TWO BUNCH PALMS ELEMENTARY SCHOOL
NEW WINDSCREEN & SITE IMPROVEMENTS

for

Palm Springs Unified School District

Ruhnau Ruhnau Clarke
Architects•Planners
3775 Tenth Street • Riverside, CA 92501-3669 • T 951 684 4664 • F 951 684 6276
5751 Palmer Way, Suite C • Carlsbad, CA 92010-7249 • T 760 438 5899 • F 760 931 8194

TWO BUNCH PALM ELEMENTARY SCHOOL
NEW WINDSCREEN & SITE IMPROVEMENTS
PALM SPRINGS UNIFIED SCHOOL DISTRICT

TITLE

∠	ANGLE	MACH	MACHINE
AB	ANCHOR BOLT	MAX	MAXIMUM
ABS	ABSOLUTE	MCB	METAL CORNER BEAD
AC	ASPHALTIC CONCRETE	MECH	MECHANICAL
ACC	ACCESSIBLE	MFR	MANUFACTURER
ACP	ACOUSTIC PANEL	MH	MANHOLE
ACT	ACOUSTIC TILE	MIN	MINIMUM
AFF	ABOVE FINISHED FLOOR	MISC	MISCELLANEOUS
ALUM	ALUMINUM	MO	MASONRY OPENING
AN	ANODIZED	MTL	METAL
AWP	ACOUSTIC WALL PANEL	MBRS	MEMBERS
BD	BOARD	NIC	NOT IN CONTRACT
BLDG	BUILDING	NTS	NOT TO SCALE
BLKG	BLOCKING		
BM	BENCH MARK	OH	OPPOSITE HAND
BUR	BUILT-UP ROOFING	OC	ON CENTER
CAB	CABINET	OD	OUTSIDE DIAMETER
CI	CAST IRON	OFCI	OWNER FURNISHED/ CONTRACTOR INSTALLED
CJ	CONSTRUCTION/COLD JOINT		
CL	CENTERLINE		
CLR	CLEAR	O/	OVER
CMU	CONCRETE MASONRY UNIT	OH	OPPOSITE HAND
COL	COLUMN		
CONC	CONCRETE	P	PAINT
CPL	CEMENT PLASTER	PA	PLANTER AREA
CPT	CARPET	PCPL	PORTLAND CEMENT PLASTER
CT	CERAMIC TILE	PFIN	PREFINISHED
		PH	PANIC HARDWARE
DET	DETAIL	PI	PAINTED INSULATION FACING
DF	DRINKING FOUNTAIN	PLAS	PLASTER
DG	DECOMPOSED GRANITE	PLAM	PLASTIC LAMINATE
DIA	DIAMETER	PL	PLATE/PROPERTY LINE
DIM	DIMENSION	PLWD	PLYWOOD
DN	DOWN	PR	PAIR
DR	DOOR	PSM	PAINTED SHEET METAL
DSA	DIVISION OF STATE ARCHITECT		
		QT	QUARRY TILE
EA	EACH		
EJ	EXPANSION JOINT	R	RADIUS/RISER/REMOVABLE MULLION
ELEC	ELECTRIC	RB	RUBBER BASE
ELEV	ELEVATION	RD	ROOF DRAIN
ENCL	ENCLOSURE	REF	REFERENCE
EQ	EQUAL	REINF	REINFORCING
ES	EXPOSED STRUCTURE	REQD	REQUIRED
ESP	EGGSHELL PAINT	RM	ROOM
EXP	EXPANSION/EXPOSED	RO	ROUGH OPENING
EXT	EXTERIOR	RSLB	RESILIENT BASE
EWC	ELECTRIC WATER COOLER	REF	REFRIGERATOR
FD	FLOOR DRAIN	SB	SPLASH BLOCK
FEC	FIRE EXTINGUISHER CABINET	SC	SOLID CORE
FF	FINISH FLOOR	SCHED	SCHEDULE
FG	FINISH GRADE	SD	STORM DRAIN
FHC	FIRE HOSE CABINET	SGP	SEMI GLOSS PAINT
FHNS	FLAT HEAD WOOD SCREWS	SHT	SHEET
FIN	FINISH	SHTH	SHEATHING
FL	FLOWLINE	SIM	SIMILAR
FLR	FLOOR	SPEC	SPECIFICATIONS
FOC	FACE OF CONCRETE	SQ	SQUARE
FOF	FACE OF FINISH	SRF	SEAMLESS RESILIENT FLOORING
FOM	FACE OF MASONRY	SS	STAINLESS STEEL
FOS	FACE OF STUD	STC	SOUND TRANSMISSION CLASS
FRA	FIRE RATED ASSEMBLY	STD	STANDARD
FRP	FIBERGLASS REINFORCED PANEL	STL	STEEL
FRT	FIRE RETARDANT TREATED	STN	STAIN
FURN	FURNISH/FURNITURE	STR	STRUCTURAL/STRUCTURE
FOW	FACE OF WINDOW	SUSP	SUSPENDED
FOD	FACE OF DOOR		
		TB	TACKBOARD
GA	GAUGE	TC	TOP OF CURB
GALV	GALVANIZED	TER	TERRAZZO
GI	GALVANIZED IRON	TG	TOP OF GRATE
GLULAM	GLUE LAMINATED	TJ	TOOLED JOINT
GPL	GYPSUM PLASTER	TOM	TOP OF MASONRY
GSM	GALVANIZED SHEET METAL	TOP	TOP OF PARAPET
GWB	GYPSUM WALLBOARD	TOW	TOP OF WALL
GWM	WATER RESISTANT GWB	TOSHT	TOP OF SHEATHING
		TOS	TOP OF STEEL
HB	HOSE BIBB	TYP	TYPICAL
HDW	HARDWARE	T	TEMPERED GLASS
HDWD	HARDWOOD		
HC	HOLLOW CORE	UC	UNDER CUT
HM	HOLLOW METAL	UNO	UNLESS NOTED OTHERWISE
HORIZ	HORIZONTAL	VCB	
HR	HOUR	VAR	VARIES
		VERT	VERTICAL
INSUL	INSULATION	VCT	VINYL COMPOSITION TILE
INT	INTERIOR	VT	VINYL TILE
INV	INVERT	VSF	VINYL SHEET FLOORING
		VWC	VINYL WALL COVERING
JT	JOINT		
JST	JOIST	W/	WITH
		WC	WATERCLOSET
KCPL	KEENES CEMENT PLASTER	WD	WOOD
		WGL	WIREGLASS
LAB	LABORATORY	WH	WATER HEATER
LAV	LAVATORY	WV	WOOD VENEER
LMB	LAMINATED MARKER BOARD	WWF	WELDED WIRE FABRIC
LP	LAMINATED PLASTIC	X	FACTORY FINISHED PREFINISHED

ARCHITECTURAL ABBREVIATIONS

1 APPLICABLE CATEGORY CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING CONDITIONS ON THE JOB SITE PRIOR TO THE START OF THIS CONTRACT. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS. EXISTING CONDITIONS ARE INDICATED BASED ON INFORMATION SHOWN ON AVAILABLE DOCUMENTS. ANY DAMAGE TO EXISTING CONDITIONS IS THE SOLE RESPONSIBILITY OF THE APPLICABLE CATEGORY CONTRACTOR.

2 THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURE SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, EXISTING UTILITIES ARE AS SHOWN ON THESE PLANS. THE APPLICABLE CATEGORY CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREIN.

3 APPLICABLE CATEGORY CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR INCONSISTENCIES IN THE CONTRACT DOCUMENTS. THE APPLICABLE CATEGORY CONTRACTOR SHALL NOT PROCEED WITH THE WORK UNTIL NOTIFICATION HAS BEEN ISSUED BY THE ARCHITECT.

4 IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM THE PLANS, SECTIONS OR DETAILS ON THE DRAWINGS.

5 ALL STANDARDS, MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE STATE BUILDING CODE AND ALL OTHER GOVERNING CODES, ORDINANCES, REGULATIONS AND LAWS.

6 WHERE CONFLICT OCCURS BETWEEN THE REQUIREMENTS OF FEDERAL, STATE AND LOCAL LAWS, CODES, ORDINANCES, RULES AND REGULATIONS, THE MOST STRINGENT REQUIREMENT SHALL GOVERN.

7 OCCUPATIONAL SAFETY AND HEALTH: THESE DOCUMENTS, AND THE CONSTRUCTION HEREBY CONTEMPLATED, SHALL BE GOVERNED AT ALL TIMES BY THE APPLICABLE PROVISIONS OF THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT OF 1973 (CALOSHA) AND ALL UPDATES SINCE.

8 DETAILS MARKED 'TYPICAL' SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.

9 NOT ALL ITEMS OF DEMOLITION ARE SHOWN OR INDICATED. THE APPLICABLE CATEGORY CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING CONDITIONS AND COMPARISON WITH NEW CONSTRUCTION TO BE EXECUTED UNDER THIS CONTRACT PRIOR TO SUBMISSION OF BID. NO ADDITIONAL COSTS WILL BE APPROVED FOR ITEMS READILY VISIBLE WHICH WERE REQUIRED TO BE REMOVED OR REWORKED TO FACILITATE FINISHED CONDITIONS.

10 CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY WRITTEN ADDENDA OR A CHANGE ORDER APPROVED BY THE DIVISION OF THE STATE ARCHITECT, AS REQUIRED BY SECTION 4-338, PART 1, TITLE 24, CCR.

11 A PROJECT INSPECTOR EMPLOYED BY THE DISTRICT, (OWNER) AND APPROVED BY THE OFFICE OF THE STATE ARCHITECT SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART 1, TITLE 24, CCR. THE INSPECTOR OF RECORD SHALL BE "CLASS 2" (IOR). FOR A LARGE PROJECT OF THIS MAGNITUDE, AT LEAST ONE ASSISTANT INSPECTOR SHALL BE EMPLOYED BY THE DISTRICT, (OWNER) TO ASSIST WITH CONTINUOUS INSPECTION OF THE WORK.

12 ALL FIRE LANES SHALL BE UNOBSTRUCTED DURING ALL PHASES OF CONSTRUCTION AND ALL FIRE HYDRANTS SHALL BE COMPLETELY OPERATIONAL AND ACCESSIBLE, PRIOR TO LOADING SITE WITH BUILDING MATERIALS

14 WHENEVER OR WHEREVER THE DRAWINGS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS REFERENCE THE TERMS "APPLICABLE CATEGORY CONTRACTOR" OR "CONTRACTOR", THEY SHALL BE CHANGED TO READ AS "APPLICABLE CATEGORY CONTRACTOR".

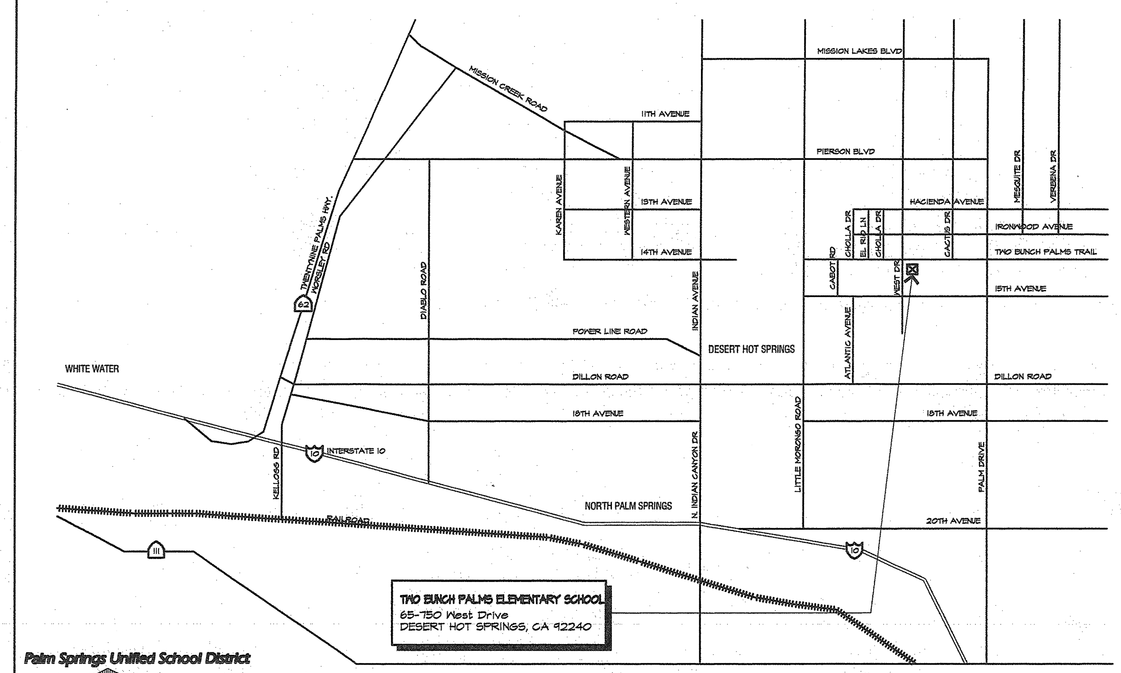
15 THE ARCHITECTURAL SITE DRAWINGS SHALL BE REFERENCED FOR DETERMINING THE INTENDED LIMITS OF CONSTRUCTION FOR CONCRETE VS. LANDSCAPING AND CONCRETE VS. ASPHALT SCOPES OF WORK.

16 WHERE CONFLICTS EXIST IN THE DRAWINGS PERTAINING TO QUANTITIES OF EQUIPMENT OR DEVICES SHOWN, THE LARGER QUANTITY SHALL GOVERN.

17 ALL WORK SHALL COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. (CCR)

18 GRADING PLANS, DRAINAGE, IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.

GENERAL NOTES



VICINITY MAP

OWNER
PALM SPRINGS UNIFIED SCHOOL DISTRICT
980 TAHQUITZ CANYON WAY
PALM SPRINGS, CA 92262
(760) 416-6000
(760) 416-6114 FAX
CONTACT:

ARCHITECT
RUHNAU RUHNAU CLARKE
3775 TENTH STREET
RIVERSIDE, CA 92501
(951) 684-4664
(951) 684-6276 FAX
CONTACT:
MR. ROGER CLARKE, PRINCIPAL-IN-CHARGE
E-MAIL: RCLARKE@RRCARCH.COM
MR. MIKE HIGGINS, PROJECT MANAGER
E-MAIL: MHIGGINS@RRCARCH.COM

PROJECT TEAM

STATE OF CALIFORNIA
Department of General Services
Division of the State Architect
10420 Via Frontera, Suite 300
San Diego, CA 92126
(858) 674-5400

PALM SPRINGS UNIFIED SCHOOL DISTRICT
980 Tahquitz Canyon Way
Palm Springs, CA 92262
(760) 416-6000

APPLICABLE AGENCIES

THE SCOPE OF WORK IS TO PROVIDE NEW ALUMINUM & GLASS STOREFRONT WINDSCREEN @ ADMINISTRATION BUILDING ENTRANCE. PROVIDE NEW MASONY WINDSCREEN WALLS, AND PARTIAL IMPROVEMENTS TO EXISTING HARDSCAPE, AND LANDSCAPE AREAS.

SCOPE OF WORK

APPLICABLE CODES AS OF JANUARY 1, 2009

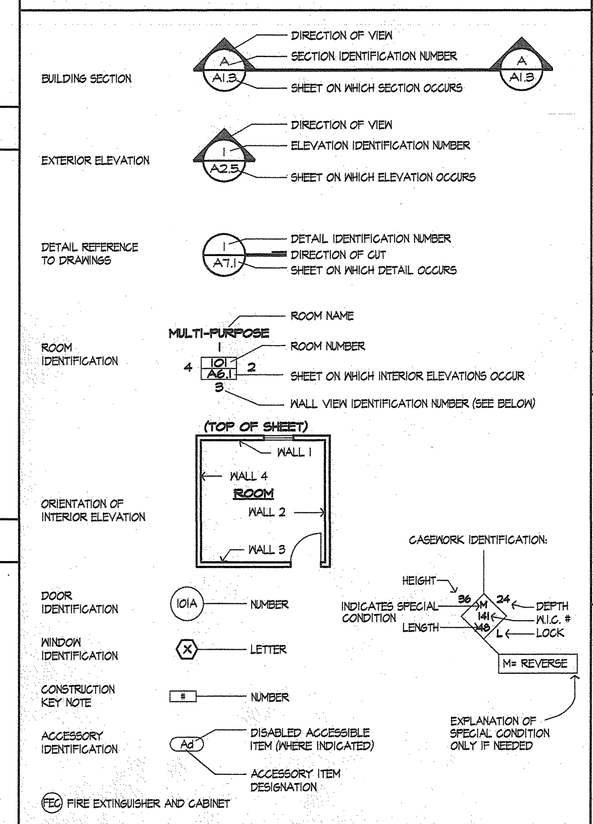
2007 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2007 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.;
2007 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.;
2007 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.;
2007 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.;
2007 CALIFORNIA ENERGY CODE , PART 6, TITLE 24 C.C.R.;
2007 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE, PART 7
2007 CALIFORNIA HISTORICAL BUILDING CODE CODE, PART 8, TITLE 24 C.C.R.
2007 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.;
2007 CALIFORNIA EXISTING BUILDING CODE, PART 10, TITLE 24 C.C.R.;
2007 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.

PARTIAL LIST OF APPLICABLE STANDARDS

2007 CALIFORNIA BUILDING CODE FOR STATE FIRE MARSHAL (SFM) REFERENCED STANDARDS CHAPTER 35

NFPA 13	AUTOMATIC SPRINKLER SYSTEM (CALIFORNIA AMENDED) 2002 EDITION
NFPA 14	STANDPIPE SYSTEM 2007 EDITION
NFPA 17	DRY CHEMICAL EXTINGUISHING SYSTEMS 2002 EDITION
NFPA 17A	WET CHEMICAL EXTINGUISHING SYSTEMS 2002 EDITION
NFPA 20	STATIONARY PUMPS 2003 EDITION
NFPA 24	PRIVATE FIRE SERVICE MAINS 2007 EDITION
NFPA 72	NATIONAL FIRE ALARM CODE (CALIFORNIA AMENDED) 2007 EDITION (NOTE: SEE UL STANDARD 1971 FOR "VISUAL DEVICES")
NFPA 258	CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS 2006 EDITION
NFPA 2001	CLEAN AGENT FIRE EXTINGUISHING SYSTEMS 2004 EDITION

APPLICABLE CODES



ARCHITECTURAL SYMBOLS

T-1 TITLE SHEET

ARCHITECTURAL

AS.1 OVERALL SITE PLAN
AS.2 ENLARGED SITE PLAN, MISCELLANEOUS DETAILS
AS.3 ENLARGED SITE PLAN, SCREEN WALL ELEVATIONS, SECTIONS
AS.4 ENLARGED SITE PLAN SCREEN WALL ELEVATIONS
A1.1 ENLARGED EXTERIOR, PLAN, REFLECTED CEILING PLAN, EXTERIOR ELEVATIONS, SECTIONS
AD.1 MISCELLANEOUS DETAILS

SHEET INDEX (TOTAL 7 SHEETS)

EACH BIDDER SHALL EXAMINE THE DRAWINGS OF CONSTRUCTION DOCUMENTS TO DETERMINE THAT ALL SHOWN ON THE SHEET INDEX ARE INCLUDED WITH EACH SET RECEIVED. THE FAILURE OF ANY BIDDER TO EXAMINE OR RECEIVE ANY PART OF THE CONSTRUCTION DOCUMENTS INDICATED ON THE INDEX SHALL NOT RELIEVE THE BIDDER FROM THE OBLIGATION OF THESE DOCUMENTS.

NOTIFY ARCHITECT OF ALL DISCREPANCIES!
(SEE GENERAL NOTE #3 THIS SHEET)

SHEET INDEX NOTE

These drawings and/or specifications and/or calculations for the items listed below have been prepared by other design professionals or consultants who are licensed and/ or authorized to prepare such drawings in this state. These documents have been examined by me for design intent and have been found to meet the appropriate requirements of Title 24, California Code of Regulations and the project specifications prepared by me.

The items listed below are acceptable for incorporation into the construction of this project for which I am the individual designated to to be in general responsible charge (or for which I have been delegated responsibility for this portion of the work).

VOID

ROGER CLARKE - ARCHITECT
Number: C-21340 - Exp. 10-31-11
RUHNAU RUHNAU CLARKE
3775 Tenth St. Riverside, CA 92501

DATE

DESIGNATED PERFORMANCE SPEC.

REGISTERED ARCHITECT ROGER CLARKE C-21340 Exp. 10-31-11 STATE OF CALIFORNIA

CONSULTANT

FLS: E. JARAUD
ACS: J.K. VITALE
IDENTIFICATION STAMP
DIV OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
04 110728
AC NV BS EJ SS TB
DEC 07 2009
SCANNED

DSA APPROVAL

APPROVALS

		No.	DATE	BY	REMARKS
Drawn by	HU, MN	1			
Checked by	MH	2			
Date	10-5-09	3			
Commission No.	1-65-07	4			

16507_T-1.dwg

Ruhnau Ruhnau Clarke
Architects•Planners
3775 Tenth Street • Riverside, CA 92501-3669 • T 951 684 4664 • F 951 684 6276
5751 Palmer Way, Suite C • Carlsbad, CA 92010-7249 • T 760 438 5899 • F 760 931 8194

TWO BUNCH PALMS ELEMENTARY SCHOOL
NEW VESTIBULE & SITE IMPROVEMENTS
PALM SPRINGS UNIFIED SCHOOL DISTRICT

TITLE SHEET

Sheet Number
T-1
Of Sheets