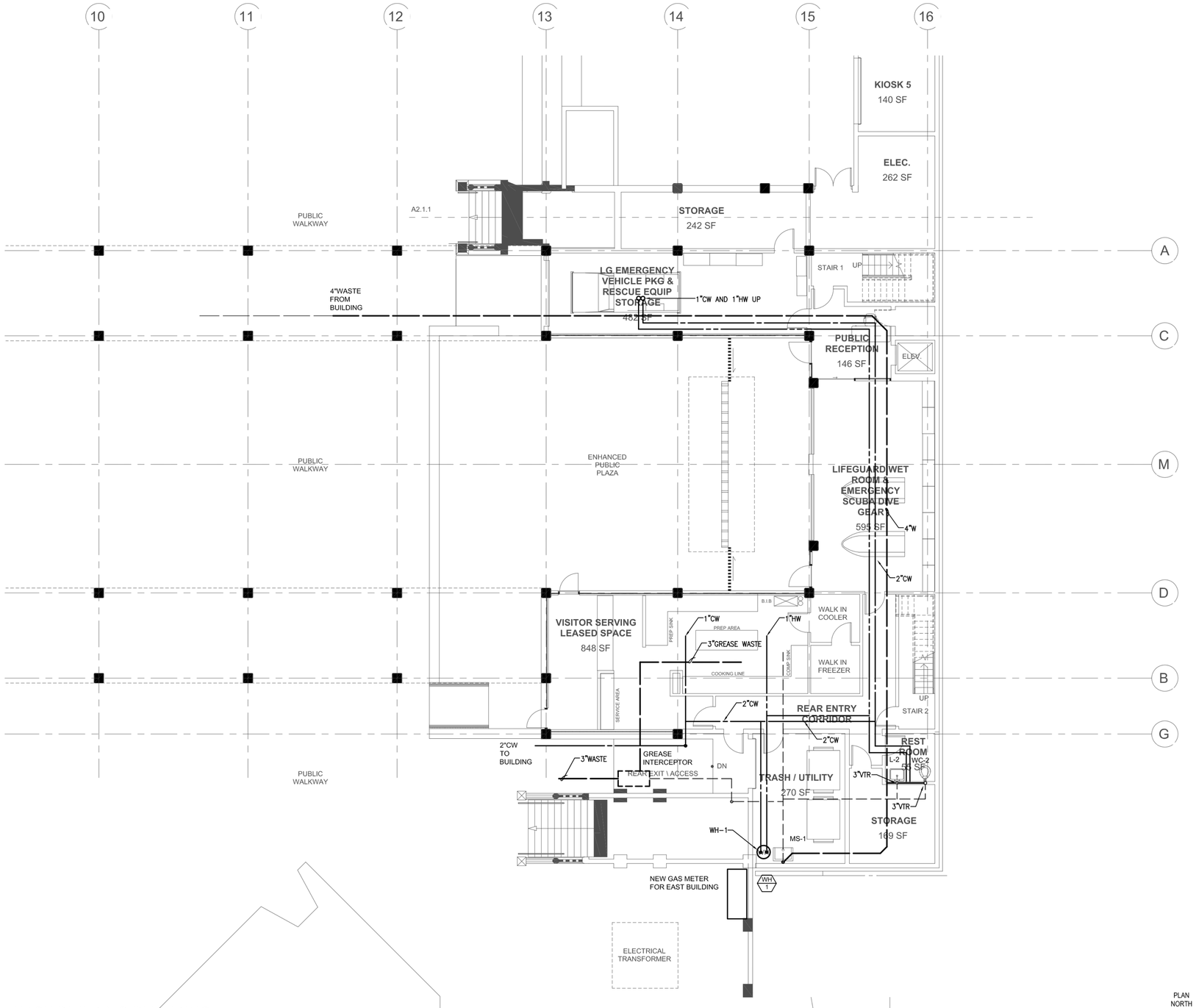

1 LEVEL 1 - EAST BUILDING PLUMBING

SCALE: 1/8" = 1'-0"

PLAN NORTH

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

REGISTERED PROFESSIONAL ENGINEER MARK R. BENDER No. 24209 EXP: 9/30/26 MECHANICAL STATE OF CALIFORNIA

DRAWINGS PREPARED BY:

Designer
Author
BENDER DEAN ENGINEERING
444 Camino Del Rio South
Suite 201
San Diego, CA 92108-3547
Phone: (619) 704-1900

23022
06.24.25

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FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	X OF Y SHEETS
P2.0		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: LEVEL 1 EAST BUILDING PLUMBING

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

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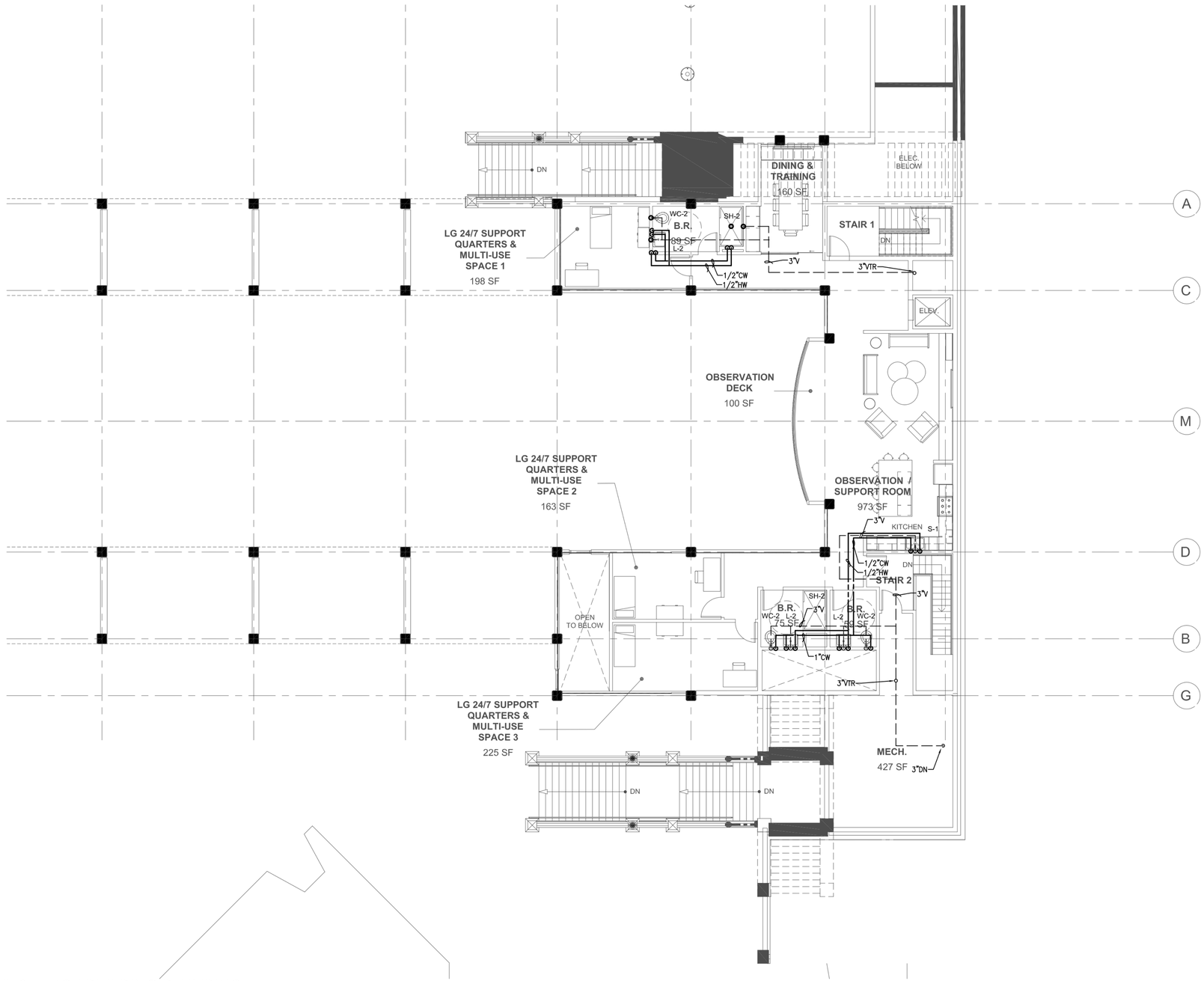

1 LEVEL 2 - EAST BUILDING PLUMBING

SCALE: 1/8" = 1'-0"

PLAN NORTH

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	X OF Y SHEETS
P2.1		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: LEVEL 2 EAST BUILDING PLUMBING

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

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ENGINEER OF WORK SEAL
REGISTERED PROFESSIONAL ENGINEER
MARK R. BENDER
No. 24209
EXP: 9/30/26
MECHANICAL
STATE OF CALIFORNIA
23022
06.24.25

DRAWINGS PREPARED BY:
Designer
Author
BENDER DEAN ENGINEERING
444 Camino Del Rio South
Suite 201
San Diego, CA 92108-3547
Phone: (619) 704-1900

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PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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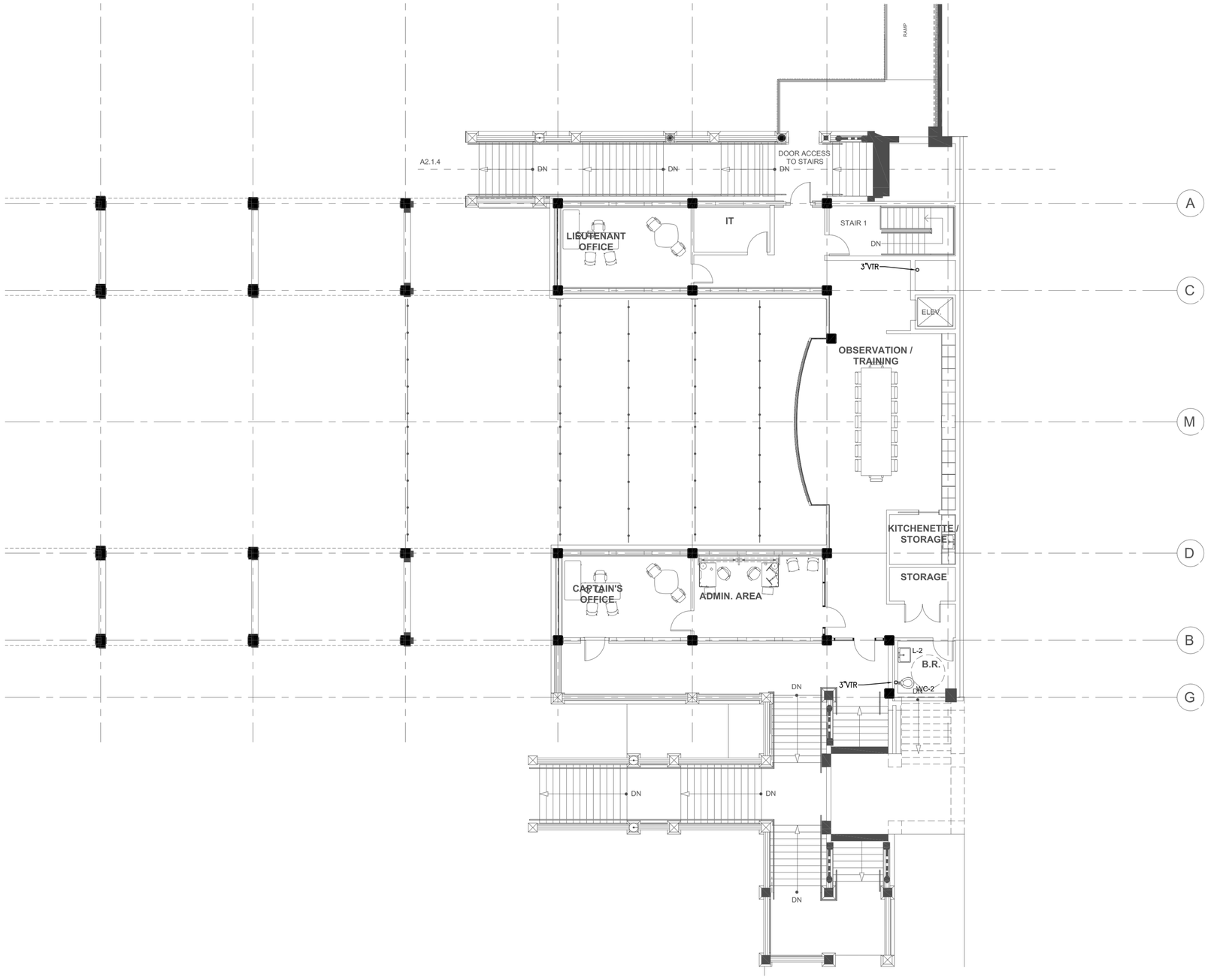

1 LEVEL 3 - EAST BUILDING PLUMBING

SCALE: 1/8" = 1'-0"

PLAN NORTH

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	X OF Y SHEETS
P2.2		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: LEVEL 3 EAST BUILDING PLUMBING

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
REGISTERED PROFESSIONAL ENGINEER MARK R. BENDER No. 24209 EXP. 9/30/26 MECHANICAL STATE OF CALIFORNIA
23022
06.24.25

DRAWINGS PREPARED BY:
BENDER DEAN ENGINEERING
444 Camino Del Rio South
Suite 201
San Diego, CA 92108-3547
Phone: (619) 704-1900

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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CAL GREEN NOTES:

1. THE PERMANENT HVAC SYSTEM SHALL ONLY BE USED DURING CONSTRUCTION IF NECESSARY TO CONDITION THE BUILDING OR AREAS OF ADDITION OR ALTERATION WITHIN THE REQUIRED TEMPERATURE RANGE FOR MATERIAL AND EQUIPMENT INSTALLATION. IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, RETURN AIR FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8, BASED ON ASHRAE 52.2-1999, OR AN AVERAGE EFFICIENCY OF 30% BASED ON ASHRAE 52.1-1992 SHALL BE USED. ALL FILTERS SHALL BE REPLACED IMMEDIATELY PRIOR TO OCCUPANCY OR AT THE CONCLUSION OF CONSTRUCTION. (CAL GREEN SECTION: 5.504.1.3).
2. AT THE TIME OF ROUGH INSTALLATION AND DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE. PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS WHICH MAY ENTER THE SYSTEM. (CAL GREEN SECTION: 5.504.3).
3. IN MECHANICALLY VENTILATED BUILDINGS, REGULARLY OCCUPIED AREAS OF THE BUILDING SHALL BE PROVIDED WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR THAT PROVIDES AT LEAST A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 13. MERV 13 FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY. AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL. (CAL GREEN SECTION: 5.504.5.3). INSTALLED FILTERS SHALL BE CLEARLY LABELED BY THE MANUFACTURER INDICATING THE MERV RATING (CAL GREEN SECTION: 5.504.5.3.1)
4. FOR BUILDINGS OR ADDITIONS EQUIPPED WITH DEMAND CONTROL VENTILATION, CO2 SENSORS AND VENTILATION CONTROLS SHALL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE, SECTION 120.1(C)(4). (CAL GREEN SECTION: 5.506.2).
5. WALL AND ROOF-CEILING ASSEMBLIES EXPOSED TO THE NOISE SOURCE MAKING UP THE BUILDING OR ADDITION ENVELOPE OR ALTERED ENVELOPE SHALL MEET A COMPOSITE STC RATING OF AT LEAST 50 OR A COMPOSITE OITC RATING OF NO LESS THAN 40, WITH EXTERIOR WINDOWS OF A MINIMUM STC OF 40 OR OITC OF 30 IF LOCATED WITHIN THE 65 CNEL NOISE CONTOUR OF AN AIRPORT OR WITHIN THE 65 CNEL OR L DN NOISE CONTOUR OF A FREEWAY OR EXPRESSWAY, RAILROAD, INDUSTRIAL SOURCE OR FIXED-GUIDEWAY SOURCE AS DETERMINED BY THE NOISE ELEMENT OF THE GENERAL PLAN. (SECTION 5.507.4.1 CGBSC)"
6. INSTALLATIONS OF HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT SHALL COMPLY WITH SECTIONS 5.508.1.1 AND 5.508.1.2. HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT SHALL NOT CONTAIN CHLOROFLUOROCARBONS (CFCs) AND SHALL NOT CONTAIN HALONS (SECTION: 5.508.1).
7. PROVIDE THE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTIES/WARRANTIES FOR EACH SYSTEM. O&M INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN CCR, TITLE 8, SECTION 5142, AND OTHER RELATED REGULATIONS.

SEISMIC ANCHORAGE NOTES:

EQUIPMENT ANCHORAGE AND SEISMIC BRACING NOTES

1. SUPPORTS AND ATTACHMENTS OF ALL EQUIPMENT TO BE INSTALLED AS A PART OF THIS PROJECT SHALL BE DETAILED ON THE CONSTRUCTION DOCUMENTS, EXCEPT THOSE EXEMPT BY THE 2022 CBC, SECTION 1616A.1.18.
2. EQUIPMENT SUPPORTS AND ANCHORAGE SHALL BE APPROVED BY THE APPROPRIATE DESIGN PROFESSIONAL OF RECORD (RDP) AND OSHPD AS A PART OF FIELD REVIEWS/OBSERVATIONS. THE INSPECTOR OF RECORD (IOR) SHALL ASSURE THAT THE ABOVE REQUIREMENTS ARE ENFORCED.
3. SEISMIC RESTRAINTS FOR DUCTS, PIPING AND CONDUITS MAY BE OMITTED FOR ANY OF THE FOLLOWING CONDITIONS:
   a. CONDUITS, CABLE TRAYS, AND OTHER ELECTRICAL DISTRIBUTION SYSTEMS (RACEWAYS) OR HVAC DUCTS SUSPENDED FROM HANGERS WHERE EACH HANGER IN THE DUCT RUN IS 12 INCHES OR LESS IN LENGTH. WHERE ROD HANGERS WITH A DIAMETER GREATER THAN 3/8-INCH ARE USED, THEY SHALL BE EQUIPPED WITH SWIVELS TO PREVENT INELASTIC BENDING IN THE ROD. (CBC 1616A.1.23 & 1616A.1.24).
   b. HVAC DUCTS WITH A CROSS-SECTIONAL AREA LESS THAN 6 SQUARE FEET WHERE PROVISIONS ARE MADE TO AVOID IMPACT WITH LARGER DUCTS OR MECHANICAL COMPONENTS, OR PROVISIONS ARE MADE TO PROTECT THE DUCTS IN THE EVENT OF SUCH AN IMPACT (CBC 1616A.1.24).
   c. HVAC DUCTS WITH A WEIGHT OF 10 LBS/FT OR LESS WHERE PROVISIONS ARE MADE TO AVOID IMPACT WITH LARGER DUCTS OR MECHANICAL COMPONENTS, OR PROVISIONS ARE MADE TO PROTECT THE DUCTS IN THE EVENT OF SUCH AN IMPACT (CBC 1616A.1.24).
   d. TRAPEZE ASSEMBLIES USED TO SUPPORT RACEWAYS, DUCTWORK OR PIPING WHERE THE TOTAL WEIGHT OF THE UTILITIES SUPPORTED BY TRAPEZE ASSEMBLIES IS LESS THAN 10 LBS/FT AND THE MAXIMUM NOMINAL SIZE OF ANY SUPPORTED PIPE DOES NOT EXCEED 1 INCH (CBC 1616A.1.23, 1616A.1.24 & 1616A.1.26).
   e. PIPING SUPPORTED BY ROD HANGERS WHERE EACH HANGER IN THE PIPE RUN IS 12 INCHES OR LESS IN LENGTH FROM THE TOP OF THE PIPE TO THE SUPPORTING STRUCTURE. WHERE PIPES ARE SUPPORTED ON TRAPEZES, THE TRAPEZE SHALL BE SUPPORTED BY HANGERS HAVING A LENGTH OF 12 INCHES OR LESS. WHERE ROD HANGERS WITH A DIAMETER GREATER THAN 3/8-INCH ARE USED, THEY SHALL BE EQUIPPED WITH SWIVELS TO PREVENT INELASTIC BENDING IN THE ROD. (CBC 1616A.1.26).
   f. PIPING SATISFYING ALL OF THE FOLLOWING CONDITIONS: HAVING A NOMINAL DIAMETER OF 1 INCH OR LESS; CONFORMING TO ASME B31 OR CONSTRUCTED OF HIGH OR LIMITED DEFORMABILITY MATERIALS; HAVING JOINTS MADE BY WELDING, BRAZING, THREADING, BONDING, COMPRESSION COUPLINGS, OR GROOVED COUPLINGS; PROVISIONS ARE MADE TO AVOID IMPACT WITH OTHER STRUCTURAL OR NONSTRUCTURAL COMPONENTS, OR TO PROTECT THE PIPING IN THE EVENT OF SUCH IMPACT (CBC 1616A.1.26).
   g. ELECTRICAL CONDUIT LESS THAN OR EQUAL TO 2.5-INCH TRADE SIZE (CBC 1616A.1.23).
4. MECHANICAL COMPONENTS THAT ARE INSTALLED IN-LINE WITH THE DUCT SYSTEM AND HAVE AN OPERATING WEIGHT GREATER THAN 75 LBS SHALL BE SUPPORTED AND LATERALLY BRACED INDEPENDENT OF THE DUCT SYSTEM (ASCE 7 SECTION 13.6.7).
5. APPURTENANCES SUCH AS DAMPERS, LOUVERS AND DIFFUSERS SHALL BE POSITIVELY ATTACHED WITH MECHANICAL FASTENERS (ASCE 7 SECTION 13.6.7).

GENERAL PROJECT NOTES:

1. CONTRACTOR IS REQUIRED TO VERIFY ALL EQUIPMENT MODEL NUMBERS, CAPACITIES, SIZES, VOLTAGES, AND ALL OTHER SCHEDULED INFORMATION WITH OTHER APPLICABLE TRADES AND WITH THE MANUFACTURER PRIOR TO INSTALLATION.
2. CONTRACTOR IS REQUIRED TO CAREFULLY REVIEW THESE PLANS AND SPECIFICATIONS PRIOR TO BID. CONTRACTOR IS REQUIRED TO ALSO REVIEW PLANS AND SPECIFICATIONS OF OTHER RELATED TRADES (INCLUDING CIVIL, STRUCTURAL, AND ELECTRICAL) PRIOR TO BID TO INSURE AN ACCURATE UNDERSTANDING OF EXACT SCOPE OF WORK. ANY ITEMS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN SUFFICIENT TIME TO BE INCORPORATED INTO THE BID.
3. IF SUBSTITUTE EQUIPMENT IS USED, CONTRACTOR'S SUBMITTALS SHALL CONTAIN A COPY OF THE ENERGY COMPLIANCE CERTIFICATION, OR THE MANUFACTURER'S PUBLISHED DATA CLEARLY SHOWING THE SUBMITTED ITEM IS AS EFFICIENT AS THAT USED IN THE DESIGN.
4. SHOULD CONTRACTOR PROPOSE AND/OR INSTALL ALTERNATIVE EQUIPMENT OR SYSTEMS, IT WILL BE HIS RESPONSIBILITY TO SECURE APPROVALS OF ALL REVIEWING AGENCIES AS REGARDS TO PLAN CHECK, CODE COMPLIANCE AND TITLE 24 COMPLIANCE.
5. THESE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC, AND ARE NOT INTENDED TO INDICATE ALL DETAILS AND NECESSARY OFFSETS OF PIPING. THE CONTRACTOR IS REQUIRED TO INSTALL MATERIAL AND EQUIPMENT IN A MANNER AS TO CONFORM TO STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEADROOM, AND KEEP OPENINGS AND PASSAGEWAYS CLEAR. ALL INSTALLATIONS SHALL BE CONSISTENT WITH NORMALLY ACCEPTABLE INDUSTRY STANDARDS. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS THAT WOULD AFFECT THE SYSTEM PERFORMANCE OR INCUR ADDITIONAL COSTS. THIS NOTIFICATION SHALL BE SUBMITTED PRIOR TO INSTALLATION OF THE ITEMS CONCERNED.
6. NEW AND/OR EXISTING EQUIPMENT INDICATED ON THIS DRAWING IS SHOWN IN APPROXIMATE POSITION(S). CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS, INCLUDING EQUIPMENT LOCATIONS, P.O.C.'S AND STRUCTURAL MEMBERS PRIOR TO INSTALLATION. IN ALL CASES, ADEQUATE ACCESS (PER MANUFACTURER'S RECOMMENDATIONS AND CODE COMPLIANCE) FOR MAINTENANCE AND REPLACEMENT OF EQUIPMENT SHALL BE PROVIDED.
7. COORDINATE ALL EQUIPMENT LOCATIONS, PIPE PENETRATIONS AND EQUIPMENT PAD LOCATIONS WITH STRUCTURAL DRAWINGS PRIOR TO ANY WORK.
8. COORDINATE INSTALLATION OF ALL EQUIPMENT, DUCTWORK AND PIPING WITH OTHER TRADES PRIOR TO INSTALLATION. ENSURE THAT ALL FIRE DAMPERS, CONTROL DEVICES, MANUAL VOLUME DAMPERS, SHUT-OFF VALVES, ETC. ARE ACCESSIBLE FOR MAINTENANCE. WHERE ACCESS PANELS IN FINISHED SPACES, OTHER THAN THAT SHOWN, CONTRACTOR SHALL COORDINATE EXACT LOCATION OF PANELS WITH ARCHITECT PRIOR TO INSTALLATION.
9. CONTRACTOR IS RESPONSIBLE TO CUT AND PATCH WALLS, CEILINGS AND FLOORS AS REQUIRED TO MAKE CONNECTIONS TO EXISTING SURFACE. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR LOCATION AND MATERIALS.
10. DIMENSIONS FOR DUCTWORK ARE INSIDE CLEAR
11. ALL SQUARE ELBOWS IN DUCTWORK SHALL HAVE TURNING VANES INCLUDING SUPPLY RETURN AND EXHAUST.
12. PROVIDE MANUAL VOLUME DAMPER AT EACH BRANCH DUCT TAKE-OFF SERVING EACH DIFFUSER, REGISTER AND GRILLE.
13. A MAINTENANCE LABEL SHALL BE AFFIXED TO MECHANICAL EQUIPMENT, AND A MAINTENANCE MANUAL SHALL BE PROVIDED FOR THE OWNER'S USE.
14. ROOF ACCESS LADDER SHALL COMPLY WITH 2022 CMC SECTION 304.3.1.
15. MATERIALS EXPOSED WITHIN DUCT OR PLENUM SHALL COMPLY WITH 2022 CMC SECTION 602.2.
16. ALL ENVIRONMENTAL EXHAUST DUCTS SHALL TERMINATE 3'-0" FROM PROPERTY LINE AND OPENINGS INTO THE BUILDING PER CMC SECTION 504.5. ALL COMMERCIAL DRYER VENTS SHALL TERMINATE 10'-0" FROM PROPERTY LINE, OPENINGS INTO THE BUILDING AND ABOVE ADJOINING GRADE AND 3'-0" FROM EXTERIOR WALL OR ROOF PER 2022 CMC SECTION 502.2.1
17. ROOFTOP EQUIPMENT SHALL BE LOCATED AT LEAST 10'-0" AWAY FROM ROOF EDGE OR PROVIDE RIGIDLY FIXED RAILS, GUARDS, PARAPETS OR OTHER BUILDING STRUCTURES AT LEAST 42 INCHES IN HEIGHT ON THE EXPOSED SIDE.
18. EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS OR WITH MOTORIZED DAMPERS THAT AUTOMATICALLY SHUT WHERE THE SYSTEMS OR SPACES SERVED ARE NOT IN USE, PER 2022 CMC SECTION 603.4.1
19. PROVIDE SMOKE DETECTORS IN MAIN SUPPLY AIR DUCTS OF AIR MOVING SYSTEMS EXCEEDING 2,000 CFM PER 2022 CMC SECTION 608.1

ENERGY CONSERVATION NOTES:

1. ALL ENVELOPE AND MECHANICAL CERTIFICATE OF ACCEPTANCE FORMS AND ALL RELATED ACCEPTANCE DOCUMENTS SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THESE FORMS ARE REVIEWED AND APPROVED.
2. INSULATED MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARD PER SECTION 110.8 ENERGY EFFICIENCY STANDARDS.
3. DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 110.6 AND 110.7 E.E.S.
4. ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF SECTIONS 120.3, 120.4 AND 120.7 TITLE 24 ENERGY STANDARDS AND CHAPTER 6 OF CMC
5. ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS PER SECTION 110.2 AND 120.2 E.E.S.
6. ALL HVAC EQUIPMENT AND APPLIANCES SHALL MET THE REQUIREMENTS PER SECTION 110.1-110.3, 110.5, 120.1-120.4 TITLE 24 ENERGY STANDARDS.

MECHANICAL LEGEND

SYMBOL	ABBREVIATIONS	DESCRIPTION
	10X4	NEW DUCTWORK (1ST NUMBER INDICATES SIDE SHOWN)
		EXISTING DUCTWORK
		EXISTING DUCTWORK / EQUIPMENT TO BE REMOVED
		LINED DUCTWORK
		ROUND ELBOW
		SQUARE ELBOW WITH TURNING VANES
	MVD	MANUAL VOLUME DAMPER
	FC	FLEXIBLE CONNECTOR (DUCTWORK)
	FSD	FIRE/SMOKE DAMPER
		FLEXIBLE DUCT
	SA	SUPPLY AIR DUCT UP
	RA/OA	RETURN AIR DUCT/OUTSIDE AIR DUCT UP
	EA	EXHAUST AIR DUCT UP
		ROUND DUCT UP
	CD	CEILING DIFFUSER (ARROWS INDICATE THROW)
	RR/RG	CEILING RETURN REGISTER/RETURN GRILLE
	ER/EG	CEILING EXHAUST REGISTER/RETURN GRILLE
		CEILING ROUND DIFFUSER
		SUPPLY AIR DUCT DOWN
		RETURN AIR DUCT/OUTSIDE AIR DUCT DOWN
		EXHAUST AIR DUCT DOWN
		ROUND DUCT DOWN
UP		DUCT RISE
DN		DUCT DROP
		DUCT TRANSITION (RECTANGULAR OR ROUND)
		DUCT TRANSITION (RECTANGULAR TO ROUND)
(E)	EXIST	DENOTES EXISTING
	POC	POINT OF CONNECTION
CD	CD	CONDENSATE DRAIN (AC)
T	T	WALL MOUNTED THERMOSTAT
	AFF	ABOVE FINISHED FLOOR
	ABV	ABOVE
	BEL	BELOW
	CLG	CEILING
	CONN	CONNECT OR CONNECTION
	CONT	CONTINUATION
	CFM	CUBIC FEET PER MINUTE
	DN	DOWN
	EXIST	EXISTING
	FC	FLEX CONNECTION
	FLR	FLOOR
	MAX	MAXIMUM
	MIN	MINIMUM
	OA	OUTSIDE AIR
	PSI	POUNDS PER SQUARE INCH
	TYP	TYPICAL
	VOL	VOLUME
	WMS	WIRE MESH SCREEN

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
REGISTERED PROFESSIONAL ENGINEER — MARK R. BENDER — No. 24259 — EXP: 9/30/26 — MECHANICAL — STATE OF CALIFORNIA

DRAWINGS PREPARED BY:
BENDER DEAN ENGINEERING
444 Camino Del Rio South
Suite 201
San Diego, CA 92108-3547
Phone: (619) 704-1900
23022
06.24.25

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SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	X OF Y SHEETS
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PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: MECHANICAL NOTES AND LEGENDS

ACCEPTED BY
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

File: O:\Projects - DWG\2022\Projects\23022 Pier View Way Bridge and Lifeguard Headquarters\Working Drawings\CAD Files for 30%\PIER\VEH-M-01 - Mechanical Schedules, Notes and Legends - Plotted: 7/2/2025 9:46 AM by MARK BENDER ; Saved: 6/30/2025 1:34 PM by MBENDER

VRV OUTDOOR UNIT SCHEDULE

MARK	LOCATION	SYSTEM TYPE	COOLING		HEATING		EFFICIENCY			ELECTRICAL			REFRIGERANT & EST. CHARGE	WEIGHT	MANUFACTURER & MODEL NO.	REMARKS
			MBH TOTAL	AMB. AIR	MBH TOTAL	AMB. AIR	EER	IEER	COP	VOLTS/PH	MCA (A)	MOP (A)				
HP E1	FLOOR MOUNTED	HEAT RECOVERY	184.0	95	206.0	47	-	-	-	208/3	59.8	60	- -	1,000	DAIKIN REYQ192AAT.JB OR EQUAL	PROVIDE DISCONNECT SWITCH BY ELECTRICAL CONTRACTOR. INSTALL REFRIGERANT PIPING PER MANUFACTURE RECOMMENDATIONS, REFER TO SCHEMATIC DIAGRAM.
HP W1	FLOOR MOUNTED	HEAT RECOVERY	69.0	95	77.0	47	-	-	-	208/3	27.3	30	- -	550	DAIKIN REYQ72AAT.JB OR EQUAL	PROVIDE DISCONNECT SWITCH BY ELECTRICAL CONTRACTOR. INSTALL REFRIGERANT PIPING PER MANUFACTURE RECOMMENDATIONS, REFER TO SCHEMATIC DIAGRAM.

VRV FAN COIL (INDOOR UNIT) SCHEDULE

MARK	SERVICE	CFM	OA CFM	EXT. S.P.	COOLING				HEATING		ELECTRICAL			FILTER EFFICIENCY	QUANTITY AND FILTER SIZE	WEIGHT	MANUFACTURER & MODEL NO.	REMARKS
					MBH TOTAL	MBH SEN.	EAT DB	EAT WB	MBH TOTAL	EAT DB	VOLTS/PH	MCA	MOP					
FC E1	-	1,400	520	0.5	48.0	31.5	74	60.7	54.0	70	208/1	6.0	15	MERV 13	-	180	DAIKIN FXTQ48PAVJU	PROVIDE FILTER BOX AND CONDENSATE PUMP.
FC E2	-	635	75	-	24.0	18.0	74	60.7	26.5	70	208/1	0.6	15	-	-	35	DAIKIN FXAQ24PVJU	PROVIDE CONDENSATE PUMP.
FC E3	-	450	120	0.4	12.0	9.7	74	60.7	13.5	70	208/1	1.4	15	MERV 13	-	75	DAIKIN FXMQ12PBVJU	PROVIDE FILTER BOX AND CONDENSATE PUMP.
FC E4	-	1,400	520	0.5	48.0	31.5	74	60.7	54.0	70	208/1	6.0	15	MERV 13	-	180	DAIKIN FXTQ48PAVJU	PROVIDE FILTER BOX AND CONDENSATE PUMP.
FC E5	-	635	75	-	24.0	18.0	74	60.7	26.5	70	208/1	0.6	15	-	-	35	DAIKIN FXAQ24PVJU	PROVIDE CONDENSATE PUMP.
FC E6	-	500	70	-	18.0	13.7	74	60.7	20.0	70	208/1	0.5	15	-	-	35	DAIKIN FXAQ18PVJU	PROVIDE CONDENSATE PUMP.
FC E7	-	1,200	425	0.5	36.0	23.4	74	60.7	40.0	70	208/1	3.3	15	MERV 13	-	170	DAIKIN FXTQ36PAVJU	PROVIDE FILTER BOX AND CONDENSATE PUMP.
FC E8	-	500	70	-	18.0	13.7	74	60.7	20.0	70	208/1	0.5	15	-	-	35	DAIKIN FXAQ18PVJU	PROVIDE CONDENSATE PUMP.
FC E9	-	635	75	-	24.0	18.0	74	60.7	26.5	70	208/1	0.6	15	-	-	35	DAIKIN FXAQ24PVJU	PROVIDE CONDENSATE PUMP.
FC E10	-	635	75	-	24.0	18.0	74	60.7	26.5	70	208/1	0.6	15	-	-	35	DAIKIN FXAQ24PVJU	PROVIDE CONDENSATE PUMP.
FC W1	-	260	40	-	7.5	6.4	74	60.7	8.5	70	208/1	0.4	15	-	-	30	DAIKIN FXAQ24PVJU	PROVIDE CONDENSATE PUMP.
FC W2	-	310	80	0.4	9.5	7.8	74	60.7	10.5	70	208/1	0.6	15	MERV 13	-	70	DAIKIN FXMQ09PBVJU	PROVIDE FILTER BOX AND CONDENSATE PUMP.
FC W3	-	630	160	0.5	18.0	15.6	74	60.7	20.0	70	208/1	1.5	15	MERV 13	-	95	DAIKIN FXMQ18PBVJU	PROVIDE FILTER BOX AND CONDENSATE PUMP.
FC W4	-	630	100	0.5	18.0	15.6	74	60.7	20.0	70	208/1	1.5	15	MERV 13	-	95	DAIKIN FXMQ18PBVJU	PROVIDE FILTER BOX AND CONDENSATE PUMP.
FC W5	-	340	70	0.4	12.0	9.7	74	60.7	13.5	70	208/1	1.4	15	MERV 13	-	75	DAIKIN FXMQ12PBVJU	PROVIDE FILTER BOX AND CONDENSATE PUMP.

SPLIT HEAT PUMP SCHEDULE

MARK	SERVICE	SA CFM	OA CFM	EXT. SP	COOLING					SEER 2	HEATING			HSPF 2	FAN COIL					CONDENSING UNIT					REFRIGERANT	MANUFACTURER AND MANUFACTURE	REMARKS
					MBH		EAT		AMB. AIR		MBH	EAT	AMB. AIR		MCA	MOP	MOTOR VOLTS	WEIGHT (LBS)	COMP. RLA	MCA	MOP	VOLTS	WEIGHT (LBS)			
					TOTAL	SEN	DB	WB			TOTAL	DB														
HP R1 FC R1	-	1,350	360	0.5	46.5	35.0	80	67	95	15.5	54.0	80	47	9.3	3.6	15	208/1	125	19.0	29.1	35	208/1	240	-	DAIKIN FBQ48TBVJU / RZQ48TBVJUA	

DUCTLESS SPLIT HEAT PUMP (COOLING ONLY) SCHEDULE

MARK	SERVICE	SA CFM	OA CFM	EXT. SP	COOLING					SEER 2	FAN COIL					CONDENSING UNIT						REFRIGERANT	MANUFACTURER AND MANUFACTURE	REMARKS
					MBH		EAT		AMB. AIR		MCA	MOP	MOTOR VOLTS	WEIGHT (LBS)		COMP. RLA	MCA	MOP	VOLTS	WEIGHT (LBS)				
					TOTAL	SEN	DB	WB																
HP E2 FC E11	IT	500	N/A	N/A	18.0	18.0	80	62	95	16.9	.05	15	208/1	40		15.3	16.5	20	208/1	190		-	DAIKIN FAQ18TAVJU / RZQ18TBVJUA	PROVIDE HIGH WALL FAN COIL UNIT, CONDENSATE PUMP, WALL MOUNTED CONTROLLER WITH LED DISPLAY, ROOM TEMPERATURE SENSOR. FAN COIL POWERED FROM OUTDOOR UNIT (BY DIV. 26)

BRANCH SELECTOR SCHEDULE

MARK	VOLTS/PH	MCA	MANUFACTURER MODEL NUNUMBER	REMARKS
BS E1	208/1	0.1	DAIKIN BSVQ48M	
BS E2	208/1	0.1	DAIKIN BSVQ48M	
BS E3	208/1	0.1	DAIKIN BSVQ48M	
BS E4	208/1	0.1	DAIKIN BSVQ48M	
BS W1	208/1	0.1	DAIKIN BSVQ48M	
BS W2	208/1	0.1	DAIKIN BSVQ48M	

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
REGISTERED PROFESSIONAL ENGINEER MARK R. BENDER No. 24259 EXP. 9/30/26 MECHANICAL STATE OF CALIFORNIA

DRAWINGS PREPARED BY:
BENDER DEAN ENGINEERING
444 Camino Del Rio South
Suite 201
San Diego, CA 92108-3547
Phone: (619) 704-1900
23022
06.24.25

OCEANSIDE CALIFORNIA
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SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	X OF Y SHEETS
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PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
MECHANICAL SCHEDULES

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

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ENERY RECOVERY VENTILATOR SCHEDULE

MARK	LOCATION	SUPPLY FAN					EXHAUST FAN					SUMMER						WINTER						MCA	MOP	V/PH	OPER. WEIGHT (LBS.)	MANUFACTURER & MODEL NO.	REMARKS
		CFM	ESP (in. wg)	FAN RPM	BHP	HP	CFM	ESP (in. wg)	FAN RPM	BHP	HP	EAT (OA)		LAT (SA)		EAT (EA)		EAT (OA)		LAT (SA)		EAT (EA)							
												DB (F)	WB (F)	DB (F)	WB (F)	DB (F)	RH %	DB (F)	WB (F)	DB (F)	WB (F)	DB (F)	RH %						
ERV E1	1 ST FLOOR	150	0.5	-	-	120 Watts	150	0.5	-	-	120 Watts	-	-	-	-	-	-	-	-	-	-	-	-	6.1	15	120/1	120	RenewAire HE 05IN	MERV 13 FILTER, BACKDRAFT DAMPER, 6" AUTOMATIC BALANCING DAMPER, POTENTIOMETER SPEED CONTROL, CARBON DIOXIDE SENSOR/CONTROL AND BACne FAN CONTROL.
ERV E2	2ND FLOOR	285	0.5	-	-	120 Watts	285	0.5	-	-	120 Watts	-	-	-	-	-	-	-	-	-	-	-	-	6.1	15	120/1	120	RenewAire HE 05IN	MERV 13 FILTER, BACKDRAFT DAMPER, 6" AUTOMATIC BALANCING DAMPER, POTENTIOMETER SPEED CONTROL, CARBON DIOXIDE SENSOR/CONTROL AND BACne FAN CONTROL.
ERV E3	2ND FLOOR	240	0.5	-	-	120 Watts	240	0.5	-	-	120 Watts	-	-	-	-	-	-	-	-	-	-	-	-	6.1	15	120/1	120	RenewAire HE 05IN	MERV 13 FILTER, BACKDRAFT DAMPER, 6" AUTOMATIC BALANCING DAMPER, POTENTIOMETER SPEED CONTROL, CARBON DIOXIDE SENSOR/CONTROL AND BACne FAN CONTROL.
ERV E4	3RD FLOOR	225	0.5	-	-	120 Watts	225	0.5	-	-	120 Watts	-	-	-	-	-	-	-	-	-	-	-	-	6.1	15	120/1	120	RenewAire HE 05IN	MERV 13 FILTER, BACKDRAFT DAMPER, 6" AUTOMATIC BALANCING DAMPER, POTENTIOMETER SPEED CONTROL, CARBON DIOXIDE SENSOR/CONTROL AND BACne FAN CONTROL.
ERV E9	3RD FLOOR	295	0.5	-	-	120 Watts	295	0.5	-	-	120 Watts	-	-	-	-	-	-	-	-	-	-	-	-	6.1	15	120/1	120	RenewAire HE 05IN	MERV 13 FILTER, BACKDRAFT DAMPER, 6" AUTOMATIC BALANCING DAMPER, POTENTIOMETER SPEED CONTROL, CARBON DIOXIDE SENSOR/CONTROL AND BACne FAN CONTROL.
ERV W1	1ST FLOOR	870	0.5	1,269	0.42	1/2	670	0.5	1,159	0.32	1/2	90.3	71.8	82.0	67.8	75.0	50	38.9	32.6	56.6	44.7	72.0	35	8.6	15	208/1	375	GREENHECK ECV-10L-VG-P	PROVIDE OUTDOOR AIR FILTER 2" MERV 13 (2-20x25), EXHAUST AIR FILTER 2" MERV 8 (2-20x25), HI-PRO POLY (CONCRETE GRAY), LOW LEAKAGE BYPASS DAMPER, DIRTY FILTER SENSOR (OUTDOOR & EXHAUST), TERMINAL STRIP UNIT CONTROL, DUCT FLANGE, HINGED ACCESS, NON-FUSED UNIT DISCONNECT.

MAKEUP AIR UNIT SCHEDULE

MARK	MANUFACTURER & MODEL NO.	SERVICE	TYPE	CFM	E.S.P.	FAN RPM	BHP	HP	MCA	MOP	V/PH/HZ	FILTER	SOUND dBA	WEIGHT (LBS)	REMARKS
MAU R1	GREENHECK MSX-P116-H12-MF	KITCHEN HOOD MAKE-UP AIR	SUPPLY FAN	4,000	0.75"	1,576	1.32	1 1/2	8.7	15	208/3	MERV 13 16x20x2 (4)	69	710	PROVIDE DOUBLE WALL CONSTRUCTION, 1" FIBERGLASS INSULATION (ENTIRE UNIT), SHEET METAL LINER FOR BASE INSULATION TO PANELED BOTTOM, HINGED ACCESS DOOR, G90 GALVANIZED FINISH, SUPPLY FAN (DIRECT-DRIVE, MIXED FLOW PLENUM, SUPPLY FAN AND MOTOR VIBRATION ISOLATION (NEOPRENE), MICROPROCESSOR UNIT CONTROLS, BMS COMMUNICATION, BACnet IP, SUPPLY FAN VFD, EXTERNAL 0-10 VDC, DIRTY FILTER SWITCH, 120V/24V SMOKE DETECTOR, FREEZE PROTECTION, SERVICE OUTLET, SERVICE LIGHT.

POLLUTION CONTROL UNIT SCHEDULE

MARK	SERVICE	FILTER POLLUTION							FAN								REMARKS
		MANUFACTURER & MODEL NO.	CFM	ESP	FILTER			CONTROL BOX WEIGHT (LBS)	MANUFACTURER & MODEL NO.	DISCHARGE POSITION	FAN RPM	BHP	HP	V/PH/HZ	SOUND dBA	WEIGHT (LBS)	
					MERV 8	MERV 15	ACTIVATED CARBON										
PCU R1	KITCHEN	GREENHECK GFPS-30-SHC-U-15	2,114	1.0"	24x24x2 (3)	24x24x2 (3)	24x24x1 (6)	52	GREENHECK USF-13	UP BLAST	2,154	1.24	1 1/2	460/3	69	1,100	PROVIDE 16 GUAGE STAINLESS STEEL FINISH FOR HIGH CORROSION RESISTANCE, 12 GAUGE GALVANIZED RAILS, UL 8782 LISTED FOR POLLUTION CONTROL FOR COMMERCIAL COOKING, UL/CUL 705 LISTED SUPPLEMENT SC - RESTAURANT EXHAUST, FACTORY INLET TRANSITION, REMOTE FIRE CABINET (36 in x 24 in x 12 in) AND MONITOR OF NON-CARBON FILTER STAGE VIA PRESSURE SWITCHES.

EXHAUST FAN SCHEDULES

MARK	MANUFACTURER & MODEL NO.	SERVICE	TYPE	CFM	E.S.P.	FAN RPM	BHP	HP	V/PH/HZ	SOUND dBA	WEIGHT (LBS)	REMARKS
EF E1	GREENHECK SQ-95-VG	-	INLINE	240	0.40"	1,104	0.03	1/6	208/1	45	55	VARI-GREEN MOTOR, DIAL ON EXTERIOR OF FAN HOUSING (MOUNTED & WIRED), MOTOR EFFICIENCY MEET 2024 T-24 REQUIREMENTS, GALVANIZED HOUSING, HANGING SPRING (1" ISOLATOR AND, BACK DRAFTDAMPER
EF E2	GREENHECK SQ-95-VG	-	INLINE	400	0.40"	1,375	0.07	1/6	208/1	51	55	VARI-GREEN MOTOR, DIAL ON EXTERIOR OF FAN HOUSING (MOUNTED & WIRED), MOTOR EFFICIENCY MEET 2024 T-24 REQUIREMENTS, GALVANIZED HOUSING, HANGING SPRING (1" ISOLATOR AND, BACK DRAFTDAMPER
EF E3	GREENHECK SQ-95-VG	-	INLINE	300	0.40"	1,292	0.04	1/6	208/1	49	49	VARI-GREEN MOTOR, DIAL ON EXTERIOR OF FAN HOUSING (MOUNTED & WIRED), MOTOR EFFICIENCY MEET 2024 T-24 REQUIREMENTS, GALVANIZED HOUSING, HANGING SPRING (1" ISOLATOR AND, BACK DRAFTDAMPER
EF E4	GREENHECK SQ-80-VG	-	INLINE	170	0.40"	1,375	0.04	1/10	208/1	46	45	VARI-GREEN MOTOR, DIAL ON EXTERIOR OF FAN HOUSING (MOUNTED & WIRED), MOTOR EFFICIENCY MEET 2024 T-24 REQUIREMENTS, GALVANIZED HOUSING, HANGING SPRING (1" ISOLATOR AND, BACK DRAFTDAMPER
EF E5	GREENHECK SP-A125	-	CEILING MOUNTED	70	0.35"	1,100	-	20 Watts	115/1	1.3 Sones	20	MOTOR (RATED FOR CONTINUOUS USE, THERMO OVERLOAD, CSA APPROVAL), ROUND DUCT CONNECTOR, MOUNTING BRACKET AND BACKDRAFT DAMPER.

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL: REGISTERED PROFESSIONAL ENGINEER, MARK R. BENDER, No. 24209, EXP: 9/30/26, MECHANICAL, STATE OF CALIFORNIA

DRAWINGS PREPARED BY:
BENDER DEAN ENGINEERING
444 Camino Del Rio South
Suite 201
San Diego, CA 92108-3547
Phone: (619) 704-1900

23022
06.24.25

OCEANSIDE CALIFORNIA — PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	X OF Y SHEETS
M0.3		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
MECHANICAL SCHEDULES

ACCEPTED BY

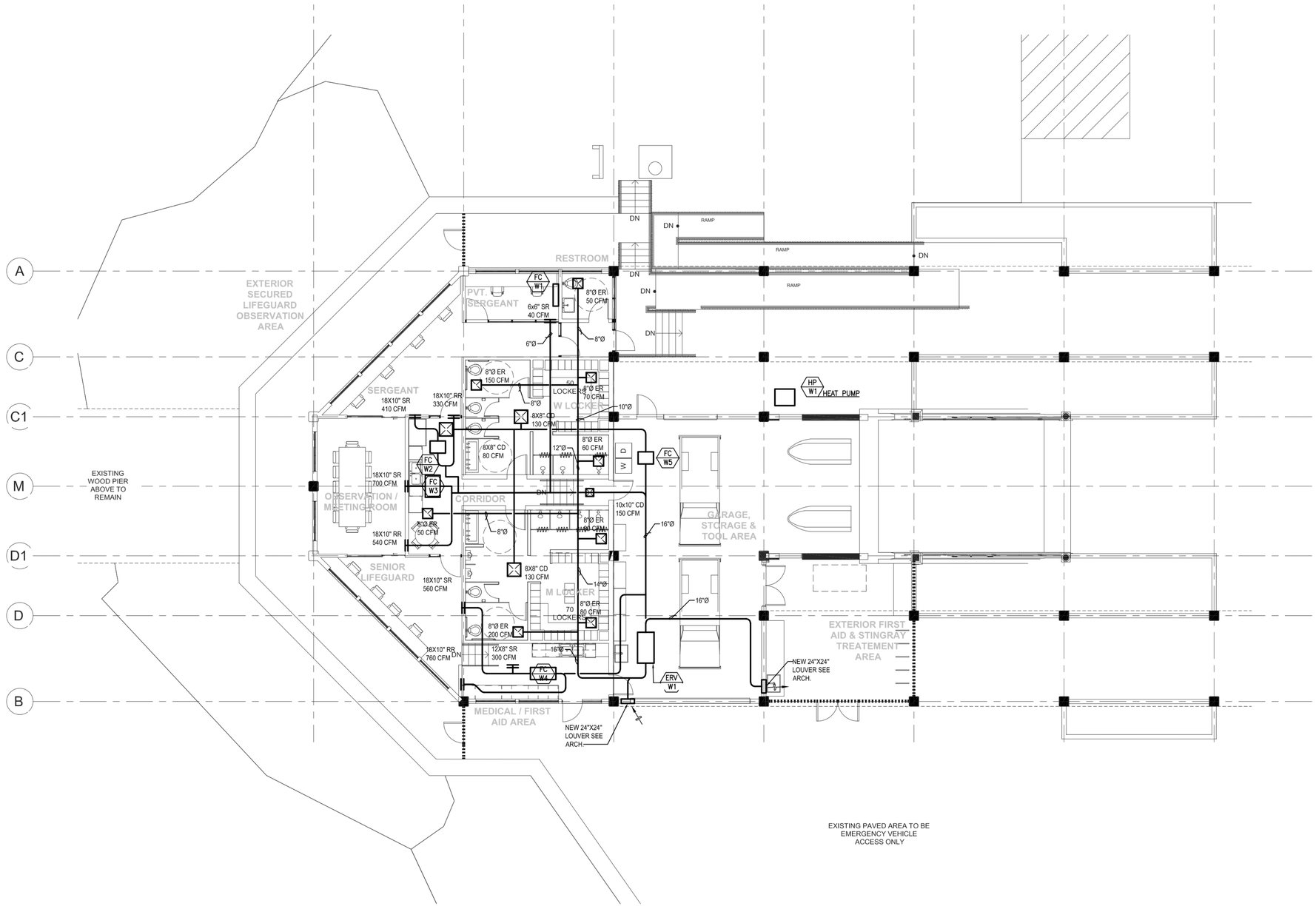
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

File: G:\Projects - DWG\2023 Projects\23022 Pier View Way Bridge and Lifeguard Headquarters\Working Drawings\CAD Files for 30%\PIERVIEW-M-01 - Mechanical Schedules, Notes and Legends - Plotted: 7/2/2025 9:51 AM by MARK BENDER ; Sheet: 6/30/2025 1:34 PM by MBENDER



1 LEVEL 1 - WEST BUILDING MECHANICAL

SCALE: 1/8" = 1'-0"

PLAN NORTH

1/8" = 1' 0 4' 8' 16'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

REGISTERED PROFESSIONAL ENGINEER MARK R. BENDER No. 24209 EXP: 9/30/26 MECHANICAL STATE OF CALIFORNIA

23022
06.24.25

DRAWINGS PREPARED BY:

BENDER DEAN ENGINEERING
444 Camino Del Rio South
Suite 201
San Diego, CA 92108-3547
Phone: (619) 704-1900

OCEANSIDE CALIFORNIA PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	X OF Y SHEETS
M1.1		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: LEVEL 1 WEST BUILDING MECHANICAL

ACCEPTED BY

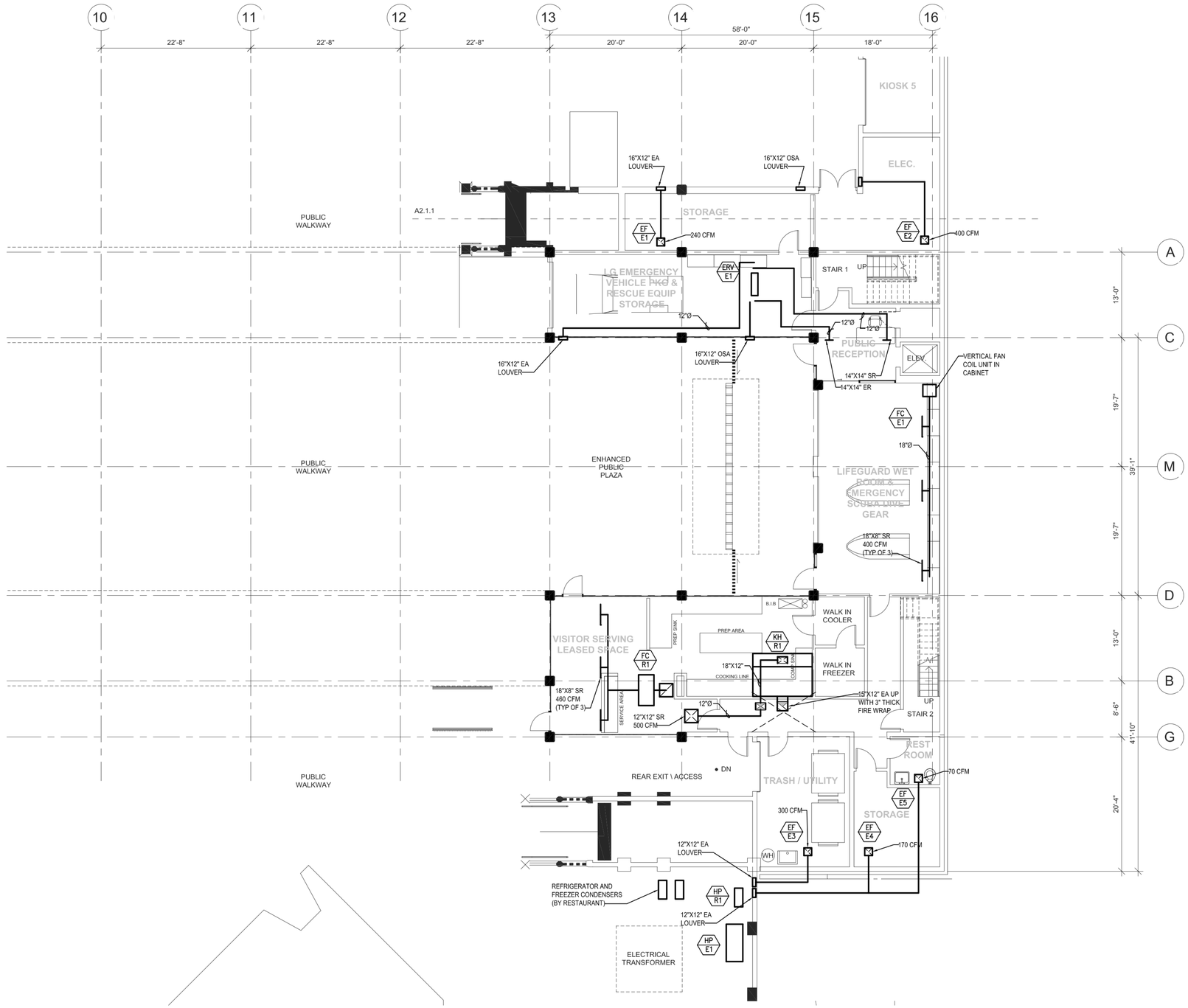
CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

File: G:\Projects - DWG\2023 Projects\23022 Pier View Way Bridge and Lifeguard Headquarters\Working Drawings\CAD Files for 30%\PIERVIEWHM-11 - Level 1- West Building Mechanical - Plotted: 7/2/2025 10:55 AM by MARK BENDER ; Saved: 6/30/2025 2:01 PM by MBENDER



1 LEVEL 1 - EAST BUILDING MECHANICAL

SCALE: 1/8" = 1'-0"

PLAN NORTH

1/8" = 1' 0 4' 8' 16'

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

REGISTERED PROFESSIONAL ENGINEER MARK R. BENDER No. 24239 EXP: 9/30/26 MECHANICAL STATE OF CALIFORNIA

23022
06.24.25

DRAWINGS PREPARED BY:

Designer
Author
Checker

BENDER DEAN ENGINEERING
444 Camino Del Rio South
Suite 201
San Diego, CA 92108-3547
Phone: (619) 704-1900

OCEANSIDE CALIFORNIA PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	X OF Y SHEETS
M2.0		

PUBLIC IMPROVEMENT PLAN FOR:
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: LEVEL 1 EAST BUILDING MECHANICAL

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
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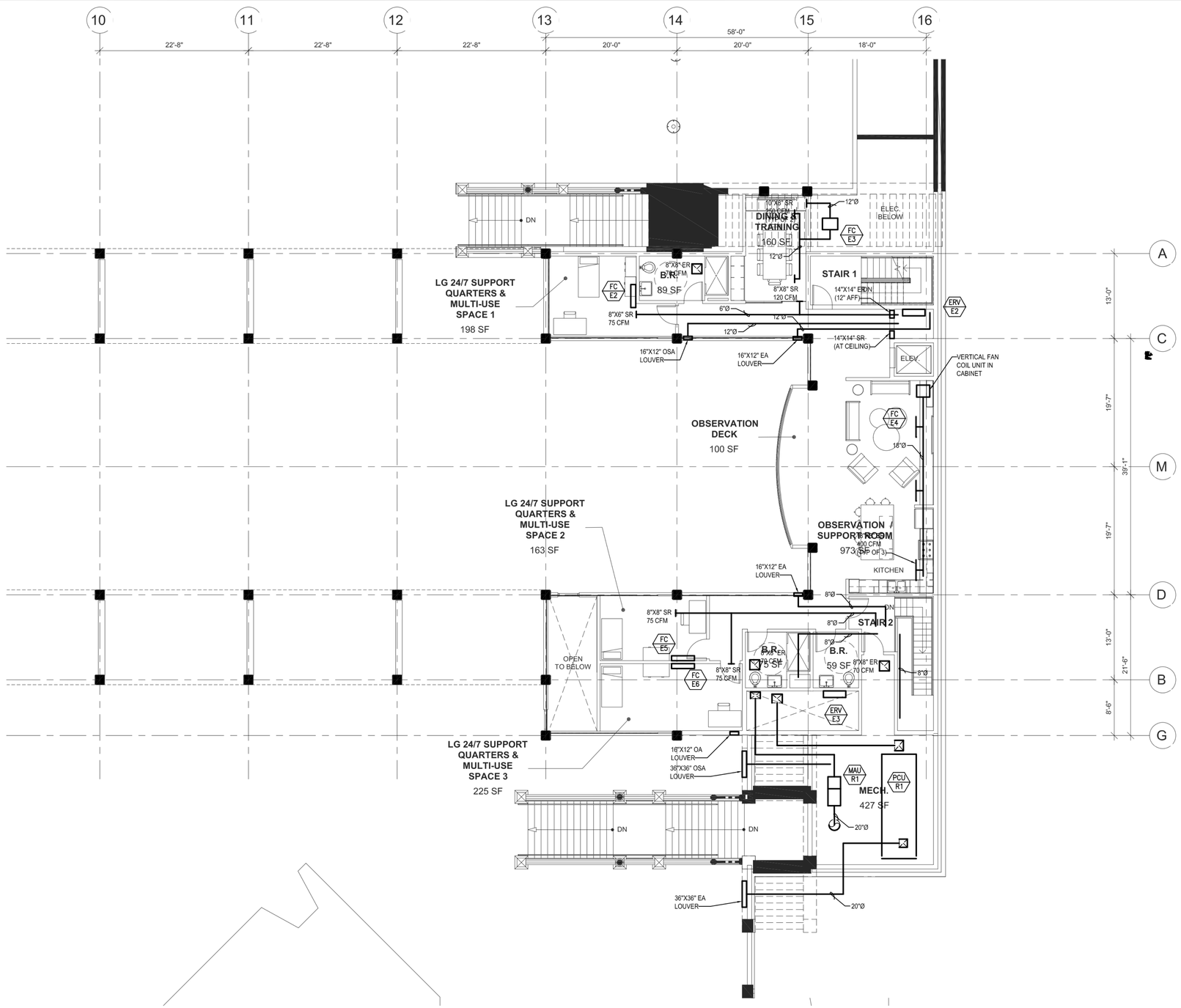
File: G:\Projects - DWG\2023 Projects\2022 Pier View Way Bridge and Lifeguard Headquarters\Working Drawings\CAD Files for 30%\PIERVIEW-M-20 - Level 1- East Building Mechanical - Plotted: 7/2/2025 11:02 AM by MARK BENDER ; Saved: 6/30/2025 2:01 PM by MBENDER



1 LEVEL 2 - EAST BUILDING MECHANICAL

SCALE: 1/8" = 1'-0"

PLAN NORTH

WDID NO.

EDDA NO.
FILE NO.

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

REGISTERED PROFESSIONAL ENGINEER
MARK R. BENDER
No. 24259
EXP. 9/30/26
MECHANICAL
STATE OF CALIFORNIA

DRAWINGS PREPARED BY:

BENDER DEAN ENGINEERING
444 Camino Del Rio South
Suite 201
San Diego, CA 92108-3547
Phone: (619) 704-1900

23022
06.24.25

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	X OF Y SHEETS
M2.1		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: LEVEL 2 WEST BUILDING MECHANICAL

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
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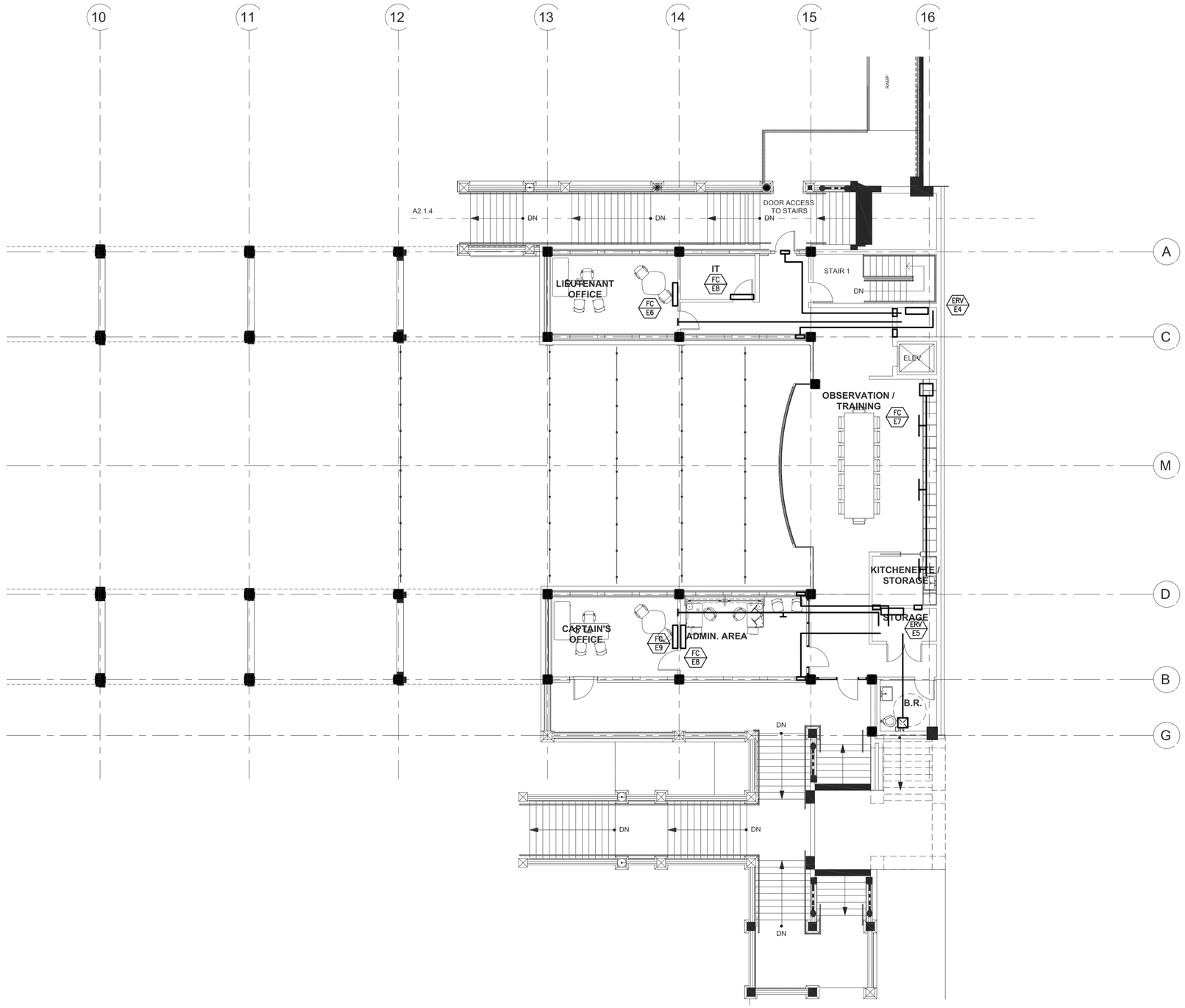

1 LEVEL 3 - EAST BUILDING MECHANICAL

SCALE: 1/8" = 1'-0"

PLAN NORTH

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	X OF Y SHEETS
M2.2		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title:
LEVEL 3 EAST BUILDING MECHANICAL

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-00011

KEY PLAN

moffatt & nichol
1660 HOTEL CIRCLE NORTH,
SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL
REGISTERED PROFESSIONAL ENGINEER MARK R. BENDER No. 23022 EXP. 9/30/26 MECHANICAL STATE OF CALIFORNIA
23022
06.24.25

DRAWINGS PREPARED BY:
BENDER DEAN ENGINEERING
444 Camino Del Rio South
Suite 201
San Diego, CA 92108-3547
Phone: (619) 704-1900

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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LEGEND

GENERAL SYMBOLS

- DASHED SYMBOL INDICATES LUMINAIRE, DEVICE, OUTLET OR EQUIPMENT EXISTING TO REMAIN
- SOLID SYMBOL INDICATES NEW FIXTURE, DEVICE,OR OUTLET
- DASHED SYMBOL WITH HATCH INDICATES FIXTURE, DEVICE, OUTLET OR EQUIPMENT TO BE DEMOLISHED
- X — CONDUIT OR WIRING EXISTING TO REMAIN
- R — CONDUIT OR WIRING TO BE REMOVED
- A — ABANDON CONDUIT IN PLACE
- XN — NEW WIRE INSTALLED IN EXISTING CONDUIT
- XR — REMOVE EXISTING WIRE EXISTING CONDUIT TO REMAIN
- # — FEEDER REFERENCE, SEE FEEDER SCHEDULE
- 42,000 — SHORT CIRCUIT CURRENT, AMPS
- 3 / E1 — DETAIL NUMBER DESIGNATION SHEET DETAIL APPEARS ON
- A / E1 — PHOTOUMBER DESIGNATION SHEET PHOTO APPEARS ON
- 3/E39 — DETAIL OR SECTION REFERENCES IN NOTES
- +48" — INDICATES MOUNTING HEIGHT ABOVE FINISHED FLOOR

RACEWAY & CABLE SYSTEMS

- CONDUIT CONCEALED IN CONSTRUCTION IN FINISHED AREAS, EXPOSED IN UNFINISHED AREAS
- CONDUIT CONCEALED IN OR UNDER FLOOR SLAB
- FLEXIBLE CONDUIT
- CONDUIT TURNING UP
- CONDUIT TURNING DOWN
- CONDUIT STUB. TERMINATE WITH BUSHING OR CAP IF UNDERGROUND
- A-1,3 — HOMERUN TO PANELBOARD "A" - CIRCUITS 1&3. CROSS MARKS, IF SHOWN, INDICATE NUMBER OF WIRES. FEEDER OR CIRCUIT NUMBERS AS NOTED. (UNLESS OTHERWISE INDICATED EQUIPMENT GROUNDING CONDUCTOR NOT SHOWN). PROVIDE CONDUIT SIZES PER LIST BELOW UNLESS OTHERWISE NOTED
- 2#12, 3/4"C
- 3#12. 3/4"C
- 4#12, 3/4"C
- 6#12, 3/4"C

BOXES & BUSSWAYS

- J J J — JUNCTION OR OUTLET BOX. CEILING OR WALL MOUNTED AS INDICATED. LOCATE ABOVE ACCESSIBLE CEILINGS UON

SITE WORK

- E — ELECTRICAL UNDERGROUND DUCTBANK
- T — TELECOMMUNICATIONS SYSTEM UNDERGROUND DUCTBANK
- EMH — UNDERGROUND ELECTRIC MANHOLE
- TMH — UNDERGROUND TELECOMMUNICATIONS MANHOLE
- EHH — UNDERGROUND ELECTRICAL HANDHOLE
- CHH — UNDERGROUND TELECOMMUNICATIONS HANDHOLE
- LHH — UNDERGROUND LIGHTING HANDHOLE

POWER DISTRIBUTION EQUIPMENT

- PANELBOARD, RECESSED
- PANELBOARD, SURFACE MOUNTED
- SWITCHBOARD, FLOOR MOUNTED
- ATS — AUTOMATIC TRANSFORMER SWITCH, WALL MOUNTED OR FLOOR MOUNTED
- T — DRY TYPE TRANSFORMER, FLOOR MOUNTED UNLESS OTHERWISE INDICATED
- S — 15KV LOAD BREAK SWITCH - PAD MOUNTED TYPE

MOTOR CONTROL & PROTECTION

- NON FUSED SAFETY DISCONNECT SWITCH
- F — FUSED SAFETY DISCONNECT SWITCH
- CB — ENCLOSED CIRCUIT BREAKER
- 3 — MOTOR, "3" INDICATES HORSEPOWER

OUTLETS & RECEPTACLES

- SUBSCRIPT ADJACENT TO OUTLET INDICATES: "GFCI" = GROUND FAULT CIRCUIT INTERRUPTER, PERSONAL PROTECTION. "WP" = WEATHERPROOF RECEPTACLE WITH "NRTL"LISTED COVERPLATE FOR WET LOCATION WITH PLUG INSTALLED. "+XX" = DIMENSIONED HEIGHT
- DUPLEX CONVENIENCE RECEPTACLE 20A, 125V. WALL MOUNTED DEVICE AT 16" AFF UON
- TWO DUPLEX RECEPTACLE (FOURPLEX) IN TWO GANG BOX. WALL MOUNTED AT 16" AFF, UON
- DUPLEX RECEPTACLE ABOVE CEILING
- TWO DUPLEX RECEPTACLE (FOURPLEX) ABOVE CEILING
- DUPLEX RECEPTACLE IN FLUSH FLOOR BOX
- TWO DUPLEX RECEPTACLE (FOURPLEX) IN FLUSH TWO GANG FLOOR BOX
- J — FLUSH MOUNTED FLOOR BOX, WITH BOTH POWER AND VOICE/DATA RECEPTACLES
- FLUSH MOUNTED FLOOR BOX, WITH BOTH QUAD POWER AND VOICE/DATA RECEPTACLES
- FLUSH MOUNTED POWER FLOOR BOX WITH WHIP

LIGHTING FIXTURES

- A / PANEL-1a — SUBSCRIPT ADJACENT TO LIGHTING FIXTURE INDICATE: A,B ETC. = FIXTURE TYPE PER LUMINAIRE SCHEDULE 1,2,3 ECT. = CIRCUIT NUMBERS a,b,c ECT. = SWITCH IDENTIFICATION
- LIGHTING FIXTURE, RECESSED IN LAY-IN TYPE CEILING
- LIGHTING FIXTURE RECESSED IN GYBOARD/PLASTER TYPE CEILING
- SHADING INDICATES FIXTURES [SUPPLIED WITH EMERGENCY BATTERY PACK] [CONNECTED TO EMERGENCY POWER SYSTEM]
- LIGHTING FIXTURE, PENDANT, CHAIN OR STEM MOUNTED AT HEIGHT NOTED
- STRIP LUMINAIRE
- LIGHTING FIXTURE, WALL MOUNTED AT HEIGHT NOTED
- DOWNLIGHT FIXTURE, RECESSED IN CEILING
- DOWNLIGHT FIXURE, SURFACE MOUNTED ON CEILING
- DOWNLIGHT FIXTURE PENDANT MOUNTED AT HEIGHT NOTED
- LIGHTING FIXTURE, WALL MOUNTED AT HEIGHT NOTED
- WALL WASH DOWNLIGHT FIXTURE, RECESSED IN CEILING
- SPOT OR FLOOD LIGHTING FIXTURE - DOUBLE OR SINGLE HEAD
- EMERGENCY LIGHTING UNIT
- BOLLARD TPE LUMINAIRE
- POLE OR POST TYPE LUMINAIRE
- SINGLE OR DUAL LUMINAIRE POLE MOUNTED SITE LIGHTING FIXTURE
- LIGHTED EXIT SIGN, TOP MOUNTED ON CEILING OR STEM MOUNTED AT HEIGHT NOTED. SHADED SIDE INDICATES FACE. PROVIDE ARROWS WHERE SHOWN TO INDICATE DIRECTION OF TRAVEL
- DOUBLE SIDED EXIT SIGN. PROVIDE ARROS WHERE SHOWN TO INDICATE DIRECTION OF TRAVEL
- BACK OR END MOUNTED EXIT SIGN

SWITCHES & SENSORS

- SUBSCRIPT ADJACENT TO SWITCHES IN INDICAT: a,b,c ETC. = FIXTURE CONTROLLED LV = LOW VOLTAGE
- M — WALL MOUNTED LIGHTING OCCUPANCY SENSOR WITH ON/OFF SWITCH AT +48" UON. A,B INDICATES DUAL RELAY TYPE
- M — LIGHTING OCCUPANCY SENSOR (360° COVERAGE), CEILING MOUNTED
- TOGGLE SWITCH, SPST AT +48" UON.
- PC — PHOTOCELL
- DS — DAYLIGHT SENSOR
- LV a,b,c — LOW VOLTAGE DIMMIN SWITCH. "a,b,c INDICATES NUMBER OF INDIVIDUAL SWITCH LEGS AND FIXTURE CONTROL

MISCELLANEOUS

- GROUND ROD
- GROUND ROD IN FLUSH UNDERGROUND UTILITY PULL BOX
- EPO — EMERGENCY POWER OFF PUSHBUTTON, MOUNTED AT +48" UON.
- SPD — SURGE PROTECTION DEVICE
- TVSS — TRANSIENT VOLTAGE SURE SUPPRESSOR
- G — GROUND BAR

SINGLE LINE DIAGRAM

- LOW VOLTAGE CIRCUIT BREAKER
- LOW VOLTAGE CIRCUIT BREAKER - ENCLOSED
- LOW VOLTAGE DRAW OUT TYPE CIRCUIT BREAKER
- 2 — MAGNETIC STARTER WITH NEMA SIZE INDICATED
- FUSED SWITCH
- PULL-OUT TYPE FUSE
- FUSE
- GROUNDING ELECTRODE
- K — KIRK KEY INTERLOCK
- G — GROUND BUS OR TERMINALS
- SPLICE
- TERMINAL
- PANEL XXXX — PANELBOARD
- MEDIUM VOLTAGE CABLE TERMINATOR
- MEDIUM VOLTAGE ELBOW TYPE CONNECTOR
- SURGE ARRESTOR
- SWITCH, DOUBLE THROW OR TRANSFER
- G — ENGINE GENERATOR
- TRANSFORMER, DRY TYPE UNLESS OTHERWISE INDICATED
- TRANSFORMER, PAD MOUNTED TYPE
- FUSED CUTOUT
- 3-PHASE, 3-WIRE DELTA CONNECTION
- 3-PHASE, 4-WIRE WYE CONNECTION (GROUNDED NEUTRAL)

DISCONNECT AND OVERCURRENT DEVICES

CIRCUIT BREAKER		SAFETY SWITCHES	
NUMBER OF POLES	3	NUMBER OF POLES	3
TRIP (AMPERES)	*	FUSE SIZE (AMPS)	*
FRAME (AMPERES)	100	RATING (AMPERES)	100
I.C. (1000 AMPS)	10	FUSE CLASS (UL)	RK5

*	"NA"	INDICATES NON-AUTOMATIC C/B
*	"NF"	INDICATES NON-FUSED SWITCH
*	"50"	INDICATES TRIP OR FUSED SIZE

VOICE/DATA/CATV SYSTEMS

- 2V/2D — VOICE/DATA OUTLET MOUNTED AT +16" UON WITH QUANTITY OF INSERTS AS INDICATED WIRED WITH MATCHING QUANTITY OF DROP CABLES BACK TO DATA PATCH PANEL IN RESPECTIVE IDF. PROVIDE 1 1/4"C. TERMINATED INTO ACCESSIBLE CEILING SPACE WITH INSULATED BUSHING. AREAS WITHOUT CEILING ACCESS SHALL BE PIPED BACK INTO IDF
- DUAL VOICE/DATA OUTLET FLUSH FLOOR MOUNTED WITH (2) INSERTS WIRED WITH (2) DROP CABLES BACK TO DATA PATCH PANEL IN RESPECTIVE IDF
- SINGLE DATA OUTLET MOUNTED AT 16" UON WITH (1) INSERT WIRED WITH (1) DROP CABLE TO DATA PATCH PANEL IN RESPECTIVE IDF. PROVIDE 1"C. TERMINATED INTO ACCESSIBLE CEILING SPACE WITH INSULATED BUSHING. AREAS WITHOUT CEILING ACCESS SHALL BE PIPED BACK INTO IDF
- TV — TELEVISION SYSTEM OUTLET WITH JACK, WALL MOUNTED AT 16" UON
- CCTV — CCTV CAMERA, WALL MOUNTED AT +X" UON

APPLICABLE CODES

APPLICABLE CODES: DIVISION OF THE STATE ARCHITECT AS OF JANUARY 1, 2023*

2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.*

2023 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CCR

2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R. (2021 INTERNATIONAL BUILDING CODE OF THE INTERNATIONAL CODE COUNCIL, VOLUMES 1-2 WITH CALIFORNIA AMENDMENTS)

2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (W/ CA AMENDMENTS) (2020 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA)

2022 CALIFORNIA ENERGY CODE PART 6, TITLE 24, C.C.R. FOR ENERGY COMPLIANCE.*

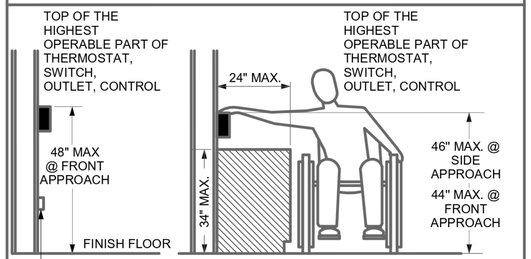
2022 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24 C.C.R. (W/ CA AMENDMENTS) (2021 INTERNATIONAL FIRE CODE OF THE INTERNATIONAL CODE COUNCIL)

2022 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR

2022 CALIFORNIA GREEN BUILDING CODE (CEBC), PART 10, TITLE 24 CCR

2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R. TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.

MOUNTING HEIGHT OVER OBSTRUCTION



NOTE: MOUNTING HEIGHT DIMENSIONS ARE TYPICAL FOR ALL HAND OPERABLE DEVICES. 11B-308.2.2 AND 11B-308.3.2

15" MIN. TO BOTTOM OF OUTLET BOX 11B-308.2.1 AND 11B-308.3.1

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL: R.C.E. STAMP

DRAWINGS PREPARED BY:

BSE ENGINEERING
9903 BUSINESSPARK AVE SUITE 104
SAN DIEGO, CA 92131
858.800.6000
bseengineering.com

OCEANSIDE, CALIFORNIA — PIER VIEW WAY BRIDGE & LIFEGUARD HQ

WDID NO.

EDDA NO.
FILE NO.

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
E-001		

PUBLIC IMPROVEMENT PLAN FOR: PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: LEGEND AND ABBREVIATIONS

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of: Sign: PRINT Name: Date:

Reviewed By: Initials Date:

PLAN NUMBER: CIP19-0001

Autodesk Docs://Pier View Way Bridge/PVWB-ELEC.rvt
7/22/2025 11:28:12 AM

ABBREVIATIONS

ABBREV	DESCRIPTION	ABBREV	DESCRIPTION
A	AMPERE	MAX	MAXIMUM
AC	ALTERNATING CURRENT	MC	METAL-CLAD CABLE
AF	AMP FRAME	MCC	MOTOR CONTROL CENTER
AFF	ABOVE FINISHED FLOOR	MCB	MAIN CIRCUIT BREAKER
AFCI	ARC-FAULT CIRCUIT INTERRUPTER	MDP	MAIN DISTRIBUTION PANL
AFG	ABOVE FINISHED GRADE	MH	MANHOLE
AH	AMP HOUR	MIN	MINIMUM
AHJ	AUTHORITY HAVING JURISDICTION	MISC	MISCELLANEOUS
AIC	AMPS INTERRUPTING CAPACITY	MJB	MAIN BONDING JUMPER
AL	ALUMINUM	MLO	MAIN LUGS ONLY
AS	AMP SWITCH	MOCP	MAXIMUM OVERCURRENT PROTECTION
AT	AMP TRIP	MT	MOUNT
ATS	AUTOMATIC TRANSFER SWITCH	MTD	MOUNTED
AWG	AMERICAN WIRE GAUGE	MTG	MOUNTING
BAS	BUILDING AUTOMATION SYSTEM	MTS	MANUAL TRANSFER SWITCH
BCG	BARE COPPER GROUND	(NR)	NEW LOCATION FOR RELOCATED FIXTURE
BLDG	BUILDING	N	NEUTRAL
BJ	BONDING JUMPER	N/A	NOT APPLICABLE
C	CONDUIT	NACP	NOTIFICATION APPLIANCE CONTROL PANEL
CATV	CABLE TELEVISION	NC	NORMALLY CLOSED
CB	CIRCUIT BREAKER	NEC	NATIONAL ELECTRICAL CODE
CD	CANDELA	NECA	NATIONAL ELECTRICAL CONTRACTOS ASSOCIATION
CKT	CIRCUIT	NEMA	NATIONAL ELECTRICAL MANUFACURER ASSOCIATION
CMU	CONCRETE MASONRY UNIT	NFPA	NATIONAL FIRE PROTECTION AGENCY
C.O.	CONDUIT ONLY	NF	NON-FUSED, NON-FUSIBLE
COL	COLUMN	NIC	NOT IN CONTRACT
COMM	COMMUNICATIONS	NLTFMC	NONMETALLIC LIQUIDTIGHT FLEXIBLE METAL CONDUIT
CU	COPPER	NM	NONMETALLIC SHEATHER CABLE
CWP	COLD WATER PIPE	NO	NORMALLY OPEN
(D)	DEMO	NRTL	NATIONALLY RECOGNIZED TESTING LABORATORY
D	DEEP, DEPTH	NTS	NOT TO SCALE
DB	DIRECT BURIED	OCPD	OVERCURRENT PROTECTIVE DEVICE
DC	DIRECT CURRENT	P	POLE
DIA	DIAMETER	PB	PULL BOX
DISC	DISCONNECT	PBB	PRIMARY BONDING BUS BAR
DIST	DISTRIBUTION	PF	POWER FACTOR
DN	DOWN	PH, Ø	PHASE
DWG	DRAWING	PNL	PANEL(BOARD)
DR	DEMAND RESPONSE	PRI	PRIMARY
(E)	EXISTING TO REMAIN	PT	POTENTIAL TRANSFORMER
EA	EACH	PV	PHOTOVOLTAIC
EBJ	EQUIPMENT BONDING JUMPER	PVC	POLYVINYL CHLORIDE
EG	EQUIPMENT GROUND	PWR	POWER
EGC	EQUIPMENT GROUNDING CONDUCTOR	QTY	QUANTITY
EHH	ELECTRICAL HANDHOLE	(R)	RELOCATE
ELEC	ELECTRIC, ELECTRICAL	REC	RECEPTACLE
EMCS	ENERGY MANAGEMENT & CONTROL SYSTEM	RM	ROOM
EMT	ELECTRIC METALLIC TUBING	RMC	RIGID METALLIC CONDUIT
EQUIP	EQUIPMENT	RT	RAINTIGHT
EPO	EMERGENCY POWER OFF	SEC	SECONDARY
EWC	ELECTRIC WATER COOLER	SECT	SECTION
EWH	ELECTRICAL WATER HEATER	SCCR	SHORT-CIRCUIT CURRENT RATING
EXIST, (E)	EXISTING	SPD	SUREGE PROTECTIVE DEVICE
FA	FIRE ALARM	SS	STAINLESS STEEL
FACP	FIRE ALARM CONTROL PANEL	SWBD	SWITCHBOARD
FLA	FULL LOAD AMPS	TEL	TELEPHONE
FLR	FLOOR	TEL/DATA	TELEPHONE/DATA
FMC	FLEXIBLE METALLIC CONDUIT	TELCO	TELEPHONE COMPANY
FT	FOOT, FEET	TERM	TERMINAL(S)
G, GND	GROUND	TDF	TIME DELAY FUSE
GEC	GROUNDING ELECTRODE CONDUCTOR	TMPR	TAMPER
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	TTB	TELEPHONE TERMINAL BOARD
GFPE	GROUND-FAULT PROTECTION EQUIPMENT	TR	TELECOMMUNICATIONS ROOM
GND	GROUNDED	TRT	TRIPLE
GR	GROUND ROD	TVSS	TRANSIENT VOLTAGE SURE SUPPESSOR
HH	HANDHOLE	TYP	TYPICAL
HP	HORSEPOWER	UBC	UNIFORM BUILDING CODE
HT	HEIGHT	UG	UNDERGROUND
HVAC	HEATING, VENTILATING AND AIR CONDITIONING	UF	UNDERGROUND FEEDER
HZ	HERTZ	UL	UNDERWRITERS LABORATORY
IG	ISOLATED GROUND	U.O.I.	UNLESS OTHERWISE INDICATED
IMC	ITERMEDIATE METAL CONDUIT	V	VOLT
JB	JUNCTION BOX	VA	VOLT AMPERE
K	KELVIN	VD	VOLTAGE DROP
KAIC	THOUSAND AMPS INTERRUPTING CAPACITY	VFD	VARIABLE FREQUENCY DRIVE
KCMIL	THOUSAND CIRCULAR MILS	VT	VOLTAGE TRANSDUCER
K/O	KNOCK-OUT	W	WATT OR WIRE
KMIL	THOUSAND CIRCUILAR MILS	WH	WATTHOUR OR WATER HEATER
KV	KILOVOLT	WP	WEATHERPROOF
KVA	KILOVOLT AMP	XFMR	TRANSFORMER
KW	KILOWATT	XP	EXPLOSION PROOF
LCP	LIGHTING CONTROL PANEL	Y	WYE
LFMC	LIQUIDTIGHT FLEXIBLE METAL CONDUIT	3W	THREE WIRE
LFNC	LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT	3PH	THREE PHASE
LHH	LIGHTING HANDHOLE	#	NUMBER
LT	LIGHT		
LTG	LIGHTING		
LV	LOW VOLTAGE		

ELECTRICAL GENERAL NOTES

1. THE FOLLOWING GENERAL NOTES APPLY TO ALL ELECTRICAL DRAWINGS.

2. INSTALLATION OF ELECTRICAL MATERIAL SHALL CONFORM WITH LOCAL REGULATIONS AND THE [2022 CALIFORNIA ELECTRICAL CODE (CEC)] [2020 NATIONAL ELECTRICAL CODE (NEC)] AND OTHER GOVERNING CODES AND ORDINANCES.

3. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL BE LISTED BY UNDERWRITER'S LABORATORIES (UL) AND BEAR THEIR LABEL, OR LISTED AND CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL) WHERE UL DOES NOT HAVE A LISTING. CUSTOM MADE EQUIPMENT SHALL HAVE COMPLETE TEST DATA SUBMITTED BY THE MANUFACTURER ATTESTING TO ITS SAFETY. IN ADDITION, THE MATERIALS, EQUIPMENT, AND INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING:

   AMERICAN SOCIETY OF TESTING MATERIALS (ASTM)
   INSULATED POWER CABLE ENGINEERS ASSOCIATION (PCEA)
   NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
   AMERICAN STANDARD ASSOCIATION (ASSA)
   NATIONAL FIRE PROTECTION AGENCY (NFPA)
   AMERICAN NATIONAL STANDARD INSTITUTE (ANSI)
   CALIFORNIA ELECTRICAL CODE (CEC) - LATEST EDITION
   CALIFORNIA CODE OF REGULATIONS TITLE 24 (CCR)
   INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
   ALL LOCAL CODES HAVING JURISDICTION

   WHERE THE CODES HAVE DIFFERENT LEVELS OF REQUIREMENTS, THE MOST STRINGENT RULE SHALL APPLY.

4. ALL MATERIALS, WORKMANSHIP AND INSTALLATION SHALL CONFIRM TO THE CALIFORNIA CODE OF REGULATIONS (CCR).

5. CONTRACTOR TO PROVIDE ALL CALIFORNIA TITLE 24 LIGHTING AND LIGHTING CONTROL ACCEPTANCE TESTS AND FORMS TO COMPLY WITH TITLE 24.

6. NOT ALL SYMBOLS AND ABBREVIATIONS ARE USED.

7. UNLESS SPECIFICALLY SHOWN AS (D), (E), (ER), (NR), AND (R), ALL ELECTRICAL DEVICES SHOWN ARE NEW (N).

8. NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT.

9. PROVIDE AND MAINTAIN CLEAR WORKING SPACE CLEARANCE ABOUT ELECTRICAL EQUIPMENT IN ACCORDANCE WITH CODE.

10. PROVIDE LAMINATED TYPE WRITTEN DIRECTORY CARD IN EACH PANEL OR DISTRIBUTION BOARD. IDENTIFY LOAD SERVED BY EACH CIRCUIT BREAKER.

11. PROVIDE ENGRAVED PLASTIC NAMEPLATES TO IDENTIFY ALL LOADS SERVED BY PANELBOARD, DISTRIBUTION BOARDS, MOTOR CONTROL CENTERS, ENCLOSED CIRCUIT BREAKERS, SAFETY SWITCHES, ETC.

12. ALL RECEPTACLES AND DATA OUTLETS SHALL BE CLEARLY LABELED INDICATING ITS SOURCE AND CIRCUIT NUMBER.

13. CONTRACTOR SHALL PERMANENTLY MARK THE INTERIOR OF WIRING DEVICES COVERPLATES AND EXTERIOR OF THE JUNCTION BOXES OF LUMINARIES AND EQUIPMENT WITH THE CIRCUIT IDENTIFICATION.

14. EXISTING CIRCUITS WHICH ARE REMOVED AND NOT REUSED SHALL BE IDENTIFIED ON THE PANEL SCHEDULE AS "SPARE".

15. ALL TERMINATIONS AND ENCLOSURES SHALL BE RATED FOR USE WITH 75 DEGREE CELSIUS CONDUCTORS.

16. FOR CONCRETE PADS PROVIDE A MINIMUM OF 4" HEIGHT FOR ELECTRICAL GEAR, U.O.N.

17. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, CHARGERS, AND INCIDENTAL COSTS NECESSARY FOR EXECUTION AND COMPLETION OF ELECTRICAL WORK. INCLUDING ALL CHARGES BY STATE, COUNTY AND LOCAL GOVERNMENT AGENCIES.

18. CONTRACTOR SHALL INCLUDE IN THE BID ALL LABOR, MATERIALS, TOOLS, PLANT, TRANSPORTATION, STORAGE COSTS, EQUIPMENT, INSURANCE, TEMPORARY PROTECTION, PERMITS, INSPECTIONS, TAXES AND ALL NECESSARY AND RELATED ITEMS REQUIRED TO PROVIDE COMPLETE DEMOLITION AND CUTOVER OF EXISTING SYSTEMS SHOWN AND DESCRIBED IN THE SPECIFICATIONS.

19. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE OWNER PRIOR TO REMOVAL OF EXISTING ELECTRICAL EQUIPMENT AND TURN OVER REMOVED EQUIPMENT THAT THE OWNER REQUESTS IN AN "AS-FOUND" CONDITION.

20. COORDINATE WORKING HOURS WITH CONTRACTING OFFICER OR OWNERS REPRESENTATIVE INCLUDING DEMO AND NEW WORK. CAREFULLY PLAN AND MINIMIZE INCONVENIENCES TO USERS.

21. ALL INTERRUPTION OF ELECTRICAL POWER SHALL BE KEPT TO A MINIMUM. HOWEVER, WHEN AN INTERRUPTION IS NECESSARY, THE SHUTDOWN MUST BE COORDINATED WITH THE OWNER AND CONSTRUCTION MANAGER 14 DAYS PRIOR TO THE OUTAGE.

22. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND COORDINATING PHASED ACTIVITIES AND CONSTRUCTION METHODS THAT MINIMIZE DISRUPTION TO TERMINAL OPERATIONS AND PROVIDE COMPLETE AND OPERATIONAL SYSTEMS.

23. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT EXISTING ELECTRICAL DEVICES AND LIGHTING TO REMAIN ARE OPERATIONAL IN THE SAME WAY AS BEFORE THE WORK OF THE PROJECT BEGAN. IN ADDITION TO VERIFYING DEVICE FUNCTIONALITY, THEY SHALL ALSO VERIFY THAT CIRCUIT CONTINUITY IS MAINTAINED FOR EXISTING CIRCUITRY THAT IS TO REMAIN. IN CASES WHERE EITHER OF THESE CASES ARE NOT TRUE BECAUSE OF WORK CARRIED OUT AS PART OF THE PROJECT, THE CONTRACTOR IS RESPONSIBLE FOR RESTORING THE REMAINING DEVICES AND CIRCUITRY TO THEIR ORIGINAL FUNCTIONALITY.

24. ALL ELECTRICAL FIXTURES, OUTLETS, DEVICES, ETC., THAT ARE REMOVED, SHALL BE REMOVED COMPLETELY, INCLUDING CONDUIT AND WIRING BACK TO THE LAST FIXTURE, OUTLET, DEVICE, ETC. REMAINING IN SERVICE.

25. ALL ELECTRICAL BUILDING INFRASTRUCTURE COMPONENTS INCLUDING CONDUITS, CONDUCTORS, SUPPORTS, BOXES, CONNECTORS, ETC. TO BE DEMOLISHED, NOT LEFT ABANDONED IN PLACE, IF NOT CURRENTLY BEING USED AND/OR SCHEDULED FOR USE OR REUSE.

26. ALL ABANDONED CONDUITS SHALL HAVE ALL WIRES REMOVED TO NEAREST ACCESSIBLE JUNCTION BOX.

27. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL REQUIRED PHASING STEPS AND INTERMEDIATE PLANS TO ACHIEVE THE ULTIMATE SOLUTION. ALL PHASING AND INTERMEDIATE PLANS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO IMPLEMENTATION. ALL SHUTDOWNS AND CUTOVERS MUST MEET OWNER REQUIREMENTS. ANY PLAN TO DEVIATE FROM THE OWNERS AUTHORITY STANDARDS REQUIRES WRITTEN APPROVAL BY OWNER PRIOR TO INSTALLATION.

28. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COMPLETE SET OF DRAWINGS AND SPECIFICATIONS. THEY SHALL CHECK THE DRAWINGS OF THE OTHER TRADES AND SHALL CAREFULLY READ THE ENTIRE SPECIFICATIONS AND DETERMINE THEIR RESPONSIBILITIES. FAILURE TO DO SO SHALL NOT RELEASE THE CONTRACTOR FROM DOING THE WORK IN COMPLETE ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

29. THE CONTRACTOR SHALL VISIT THE SITE INCLUDING ALL AREAS INDICATED ON THE DRAWINGS. THEY SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS, AND BY SUBMITTING A BID, ACCEPTS CONDITIONS UNDER WHICH THEY SHALL BE REQUIRED TO PERFORM THEIR WORK.

30. REVIEW DRAWINGS, COORDINATE EQUIPMENT AND DEVICE LOCATIONS WITH OTHER DISCIPLINES, AND VERIFY DIMENSIONS AND JOB SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND PROCUREMENT OF MATERIALS.

31. EXISTING CONDITIONS WERE TAKEN FROM ORIGINAL DRAWINGS AND SITE VISITS AND MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH OTHER DISCIPLINES AND EXISTING CONDITIONS.

32. ALL CIRCUIT NUMBERS AND EXISTING CONDUIT HOMERUNS SHOWN ON THESE DRAWINGS WERE TAKEN FROM EXISTING RECORD DRAWINGS AND NON-DESTRUCTIVE FIELD SURVEYS. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY LOCATIONS OF HOMERUNS AND ADJUST CIRCUIT NUMBERS ACCORDING TO EXISTING CONDITIONS IF REQUIRED.

33. CONTRACTOR TO TRACE EXISTING CIRCUITRY AFFECTED BY SCOPE OF WORK PRIOR TO BEGINNING WORK. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE EEOR AND OWNER.

34. ALL IN SERVICE CIRCUITS INCLUDING FIRE ALARM, SECURITY, AND TELEPHONE THAT MAYBE INTERRUPTED AS PART OF THIS WORK SHALL BE COORDINATED WITH THE OWNER PER SERVICE INTERRUPTION PROTOCOL DETAILED IN THE "SPECIFICATIONS".

35. IN GENERAL, THE DEMOLITION PLAN(S) SHOWS ALL EXISTING EQUIPMENT TO BE REMOVED; HOWEVER, ELECTRICAL EQUIPMENT, WHETHER SHOWN ON THESE DRAWINGS OR NOT THAT IS LOCATED IN REMOVED WALLS, FLOORS OR CEILINGS, SHALL BE REMOVED UNLESS OTHERWISE NOTED. ALL CONDUIT AND CONDUCTORS, ABANDONED AS A RESULT OF SCOPE OF WORK SHALL BE REMOVED BACK TO SOURCE.

36. CONTRACTOR SHALL COORDINATE DEMOLITION. WITH ADJACENT AREA AND ENSURE CONTINUITY OF OPERATION FOR ADJACENT SPACES INCLUDING LIGHTING, POWER, DATA, SECURITY, PA, AND FIRE ALARM. CONTRACTOR SHALL INVESTIGATE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING WORK.

37. WHEREVER A DISCREPANCY IN QUANTITY OR SIZE OF CONDUIT, WIRE, EQUIPMENT DEVICES, CIRCUIT BREAKERS, TRANSFORMERS, GROUND FAULT PROTECTION SYSTEM, ETC. (ALL MATERIALS, 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 SPECIFICATIONS TO ENSURE COMPLETE AND OPERABLE SYSTEMS AS REQUIRED BY THE OWNER OR ENGINEER.

38. DRAWINGS ARE DIAGRAMMATIC ONLY. ROUTING OF RACEWAYS SHALL BE AT THE OPTION OF THE CONTRACTOR UNLESS OTHERWISE NOTED AND SHALL BE COORDINATED WITH OTHER SECTIONS INCLUDING MECHANICAL AND PLUMBING DUCTS, LINES, EQUIPMENT, ETC. DO NOT SCALE THE ELECTRICAL DRAWINGS FOR LOCATIONS OF ANY ELECTRICAL, ARCHITECTURAL, STRUCTURAL, CIVIL, OR MECHANICAL ITEMS OR FEATURES.

39. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL CEILING TYPES AND CONDITIONS PRIOR TO RELEASING FIXTURE/EQUIPMENT ORDERS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY HARDWARE FOR MOUNTING THE SPECIFIED FIXTURE/EQUIPMENT IN THE VERIFIED CEILING TYPE. NOTIFY THE ENGINEER FOR CLARIFICATION IMMEDIATELY.

40. COORDINATE ALL WALL-MOUNTED DEVICE HEIGHTS WITH ARCHITECT PRIOR TO ROUGH-IN.

41. SWITCHES, CIRCUIT BREAKERS, ETC. SHALL BE READILY ACCESSIBLE, AND TO THE CENTER OF THE EQUIPMENT. OPERATING HANDLE WHEN IN ITS HIGHEST POSITION SHALL NOT BE INSTALLED MORE THAN 6'-7" AFF.

42. THE CONTRACTOR SHALL COORDINATE THE ROUTING OF CONDUIT/WIRING TO ROOF-MOUNTED EQUIPMENT WITH EQUIPMENT INSTALLER PRIOR TO ROUGH-IN. ALL WIRING SHALL BE BELOW THE ROOF IN AN ACCESSIBLE CEILING SPACE LOCATION. ALL CONDUITS SHALL BE CLEAR OF ELECTRICAL WORKING SPACE AROUND EQUIPMENT.

43. THE CONTRACTOR SHALL SUPPLY POWER TO AND MAKE CONNECTION TO ALL MOTORS AND EQUIPMENT REQUIRING ELECTRICAL, INCLUDING ALL FRACTIONAL HORSEPOWER MOTORS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE MECHANICAL AND PLUMBING DRAWINGS/SUBMITTALS FOR COORDINATION WITH EQUIPMENT.

44. CONTRACTOR TO COORDINATE ALL REQUIRED MOTOR STARTERS AND DISCONNECTS FOR MECHANICAL AND PLUMBING EQUIPMENT BASED ON FINAL EQUIPMENT SELECTIONS.

45. EXISTING CONDUIT FEEDS UP THROUGH FLOOR SHALL BE CUT OFF AND PLUGGED FLUSH WITH FLOOR WHERE EXISTING WALL, ETC, IS REMOVED. REMOVE CONDUCTORS FROM THIS POINT BACK TO LAST OUTLET REMAINING IN SERVICE

46. WALLS OF STAIR SHAFTS AND EXIT PASSAGEWAYS SHALL NOT HAVE PENETRATIONS FOR UTILITIES.

47. UTILITY PENETRATIONS OF ANY KIND IN FIRE AND SMOKE PARTITIONS AND CEILING ASSEMBLIES, SHALL BE FIRESTOPPED AND SEALED WITH AN APPROVED FIRESTOP SYSTEM EQUAL OR GREATER THAN THE FIRE RATING OF THE WALL.

48. RESEAL ALL EXISTING PENETRATIONS OR OPENINGS THROUGH WALLS, CEILINGS, FLOORS, ETC., TO MAINTAIN THE RATING OF THE STRUCTURE.

49. ALL RECEPTACLES ON COMMON WALLS SHALL BE IN SEPARATE BOXES AND OFFSET 24 INCHES MINIMUM.

50. FOR CEILINGS THAT ARE INACCESSIBLE TO ELECTRICAL DEVICES AND BOXES, THE CONTRACTOR SHALL COORDINATE LOCATION AND SIZE OF ACCESS PANEL(S) WITH THE GENERAL CONTRACTOR.

51. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON SITE TO AVOID EXISTING DUCTS, PIPING OR CONDUITS, ETC., AND TO PREVENT HAZARDS TO PERSONNEL AND/OR DAMAGE TO EXISTING UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN AND INSTALLED BY ANY OTHER CONTRACTS. THE ENGINEER IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER SHOULD SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED.

52. REFER TO ARCHITECTURAL, LANDSCAPE AND/OR CIVIL PLANS FOR EXACT LOCATIONS OF FIXTURES, PULLBOXES, MANHOLES, OTHER ELECTRICAL DEVICES, ETC. COORDINATE ALL UNDERGROUND STRUCTURES AND CONDUIT ROUTING WITH ARCHITECTURAL LANDSCAPE, AND CIVIL PLANS PRIOR TO ROUGH-IN TO ENSURE THAT SUCH ITEMS ARE NOT PLACED IN CRITICAL LANDSCAPE PLANING/HARDSCAPE AREAS.

53. ALL CONDUIT SIZES ARE BASED ON COPPER CONDUCTORS WITH THHN/THWN-2 INSULATION UNLESS OTHERWISE NOTED.

54. MINIMUM CONDUIT SIZE SHALL BE 3/4", UNLESS OTHERWISE NOTED.

55. MINIMUM CONDUIT SIZE FOR ALL UNDERGROUND INSTALLATION SHALL BE 1", UNLESS OTHERWISE NOTED.

56. PROVIDE POLYPROPYLENE OR MONOFILAMENT PLASTIC LINE PULL STRING (MINIMUM 200 LB TENSILE STRENGTH) FOR CONDUITS WITH NO WIRING.

57. EXISTING CONDUIT MAY BE REUSED IF ADEQUATELY SIZED AND IF IT IS STILL OPERABLE AND IN GOOD CONDITION. THE ENTIRE LENGTH OF THE EXISTING CONDUIT SHALL BE MANDRELED TO VERIFY THE INTEGRITY OF THE INSTALLED CONDUIT.

58. A COMPLETELY INDEPENDENT RACEWAY AND WIRING SYSTEM SHALL BE INSTALLED FOR EMERGENCY CIRCUITS.

59. ALL WIRING INSIDE THE BUILDING, THIS INCLUDES CONCEALED SPACES SUCH AS IN BETWEEN WALLS AND INTERSTITIAL SPACES, SHALL BE IN EMT CONDUIT UNLESS OTHERWISE NOTED.

60. THE ELECTRICAL DRAWINGS DO NOT SHOW ALL OFFSETS, BENDS, FITTINGS, JUNCTION BOXES, PULL BOXES, AND EXPANSION FITTINGS FOR SEISMIC JOINTS REQUIRED TO MEET FIELD CONDITIONS. DETERMINE ACTUAL MATERIAL AND HARDWARE REQUIREMENTS AND VERIFY ALL DIMENSIONS, EXISTING EQUIPMENT, AND STRUCTURAL MEMBER LOCATIONS BY FIELD INSPECTION.

61. INSTALL ALL CONDUITS WITH A MINIMUM NUMBER OF BENDS BETWEEN ACCESSIBLE PULL LOCATIONS: 180 DEGREES FOR LOW VOLTAGE SYSTEMS AND 270 DEGREES FOR POWER SYSTEMS.

62. ROUTE EXPOSED CONDUIT AND CONDUIT ABOVE ACCESSIBLE CEILING SPACES PARALLEL AND PERPENDICULAR TO WALLS AND ADJACENT PIPING. INSTALL ALL CONDUITS IN SUCH A MANNER AS TO CONFORM TO THE STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEAD ROOM, AND KEEP OPENINGS AND PASSAGEWAYS CLEAR, AND MEET ALL STRUCTURAL CODE REQUIREMENTS.

63. STRAIGHT FEEDER, BRANCH CIRCUIT, AND CONDUIT RUNS SHALL BE PROVIDED WITH SUFFICIENT PULL BOXES OR JUNCTION BOXES TO LIMIT THE MAXIMUM LENGTH OF ANY SINGLE CABLE PULL TO 100 FEET. PULL BOXES SHALL BE SIZED PER CODE OR AS INDICATED ON DRAWINGS. LOCATIONS SHALL BE DETERMINED IN THE FIELD OR AS INDICATED ON THE DRAWINGS.

64. RIGID GALVANIZED STEEL CONDUIT SHALL BE FULL WEIGHT THREADED TYPE STEEL. ELECTRICAL METALLIC TUBING (EMT) MAY BE USED IN WALLS OR CEILING SPACES WHERE NOT SUBJECT TO MECHANICAL DAMAGE. PVC SCHEDULE 40 MAY BE INSTALLED BENEATH SLAB OR BELOW GRADE. FLEXIBLE STEEL CONDUIT MAY BE USED AT FIXTURE AND OUTLET CONNECTIONS WITH NO RUNS LONGER THAN 6 FEET. AN EQUIPMENT GROUNDING CONDUCTOR SHALL BE PROVIDED IN ALL CONDUIT RUNS.

WDID NO.

EDDA NO.

FILE NO.

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

NO.	REVISION DESCRIPTION	BY	DATE

ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:
OBSE ENGINEERING
9903 BUSINESS PARK AVE SUITE 104
SAN DIEGO, CA 92131
858.800.6000
bseengineering.com

OCEANSIDE CALIFORNIA
PIER VIEW WAY BRIDGE & LIFEGUARD HQ

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
E-002		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: GENERAL NOTES

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
Sign:
PRINT Name: Date:

Reviewed By:
Initials: Date:

PLAN NUMBER
CIP19-0001

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ELECTRICAL GENERAL NOTES CONTINUE

65. RIGID GALVANIZED STEEL CONDUIT FITTINGS SHALL BE THREADED AND THOROUGHLY GALVANIZED. ELECTRICAL METALLIC TUBING (EMT) CONDUIT FITTINGS SHALL BE STEEL, RAINTIGHT THREADLESS COMPRESSION TYPE. DIE CAST, SET SCREW, OR INDENTER TYPES ARE NOT ACCEPTABLE. FLEXIBLE STEEL CONDUIT FITTINGS SHALL BE MALLEABLE IRON CLAMP, SQUEEZE TYPE OR STEEL TWIST-IN TYPE WITH INSULATED THROAT. SET SCREW TYPE IS NOT ACCEPTABLE.

66. ALL EMT CONNECTORS, COUPLINGS, AND OTHER FITTINGS SHALL BE NON-CAST STEEL COMPRESSION TYPE.

67. FLEXIBLE METAL CONDUIT SHALL BE LIMITED TO FINAL CONNECTION TO LIGHT FIXTURES AND FOR FINAL CONNECTIONS TO EQUIPMENT THAT VIBRATES. FLEXIBLE METAL CONDUIT SHALL BE 6'-0" OR LESS FROM POINT SECURELY FASTENED TO LIGHT FIXTURE, AND SHALL CONTAIN A HOT, NEUTRAL, AND EQUIPMENT GROUNDING CONDUCTORS.

68. ALL LOW VOLTAGE SIGNAL SYSTEMS SHALL BE INSTALLED IN A SEPARATE UNDERGROUND RACEWAY SYSTEM.

69. INSTALL ALL EXTERIOR MOUNTED ELECTRICAL EQUIPMENT IN WEATHERPROOF, NEMA 3R ENCLOSURES.

70. ALL CONDUCTORS SHALL BE COPPER #12 AWG MINIMUM SIZE, TYPE THHN/THWN-2 THERMOPLASTIC, 600 VOLT, 90 DEGREES CELSIUS WET AND 90 DEGREES CELSIUS DRY AND UL LISTED UNLESS NOTED OTHERWISE. CONDUCTORS #12 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #10 AWG AND LARGER SHALL BE STRANDED.

71. ALL SPLICES SHALL BE ACCESSIBLE (IN J-BOXES AND PULLBOXES).

72. SHARING OF NEUTRAL WIRES AND USE OF MULTIWIRE BRANCH CIRCUIT ARE PROHIBITED. ONE NEUTRAL CONDUCTOR MUST BE PROVIDED FOR EVERY NEW NON-MULTIWIRE BRANCH CIRCUIT.

73. PROVIDE BREAKER HANDLE TIES WITH ADJACENT BREAKER(S) FOR ANY EXISTING NORMAL POWER MULTI-WIRE BRANCH CIRCUIT BEING MODIFIED. BREAKER HANDLE TIE GROUPINGS SHALL BE BY BRANCH CIRCUIT GROUP (I.E. MULTIPLE CIRCUITS SHARING A COMMON NEUTRAL, COMMON YOKE, OR FURNITURE SYSTEM. DEDICATED NEUTRALS ARE REQUIRED FOR ALL EMERGENCY BRANCH CIRCUITS, INCLUDING EXISTING. FOR EXISTING EMERGENCY BRANCH CIRCUIT CONDITIONS, PROVIDE A J-BOX TO INTERCEPT EXISTING CIRCUIT(S) AND SHARED NEUTRAL.

74. ALL BRANCH CIRCUIT WIRING SHALL BE PROVIDED AS FOLLOWS:
- MAXIMUM OF 6 CURRENT CARRYING #12 WIRES IN A SINGLE 1/2" CONDUIT, CONTRACTOR CAN COMBINE UP TO (3) 1--CIRCUIT HOMERUNS IN ONE CONDUIT (I.E. 3#12 AWG HOTS, 3 NEUTRALS, AND 1 GROUND WIRE OR UP TO (2) 3-PHASE HOME RUNS.
- MAXIMUM OF 9 CURRENT CARRYING #10 WIRES IN SINGLE 3/4" CONDUIT, CONTRACTOR CAN COMBINE UP TO (4) 1--CIRCUIT HOME RUNS IN ONE CONDUIT (I.E. 3#12 AWG HOTS, 3 NEUTRALS, AND 1 GROUND WIRE OR UP TO (3) 3-PHASE HOME RUNS.
- PROVIDE ADJUSTMENT FACTORS OF CONDUCTORS WHEN MORE THAN 9 CURRENT CARRYING CONDUCTORS ARE IN THE SAME RACEWAY.

75. MAXIMUM NUMBER OF CONDUCTORS IN OUTLET OR JUNCTION BOXES SHALL CONFORM TO CODE, BUT IN NO CASE SHALL CONTAIN MORE THAN THE FOLLOWING NUMBER OF #12 AWG CONDUCTORS FOR THE SIZE OF BOX INDICATED. THE MINIMUM SIZE OUTLET OR JUNCTION BOX PERMITTED IN A WALL IS FOUR INCHES SQUARE BY 1-1/2 INCHES DEEP.

4" SQ BY 1-1/2" D = 9 CONDUCTORS
4" SQ BY 2-1/8" D = 13 CONDUCTORS
4-11/16" SQ BY 1-1/2" D = 11 CONDUCTORS
4-11/16" SQ BY 2-1/8" D = 18 CONDUCTORS

76. ALL FURNITURE FEED LOCATIONS TO BE VERIFIED WITH THE ARCHITECT AND FURNITURE VENDOR PRIOR TO ROUGH-IN.

77. A SEPARATE INSULATED EQUIPMENT GROUNDING CONDUCTOR, SIZED PER CEC TABLE 250.122 AT A MINIMUM, SHALL BE PROVIDED AND INSTALLED IN THE SAME CONDUIT AS THE CIRCUIT CONDUCTORS (IN EACH RUN), FOR ALL FEEDER AND BRANCH CIRCUITS U.O.N.

78. THE EQUIPMENT GROUNDING CONDUCTOR SHOWN ON CONDUIT RUNS SHALL RUN CONTINUOUS FROM PANEL TO LAST OUTLET. THIS WIRE SHALL BE PIGTAILED IN EACH OUTLET FOR CONNECTION TO BOX AND DEVICE SO THAT IF DEVICE IS REMOVED, GROUND WILL NOT BE INTERRUPTED.

79. BOND RACEWAYS AND THE FRAMES AND ENCLOSURES OF SWITCHES, AND OTHER ELECTRICAL EQUIPMENT TO THE GROUNDING SYSTEM.

80. PROVIDE EQUIPMENT BONDING JUMPERS SIZED PER CEC 250.102 (C) AT ALL EQUIPMENT WITH METALLIC ENCLOSURES THAT REQUIRES ELECTRICAL CONNECTION.

81. WHERE REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION OR WHERE NEW GROUND-FAULT PROTECTION OF EQUIPMENT IS BEING INSTALLED, A GROUND FAULT SYSTEM TEST SHALL BE CONDUCTED BY AN INDEPENDENT TESTING AGENCY PER CEC. THE GROUNDFAULT SYSTEM TEST SHALL BE PERFORMED IN THE PRESENCE OF THE LOCAL AUTHORITY HAVING JURISDICTION. PROVIDE GROUND FAULT TEST RESULTS TO THE ENGINEER OF RECORD.

82. ALL OUTLET BOXES CONTAINING MORE THAN ONE DEVICE SHALL BE GANGED. TWO DEVICES DOUBLE GANGED, MINIMUM.

83. PROVIDE GFCI RECEPTACLES WHEN LOCATED WITHIN 6 FEET OF ANY SINK, TUB, DRINKING FOUNTAIN OR VENDING MACHING, OR WHEN LOCATED IN KITCHEN AND/OR OUTDOOR SPACES.

84. CONFLICTS BETWEEN CATALOG NUMBERS AND FIXTURE DESCRIPTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION IMMEDIATLEY.

85. PROVIDE ALL HANGERS, CLIPS, AND NECESSARY HARDWARE TO INSTALL THE SPECIFIED FIXTURES AS INTENDED BY THE MANUFACTURER, THE ENGINEERS AND TO INSURE U.L. INTEGRITY. ALL PENDANT MOUNTED FIXTURES SHALL BE PROVIDED WITH SEISMIC SAFETY AIRCRAFT TYPE CABLE INSIDE PENDANT SECURED TO MAIN FIXTURE HOUSING AND STRUCTURE ABOVE.

86. ALL RECESSED FIXTURES IN T-BAR CEILINGS SHALL HAVE A # 10 AWG SUPPORT WIRE, FROM OPPOSING CORNERS CONNECTED TO THE STRUCTURE. MINIMUM 3 TIGHT TURNS IN 1-1/2" MAX.

87. CONTRACTOR SHALL VERIFY FIXTURE VOLTAGES AND CEILING TRIM COMPATIBILITY PRIOR TO ORDERING FIXTURE.

88. PROVIDE DOOR-TO-FRAME AND LENS-TO-DOOR GASKETING, INVERTED LENS AND FOOD SERVICE RATING FOR ALL FIXTURES LOCATED IN FOOD SERVICE AREAS.

89. FIXTURES, TRIMS, REFLECTORS AND LAMPS SHALL BE CLEANED FREE FROM DIRT, DUST, LABEL ADHESIVE AND FINGER PRINTS.

90. FINAL AND EXACT LOCATION OF LIGHTING FIXTURES AND DEVICES SHALL BE DETERMINED BY THE ARCHITECT AND/OR THE ARCHITECTURAL REFLECTED CEILING PLANS. CONFLICTS BETWEEN THE ENGINEER'S PLANS AND THE ARCHITECT'S SHALL BE CLARIFIED PRIOR TO COMMENCING WORK. THE CONTRACTOR IS REQUIRED TO MAKE ANY ADJUSTMENTS TO AVOID INTERFERENCE WITH THE LIGHTING FIXTURES AND CEILING GRIDS.

91. ALL FIXTURES LOCATED IN MECHANICAL EQUIPMENT ROOMS SHALL BE MOUNTED TO CLEAR ALL MECHANICAL EQUIPMENT.

92. ALL EXIT SIGNS SHALL BE EQUIPPED WITH A SEPARATE JUNCTION BOX FOR TERMINATION OF CONDUITS. NO "THROUGH-WIRING" IS ALLOWED. VERIFY IN THE FIELD FOR MOUNTING TYPE, NUMBER OF FACES AND DIRECTIONAL ARROWS PRIOR TO ORDERING.

93. PROVIDE APPROVED FIRE-RATED ENCLOSURES FOR ALL LIGHTING FIXTURES LOCATED IN FIRE-RATED CEILING.

94. PROVIDE CLEARANCES FROM COMBUSTIBLES AT A MINIMUM OF 12" (OTHER THAN AT POINT OF SUPPORT) AND 3" FROM INSULATION FOR RECESSED LIGHTING FIXTURES WHICH MUST BE NON-IC RATED.

95. ALL EMERGENCY BATTERY PACK FIXTURES SHALL BE PROVIDED WITH A CONSTANT HOT CONECTION TO THE CHARGING LEAD.

96. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXIT SIGN CHEVRONS AND NUMBER OF FACES PER EXIT SIGN. ANY DISCREPANCIES BETWEEN EXIT SIGNS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER OF RECORD PRIOR TO ORDERING EXIT SIGNS.

97. FOR SMALL AC MOTORS NOT HAVING BUILT-IN THERMAL OVERLOAD PROTECTION, PROVIDE MANUAL MOTOR STARTERS WITH OVERLOAD HEATER ELEMENTS SIZED TO THE NAMEPLATE CURRENT RATING OF THE MOTOR. FOR SMALL SINGLE PHASE AC MOTORS WITH BUILT-IN THERMAL OVERLOAD PROJECTION, PROVIDE A HORSEPOWER RATED TOGGLE TYPE DISCONNECT SWITCH.

98. FUSES SHALL BE PROVIDED WITH REJECTION TYPE FUSE HOLDERS.

99. REFER TO SINGLE LINE DIAGRAM AND FEEDER SCHEDULES FOR CONDUIT AND CONDUCTOR SIZE TO PANELS, TRANSFORMERS, MECHANICAL AND PLUMBING EQUIPMENT, ETC. CONDUIT RUNS MAY NOT BE SHOWN ON DRAWINGS, BUT ARE PART OF THIS CONTRACT.

100. ALL SERVICE ENTRANCE EQUIPMENT RATED AT 400A OR GREATER SHALL BE PROVIDED WITH A BACKFEED-RATED, SOLID STATE MAIN OVERCURRENT DEVICE AND BUSSING RATED AT 100% OPERATION. NO HEAT RISE RATED BUSSING ALLOWED.

101.

102. ALL NON-SERVICE ENTRANCE SWITCHBOARDS AND DISTRIBUTION BOARDS LARGER THAN 600A SHALL BE PROVIDED WITH BUSSING RATED FOR 100% OPERATION. ALL NON-SERVICE ENTRANCE SWITCHBOARDS AND DISTRIBUTION BOARD MAIN OVERCURRENT DEVICES SHALL BE BACKFEED-RATED.

103. ALL CIRCUIT BREAKERS, FUSES, AND ELECTRICAL EQUIPMENT SHALL HAVE INTERRUPTING RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT, TO WHICH THEY MAY BE SUBJECTED. SERIES RATING OF DEVICES WITHIN A PIECE OF EQUIPMENT IS NOT ALLOWED.

104. SERIES RATED DEVICES SHALL HAVE BEEN INVESTIGATED BY U.L. IN COMBINATION WITH THE ENDUSE EQUIPMENT AND IN THE EQUIPMENT IN WHICH THE DEVICES ARE USED AND SHALL BE MARKED WITH A SERIES RATING. ALL EQUIPMENT SHALL BE MARKED IN ACCORDANCE WITH THE CEC REQUIREMENTS.

105. PROVIDE CIRCUIT BREAKER ARC ENERGY REDUCTION MAINTENANCE SWITCHING PER CEC FOR ANY CIRCUIT BREAKER, 1200A FRAME AND LARGER.

106. COORDINATE PANIC HARDWARE WITH ARCHITECT FOR DOORS TO SPACES WHICH HOUSE ELECTRICAL EQUIPMENT RATED FOR 800 AMPERES OR MORE THAT CONTAINS OVERCURRENT DEVICES, SWITCHING DEVICES, OR CONTROL DEVICES.

107. MAKE FINAL EQUIPMENT CONNECTIONS. VERIFY VOLTAGES ON TRANSFORMERS AND ADJUST TAPS AS NECESSARY TO PROVIDE RATED SECONDARY VOLTAGE.

108. SURGE PROTECTIVE DEVICES (SPD) SHALL BE PROVIDED FOR ALL EMERGENCY SWITCHBOARDS AND PANELBOARDS PER CEC 700.8.

109. PROVIDE PLACARD(S) MARKED PER SPECIFICATIONS AND PER CEC SECTIONS 225.37, 230.2(E), 690.56, 692.56, 700.7, 701.7, 702.7, AND 705.10 DENOTING THE PRESENCE OF ADDITIONAL SERVICES, PHOTOVOLTAIC SYSTEMS, FUEL CELLS, EMERGENCY OR STAND-BY POWER SOURCES AS APPLICABLE.

110. 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.

111. PROVIDE WIRE MARKER ON EACH CONDUCTOR IN ELECTRICAL PANEL, PULL BOX, POLE MOUNTED LUMINAIRE, HANDHOLE, OUTLET, AND JUNCTION BOX. IF MORE THAN ONE NEUTRAL IS PRESENT, MARK EACH RELATED CIRCUIT AND PANEL NUMBER.

112. EXACT METHOD AND LOCATION OF CONDUIT PENETRATION AND OPENINGS IN CONCRETE WALLS OR FLOORS OR STRUCTURAL STEEL MEMBERS SHALL BE AS DIRECTED BY THE STRUCTURAL ENGINEER. PERFORM CORING, SAWCUTTING, PATCHING, AND REFINISHING OF EXISTING WALLS AND SURFACES WHEREVER IT IS NECESSARY TO PENETRATE. OPENINGS SHALL BE SEALED IN AN APPROVED METHOD TO MEET THE FIRE RATING OF THE PARTICULAR WALL, FLOOR OR CEILING. EXACT METHOD AND LOCATIONS OF CONDUIT PENETRATIONS AND OPENINGS IN CONCRETE WALLS OR FLOORS SHALL BE UL APPROVED. DO NOT BORE, NOTCH, OR IN ANY WAY CUT INTO ANY STRUCTURAL MEMBER WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.

113. THE CONTRACTOR SHALL PROVIDE AND KEEP UP-TO-DATE A COMPLETE RECORD SET OF DRAWINGS. THESE PRINTS SHALL SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS. ALL CHANGES AS NOTED ON THE RECORD SET OF DRAWINGS SHALL BE INCORPORATED THEREON IN A NEAT, LEGIBLE, UNDERSTANDABLE AND PROFESSIONAL MANNER. COPYING AND PASTING OF RFI RESPONSES ON TO PLANS IS NOT ACCEPTABLE.

114. DURING EACH PHASE OF DEMOLITION AND OR CONSTRUCTION, ALL CIRCUITS FROM EXISTING PANELS WHICH FEED AREAS OUTSIDE THE BOUNDARIES OF THAT PHASE, SHALL BE MAINTAINED.

115. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE TEMPORARY POWER FACILITIES AND CONNECTIONS FOR ALL FEEDERS OR SYSTEMS BEING DISCONNECTED IN ORDER TO MAINTAIN SYSTEMS IN OPERATION.

116. CONTRACTOR MUST PROVIDE BACKUP GENERATOR POWER IF ANY BUILDING WILL HAVE AN OUTAGE GREATER THAN EIGHT (8) HOURS. CONTRACTOR WILL NEED TO PROVIDE ANY MAINTENANCE OF FUELING FOR GENERATOR DURING THE OUTAGE.

117. PANELS OR TERMINAL CABINETS WHICH ARE LOCATED IN A WALL THAT IS TO BE DEMOLISHED, SHALL REMAIN IN AN OPERATIVE CONDITION UNTIL ALL AREAS FED BY THE RELATED PANELS HAVE BEEN DEMOLISHED. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL EQUIPMENT REQUIRED TO TEMPORARILY SUPPORT PANEL. PANELS MAY BE TEMPORARILY FREESTANDING, MOUNTED IN TEMPORARY PORTION OF WALLS TO BE DEMOLISHED LATER, ETC. CHECK WITH ARCHITECT AND ENGINEER FOR APPROVAL OF SUPPORTS. IT SHALL ALSO BE THIS CONTRACTOR'S RESPONSIBILITY TO RELOCATE AND RECONNECT ALL CIRCUITS ON A TEMPORARY BASIS IF THE PANELS, TERMINAL CABINETS, ETC., CONFLICT WITH THE NEW CONSTRUCTION PHASES, AND THEN REMOVED AFTER COMPLETION OF PHASES.

118. UNDERGOUND CONDUITS SHALL BE SCHEDULE 40 PVC, MINIMUM SIZE OF TWO INCHES. (ONE INCH FOR CONDUITS FROM HAND HOLE TO FIXTURE BASE).

119. ABOVE GROUND CONDUITS IMPROVEMENTS SHALL BE IN RIGID METALLIC CONDUIT (RMC).

120. WHEN ADJACENT TO A SIDEWALK, CONDUIT SHALL BE INSTALLED PARALLEL TO THE SIDEWALK WITH ADEQUATE CLEARANCE FROM IRRIGATION LINES AND OTHER UTILITIES.

121. ANCHOR BOLTS FOR LIGHT POLES SHALL NOT BE EXPOSED. ANCHOR BOLTS SHALL BE CAPPED WITH CONCRETE OR SHALL HAVE A COMPOSITE SHROUD PROVIDED BY THE MANUFACTURER.

122. A MIDGET FERRULE FUSE SHALL BE PROVIDED IN THE BASE OF EACH LIGHT POLE.

123. ALL WIRING SHALL BE STRANDED, COPPER THHN TYPE, INCLUDING #12 WIRE, EXCEPT WHRE MC IS USED.

124. COMMISSIONING OF ELECTRICAL SYSTESM SHALL ENCOMPASS ALL ELECTRICAL DISTRIBUTION, COMMUNICATION, AUDIO/VISUAL, FIRE ALARM, SECURITY, ETC SYSTEMS COVERED UNDER DIVISIONS 26, 27, 28 AND ARE A PART OF THIS PROJECT SCOPE.

125. ALL RACEWAYS LOCATED IN AREAS ACCESSIBLE TO STUDENTS AND STAFF SHALL BE SURFACE METAL OR SURFACE PLASTIC WIREWAY.

126. ALL RACEWAYS LOCATED ABOVE T-BAR CEILINGS, AND IN NON-PUBLIC SPACES AND INSTALLED 8'-0 AND ABOVE MAY BE EMT.

ELECTRICAL SHEET LIST

SHEET #	SHEET NAME
E-001	LEGEND AND ABBREVIATIONS
E-002	GENERAL NOTES
E-003	GENERAL NOTES
E-101	SITE PLAN
E-201	EAST BUILDING POWER - LEVEL 1
E-202	EAST BUILDING POWER - LEVEL 2
E-203	EAST BUILDING POWER - LEVEL 3
E-204	WEST BUILDING POWER - LEVEL 1
E-601	SINGLE LINE DIAGRAM

moffatt & nichol
1660 HOTEL CIRCLE NORTH, SUITE 500
SAN DIEGO, CA 92108
619-220-6050
WWW.MOFFATTNICHOL.COM

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ENGINEER OF WORK SEAL

R.C.E.
STAMP

DRAWINGS PREPARED BY:
BSE ENGINEERING
990 3 BUSINESSPARK AVE SUITE 104
SAN DIEGO, CA 92131
858 800 6000
bseengineering.com

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PIER VIEW WAY BRIDGE & LIFEGUARD HQ

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SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
E-003		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: GENERAL NOTES

ACCEPTED BY

CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

Prepared under the direction of:
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PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
CIP19-0001

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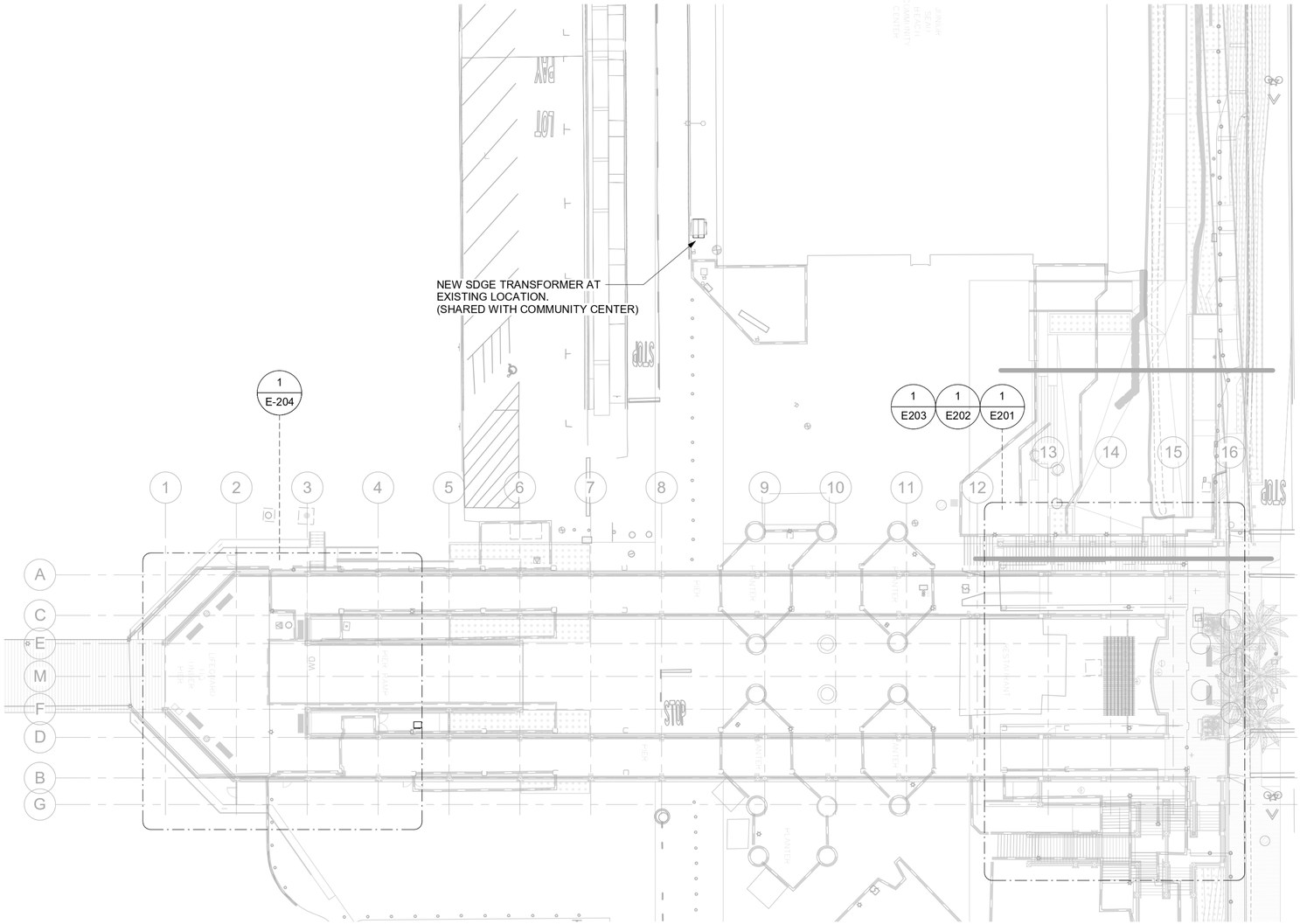
SHEET NOTES

1. ALL ELECTRICAL DEVICE LOCATIONS ARE PROPOSED. EXACT LOCATIONS SHALL BE COORIDNATED BY THE DESIGN BUILD TEAM.



B1 ELECTRICAL SITE PLAN
1" = 20'-0"

PLAN NORTH

1" = 20' 0' 10' 20' 40'

KEY PLAN

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9903 BUSINESS PARK AVE SUITE 104
SAN DIEGO, CA 92131
858.800.6000
bseengineering.com

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SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
E-101		

PUBLIC IMPROVEMENT PLAN FOR
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Sheet title: SITE PLAN

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PRINT Name: Date:

Reviewed By:
Initials Date:

PLAN NUMBER
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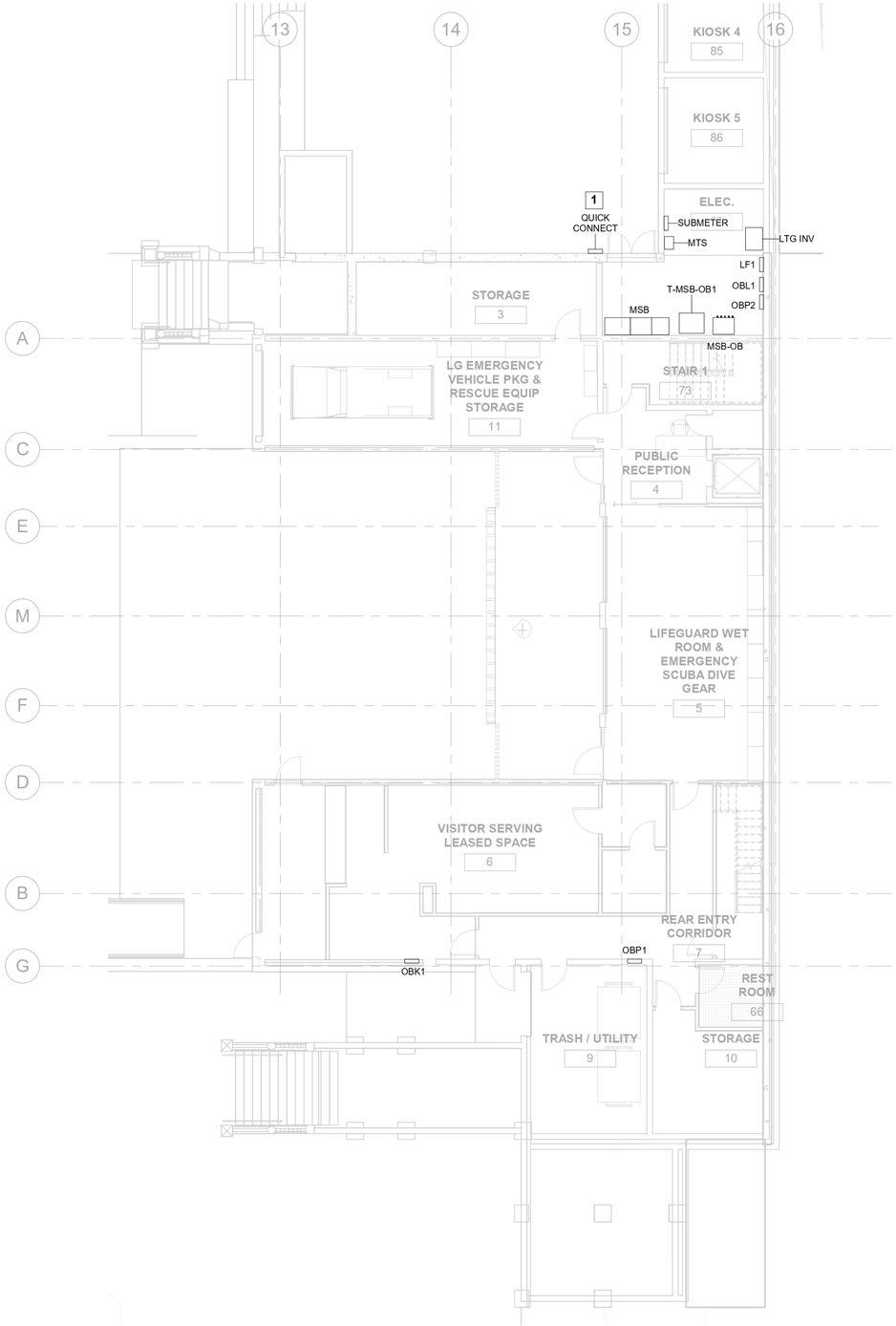

SHEET NOTES

1. ALL ELECTRICAL EQUIPMENT IS NEW UNLESS OTHERWISE NOTED.
2. ALL ELECTRICAL DEVICE LOCATIONS ARE PROPOSED. EXACT LOCATIONS SHALL BE COORDINATED BY THE DESIGN BUILD TEAM.

KEY NOTES

1 WALL MOUNTED PORTABLE GENERATOR QUICK CONNECTION.

E-101 A1 LIFEGUARD OPERATIONS POWER - LEVEL 1
1/8" = 1'-0"

PLAN NORTH

1/8" = 1'-0"
0' 4' 8' 16'

KEY PLAN

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SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
E-201		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: EAST BUILDING POWER - LEVEL 1

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CITY ENGINEER: Brian K. Thomas P.E. 60907 Date:

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Initials Date:

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SHEET NOTES

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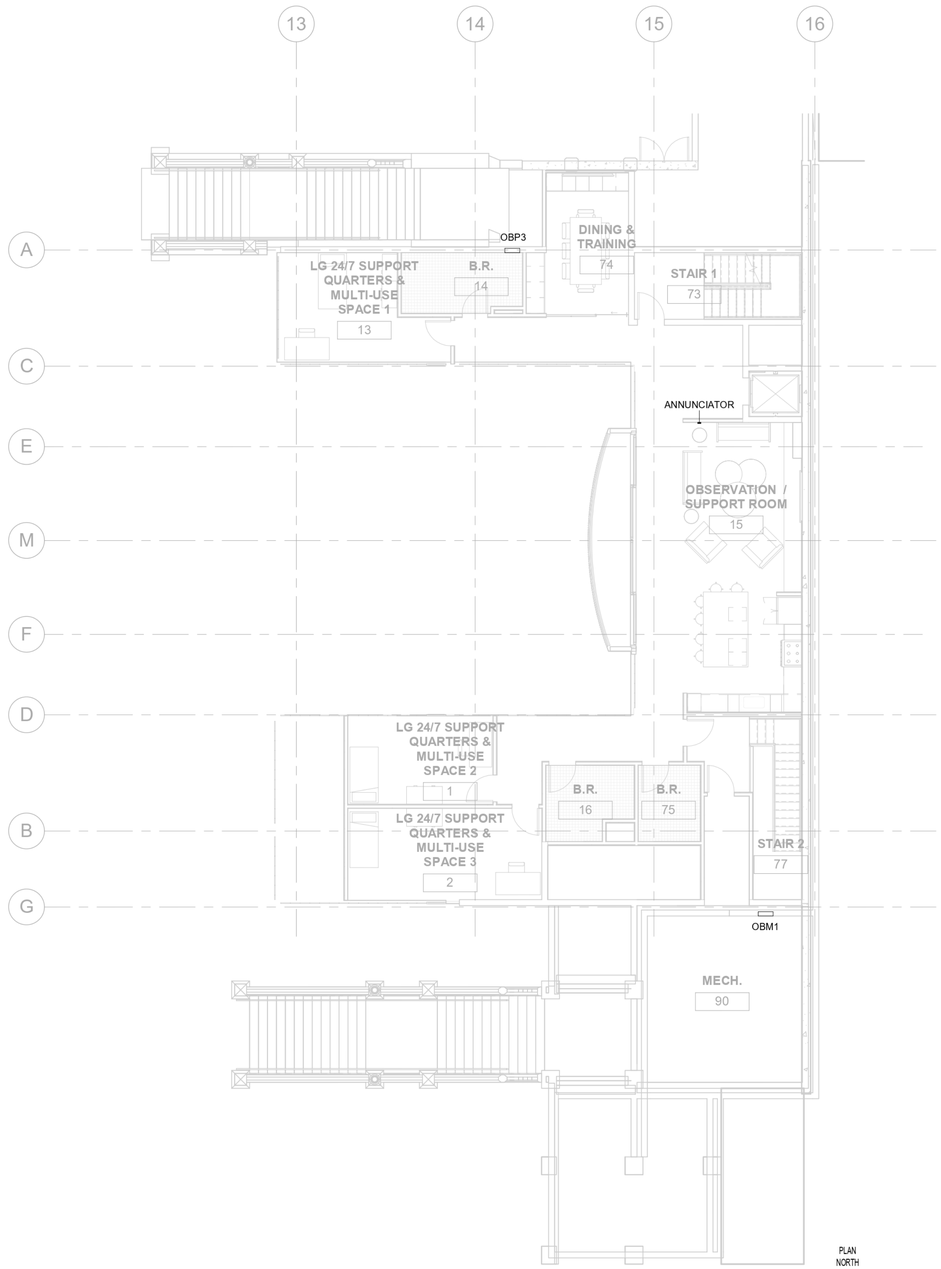

A1 LIFEGUARD OPERATIONS POWER - LEVEL 2
1/8" = 1'-0"

PLAN NORTH

1/8" = 1'-0" 0' 4' 8' 16'

KEY PLAN

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SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	SHEETS
E-202		

PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: EAST BUILDING POWER - LEVEL 2

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SHEET NOTES

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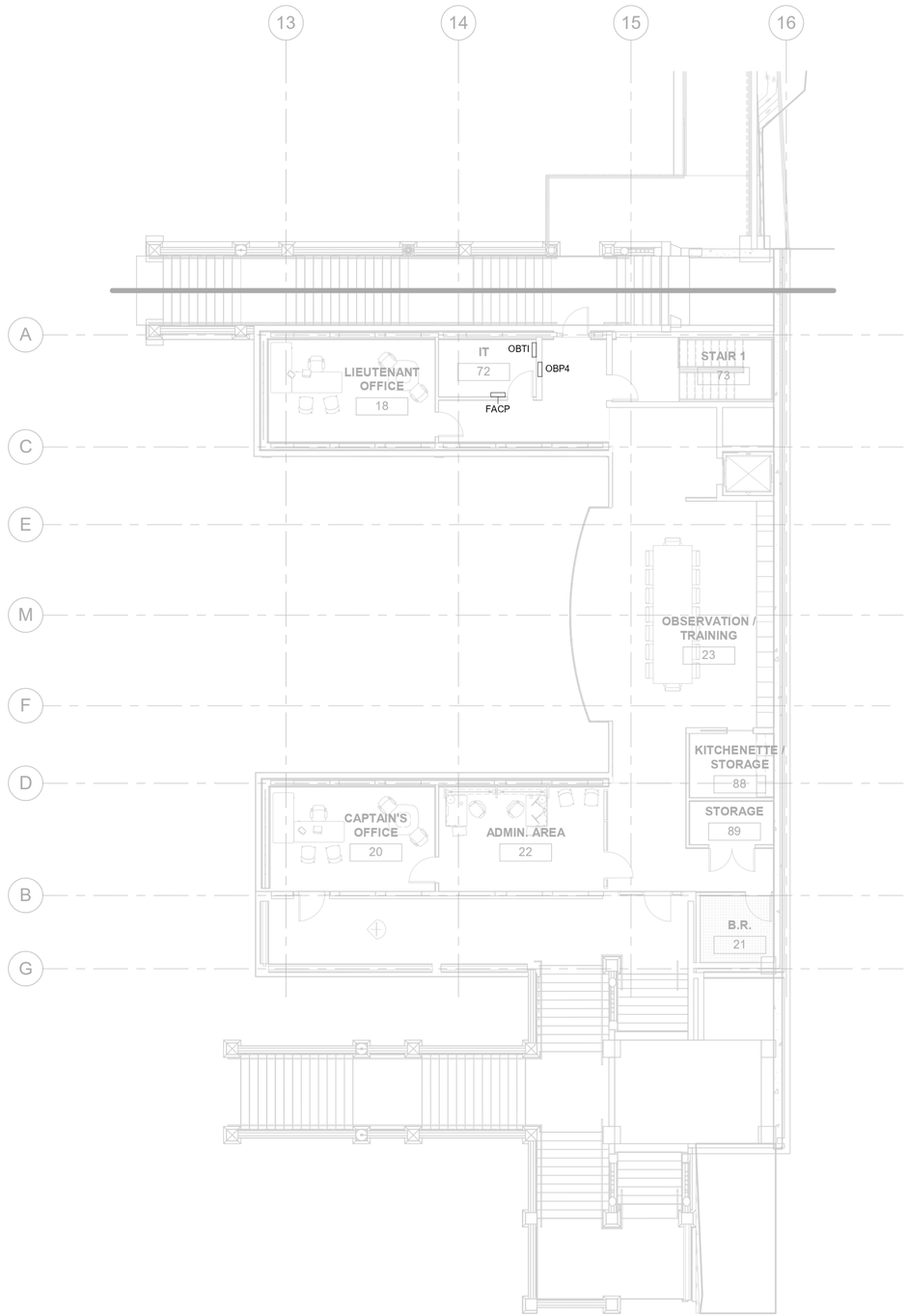
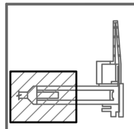
2. ALL ELECTRICAL DEVICE LOCATIONS ARE PROPOSED. EXACT LOCATIONS SHALL BE COORDINATED BY THE DESIGN BUILD TEAM.



A1 LIFEGUARD OPERATIONS POWER - LEVEL 3
1/8" = 1'-0"

PLAN NORTH

1/8" = 1'-0" 0' 4' 8' 16'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PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: EAST BUILDING POWER - LEVEL 3

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SHEET NOTES

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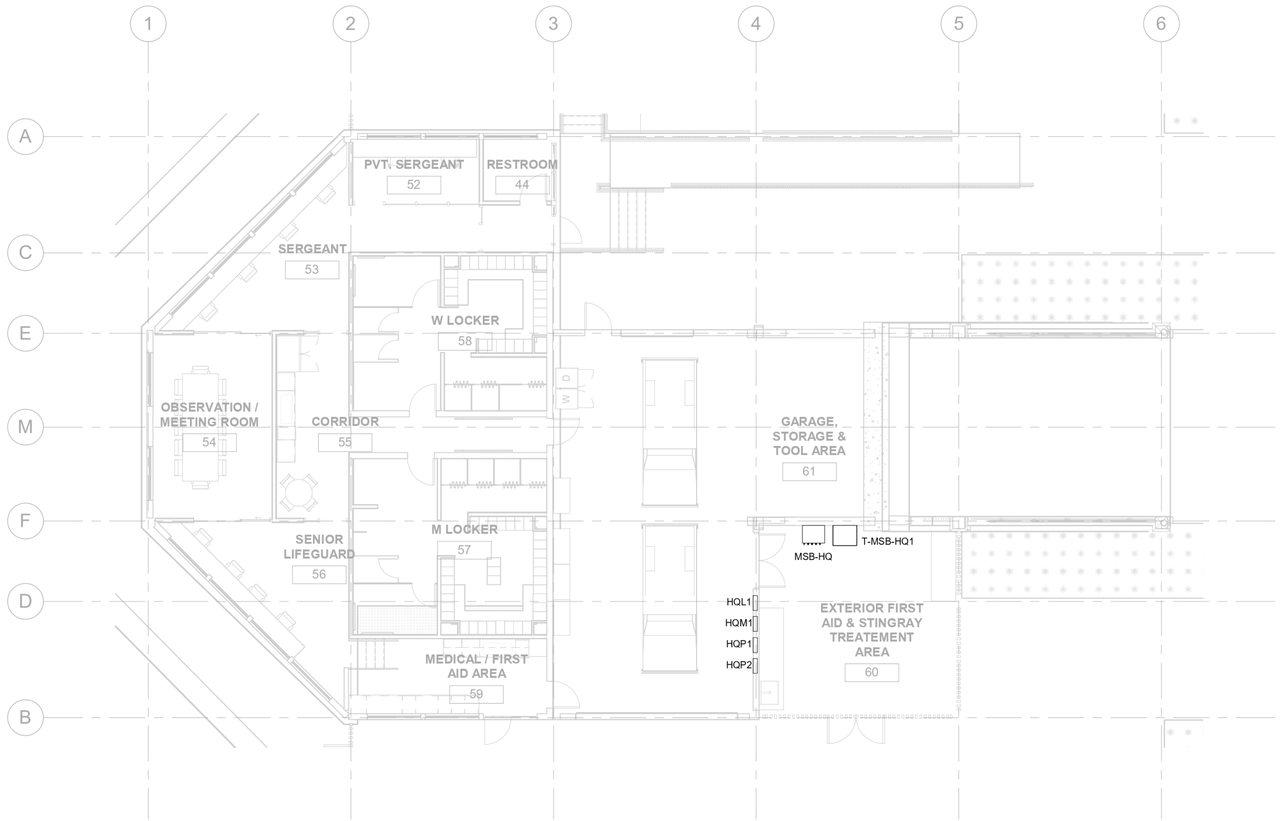

E-101 B1 LIFEGUARD HEADQUARTERS POWER - LEVEL 1
1/8" = 1'-0"

PLAN NORTH

1/8" = 1'-0" 0' 4' 8' 16'

KEY PLAN

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PUBLIC IMPROVEMENT PLAN FOR
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Sheet title: WEST BUILDING POWER - LEVEL 1

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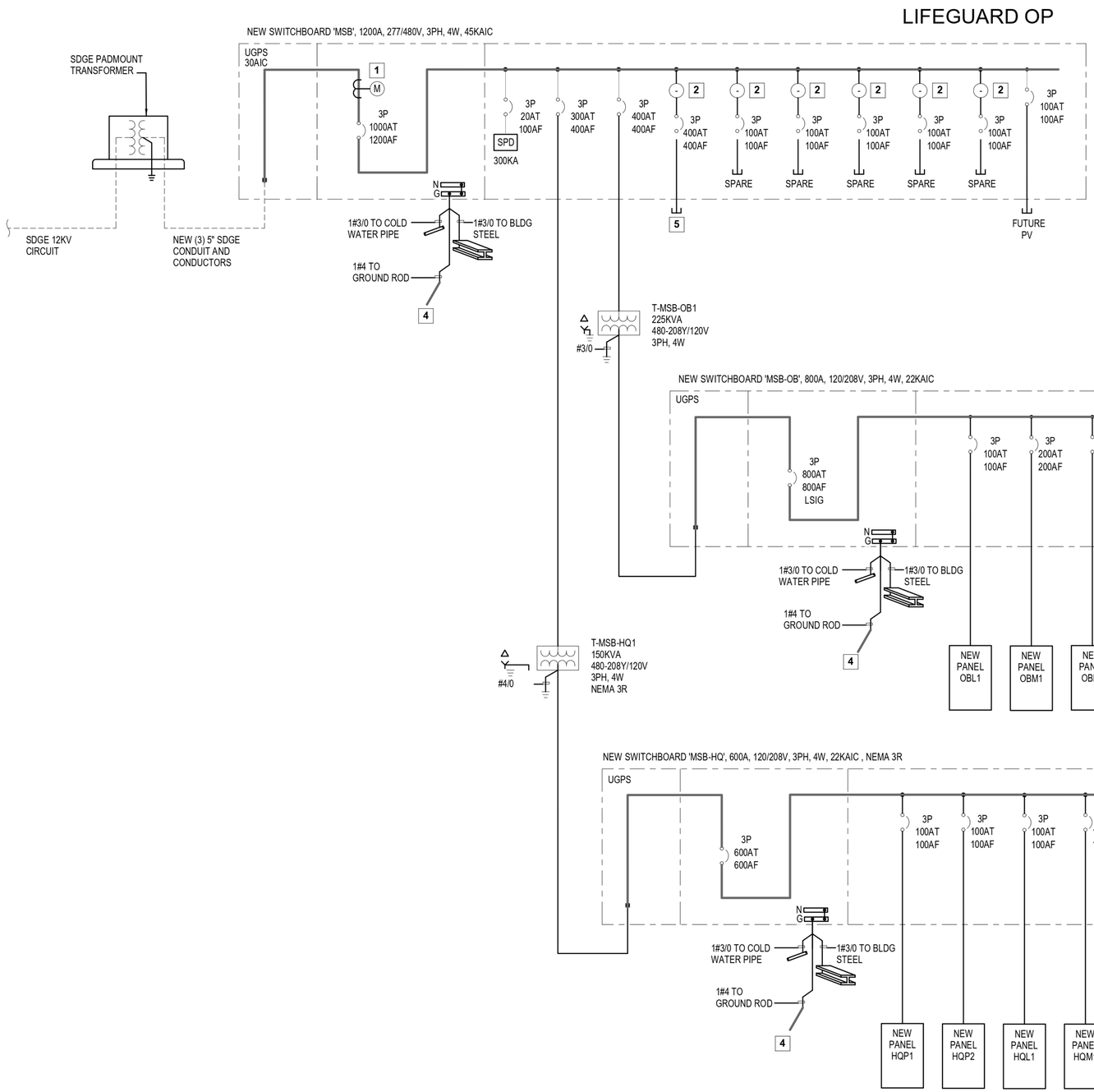
KEY NOTES

1. SDG&E UTILITY METER.
2. PROVIDE METER SOCKET WITH PROVISIONS.
3. KITCHEN VENDOR SUBMETER.
4. GROUNDING PER CEC 250.
5. INTERCEPT AND EXTEND TO EXISTING PIER DISTRIBUTION. CIRCUIT BREAKER SHALL SERVE PIER LIGHTING AND POWER.



A1 LIFEGUARD MULTI/METER SINGLE LINE DIAGRAM - NEW
12" = 1'-0"

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SAN DIEGO, CA 92131
858.800.6000
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PUBLIC IMPROVEMENT PLAN FOR
PIER VIEW WAY BRIDGE AND LIFEGUARD HEADQUARTERS

Sheet title: SINGLE LINE DIAGRAM

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Document Verification

Client	City of Oceanside
Project name	Oceanside Pier View Way Bridge Replacement
Document title	Basis of Design
Document sub-title	–
Status	Report
Date	May 23, 2025
Project number	11151
File reference	File Name

Revision	Description	Issued by	Date	Checked
00	Preliminary Basis of Design			

Produced by:
Moffatt & Nichol
Address
Phone
www.moffattnichol.com

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List of Abbreviations

AASHTO	American Association of State Highway and Transportation Officials
ACI	American Concrete Institute
ASCE	American Society of Civil Engineers
CAGR	Compound Annual Growth Rate
CIP	Cast-in-Place
CPI	Consumer Price Index
FCL	Full Container Load
ft	Feet
FY	Full Year
GDP	Gross Domestic Product
GFC	Global Financial Crisis
GT	Gross Tonnage
ha	Hectare (= 10,000 m^2)
KPI	Key Performance Indicator
LCMA	Least Cost Market Analysis
LCL	Less than Container Load
LOA	Length Overall
m	Meter
m^2	Square Meters
P&L	Profit and Loss Account
p.a.	Per annum
STS	Ship-to-Shore Crane (Quay Crane)
RTG	Rubber-Tyred Gantry
TEU	Twenty-Foot Equivalent Unit
THC	Terminal Handling Charge
Tonnes	Metric Tonnes
ULCS/s	Ultra Large Containership/s (10,000+TEU)
US$	United States Dollar(s)

1. Structural

1.1. General

1.1.1. Introduction

1.1.2. Codes, Standards, & References

- Building & Civil Codes:
  - Triennial Edition of the California Building Code, Title 24 Parts 1 & 2; 2025
  - AASHTO LRFD Bridge Design Specification, 10th Edition; 2024
  - AASHTO LRFD Guide Specifications for the Design of Pedestrian Bridges; 2009
  - ASCE 7-22, Minimum Design Loads and Associated Criteria for Buildings and Other Structures, with Supplements 1, 2, & 3; 2016
  - ACI 318-19, Building Code Requirements for Structural Concrete
  - AISC 360-22, Specification for Structural Steel Buildings, 2022
  - AISC 341-22, Seismic Provisions for Structural Steel Buildings, 2022
- Reference Materials:
  - ACI 209R
  - PCI Design Handbook, 8th Edition

1.1.3. Materials

The project is situated directly on the coast, spanning from Pier View Way to the existing timber pier structure. It is continually subjected to corrosive elements through wetting and drying cycles associated with tidal action as well as salt spray from crashing waves. Material selections will be appropriate to ensure the structure can achieve the intended service life of 75 years.

1.1.3.1. Concrete Materials:

Exposure:

The concrete will be exposed to regular wetting and drying cycles. Outdoor concrete will be vulnerable to accelerated deterioration due to the exposure of chlorides from contact with sea water and salt spray. Table 2-1 described the minimum exposure classifications that will inform the concrete mix designs developed for this project.

Table 2-1: Concrete Exposure Classifications

Category	**Class**	**Condition**
Freezing and Thawing (F)	All: F0	Concrete not exposed to freezing-and-thawing cycles.
Sulfate (S)	All: S1	Dissolved sulfate (SO_4^{2-}) in water between 150 ppm and 1500 ppm or seawater.
In Contact with Water (W)	Interior Concrete: W0	Concrete Dry in Service
	Exterior Concrete: W1	Concrete in contact with water where low permeability is not required.
Corrosion Protection of Reinforcement (C)	Interior Concrete: C0	Concrete dry or protected from Moisture
	Exterior Concrete: C2	Concrete Exposed to moisture and an external source of chlorides from deicing chemicals, salt, brackish water, seawater, or spray from these sources

Concrete Cover:

Concrete cover is often the most cost-effective way to delay the start reinforcement corrosion. Concrete clear cover for embedded reinforcement will be in accordance with ACI 318-19 Section 20.5.1.3

Reinforcement:

Concrete reinforcement types and materials will conform with the requirements of CBC 2022 and ACI 318-19. Specific materials and grades will be as specified in subsequent sections of this document.

1.2. West Lifeguard Building

1.2.1. Design Concept

1. General

The West Lifeguard Building is a single-story reinforced cast-in-place concrete building which will be designed as a Special Reinforced Concrete Moment Frame system. The roof of the building will serve as a deck for the pier's entrance, connecting the eastern pedestrian concrete bridges to the timber pier at the west. The structure will have isolation joints between the aforementioned structures allowing for independent behavior under environmental and seismic load events.

2. Superstructure

The single-story reinforced cast-in-place (CIP) concrete building will host the lifeguard offices, locker rooms, meeting room and storage.

The roof will be a reinforced cast-in-place concrete slab designed as a rigid diaphragm to transfer seismic, wind, and other lateral loads to the framing system. The roof system is designed to resist vertical dead, live (pedestrian and vehicular), seismic, and wind loads.

The building moment frames consist of reinforced CIP concrete columns and beams designed as special moment frames to transmit vertical gravity loads, as well as in-plane and out-of-plane lateral wind and seismic loads to the structure's foundations.

3. Foundations

The concrete columns are supported by reinforced concrete pile caps, grade beams, and either Cast-in-Drilled-Hole (CIDH) concrete piles or micropiles.

The ground floor slab is a reinforced CIP concrete suspended slab supported by pile caps and concrete piles.

1.2.2. Design Criteria

1.2.2.1. Risk Category:

Table 2-2: West Lifeguard Building Risk Category

Hazard	**Risk Category**	**Importance Factors**
Wind	IV	N/A
Flood	IV	N/A
Earthquake	III	1.25
Tsunami	II	1.0

1.2.2.2. Material Properties

Concrete

Table 2-3: West Lifeguard Tower Concrete Properties

Component	**Exposure**	**Compressive Strength**	**Notes**
Foundations			
24"/36" CIDH Piles	F0, S1, W1, C2	5,000 psi	
Shallow Foundations	F0, S1, W1, C2	5,000 psi	W/C: 0.40 max
Superstructure			
Exterior/Interior	F0, S1, W1, C2	5,000 psi	W/C: 0.40 max

1.2.2.3. Dead Loads (D)

Dead loads are defined as the weight of all permanent structural and nonstructural components of the structure. This includes the self-weight of all structural members, as well as all permanent attachments including but not limited to light poles, handrails, mechanical and electrical utilities, and architectural elements.

1.2.2.4. Live Loads (L)

Live loads are loads exerted through the use and occupancy of the structure and are exclusive of any environmental loads or effects such as rain, wind, snow, earthquake, flood, or dead loads. Live loads considered in the design of the West Lifeguard Building include:

Roof Loading:

Occupancy Loading (CBC2022):

Pedestrian: 100 psf (non-reduceable)

Vehicle Loading:

Maintenance Vehicle :

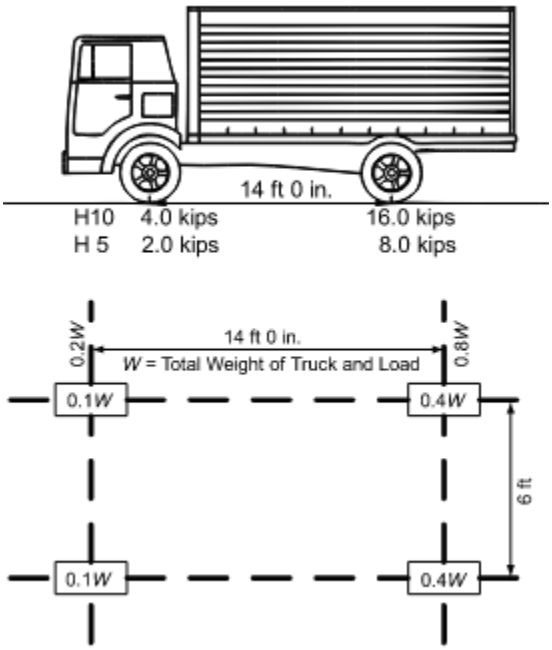

Figure 2-1: Assumed Vehicle Weight Distribution (AASHTO 2009)

Emergency Vehicle:

Ambulance? Lifeguard Truck?

Ground Floor Loading:

Occupancy Loading (CBC 2022):

Offices	50psf
Corridors	100psf
Storage/Vehicle Garage	125psf

1.2.2.5. Soil Pressure (H)

The building has varying slab elevations at the first level. Soil pressures associated with retained soil at these transitions will be accounted for in the design.

1.2.2.6. Wind Loads (W)

General Wind Parameters:

Exposure:	D (Open Ocean)
Topographic Effects:	Kzt = 1.0

Structure is at the base of the bluff. No topography effects will be considered.

Ground Elevation Factor:	Ke = 1.0 (at Sea Level)
Velocity Pressure Coefficients:	Kh = 1.16 (30 ft structure height)
Wind Velocity:	V_{1700} = 102 mph
	V_{100} = 82 mph
	V_{50} = 77 mph
	V_{25} = 72 mph

V_{10} = 66 mph

1.2.2.7. Flood Loads (Fa)

Portions of the west building are below the site specific flood elevations described in the Sea Level Rise Hazard analysis. Therefore, the structure will be designed to accommodate the effects of flood events.

Datum:	NAVD88
Base Flood Elevation:	BFE = 16 ft
TWL (No SLR):	20.4 ft
TWL (+3.5 ft SLR):	25.0 ft
TWL (+5.3 ft SLR):	28.8 ft

1.2.2.8. Wave Loads (Wa)

The projected SLR scenarios indicate that in the future the west building will be subjected to wave impacts during a 100-year storm event. As such, the structure must be designed to withstand these forces.

1.2.2.9. Tsunami (Tsu)

The building will be classified as a Tsunami Risk Category II structure in accordance with ASCE 7-22 and the lateral force resisting system will be designed to withstand the Maximum Considered Tsunami.

1.2.2.10. Earthquake Loads

Risk Category (Table 2-2) III

Site Class: SC = D (Based on observed site conditions)

Site Specific Seismic Parameters:

Ss = 1.23 g

S1 = 0.394 g

SDS = 0.970 g

SD1 = 0.66 g

Seismic Design Category: D

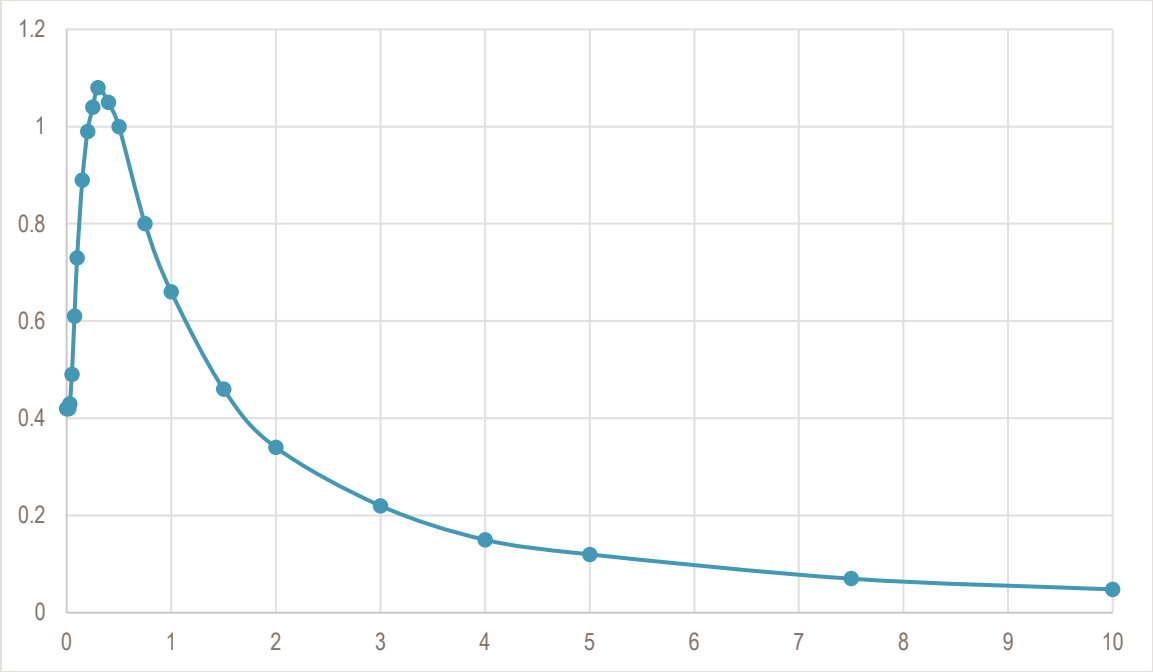

Figure 2-2: Multi-Period Design Response Spectrum (ASCE 7-22)

1.2.2.11. Temperature, Shrinkage and Creep

ACI 209R-92 Model is used to analyze the effects of shrinkage and creep on cast-in-place concrete members.

PCI Design Handbook, 8th Edition, is used to analyze the effects of shrinkage and creep on precast members.

Temperature difference of 6° Fahrenheit (47° low – 63° high) is obtained from NOAA online data for the station located at Oceanside Marina, CA.

1.2.2.12. Serviceability Limits

Deflection Limits	
Vertical	**Limit**
Roof Members Total Load	Length/240
Roof Members Live or Wind Load*	Length/360
Floor Members Total Load	Length/240
Floor Members Live Load	Length/360
Horizontal	**Limit**
Wall Wind Load*	L/240
Seismic Inter-story Drift	0.020*Story Height
Wind Inter-story Drift	H/480 (10-Year MRI)

*Wind load is reducible to 0.42 times the component and cladding loads per CBC.

1.3. East Lifeguard Building

1.3.1. PROJECT DESCRIPTION

The project consists of replacing the existing parallel historic concrete pier bridges in Oceanside, California, which span between North Pacific Street and the existing wood pier. The existing wood pier to the west will remain in place. Moffatt & Nichol will act as the prime consultant and will lead the structural design for the replacement bridges and adjacent retaining walls.

In addition to the replacement of the existing bridges, the project will include an approximately 3,800-sf new **Lifeguard Headquarters** space, replacing the existing location of these facilities under the west end of the pier bridges, as well as an approximately 9,400-sf new **Lifeguard Support Building**.

The scope of this Basis of Design is limited to the Lifeguard Support Building.

1.3.2. CODES AND REFERENCES

- 2025 California Building Code
- ASCE 7-22 Minimum Design Loads for Buildings and Other Structures
- ACI 318-19 – Building Code Requirements for Structural Concrete

1.3.3. STRUCTURAL SYSTEMS

1.3.3.1. GRAVITY FRAMING SYSTEM DESIGN

The structure consists of three flat plate conventionally reinforced concrete slabs between 8 and 10” thick. Stud rails will be used for shear reinforcement.

Columns will consist of 18” square concrete columns detailed to match the historic structure.

Handrails and other ornamentation at the will be designed to match the historic structure and coordination with the bridge design.

1.3.3.2. FOUNDATION

Foundations will be designed based on the Geotechnical report provided by Earth Mechanics, Inc.

Conventional shallow spread footings will be used. Footings may be designed for an allowable bearing of 2,000 psf, for 12-inch spread footings having a minimum embedment depth of 12”. The value may be increased by 10% for each additional foot of width or depth to a maximum value of 3,000 psf. The allowable bearing capacities may be increased by one-third when considering transient loads other

1.3.3.3. LATERAL FRAMING SYSTEM

SHEAR WALLS

The lateral force resisting system consists of concrete slab floors and a special concrete shear walls and special concrete moment frames.

1.3.4. LIVE LOAD DEFLECTION CRITERIA:

L/360	Roof Live Load on beams supporting plaster ceilings
L/240	Roof Live Load on beams not supporting plaster ceilings
L/180	Roof Live Load on beams not supporting ceilings
L/360	Live Load on floor beams – U.N.O.

L/600	Total Load on beams supporting masonry or concrete
L/600 (1/2" max.)	Live Load on slabs supporting exterior cladding

1.3.5. MATERIALS OF CONSTRUCTION

1.3.5.1. CONCRETE MINIMUM COMPRESSIVE STRENGTH- (NORMAL WEIGHT)

- Mat and retaining walls: 4000 to 5,000 psi
- Columns: 6000 to 8000 psi
- Shear walls: 6000 to 8000 psi
- Elevated slabs: 5000 to 6000 psi
- Non-Structural Concrete: 3,000 psi

1.3.5.2. GENERAL MATERIAL WEIGHTS

- Normal-weight Reinforced Concrete 150 pcf
- Curtainwall / Glazing Assembly 12 psf

1.3.5.3. REINFORCING STEEL

• Unless noted otherwise	ASTM - A615, Grade 60
• Welded Rebar, Threaded Rebar	ASTM - A706, Grade 60
• Shear Wall Rebar, UNO	ASTM - A706, Grade 60
• Shear Wall AND Column Confinement Rebar	ASTM – A706, Grade 80 (Where Noted)
• Shear Wall Mats and Concrete Beams	ASTM – A706, Grade 80 (Where Noted)
• Smooth Welded Wire Fabric	ASTM - A185
• Deformed Welded Wire Fabric	ASTM - A497
• Deformed Bar Anchors	ASTM - A496

1.3.6. DESIGN LOADS

1.3.6.1. SEISMIC LOADS

The 2025 California Building Code will be used as the design code for this project.

For this site, the lateral design parameters include:

- Occupancy Category = IV
- Seismic Design Category, SDC = D
- Importance Factor = 1.5
- Site Class, D
- Mapped MCE Spectral Accelerations, S_S = 1.23; S_1 = 0.39
- Adjusted MCE Spectral Accelerations, S_{MS} = 1.45; S_{M1} = 0.99
- Design Spectral Accelerations, S_{DS} = 0.97; S_{D1} = 0.66
- Redundancy Factor, ρ = 1.3
- Response Modification Coefficient, R = 6 – Shear walls
- Response Modification Coefficient, R = 8– Moment Frames
- System Overstrength Factor, Ω_0=2.5
- Deflection Amplification Factor, C_d=5

1.3.6.2. WIND LOADS

- 107 mph wind speed
- Exposure D

1.3.6.3. LIVE LOADS

- Public areas: 100 psf (non-reducible)
- Retail Spaces: 100psf (non-reducible)
- Storage areas: 125 psf (non-reducible)

1.3.7. UNIQUE CONDITIONS

1.3.7.1. Retaining wall

The Lifeguard Support Building will be constructed adjacent to the bluff on the east side of the site. A permanent retaining wall will be constructed adjacent to the building to resist soil pressure. The building will be seismically separated from this wall.

1.3.7.2. Relationship with the Bridge

The roof of the Lifeguard Support Building will be designed for public assembly and vehicle loads, as part of the bridge. The building will be seismically separated from the bridge but will support a portion of the adjacent bridge span for gravity loads.

1.4. Pedestrian Bridges

This part addresses the design of pedestrian bridges spanning between the roofs of the east and west buildings. Completing the connection between the western terminus of Pier View Way and the timber pier structure. They will primarily carry pedestrians, bicyclists, and light maintenance vehicles, but not regular vehicular traffic.

1.4.1. Design Concept

The overall structural system for the pedestrian bridge consists of a CIP reinforced concrete deck with a minimum thickness of 9 inches, serving as both the walking surface and the primary load-carrying element. Vertical loads, including dead loads (self-weight of the deck and attached utilities) and live loads (pedestrian traffic and occasional maintenance vehicles), are carried by the one-way reinforced concrete deck and transferred to the supporting reinforced concrete beams running both longitudinally and transversely between columns. The CIP columns in-turn are supported directly on the CIDH pile foundations.

Lateral loads, such as wind and seismic forces, are resisted through the overall frame action of the structure and are transmitted through the deck, beams, and columns into the foundation system. The foundation system consists of 24-inch diameter CIDH piles designed to transfer structural loads to competent soil or rock strata. Tie-beams between the pile caps will be provided to enhance lateral stability, resist differential movement, and improve overall structural stiffness. The foundation design will be further refined based on site-specific geotechnical investigations.

Pedestrian bridges shall be designed and constructed for specified limit states to achieve the objectives of safety and serviceability. These Guide Specifications are based on the LRFD philosophy in accordance with the codes and standards.

1.4.2. Design Criteria

1.4.2.1. Loads

The following loads shall be applied in the structural design of the pedestrian bridges:

1.4.2.1.1. Permanent Loads

Dead Load (DC): consists of the self-weight of the entire structure, including all permanent attachments

Reinforced Concrete Weight: 150 pcf

Dead Load (DW): for wearing surfaces and utilities

1.4.2.1.2. Live Loads (LL):

Pedestrian Loading (PL): 100 psf[1]

It shall be uniform and patterned to produce the maximum load effects.

Maintenance Vehicle: H10

A single truck shall be placed to produce the maximum load effects and shall not be placed in combination with the pedestrian load. It shall be increased by 30 percent to account for impact.

[1] Per CBC table 1607.1.

Table 3.2-1—Design Vehicle

Clear Deck Width	Design Vehicle
7 to 10 ft	H5
Over 10 ft	H10

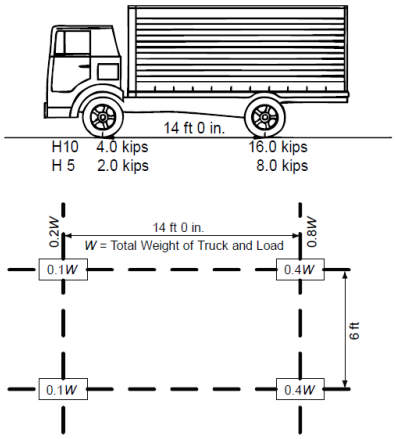

Figure 2-3: HS-5 & HS-10 Design Truck Loading (AASHTO 2025)

Wind Loads (WS):

The wind load is applied as a uniformly distributed load on the entire exposed area of the structure.

General Wind Parameters:

Exposure: D (Open Ocean)

Topographic Effects: Kzt = 1.0

Structure is at the base of the bluff. No topography effects will be considered.

Ground Elevation Factor: Ke = 1.0 (at Sea Level)

Velocity Pressure Coefficients: Kh = 1.16 (30 ft structure height)

Wind Velocity: V3sec = 110 mph (Exp.C)

Wind loading shall be applied over the exposed area in front elevation including enclosures. Wind loading on appurtenances supported by the pedestrian bridge shall be included. The Wind Importance Factor, Ir, shall be taken as 1.15.

In addition to the wind load specified above, a vertical uplift line load determined as the force caused by a pressure of 0.020 ksf over the full deck width, shall be applied concurrently. This loading shall be applied at the windward quarter point of the deck width.

1.4.2.2. Seismic Loads:

North and South pedestrian bridges are designed and constructed to resist the effects of earthquake motions in accordance with ASCE 7.

Risk Category () III

Site Class: SC = D (Based on observed site conditions)

Site Specific Seismic Parameters:

Ss = 1.23 g

S1 = 0.394 g

SDS = 0.970 g
SD1 = 0.66 g
Seismic Design Category: D

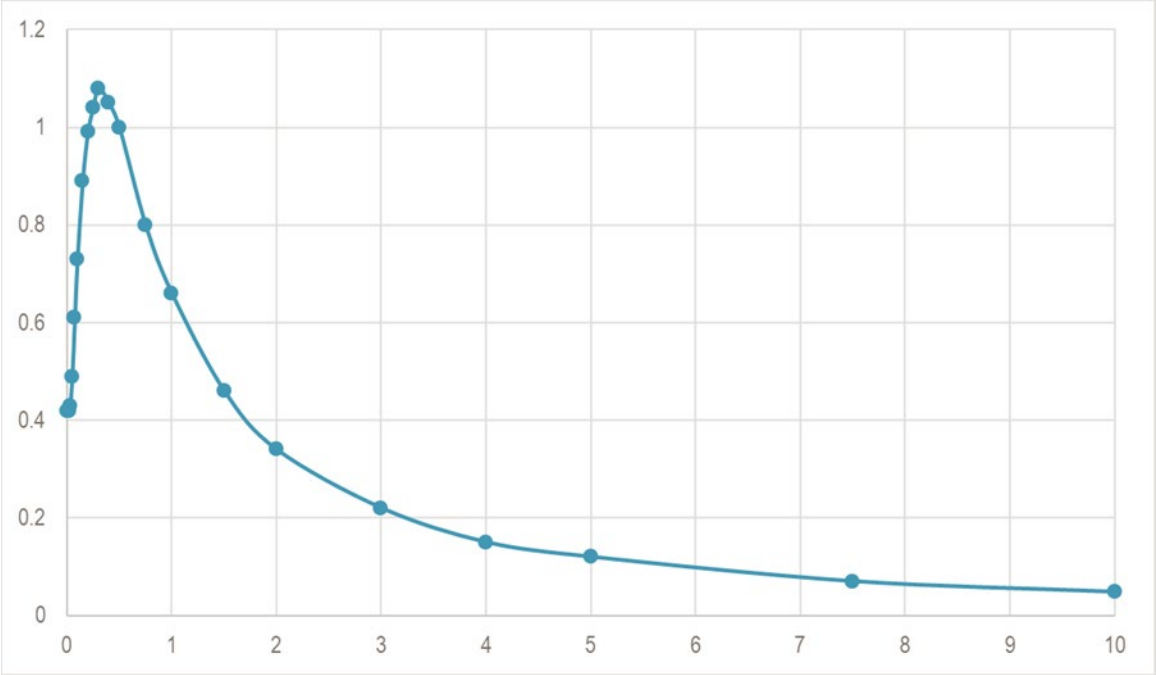

Figure 2-4: Multi-Period Design Response Spectrum (ASCE 7-22)

1.4.2.3. Deflections

In accordance with CBC 2025 Table 1604.3, deflections should be investigated using service load combinations.

1.4.2.4. Serviceability Limits

Deflection Limits	
Vertical	**Limit**
Pedestrian Load	Length/360
Total Load	Length/240
Horizontal	**Limit**
Wind Load	Length/360

1.4.2.5. Load Combinations

LRFD	D	L	E	W
1	1.4	-	-	-
2	1.2	1.6	-	-
3a	1.2	1.0	-	-
3b	1.2	-	-	0.5
4	1.2	1.0	-	-
5	0.9	-	-	1.0
6	1.2	1.0	1.0	
7	0.9	-	1.0	

1.4.3. Method of Analysis and Design

1.4.3.1. Superstructure

The design will be performed using the programs VBridge and CSIBridge. In addition, all the bent caps are integral bent caps with two columns.

1.4.3.2. Bent Cap

The bent cap service design will be done using the program VBent. The bent caps are not designed for the over-strength moment (Mo) in the transverse direction, as they are cantilever columns and the moment is not developed at the cap. However, in the longitudinal direction, the framing action of the superstructure makes the columns behave as “fixed-fixed,” so the superstructure is designed to resist the over-strength moment from the column to stay elastic per the design criteria.

1.4.3.3. Columns

Per design philosophy of Caltrans Section 1.4, Capacity Protected Members (CPMs) are the structural members that remain essentially elastic after the adjoining members fuse or form plastic hinges. The expected nominal moment capacity for capacity protected concrete components determined by either M-ϕ or strength design, is the minimum requirement for essentially elastic behavior.

1.4.3.4. Seismic

Seismic analysis will be performed to check the balance stiffness, seismic D/C ratio, ductility, and column seismic shear. CSi Bridge will be used for column section analysis and to obtain global displacement demand under the Caltrans Acceleration Response Spectrum (ARS) Online website for the bridge site.

1.5. Seawall Structures

1.5.1. Design Concept

The seawall structure will extend along the western perimeter of the West Lifeguard Building's observational walkway and serve as a reinforced concrete coastal retaining structure. Rock riprap will be placed on the seaward base for local scour protection. The seawall is not anticipated to retain significant soil mass on the landward side. The structural system will consist of CIDH piles foundation and a CIP cap will connect the piles together and form the seawall's parapet.

Lateral forces such as wave loading will act on the exposed face of the concrete cap which will transfer shear and moments to the piles at the pile-cap interface. The piles shall act as vertical cantilever elements, resisting lateral forces through flexural bending and passive soil resistance along the length of embedded piles. Rock riprap is considered non-structural and will be assumed to not provide any structural lateral resistance aside from reducing direct wave impact. The concrete cap will distribute vertical loads throughout the piles. Vertical forces shall be resisted by skin-frictional resistance and the tip-bearing resistance of the piles.

1.5.2. Design Criteria

1.5.2.1. Risk Category

Table 2-4: Seawall Risk Category

Hazard	**Risk Category**	**Importance Factors**
Wind	II	N/A
Flood	II	N/A
Earthquake	II	1.0
Tsunami	II	1.0

1.5.2.2. Material Properties

Table 2-5: Seawall Material Properties

Component	**Exposure/Grade**	**Strength**	**Notes**
Foundations			
24"/36" CIDH Piles	F0, S1, W1, C2	f'c = 5,000 psi	W/C: 0.40 max
Seawall Cap			
Concrete	F0, S1, W1, C2	f'c = 5,000 psi	W/C: 0.40 max
Reinforcement	ASTM A615, Gr 60	fy = 60 ksi	Min 3" Cover

1.5.2.3. Dead Loads (D)

Dead loads are defined as the weight of all permanent structural and nonstructural components of the structure. This includes the self-weight of all structural members, as well as all permanent attachments.

1.5.2.4. Live Loads (L)

Vertical live loads applied will include pedestrian live loads from the adjacent sidewalk. A uniform live load of 100psf shall be used representing pedestrian occupancy in accordance with ASCE 7-22. Heavy vehicular traffic is not anticipated; however, maintenance vehicle loading shall be considered as the AASHTO H-5 truck shown in Figure 2-1. The vertical live loads are transferred as a lateral surcharge to the seawall structure.

1.5.2.5. Soil Pressures (H)

Apparent lateral earth pressures shall be based on the site-specific geotechnical parameters and recommendations provided by Geotechnical. The seawall shall be designed to resist lateral soil pressures from retained soil, surcharge loads, and hydrostatic pressures as applicable.

1.5.2.6. Wind Loads (W)

Wind loads on the proposed parapet or pile cap are considered negligible compared to the lateral demands from wave and soil pressures and will not govern design.

1.5.2.7. Wave, Flood, and Tsunami Loads (Fa, TSU)

The seawall is within a zone subjected to direct wave impacts. Incident wave parameters such as pressures and heights can be referenced from Coastal. The total water levels (TWL) used in the design analysis are as follows:

Datum:	NAVD88
Base Flood Elevation (BFE):	16 ft
TWL (No SLR):	20.4 ft
TWL (+3.5 ft SLR):	25.0 ft
TWL (+5.3 ft SLR):	28.8 ft

The tsunami risk category of the structure is Risk Category II per ASCE 7-22. In the event of a design-level tsunami, the seawall is not relied upon as a life-safety structure and its failure does not impede the critical life-safety functions.

1.5.2.8. Earthquake Loads (E)

The inertial demand due to the structure's weight shall be considered as a product of a percentage of the peak ground acceleration (PGA) and the structure's seismic weight. Seismic lateral earth pressures (H-E) shall be included in the design. Both static and dynamic load combinations shall be considered.

1.5.2.9. Shrinkage, Temperature, & Creep (RST)

Due to the configuration of the seawall, and the size of its individual components, the effects of shrinkage, temperature, and creep will be negligible.

1.5.2.10. Load Combinations

The seawall shall be designed according to CBC 2025 which references ASCE 7-22 for load combinations. Load and Resistance Factor Design (LRFD) factors shall be used for strength design of the structural elements.

Table 2-6: LRFD Load Combinations for Seawall

	D	L	H	H-E	E	Fa
Static I	1.4	-	1.6/0.9	-	-	-
Static II	1.2	1.6	1.6/0.9	-	-	-

Flood I	1.2	1.0	1.6/0.9	-	-	2.0
Flood II	0.9	-	1.6/0.9	-	-	2.0
Seismic I	1.2	1.0	1.6/0.9	1.0	1.0	-
Seismic II	0.9	-	1.6/0.9	1.0	1.0	-

1.6. Retaining Wall Structures

1.6.1. Design Concept

The retaining wall will extend along North Pacific Street, oriented perpendicular to Pier View Way, and function as an earth retaining structure supporting the upper deck and the adjacent streetscape above the beachfront project site. The wall will be structurally independent from the East Lifeguard Building. The earth retaining system will be a tieback wall as a shotcrete wall supported by tiebacks grouted to the soil for anchorage. This system is designed to retain and stabilize the bluff while avoiding the existing utility congestion below grade that is possible due to tiebacks.

The active lateral earth pressure from retained soil and traffic surcharge shall be resisted by the concrete facing, which acts as a diaphragm that distributes tensile loads to the ground anchors. The ground anchors transfer tensile forces to the retained soil mass which is then resisted through frictional resistance in the ground. Vertical forces are transferred to the soil as bearing pressure at the base of the wall footing.

1.6.2. Design Criteria

1.6.2.1. Risk Category:

Table 2-7: West Lifeguard Building Risk Category

Hazard	**Risk Category**	**Importance Factors**
Wind	IV	N/A
Flood	IV	N/A
Earthquake	IV	1.5
Tsunami	III	1.25

1.6.2.2. Material Properties

Table 2-8: Seawall Material Properties

Component	**Exposure/Grade**	**Strength**	**Notes**
Foundations			
Concrete Fill	F0, S1, W1, C1	f'c = 3,000 psi	
Retaining Wall			
Concrete	F0, S1, W1, C2	f'c = 5,000 psi	W/C: 0.40 max
Reinforcement	ASTM A615, Gr 60	fy = 60 ksi	Min 3" Cover
Prestressing Strand	ASTM A772, Gr 270	fu = 270 ksi (Low-Relaxation)	
Soldier Piles	ASTM A996, Gr 50	fy = 50 ksi	
Timber Lagging	Doug. Fir	No. 1 or Better	Left in place

1.6.2.3. Dead Loads (D)

Dead loads are defined as the weight of all permanent structural and nonstructural components of the structure. This includes the self-weight of all structural members, as well as all permanent attachments.

1.6.2.4. Live Loads (L)

Vertical live loads applied will include vehicular loading imposed by the adjacent roadway. Per AASHTO 3.11.6.4, a live load surcharge shall be applied where vehicular load is expected to act on the surface of backfill within a distance equal to half the wall height behind the back face of the wall. The horizontal pressure due to live load surcharge shall be determined by Geotechnical recommendation.

1.6.2.5. Soil Pressures (H)

Apparent lateral earth pressures shall be based on the site geotechnical parameters and recommendations provided by Geotechnical. The retaining wall shall be designed to resist lateral soil pressures from retained soil, surcharge loads, and hydrostatic pressures as applicable.

1.6.2.6. Seismic Loads (E)

The inertial demand due to the structure's weight shall be considered as a product of a percentage of the peak ground acceleration (PGA) and the structure's seismic weight. Seismic lateral earth pressures shall be included in the design.

1.6.2.7. Wind Loads (W)

Wind loads on the retaining wall are considered negligible compared to the lateral demands from apparent soil pressures. Additionally, wind loads resist the principal load effect since the retaining wall will be finished at or below grade, therefore it is conservative to neglect their contribution.

1.6.2.8. Flood and Tsunami Loads (Fa, TSU)

The tsunami risk category of the structure is Risk Category III per ASCE 7-22. Since the retaining wall supports a publicly used infrastructure and a roadway with direct pedestrian access, failure in the event of a design-level tsunami could cause substantial economic impact and civilian disruption.

The retaining wall structure is in a zone not subjected to direct wave impacts but is exposed to flooding due to wave runup on the beach. The TWL used in the design of the retaining wall structures are as follows:

Datum: NAVD88
Base Flood Elevation: BFE = 16 ft
TWL (+3.5 ft SLR): TWL = 19.5 ft
TWL (+5.3 ft SLR): TWL = 21.3 ft

1.6.2.9. Earthquake Loads (E)

The inertial demand due to the structure's weight shall be considered as a product of a percentage of the peak ground acceleration (PGA) and the structure's seismic weight. Seismic lateral earth pressures shall be included in the design as specified by the geotechnical report.

1.6.2.10. Load Combinations

The retaining wall shall be designed according to CBC 2025 which references ASCE 7-22 for load combinations. Load and Resistance Factor Design (LRFD) factors shall be used for strength design of the structural elements.

Table 2-9: LRFD Load Combinations for Retaining Wall

	D/DC	L/LS	H/EH-A	H/EH-AR	H/EH-P	E/EQ	Fa	TSU
Strength I	1.25	1.75	1.50	1.35	0.90	-	-	-
Static I	1.4	-	1.6	-	0.9	-	-	-
Static II	1.2	1.6	1.6	-	0.9	-	-	-
Flood I	1.2	1.0	1.6	-	0.9	-	2.0	-
Flood II	0.9	-	1.6	-	0.9	-	2.0	-
Extreme Event I	1.00	0.50[2]	1.00	1.00	1.00	1.00	1.00	-
Seismic I	1.2	1.0	1.6	-	0.9	1.0	-	-
Seismic II	0.9	-	1.6	-	0.9	1.0	-	-
Tsunami I	1.2	0.5	1.6	-	0.9	-	-	1.0
Tsunami II	0.9	-	1.6	-	0.9	-	-	1.0

[2] The recommended live load factor γ_{EQ} = 0.50 is reasonable for a wide range of values of average daily truck traffic per AASHTO.

2. Architectural

2.1. Project Overview

The Oceanside Pier View Way Bridge replacement project addresses the structural deficiencies, safety concerns, and functional limitations of the two existing pedestrian bridge structures connecting the Oceanside Pier to The Strand and North Pacific Street. The current bridges, originally constructed in 1927, are historically significant but have experienced significant wear due to coastal weather exposure, increased pedestrian usage, and aging materials. The new design aims to recreate the historic structures while providing a resilient, accessible, and aesthetically cohesive bridges that reflects the community's coastal identity while meeting current structural and safety codes.

As part of the project scope, the adjacent lifeguard facility at the west end of the bridge will be updated to improve functionality, modernize equipment storage, and enhance rapid-response capabilities. Additionally, a new 24-hour use, three-level lifeguard support facility will be constructed beneath the east end of the bridge, providing a secure, strategically located response hub while preserving and complementing the historical design character of the original structure.

2.2. Design Goals:

- Recreate a historic landmark for the City of Oceanside that incorporates new features that respect the historic design of the original bridges and exterior spaces.
- Create welcoming, vibrant, and safe urban public spaces.
- Utilize materials and finishes that are durable and easy to maintain in the coastal environment.
- Provide spaces for the lifeguard staff that support their functional needs to maximize public safety.
- Preserve and enhance critical public views from North Pacific Street looking west to the beach and ocean.
- Work closely with the Beachfront Design team to provide a cohesive project site design that is integrated with the adjacent improvements being performed by others.

2.3. Design Objectives and Criteria

The new bridge will be designed to accommodate high pedestrian volumes with ADA-compliant access, increased durability against marine corrosion, and seismic resilience as required by the California Building Code and local ordinances. The design will recreate the historic design while incorporating marine-grade and corrosion-resistant materials, as well as construction techniques to minimize environmental impact and disruption to public access during construction.

Enhancements to the lifeguard infrastructure will include structural and technological upgrades at the existing west end facility and a new 24-hour lifeguard station at the east end, featuring secure facilities for emergency readiness, integrated communication systems, and a façade treatment that elevates the original bridge's architectural elements.

2.4. Aesthetic and Historical Integration

Architectural elements of the replacement bridge will harmonize with the historic character of the Oceanside Pier and surrounding beachfront. The bridge will serve not only as a functional crossing but also as a welcoming public space and visual gateway to the pier, enhancing the overall visitor experience.

The new 24-hour lifeguard station beneath the east end will be subtly integrated into the bridge's substructure, using compatible materials and design details to maintain the visual integrity of the bridge while providing critical emergency coverage and public safety support.

2.5. East Lifeguard Support Facility

The proposed new lifeguard support facility at and partially under the east end of the historical Oceanside Pier Bridges will be a modern, three-level structure designed to support 24-hour operations and enhance public safety along Oceanside's busy coastline. Strategically located beneath the reconstructed bridges, the facility will provide direct access to the beach, pier, and The Strand, significantly reducing response times for emergency services. This new facility will serve as the primary base for lifeguard operations, replacing outdated infrastructure and providing the spatial and technological capacity needed to meet increased demand.

The new East Lifeguard Facility is approximately 8,400 GSF distributed over three floors as follows:

- 1st Floor: 3,500 SF
  - Leasable Space: 900 SF
- 2nd Floor: 2,600 SF
- 3rd Floor: 2,300 SF

Functionally, the building will include secure equipment storage, sleeping quarters for overnight staffing, administrative offices, and real-time communication and dispatch technology. The ground level will offer rapid beach access for vehicle and personnel deployment, wet equipment storage, as well as a leased restaurant space. The second level will house training spaces, and operational support areas, and support quarters for 24-hour lifeguard staff. The top level will serve as Officer and admin offices, training, and observation offering views of the beach and ocean to monitor conditions and coordinate responses. The facility will be designed to withstand coastal weather, flooding, and seismic events, using durable, low-maintenance materials that blend utility with resilience.

Architecturally, the new lifeguard station will be integrated into the bridge structure in a way that honors the historical design character of the original 1920s pier bridge. Facade materials, color palettes, and structural systems will reflect the bridge's traditional aesthetic while incorporating modern detailing that reflects the facility's contemporary function. Special attention will be given to preserving the public's visual experience from the beach and pier by minimizing the visual impact of the new lifeguard station and maximizing design transparency where appropriate. This approach ensures the lifeguard facility not only enhances public safety but also becomes a seamless part of Oceanside's cherished coastal landscape.

2.6. West Lifeguard Headquarters

The new lifeguard headquarters at the west end of the Oceanside Pier Bridge will be a modernized structure designed to enhance the efficiency, safety, and operational capacity of Oceanside's beach lifeguard rescue services. The upgraded facility will provide improved working conditions for lifeguard personnel, including expanded space for equipment storage, training, and daily operations. It will be strategically located to support quick response times to beachgoers in need, with direct access to the sand, pier, and The Strand, allowing for smooth coordination between land and water rescues.

The new West Lifeguard Facility is approximately 4,400 GSF of indoor and outdoor space.

- Interior Facility Space: 2,500 SF
- Exterior Facility Space: 1,900 SF

While the building will prioritize functionality and resilience, it will also incorporate design elements that maintain the historical look of the existing lifeguard facility to ensure visual continuity along the waterfront. It will be constructed with durable materials suited for the harsh marine environment and designed to withstand long-term exposure to salt air, sun, and high winds. The facility will be integrated with the overall pier bridge replacement project to ensure cohesive site planning and uninterrupted access for both emergency services and the public.

2.7. Building Materials

The new bridges and associated buildings will utilize the following materials:

2.7.1. Bridge & Stair Structures:

- Cast-in-place and/or pre-cast concrete construction for the pier bridge deck, columns, deck surfaces, and balustrades shall represent the aesthetic of the original historic bridge structures.
- Colors to be integral to the concrete and support requirements designated by the historic architect.
- Guardrails shall match the design of the intent of the original rails but enhanced to meet current CBC code requirements.
- Lighting shall match the historic light fixtures but meet current lighting code requirements. Any supplemental lighting shall be integrated into the design in that they support State Historic guidelines.
- Finish topping slabs and/or pavers shall support the historic design integrity, durable and low-maintenance. They shall provide a non-slip surface and easy for the City to clean and maintain and be provided on all deck or bridge walking surfaces that are accessible by the public.

2.7.2. West Lifeguard Headquarters Building

- Exterior and interior building materials, equipment, and finishes shall be marine-grade, durable for public heavy use, and easy to maintain. Materials include, but not limited to, cast-in-place concrete infill walls, exterior aluminum storefront framing and glazing systems, galvanized steel doors, roll-up doors and storm shutters.
- Gates and fences to be pre-fabricated, hot-dipped galvanized or 316 stainless steel with marine-grade epoxy coated paint finishes.
- Exterior site furnishings shall be fixed-in place pre-cast structures with wood trim where required such as seating benches and/or raised planters adjacent to the building or in the courtyard area.

2.7.3. East Lifeguard Support Facility

- Exterior and interior building materials, equipment, and finishes shall be marine-grade, durable for public heavy use, and easy to maintain. Materials include, but not limited to, cast-in-place concrete infill walls, channel glass, exterior aluminum storefront framing and glazing systems, galvanized steel doors, roll-up doors and storm shutters.
- Gates and fences to be pre-fabricated, hot-dipped galvanized or 316 stainless steel with marine-grade epoxy coated paint finishes.
- Exterior site furnishings shall be fixed-in place pre-cast structures with wood trim where required such as seating benches and/or raised planters adjacent to the building or in the courtyard area.

3. Civil & Site Utilities

4. Landscape Architecture

The landscape design for the Pier View Way Bridge Replacement enhances the circulation and functionality of this iconic civil space while honoring its unique history and coastal charm. Drawing inspiration from historic uses, the area between the pier bridges will serve as a plaza between the historic colonnades. Elevated 12" above The Strand, an upper plaza level ties in with the elevated spaces of the leasing space and lifeguard headquarters. This plaza will feature large central shade tree planter surrounded by a seat wall and movable flexible tables and chairs. Communal picnic tables will be featured as a reference to the historic dining hall which was located at the western end of the pier bridge. An accessible ramp and steps will link to the lower plaza level. The lower plaza will seamlessly connects to The Strand and its constant flow of people and activity. Movable furnishings will provide seating opportunities while maintaining porosity for circulation and flexibility for the many events hosted throughout the year. The upper and lower plazas will be unified through lighting elements inspired by the space's historic use. String lights will span the plazas between the two historic colonnades creating an intimate feel of an outdoor room. Additionally, accent paving between the bridges will delineate the plaza from the open hardscape areas to the north and south of the pier bridges.

Plazas spaces to the north of the pier bridge connect the pier bridge to the Jr. Seu Community Center. A lower plaza includes shade trees and provides open space for circulation, events, and connections to the Strand. An upper plaza nestled against the bluffs serves as a hub for kiosks. Seatwalls, steps, and flexible seating integrated into the elevated plaza provides spaces for viewing the lower plaza, Strand, and the Pacific Ocean. Additionally, the upper plaza serves as a secondary stage for events adjacent the Jr. Seau Beach Community Center. Palms and shade trees with beach pebble-inspired seating elements will populate the edges of the plazas and integrated it into the existing landscape character of the beach front. An accessible ramp will provide pedestrian linkages from both plaza levels to Pacific Street above.

Resiliency, durability, ease of maintenance, and sustainability have been important considerations in determining material selections for the landscape treatments. Trees and shrub planter areas have been strategically located in areas where they can provide shade and vegetative accents while being protected from the high volume of pedestrian traffic. Trees and shrub species have been carefully selected for drought tolerance and suitability to sandy soil and the high salt and wind of this direct coastal exposure. The bluff will be planted with native species appropriate for slope stability. This irrigation system will utilize high efficiency drip tubing, rotary nozzles, and smart controllers to maximize irrigation efficiency and minimize water use. Paving will consist of standard and enhanced concrete to achieve the projects aesthetic goals while providing a durable and low maintenance surface. Site furnishings are comprised of concrete, wood, and aluminum to provide comfort and flexibility for users and provide durability and longevity amidst the salty air.

5. Civil & Site Utilities

The Site Civil Engineering elements of the Project will be guided by the principals of the City of Oceanside Engineers Design and Processing Manual (EDPM). The project specific elements are defined below in more detail. For project elements that are outside of the purview of the EDPM the following codes, standards and design guidelines and manuals will be used.

5.1. Codes, Standards, and Design Guidelines and Manuals

California Building Code

California Fire Code

California Plumbing Code

American Disability Act

Standard Specification for Public Works Construction “Greenbook”

Standard Plans for Public Works Construction “Greenbook”

San Diego Regional Standard Drawings

5.1. Street Design Criteria

The project limits may include portions of the Strand and North Pacific Street and will require traditional civil construction elements defined within Chapter II – Plan Preparation, Section 3.0 STREET – DESIGN CRITERIA of the EPDM. The manual specifies the following elements in detail and are supplemented with the City of Ocean Side Standard Plans: Widths, Grades, Alignment, Transitions, Structural Section, Curbs, Curb and Gutter Replacement, Sidewalks, Sight Distances, Street Lights, Traffic Signals, Driveways, Concrete Driveway Replacement, Pavement Markings, Street Names and Traffic Signs, Existing Pavements, Barricades, Guardrails and Safety Devices, Traffic Control Plans, Striping Plan, and Subdrains.

5.2. Domestic Water System

The site is currently served by the public water facilities located within The Strand. Any improvements associated with landscaping or domestic water services and associated fire water services shall comply with Section 4 WATER SYSTEMS of Chapter II of the EPDM.

5.3. Sanitary Sewer System

The site is currently served by the public water facilities located within The Strand and a pump station located to the south of the existing Amphitheater. Any improvements associated with the sanitary sewer system shall comply with Section 5 SEWER SYSTEMS of Chapter II of the EPDM.

5.4. Drainage System

The project is set within a very short and narrow hydrologic basin that outlets into the Pacific Ocean. The project site has an existing 36” pipe that drains from a small tributary area of street inlets and storm drains on top of the bluffs to an ocean outfall. Currently no indication of this concept is understood to be progressing towards a CIP project. However, future coordination with said concept improvements will need to be integrated into this project as deemed necessary by the City of Oceanside. Any improvements associated with drainage system shall comply with Section 6 DRAINAGE SYSTEM of Chapter II of the EPDM.

5.5. Stormwater Quality

The project site shall implement mitigation measures to meet the National Pollutant Discharge Elimination (NPDES) Municipal Separate Storm Sewer Systems (MS4) Permit requirements per as

required by the City of Ocean Side BMP Design Manual for Permanent Site Design, Stormwater Treatment and Hydromodification Management, January 2022.

Permeable pavers, integrated sand dunes and infiltration facilities and modular wetland facilities will be explored as potential options to provide treatment of potential pollutants of concern. Trash, automotive fluid leaks, mechanical and brake dust particulates including heavy metals are the most likely pollutants anticipated based on current and anticipated uses at the project site. The project is anticipated to remove and replace over 5,000 square feet as a redevelopment project and is subject to the priority project requirements of the MS4 Permit. The project is likely not to be subjected to the hydromodification requirements set by the NPDES MS4 Permit and the project will only be required to mitigate stormwater quality requirements in accordance with priority project.

5.6. Erosion Control

The project will likely impose soil disturbances of more than 1 acre and will result in the need for a Stormwater Pollution Control Plan for the construction of the project in accordance with the California Construction General Permit. The project will require the development of erosion control plans for construction documents as provided in Section 8 EROSION CONTROL PLANS of Chapter II of EPDM.

5.7. Earthwork and Grading

All earthwork and grading shall comply with the City of Oceanside Grading Regulations Manual and the Geotechnical Report's Recommendations as developed throughout the design process. Earthwork for the project anticipates minor export for retrofitting of the slopes and additions of new accessible pathways, pavements, hardscape, landscape, and utilities.

5.8. Survey Control and Topographic Mapping

A topographic field survey was performed by NV5 and will be used for the design of the new project for grading and utility design. Record drawings from historic improvements provided by the City of Oceanside will be used to supplement the survey where the surface features are lacking in detail to complete the design. Existing boundaries and easements will be mapped by NV5 on the topographic survey.

6. Mechanical & Plumbing

6.1. Project Description

The site is located at the existing Oceanside Peir. The property is comprised of an existing bridge/building from the coast highway to the wooden peir to the west. The west portion of the facility will be a lifeguard station and the east portion will be a restaurant and lifeguard offices. The lifeguard station will include observation, offices, restrooms, showers, lockers and a garage/storage area. An enclosed exterior fist air station will be provided. The east portion first floor will include a parking garage, lifeguard wet room, restaurant with outdoor plaza, storage and trash. The second floor will include offices, support quarters, observation room and training room. The third floor will include offices and training room.

A variable refrigerant flow (VRF) heat recovery system with associated outdoor air supply fans and exhaust air systems for heating ventilating and air conditioning (HVAC) shall be designed for this facility to attain the following objectives: Occupant comfort, Indoor air quality, acceptable noise levels, energy efficiency, reliable operation, and ease of maintenance. The mechanical system shall be designed to meet 2022 California Mechanical Code (CMC), ASHRAE Standard 15 and Title 24 Requirements.

The plumbing systems shall be designed to meet 2022 California Plumbing Code (CPC) and Title 24 requirements. Basic systems include a domestic hot and cold water system, waste and vent for new plumbing fixtures.

6.2. Mechanical Systems

6.2.1. Variable Refrigerant Flow Systems (VRF):

Lifeguard Buildings: Variable refrigerant flow (VRF) heat recovery systems with associated outdoor air supply fans and exhaust air systems shall provide heating ventilating and air conditioning to the West Lifeguard Building. The VRF heat recovery systems consist of fan coil units and branch selector boxes located above the ceiling with condenser unit located in an outdoor location to be determined. See the preliminary zone diagrams for equipment size and location. The refrigerant pipe size, branch selector box size and pipe routing shall be provided by the VRF recovery system manufacturer. The fan coils shall utilize return air ducting with ducted outside air to each fan coil for code required ventilation. The duct shall be supported by a code approved system. The outside air systems shall consist of and inline supply fans with MERV 13 filters, the fan will be inline type located in the garage area and ducted to each fan coil unit located above the ceiling. Exhaust fans shall be inline and ducted to the various areas that require exhaust ventilation. These areas shall include, restrooms, locker rooms, shower rooms.

Restaurant Lease Space: Variable refrigerant flow (VRF) heat recovery systems with associated outdoor air supply fans and exhaust air systems shall provide heating ventilating and air conditioning to the Restaurant Lease Space. The VRF heat recovery systems consist of fan coil units and branch selector boxes located above the ceiling with condenser unit located in an outdoor location to be determined. The fan coils shall utilize return air ducting with ducted outside air to each fan coil for code required ventilation. The duct shall be supported by a code approved system. The outside air systems shall consist of an inline supply fan with MERV 13 filters, the fan will be inline type located in the ceiling space and ducted to each fan coil unit located above the ceiling. The restroom exhaust fan shall be inline and ducted the outdoors. The kitchen will be provided with a kitchen hood with a pollution control device to filter out the grease and odors so the exhaust can be discharged following code requirements. The pollution control device will be located in the Trash/Utility room adjacent to the kitchen. A makeup air system will provide supply air to the kitchen area and kitchen hood system.

Ductwork System: Ductwork shall be sized at 0.08" WC per 100'-0" friction. Ducts may be sized on the more stringent of the requirements of velocity, friction loss, or sound where necessary.

Ductwork shall be constructed and installed per CMC and SMACNA Standards. All supply air and return air shall be insulated with fiberglass blanket with FSK aluminum foil cover.

Energy Management System / Direct Digital Controls: The building design will utilize direct digital control (DDC) to monitor and control all mechanical systems to the extent possible without interfering with the equipment manufacturers controls.

HVAC Commissioning: The HVAC and Plumbing Systems will be commissioned in full compliance with commissioning specification requirements. The commissioning of this facility will be a designed process of documentation, training, adjustment, testing, and verification performed to ensure that the finished facility operates as intended. The Test Engineer of the Commissioning Authority will perform a focused review of the design and develop a commissioning plan to identify all commissioning activities. The commissioning plan will include the following items: One-line Diagrams; Commissioning Procedure; System Start-up Verification; Test, Adjust, and Balance (TAB) Verification; Functional Performance Test, Software Documentation Verification, Installation Verification, Training, and O&M Manual Verification.

Noise Criteria: The project noise criteria levels will be set by the project acoustician during subsequent design phases. The NC levels listed address the mechanical systems only. The NC values shall be reviewed by acoustical consultant.

1.	Offices	NR 35 to NR 40
2.	Public Toilets	NR 40 to NR 45

6.2.2. Plumbing Systems

The Plumbing design shall meet the requirements of the 2022 California Plumbing Code as a minimum. Plumbing fixtures are low-flow type to meet Title 24 requirements. Flush valves, lavatory faucets, and wash fountain faucets are hard-wired sensor operated. Water closets are to be floor mounted. Lavatories are to be countertop or wall mounted. Domestic water service shall be brought to within five feet of the building. The domestic water service shall be separate from the fire water service for supply to the building. Piping shall be Type L copper within the buildings. The domestic water service shall be provided with a pressure reducing station valves (PRV) assembly, and reduced pressure backflow prevention device assembly at each building. PRV shall limit water pressure inside the building to 80 psi.

1) Service valves shall be:
   - industrial grade “ball” type (no gate valves),
   - provided for each restroom above the ceiling,
   - provided for each hand wash sink above the ceiling,
   - provided for each main and branch line.
   - Isolate each dept by providing isolation valve.
2) Toilets and urinals – motion sensor (hard wired) Flushometer valves
3) All toilets shall be ADA height.
4) Faucets – motion sensor (hard wired) for hand wash & lavatory sinks, temperature adjustable.
5) Dirty utility sink shall be a double sink a minimum 10” deep & 22” wide on each side with pedal operated goose-neck faucet.

6.2.2.1. Domestic Cold Water (CW) System

The Plumbing design shall meet the requirements of the 2022 California Plumbing Code as a minimum. Domestic cold water service shall be brought to within five feet from the building. The domestic water service shall be separate from the fire water service for supply to the building. Piping shall be Type L copper within the buildings. The residual pressure at most remote water closets shall be 25 psi. Cold water velocity shall not exceed 8 ft/sec for cold water inside buildings. Minimum pipe size shall be 1/2-inch for one plumbing fixture with a maximum flow 0.5 gpm.

6.2.2.2. Domestic Hot Water (HW) System

Hot water will be provided by heat pump water heaters. Two (2) water heater shall serve building B and two (2) water heaters shall serve building C. Hot water circulation shall be provided to maintain the hot water temperature. Hot water storage is set at 140°F and mixing valves are provided to temper the water as needed. The hot water system is arranged to distribute 110°F HW to plumbing fixtures. An in-line circulator shall be provided to maintain the required temperature with a minimum pipe diameter of 3/4" for the return piping. Mineral fiber insulation with vapor barrier shall be provided on hot water supply and recirculating piping. Hot Water velocity shall not exceed 5 ft/second within buildings. Minimum pipe size shall be 1/2-inch for one plumbing fixture with a maximum flow of 0.5 gpm.

6.2.2.3. Waste, Vent and Storm Drain

Waste: Waste pipes are connected to the plumbing fixtures, such as lavatories, water closets, sinks, showers, mop sinks, floor drains, and floor sinks. In addition, type M copper condensate drains are provided at the cooling coils of the new fan coil units and are discharged to an approved fixture. Mineral fiber insulation with vapor barrier shall be provided on condensate piping. The piping shall be ABS or PVC for below grade installations and no hub cast iron pipe and fittings for above grade installation. Floor drains are provided in mechanical rooms, toilet rooms, and showers. Floor sinks shall be provided in the mechanical rooms and other areas that require indirect drainage. The sanitary waste system shall extend to five feet outside the building**.**

Vent: Vents are provided and connected to systems serving new plumbing fixtures, such as lavatories, water closets, sinks, showers, mop sinks, floor drains and floor sinks, and are directed up to the building roof. The piping shall be no hub cast iron for above grade installation.

Storm Drain: Storm drain piping shall connect to existing roof drains and overflows (Provide add-alternate for new roof drains and overflows). Storm drain piping shall extend to existing piping below grade. Overflow piping shall daylight at 12" above grade. The piping shall be no hub cast iron for above grade installation.

7. Electrical

7.1. Standards & References

- National Fire Protection Agency (NFPA)
- California Electrical Code (CEC)
- California Code of Regulations Title 24
- Institute of Electrical and Electronic Engineers (IEEE)
- All local standards, codified amendments enforced by the City of Oceanside.

7.2. Existing Electrical Distribution

All existing electrical gear supporting the site will be demolished except where coordinated by SDG&E.

7.3. New Electrical Distribution

i) New SDG&E service and meters will be required due to an increase in load.
   - Lifeguard Operations building / Lifeguard Headquarters building
   - BESS and PV.

ii) New main electrical distribution for Lifeguard Operations and for the main electrical utility connection and future EV distribution supporting the project will be located in a dedicated Electrical room under the North stairs.

iii) New electrical distribution for the Lifeguard Headquarters will be fed from and exterior distribution board on the north side.

iv) Future BESS and PV connection equipment will be located in new electrical yard. Footprint shall be further determined based on final BESS and PV size.

v) All exterior switchboards/distribution boards, panelboards, junction boxes, enclosures, etc. will be weatherproof with marine grade, corrosion resistant finish and NEMA 3R or 4X stainless steel. All interior switchboards/distribution boards, panelboards, junction boxes, enclosures, etc. will be in NEMA 1 enclosure.

7.4. Power

7.4.1. Anticipated Equipment Sizes

- Main electrical service for Lifeguard Operations Building will be served by a 120/208V, 800A, 3P, 4W switchboard.
- Main electrical service for Lifeguard Headquarters Building will be served by a 120/208V, 600A, 3P, 4W switchboard.
- General receptacles will be served by separate 120/208V,100A, 3P, 4W panels.
- General lighting will be served by separate 120/208V, 100A, 3P, 4W panels.
- Kitchen portion will be served by a 120/208V, 400A, 3P, 4W panel.
- Main service gear for electric vehicle changing is estimated to be at 120/208, 1500A, 3P, 4W.

7.4.2. Design Voltages

- Main service for Building: 120/208V, 3PH, 4W
- Large motors ½ HP and larger will be supplied at 120/208V, voltage selection will be on a case-by-case basis.
- General building lighting will be distributed at 120V.

- Power for receptacles and small motors less than ½ HP will be distributed at 120V.
- Power for special receptacles and power devices shall be dependent on required voltage and phasing.

7.4.3. Load Demand Factors

- Lighting = 125% of installed VA
- Receptacles (General) = 100% of first 10kVA installed plus 50% of remainder.
- Receptacle (Dedicated) = 100% of load.
- Motors = 125% VA of largest motor plus 100% VA of all other motors.
- EVC = 125% of installed VA

7.4.4. Spare Capacity

- **Panelboards:** Main circuit breaker sized to support 25% spare circuit breakers plus space for 20% future load.
- **Switchboard/Distribution Boards:** Main circuit breaker sized to support 15% spare circuit breakers plus space for 10% future load.

7.4.5. Feeders and Branch Circuits

- Any 208/120V circuits over 60’ in length shall increase the wire size one size for each 60’ in length.

7.4.6. Conduits

- Exposed conduits will be PVC coated rigid galvanized steel.
- Conduit in concrete will be PVC schedule 40 with PVC coated rigid galvanized steel conduit elbows and risers to exposed areas.
- Interior conduits will be EMT with set screw fittings.
- Interior minimum size conduit will be 3/4”.
- Exterior minimum size conduit will be 1".

7.4.7. Conductors

- All conductors will be copper, aluminum is not permitted.
- Wire type will be THWN/THHN-2
- Minimum wire size to be utilized is #12 AWG
- Conductors #12 and smaller will be solid copper and conductors #10 and larger will be stranded.
- All branch circuits will carry an insulated grounding conductor along with phase conductors and required dedicated neutral.
- All branch circuits will be provided with dedicated neutrals.

7.4.8. Photovoltaic (PV) and Battery Energy Storage Systems (BESS)

- A PV system has been considered to meet California Title 24 energy requirements.
- Based on the estimated SARA T24 calculations approximately 57.82kW-DC PV size and a 26.6kW for minimum battery storage system.

7.4.9. Electric Vehicle (EV) Charging Stations

1) Per CalGreen requirements (or as determined by city of Oceanside) EV parking spaces and EV Charging spaces for any parking lot renovation are required. EV capable spaces with support infrastructure will be provided. Support infrastructure includes load capacity in electrical gear supporting the EVs, breakers, and conduit pathways from the main electrical room to each future EV charging station.
   a) A single handle Level 2 EV station will require:
      i) (1) 40A/2P breaker
      ii) 2#10, 1#10G, 2”C
   b) A double handle Level 2 EV station will require:

i) (2) 40A/2P breaker
ii) 4#10, 1#10G, 2”C

7.4.10. Emergency Power

1) Portable Generator
   a) A manual transfer switch (MTS) will provided for a local portable generator connection. MTS will be connected via stationary Kirk-Key connections on building.

7.5. Lighting

1) General Lighting
   a) Lighting levels will be designed in accordance with Illuminating Society of North America (IESNA) and California Title 24 Energy Compliance Standards.
   b) Lighting schemes will provide adequate lighting levels rated for continuous operation, contrast ratios, and other visible attributes.
   c) Minimal lighting will be provided along general walkway areas. Transition areas and specialized spaces will have higher lighting levels.
      i) Egress = 1 fc minimum
      ii) All other general areas = 0.5 fc minimum
      iii) To support security cameras = 0.5 fc minimum
      iv) Stairs and steps = 10 fc minimum
      v) Design for exterior will account for reduced glare and site trespass using fixture shielding and BUG ratings.
   d) Interior Lighting Levels (per space)
      i) Offices: 30-50 fc on task
      ii) Training: 50-100 fc on task
      iii) Conference: 20-50 fc on task
      iv) Corridors: 5-10 fc general
      v) Lobby: 10-20 fc general
      vi) Dispatch: 30-50 fc on task
      vii) Break: 20-50 fc on task
      viii) Laundry: 20-50 fc on task
      ix) Restrooms/Locker: 10-20 fc general
      x) Storage: 5-10 fc general
      xi) Elec/Mech/IT: 20-50 fc on task
      xii) Stairways: 10-20 fc general
      xiii) Warehouse: 10-20 fc general
      xiv) Maintenance Bays: 50-100 fc on task
2) Minimum Lighting Requirements for All Fixture Types
   a) LED lamp type

b) 80 color rendering index (CRI) for exterior
c) 90 color rending index (CRI) for interior spaces
d) 3000K color temperature for exterior
e) 3000K color temperature for interior spaces
f) Dimming capabilities with ability to tie into master control system.
g) Exterior lighting suitable for wet locations (minimum IP 66 rated)

3) Proposed Exterior Fixture Types and Intent
   a) Walkway.
   b) Poles
      i) 15' tall Round concrete pole with decorative arm LED fixtures. (Or as required by City of Oceanside).
      ii) Poles allow for adding integral cameras and lighting controls as needed.
      iii) Must have bird deterrent accessories.
   c) Bollards
      i) 36" tall round LED concrete bollard with graffiti/urine resistant finish.
   d) In-Grade
      i) 2'-4" round in-grade LED up-light with RGBW capability at each column.
   e) Catenary
      i) 6 straight rows of LED string lights, with dome covers to necessitate full cut off optics.
   f) Stairway.
      i) **Step lights:** LED vandal resistant step lights.
      ii) **Bollards:** 36" tall round LED concrete bollard with graffiti/urine resistant finish.
   g) Ramps.
      i) **Rail light:** 12" line voltage Rail integrated LED fixtures.
   h) Landscape/Trellis.
      i) **Landscape Up Lights/Trellis:** 1"-2" round Low voltage LED post mount landscape fixtures.
      ii) **Tree:** 1"-2" round line voltage LED post mount landscape fixtures.
   i) Exterior wall mounted
      i) **Wall sconce:** Non destructible lens that are sealed, vandal resistant with full cut optics.
   j) Pier.
      i) **Poles:** Historically referenced 6' tall tapered and fluted concrete poles with LED 24" Globe fixture.

4) Proposed Interior Fixture Types and Intent.
   a) Offices
      i) 2x4 recessed LED troffers.
      ii) Decorative LED fixtures per Architectural direction.
      iii) 4" round LED downlights.
   b) Meeting/Conference
      i) Suspended Direct/Indirect LED Linear.
      ii) Decorative LED fixtures per Architectural direction.
      iii) 4" round LED Downlights.
   c) Back of House
      i) 1x4 led surface or pendant mount strip fixtures.
   d) Warehouse/Work Bays/Workshops
      i) Round Low Bay pendant fixtures, with IP rating corresponding to hazardous classification.

5) Emergency Lighting

a) Emergency lighting will be provided along the means of egress pathways to an illumination level of 1 fc average and minimum of 0.1 fc at the walking surface.
   i) Max to min illumination uniformity of 40 to 1 or better.
b) Emergency lighting will be achieved via 1 of the 2 options:
   i) Lighting inverter or integrated battery pack for required 90-minute run time.

6) Lighting Controls
   a) Lighting controls will be provided throughout to provide locally controlled dimming and occupancy/vacancy sensing (where appropriate) via a networked, distributed lighting control system.
   b) 0-10V Dimming / Dimmer Switches
   c) Occupancy Sensors
   d) Timeclock/Scheduling Functions

7.6. Technology and Security/Intrusion

1) Cameras
   a) The intent is to provide adequate and permanent visual surveillance and monitoring in and around premises.
   b) Minimum Requirements
      i) Outdoor CCTV Cameras: Shall be Bullet type or PTZ as required by the Oceanside Unified School District. All Cameras shall have adequate vandal protection and shall have minimum IP66 rating. Minimum recommended mounting at +9-0" AFF unless approved by the Oceanside Unified School District.
      ii) Indoor CCTV Cameras: Shall be Dome type, Bullet type or PTZ as required by the City of Oceanside.
2) Low Voltage Infrastructure
   a) Wired or wireless system as required by the City of Oceanside.
   b) Minimum Requirements
      i) Wired System: All necessary cabling including Category 6 (CAT 6) and (CAT 6E).
      ii) Wireless System: Shall use Secure approved Wi-Fi communications.
      iii) IP/Network: Shall use Secure approved Wi-Fi communications or ethernet cable.
3) Security / Intrusion
   a) The building security intrusion system shall be designed to provide a multi-layered approach to security, incorporating physical barriers, access control, surveillance and alarm system.
   b) System shall be capable of detecting and responding to unauthorized entry attempts within (City of Oceanside approved timeframe) of an intrusion event.
   c) All access points shall be controlled by Key Card technology, requiring authorized personnel to present valid identification and follow established access procedures.
   d) Surveillance systems shall provide 24/7 monitoring of all critical areas, with video recordings stored for (City of Oceanside approved timeframe).
   e) Intrusion detection system shall be deployed strategically to detect and alert personnel to potential intrusions.
   f) Alarm system shall be designed to communicate with designated security personnel within (City of Oceanside approved timeframe) of an intrusion event.
   g) System shall be integrated with other building systems, such as fire alarm/security management system, to provide a comprehensive security solution.
   h) Security system shall be subject to regular maintenance and testing to ensure its ongoing effectiveness.

i) The design shall incorporate security by design principals, minimizing vulnerabilities and maximizing security throughout the building.

7.7. Fire Alarm System

1) The existing fire alarm system will be replaced with a completely new fire alarm system that is capable of voice evacuation.
2) The new Fire Alarm Control Panel (FACP) will be located in the MDF room, and an annunciator panel will be in the main entrance of the Operations Center.
3) New fire alarm system will be based on City of Oceanside approved system.
4) Voice grade speakers will be provided for all audible devices so that voice evacuation instruction can be heard in all buildings. Visual devices will be provided in all areas of the building as required by the State Fire Marshal.
5) Defective detectors will be replaced, and additional detectors will be provided as necessary for other areas that might be otherwise not protected.
6) Testing and Maintenance of all fire wiring and devices shall be performed by a qualified and experienced fire alarm technician, trained, and certified for fire alarm systems, in accordance with manufacturer's instructions.

8. Life Safety and Fire Protection

8.1. Sprinkler Monitoring-Only Fire Alarm System

8.1.1. System Description

This fire alarm system is designed as a sprinkler monitoring-only system. Its primary purpose is to monitor the building's automatic fire sprinkler system for alarm, supervisory, and trouble conditions and transmit those signals to a remote supervising station. This system is not intended to provide general occupant notification, smoke detection, or manual fire alarm initiation.

8.1.2. Applicable Codes and Standards

The system is required to comply with the following codes and standards, as adopted and amended by the State of California:

- California Building Code (CBC), 2022
- California Fire Code (CFC), 2022
- California Electrical Code (CEC), 2022
- NFPA 13 – Standard for the Installation of Sprinkler Systems (2022 Edition)
- NFPA 72 – National Fire Alarm and Signaling Code (2022 Edition)
- NFPA 70 – National Electrical Code (2022 Edition)
- City of Oceanside requirements

8.1.3. System Components

The system will include the following core components:

Fire Alarm Control Panel (FACP): UL listed, addressable panel with capacity for sprinkler monitoring with surge protection.

Supervisory Devices:

Tamper Switches (on sprinkler control valves)

Pressure Switches (on risers or alarm valves)

Alarm-Initiating Devices:

Waterflow Switches (paddle or vane-type; time-delayed to prevent false alarms)

One smoke detector located above the FACP.

Power Supply:

120 VAC primary power with dedicated circuit

Battery backup for 24 hours of standby and 5 minutes of alarm (as per NFPA 72)

8.1.4. System Operation

Waterflow Alarm: Activation of a sprinkler head causes waterflow switch to send an alarm signal to the FACP, which then transmits to the supervising station.

Supervisory Signal: Tamper and pressure switches send supervisory signals when valves are closed or pressure is abnormal.

Trouble Signal: Loss of power, communication failure, or device faults trigger a local trouble signal and a notification to the supervising station.

8.1.5. Design Criteria

The system will provide coverage for the fire sprinkler riser per NFPA 13 and CFC requirements.

All devices are required to be installed per manufacturer instructions and NFPA 72 guidelines.

Minimum 10-minute delay for supervisory signal activation on tamper switches, unless otherwise specified by AHJ.

8.1.6. Testing and Commissioning

All devices are required to be tested per NFPA 72.

Complete documentation and "as-built" drawings to be submitted to the AHJ.

Central station monitoring to be verified before final sign-off.

The system is required to be certified by a licensed C-10 contractor and/or NICET-certified technician.

8.1.7. Additional Notes

Coordination with the sprinkler contractor is essential for proper installation and location of switches.

All wiring is required to be Class B circuits per NFPA 72, as required.

8.2. FIRE SPRINKLER SYSTEM

8.2.1. System Description

The Lifeguard Headquarters consists of two buildings, the new 1-story, 3,800 sf West End building and the new 9,400 sf, 3-storyLifeguard Support building.

The fire sprinkler and fire alarm designs will be completed in accordance with the 2022 California Building and Fire Codes with local amendments, NFPA 13, 2022 and NFPA 72, 2022. The new West End building is primarily a Group B occupancy and is not required to be protected by a fire sprinkler system in accordance with the California Building Code.

8.2.2. Fire Sprinkler Design Criteria

Fire sprinkler design criteria will be as follows:

Light Hazard: Lobby, Training rooms, offices, meeting rooms, corridor, Public Plaza, Observation room and restrooms will be protected with fire sprinkler systems hydraulically designed as Light Hazard occupancies as follows:

Minimum density of 0.10 gpm per square foot over the most remote 1,500 square feet or the entire area (whichever is less).

100-gpm hose stream allowance (NFPA 13 Section 19.2.3).

Quick-response sprinklers with ordinary- or intermediate-temperature ratings.

Minimum K-5.6 sprinklers with a maximum spacing of 225 square feet.

Ordinary Hazard Group 1: Logistics rooms, storage rooms, Lease space lifeguard wet room & emergency scuba dive gear, electrical rooms, IT rooms, and mechanical spaces will be protected with fire sprinkler systems hydraulically designed for Ordinary Hazard Group 1 occupancies as follows:

Minimum density of 0.15 gpm per square foot over the most remote 1,500 square feet or the entire area (whichever is less).

250-gpm hose stream allowance (NFPA 13 Section 19.2.3).

Quick- or standard-response sprinklers with ordinary- or intermediate-temperature ratings.

Minimum K-5.6 sprinklers with a maximum spacing of 130 square feet.

Ordinary Hazard Group 2: Trash room, and garage will be protected with fire sprinkler systems hydraulically designed for Ordinary Hazard Group 2 occupancies as follows:

Minimum density of 0.20 gpm per square foot over the most remote 1,500 square feet or the entire area (whichever is less).

250-gpm hose stream allowance (NFPA 13 Section 19.2.3).

Quick- or standard-response sprinklers with ordinary- or intermediate-temperature ratings.

Minimum K-8.0 sprinklers with a maximum spacing of 130 square feet.

8.2.3. Riser Location

If a system riser is to be concealed by means of a wall, soffit, column, or other building construction:

i) it is required to be eighteen-inch (18") clearance to each side and to the front of the system riser;
ii) access is required to be provided by means of a door with minimum dimensions of thirty (30) inches wide by eighty (80) inches high;
iii) the system riser is required to be provided with a means of access to the room directly from the exterior of the building; and
iv) durable signage is required to be provided on the exterior side of the access door to identify the fire sprinkler riser and alarm room. FACP is required to be located in the same room, and share the same access, as the fire sprinkler riser room or as required by the Fire Code Official.

8.2.4. Piping Installation

Fire sprinkler piping will be as follows:

Aboveground fire protection piping will be black steel.

Black steel piping is required to be minimum Schedule 40 for pipe sizes 2 inches and smaller and minimum Schedule 10 for pipe sizes larger than 2 inches.

Fire sprinkler system piping will be provided with hangers, restraints, and seismic bracing, as required by NFPA 13.

8.2.5. Flow Test Information

A new flow test is required to obtain updated water data.

8.2.6. Standpipe System

Standpipe is required at the stairway in the building and the system will be designed as follows:

Class I manual wet standpipe system with 2½-inch hose connections will be provided in accordance with NFPA 14.

Standpipes will be provided in the stairway supplied by the water supply. Additional standpipes will be provided such that all areas of the building are within a 150-foot length from the standpipe outlet. A supervised indicating control valve will be provided to each standpipe for isolation.

A permanently installed hot-dipped galvanized 3-inch drain riser (gang drain) is required to be provided at the combination standpipe riser to facilitate testing of the sprinkler system main drain and inspector's test connections.

8.2.7. Fire Department Connection

A fire department connection will be required for the building to supply the manual wet standpipe system.

Fire department connection (FDC) sizes will be based on the standpipe system demand and are required to include one 2½-inch inlet per every 250 gpm (NFPA 14 Section 7.12.3).

The total number of inlets required will be provided on multiple fire department connections (NFPA 14 Section 7.12.3.2).

FDCs are required to be located within forty (40) feet of a fire hydrant, and no closer than forty (40) feet from the buildings they supply, or other locations as approved by the Fire Code Official.

The FDC or FDCs are required to be located on the same side of the access road or driveway as the building it serves and marked with the address and/or area supplied by the FDC.

9. Basis of Estimate