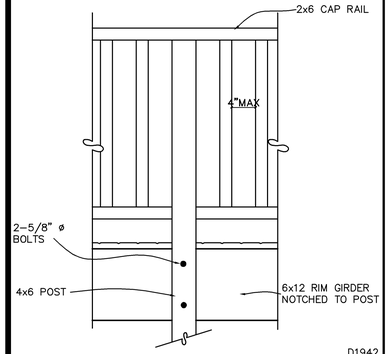
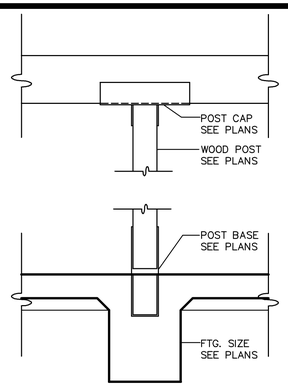
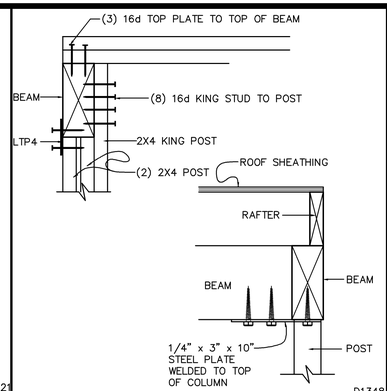


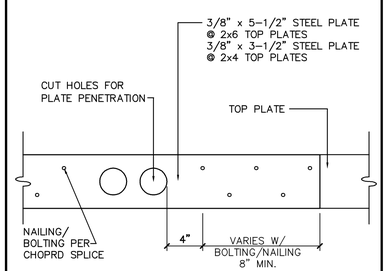
21 DECK RAIL 1"



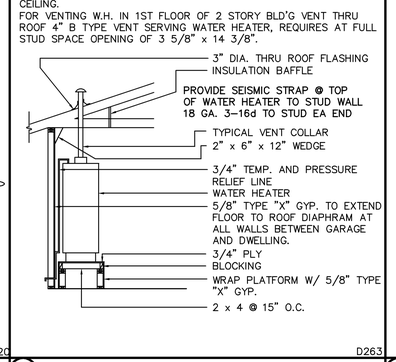
19 POST DETAIL 1"



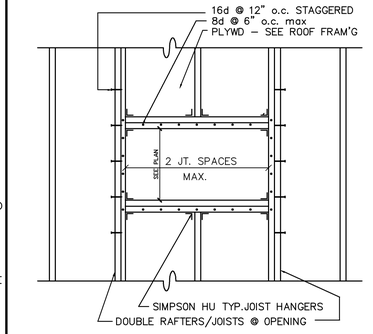
15 BEAM TO COLUMN CONN. 1 1/2"



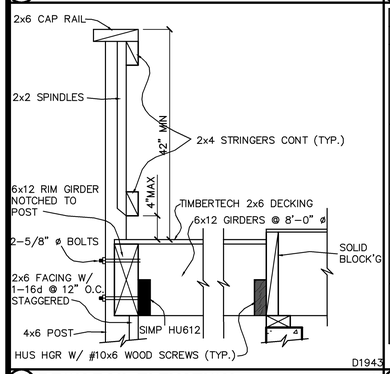
11 TOP PLATE PENETRATION 1 1/2"



7 WATER HEATER VENT 1/4"



3 FRAMING AT 0PENING TYP. 1/2"

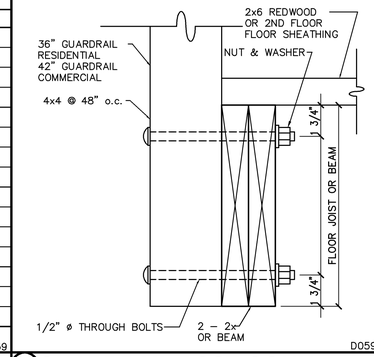


20 DECK RAIL ELEVATION 1"

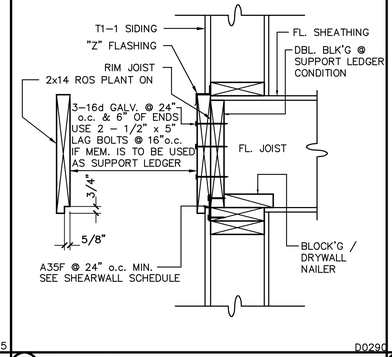
CEILING JOIST SPAN CHART		
MEMBER SIZE	SPACING	MAX. SPAN
2x4 DF #2	12.0"o.c.	12'–5"
	16.0"o.c.	11'–3"
	19.2"o.c.	10'–7"
	24.0"o.c.	9'–10"
2x6 DF #2	12.0"o.c.	19'–6"
	16.0"o.c.	17'–8"
	19.2"o.c.	16'–8"
	24.0"o.c.	15'–6"
2x8 DF #2	12.0"o.c.	25'–8"
	16.0"o.c.	23'–4"
	19.2"o.c.	21'–11"
	24.0"o.c.	20'–5"
2x10 DF #2	24.0"o.c.	26'–0"

D1559

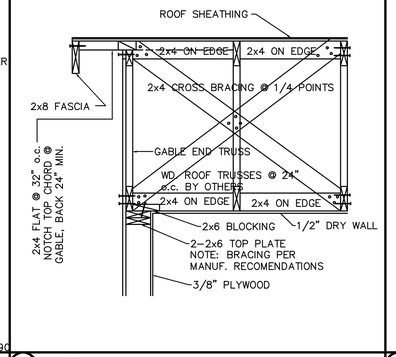
18 CEILING JOIST CHART 1/4"



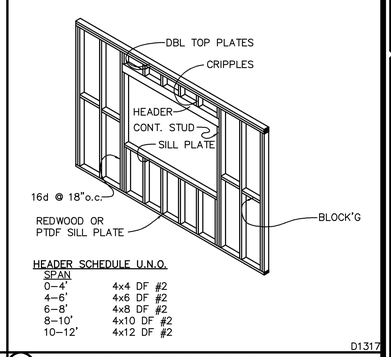
14 GUARDRAIL POST CONN. 3"



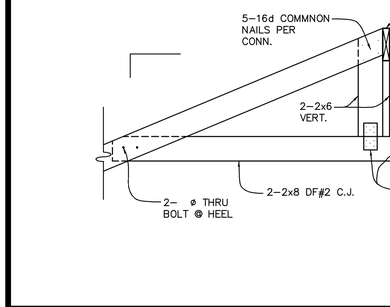
10 PLANT-ON DETAIL 1 1/2"



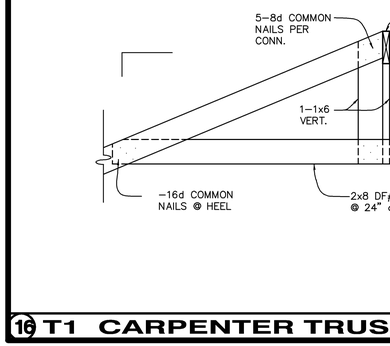
6 KICKER DETAIL 3/4"



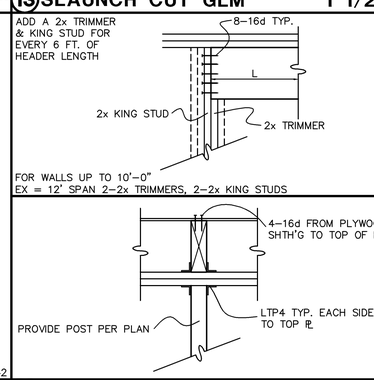
2 WINDOW FRAMING 1/4"



17 GT1 GIRDER TRUSS 3/4"

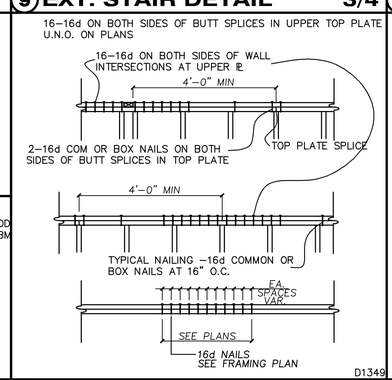


16 T1 CARPENTER TRUSS 3/4"

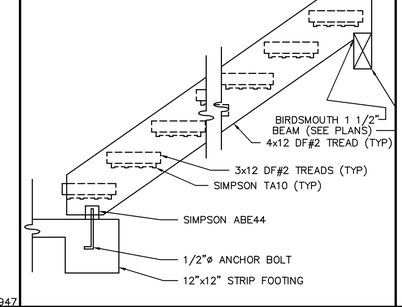


13 SLAUNCH CUT GLM 1 1/2"

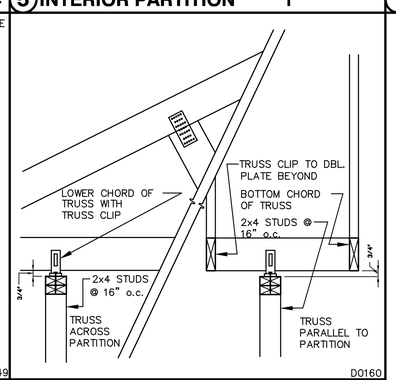
12 ROOF/FLOOR BEAM TO POST U.N.O. 3/4"



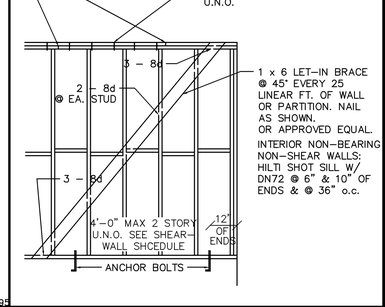
9 EXT. STAIR DETAIL 3/4"



8 CHORD SPLICE (TYP.) 1/2"



4 TRUSS @ INTERIOR PARTITION 1"



1 STUD WALL FRAMING 3/8"

NAILING SCHEDULE

CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	3 – 8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2 – 8d
3. 1 x 6 SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2 – 8d
4. WIDER THAN 1 x 6 SUBFLOOR TO EACH JOIST, FACE NAIL	3 – 8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2 – 16d
6. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	*16d @ 16" o.c.
7. TOP PLATE TO STUD, END NAIL	2 – 16d
8. STUD TO SOLE PLATE	4 – 8d, TOENAIL OR 2 – 16d, END NAIL
9. DOUBLE STUD, FACE NAIL	16d @ 24" o.c.
10. DOUBLED TOP PLATES, FACE NAIL	16d @ 16" o.c.
11. TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL	2 – 16d
12. CONTINUOUS HEADER, TWO PIECES	16d @ 16" o.c. ALONG EACH EDGE
13. CEILING JOISTS TO PLATE, TOENAIL	3 – 8d
14. CONTINUOUS HEADER TO STUD, TOENAIL	4 – 8d
15. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3 – 16d
16. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3 – 16d
17. RAFTER TO PLATE, TOENAIL	3 – 8d
18. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2 – 8d
19. 1" x 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2 – 8d
20. WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3 – 8d
21. BUILT UP CORNER STUDS	16d @ 24" o.c.
22. BUILT UP GIRDER AND BEAMS	20d @ 32" o.c. @ TOP & BOTTOM & STAGGERED 2 – 20d @ ENDS & @ EACH SPLICE.
23. 2" PLANKS	2 – 16d @ EA. BEARING

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Fax: (661) 328-9630

NO.	DATE

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DWG. BY	L.H.
CHK'D BY	
DATE	10-18-10
JOB NO.	
FILE NO.	

EXP. 12/31/12

SHEET D-3 OF SHEET

PLANTING NOTES

1. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO PLANT INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF PLANT SYMBOLS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED.
2. ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION. NO SUBSTITUTIONS ALLOWED WITHOUT APPROVAL OF LANDSCAPE ARCHITECT OR OWNER.
3. FINAL LAYOUT OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OF LANDSCAPE ARCHITECT CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AT LEAST 48 HOURS PRIOR TO PLANTING.
4. GROUNDCOVER PLANTING SHALL BE TRIANGULAR SPACED AND CONTINUOUS UNDER ALL TREES AND SHRUB MASSES AS SHOWN ON PLAN.
5. ALL 15 GALLON TREES AND 24" BOXED TREES SHALL BE DOUBLE-STAKED; LARGER BOXED TREES SHALL BE GUYED.
6. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS AND TO ENSURE SURFACE DRAINAGE AWAY FROM BUILDINGS.
7. ALL FINISH GRADES IN PLANTED AREAS SHALL BE 1" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
8. THE FOLLOWING AMENDMENTS SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER TO A DEPTH OF 6":
   3 CU. YDS. NITROGEN STABILIZED SAWDUST
   20 LBS. 12-12-12 FERTILIZER
9. THE BACKFILL MIX FOR USE AROUND THE ROOT BALL OF ALL TRESS AND SHRUBS SHALL CONSIST OF THE FOLLOWING FORMULA:
   50% ON-SITE SOIL
   50% ORGANIC AMENDMENT
10. FERTILIZER TABLETS SHALL BE AGRIFORM, 21 GRAM TABLETS (20-10-5) IN QUANTITIES AS FOLLOWS:
    1 GALLON SHRUB 2
    5 GALLON SHRUB 3
    15 GALLON TREE 5
    BOXED TREES: 1 TABLET PER 4" OF BOX SIZE.
    PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL.
11. ALL PLANTING AREAS TO BE COVERED WITH A 2" LAYER OF PINE BARK MULCH.

NOTE
IF THE PROJECT IS SUBJECT TO THE PROVISIONS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES). A "NOTICE OF INTENT" (NOI) TO COMPLY WITH THE TERMS OF THE GENERAL PERMIT TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (WQ ORDER NO. 92-08-DWQ) MUST BE FILED WITH STATE WATER RESOURCES CONTROL BOARD IN SACRAMENTO BEFORE THE BEGINNING OF ANY CONSTRUCTION ACTIVITY. COMPLIANCE WITH THE GENERAL PERMIT REQUIRES THAT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BE PREPARED. CONTINUOUSLY CARRIED OUT, AND ALWAYS BE AVAILABLE FOR PUBLIC INSPECTION DURING NORMAL CONSTRUCTION HOURS.

NOTE

THE EXTERIOR BUILDING MATERIALS AND ARCHITECTURAL STYLE OF THE SECOND AND THIRD BUILDINGS SHALL BE SIMILAR TO THE MATERIALS USED AND BASIC STYLE OF THE FIRST BUILDING.

PARKING ANALYSIS

USE	PARKING RATIO	PARKING REQUIRED
	1 SPACE/250 SQ. FT.	
PHARMACY/RETAIL	5,864/250 = 23	23 SPACES
STORAGE	2,049/0 = 0	

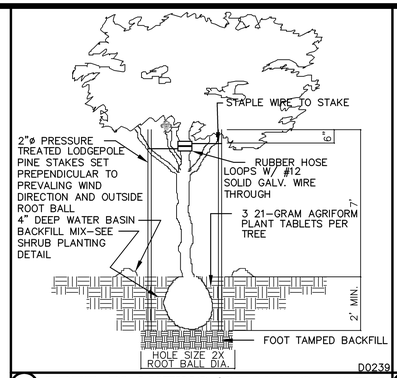
COMPACT SPACES ALLOWED = 17 x 20% = 3 SPACES

HANDICAP PARKING REQUIRED 1 SPACE
TOTAL PARKING REQUIRED 23 SPACES

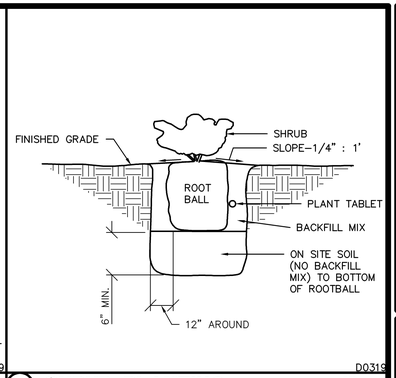
REGULAR SPACES PROVIDED = 13 SPACES
COMPACT SPACES PROVIDED = 3 SPACES
H.C. SPACES PROVIDED = 1 SPACE
TOTAL PROVIDED = 17 SPACES

BLDG. COVERAGE
5,864 (RETAIL) + 2,049 (STORAGE) = 7,913
7913/16,993 = 47%

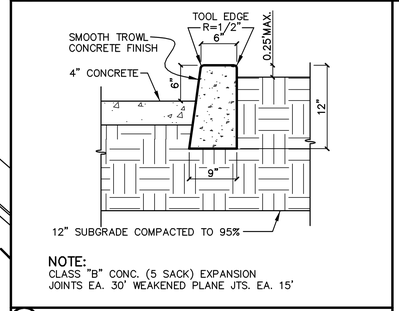
LANDSCAPING = 619 SQ. FT./ TOTAL SQ.FT. 16,993 3.6% < 5%
METHOD OF SEWAGE DISPOSAL = CONNECT TO SANITARY SEWER
WATER SUPPLY = C.O.S./ FIRE HYDRANT IN R/W
DRAINAGE TO STREET



1 TREE PLANTING/STAKING N.T.S.

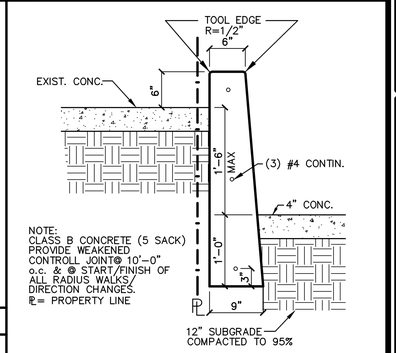


2 SHRUB PLANTING 1"



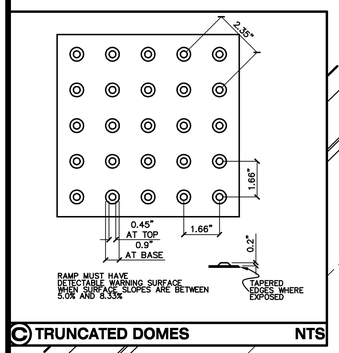
NOTE:
CLASS "B" CONC. (5 SACK) EXPANSION JOINTS EA. 30' WEAKENED PLANE JTS. EA. 15'

A 6" CURB 1"

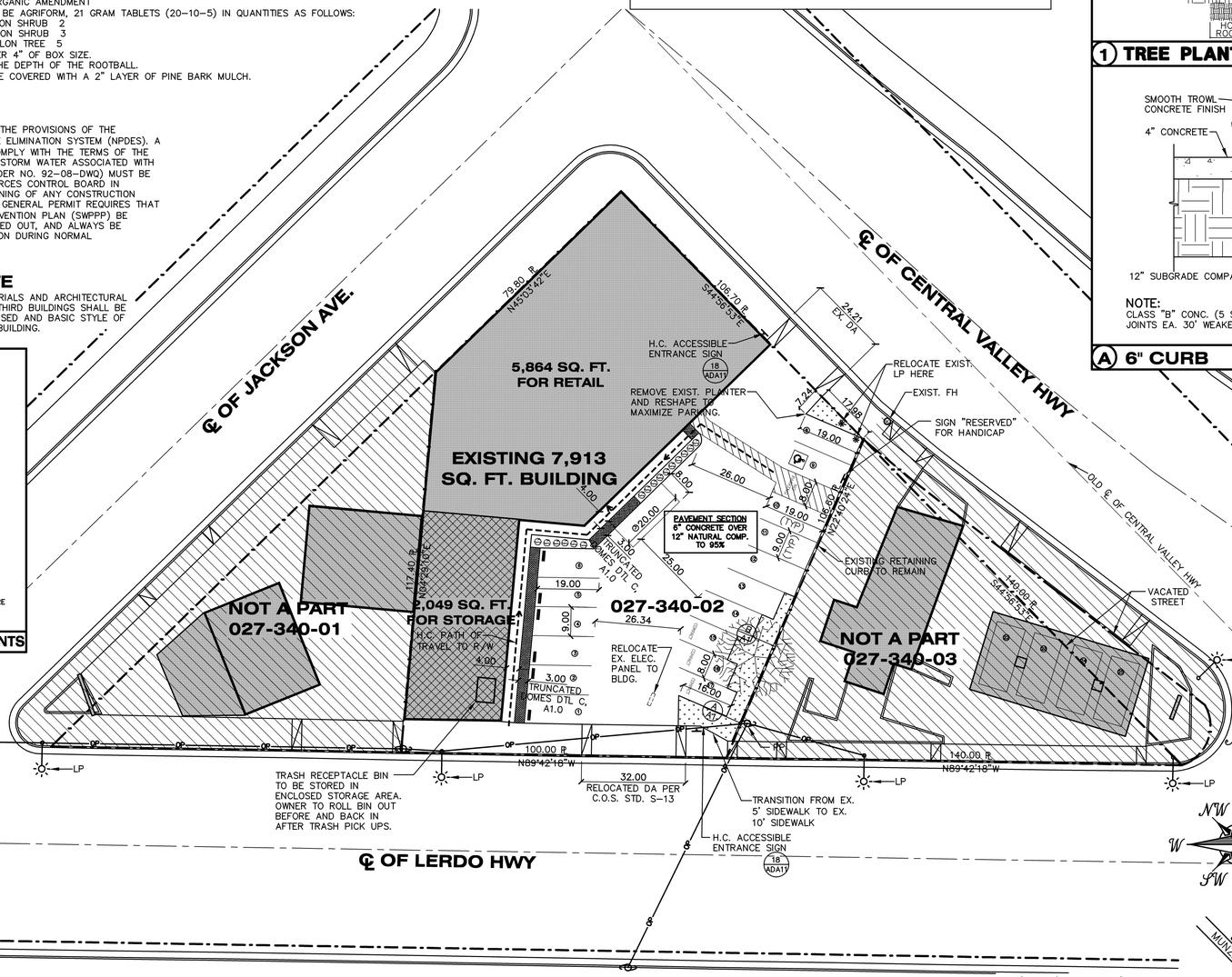


NOTE:
CLASS B CONCRETE (5 SACK) PROVIDE WEAKENED CONTROLL JOINT@ 10'-0" o.c. & @ START/FINISH OF ALL RADIUS WALKS/ DIRECTION CHANGES.
℄= PROPERTY LINE

B 18" MAX RET. WALL 1"



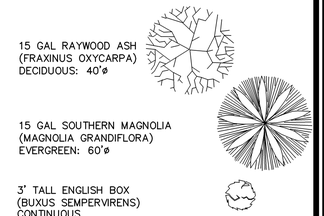
C TRUNCATED DOMES NTS



SITE PLAN

SCALE: 1" - 20'

PLANTS

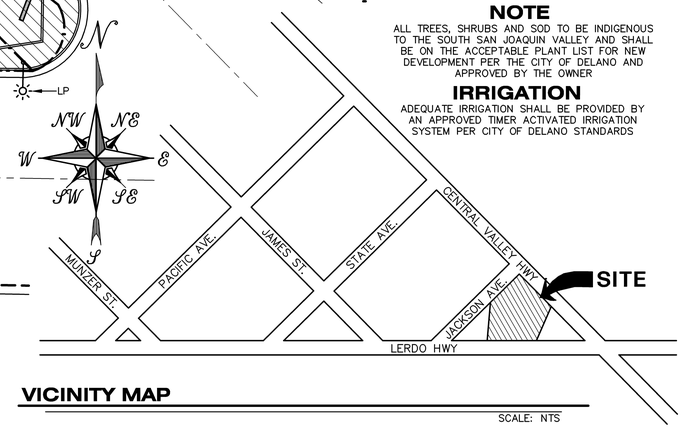


NOTE

ALL TREES, SHRUBS AND SOD TO BE INDIGENOUS TO THE SOUTH SAN JOAQUIN VALLEY AND SHALL BE ON THE ACCEPTABLE PLANT LIST FOR NEW DEVELOPMENT PER THE CITY OF DELANO AND APPROVED BY THE OWNER

IRRIGATION

ADEQUATE IRRIGATION SHALL BE PROVIDED BY AN APPROVED TIMER ACTIVATED IRRIGATION SYSTEM PER CITY OF DELANO STANDARDS



VICINITY MAP

SCALE: NTS

LEGAL DESCRIPTION
APN: 027-340-02

PROJECT ACREAGE
0.55 ACRE

BENCH MARK

USGS BRASS DISK FU2121 STAMPED Y828 AT THE SOUTHWEST CORNER OF LERDO HWY AND CHERRY AVE.
ELEV.= 363.80'

BUILDING AREA

BUILDING TO REMAIN = 7913 SQ. FT.
DEMOLISHED BUILDING 1220 SQ, FT,

AN OPEN STREET PERMIT SHALL BE OBTAINED FROM THE CITY OF SHAFTER PUBLIC WORKS DEPARTMENT FOR ANY WORK PERFORMED WITHIN EXISTING ACCEPTED STREET RIGHT OF WAY. UNLESS SECURED BY A SUBDIVISION AGREEMENT, SECURITY BASED ON AN APPROVED ENGINEER'S ESTIMATE FOR THE WORK PERFORMED WITHIN RIGHT OF WAY AND INSURANCE AS REQUIRED SHALL BE PROVIDED PRIOR TO ISSUANCE OF A PERMIT.

THE LANDSCAPED AREAS ARE TO BE DESIGNED AND GRADED TO MINIMIZE EXCESS LANDSCAPE DRAINAGE ACROSS THE SIDEWALK FOR THOSE AREAS OVER 2%.

NOTE:
ALL SETBACKS SHALL MEET CC&R, PLANNING & CODE REQUIREMENTS
OWNER/CONTRACTOR TO VERIFY COMPLIANCE PRIOR TO CONSTRUCTION

☒ EXISTING SEWER CONNECTION
☐ CONNECT TO SEWER
☐ PROVIDE SEPTIC SYSTEM PER GOVERNING AGENCY STDS VERIFY SOIL TYPE

PROVIDE BLDG PAD ADEQUATELY PREPARED FOR ITS INTENDED USE

PASQUINI ENGINEERING INCORPORATED
903 H Street Suite 300
Bakersfield, CA 93304
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Fax: (661) 328-9630

NO.	DATE

ALEX HUSSEIN
SHAFTER PHARMACY
825 CENTRAL VALLEY HWY
SHAFTER, CA

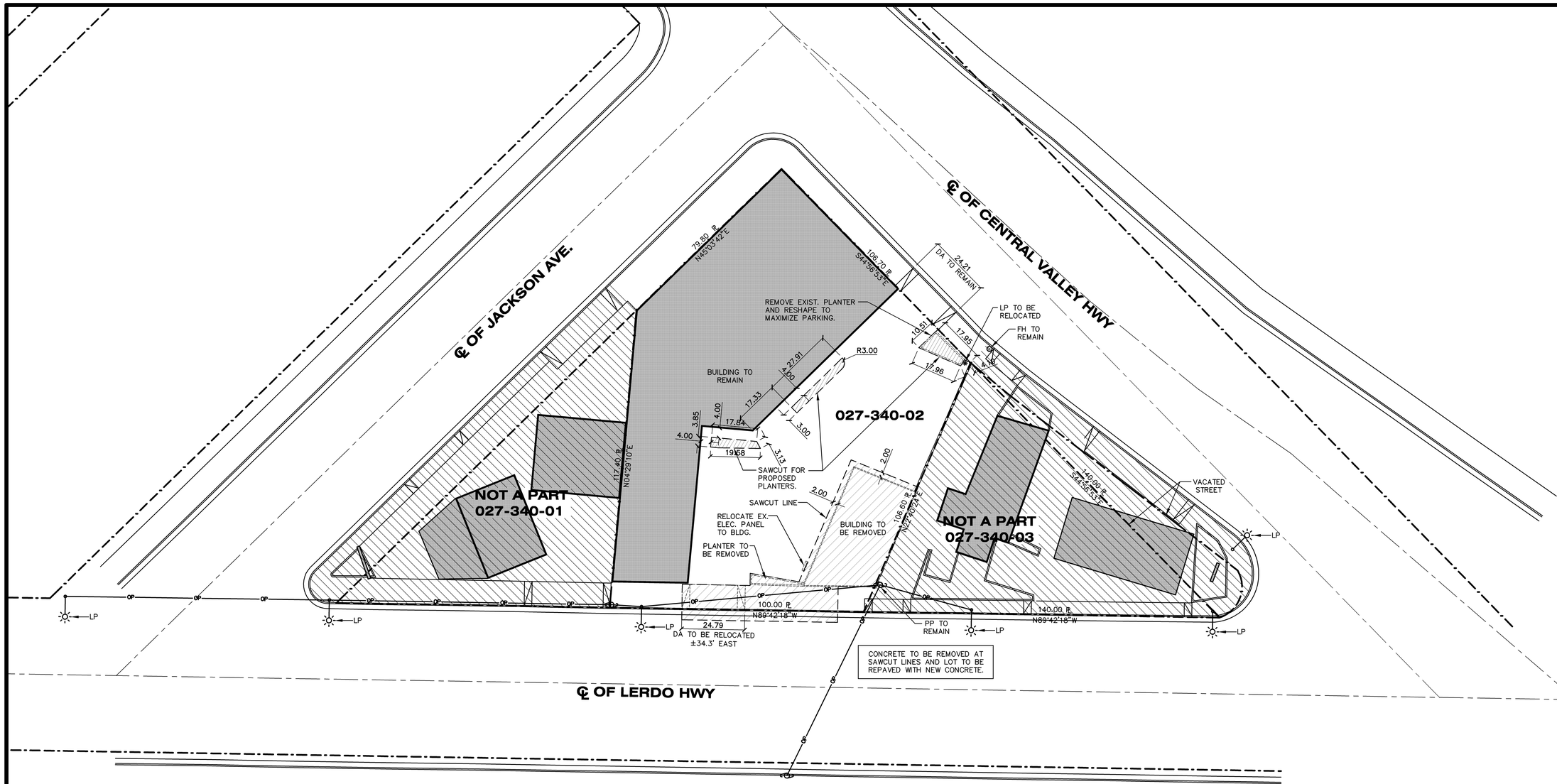
THESE PLANS ARE NOT FOR CONSTRUCTION UNLESS A "WET STAMP & SIGNATURE" FROM BOTH THE ENGINEER OF RECORD AND A APPROVAL STAMP WITH A "WET STAMP & SIGNATURE" FROM THE LOCAL GOVERNING AGENCY ARE PRESENT.

DWG. BY	E.H.
CHK'D BY	
DATE	03/29/11
JOB NO.	6293
FILE NO.	629313

EXP. 12/31/12

SHEET
A-1.0
OF SHEET

PRINTED: 10/13/2011



DEMOLITION PLAN

10' 20' 40'

SCALE: 1" - 20'

LEGAL DESCRIPTION
APN: 027-340-02

PROJECT ACREAGE
0.55 ACRE

BENCH MARK
USGS BRASS DISK FU2121 STAMPED Y828 AT THE SOUTHWEST CORNER OF LERDO HWY AND CHERRY AVE.
ELEV.= 363.80'

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- ☐ CONNECT TO SEWER
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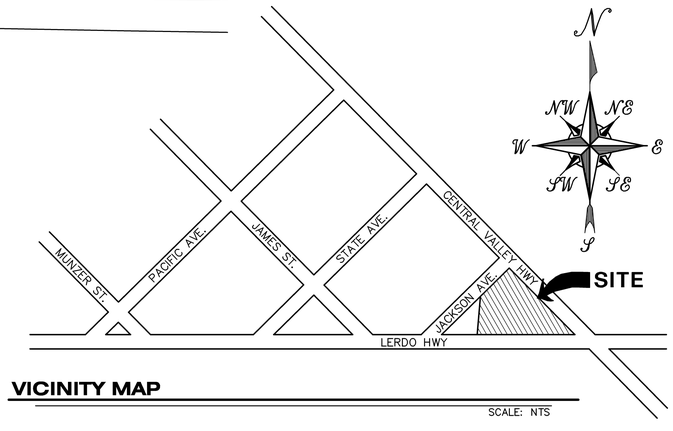
PROVIDE BLDG PAD ADEQUATELY PREPARED FOR ITS INTENDED USE



VICINITY MAP
SCALE: NTS

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NO.	DATE

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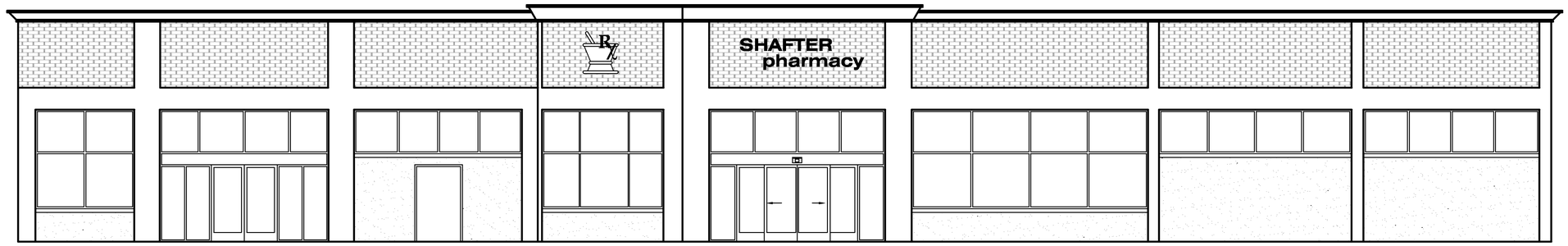
DWG. BY	E.H.
CHK'D BY	
DATE	03/29/11
JOB NO.	6293
FILE NO.	629313

EXP. 12/31/12

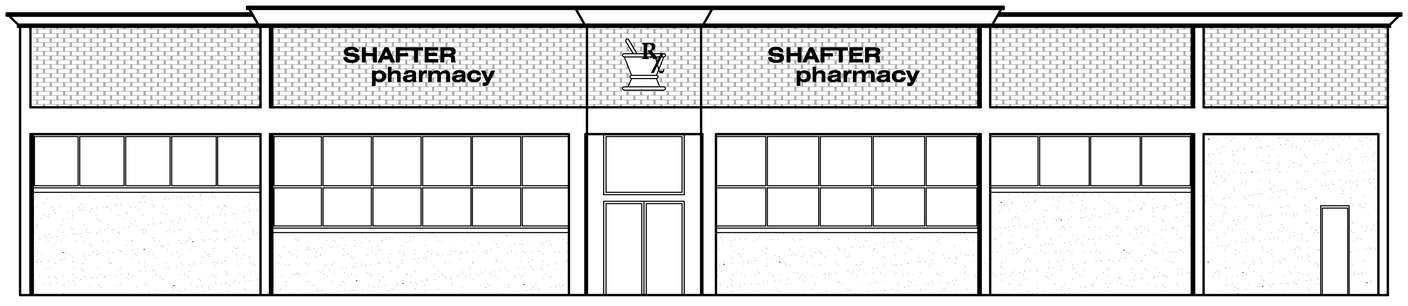
SHEET **A-1.1** OF SHEET

PRINTED: 10/13/2011



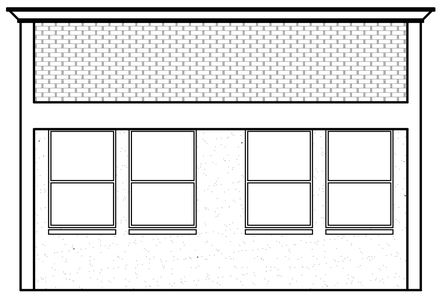
ELEVATION 1

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



ELEVATION 2

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



ELEVATION 3

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

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ALEX HUSSEIN

SHAFTER PHARMACY

825 CENTRAL VALLEY HWY

SHAFTER, CA.

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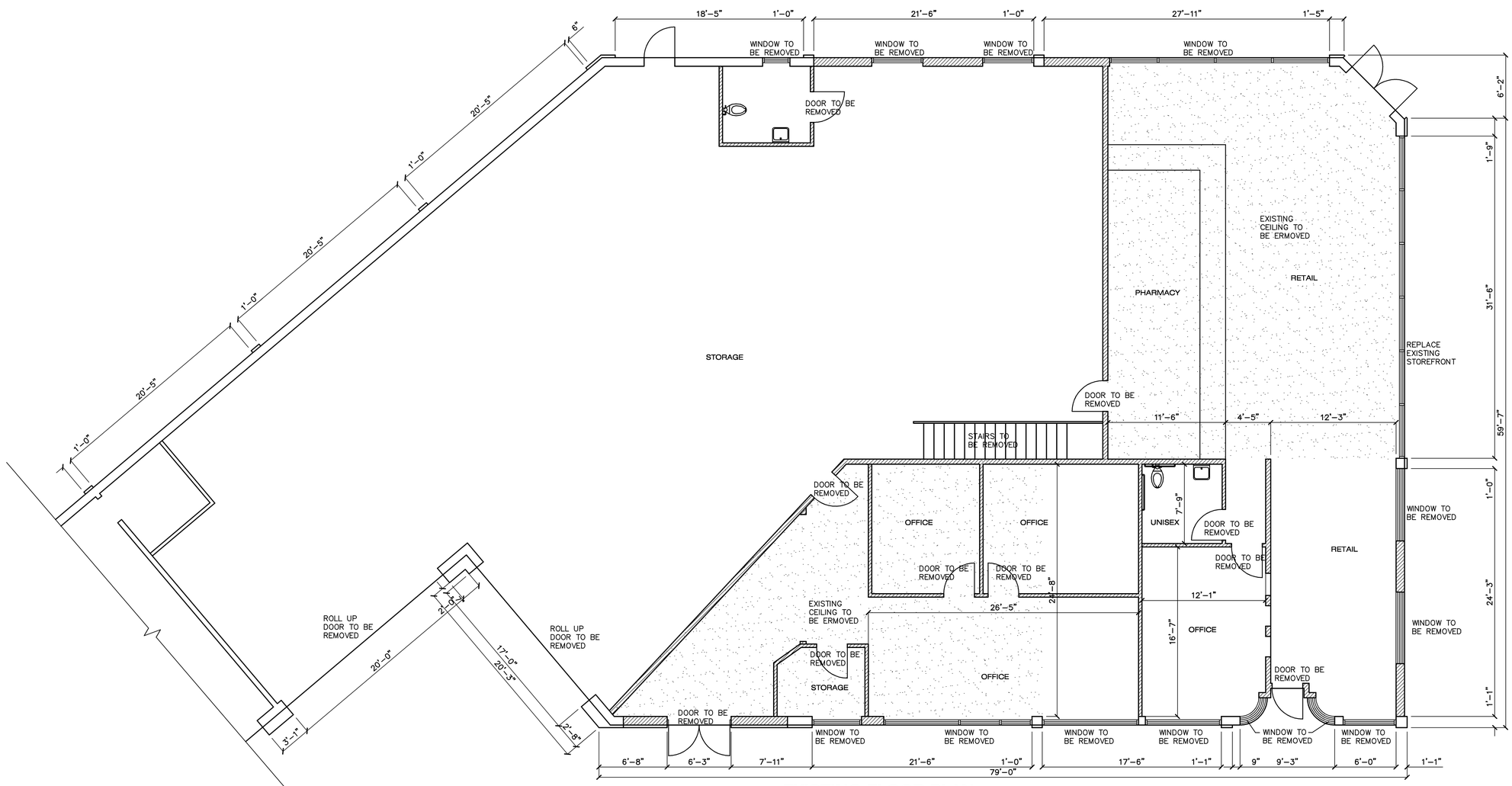
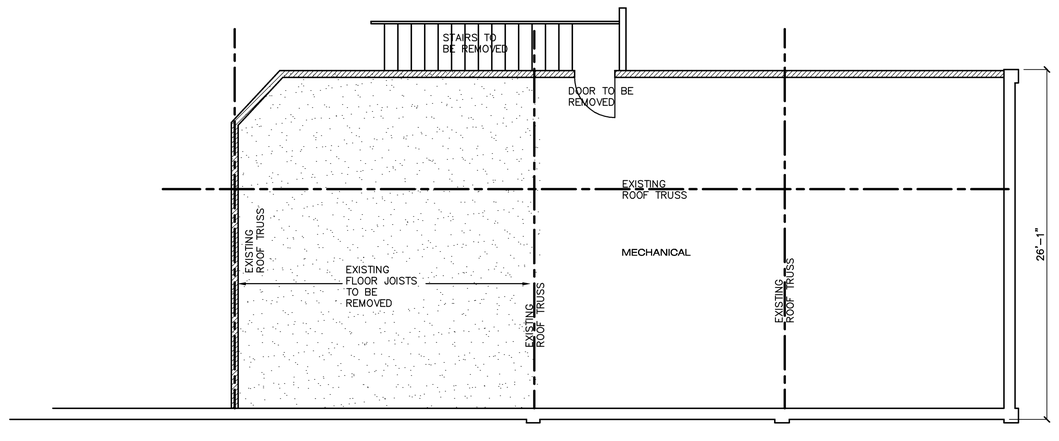
SHEET A-2 OF SHEET



EXISTING FLOOR PLAN

SCALE: 3/16" = 1'–0"

WALL TO BE REMOVED



EXISTING 2ND FLOOR PLAN

SCALE: 3/16" = 1'–0"

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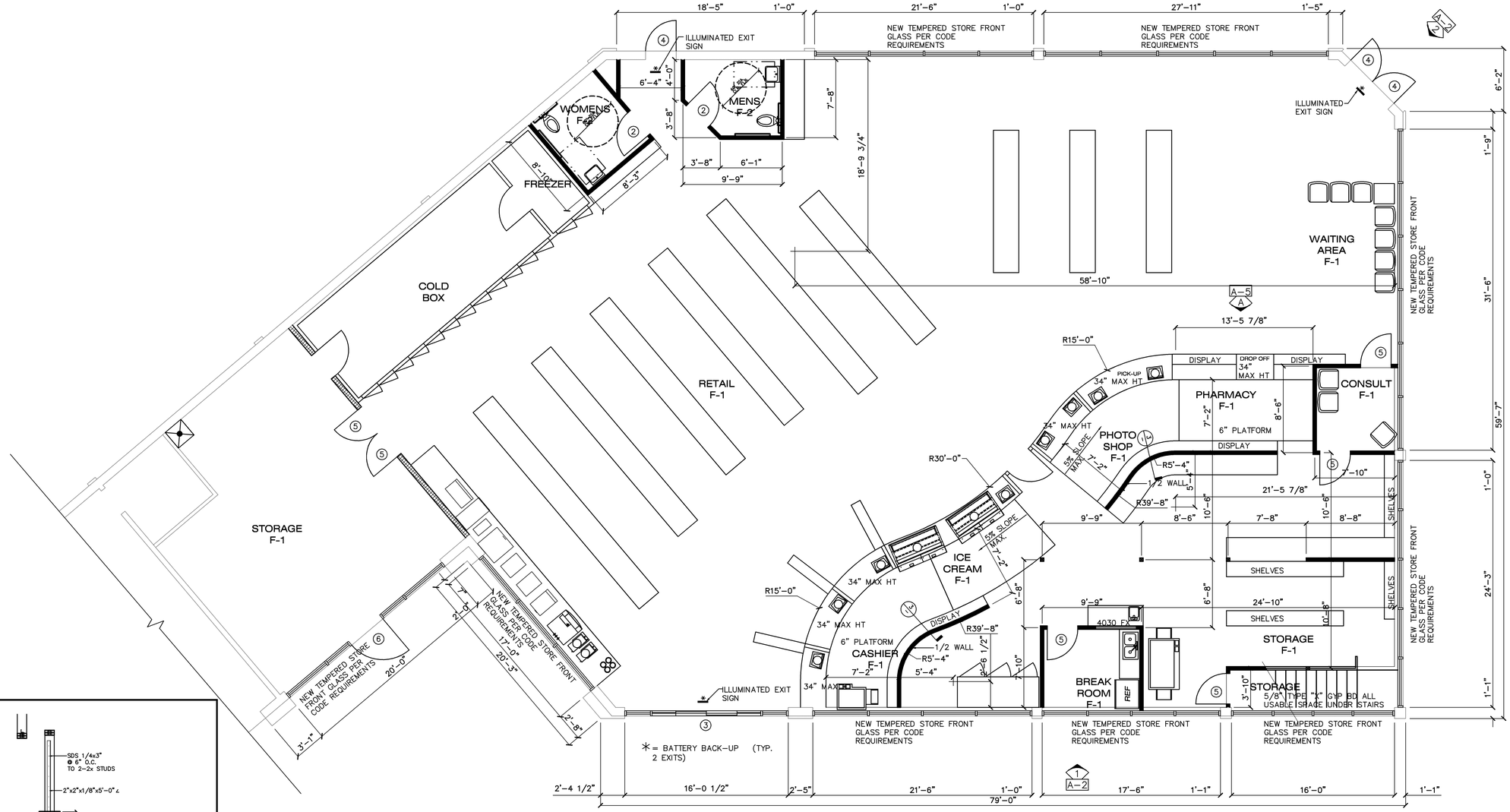
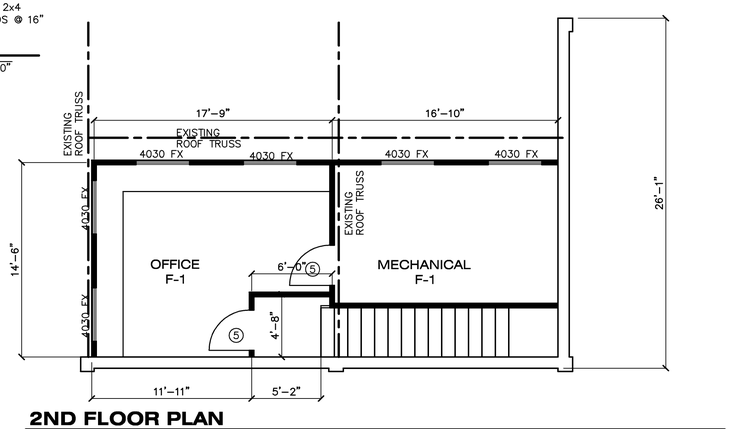


PROPOSED FLOOR PLAN

SCALE: 3/16" = 1'–0"

NEW 2x6 STUDS @ 16" O.C.

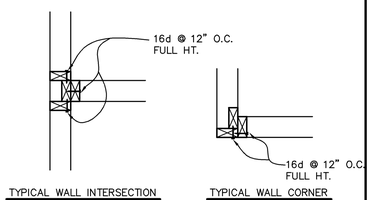
NEW 2x4 STUDS @ 16" O.C.



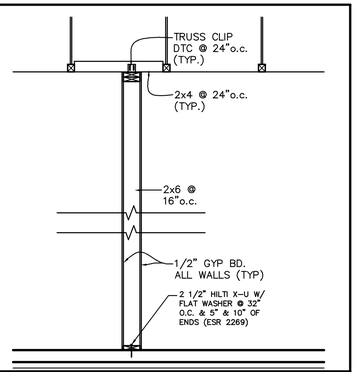
2ND FLOOR PLAN

SCALE: 3/16" = 1'–0"

3 WALL SECTION "B"



1 WALL DETAIL



2 WALL DETAIL

DOOR SCHEDULE:

LOCKSET, PRIVACY & LATCH SETS SHALL BE SCHLAGE, RUSSWIN FALCON, OR EQUAL BRUSHED ALUM. FINISH "D" SERIES EXTERIOR ALUM. FINISH "A" SERIES INTERIOR.

1. EXISTING
2. 3068 1–3/4" LEGECY SC DOOR W/TIMELY FRAME
   - 1 PAIR SPRING HINGES
   - 1 PRIVACY SET
   - 1 DOOR STOP
   - 1 HC SIGN (MEN OR WOMEN)
3. 6070 SLIDING BI–PASS TO BE BREAK AWAY TPYE PER CODE REQ.
4. 3070 DOOR MATCH EXISTING
   - 1 1/2 PR BUTTS / NRP
   - 1 DOOR STOP
   - 1 THRESHOLD
   - 1 WEATHER STRIP
   - 1 PANIC HARDWARE
   - 1 CLOSER
5. 3068 HOLLOW DOOR
   - 1 PR BUTTS
   - 1 LATCH SET
   - 1 DOOR STOP
6. 4070 DOOR
   - 1 1/2 PR BUTTS / NRP
   - 1 DOOR STOP
   - 1 THRESHOLD
   - 1 WEATHER STRIP
   - 1 PANIC HARDWARE
   - 1 CLOSER

FINISH SCHEDULE

F–1
TILE FLOORING W/ 4" RTSB
1/2" SHT RK W/ 2 COATS LATEX

F–2
SHT VINYL W/ 6" COVED BASE
1/2" W/R SHT RK W/ 3 COATS ENAMEL
1/2" W/R SHT RK W/ 3 COATS ENAMEL ON 2x6 C.J. @ 16"o.c.
FRP TO 48" ALL WALLS

* VERIFY ALL FINISHES W/ OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION

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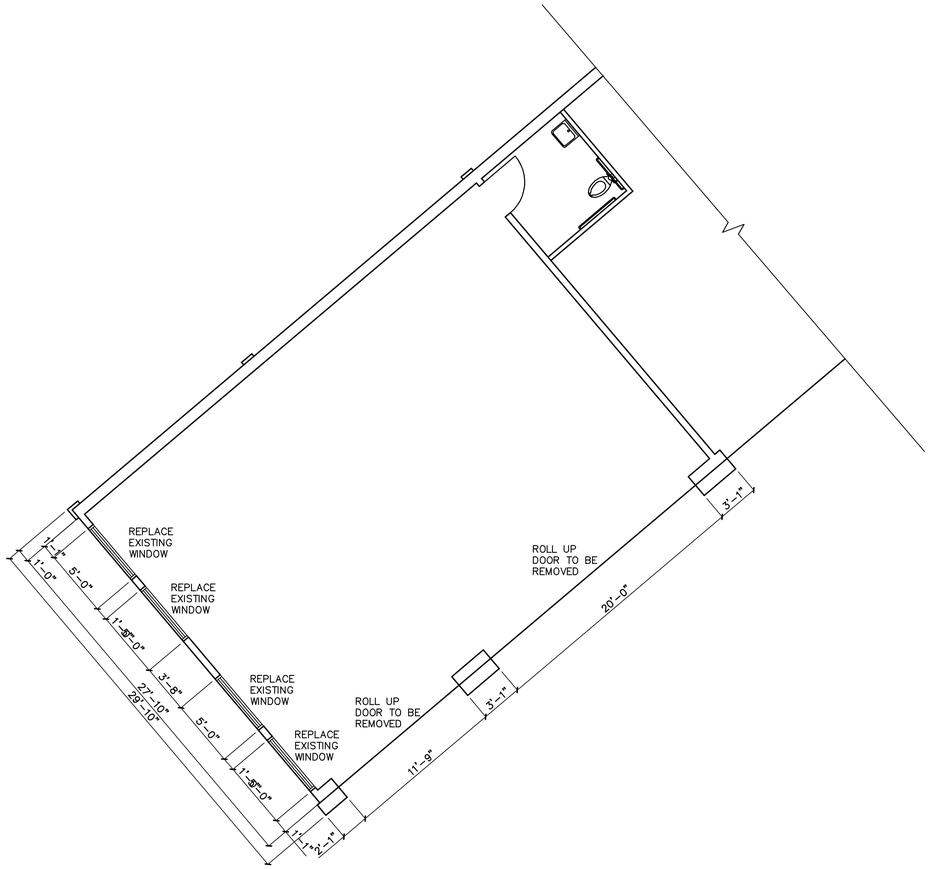
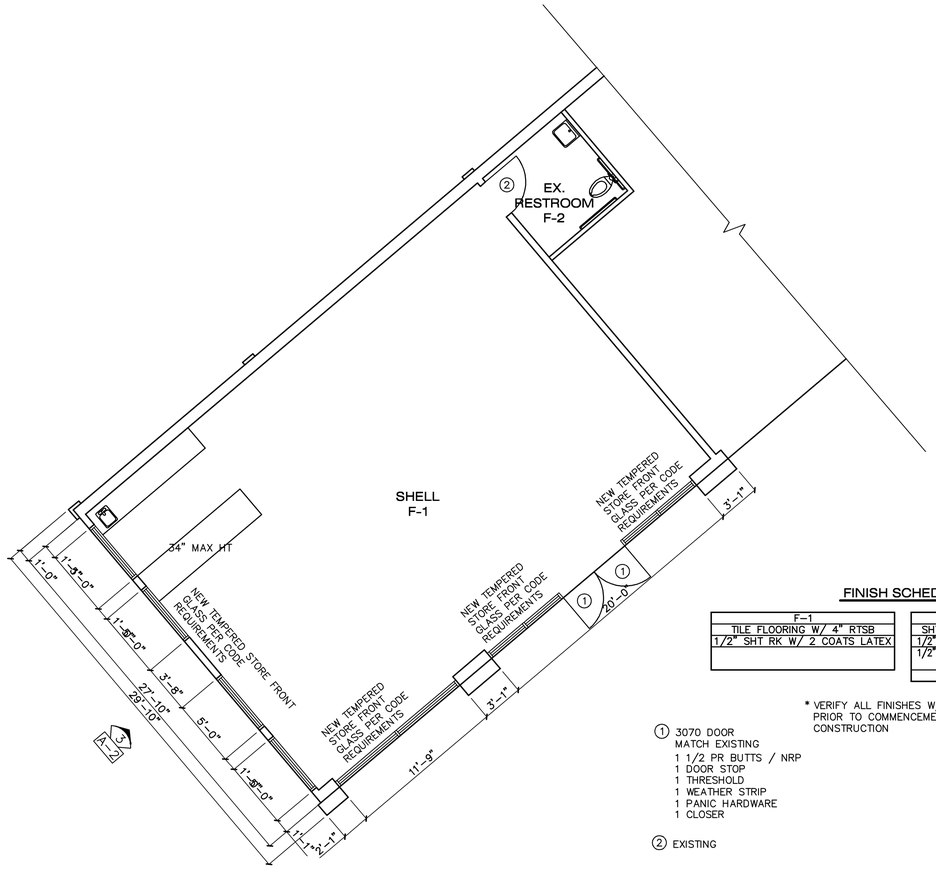


EXISTING FLOOR PLAN

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



PROPOSED FLOOR PLAN

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

FINISH SCHEDULE

F-1
TILE FLOORING W/ 4" RTSB
1/2" SHT RK W/ 2 COATS LATEX

F-2
SHT VINYL W/ 6" COVED BASE
1/2" W/R SHT RK W/ 3 COATS ENAMEL
1/2" W/R SHT RK W/ 3 COATS ENAMEL ON 2x6 C.J. @ 16"o.c.
FRP TO 48" ALL WALLS

* VERIFY ALL FINISHES W/ OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION

(1) 3070 DOOR
MATCH EXISTING
1 1/2 PR BUTTS / NRP
1 DOOR STOP
1 THRESHOLD
1 WEATHER STRIP
1 PANIC HARDWARE
1 CLOSER

(2) EXISTING

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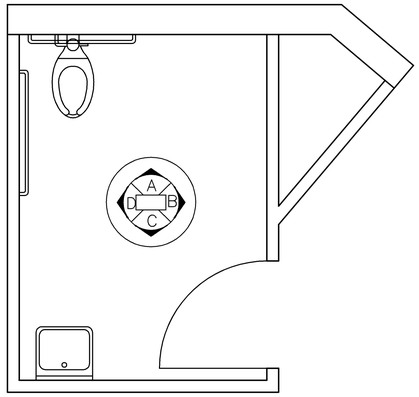

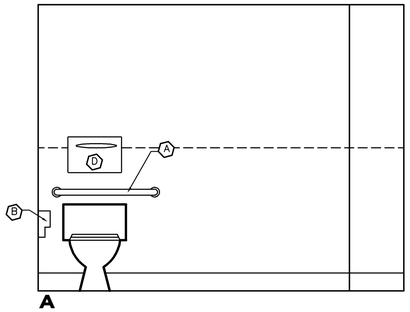

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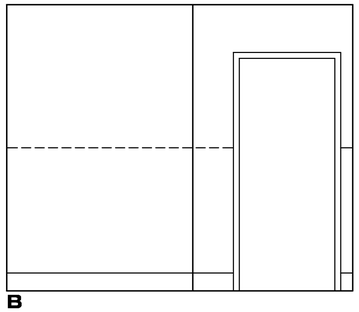

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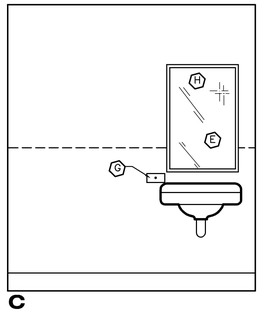

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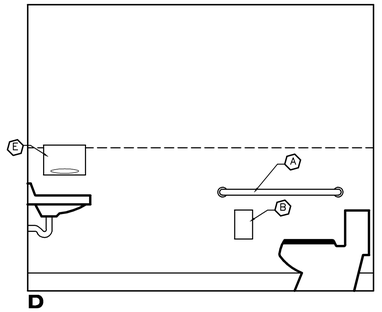
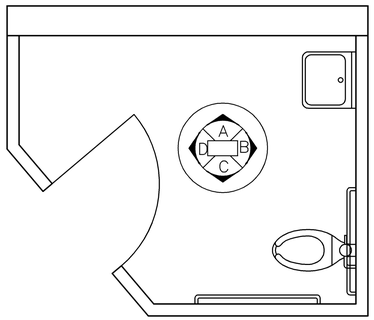
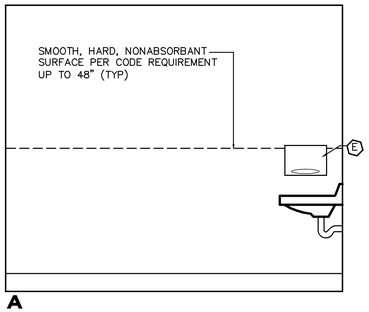


D

WOMENS





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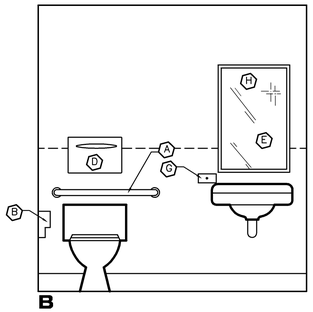

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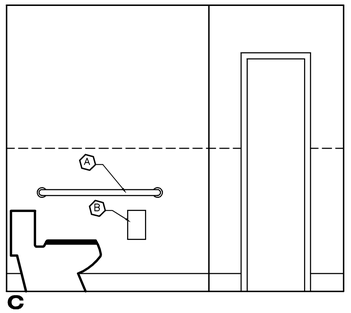

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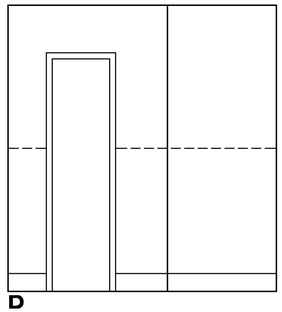

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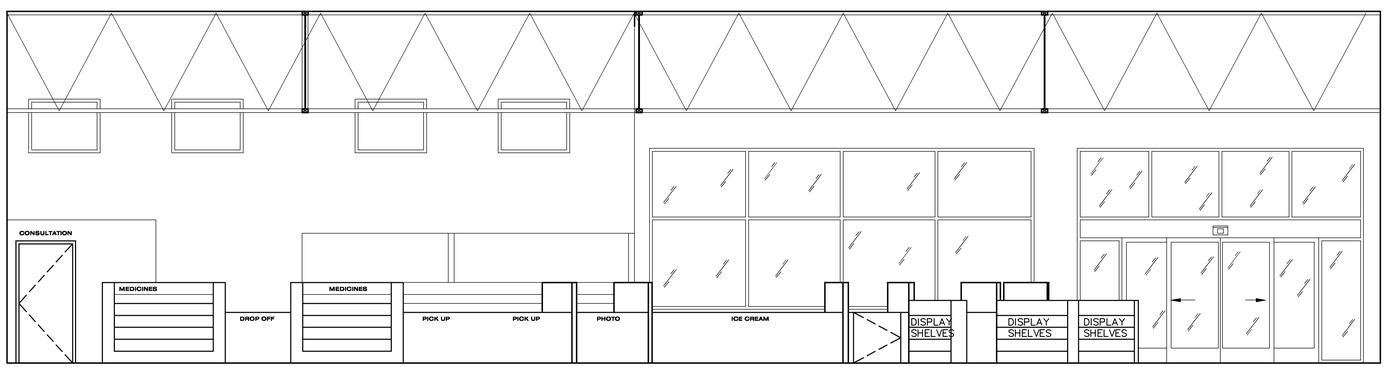

A

RESTROOM ACCESSORY SCHEDULE	
(A) GRAB BAR --- BOBRICK # B4937 OR EQUAL	
(B) TOILET PAPER HOLDER BY OWNER – CONTRACTOR INSTALLED	
(C) TOILET PARTITION (GLOBAL PLASTIC LAMINATE PARTITION RED #2145)	
(D) TOILET SEAT COVER DISPENSER --- BOBRICK B301 OR EQUAL	
(E) PAPER TOWEL DISPENSER BY OWNER – CONTRACTOR INSTALLED	
(F) FEMININE NAPKIN VENDOR AND DISPOSAL--- IF REQUIRED	
(G) SOAP DISPENSER BY OWNER	
(H) 24" x 36" POLISHED MIRROR W/ NAT. ALUMINUM TRIM 60" x 36" ALT. MIRROR DIMENSION	
WRAP HOT WATER & DRAINS LINES PER CODE USE SHEET VINYL FLOORING	SEE 7 / HC-1

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SHEET
A-5
OF SHEET

GENERAL NOTES

ALL WORK SHALL BE IN COMPLIANCE WITH ALL GOVERNING CODES AND ORDINANCES, INCLUDING THE UNIFORM BUILDING CODE, NATIONAL ELECTRIC CODE, UNIFORM PLUMBING CODE, OSHA, CITY, COUNTY, STATE, AND NATIONAL STANDARDS AND SAFETY CODES. NOTHING IN THESE DRAWINGS SHALL BE CONSTRUED TO PERMIT INSTALLATION IN VIOLATION OF THESE CODES OR RESTRICTIONS.

THESE NOTES ARE PROVIDED TO SHOW BASIC AREAS OF RESPONSIBILITY, AND ANY ITEMS NOT SPECIFICALLY INCLUDED BUT NECESSARY FOR PROPER COMPLETION OF THE WORK SHALL BE INCLUDED AS A PART OF THE WORK.

WHERE DETAILS ARE NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE SIMILAR TO OTHER COMPARABLE WORK.

WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED. EACH SUB-CONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY WORK IN HIS TRADE THAT CANNOT BE FULLY GUARANTEED PRIOR TO SUBMITTING HIS BID, AND SHALL SUPPLY ALL LABOR, EQUIPMENT AND MATERIAL NECESSARY TO COMPLETE THEIR WORK PROPERLY.

ALL TRADES SHALL AT ALL TIMES KEEP THE PROJECT FREE FROM WASTE MATERIALS AND SHALL LEAVE THE JOB BROOM CLEAN UPON THE COMPLETION OF THEIR WORK.

ALL GRADING TO CONFORM TO LOCAL ORDINANCE, APPENDIX J OF THE CBC, AND STANDARDS PERTAINING THERETO.

ON-SITE DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUB-CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.

ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS ARE TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER, OWNER, AND CONTRACTOR BOTH VERBALLY AND IN WRITING.

CUTTING AND NOTCHING IN EXTERIOR WALL AND BEARING PARTITION. ANY WOOD STUD MAY BE CUT OR NOTCHED TO DEPTH OF NOT EXCEEDING 25% OF ITS WIDTH. CUTTING OR NOTCHING OF STUDS TO A DEPTH NO GREATER THAN 40% OF THE WIDTH OF THE STUD IS PERMITTED IN NON-BEARING PARTITIONS SUPPORTING NO LOADS OTHER THAN THE WEIGHT OF THE PARTITION.

BORED HOLES. A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH MAY BE BORED IN ANY WOOD STUD. BORED HOLES NOT GREATER THAN 60% OF THE WIDTH OF THE STUD ARE PERMITTED IN NON-BEARING PARTITIONS OR ANY WALL IN WHERE EACH BORED STUD IS DOUBLED, PROVIDED NOT MORE THAN 2 SUCH SUCCESSIVE DOUBLE STUDS ARE SO BORED. IN NO CASE SHALL THE EDGE OF BORED HOLE BE NEARER THAN 5/8" TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTIONS OF STUD AS A CUT OR NOTCH.

ALL PLYWOOD "SIDING" EXPOSED TO THE WEATHER IS TO BE EXTERIOR GLUE, EXTERIOR GRADE.

CONTRACTOR TO LAYOUT ALL BUILDING LINES, LEVELS, AND GRADES. IF BUILDING OR GRADE LINES DO NOT CONFORM TO DRAWINGS THE DESIGNER AND/OR BUILDING DIVISION IS TO BE CONTACTED.

SANITARY FACILITIES ARE TO BE PROVIDED ON THE JOB FOR CONTRACTORS, SUB-CONTRACTORS, AND BUILDING DEPARTMENT PERSONNEL.

WALLS AND SOFFITS OR ENCLOSED USEABLE SPACES UNDER STAIRS SHALL BE PROTECTED WITH 1 HOUR FIRE-RATED MATERIALS ON THE ENCLOSED SIDE. PROVIDE MINIMUM 5/8" TYPE "X" GYPSUM BOARD.

WALLS BETWEEN DWELLING AND ATTACHED GARAGES SHALL HAVE 5/8" TYPE "X" GYPSUM BOARD OR 3/4" PLASTER AS FINISH ON GARAGE SIDE, WITH A 1 3/8" SOLID CORE WOOD, SELF-CLOSING DOOR. NO DOOR MAY BE LOCATED BETWEEN A GARAGE AND A ROOM USED FOR SLEEPING PURPOSES.

IF SEPARATION BETWEEN HOUSE AND GARAGE IS A FLOOR AND CEILING ASSEMBLY, THE CEILING AND ALL SUPPORTING ELEMENTS AND POSTS MUST BE FIRE PROTECTED AND JACKETED FOR PROTECTION AGAINST MECHANICAL DAMAGE.

ALL UNDERFLOOR AREAS ARE TO BE ACCESSIBLE THROUGH AN OPENING OF NO LESS THAN 24" WIDE BY 18" HIGH, SCREENED AND COVERED, AND UNOBSTRUCTED BY PIPES, DUCTS, AND SIMILAR CONSTRUCTION.

ALL WELDING SHALL BE PERFORMED IN A SHOP OF AN APPROVED/CERTIFIED FABRICATOR IN ACCORDANCE WITH CBC, SECTION 1704 OR THE OWNER SHALL HIRE A SPECIAL INSPECTOR TO INSPECT THE CERTIFIED WELDER'S WORK DURING FABRICATION OF ASSEMBLY IN FIELD.

CODES AND STANDARDS

THESE GENERAL NOTES AND ACCOMPANYING PLANS ARE COMPLIMENTARY AND ALL CONSTRUCTION IS TO BE AS HEREIN OUTLINED AND SHOWN ON DRAWINGS.

ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH:
- A. STATE AND LOCAL CODES
- B. UNIFORM BUILDING CODES

THE BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON DRAWINGS AND IN THE FIELD AND SHALL BE RESPONSIBLE FOR ANY NECESSARY ADJUSTMENTS AND/OR CORRECTIONS.

THE BUILDER IS TO PROVIDE ALL NECESSARY TEMPORARY SUPPORT FOR WALLS AND FLOORS PRIOR TO COMPLETION OF VERTICAL AND LATERAL LOAD SYSTEMS.

CONTRACTORS SHALL VERIFY ALL GRADES, CONDITIONS, AND DIMENSIONS PRIOR TO COMMENCING WORK.

IN ACCORDANCE WITH THE CALIFORNIA ENERGY CODE, TITLE 20, THE FOLLOWING INFORMATION SHALL BE INCORPORATED INTO THE BUILDING PLANS SUBMITTED TO PLAN CHECK.

SECTION (120)

1403(d) (1) ALL SWINGING DOORS AND WINDOWS EXPOSED TO AMBIENT CONDITIONS OR TO UNCONDITIONED AREAS, SUCH AS GARAGES, SHALL BE FULLY WEATHER-STRIPPED, GASKET OR OTHERWISE TREATED TO LIMIT INFILTRATION.

1403(d) (1) ALL MANUFACTURED WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE AIR INFILTRATION STANDARDS OF THE A.N.S.I. WHEN TESTED IN ACCORDANCE WITH ASTM E282-73 AND SHALL BE CERTIFIED AND LABELED.

1403(d) (2) ALL FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING ENVELOPE TO THE OUTSIDE SHALL BE PROVIDED WITH BACKDRAFT DAMPERS OF AUTOMATIC DAMPERS.

1404(d) (1) ALL TRANSVERSE DUCT, PLENUM, AND FILLED JOINTS SHALL BE SEALED WITH PRESSURE SENSITIVE TAPE OR MASTIC TO PREVENT AIR LOSS.

1401(d) (2) INSULATION OF ALL DUCTS SHALL CONFORM TO THE PROVISIONS OF SECTION 1005 OF THE UNIFORM MECHANICAL CODE, 1982 EDITION.

1406(a) INDICATE THE MAKE AND MODEL NUMBER OF THE HOT WATER HEATER ON THE PLANS. THE UNIT MUST BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION. (AMERICAN APPLIANCE G.V.F. 433-T).

1406(d) RECIRCULATING HOT WATER PIPING IN ATTICS, GARAGES. CRAWL SPACES, OR UNHEATED SPACES OTHER THAN BETWEEN FLOORS OR IN INTERIOR WALLS SHALL BE INSULATED TO PROVIDE MAXIMUM LOSS OF NOT MORE THAN 50BTU/HR. PER LINEAR FOOT FOR LARGER SIZES.

1406(f) SHOWER HEADS, LAVATORY, AND SINK FAUCETS MUST BE OF A MAKE AND MODEL NUMBER CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION.

OCCUPANCY

BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS, ETC., SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA NOT LESS THAN 1/20 OF THE FLOOR AREA WITH A MINIMUM OF 1 1/2 SQ. FT. OR MECHANICAL VENTILATION SYSTEMS MUST SUPPLY FIVE CHANGES PER HOUR IN BATHROOMS AND LAUNDRY ROOMS, TWO CHANGES PER HOUR IN OTHER HABITABLE ROOMS.

HABITABLE ROOMS OTHER THAN KITCHENS SHALL HAVE AN AREA NOT LESS THAN 70 SQ. FT.

HABITABLE ROOMS SHALL BE A MINIMUM CEILING HEIGHT OF 7'6". KITCHENS, HALLWAYS, BATHROOMS, AND CORRIDORS MAY BE 7'0". WHERE SLOPING CEILINGS OCCUR, THE REQUIRED CEILING HEIGHT SHALL BE PROVIDED IN AT LEAST 50% OF THE ROOM AND NO PORTION OF ANY ROOM HAVING A CEILING HEIGHT OF LESS THAN 5'0" SHALL BE CONSIDERED AS CONTRIBUTING TO THE MINIMUM REQUIRED AREAS.

AT LEAST ONE ROOM SHALL HAVE AN AREA NOT LESS THAN 120 SQ. FT.

MINIMUM HABITABLE ROOM WIDTH IS 7'0", EXCEPT FOR KITCHEN.

UNLESS AN EXTERIOR DOOR IS PROVIDED, ONE WINDOW SILL IN EACH BEDROOM SHALL HAVE A FINISHED HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR. SUCH WINDOW SHALL HAVE A NET CLEAR OPENABLE AREA OF NOT LESS THAN 5.7 SQ. FT. WITH NO NET CLEAR DIMENSION LESS THAN 24" IN HEIGHT OR 20" IN WIDTH.

NO WATER CLOSET SPACE SHALL BE LESS THAN 30" WIDE AND 24" CLEAR IN FRONT OF THE WATER CLOSET. WATER CLOSET TO BE MINIMUM OF 15" CENTERED FROM SIDE WALLS.

NO SHOWER STALL FIXTURE SHALL HAVE A FINISHED CLEAR INSIDE NET DIMENSION OF LESS THAN 2'6" SQUARE.

DESIGN CRITERIA & ASSUMPTIONS

IN THE ABSENCE OF ANY SPECIFIC DESIGN CRITERIA TO THE CONTRARY PROVIDED BY THE CLIENT, THE FOLLOWING DESIGN ASSUMPTIONS WERE USED FOR THIS PROJECT UNLESS SPECIFIC DATA STATING OTHERWISE WAS PROVIDED TO THE ENGINEER/CONTRACTOR OR REQUIRED BY THE BUILDING OFFICIAL.

1) THE ALLOWABLE SOIL BEARING PRESSURE IS 1500 PSF ASSUMED UNLESS A PRELIMINARY SOILS REPORT IS PROVIDED BY THE CLIENT TO THE ENGINEER. THE CLIENT ACCEPTS FULL AND COMPLETE RESPONSIBILTY FOR THIS ASSUMPTION OR THE CLIENT AGREES TO PROVIDE A COMPLETE SOILS INVESTIGATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2) THERE ARE NO ADVERSE SOIL CONDITIONS PRESENT AT THIS SITE.

3) ANY GRADING WORK PERFORMED ON THIS WAS DONE IN ACCORDANCE WITH ALL CODE REQUIREMENTS AND WORKMANSHIP WAS PERFORMED IN A FIRST CLASS MANNER.

4) THE LOADING DEAD, LIVE, WIND, SEISMIC, AND DEFLECTION CRITERIA IS APPROPRIATE FOR THIS PROJECT AND THE CLIENT HAS REVIEWED AND APPROVED THEM PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

5) THE PLANS WERE PREPARED TO MEET MINIMUM REQUIREMENTS.

ACCEPTANCE OF THE ABOVE DESIGN ASSUMPTIONS BY THE LOCAL BUILDING OFFICIAL AND THE LOCAL BUILDING OFFICIAL'S APPROVAL OF THESE PLANS INDICATES THAT THIS DESIGN MEETS THE STANDARD OF PRACTICE FOR THE AREA ESTABLISHED BY THE LOCAL BUILDING OFFICIAL.

THE USE OF THESE PLANS BY THE CLIENT INDICATES FULL ACCEPTANCE AND UNDERSTANDING BY THE CLIENT OF THE PROCEEDING CRITERIA AND THAT THE CLIENT WILL NOTIFY THE ENGINEER IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION IF THE CLIENT IS AWARE OF ANY ADVERSE CONDITIONS WITH THIS SITE OR IF ANY OTHER CRITERIA IS NOT ACCEPTABLE TO THE CLIENT OR APPROPRIATE FOR THIS PROJECT.

THE FOLLOWING IS A LIST OF ADDITIONAL ITEMS THAT ARE NOT NORMALLY REQUIRED TO MEET MINIMUM BUILDING CODE REQUIREMENTS BUT THE OWNER MAY WISH TO HAVE THESE PREFORMED AT AN ADDITIONAL EXPENSE TO THE OWNER:

1) SOILS INVESTIGATION.
2) SPECIALIZED CONCRETE, GROUT, MORTAR MIX DESIGNS.
3) SPECIAL CONCRETE, GROUT, MORTAR INSPECTIONS.
4) STEEL/WELDING INSPECTIONS.
5) STRUCTURAL OBSERVATIONS BY ENGINEER OF RECORD.
6) PRIVATE INSPECTIONS, SUCH AS, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING, ETC.
7) SHOP DRAWINGS FOR ALL SPECIALLY FABRICATED ITEMS FOR THIS PROJECT.
8) ANY OTHER SPECIFIC ITEMS OR INSPECTIONS THE CLIENT MIGHT WISH TO HAVE DONE.

THE CLIENT AGREES TO LIMIT THE ENGINEER'S LIABILITY TO THE CLIENT AND TO ALL CONTRACTORS AND SCBCONTRACTORS ON THIS PROJECT, DUE TO PROFESSIONAL NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER TO THE SUM OF THE ENGINEER'S FEE.

CONCRETE NOTES

(THIS SECTION SHALL INCLUDE ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO ERECT ALL FORMS, POUR AND FINISH ALL STRUCTURAL CONCRETE AND FLATWORK AS INDICATED.)

CONCRETE FORMWORK – ALL FORMS SHALL BE INSTALLED WITH SUFFICIENT STRENGTH AND RIGIDITY TO REMAIN UNYIELDING, TRUE TO LINE AND LEVELS, AND PREVENT LEAKS OR BLOWOUTS, AND BE THOROUGHLY WETTED BEFORE POURING CONCRETE.

EXPANSION JOINTS SHALL BE SAW CUT EVERY 12', OR AT OWNER/CONTRACTOR OPTION.

CONCRETE REINFORCEMENTS SHALL BE GRADE 40 DEFORMED BARS CONFORMING TO ALL ASTM STANDARD SPECIFICATIONS AND SHALL BE FIRMLY WIRED IN PLACE BEFORE CONCRETE IS POURED TO COMPLY WITH CBC STANDARDS 19/ 19A. PROVIDE ALL REINFORCING ACCESSORIES AS REQUIRED BY THE MANUAL FOR DETAILING REINFORCED CONCRETE STRUCTURES (A.C.I. LATEST EDITION).

REINFORCING STEEL SHALL BE SPLICED WITH A MINIMUM LAP OF 30 BAR DIAMETERS OR 18" EXCEPT WHERE NOTED, AND SHALL HAVE A MINIMUM COVER AS FOLLOWS: FOOTINGS – 3", WALLS – 1 1/2" (EXPOSED), 2" AGAINST EARTH, COLUMNS 1 1/2".

CAST IN PLACE CONCRETE SHALL BE 2500 PSI MINIMUM IN 28 DAYS UNLESS OTHERWISE NOTED, AND SHALL HAVE 5 SACKS PER YARD MINIMUM AND 7 1/2 GALLONS OF WATER PER SACK MAXIMUM, WITH A 4" MAXIMUM SLUMP.

TRANSIT-MIX CONCRETE SHALL BE MEASURED, MIXED, AND DELIVERED IN ACCORDANCE WITH REQUIREMENTS SET FOURTH IN TENTATIVE SPECIFICATIONS FOR TRANSIT-MIX CONCRETE (ASTM C-94).

ALL EXTERIOR SLABS TO HAVE A LIGHT BROOM FINISH, UNLESS OTHERWISE INDICATED, AND SHALL BE SLOPED TO DRAIN AWAY.

EXCAVATION AND GRADING

DESIGN SOIL PRESSURE TO 1500 P.S.F. IF MASONRY, 1500 P.S.F. FOR FIREPLACE AND FOUNDATION WALLS.

CUT SLOPES FOR PERMANENT EXCAVATIONS AND FILLS SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.

EXCAVATE FOR FOOTINGS BELOW ALL ORGANIC MATERIAL AND REMOVE ALL LOOSE MATERIAL FROM FOOTING EXCAVATIONS.

PROVISIONS SHALL BE MADE FOR THE CONTROL OF DRAINAGE OF SURFACE WATER AROUND THE BUILDING. CBC APPENDIX J

CONCRETE AND FOUNDATION

ALL FOOTING TO BE ON FIRM, UNDISTURBED SOIL. FOOTING TO EXTEND BELOW FROSTLINE. FOUNDATIONS SUPPORTING WOOD TO EXTEND AT LEAST 6" ABOVE ADJACENT FINISH GRADE.

EXTEND PIERS AND FOUNDATION 6" BELOW INSIDE EXCAVATED GRADE. CBC TABLE 29A.

MINIMUM THICKNESS FOR SLAB FLOORS TO BE 3-1/2". CBC 1910.

FILL UNDER GROUND-SUPPORTED SLABS TO MINIMUM OF 2" SAND.

PROVIDE KEYED CONTROL JOINTS IN ALL SLABS ON GRADE AT 12'-0" O.C. EACH WAY MAXIMUM. PROVIDE HEAVY (3/4") TOOLED JOINTS AT 5'0" O.C. AND 1/2" PRE-MOLDED EXPANSION JOINTS AT 30'0" O.C. IN ALL EXTERIOR WALKS AND SLABS.

ALL REINFORCING STEEL TO BE A-615 GRADE 40. WELDED WIRE MESH TO BE A-185.

PLACE ALL REINFORCING AS PER ACI CODES AND STANDARDS.

GROUND COVER IN CRAWL SPACES TO BE 6MIL, BLACK POLYETHYLENE.

ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY TO BE FOUNDATION GRADE REDWOOD OR PRESSURE-TREATED WOOD. (MUDSILL) CBC 2304.11.4.

VENT CRAWL SPACES 1.5 SQ. FT. FOR EACH 25 LINEAR FEET OF WALL WITH CLOSEABLE SCREENED VENTS, OR 1/150 OF THE AREA.

VAPOR BARRIERS UNDER CONCRETE SLABS ON GRADE TO 6MIL MINIMUM. VISQUEEN OR EQUAL.

BEAM POCKETS IN CONCRETE WALLS TO HAVE 1/2" AIR SPACE AROUND BEAM SIDES AND END. POSTS AND BEAMS TO REST ON ASPHALT SHINGLE OR METAL BEARING PLATE. ENDS OF GIRDERS SUPPORTED ON CONCRETE OR MASONRY SHALL HAVE NO LESS THAN 3" BEARING.

GARAGE FOUNDATIONS MUST MEET REQUIREMENTS FOR ONE-STORY BUILDINGS. CBC 2308.6 AND CHAPTER 18

CONCRETE SLAB WIRE MESH TO BE 6"X6"/10 10 WIRE MESH.

ANCHOR BOLTS TO BE A-307. IN PRESSURE TREATED WOOD SILLS, ANCHOR BOLTS TO BE 1/2" DIAMETER, EMBEDDED AT LEAST 7" INTO CONCRETE, 15" INTO UNREINFORCED MASONRY AND PLACED 6" O.C. UNLESS OTHERWISE SHOWN ON THE PLANS, AND 12" FROM ENDS OF SILLS AND CORNERS. CBC 2907(f) OR SPECIFY TYPE, MANUFACTURE, AND LOCATION OF ANCHORS.

BUILDER TO PROVIDE A CRAWL SPACE ACCESS PANEL A MINIMUM OF 18"X24" LOCATED IN AN ACCESSIBLE PLACE IN CLOSET, 20" MAXIMUM FROM PLUMBING CLEANOUTS. CBC 1209

WATERPROOF BASEMENT WALLS BEFORE BACKFILLING, AND ALSO PLACE FOOTING DRAIN TILE IF REQUIRED.

MINIMUM VERTICAL AND HORIZONTAL REINFORCEMENT FOR CONCRETE WALLS AND FOUNDATIONS SHALL CONFORM TO CBC 19.

WOOD AND PLASTICS

ALL FRAMING LUMBER SHALL BE DOUGLAS FIR/LARCH AND CONFORM TO THE LATEST RULES, GRADE MARKED AS FOLLOWS UNLESS OTHERWISE NOTED:

1. STUDS SHALL BE STUD GRADE OR BETTER s4s
2. BLOCKING MAY BE UTILITY GRADE s4s
3. PLATES MAY BE MIXED SPECIES s4s
4. HEADERS. POSTS AND 2x HORIZONTAL MEMBERS NO. 2 s4s AND BETTER
5. BEAMS AND STRINGERS SHALL BE NO. 2 OR BETTER, s4s OR ROUGH OR RESAWN AS NOTED

ALL WOOD BASE SHEATHING SHALL BE DOUGLAS FIR EXTERIOR GLUE CONFORMING TO P.S. 1-66 AND U.S. COMMERCIAL STANDARD CS-45-66 AND STAMPED WITH THE D.F.P.A. TRADEMARK.

1. VERTICAL DIAPHRAGMS TO BE STRUCT I OR AS NOTED.
2. HORIZONTAL DIAPHRAGMS TO BE II OR AS NOTED.
3. EXPOSED SHEATHING – RESAWN OR A-C EXT. GRADE.
4. SIDING EXT. GRADE AS NOTED OVER 15# FELT.
5. PROVIDE 1/8" GAP AT ALL WOOD BASE SHEATHING SHEARWALL JOINTS.

ALL SILL PLATE SHALL BE CONNECTED TO THE CONCRETE AS FOLLOWS:

1. ANCHOR BOLTS – 1/2" BY 10" AT 6'O.C. 12" FROM ENDS, 7" MIN. IMBEDMENT. UNLESS NOTED OTHERWISE SEE PLANS (2 BOLTS PER PLATE MIN.)
2. SIMPSON MUD ANCHORS – SAME AS ABOVE.
3. SHOT PINS – (AFTER CONCRETE HAS SET FOR 7 DAYS). NOT PERMITTED ON SHEARWALLS.
   A. EXTERIOR OR LOAD BEARING INTERIOR WALLS – 7/32" "RAMSET" #3348 PER ICBU REPORT #1147 OR APPROVED EQUAL, AT 36" O.C. WITH THE FIRST 2 PINS 6" AND 10" FROM EACH CUT END OF THE SILLS SHOOT STRAIGHT DOWN NO CLOSER THAN 2" FROM EDGE OF SLAB.
   B. INTERIOR OR NONBEARING WALLS – SAME FASTENER AS A. BUT AT 48" O.C. WITH ONE 6" FROM ENDS.

BOLTS SHALL HAVE STEEL PLATES OR M. I. WASHERS UNDER ALL NUTS BEARING ON WOOD, WITH BOLT HOLES DRILLED 1/16" OVER DIAMETER LOCATED 7 DIAMS FROM ENDS AND 4 DIAMS FROM EDGES OF WOOD.

PLYWOOD PANELS AT FLOOR AND ROOFS TO BE STAGGERED A MINIMUM OF 2 SUPPORT SPANS AND FACE GRAIN LAID PERPENDICULAR TO SUPPORTS. ALL PLYWOOD FLOORING SHALL BE GLUED OVER EACH SUPPORT WITH ELMERS WILHOLD OR EQUAL.

PROVIDE 2X BLOCKING FULL DEPTH OF FLOOR JOISTS AND RAFTERS 2 X 12 OR DEEPER AT 8' O.C. FOR F.J. 10' O.C. FOR RAFTERS AND AT SUPPORTS AND PARTITIONS. USE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS. PROVIDE NECESSARY BLOCKING FOR DRYWALL EDGES AND HARDWARE BACKING.

PROVIDE FIREBLOCKING AT MID-HEIGHT ON ALL WALLS OVER 10' IN HEIGHT AND/OR TO F.H.A. REQUIREMENTS FOR STUCCO WALLS.

TOP PLATES OF ALL STUD WALLS SHALL BE DOUBLED, SAME SIZE AT STUDS. LAP PLATES 48" MINIMUM WITH AT LEAST 16-16D NAILS AT 4" O.C. MINIMUM. UNLESS NOTED OTHERWISE.

FOUNDATION PLATES OR SILLS SHALL BE P.T.D.F. OR FOUNDATION GRADE REDWOOD (CBC SEC. 23).

CUTTING, NOTCHING, OR DRILLING OF BEAMS OR JOISTS TO BE PERMITTED ONLY AS DETAILED OR APPROVED BY THE GOVERNING INSPECTION AGENCY.

PROVIDE LET IN BRACES AT ENDS AND EVERY 25' OF EXTERIOR STUD WALLS AND NAIL CROSS PARTITIONS (SEC. 2518-E). EXCEPT THEY MAYBE OMITTED WHERE PLYWOOD SIDING IS USED.

ALL EXTERIOR WALL FRAMING TO RECEIVE 15 LB. WATER PROOF BUILDING PAPER UNDER EXTERIOR WALL MATERIAL. PROVIDE 2 LAYERS TYPE "D" PAPER BETWEEN WOOD BASE SHEARWALLS AND STUCCO.

ALL EXPOSED BEAMS, FACIAS, AND TRIM SHALL BE RESAWN/S4S U.O.N.

AN A.I.T.C. OR APPROVED FABRICATION CERTIFICATE OR CONFORMANCE SHALL BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO INSULATION OF ANY STRUCTURAL GLU-LAM MEMBER. GLU-LAM BEAM SHALL BE DOUGLAS FIR (COAST REGION).

PROVIDE ALL LABOR AND MATERIALS NECESSARY TO INSTALL BASE, DOORS AND WINDOW TRIM, CLOSET RODS AND SHELVES, FINISH HARDWARE AND TOILET ACCESSORIES, SPECIAL SHELVING BRACKETS FOR DECORATIVE TRIM AND PANELING AS REQUIRED, IN ACCORDANCE WITH W.I.C. STANDARDS.

ALL WOOD TO BE IN CONTACT WITH CONCRETE OR EARTH SHALL BE PRESSURE TREATED BY AN APPROVED TREATMENT PLANT, OR BE FOUNDATION GRADE REDWOOD.

TRIM AND WOODWORK SHALL BE INSTALLED BY QUALIFIED AND COMPETENT CRAFTSMAN AS SHOWN IN THE DRAWINGS.

PRE-MANUFACTURED STRUCTURAL PLASTICS SHALL BE SUPPLIED BY APPROVED FABRICATORS. I.A.W. CBC REQUIREMENTS.

SKYLIGHTS SHALL BE ICBO APPROVED AND INSTALLED ON THE CURBS, PROPERLY FLASHED AND IN A METAL FRAMED OR SELF-FLASHING – CONTRACTORS CHOICE UNLESS OTHERWISE DETAILED.

FRAMING

ALL WOOD FRAMED CONSTRUCTION SHALL CONFORM TO CBC.

ALL LUMBER SHALL BE GRADE MARKED AND SHALL CONFORM WITH THE LATEST STANDARD GRADING AND DRESSING RULES OF THE WEST COAST LUMBER INSPECTION BUREAU. ALL PLYWOOD SHALL BEAR THE APA GRADE STAMP AND PANEL INDEX.

ALL MUDSILLS AND ALL LUMBER IN CONTACT WITH CONCRETE AND MASONRY OR WITHIN 6" OF GRADE SHALL BE PRESSURE TREATED DOUGLAS FIR OR REDWOOD.

ALL VERTICAL FRAMING SHALL BE MINIMUM STANDARD GRADE DOUGLAS FIR OR BETTER.

ALL HORIZONTAL FRAMING SHALL BE DOUGLAS FIR #2 GRADE OR BETTER.

ALL BLOCKING AND FURRING SHALL BE CONSTRUCTION GRADE OR BETTER.

ALL STRUCTURAL PLYWOOD SHEATHING SHALL BE C-D EXT.-APA (STANDARD) GRADE WITH INTERMEDIATE GLUE UNLESS NOTED OTHERWISE. ALLOWABLE SPANS SHALL CONFORM TO CBC TABLE 2308.9.3. ALL PLYWOOD SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS.

WALL FRAMING FOR EXTERIOR OR BEARING WALLS SHALL BE 2 X 4 STUDS AT 16" O.C., UNLESS OTHERWISE NOTED AND DOUBLE 2X TOP PLATE WITH THE MINIMUM 48" LAP SPLICE.

PROVIDE MAXIMUM 12 GA. BY 1 1/2" WIDE METAL STRAP TIES WHERE TOP OR BOTTOM PLATES ARE INTERRUPTED AND BROKEN.

MAXIMUM HEIGHT OF UN-BRACED STUDS AT EXTERIOR WALLS OR INTERIOR BEARING WALLS SHALL BE PER CBC TABLE 2308.9.1 UNLESS NOTED OTHERWISE.

PROVIDE MID-HEIGHT FIREBLOCKING AT FLOOR, CEILING, SOFFIT, AND AT EACH STUD SPACE THAT EXCEEDS 10'-0" IN HEIGHT.

PROVIDE TEMPORARY DIAGONAL BRACING AS REQUIRED FOR ERECTION.

PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS IN SOLID BLOCKING AT 48" O.C. MINIMUM BETWEEN JOISTS UNDER PARTITIONS PERPENDICULAR TO JOISTS.

ALL EXTERIOR WALLS AND MAIN CROSS STUD PARTITIONS SHALL BE BRACED AT EACH END, OR AS NEAR THERETO AS POSSIBLE AND AT EVERY 25' – 0" OF LINEAL WALL. IF 1 X 6 BRACING IS SHOWN IT SHALL RUN DIAGONALLY IN A STRAIGHT LINE FROM THE TOP PLATE TO THE BOTTOM PLATE AND AT AN ANGLE AS NEAR AS PRACTICAL TO 45 DEGREES BUT ALWAYS AT SUFFICIENT ANGLE TO INCLUDE FOUR STUD SPACES.

GLUE LAMINATED BEAMS SHALL BE AS REQUIRED BY ENGINEER'S CALCULATIONS OR PLANS. MANUFACTURER'S CERTIFICATION OF GLU-LAM BEAMS SHALL BE PROVIDED AT THE TIME OF INSPECTION WHICH PROPERLY INDICATES THE FIBER BENDING AND GRADE SPECIFICATIONS (COMBINATION NUMBER).

ALL WOOD TO BE 2" MINIMUM HORIZONTAL DISTANCE FROM CHIMNEY OR FLUE.

PROVIDE CROSS BRIDGING OR BLOCKING AT FLOOR JOISTS AND RAFTERS 12" OR MORE IN DEPTH. RAFTERS OR JOISTS SHALL BE SUPPORTED LATERALLY BY BRIDGING AT INTERVALS NOT EXCEEDING 8'-0", UNLESS BOTH EDGES ARE HELD IN LINE.

EXTERIOR WOOD SIDING TO BE INSTALLED OVER 15# BUILDING PAPER. FOR VERTICAL SIDING PROVIDE HORIZONTAL BLOCKING SPACED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION OR LISTING, BUT NOT TO EXCEED 32"O.C.

UNDER FLOOR VENTS TO BE ON A LEAST 2 APPROXIMATELY OPPOSITE SIDES OF CRAWL SPACE AND EQUAL TO 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER FLOOR AREA. 1 VENT TO BE LOCATED WITHIN 3' OF EACH CORNER. SCREEN OPENING WITH 1/4" GALVANIZED MESH.

WOOD JOISTS FOR THE BOTTOM OF WOOD FLOORS CLOSER THAN 18", OR WOOD GIRDERS CLOSER THAN 12" TO THE GROUND UNDERFLOOR AREA AND THEIR SUPPORTS SHALL BE PRESSURE TREATED WOOD OR REDWOOD.

ALL WOOD COLUMNS AND POSTS SHALL BE FRAMED TRUE, STRAIGHT, AND PLUMB. SUPPORT SHALL BE DESIGNED TO HOLD THE COLUMN OR POST SECURELY IN POSITION AND TO PROTECT ITS BASE FROM DETERIORATION IN AREAS EXPOSED TO WATER SPLASH AND IN EXTERIOR LOCATIONS, WOOD COLUMNS, AND POSTS SHALL BE SUPPORTED BY PIERS PROJECTING AT LEAST 2" ABOVE THE FINISH FLOOR AND SHALL BEAR ON A METAL BASE PLATE OR FOUNDATION PLATE OR SILL. POSTS OR COLUMNS OF TREATED WOOD OR OF FOUNDATION GRADE REDWOOD OR CEDAR MAY BE PLACED DIRECTLY ON CONCRETE, SOLID MASONRY, OR GROUTED MASONRY.

FLOOR SHEATHING SHALL BE MINIMUM 3/4" T&G PLYWOOD OR EQUAL STRUCTURAL II, GLUE/NAILED WITH/10d NAILS AT 6"O.C. AT ALL DIAPHRAGM, WALL BOUNDARIES AND PANEL EDGES AND 10d NAILS AT 10"O.C. TO INTERMEDIATE SUPPORTS.

ROOF SHEATHING SHALL BE 1/2" PLYWOOD OR EQUAL, STRUCTURAL II, NAILED WITH 8d COMMON NAILS AT 6"O.C. AT ALL U.N.O. DIAPHRAGM WALL BOUNDARIES AND PANEL EDGES AND 8d COMMON NAILS AT 12"O.C. TO INTERMEDIATE SUPPORTS (U.N.O.).

PLYWOOD FLOOR, ROOF SHEATHING, AND NAILING SHALL BE INSPECTED AND APPROVED BY THE BUILDING INSPECTOR PRIOR COVERING WITH FLOOR OR ROOF MATERIAL.

FLOOR JOISTS:
- A. BEARING: EXCEPT WHERE JOISTS ARE SUPPORTED ON A 1"X4" RIBBON STRIP AND NAILED TO THE ADJOINING STUD, THE ENDS OF EACH JOIST SHALL HAVE NOT LESS THAN 1-1/2" OF BEARING ON WOOD OR METAL, NOR LESS THAN 3" ON MASONRY.
- B. BLOCKING: JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE THE ENDS OF JOISTS ARE NAILED TO A HEADER, BAND OR RIM JOIST OR TO AN ADJOINING STUD OR BY OTHER APPROVED MEANS. SOLID BLOCKING SHALL NOT BE LESS THAN 2" IN THICKNESS AND THE HAS DEPTH OF JOIST.
- C. NOTCHING: NOTCHES ON THE ENDS OF JOISTS SHALL NOT EXCEED ONE-FORTH OF THE JOIST DEPTH. HOLES IN JOISTS SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE JOISTS AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST. NOTCHES IN THE TOP OR THE BOTTOM OF JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN.
- D. LAP JOISTS: FRAMING FROM OPPOSITE SIDES OF A BEAM, GIRDER, OR PARTITION SHALL BE LAPPED AT LEAST 4" OR THE OPPOSING JOISTS AND SHALL BE TIED TOGETHER AS PER TABLE 25-Q OR OTHER APPROVED MANNER.
- E. FRAMING ANCHORS: JOISTS FRAMING INTO THE SIDE OF A WOOD GIRDER SHALL BE SUPPORTED BY FRAMING ANCHORS OR ON LEDGER STRIPS NOT LESS THAN 2"X2".
- F. FRAMING AROUND OPENINGS: TRIMMER AND HEADER JOISTS WHEN FRAMED AROUND OPENINGS SHALL BE DOUBLED, OR LUMBER OF EQUIVALENT CROSS SECTION. WHEN THE SPAN OF THE HEADER EXCEEDS 4 FEET. THE ENDS OF ON A BEAM, PARTITION, OR WALL. TALL JOISTS OVER 12' LONG SHALL BE SUPPORTED AT HEADER BY FRAMING ANCHORS OR ON LEDGER STRIPS NOT LESS THAN 2"X2".
- G. SUPPORTING BEARING PARTITIONS PERPENDICULAR TO JOISTS, SHALL NOT BE OFFSET FROM SUPPORTING GIRDERS, WALLS, OR PARTITIONS MORE THAN THE JOIST DEPTH.

ROOF AND CEILING FRAMING:
- A. RAFTER SHALL BE FRAMED DIRECTLY OPPOSING EACH OTHER AT THE RIDGE. THERE SHALL BE A RIDGE AT LEAST 2" NOMINAL THICKNESS AT ALL RIDGES AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEYS AND HIPS THERE SHALL BE A SINGLE VALLEY OR HIP RAFTER NO LESS THAN 2" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.
- B. RAFTER TIES: RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. WHERE NOT PARALLEL, RAFTERS SHALL BE TIED TO 1"X4" (NOMINAL) MINIMUM SIZED CROSS TIES. RAFTER TIES SHALL BE PLACED NOT MORE THAN 4 FOOT ON CENTER.

WALL FRAMING:
- A. STUDS IN EXTERIOR WALLS AND INTERIOR BEARING WALLS OF BUILDINGS NOT MORE THAN TWO STORIES IN HEIGHT SHALL BE NOT LESS THAN 2"X4" IN SIZE.
- B. CRIPPLE WALLS: CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT LESS IN SIZE THAN THE STUDDING ABOVE WITH A MINIMUM LENGTH OF 24", OR SHALL BE FRAMED OF SOLID BACKING. WHEN EXCEEDING 4' IN HEIGHT, SUCH WALLS SHALL BE FRAMED OF SURDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY.
- C. HEADERS: FOR ALL OPENINGS 4' WIDE OR LESS IN BEARING WALLS SHALL BE PROVIDED WITH HEADERS CONSISTING OF EITHER TWO PIECES OF 2" FRAMING LUMBER PLACED ON EDGE AND SECURELY FASTENED TOGETHER OR 4" LUMBER OF EQUIVALENT CROSS SECTION. ALL OPENINGS MORE THAN 4' WIDE SHALL BE PROVIDED WITH HEADERS OR LINTELS. SUCH HEADERS OR LINTELS SHALL HAVE NOT LESS THAN 1-1/2" SOLID BEARING AT EACH END TO THE FLOOR OR BOTTOM PLATE, UNLESS OTHER APPROVED FRAMING METHODS OR JOINT DEVICES ARE USED.
- D. PIPES IN WALLS: STUD PARTITIONS CONTAINING PLUMBING, HEATING, OR OTHER PIPES SHALL BE SO FRAMED, AND THE JOISTS UNDERNEATH SO SPACED, AS TO GIVE PROPER CLEARANCE FOR THE PIPING WHERE A PARTITION CONTAINING SUCH PIPING RUNS PARALLEL TO THE FLOOR JOISTS. THE JOISTS UNDERNEATH SUCH PARTITIONS SHALL BE DOUBLED AND SPACED TO PERMIT THE PASSAGE OF SUCH PIPES AND SHALL BE BRIDGED WHERE PLUMBING, HEATING, OR OTHER PIPES ARE PLACED IN OR PARTLY IN A PARTITION, NECESSITATING THE CUTTING OF THE SOLES OR PLATES, A METAL TIE NOT LESS THAN 1/8" THICK AND 1-1/2" WIDE SHALL BE FASTENED TO THE PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN FOUR 16d NAILS EACH SIDE.
- E. BRIDGING: UNLESS COVERED BY INTERIOR OR EXTERIOR WALL COVERING OR SHEATHING MEETING THE MINIMUM REQUIREMENTS OF THE 2010 CBC. ALL STUD PARTITIONS OR WALLS WITH STUDS HAVING A HEIGHT TO LEAST THICKNESS RATIO EXCEEDING NAILED THERETO TO PROVIDE ADEQUATE LATERAL SUPPORT.

NAILING NOTES

ALL NAILS TO BE COMMON WIRE (16d "SINKERS" O.K.). WHERE BOX NAILS ARE USED, THEIR NUMBER SHALL BE INCREASED BY 33%.

PRE-DRILL FOR 30d OR LARGER WHERE SPLITTING IS CAUSED.

USE CORROSION RESISTANT NAILS FOR ALL EXTERIOR, EXPOSED WOOD SIDING, FASCIAS AND TRIM.

WHERE 2X MEMBER DETAILED, USE THE NUMBER 16d SHOWN.

CARPENTRY

DESIGN CRITERIA:

WOOD	YARD LUMBER	STRUCTURAL LAMINATED WOOD BEAM
FB	1250 P.S.I.	2200 P.S.I.
E	1,800,000 P.S.I.	1,800,000 P.S.I.

OR AS SHOWN BY GRADE AND SPECIES.

DESIGN LOADS.

	DEAD LOAD	LIVE LOAD	TOTAL LOAD
ROOFS--			
ASPHALT SHINGLES	6	20	31
SHAKES	6	20	31
TILE	19	20	44
BUILT-UP	9	10	34
FLOORS--			
WOOD/CARPET/RESILIENT	10	40	50
CERAMIC TILE/SLATE	25	40	65
BALCONIES--			
SPACED WOOD	7	60	67

SHOULD WEATHER CONDITIONS CAUSE LOADS OTHER THAN THAT INDICATED, SUCH AS SNOW, EARTHQUAKE, HURRICANE, ETC., IT IS RECOMMENDED THAT YOU CHECK WITH YOUR LOCAL BUILDING OFFICIAL OR CONSULT A LOCAL STRUCTURAL ENGINEER TO PROVIDE FOR ALTERNATE MEMBER SIZES.

WOOD FRAMING MEMBERS TO BE AS FOLLOWS OR EQUAL EXCEPT AS SHOWN ON DRAWINGS:

A. POSTS	UTILITY GRADE DOUGLAS FIR
B. COLUMNS	NO. 1 DOUGLAS FIR
C. JOISTS, BEAMS, AND STRINGERS	NO. 2 DOUGLAS FIR
D. BLOCKING, BRIDGING, ETC.	UTILITY GRADE DOUGLAS FIR
E. STUDS 2X4 AND LARGER	"STUDS" DOUGLAS FIR OR H.F.
F. SILLS, SLEEPERS, PLATES, AND NAILING BLOCKS ON OR EMBEDDED IN CONCRETE	PRESSURE TREATED DOUGLAS FIR
G. DECKING (NOT EXPOSED)	UTILITY GRADE DOUGLAS FIR
H. DECKING (EXPOSED)	NO. 2 DOUGLAS FIR
I. RAFTERS	NO. 2 DOUGLAS FIR
J. HEADERS (INTERIOR)	NO. 2 DOUGLAS FIR
K. HEADERS (EXTERIOR)	NO. 2 DOUGLAS FIR

OTHER SIZES AS NOTED ON PLANS.

ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL MISCELLANEOUS STEEL TO BE A-36, FABRICATED IN ACCORDANCE WITH AISC.

ALL BOLTS TO BE A-307.

ALL WELDING TO BE WITH E60XX OR E70XX ELECTRODES IN ACCORDANCE WITH AWS. (CERTIFIED WELDER).

ALL JOISTS OR BEAMS FRAMING INTO (NOT BEARING ON) BEAMS, HEADERS, OR GIRDERS SHALL BE SUPPORTED WITH "U" TYPE "SIMPSON" OR EQUAL JOIST BEAM HANGERS. ALL POST-BEAM AND POST-FOOTING CONNECTIONS TO BE MADE WITH "SIMPSON" POST CAP AND POST BASE, AS REQUIRED.

BLOCK SOLID BETWEEN JOISTS AND RAFTERS AT BEARING WALLS. CROSSBRIDGE OR SOLID BLOCKING AT 8'0" O.C. MAXIMUM WHEN IN DEPTH TO THICKNESS RATIO IS 6 TO 1.

ALL PLYWOOD TO BE STANDARD GRADE WITH EXTERIOR GLUE. MINIMUM PLYWOOD NAILING TO BE 8d COMMON AT 6" O.C. AT EDGES AND 10" O.C. AT INTERMEDIATE BEARINGS. STAGGER JOINTS 1/2" PLYWOOD INDEX I.D. FOR FLOORS AND ROOF 32/16.

DOUBLE FLOOR JOISTS UNDER BEARING PARTITIONS. CBC 2308.8.4.

BUILDER SHALL PROVIDE A MINIMUM OF 20"X30" ACCESS READILY ACCESSIBLE TO ATTIC SPACES AND A MINIMUM OF 30"X30" ACCESS WITH ATTIC MOUNTED FURNACE. 30" HEADSPACE IS REQUIRED. CMC .

MINIMUM CEILING HEIGHT IN HABITABLE AREAS TO BE 7'6". HALLS MAY BE REDUCED TO 7'0".

MINIMUM WIDTH FOR A CORRIDOR IS 44". CBC 1017.2.

ALL EXTERIOR DOORS OR DOORS TO UNHEATED SPACES TO BE WEATHER-STRIPPED AND HAVE A SOLID CORE.

BUILDER TO PROVIDE VAPOR BARRIERS FOR FLOORS AND CEILINGS OF 15 lb. BUILDING PAPER OR DRAFT PAPER, FOIL BACK OR KRAFT BACK INSULATION AND 4MIL POLYETHYLENE ON WARM SIDE OF INSULATION. REQUIRED TO 1 PERM.

SUPPORTING COLUMNS AND OTHER SUPPORTING ELEMENTS IN GARAGE(S) AND CARPORT(S) BENEATH ANOTHER STORY SHALL BE 1-HOUR FIRE RESISTIVE CONSTRUCTION AND ARE JACKETED. CBC 714

PROVIDE FIREBLOCKING AT FLOOR, CEILING COVES, AND SOFFITS. CBC 717.

INSTALL TRUSS TIEDOWNS AT EACH RAFTER TAIL, "SIMPSON" H-1 CLIPS.

DECK AND BALCONY GUARDRAILS TO MINIMUM OF 42" HIGH AND OPEN GUARDRAILS AND STAIR RAILING SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL DESIGN SUCH THAT NO OBJECT 4" IN DIAMETER CAN PASS THROUGH. CBC 1013.

STAIRWAY TO HAVE MAXIMUM RISE 7" AND MINIMUM RUN 11". CBC 1009.3). PROVIDE HANDRAIL FOR STAIRS, GRIP PORTION OF HANDRAIL SHALL BE GREATER THAN 1-1/4" AND LESS THAN OR EQUAL TO 2" IN CROSS SECTIONAL DIMENSION. CBC 1012. GUARDRAILS ARE REQUIRED FOR STAIRS AND PORCHES OVER 30" ABOVE GRADE. CBC 1013. MINIMUM HEADROOM 6'8". CBC 1009.2. MINIMUM WIDTH 44". CBC 1009.1.

GUARDRAILS, STAIR HANDRAILS, OR BALCONY RAILING SHALL BE DESIGNED TO RESIST A FORCE OF 50 lbs. PER LINEAL FOOT APPLIED AT THE TOP OF THE RAILING. CBC 1607.7

THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED A 2% SLOPE. CBC 1008.1.4.

SILLS OF NON-BEARING PARTITIONS OR NON-SHEAR PARTITIONS MAY BE ATTACHED TO CONCRETE SLAB WITH RAMSET PINS #3320 OR #3348 AT 3'0" O.C. CHARGE TO BE USED SHALL BE DETERMINED BY DENSITY OF SLAB.

MEMBERS SUPPORTING EXTERIOR DECKS AND/OR STAIRS SHALL COMPLY TO CBC CHAPTER 23

BEARING WALLS SHALL BE BRACED AT EACH END OF OR AS NEAR AS POSSIBLE, AT EVERY 25'0" LINEAL WALLS. THIS 1X6 NOTCHED BRACING TO RUN DIAGONALLY IN A STRAIGHT LINE FROM TOP PLATE TO THE BOTTOM PLATE AT AN ANGLE AS NEAR AS POSSIBLE TO 45 DEGREES, BUT ALWAYS AT SUFFICIENT ANGLES TO INCLUDE 4 STUD SPACES.

PROVIDE LATERAL CROSS-BRACE AT PLATE LINE OF GARAGE. CBC 2308

PROVIDE BRACING FOR EXTERIOR AND MAIN CROSS-STUD PARTITIONS. CBC 2308 3.

MANUFACTURERS CERTIFICATION OF GLU-LAM BEAMS SHALL BE PROPERLY IDENTIFIED FOR THE LOCATION AND SPECIFIC JOB SITE AT THE TIME OF INSPECTION. CBC 1704.6.2.

ALL PLUMBING WALLS TO BE OF 2X4 MATERIALS EXCEPT WHERE NECESSARY, 2X6.

ALL NAILING SHALL BE IN COMPLIANCE WITH CBC TABLE 2304.9.1.

ALL LUMBER SHALL HAVE A GRADE MARKED WITH A STAMP OF THE ASSOCIATION COVERING THE SPECIES AND UNDER WHOSE GRADING RULES IT WAS PRODUCED.

TRUSSES TO BE FABRICATED IN A SHOP OF AN I.C.C. APPROVED FABRICATOR IN ACCORDANCE WITH CBC 2303.4.

LAP ALL DOUBLE TOP PLATES 4'0" MINIMUM AT SPLICES. SILLS TO BE DF PRESSURE-TREATED AT CONCRETE.

FOUNDATION VENTS EQUAL TO 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDERFLOOR AREA. CBC 1203.3.1.

RAFTER SPANS SHALL COMPLY WITH TABLE 2308.10.3 CBC

FLOOR JOISTS SHALL COMPLY WITH SPAN TABLE 2308.8 CBC

CEILING JOIST SPANS SHALL COMPLY WITH TABLE 2308.10.2 CBC

PROVIDE DRAFT STOPS AT ALL DUCTS, VENTS, FIREPLACE FLUES, AND VERTICAL FRAMED SHAFTS AS PER CBC CHAPTER 7).

SPECIES AND GRADE OF MEMBERS SUPPORTING PORCH ROOF SHALL COMPLY TO CBC 23.

NAILING SCHEDULE MINIMUM:
- A. JOISTS OR RAFTERS TO SIDE OF STUDS, 8" JOISTS OR LESS 3-16d. ADD FOR EACH ADDITIONAL 4" OF DEPTH 1-16d.
- B. JOISTS FOR RAFTERS TO ALL BEARINGS, TOENAILS, 2-16d OR 3-8d.
- C. STUD TO SILL OR SOLE PLATE, END NAIL 2-16d OR TOENAIL 4-8d.
- D. BLOCKING BETWEEN JOISTS OR RAFTERS TOENAIL EACH SIDE EACH END 2-8d.
- E. BLOCKING BETWEEN STUDS, EACH END, 2-16d.
- F. 1" SHEATHING (OR LET-IN BRACE):
  - AT EACH END, EACH BOARD 1X6, 3-8d
  - " " 1X8, 2-8d
  - INTERMEDIATE BEARINGS 1X6, 2-8d
  - " " 1X8, 3-8d
- G. 2" SHEATHING OR DECKING: SAME AS ABOVE, BUT WITH 16d NAILS.
- H. CROSS BRIDGING TOENAIL AT EACH END, 2-8d.
- I. 2X3 STRIPPING TO JOISTS AT 24", ONE STRAIGHT, ONE SLANTED, 2-16d.
- J. RIBBON TO STUDS, 1" RIBBON, 2-8d.
- K. DOUBLE TOP PLATE:
  - LOWER PLATE TO TOP OF STUD 2-16d
  - UPPER PLATE TO LOWER PLATE STAGGERED 16d@16"
  - LAPS AND INTERSECTIONS 2-16d
- L. BUILT-UP BEAMS OR POSTS:
  - 10" OR LESS IN DEPTH, STAGGERED 16d@12"
  - MORE THAN 10" DEPTH, STAGGERED 20d@12"
- M. DOUBLE JOISTS UNDER PARTITIONS:
  - WHERE BLOCKED APART, EACH JOIST, EACH BLOCK 2-16d
  - WHERE NOT BLOCKED, STAGGERED 16d@12"
- N. BOTTOM OF END (OR RIM) JOIST TO TOP PLATE, TOENAIL, 16d@8".
- O. BLOCKING TO TOP PLATE, TOENAIL, 16d@8".
- P. SOLE PLATE THROUGH PLY TO BLOCKING OR FRAMING, 16d@8".
- Q. JOIST (2X10 MAX.) TO RIM JOIST, END NAIL, 2-16d.
- R. 1/2" ROOF SHEATHING 6" ON EDGES AND 12" FIELD AS PER CBC 23.

ELECTRICAL:

ALL ELECTRICAL WIRING AND INSTALLATION SHALL BE AS REQUIRED BY STATE AND LOCAL ELECTRICAL CODES.

1. ELECTRICAL CONTRACTOR SHALL VISIT THE PROJECT SITE AND MAKE A SURVEY OF THE EXISTING CONDITIONS WHICH MAY AFFECT OR MAY BE AFFECTED BY THE WORK UNDER THIS SECTION BEFORE BID. REFERENCES MADE ON THE DRAWINGS TO EXISTING WORK OR CONDITIONS OR CORRECTIONS OF WAYS AND MEANS OF PERFORMING THE ELECTRICAL WORK IN CONJUNCTION WITH EXISTING CONDITIONS SHALL BE SUBJECT TO VERIFICATION BY THE CONTRACTOR IN HIS SURVEY AND IN THE PROGRESS OF THE WORK.
2. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL EQUIPMENT, DEVICES, WIRING MATERIALS AND AUXILIARIES NECESSARY OR REQUIRED TO COMPLETE THE ENTIRE ELECTRICAL INSTALLATION FOR SATISFACTORY FUNCTION AND OPERATION WHETHER SHOWN ON PLANS OR NOT AND SHALL INCLUDE ALL COSTS OF JOB IN HIS BID.
3. ALL EQUIPMENT SHALL BE LABELED WITH WHITE ENAMEL STENCILED LETTERS OR WITH PHENOLIC NAME PLATES SECURED WITH SCREWS OR EPOXY CEMENT. TYPEWRITTEN DIRECTORIES SHALL BE INSTALLED IN ALL DISTRIBUTION PANELS AND LOAD CENTERS.
4. CONDUIT RUNS ON PLANS ARE SHOWN DIAGRAMATICALLY AND SHALL BE RUN TO SUIT CONDITIONS IN THE FIELD IN A NEAT AND WORKMANLIKE MANNER.
5. IT IS THE INTENT OF THESE DRAWINGS THAT THIS BE A COMPLETE ELECTRICAL INSTALLATION. ANY APPARENT ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THIS ENGINEER OR ARCHITECT AS SOON AS IT IS DETECTED.
6. THESE PLANS SHALL ONLY BE USED FOR CONSTRUCTION AFTER APPROVAL HAS BEEN OBTAINED FROM AGENCIES HAVING JURISDICTION REGARDING THIS PROJECT.
7. THE CONTRACTOR SHALL CONSULT WITH THE UTILITY COMPANIES AND GET APPROVAL FOR HIS PROPOSED SERVICE EQUIPMENT AND ARRANGEMENT PRIOR TO INSTALLATION.
8. THE CONTRACTOR SHALL CONSULT WITH AND OBTAIN THE APPROVAL OF THE ENGINEER OR ARCHITECT PRIOR TO MAKING CHANGES THAT WILL SIGNIFICANTLY EFFECT THE ELECTRICAL SYSTEM AS TO LOAD CHANGES OR COSTS.
9. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND COORDINATING HIS WORK WITH THE MECHANICAL PLANS AND SPECIFICATIONS FOR WORK REQUIRED BY HIM.
10. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE STATE FIRE MARSHALL, CALIFORNIA ADMINISTRATIVE CODE TITLE 24, OSHA, NEC, UTILITY COMPANIES, AND OTHER APPLICABLE STATE AND LOCAL CODES, LAWS, ORDINANCES AND REGULATIONS. NOTHING IN THESE PLANS IS TO BE CONSTRUED SO AS TO PERMIT WORK NOT CONFORMING TO THESE CODES.

MECHANICAL EQUIPMENT

ALL EQUIPMENT SUBJECT TO CERTIFICATION LISTED IN THE BUILDING ENERGY EFFICIENCY STANDARDS, TABLE 2-53G SUCH AS FURNACES, WALL HEATERS, WATER HEATERS, PLUMBING FITTINGS, SHOWERHEADS, FAUCETS, AND FLUORESCENT LAMP BALLAST'S SHALL BE CERTIFIED TO THE CALIFORNIA ENERGY COMMISSION BY THE MANUFACTURER PRIOR TO INSTALLATION. WHEN REQUIRED BY THE OWNER OR BUILDING OFFICIAL THE MANUFACTURER OR BUILDER SHALL PROVIDE DOCUMENTATION SHOWING EQUIPMENT IS CERTIFIED.

THE BUILDER SHALL PROVIDE THE BUILDING OWNER, MANAGER, AND THE ORIGINAL OCCUPANTS A LIST OF THE HEATING, COOLING, WATER HEATING, AND LIGHTING SYSTEMS AND FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING, AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.

ALL GAS FIRED FAN TYPE CENTRAL OR WALL FURNACES, CLOTHES DRYERS, COOKING APPLIANCES, AND POOL HEATERS SHALL BE EQUIPPED WITH INTERMITTENT IGNITION DEVICES.

HEATING AND AIR CONDITIONING:

SPECIFY HEATING TYPES AND FUEL AS SELECTED BY OWNER. BUILDER TO MAKE NECESSARY CHANGES TO PLANS TO ACCOMMODATE CHIMNEYS, VENTS, ETC. TO BE LOCATED AND INSTALLED AS REQUIRED.

ALL DUCTS TO BE INSTALLED WITHOUT IMPINGEMENT ON BUILDING SURFACES.

BUILDER SHALL PROVIDE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS, AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING ALONG WITH INSTRUCTION ON EFFICIENT USAGE.

HEATING SYSTEM TO PROVIDE 70° F AT 3'-0" ABOVE FLOOR IN EACH HABITABLE ROOM. CBC 1211

GAS FIRED WATER HEATERS AND FORCED AIR OR GRAVITY CENTRAL HEATING FURNACES ARE NOT PERMITTED IN BATHROOMS, BEDROOMS, CLOTHES CLOSETS, OR IN ANY CONFINED SPACE WITH ACCESS ONLY FROM THE ABOVE LOCATIONS, NOR SHALL ANY GAS FIRED WATER HEATER BE ALLOWED UNDER A STAIRWAY OR LANDING, UNLESS OF APPROVED SEALED COMBUSTION TYPE.

THERMOSTATICALLY CONTROLLED HEATING OR COOLING SYSTEMS (EXCEPT HEAT PUMPS) SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM IN WHICH THE BUILDING OCCUPANT CAN MANUALLY PROGRAM TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST TWO PERIODS WITHIN 24 HOURS.

FOR FURNACE AND WATER HEATERS LOCATED IN ATTIC OR UNDERFLOOR SPACE PROVIDE THE FOLLOWING:
- A. AN ACCESS OPENING AND PASSAGEWAY OF SUFFICIENT SIZE TO PERMIT REMOVAL OF THE LARGEST PIECE OF THE FURNACE AND WATER HEATER (30"X30"MIN). ACCESS OPENING WITHIN 20' OF UNIT.
- B. ATTIC PASSAGEWAY TO HAVE CONTINUOUS FLOORING, 24" WIDE MINIMUM.
- C. A LEVEL WORKING PLATFORM NOT LESS THAN 30" IN DEPTH IN FRONT OF FIREBOX OR IF FURNACE TEMPERATURE LIMIT CONTROL, VENT COLLAR, AIR FILTER, FUEL CONTROL VALVE, OR AIR HANDLING UNIT IS NOT SERVICEABLE FROM FIREBOX SIDE, A CONTINUOUS FLOOR NOT LESS THAN 24" IN WIDTH SHALL BE PROVIDED FROM THE PLATFORM, FIREBOX SIDE, TO AND IN FRONT OF THIS EQUIPMENT.
- D. UNDERFLOOR FURNACE SUPPORTED FROM THE GROUND SHALL REST ON A CONCRETE SLAB 3" MINIMUM ABOVE ADJOINING GROUND LEVEL.
- E. FURNACE ROOM SHALL BE 12" WIDER THAN FURNACE.
- F. MINIMUM CLEAR WORKING SPACE TO BE 3" ON SIDES, BACK AND TOP.
- G. A 30" DEEP WORKING SPACE SHALL BE PROVIDED ALONG ENTIRE FRONT OF FIREBOX SIDE OF FURNACE WHEN DOOR IS OPEN.
- H. AN OBSTRUCTED ACCESS WORKING SPACE NOT LESS THAN 24" IN WIDTH AND 30" IN HEIGHT SHALL BE PROVIDED. AIR FILTERS, FUEL CONTROL VALVES, VENT COLLARS, AIR HANDLING UNITS AND EXTERNALLY MOUNTED CONTROLS (15" IN AT LEAST DIMENSION, IF EQUIPMENT CAN BE SERVICED FROM OPENING WITHOUT REMOVING PERMANENT CONSTRUCTION).

HEAT PUMPS SHALL BE INSTALLED WITH A CONTROL TO PREVENT SUPPLEMENTARY HEATER OPERATION WHEN HEATING LOAD CAN BE MET BY THE HEAT PUMP ALONE. SUPPLEMENTARY HEATER OPERATION IS PERMITTED DURING TRANSIENT PERIODS, SUCH AS START-UPS, FOLLOWING ROOM THERMOSTAT SET-POINT ADVANCE, AND DURING DEFROST. SUPPLEMENTARY HEAT MAY BE DERIVED FROM ANY SOURCE OF ELECTRIC RESISTANCE HEATING OR COMBUSTION HEATING.

INSULATION NOTES

AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL POST CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THE INSTALLATION IS CONSISTENT WITH PLANS AND SPECIFICATIONS DESCRIBED IN THE CERTIFICATE OF COMPLIANCE AND FOR WHICH THE BUILDING PERMIT WAS ISSUED AND CONFORMS WITH THE REQUIREMENTS OF CHAPTER 2-53. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURE'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED "R" VALUE, AND (IN APPLICATION OF LOOSE FILL INSULATION) THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT CONSISTENT WITH THE MANUFACTURE'S LABELED INSTALLED DESIGN DENSITY FOR THE DESIRED "R" VALUE. THIS CERTIFICATE SHALL BE IN PLACE PRIOR TO FINAL INSPECTION.

ALL INSULATION SHALL BE CERTIFIED AND LABELED AS COMPLYING WITH THE CALIFORNIA ENERGY COMMISSION'S STANDARDS FOR INSULATING MATERIALS.

SURFACE BURNING CHARACTERISTICS INTENDED FOR EXPOSED APPLICATIONS SHALL NOT EXCEED A FLAME-SPREAD RATING OF 25 AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH CBC STANDARD 42-1.

PIPING SHALL BE INSULATED IN ACCORDANCE WITH THE BUILDING ENERGY EFFICIENCY STANDARDS, TITLE-24, SECTION 2-5312, TABLE 2-53E. HOT AND COLD WATER PIPING IN UNCONDITIONED SPACES IN BUILDINGS OCCUPANCY R (EXCEPT APARTMENTS OR HOTELS WITH FOUR OR MORE STORIES) SHALL BE INSULATED THERMAL RESISTANCE OF A LEAST R-3 FOR THE FIRST FIVE FEET OF PIPE CLOSEST TO THE WATER HEATER, OR WHATEVER SHORTER LENGTH IS IN UNCONDITIONED SPACE.

RECIRCULATING HOT WATER LINES CONVEYING WATER GREATER THAN 105 DEGREES FAHRENHEIT SHALL BE COMPLETELY INSULATED WITH AN INSTALLED RESISTANCE OF R-4 (ONE INCH MINIMUM WALL THICKNESS) FOR PIPING SIZES LESS THAN ON INCH IN DIAMETER. SEE TABLE 2-53E IF BUILDING ENERGY EFFICIENCY STANDARDS FOR RUNOUTS AND LARGER PIPING INSULATION REQUIREMENTS.

STORAGE TYPE WATER HEATERS AND STORAGE AND BACKUP TANKS FOR SOLAR WATER HEATING SYSTEMS SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER. ALTERNATIVELY, TANKS MAY BE INSULATED TO A COMBINED LEVEL OF R-16, WHEN BOTH INTERNAL INSULATION AND EXTERNAL WRAP INSULATION ARE CONSIDERED INTERNAL INSULATION CAN BE INCLUDED IN THE COMBINATION INSULATION LEVEL ONLY WHERE THE R-VALUE OF SUCH INSULATION HAS BEEN LABELED ON THE TANK EXTERIOR BY THE MANUFACTURE.

WHEN EXTERNAL INSULATION IS APPLIED TO WATER HEATERS AND STORAGE AND BACKUP TANKS FOR SOLAR WATER HEATING SYSTEMS, IT SHALL HAVE A THERMAL RESISTANCE OF AT LEAST R-5.

WHEN EXTERNAL INSULATION IS APPLIED TO HEATING AND COOLING DUCTS, IT SHALL CONFORM TO THERMAL RESISTANCE REQUIREMENTS OF SECTION 1005 OF THE UNIFORM MECHANICAL CODE.

APPLICATION OF UREA FORMALDEHYDE FOAM INSULATION IS RESTRICTED TO EXTERIOR SIDEWALKS IN ALL BUILDINGS. A FOUR MIL THICKNESS PLASTIC POLYETHYLENE VAPOR BARRIER, OR EQUIVALENT PLASTIC SHEETING VAPOR BARRIER, SHALL BE INSTALLED BETWEEN THE UREA FORMALDEHYDE FOAM INSULATION AND THE EXTERIOR SPACE IN ALL APPLICATIONS.

CEILING SHALL BE INSTALLED BETWEEN FRAMING MEMBERS WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-19 OR GREATER AS INDICATED ON PLANS.

WALLS BETWEEN CONDITIONED AND UNCONDITIONED AREAS SHALL BE INSULATED BETWEEN FRAMING MEMBERS WITH INSULATION HAVING INSTALLED THERMAL RESISTANCE OF AT LEAST R-13 OR AS INDICATED ON THE PLANS.

LIGHTING SYSTEM MEASURES

ALL LIGHTING SHALL COMPLY WITH TITLE 24, PARTS 1 & 6 OF THE CALIFORNIA CODE OF REGULATIONS. IF THE PROPER COMPLIANCE FORMS HAVE NOT BEEN PREPARED AND SUBMITTED, A LICENSED CONTRACTOR WHO HAS CONTRACTED TO PERFORM THE WORK, SHALL PREPARE AND SUBMIT THE PROPER DOCUMENTATION, TO MEET THE REQUIREMENTS.

ENVELOPE MEASURES

DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACES, SUCH AS GARAGES AND CLOSETS OR FORCED AIR GAS FURNACES USING OUTSIDE AIR FOR COMBUSTION SHALL BE WEATHER STRIPPED, CAULKED, OR SEALED TO LIMIT AIR LEAKAGE INTO OR FROM THE BUILDING ENVELOPE.

MANUFACTURED DOORS AND WINDOWS SHALL HAVE AIR INFILTRATION RATES CERTIFIED BY THE MANUFACTURER AS NOT EXCEEDING 0.33 CFM/SQUARE FOOT FOR SLIDING AND SWINGING SINGLE DOORS, 1.0 CFM/SQUARE FEET FOR SWINGING DOUBLE DOORS AND 0.33 CFM/FOOT OF OPERABLE SASH CRACK USING ASTM STANDARD SPECIFICATIONS E283-73.

SITE CONSTRUCTION DOORS AND WINDOWS, EXTERIOR JOINTS, AND OPENINGS IN THE BUILDING ENVELOPE THAT ARE OBSERVABLE SOURCES OF SIR LEAKAGE SHALL BE CAULKED, GASKET, OR OTHERWISE SEALED. FIRE RATED DOORS AND WINDOWS, UNFRAMED GLASS DOORS AND EXTERIOR ELEVATOR SHAFTS ARE EXEMPT FROM THIS REQUIREMENT. OBSERVABLE SOURCES OF AIR LEAKAGE INCLUDE:
- A. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL-PLATES AND FLOOR, AND BETWEEN EXTERIOR WALL PANELS.
- B. OPENINGS FOR PLUMBING, ELECTRICITY, AND GAS LINES IN WALLS, CEILINGS, AND FLOORS.
- C. OPENINGS IN THE ATTIC, FLOOR, SUCH AS WHERE CEILING PANELS MEET INTERIOR AND EXTERIOR WALLS AND MASONRY.
- D. ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE.

THERMAL AND MOISTURE PROTECTION

WATERPROOFING SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURE'S WRITTEN RECOMMENDATIONS, BY APPROVED INSTALLERS, IN ACCORDANCE WITH THE PLANS AND CBC.

PROTECT ALL MEMBRANES FROM PUNCTURE OR DAMAGE DURING CONSTRUCTION. ON WATERPROOFED WALLS TO BE BACKFILLED, PROTECT FULLY WITH SHEETS OF GYPBOARD, OR SAND BACKFILL.

ALL INSULATION SHALL MEET MINIMUM ENERGY INSULATION STANDARDS AS ESTABLISHED BY CALIFORNIA ADMINISTRATIVE CODE, TITLE-25, CHAPTER 1, SUB-CHAPTER 1, ARTICLE 5. INSTALL 3 1/2" THICK FULL BAT INSULATION IN ALL EXTERIOR WALLS 6" THICK FULL BAT INSULATION IN ALL CEILINGS. THE INSULATION SHALL HAVE A MINIMUM VALUE OF R-11 IN WALLS AND R-19 IN CEILINGS.

DWELLING SHALL MEET MINIMUM STANDARDS OF NOISE INSULATION AND ENERGY INSULATION ESTABLISHED BY CALIFORNIA COMMISSION OF HOUSING AND COMMUNITY DEVELOPMENT.

PROVIDE WEATHER-STRIPPING AND THRESHOLDS AT ALL EXTERIOR DOORS.

SHINGLES AND ROOFING TILES SHALL BE INSTALLED I.A.W. CBC SECTION 3203 AND PER MANUFACTURER'S REQUIREMENTS.

MEMBRANES ROOFING SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND CBC SECTION 3203.

ALL BUILT-UP ROOFING SHALL BE JOHNS MANVILLE 400-P OR EQUAL U.O.N.

ROOF SHEATHING SHALL BE DRY, SMOOTH, AND WELL NAILED, COVER LARGE CRACKS OR KNOTHOLES WITH METAL AND SWEEP SURFACE CLEAN. PROPERLY GRADE ALL INCLINED SURFACES TO OUTLETS WITH FITTINGS IN PLACE READY FOR ROOFING APPLICATOR TO ATTACH TO HIS WORK.

FLASHING SHALL BE INSTALLED AS DETAILED IN ACCORDANCE WITH CURRENT SPECIFICATIONS FOR TYPE OF FLASHING REQUIRED. METAL FLASHING, DOWN SPOUTS, SCUPPERS TO BE 24 GAUGE GALVANIZED SHEET METAL AS REQUIRED.

ALL EXTERIOR OPENINGS SHALL BE FLASHED WITH SISALKRAFT PAPER, PAPER SHALL EXTEND A MINIMUM OF 6" BEYOND OPENING (OR EQUAL).

GRAVEL STOPS TO BE SUPPLIED BY SHEET METAL SUB-CONTRACTOR.

WINDOWS AND DOORS:

ALL GLASS DUAL GLAZE, EXCEPT IN GARAGE.

ALL SKYLIGHTS WITHIN DWELLING TO BE DOUBLE GLAZED. IF JOB BUILT A 1/16" PLASTIC PANEL, MAY BE APPLIED TO INSIDE. ALL GLASS IN SKYLIGHTS SHALL BE WIRE GLASS OR TEMPERED GLASS, MINIMUM THICKNESS 7/32". APPROVED PLASTICS MAY BE USED.

SKYLIGHTS SHALL COMPLY WITH CBC CHAPTER 34.

SKYLIGHTS SHALL NOT BE INSTALLED WITHIN THAT PORTION OF ROOF LOCATED WITHIN A DISTANCE TO PROPERTY LINE OF PUBLIC WAY WHERE OPENINGS IN EXTERIOR WALLS ARE PROHIBITED OR REQUIRED TO BE PROTECTED, WHICHEVER IS MOST RESTRICTIVE.

ALL GLAZING WITHIN 18" OF THE FLOOR OR WITHIN 24" OF A DOOR TO BE TEMPERED GLASS OR PROTECTED BY MEANS OF A SOLID BARRIER RAILING, 36" FROM FLOOR.

SLIDING GLASS DOORS TO BE TEMPERED.

SHOWER DOORS AND BATH ENCLOSURES NOT TO BE LESS THAN 3/16" FULLY TEMPERED SAFETY GLASS.

GLAZING IN AREAS SUBJECT TO HUMAN IMPACT AND IN A HAZARDOUS LOCATION SHALL BE OF SAFETY GLAZING MATERIALS, SUCH AS LAMINATED GLASS, TEMPERED GLASS, AND SAFETY PLASTIC.

WOOD DOORS:
- A. DOOR FRAMES SHALL BE KILN DRIED VERTICAL GRAIN DOUGLAS FIR OR BETTER.
- B. EXTERIOR DOORS TO BE MINIMUM 1-3/8" THICK SOLID CORE AND ARE TO CONFORM TO ALL APPLICABLE LOCAL SECURITY PROVISIONS.
- C. INTERIOR DOORS TO BY 1-3/8" THICK HOLLOW CORE, TYPICAL.
- D. THERE SHALL BE A TIGHT-FITTING DOOR FROM A ROOM IN WHICH A WATER CLOSET IS LOCATED, INTO A ROOM IN WHICH FOOD IS PREPARED OR STORED. PROVIDE COMBUSTION AIR TO WATER HEATER IN SUCH CASE.

SLIDING DOORS:
- A. SHALL COMPLY WITH CERTIFICATION AND LABELING REQUIREMENTS OF ANSI A 134.4 AIR FILTRATION STANDARDS. PROVIDE ALUMINUM FRAMED FIBERGLASS SCREEN AT EACH OPEN VENT. PROVIDE LOCKING DEVICE THAT ENGAGES A STRIKE IN MANNER THAT PREVENTS IF FROM BEING DISENGAGED BY POSSIBLE MOVEMENTS. BOLT AND STRIKE SHALL BE REINFORCED SO THAT NO SEPARATION OCCURS. THE INTERIOR FUNCTION MUST PROVIDE QUICK OPENING DURING AN EMERGENCY.

ALL SLIDING, SWINGING DOORS AND WINDOW OPENINGS TO THE EXTERIOR SHALL BE FULLY WEATHER-STRIPPED, GASKET, OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION.

ALL MANUFACTURED WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE AIR FILTRATION STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE ASTM #283-73 WITH PRESSURE DIFFERENTIAL OF 1.57 POUNDS PER SQUARE FOOT AND SHALL BE CERTIFIED AND LABELED.

ONE EXIT DOOR 3'-0" IN WIDTH AND 6'-8" IN HEIGHT, CAPABLE OF OPENING AT LEAST 90° SHALL BE PROVIDED.

EXTERIOR AND INTERIOR FINISH

LATH AND PLASTER SHALL CONFORM TO THE APPLICABLE PORTIONS OF ALL INTERIOR AND EXTERIOR IN PLACE LATH MUST BE INSPECTED PRIOR TO APPLYING ANY PLASTER.

EXTERIOR CEMENT PLASTER SHALL BE APPLIED OVER ASPHALT BUILDING PAPER BACK LATH ON WOOD STUD FRAMING.

ALL STUCCO WORK SHALL CONSIST OF A BASE COAT, BROWN COAT, AND A FINISH STUCCO COLOR COAT.

PROVIDE EXTERIOR CORNER BEADS AND INTERNAL CORNER REINFORCEMENT FOR STUCCO WALLS.

PROVIDE GALVANIZED METAL WEEP-SCREED WITH A MINIMUM 3-1/2" ATTACHMENT FLANGE AT FOUNDATION PLATE LINE AT ALL EXTERIOR STUD WALLS TO ALLOW TRAPPED WATER TO DRAIN TO OUTSIDE. MINIMUM 4" FROM EARTH.

ALL SOLID SHEATHED WALLS SHALL HAVE TWO LAYERS OF GRADE D PAPER OVER WOOD BASE SHEATHING.

GYPSUM WALL BOARD SHALL CONFORM TO CBC CHAPTER 47, SECTION 471.1 AND TABLE 47-G FOR SINGLE APPLICATION.
ALL DRYWALL NAILING MUST BE INSPECTED PRIOR TO TAPING JOINTS:
- A. PROVIDE 1/2" THICK TYPICAL EXCEPT WHERE NOTED OTHERWISE.
- B. TREAT JOINTS WITH PERFORATED TAPE, BEDDING AND TAPING COMPOUND, UNLESS NOTED OTHERWISE.
- C. GYPSUM WALLBOARD SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION FOR THE INSULATION IS PROVIDED.
- D. ALL EDGES AND ENDS OF GYPSUM WALLBOARD SHALL OCCUR ON THE FRAMING MEMBERS, EXCEPT THOSE EDGES AND ENDS WHICH ARE PERPENDICULAR TO THE FRAMING MEMBERS. ALL EDGES AND ENDS OF GYPSUM WALLBOARD SHALL BE IN MODERATE CONTACT EXCEPT IN CONCEALED SPACES WHERE FIRE-RESISTIVE CONSTRUCTION OR DIAPHRAGM ACTION IS NOT REQUIRED.
- E. THE SIZE AND SPACING OF FASTENERS SHALL COMPLY WITH CBC APPLICABLE EDITION, STATE AND LOCAL CODES. FASTENERS SHALL BE SPACED NOT LESS THAN 3/8" FROM EDGES AND ENDS OF GYPSUM WALLBOARD. FASTENERS AT THE TOP AND BOTTOM PLATES OF VERTICAL ASSEMBLIES, OR EDGES AND ENDS OF HORIZONTAL ASSEMBLIES PERPENDICULAR TO SUPPORTS, AND ALL THE WALL LINE MAY BE OMITTED EXCEPT ON SHEAR-RESISTING ELEMENTS, OR FIRE-RESISTIVE ASSEMBLIES. FASTENERS SHALL BE APPLIED IN SUCH A MANNER AS NOT TO FRACTURE THE FACE PAPER WITH THE FASTENER HEAD.

FLAME-SPREAD REQUIREMENT. ALL INTERIOR CEILING AND WALL FINISHES, EXCEPT TRIM OR WALL FABRICS SHALL HAVE A FLAME SPREAD CLASSIFICATION OF CLASS III OR BETTER AS DETERMINED BY THE CBC TUNNEL TEST STANDARD 42-1.

ALL EXTERIOR SIDING, CORNICES, CASING, SILLS AND OTHER ARCHITECTURAL DETAILED MEMBERS SHALL BE BACK-PRIMED AND END-SEALED WITH A QUALITY SEALER.

WALL SURFACES BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIAL SHALL BE CONSTRUCTED OF MATERIAL NOT ADVERSELY AFFECTED BY WATER. (IF GYPSUM BOARD IS USED, IT MUST BE APPROVED WR BOARD AND INSTALLED ACCORDING TO CBC STANDARDS.) GREEN BOARD IS NOT PERMITTED ON BATHROOM CEILINGS.

SHOWER AREA STALLS SHALL BE FINISHED WITH A SMOOTH, HARD, NON-ABSORBENT SURFACE TO A HEIGHT OF 70" ABOVE DRAIN INLET.

COMBUSTIBLE MATERIAL NOT ALLOWED WITHIN 6" OF THE FIREPLACE OPENING. NO COMBUSTIBLE MATERIAL WITHIN 12" IF THE FIREPLACE OPENING SHALL PROJECT MORE THAN 1/8" FOR EACH 1" CLEARANCE FROM SUCH OPENING.

EAVES OVER REQUIRED WINDOWS SHALL BE NOT LESS THAN 30" FROM THE SIDE AND REAR PROPERTY LINES. PROJECTIONS SHALL NOT EXTEND MORE THAN 12" INTO THE AREA WHERE OPENINGS ARE PROHIBITED. PROJECTIONS, WHERE OPENINGS ARE PROHIBITED (3 FEET) MUST BE NONCOMBUSTIBLE OF 1-HOUR FIRE RESISTIVE OR HEAVY CONSTRUCTION (CBC, SEC. 504 & 1710).

ALL UTILITY AREAS CONTAINING LAUNDRY FACILITIES SHALL BE FINISHED ON WALLS AND CEILING WITH WATERPROOF GYPSUM BOARD OR OTHER APPROVED WATER RESISTANT MATERIAL.

FLASHING AND SHEET METAL

ALL SHEET METAL SHALL BE 26 GA. GALVANIZED, UNLESS OTHERWISE NOTED. FLASH ALL INTERSECTIONS BETWEEN ROOFS AND VERTICAL WALLS IN ACCORDANCE WITH CBC SECTION 1707.

FLASH ALL EXTERIOR OPENINGS WITH THE APPROVED WATERPROOF BUILDING PAPER OR EQUAL.

CHIMNEY TOP IS TO BE PROVIDED WITH A SPARK ARRESTOR HAVING A MESH NOT EXCEEDING 1/2".

BEAMS AND OUTLOOKERS PROJECTING THROUGH EXTERIOR WALLS OF ROOF SURFACES.

PROVIDE FLASHING FOR ALL WINDOW HEAD CORNICES AND ALL WATER TABLE MOLDINGS.

ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN NO. 28 GALVANIZED SHEET GAUGE CORROSION RESISTANT METAL AND SHALL EXCEED AT LEAST 11" FROM THE CENTERLINE EACH WAY AND SHALL HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1" HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4".

FASTENERS

HANGERS, FRAMING ANCHORS, AND STRAP CONNECTORS SHALL BE LISTED AND APPROVED WITH MANUFACTURER'S ITEM NUMBERS AS INDICATED ON PLANS. SUCH CONNECTORS SHALL BE GALVANIZED OR RUST INHIBITIVE PAINTED. NAILS OR BOLTS FOR CONNECTORS SHALL BE AS SPECIFIED OR PROVIDED BY MANUFACTURER. SIMPSON OR APPROVED EQUAL.

NAILING SHALL BE IN ACCORDANCE TO CBC TABLE 25-O.
FLASH AND COUNTERFLASH AT ALL ROOF TO WALL CONNECTIONS. FLASH AND CAULK WOOD ALL EXTERIOR NAILS SHALL BE GALVANIZED. PLYWOOD SHALL BE NAILED WITH COMMON NAILS.

ALL POSTS CONTAINED IN STUD WALLS THAT BEAR ON 2X SILL PLATE TO BE TOE-NAILED WITH 4-8d NAILS, UNLESS OTHERWISE NOTED. FREE-STANDING POSTS SHALL BE SET IN ICBO APPROVED POST BASES OR COLUMN BASES.

MASONRY

MORTAR SHALL BE "TYPE S" IN ACCORDANCE WITH CBC STD NO. 24-20 AND TABLE 24-A WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN 28 DAYS WITH 1 PART CEMENT; 1/4 TO 1/2 PART LIME; 2 1/4 TO 3 PARTS SAND.

GROUT SHALL HAVE 1 PART PORTLANS CEMENT, 3 PARTS SAND. 2 PARTS PER GRAVEL WITH A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS.

FURNISH ALL METAL SUPPORTS ANGLES, PLATES, ATTACHMENTS, SLEEVES AND ACCESSORIES INCLUDING REQUIRED REINFORCING. VENEER ANCHOR TIES SHALL BE 22 GA. G.I.X 1" OR NO. 9 GA. WIRE @ 16" O.C. HORIZ. AND 20" O.C. VERT. FOR MAXIMUM SUPPORT OF 2 SQ. FT.

UNIT MASONRY SHALL BE GRADE "A" LIGHTWEIGHT UNITS IN ACCORDANCE WITH ASTM C-90. BRICK SHALL CONFORM TO ASTM C-62-53.

REINFORCING STEEL SHALL BE GRADE 40 DEFORMED BARS, U.O.N., CONFORMING TO ASTM A-615., AND SHALL BE WELL SECURED PRIOR TO PLACING GROUT, LAP ALL REARS 40 DIAMETERS OR 18" MINIMUM U.O.N.

ALL VERTICAL CELLS SHALL BE SOLID GROUTED IN WALLS BELOW GRADE, AND RETAINING WALLS.

ALL BOND BEAM BLOCKS SHALL BE "DEEP CUT" UNITS.

KEEP MASONRY DAMP FOR AT LEAST 4 DAYS AFTER INSTALLATION IF HOT OR DRYING WEATHER PREVAILS.

MASONRY CLEANING SHALL USE AN ACID COMPOUND WHICH IS 100 % SOLUBLE IN WATER AND IS NOT INJURIOUS TO THE HANDS, SUCH AS SURE-CLEAN, MURAMIC ACID SHALL NOT BE USED.

METALS

STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE CBC AND A.I.S.C. MANUAL FOR THE DESIGN, FABRICATION AND ERECTION IN WORKMANSHIP AND MATERIALS (ASTM A-36). STEEL PIPE SHALL CONFORM TO ASTM A-53 GRADE "B" MACHINE BOLTS AND ANCHOR BOLTS SHALL BE ASTM A-307 GRADE "A". U.N.O.

ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS USING THE SHIELDED ARC PROCESS WITH APPROVED ELECTRODES FOR AWS SPECS (E70XX), EXPOSED WELDS SHALL BE GROUND SMOOTH AND SHOP PRIMED.

ALL WOOD FRAMING CONNECTORS, ANCHORS, HOLD DOWNS, ETC., SHALL BE SIMPSON STRONG TIE, UNLESS OTHERWISE NOTED. USE ONLY APPROVED NAILS AS SUPPLIED BY SIMPSON FOR THESE CONNECTORS.

MISCELLANEOUS METAL SHALL BE NEW MATERIAL FROM STANDARD, COLD-ROLLED SECTIONS CONFORMING TO ASTM-A-36 OR A-7. FABRICATED ITEMS TO BE WELDED SHALL BE ASTM-A-36 STEEL ONLY.

MILD STEEL, WHERE SPECIFIED, SHALL BE ASTM-A-283.

GALVANIZED STEEL SHEETS SHALL BE FED. SPEC. 00-1-716.

CAST IRON SHAPES – ASTM A-43.

ZINC FOR GALVANIZING, ASTM B-6.

PRIMER – THEMAC NO. 99G, GREEN METAL PRIMER OF FED. SPEC. TT-P-86A, TYPE II FOR STEEL OF FED. SPEC. TT-P-641B, FOR GALVANIZED.

ANCHOR BOLTS AND ANCHORS SHALL BE PROPERLY LOCATED AND BUILT INTO CONNECTION WORK, USING TEMPLATES OR OTHER METHODS TO INSURE ACCURATE LOCATION OF HARDWARE.

PAINT ALL EXPOSED SURFACES WITH APPROPRIATE PAINT AFTER CLEANING AND PRIMING PROPERLY.

PLUMBING:

PLUMBING WORK SHALL BE IN CONFORMANCE WITH THE UNIFORM PLUMBING CODE, LATEST EDITION, AND ALL LOCAL AND STATE REGULATIONS.

1 INSULATE ALL HOT & COLD WATER LINES & CONDENSATE LINES, 1" FOIL FACE FIBERGLASS WRAP WITH FIRE RETARDANT JACKET.

2 ALL COLD & HOT WATER LINES TO BE COPPER, TYPE L SOLDER TO BE 95-5 TIN ANTIMONY.

3 CONDENSATE DRAIN LINES TO BE COPPER TYPE M.

4 ALL SOIL, WASTE, VENT, DRAINAGE LINES TO BE CAST IRON OR PVC.

5 DISINFECTION OF DOMESTIC WATER SYSTEMS. DISINFECT ALL DOMESTIC WATER PIPING SYSTEMS, HOT & COLD WITH CHLORINE SOLUTION AND THOROUGHLY FLUSH BEFORE USE. DISINFECTANT TO BE AQUEOUS SOLUTION OF CHLORINE GAS OR OF SODIUM OR CALCIUM HYPOCHLORITE.

TEST TO BE PERFORMED IN COOPERATION WITH REPRESENTATIVE OF THE LOCAL HEALTH DEPARTMENT HAVING JURISDICTION & WITNESSED BY A REPRESENTATIVE OF AN APPROVED LABORATORY OR THE ARCHITECT. DURING PERIOD OF TEST, SIGNS SHALL BE POSTED AT EACH WATER OUTLET STATING "CHLORINATION – DO NOT DRINK".

PROCEDURE: SYSTEMS TO BE THOROUGHLY FLUSHED WITH WATER AT CITY PRESSURE. AFTER FLUSHING, ALL OUTLETS SHALL BE OPENED TO ALLOW A SLOW TRICKLE OF WATER. CHLORINE SOLUTION SHALL BE NEAR CITY CONNECTION. PUMPING TO CONTINUE UNTIL AN ORTHO-TOLIDINE TEST AT EACH OUTLET SHOWS CHLORINE CONCENTRATION 50 PPM. SHUT ALL OUTLETS AND CITY SERVICE, MAINTAINING CHLORINE IN SYSTEM FOR 24 HOUR PERIOD.

AT END OF PERIOD, TEST EACH OUTLET FOR CHLORINE RESIDUAL OF 50 PPM. IF SYSTEM DOES NOT MEET TEST, REPEAT DISINFECTION. FOLLOW BY THOROUGHLY FLUSHING SYSTEM WITH CITY WATER UNTIL CHLORINE CONCENTRATION AT EACH OUTLET IS LESS THAN 0.5 PPM.

SAMPLES OF WATER TAKEN FROM EACH POTABLE WATER OUTLET SHALL BE SENT TO THE LOCAL HEALTH DEPARTMENT OR AN APPROVED TESTING LABORATORY FOR BACTERIOLOGICAL ANALYSIS.

OBTAIN CERTIFICATE OF BACTERIOLOGICAL PURITY FORM HEALTH DEPARTMENT AND THE TESTING LABORATORY AND DELIVER TO OWNER THROUGH ARCHITECT.

6 WATER LINES OUTSIDE OF BUILDING TO BE SCHEDULE 80 PVC INSTALL A 12 GAUGE COPPER WIRE MAKER LINE ON PVC PIPE.

7 ACCESS DOORS TO BE J.R. SMITH #4760, #4730 IN TILE WALLS.

8 GAS LINES TO BE SCHEDULE 40 BLACK STEEL PIPE.

9 TEST ALL SOIL, WASTE, VENT, DRAINAGE, WATER & GAS LINES PER INSPECTORS ORDERS.

10 ALL WATER LINES OUTSIDE TO BE BURIED BELOW VERIFIED FROST LINE.

11 PIPE HANGER #104 GRINNEL CO. HANGER RODS #243 GRINNEL CO. PROVIDE SEMCO TRISOLATOR AT EACH SUPPORT POINT ON ALL PIPING.

12 ALL PLUMBING FIXTURES TO BE SUPPLIED COMPLETE INCLUDING ALL "P" TRAPS, ANGLE OR STRAIGHT STOPS, ETC.

13 SEWER PIPE 5 FEET FROM BUILDING TO BE VITREOUS TILE, BELL & SPIGOT PIPE & FITTING.

14 CLEANOUTS TO BE SMITH #4043 FINISHED FLOORS WITH NON-SKID BRONZE TOP. WALL CLEANOUTS SMITH #4470. EXTERIOR CLEANOUTS #4253. SURFACE AREAS, USE #4425 ON NON-SURFACE AREA PROVIDE 16" X 16" X 6" CAST CONCRETE RING AT TOP OF BOX AND FLUSH WITH GRADE.

15 HANGERS & SUPPORTS: INSTALL PIPE THAT IT MAY EXPAND OR CONTRACT FREELY. HORIZONTAL STEEL OR COPPER PIPING SHALL HAVE HANGERS OR SUPPORTS EVERY 6' FOR 1/2" PIPE, 8' FOR 3/4" AND 1" PIPE & 10' FOR 1 1/4" AND LARGER PIPE. HORIZONTAL CAST IRON SHALL HAVE HANGERS FOR EACH LENGTH OF PIPE VERTICAL PIPING AND SHALL BE SUPPORTED AT FLOOR AND AT CEILING WITH WROUGHT IRON PIPE CLAMPS. BRANCHES FROM ALL LINES SHALL HAVE SEPARATE SUPPORTS. PROVIDE SOUND AND ELECTROLYSIS ISOLATORS AT ALL HANGERS AND SUPPORTS FOR HOT AND COLD WATER LINES

16 ALL FLOOR TYPE WATER CLOSETS SHALL BE SET ON SMITH SLOTTED CAST IRON FLOOR FLANGE.

17 ALL SOIL AND WASTE LINES TO SLOP 2% MINIMUM, VERIFY INVERTS BEFORE STARTING WORK.

PASQUINI ENGINEERING INCORPORATED
903 H Street Suite 300
Bakersfield, CA 93304
Telephone: (661) 328-9600
Fax: (661) 328-9030

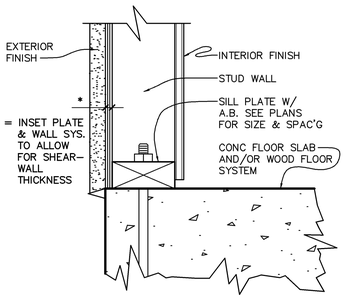
NO.	DATE

THESE PLANS ARE NOT FOR CONSTRUCTION UNLESS A "WET STAMP & SIGNATURE" FROM BOTH THE ENGINEER OF RECORD AND A APPROVAL STAMP WITH A "WET STAMP & SIGNATURE" FROM THE LOCAL GOVERNING AGENCY ARE PRESENT.

DWG. BY	L.H.
CHK'D BY	
DATE	5-12-10
JOB NO.	6065
FILE NO.	606531

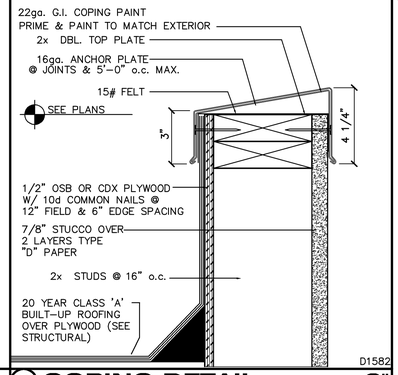
EXP. 12/31/12

SHEET
CN-1
OF SHEET

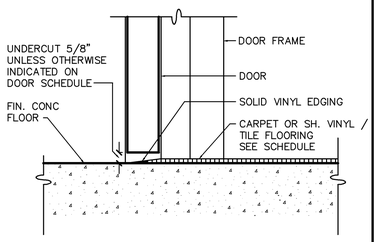


1 CONDITION @ SHEARWALL (TYP.) 3"

5

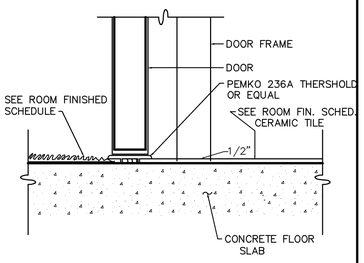


9 COPING DETAIL 3"

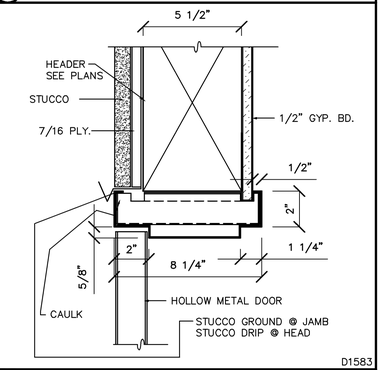


2 DOOR SILL @ TRANSITION 3"

6 DOOR SILL 3"

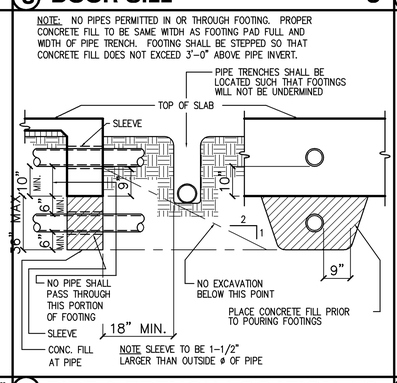


10 HOLLOW MTL. DR. HEAD 3"

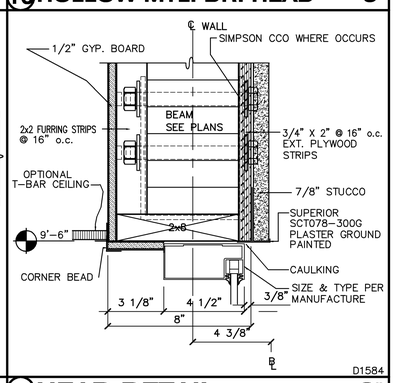


3 DOOR SILL @ FIN. CONC FL. 3"

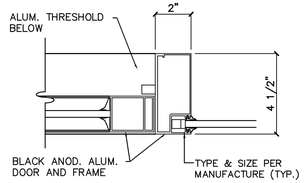
7 PIPE & TRENCH LOCATION 1/2"



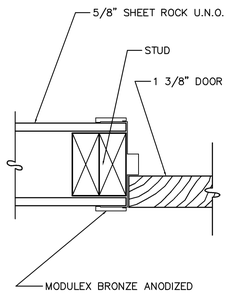
11 HEAD DETAIL 3"



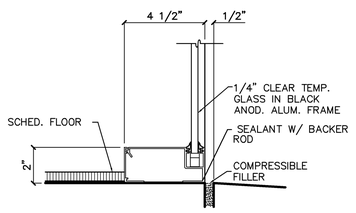
4 DOOR JAMB DETAIL 3"



8 DOOR FRAME 3"



12 WINDOW SILL DETAIL 3"



SCOPE OF STRUCTURAL NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CALIFORNIA BUILDING CODE, 2010 EDITION, AND ALL LOCAL CODES AND ORDINANCES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT DETAILS REQUIRED BY THE VARIOUS CODES, BUT NOT SPECIFICALLY NOTED IN THESE PLANS ARE COMPLETED ACCORDING TO THE CODES.

3. ALL WORK SHALL BE FIRST CLASS WORKMANSHIP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTENT OF THESE DRAWINGS.

4. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE OF DRAWINGS.

5. NOTES AND WORKING DRAWINGS SHALL TAKE PRECEDENCE OVER THE GENERAL NOTES.

6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE JOB SITE, AND ON THE PLANS PRIOR TO CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.

7. ANY CHANGES TO THESE PLANS SHALL BE VERIFIED IN WRITING BY THE ENGINEER PRIOR TO CONSTRUCTION.

8. NO CUTTING OR DRILLING OF STRUCTURAL MEMBERS SHALL BE PERMITTED WITHOUT WRITTEN PERMISSION OF THE ENGINEER.

9. IN THE EVENT THAT ANY FURTHER DATA, INFORMATION OR CLARIFICATION OF THESE PLANS IS REQUIRED, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE A VERBAL AND WRITTEN REQUEST TO THE ENGINEER AT THAT TIME PRIOR TO CONSTRUCTION OF ANY DISCREPANCIES FOUND WITHIN THIS SET OF PLANS.

10. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.

11. THE TYPICAL DETAILS SHOWN ON THIS SHEET SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE. WHERE NO DETAIL IS SHOWN, CONSTRUCTION SHALL BE AS SHOWN FOR OTHER SIMILAR WORK.

12. IT IS THE INTENTION OF THESE DRAWINGS TO PROVIDE FOR THE FOLLOWING CONTINUITIES:

1. ALL ROOF STRUTS SHALL BE CONTINUOUSLY CONNECTED FOR THE FULL LENGTH OF THE ROOF SYSTEM.

2. ALL WALL BRACING SHALL BE CONNECTED TO THE ROOF.

13. DESIGN LOADS: DEAD

ROOF:
B.U. ROOF
5/8" OSB
TRUSSES @ 24" O.C.
CEIL'G + MISC
FIRE SPRINKLERS

DESIGN ROOF TRUSSES FOR

14. DESIGN LOADS: LIVE
A = AREA IN SQUARE FEET.
ROOF:

15. SEISMIC CRITERIA
SEE T.S.

16. CHARACTER OF FOUNDATION SOIL: SEE SOILS REPORT.

17. DESIGN SOIL PRESSURE: SEE SOILS REPORT.

18. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE ENGINEER WILL NOT CONDUCT CONSTRUCTION REVIEW UNLESS HIRED TO DO SO BY THE OWNER/CONTRACTOR. THE ENGINEER IS ONLY RESPONSIBLE FOR THE ITEMS ADDRESSED IN WRITING, AND IS NOT RESPONSIBLE FOR ANY ITEMS EITHER UNSEEN OR UNNOTICED BY THE ENGINEER

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

ANY SUPPORT SERVICES PERFORMED BY THE ENGINEERS FIELD REPRESENTATIVES DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER, WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED PRIOR TO, DURING OR FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE CONTRACTORS PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

ALL WORK SHALL CONFORM TO THE LATEST APPLICABLE CONSTRUCTION SAFETY REQUIREMENTS OF OSHA AND ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION.

SOILS:

1. EARTHWORK PREPARATION TO CONFORM TO SOILS ENGINEERS RECOMMENDATIONS IN REPORT & ALL PERTINENT CODES.

CONCRETE NOTES:

1. UNLESS OTHERWISE NOTED, fc = 3,000 PSI IN 28 DAYS FOR SLABS, FOOTINGS AND WALLS. USE 3/4" PUMP MIX.

2. ALL CONCRETE SHALL BE REINFORCED. ALL REINFORCING STEEL SHALL BE PROTECTED FROM CONTACT WITH EARTH BY:
A. THREE INCHES MIN. CONCRETE SEPARATION WHERE CONCRETE IS POURED AGAINST THE EARTH.
B. TWO INCHES MIN. CONCRETE SEPARATION WHERE CONCRETE IS EXPOSED TO EARTH BUT PLACED IN FORMS.

3. FORMS ARE TO BE TIGHT ENOUGH TO PREVENT LEAKING OF CONCRETE OR BULGING OF FORM. FORMS ARE TO BE LEFT IN PLACE FOR A MIN. OF ONE DAY AFTER POUR. FORM WORK SHOULD BE COORDINATED WITH ALL TRADES FOR PROVISION OF ALL SLEEVES, CHASES, AND KNOCK-OUTS FOR OTHER WORK.

4. A MOISTURE BARRIER IS TO BE PLACED ON THE EARTH OR SAND, FREE OF SHARP OBJECTS, ORGANIC MATERIAL OR RUBBLE. ALL JOINTS OF MEMBRANE SHALL BE LAPPED 6", WITH JOINTS CEMENTED OR TAPED. MEMBRANE THICKNESS SHALL BE A MIN. OF .006 MIL. A MIN. OF 2" OF CLEAN SAND SHALL BE PLACED OVER BARRIER, WITH ALL PENETRATIONS OF MEMBRANE TAPED.

5. ALL CONCRETE SHALL BE PLACED SUBJECT TO THE FOLLOWING TOLERANCES:
LINEAR LINES: ±1/4" IN 20'-0".
PLUMB: ±1/4" IN 10'-0".
SLAB DEVIATION WITH A TRUE PLANE, MULTI-DIRECTIONAL, NOT TO EXCEED ±1/8" IN 10'-0".

6. CONCRETE SHALL NOT BE ALLOWED TO FREE FALL FROM ANY HEIGHT WHICH WOULD TEND TO CAUSE, OR RESULT IN, SEGREGATION OF THE MIX. IN NO CASE WILL SUCH HEIGHT RESTRICTIONS BE GREATER THAN 5'. TRUCKS OR ADDITIONAL CHUTES SHALL BE PROVIDED WHERE THIS CONDITION OCCURS.

7. ALL CONCRETE WORK SHALL BE MONOLITHIC; NO TOPPING WILL BE REQUIRED OR PERMITTED UNLESS EXPRESSLY INDICATED ON THE DRAWINGS.

8. SHOULD THE CONCRETE HAVE EXCESSIVE POCKETS OR IF ANY REINFORCING STEEL IS EXPOSED, OR IF CONCRETE DOES NOT COMPLY IN ANY OTHER WAY WITH THE DRAWINGS AND SPECIFICATIONS, THE DEFECTIVE CONCRETE SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER.

9. ALL SLABS ARE TO BE FINISHED WITH A POWER DRIVEN DISC FLOAT ONLY. DUSTING OF CONCRETE WITH DRY CEMENT TO ABSORB EXCESS WATER IS PROHIBITED.

10. AFTER THE INITIAL CONCRETE SET, CONCRETE SHALL BE HAND TROWELLED TO A SMOOTH FINISH SURFACE, FREE OF ANY TOOL MARKS, EXPOSED AGGREGATE, OR OTHER DEFECTS.

11. ALL CONCRETE WORK SHALL BE CLEANED AND PATCHED TO A UNIFORM FINISH. ALL HIGH SPOTS, SLUMPS, EDGES, ETC., SHALL BE REMOVED AS DIRECTED BY THE OWNER OR THE ENGINEER.

12. ALL MOULDS, ORNAMENTS, GROOVES, CUPS, ANCHOR BOLTS, ETC. SHOWN ON ARCHITECTURAL DRAWINGS SHALL BE PROVIDED FOR IN THE FORM WORK BEFORE THE CONCRETE IS POURED.

13. REFER TO BOTH ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATION AND SPACING OF ALL PLUMBING FIXTURES.

14. SIDES OF FOOTINGS MAY BE POURED AGAINST NEAT EXCAVATION IF CAVING DOES NOT OCCUR. SEE DETAILS.

15. NO PIPES OR DUCTS SHALL BE PLACED IN CONCRETE WALLS OR SLAB UNLESS SPECIFICALLY DETAILED.

16. REINFORCING STEEL SHALL BE INTERMEDIATE GRADE DEFORMED BARS AND SHALL CONFORM TO ASTM A615-GR-40. FABRICATING DETAILS SHALL CONFORM TO ACI MANUAL OF STANDARDS OF PRACTICE.

17. SPLICES IN REINFORCING STEEL SHALL BE LAPPED 30 DIAMS. MIN. STEEL MAY BE TIED AT SPLICES.

18. ALL WELDING OF REINFORCING STEEL SHALL BE WITH LOW HYDROGEN ELECTRODES UNLESS OTHERWISE NOTED AND BE INSPECTED BY APPROVED TESTING LAB PRIOR TO POUR.

19. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS AND OTHER INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO POURING CONCRETE.

20. THE QUALITY AND DESIGN OF CONCRETE SHALL BE IN ACCORDANCE WITH THE CBC EXCEPT ITEMS NOT SPECIFICALLY COVERED THERE IN SHALL BE ALSO IN CONFORMANCE WITH ACI 318. CONCRETE SUPPLIER SHALL SUBMIT MIX DESIGN TO LAB OF RECORD FOR REVIEW.

21. ALL REINFORCING SHALL HAVE A MINIMUM CONCRETE COVER AS FOLLOWS, UNLESS OTHERWISE NOTED:

SURFACES POURED AGAINST EARTH . . . . . 3"
FORMED SURFACES EXPOSED TO GROUND . . . . 2"

22. NOMINAL FINISH FLOOR ELEVATION: +0'-0"

23. ALL FOOTINGS SHALL EXTEND TO FIRM BEARING IN UNDISTURBED SOIL, 1'-0" MIN. (SEE DETAILS, UNLESS OTHERWISE SPECIFIED) OR APPROVED COMPACTED FILL.

24. SEE ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT OF EXTERIOR WALKWAYS.

25. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF NONBEARING PARTITIONS.

26. ALL SLABS ON GRADE SHALL BE 4" THICK UNLESS OTHERWISE NOTED. REINFORCING - #3 @ 18" OC E.W. OR #10@10
6" X 6" UNLESS NOTED OTHERWISE.

27. SEE WALL SECTIONS FOR DOWELS PROJECTING FROM FOOTINGS.

28. FOR LOCATIONS OF CONTROL JOINTS IN FLOOR SLAB SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS. 20'-0" MIN. EACH WAY UNLESS NOTED OTHERWISE.

29. CONSTRUCTION JOINTS (CJ) AS SHOWN ON FOUNDATION PLAN, ARCHITECTURAL DRAWINGS.

30. 5 SACKS OF CEMENT ARE REQUIRED PER CUBIC YARD OF CONCRETE PER KERN COUNTY CODE OF BUILDING REGULATIONS 17.08.170

GLULAM:

FOR CAMBER USE 1200' RADIUS
1.0 GENERAL
1.1 SCOPE
THIS WORK INCLUDES THE COMPLETE FURNISHING AND INSTALLATION OF ALL STANDARD STRUCTURES INC. GLUED LAMINATED BEAMS AS SHOWN ON THE DRAWINGS HEREIN SPECIFIED AND NECESSARY TO COMPLETE THE WORK
1.2 CODE APPROVALS
THESE PRODUCTS SHALL BE DESIGNED AND MANUFACTURED TO THE STANDARDS SET FORTH IN ANSI STANDARD A190.1 AND ICBO REPORT ER-5714
1.3 TRADEMARKS
MEMBERS SHALL BE MARKED WITH THE INDEPENDENT QUALITY AUDIT COMPANY INDICATING CONFORMANCE WITH THE MANUFACTURING, QUALITY ASSURANCE AND MARKETING PROVISIONS OF ANSI STANDARD A190.1
1.4 RELATED WORK SPECIFIED ELSEWHERE
A. CARPENTRY AND MILLWORK
B. OPEN WEB WOOD TRUSSES
C. COMPOSITE WOOD I-JOISTS
1.5 SUBMITTALS
A SHOP DRAWINGS
WHEN REQUESTED, SHOP DRAWINGS SHOWING LAYOUT AND DETAILS NECESSARY FOR PROPER PRODUCT PLACEMENT IN THE BUILDING MAY BE PROVIDED BY STANDARD STRUCTURES INC.
B. PRODUCTION
DO NOT PROCEED WITH FABRICATION AND/OR CUTTING UNTIL SHOP DRAWINGS AND DESIGN CALCULATIONS (WHEN REQUIRED) HAVE BEEN REVIEWED BY THE ARCHITECT AND OR ENGINEER OF RECORD
2.0 GENERAL
2.1 MATERIALS
A. LUMBER: 2 INCH (NOMINAL) LAMINATIONS, MOISTURE CONTENT OF ALL LUMBER AT THE TIME OF MANUFACTURE SHALL NOT EXCEED 15%
B. ADHESIVE: ASTM D2559: EXTERIOR TYPE
2.2 FABRICATION
A. SIMPLY SUPPORTED MEMBERS: COMBINATION 24F-V4
B. BEAMS, CONTINUOUS OR CANTILEVERED: COMBINATION 24F-V8
2.3 APPEARANCE
A. INDUSTRIAL GRADE, EXCEPT USE ARCHITECTURAL APPEARANCE GRADE WHERE NOTED OR EXPOSED TO VIEW
3.0 EXECUTION
3.1 ERECTION AND INSTALLATION
A. STANDARD STRUCTURES INC GLULAM BEAMS, IF STORED PRIOR TO ERECTION, SHALL BE STORED OFF THE GROUND POSITION AND PROTECTED FROM THE WEATHER. THEY SHALL BE HANDLED WITH CARE SO THEY ARE NOT DAMAGED. THEY ARE TO BE ERECTED AND INSTALLED IN ACCORDANCE WITH THE PLANS AND ANY STANDARD STRUCTURES INC. DRAWING AND INSTALLATION SUGGESTIONS THAT MAY BE PROVIDED. TEMPORARY CONSTRUCTION LOADS THAT CAUSE STRESSES BEYOND DESIGN LIMITS ARE NOT PERMITTED. APPARENT DAMAGE TO GLULAM BEAMS IF ANY, SHALL BE REPORTED TO STANDARD STRUCTURES INC. PRIOR TO INSTALLATION.
B. GLUED- LAMINATED BEAM INSPECTION CERTIFICATES SHALL BE SUBMITTED TO THE FIELD INSPAECTOR PRIOR TO COMPLETION OF THE FRAME INSPECTION IN ACCORDANCE WITH CBC 1704.6.2
3.2 WARRANTY
THE PRODUCT DELIVERED SHALL BE FREE FROM MANUFACTURING ERRORS OR DEFECTS IN WORKMANSHIP AND MATERIAL.

EMBEDDED ITEMS:

1. ALL REINFORCING STEEL SHALL BE CONTINUOUS. STEEL SHALL BE LAPPED 30 BAR DIAMETERS MIN. IN CONCRETE UNLESS OTHERWISE NOTED, AND BARS SHALL BE BENT WITH A MIN. BEND RADIUS EQUAL TO THREE TIMES THE BAR DIAMETER.

2. BARS SHALL NOT BE HEATED TO FACILITATE BENDING OR ANY OTHER PURPOSE.

3. ALL REINFORCING STEEL SHALL BE LOCATED ACCURATELY IN FORMS AND HELD FIRMLY IN PLACE BEFORE AND DURING CONCRETE PLACEMENT BY MEANS OF WIRE SUPPORTS ADEQUATE TO PREVENT DISPLACEMENT DURING THE COURSE OF CONSTRUCTION AND TO KEEP AT PROPER DISTANCE FROM THE FORMS. BAR SUPPORTS ARE TO BE SUFFICIENT IN NUMBER AND SUFFICIENTLY HEAVY TO CARRY PROPERLY THE STEEL THEY SUPPORT. UNDER NO CONDITION SHALL CONCRETE BE PLACED WITHOUT ADEQUATE TIES OR SUPPORTS. SEE CONCRETE NOTES ABOVE FOR PROPER REINFORCING STEEL COVERAGE.

4. BEFORE BEING PLACED, ALL MATERIALS SHALL BE CLEANED THOROUGHLY OF ALL CONCRETE, RUST, DIRT, DUST, OIL AND ANY OTHER MATERIAL DELETERIOUS TO BONDING OF CONCRETE.

5. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615-40.

6. WIRE MESH IN SLABS SHALL CONFORM TO ASTM A185.

7. FOUNDATION ANCHOR BOLTS SHALL BE 1/2" DIAMETER MIN. STEEL BOLT WITH WASHER AND NUT, WITH 7" MIN. EMBEDMENT INTO CONCRETE, UNLESS OTHERWISE NOTED. MAX. SPACING SHALL BE 6'-0" AND 12" FROM ENDS AND ALL BREAKS. ALL PLATES SHALL HAVE A MIN. OF 2 ANCHOR BOLTS AND SHALL BE DRILLED FOR ANCHOR BOLTS.

8. ANCHOR BOLTS LARGER THAN 1/2" DIAMETER ARE PROVIDED IN MANY SHEAR WALLS. ALL OF THESE BOLTS SHALL BE EMBEDDED TO A DEPTH EQUAL TO 15 TIMES THE BOLT DIAMETER, INTO CONCRETE. ALL BOLTS SHALL BE PREWIRED INTO FORMS PRIOR TO THE PLACEMENT OF CONCRETE.

9. BOLTS AND UPLIFT ANCHORS SHALL BE FABRICATED OF ASTM A-36 BAR STOCK AND SHALL HAVE HOOKS BENT AT A MIN. BEND RADIUS OF 4 BAR DIAMETERS. ALL BOLTS SHALL BE PREWIRED INTO FORMS PRIOR TO PLACEMENT OF CONCRETE AND AT A DEPTH AS SHOWN IN UPLIFT ANCHOR DETAILS.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL SHALL BE ASTM DESIGNATION A-36.

2. TUBE COLUMNS SHALL BE ASTM DESIGNATION A-500, GRADE B.

3. STRUCTURAL STEEL WORKMANSHIP AND DETAILING SHALL CONFORM TO LATEST AWS STANDARDS. USE E-70 ELECTRODES.

4. STEEL FABRICATOR SHALL OBTAIN THE STRUCTURAL ENGINEERS, AND/OR ARCHITECTS APPROVAL OF SHOP DRAWINGS PRIOR TO FABRICATION.

5. ALL FILLET WELDS WERE DESIGNED FOR ONE-HALF OF ALLOWABLE WELD STRESS. ALL OTHER WELDS REQUIRE SPECIAL INSPECTION BY AN APPROVED TESTING LAB USING CODE ACCEPTED METHODS.

6. BOLTS SHALL BE ASTM A-307. U.N.O.

7. ALL WELDS TO BE PERFORMED BY A CERTIFIED WELDER.

BOLTS, LAG SCREWS, AND THREADED RODS:

1. ALL THREADED RODS SHALL BE FABRICATED FROM ASTM A-36 BAR STOCK.
2. ALL OTHER BOLTS SHALL BE ASTM A-307, UNLESS OTHERWISE SPECIFIED.

CONCRETE BLOCK NOTES:

1. ALL CONCRETE BLOCK UNITS SHALL BE GRADE 'N' TYPE 1 CONFORMING TO ASTM C-90.

2. GROUT AND MORTAR SHALL TEST 2,500 PSI MIN. AT 28 DAYS AND, SHALL BE IN COMPLIANCE WITH THE LATEST CBC AND LOCAL CODES, ETC.

3. HORIZONTAL BARS SHALL BE PLACED IN BOND BEAM UNITS.

4. VERTICAL BARS SHALL BE PLACED 2" FROM FACE OF WALL, ALTERNATE FACES EXCEPT AS NOTED OTHERWISE AND SHALL BE HELD IN POSITION TOP AND BOTTOM AND INTERVAL NOT EXCEEDING 192 DIAMTERS.

5. ALL CORNER CELLS AND END CELLS SHALL HAVE TWO VERTICAL BARS EXCEPT AS SHOWN.

6. HORIZONTAL BARS AT SPLICES AND CORNERS SHALL HAVE 24" MIN. OR 40 BAR DIAMETER LAP WHICH EVER IS GREATER. VERTICAL REBARS SHALL BE FULL HEIGHT (BUT MAY BE SPLICED WITH 40 BAR DIAMETER LAP).

7. PROVIDE FOUNDATION DOWELS TO MATCH VERTICAL STEEL.

8. ALL CELLS SHALL BE GROUTED SOLIDLY UNLESS NOTED OTHERWISE ON FOUNDATION PLAN.

9. LINTEL BEAM OVER OPENING SHALL BE GROUTED COMPLETELY IN A SINGLE CONTINUOUS OPERATION.

10. CLEAN OUT REQUIRED AT THE BOTTOM OF ALL CELLS OF EACH POUR WHEN GROUT POUR IS IN EXCESS OF 4'-0" IN HEIGHT.

11. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE LATEST CBC (2010).

12. VERTICAL REINFORCING SHALL BE CENTERED IN OPEN END UNITS AND SET BEFORE BLOCK WORK COMMENCES.

13. LIGHT WEIGHT CONCRETE BLOCK SPECIFICATIONS:
LIGHT WEIGHT CONCRETE BLOCK SHALL WEIGH 72 LBS. PER SQUARE FOOT AS MANUFACTURED BY CALCRETE OR APPROVED EQUAL.

14. ALL BAR LAPS TO BE WIRED TOGETHER @ 8" o.c. (TYP)

15. CMU BLOCKS fm=1,500 psi

ALLOWABLE SOIL BEARING PRESSURE = 1500 psf

ALL CONSTRUCTION SHALL COMPLY WITH THE ADOPTED ORDINANCES AND POLICIES OF THE GOVERNING AGENCY, COUNTY OF KERN, AND THE LATEST ADOPTED EDITIONS OF THE FOLLOWING:

CALIFORNIA BUILDING CODE (CBC)	2010
AISC STEEL MANUAL 9TH EDITION	
ACI	
NDS	1997

PASQUINI ENGINEERING INCORPORATED
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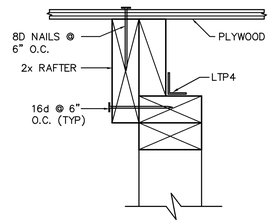
DWG. BY	L.H.
CHK'D BY	
DATE	5-12-10
JOB NO.	6065
FILE NO.	606531

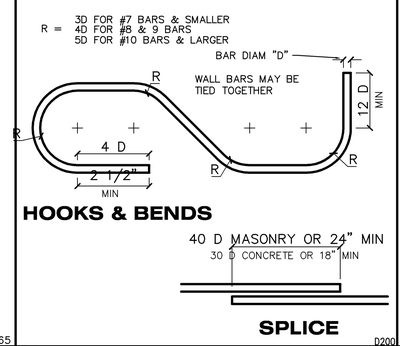
EXP. 12/31/12

SHEET **S-1** OF SHEET



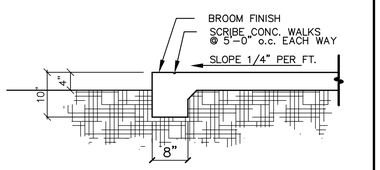
D1365

2 TRUSS / RAFTER CONNECTION 3"



D200

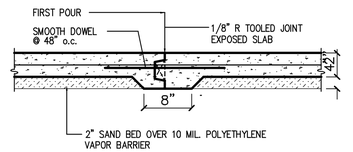
6 REINFORCING BARS TYP. N.T.S



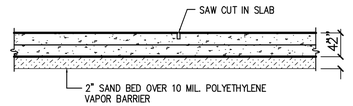
NOTE:
PROVIDE WEAKENED PLANE JOINTS @ 10'-0" MAX.
& EXPANSION JOINTS @ 20'-0" MAX. & AT START/FINISH
OF ALL RADIUS WALKS/DIRECTION CHANGES.

D0627

10 PATIO & WALK FOOTING 3/4"



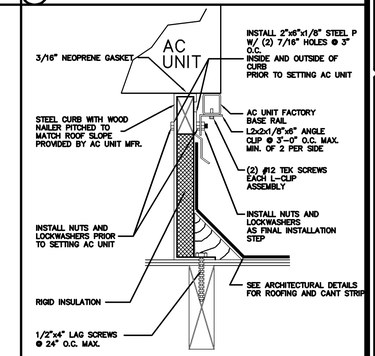
PJ POUR JOINT



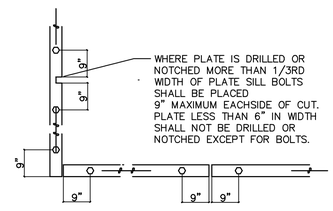
CJ CONTROL JOINT

D0525

13 POUR/CONTROL JOINT 1"



22 MECH. CURB DETAIL

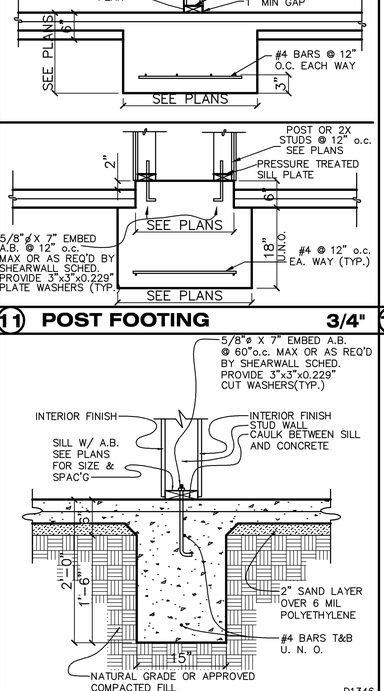


NOTE: ARRAGEMENT IS TYPICAL
FOR EXPANSION BOLTS
AND POWDERDRIVEN FASTENERS

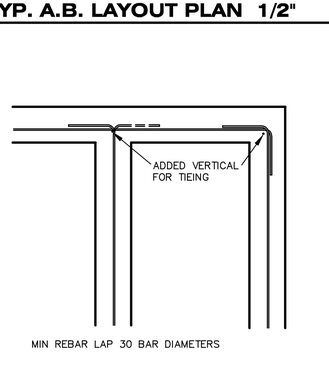
D251

3

7 TYP. A.B. LAYOUT PLAN 1/2"



11 POST FOOTING 3/4"



D27

4

8 REINFORCING BAR SPLICE 1/2"

D1346

12 INTERIOR FOOTING 1"

CEILING JOIST SPAN CHART		
MEMBER SIZE	SPACING	MAX. SPAN
2x4 DF #2	12.0"o.c.	12'–5"
	16.0"o.c.	11'–3"
	19.2"o.c.	10'–7"
	24.0"o.c.	9'–10"
2x6 DF #2	12.0"o.c.	19'–6"
	16.0"o.c.	17'–8"
	19.2"o.c.	16'–8"
	24.0"o.c.	15'–6"
2x8 DF #2	12.0"o.c.	25'–8"
	16.0"o.c.	23'–4"
	19.2"o.c.	21'–11"
	24.0"o.c.	20'–5"
2x10 DF #2	24.0"o.c.	26'–0"

D1559

16 CEILING JOIST CHART 1/4"

20

24

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DWG. BY	L.H.
CHK'D BY	
DATE	5-12-10
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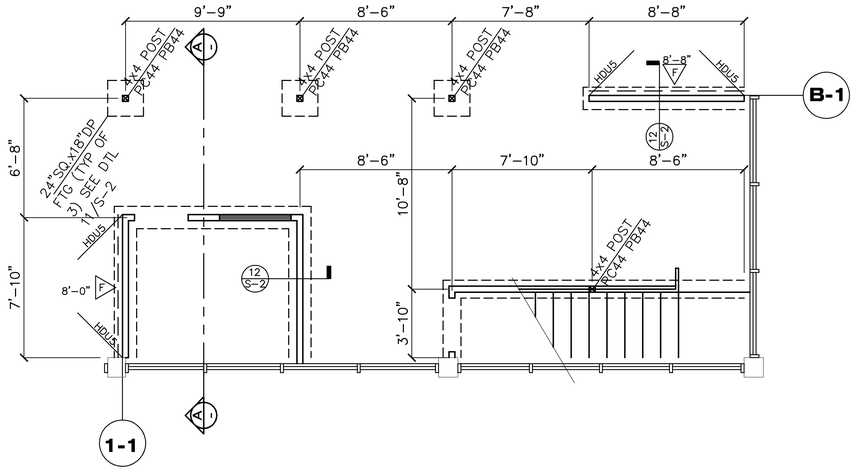
FILE NO.	606531

EXP. 12/31/12

SHEET
S-2
OF SHEET



FLOOR PLAN

SCALE: 3/16" = 1'–0"

NOTE: ALL ANCHOR BOLTS TO HAVE 3"x3"x0.229" PLATE WASHERS

SDS GOOD FOR
293 /SCREW
220 /SCREW
1/4" LAG (1.33 LDF)

ALL 8d NAILS SHALL BE 2 1/2"x0.131" COM OR 2 1/2"x0.113 GAL. BOX

ALL 10d NAILS SHALL BE 3"x0.148" COM OR 3"x0.128" GAL. BOX

SHEARWALL SCHEDULE (APA RATING REQUIRED)		CONCRETE FLOORS ANCHOR BOLTS	* 2 STORY OR WOOD FLOORS
TYPE	SHEARWALL		
E	3/8" OR 7/16 OSB/CDX STR II 8d COMMON NAILS @ 6" EDGE & 12" FIELD SPACING. BLOCK EDGES 260# /FT	5/8ø @ 60" o.c.	SDS 1/4X6 @ 12" o.c. * A35 @ 18" o.c.
H	3/8" OR 7/16" OSB/CDX STR II PLYWOOD 8d COMMON NAILS @ 4" o.c. EDGE & 12" FIELD SPACING. BLOCK EDGES SEE DTL 6 380# /FT	5/8ø @ 16" o.c.	SDS 1/4X6 @ 8" o.c. * A35 @ 16" o.c.

NOTE:

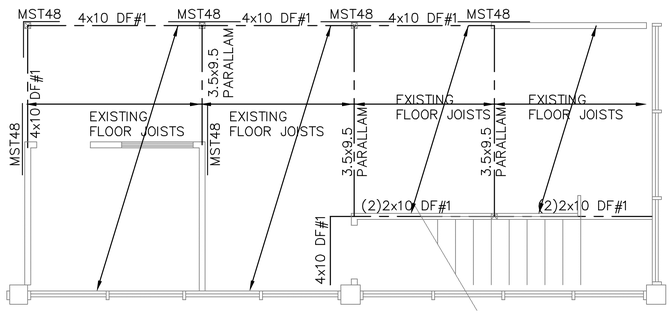
TOP PLATE SPLICE:
4'–0" MIN. USE 16–16d COMM. NAILS EACH SIDE OF BREAK OF UPPER PLATE SEE DETAIL 8 SHEET D–3

FOR MISSING/MISPLACED STHD14 OR PHD5: USE SIMPSON HDU5 AND RFB#5 x 15 W/ 12" EMBEDMENT. USE SIMPSON SET EPOXY. SPECIAL INSPECTION REQUIRED.

NOTE:

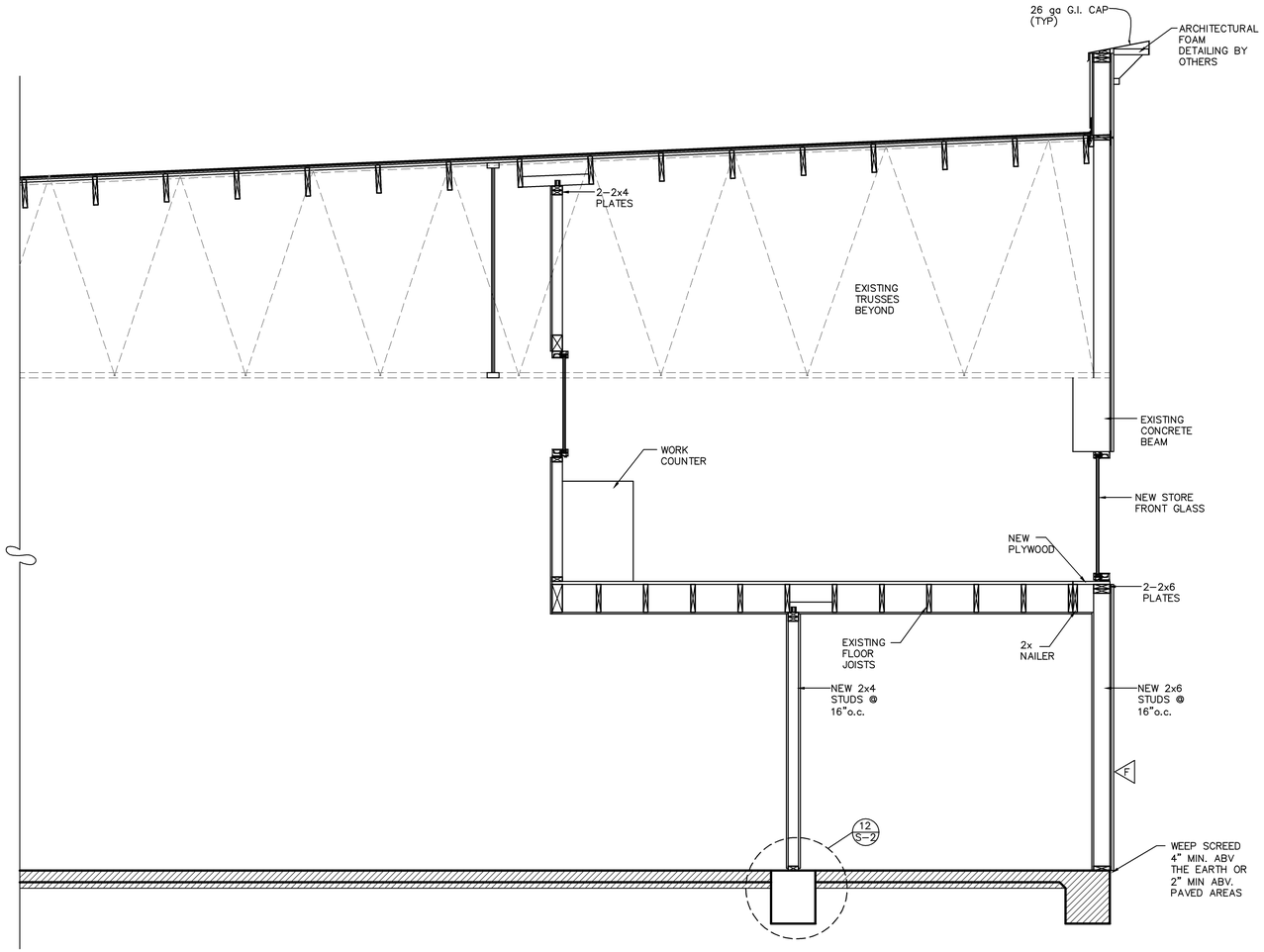
THE ELECTRICAL PANEL MAY NOT BE LOCATED WITHIN A SHEARWALL

CONTRACTOR TO VERIFY ALL SHEARWALL LENGTHS PRIOR TO CONSTRUCTION & VERIFY ALL DOOR & WINDOW LOCATIONS ACCORDINGLY. NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION



FLOOR FRAMING PLAN

SCALE: 3/16" = 1'–0"



SECTION "A"

SCALE: 1/2" = 1'–0"

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ALEX HUSSEIN
SHAFTER PHARMACY
825 CENTRAL VALLEY HWY
SHAFTER, CA.

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DWG. BY	L.H.
CHK'D BY	
DATE	2-18-11
JOB NO.	6293
FILE NO.	629322

EXP. 12/31/12

SHEET S-3 OF SHEET

ABBREVIATIONS

&	AND	FL	FLOOR	PL	PLATE
∠	ANGLE	FLASH.	FLASHING	P. LAM	PLASTIC LAMINATE
@	AT	FLUOR	FLUORESCENT	PLAS	PLASTER
℄	CENTER LINE	FOC	FACE OF CONCRETE	PLYWD	PLYWOOD
℄	PROPERTY LINE	FOF	FACE OF FINISH	PR	PAIR
ø	DIAMETER or ROUND	FOS	FACE OF STUDS	PREFAB	PREFABRICATED
(E)	EXISTING	FOW	FACE OF WALL	PREP	PREPARATION
(N)	NEW	FR	FRAME	PT	POINT
⊥	PERPENDICULAR	FRPF	FIREPROOFING	PTD	PAPER TOWEL DISPENSER
#	POUND or NUMBER	FT	FOOT OR FEET	PTD/R	PAPER TOWEL DISPENSER & RECEPTACLE
		FTG	FOOTING	PTR	PAPER TOWEL RECEPTACLE
A/C	AIR CONDITIONING	FUNC	FUNCTION	PTS	PNEUMATIC TUBE STATION
ACOUS	ACOUSTICAL	FURR	FURRING		
AD.	AREA DRAIN	FUT	FUTURE	Q. T.	QUARRY TILE
ADJ	ADJUSTABLE				
ADMIN	ADMINISTRATION				
AGGR	AGGREGATE	GA	GAUGE		
AL	ALUMINUM	GALV	GALVANIZED		
APPROX	APPROXIMATE	GB	GRAB BAR	R	RISER
APPT	APPOINTMENTS	GEN	GENERAL	RAD. or R	RADIUS
ARCH.	ARCHITECTURAL	GI	GALVANIZED IRON	RD	ROOF DRAIN
ASB	ASBESTOS	GL	GLASS	RECPT	RECEPTIONIST
ASPH	ASPHALT	GLULAM	GLUE LAMINATED	REF	REFERENCE
ASST	ASSISTANT	GR	GRADE	REFR	REFRIGERATOR
AUTO.	AUTOMATIC	GRD	GROUND	REINF	REINFORCED
		GYP	GYPSUM	REQD	REQUIRED
				RESIL	RESILIENT
BD	BOARD			RM	ROOM
BITUM	BITUMINOUS	HB	HOSE BIBB	RO	ROUGH OPENING
BLDG	BUILDING	HC	HANDICAPPED	RWD	REDWOOD
BLK	BLOCK	H. C.	HOLLOW CORE	RWL	RAINWATER LEADER
BLKG	BLOCKING	HD	HEAD		
BM	BEAM	HDWD	HARDWOOD		
BOT	BOTTOM	HDWE	HARDWARE	S	SINK or SOUTH
		HEX.	HEXAGON	SC	SOLID CORE
		HI.	HIGH	SCD	SEAR COVER DISPENSER
CAB.	CABINET	HM	HOLLOW METAL	SCHD	SCHEDULE
CB	CATCH BASIN	HORIZ	HORIZONTAL	SD	SOAP DISPENSER
CEM	CEMENT	HOSP	HOSPITAL	SECT.	SECTION
CER	CERAMIC	H. R.	HANDRAIL	SEC'Y	SECRETARY
CI	CAST IRON	HR	HOUR	SH	SHELF
CJ	CONTROL JOINT	HT	HEIGHT	SHR	SHOWER
CKBD	CHALKBOARD	HVAC	HEATING, VENTILATING, AIR CONDITIONING	SHT	SHEET
CLG	CEILING			SIM	SIMILAR
CLKG	CAULKING			SL	SLOPE
CL	CLOSET			SND	SANITARY NAPKIN DISPENSER
CLR	CLEAR	IC	INTERCOM	SNR	SANITARY NAPKIN RECEPTACLE
CNTR	COUNTER	ID	INSIDE DIAMETER (DIM.)	SPA.	SPACES
COL	COLUMN	INSTR	INSTRUMENTATION	SPEC	SPECIFICATION
COMP	COMPRESSED	INSUL	INSULATION	SQ	SQUARE
CONC	CONCRETE	INT	INTERIOR	S/S	SERVICE SINK
CONF	CONFERENCE			SST	STAINLESS STEEL
CONN	CONNECTION			STD	STANDARD
CONST	CONSTRUCTION	JAN.	JANITOR	STL	STEEL
CONT	CONTINUOUS	JT.	JOINT	STOR	STORAGE
CORR	CORRIDOR			STRUCT	STRUCTURAL
CKS	COUNTERSUNK			SUPV	SUPERVISOR
CTR	CENTER	LAB	LABORATORY	SUSP	SUSPENDED
		LAM.	LAMINATE	SYM	SYMMETRICAL
		LAV or L	LAVATORY		
DBL	DOUBLE	LKR	LOCKER		
DEP	DEPRESSED	LT	LIGHT	T or TRD	TREAD
DEPT	DEPARTMENT	LTG	LIGHTING	TB	TOWEL BAR
DET	DETAIL			TC	TOP OF CURB
DF	DRINKING FOUNTAIN			TEL	TELEPHONE
DIA or ø	DIAMETER	M	MEN	TER	TERRAZZO
DIM.	DIMENSION	MACH	MACHINE	T & G	TONGUE AND GROOVE
DIR	DIRECTOR	MATL	MATERIAL	THK	THICK
DISP	DISPENSER	MAX.	MAXIMUM	TKBD	TACKBOARD
DN	DOWN	MB	MACHINE BOLT	TOC	TOP OF CONCRETE
D. O.	DOOR OPENING	MBM	METAL BUILDING MANUFACTURE	TP	TOP OF PAVEMENT
DR	DOOR	MECH	MECHANICAL	TPD	TOILET PAPER DISPENSER
DS	DOWNSPOUT	MED	MEDICINE or MEDICAL	TRANS	TRANSCRIPTION
DSP	DRY STANDPIPE	MET. or MTL	METAL	TREAT.	TREATMENT
DWG	DRAWING	MFR	MANUFACTURER	TV	TELEVISION
DWR	DRAWER	MH	MANHOLE	TW	TOP OF WALL
		MIN	MINIMUM	TYP	TYPICAL
		MISC	MISCELLANEOUS		
E	EAST	M. O.	MASONRY OPENING		
EA	EACH	MONIT	MONITOR	UCT	UNGLAZED CERAMIC TILE
EL	ELEVATOR or ELEVATION	M. T.	METAL THRESHOLD	UL	UNDERWRITERS LABORATORIES
ELEC	ELECTRICAL	MTP	METAL TOILET PREPARATION	UNF	UNFINISHED
ELEV	ELEVATION	MULL.	MULLION	UON	UNLESS OTHERWISE NOTED
EMER	EMERGENCY			UR or U	URINAL
ENCL	ENCLOSURE	N	NORTH		
EO	ELECTRICAL OUTLET	NIC	NOT IN CONTRACT		
EP	ELECTRICAL PANEL	NO. or #	NUMBER	VCT	VINYL COMPOSITION TILE
EQ	EQUAL	NOM	NOMINAL	VERT	VERTICAL
EQUIP	EQUIPMENT	NTS	NOT TO SCALE	VEST.	VESTIBULE
EWC	ELECTRICAL WATER COOLER				
EX	EXAMINATION				
EXIST.	EXISTING	OA	OVERALL		
EXP	EXPANSION	OAV	OXYGEN, AIR & VACUUM	W	WEST
EXP JT	EXPANSION JOINT	OBS	OBSCURE	W/	WITH
EXPO.	EXPOSED	OC	ON CENTER	WC	WATER CLOSET
EXT	EXTERIOR	OFF.	OFFICE	WD	WOOD
		OPG	OPENING	W/O	WITHOUT
		OPP HAND	OPPOSITE	WP	WATERPROOF
FA	FIRE ALARM	O. R.	OPERATING ROOM	WSCT	WAINSCOT
FB	FLAT BAR	OVHD	OVERHEAD	WT	WEIGHT
FD	FLOOR DRAIN	OX.	OXYGEN		
FDN	FOUNDATION				
FE	FIRE EXTINGUISHER			YD	YARD
FEC	FIRE EXTINGUISHER CAB.	PTN	PARTITION		
FHC	FIRE HOSE CAB.	PEG BD	PEGBOARD		
FHMS	FLAT HEAD METAL SCREW	PHYS	PHYSICAL		
FIN.	FINISH	PJ	POUR JOINT		

LEGENDS

- EARTH
- ROCK FILL
- SAND/MORTAR/PLASTER
- CONCRETE
  CAST IN PLACE OR PRECAST
- BRICK
- CONCRETE BLOCK
- STONE
  INCLUDES MARBLE
- METAL
  OMIT INDICATION IN THIN MATERIAL
- METAL LATH
- WOOD, FINISH
- WOOD, FRAMING
  THROUGH MEMBER
- WOOD, FRAMING
  INTERRUPTED MEMBER
- PLYWOOD
- GLASS
  OMIT INDICATION IN THIN MATERIAL
- ACOUSTIC TILE OR BOARD
- GYPSUM BOARD
  OMIT DOUBLE LINES AT SMALL SCALE
- INSULATION, BATT
- INSULATION, RIGID
- DEMOUNTABLE PARTITION
  SEE DETAIL
  6" STUD SIZE WHEN NOT TYP.
- PERMANENT PARTITION
  2" WHERE OCCURS
- TYPICAL FURRING 2"
  UNLESS OTHERWISE NOTED
- GLAZED PARTITION
- WIRE MESH PARTITION
- CHAIN LINK FENCE
- 1-HOUR RATED PARTITION

SHAFTER PHARMACY

TENANT IMPROVEMENT

825 CENTRAL VALLEY HWY
SHAFTER, CA.

SYMBOLS

- COLUMN LINE
  LETTERS IN VERT. DIRECTION
  NUMBERS IN HORIZ. DIRECTION
- DOOR SYMBOL
  SEE DOOR SCHEDULE
- WINDOW TYPE
  SEE WINDOW SCHEDULE
- LOUVER TYPE
  SKIP LETTERS "I" & "O"
- REVISION
  CLOUD AROUND REVISION
- MATCH LINE
  SHADED PORTION IS THE SIDE CONSIDERED
- WORK POINT, CONTROL POINT OR DATUM POINT
- SECTION
  SECTION IDENTIFICATION
  SHEET WHERE SECTION IS DRAWN
- DETAIL
  DETAIL IDENTIFICATION
  SHEET WHERE DETAIL IS DRAWN
- INTERIOR ELEVATION(S)
  ELEVATION IDENTIFICATION
  (UNFOLD ELEVATIONS CLOCKWISE. NO ARROWS MEANS ELEVATION NOT SHOWN.)
  SHEET WHERE ELEVATION IS DRAWN
- ROOM IDENTIFICATION
  ROOM NAME
  ROOM NUMBER

SCOPE OF WORK

1. REMODEL EXISTING PHARMACY
2. REPLACE EXISTING STOREFRONT GLASS
3. ADD NEW STOREFRONT GLASS
4. MAKE THE 2ND FLOOR SMALLER AND ADD A NEW STAIRCASE

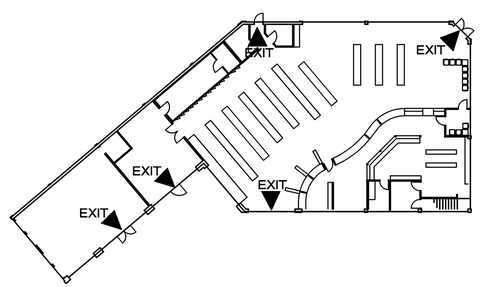
SHEET INDEX

AREA ANALYSIS (TYPE V B)

BASIC ALLOWABLE	ACTUAL SQUARE FOOTAGE	UNITY EQUATION
M = 9000	7913 SQ. FT.	7913/9000 = 0.88<1.0

EXITING ANALYSIS

AREA	SQ. FTGE.	OCCUP. LOAD FCTR	OCCUP. LOAD	REQ. NUM. OF EXITS
SALES AREA	3669	1/30	122.3	143.2> 49 = 2 EXITS
WORK AREA	1273	1/100	12.7	
STORAGE	885	1/300	3	
BREAK/ BATHROOM	284	1/100	2.8	
OFFICE	243	1/100	2.4	
SHELL	1030	1/100	10.3	10.3> 49 = 1 EXIT



PROVIDE ILLUMINATED EXITS SIGNS PER CODE REQUIREMENTS

GENERAL NOTES

1. GENERAL

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM WITH THE APPLICABLE PORTIONS AND EDITIONS OF THE FOLLOWING CODES.
A. CALIFORNIA ADMINISTRATIVE CODE. TITLES 19, 20, 24
B. CALIFORNIA BUILDING CODE, 2010 EDITION
C. CALIFORNIA MECHANICAL CODE, 2010 EDITION
D. CALIFORNIA PLUMBING CODE, 2010 EDITION
E. CALIFORNIA ELECTRICAL CODE, LATEST EDITION
F. PUBLIC HEALTH CODE OF THE CALIFORNIA STATE DEPARTMENT OF PUBLIC HEALTH AND LOCAL HEALTH DEPARTMENT.
G. CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT, (CAL/OSHA), TITLE 8 "GENERAL SAFETY ORDERS".
H. RULES AND REGULATIONS OF THE STATE AND LOCAL FIRE MARSHALS.
J. A.D.A.A.G.

SPECIFICATIONS ARE A PART OF THIS CONTRACT AND SHALL TAKE PRECEDENCE OVER DRAWINGS.

DETAILS MARKED TYPICAL ON DRAWINGS ARE INTEND TO SHOW TYPICAL CONDITIONS FOR THE ENTIRE PROJECT AND ARE TO APPLY WHERE SIMILAR CONDITIONS OCCUR.

THE GENERAL CONTRACTOR SHALL BE RESPONSABLE FOR VERIFICATION AND COORDINATION WITH OTHER CONTRACTORS TO ASSURE COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS, AND THE ACCURATE LOCATION OF STRUCTURAL MEMBERS AND OPENINGS FOR MECHANICAL, ELECTRICAL, AND MISCELLANEOUS EQUIPEMENT.

2. DIMENSIONS

CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WITH THIS PROJECT. REPORT ALL DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING.

DIMENSIONS SHOWN ON THE DRAWINGS ARE TO CENTER LINE OF STUDS, COLUMN OR GRID LINE OR TO FACE OF STUD PARTITIONS UNLESS OTHERWISE NOTED.

DO NOT SCALE DRAWINGS THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE FOUND.

3. DOORS

UNLESS OTHERWISE NOTED DOORS SHALL BE LOCATED AS FOLLOWS:
A. WHERE DOOR FRAME IS NEXT TO ADJACENT WALL EDGE OF DOOR OPENING TO FACE OF WALL OR CABINET = 5".
B. IN CENTER OF WALL OF ROOM.
C. AS DIMENSIONED ON TYPICAL LAYOUT OF PARTICULAR ROOM.

5. CEILING

CEILING HEIGHT SHALL BE 8'–0" IN OFFICE FROM FINISH FLOOR TO CEILING.

CEILING SUSPENSION SYSTEMS SHALL BE STABILIZED AGAINST LATERAL MOVEMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CBC, 2010 EDITION

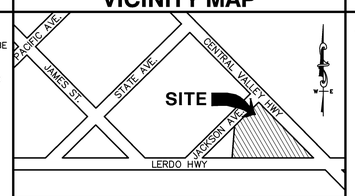
6. PARTITIONS

TYPICAL PARTITION SHALL BE 2X4 STUDS WITH 1/2" GYPSUM BOARD ON EACH FACE TO A HEIGHT OF 8'-6". STUD SPACING SHALL BE 16" o.c.

7. EXITS

ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

VICINITY MAP



CONSULTANTS

BUILDING DESIGN / STRUCTURAL
PASQUINI ENGINEERING
903 "H" STREET, SUITE 300
BAKERSFIELD, CA. 93304
(661) 328-9600

MECHANICAL / PLUMBING

ELECTRICAL

SOILS BY OTHERS

BUILDING DATA

APPLICABLE CODES

TITLE 19 PUBLIC SAFETY	CBC	UFC
TITLE 20 PUBLIC UTILITY	UPC	NEC
TITLE 24 BUILDING STANDARDS	UMC	ADAAG

DEFERRED SUBMITTAL

PASQUINI ENGINEERING INCORPORATED
903 H Street Suite 300
Bakersfield, CA 93304
Telephone: (661) 328-9600
Fax: (661) 328-9630

NO.	DATE

ALEX HUSSEIN
SHAFTER PHARMACY
825 CENTRAL VALLEY HWY
SHAFTER, CA.

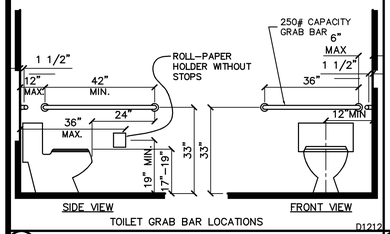
THESE PLANS ARE NOT FOR CONSTRUCTION UNLESS A "WET STAMP & SIGNATURE" FROM BOTH THE ENGINEER OF RECORD AND A APPROVAL STAMP WITH A "WET STAMP & SIGNATURE" FROM THE LOCAL GOVERNING AGENCY ARE PRESENT.

DWG. BY	L.H.
CHK'D BY	
DATE	2-18-11
JOB NO.	6293
FILE NO.	629322

EXP. 12/31/12

SHEET **TS** OF SHEET

1.) LOCATE GRAB BARS ON EACH SIDE OR ON ONE SIDE AND BEHIND TOILET, 33 INCHES ABOVE AND PARALLEL TO THE FLOOR.
2.) SIDE BARS TO BE 42 INCHES LONG WITH FRONT END 24 INCHES IN FRONT OF TOILET
3.) BACK BARS TO BE 36 INCHES LONG.
4.) DIAMETER OR WIDTH OF GRIPPING SURFACE SHALL BE 1-1/4 INCHES TO 1-1/2 INCH, OR SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
5.) GRAB BARS SHALL HAVE 1-1/2 INCHES BETWEEN ADJACENT WALL AND GRAB BAR.
6.) GRAB BARS SHALL NOT ROTATE.
7.) GRAB BARS AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.
8.) EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH.
9.) GRAB BARS AND MOUNTING SHALL WITHSTAND 250 LBS./SIDE, 500 LBS. TOTAL WT./MIDDLE



TOILET GRAB BAR LOCATIONS D1212

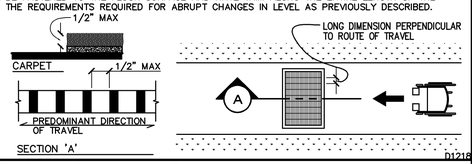
13 TOILET GRAB BAR REQUIREMENTS

WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH AND SHALL BE A MINIMUM 48 INCHES IN WIDTH. SURFACES SHALL BE AS SLIP-RESISTANT FOLLOWS:
SURFACE WITH A SLOPE OF LESS THAN 6 PRECENT GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH.
SURFACE WITH A SLOPE OF 6 PERCENT GRADIENT OR GREATER SHALL BE SLIP-RESISTANT.
SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4 INCH PER FOOT EXCEPT WHEN THE ENFORCING AGENCY FINDS THAT DUE TO LOCAL CONDITIONS IT CREATES AN UNREASONABLE HARDSHIP, THE CROSS SLOPE SHALL BE INCREASED TO A MAXIMUM 1/2 INCH PER FOOT FOR DISTANCES NOT TO EXCEED 20 FEET.

EXCEPTION: WHEN BECAUSE OF RIGHT-OF-WAY RESTRICTIONS, NATURAL BARRIERS, OR OTHER EXISTING CONDITIONS, THE ENFORCING AGENCY DETERMINES THAT COMPLIANCE WITH THE 48 INCH, CLEAR SIDEWALK WIDTH WOULD CREATE AN UNREASONABLE HARDSHIP, THE CLEAR WIDTH MAY BE REDUCED TO 36 INCHES.

GRATINGS: WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS SHALL BE LIMITED TO 1/2 INCH IN THE DIRECTION OF TRAFFIC. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 2 HORIZONTAL (5 PERCENT GRADIENT) IT SHALL COMPLY WITH THE REQUIREMENTS OF PEDESTRIAN RAMPS. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2 INCH. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2, EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4 INCH MAY BE VERTICAL. WHEN CHANGES IN LEVELS GREATER THAN 1/2 INCH ARE NECESSARY THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS. (SEE DETAIL 8/HC-1)
LEVEL AREAS: WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60 INCHES BT 60 INCHES AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK, AND NOT LESS THAN THE REQUIREMENTS FOR PUSH SIDE APPROACH (SEE DETAIL 18/HC-2) WALKS WITH CONTINUOUS GRADIENTS: ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS AT LEAST 5 FEET IN LENGTH AT INTERVALS OF AT LEAST EVERY 400 FEET. IF CARPET OR CARPET TILE IS USED ON A GROUND OR FLOOR SURFACE, THEN IT SHALL BE SECURELY ATTACHED; HAVE A FIRM CUSHION, PAD, OR BACKING, OR NO CUSHION OR PAD; AND HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURED. THE MAXIMUM PILE THICKNESS SHALL BE 1/2 INCH. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO THE FLOOR SURFACE AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH THE REQUIREMENTS REQUIRED FOR ABRUPT CHANGES IN LEVEL AS PREVIOUSLY DESCRIBED.

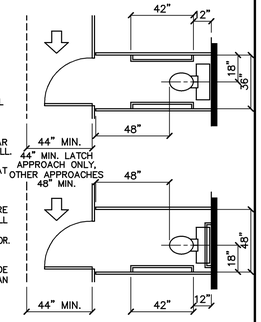
WARNING CURBS: ABRUPT CHANGES IN LEVEL, EXCEPT BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY, EXCEEDING 4 INCHES IN A VERTICAL DIMENSION, SUCH AS AT PLANTERS OR FOUNTAINS LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS, OR OTHER PEDESTRIAN WAYS, SHALL BE IDENTIFIED BY CURBS PROJECTING AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE TO WARN THE BLIND OF A POTENTIAL DROP OFF. WHEN A GUARDRAIL OR HANDRAIL IS PROVIDED, NO CURB IS REQUIRED WHEN A GUIDE RAIL IS PROVIDED CENTERED 3 INCHES PLUS OR MINUS ONE INCH ABOVE THE SURFACE OF THE WALK OR SIDEWALK, THE WALK IS 5 PERCENT OF LESS GRADIENT OR NO ADJACENT HAZARDS EXIST.



D1218

10 GROUND AND FLOOR SURFACE

ACCESSIBLE TOILET FACILITIES SHALL BE ON AN ACCESSIBLE ROUTE.
THERE SHALL BE SUFFICIENT SPACE IN THE TOILET ROOM FOR A WHELLCHAIR MEASURING 30 INCHES BY 48 INCHES LONG TO ENTER THE ROOM AND PERMIT THE DOOR TO CLOSE.
ALL DOORS TO ACCESSIBLE TOILET FACILITIES SHALL COMPLY WITH THE A.D.A.A.G. AND TITLE-24 REQUIREMENTS. (SEE DETAIL18/HC-2)
NO DOOR SHALL ENCROACH INTO THE CLEAR FLOOR SPACE REQUIRED FOR ANY FIXTURE.
THE LAVITORY SHALL BE CENTER 18 INCHES FROM THE ADJACENT WALL.
CLEAR FLOOR SPACE REQUIRED FOR LAVITORIES AND URINALS: (SEE DETAILS 6/HC-1 & 7/HC-1)
WATER CLOSETS: MULTIPLE ACCOMMADATION TOILET FACILITIES; AT LEAST ONE SHALL BE ACCESSIBLE; WHERE 6 OR MORE ARE PROVIDED, IN ADDITION TO THE ACCESSIBLE STALL, AT LEAST ONE STALL SHALL BE 36 INCHES WIDE WITH AN OUTWARD SWINGING SELF-CLOSING DOOR AND PARALLEL GRAB BARS. (SEE DETAILS 13/HC-1 & 'A-A')
THE WATER CLOSET SHALL BE CENTER 18 INCHES FROM THE ADJACENT WALL.
THE WATER CLOSET SHALL BE LOCATED IN A SPACE WHICH PROVIDES A MINIMUM 28 INCHES WIDE CLEAR FROM A FIXTURE OR A MINIMUM 42 INCHES CENTERED FROM THE WATER CLOSET TO THE ADJACENT WALL. THERE SHALL BE A MINIMUM 48 INCHES CLEAR FROM THE FRONT EDGE OF THE WATER CLOSET.
HEIGHT: TOILET HEIGHT SHALL BE 17 INCHES TO 19 INCHES MEASURED TO THE TOP OF THE TOILET SEAT ABOVE FINISH FLOOR.
TOILET SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.
FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC.
CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF.
FLUSH CONTROLS SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NO MORE THAN 44 INCHES ABOVE FINISH FLOOR.
GRAB BARS: (SEE DETAIL 13/HC-1)
SIZE AND ARRANGEMENT: SEE DETAILS
TOE CLEARACES: IN ACCESSIBLE STALLS, THE FRONT PARTITION AND AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF AT LEAST 9 INCHES ABOVE FINISH FLOOR. IF THE DEPTH OF THE STALL IS GREATER THAN 60 INCHES, THEN NO TOE CLEARANCE IS REQUIRED.
IDENTIFICATION: (SEE DETAIL 9-HC-1)
WATER CLOSET BOWLS USED FOR PUBLIC USE SHALL BE ELONGATED IN DESIGN AND EQUIPPED WITH AN OPEN FRONT.

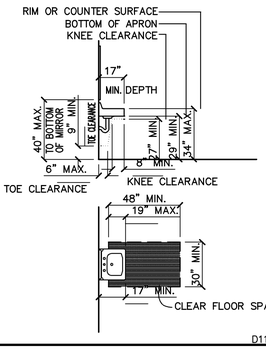


PLAN VIEW 'A-A'

5 LAVATORIES AND MIRRORS 1/4"

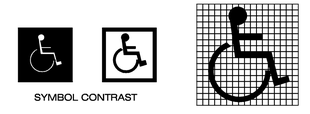
THESE REQUIREMENTS SHALL APPLY TO LAVATORY FIXTURES, VANITIES, AND BUILT-IN LAVATORIES.

1.) LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES ABOVE THE FINISH FLOOR. PROVIDE A CLEARANCE OF AT LEAST 29 INCHES ABOVE THE FINISH FLOOR TO THE BOTTOM OF THE APRON. KNEE AND TOE CLEARANCE SHALL BE PROVIDED. KNEE CLEARANCE SHALL BE 30 INCHES WIDE, 8 INCHES DEEP FROM THE FRONT OF LAVATORY AT 27 INCHES ABOVE FINISH FLOOR. TOE CLEARANCE SHALL BE 30 INCHES WIDE, 19 INCHES DEEP FROM FRONT OF LAVATORY WITH A MAXIMUM 6 INCHES DEEP AT A MIMIMUM 9 INCHES ABOVE FINISH FLOOR. SEE FIGURE FOR CLARIFACATION.
2.) CLEAR FLOOR SPACE: A CLEAR FLOOR SPACE 30 INCHES BY 48 INCHES SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW FOWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND A MAXIMUM 19 INCHES UNDERNEATH THE LAVATORY.
3.) EXPOSED PIPES AND SURFACES: HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVORTIES.
4.) FAUCETS: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF. LEVER-OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. IF SELF CLOSING VALVES ARE USED THE FAUCET SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS.
5.) MIRRORS: MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTED SURFACE NO HIGHER THAN 40 INCHES ABOVE THE FINISH FLOOR.



D1195

1 INTERNATIONAL SYMBOL OF ACCESSIBLITY



1.) THE INTERNATIONAL SYMBOL OF ACCESSIBLITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS.
2.) COLOR OF SYMBOL: SYMBOL SHALL CONSIST OF OF WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE BACKGROUND SHALL BE EQUAL TO COLOR # 15090 IN FEDERAL STANDARD 595a.

EXCEPTION:
THE APPROPRIATE ENFORCEMENT AGENCY MAY APPROVE SPECIAL SIGNS AND IDENTIFICATION NECESSARY TO COMPLEMENT DECOR OR UNIQUE DESIGN WHEN IT IS DETERMINED THAT SUCH SIGNS AND IDENTIFICATION PROVIDE ADEQUATE DIRECTION TO PERSONS WITH DISABILITES
3.) FINISH AND CONTRAST: THE CHARACTERS AND BACKGROUNDS OF SIGNS SHALL BE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH CHARACTERS AND SYMBOL SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND

D1190

ENTRANCE TO OFF STREET PARKING

1.) POST A PERMANENT SIGN 17" x 22", IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO OFF STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL. LETTERING SHALL NOT BE LESS THAN 1 INCH IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING.

"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT

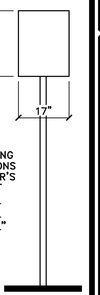
* _____

OR BY TELEPHONING * _____

* _____"

COLOR / FINISH AND CONTRAST: SHALL COMPLY WITH THE INTERNATIONAL SYMBOL ACCESSIBLITY (SEE DETAIL 1/HC-1)

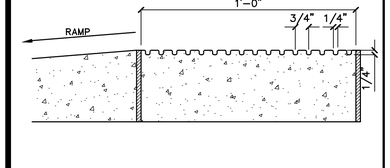
* BLANK SPACES ARE TO BE FILLED IN WITH THE APPROPRIATE INFOMATION AS A PERMENENT PART OF THE SIGN



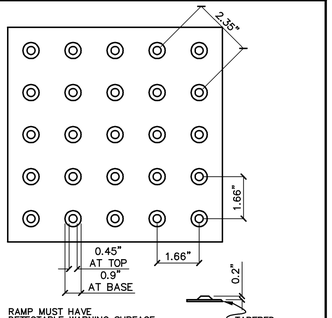
D1189

PASQUINI ENGINEERING INCORPORATED
903 H Street Suite 300
Bakersfield, CA 93304
Telephone: (661) 328-9600
Fax: (661) 328-9630

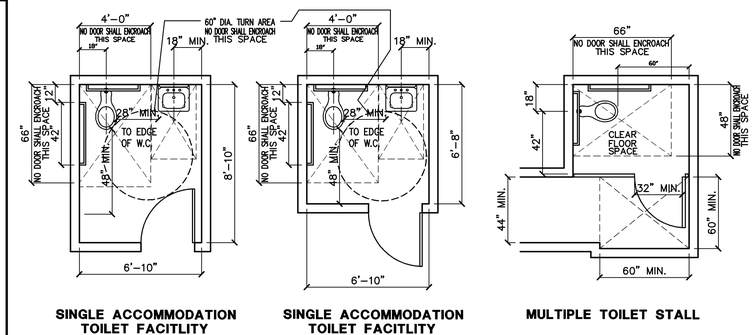
NO.	DATE



14 GROOVED BORDER 3"



15 TRUNCATED DOMES 3"



D1219

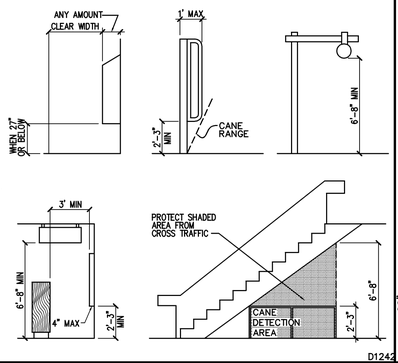
11 ACCESSIBLE TOILET FACILITIES REQUIREMENTS

NOTES:

1. ANY OBSTRUCTION THAT OVERHANGS A ROUTE BY WHICH A PEDESTRIAN MAY PASS SHALL BE AT LEAST 80 INCHES ABOVE WALKING SURFACE AS MEASURED TO BOTTOM OF OBSTRUCTION.
2. OBJECTS WITH THEIR LEADING EDGES BETWEEN 27" AND 80" FROM WALKING SURFACE SHALL NOT PROTRUDE MORE THAN 4" INTO WALKS, SIDEWALKS, COORIDORS AND HALLS.
3. OBJECTS WITH THEIR LEADING EDGES WITHIN 27" OF WALK MAY PROTRUDE ANY DISTANCE, BUT MAY NOT REDUCE THE REQUIRED CLEAR SPACE.
4. FREE STANDING OBJECTS ON POSTS OR PYLONS FROM 27" TO 80" ABOVE WALKS, COORIDORS AND HALLS MAY OVERHANG 12".
5. WALKS, HALLS, COORIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACE SHALL HAVE 80" MIN. CLEAR HEAD ROOM.

FLOORS:

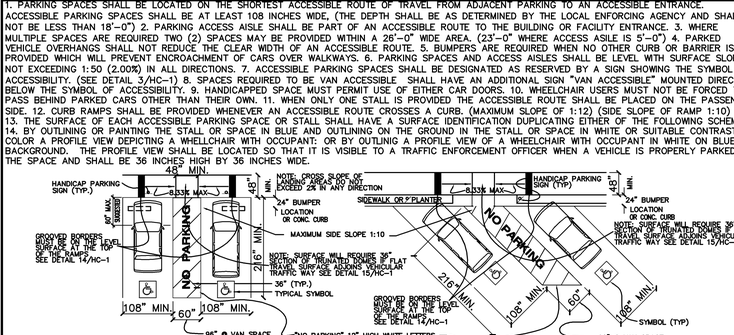
1. BUILDINGS SHALL BE ONE COMMON FLOOR LEVEL THROUGHOUT, UNLESS VARYING LEVELS ARE PROVIDED WITH CONFORMING RAMPS, ELEVATORS OR LIFTS.
2. ALL FLOORS SHALL BE SLIP-RESISTANT.



D1242

12 HAZARDS / PROPTRUDING OBJECTS / HEAD ROOM

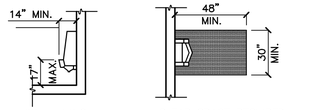
7 TOILET ROOM ACCESSORIES



D1213

6 ACCESSIBLE URINALS 1/4"

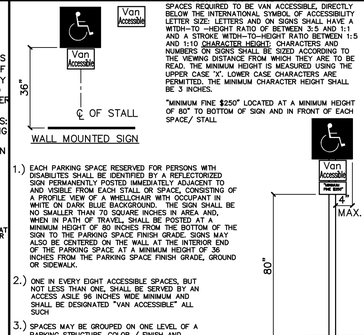
1.) WHERE TOWEL, SANITARY NAPKIN, AND WASTE RECEPTACLES AND SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS AND SOAP DISPENCERS, WITHIN 40 INCHES FROM THE FINISH FLOOR.



1. WHERE URINALS ARE PROVIDED, AT LEAST ONE URINAL SHALL COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS.
2. URINALS SHALL BE WALL HUNG WITH AN ELONGATED RIM PROJECTING 14 INCHES FROM THE WALL AND AT A MAXIMUM OF 17 INCHES ABOVE THE FINISH FLOOR.
3. CLEAR FLOOR SPACE SHALL BE 30 INCHES BY 48 INCHES.
4. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF. CONTROLS SHALL BE MOUNTED NO GREATER THAN 44 INCHES ABOVE FINISH FLOOR.

D1193

2 TRAFFIC ENTRY WARNING SIGN 1/2"



SPACES REQUIRED TO BE VAN ACCESSIBLE, DIRECTLY BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY LETTER SIZE: LETTERS AND ON SIGNS SHALL HAVE A WIDTH-TO -HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10 CHARACTER HEIGHT: CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING THE UPPER CASE 'X'. LOWER CASE CHARACTERS ARE PERMITTED. THE MINIMUM CHARACTER HEIGHT SHALL BE 3 INCHES.

MINIMUM FINE $250 LOCATED AT A MINIMUM HEIGHT OF 80" TO BOTTOM OF SIGN AND IN FRONT OF EACH SPACE/ STALL

1.) EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABLITES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF A PROFILE VIEW OF A WHELLCHAIR WITH OCCUPANT IN WHITE ON DARK BLUE BACKGROUND. THE SIGN SHALL BE NO SMALLER THAN 70 SQUARE INCHES IN AREA AND, WHEN IN PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM HEIGHT OF 80 INCHES FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISH GRADE. SIGNS MAY ALSO BE CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 36 INCHES FROM THE PARKING SPACE FINISH GRADE, GROUND OR SIDEWALK.
2.) ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 96 INCHES WIDE MINIMUM AND SHALL BE DESIGNATED "VAN ACCESSIBLE." ALL SUCH
3.) SPACES MAY BE GROUPED ON ONE LEVEL OF A PARKING STRUCTURE, COLOR / FINISH AND CONTRAST: SHALL COMPLY WITH THE INTERNATIONAL SYMBOL ACCESSIBLITY (SEE DETAIL 1/HC-1)

D1191

8 ACCESSIBLE PARKING STALL/SPACE REQUIREMENTS

D1201

3 ACCESSIBLE PARKING STALL SIGN

ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY HANDICAPPED / PHYSICALLY DISABLED PERSONS SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.

THE INTERNATIONAL SYMBOL OF ACCESSIBLITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS. (SEE DETAIL 1/HC-1)

CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHENEVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED. DOTS SHALL BE 1/10 INCH ON CENTERS IN EACH CELL WITH 2/10 INCH SPACE BETWEEN CELLS. DOTS SHALL SHALL BE RAISED A MINIMUM OF 1/40 INCH ABOVE THE BACKGROUND.

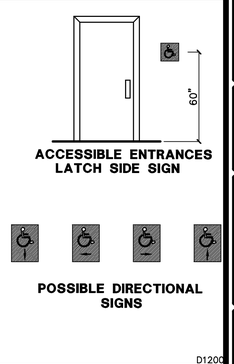
LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE-WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.

WHEN RAISED OR RECESSED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE FOLLOWING:
A. LETTER TYPE. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED OR RECESSED 1/32 INCH MINIMUM AND SHALL BE SANS-SERIF CHARACTERS.
B. SYMBOL SIZE. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8 INCH HIGH. RECESSED CHARACTERS OR SYMBOLS SHALL HAVE A 1/4 INCH MINIMUM STROKE WIDTH.

INFORMATION POSTED: BUILDINGS THAT HAVE BEEN REMODELED TO PROVIDE SPECIFIC SANITARY FACILITIES AND/OR ELEVATORS FOR PUBLIC USE THAT CONFORM TO THE CURRENT ENFORCED CODES SHALL HAVE THIS INFORMATION POSTED IN THE BUILDING LOBBY, PREFERABLY AS PART OF THE BUILDING DIRECTORY.

MOUNTING LOCATION AND HEIGHT: WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60 INCHES ABOVE FINISH FLOOR TO THE CENTER-LINE OF THE SIGN. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.

SIGNS DISPLAYING THE INTERNANTIONAL SYMBOL OF ACCESSIBILITY SHALL COMPLY WITH CALIFORNIA BUILDING CODE SECTIONS 1127B.3, 1117B.5.1 AND 1117B.8.1



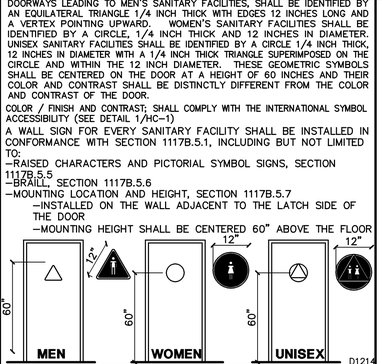
D1200

9 ACCESSIBLE TOILET FACILITY SIGNAGE

DOORWAYS LEADING TO MEN'S SANITARY FACILITIES, SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4 INCH THICK WITH EDGES 12 INCHES LONG AND A VERTEX POINTING UPWARD. WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, 1/4 INCH THICK AND 12 INCHES IN DIAMETER. UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4 INCH THICK, 12 INCHES IN DIAMETER WITH A 1/4 INCH THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12 INCH DIAMETER. THESE GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60 INCHES AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR.

COLOR / FINISH AND CONTRAST: SHALL COMPLY WITH THE INTERNATIONAL SYMBOL ACCESSIBILITY (SEE DETAIL 1/HC-1)

A WALL SIGN FOR EVERY SANITARY FACILITY SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 1117B.5.1, INCLUDING BUT NOT LIMITED TO:
-RAISED CHARACTERS AND PICTORIAL SYMBOL SIGNS, SECTION 1117B.5.5
-BRAILL, SECTION 1117B.5.6
-MOUNTING LOCATION AND HEIGHT, SECTION 1117B.5.7
-INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR
-MOUNTING HEIGHT SHALL BE CENTERED 60" ABOVE THE FLOOR



D1214

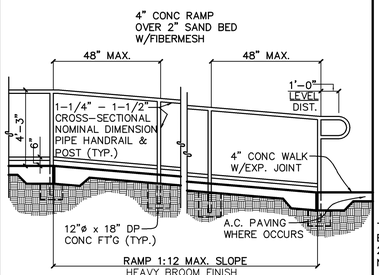
4 ENTRANCE SIGNS AND DIRECTIONAL SIGNS

THESE PLANS ARE NOT FOR CONSTRUCTION UNLESS A "WET STAMP & SIGNATURE" FROM BOTH THE ENGINEER OF RECORD AND A APPROVAL STAMP WITH A "WET STAMP & SIGNATURE" FROM THE LOCAL GOVERNING AGENCY ARE PRESENT.

DWG. BY	L.H.
CHK'D BY	
DATE	10-18-10
JOB NO.	
FILE NO.	

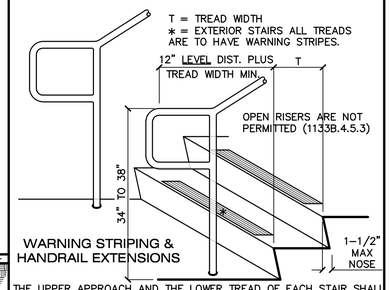
EXP. 12/31/12

SHEET HC-1 OF SHEET



D1560

25 RAMP DETAIL 3/8"

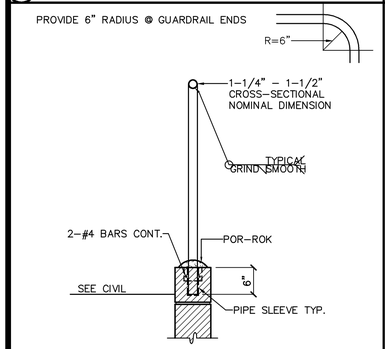


THE UPPER APPROACH AND THE LOWER TREAD OF EACH STAIR SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2" WIDE AND NOT MORE THAN 4" WIDE PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING.

THE STRIP MUST BE MADE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. (PAINTED STRIPS ARE ACCEPTABLE)

D1428

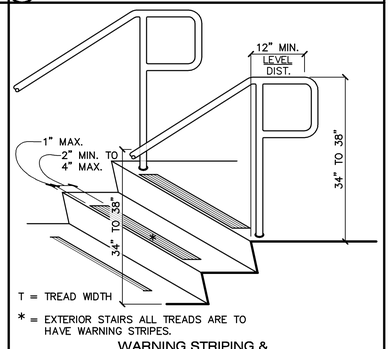
23 STAIRS (BOTTOM OF RUN) 3/4"



"A" GUARDRAIL DETAIL (± 85'-0")

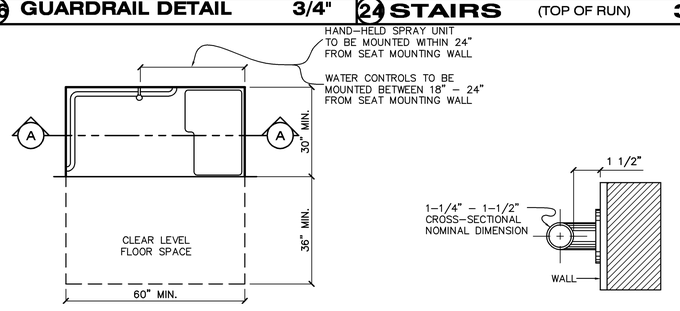
D1321

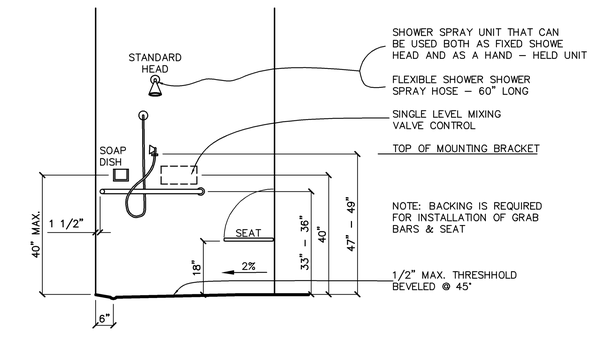
26 GUARDRAIL DETAIL 3/4"



D1429

24 STAIRS (TOP OF RUN) 3/4"





D1430

27 SINGLE STALL HANDICAPPED SHOWER 1/2"

DOORS:

1.) EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR OTHER SPECIAL KNOWLEDGE OR EFFORT.

2.) EVERY REQUIRED EXIT DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 36" IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. WHEN INSTALLATION IN EXIT DOORWAYS, EXIT DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE EXIT IS NOT LESS THAN 32". IN COMPUTING THE EXIT WIDTH REQUIRED BY SUBSECTION 3303(b), THE NET DIMENSION OF THE EXIT SHALL BE USED.

3.) FOR HINGED DOORS, THE OPENING WIDTH SHALL BE MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

4.) WHERE A PAIR OF DOORS IS UTILIZED AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

5.) WHEN AN AUTOMATIC DOOR OPERATOR IS UTILIZED TO OPERATE A PAIR OF DOORS, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

6.) REVOLVING DOORS SHALL NOT BE USED AS A REQUIRED ENTRANCE FOR THE PHYSICALLY HANDICAPPED/PEOPLE WITH PHYSICAL DISABILITIES.

TURNSTILES:

WHERE TURNSTILES ARE UTILIZED IN FACILITY FOR THE PURPOSE OF PROVIDING FULLY CONTROLLED ACCESS, SUCH AS WHERE AN ADMISSION PRICE IS CHARGED, A DOOR OF GATE THAT IS ACCESSIBLE TO THE PHYSICALLY HANDICAPPED/PEOPLE WITH PHYSICAL DISABILITIES SHALL BE PROVIDED ADJACENT TO OR WITHIN A DISTANCE NOT TO EXCEED 30' FROM EACH TURNSTILE EXIT OR ENTRANCE. THIS ALTERNATE PASSAGEWAY SHALL BE MAINTAINED IN AN UNLOCKED CONDITION DURING BUSINESS HOURS AND THE DOOR OR GATE SHALL NOT ACTIVATE A PUBLICLY AUDIBLE ALARM SYSTEM. WHERE POSTS, RAILS OR OTHER PEDESTRIAN CONTROLS ARE UTILIZED, THEY SHALL PROVIDE 32" OF CLEAR OPENING.

THRESHOLDS AND CLEARANCE:

1.) THE FLOOR OR LANDING SHALL BE NOT MORE THAN 3/4" LOWER THAN THE THRESHOLD OF THE DOORWAY. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4" @ DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZ.

2.) THE FLOOR OR LANDING ON EACH SIDE OF AN EXIT DOOR SHALL BE LEVEL AND CLEAR. (SEE DETAIL 18/HC-2)

DISABLED ACCESS REQUIREMENTS

HAND ACTIVATED DOOR OPENING HARDWARE, HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. HARDWARE SHALL BE CENTERED BETWEEN 30" & 44" ABV THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WICH ARE IN THE PATH OF TRAVEL SHAL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE. LOCKED EXIT DOORS SHALL OPERATE AS ABV IN EGRESS DIRECTION.

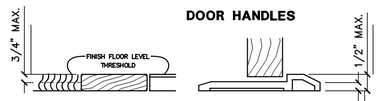
HARDWARE AND CONSTRUCTION:

MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OF FOLDING DOORS. COMPENSATION DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MINIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 POUNDS.

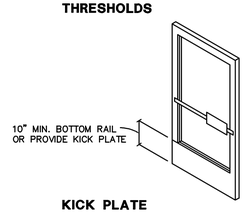
THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS

CONDITION.

DOOR HANDLES



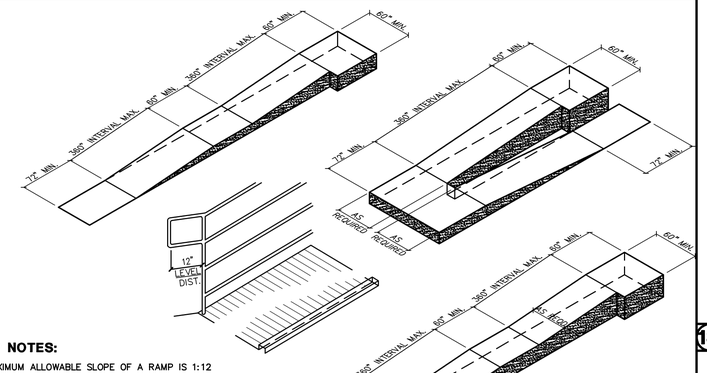
THRESHOLDS



KICK PLATE

D1236

21 DOOR CONSTRUCTION, THRESHOLD, HARDWARE & CLOSERS



RAMP NOTES:

1.) MAXIMUM ALLOWABLE SLOPE OF A RAMP IS 1:12

2.) LANDINGS ARE REQUIRED AT TOP AND BOTTOM OF EVERY RAMP

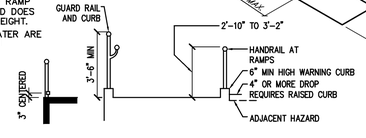
3.) PEDESTRIAN RAMPS SERVING PRIMARY ENTRANCES TO BUILDINGS WITH OCCUPANCY LOAD OF 300 OR MORE WILL REQUIRE 60" CLEAR WIDTH

4.) RAMPS WITH OCCUPANCY LOAD OF LESS THAN 50 MAY BE 36" WIDE. (HOTELS, APARTMENT HOUSES, CONVENTS, MONASTERIES, DWELLINGS)

5.) INTERMEDIATE LANDINGS ARE REQUIRED TO BE 60" LONG IN DIRECTION OF TRAVEL

6.) HANDRAILS ARE REQUIRED ON EACH SIDE OF RAMP. CONTINUOUS FOR FULL LENGTH OF RAMP. (SLOPES EXCEEDING 1:20) UNLESS THE RAMP IS AT AN EXTERIOR DOOR LANDING AND DOES NOT EXCEED 6' IN LENGTH OR 6" IN HEIGHT.

7.) RAMPS WITH SLOPES OF 1:16 OR GREATER ARE REQUIRE TO BE SLIP RESISTANT FINISH



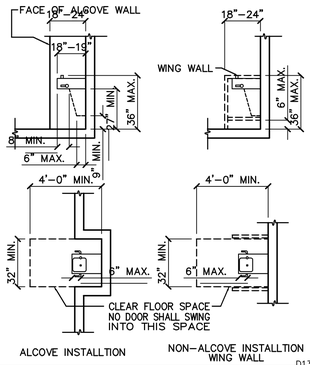
EXTERIOR HAZARDS:

1. WARNING CURBS: ABRUPT CHANGES IN LEVEL, EXCEPT BETWEEN A WALK OR SIDEWALK AND ADJACENT STREET OR DRIVEWAYS, EXCEEDING 4 INCHES IN A VERTICAL DIMENSION, SUCH AS AT PLANTERS OR FOUNTAINS LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS, OR OTHER PEDESTRIAN WAYS, SHALL BE IDENTIFIED BY CURBS PROJECTING AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE TO WARN THE BLIND OF A POTENTIAL DROP OFF. WHEN A GUARDRAIL OR HANDRAIL IS PROVIDED, NO CURB IS REQUIRED WHEN A GUIDE RAIL IS PROVIDED CENTERED 3 INCHES PLUS OR MINUS ONE INCH ABOVE THE SURFACE OF THE WALK OR SIDEWALK, THE WALK IS 5 PRECENT OR LESS GRADIENT OR NO ADJACENT HAZARDS EXIST. 1133B.8.1

D1237

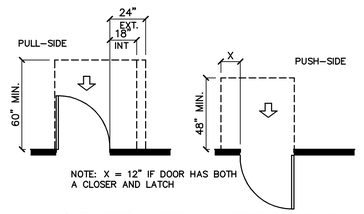
22 RAMPS

1. DRINKING FOUNTAINS ARE TO BE LOCATED WITHIN ALCOVES OR POSITIONED SO AS NOT TO BE IN CORRIDOR OR WALK
2. WHEN ENFORCING AGENCY ALLOWS AN UNREASONABLE HARDSHIP, FOUNTAINS MAY BE LOCATED IN PATH OF TRAVEL AND THE PATH OF TRAVEL SHALL BE INDENTIFIABLE TO THE BLIND AS FOLLOWS A. THE SURFACE OF THE PATH OF TRAVEL AT THE WATER FOUNTAIN SHALL BE TEXTURED SO THAT IT IS CLEARLY IDENTIFIABLE BY A BLIND PERSON USING A CANE. THE MINIMUM TEXTURED AREA SHALL EXTEND FROM THE WALL SUPPORTING THE WATER FOUNTAIN TO (1) ONE FOOT BEYOND THE FRONT EDGE OF THE WATER FOUNTAIN AND SHALL EXTEND (1) ONE FOOT BEYOND EACH SIDE OF THE WATER FOUNTAIN, OR B. WING WALLS SHALL BE PROVIDED ON EACH SIDE OF THE WATER FOUNTAIN. THE WING WALLS SHALL PROJECT OUT FROM THE SUPPORTING WALL AT LEAST AS FAR AS THE FOUNTAIN TO WITHIN 6-INCHES OF THE SURFACE OF THE PATH OF TRAVEL. ALSO, THERE SHALL BE A MINIMUM OF 32 INCHES CLEAR BETWEEN THE WING WALLS.
3. ALCOVES SHALL BE 32" MIN. WIDE BY 18" MIN. TO 24" MAX. DEEP
4. FOUNATAINS SHALL BE 18" MIN. TO 19" MAX. DEPTH
5. KNEE SPACE 27" MIN. HEIGHT TO 8" DEEP FROM FRONT EDGE OF FOUNTAIN
6. TOE SPACE 9" MIN. HEIGHT TO 6" MAX. FROM SUPPORTING WALL
7. SPOUT (BUBBLER) LOCATION SHALL BE LOCATED WITHIN 6" OF THE FRONT OF THE FOUNTAIN, WATER STREAM SHALL BE A MIN. 4" HIGH ON AN ACCESSIBLE DRINKING FOUNTAIN WITH A ROUND OR OVAL BOWL, THE SPOUT MUST BE POSITIONED SO THE FLOW OF WATER IS WITHIN 3" OF THE FRONT EDGE OF THE FOUNTAIN.
8. SPOUT (BUBBLER) HEIGHT SHALL BE NO HIGHER THAN 36", MEASURED FROM THE FLOOR OR GROUND SURFACES TO THE SPOUT OUTLET.
9. CONTROLS SHALL BE FRONT MOUNTED OR SIDE MOUNTED WITHIN 6" OF THE FRONT EDGE
10. CONTROL OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE NO GREATER THAN 5lbf.

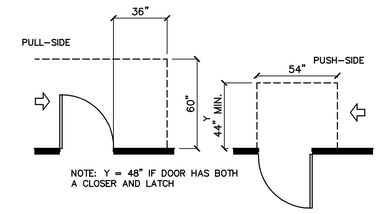


D1335

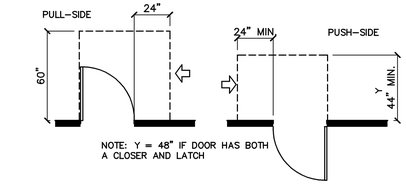
17 DRINKING FOUNTAINS AND WATER COOLERS 1/4"



FRONT APPROACHES - SWINGING DOORS

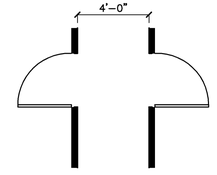


HINGE SIDE APPROACHES - SWINGING DOORS

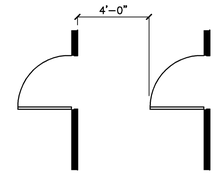


LATCH SIDE APPROACHES - SWINGING DOORS

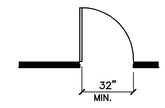
NOTE: ALL DOOR IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES



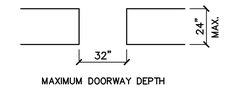
TWO HINGED DOOR IN SERIES



TWO HINGED DOOR IN SERIES



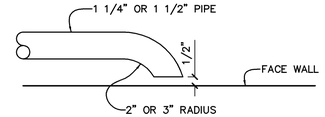
CLEAR DOORWAY WIDTH



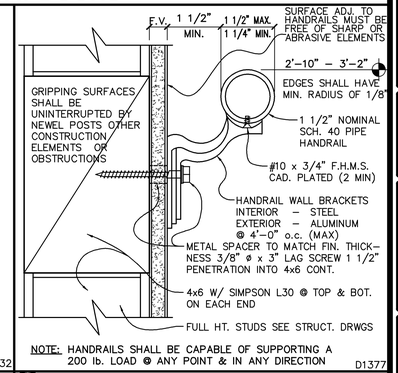
CLEAR DOORWAY DEPTH

D1233

18 MANEUVERING CLEARANCES AT DOORS



D1432



NOTE: HANDRAILS SHALL BE CAPABLE OF SUPPORTING A 200 lb. LOAD @ ANY POINT & IN ANY DIRECTION

D1377

20 HANDRAIL TURN IN @ END 3"

19 HANDRAIL ANCHORAGE 6"

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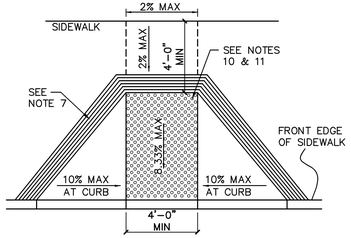
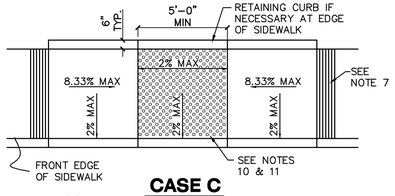
DWG. BY	
CHK'D BY	
DATE	10-18-10
JOB NO.	
FILE NO.	

EXP. 12/31/12

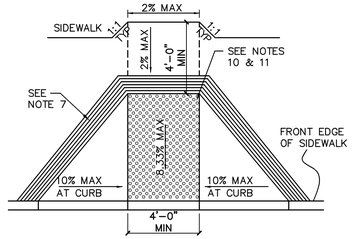
SHEET HC-2 OF SHEET



CASE A



CASE C



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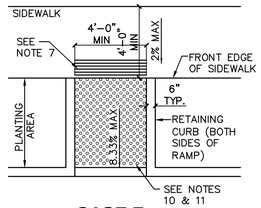
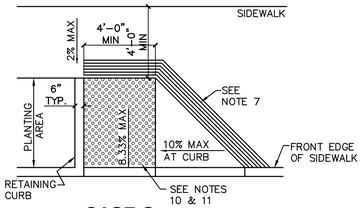
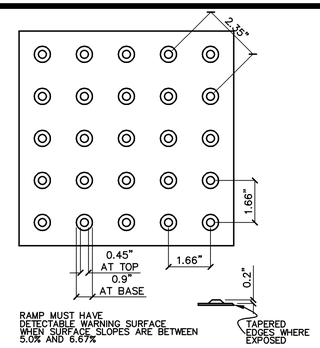


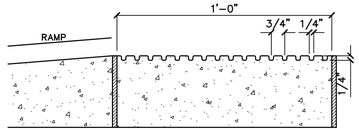
CASE F



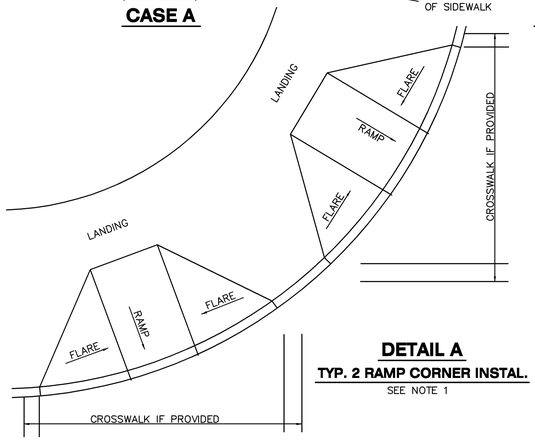
CASE G



TRUNCATED DOMES



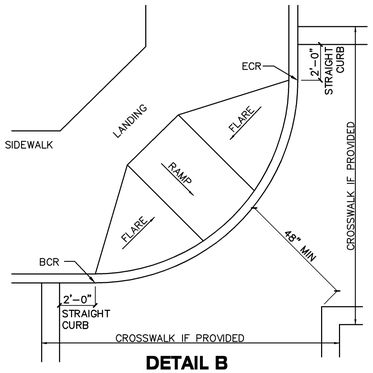
GROOVED BORDER



DETAIL A

TYP. 2 RAMP CORNER INSTAL.

SEE NOTE 1



DETAIL B

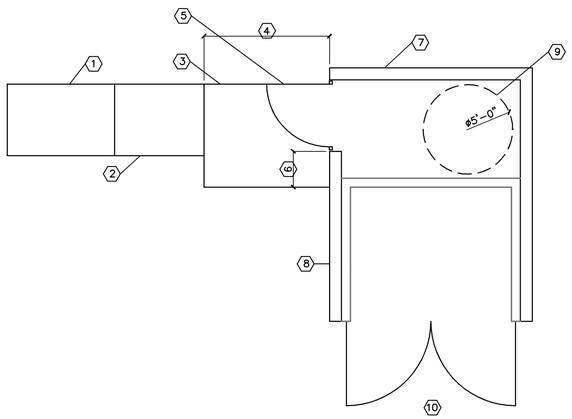
TYP. 1 RAMP CORNER INSTAL.

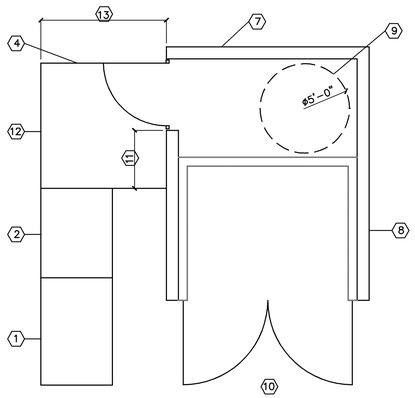
SEE NOTES 1 & 3

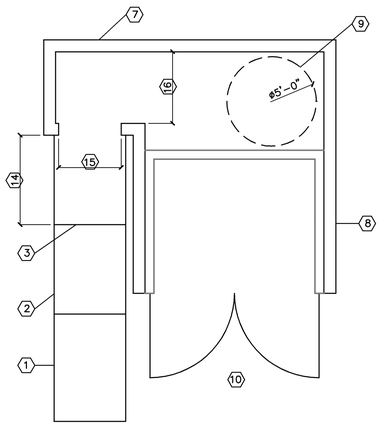
NOTES

1. AS SITE CONDITIONS DICTATE, CASE A THROUGH CASE G CURB RAMPS MAY BE USED FOR CORNER INSTALLATIONS SIMILAR TO THOSE SHOWN IN DETAIL A AND DETAIL B. THE CASE OF CURB RAMPS USED IN DETAIL A DO NOT HAVE TO BE THE SAME. CASE A THROUGH CASE G CURB RAMPS ALSO MAY BE USED AT MID BLOCK LOCATIONS, AS SITE CONDITIONS DICTATE.
2. IF DISTANCE FROM CURB TO BACK OF SIDEWALK IS TOO SHORT TO ACCOMODATE RAMP AND 4'–0" PLATFORM (LANDING) AS SHOWN IN CASE A, THE SIDEWALK MAY BE DEPRESSED LONGITUDINALLY AS IN CASE B, OR C OR MAY BE WIDENED AS IN CASE D.
3. WHEN RAMP IS LOCATED IN CENTER OF CURB RETURN, CROSSWALK CONFIGURATION MUST BE SIMILAR TO THAT SHOWN FOR DETAIL B.
4. AS SITE CONDITIONS DICTATE, THE RETAINING CURB SIDE AND THE FLARED SIDE OF THE CASE G RAMP SHALL BE CONSTRUCTED IN REVERSED POSITION.
5. IF LOCATED ON A CURVE, THE SIDES OF THE RAMP NEED NOT BE PARALLEL, BUT THE MINIMUM WIDTH OF THE RAMP SHALL BE 4'–0".
6. SIDE SLOPE OF RAMP FLARES VARY UNIFORMLY FROM A MAXIMUM OF 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP, EXCEPT IN CASE C AND CASE F.
7. THE CURB RAMP SHALL BE OUTLINED, AS SHOWN, WITH A 12" WIDE BORDER WITH 1/4" GROOVES APPROXIMATELY 3/4" ON CENTER. SEE GROOVING DETAIL.
8. TRANSITIONS FROM RAMPS TO WALK, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
9. MAXIMUM SLOPES OF ADJOINING GUTTERS, THE ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP AND CONTINUOUS PASSAGE TO THE CURB RAMP SHALL NOT EXCEED 5 PERCENT WITHIN 4'–0" OF THE TOP OR BOTTOM OF THE CURB RAMP.
10. CURB RAMP SHALL HAVE A DETECTABLE WARNING SURFACE THAT EXTENDS THE FULL WIDTH AND 3'–0" DEPTH OF THE RAMP. DETECTABLE WARNING SURFACES SHALL CONFORM TO THE DETAILS ON THIS PLAN AND THE REQUIREMENTS IN THE SPECIAL PROVISIONS.
11. THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOWLINE.
12. SIDEWALK AND RAMP THICKNESS, "T", SHALL BE 3 1/2" MINIMUM.
13. UTILITY PULL BOXES, MANHOLES, VAULTS AND ALL OTHER UTILITY FACILITIES WITHIN THE BOUNDARIES OF THE CURB RAMP WILL BE RELOCATED OR ADJUSTED TO GRADE BY THE OWNER PRIOR TO, OR IN CONJUNCTION WITH, CURB RAMP CONSTRUCTION.
14. FOR RETROFIT CONDITIONS, REMOVAL AND REPLACEMENT OF CURB APRON WILL BE AT THE CONTRACTOR'S OPTION, UNLESS OTHERWISE SHOWN ON PROJECT PLANS.

1 ACCESSIBLE H.C. RAMPS PER CALTRANS RSP A88A N.T.S.







KEY NOTES ⬡

1. LANDING @ LOWER LEVEL (MIN. 6'–0" L.)
2. MIN 48" WIDE RAMP @ MAX. 1:12 (8.33%) SLOPE
3. LANDING @ UPPER LEVEL (MIN. 5'–0" L.)
4. GATE WIDTH + 42" MIN.
5. GATE (MIN. 3'–0" WIDTH)
6. MIN. 2'–0" STRIKE–EDGE CLEARANCE
7. TRASH ENCLOSURE WALLS
8. TRASH BINS
9. WHEELCHAIR TURNING CIRCLE (MIN. 60" DIA.)
10. TRASH ENCLOSURE GATES
11. MIN. 42" STRIKE–EDGE CLEARANCE
12. LEVEL LANDING
13. MIN. 5'–0"
14. MIN. 5'–0"
15. MIN. 42" CLEAR
16. MIN. 48" CLEAR

2 ACCESSIBLE TRASH ENCLOSURES N.T.S.

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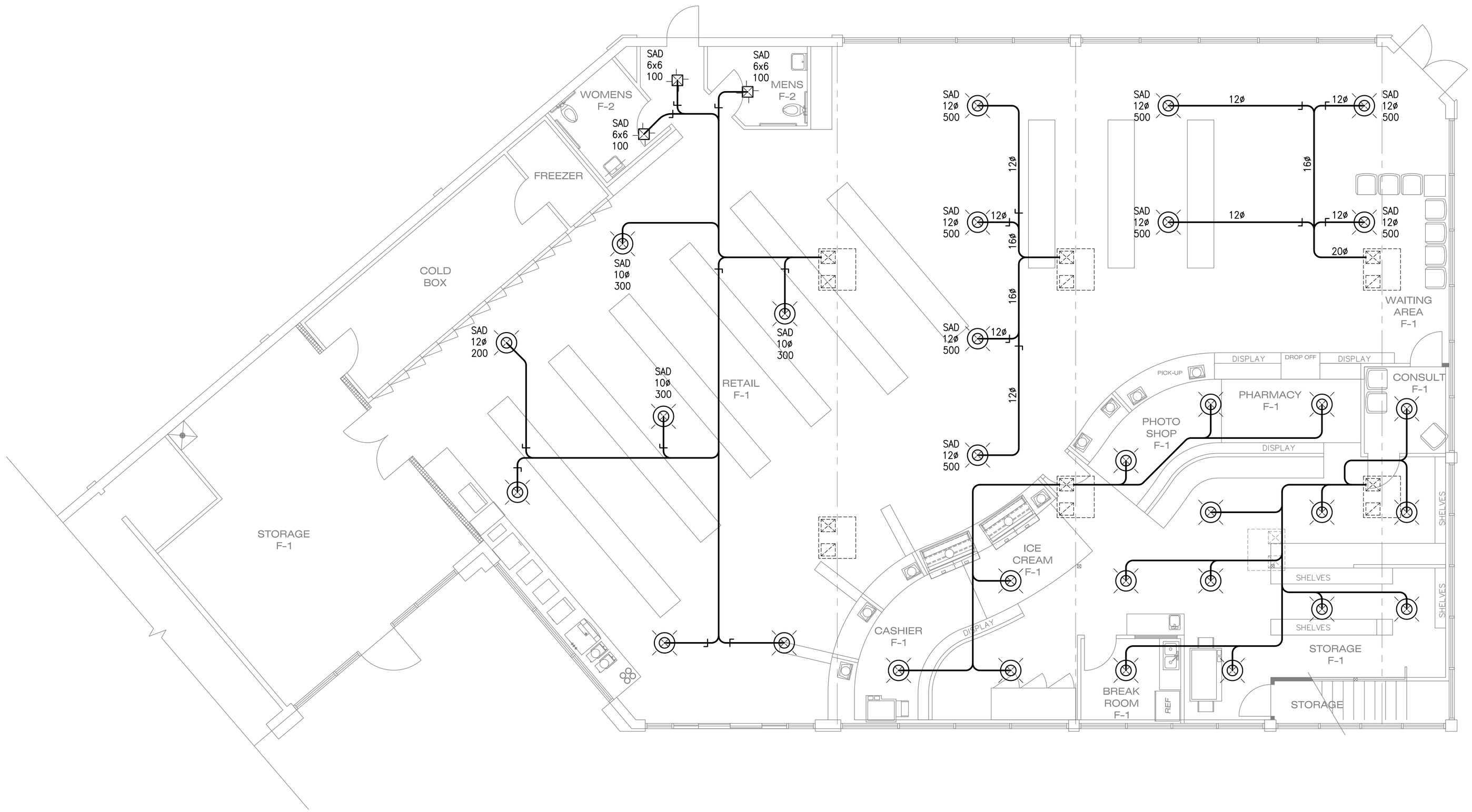
8 3

DWG. BY	L.H.
CHK'D BY	
DATE	10-18-10
JOB NO.	
FILE NO.	

EXP. 12/31/12

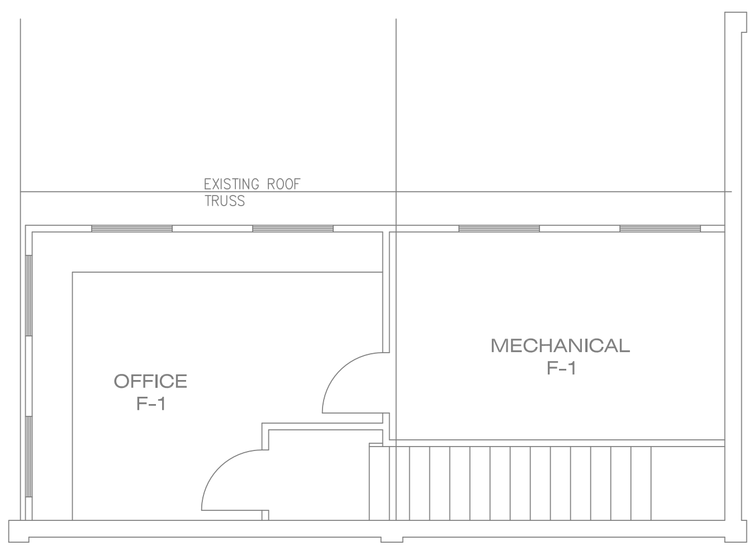
SHEET **HC-3** OF SHEET

4



MECHANICAL FLOOR PLAN

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



2ND FLOOR PLAN

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

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NO.	DATE

ALEX HUSSEIN
SHAFTER PHARMACY
825 CENTRAL VALLEY HWY
SHAFTER, CA.

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DWG. BY	O.Z.
CHK'D BY	F.C.
DATE	11-04-11
JOB NO.	C11-079
FILE NO.	11079

REGISTERED PROFESSIONAL ENGINEER FRANK J. CASTELLANO NO. 21190 REN 6-30-2013 MECHANICAL STATE OF CALIFORNIA

SHEET M-1 OF SHEET