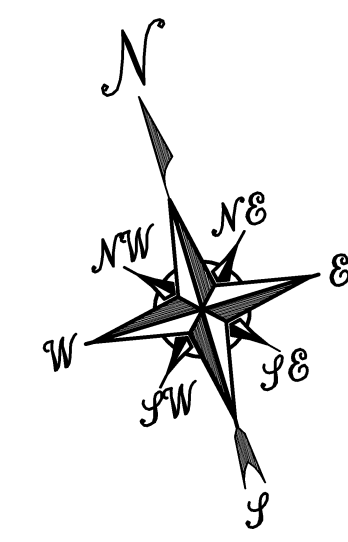
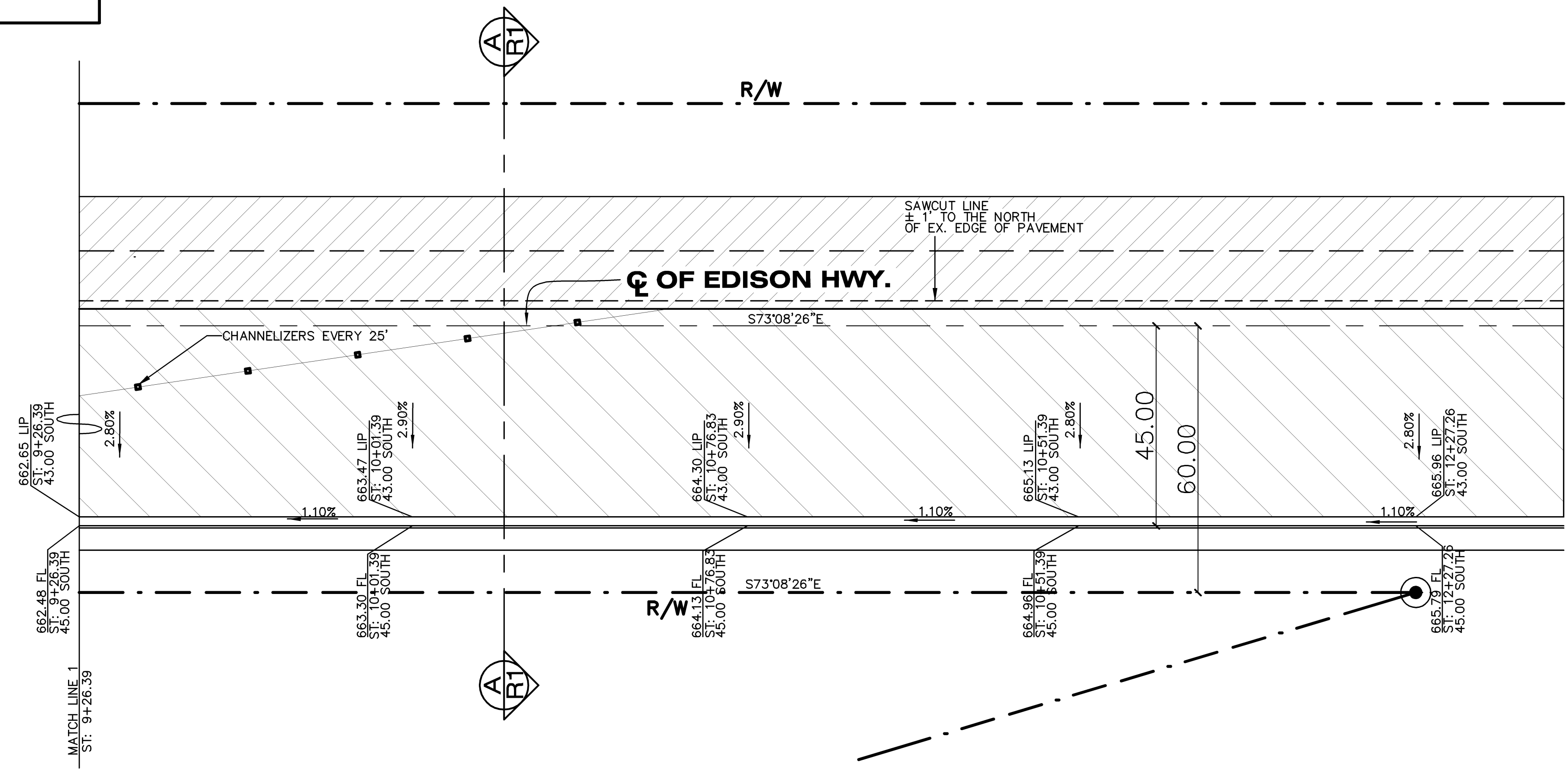


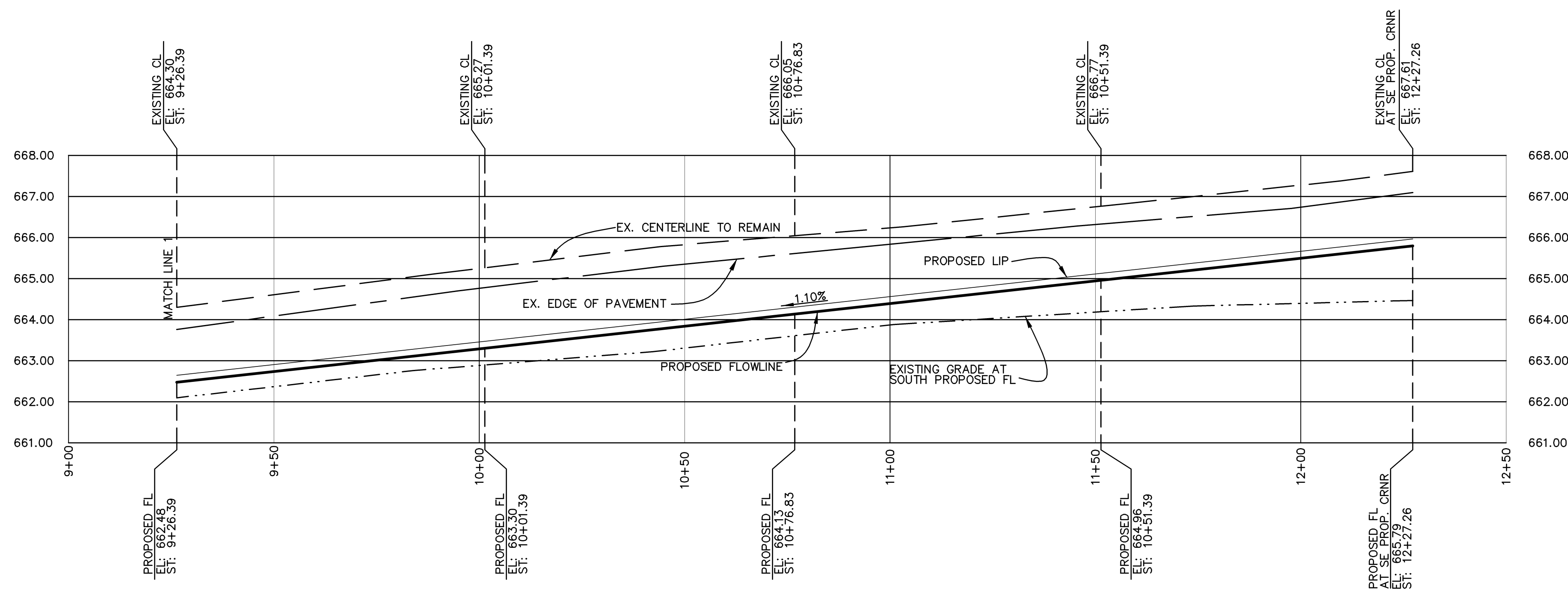
- NOTES:**
- EXISTING DRIVE APPROACHES TO REMAIN. NEW DRIVE APPROACHES TO BE IN CONFORMANCE WITH K.C. STDS (PLATE R-44)
 - ALL UTILITY LINES AND PIPES TO BE POTHOLED PRIOR TO CONSTRUCTION.
 - ALL SAWCUT LINES TO BE AS DIRECTED BY K.C. ROADS DEPARTMENT.

- KEY:**
- PROPERTY CORNER
 - PROPOSED ON-SITE STRUCTURES
 - EX. ON-SITE STRUCTURES
 - EX. OFF-SITE STRUCTURES
 - EX. R/W
 - PROPOSED FL
 - AS-BUILT ϕ OF EDISON HWY.
 - ϕ PER PM 5264
 - PROPOSED CURB, GUTTER, AND SIDEWALK
 - EX. SEWER LINE
 - EX. WATER LINE
 - EX. ROAD
 - EX. CURB, GUTTER, & SIDEWALK
 - PROPOSED ROAD
 - PROPOSED SAWCUT LINE



PLAN VIEW (EDISON HWY.)

PLAN SCALE: 1" = 20'



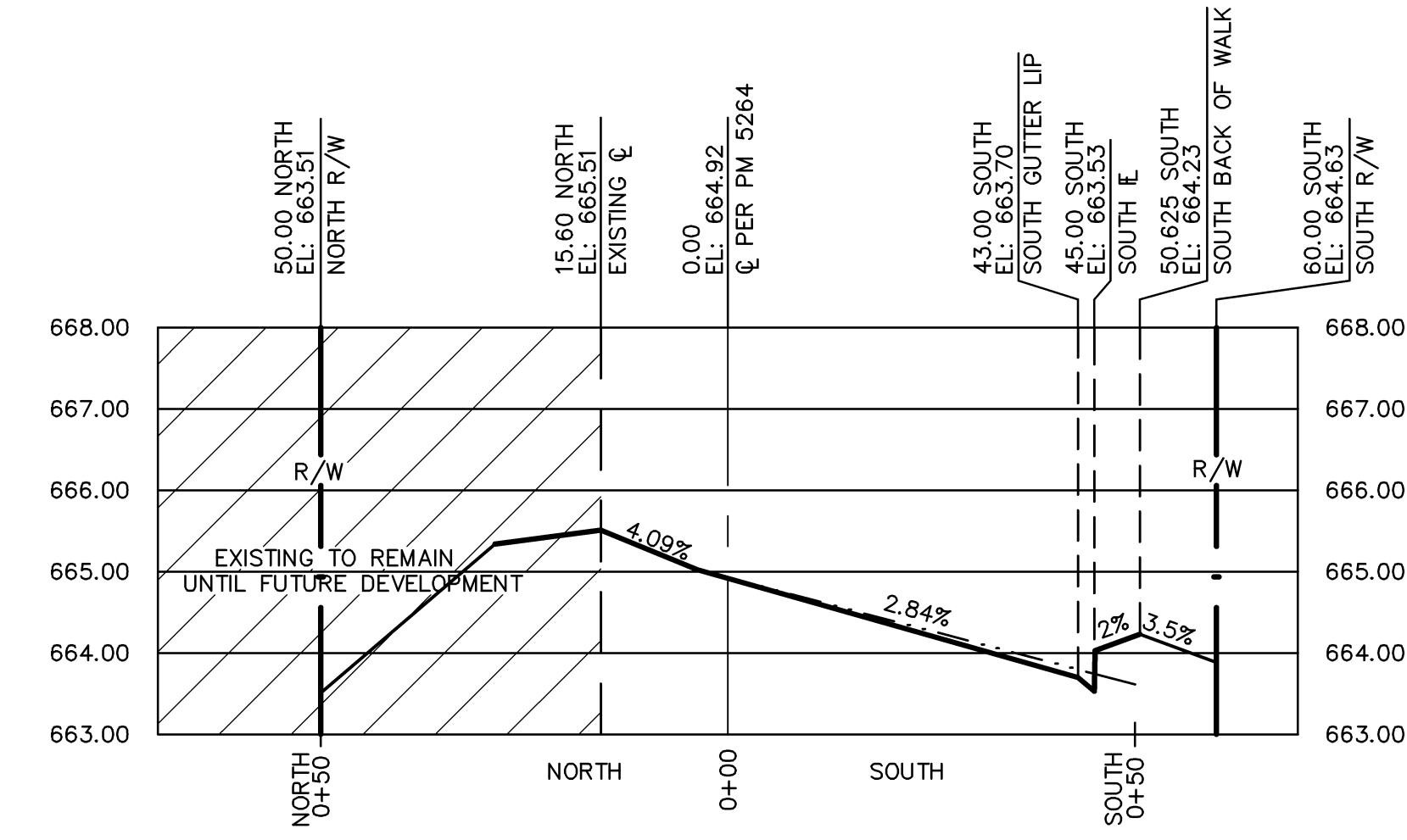
PROFILE OF EDISON HWY. (SOUTH OF CENTERLINE ONLY)

STATIONING
 FOUND NAIL & TIN AT INTERSECTION OF COMANCHE DR. AND EXISTING CENTERLINE OF EDISON HWY.
 STATION: 0+50.00

BENCH MARK
 N.G.S. NAV 88
 BENCHMARK, PID: FU3764
 5 INCH LOGO CAP NEAR STATE HIGHWAY 58 WEST ENTRANCE RAMP ± 50' NORTH ON COMANCHE DR.
 ELEVATION: 648.14

- AS-BUILT CENTERLINE
- EXISTING GRADE AT SOUTH PROPOSED FLOWLINE
- PROPOSED FLOWLINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED LIP

HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 2'



SECTION A @ STATION 10+22.01 EDISON HWY.

HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 2'

RUPINDER JHAJ
 ROAD IMPROVEMENTS
 EDISON HWY. & COMANCHE RD.
 BAKERSFIELD, CA.

DATE	ISSUED

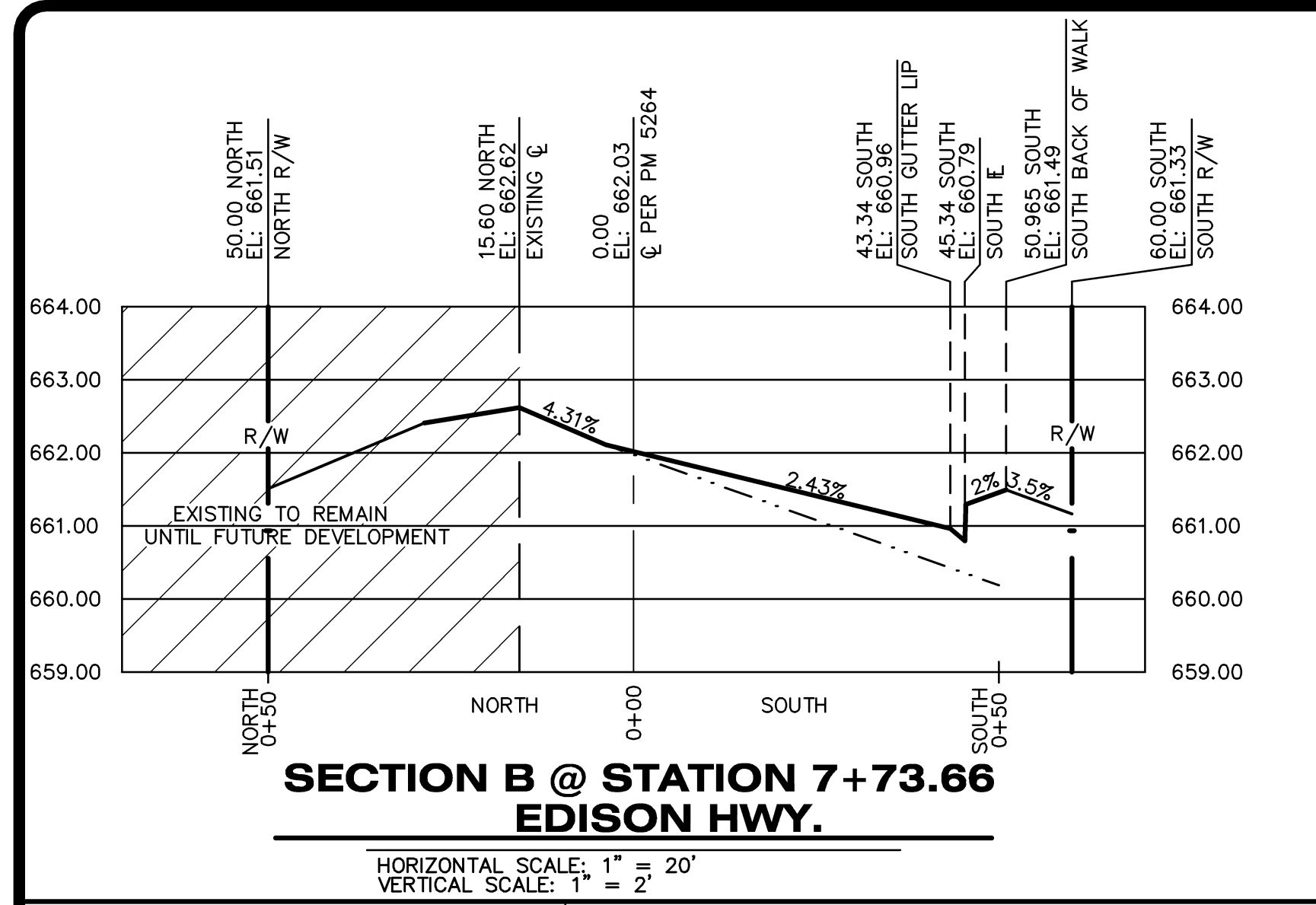
DATE	MARK	ISSUED

DWG. BY	J.D.A.
CHK'D BY	7/21/08
DATE	8459
FILE NO.	545915

EXP. 12/31/12

SHEET
R-1
 OF SHEET

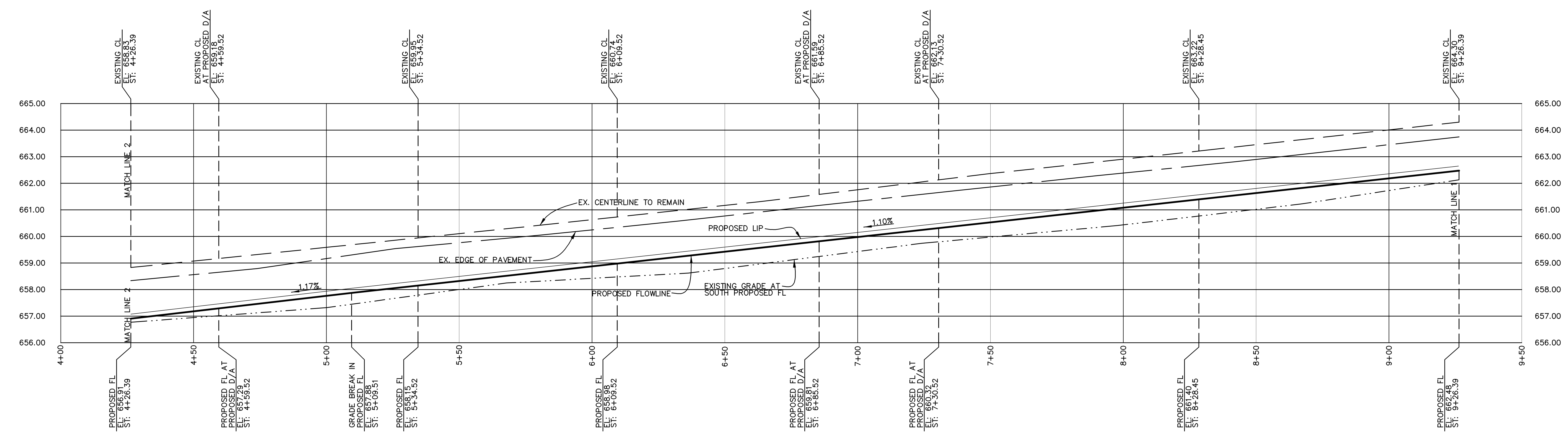
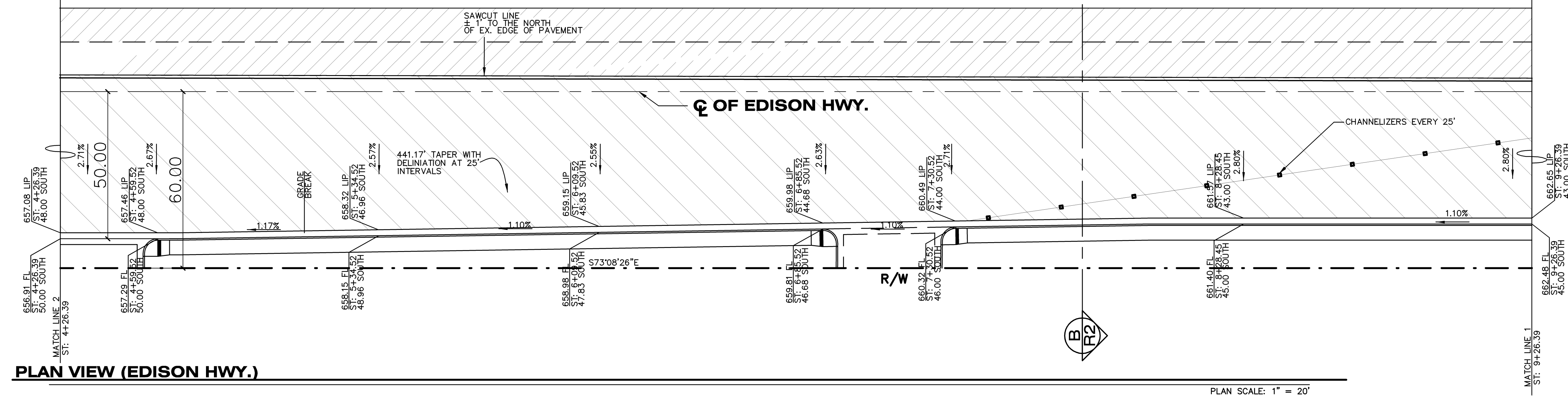
Pasquini Engineering
 Marc A. Pasquini Civil Engineer
 903 1/2 Street, Suite 300
 Bakersfield, CA. 93304
 Telephone: (661) 328-9600
 Fax: (661) 328-9030



STATIONING
FOUND NAIL & TIN AT
INTERSECTION OF COMANCHE DR.
AND EXISTING CENTERLINE OF
EDISON HWY.
STATION: 0+00.00

BENCH MARK
N.G.S. NAV 88
BENCHMARK, PID: FU3764
5 INCH LOGO CAP NEAR
STATE HIGHWAY 58 WEST
ENTRANCE RAMP ± 50'
NORTH ON COMANCHE DR.
ELEVATION: 648.14

- KEY:**
- PROPERTY CORNER
 - EX. ON-SITE STRUCTURES
 - EX. OFF-SITE STRUCTURES
 - EX. R/W
 - PROPOSED E
 - AS-BUILT C OF EDISON HWY.
 - Q PER PM 5264
 - PROPOSED CURB, GUTTER, AND SIDEWALK
 - EX. SEWER LINE
 - EX. WATER LINE
 - EX. ROAD
 - EX. CURB, GUTTER, & SIDEWALK
 - PROPOSED ROAD
 - PROPOSED SAWCUT LINE



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ROAD IMPROVEMENTS
EDISON HWY. & COMANCHE RD.
BAKERSFIELD, CA.

DATE	ISSUED

DATE	MARK	ISSUED

DWG. BY	J.D.A.
CHK'D BY	
DATE	7/21/08
JOB NO.	8458
FILE NO.	845815

EXP. 12/31/12

SHEET
R-2
OF SHEET

- NOTES:**
- EXISTING DRIVE APPROACHES TO REMAIN. NEW DRIVE APPROACHES TO BE IN CONFORMANCE WITH K.C. STDS (PLATE R-44)
 - ALL UTILITY LINES AND PIPES TO BE POTHOLED PRIOR TO CONSTRUCTION.
 - ALL SAWCUT LINES TO BE AS DIRECTED BY K.C. ROADS DEPARTMENT.

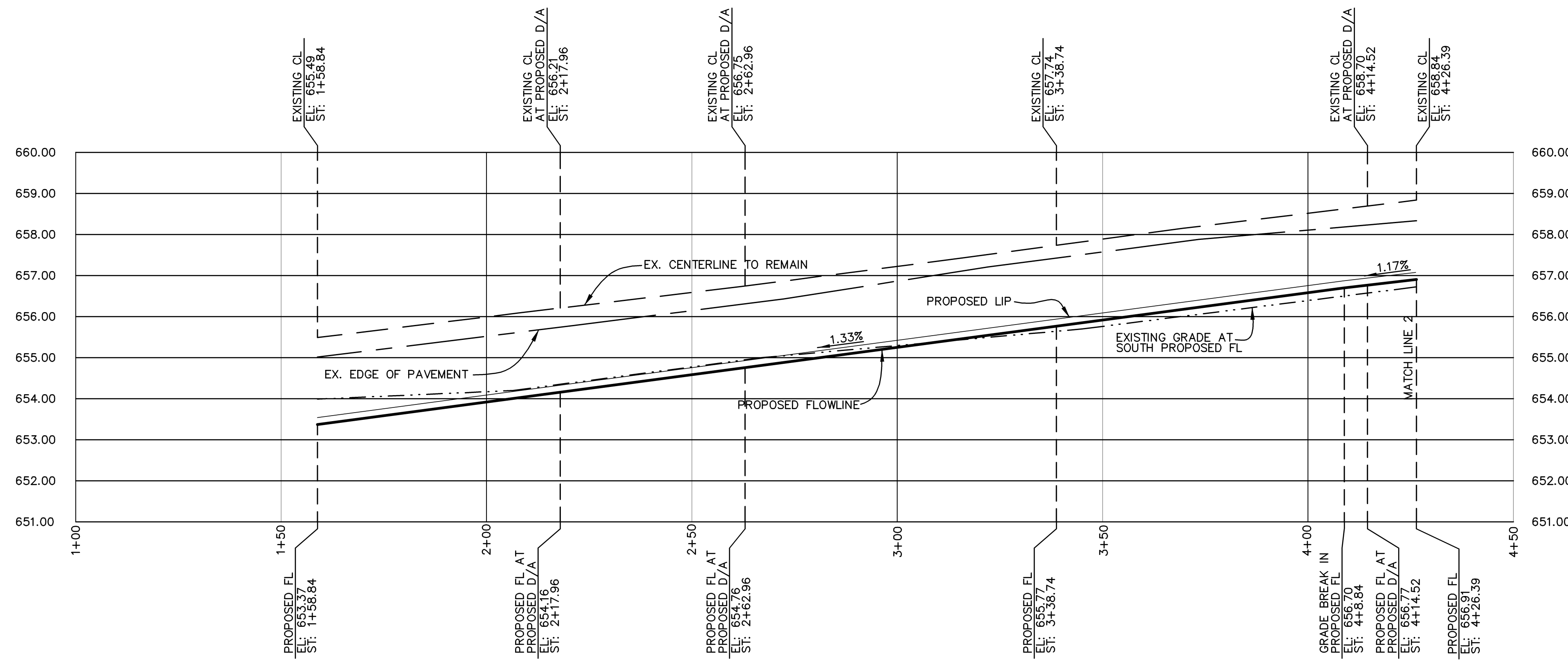
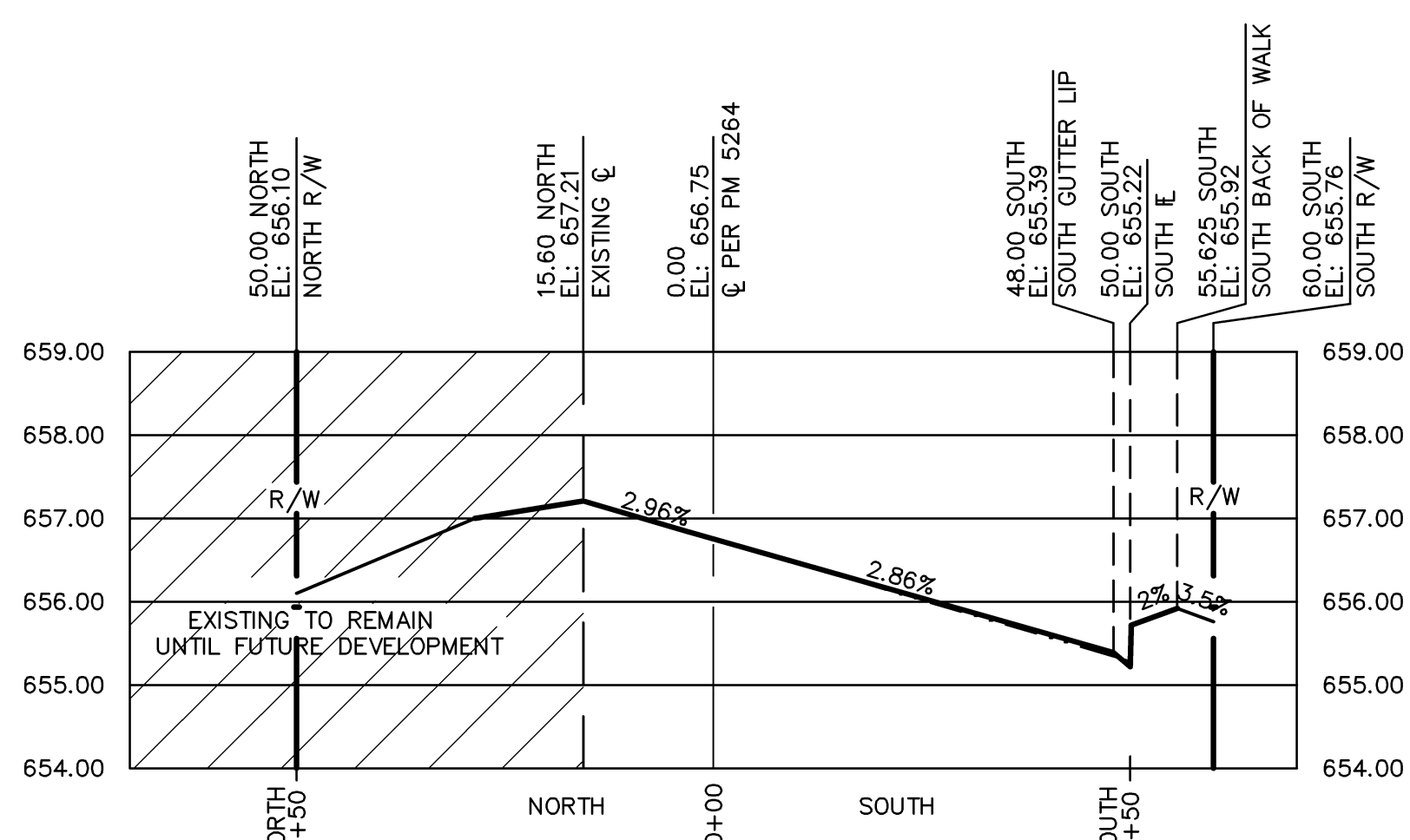
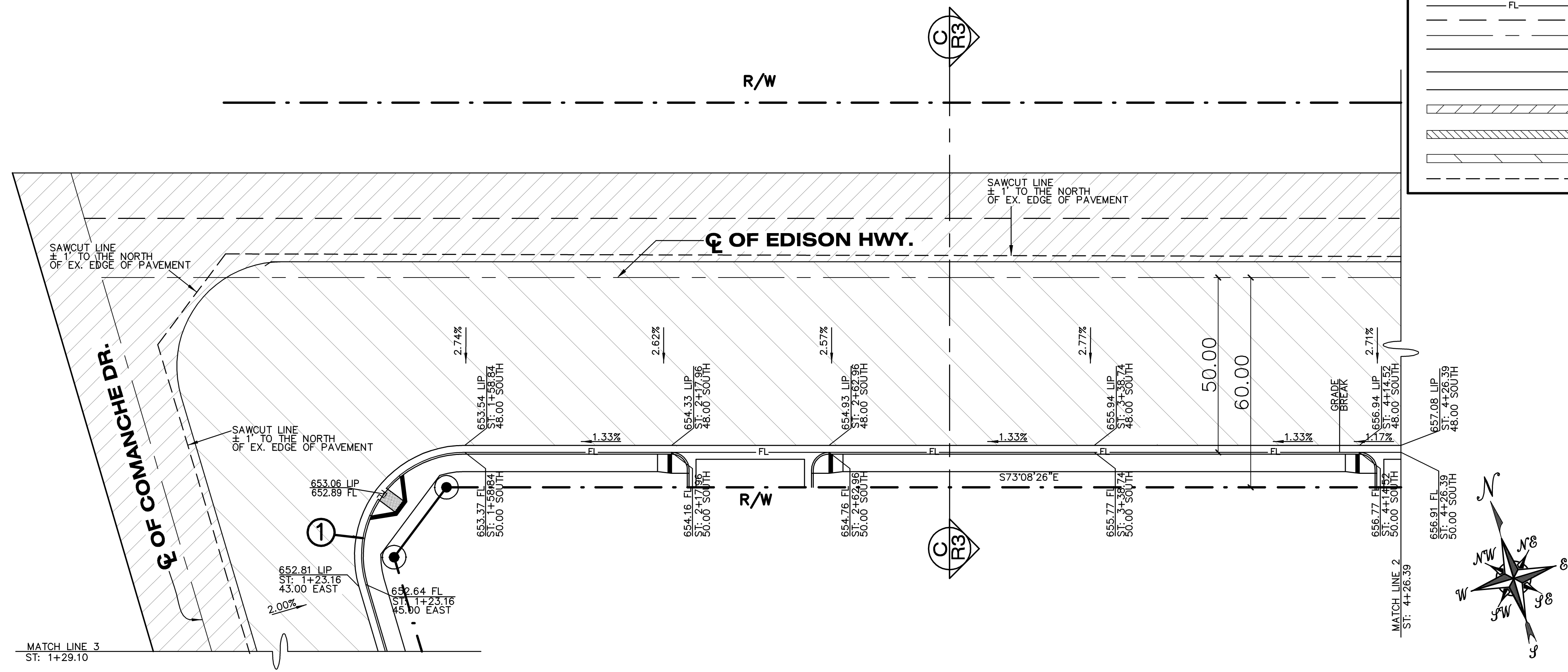
CURVE DATA TABLE

FL CURVE DATA

$\Delta = 106^{\circ}22'48"$
 $R = 29.50'$
 $T = 39.42'$
 $L = 54.77'$

KEY:

- PROPERTY CORNER
- PROPOSED ON-SITE STRUCTURES
- EX. ON-SITE STRUCTURES
- EX. OFF-SITE STRUCTURES
- EX. R/W
- PROPOSED E
- AS-BUILT C OF EDISON HWY.
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- PROPOSED CURB, GUTTER, AND SIDEWALK
- EX. SEWER LINE
- EX. WATER LINE
- EX. ROAD
- EX. CURB, GUTTER, & SIDEWALK
- PROPOSED ROAD
- PROPOSED SAWCUT LINE



PLAN PROFILE OF EDISON HWY. (SOUTH OF EXISTING CENTERLINE ONLY)

STATIONING
 FOUND NAIL & TIN AT INTERSECTION OF COMANCHE DR. AND EXISTING CENTERLINE OF EDISON HWY.
 STATION: 0+50.00

BENCH MARK
 N.G.S. NAV 88
 BENCHMARK, PID: FU3764
 5 INCH LOGO CAP NEAR STATE HIGHWAY 58 WEST ENTRANCE RAMP + 50' NORTH ON COMANCHE DR.
 ELEVATION: 648.14

AS-BUILT CENTERLINE
 EXISTING GRADE AT SOUTH PROPOSED FLOWLINE
 PROPOSED FLOWLINE
 EXISTING EDGE OF PAVEMENT
 PROPOSED LIP

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RUPINDER JHAJ
 ROAD IMPROVEMENTS
 EDISON HWY. & COMANCHE RD.
 BAKERSFIELD, CA.

DATE	ISSUED	
DATE	MARK	ISSUED

DWG. BY	J.D.A.
CHK'D BY	
DATE	7/21/08
JOB NO.	8459
FILE NO.	845915

EXP. 12/31/12

SHEET
R-3
 OF SHEET

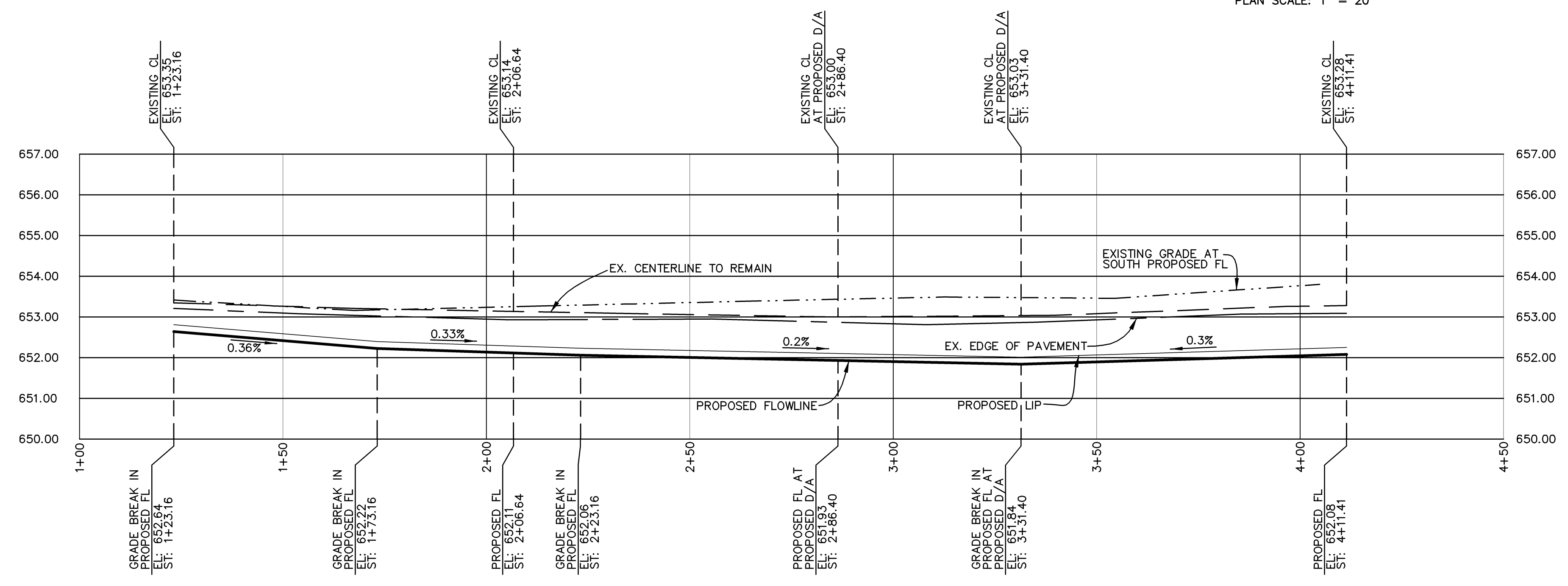
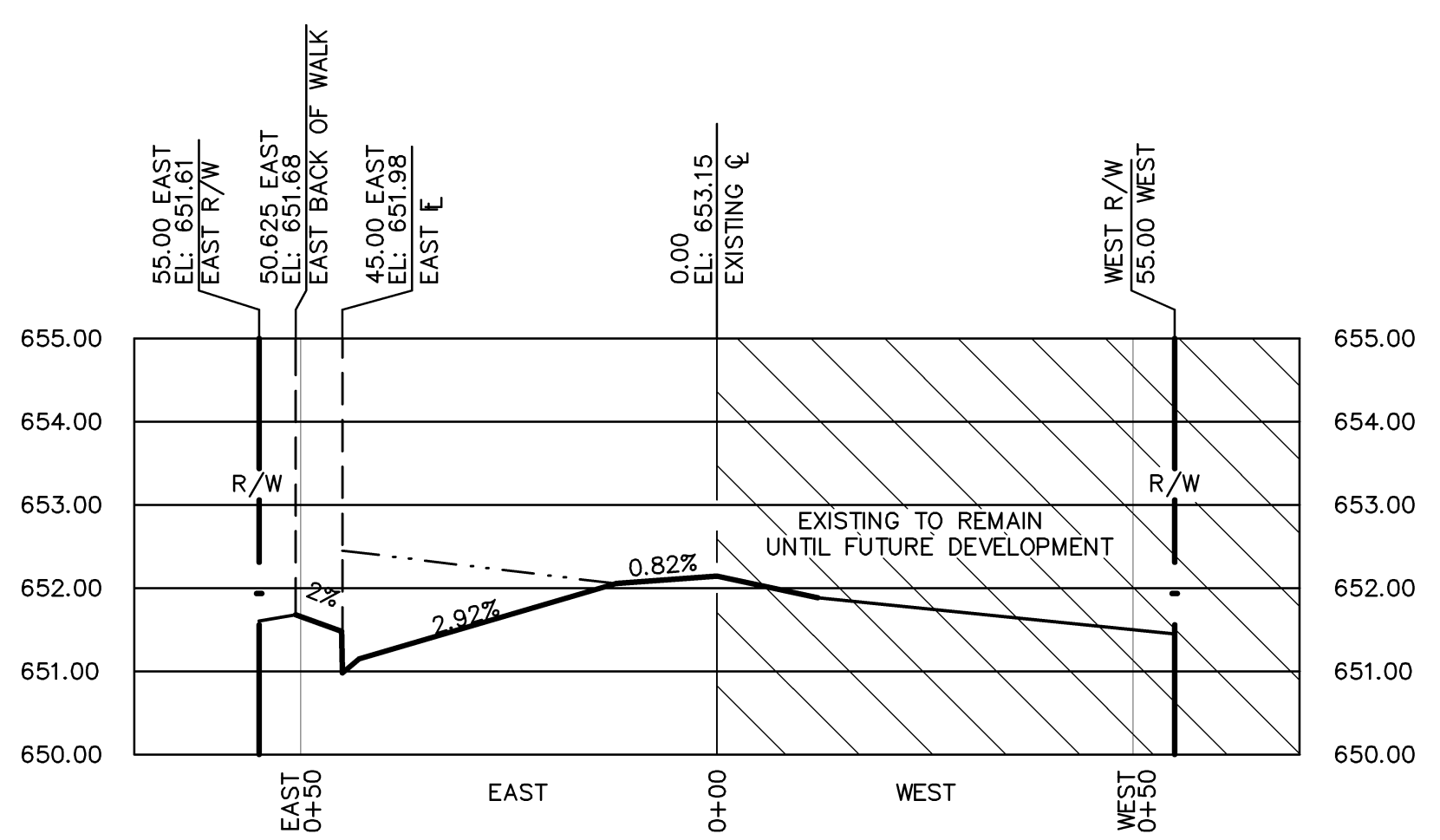
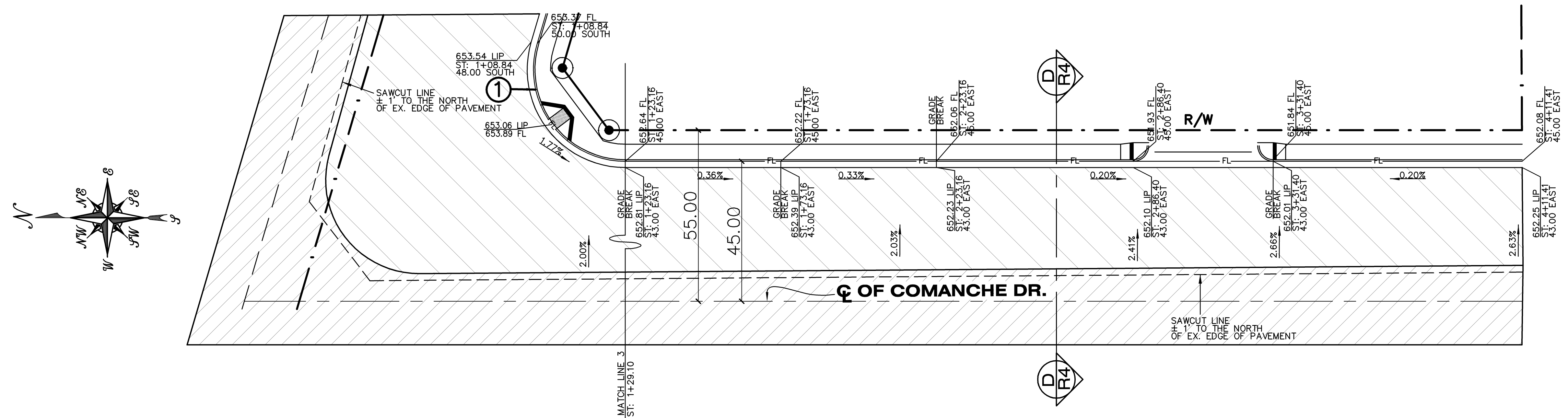
- NOTES:**
- EXISTING DRIVE APPROACHES TO REMAIN. NEW DRIVE APPROACHES TO BE IN CONFORMANCE WITH K.C. STDS (PLATE R-44)
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CURVE DATA TABLE

FL CURVE DATA
$\Delta = 106^{\circ}22'48''$
$R = 29.50'$
$T = 39.42'$
$L = 54.77'$

KEY:

	PROPERTY CORNER
	PROPOSED ON-SITE STRUCTURES
	EX. ON-SITE STRUCTURES
	EX. OFF-SITE STRUCTURES
	EX. R/W
	PROPOSED E
	AS-BUILT C OF EDISON HWY.
	C PER PM 5264
	PROPOSED CURB, GUTTER, AND SIDEWALK
	EX. SEWER LINE
	EX. WATER LINE
	EX. ROAD
	EX. CURB, GUTTER, & SIDEWALK
	PROPOSED ROAD
	PROPOSED SAWCUT LINE



STATIONING FOUND NAIL & TIN AT INTERSECTION OF COMANCHE DR. AND EXISTING CENTERLINE OF EDISON HWY. STATION: 0+50.00	BENCH MARK N.G.S. NAV 88 BENCHMARK, PID: FU3764 5 INCH LOGO CAP NEAR STATE HIGHWAY 58 WEST ENTRANCE RAMP + 50' NORTH ON COMANCHE DR. ELEVATION: 648.14	AS-BUILT CENTERLINE EXISTING GRADE AT SOUTH PROPOSED FLOWLINE PROPOSED FLOWLINE EXISTING EDGE OF PAVEMENT PROPOSED LIP
--	---	--

Pasquini Engineering
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RUPINDER JHAJ
ROAD IMPROVEMENTS
EDISON HWY. & COMANCHE DR.
BAKERSFIELD, CA.

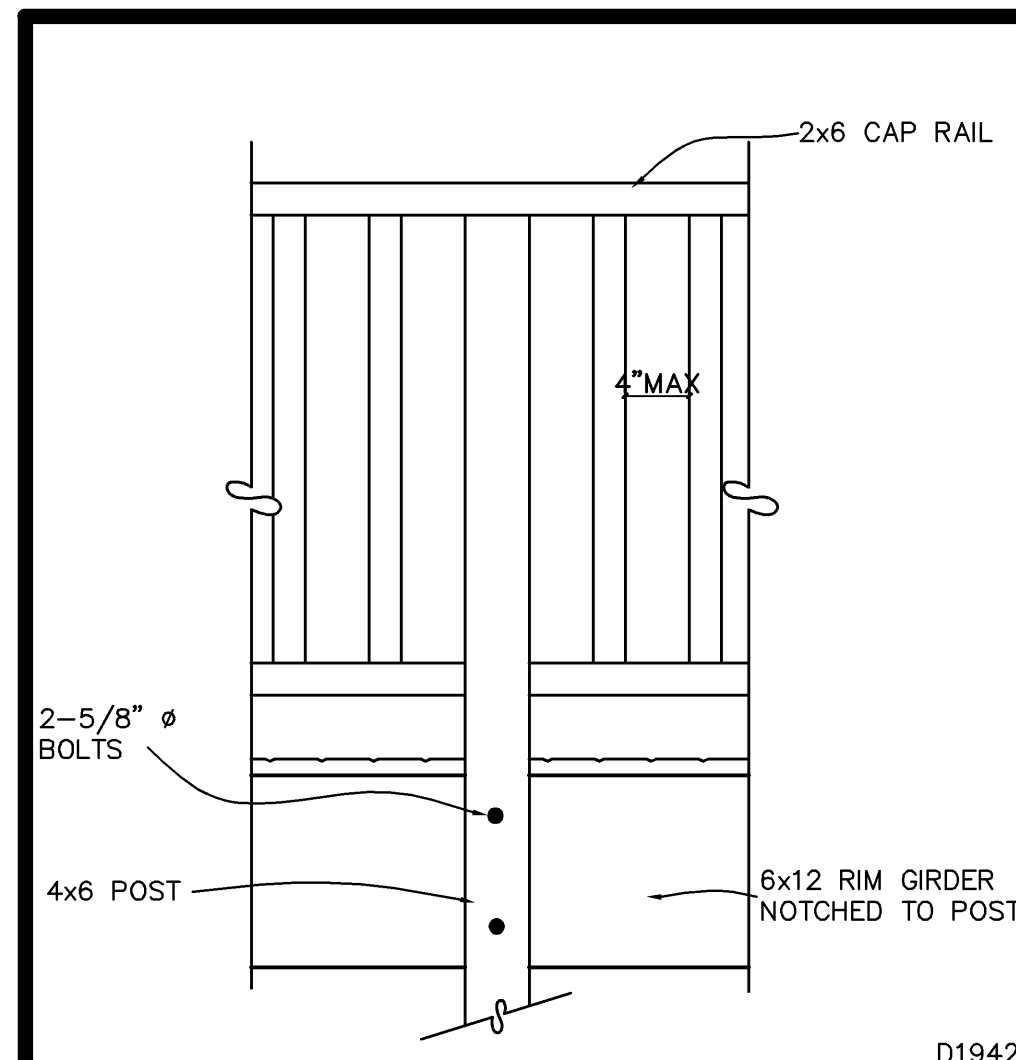
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DATE	MARK	ISSUED

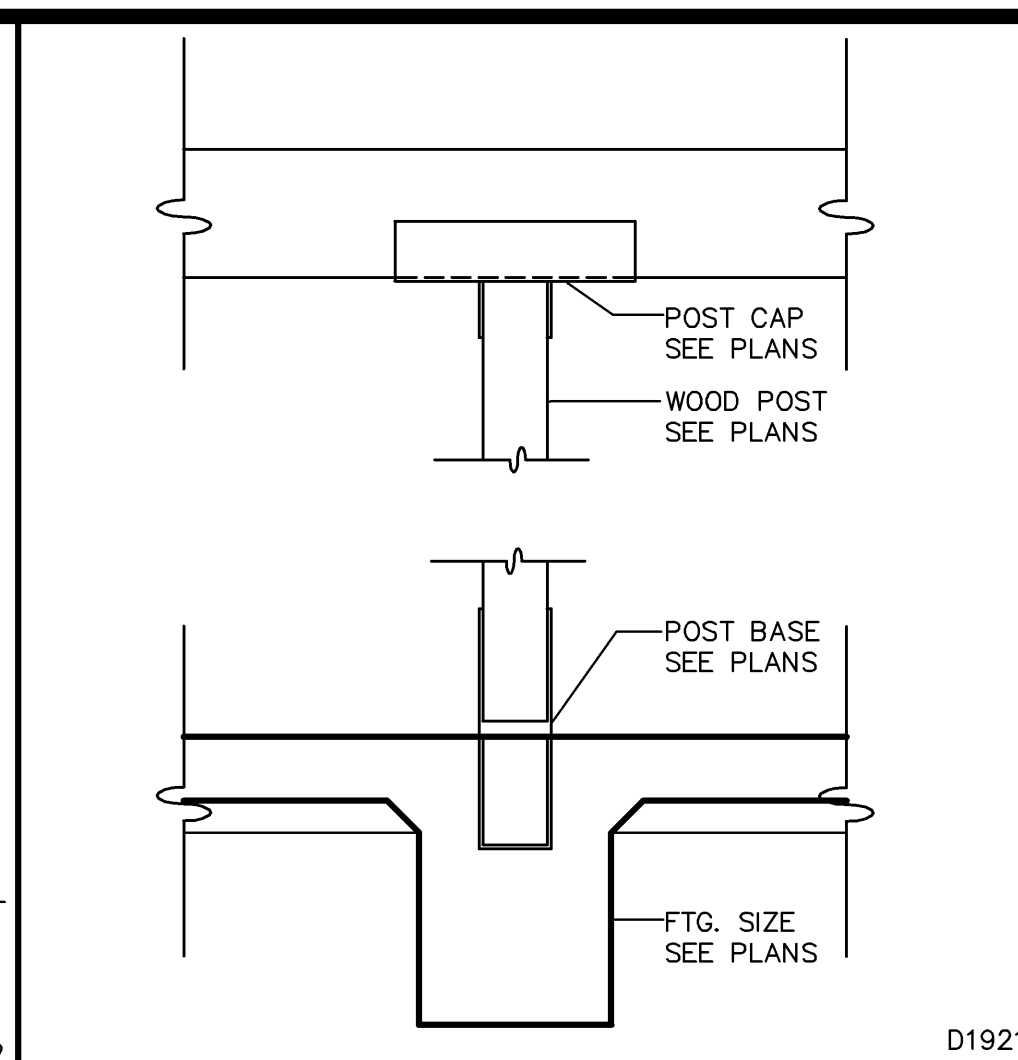
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CHK'D BY	
DATE	7/21/08
JOB NO.	8459
FILE NO.	845915

EXP. 12/31/12

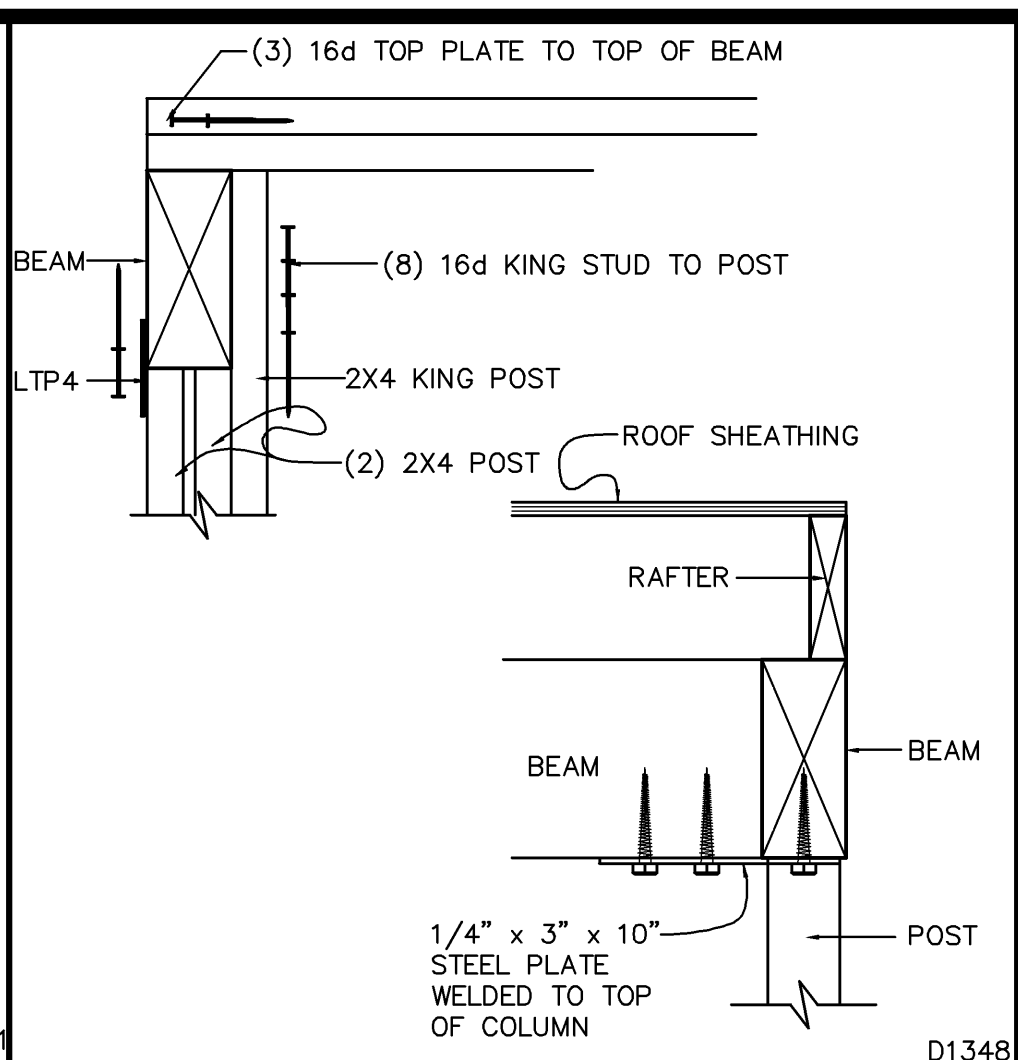
SHEET
R-4
OF SHEET



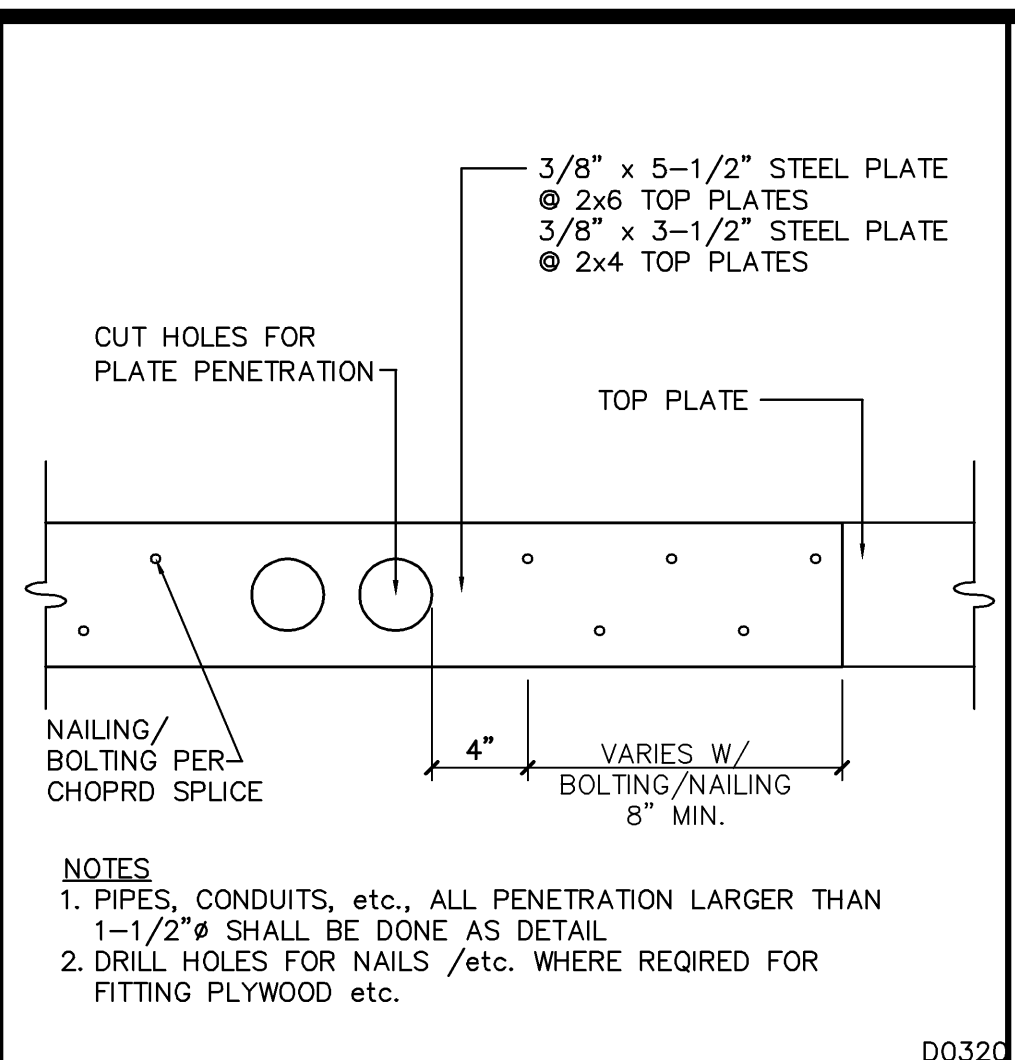
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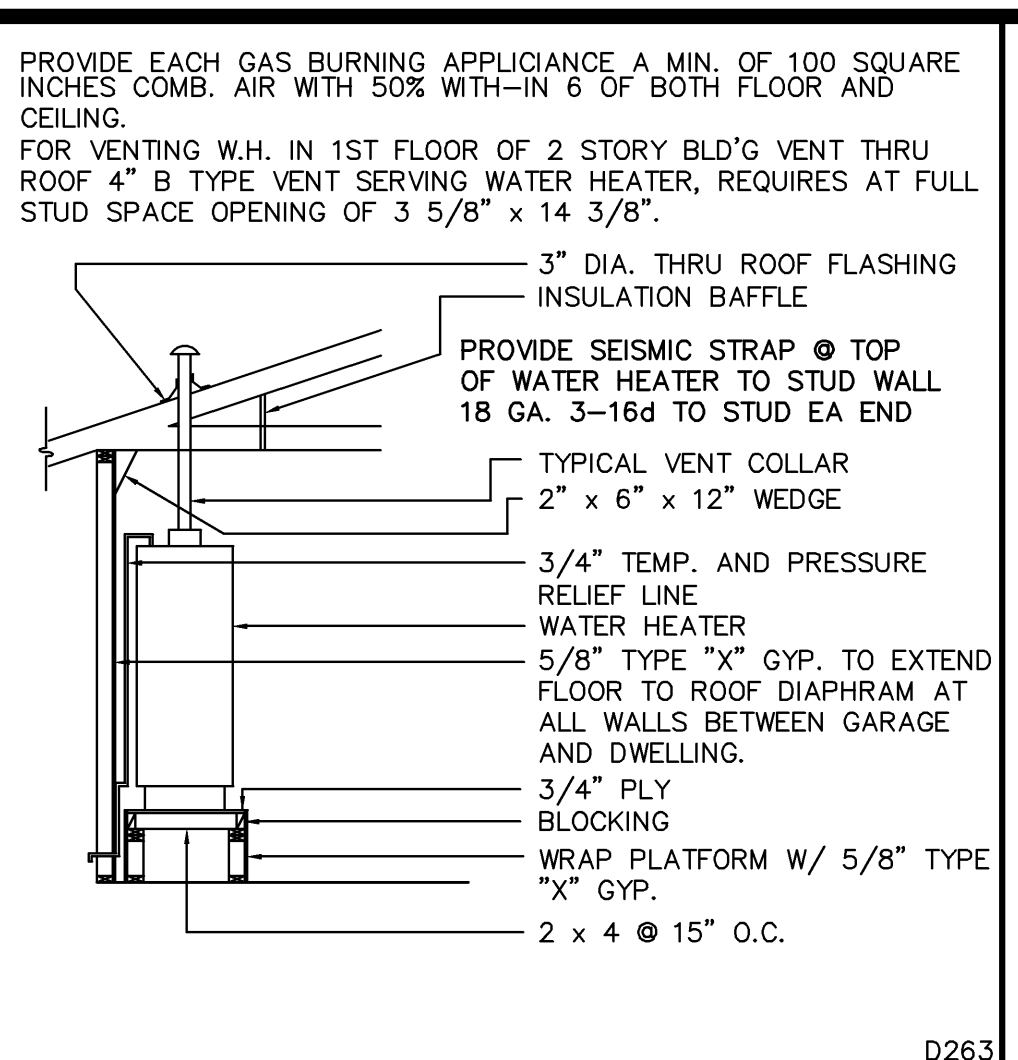
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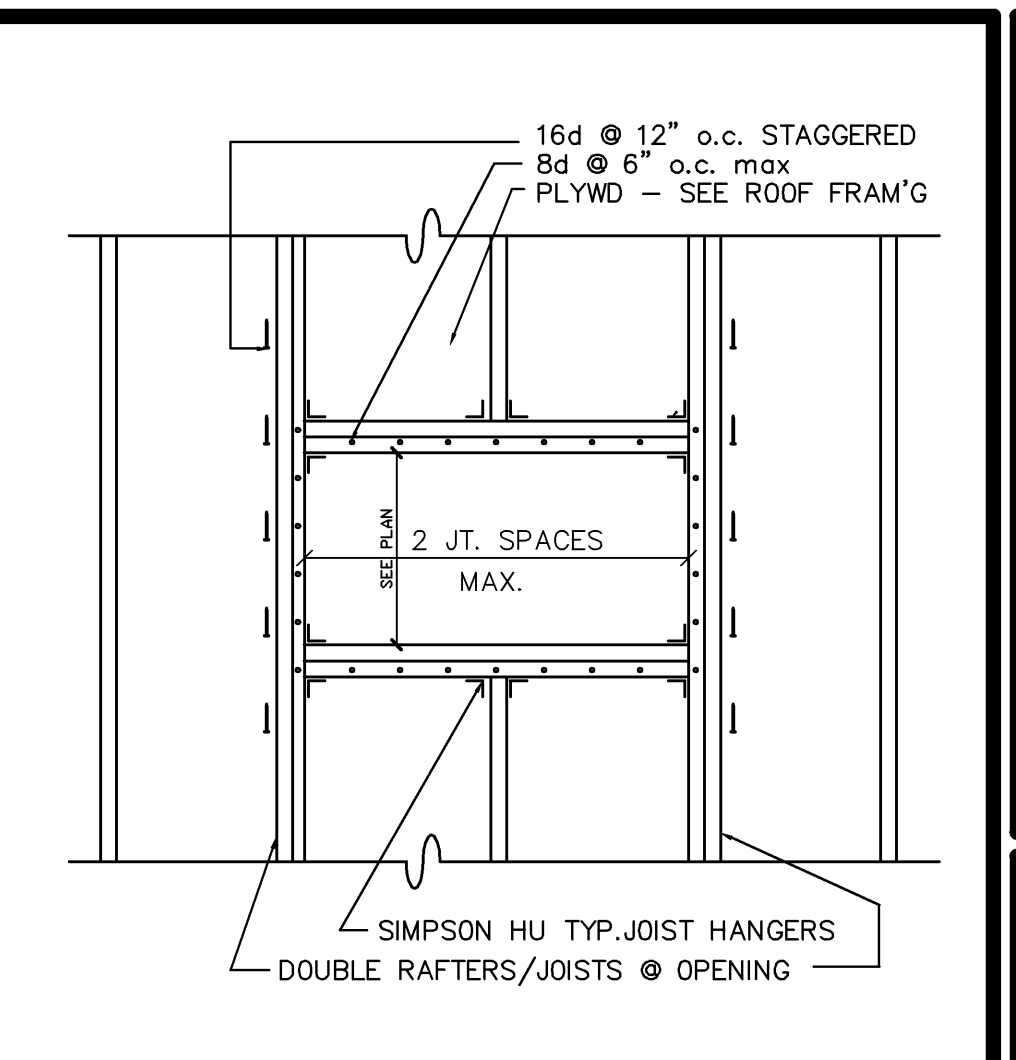
D1348



D0320



D263



PASQUINI ENGINEERING INCORPORATED
 603 H Street Suite 300
 Bakersfield, CA 93304
 Telephone: (805) 328-9600
 Fax: (805) 328-9600

22 DECK RAIL 1"

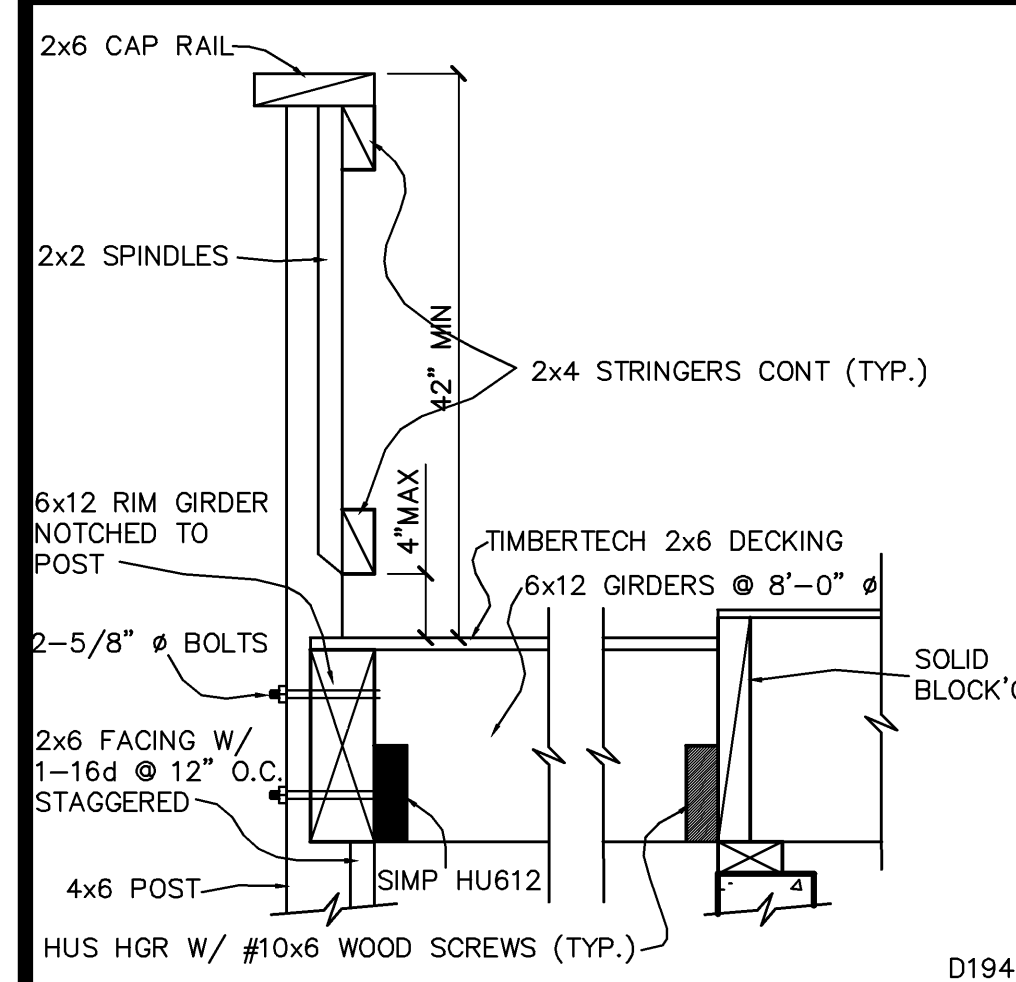
19 POST DETAIL 1"

16 BEAM TO COLUMN CONN. 1 1/2"

11 TOP PLATE PENETRATION 1 1/2"

7 WATER HEATER VENT 1/4"

3 FRAMING AT OPENING TYP. 1/2"

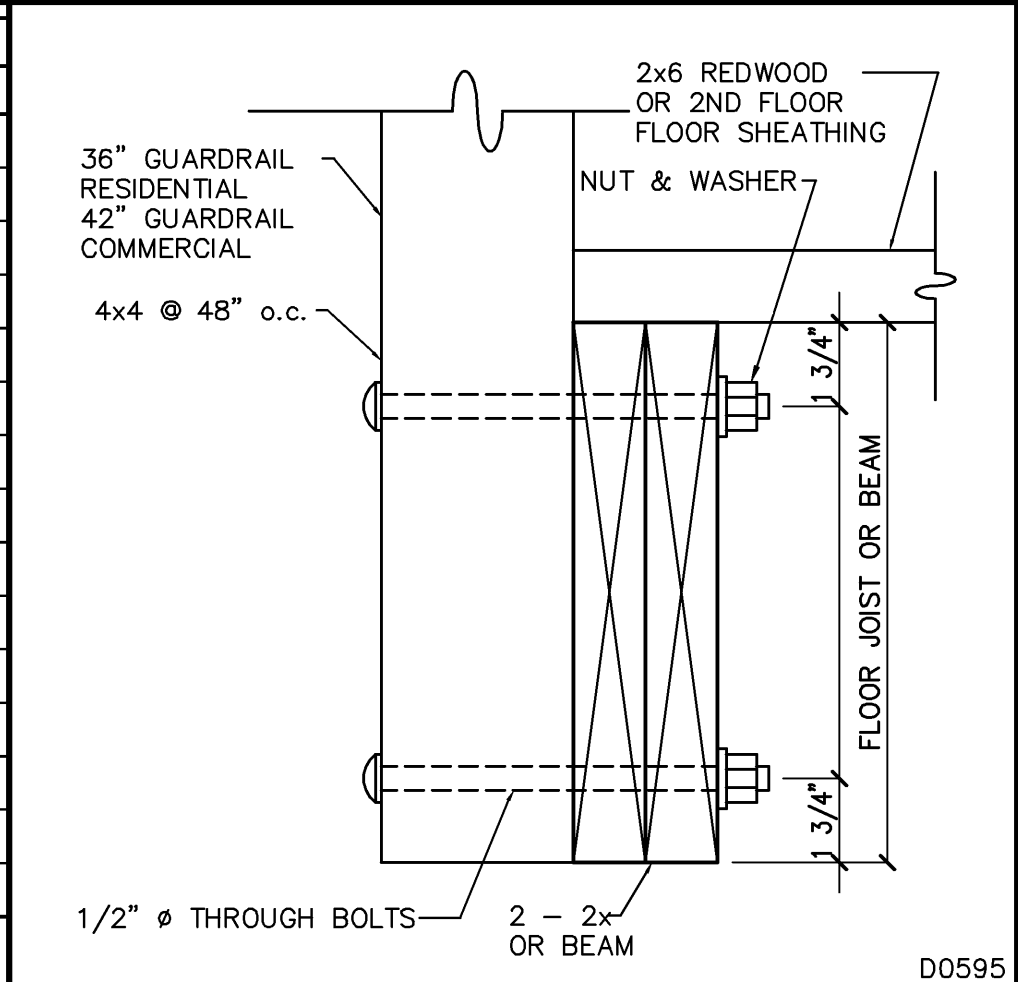


D1943

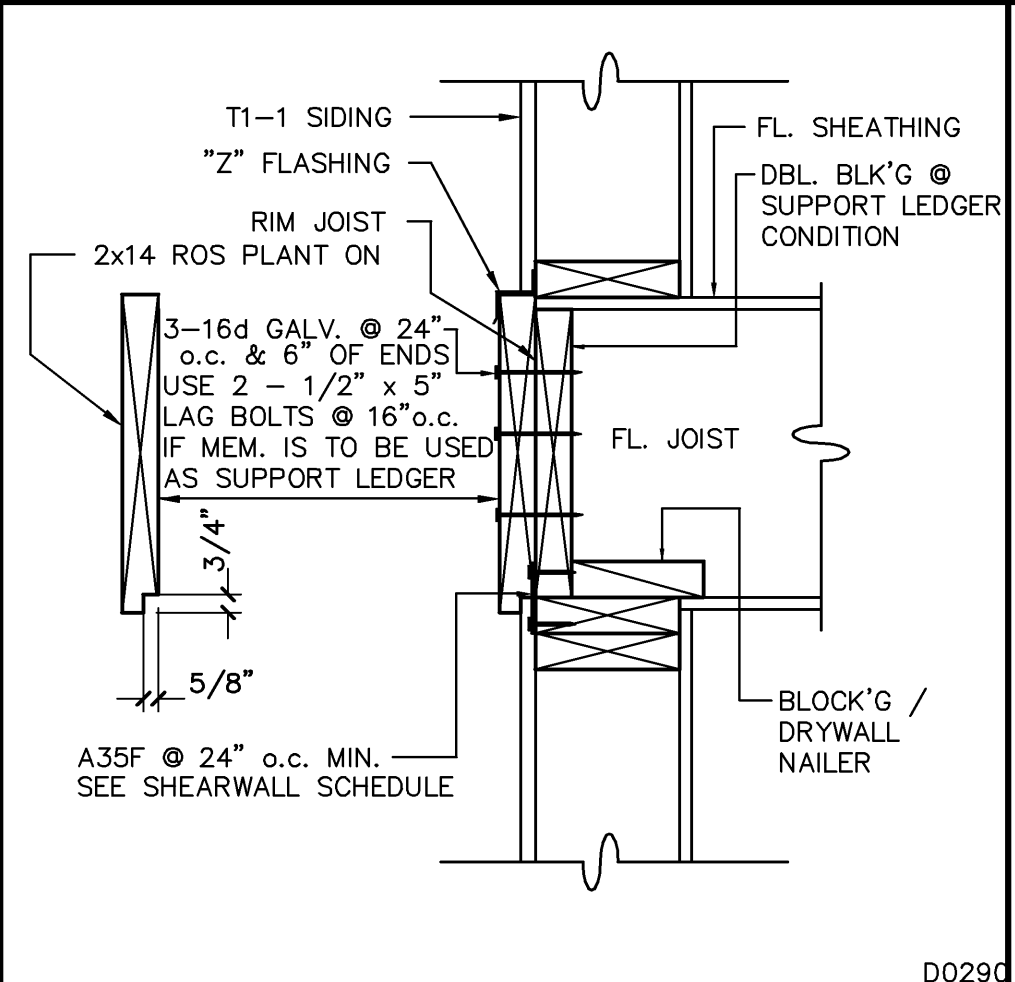
CEILING JOIST SPAN CHART

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"
2x6 DF #2	24.0" o.c.	9'-10"
	12.0" o.c.	19'-6"
	16.0" o.c.	17'-8"
2x8 DF #2	24.0" o.c.	15'-6"
	12.0" o.c.	25'-8"
	16.0" o.c.	23'-4"
2x10 DF #2	19.2" o.c.	21'-11"
	24.0" o.c.	20'-5"
	24.0" o.c.	26'-0"

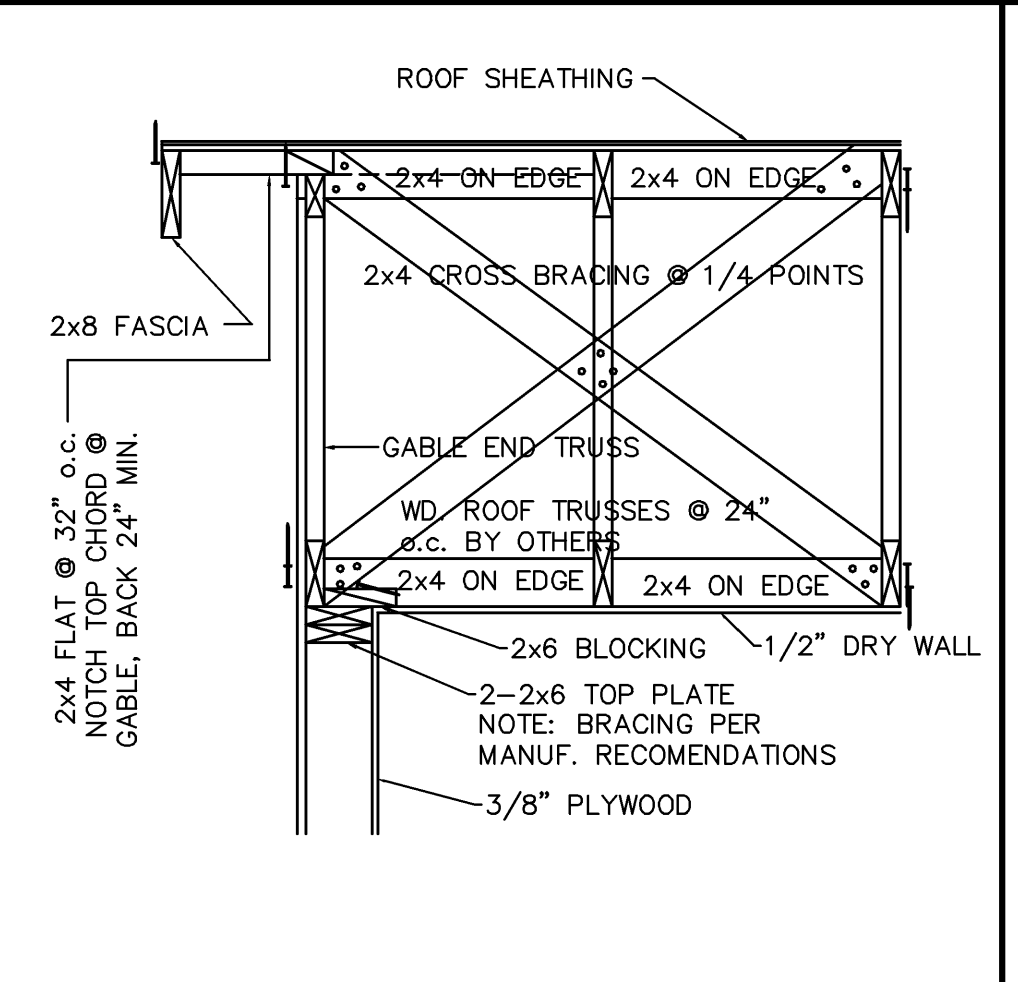
D1559



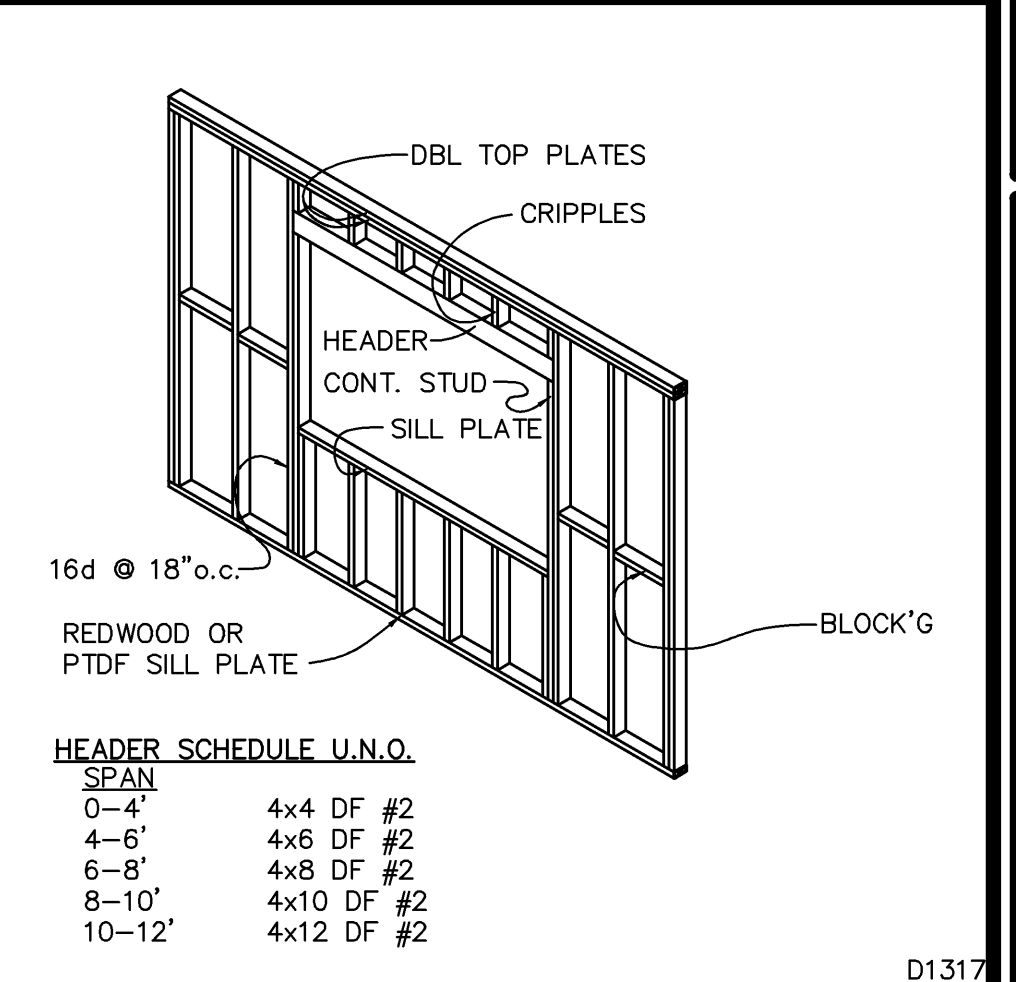
D0595



D0290



D495



D1317

21 DECK RAIL ELEVATION 1"

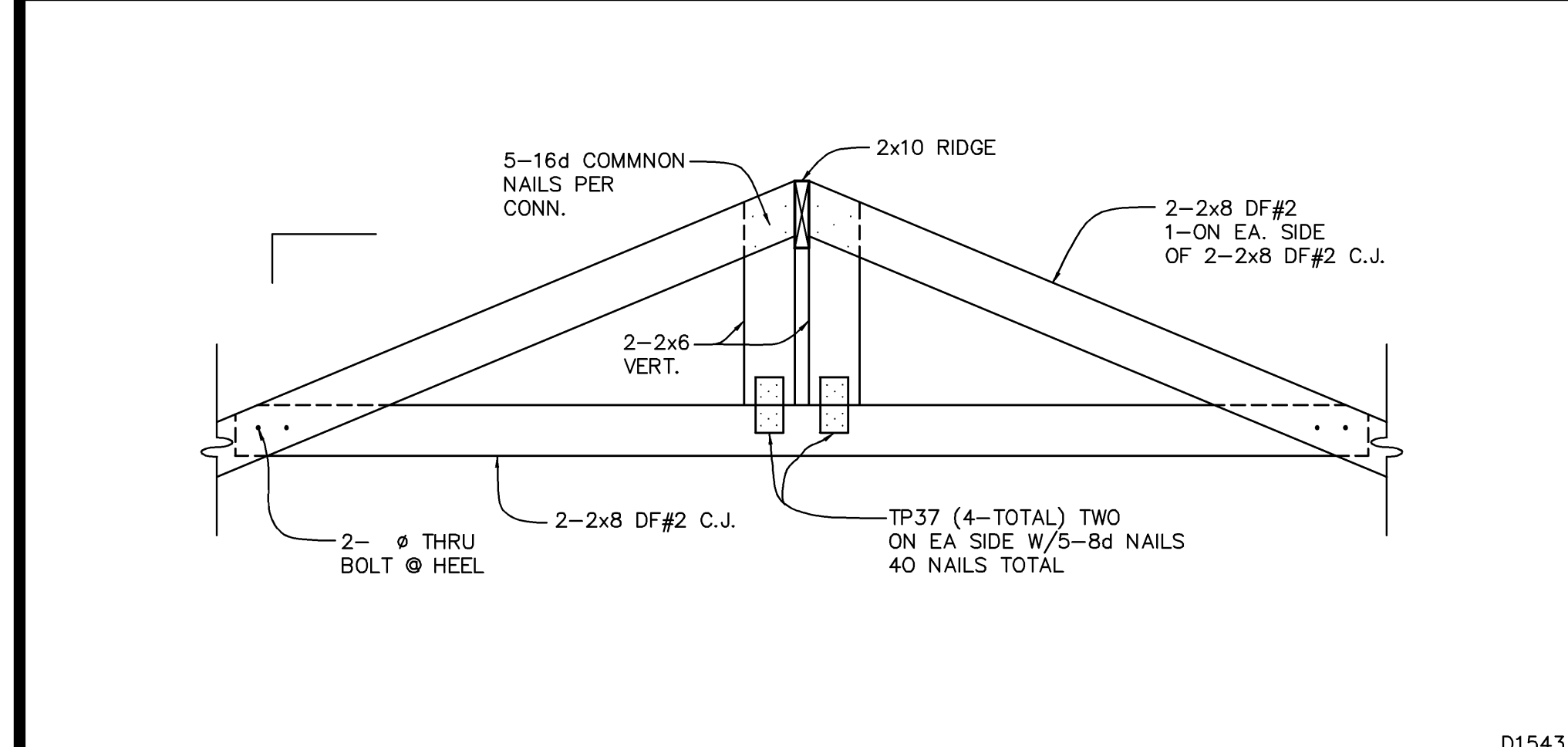
19 CEILING JOIST CHART 1/4"

15 GUARDRAIL POST CONN. 3"

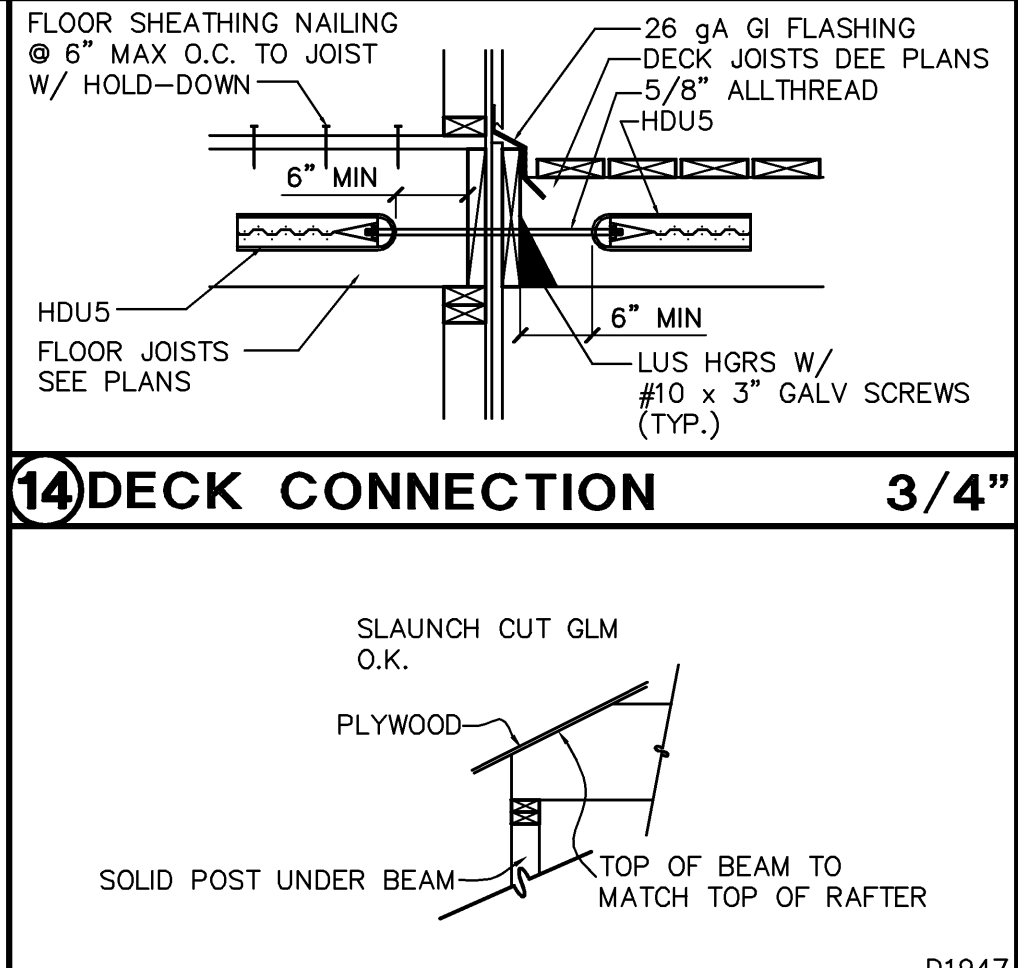
10 PLANT-ON DETAIL 1 1/2"

6 KICKER DETAIL 3/4"

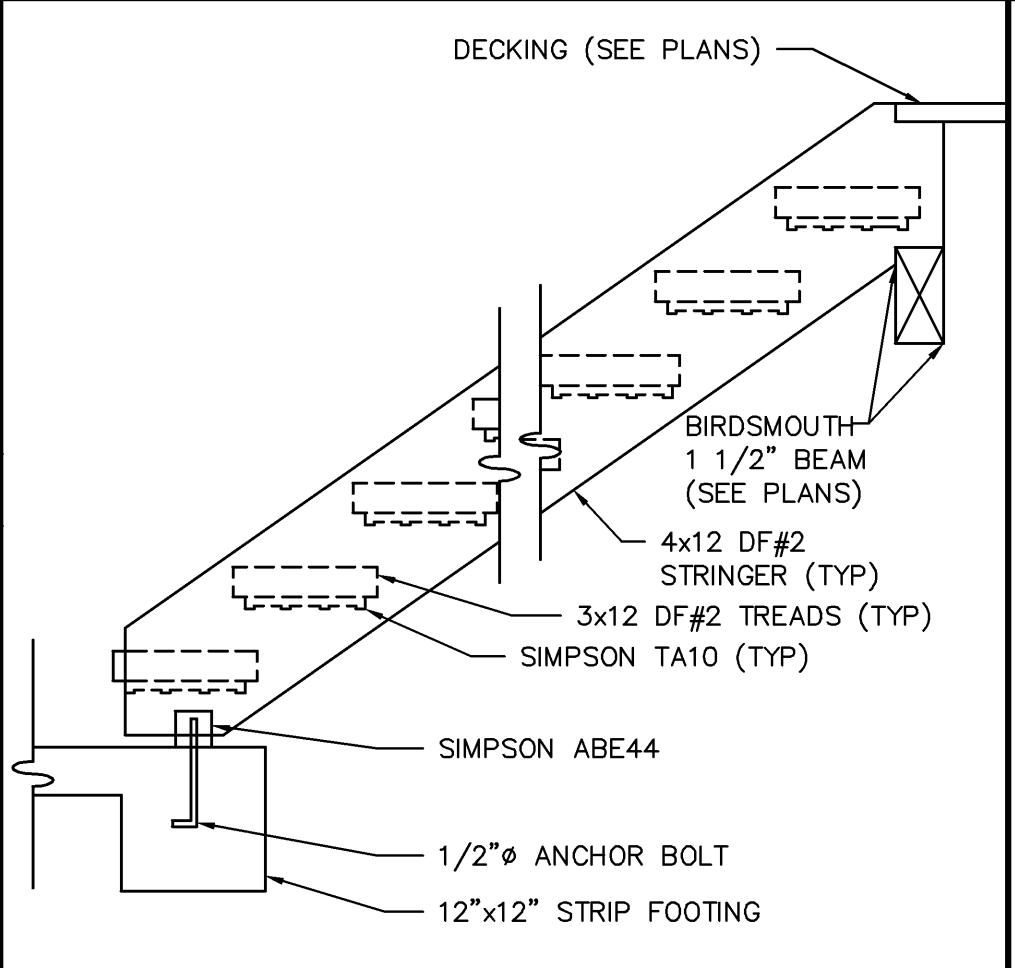
2 WINDOW FRAMING 1/4"



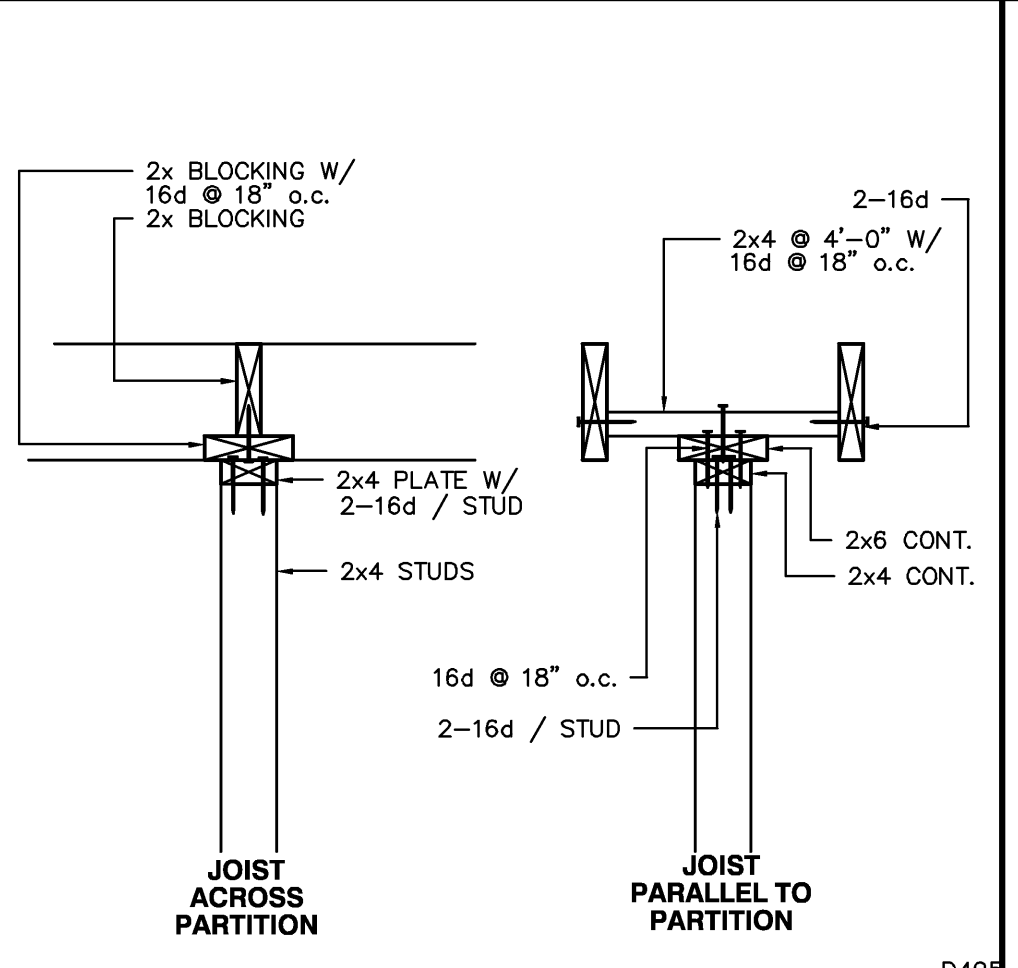
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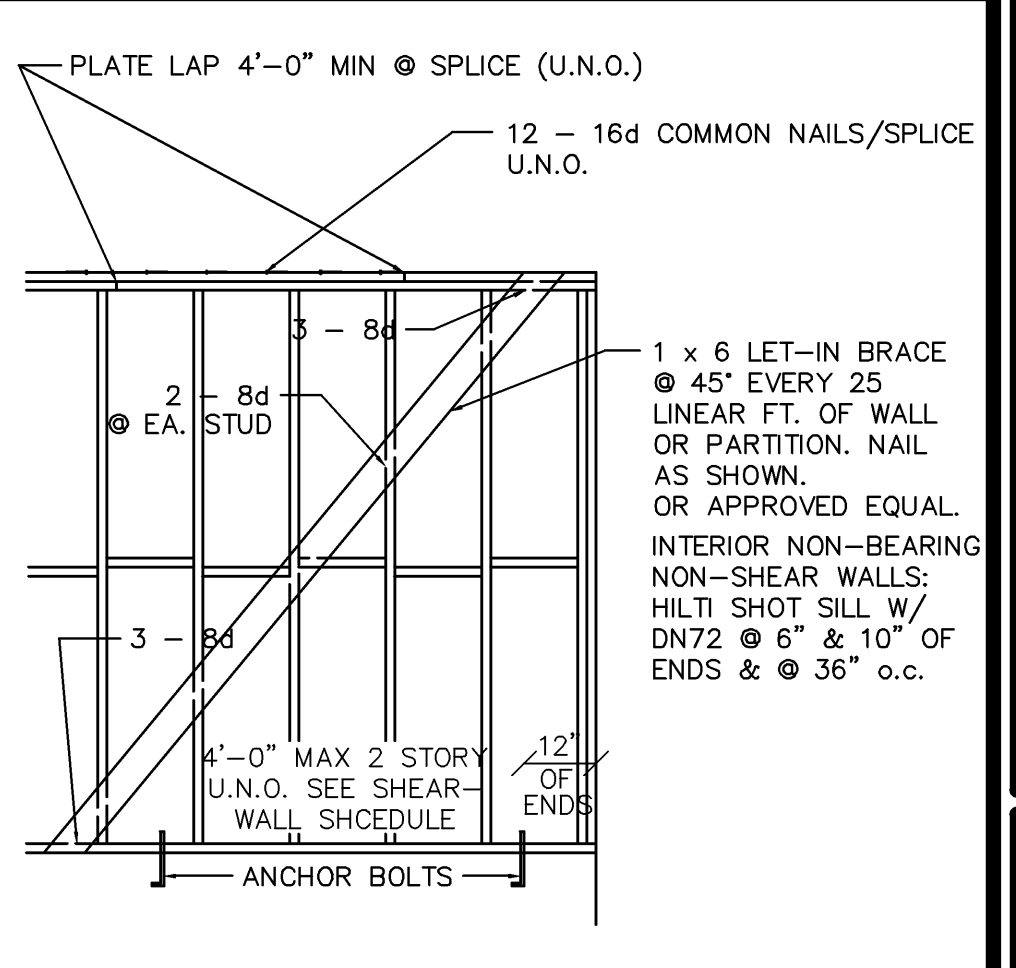
D1947



D1349



D495



D495

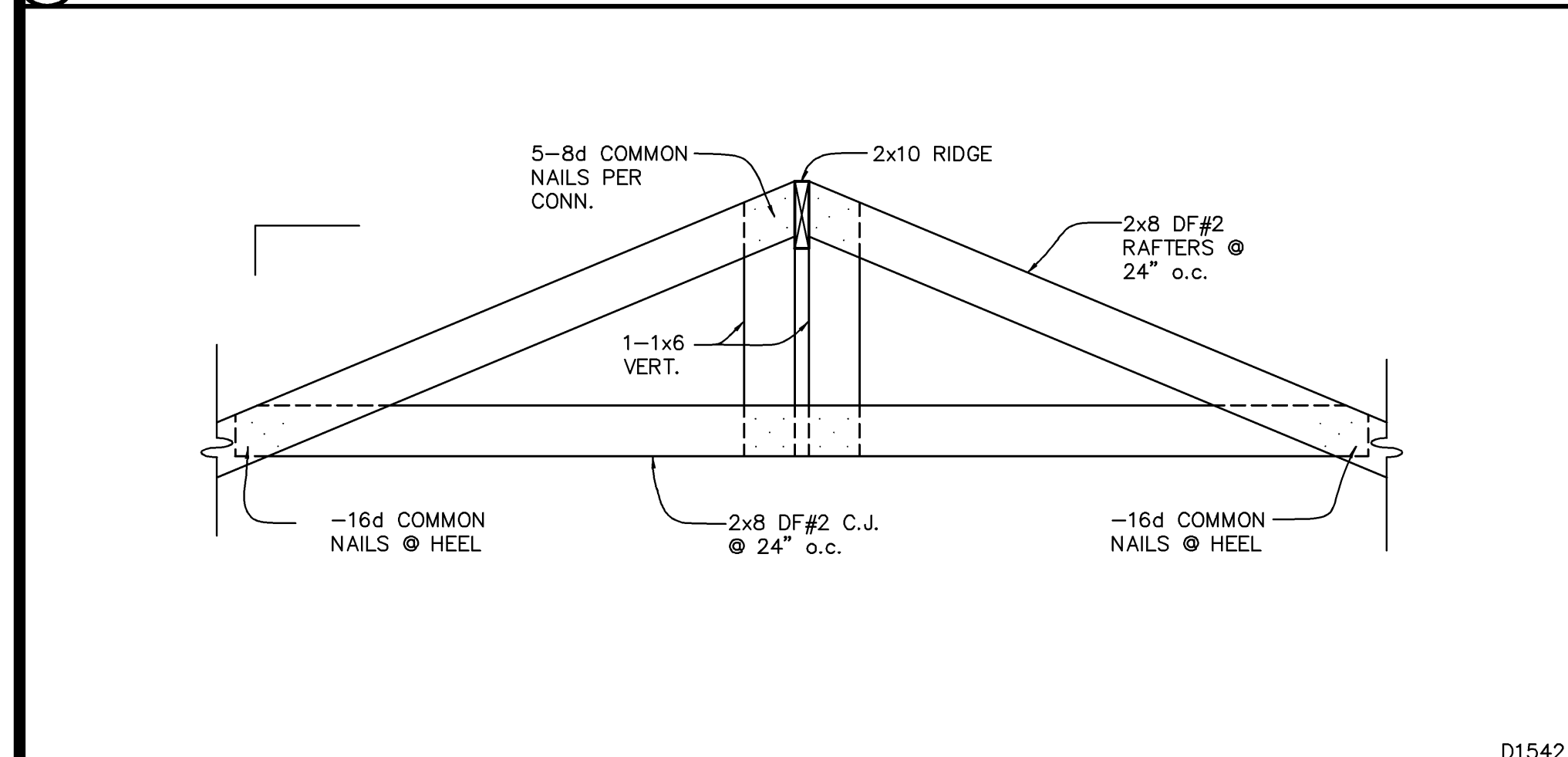
18 GT1 GIRDER TRUSS 3/4"

13 SLAUNCH CUT GLM 1 1/2"

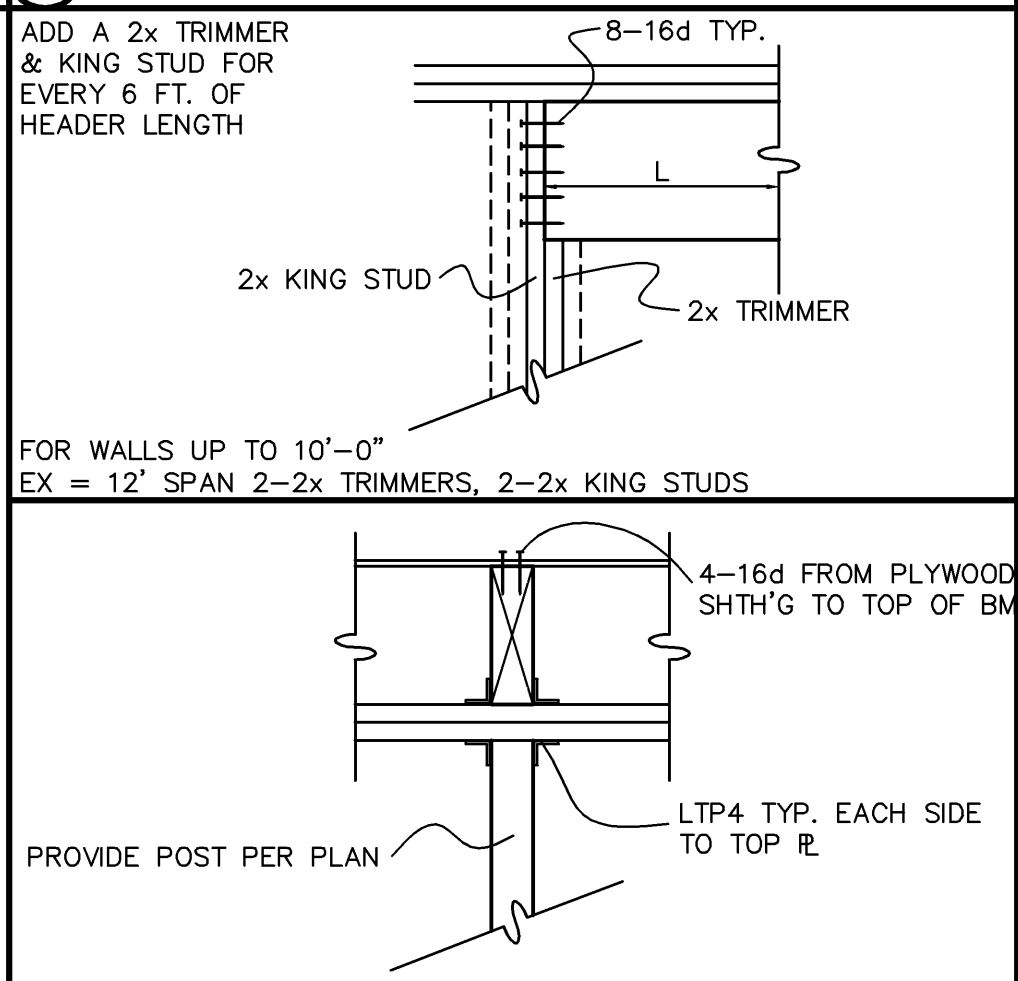
9 EXT. STAIR DETAIL 3/4"

5 INTERIOR PARTITION 1"

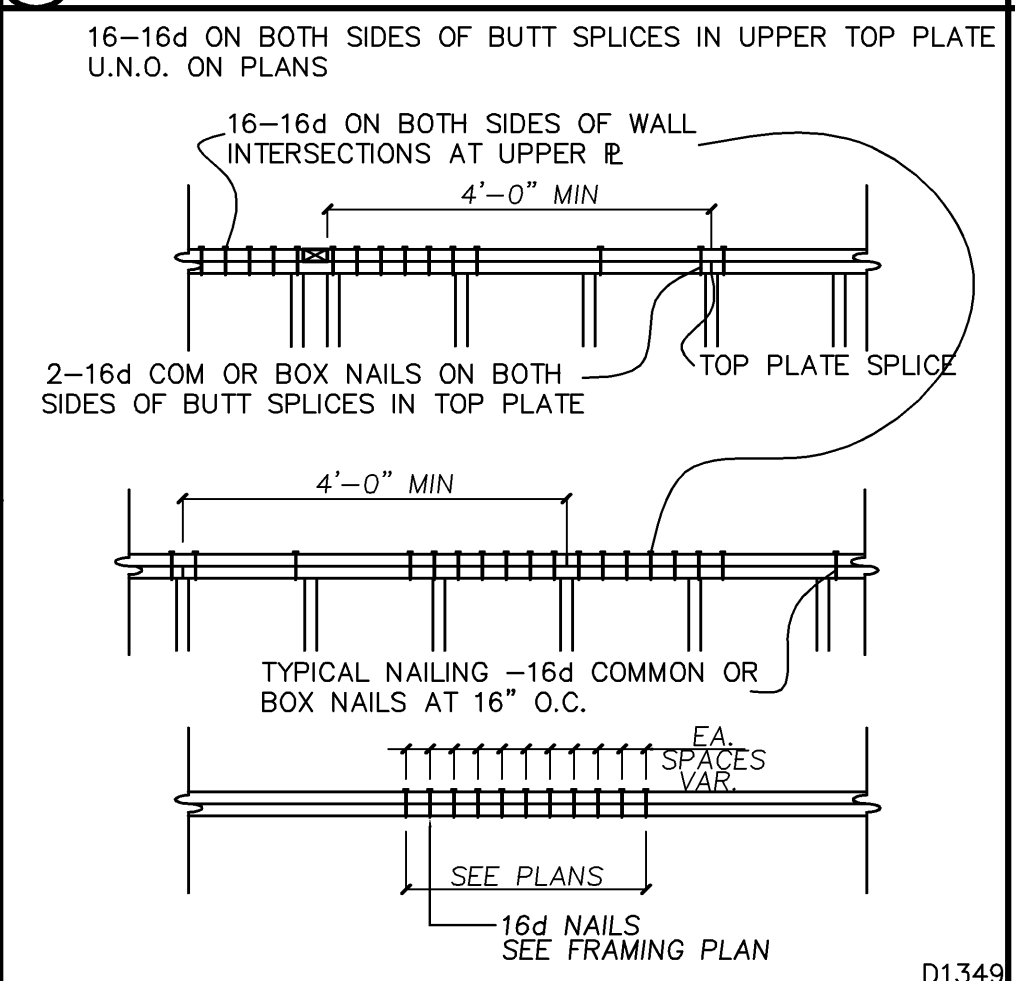
1 STUD WALL FRAMING 3/8"



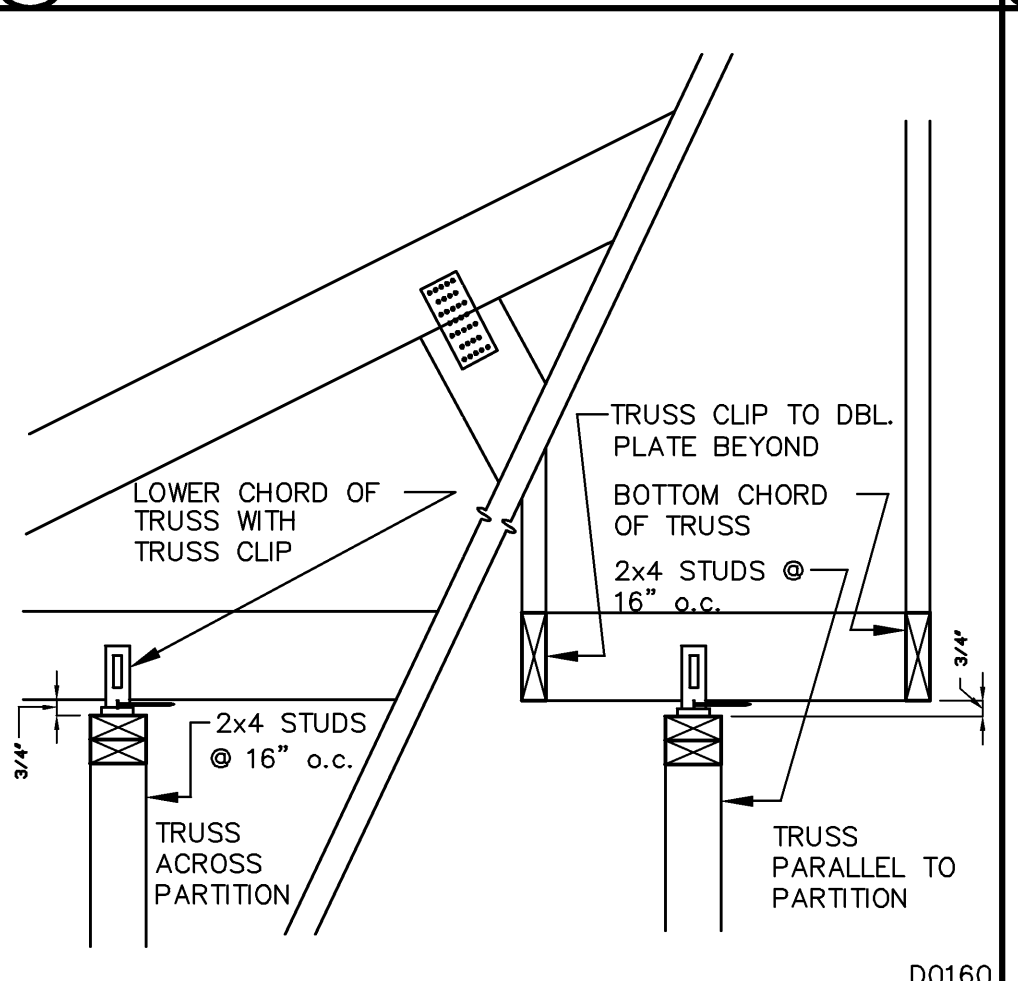
D1542



D1542



D1349



D0160

17 T1 CARPENTER TRUSS 3/4"

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

8 CHORD SPLICE (TYP.) 1/2"

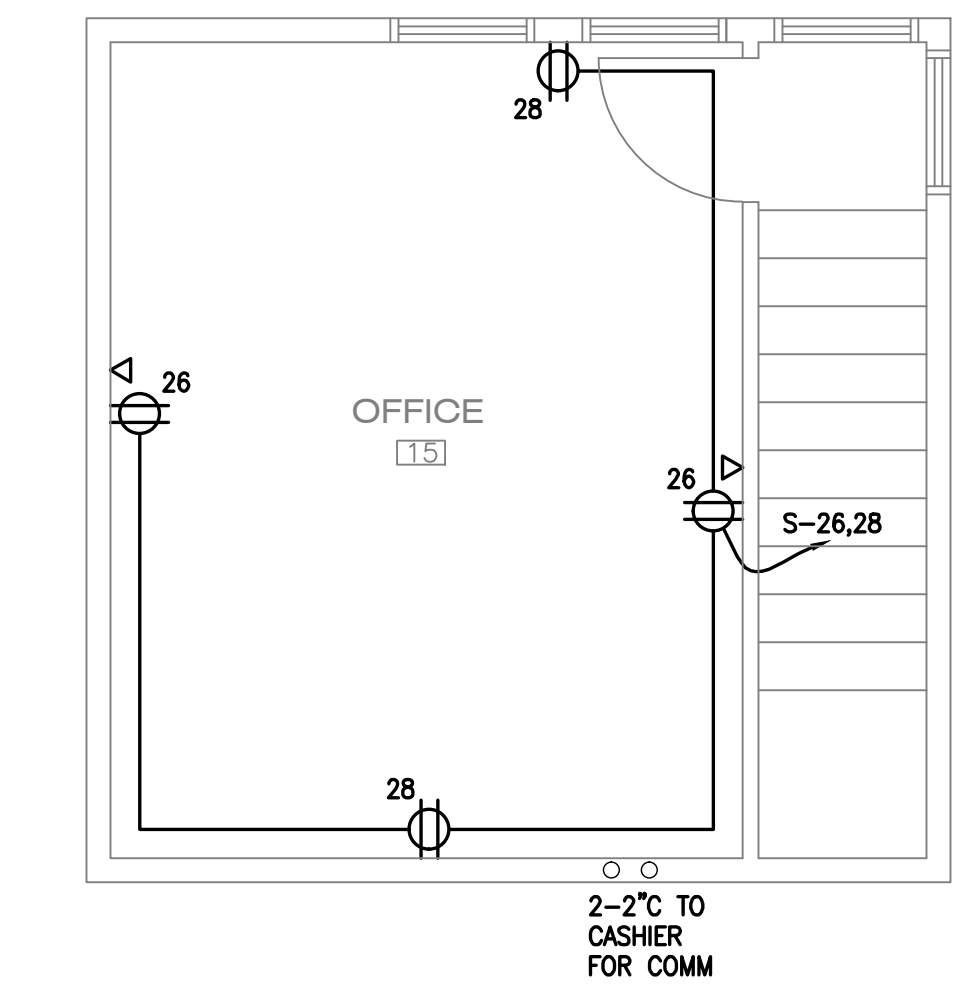
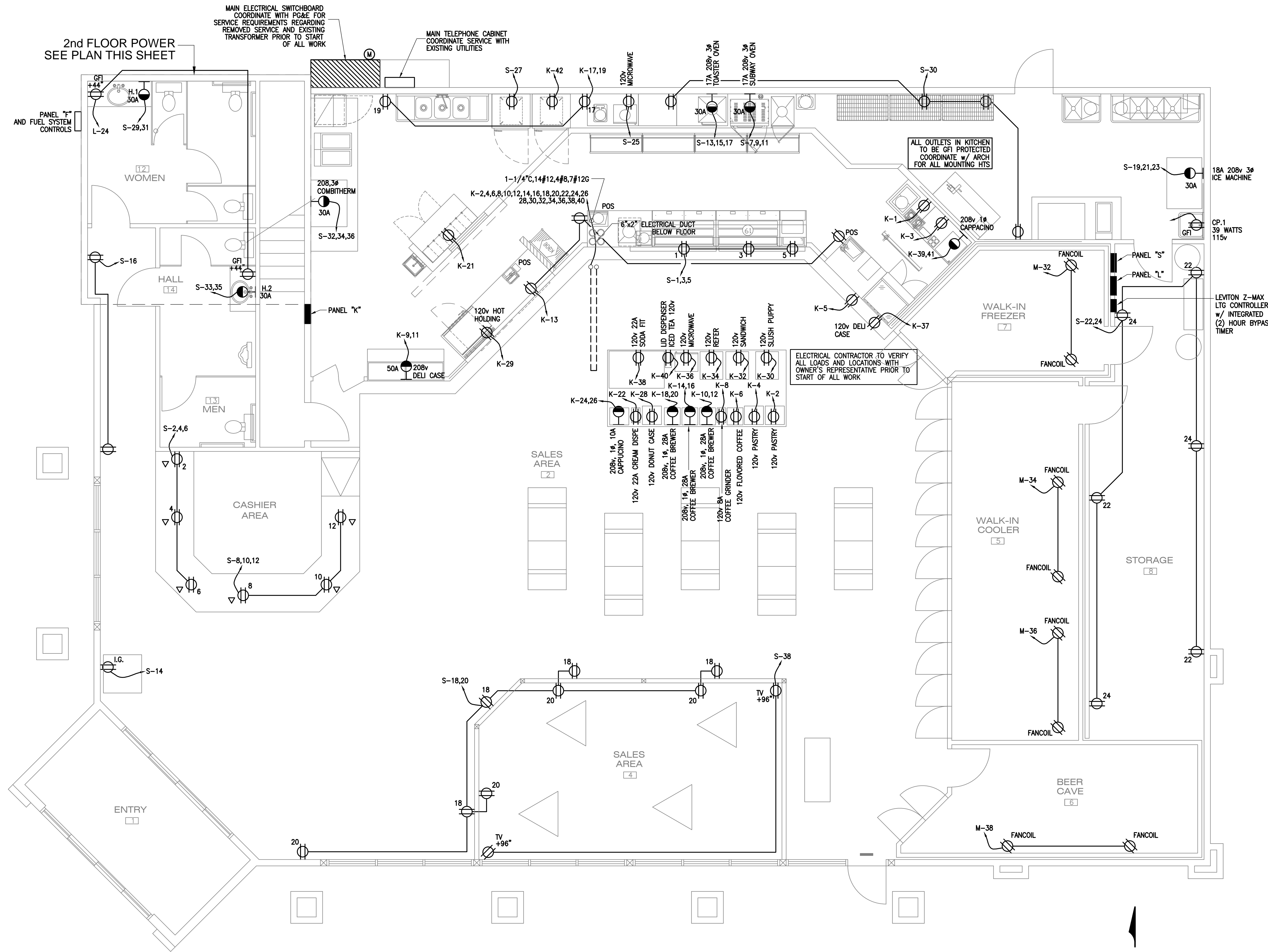
4 TRUSS @ INTERIOR PARTITION 1"

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 BRIDGING, FACE NAIL	*16d @ 16" o.c.
7. TOP PLATE TO STUD, END NAIL	2 - 16d
8. STUD TO SOLE PLATE	2 - 16d 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 2 - 16d @ EA. BEARING
23. 2" PLANKS	2 - 16d @ EA. BEARING

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.

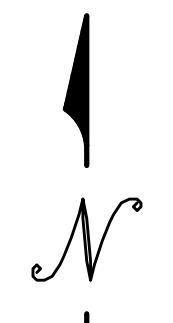
DWG. BY	L.H.
CHK'D BY	
DATE	8-16-11
JOB NO.	
FILE NO.	



2nd FLOOR SCALE: 1/4"=1'-0"

POWER AND SIGNAL PLAN

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



Pasquini Engineering
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 Fax: (661) 328-9030

RUPINDER JHAJ
 COMMERCIAL CENTER
 COMANCHE RD. & EDISON HWY.
 BAKERSFIELD, CA.

DATE	ISSUED

DATE	MARK	ISSUED

DWG. BY	A.C
CHK'D BY	K.M
DATE	8/20/2011
JOB NO.	8488
FILE NO.	848810

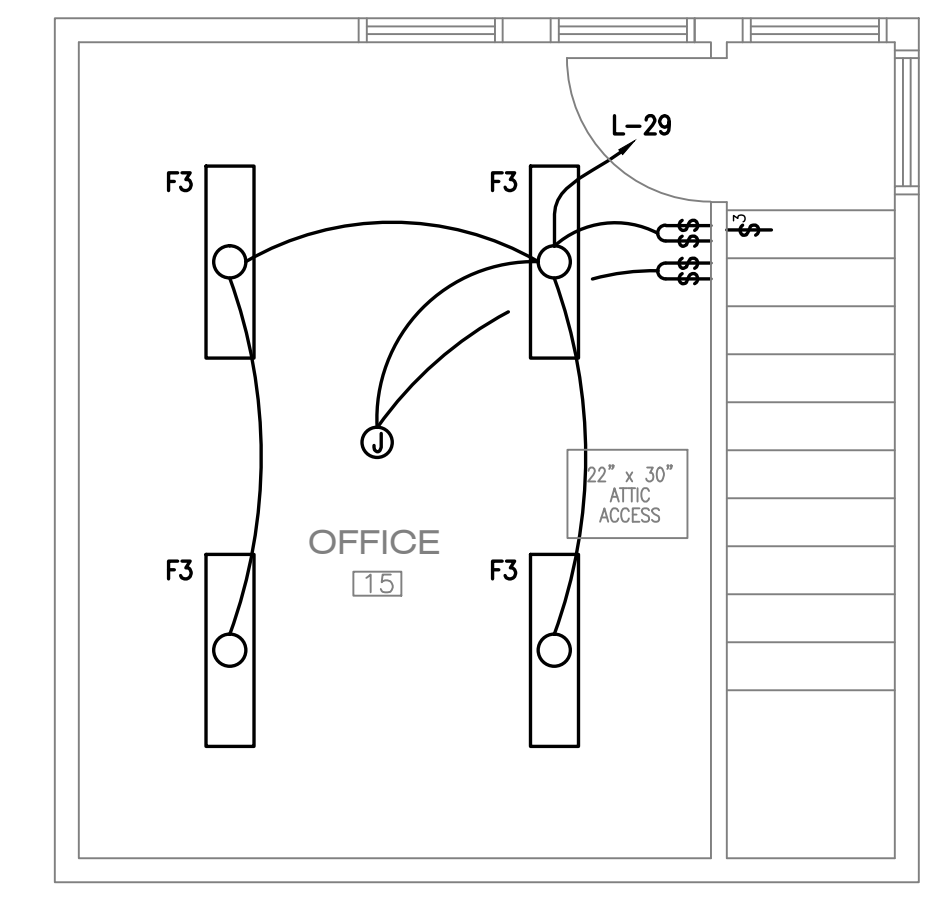
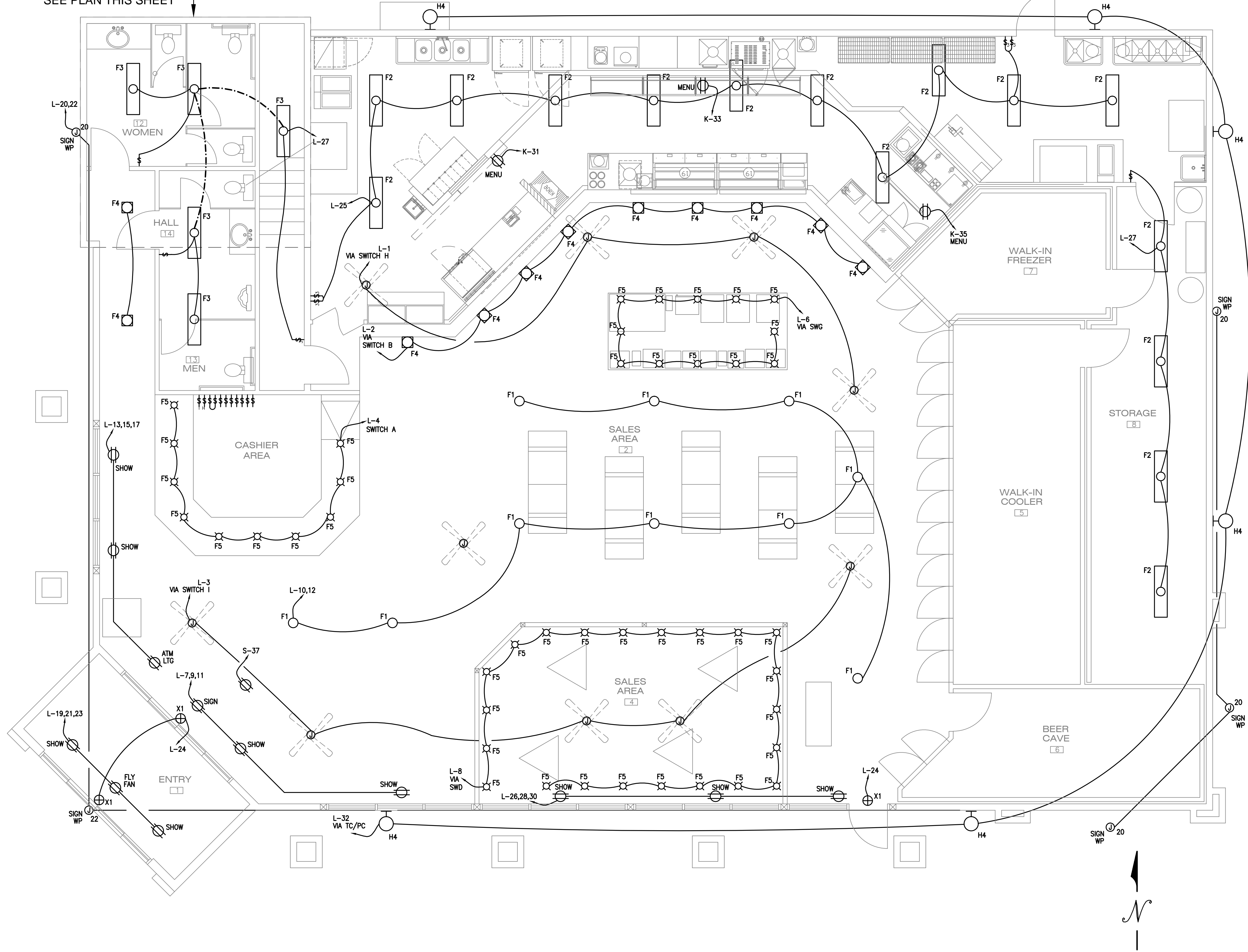
EXP. 12/31/06

SHEET
E-2
 OF SHEET



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2nd FLOOR LIGHTING
SEE PLAN THIS SHEET



2nd FLOOR SCALE: 1/4"=1'-0"

LIGHTING PLAN

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



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RUPINDER JHAJ
COMMERCIAL CENTER
COMANCHE RD. & EDISON HWY.
BAKERSFIELD, CA.

DATE	ISSUED

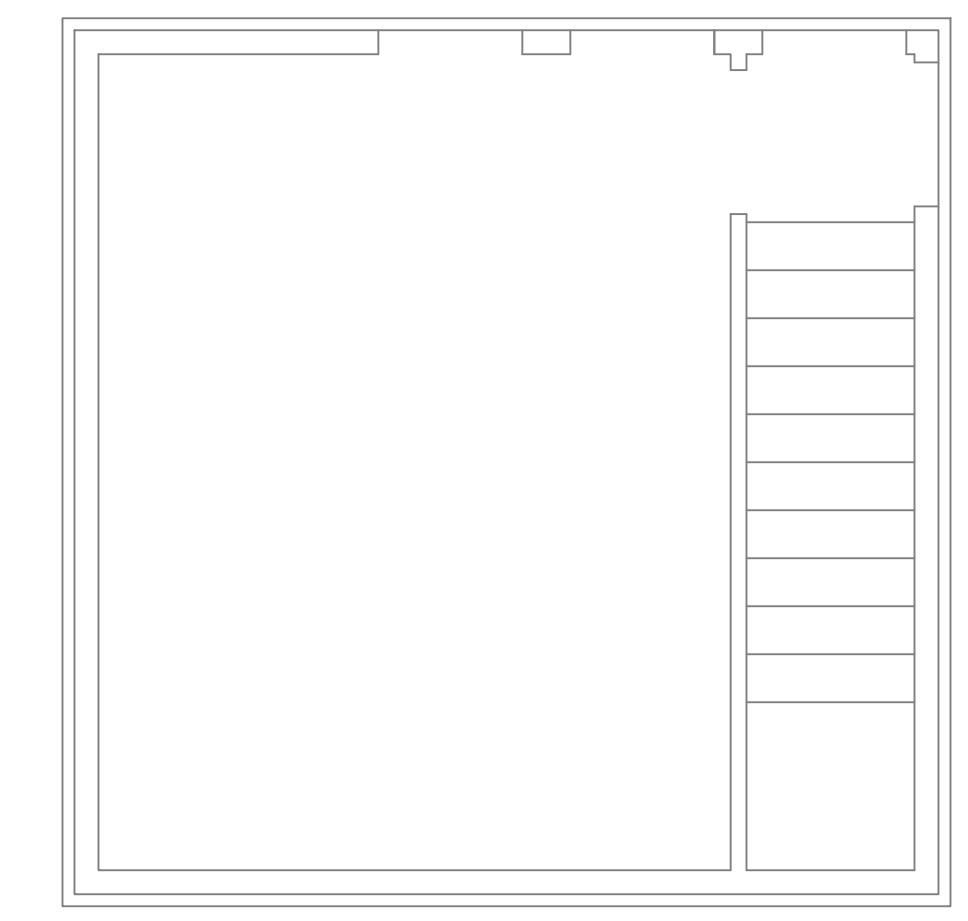
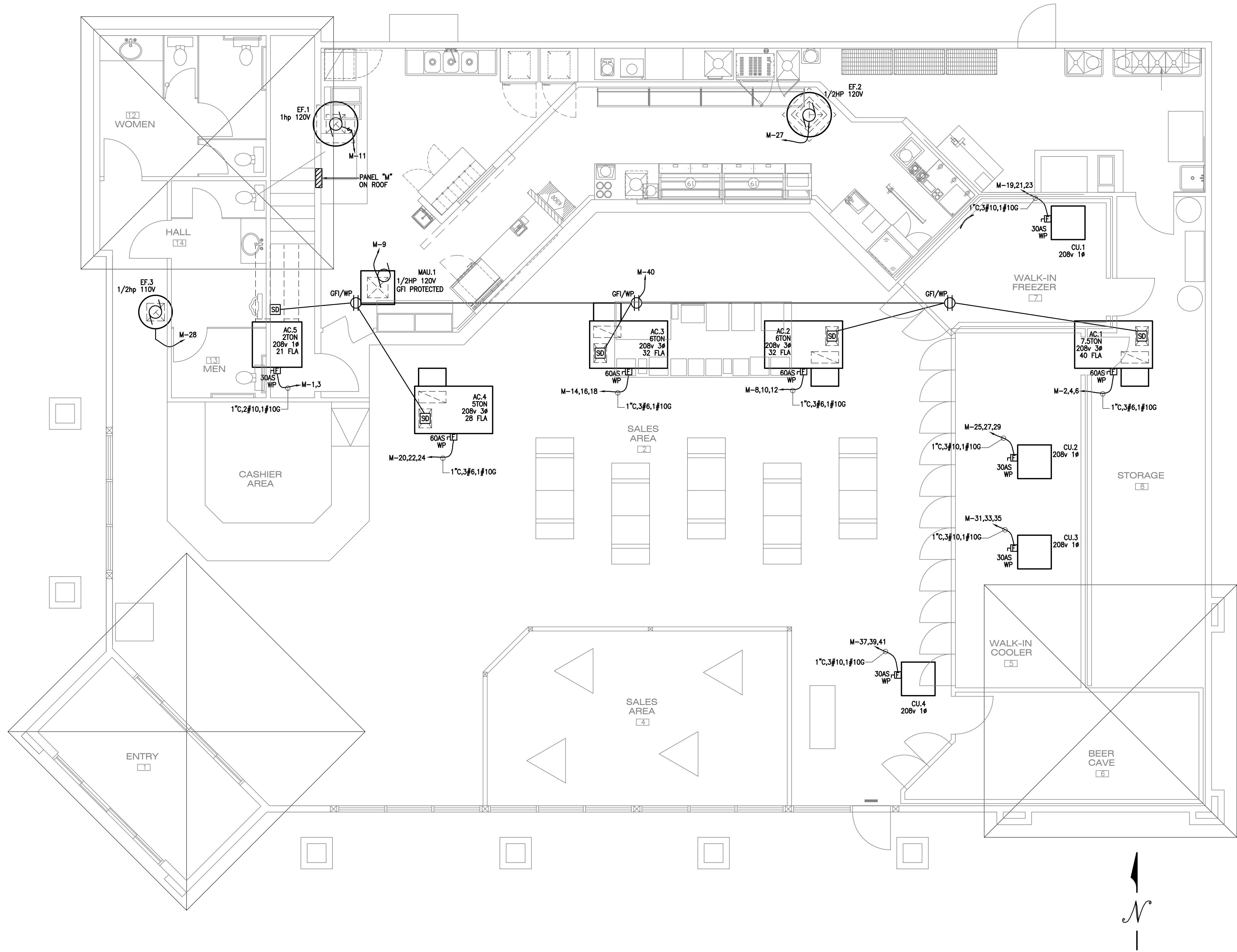
DATE	MARK	ISSUED

DWG. BY	A.C
CHK'D BY	K.M
DATE	8/20/2011
JOB NO.	8488
FILE NO.	848810

EXP. 12/31/06

SHEET
E-3
OF SHEET

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ELECTRICAL ROOF PLAN

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



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 Bakersfield, CA. 93304

RUPINDER JHAJ
 COMMERCIAL CENTER
 COMANCHE RD. & EDISON HWY.
 BAKERSFIELD, CA.

DATE	ISSUED

DATE	MARK	ISSUED

DWG. BY	A.C
CHK'D BY	K.M
DATE	8/20/2011
JOB NO.	8489
FILE NO.	8489D

EXP. 12/31/06

SHEET
E-4
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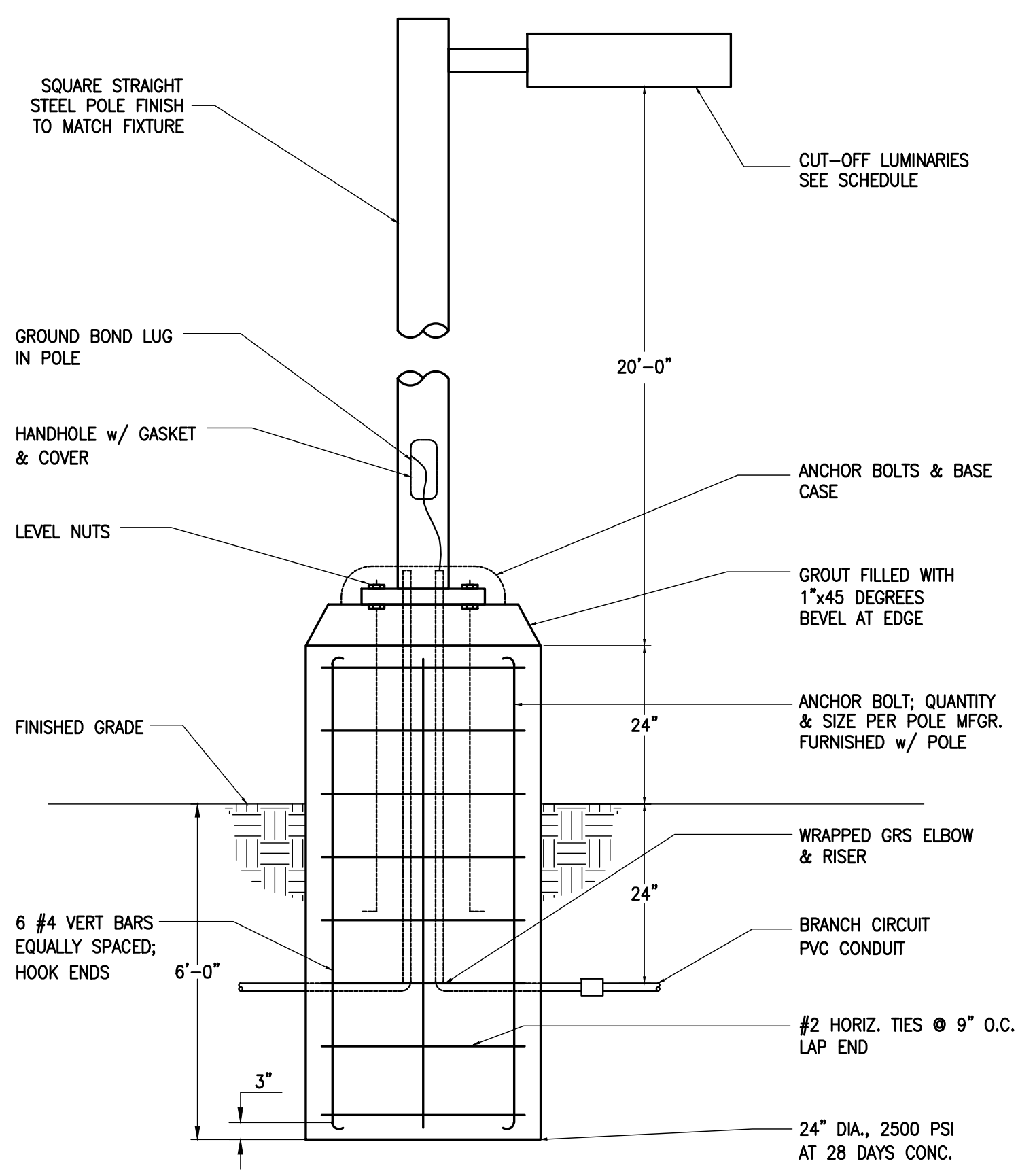
S:\DWG\2008\PASQUINI\Comm\c.c. & Edson\208-246-1w2.dwg DWG To PDF.plt

SITE PEDESTAL PANEL H

BUS AMPS	400			MFR.	C-HAMMER OR EQUAL			LOC.	-			MTG.	SURFACE			MAIN AMPS	MLO					
PHASE	3			WIRES	4			VOLTS	120/208V			FEEDER	SEE 1-LINE			AT	TOP					
AIC RATING				SERIES(VERIFY)																		
DESCRIPTION	VOLT-AMPS			OUTLETS			BKR. WIRE			BUS CONNECTION			WIRE BKR.			OUTLETS			VOLT-AMPS			DESCRIPTION
	A	B	C	LTG	REC	MISC	AMP	P	AWG	AWG	P	AMP	MISC	REC	LTG	A	B	C				
PUMP.1	7458						100	4	1	20					2							
									3	20					4							
									5	20					6							
PUMP.2	3038						50	10	7	20				8								
									9	20					10							
									11	20					12							
WATER TREATMENT	2402						30	10	13	20				14								
									15	20					16							
									17	20					18							
SPARE							20	1	19	20				20								
									21	20					22							
									23	20					24							
									25	20					26							
									27	20					28							
									29	20					30							
SITE POLE LTG.	960						20	12	31	20				32								
									33	20					34							
SITE POLE LTG.	960	960					20	12	35	20				36								
									37	20					38							
SITE POLE LTG.	960						20	12	39	20				40								
									41	20					42							
CONNECTED LOAD	14818	14818	14818																			

PHASE A VOLT-AMPS : 14818 VA.
 PHASE B VOLT-AMPS : 14818 VA.
 PHASE C VOLT-AMPS : 14818 VA.

TOTAL DEMAND AMPS = 44454 VOLTS-AMPS +√3 PHASE VOLTAGE 208 VOLTS = 123 AMPS



SITE POLE LIGHT FIXTURE - TYP. - TYPE "H2" SIMILAR NTS

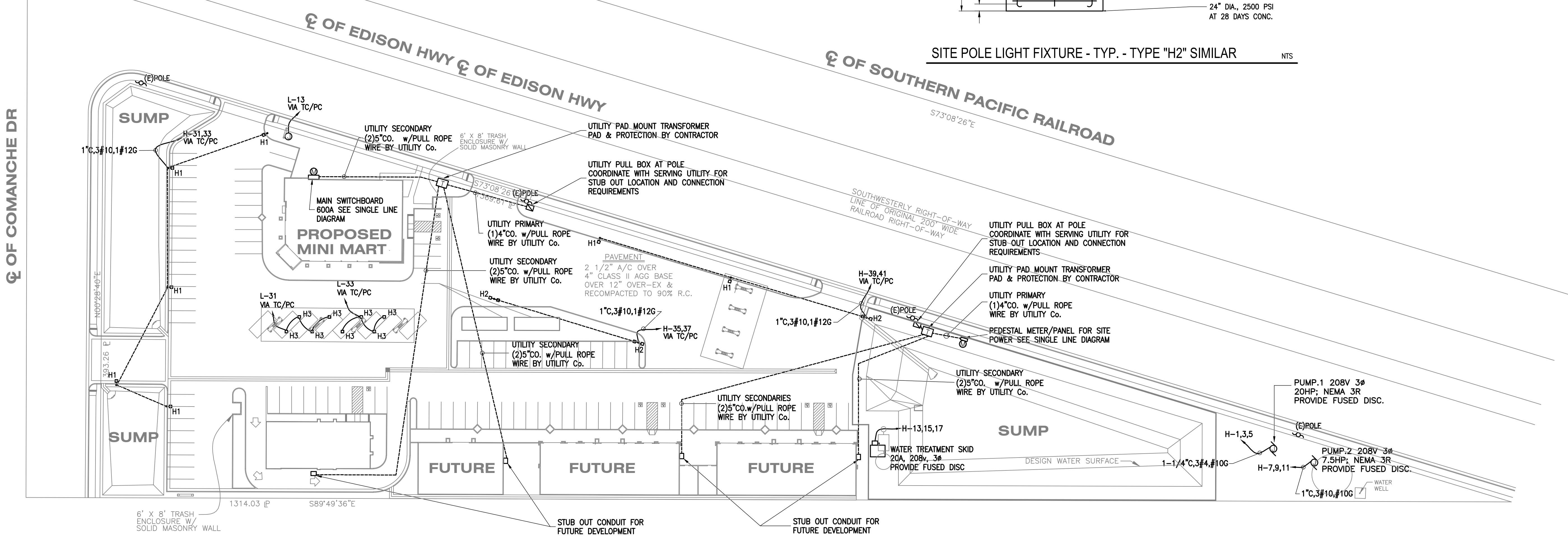
DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

Avoid cutting underground utility lines. It's costly.
 Call before you Dig
 1-800-227-2600
 UNDERGROUND SERVICE ALERT (USA)

GENERAL NOTES

- COORDINATE SITE TRENCHING WITH TELECO. REPRESENTATIVES PRIOR TO START OF ALL WORK CABLE TELEVISION TO BE PROVIDED TO ALL TENANTS
- VERIFY ALL SERVICE ARRANGEMENTS WITH ALL UTILITY REPRESENTATIVES PRIOR TO START OF ALL WORK
- ELECTRICAL CONTRACTOR TO PROVIDE CONDUIT AND WIRE FOR MONITORING OF FIRE SPRINKLER SYSTEM - VERIFY REQUIREMENTS w/ FIRE CONTRACTOR

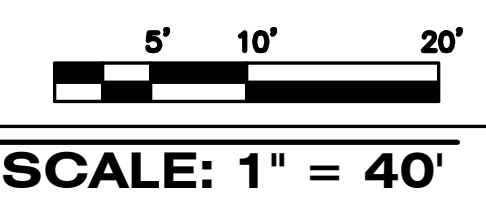


ELECTRICAL SITE PLAN

LEGAL DESCRIPTION
 APN: 177-010-30

K.C.S. BENCH MARK: EL. = 541.44
 NAIL & TIN IN CURB NEAR INLET ± 50' SOUTH OF PROPERTY ON EAST SIDE OF COMANCHE RD.

PROJECT ACREAGE
 6.23 ACRES



RUPINDER JHAJ
 COMMERCIAL CENTER
 COMANCHE RD. & EDISON HWY.
 BAKERSFIELD, CA.

DATE	ISSUED

DATE	MARK	ISSUED

DWG. BY	A.C
CHK'D BY	K.M
DATE	10/06/08
JOB NO.	5488
FILE NO.	548810

SHEET
ES-1

Pasquini Engineering
 Marc A. Pasquini Civil Engineer
 903 H Street, Suite 300
 Bakersfield, CA. 93304
 Telephone: (661) 328-9600
 Fax: (661) 328-9030

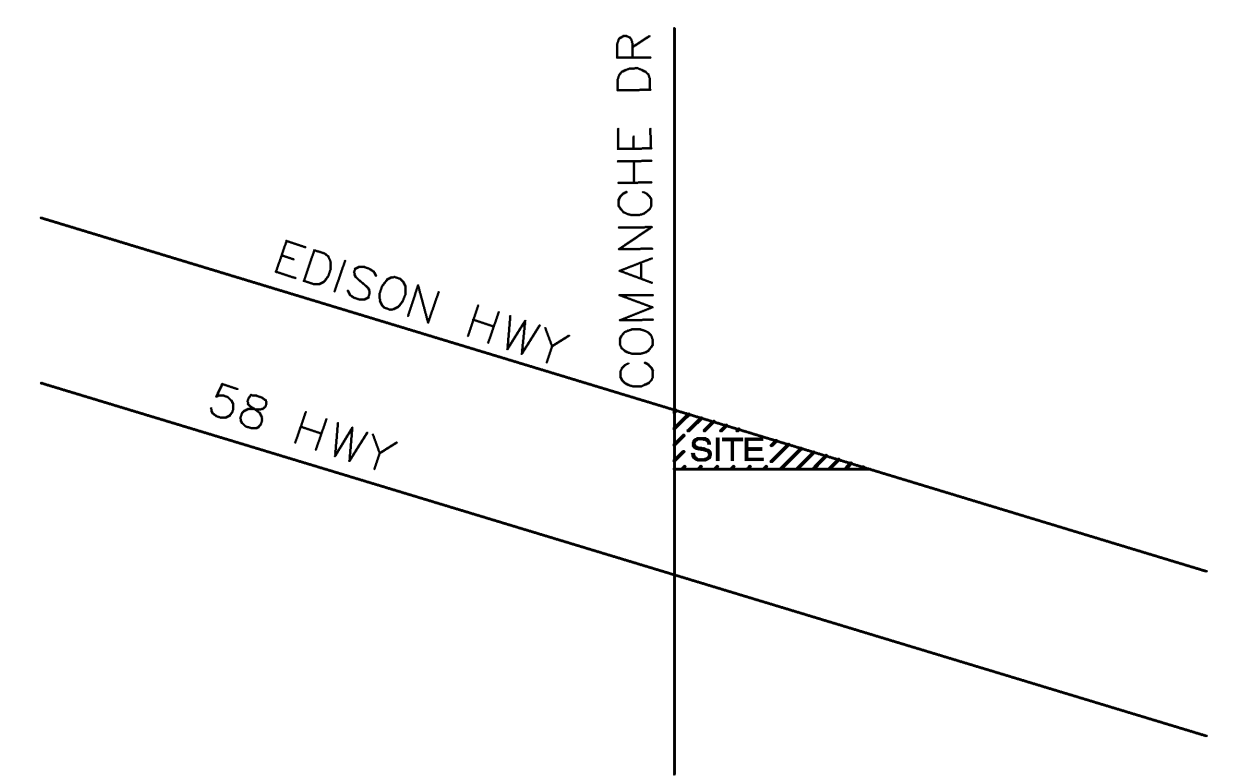
DATE	ISSUED

DATE	MARK	ISSUED

DWG. BY	J.A.
CHK'D BY	
DATE	8/4/08
JOB NO.	5459
FILE NO.	545910

EXP. 12/31/12

SHEET
A-1



VICINITY MAP

BUILDING DATA

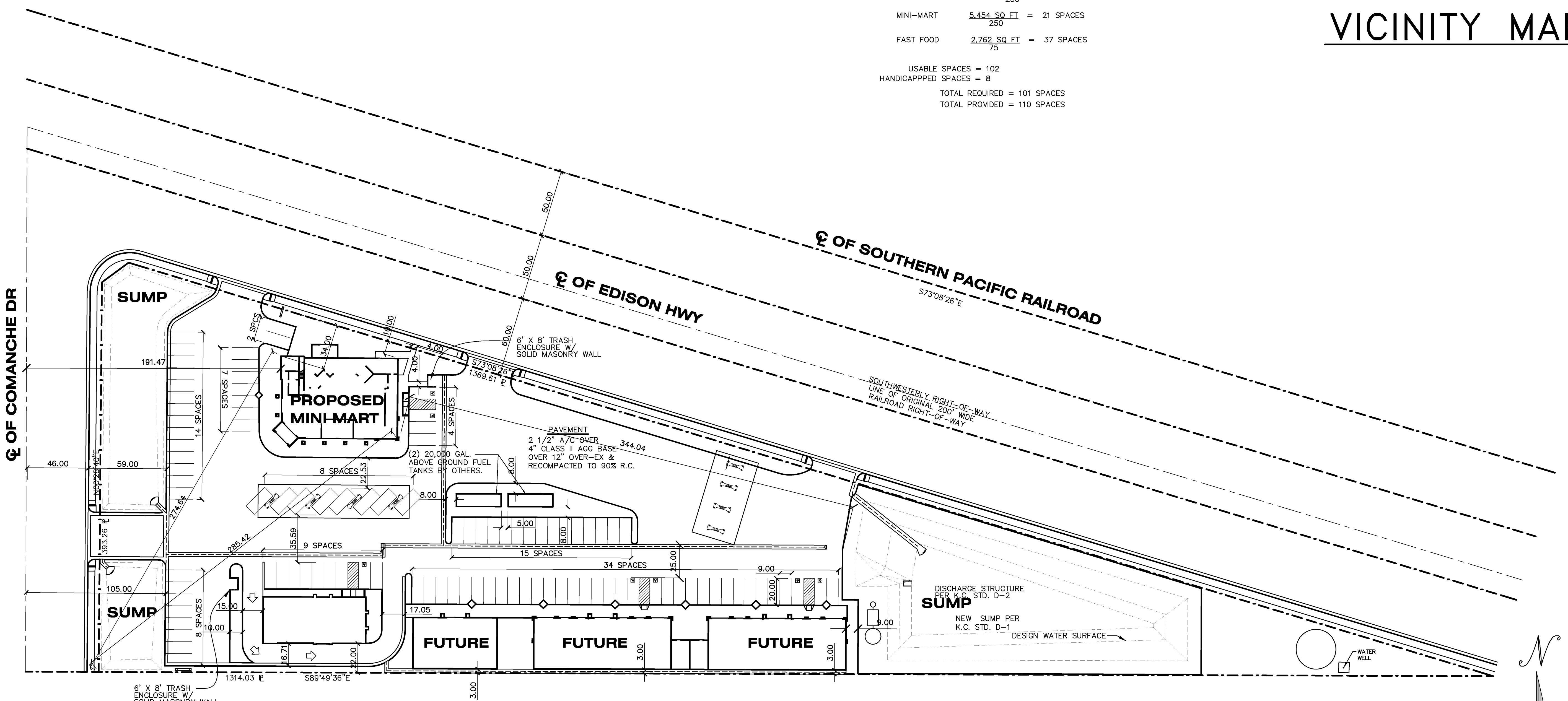
HEIGHT (1) ONE STORY, MAX 24' EAVE
 BUILDING AREA
 GENERAL RETAIL = 8,112 SQ. FT.
 MINI-MART = 5,454 SQ. FT.
 FAST FOOD = 3,600 SQ. FT.
 TOTAL = 17,166 SQ. FT.

BUILDING/LOT % = 17,166/172,943 = 9%

PARKING

GENERAL RETAIL $\frac{10,612 \text{ SQ. FT.}}{250} = 43 \text{ SPACES}$
 MINI-MART $\frac{5,454 \text{ SQ. FT.}}{250} = 21 \text{ SPACES}$
 FAST FOOD $\frac{2,782 \text{ SQ. FT.}}{75} = 37 \text{ SPACES}$

USABLE SPACES = 102
 HANDICAPPED SPACES = 8
 TOTAL REQUIRED = 101 SPACES
 TOTAL PROVIDED = 110 SPACES



SITE PLAN

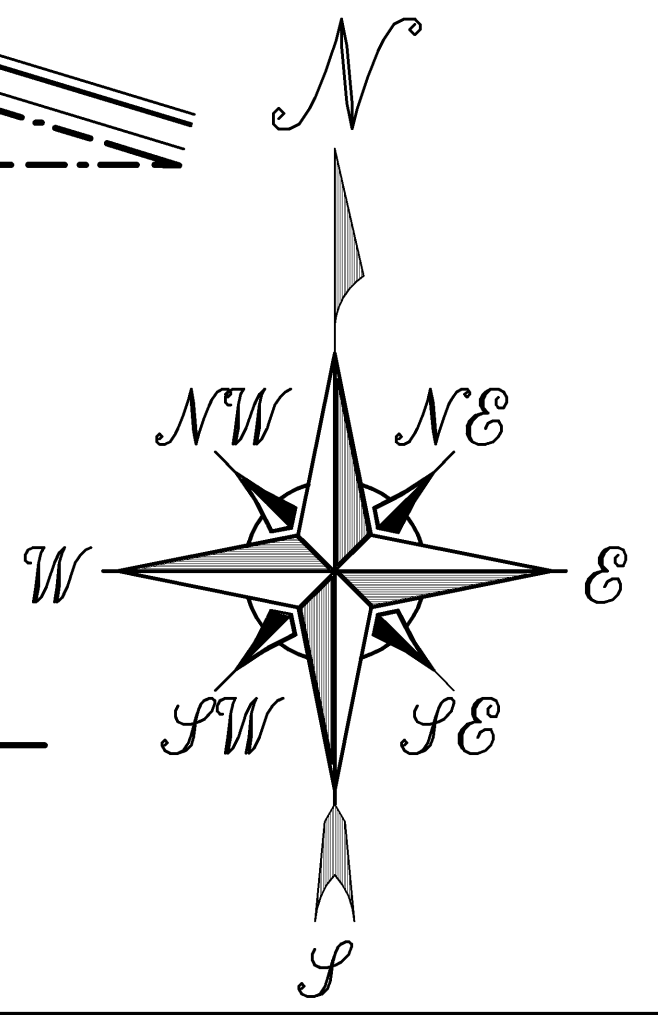
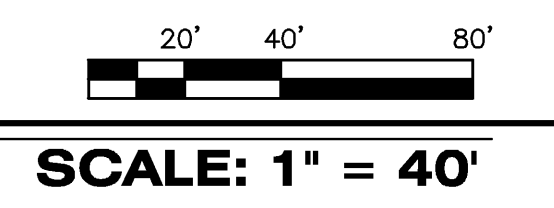
LEGAL DESCRIPTION
 APN: 177-010-30

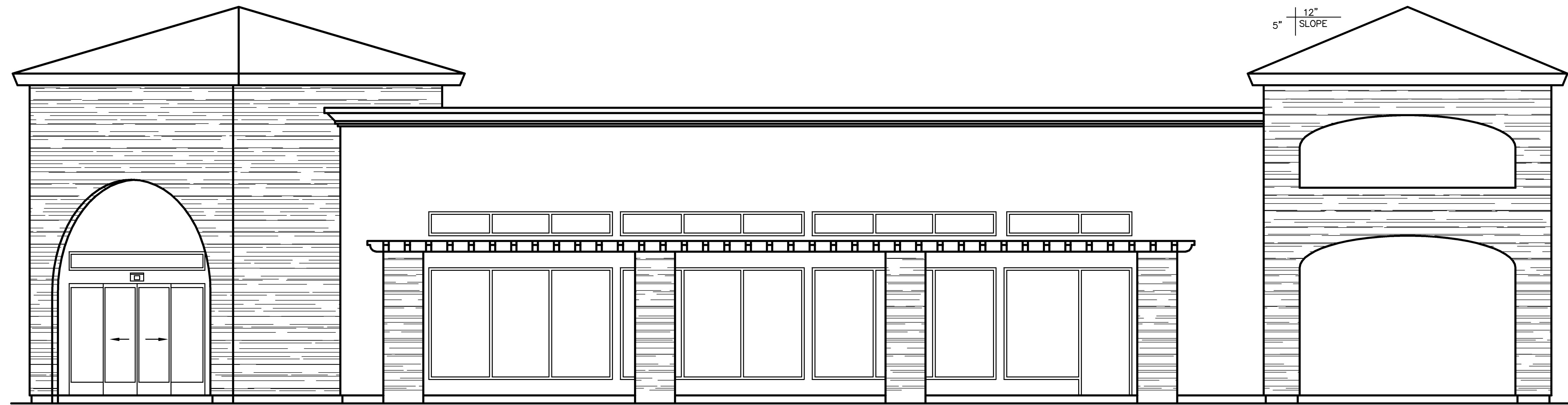
K.C.S. BENCH MARK: EL. = 541.44
 NAIL & TIN IN CURB NEAR
 INLET ± 50' SOUTH OF PROPERTY
 ON EAST SIDE OF COMANCHE RD.

PROJECT ACREAGE
 6.44 ACRES(GROSS)
 3.78 ACRES(NET)

AN OPEN STREET PERMIT SHALL BE OBTAINED FROM THE COUNTY OF KERN 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%.

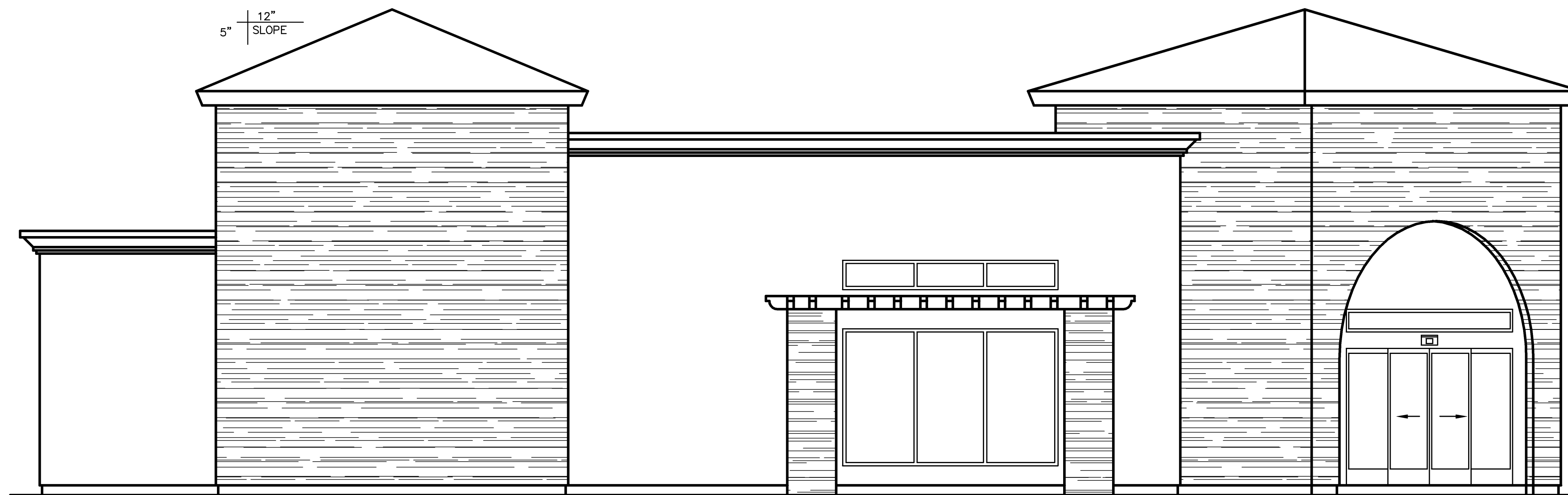




FRONT ELEVATION

ICBO APPROVED EXTERIOR WALL
COVERING INSTALLED PER
MFG SPECS

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



RIGHT ELEVATION

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

**PASQUINI
ENGINEERING
INCORPORATED**
603 H Street Suite 200
Bakersfield, CA 93304
Telephone: (661) 328-8600
Fax: (661) 328-8000

NO.	DATE

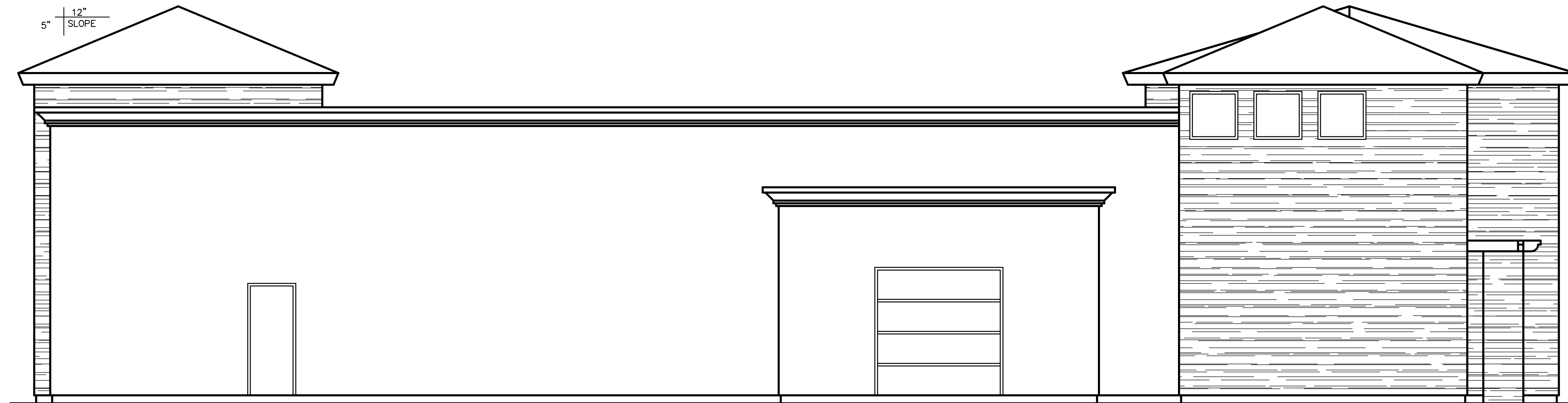
**JHAJ
MINI MART**
COMANCHE & EDISON HWY
BAKERSFIELD, CA.

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	1-13-11
JOB NO.	5459
FILE NO.	545922

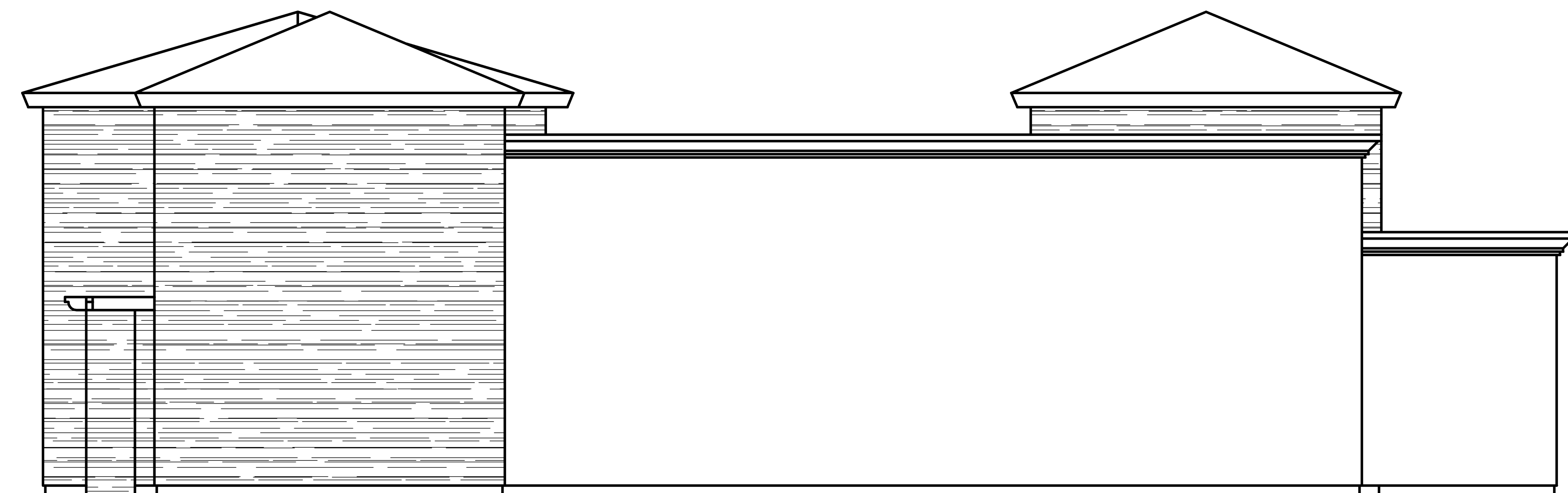
EXP. 12/31/12

SHEET
A-2
OF SHEET



REAR ELEVATION

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



LEFT ELEVATION

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

NO.	DATE

JHAJ
MINI MART
 COMANCHE & EDISON HWY
 BAKERSFIELD, CA.

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DWG. BY	L.H.
CHK'D BY	
DATE	1-13-11
JOB NO.	5459
FILE NO.	545922

EXP. 12/31/12

SHEET
A-3
 OF SHEET

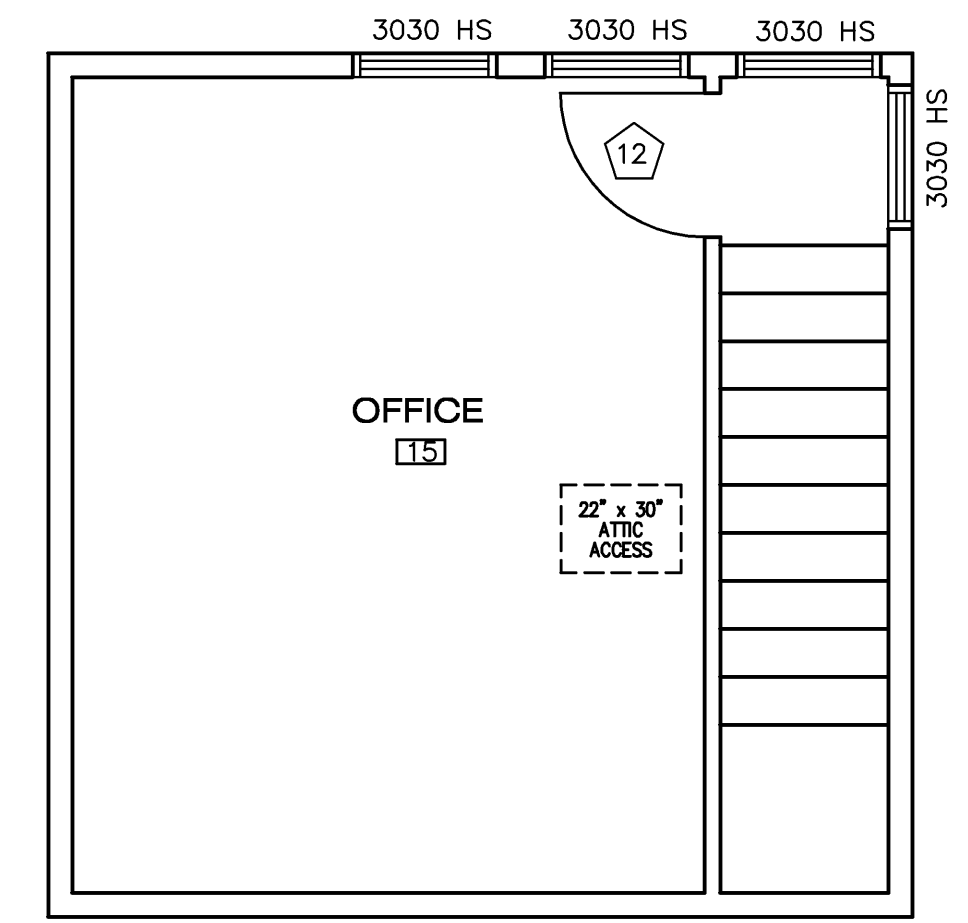
NO.	DATE

JHAJ MINI MART
 COMANCHE & EDISON HWY
 BAKERSFIELD, CA.

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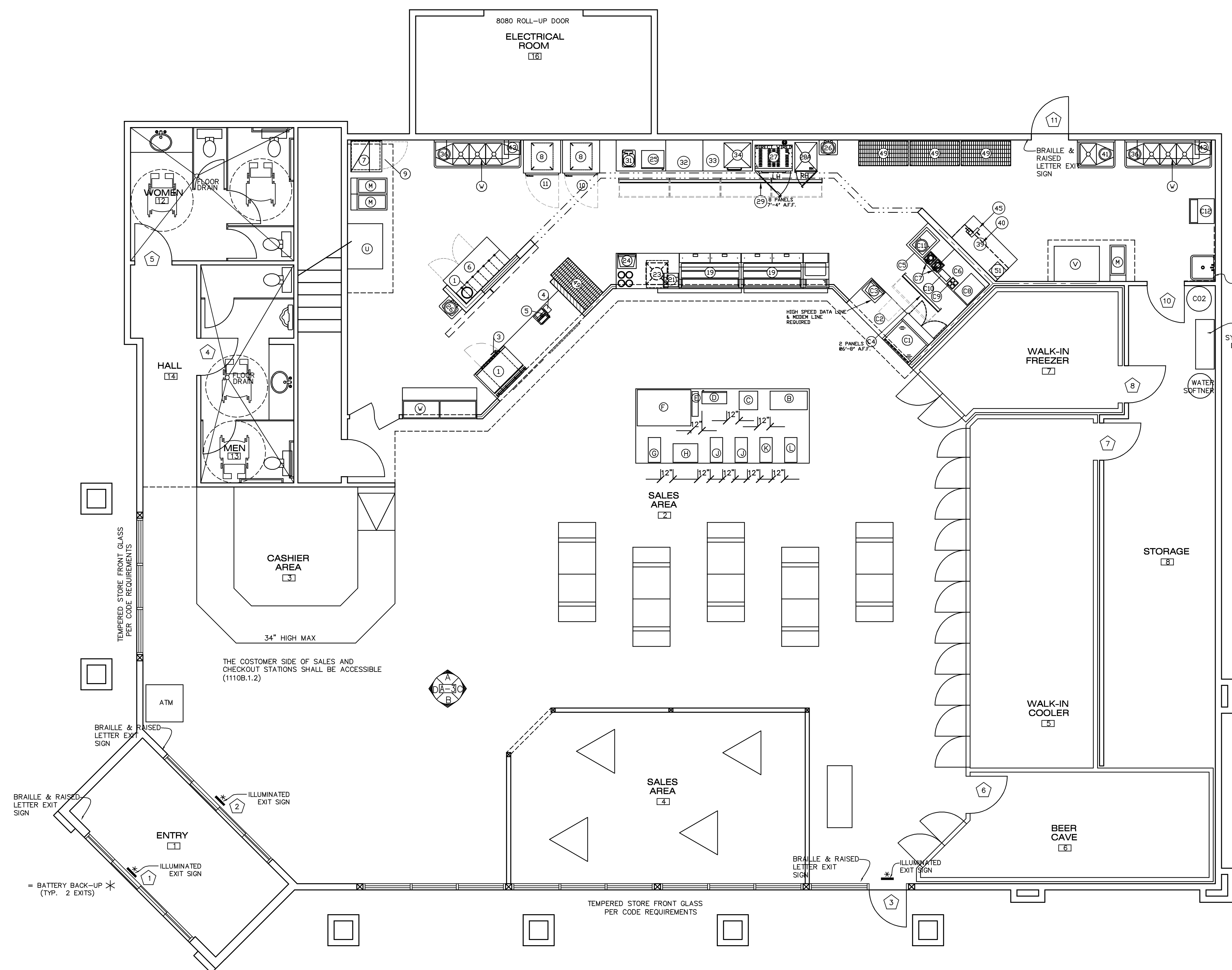
DWG. BY	L.H.
CHK'D BY	
DATE	1-13-11
JOB NO.	5459
FILE NO.	545922

EXP. 12/31/12



2ND FLOOR PLAN

FRP BOARD TO +4'-0" ABV. F.F. SCALE: 1/4" = 1'-0"



FLOOR PLAN

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

EMPLOYEES' WORKSTATIONS SHALL BE LOCATED ON ACCESSIBLE LEVELS AND SHALL BE SIZED AND ARRANGED TO PROVIDE ACCESS TO EMPLOYEES IN WHEELCHAIRS (1110B.1.2)

THE CUSTOMER SIDE OF SALES AND CHECKOUT STATIONS SHALL BE ACCESSIBLE (1110B.1.2)

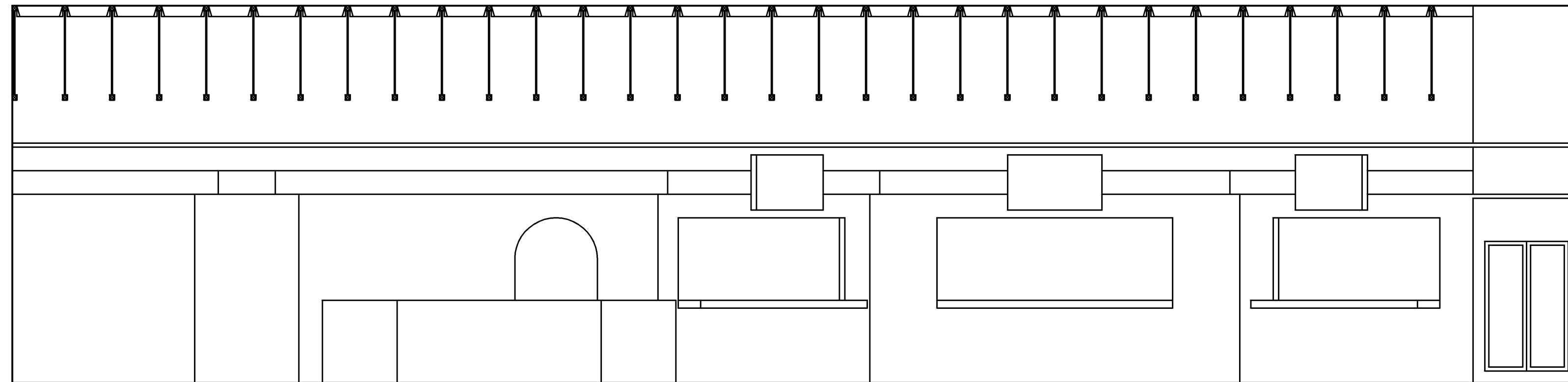
TEMPERED STORE FRONT GLASS PER CODE REQUIREMENTS

34" HIGH MAX

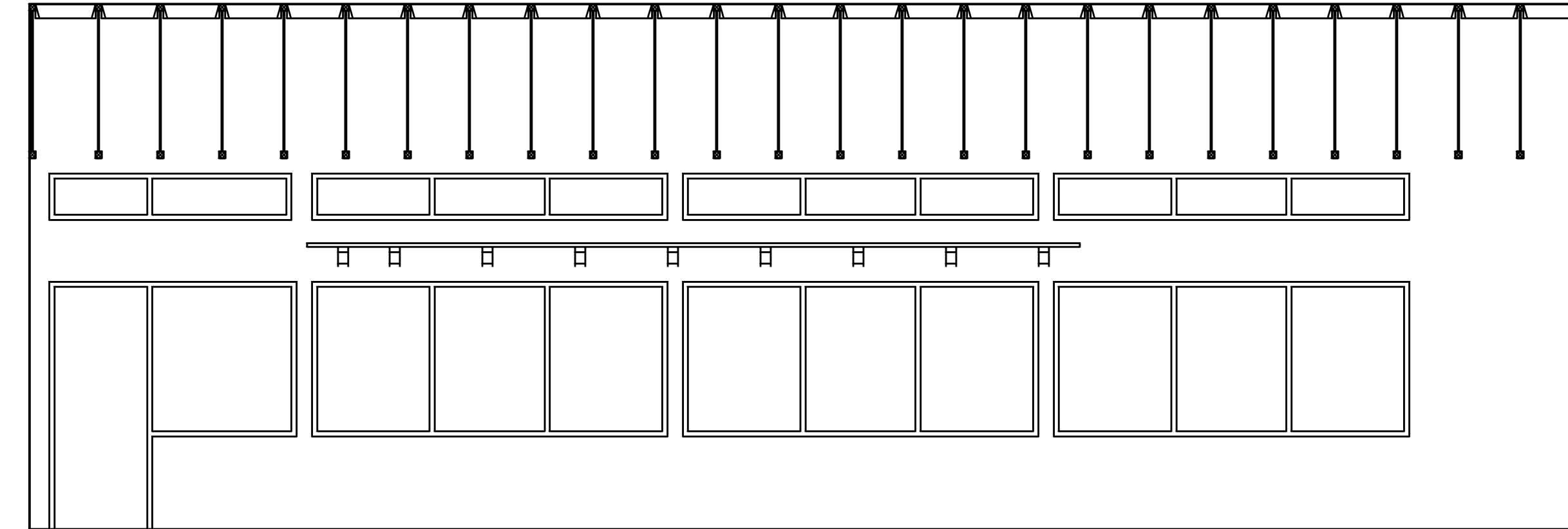
= BATTERY BACK-UP * (TYP. 2 EXITS)

INTERIOR ELEVATIONS

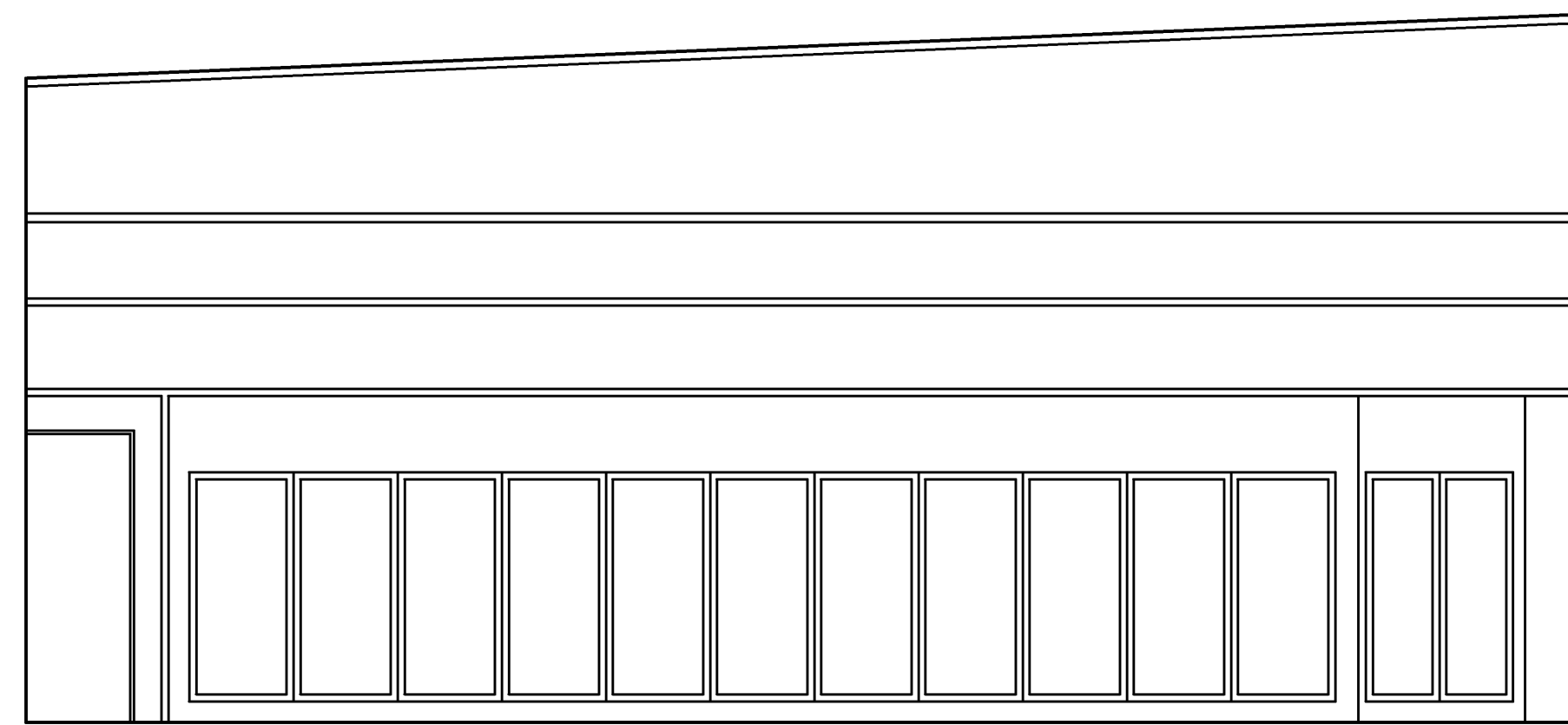
SCALE: 1/4" = 1'-0"



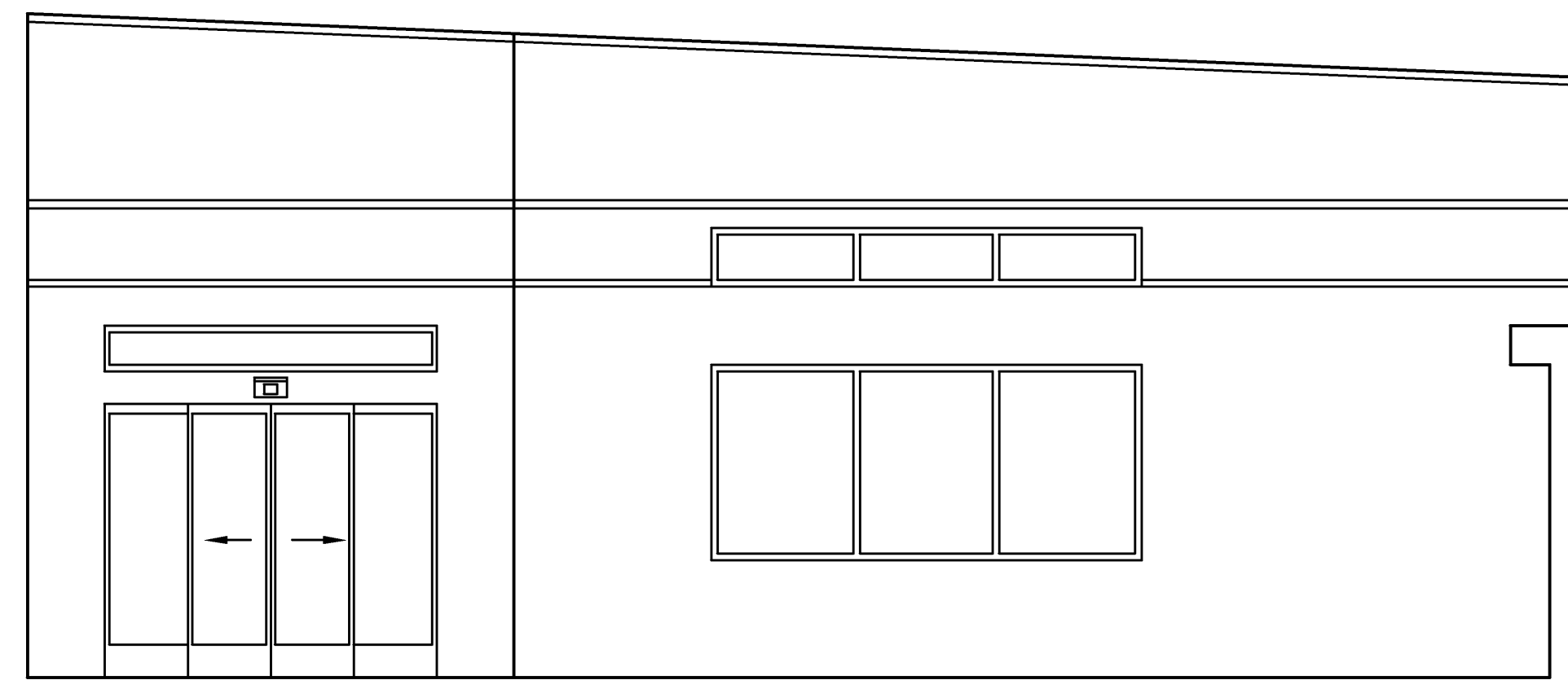
A



B

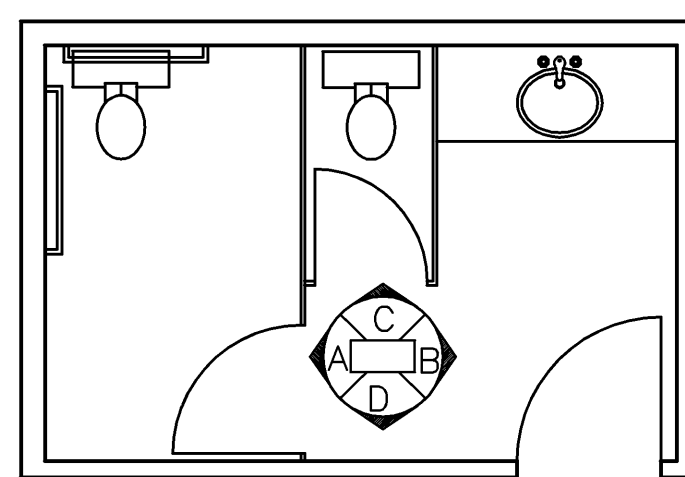


C

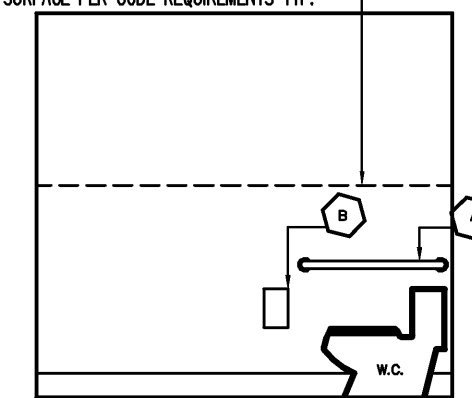


D

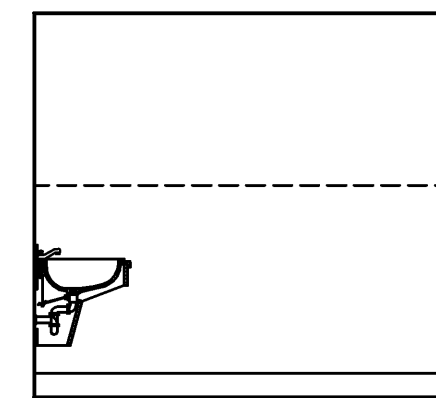
ALL GLASS WITHIN 18" DF FINISH FLOOR SHALL BE TEMPERED GLASS



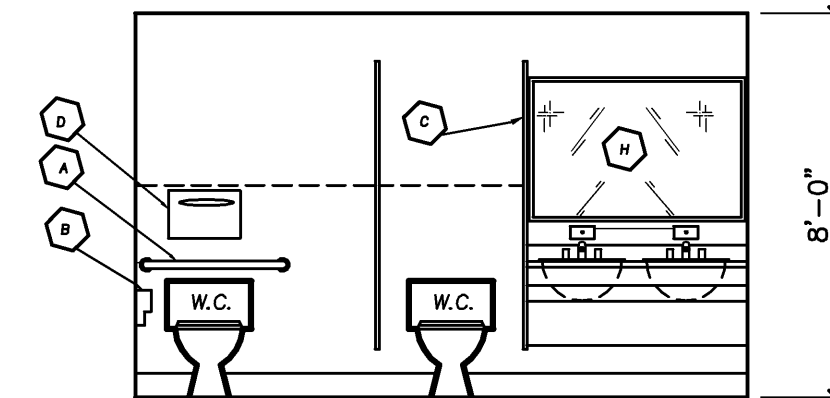
SMOOTH, HARD NONABSORBANT SURFACE PER CODE REQUIREMENTS TYP.



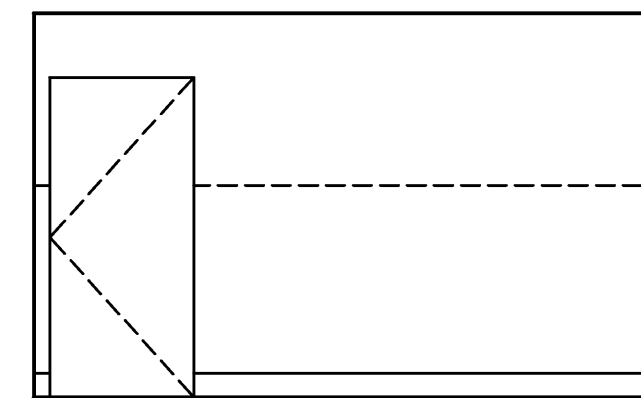
A



B

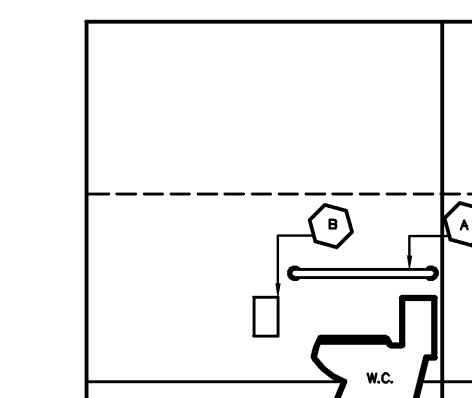
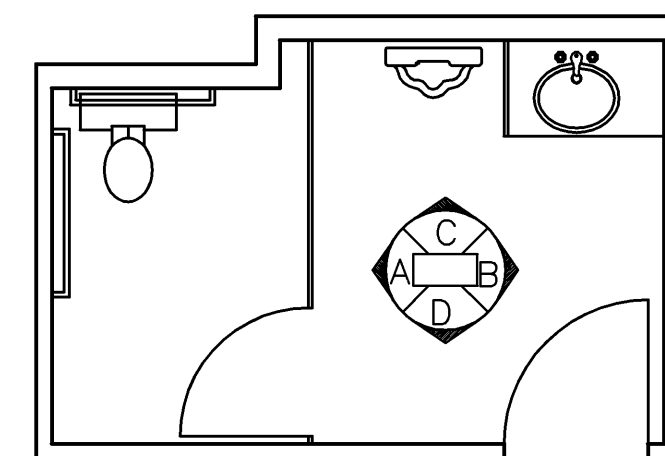


C

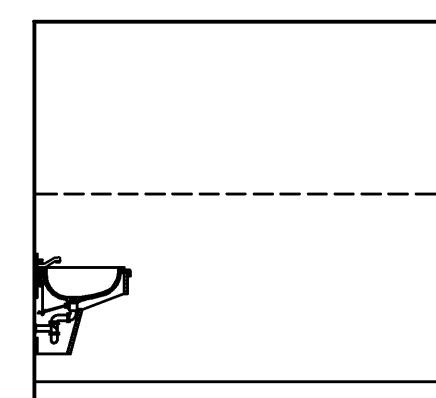


D

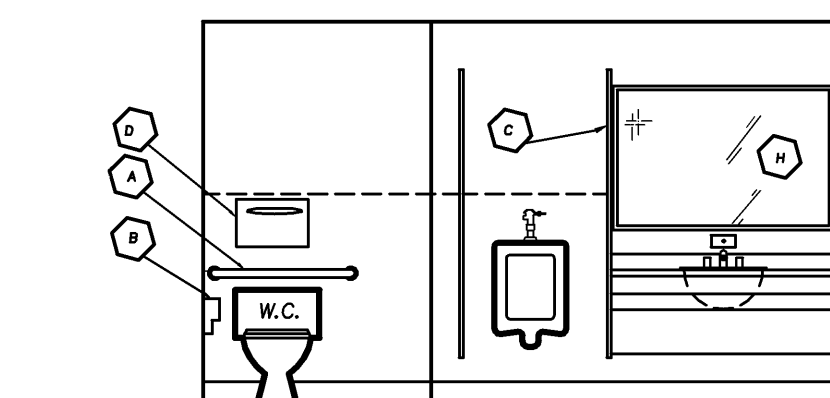
WOMEN INTERIOR ELEVATIONS



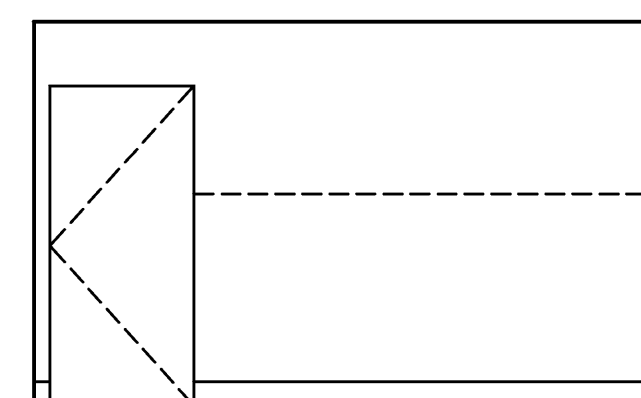
A



B



C



D

PROVIDE PRIVACY LATCH PER CBC 1117B.6

MEN INTERIOR ELEVATIONS

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

PASQUINI
ENGINEERING
INCORPORATED
603 H Street Suite 200
Bakersfield, CA 93304
Telephone: (661) 328-8600
Fax: (661) 328-8030

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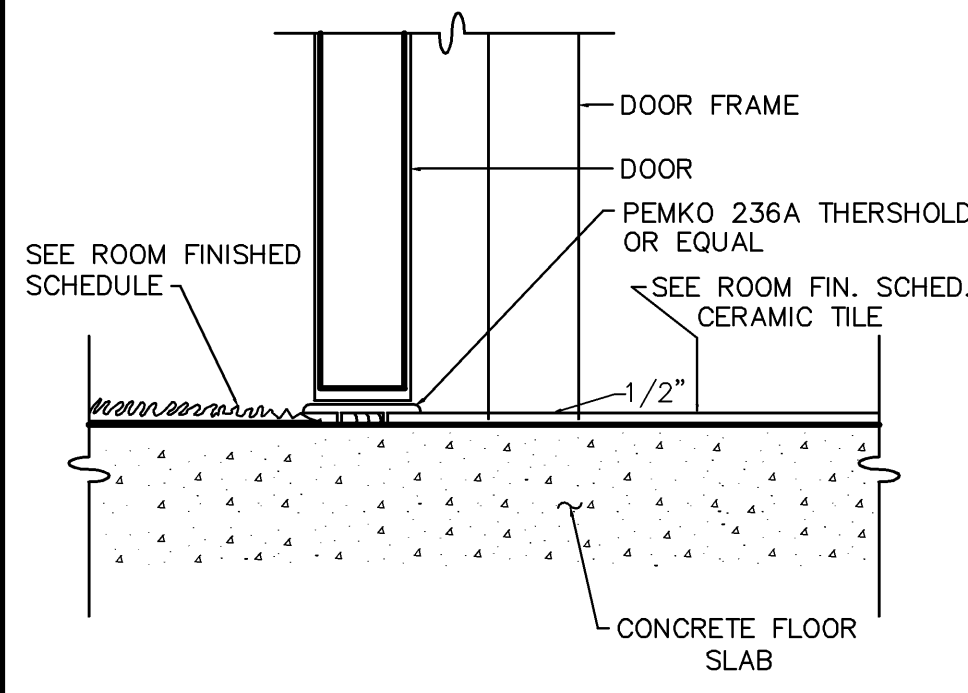
JHAJ
MINI MART
COMANCHE & EDISON HWY
BAKERSFIELD, CA.

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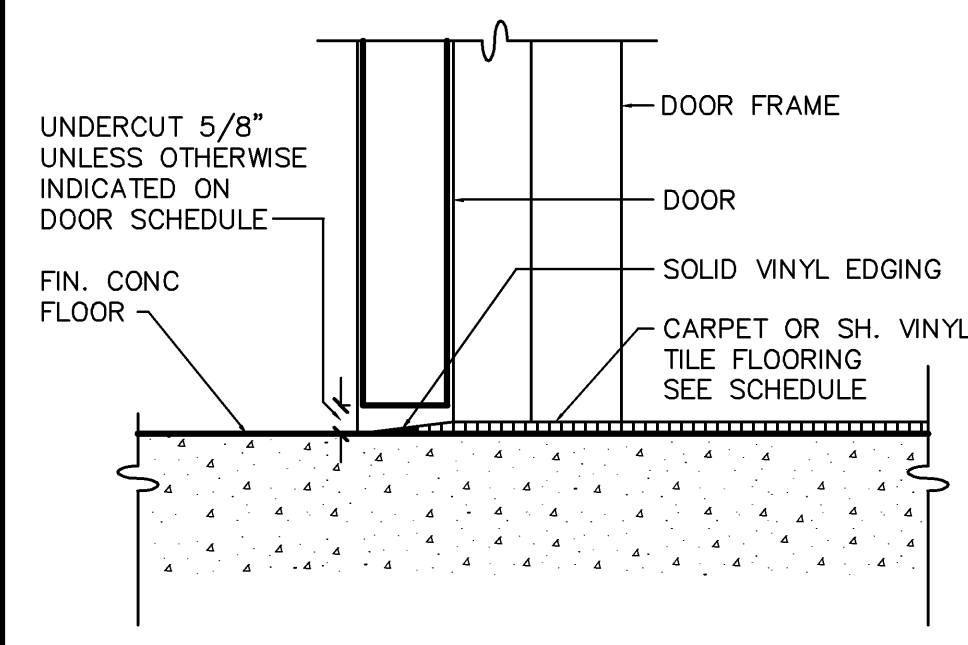
DWG. BY	L.H.
CHK'D BY	
DATE	1-13-11
JOB NO.	5459
FILE NO.	545922

EXP. 12/31/12

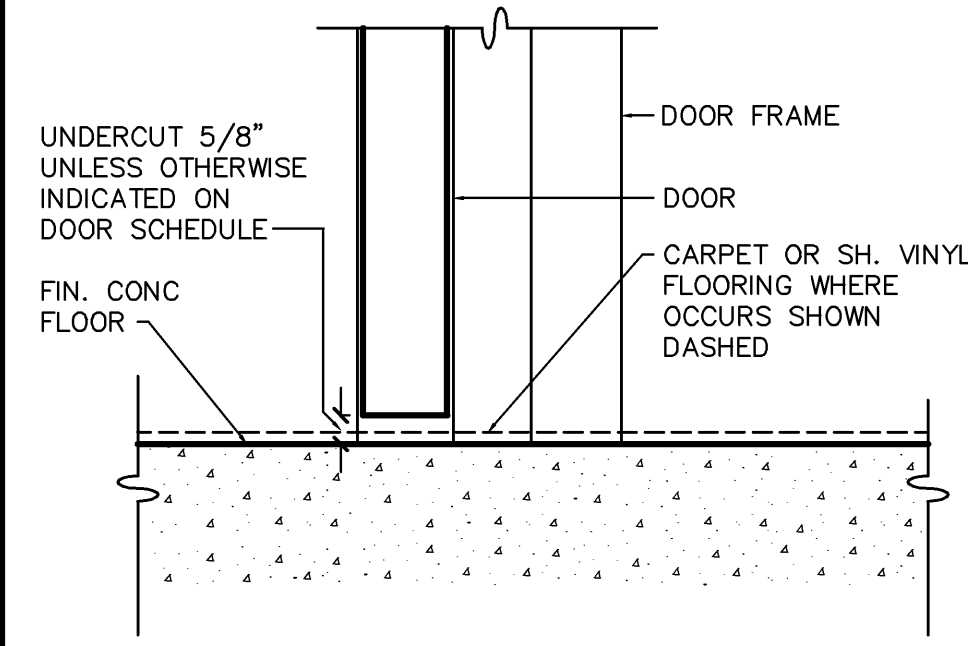
SHEET
A-5
OF SHEET



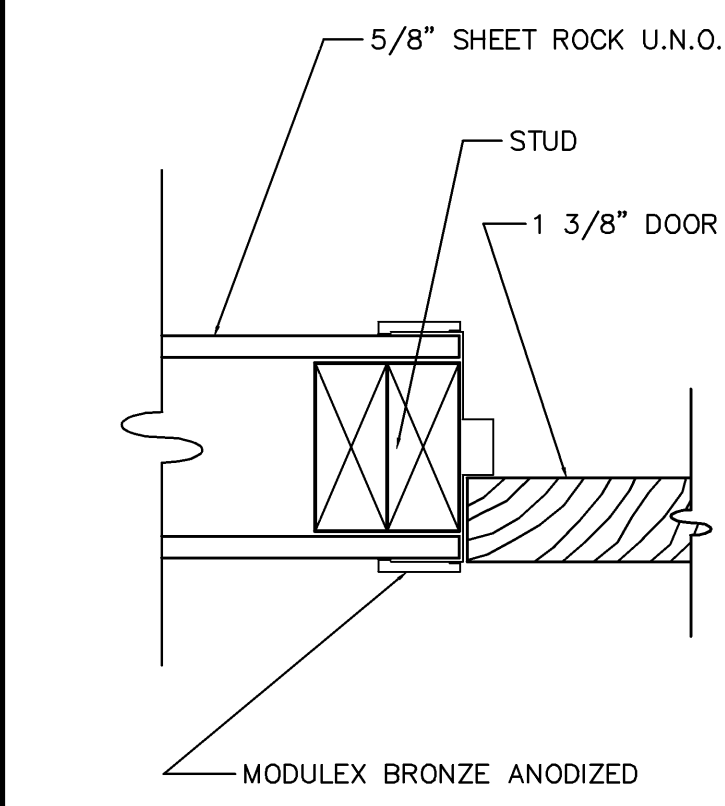
1 DOOR SILL 3"



2 DOOR SILL @ TRANSITION 3"



3 DOOR SILL @ FIN. CONC FL. 3"



4 DOOR FRAME 3"

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM TITLE	FLOOR	BASE	WALLS				WAINSCOT				CEILING	REMARKS
				NORTH	EAST	SOUTH	WEST	NORTH	EAST	SOUTH	WEST		
1	ENTRY	F-5	B-2	WM-1	WM-1	WM-1	WM-1					C-1	
2	SALES AREA	F-5	B-2	WM-1	WM-1	WM-1	WM-1					C-1	
3	CASHIER AREA	F-5	B-2	WM-1	WM-1	WM-1	WM-1					C-1	
4	SALES AREA	F-5	B-2	WM-1	WM-1	WM-1	WM-1					C-1	
5	WALK-IN COOLER	F-4											WALK-IN BOX BY OTHERS
6	BEER CAVE	F-4											WALK-IN BOX BY OTHERS
7	FRZR.	F-1											WALK-IN BOX BY OTHERS
8	STORAGE	F-4	B-2									C-2	
9	QSR 1	F-5	B-2	WM-2	WM-2	WM-2	WM-2					C-2	
10	QSR 2	F-5	B-2	WM-2	WM-2	WM-2	WM-2					C-2	
11	QSR 3	F-5	B-2	WM-2	WM-2	WM-2	WM-2					C-2	PROVIDE 8'-0" F.R.P. BD @ 3 COMP SINK
12	WOMEN REST ROOM	F-5	B-2	WM-2	WM-2	WM-2	WM-2					C-2	
13	MEN REST ROOM	F-5	B-2	WM-2	WM-2	WM-2	WM-2					C-2	
14	HALL	F-5	B-2	WM-1	WM-1	WM-1	WM-1					C-1	
15	OWNER'S OFFICE	F-2	B-1	WM-1	WM-1	WM-1	WM-1					C-2	
16	ELECTRICAL ROOM	F-4	B-2	WM-1	WM-1	WM-1	WM-1					C-2	
17													
18													
19													
20													
21													
22													
23													
24													
25													

MATERIAL SCHEDULE

F-1	COMM. SHEET VINYL (ARMSTRONG 86526 OYSTER)
F-2	CARPET
F-3	V.C.T.
F-4	SEALED CONCRETE
F-5	(VERIFY W/OWNER COLOR & STYLE PRIOR TO CONSTRUCTION)
B-1	4" RUBBER TOP SET BASE
B-2	6" COVE ROUND TOP BASE (TO MATCH FLOOR)
B-3	CONT. SHEET VINYL 6" UP WALL W/ 3/8" COVE
WM-1	1/2" GYP. BOARD ON STUDS
WM-2	5/8" W-R GYP. BOARD ON STUDS WHERE REQUIRED PER U.B.C. REQUIREMENTS
WM-3	5/8" TYPE "X" FIRE RATED GYP BOARD
WF-1	PAINT 2 COATS (COLOR BY OWNER)
WF-2	TAPE & FINISH FOR APPLICATION OR WALL COVERING. OWNER TO PROVIDE SIZING MATERIALS & INSTALLATION.
WF-3	TAPE & TEXTURE, 2 COATS OF PAINT (COLOR BY OWNER)
WF-4	(FRP) FIBER GLASS REINF. PANELS
WF-5	N/A
WF-6	N/A
WF-7	CERAMIC TILE FULL HT.(VERIFY W/OWNER COLOR & STYLE PRIOR TO CONSTRUCTION) 1/8" GROUT JOINT
WA-1	F.R.P. FULL HT.
WA-2	
C-1	5/8" x 24" x 48" CLASS "A" MINERAL BOARD WHITE FISSURED FINISH 9'-8" HT. (OMNI ILLUSION TWO/24 PANELS USG3575)
C-2	5/8" GYP. BOARD ON CEILING OVER 7/8" HAT CHANNELS @ 16"o.c.
C-3	OPEN TO STRUCTURE ABOVE
C-4	VINYL COVERED GYP. BOARD IN "TEE" BAR SUSP. CEILING
C-5	REGULAR 24"x24" ARMSTRONG SECOND LOOK II 2767 WHITE SEE NOTE #2
C-6	5/8" TYPE "X" FIRE RATED GYP BOARD (2 LAYERS)
A:	
NOTES:	(VERIFY WITH OWNER ALL MATERIALS COLORS & FINISHES PRIOR TO CONSTRUCTION)

DOOR SCHEDULE

NOTES	KEY SCHEDULE	DOOR NUMBER	ROOM NUMBER	DOOR TYPE	SIZE		DOOR MATERIAL	DOOR FINISH	DETAILS			LOWERS SIZE	HARDWARE GROUP	FIRE RATING	REMARKS
					WIDTH	HEIGHT			HEAD	JAMB	SILL				
	1	1		SEE ELEV.	6'-0"	7'-0"	AL	SEE NOTES	PER	MFG	SPECS				SLIDING BI-PASS SEE ELEVATIONS
	2	2		SEE ELEV.	6'-0"	7'-0"	AL	SEE NOTES	PER	MFG	SPECS				TO BE BREAK AWAY TYPE PER CODE REQ.
	3	2	A		3'-0"	6'-8"	MTL	SEE NOTES	/	/	/		H		
	4	13	A		3'-0"	6'-8"	MTL	SEE NOTES	/	/	/		C		
	5	12	A		3'-0"	6'-8"	MTL	SEE NOTES	/	/	/		C		
	6	6	A												PER. COOLER MFG SPECS
	7	5	A												PER. COOLER MFG SPECS
	8	5	A												PER. COOLER MFG SPECS
	10	8	A		3'-0"	6'-8"	MTL	SEE NOTES	/	/	/		A		
	11	9	A		3'-0"	6'-8"	MTL	SEE NOTES	/	/	/		H		
	12	15	A		3'-0"	6'-8"	MTL	SEE NOTES	/	/	/		A		

HARDWARE GROUPS

SET "A"
 1 1/2 PR BUTTS
 1 LOCK SET/LEVER
 1 DOOR STOP

SET "B"
 1 1/2 PR SPRING
 1 LOCK G HINGES
 1 DOOR STOP/LEVER

SET "C"
 1 1/2 PR SPRING HINGES
 1 LOCK SET/LEVER
 1 DOOR STOP
 1 HANDICAP SIGN (SEE 9/HC-1)
 1 CLOSER

SET "D"
 1 1/2 PR BUTTS / NRP
 1 LOCK SET
 1 DOOR STOP
 3 SILENCERS PER DOOR
 1 THRESHOLD
 1 WEATHER STRIP

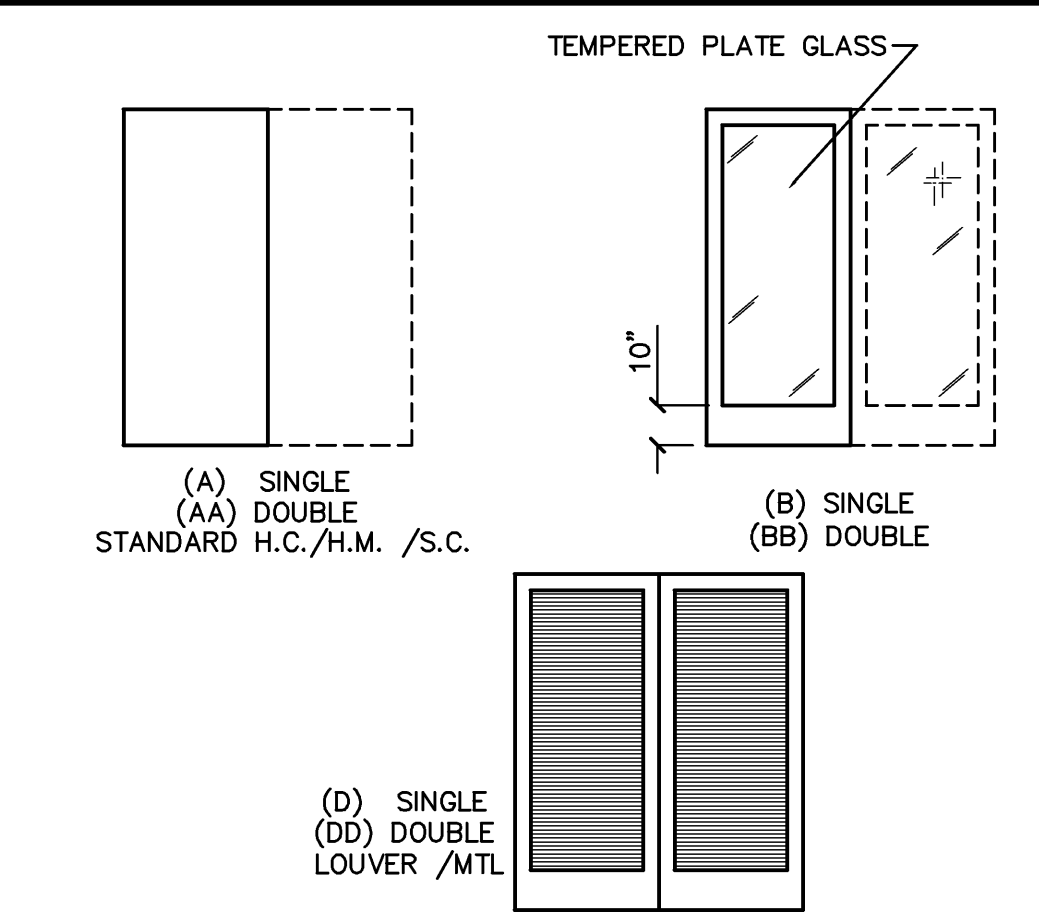
SET "E"
 1 1/2 PR BUTTS / NRP
 1 LOCK SET/LEVER
 1 DOOR STOP
 1 THRESHOLD
 1 WEATHER STRIP
 1 CLOSER

SET "F"
 2 1/2 PR BUTTS
 2 PUSH PLATE
 4 KICK PLATE

SET "G"
 1 1/2 PR BUTTS / NRP
 1 LOCK SET/LEVER
 1 DOOR STOP
 1 THRESHOLD
 1 WEATHER STRIP
 1 CLOSER

SET "H"
 1 1/2 PR BUTTS / NRP
 1 DOOR STOP
 1 THRESHOLD
 1 WEATHER STRIP
 1 PANIC HARDWARE
 1 CLOSER

DOOR TYPES



DOOR NOTES

- ALL DOORS 1-3/4" THICK UNLESS OTHERWISE NOTED
- DOOR CONSTRUCTION
 SC = SOLID WOOD CORE STAIN GRADE (SELECT BIRCH)
 HC = HOLLOW WOOD CORE STAIN GRADE
 AL = ALUMINUM FACTORY ANODIZED CLEAR
 MTL = HOLLOW METAL DOORS & FRAME
 HOLLOW METAL DOORS 18 GA & HOLLOW METAL FRAMES 16 GA
- TYPICAL DOOR FRAME FINISH
 HOLLOW METAL = FACTORY FINISH
 ALUMINUM = FACTORY CLEAR ANODIZED
- 1/3, 3/4, 1, 1-1/2 ETC. INDICATES HOURS OF FIRE RATING
- UNDERCUT ALL DOORS 5/8" TYPICAL UON
- WALL MOUNTED DOOR STOP

EGRESS NOTES

SEE 21/HC-1 FOR DISABLED ACCESS REQUIREMENTS
 WHEN ADDITIONAL EXTERIOR DOORS ARE PROVIDED, THEY SHALL CONFORM TO THE PROVISIONS FOR EXIT DOORS. CBC 1008.1

PASQUINI ENGINEERING
INCORPORATED

Telephone: (651) 288-8600
Fax: (651) 282-9600
6403 H Street Suite 200
Bakersfield, CA 93304

NO.	DATE

JHAJ MINI MART
COMANCHE & EDISON HWY
BAKERSFIELD, CA.

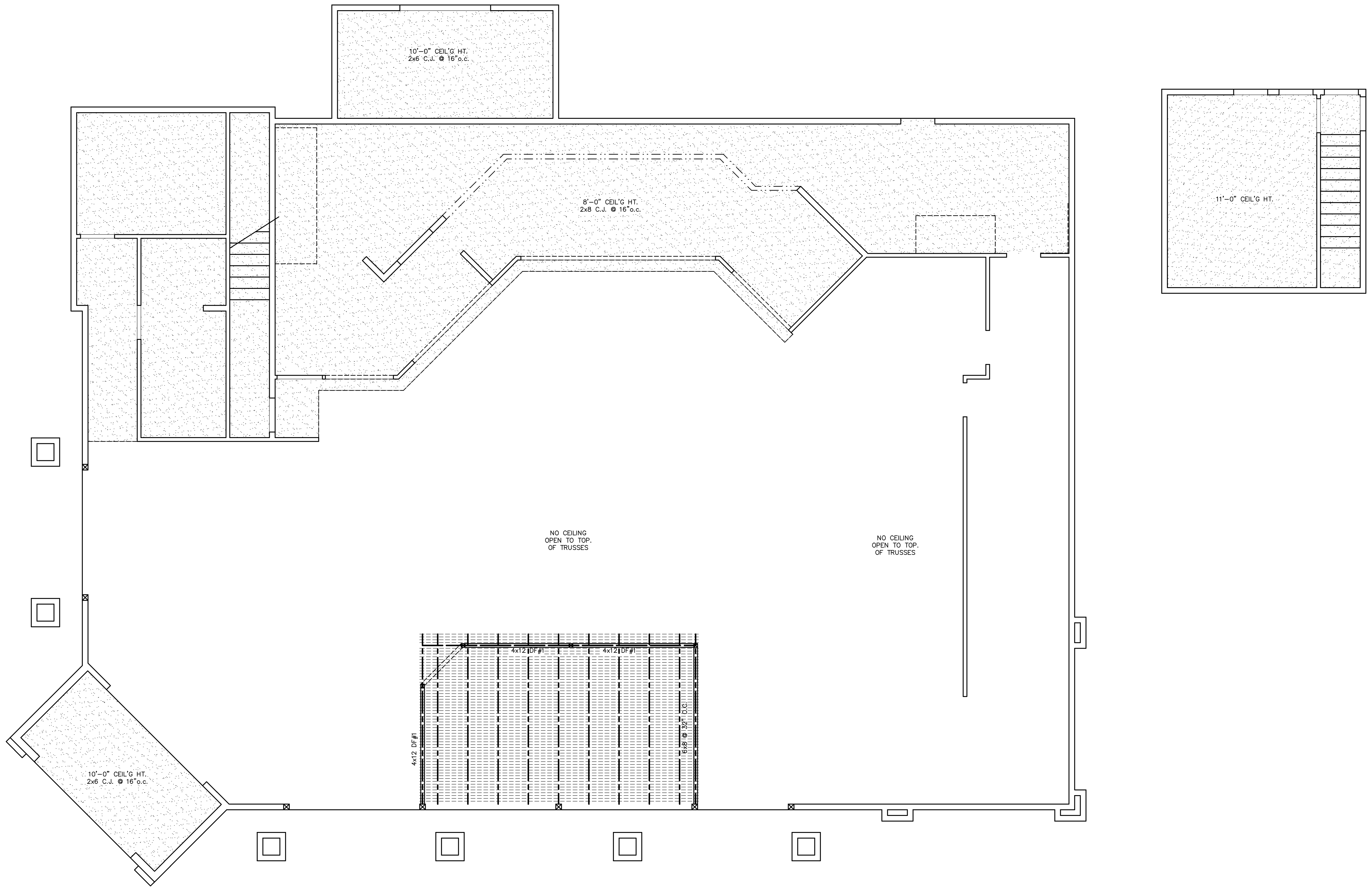
THESE PLANS ARE NOT FOR CONSTRUCTION UNLESS A "WET STAMP & SIGNATURE" FROM BOTH THE ENGINEER OF RECORD AND A APPROVAL STAMP WITH A "WET STAMP & SIGNATURE" FROM THE LOCAL GOVERNING AGENCY ARE PRESENT.

DWG. BY	L.H.
CHK'D BY	
DATE	1-13-11
JOB NO.	5459
FILE NO.	545922

EXP. 12/31/12

VERIFY ALL FINISHES & MATERIALS W/ OWNER PRIOR TO PURCHASE & INSTALLATION

D0377



REFLECTED CEILING PLAN

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

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INCORPORATED
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Bakersfield, CA 93304
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NO.	DATE

**JHAJ
MINI MART**
COMANCHE & EDISON HWY
BAKERSFIELD, 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	8-13-11
JOB NO.	5459
FILE NO.	545922

EXP. 12/31/12

SHEET
A-7
OF SHEET

GRADING NOTES

U.N.O.

- AREAS TO RECEIVE COMPACTED SITE FILL OR TO SUPPORT FOUNDATIONS, SLABS OR PAVEMENTS SHALL BE STRIPPED OF ALL VEGETATION, DEBRIS OR DISTURBED SOILS. STRIPPING SHOULD BE REVIEWED BY THE PROJECT GEOTECHNICAL ENGINEER. ALL EXISTING FILL SOIL SHALL BE EXCAVATED UNLESS THE PROJECT GEOTECHNICAL ENGINEER SPECIFICALLY RECOMMENDS THAT SUCH FILL IS TO REMAIN IN PLACE. ANY EXPOSED SOFT, LOOSE, POROUS OR OTHERWISE UNSATISFACTORY SOILS SHALL THEN BE EXCAVATED TO THE DEPTHS INDICATED IN THE PLANS OR SPECIFICATIONS, OR BY THE PROJECT GEOTECHNICAL ENGINEER. THE EXCAVATION OF EXISTING FILL OR OTHER UNSATISFACTORY SOILS SHALL EXTEND LATERALLY BEYOND THE LIMIT OF FOUNDATIONS, SLABS OR PAVEMENTS THE DISTANCE INDICATED IN THE SPECIFICATIONS OR PLANS, OR BY THE PROJECT GEOTECHNICAL ENGINEER. THE EXCAVATED AREAS SHALL BE OBSERVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO PREPARING SUBGRADE AND PLACING COMPACTED FILL.
- THE EXPOSED APPROVED NATURAL GROUND SURFACE SHALL THEN BE SCARIFIED TO A DEPTH OF AT LEAST SIX INCHES, BROUGHT TO BETWEEN OPTIMUM MOISTURE AND 140 PERCENT OF OPTIMUM MOISTURE FOR THE MATERIAL, AND THEN COMPACTED TO AT LEAST 90 PERCENT OF THE MAXIMUM LABORATORY DENSITY AS DETERMINED BY THE ASTM COMPACTION METHOD DESCRIBED BELOW. WHERE FILL IS TO BE PLACED ON OR AGAINST SLOPING GROUND (STEEPER THAN 5:1), KEYING AND BENCHING INTO FIRM NATURAL GROUND SHALL BE PERFORMED AS THE COMPACTED FILL IS BROUGHT TO FINAL GRADE.
- FILL, CONSISTING OF SOIL REVIEWED BY THE PROJECT GEOTECHNICAL ENGINEER, SHALL BE PLACED IN COMPACTED LAYERS WITH APPROPRIATE COMPACTION EQUIPMENT. THE EXCAVATED, NATURAL ON-SITE MATERIALS ARE CONSIDERED SATISFACTORY FOR REUSE IN THE FILLS. ALL IMPORTED FILL SHALL BE REVIEWED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO USE IN FILL AREAS. ROCKS LARGER THAN SIX INCHES IN DIAMETER SHALL NOT BE USED. THE MOISTURE CONTENT OF THE FILL SOILS SHALL BE BROUGHT TO BETWEEN OPTIMUM MOISTURE AND 140 PERCENT OF OPTIMUM MOISTURE.
- FILL AND THE UPPER SIX INCHES OF THE SUBGRADE SHALL BE UNIFORMLY COMPACTED TO AT LEAST 90 PERCENT OF THE MAXIMUM LABORATORY DRY DENSITY FOR THE MATERIAL USED. THE MAXIMUM LABORATORY DRY DENSITY FOR CRUSHED GRAVEL MATERIAL SHALL BE DETERMINED BY THE CALIFORNIA TEST NO. 216 COMPACTION METHOD. SUBGRADE COMPACTION TESTS SHALL BE PERFORMED IMMEDIATELY PRIOR TO PLACING CRUSHED GRAVEL MATERIAL.
- OBSERVATIONS AND FIELD TESTS SHALL BE CARRIED ON DURING GRADING BY THE PROJECT GEOTECHNICAL ENGINEER TO CONFIRM THAT THE REQUIRED DEGREE OF COMPACTION HAS BEEN OBTAINED. WHERE COMPACTION OR MOISTURE CONDITIONING IS LESS THAN THAT REQUIRED, ADDITIONAL COMPACTION EFFORT SHALL BE MADE WITH ADJUSTMENT OF THE MOISTURE CONTENT AS NECESSARY UNTIL THE SPECIFIED COMPACTION OR MOISTURE
- WHEREVER, IN THE OPINION OF THE OWNER OR THE PROJECT GEOTECHNICAL ENGINEER, AN UNSTABLE CONDITION IS BEING CREATED, EITHER BY CUTTING OR FILLING, THE WORK SHALL NOT PROCEED IN THAT AREA UNTIL REVIEW HAS BEEN MADE AND THE GRADING PLAN REVISED, IF FOUND TO BE NECESSARY.
- KEYWAY BACKCUTS SHOULD BE CONSTRUCTED NO STEEPER THAN A 1:1 (HORIZONTAL:VERTICAL) GRADIENT.
- THE PROJECT GEOTECHNICAL ENGINEER SHOULD OBSERVE THE EXPOSED SURFACE DURING THE REMOVAL OPERATION TO EVALUATE EXCAVATION STABILITY AND CONFIRM THAT FIELD CONDITIONS ARE AS ANTICIPATED.
- FOLLOWING CONFIRMATION OF FIELD CONDITIONS AND/OR FURTHER MODIFICATIONS, THE EXCAVATED MATERIALS MAY BE REPLACED ON THE SUBGRADE IN ACCORDANCE WITH SPECIFICATIONS.
- ALL UTILITY TRENCH BACKFILLS SHALL BE COMPACTED TO AT LEAST 90 PERCENT, EXCEPT FOR PIPE BEDDING AND SIX INCHES OF THE PIPE COVER AND AS RECOMMENDED ABOVE IN CRUSHED GRAVEL AREAS.
- THE MATERIALS & CONSTRUCTION METHODS FOR THE IMPROVEMENTS INCLUDED HEREON SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS & STANDARD PLANS OF THE STATE OF CALIFORNIA, DATED JANUARY 1988. SPECIAL ATTENTION IS DIRECTED TO THE FOLLOWING SECTIONS & STANDARD PLANS:
EARTHWORK SECTION 19 - 3.06 STRUCTURE BACKFILL
CONCRETE STRUCTURES SECTION 51 - 1.15
FENCES CONCRETE SECTION 80 - 4 SECTION 90
CHAIN LINK FENCE PLAN A85
- CRUSHED AGGREGATE SHALL CONFORM TO COARSE AGGREGATE GRADING SEC. 90-3.02 (1-1/2" X 3/4") OF THE CALTRANS SPEC'S OR AS APPROVED BY THE ENGINEER. CONTRACTOR SHALL CONFIRM TONNAGE OR VOLUME ESTIMATE PRIOR TO PLACING.

- POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM SITE IMPROVEMENTS IS VERY IMPORTANT. NO WATER SHALL BE ALLOWED TO POND AT ANY LOCATION ON THE COMPOUND, COMPOUND AND PARKING AREAS SHALL BE PROVIDED WITH ADEQUATE DRAINAGE GRADIENTS (MINIMUM 2% TO FIVE FEET FROM FOUNDATIONS AND ONE PERCENT ELSEWHERE) TO ENSURE THE UNOBSTRUCTED TRANSPORT OF WATER AWAY FROM IMPROVEMENTS AND OFF THE COMPOUND.
- CLASS 2 AGGREGATE BASE SHALL BE PLACED OVER PARKING AREA & ACCESS ROAD.
- LOCAL BORROW MAY BE OBTAINED ON SITE. MAXIMUM DEPTH OF EXCAVATION SHALL BE 12". FINAL EXCAVATION SLOPES SHALL BE LEFT IN A SMOOTH AND EVEN CONDITION SUCH THAT PONDING WILL NOT OCCUR.

- GRADING NOTES FOR KERN COUNTY
- ALL GRADING SHALL CONFORM WITH KERN COUNTY GRADING CODE AND STANDARDS PERTAINING THERETO.
 - ALL CUT AND FILL SLOPED SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
 - FILL AREAS SLOPING STEEPER THAN 5:1 SHALL BE KEYED AND BENCHED TO SUPPORT FILL (SEE SHEET G-4).
 - ALL FILL AREAS SHALL BE CLEARED FROM ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL AND THE AREAS SCARIFIED TO A DEPTH OF 6 INCHES.
 - FILL MATERIALS SHALL BE PLACED IN LAYERS NOT EXCEEDING 6 INCHES IN THE COMPACTED THICKNESS AND COMPACTED AT OPTIMUM MOISTURE CONTENT BY APPROVED METHOD.
 - ALL FILL TO BE COMPACTED TO A MINIMUM OF 90% DENSITY OF THE MAXIMUM DENSITY AND SO CERTIFIED BY TESTS AND REPORTS PERFORMED BY A SOILS ENGINEER.
 - BERMS OR DRAINAGE DEVICES SHALL BE PLACED AT THE TOP OF ALL FILL SLOPES.
 - SURFACE DRAINAGE TO BE 2% TOWARD APPROVED DRAINAGE. (LIMITED WAIVERS TO ALLOW 1.0% DRAINAGE FROM THE BUILDING PAD MAY BE ALLOWED IF WAIVER PER SECTION 17.28.130).
 - QUANTITY OF EARTH TO BE MOVED: CUT **5674.2** CUBIC YARDS. FILL **1782.6** CUBIC YARDS. EXPORT **3891.6** CUBIC YARDS. (YARDAGE FOR PERMIT PURPOSES ONLY.)
 - ALL FILL MATERIAL SHALL NOT CONTAIN DETRIMENTAL AMOUNTS OF ORGANIC MATTER. NO ROCK OR IRREDUCIBLE MATERIAL WITH A MINIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILLS.
 - EROSION OR SEDIMENTATION WILL BE CONTROLLED BY BERMS, PLANTING, RIPRAP OR OTHER METHODS.

SUMP CALCULATION

V_1 = SUMP 1 VOLUME REQUIRED
 V_2 = SUMP 2 VOLUME REQUIRED
 V_3 = SUMP 3 VOLUME REQUIRED
 V_4 = SUMP 4 VOLUME REQUIRED
 V_5 = SUMP 5 VOLUME REQUIRED
 V_6 = SUMP 6 VOLUME REQUIRED

SUMP VOLUME PROVIDED

$V_p = (1(A_1) + 4(A_2) + 1(A_3)) \times (\text{HT. OF SUMP})$
 AREA OF MIDDLE RECTANGLE = A_2

SUMP VOLUME REQUIRED

$V = .12(D_{10})(Q_1)(\text{AREA})$
 $D_{10} = 1.35$ (FIG. D-3, K.C. HYDROLOGY MANUAL)
 $Q_1 = 0.90$ (COMMERCIAL)
 $\text{AREA} = \text{LOT AREA} - \text{SUMP}$

$V_1 = .12(0.90)(1.35)(132,095 \text{ FT}^2) = 19,260 \text{ FT}^3$ < $V_{p1} = 118,861 \text{ FT}^3$ O.K.
 $V_2 = .12(0.90)(1.35)(3,885 \text{ FT}^2) = 4,929 \text{ FT}^3$ < $V_{p2} = 4,929 \text{ FT}^3$ O.K.
 $V_3 = .12(0.90)(1.35)(64,135 \text{ FT}^2) = 9,350 \text{ FT}^3$ < $V_{p3} = 11,486 \text{ FT}^3$ O.K.

VOLUME REQUIRED < VOLUME PROVIDED

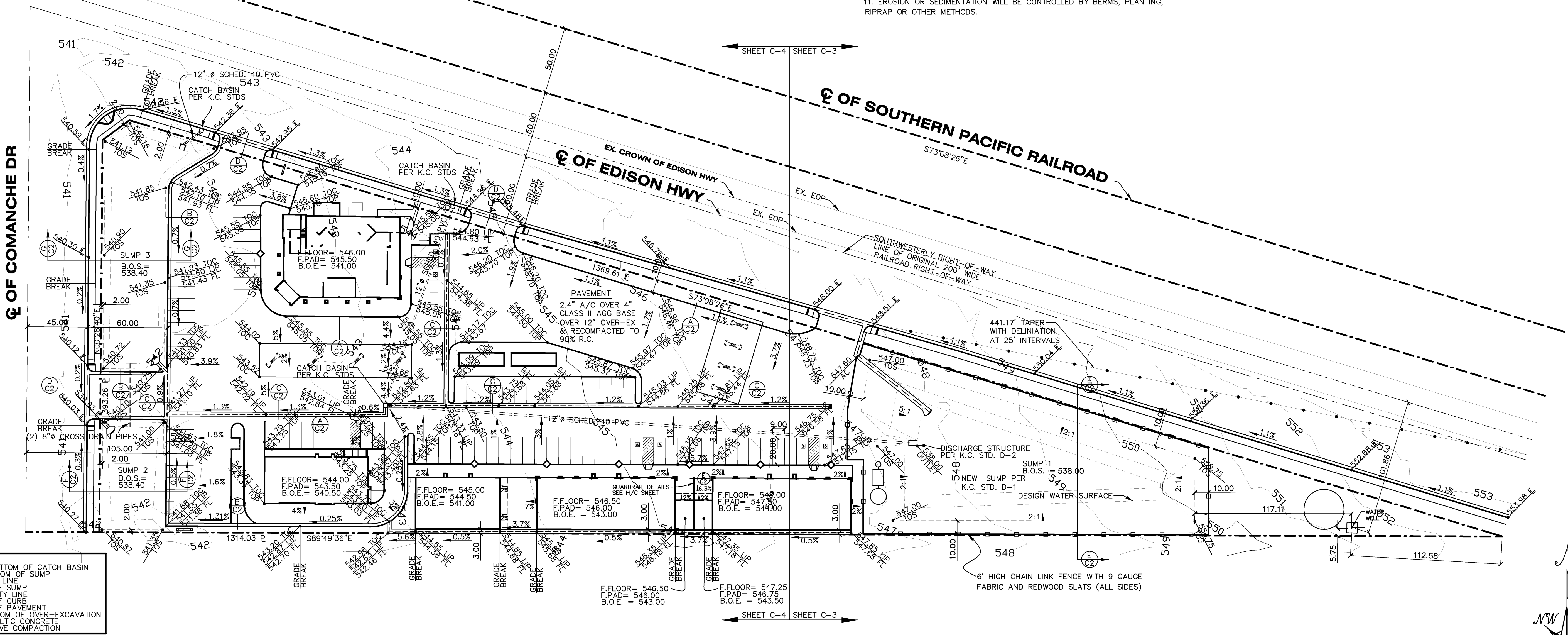
Pasquini Engineering
 Marc A. Pasquini Civil Engineer
 Telephone: (661) 328-9600
 Fax: (661) 328-9030

RUPINDER JHAJ
 COMMERCIAL CENTER
 COMANCHE RD. & EDISON HWY.
 BAKERSFIELD, CA.

DATE	ISSUED	
DATE	MARK	ISSUED
DWG. BY	J.D.A.	
CHK'D BY		
DATE	8/4/08	
JOB NO.	5459	
FILE NO.	545913	

EXP. 12/31/12

SHEET **C-1**



KEY:
 B.O.C.B. = BOTTOM OF CATCH BASIN
 B.O.S. = BOTTOM OF SUMP
 F.L. = FLOW LINE
 T.O.S. = TOP OF SUMP
 P.L. = PROPERTY LINE
 T.O.C. = TOP OF CURB
 T.O.P. = TOP OF PAVEMENT
 R/C = ASPHALTIC CONCRETE
 R.C. = RELATIVE COMPACTION

GRADING PLAN

LEGAL DESCRIPTION
 APN: 177-010-30

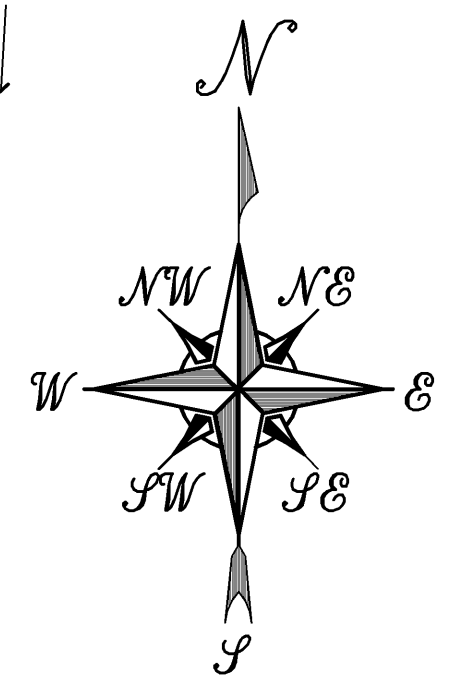
K.C.S. BENCH MARK: EL. = 541.44
 NAIL & TIN IN CURB NEAR
 INLET ± 50' SOUTH OF PROPERTY
 ON EAST SIDE OF COMANCHE RD.

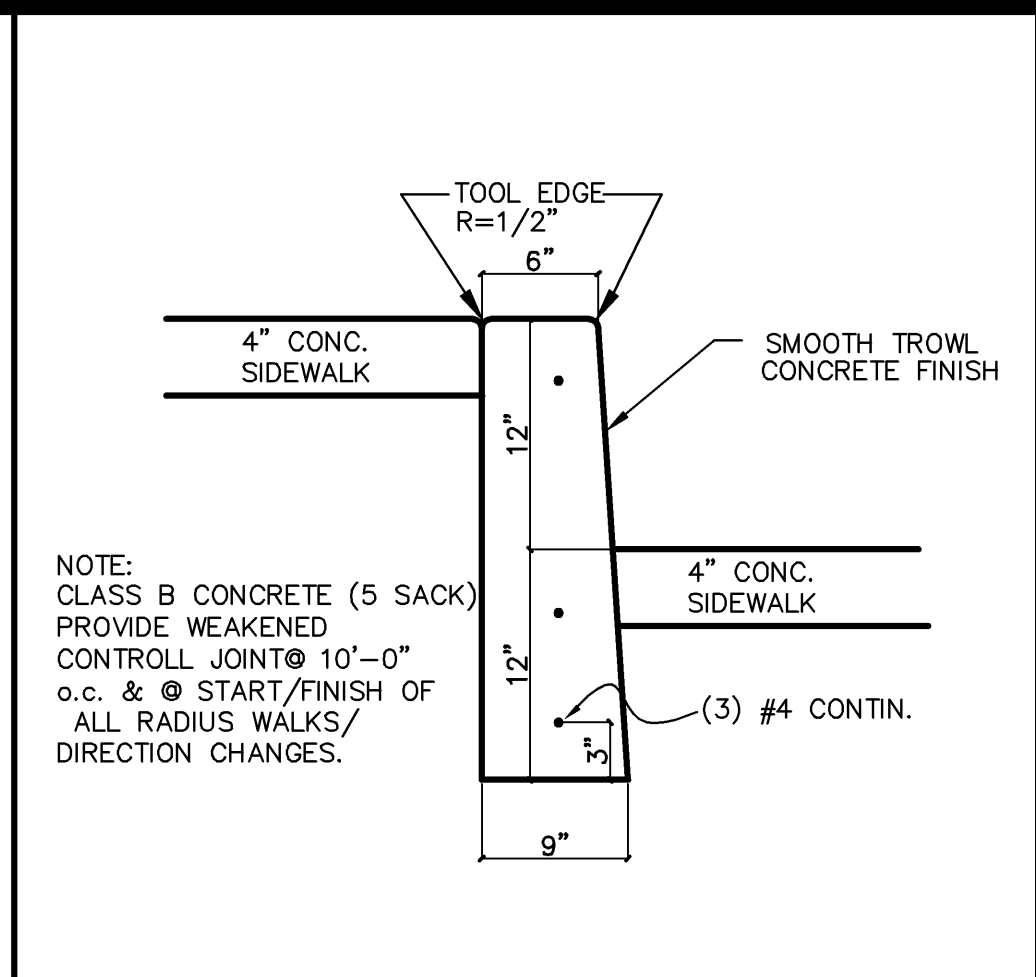
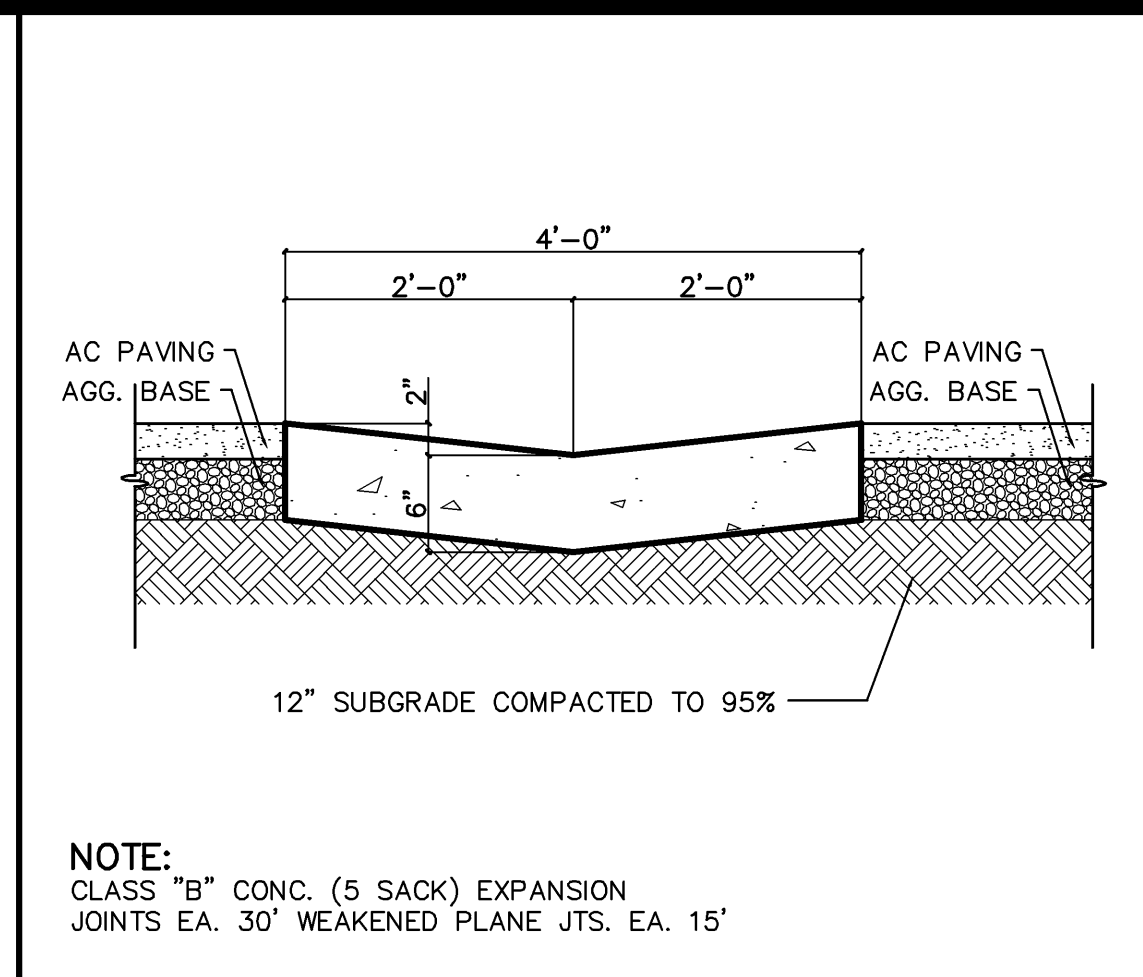
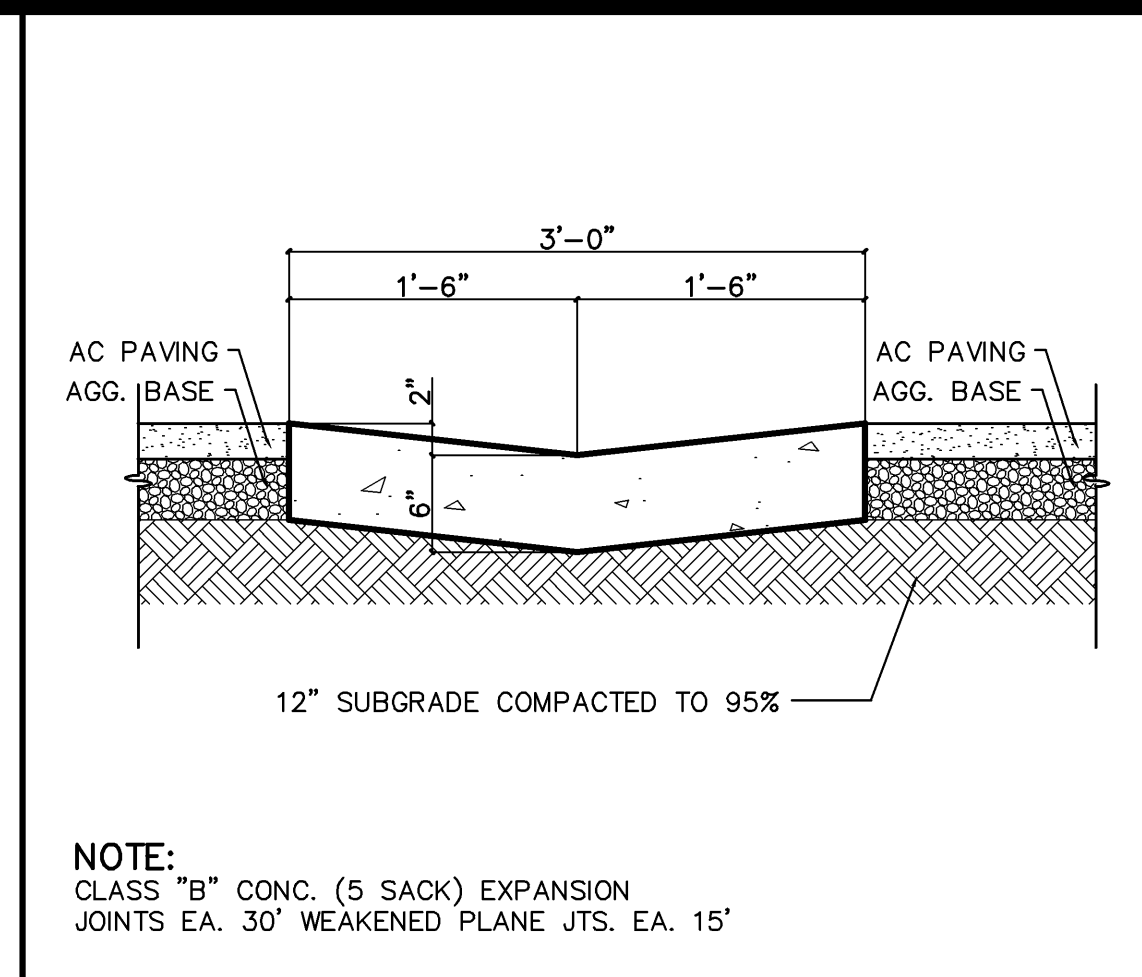
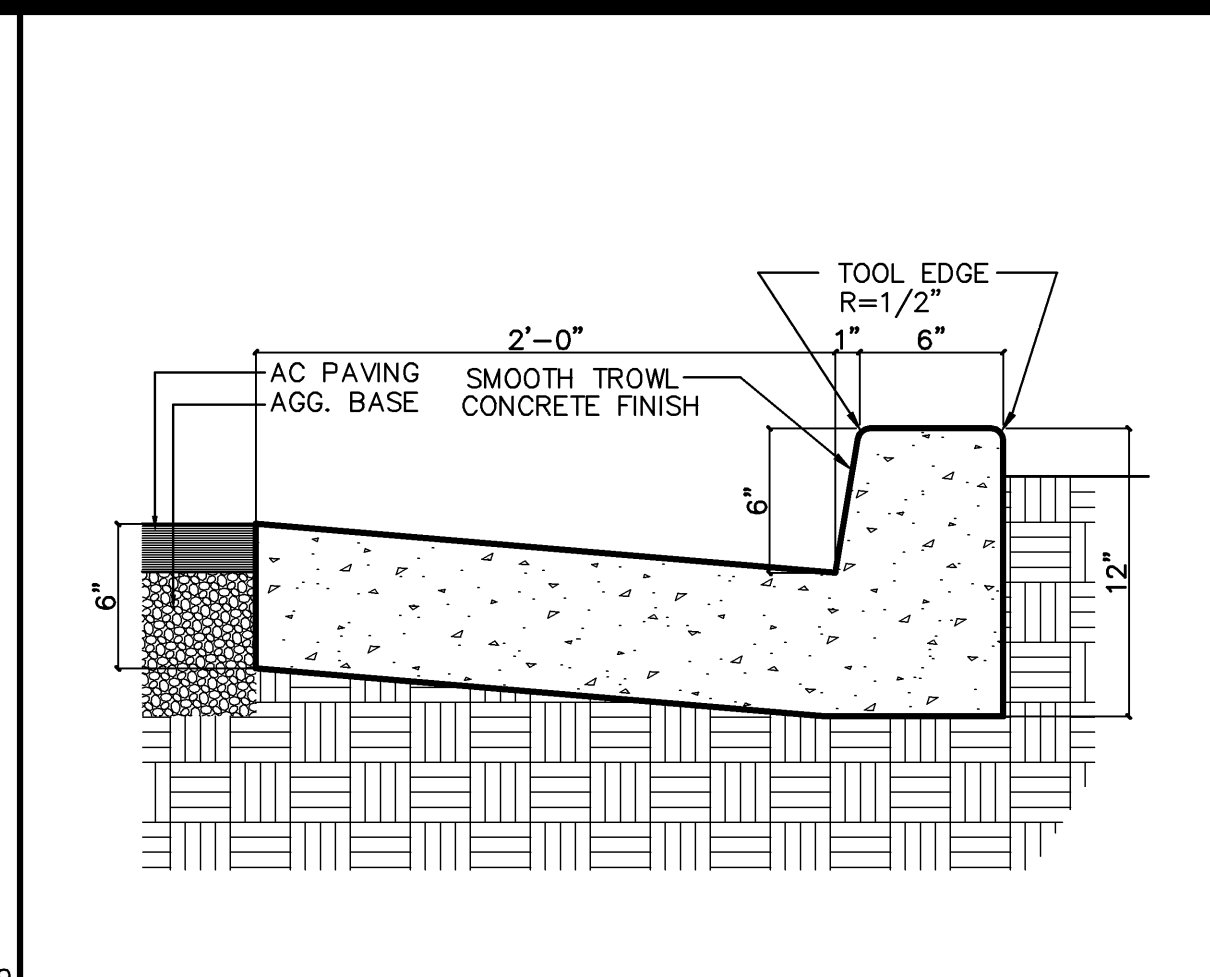
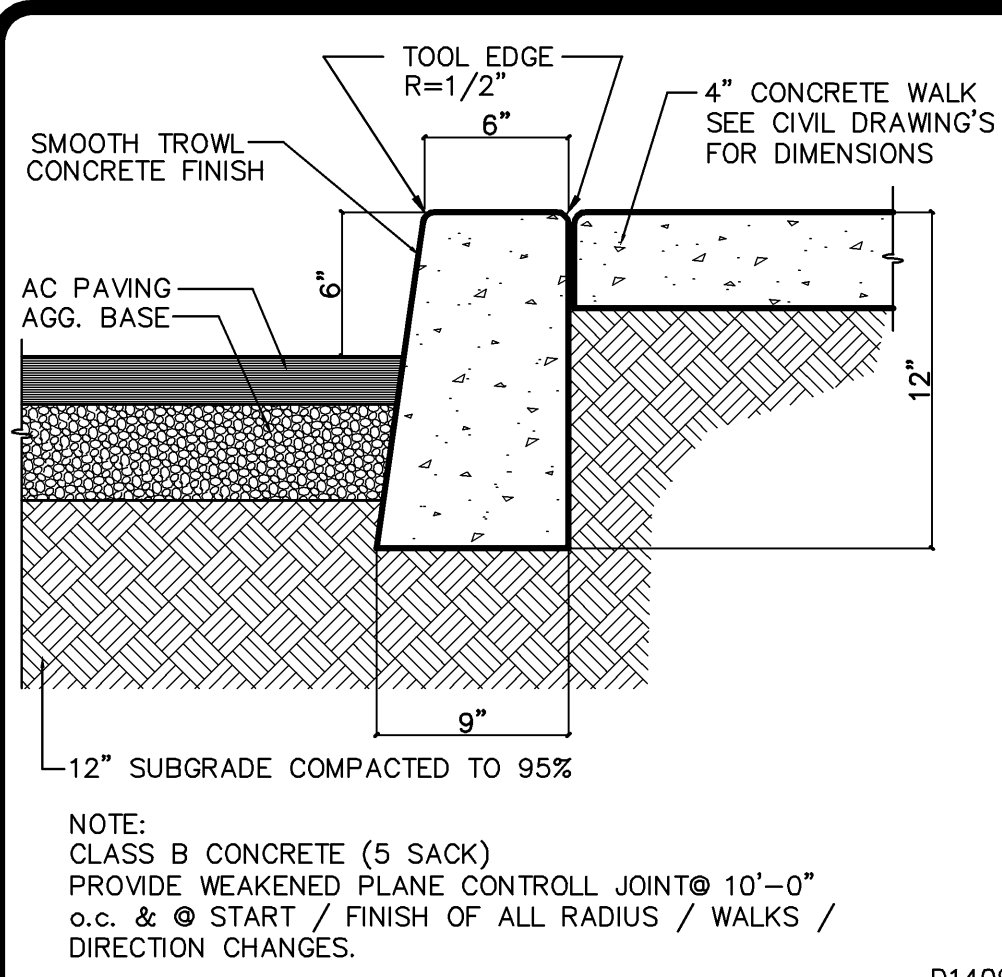
PROJECT ACREAGE
 6.44 ACRES(GROSS)
 3.78 ACRES(NET)

AN OPEN STREET PERMIT SHALL BE OBTAINED FROM THE COUNTY OF KERN 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%.

SCALE: 1" = 40'





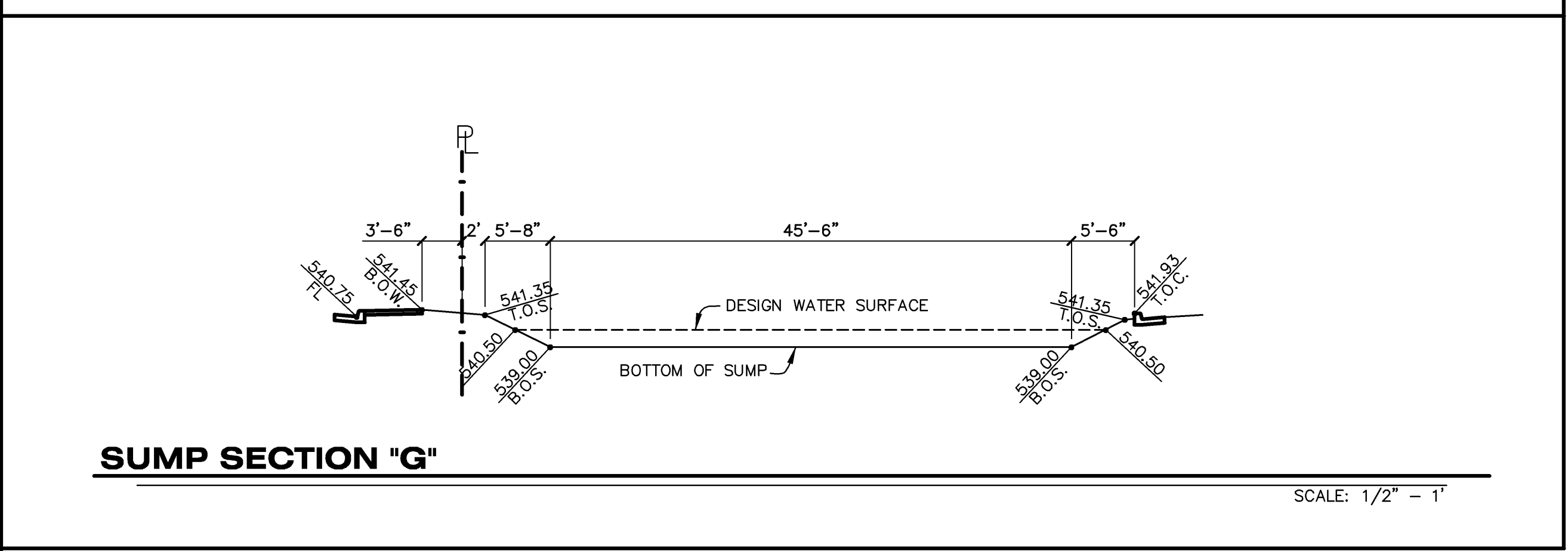
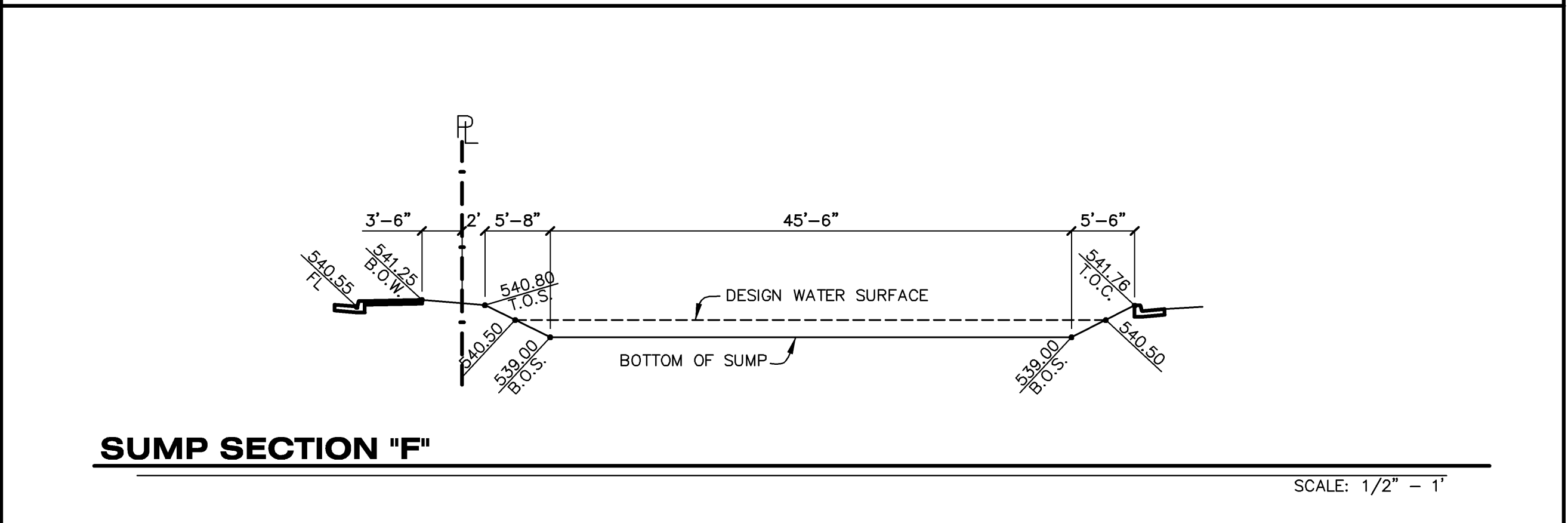
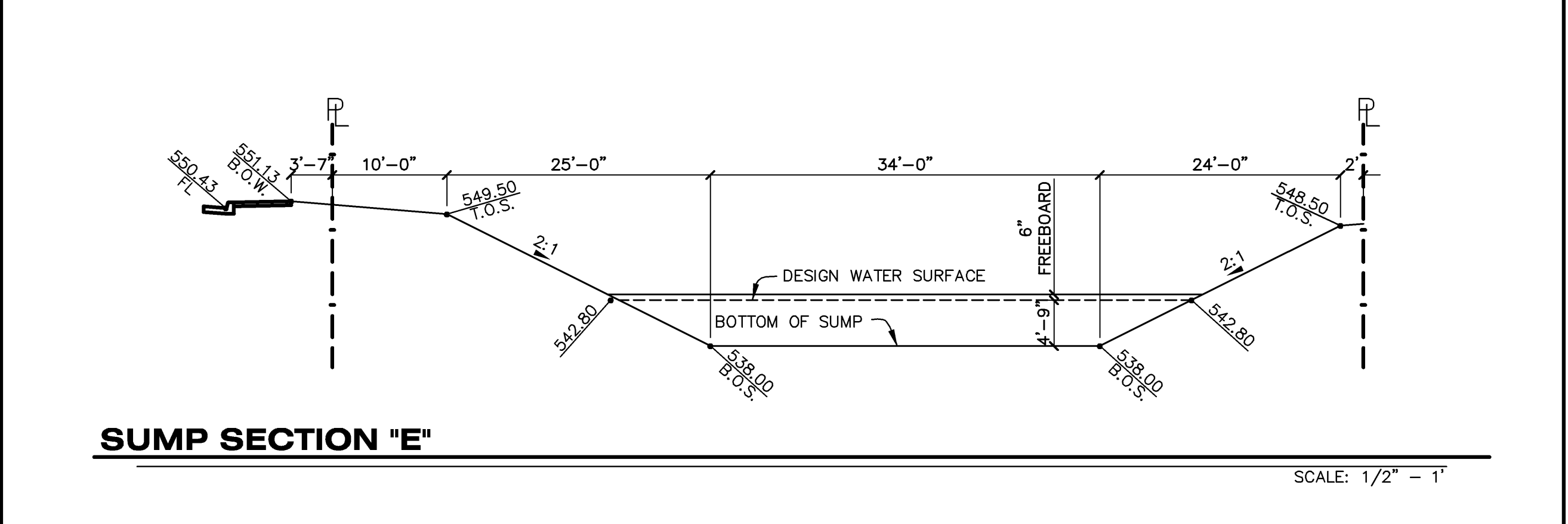
A) CURB NTS

B) CURB & GUTTER NTS

C) 3" V" GUTTER NTS

D) CROSS DRAIN NTS

E) CURB NTS



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RUPINDER JHAJ
COMMERCIAL CENTER
COMANCHE RD. & EDISON HWY.
BAKERSFIELD, CA.

DATE	ISSUED

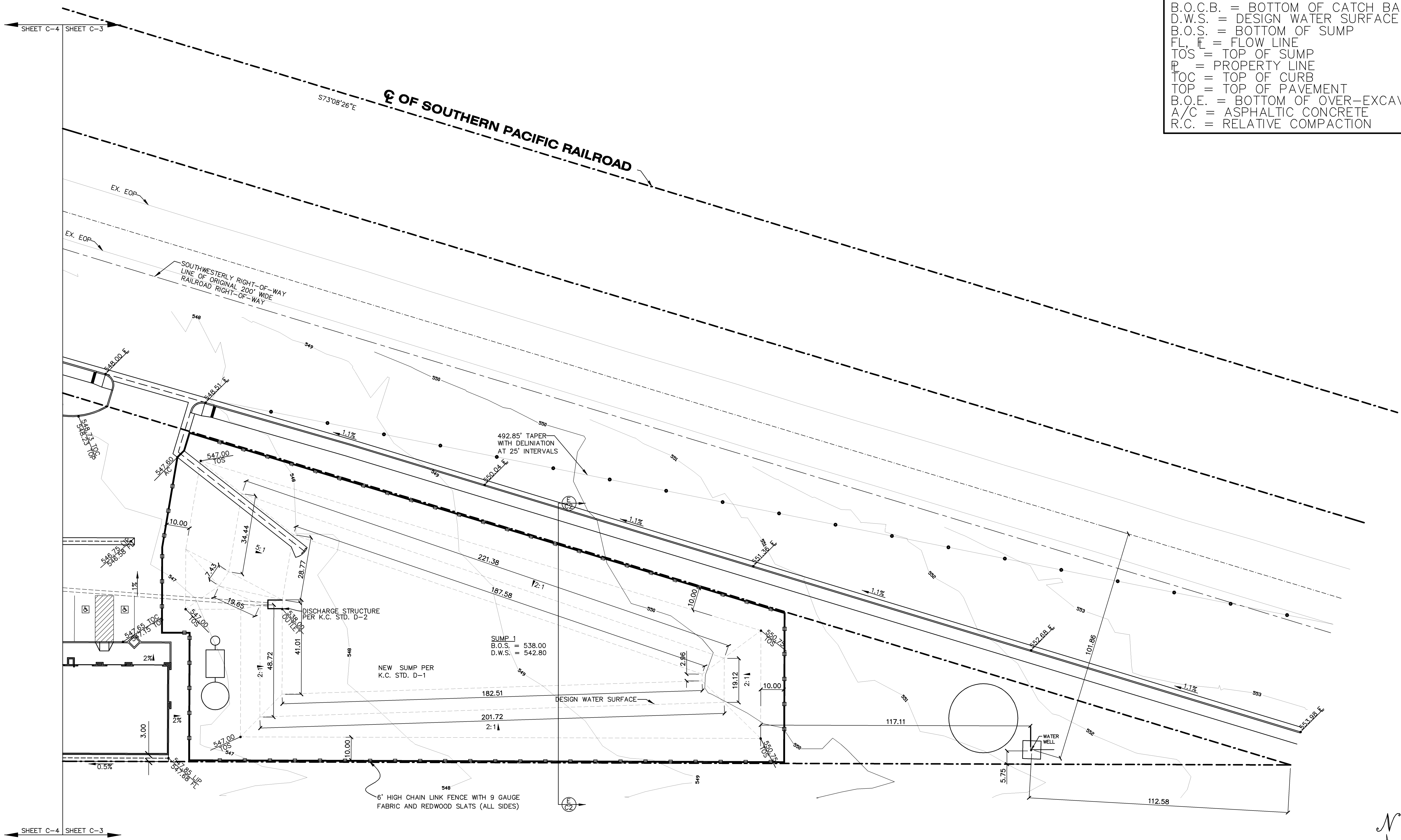
DATE	MARK	ISSUED

DWG. BY	J.D.A.
CHK'D BY	
DATE	8/4/08
JOB NO.	5459
FILE NO.	545913

EXP. 12/31/12

SHEET
C-2

KEY:
 B.O.C.B. = BOTTOM OF CATCH BASIN
 D.W.S. = DESIGN WATER SURFACE
 B.O.S. = BOTTOM OF SUMP
 FL. E. = FLOW LINE
 TOS = TOP OF SUMP
 P. = PROPERTY LINE
 TOC = TOP OF CURB
 TOP = TOP OF PAVEMENT
 B.O.E. = BOTTOM OF OVER-EXCAVATION
 A/C = ASPHALTIC CONCRETE
 R.C. = RELATIVE COMPACTION



SHEET C-4 SHEET C-3

SHEET C-4 SHEET C-3

GRADING PLAN

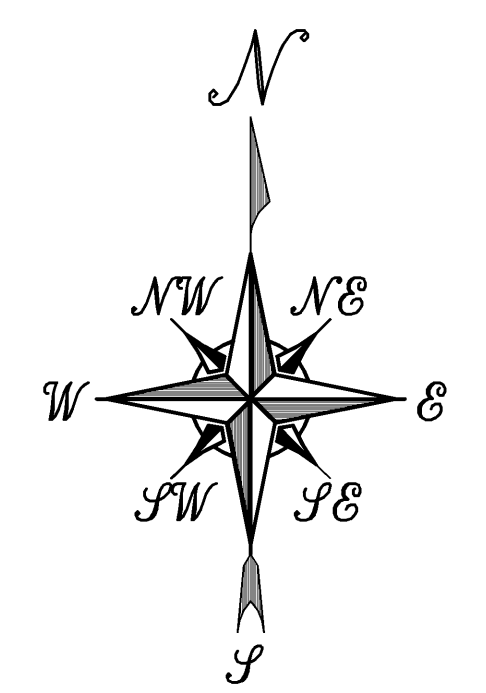
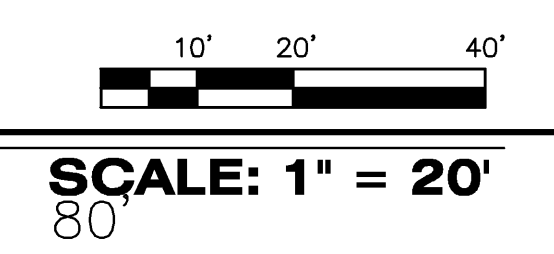
LEGAL DESCRIPTION
 APN: 177-010-30

K.C.S. BENCH MARK: EL. = 541.44
NAIL & TIN IN CURB NEAR
INLET ± 50' SOUTH OF PROPERTY
ON EAST SIDE OF COMANCHE RD.

PROJECT ACREAGE
6.44 ACRES(GROSS)
3.78 ACRES(NET)

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 Bakersfield, CA. 93304

RUPINDER JHAJ
COMMERCIAL CENTER
COMANCHE RD. & EDISON HWY.
BAKERSFIELD, CA.

DATE	ISSUED

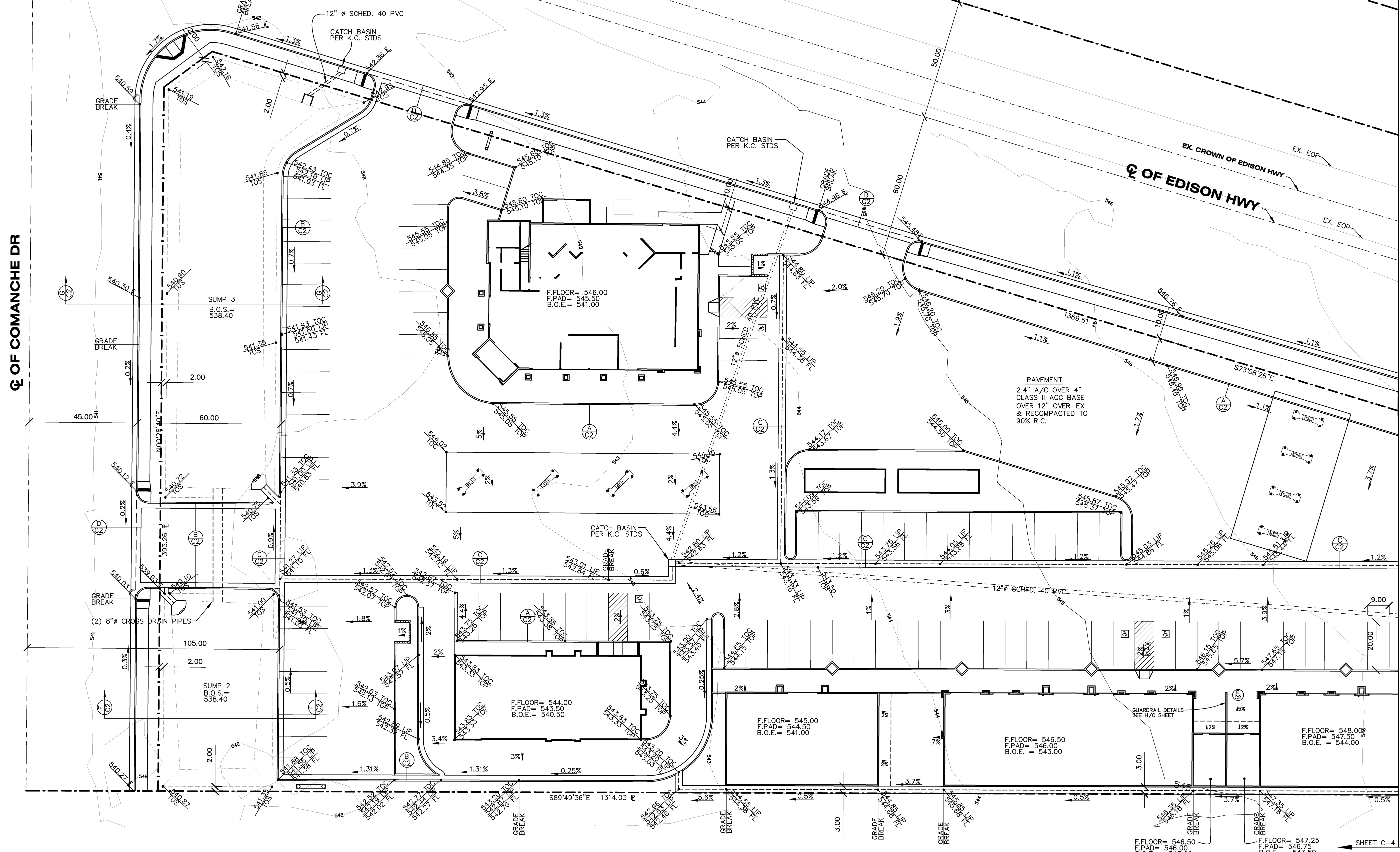
DATE	MARK	ISSUED

DWG. BY	J.D.A.
CHK'D BY	
DATE	8/4/08
JOB NO.	5459
FILE NO.	545913

EXP. 12/31/12

SHEET
C-3

KEY:
 B.O.C.B. = BOTTOM OF CATCH BASIN TOC = TOP OF CURB
 B.O.S. = BOTTOM OF SUMP TOP = TOP OF PAVEMENT
 FL, FL = FLOW LINE B.O.E. = BOTTOM OF OVER-EXCAVATION
 TOS = TOP OF SUMP A/C = ASPHALTIC CONCRETE
 P = PROPERTY LINE R.C. = RELATIVE COMPACTION



GRADING PLAN

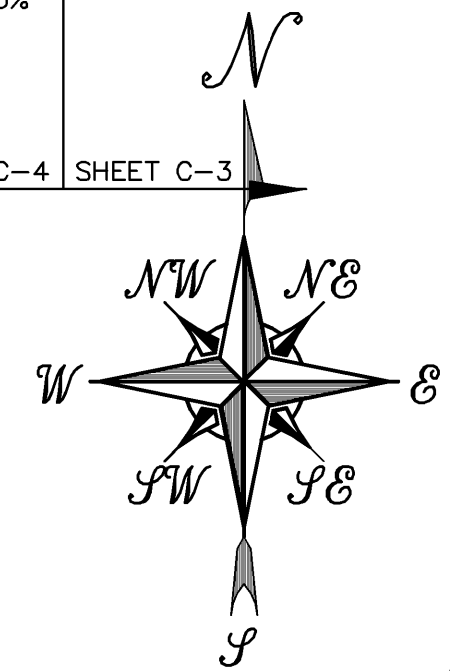
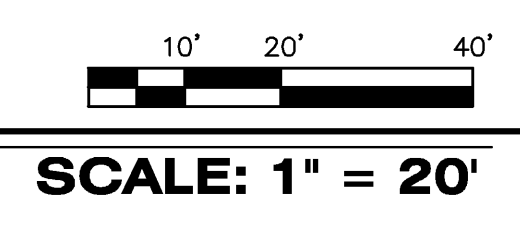
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THE LANDSCAPED AREAS TO BE DESIGNED AND GRADED TO MINIMIZE EXCESS LANDSCAPE DRAINAGE ACROSS THE SIDEWALK FOR THOSE AREAS OVER 2%.



DATE	ISSUED

DATE	MARK	ISSUED

DWG. BY	J.D.A.
CHK'D BY	
DATE	8/4/08
JOB NO.	5450
FILE NO.	545913

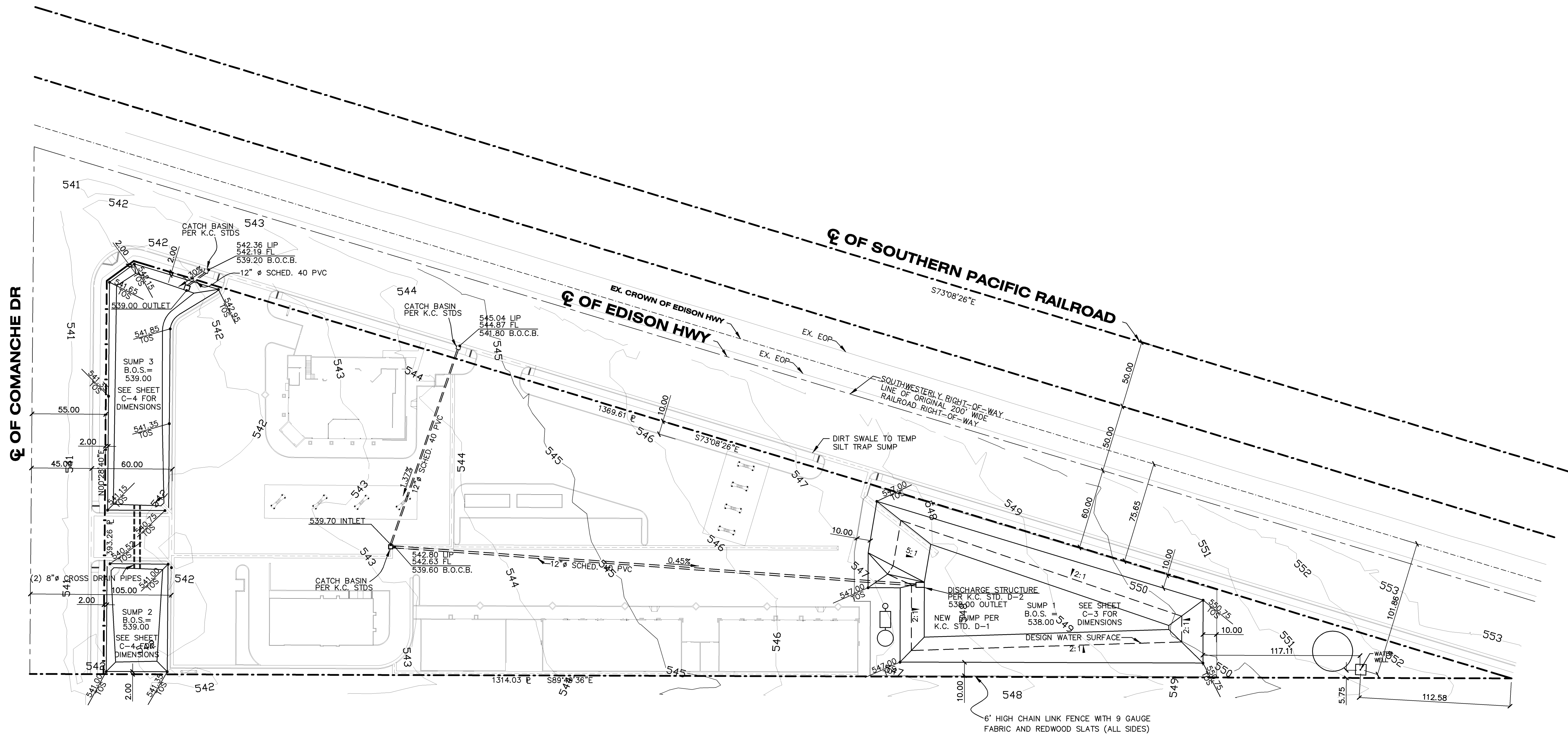
EXP. 12/31/12

SHEET
C-4

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RUPINDER JHAJ
 COMMERCIAL CENTER
 COMANCHE RD. & EDISON HWY.
 BAKERSFIELD, CA.

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 A/C = ASPHALTIC CONCRETE
 R.C. = RELATIVE COMPACTION



CATCH BASIN & DRAIN PIPE LAYOUT

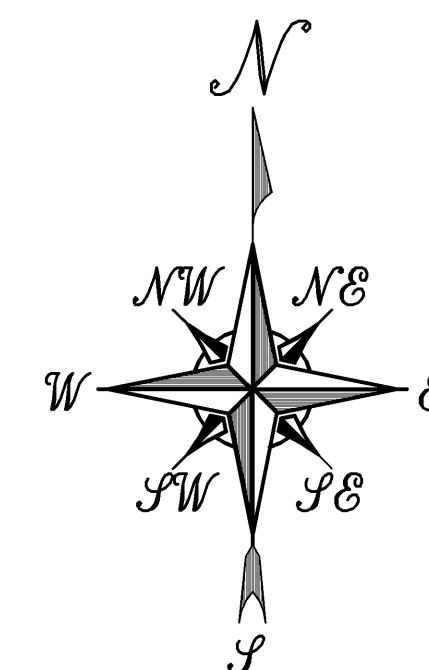
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EXP. 12/31/12

SHEET
CB-1

RUPINDER JHAJ
COMMERCIAL CENTER
COMANCHE RD. & EDISON HWY.
BAKERSFIELD, CA.

Pasquini Engineering
 Marc A. Pasquini Civil Engineer
 903 "H" Street, Suite 300
 Bakersfield, CA. 93304
 Telephone: (661) 328-9600
 Fax: (661) 328-9030

GENERAL NOTES

WORK SHALL BE IN COMPLIANCE WITH ALL GOVERNING CODES AND ORDINANCES. INCLUDING THE CALIFORNIA BUILDING CODE AND ALL LOCAL, STATE AND NATIONAL STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR 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.

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 TO SUPPORT THE FULL WEIGHT OF THE CONCRETE TO BE PLACED THEREON AND TO RESIST ALL LOADS OF BLOWBLOTS, AND BE THOROUGHLY WETTED BEFORE POURING CONCRETE. EXPANSION JOINTS SHALL BE SAU OUT EVERY 12' OR AT OTHER/CONTRACTOR OPTION.

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.

CONCRETE AND FOUNDATION

ALL FOOTING TO BE ON FIRM, UNDISTURBED SOIL. FOOTING TO EXTEND BEYOND FOOTING PERIMETER SUPPORTING WALL TO EXTEND AT LEAST 4" ABOVE ADJACENT FINISH GRADE. EXTEND PIERS AND FOUNDATION 6" BELOW UNEXCAVATED GRADE. ALL GRADE LINES DO NOT CROSS AT RIGHT ANGLES TO EACH OTHER.

BORED HOLES, A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH MAY BE USED ARE PERMITTED IN NON-BEARING PARTITIONS OR ANY WALL IN WHICH EACH BORED STUD IS DOUBLE THE DIAMETER OF THE STUD IT REPLACES. BORED STUDS TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS CUT OR NOT CUT.

WOOD FRAMING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ENERGY CODE, TITLE 20, THE FOLLOWING TABLE SHALL BE INCORPORATED INTO THE BUILDING PLANS SUBMITTED TO PLAN CHECK. CONTRACTOR SHALL VERIFY ALL GRADES, CONDITIONS, AND DIMENSIONS PRIOR TO COMMENCING WORK.

CODES AND STANDARDS

THESE GENERAL NOTES AND ACCOMPANYING PLANS ARE COMPLEMENTARY AND ALL CONSTRUCTION TO BE AS SHOWN UNLESS OTHERWISE NOTED ON DRAWINGS. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH: A. STATE AND LOCAL CODES B. UNIFORM BUILDING CODES

WOOD AND PLASTICS

ALL FRAMING LUMBER SHALL BE DOUGLAS FIR/ARCHER AND CONFORM TO THE LATEST RULES, GRADE MARKED AS FOLLOWS UNLESS OTHERWISE NOTED: 1. STUDS SHALL BE STUD SPECIES #44 2. JOISTS SHALL BE STUD SPECIES #44 3. PLATES MAY BE STUD SPECIES #44 4. HEADERS, POSTS AND 2 HORIZONTAL MEMBERS NO. 2 #44 AND PARTITIONS NO. 2 BEAMS AND STRINGERS SHALL BE NO. 2 OR BETTER, #44 OR ROUND OR CONFORM TO P.S. 1-85 AND U.S. COMMERCIAL STANDARD 35-45-66 AND STAMPED WITH THE D.P.F.A. TRADEMARK.

MECHANICAL EQUIPMENT

BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS, ETC., SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPERABLE EXTERIOR OPENINGS WITH AN AREA NOT LESS THAN 1/200 OF THE FLOOR AREA WITH A MINIMUM OF 1/2 SQ. FT. OF MECHANICAL VENTILATION SYSTEMS MUST SUPPLY FIVE CHANGES PER HOUR IN BATHROOMS AND LAUNDRY ROOMS AND FIVE CHANGES PER HOUR IN OTHER HABITABLE ROOMS. HABITABLE ROOMS OTHER THAN KITCHENS SHALL HAVE AN AREA NOT LESS THAN 70 SQ. FT.

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 SOIL REPORT IS PROVIDED BY THE CLIENT TO THE ENGINEER.

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FRAMING

ALL WOOD FRAMED CONSTRUCTION SHALL CONFORM TO UBC CHAPTER 25. 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 AIA GRADE STAMP AND PANEL MARK.

QUE LAMINATED BEAMS SHALL BE AS REQUIRED BY ENGINEER'S CALCULATIONS OR PERMITTED BY THE CALIFORNIA BUILDING CODE. ALL BEAMS SHALL BE INSTALLED AT THE TIME OF INSPECTION WHICH PROPERLY INDICATES THE BEARING BEHINDING AND SPACING OF BEAMS. ALL JOISTS SHALL BE INSTALLED AT THE TIME OF INSPECTION WHICH PROPERLY INDICATES THE BEARING BEHINDING AND SPACING OF JOISTS.

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INSULATION NOTES

AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL VERIFY THAT THE INSULATION IS CONSISTENT WITH PLANS AND APPLICABLE CODE. THE CONTRACTOR SHALL ALSO STATE THE MANUFACTURER'S NAME AND BUILDING PERMIT WAS ISSUED AND CONFORMS WITH THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE. THE CONTRACTOR SHALL ALSO STATE THE MANUFACTURER'S NAME AND BUILDING IDENTIFICATION, THE INSTALLED "R" VALUE, AND IN APPLICATION OF THE CALIFORNIA ENERGY CODE, THE MINIMUM INSTALLED HEIGHT FOR SQUARE FOOT CONSISTENT WITH THE MANUFACTURER'S LABELED INSTALLED DESIGN DENSITY FOR AS POSSIBLE TO 45 DEGREES, BUT ALWAYS AT SUFFICIENT ANGLES TO INCLUDE A NEAR SPACE.

WOOD FRAMING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ENERGY CODE, TITLE 20, THE FOLLOWING TABLE SHALL BE INCORPORATED INTO THE BUILDING PLANS SUBMITTED TO PLAN CHECK. CONTRACTOR SHALL VERIFY ALL GRADES, CONDITIONS, AND DIMENSIONS PRIOR TO COMMENCING WORK.

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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 ALL INTERIOR AND EXTERIOR FINISHING. EXTERIOR EXPOSED PLASTER SHALL BE APPLIED OVER ASPHALT BUILDING PAPER BACK LATH ON WOOD STUD FRAMING.

WOOD FRAMING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ENERGY CODE, TITLE 20, THE FOLLOWING TABLE SHALL BE INCORPORATED INTO THE BUILDING PLANS SUBMITTED TO PLAN CHECK. CONTRACTOR SHALL VERIFY ALL GRADES, CONDITIONS, AND DIMENSIONS PRIOR TO COMMENCING WORK.

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PLUMBING

PLUMBING WORK SHALL BE IN CONFORMANCE WITH THE UNIFORM PLUMBING CODE, LATEST EDITION, AND LOCAL, STATE AND FEDERAL REGULATIONS. 1. INSULATE ALL HOT AND COLD WATER LINES A CONDENSATE LINES, 1" FOL FOL FIBERGLASS WRAP WITH FIRE RETARDANT JACKET.

WOOD FRAMING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ENERGY CODE, TITLE 20, THE FOLLOWING TABLE SHALL BE INCORPORATED INTO THE BUILDING PLANS SUBMITTED TO PLAN CHECK. CONTRACTOR SHALL VERIFY ALL GRADES, CONDITIONS, AND DIMENSIONS PRIOR TO COMMENCING WORK.

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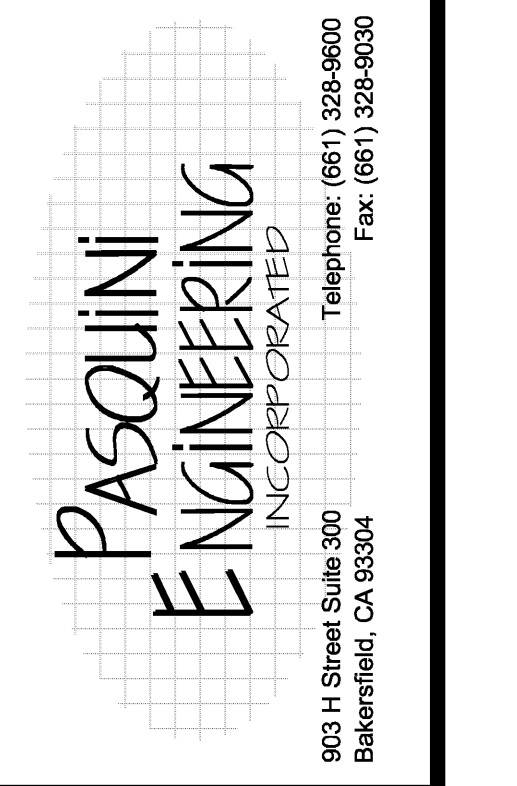
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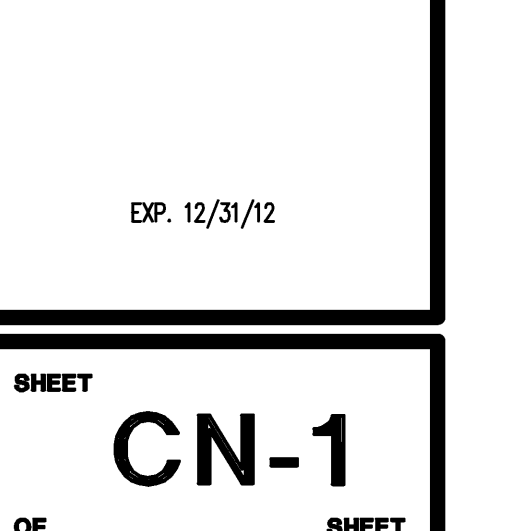


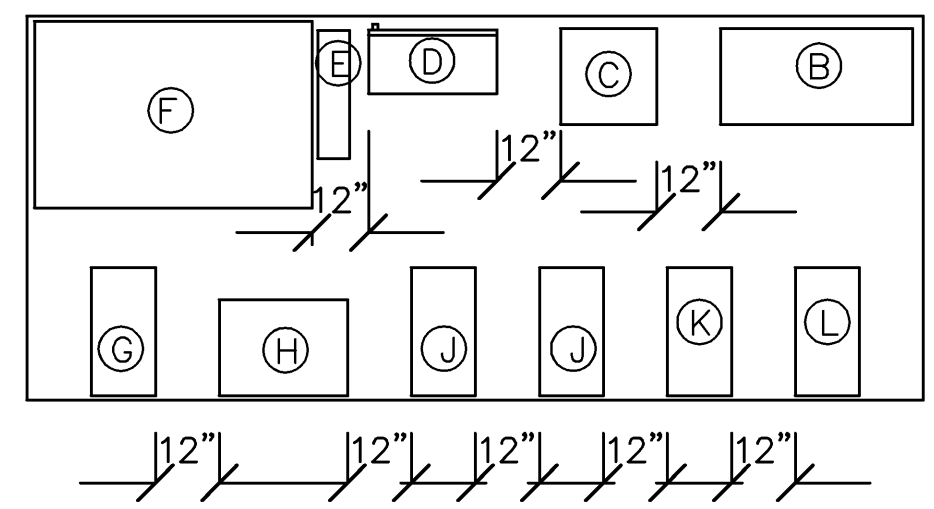
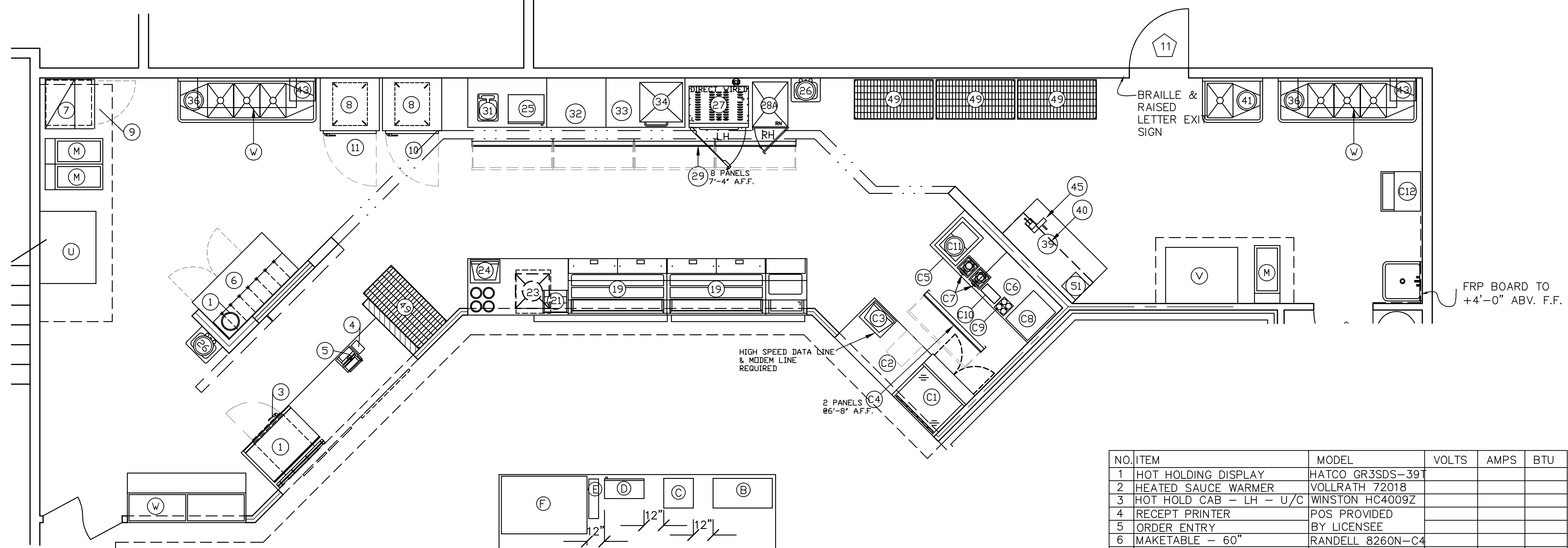
6303 H Street, Suite 200, Bakersfield, CA 93304 Telephone: (805) 328-8600 Fax: (805) 328-9600

JHAJJI MINI MART COMANCHE & EDISON HWY BAKERSFIELD, CA.

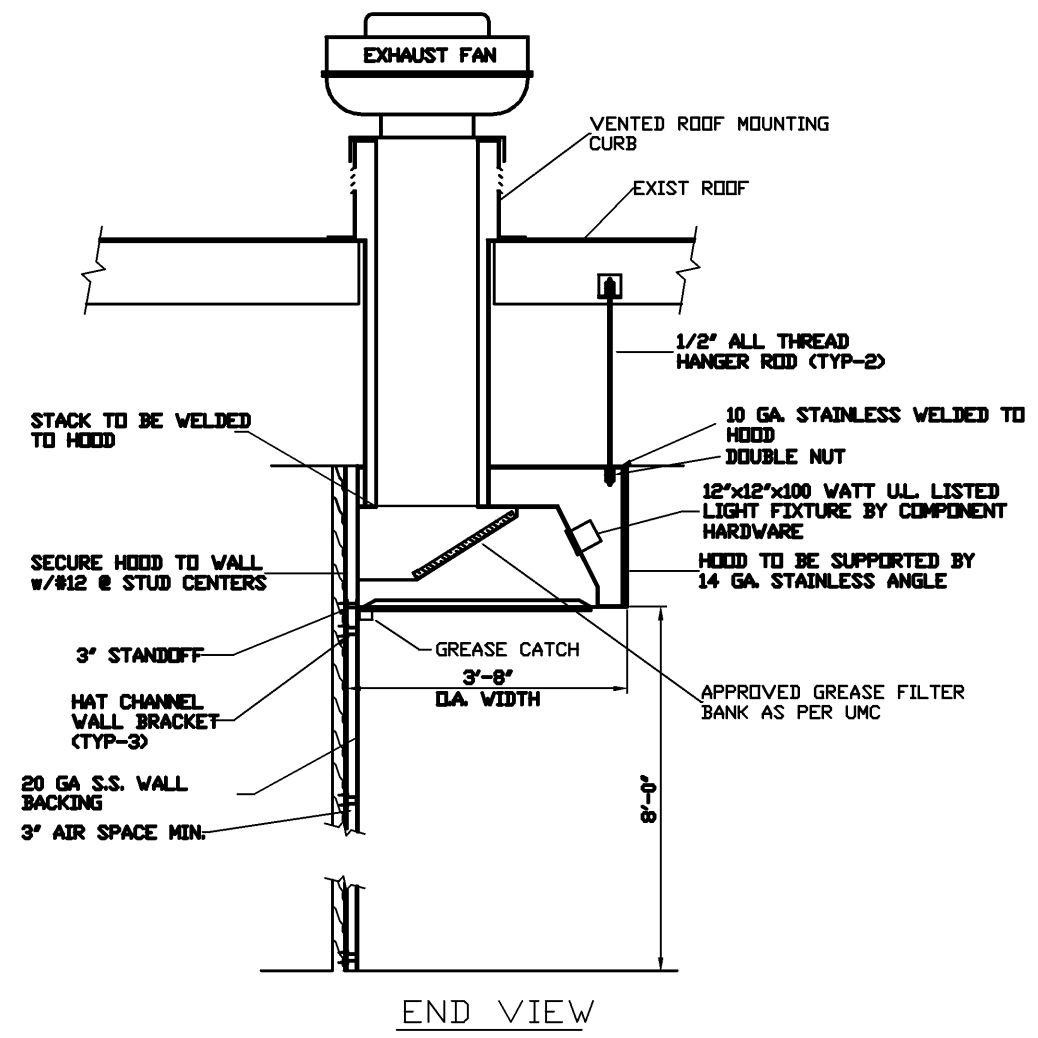
THESE PLANS ARE NOT FOR CONSTRUCTION UNLESS A "WET STAMP & SIGNATURE" FROM BOTH THE ENGINEER OF RECORD AND A APPROVAL STAMP WITH A "WET STAMP & SIGNATURE" FROM THE LOCAL GOVERNING AGENCY ARE PRESENT.

Table with 2 columns: DWG. BY, L.H., CHK'D BY, DATE, JOB NO., FILE NO.

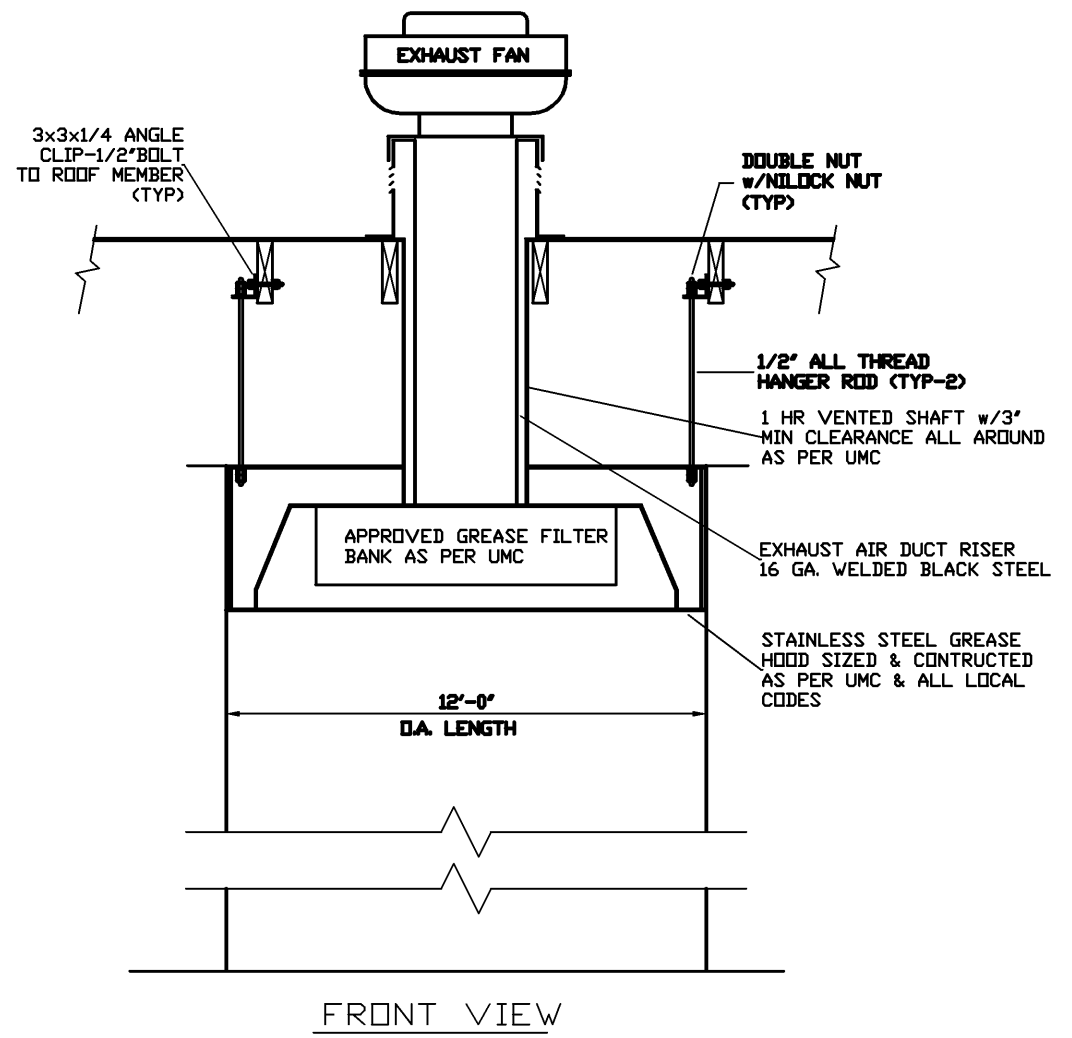




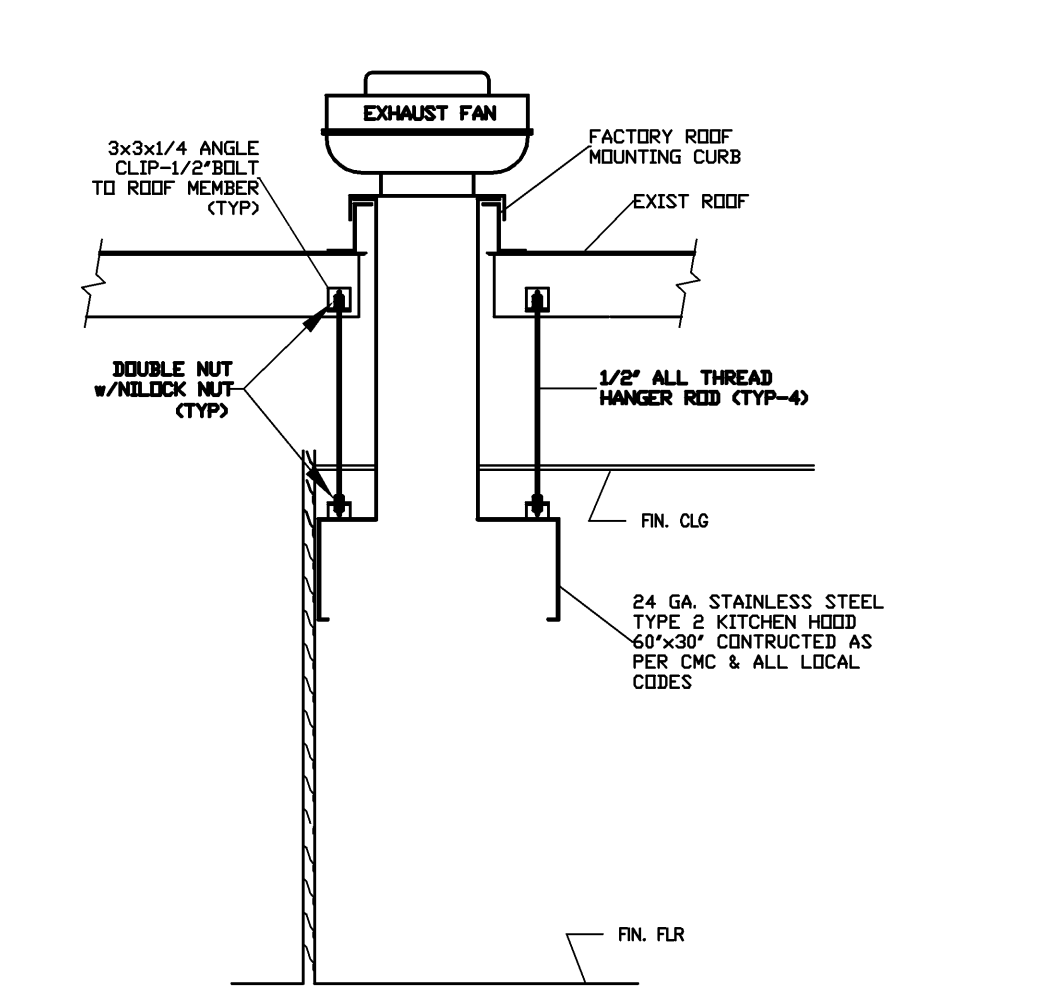
NO.	ITEM	MODEL	VOLTS	AMPS	BTU
1	HOT HOLDING DISPLAY	HATCO GR3SDS-39T			
2	HEATED SAUCE WARMER	VOLLRATH 72018			
3	HOT HOLD CAB - LH - U/C	WINSTON HC4009Z			
4	RECEIPT PRINTER	POS PROVIDED			
5	ORDER ENTRY	BY LICENSEE			
6	MAKETABLE - 60"	RANDELL 8260N-C4			
7	WS PREP 30" X 30" X 74"	METRO PBWPB			
8	MOBIL DOUGH RACKS	METRO PHPC2130B			
9	FREEZER - LH - U/C	TRAULSEN			
10	ROLL-IN RETARD 1 DR LH	MCCALL UL4001			
11	ROLL-IN PROOFER 1 DR LH	TRAULSEN			
12					
13					
14	CHIP RACK				
19	FRONT COUNTER	SWD600 86FLM	120	8.45	
21	COOKIE DISPLAY CASE				
23	SAFE				
24	SUBSHOP 2000 P.O.S.				
25	MICROWAVE	AMANA	120/208	10	
27	BREAD OVEN	OP-2FM	120/208	20	
28A	ENCLOSED BREAD CABINET				
28C	OPEN AIR COOLING RACK				
29	MENUBOARD				
31	BACK COUNTER W/ HAND SINK				
33	REFRIGERATED BACK COUNTER	RBC 60M	120	3.8	
34	RAPID COOK OVEN	NGC	208	20	
36	SINK				
39	S.S. WORKTABLE				
40	WALL SHELF				
41	VEGETABLE SINK				
42	HAND SINK				
43	CLEANING PRODUCT RACK				
45	NEMCO EASY-SLICER				
49	STORAGE UNITS				
B	SANDWICH BOX	TRUE	115	4.1	
C	REFRIGERATOR	TRUE	115	4.1	
D	MICROWAVE OVEN	AMANA	120/208	10	
E	LID DISPENSER				
F	12 HEAD @ 2 ICE FTN DRINK DISPENSER	ED300	115	2.6	
G	CAPPUCCINO MACHINE	SCPCTSF	120	15	
H	CREAMER	INTERATON	110	2.8	
J	COFFEE BREWER	DBVSA430	120/240	2.8	
K	COFFEE GRINDER	BUNN	120/240	20	
L	FLAV'D COFFEE BREWER	DBVSA430	120/240	2.8	
M	GAS FRY PITCO PH-SSH55	PITCO			80,000
U	OVEN	HNO 6.10			80,000
V	2 BURNER STOVE	STRATUS			60,000
W	DELI	HN2 72	208/240	30	
C1	36" NON-REFRIG. BAKERY CASE	FEDERAL INDUSTRIES			
C2	CASH SECTION	DUKE			
C3	SUBSHOP 2000 P.O.S.	MICROS SYSTEMS			
C4	MENUBOARD	VGS / TRANSLITE			
C5	BACK COUNTER	DUKE			
C6	REFRIGERATED BACK COUNTER	DUKE			
C7	BLENDER	T.B.D.			
C8	ESPRESSO MACHINE	CONCORDIA			
C9	SYRUP RACK	ACME PLASTICS			
C10	TEA RACK	ACME PLASTICS			
C11	ICE BIN	DUKE			
C12	ICE MACHINE	ICE-O-MATIC			



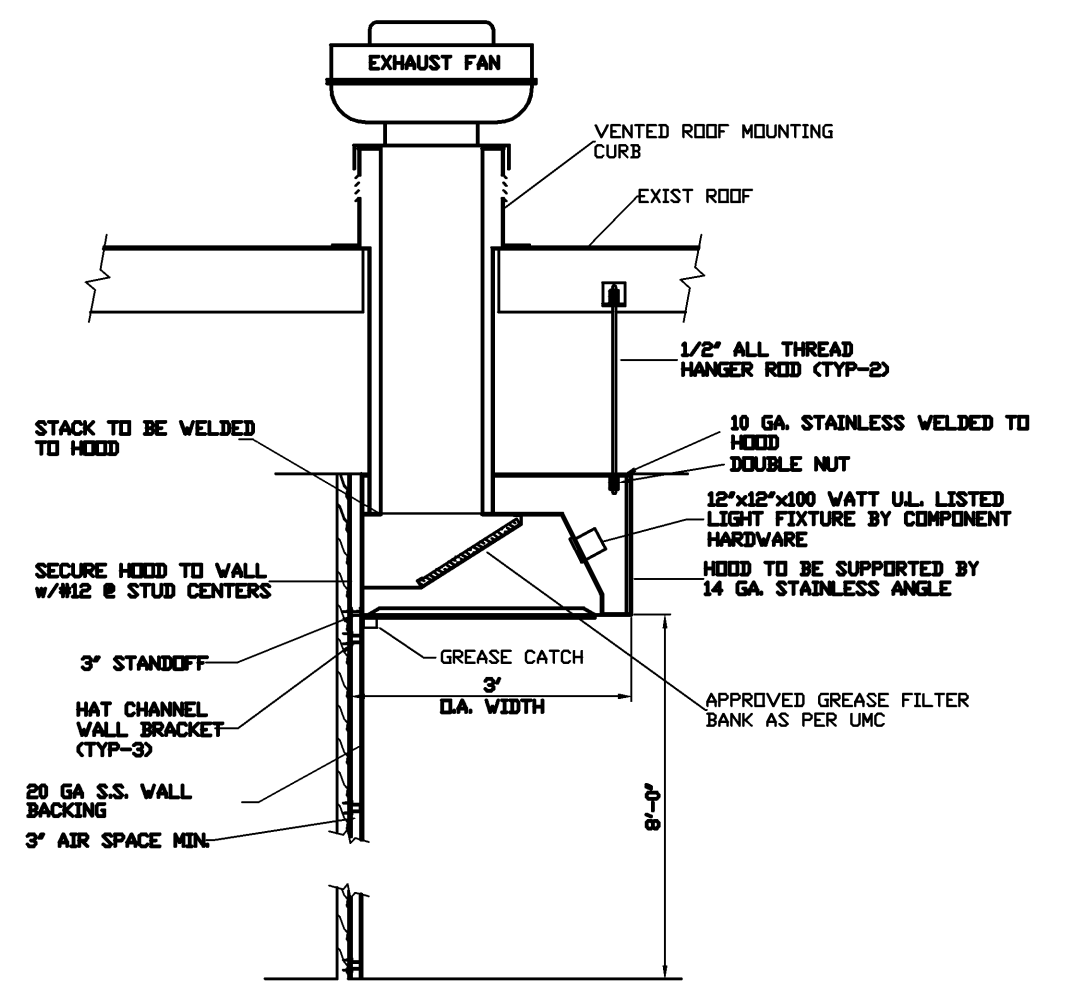
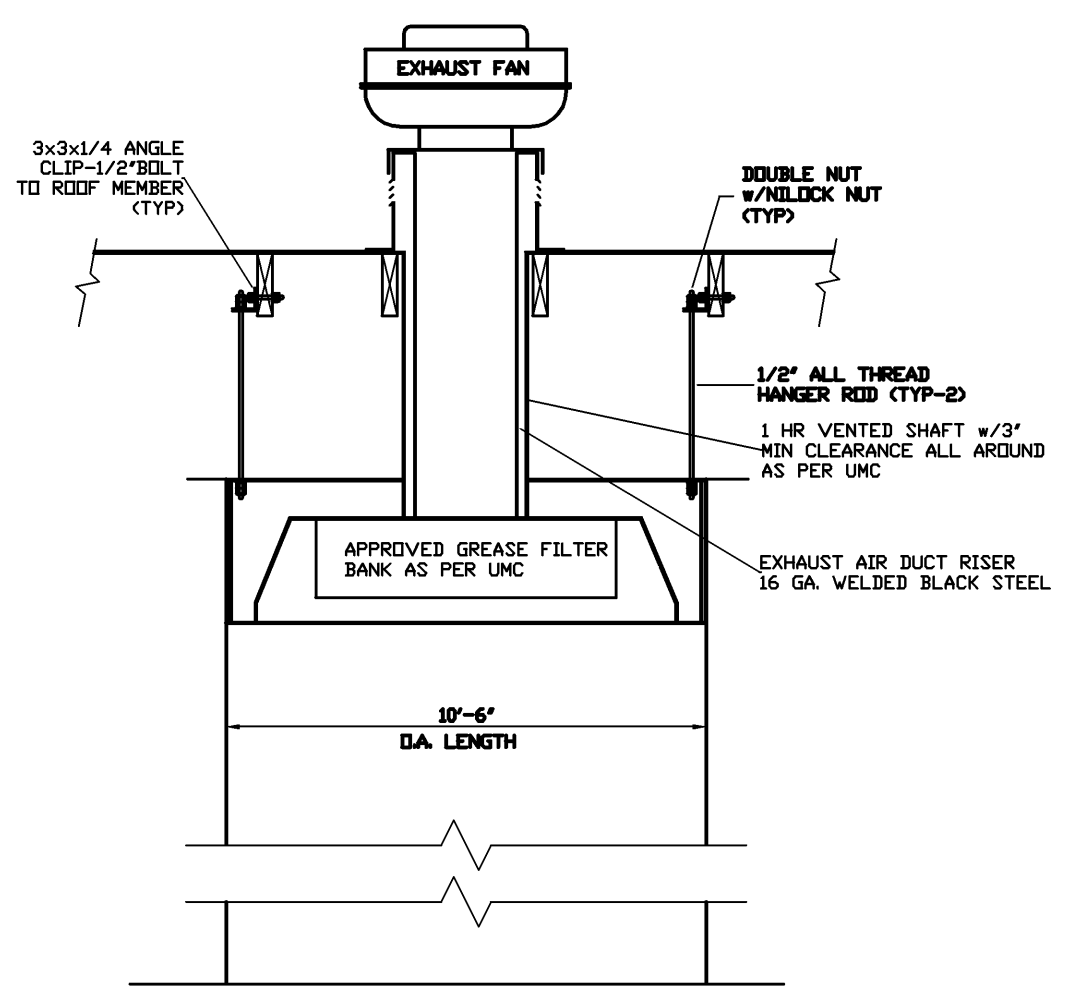
8 KITCHEN GREASE HOOD
 NTS
 mdetails\hood-m3



NOTE:
 ANY EQUIPMENT DISCHARGING LIQUID WASTE SHALL DRAIN TO A FLOOR SINK VIA LEGAL AIR GAP (i.e. ICE MACHINES, SODA MACHINE, etc.)
 FLOOR SINKS SHALL BE INSTALLED FLUSH WITH THE FLOOR SURFACE & BE LOCATED TO BE READILY ACCESSIBLE FOR CLEANING & REPAIR
 OBTAIN THE REQUIRED BUILDING AND FIRE DEPT. APPROVALS
 WATER HEATER SHALL BE CAPABLE OF CONSTANTLY SUPPLYING HOT WATER OF AT LEAST 120GF TO ALL SINKS
 ALL COUNTERS TO BE 34" MAX.
 FLOOR IN THE FOOD PREPARATION AREA, DISHWASHING AREA, SERVICE AREA, JANITORIAL AREA, STORAGE AREA, WALK-IN COOLER/FREEZER, RESTROOM, AND ANY AREA WHERE FOOD EQUIPMENT IS PLACED SHALL BE SMOOTH EASILY CLEANABLE WASHABLE, DURABLE AND OF A COMMERCIAL GRADE MATERIAL AND SHALL HAVE A MIN. 3/8" RAD. INTEGRAL COVE BASE EXTENDING @ LEAST 4 INCHES UP THE WALL



8 KITCHEN HOOD - TYPE 1
 NTS
 mdetails\hood-m7



CLASS 2 HOOD
 NTS

NO.	DATE

JHAJ MINI MART
 COMANCHE & EDISON HWY
 BAKERSFIELD, CA.

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DWG. BY	L.H.
CHK'D BY	
DATE	1-13-11
JOB NO.	5459
FILE NO.	545922

EXP. 12/31/12

SHEET
K-1
 OF SHEET

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 COUNTY OF KERN AND APPROVED BY THE OWNER

IRRIGATION
 ADEQUATE IRRIGATION SHALL BE PROVIDED BY AN APPROVED TIMER ACTIVATED IRRIGATION SYSTEM PER COUNTY OF KERN STANDARDS

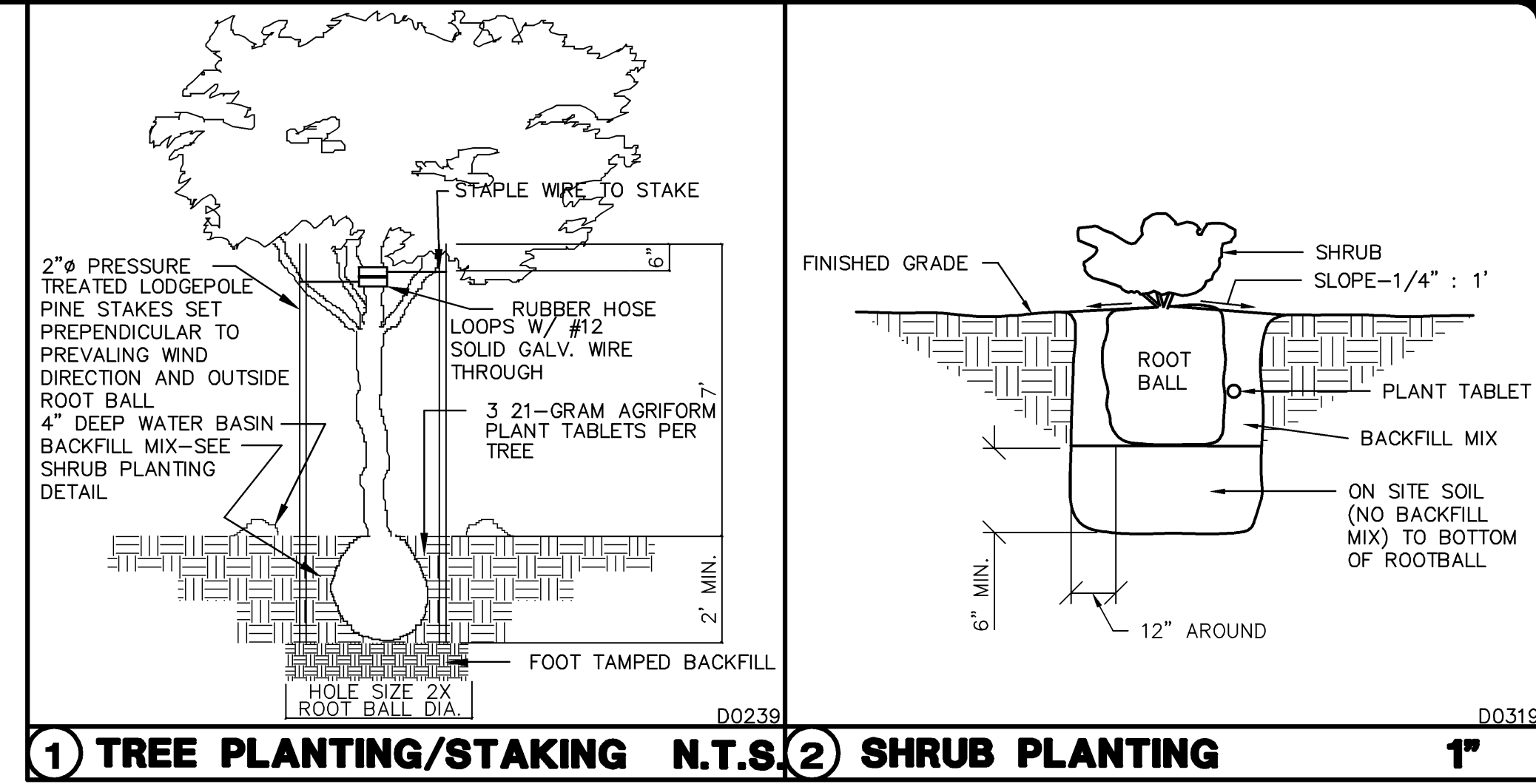
METHOD OF SEWAGE DISPOSAL : SEPTIC TANK
 WATER SUPPLY / FIRE FLOWS : PROVIDED BY THE ON-SITE WELL
 DRAINAGE TO REMAIN ON SITE IN APPROVED SUMPS

LANDSCAPING = 5% OF 172,943 = 8,647 sq. ft. REQ'D
 PROVIDED = 18,703 SQ.FT

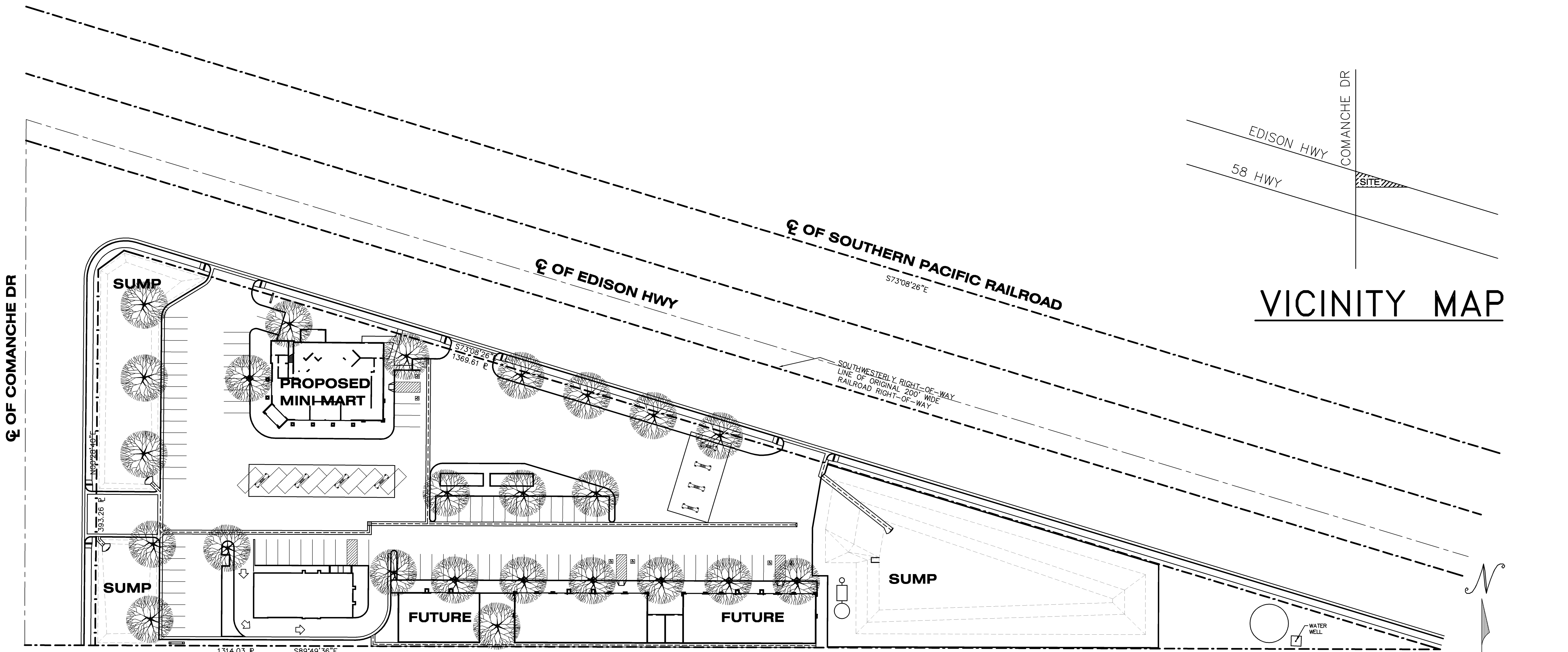
PLANTS

BERMUDA GRASS (CYNODON DACTYLON)

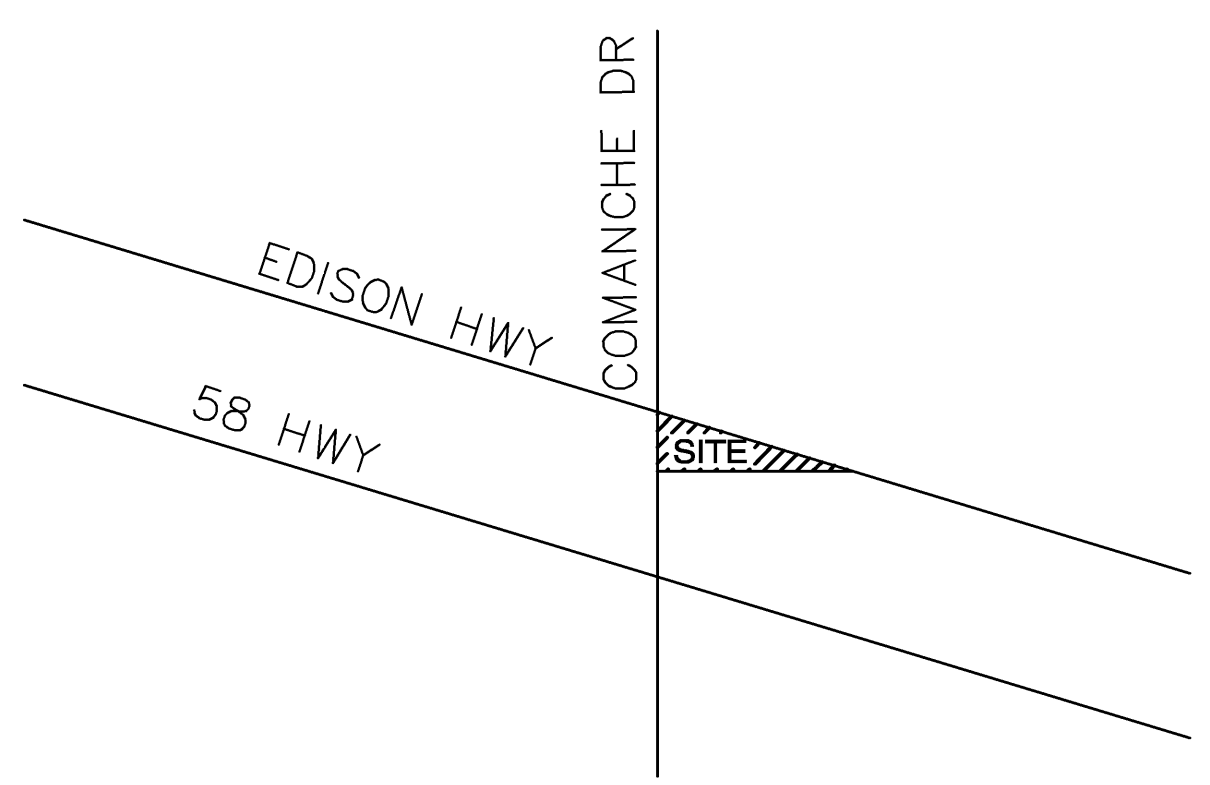
15 GAL CHINESE ELM (ULMUS PARVIFOLIA)



1 TREE PLANTING/STAKING N.T.S. 2 SHRUB PLANTING 1"



VICINITY MAP



LANDSCAPE PLAN

LEGAL DESCRIPTION
 APN: 177-010-30

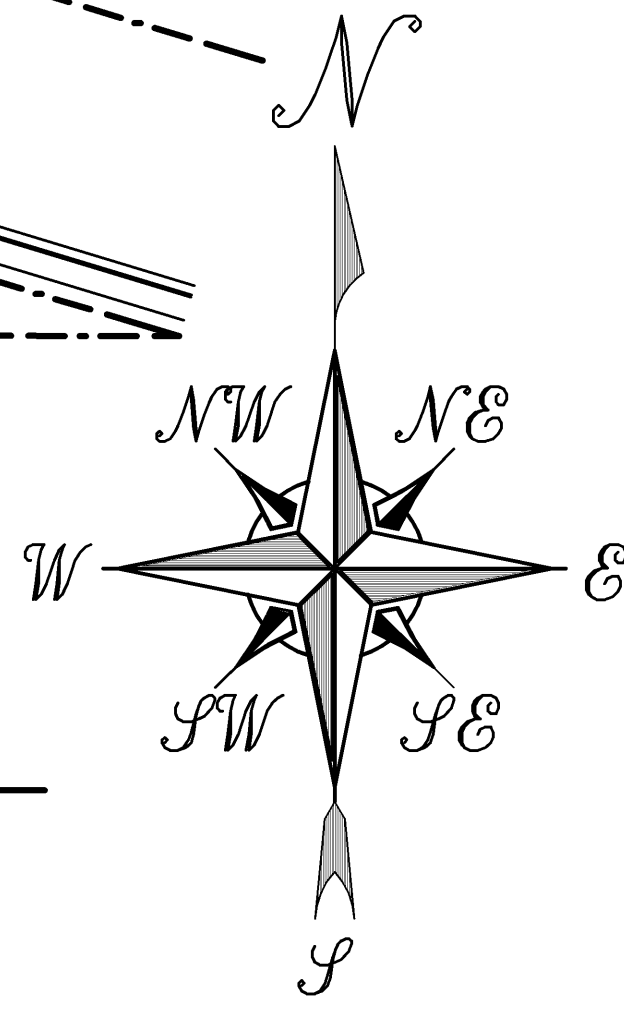
K.C.S. BENCH MARK: EL. = 541.44
NAIL & TIN IN CURB NEAR INLET ± 50' SOUTH OF PROPERTY ON EAST SIDE OF COMANCHE RD.

PROJECT ACREAGE
6.44 ACRES(GROSS)
3.78 ACRES(NET)

AN OPEN STREET PERMIT SHALL BE OBTAINED FROM THE COUNTY OF KERN 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%.

SCALE: 1" = 40'



Pasquini Engineering
 Marc A. Pasquini Civil Engineer
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 Bakersfield, CA. 93304

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 COMMERCIAL CENTER
 COMANCHE RD. & EDISON HWY.
 BAKERSFIELD, CA.

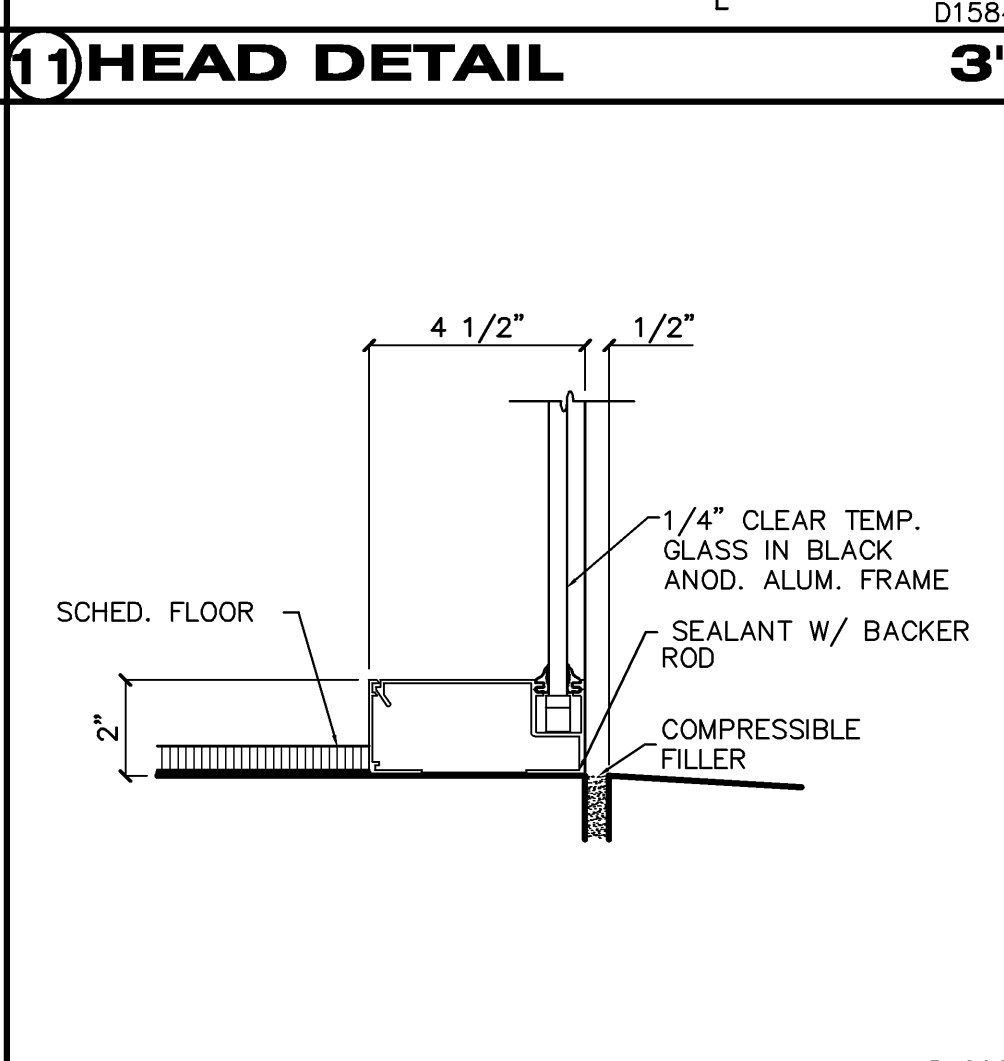
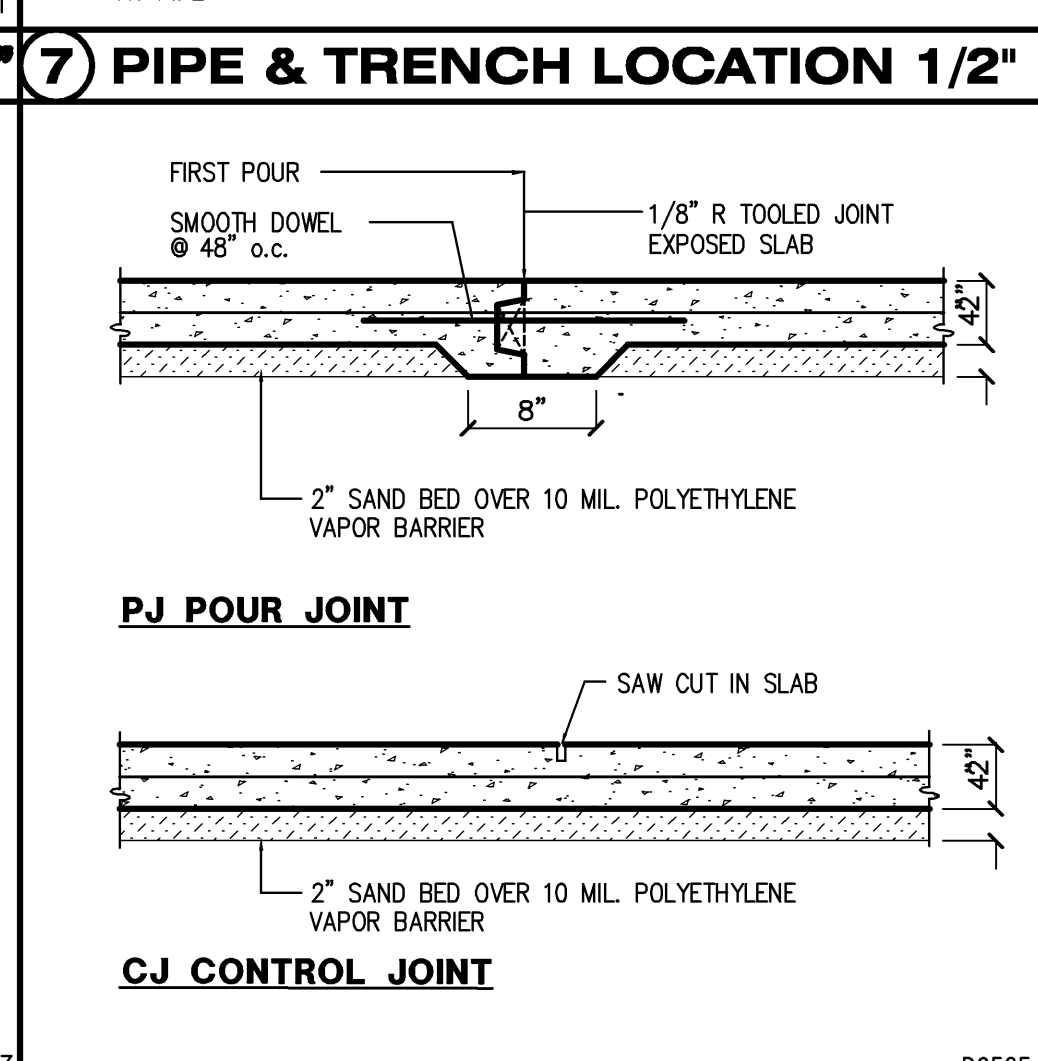
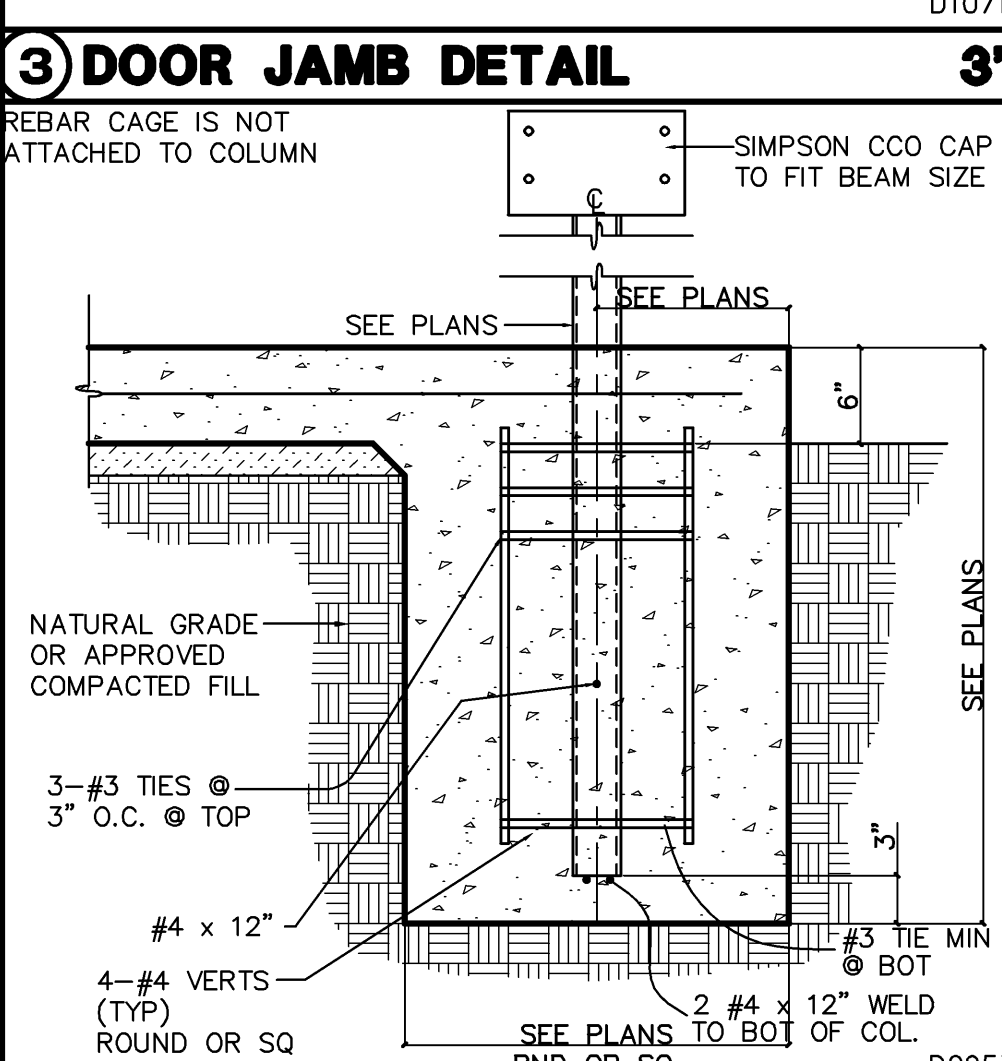
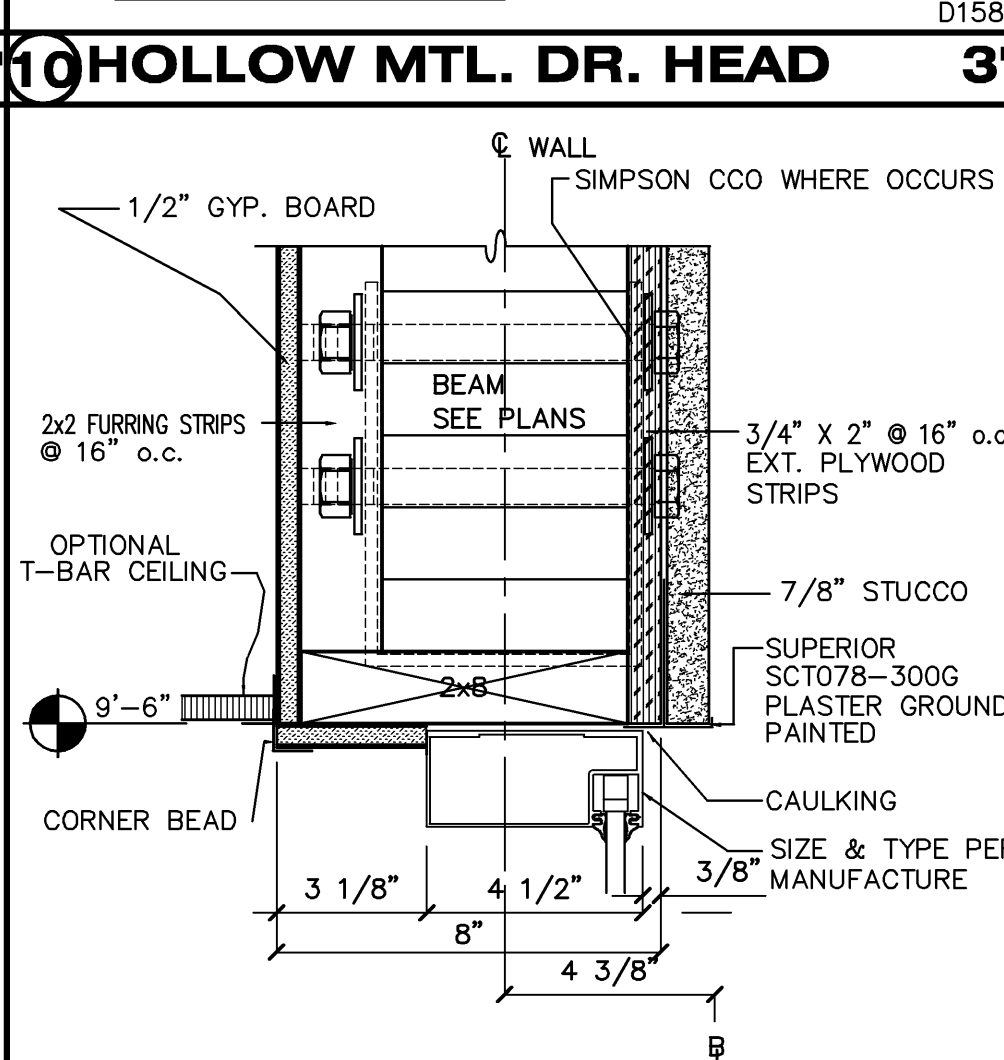
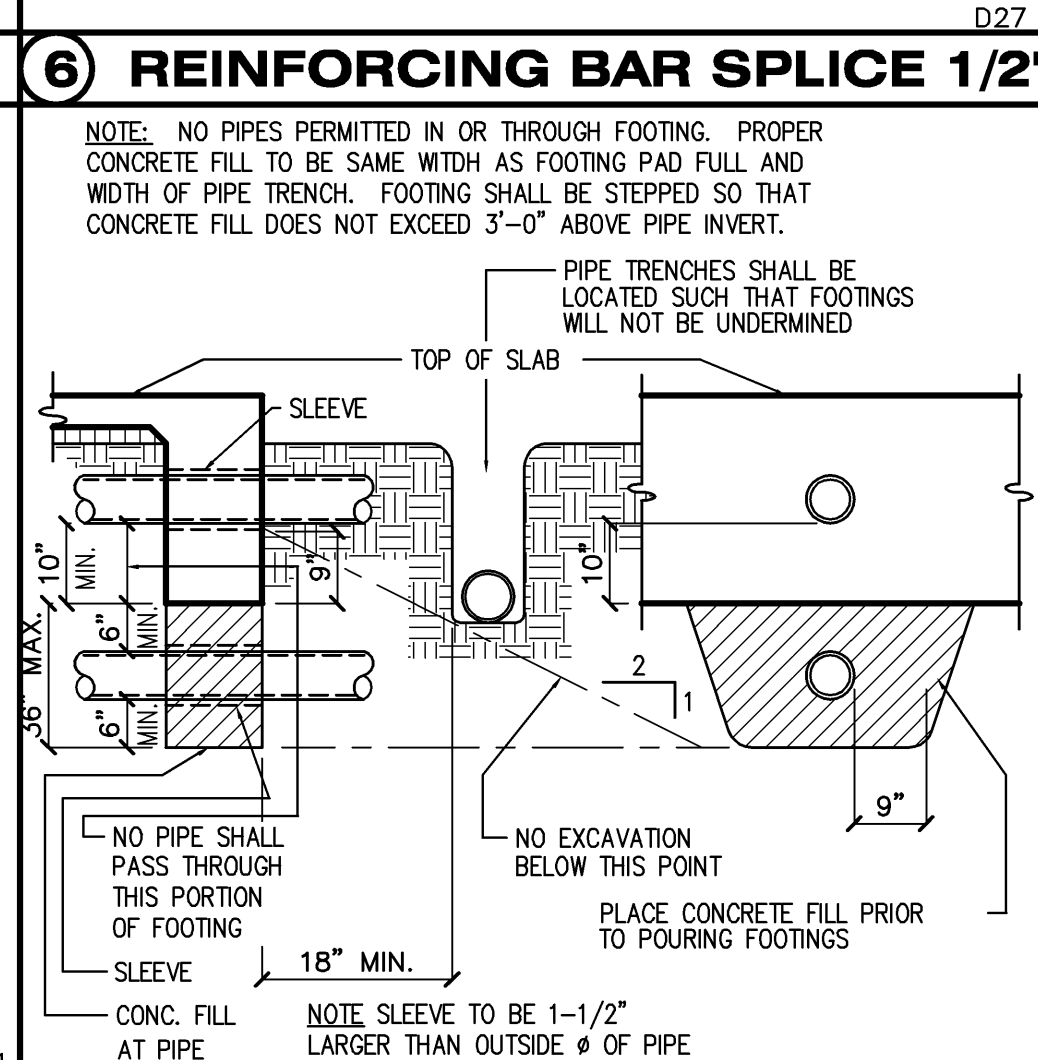
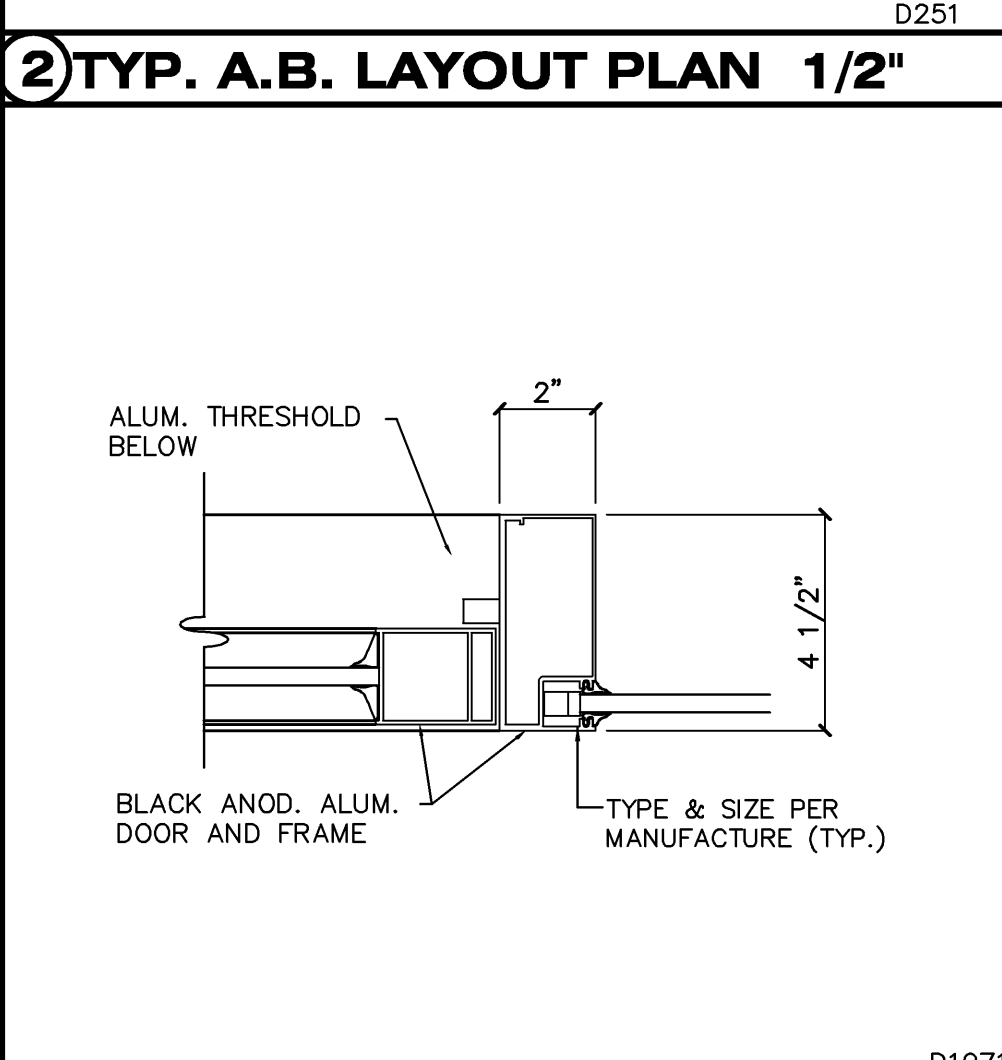
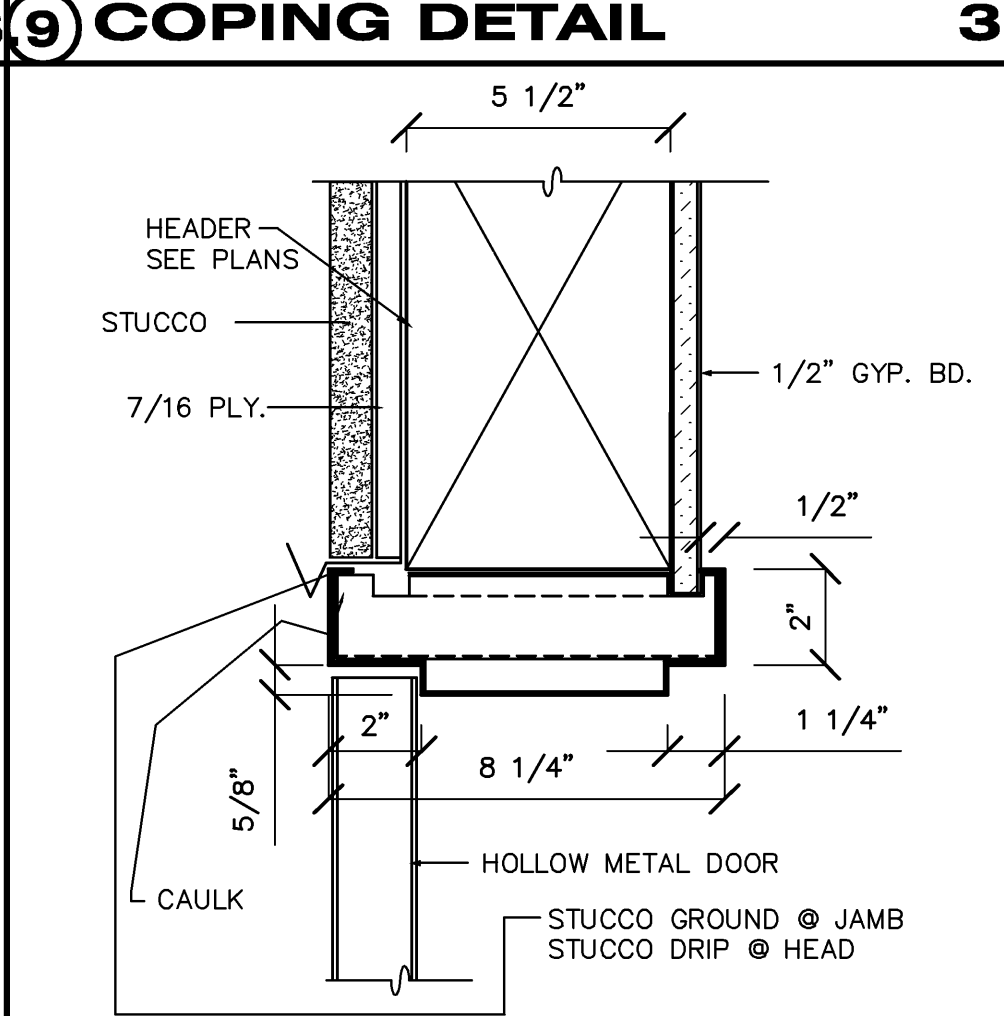
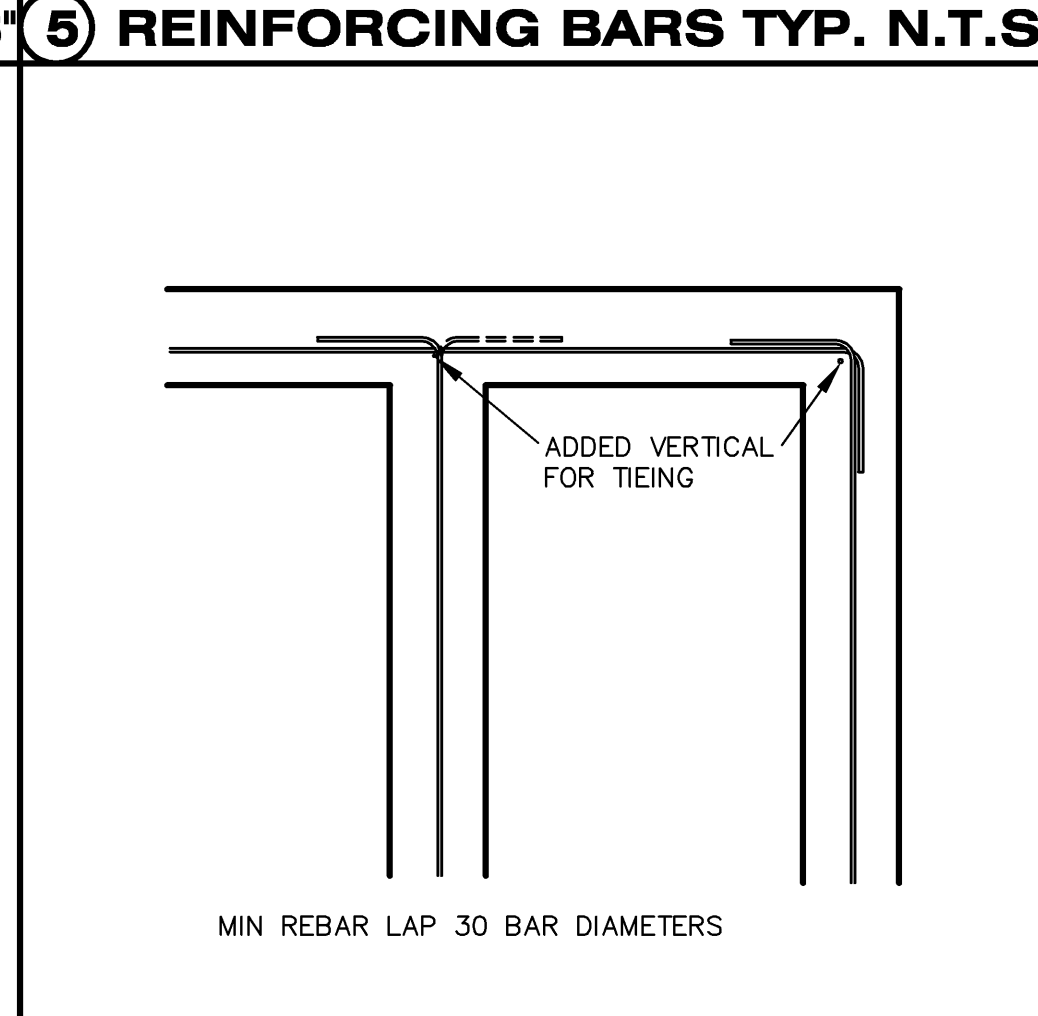
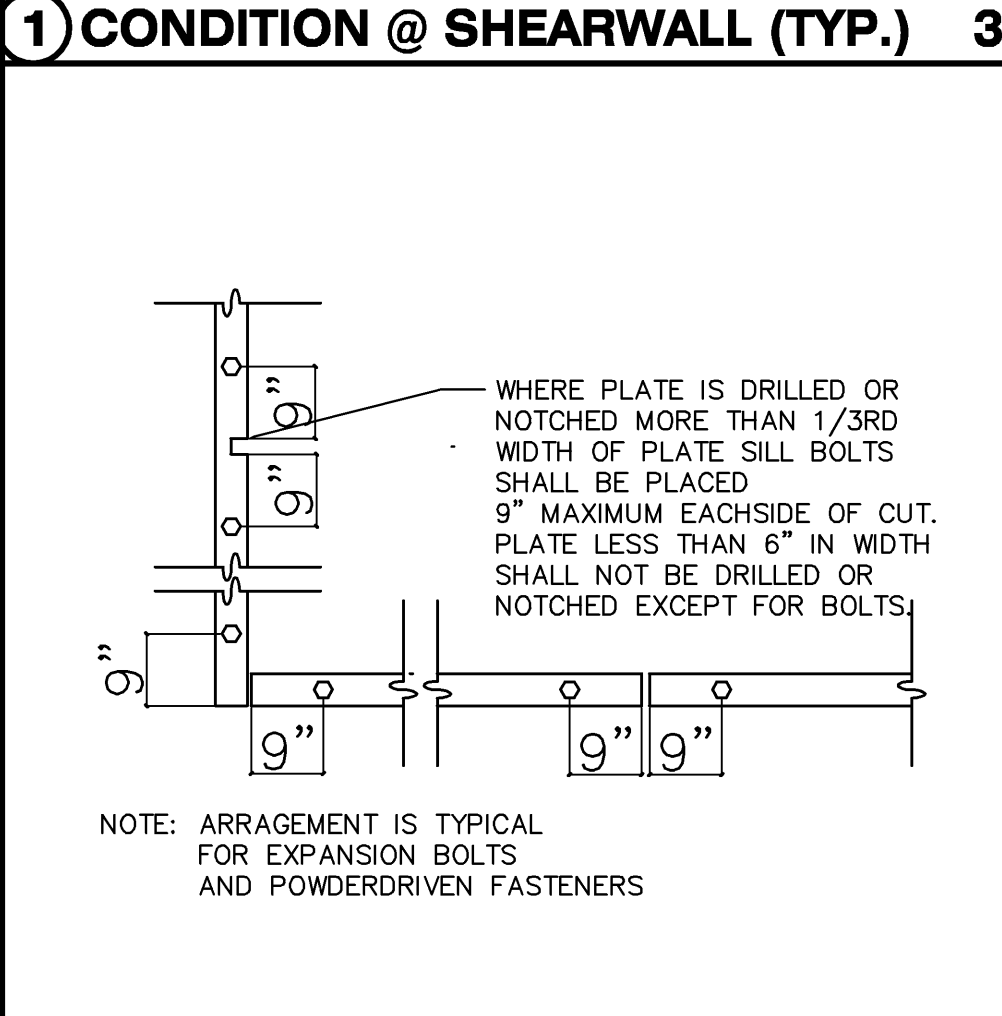
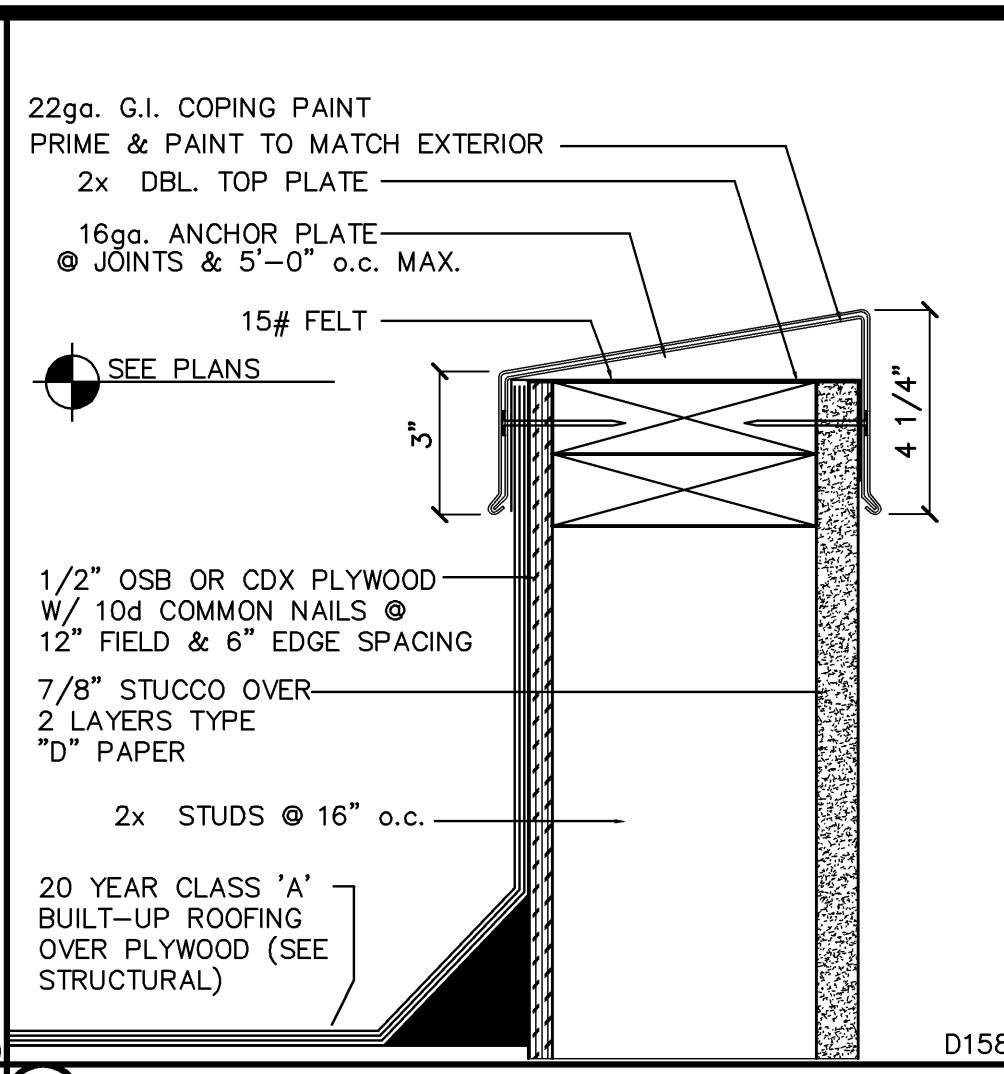
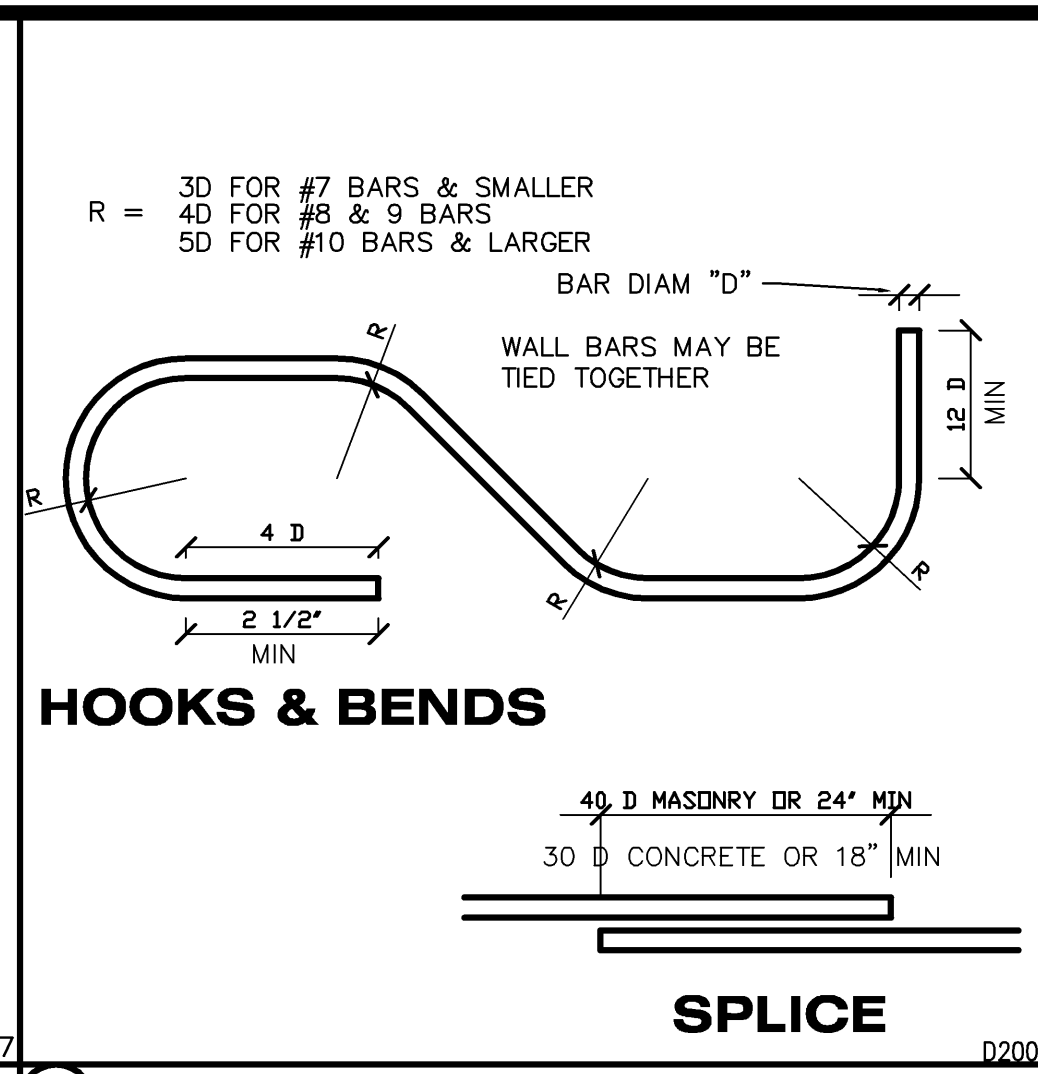
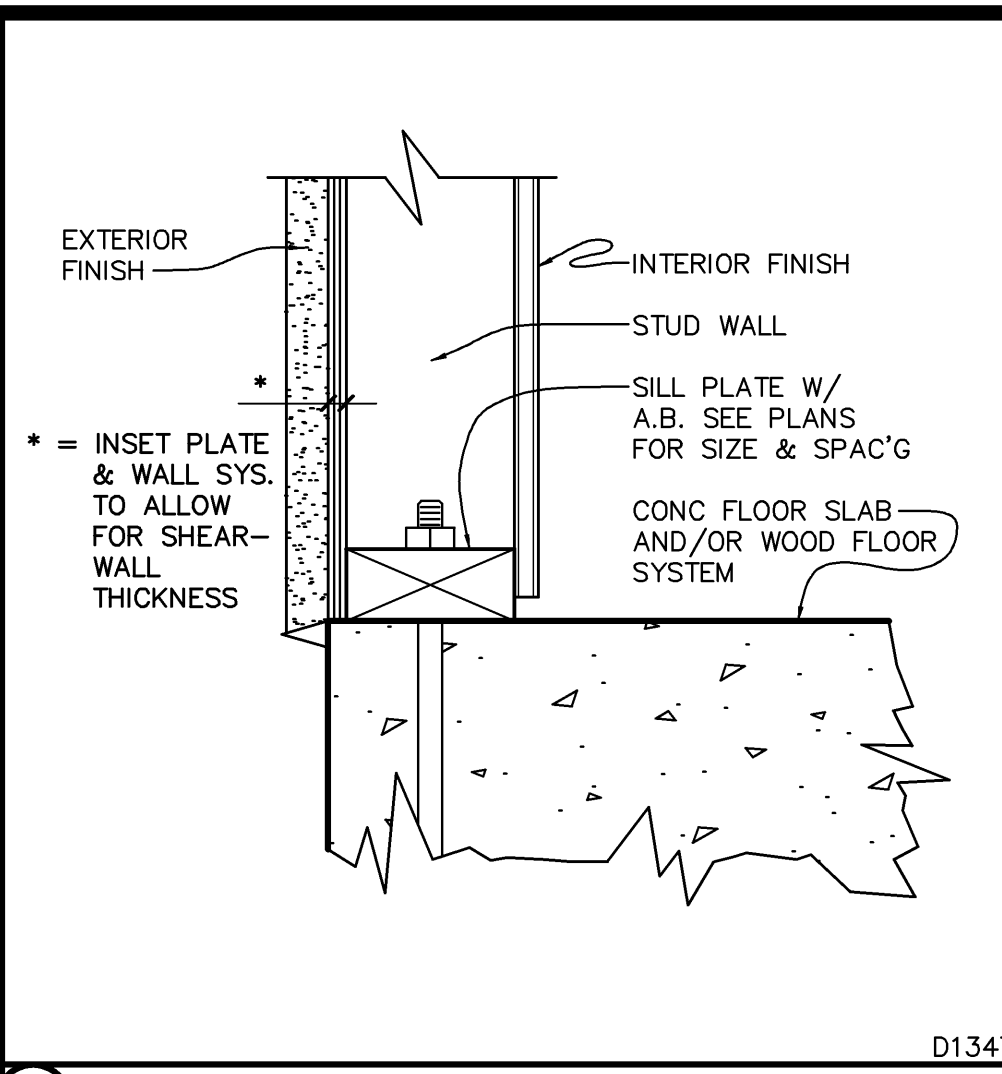
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CHK'D BY	
DATE	8/4/08
JOB NO.	5459
FILE NO.	545910

EXP. 12/31/12

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SCOPE OF STRUCTURAL NOTES:

- ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CALIFORNIA BUILDING CODE, 2007 EDITION, AND ALL LOCAL CODES AND ORDINANCES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT DETAILS REQUIRED BY THE VARIOUS CODES, BUT NOT SPECIFICALLY NOTED IN THESE PLANS ARE COMPLETED ACCORDING TO THE CODES.
- ALL WORK SHALL BE FIRST CLASS WORKMANSHIP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTENT OF THESE DRAWINGS.
- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE OF DRAWINGS.
- NOTES AND WORKING DRAWINGS SHALL TAKE PRECEDENCE OVER THE GENERAL NOTES.
- 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.
- ANY CHANGES TO THESE PLANS SHALL BE VERIFIED IN WRITING BY THE ENGINEER PRIOR TO CONSTRUCTION.
- NO CUTTING OR DRILLING OF STRUCTURAL MEMBERS SHALL BE PERMITTED WITHOUT WRITTEN PERMISSION OF THE ENGINEER.
- 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 WITH THIS SET OF PLANS.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.
- 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.
- IT IS THE INTENTION OF THESE DRAWINGS TO PROVIDE FOR THE FOLLOWING CONTINUITIES:
 - ALL ROOF TRUSSES SHALL BE CONTINUOUSLY CONNECTED FOR THE FULL LENGTH OF THE ROOF SYSTEM.
 - ALL WALL BRACING SHALL BE CONNECTED TO THE ROOF.
- DESIGN LOADS: DEAD

B.U. ROOF	6.0
5" OSB	1.5
TRUSSES @ 32" O.C.	4.0
CEILING + MISC.	2.5
	15#/SQ.FT
- DESIGN ROOF TRUSSES FOR (2) 4004 POINT LOADS @ 1/3 POINTS
- DESIGN LOADS: LIVE

ROOF:	20#/SQ.FT
TRUSSES @ 24" O.C.	
- SEISMIC CRITERIA SEE T.S.
- CHARACTER OF FOUNDATION SOIL: SEE SOILS REPORT.
- DESIGN SOIL PRESSURE: SEE SOILS REPORT.
- 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 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 ENGINEER'S 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 CONTRACTOR'S 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:

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

CONCRETE NOTES:

- UNLESS OTHERWISE NOTED, $f_c = 3,000$ PSI IN 28 DAYS FOR SLABS, FOOTINGS AND WALLS. USE 3/4" PUMP MIX.
- ALL CONCRETE SHALL BE REINFORCED. ALL REINFORCING STEEL SHALL BE PROTECTED FROM CONTACT WITH EARTH BY:
 - THREE INCHES MIN. CONCRETE SEPARATION WHERE CONCRETE IS POURED AGAINST THE EARTH.
 - TWO INCHES MIN. CONCRETE SEPARATION WHERE CONCRETE IS EXPOSED TO EARTH BUT PLACED IN FORMS.
- 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 .008 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: $\pm 1/4"$ IN 20'-0"
 PLUMB: $\pm 1/4"$ IN 10'-0"
 SLAB DEVIATION WITH A TRUE PLANE, MULTI-DIRECTIONAL, NOT TO EXCEED $\pm 1/8"$ 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 NOTED.

16. REINFORCING STEEL SHALL BE INTERMEDIATE GRADE DEFORMED BARS AND SHALL CONFORM TO ASTM A615-GR40. FABRICATING DETAILS SHALL CONFORM TO ACI MANUAL OF STANDARDS OF PRACTICE.

17. SPLICES IN REINFORCING STEEL SHALL BE LAPPED 30 DIAM. 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 THEREIN SHALL BE ALSO IN CONFORMANCE WITH ACI 318. CONCRETE SUPPLIER SHALL SUBMIT MIX DESIGN TO LAB OF RECORD FOR REVIEW.

21. ALL REINFORCING STEEL 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" O.C. E.W. OR #10/11 @ 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. 8 BAGS OF CEMENT ARE REQUIRED PER CUBIC YARD OF CONCRETE PER KEEN COUNTY CODE OF BUILDING REGULATIONS 17.08.170

GLULAM:
 FOR CAMBER USE 1/200" RADIUS

- GENERAL
- 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
- CODE APPROVALS
 THESE PRODUCTS SHALL BE DESIGNED AND MANUFACTURED TO THE STANDARDS SET FORTH IN ANSI STANDARD A190.1 AND ICBO REPORT ER-5714
- 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
- RELATED WORK SPECIFIED ELSEWHERE
 A. CARPENTRY AND MILLWORK
 B. OPEN WEB WOOD TRUSSES
 C. COMPOSITE WOOD JOISTS
- 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
- GENERAL
- MATERIALS
 A. LUMBER: 2 INCH (NOMINAL) LAMINATIONS, MOISTURE CONTENT OF ALL LUMBER AT THE TIME OF MANUFACTURE SHALL NOT EXCEED 16%
 B. ADHESIVE: ASTM D2559; EXTERIOR TYPE
- FABRICATION
 A. SIMPLY SUPPORTED MEMBERS: COMBINATION 24F-V4
 B. BEAMS, CONTINUOUS OR CANTILEVERED: COMBINATION 24F-V8
- 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 INSPECTOR 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:

- 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.
- BARS SHALL NOT BE HEATED TO FACILITATE BENDING OR ANY OTHER PURPOSE.
- 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.
- BEFORE BEING PLACED, ALL MATERIALS SHALL BE CLEANED THOROUGHLY OF ALL CONCRETE, RUST, DIRT, DUST, OIL AND ANY OTHER MATERIAL DELETERIOUS TO BONDS OF CONCRETE.
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615-40.
- WIRE MESH IN SLABS SHALL CONFORM TO ASTM A185.
- 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.
- 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 PREVIEWED INTO FORMS PRIOR TO THE PLACEMENT OF CONCRETE.
- 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 PREVIEWED INTO FORMS PRIOR TO PLACEMENT OF CONCRETE AND AT A DEPTH AS SHOWN IN UPLIFT ANCHOR DETAILS.

STRUCTURAL STEEL:

- STRUCTURAL STEEL SHALL BE ASTM DESIGNATION A-36.
- TUBE COLUMNS SHALL BE ASTM DESIGNATION A-500, GRADE B.
- STRUCTURAL STEEL WORKMANSHIP AND DETAILING SHALL CONFORM TO LATEST AWS STANDARDS. USE E-70 ELECTRODES.
- STEEL FABRICATOR SHALL OBTAIN THE STRUCTURAL ENGINEER'S AND/OR ARCHITECT'S APPROVAL OF SHOP DRAWINGS PRIOR TO FABRICATION.
- 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.
- BOLTS SHALL BE ASTM A-307, U.N.O.
- ALL WELDS TO BE PERFORMED BY A CERTIFIED WELDER.

BOLTS, LAG SCREWS, AND THREADED RODS:

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

CONCRETE BLOCK NOTES:

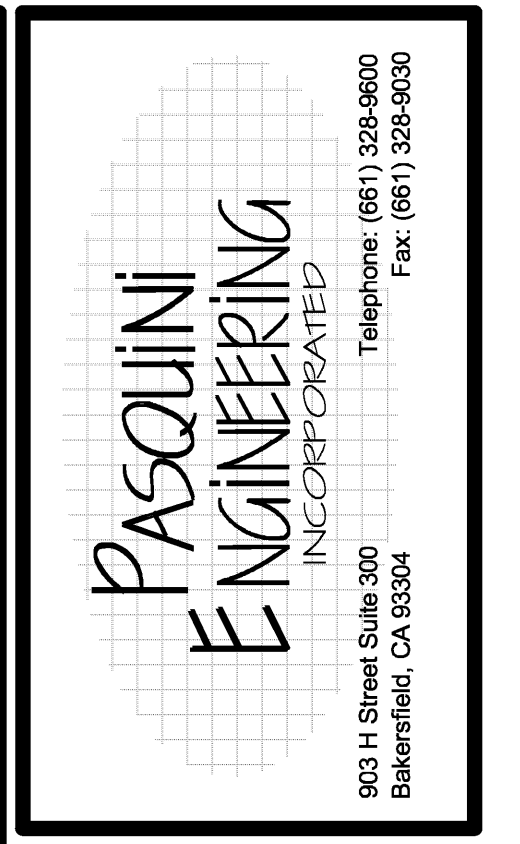
- ALL CONCRETE BLOCK UNITS SHALL BE GRADE "N" TYPE 1 CONFORMING TO ASTM C-90.
- GROUT AND MORTAR SHALL TEST 2,500 PSI MIN. AT 28 DAYS AND, SHALL BE IN COMPLIANCE WITH THE LATEST CBC AND LOCAL CODES, ETC.
- HORIZONTAL BARS SHALL BE PLACED IN BOND BEAM UNITS.
- VERTICAL BARS SHALL BE PLACED 2" FROM FACE OF WALL. ALTERNATE FACES EXCEPT AS NOTED OTHERWISE AND SHALL BE HELD IN POSITION TOP AND BOTTOM AND INTERVAL NOT EXCEEDING 192 DIAMETERS.
- ALL CORNER CELLS AND END CELLS SHALL HAVE TWO VERTICAL BARS EXCEPT AS SHOWN.
- 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).
- PROVIDE FOUNDATION DOWELS TO MATCH VERTICAL STEEL.
- ALL CELLS SHALL BE GROUTED SOLIDLY UNLESS NOTED OTHERWISE ON FOUNDATION PLAN.
- LINTEL BEAM OVER OPENING SHALL BE GROUTED COMPLETELY IN A SINGLE CONTINUOUS OPERATION.
- CLEAN OUT REQUIRED AT THE BOTTOM OF ALL CELLS OF EACH POUR WHEN GROUT POUR IS IN EXCESS OF 4'-0" IN HEIGHT.
- ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE LATEST CBC (2007).
- VERTICAL REINFORCING SHALL BE CENTERED IN OPEN END UNITS AND SET BEFORE BLOCK WORK COMMENCES.
- LIGHT WEIGHT CONCRETE BLOCK SPECIFICATIONS: LIGHT WEIGHT CONCRETE BLOCK SHALL WEIGH 72 LBS. PER SQUARE FOOT AS MANUFACTURED BY CALCRETE OR APPROVED EQUAL.
- ALL BAR LAPS TO BE WIRED TOGETHER @ 8" o.c. (TYP)
- CMU BLOCKS $f_m = 1,500$ 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) 2007
 AISC STEEL MANUAL 9TH EDITION
 ACI

NDS 1997



NO.	DATE

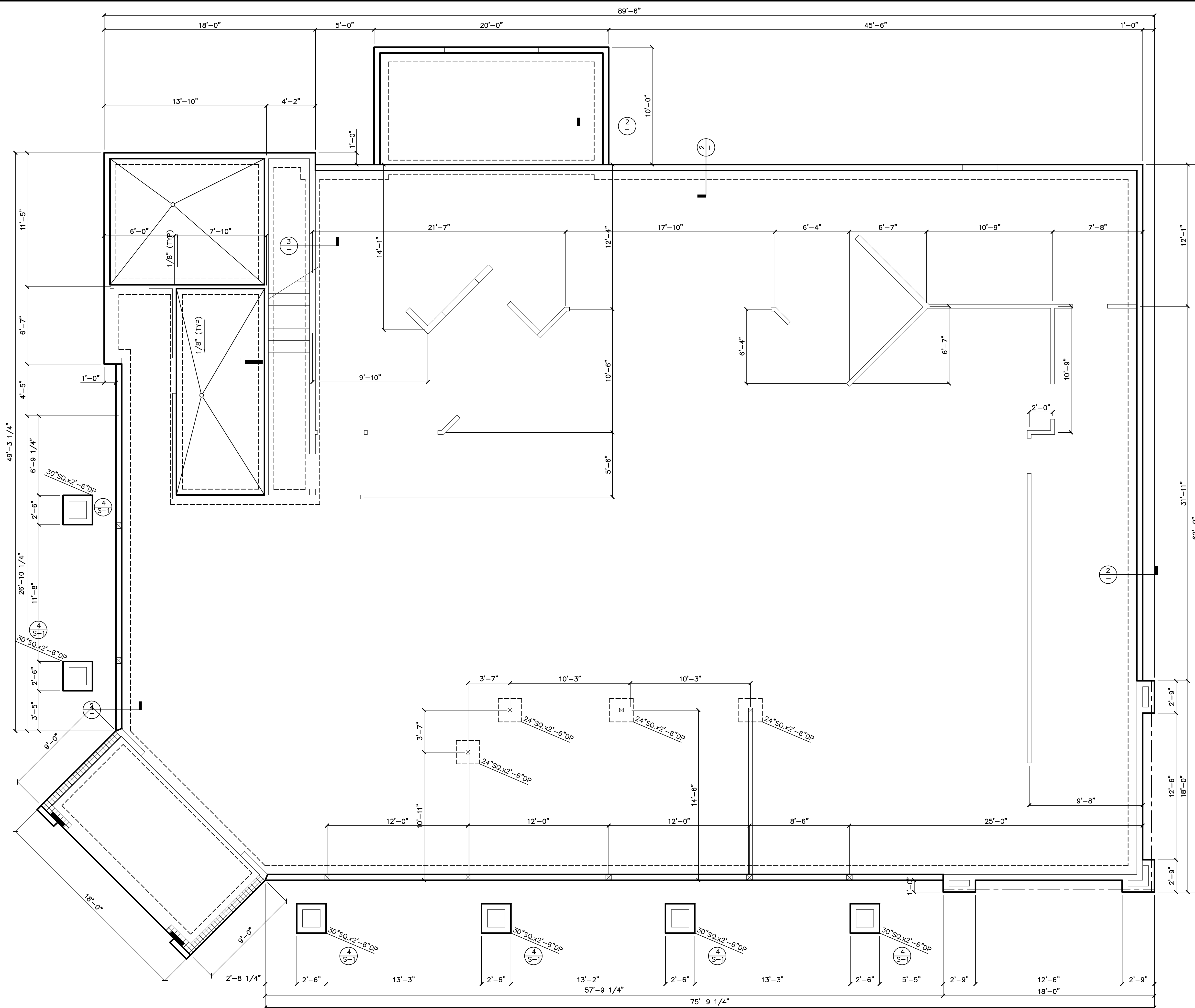
JHAJ MINI MART
COMANCHE & EDISON HWY
BAKERSFIELD, CA.

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	1-13-11
JOB NO.	5459
FILE NO.	545922

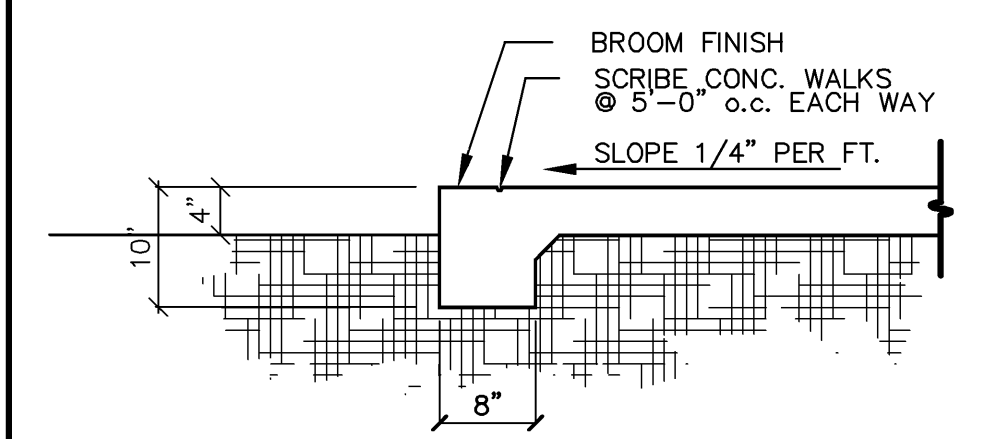
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FOUNDATION PLAN

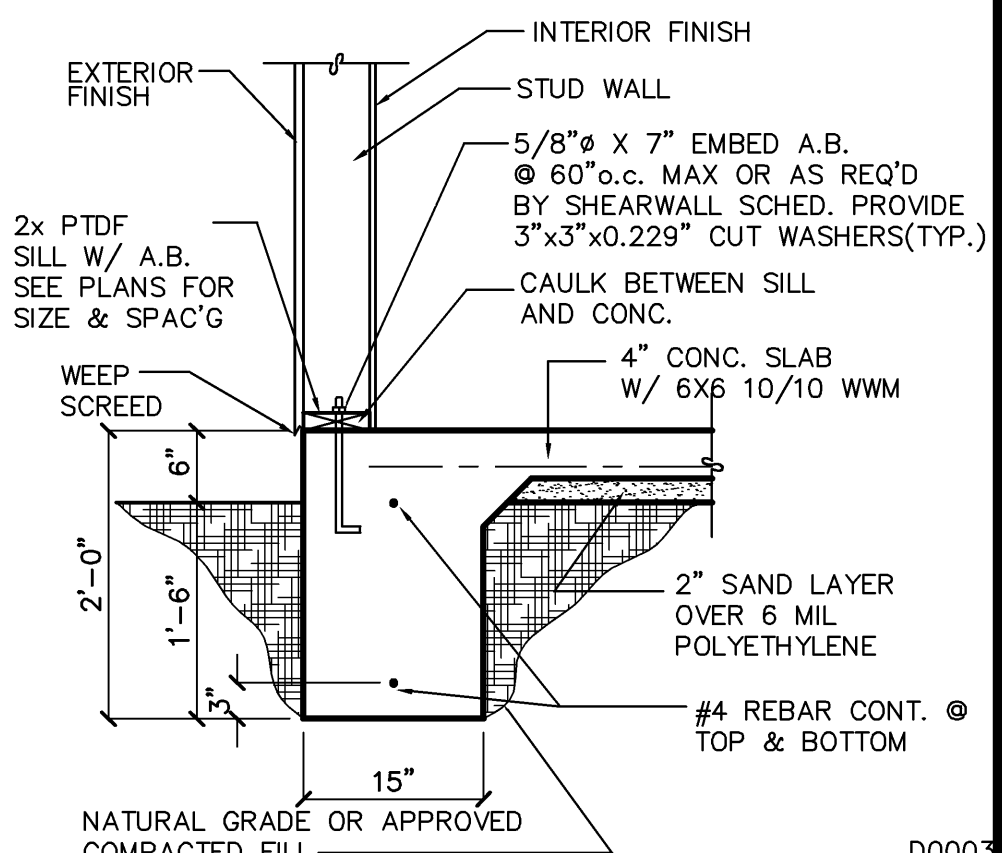
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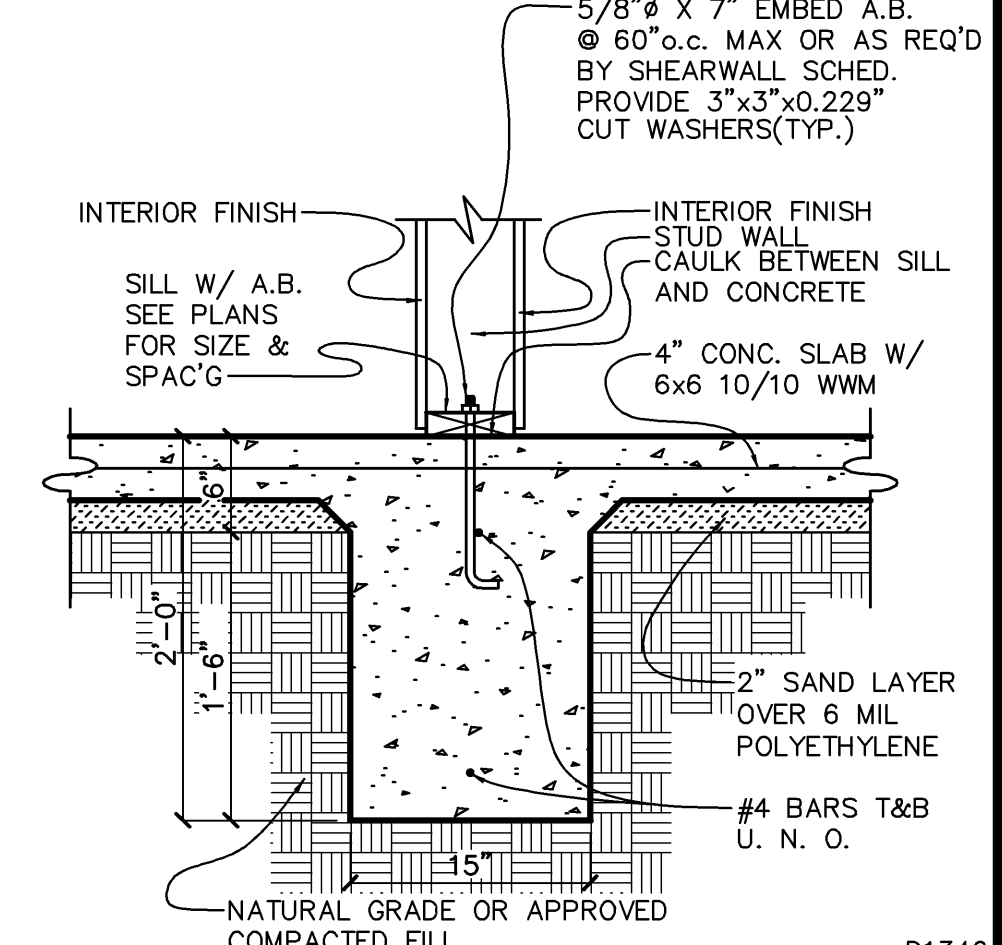
BROOM FINISH
SCRIBE CONC. WALKS
@ 5'-0" o.c. EACH WAY
SLOPE 1/4" PER FT.

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

1 PATIO & WALK FOOTING 3/4"



2 FOOTING DETAIL 3/4"



3 INTERIOR FOOTING 1"

NOTE:
SEE SHEARWALL FLOOR PLAN FOR HOLDDOWN
LOCATIONS & SHEARWALL SCHEDULE FOR
A.B. SIZE & SPACING AND NAILING REQUIREMENTS

FOUNDATION PAD & EARTHWORK TO BE IN
CONFORMANCE WITH THE ORIGINAL SOILS REPORT
FOR THIS TRACT. NOTIFY ENGINEER PRIOR TO
CONSTRUCTION OF ANY KNOWN DISCREPANCIES

FRAMING CONTRACTOR TO VERIFY PLACEMENT
OF ALL ANCHOR BOLTS & HOLD DOWNS PRIOR
TO CONCRETE PLACEMENT.

ALL HOLD DOWNS MUST BE TIED IN PLACE PRIOR
TO FOUNDATION INSPECTION

**PASQUINI
ENGINEERING
INCORPORATED**

603 H Street Suite 300
Bakersfield, CA 93304
Telephone: (805) 328-9600
Fax: (805) 328-9600

NO.	DATE

**JHAJ
MINI MART
COMANCHE & EDISON HWY
BAKERSFIELD, CA.**

THESE PLANS ARE NOT
FOR CONSTRUCTION
UNLESS A "WET STAMP &
SIGNATURE" FROM BOTH
THE ENGINEER OF RECORD
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OF SHEET

NO.	DATE

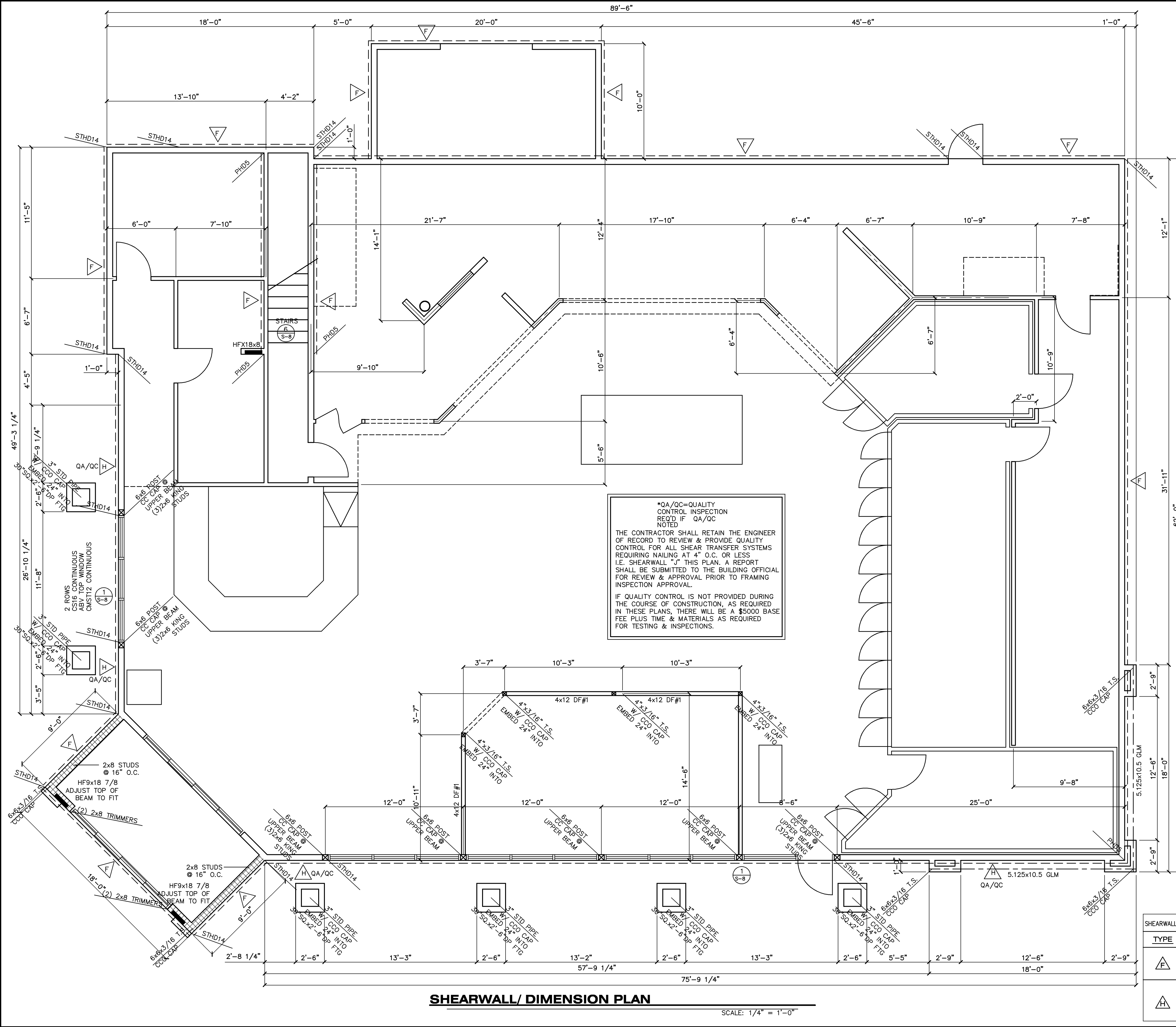
JHAJ MINI MART
COMANCHE & EDISON HWY
BAKERSFIELD, CA.

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.

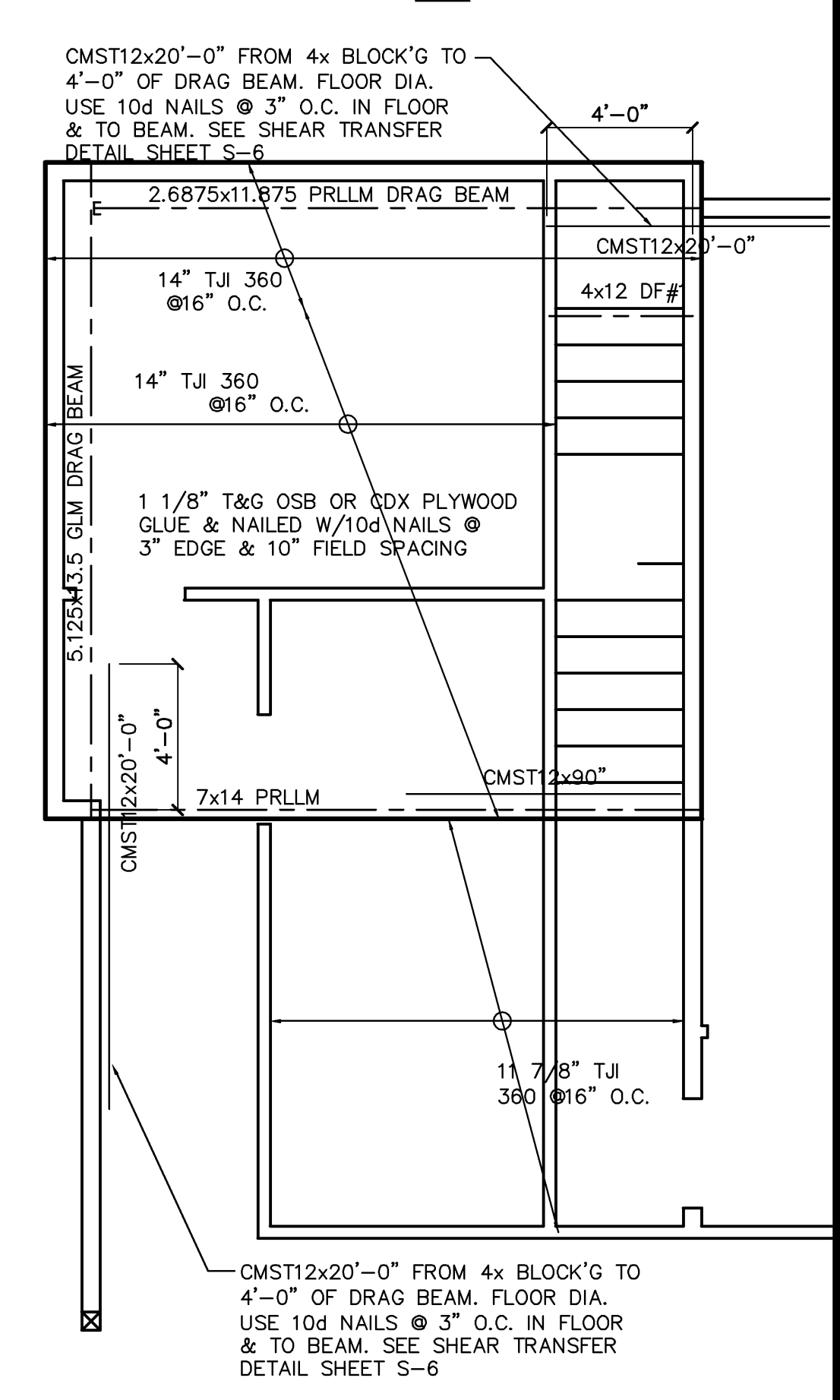
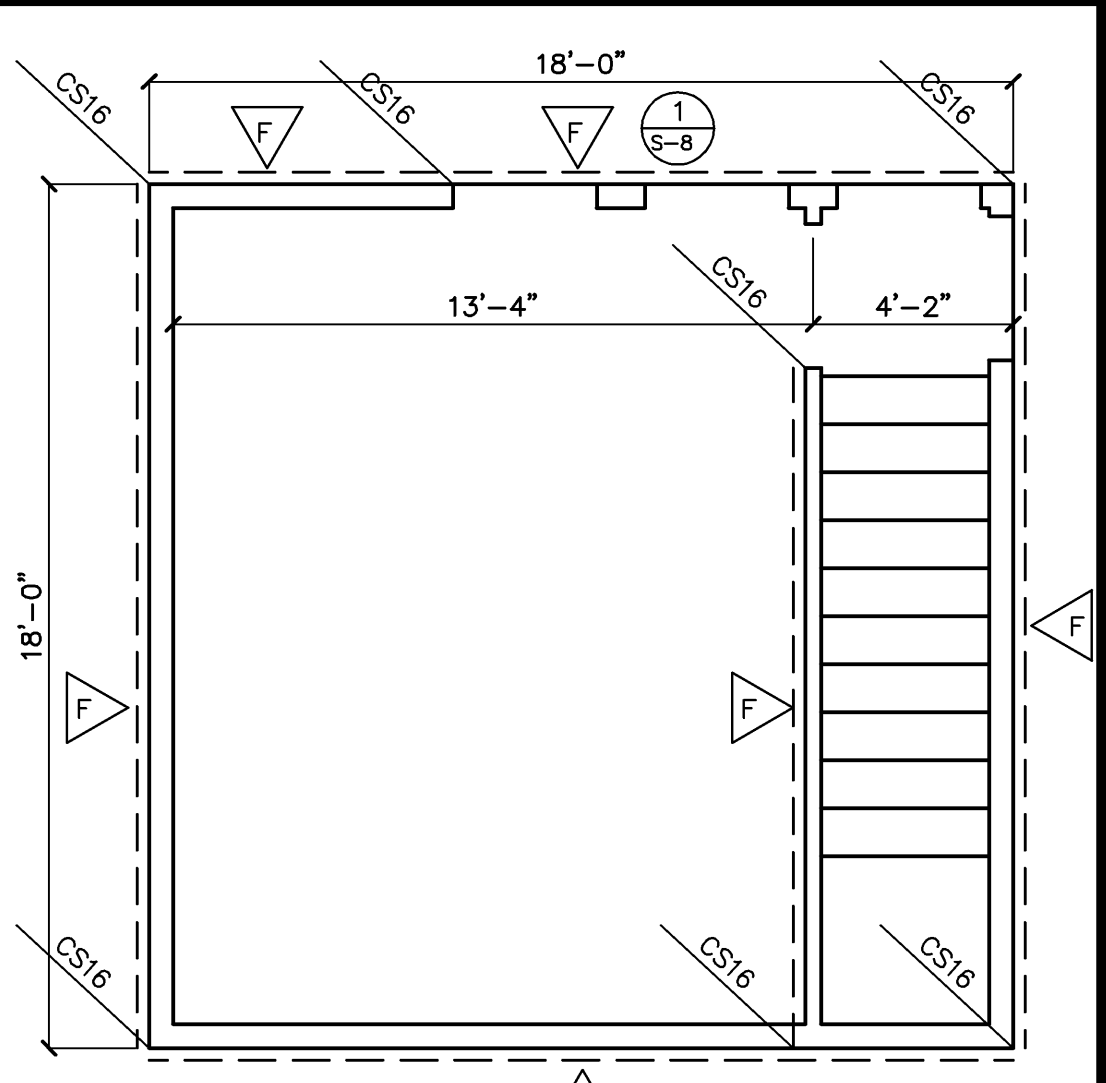
DWG. BY	L.H.
CHK'D BY	
DATE	1-13-11
JOB NO.	5459
FILE NO.	545922

EXP. 12/31/12

SHEET **S-3** OF SHEET



*QA/QC=QUALITY CONTROL INSPECTION REQ'D IF QA/QC NOTED
 THE CONTRACTOR SHALL RETAIN THE ENGINEER OF RECORD TO REVIEW & PROVIDE QUALITY CONTROL FOR ALL SHEAR TRANSFER SYSTEMS REQUIRING NAILING AT 4" O.C. OR LESS I.E. SHEARWALL "J" THIS PLAN. A REPORT SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW & APPROVAL PRIOR TO FRAMING INSPECTION APPROVAL.
 IF QUALITY CONTROL IS NOT PROVIDED DURING THE COURSE OF CONSTRUCTION, AS REQUIRED IN THESE PLANS, THERE WILL BE A \$5000 BASE FEE PLUS TIME & MATERIALS AS REQUIRED FOR TESTING & INSPECTIONS.



FLOOR FRAMING PLAN

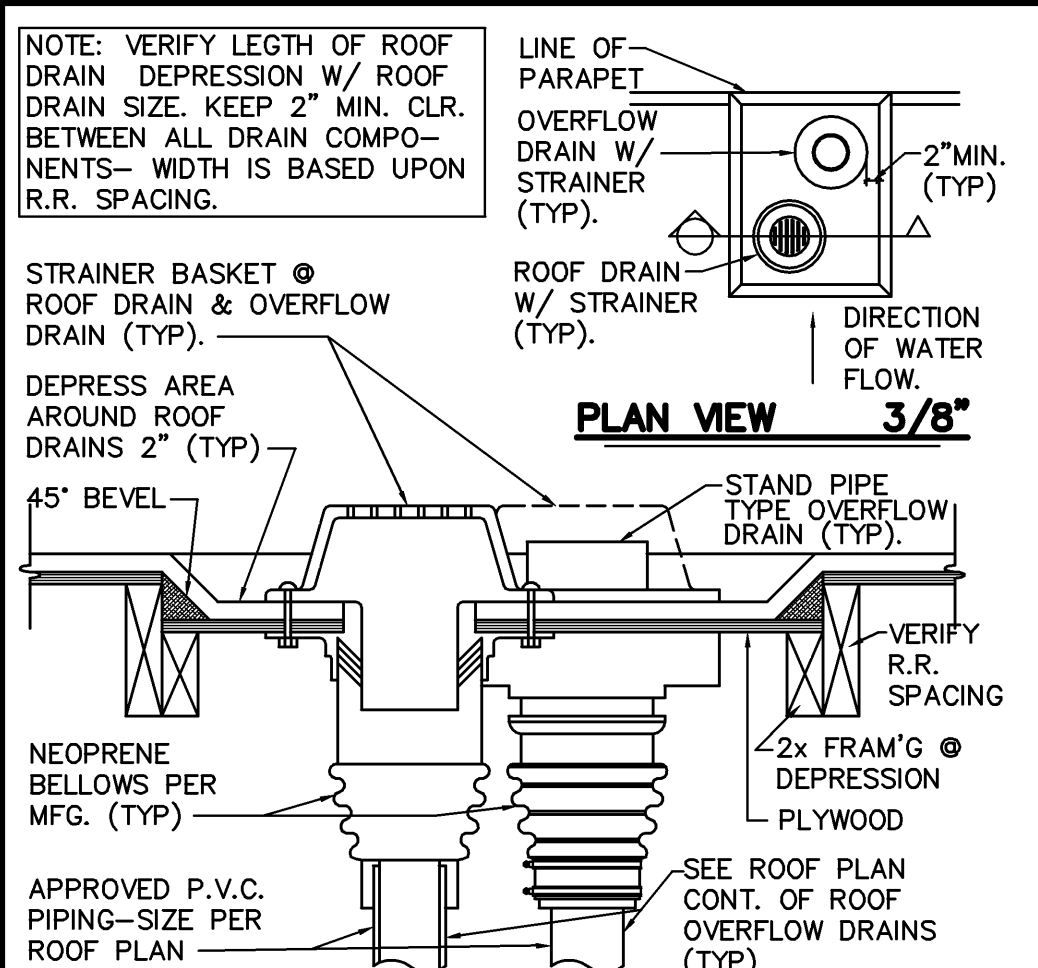
SCALE: 1/4" = 1'-0"

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

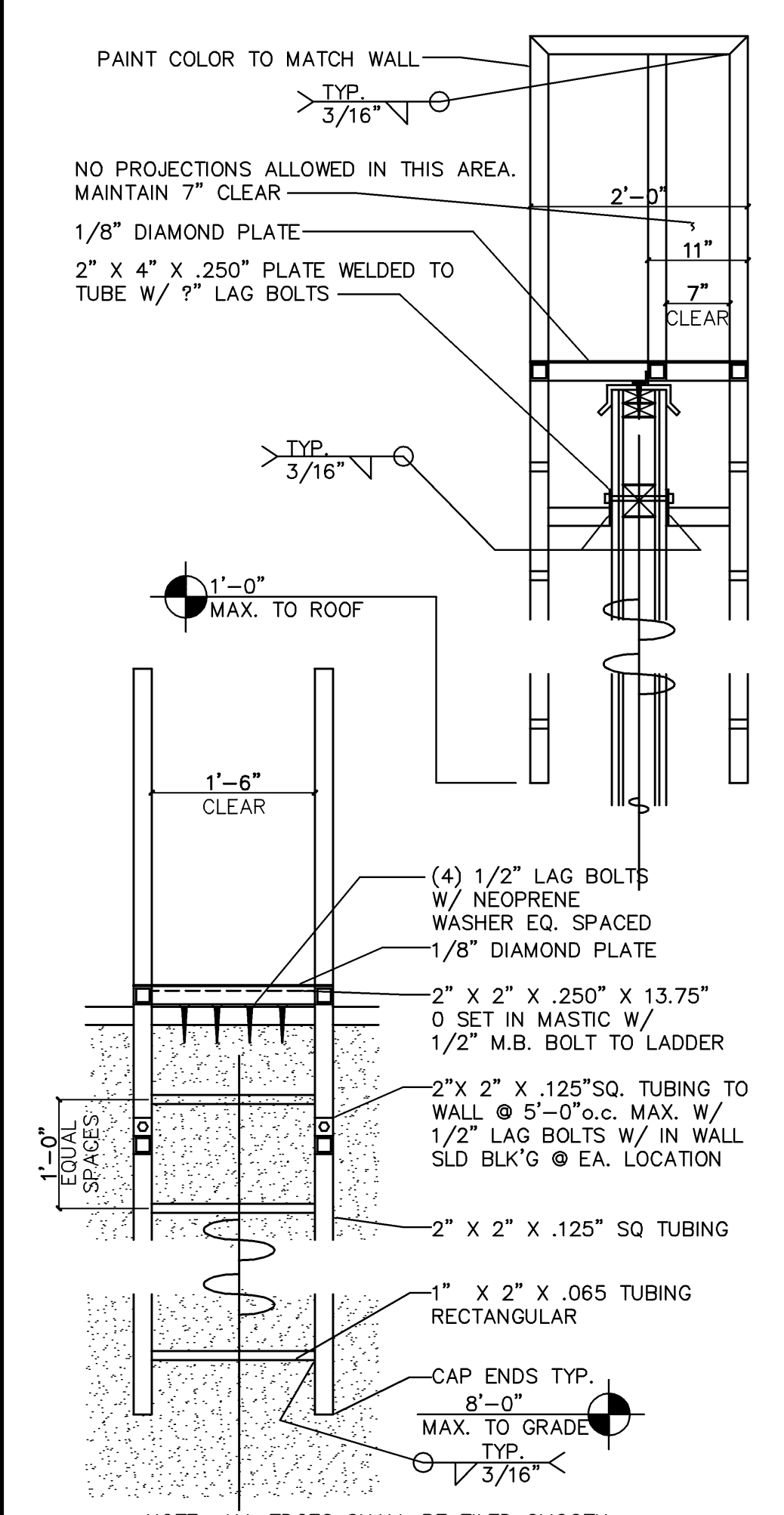
SHEARWALL SCHEDULE (APA RATING REQUIRED)		CONCRETE FLOORS ANCHOR BOLTS	* 2 STORY OR WOOD FLOORS
TYPE	SHEARWALL		
F	3/8" OR 7/16" OSB/CDX STR II 8d COMMON NAILS @ 6" EDGE & 12" FIELD SPACING. BLOCK EDGES 260#/FT	5/8" @ 60" o.c.	SDS 1/4X6 @ 12" o.c. * A35 @ 18" o.c.
A	3/8" OR 7/16" OSB/CDX STR II PLYWOOD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

SHEARWALL/ DIMENSION PLAN

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



1 ROOF DRAIN DETAIL 1 1/2"



2 ROOF ACCESS LADDER 3/4"

ATTIC VENTILATION:

TOTAL VENT AREA PROVIDED _____

VENT AREA NEEDED = $\frac{937}{150} = 6.24$ SQ. FT.
ATTIC HVAC INSTALLATION = 0.7 SQ. FT. (100 SQ. IN.)
TOTAL REQUIRED VENT AREA = _____

CONTRACTOR TO COMPLETE ATTIC VENT CALCULATIONS TO SHOW THE BUILDING OFFICIAL HOW MIN. ATTIC VENTILLATION REQUIREMENTS ARE MET.

PROVIDE "SILVER (OR EQ.) ROOF VENTS:

____ V25 EAVE VENTS (0.31 SQ. FT. EA.) = _____

____ V251 EAVE VENTS (90.53 SQ.FT. EA.) = _____

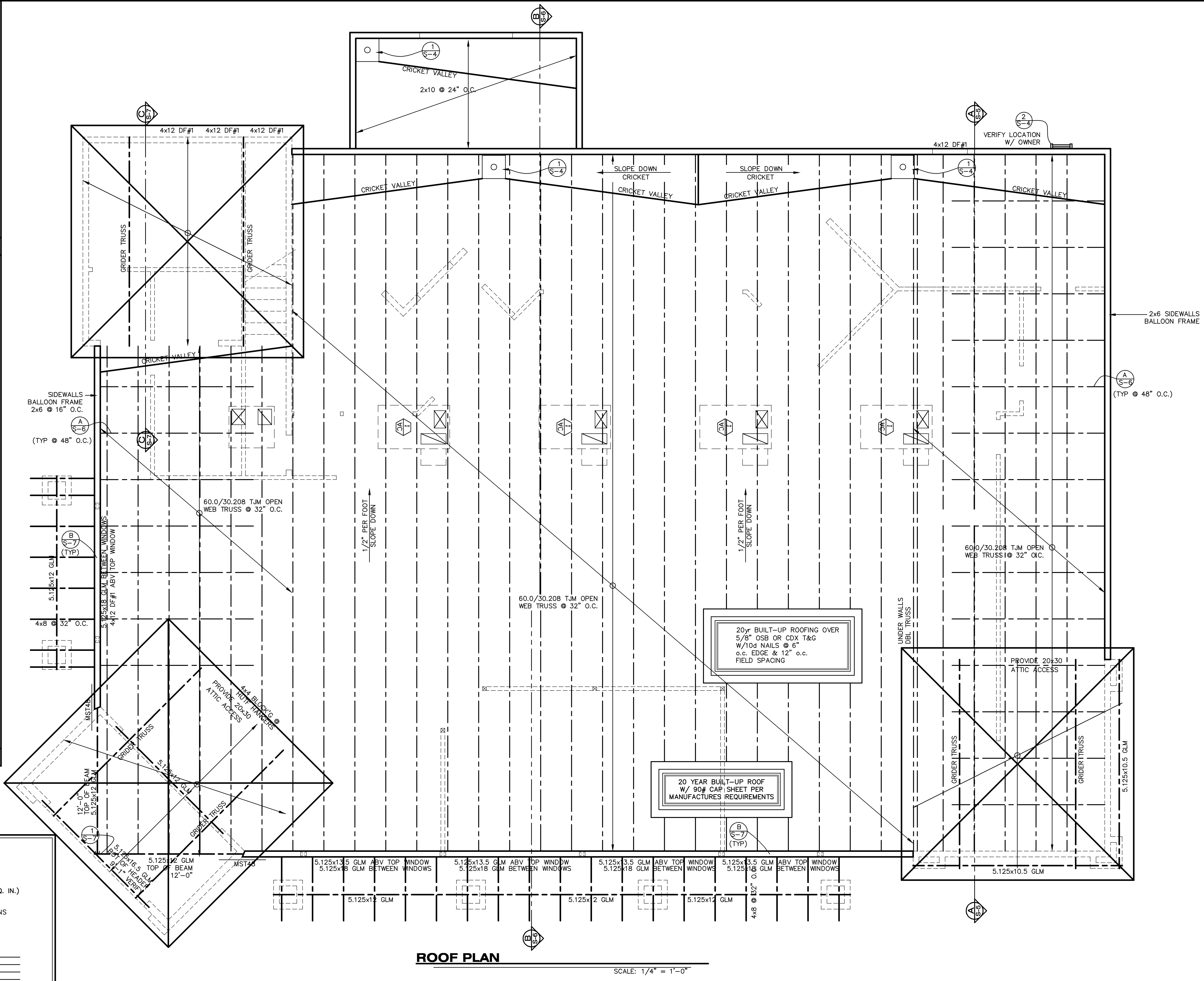
____ V20A EYEBROW VENTS (0.25 SQ. FT. EA.) = _____

____ V2645 DORMER VENTS (0.52 SQ. FT. EA.) = _____

____ V61 GABLE END VENTS (0.65 SQ. FT. EA.) = _____

____ "OHAGIN" CLOAKED VENT TILE, MODEL #50056 _____

____ FLAT CLAY FIELD 14" (0.69 SQ. FT. EA.) = _____



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

PASQUINI ENGINEERING INCORPORATED
Telephone: (661) 398-9600
Fac: (661) 328-9600
603 H Street Suite 300
Bakersfield, CA 93304

NO.	DATE

JHAJ MINI MART
COMANCHE & EDISON HWY
BAKERSFIELD, 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	1-13-11
JOB NO.	5459
FILE NO.	545922

EXP. 12/31/12

SHEET
S-4
OF SHEET

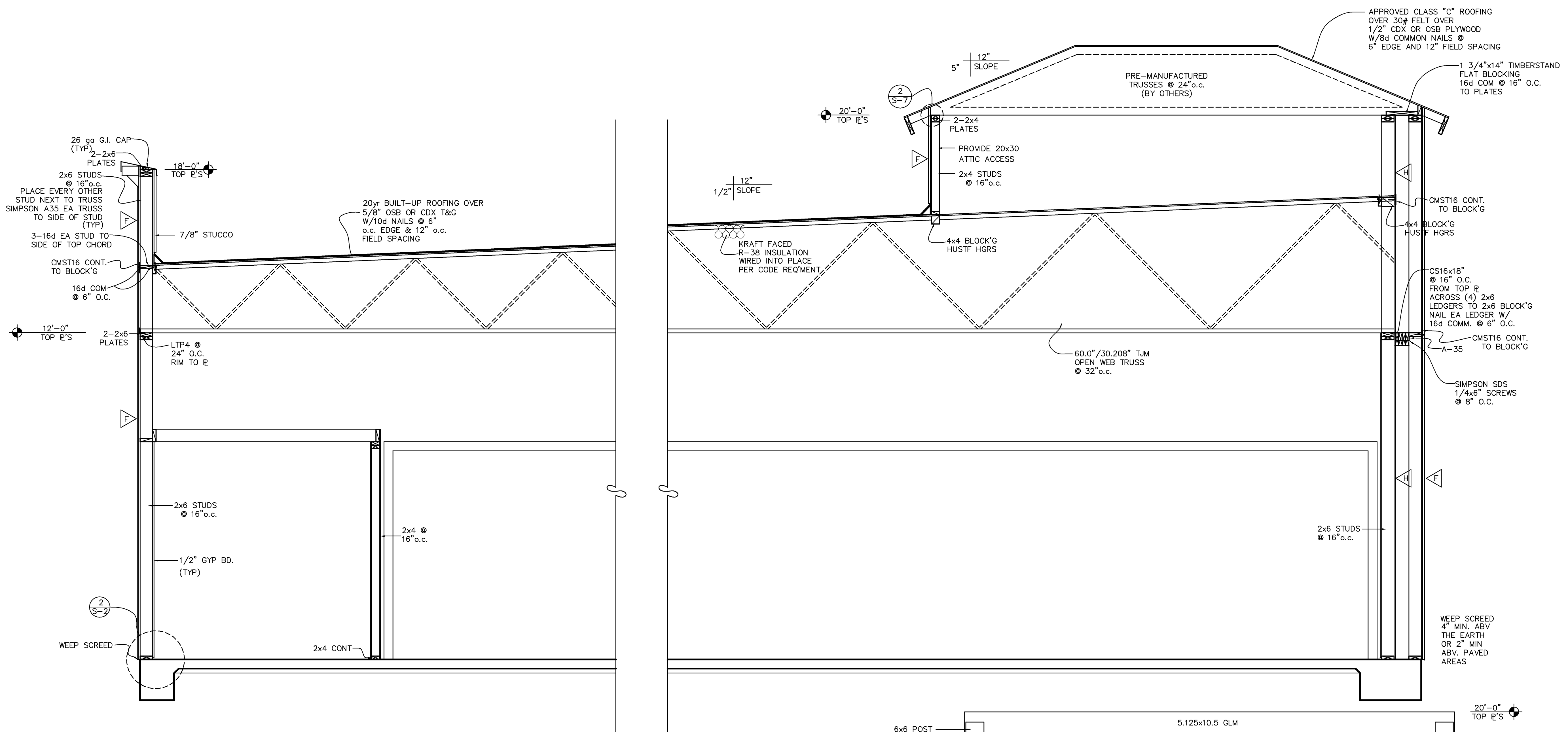
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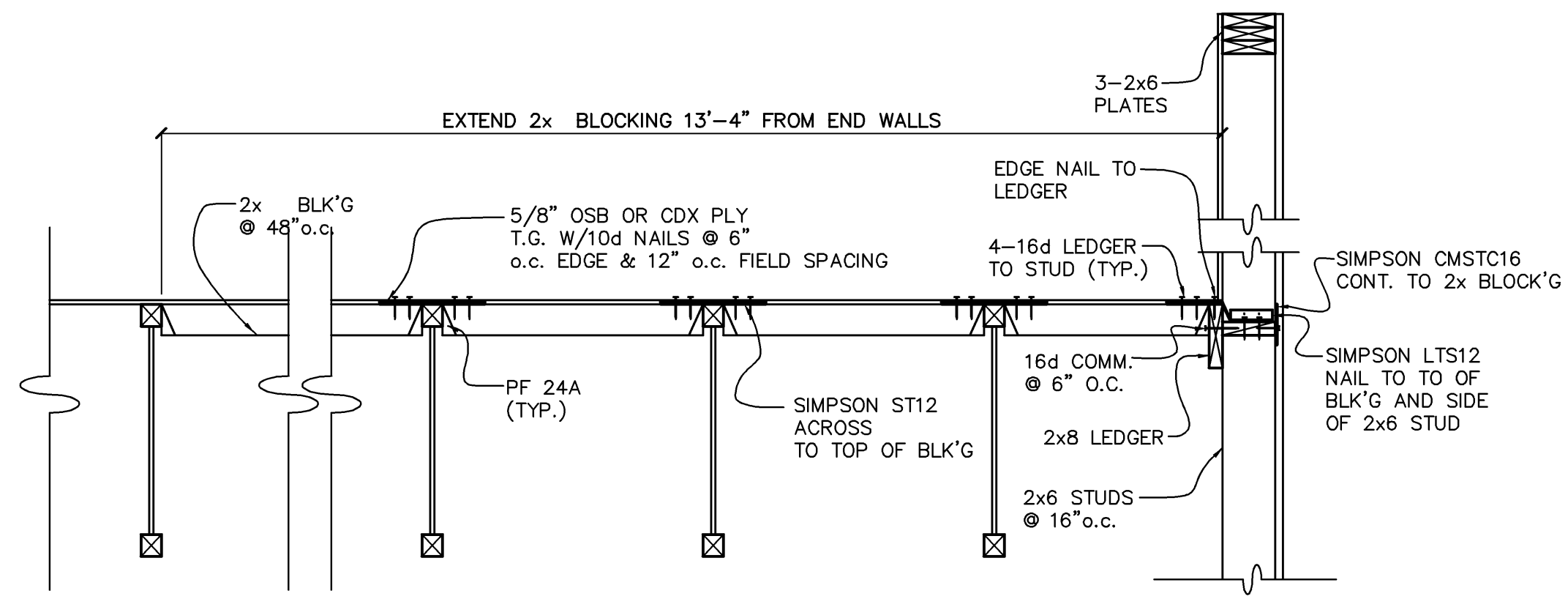


SECTION "A"

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

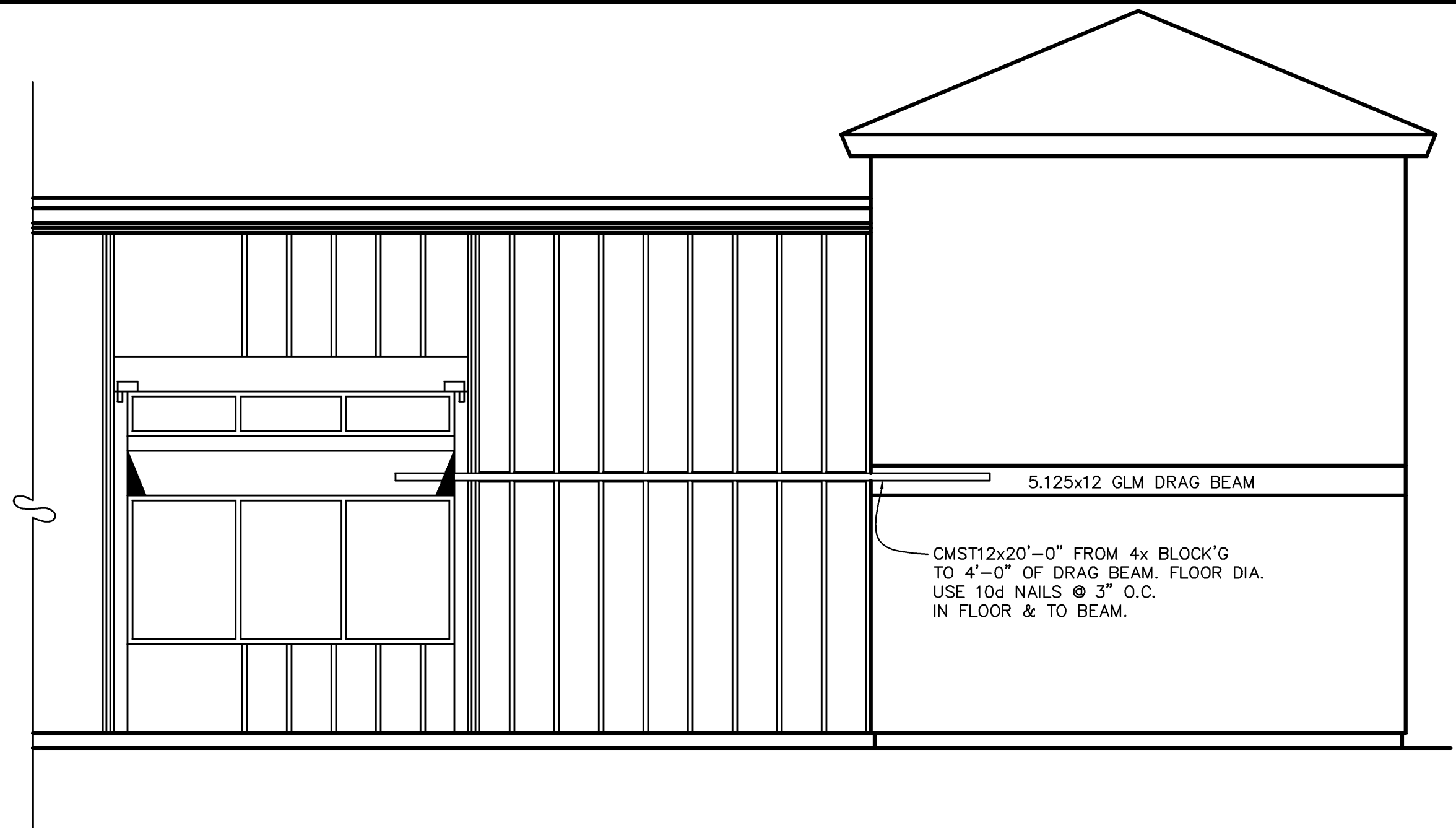
FRAMING DTL "1"

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



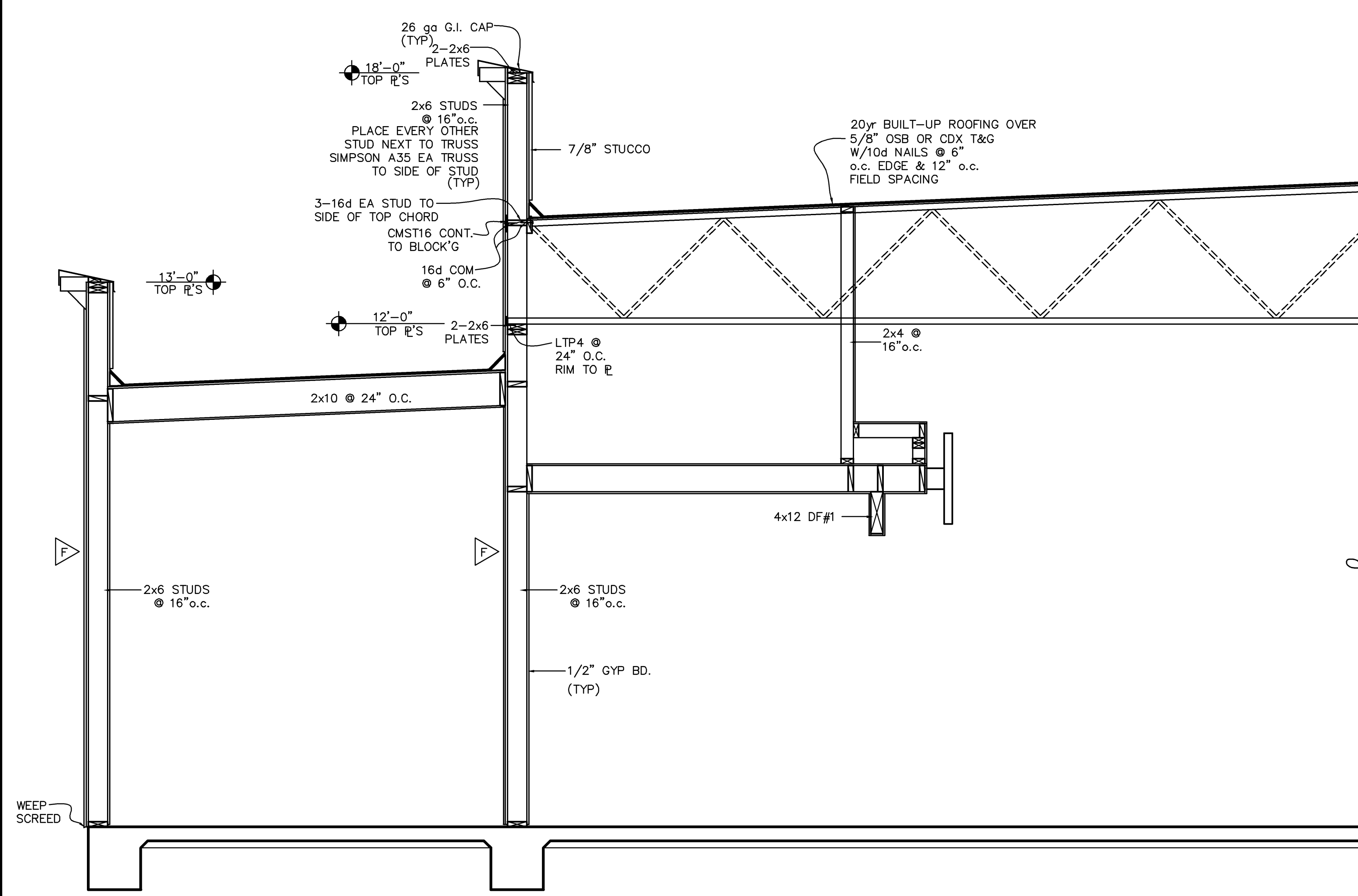
WALL SECTION "A"

SCALE: 3/4" = 1'-0"



SHEAR TRANSFER DETAIL

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



SECTION "B"

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

PASQUINI ENGINEERING INCORPORATED
 Telephone: (651) 328-8600
 Fax: (651) 328-8600
 603 H Street Suite 200
 Bakersfield, CA 93304

NO.	DATE

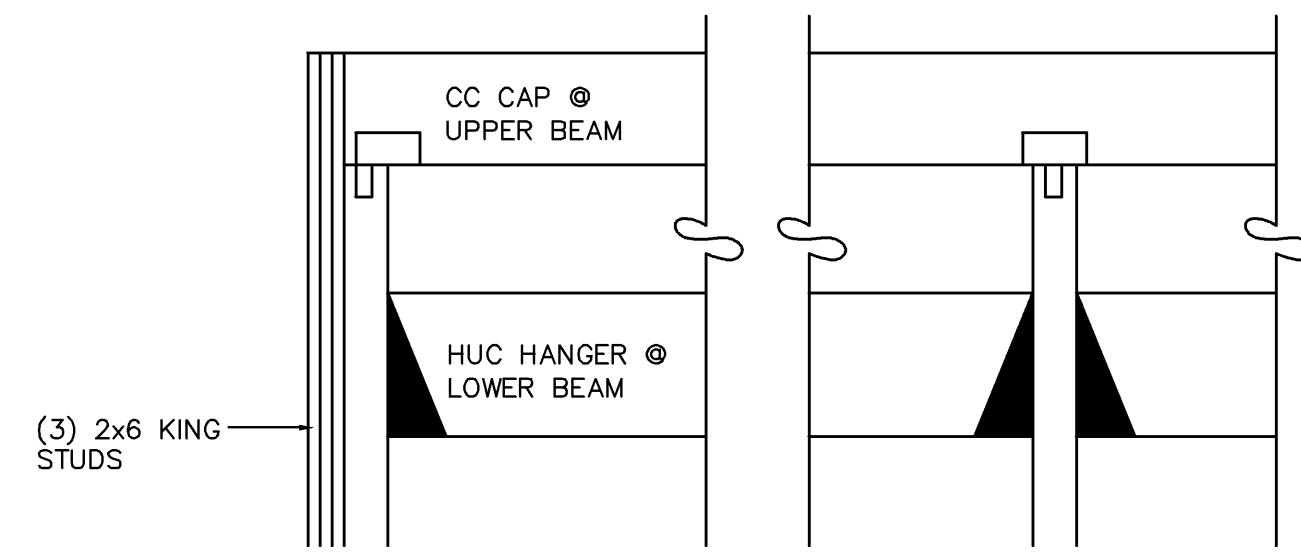
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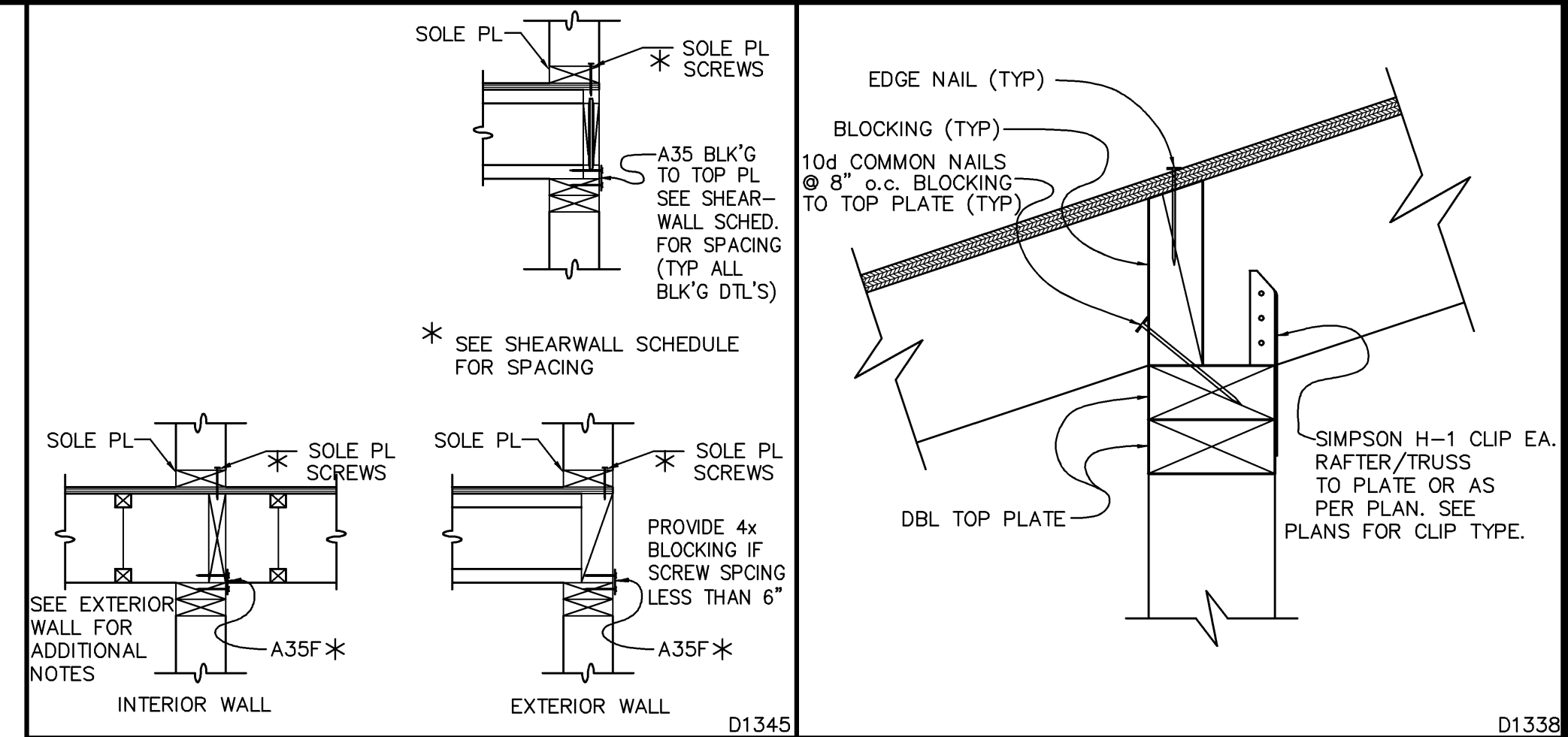
EXP. 12/31/12

SHEET
S-6
 OF SHEET

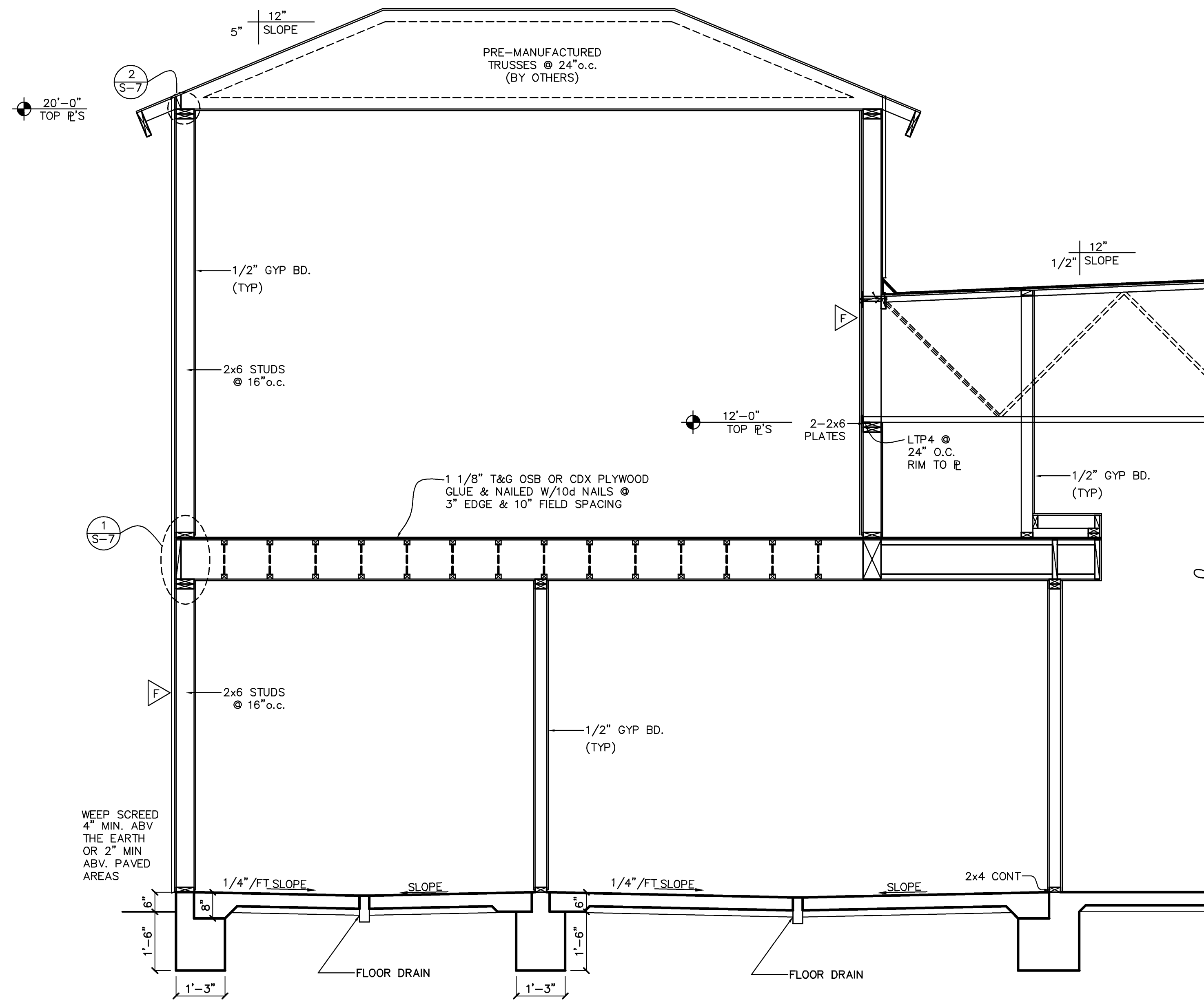


FRAMING DTL "B"

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

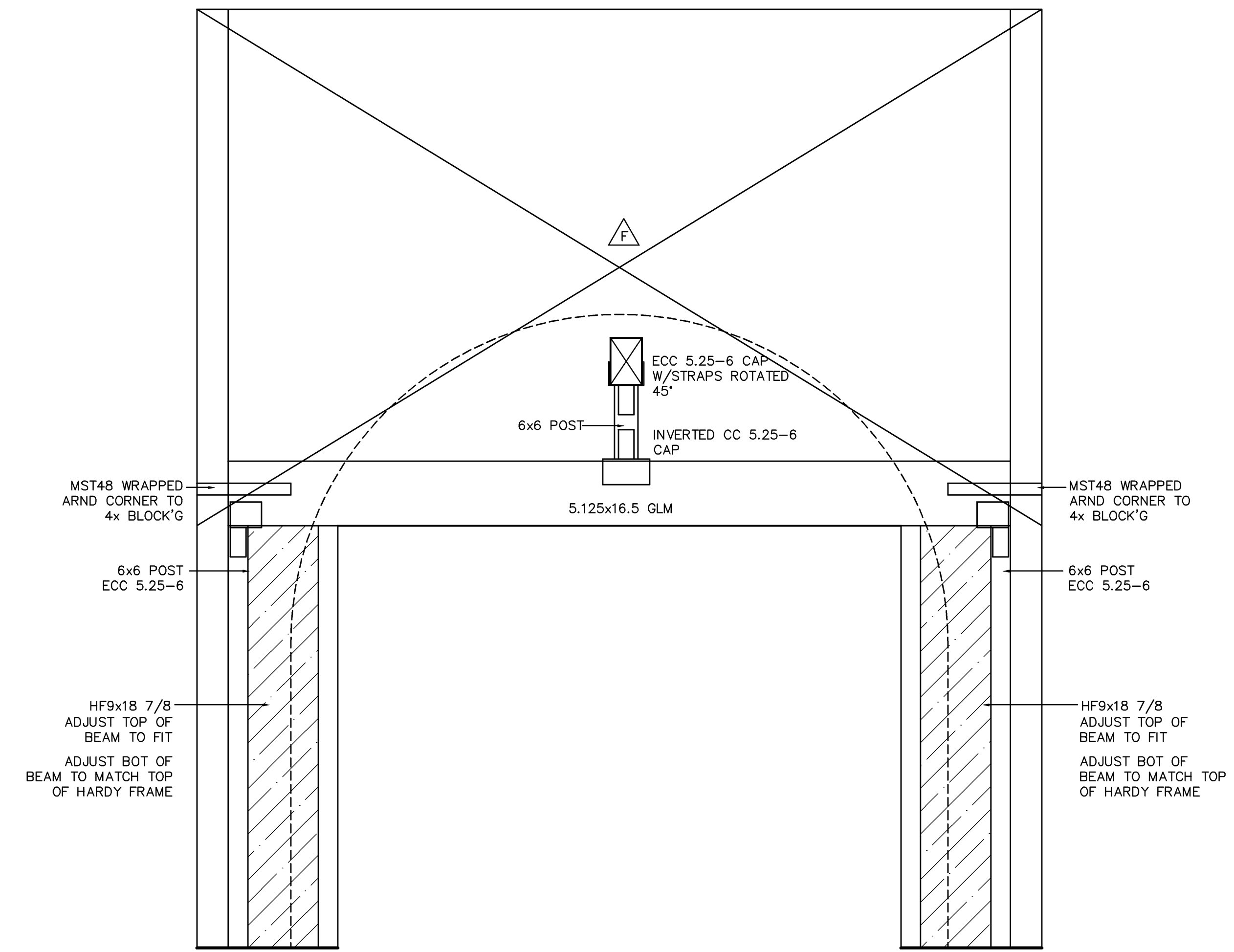


1 TJI SOLE PLATE NAIL'G 3/4" 2 ROOF DIAPHRAGM SHEAR TRANSFER 3'



SECTION "C"

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



FRAMING DTL "1"

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

PASQUINI ENGINEERING INCORPORATED
 Telephone: (661) 328-8600
 Fax: (661) 328-8600
 603 H Street Suite 200
 Bakersfield, CA 93304

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BAKERSFIELD, CA.

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DWG. BY	L.H.
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DATE	1-13-11
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FILE NO.	545922

EXP. 12/31/12

SHEET
S-7
 OF SHEET

NO.	DATE

JHAJ
MINI MART
COMANCHE & EDISON HWY
BAKERSFIELD, CA.

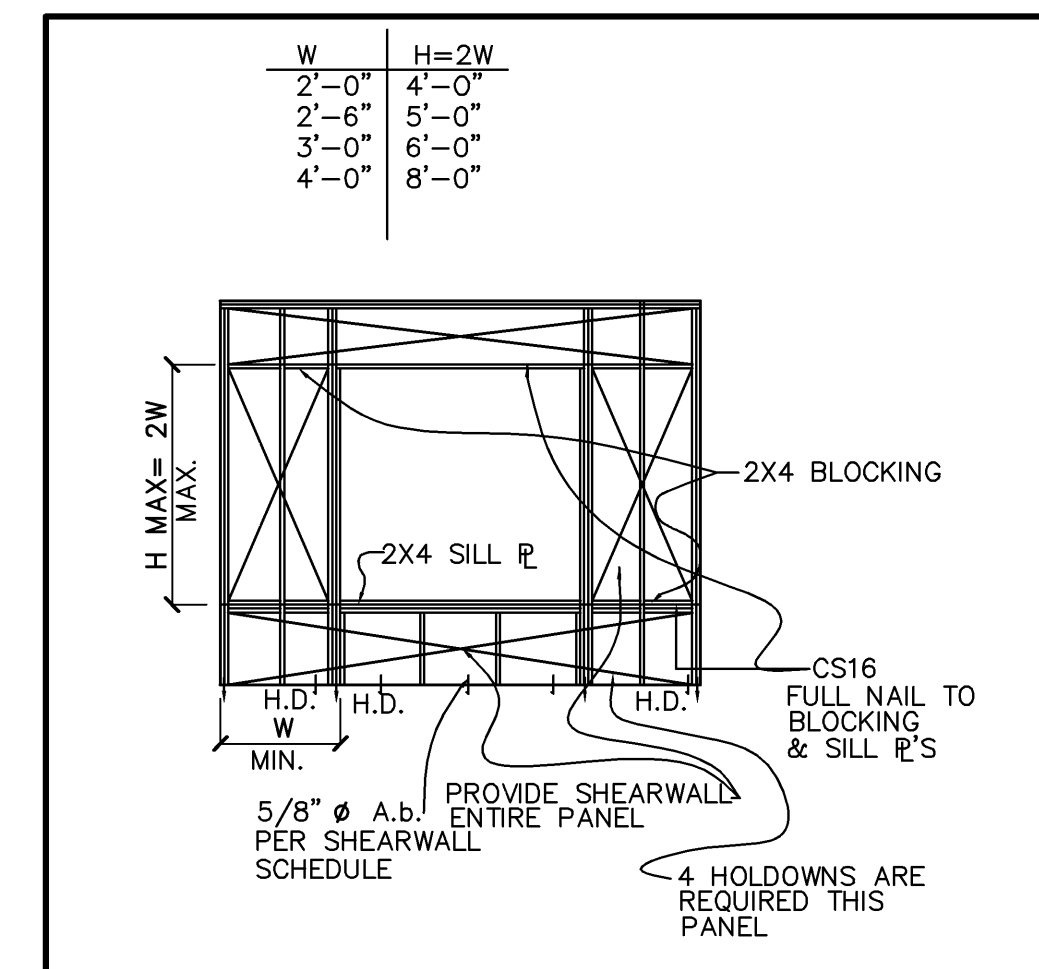
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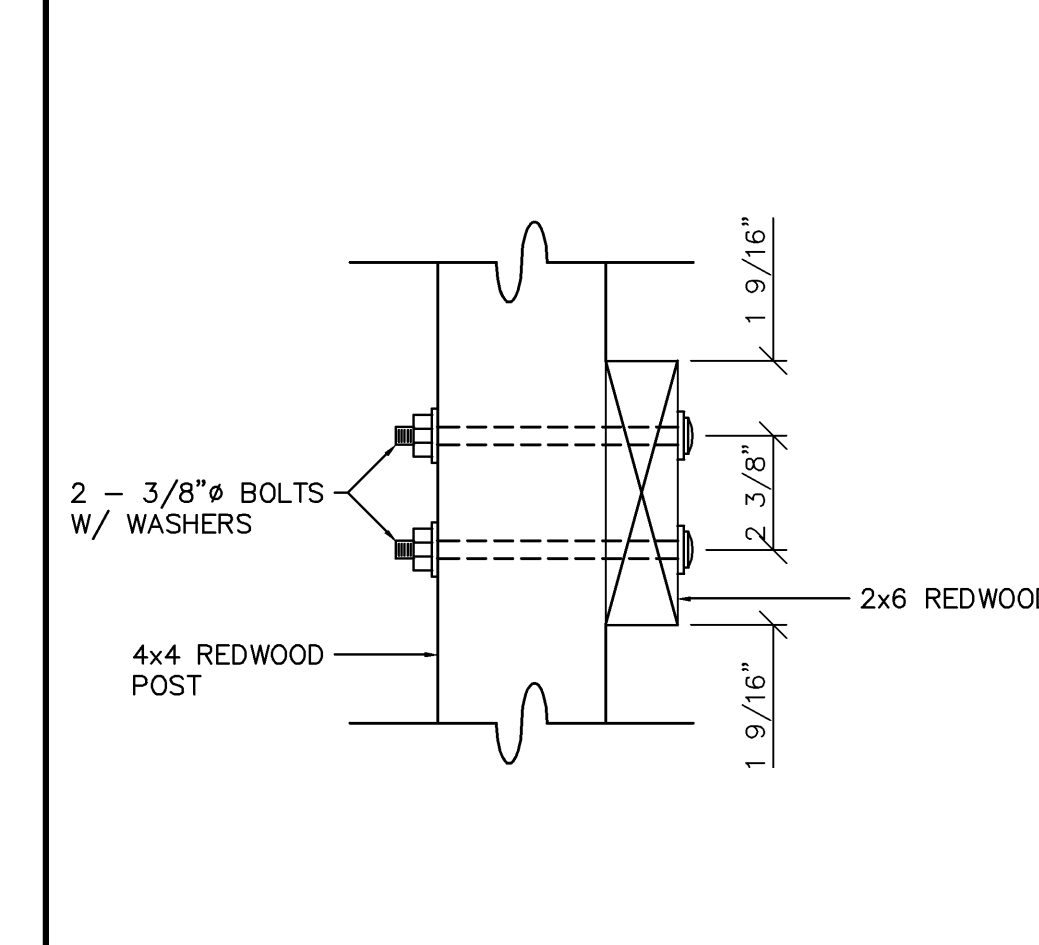
EXP. 12/31/12

S-8

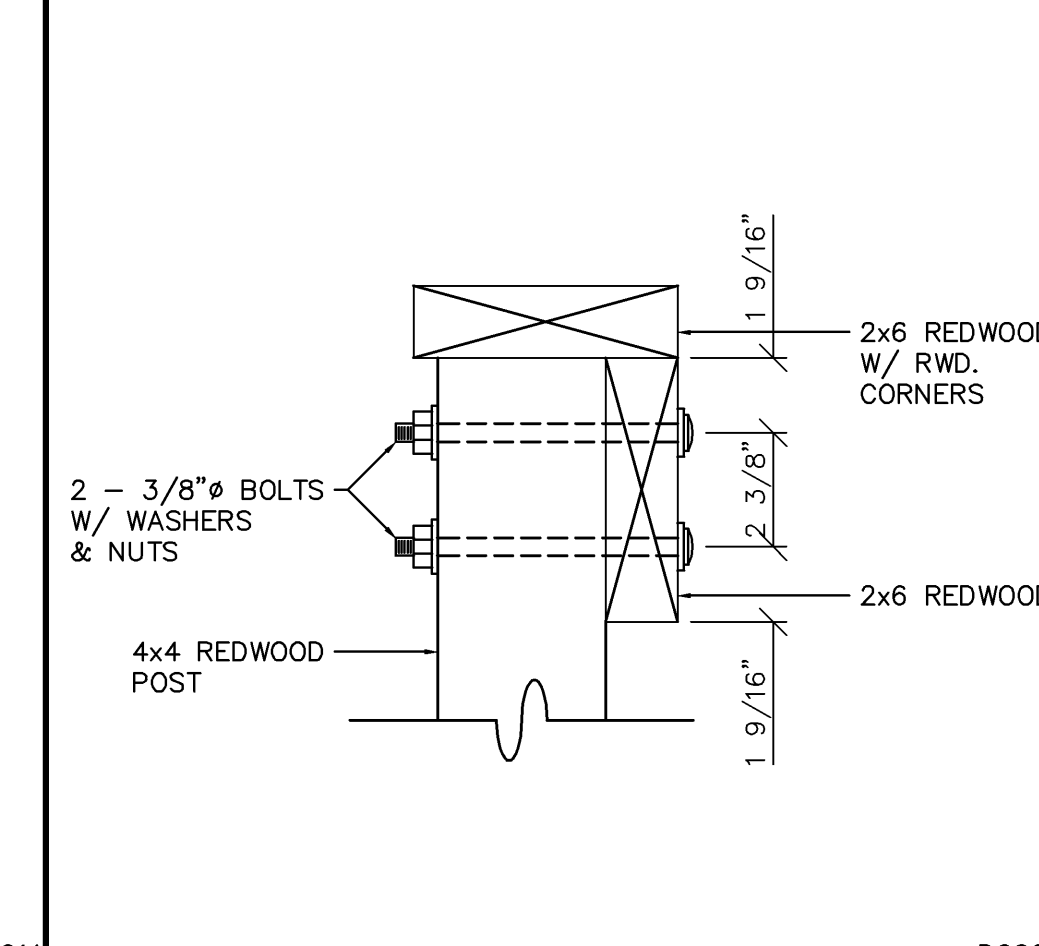
SHEET OF SHEET



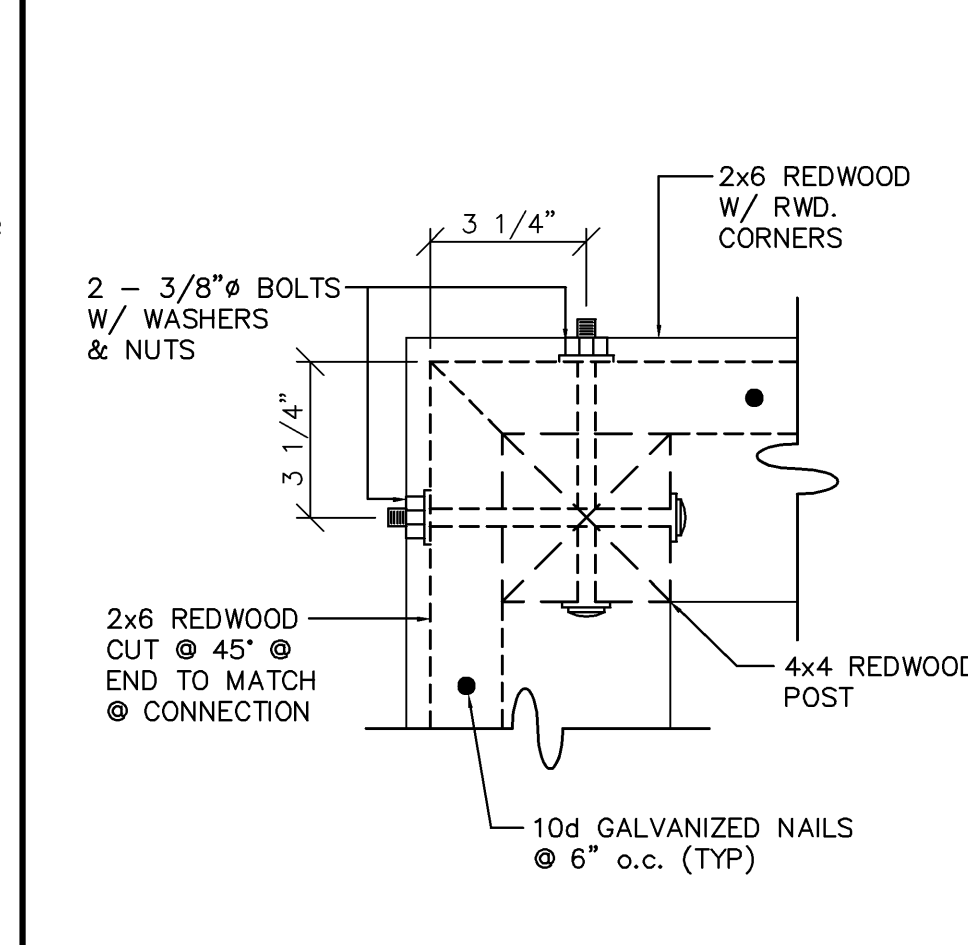
1 WINDOW SHEAR TRANSFER 1/4"



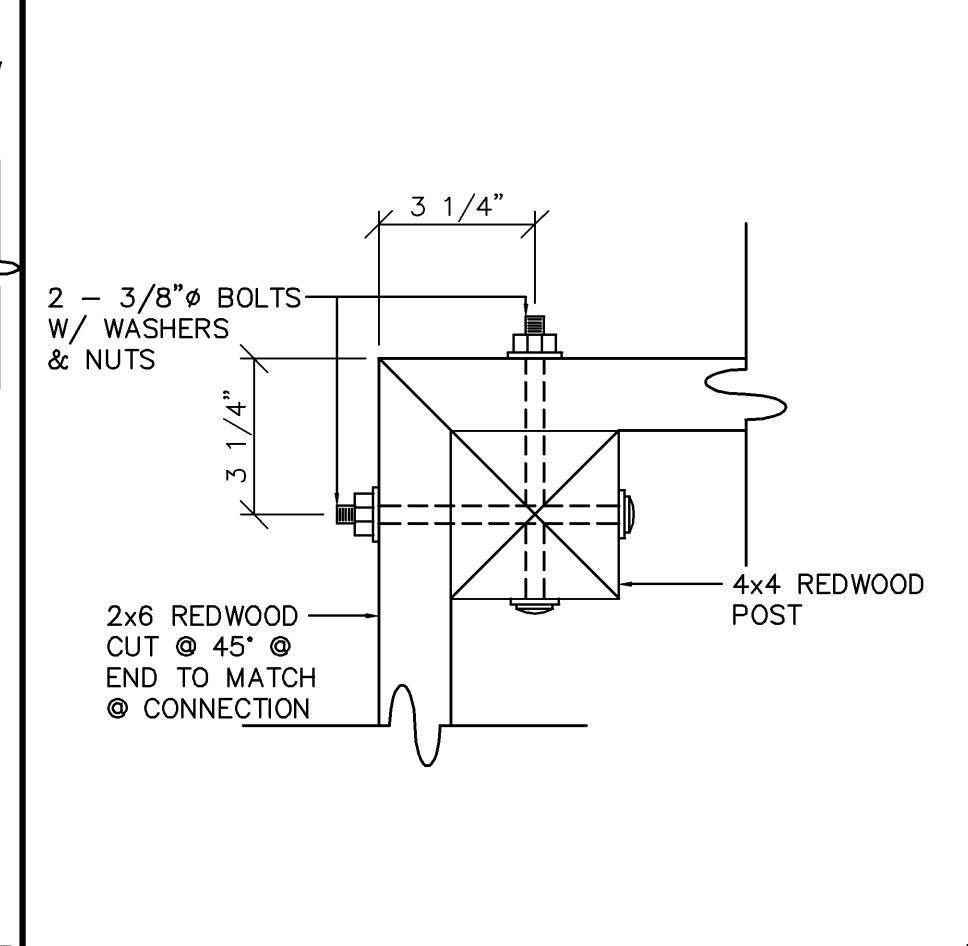
2 TYP. RAIL CONNECTION 3"



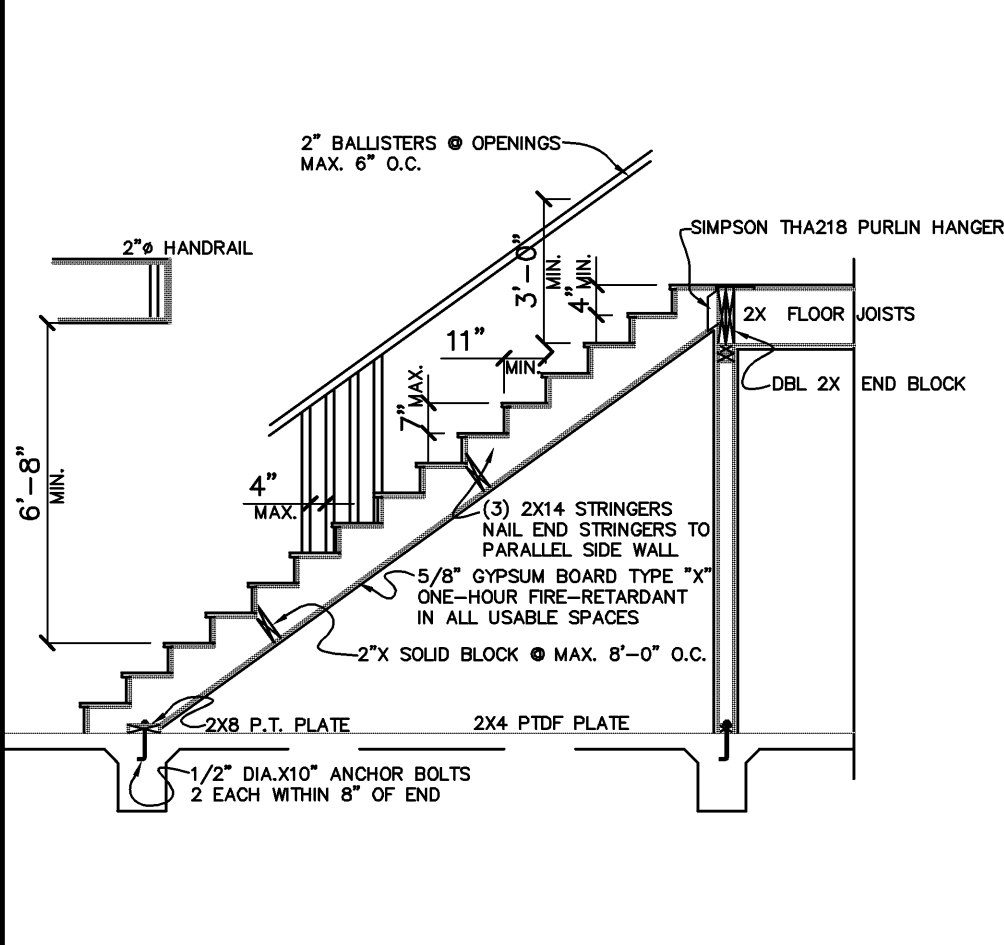
3 TYP. HANDRAIL CONN. 3"



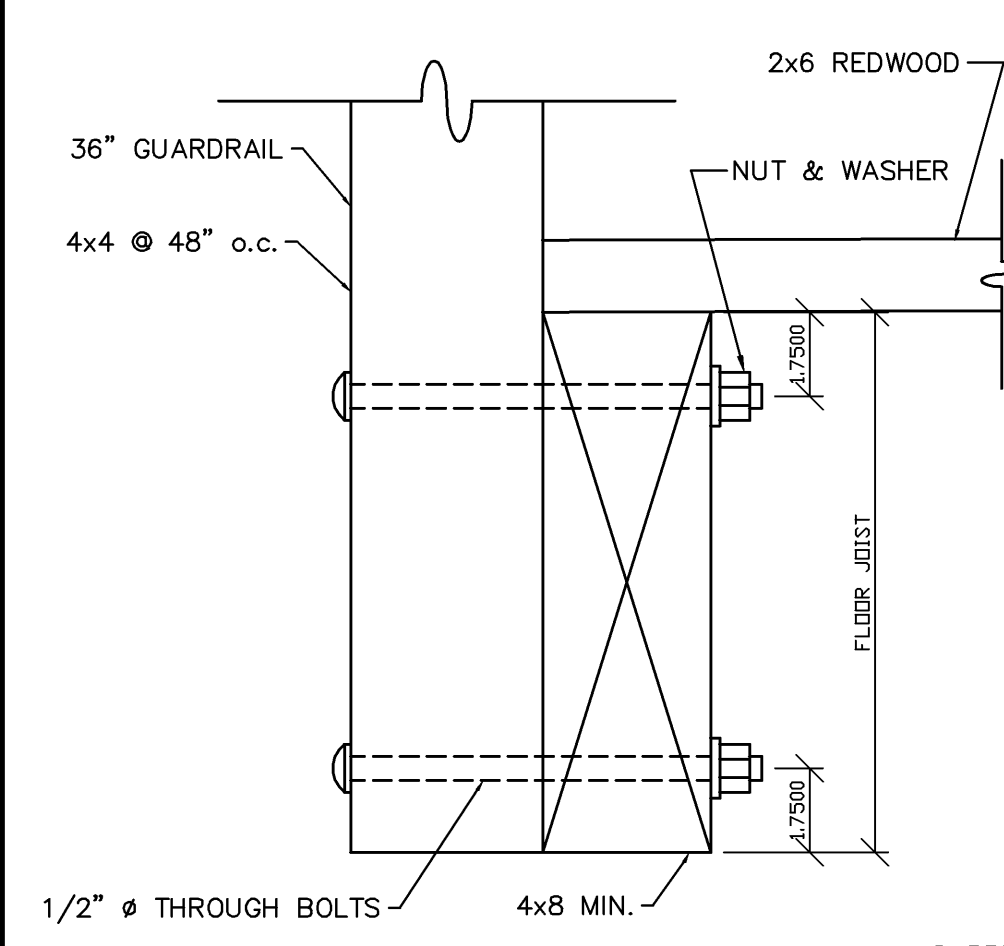
4 TYP. CORNER CONN. 3"



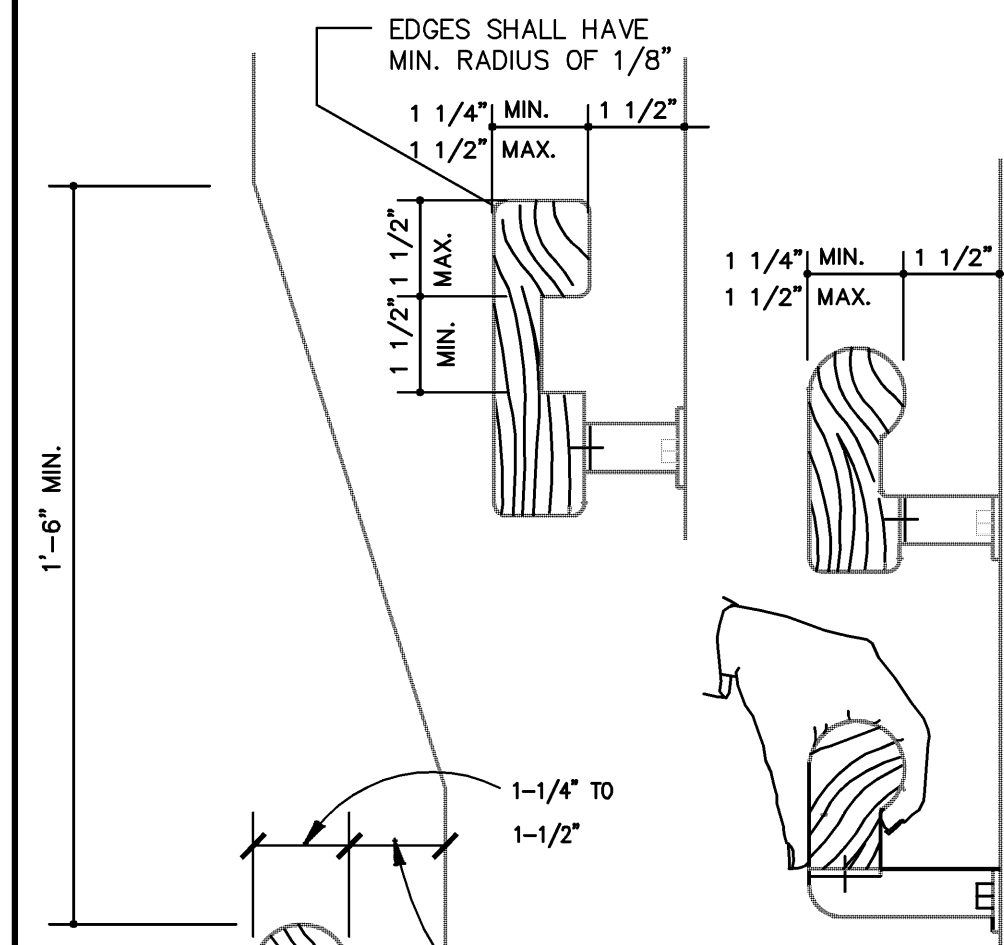
5 TYP. CORNER CONN. 3"



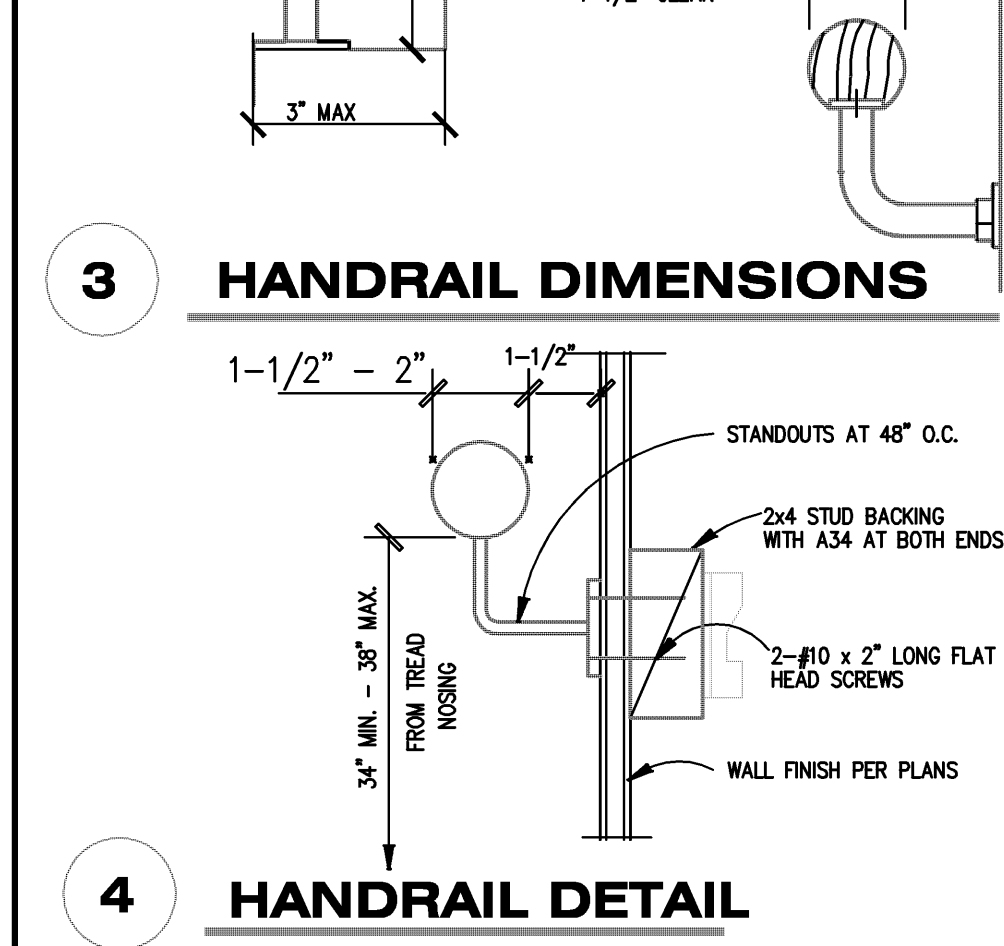
6 STAIR DETAIL



7 GUARDRAIL POST CONN. 3"



3 HANDRAIL DIMENSIONS

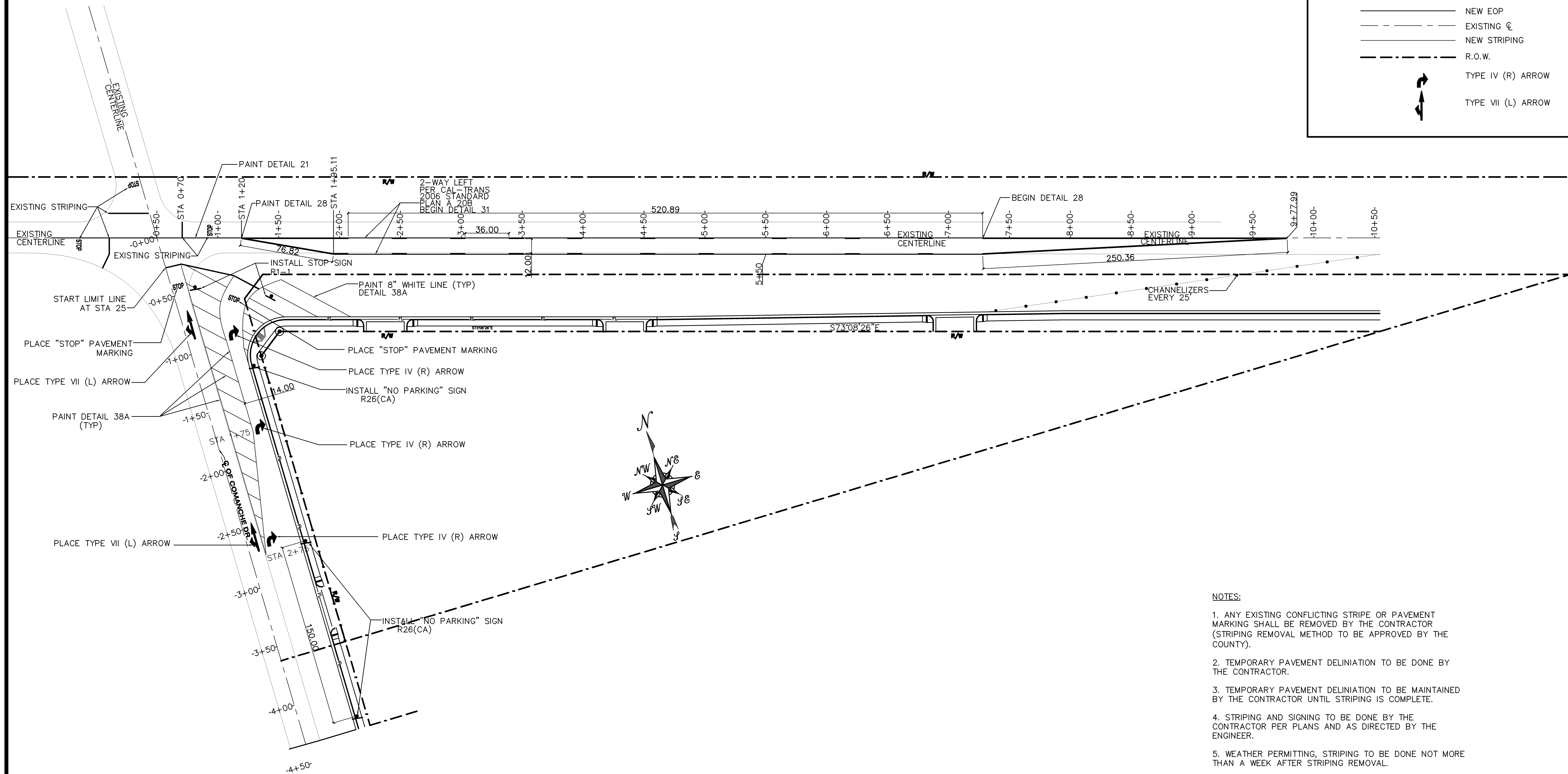


4 HANDRAIL DETAIL

8 HANDRAIL

KEY:

- EXISTING EOP
- - - FUTURE IMPROVEMENTS
- NEW EOP
- - - EXISTING CL
- - - NEW STRIPING
- - - R.O.W.
- ↔ TYPE IV (R) ARROW
- ↔ TYPE VII (L) ARROW



NOTES:

1. ANY EXISTING CONFLICTING STRIPE OR PAVEMENT MARKING SHALL BE REMOVED BY THE CONTRACTOR (STRIPING REMOVAL METHOD TO BE APPROVED BY THE COUNTY).
2. TEMPORARY PAVEMENT DELINIATION TO BE DONE BY THE CONTRACTOR.
3. TEMPORARY PAVEMENT DELINIATION TO BE MAINTAINED BY THE CONTRACTOR UNTIL STRIPING IS COMPLETE.
4. STRIPING AND SIGNING TO BE DONE BY THE CONTRACTOR PER PLANS AND AS DIRECTED BY THE ENGINEER.
5. WEATHER PERMITTING, STRIPING TO BE DONE NOT MORE THAN A WEEK AFTER STRIPING REMOVAL.
6. TO BE SUPPLEMENTED BY THE STATE OF CALIFORNIA STANDARD PLANS AND SPECIFICATIONS DATED MAY 2006.

STRIPING PLAN-COMANCHE AND EDISON HWY.

STATIONING
FOUND NAIL & TIN AT
INTERSECTION OF COMANCHE DR.
AND EXISTING CENTERLINE OF
EDISON HWY.
STATION: 0+50.00

BENCH MARK
N.G.S. NAV 88
BENCHMARK, PID: FU3764
5 INCH LOGO GAP NEAR
STATE HIGHWAY 58 WEST
ENTRANCE RAMP ± 50'
NORTH ON COMANCHE DR.
ELEVATION: 648.14

SCALE: 1" = 40'

Pasquini Engineering
Marc A. Pasquini Civil Engineer
903 H Street, Suite 300
Bakersfield, CA. 93304
Telephone: (661) 328-9600
Fax: (661) 328-9030

RUPINDER JHAJ
STRIPING PLAN
EDISON HWY. & COMANCHE RD.
BAKERSFIELD, CA.

DATE	ISSUED

DATE	MARK	ISSUED

DWG. BY	C.A.
CHK'D BY	7/21/08
DATE	8459
JOB NO.	545915
FILE NO.	

EXP. 12/31/12

SHEET
STR
OF SHEET

ABBREVIATIONS

LEGENDS

SPECIAL INSPECTION REQUIRED

JHAJ
MINI MART
COMANCHE DRIVE & EDISON HWY
BAKERSFIELD, CA.

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

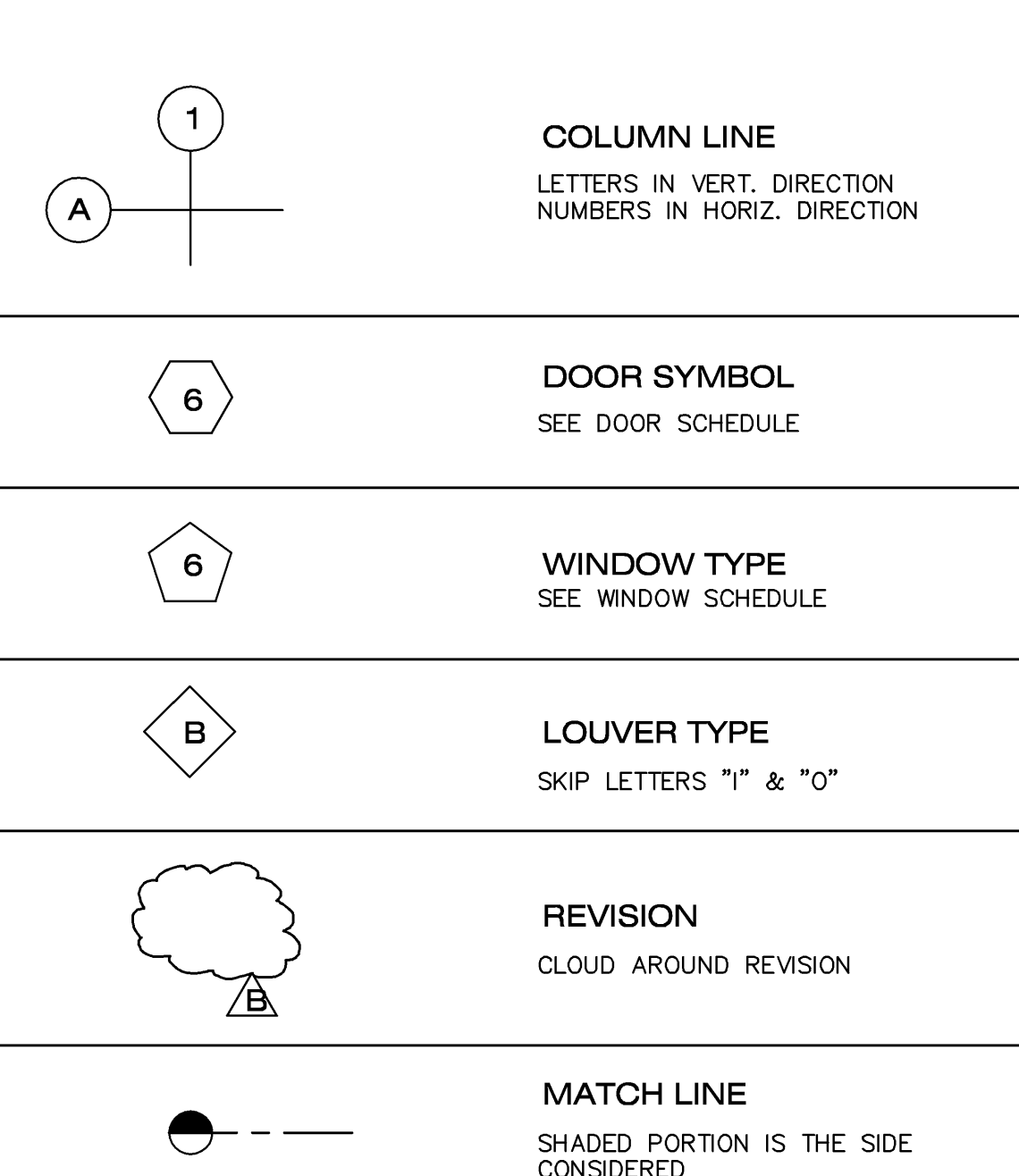
& Z C E # (E) # (N) #	AND ANGLE AT CENTER LINE PROPERTY LINE DIAMETER OF ROUND EXISTING NEW PERPENDICULAR POUND OR NUMBER	FL FLASH FLUOR FOC FOF FOS FOW FR FRFP FRPF FRPP FT FTG FUNC FURR FUT	FLOOR FLASHING FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FACE OF WALL FRAME FIREPROOFING FOOT OR FEET FOOTING FUNCTION FURRING FUTURE	PL P LAM PLAS PLYWD PR PREFAB PREP PT PTD PTD/R PTR PTS Q. T.	PLATE PLASTIC LAMINATE PLASTER PLYWOOD PAIR PREFABRICATED PREPARATION POINT PAPER TOWEL DISPENSER PAPER TOWEL DISPENSER & RECEPTACLE PAPER TOWEL RECEPTACLE PNEUMATIC TUBE STATION
A/C ACOUS AD ADJ ADMIN AGGR AL APPROX APPT ARCH. ASB ASPH ASST AUTO.	AIR CONDITIONING ACOUSTICAL AREA DRAIN ADJUSTABLE ADMINISTRATION AGGREGATE ALUMINUM APPROXIMATE APPOINTMENTS ARCHITECTURAL ASBESTOS ASPHALT ASSISTANT AUTOMATIC	GA GALV GB GEN GI GL GLULAM GR GROUND GYPSUM	GAUGE GALVANIZED GRAB BAR GENERAL GALVANIZED IRON GLASS GLUE LAMINATED GRADE GROUND GYPSUM	R RAD. or R RD RECP REF REFR REINP REQD RESIL RM RO RWD RWL	RISER RADIUS ROOF DRAIN RECEPTIONIST REFERENCE REFRIGERATOR REINFORCED REQUIRED RESILIENT ROOM ROUGH OPENING REDWOOD RAINWATER LEADER
BD BITUM BLK BLKG BM BT	BOARD BITUMINOUS BUILDING BLOCK BLOCKING BEAM BOTTOM	HB HC H. C. HD HDWD HDWE HEX. HI HM HORIZ HOSP H. R. HR HT HVAC	HOSE BIBB HANDICAPPED HOLLOW CORE HEAD HARDWOOD HARDWARE HEXAGON HIGH HOLLOW METAL HORIZONTAL HOSPITAL HANDRAIL HOUR HEIGHT HEATING, VENTILATING, AIR CONDITIONING	S SC SCD SCHD SD SECT. SECRETARY SH SHR SHT SIM SL SND SNR SPA. SPEC SQ S/S SST STD STL STOR STRUCT SUPERVISOR SUSP SYMMETRICAL	SINK or SOUTH SOLID CORE SEAR COVER DISPENSER SCHEDULE SOAP DISPENSER SECTION SECRETARY SHELF SHOWER SHEET SIMILAR SLOPE SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SPACES SPECIFICATION SQUARE SERVICE SINK STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURAL SUPERVISOR SUSPENDED
CAB. CB CEM CER CI CJ CKBD CLC CLKG CL CLR CNTR COL COMP COND CONF CONN CONST CONT CORR CKR CTR	CABINET CATCH BASIN CEMENT CERAMIC CAST IRON CONTROL JOINT CHALKBOARD CEILING CAULKING CLOSET CLEAR COUNTER COLUMN COMPRESSED CONCRETE CONFERENCE CONNECTION CONSTRUCTION CONTINUOUS CORRIDOR COUNTERSUNK CENTER	IC ID INSTR INSUL INT JAN. JT. LAB LAM. LAV or L LKR LIGHT LTG M MACH MATL MAX. MB MBM MECH MED MET. or MTL MFR MH MIN MISC M. O. MONIT M. T. MTP MULL.	INTERCOM INSIDE DIAMETER (DIM.) INSTRUMENTATION INSULATION INTERIOR JANITOR JOINT LABORATORY LAMINATE LAVATORY LOCKER LIGHT LIGHTING MEN MACHINE MATERIAL MAXIMUM MACHINE BOLT METAL BUILDING MANUFACTURE MECHANICAL MEDICINE or MEDICAL MANUFACTURER MANHOLE MINIMUM MISCELLANEOUS MASONRY OPENING MONITOR M. T. METAL THRESHOLD METAL TOILET PREPARATION MULLION	T or TRD TB TC TEL TER T & G THK TKGD TOC TOP OF PAVEMENT TPD TRANS TREAT. TV TOP OF WALL TYPICAL	TREAD TOWEL BAR TOP OF CURB TELEPHONE TERRAZZO TONGUE AND GROOVE THICK TACKBOARD TOP OF CONCRETE TOP OF PAVEMENT TOILET PAPER DISPENSER TRANSCRIPTION TREATMENT TELEVISION TOP OF WALL TYPICAL
DBL DEP DEPT DET DF DIA or Ø DIM. DIR DISP DN D. O. DOOR DS DSP DWG DWR	DOUBLE DEPRESSED DEPARTMENT DETAIL DRINKING FOUNTAIN DIAMETER DIMENSION DIRECTOR DISPENSER DOWN DOOR OPENING DOOR DOWNSPOUT DRY STANDPIPE DRAWING DRAWER	UC UL UNF UON UR or U VCT VERT VEST. W W/ WC WD W/O WF WSCT WT YD	UNGLAZED CERAMIC TILE MONITOR METAL THRESHOLD UNFINISHED UNLESS OTHERWISE NOTED URINAL VINYL COMPOSITION TILE VERTICAL VESTIBULE WEST WITH WATER CLOSET WOOD WITHOUT WATERPROOF WAINSCOT WEIGHT YARD	INSULATION, BATT INSULATION, RIGID DEMOUNTABLE PARTITION SEE DETAIL STUD SIZE WHEN NOT TYP. PERMANENT PARTITION WHERE OCCURS TYPICAL FURRING 2" UNLESS OTHERWISE NOTED GLAZED PARTITION WIRE MESH PARTITION CHAIN LINK FENCE 1-HOUR RATED PARTITION	

(1) A SOILS ENGINEER SHALL SUBMIT A REPORT TO THE BUILDING OFFICIAL STATING THAT THE BUILDING PAD / GRADED SITE IS DETERMINED TO BE ADEQUATELY PREPARED FOR ITS INTENDED USE, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 (2) DURING CONSTRUCTION OF CAST IN PLACE FOUNDATION PIERS CBC 1701.5
 (3) ALL WELDING WITH THE EXCEPTION OF SHOP WELDING DONE IN AN APPROVED FABRICATOR'S SHOP IN ACCORDANCE WITH CBC 1701.5 CBC 1701.55 ITEM 1
 (4) PER 2007 CBC SECTION 1707 SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE

DESIGN CRITERIA

SITE CLASS D
 SEISMIC DESIGN CATEGORY D
 WIND SPEED: 85 MPH
 EXPOSURE: C
 OCCUPANCY CATEGORY II
 SD_s :0.854(g)
 ROOF
 LIVE LOAD: 20# (1/2:12)
 19# (5:12)
 DEAD LOAD: 15#
 19# (5:12)
 FLOOR
 LIVE LOAD: 40#
 DEAD LOAD: 10#

SYMBOLS



SHEET INDEX

TS = TITLE SHEET (THIS SHEET)
CIVIL
 C-1 GRADING PLAN
 C-2 SECTIONS
 C-3 ENLARGED GRADING
 C-4 ENLARGED GRADING
 CB-1 CATCH BASIN PLAN
ARCHITECTURAL
 A-1 SITE PLAN
 L-1 LANDSCAPE PLAN
 A-2 EXTERIOR ELEVATIONS
 A-3 EXTERIOR ELEVATIONS
 A-4 FLOOR PLAN
 A-5 INTERIOR ELEVATIONS
 A-6 FINISH SCHEDULES
 A-7 REFLECTED CEILING PLAN
 K-1 KITCHEN PLAN
STRUCTURAL
 S-1 STRUCTURAL NOTES & DETAILS
 S-2 FOUNDATION PLAN
 S-3 SHEARWALL PLAN
 S-4 ROOF FRAMING PLAN
 S-5 SECTIONS "A"
 S-6 SECTION "B"
 S-7 SECTIONS "C" & FRAMING ELEV.
 S-8 STRUCTURAL NOTES & DETAILS
DETAILS & NOTES
 HC-1 HANDICAPPED DETAILS
 HC-2 HANDICAPPED DETAILS
 CN-1 NOTES
 D-3 FRAMING DETAILS
MECHANICAL
 M-1 MECHANICAL FLOOR PLAN
 M-2 MECHANICAL ROOF PLAN
PLUMBING
 PS-1 PLUMBING SITE PLAN
 P-1 PLUMBING PLAN
 P-2 WATER PLAN
 P-3 GAS PLAN
ELECTRICAL
 ES-1 ELECTRICAL SITE PLAN
 E-2 POWER & SIGNAL PLAN
 E-3 LIGHTING PLAN
 E-4 ELECTRICAL ROOF PLAN

AREA ANALYSIS (TYPE V-B)

BASIC ALLOWABLE	ACTUAL SQUARE FOOTAGE	UNITY EQUATION
SIDE YARD x2 M 9000x2=18,000	5454 SQ. FT.	5,454/18,000 = 0.30<1.0

ALLOWABLE HEIGHT : 40'-0" BUILDING HEIGHT : 25'-0"

EXITING ANALYSIS

AREA	SQ. FTGE.	OCCUP. LOAD FCTR	OCCUP. LOAD	REQ. NUM. OF EXITS
OFFICE	223	1/100	2.23	143.5 > 50 = 2 EXITS
STORAGE	502	1/300	1.67	
KITCHEN	632	1/200	3.16	
RETAIL SALES	4097	1/30	136.5	

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, 2007 EDITION
 C. CALIFORNIA MECHANICAL CODE, 2007 EDITION
 D. CALIFORNIA PLUMBING CODE, 2007 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.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 RESPONSIBLE 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 EQUIPMENT.

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.

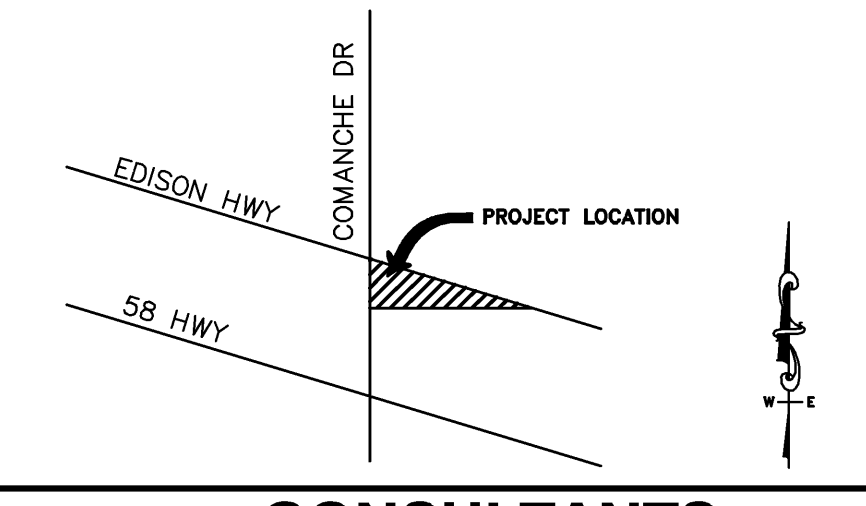
3. DOORS
 UNLESS OTHERWISE NOTED DOORS SHALL BE LOCATED AS FOLLOWS:
 A. WHERE DOOR FRAME IS NEXT TO ADJACENT WALL EDGE OF DOOR OPENING TO FACE OF WALL OR CABINET = 5".
 B. IN CENTER OF WALL OF ROOM.
 C. AS DIMENSIONED ON TYPICAL LAYOUT OF PARTICULAR ROOM.

4. 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, 2007 EDITION

5. 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.

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

VICINITY MAP



BUILDING DATA

APPLICABLE CODES
 TITLE 19 PUBLIC SAFETY UBC UFC
 TITLE 20 PUBLIC UTILITY UPC NEC
 TITLE 24 BUILDING STANDARDS UMC ADAAG

BUILDING OCCUPANCY
 M

CONSTRUCTION TYPE
 5-B

BUILDING AREA
 SQUARE FOOTAGE ANALYSIS
 NEW SQUARE FOOTAGE = 5454 SQ. FT.

CONSULTANTS

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

MECHANICAL / PLUMBING
 CONTELMI ENGINEERING
 2130 "F" STREET
 (661) 324-5252

ELECTRICAL
 PASQUINI ENGINEERING
 903 "H" STREET, SUITE 300
 BAKERSFIELD, CA. 93304
 (805) 328-9600

SOILS BY OTHERS

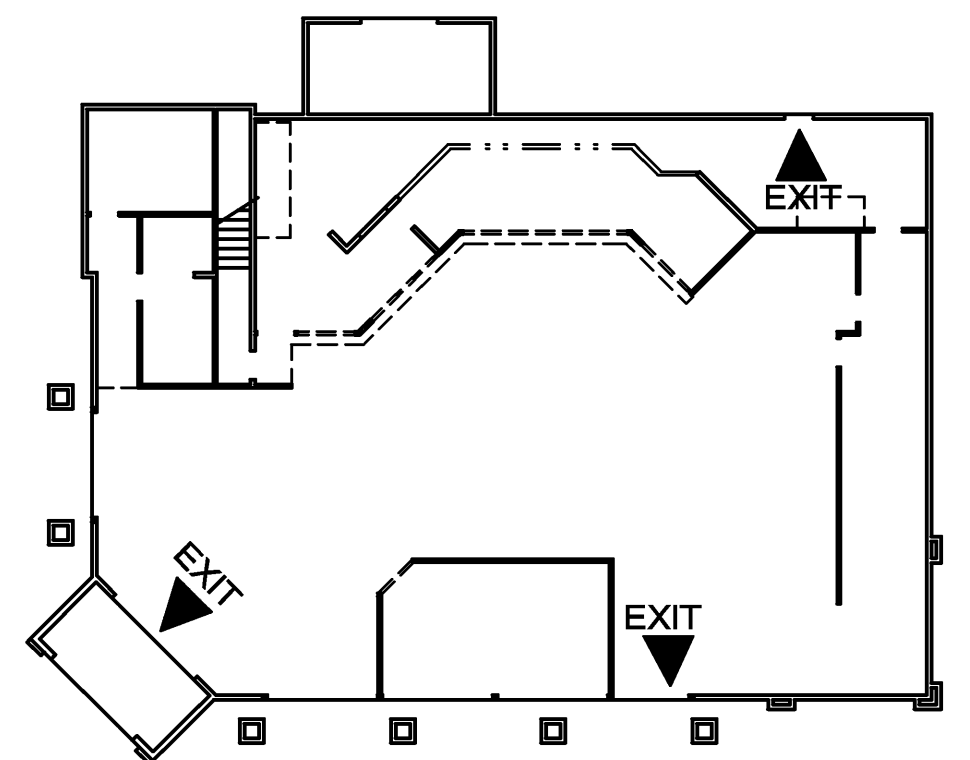
JHAJ
MINI MART
COMANCHE & EDISON HWY
BAKERSFIELD, CA.

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.

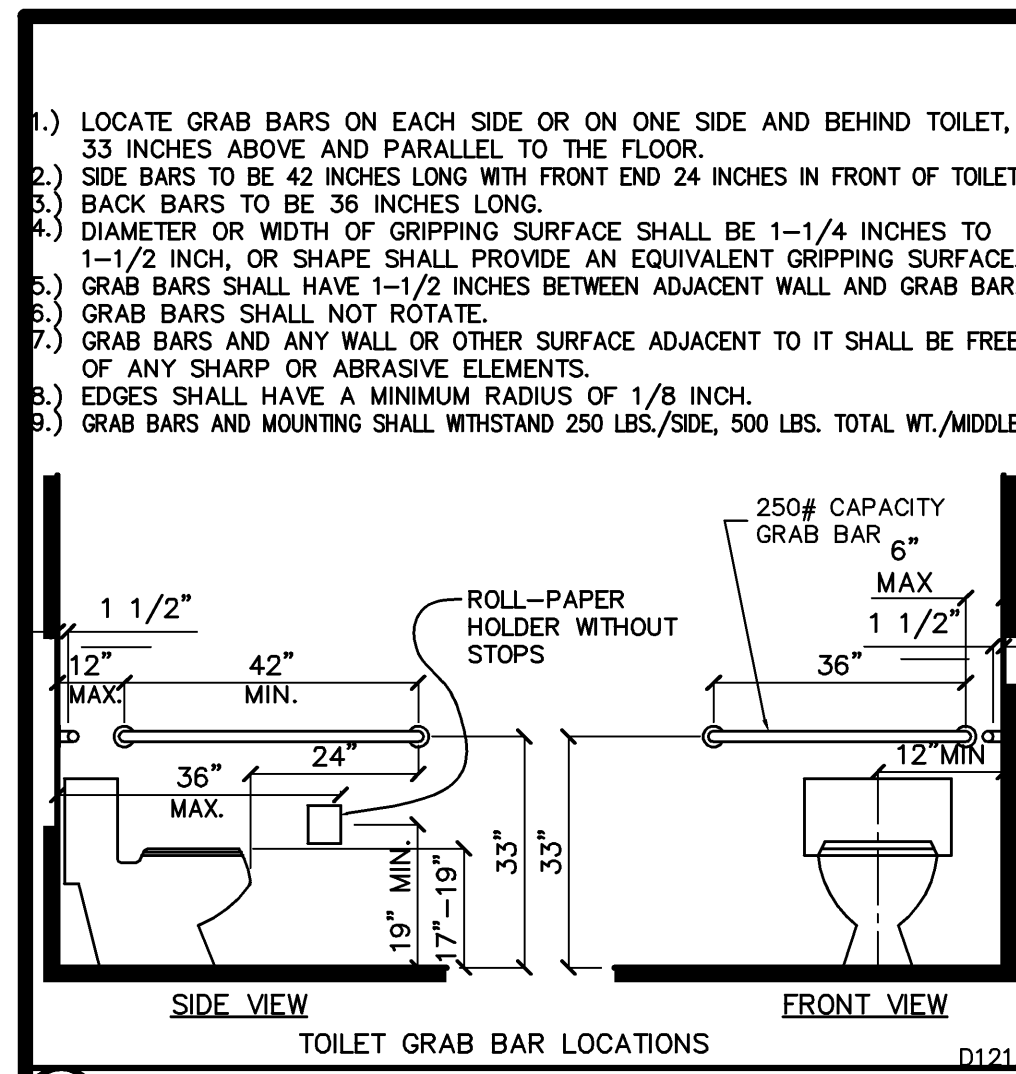
DWG. BY	L.H.
CHK'D BY	
DATE	1-13-11
JOB NO.	5459
FILE NO.	545922

EXP. 12/31/12

SHEET
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 OF SHEET



PROVIDE ILLUMINATED EXITS SIGNS PER CODE REQUIREMENTS



3) TOILET GRAB BAR REQUIREMENTS

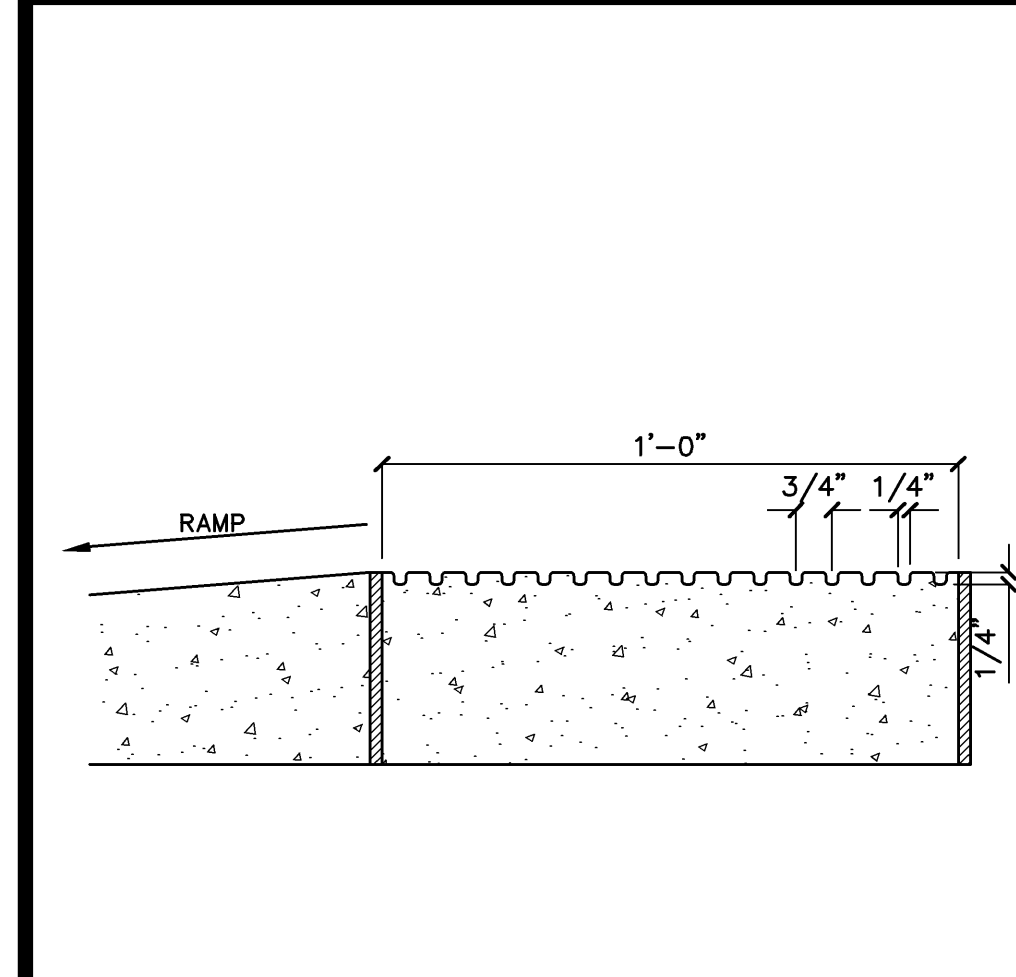
WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH AND SHALL BE A MINIMUM 48 INCHES IN WIDTH. SURFACES SHALL BE AS SLIP-RESISTANT AS POSSIBLE. SURFACE WITH A SLOPE OF LESS THAN 6 PERCENT GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT 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 RAMP. 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 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 TRIM SHALL COMPLY WITH THE REQUIREMENTS 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 NOT LESS THAN 2 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 OR LESS GRADIENT OR NO ADJACENT HAZARDS EXIST.



4) GROOVED BORDER

ACCESSIBLE TOILET FACILITIES SHALL BE ON AN ACCESSIBLE ROUTE. THERE SHALL BE SUFFICIENT SPACE IN THE TOILET ROOM FOR A WHEELCHAIR MEASURING 30 INCHES WIDE BY 48 INCHES LONG TO ENTER THE ROOM AND PERMIT THE TOILET TO CLOSE. ALL DOORS TO ACCESSIBLE TOILET FACILITIES SHALL COMPLY WITH THE A.D.A.A.G. AND TITLE-24 REQUIREMENTS. (SEE DETAILS 1/HC-2)

NO DOOR SHALL ENDOURCH INTO THE CLEAR FLOOR SPACE REQUIRED FOR ANY FIXTURE. THE LAVATORY SHALL BE CENTERED 18 INCHES FROM THE ADJACENT WALL. CLEAR FLOOR SPACE REQUIRED FOR LAVATORIES AND URINALS: (SEE DETAILS 6/HC-1 & 7/HC-1)

WATER CLOSETS: MULTIPLE ACCOMMODATION 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)

WATER CLOSET SHALL BE CENTERED 18 INCHES FROM THE ADJACENT WALL. THE WATER CLOSET SHALL BE CENTERED 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.

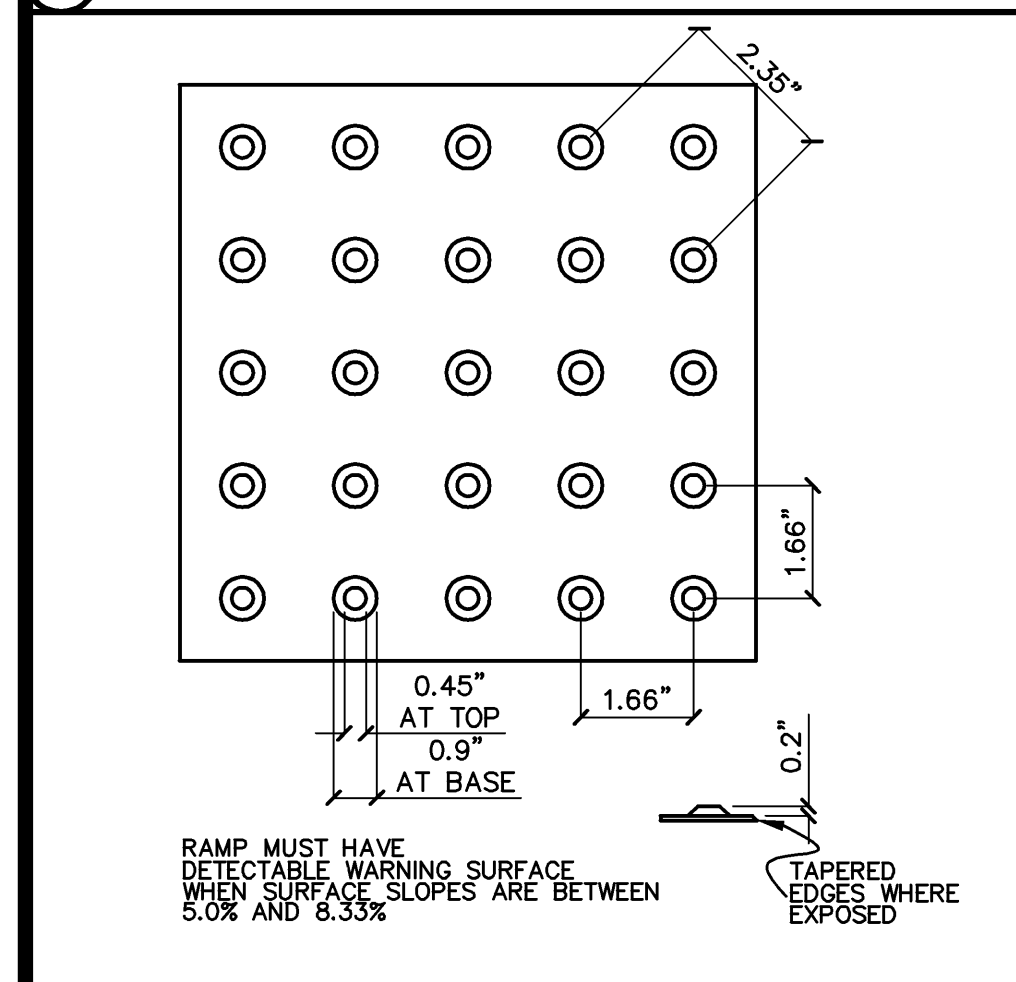
FLUSH CONTROLS SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NO MORE THAN 44 INCHES ABOVE FINISH FLOOR. GRAB BARS: (SEE DETAIL 13/HC-1)

SIZE AND ARRANGEMENT: SEE DETAILS

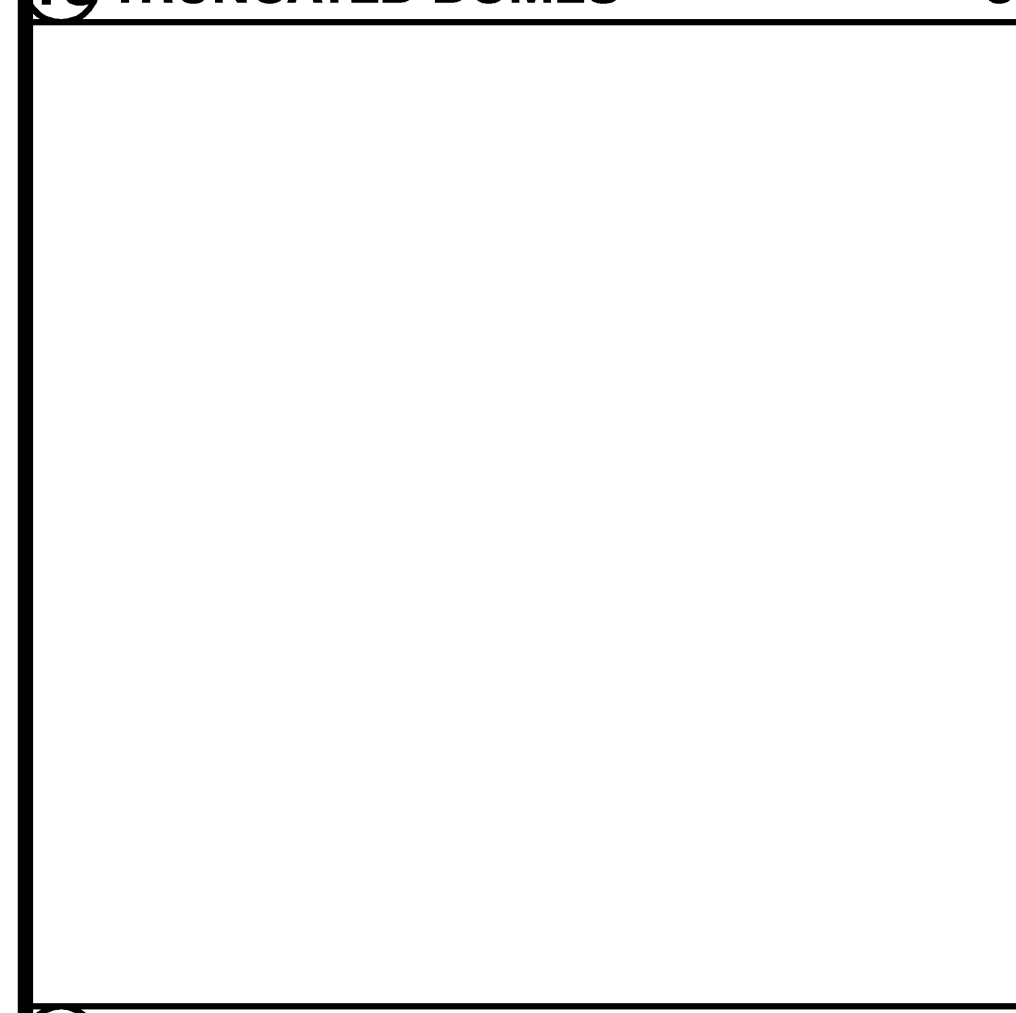
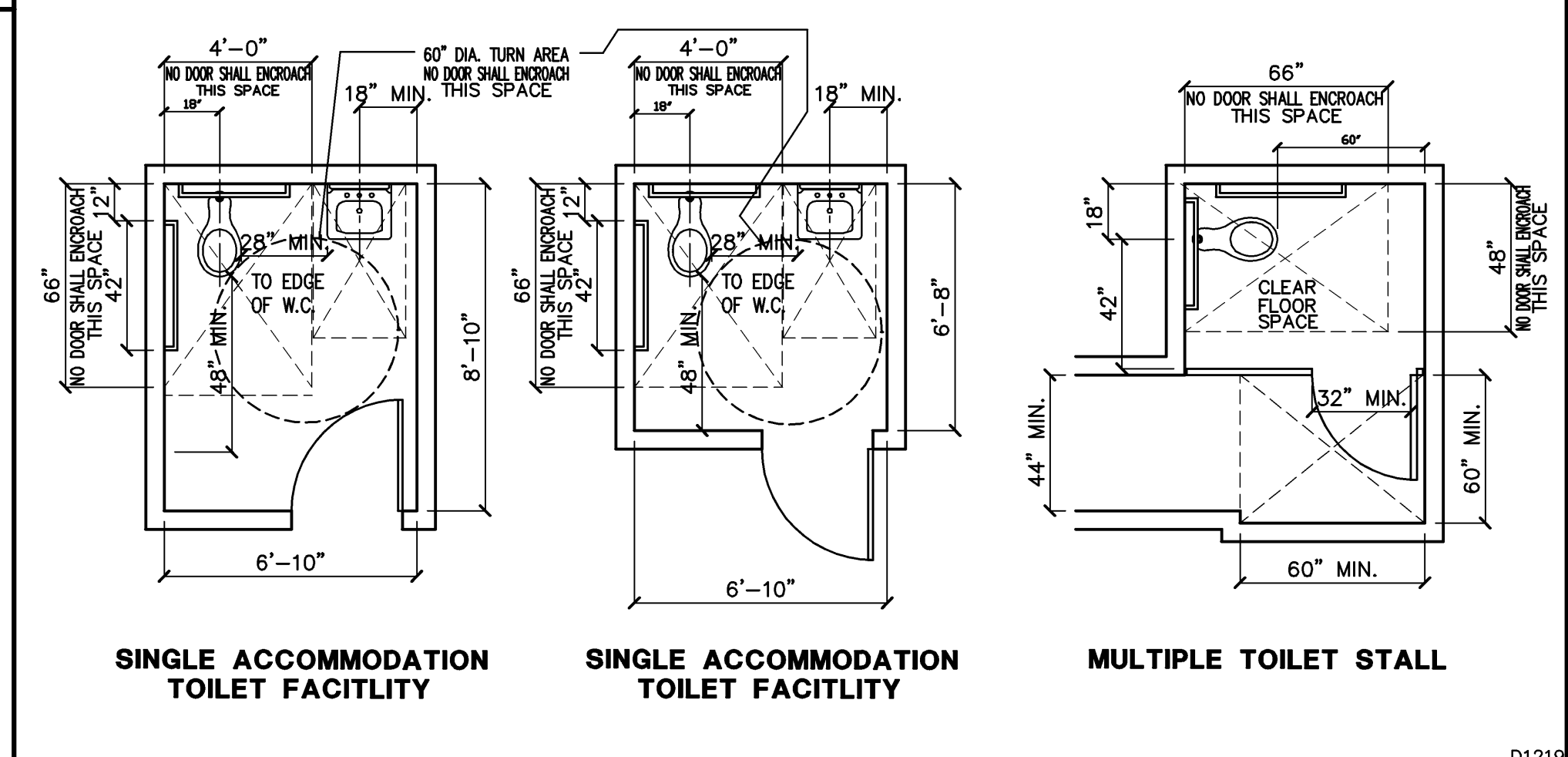
TOE CLEARANCES: IN ACCESSIBLE STALLS, THE FRONT PARTITION AND AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF AT LEAST 6 INCHES ABOVE FINISH FLOOR. IF THE DEPTH OF THE STALL IS GREATER THAN 60 INCHES, THEN NO TOE CLEARANCE IS REQUIRED.

IDENTIFICATION: (SEE DETAIL 9/HC-1)

WATER CLOSET BOWLS USED FOR PUBLIC USE SHALL BE ELONGATED IN DESIGN AND EQUIPPED WITH AN OPEN FRONT.



19) TRUNCATED DOMES



12) HAZARDS / PROTRUDING OBJECTS / HEAD ROOM

NOTES:

- 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.
- OBJECTS WITH THEIR LEADING EDGES BETWEEN 27" AND 80" FROM WALKING SURFACE SHALL NOT PROTRUDE MORE THAN 4" INTO WALKS, SIDEWALKS, CORRIDORS AND HALLS.
- OBJECTS WITH THEIR LEADING EDGES WITHIN 27" OF WALK MAY PROTRUDE ANY DISTANCE, BUT MAY NOT REDUCE THE REQUIRED CLEAR SPACE.
- FREE STANDING OBJECTS ON POSTS OR PYLONS FROM 27" TO 80" ABOVE WALKS, CORRIDORS AND HALLS MAY OVERHANG 12".
- WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACE SHALL HAVE 80" MIN. CLEAR HEAD ROOM.

FLOORS:

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

ANY AMOUNT CLEAR WIDTH

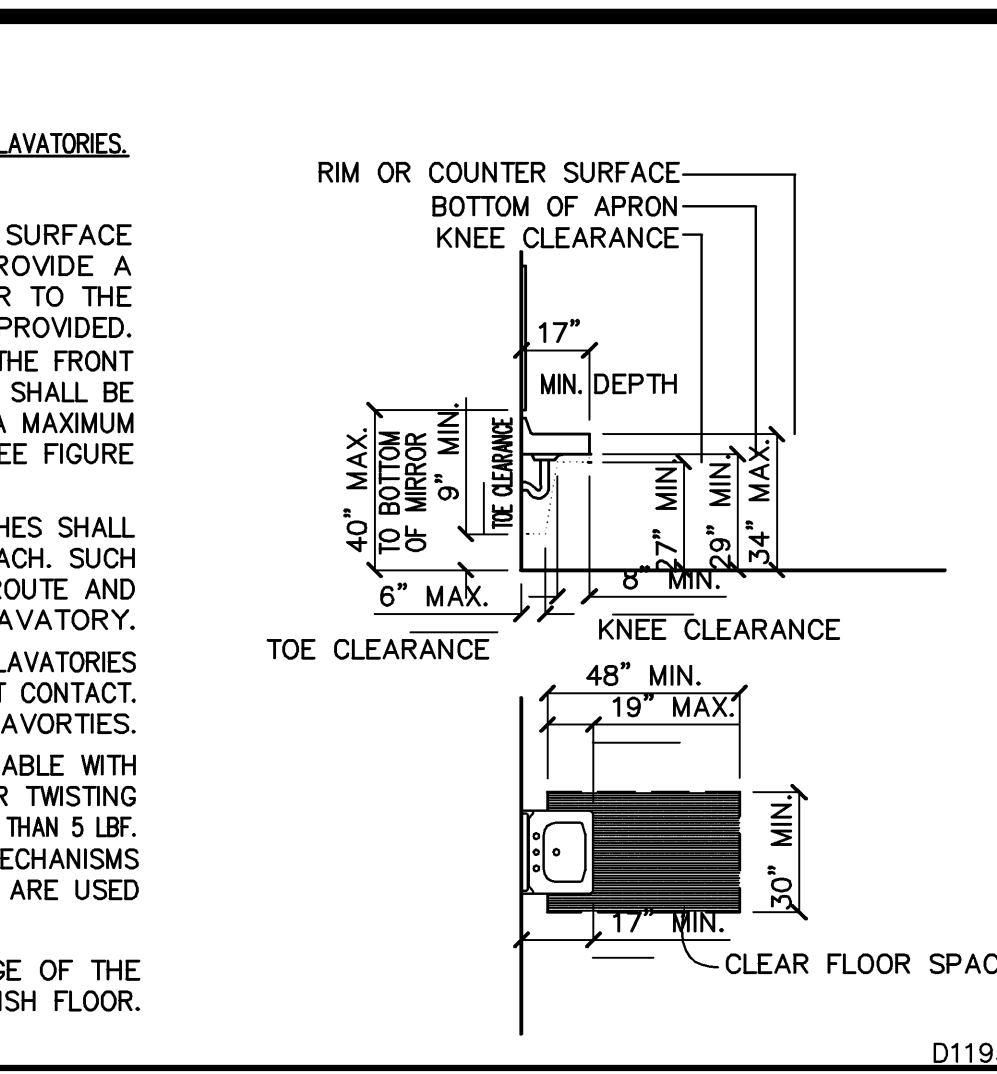
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PROTECT SHADED AREA FROM CROSS TRAFFIC

6\"/>

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

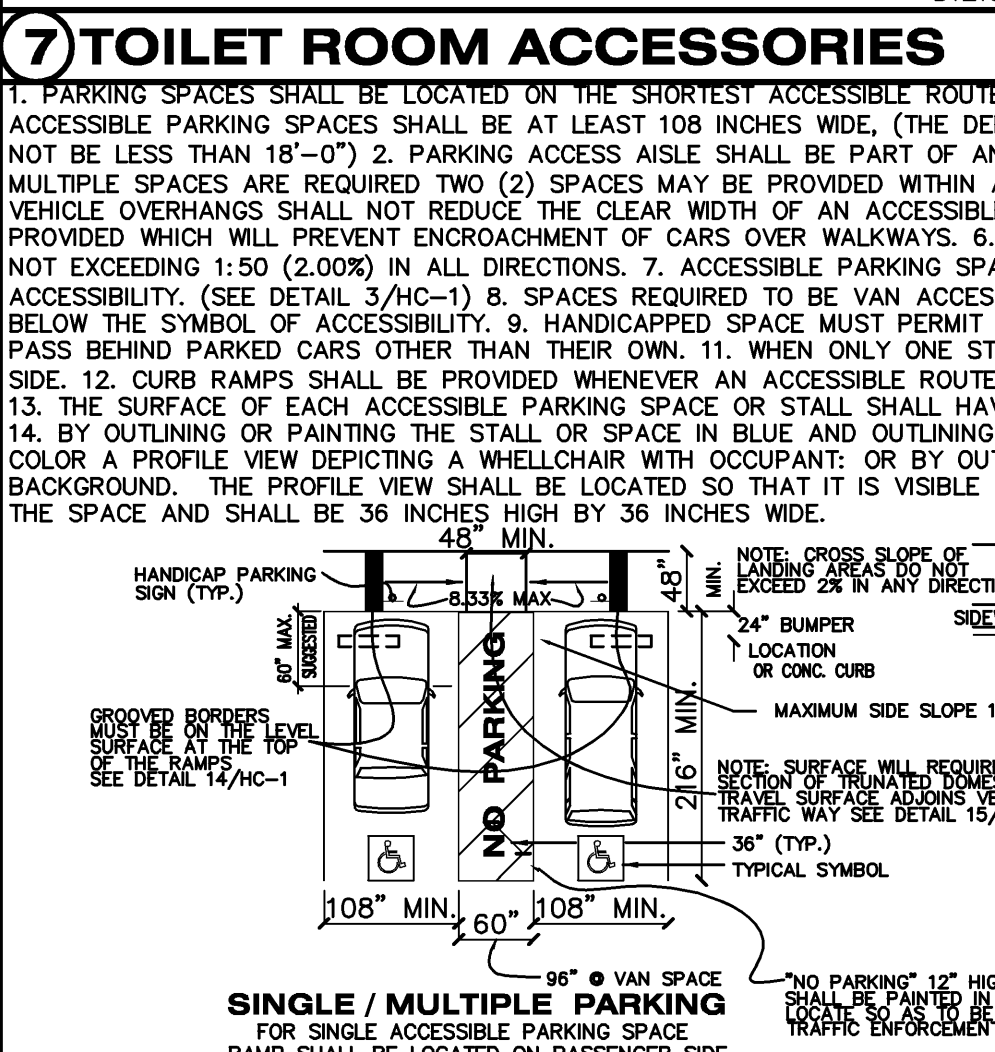
- LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES ABOVE THE FINISH FLOOR. PROVIDE A CLEARANCE OF AT LEAST 29 INCHES ABOVE THE FINISH FLOOR TO THE BOTTOM OF THE APRON. KNEE AND TOE CLEARANCE SHALL BE PROVIDED. KNEE CLEARANCE SHALL BE 30 INCHES WIDE, 8 INCHES DEEP FROM 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 MINIMUM 9 INCHES ABOVE FINISH FLOOR. SEE FIGURE FOR CLARIFICATION.
- CLEAR FLOOR SPACE: A CLEAR FLOOR SPACE 30 INCHES BY 48 INCHES SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND A MAXIMUM 19 INCHES UNDERNEATH THE LAVATORY.
- 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 LAVATORIES.
- 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.
- MIRRORS: MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTED SURFACE NO HIGHER THAN 40 INCHES ABOVE THE FINISH FLOOR.



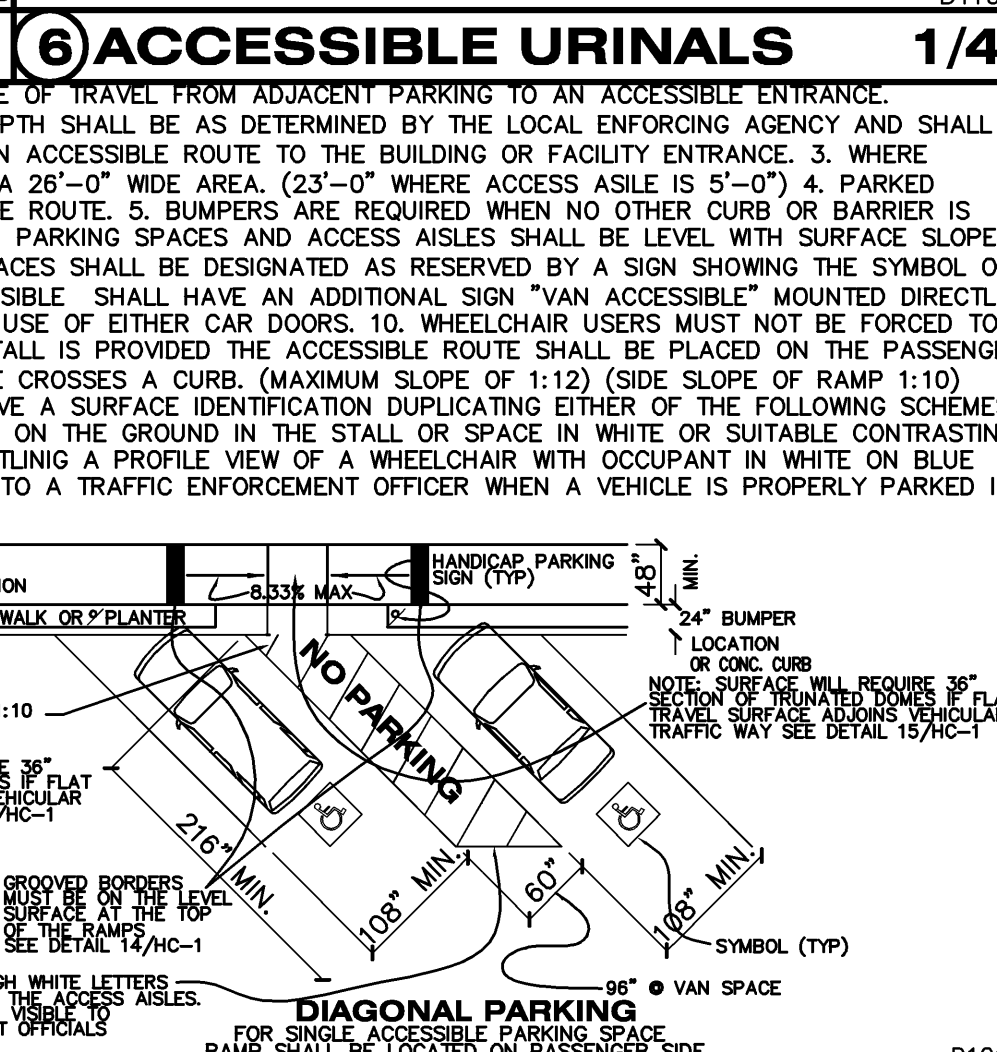
5) LAVATORIES AND MIRRORS

- 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 DISPENSERS, WITHIN 40 INCHES FROM THE FINISH FLOOR.
- WHERE URINALS ARE PROVIDED, AT LEAST ONE URINAL SHALL COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS. 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. CLEAR FLOOR SPACE SHALL BE 30 INCHES BY 48 INCHES.
- 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.

6) ACCESSIBLE URINALS



7) TOILET ROOM ACCESSORIES



8) ACCESSIBLE PARKING STALL/SPACE REQUIREMENTS

1) INTERNATIONAL SYMBOL OF ACCESSIBILITY

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 DISABILITIES

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.

1) INTERNATIONAL SYMBOL OF ACCESSIBILITY

ENTRANCE TO OFF STREET PARKING

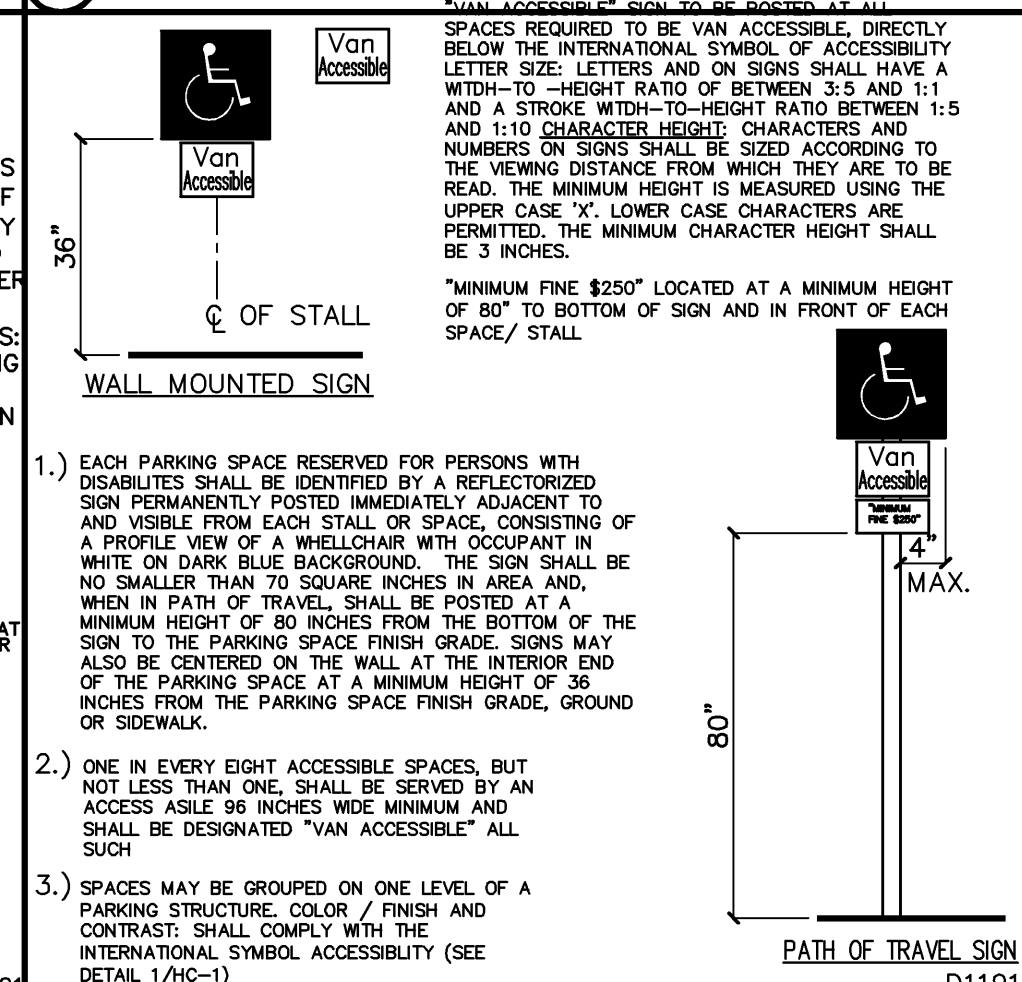
- POST A PERMANENT SIGN 17" x 22", IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO OFF STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL. LETTERING SHALL NOT BE LESS THAN 1 INCH IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING:

"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 _____"

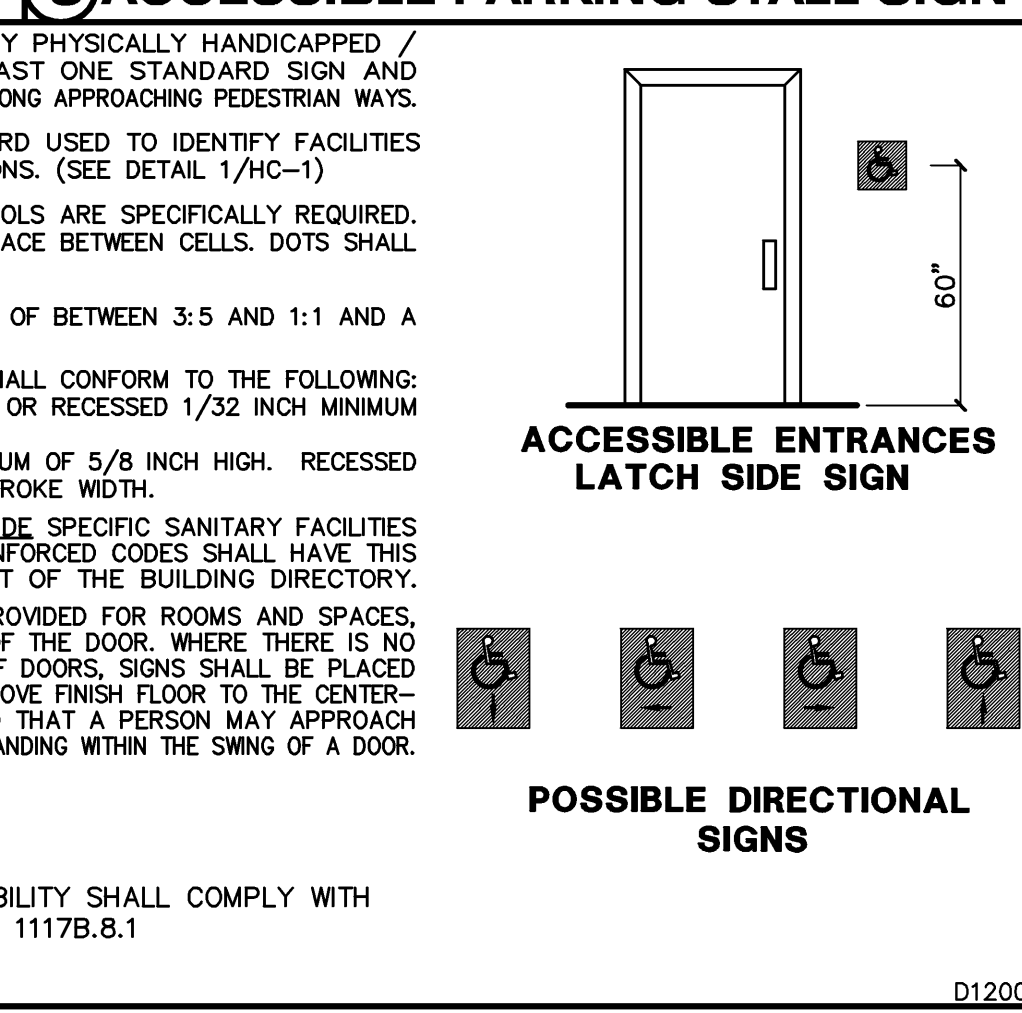
COLOR / FINISH AND CONTRAST: SHALL COMPLY WITH THE INTERNATIONAL SYMBOL ACCESSIBILITY (SEE DETAIL 1/HC-1)

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

2) TRAFFIC ENTRY WARNING SIGN



3) ACCESSIBLE PARKING STALL SIGN



4) ENTRANCE SIGNS AND DIRECTIONAL SIGNS

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
- BRAILLE, 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

MEN, WOMEN, UNISEX

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 ACCESSIBILITY 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 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-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.

WHEN RAISED OR RECESSED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE FOLLOWING:

- LETTERS, NUMBERS AND SYMBOLS SHALL BE RAISED OR RECESSED 1/32 INCH MINIMUM AND SHALL BE SANS-SERIF CHARACTERS.
- 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 INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL COMPLY WITH CALIFORNIA BUILDING CODE SECTIONS 1117B.3, 1117B.5.1 AND 1117B.8.1

9) ACCESSIBLE TOILET FACILITY SIGNAGE

4) ENTRANCE SIGNS AND DIRECTIONAL SIGNS

PASQUINI ENGINEERING INCORPORATED

Telephone: (661) 398-9600
 Fax: (661) 398-9600

9403 H Street Suite 200
 Bakersfield, CA 93304

NO.	DATE

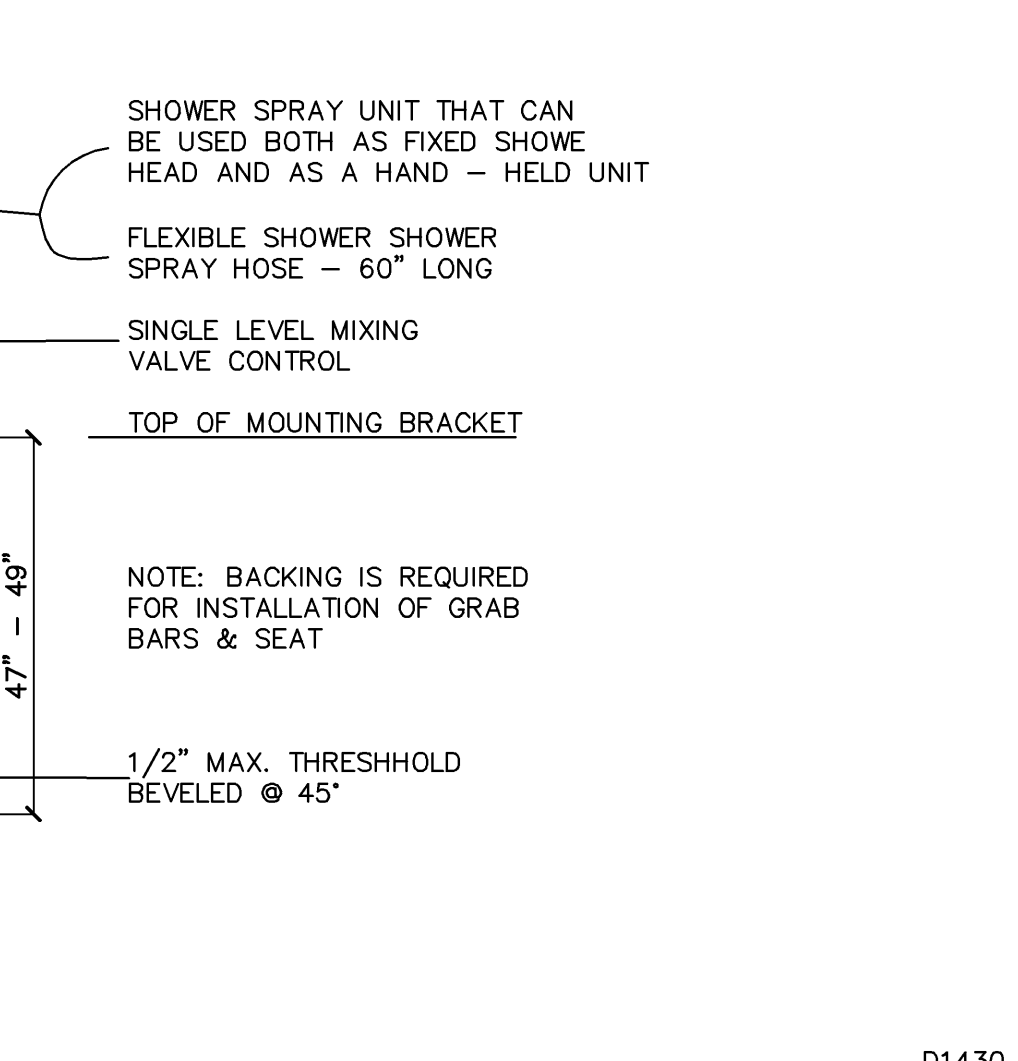
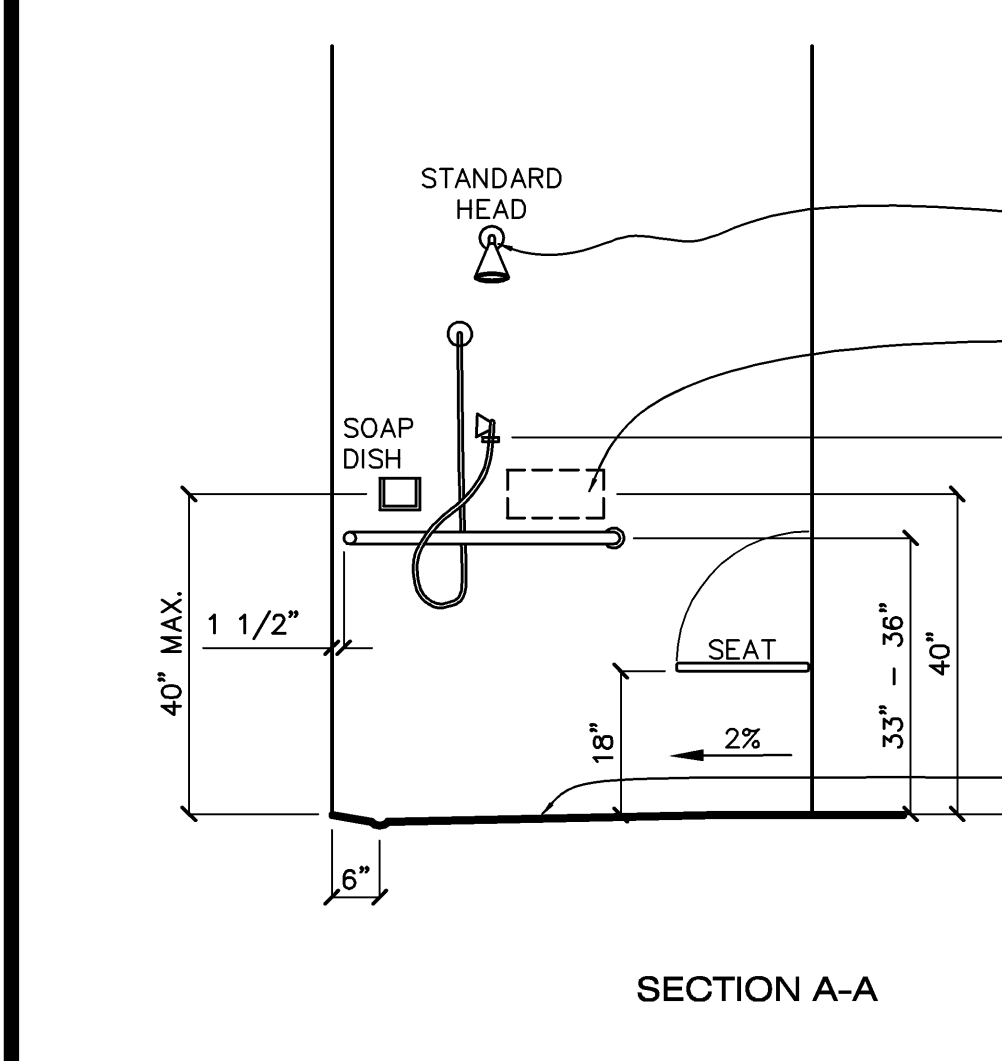
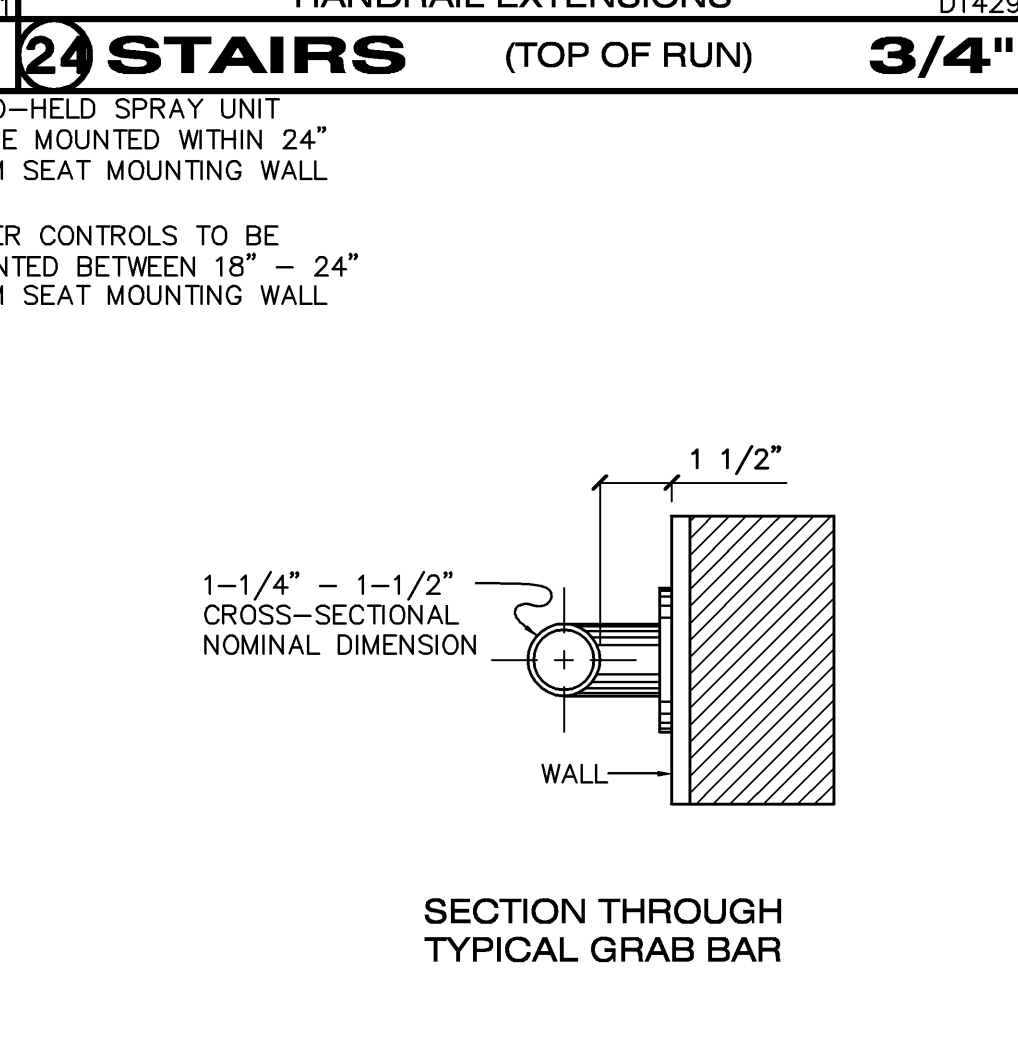
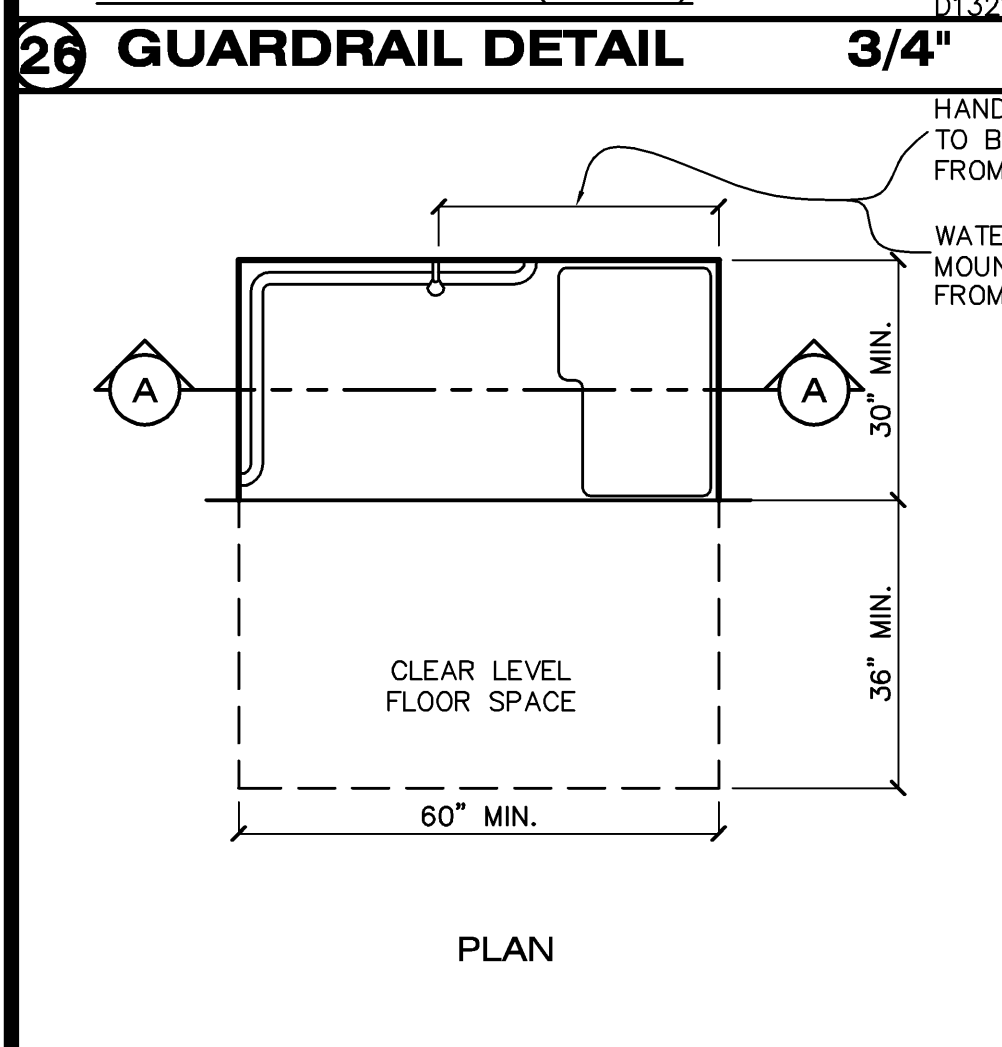
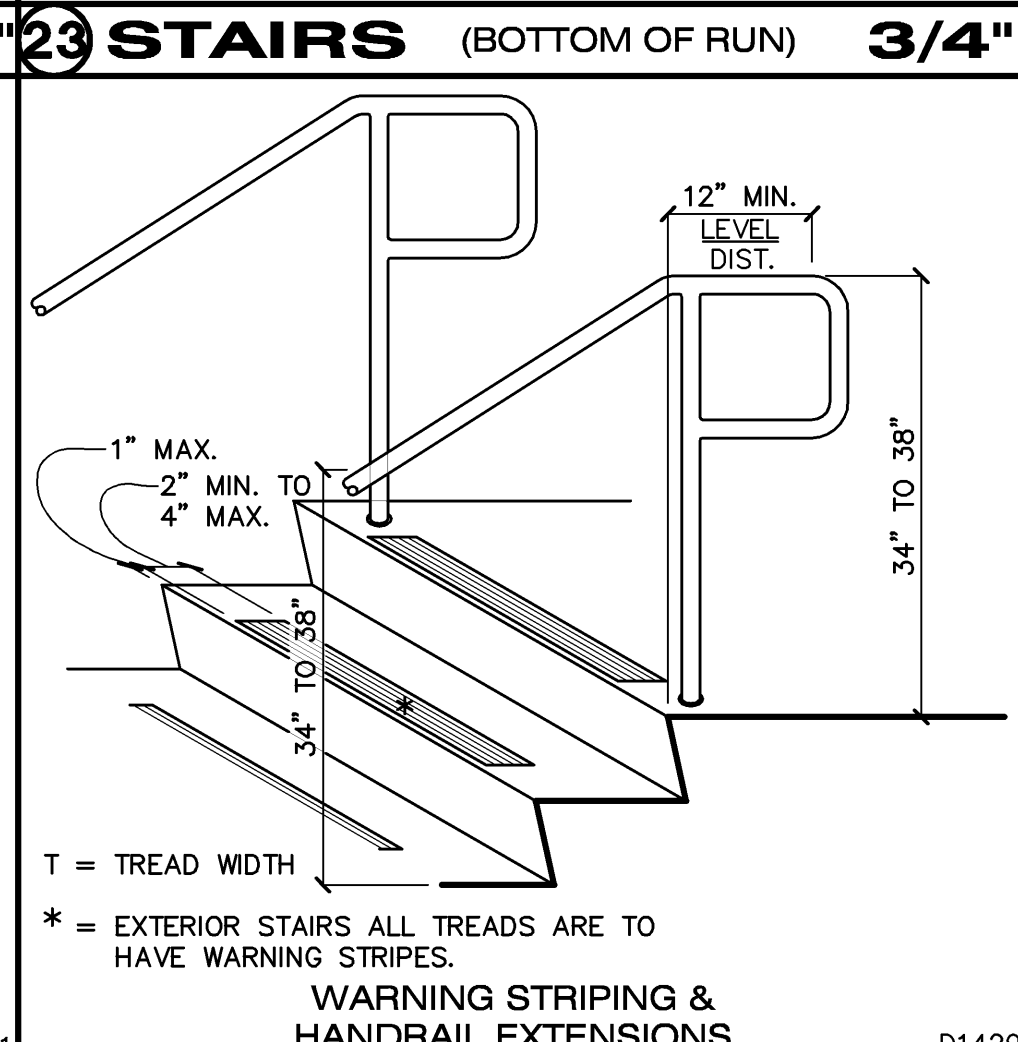
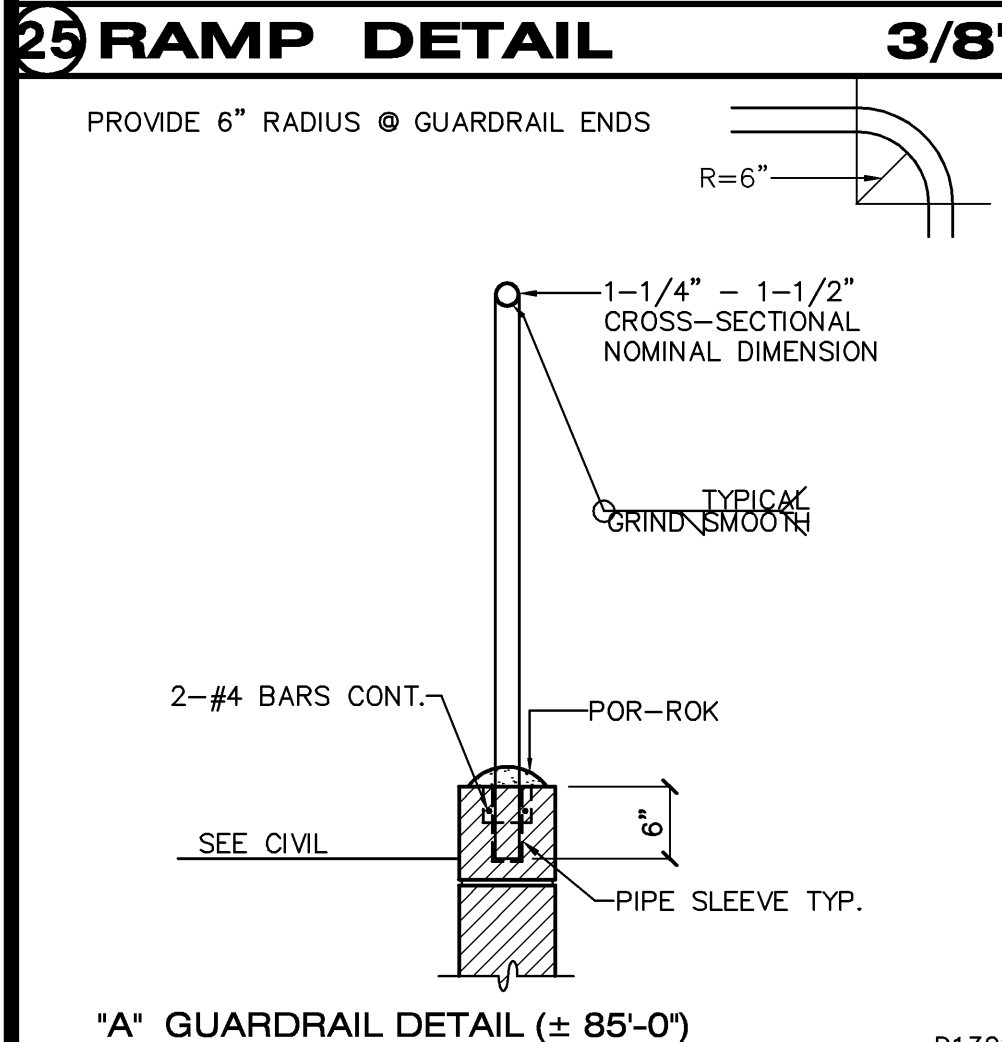
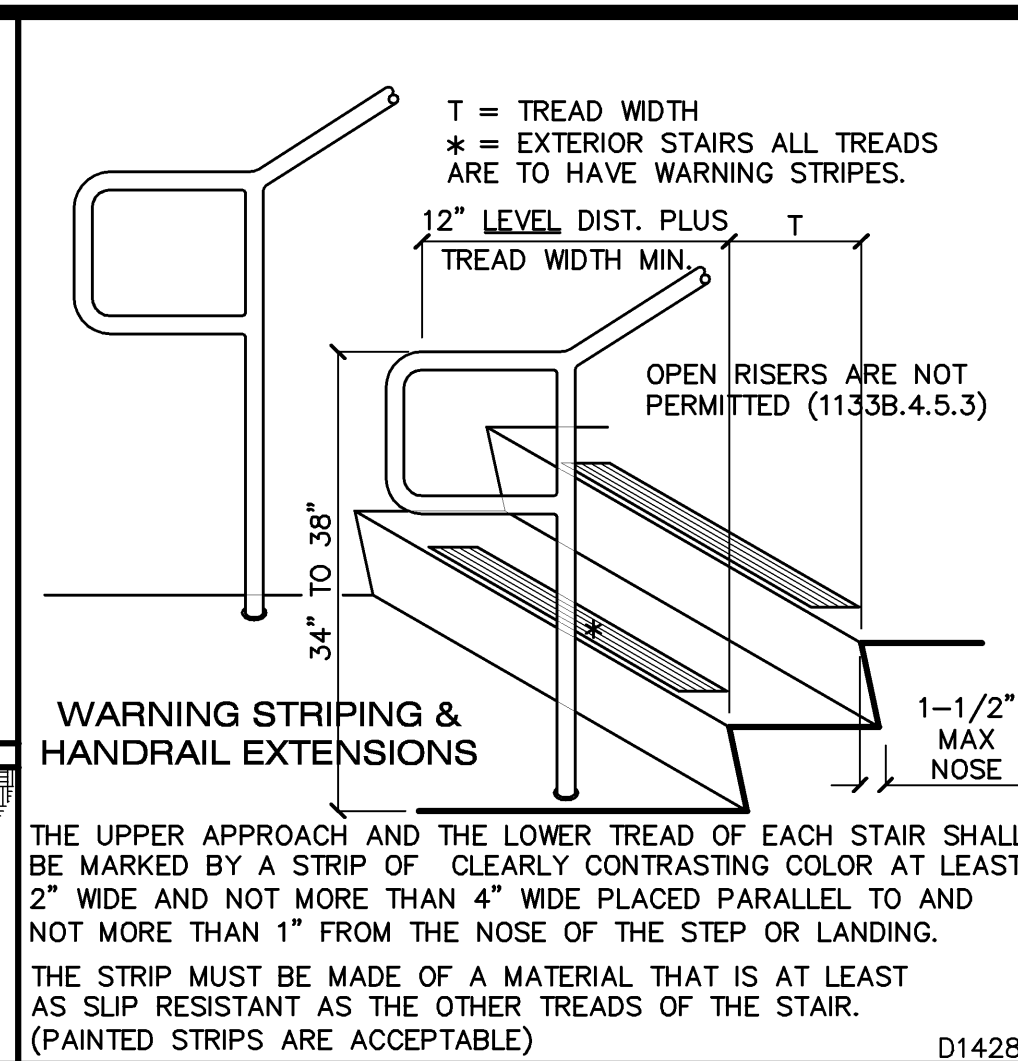
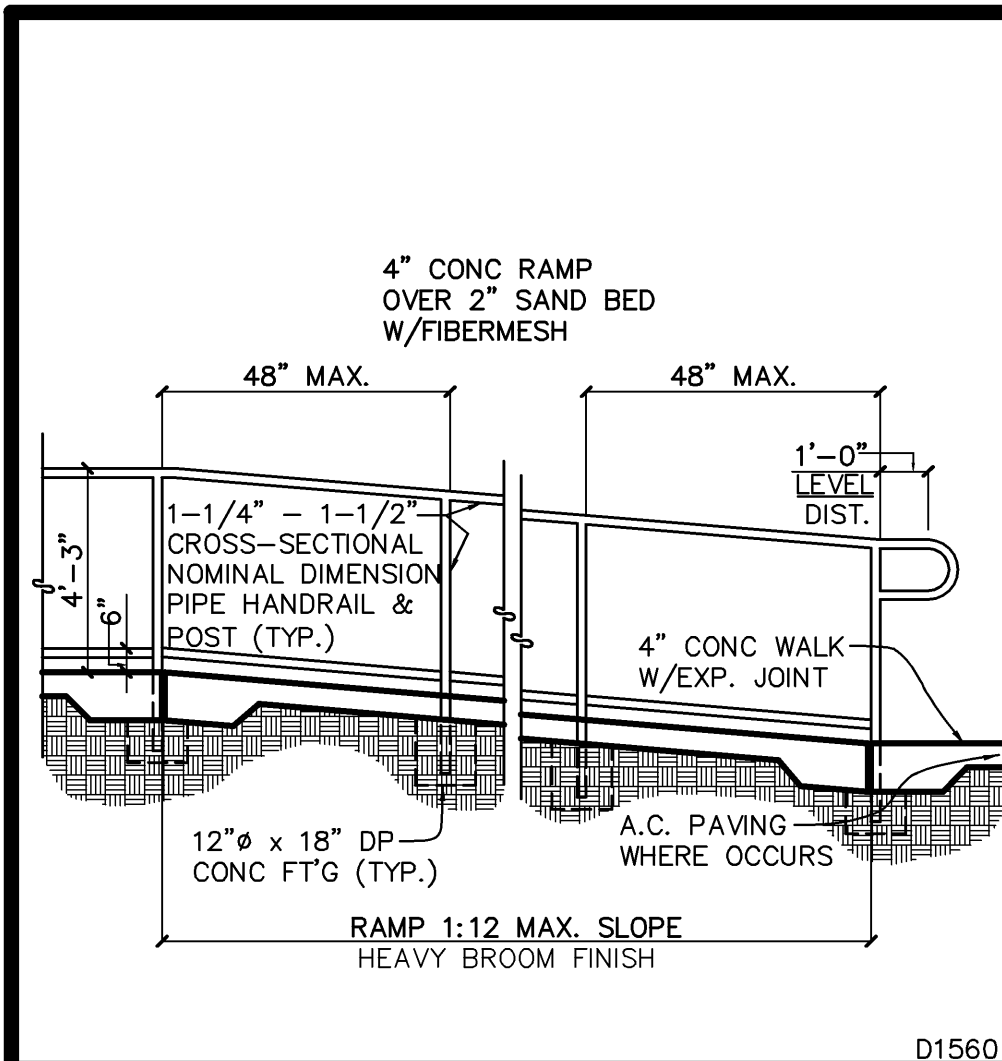
THESE PLANS ARE NOT FOR CONSTRUCTION UNLESS A 'WET STAMP & SIGNATURE' FROM BOTH THE ENGINEER OF RECORD AND A APPROVAL STAMP WITH A 'WET STAMP & SIGNATURE' FROM THE LOCAL GOVERNING AGENCY ARE PRESENT.

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

EXP. 12/31/12

HC-1

SHEET OF SHEET



27 SINGLE STALL HANDICAPPED SHOWER 1/2"

28 RAMPS 2"

DOORS:

- EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR OTHER SPECIAL KNOWLEDGE OR EFFORT.
- 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'-6" IN HEIGHT. WHEN INSTALLED IN EXIT DOORWAYS, EXIT DEVICES 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.
- FOR HINGED DOORS, THE OPENING WIDTH SHALL BE MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
- 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.
- 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.
- 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.

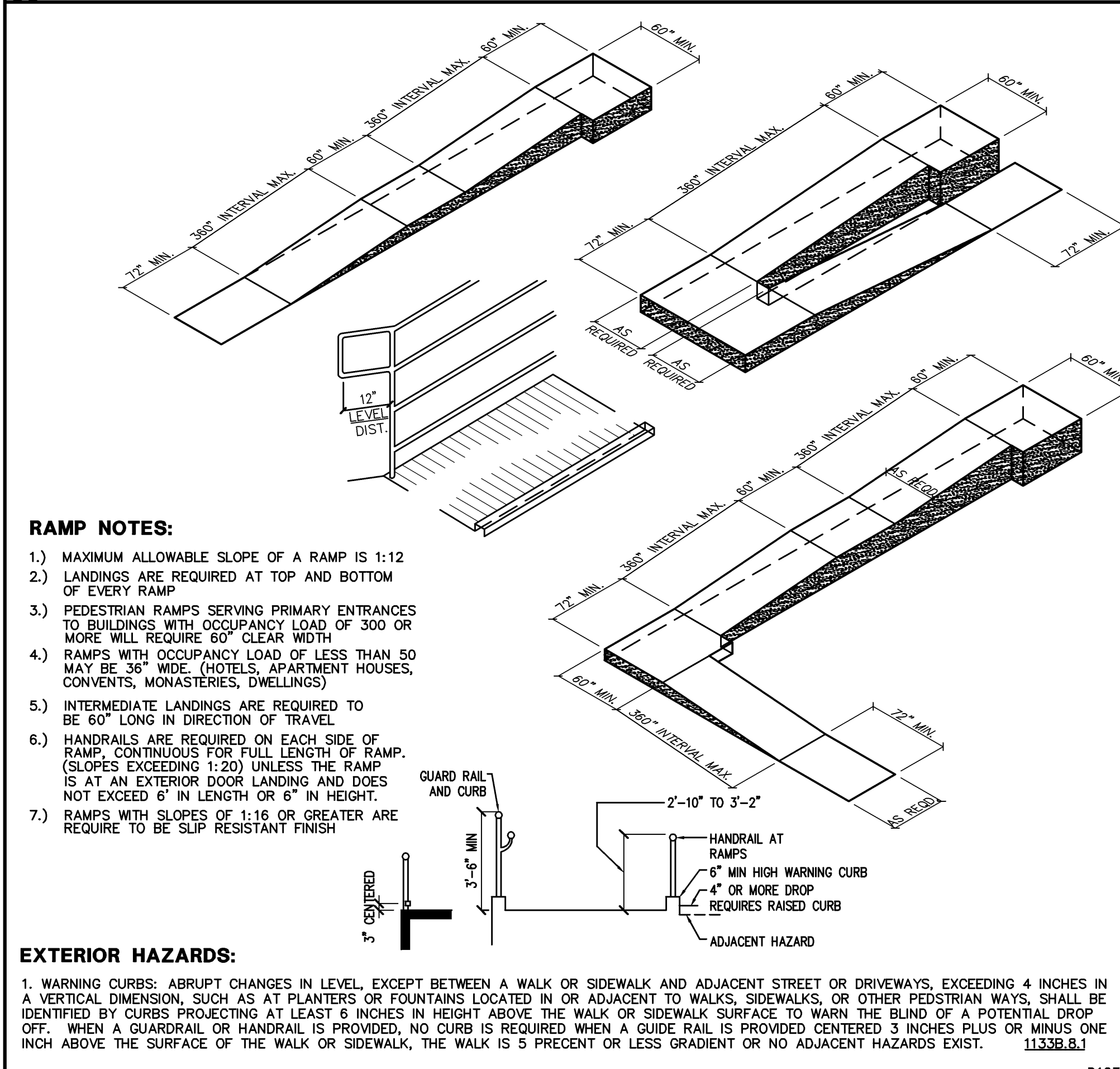
THRESHOLDS AND CLEARANCE:

- 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.
- 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 DEVICES THAT ARE HAND ACTIVATED AND WHICH ARE IN THE PATH OF TRAVEL SHALL 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.

21) DOOR CONSTRUCTION, THRESHOLD, HARDWARE & CLOSERS

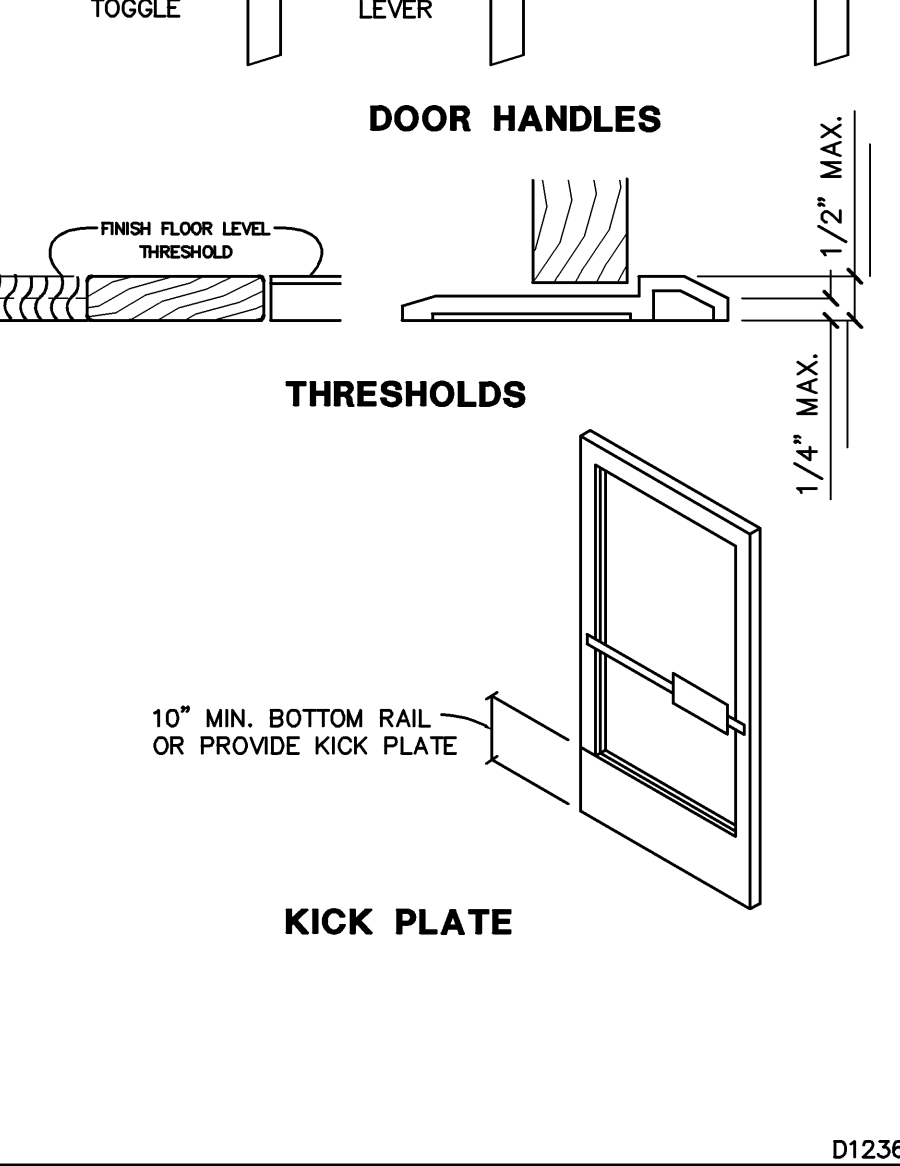


21) DOOR CONSTRUCTION, THRESHOLD, HARDWARE & CLOSERS

HARDWARE AND CONSTRUCTION:

MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, RIGHT PULL OR PUSH EFFORT BEING APPLIED AT SUCH ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR 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.

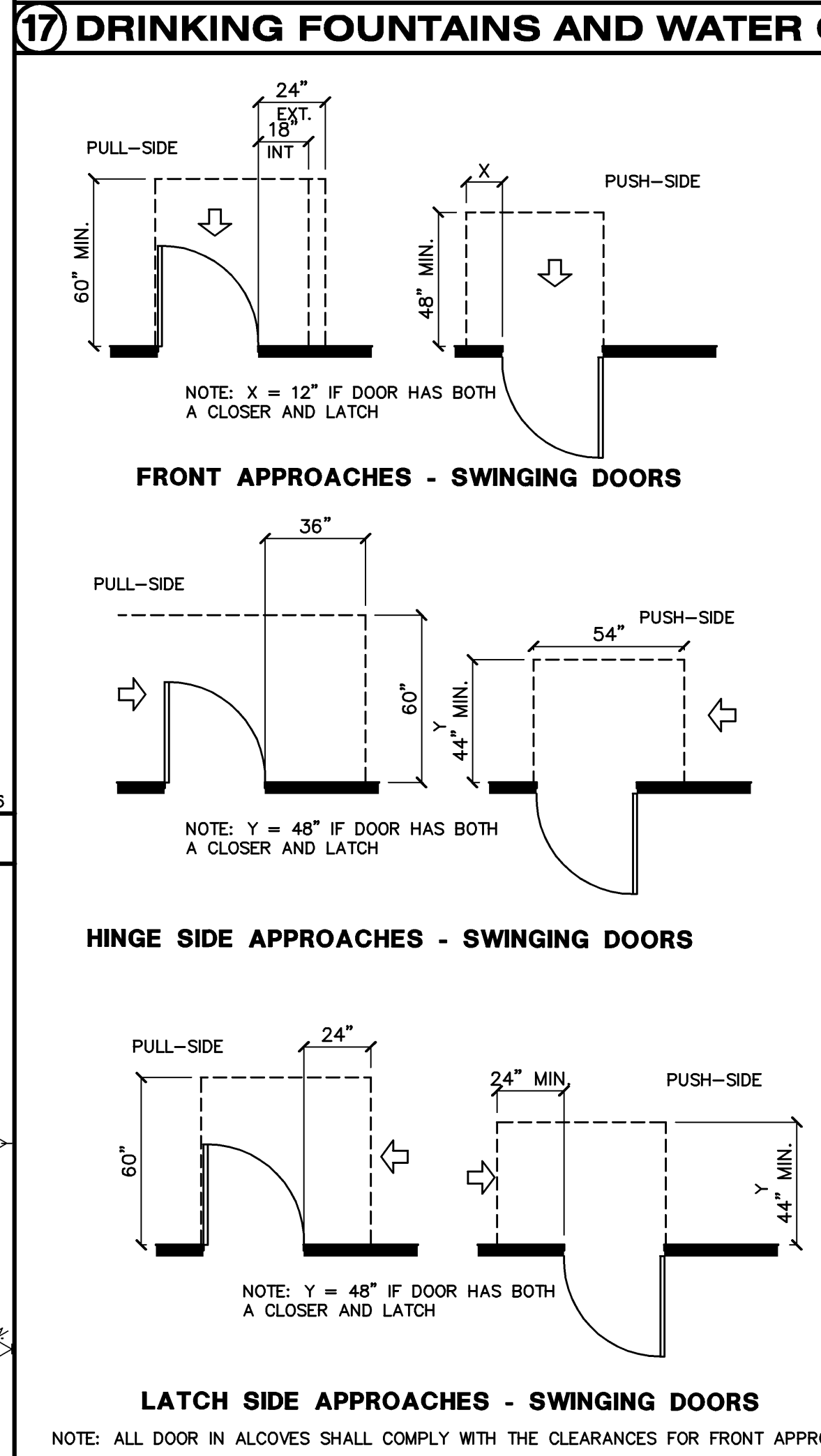
THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF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



21) DOOR CONSTRUCTION, THRESHOLD, HARDWARE & CLOSERS

17) DRINKING FOUNTAINS AND WATER COOLERS

- DRINKING FOUNTAINS ARE TO BE LOCATED WITHIN ALCOVES OR POSITIONED SO AS NOT TO BE IN CORRIDOR OR WALK.
- WHEN ENFORCING AGENCY ALLOWS AN UNREASONABLE HARDSHIP, FOUNTAINS MAY BE LOCATED IN PATH OF TRAVEL AND THE PATH OF TRAVEL SHALL BE IDENTIFIABLE 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 (2) 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.
- ALCOVES SHALL BE 32" MIN. WIDE BY 18" MIN. TO 24" MAX. DEEP.
- FOUNTAINS SHALL BE 18" MIN. TO 19" MAX. DEPTH.
- KNEE SPACE 27" MIN. HEIGHT TO 8" DEEP FROM FRONT EDGE OF FOUNTAIN.
- TOE SPACE 9" MIN. HEIGHT TO 6" MAX. FROM SUPPORTING WALL.
- 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.
- SPOUT (BUBBLER) HEIGHT SHALL BE NO HIGHER THAN 36", MEASURED FROM THE FLOOR OR GROUND SURFACES TO THE SPOUT OUTLET.
- CONTROLS SHALL BE FRONT MOUNTED OR SIDE MOUNTED WITHIN 6" OF THE FRONT EDGE.
- 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.



17) DRINKING FOUNTAINS AND WATER COOLERS

18) MANEUVERING CLEARANCES AT DOORS

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

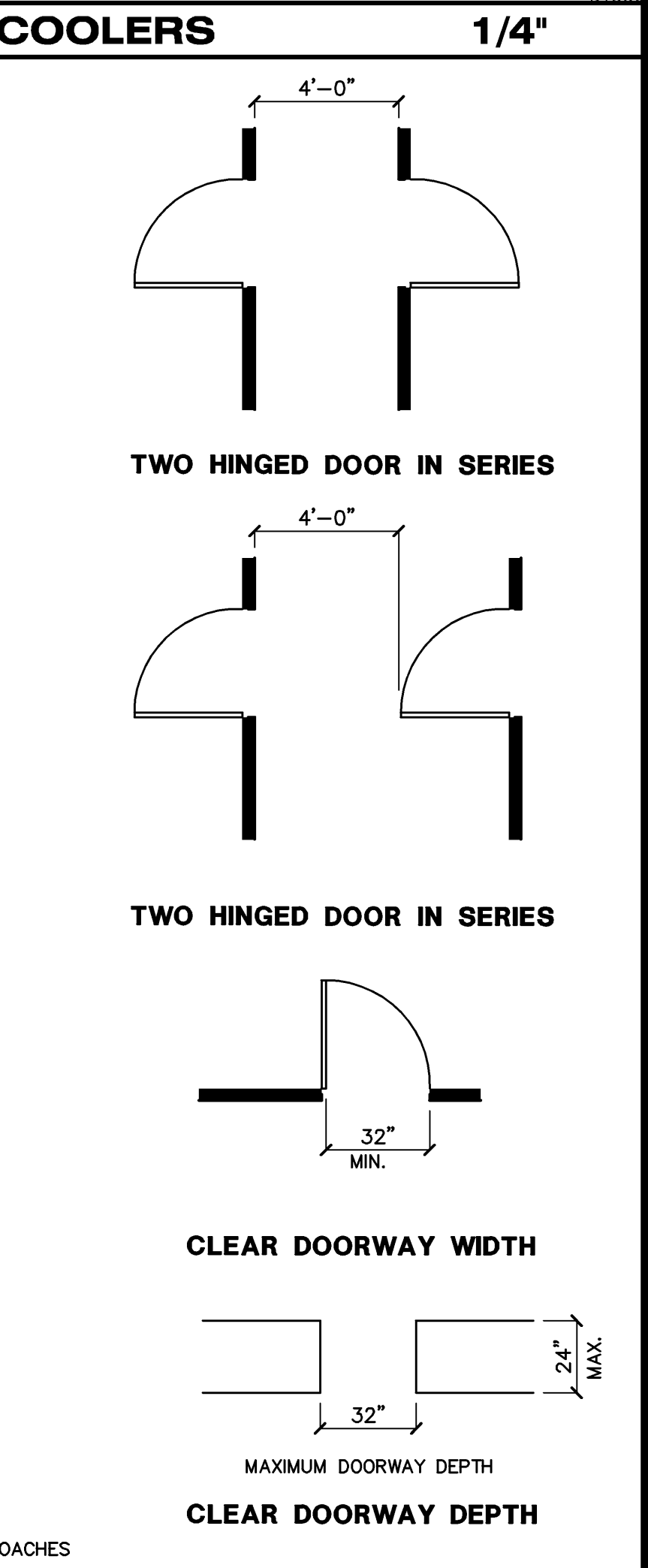
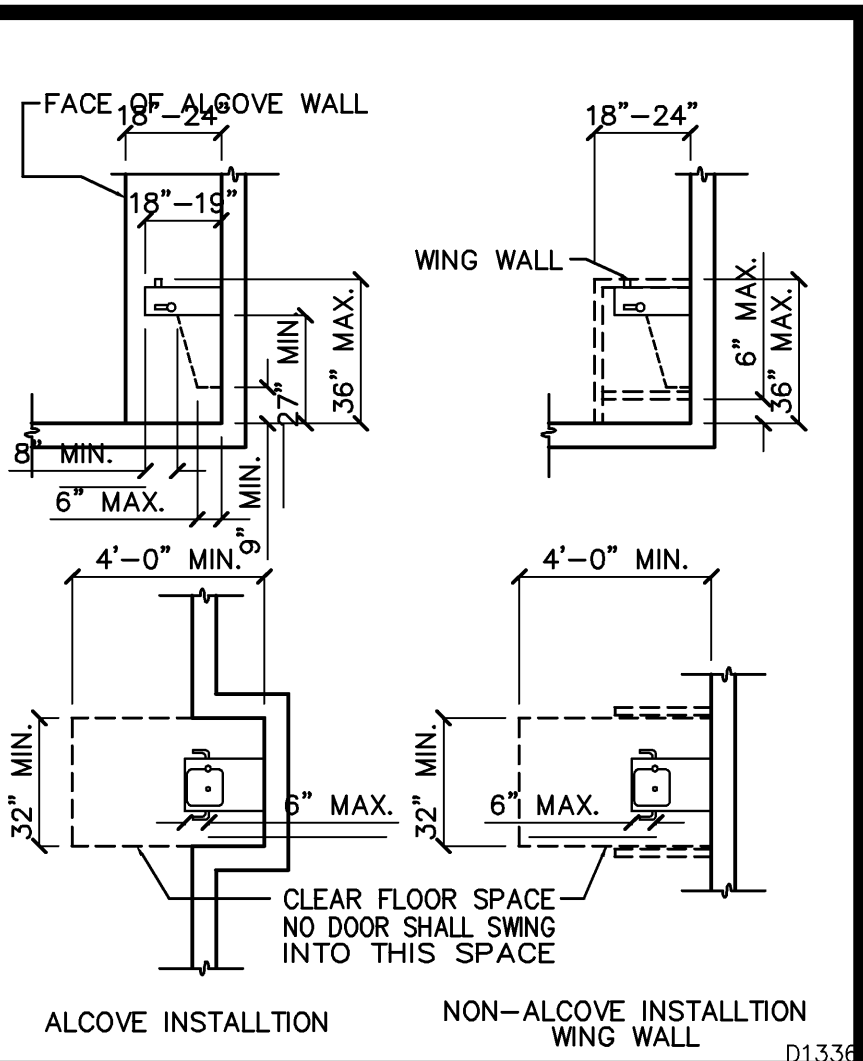
4. RAMPS WITH OCCUPANCY LOAD OF LESS THAN 50 MAY BE 36" WIDE (HOTELS, APARTMENT HOUSES, CONVENTS, MONASTERIES, DWELLINGS)

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

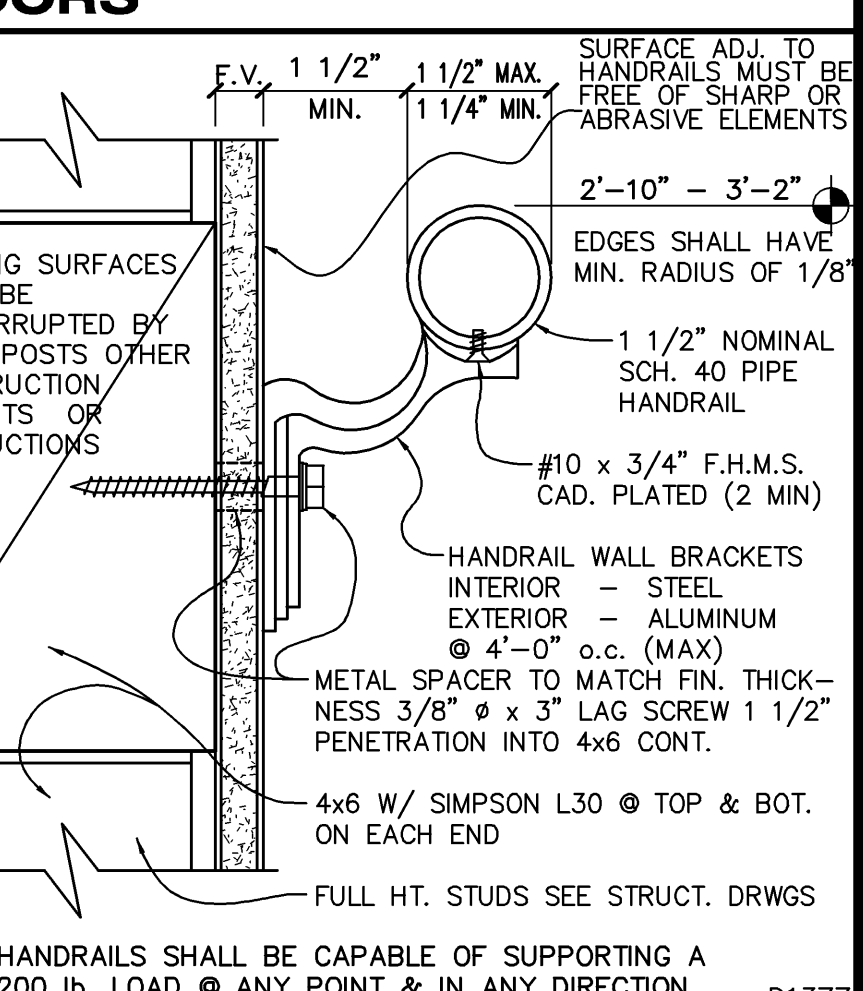
6. HANDRAILS ARE REQUIRED ON EACH SIDE OF RAMP, CONTINUOUS FOR FULL LENGTH OF RAMP. (SLOPES EXCEEDING 1:20) UNLESS THE RAMP IS AT AN EXTERIOR DOOR LANDING AND DOES NOT EXCEED 6' IN LENGTH OR 6' IN HEIGHT.

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

18) MANEUVERING CLEARANCES AT DOORS



17) DRINKING FOUNTAINS AND WATER COOLERS



19) HANDRAIL ANCHORAGE 6"

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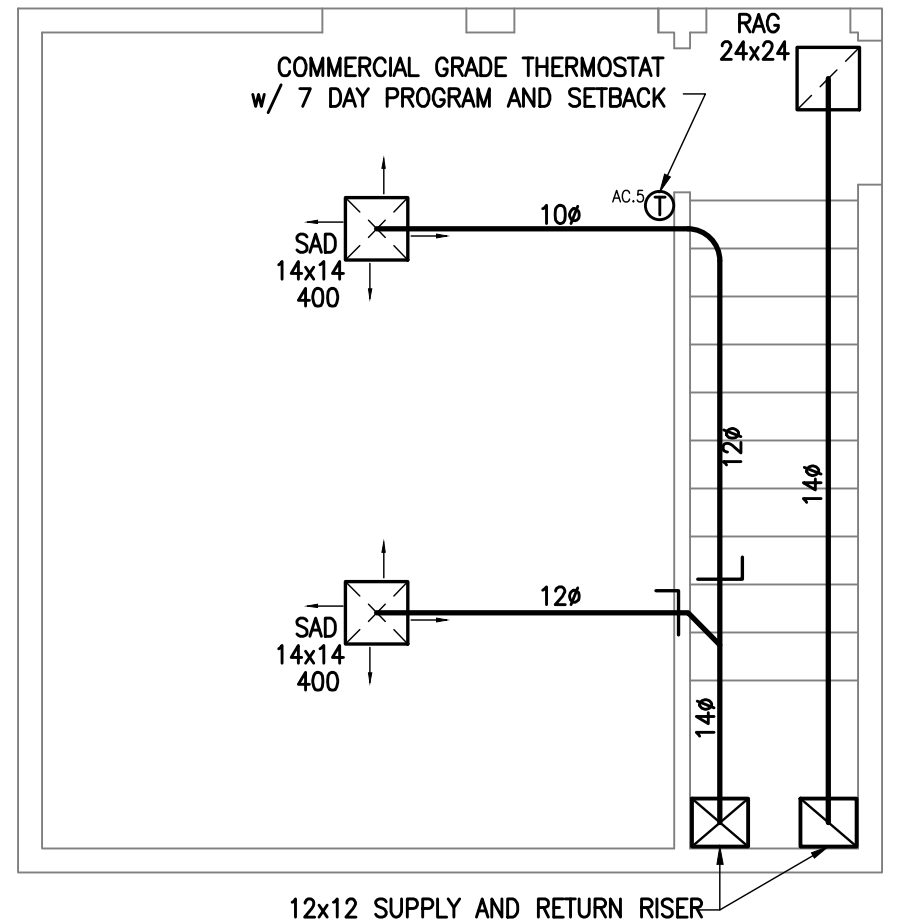
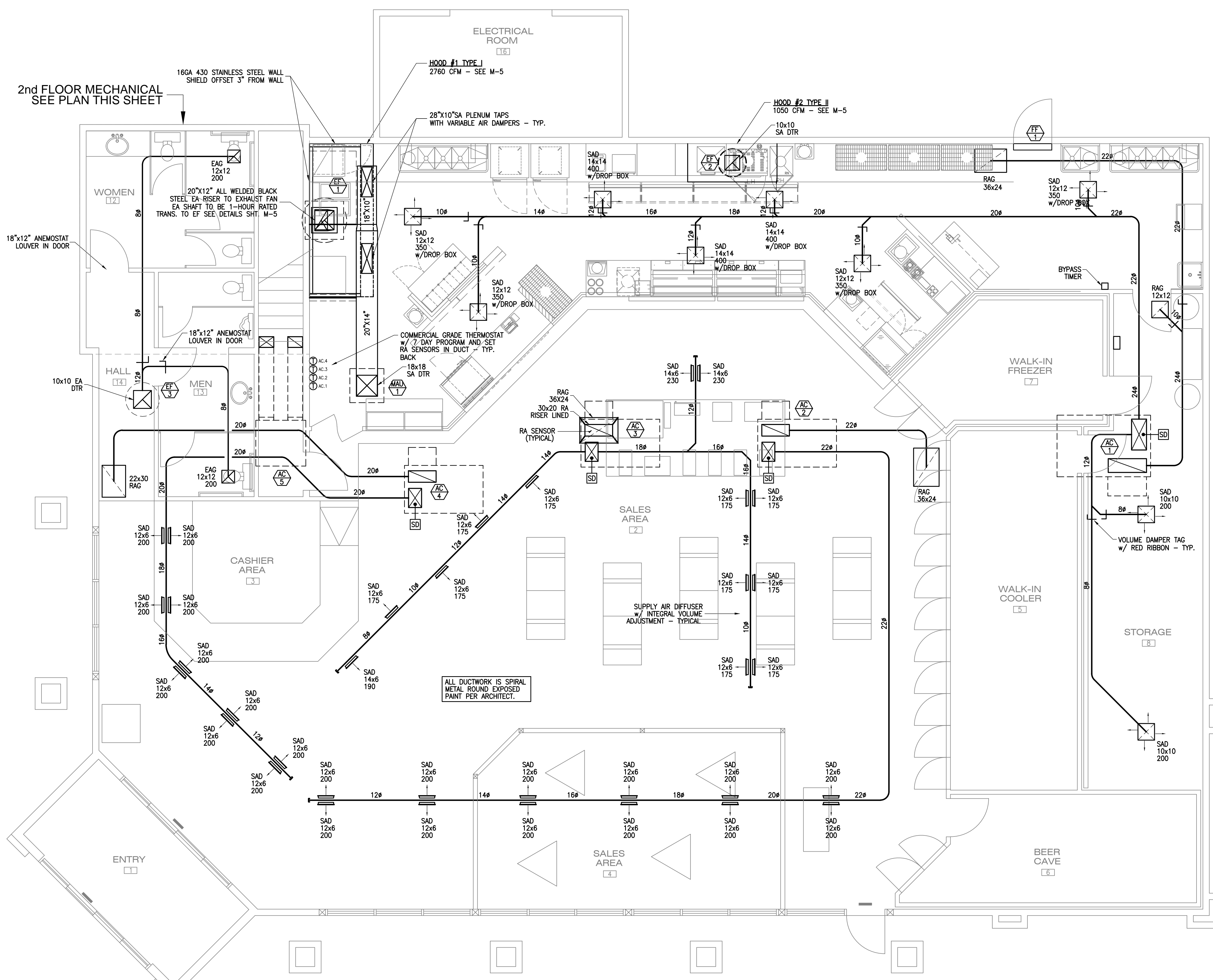
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THESE PLANS ARE NOT FOR CONSTRUCTION UNLESS A "WET STAMP & SIGNATURE" FROM BOTH THE ENGINEER OF RECORD AND A APPROVAL STAMP WITH A "WET STAMP & SIGNATURE" FROM THE LOCAL GOVERNING AGENCY ARE PRESENT.

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JOB NO.	
FILE NO.	

EXP. 12/31/12

SHEET **HC-2** OF SHEET



2nd FLOOR MECHANICAL SCALE: 1/4"=1'-0"

2nd FLOOR MECHANICAL
SEE PLAN THIS SHEET

MECHANICAL FLOOR PLAN

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

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BAKERSFIELD, CA.

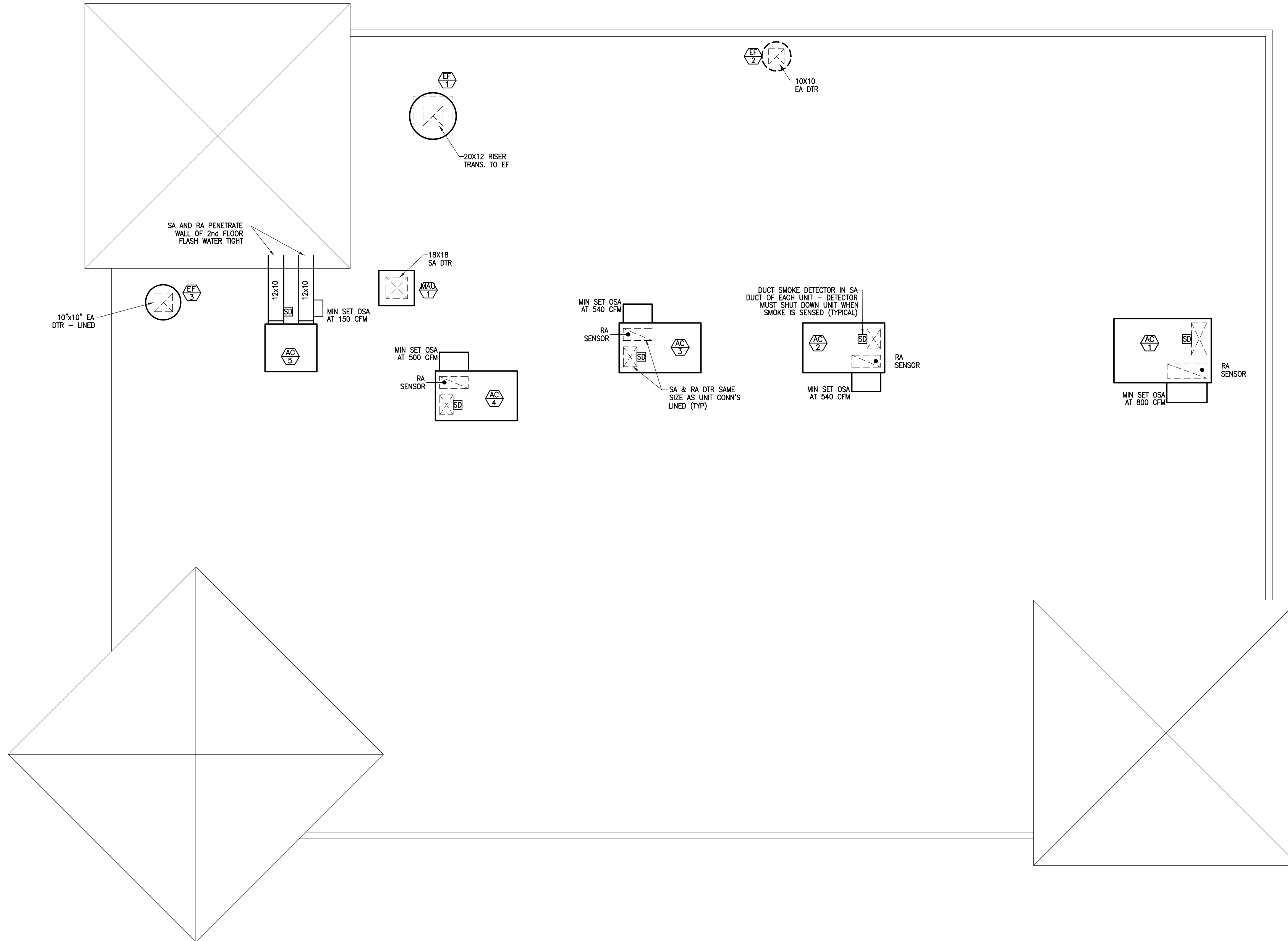
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DWG. BY	J.H.
CHK'D BY	
DATE	8/20/2011
JOB NO.	008-948
FILE NO.	008-948P01



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M-2
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MECHANICAL ROOF PLAN

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

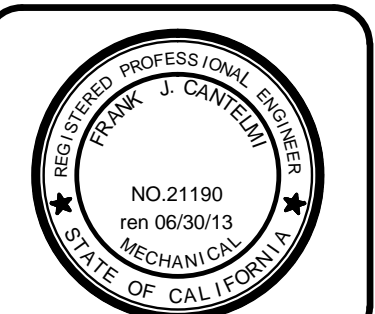
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 BAKERSFIELD, CA.

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DATE	8/20/2011
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FILE NO.	008-2488P11



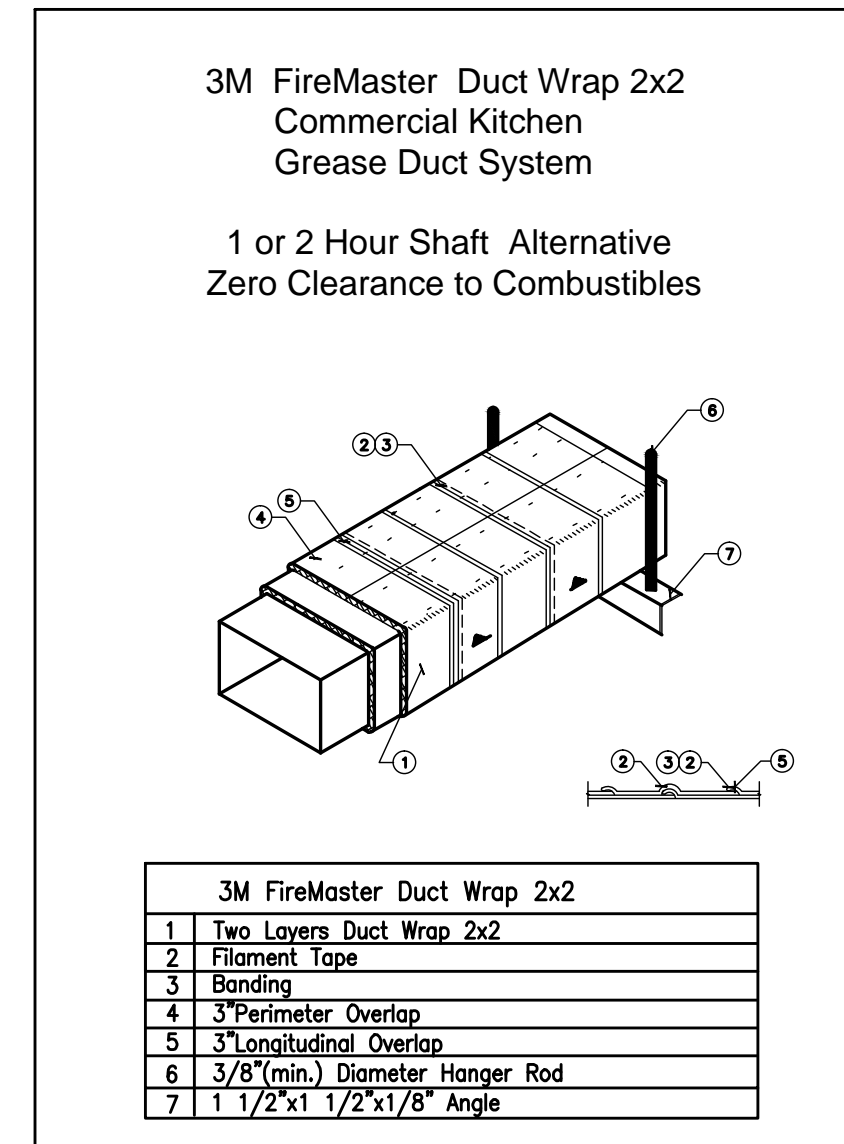
SHEET
M-3
 OF SHEET

to prevent blanket sag. Pins are required 1"(2.54cm) from the end of a duct and 1"(2.54cm) from any edge near a 90° bend. These pins should be spaced on 6" (15.2cm) center. The blanket is locked into place over the pins with minimum 1/2" (38.1mm) diameter round steel speed clips or cup head pins. Insulation pins that extend beyond the outer blanket wrap layer shall be turned down to eliminate sharp edges.

When the duct penetrates a fire rated wall, ceiling or floor, an approved firestop system be employed.

One 101/2" (26.7cm) wide strip and one 21/4"(5.7cm) wide strip of FireMaster blanket are required. The narrower strip is placed on top of the wider strip, aligned with one edge. The wider strip is then folded over the narrower strip to create a three-layer, 6"(15.2cm) thick by 41/4"(10.8cm) wide strip. The blanket is then compressed to 50 percent of the original thickness, and placed in the annular space, flush with the lower surface of the concrete slab and recessed a minimum of 1/4" (6.4mm) from the upper surface.

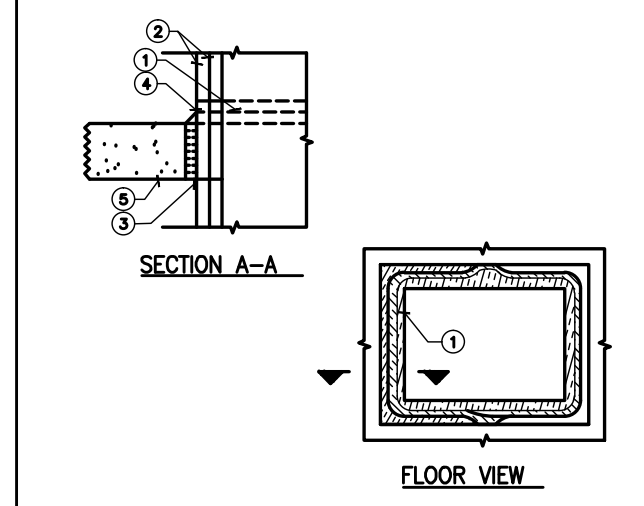
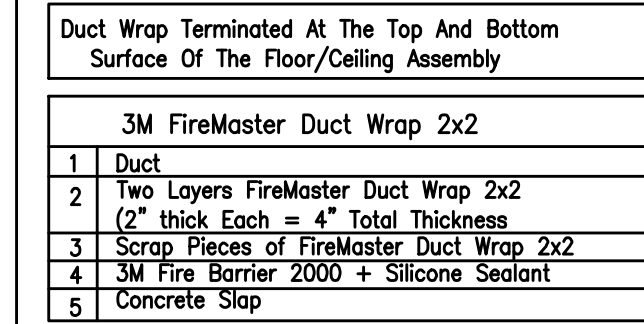
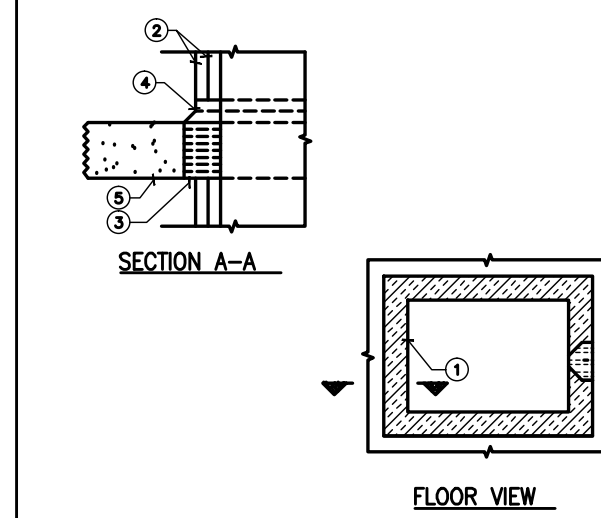
For a complete guide covering installation techniques and materials and detailing independent systems contact your authorized 3M distributor/dealer.



6 3M FIRE WRAP

N.T.S.

3M FireMaster Duct Wrap 2x2 Through Penetration System
1 or 2 Hour Grease Duct

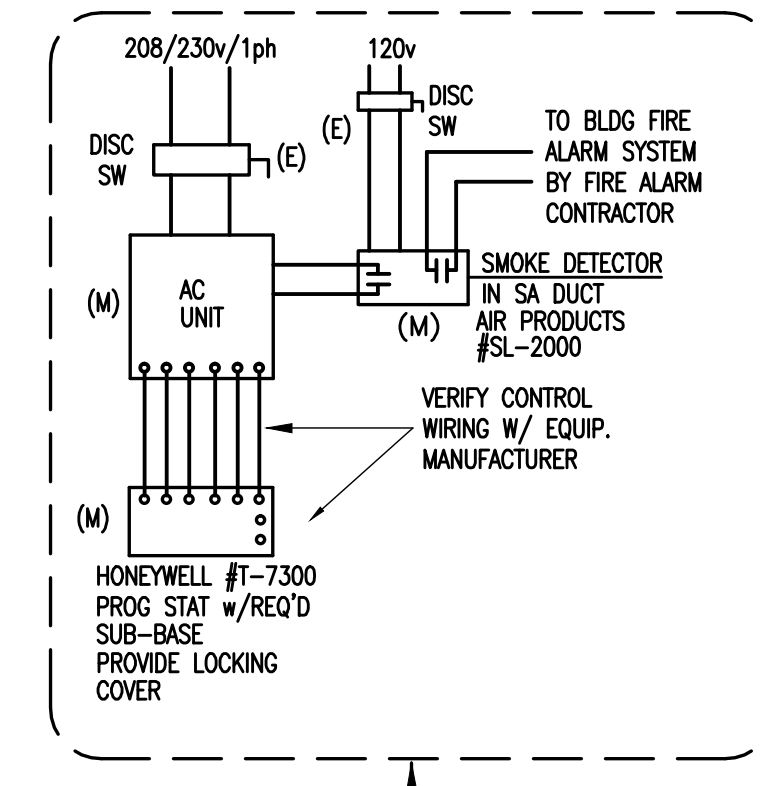
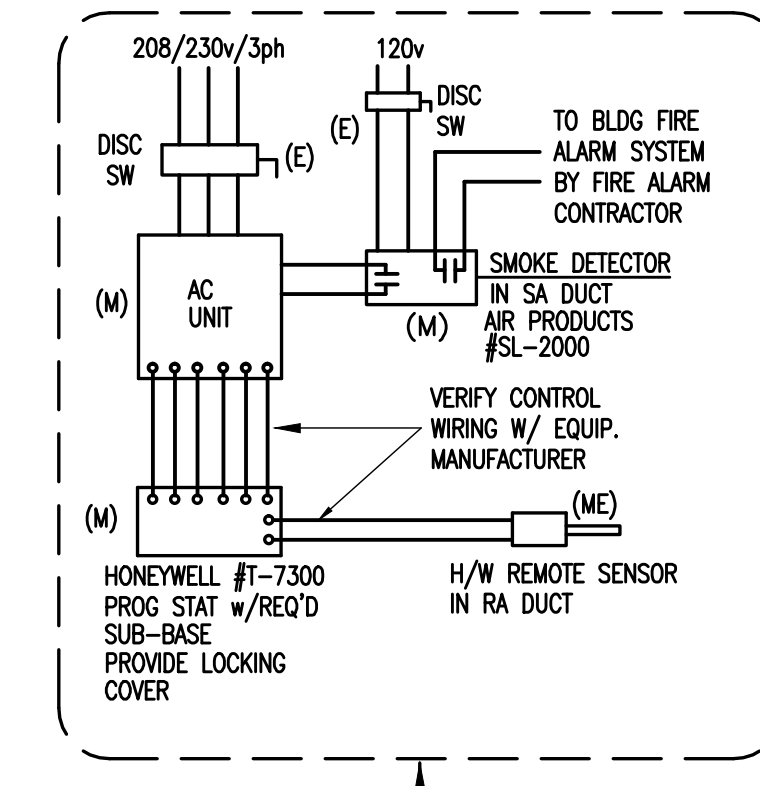
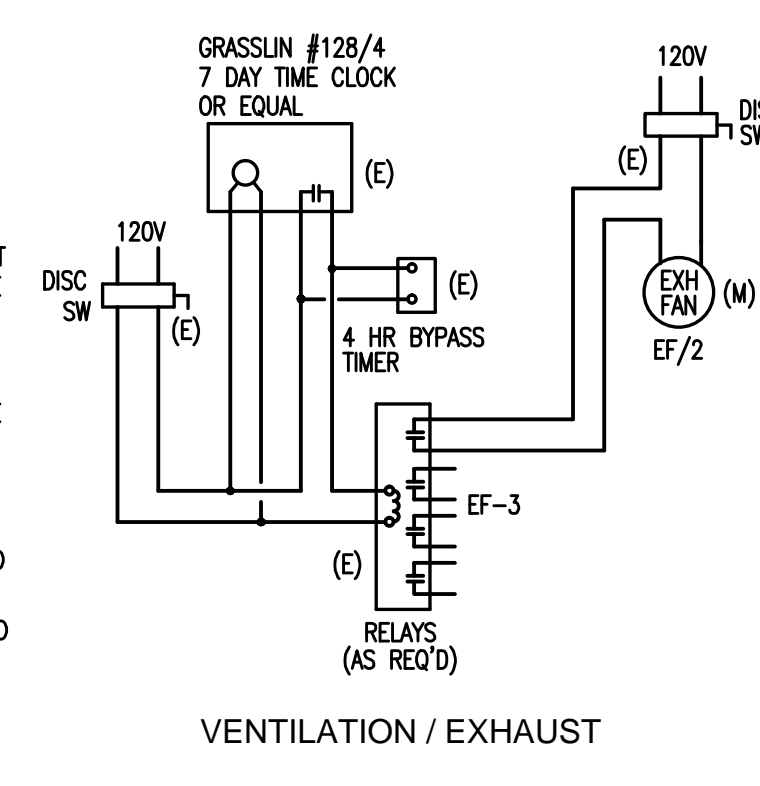


1 CONTROL DIAGRAMS - TYP.

N.T.S.

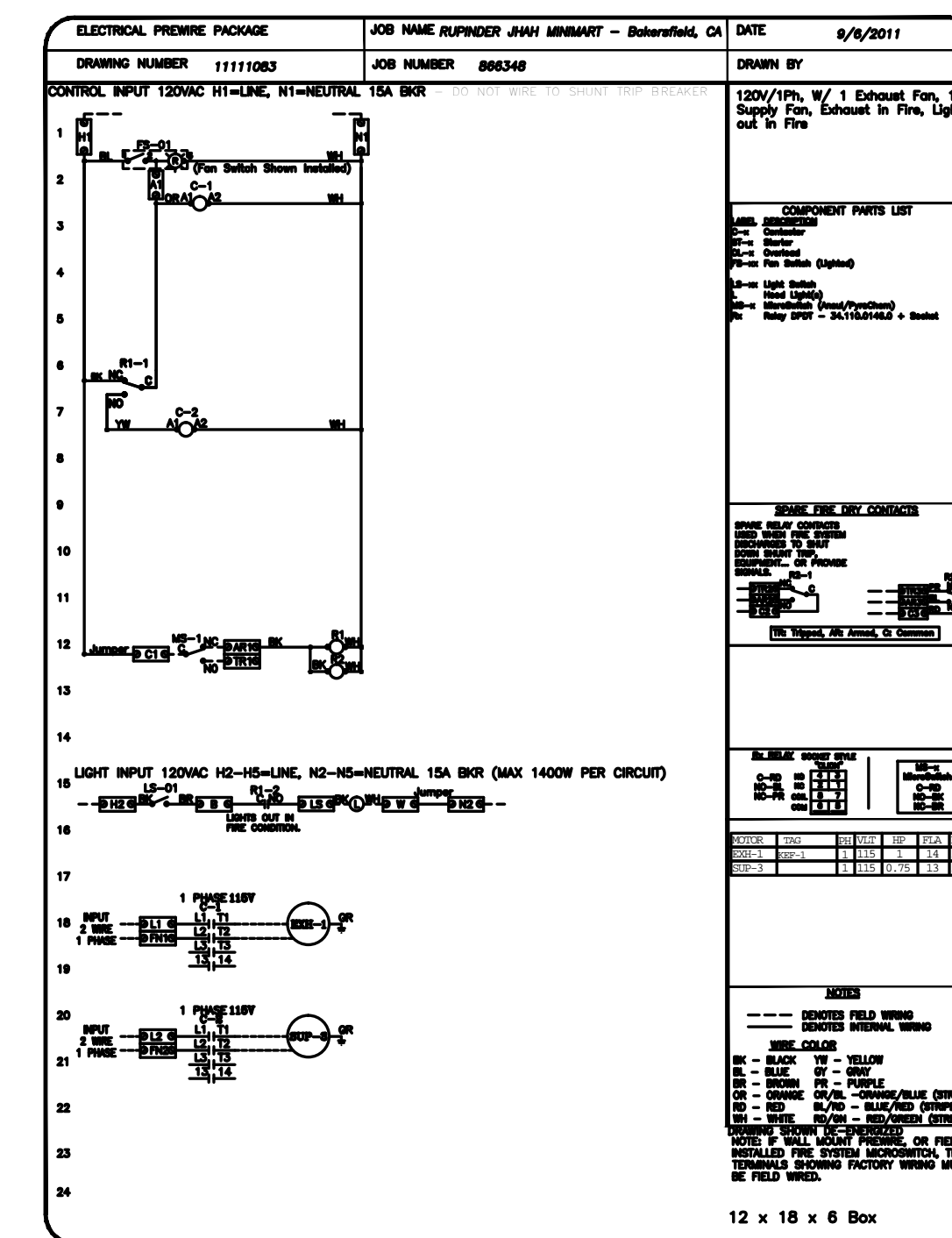
NOTE
 1. SUPPLY AIR FAN TO BE WIRED TO RUN CONTINUOUS DURING OCCUPIED HOURS
 2. INTERLOCK RELATED EXHAUST FAN TO RUN AT THE SAME TIME AS THE UNIT SUPPLY FAN
 3. ALL CONTROL WIRING & CONDUIT INCLUDING LINE & LOW VOLTAGE FURNISHED & INSTALLED BY MECHANICAL CONTRACTOR
 4. ALL POWER WIRING & CONDUIT INCLUDING LINE & LOW VOLTAGE FURNISHED & INSTALLED BY ELECTRICAL CONTRACTOR

LEGEND
 E FURNISHED, INSTALLED, & WIRED BY ELECTRICAL CONTRACTOR
 M FURNISHED, INSTALLED, & WIRED BY MECHANICAL CONTRACTOR
 ME FURNISHED & INSTALLED BY MECHANICAL & WIRED BY ELECTRICAL



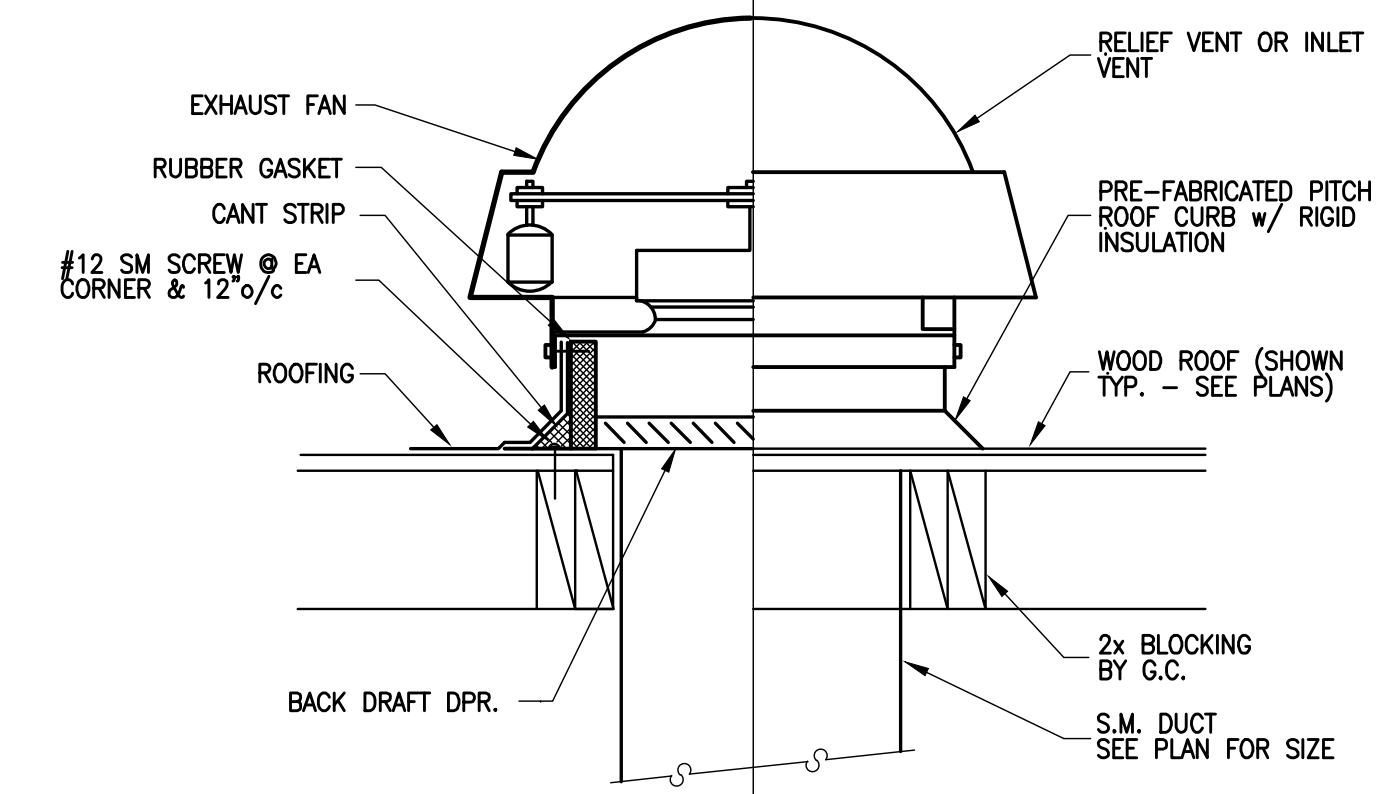
4 MAKE-UP AIR UNIT MTG

N.T.S.



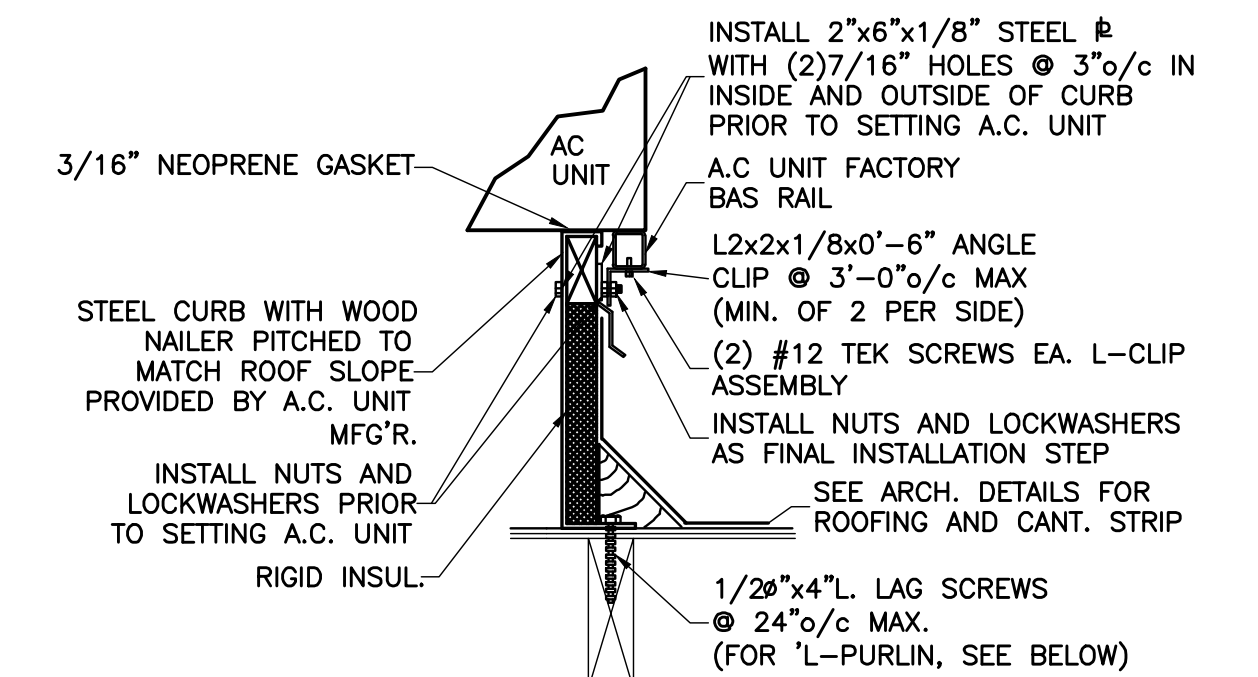
5 HOOD TYPE I CONTROL DIAGRAM

N.T.S.



2 EXHAUST FAN MTG - TYP.

N.T.S.



3 AC UNIT MTG - TYP.

N.T.S.

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DATE	8/20/2011
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FILE NO.	008-848P/1



PLUMBING ABBREVIATIONS

Table of plumbing abbreviations including symbols like &Z, AD, ADJ, ADMIN, AGR, AL, APPROX, APPT, ARCH, ASB, ASPH, ASST, AUTO, BD, (BF), (BG), (BDG), BLKG, BM, BOT, BV, CB, CD, CEM, CER, CI, CJ, CLG, CLKG, CLR, CO, COL, COMP, CONC, CONF, CONN, CONST, CONT, CORR, COTG, CP, CKS, CTR, CV, DBL, DCW, DEPT, DET, DF, DFW, DHRW, DIA or, DIR, DN, DR, DS, DSP, DTW, DWG, E, EA, EDF, ELEC, ELEV, EMER, ENCL, EO, EP, EQ, EQUIP, EXP, EXPO, EXT, FA, FCO, FD, FDN, FE, FEC, FH, FHC, FIMS, FIN, FL, FLASH, FM, FOC, FOF, FR, FRPF, FS, FSH, FSL, FTR, FURR, FUT, GA, GALV, GC, GEN, GI, GL, GR, GRD, G, TA, TC, TEL, TER, THK, TOC, TP, TRANS, TREAT, TYP, TV, UL, UON, UR, W, W/, WCO, WH, WHA, W/Q, WMF, WP, WT, YD.

SYMBOLS

Table of plumbing symbols including BALL VALVE, BRANCH TOP CONNECTION, BRANCH BOTTOM CONNECTION, CAPPED PIPE, CHECK VALVE, CLEANOUT, CLEANOUT TO GRADE, CIRCULATING PUMP, CONDENSATE DRAIN, CONDENSATE "P" TRAP, DOMESTIC COLD WATER, DOMESTIC HOT WATER, DOMESTIC HOT WATER RETURN, EXISTING WASTE OR SOIL & WASTE, FIRE HYDRANT, FLOOR CLEANOUT, FLOOR SINK, GAS, GAS COCK, GAS PRESSURE REGULATOR, GATE VALVE, HOSE BIBB, PIPE RISER (ELBOW), PIPE DROP (ELBOW), PIPE DROP OR RISER, POINT OF CONNECTION, PROCESS WASTE, SHUT-OFF VALVE, SHUT-OFF VALVE IN YARDBOX, SOIL & WASTE, TRAP PRIMER, VENT, VENT OFFSET, VENT THRU ROOF, WALL CLEANOUT, WASTE, WATER HAMMER.

Table for LPG SIZING and WATER SIZING. Includes columns for EQUIPMENT, LPG DEMAND, BTU/H, QUANTITY, WSFU, TOTAL COLD WSFU, and TOTAL HOT WSFU. Includes a note: 'LPG LINE SIZED AS PER TABLE 22-32 IN CPC 2010.'

GENERAL PLUMBING NOTES

SECTION 1
BASIC MECHANICAL MATERIALS AND METHODS
PART 1 - GENERAL
1.1 SUMMARY
A. LABOR, MATERIALS, TOOLS, AND SERVICES FOR A COMPLETE INSTALLATION OF EQUIPMENT AND SYSTEM CONTAINED IN THE CONTRACT DOCUMENTS.
B. PRINCIPAL FEATURES OF THE WORK INCLUDED ARE:
1. PLUMBING SYSTEM AND RELATED PIPING INSULATION.
2. DOMESTIC WATER PIPING, VALVES, CONNECTIONS AND RELATED PIPING INSULATION.
3. LIMITED AREA FIRE PROTECTION (SPRINKLER SYSTEMS)
4. EXCAVATING AND BACKFILLING FOR MECHANICAL WORK, COORDINATE WITH APPROPRIATE TRADE.
5. ANCHOR BOLTS, SLEEVES, SUPPORTS AND SIMILAR ITEMS TO BE BUILT INTO CONCRETE OR MASONRY.
6. PREPARATION AND SUBMITTAL OF SHOP DRAWING AND PRODUCT DATA.
7. MAINTAINING A RECORD SET OF BLUE LINE PRINTS AND MAKING THEM TO INDICATE LOCATIONS OF CONCEALED ITEMS, AND DEVIATIONS MADE TO SUIT CONDITIONS AND PRODUCTION OF MECHANICAL AS-BUILT (RECORD) DRAWINGS.
1.2 JOB CONDITIONS
A. SUBMITTAL OF BID IMPLIES BIDDER HAS READ APPLICABLE PARAGRAPHS OF THE SPECIFICATIONS AND WILL BE BOUND BY THEIR CONDITIONS.
1.3 LOCAL CONDITIONS
A. CONFORM WITH LOCAL CONDITIONS. COORDINATE WITH LOCAL UTILITIES ON SIZE OF UTILITY SERVICE.
1.4 INTENT
A. THE CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS) DESCRIBE THE PLUMBING WORK OF THIS PROJECT ANY ITEMS MENTIONED IN ONE PART SHALL BE AS BINDING AS THOUGH MENTIONED IN BOTH.
B. THE CONTRACT DOCUMENTS FORM A GUIDE FOR A COMPLETE PLUMBING INSTALLATION. WHERE AN ITEM IS REASONABLY NECESSARY BUT NOT SPECIFICALLY MENTIONED, SUCH AS PIPING OFFSETS, DRAINS, ETC., FOR A COMPLETE SYSTEM, PROVIDE SAME.
C. PLUMBING LAYOUTS INDICATED ON DRAWINGS ARE DIAGRAMMATIC ONLY. EXACT LOCATIONS OF PIPES, AND EQUIPMENT SHALL BE GOVERNED BY THE DRAWINGS OF RELATED TRADES.
1.5 DEVIATIONS
A. NO DEVIATIONS FROM SPECIFICATIONS AND DRAWINGS SHALL BE MADE WITHOUT FULL KNOWLEDGE AND WRITTEN CONSENT OF CONSTRUCTION MANAGER.
B. SHOULD CONTRACTOR FIND, DURING PROGRESS OF WORK, CONDITIONS WHICH DICTATE A MODIFICATION OF ANY PARTICULAR REQUIREMENTS, REPORT SUCH ITEM PROMPTLY FOR DECISION OF INSTRUCTIONS.
1.6 QUALITY ASSURANCE
A. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES.
B. COMPLY WITH APPLICABLE REQUIREMENTS OF RECOGNIZED INDUSTRY ASSOCIATIONS WITH PROMULGATE STANDARDS FOR THE VARIOUS TRADES. (SEE INDIVIDUAL SECTIONS OF DIVISION 15)
C. EMPLOY ONLY QUALIFIED JOURNEYMEN FOR THIS WORK. EMPLOY COMPETENT, QUALIFIED PLUMBERS TO SUPERVISE THE WORK.
1.7 CODES AND STANDARDS
A. PERFORM WORK SPECIFIED IN DIVISION 15 IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS LISTED BELOW, AND SUCH STANDARDS THAT MAY BE SPECIFIED IN OTHER SECTIONS, WHEN THESE SPECIFICATIONS ARE MORE STRINGENT, THEY TAKE PRECEDENCE. IN CASE OF CONFLICT, OBTAIN A DECISION FROM THE PLUMBING ENGINEER.
1.8 COORDINATION
A. CAREFULLY EXAMINE SPECIFICATIONS AND DRAWINGS TO BE THOROUGHLY FAMILIAR WITH ITEMS WHICH REQUIRE PLUMBING AND COORDINATION.
B. COORDINATE WITH OTHER DIVISIONS TO LEAVE PROPER CHASES AND OPENINGS. PLACE OUTLETS, ANCHORS, SLEEVES, AND SUPPORTS PRIOR TO POURING CONCRETE OF INSTALLATION OF MASONRY WORK.
1.9 SUBMITTALS
A. SUBMITTALS ARE ONLY REQUIRED FOR SPECIFIC ITEMS OF EQUIPMENT OR MATERIAL LISTED IN INDIVIDUAL SECTIONS OF THESE SPECIFICATIONS.
B. WITHIN 15 DAYS AFTER AWARD OF CONTRACT FOR THIS WORK, SUBMIT A LIST OF PROPOSED MANUFACTURERS (OF EQUIPMENT OR MATERIAL TO BE USED) FOR APPROVAL. SUBMIT THIS LIST BEFORE SUBMITTAL OF SHOP DRAWINGS AND PRODUCT DATA, AND OBTAIN APPROVAL BEFORE SUBMITTING REQUIRED ITEMS.
C. SHOP DRAWINGS (NOT REQUIRED FOR OWNER FURNISHED EQUIPMENT).
1.10 DELIVERY AND STORAGE
A. INsofar AS POSSIBLE, DELIVER ITEMS IN MANUFACTURER'S ORIGINAL UNOPENED PACKAGING. WHERE THAT IS NOT PRACTICAL, COVER ITEMS WITH PROTECTIVE MATERIALS TO KEEP THEM FROM BEING DAMAGED. USE CARE IN LOADING, TRANSPORT, UNLOADING, AND STORAGE TO KEEP ITEMS FROM BEING DAMAGED.
1.11 FIRE RATINGS
A. MATERIALS USED ANYWHERE IN THE WORK MUST HAVE NFPA RATINGS AS FOLLOWING:
1. FLAME SPREAD - NOT OVER 25
2. SMOKE DEVELOPED - NOT OVER 50
3. FUEL CONTRIBUTED - NOT OVER 25
B. MATERIALS SHALL BE "SELF EXTINGUISHING".
WATER SIZING:
WATER SUPPLY FIXTURE UNITS (WSFU)
FLUSH VALVE (FV)
GRAVITY TANK (GT)
GALLONS PER MINUTE (GPM)
POUNDS PER SQUARE INCH (PSI)
GALLONS PER FLUSH (GPF)
FOOT (FT)
CALCULATIONS IMPLEMENTED AS PER 2007 CPC APPENDIX A NUMERICAL VALUES TO 2 SIGNIFICANT FIGURES
DEMAND BY WSFU
AS PER TABLE A-2 IN CPC 2007 APPENDIX A
QUANTITY WSFU TOTAL COLD WSFU TOTAL HOT WSFU
FV WATER CLOSET 1.6 GPF 5 2.0 115 2.0 1.5
LAVATORY 2 1.0 2.0 1.5
HAND SINK 1 2.0 2.0 1.5
PREP SINK 1 2.0 2.0 1.5
SERVICE SINK 1 3.0 3.0 2.3
3 COMPARTMENT SINK 2 4.0 8.0 6.0
HOSE BIBB 1 2.5 2.5 -
ADDITIONAL HOSE BIBBS 2 1.0 2.0 -
TOTAL - COLD WSFU 136.5 HOT WSFU 13.
SYSTEM PARAMETERS
AS PER CHART A-3 IN CPC 2007 APPENDIX A, CONVERT WATER SUPPLY FIXTURE UNITS TO GALLONS PER MINUTE.
TOTAL - COLD 70 GPM HOT 13 GPM
AS PER CHART A-4 IN CPC 2007 APPENDIX A
MAIN SUPPLY LINE SIZE TO BE 3" TYPE L COPPER
42 GPM @ 4.3 FT PER SECOND VELOCITY GIVES 1.8 PSI PER 100 FT PRESSURE DROP
AS PER CHART A-1 IN CPC 2007 APPENDIX A
[USE 1-1/2" DISK TYPE WATER METER, 70 GPM 12 PSI PRESSURE DROP]
PIEZOMETRIC PRESSURE LOSS IN SYSTEM
LOSS IN HEAD (16 FT. x .43 PSI / FT.) = 6.9 PSI
FRICTION LOSS (550 FT. x 1.8 PSI / 100 FT.) = 9.9 PSI
PRESSURE DROP THRU WATER METER 1.3 PSI
PRESSURE DROP THRU BACK FLOW PREVENTER 12. PSI
TOTAL PRESSURE LOSS..... 42. PSI
PRESSURE AVAILABLE AT JOB SITE (PLUMBER TO VERIFY) 80 PSI
SET PRESSURE REDUCING VALVE TO N/A
ENVELOPED LENGTH THRU PATH OF HIGHEST RESISTANCE..... ~500'-0"
AS PER TABLE A-3 IN CPC 2007 APPENDIX A
EQUIVALENT LENGTH OF PIPE FOR VARIOUS FITTINGS TO BE ADDED TO ENVELOPED LENGTH FOR PRESSURE DROP CALCULATIONS. ADD 50'-0" TO ENVELOPED LENGTH.
TOTAL ENVELOPED LENGTH..... [550'-0"]
THE ALLOWABLE FRICTION LOS PER 100 FT (100 x 42 PSI / 550 FT) = [7.6 PSI]

1.12 PERMITS AND FEES
A. OBTAIN, PAY FOR AND DELIVER PERMITS, CERTIFICATION OF INSPECTION AND OTHER SUCH ITEMS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION OVER THE CONSTRUCTION MANAGER PRIOR TO FINAL ACCEPTANCE OF THE WORK. AN INSPECTION CERTIFICATE FOR EACH CLASS OF WORK REQUIRING INSPECTION MUST BE SUBMITTED PRIOR TO OR WITH THE FINAL PAYMENT INVOICE. THE RESPONSIBLE TRADE CONTRACTOR MUST MAKE APPLICATION FOR THE INSPECTION, COORDINATE SAME AND PAY THE REQUIRED INSPECTION FEE.
1.13 EXTENDED WARRANTIES
A. WORK FURNISHED UNDER THE CONTRACT SHALL BE WARRANTED AGAINST DEFECTS IN WORKMANSHIP AND (CONTRACTOR FURNISHED) MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR, OR AS OTHERWISE SPECIFIED, FROM THE DATE OF FINAL ACCEPTANCE OF THE INSTALLATION, DEFECTS OF WORKMANSHIP DEVELOPING DURING THIS PERIOD SHALL BE REMEDIED, AND DEFECTIVE MATERIAL REPLACED, WITHOUT ADDITIONAL COST. WHEN DEFECTS IN A TRADE CONTRACTOR'S WORK CAUSES DAMAGE TO THE WORK OF THE OTHER TRADE CONTRACTORS, SUCH DAMAGE SHALL BE REPAIRED BY THE TRADE CONTRACTOR CAUSING DAMAGE AND WORK RESTORED TO ITS ORIGINAL CONDITION, AT THE EXPENSE OF THE TRADE CONTRACTOR THAT CAUSED THE DAMAGE.
PART 2 - PRODUCTS
2.1 MATERIALS AND EQUIPMENT
A. WITHIN THE CONTRACT DOCUMENTS RELATING TO PLUMBING WORK, MANUFACTURER'S NAMES, CATALOG NUMBERS, AND OTHER PROPRIETARY REFERENCES TO MATERIALS AND EQUIPMENT ARE MADE. SUCH REFERENCES ARE MADE TO ESTABLISH THE STANDARDS OF QUALITY AND TYPE REQUIRED, AND NOT TO LIMIT COMPETITION. ACCEPTABLE MANUFACTURERS OF COMPETITIVE PRODUCTS ARE LISTED IN APPLICABLE SECTIONS AS "APPROVED EQUALS". REASONABLE REQUESTS FOR SUBSTITUTION OR ADDITIONS TO "APPROVED EQUALS" WILL BE CONSIDERED, BUT THE MECHANICAL ENGINEER WILL BE THE SOLE JUDGE OF ACCEPTABILITY OF ITEMS PROPOSED AS SUBSTITUTES.
B. MATERIALS AND EQUIPMENT USED IN CARRYING OUT THESE SPECIFICATIONS SHALL BEAR UL OR OTHER RECOGNIZED TESTING LABORATORY LABEL WHEN SUCH LABELS ARE AVAILABLE.
PART 3 - EXECUTION
3.1 LOCATIONS
A. PLUMBING LAYOUTS INDICATED ON DRAWINGS ARE DIAGRAMMATIC. EXACT LOCATIONS OF PIPES, AND EQUIPMENT MAY VARY BECAUSE OF CONFLICTS WITH WORK OF OTHER TRADES. WORK OUT CONFLICTS WHERE RELOCATION'S WILL NOT AFFECT OPERATION OR APPEARANCE OF SYSTEMS.
B. LOCATE EQUIPMENT REQUIRING PERIODIC SERVICING SO THAT IT IS READILY ACCESSIBLE. DO NOT BACK UP SERVICE SIDES TO WALLS, NOR PLACE IT TOO CLOSE TO OTHER EQUIPMENT TO MAKE SERVICE IMPRACTICAL. EQUIPMENT SERVICE CLEARANCE SHALL MEET MINIMUM ACCEPTABLE DISTANCE AS RECOMMENDED BY EQUIPMENT MANUFACTURER.
3.2 UTILITIES EXCAVATING AND BACKFILLING
A. PERFORM TRENCHING, EXCAVATING, BACKFILLING FOR PLUMBING WORK IN ACCORDANCE WITH THE APPROPRIATE SECTIONS AND AS SET FORTH BELOW.
1. PERFORM WORK NECESSARY FOR INSTALLATION OF PLUMBING UTILITIES.
2. DEPTH OF EXCAVATION TO PROVIDE A MINIMUM OF 3" ABOVE TOP OF PIPE. EXCAVATION TO BE CARRIED TO A DEPTH OF AT LEAST 6" BELOW BOTTOM OF PIPE ELEVATION. FILL BELOW PIPE (6") AROUND PIPE, AND A MINIMUM OF 12" ABOVE PIPE WITH SAND OR CLASS "B" CRUSHED STONE TAMPED FIRM AND EVEN. SEPARATE TOPSOIL DURING EXCAVATION. FINAL LAYER OF DIRT (12" MINIMUM) TO BE TOPSOIL. TRENCHES TO BE AT LEAST 18" WIDER THAN PIPE WITH BATTER BOARDS PLACED EVERY 25'. BACKFILLING SHALL BE DONE TO EXCLUDE USE OF ROCK OR STONE ABOVE SAND OR CRUSHED STONE.
3.3 CUTTING AND PATCHING
A. REPAIR OR REPLACE ROUTINE DAMAGE CAUSED BY CUTTING IN PERFORMANCE OF CONTRACT.
B. PERFORM REPAIRS WITH MATERIALS WHICH MATCH EXISTING AND INSTALL IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THESE SPECIFICATIONS OR THE BEST STANDARDS OF THE INDUSTRY.
3.4 CONNECTION TO EQUIPMENT
A. CONNECT OR INSTALL EQUIPMENT SHOWN ON MECHANICAL DRAWINGS THAT REQUIRE PLUMBING
1. ROUGH - IN PIPING AND CONNECT EQUIPMENT
2. PROVIDE PIPING, SHUTOFF VALVES, AND UNIONS REQUIRED FOR A COMPLETE INSTALLATION.
3.5 SERVICE OF SYSTEM
A. EMPLOY COMPETENT, QUALIFIED PERSONNEL IN OPERATION OF THE EQUIPMENT.
B. PROVIDE FOR PROPER OPERATION AND CLEANLINESS.
END OF SECTION
SECTION 2
PLUMBING
PART 1 - GENERAL
1.1 SCOPE OF WORK
A. FURNISHING OF ALL LABOR, MATERIALS, TOOLS, TRANSPORTATION, SERVICE, AND RELATED ITEMS NECESSARY TO COMPLETE THE INSTALLATION OF THE PLUMBING SYSTEM AS ILLUSTRATED ON THE DRAWING AND AS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
1. HOT & COLD WATER SYSTEM WITH COMPLETE CONNECTIONS FROM METER TO ALL PLUMBING FIXTURES & EQUIPMENT REQUIRING WATER CONNECTIONS
2. SOIL, WASTE, VENT AND CONDENSATE SYSTEM LINES INSIDE AND OUTSIDE THE BUILDING.
3. TRENCHING AND BACKFILLING.
4. FINAL PLUMBING CONNECTIONS TO HEATING AND AIR CONDITIONING EQUIPMENT.
5. GAS PIPING TO HEATING, WATER HEATERS AND ALL OTHER GAS BURNING EQUIPMENT.
PART 2 - PRODUCTS
2.1 DESCRIPTION
A. SOIL, WASTE, AND VENT PIPING BELOW FLOOR TO 5'-0" OUTSIDE BUILDING: STANDARD WEIGHT COATED CAST IRON SOIL PIPE AND CAST IRON/ NEOPRENE GASKET FITTINGS. YARD PIPING, PIPE AND FITTINGS: A.B.S. OR P.V.C. SCHEDULE 40 PIPE AND FITTINGS MAY BE INSTALLED, AS APPROVED BY LOCAL AUTHORITY IN CONCEALED LOCATIONS ONLY. EXCEPTION: ALL SOIL, WASTE & VENTS LOCATED WITHIN A FIRE RATED WALL SHALL BE METALLIC (STEEL, CAST IRON ECT., NO PVC) IT SHALL BE THE RESPONSIBILITY OF THE PLUMBER TO VERIFY ALL FIRE RATED WALLS & CONSTRUCTION AS SHOWN ON THE ARCHITECTURAL DRAWINGS & COORDINATE WITH THE GENERAL CONTRACTOR
B. SOIL, WASTE AND VENT PIPING ABOVE FLOOR: STANDARD WEIGHT COATED CAST IRON PIPE AND STAINLESS STEEL/ NEOPRENE GASKET FITTING, OR A.B.S. OR P.V.C. SCHEDULE 40, AS APPROVED BY LOCAL AUTHORITY IN CONCEALED LOCATIONS.
C. HOT & COLD WATER PIPING ABOVE FLOOR: TYPE "L" COPPER, HARD DRAWN. BELOW GROUND OUTSIDE OF BUILDING: TYPE "K" SOFT DRAWN COPPER TUBING WITH OUT JOINTS.
D. CONDENSATE DRAIN PIPING: TYPE "M" COPPER WITH 95-5 TIN ANTIMONY SOLDER AND WROUGHT COPPER FITTINGS OR P.V.C. SCHEDULE 40, AS APPROVED BY LOCAL AUTHORITY.
E. INDIRECT WASTE PIPING: TYPE "M" COPPER WITH 95-5 TIN ANTIMONY SOLDER AND WROUGHT COPPER FITTINGS OR P.V.C. SCHEDULE 40, AS APPROVED BY LOCAL AUTHORITY.
F. UNDERGROUND GAS PIPING: SCHEDULE 40 BLACK STEEL PIPE WITH LONG RADIUS STEEL WELDING FITTINGS INCLUDING CATHODIC PROTECTION OR POLYETHYLENE AS APPROVED BY LOCAL GAS COMPANY AND AUTHORITY HAVING JURISDICTION. INSTALLATION OF GAS SERVICE PIPING IN VENTED CONDUIT AND MEETING WITH THE LOCAL GAS COMPANY'S APPROVAL.
G. GAS PIPING ABOVE GROUND: SCHEDULE 40 BLACK STEEL WITH 125 POUND BLACK MALLEABLE IRON SCREWED FITTINGS. GAS PIPING COMPOUND AT JOINTS IN COMPLIANCE WITH NFPA BULLETIN #45 AND LOCAL APPLICABLE CODES AND SUITABLE FOR NATURAL GAS SERVICE. INSTALL MOISTURE TRAPS ON HVAC UNITS, WATER HEATERS, AND KITCHEN EQUIPMENT.
H. STORM PIPING BELOW GROUND: STANDARD WEIGHT COATED CAST IRON PIPE AND STAINLESS STEEL/ NEOPRENE GASKET FITTING, OR A.B.S. OR P.V.C. SCHEDULE 40, AS APPROVED BY LOCAL AUTHORITY IN CONCEALED LOCATIONS.
I. STORM PIPING ABOVE GROUND: STANDARD WEIGHT COATED CAST IRON PIPE AND STAINLESS STEEL/ NEOPRENE GASKET FITTING, OR A.B.S. OR P.V.C. SCHEDULE 40, AS APPROVED BY LOCAL AUTHORITY.
J. TRAPS AND VENTS FOR SERVICE SINK: A.B.S. OR P.V.C. SCHEDULE 40, AS APPROVED BY LOCAL AUTHORITY.
2.2 INSULATION
A. INSULATE ALL HOT AND COLD WATER COPPER PIPING WITH AT LEAST 1/2" THICK FOAM RUBBER OR FOAM PLASTIC TYPE PIPE INSULATION
2.3 FIXTURES
A. ALL FIXTURES: AS INDICATED ON DRAWINGS WITH EQUAL PRODUCTS FURNISHED BY AMERICAN STANDARD, KOHLER, ELJER OR EQUAL.
2.4 CLEANOUTS, FLOOR DRAINS, FLOOR SINKS, AND ROOF DRAINS.
A. ALL ACCESSORIES, AS INDICATED ON DRAWING WITH EQUAL PRODUCTS FURNISHED BY WADE, JOSAM, OR ZURN BEING ACCEPTABLE.
2.5 EQUIPMENT
A. SHUTOFF VALVES UNDERNEATH LAVATORIES, TANK TYPE WATER CLOSETS, AND KITCHEN EQUIPMENT WITH CHROME PLATED ANGLE STOP VALVES WITH CHROME PLATED ESCUTCHEON PLATES.
B. HOSE BIBBS - AS SCHEDULED ON DRAWINGS.
C. VACUUM BREAKERS - AS SCHEDULED ON DRAWINGS.
D. BACKFLOW PREVENTERS - AS SCHEDULED ON DRAWINGS.
E. GAS COCK - PLUS VALVE IRON BODY, BRONZE TAPERED PLUG, LUBRICATED, THREADED ENDS. RATED FOR 200 CWP, AGA AND UL LISTED.
PART 3 - INSTALLATION
3.1 PIPING
A. RUN ALL PIPING CONCEALED EXCEPT WHERE OTHERWISE INDICATED ON DRAWINGS.
B. INSTALL VALVES TRAPS CLEANOUT AND OTHER APPARATUS IN AN EASILY ACCESSIBLE LOCATION
C. INSTALL SOIL, WASTE VENT OFFSETS AND CONDENSATE DRAINS WITH A MINIMUM UNIFORM GRADE OF ONE QUARTER INCH TO THE FOOT.
D. MAINTAIN HOT AND COLD WATER LINES AT LEAST 6 INCHES APART WHERE PIPING IS PARALLEL.
E. PROVIDE ESCUTCHEON PLATES WHERE ALL PIPES PASS THROUGH A FINISHED WALL.
3.2 PLUMBING FIXTURES
A. FURNISH AND INSTALL ALL PLUMBING FIXTURES COMPLETE WITH ALL EQUIPMENT FITTINGS, TRIMMING, AND ACCESSORIES.
B. ALL FIXTURES: GRADE A, WHITE.
C. EXPOSED PIPING TO FIXTURES: A PRODUCT OF THE FIXTURE MANUFACTURE.
D. PROVIDE STOPS AS MANUFACTURED BY THE FIXTURE MANUFACTURER, WITH METAL - TO - SEAT FOR ALL FIXTURES AND EQUIPMENT.
3.3 TEST
A. THE PLUMBING SYSTEM AND ASSOCIATED SYSTEM IS SUBJECT TO FINAL APPROVAL OF THE OWNER'S REPRESENTATIVE AND CODE AUTHORITIES HAVING JURISDICTION. PERFORM ALL TESTS REQUIRED TO SHOW CODE COMPLIANCE AS DIRECTED.
3.4 CLEANING AND PROTECTION
A. AFTER THE PLUMBING PIPING HAS BEEN INSTALLED, INSPECTED, AND APPROVED, FLUSH THE PIPING SYSTEM TO REMOVED ANY FOREIGN MATTER FROM THE PIPES.
3.5 MAINTENANCE
A. MAINTAIN ALL PARTS OF THE PLUMBING FIXTURES AND ASSOCIATED EQUIPMENT THROUGHOUT THE GUARANTEE

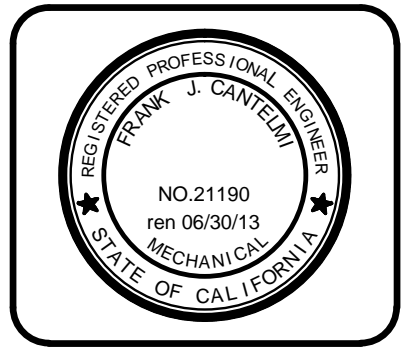
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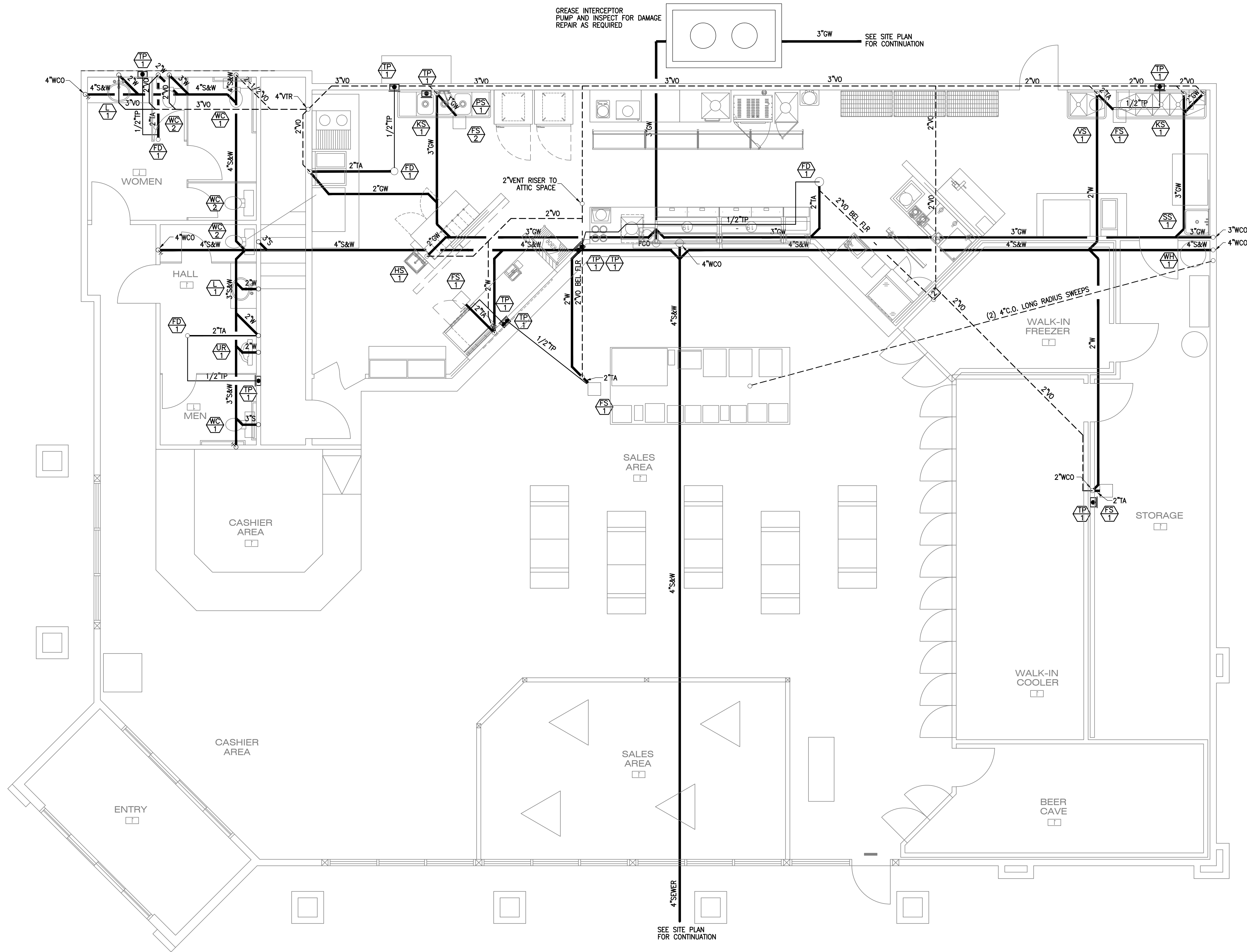
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P-1
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NOTE TO CONTRACTOR:
 1. ALL SOIL, WASTE, VENT & DRAIN PIPING TO HAVE 2% MIN SLOPE (1/4" DROP PER FOOT SLOPE)
 2. ALL VENTS SHALL TERMINATE THRU ROOF NO LESS THAN (10) FEET FROM AND/OR AT LEAST (3) FEET ABOVE ANY WINDOW, DOOR OPENING, AIR INTAKE OR VENT SHAFT.
 3. EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN (6) INCHES IN HEIGHT ABOVE THE FLOOD LEVEL RIM OF THE FIXTURE BEFORE BEING CONNECTED TO ANY OTHER VENT.
 4. ALL FLOOR SINKS & FLOOR DRAINS TO HAVE "P"-TRAP w/TRAP PRIMER CONNECTION.
 5. ALL SINKS AND LAVS TO HAVE WALL CLEAN OUTS.
 6. ALL WALL CLEAN OUTS TO BE FLUSH TO FINISH WALL.



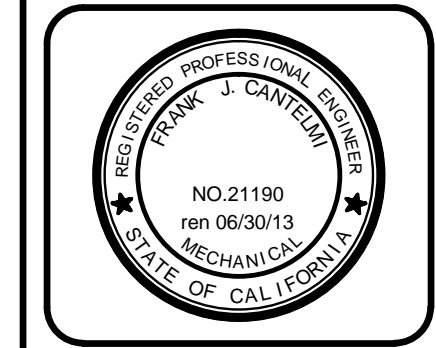
PLUMBING FLOOR PLAN - WASTE & VENT

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

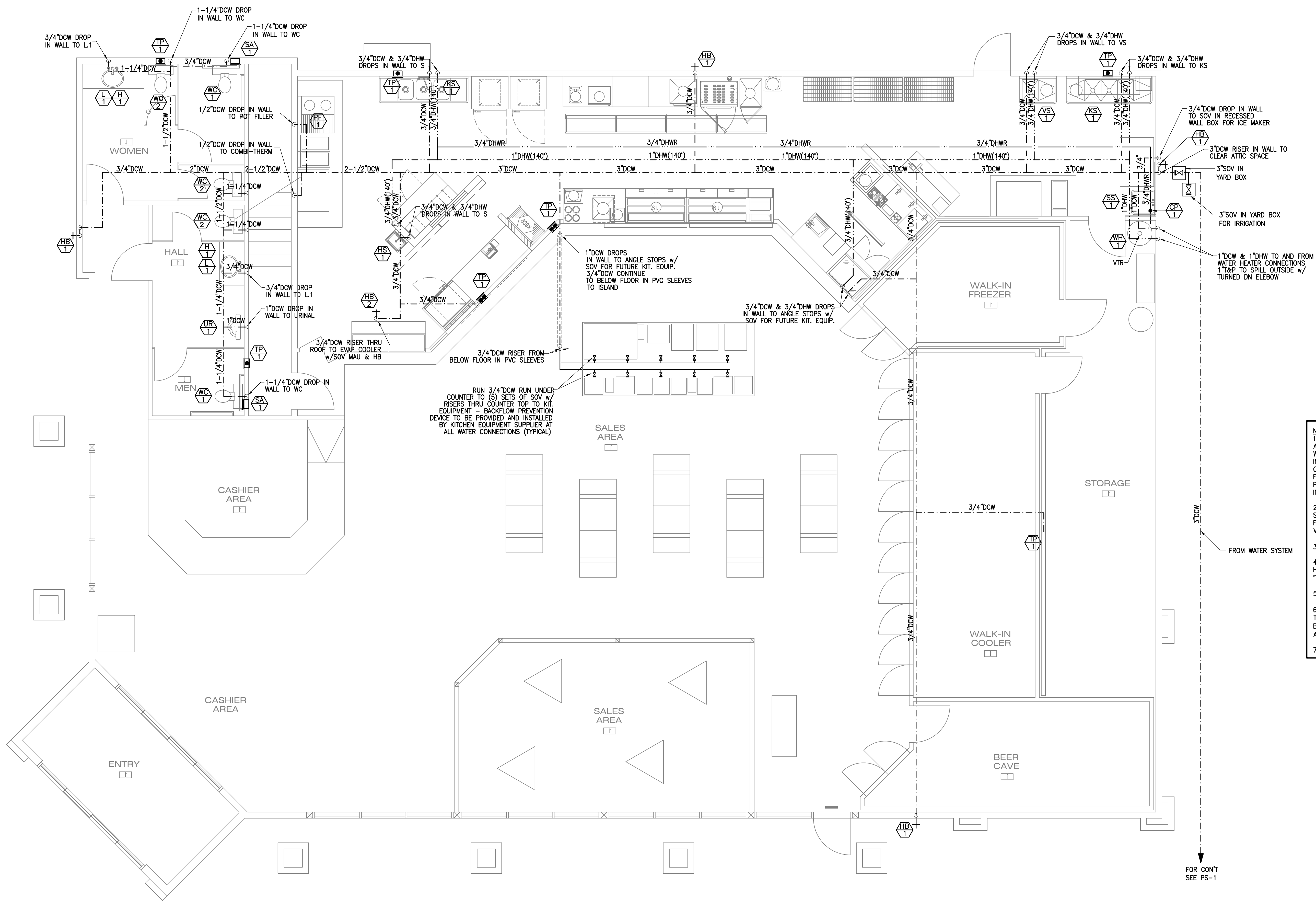
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CHK'D BY	JH
DATE	8/20/2011
JOB NO.	008-848
FILE NO.	008-2488P10



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NOTE TO CONTRACTOR:

1. ALL SERVICE SINKS, 3-COMPARTMENT SINKS, PREP SINKS AND ALL OTHER FIXTURES THAT MAY HAVE HOT AND COLD WATER CROSS CONNECTIONS SHALL HAVE CHECK VALVES INSTALLED ON THE HOT AND COLD WATER SUPPLY LINES. THE CHECK VALVES ARE TO BE INSTALLED IN AN ACCESSIBLE AREA FOR MAINTENANCE. THERE SHALL ONLY BE ONE CHECK VALVE PER SUPPLY PIPE PER FIXTURE; CHECK VALVE SHALL NOT BE INSTALLED IN HEADER.
2. ALL SERVICE SINKS, 3-COMPARTMENT SINKS AND PREP SINKS SHALL HAVE VACUUM BREAKERS INSTALLED ON THE FAUCET; EITHER INTEGRATED VACUUM BREAKERS OR REMOVABLE VACUUM BREAKERS ARE ACCEPTABLE.
3. ALL LAVS SHALL HAVE SELF METERING/CLOSING FAUCETS.
4. ALL FIXTURES THAT HAVE 140°F HOT WATER SUPPLY SHALL HAVE A RED SIGN INSTALLED ABOVE THE FAUCET READING "CAUTION HOT WATER"
5. ALL WATER PIPING BELOW FLOOR TO BE IN PVC SLEEVE.
6. ALL WATER PIPING, EXCEPT "FILTERED WATER", SHALL BE TYPE L HARD DRAWN COPPER. COPPER PIPE FITTINGS TO BE BONDED VIA UPC APPROVED SILVER/TIN SOLDER OR UPC APPROVED "PRESS-PRO" TYPE FITTINGS.
7. SEE GENERAL PLUMBING NOTES ON SHEET P-1.



MECHANICAL FLOOR PLAN - DOMESTIC WATER

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

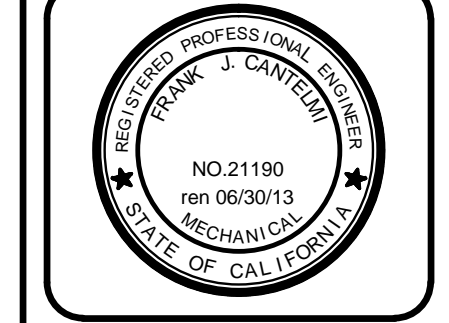
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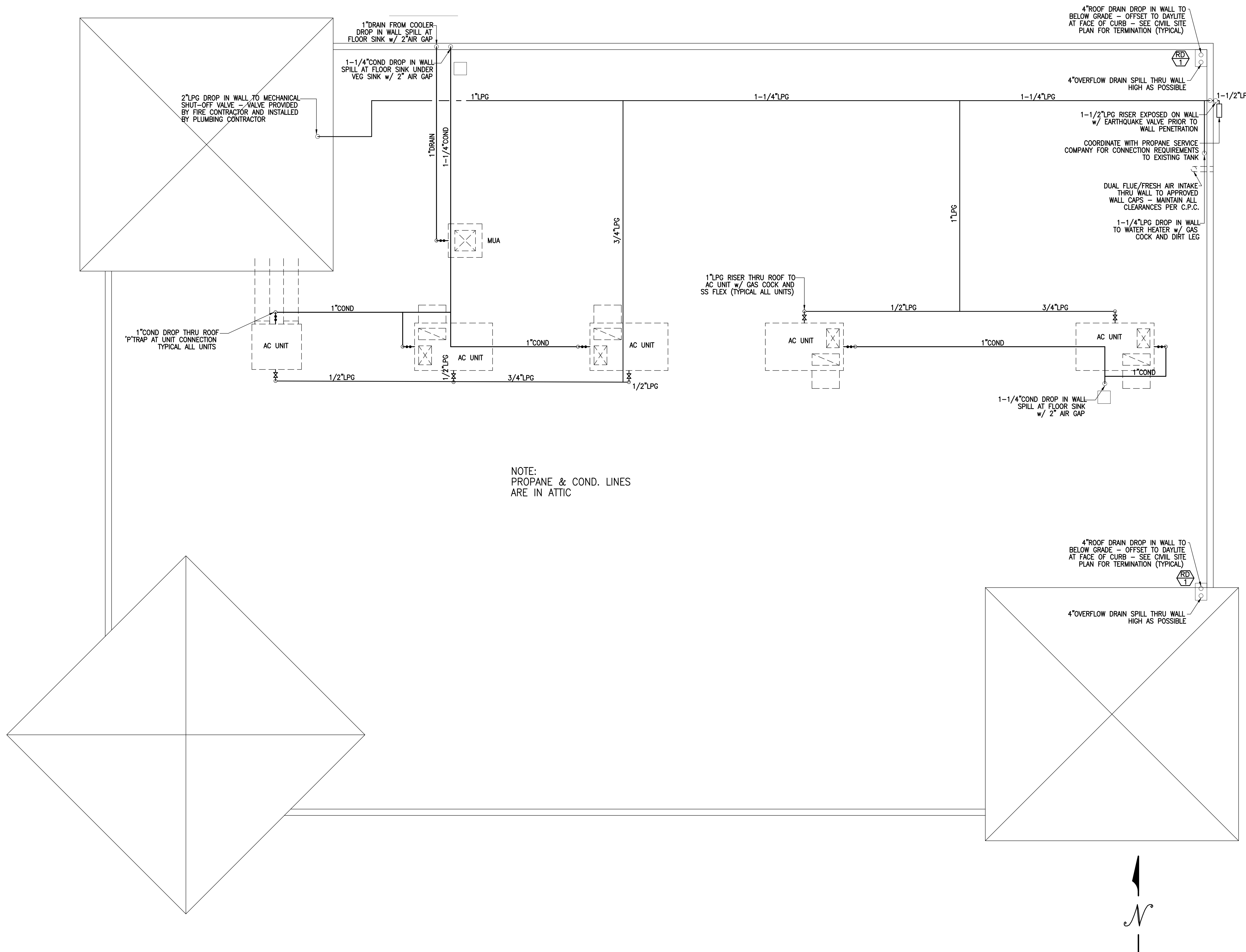
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NOTE:
PROPANE & COND. LINES
ARE IN ATTIC

PLUMBING ROOF PLAN - GAS & CONDENSATE

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

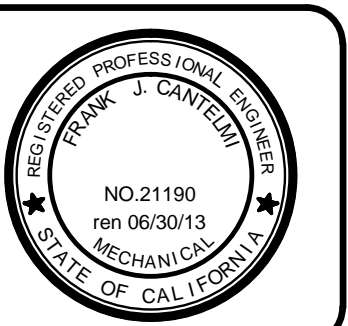


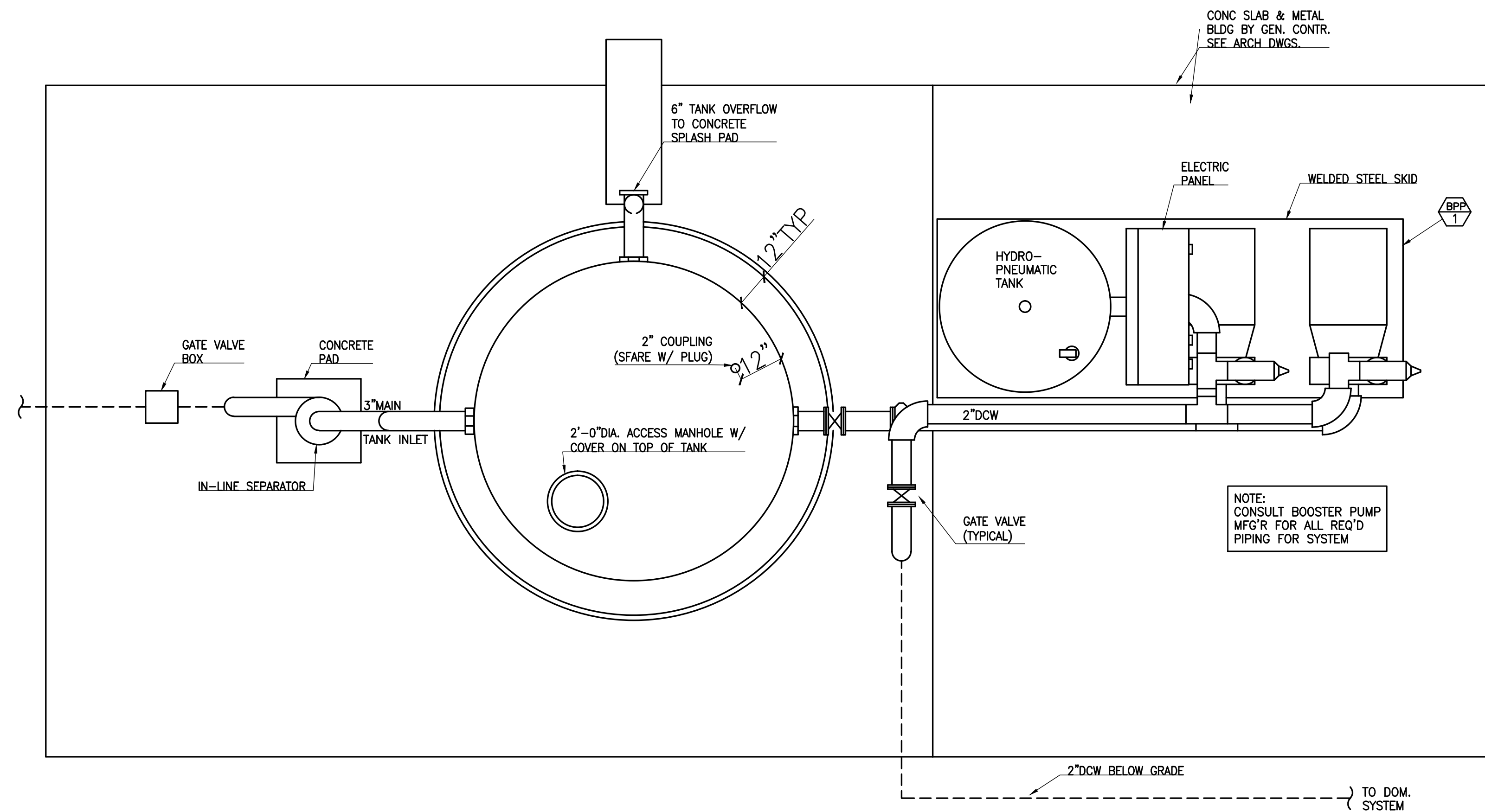
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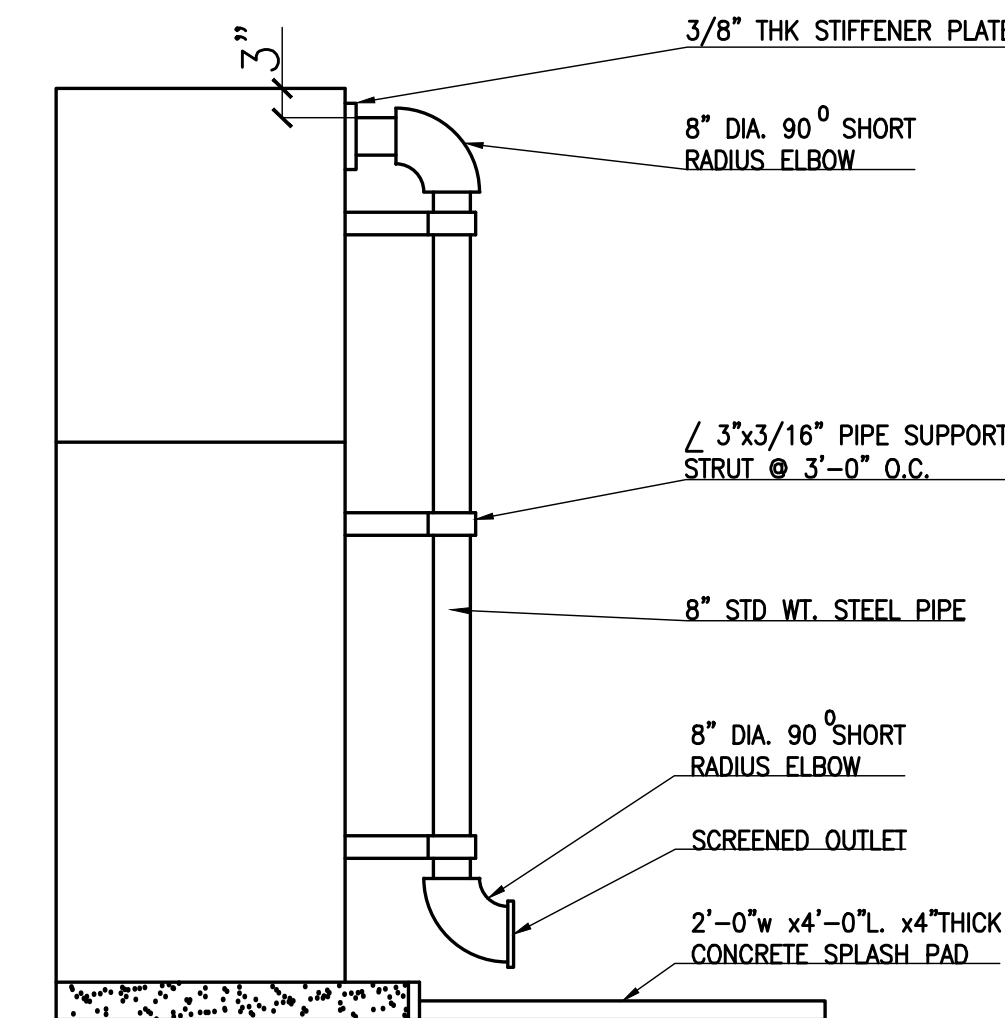
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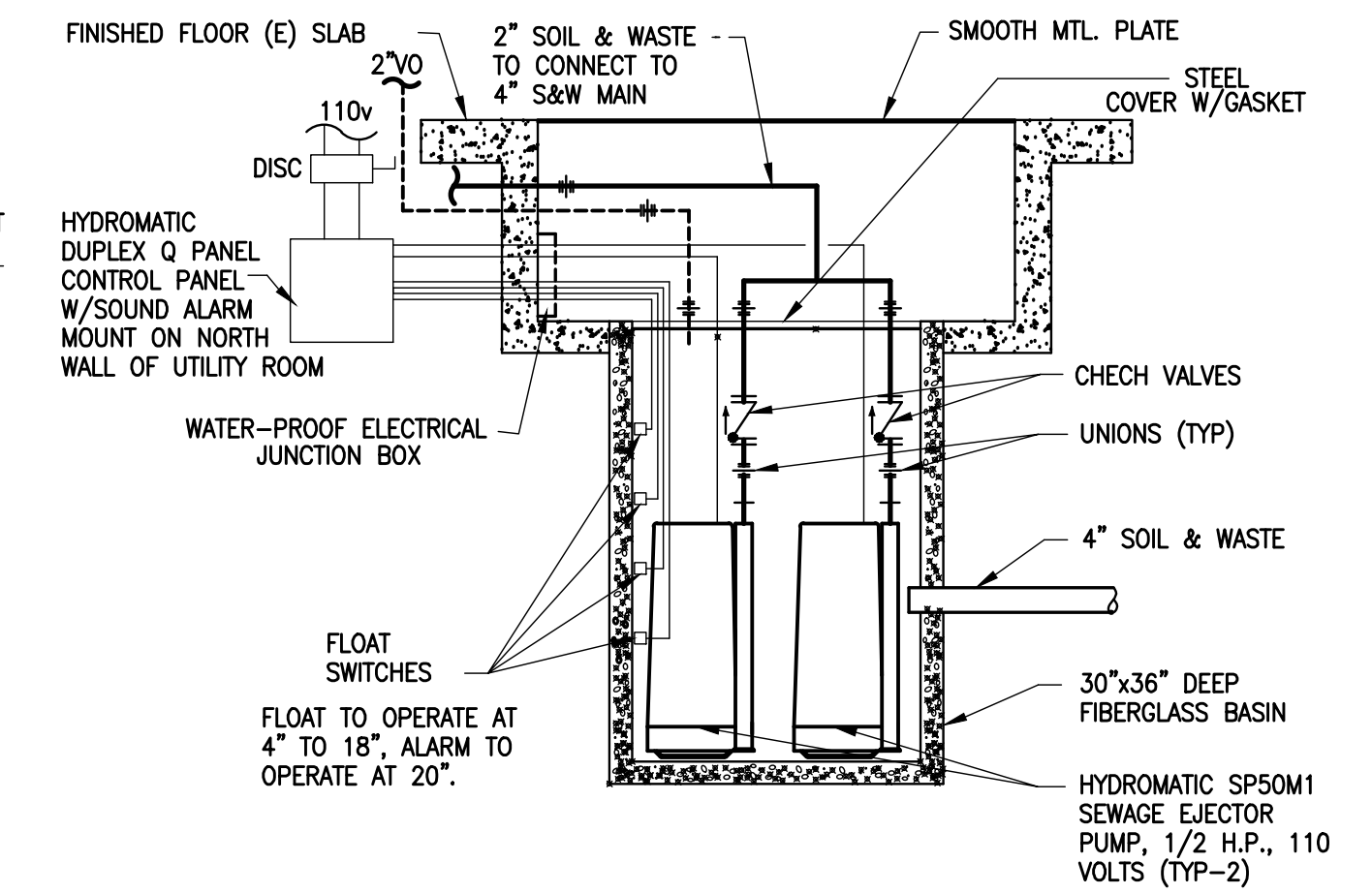
1 TANK PLAN VIEW

NTS



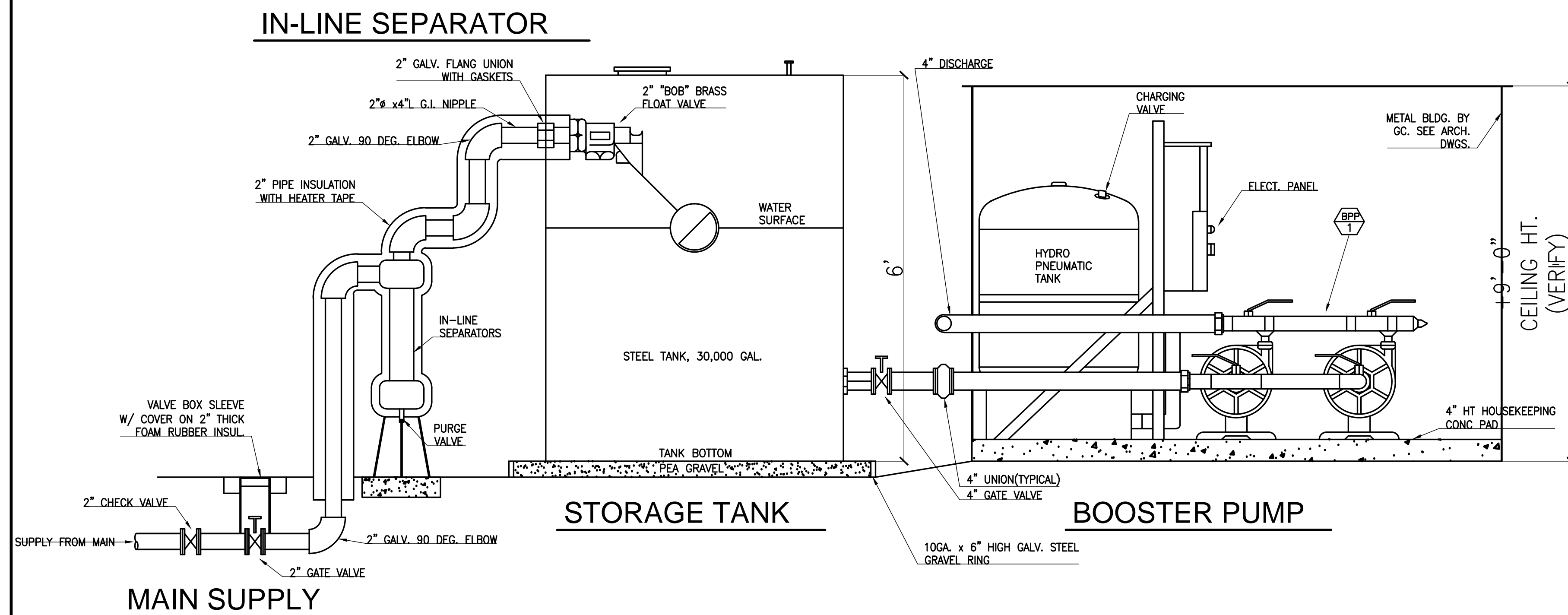
1 TANK OVERFLOW

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3 SEWAGE EJECTOR PUMP
(SCHEMATIC ONLY)

N.T.S.



1 FLOW DIAGRAM

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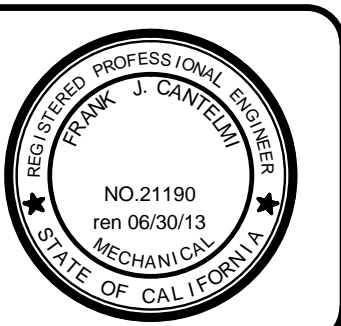
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P-5
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WATER DEMAND CALCULATIONS

GPM DEMAND = EACH LOT
 DOMESTIC DEMAND = 53.5 F.U. = 30 GPM
 IRRIGATION DEMAND = 2.56GPMx12 HEADS = 30 GPM

MAXIMUM DEMAND = 30GPM
 MAXIMUM DISTANCE = 300'

MIN. PRESSURE @ MAIN = 124 PSI
 MAX. FLOW RATE = 30 GPM
 LOSS THRU METER = 16 PSI (3/4" METER)
 STATIC LOSS = 5 PSI
 RESIDUAL PRESSURE @ FIXTURE = 25 PSI
 TOTAL LOSSES = 46 PSI

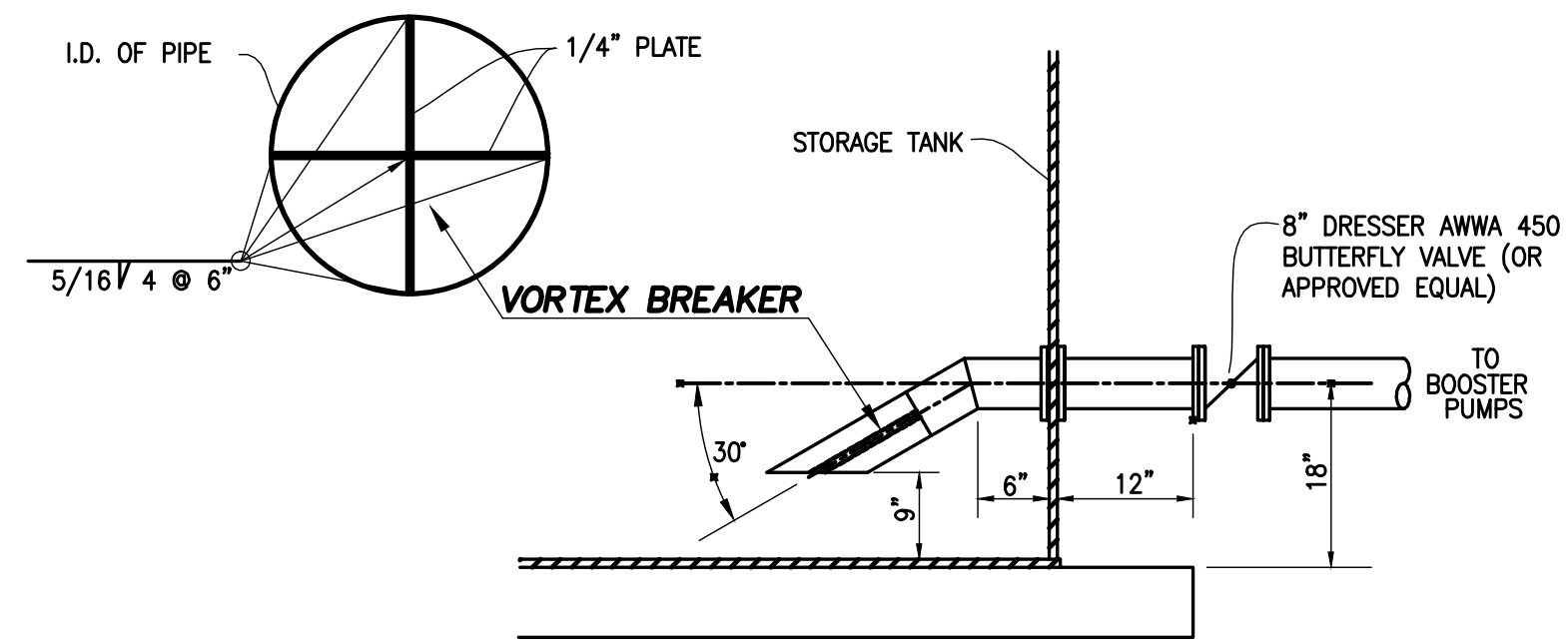
MIN. PRESSURE ALLOWABLE = 124 PSI - 46 PSI = 78 PSI

FOR FRICTION

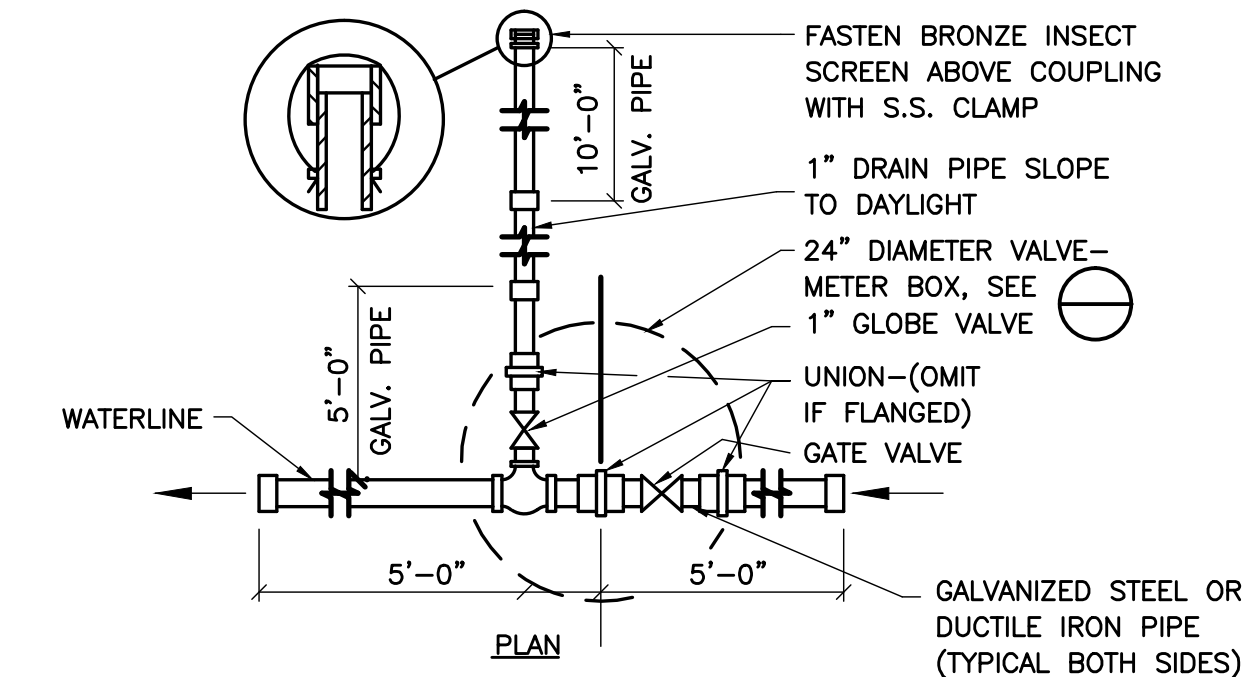
ALLOWABLE FRICTION LOSS = $\frac{78 \times 100}{300}$ = 26 PSI PER 100' OF PIPE

VELOCITY NOT TO EXCEED 6ft/SEC

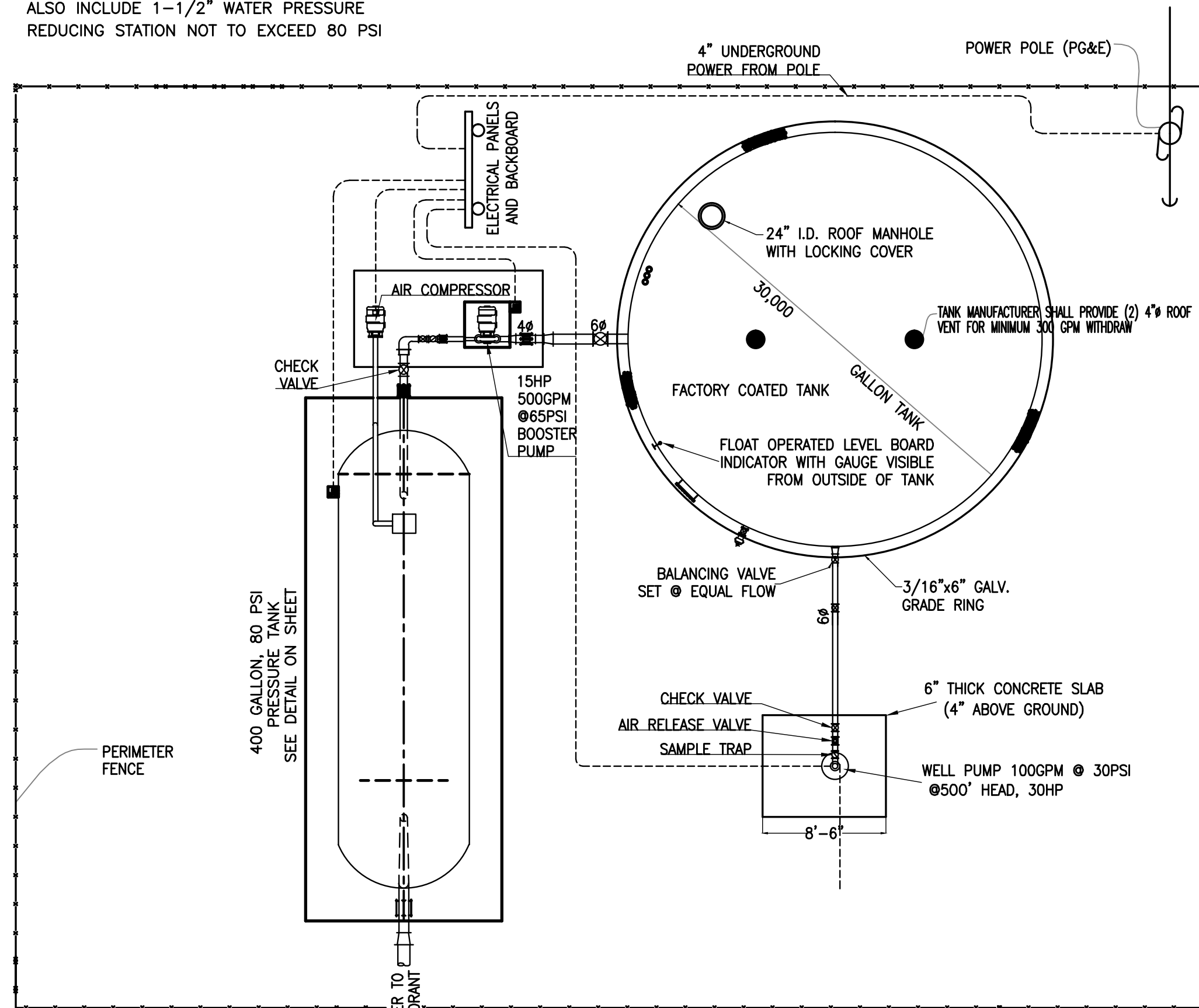
THE 1-1/2" WATER TO EACH LOT ALSO INCLUDE 1-1/2" WATER PRESSURE REDUCING STATION NOT TO EXCEED 80 PSI



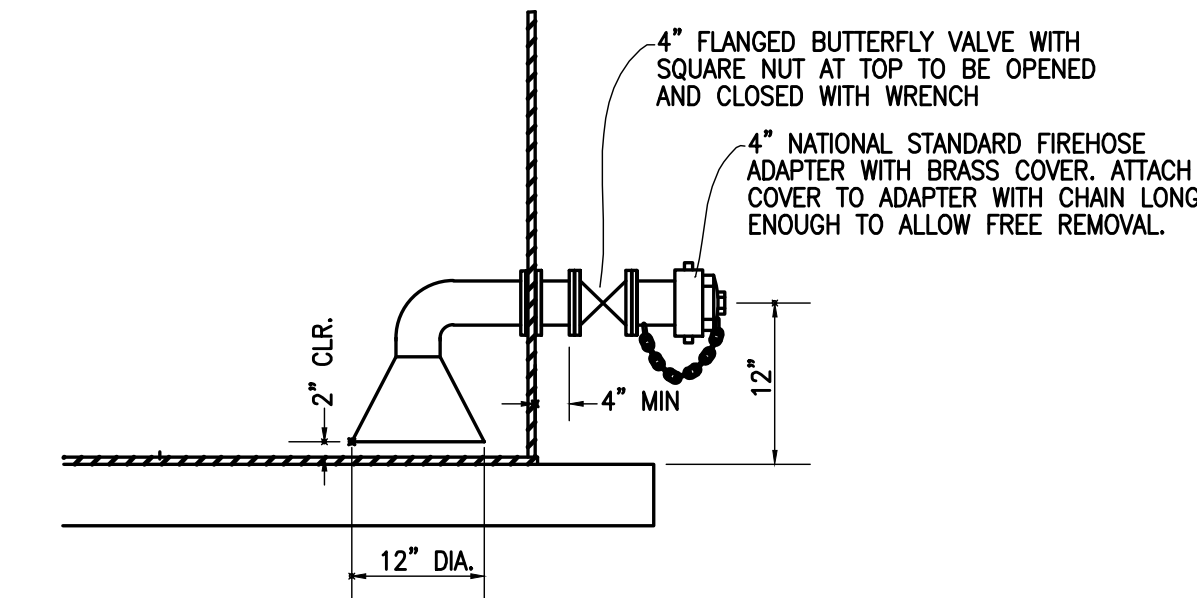
00 STORAGE TANK OUTLET N.T.S.
 COMMON FILE/PDETAIL/STORAGE_TANK_OUTLET.DWG 1/4



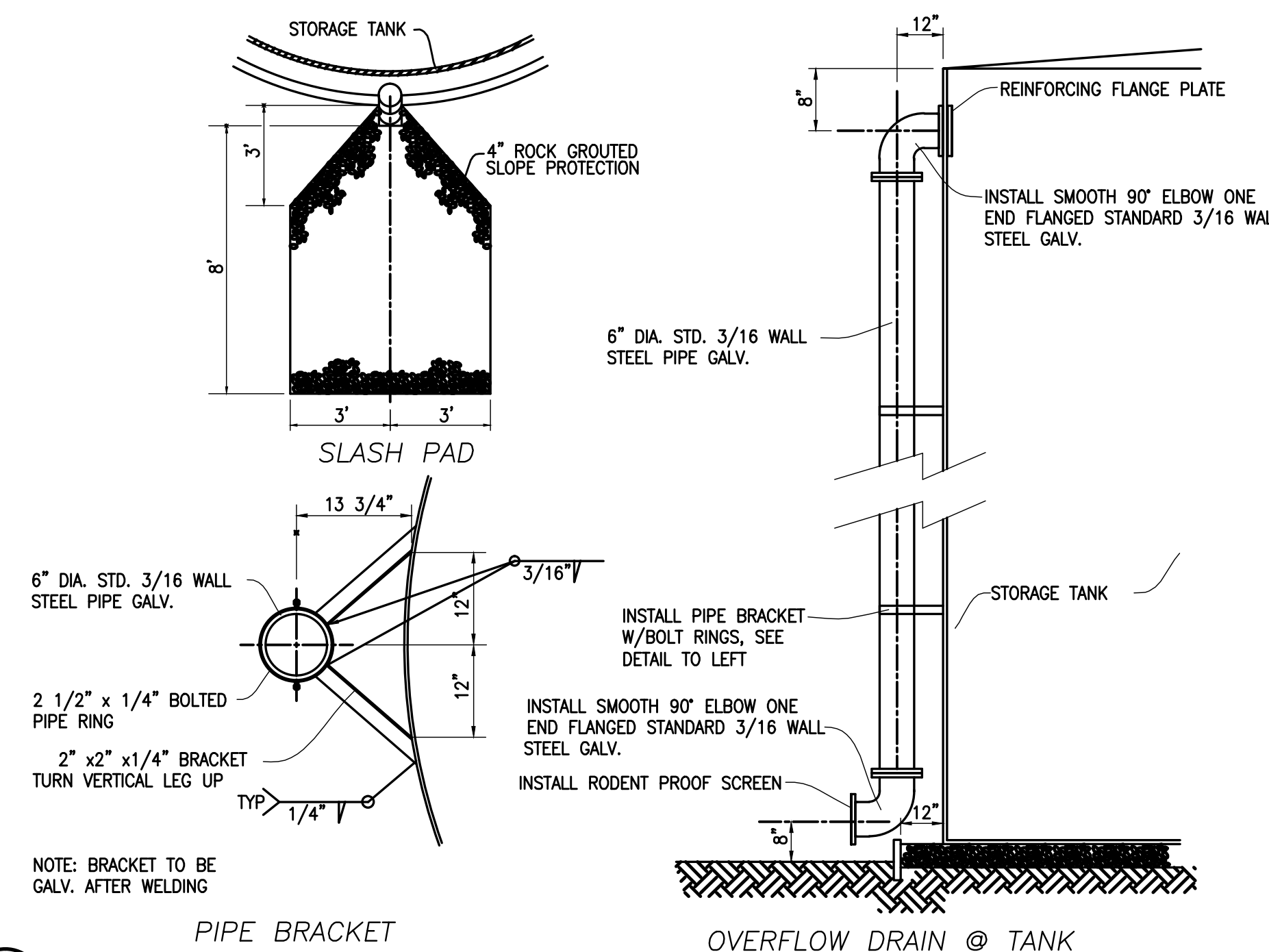
00 SERVICE VALVE (TYPICAL) N.T.S.



10 TANK PLAN VIEW N.T.S.

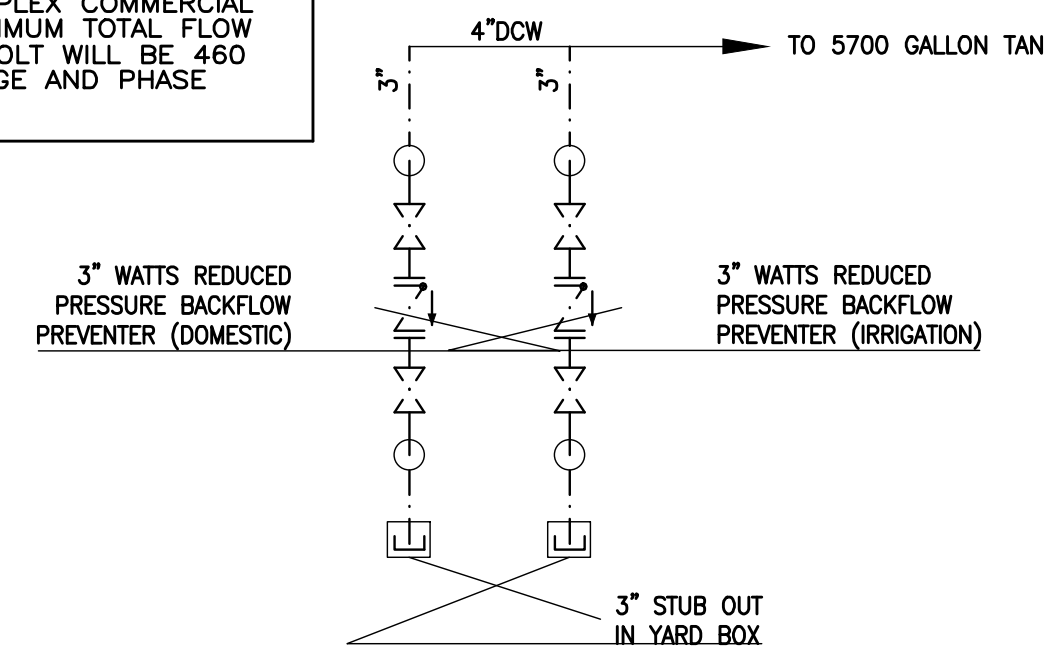


1 TANK DRAIN N.T.S.
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00 TANK OVERFLOW N.T.S.
 COMMON FILE/PDETAIL/TANK_OVERFLOW.DWG 1/4

MECHANICAL SCHEDULE	
55	LAKOS IN-LINE SEPARATOR IL-0300-S 100GPM @ 6PSI LOSS FURNISH AND INSTALL A CENTRIFUGAL VORTEX SEPARATOR IN THE LIQUID SUPPLY SYSTEM TO REMOVE SEPARABLE SOLIDS FORM SYSTEM. TYPICAL SINGLE-PASS PERFORMANCE WITH SAND AND WATER IS 98% EFFICIENCY TO 74 MICRONS. PERFORMANCE EXCEEDING THIS LEVEL IS PREDICTABLE WHEN THE DIFFERENCE IN SPECIFIC GRAVITY BETWEEN THE LIQUID AND SEPARABLES SOLIDS EXCEEDS THE DIFFERENTIAL BETWEEN SAND (Sp. Gr. of 2.6) AND WATER (Sp. Gr. of 1.0)
56	FURNISH AND INSTALL A THRUSS DUPLEX PACKAGE PRESSURE BOOSTER SYSTEM THE BOOSTER SYSTEM WILL BE A THRUSS MDDC-75 DUPLEX COMMERCIAL PRESURIZER. THE BOOSTER SYSTEM WILL BE CAPABLE OF MAXIMUM TOTAL FLOW OF 150GPM AND A MAXIMUM REGULATED BOOST OF 60PSIG. VOLT WILL BE 460 THREE PHASE WITH (3) HORSE POWER MOTOR. VERIFY VOLTAGE AND PHASE WITH EXPANSION TANK



1 ENLARGED VIEW OF TERMINATION POINT

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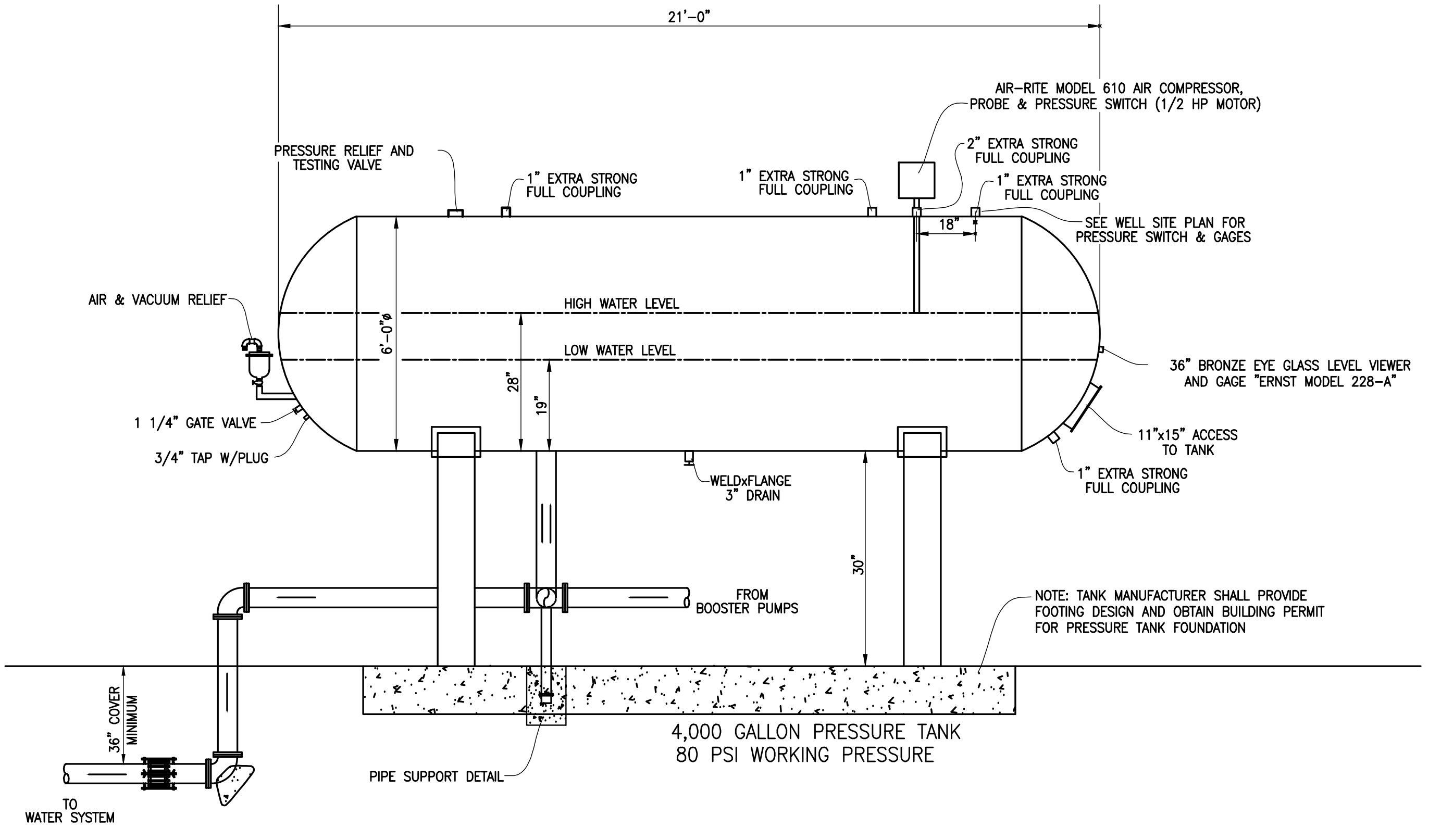
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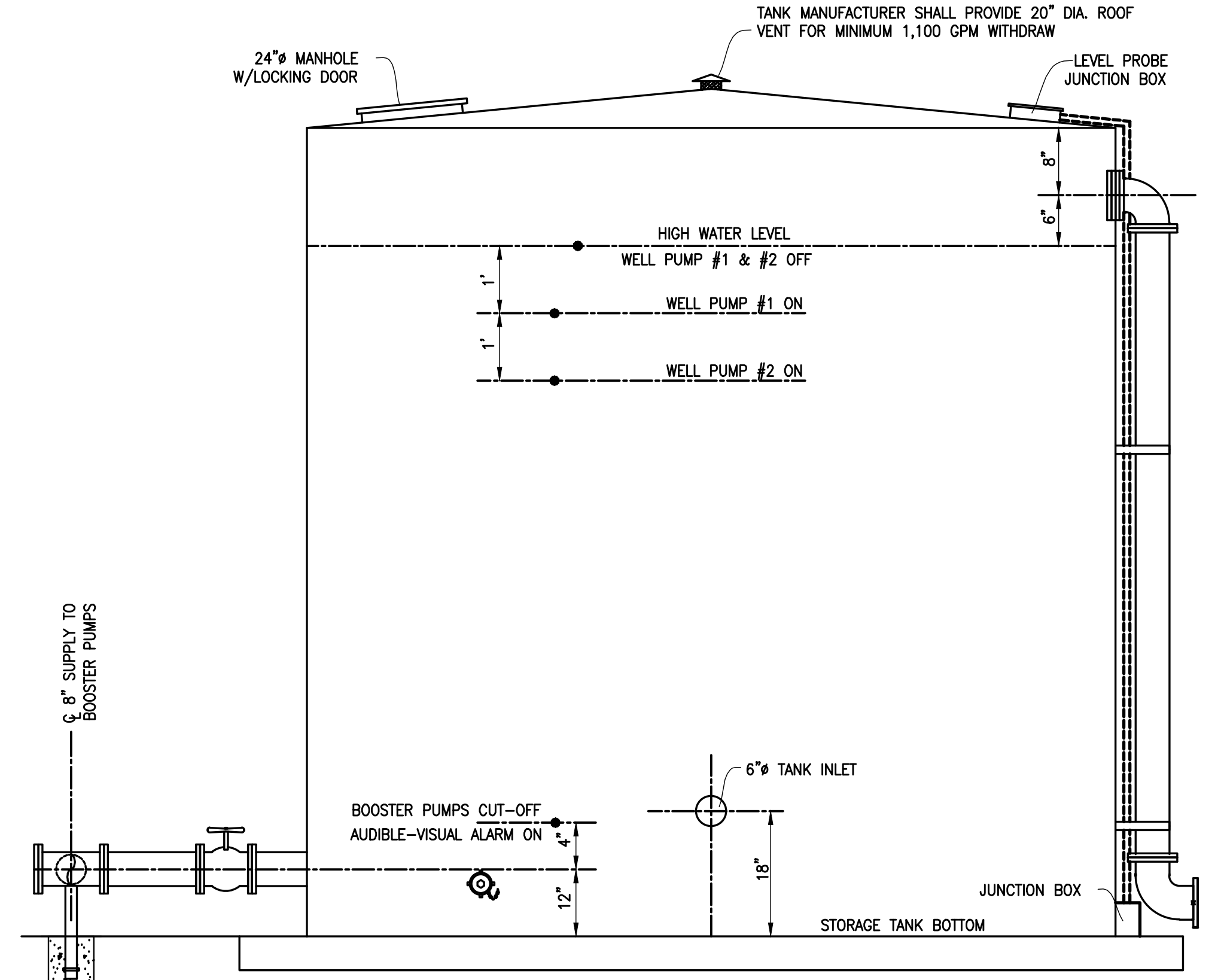
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FILE NO.	008-2488P1



00 PRESSURE TANK DETAIL

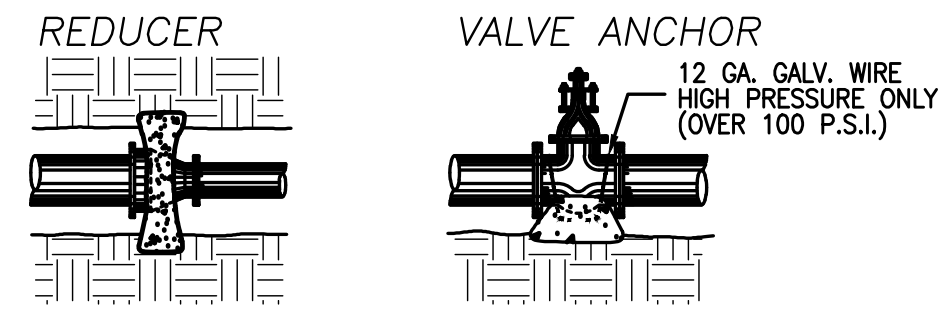
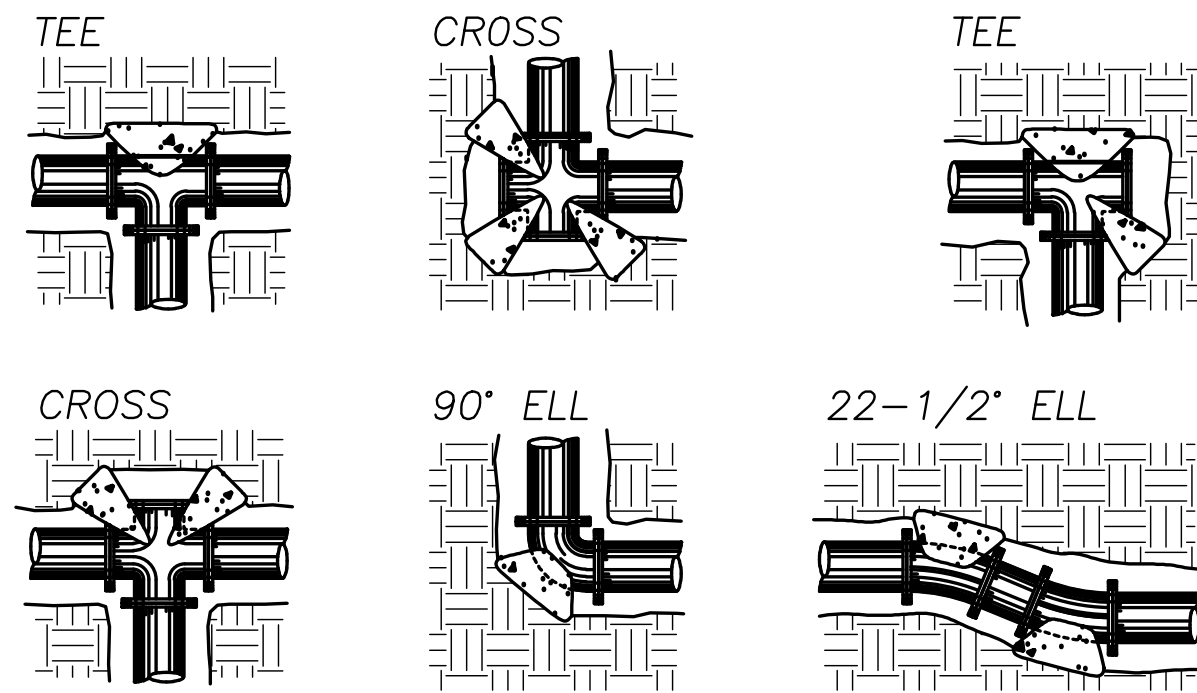
N.T.S.



00 STORAGE TANK DETAIL

N.T.S.

COMMON FILE/PDETAIL/STORAGE_TANK.DWG 1/4



REDUCER SCHEDULE

REDUCER SIZE	AREA REQ'D	THRUST BLOCK SIZE
12X10	3.5 s.f.	1.9'x1.9'
12X8	6.3 s.f.	2.5'x2.5'
12X6	8.5 s.f.	2.9'x2.9'
10X8	2.8 s.f.	1.8'x1.7'
10X6	5.0 s.f.	2.2'x2.2'
8X6	2.2 s.f.	1.5'x1.5'

VALVE ANCHOR SCHEDULE

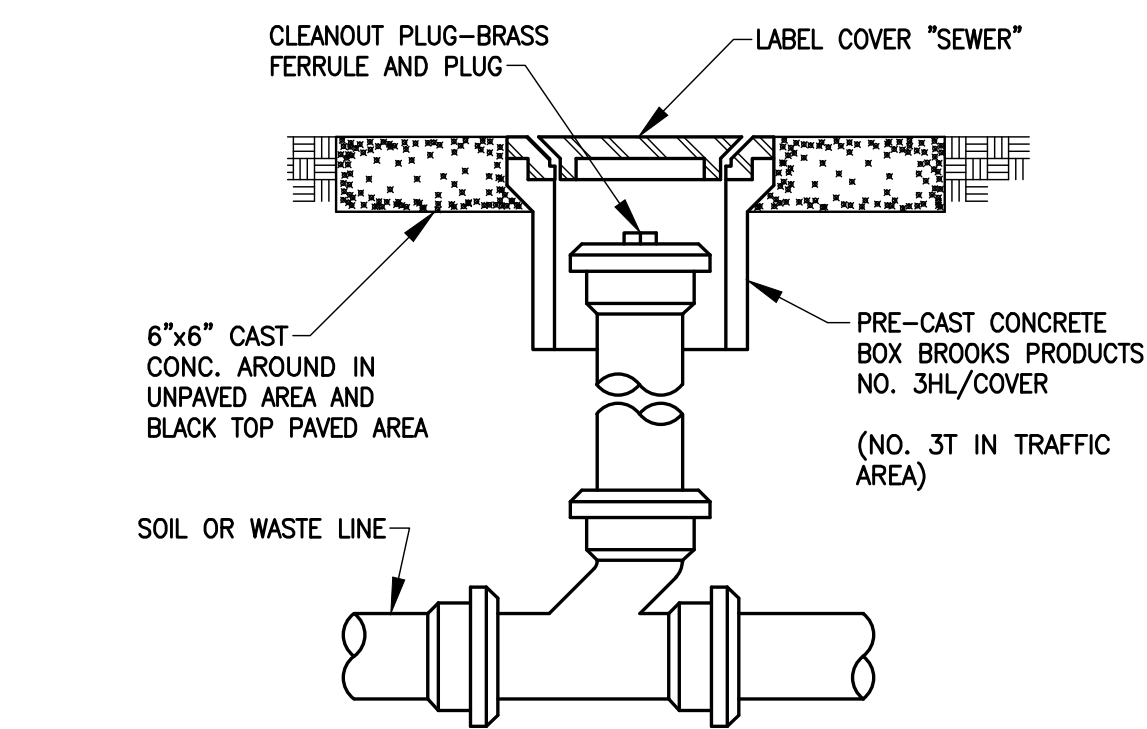
VALVE SIZE	AREA REQ'D	THRUST BLOCK SIZE
12	11.3 s.f.	3.4'x3.4'
10	7.9 s.f.	2.8'x2.8'
8	5.0 s.f.	2.2'x2.2'
6	2.8 s.f.	1.7'x1.7'

THRUST BLOCK SCHEDULE

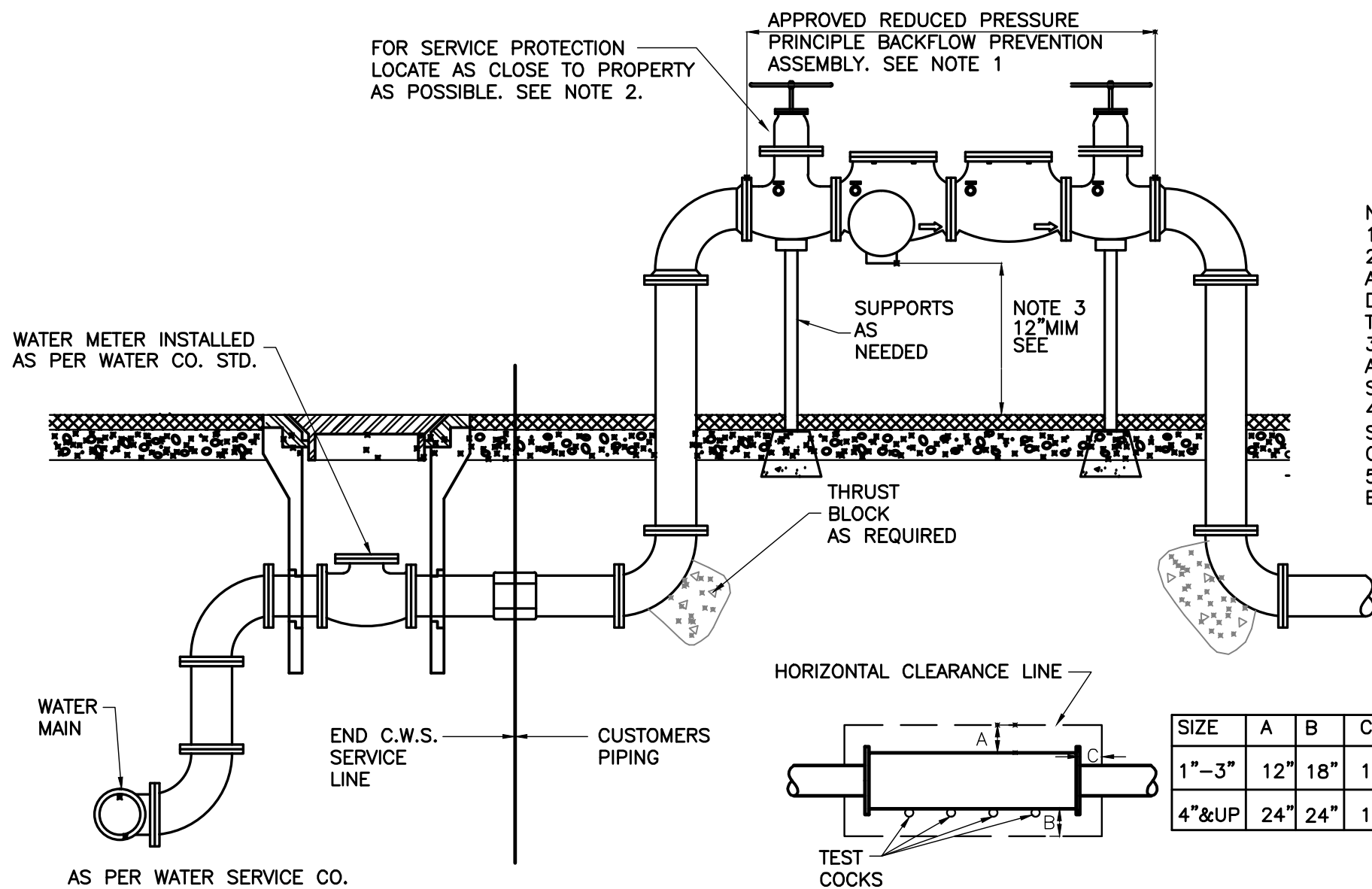
PIPE SIZE	BEARING AREA IN SQ. FT.			
	TEE OR PLUG	90° ELL OR HYDRANT	45° ELL	22-1/2° ELL
4"	2	2	2	1
6"	3	4	2	2
8"	5	7	4	2
10"	8	11	6	3
12"	11	16	8	4

NOTES:
 ALL THRUST BLOCKS TO BE POURED AGAINST UNDISTURBED SOIL. CONCRETE SHALL BE PLACED BEHIND BELLS OF FITTINGS.
 BEARING AREAS SHOWN IN TABLE ARE BASED ON ALLOWABLE SOIL PRESSURE OF 1500 P.S.F.
 KEEP CONCRETE AWAY FROM BELLS.

NOTE:
 1. FITTINGS FOR CLEANOUT SHALL BE SUITABLE FOR PIPE MATERIALS USED.
 2. 2-WAY COTG IS SIMILAR. INSTALL 2 GOTG IN OPPOSING FLOW DIRECTIONS - TYP.

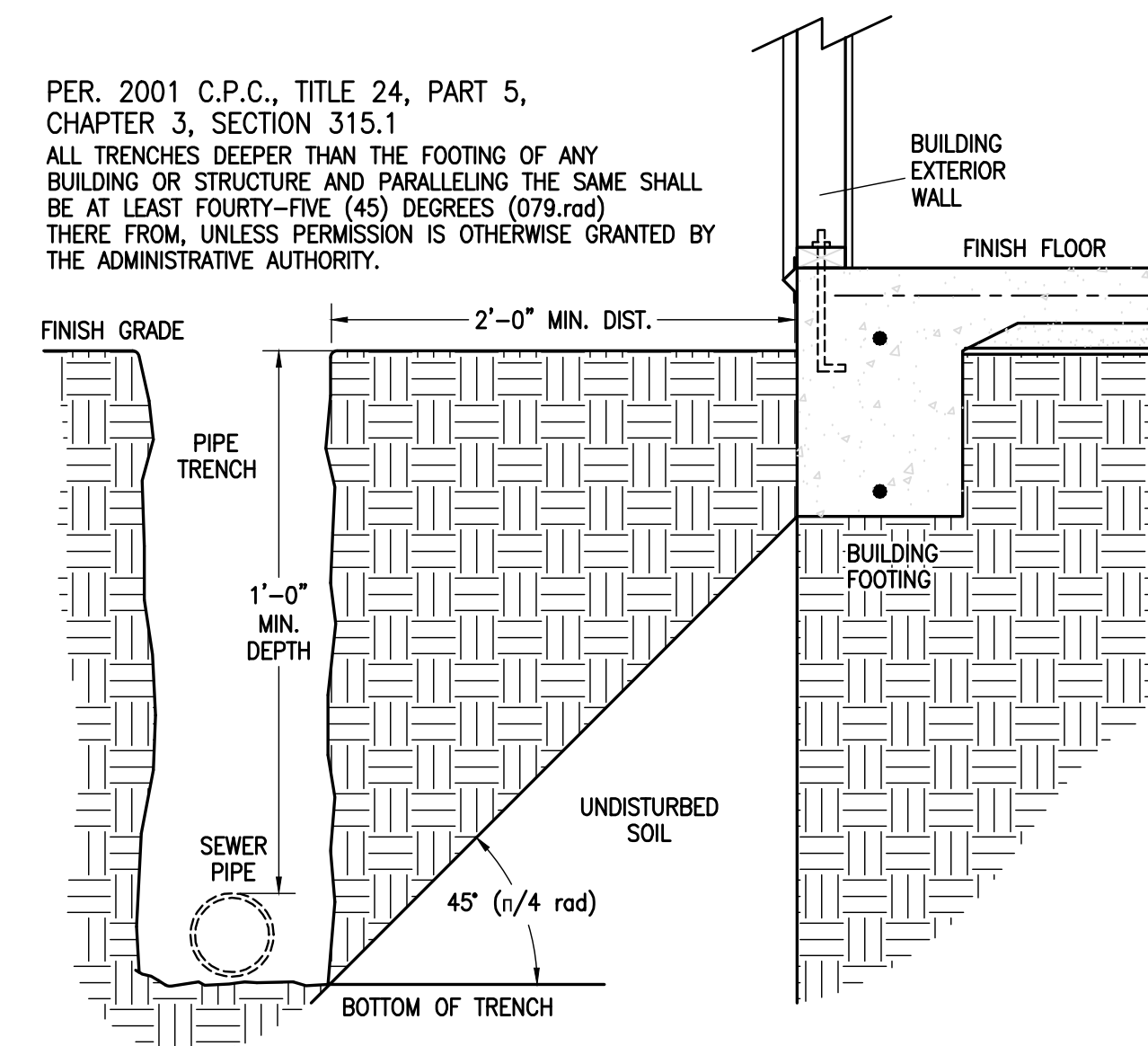


⑦ CLEAN-OUT TO GRADE N.T.S.



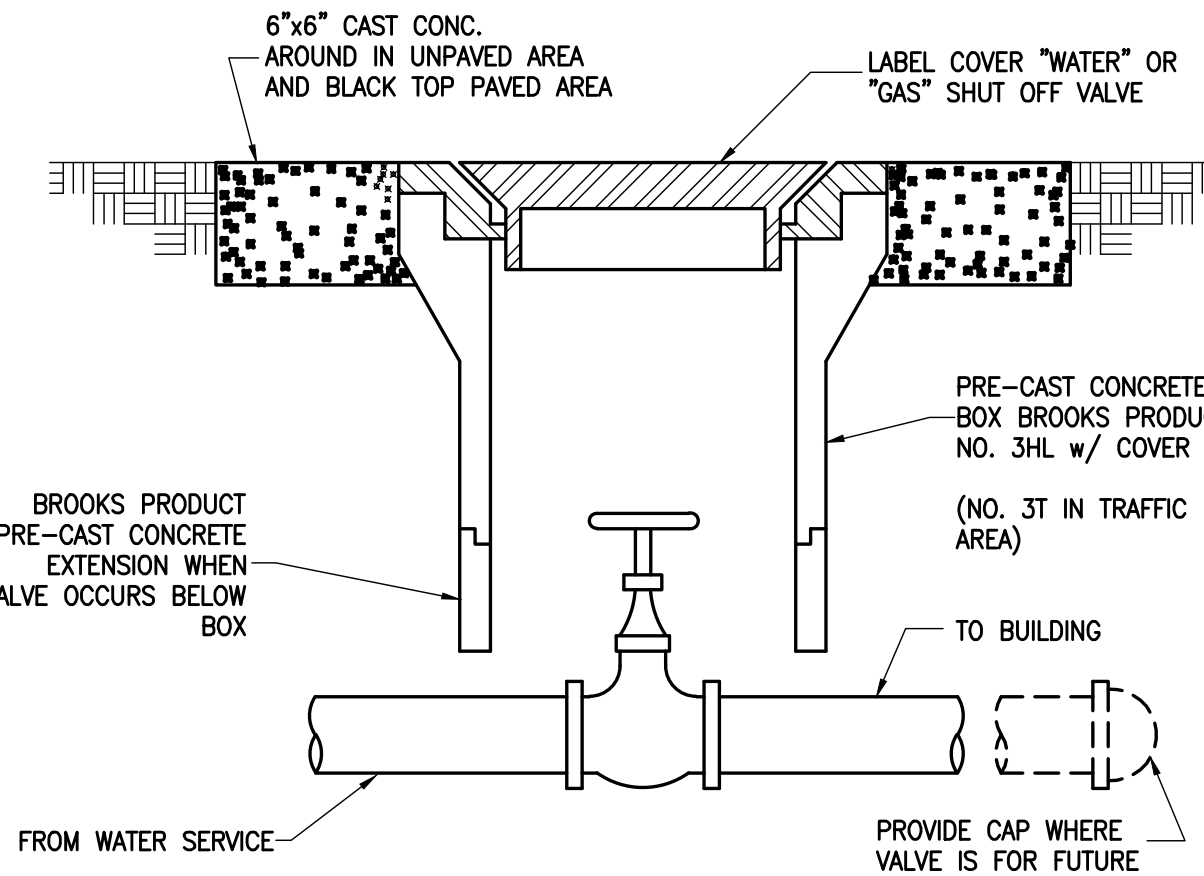
NOTES:
 1. SEE C.W.S. APPROVED LIST OF VALVES.
 2. THE LOCATION AND INSTALLATION OF THE APPROVED ASSEMBLY SHALL BE SUBJECT TO THE APPROVAL OF THE DISTRICT CROSS-CONNECTION CONTROL SUPERVISOR PRIOR TO INSTALLATION.
 3. INSTALL UNIT A MINIMUM OF 12" AND A MAXIMUM OF 36" ABOVE FINISHED GRADE OF THE SURROUNDING GRADE NOT SUBJECT TO FLOODING.
 4. PRESSURE/TEMPERATURE RELIEF VALVE INSTALLATION SHOULD BE CONSIDERED WHERE HOT WATER HEATING SYSTEMS OR EQUIPMENT MAY CREATE EXCESSIVE WATER PRESSURE.
 5. APPROVED PROTECTIVE ENCLOSURES WHERE REQUIRED MAY BE INSTALLED IN ACCORDANCE WITH C.W.S. REQUIREMENTS.

① BACKFLOW PREVENTER & WATER METER N.T.S.

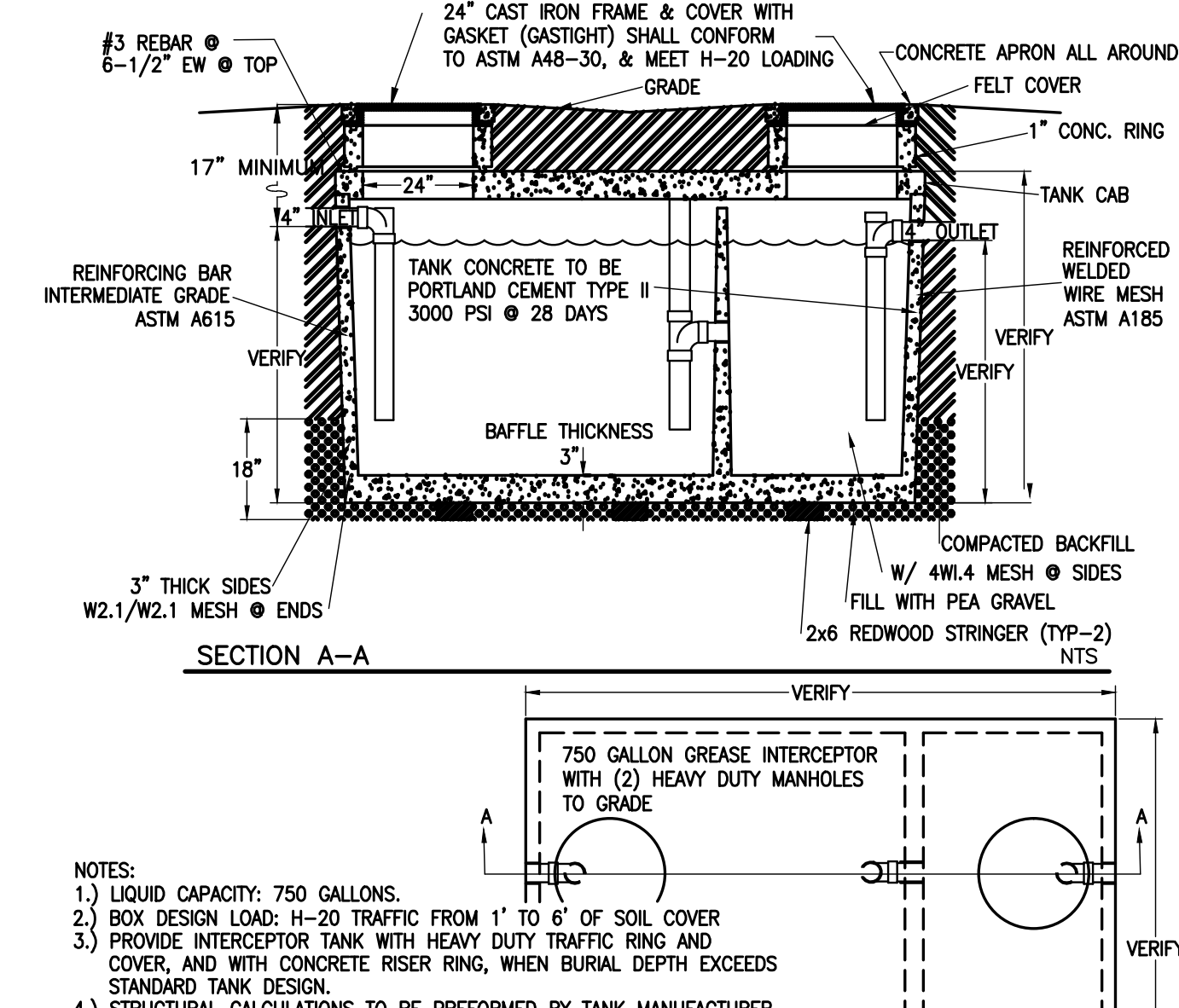


PER 2001 C.P.C., TITLE 24, PART 5, CHAPTER 3, SECTION 315.11
 ALL TRENCHES DEEPER THAN THE FOOTING OF ANY BUILDING OR STRUCTURE AND PARALLELING THE SAME SHALL BE AT LEAST FOURTY-FIVE (45) DEGREES (079rad) THERE FROM, UNLESS PERMISSION IS OTHERWISE GRANTED BY THE ADMINISTRATIVE AUTHORITY.

④ LOCATION OF PIPING TRENCH N.T.S.

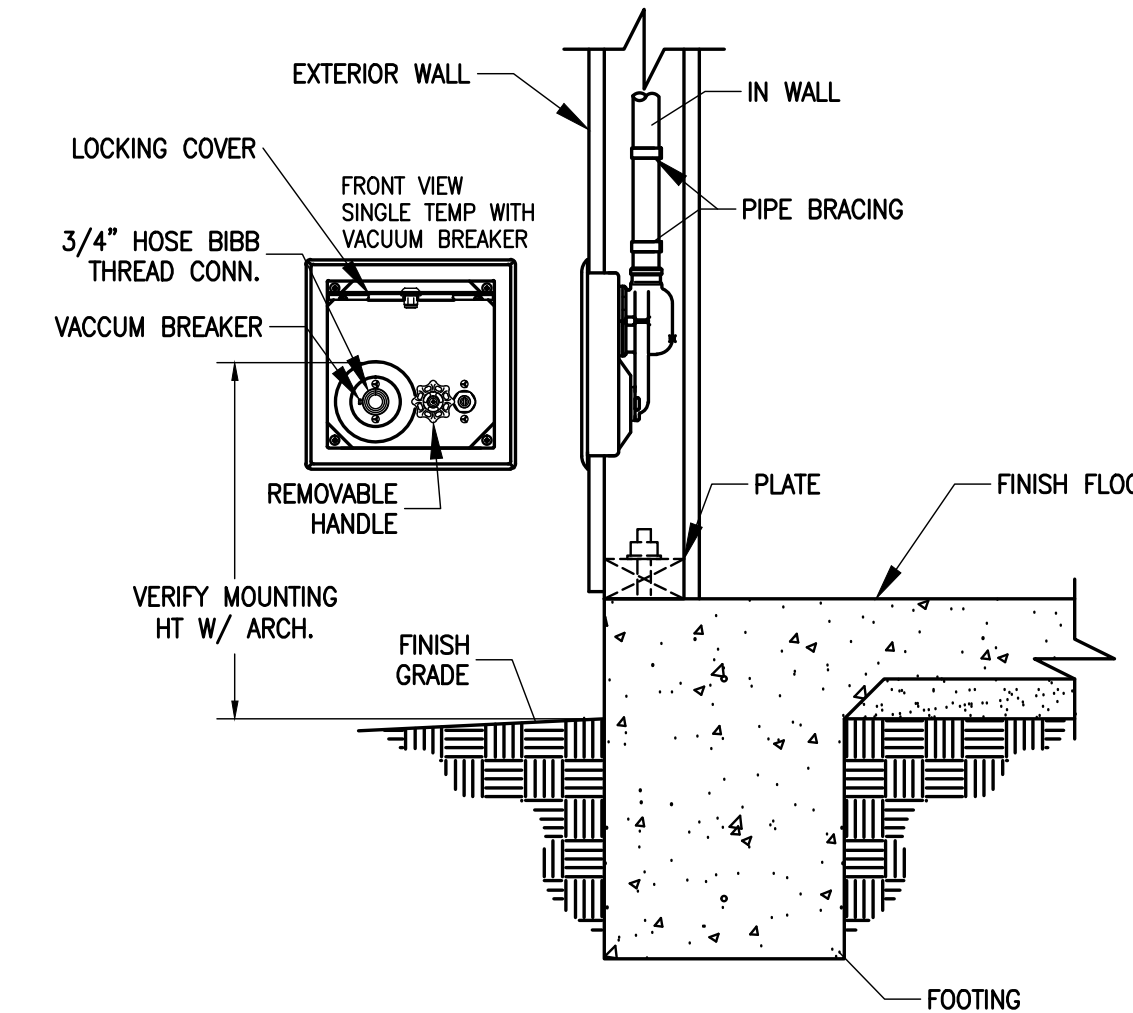


⑤ SHUT-OFF VALVE IN YARDBOX N.T.S.



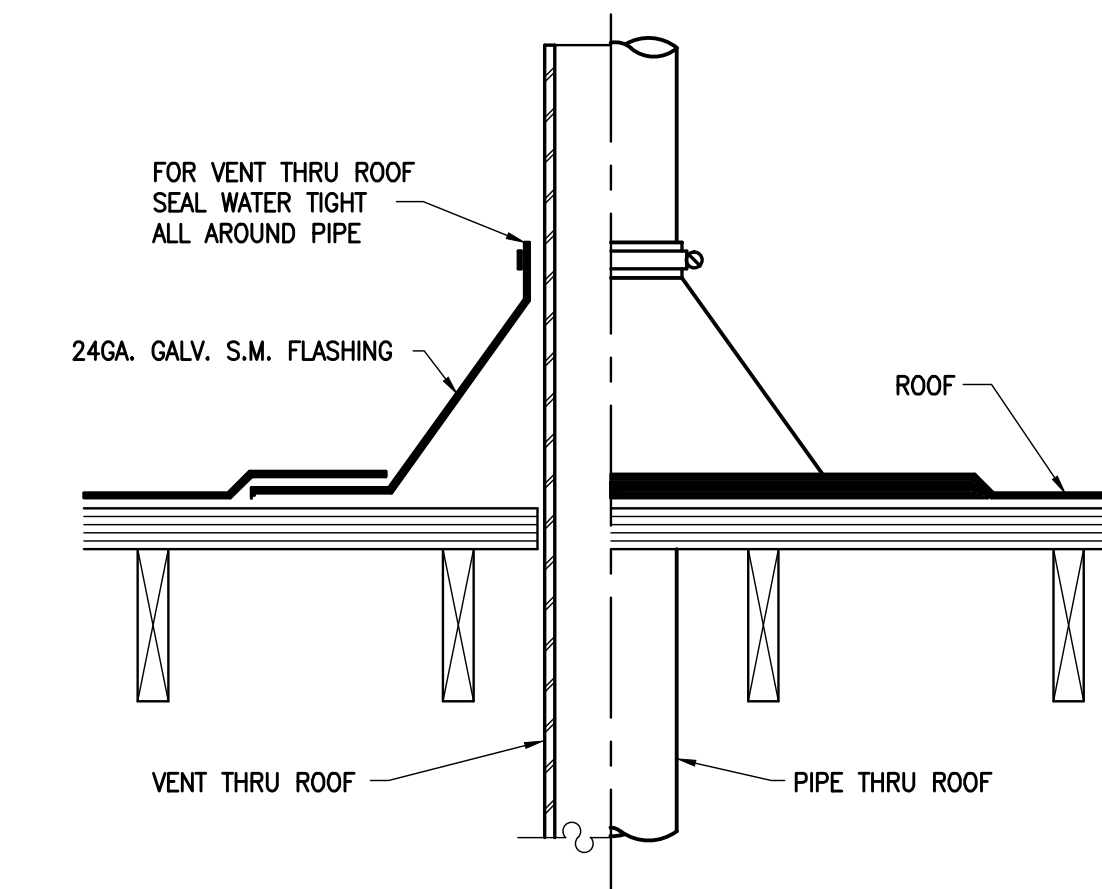
NOTES:
 1. LIQUID CAPACITY: 750 GALLONS.
 2. BOX DESIGN LOAD: H-20 TRAFFIC FROM 1' TO 6' OF SOIL COVER
 3. PROVIDE INTERCEPTOR TANK WITH HEAVY DUTY TRAFFIC RING AND COVER, AND WITH CONCRETE RISER RING, WHEN BURIAL DEPTH EXCEEDS STANDARD TANK DESIGN.
 4. STRUCTURAL CALCULATIONS TO BE PERFORMED BY TANK MANUFACTURER.

② 750 GAL. GREASE INTER. N.T.S.

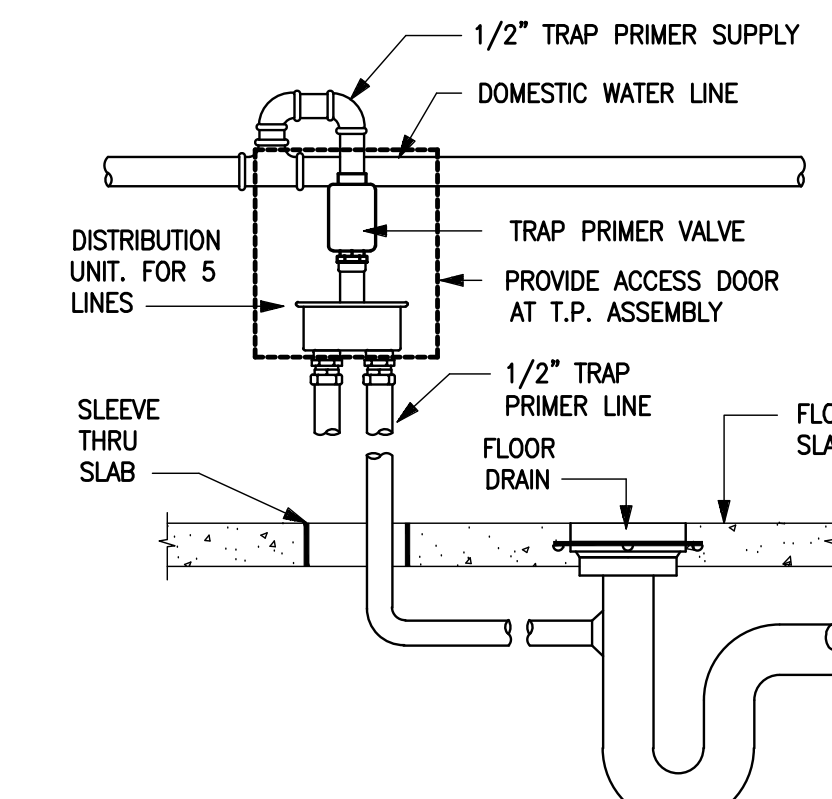


⑥ EXTERIOR HOSE BIBB - TYP. N.T.S.

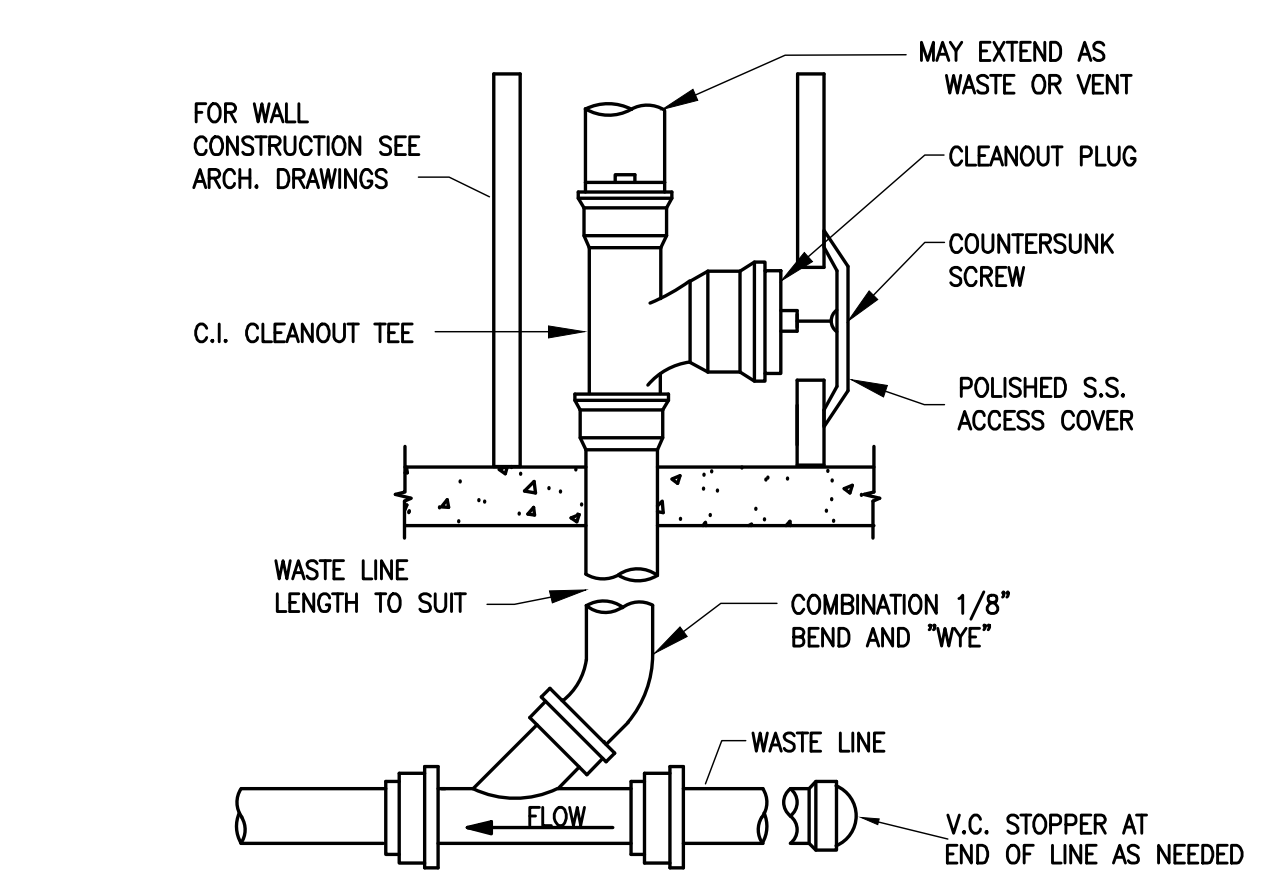
VENT THRU ROOF TO TERMINATE NOT LESS THAN (10) FEET FROM OR AT LEAST (3) FEET ABOVE ANY WINDOW, DOOR, OPENING, AIR-INTAKE OR VENT SHAFT, NOR LESS THAN (3) FEET IN EVERY DIRECTION FROM ANY LOT LINE: ALLEY AND STREET EXCEPTED.



⑨ VENT/PIPE THRU ROOF - TYP N.T.S.



⑩ TRAP PRIMER SCHEMATIC N.T.S.

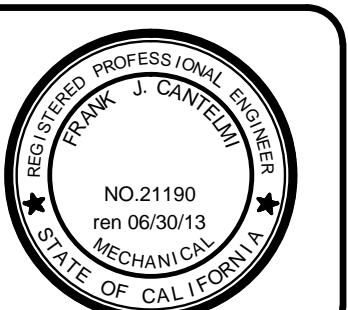


⑧ WALL CLEANOUT TYPICAL N.T.S.

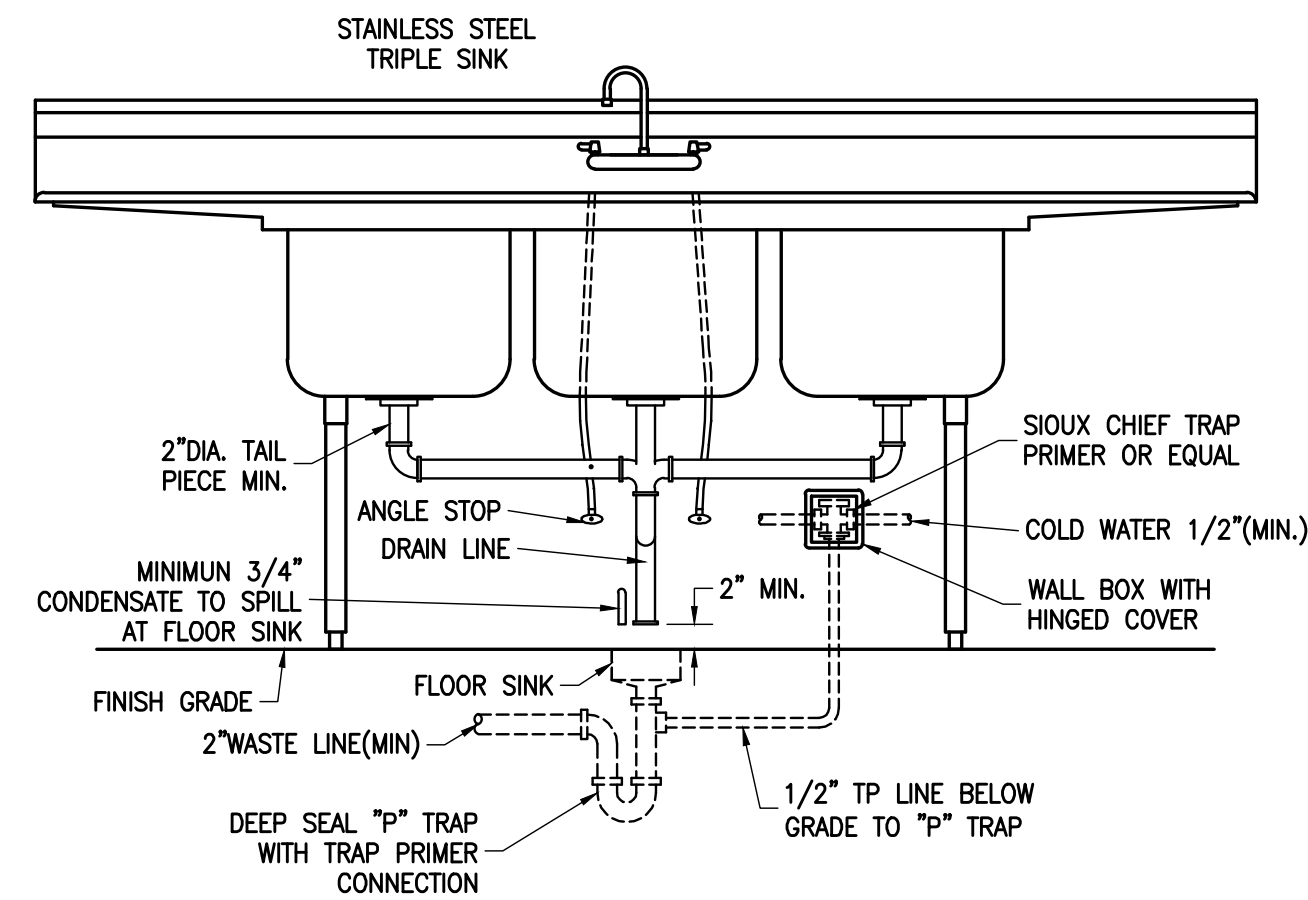
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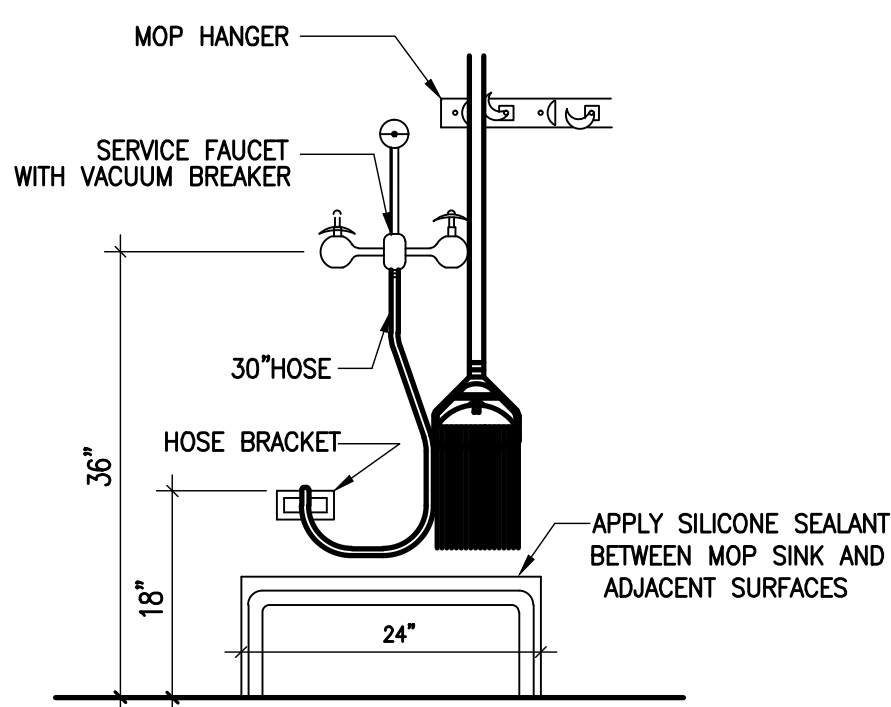
DWG. BY	JJL
CHK'D BY	
DATE	9/20/2011
JOB NO.	008-948
FILE NO.	008-248877



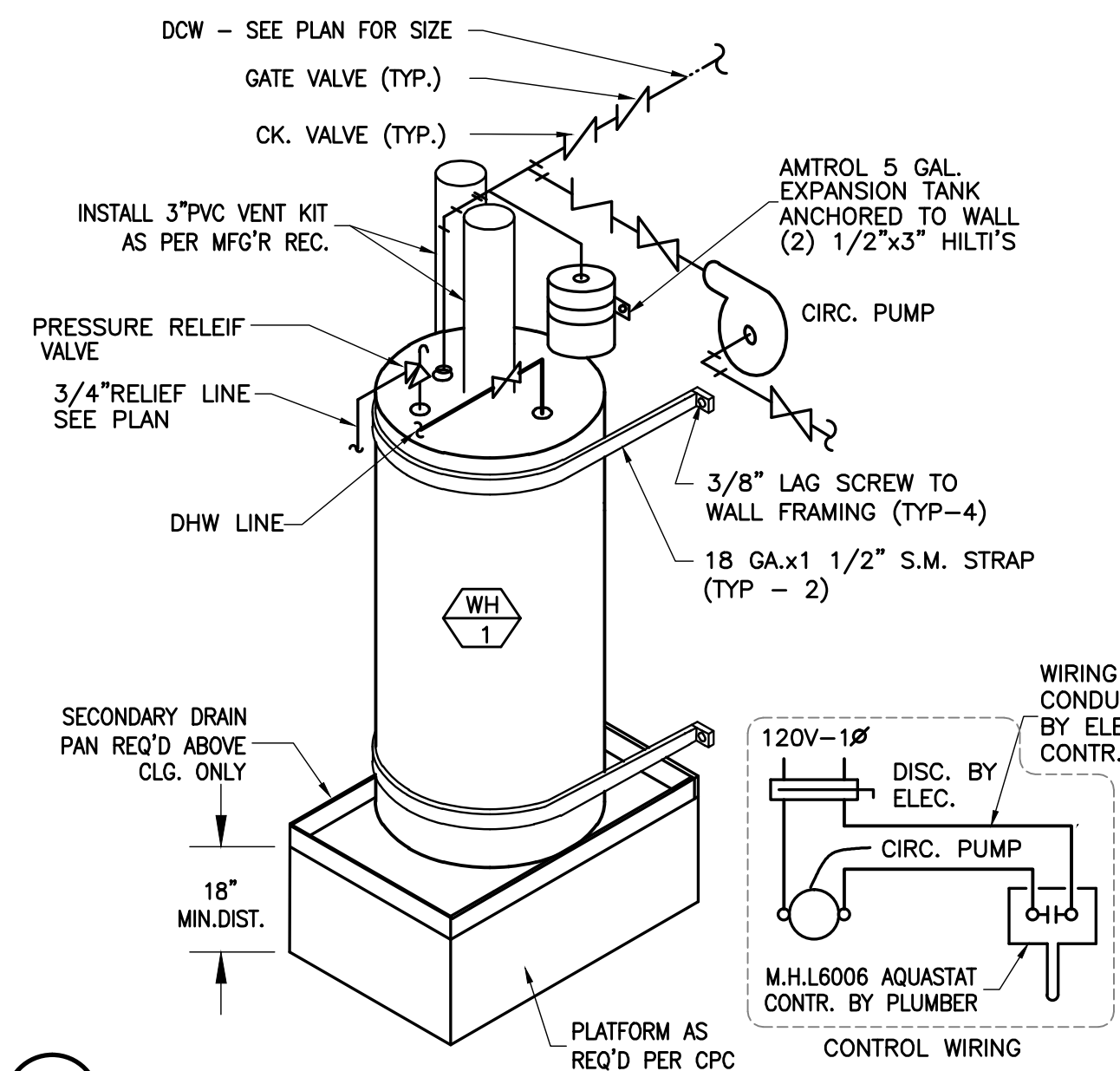
NOTE: PROVIDE TRAP PRIMER FOR DRAINS AS REQUIRED PER LOCAL REQUIREMENTS.



11 INDIRECT WASTE CONNECTION N.T.S.

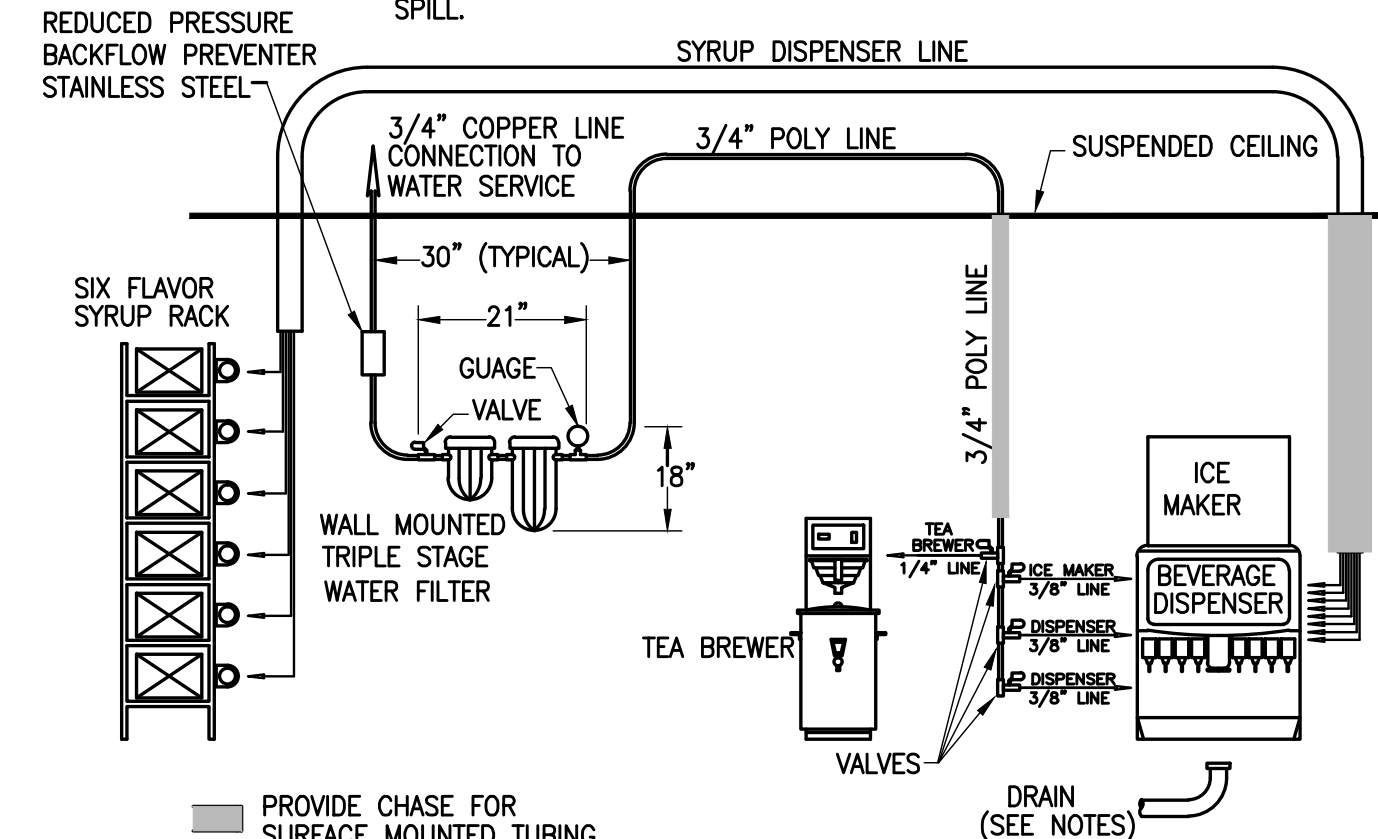


12 MOP SINK DETAIL N.T.S.

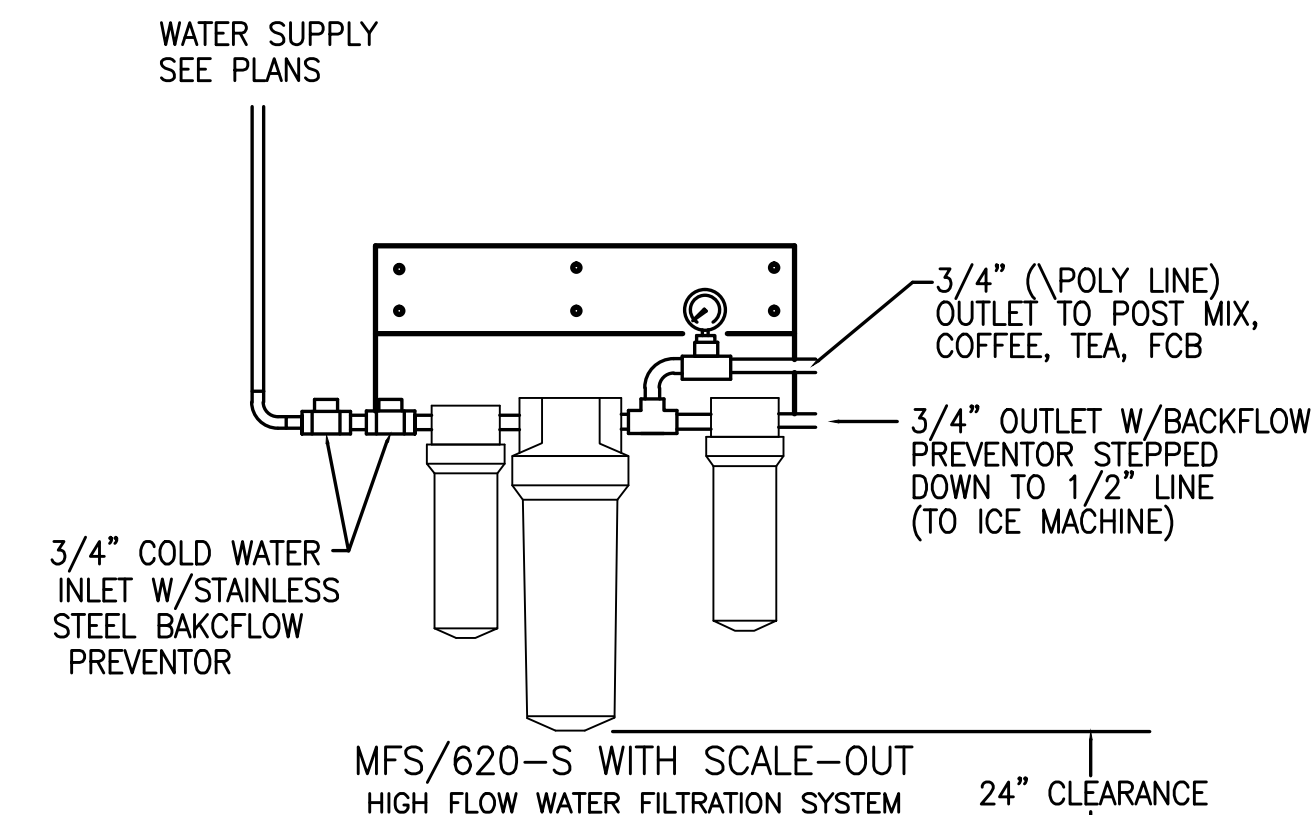


5 PIPING & MTG @ WH N.T.S.

PLUMBING REQUIREMENTS:
 1. ONE 3/4 INCH POLY LINE WITH THREE SEPARATE 3/8 INCH STOP VALVE CONNECTIONS AND ONE 1/4 INCH STOP VALVE CONNECTION. THESE CONNECTIONS TO BE LOCATED AT BEVERAGE DISPENSER, NO HIGHER THAN 32\"/>

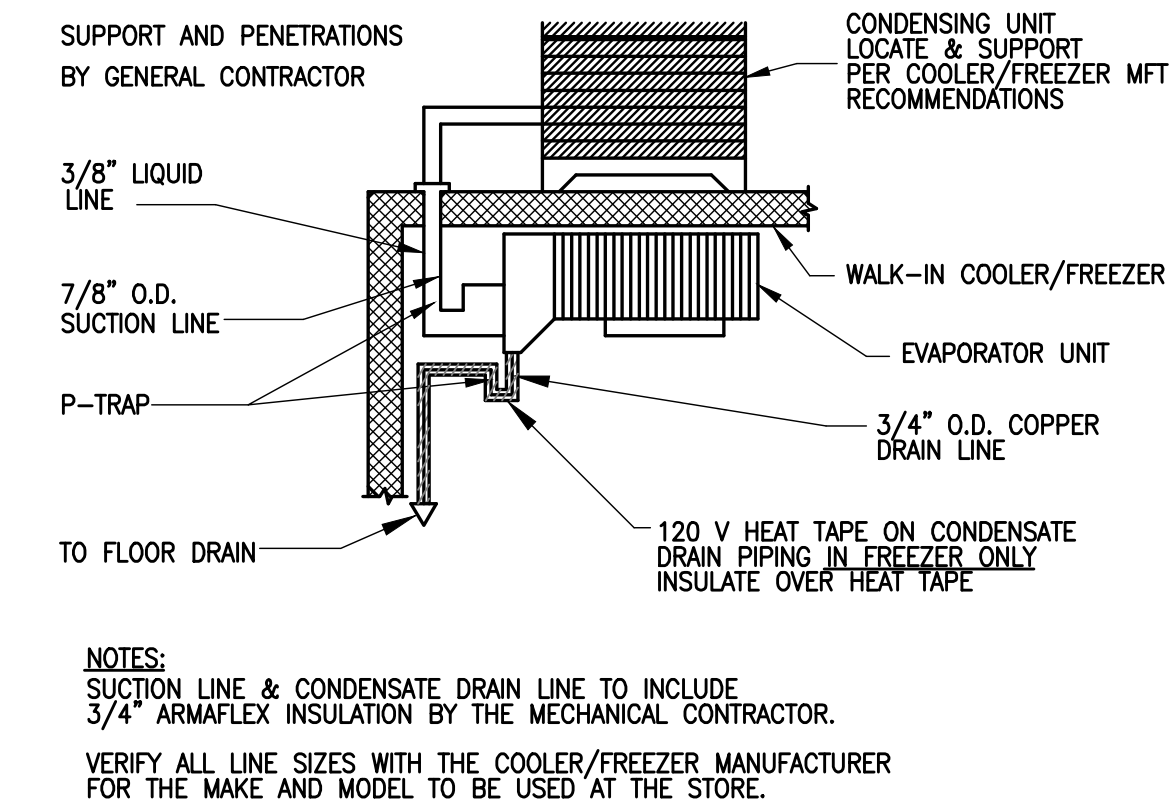


15 BASIC BEVERAGE DISPENSER N.T.S.



NOTES:
 1. OVERALL DIMENSIONS 25-1/2\"/>

14 WATER FILTER SYSTEM N.T.S.



NOTES:
 SUCTION LINE & CONDENSATE DRAIN LINE TO INCLUDE 3/4\"/>

16 COOLER/FREEZER PIPING N.T.S.

PLUMBING FIXTURE SCHEDULE							
MARK	FIXTURE	DCW	DHW	S&W	TRAP	VENT	DESCRIPTION
L 1	AFFINITY LAVATORY	1/2"	3/4"	2"	1 1/4"	2"	AMERICAN STANDARD #3420.803 AFFINITY LAVATORY - ZURN #26915-GEN-TMV-1 HYDRO-ELECTRIC POWER GENERATOR FOR SENSOR FAUCET W/ VANDAL RESISTANT AERATOR (.5GPM) STRAINER & TAILPIECE - MIXING TEE - (2) ANGLE WALL STOPS W/FLEX RISERS "P" TRAP INSULATE HW SUPPLY & TRAP W/PROWRAP #PW2125TUB KIT - SELF PRIMMING - 38 LB.
WC 1	TOILET	1 1/4"	-	4"	INT.	2"	ZURN #25615.258 ECOVANTAGE TOILET - WALL MOUNTED - 17" HIGH - ELONGATED BOWL - 1.28 GPF - SIPHON JET ACTION - ZURN FLUSH VALVE #Z6000AV-HET OLSONITE #95 OPEN FRONT SEAT LESS COVER - (2) BOLT CAPS WATER CLOSET SUPPORT SYSTEM ZURN #1280-4 - FLUSH VALVE TO BE FURNISHED FOR PROPER CLEARANCE FROM HANDI-CAP GRAB BAR MOUNTED ON WALL ABOVE TOILET, VERIFY
WC 2	TOILET	1 1/4"	-	4"	INT.	2"	ZURN #25615.258 ECOVANTAGE TOILET - WALL MOUNTED - ELONGATED BOWL - 1.28 GPF - SIPHON JET ACTION - ZURN FLUSH VALVE #Z6000AV-HET OLSONITE #95 OPEN FRONT SEAT LESS COVER - (2) BOLT CAPS WATER CLOSET SUPPORT SYSTEM ZURN #1280-4
UR 1	ALLBROOK URINAL	1"	-	3"	INT.	2"	AMERICAN STANDARD #6541.132 ALLBROOK URINAL - VITREOUS CHINA - 3/4" TOP SPUD - WALL HANGERS - SLOAN ROYAL #180-1.5 FLUSH VALVE - VERIFY HANDICAP MOUNTING HEIGHT
SA 1	WATER HAMMER ARRESTER	-	-	-	-	-	J.R.SMITH #5010 WATER HAMMER ARRESTER - ALL STAINLESS STEEL CONSTRUCTION FACTORY PRE-CHARGED AND SEALED - ACCESS PANEL W/HINGED COVER - INSTALL AS PER MFG'S RECOMMENDATIONS
SS 1	SERVICE SINK	3/4"	3/4"	3"	3"	2"	AMERICAN STANDARD #7740.020 FLOWWELL SERVICE SINK - ENAMELED CAST IRON - CHICAGO FAUCET #897 W/VACUUM BREAKER, TOP BRACE, 3/4" HOSE CONNECTION - PAUL HOOK - #7721.038 STRAINER W/SOCKET - VINYL-COATED RIM GUARD WALL BRACE AND ADJUSTABLE INTEGRAL SUPPLY ARMS - "P" TRAP
FS 1	COATED FLOOR SINK	-	-	2"	2"	2"	JR SMITH #3100-Y ACID RESISTANT COATED FLOOR SINK - 6" DEEP - 2" OUTLET - TRAP PRIMER CONNECTION - HALF GRATE
FD 1	FLOOR DRAIN	-	-	2"	2"	2"	JR SMITH FLOOR DRAIN - 5" NICKEL BRONZE STRAINER HEAD 2" OUTLET - TRAP PRIMER CONNECTION
FS 2	COATED FLOOR SINK	-	-	3"	3"	2"	JR SMITH #3100-Y ACID RESISTANT COATED FLOOR SINK - 8" DEEP - 3" OUTLET - TRAP PRIMER CONNECTION - HALF GRATE
PF 1	POT FILLER	3/4"	-	-	-	-	CHICAGO #660 POT FILLER WITH HOSE AND BACKFLOW PREVENTER
KS 1	TRIPLE COMP. SINK	3/4"	3/4"	-	-	-	TRIPLE BOWL SCULLERY SINK 304 STAINLESS STEEL FAUCET - FITTING LEDGE - 18 GAUGE - (3)#J-35-FS FLAT STRAINER - (1) FISHER #3254 W/ BACK SPLASH - (2) ANGLE WALL STOPS W/FLEX RISERS - 3/4"DCW & DHW - INDIRECT WASTE TO FLOOR SINK VERIFY TYPE & STYLE WITH OWNER PRIOR TO ORDERING
HS 1	HAND SINK	3/4"	3/4"	2"	1-1/2"	2"	JUST #A-33338 WALL HUNG SINK - 18 GA TYPE 304 18-8 CORROSION RESISTANT STAINLESS STEEL - INTERIOR & TOP SURFACE IN SATIN FINISH - UNDERSIDE IS FULLY SOUND DEADENED INSTALL WITH INTEGRAL WALL BRACKET & CLIPS - THREE HOLE - ZURN #26915-GEN-TMV-1 FAUCET W/MIXING TEE & .5 GPM VANDAL RESISTANT AERATOR - (2) ANGLE WALL STOP W/FLEX RISER - C.P. "P" TRAP - MOUNTING FRAME
WH 1	WATER HEATER	1-1/2"	1-1/2"	-	-	-	BRADFORD WHITE #PDX-75S-70B-3N VITRAGLAS-LINED WATER HEATER - 75GAL. CAPACITY 70,000 BTUH PROPANE INPUT - 3/4" PRESSURE RELIEF VALVE - 3" PVC VENT KIT WITH T&P RELIEF VALVE
HB 1	RECESSED HOSE BIBB	3/4"	-	-	-	-	ACORN #8151 RECESSED HOSE BIBB IN LOCKABLE STAINLESS STEEL WALL BOX WITH VACUUM BREAKER
HB 2	STRAIGHT NOSE HOSE BIBB	3/4"	-	-	-	-	ACORN #8131 STAIGHT NOSE HOSE BIBB WITH VACUUM BREAKER
H 1	HEATER	-	-	-	-	-	CHRONOMITE MODEL #SR-30 INSTANT-FLOW WATER HEATER 30 AMPS - 208v - 1.0 GPM FLOW RATE
CP 1	CIRCULATOR PUMP	-	-	-	-	-	BELL & GOSSETT #NFB-BS/LW CIRCULATOR PUMP 8.5 GPM @ 8 FT HD BRONZE CONSTRUCTION - 59 WATTS - 115v - 9 LBS - CONTROL WITH AQUASTAT
VS 1	VEGETABLE SINK	3/4"	3/4"	-	-	-	SINGLE BOWL VEGETABLE SINK W/DISPENSER & FAUCET - 18 GA STAINLESS STEEL - (2) ANGLE WALL STOPS W/ FLEX RISERS - INDIRECT WASTE TO FLOOR SINK - VERIFY TYPE & STYLE W/ OWNER

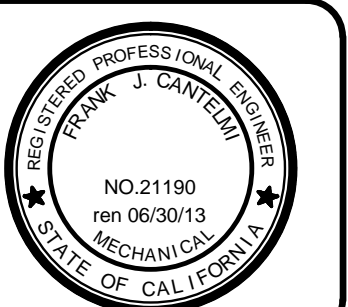
RUPINDER JHAJ
COMMERCIAL CENTER
 COMANCHE RD. & EDISON HWY.
 BAKERSFIELD, CA.

Pasquini Engineering
 Marc A. Pasquini Civil Engineer
 903 H Street, Suite 300
 Bakersfield, CA. 93304
 Telephone: (661) 328-9600
 Fax: (661) 328-9030

DATE	ISSUED

DATE	MARK	ISSUED

DWG. BY	J.H.
CHK'D BY	J.H.
DATE	8/20/2011
JOB NO.	008-948
FILE NO.	008-248MP



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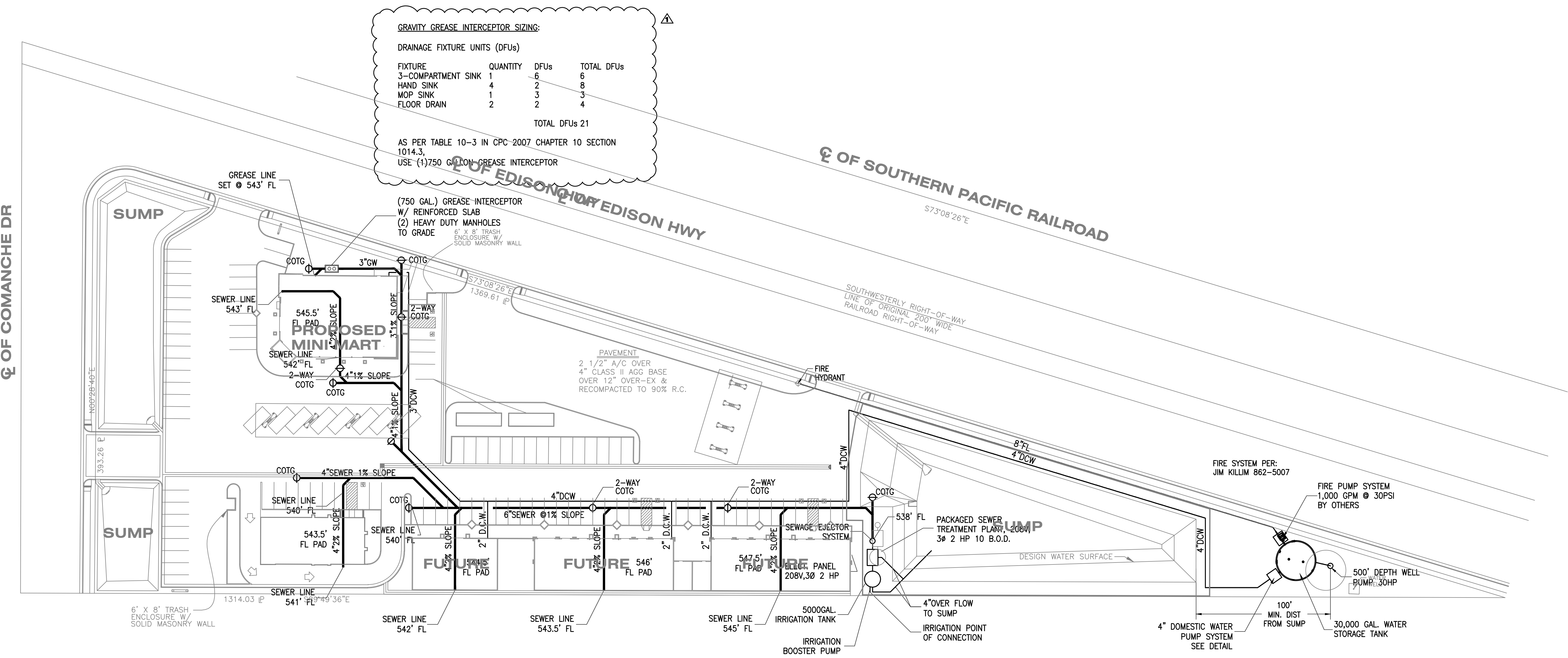
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022809	▲	PLAN CHECK

DWG. BY	S.C.

CHK'D BY	DATE
	10/06/08

JOB NO.	FILE NO.
8488	848810

FRANK CANTELMI
 Mechanical Engineer
 Fr (661) 324-8439 Ph (661) 324-5252
 2100 'T' St., Ste 'B' - Bakersfield, CA
 Cantelmi@Cantelmi.NET



GRAVITY GREASE INTERCEPTOR SIZING:

DRAINAGE FIXTURE UNITS (DFUs)

FIXTURE	QUANTITY	DFUs	TOTAL DFUs
3-COMPARTMENT SINK	1	6	6
HAND SINK	4	2	8
MOP SINK	1	3	3
FLOOR DRAIN	2	2	4
		TOTAL DFUs	21

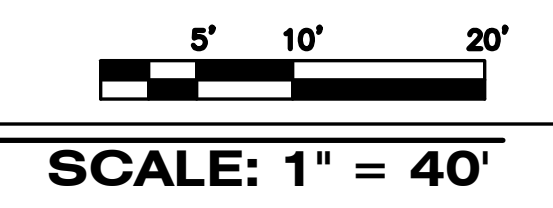
AS PER TABLE 10-3 IN CPC-2007 CHAPTER 10 SECTION 1014.3,
 USE (1)750 GALLON GREASE INTERCEPTOR

PLUMBING SITE PLAN

LEGAL DESCRIPTION
 APN: 177-010-30

K.C.S. BENCH MARK: EL. = 541.44
 NAIL & TIN IN CURB NEAR
 INLET ± 50' SOUTH OF PROPERTY
 ON EAST SIDE OF COMANCHE RD.

PROJECT ACREAGE
 6.23 ACRES



S:\DWG\2008\8488\8488-COMANCHE & EDISON\208-2488\REV11082611.dwg DWG To PDF.plt

COUNTY OF KERN CALIFORNIA

ROAD IMPROVEMENT PLANS

EDISON HWY. & COMANCHE DR. GPA 4, ZCC 5, PD 2, MAP 125

AVOID CUTTING UNDERGROUND
UTILITY LINES. ITS COSTLY

T
CALL
BEFORE YOU
DIG

1-800-642-2444
NORTH AREA
1-800-227-2600
SOUTH AREA
UNDERGROUND SERVICE
ALERT (USA)

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

AGGREGATE BASE

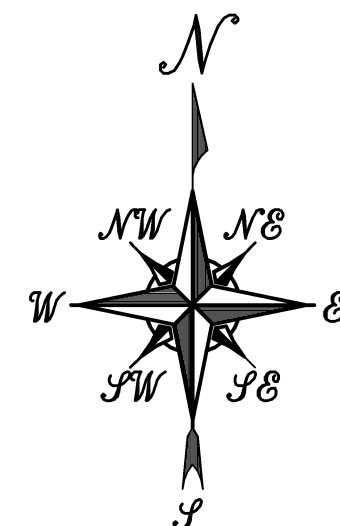
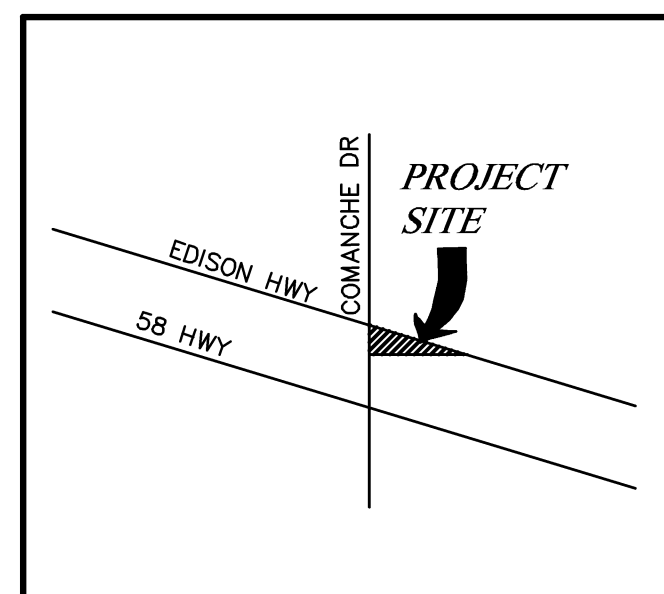
REQUIREMENTS FOR AGGREGATE BASE SHALL BE SET FORTH ON THE PLANS FOR THE DEVELOPMENT. SPECIFICATIONS SHALL BE APPROVED BY THE DIRECTOR OF KERN COUNTY ROADS DEPARTMENT.

GENERAL NOTES:

- PRIOR TO THE START OF ANY PHASE OF CONSTRUCTION THE COUNTY ROADS INSPECTION DEPARTMENT SHALL BE GIVEN 24 HOUR NOTICE.
- COMPACTION TESTS WILL BE PERFORMED IN ACCORDANCE WITH COUNTY OF KERN STANDARD POLICY AND REGULATIONS.
- ALL MATERIALS SUPPLIED FOR THIS PROJECT WILL REQUIRE A CERTIFICATE OF COMPLIANCE STATING THAT THE REQUIREMENTS & STANDARDS AS SET FORTH BY THE COUNTY OF KERN HAVE BEEN MET
- UNDERGROUND SERVICE ALERT SHALL BE CONTACTED AT LEAST 2 WORKING DAYS PRIOR TO CONSTRUCTION. 1-800-642-2444
- WARNING/REGULATORY SIGNS: SIGN PANELS SHALL BE MOUNTED ON POST WITH HAWKINS M20 SERIES BOLTS AND VANDAL PROOF NUT ASSEMBLY OR EQUAL ROADSIDE SIGNS INSTALLED PER COUNTY STDS. SHALL BE LOCATED WITHIN SIDEWALK 6" FROM BACK OF WALK.

STREET NOTES:

- THE COUNTY OF KERN STANDARDS SHALL BE CONSIDERED PART OF THESE PLANS
- O.G. TO BE COMPACTED TO A MINIMUM OF 95% MAX RELATIVE DENSITY PER COUNTY OF KERN STD.
- ALL SAWCUT LINES TO BE AS DIRECTED BY K.C. ROADS DEPARTMENT.

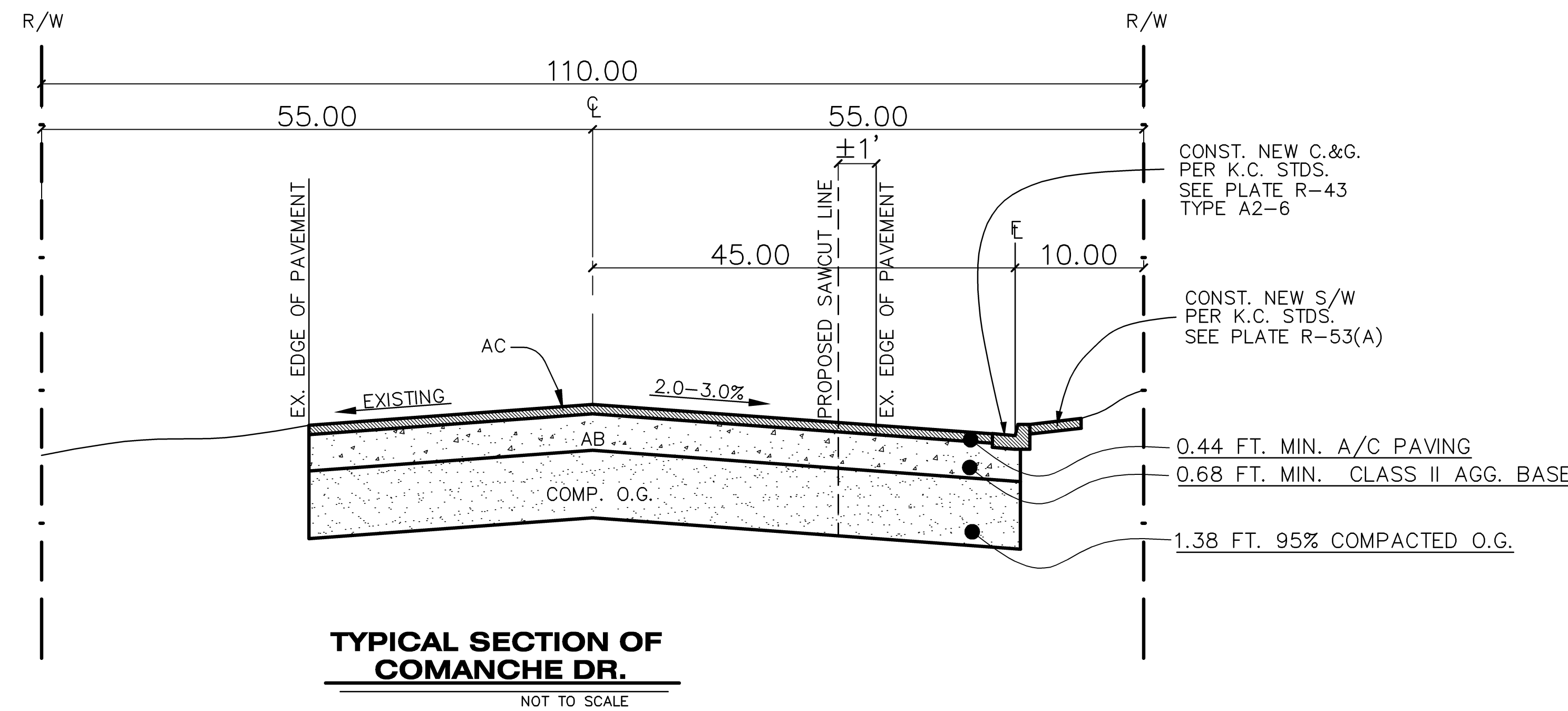
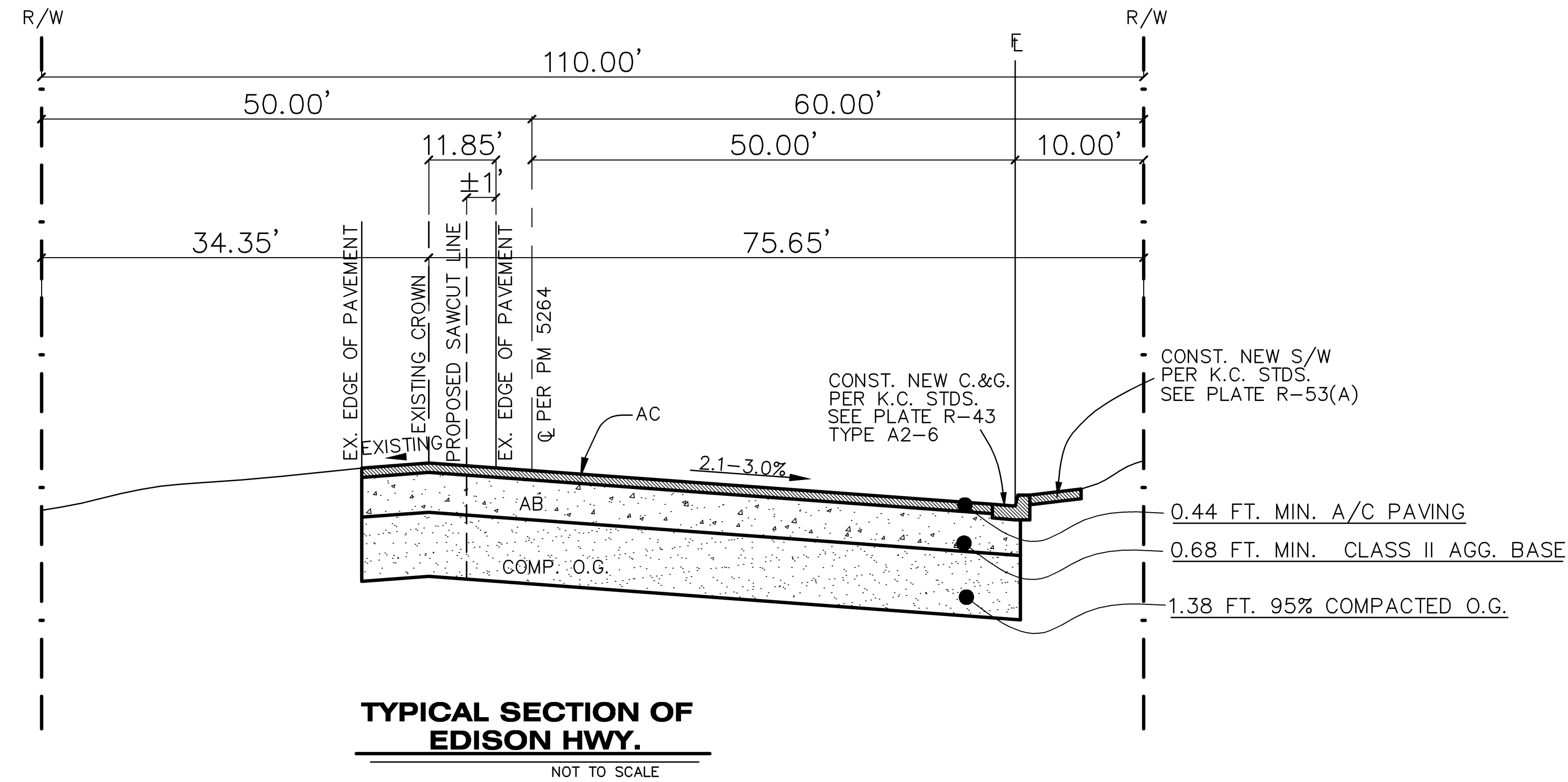


VICINITY MAP

NOT TO SCALE

ABBREVIATION & SYMBOLS LEGEND

- = PROPERTY CORNER
- = STREET LIGHT
- = FIRE HYDRANT
- = FIRE HYDRANT
- APPROX. = APPROXIMATE
- DTL = DETAIL
- STD. = STANDARD
- TYP. = TYPICAL
- C&G = CURB & GUTTER
- S/W = SIDEWALK
- EX OR EXIST = EXISTING
- INV = INVERT
- FL OR FL = FLOW LINE
- C.B. = CATCH BASIN
- S.D. = STORM DRAIN
- EL. OR ELEV. = ELEVATION
- CONST. = CONSTRUCT
- CL OR CL = CENTER LINE
- DA = DRIVE APPROACH
- EOP = EDGE OF PAVEMENT
- R/W = RIGHT OF WAY
- PVMT = PAVEMENT
- BOC = BEGINNING OF CURVE
- EOC = END OF CURVE
- MOC = MIDDLE OF CURVE
- GB = GRADE BREAK
- R/W = RIGHT-OF-WAY



**TI: 9.0
R-VALUE: 45**

APPROVED BY: MARC A. PASQUINI R.C.E. C046079 EXP.: 12-31-12 DATE:

Pasquini Engineering
Marc A. Pasquini Civil Engineer
Telephone: (661) 328-9600
Bakersfield, CA. 93304

**RUPINDER JHAJ
ROAD IMPROVEMENTS**
EDISON HWY. & COMANCHE RD.
BAKERSFIELD, CA.

DATE	ISSUED

DATE	MARK	ISSUED

DWG. BY	J.D.A.
CHK'D BY	
DATE	7/21/08
JOB NO.	5459
FILE NO.	545915

EXP. 12/31/12

SHEET
TS
OF SHEET

INDEX OF SHEETS

TS	COVER SHEET AND GENERAL NOTES
R-1	PROPOSED STREET IMPROVEMENT
R-2	PROPOSED STREET IMPROVEMENT
R-3	PROPOSED STREET IMPROVEMENT
R-4	PROPOSED STREET IMPROVEMENT

PRINTED: 11/18/2011