SHOPS at MAIN STREET exterior building improvements





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BUILDING 'C'





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GENERAL NOTES

22. EXTERIOR FACADE PLASTER SPALL REPAIRS

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.
- 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. 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.
- 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
- 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.
- 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.
- . 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)

OFFICIAL.

- 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

- **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.
- 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
- HANDICAPPED PERSONS.
- 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
- WITH ADDITIONAL DIRECTIONAL SIGNS AS REQUIRED TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.
- SYMBOLS.
- POSTED IN EACH MEETING ROOM, ASSEMBLY ROOM OR SIMILAR PURPOSE ROOM HAVING AN OCCUPANT LOAD OF 50 OR MORE.
- 15. COORDINATION OF DEVICES 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
- PROVIDE LIGHT FIXTURE GUARDS OR UNBREAKABLE LENSES IN STORAGE ROOMS, MACHINE AND MECHANICAL EQUIPMENT ROOMS, WORKSHOPS, ETC. 17. RE-KEYING
- 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.
- ALL MECHANICAL, ELECTRICAL, OR OTHER EQUIPMENT OVER ROOF OPENINGS
- RESISTANT SCREWS OR BOLTS TO PREVENT ENTRY OR SHALL HAVE 1/8" X 2" WELDED WIRE MESH WITH CONTINOUS FRAME ACROSS OPENING BELOW.
- 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
- 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
- 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.
- . 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

IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USEABLE BY PHYSICALLY

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

HANDICAPPED PERSONS SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND

5. ALL SANITARY FACILITIES WILL BE PROVIDED WITH APPROPRIATE IDENTIFICATION

AREA AND OCCUPANCY SIGNAGE REQUIREMENTS OCCUPANT LOAD SIGN SHALL BE

EXCEEDING 96 SQUARE INCHES SHALL BE SECURED WITH NON-REMOVEABLE VANDAL

- 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. VERIFY ALL DIMENSIONS, ELEVATIONS, AND ALL EXISTING CONDITIONS AT THE SITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT AND OWNER
- 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 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.
- 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.
- 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.
- PROVIDE REINFORCING STEEL, MESH, AND DOWELS REQUIRED BY THE STRUCTURAL GENERAL NOTES AND DRAWINGS FOR ARCHITECTURAL DETAILS INDICATED ON THE ARCHITECTURAL DRAWINGS.
- QUANTITIES INDICATED ON THE DRAWINGS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY QUANTITIES AND INCLUDE ACCURATE QUANTITIES AS PART OF THE WORK.
- 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. PREPARE SURFACES OF FLOOR AREAS WHICH HAVE FINISHES DEMOLISHED TO RECIEVE NEW FINISH MATERIAL AS SPECIFIED.

DIMENSIONS

- 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.
- 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.
- INTERIOR DIMENSIONS ARE FROM FINISH TO FINISH.
- G. DO NOT SCALE DRAWINGS.
- . 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. 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. 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)
- 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.
- 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.

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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.





COMPONENT SYMBOLS LEGEND					
<u>SYMBOL</u>	FIRE PROTECTION				
*	FIRE SPRINKLER HEAD		SIGN POST		
FE	SURFACE-MOUNTED FIRE EXTINGUISHER W/ 2A-10B:C (U.N.O.)		HOSE BIBB		
FEC	SEMI-RECESSED FIRE EXTINGUISHER CABINET W/ 2A-10B:C (U.N.O.)	E	ACCESSIBLE SYMBOL		
	SLAB DEPRESSION (LABELED)				
JANANANA	FIBROUS INSULATION				
<u>SYMBOL</u>	SITE				
F.H. (N/E)	FIRE HYDRANT (N) NEW OR (E) EXISTING				
P.A.	PLANTING AREA				
	RED CURBING FOR FIRE LANE				
\sim	SIAMESE CONNECTION			Q	

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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 ³/₂ 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;
- 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.
- 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.

ACCESSIBLE SANITARY FACILITIES (GEN

- 1. SANITARY FACILITIES THAT SERVE E THAT ARE REQUIRED TO BE ACCESS ACCESSIBLE. (CBC 11B-601)
- 2. WHERE SEPARATE FACILITIES ARE FACILITIES SHALL BE PROVIDED FOR UNISEX FACILITIES ARE PROVIDED F FACILITIES CAN BE PROVIDED FOR F
- 3. DOORWAYS LEADING TO MEN'S SAN TRIANGLE 1/4" THICK WITH EDGES 12 SANITARY FACILITIES SHALL BE IDEN (CBC 11B-703.7.2.6 AND 11B-703.7.2.6.
- 4. UNISEX SANITARY FACILITIES SHALL WITH A 1/4" THICK TRIANGLE SUPER (CBC 11B-703.7.2.6.3)
- 5. GEOMETRIC (CIRCLE AND TRIANGLE) ON THE DOOR AT A HEIGHT OF 58" MI CONTRAST SHALL BE DISTINCTLY DIF (CBC 11B-703.7.2.6)

GRAB BARS:

- 1. GRAB BARS SHALL BE LOCATED ACCESSIBLE TOILET STALL OR CO
- 2. GRAB BARS AT THE SIDE SHALL B FRONT OF THE WATER CLOSET ST FROM THE REAR WALL, GRAB BAR (CBC 11B-604.5.1)
- 3. GRAB BARS SHALL BE SECURELY FLOOR MEASURED TO TOP OF GRI
- 4. THE DIAMETER OR WIDTH OF THE 1-1/2" OR THE SHAPE SHALL PROV MOUNTED ADJACENT TO A WALL, 1-1/2". (CBC 11B-609.2)
- 5. THE STRUCTURAL STRENGTH O MOUNTING DEVICES SHALL MEET
- A. BENDING STRESS IN A GRAB FROM THE APPLICATION OF A STRESS FOR THE MATERIAL O
 B. SHEAR STRESS INDUCED IN A
- LOAD SHALL BE LESS THAT TH BAR OR SEAT, AND ITS MOUN RESTRAINED, THEN DIRECT ALLOWABLE SHEAR STRESS.
- C. SHEAR FORCE INDUCED IN FA 250-LB. POINT LOAD SHALL BI FASTENER OR MOUNTING DEV
- SMALLER ALLOWABLE LOAD. D. TENSILE FORCE INDUCED IN A LOAD, PLUS THE MAXIMUM MO SHALL BE LESS THAN THE ALLO
- SUPPORTING STRUCTURE. E. GRAB BARS SHALL NOT ROTAT
- 6. THE GRAB BAR AND ANY WALL O SHARP OR ABRASIVE ELEMENTS A

SANITARY FACILITIES FIXTURES & AC

- 1. THE HEIGHT OF ACCESSIBLE WAT 19" MEASURED TO THE TOP OF A M BE PERMITTED ONLY IN ALTERATIO (CBC 11B-604.4)
- A CLEAR FLOOR SPACE 30" BY 48" FORWARD APPROACH. SUCH CLE ROUTE AND SHALL EXTEND INTO I 11B-305)
- 3. LAVATORIES ADJACENT TO A WAL
- THE CENTERLINE OF THE FIXTUR
 4. LAVATORIES SHALL BE MOUNTED ABOVE THE FINISHED FLOOR AND BOTTOM OF THE APRON WITH KN OF 30" IN WIDTH AND 8" MINIMUM WIDTH AND SHALL BE A MINIMUM FROM THE FRONT OF THE LAVATOR
- 5. HOT WATER AND DRAIN PIPES AC OTHERWISE COVERED. THERE SH LAVATORIES. (CBC 11B-606.5)
- WHERE URINALS ARE PROVIDED, FRONT OF THE URINAL TO ALLOW
 CONTROLS FOR WATER CLOSET
- TOILET AREAS. (CBC 11B-604.6)
 8. WATER CLOSET AND URINAL FLUX CONTROLS, SHALL BE OPERABLE PINCHING, OR TWISTING OF THE V
- FLOOR. (CBC 11B-606.4)9. THE FORCE REQUIRED TO ACTIVA FAUCET AND OPERATING MECHAN
- 11B-309.4) 10. SELF-CLOSING FAUCET CONTROL
- LEAST 10 SECOND. 11. MIRRORS SHALL BE MOUNTED WI (CBC 11B-603.3)
- 12. ALL LAVATORIES THAT ARE DESIG OR COUNTER EDGE NO HIGHER T CLEARANCE MEASURED FROM TH LAVATORY OF 29",REDUCING TO 2 CLEARANCE BELOW THE LAVATOR TOE CLEARANCE SHALL BE THE S FLOOR AND A MINIMUM OF 17" DEI
- 13. WHERE TOWEL, SANITARY NAPKI DISPOSAL FIXTURES ARE PROVID OPERABLE PARTS, INCLUDING CO 11B-603.5)
- 14. TOILET TISSUES DISPENSERS SH OUTLET OF THE DISPENSER SHAI DISPENSERS THAT CONTROL DEL SHALL NOT BE USED. (CBC 11B-60
- 15. TOILET ROOM FLOORS SHALL HA PORTLAND CEMENT, CONCRETE, UPWARD ONTO THE WALLS AT LE WALLS WITHIN 24" OF THE FRONT HEIGHT OR 48" AND, EXCEPT FOR
- SHALL BE A TYPE WHICH IS NOT A 16. WATER CLOSET SEATS, FOR PUE FRONT TYPE OR HAVE AN AUTOM

NERAL):	ACC	CESSIBLE PATH OF TRAVEL NOTES:
BUILDINGS, FACILITIES OR PORTIONS OF BUILDINGS OR FACILITIES SIBLE TO PERSONS WITH DISABILITIES ARE REQUIRED TO BE	1.	ACCESSIBLE ROUTE OF TRAVEL IS DEFINED AS "A CONTINUOUS UNOBSTRUCTED PATH CO ACCESSIBLE ELEMENTS AND SPACES OF AN ACCESSIBLE SITE, BUILDING OR FACILITY THA NEGOTIATED BY A PERSON WITH A DISABILITY USING A WHEELCHAIR, AND THAT IS ALSO S
PROVIDED FOR NON-DISABLE PERSONS FOR EACH SEX, SEPARATE R PERSONS WITH DISABILITIES OF EACH SEX ALSO. WHERE FOR NON-HANDICAPPED/NON-DISABLED PERSONS, SUCH UNISEX PERSONS WITH DISABILITIES.		AND USABLE BY PERSONS WITH OTHER DISABILITIES. INTERIOR ACCESSIBLE ROUTES MAY CORRIDORS, HALLWAYS, FLOORS, RAMPS, ELEVATORS AND LIFTS. EXTERIOR ACCESSIBLE MAY INCLUDE PARKING ACCESS AISLES, CURB RAMPS, CROSSWALKS AT VEHICULAR WAYS RAMPS AND LIFTS."
NITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL 2" LONG AND A VERTEX POINTING UPWARD. WOMEN'S NTIFIED BY A CIRCLE 1/4" THICK AND 12" IN DIAMETER. 6.2).	2.	THE ACCESSIBLE ROUTE OF TRAVEL SHALL BE THE MOST PRACTICAL DIRECT ROUTE BETA ACCESSIBLE BUILDING ENTRANCES, ACCESSIBLE SITE FACILITIES AND THE ACCESSIBLE E TO THE SITE. WHERE PARKING LOTS SERVE ACCESSIBLE ENTRANCES OF SEVERAL BUILD DIFFERENT AREAS ON SITE, ACCESSIBLE PARKING SPACES MUST BE DISPERSED AND LOC CLOSEST TO THE ACCESSIBLE ROUTE OF TRAVEL. STALLS MAY BE PROVIDED IN A DIFFER
L BE IDENTIFIED BY A CIRCLE 1/4" THICK, 12" IN DIAMETER, RIMPOSED ON THE CIRCLE AND WITHIN THE 12" DIAMETER.		ENSURED, IN TERMS OF DISTANCE FROM AN ACCESSIBLE ENTRANCE, USER COST AND CONVENIENCE.
Le DENTFIED BY A CIRCLE 141 THICK, 12" IN DIAMETER, IMPOSED ON THE CIRCLE AND WITHIN THE 12" DIAMETER, EL SYMBOLS ON SANITARY DOORS SHALL BE CENTERED IN TO 60" MAX ABOVE FINISH FLOOR AND THEIR COLOR AND IFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR. D ON EACH SIDE, OR AN ONE SIDE AND THE BACK OF THE IMPARTMENT. (GEC 118-604.5) SE AT LEAST 22" LONG WITH THE FRONT END POSITIONED 24" IN TOOL AND WITH THE BACK END POSITIONED NO MORE THAN 12" IS AT THE BACK SHALL BE NOT LESS THAN 36" LONG. "ATTACHED 33" MIN AND 36" MAX ABOVE AND PARALLEL TO THE UPPING SURFACE. (GEC 118-608.4) : GRIPPING SURFACE, IF CARE BARS SHALL BE THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE FOR AN EQUIVALENT GRIPPING SURFACE, IF CARE BARS ARE THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE FOR CARE BARS, TUB AND SHOWER SEATS, FASTENERS, AND CHER AN COLUMINE SPECIFICATIONS (GEC 118-608.9) IB AR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT A 201CL POINT LODD SHALL BE LESS THAN THE ALLOWABLE FTHE GRAB BARS OF SEAT. GRAB BARS ST BY THE APPLICATION OF A 230-LB. POINT HE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF HE GRAB BARS AR OR SEAT INDUCED DEVICES FROM THE APPLICATION OF A E ULSS THAN THE ALLOWABLE LESS THAN THE ALLOWABLE STENER OR MOUNTING STRUCTURE, WHICHEVER HAS THE VERSENT FOR THE ALLOWABLE DEVICES FROM THE APPLICATION OF A E ULSS THAN THE ALLOWABLE LESS THAN THE ALLOWABLE STENER OR ADJRCENT TO IT SHALL BE FREE OF ANY AND SHALL BE ROUNTED EVICES FROM THE APPLICATION OF A EVITHIN THEIR HTTINGS. RY OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY AND SHALL BE ROUNDED EDGES (GEC 118-608.5) ZEESSENTHS FREE OLDSETS SHALL LOAD BETWEEN THE FASTENER AND THE ALLOWARD OF THE SURFACE NOT AND YMMINIM OF MAXIMUM Y HIGH TO LET SEAT, EXCEPT THAT 3" SEATS SHALL TO SHALL DE ROUNDED FINIT TO THE AND ACCESSIBLE END CONTROLS, AND DERVEL AND AND YMMINIM OF MAXIMUM Y HIGH TO LET SEAT, EXCEPT THAT 3" SEATS SHALL TO SHALL DE MOUNTED FINIT ON THE AND ADVENTION AND SHALL BE PROVIDED IN FRONT OF	3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. • • • •	LICATION OR BE CLUSTERED IN ONE OR MORE LOTS IF EQUIVALENT OR ORBATTER ACCESS BURJED, INTENDENCESSIBLE MEANS OF ESTRANGE SHALL CONSIST OF ONE OR MORE OF T COMMONING LISEED ACCESSIBLE MEANS OF ESTRANGES SHALL CONSIST OF ONE OR MORE OF T COMMONING LISEED ACCESSIBLE MEANS OF ESTRANGES AND CONSIST OF ONE OR MORE OF T COMMONING LISEED ACCESSIBLE ON DEVEL ANY ARMY LEVEL SHALL BE CONSIDERED A RAME FITS SLOPE IS GREATER THAN 1 FB OF HORIZOTTAL RUN (FGB COMPTER 2) ANY ARMY LEVEL SHALL AND ACTOOS SLOPE OF EQUIL, OR LESS THAN 1 520. ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLANLS A BARRIERPREE ACCESS ROUTE ANY ARMY LEVEL SHALL HAVE A CROSS SLOPE OF EQUIL, OR LESS THAN 1 520. ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLANLS A BARRIERPREE ACCESS ROUTE ANY ARMY LEVEL SHALL SEE CONSIST OF THE PATH OF TRAVEL STATUS (TORS SLOPE ODS NUT OF CORES) SALE DOS THAN 1000 OD DECI OF PATER THAN 4 'INCH POLICITION TRAVE INTO CORES DE INTE DIRECTION OF TAXA ANY ARMY LEVEL DATAGES DIRECTION TAXA ACCESSIBLE ROUTE SMALL BE SUP RESISTING TO SUP THE DIRECTION OF TAXA ANY ARMY LEVEL OF AN OF TAXA ANY ARAMETER THAN 4 THO TRAVEL ACCESSIBLE ROUTE SMALL BE SUP RESIST IN TRAVEL ON TAXA ACCESSIBLE ROUTE SMALL BE SUP RESIST IN TRAVEL ON TAXA ACCESSIBLE ROUTE SMALL BE SUP RESIST IN TRAVEL ON TAXA ACCESSIBLE ROUTE SMALL BE SUP RESIST IN TRAVEL ON A DIRECTION. ANY TO MALK CUTTE WOTH SHALL BE MANY SUB RESIST IN TO ACCESS MOLE THAN A TAXA ACCESSIBLE ROUTE SMALL BE SUP RESIST IN TRAVEL ON A DIRECTION. ANY TO MALK CUTTE ON THE EXERT ANY A DIRECTION OF TAXA ACCESSIBLE ROUTE SMALL DE SUP THE STOLE FUNCTION OF THE PLANL ACCESSIBLE ROUTE SMALL DE SUB TRAVES TO THE TAXA ACCESS MOLE TO A SUB ALL ACCESSIBLE ROUTE SMALL DE SUB THE COLONING LOCATIONS SMALL COMPLY WITH 115-765.11 LICATIONS STALL SMALL COMPLY AND THE SUB ALL COMPLY WITH 115-765.11 LICATIONS STALL AND ACCESSIBLE ROUTE AND A DIRECTION. ANY TO ACCESS SMALL COMPLY WITH IN THE ALL MORTH OF THE ROUTE AND ADDRECTION. ANY TAXA AND ACCESSIBLE ROUTE AND A DIRECTION OF THE ADALK ANY TAXA AND ACCESSIBLE ROUTE AND

		SPACE ALLOWANCE AND VERTICAL CHANGE
NECTING CAN BE		1. THE MINIMUM CLEAR FLOOR OR GROUND SPACE REQUIRED TO ACCOMMODATE A SINGLE, STATIONARY WHEEL CHAIR AND OCCUPANT IS 30" BY 48". THE MINIMUM ELOOD OD OD OD OD OD ACCE SHALL DE INCREASED TO
FE FOR NCLUDE		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
ROUTES WALKS,		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
EEN		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
I RANCE GS OR TED		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
NT BILITY IS		3. THE SPACE REQUIRED FOR A WHEELCHAIR TO MAKE A 180 DEGREE TURN IS A CLEAR SPACE OF 60" DIAMETER
:		 OR A 1-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
E IN 20'		 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
/ITHOUT LEVEL :LIP		11B-308.2.2 7. IF THE CLEAR FLOOR SPACE ALLOWS PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR. THE MAXIMUM
L IS LESS AINED		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 DE A SUCUME IN FIGURE 14D 200.0.0
ITECT		CLEARANCES SHALL BE A SHOWN IN FIGURE 11B-308.2.2 (CBC 11B-308.3.2)
		48 MIN.
		48" MIN. 30" MIN.
		(a) (b) forward FIG. 11B-308.5.5 FIG. 11B-308.5.5
CESSIBLE FROM		POSITION OF CLEAR FLOOR OR GROUND SPACE 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,
G		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
KEQUIRED		
ALL BE 24 ATFORM.		FIGURE 11B-303.2 FIGURE 11B-303.3 ENTRANCE AND EXITS: VERTICAL CHANGE IN LEVEL VERTICAL CHANGE IN LEVEL BEVELED CHANGE IN LEVEL
Г		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
NAN.		BALCONIES, RAMPS, STAIRWAYS, SMOKE PROOF ENCLOSURES, HORIZONTAL EXITS, EXIT PASSAGEWAY, EXIT COURTS, AND YARDS".
SHALL BE 36		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.
S, IT SHALL		 ALL ENTRANCES AND ALL EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDING AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES.
NCHES IN N PATH.		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
		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".
		 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
		10. MINIMUM MANEUVERING CLEARANCES AT DOORS SHALL BE AS SHOWN IN FIGURES. THE FLOOR OR
		SHALL DOOR SWING OF 48" AS MEASURED AT RIGHT AND ES TO THE DIANE OF THE DOOD IN THE UP
		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) 2'-8" CLEAR CLEAR OPENINGS FOR TWO LEAF DOORS MUST BE BETWEEN EITHER DOOR IN ITS 90° OPEN
		POSITION AND THE EDGE OF THE OTHER DOOR. 18" MIN. AT
		N N N N N N N N N N N N N N
		(A) PUSH SIDE PUSH SIDE PROVIDED WITH BOTH CLOSER AND LATCH
ES NONE	3	SPACE ALLOWANCE NONE 1

IRA REALTY CAPITAL IRA REALTY CAPITAL 1900 Main Street, Suite 375 Irvine, California 92614 PROJECT NAME SHOPS at MAIN STREET - Exterior Building Improvements S11-581 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				
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SITE PLAN, PROPOSED 1/16" = 1'-0" 1



INSTRUMENTS OF SERVICE

- 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.
- 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.
- 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.
- 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.
- OVERALL AND BUILDING SCOPE DIAGRAMS PROVIDE GUIDLINE TO IDENTIFY THE LIMIT OF SCOPE.
- REFER TO LIFESAFETY AND ACCESSIBILITY DIAGRAMS THAT INDICATE PROVISIONS WITHIN EXISTING CONDITIONS.
- 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.
- 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.
- 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.
- 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

- 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.
- 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.
- 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

- 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.
- 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.
- 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.
- 19. OBTAIN CAL / OSHA CONSTRUCTION PERMITS PRIOR TO OBTAINING THE BUILDING PERMIT IF NECESSARY AND IN ACCORDANCE BY CCR TITLE 8, SECTION 341
- LEAST TWO WORKING DAYS PRIOR TO MAKING ANY EXCAVATIONS.

GENERAL NOTES

DEMARCATE AND NOTIFY THE REGIONAL NOTIFICATION CENTER (DIG ALERT, 811) AT

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:

- WALKWAYS SHALL PROVIDE SUFFICIENT WIDTH WITH THE MINIMUM OF 4 FT. CLEAR.
- DIRECTIONAL BARRICADES SHELL BE PROVIDED AS NEEDED WHERE THE WALKWAY EXTENDS INTO THE STREET.
- CONSTRUCTION RAILINGS SHALL BE AT LEAST 42 INCHES IN HEIGHT,
- BARRIERS SHALL BE A MINIMUM OF 8 FT. IN HEIGHT AND BE DESIGNED TO RESIST LOADS REQUIRED.
- SUCH PROTECTION SHALL BE MAINTAINED IN PLACE AND KEPT IN GOOD ORDER. UNTIL WORK IS COMPLETED.
- WHENEVER A WALKWAY MUST EXTEND INTO THE ROADWAY, A RAILING IS REQUIRED ON THE STREET SIDE.

PROTECTION OF WORK

- 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

- 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.

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.
- 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.
- 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

- CONTRACTOR SHALL PRO COMPLICATIONS WITHIN T
- INTEGRITY OF EXISTING CO INTACT.
- CONTRACTOR SHALL VERIF AND CONDUIT. ALL DEMOLITION WORK SHA
- CALIFORNIA BUILDING COD ALL DEMOLITION WORK SH
- THE CONTRACTOR SHALL F STARTING ANY WORK.
- . DURING THE DEMOLITION, INTENDED FINAL RENOVATI DEMOLITION WORK IS BEIN
- . THE CONTRACTOR MUST AL SHOWN, BUT IS REQUIRED DRAWING.
- DO NOT DISTURB OR DAMAC BUILDING HAS TO COMPLY W
- 10. THE CONTRACTOR SHALL F DAMAGED DURING DEMOLI

- BEFORE STARTING DEM REQUIRED AND IN STRIC
- 2. ALL EQUIPMENT THAT I OWNER.
- TAKE NECESSARY PRE OCCUPIED AREAS OF FILTERS AT OPEN/RESTR
- REMOVE THERMOSTATS ARE NO LONGER NEEDEI
- 5. PROVIDE TEMPORARY CO FUNCTION OUTSIDE THE

- REMOVE & EXPOSE O HANGERS IN THEIR ENTIF **REGULATIONS. WASTE F** FLOOR SLAB - PROVIDE WASTE/SOIL PIPES SHAL
- REMOVE EXISTING INTE AND CAP INSIDE WALL AN
- 8. REMOVE VENT PIPING C

- 9. PRIOR TO DEMOLITION (FIELD THE LOAD SERV EXISTING OPERATIONS. NOTIFY THE FACILITY EN
- 10. EXISTING ELECTRICAL C BE REMOVED, INCLUDIN ELECTRICAL PANELS. P. ONLY.
- 11. REMOVE ALL CABLE IN C AS REQUIRED.
- 12. WHERE IT IS IMPOSSIBL CONCRETE SLABS OR C CUT, CAP AND ABANDON
- 13. ALL CONDUIT AND CONDU NOT BE REUSED.
- 14. ALL ELECTRICAL OUTAGI COMPLETE THE WORK ADVANCE) WITH THE OW

CONTRACTOR SHALL PROVIDE A "DISCOVERY PROCESS" TO IDENTIFY POTENTIAL COMPLICATIONS WITHIN THE SCOPE OF WORK, PRIOR TO ANY DEMOLITION.
INTEGRITY OF EXISTING CONCRETE FLOOR (ABOVE AND BELOW) SHALL REMAIN INTACT.
CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ESPECIALLY PIPES, DUCTS, AND CONDUIT.
ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH CHAPTER 33 OF THE CALIFORNIA BUILDING CODE, 2013 EDITION.
ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE, 2013 EDITION, SECTION 103.3.3 (INCLUDING ARTICLE 87).
THE CONTRACTOR SHALL FIELD SURVEY / AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING ANY WORK.
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.
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.
DO NOT DISTURB OR DAMAGE IN ANY WAY EXISTING STRUCTURAL ELEMENTS. THE BUILDING HAS TO COMPLY WITH ALL SAFETY REGULATIONS AT ALL TIMES.
THE CONTRACTOR SHALL RESTORE TO ITS ORIGINAL CONDITION ANY EXISTING WORK DAMAGED DURING DEMOLITION BUT INDICATED TO REMAIN.
ECHANICAL DEMOLITION NOTES:
BEFORE STARTING DEMOLITION, PROVIDE NECESSARY PROTECTIVE DEVICES WHERE REQUIRED AND IN STRICT ACCORDANCE WITH CAL. BUILDING CODE REGULATIONS.
ALL EQUIPMENT THAT IS REMOVED AND NOT REUSED SHALL BE RETURNED TO THE OWNER.
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.
REMOVE THERMOSTATS, CONTROL WIRE, CONDUIT, SUPPLY/RETURN PIPING, ETC. THAT ARE NO LONGER NEEDED WITHIN THE DEMO AREA.
PROVIDE TEMPORARY CONTROL AND/OR PIPING IF REQUIRED TO MAINTAIN THE SYSTEM FUNCTION OUTSIDE THE DEMO AREA.
UMBING DEMOLITION NOTES:
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.
REMOVE EXISTING INTERIOR WATER PIPING AND APPURTENANCES COMPLETE. CUT AND CAP INSIDE WALL AND/OR ENTRY INTO DEMO / REMODEL SPACE.
REMOVE VENT PIPING COMPLETELY. CLOSE AND SEAL BELOW CEILING SLAB, UNLESS NEEDED TO MAINTAIN PROPER VENTING FROM BASEMENT SEWAGE PIPING.
ECTRICAL DEMOLITION NOTES:
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.
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.
REMOVE ALL CABLE IN CEILING BACK TO SOURCE OF DATA COMMUNICATION CLOSETS, AS REQUIRED.
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.
ALL CONDUIT AND CONDUCTORS THAT ARE REMOVED UNDER DEMOLITION WORK SHALL NOT BE REUSED.
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.





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SHEET NUMBER

EXISTING SITE PHOTOS

SHEET TITLE

15X047.00 PROJECT NO. RINT DATE 8/30/2016 DRAWN BY CHECKED BY

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

CED ARC DATE SIGNED: 08-30-2016

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



Improvements 511-581 North Main Street Corona, California 92880

Exterior Building

SHOPS at MAIN STREET -

Irvine, California 92614 PROJECT NAME

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IRA REALTY CAPITAL 1900 Main Street, Suite 375





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

GRADING PLAN GENERAL NOTES:

POWER APPROVAL.

- 1. A GRADING PERMIT FROM THE PUBLIC WORKS DEPARTMENT IS REQUIRED. ALL GRADING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CORONA GRADING REGULATIONS- CORONA MUNICIPAL CODE 15.36, THESE PLANS AND SPECIAL INSTRUCTIONS ON THE PERMIT. 2. SOURCE OF TOPOGRAPHY IS ______ BY _____ DATED _____.
- 3. A PRE-GRADING MEETING AT THE SITE IS REQUIRED BETWEEN THE CITY INSPECTOR, THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE GRADING CONTRACTOR. CALL THE DEPARTMENT OF PUBLIC WORKS DEPARTMENT INSPECTION DIVISION AT (951) 279-3511 TO SCHEDULE A PRE-GRADING MEETING AT LEAST 48 HOURS PRIOR TO START OF ANY WORK.
- 4. HOURS OF OPERATION ARE 7:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY EXCLUDING HOLIDAYS.
- 5. SEPARATE PERMITS SHALL BE REQUIRED FOR ANY IMPROVEMENT WORK IN THE PUBLIC RIGHT-OF-WAY. 6. CONSTRUCTION MATERIAL AND EQUIPMENT SHALL NOT OCCUPY ANY PORTION OF THE PUBLIC RIGHT-OF-WAY, SUCH AS STREET, ALLEY OR
- PUBLIC SIDEWALK AT ANY TIME. TEMPORARY USE OF PUBLIC RIGHT-OF-WAY, WHENEVER REQUESTED, MUST BE REVIEWED AND APPROVED BY THE PUBLIC WORKS DIRECTOR.
- 7. REPAIR OR REPLACE ALL EXISTING PUBLIC IMPROVEMENTS DAMAGED OR ALTERED AS REQUIRED BY THE PUBLIC WORKS DIRECTOR. 8. ALL SURVEY MONUMENTS SHALL BE PROTECTED AND PERPETUATED IN PLACE. ANY DISTURBED OR COVERED MONUMENTS SHALL BE RESET
- BY A QUALIFIED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR. 9. PRIOR TO TAKING WATER FROM A CITY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE PUBLIC WORKS DEPARTMENT TO OBTAIN A FIRE HYDRANT WATER METER. METER LOCATION MAY NOT BE ALTERED WITHOUT DEPARTMENT OF WATER AND
- 10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES OR STRUCTURES ABOVE OR BELOW GROUND. SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL DAMAGE TO ANY UTILITIES OR STRUCTURES CAUSED BY HIS OPERATION.
- 11. STRICT ADHERENCE TO DUST CONTROL REQUIREMENTS SHALL BE ENFORCED. ADJACENT STREETS ARE TO BE CLEANED DAILY OF ALL DIRT AND DEBRIS RESULTING FROM THIS OPERATION.
- 12. SEPARATE PERMITS FROM THE BUILDING DIVISION SHALL BE REQUIRED FOR ALL WALLS.
- 13. AN APPROVED PRECISE GRADING PLAN WILL BE REQUIRED PRIOR TO A BUILDING PERMIT BEING ISSUED.
- 14. THE DESIGN CIVIL ENGINEER/GEOTECHNICAL ENGINEER/ENGINEERING GEOLOGIST OF RECORD SHALL EXERCISE SUFFICIENT CONTROL DURING GRADING AND CONSTRUCTION TO ENSURE COMPLIANCE WITH THE PLANS, SPECIFICATIONS, AND CODE REQUIREMENTS WITHIN THEIR PURVIEW. THE ENGINEER SHALL SUBMIT "ACKNOWLEDGEMENT CONCERNING EMPLOYMENT" FORM TO THE CITY PRIOR TO THE ISSUANCE OF A GRADING PERMIT.
- 15. REVISIONS TO THE PLANS ARE TO BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR REVIEW AND APPROVAL PRIOR TO CHANGING ORIGINAL MYLARS.
- 16. THE CIVIL ENGINEER SHALL SUBMIT WRITTEN CERTIFICATION OF COMPLETION OF ROUGH GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND CERTIFICATION OF BUILDING PAD ELEVATION PRIOR TO ISSUANCE OF THE BUILDING PERMIT. PAD ELEVATION GRADING TOLERANCE SHALL NOT EXCEED + 0.10'.
- 17. AN "AS-BUILT" PRECISE GRADING PLAN SHALL BE SUBMITTED AT THE COMPLETION OF WORK SHOWING ALL WATER QUALITY MANAGEMENT PLAN FACILITIES.
- 18. GRADING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER WHO SHALL CERTIFY THAT ALL FILL HAS BEEN PROPERLY PLACED AND SUBMIT A FINAL COMPACTION REPORT FOR ALL FILLS OVER 1' DEEP. 19. THE GEOTECHNICAL ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR
- AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, DRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
- 20. FILL AREAS SHALL BE CLEANED OF ALL VEGETATION AND DEBRIS, SCARIFIED TO A MINIMUM DEPTH OF 12 INCHES AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACING OF FILL.
- 21. ALL DELETERIOUS MATERIALS, I.E. LUMBER, LOGS, BRUSH, OR ANY OTHER ORGANIC MATERIALS OR RUBBISH SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.
- 22. UNSUITABLE MATERIALS, SUCH AS TOPSOIL, WEATHERED BEDROCK, ETC., SHALL BE REMOVED AS REQUIRED BY THE GEOTECHNICAL ENGINEER (AND ENGINEERING GEOLOGIST, WHERE EMPLOYED) FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES. 23. FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL.
- 24. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE GEOTECHNICAL ENGINEER SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE GEOTECHNICAL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
- 25. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE GEOTECHNICAL ENGINEER, THE GEOTECHNICAL. ENGINEER SHALL SUBMIT DESIGN, LOCATIONS AND CALCULATIONS TO THE PUBLIC WORKS DIRECTOR PRIOR TO CONSTRUCTION. THE GEOTECHNICAL ENGINEER WILL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
- 26. ALL CUT SLOPES SHALL BE INVESTIGATED, BOTH DURING AND AFTER GRADING BY THE GEOTECHNICAL ENGINEER, TO DETERMINE IF ANY SLOPE HAS STABILITY PROBLEMS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS, THE GEOTECHNICAL ENGINEER SHALL RECOMMEND NECESSARY TREATMENT TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL. ALL APPROVALS TO BE GRANTED ON THE BASIS OF DETAILED GEOLOGICAL MAPPING AND WRITTEN RECOMMENDATION FROM THE GEOTECHNICAL ENGINEER.
- 27. MAXIMUM ALLOWABLE CUT AND FILL SLOPES ARE 2 TO 1 OR 30' IN HEIGHT WITHOUT APPROVAL OF THE PUBLIC WORKS DIRECTOR. IF PROPOSED CUT AND FILL SLOPES ARE STEEPER THAN 2:1 OR OVER 30' IN HEIGHT, STABILITY CALCULATIONS WITH A SAFETY FACTOR OF AT LEAST ONE AND FIVE TENTHS (1.5) SHALL BE SUBMITTED BY A GEOTECHNICAL ENGINEER FOR APPROVAL FROM THE PUBLIC WORKS DIRECTOR
- 28. PROVIDE 4' WIDE BY 1' HIGH BERM OR EQUIVALENT ALONG THE TOP OF ALL FILL SLOPES OVER 5' HIGH, EXCEPT WHERE SHOWN OTHERWISE ON THE PLANS.
- 29. ALL SLOPES ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL CONFORM TO SECTION 15.36.220 OF THE CORONA MUNICIPAL CODE.
- 30. ALL SLOPES 4' OR HIGHER SHALL BE PLANTED AND COMPLY WITH REQUIREMENTS OF CHAPTER 17 OF THE CORONA MUNICIPAL CODE.
- 31. TERRACE DRAINS, INTERCEPTOR DRAINS AND DOWN DRAINS SHALL BE CONSTRUCTED OF 4" PCC (OR GUNITE) REINFORCED WITH 6" X 6" -2 1.4 X 1.4 W.W.M. REBAR SHALL BE GRADE 60 BILLET STEEL CONFORMING TO ASTM A615.
- 32. ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ONSITE SOILS SHALL BE CONSTRUCTED WITH TYPE II OR V CEMENT AS DEEMED NECESSARY BY SOLUBLE SULFATE CONTENT TEST CONDUCTED BY THE GEOTECHNICAL ENGINEER. ALL CONCRETE SHALL BE 560-C-3250 (600-E 3250 FOR GUNITE) PER CITY STANDARDS AND SPECIFICATIONS.

SHOPS AT MAIN STREET EXTERIOR BUILDING IMPROVEMENTS

33. GROUND SHALL BE PRE-WETTED PRIOR TO THE PLACEMENT OF CONCRETE. MOISTURE LOSS RETARDANT SHALL BE USED WHEN REQUIRED BY THE GEOTECHNICAL ENGINEER OR PUBLIC WORKS DIRECTOR.	23. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT WIND OR RUNOFF DOES NOT CARRY WASTES OR POLI THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJOINING PROPERTIES.
34. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER OF RESPONSIBILITY FOR THE CORRECTION OF ERRORS AND/OR OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL. DOST CONSTRUCTION PMD CENERAL NOTES: (Only Line When WORD is Required)	24. DISCHARGES OTHER THAN STORM WATER (NON-STORM WATER DISCHARGES) ARE PROHIBITED, EXCEPT AS AUTHORIZED BY AN NPDES PERMIT, THE STATEWIDE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVIT APPLICABLE GENERAL NPDES PERMIT. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WO PRESERVATIVES, AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, F BATTERY ELLIDS: CONCRETE AND RELATED CUTTING OR CURING RESIDUES: ELOATABLE WASTES: WASTES FROM STREET CLEA
POST CONSTRUCTION DIVIP GENERAL NOTES. (Only Use when wowip is required)	SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING; AND RUNOFF FROM EQUIPMENT AND VEHICLE WAS CONSTRUCTION DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ONSITE
1. THIS PLAN UTILIZES STRUCTURAL BEST MANAGEMENT PRACTICES (BMPS) FOR POST CONSTRUCTION STORM WATER TREATMENT.	SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEI REQUIREMENTS.
2. CONSTRUCT THE STORM WATER TREATMENT FACILITIES AFTER ALL CONTRIBUTING DRAINAGE AREAS ARE STABILIZED AND TO THE SATISFACTION OF THE ENGINEER OF RECORD.	25. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLEC PROPERLY DISPOSED IN TRASH OR RECYCLE BINS
3. DO NOT USE THE DEVICES AS TEMPORARY SEDIMENT CONTROL FACILITIES DURING CONSTRUCTION.	26 PAVED STREETS SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED IN A NEAT AND CLEAN CONDITION FREE OF LC
4. THE FOLLOWING BMPS HAVE BEEN DESIGNED INTO THE PLANS. PLEASE REFER TO THE PROJECT'S APPROVED WATER QUALITY MANAGEMENT PLAN (WQMP) FOR ADDITIONAL BMPS AND OPERATION AND MAINTENANCE DETAILS:	CONSTRUCTION DEBRIS AND TRASH. STREET SWEEPING OR OTHER EQUALLY EFFECTIVE MEANS SHALL BE USED ON A REGULAF CONTROL SILT THAT HAS BEEN DEPOSITED ON STREETS OR SIDEWALKS. WATERING SHALL NOT BE USED TO CLEAN STREETS.
EROSION CONTROL NOTES:	27. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISC NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES MAY REQUIRE A NPDES PERMIT FROM THE SANT/
1. EROSION CONTROL IS REQUIRED FOR GRADING OPERATIONS ON A YEAR ROUND BASIS. APPROVED PLANS ARE REQUIRED FOR ALL WORK REQUIRING A GRADING PERMIT.	
2. IN CASE OF EMERGENCY, CALL OF (RESPONSIBLE PERSON) (FIRM) AT (24-HOUR PHONE NO).	28. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANA PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AR
3. THE ENGINEER OF RECORD WILL SUPERVISE EROSION CONTROL WORK AND ENSURE THAT WORK IS IN ACCORDANCE WITH APPROVED PLANS.	
 CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ERROR AND OMISSION DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL. 	EARTHWORK:
5. THE PUBLIC WORKS DIRECTOR RESERVES THE RIGHT TO MAKE CHANGES OR MODIFICATIONS TO THIS PLAN AS DEEMED NECESSARY.	CUT = 31 CUBIC YARDS
6. STANDBY CREW FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) OR TO REPAIR ANY DAMAGED BMPS WHEN RAIN IS IMMINENT.	<pre> GRADING / BMP NOTES: </pre>
 AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT AND/OR MINIMIZE THE TRANSPORT OF SOIL IN RUNOFF FROM DISTURBED SOIL AREAS ON THE CONSTRUCTION SITE AT ALL TIMES. IN ADDITION, BMPS SHALL BE INSPECTED PRIOR TO PREDICTED STORM EVENTS AND FOLLOWING STORM EVENTS. BMPS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY INSPECTOR 	 EXCAVATIONS BELOW EXISTING FINISHED GRADE ARE FOR FOOTINGS FOR THE CONSTRUCTION OF A BUILDING ONLY AND WILL FAUTHORIZED BY A BUILDING PERMIT. ANY CUT OR FILL SHALL NOT EXCEED ONE HUNDRED CUBIC YARDS OF MATERIAL NOR EXCEED ONE FOOT IN DEPTH OR HEIGHT. IF MORE THAN 100 CUBIC YARDS OF CUT AND FILL IS BEING MOVED ON THE PROJECT SITE, A GRADING PERMIT SHALL BE REQUIF THE PUBLIC WORKS DIRECTOR
8. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE-DAY RAIN PROBABILITY FORECAST EXCEEDS 40 PERCENT, AS FORECASTED BY THE NATIONAL WEATHER SERVICE.	4. WE, THE ARCHITECT, ENGINEER, CONTRACTOR AND PROPERTY OWNER(S) OF THE PROJECT HEREIN THE ATTACHED SET OF DRA UNDERSTAND THAT SAID INFORMATION WILL BE A BASIS OF SUBSEQUENT CITY ACTION ON THE PROJECT PROPOSED AND DESC HEREON. WE, THE ARCHITECT, ENGINEER, CONTRACTOR AND PROPERTY OWNER(S) ALSO UNDERSTAND THAT APPROVAL OF TH
9. AFTER A RAIN EVENT EXCEEDING ONE-QUARTER INCH IN ANY 12 HOUR PERIOD, OR UPON DIRECTION OF THE PUBLIC WORKS DIRECTOR, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS, SILT FENCES, AND DESILTING BASINS; AND THE BASINS SHALL BE PUMPED DRY AND RESTORED TO ORIGINAL DESIGN CONDITION. ANY EROSION CONTROL MEASURES DAMAGED DURING A RAIN EVENT SHALL ALSO BE IMMEDIATELY REPAIRED.	REQUEST DOES NOT RELIEVE US FROM RESPONSIBILITIES TO PROVIDE NECESSARY PROTECTION TO "LIFE, LIMB, AND PROPERT" INTENDED BY CORONA MUNICIPAL CODE SECTION NO. 15.36, WHICH RETENTION OF A SOILS ENGINEER'S SERVICE IS CONSIDERE ESSENTIAL PART OF THIS PROTECTION. WE CERTIFY THAT ALL INFORMATION SUBMITTED WITH AND WITHIN THIS SET OF DRAWIN ATTACHED HERETO IS TRUE AND ACCURATE TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
10. DESILTING BASINS ARE TO BE CONSTRUCTED AS GRADING OF INDIVIDUAL GRADING AREAS ARE COMPLETE PER ROUGH GRADING PLANS.	5. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) SHALL BE IMPLEMENTED AND MAINTAINED TO MINIMI AND/OR PREVENT THE TRANSPORT OF SOIL FROM THE CONSTRUCTION SITE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.	OR REDUCE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
12. AREAS SHALL BE MAINTAINED IN SUCH A STATE THAT FIRE ACCESS SHALL BE MAINTAINED AT ALL TIMES (INCLUDING ACCESS TO NEIGHBORING PROPERTIES).	
13. GRADED AREAS AROUND THE SITE PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.	
14. TEMPORARY EROSION PROTECTION IS REQUIRED FOR MANUFACTURED SLOPES PRIOR TO PERMANENT PLANTING.	
15. ALL DISTURBED SLOPES SHALL BE PLANTED AND PROTECTED WITHIN 45 DAYS OF THE COMPLETION OF EACH STAGE OF GRADING. SUITABLE MEASURES TO PREVENT SLOPE EROSION INCLUDING, BUT NOT LIMITED TO, RAPID GROWTH VEGETATION SUFFICIENT TO STABILIZE THE SOIL, SHALL BE INSTALLED ON ALL DISTURBED AREAS UNTIL SUCH TIME AS THE PERMANENT VEGETATIVE COVER SUFFICIENTLY MATURES TO PROVIDE PERMANENT STABILITY.	
16. NO OBSTRUCTION OR DISTURBANCE OF NATURAL DRAINAGE COURSES OR EXISTING STORM DRAIN INLETS SHALL OCCUR DURING GRADING OPERATIONS, UNLESS ADEQUATE TEMPORARY/PERMANENT DRAINAGE FACILITIES HAVE BEEN APPROVED AND INSTALLED TO CARRY SURFACE WATER TO THE NEAREST PRACTICAL STREET, STORM DRAIN OR NATURAL WATER COURSE. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST BE MAINTAINED IN A STATE TO ALLOW FOR CONTINUOUS FUNCTION.	LEGEND: ————————————————————————————————————
17. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN SUCH A MANNER THAT STORM RUNOFF WILL BE CONTAINED WITHIN THE PROJECT OR CHANNELED INTO THE STORM DRAIN SYSTEM WHICH SERVES THE RUNOFF AREA. STORM RUNOFF FROM ONE AREA SHALL NOT BE ALLOWED TO DIVERT TO ANOTHER RUNOFF AREA.	PROPOSED CURB
18. CONFORMANCE WITH THE REQUIREMENTS OF THESE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TO THIS SITE AND ADJACENT PROPERTIES. DURING GRADING OPERATIONS, TEMPORARY DRAINAGE CONTROL SHALL BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES. TEMPORARY DRAINAGE CONTROL SHALL CONSIST OF, BUT NOT BE LIMITED TO, CONSTRUCTING SUCH FACILITIES AND TAKING SUCH MEASURES AS ARE NECESSARY TO PREVENT, CONTROL AND ABATE WATER, MUD AND EROSION DAMAGE TO PUBLIC AND PRIVATE PROPERTY AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT.	SAWCUT LINE
19. FILL AREAS WHILE BEING BROUGHT UP TO GRADE AND DURING PERIODS OF COMPLETION PRIOR TO FINAL GRADE, SHALL BE PROTECTED BY VARIOUS MEASURES TO ELIMINATE EROSION AND THE SILTATION OF DOWNSTREAM FACILITIES AND ADJACENT AREAS. THESE MEASURES MAY INCLUDE, BUT SHALL NOT BE LIMITED TO: TEMPORARY DOWN DRAINS, EITHER IN THE FORM OF PIPES OR PAVED DITCHES TO DESILT RUNOFF; PROTECTION SUCH AS SAND BAGS AROUND INLETS WHICH HAVE NOT BEEN BROUGHT UP TO GRADE; AND EARTH BERMS AND APPROPRIATE GRADING TO DIRECT DRAINAGE AWAY FROM THE EDGE OF THE TOP OF SLOPES SHALL BE CONSTRUCTED AND MAINTAINED ON THOSE FILL AREAS WHERE EARTHWORK OPERATIONS ARE NOT IN PROGRESS.	PROPERTY LINE PROPOSED ASPHALT
20. CLEARING AND GRUBBING SHOULD BE LIMITED TO AREAS THAT WILL RECEIVE IMMEDIATE GRADING. EROSION CONTROL MEASURES WILL BE REQUIRED TO PROTECT AREAS WHICH HAVE BEEN CLEARED AND GRUBBED PRIOR TO GRADING OPERATION, AND WHICH ARE SUBJECT TO RUNOFF DURING A RAIN EVENT. THESE MEASURES MAY INCLUDE BUT SHALL NOT BE LIMITED TO: GRADED DITCHES; BRUSH BARRIERS AND SILT FENCES. CARE SHALL BE EXERCISED TO PRESERVE VEGETATION BEYOND LIMITS OF GRADING.	

- 21. CONSTRUCTION SITES SHALL BE MANAGED TO MINIMIZE THE EXPOSURE TIME OF DISTURBED SOIL AREAS THROUGH PHASING AND SCHEDULING OF GRADING TO THE EXTENT FEASIBLE AND THE USE OF TEMPORARY AND PERMANENT SOIL STABILIZATION.
- 22. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO ELIMINATE OR REDUCE SEDIMENT TRANSPORT FROM THE SITE TO STREETS DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.

CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT WIND OR RUNOFF DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE TO STREETS. DRAINAGE FACILITIES OR ADJOINING PROPERTIES.

DISCHARGES OTHER THAN STORM WATER (NON-STORM WATER DISCHARGES) ARE PROHIBITED, EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT, THE STATEWIDE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY, OR OTHER APPLICABLE GENERAL NPDES PERMIT. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM STREET CLEANING; SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING; AND RUNOFF FROM EQUIPMENT AND VEHICLE WASHING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ONSITE PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.

PAVED STREETS, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED IN A NEAT AND CLEAN CONDITION, FREE OF LOSE SOIL. CONSTRUCTION DEBRIS AND TRASH. STREET SWEEPING OR OTHER EQUALLY EFFECTIVE MEANS SHALL BE USED ON A REGULAR BASIS TO CONTROL SILT THAT HAS BEEN DEPOSITED ON STREETS OR SIDEWALKS. WATERING SHALL NOT BE USED TO CLEAN STREETS.

DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES MAY REQUIRE A NPDES PERMIT FROM THE SANTA ANA REGIONAL BOARD.

ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.

ARTHWORK:

T = 31 CUBIC YARDS $_{-}$ = 27 CUBIC YARDS

ANY CUT OR FILL SHALL NOT EXCEED ONE HUNDRED CUBIC YARDS OF MATERIAL NOR EXCEED ONE FOOT IN DEPTH OR HEIGHT. IF MORE THAN 100 CUBIC YARDS OF CUT AND FILL IS BEING MOVED ON THE PROJECT SITE, A GRADING PERMIT SHALL BE REQUIRED FROM THE PUBLIC WORKS DIRECTOR. WE, THE ARCHITECT, ENGINEER, CONTRACTOR AND PROPERTY OWNER(S) OF THE PROJECT HEREIN THE ATTACHED SET OF DRAWINGS,

UNDERSTAND THAT SAID INFORMATION WILL BE A BASIS OF SUBSEQUENT CITY ACTION ON THE PROJECT PROPOSED AND DESCRIBED HEREON. WE, THE ARCHITECT, ENGINEER, CONTRACTOR AND PROPERTY OWNER(S) ALSO UNDERSTAND THAT APPROVAL OF THIS REQUEST DOES NOT RELIEVE US FROM RESPONSIBILITIES TO PROVIDE NECESSARY PROTECTION TO "LIFE, LIMB, AND PROPERTY" AS INTENDED BY CORONA MUNICIPAL CODE SECTION NO. 15.36, WHICH RETENTION OF A SOILS ENGINEER'S SERVICE IS CONSIDERED AN ESSENTIAL PART OF THIS PROTECTION. WE CERTIFY THAT ALL INFORMATION SUBMITTED WITH AND WITHIN THIS SET OF DRAWINGS ATTACHED HERETO IS TRUE AND ACCURATE TO THE BEST OF OUR KNOWLEDGE AND BELIEF. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IMPLEMENTED AND MAINTAINED TO MINIMIZE AND/OR PREVENT THE TRANSPORT OF SOIL FROM THE CONSTRUCTION SITE. APPROPRIATE BMPs FOR CONSTRUCTION RELATED MATERIALS, WASTES, SPILLS, OR RESIDUES SHALL BE IMPLEMENTED TO ELIMINATE

ABBREVIATIONS:

- BC BOTTOM CURB
- BS BOTTOM STEP
- CF CURB FACE
- FC FINISH CONCRETE
- FL FLOWLINE
- FS FINISH SURFACE
- GB GRADE BREAK
- TC TOP CURB
- TS TOP STEP
- UB UTILITY BOX

HEET NUMBER

TITLE SHEET

ROJECT NO. 15X047.00 RINT DATE 8/31/2016 DRAWN BY SW IECKED E

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REV.	DESCRIPTION	DATE	
	PLAN CHECK SUBMITTAL	05.31.16	
À	LANDSCAPE SUBMITTAL	08.08.16	
B	PLAN CHECK RESUBMITTAL	08.31.16	
KEY PLAN			

IDS GROUP

Irvine, California 92614

ROJECT NAME

CONSTRUCTION NOTES:

- 1. CONSTRUCT 4" AC ON 5" AB OVER NATIVE COMPACTED TO 100%.
- 2.) SAWCUT 1'-0" OF AC FROM CF OF PROPOSED CURB AND REMOVE FROM SITE.
- (3.) CURB TYPE 6A PER CITY STD PLAN 137. SEE DETAIL A.
- 4. CONSTRUCT CONCRETE SIDEWALK PER CITY STD PLAN 142.
- (5.) CONSTRUCT RIBBON GUTTER PER DETAIL B.
- 6.) REMOVE VEGETATION
- 7.) REMOVE SIGNS

- 1. CONCRETE SHALL BE CLASS 560-C-3250 PCC, CURED WITH CURING COMPOUND.
- 2. ALL EXPOSED CORNERS SHALL BE FINISHED WITH 1/2" RADIUS.
- 3. FINISH SHALL BE FINE BROOM.
- 4. EXISTING PCC SHALL BE SAWCUT AT JOINT PRIOR TO REMOVAL.
- 5. CURBS SHALL HAVE COLD JOINTS AT BCR AND ECR AND AT 10' INTERVALS ONLY. 6. WHEN CURB AND GUTTER IS PLACED BY AN EXTRUSION MACHINE, FINISHING WORK SHALL PROVIDE AN ACCEPTABLE FINISH.
- 7. CURB ADJACENT TO TEMPORARY PARKING SHALL BE PAINTED GREEN. 8. WHEEL STOPS AND CURB FOR ADA SPACES TO BE PAINTED BLUE.
- 9. SURFACING SHALL BE AC PAVEMENT SECTION TO MATCH EXISTING.

DETAIL A

NOTES:

- THICKENED PAVEMENT CONSISTS OF SPECIFIED STREET SECTION + 2" AC AT CONCRETE TAPERING (8" WIDE).
- 2. CURB GUTTER SHALL BE POURED MONOLITHIC.
- OPTIONAL COLD JOINT OR WEAKENED PLAIN JOINT. PROVIDE 3 NO. 4 SMOOTH STEEL DOWELS, 4' LONG AT EACH LOCATION SHOWN.
- 4. $\frac{1}{4}$ " DEEP SCORE LINE
- 5. MINIMUM 6" CMB REQUIRED UNDER ALL CONCRETE
- 6. CONCRETE TO BE CLASS 560-C-3250, 4" MANDATORY SLUMP.
- 7. ALL CONCRETE ABUTTING A.C. SHALL BE CONSTRUCTED WITH A 1" BATTER.
- PLACE WEAKENED PLAIN JOINTS ACROSS GUTTER EVERY 10LF AND EXPANSION JOINTS EVERY 40LF.

DETAIL B

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SHEET NUMBER

GRADING PLAN

PROJECT NO. 15X047.00 8/31/2016 DRAWN BY SW CHECKED E PG

DATE REV. DESCRIPTION 05.31.16 PLAN CHECK SUBMITTAL LANDSCAPE SUBMITTAL 08.08.16 PLAN CHECK RESUBMITTAL 08.31.16

Exterior Building Improvements 511-581 North Main Street Corona, California 92880 ENGINEER/ARCHITECT

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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 3/4". 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:

REFLECTIVE, TEMPERED GLASS
 ALUMINUM, STOREFRONT, FACTORY PRE-FINISHED

= TEMPERED GLASS

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SHORING REQUIREMENTS

- 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.
- SHORING DESIGN SHALL BE PREPARED AND STAMPED BY A CALIFORNIA LICENSED ENGINEER.
- 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.
- THE SHORING SHALL BE SOUND, RIGID AND CAPABLE OF CARRYING THE MAXIMUM INTENDED LOAD WITHOUT SETTLEMENT OR DISPLACEMENT.
- 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.
- 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.
- 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.
- 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 9. TYPE 2 MECHANICAL COUPLERS WITH CURRENT ICC-ES EVALUATION REPORTS MAY BE USED AT THE 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

- OTHERWISE NOTED:
- 18.000 PSI.
- LESS THAN 1.25.
- REQUIREMENTS.
- ABOVE.
- PLACING OF CONCRETE.
- CONCRETE IS PLACED.
- BE IN ACCORDANCE WITH ASTM A305.
- ELECTRODES UNLESS OTHERWISE NOTED.

- CONSTRUCTION.

WOOD

- 4. ROOF SHEATHING, NAILING AND INSTALLATION SHALL BE INSPECTED AND APPROVED PRIOR TO COVERING.

MINIMUM SIZE FOR SQUARE PLATE WASHERS			
BOLT SIZE	PLATE SIZE		
1/2"	$\frac{3}{16}$ " x 2" x 2"		
⁵ ⁄ ₈ "	1/4" × 21/2" × 21/2"		
3⁄4"	$\frac{5}{16}$ " × $2\frac{3}{4}$ " × $2\frac{3}{4}$ "		
7⁄8"	5⁄16" × 3" × 3"		
1"	$\frac{3}{8}$ " x $\frac{3}{2}$ " x $\frac{3}{2}$ "		

- MINIMUM NAILING SCHEDULE AT CONNECTIONS.
- EQUAL.

- SHEATHING IS DISCONTINUOUS.

- VERIFY WITH ARCHITECTURAL DRAWINGS.

- 19. ALL HARDWARE AND FASTENERS SHALL BE ZINC- COATED. ALL NAILS INTO TREATED SILL PLATES SHALL
- THE SPACING PER CODE.

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 A. THE ACTUAL YIELD STRENGTH SHALL NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN B. THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL YIELD STRENGTH SHALL NOT BE REINFORCING STEEL CERTIFIED AS ASTM A706 MAY BE ASSUMED TO COMPLY WITH THESE

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

3. REINFORCING STEEL SHALL BE FIRMLY SUPPORTED AND ACCURATELY PLACED.

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

ANCHOR BOLTS, DOWELS AND OTHER EMBEDDED ITEMS SHALL BE SECURELY TIED IN PLACE BEFORE

ALL REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A706, GRADE 60. DEFORMATIONS SHALL

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

8. NO HEATING SHALL BE ALLOWED FOR BENDING OF REINFORCING STEEL

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

11. ALL REINFORCING STEEL INTERRUPTED BY STRUCTURAL STEEL SHALL TERMINATE WITHIN 1" OF THE STEE SURFACE WITH A 90° STANDARD HOOK UNLESS OTHERWISE NOTED.

12. ACCEPTABLE REBAR COUPLER AND ANCHORAGE DEVICES:

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.

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.

5. BOLTS SHALL CONFORM TO ASTM A307. ALL BOLTS THROUGH WOOD SHALL HAVE STANDARD WASHERS. BOLT HOLES SHALL BE BORED $\frac{1}{32}$ " to $\frac{1}{16}$ " 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:

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

7. HARDWARE CONNECTORS AND ACCESSORIES SHALL BE SIMPSON STRONG-TIE CONNECTORS OR APPROVED

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

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.

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.

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

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.
- 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.
- 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)
- ROUND HSS: ASTM A1085 (Fy=50ksi, Fu=65ksi)
- PIPES: ASTM A53, GRADE B (Fy=35ksi, Fu=60ksi) BOLTS AT OTHER APPLICATIONS: ASTM A307
- ANCHOR RODS: ASTM F1554, GRADE 36, U.N.O.
- G. THREADED RODS: ASTM A36
- H. NUTS: ASTM A563 I. WASHERS: ASTM F436
- 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

- 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.)
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) AT 28 DAYS AS FOLLOWS, UNLESS OTHERWISE NOTED: A. ALL CONCRETE: 4,000 PSI
- 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.
- 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.
- 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.
- 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.
- 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 = 0.85G = 0.85

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

 $S_{s} = 1.871 \text{ g}$ $S_1 = 0.725 q$ $F_{0} = 1.0$ Fv = 1.5 $S_{DS} = 1.247 \text{ g}$ $S_{D1} = 0.725 \text{ g}$ EXTERIOR NON-STRUCTURAL ELEMENT | = 1.0R= 2.5 a_n= 1.0

TOLERANCE

1. PERMITTED TOLERANCE SHALL BE ACCORDING TO THE CBC.

- Cf = 1.42

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ABBREVIATIONS

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

NAILING

	CONNECTION	FASTENING a, m	LOCATION
1.	JOIST TO SILL OR GIRDER	3 - 8d COMMON (2½" x 0.131")	TOENAIL
2.	BRIDGING TO JOIST	2 – 8d COMMON (2½" x 0.131")	TOENAIL EACH END
3.	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3 - 8d COMMON (2½" x 0.131")	TOENAIL
4.	CEILING JOISTS TO PLATE	3 – 8d COMMON (2½" x 0.131")	TOENAIL
5.	WIDER THAN 1" x 8" SHEATHING TO EACH BEARING	3 – 8d COMMON (2½" x 0.131")	FACE NAIL
6.	2" PLANKS	16d COMMON (3½" x 0.162")	AT EACH BEARING
7.	ROOF RAFTER TO 2-BY RIDGE BEAM	2 - 16d COMMON (3½" x 0.162") 2 - 16d COMMON (3½" x 0.162")	TOENAIL FACE NAIL
8.	LEDGER STRIP	3 – 16d COMMON (3½" × 0.162")	FACE NAIL AT EACH JOIST
9.	WOOD STRUCTURAL PANELS AND PARTICILEBOARD ^b SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	½" AND LESS 6d ^{c,1} ¹⁹ / ₃₂ " TO ¾" 8d ^d OR 6d ^e 7/8" TO 1" 10d ^d OR 8d ^e 1½" TO 1¼" 10d ^d OR 8d ^e	
10.	PANEL SIDING (TO FRAMING)	½" AND LESS 6d ^f 5⁄8" 8d ^f	
11.	INTERIOR PANELING	$\frac{1}{4}$ " $\frac{4}{3}$ d ^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 2½" x 0.131"; 10d 3" x 0.148"). f. CORROSION-RESISTANT SIDING (6d 1½" x 0.106"; 8d 2¾" x 0.128") OR CASING (6d 2" x 0.099"; 8d 2½" 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 7_{6} -INCH-DIAMETER HEAD AND 1 $^{1}\!_{2}$ -INCH LENGTH FOR $^{1}\!_{2}$ -INCH SHEATHING AND $1\frac{3}{4}$ -INCH LENGTH FOR $2\frac{5}{32}$ -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 $2\frac{5}{32}$ -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. I. 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 $\frac{1}{16}$ 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.

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ELECTRICAL SPECIFICATIONS

PART I - GENERAL

A. CONDITIONS

- . FURNISH AND INSTALL A COMPLETELY WIRED AND OPERATIONAL ELECTRICAL SYSTEM AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, INCLUDING BUT NOT LIMITED TO, THESE MAJOR ITEMS. A. LIGHTING FIXTURES AS INDICATED AND SPECIFIED ON THE PLANS.
- B. ELECTRICAL PANELS, SERVICE, CONDUIT, WIRING, ETC., FOR ALL OUTLETS AND EQUIPMENT. C. TELEPHONE OUTLETS AND CONDUIT AS INDICATED.
- **B. RELATED WORK BY OTHERS**
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT, TRENCH, AND BACKFILL FOR ELECTRICAL SERVICE ENTRANCE FROM THE MAIN SERVICE TO UTILITY POINT OF ELECTRICAL SERVICE. ELECTRICAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE ELECTRICAL SERVICE ENTRANCE WITH SERVING UTILITY COMPANY.
- C. CODES, REGULATIONS, AND STANDARDS
- THE INSTALLATION SHALL COMPLY WITH APPLICABLE LOCAL AND STATE CODES AND ORDINANCES, WITH THE REGULATIONS OF THE CURRENTLY ACCEPTED EDITION OF THE NATIONAL ELECTRIC CODE AND WITH THE REQUIREMENTS OF THE POWER, TELEPHONE, AND CATV COMPANIES FURNISHING SERVICES TO THIS INSTALLATION.
- THE FOLLOWING INDUSTRY STANDARDS, SPECIFICATIONS, AND CODES ARE MINIMUM REQUIREMENTS:
- A. THE NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION STANDARDS.
- B. THE NATIONAL ELECTRICAL CODE, INCLUDING LOCAL AMENDMENTS. UNDERWRITER LABORATORIES INCORPORATED STANDARDS. D. AMERICAN NATIONAL STANDARDS INSTITUTE.
- D. INSPECTION OF SITE
- PRIOR TO SUBMITTING A BID FOR ELECTRICAL WORK, THE CONTRACTOR SHALL VISIT THE SITE OF THE PROPOSED CONSTRUCTION AND SHALL THOROUGHLY ACQUAINT HIMSELF WITH EXISTING UTILITIES. AND WORKING CONDITIONS TO BE ENCOUNTERED. ETC. ALLOWANCE WILL NOT BE MADE FOR NONCOMPLIANCE WITH THIS CONDITION AFTER BIDDING.
- 2. ELECTRICAL INSTALLATION SHALL MEET THE EXISTING CONDITIONS.
- E. STORAGE AND HANDLING OF MATERIAL
- DELIVER MATERIALS AND EQUIPMENT TO THE PROJECT IN THE MANUFACTURER'S ORIGINAL, UNOPENED, LABELED CONTAINERS. PROTECT AGAINST MOISTURE, TAMPERING, OR DAMAGE FROM IMPROPER HANDLING OR STORAGE. CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR ANY DAMAGE TO WORK OR MATERIALS UNTIL FINAL ACCEPTANCE BY THE OWNER, AND SHALL MAKE GOOD WITHOUT COST TO THE OWNER, ANY DAMAGE OR LOSS THAT MAY OCCUR DURING THIS PERIOD.
- ARRANGE FOR TIMELY DELIVERY OF MATERIALS AND EQUIPMENT TO THE JOB SITE IN ORDER TO MINIMIZE THE LENGTH OF TIME BETWEEN DELIVERY AND INSTALLATION.
- . COVER AND PROTECT ANY MATERIAL WHICH MAY BE AFFECTED BY THE WEATHER WHILE IN TRANSIT OR STORED AT THE PROJECT SITE. ANY MATERIAL FOUND DEFECTIVE OR NOT INSTALLED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS MAY BE REJECTED BY THE ENGINEER.
- F. CLEANUP
- KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS, OR RUBBISH CAUSED BY EMPLOYEES OR WORK UNDER THIS DIVISION OF THE SPECIFICATIONS. AT THE COMPLETION OF THE WORK REMOVE ALL SURPLUS MATERIALS, TOOLS, ETC., AND LEAVE THE PREMISES BROOM-CLEAN.
- <u>G. DRAWINGS</u>
- THE DRAWINGS INDICATE THE GENERAL ARRANGEMENT AND LOCATIONS OF THE ELECTRICAL WORK DATA PRESENTED ON THESE DRAWINGS ARE AS ACCURATE AS PLANNING CAN DETERMINE, BUT FIELD VERIFICATION OF ALL DIMENSIONS, LOCATIONS, LEVELS, ETC., TO SUIT FIELD CONDITIONS IS REQUIRED. REVIEW ALL ARCHITECTURAL, STRUCTURAL, AND MECHANICAL DRAWINGS AND ADJUST ALL WORK TO MEET THE REQUIREMENTS OF CONDITIONS SHOWN. THE ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER ALL OTHER DRAWINGS. DISCREPANCIES BETWEEN DIFFERENT PLANS. OR BETWEEN DRAWINGS AND SPECIFICATIONS, OR REGULATIONS AND CODES GOVERNING THE INSTALLATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING BEFORE THE DATE OF BID OPENING. IF DISCREPANCIES ARE NOT REPORTED, THE CONTRACTOR SHALL BID THE GREATER QUANTITY OR BETTER QUALITY, AND APPROPRIATE ADJUSTMENTS WILL BE MADE AFTER CONTRACT AWARD. CONTRACTOR SHALL BE RESPONSIBLE TO FIELD MEASURE AND CONFIRM MOUNTING HEIGHTS AND LOCATION OF ELECTRICAL EQUIPMENT WITH RESPECT TO COUNTERS, RADIATION, ETC. DO NOT SCALE DISTANCES OFF THE ELECTRICAL DRAWINGS, USE ACTUAL BUILDING DIMENSIONS.
- H. EXCAVATION, CUTTING, AND FITTING
- PERFORM THE EXCAVATION. CUTTING, FITTING, REPAIRING, AND FINISHING OF THE WORK NECESSARY FOR THE INSTALLATION OF THE EQUIPMENT OF THIS SECTION. HOWEVER, NO CUTTING OF THE WORK OF OTHER TRADES OR OF ANY STRUCTURAL MEMBERS SHALL BE DONE WITHOUT THE CONSENT OF THE ARCHITECT.
- I. COOPERATION WITH OTHER CONTRACTORS COOPERATE WITH THE OTHER TRADES SO THAT THE INSTALLATION OF THE ELECTRICAL OUTLETS AND EQUIPMENT WILL BE PROPERLY COORDINATED. CONDUIT, LIGHTING FIXTURES, AND OTHER EQUIPMENT LOCATIONS SHALL BE CHECKED WITH OTHER TRADES TO AVOID CONFLICT WITH THE PIPING, DUCTWORK, STEEL, BEAMS, OR OTHER OBSTRUCTIONS.
- COORDINATE THE LOCATION OF THE TRENCHES AND CONDUITS FOR ELECTRICAL AND TELEPHONE UTILITY SERVICES WITH THE GENERAL CONTRACTOR.
- 3. COORDINATE HVAC EQUIPMENT CONNECTION REQUIREMENTS WITH HVAC CONTRACTOR. CAREFULLY CHECK THE LOCATIONS OF THE OUTLET BOXES AND DETERMINE THAT THEY HAVE NOT BEEN DISTURBED DURING THE INSTALLATION OF MATERIALS OF OTHER TRADES.
- PART II PRODUCTS AND EXECUTION
- A. MATERIALS
- . ALL MATERIALS SHALL BE NEW AND OF QUALITY AS SPECIFIED ON THE PLANS OR SPECIFICATIONS AND MUST CARRY THE UNDERWRITER'S LABORATORIES APPROVAL COVERING THE PURPOSE FOR WHICH THEY ARE USED, IN ADDITION TO MEETING ALL REQUIREMENTS OF THE CURRENT APPLICABLE CODES AND REGULATIONS.
- B. CONDUIT
- ALL WIRING SHALL BE INSTALLED IN LISTED METALLIC CONDUIT EXCEPT AS PERMITTED BELOW. RGS, WITH A 20 MIL PVC COATING WILL BE USED WHEN IN CONTACT WITH EARTH. IMC MAY BE USED IN INDOOR LOCATIONS NOT IN CONTACT WITH THE EARTH. EMT MAY BE USED IN INDOOR LOCATIONS NOT IN CONTACT WITH EARTH, NOT IN CONCRETE SLABS OR WALLS AND NOT SUBJECT TO DAMAGE. PVC MAY BE USED IN OR BELOW CONCRETE AND DIRECT BURIED IN EARTH. FLEXIBLE STEEL CONDUIT SHALL BE USED FOR INDOOR FINAL CONNECTIONS TO EQUIPMENT IN LENGTHS NOT TO EXCEED 72". LIQUID-TIGHT FLEXIBLE STEEL CONDUIT SHALL BE FOR OUTDOOR FINAL CONNECTIONS TO EQUIPMENT NOT TO EXCEED 36".
- WHERE CONDUIT ENTERS OUTLET BOXES, FIXTURES OR CABINETS, FIRMLY FASTEN WITH STEEL SET SCREW, COMPRESSION CONNECTORS, OR DOUBLE LOCKNUTS FOR GRC. ALL CONNECTIONS SHALL HAVE BUSHINGS OR INSULATED THROAT CONNECTORS. FIRMLY FASTEN CONDUIT TO THE BUILDING CONSTRUCTION. RUN EXPOSED CONDUIT PARALLEL TO THE BUILDING LINES, SUPPORTED BY APPROPRIATE HANGERS (UNISTRUT, T & B OR APPLETON, OR EQUAL).
- COVER METALLIC CONDUIT IN CONTACT WITH EARTH WITH POLYETHYLENE TAPED SPIRAL WRAPPED. 1/2 LAPPED TO PROVIDE 20 MIL. THICKNESS. TAPE SHALL BE SCOTCH NO. 50 TAPE. CONDUIT AND DUCTS NOT UNDER BUILDINGS AND FEEDER DUCTS SHALL BE INSTALLED PER N.E.C. 300-5. MAKE JOINTS WITH COMPOUND TO BE WATERTIGHT.
- 4. FITTINGS AND CONDUIT BODIES SHALL BE STEEL. NO DIECAST FITTINGS.
- 5. CONDUIT SIZES SHALL BE AS REQUIRED BY CODE AND AS INDICATED OR SPECIFIED.
- 6. ALL EMPTY CONDUIT SYSTEMS SHALL HAVE A NYLON PULL STRING TO FACILITATE INSTALLATION OF FUTURE WIRE.
- SCHEDULE 40 PVC CONDUIT SHALL BE PERMITTED UNDERGROUND WITH PROPER FITTINGS, ALL UL APPROVED AND CEMENTED JOINTS. PENETRATIONS THROUGH FLOOR SLABS AND BENDS GREATER THAN 22° SHALL BE WRAPPED RIGID GALVANIZED STEEL ELBOWS.
- 3. CONDUITS AND OUTLETS SHALL BE CONCEALED WITH THE BUILDING STRUCTURE, EXCEPT THAT CERTAIN MOTOR AND LIGHTING FEEDER CONDUITS MAY BE RUN EXPOSED IN CERTAIN AREAS AS INDICATED ON THE DRAWINGS. CONDUIT SHOWN TO BE INSTALLED IN CABINETS, COUNTERS, AND CASEWORK SHALL BE RUN AS DIRECTED BY THE ARCHITECT.
- 9. ALL CONDUIT SYSTEMS SHALL HAVE A CODE SIZED COPPER GROUND CONDUCTOR INCREASE CONDUIT SIZE AS REQUIRED.
- 10. CONDUITS SHALL BE ROUTED SURFACE ON THE STRUCTURE, PARALLEL AND PERPENDICULAR TO THE STRUCTURE.

- C. OUTLET, PULL, AND JUNCTION BOXES 1. EACH SWITCH, LIGHT. RECEPTACLE OR OTHER OUTLET SHALL BE PROVIDED WITH A CODE GAUGE, GALVANIZED STEEL OUTLET BOX. JUNCTION AND PULL BOXES SHALL BE CODE GAUGE, GALVANIZED STEEL. OUTLET BOXES SHALL BE OF THE ONE PIECE, KNOCKOUT TYPE, IN GENERAL 4" SQUARE WITH PLASTER RING. PLASTER RINGS SHALL BE SET TO PROVIDE NOT MORE THAN 1/8" FROM WALL SURFACE TO RING. IN NO CASE SHALL PLASTER RING PROJECT BEYOND SURFACE OF WALL. SINGLE GANG RINGS SIMILAR TO STEEL CITY 52050 SHALL BE USED FOR 4" BOXES IN UNFINISHED BRICK NUMBER 180 BOXES MAY BE USED FOR UNFINISHED MASONRY FLUSH WALL OUTLETS. CENTER ALL OUTLET BOXES IN BLOCK COURSE.
- 2. BOXES INSTALLED IN POURED CEMENT FLOORS SHALL BE FLUSH TYPE CAST IRON OR STEEL WITH WATERTIGHT GASKETED COVERS. WHERE BOXES ARE INSTALLED IN FLOORS WITH TILE OR CARPET FLOOR COVERING, COVERS SHALL BE OF THE RECESSED TYPE TO ACCOMMODATE THE FLOOR COVERING.
- D. WIRE
- 1. CONDUCTOR SIZES SHOWN ON THE DRAWINGS ARE BASED ON COPPER WIRE. UNLESS OTHERWISE SPECIFIED, ALL WIRE SHALL BE TYPE XHHW FOR FEEDERS OR BRANCH CIRCUITS LARGER THAN 4 AWG, TYPE THHN/THWN INSULATION FOR FEEDERS AND BRANCH CIRCUITS 4 AWG AND SMALLER. ALL BRANCH CIRCUIT WIRING SHALL BE COPPER. SERVICE AND PANEL FEEDERS #1/0 AND LARGER MAY BE ALUMINUM, PROVIDED THE CONDUCTOR SIZES ARE INCREASED FOR EQUAL OR GREATER AMPACITY AND EQUAL OR LESS EQUIVALENT VOLTAGE DROP. INCREASE CONDUIT SIZE AS REQUIRED. THE WIRES SHALL BE MARKED WITH COLOR TO SIMPLIFY CIRCUIT IDENTIFICATION. UNLESS OTHERWISE REQUIRED BY LOCAL ORDINANCES GROUND WIRES SHALL BE GREEN. NEUTRAL WIRES SHALL BE 120V-WHITE, 277V- GRAY, AND LIVE WIRES 208Y/120V AND 120/240 SHALL BE BLACK (PHASE A), RED (PHASE
- INDICATED. CIRCUIT SHALL BE LABELED IN EACH J-BOX. 2. WHERE COOPER WIRE IS USED, COOPER CONDUCTOR MATERIAL SHALL COMPLY WITH N.E.C. 310-14 AND ALL CONNECTIONS AND TERMINATIONS SHALL BE MACHINE COMPRESSION TYPE EQUAL TO
- BURNDY "HI PLUG" OR "MACADAPT", NO EXCEPTIONS. 3. NO WIRE SHALL BE INSTALLED IN THE CONDUIT SYSTEM UNTIL THE CONDUIT SYSTEM IS COMPLETE. USE MINERALAC NO. 100 OR EQUIVALENT AS A LUBRICANT TO FACILITATE THE INSTALLATION OF THE CONDUCTORS IN THE CONDUIT SYSTEM.
- 4. SPLICES IN EXTERIOR PULL BOXES AND MANHOLES SHALL BE WEATHERPROOF USING "SCOTCHCAST"
- APPROVED EQUAL. 5. PROVIDE SOLID CONDUCTOR FOR 12 AWG AND SMALLER.
- H. GUARANTEE
- 1. GUARANTEE ALL MATERIAL FURNISHED AND ALL WORKMANSHIP PERFORMED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF WORK. ANY DEFECTS DEVELOPING WITHIN THIS PERIOD, TRACEABLE TO MATERIAL FURNISHED AS A PART OF THIS SECTION OR WORKMANSHIP PERFORMED HEREUNDER, SHALL BE MADE GOOD AT NO EXPENSE TO THE OWNER.
- I. SHOP DRAWINGS AND APPROVALS 1. THE ITEMS SPECIFIED HEREIN AND ON DRAWINGS ARE USED AS A STANDARD OF QUALITY. ANY MATERIALS OF EQUAL QUALITY AND AESTHETIC VALUE WILL BE GIVEN CONSIDERATION AS A SUBSTITUTE FOR THE MATERIALS SPECIFIED. NO APPROVAL WILL BE GIVEN TO A SPECIFIC CATALOG NUMBER, MODEL, OR TYPE OF EQUIPMENT, PRIOR TO BIDDING. AFTER BIDDING, THE DECISION OF THE
- 2. THE CONTRACTOR SHALL SUBMIT SEVEN (7) IDENTICAL BOUND SETS OF SHOP DRAWINGS ON THE FOLLOWING ITEMS:
- A. LIGHTING FIXTURE CUTS AND PERFORMANCE DATA. B. OUTLINE DRAWINGS AND DATA SHEETS OF EACH PANELBOARD AND SWITCHBOARD. C. OUTLINE DRAWINGS OF ALL SWITCHGEAR.
- PARTIAL SUBMITTALS WILL NOT BE ACCEPTABLE.
- J. RECORD AND AS-BUILT DRAWINGS 1. THE ELECTRICAL CONTRACTOR SHALL MAINTAIN A SET OF DRAWINGS AT THE JOB SITE FOR THE EXCLUSIVE PURPOSE OF MAINTAINING A RECORD OF ALL WORK INSTALLED AND TO SHOW ANY DEVIATIONS FROM THE WORK INDICATED ON THE DRAWINGS.
- 2. AT THE COMPLETION OF THE PROJECT, ONE SET OF REPRODUCIBLE DRAWINGS, SHOWING ALL AS-BUILT

NOTES THE CONTRACTOR.

B), AND BLUE (PHASE C). FOR 480Y/277V CIRCUITS, THE COLOR CODE SHALL BE BROWN (PHASE A), ORANGE (PHASE B), AND YELLOW (PHASE C). THE WIRE SHALL BE 12 AWG UNLESS OTHERWISE

SPLICE KIT OR APPROVED EQUAL. SEAL ENDS OF CONDUITS AND DUCTS WITH "DUCTSEAL" OR

ARCHITECT AND/OR LEGO AND ENGINEER DETERMINING EQUAL MATERIALS WILL BE FINAL.

3. SUBMIT ITEMS AT ONE TIME IN A NEAT AND ORDERLY MANNER WITHIN 15 DAYS OF AWARD OF CONTRACT.

CONDITIONS, SHALL BE DELIVERED TO THE OWNER FOR ACCEPTANCE PRIOR TO FINAL PAYMENT.

GENERAL ELECTRICAL NOTES

- 1. ALL SYMBOLS ARE NOT NECESSARILY USED IN THIS PROJECT.
- 2. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO ESTABLISH A STANDARD OF QUALITY. THE ENGINEER RESERVES THE RIGHT TO ALLOW OTHER METHODS AND MATERIALS NOT REFLECTED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO REQUEST THE ENGINEER WAIVE THE STANDARDS TO ALLOW ALTERNATE MEANS AND METHODS PRIOR TO BEGINNING THE PROJECT. CONTRACT DOCUMENT REVISIONS TO ACCOMMODATE INSTALLED CONDITIONS, WITHOUT PRIOR APPROVAL, WILL RESULT IN ADDITIONAL DESIGN CHARGES TO
- ELECTRICAL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE NECA INSTALLATION STANDARDS TO THE SATISFACTION OF THE ARCHITECT, ENGINEER AND LGBO.
- 4. ALL WORK. MATERIALS AND EQUIPMENT SHALL CONFORM TO THE CURRENTLY ACCEPTED EDITION OF ALL APPLICABLE NATIONAL, STATE AND CITY CODES AND ORDINANCES.
- ALL ELECTRICAL SYSTEM COMPONENTS SHALL BE LISTED OR LABELED BY UL OR OTHER RECOGNIZED TESTING FACILITY AS ALLOWED BY AUTHORITY HAVING JURISDICTION.
- 6. WHERE AN APPARENT DISCREPANCY EXISTS BETWEEN THE REQUIREMENTS OF THE GENERAL NOTES AND INFORMATION PORTRAYED IN THE ELECTRICAL DRAWINGS, THE CONTRACTOR SHALL INCLUDE IN HIS BID THE COST OF THE GREATER QUALITY OR QUANTITY.
- 7. CONTRACTOR SHALL VISIT JOB SITE PRIOR TO BID AND VERIFY EXISTING CONDITIONS. CONTRACTOR SHALL INCLUDE IN BASE BID ALL COSTS REQUIRED FOR PERMITS AND INSPECTIONS.
- 8. CONTRACTOR SHALL VERIFY, WITH OWNER'S REPRESENTATIVE PRIOR TO SUBMITTING BID, ALLOWABLE WORKING HOURS, EMPLOYEE PARKING AREAS, MATERIAL DELIVERY, STORAGE REQUIREMENTS, DEMOLITION AND REMOVAL OF CONSTRUCTION DEBRIS, AS WELL AS DAILY CLEAN UP REQUIREMENTS. INCLUDE ALL COSTS IN BID FOR DUST BARRIERS, DUMPSTER'S ETC. AS REQUIRED FOR THE DURATION OF THE PROJECT. PERFORM ALL WORK AS DIRECTED BY OWNER'S REPRESENTATIVE AND ARCHITECT.
- 9. ALL ELECTRICAL SYSTEMS SHALL BE TESTED FOR PROPER OPERATION. IF TESTS SHOW THAT WORK IS DEFECTIVE, CONTRACTOR SHALL MAKE ALL NECESSARY CORRECTIONS AT NO ADDITIONAL COST TO OWNER.
- 10. CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP WHICH MAY OCCUR UNDER NORMAL USE FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE. ALL DEFECTS SHALL BE PROMPTLY CORRECTED BY CONTRACTOR WITHOUT ADDITIONAL CHARGE TO OWNER.
- 11. PROVIDE AS-BUILT DRAWINGS TO ARCHITECT. DRAWINGS SHALL INCLUDE ACCURATE CONDUIT AND DEVICE LOCATIONS DIMENSIONED FROM PERMANENT LANDMARKS SUCH AS BUILDING WALLS.
- 12. DO NOT SCALE ELECTRICAL DRAWINGS. VERIFY EXACT LOCATION OF ALL DEVICES, JUNCTION BOXES, LIGHTING FIXTURES, ETC. WITH ARCHITECTURAL AND INTERIOR DESIGN DRAWINGS PRIOR TO INSTALLATION. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL MECHANICAL EQUIPMENT AND OTHER EQUIPMENT REQUIRING ELECTRICAL CONNECTION PRIOR TO ROUGH-IN. EVERY OUTLET HEIGHT SHALL BE VERIFIED ON EACH WALL WITH THE INTERIOR PLANNING AND DESIGN DRAWINGS. COORDINATE WITH CABINET SHOP DRAWINGS TO ENSURE PROPER HEIGHT AND LOCATION WITH RESPECT TO MILLWORK, EQUIPMENT, ETC.
- 13. THESE DRAWINGS INDICATE THE FINISHED REQUIREMENTS FOR THE ELECTRICAL SYSTEMS, EQUIPMENT, LIGHTING FIXTURES, OUTLETS AND DEVICES. DUE TO STRUCTURAL CONDITIONS, MECHANICAL DUCT, PIPING CONFLICTS, OR OTHER LEGITIMATE REASONS, THE CONTRACTOR MAY DESIRE TO INSTALL THE WORK INDICATED IN A MANNER DIFFERENT FROM THAT SHOWN. SUCH CHANGES SHALL BE PRESENTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING. UPON APPROVAL, THE WORK SHALL BE PERFORMED AND THE AS-BUILT DRAWINGS SHALL BE REVISED TO ACCURATELY REFLECT THE WORK AS ACTUALLY INSTALLED.
- 14. RACEWAY SYSTEMS ARE SHOWN DIAGRAMMATICALLY. ACTUAL LOCATION AND ROUTING OF ALL, SHALL BE DETERMINED BY CONTRACTOR TO SUIT FIELD CONDITIONS.
- 15. PROVIDE DEDICATED NEUTRAL FOR EACH NEW CIRCUIT. HOME RUN CONDUCTORS MAY BE COMBINED INTO ONE CONDUIT. NO RACEWAY OR CABLE SHALL CONTAIN MORE THAN NINE (9) CURRENT CARRYING CONDUCTORS. WHERE MULTIPLE CONDUCTORS IN EXCESS OF THREE (3) ARE INDICATED ON THESE DRAWINGS, THEY HAVE BEEN DE-RATED AS REQUIRED BY NEC ARTICLE 310 REQUIREMENTS.
- 16. RACEWAYS SHALL BE INSTALLED CONCEALED (IN CMU OR OTHER WALL) WHENEVER POSSIBLE. RACEWAYS INSTALLED EXPOSED SHALL BE ROUTED OUT OF PUBLIC VIEW AS MUCH AS POSSIBLE. RACEWAYS SHALL BE RUN PARALLEL WITH, OR AT RIGHT ANGLE TO WALLS.
- 17. PROVIDE APPROVED EXPANSION FITTINGS WHERE RACEWAYS CROSS BUILDING EXPANSION JOINTS. PROVIDE BONDING JUMPER(S) SIZED PER CODE WHERE REQUIRED. PROVIDE ALL FITTINGS REQUIRED FOR A COMPLETE INSTALLATION. REFER TO ARCHITECTURAL DRAWINGS FOR EXPANSION JOINT LOCATION(S).
- 18. MINIMUM RACEWAY SIZE SHALL BE 1/2". MINIMUM HOMERUN SIZE SHALL BE 3/4". MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG U.N.O. TYPICAL. ALL POWER RELATED CONDUITS SHALL HAVE A CODE SIZE GROUND WIRE INSTALLED IN EACH RUN.
- 19. CONTRACTOR SHALL PROVIDE PULL CORDS IN ALL EMPTY CONDUITS. WHERE MORE THAN ONE CONDUIT TERMINATES IN A JUNCTION BOX, THE CONTRACTOR SHALL IDENTIFY EACH CONDUIT AND JUNCTION BOX IN A MANNER ALLOWING IDENTIFICATION AFTER ALL WALL FINISHES HAVE BEEN APPLIED.
- 20. CONTRACTOR SHALL PROVIDE ALL RACEWAY SYSTEMS INDICATED ON THE DRAWING PER NEC REQUIREMENTS AND GENERAL NOTES. ANY DEVIATION FROM THE WIRING METHODS INDICATED SHALL BE ALLOWED ONLY BY SPECIFIC WRITTEN APPROVAL FROM EITHER THE ARCHITECT, ENGINEER OR OWNER. CONTRACTOR'S BID SHALL INCLUDE ALL COSTS FOR RACEWAY SYSTEMS AS SPECIFIED UNLESS SPECIFIC WRITTEN APPROVAL FOR AN ALTERNATIVE WIRING METHOD IS OBTAINED FROM EITHER THE ARCHITECT, ENGINEER OR OWNER AND IS SUBMITTED AS PART OF CONTRACTOR'S FORMAL BID PROPOSAL.
- 21. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECT SIZE AND INSTALLATION OF ALL OUTLET. PULL AND JUNCTION BOXES IN ACCORDANCE WITH NEC 314-16. ALL BOXES SHALL BE MINIMUM 4" SQUARE BY 1-1/2" DEEP OR AS INDICATED ON THE DRAWINGS. ALL BOXES SHALL BE RECESSED WITH COVER PLATE TO SUIT THE INTENDED APPLICATION.
- 22. PRIOR TO INSTALLATION, CONTRACTOR SHALL REVIEW THE COMPLETE SET OF CONSTRUCTION DOCUMENTS FOR CONFLICTS WITH OTHER TRADES. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL WORK WITH OTHER TRADES TO AVOID CONFLICT DURING INSTALLATION. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS IN EQUIPMENT LOCATION AND ROUTING AS NECESSARY AT NO ADDITIONAL COST TO THE OWNER.
- 23. CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY CUT AND PATCH EXISTING CONSTRUCTION AS REQUIRED TO INSTALL NEW ELECTRICAL WORK ALL PATCHING SHALL BE OF THE SAME MATERIALS, WORKMANSHIP AND FINISH AS THE EXISTING WORK AND SHALL ACCURATELY MATCH ALL SURROUNDING WORK TO THE SATISFACTION OF THE ARCHITECT.
- 24. ALL ELECTRICAL EQUIPMENT SHALL HAVE SUFFICIENT GUTTER SPACE AND LUGS TO ACCOMMODATE QUANTITY AND SIZE OF CONDUCTORS REQUIRED. CONTRACTORS SHALL PROVIDE EQUIPMENT WITH OVERSIZED ENCLOSURES WHERE REQUIRED.
- 25. ALL PENETRATIONS OF FIRE RESISTIVE FLOORS OR WALLS SHALL BE PROTECTED BY MATERIALS AND INSTALLATION DIAGRAMS THAT CONFORM TO UL LISTING FOR "THROUGH-PENETRATION FIRE STOP SYSTEMS". 26. ALL UNDERGROUND SERVICE CONDUITS SHALL BE SEALED PER NEC ARTICLE 230-8.
- 27. PROVIDE 10 AWG CONDUCTORS FOR 20 AMPERE, 120V BRANCH CIRCUITS LONGER THAN 75' AND 8 AWG CONDUCTORS FOR 20 AMPERE, 120V BRANCH CIRCUITS LONGER THAN 120'. PROVIDE 10 AWG

CONDUCTORS FOR 20 AMPERE, 277V BRANCH CIRCUITS LONGER THAN 200'.

A	
AFG	
AIC	AMPERE INTERRUPTING C
AL	ALUMINUM
ARCH'L	ARCHITECTURAL
AS	
AWG	
BLDG	BUILDING
C	CONDUIT
CAB	CABINET
CAT	
C/B C/B	
CLG	CEILING
CO, EC	CONDUIT ONLY
COMM	COMMUNICATION
DEMO	DISCONNECT
DN	DOWN
DWG	DRAWING
EA	EACH
ELECT.	
ELEV FM	EMERGENCY
EMT	ELECTRICAL METALLIC TU
EQUIP	EQUIPMENT
(E), EXIST	EXISTING
FBO	
FIXT	FIXTURE
FLEX	FLEXIBLE METALLIC COND
FLUOR	FLUORESCENT
FT CEA	
GFA GECL(GEI)	
GND	GROUND
HP	HORSEPOWER
HVAC	HEATING, VENTILATING &
IBC	
	INTERMEDIATE METAL CO
IRC	INTERNATIONAL RESIDEN
ISC	SHORT CIRCUIT AMPERES
JB, J-BOX	JUNCTION BOX
KCMIL, MCM	THOUSAND CIRCULAR MIL
KW	KILOVOLTAMPERE
LTG	LIGHTING
MAX.	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MECH. MIN	MECHANICAL
MLO	MAIN LUGS ONLY
MTD	MOUNTED
NC	NORMALLY CLOSED
NECA	NATIONAL ELECTRICAL MA
NEUT	NEUTRAL
NFC	NATIONAL FIRE CODE
NF	
NO	NORMALLY OPEN
NPCO	NEVADA POWER COMPAN
NTS	NOT TO SCALE
P	
' PH	PHASE
PNL	PANEL
PV	PV PHOTOVOLTAIC
PVC PW/R	
QTY	QUANTITY
RECEP	RECEPTACLE
REQ'D	REQUIRED
RSC	
SECT	SECTION
SP	SINGLE POLE
SN	SOLID NEUTRAL
SPEC	SPECIFICATION
SWBD	SWITCHBOARD
SWGR	SWITCH GEAR
SYS	SYSTEM
TEMP	TEMPORARY
	THERMOSTAT
TTB	TELEPHONE TERMINAL BA
TTC	TELEPHONE TERMINAL CA
TYP.	TYPICAL
UBC	
UBC UL U.N.O.	UNIFORM BUILDING CODE UNDERWRITERS LABORAT UNLESS NOTED OTHFRWI
UBC UL U.N.O. V	UNIFORM BUILDING CODE UNDERWRITERS LABORAT UNLESS NOTED OTHERWIS VOLT OR VOLTAGE
UBC UL U.N.O. V VA	UNIFORM BUILDING CODE UNDERWRITERS LABORAT UNLESS NOTED OTHERWIS VOLT OR VOLTAGE VOLT AMPERE
UBC UL U.N.O. V VA VD	UNIFORM BUILDING CODE UNDERWRITERS LABORAT UNLESS NOTED OTHERWIS VOLT OR VOLTAGE VOLT AMPERE VOLTAGE DROP
UBC UL U.N.O. V VA VD VP W	UNIFORM BUILDING CODE UNDERWRITERS LABORAT UNLESS NOTED OTHERWIS VOLT OR VOLTAGE VOLT AMPERE VOLTAGE DROP VAPOR PROOF WATT, WIRF
UBC UL U.N.O. V VA VD VP W WCR	UNIFORM BUILDING CODE UNDERWRITERS LABORAT UNLESS NOTED OTHERWIS VOLT OR VOLTAGE VOLT AMPERE VOLTAGE DROP VAPOR PROOF WATT, WIRE WITHSTAND CURRENT RA
UBC UL U.N.O. V VA VD VP W WCR WP	UNIFORM BUILDING CODE UNDERWRITERS LABORAT UNLESS NOTED OTHERWIS VOLT OR VOLTAGE VOLT AMPERE VOLTAGE DROP VAPOR PROOF WATT, WIRE WITHSTAND CURRENT RA UL LISTED WEATHERPROO
UBC UL U.N.O. V VA VD VP W WCR WP XFMR	UNIFORM BUILDING CODE UNDERWRITERS LABORAT UNLESS NOTED OTHERWIS VOLT OR VOLTAGE VOLT AMPERE VOLTAGE DROP VAPOR PROOF WATT, WIRE WITHSTAND CURRENT RA UL LISTED WEATHERPROO TRANSFORMER

STANDARD ABBREV

(R)

TIONS	ELECTRICAL LEGEND	
	SYMBOL DESCRIPTION	SYMBOL DESCRIPTION
	LIGHTING	SIGNAL
ATIONS CAPACITY BING DUIT (STEEL) NTERRUPTER AIR CONDITIONING CODE NDUIT TIAL CODE S S	ELECTRICAL LEGENDD SYMBOL DESCRIPTION LIGENTING Image: Im	SYMBOL DESCRIPTION SIGNAL
Y		
ION	POWER	SINGLE LINE
ACKBOARD ABINET FORY SE TING DF, NEMA 3R	 DUPLEX RECEPTACLE, NEMA 5-20R, 20A, 125V GFCI DUPLEX RECEPTACLE, NEMA 5-20R, 20A, 125V DOUBLE DUPLEX RECEPTACLE, NEMA 5-20R, 20A, 125V DUPLEX RECEPTACLE / HALF-SWITCHED DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - VERIFY MOUNTING HEIGHT GFCI RECEPTACLE, ABOVE COUNTER SPECIAL PURPOSE OUTLET (TYPE AS NOTED) CLOCK OUTLET NEMA 5-20R, 20A, 125V w/ RECESSED COVER PLATE AT +90", U.N.O. DUPLEX RECEPTACLE NEMA 5-20R, 20A, 125V w/ RECESSED COVER PLATE AT +90", U.N.O. DUPLEX RECEPTACLE NEMA 5-20R, 20A, 125V w/ RECESSED COVER PLATE AT +90", U.N.O. DUPLEX RECEPTACLE NEMA 5-20R, 20A, 125V w/ RECESSED COVER PLATE AT +90", U.N.O. DUPLEX RECEPTACLE NEMA 5-20R, 20A, 125V w/ RECESSED COVER PLATE AT +90", U.N.O. DUPLEX RECEPTACLE NEMA 5-20R, 20A, 125V w/ RECESSED COVER PLATE AT +90", U.N.O. DUPLEX RECEPTACLE NEMA 5-20R, 20A, 125V w/ RECESSED COVER PLATE AT +90", U.N.O. DUPLEX RECEPTACLE NEMA 5-20R, 20A, 125V at 12" ON CENTER JUNCTION BOX - FLUSH FLOOR MOUNT JUNCTION BOX - FLUSH FLOOR MOUNT JUNCTION BOX - FLUSH FLOOR MOUNT PULLBOX - EXTERIOR OR INTERIOR AS INDICATED 	SERVICE CABLE TERMINATION FUSE FUSE FUSED DISCONNECT SWITCH SWITCH GROUNDING ELECTRODE M POWER METER MOTOR G GENERATOR ST SHUNT TRIP GROUND FAULT INTERRUPT
		WIRING
		CONDUIT ROUTED UNDERFLOOR / UNDERGROUND RACEWAY W#12 CONDUCTORS UNO RACEWAY TURNED UP RACEWAY TURNED DOWN HOMERUN TO PANELBOARD 1/2"C W/3#12 CONDUCTORS UNO CONDUIT CAP-OFF A-1,3,5 HOME RUN TO PANEL. LETTER DESIGNATES PANEL, NUMERALS DESIGNATES CIRCUITS. HOME RUN TO PANEL OF HATCH MARKS INDICATES NUMBER OF HATCH MARKS INDICATES NUMBER OR WIRES IN CODE SIZE CIRCUITS. WIRING RUN UNDER FLOOR OR UNDERGROUND.
	APPLICABLE CODES	MISCELLANEOUS
	2013 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24 C.C.R. 2013 CALIFORNIA BUILDING CODE (CBC), TITLE 24 C.C.R. 2013 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 C.C.R. 2013 CALIFORNIA MECHANICAL CODE (CPC), TITLE 24 C.C.R. 2013 CALIFORNIA PLUMBING CODE (CPC), TITLE 24 C.C.R. 2013 CALIFORNIA GREEN BUILDING CODE (CGBC) 2013 CALIFORNIA ENERGY CODE ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS SHEET TITLE E0.01 ELECTRICAL NOTES, LEGEND, ABBREVIATION, AND SPECS E1.01 ELECTRICAL SITE PLAN	Image: state

	CLIENT]				
	IRA					
	REALTY CAPIT	A L				
	IRA REALTY CAPITAL 1900 Main Street, Suite 37 Irvine, California 92614	75				
	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					
	Exp. 09/30/16 Exp. 0					
	ISSUE REV. DESCRIPTION	DATE				
	PLAN CHECK SUBMITTAL	05.31.16				
	PLAN CHECK RE-SUBMITTAL	07.06.16				
/16	KEY PLAN					
- 08/30						
SET						
AL						
1177	PROJECT NO. 1 PRINT DATE 7	5X047.00 7/08/2016				
JBN		-				
-SL	CHECKED BY	MB, HB				
ВЕ	GENERAL NOTES LEG					
ECK	ABBREVIATIONS AND					
CHE						
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