

REQUEST FOR PROPOSALS (RFP) #2019-019

**REBID - Fire Resistive Material Testing Services
at
Temecula Valley Campus – Buildings F and G**



RFP Issued: March 15, 2019

RFP Due: April 4, 2019 at 10:00 a.m.

Submit Response to: Carole Ward
cward@msjc.edu
Contract Coordinator
and
Tammy Cunningham
tcunningham@msjc.edu
Director of Procurement and General Services

Questions or Clarifications: All questions must be submitted via e-mail to: Carole Ward cward@msjc.edu and Tammy Cunningham tcunningham@msjc.edu
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1. REQUEST FOR PROPOSAL

1.1 Purpose

Mt. San Jacinto Community (MSJC) College District is requesting proposals from qualified companies to provide Special Testing Professional Services for Fire Resistive Material (SFRM) of primary and secondary structural components at the existing Buildings F and G at the MSJC Temecula Valley Campus. The testing program is in support of the Evaluation and Upgrade project of the aforementioned buildings. The project is being reviewed by the Division of State Architect (DSA) in San Diego, California. Related Architectural Services are being provided by PMSM/19six Architects. The company selected to conduct the testing program for this project should be prepared and equipped to provide the special testing services as required by this RFP. The services should be provided in an expeditious and timely manner in order to meet the critical deadlines and schedules of the District listed in this RFP.

1.2 Proposal Submission

If interested in providing professional testing services for the project, proposals must be delivered to the address below, no later than 10:00 a.m. on April 4, 2019. Late proposals will not be considered. The District is not responsible for late mail or postal delivery errors. Proposers shall submit one electronic version of the proposal on a flash drive, one (1) printed original proposal including any supporting documentation in a sealed box or package addressed as follows:

Attention: Tammy Cunningham
Mt. San Jacinto Community College District
Purchasing Department
Building 200, Room 223
1499 N. State Street
San Jacinto, CA 92583

1.3 Response Format

Each company is required to submit a proposal identifying the scope of work it deems appropriate to this RFP. Submittals shall be brief and concise, but shall provide sufficient clarity to meet the criteria in the evaluation process. Each company submitting a proposal shall visit the site on Tuesday, March 26, 2019 at 10:00 a.m. for a walk through the areas where the testing services will be conducted. The District will evaluate the Proposals based on the responsiveness to District requirements. Criteria/Evaluation process.

NOTE for firms teaming with Sub-Consultants: Each responding firm shall select its proposed sub-consultants based on its own criteria. However, MSJCCD reserves the right to approve sub-consultants proposed for any projects that may be awarded. Sub-

Consultants do not need to complete all the Exhibits in this RFP. Carefully read each section to determine which forms the Sub-consultants need to submit.

1.3.1 Questions

Consultants must carefully read the entire RFP prior to submitting questions as most questions will be answered in this RFP. All questions must be submitted in writing via e-mail to Carole Ward (cward@msjc.edu) and Tammy Cunningham (tcunningham@msjc.edu). The question deadline for this RFP is **Thursday, March 28, 2019 by 10:00 AM**. After this deadline, the District will not answer, address, and/or review any questions that interested Consultants might submit. Responses to all questions received prior to the deadline will be provided to all Consultants.

1.3.2 Request for Proposals

Pre-Qualified Consultants are in no way guaranteed to receive any work from the District. Each Proposal shall describe the Consultant's experience and expertise with respect to the services, if any, which are unique to the property or project that is the subject of this RFP. In addition, the Proposal shall set forth a detailed scope of services, a completion schedule, a schedule of professionals that will be used to supervise and staff the project, and a not-to-exceed dollar amount for the services to be performed. The District will allocate work to said Pre-qualified Consultants without having to request and evaluate additional information as to Consultant's qualifications. Consultant shall assign only trained and experienced personnel, support staff, and other Consultants to the requisite tasks. Consultant shall provide cost to perform the tasks outline in the Scope of Services referenced in this RFP.

1.3.3 Mandatory Pre-proposal Site Visit/Review of Project Documents:

A Mandatory Pre-proposal Site Visit is scheduled for Tuesday, March 26, 2019 at 10:00 a.m. at the Temecula Valley Campus, 41888 Motorcar Parkway, Temecula, CA 92591.

Consultant must attend job walk. Any Consultant submitting a proposal who fails to attend the entire mandatory job walk and conference will be deemed a non-responsive bidder and will have its proposal returned unopened. Any Consultant who fails to arrive on time (**10:00 a.m.**) will not be able to participate in the Pre-Proposal site visit.

1.3.4 Pre-qualification of Bidders

As a condition of bidding for this Project, and in accordance with California Public Contract Code Section 20651.1, prospective bidders are required to submit to the District a completed set of prequalification documents on forms provided by the District. Prequalification documents are available at the Mt. San Jacinto Community College

District, Office of Procurement and General Services, Room 223, located at 1499 N. State St., San Jacinto, California 92583 or go to the Mt. San Jacinto Community College Purchasing Office website located at <https://www.msjc.edu/Purchasing/Pages/UPCCAA.aspx> to download the UPCCA Pre-Qualification Questionnaire. The prequalification documents must be submitted prior to 10:00 a.m. on March 28, 2019. Bids will not be accepted if a Contractor has not been prequalified where qualification is required. Contractors will be notified by telephone or e-mail of their prequalification status within a reasonable period of time after submission of their prequalification documents.

1.4 DIR Registration:

A consultant shall not be qualified to submit a proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in the Labor Code, unless currently registered and qualified to perform public works pursuant to Section 1725.5. It is not a violation of this section for an unregistered architect to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the consultant is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.

This Project is a public works project as defined in Labor Code section 1720. Each contractor bidding on this Project and all subcontractors (of any tier) performing any portion of the Work must comply with the Labor Code sections 1725.5 and 1771.1 and must be properly and currently registered with DIR and qualified to perform public works pursuant to Labor Code section 1725.5 throughout the duration of the Project. For more information and up to date requirements, consultants are recommended to periodically review the DI's website at www.dir.ca.gov. consultants shall be solely responsible for ensuring compliance with Labor Code section 1725.5 as well as any requirements implemented by DIR applicable to its services or its subcontractors throughout the term of the Agreement and in no event shall contractor be granted increased payment from the District or any time extensions to complete the Project as a result of contractor's efforts to maintain compliance with the Labor Code or any requirements implemented by DIR. Failure to comply with these requirements shall be deemed a material breach of this Agreement and grounds for termination for cause. The contractor and all subcontractors shall furnish certified payroll records as required pursuant Labor Code section 1776 directly to the Labor Commissioner in accordance with Labor Code section 1771.4 on at least on a monthly basis (or more frequently if required by the District or the Labor Commissioner) and in a format prescribed by the Labor Commissioner. The District reserves the right to withhold contract payments if the District is notified, or determines as the result of its own investigation, that contractor is in violation of any other the requirements set forth in Labor Code section 1720 et. Seq. at no penalty or cost to the District. Monitoring and enforcement of the prevailing wage laws and related requirements will be performed by the Labor Commissioner/Department of Labor Standards Enforcement (DLSE).

The proposals should include the following:

1. Cover Letter: Briefly describe the qualifications of the company and the proposed personnel for this project and provide a statement that you have reviewed the schedule listed in the RFP and agree to provide the necessary effort or staff allocation to meet the schedule listed in Section 4 of this RFP. (1 page max)
2. Approach to Work: provide (i) a statement of the proposed project scope of work with a description of the tasks, sub-tasks, deliverables that will be provided, and how the staff intend to coordinate and collaborate with the design team to meet the project schedule, and (ii) a description of the Quality Assurance/Control (QA/QC) plan to be followed during the duration of the work. The QA/QC plan shall address the accuracy, completeness and timeliness of all testing and related reports. (1 page max)
3. List of the main point of contact for the project team and key personnel. Clearly identify the individual(s) role(s) and responsibilities in the testing program. Include resumes of the proposed personnel with relevant testing experience. (1 page max per individual).
4. Relevant Project List: Provide project experience information of the company describing type, size, location, and any unique features or process of the project that may be relevant to this project. (1 page max).
5. Fee Proposal: Lump Sum Fee Proposal clearly listing professional testing services and assumptions. Please also include your hourly billing rates. (include number of pages as needed)

1.5 Selection Criteria

1. Timeliness and Completeness: To receive consideration, Responses to this RFP must be received by the Response Deadline. In addition, RFP Response will be evaluated with respect to organization, clarity, completeness, and responsiveness to this RFP.
2. Technical Qualifications and Competence: This includes Company and Personnel's experience, expertise, and familiarity with providing Special Testing Services required by the RFP.
3. Approach to Work: This includes your proposed scope of work and deliverables to meet the project schedule.
4. Fee: Evaluation of proposed fee structure for requested services.

2. PROJECT DESCRIPTION

2.1 The project consists of the structural, fire Life Safety, accessibility evaluation and necessary upgrades of the existing Buildings F and G for the new MSJC Temecula Valley Campus. The fire life safety evaluation is being required by DSA and the California Building Code as these existing buildings will become part of the new MSJC Temecula Valley Campus and will have to meet the code requirements per 2016 California Building Codes

3. BUILDING INFORMATION

3.1 Mt. San Jacinto Community College District recently acquired a five (5) story office building and surrounding site located in Temecula, California. The existing site consists of site parking, a central plant building and two Five (5) story towers, Building F and G. The total square footage for the built structures is approximately 391,685 SF. The existing site and buildings (core and shell only) were completed in 2008. The owners of the existing building that time decided to proceed with tenant improvement for Building G only, which was then completed in 2009.

The two towers Building G and F are separated by an expansion joint. District plans on renovating Building G to include Classrooms, Student Service Offices, Laboratories, Administration Offices, Lecture Room, Library, Learning Resources Center, Bookstore and STEM Center. The current building consists of existing fitness center, restrooms, locker rooms, dinning and kitchen area that will be reused by the students, faculty and college staff. Building F will remain as a core and shell for future expansion as needed. The site and buildings were designed per CBC 2001 building code. The site and building will be evaluated using Title 24 of the 2016 California Code of Regulations, see attached code plan sheets for further detail.

A copy of the existing architectural and structural building drawings can be downloaded from the following web link for your reference:

<https://19sixarchitects.sharefile.com/d-sb811ba62b114429a>

The most of the proposed testing will occur in Building F as it is currently only a shell space. The existing fireproofing is readily visible and accessible. However, there is still some testing required in Building G (Lobby and unused spaces on first floor). District will provide access to covered areas in the Building G lobby building as needed. The following testing needs to be done without damaging surrounding finishes.

4. SCOPE OF WORK

4.1 The scope of work includes the following SFRM testing of existing secondary and primary structural elements.

Based on the building department approved set for the core and shell project, here is the proposed UL systems used for various structural systems;

Exiting Fireproofing Schedule:

Structural frame: columns and beams connecting to columns - 3 hours provided, required is 2 hours

Secondary frame: beams not connecting to columns

Floor deck: 2 hours provided, required is 2 hours

Roof deck: 2 hours provided, required is 1 hour

Existing UL designs based on building department approved drawings:

Wide flange columns: X 772

Tube columns: X 771

Floor and roof deck with minimum 3-1/4" LW concrete or 4-1/2" NW concrete: D 925

Beams supporting floor decks and roof deck with minimum 3-1/4" LW concrete or 4-1/2" NW concrete: N 782

Any roof beams supporting a metal deck with concrete and insulation on top of concrete requires an increase of the beam rating by 1/2 hour to 2-1/2 hour for secondary and 3-1/2 hour for primary.

Download drawings identifying the structural elements that need to be tested.

<https://19sixarchitects.sharefile.com/d-se791f6f3d534e408>

The testing needs to identify the condition of the substrates, thickness of the application, density, bond strength, adhesion/cohesion, condition of finished application, inspection of patching, sprayed fiber and cementitious fire resistive materials and the UL designs used for the elements listed above.

4.2 The company selected to conduct the testing shall prepare test reports identifying testing requirements per 2016 CBC, photographs of existing conditions, testing locations, visual and physical certification of the applied material, drawings identifying existing UL Designs and locations, stamped and signed by an engineer registered in the state of California.

4.3 The testing program and test reports shall be completed before May 8, 2019.

Exhibit A Team Member Resume Form

Proposed Consultant Name

Title

Firm Name

Proposed Position

Years w Firm

Years w Previous Firms

Years w community
colleges

Availability

Education Specific to Position (School/Year/Degree/Subject):

--

Other Training/Experience w/MSJCCCD, DSA, Community College Chancellors Office, and other State Agencies (or equivalent):

--

Credentials/Certifications/Licenses/Registrations/Accreditations (related to position and years acquired):
Note: Do not list any certifications, licenses, etc. that are expired or not from the State of California.

--

Skills Relevant to the Proposed Project:

--

List of Community College Districts Consultant Has Worked For:

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Exhibit B

Team Member Experience Form

Provide a minimum of five (5) relevant and similar projects types completed within the last five (5) years. Use multiple sheets as necessary.

Background

Proposed Team Member Name	Title
Firm Name (at time of Project)	

Project Details

Project Name		Client/District			
Project Lead Name Title		Phone		E-Mail	
Address					
DSA Project #	DSA Certified (Yes/No)	Project Scope ⁽¹⁾	School Type ⁽²⁾	Project Start Date	Project Completion Date
Total Cost	# Change Orders	Cost of Change Orders			

Change Order Notes (include description and reason):

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Team Member Title and Duties for this Project:

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Project Narrative (firm's role, responsibilities, challenges, how Consultant met Client/District's needs, describe project and responsibilities in detail, demonstration of how this project experience contributes to thorough knowledge of Commissioning requirements for public school buildings in California, and demonstration of how this project experience contributes to familiarity with California building code requirements relating to school sites and buildings):

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- (1) Project Scope: RE-Renovation/Remodel/Repurpose, ADD-Addition/Expansion, NEW-New Construction, FIX-Repair, PLAN-Planning.
- (2) School Type: ES-Elementary School, MS-Middle School, K8-Kindergarten-8th Grade School, HS-High School, CCD-Community College, HE-Other College, NS-Non-School/Other

Exhibit C

Billing Rate Form

Firm Name _____

Billing Rates

Do rates include travel charges? ☒ Yes

Note, all fees and rates must be inclusive of travel. Travel is not an acceptable reimbursable expense

Job Title	Personnel Name	Hourly Rate

Consultant's proposed ALL INCLUSIVE NOT-TO EXCEED FEE: \$ _____

Estimate of Reimbursable Expenses included in the fee stated above: _____
Estimated Amount

Authorized Signature

CONSULTANT SERVICES AGREEMENT

This AGREEMENT is made and entered into this ____ day of _____ in the year 20__ by and between the MT. SAN JACINTO COMMUNITY COLLEGE DISTRICT, hereinafter referred to as "DISTRICT," and _____, hereinafter referred to as "CONSULTANT." This AGREEMENT shall include all terms and conditions set forth herein. The DISTRICT and the CONSULTANT are sometimes referred to herein individually as a "PARTY" and collectively as the "PARTIES." This AGREEMENT is made with reference to the following facts:

WHEREAS, DISTRICT desires to obtain architectural services for the REBID - FIRE RESISTIVE MATERIAL TESTING SERVICES BUILDINGS F AND G AT TEMECULA VALLEY CAMPUS, hereinafter collectively referred to as the "PROJECT"; and

WHEREAS, CONSULTANT is fully licensed to provide architectural services in conformity with the laws of the State of California;

NOW, THEREFORE, the PARTIES hereto agree as follows:

ARTICLE I SCOPE AND SERVICES AND RESPONSIBILITIES

1. Services to be Provided by the CONSULTANT. The CONSULTANT shall provide to the DISTRICT on the terms set forth herein all the services articulated in the CONSULTANT's proposal which is attached hereto and incorporated herein as **EXHIBIT "A"** (the "CONSULTANT's WORK PLAN"). Where the CONSULTANT's WORK PLAN consists of a proposal or quote submitted in response to a Request for Proposals ("RFP") from the DISTRICT, the CONSULTANT's WORK PLAN shall be considered to include the DISTRICT's RFP. The DISTRICT and CONSULTANT expressly agree to incorporate the terms and conditions of the DISTRICT's RFP into this AGREEMENT by this reference and the PARTIES understand that the RFP shall constitute a binding part this AGREEMENT. In the event of a discrepancy, inconsistency, or other difference between the terms of the RFP or the CONSULTANT's WORK PLAN with this AGREEMENT, the PARTIES agree that the terms of this AGREEMENT shall govern and control.

2. Classification: To the extent it is determined under applicable law that CONSULTANT fails to meet the statutory prerequisites for classification as a professional expert operating under a personal services agreement, CONSULTANT resigns any and all rights and privileges derived from this AGREEMENT and any resulting relationship, which resignation is deemed accepted under such circumstances by the DISTRICT.

3. Contract Term. The effective period of this AGREEMENT is to be _____ through _____.

4. CONSULTANT's Certifications, Representations and Warranties. CONSULTANT makes the following certifications, representations, and warranties for the benefit of the DISTRICT and CONSULTANT acknowledges and agrees that the DISTRICT, in deciding to engage CONSULTANT pursuant to this AGREEMENT, is relying upon the truth and validity of the following certifications, representations and warranties and their effectiveness throughout the term of this AGREEMENT and the course of CONSULTANT's engagement hereunder:

a. CONSULTANT is qualified in all respects to provide to the DISTRICT all of the services contemplated by this AGREEMENT and, to the extent required by any applicable laws,

CONSULTANT has all such licenses and/or governmental approvals as would be required to carry out and perform for the benefit of the DISTRICT, such services as are called for hereunder.

b. CONSULTANT, in providing the services and in otherwise carrying out its obligations to the DISTRICT under this AGREEMENT, shall, at all times, comply with all applicable federal, state, and local laws, rules, regulations, and ordinances, including workers' compensation and equal protection and non-discrimination laws.

c. The CONSULTANT will perform its services hereunder in a professional manner, using the degree of care and skill ordinarily exercised by, and consistent with, the current professional practices and standards of a professional practicing in California. The CONSULTANT will furnish, at its expense, those services that are set forth in this AGREEMENT and **EXHIBIT "A"** and represents that the services set forth in said EXHIBIT are within the technical and professional areas of expertise of the CONSULTANT or any subconsultant the CONSULTANT has engaged or will engage to perform the service(s). The DISTRICT shall request in writing if the DISTRICT desires the CONSULTANT to provide services in addition to, or different from, the services described in **EXHIBIT "A"**. The CONSULTANT shall advise the DISTRICT in writing of any services that, in the CONSULTANT's opinion, lie outside of the technical and professional expertise of the CONSULTANT.

5. CONSULTANT has been selected to perform the work herein because of the skills and expertise of key individuals. Services under this AGREEMENT shall be performed only by competent personnel under this supervision of and/or in the employment of the CONSULTANT. CONSULTANT shall conform to DISTRICT's reasonable requests regarding assignment of personnel. All personnel, including those assigned at DISTRICT's request, shall be supervised by CONSULTANT.

6. CONSULTANT shall not change any of the key personnel without prior written approval by the DISTRICT, unless said personnel cease to be employed by CONSULTANT. In either case, DISTRICT shall be allowed to interview and approve replacement personnel. CONSULTANT agrees that reassignment of any of the listed personnel during the AGREEMENT period shall only be with other professional personnel who have equivalent experience and shall require prior consultation and written approval by the DISTRICT. Any costs associated with reassignment of personnel shall be borne exclusively by CONSULTANT and CONSULTANT shall not charge the DISTRICT for the cost of training or "bringing up to speed" replacement personnel. If any designated lead or key person fails to perform to the satisfaction of the DISTRICT, then upon written notice the CONSULTANT shall immediately remove that person from the PROJECT and provide a temporary replacement. CONSULTANT shall within thirty (30) work days, provide a permanent replacement person acceptable to the DISTRICT. DISTRICT may condition its approval of replacement personnel upon a reasonable transition period wherein new personnel will learn the PROJECT and get "up to speed" at CONSULTANT's cost.

7. CONSULTANT represents that the CONSULTANT has no existing interest and will not acquire any interest, direct or indirect, which would create a conflict of interest in violation of any applicable laws, and that no person having any such interest shall be employed by CONSULTANT.

ARTICLE II

COMPENSATION TO THE CONSULTANT

1. The DISTRICT shall compensate the CONSULTANT as follows:

a. The DISTRICT agrees to pay the CONSULTANT in accordance with the fee, rate and/or price schedule information set forth in **EXHIBIT "A"** for the services performed pursuant to this AGREEMENT. In no event shall the total payment to CONSULTANT exceed

_____ **DOLLARS (\$** _____ **)** for performing the services required by this AGREEMENT and **EXHIBIT “A”**.

b. CONSULTANT shall invoice costs monthly, or another periodic basis approved by the DISTRICT, for the services provided pursuant to this AGREEMENT from the time the CONSULTANT begins work on the PROJECT. All costs must be supported by an invoice, receipt, or other acceptable documentation as determined by the DISTRICT.

c. Except as expressly provided herein, CONSULTANT agrees that no other compensation, fringe benefits, or other remuneration is due to CONSULTANT by the DISTRICT for services rendered under this AGREEMENT. CONSULTANT shall not apply for or receive statutory benefits available to employees of the DISTRICT because CONSULTANT is not an employee of the DISTRICT; rather, CONSULTANT is operating under a personal services agreement pursuant to Education Code section 88003.1(b)(2) and has only the rights defined by this AGREEMENT.

2. The CONSULTANT shall submit one (1) invoice monthly to the DISTRICT for the fees incurred during the billing period and reimbursable expenses (if any). Invoices for fees must reflect the date of the service, identify the individual performing the service, state the hours worked and rate charged, and describe the service performed. Invoices requesting reimbursement for reimbursable expenses incurred during the billing period must clearly list items for which reimbursement is being requested and be accompanied by proper documentation (e.g. receipts, invoices) including a copy of the DISTRICT's authorization notice for invoiced item(s). Invoices requesting payment for overtime must reflect straight time and overtime hours being charged, and must include a copy of the DISTRICT's written authorization to incur additional overtime expense. No payments will be made by the DISTRICT to the CONSULTANT for monthly invoices requesting reimbursable expenses or overtime absent the prior written authorization of the DISTRICT. The DISTRICT shall make payment to the CONSULTANT of the approved invoiced amount within forty-five (45) days of the DISTRICT's receipt of the approved invoice.

3. The DISTRICT may withhold, or on account of subsequently discovered evidence, nullify the whole or a part of any payment to such extent as may be necessary to protect the DISTRICT from loss, including costs and attorneys' fees, on account of: (1) defective or deficient work product not remedied; (2) failure of the CONSULTANT to make payments properly to its employees or subconsultants; or (3) failure of CONSULTANT to perform its services in a timely manner so as to conform to the PROJECT schedule or other time constraints.

ARTICLE III **REIMBURSABLE EXPENSES**

1. Reimbursable expenses are in addition to compensation for basic and extra services, and shall be paid to the CONSULTANT at one and one-tenth (1.1) times the expenses incurred by the CONSULTANT, the CONSULTANT's employees and consultants for the following specified items unless otherwise approved by the DISTRICT in writing:

a. Approved reproduction of reports and/or other documents otherwise not covered in this AGREEMENT and approved in advance by DISTRICT.

b. Fees advanced for securing approval of authorities in connection with the services rendered pursuant to this AGREEMENT.

c. Express shipping, overnight mail, messenger, courier, or delivery services approved in advance by the DISTRICT.

- d. Mileage at IRS Rate if site exceeds more than 25 miles from the DISTRICT.
- e. Out of town travel approved in advance by DISTRICT.

2. Reimbursable expenses are estimated to be -0-DOLLARS, and this amount shall not be exceeded without the prior written approval of the DISTRICT.

ARTICLE IV **TERMINATION**

1. This AGREEMENT may be terminated by either PARTY upon fourteen (14) days written notice to the other PARTY in the event of a substantial failure of performance by such other PARTY, including insolvency of CONSULTANT; or if the DISTRICT should decide to abandon or indefinitely postpone the PROJECT.

2. In the event of a termination based upon abandonment or postponement by DISTRICT, the DISTRICT shall pay to the CONSULTANT for all services performed and all expenses incurred under this AGREEMENT supported by documentary evidence, including payroll records, and expense reports up until the date of the abandonment or postponement plus any sums due the CONSULTANT for Board approved extra services. In ascertaining the services actually rendered hereunder up to the date of termination of this AGREEMENT, consideration shall be given to both completed work and work in process of completion and to complete and incomplete drawings and other documents whether delivered to the DISTRICT or in the possession of the CONSULTANT. In the event termination is for a substantial failure of performance, all damages and costs associated with the termination, including increased consultant and replacement consultant costs shall be deducted from payments to the CONSULTANT.

3. In the event a termination for cause is determined to have been made wrongfully or without cause, then the termination shall be treated as a termination for convenience in accordance with Article IV, Paragraph 4 below, and CONSULTANT shall have no greater rights than it would have had if a termination for convenience had been effected in the first instance. No other loss, cost, damage, expense or liability may be claimed, requested or recovered by CONSULTANT.

4. This AGREEMENT may be terminated without cause by DISTRICT upon twenty (20) days written notice to the CONSULTANT. In the event of a termination without cause, the DISTRICT shall pay to the CONSULTANT for all services performed and all expenses incurred under this AGREEMENT supported by documentary evidence, including payroll records, and expense reports up until the date of notice of termination plus any sums due the CONSULTANT for Board approved extra services. In ascertaining the services actually rendered hereunder up to the date of termination of this AGREEMENT, consideration shall be given to both completed work and work in process of completion and to other documents whether delivered to the DISTRICT or in the possession of the CONSULTANT.

5. In the event of a dispute between the PARTIES as to performance of the work or the interpretation of this AGREEMENT, or payment or nonpayment for work performed or not performed, the PARTIES shall attempt to resolve the dispute. Pending resolution of this dispute, CONSULTANT agrees to continue the work diligently to completion. If the dispute is not resolved, CONSULTANT agrees it will neither rescind the AGREEMENT nor stop the progress of the work, but CONSULTANT's sole remedy shall be to submit such controversy to determination by a court having competent jurisdiction of the dispute, after the PROJECT has been completed, and not before. The PARTIES may agree in writing to submit any dispute between the PARTIES to arbitration. The DISTRICT agrees to pay the CONSULTANT the undisputed amounts due under this AGREEMENT.

6. The PARTIES understand and agree that Article IV of this AGREEMENT shall govern all termination rights and procedures between the PARTIES. Any termination provision that is attached to this AGREEMENT as an Exhibit shall be void and unenforceable between the PARTIES.

ARTICLE V

ADDITIONAL CONSULTANT SERVICES

1. CONSULTANT shall notify the DISTRICT in writing of the need for additional services required due to circumstances beyond the CONSULTANT's control. CONSULTANT shall obtain written authorization from the DISTRICT before rendering such services. The DISTRICT may require CONSULTANT to perform additional services which are, in the DISTRICT's discretion, necessary. Compensation for such services shall be negotiated and approved in writing by the DISTRICT. Such services shall include:

a. Making material revisions in reports or other documents when such revisions are required by the enactment or revision of laws, rules or regulations subsequent to the preparation and completion of such documents.

b. Preparing reports and other documentation and supporting data, and providing other services in connection with PROJECT modifications required by causes beyond the control of the CONSULTANT which are not the result of the direct or indirect negligence, errors or omissions on the part of CONSULTANT;

c. If the DISTRICT requests additional shifts to complete the services articulated in **EXHIBIT "A"** where the requests for additional shifts does not arise from the direct or indirect negligence, errors or omissions on the part of CONSULTANT and the CONSULTANT's compensation is expressly conditioned on the lack of fault of the CONSULTANT;

d. Providing any other services not otherwise included in this AGREEMENT or not customarily furnished in accordance with the generally accepted practice in the CONSULTANT's industry.

ARTICLE VI

ACCOUNTING RECORDS OF THE CONSULTANT

1. Records of the CONSULTANT's direct personnel and reimbursable expenses pertaining to any extra services provided by the CONSULTANT, which are in addition to those services already required by this AGREEMENT, and any records of accounts between the DISTRICT and CONSULTANT shall be kept on a generally recognized accounting basis and shall be available to the DISTRICT or DISTRICT's authorized representative at mutually convenient times.

ARTICLE VII
REPORTS AND/OR OTHER DOCUMENTS

1. The reports and/or other documents that are prepared, reproduced, maintained and/or managed by the CONSULTANT or CONSULTANT's consultants in accordance with this AGREEMENT (regardless of medium, format, etc.) shall be and remain the property of the DISTRICT (hereinafter "PROPERTY"). The DISTRICT may provide the CONSULTANT with a written request for the return of its PROPERTY at any time. Upon CONSULTANT's receipt of the DISTRICT's written request, CONSULTANT shall return the requested PROPERTY to the DISTRICT within five (5) calendar days. Failure to comply with any such written request shall be deemed a material breach of this AGREEMENT.

ARTICLE VIII
INDEMNITY & INSURANCE

1. To the fullest extent permitted by law, CONSULTANT agrees to indemnify, and hold DISTRICT entirely harmless from all liability arising out of:

a. Workers' Compensation and Employers Liability: Any and all claims under Workers' Compensation acts and other employee benefit acts with respect to CONSULTANT's employees or CONSULTANT's subconsultant's employees arising out of CONSULTANT's work under this AGREEMENT; and

b. General Liability: Liability for damages for (1) death or bodily injury to person; (2) injury to, loss or theft of property; (3) any failure or alleged failure to comply with any provision of law or (4) any other loss, damage or expense arising under either (1), (2), or (3) above, sustained by the CONSULTANT or the DISTRICT, or any person, firm or corporation employed by the CONSULTANT or the DISTRICT upon or in connection with the PROJECT, except for liability resulting from the sole or active negligence, or willful misconduct of the DISTRICT, its officers, employees, agents or independent consultants who are directly employed by the DISTRICT;

c. Professional Liability: Any loss, injury to or death of persons or damage to property caused by any act, neglect, default or omission of the CONSULTANT, or any person, firm or corporation employed by the CONSULTANT, either directly or by independent contract, including all damages due to loss or theft, sustained by any person, firm or corporation including the DISTRICT, arising out of, or in any way connected with the services performed by CONSULTANT in accordance with this AGREEMENT, including injury or damage either on or off DISTRICT property; but not for any loss, injury, death or damages caused by the sole or active negligence, or willful misconduct of the DISTRICT.

d. The CONSULTANT, at its own expense, cost, and risk, shall defend any and all claims, actions, suits, or other proceedings, arising out of Article VIII, Paragraphs 1 (a) and (b) above, that may be brought or instituted against the DISTRICT, its officers, agents or employees, on any such claim or liability, and shall pay or satisfy any judgment that may be rendered against the DISTRICT, its officers, agents or employees in any action, suit or other proceedings as a result thereof.

e. The PARTIES understand and agree that Article VIII, Section 1 of this AGREEMENT shall be the sole indemnity, as defined by California Civil Code §2772, governing this AGREEMENT. Any other indemnity that is attached to this AGREEMENT as an Exhibit shall be void and unenforceable between the PARTIES.

f. Any attempt to limit the CONSULTANT's liability to the DISTRICT in an attached Exhibit shall be void and unenforceable between the PARTIES. In no event shall the CONSULTANT's liability be limited to any amount including, but not limited to, the amount of fees received by the CONSULTANT for performing services related to this AGREEMENT.

2. CONSULTANT shall purchase and maintain policies of insurance with an insurer or insurers, qualified to do business in the State of California and acceptable to DISTRICT which will protect CONSULTANT and DISTRICT from claims which may arise out of or result from CONSULTANT's actions or inactions relating to the AGREEMENT, whether such actions or inactions be by themselves or by any subconsultant or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable. The aforementioned insurance shall include coverage for:

a. The CONSULTANT shall carry Workers' Compensation and Employers Liability Insurance in accordance with the laws of the State of California. However, such amount shall not be less than ONE MILLION DOLLARS (\$1,000,000).

b. Comprehensive general and auto liability insurance with limits of not less than ONE MILLION DOLLARS (\$1,000,000) combined single limit, bodily injury and property damage liability per occurrence, including:

1. Owned, non-owned and hired vehicles;
2. Blanket contractual;
3. Broad form property damage;
4. Products/completed operations; and
5. Personal injury.

c. Professional liability insurance, including contractual liability, with limits of ONE MILLION DOLLARS (\$1,000,000), per claim. Such insurance shall be maintained during the term of this AGREEMENT and renewed for a period of at least five (5) years thereafter and/or at rates consistent with the time of execution of this AGREEMENT adjusted for inflation. In the event that CONSULTANT subcontracts any portion of CONSULTANT's duties, CONSULTANT shall require any such subconsultant to purchase and maintain insurance coverage as provided in this subparagraph. Failure to maintain professional liability insurance is a material breach of this AGREEMENT and grounds for immediate termination.

d. Each policy of insurance required in Article VIII, Section 2 (b) above shall name DISTRICT and its officers, agents and employees as additional insureds; shall state that, with respect to the operations of CONSULTANT hereunder, such policy is primary and any insurance carried by DISTRICT is excess and non-contributory with such primary insurance; shall state that not less than thirty (30) days written notice shall be given to DISTRICT prior to cancellation; and, shall waive all rights of subrogation. CONSULTANT shall notify DISTRICT in the event of material change in, or failure to renew, each policy. Prior to commencing work, CONSULTANT shall deliver to DISTRICT certificates of insurance as evidence of compliance with the requirements herein. In the event CONSULTANT fails to secure or maintain any policy of insurance required hereby, DISTRICT may, at its sole discretion, secure such policy of insurance in the name of and for the account of CONSULTANT, and in such event CONSULTANT shall reimburse DISTRICT upon demand for the cost thereof.

ARTICLE IX
MISCELLANEOUS

1. CONSULTANT, in the performance of this AGREEMENT, shall be and act as an independent contractor. CONSULTANT understands and agrees that CONSULTANT and all of CONSULTANT's employees shall not be considered officers, employees or agents of the DISTRICT, and are not entitled to benefits of any kind or nature normally provided employees of the DISTRICT and/or to which DISTRICT's employees are normally entitled, including, but not limited to, State Unemployment Compensation or Workers' Compensation. CONSULTANT assumes the full responsibility for the acts and/or omissions of CONSULTANT's employees or agents as they relate to the services to be provided under this AGREEMENT. CONSULTANT shall assume full responsibility for payment of any applicable prevailing wages and all federal, state and local taxes or contributions, including unemployment insurance, social security and income taxes for the respective CONSULTANT's employees.

2. Nothing contained in this AGREEMENT shall create a contractual relationship with or a cause of action in favor of any third party against either the DISTRICT or CONSULTANT.

3. The DISTRICT and CONSULTANT, respectively, bind themselves, their partners, officers, successors, assigns and legal representatives to the other PARTY to this AGREEMENT with respect to the terms of this AGREEMENT. CONSULTANT shall not assign this AGREEMENT.

4. This AGREEMENT shall be governed by the laws of the State of California.

5. This AGREEMENT shall not include or incorporate the terms of any general conditions, conditions, master agreement or any other boilerplate terms or form documents prepared by the CONSULTANT. The attachment of any such document to this AGREEMENT as **EXHIBIT "A"** shall not be interpreted or construed to incorporate such terms into this AGREEMENT unless the DISTRICT approves of such incorporation in a separate writing signed by the DISTRICT. Any reference to such boilerplate terms and conditions in the proposal or quote submitted by the CONSULTANT shall be null and void and have no effect upon this AGREEMENT. Proposals, quotes, statement of qualifications and other similar documents prepared by the CONSULTANT may be incorporated into this AGREEMENT as **EXHIBIT "A"** but such incorporation shall be strictly limited to those portions describing the CONSULTANT's scope of work, rate and price schedule and qualifications.

6. The PARTIES have had the opportunity to, and have to the extent each deemed appropriate, obtained legal counsel concerning the content and meaning of this AGREEMENT. Each of the PARTIES agrees and represents that no promise, inducement or agreement not herein expressed has been made to effectuate this AGREEMENT. This AGREEMENT represents the entire AGREEMENT between the DISTRICT and CONSULTANT and supersedes all prior negotiations, representations or agreements, either written or oral. This AGREEMENT may be amended or modified only by an agreement in writing signed by both the DISTRICT and the CONSULTANT.

7. The rule of construction that any ambiguities are to be resolved against the drafting PARTY shall not be employed in the interpretation of this AGREEMENT. It is expressly understood and agreed that the PARTIES to this AGREEMENT have participated equally, or have had equal opportunity to participate, in the drafting hereof.

8. Time is of the essence with respect to all provisions of this AGREEMENT.

9. If either PARTY becomes involved in litigation arising out of this AGREEMENT or the performance thereof, each PARTY shall bear its own litigation costs and expenses, including reasonable attorney's fees.

10. All exhibits referenced herein and attached hereto shall be deemed incorporated into and made a part of this AGREEMENT by each reference as though fully set forth in each instance in the text hereof unless otherwise excluded by the terms of this AGREEMENT. In the event that the provisions of any exhibit conflict with the terms of this AGREEMENT, the terms of this AGREEMENT shall control.

11. This AGREEMENT may be executed in any number of counterparts, each of which shall be deemed an original, and the counterparts shall constitute one and the same instrument, all of which shall be sufficient evidence of this AGREEMENT.

12. Confidentiality. The CONSULTANT shall not disclose or permit the disclosure of any confidential information, except to its agents, employees and other consultants who need such confidential information in order to properly perform their duties relative to this AGREEMENT.

13. Severability. If any portion of this AGREEMENT is held as a matter of law to be unenforceable, the remainder of this AGREEMENT shall be enforceable without such provisions.

14. Notices. All notices or demands to be given under this AGREEMENT by either PARTY to the other shall be in writing and given either by: (a) personal service; or (b) by U.S. Mail, mailed either by registered, overnight, or certified mail, return receipt requested, with postage prepaid. Service shall be considered given when received if personally served or if mailed on the fifth day after deposit in any U.S. Post Office. The address to which notices or demands may be given by either PARTY may be changed by written notice given in accordance with the notice provisions of this Paragraph. At the date of this AGREEMENT, the addresses of the PARTIES are as follows:

To the DISTRICT:
Mt. San Jacinto Community College District
Attn: Beth Gomez
1499 N. State Street
San Jacinto, CA 92583

To the CONSULTANT:
<<Name of Contractor>>
Attn: <<Name>>
<< Address>>
<<City, State, Zip>>
Telephone:
Email:

15. Tobacco Prohibited. Any tobacco use (smoking, chewing, etc.) by anyone, is prohibited at all times on any DISTRICT property.

16. Profanity on any DISTRICT property is prohibited, including, but not limited to, racial, ethnic, or sexual slurs or comments which could be considered harassment.

17. Appropriate dress is mandatory. Therefore, tank tops, cut-offs and shorts are not allowed. Additionally, what is written or pictured on clothing must comply with the requirements of acceptable language as stated above in Paragraph 16.

18. Images. If applicable, the CONSULTANT is prohibited from capturing on any visual medium images of any property, logo, student, or employee of the DISTRICT, or any image that represents the DISTRICT without express written consent from the DISTRICT.

19. Prevailing Wages. If applicable and required, CONSULTANT shall pay, and shall cause all subconsultants of every tier to pay, not less than the specified prevailing wage rates, to the extent applicable, to all workers employed to perform work or services under this AGREEMENT.

CONSULTANT shall fully indemnify and defend the DISTRICT from any claims arising from CONSULTANT's failure to meet and prevailing wage requirements.

20. In accordance with California Education Code section 81655, this AGREEMENT is not a valid or enforceable obligation against the DISTRICT until approved or ratified by motion of the Governing Board of the DISTRICT duly passed and adopted.

The PARTIES, through their authorized representatives, have executed this AGREEMENT as of the day and year first written above.

<<NAME OF CONSULTANT>>

**MT. SAN JACINTO COMMUNITY COLLEGE
DISTRICT**

By_____

By:_____

Print Name_____

Beth Gomez:_____

Title_____

Vice President, Business Services

Date_____

Date_____

Address_____

Phone_____

Fax_____

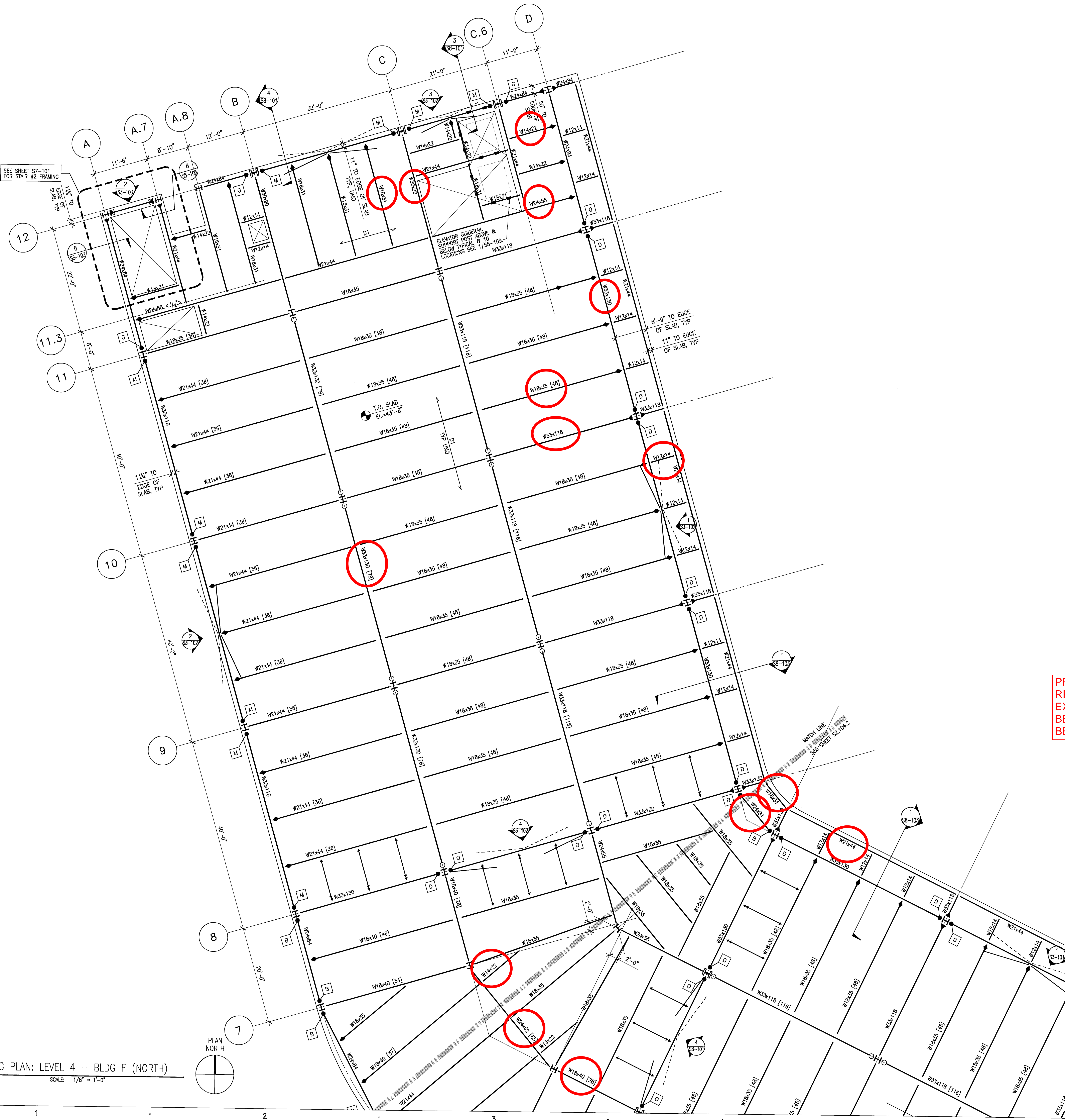
Tax ID#_____

Email_____

EXHIBIT “A”

CONSULTANT ‘S WORK PLAN, SCOPE OF SERVICES, AND COMPENSATION

S1-101



FRAMING PLAN NOTES:

- SEE SHEET S1-101 FOR STRUCTURAL GENERAL NOTES.
- SEE SHEETS S4-101 & S4-102 FOR TYPICAL CONCRETE DETAILS.
- SEE SHEETS S5-101, S5-102, S5-103 & S5-104 FOR TYPICAL STEEL DETAILS.
- SEE SHEETS S3-201, S3-202, S3-211, S3-212 & S3-213 FOR COLUMN SCHEDULE.
- INDICATES TOP OF SLAB ELEVATION.
- TYPICAL TOP OF STEEL ELEVATION = 6 1/4" BELOW TOP OF SLAB, UNO.
TOS (X'-XX") INDICATES TOP OF STEEL ELEVATION WHERE NOTED.
(X'") INDICATES TOP OF BEAM ELEVATION ABOVE OR BELOW TYPICAL TOP OF STEEL.
- SEE ARCHITECTURAL FOR CONCRETE SLAB ELEVATIONS, DEPRESSIONS, SLOPES, OPENINGS, CURBS, DRAINS, TRENCHES, SLAB EDGE LOCATIONS, ETC., AND LOCATIONS OF OPENINGS NOT INDICATED ON STRUCTURAL DRAWINGS.
- INDICATES SLAB DEPRESSION.
- INDICATES DRAG CONNECTION PER DETAIL 1/SS-104, TYPICAL.
- INDICATES NON-SEISMIC MOMENT CONNECTION PER DETAILS 3, 5 & 7/SS-101, TYPICAL.
- INDICATES FULL HEIGHT STIFFENER PLATE CONNECTION PER 1C/SS-101.
- INDICATES BOTTOM FLANGE LATERAL BRACE CONNECTION PER DETAIL 4/SS-101.
- INDICATES AMOUNT OF UPWARD CAMBER AT BEAM MIDSPAN, (INCHES).
- [X] INDICATES NUMBER OF HEADED SHEAR STUDS PER DETAIL 10/SS-102. MAXIMUM SPACING OF STUDS IS 12"OC IF NOT INDICATED ON PLAN.
- [X-Y-Z] INDICATES NUMBER OF HEADED SHEAR STUDS PER DETAIL 10/SS-102.
- INDICATES BRACED FRAME ABOVE PER ELEVATIONS.
- INDICATES BRACED FRAME BELOW PER ELEVATIONS.
- SEE 1/SS-103 FOR EDGE OF DECK DETAILS.
- ALL BEAMS SHALL BE EQUALLY SPACED BETWEEN DIMENSIONED COLUMNS AND/OR BEAMS UNO.
- D1 INDICATES STEEL DECK TYPE PER DETAIL 1/SS-102.
- VERIFY LOCATIONS AND DIMENSIONS OF CONCRETE PADS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS PRIOR TO INSTALLATION OF EQUIPMENT.
- INDICATES SEISMIC MOMENT CONNECTION PER ELEVATIONS.
- AT INTERIOR SLAB OPENINGS, THE DISTANCE FROM THE CENTERLINE OF PERIMETER BEAMS TO THE EDGE OF SLAB SHALL BE 11", TYPICAL, UNO.
- INDICATES BOLTED CONNECTION PER NOTE 6 OF DETAIL 1/SS-101.

PROPOSED BEAMS
REQUIRING TESTING -
EXACT LOCATION CAN
BE CONFIRMED ON SITE
BEFORE

OWNER/CLIENT

Abbott Vascular

TEMECULA EAST CAMPUS
26531 YNEZ ROAD
Temecula, CA 92591-4628

ARCHITECT

DMJM DESIGN | AECOM

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LOS ANGELES, CA 90071
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EXCEL ENGINEERING

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Fax: 760.745.1890

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PASADENA, CA 91101
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2701 LOKER AVENUE WEST, SUITE 130
CARLSBAD, CA 92010

BENNETT + MITCHELL

LANDSCAPE ARCHITECT
2908 OREGON COURT, SUITE 1-7
TORRANCE, CA 90503
Tel: 310.218.4724
Fax: 310.218.4708

REGISTRATION

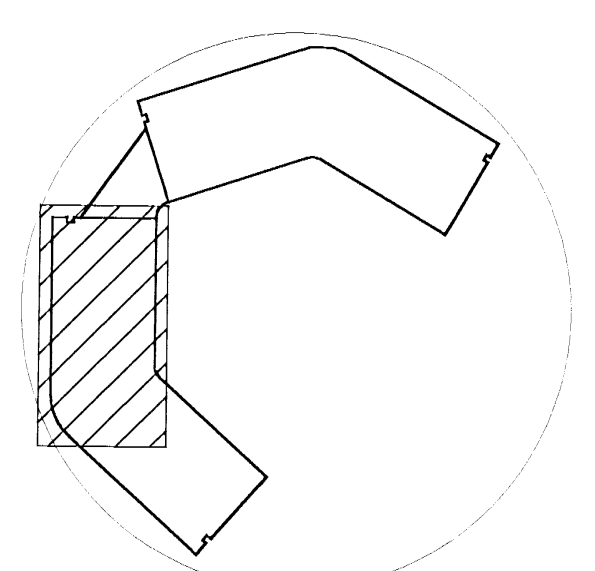


ISSUE

MARK	DATE	DESCRIPTION
3	03-22-07	FOR CONSTRUCTION
2	01-31-07	B & S RESUBMITAL
1	10-23-06	BLDG & SAFETY SUBMITAL

PROJECT NO:	60004775
DRAWN BY:	
CHECKED BY:	

KEY PLAN



SHEET TITLE

**FRAMING PLAN:
LEVEL 4 -
BUILDING F (NORTH)**

S2-104.1

DMJM DESIGN | AECOM

515 SOUTH FLOWER ST., 8TH FLOOR
LOS ANGELES, CA 90071
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www.dmjmhna.com

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ESCONDIDO, CA 9202
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2 N LAKE AVENUE, SUITE 82
PASADENA, CA 91101
Tel: 626/578.1121
Fax: 626/578.9121

2701 LOKER AVENUE WEST, SUITE 130
CARLSBAD, CA 92010

2908 OREGON COURT, SUITE 1-7
TORRANCE, CA 90503
Tel: 310.328.4754
Fax: 310.328.4708

3	03-22-07	FOR CONSTRUCTION
2	01-31-07	B & S RESUBMITTAL
1	10-23-06	BLDG & SAFETY SUBMITTAL
MARK	DATE	DESCRIPTION

DRAWN BY: _____

FRAMING PLAN:
LEVEL 4 -
BUILDING F (SOUTH)

© 2006 DMJMHN, Inc.

1. SEE SHEET S1-101 FOR STRUCTURAL GENERAL NOTES.
2. SEE SHEETS S4-101 & S4-102 FOR TYPICAL CONCRETE DETAILS.
3. SEE SHEETS S5-101, S5-102, S5-103 & S5-104 FOR TYPICAL STEEL DETAILS.
4. SEE SHEETS S3-201, S3-202, S3-211, S3-212 & S3-213 FOR COLUMN SCHEDULE.

5.  T.O. SLAB
ELEVATION = $XY + Y' - Y''$ INDICATES TOP OF SLAB ELEVATION.


6. TYPICAL TOP OF STEEL ELEVATION = $6\frac{1}{4}$ " BELOW TOP OF SLAB, UNLESS NOTED OTHERWISE. (X'-XX") INDICATES TOP OF STEEL ELEVATION WHERE NOTED.

(±x") INDICATES TOP OF BEAM ELEVATION ABOVE OR BELOW
TYPICAL TOP OF STEEL.

7. SEE ARCHITECTURAL FOR CONCRETE SLAB ELEVATIONS, DEPRESSIONS,
SLOPES, OPENINGS, CURBS, DRAINS, TRENCHES, SLAB EDGE
LOCATIONS, ETC., AND LOCATIONS OF OPENINGS NOT INDICATED ON
STRUCTURAL DRAWINGS.

8.  INDICATES SLAB DEPRESSION

9. INDICATES DRAG CONNECTION PER DETAIL 1/S5-104, TYPICAL.

10.  INDICATES NON-SEISMIC MOMENT CONNECTION PER DETAILS 3, 5 & 7/S5-101, TYPICAL

11. INDICATES FULL HEIGHT STIFFENER PLATE CONNECTION PER 1C/S5-101.

12. \longleftrightarrow INDICATES BOTTOM FLANGE LATERAL BRACE CONNECTION PER DETAIL 4/S5-101.

13. ☒ INDICATES AMOUNT OF UPWARD CAMBER AT BEAM MIDSPAN, (INCHES)

14. [X] INDICATES NUMBER OF HEADED SHEAR STUDS PER
DETAIL 10/S5-102. MAXIMUM SPACING OF STUDS IS
12"OC IF NOT INDICATED ON PLAN.

15. [X-Y-Z] INDICATES NUMBER OF HEADED SHEAR STUDS PER
DETAIL 10/S5-102.

16.  INDICATES BRACED FRAME ABOVE PER ELEVATIONS

18. SEE 1/S5-103 FOR EDGE OF DECK DETAILS

19. ALL BEAMS SHALL BE EQUALLY SPACED BETW

20/ $\xleftrightarrow{D1}$ INDICATES STEEL DECK TYPE PER DETAIL 1/S5-102

21. VERIFY LOCATIONS AND DIMENSIONS OF CONCRETE PADS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS PRIOR TO INSTALLATION

22. INDICATES SEISMIC MOMENT CONNECTION PER ELEVATIONS

23. AT INTERIOR SLAB OPENINGS, THE DISTANCE FROM THE CENTERLINE OF PERIMETER BEAMS TO THE EDGE OF SLAB SHALL BE 11", TYPICAL.

24. ○ — INDICATES BOLTED CONNECTION PER NOTE 6 OF DETAIL 1/S5-101.

S1 | FRAMING PLAN: LEVEL 4 – BLDG F (SOUTH)

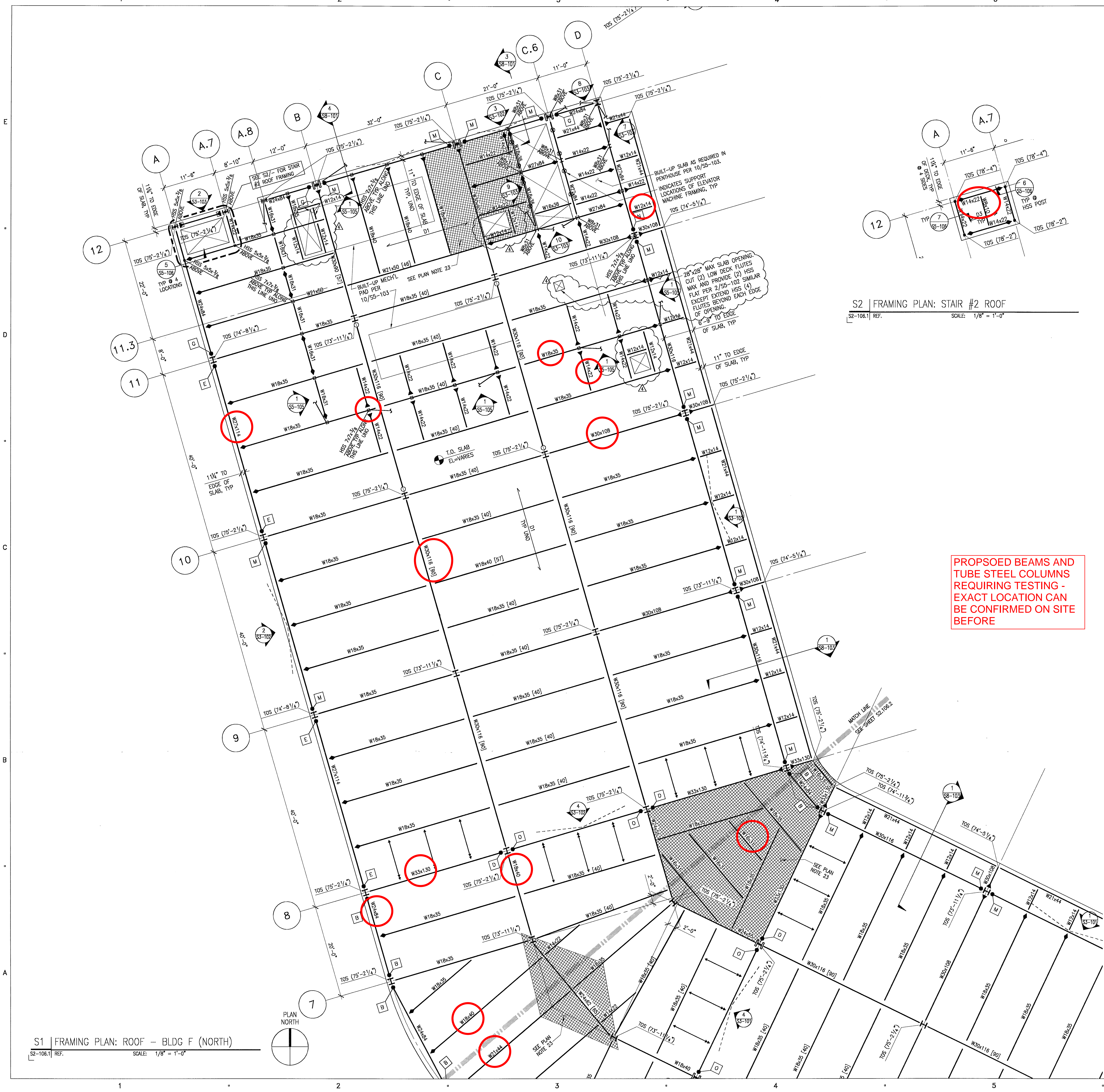
S2-104.2	REF.
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SCALE: 1/8" = 1'-0"

PLAN

APPROVED
CITY OF TEMECULA
REVIEWED BY [Signature]
MAR 28 2007

APPROVAL OF THESE PLANS SHALL NOT BE A PERMIT FOR OR ANY VIOLATION OF ANY OF THE PROVISIONS OF LOCAL LAWS OR CC&RS OR THE EARTHQUAKE HAZARD ASSOCIATIONS. ONLY THE PLANS MUST BE KEPT ON THE JOB UNTIL



ROOF FRAMING NOTES:

- SEE SHEET S1-101 FOR STRUCTURAL GENERAL NOTES.
- SEE SHEETS S4-101 & S4-102 FOR TYPICAL CONCRETE DETAILS.
- SEE SHEETS S5-101, S5-102, S5-103 & S5-104 FOR TYPICAL STEEL DETAILS.
- SEE SHEETS S3-201, S3-202, S3-211, S3-212 & S3-213 FOR COLUMN SCHEDULE.
- T.O.SLAB EL=XX-XX" INDICATES TOP OF SLAB ELEVATION.
- TYPICAL TOP OF STEEL ELEVATION = 6 1/2" BELOW TOP OF SLAB, UNO. TOS (X'-XX") INDICATES TOP OF STEEL ELEVATION WHERE NOTED. (4X") INDICATES TOP OF BEAM ELEVATION ABOVE OR BELOW TYPICAL TOP OF STEEL.
- SEE ARCHITECTURAL FOR CONCRETE SLAB ELEVATIONS, DEPRESSIONS, SLOPES, OPENINGS, CURBS, DRAINS, TRENCHES, SLAB EDGE LOCATIONS, ETC., AND LOCATIONS OF OPENINGS NOT INDICATED ON STRUCTURAL DRAWINGS.
- INDICATES SLAB DEPRESSION
- INDICATES DRAG CONNECTION PER DETAIL 1/SS-104, TYPICAL.
- INDICATES NON-SEISMIC MOMENT CONNECTION PER DETAILS 5, 6 & 7/SS-101, TYPICAL.
- INDICATES FULL HEIGHT STIFFENER PLATE CONNECTION PER 10/SS-101.
- INDICATES BOTTOM FLANGE LATERAL BRACE CONNECTION PER DETAIL 4/SS-101.
- <X> INDICATES AMOUNT OF UPWARD CAMBER AT BEAM MIDSPAN (INCHES).
- [X] INDICATES NUMBER OF HEADED SHEAR STUDS PER DETAIL 10/SS-102. MAXIMUM SPACING OF STUDS IS 12"OC IF NOT INDICATED ON PLAN.
- [X-Y-Z] INDICATES NUMBER OF HEADED SHEAR STUDS PER DETAIL 10/SS-102.
- INDICATES BRACED FRAME ABOVE PER ELEVATIONS.
- INDICATES BRACED FRAME BELOW PER ELEVATIONS.
- SEE 1/SS-103 FOR EDGE OF DECK DETAILS.
- ALL BEAMS SHALL BE EQUALLY SPACED BETWEEN DIMENSIONED COLUMNS AND/OR BEAMS UNO.
- D1 INDICATES STEEL DECK TYPE PER DETAIL 1/SS-102.
- VERIFY LOCATIONS AND DIMENSIONS OF CONCRETE PADS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS PRIOR TO INSTALLATION OF EQUIPMENT.
- INDICATES SEISMIC MOMENT CONNECTION PER ELEVATIONS.
- INDICATES AREAS OF TAPERED RIGID INSULATION PER ARCH. WHERE ROOF SLOPES ARE NOT OBTAINABLE USING THE SLOPED STRUCTURAL STEEL FRAMING. PROVIDE TAPERED RIGID INSULATION AS REQUIRED TO ACHIEVE THE SLOPES INDICATED ON THE ARCHITECTURAL DRAWINGS. PLEASE NOTE TAPERED RIGID INSULATION MAY BE NECESSARY IN ADDITIONAL ISOLATED AREAS NOT INDICATED ON PLAN. THE USE OF ADDITIONAL LIGHT WEIGHT CONCRETE FILL (BEYOND THE THICKNESS INDICATED ON PLAN) TO ACHIEVE ROOF SLOPES IS NOT PERMITTED WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER.
- IF REQUIRED TO MAINTAIN CONTACT BETWEEN DECK AND STRUCTURAL STEEL FRAMING AND TO AVOID EXCESSIVE DECK WARPING, REFER TO DETAIL 7/SS-103.
- AT INTERIOR SLAB OPENINGS, THE DISTANCE FROM THE CENTERLINE OF PERIMETER BEAMS TO THE EDGE OF SLAB SHALL BE 11", TYPICAL, UNO.
- INDICATES BOLTED CONNECTION PER NOTE 6 OF DETAIL 1/SS-101.

S2 | FRAMING PLAN: STAIR #2 ROOF

S2-106.1 REF. SCALE: 1/8" = 1'-0"

PROPOSED BEAMS AND TUBE STEEL COLUMNS REQUIRING TESTING - EXACT LOCATION CAN BE CONFIRMED ON SITE BEFORE

OWNER/CLIENT

TEMECULA EAST CAMPUS
28531 YNEZ ROAD
Temecula, CA 92591-4628

ARCHITECT

DMJM DESIGN | AECOM

515 SOUTH FLOWER ST., 8TH FLOOR
LOS ANGELES, CA 90071
T: 213.593.8100 F: 213.593.8608
www.dmjmnhn.aecom.com

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CIVIL ENGINEER
440 STATE PLACE
ESCONDIDO, CA 92029
Tel: 760.745.8119
Fax: 760.745.1890

KPFF CONSULTING ENGINEERS

STRUCTURAL ENGINEER
2 N LAKE AVENUE, SUITE 820
PASADENA, CA 91101
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Fax: 818.798.1212

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Fax: 760.468.2711

BENNETT + MITCHELL

LANDSCAPE ARCHITECT
2908 OREGON COURT, SUITE 1-7
TORRANCE, CA 90503
Tel: 310.328.4734
Fax: 310.328.4708

REGISTRATION

ISSUE

MARK	DATE	DESCRIPTION
4	08-30-07	BULLETIN Q10 MODS.
3	03-22-07	FOR CONSTRUCTION
2	01-31-07	B & S RESUBMITTAL
1	10-23-06	BLDG & SAFETY SUBMITTAL

PROJECT NO:

60004775

DRAWN BY:

CHECKED BY:

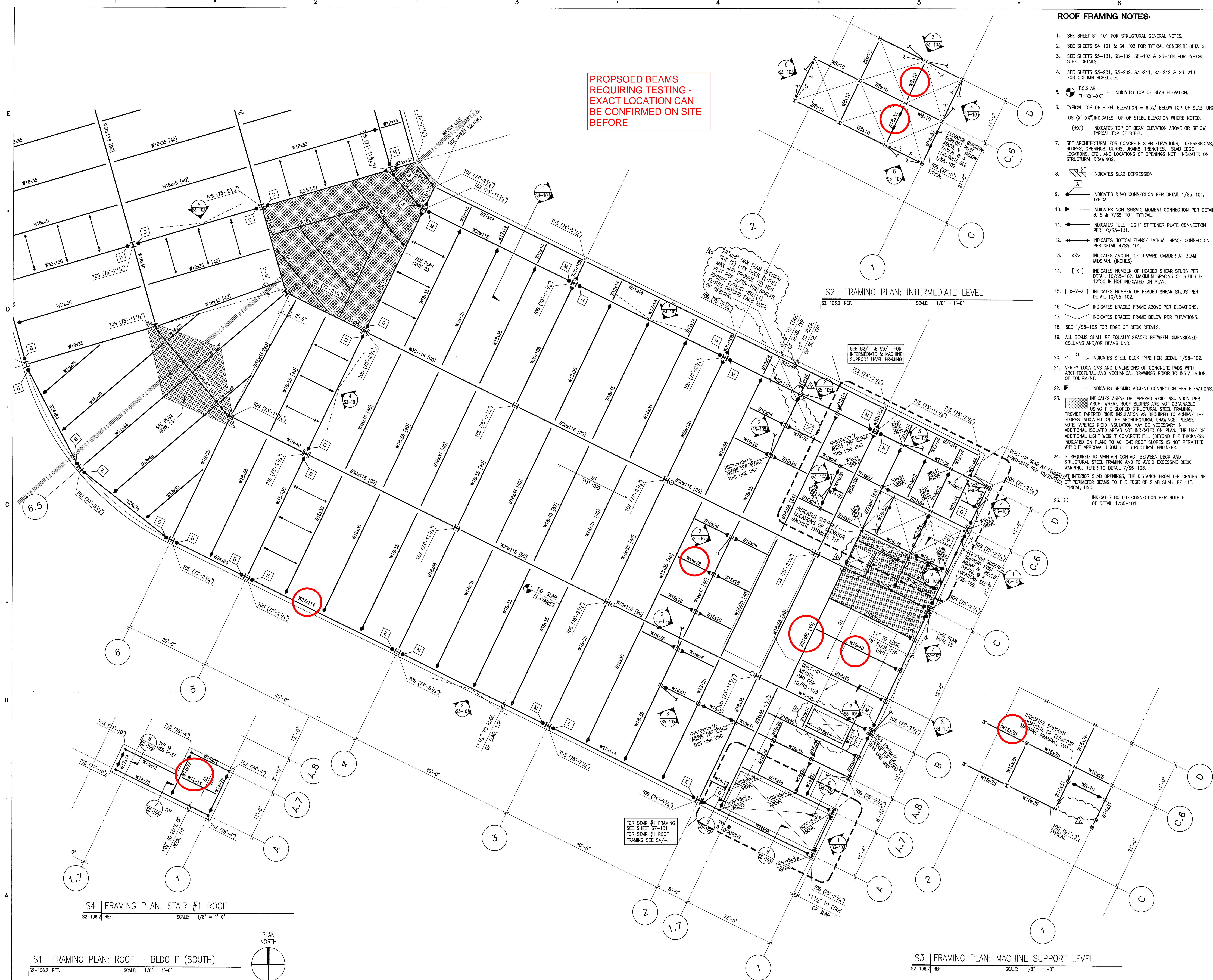
KEY PLAN

SHEET TITLE

FRAMING PLAN:
ROOF -
BUILDING F (NORTH)

S2-106.1

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ROOF FRAMING NOTES:

- SEE SHEET S1-101 FOR STRUCTURAL GENERAL NOTES.
- SEE SHEETS S4-101 & S4-102 FOR TYPICAL CONCRETE DETAILS.
- SEE SHEETS S5-101, S5-102, S5-103 & S5-104 FOR TYPICAL STEEL DETAILS.
- SEE SHEETS S3-201, S3-202, S3-211, S3-212 & S3-213 FOR COLUMN SCHEDULE.
- T.O.SLAB
EL=XX'-XX" INDICATES TOP OF SLAB ELEVATION.
- TYPICAL TOP OF STEEL ELEVATION = 6 1/4" BELOW TOP OF SLAB, UNO.
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(±X") INDICATES TOP OF BEAM ELEVATION ABOVE OR BELOW TYPICAL TOP OF STEEL.
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- INDICATES SLAB DEPRESSION
- INDICATES DRAG CONNECTION PER DETAIL 1/SS-104, TYPICAL.
- INDICATES NON-SEISMIC MOMENT CONNECTION PER DETAILS 3, 5 & 7/SS-101, TYPICAL.
- INDICATES FULL HEIGHT STIFFENER PLATE CONNECTION PER 1C/SS-101.
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- [X-Y-Z] INDICATES NUMBER OF HEADED SHEAR STUDS PER DETAIL 10/SS-102.
- INDICATES BRACED FRAME ABOVE PER ELEVATIONS.
- INDICATES BRACED FRAME BELOW PER ELEVATIONS.
- SEE 1/SS-103 FOR EDGE OF DECK DETAILS.
- ALL BEAMS SHALL BE EQUALLY SPACED BETWEEN DIMENSIONED COLUMNS AND/OR BEAMS UNO.
- D1 INDICATES STEEL DECK TYPE PER DETAIL 1/SS-102.
- VERIFY LOCATIONS AND DIMENSIONS OF CONCRETE PADS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS PRIOR TO INSTALLATION OF EQUIPMENT.
- INDICATES SEISMIC MOMENT CONNECTION PER ELEVATIONS.
- INDICATES AREAS OF TAPERED RIGID INSULATION PER ARCH. WHERE ROOF SLOPES ARE NOT OBTAINABLE USING THE SLOPED STRUCTURAL STEEL FRAMING. PROVIDE TAPERED RIGID INSULATION AS REQUIRED TO ACHIEVE THE SLOPES INDICATED ON THE ARCHITECTURAL DRAWINGS. PLEASE NOTE TAPERED RIGID INSULATION MAY BE NECESSARY IN ADDITIONAL ISOLATED AREAS NOT INDICATED ON PLAN. THE USE OF ADDITIONAL LIGHT WEIGHT CONCRETE FILL (BEYOND THE THICKNESS INDICATED ON PLAN) TO ACHIEVE ROOF SLOPES IS NOT PERMITTED WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER.
- IF REQUIRED TO MAINTAIN CONTACT BETWEEN DECK AND STRUCTURAL STEEL FRAMING AND TO AVOID EXCESSIVE DECK WARPING, REFER TO DETAIL 7/SS-103.
- INTERIOR SLAB OPENINGS, THE DISTANCE FROM THE CENTERLINE INDICATED ON PLAN TO PERIMETER BEAMS TO THE EDGE OF SLAB SHALL BE 11", TYPICAL, UNO.
- INDICATES BOLTED CONNECTION PER NOTE 6 OF DETAIL 1/SS-101.

OWNER/CLIENT

Abbott Vascular

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REGISTRATION

ISSUE

MARK	DATE	DESCRIPTION
5	08-30-07	PREVIOUS RFI MODS.
4	08-30-07	BULLETIN 010 MODS.
3	03-22-07	FOR CONSTRUCTION
2	01-31-07	B & S RESUBMITTAL
1	10-23-06	BLDG & SAFETY SUBMITTAL

PROJECT NO: 60004775

DRAWN BY:

CHECKED BY:

KEY PLAN

SHEET TITLE

**FRAMING PLAN:
ROOF -
BUILDING F (SOUTH)**

S2-106.2

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1 2 3 4 5 6

E

D

C

B

1

2

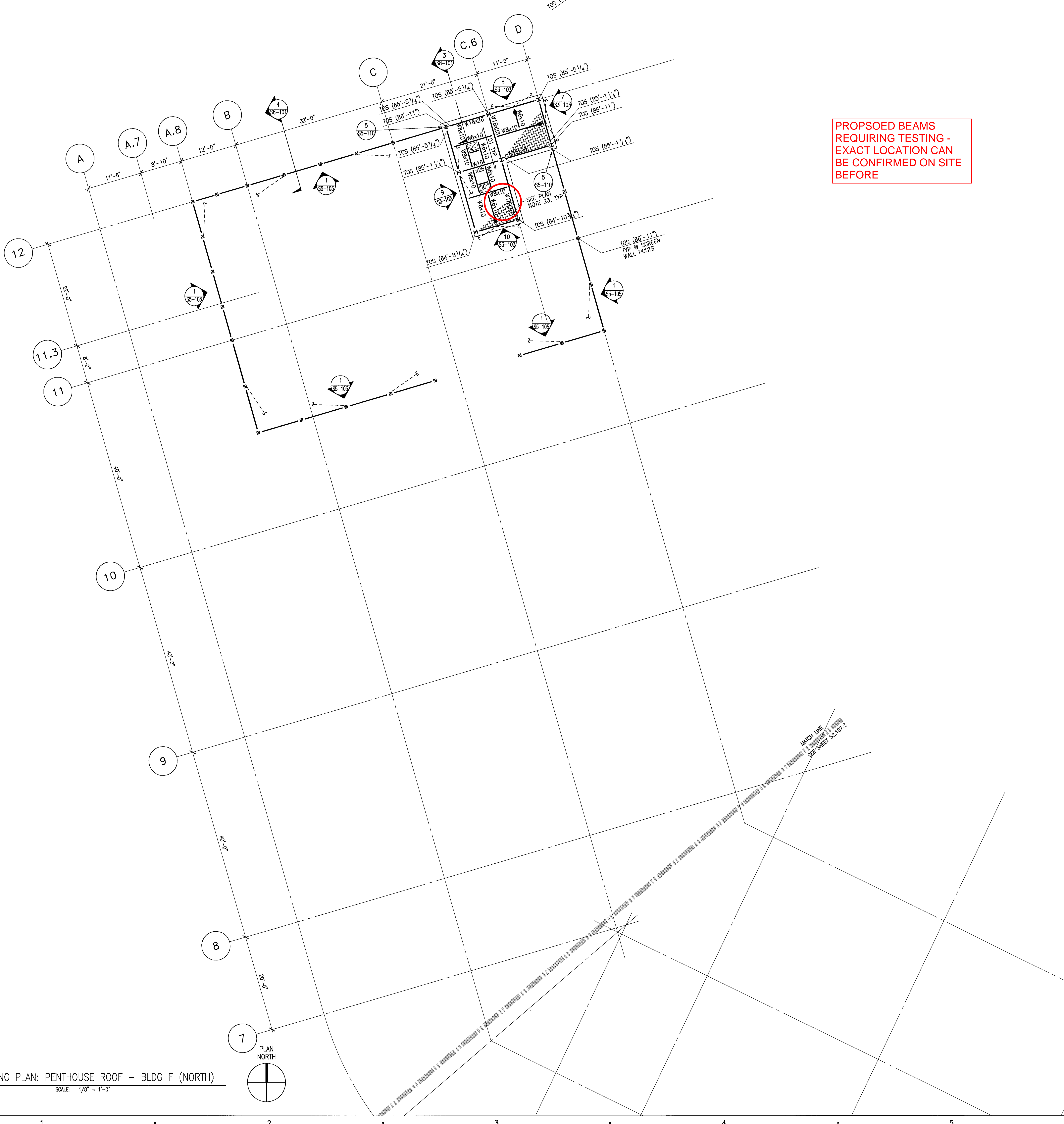
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6

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PROPOSED BEAMS
REQUIRING TESTING -
EXACT LOCATION CAN
BE CONFIRMED ON SITE
BEFORE

ROOF FRAMING NOTES:

- SEE SHEET S1-101 FOR STRUCTURAL GENERAL NOTES.
- SEE SHEETS S4-101 & S4-102 FOR TYPICAL CONCRETE DETAILS.
- SEE SHEETS S5-101, S5-102, S5-103 & S5-104 FOR TYPICAL STEEL DETAILS.
- SEE SHEETS S3-201, S3-202, S3-211, S3-212 & S3-213 FOR COLUMN SCHEDULE.
- T.O.SLAB
EL=XX'-XX" INDICATES TOP OF SLAB ELEVATION.
- TYPICAL TOP OF STEEL ELEVATION = 6 1/4" BELOW TOP OF SLAB, UNO.
TOS (X'-XX") INDICATES TOP OF STEEL ELEVATION WHERE NOTED.
(±X") INDICATES TOP OF BEAM ELEVATION ABOVE OR BELOW TYPICAL TOP OF STEEL.
- SEE ARCHITECTURAL FOR CONCRETE SLAB ELEVATIONS, DEPRESSIONS, SLOPES, OPENINGS, CURBS, DRAINS, TRENCHES, SLAB EDGE LOCATIONS, ETC., AND LOCATIONS OF OPENINGS NOT INDICATED ON STRUCTURAL DRAWINGS.
- INDICATES SLAB DEPRESSION
- INDICATES DRAG CONNECTION PER DETAIL 1/SS-104, TYPICAL.
- INDICATES NON-SEISMIC MOMENT CONNECTION PER DETAILS 3, 5 & 7/SS-101, TYPICAL.
- INDICATES FULL HEIGHT STIFFENER PLATE CONNECTION PER 1C/SS-101.
- INDICATES BOTTOM FLANGE LATERAL BRACE CONNECTION PER DETAIL 4/SS-101.
- <X> INDICATES AMOUNT OF UPWARD CAMBER AT BEAM MIDSPAN, (INCHES)
- [X] INDICATES NUMBER OF HEADED SHEAR STUDS PER DETAIL 10/SS-102. MAXIMUM SPACING OF STUDS IS 12"OC IF NOT INDICATED ON PLAN.
- [X-Y-Z] INDICATES NUMBER OF HEADED SHEAR STUDS PER DETAIL 10/SS-102.
- INDICATES BRACED FRAME ABOVE PER ELEVATIONS.
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- SEE 1/SS-103 FOR EDGE OF DECK DETAILS.
- ALL BEAMS SHALL BE EQUALLY SPACED BETWEEN DIMENSIONED COLUMNS AND/OR BEAMS UNO.
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- INDICATES BOLTED CONNECTION PER NOTE 6 OF DETAIL 1/SS-101.

OWNER/CLIENT

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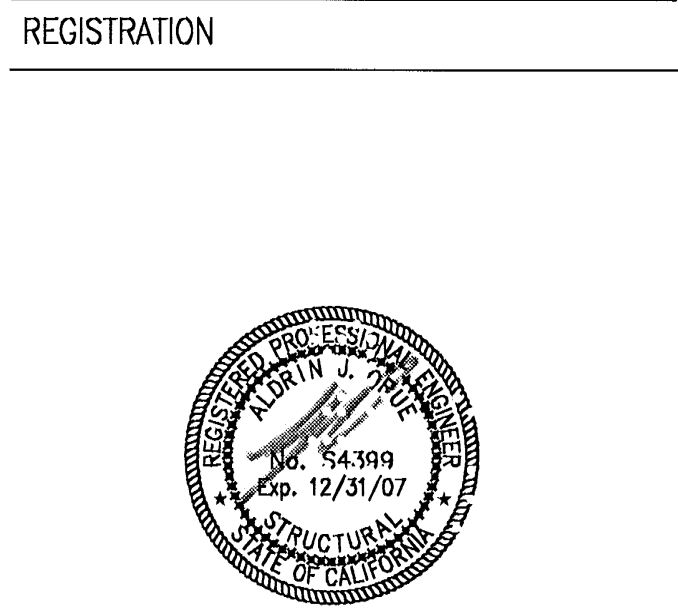
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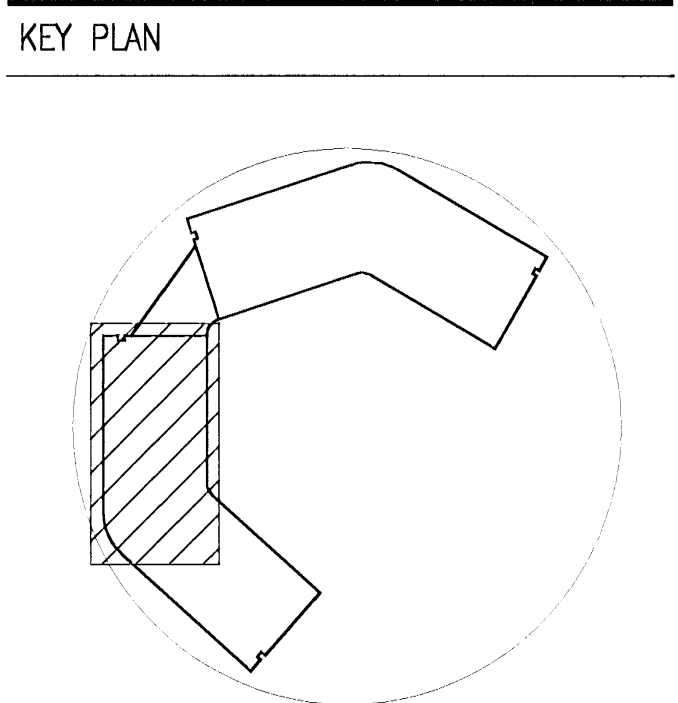
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ISSUE		
MARK	DATE	DESCRIPTION
3	03-22-07	FOR CONSTRUCTION
2	01-31-07	B & S RESUBMITTAL
1	10-23-06	BLDG & SAFETY SUBMITTAL

PROJECT NO: 60004775
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CHECKED BY:



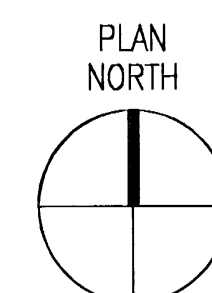
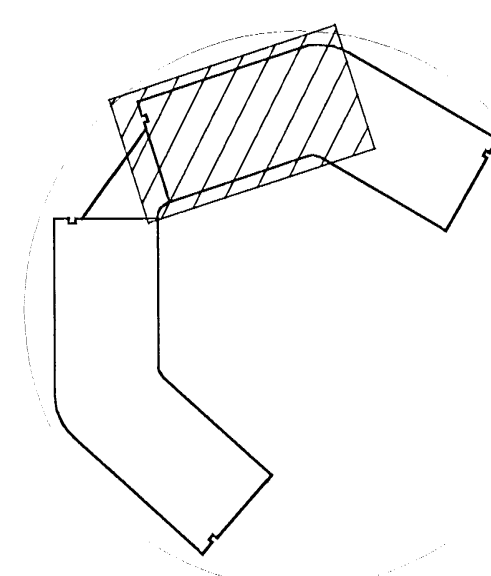
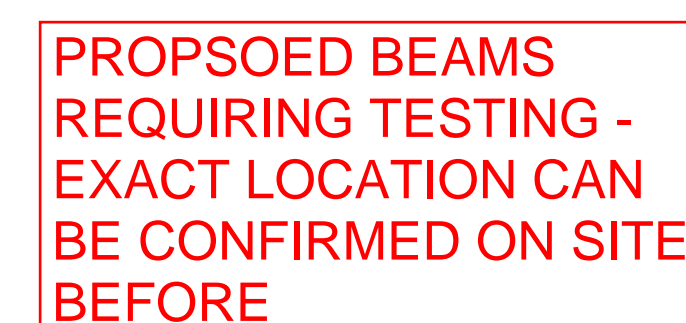
SHEET TITLE

**FRAMING PLAN:
PENTHOUSE ROOF -
BUILDING F (NORTH)**

S2-107.1

4	08-30-07	BULLETIN 010 MODS.
3	03-22-07	FOR CONSTRUCTION
2	01-31-07	B & S RESUBMITTAL
1	10-23-06	BLDG & SAFETY SUBMITTAL
MARK	DATE	DESCRIPTION

PROJECT NO:	60004775
DRAWN BY:	
CHECKED BY:	



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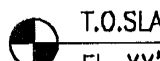
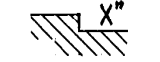
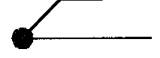
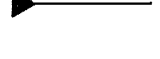


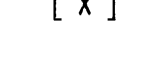
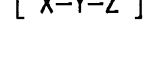
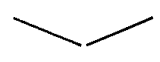
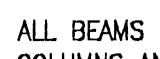
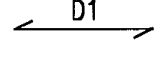
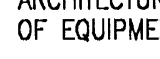


S1 | FRAMING PLAN: LOBBY LEVEL 3

S2-303 | REF. SCALE: 1/8" = 1'-0"

PLAN NORTH

PROPOSED BEAMS AND
TUBE COLUMNS
REQUIRING TESTING -
EXACT LOCATION CAN
BE CONFIRMED ON SITE
BEFORE

FRAMING PLAN NOTES:

- SEE SHEET S1-101 FOR STRUCTURAL GENERAL NOTES.
- SEE SHEETS S4-101 & S4-102 FOR TYPICAL CONCRETE DETAILS.
- SEE SHEETS S5-101, S5-102, S5-103 & S5-104 FOR TYPICAL STEEL DETAILS.
- SEE SHEETS S3-201, S3-202, S3-211, S3-212 & S3-213 FOR COLUMN SCHEDULE.
-  INDICATES TOP OF SLAB ELEVATION.
- TYPICAL TOP OF STEEL ELEVATION = 6 1/4" BELOW TOP OF SLAB, UNO.
TOS (X'-XX") INDICATES TOP OF STEEL ELEVATION WHERE NOTED.
(±X") INDICATES TOP OF BEAM ELEVATION ABOVE OR BELOW TYPICAL TOP OF STEEL.
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-  INDICATES SLAB DEPRESSION
-  INDICATES DRAG CONNECTION PER DETAIL 1/S5-104, TYPICAL.
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-  INDICATES FULL HEIGHT STIFFENER PLATE CONNECTION PER 1C/S5-101.
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-  INDICATES BRACED FRAME BELOW PER ELEVATIONS.
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- AT INTERIOR SLAB OPENINGS, THE DISTANCE FROM THE CENTERLINE OF PERIMETER BEAMS TO THE EDGE OF SLAB SHALL BE 11".
-  INDICATES BOLTED CONNECTION PER NOTE 6 OF DETAIL 1/S5-101.

OWNER/CLIENT



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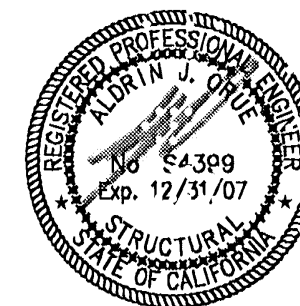
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REGISTRATION



ISSUE

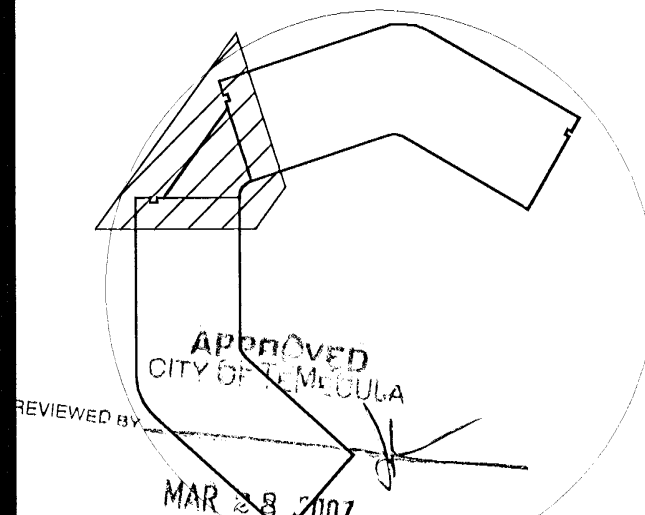
MARK	DATE	DESCRIPTION
3	03-22-07	FOR CONSTRUCTION
2	01-31-07	B & S RESUBMITTAL
1	10-23-06	BLDG & SAFETY SUBMITTAL

PROJECT NO: 60004775

DRAWN BY:

CHECKED BY:

KEY PLAN

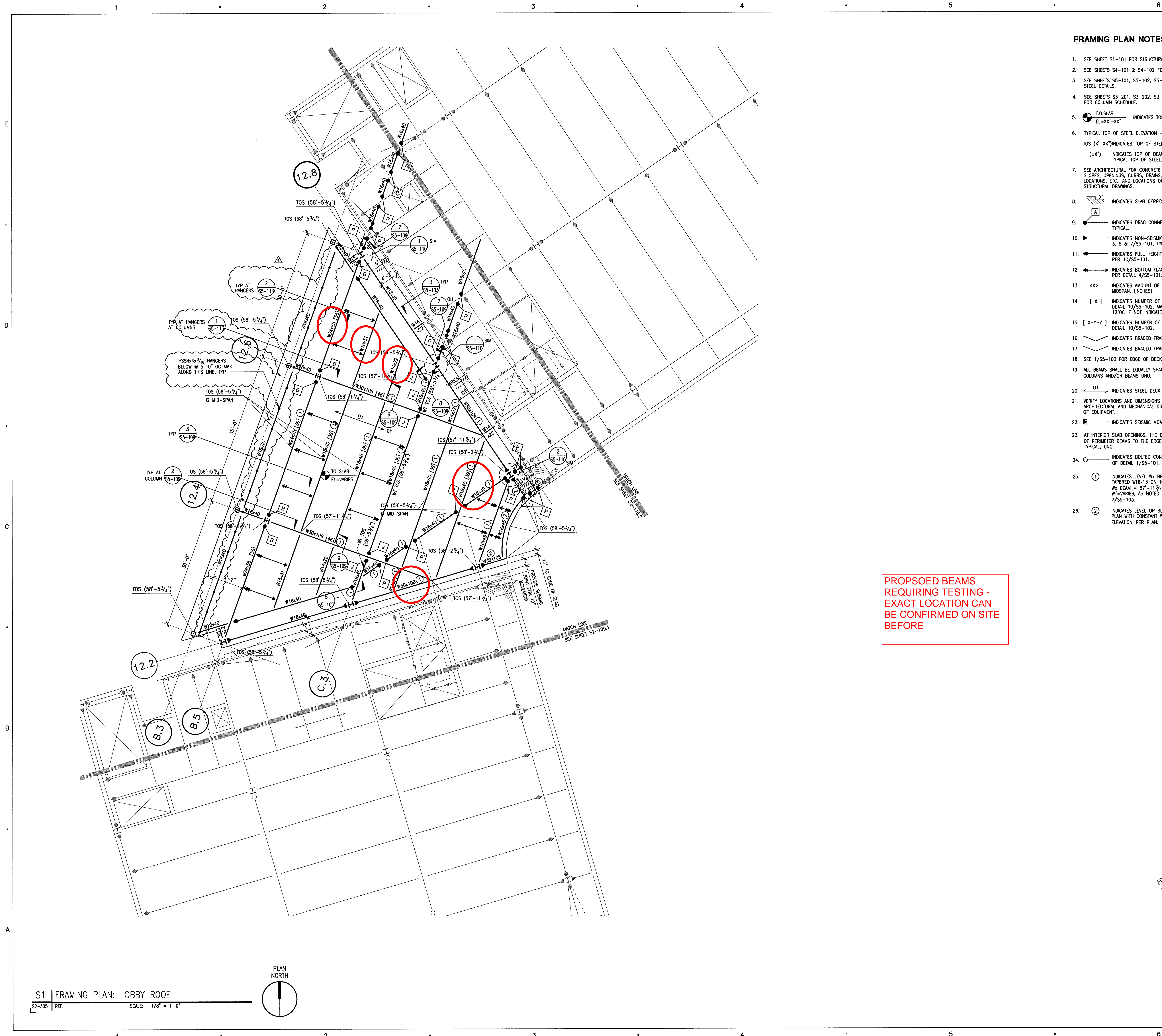


SHEET TITLE

FRAMING PLAN:
LEVEL 3 - LOBBY

S2-303

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FRAMING PLAN NOTES:

- SEE SHEET S1-101 FOR STRUCTURAL GENERAL NOTES.
- SEE SHEETS S4-101 & S4-102 FOR TYPICAL CONCRETE DETAILS.
- SEE SHEETS S5-101, S5-102, S5-103 & S5-104 FOR TYPICAL STEEL DETAILS.
- SEE SHEETS S3-201, S3-202, S3-211, S3-212 & S3-213 FOR COLUMN SCHEDULE.
- INDICATES TOP OF SLAB ELEVATION.
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TOS (X'-XX") INDICATES TOP OF STEEL ELEVATION WHERE NOTED.
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- INDICATES BRACED FRAME BELOW PER ELEVATIONS.
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- D1 INDICATES STEEL DECK TYPE PER DETAIL 1/55-102.
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- INDICATES SEISMIC MOMENT CONNECTION PER ELEVATIONS.
- AT INTERIOR SLAB OPENINGS, THE DISTANCE FROM THE CENTERLINE OF PERIMETER BEAMS TO THE EDGE OF SLAB SHALL BE 11".
- INDICATES BOLTED CONNECTION PER NOTE 6 OF DETAIL 1/55-101.
- 1 INDICATES LEVEL Wx BEAM PER PLAN WITH TAPERED WT8x13 ON TOP, TOS ELEVATION OF Wx BEAM = 57'-11 3/4". TOS ELEVATION OF WT-VARIES, AS NOTED ON PLAN. SEE DETAIL 7/55-103.
- 2 INDICATES LEVEL OR SLOPED Wx BEAM PER PLAN WITH CONSTANT WT3x7.5 ON TOP, TOS ELEVATION=PER PLAN. SEE DETAIL 7/55-103.

PROPOSED BEAMS
REQUIRING TESTING -
EXACT LOCATION CAN
BE CONFIRMED ON SITE
BEFORE

OWNER/CLIENT

**Abbott
Vascula**

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REGISTRATION



ISSUE

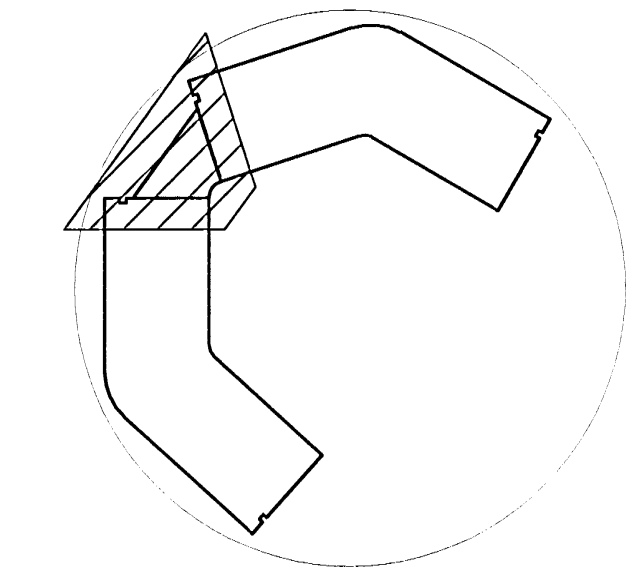
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3	03-22-07	FOR CONSTRUCTION
2	01-31-07	B & S RESUBMITTAL
1	10-23-06	BLDG & SAFETY SUBM
MARK	DATE	DESCRIPTION

PROJECT NO: 60004775

DRAWN BY:

CHECKED BY:

KEY PLAN



SHEET TITLE

FRAMING PLAN:
ROOF - LOBBY

S2-305

FOLLOWING COLUMNS NEED TO BE TESTED

W 14x257
W 14x132
W 14x90
W 14x61
W 14x120
W 14x176
W 14x68
W 14x109
W 14x550
W 14x211
W 14x455
W 8x31

ALL EXPOSED W COLUMNS AND TUBE COLUMNS WITH FIREPROOFING NEED TO BE TESTED

LOCATION TO BE CONFIRMED ON SITE

OWNER/CIENT

**Abbott
Vascular**

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TORRANCE, CA 90503
TEL: 310.328-8755
FAX: 310.328-4708

REGISTRATION



ISSUE

[illegible]

3	03-22-07	FOR CONSTRUCTION
2	01-31-07	B & S RESUBMITTAL
1	10-23-06	BLDG & SAFETY SUBMITTAL
MARK	DATE	DESCRIPTION

PROJECT NO:	60004775
DRAWN BY:	
CHECKED BY:	

KEY PLAN

APPROVED
CITY OF TEMECULA
REVIEWED BY: [Signature]
MAR 28 2007

SHEET TITLE

COLUMN SCHEDULE:
BUILDING F

S3-201

File: W:\2006\1050130 - Customer - Campus, Temecula, CA\Struct\1050130_S3.101.dwg
Plotted: 3/27/07 at 1:11pm By: Soudiere
XREF: 1050130_bst.dwg

- BRACED FRAME NOTE:
1. # INDICATES BRACE FRAME CONNECTION ID PER DETAILS ON SHEETS S6-101 THROUGH S6-109.
 2. PROVIDE STIFFENER PLATES PER 2/S6-101 & @ 2'-0" FROM END OF COVER PLATE @ EA END & 4'-0" OC, MAX IN BETWEEN.

- BRACED FRAME NOTE:
1. # INDICATES BRACE FRAME CONNECTION ID PER DETAILS ON SHEETS S6-101 THROUGH S6-109.
 2. PROVIDE STIFFENER PLATES PER 2/S6-101 & @ 2'-0" FROM END OF COVER PLATE @ EA END & 4'-0" OC, MAX IN BETWEEN.

BRACED FRAME ELEVATION - GRID LINE 1

1/8"=1'-0"

BRACED FRAME ELEVATION - GRID LINE D

1/8"=1'-0"

- BRACED FRAME NOTE:
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BRACED FRAME ELEVATION - GRID LINE 5

1/8"=1'-0"

BRACED FRAME ELEVATION - GRID LINE A

1/8"=1'-0"

OWNER/CLIENT



TEMECULA EAST CAMPUS
25531 YNEZ ROAD
Temecula, CA 92591-4528

ARCHITECT

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Fax: 760.745.1890

KPFF CONSULTING ENGINEERS

STRUCTURAL ENGINEER
2 N LAKE AVENUE, SUITE 820
PASADENA, CA 91101
Tel: 818.798.1121
Fax: 818.798.9121

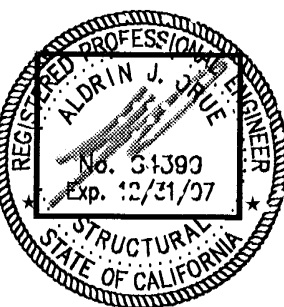
CRB CONSULTING ENGINEERS, INC

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REGISTRATION



ISSUE

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3	03-22-07	FOR CONSTRUCTION
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PROJECT NO:

60004775

DRAWN BY:

CHECKED BY:

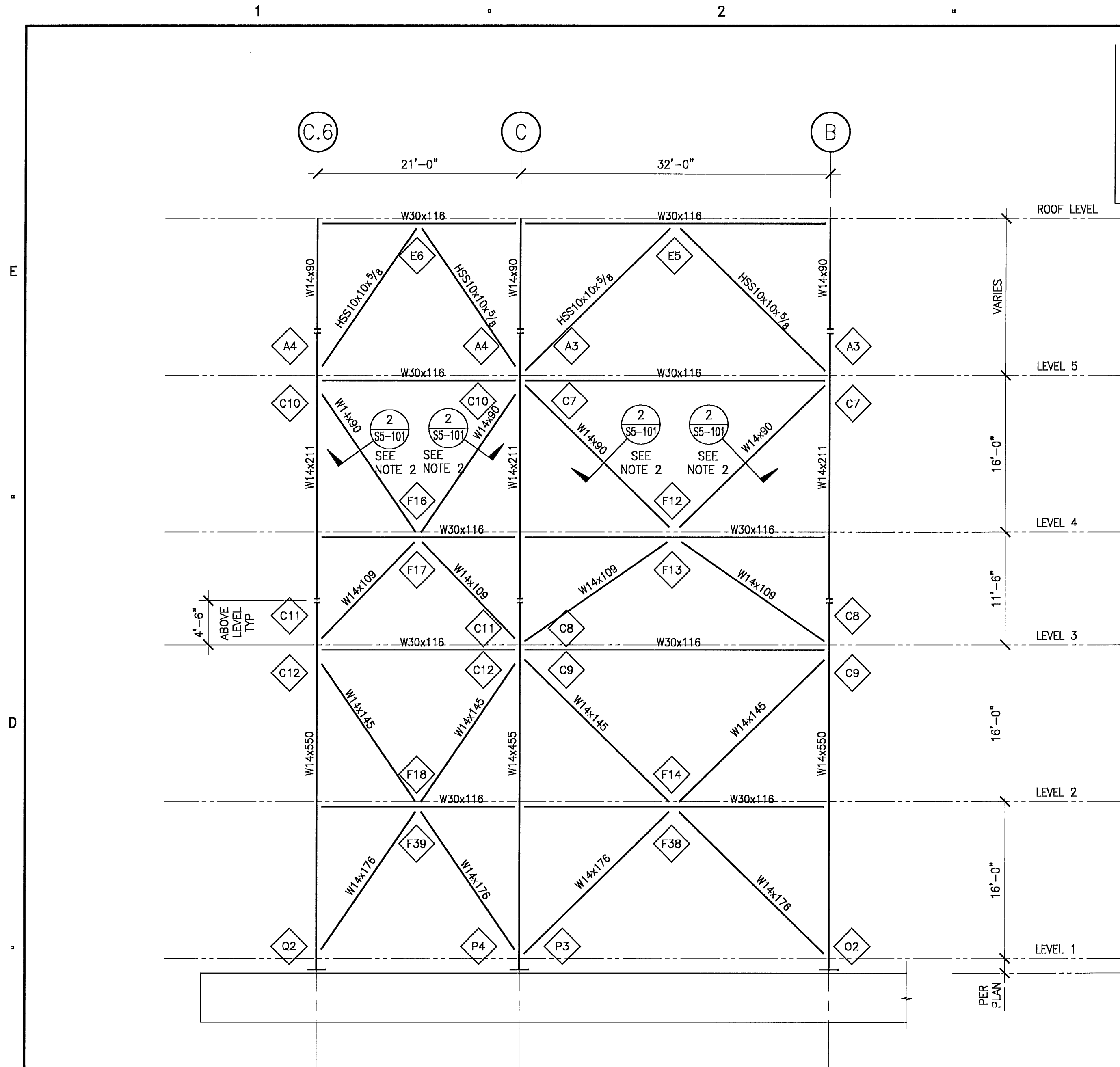
KEY PLAN

SHEET TITLE

BRACED FRAME
ELEVATIONS -
BUILDING F

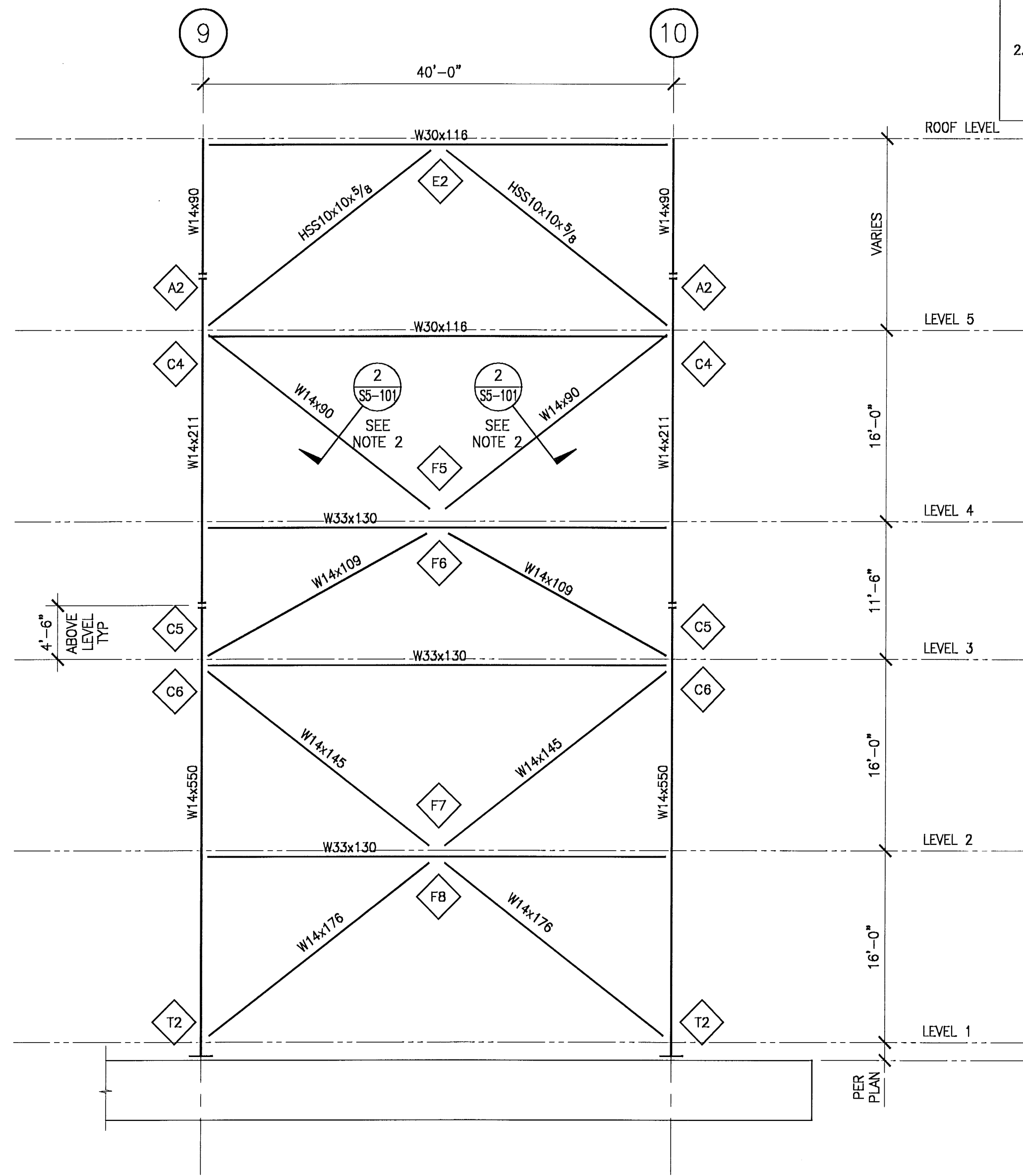
S3-101

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BRACED FRAME NOTE:

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BRACED FRAME NOTE:

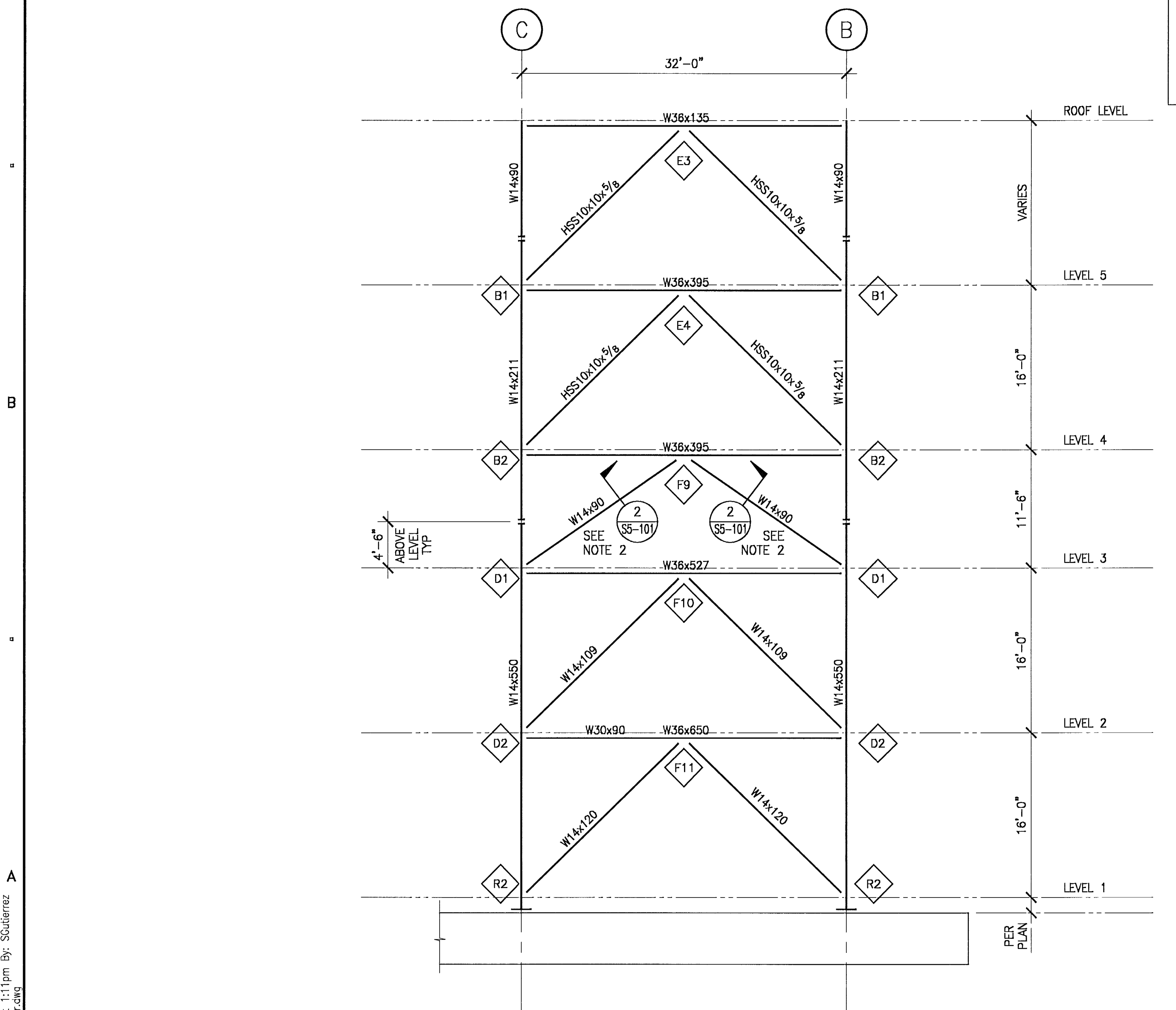
1. # INDICATES BRACE FRAME CONNECTION ID PER DETAILS ON SHEETS S6-101 THROUGH S6-109.
2. PROVIDE STIFFENER PLATES PER 2/S6-101 & @ 2'-0" FROM END OF COVER PLATE @ EA END & 4'-0" OC, MAX IN BETWEEN.

BRACED FRAME ELEVATION - GRID LINES 12

1/8"=1'-0"

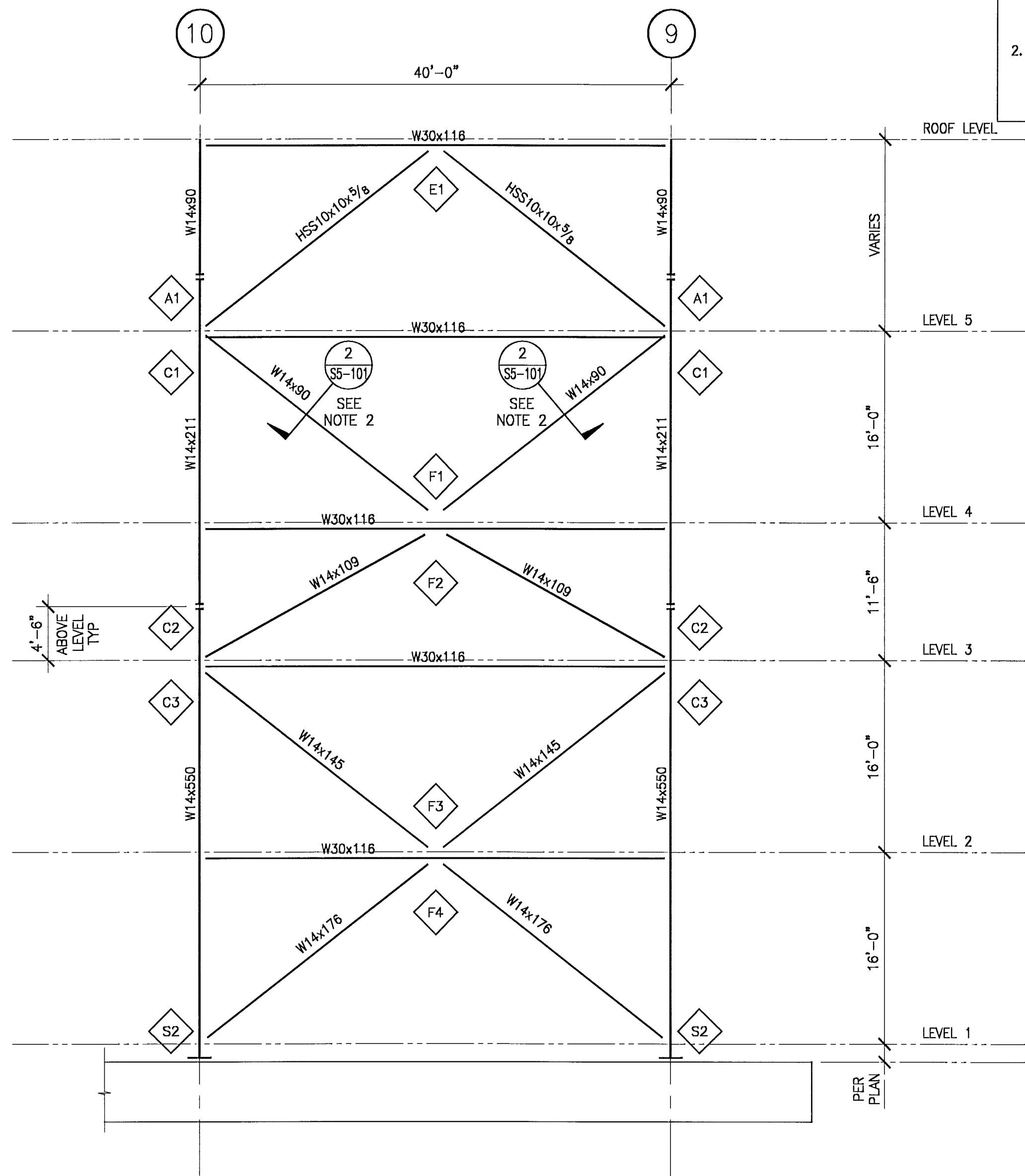
BRACED FRAME ELEVATION - GRID LINE D

1/8"=1'-0"



BRACED FRAME NOTE:

1. # INDICATES BRACE FRAME CONNECTION ID PER DETAILS ON SHEETS S6-101 THROUGH S6-109.
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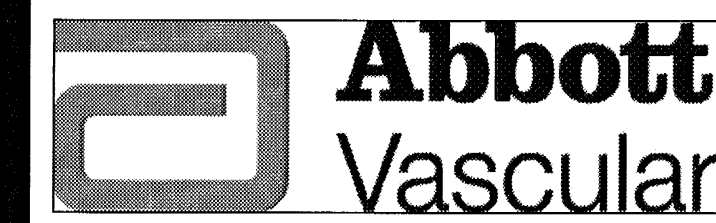
BRACED FRAME ELEVATION - GRID LINE 8

1/8"=1'-0"

BRACED FRAME ELEVATION - GRID LINE A

1/8"=1'-0"

OWNER/CLIENT



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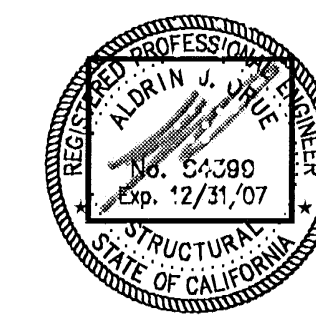
CRB CONSULTING ENGINEERS, INC

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REGISTRATION



ISSUE

MARK	DATE	DESCRIPTION
3	03-22-07	FOR CONSTRUCTION
2	01-31-07	B & S RESUBMITTAL
1	10-23-06	BLDG & SAFETY SUBMITTAL

PROJECT NO: 60004775

CHECKED BY:

KEY PLAN

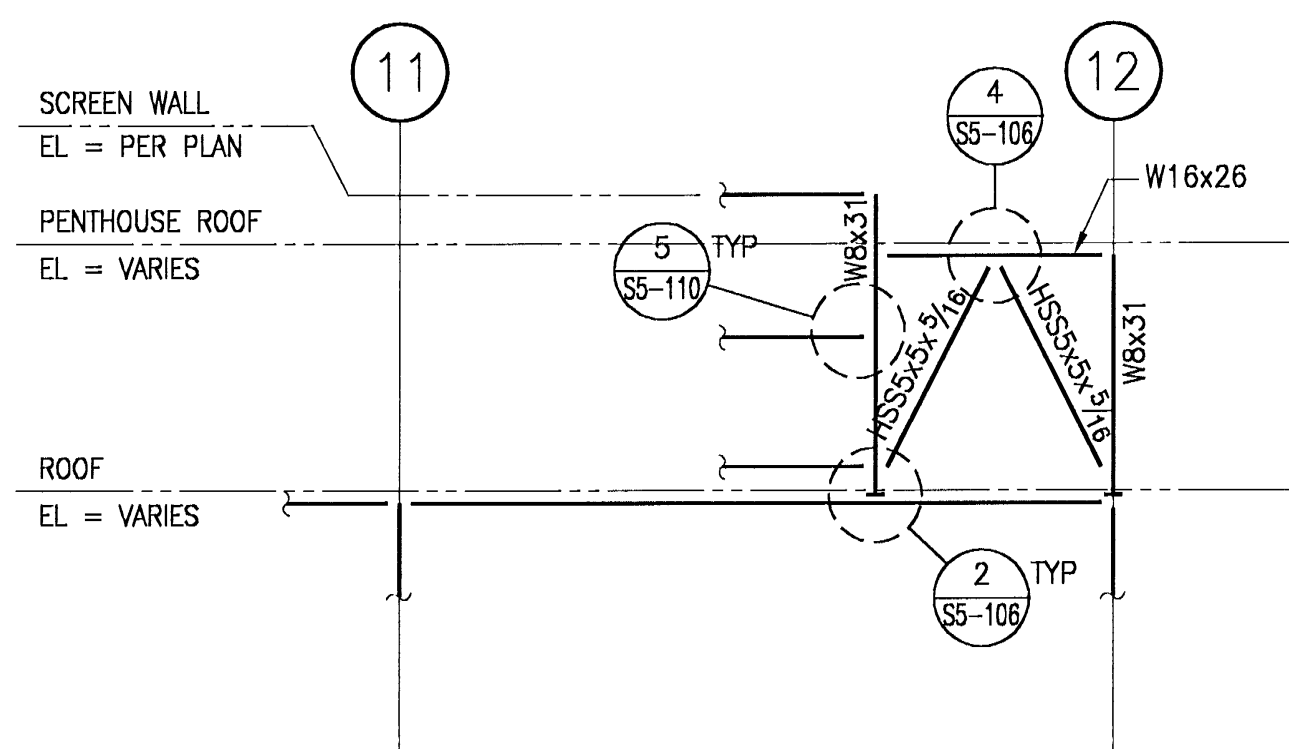
SHEET TITLE

BRACED FRAME
ELEVATIONS -
BUILDING F

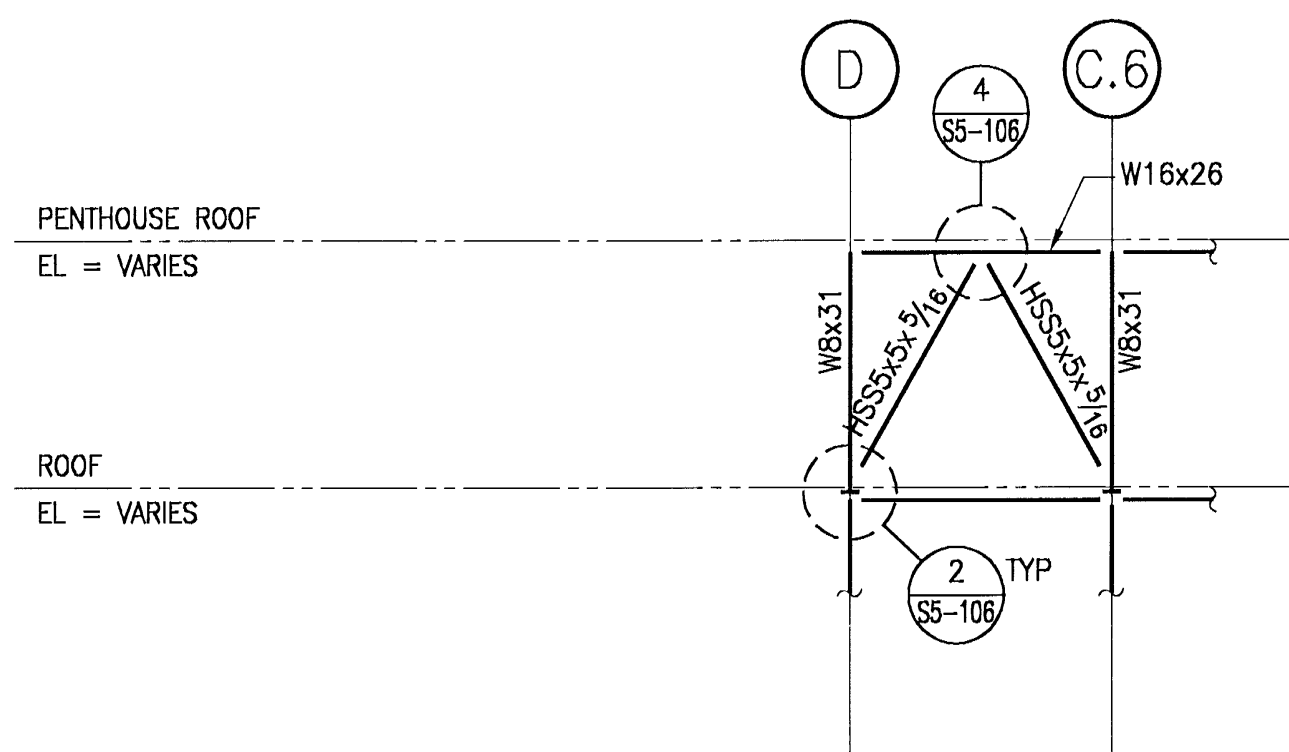
S3-102

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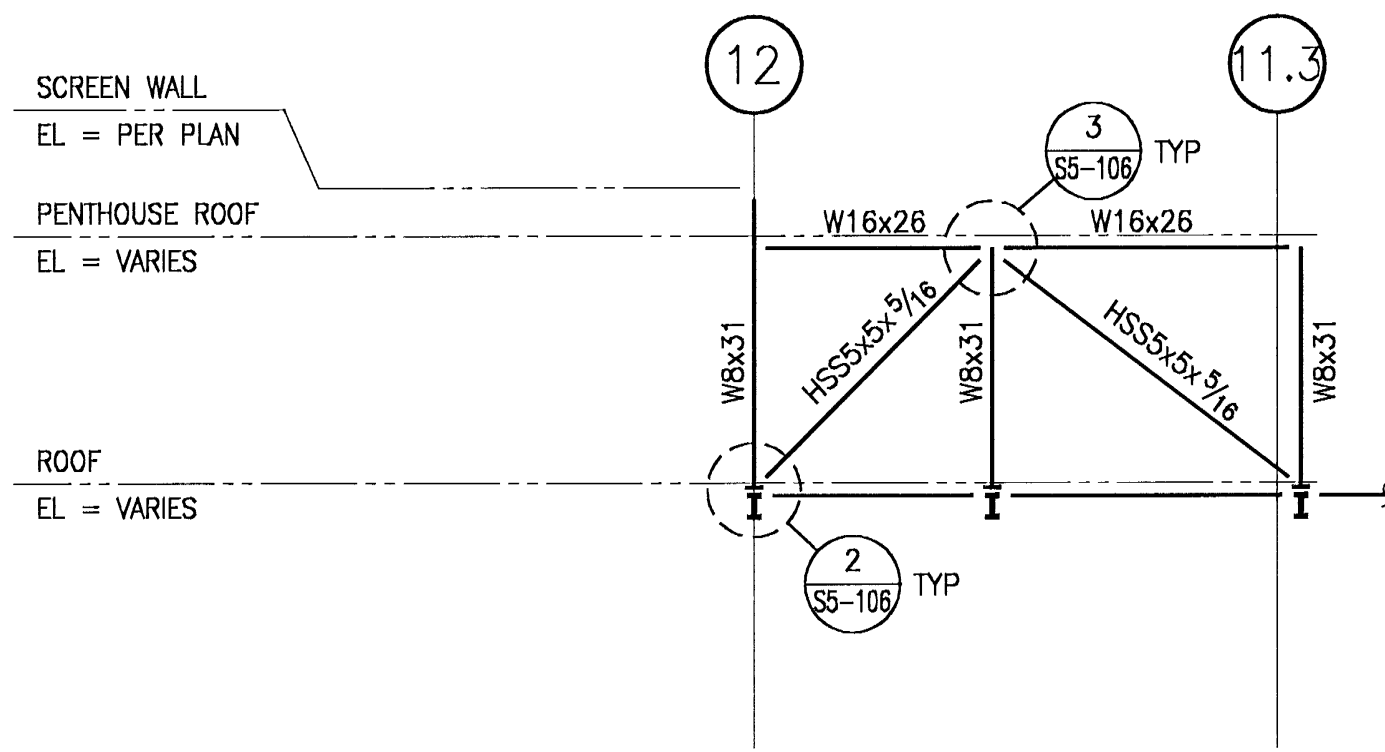
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DATE: 03/28/07



PENTHOUSE FRAME ELEVATION - GRID LINE D 1/8"=1'-0" 7



PENTHOUSE FRAME ELEVATION - GRID LINE 12 1/8"=1'-0" 8



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COLUMN SCHEDULE

COLUMN SCHEDULE																													
																		C.6-12.5	C.4-12.5	D-12.8	D-12.2	C.3-12.8	C.3-12.2	B.5-12.8	B.5-12.6	B.5-12.4	B.5-12.2	MARK LEVEL	
																		NON-FRAME	NON-FRAME	NON-FRAME	NON-FRAME	NON-FRAME	NON-FRAME	NON-FRAME	NON-FRAME	NON-FRAME	NON-FRAME		
																													PARAPET
																													PENTHOUSE
																													ROOF
																													LEVEL 5
																													LEVEL 4
																													LEVEL 3
																													LEVEL 2
																													LEVEL 1

W 12x136, W 12x123 AND W 2x72
NEED TO BE TESTED

OWNER/CLIENT



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Temecula, CA 92591-4628

ARCHITECT

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MARK	DATE	DESCRIPTION

PROJECT NO: 60004775

DRAWN BY:

CHECKED BY:

KEY PLAN

APPROVED
CITY OF TEMECULA

REVIEWED BY: [Signature]

MAR 28 2007

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IN CONNECTION WITH THE USE OF THESE PLANS.

SHEET TITLE

COLUMN SCHEDULE:
LOBBY

S3-213