

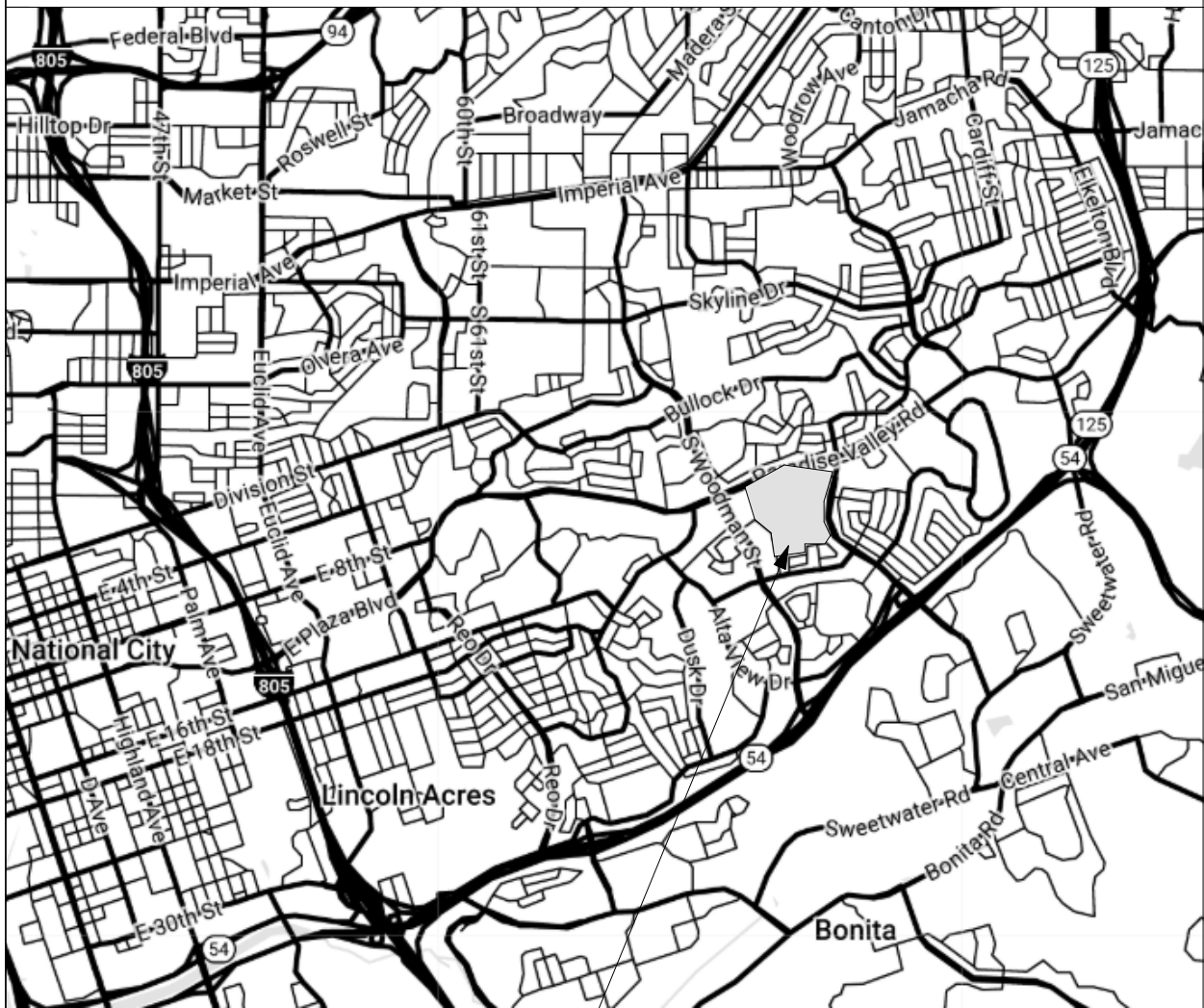
# KITCHEN MODIFICATIONS GROUP 6

# BELL MIDDLE SCHOOL

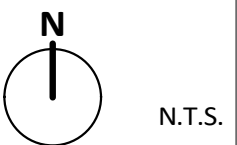
620 BRIARWOOD RD, SAN DIEGO, CA 92139

SAN DIEGO UNIFIED SCHOOL DISTRICT

## AREA MAP



PROJECT  
LOCATION



## PROJECT TEAM

**OWNER**  
SAN DIEGO UNIFIED DISTRICT  
4860 RUFFNER ST  
SAN DIEGO, CA 92111  
CONTACT: JAMES SANGUNITTO  
TEL: 619-277-8771  
EMAIL: JSANGUNITTO@SANDI.NET

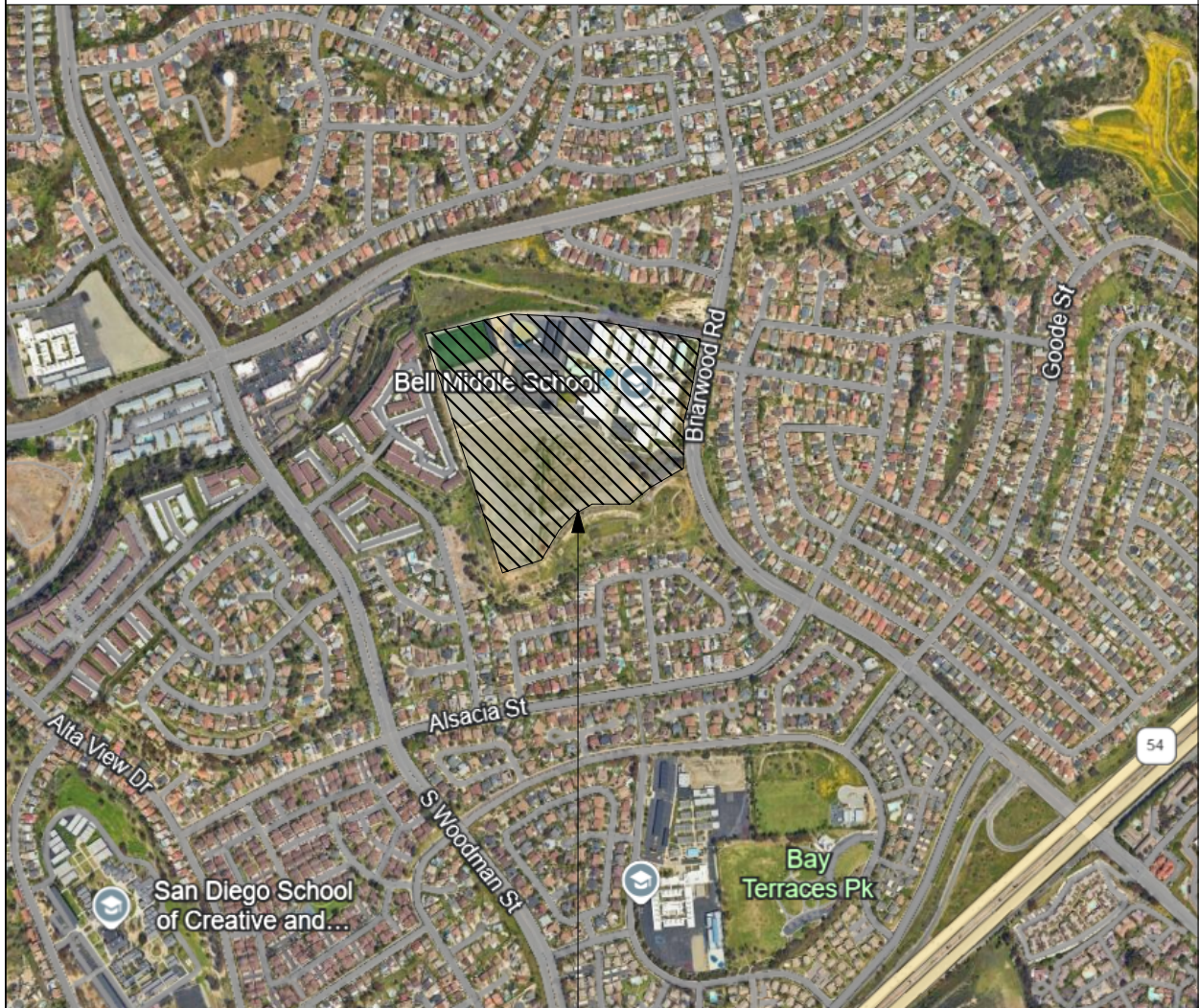
**ARCHITECT**  
obrARCHITECTURE INC.  
2419 EL CAJON BLVD.  
SAN DIEGO, CA 92104  
T. 619.564.7586  
CONTACT: GARRICK OLIVER

**STRUCTURAL/MECHANICAL/PLUMBING  
/ELECTRICAL ENGINEER**  
COFFMAN ENGINEERS  
1455 FRAZEE RD, ST 600  
SAN DIEGO CA 92108  
TEL: 619.232.4673

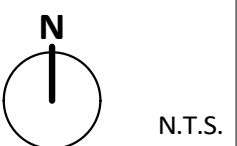
## SHEET INDEX

10-Title Sheets		50-Struc	
G1.0	TITLE SHEET	S0.1	STRUCTURAL NOTES
G1.1	NOTES, ABBREVIATIONS & LEGEND	S1.1	FOUNDATION & FRAMING PLAN
G1.2	ACCESSIBILITY NOTES	S1.2	FOUNDATION & FRAMING PLAN
G1.3	HEALTH DEPARTMENT NOTES	S1.3	FOUNDATION & FRAMING PLAN
G2.1	CODE SITE ANALYSIS PLAN	S2.1	FOUNDATION & FRAMING PLAN
G2.2	ENLARGED CODE SITE ANALYSIS PLAN		
42-Site		60-Mech	
AS1.1	ENLARGED SITE DEMOLITION AND PROPOSED PLAN	M0.0	LEGENDS AND ABBREVIATIONS
AS1.2	SITE & SITE ACCESSIBILITY DETAILS	M0.1	NOTES
		M0.2	SCHEDULES
43-Arch Demo		M1.1	OVERALL FLOOR PLAN
AD1.1	DEMOLITION ELEVATIONS	M4.0	ENLARGED FLOOR PLANS PIPING - DEMO & NEW
		M4.1	ENLARGED ROOF PLAN - NEW
44-Arch		M5.0	INSTALLATION DETAILS
A1.0	OVERALL PROPOSED FLOOR PLAN	70-Plumb	
A1.1	DEMOLITION AND PROPOSED FLOOR PLAN	P0.0	LEGENDS, NOTES, SCHEDULES & ABBREVIATIONS
A1.2	ENLARGED RESTROOM PLAN (FOR REFERENCE)	P4.0	ENLARGED PLANS DEMO
A2.1	DEMOLITION AND PROPOSED REFLECTED CEILING PLAN	P5.0	DETAILS
A3.1	DEMOLITION AND PROPOSED ROOF PLAN		
A4.1	EXTERIOR ELEVATIONS	80-Elec	
A5.1	BUILDING SECTIONS	E0.1	SYMBOLS AND ABBREVIATIONS
A8.1	EXTERIOR DETAILS, WALLS, DOORS AND FINISHES SCHEDULES	E0.2	GENERAL NOTES
		E0.3	SINGLE LINE DIAGRAM AND SCHEDULES
		E1.0	OVERALL FLOOR PLAN
		E4.0	ENLARGED PLANS
		E4.1	ENLARGED PLANS
		E5.0	DETAILS
		90-Food Service	
		FS1.0	FOOD SERVICE EQUIPMENT WALK-IN COLD BOX PLANS (FOR REFERENCE)
		FS1.1	FOOD SERVICE EQUIPMENT WALK-IN COLD BOX DETAILS(FOR REFERENCE)
		# OF SHEETS: 41	

## VICINITY MAP



PROJECT  
LOCATION



## DETERIORATION OR EXISTING NON-COMPLIANT CONSTRUCTION

THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CCR. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHERE IN THE FINISHED WORK WILL NOT COMPLY WITH THE TITLE 24, CCR, A CONSTRUCTION CHANGE DOCUMENT (CCD), OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK. (SECTION 4-317(C), PART 1, TITLE 24, CCR)

## STATEMENT OF GENERAL CONFORMANCE

FOR ARCHITECTS/ENGINEERS WHO UTILIZE PLANS,  
INCLUDING BUT NOT LIMITED TO SHOP DRAWINGS, PREPARED BY OTHER  
LICENSED DESIGN PROFESSIONALS AND/OR CONSULTANTS  
(Application No. 04-122408 File No. 37-58 )

☒ All drawings or sheets listed on the cover or index sheet (Structural, Mechanical, Electrical)  
☐ This drawing, page of specifications/calculations

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

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

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

☒ All drawings or sheets listed on the cover or index sheet  
☐ This drawing or page

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

Signature [Signature] Date 01/27/2025

Architect or Engineer designated to be in general responsible charge

GARRICK OLIVER  
Print Name  
C-31221  
License Number  
05/31/2025  
Expiration Date

### SHEETS NOT STAMPED & SIGNED BY AOR:

STRUCTURAL  
S0.1 - STRUCTURAL NOTES  
S0.2 - STRUCTURAL NOTES  
S2.1A - FOUNDATION & FRAMING PLAN

MECHANICAL  
M0.0 - LEGENDS AND ABBREVIATIONS  
M0.1 - NOTES  
M0.2 - SCHEDULES  
M1.1 - OVERALL FLOOR PLAN  
M4.0 - ENLARGED FLOOR PLANS PIPING - DEMO & NEW  
M4.1 - ENLARGED ROOF PLAN - NEW  
M5.0 - INSTALLATION DETAILS

PLUMBING  
P0.0 - LEGENDS, NOTES, SCHEDULES & ABBREVIATIONS  
P1.1 - OVERALL FLOOR PLAN  
P4.0 - ENLARGED PLANS DEMO  
P4.1 - ENLARGED PLANS NEW  
P5.0 - DETAILS

ELECTRICAL  
E0.1 - SYMBOLS AND ABBREVIATIONS  
E0.2 - GENERAL NOTES  
E0.3 - SINGLE LINE DIAGRAM AND SCHEDULES  
E1.0 - OVERALL FLOOR PLAN  
E4.0 - ENLARGED PLANS  
E4.1 - ENLARGED PLANS  
E5.0 - DETAILS

FOOD SERVICE  
FS1.0 - FOOD SERVICE EQUIPMENT WALK-IN COLD BOX PLANS  
FS1.1 - FOOD SERVICE EQUIPMENT WALK-IN COLD BOX DETAILS

## APPLICABLE CODES

2022 CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), AS APPLICABLE:  
PART 2 - CALIFORNIA BUILDING CODE (ADOPTS THE 2021 IBC)  
PART 2.5 - CALIFORNIA RESIDENTIAL BUILDING CODE (ADOPTS THE 2018 IRC)  
PART 3 - CALIFORNIA ELECTRICAL CODE (ADOPTS THE 2020 NEC)  
PART 4 - CALIFORNIA MECHANICAL CODE (ADOPTS THE 2020 UMC)  
PART 5 - CALIFORNIA PLUMBING CODE (ADOPTS THE 2020 UPC)  
PART 6 - CALIFORNIA ENERGY CODE  
PART 8 - CALIFORNIA HISTORICAL BUILDING CODE  
PART 9 - CALIFORNIA FIRE CODE (ADOPTS THE 2018 IFC)  
PART 10 - CALIFORNIA EXISTING BUILDING CODE (ADOPTS THE 2018 IEBC)  
PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE  
PART 12 - CALIFORNIA REFERENCED STANDARDS CODE

AMERICAN WITH DISABILITIES ACT TITLE II REGULATIONS 28 CFR PART 35 AND 35.151, INCLUDING 2010 ADA STANDARDS FOR FOR ACCESSIBLE DESIGN

## PARTIAL LIST OF APPLICABLE STANDARDS

NFPA 13	STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (CA AMENDED)	2022 EDITION
NFPA 20	STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION	2019 EDITION
NFPA 24	STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES (CA AMENDED)	2019 EDITION
NFPA 72	NATIONAL FIRE ALARM & SIGNALING CODE (CA AMENDED)	2022 EDITION
NFPA 80	STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES	2019 EDITION
NFPA 2001	STANDARD ON CLEAN AGENT FIRE EXTINGUISHING SYSTEMS (CA AMENDED)	2018 EDITION
UL 464	AUDIBLE SIGNALING DEVICES FOR FIRE ALARM AND SIGNALING SYSTEMS, INCLUDING ACCESSORIES	2003 EDITION
UL 521	STANDARD FOR HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS	1999 EDITION
UL 1971	STANDARD FOR SIGNALING DEVICES FOR THE HEARING IMPAIRED	2002 EDITION

REFERENCE CODE SECTION FOR NFPA STANDARDS- 2022 CBC (SFM) CHAPTER 35. SEE CHAPTER 35 FOR STATE OF CALIFORNIA AMENDMENTS TO NFPA STANDARDS.

## DSA NOTES

A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE DISTRICT (OWNER) SHALL CONDUCT ALL THE REQUIRED TESTS AND INSPECTIONS FOR THE PROJECT.

A "DSA CERTIFIED" PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY THE DSA SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART 1, TITLE 24, CCR. A MINIMUM CLASS 1 INSPECTOR IS REQUIRED.

## DEFERRED APPROVALS

THE FOLLOWING SCHEMATIC DESIGN DRAWINGS HAVE BEEN INCLUDED AS REFERENCE AND WILL BE SUBJECT TO DEFERRED APPROVAL BY DSA.

- WALK-IN FREEZER UNIT
- WALK-IN FREEZER WIRE SHELVING STORAGE UNITS

## PROJECT INSPECTOR QUALIFICATION

- PROJECT INSPECTOR (PI) SHALL BE EMPLOYED BY THE OWNER AND APPROVED BY THE DIVISION OF THE STATE ARCHITECT (DSA). DUTIES AND REQUIRED IOR CLASSIFICATION FOR SECTION 4-342, TITLE 24, PART 1 CCR AND IR A-7: CLASS 2 CERTIFIED BY DSA

## PROJECT DESCRIPTION

SCOPE OF WORK CONSISTS OF THE DEMOLITION OF AN EXISTING OUTDOOR COLD BOX AND WALK-IN FREEZER AND THE INSTALLATION OF A NEW INTERIOR COLD BOX AND WALK-IN FREEZER. WORK INCLUDES ASSOCIATED STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK.

## PROJECT & ZONING INFORMATION

<b>SITE ADDRESS</b>	620 BRIARWOOD ROAD SAN DIEGO, CA 92139
<b>APN</b>	582-071-09-00
<b>LEGAL DESCRIPTION</b>	QSEC 51*12.24 AC M/L IN\
<b>YEAR CONSTRUCTED</b>	1969
<b>SITE AREA</b>	12 ACRES / 533,174 SF

## CALIFORNIA ENERGY CODE TESTING ACCEPTANCE

THE CALIFORNIA ENERGY CODE SECTION 10-103 REQUIRES ACCEPTANCE TESTING ON ALL NEWLY INSTALLED LIGHTING CONTROLS, MECHANICAL SYSTEMS, ENVELOPES, AND PROCESS EQUIPMENT AFTER INSTALLATION AND BEFORE PROJECT COMPLETION. AN ACCEPTANCE TEST IS A FUNCTIONAL PERFORMANCE TEST TO HELP ENSURE THAT NEWLY INSTALLED EQUIPMENT IS OPERATING AND IN COMPLIANCE WITH THE ENERGY CODE.

LIGHTING CONTROLS ACCEPTANCE TESTS MUST BE PERFORMED BY A CERTIFIED LIGHTING CONTROLS ACCEPTANCE TEST TECHNICIAN (ATT).

MECHANICAL SYSTEM ACCEPTANCE TESTS MUST BE PERFORMED BY A CERTIFIED MECHANICAL ATT FOR PROJECTS SUBMITTED ON OR AFTER OCTOBER 1, 2021.

ENVELOP AND PROCESS EQUIPMENT ACCEPTANCE TEST SHALL BE PERFORMED BY THE INSTALLING CONTRACTOR, ENGINEER/ARCHITECT OF RECORD OR THE OWNER'S AGENT.

A LISTING OF CERTIFIED ATT CAN BE FOUND AT:  
HTTPS://WWW.ENERGY.CA.GOV/PROGRAMS-AND-TOPICS/PROGRAMS/ACCEPTANCE-TEST-TECHNICIAN-CERTIFICATION-PROVIDER-PROGRAM/ACCEPTANCE

THE ACCEPTANCE TESTING PROCEDURES MUST BE REPEATED, AND DEFICIENCIES MUST BE CORRECTED BY THE BUILDER OR INSTALLING CONTRACTOR UNTIL THE CONSTRUCTION/INSTALLATION OF THE SPECIFIED SYSTEMS CONFORM AND PASS THE REQUIRED ACCEPTANCE CRITERIA. PROJECT INSPECTORS WILL COLLECT FORMS TO CONFIRM THAT THE REQUIRED ACCEPTANCE TESTS HAVE BEEN COMPLETED.



BOARD OF EDUCATION

obrARCHITECTURE  
2419 EL CAJON BLVD, SAN DIEGO, CA 92104

TITLE SHEET

SAN DIEGO UNIFIED SCHOOL DISTRICT

KITCHEN MODIFICATIONS GROUP 6

BELL MIDDLE SCHOOL

620 BRIARWOOD RD,  
SAN DIEGO, CA 92139  
DSA SUBMITTAL SET

PROJECT NO. SDUF-006A  
R.S. A.P.  
FILE NAME  
DATE 03/21/2025

REVISIONS SHEET NO.

G1.0