SHOPS at MAIN STREET

exterior building improvements

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BUILDING 'B'

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SHOPS at MAIN STREET CD PLAN CHECK RE-SUBMITTAL SET 8.31.16 (IDS #15.X047.00)

BUILDING 'B'
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8.31.2016

PLAN CHECK RE-SUBMITTAL SET

GENERAL NOTES

22. EXTERIOR FACADE PLASTER SPALL REPAIRS

1. GENERAL:

F. ALL WASTE MATERIALS, e.g. SPALLED PLASTER AND REPAIR DEBRIS, AS WELL AS REMOVED FOLIAGE, ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

G. AS DETERMINED NECESSARY BY CONTRACTOR TO MEET PERFORMANCE REQUIREMENTS OF NEW WORK ON EXISTING SUBSTRATE, CONTRACTOR TO PERFORM PETROGRAPHIC EXAMINATION AND CHEMICAL ANALYSIS (ASTM C 1324) ON A SAMPLE OF THE EXISTING PLASTER TO DETERMINE ITS MIX COMPONENTS. MIX COMPONENTS SHALL BE VERIFIED TO MEET TYPE NECESSARY TO OBTAIN BONDING REQUIREMENTS AND PREVENT STAINING OF WORK.

2. EXECUTION OF WORK:
A. CONTRACTOR TO REPAIR ALL SPALLING AND DAMAGE OF EXTERIOR PLASTER FACADE.
B. CONTRACTOR TO PERFORMWORK AS INDICATED IN PROJECT DOCUMENTATION INCLUDING SPECIFICATIONS AND DRAWINGS.
C. REPAIR WORK SHALL BE IDENTIFIED BY CRACK REPAIR TYPE AND SIZE AS INDICATED IN SPECIFICATION 092400 "CEMENT PLASTERING".
D. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR TO PREPARE SUBMITTAL DOCUMENTS TO ARCHITECT FOR REVIEW AND COMMENT. SUBMITTAL TO INCLUDE:
1. SURVEY OF EXTERIOR WALL INDICATING THE LOCATIONS OF EXISTING PLASTER SPALLING, CRACKS, AND DAMAGE OBSERVED AT THE SURFACE. SURVEY TO BE PREPARED IN NARRATIVE AND DRAWING FORMAT INCLUDING EXTERIOR ELEVATION DRAWINGS AND PLANS DESCRIBING THE EXISTING CONDITIONS.
2. REPAIR DOCUMENT SUBMITTAL OF EXTERIOR WALL INDICATING THE LOCATIONS AND TYPE OF REPAIR. SUBMITTAL TO INCLUDING ELEVATION, DRAWINGS, PLANS, DETAIL DRAWINGS AND PRODUCT REPAIR MATERIALS INDICATING WORK TO BE PREFORMED.

3. TOOLS AND EQUIPMENT:
A. ALL PLASTER REMOVAL SHALL BE DONE WITH SMALL, HAND-HELD PNEUMATIC CHIPPING TOOLS. TOOLS WHICH TYPICALLY REQUIRE THE USE OF BOTH HANDS TO HOLD THE WEIGHT OF THE EQUIPMENT SHALL NOT BE USED. CARE SHALL BE TAKEN TO PREVENT ANY OIL, LUBRICANTS OR OTHER MATERIALS DETRIMENTAL TO BONDING OF PATCHING MATERIALS TO PLASTER FROM CONTACTING THE SURFACE OF THE AREA BEING CHIPPED. IT MAY BE NECESSARY FOR THE USER TO HOLD A CLEAN RAG AROUND THE TOOL CHUCK AND FRONT END OF THE EQUIPMENT TO PREVENT ANY SPRAY OR SPLATTER OF OIL, ETC. FROM CONTACTING THE CHIPPED SURFACE.

B. THE TERM "WIRE BRUSH" IS USED IN THE DRAWINGS AND DETAILS TO DENOTE THE METHOD FOR CLEANING RUST AND CORROSION FROM REINFORCING STEEL OR OTHER EMBEDDED OR SURFACE-MOUNTED STEEL ITEMS. IN ALL CASES, THE TERM "WIRE BRUSH" MEANS THE USE OF A HAND-HELD ELECTRIC DRILL TYPE TOOL WITH A ROTARY WIRE BRUSH UNIT MOUNTED IN THE CHUCK. THE ROTARY WIRE BRUSH UNIT SHALL HAVE SHORT, STIFF WIRE BRISTLES IN ORDER TO ASSURE THAT FULL MANUAL PRESSURE CAN BE APPLIED FOR EFFECTIVE REMOVAL OF RUST AND CORROSION. CARE SHALL BE TAKEN TO WORK THE WIRE BRUSH ALL AROUND THE METAL, AND BEHIND EMBEDDED REINFORCING STEEL TO THE EXTENT POSSIBLE WHERE PLASTER MATERIAL BEHIND THE REINFORCING HAS BEEN REMOVED.

C. LOW-PRESSURE WATER CLEANING OF EXISTING PLASTER SURFACES: EXCEPT AS MODIFIED OR SUPPLEMENTED IN THESE NOTES, THE PRIMARY REQUIREMENTS FOR THIS WORK ARE SPECIFIED IN ASTM C 926. NOTE THAT THE CONTRACTOR SHALL NOT USE EQUIPMENT WITH SPRAY PRESSURE CAPABILITIES IN EXCESS OF 3,600 PSI. THE SPRAY NOZZLE SHALL BE HELD NO CLOSER THAN 6" FROM THE SURFACE BEING SPRAYED. THE SPRAY NOZZLE SHALL EMIT A SPRAY WITH A DISPERSION ANGLE OF NO LESS THAN 20 DEGREES, AND NO GREATER THAN 40 DEGREES. NOTWITHSTANDING THE AFOREMENTIONED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING THAT THE MASONRY SURFACES BEING SPRAYED ARE ADEQUATELY CLEANED TO MEET ALL MANUFACTURER'S REQUIREMENTS FOR THE APPLICATION OF PATCHING MATERIALS AND SEALANTS, AND THAT THE APPLICATION OF THE WATER SPRAY SHALL NOT REMOVE EXISTING MASONRY MATERIALS AND THEREBY CHANGE THE TEXTURE AND APPEARANCE OF THE SURFACE.

4. BULK PLASTER REMOVAL AND SURFACE PREPARATION:
A. LOOSE, DELAMINATED PLASTER SHALL BE REMOVED FROM THE AREAS INDICATED UNTIL THE SUBSTRATE CONSISTS OF SOUND PLASTER.

B. BULK PLASTER REMOVAL SHALL INCLUDE UNDERCUTTING OF CORRODED REINFORCING STEEL LATH BY APPROXIMATELY 3/4 IN.

C. THE FINAL SURFACE TEXTURE SHALL MATCH THE (E) PLASTER AS CLOSELY AS POSSIBLE.

D. MAINTAIN SQUARE OR RECTANGULAR SHAPE OF THE PREPARED CAVITY WHERE POSSIBLE, BUT IN ALL INSTANCES KEEP THE SHAPE OF THE CAVITY AS SIMPLE AS POSSIBLE.

E. THE EDGES OF THE CAVITY SHALL BE CUT PERPENDICULAR OR SLIGHTLY UNDERCUT TO AVOID FEATHER EDGING OF THE REPAIR MATERIAL.

4. FINAL SURFACE CLEANING:
A. USE PRESSURE WASHING TO REMOVE RESIDUAL DUST, DEBRIS, FRACTURED PLASTER, AND CONTAMINANTS THAT PREVENT PROPER BONDING. DO NOT ALLOW WASH PARTICULATE SLURRY TO HARDEN ON PREPARED SURFACES.

B. ALL HEAVY CORROSION AND SCALE SHALL BE REMOVED FROM EXPOSED CORRODED REINFORCING STEEL TO PROMOTE MAXIMUM BONDING OF REPAIR MATERIAL. TIGHTLY BONDED LIGHT RUST BUILD-UP ON THE SURFACE IS USUALLY NOT DETRIMENTAL TO BOND UNLESS A PROTECTIVE COATING WILL BE APPLIED TO THE LATH SURFACE.

C. IF REINFORCING STEEL HAS LOST SIGNIFICANT CROSS SECTION, NOTIFY ENGINEER.

D. ANY REINFORCING STEEL THAT IS LOOSE SHALL BE SECURED IN PLACE BY TYING TO OTHER SECURED BARS OR BY OTHER APPROVED METHODS.

5. PLACEMENT OF REPAIR MATERIAL:
A. REPAIR MATERIAL SHALL BE PREPARED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

B. PRESOAK THE SUBSTRATE TO ACHIEVE A SATURATED SURFACE DRY (SSD) CONDITION PRIOR TO PLACEMENT OF REPAIR MATERIAL TO PREVENT A RAPID LOSS OF MOISTURE FROM THE REPAIR MATERIAL. AN SSD CONDITION IS ACHIEVED WHEN THE SUBSTRATE IS SATURATED BUT FREE OF SURFACE WATER AND PUDDLES.

C. SCRUB A THIN BOND COAT OF THE REPAIR MATERIAL INTO THE SSD SUBSTRATE FILLING ALL PORES AND VOIDS.

D. PLACE REPAIR MATERIAL USING ADEQUATE PRESSURE BEFORE THE BOND COAT DRIES. THOROUGHLY CONSOLIDATE THE REPAIR MATERIAL INTO THE CORNERS OF THE REPAIR AND AROUND ANY EXPOSED REINFORCING.

E. IF MULTIPLE LIFTS ARE REQUIRED, THOROUGHLY ROUGHEN THE SURFACE OF THE PROCEEDING LIFT TO ACHIEVE AN AGGRESSIVE FINISH AND CURE THE LIFT ACCORDING TO MANUFACTURERS RECOMMENDATIONS PRIOR TO PLACING ADDITIONAL LIFTS.

F. FINISH THE REPAIR MATERIAL TO PRODUCE A FINAL FINISHED APPEARANCE MATCHING THE ADJACENT MATERIALS.

G. PROPERLY CURE THE REPAIR MATERIAL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

23. SUSTAINABILITY NOTES

CBC PART 11 GREEN BUILDING CODE (CGC)

1. APPLICABLE FOR NONRESIDENTIAL ALTERATIONS: EXTENT OF APPLICABLE PROVISIONS OF PART 11 IS SPECIFIC TO ONLY AREAS TO BE ALTERED. *"THE PROVISIONS OF INDIVIDUAL SECTIONS OF CHAPTER 5 APPLY …TO BUILDING ALTERATIONS WITH PERMIT VALUATION OF $200,000 OR ABOVE. CODE SECTIONS RELEVANT TO ADDITIONS AND ALTERATIONS SHALL ONLY APPLY TO THE PORTIONS OF THE BUILDING BEING ADDED OR ALTERED WITHIN THE SCOPE OF THE PERMIT WORK."* (CGC 301.3)

2. NOT APPLICABLE BICYCLE PARKING: EXISTING FACILITY CURRENTLY DOES CONTAIN MOTORIZED PARKING AND WILL PROVIDE MOTORIZED PARKING IN ALTERATIONS. PROVISIONS FOR BICYCLE PARKING ARE APPLICABLE AS MOTORIZED PARKING IS PRESENT AND CAN BE USED TO CALCULATE THE REQUIREMENT. ADDITIONALLY, "IF THE NEW PROJECT ALTERATION IS ANTICIPATED TO GENERATE VISITOR TRAFFIC."
 * EXCEPTION, ALTERATIONS WHICH ADD NINE OR LESS VISITOR VEHICULAR PARKING" (CGC 5.106.4.1.1)

3. NOT APPLICABLE LOW-EMITTING VEHICLE PARKING STALLS: ADDITIONAL PARKING WILL BE ADDED TO THE EXISTING FACILITY. PROVISIONS FOR DESIGNATED LOW-EMITTING VEHICLE PARKING ARE NOT APPLICABLE. *"IN PROJECT ALTERATIONS THAT ADD TEN OR MORE VEHICLE PARKING SPACES PROVIDE DESIGNATED PARKING.."* (CGC 5.106.5.2)

4. APPLICABLE ENERGY EFFICIENCY STANDARDS: PROVISIONS FOR MANDATORY ENERGY EFFICIENCY STANDARDS WILL FOLLOW CALIFORNIA ENERGY CODE. (CGC 5.201.1)

5. APPLICABLE INDOOR WATER USE: EXISTING FACILITY WILL BE PROVIDING ADDITIONAL SPACE LESS THAN A 50,000 SQ. FT. AND SUB-METERING IS NOT REQUIRED. (CGC 5.303.1.1) PROVISIONS FOR INDOOR WATER EFFICIENCY IS APPLICABLE AND WATER FIXTURES TO MEET THE MAXIMUM FLOW RATE VALUES. THE BUILDING IS EXISTING AND DOES NOT NEED TO MEET THE WASTE WATER REDUCTION (CGC 5.303.4).

6. APPLICABLE CONSTRUCTION WASTE REDUCTION: *"WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE."* (CGC 5.408.1)

7. NOT APPLICABLE BUILDING MAINTENANCE AND OPERATIONS: EXISTING FACILITY WILL HAVE NO ADDITIONAL INCREASE TO TOTAL SQUARE FOOTAGE, AND NO ONSITE RECYCLING AREA IS REQUIRED. (CGC 5.410.1.1)

8. APPLICABLE BUILDING MAINTENANCE AND OPERATIONS: EXISTING FACILITY IS BEING SUBSTANTIALLY REMODELED OR EXPANDED BUILDING REQUIRING THE PROVIDE FOR PROPER WASTE AND RECYCLABLE STORAGE OF 10 SQUARE FEET OF WASTE STORAGE AREA FOR EACH 1,000 SQUARE FEET OR PORTION THEREOF OF NET FLOOR AREA OF THE FACILITY FOR THE FIRST 20,000 SQUARE FEET AND 3 SQUARE FEET FOR EACH ADDITIONAL 1,000 SQUARE FEET OVER THAT, BUT NOT LESS THAN 4-1/2 FEET IN WIDTH NOR LESS THAN 6 FEET IN LENGTH. (LACBC TITLE 14)

9. APPLICABLE ENVIRONMENTAL QUALITY: ALTERATION WILL MEET ENVIRONMENTAL INDOOR QUALITY REQUIREMENTS, INCLUDING POLLUTANT CONTROL, FINISH MATERIAL VOC POLLUTANT CONTROL, ETS CONTROL. (CGC 5.501.1) NO DEMAND CONTROL VENTILATION IS PROVIDED AND NO CO2 MONITORING PROVIDED. PROJECT ACOUSTICAL CONTROL COMPLIANCE REQUIREMENTS TO BE DETERMINED APPLICABLE BY BUILDING DEPARTMENT OFFICIAL.

11. RATED ASSEMBLY PENETRATIONS

A. MECHANICAL DUCTS, ETC. PENETRATING FIRE-RATED CEILINGS AND FIRE WALLS SHALL BE CORRESPONDINGLY RATED OR DAMPERED. CABINETS, ELECTRICAL PANELS, LIGHTS, ETC. RECESSED INTO FIRE RATED WALLS OR CEILINGS SHALL BE BACKED WITH CORRESPONDING FIRE-RESISTIVE CONSTRUCTION AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE FIRE PROTECTION.

B. FIRE RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS SHALL COMPLY WITH CBC CHAPTER 7.

C. PENETRATION OF FIRE RATED ASSEMBLIES WHICH REQUIRE OPENING PROTECTION SHALL BE FIRE STOPPED. FIRE STOPPING SHALL BE IDENTICAL TO AN APPROVED UNDERWRITERS LABORATORIES (UL) LISTED ASSEMBLY WITH AN "F" OF "T" RATING. PENETRATIONS MUST ALSO CONSIST OF APPROVED MATERIALS FOR THROUGH WALL PENETRATIONS FIRE STOP SYSTMEMS AS PRESCRIBED IN CBC STANDARD 7-5 FIRE RATING FOR FIRE STOP SYSTEMS SHALL BE EQUAL TO THE ASSEMBLY PENETRATED. (709.6, CBC)

D. SHAFT ENCLOSURES:
OPENINGS EXTENDING VERTICALLY THROUGH FLOORS SHALL BE ENCLOSED IN A SHAFT OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. SHAFTS SHALL INCLUDE A GYPSUM BOARD HORIZONTAL TERMINATION AT BOTTOM, ENGINEERED BY GENERAL CONTRACTOR. PROTECTION FOR STAIRWAYS SHALL BE AS SPECIFIED IN CODE OF JURISDICTION.

12. DISSIMILAR METALS

A. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED.

13. ELECTRICAL BACKBOARDS

A. REFER TO ELECTRICAL, TELEPHONE/DATA AND SECURITY ELECTRONICS DRAWINGS FOR LOCATION OF AND SPECIFICATIONS FOR THE INSTALLATION OF FIRE RETARDANT TREATED PLYWOOD BACKBOARDS REQUIRED IN ELECTRICAL AND COMMUNICATION ROOMS. THESE REQUIRED PLYWOOD BACKBOARDS HAVE NOT BEEN SHOWN ON THE ARCHITECTURAL DRAWINGS, BUT MUST BE FURNISHED AND INSTALLED AS A PART OF THE OVERALL CONTRACT. BACKBOARDS SHALL BE PAINTED WHITE.

14. SIGNAGE

A. FURNISH AND INSTALL SUPPORTS AND OTHER NECESSARY FINISH MATERIALS FOR A COMPLETE SIGNAGE INSTALLATION.

B. HANDICAPPED SIGNAGE / IDENTIFICATION

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USEABLE BY PHYSICALLY HANDICAPPED PERSONS.

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

3. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

4. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY HANDICAPPED 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.

5. ALL SANITARY FACILITIES WILL BE PROVIDED WITH APPROPRIATE IDENTIFICATION SYMBOLS.

C. AREA AND OCCUPANCY SIGNAGE REQUIREMENTS OCCUPANT LOAD SIGN SHALL BE POSTED IN EACH MEETING ROOM, ASSEMBLY ROOM OR SIMILAR PURPOSE ROOM HAVING AN OCCUPANT LOAD OF 50 OR MORE.

15. COORDINATION OF DEVICES

A. EXACT LOCATIONS AND HEIGHTS OF ELECTRICAL, LOW VOLTAGE, MECHANICAL AND PLUMBING DEVICES, INCLUDING BUT NOT LIMITED TO SMOKE DETECTORS, PULL STATIONS, SWITCHES, OUTLETS, PHONE JACKS, AND THERMOSTATS, SHALL BE COORDINATED BY THE CONTRACTOR PER THE APPLICABLE CODE FOR ALIGNMENT AND COORDINATION WITH EACH OTHER AND OTHER BUILDING FEATURES PRIOR TO INSTALLATION.

16. GUARDS

A. PROVIDE LIGHT FIXTURE GUARDS OR UNBREAKABLE LENSES IN STORAGE ROOMS, MACHINE AND MECHANICAL EQUIPMENT ROOMS, WORKSHOPS, ETC.

17. RE-KEYING

A. THE CONTRACTOR SHALL REPLACE CYLINDERS AND/OR REKEY LOCKS AT NO COST TO THE OWNER FOR ALL DOORS OF EACH LOCK TYPE WHERE A KEY HAS BEEN LOST DURING CONSTRUCTION AND UNTIL FINAL ACCEPTANCE IS NECESSARY IN THE OPINION OF THE OWNER TO MAINTAIN THE SECURITY OF THE FACILITY.

18. SKYLIGHT CONSTRUCTION

A. NOT USED

19. SPRINKLER NOTES

A. NOT USED

20. SECURITY NOTES

A. AT ALL EXTERIOR DOORS, PROVIDE MINIMUM 16 GA. STEEL REINFORCEMENT WITHIN THE FRAME FOR THE WIDTH OF FRAME AND EXTENDING 6" ABOVE AND BELOW THE STRIKE PLATE AT ALL EXTERIOR DOORS.

B. SECURE THE 16 GA. MINIMUM STRIKE PLATE WITH 2" MINIMUM SCREWS.

C. ALL EXTERIOR HOLLOW METAL DOORS SHALL BE 16 GA. MIN.

D. ALL MECHANICAL, ELECTRICAL, OR OTHER EQUIPMENT OVER ROOF OPENINGS EXCEEDING 96 SQUARE INCHES SHALL BE SECURED WITH NON-REMOVEABLE VANDAL RESISTANT SCREWS OR BOLTS TO PREVENT ENTRY OR SHALL HAVE 1/8" X 2" WELDED WIRE MESH WITH CONTINOUS FRAME ACROSS OPENING BELOW.

G. EXTERIOR HATCHWAYS IN ROOFS OR WALLS SHALLHAVE NRP (NON-REMOVEABLE EXTERIOR PINS) AT HINGE AND LOCK.

H. ALL EXTERIOR GROUND FLOOR DOORS MUST HAVE LIGHTING OF A MINIMUM OF 1.0 FOOTCANDLE AT GROUND PLANE. THESE MUST BE ON SEPARATE CIRCUITS TO REMAIN ON DURING ALL CONDITIONS WHEN NATURAL EXTERIOR LIGHT LEVEL DROPS BELOW 1.0 FOOT CANDLE

I. ANYTIME A BUILDING OR PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE (10.76 LX) AT THE FLOOR LEVEL.

21. THERMAL ENVELOPE NOTES

THERMAL INSULATION PERFORMANCE TO MEET LOCAL MINIMUM ENERGY CODES. INSULATION ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTMC 518, TO PROVIDE A CONTINUOUS THERMAL PERFORMANCE RATING AT EXTERIOR PERIMETER OF NEW WORK. PROVIDE ASSEMBLY THICKNESS TO MEET THERMAL RESISTANCE 'R' VALUE AS INDICATED BUT NO LESS THAN THE CODE. MINIMUM THERMAL RESISTANCE VALUES AS FOLLOWING:
1. R-30 AT CEILING AND ATTIC SPACES
2. R-19 AT EXTERIOR WALLS
3. R-11 AT INTERIOR WALLS WHERE INSULATION IS USED FOR SOUND CONTROL
4. R-13 AT FLOOR CRAWL SPACES

22. EXTERIOR FACADE PLASTER SPALL REPAIRS

1. GENERAL:
A. IN THESE NOTES, "PLASTER" REFERS TO "CEMENT PLASTER", SEE SPECIFICATION "CEMENT PLASTERING".

B. IN ALL CASES, THE EXACT RECOMMENDATIONS OF THE PRODUCT MANUFACTURER FOR PREPARATORY WORK AND ACTUAL PLACEMENT OF REPAIR MATERIALS SHALL BE STRICTLY ADHERED TO. IN THE EVENT OF A CONFLICT BETWEEN A MANUFACTURER'S RECOMMENDATION AND THESE DRAWINGS, THE CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.

C. ALL PLASTER REPAIRS SHALL MATCH THE HEIGHT AND TEXTURE OF ADJACENT SURFACES. OVER POURS AND OTHER IRREGULARITIES SHALL BE GROUND DOWN TO AN ACCEPTABLE SURFACE.

D. THESE GENERAL NOTES HIGHLIGHT CONTRACTOR REQUIREMENTS IN MANY IMPORTANT AREAS OF THE WORK. THEY ARE NOT STAND-ALONE REQUIREMENTS. THESE NOTES MUST BE COORDINATED WITH THE CONTRACT DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THESE GENERAL NOTES WITH THE CONTRACT DRAWINGS SO AS TO ASSURE THAT ALL PROJECT REQUIREMENTS ARE FULFILLED.

E. THROUGHOUT THESE DRAWINGS, A PARTICULAR PRODUCT FOR REPAIR OF SPALLS, OR FOR COATING SURFACES, OR FOR OTHER USES, MAY BE SPECIFIED. IN EACH CASE, THE CONTRACTOR SHALL USE THE SPECIFIED PRODUCT, OR REQUEST THE USE OF AN ALTERNATIVE PRODUCT BY SUBMITTING FULL AND DETAILED EVIDENCE THAT THE ALTERNATIVE PRODUCT IS EQUIVALENT IN EVERY WAY. IT IS SOLELY INCUMBENT UPON THE CONTRACTOR TO DEMONSTRATE PRODUCT EQUIVALENCY WHERE ALTERNATIVE PRODUCTS ARE REQUESTED. NO SCHEDULE DELAYS OR COST CHANGES WILL BE ACCEPTED IN CONJUNCTION WITH CONTRACTOR REQUESTS FOR THE USE OF ALTERNATIVE PRODUCTS. ALL CHANGES TO BE SUBMITTED TO THE ENGINEER-OF-RECORD FOR REVIEW.

1. GENERAL

A. ALL WORK SHALL CONFORM TO CONTRACT DOCUMENTS. NO CHANGES THEREFROM SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT. WHERE MORE INFORMATION OR WHEN AN INTERPRETATION OF THE CONTRACT DOCUMENTS IS NEEDED, THE CONTRACTOR BEFORE PROCEEDING WITH WORK, SHALL REFER THE MATTER TO THE ARCHITECT WHO WILL FURNISH INFORMATION OR INTERPRETATION IN THE FORM OF SUPPLEMENTAL INFORMATION OR OTHER WRITTEN FORM OR DRAWING.

B. WHERE ONLY PART OF THE WORK IS INDICATED, SIMILAR PARTS SHALL BE CONSIDERED REPETITIONS. WHERE ANY DETAIL IS SHOWN AND THE COMPONENTS ARE DESCRIBED ELSEWHERE, SIMILAR DETAILS SHALL BE CONSTRUCTED AS DESCRIBED IN THE ORIGINAL DETAILS.

C. DRAWINGS ARE GENERIC IN NATURE. CONTRACTOR SHALL FULLY COORDINATE ALL ASPECTS OF THE WORK TO BE PERFORMED. DETAILS ARE NOT INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING THE WORK.

D. ALL DIMENSIONS ORIGINATING AT, CONNECTED TO, OR CONTINUING THROUGH EXISTING CONDITIONS, INCLUDING PREVIOUS PHASES, MUST BE COORDINATED AND FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION INSTALLATION, AND CONSTRUCTION OF BUILDING ELEMENTS OR SYSTEMS.

E. VERIFY ALL DIMENSIONS, ELEVATIONS, AND ALL EXISTING CONDITIONS AT THE SITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT AND OWNER.

F. SHOULD A CONFLICT BE DISCOVERED WITHIN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE DEEMED TO HAVE INCLUDED IN HIS WORK THE HIGHEST QUALITY WAY OF DOING THE WORK UNLESS HE SHALL HAVE ASKED FOR AND OBTAINED A DECISION IN WRITING FROM THE ARCHITECT AND OWNER.

2. CODES

A. ALL CONSTRUCTION IS TO COMPLY WITH THE APPLICABLE CODES AS ADAPTED BY THE REGIONAL, STATE, AND NATIONAL AUTHORITIES HAVING JURISDICTION.

B. FOR LIST OF CODES APPLICABLE TO THIS PROJECT, SEE 'CODES' SHEET GI.01.

3. PERMITS

A. PROCURE ALL NOTICES, PERMITS, AND LICENSES REQUIRED FOR THE COMPLETION OF THE WORK. THE COST OF THESE NOTICES, PERMITS, AND LICENSES IS INCIDENTAL TO OTHER ITEMS OF WORK AND NO ADDITIONAL PAYMENT WILL BE MADE FOR COSTS INCURRED IN OBTAINING NOTICES, PERMITS, AND LICENSES OR IN CONFORMING TO THE REQUIREMENTS THEREOF.

4. COORDINATION & VERIFICATION

A. THE DRAWINGS ARE DIVIDED INTO SEPARATE SHEETS AND THE PROJECT MANUAL INTO SEPARATE SECTIONS FOR GENERAL CONVENIENCE ONLY. SHEET DESIGNATION OR NUMBERS SHALL NOT BE CONSIDERED TO LIMIT AREAS OF THE WORK OR RESPONSIBILITY OF TRADES. COORDINATE THE WORK SHOWN ON THE DRAWINGS AND IN THE PROJECT MANUAL IN ORDER TO COMPLETE THE PROJECT AS DESIGNED.

B. VERIFY ALL SIZES OF AND PREPARE WORK FOR EQUIPMENT OF OTHERS AND COORDINATE WORK ON THIS CONTRACT WITH ITEMS OF WORK NOT IN CONTRACT (N.I.C.) OR WORK FURNISHED BY OTHERS.

C. LOCATIONS AND SIZES OF EQUIPMENT ARE BASED ON AVAILABLE INFORMATION. PROVIDE AND COORDINATE THE EXACT DIMENSIONS, SIZES, AND POSITIONS.

D. PROVIDE AND COORDINATE THE EXACT DIMENSIONS, SIZES AND POSITIONS OF OPENINGS IN SLABS AND WALLS NECESSARY FOR THE INSTALLATION OF THE WORK.

E. PROVIDE REINFORCING STEEL, MESH, AND DOWELS REQUIRED BY THE STRUCTURAL GENERAL NOTES AND DRAWINGS FOR ARCHITECTURAL DETAILS INDICATED ON THE ARCHITECTURAL DRAWINGS.

F. QUANTITIES INDICATED ON THE DRAWINGS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY QUANTITIES AND INCLUDE ACCURATE QUANTITIES AS PART OF THE WORK.

G. NOTES AND DETAILS: SPECIFIC NOTES OR KEYNOTES ON DETAILS APPLY TO SIMILAR CONDITIONS ON OTHER DETAILS ON ALL DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.

5. UTILITIES AND DEMOLITION

A. THE DRAWINGS SHOW DIAGRAMMATICALLY THE APPROXIMATE LOCATION OF UNDERGROUND UTILITIES WHERE INFORMATION IS AVAILABLE, BUT THE DRAWINGS ARE NOT EXACT AS TO THE QUANTITY, EXTENT OR LOCATION.

B. PREPARE SURFACES OF FLOOR AREAS WHICH HAVE FINISHES DEMOLISHED TO RECIEVE NEW FINISH MATERIAL AS SPECIFIED.

6. DIMENSIONS

A. OVERALL DIMENSIONS ARE TO FACE OF FINISH, AND NOMINAL FACE OF MASONRY UNLESS NOTED OTHERWISE.

B. ELEVATIONS AND VERTICAL DIMENSIONS ARE TO TOP OF FINISH FLOOR MATERIAL. THICKNESS OF ALL FLOOR FINISH MATERIAL MUST BE FULLY COORDINATED. (A)

C. GRID LINE TO CENTER OF COLUMN.

D. DIMENSION TO CENTER OF COLUMN & GRID LINE.

E. EXTERIOR DIMENSIONS ARE FROM FACE TO FACE OF CONCRETE STEM WALLS.

F. INTERIOR DIMENSIONS ARE FROM FINISH TO FINISH.

G. DO NOT SCALE DRAWINGS.

7. FIRE PROTECTION

A. THE CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS AS REQUIRED BY CODE, AND AUTHORITY HAVING JURISDICTION, AT ALL PORTIONS OF THE BUILDING ON EACH FLOOR. THESE EXTINGUISHERS SHALL BE INSTALLED IN THE LOCATIONS APPROVED BY THE FIRE DEPARTMENT AND THE ARCHITECT.

B. WHERE TESTING LABORATORY DESIGN NUMBERS ARE LISTED FOR FIRE RATED CONSTRUCTION, THE COMPONENTS AND INSTALLATION DETAILS MUST CONFORM WITH THE DESIGN NUMBER SPECIFIED.

8. EXITS

A. EXIT DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGEDSWINGING TYPE. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN THE AREA SERVED HAS AN OCCUPANT LOAD OF 50 OR MORE.

B. EVERY EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. NOTE ALSO THAT FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED.

C. PANIC HARDWARE SHALL BE PROVIDED ON EXIT DOORS OF ROOMS, CORRIDORS, STAIRWAYS, HANDLING AN OCCUPANT CAPACITY OF 50 OR MORE PERSONS.

D. EXIT SIGNS SHALL BE INSTALLED AT REQUIRED EXIT DOORWAYS AND WHERE OTHERWISE NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS IN COMPLIANCE WITH THE CODE OF JURISDICTION.

E. STAIRWAYS SHALL NOT BE LESS THAN 44 INCHES WIDE WITH RISERS NOT TO EXCEED 7 INCHES AND TREADS NOT LESS THAN 11 INCHES.

F. EGRESS DOORS SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30LB. FORCE. THE DOOR SHALL SWING TO THE FULLY OPEN POSITION WHEN AN OPENING FORCE NOT EXCEEDING 15 LBS IS APPLIED TO THE LATCH SIDE.

G. EACH DOOR IN A MEANS OF EGRESS FROM A GROUP 'A' OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE (CBC 1008.1.9).

H. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" A.F.F.

I. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAT 90min. IN CASE OF PRIMARY POWER LOSS (CBC 1011.2 - 1011.5.3)

J. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

9. FIREPROOFING

A. FIRE PROTECTION OF STRUCTURAL MEMBERS SHALL BE IN COMPLIANCE WITH STATE REGULATIONS.

B. STEEL FIREPROOFING THICKNESS SHALL BE IN COMPLIANCE WITH THE CURRENT EDITION OF THE CBC .

C. PERIODIC INSPECTIONS SHALL BE PROVIDED FOR ALL REQUIRED SPRAYED-ON FIREPROOFING TO THE REQUIREMENTS OF CBC CHAPTER 17A SPECIAL INSPECTIONS. THE INSPECTOR SHALL SUBMIT A SIGNED AFFIDAVIT THAT ALL SPRAYED-ON FIREPROOFING, WHERE REQUIRED, IS APPLIED ACCORDING TO CODE AND MANUFACTURER'S SPECIFICATIONS.

10. SAFING INSULATION

A. THE SPACE BETWEEN THE EDGE OF THE FLOOR AND ROOF SLAB AND THE EXTERIOR WALL SHALL BE FILLED WITH SAFING INSULATION TO MAINTAIN RATING CONTINUITY OF FLOOR CONSTRUCTION.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:

- 2013 CALIFORNIA BUILDING CODE (REFERENCING 2012 INTERNATIONAL BUILDING CODE (ICC)
- 2013 CALIFORNIA FIRE CODE (REFERENCING 2012 INTERNATIONAL FIRE CODE (IFC)
- 2013 CALIFORNIA PLUMBING CODE (REFERENCING 2012 UNIFORM PLUMBING CODE (IAPMO)
- 2013 CALIFORNIA MECHANICAL CODE (REFERENCING 2012 UNIFORM MECHANICAL CODE (IAPMO)
- 2013 CALIFORNIA ELECTRICAL CODE (REFERENCING 2011 NATIONAL ELECTRICAL CODE (NEC)
- 2013 CALIFORNIA EXISTING BUILDING CODE (REFERENCING 2012 INTERNATIONAL EXISTING BUILDING CODE (ICC)

PROJECT DATA

APN#:	119-280-047
LEGAL DESCRIPTION:	3.18 ACRES NET IN PAR 1 PM 120 / 062 PM 19
SITE ADDRESS:	511 N. MAIN STREET, CORONA, CA 92879
SPECIFIC PLAN:	SP-99-1 - NORTH MAIN STREET DISTRICT SPECIFIC PLAN
USE TYPE:	COMMERCIAL
BUILDING 'A' ADDRESS:	581 N. MAIN STREET, CORONA, CA 92879
BUILDING 'B' ADDRESS:	541 N. MAIN STREET, CORONA, CA 92879
BUILDING 'C' ADDRESS:	511 N. MAIN STREET, CORONA, CA 92879

EXISTING SITE SUMMARY:

ZONE CODE: (A)	"CR" COMMERCIAL RETAIL	NO CHANGE
LAND USE:	COMMERCIAL	NO CHANGE
LAND AREA:	138,184 SF (3.17 ACERES)	NO CHANGE
TOTAL BUILT AREA (BLDG. 'A' & 'B' & 'C'):	51,248 GSF	
LAND/ BUILDING RATIO:	1.73/1	
PARKING REQUIRED:	357 (B)	
PARKING PROVIDED:	358	

EXISTING BUILDING SUMMARY:

BUILDING 'A' — 22,493 GSF (NOT IN SCOPE)

BUILDING 'B' — (AREA INCREASE: SIDE YARDS) (A)

SQUARE FOOTAGE:		EXISTING	PROPOSED
TENANT 1:	(VACANT)	2,458 GSF	2,378 GSF
TENANT 2:	(VACANT)	2,446 GSF	2,446 GSF
TENANT 3:	(B / 24 Occ.)	2,446 GSF	2,446 GSF
TENANT 4:	(VACANT)	1,626 GSF	1,626 GSF
TENANT 5:	(B / 12 Occ.)	1,250 GSF	1,250 GSF
TENANT 6:	(B / 8 Occ.)	771 GSF	771 GSF
TENANT 7:	(VACANT)	1,014 GSF	1,014 GSF
TOTAL:		12,011 GSF	11,931 GSF

BUILDING 'C' — 16,744 GSF (NOT IN SCOPE)

BUILDING 'B' & 'C' TOTAL: 28,591 GSF
BUILDING 'A' & 'B' & 'C' TOTAL: 51,084 GSF

BUILDING OCCUPANCY CLASSIFICATION (BUILDING 'B' & 'C'):

OCCUPANCY GROUP:	B-2 (A)	NO CHANGE
CONSTRUCTION TYPE: (BUILDING CODE: 1985 U.B.C.)	V-N (NON RATED)	NO CHANGE
NUMBER OF STORIES:	1	NO CHANGE
BUILDING HEIGHT:	24'-0"	NO CHANGE

FIRE PROTECTION SYSTEM:	NO AUTOMATIC SPRINKLER (NOT REQUIRED)
FIRE PROTECTION ALARM:	NONE (NOT REQUIRED)
FIRE STAND PIPE SYSTEM:	NOT REQUIRED (HEIGHTS FLOOR BELOW 30FT.)
TITLE 24 CLIMATE ZONE:	ZONE 10

SITE PARKING ANALYSIS

511 N. MAIN STREET

SUITE NUMBER	TENANT NAME	SQUARE FEET	USE	PARKING RATIO	PARKING REQ'D.
101	VACANT	5,502	REST.	1/125	44
102	PAN'S SPORTSWARE	1,520	RETAIL	1/375	4
103	VACANT	2,400	RETAIL	1/375	6
104	HELEN'S NAILS	1,200	RETAIL	1/375	3
105	VACANT	3,680	RETAIL	1/375	10
106	BRAG A BOUT HAIR	2,400	RETAIL	1/375	6
	PARKING REQUIRED				73

OUTDOOR DINING AREA

SUITE NUMBER	TENANT NAME	SQUARE FEET	USE	PARKING RATIO	PARKING REQ'D.
101	VACANT	352	REST.	1/125	3
	PARKING REQUIRED				3

541 N. MAIN STREET

SUITE NUMBER	TENANT NAME	SQUARE FEET	USE	PARKING RATIO	PARKING REQ'D.
101	VACANT	1,000	RETAIL	1/375	3
102	ANGEL ALTERATION	800	RETAIL	1/375	2
103	KAMRAN STAFFING	1,200	RETAIL	1/375	3
104	VACANT	1,600	RETAIL	1/375	3
105	COSMOPROF	2,400	RETAIL	1/375	6
106	VACANT	2,440	RETAIL	1/375	7
107	Z FIT N DANCE	2,440	RETAIL	1/375	7
	PARKING REQUIRED				31

581 N. MAIN STREET

SUITE NUMBER	TENANT NAME	SQUARE FEET	USE	PARKING RATIO	PARKING REQ'D.
-	PEP BOYS	22,193	RETAIL	1/375	59
	PARKING REQUIRED				59

TOTAL PARKING REQUIRED	166
PARKING PROVIDED (ON-SITE)	154

COMBINED PARKING REQUIRED	357
COMBINED PARKING PROVIDED (B)	358

617 N. MAIN STREET

SUITE NUMBER	TENANT NAME	SQUARE FEET	USE	PARKING RATIO	PARKING REQ'D.
E-1	NINA NAILS	1,200	RETAIL	1/375	3
E-2	VACANT	3,600	RETAIL	1/375	10
E-3	WESTERN DENTAL	4,200	DENTAL	1/200	21
	PARKING REQUIRED				34

623 N. MAIN STREET

SUITE NUMBER	TENANT NAME	SQUARE FEET	USE	PARKING RATIO	PARKING REQ'D.
D-1	DRY CLEANERS	2,000	RETAIL	1/375	5
D-2	MIMI'S TUX RENTAL	1,360	RETAIL	1/375	4
D-3	VACANT	1,360	RETAIL	1/375	4
D-4	KARATE STUDIO	1,360	RETAIL	1/375	4
D-5	VACANT	1,360	RETAIL	1/375	4
D-6	CORONA LIFE SERVICES	2,477	MEDICAL	1/200	12
D-8	LABOR FINDERS	1,283	RETAIL	1/375	3
D-11	COUNTY MENTAL HEALTH	4,756	OFFICE	1/250	19
	PARKING REQUIRED				55

629 N. MAIN STREET

SUITE NUMBER	TENANT NAME	SQUARE FEET	USE	PARKING RATIO	PARKING REQ'D.
C-1	HAIR SENSATIONZ	1,787	RETAIL	1/375	5
C-2	A-1 SHOES	1,788	RETAIL	1/375	5
C-3	COUNTY MENTAL HEALTH	8,000	OFFICE	1/250	32
C-4	AVI'S DANCE PROJECT	3,575	RETAIL	1/375	10
	PARKING REQUIRED				52

635 N. MAIN STREET

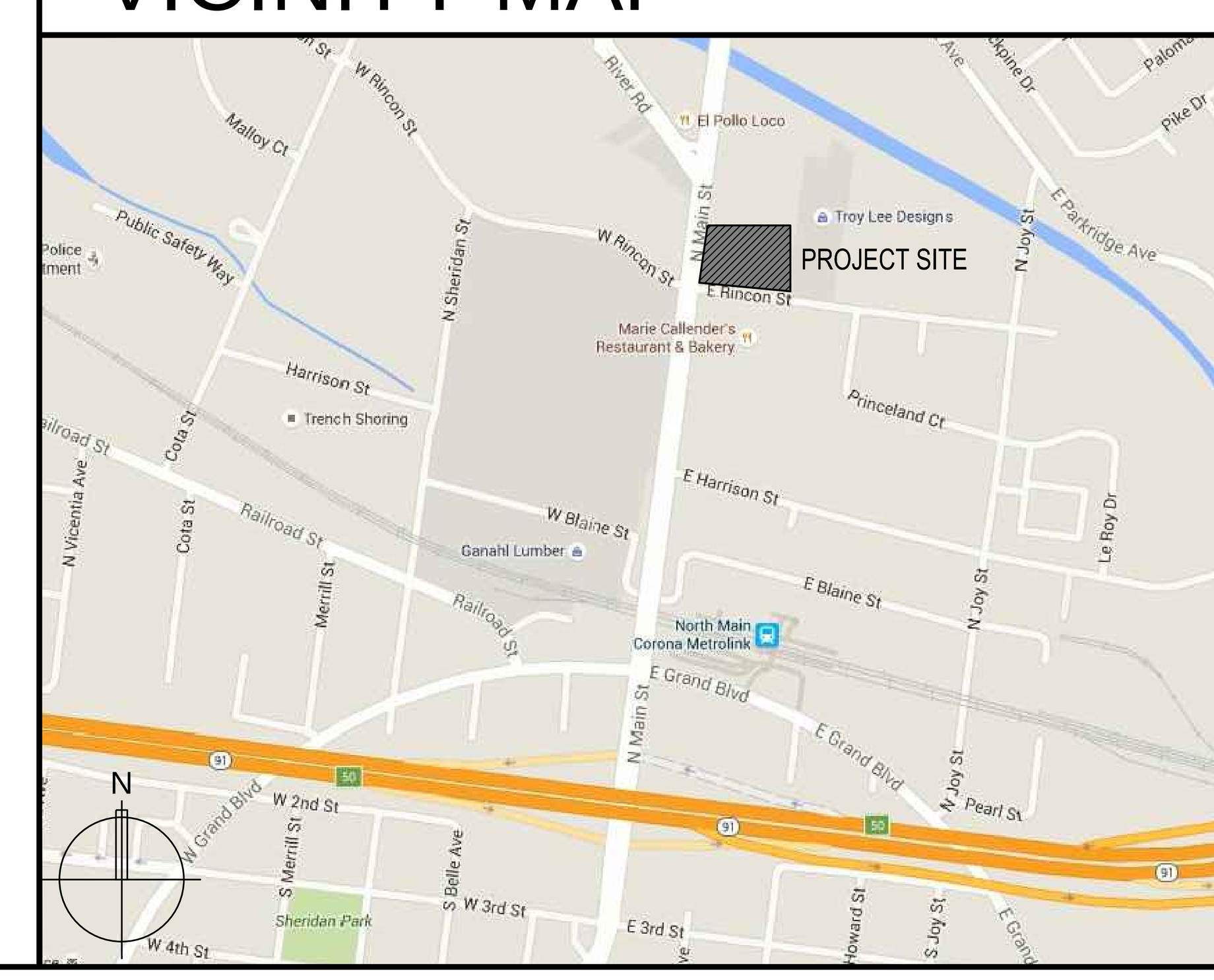
SUITE NUMBER	TENANT NAME	SQUARE FEET	USE	PARKING RATIO	PARKING REQ'D.
B-1	REDWING SHOES	2,000	RETAIL	1/375	5
B-1a	H. SALT SEA FOOD	1,200	REST.	1/125	10
B-2	MAKI YAKI	1,200	REST.	1/125	10
B-3	SUBWAY	1,200	REST.	1/125	10
B-4	VACANT	2,000	RETAIL	1/375	5
	PARKING REQUIRED				40

641 N. MAIN STREET

SUITE NUMBER	TENANT NAME	SQUARE FEET	USE	PARKING RATIO	PARKING REQ'D.
A-1	VACANT	2,208	RETAIL	1/375	6
A-2	SUPREME POOL SUPPLY	1,632	RETAIL	1/375	4
	PARKING REQUIRED				10

TOTAL PARKING REQUIRED	191
PARKING PROVIDED (ON-SITE)	204

VICINITY MAP



SCOPE OF WORK

(A)

THIS PROJECT CONSISTS OF THE EXTERIOR REMODEL OF AN EXISTING RETAIL STRUCTURE, LOCATED IN THE CITY OF CORONA, CA.

REVISIONS TO THE EXISTING MULTI - TENANT BUILDING 'B' (541 N. MAIN) SHELL:
EXTERIOR SURFACE AREA REVISED - 1,420. SQ. FT.
REDUCE AMOUNT OF EXITING STANDING SEAM ROOF FACING PUBLIC STREET BY REDUCING EXISTING BUILDING OVERHANG; REDUCE STREET FACING STOREFRONT BY PUSHING A PORTION OF THE BUILDING FACADE INWARD; CREATING A POTENTIAL COVERED/EXPOSED GATHERING SPACE.
PATH OF TRAVEL IS ACCESSIBLE.

NOT A PART:

EXISTING MULTI - TENANT BUILDING 'C' (511 N. MAIN)	- REFER TO BUILDING PERMIT #B1601363
REVISIONS TO THE EXISTING SITE	- REFER TO BUILDING PERMIT #B1601363
EXISTING SINGLE TENANT BUILDING 'A' (581 N. MAIN):	-
SIGNAGE (MALL MONUMENT SIGNS / TENANT SIGNS)	- SEE PLANNING DEPT. APPROVAL #PP16-003M

(B) PRIOR TO NEW TENANT OCCUPANCIES, A SEPARATE TENANT IMPROVEMENT PLAN SHALL BE SUBMITTED AND APPROVED.

DRAWING INDEX

DEFERRED APPROVALS

THE FOLLOWING ITEMS SHALL BE SUBJECT TO SEPARATE REVIEW AND APPROVAL: (B)

- FIRE ALARM SYSTEM (NO SCOPE)
- FIRE SPRINKLER SYSTEM (NO SCOPE)
- GRADING
- LANDSCAPE
- MODULAR "GREEN SCREEN TRELLIS"
- EXT. SIGNAGE (PLANNING DEPT. APPVL. #PP16-003M)

PROJECT TEAM

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PLAN CHECK RE-SUBMITTAL SET - 08/30/16

CLIENT

IRA REALTY CAPITAL

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PROJECT NAME

SHOPS at MAIN STREET - Exterior Building Improvements

511-581 North Main Street
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STAMP

LICENSED ARCHITECT
JOHN JOSEPH SILBER
No. C 15573
EXP. 01-31-17
STATE OF CALIFORNIA
DATE SIGNED: 08-30-2016

ISSUE

REV.	DESCRIPTION	DATE
	PLAN CHECK SUBMITTAL	05.31.16
A	PLAN CHECK RE-SUBMITTAL	07.06.16
B	PLAN CHECK RE-SUBMITTAL	08.31.16

KEY PLAN

PROJECT NO.	15X047.00
PRINT DATE	8/30/2016
DRAWN BY	MC/RW
CHECKED BY	JS

SHEET TITLE

TITLE SHEET (BUILDING 'B')

SHEET NUMBER

G1.01

PROJECT B1601365

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
A.G.	ACCESSORY GROUP
A.D.	ACCESS DOOR
ACOUS	ACOUSTICAL
ACT.	ACOUSTICAL TILE
ADD	ADDENDUM
ADJ	ADJACENT
A.C.	AIR CONDITION
ALT	ALTERNATE
ALUM	ALUMINUM
A.B.	ANCHOR BOLT
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AD	AREA DRAIN
AUTO	AUTOMATIC
ASL	ABOVE SEA LEVEL
B.E.J.	BRICK EXPANSION JOINT
BSMT	BASEMENT
B.T.	BATH TUB
BM	BEAM
BRG	BEARING
B.M.	BENCH MARK
BET	BETWEEN
BIT	BITUMINOUS
BLK	BLOCK
BLKG	BLOCKING
BD	BOARD
BS	BOTH SIDES
BOT	BOTTOM
BRK	BRICK
B.C.	BRICK COURSE
BLDG	BUILDING
BUR	BUILT-UP ROOFING
B.O.	BY OWNER
CAB	CABINET
C.H.	CABINET HEATER
CHNL	CHANNEL
C.O.	CLEAN OUT
CO_2	CARBON DIOXIDE
CARP.	CARPET
C.W.	CASEWORK
C.I.	CAST IRON
C.B.	CATCH BASIN
CEM	CEMENT
CM	CENTIMETER
CT	CERAMIC TILE
CHBD	CHALK BOARD
CLG.	CEILING
CLR	CLEAR
COL	COLUMN
CONC.	CONCRETE
CMU	CONCRETE MASONRY UNIT
COND	CONDUCTIVE
C.S.V.	CONDUCTIVE SHEET VINYL
CONT.	CONTINUOUS
CLL	CONTRACT LIMIT LINE
CONTR	CONTRACTOR
CJT	CONTROL JOINT
CONV.	CONVECTOR
C.G.	CORNER GUARD
CORR.	CORRIDOR
C.S.	COUNTER SINK
CRS	COURSE
C.R.	CURTAIN ROD
C.R.-1	CRASH RAIL
DEM	DEMOLISH / DEMOLITION
DET.	DETAIL
DIAG.	DIAGONAL
DIA.	DIAMETER
DIFF.	DIFFUSER
DIM.	DIMENSION
DISP.	DISPENSER
DO	DITTO
DR	DOOR
DBL	DOUBLE
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
D.F.	DRINKING FOUNTAIN
EA	EACH
ELEC	ELECTRICAL
ELEC CAB	ELECTRIC CABINET
EPNL	ELECTRIC PANEL
EWC	ELECTRIC WATER COOLER
EL	ELEVATION
ELEV.	ELEVATOR
EQ	EQUAL
E.O.	EQUIPMENT BY OWNER
EX	EQUIPMENT, X-RAY
EX. F.	EXHAUST FAN
EXIST. OR (E)	EXISTING
EXP. JT.	EXPANSION JOINT
EXP'D	EXPOSED
EXT	EXTERIOR
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM
FB	FACE BRICK
F.C.U.	FAN COIL UNIT
F.N.D.	FEM. NAPKIN DISPOSAL
F.N.V.	FEM. NAPKIN VENDOR
FIN.RAD.	FIN TUBE RADIATION
FIN	FINISH
F.A.	FIRE ALARM
FEC	FIRE EXTINGUISHER CAB.
FHC	FIRE HOSE CABINET
F.H.	FIRE HYDRANT
F.P.	FIRE PROOFING
FHMS	FLAT HEAD MACH. SCREW
FHWS	FLAT HEAD WOOD SCREW
FL.	FLOOR
F.D.	FLOOR DRAIN
FR	FRAME
F.S.	FINISH SLAB
FT	FOOT
FTG	FOOTING
FDTN	FOUNDATION
FUR	FURRING
FUR.CH.	FURRING CHANNEL/S
F.W.	FULL WIDTH
F.W.C.	FABRIC WALL COVERING
GAL	GALLON
GALV	GALVANIZED
GI	GALVANIZED IRON
GA	GAGE
G.C.	GENERAL CONTRACT
GL	GLASS
G.B.	GRAB BAR
G.W.B.	GYPSUM WALL BOARD
HR-1	HANDRAIL
HDNR	HARDENER
HDW	HARDWARE
HD.WD.	HARDWOOD
HTR	HEATER
HTG	HEATING
HVAC	HEATING, VENTILATING & AIR CONDITIONING
HT	HEIGHT
HC	HOLLOW CORE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HB	HOSE BIBB
H.C.	HOSE CABINET
H.C.U.	HOSPITAL CASEWORK UNIT
H.C.T	HOSPITAL CUBICLE TRACK
H.PL.	HOT PLATE
H.P.L.	HIGH PRESSURE PLASTIC LAMINATE
H.W.	HOT WATER
HR.	HOUR
INCIN.	INCINERATOR
I.D.	INSIDE DIAMETER
INSUL.	INSULATE (D) (ION)
INS. GL.	INSULATED GLASS
INT.	INTERIOR
IV	INTRAVENOUS
INV	INVERT
JAN	JANITOR
JT	JOINT
KIT	KITCHEN
KO	KNOCK OUT
L.C.	LABORATORY CASEWORK
LAM	LAMINATED
L.	LAVATORY
L.GL.	LEADED GLASS
LH	LEFT HAND
LGT	LENGTH
LT	LIGHT
LT.P.	LIGHT PANEL
LTWT	LIGHT WEIGHT
L.F.	LINEAR FEET
LTL	LINTEL
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LVR	LOUVER
L.P.	LOW POINT
MACH	MACHINE
M.H.	MANHOLE
MFR	MANUFACTURER
MARB	MARBLE
MAS	MASONRY
M.O.	MASONRY OPENING
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MC	MEDICINE CABINET
MEMB	MEMBRANE
MET	METAL
MTD	MOUNTED
M.T.P.	METAL TOILET PARTITION
MET.TM.	METAL TRIM
M.W.U.	MILLWORK UNIT
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MOD	MODULAR
M.H.	MOP HOPPER
MOV	MOVABLE
MULL	MULLION
(N)	NEW
NAT	NATURAL
N.L.	NIGHT LIGHT
N_2O	NITROUS OXIDE
NRC	NOISE REDUCTION COEIF.
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NOM	NOMINAL
NO.	NUMBER
OBS	OBSCURE
O.C.	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
OPH	OPPOSITE HAND
O.D.	OUTSIDE DIAMETER
OHMS	OVAL HEAD MACH SCREW
OHWS	OVAL HEAD WOOD SCREW
OA	OVERALL
OH	OVERHEAD
O_2	OXYGEN
PNT	PAINT (ED)
PNL	PANEL
P.T.D.	PAPER TOWEL DISPENSER
P.T.R.	PAPER TOWEL RECEPTACLE
P.BD.	PARTICLE BOARD
PTN	PARTITION
PVMT	PAVEMENT
PG.BD.	PEG BOARD
PLAS.	PLASTER
P.LAM	PLASTIC LAMINATE
PL	PLATE
PL.GL.	PLATE GLASS
PLMB	PLUMBING
PMLD	PREMOLDED
PWD	PLYWOOD
PT	POINT
PPGL	POLISHED PLATE GLASS
PPTGL	POLISHED PLATE TEMPERED GLASS
PPWGL	POLISHED PLATE WIRE GLASS
PVC	POLYVINYL CHLORIDE
PCF	POUNDS PER CU.FT.
PSI	POUNDS PER SQ.INCH
PSF	POUNDS PER SQ.FT.
P.P.	POWER PANEL
PCP	PRECAST CONCRETE PANEL
PRE.FAB.	PREFABRICATED
PREF.	PREFINISHED
PSC	PRE-STRESS CONC.
PROJ.	PROJECTION
PL	PROPERTY LINE
QTY	QUANTITY
QT	QUARRY TILE
RAD	RADIUS
R.W.L.	RAIN WATER LEADER
RECPT.	RECEPTACLE, ELECTRIC
REC.	RECESS (ED)
RE:	REFER TO
R.C.P.	REFLECTED CEILING PLAN
REFR.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCE (D) (ING)
REQ'D	REQUIRED
RES	RESILIENT
R.C.P.	REINF.CONC.PIPE
RET	RETURN
RA	RETURN AIR
RVS	REVERSE
REV	REVISION
RH	RIGHT HAND
ROW	RIGHT OF WAY
R	RISER
RVT	RIVET
R.D.	ROOF DRAIN
RFH	ROOF HATCH
R.V.	ROOF VENT
RFG	ROOFING
RM	ROOM
R.F.S.	ROOM FINISH SCHEDULE
RO	ROOF OPENING
RND	ROUND
RBL	RUBBLE STONE
SDL	SADDLE
S.N.C.	SAN.NAP.CABINET
S.N.D.	SAN.NAP.DISPOSER
SNT	SEALANT
STG	SEATING
SECT	SECTION
S.S.	SERVICE SINK
S.B.	SHAMPOO BOWL
SHTH	SHEATHING
SHT	SHEET
SH	SHELF, SHELVING
SHR	SHOWER
SIM	SIMILAR
S	SINK
S.D.	SOAP DISPENSER
SPKR	SPEAKER
S.F.C.	SPECIAL FLR. COATING
S.W.C.	SPECIAL WALL COATING
SPEC	SPECIFICATIONS
SQ	SQUARE
SST	STAINLESS STEEL
SP	STAND PIPE
STD	STANDARD
STL	STEEL
STER	STERILIZER
SD	STORM DRAIN
S.G.T.	STRUCT. GLAZED TILE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
S.V.	SHEET VINYL
SW	SWITCH
SWBD	SWITCH BOARD
SYM	SYMMETRICAL
T.B.	TACKBOARD
T.P.	TANGENT POINT
TEL	TELEPHONE
TEMP	TEMPERATURE
TEMP.GL.	TEMPERED GLASS
TER.	TERRAZZO
TEX	TEXTURE
THK	THICK (NESS)
THR	THRESHOLD
T.D.	TISSUE DISPENSER
T	TOILET (FIXTURE)
TPH	TOILET PAPER HOLDER
T&G	TONGUE & GROOVE
TOS	TOP OF STEEL
T.O.B	TOP OF BEAM
T.O.C	TOP OF COLUMN
T.O.F	TOP OF FASCIA
T.O.FTG	TOP OF FOOTING
T.O.P	TOP OF PARAPET
T.O.W.	TOP OF WALL
TB	TOWEL BAR
TYP	TYPICAL
U.C.	UNDERCUT
U/C	UNDER COUNTER
U.C.L.	UNDER COUNTER LIGHT
U.L.	UNDERWRITERS LABORATORIES INC.
UNGND	UNDERGROUND
U.H.	UNIT HEATER
U.V.	UNIT VENTILATOR
U.N.O.	UNLESS NOTED OTHERWISE
UR	URINAL
UPH.	UPOLSTERY
V.T.R.	VENT THRU ROOF
VENT	VENTILATOR
V.I.F.	VERIFY IN FIELD PRIOR TO FABRICATION
VERT	VERTICAL
VEST	VESTIBULE
V.C.T.	VINYL COMPOSITION TILE
V.W.C.	VINYL WALL COVERING
V	VINYL
VT	VINYL TILE
WSCT	WAINSCOT
W	WASTE
WC	WATER CLOSET
W.L.	WATER LINE
WS	WEATHER STRIP
WT	WEIGHT
WWF	WELDED WIRE FABRIC
W.C.D.F.	WHEELCHAIR DRINKING FOUNTAIN
WG	WIRE GLASS
W.M.P.	WIRE MESH PARTITION
W/	WITH
W/O	WITHOUT
WD	WOOD

SYMBOL LEGEND

SYMBOL	DESCRIPTION
N	NORTH ARROW
	WORK POINT, CONTROL POINT, DATUM POINT OR START POINT FOR LAYING OUT CEILING GRID
T.O.W. +4'-6"	TOP OF WALL ABOVE REFERENCE GRADE OR FLOOR LEVEL
T.O.C. +1'-8"	TOP OF CONCRETE OR CURB ABOVE REFERENCE GRADE OR FLOOR LEVEL
T.O.P. +2'-0"	TOP OF PAVEMENT ABOVE REFERENCE GRADE OR PARAPET ABOVE REFERENCE FLOOR LEVEL
A	GRID IDENTIFICATION
1	GRID LINE

BUILDING SECTION & WALL SECTION

- 1 / A101 — SECTION NUMBER; SHEET WHERE DRAWN

DETAIL REFERENCE

- 1 / A101 — DETAIL NUMBER; SHEET WHERE DRAWN

EXTERIOR ELEVATION REFERENCE

- 1 / A101 — ELEVATION NUMBER; SHEET WHERE DRAWN
- 14 — KEY NOTE REFERENCE, REFER TO SAME OR REFERENCED DRAWING
- 23 — DEMOLITION KEY NOTE REFERENCE, REFER TO SAME OR REFERENCED DRAWING
- P1 — PARTITION TYPE
- 20 — EXIT LOAD

FINISH TAG

- # — FINISH DESIGNATION; FINISH NUMBER

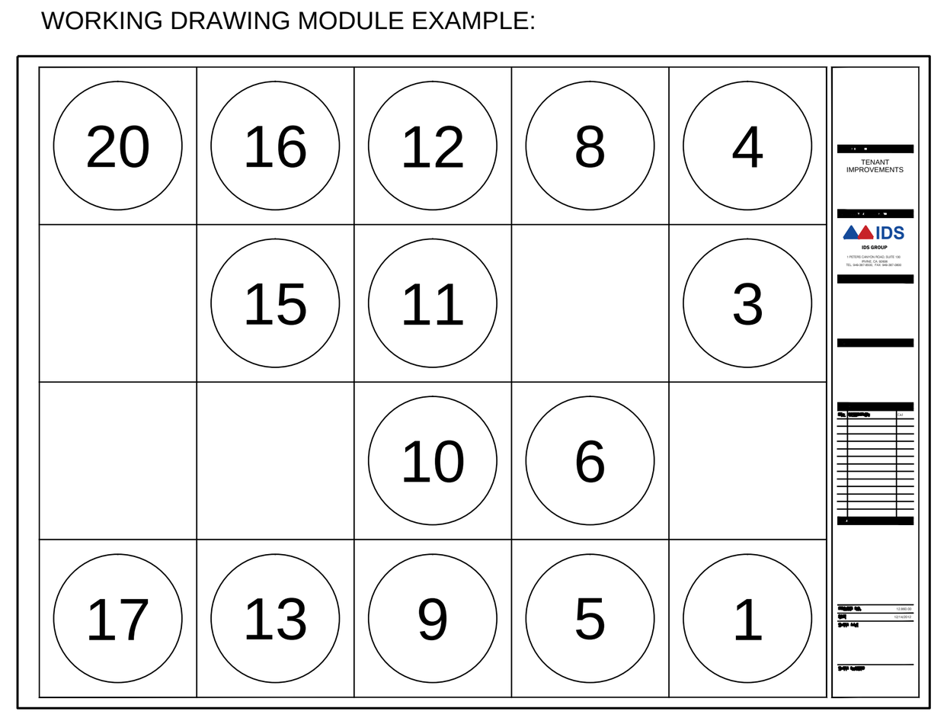
COMPONENT SYMBOLS LEGEND

SYMBOL	FIRE PROTECTION
	FIRE SPRINKLER HEAD
FE	SURFACE-MOUNTED FIRE EXTINGUISHER W/ 2A-10B:C (U.N.O.)
FEC	SEMI-RECESSED FIRE EXTINGUISHER CABINET W/ 2A-10B:C (U.N.O.)
	SLAB DEPRESSION (LABELED)
	FIBROUS INSULATION
	SIGN POST
	HOSE BIBB
	ACCESSIBLE SYMBOL

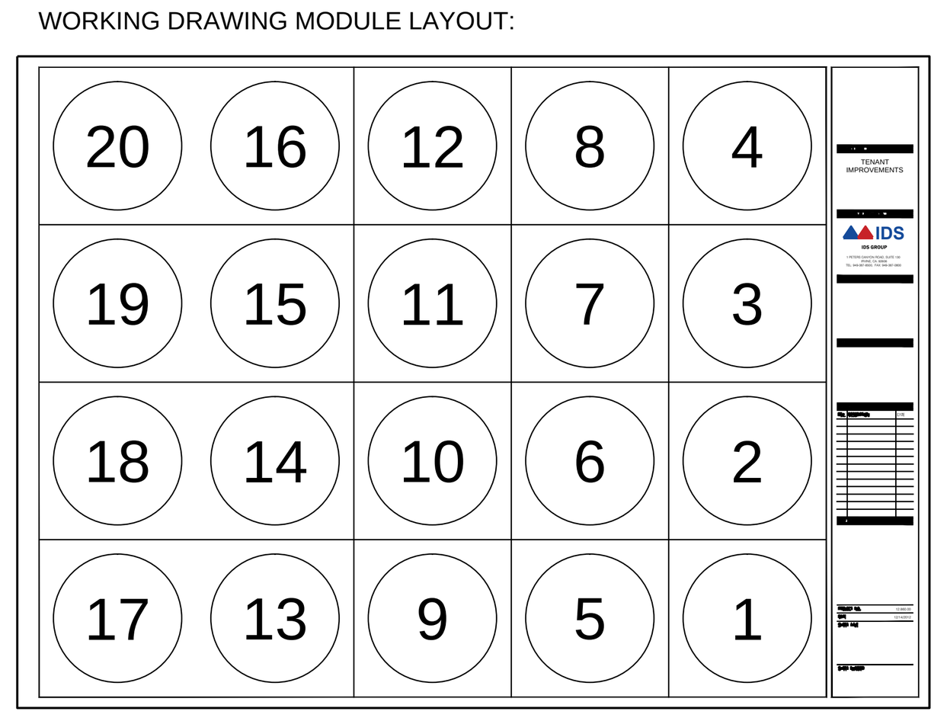
SYMBOL	SITE
F.H. (N/E)	FIRE HYDRANT (N) NEW OR (E) EXISTING
P.A.	PLANTING AREA
	RED CURBING FOR FIRE LANE
	SIAMESE CONNECTION

REFERENCE SYSTEM

WORKING DRAWING MODULE EXAMPLE:



WORKING DRAWING MODULE LAYOUT:



1. DETAILS ARE NUMBERED ACCORDING TO THEIR LOCATION ON EACH SHEET AND ARE NOT NUMBERED CONSECUTIVELY.
2. PLANS, ELEVATIONS, SECTIONS, AND DETAILS ARE NUMBERED ACCORDING TO THE MODULE SYSTEM SHOWN IN THE ILLUSTRATION ABOVE.
3. ALTHOUGH THE MODULE NUMBERS MAY OCCUR IN CONSECUTIVE ORDER, NOT ALL NUMBERS ARE NECESSARILY USED ON EACH SHEET.

DETAIL REFERENCE

Detail no. 6
6A802
On sheet A802

LARGE SCALE BLOW-UP (PLAN OR DETAIL)

Detail No. 5 / A205
On sheet no.

ROOM IDENTIFICATION

Room name — TOILET
Room number — A101
A = ARCHITECTURAL

DOOR SYMBOL (ON PLANS)

A — Door Number

INTERIOR ELEVATION SYMBOL (LOOKING IN DIRECTION OF ARROW)

Interior elevation #2
A601
On sheet A601

WINDOW SYMBOL (ON ELEVATIONS)

W1 — Window number

REFLECTED CEILING PLAN SYMBOLS

SYMBOL	CEILING TYPE	SYMBOL	CEILING TYPE
A101	ROOM NUMBER		LINEAR DIFFUSER OR GRILL
8'-0"	CEILING HEIGHT		CEILING TYPE A: 2' x 4' LAY-IN SUSPENDED GRID
	TRACK LIGHTING		CEILING TYPE GB: GYPSUM BOARD, PAINT
	MECHANICAL EXHAUST FAN		CEILING TYPE EC: EXPOSED OR EXISTING FINISH AS SCHEDULED
	MECHANICAL SUPPLY AIR DEVICE		CEILING TYPE MD: EXPOSED METAL DECK FINISH AS SCHEDULED
	RETURN AIR GRILLE		

INT. OPENING SYMB'S DRS & WINDOWS

INTERIOR DOOR & FRAME PLAN SYMBOL (HOLLOW METAL & WOOD DOORS)

- Indicates 1" undercut
- Indicates Louver
- 1 — Door Number, See Door Schedule

VIEW WINDOW SYMBOLS (ON PLANS)

- 12'-0" C.L. — DIMENSIONS ARE TO CENTER LINE OF OPENING, U.N.O.
- SLIDING WINDOW, WHERE OCCURS

PLAN CHECK RE-SUBMITTAL SET - 08/30/16

CLIENT

IRA REALTY CAPITAL
1900 Main Street, Suite 375
Irvine, California 92614

PROJECT NAME

SHOPS at MAIN STREET - Exterior Building Improvements

511-581 North Main Street
Corona, California 92880

ENGINEER/ARCHITECT

IDS GROUP
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA. 92606
TEL: 949-387-8500, FAX: 949-387-0800

STAMP

LICENSED ARCHITECT — JOSEPH SILBER — C-... 31-17 — STATE OF CALIFORNIA
DATE SIGNED: 08-30-2016

ISSUE

REV.	DESCRIPTION	DATE
	PLAN CHECK SUBMITTAL	05.31.16
	PLAN CHECK RE-SUBMITTAL	07.06.16
	PLAN CHECK RE-SUBMITTAL	08.31.16

KEY PLAN

PROJECT NO.	15X047.00
PRINT DATE	8/30/2016
DRAWN BY	-
CHECKED BY	JS

SHEET TITLE

ABBREVIATIONS, LEGENDS, & SYMBOLS

SHEET NUMBER

GA1.02

PROJECT

DISABLE ACCESS PARKING SIGN REQUIREMENT AND ACCESSIBILITY SIGNAGE SIGNS AND IDENTIFICATIONS:

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN TITLE 24 AND AS SPECIFICALLY REQUIRED IN THIS SECTION.

2. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595B.

3. CHARACTER SPACING SHALL COMPLY WITH CBC 11B-703.2.7. CHARACTERS SHALL BE SEPERATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS $\frac{3}{8}$ INCH MINIMUM (CBC 11B-703.2.7).

4. CHARACTERS SAHLL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60 PERCENT MINIMUM 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I". STROKE THICKNESS OF THE UPPERCASE LETTER"I" SHALL BE 15 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER. (CBC 11B-703.2.4 & CBC 11B-703.2.6)

5. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

6. WHEN RAISED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE FOLLOWING:
   A. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM (CBC 11B-703.2.1) AND SHALL BE SAN-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE COMPLYING WITH (CBC 11B-702.2.3)

   B. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH & MAX OF 2". (CBC 11B-703.2.5)

   C. PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT. (CBC 11B-703.6)

7. CONTRACTED (GRADE 2) BRAILLE SHALL BE USED WHEREVER BRAILLE IS REQUIRED IN OTHER PORTIONS OF THESE STANDARDS. DOTS SHALL BE 2.50 MM) ON CENTER IN EACH CELL WITH (7.6 MM) SPACE BETWEEN CELLS, MEASURED FROM THE FIRST COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. DOTS SHALL BE RAISED A MINIMUM OF (0.60 MM) ABOVE THE BACKGROUND. BRAILLE DOTS SHALL BE DOMED OR ROUNDED.

8. ENTRANCES TO BUILDINGS AND FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A MINIMUM OF ONE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, UTILIZING THE SYMBOL, AT JUNCTIONS WHERE THE ACCESSIBLE ROUTE OF TRAVEL DIVERGES FROM THE REGULAR CIRCULATION PATH, TO BE VISIBLE TO PERSONS ALONG APPROACHING CIRCULATION PATHS. EXISTING BUILDINGS AND FACILITIES, ENTRANCES WHICH ARE NOT ACCESSIBLE SHALL HAVE DIRECTIONAL SIGNAGE COMPLYING, WHICH INDICATES THE LOCATION OF AND ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE.

9. EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON DARK BLUE BACKGROUND. PARKING IDENTIFICATION SIGNS SHALL BE REFLECTORIZED WITH A MINIMUM AREA OF 70 SQUARE INCHES AND, WHEN IN A PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM HEIGHT OF 80" FROM ABOVE THE FINISH GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. SIGNS MAY ALSO BE CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE. AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE BELOW THE SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE $250." (CBC 2013 11B 502.6)

10. SIGNS TO IDENTIFY ACCESSIBLE PARKING SPACES MAY BE CENTERED ON THE WALL AND AT THE INTERIOR OF THE PARKING SPACE AT 80" MINIMUM ABOVE FINISH GROUND SURFACE MEASURE TO THE BOTTOM OF THE SIGN. (CBC 2013 11B 502.6)

11. VAN ACCESSIBLE PARKING SPACES SHALL HAVE AN ADDITIONAL SIGN STATE "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. AND SIGN SHALL BE 80" ABOVE FINISH FLOOR (CBC 11B-502.6)

13. ADDITIONAL SIGN SHALL ALSO BE POSTED, IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL BE NOT LESS THAN 17" BY 22" IN SIZE WITH LETTERING NOT LESS THAN 1" IN HEIGHT. (CBC 2013 11B-502.8)

14. EACH ACCESSIBLE CAR AND VAN SPACE SHALL HAVE SURFACE IDENTIFICATION COMPLYING WITH EITHER OF THE FOLLOWING SCHEMES:
   A. THE PARKING SPACE SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A BLUE BACKGROUND A MINIMUM 36 INCHES WIDE BY 36 INCHES HIGH. THE CENTERLINE OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE LENGTH;

   OR

   B. THE PARKING SPACE SHALL BE OUTLINED OR PAINTED BLUE AND SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY A MINIMUM 36 INCHES WIDE BY 36 INCHES HIGH IN WHITE OR A SUITABLE CONTRACTING COLOR. THE CENTERLINE OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTERLINE OF THE PARKING SPACE,ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE (CBC 11B 502.6.4).

15. ALL PARKING FACILITIES SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA CODE OF REGULATIONS (TITLE 24, PART 2, CHAPTER 2-71) AND WITH THE SIGN REQUIREMENTS OF THE CALIFORNIA VEHICLE CODE, SECTION 22507.8 AND SECTION 22511.8.

ACCESSIBLE SIGNAGE NOTES:

1. GENERAL CONTRACTOR TO VERIFY EXISTING SIGNAGE IN FIELD AND PROVIDE NEW AS REQUIRED TO COMPLY WITH APPLICABLE BUILDING CODES.

2. ALL SIGNAGE SHALL CONFORM WITH ADA ACCESSIBILITY GUIDELINES AND 2013 CBC CHAPTER 11B SEC. 11B-216 AND 11B-703, INCLUDING BUT NOT LIMITED TO PROPORTION, COLOR CONTRAST AND RELIEF.

3. GENERAL CONTRACTOR TO VERIFY EXISTING SIGNAGE INSTALLATIONS AND PROVIDE NEW AS REQUIRED.

4. CHARACTERS, SYMBOLS AND BACKGROUND SHALL HAVE A NON-GLARE FINISH.

5. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THE BACKGROUND, EITHER LIGHT ON DARK BACKGROUND OR DARK ON LIGHT BACKGROUND.

6. MOUNTING LOCATION SHALL BE SO THAT A PERSON APPROACHING WITHIN 3" OF SIGN DOES NOT ENCOUNTER PROTRUDING OBJECTS OR WITHIN THE SWING OF A DOOR. (CBC 11B-703.4.1)

7. SIGN SHALL COMPLY WITH CBC 11B-216.

8. REFER TO SHEET A006 FOR ADDITIONAL SIGNAGE AND GRAPHIC INFORMATION.

ACCESSIBILE SIGNAGE	NONE	5

ACCESSIBLE SANITARY FACILITIES (GENERAL):

1. SANITARY FACILITIES THAT SERVE BUILDINGS, FACILITIES OR PORTIONS OF BUILDINGS OR FACILITIES THAT ARE REQUIRED TO BE ACCESSIBLE TO PERSONS WITH DISABILITIES ARE REQUIRED TO BE ACCESSIBLE. (CBC 11B-601)

2. WHERE SEPARATE FACILITIES ARE PROVIDED FOR NON-DISABLE PERSONS FOR EACH SEX, SEPARATE FACILITIES SHALL BE PROVIDED FOR PERSONS WITH DISABILITIES OF EACH SEX ALSO. WHERE UNISEX FACILITIES ARE PROVIDED FOR NON-HANDICAPPED/NON-DISABLED PERSONS, SUCH UNISEX FACILITIES CAN BE PROVIDED FOR PERSONS WITH DISABILITIES.

3. DOORWAYS LEADING TO MEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD. WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK AND 12" IN DIAMETER. (CBC 11B-703.7.2.6 AND 11B-703.7.2.6.2).

4. UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK, 12" IN DIAMETER, WITH A 1/4" THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12" DIAMETER. (CBC 11B-703.7.2.6.3)

5. GEOMETRIC (CIRCLE AND TRIANGLE) SYMBOLS ON SANITARY DOORS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 58" MIN TO 60" MAX ABOVE FINISH FLOOR AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR. (CBC 11B-703.7.2.6)

GRAB BARS:

1. GRAB BARS SHALL BE LOCATED ON EACH SIDE, OR AN ONE SIDE AND THE BACK OF THE ACCESSIBLE TOILET STALL OR COMPARTMENT. (CBC 11B-604.5)

2. GRAB BARS AT THE SIDE SHALL BE AT LEAST 42" LONG WITH THE FRONT END POSITIONED 24" IN FRONT OF THE WATER CLOSET STOOL AND WITH THE BACK END POSITIONED NO MORE THAN 12" FROM THE REAR WALL, GRAB BARS AT THE BACK SHALL BE NOT LESS THAN 36" LONG. (CBC 11B-604.5.1)

3. GRAB BARS SHALL BE SECURELY ATTACHED 33" MIN AND 36" MAX ABOVE AND PARALLEL TO THE FLOOR MEASURED TO TOP OF GRIPPING SURFACE. (CBC 11B-609.4)

4. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1-1/4" TO 1-1/2" OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1-1/2". (CBC 11B-609.2)

5. THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATIONS: (CBC 11B-609.8)

   A. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF A 250-LB. POINT LOAD SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
   B. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF A 250-LB. POINT LOAD SHALL BE LESS THAT THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF HE GRAB BAR OR SEAT, AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
   C. SHEAR FORCE INDUCED IN FASTENER OR MOUNTING DEVICES FROM THE APPLICATION OF A 250-LB. POINT LOAD SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR HE SUPPORTING STRUCTURE, WHICHEVER HAS THE SMALLER ALLOWABLE LOAD.
   D. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF A 250-LB. POINT LOAD, PLUS THE MAXIMUM MOMENT FORM THE APPLICATION OF A 250-LB. POINT LOAD, SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND SUPPORTING STRUCTURE.
   E. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

6. THE GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS AND SHALL BE ROUNDED EDGES (CBC 11B-609.5)

SANITARY FACILITIES FIXTURES & ACCESSORIES:

1. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17" AND A MAXIMUM OF 19" MEASURED TO THE TOP OF A MAXIMUM 2" HIGH TOILET SEAT, EXCEPT THAT 3" SEATS SHALL BE PERMITTED ONLY IN ALTERATIONS WHERE THE EXISTING FIXTURE IS LESS THAN 15" HIGH. (CBC 11B-604.4) A
2. A CLEAR FLOOR SPACE 30" BY 48" SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY. (CBC 11B-305)
3. LAVATORIES ADJACENT TO A WALL SHALL BE MOUNTED WITH A MINIMUM DISTANCE OF 18" TO THE CENTERLINE OF THE FIXTURE. (CBC 11B-606.6)
4. LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34" ABOVE THE FINISHED FLOOR AND WITH A CLEARANCE OF AT LEAST 29" FROM THE FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30" IN WIDTH AND 8" MINIMUM DEPTH AT THE TOP. TOE CLEARANCE SHALL BE THE SAME WIDTH AND SHALL BE A MINIMUM OF 9" HIGH FROM THE FLOOR AND A MINIMUM OF 17" DEEP FROM THE FRONT OF THE LAVATORY. (CBC 11B-606.2 AND 11B-606.3)
5. HOT WATER AND DRAIN PIPES ACCESSIBLE UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. (CBC 11B-606.5)
6. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR FLOOR SPACE 30" BY 48" IN FRONT OF THE URINAL TO ALLOW FORWARD APPROACH. (CBC 11B-605.3)
7. CONTROLS FOR WATER CLOSET FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS. (CBC 11B-604.6)
8. WATER CLOSET AND URINAL FLUSH VALVE CONTROLS, AND FAUCET AND OPERATING MECHANISM CONTROLS, SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR. (CBC 11B-606.4)
9. THE FORCE REQUIRED TO ACTIVATE WATER CLOSET AND URINAL FLUSH VALVE CONTROLS, AND FAUCET AND OPERATING MECHANISM CONTROLS, SHALL BE NO GREATER THAN 5 LBF. (CBC 11B-309.4)
10. SELF-CLOSING FAUCET CONTROL VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECOND.
11. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40" FROM THE FLOOR. (CBC 11B-603.3)
12. ALL LAVATORIES THAT ARE DESIGNATED TO BE ACCESSIBLE SHALL BE MOUNTED WITH THE RIM OR COUNTER EDGE NO HIGHER THAN 34" ABOVE THE FINISHED FLOOR AND WITH A VERTICAL CLEARANCE MEASURED FROM THE BOTTOM OF THE APRON OR OUTSIDE BOTTOM EDGE OF THE LAVATORY OF 29",REDUCING TO 27" AT A POINT LOCATED 8" BACK FROM THE FRONT EDGE. KNEE CLEARANCE BELOW THE LAVATORY SHALL EXTEND A MINIMUM OF 30" IN WIDTH BY 17" IN DEPTH. TOE CLEARANCE SHALL BE THE SAME WIDTH AND SHALL BE A MINIMUM OF 9" HIGH FROM THE FLOOR AND A MINIMUM OF 17" DEEP FROM THE FRONT OF THE LAVATORY.
13. WHERE TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, AND OTHER SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40" FROM THE FINISHED FLOOR. (CBC 11B-603.5)
14. TOILET TISSUES DISPENSERS SHALL BE 7" MIN AND 9" MAX IN FRONT OF WATER CLOSET. THE OUTLET OF THE DISPENSER SHALL BE BELOW THE GRAB BAR AND 19" MIN ABOVE FINISH FLOOR. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED. (CBC 11B-604.7)
15. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL WHICH EXTENDS UPWARD ONTO THE WALLS AT LEAST 5". WALLS WITHIN WATER CLOSET COMPARTMENT AND WALLS WITHIN 24" OF THE FRONT AND SIDES IF URINALS SHALL BE SIMILARLY FINISHED TO A HEIGHT OR 48" AND, EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE A TYPE WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE.
16. WATER CLOSET SEATS, FOR PUBLIC USE, SHALL BE ELONGATED TYPE AND EITHER OF THE OPEN FRONT TYPE OR HAVE AN AUTOMATIC SEAT COVER DISPENSER (CPC 411.2.1)

-	NONE	4

ACCESSIBLE PATH OF TRAVEL NOTES:

1. ACCESSIBLE ROUTE OF TRAVEL IS DEFINED AS "A CONTINUOUS UNOBSTRUCTED PATH CONNECTING ACCESSIBLE ELEMENTS AND SPACES OF AN ACCESSIBLE SITE, BUILDING OR FACILITY THAT CAN BE NEGOTIATED BY A PERSON WITH A DISABILITY USING A WHEELCHAIR, AND THAT IS ALSO SAFE FOR AND USABLE BY PERSONS WITH OTHER DISABILITIES. INTERIOR ACCESSIBLE ROUTES MAY INCLUDE CORRIDORS, HALLWAYS, FLOORS, RAMPS, ELEVATORS AND LIFTS. EXTERIOR ACCESSIBLE ROUTES MAY INCLUDE PARKING ACCESS AISLES, CURB RAMPS, CROSSWALKS AT VEHICULAR WAYS, WALKS, RAMPS AND LIFTS."

2. THE ACCESSIBLE ROUTE OF TRAVEL SHALL BE THE MOST PRACTICAL DIRECT ROUTE BETWEEN ACCESSIBLE BUILDING ENTRANCES, ACCESSIBLE SITE FACILITIES AND THE ACCESSIBLE ENTRANCE TO THE SITE. WHERE PARKING LOTS SERVE ACCESSIBLE ENTRANCES OF SEVERAL BUILDINGS OR DIFFERENT AREAS ON SITE, ACCESSIBLE PARKING SPACES MUST BE DISPERSED AND LOCATED CLOSEST TO THE ACCESSIBLE ROUTE OF TRAVEL. STALLS MAY BE PROVIDED IN A DIFFERENT LOCATION OR BE CLUSTERED IN ONE OR MORE LOTS IF EQUIVALENT OR GREATER ACCESSIBILITY IS ENSURED, IN TERMS OF DISTANCE FROM AN ACCESSIBLE ENTRANCE, USER COST AND CONVENIENCE.

3. EACH REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL CONSIST OF ONE OR MORE OF THE COMPONENTS LISTED IN CBC 1007.2.

4. ANY PATH OF TRAVEL SHALL BE CONSIDERED A RAMP IF ITS SLOPE IS GREATER THAN 1' RISE IN 20' OF HORIZONTAL RUN. (CBC CHAPTER 2)

5. PATH OF TRAVEL SHALL HAVE A CROSS SLOPE OF EQUAL OR LESS THAN $\leq$ 2%.

6. ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIERFREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX, AND AT LEAST 48" IN SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%, UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" INCH MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" INCH PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

7. ACCESSIBLE ROUTE WIDTH SHALL BE MAINTAINED AT 48 INCHES MINIMUM.

B A 8.

9. ACCESSIBLE ROUTE SHALL BE SLIP RESISTANT, SURFACES WITH SLOPES UP TO 6% SHALL BE MEDIUM SALTED FINISH.

10. VERTICAL CHANGE IN ACCESSIBLE ROUTE SHALL NOT EXCEED $\frac{1}{4}$ INCH. LEVEL CHANGE IN ACCESSIBLE ROUTE BETWEEN $\frac{1}{4}$ INCH AND 1/2 INCH MUST BE BEVELED AT 1:2 MAX SLOPE. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS TO BE FLUSH AND FREE OF ABRUPT CHANGES.

11. PARKING STALLS AND ACCESS AISLE GRADE SHALL BE LIMITED TO A 2% MAX SLOPE IN ANY DIRECTION.

12. MINIMUM VERTICAL CLEARANCE OF 98 INCHES AT ACCESSIBLE PARKING SPACES AND ALONG VEHICLE ACCESS ROUTE TO SITE ENTRANCES AND EXITS SHALL BE PROVIDED.

13. DETECTABLE WARNINGS AT THE FOLLOWING LOCATIONS SHALL COMPLY WITH 11B-705.1.1. REQUIRED LOCATIONS SHALL INCLUDE:

- PLATFORM EDGES - DETECTABLE WARNING SURFACES AT PLATFORM BOARDING EDGES SHALL BE 24 INCHES WIDE AND SHALL EXTEND THE FULL LENGTH OF THE PUBLIC USE AREAS OF THE PLATFORM.
- CURB RAMPS- DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE RAMP RUN EXCLUDING ANY FLARED SIDES.
- PEDESTRIAN ISLANDS- DETECTABLE WARNINGS AT PEDESTRIAN DETECTABLE WARNINGS AT PEDESTRIAN MINIMUM IN DEPTH EXTENDING THE FULL WIDTH OF THE PEDESTRIAN PATH OR CUT-THROUGH, PLACED AT THE EDGES OF THE PEDESTRIAN ISLAND OR CUT-THROUGH MEDIAN.
- BUS STOPS- WHEN DETECTABLE WARNINGS ARE PROVIDED AT BUS STOP PADS, IT SHALL BE 36 INCHES IN WIDTH.
- HAZARDOUS VEHICLE AREAS- DETECTABLE WARNINGS AT HAZARDOUS VEHICULAR AREAS SHALL BE 36 INCHES IN WIDTH.
- REFLECTING POOLS- WHEN DETECTABLE WARNINGS ARE PROVIDED AT REFLECTING POOLS, IT SHALL BE 24 INCHES (610 MM) MINIMUM AND 36 INCHES MAXIMUM IN WIDTH.
- RAILROAD TRACK CROSSING- DETECTABLE WARNINGS AT TRACK CROSSINGS SHALL BE 36 INCHES IN THE DIRECTION OF PEDESTRIAN TRAVEL AND EXTEND THE FULL WIDTH OF THE CIRCULATION PATH.

ACCESSIBILITY NOTES	NONE	3

SPACE ALLOWANCE AND VERTICAL CHANGE

1. THE MINIMUM CLEAR FLOOR OR GROUND SPACE REQUIRED TO ACCOMMODATE A SINGLE, STATIONARY WHEELCHAIR AND OCCUPANT IS 30" BY 48". THE MINIMUM FLOOR OR GROUND SPACE SHALL BE INCREASED TO 42" BY 48" WHEN SUCH SPACE IS PERPENDICULAR TO AN ADJACENT SEATING SPACE. THE MINIMUM CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE POSITIONED FOR FORWARD OR PARALLEL APPROACH TO AN OBJECT. CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE PART OF THE KNEE SPACE REQUIRED UNDER SOME OBJECTS. CBC 11B-305 AND 11B-306

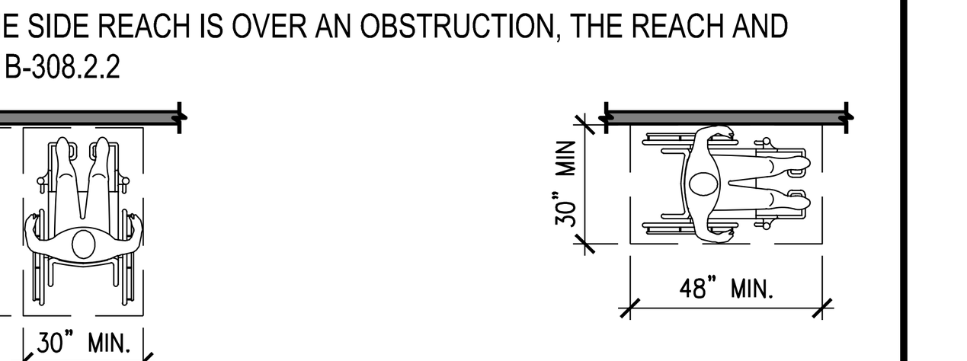
2. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE FOR A WHEELCHAIR SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER WHEELCHAIR CLEAR FLOOR SPACE. IF A CLEAR FLOOR OR GROUND SPACE FOR A WHEELCHAIR IS LOCATED IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR PART OF THREE SIDES, ADDITIONAL MANEUVERING CLEARANCES SHALL BE PROVIDED. CBC 11B-304 AND 11B-305.7

3. THE SPACE REQUIRED FOR A WHEELCHAIR TO MAKE A 180 DEGREE TURN IS A CLEAR SPACE OF 60" DIAMETER OR A T-SHAPED SPACE. (CBC 11B-304.3)
4. THE MINIMUM CLEAR WIDTH REQUIRED FOR A WHEELCHAIR TO TURN AROUND AN OBSTRUCTION SHALL BE 36" WHERE THE OBSTRUCTION IS 48" OR MORE IN LENGTH AND 42" AND 48" WHERE THE OBSTRUCTION IS LESS THAN 48" IN LENGTH.

5. THE MINIMUM CLEAR WIDTH FOR SINGLE WHEELCHAIR PASSAGE SHALL BE 32" AT A POINT (24" MAXIMUM LENGTH) AND 36" CONTINUOUSLY.

6. IF THE CLEAR FLOOR SPACE ONLY ALLOWS FORWARD APPROACH TO AN OBJECT, THE MAXIMUM HIGH FORWARD REACH ALLOWED SHALL BE 48". THE MINIMUM LOW FORWARD REACH IS 15". (CBC 11B-308.2.1) IF THE HIGH FORWARD REACH IS OVER AN OBSTRUCTION, REACH AND CLEARANCES SHALL BE AS SHOWN IN FIGURE 11B-308.2.2

7. IF THE CLEAR FLOOR SPACE ALLOWS PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR, THE MAXIMUM HIGH SIDE REACH ALLOWED SHALL BE 48" AND THE LOW SIDE REACH SHALL BE NO LESS THAN 15" ABOVE THE FLOOR AS SHOWN IN FIGURE 11B-308.3.1. IF THE SIDE REACH IS OVER AN OBSTRUCTION, THE REACH AND CLEARANCES SHALL BE A SHOWN IN FIGURE 11B-308.2.2 (CBC 11B-308.3.2)



(a) forward (b) parallel
FIG. 11B-308.5.5
POSITION OF CLEAR FLOOR OR GROUND SPACE

FLOORS AND LEVELS

1. LEVEL AREA IS DEFINED AS "A SPECIFIED SURFACE THAT DOES NOT HAVE A SLOPE IN ANY DIRECTION EXCEEDING 1/4 INCH IN ONE FOOT FROM THE HORIZONTAL (2.083 % GRADIENT)". (CBC CHAPTER 2)

2. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES, INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, AND SLIP-RESISTANT.

3. CHANGES IN LEVEL UP TO 1/4" MAY BE VERTICAL AND WITHOUT EDGE TREATMENT.

4. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH SLOPE NOT STEEPER THAN 1:2

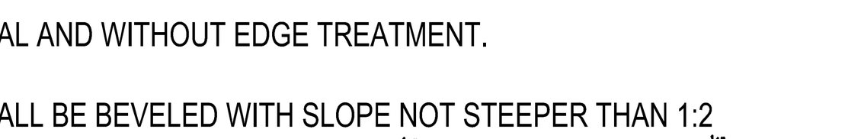


FIGURE 11B-303.2
VERTICAL CHANGE IN LEVEL

FIGURE 11B-303.3
BEVELED CHANGE IN LEVEL

ENTRANCE AND EXITS:

1. EXIT AS DEFINED IS "A CONTINUOUS AND UNOBSTRUCTED MEANS OF EGRESS TO A PUBLIC WAY AND SHALL INCLUDE INTERVENING AISLES, DOORS, DOORWAYS, GATES, CORRIDORS, EXTERIOR EXIT BALCONIES, RAMPS, STAIRWAYS, SMOKE PROOF ENCLOSURES, HORIZONTAL EXITS, EXIT PASSAGEWAY, EXIT COURTS, AND YARDS".

2. FOR THE PURPOSES OF TITLE 24, THE USE OF THE TERM "EXIT DOOR" IN SECTION 1008 APPLIES TO ALL DOORS THAT PROVIDE ACCESS, THAT IS, ENTRANCES, PASSAGE DOORS, ETC.

3. ALL ENTRANCES AND ALL EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDING AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES.

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

5. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A 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 WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.

6. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR. (CBC 11B-404.2.7)

7. EVERY DOORWAY WHICH IS LOCATED WITHIN AN ACCESSIBLE PATH OF TRAVEL SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3' IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. WHEN INSTALLED, EXIT DOORS SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH OF THE EXIT IS NOT LESS THAN 32".

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

9. 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.

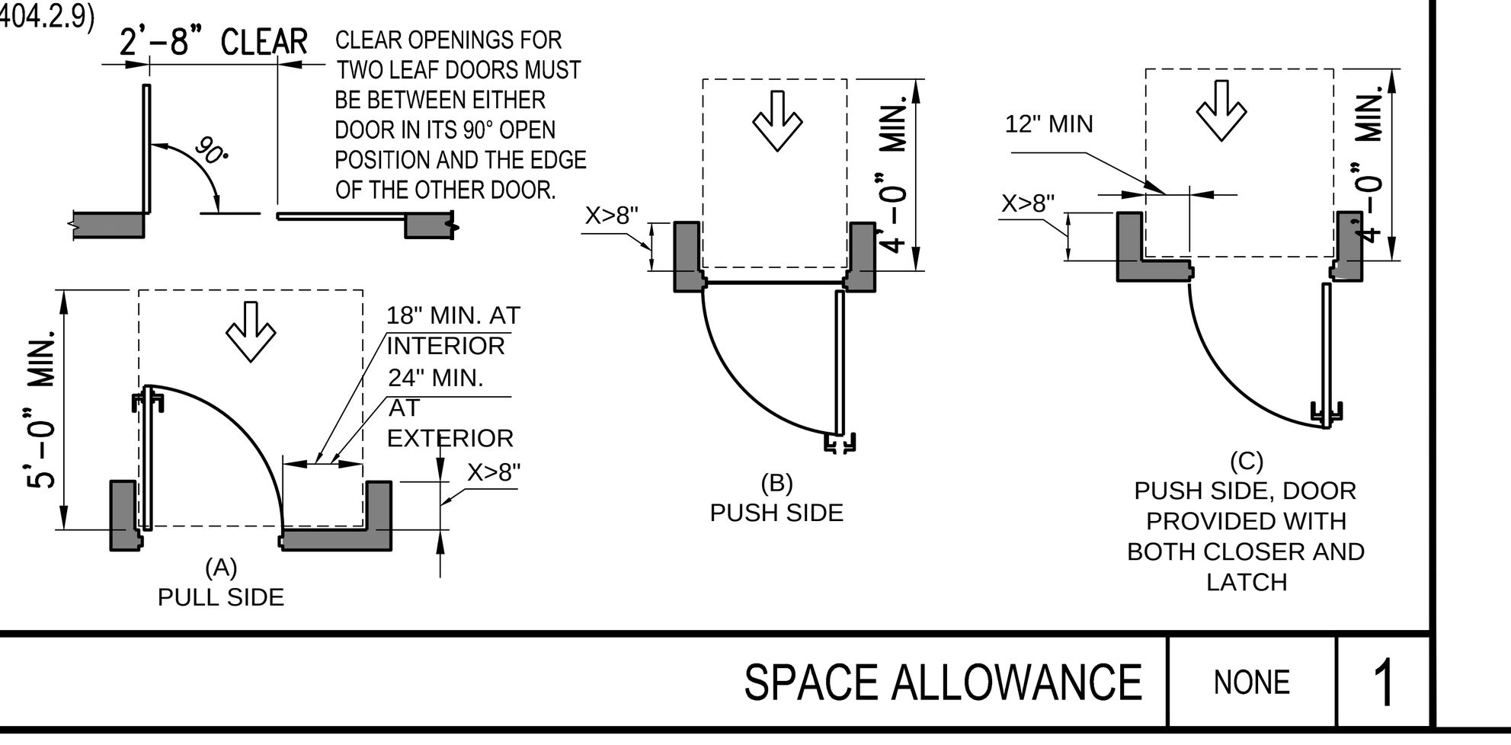
10. MINIMUM MANEUVERING CLEARANCES AT DOORS SHALL BE AS SHOWN IN FIGURES. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCES SHALL BE LEVEL AND CLEAR.

11. THERE SHALL BE A LEVEL AND CLEAR FLOOR OR LANDING ON EACH SIDE OF A DOOR. THE LEVEL AREA SHALL DOOR SWING OF 48" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN THE HE CLOSED POSITION.

12. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND A MINIMUM OF 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND A MINIMUM OF 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.

13. 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 RAP 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 WHEEL CHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

14. MAXIMUM, EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND OF THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MAXIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS. (CBC 11B-404.2.9)



SPACE ALLOWANCE	NONE	1

CLIENT

IRA REALTY CAPITAL

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Irvine, California 92614

PROJECT NAME

SHOPS at
MAIN STREET -
Exterior Building
Improvements

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STAMP

LICENSED ARCHITECT
JOHN JOSEPH SILBER
NO. C 15573
EXP. 1-31-17
STATE OF CALIFORNIA
DATE SIGNED: 08-30-2016

ISSUE

REV.	DESCRIPTION	DATE
	PLAN CHECK SUBMITTAL	05.31.16
A	PLAN CHECK RE-SUBMITTAL	07.06.16
B	PLAN CHECK RE-SUBMITTAL	08.31.16

KEY PLAN

PROJECT NO.	15X047.00
PRINT DATE	8/30/2016
DRAWN BY	MC
CHECKED BY	JS

SHEET TITLE

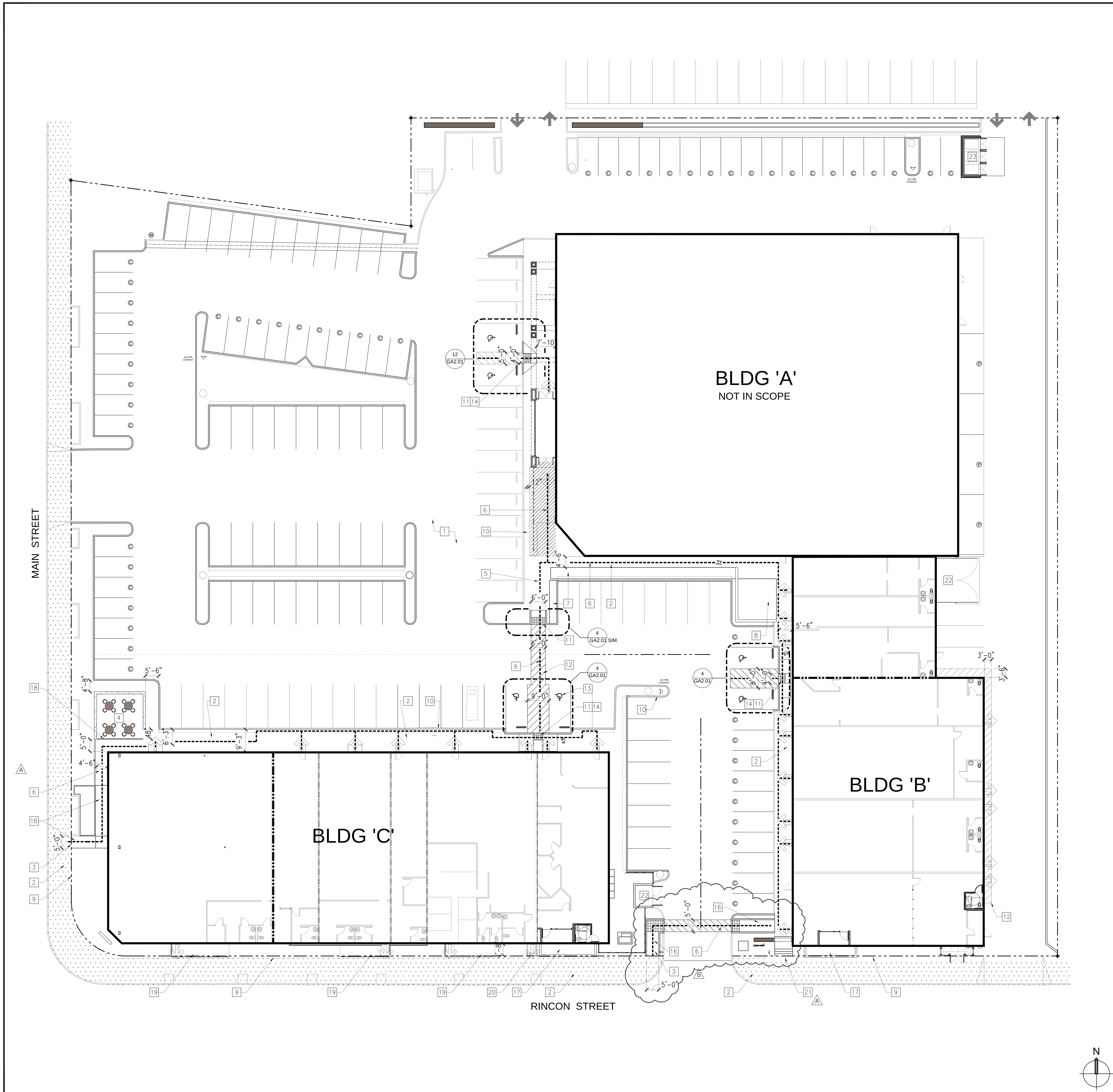
ACCESSIBILITY NOTES

SHEET NUMBER

GA1.03

PLAN CHECK RE-SUBMITTAL SET - 08/30/16

PROJECT



SITE PLAN, PROPOSED | 1/16" = 1'-0" | 1

KEY NOTES: (A)

1. PROPOSED RESURFACING OF EXISTING PAVED DRIVE AISLE & PARKING AREA
2. EXISTING CONCRETE PEDESTRIAN WALK
3. PROPOSED NEW ACCESSIBLE ENTRANCE TO THE SITE
4. PROPOSED NEW SEATING AREA
5. PROPOSED NEW CONCRETE PEDESTRIAN WALK
6. PROPOSED NEW ACCESSIBLE PATH OF TRAVEL (MIN. 44" CLEAR)
7. PROPOSED NEW PLANTER AREA
8. EXISTING OPEN AREA
9. PROPERTY LINE
10. EXISTING CONCRETE CURB
11. PROPOSED NEW ZERO CURB
12. EXISTING PAINT STRIPPING
13. PROPOSED NEW INTERNATIONAL SYMBOL OF ACCESSIBILITY, TYP. - SEE 8/GA2.01, VEHICLE STALL
14. PROPOSED NEW TACTILE WARNING DEVICE, SEE 7/GA2.01
15. PROPOSED NEW CONCRETE WHEEL STOP, SEE 9/GA2.01
16. PROPOSED NEW ACCESSIBLE SLOPED WALKWAY (5% MAX.)
17. PROPOSED NEW ENCLOSED OUTDOOR AREA
18. PROPOSED NEW 36" HIGH WROUGHT IRON FENCE, PAINTED
19. EXISTING SERVICE RAMP @ REAR OF TENANT SPACE
20. EXISTING SERVICE DOOR @ REAR OF TENANT SPACE
21. PROPOSED NEW CONCRETE STEPS
22. EXISTING TRASH ENCLOSURE TO REMAIN
23. PROPOSED NEW TRASH ENCLOSURE, SEE SHEET GA2.02

GENERAL NOTES:

SEE ADA SHEETS FOR ADDITIONAL NOTES AND DIMENSIONS, TYP.

1. ALL DIMENSIONS ARE FROM FACE OF FINISH U.N.O.
2. -

LEGEND:

- INDICATES PEDESTRIAN PUBLIC RIGHT-OF-WAY
- INDICATES DEMARCATION OF EGRESS PATH
- INDICATES ACCESSIBLE PATH OF TRAVEL
- INDICATES MEANS OF BUILDING EGRESS

PLAN CHECK RE-SUBMITTAL SET - 08/30/16

CLIENT

IRA REALTY CAPITAL

IRA REALTY CAPITAL
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LICENSED ARCHITECT
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KEY PLAN

PROJECT NO.	15X047.00
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DRAWN BY	GD/MH
CHECKED BY	JS.

SHEET TITLE

MEANS OF EGRESS
&
ACCESSIBILITY PLAN

SHEET NUMBER

GA1.04

PROJECT

GENERAL NOTES

INSTRUMENTS OF SERVICE

1. THE SCOPE OF THIS PROJECT IS AS GENERALLY DEPICTED IN THESE INSTRUMENTS OF SERVICE AS PART OF THE CONTRACT DOCUMENTS. WORK INCLUDING: POINTS OF CONNECTION, NOT SPECIFICALLY DEPICTED, THAT NEED TO BE MADE ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK PERFORMED EVEN IN REMOTE AREAS OF THE BUILDING OR SITE, PERTAINING TO THIS PROJECT SHALL COMPLY WITH THE INTENT OF CONTRACT DOCUMENTS.

2. THESE CONTRACT DOCUMENTS COVER THE FURNISHING AND INSTALLATION OF MATERIALS AND WORK AS CALLED FOR ON THE DRAWINGS OR IN THE SPECIFICATIONS (OR IN BOTH) WHICH ARE BOUND SEPARATELY AND ARE A PART OF THE CONTRACT. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE FINALIZING THEIR BID AND BEFORE THE INSTALLATION OF THEIR WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL AND THE CONSULTING ENGINEER(S) DRAWINGS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION BY WRITTEN REQUEST FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.

3. GENERAL REQUIREMENTS, DESCRIBING THE PROJECT'S ADMINISTRATIVE REQUIREMENTS AND THE PHYSICAL ASPECTS OF CONSTRUCTION, ARE PROVIDED WITHIN EACH PROFESSIONAL DISCIPLINE'S PROJECT SPECIFICATION AND GENERAL NOTATION. GENERAL REQUIREMENTS ARE NOT LIMITED TO THE INSTRUMENT OF SERVICES AND MAY EXTEND TO THE CONTRACT DOCUMENTS AND OWNER REQUIREMENTS.

4. THE PROJECT SPECIFICATIONS CONSISTING OF THE WRITTEN REQUIREMENTS FOR MATERIAL, EQUIPMENT, SYSTEMS, STANDARDS AND WORKMANSHIP FOR THE WORK, AND PERFORMANCE OF RELATED SERVICES ARE CONTAINED WITHIN EACH OF THE ARCHITECT AND THE ARCHITECHT'S INSTRUMENT OF SERVICES. REFER TO GENERAL NOTES FOR ADDITIONAL PROJECT STANDARDS INFORMATION. DOCUMENTS INDICATED AS 'REFERENCE DOCUMENT' ARE NOT CONSIDERED INSTRUMENTS OF SERVICES AND ARE BEING ISSUED TO PROVIDE ASSISTANCE DURING THE REGULATORY AGENCY CONTRACT DOCUMENT REVIEW.

5. OVERALL AND BUILDING SCOPE DIAGRAMS PROVIDE GUIDLINE TO IDENTIFY THE LIMIT OF SCOPE.

6. REFER TO LIFESAFETY AND ACCESSIBILITY DIAGRAMS THAT INDICATE PROVISIONS WITHIN EXISTING CONDITIONS.

7. THESE DRAWINGS ARE BASED ON FIELD OBSERVATION AND DOCUMENTS FURNISHED BY THE OWNER. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY BY THE CONTRACTOR OF ANY DISCREPANCIES OR OTHER QUESTIONS PERTAINING TO THE CONTRACT DOCUMENTS.. IF OBVIOUS OMISSIONS OR CONTRADICTORY SITUATIONS IN THE CONTRACT DOCUMENTS ARE DISCOVERED TO EXIST, THEY SHOULD BE IMMEDIATELY CALLED TO THE ATTENTION OF ARCHITECT FOR CLARIFICATION.

8. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE UNLESS OTHERWISE NOTED BY A PLUS/MINUS DIMENSION. DETAILED DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS. CONTRACTOR SHALL CHECK ACCURACY OF DIMENSIONS ON PLANS WITH ACTUAL FIELD DIMENSIONS. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ALL CONDITIONS WHICH PREVENT THE PROPER EXECUTION OF ITS WORK. CONTRACTOR SHALL NOT START ANY CONSTRUCTION OR ANY OFF-SITE FABRICATION OF MATERIALS UNTIL THE DRAWINGS DIMENSIONS ARE VERIFIED WITH ACTUAL FIELD CONDITIONS. DO NOT SCALE DRAWINGS.

9. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS THAT THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT OF BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

10. WORK INCLUDES DEMOLITION, REMOVAL AND REINSTALLATION WHERE REQUIRED. REMOVE, REVISE, RELOCATE AND REINSTALL AS REQUIRED.

11. IT IS NOT THE RESPONSIBILITY OF THE ARCHITECT OR GENERAL CONTRACTOR TO INSURE THAT AREAS OF THE BUILDING, NOT DESCRIBED WITHIN THE SCOPE OF THIS PROJECT COMPLY WITH CURRENT BUILDING CODES. IT IS THE RESPONSIBILITY OF THE OWNER TO MAINTAIN THE BUILDING, SO AS TO PROVIDE FOR THE SAFETY AND COMFORT OF THE OCCUPANTS. THIS INCLUDES ALL LIFE SAFETY FEATURES SUCH AS FIRE ALARM, FIRE-SPRINKLERS, NURSE CALL, EXIT ENCLOSURE, HANDICAP ACCESSIBILITY, ETC.. THIS ALSO INCLUDES MAINTAINING THE BUILDING FREE OF HAZARDOUS MATERIALS I.E., CHEMICALS AS DESCRIBED BY STATE OR FEDERAL AGENCIES AS "HAZARDOUS", INCLUDING ASBESTOS.

RETAINING FACILITY OPERATIONS DURING WORK

1. IT SHALL BE UNDERSTOOD THAT THE FACILITY OUTSIDE THE RENOVATION AREA SHALL CONTINUE NORMAL OPERATIONS THROUGHOUT THE RENOVATION PERIOD. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PLAN, COORDINATE, AND INSTALL ITS WORK SO AS TO ASSURE THE FACILITY WILL RUN NORMALLY. THE CONTRACTOR SHALL ALSO ASSURE THAT THE FACILITY LIFE SAFETY, MECHANICAL, AND ELECTRICAL SYSTEMS ARE NOT TO BE DISTURBED OR INTERRUPTED IN ANY WAY. THE CONTRACTOR SHALL BE HELD LIABLE FOR ANY SUCH INTERRUPTIONS OR DISTURBANCES.

2. IT SHALL BE UNDERSTOOD THAT THE PRESENT TENANTS (OUTSIDE THE CONSTRUCTION LIMITS) SHALL REMAIN IN NORMAL OPERATION THROUGHOUT THE CONSTRUCTION AND RENOVATION PERIOD. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PLAN, COORDINATE AND INSTALL HIS WORK SO AS TO ASSURE THAT THE PRESENT HOSPITAL'S NORMAL OPERATIONS AND ITS MECHANICAL/ELECTRICAL SYSTEMS AND UTILITIES ARE NOT DISTURBED OR INTERRUPTED IN ANY WAY. THE CONTRACTOR SHALL BE HELD LIABLE FOR ANY SUCH INTERRUPTION OR DISTURBANCE.

3. THE CONTRACTOR SHALL AT NO TIME DO ANY WORK OR PLACE ANY OBSTRUCTION THAT MAY AFFECT THE OPERATIONS OF THE OTHER TENANTS, INCLUDING ANY INTERRUPTIONS IN THE SUPPLY OF POWER OR OTHER UTILITIES, WITHOUT FIRST NOTIFYING AND OBTAINING PERMISSION FROM THE BUILDING OWNER TO PROCEED. THE CONTRACTOR SHALL SCHEDULE ANY WORK THAT MAY AFFECT THE OPERATIONS OF THE OTHER TENANTS TO OCCUR DURING THOSE HOURS WHEN THE EFFECT IS LEAST, INCLUDING EVENINGS AND WEEKENDS.

CONTRACTOR OBLIGATIONS

1. CONTRACTOR FOR THE PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS PRIOR TO COMMENCING WORK.

2. THE CONTRACTOR SHALL INSURE THAT ALL WORK IS DONE IN A PROFESSIONAL WORK-MAN-LIKE MANNER BY SKILLED MECHANICS AND SHALL REPLACE ANY NEW AND/OR EXISTING MATERIALS OR ITEMS INDICATED TO REMAIN DAMAGED BY ANY CAUSE DURING CONSTRUCTION.

3. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL, PRIOR TO THE SUBMISSION OF HIS BID OR PERFORMANCE OF WORK, NOTIFY THE OWNER OF ANY WORK CALLED OUT ON THE DRAWINGS OR IN THE SPECIFICATIONS IN HIS TRADE THAT CANNOT BE FULLY GUARANTEED OR WARRANTED FROM DEFECTIVE WORKMANSHIP OR MATERIAL DEFECTS.

4. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF DETAILS ARE CONSIDERED UNSOUND, UNSAFE, NOT WATERPROOF, OR NOT WITHIN CUSTOMARY TRADE PRACTICE. IF WORK IS PERFORMED, IT WILL BE ASSUMED THAT THERE IS NO OBJECTIONS TO THE DETAIL. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN, MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS AND CURRENT TRADE PRACTICE AND SHALL BE INCLUDED AS PART OF THIS PROJECT.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISHES AT POINT OF CONNECTIONS FOR ALL WORK (ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL) FINISHES WILL MATCH THOSE SPECIFIED OR EXISTING IN LINE, TEXTURE AND FINISH. SPOT PAINTING IS NOT ACCEPTABLE. NEW FINISHES SHALL BE FROM CORNER TO CORNER, FLOOR TO CEILING, ETC.

6. UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE NEW AND OF GOOD QUALITY. WHERE EXISTING MATERIALS ARE INDICATED TO BE SALVAGED, CONTRACTOR SHALL INVENTORY, CLEAN,BOX PROTECT, AND STORE ITEMS FOR REUSE ON THE PROJECT. ITEMS NOT REUSED SHALL BE RETURNED TO OWNER.

7. COORDINATION: THE GENERAL AND EACH SUB CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION WITH OTHER SUB CONTRACTORS TO ASSURE COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS, AND THE ACCURATE LOCATION OF ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL BUILDING ELEMENTS. THEIR REQUIRED OPENINGS CLEARANCES SUPPORT SYSTEMS ARE ALL INTERCONNECTED AND COORDINATED.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND FOR BEING AWARE OF ALL CONDITIONS THAT AFFECT THEIR WORK.NOTIFY OWNER, IN WRITING, WITHIN 3 WORKING DAYS OF AWARD OF CONTRACT, OF THE PROPOSED DELIVERY SCHEDULE, OF ANY EQUIPMENT, FINISHES OR MATERIAL, FOR WHICH THAT SCHEDULE WILL PREVENT THE INSTALLATION FROM BEING COMPLETED AT THE TIME OF THE SCHEDULED PROJECT COMPLETION.

9. COORDINATION OF WORK:

- THE CONTRACTORS SHALL PROVIDE AND COORDINATE THE EXACT DIMENSIONS SIZES AND POSITIONS OF ALL SYSTEMS, EQUIPMENT, MOUNTING, AND ATTACHMENTS RELATING TO THE WORK.
- THE CONTRACTOR SHALL PROVIDE AND COORDINATE ALL DIMENSIONS SIZES AND POSITIONS OF OPENINGS IN SLABS AND WALLS NECESSARY TO THE INSTALLATION OF THE WORK.
- ALL EQUIPMENT, CONTROLS AND TERMINATIONS SHALL BE POSITIONS FOR SAFE, DIRECT AND EASY ACCESS.

10. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING SITE. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ALL CONDITIONS WHICH PREVENT THE PROPER EXECUTION OF ITS WORK. THE DRAWINGS SHALL NOT BE SCALED.

11. CONSTRUCTION SHALL COMPLY WITH APPLICABLE EDITION OF CALIFORNIA BUILDING CODE, ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES, LAWS, REGULATIONS AND PROTECTIVE COVENANTS GOVERNING THE WORK. IN CASE OF CONFLICTS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

12. GENERAL CONTRACTOR TO ARRANGE INSPECTIONS AS NECESSARY.

13. ALL CONTRACTOR'S WORK SHALL BE OF THE QUALITY TO PASS INSPECTIONS BY LOCAL AND STATE AUTHORITIES, LENDING INSTITUTIONS, THE ARCHITECT AND HIS ENGINEERS, INSPECTOR OF RECORD, AND OWNER. ANY ONE OR ALL OF THE ABOVE MENTIONED INSPECTORS MAY INSPECT TRADE(S) AT ANY TIME, AND ANY CORRECTIONS NEEDED TO MEET THE REQUIRED QUALITY OF CONSTRUCTION SHALL BE DONE IMMEDIATELY AFTER NOTIFYING THE ARCHITECT AND THE OWNER FOR APPROVAL.

14. THE CONTRACTOR/SUB CONTRACTORS SHALL INSPECT THE SITE PRIOR TO START OF CONSTRUCTION AND NOTIFY OWNER AND THE ARCHITECT OF ANY EXISTING CONDITIONS THAT MAY AFFECT THE WORK INCLUDING ELEMENTS THAT MAY BE SUBJECT TO DAMAGE DURING DEMOLITION AND RENOVATION. THE CONTRACTOR SHALL FIELD VERIFY EXISTING DIMENSIONS, PRIOR TO START OF CONSTRUCTION AND NOTIFY OWNER AND ARCHITECT OF ANY DISCREPANCIES BETWEEN THE EXISTING DIMENSIONS AND THE DRAWING DIMENSIONS THAT MAY AFFECT THE WORK. THE CONTRACTOR SHALL OBTAIN DIRECTION FROM OWNER ON RESOLUTION OF THE DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND DIMENSIONS AND DRAWINGS PRIOR TO STARTING ANY WORK THAT MAY BE AFFECTED BY SUCH DISCREPANCIES.

15. CLEANUP: TYPICALLY EACH SUBCONTRACTOR IS HELD RESPONSIBLE FOR CLEANUP OF THE WORK OF HIS TRADE BY THE GENERAL CONTRACTOR. HOWEVER, THE GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR CONTINUOUS CLEANUP AS THE JOB PROGRESSES, AND FINAL CLEANUP UPON SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP AND REMOVING FROM THE JOB SITE ALL TRASH AND DEBRIS, IMMEDIATELY UPON COMPLETION OF HIS DAILY WORK. CONTINUOUS CLEANUP SHALL KEEP THE JOB FREE AT ALL TIMES FROM UNREASONABLE BUILDUP OF DEBRIS, WRAPPERS, CONTAINERS, WASTE MATERIALS, ETC., WHICH MAY CAUSE ACCIDENTS, UNDUE HARDSHIP ON THE TRADESMAN, AND WORK PROGRESS. FINAL CLEANUP INCLUDES CLEANING OF ALL SURFACES TO A "LIKE NEW" CONDITION AND PREPARING THE BUILDING FOR ITS INTENDED USE.

16. THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN THE SITE AND ADJACENT AREAS IN A CLEAN, NEAT, AND ORDERLY MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE ONLY FOR DEBRIS THAT IS A RESULT OF THE WORK, INCLUDING ANY THAT MAY RESULT FROM THE WORKERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN REFUSE CONTAINERS AND SHALL AT NO TIME USE THE BUILDING REFUSE CONTAINERS.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED.

18. CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-10BC WITHIN 75 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILD OUT AREA DURING CONSTRUCTION.

A

19. OBTAIN CAL / OSHA CONSTRUCTION PERMITS PRIOR TO OBTAINING THE BUILDING PERMIT IF NECESSARY AND IN ACCORDANCE BY CCR TITLE 8, SECTION 341.

20. DEMARCATE AND NOTIFY THE REGIONAL NOTIFICATION CENTER (DIG ALERT, 811) AT LEAST TWO WORKING DAYS PRIOR TO MAKING ANY EXCAVATIONS.

REMOVAL OF ASBESTOS NOTES:

1. ASBESTOS ABATEMENT IS NOT A SCOPE OF THESE IMPROVEMENT DOCUMENTS.

FIELD APPLICATION OF PEDESTRIAN PROTECTION

CONSTRUCTION ACTIVITIES INCLUDING ADDITIONS, ALTERATIONS, AND DEMOLITIONS SHALL PROVIDE PEDESTRIAN PROTECTION PURSUANT TO SECTION 3306 OF THE CALIFORNIA BUILDING CODE. TO DETERMINE THE TYPE OF PROTECTION REQUIRED FOR PEDESTRIANS, MEASURE THE ULTIMATE HEIGHT OF CONSTRUCTION WITH CONSIDERATION FOR BUILDING SETBACKS AND PROJECTIONS FROM THE BUILDING. FOR SLOPING SITES, MEASURE THE HEIGHT OF THE BUILDING FROM CONSTRUCTION EDGE OF THE WALKWAY AND THE SETBACK DISTANCE BETWEEN THE WALKWAY AND THE BUILDING LINE.

BELOW ARE REQUIREMENTS TO BE ADDRESSED IN THE DESIGN OF PEDESTRIAN PROTECTIONS:

1. WALKWAYS SHALL PROVIDE SUFFICIENT WIDTH WITH THE MINIMUM OF 4 FT. CLEAR.

2. DIRECTIONAL BARRICADES SHELL BE PROVIDED AS NEEDED WHERE THE WALKWAY EXTENDS INTO THE STREET.

3. CONSTRUCTION RAILINGS SHALL BE AT LEAST 42 INCHES IN HEIGHT.

4. BARRIERS SHALL BE A MINIMUM OF 8 FT. IN HEIGHT AND BE DESIGNED TO RESIST LOADS REQUIRED.

5. SUCH PROTECTION SHALL BE MAINTAINED IN PLACE AND KEPT IN GOOD ORDER. UNTIL WORK IS COMPLETED.

6. WHENEVER A WALKWAY MUST EXTEND INTO THE ROADWAY, A RAILING IS REQUIRED ON THE STREET SIDE.

PROTECTION OF WORK

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE BARRICADES, PROTECTIVE COVERINGS, WARNING SIGNS, ETC., TO PREVENT ANY HARM TO WORKERS, EMPLOYEES AND/OR THE GENERAL PUBLIC. THE CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION BARRIERS TO SEPARATE CONSTRUCTION FROM THE GENERAL PUBLIC, TEMPORARY BARRIERS SHALL MEET THE SAME FIRE RATING AS WOULD THE PERMANENT PARTITION. WHERE A TEMPORARY PARTITION IS PLACED ACROSS A CORRIDOR OR IN ANY WAY BLOCKS AN EXIT OR CREATES A DEAD END, CONTRACTOR SHALL PROVIDE PLANS SHOWING THESE CONDITIONS AND SHALL OBTAIN APPROVAL BY [THE O.S.H.P.D. AND/OR THE FIRE DEPARTMENT] AUTHORITIES RESPONSIBLE ON THIS PROJECTS. WHERE A TEMPORARY PARTITION IS PLACED WITHIN A CORRIDOR AND STILL ALLOWS A PATH OF TRAVEL, THE TEMPORARY PARTITION SHALL BE MIN. 1 HR. CONSTRUCTION AND SHALL ENCLOSE EXTENT OF DEMOLISHED AREA. THE CONTRACTOR SHALL MAINTAIN A 6'-0" MINIMUM CLEAR WIDTH WITHIN THE CORRIDOR. THE USE OF VISQUEEN OR SIMILAR TYPE OF MATERIAL AS A TEMPORARY BARRIER WHERE A FIRE SEPARATION IS REQUIRED SHALL NOT BE PERMITTED.

2. PROTECTION OF EXISTING FINISHES: DURING CONSTRUCTION CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION AND FINISHES (NOT SCHEDULED FOR DEMOLITION). CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR FLOOR, WALL AND CEILING SURFACES IN CORRIDORS AND AREAS ADJACENT TO THE CONSTRUCTION AREA. WHERE DAMAGE OCCURS, REPAIR OR REPLACE LIKE NEW TO THE OWNER'S APPROVAL AT NO ADDITIONAL COST.

CUTTING AND PATCHING

1. THE CONTRACTOR SHALL IN THE WORK OF ALL TRADES, PERFORM ALL CUTTING, PATCHING, REPAIRING, RESTORING AND THE LIKE NECESSARY TO COMPLETE THE WORK AND TO RESTORE ANY DAMAGED OR AFFECTED SURFACES RESULTING FROM THE WORK OF THIS CONTRACT TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNERS AND THE ARCHITECT.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, FITTING, PATCHING, AND FIRE SAFING METHODS REQUIRED TO COMPLETE THE WORK INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

A. UNCOVERED PORTIONS OF THE WORK USED TO PROVIDE FOR INSTALLATION OF UNSCHEDULED WORK.
B. REMOVE AND REPLACE DEFECTIVE WORK.
C. REMOVE AND REPLACE WORK NOT CONFORMING TO REQUIREMENTS OF CONTRACT DOCUMENTS.
D. PROVIDE ROUTINE PENETRATIONS OF NON-STRUCTURAL SURFACES FOR INSTALLATION OF PIPING AND ELECTRICAL CONDUIT.
E. REMOVE EXISTING WORK INDICATED IN THE DOCUMENTS AND AS MAY BE REQUIRED TO PERMIT THE PROPER INSTALLATION OF NEW WORK THAT FORMS PART OF HIS CONTRACT. ALL CUTTING,REPAIRING AND/OR PATCHING NECESSARY IN CONNECTION WITH SUCH REMOVALS SHALL BE DONE WITHOUT EXTRA CHARGE, WHETHER OR NOT EVERY ITEM MAY BE SPECIFICALLY DESCRIBED.

3. PROCEDURES FOR NON-STRUCTURAL CUTTING AND PATCHING:

A. PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ASSURE THE STRUCTURAL VALUE INTEGRITY OF THE AFFECTED PORTION OF THE WORK.
B. PROVIDE DEVICES AND METHODS TO PROTECT OTHER PORTIONS OF THE PROJECT FROM DAMAGE.
C. PROVIDE PROTECTION FROM THE ELEMENTS FOR THAT PORTION OF THE PROJECT WHICH MAY BE EXPOSED BY CUTTING AND PATCHING WORK.
D. EXECUTE CUTTING BY METHODS WHICH WILL PREVENT DAMAGE TO OTHER WORK, AND WILL PROVIDE PROPER SURFACES TO RECEIVE INSTALLATION OR REPAIRS.
E. EXECUTE FITTING AND ADJUSTMENT OF PRODUCTS TO PROVIDE A FINISHED INSTALLATION TO COMPLY WITH SPECIFIED PRODUCTS, FUNCTIONS, TOLERANCES AND FINISHES, AND MANUFACTURER'S CRITERIA.
F. RESTORE WORK WHICH HAS BEEN CUT OR REMOVED. INSTALL NEW PRODUCTS TO PROVIDE COMPLETE WORK IN ACCORDANCE WITH REQUIREMENTS OF CONTRACT DOCUMENTS.
G. REFINISH ENTIRE SURFACE AS NECESSARY TO PROVIDE AN EVEN FINISH TO MATCH ADJACENT FINISHES.

4. WHERE NEW WORK TIES INTO EXISTING CONTRACTOR SHALL PATCH AND REPAIR EXISTING CONSTRUCTION AS REQUIRED TO RESTORE IT TO ITS ORIGINAL FINISH. TIE THE NEW WORK INTO EXISTING IN A NEAT AND CRAFTSMAN LIKE MANNER SO THAT NEW BLENDS WITH A SMOOTH AND LEVEL SURFACE INTO ADJACENT WORK.

DEMOLITION

1. CONTRACTOR SHALL PROVIDE A "DISCOVERY PROCESS" TO IDENTIFY POTENTIAL COMPLICATIONS WITHIN THE SCOPE OF WORK, PRIOR TO ANY DEMOLITION.

2. INTEGRITY OF EXISTING CONCRETE FLOOR (ABOVE AND BELOW) SHALL REMAIN INTACT.

3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ESPECIALLY PIPES, DUCTS, AND CONDUIT.

4. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH CHAPTER 33 OF THE CALIFORNIA BUILDING CODE, 2013 EDITION.

5. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE, 2013 EDITION, SECTION 103.3.3 (INCLUDING ARTICLE 87).

6. THE CONTRACTOR SHALL FIELD SURVEY / AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING ANY WORK.

7. DURING THE DEMOLITION, THE CONTRACTOR SHOULD ALWAYS BE AWARE OF THE INTENDED FINAL RENOVATION CONDITIONS OF THE STRUCTURE AND THE REASON THE DEMOLITION WORK IS BEING DONE.

8. THE CONTRACTOR MUST ALLOW FOR ADDITIONAL DEMOLITION THAT MAY NOT BE SHOWN, BUT IS REQUIRED TO ACHIEVE THE FINISHED RESULT, AS SHOWN ON THE DRAWING.

9. DO NOT DISTURB OR DAMAGE IN ANY WAY EXISTING STRUCTURAL ELEMENTS. THE BUILDING HAS TO COMPLY WITH ALL SAFETY REGULATIONS AT ALL TIMES.

10. THE CONTRACTOR SHALL RESTORE TO ITS ORIGINAL CONDITION ANY EXISTING WORK DAMAGED DURING DEMOLITION BUT INDICATED TO REMAIN.

MECHANICAL DEMOLITION NOTES:

1. BEFORE STARTING DEMOLITION, PROVIDE NECESSARY PROTECTIVE DEVICES WHERE REQUIRED AND IN STRICT ACCORDANCE WITH CAL. BUILDING CODE REGULATIONS.

2. ALL EQUIPMENT THAT IS REMOVED AND NOT REUSED SHALL BE RETURNED TO THE OWNER.

3. TAKE NECESSARY PRECAUTIONS TO PREVENT DUST AND DIRT MIGRATING TO OCCUPIED AREAS OF THE BUILDING. THIS INCLUDES PROVIDING CONSTRUCTION FILTERS AT OPEN/RESTRICTED SUPPLY OR EXHAUST AIR GRILLES/DUCTS IN THE AREA.

4. REMOVE THERMOSTATS, CONTROL WIRE, CONDUIT, SUPPLY/RETURN PIPING, ETC. THAT ARE NO LONGER NEEDED WITHIN THE DEMO AREA.

5. PROVIDE TEMPORARY CONTROL AND/OR PIPING IF REQUIRED TO MAINTAIN THE SYSTEM FUNCTION OUTSIDE THE DEMO AREA.

PLUMBING DEMOLITION NOTES:

6. REMOVE & EXPOSE OF ALL PLUMBING FIXTURES, TRIM, PIPING BRACKETS, AND HANGERS IN THEIR ENTIRETY AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. WASTE PIPING SHALL BE REMOVED TO POINT OF PENETRATION OF THE FLOOR SLAB - PROVIDE A CLOSURE AND SEAL THE PIPE AT THAT POINT. ALL WASTE/SOIL PIPES SHALL BE CAPPED GAS TIGHT.

7. REMOVE EXISTING INTERIOR WATER PIPING AND APPURTENANCES COMPLETE. CUT AND CAP INSIDE WALL AND/OR ENTRY INTO DEMO / REMODEL SPACE.

8. REMOVE VENT PIPING COMPLETELY. CLOSE AND SEAL BELOW CEILING SLAB, UNLESS NEEDED TO MAINTAIN PROPER VENTING FROM BASEMENT SEWAGE PIPING.

ELECTRICAL DEMOLITION NOTES:

9. PRIOR TO DEMOLITION OF ANY CONDUIT, CIRCUIT, EQUIPMENT, ETC., IDENTIFY IN THE FIELD THE LOAD SERVED TO VERIFY THAT REMOVAL WILL NOT INTERFERE WITH EXISTING OPERATIONS. WHERE IT IS DETERMINED THAT AN IMPACT WILL OCCUR, NOTIFY THE FACILITY ENGINEER.

10. EXISTING ELECTRICAL OUTLETS LOCATED ON PARTITIONS TO BE DEMOLISHED ARE TO BE REMOVED, INCLUDING ALL CONDUIT AND WIRING BACK TO THEIR RESPECTIVE ELECTRICAL PANELS. PATCH AND REPAIR (AS REQUIRED) IN FIRE-RATED ASSEMBLIES ONLY.

11. REMOVE ALL CABLE IN CEILING BACK TO SOURCE OF DATA COMMUNICATION CLOSETS, AS REQUIRED.

12. WHERE IT IS IMPOSSIBLE TO REMOVE CONDUITS (SUCH AS BELOW OR EMBEDDED IN CONCRETE SLABS OR CONCEALED IN ACCESSIBLE LOCATION), REMOVE CONDUCTORS, CUT, CAP AND ABANDON CONDUIT AT ENTRY INTO INACCESSIBLE LOCATIONS.

13. ALL CONDUIT AND CONDUCTORS THAT ARE REMOVED UNDER DEMOLITION WORK SHALL NOT BE REUSED.

14. ALL ELECTRICAL OUTAGES TO OTHER EXISTING SPACES OR EQUIPMENT NECESSARY TO COMPLETE THE WORK UNDER THIS PROJECT SHALL BE SCHEDULED IN WRITING (IN ADVANCE) WITH THE OWNER'S REPRESENTATIVE.

PLAN CHECK RE-SUBMITTAL SET - 08/30/16

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PROJECT NAME

SHOPS at MAIN STREET - Exterior Building Improvements

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STAMP

DATE SIGNED: 08-30-2016

ISSUE

REV.	DESCRIPTION	DATE
	PLAN CHECK SUBMITTAL	05.31.16
A	PLAN CHECK RE-SUBMITTAL	07.06.16
	PLAN CHECK RE-SUBMITTAL	08.31.16

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PRINT DATE	8/30/2016
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CHECKED BY	JS

SHEET TITLE

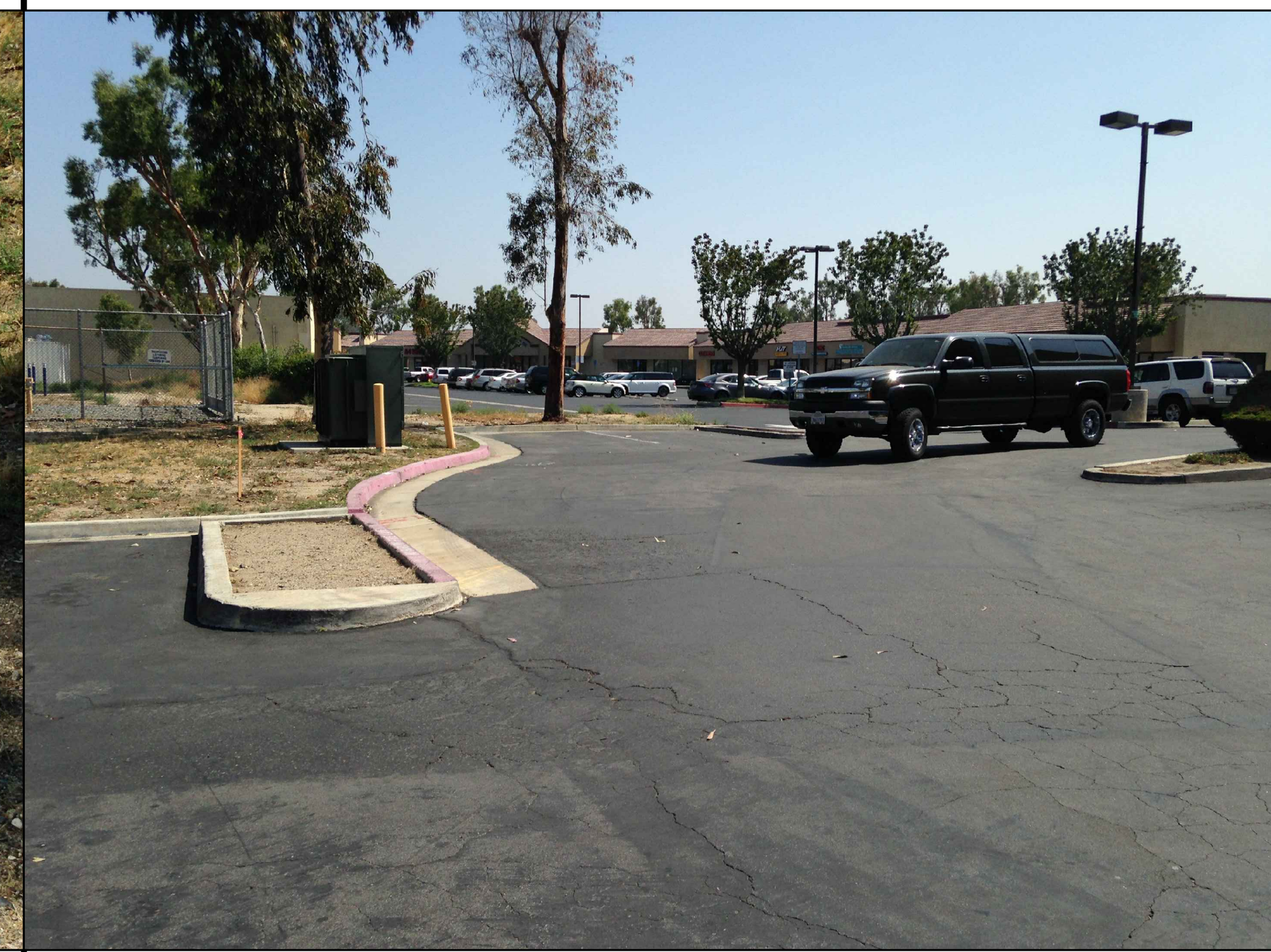
GENERAL NOTES

SHEET NUMBER

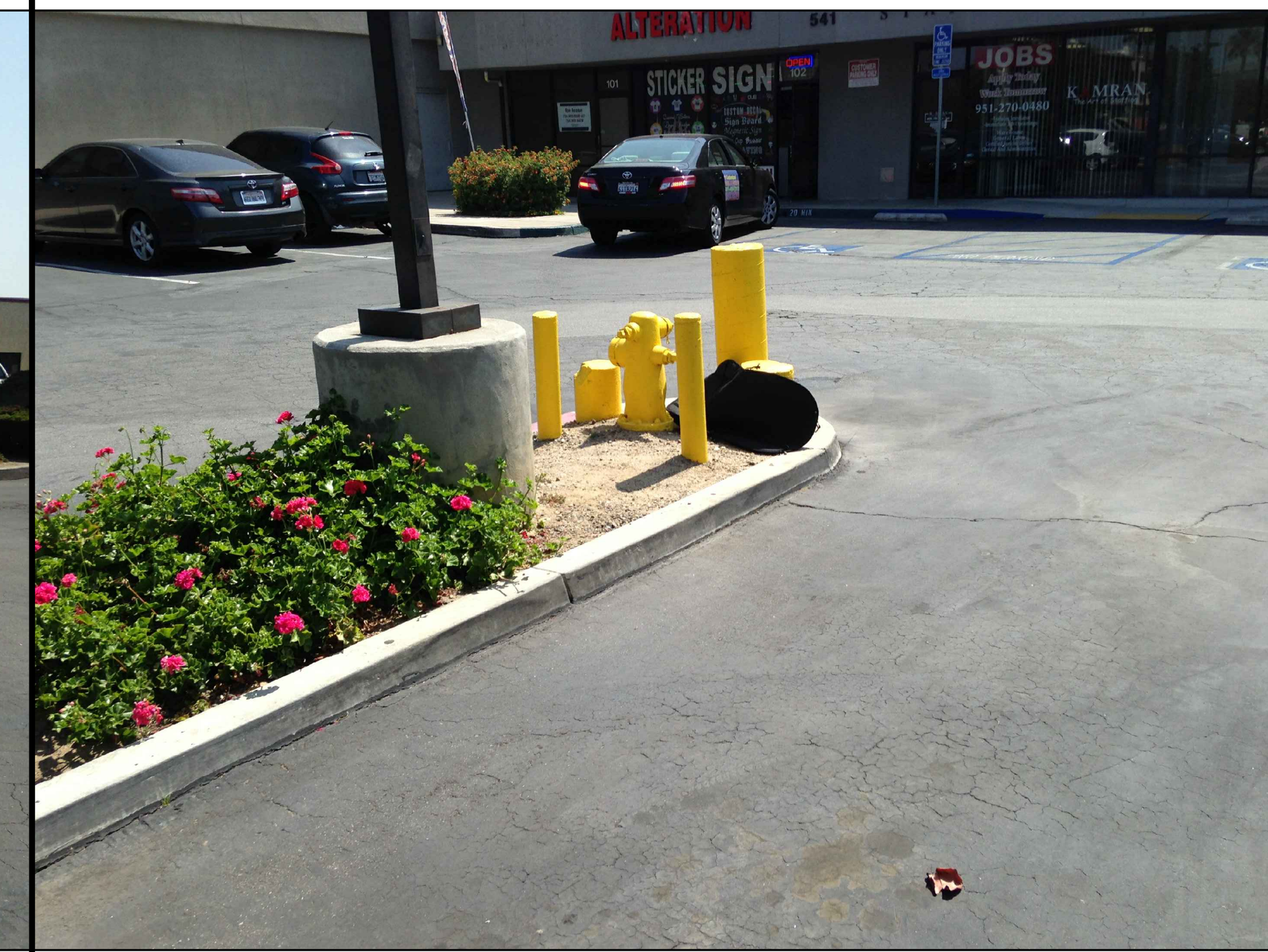
G1.05

PROJECT

SITE PHOTO | S-20

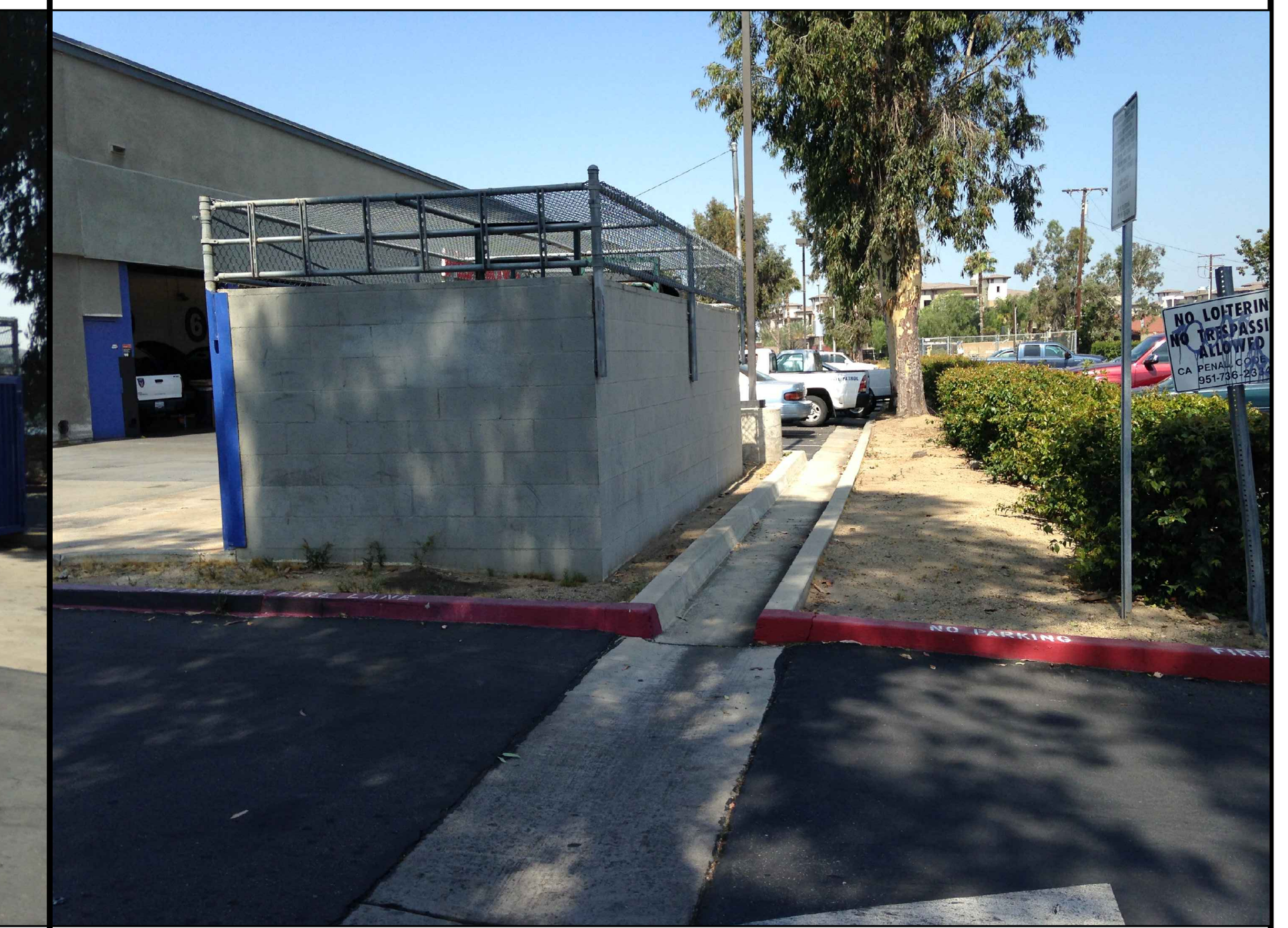


SITE PHOTO | S-16



SITE PHOTO | S-12

SITE PHOTO | S-08



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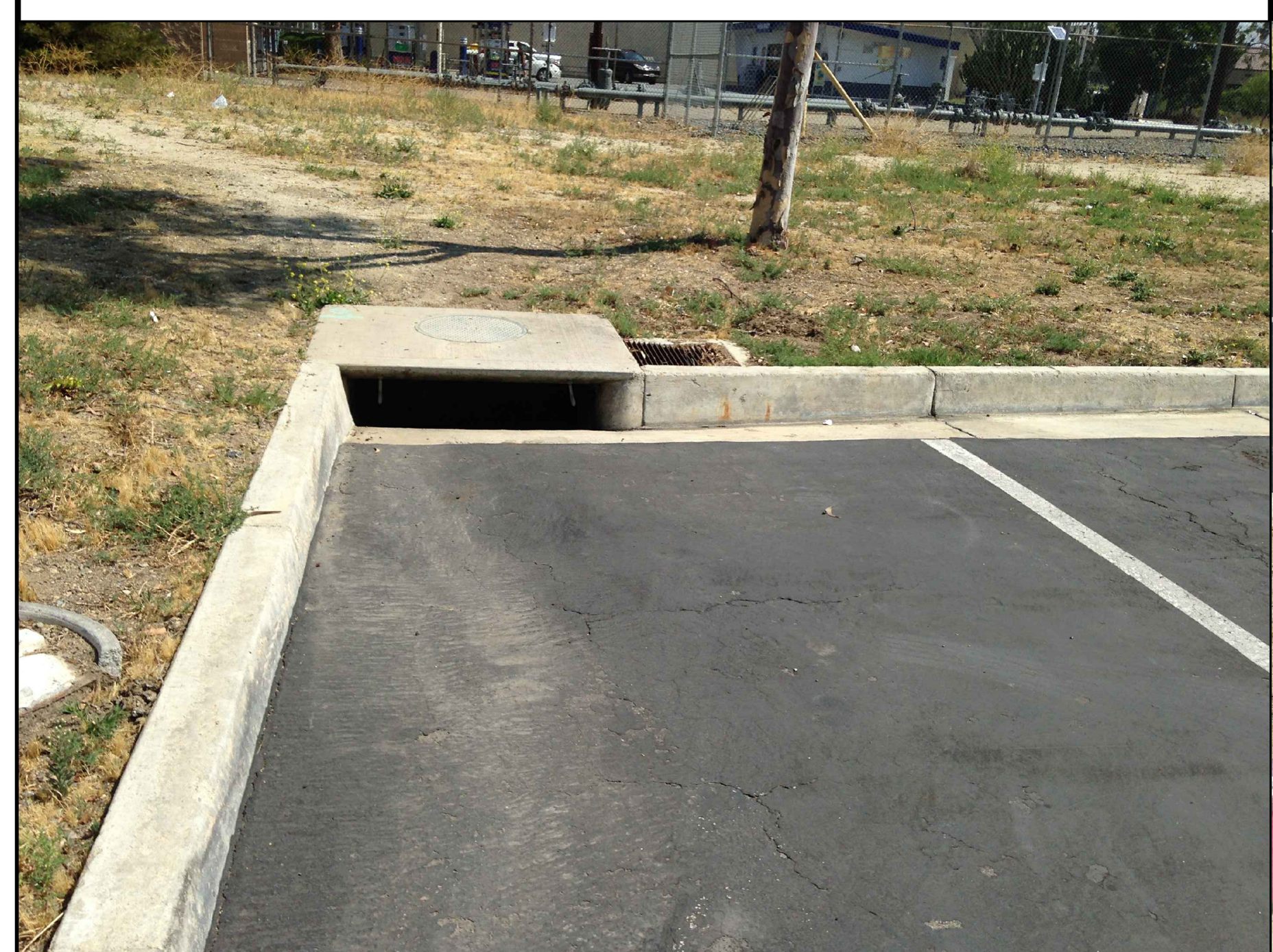


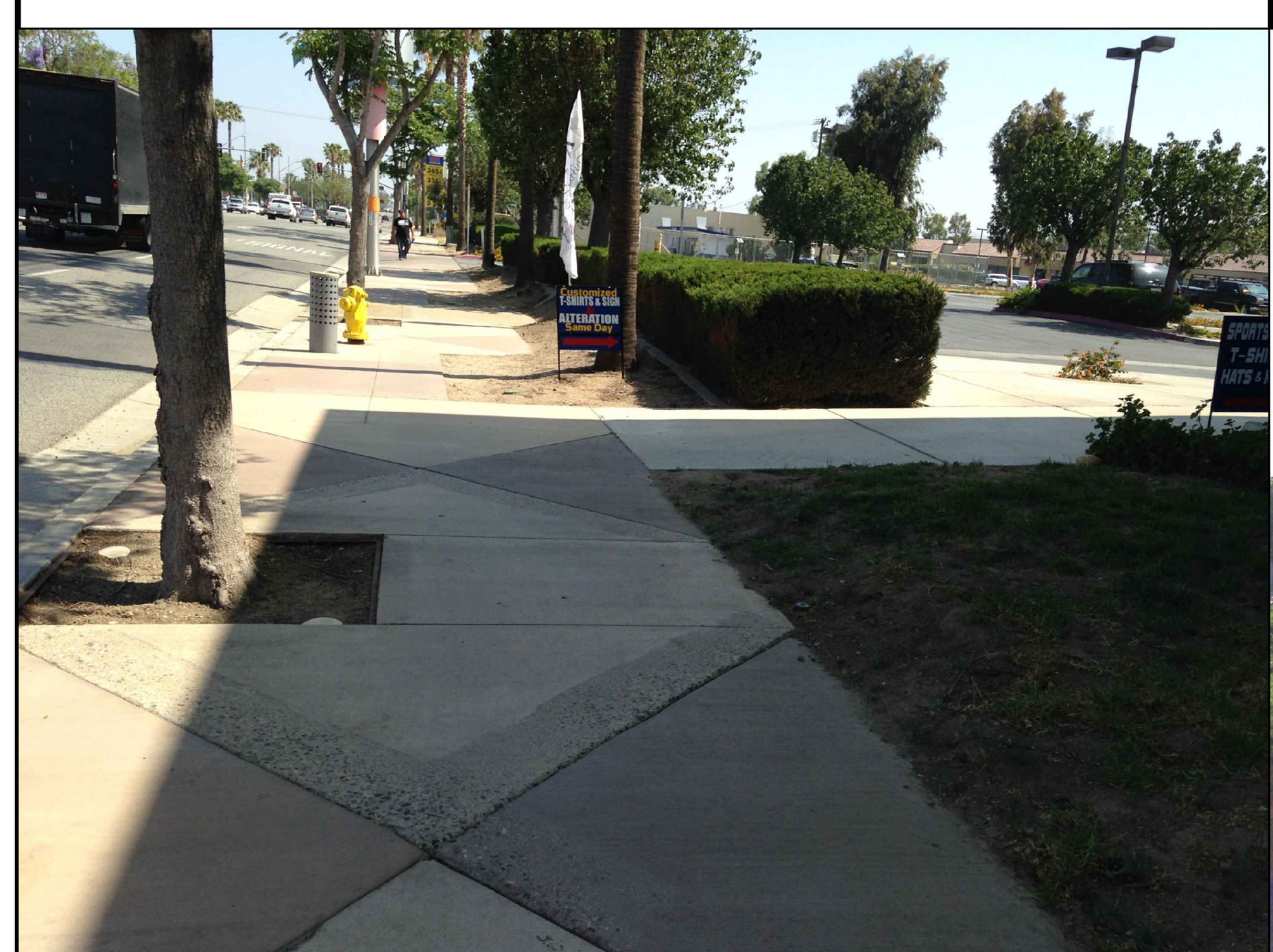
SITE PHOTO | S-19

SITE PHOTO | S-15

SITE PHOTO | S-11

SITE PHOTO | S-07

SITE PHOTO | S-03



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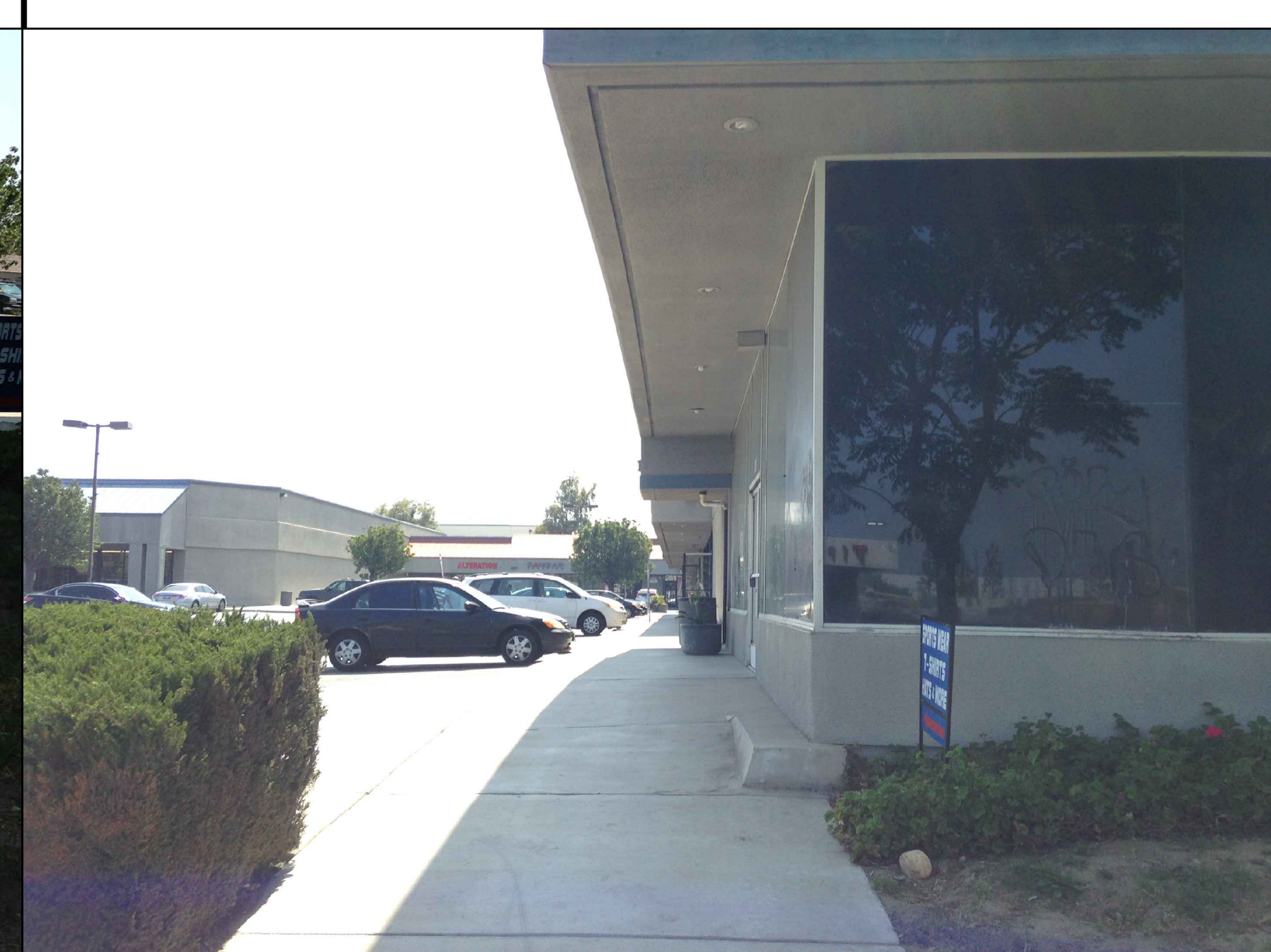


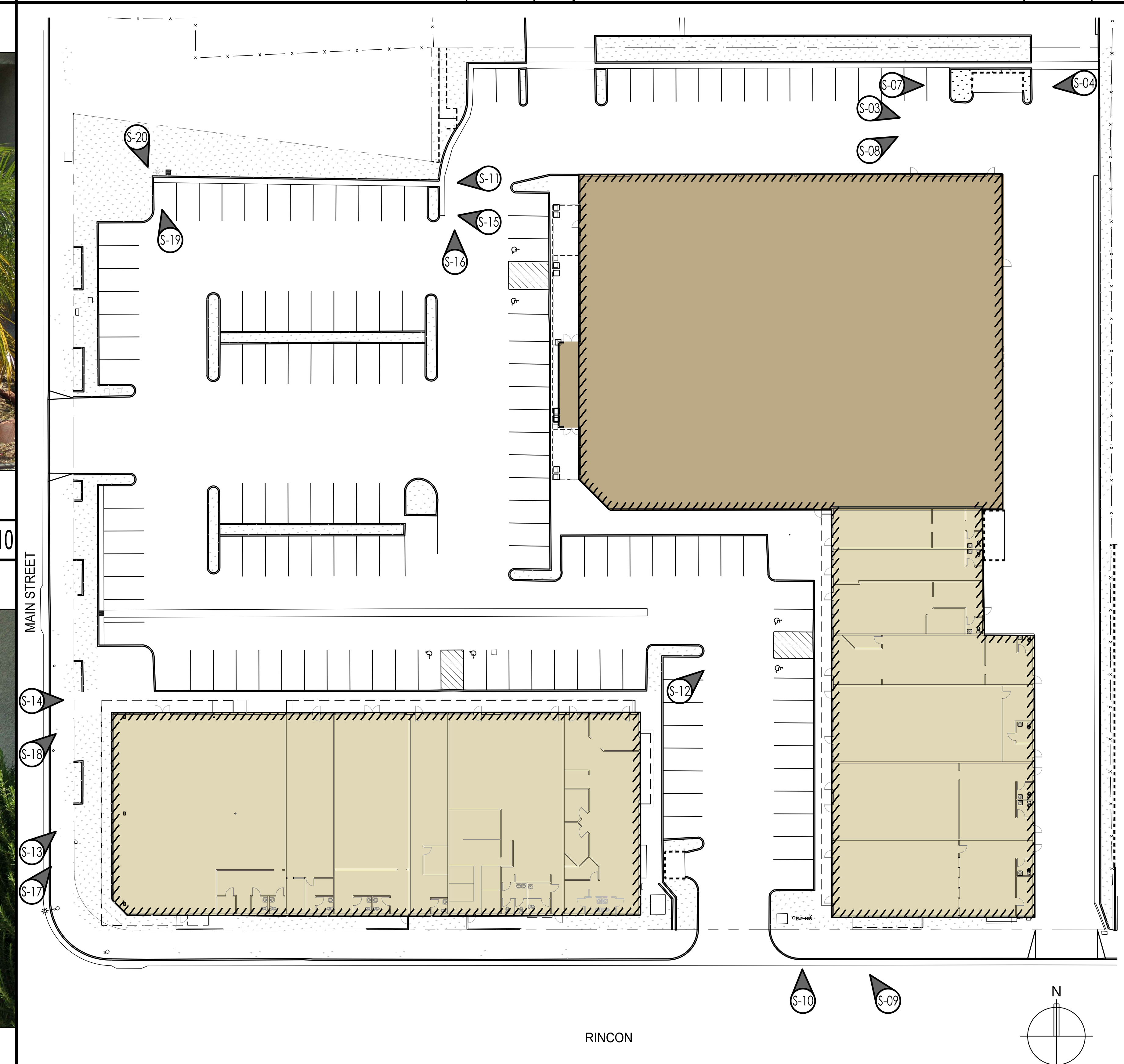
SITE PHOTO | S-14

SITE PHOTO | S-10

SITE PHOTO | S-17

SITE PHOTO | S-13

SITE PHOTO | S-09



SITE PHOTO KEY PLAN

PLAN CHECK RE-SUBMITTAL SET - 08/30/16

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CHECKED BY	JS

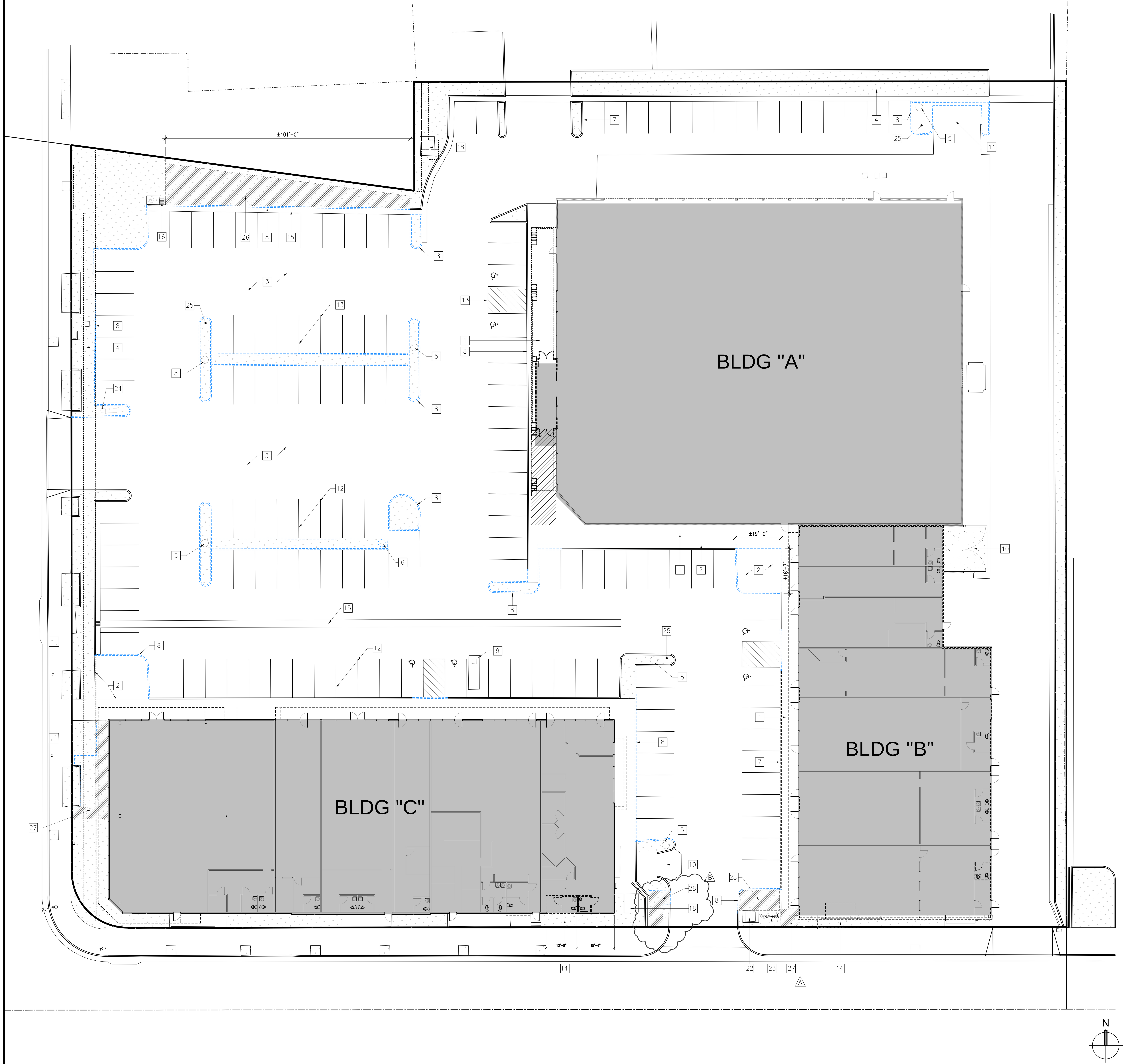
SHEET TITLE

EXISTING SITE PHOTOS

SHEET NUMBER

GA1.10

PROJECT



SITE PLAN, EXISTING 1/16" = 1'-0" 1

KEY NOTES:

1. EXISTING CONCRETE SIDEWALK TO REMAIN - PROTECT IN PLACE
2. EXISTING CONCRETE SIDEWALK TO BE REMOVED
3. EXISTING ASPHALT PAVING TO REMAIN
4. EXISTING PLANTING AREA TO REMAIN
5. EXISTING LIGHT POLE & BASE TO REMAIN
6. EXISTING LIGHT POLE & BASE TO BE RELOCATED
7. EXISTING CONCRETE CURB TO REMAIN
8. EXISTING CONCRETE CURB TO BE REMOVED
9. EXISTING GREASE INTERCEPTOR TO REMAIN
10. EXISTING TRASH ENCLOSURE & CONC. APRON TO REMAIN
11. EXISTING TRASH ENCLOSURE & CONC. APRON TO BE REMOVED
12. EXISTING PAINT STRIPE TO REMAIN
13. EXISTING PAINT STRIPE TO BE REMOVED
14. EXISTING GRADE TO REMOVE, SEE SHEET GA1.12 AND CIVIL
15. EXISTING SWALE TO REMAIN
16. EXISTING CATCH BASIN INLET / STORM DRAIN TO REMAIN
17. SAW-CUT EXISTING CONCRETE WALKWAY
18. EXISTING TRANSFORMER TO REMAIN
19. 8x4 CONCRETE PAVERS; RUNNING BOND PATTERN
20. EXISTING CONCRETE RAMP TO REMAIN
21. EXISTING CONCRETE SITE STAIR TO REMAIN
22. EXISTING UTILITY VAULT TO REMAIN
23. EXISTING DETECTOR CHECK TO REMAIN
24. EXISTING MONUMENT SIGN POLE TO REMAIN - SEE SIGNAGE PACKAGE
25. EXISTING FIRE HYDRANT TO REMAIN: PROTECT-IN-PLACE
26. EXISTING PLANTING AREA, TO BE REMOVED
27. EXISTING PLANTING AREA, TO BE RE-GRADED / PREP FOR NEW CONC. RAMP OR STAIRS - SEE CIVIL
28. EXISTING PLANTING AREA, TO BE REMOVED / PREP AS REQUIRED

GENERAL NOTES:

SEE ADA SHEETS FOR ADDITIONAL NOTES AND DIMENSIONS, TYP.

1. ALL DIMENSIONS ARE FROM FACE OF FINISH U.N.O.

LEGEND:

EXISTING SITE LANDSCAPE AND CONC. CURB TO BE REMOVED - SEE CIVIL DWG C-02

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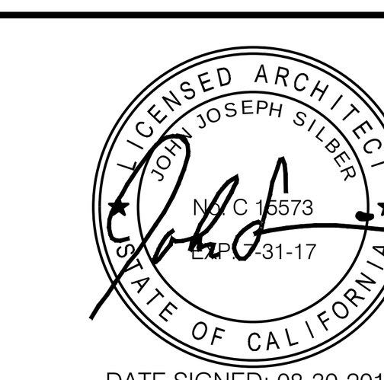

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KEY PLAN

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SHEET TITLE

SITE PLAN (EXISTING) - DEMOLITION

SHEET NUMBER

GA1.11

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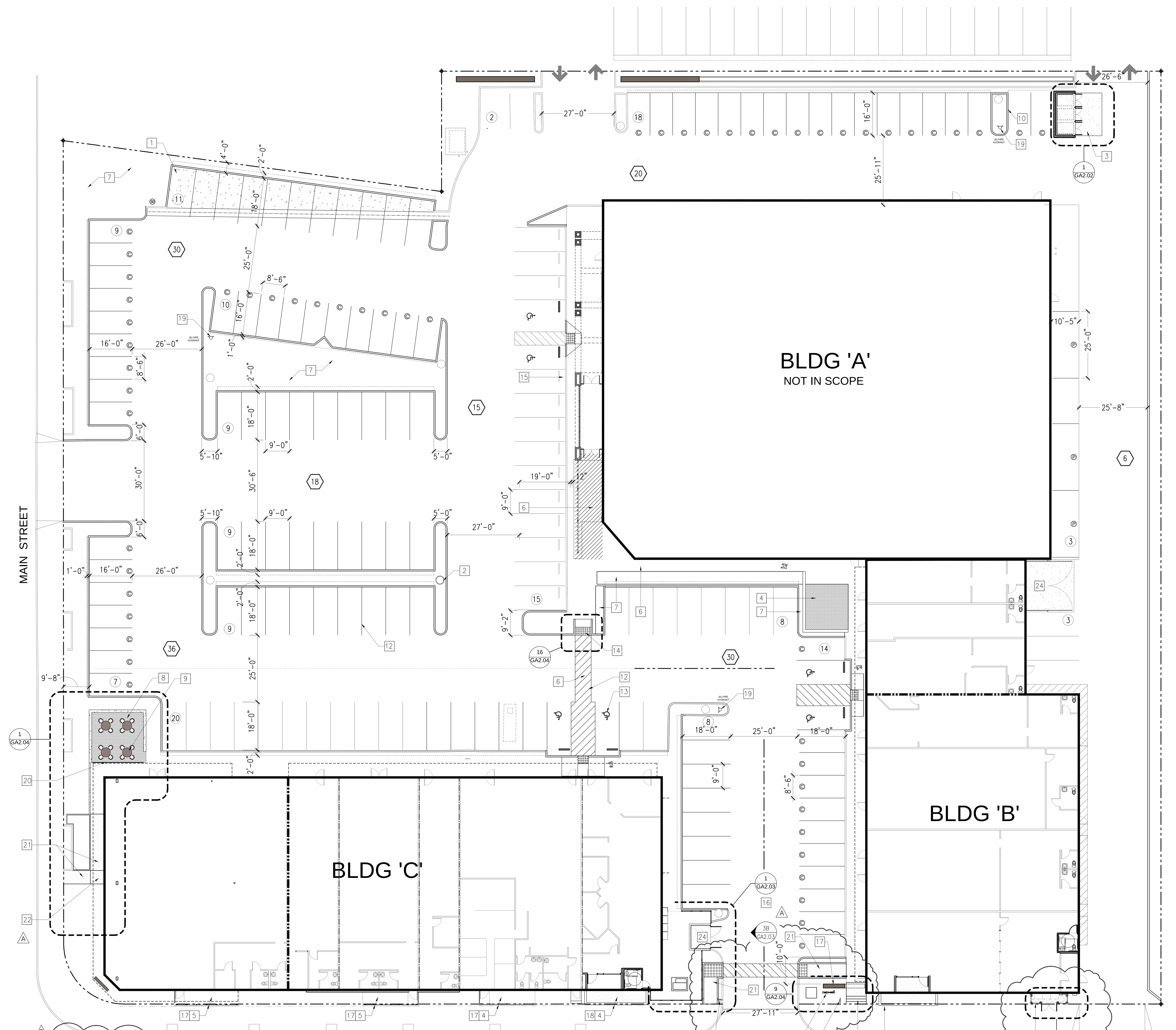
PROJECT



(E) BUILDING 'C' AREA MODIFICATION ANALYSIS:

THE ENTIRE BUILDING IS CLASSIFIED AS TWO (E) BUILDINGS SEPARATED BY AN (E) 2-HR AREA SEPARATION WALL (UNDER 1985 U.B.C.)

PER 2013 CBC SECTION 506.2, FRONTAGE INCREASE:

I_f = [F / P - 0.25] W / 30

I_f = [574'-8" / 574'-8" - 0.25] 30 / 30

I_f = [1 - 0.25] 30 / 30

I_f = [0.75] 1

I_f = 0.75

PER 2013 CBC SECTION 506.1, EQUATION 5-1:
(FOR AREA "C1" - A2 OCC.)

$A_a = \{ A_t + [A_t \times I_f] + [A_t \times I_s] \}$

A_a = { 6,000 + [6,000 x 0.75] + [6,000 x 0] }

A_a = { 6,000 + [4,500] + [0] }

A_a = { 10,500 } → 10,500

(E) 2-HR AREA SEPARATION WALL

BLDG. AREA "C1"
5,490

BLDG. AREA "C2"
11,170

PER 2013 CBC SECTION 506.1, EQUATION 5-1:
(FOR AREA "C2" - B OCC.)

$A_a = \{ A_t + [A_t \times I_f] + [A_t \times I_s] \}$

A_a = { 9,000 + [9,000 x 0.75] + [9,000 x 0] }

A_a = { 9,000 + [6,750] + [0] }

A_a = { 15,750 } → 15,750

KEY NOTES:

1. PARKING PAVED AREA
2. RELOCATED LIGHT-POLE & BASE
3. PROPOSED NEW TRASH ENCLOSURE & CONC. APRON, SEE 1/GA2.02
4. CONCRETE PATIO
5. EXISTING CONCRETE SERVICE RAMP
6. ACCESSIBLE PATH OF TRAVEL (MIN. 44" CLEAR)
7. PLANTER AREA
8. SEATING AREA
9. FUTURE SITE FURNITURE, BY OTHERS
10. CONCRETE CURB
11. ZERO CURB
12. PAINT STRIPPING
13. INTERNATIONAL SYMBOL OF ACCESSIBILITY SEE 8/GA2.01
14. TACTILE WARNING DEVICE, SEE 7/GA2.01
15. CONCRETE WHEEL STOP, SEE 9/GA2.01
16. PROPOSED NEW MODULAR LANDSCAPE TRELLIS SYSTEM, SEE 9/GA2.03
17. PROPOSED NEW HORIZONTAL WOOD SIDING SCREEN WALL - SEE 9/GA2.04
18. PROPOSED NEW CONCRETE SITE WALL
19. EXISTING FIRE HYDRANT; PROTECT-IN-PLACE
20. PROPOSED NEW 36" HIGH WROUGHT IRON FENCE, PAINTED BLACK
21. PROPOSED NEW SLOPED WALKWAY, 5% MAX. SLOPE IN DIRECTION OF TRAVEL
22. PROPOSED TRANSITIONAL WALKWAY LANDING, 2% MAX. SLOPE IN ALL DIRECTIONS
23. PROPOSED NEW CONCRETE WALKWAY (2% MAX. SLOPE IN ALL DIRECTIONS) AND STEPS (RISERS SHALL BE EQUAL IN HEIGHT, MAX. HEIGHT OF 7" / TREAD DEPTHS 12")
24. EXISTING TRASH ENCLOSURE TO REMAIN
25. PROPOSED ACCESSIBLE MEANS OF EGRESS DIRECTIONAL SIGN, TO BE COMPLIANT WITH CBC SECTIONS 11B-703.5 & 11B-703.7
26. FREE-STANDING FIRE DEPT. INLET CONNECTION PIPE

GENERAL NOTES:

SEE ADA SHEETS FOR ADDITIONAL NOTES AND DIMENSIONS, TYP.

1. ALL DIMENSIONS ARE FROM FACE OF FINISH U.N.O.
2. TEMPORARILY REMOVE EXISTING METAL GATE DURING CONSTRUCTION & STORE PER OWNER'S DIRECTION. REINSTALL GATE AT TIME OF SUBSTANTIAL COMPLETION.
3. FOR ACCESSIBLE PATH OF TRAVEL, SEE SHEET GA1.04

LEGEND:

(30) - # OF PARKING SPACE IN AREA

(15) - # OF PARKING SPACE IN ROW

SITE PLAN, PROPOSED | 1/16" = 1'-0" | 1

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LICENSED ARCHITECT
STATE OF CALIFORNIA
DATE SIGNED: 08-30-2016

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SHEET TITLE

SITE PLAN PROPOSED

SHEET NUMBER

GA1.12

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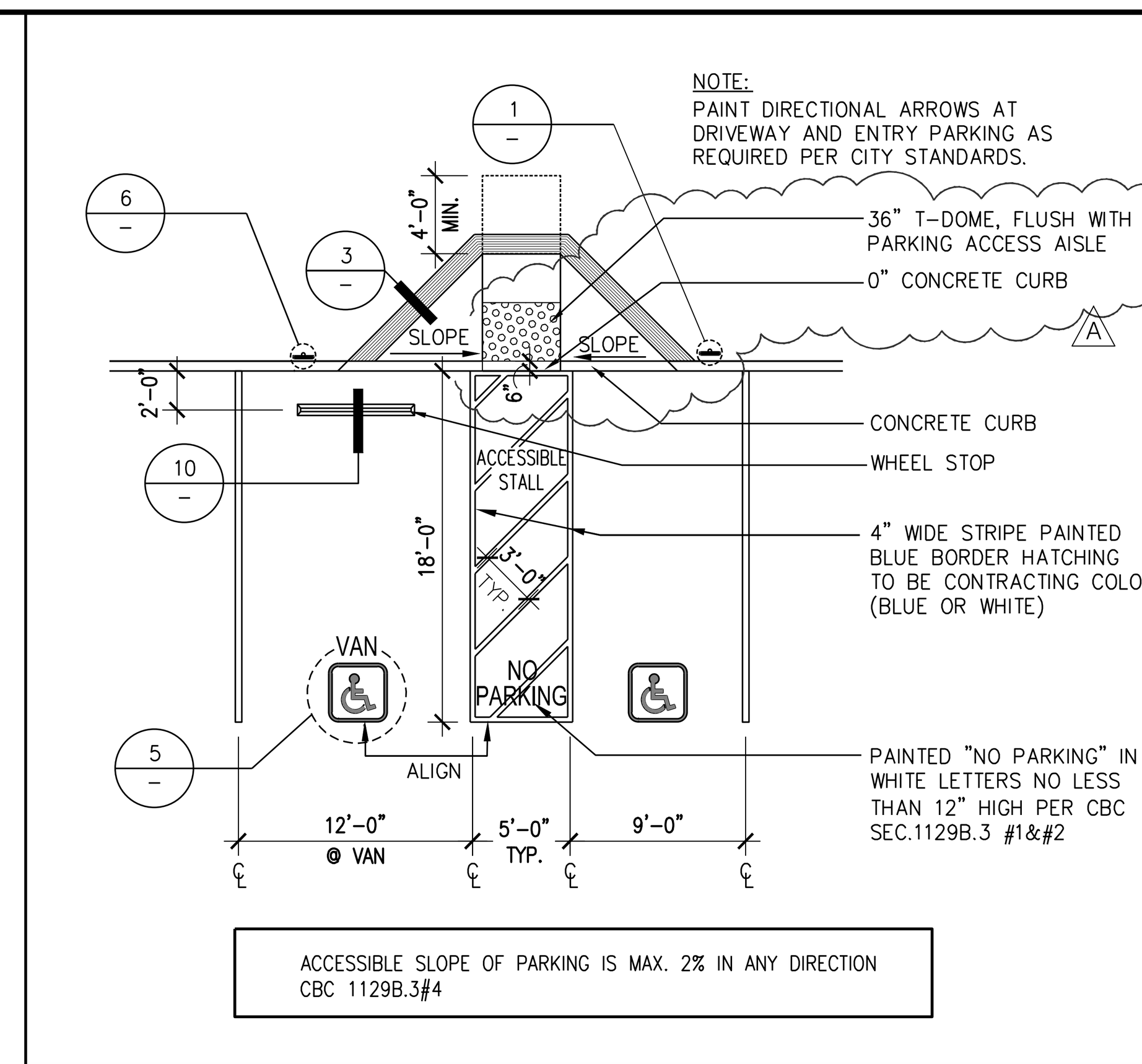
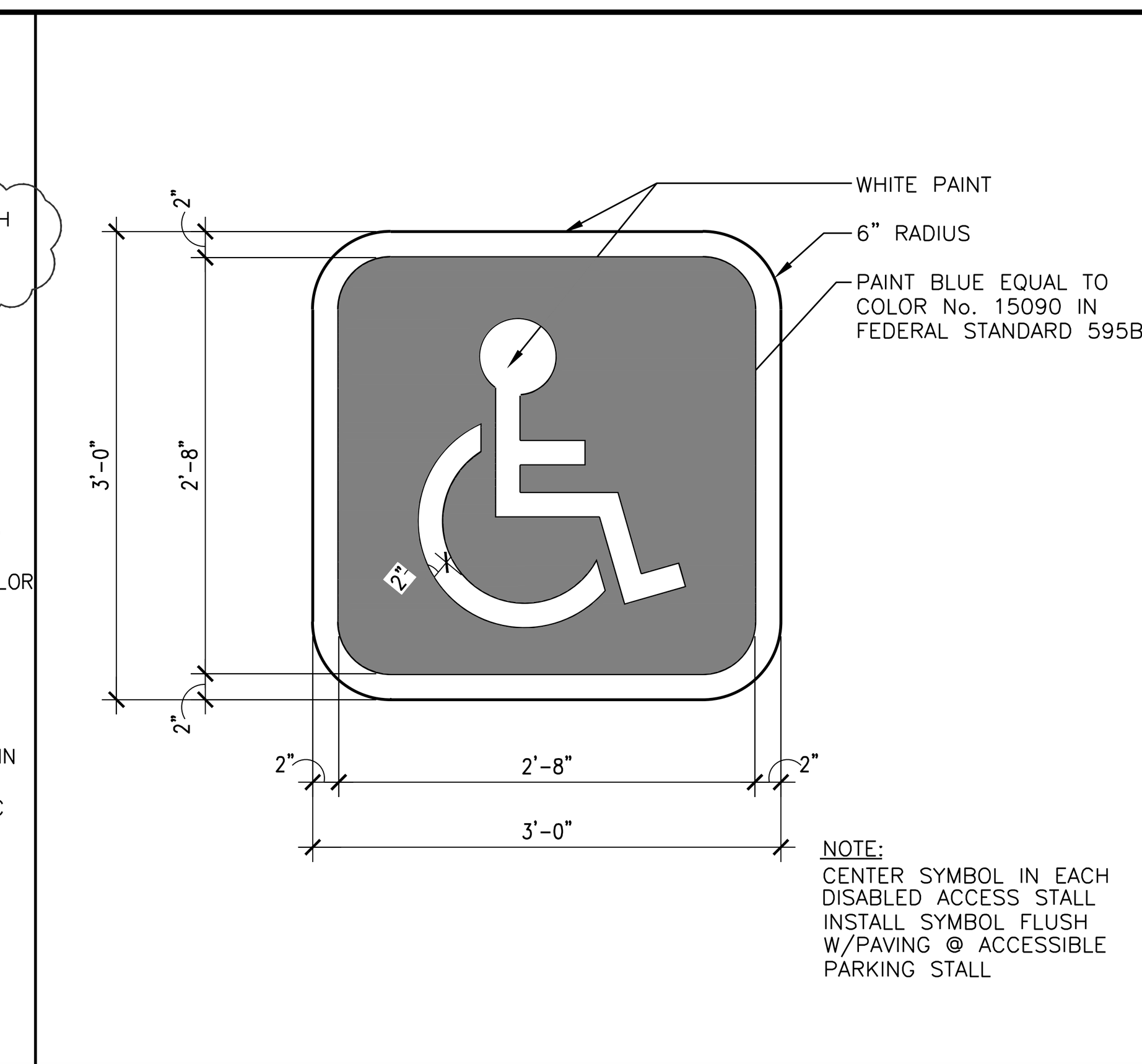
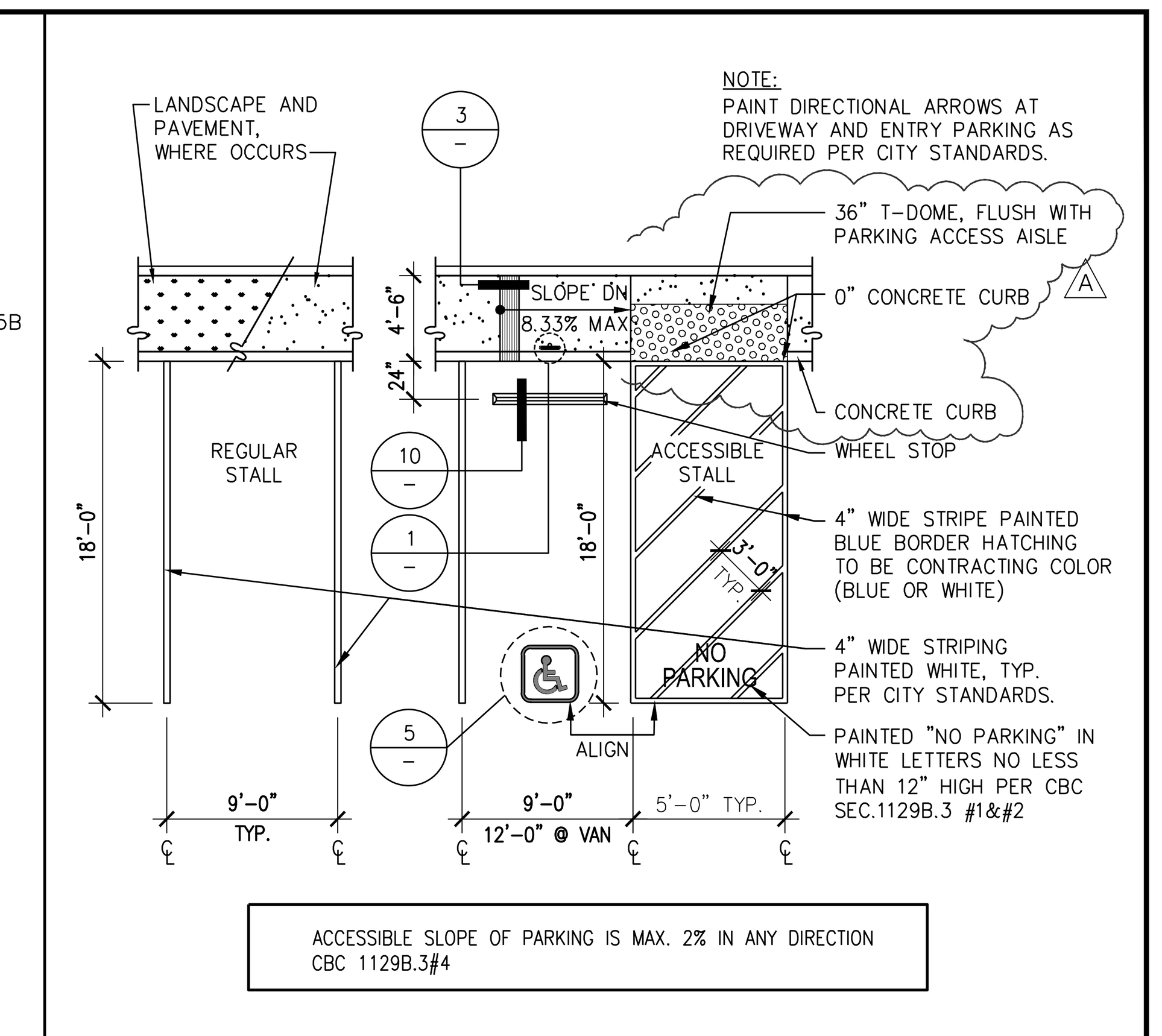
PROJECT



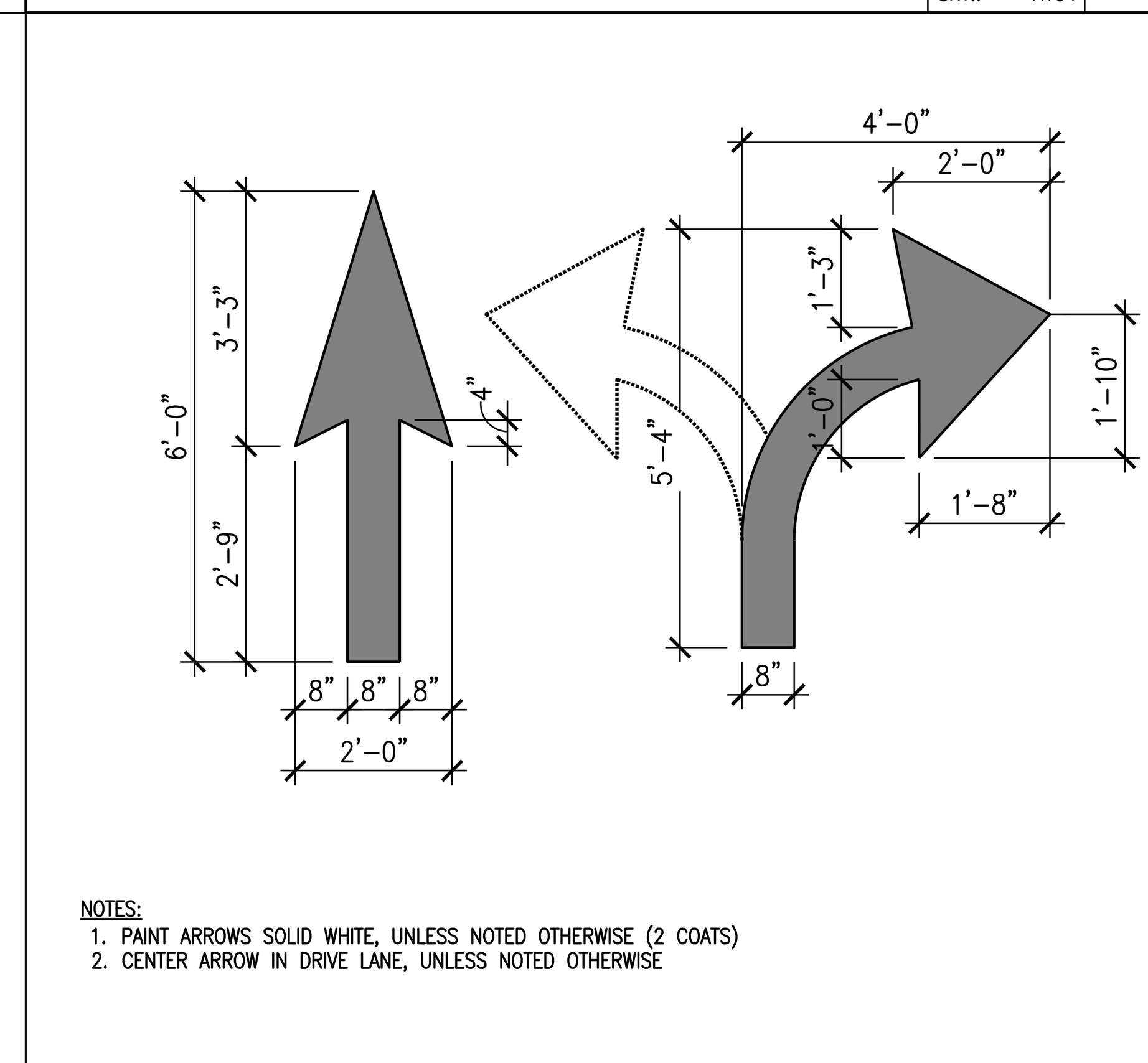
VAN/ STANDARD HC PARKING STALL — SC.: 1/8"=1'-0" SHT.: A104 — 12



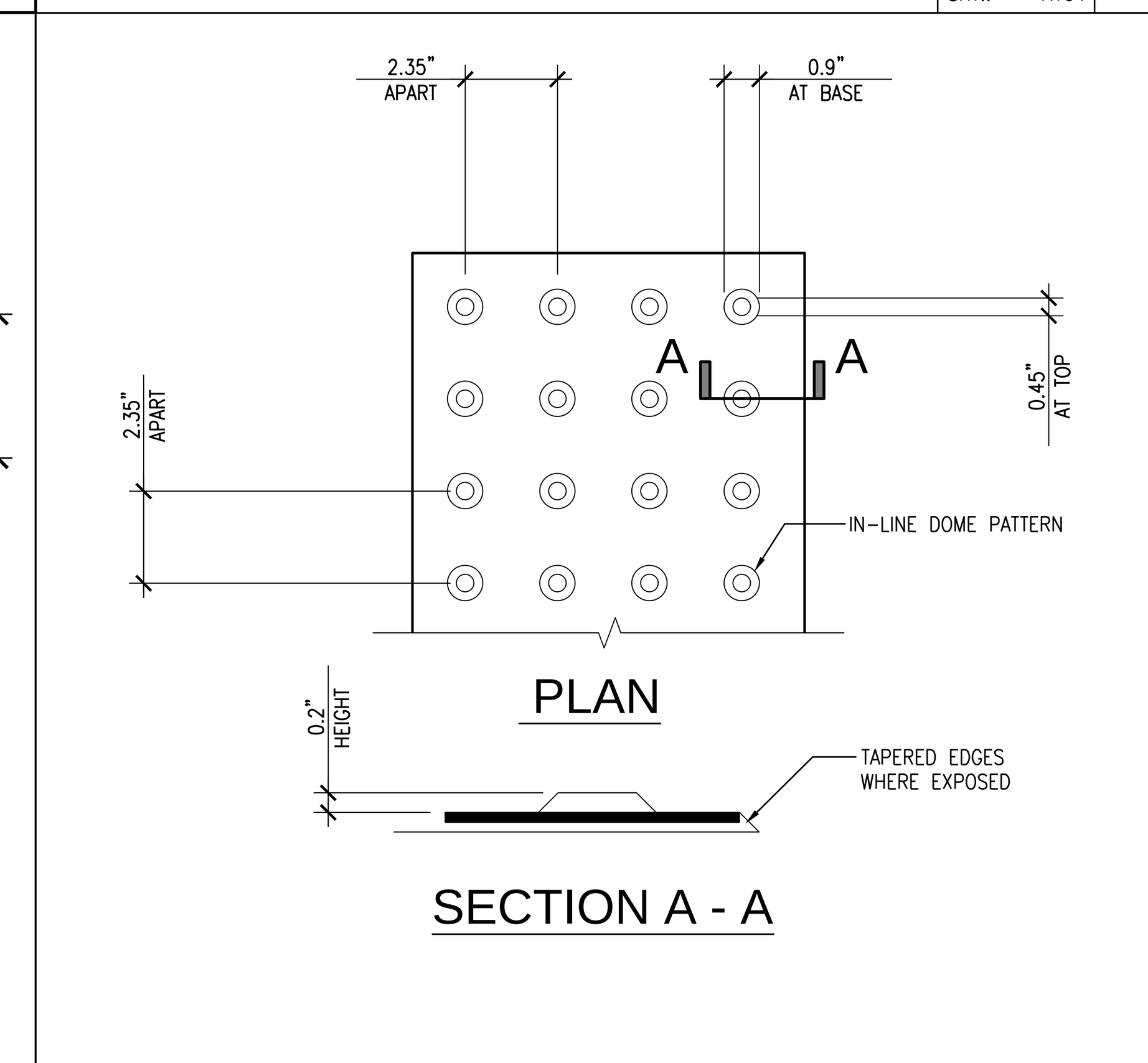
ACCESSIBLE STALL SYMBOL — SC.: 1"=1'-0" SHT.: A104 — 8



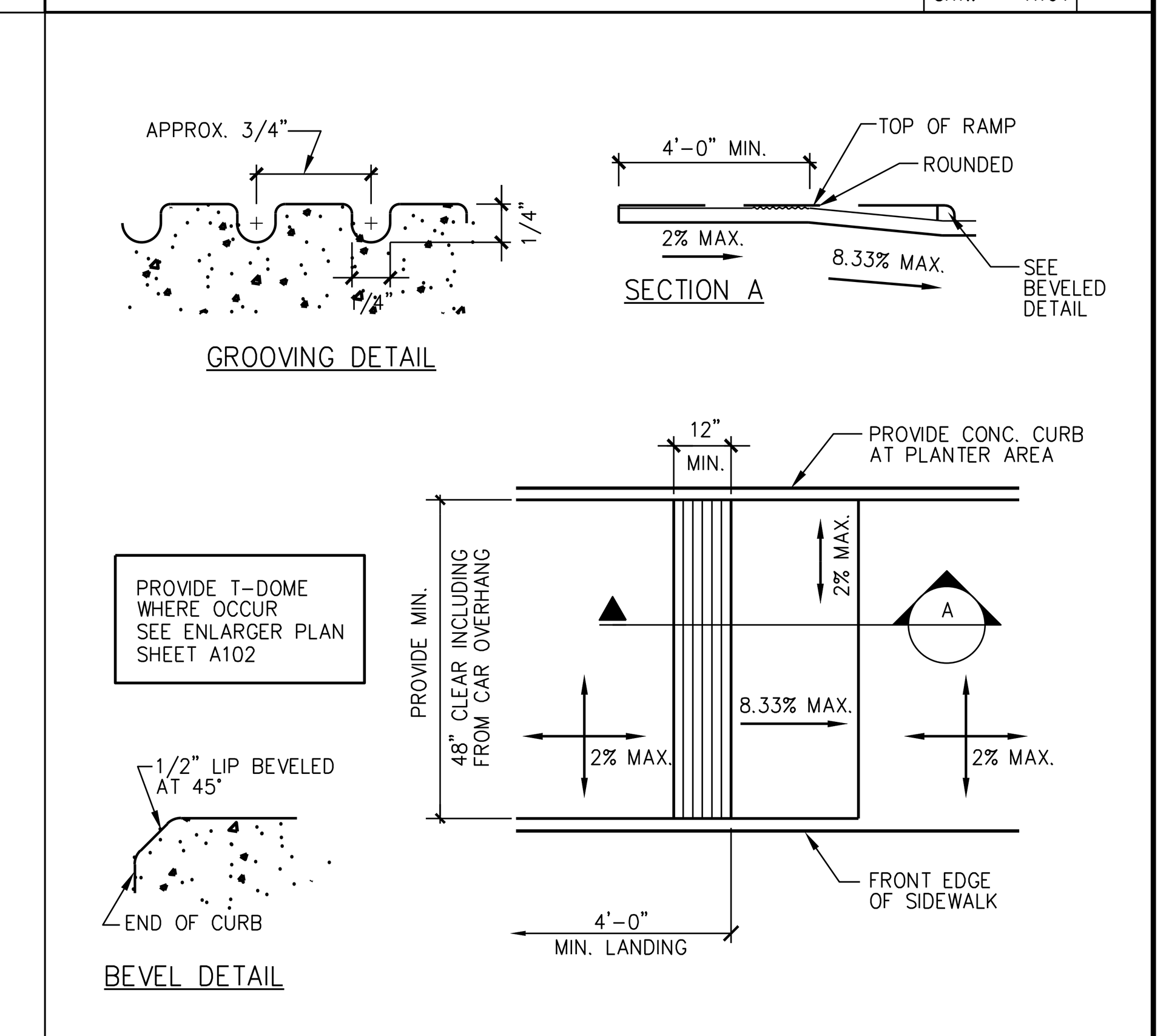
TYPICAL PARKING STALL — SC.: 1/8"=1'-0" SHT.: A104 — 4



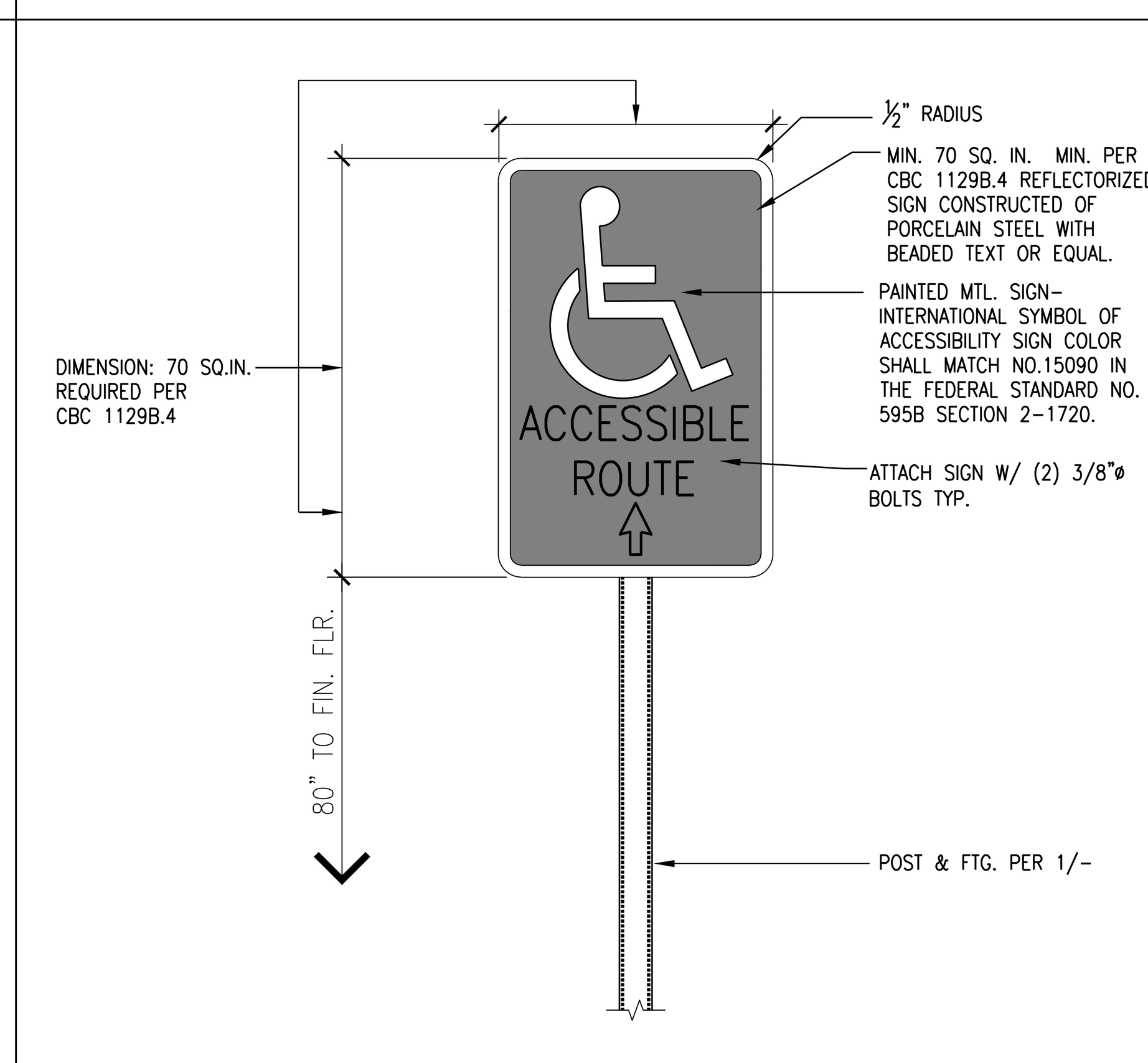
TYPICAL ARROW DETAIL — SC.: 1"=1'-0" SHT.: A104 — 11



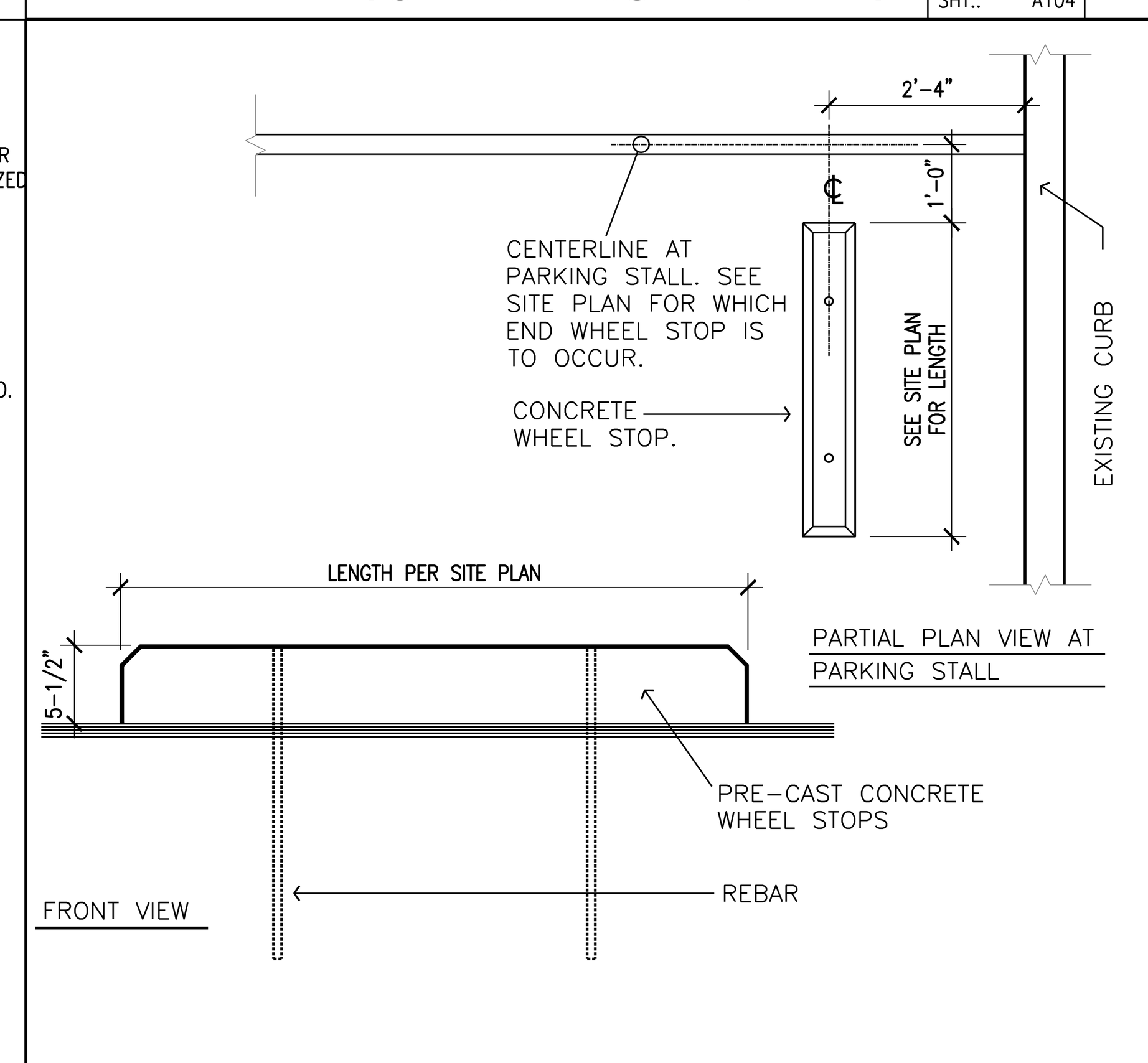
TRUNCATED DOME DETAIL — SC.: 3"=1'-0" SHT.: A104 — 7



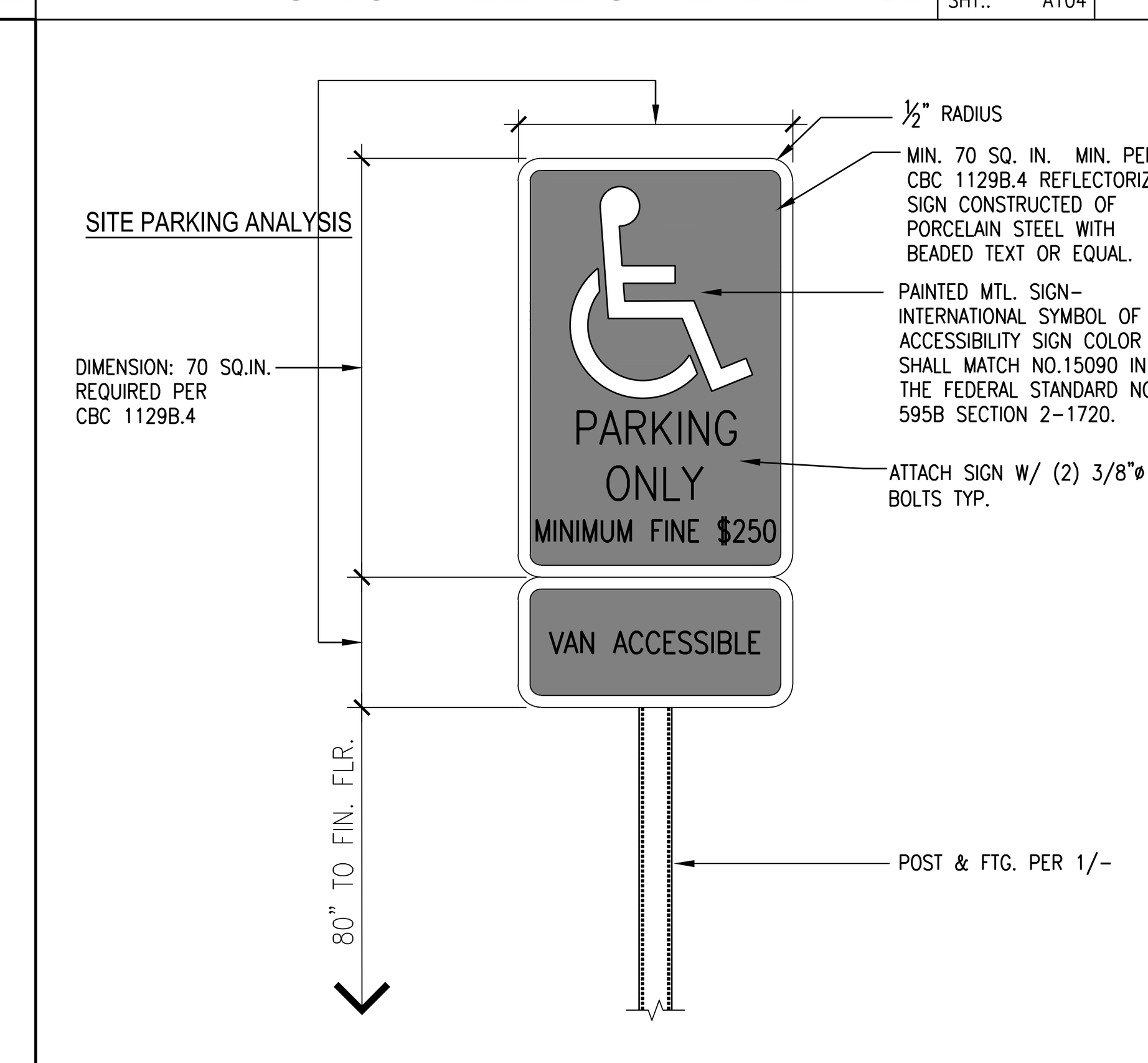
CURB RAMP DETAIL — SC.: 1"=1" SHT.: A104 — 3



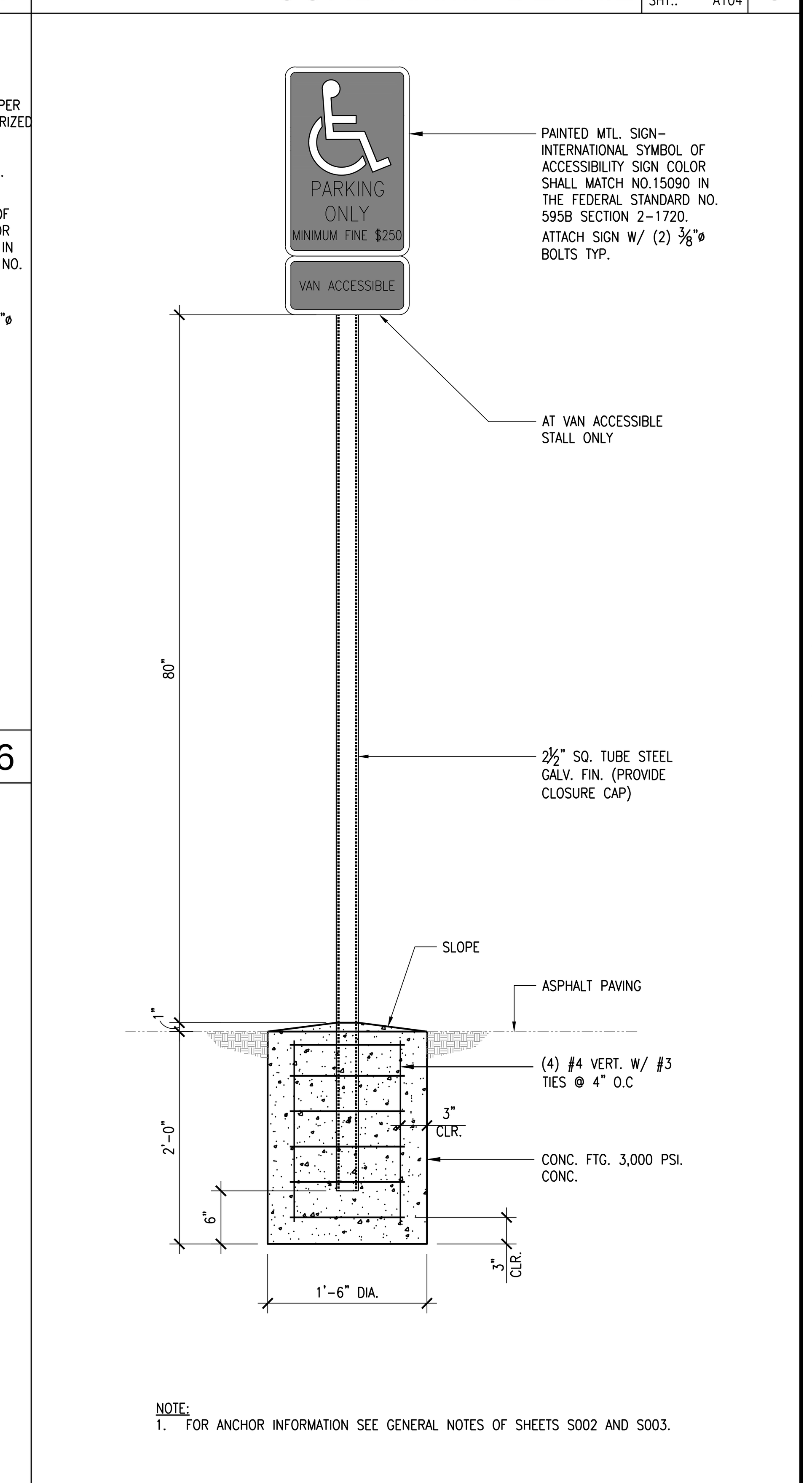
ACCESSIBLE PATH SIGN — SC.: 1"=1'-0" SHT.: A104 — 14



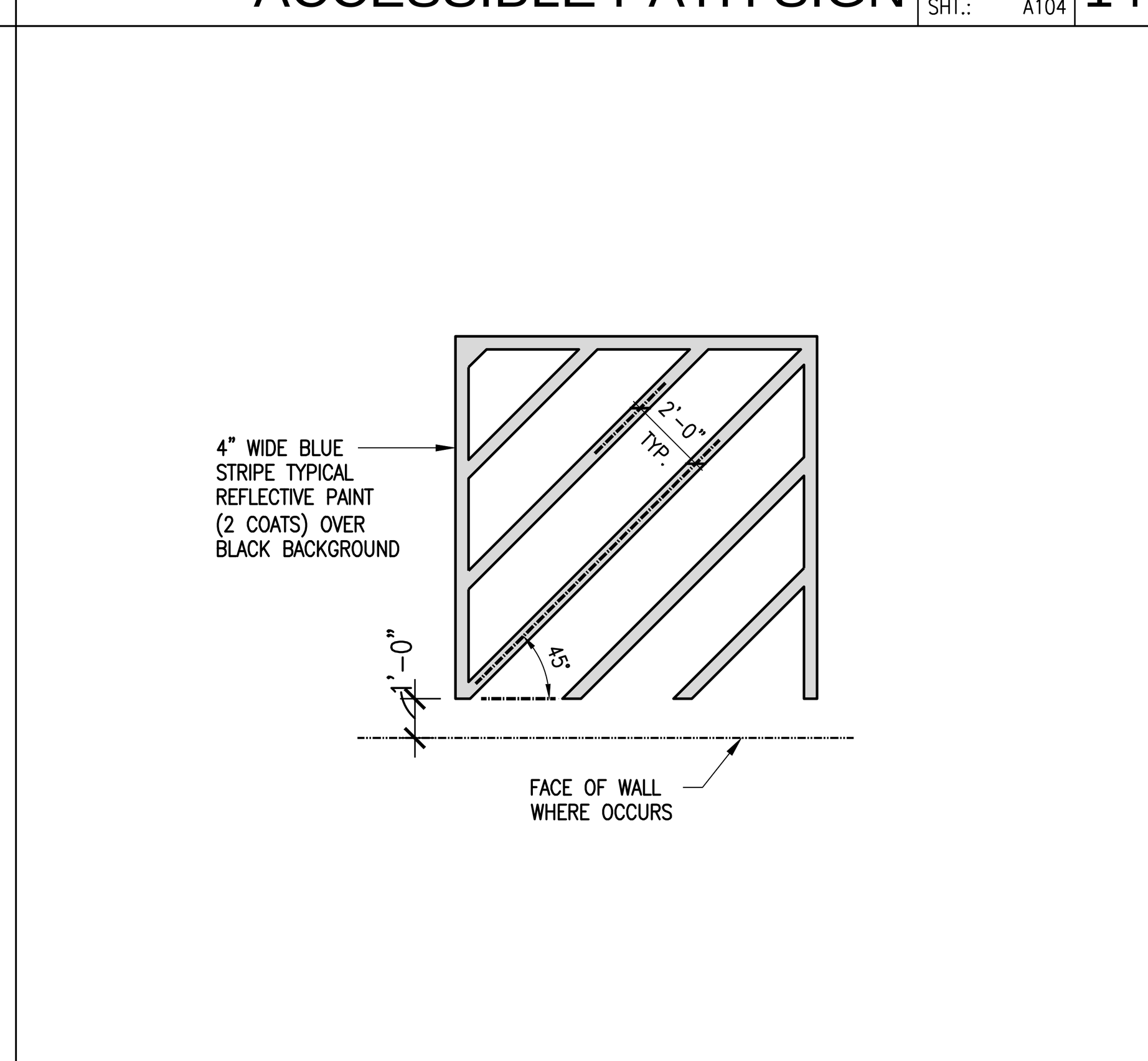
WHEEL STOP — SC.: 1/8"=1'-0" SHT.: A104 — 10



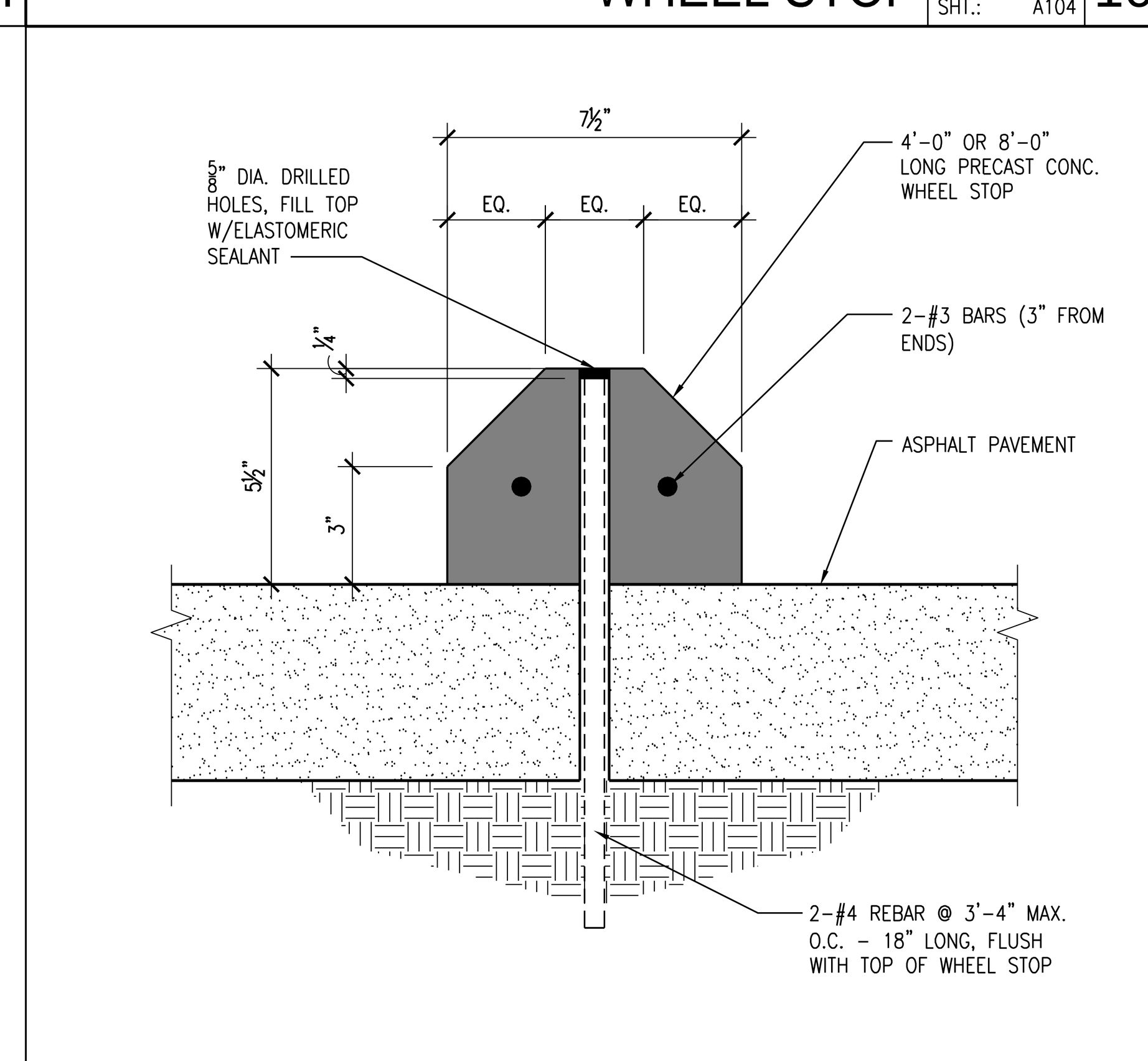
VAN ACCESSIBLE SIGN — SC.: 1"=1'-0" SHT.: A104 — 6



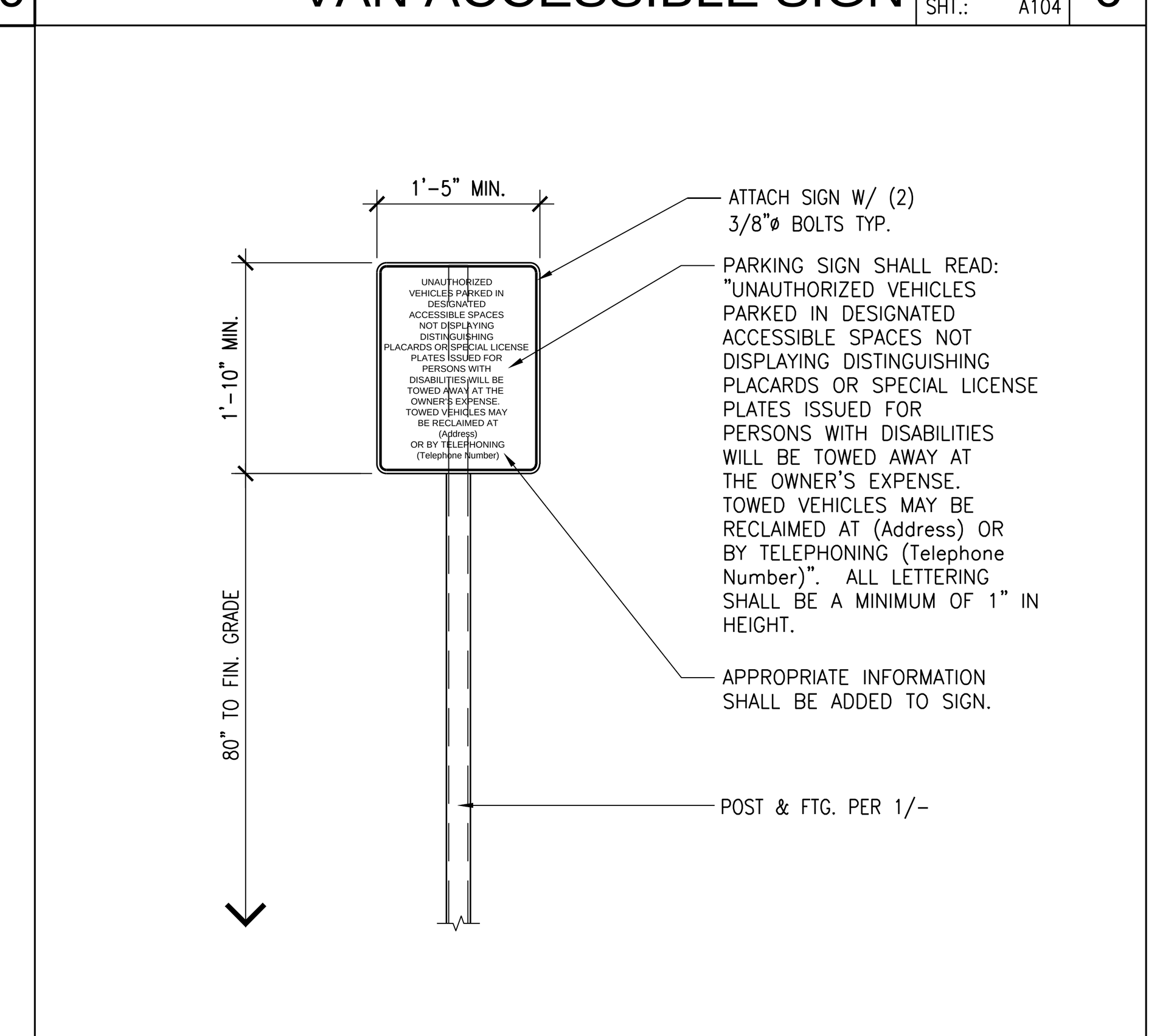
PARKING SIGN FOOTING — SC.: 1"=1'-0" SHT.: A104 — 1



TYPICAL NON-AREA PARKING STRIPING — SC.: 1"=1'-0" SHT.: A104 — 13



WHEEL STOP — SC.: 3"=1'-0" SHT.: A104 — 9



OFF-STREET PARKING SIGN — SC.: 3/4"=1'-0" SHT.: A104 — 5

PLAN CHECK RE-SUBMITTAL SET - 08/30/16

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LICENSED ARCHITECT — STATE OF CALIFORNIA
DATE SIGNED: 08-30-2016

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KEY PLAN

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PRINT DATE	8/30/2016
DRAWN BY	
CHECKED BY	

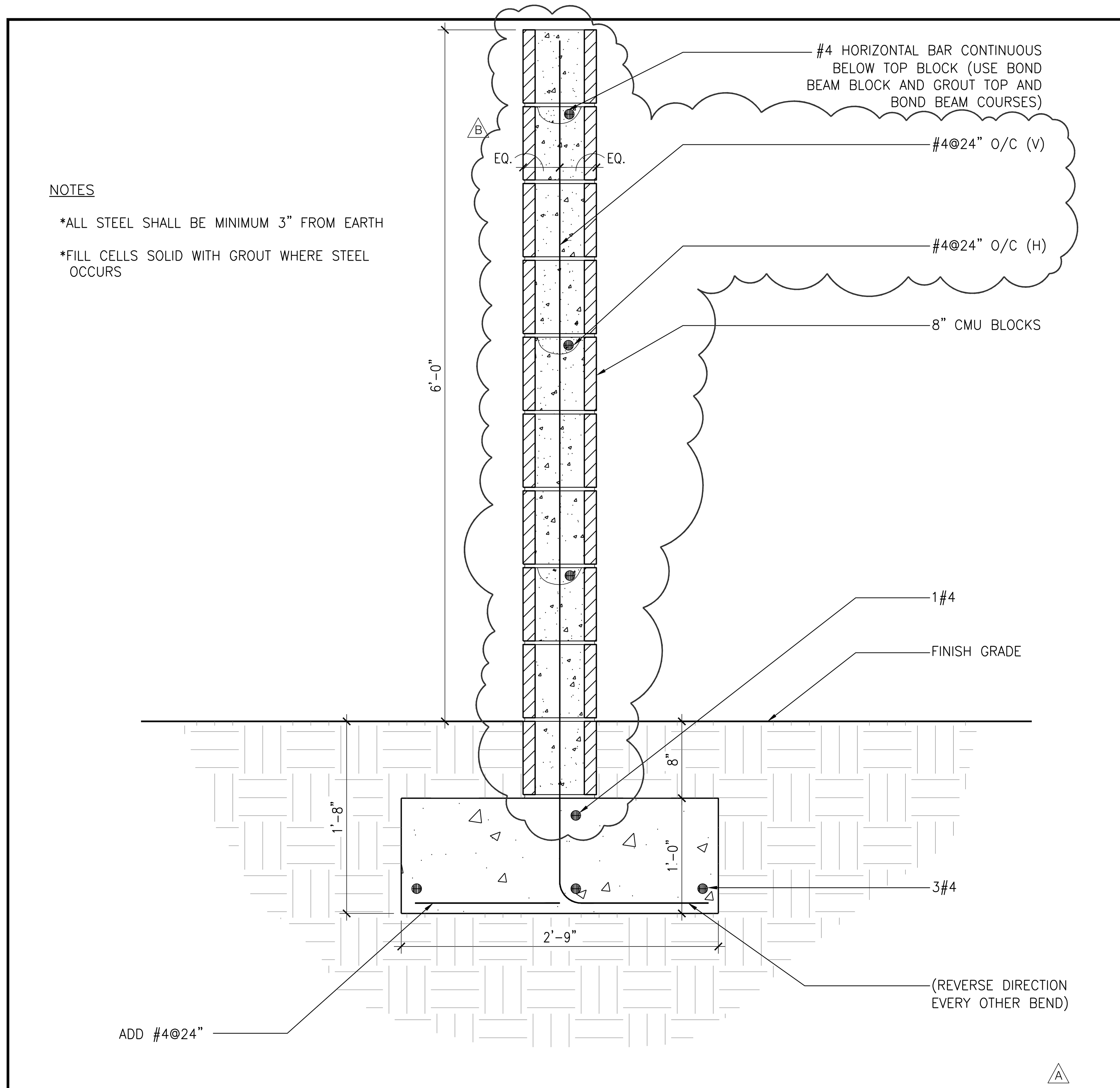
SHEET TITLE

SITE DETAILS (REFERENCE ONLY - SEE BUILDING 'C' PKG.)

SHEET NUMBER

GA2.01

PROJECT

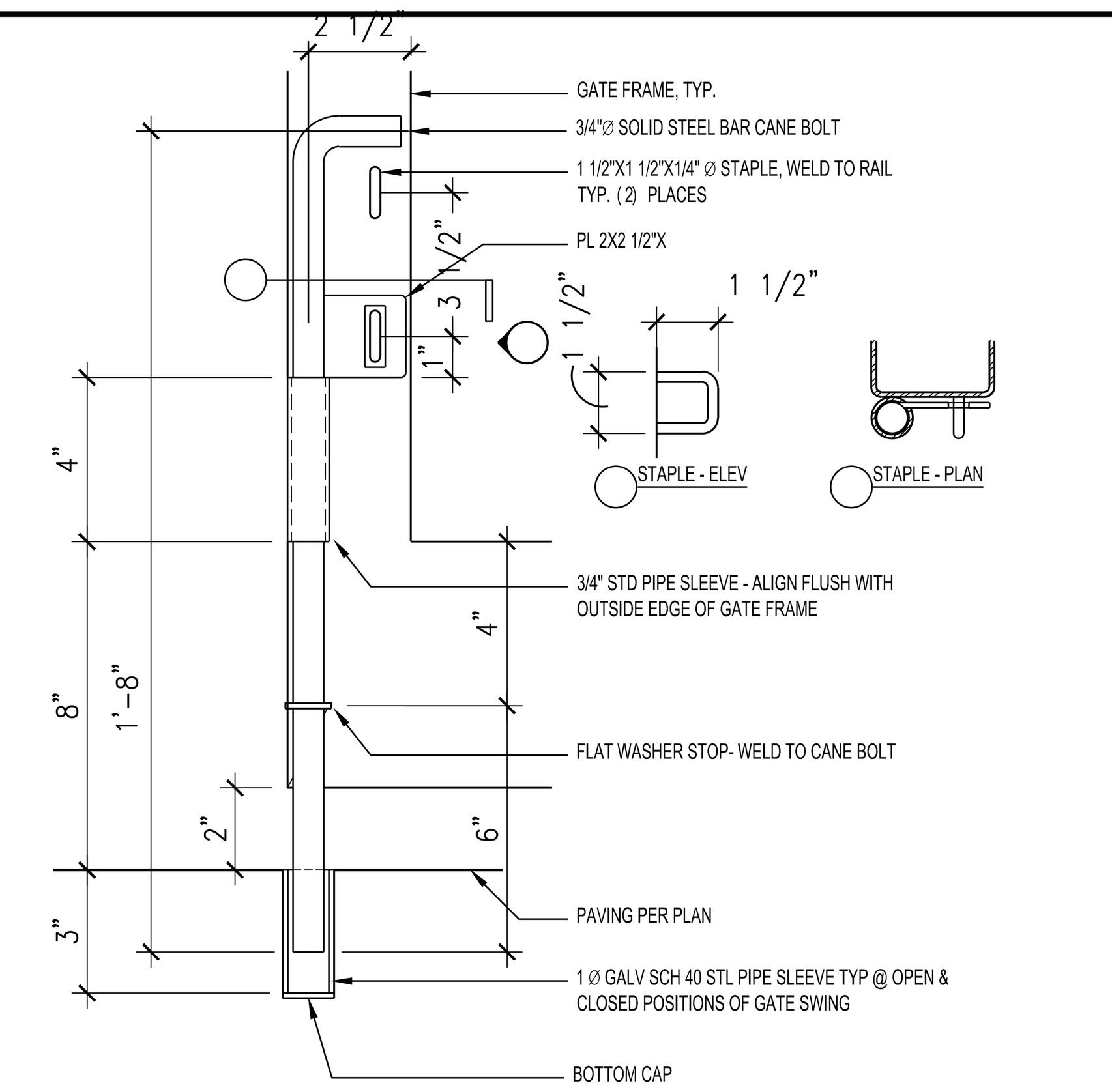


NOTES

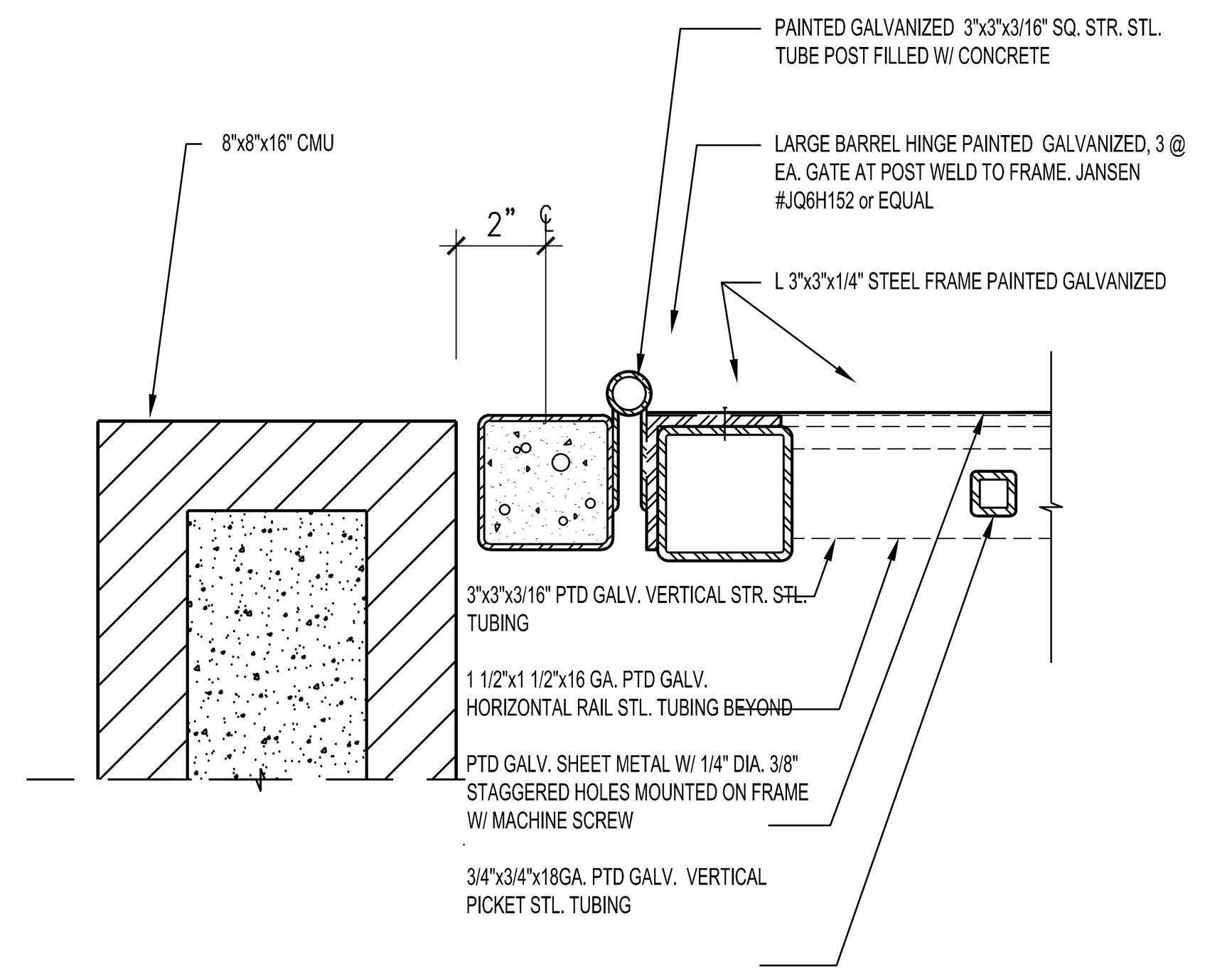
*ALL STEEL SHALL BE MINIMUM 3" FROM EARTH

*FILL CELLS SOLID WITH GROUT WHERE STEEL OCCURS

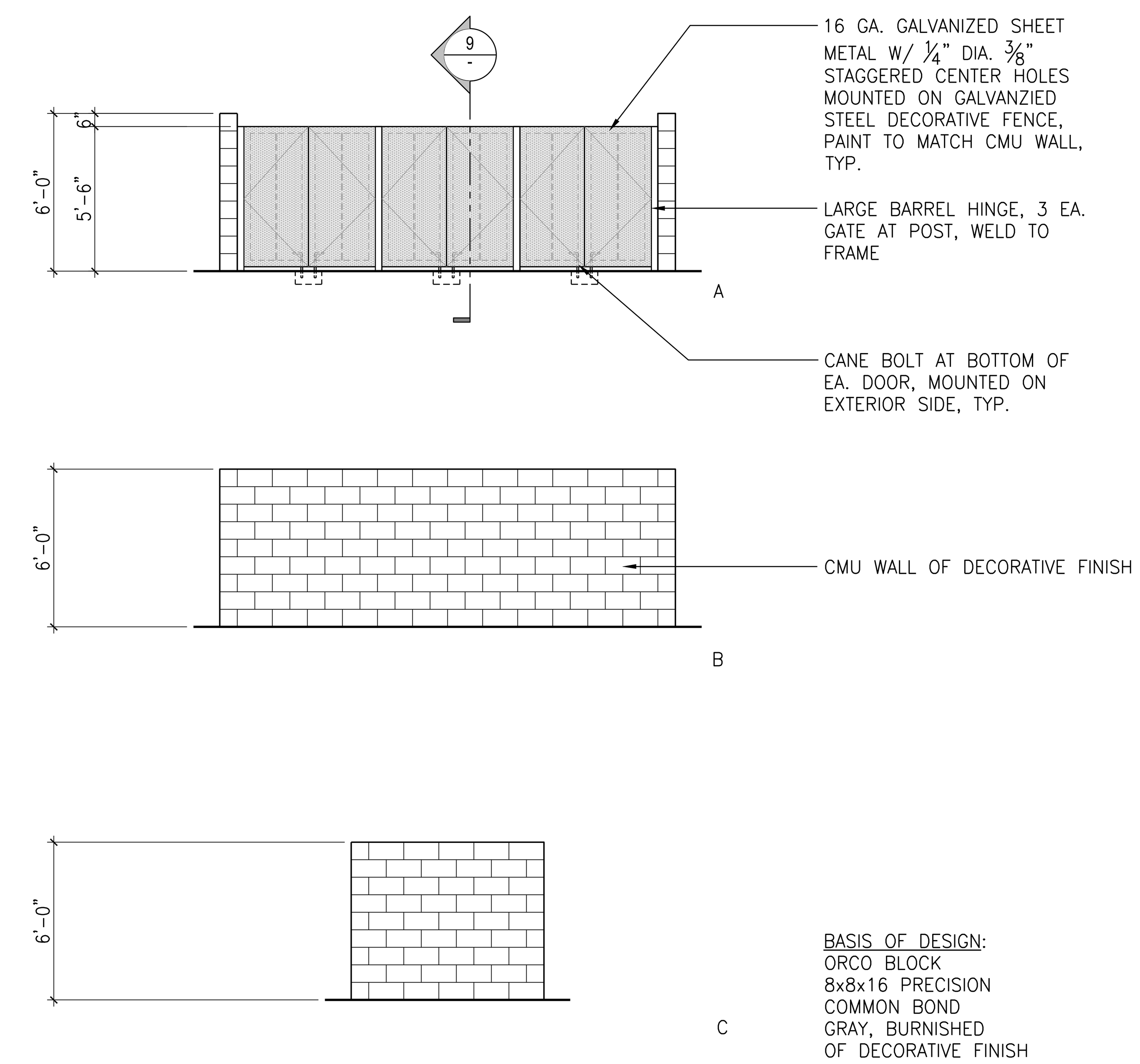
TRASH ENCLOSURE CMU WALL | 3" = 1'-0" | 15



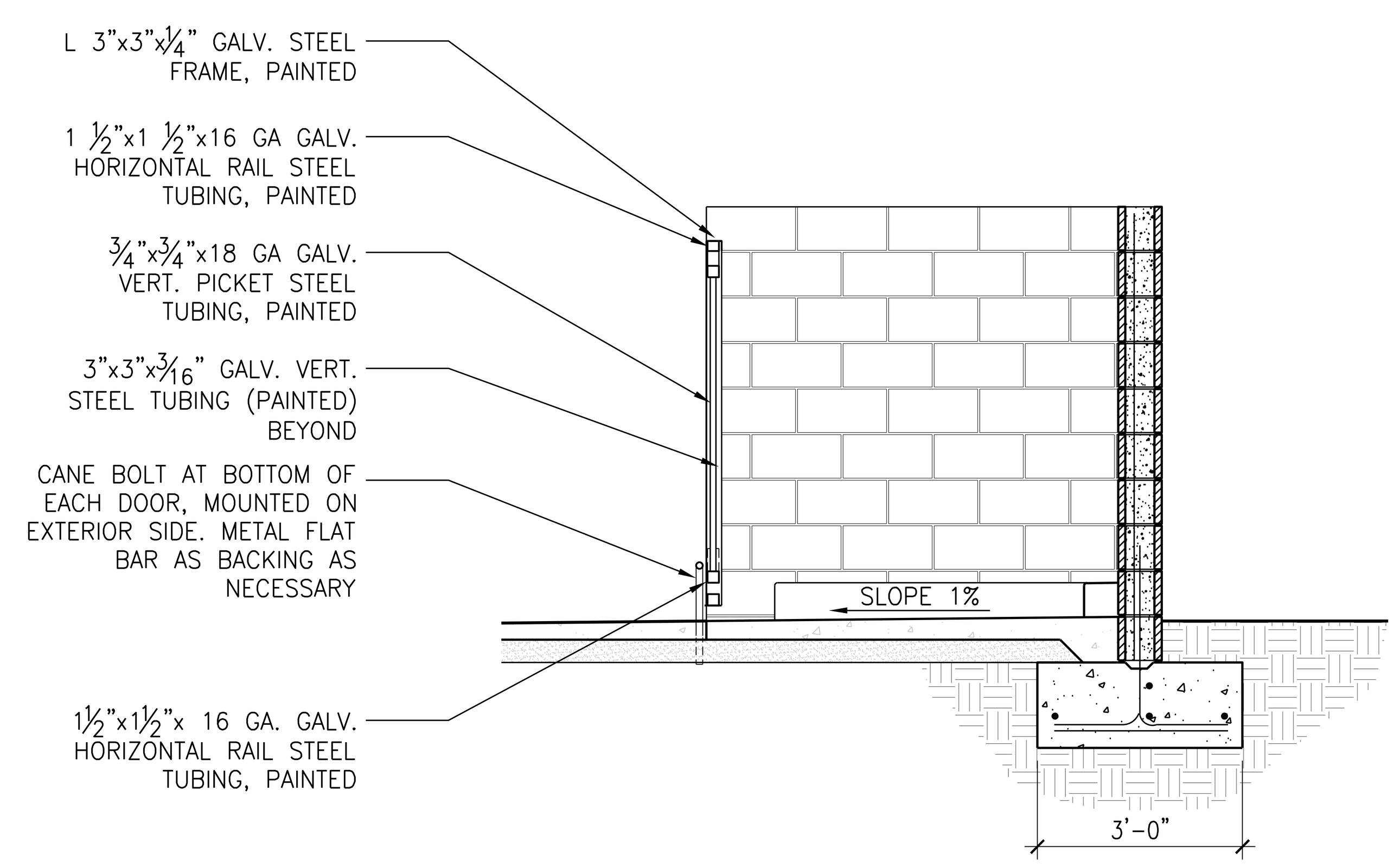
TRASH ENCLOSURE GATE - CANE BOLT | 3" = 1'-0" | 12



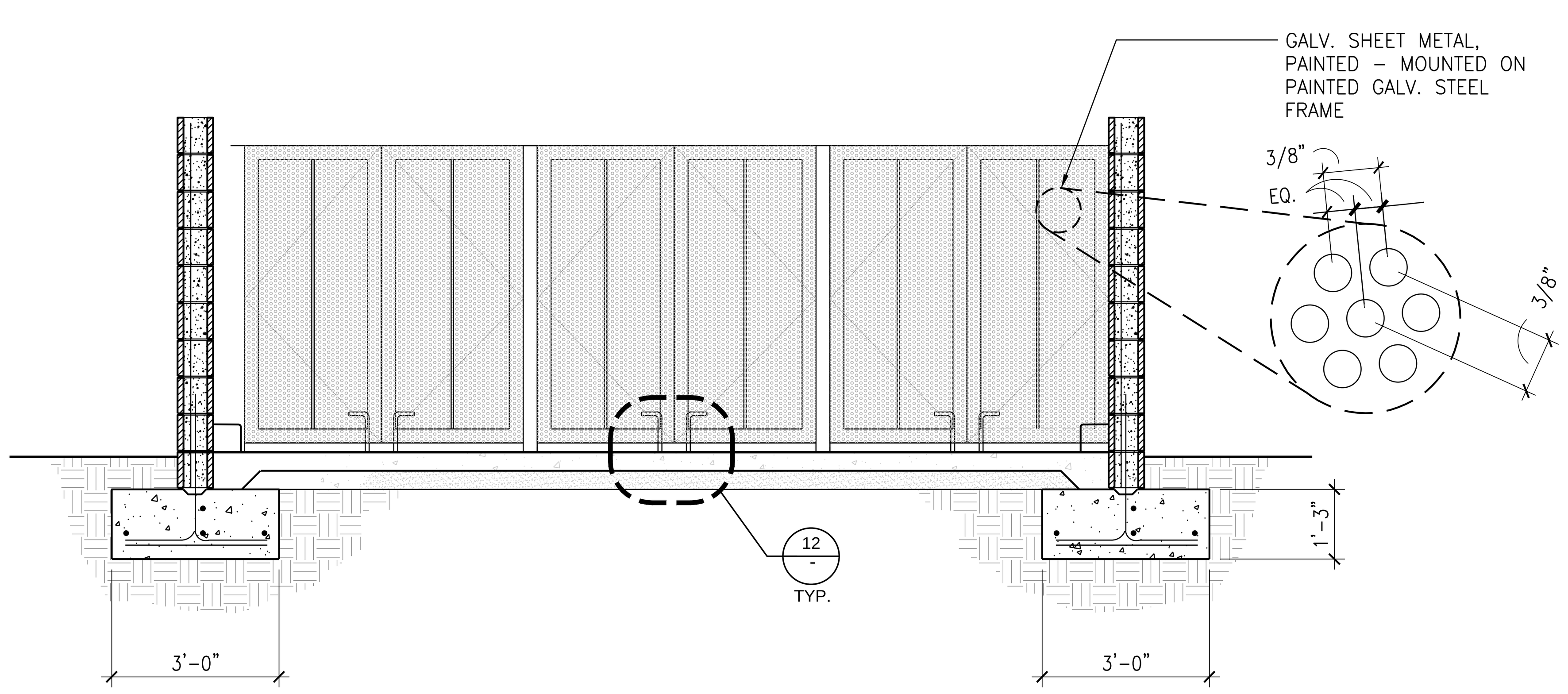
TRASH ENCLOSURE GATE - JAMB | 3" = 1'-0" | 11



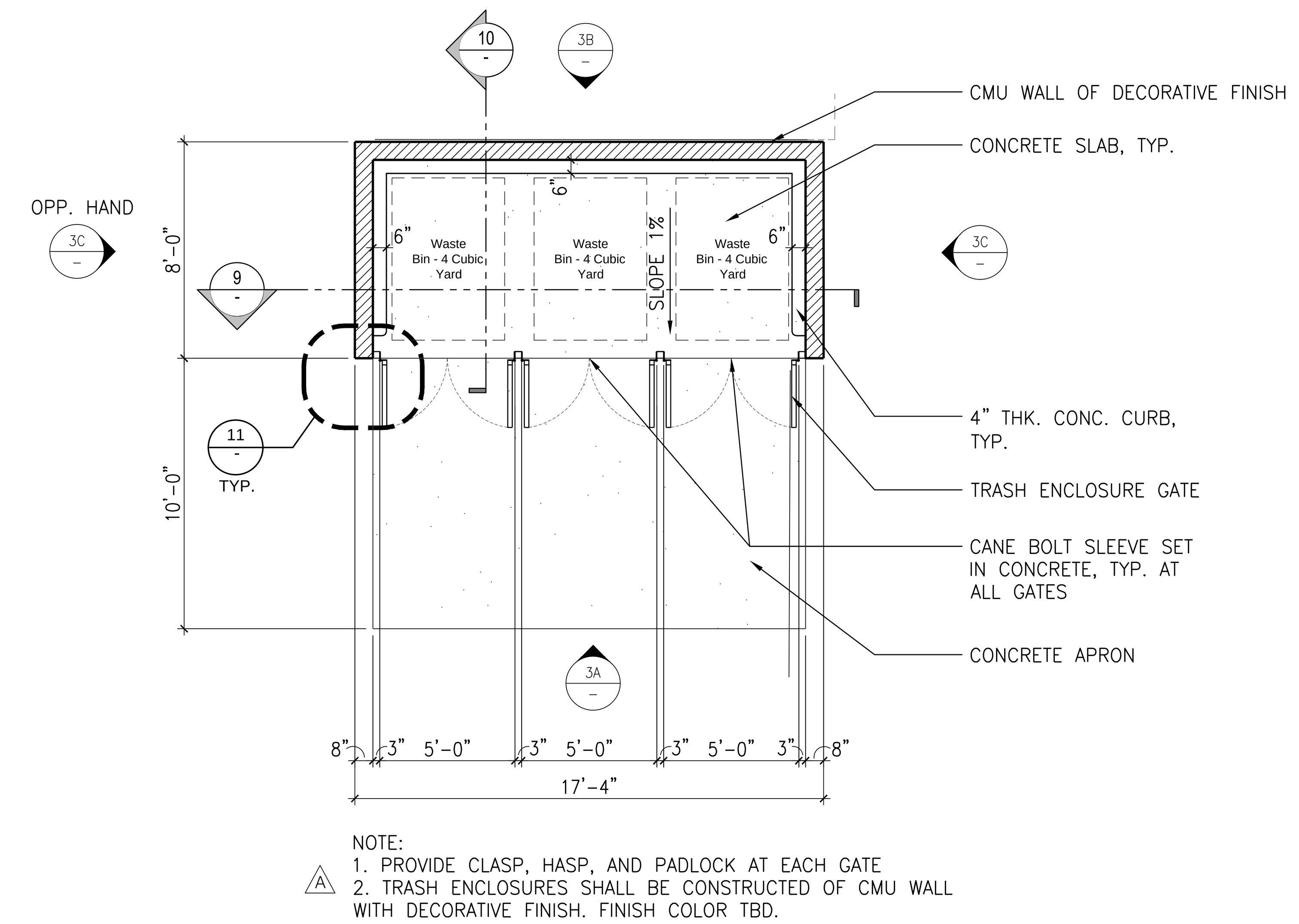
TRASH ENCLOSURE ELEVATIONS | 1/4" = 1'-0" | 3



SECTION - TRASH ENCLOSURE | 1 1/2" = 1'-0" | 10



SECTION - TRASH ENCLOSURE | 1 1/2" = 1'-0" | 9



NOTE:
1. PROVIDE CLASP, HASP, AND PADLOCK AT EACH GATE
2. TRASH ENCLOSURES SHALL BE CONSTRUCTED OF CMU WALL WITH DECORATIVE FINISH. FINISH COLOR TBD.

PARTIAL ENLARGED SITE PLAN - TRASH ENCLOSURE | 1/4" = 1'-0" | 1

PLAN CHECK RE-SUBMITTAL SET - 08/30/16

CLIENT

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PROJECT NAME

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LICENSED ARCHITECT · JOSEPH SILVIO · C-25573 · 01-31-17 · STATE OF CALIFORNIA

DATE SIGNED: 08-30-2016

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KEY PLAN

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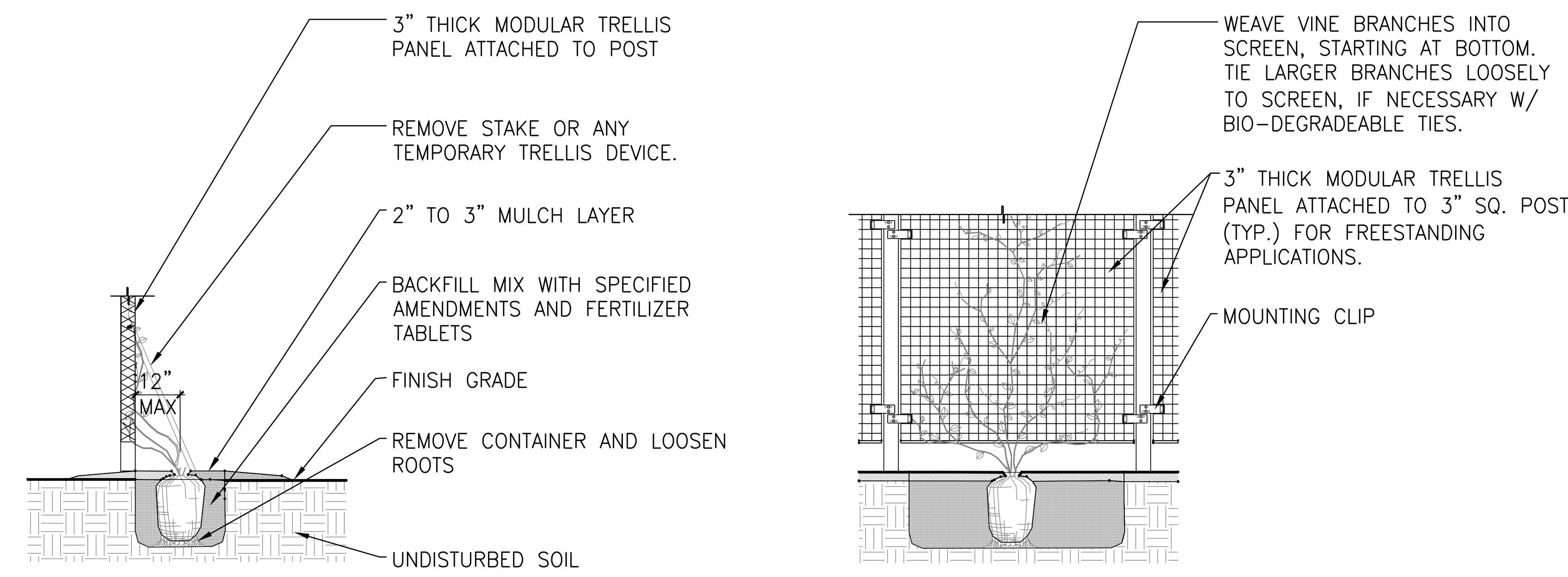
SHEET TITLE

SITE DETAILS (REFERENCE ONLY - SEE BUILDING 'C' PKG.)

SHEET NUMBER

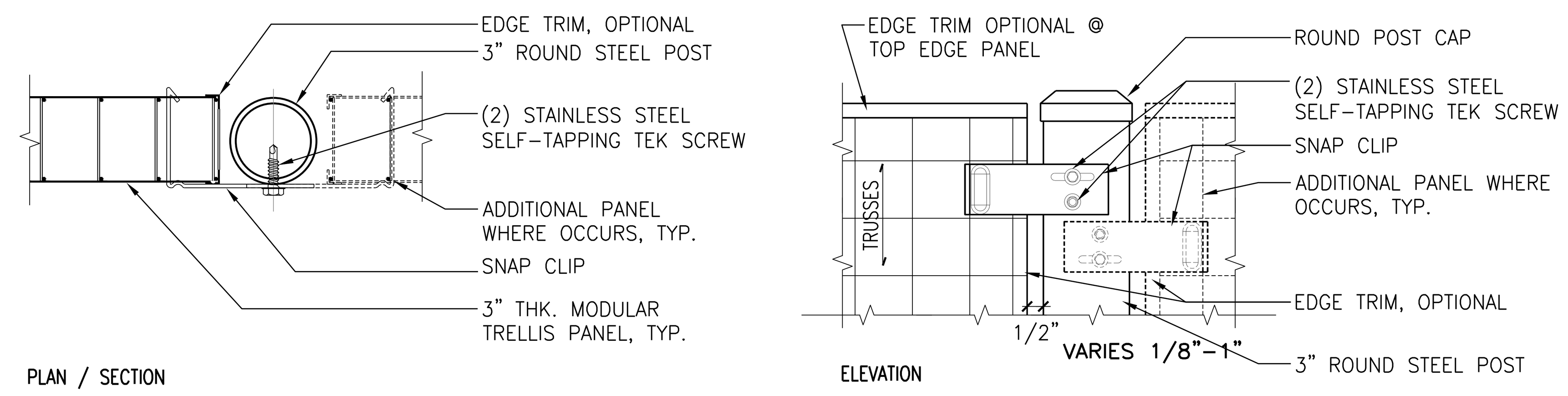
GA2.02

PROJECT

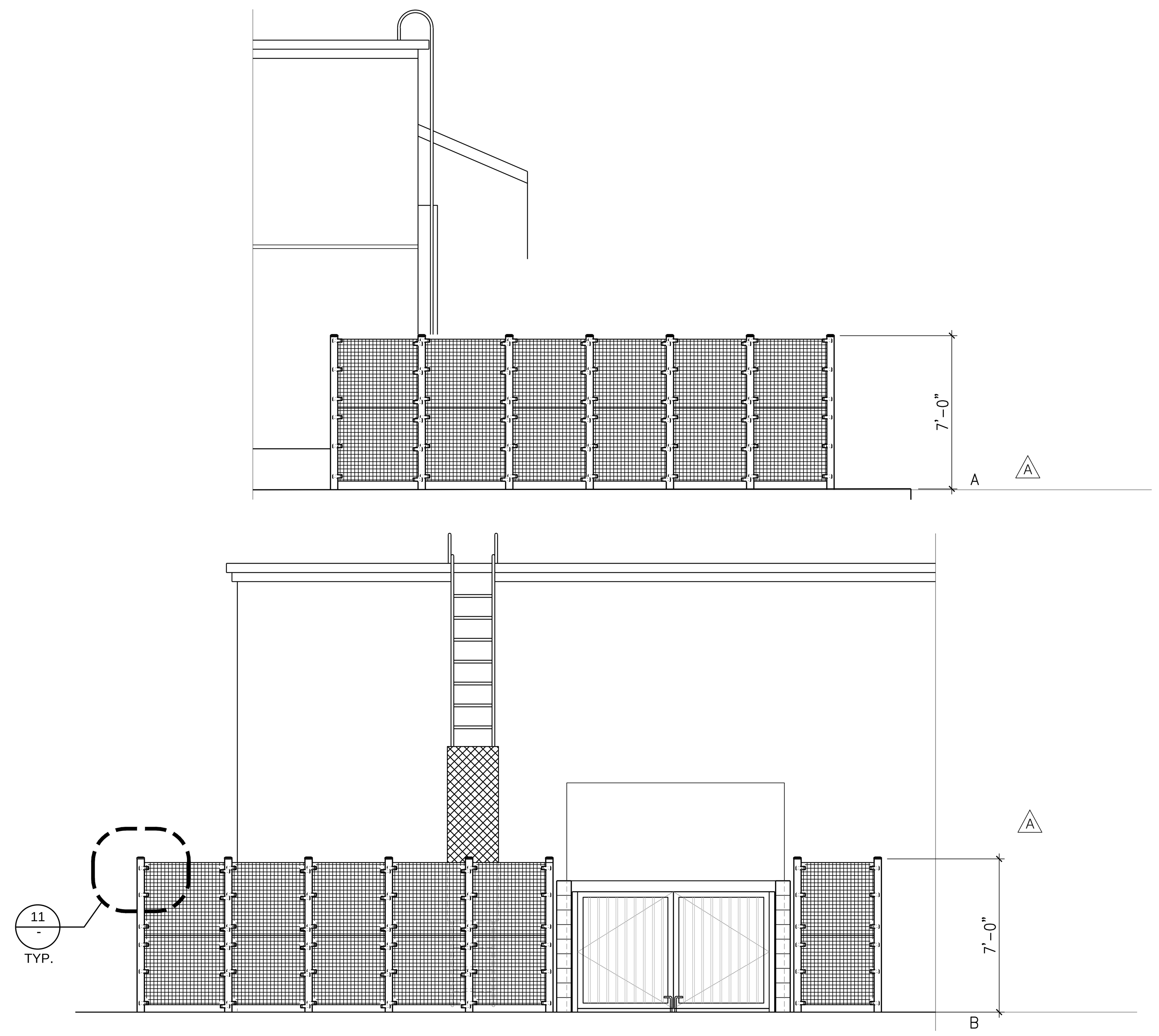


GENERAL NOTES:
- FOR GENERAL INFORMATION ONLY – FOR PROJECT SPECIFIC PLANTING DETAILS REFER TO LANDSCAPE/ CIVIL DWGS.
- PLANT VINES PER LANDSCAPE PLANS. TYPICAL SPACING VARIES FROM 1' TO 4' O.C. DEPENDING ON VINE SPECIES AND CONTAINER SIZE.

DESIGN DETAIL - MODULAR TRELLIS | 1 1/2" = 1'-0" | 12

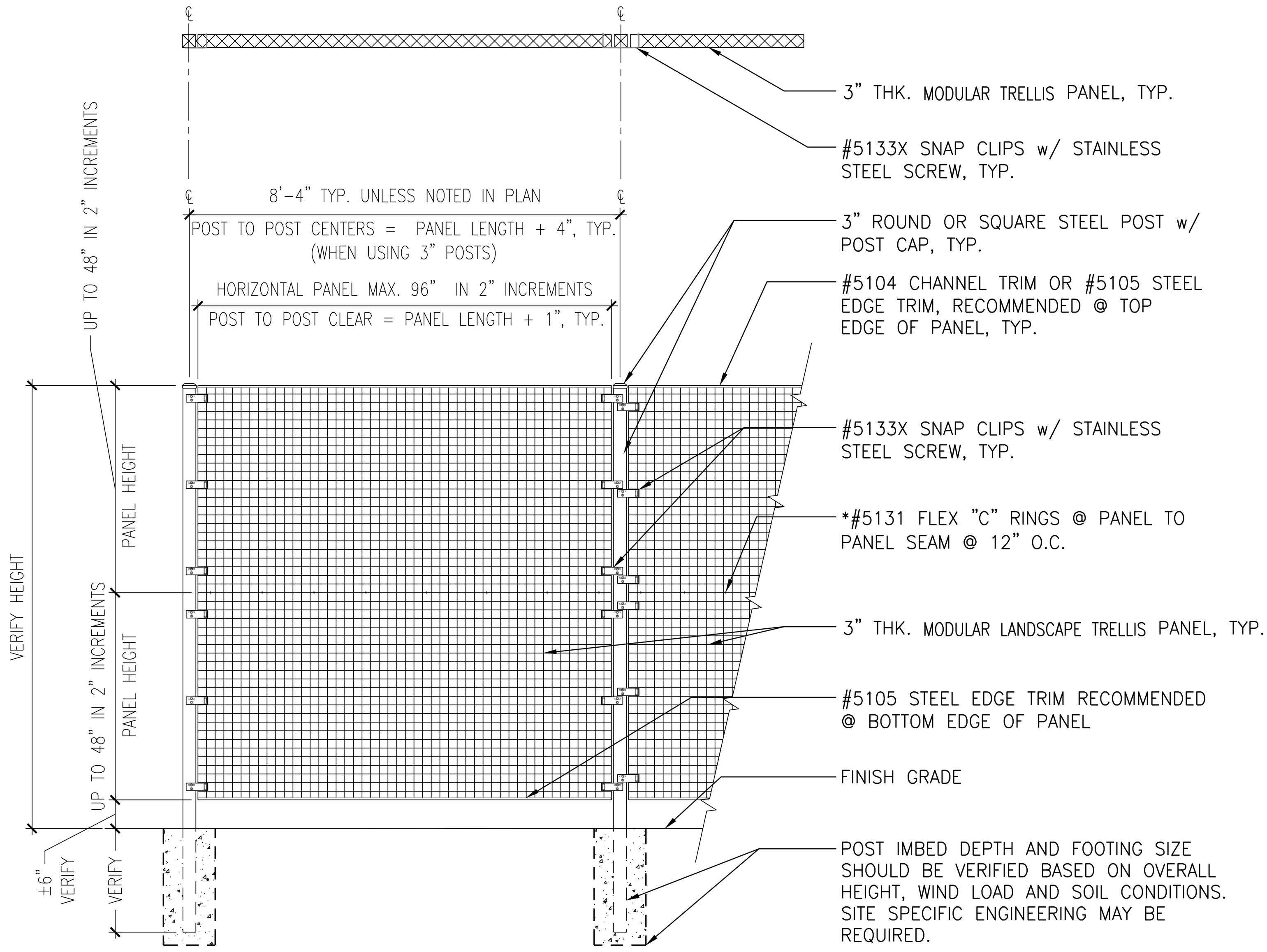


DESIGN DETAIL - MODULAR TRELLIS | 3" = 1'-0" | 11



BASIS OF DESIGN:
'GREEN SCREEN' – FREESTANDING HORIZONTAL MODULAR TRELLIS SYSTEM (TO BE SCREENED W/ VINE LANDSCAPE)
1-800-450-3494
www.greenscreen.com

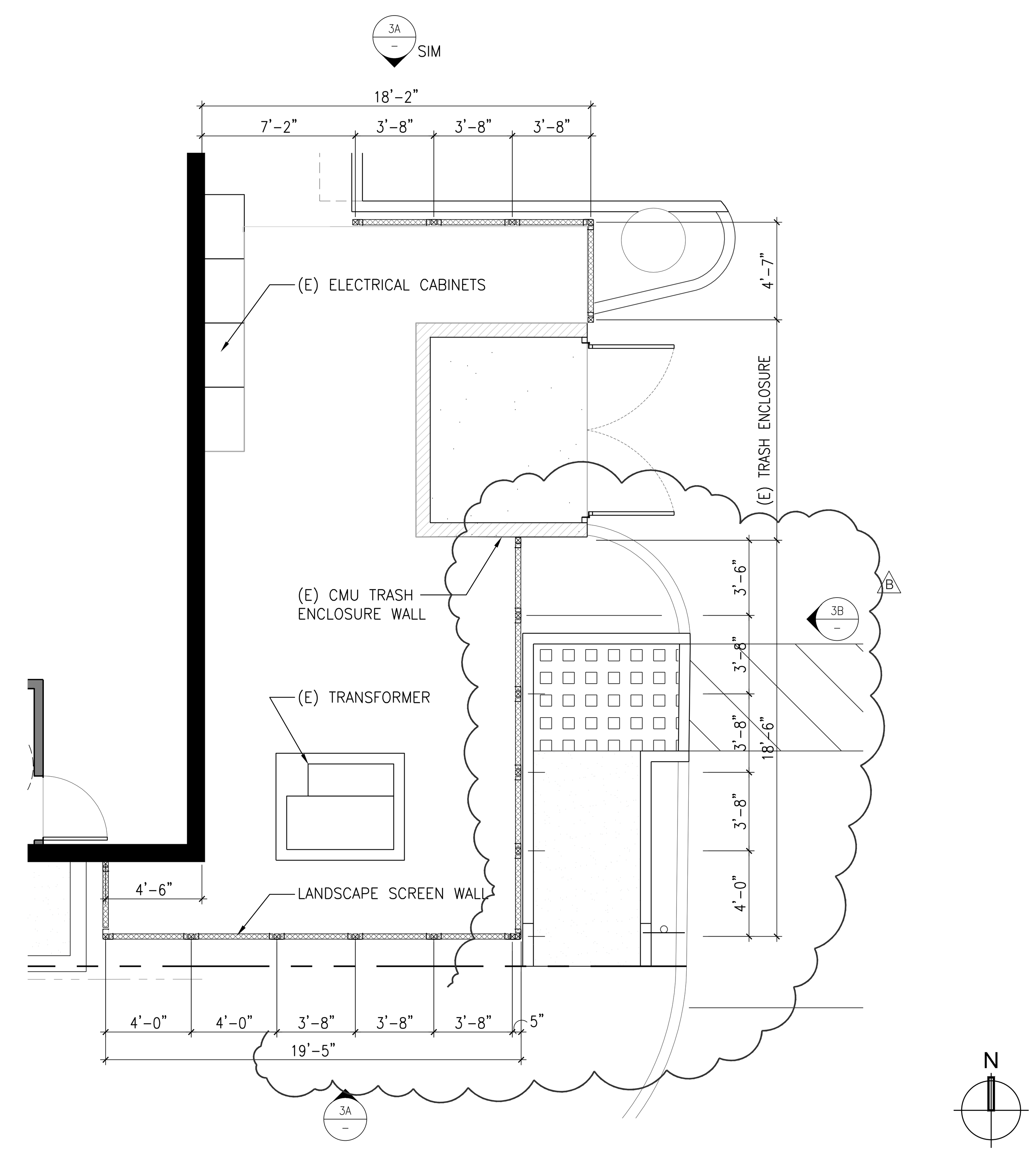
TRASH ENCLOSURE / MODULAR TRELLIS PANEL ELEVATIONS | 1/4" = 1'-0" | 3



NOTE:
*SPECIFIC ENGINEERING MAY BE REQUIRED BASED ON SITE SPECIFIC SOIL CONDITIONS, LOCAL WIND LOAD, AND VERTICAL HEIGHT OF FENCE/SCREEN.
*OPTIONAL:
- PANEL TRIM w/ #5133X
- #5141 "C" CLIP w/ #5105 EDGE TRIM REQUIRED @ VERTICAL EDGES, USE #5142 + #5136.25 SPACER

BASIS OF DESIGN:
'GREEN SCREEN' – FREESTANDING HORIZONTAL MODULAR TRELLIS SYSTEM
1-800-450-3494
www.greenscreen.com

DESIGN DETAIL - MODULAR TRELLIS | 1 1/2" = 1'-0" | 9



PARTIAL ENLARGED SITE PLAN - TRASH ENCLOSURE / MODULAR TRELLIS | 1/4" = 1'-0" | 1

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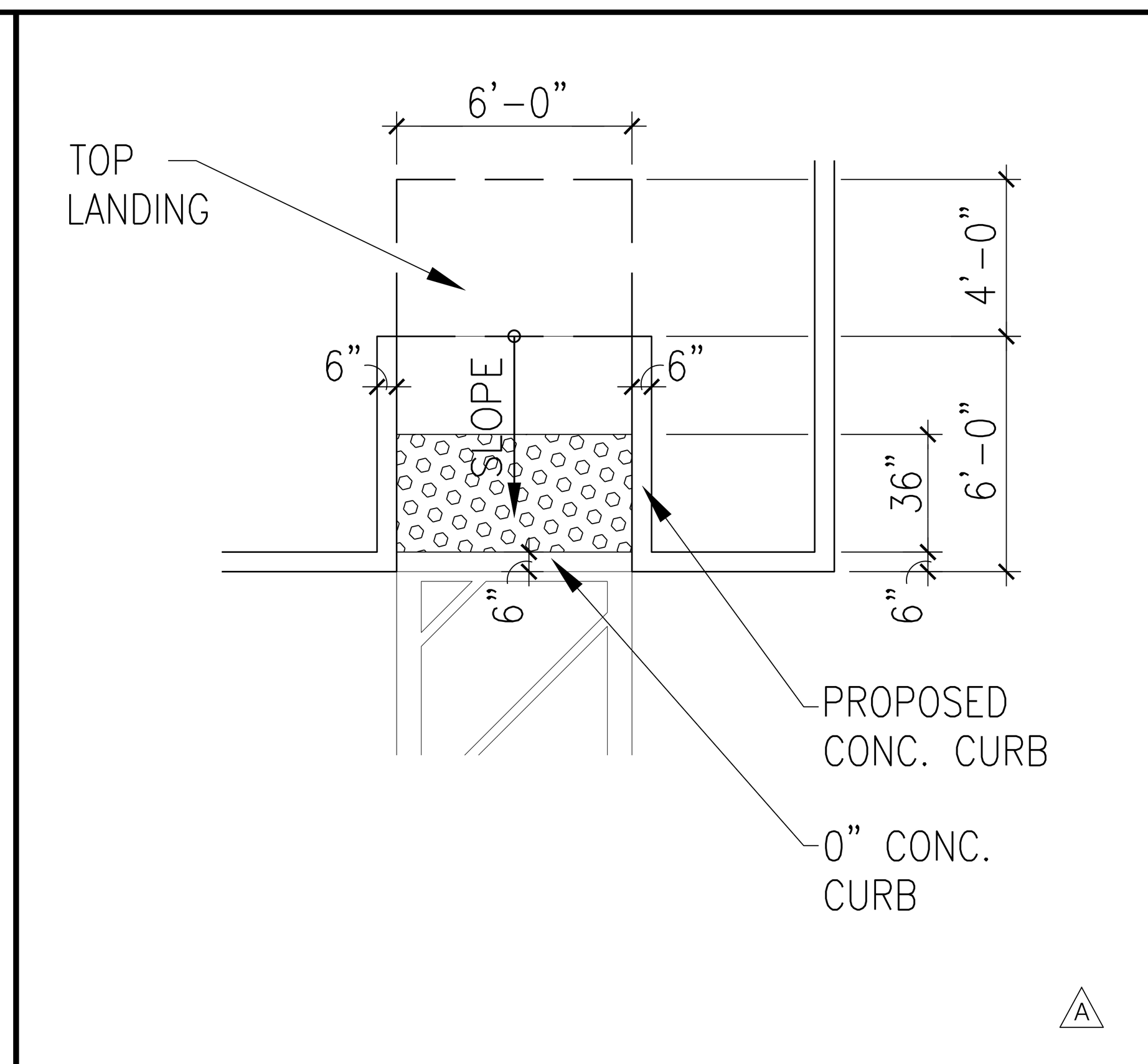
SITE DETAILS
(REFERENCE ONLY -
SEE BUILDING 'C' PKG.)

SHEET NUMBER

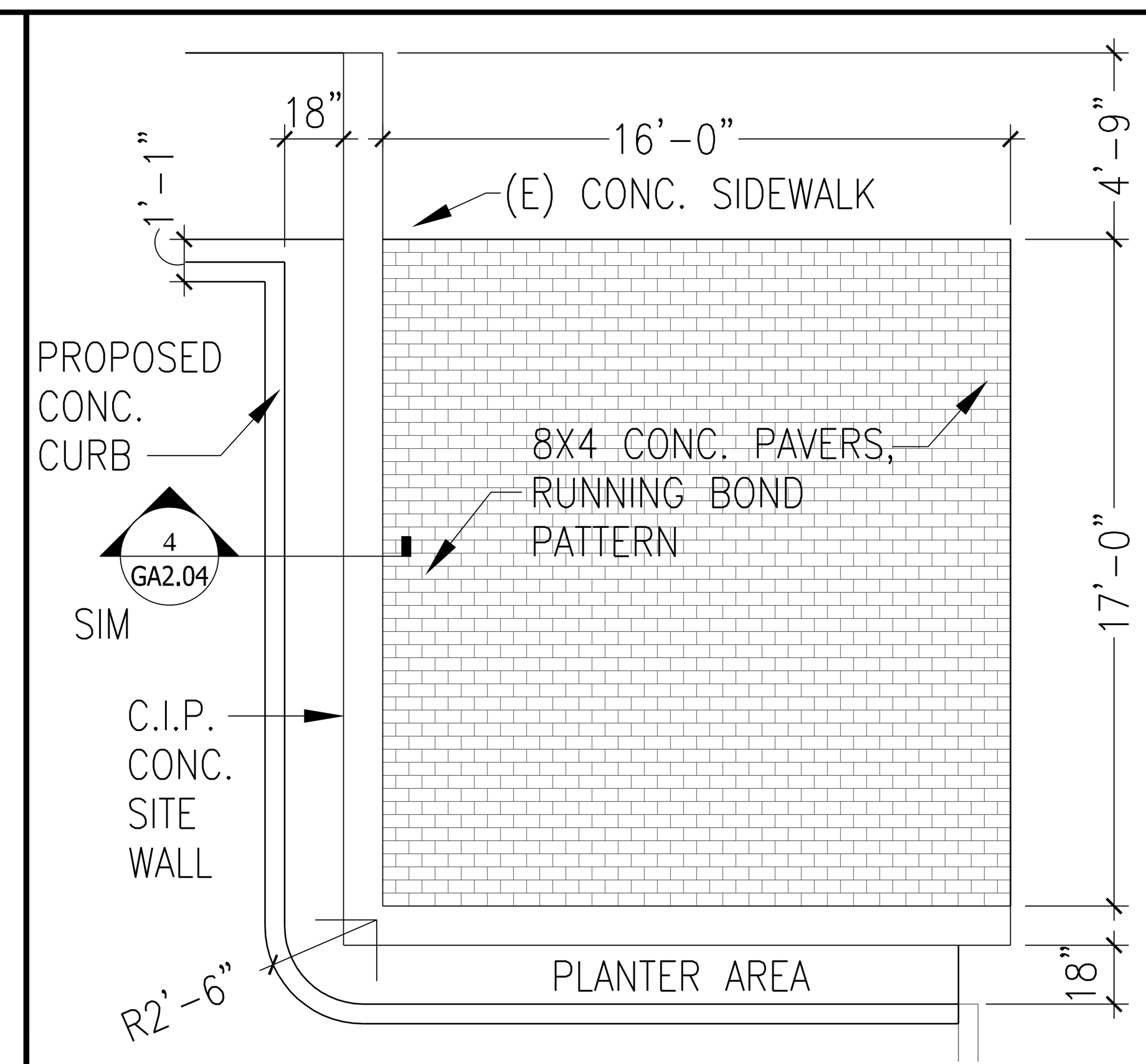
GA2.03

PLAN CHECK RE-SUBMITTAL SET - 08/30/16

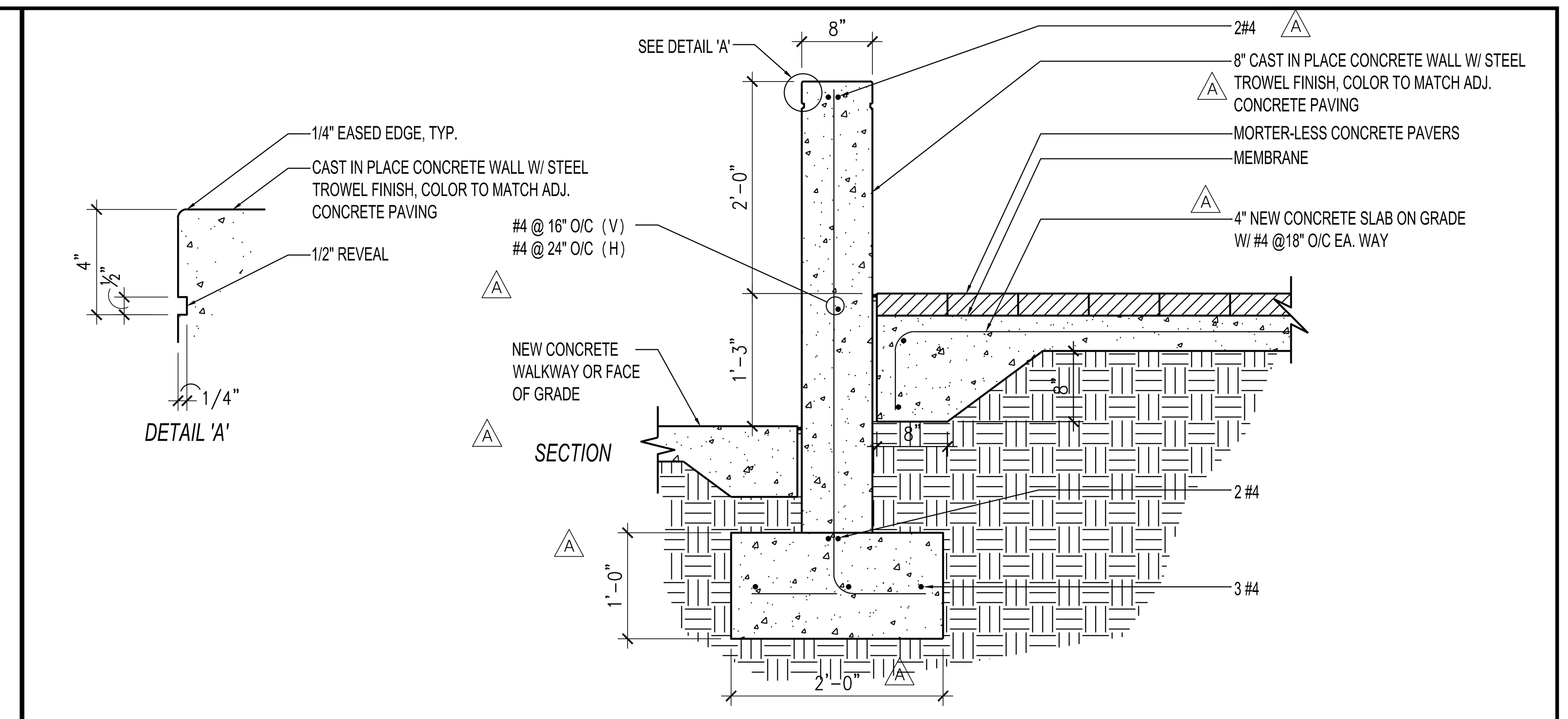
PROJECT



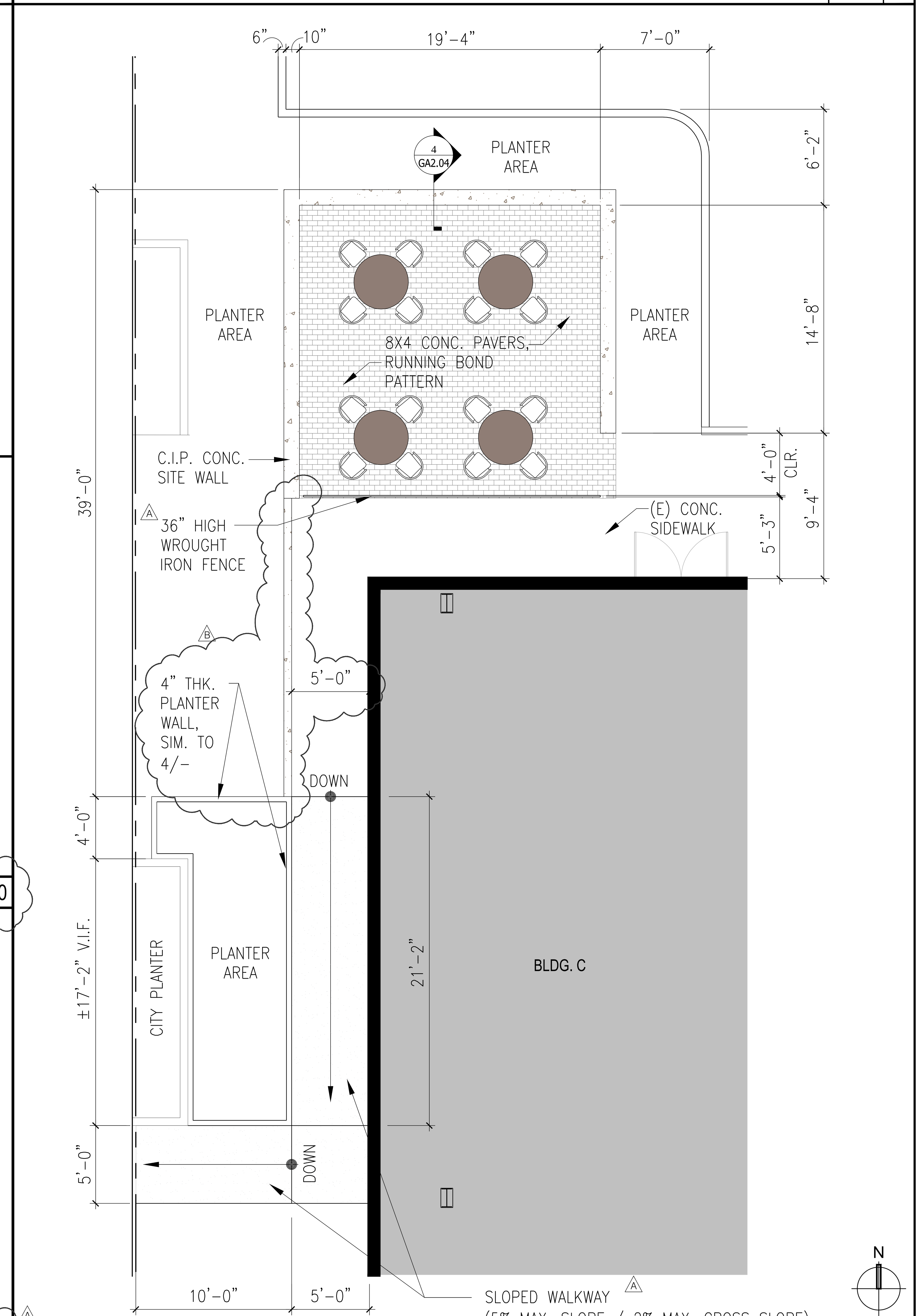
CURB RAMP WITHOUT SIDE FLARES 1/4" = 1'-0" 16



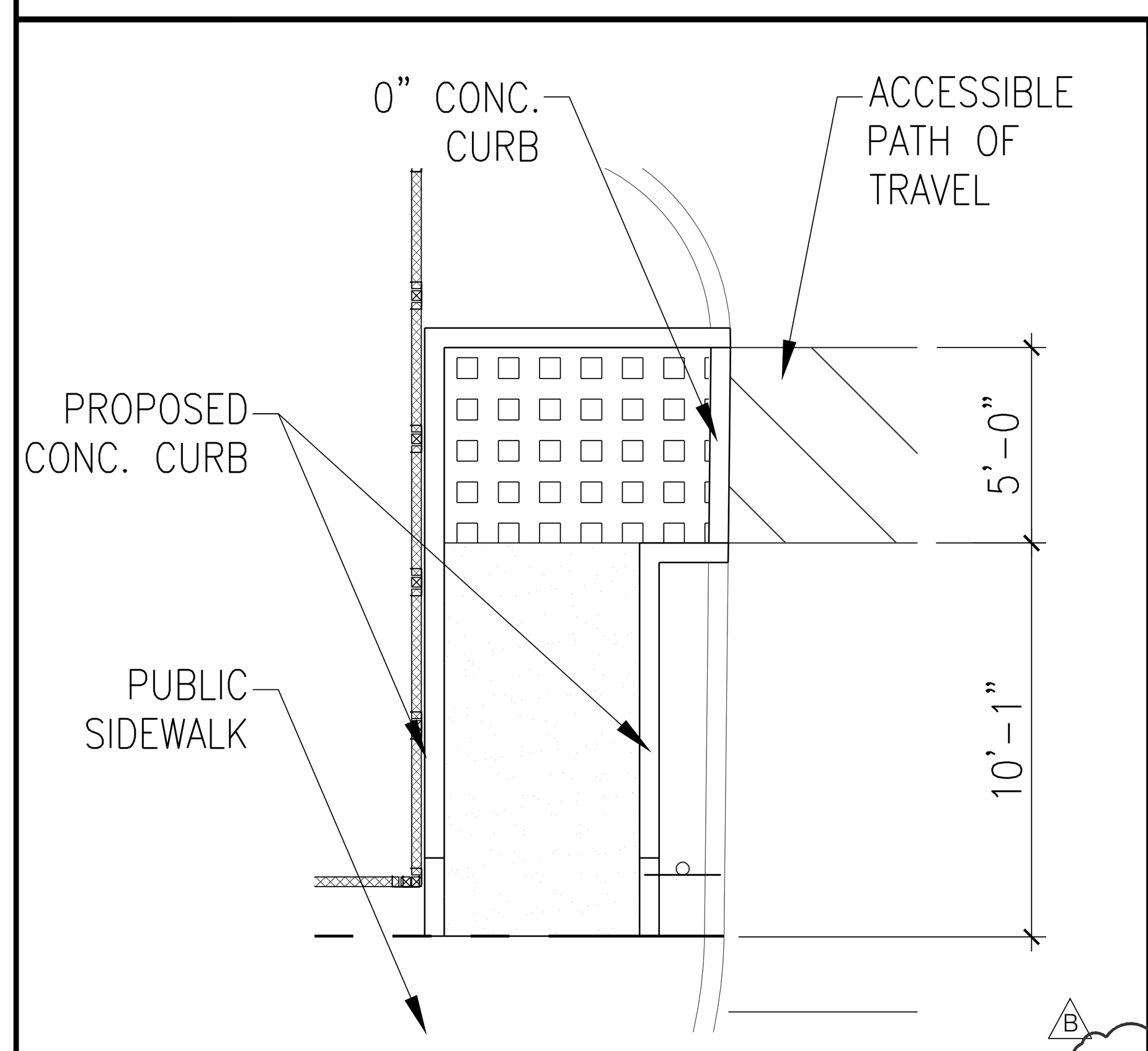
BRICK PAVED AREA 1/4" = 1'-0" 12



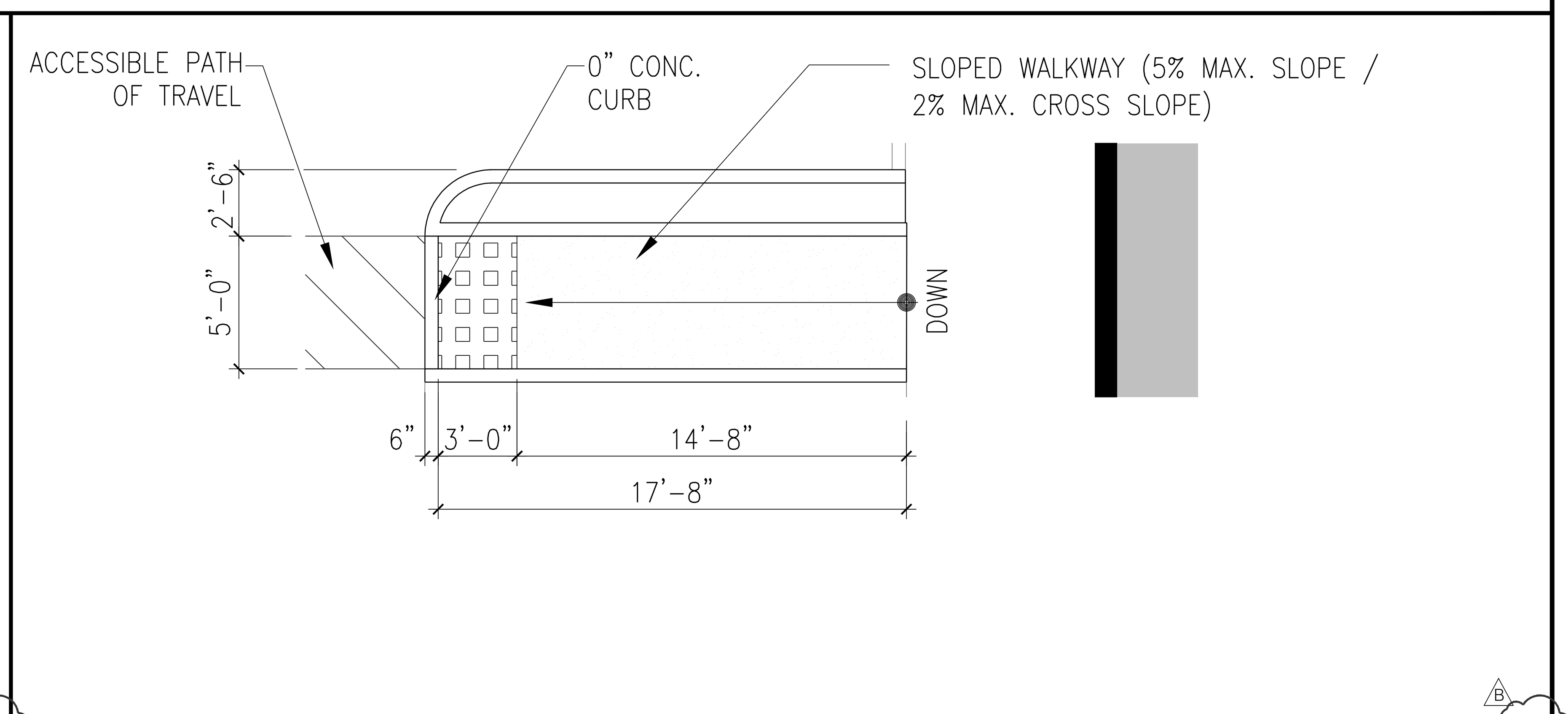
CONCRETE WALL AT SEATING AREA 1/4" = 1'-0" 4



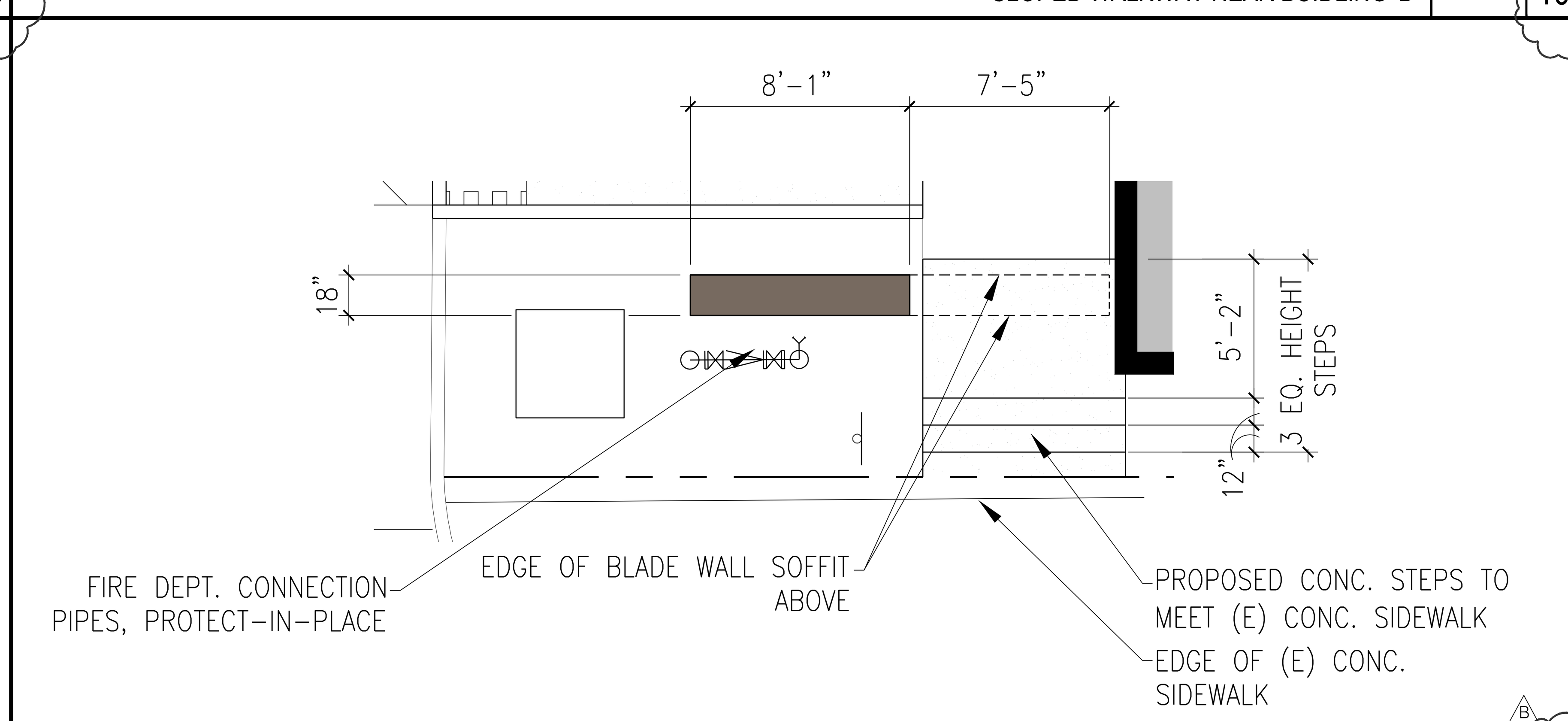
BRICK PAVED AREA 1/4" = 1'-0" 1



WALKWAY NEAR BUILDING 'C' 1/4" = 1'-0" 18



SLOPED WALKWAY NEAR BUILDING 'B' 1/4" = 1'-0" 10



BLADE MALL SIGN / WOOD SCREEN WALL 1/4" = 1'-0" 9

PLAN CHECK RE-SUBMITTAL SET - 08/30/16

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SITE DETAILS (REFERENCE ONLY - SEE BUILDING 'C' PKG.)

SHEET NUMBER

GA2.04

PROJECT

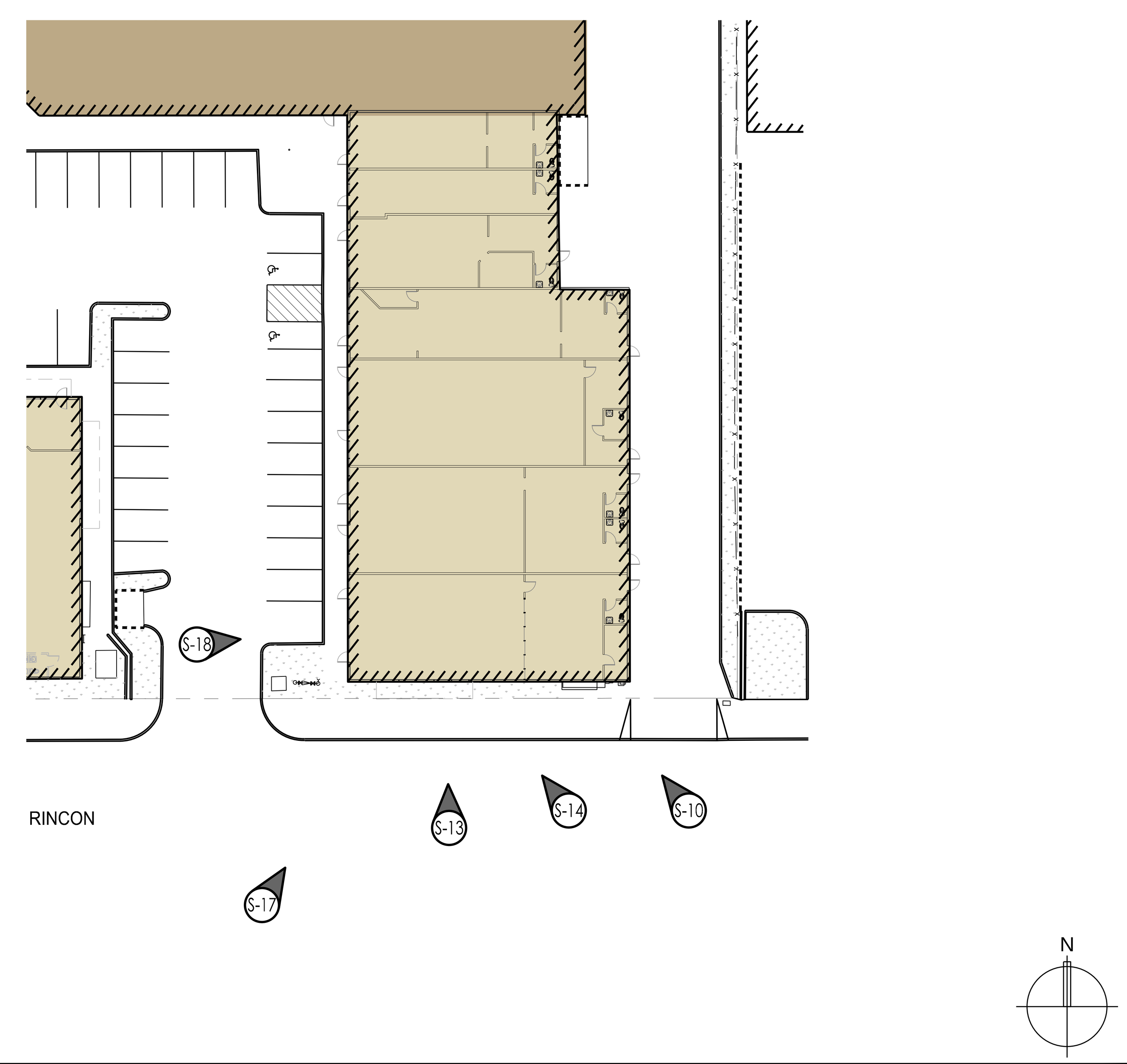
BLDG 'B' PHOTO	S-18

BLDG 'B' PHOTO	S-14

BLDG 'B' PHOTO	S-10

BLDG 'B' PHOTO	S-17

BLDG 'B' PHOTO	S-13



SITE PHOTO KEY PLAN

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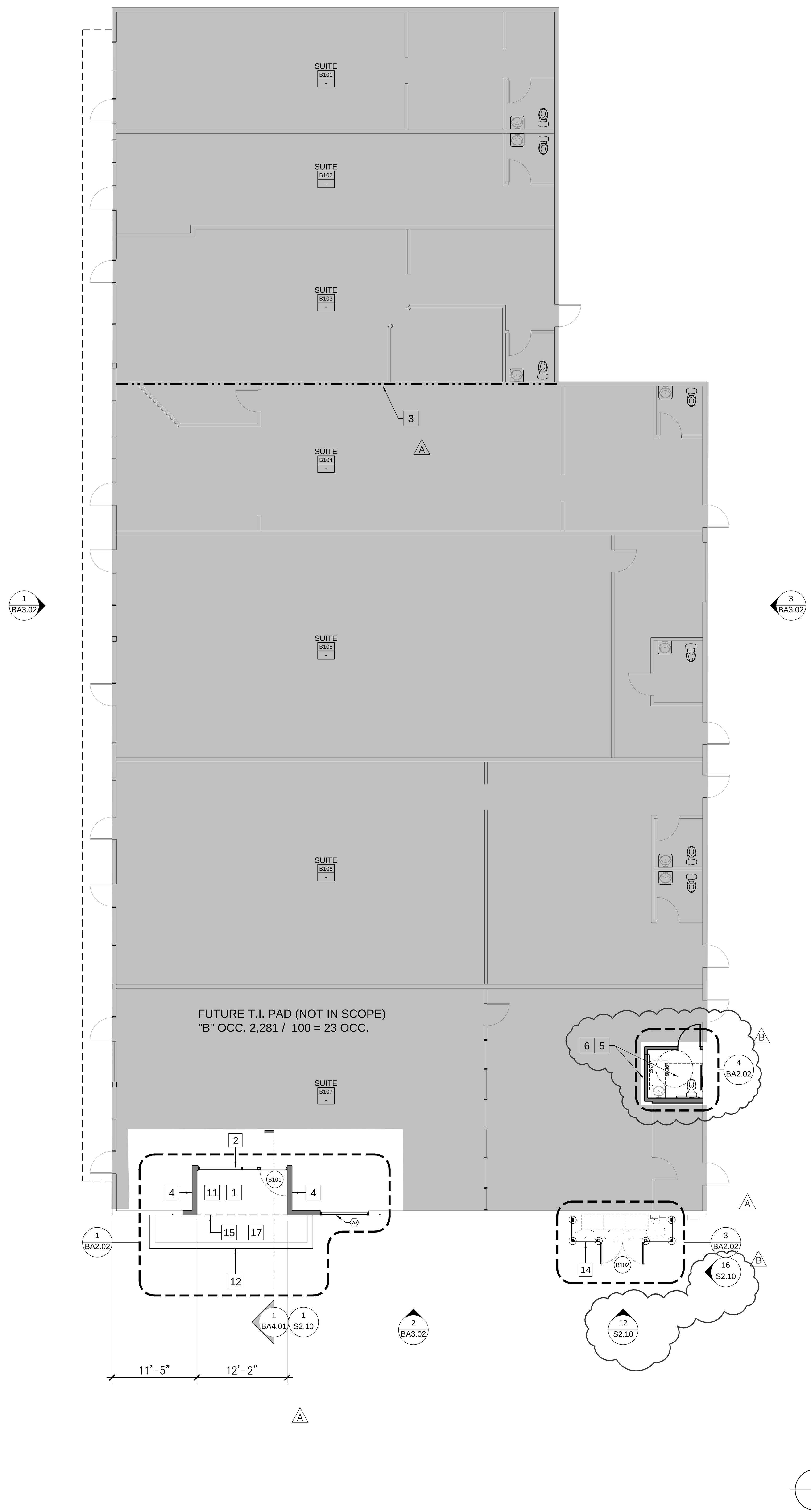
SHEET TITLE

EXISTING SITE PHOTOS (BUILDING 'B')

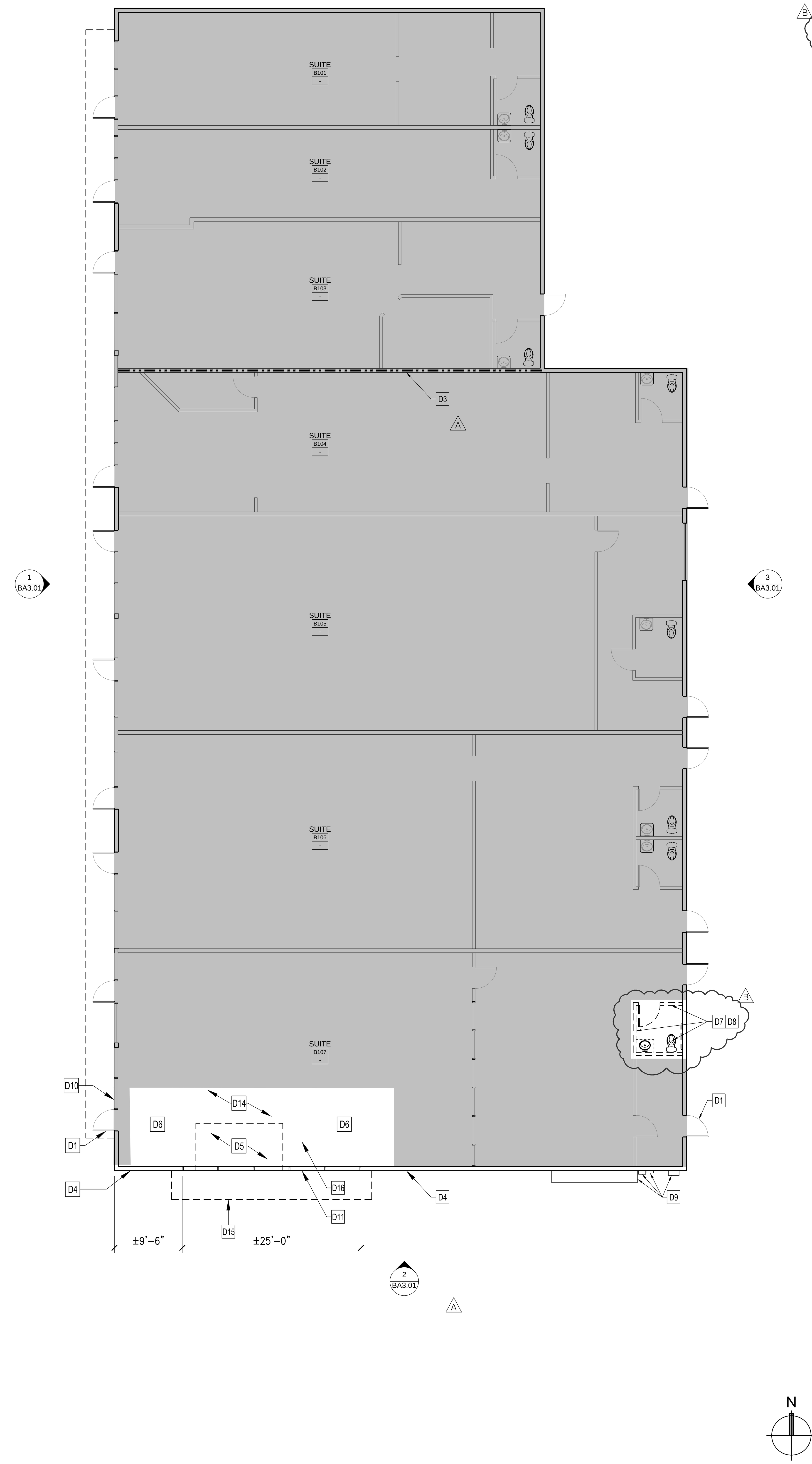
SHEET NUMBER

BA1.01

PROJECT



BLDG. B FLOOR PLAN - PROPOSED | 1/8" = 1'-0" | 9



BLDG. B FLOOR PLAN - DEMOLITION | 1/8" = 1'-0" | 1

DEMOLITION KEY NOTES:

- D1 EXISTING DOOR & FRAME TO REMAIN
- D2 NOT USED
- D3 EXISTING RATED AREA SEPARATION WALL TO REMAIN: 2x6 WOOD STUDS AT 16" O.C. WITH 2 LAYERS OF 5/8" THK. TYPE 'X' GYP. BOARD EACH SIDE (ASSUME 2-HR RATED CONSTRUCTION) - STRUCTURAL JOISTS WRAPPED IN ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BOARD 5'-0" MIN. AWAY FROM WALL
- D4 EXISTING WALL TO REMAIN
- D5 EXISTING FINISH FLOORING TO BE REMOVED
- D6 EXISTING FINISH FLOORING TO REMAIN
- D7 REMOVE EXISTING PLUMBING FIXTURES - CAP PLUMBING FLUSH AT SLAB FOR FUTURE USE
- D8 REMOVE EXISTING NON-BEARING WALL (INCLUDING ANY DOOR / CEILING ATTACHED)
- D9 EXISTING MAIN ELEC. SWITCH GEAR/ ELECTRIC METER TO REMAIN
- D10 EXISTING STOREFRONT WINDOW TO REMAIN
- D11 EXISTING STOREFRONT WINDOW TO BE REMOVED
- D12 NOT USED
- D13 NOT USED
- D14 EXISTING SLAB TO REMAIN
- D15 EXISTING SOFFIT/ AWNING TO BE REMOVED
- D16 EXISTING CEILING TO BE REMOVED AS REQ'D

KEY NOTES:

1 PROPOSED NEW BLDG ENVELOPE NOTCH
2 PROPOSED NEW STOREFRONT WINDOW / DOOR SYSTEM
3 EXISTING RATED WALL TO REMAIN: PROTECT-IN-PLACE
4 PROPOSED NEW EXTERIOR WALL
5 PROPOSED NEW INTERIOR WALL
6 PROPOSED ACCESSIBLE RESTROOM
7 NOT USED
8 NOT USED
9 NOT USED
10 NOT USED
11 EXISTING BLDG CONCRETE SLAB
12 CAST-IN-PLACE CONCRETE SITE WALL
13 NOT USED
14 PROPOSED NEW HORIZONTAL WOOD SIDING SCREEN WALL
15 LINE OF ELEMENT ABOVE
16 NOT USED
17 CONCRETE SLAB PER STRUCTURAL, SLOPE (2%) AWAY FROM BLDG

GENERAL NOTES:

SEE ADA SHEETS FOR ADDITIONAL NOTES AND DIMENSIONS, TYP.

1. ALL DIMENSIONS ARE FROM FACE OF FINISH U.N.O.
2. REFER TO STRUCTURAL DOCUMENTS FOR ADDITIONAL REQUIRED DEMOLITION.
3. NO TOILETS ARE IN SCOPE, FUTURE TENANT SHALL VERIFY/ PROVIDE ACCESSIBLE TOILETS.

FLOOR PLAN LEGEND:

- EXISTING WALL TO REMAIN - PROTECT IN PLACE
- EXISTING WALL TO BE REMOVED
- NEW WALL
- INTERNATIONAL SYMBOL OF ACCESS
- 102C DOOR NUMBER - REFER TO DOOR SCHEDULE ON BA2.02
- 00 WINDOW NUMBER - REFER TO WINDOW SCHEDULE ON BA2.02
- AREA NOT IN SCOPE

WALL LEGEND:

1. FOR PARTITION TYPES, REFER TO SHEET A6.03.

PT# — PARTITION DESIGNATION TYPE
PARTITION DESIGNATION

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SHEET TITLE

BLDG. B FLOOR PLAN DEMOLITION & PROPOSED

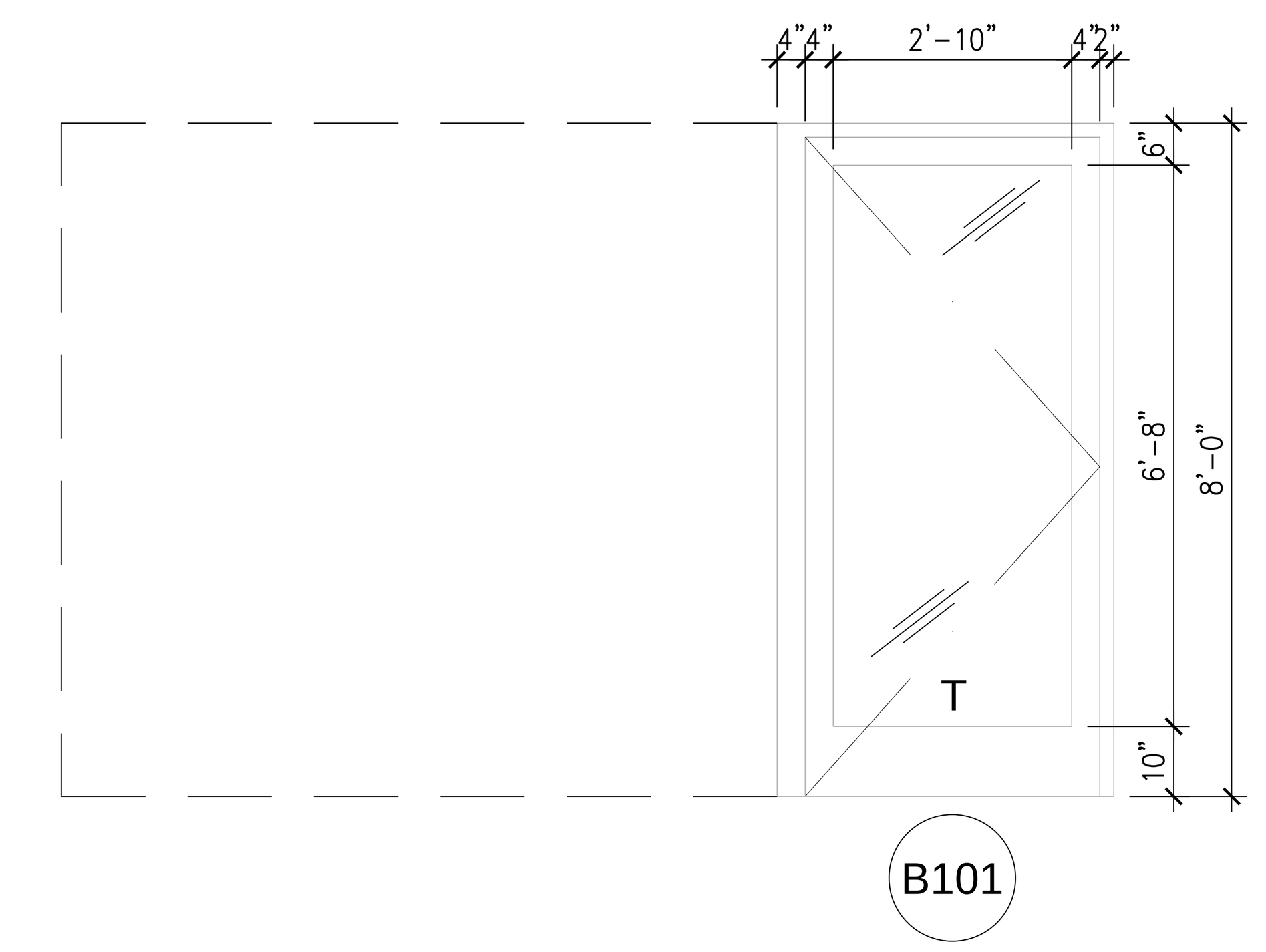
SHEET NUMBER

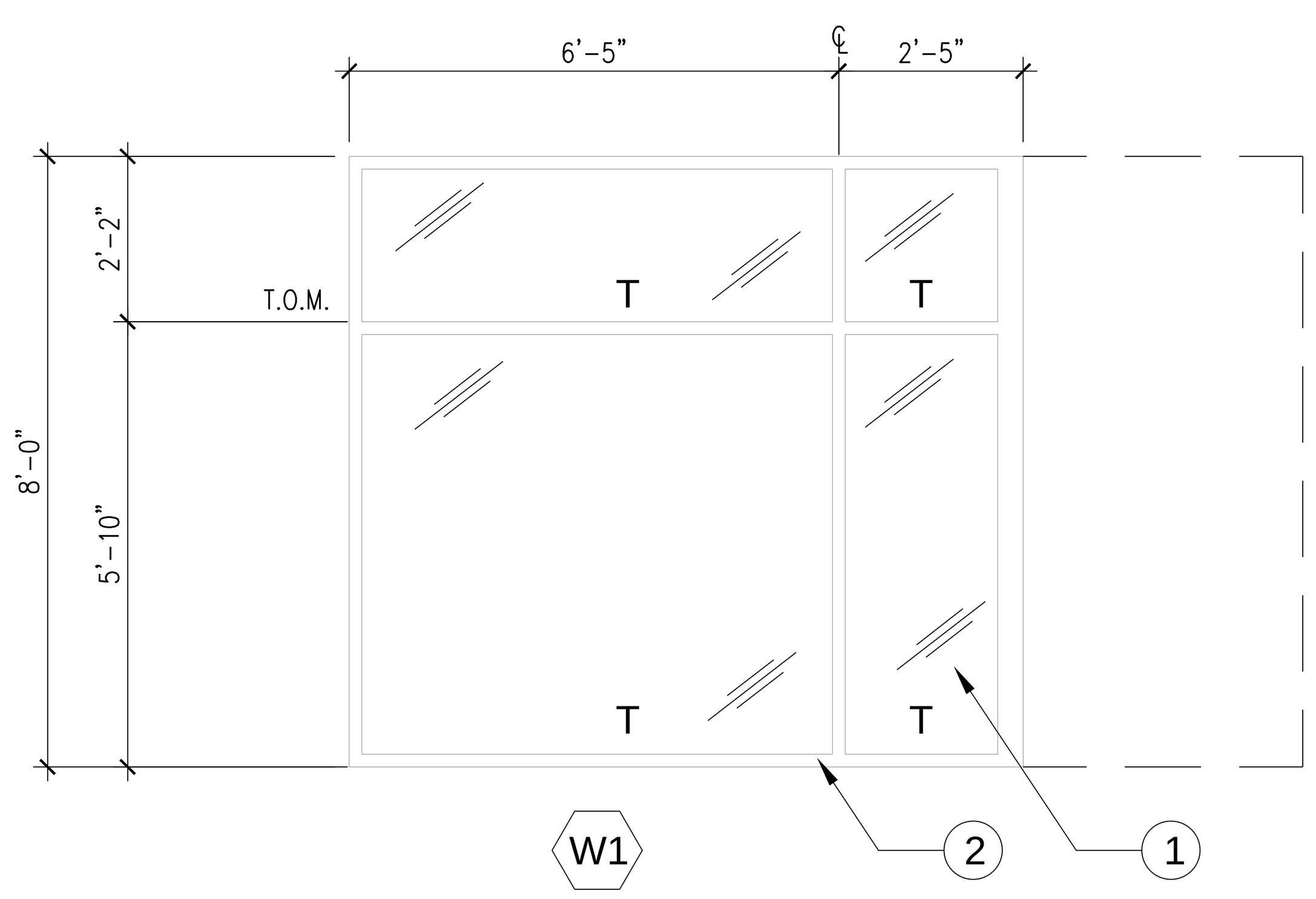
BA2.01

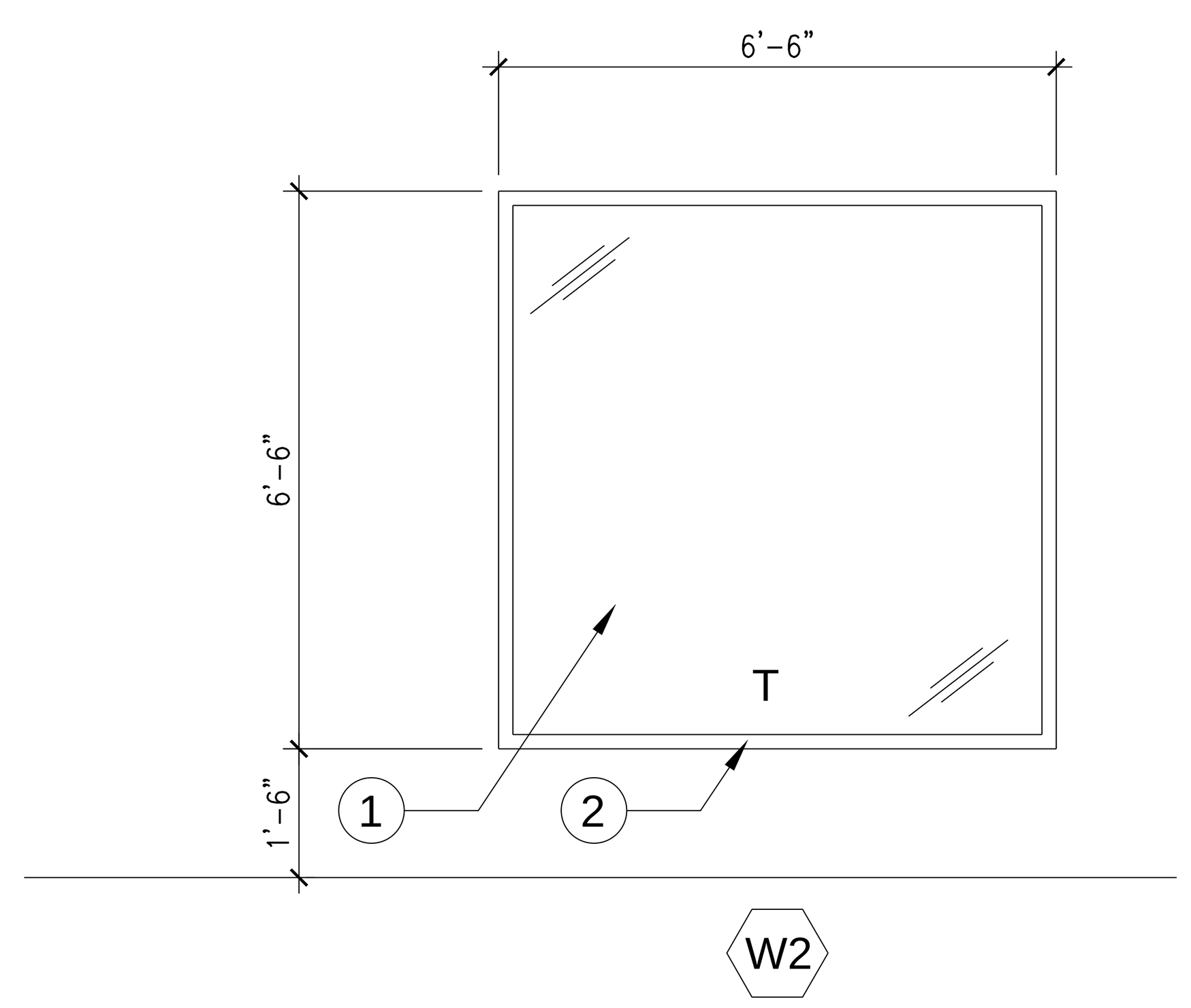
PROJECT

GLAZING GENERAL NOTES

1. GLASS AND GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF CBC CHAPTER 24.
2. GLASS AND GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM WITH CBC SECTION 2406.
3. GLASS IN WINDOWS, DOORS, AND OTHER EXTERIOR APPLICATIONS SHALL BE CHOSEN TO WITHSTAND THE LOADS FOR CLADDING AS SET FORTH IN UBC CHAPTER 16, DIV. III (CBC SECT. 2403).
4. THE AREA OF AN INDIVIDUAL LITE SHALL NOT EXCEED THE LIMITS AS SET FORTH IN GRAPH 24-1 (CBC SEC. 2403)
5. GLASS SHALL BE FIRMLY SUPPORTED ON ALL FOR EDGES (CBC SEC. 2403.2)
6. THE FRAMING MEMBERS FOR EACH INDIVIDUAL GLASS PANE SHALL BE DESIGNED SO THAT THE DEFLECTION PERPENDICULAR TO THE PLANE OF THE GLASS SHALL NOT EXCEED 1.175 OF THE GLASS EDGE LENGTH OR ¾". WHICHEVER IS LESS, WHEN SUBJECTED TO THE LARGER OF THE POSITIVE OR NEGATIVE LOAD WHEN THE LOADS ARE COMBINED AS SPECIFIED IN SECTION 1605 (CBC SEC. 2403.3)
7. ALL GLASS SHALL HAVE THE FOLLOWING MIN. VALUES: U-Fac = 0.57, SHGC < 0.25 (PERFORMANCE APPROACH)
8. T= TEMPERED GLASS
9. ALL WINDOW DIMENSIONS ARE FOR ROUGH OPENING WHICH SHALL BE FIELD VERIFIED PRIOR TO WINDOW FABRICATION.





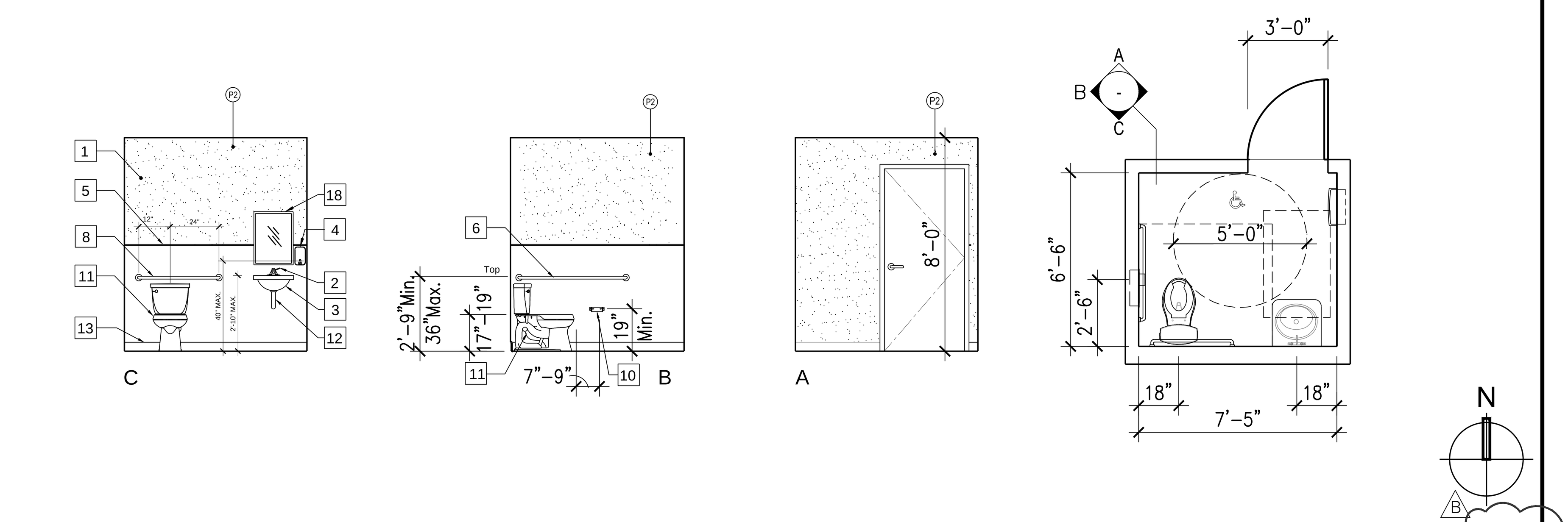


STOREFRONT/ WINDOW INFORMATION:

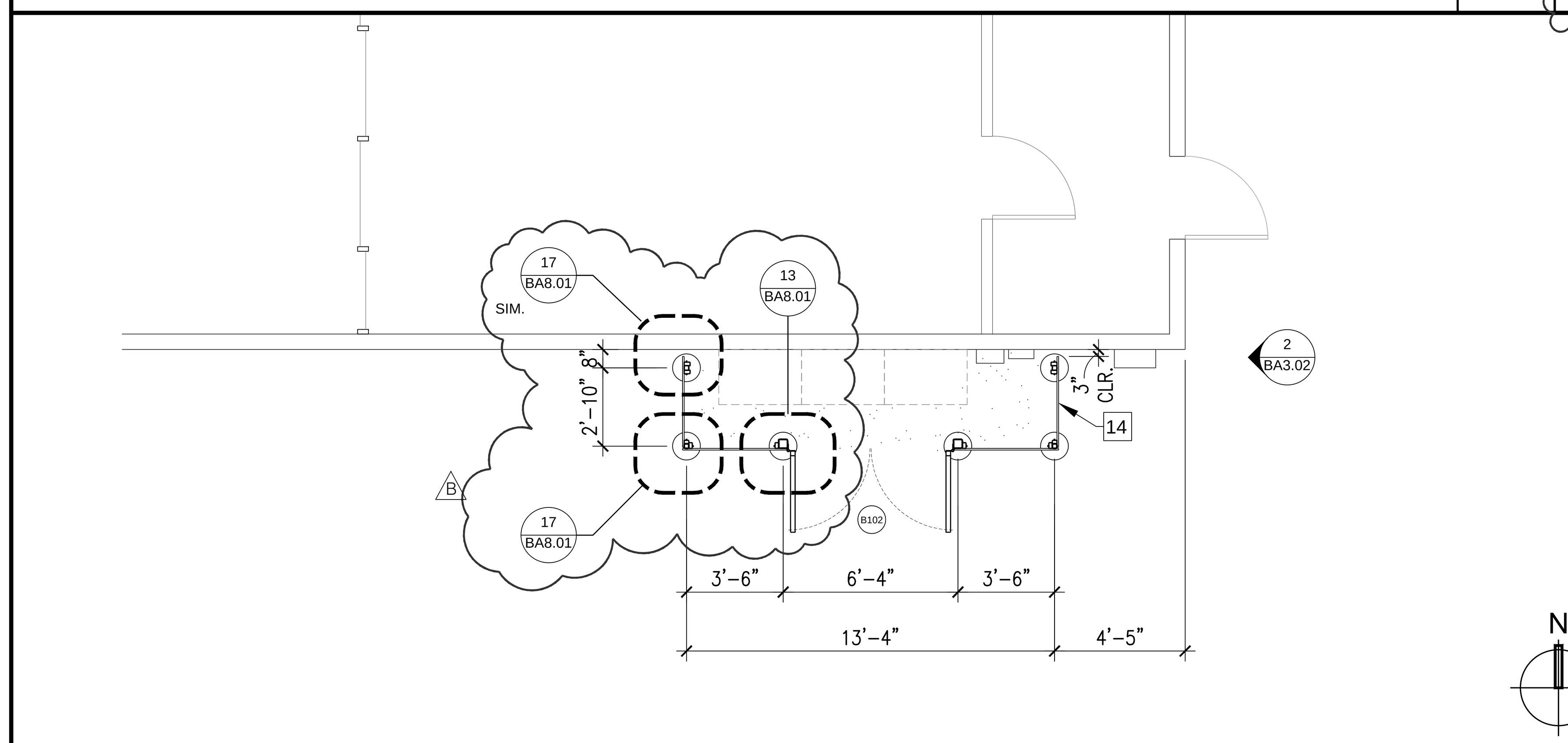
1. REFLECTIVE, TEMPERED GLASS
2. ALUMINUM, STOREFRONT, FACTORY PRE-FINISHED

T = TEMPERED GLASS

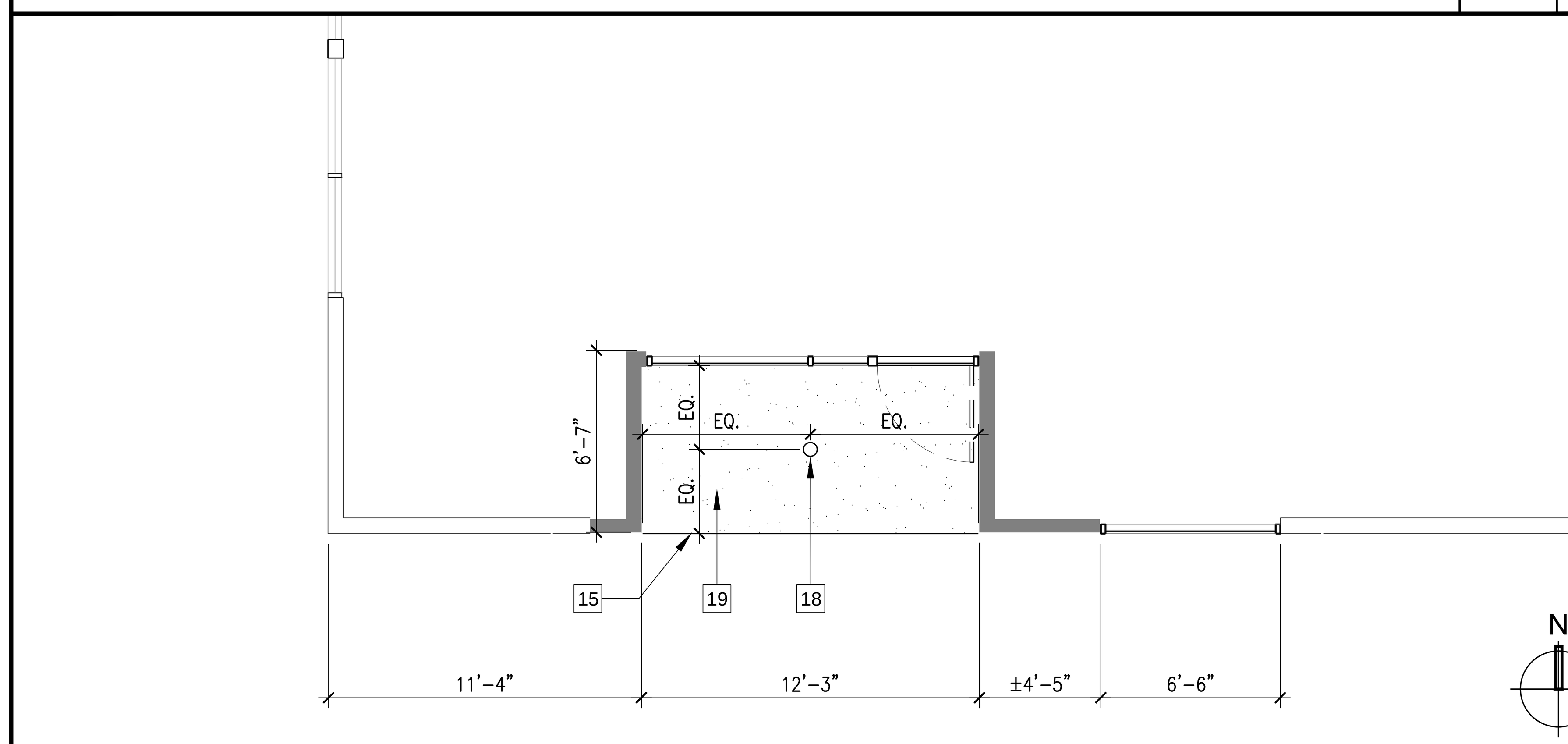
WINDOW SCHEDULE 1/4" = 1'-0" 9



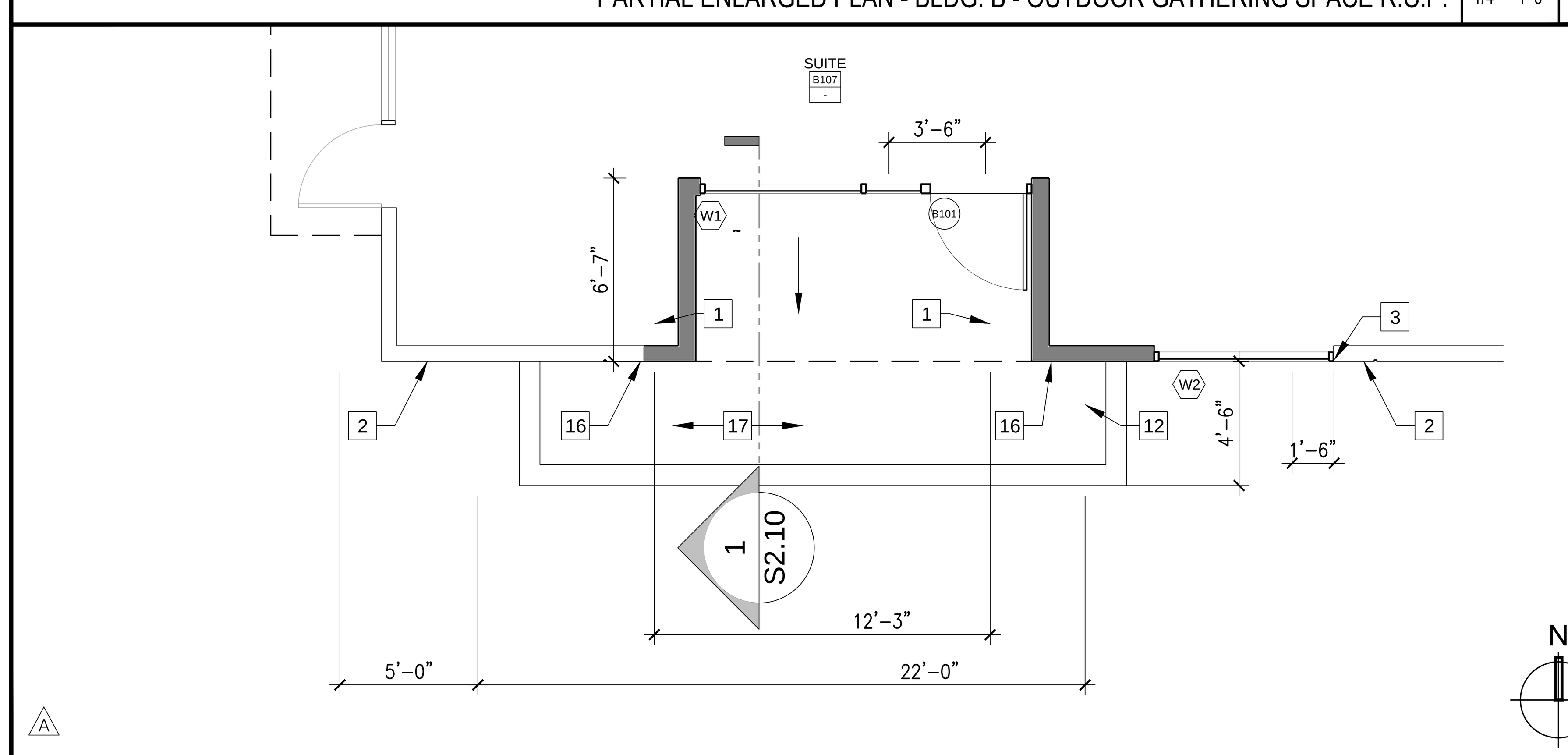
PARTIAL ENLARGED PLAN - BLDG. B - TOILET ROOM 1/4" = 1'-0" 4



PARTIAL ENLARGED PLAN - BLDG. B - SCREEN WALL 1/4" = 1'-0" 3



PARTIAL ENLARGED PLAN - BLDG. B - OUTDOOR GATHERING SPACE R.C.P. 1/4" = 1'-0" 2



PARTIAL ENLARGED PLAN - BLDG. B - OUTDOOR GATHERING SPACE 1/4" = 1'-0" 1

TOILET ROOM KEY NOTES:

1. GYP. BOARD, PAINT PER SCHEDULE
2. FAUCET, SEE PLUMBING DRAWINGS
3. LAVATORY, SEE
4. SOAP DISPENSER
5. FRP WAINSCOT (+48" HIGH)
6. GRAB BAR - 48" - BOBRICK
7. GRAB BAR - 42" - BOBRICK
8. GRAB BAR - 36" - BOBRICK
9. 24" W. VANITY
10. TOILET TISSUE DISPENSER
11. WATER CLOSET, SEE
12. UNDER SINK PIPE PROTECTOR
13. BASE PER SCHEDULE
14. ACCESSIBLE SHOWER SEAT
15. ACCESSIBLE SHOWER WAND
16. SHOWER CURTAIN & ROD
17. SHOWER ENCLOSURE
18. 18x24 MIRROR

KEY NOTES:

1. PROPOSED NEW EXTERIOR WALL
2. EXISTING EXTERIOR WALL
3. PROPOSED 1" V-GROVE REVEAL
4. NOT USED
5. NOT USED
6. NOT USED
7. NOT USED
8. NOT USED
9. NOT USED
10. NOT USED
11. EXISTING BLDG CONCRETE SLAB
12. CAST-IN-PLACE NEW CONCRETE SITE WALL
13. NOT USED
14. PROPOSED NEW HORIZONTAL WOOD SIDING SCREEN WALL
15. LINE OF ELEMENT ABOVE
16. PROPOSED EXT. PLASTER FINISH - ALIGN WITH AND MATCH TEXTURE W/ ADJACENT PLASTER FINISH
17. CONCRETE SLAB PER STRUCTURAL, SLOPE (2%) AWAY FROM BLDG
18. EXTERIOR LIGHTING
19. PROPOSED EXTERIOR PLASTER SOFFIT FINISH SYSTEM

GENERAL NOTES:

SEE ADA SHEETS FOR ADDITIONAL NOTES AND DIMENSIONS, TYP.

1. ALL DIMENSIONS ARE FROM FACE OF FINISH U.N.O.
2. REFER TO STRUCTURAL DOCUMENTS FOR ADDITIONAL REQUIRED DEMOLITION.
3. NO TOILETS ARE IN SCOPE, FUTURE TENANT SHALL VERIFY/ PROVIDE ACCESSIBLE TOILETS.

FLOOR PLAN LEGEND:

- EXISTING WALL TO REMAIN - PROTECT IN PLACE
- EXISTING WALL TO BE REMOVED
- NEW WALL
- INTERNATIONAL SYMBOL OF ACCESS
- 102C DOOR NUMBER - REFER TO DOOR SCHEDULE ON BA2.02
- 00 WINDOW NUMBER - REFER TO WINDOW SCHEDULE ON BA2.02
- AREA NOT IN SCOPE

WALL LEGEND:

1. ALL EXISTING EXTERIOR WALLS ARE COMPRISED OF 6" WOOD STUD MEMBERS (FIELD VERIFY).
2. CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT OF ANY WOOD STUD MEMBERS THAT MAY HAVE DAMAGE (IE. DRY ROT, MOLD, INSECT INFESTATION, ETC.). ONCE IDENTIFIED, CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED WOOD
3. NAILS SHALL NOT BE USED FOR ATTACHING RESILIENT CHANNEL TO FRAMING MEMBERS.
4. RESILIENT FURRING CHANNEL SHALL BE INSTALLED PER MANUFACTURER'S GUIDELINES.

[1] EXISTING PLASTER SYSTEM 0/2-PLY JUMBO TEX W.P. MEMBRANE 0/ 1/2" THK. DENSE-GLAS SHEATHING 0/6 MTL. STDS. @ 16" O.C.

PLAN CHECK RE-SUBMITTAL SET - 08/30/16

CLIENT

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PROJECT NAME

SHOPS at MAIN STREET - Exterior Building Improvements

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LICENSED ARCHITECT · STATE OF CALIFORNIA

DATE SIGNED: 08-30-2016

ISSUE

REV.	DESCRIPTION	DATE
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A	PLAN CHECK RE-SUBMITTAL	07.06.16
B	PLAN CHECK RE-SUBMITTAL	08.31.16

KEY PLAN

PROJECT NO.	15X047.00
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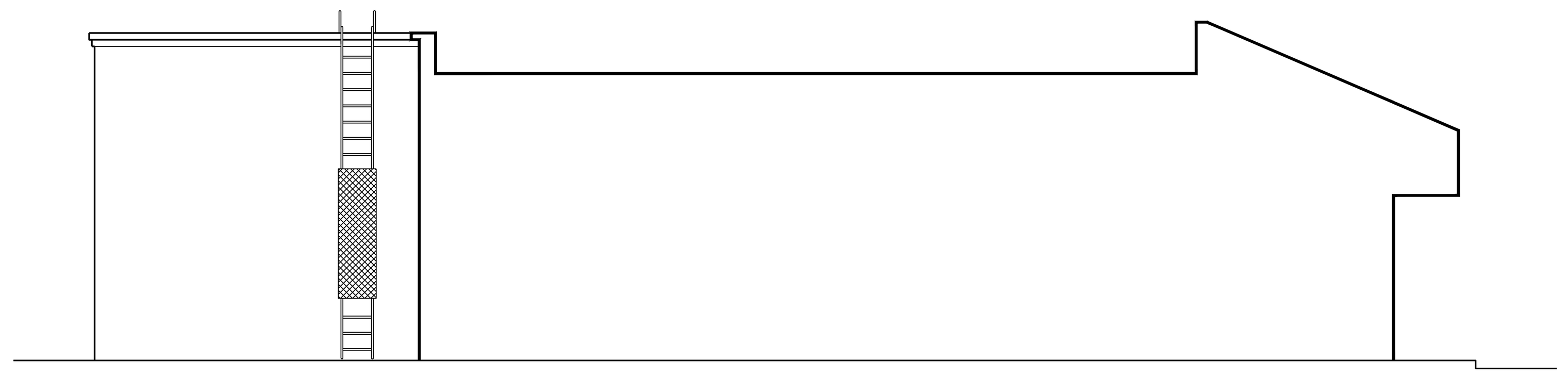
SHEET TITLE

BLDG. B ENLARGED FLOOR PLANS & DETAILS

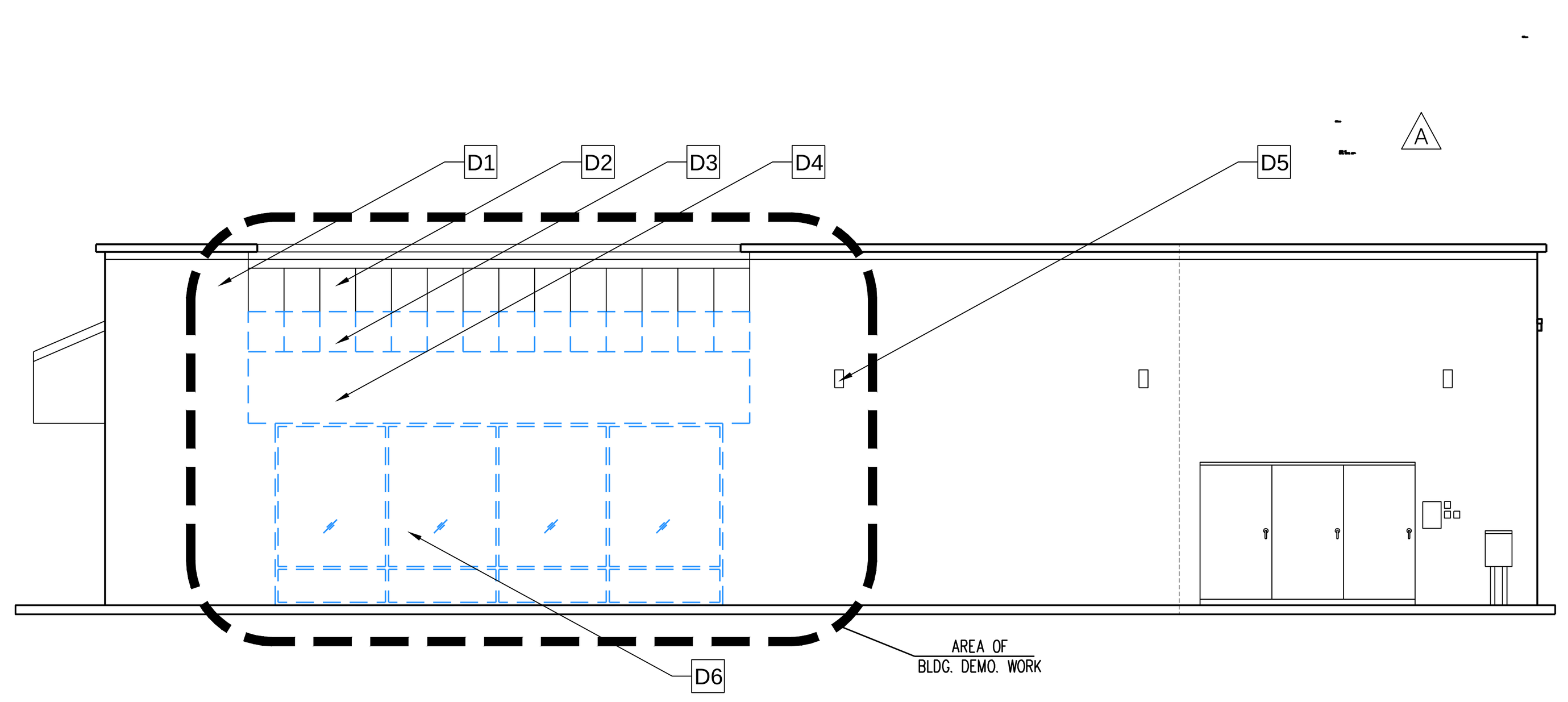
SHEET NUMBER

BA2.02

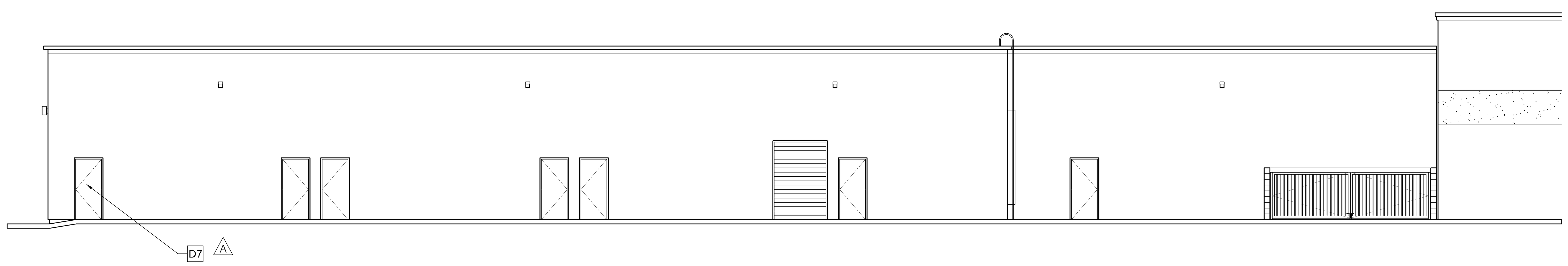
PROJECT



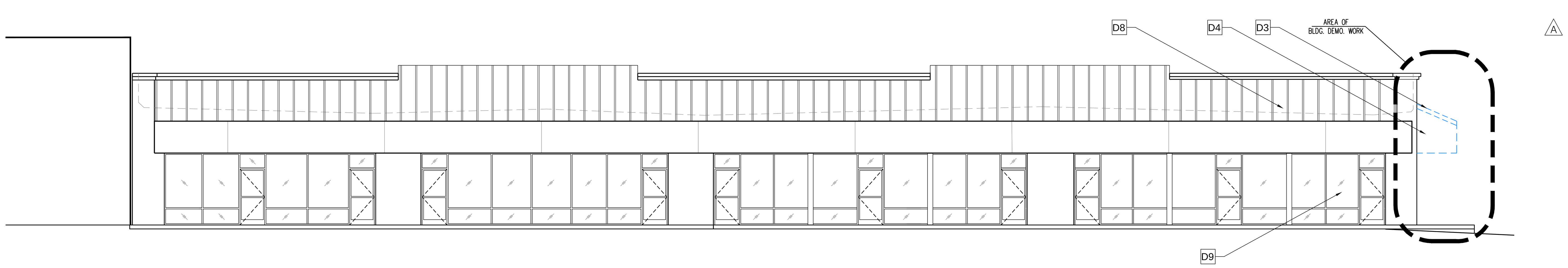
BLDG. B EXTERIOR ELEVATION, NORTH - DEMO. / EXISTING | 1/8" = 1'-0" | 4



BLDG. B EXTERIOR ELEVATION, SOUTH - DEMO. / EXISTING | 1/8" = 1'-0" | 3



BLDG. B EXTERIOR ELEVATION, EAST - DEMO. / EXISTING | 1/8" = 1'-0" | 2



BLDG. B EXTERIOR ELEVATION, WEST - DEMO. / EXISTING | 1/8" = 1'-0" | 1

KEY NOTES: (A)

- D1 EXISTING PLASTER FINISH, TO REMAIN
- D2 **EXISTING METAL ROOF SIDING, TO REMAIN**
- D3 PORTION OF EXISTING METAL ROOF SIDING, TO BE REMOVED
- D4 EXISTING BUILDING SOFFIT OVERHANG, TO BE REMOVED
- D5 EXISTING WALL MOUNTED BUILDING LIGHT FIXTURE, TO REMAIN
- D6 EXISTING STOREFRONT WINDOW, TO BE REMOVED
- D7 EXISTING SERVICE ENTRY DOOR, TO REMAIN
- D8 EDGE OF EXISTING ROOF DECK BEYOND, TO REMAIN
- D9 EXISTING STOREFRONT WINDOW TO REMAIN
- D10 NOT USED

GENERAL NOTES:

SEE ADA SHEETS FOR ADDITIONAL NOTES AND DIMENSIONS, TYP.

1. ALL DIMENSIONS ARE FROM FACE OF FINISH U.N.O.

PLAN CHECK RE-SUBMITTAL SET - 08/30/16

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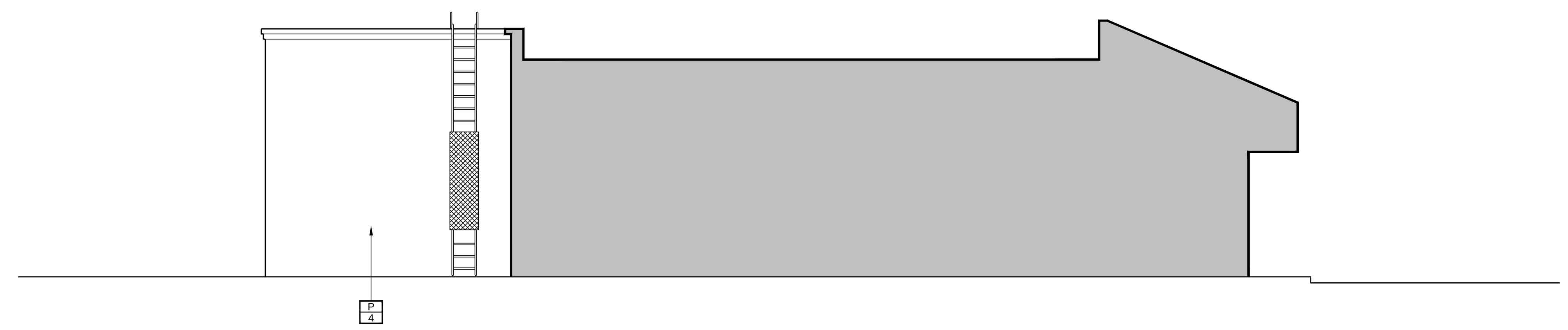
BLDG. B EXTERIOR ELEVATIONS DEMO. / EXISTING

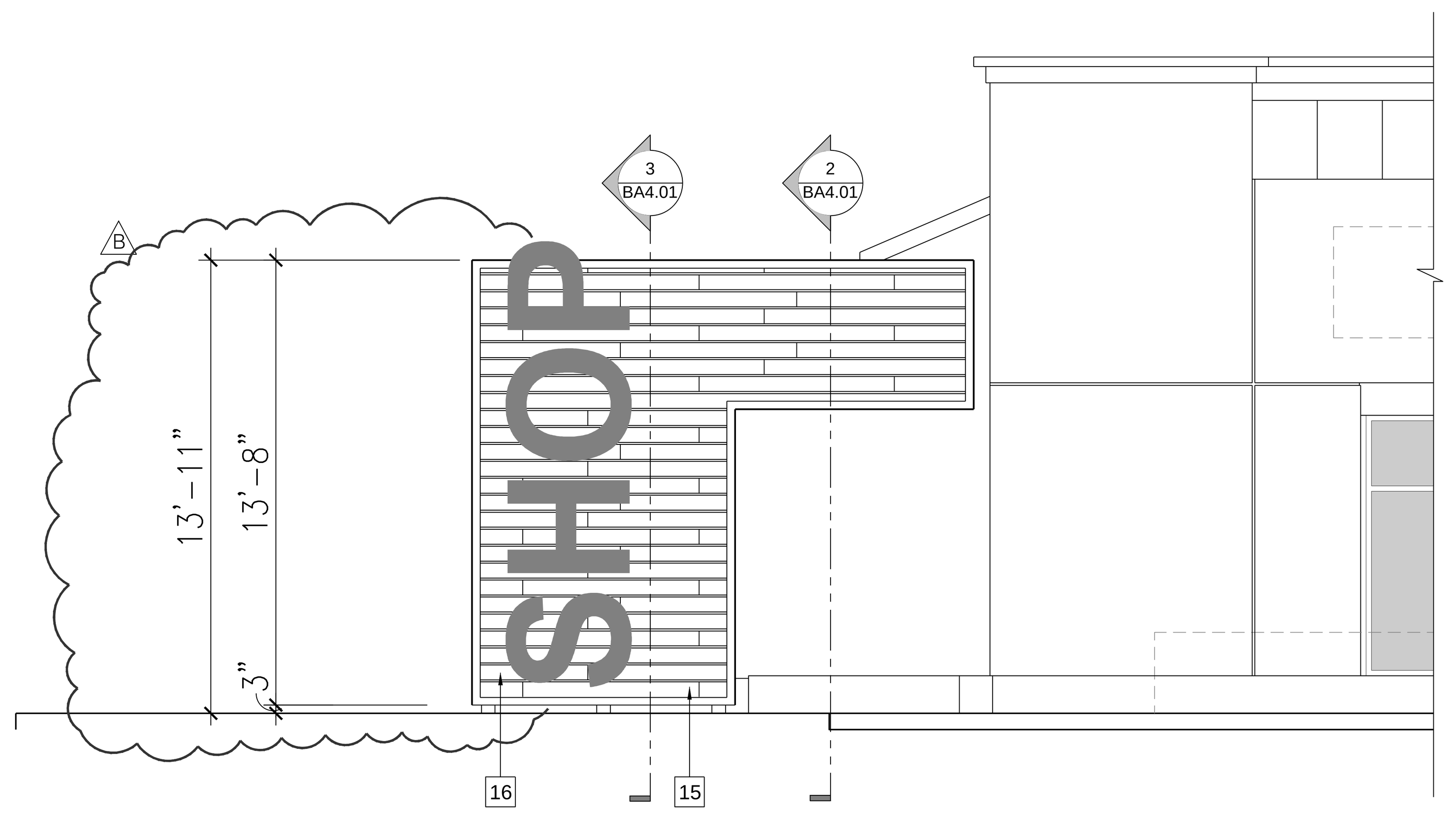
SHEET NUMBER

BA3.01

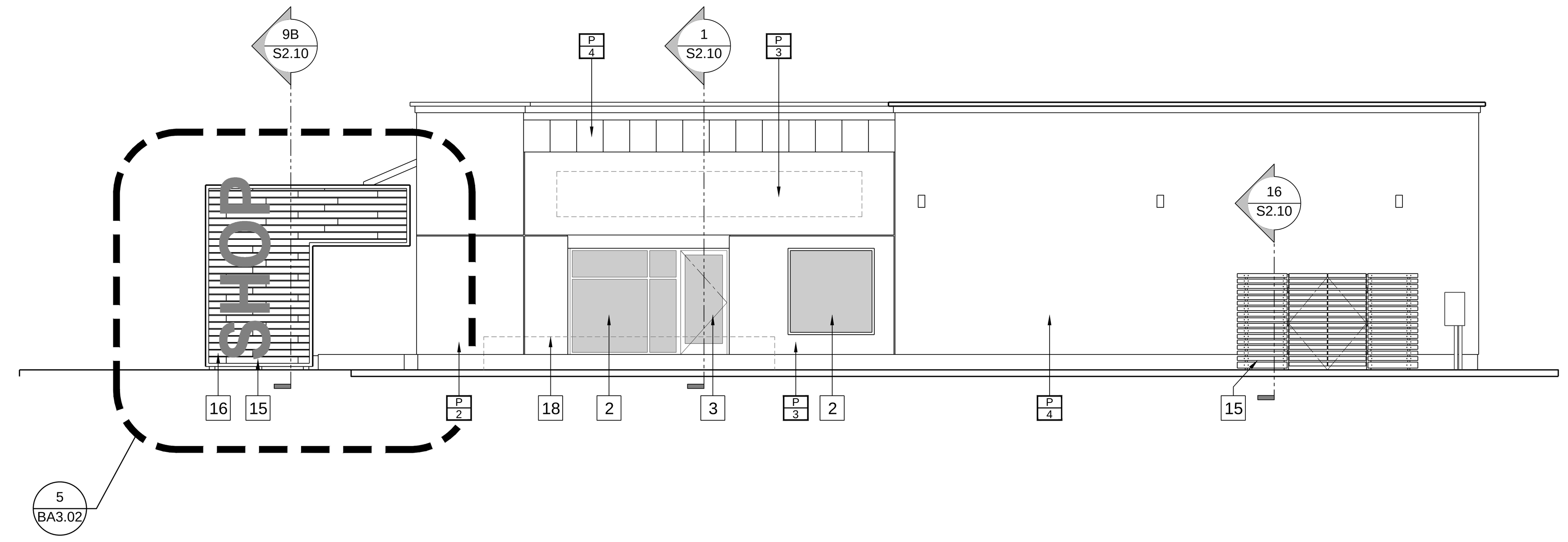
PROJECT



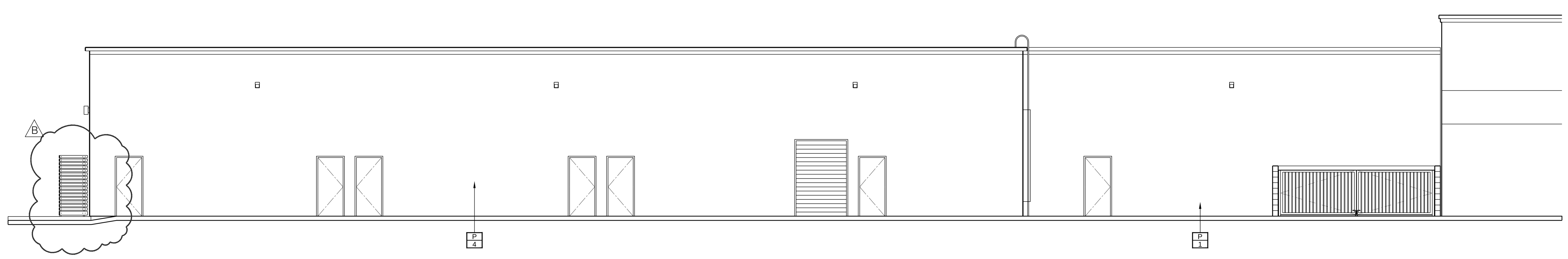
BLDG. B EXTERIOR ELEVATION, NORTH | 1/8" = 1'-0" | 4



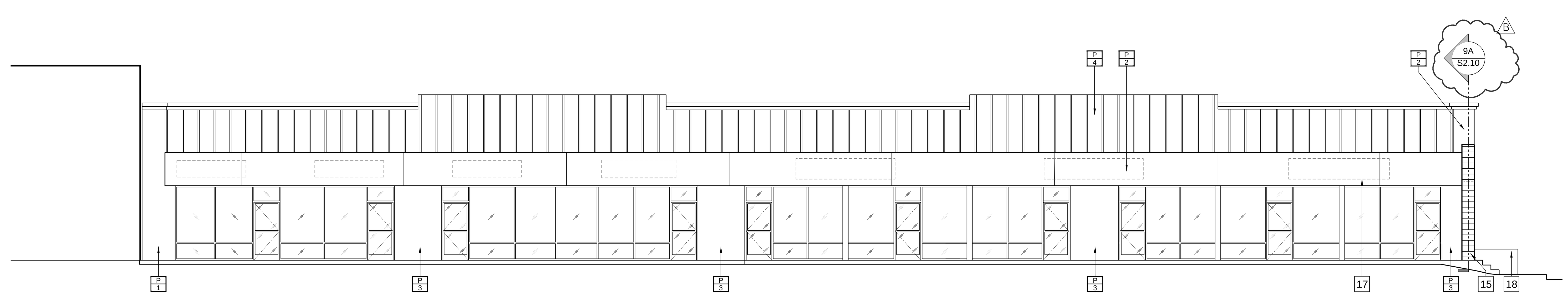
BLDG. B EXTERIOR ELEVATION, SOUTH | 1/4" = 1'-0" | 5



BLDG. B EXTERIOR ELEVATION, SOUTH | 1/8" = 1'-0" | 3



BLDG. B EXTERIOR ELEVATION, EAST | 1/8" = 1'-0" | 2



BLDG. B EXTERIOR ELEVATION, WEST | 1/8" = 1'-0" | 1

KEY NOTES:

1. EXTERIOR PLASTER
2. ALUMINUM STOREFRONT WINDOW SYSTEM
3. DOOR AND FRAME PER SCHEDULE
4. G.I. FLASHING
5. EXTERIOR PLASTER FURR OUT BAND TO REMAIN
6. LIGHT FIXTURE PER ELECTRICAL
7. ACCESSIBLE SIGNAGE, SEE 9/G1.03
8. 1/2" REVEAL
9. ADDRESS NUMERAL, 6" H., MIN.
10. LINE OF ELEMENT, BEYOND
11. METAL CANOPY
12. CANOPY COLUMN, SEE STRUCTURAL
13. STANDING SEAM METAL ROOF
14. HORIZONTAL WOOD SIDING
15. HORIZONTAL WOOD SIDING SCREEN WALL
16. I.D. SIGNAGE, PER SEPARATE PERMIT (A)
17. TENANT SIGNAGE, SUBJECT TO SEPARATE REVIEW & APPROVAL
18. CAST IN PLACE CONCRETE SITE WALL, SEE 4/GA2.04
19. METAL PANEL SYSTEM
20. MODULAR LANDSCAPE TRELLIS SYSTEM

GENERAL NOTES:

SEE ADA SHEETS FOR ADDITIONAL NOTES AND DIMENSIONS, TYP.

1. ALL DIMENSIONS ARE FROM FACE OF FINISH U.N.O.

LEGEND:

P1 — PAINT - PRIMARY 1, EXTERIOR
DUNN EDWARDS
PEWTER PATTER (DET627)

P2 — PAINT - ACCENT 1, EXTERIOR
DUNN EDWARDS
CLIPPED GRASS (DE552)

P3 — PAINT - ACCENT 2, EXTERIOR
DUNN EDWARDS
TANGERINE TANGO (DE5194)

P4 — PAINT - ACCENT 2, EXTERIOR
DUNN EDWARDS
IRON - ic (DET611)

GLAZING 1
EXISTING

GLAZING 2
CLEAR VISION

GLAZING 3
TRANSLUCENT

PLAN CHECK RE-SUBMITTAL SET - 08/30/16

CLIENT

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PROJECT NAME

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LICENSED ARCHITECT
STATE OF CALIFORNIA
DATE SIGNED: 08-30-2016

REGISTERED PROFESSIONAL ENGINEER
No. 3930
STRUCTURAL
STATE OF CALIFORNIA
DATE SIGNED: 08-30-2016

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CHECKED BY	JS

SHEET TITLE

BLDG. B EXTERIOR ELEVATIONS

SHEET NUMBER

BA3.02

PROJECT

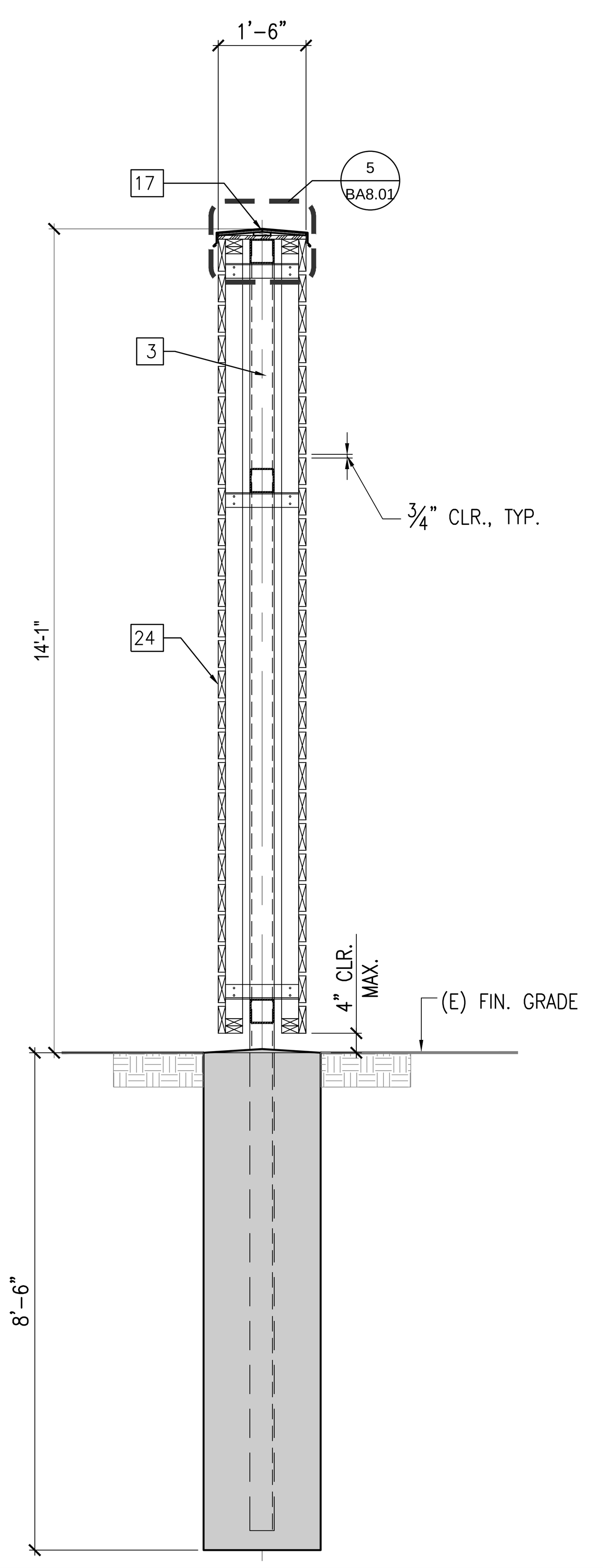
KEY NOTES:

1. PROPOSED EXTERIOR PLASTER
2. PROPOSED ALUMINUM STOREFRONT SYSTEM
3. DOOR AND FRAME PER SCHEDULE
4. GYP. BOARD OVER STUD FRAMING
5. EXT. PLASTER FINISHED SOFFIT SYSTEM
6. WALL PER PLAN
7. CONCRETE SLAB / FOUNDATION PER STRUCTURAL
8. EXISTING CONCRETE SLAB / FOUNDATION
9. 1/2" REVEAL
10. SUSPENDED CEILING SYSTEM
11. PROPOSED EXTERIOR LIGHT FIXTURE
12. LINE OF BUILDING BEYOND
13. BUILT-UP ROOFING SYSTEM
14. EXISTING ROOFING SYSTEM
15. GUTTER & DOWNSPOUT
16. SCUPPER
17. G.I. FLASHING
18. ROOF DRAIN / OVERFLOW
19. FRAMING PER STRUCTURAL
20. BATT INSULATION
21. TAPERED RIGID INSULATION
22. DIAGONAL BRACE
23. BASE PER SCHEDULE
24. 2x HORIZ. WOOD SIDING, SANDED & FINISHED W/ SANDING SEALER - SECURE W/ 2 WOOD SCREW FASTENERS AT EACH END OVER VERT. BATTENS
25. ROD & SEALANT
26. BACKER BOARD
27. ACCESS PANEL

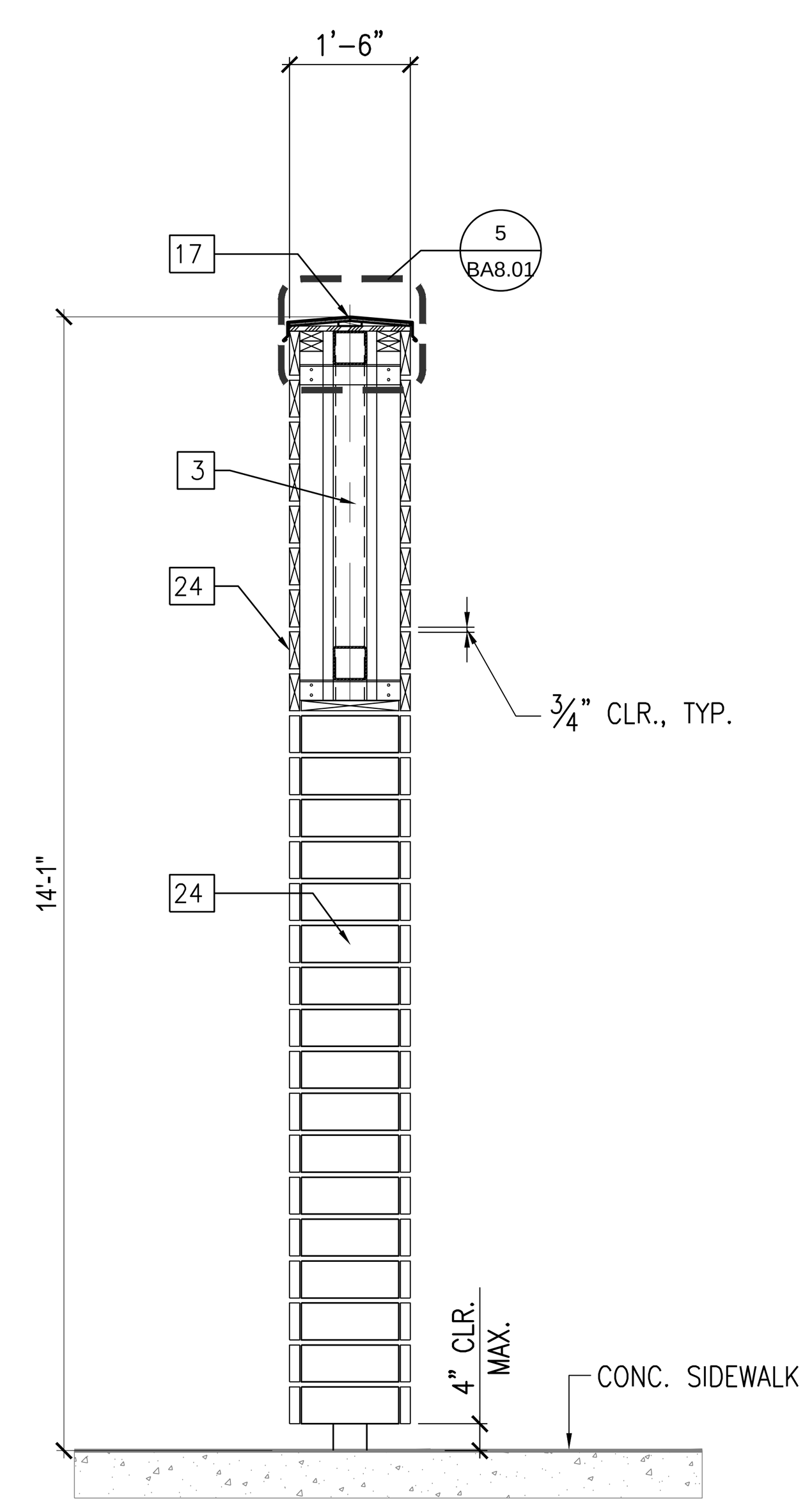
GENERAL NOTES:

SEE ADA SHEETS FOR ADDITIONAL NOTES AND DIMENSIONS, TYP.

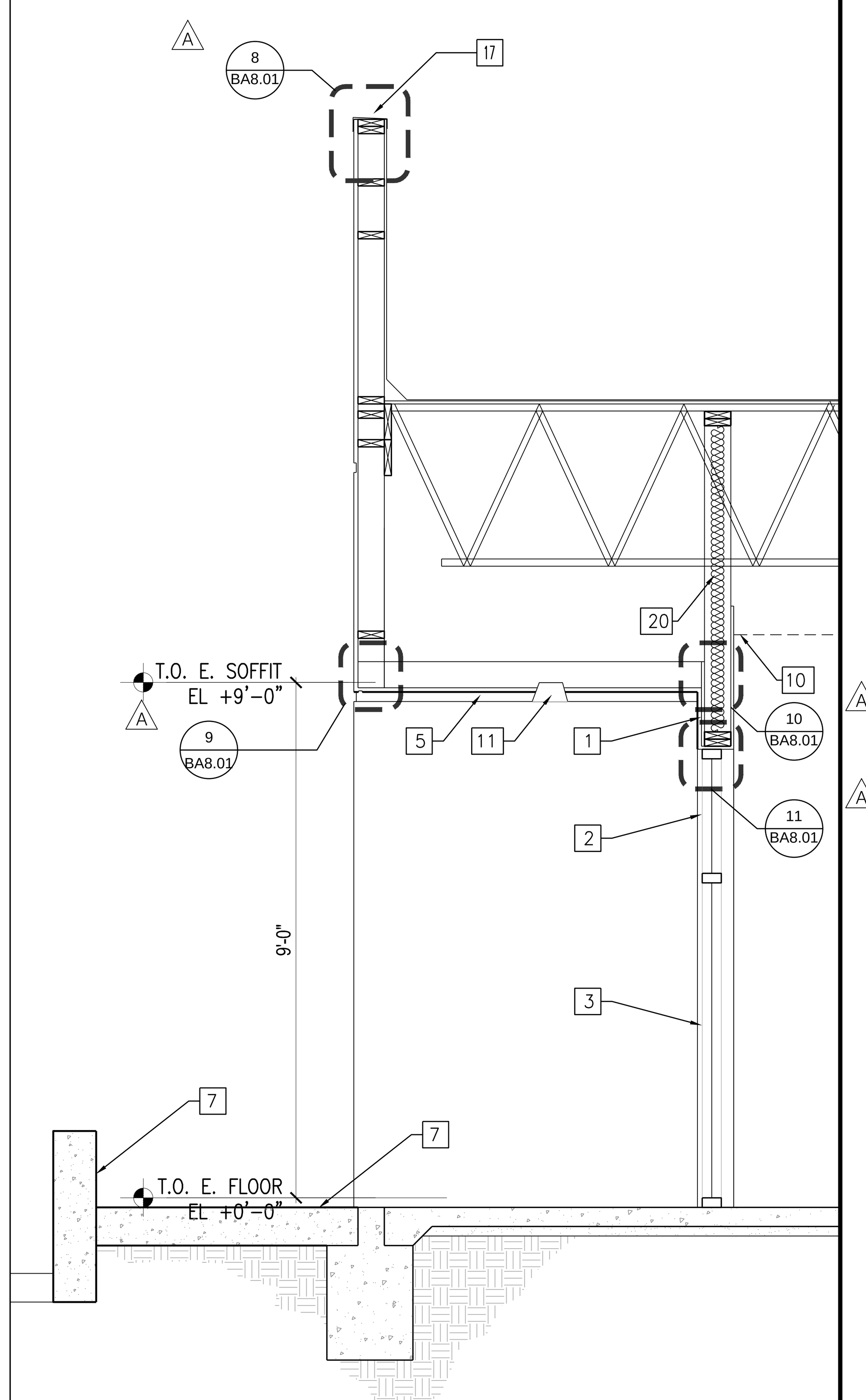
1. ALL DIMENSIONS ARE FROM FACE OF FINISH U.N.O.



WALL SECTION - BLDG. C | 1/2" = 1'-0" | 3



WALL SECTION - BLDG. C | 1/2" = 1'-0" | 2



WALL SECTION - BLDG. C | 1/2" = 1'-0" | 1

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CHECKED BY	JS

SHEET TITLE

WALL SECTIONS BLDG. B

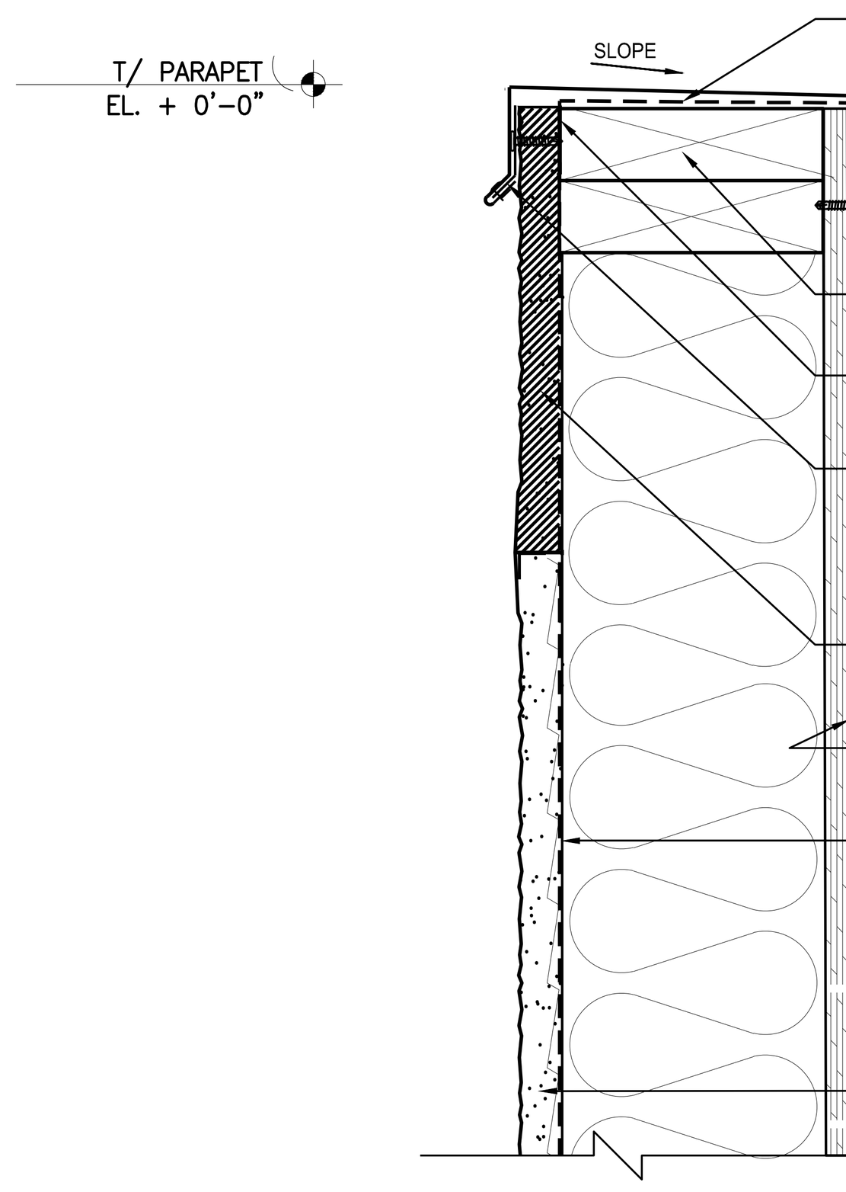
SHEET NUMBER

BA4.01

PLAN CHECK RE-SUBMITTAL SET - 08/30/16

PROJECT

EXTERIOR SECTION DETAIL	3"=1'-0" SHEET: A804 20
EXTERIOR SECTION DETAIL	3"=1'-0" SHEET: A804 16
EXTERIOR SECTION DETAIL	3"=1'-0" SHEET: A804 12



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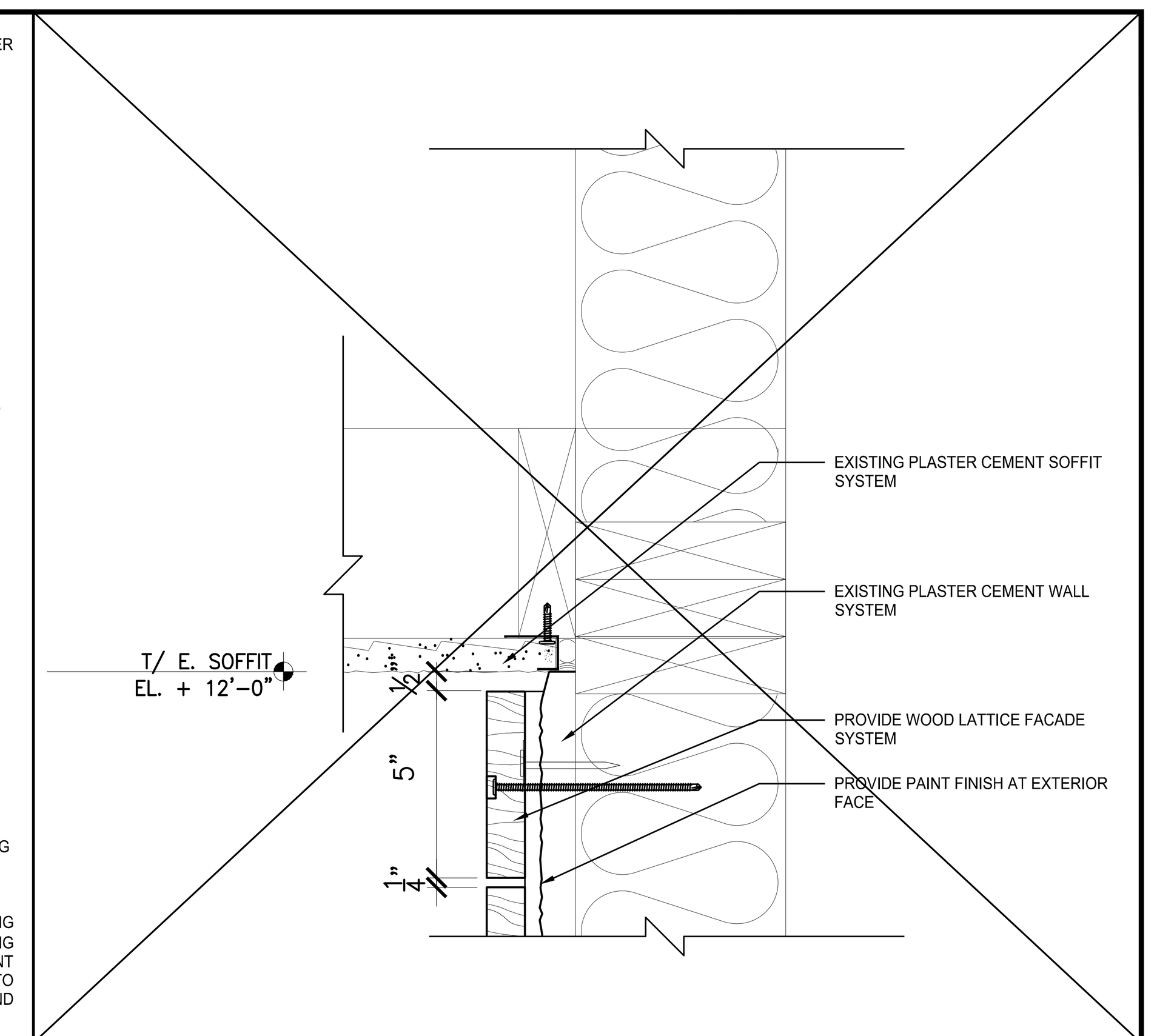
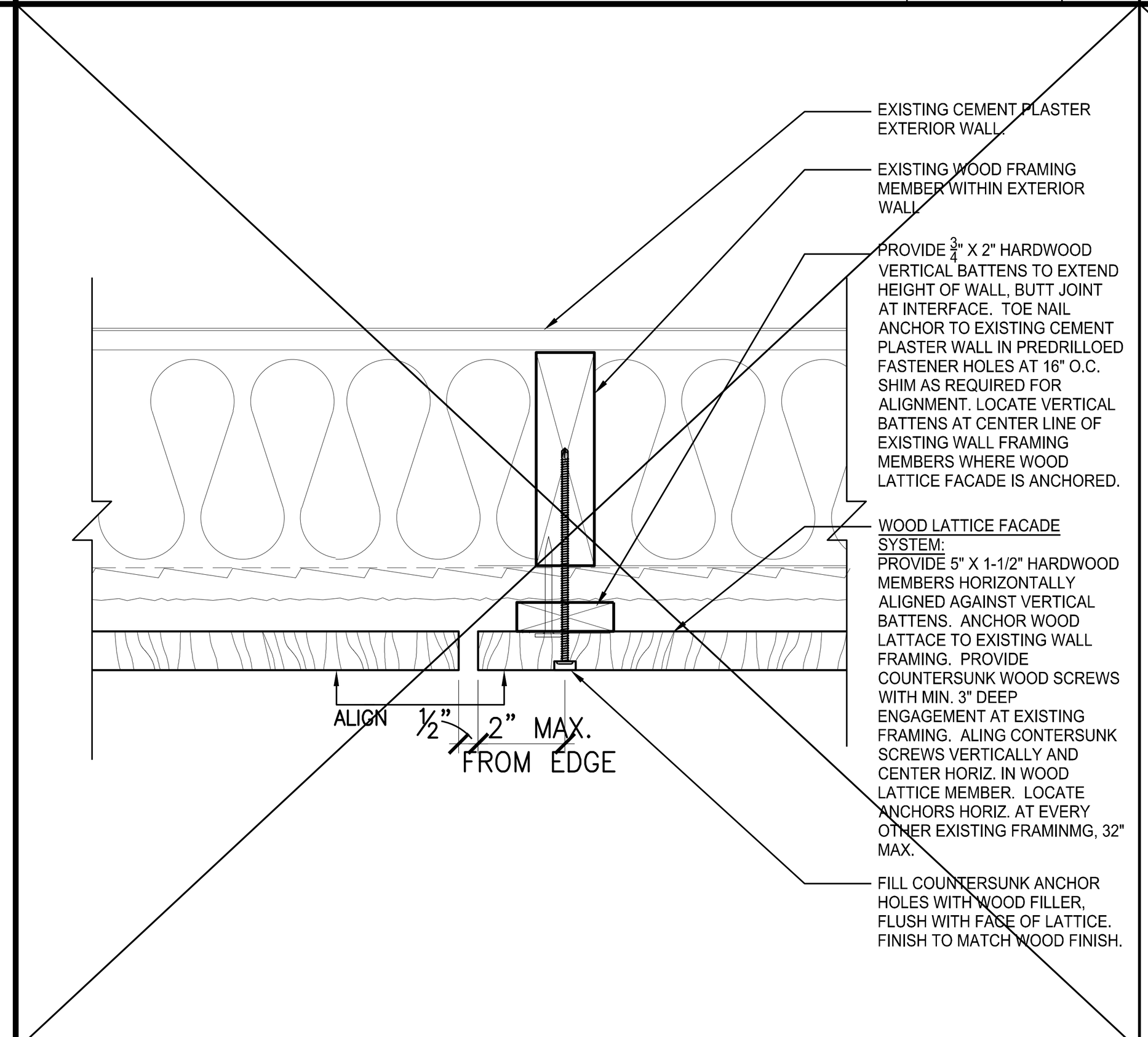


EXTERIOR SECTION DETAIL 3"=1'-0" SHEET: A804 4

EXTERIOR SECTION DETAIL	3"=1'-0" SHEET: A804 19
EXTERIOR SECTION DETAIL	3"=1'-0" SHEET: A804 15
EXTERIOR SECTION DETAIL	3"=1'-0" SHEET: A804 11



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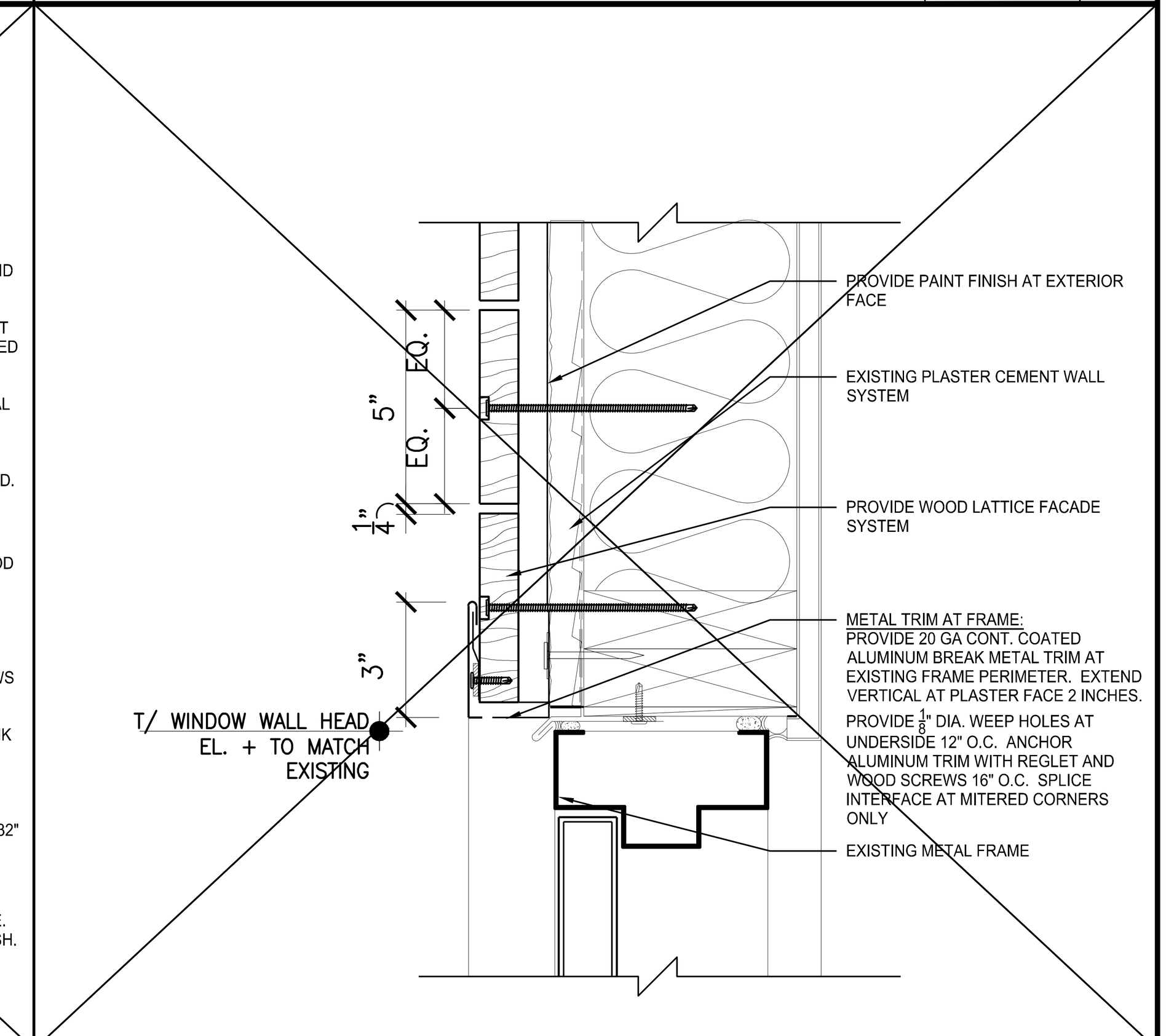

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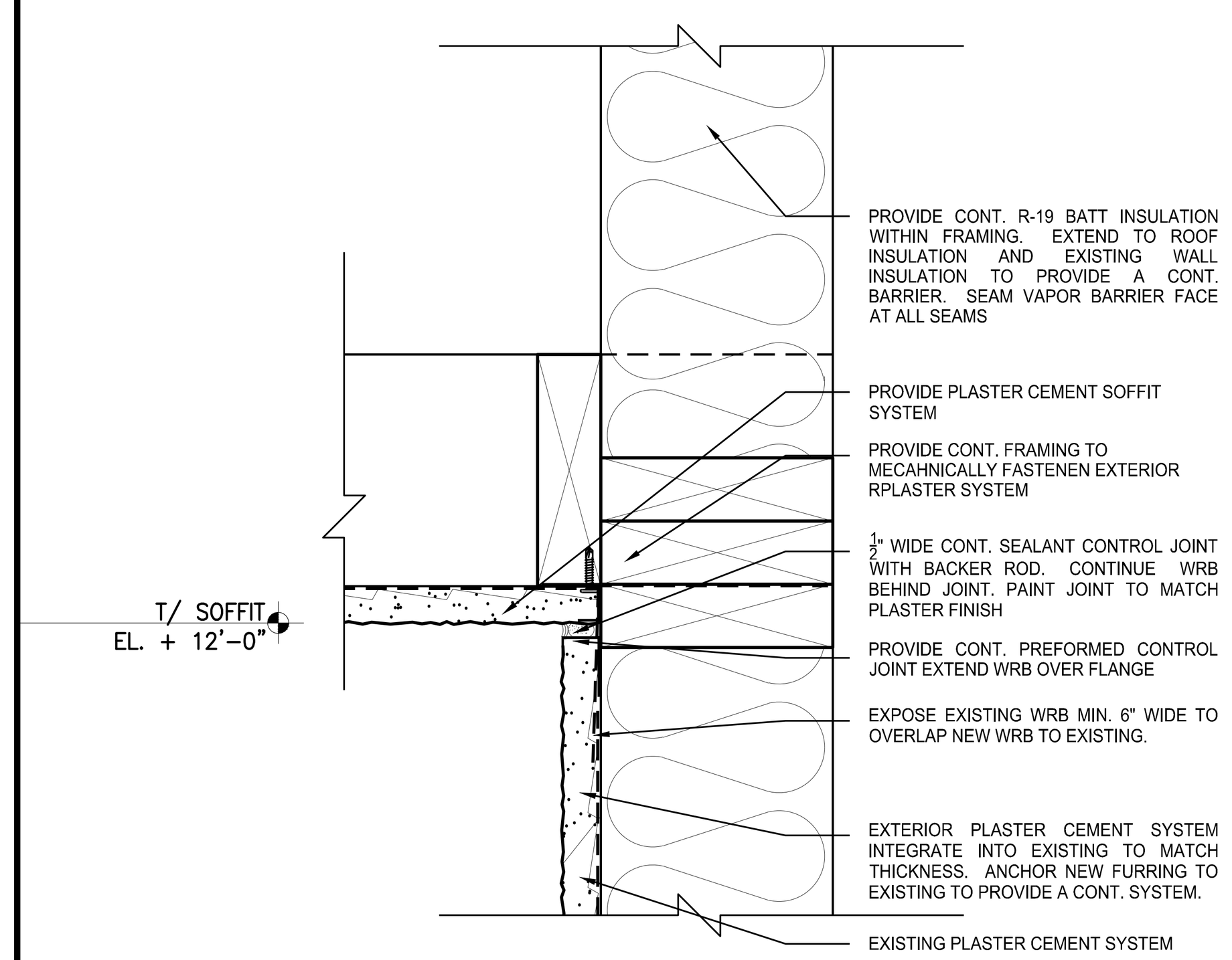
EXTERIOR SECTION DETAIL	3"=1'-0" SHEET: A804 18
EXTERIOR SECTION DETAIL	3"=1'-0" SHEET: A804 14



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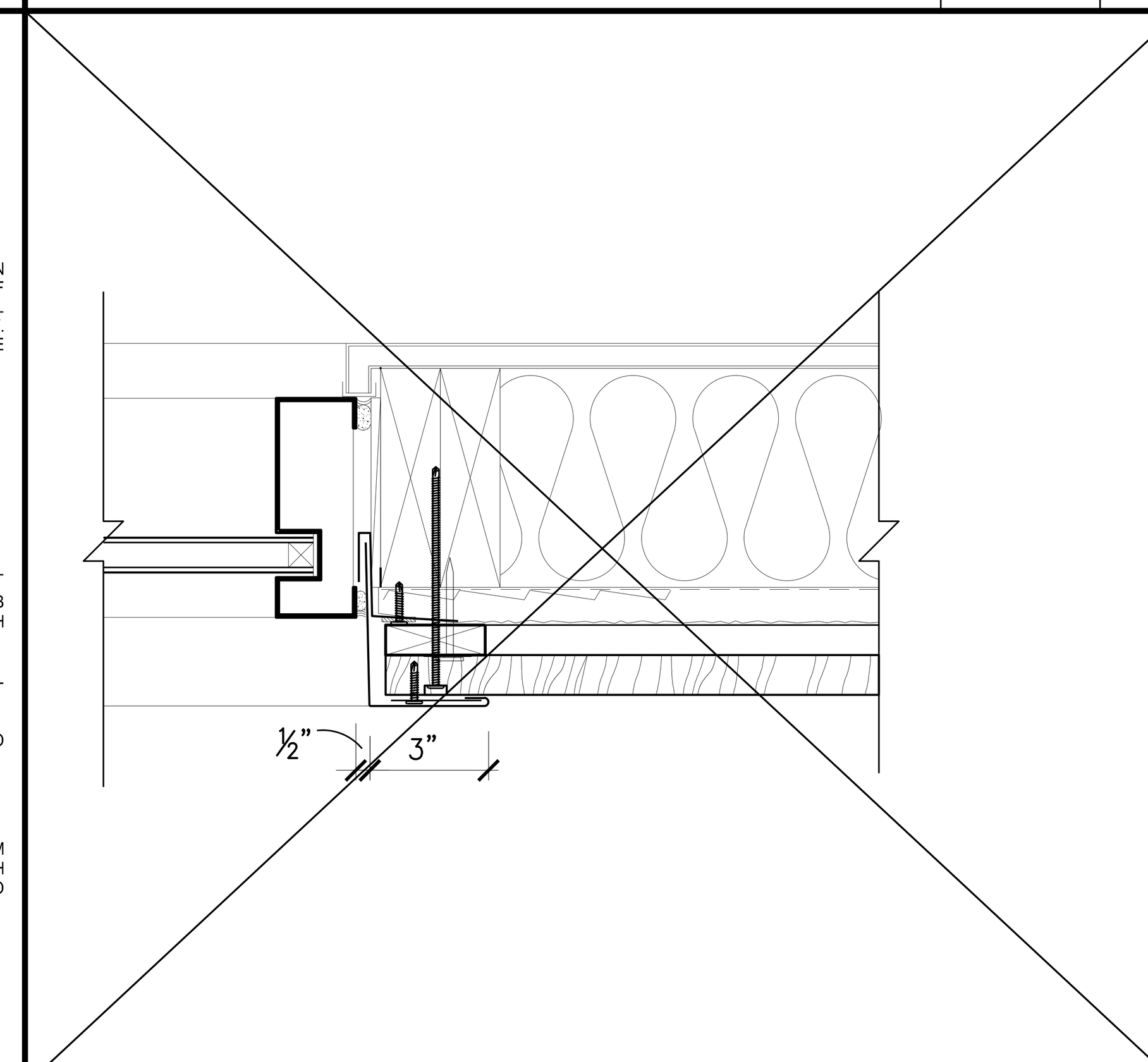

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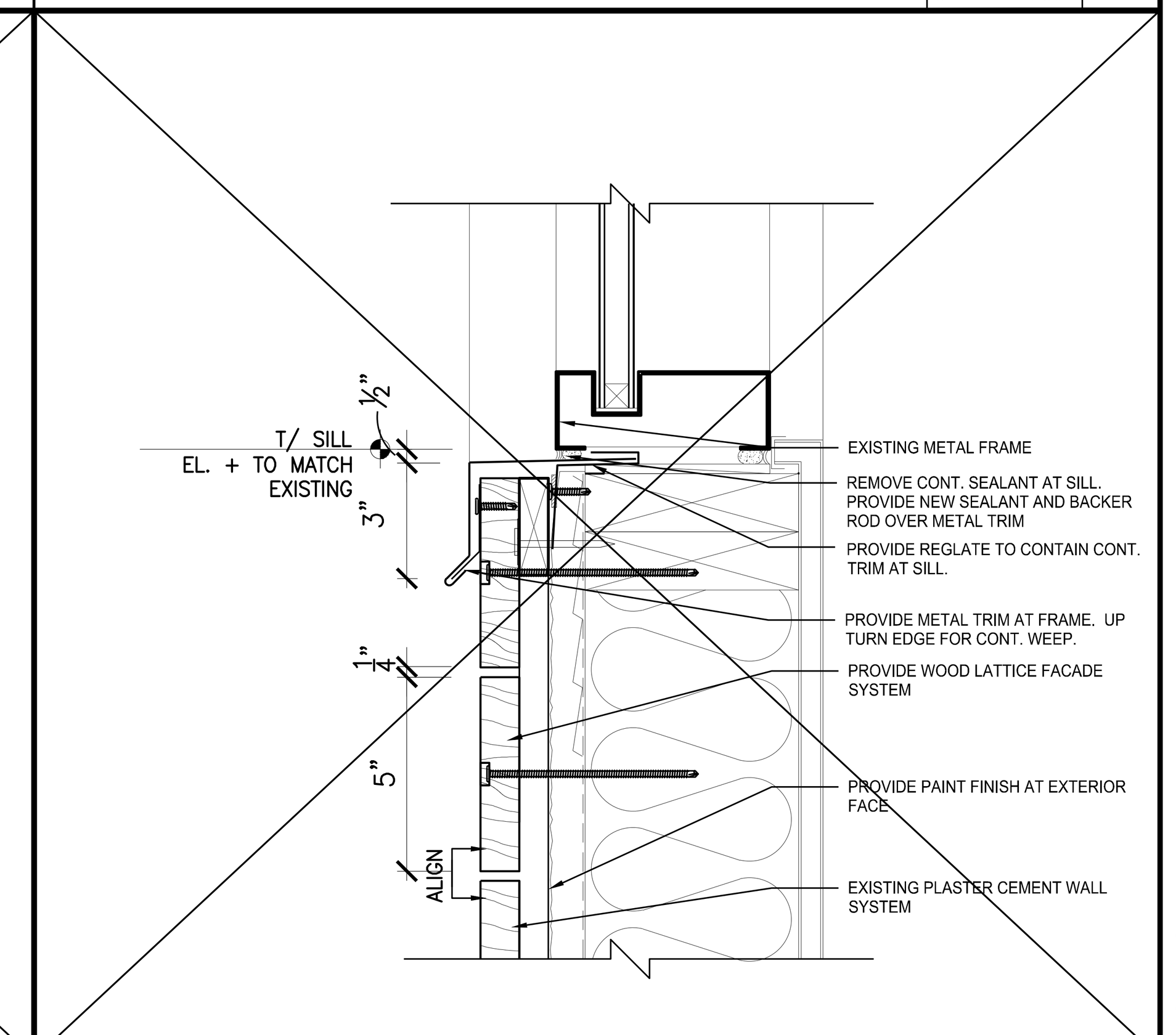

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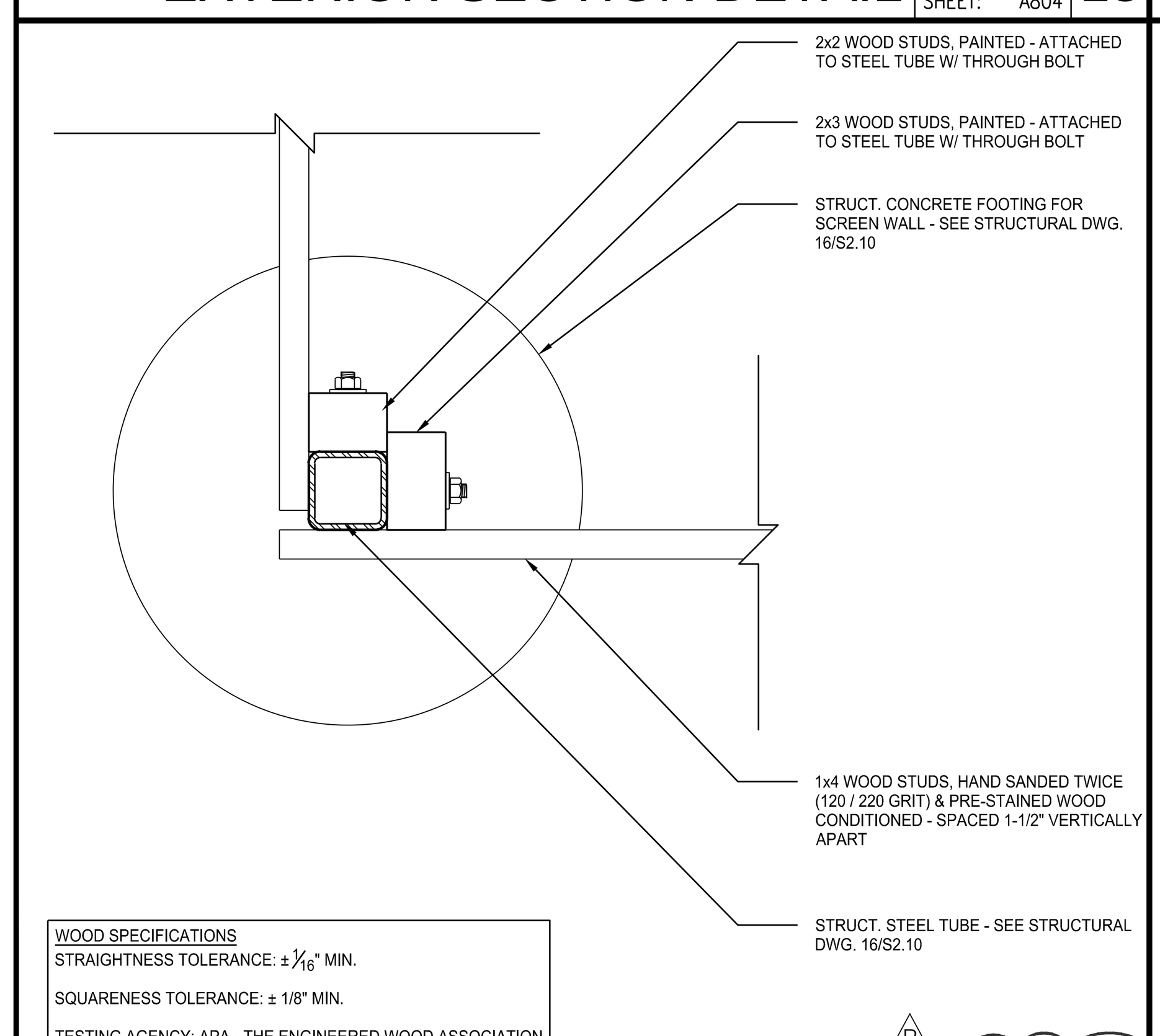

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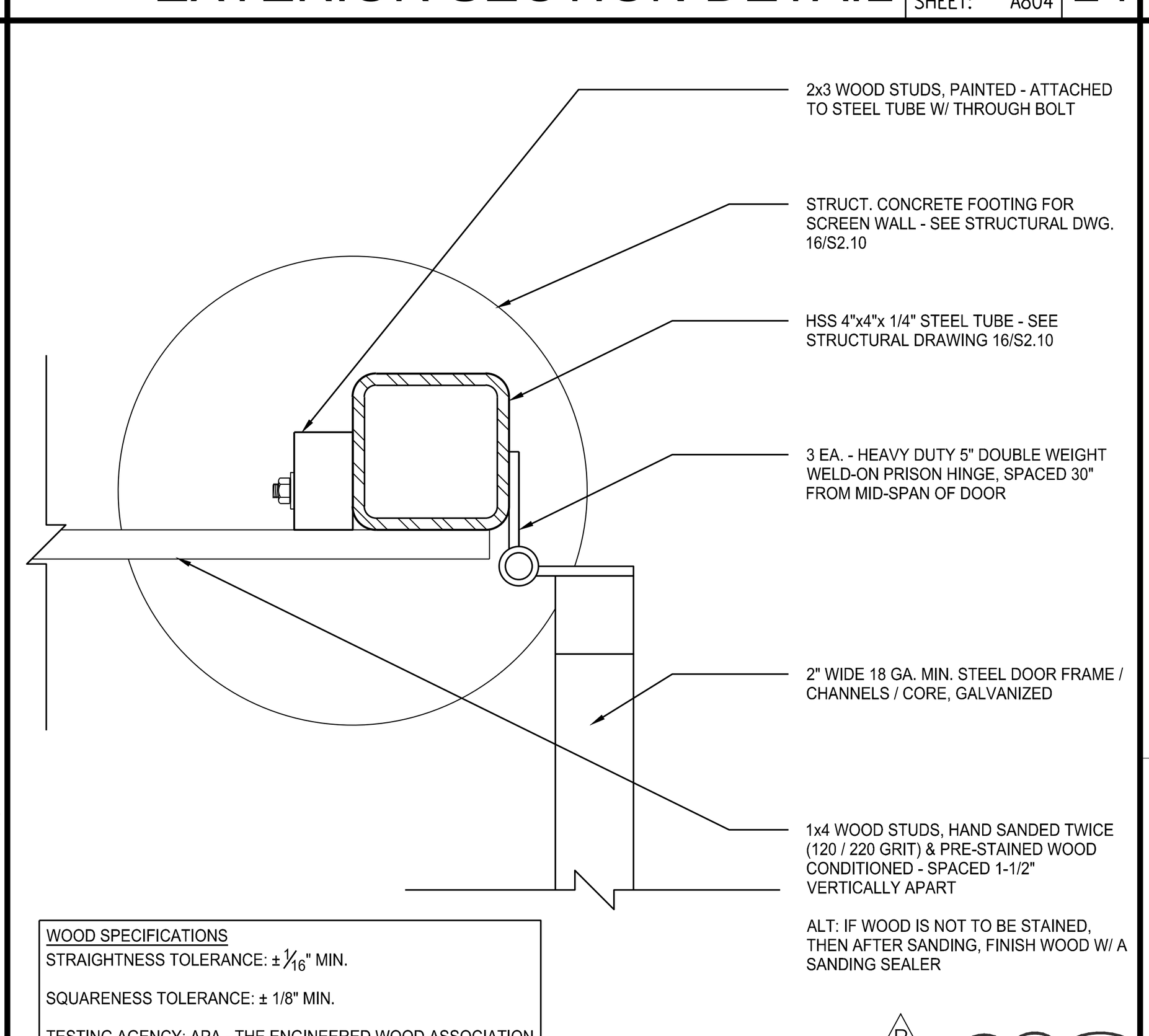

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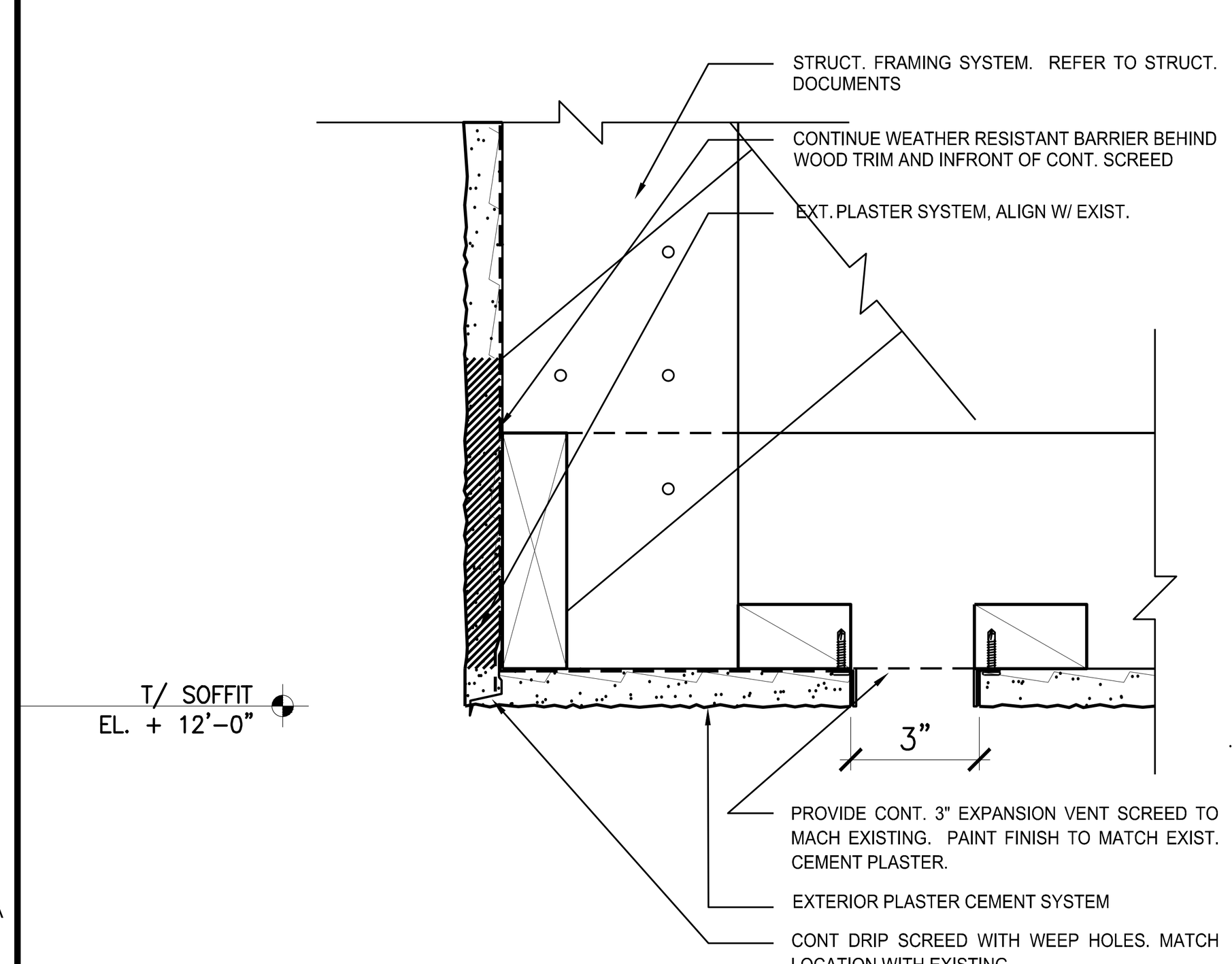

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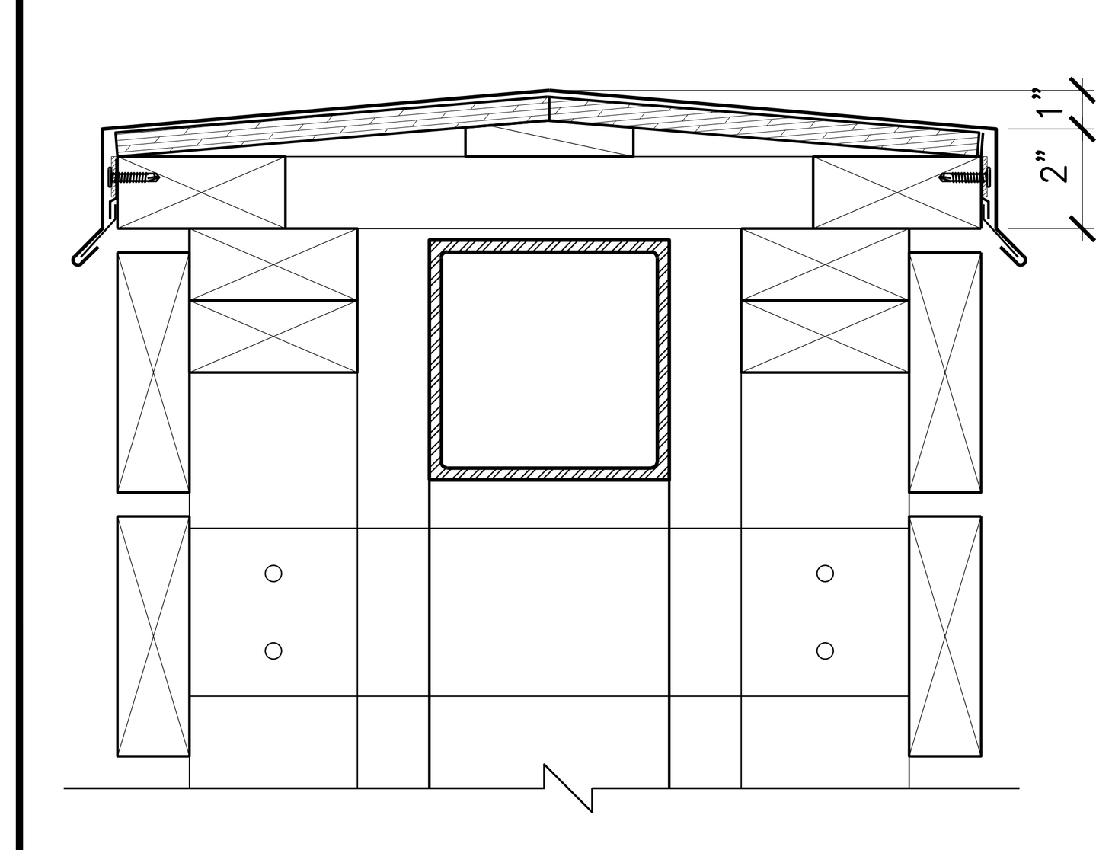

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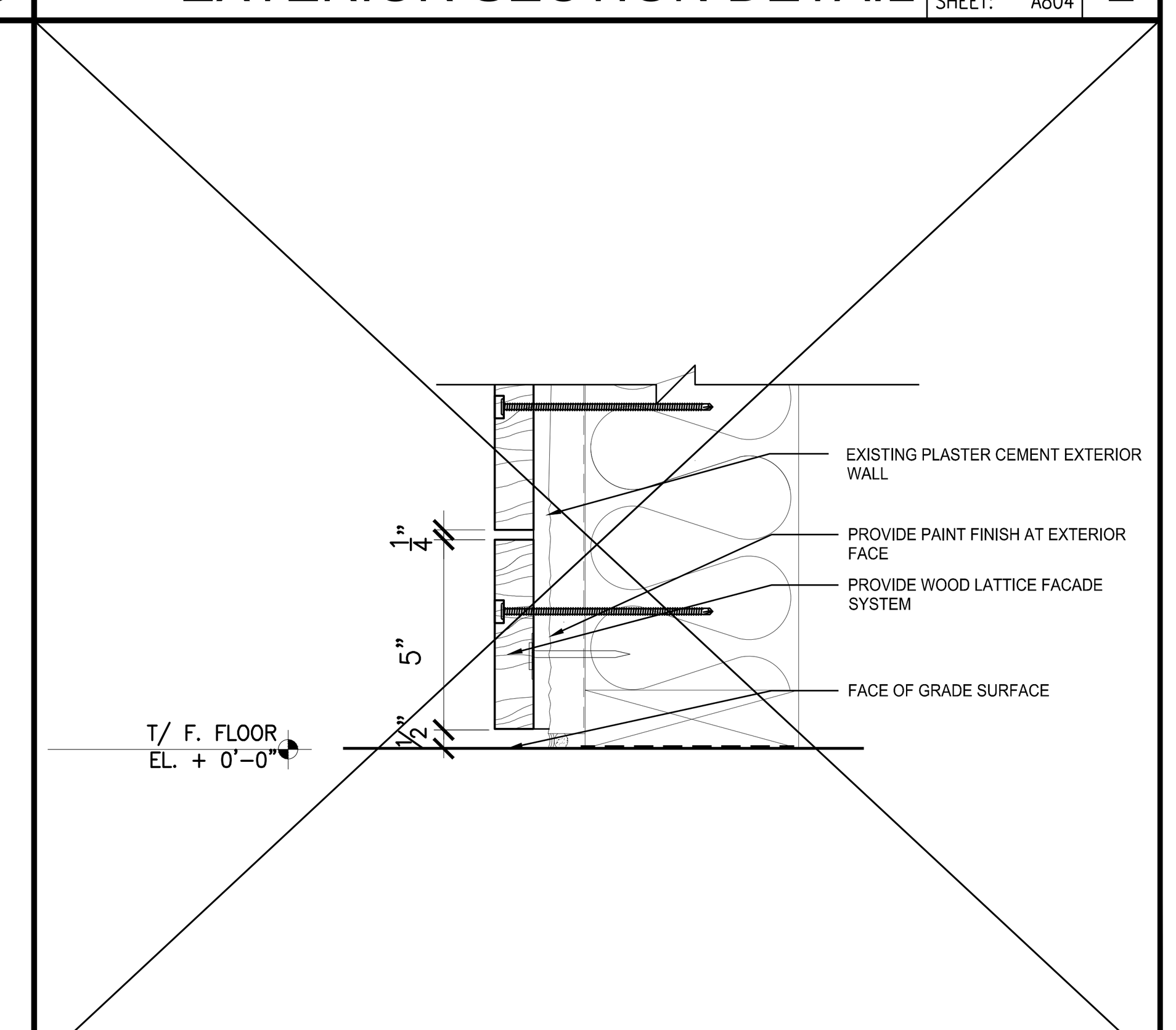

EXTERIOR SECTION DETAIL 3"=1'-0" SHEET: A804 1

PLAN CHECK RE-SUBMITTAL SET - 08/30/16

CLIENT

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PROJECT NAME

SHOPS at MAIN STREET - Exterior Building Improvements

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DATE SIGNED: 08-30-2016

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KEY PLAN

BENCHMARK

BASIS OF BEARINGS

PROJECT NO.	15X047.00
PRINT DATE	8/30/2016
DRAWN BY	RW
CHECKED BY	JS

SHEET TITLE

BLDG B EXTERIOR DETAILS

SHEET NUMBER

BA8.01

SHEET NO. OF XXX

PROJECT

SHORING REQUIREMENTS

1. PROVIDE SHORING THAT WILL PROTECT THE EXISTING BUILDING FRAMING AND MAINTAIN THE LOCATION OF EXISTING FRAMING MEMBERS TO ALLOW THE REPAIR AND RECONSTRUCTION OF DAMAGED AND DETERIORATED FRAMING.
2. SHORING DESIGN SHALL BE PREPARED AND STAMPED BY A CALIFORNIA LICENSED ENGINEER.
3. SHORING SHALL BE COMPATIBLE WITH THE EXISTING STRUCTURAL SYSTEM.
4. SHORING SHALL CARRY DEAD, LIVE, AND CONSTRUCTION LOADS FROM SUPPORTED ELEMENTS DOWN TO ADEQUATE SUPPORT ON GRADE. BEARING PRESSURE AT GRADE NOT TO EXCEED 1,000 PSF. DO NOT USE EXISTING STRUCTURE TO TRANSFER SHORING LOADS.
5. THE SHORING SHALL BE SOUND, RIGID AND CAPABLE OF CARRYING THE MAXIMUM INTENDED LOAD WITHOUT SETTLEMENT OR DISPLACEMENT.
6. CONTRACTOR IS RESPONSIBLE FOR MONITORING ACCESS TO SHORED FRAMING TO ENSURE THAT THE LOAD LIMITS (INCLUDING WEIGHT OF PERSONNEL, AND THEIR EQUIPMENT, MATERIALS AND CONTENTS) IDENTIFIED BY THE SHORING DESIGN ARE ADHERED TO.
7. WHEN TEMPORARY STORAGE OF MATERIAL, OR EQUIPMENT ON SHORED AREAS BECOMES NECESSARY, SPECIAL CONSIDERATION SHALL BE GIVEN TO THESE AREAS AND THEY SHALL BE STRENGTHENED TO MEET THESE LOADS.
8. PRIOR TO DEMOLITION, THE METHOD OF REPAIR SHALL BE EVALUATED TO INSURE THAT ADDITIONAL LOADS DUE TO EQUIPMENT, CUTTING, ETC., WILL NOT ADVERSELY AFFECT THE SHORING OR STRUCTURE.
9. SHORING DESIGN INCLUDING DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO INSTALLATION.
10. A COPY OF THE SHORING LAYOUT SHALL BE AVAILABLE AND USED ON THE JOB SITE AT ALL TIMES.
11. SHORING EQUIPMENT SHALL BE ADEQUATELY ERECTED, BRACED AND MAINTAINED SO THAT IT WILL SAFELY SUPPORT ALL VERTICAL AND LATERAL LOADS THAT MIGHT BE APPLIED, UNTIL SUCH LOADS CAN BE SUPPORTED BY THE PRIMARY STRUCTURE.
12. THE SHORING SETUP SHALL BE CHECKED BY THE CONTRACTOR WHO ERECTS THE SHORING EQUIPMENT TO DETERMINE THAT ALL DETAILS OF THE SHORING DESIGN INCLUDING LATERAL BRACING HAVE BEEN MET.
13. ERECTED SHORING EQUIPMENT AND/OR ELEMENTS SHALL BE INSPECTED BY THE CONTRACTOR IMMEDIATELY PRIOR TO ANY DEMOLITION, DURING REPAIRS, AND UNTIL STRUCTURAL FRAMING IS COMPLETE.
14. ANY ERECTED SHORING EQUIPMENT AND/OR ELEMENTS THAT IS DAMAGED OR WEAKENED SHALL BE IMMEDIATELY REMOVED AND REPLACED BY ADEQUATE SHORING.
15. SHORING AS REQUIRED ARE CONSIDERED MEANS AND METHODS OF CONSTRUCTION. SHORING DESIGN AND INSTALLATION ARE THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS.

REINFORCING STEEL

1. ALL CONCRETE SHALL BE REINFORCED. REINFORCING STEEL SHALL BE NEW DEFORMED STEEL BARS CONFORMING TO ASTM A615, GRADE 60 UNLESS OTHERWISE NOTED.
2. ALL REINFORCING STEEL SHALL MEET THE FOLLOWING SPECIAL DUCTILITY REQUIREMENTS UNLESS OTHERWISE NOTED:
   A. THE ACTUAL YIELD STRENGTH SHALL NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI.
   B. THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL YIELD STRENGTH SHALL NOT BE LESS THAN 1.25.
   C. REINFORCING STEEL CERTIFIED AS ASTM A706 MAY BE ASSUMED TO COMPLY WITH THESE REQUIREMENTS.
   D. SUBJECT TO THE ENGINEER'S WRITTEN APPROVAL, REINFORCING STEEL NOT MEETING THE SPECIAL DUCTILITY REQUIREMENTS SPECIFIED ABOVE MAY BE PERMITTED IN LOCATIONS NOT SUBJECT TO YIELDING UNDER SEISMIC LOAD.
   E. FOR BIDDING PURPOSES, ASSUME ALL ASTM-A615 STEEL MUST COMPLY WITH NOTES 2A AND 2B ABOVE.
3. REINFORCING STEEL SHALL BE FIRMLY SUPPORTED AND ACCURATELY PLACED.
4. COMPLETE REINFORCING STEEL PLACEMENT DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH ACI BY THE CONTRACTOR AND REVIEWED BY THE ENGINEER AND SHALL BE AVAILABLE ON THE JOB SITE PRIOR TO PLACING OF CONCRETE.
5. ANCHOR BOLTS, DOWELS AND OTHER EMBEDDED ITEMS SHALL BE SECURELY TIED IN PLACE BEFORE CONCRETE IS PLACED.
6. ALL REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A706, GRADE 60. DEFORMATIONS SHALL BE IN ACCORDANCE WITH ASTM A305.
7. ALL WELDING OF REINFORCING STEEL SHALL CONFORM TO AWS D1.4 AND SHALL BE PERFORMED BY CERTIFIED WELDERS USING AWS A5.5 E-90XX (TABLE 5.1, AWS D1.4) LOW HYDROGEN MOISTURE RESISTING ELECTRODES UNLESS OTHERWISE NOTED.
8. NO HEATING SHALL BE ALLOWED FOR BENDING OF REINFORCING STEEL.
9. TYPE 2 MECHANICAL COUPLERS WITH CURRENT ICC-ES EVALUATION REPORTS MAY BE USED AT THE CONTRACTOR'S DISCRETION IN LIEU OF LAP SPLICES, WELDING OR OTHER ACCEPTABLE MEANS FOR JOINING REINFORCING STEEL PROVIDING SUCH USE DOES NOT ADVERSELY AFFECT DESIGN INTENT, CODE REQUIREMENTS OR CONSTRUCTABILITY.
10. ALL MECHANICAL COUPLERS SHALL BE REVIEWED BY THE ENGINEER AND INSPECTED DURING CONSTRUCTION.
11. ALL REINFORCING STEEL INTERRUPTED BY STRUCTURAL STEEL SHALL TERMINATE WITHIN 1" OF THE STEEL SURFACE WITH A 90° STANDARD HOOK UNLESS OTHERWISE NOTED.
12. ACCEPTABLE REBAR COUPLER AND ANCHORAGE DEVICES:

WOOD

1. WOOD MEMBERS SHALL BE DOUGLAS FIR-LARCH PER WCLIB OR WWPA, VISUALLY GRADED DIMENSION LUMBER AND SHALL BE SURFACED DRY (19% MOISTURE CONTENT MAXIMUM). ALL LUMBER SHALL BEAR THE GRADE STAMP OF AN APPROVED TESTING AGENCY, EXCEPT EXPOSAL LUMBER AT VISIBLE AREAS. STRUCTURAL FRAMING MEMBERS SHALL BE S4S AND GRADE MARKED AS No.1.
2. PLYWOOD SHEATHING SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF U.S. PRODUCT STANDARDS PS 1-95. STRUCTURAL USE PANELS SHALL CONFORM TO NER-108 (APA-PRP-108). EACH PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE A.P.A. GRADE STAMP.
3. ROOF SHEATHING SHALL BE FIVE PLY WITH THICKNESS AND PANEL INDEX AS INDICATED ON DRAWINGS. STAGGER SHEETS PER PLAN. ROOF NAILING SHALL BE PER SCHEDULE ON DRAWINGS. OR AS INDICATED ON NOTES. INSTALL SHEETS WITH FACE GRAIN ACROSS SUPPORTS EXCEPT WHERE NOTED OTHERWISE.
4. ROOF SHEATHING, NAILING AND INSTALLATION SHALL BE INSPECTED AND APPROVED PRIOR TO COVERING.
5. BOLTS SHALL CONFORM TO ASTM A307. ALL BOLTS THROUGH WOOD SHALL HAVE STANDARD WASHERS. BOLT HOLES SHALL BE BORED 1/32" TO 1/16" LARGER THAN THE BOLT DIAMETER UNLESS NOTED OTHERWISE. ALL BOLTS SHALL BE TIGHTENED PRIOR TO BEING COVERED.
   WHERE PLATE WASHERS ARE SHOWN ON THE DRAWINGS THEY SHALL BE AS FOLLOWS:

MINIMUM SIZE FOR SQUARE PLATE WASHERS

BOLT SIZE	PLATE SIZE
1/2"	3/16" x 2" x 2"
5/8"	1/4" x 2½" x 2½"
3/4"	5/16" x 2¾" x 2¾"
7/8"	5/16" x 3" x 3"
1"	3/8" x 3½" x 3½"

6. NAILS SHALL BE COMMON WIRE NAILS (0.131"øx2-1/2" FOR 8d; 0.148"øx3" FOR 10d; 0.148"øx3-1/4" FOR 12d; 0.162"øx3-1/2" FOR 16d) OR ACCESSORIES OF HARDWARE CONNECTORS. SEE CBC FOR MINIMUM NAILING SCHEDULE AT CONNECTIONS.
7. HARDWARE CONNECTORS AND ACCESSORIES SHALL BE SIMPSON STRONG-TIE CONNECTORS OR APPROVED EQUAL.
8. PLYWOOD NAILING SHALL HAVE A MINIMUM EDGE DISTANCE OF 3/8". NAIL HEADS SHALL BE FLUSH WITH TOP SURFACE OF PLYWOOD; SINKING NAIL HEADS IS PROHIBITED.
9. LAG SCREWS SHALL BE SCREWED, NOT DRIVEN, INTO WOOD MEMBER WITH PRE-DRILLED HOLES. PILOT HOLES: MATCH DIAMETER AND DEPTH PF SHANK; 75% OF THREADED PORTION.
10. ALL LUMDER IN DIRECT CONTACT WITH CONCRETE, MASONRY, OR EARTH, SHALL BE PRESSURE TREATED WOOD OR APPROVED EQUAL. PRESSURE TREATED WOOD SHALL BE TREATED WITH ALKALINE COPPER QUAT (ACQ-C AND ACQ-D), CARBONATE AZOLE (CBA-A), OR COPPER AZOLE (CA-B).
11. ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED LUMBER..
12. SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS AT POINTS OF SUPPORT AND POINTS WHERE SHEATHING IS DISCONTINUOUS.
13. WOOD MEMBER WITH WANE SHALL NOT BE LOCATED AT PLYWOOD JOINT.
14. NO STRUCTURAL MEMBER SHALL BE CUT WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.
15. HARDWARE CONNECTING WOOD MEMBERS SHALL BE RECESSED WHEN REQUIRED BY ARCHITECTURAL FINISH. VERIFY WITH ARCHITECTURAL DRAWINGS.
16. 0.229"x2"x2" STEEL PLATE WASHERS (OR SIMPSON BP) SHALL BE USED FOR ALL SILL PLATE ANCHOR BOLTS AND HOLDOWN CONNECTOR BOLTS UNLESS OTHERWISE NOTED. SIMPSON BP SHALL BE PROTECTED WITH ZMAX (G185) COATING.
17. ALL BOLTS SHALL BE RE-TIGHTENED JUST PRIOR TO BEING COVERED.
18. BOLT HOLES AT WOOD MEMBERS SHALL NOT BE MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER.
19. ALL HARDWARE AND FASTENERS SHALL BE ZINC- COATED. ALL NAILS INTO TREATED SILL PLATES SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED OR SIMPSON ZMAX (G185) COATED NAILS.
20. SOLID BLOCKING OR EQUIVALENT CROSS-BRIDGING SHALL BE INSTALLED BETWEEN ALL ROOF JOISTS AT THE SPACING PER CODE.
21. FIRE BLOCKING SHALL BE INSTALLED BETWEEN ALL WALL STUDS IF REQUIRED BY CODE.

MISCELLANEOUS STEEL

1. THE CONTRACTOR SHALL SUBMIT ALL STRUCTURAL STEEL AND MISCELLANEOUS STEEL SHOP DRAWINGS TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.
2. MATERIAL TEST OR REPORTS FOR HOT-ROLLED STRUCTURAL SHAPES, PLATES, AND BARS SHALL BE MADE IN ACCORDANCE WITH ASTM A6. FOR SHEET MATERIAL, TEST SHALL BE MADE IN ACCORDANCE WITH ASTM A568. FOR TUBING AND PIPE, SUCH TEST SHALL BE MADE IN ACCORDANCE WITH REQUIREMENTS OF THE APPLICABLE ASTM STANDARDS.
3. STEEL MATERIALS SHALL CONFORM TO THE FOLLOWING, UNLESS OTHERWISE NOTED:
   A. ANGLES, PLATES AND BARS: ASTM A36 (Fy=36ksi, Fu=58ksi)
   B. RECTANGULAR AND SQUARE HSS: ASTM A1085 (Fy=50ksi, Fu=65ksi)
   C. ROUND HSS: ASTM A1085 (Fy=50ksi, Fu=65ksi)
   D. PIPES: ASTM A53, GRADE B (Fy=35ksi, Fu=60ksi)
   E. BOLTS AT OTHER APPLICATIONS: ASTM A307
   F. ANCHOR RODS: ASTM F1554, GRADE 36, U.N.O.
   G. THREADED RODS: ASTM A36
   H. NUTS: ASTM A563
   I. WASHERS: ASTM F436
4. ALL WELDING OF STEEL SHALL CONFORM TO AWS D1.1 AND SHALL BE PERFORMED BY AWS CERTIFIED WELDERS USING E-70XX LOW HYDROGEN MOISTURE RESISTING ELECTRODES UNLESS OTHERWISE NOTED.
4. USE THE MINIMUM SIZE OF WELDS IN ACCORDANCE WITH AISC MANUAL OF STEEL CONSTRUCTION AT STEEL TO STEEL JOINTS UNLESS A LARGER WELDING SIZE IS SPECIFIED ON THE PLANS.
6. ALL STEEL (EXCEPT STAINLESS STEEL) SHALL BE SHOP PRIMED WITH ZINC OXIDE PRIMER UNLESS OTHERWISE NOTED.
7. PAINT ALL STRUCTURAL STEEL WITH WEATHER/RUST RESISTANT PAINT UNLESS OTHERWISE NOTED.
8. DIAMETER OF BOLT HOLE SHALL BE 1/16" LARGER THAN THE BOLT'S DIAMETER UNLESS OTHERWISE NOTED.
9. IF DRILLING HOLES AT STEEL MEMBERS TO ACCOMMODATE THE CONCRETE OR MASONRY ANCHORS IS REQUIRED, THE DRILLING MUST BE DONE AFTER THE ANCHORS HAVE BEEN INSTALLED. THE HOLES AT STEEL MEMBERS SHALL MATCH THE LOCATION OF INSTALLED ANCHORS.
10. PROVIDE BEVELED WASHERS ON SLOPING SURFACE OF CONNECTIONS FOR FULL BEARING.
11. WHERE LENGTH OF WELDING IS NOT SHOWN, IT SHALL BE FULL LENGTH OF JOINT. ALL BUTT WELDS SHALL BE COMPLETE PENETRATION WELDS UNLESS OTHERWISE NOTED.
12. MINIMUM BOLT SPACING FROM CENTER OF STANDARD AISC HOLE AS FOLLOWS, U.N.O.:
    CENTER-TO-CENTER = 3 BOLT DIAMETER
    CENTER-TO-ROLLED EDGE = 1.5 BOLT DIAMETER
    CENTER-TO-SHEARED EDGE = 1.75 BOLT DIAMETER
13. GALVANIZE ALL STEEL EXPOSED TO WEATHER, UNLESS OTHERWISE NOTED.
14. UNDER NO CIRCUMSTANCES SHALL DRAWINGS BE SCALED OR REFERENCE ELECTRONIC BUILDING INFORMATION BE USED TO DETERMINE ELEVATIONS OR DIMENSIONS.

CAST-IN-PLACE CONCRETE

1. PORTLAND CEMENT SHALL BE TYPE II UNLESS OTHERWISE NOTED.
2. ALL CONCRETE SHALL BE NORMAL WEIGHT (145 PCF) HARD ROCK TYPE UNLESS OTHERWISE NOTED AS LIGHTWEIGHT CONCRETE (115 PCF MAX.).
3. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) AT 28 DAYS AS FOLLOWS, UNLESS OTHERWISE NOTED:
   A. ALL CONCRETE: 4,000 PSI
4. CONCRETE MIXES SHALL BE DESIGNED BY A QUALIFIED TESTING LABORATORY, BEARING A REGISTERED CIVIL ENGINEER'S STAMP, AND REVIEWED BY THE ENGINEER PRIOR TO USE.
5. MAXIMUM RATIO OF WATER TO CEMENTITIOUS MATERIALS, BY WEIGHT, SHALL BE 0.45 UNLESS OTHERWISE NOTED. USE MINIMUM 6 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE.
6. CONCRETE COVERAGE OF REINFORCING STEEL SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:
   A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
   B. CONCRETE EXPOSED TO EARTH OR WEATHER:
      * #6 THROUGH #18 REBAR: 2"
      * #5 REBAR, W31 OR D31 WIRE, AND SMALLER: 1.5"
   C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
      * SLABS: 3/4"
7. ALL EXPOSED CONCRETE EDGES SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS OTHERWISE NOTED.
8. ALL NEW CONCRETE PLACED AGAINST HARDENED CONCRETE SHALL BE PREPARED PER THE FOLLOWING PROCEDURE:
   A. ROUGHEN HARDENED SURFACE TO AN AMPLITUDE OF 1/4" WITH BUSH HAMMER, SAND BLASTING, OR OTHER APPROVED METHOD.
   B. CLEAN SURFACES OF DUST AND DEBRIS USING CLEAN COMPRESSED AIR AND WATER.
   C. SURFACE SHALL BE WETTED AND STANDING WATER REMOVED.
   D. REFER TO OTHER NOTES FOR DUST CONTROL DURING CONSTRUCTION.
9. CURING COMPOUND USED ON CONCRETE SHALL BE REVIEWED BY THE ENGINEER.
10. BONDING AGENT SHALL BE CHEMREX CONCRESIVE LIQUID LPL, OR SIKA ARMATEC 110 EPOCEM, OR APPROVED EQUAL AND SHALL BE APPLIED FOLLOWING THE MANUFACTURER'S RECOMMENDATIONS.
11. THE NOMINAL MAXIMUM SIZE OF COARSE AGGREGATES SHALL BE 1" UNLESS OTHERWISE NOTED.
12. ALL CRACKS WIDER THAN 1/64" IN NEW CONCRETE APPEARING WITHIN 6 MONTHS OF CONCRETE PLACEMENT SHALL BE REPAIRED USING EPOXY ADHESIVE INJECTION BY THE CONTRACTOR AT NO COST TO THE OWNER.

GENERAL

1. THE SCOPE OF WORK FOR THIS PROJECT CONSISTS OF:
   A. EXTERIOR MODIFICATIONS TO THREE COMMERCIAL ONE STORY TYPE V STRUCTURES.

   LATERAL ANALYSIS DUE TO SEISMIC AND/OR WIND LOADS ON THE OVERALL STRUCTURE IS EXCLUDED FROM THIS PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA DURING CONSTRUCTION PERIOD. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTY AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
3. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO PRIOR REVIEW BY THE ENGINEER.
4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. THE SUPPORTING SERVICES BY THE ENGINEER, WHETHER PERFORMED PRIOR TO, DURING, OR AFTER CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND PROJECT SPECIFICATIONS; BUT THEY DO NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSIDERED AS SUPERVISION OF CONSTRUCTION.
5. SHOP DRAWINGS REQUIRED SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. DRAWINGS ARE REVIEWED BY THE ENGINEER FOR GENERAL CONFORMANCE TO THE DESIGN. REGARDLESS OF THE ENGINEER'S REVIEW, THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR COMPLETE AND SATISFACTORY SUBMITTAL AND CONFORMANCE TO THE CONTRACT DOCUMENTS. SHOP DRAWINGS WILL BE REJECTED FOR INCOMPLETENESS, LACK OF CALCULATIONS (IF REQUIRED) OR CHANGES WITHOUT PRE-APPROVAL. ALL STRUCTURAL CALCULATIONS AND DRAWINGS AS PART OF THE SHOP DRAWINGS SUBMITTAL SHALL BE SIGNED AND STAMPED BY A CALIFORNIA REGISTERED ENGINEER.
6. ANY PARTS OF WORK AREA WHICH ARE TO BE BARRICADED OR SEALED TO NON-CONSTRUCTION INDIVIDUALS MUST BE COORDINATED WITH AND APPROVED BY THE OWNER BEFORE PROCEEDING WITH THE WORK.
7. THE CONTRACTOR SHALL EXERT EVERY EFFORT TO PREVENT DUST AND CONSTRUCTION DEBRIS FROM CONTAMINATING THE WORK AREA. THESE EFFORTS SHALL INCLUDE BUT NOT BE LIMITED TO PROVIDING A DAILY CLEANUP OF THE CONSTRUCTION AREA. THE CONTRACTOR SHALL REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
8. THE CONTRACTOR SHALL EXERT EVERY EFFORT TO MINIMIZE THE CONSTRUCTION NOISE AND DISTURBANCE DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE THE CONSTRUCTION SITE.
10. CUTTING, BORING, SAW-CUTTING OR DRILLING THROUGH STRUCTURAL MEMBERS OTHER THAN THOSE DETAILED ON STRUCTURAL DRAWINGS SHALL NOT BE DONE WITHOUT THE ENGINEER'S APPROVAL.
11. THE CONTRACTOR SHALL:
    A. CHECK ALL DIMENSIONS.
    B. BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES.
       ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
12. ALL MATERIALS, FEATURES OR CONDITIONS NOT IDENTIFIED AS (E) WHICH MEANS "EXISTING," SHALL BE CONSIDERED AS NEW AND PART OF THE PROJECT SCOPE OF WORK.
13. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR ALL SHORING REQUIRED IN ORDER TO SAFELY ACHIEVE THE FINAL CONSTRUCTION SHOWN ON THE DRAWINGS. THIS INCLUDES, BUT IS NOT LIMITED TO, ANY TYPES OF SHORING REQUIRED FOR SOILS EXCAVATION AND BACKFILL WORK; SUPPORT OF STRUCTURAL ELEMENTS UNTIL THEY HAVE ACHIEVED THE NECESSARY STRENGTH TO PERFORM IN THE FINAL POSITION AND MANNER SHOWN ON THE DRAWINGS; AND SUPPORT OF STRUCTURAL ELEMENTS THAT ARE MODIFIED AND THEREBY REDUCED IN STRENGTH IN ANY WAY DURING CONSTRUCTION AS REQUIRED TO ACHIEVE THE FINAL CONSTRUCTION AS SHOWN ON THE DRAWINGS. ALL SHORING CALCULATIONS AND DRAWINGS SHALL BE STAMPED BY A CALIFORNIA REGISTERED ENGINEER AND SUBMITTED FOR REVIEW PRIOR TO PERFORMING THE WORK.
14. WHERE NOT INDICATED OTHERWISE, THE LATEST EDITION OF ALL CITED DOCUMENTS SHALL GOVERN.
15. THE TERM CBC IN THESE DRAWINGS MEANS 2013 CALIFORNIA BUILDING CODE, CALIFORNIA CODE OF REGULATIONS, TITLE 24, ALL PARTS AND VOLUMES.
16. ALL CONSTRUCTION AND WORKMANSHIP, INCLUDING MATERIALS, SHALL CONFORM TO THESE DRAWINGS, PROJECT SPECIFICATIONS, AND THE CBC.
17. PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND ADJACENT STRUCTURE, AND THEIR FINISHES AND UTILITIES, DURING CONSTRUCTION.
18. THE CONTRACTOR SHALL COORDINATE ALL UTILITY LOCATIONS WITH OTHER DRAWINGS AND SHALL CONDUCT A DETAILED SURVEY OF EXISTING UTILITIES TO IDENTIFY INTERFERENCES WITH THE NEW CONSTRUCTION. PROMPTLY NOTIFY THE ARCHITECT OF ANY INTERFERENCES PRIOR TO PERFORMING THE WORK.
19. PROVIDE TWO COATS OF PAINT, COLOR AS DIRECTED BY OWNER.

DESIGN CRITERIA

DESIGN CONFORMS TO CBC.

1. LIVE LOADS:
   A. ROOF: 20 PSF
2. DEAD LOADS:
   A. SELF WEIGHT
3. WIND ANALYSIS: WIND LOADS ARE BASED ON ASCE 7-10 SECTION 29.4 WITH THE FOLLOWING FACTORS:

   V = 110 MPH (85 MPH ASD)
   Kz = 0.85
   Kzt = 1.0
   Kd = 0.85
   G = 0.85
   Cf = 1.42

   DESIGN WIND PRESSURE AND FORCES ON COMPONENTS AND CLADDING SHALL BE DETERMINED IN ACCORDANCE WITH CBC SECTION 1609A BY THE CALIFORNIA STATE REGISTERED PROFESSIONAL ENGINEER WHO IS RESPONSIBLE FOR THE DESIGN OF SUCH ELEMENTS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
4. SEISMIC ANALYSIS: EQUIVALENT LATERAL FORCE PROCEDURE

   SITE CLASS D
   SEISMIC DESIGN CATEGORY D

   S_S = 1.871 g
   S_1 = 0.725 g
   F_a = 1.0
   Fv = 1.5
   S_{DS} = 1.247 g
   S_{D1} = 0.725 g

   EXTERIOR NON-STRUCTURAL ELEMENT
   I = 1.0
   R = 2.5
   a_p = 1.0

TOLERANCE

1. PERMITTED TOLERANCE SHALL BE ACCORDING TO THE CBC.

PLAN CHECK RE-SUBMITTAL SET - 08/31/16

CLIENT

IRA REALTY CAPITAL

IRA REALTY CAPITAL
1900 Main Street, Suite 375
Irvine, California 92614

PROJECT NAME

SHOPS at MAIN STREET - Exterior Building Improvements

511-581 North Main Street
Corona, California 92880

ENGINEER/ARCHITECT

IDS

IDS GROUP
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA 92606
TEL: 949-387-8500, FAX: 949-387-0800

STAMP

REGISTERED PROFESSIONAL ENGINEER
S5930
STRUCTURAL
STATE OF CALIFORNIA
DATE SIGNED: 08-30-2016

ISSUE

REV.	DESCRIPTION	DATE
	PLAN CHECK SUBMITTAL	05.31.16
	PLAN CHECK RE-SUBMITTAL	07.06.16
	PLAN CHECK RE-SUBMITTAL	08.31.16

KEY PLAN

PROJECT NO.	15X047.00
PRINT DATE	8/30/2016
DRAWN BY	-
CHECKED BY	JR, SH

SHEET TITLE

GENERAL NOTES (BLDGS 'B' & 'C')

SHEET NUMBER

S0.1

PROJECT

ABBREVIATIONS

@	AT
&	AND
A.B.	ANCHOR BOLT
ABV.	ABOVE
ADD'L. (ADDL.)	ADDITIONAL
ADJ.	ADJACENT
ALT.	ALTERNATE
APPRX. (APPROX.)	APPROXIMATE(LY)
ARCH.	ARCHITECT(URAL)
BLDG.	BUILDING
BLKG.	BLOCKING
BLW.	BELOW
BM.	BEAM
B.N.	BOUNDARY NAILING
BNDRY.	BOUNDARY
BOT. (B)	BOTTOM
BRCG.	BRACING
BRDG.	BRIDGE (ING)
BRG.	BEARING
BTWN.	BETWEEN
CBC	CALIFORNIA BUILDING CODE
C.I.P.	CAST-IN-PLACE
C.J.	CONTROL JOINT; CONSTRUCTION JOINT
C.L. (℄)	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
C.P.	COMPLETE-PENETRATION
CTSK.	COUNTERSINK
CTR.	CENTER(ED)
d	d PENNY NAIL
DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
DIA. (ø)	DIAMETER
DIAG.	DIAGONAL
DIAPH.	DIAPHRAGM
DIM.	DIMENSION
DN.	DOWN
DSA	DIVISION OF THE STATE ARCHITECT
DWG. (DWGS.)	DRAWING(S)
DWL.	DOWEL
EA.	EACH
E.F.	EACH FACE
E.J.	EXPANSION JOINT
EL.	ELEVATION
EMB.	EMBED(MENT)
E.N.	EDGE NAIL
ENG.	ENGINEER
EQ.	EQUAL
EQPT.	EQUIPMENT
EXP.	EXPANSION
EXIST. (E)	EXISTING
EXT.	EXTERIOR
FDN.	FOUNDATION
FIN.	FINISH(ED)
FLR.	FLOOR
F.N.	FIELD NAIL; FACE NAIL
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
F.P.	FULL (COMPLETE) PENETRATION
FT. (')	FOOT (FEET)
FTG.	FOOTING
F.V.	FIELD VERIFY
GA.	GAUGE
GALV.	GALVANIZE(D)
GLB.	GLU-LAM/GLULAM GLUED LAMINATED BEAM
GRD.	GRADE
LAT.	LATERAL
L.B.	LAG BOLT
LB (#)	POUND
L.F.	LINEAL FEET (FOOT)
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LT. WT.	LIGHT WEIGHT
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
(N)	NEW
NO. (#)	NUMBER
N.T.S.	NOT TO SCALE
O/C (O.C.)	ON CENTER
O.H.	OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
PCF	POUNDS PER CU.FT.
PL.	PLATE
PLYWD.	PLYWOOD
P.P.	PARTIAL-PENETRATION
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
QTY.	QUANTITY
RAD. (R)	RADIUS
REF.	REFERENCE
REINF.	REINFORCEMENT (ING)
REQ'D. (REQD.)	REQUIRED
RF.	ROOF
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SCH.	SCHEDULE
SEP.	SEPARATION
SHT.	SHEET
SIM.	SIMILAR
S.O.G.	SLAB-ON-GRADE
SQ.	SQUARE
ST	SNUG-TIGHTENED
STD.	STANDARD
STAGG.	STAGGER(ED)
STL.	STEEL
STRUC(T).	STRUCTURAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
THK.	THICK(NESS)
T.N.	TOE NAIL
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.S.	TOP OF STEEL; TOP OF SHEATHING
T.O.W.	TOP OF WALL
T.S.G.	TAPERED STEEL GIRDER
TYP.	TYPICAL
U.O.N. (U.N.O.)	UNLESS OTHERWISE NOTED

NAILING

CONNECTION	FASTENING [a, m]	LOCATION
1. JOIST TO SILL OR GIRDER	3 – 8d COMMON ($2\frac{1}{2}$" x 0.131")	TOENAIL
2. BRIDGING TO JOIST	2 – 8d COMMON ($2\frac{1}{2}$" x 0.131")	TOENAIL EACH END
3. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3 – 8d COMMON ($2\frac{1}{2}$" x 0.131")	TOENAIL
4. CEILING JOISTS TO PLATE	3 – 8d COMMON ($2\frac{1}{2}$" x 0.131")	TOENAIL
5. WIDER THAN 1" x 8" SHEATHING TO EACH BEARING	3 – 8d COMMON ($2\frac{1}{2}$" x 0.131")	FACE NAIL
6. 2" PLANKS	16d COMMON ($3\frac{1}{2}$" x 0.162")	AT EACH BEARING
7. ROOF RAFTER TO 2-BY RIDGE BEAM	2 – 16d COMMON ($3\frac{1}{2}$" x 0.162") 2 – 16d COMMON ($3\frac{1}{2}$" x 0.162")	TOENAIL FACE NAIL
8. LEDGER STRIP	3 – 16d COMMON ($3\frac{1}{2}$" x 0.162")	FACE NAIL AT EACH JOIST
9. WOOD STRUCTURAL PANELS AND PARTICILEBOARD [b] SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	$\frac{1}{2}$" AND LESS 6d[c,1] $\frac{19}{32}$" TO $\frac{3}{4}$" 8d[d] OR 6d[e] $\frac{7}{8}$" TO 1" 10d[d] OR 8d[e] $1\frac{1}{8}$" TO $1\frac{1}{4}$" 10d[d] OR 8d[e]	
10. PANEL SIDING (TO FRAMING)	$\frac{1}{2}$" AND LESS 6d[f] $\frac{5}{8}$" 8d[f]	
11. INTERIOR PANELING	$\frac{1}{4}$" 4d[j] $\frac{3}{8}$" 6d[k]	

a. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED.
b. NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
c. COMMON OR DEFORMED SHANK (6d – 2" x 0.113"; 8d – $2\frac{1}{2}$" x 0.131"; 10d – 3" x 0.148").
d. COMMON (6d – 2" x 0.113"; 8d – $2\frac{1}{2}$" x 0.131"; 10d – 3 x 0.148").
e. DEFORMED SHANK (6d – 2" x 0.113"; 8d – $2\frac{1}{2}$" x 0.131"; 10d – 3" x 0.148").
f. CORROSION-RESISTANT SIDING (6d – $1\frac{7}{8}$" x 0.106"; 8d – $2\frac{3}{8}$" x 0.128") OR CASING (6d – 2" x 0.099"; 8d – $2\frac{1}{2}$" x 0.113") NAIL.
g. FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS, WHEN USED AS STRUCTURAL SHEATHING. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NON-STRUCTURAL APPLICATIONS.
h. CORROSION-RESISTANT ROOFING NAILS WITH $\frac{7}{16}$-INCH-DIAMETER HEAD AND $1\frac{1}{2}$-INCH LENGTH FOR $\frac{1}{2}$-INCH SHEATHING AND $1\frac{3}{4}$-INCH LENGTH FOR $\frac{25}{32}$-INCH SHEATHING.
i. CORROSION-RESISTANT STAPLES WITH NOMINAL $\frac{7}{16}$-INCH CROWN OR 1-INCH CROWN AND $1\frac{1}{4}$-INCH LENGTH FOR $\frac{1}{2}$-INCH SHEATHING AND $1\frac{1}{2}$-INCH LENGTH FOR $\frac{25}{32}$-INCH SHEATHING. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
j. CASING ($1\frac{1}{2}$" x 0.080") OR FINISH ($1\frac{1}{2}$" X 0.072") NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTEREDIATE SUPPORTS.
k. PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
l. FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ($2\frac{1}{2}$" x 0.113") ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.
m. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF $\frac{7}{16}$ INCH.
n. FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.
o. FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR SUB-FLOOR AND WALL SHEATHING AND 3 INCHES ON CENTER AT EDGES, 6 INCHES AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.
p. FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.
q. CEILING JOIST AND RAFTER CONSTRUCTION SHALL BE IN ACCORDANCE WITH CBC SECTION 2308.10.

PLAN CHECK RE-SUBMITTAL SET - 08/31/16

CLIENT

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IRA REALTY CAPITAL
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Irvine, California 92614

PROJECT NAME

SHOPS at MAIN STREET - Exterior Building Improvements

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ENGINEER/ARCHITECT

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STAMP

REGISTERED PROFESSIONAL ENGINEER
STRUCTURAL
STATE OF CALIFORNIA
DATE SIGNED: 08-30-2016

ISSUE

REV.	DESCRIPTION	DATE
	PLAN CHECK SUBMITTAL	05.31.16
	PLAN CHECK RE-SUBMITTAL	07.06.16
	PLAN CHECK RE-SUBMITTAL	08.31.16

KEY PLAN

PROJECT NO.	15X047.00
PRINT DATE	8/30/2016
DRAWN BY	-
CHECKED BY	JR, SH

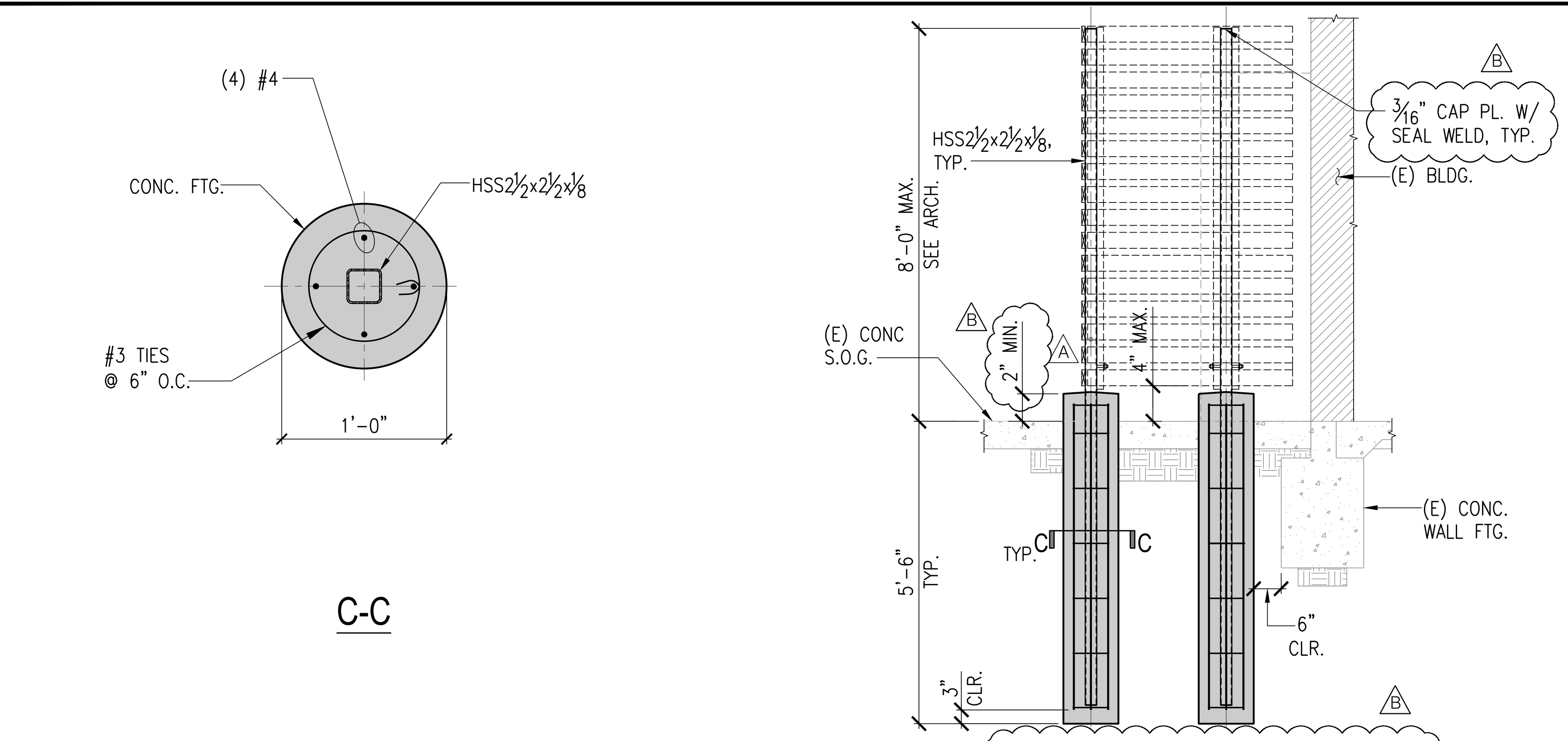
SHEET TITLE

GENERAL NOTES (BLDGS 'B' & 'C')

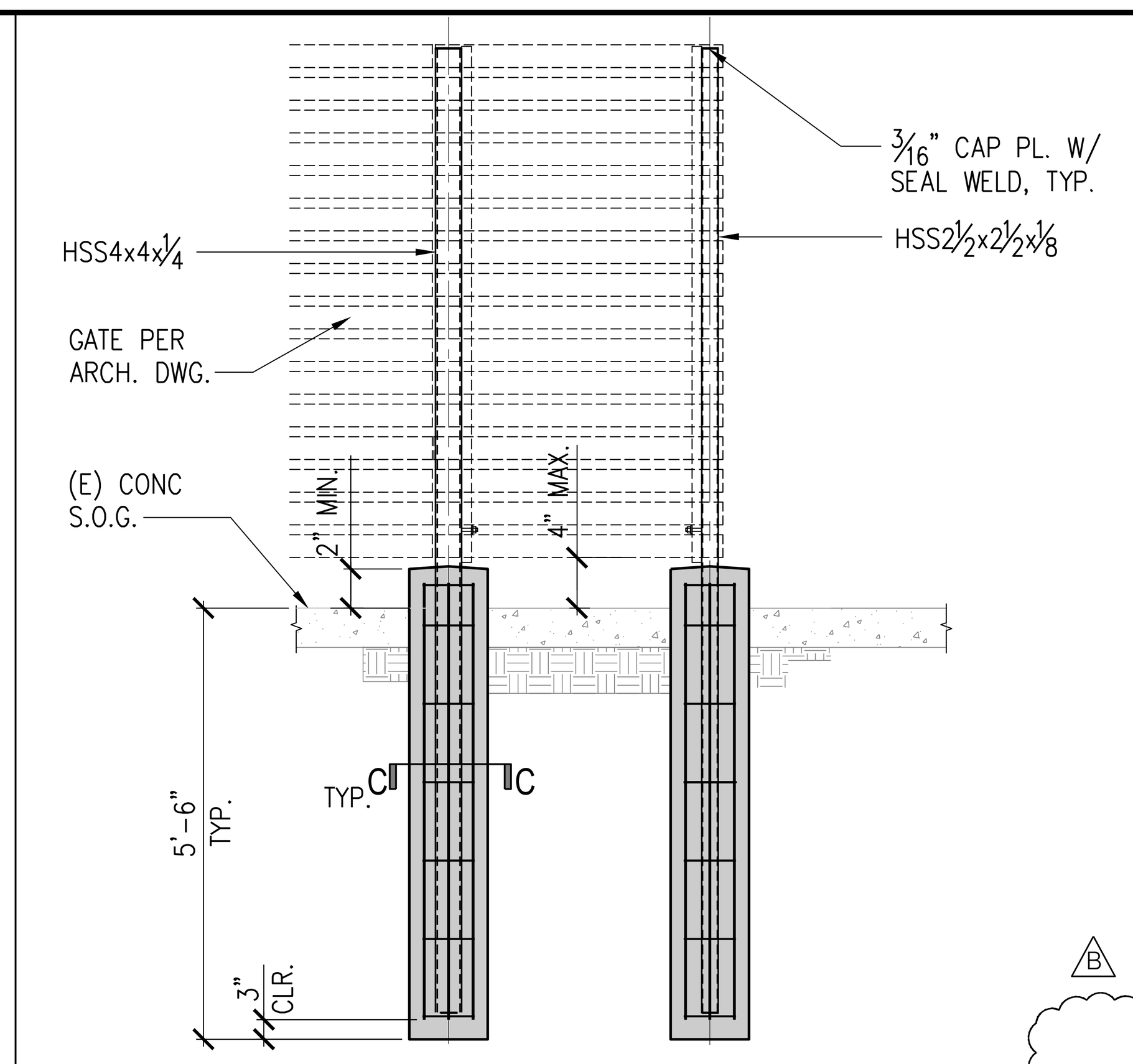
SHEET NUMBER

S0.2

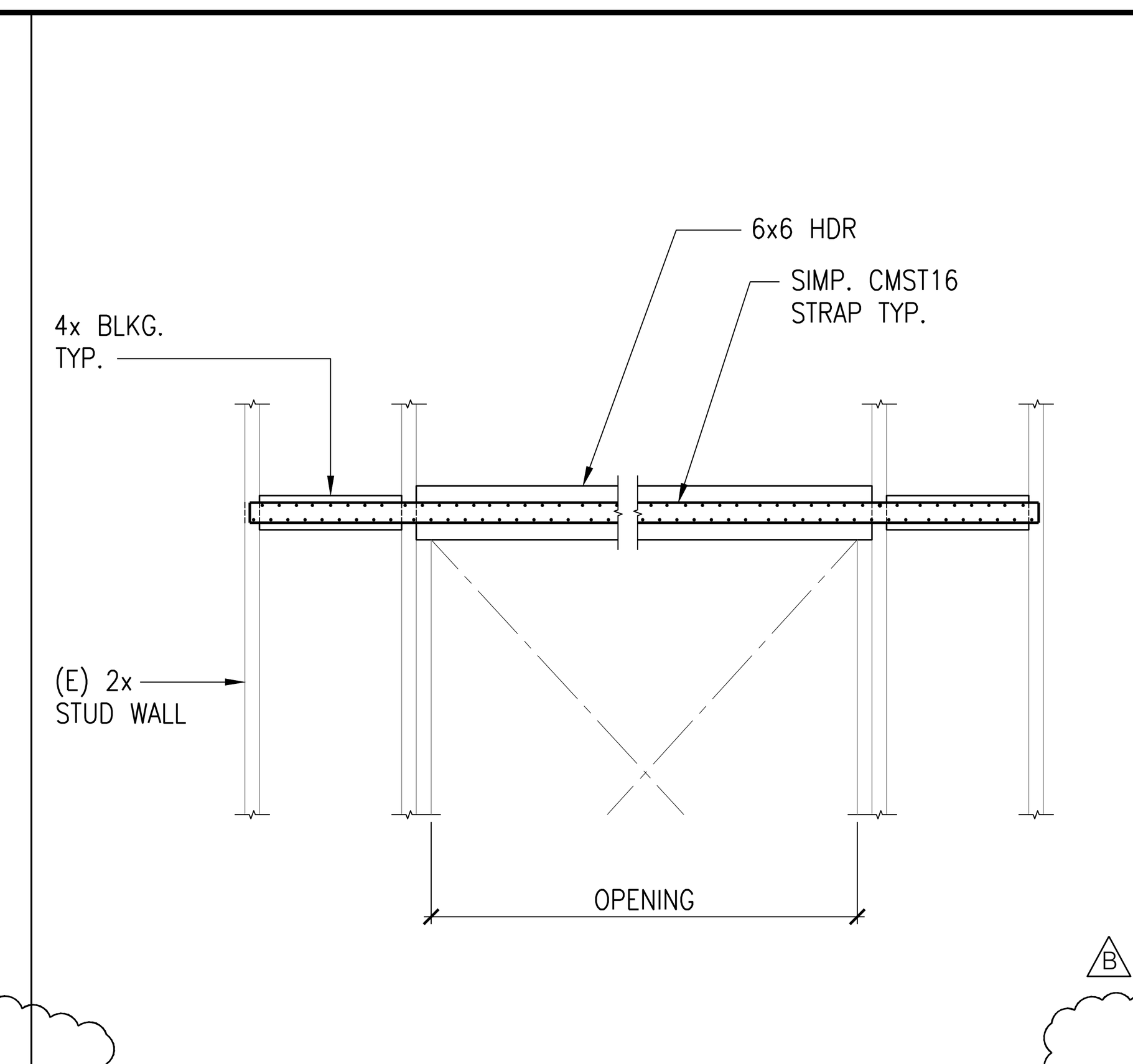
PROJECT



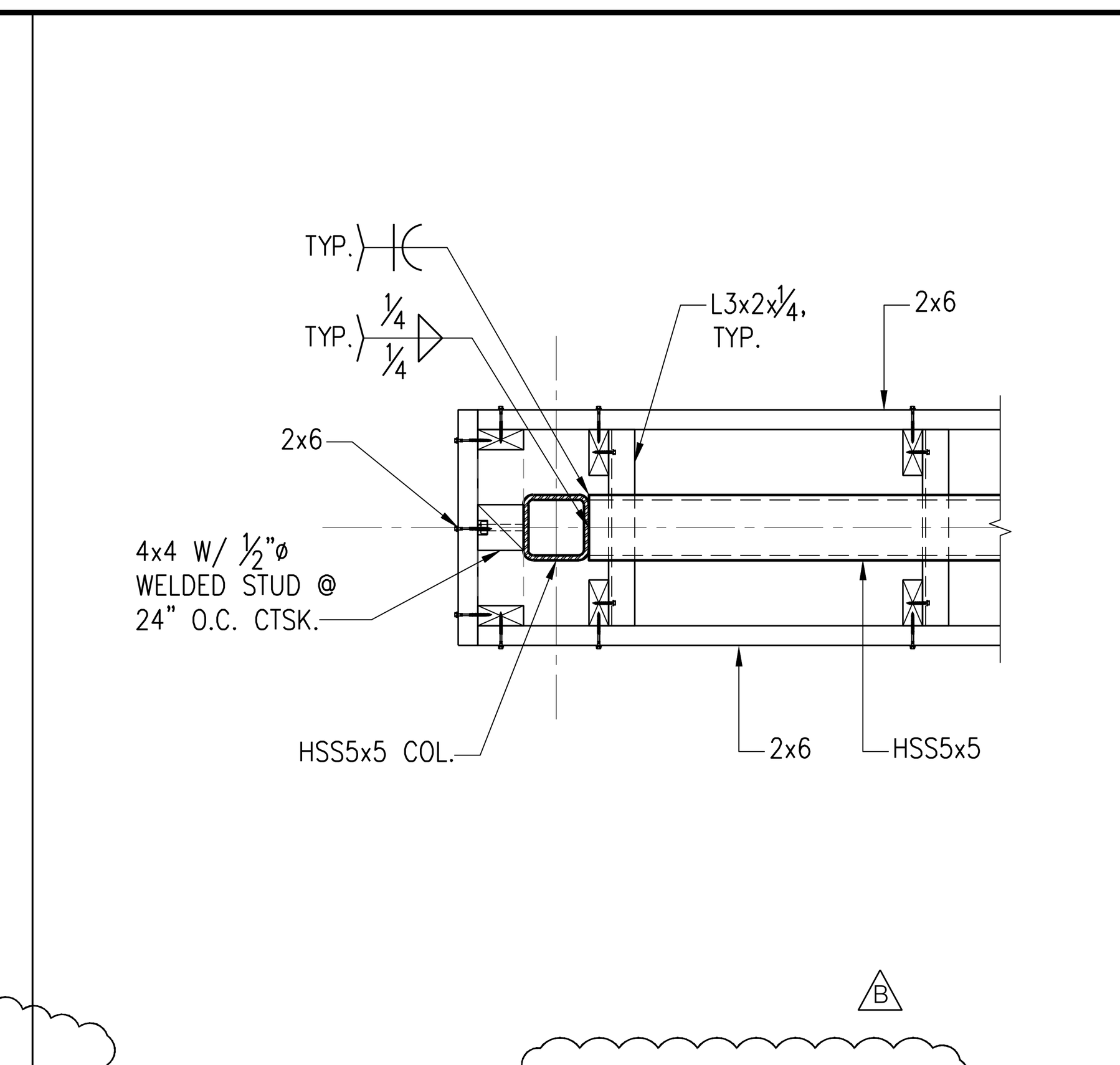
SCREEN WALL - SECTION (SCREEN WALL AT (E) SWITCH-GEAR) 1/2"=1'-0" 16



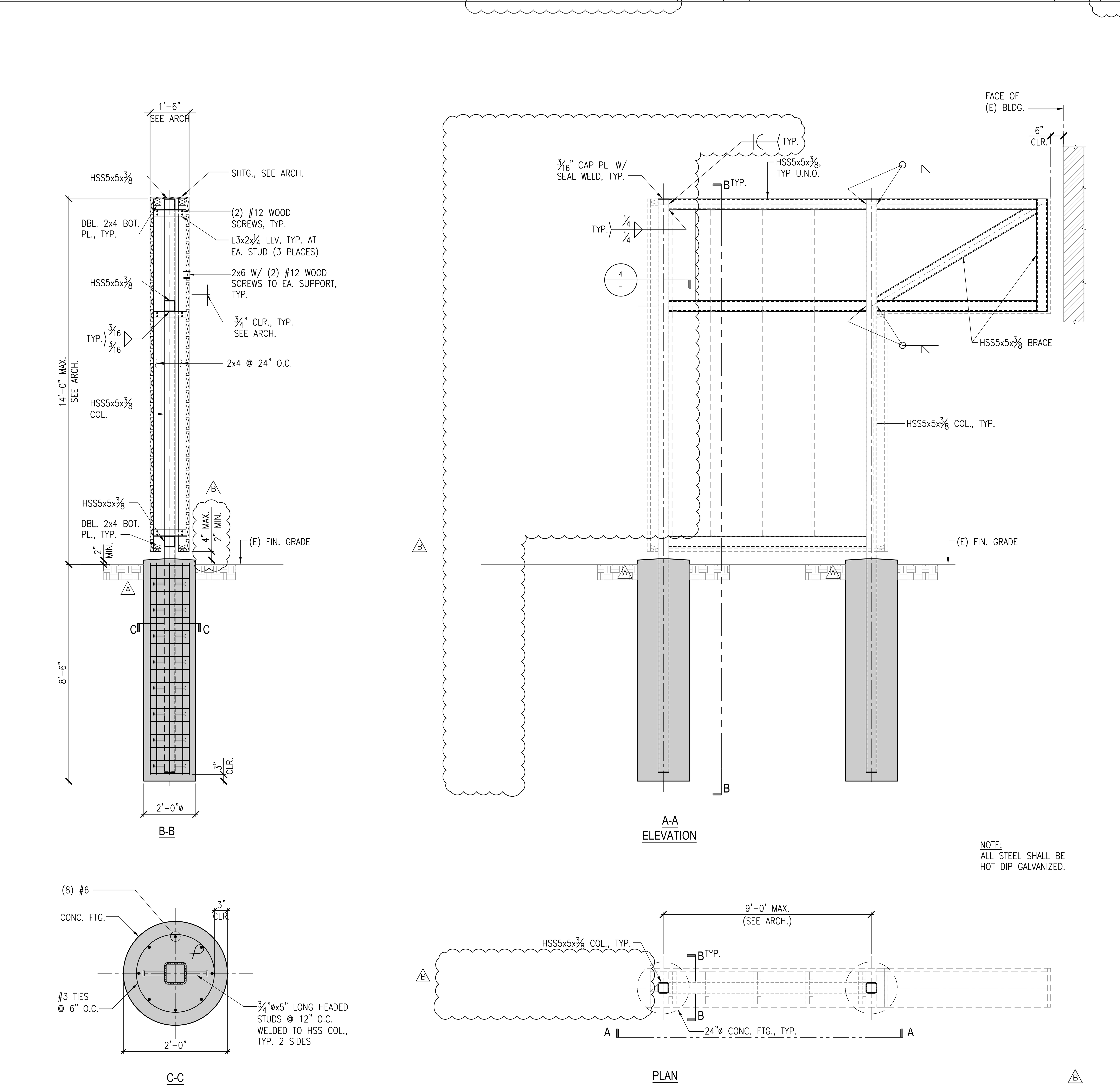
SCREEN WALL - SECTION (AT GATE) 1/2"=1'-0" 12



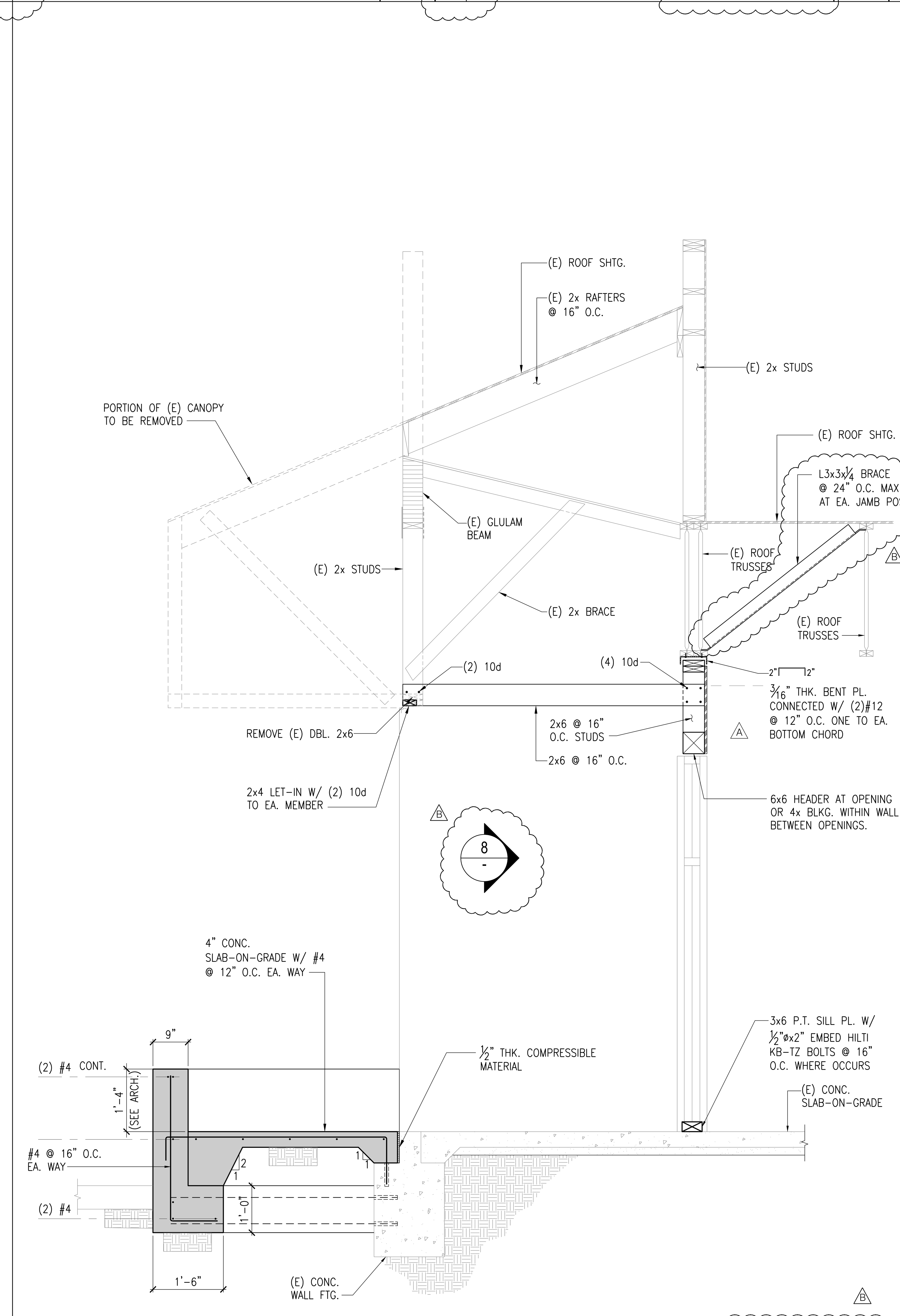
DETAIL 3/4"=1'-0" 8



DETAIL (AT END OF BLADE SIGN) 1"=1'-0" 4



DETAIL - SECTION (BLADE SIGN) 1/2"=1'-0" 9



BUILDING - SECTION (RINCON ST.) 3/4"=1'-0" 1

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SHEET TITLE

DETAILS AND SECTIONS (BLDG 'B')

SHEET NUMBER

S2.10