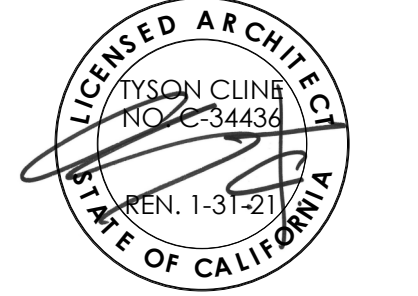


# SAN ANTONIO ELEMENTARY SCHOOL PORCH REPAIR PROJECT NO. 2020-1300

## OJAI UNIFIED SCHOOL DISTRICT

ABBREVIATIONS				DEMOLITION NOTES				DEMOLITION NOTES				GENERAL NOTES				SHEET INDEX			
Ø & CL OR C	DIAMETER AND CENTERLINE	HR.	HOUR	1.	IDENTIFY ALL DAMAGED ELEMENTS DESIGNATED TO REMAIN OR BE RELOCATED. REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH DEMOLITION WORK.			18.	CAREFULLY & THOROUGHLY SURVEY EXISTING IRRIGATION SYSTEMS AT AREAS OF TRENCHING PRIOR TO BEGINNING SUCH WORK. MEET WITH OWNER MAINTENANCE STAFF TO COORDINATE SHUT-OFF AT AREAS OF WORK. REPAIR ALL IRRIGATION DAMAGED AS A RESULT OF DEMOLITION & NEW WORK TO ORIGINAL FUNCTIONING CONDITION.			1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THAT ALL WORKMANSHIP, MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE APPLICABLE CODES AND FEDERAL REQUIREMENTS AND REGULATIONS.		TITLE SHEETS					
#	POUND OR NUMBER	INSUL.	INSULATION	2.	GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND VERIFYING DEMOLITION PLANS IN RELATION TO STRUCTURAL AND CONSTRUCTION DRAWINGS. CONTRACTOR SHALL VERIFY AND COORDINATE THE EXTENT OF DEMOLITION WORK WITH NEW WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY AND ALL CONFLICTS, DISCREPANCIES OR PROBLEMS.			19.	ALL TRENCHING OPERATIONS SHALL BE PERFORMED WITH A SPOTTER. SPOTTER SHALL CONTINUOUSLY OBSERVE EXCAVATIONS TO LOCATE IRRIGATION LINES, CONDUITS AND ANY OTHER UTILITIES OR SUBTERRANEAN EQUIPMENT. ANY ITEMS ENCOUNTERED SHALL BE EXCAVATED BY HAND. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY IRRIGATION, UTILITIES, OR OTHER ITEMS DAMAGED AS A RESULT OF EXCAVATION.			2. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS PRIOR TO SUBMITTING A BID. THE CONTRACTOR IS ALSO RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.		T-1.1 TITLE SHEET					
A.B.	ANCHOR BOLT	JT.	JOINT	3.	THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO DEMOLITION. THE CONTRACTOR SHALL BEWARE OF POTENTIAL HAZARDS FROM DEMOLITION WORK NEAR UTILITIES. PIPES AND CONDUIT ENCOUNTERED IN DEMOLISHED PARTITIONS AND AREAS WHICH ARE TO REMAIN IN USE SHALL BE RE-ROUTED AND CONCEALED. THOSE WHICH ARE TO BE ABANDONED SHALL BE CAPPED AND CONCEALED IN FLOOR, WALL OR CEILING.						3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, GRADES, ELEVATIONS AND DIMENSIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.		ARCHITECTURAL						
ABV.	ABOVE	LAM.	LAMINATE	4.	THE GENERAL CONTRACTOR SHALL ERECT ALL NECESSARY TEMPORARY SOLID AND/OR PLASTIC DROP CLOTH PARTITIONS TO PROTECT AREAS TO REMAIN WHILE DEMOLITION AND CONSTRUCTION ARE IN PROGRESS.						4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF FEDERAL AND STATE OF CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS AND REGULATIONS.		A-1.0 FLOOR PLAN						
ACP	ACOUSTICAL CEILING PANEL	LAV.	LAVATORY	5.	BRACE AND SUPPORT EXISTING WORK PRIOR TO AND DURING DEMOLITION AND NEW WORK, AND UNTIL SAFE TO REMOVE SUCH BRACING AND SUPPORTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL SHORING DESIGN AND CALCULATIONS.						5. DO NOT SCALE ANY DRAWINGS IN THIS SET.		A-1.1 ENLARGED FLOOR PLANS						
A.D.	AREA DRAIN	LT.	LIGHT	6.	THE CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK REQUIRED INCLUDING THE REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS, BROKEN CONCRETE, ETC., FROM THE SITE. PROPER SHORING SHALL BE EXECUTED FOR THE SAFETY OF THE STRUCTURE AND WORKMEN.						6. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.		A-1.2 ROOF PLANS						
ADJ.	ADJUSTABLE	MFR.	MANUFACTURER	7.	THE OWNER SHALL HAVE FIRST RIGHTS OF REFUSAL FOR ALL DEMOLISHED MATERIALS.						7. ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH ANY WORK SO INVOLVED. NO CHANGES ARE TO BE MADE UNLESS THE ARCHITECT AND THE DISTRICT ARE NOTIFIED IN WRITING AND APPROVE SUCH A CHANGE ACCORDING TO THE CONTRACT.		A-1.3 EXTERIOR ELEVATIONS						
A.F.F.	ABOVE FINISH FLOOR	MATR'L	MATERIAL	8.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM DEMOLITION AT NO ADDITIONAL COST TO THE OWNER. THE GENERAL CONTRACTOR SHALL BE EXTREMELY CAREFUL TO PROTECT AND NOT TO DAMAGE ANY PORTION OF EXISTING INSTALLATION NOT BEING REMOVED. ANY EXISTING FACILITIES INDICATED TO REMAIN WHICH ARE SO DAMAGED SHALL BE REPLACED EQUAL TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER.						8. DURING CONSTRUCTION PERIOD, CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. THE LOAD SHALL NOT EXCEED THE DESIGN LIVE LOADS FOR EACH PARTICULAR LEVEL.		AD-1.0 TYPICAL DETAILS						
A.F.G.	ABOVE FINISH GRADE	MAX.	MAXIMUM	9.	CUT EXISTING PORTIONS OF WALLS, FLOORS, CEILINGS, ETC., WHERE INDICATED AND AS NECESSARY FOR NEW WORK. UNLESS SPECIFICALLY SHOWN ON THESE PLANS, NO STRUCTURAL MEMBER SHALL BE CUT, NEITHER DRILLED NOR NOTCHED, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER, THE ARCHITECT AND THE AUTHORITY HAVING JURISDICTION.						9. CONTRACTOR ACKNOWLEDGES THAT DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE TO REPRESENT THE INTENT OF THE WORK TO BE ACCOMPLISHED. CONTRACTOR IS TO INSTALL MATERIALS AND SYSTEMS WITH EXPERIENCED SKILLED CRAFTSMEN WHO WILL BE RESPONSIBLE FOR THE INTEGRITY OF THEIR RESPECTIVE WORK. NOT EVERY DETAIL OF EACH CONDITION IS DRAWN. CONTRACTOR AND SUB-CONTRACTOR ARE RESPONSIBLE FOR COMPLETE WORKMANLIKE INSTALLATION OF ALL MATERIALS AND SYSTEMS AND WILL NEED TO PROVIDE ADDITIONAL DETAILS FOR INSTALLATION BASED ON GENERAL INFORMATION SHOWN. .								
ALUM.	ALUMINUM	M.B.	MACHINE BOLT	10.	ALL TRADES CONCERNED SHALL COORDINATE EACH OTHER'S WORKS PRIOR TO AND DURING DEMOLITION.						10. THE INTENT OF THESE DRAWINGS & SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL APPROVED BY THE DISTRICT BEFORE PROCEEDING WITH THE WORK.								
BLDG.	BUILDING	MECH.	MECHANICAL	11.	ANY PROJECTING OR SURFACE-MOUNTED ITEMS BEING ABANDONED SHALL BE REMOVED, CAPPED AND CONCEALED BEHIND FINISHED SURFACES, UNLESS OTHERWISE NOTED. PATCH AND FINISH TO MATCH EXISTING ADJACENT SURFACE.						11.TITLE 24, PARTS 1-5 AND 9 MUST BE KEPT ON SITE DURING CONSTRUCTION.								
BLKG.	BLOCKING	MIN.	MINIMUM	12.	SURFACES WHERE MATERIAL IS REMOVED TO INSTALL NEW WORK OR TO RECEIVE NEW FINISH SHALL BE REPAIRED AND PATCHED TO MATCH ORIGINAL CONDITIONS. RETEXTURE AND REPAINT WALL OR CEILING WHERE PATCHED TO MATCH EXISTING, WITH NO EVIDENCE THAT PATCH HAS OCCURRED.														
BM.	BEAM	MISC.	MISCELLANEOUS	13.	ALL EXISTING AREAS TO REMAIN OR NEW CONSTRUCTION WORK THAT ARE DAMAGED SHALL BE PATCHED AS REQUIRED TO MATCH EXISTING ADJACENT AREA IN MATERIAL, FINISH AND COLOR, UNLESS OTHERWISE NOTED.														
B.O.B.	BOTTOM OF BEAM	M.R.	MOISTURE RESISTANT	14.	ALL EQUIPMENT AND MATERIAL WHICH ARE IN OPERATING CONDITION WHEN REMOVED SHALL BE MAINTAINED AS SUCH AND RETURNED TO THE OWNER OR TO BE REINSTALLED WHERE INDICATED. PROPERLY RECONNECT EQUIPMENT TO RESUME OPERATION.														
BOT.	BOTTOM	MTL.	METAL	15.	DEMOLISH AND REMOVE WALLS, CEILINGS AND ALL OTHER ITEMS AND EQUIPMENT NOT REQUIRED TO REMAIN OR TO BE REUSED, SUCH AS, BUT NOT LIMITED TO, DOORS, BUCKS, MOLDINGS AND WALL COVERINGS, INCLUDING ITEMS WHICH MAY BE REASONABLY INFERRED AS NECESSARY TO PROPERLY PREPARE FOR THE EXECUTION AND INSTALLATION OF THE NEW WORK. REMOVE EXCESS DOORS, BUCKS, HARDWARE, LIGHTING FIXTURES, ELECTRICAL FITTINGS, CARPETS AND OTHER SALVAGEABLE MATERIAL TO BE STORED, RECYCLED, OR DISPOSED OF AS DIRECTED BY THE OWNER.														
BTWN.	BETWEEN	(N)	NEW	16.	IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS OR VOIDS IN FLOOR, THE GENERAL CONTRACTOR SHALL PATCH TO LEVEL FLOOR WITH EXISTING SLAB AND/OR REQUIRED SURFACE TO RECEIVE NEW FLOOR FINISH. PATCH AND REPAIR SUBFLOOR AS REQUIRED TO RECEIVE NEW FINISH FLOORING IN A MANNER CONSISTENT WITH HIGH QUALITY WORKMANSHIP.														
CAB.	CABINET	N.I.C.	NOT IN CONTRACT	17.	WHERE DEMOLITION IS REQUIRED TO INSTALL NEW HOLDDOWNS OR STRAPS PASSING FROM FLOOR TO FLOOR, EXERCISE EXTREME CARE AS TO NOT DAMAGE EXISTING ADJACENT FLOOR FINISHES (CARPET, CERAMIC TILE, VINYL TILE, ETC..														
CALIF.	CALIFORNIA	NO. OR #	NUMBER																
C.F.O.I	CONTRACTOR FURNISHED	N.T.S.	NOT TO SCALE																
	OWNER INSTALLED	O/	OVER																
C.I.P.	CAST IN PLACE	O.C.	ON CENTER																
CJ	CONSTRUCTION JOINT	O.F.C.I.	OWNER FURNISHED																
C.J.	CONTROL JOINT		CONTRACTOR INSTALLED																
C.L.	CHAIN LINK	O.F.O.I.	OWNER FURNISHED																
CLG.	CEILING		OWNER INSTALLED																
CLR.	CLEAR	OPP.	OPPOSITE																
CMU	CONCRETE MASONRY UNIT	PB	PULL BOX																
C.O.	CLEAN OUT	PERF.	PERFORATED																
COL.	COLUMN	PL.	PLATE OR PLASTIC																
COMP.	COMPOSITION	PLAST.	PLASTER																
CONC.	CONCRETE	PLYWD.	PLYWOOD																
CONSTR.	CONSTRUCTION	PR.	PAIR																
CONT.	CONTINUOUS	PROJ.	PROJECTION																
C.T.	CERAMIC TILE	P.T.D.F.	PRESSURE TREATED																
DBL.	DOUBLE		DOUGLAS FIR																
DF	DOUGLAS FIR	R OR RAD	RADIUS																
D.F.	DRINKING FOUNTAIN	REFL.	REFLECTED																
DFCI	DISTRICT FURNISHED	REFRIG.	REFRIGERATOR																
	CONTRACTOR INSTALL	REINF.	REINFORCED OR																
D.G.	DECOMPOSED GRANITE		REINFORCEMENT																
DIA.	DIAMETER	REQ.	REQUIRED OR																
DIM.	DIMENSION		REQUIREMENTS																
DN	DOWN	RM.	ROOM																
DR.	DOOR	S.C.	SOLID CORE																
DWG	DRAWING	SCHED.	SCHEDULE																
(E)	EXISTING	SHT'G	SHEATHING																
EA	EACH	SHT.	SHEET																
EJ	EXPANSION JOINT	SIM.	SIMILAR																
ELECT.	ELECTRICAL	SJ	SAWCUT JOINT																
ELEV.	ELEVATION	S.M.S.	SHEET METAL SCREWS																
EQ	EQUAL	SQ.	SQUARE																
EQUIP.	EQUIPMENT	S.S.	STAINLESS STEEL																
EXIST.	EXISTING	ST.	STANDARD																
EXT.	EXTERIOR	STL.	STEEL																
FD	FLOOR DRAIN	STOR.	STORAGE																
FDN.	FOUNDATION	STRUCT.	STRUCTURAL																
F.E.	FIRE EXTINGUISHER	SUSP.	SUSPENDED																
F.E.C.	FIRE EXTINGUISHER CABINET	T&B	TOP & BOTTOM																
F.F.	FINISH FLOOR	TEMP.	TEMPERED																
FIN.	FINISH	T.O.	TOP OF																
FLR.	FLOOR	T.O.B.	TOP OF BEAM																
F.O.C.	FACE OF CONCRETE	TS	TUBE STEEL																
F.O.F.	FACE OF FINISH	T.W.	TOP OF WALL																
F.O.S.	FACE OF STUD	TYP.	TYPICAL																
FRAM'G	FRAMING	U.N.O.	UNLESS NOTED																
FRP	FIBERGLASS REINFORCED	U.O.N.	OTHERWISE																
FT.	PANEL	V.C.T.	UNLESS OTHERWISE																
FTG.	FOOT OR FEET	VERT.	NOTED																
F.V.	FOOTING	V.G.D.F.	VINYL COMPOSITION TILE																
GA.	FIELD VERIFY		VERTICAL																
GALV.	GAUGE	V.I.F.	VERTICAL GRAIN																
GWB	GALVANIZED	W/	DOUGLAS FIR																
GYP. BD.	GYPSUM WALL BOARD	WD.	VERIFY IN FIELD																
HDG	GYPSUM BOARD	W.O.	WITH																
HDR.	HOT DIP GALV	W.P.	WOOD																
HORIZ.	HEADER	W.R.	WHERE OCCURS																
H.M.	HORIZONTAL	WT.	WATERPROOF																
	HOLLOW METAL		WATER RESISTANT																
			WEIGHT																



### OJAI UNIFIED SCHOOL DISTRICT

### SAN ANTONIO ELEMENTARY SCHOOL CAMPUS PORCH REPAIR PROJECT

650 Carne Road  
Ojai, CA 93023

100% CDs

No.	Description	Date

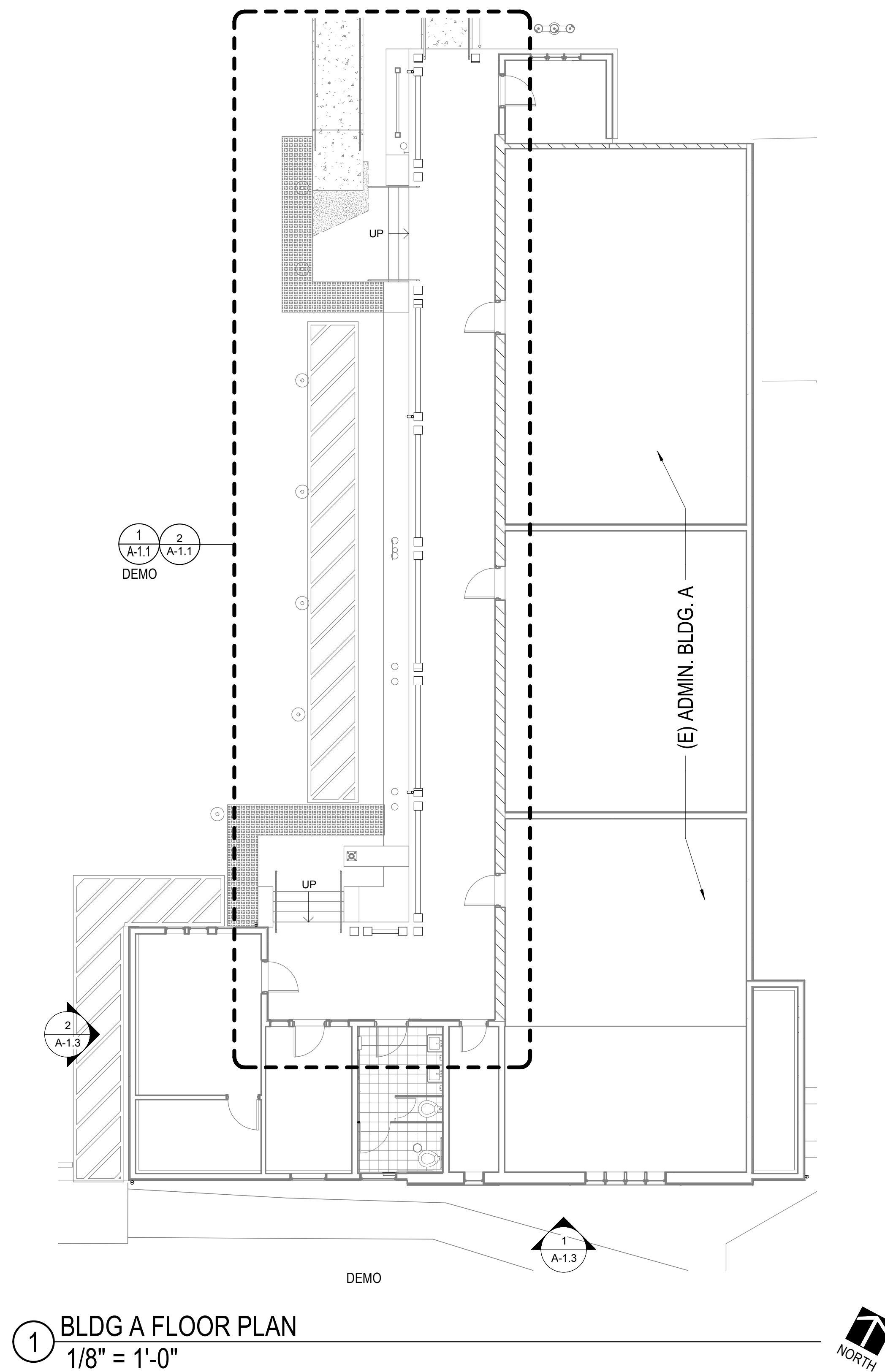
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## TITLE SHEET

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Date03/30/2019
Drawn byCLD
Checked byCY
Sheet Number

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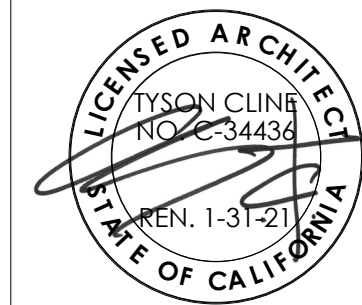
## GENERAL NOTES

1. ALL ITEMS ARE NEW UNLESS OTHERWISE NOTED.
2. ITEMS MARKED (E) ARE TO REMAIN AND BE PROTECTED IN PLACE.
3. VERIFY IN FIELD LOCATION AND SIZE OF EXISTING STRUCTURAL MEMBERS.
4. PAINT ALL SIX FACES AND PENETRATIONS OF WOOD MEMBERS AFTER CUTTING & BEFORE INSTALLATION.
5. IF SHEET IS LESS THAN 24"x36" IT IS A REDUCED PRINT SCALED REDUCED ACCORDINGLY.
6. THE CONTRACTOR SHALL LOCATE EXISTING ELECTRICAL, FIRE WATER, WATER, IRRIGATION, SEWER & STORM WATER WITHIN PROJECT BOUNDARIES AND ADVISE AS TO FEASIBILITY OF RELOCATION AND/OR REMOVAL.



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OJAI  
UNIFIED  
SCHOOL  
DISTRICT

SAN ANTONIO  
ELEMENTARY  
SCHOOL  
CAMPUS  
PORCH  
REPAIR  
PROJECT

650 Carne Road  
Ojai, CA 93023

100% CDs

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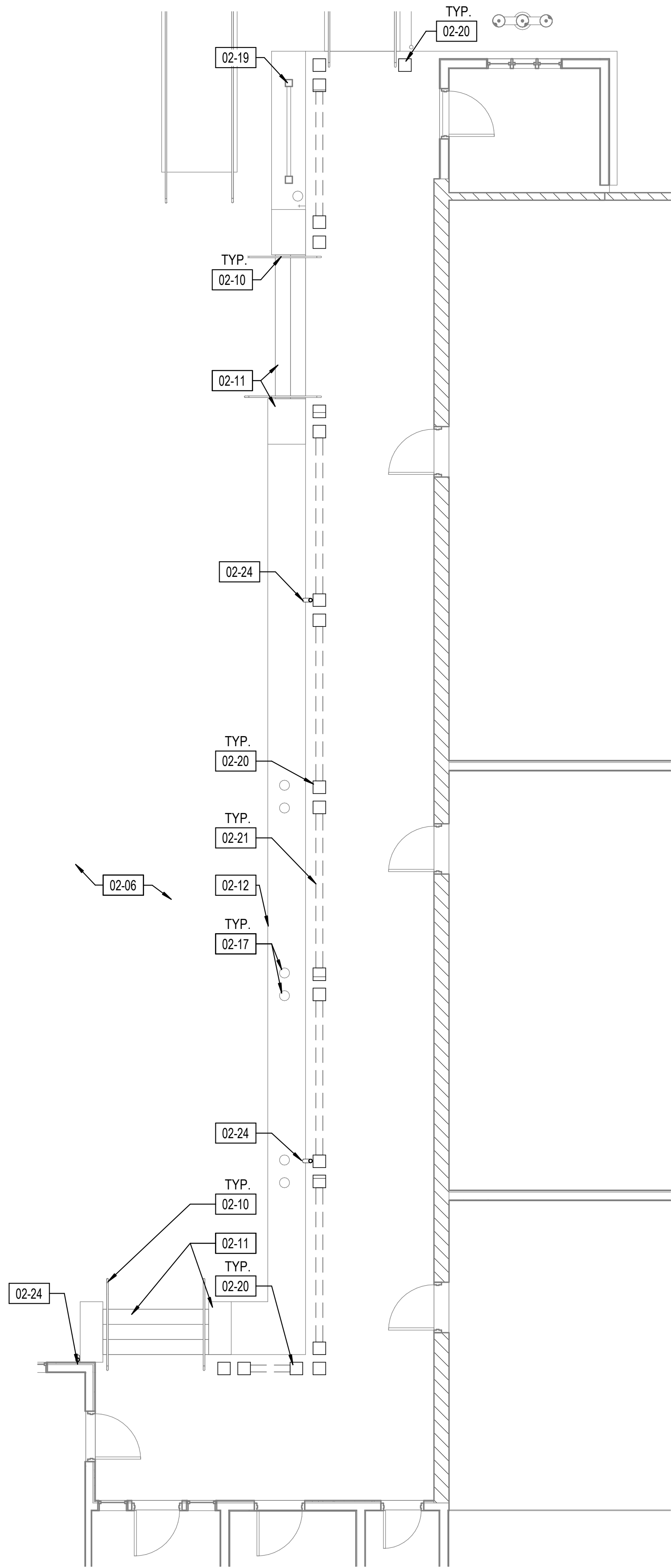
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## FLOOR PLAN

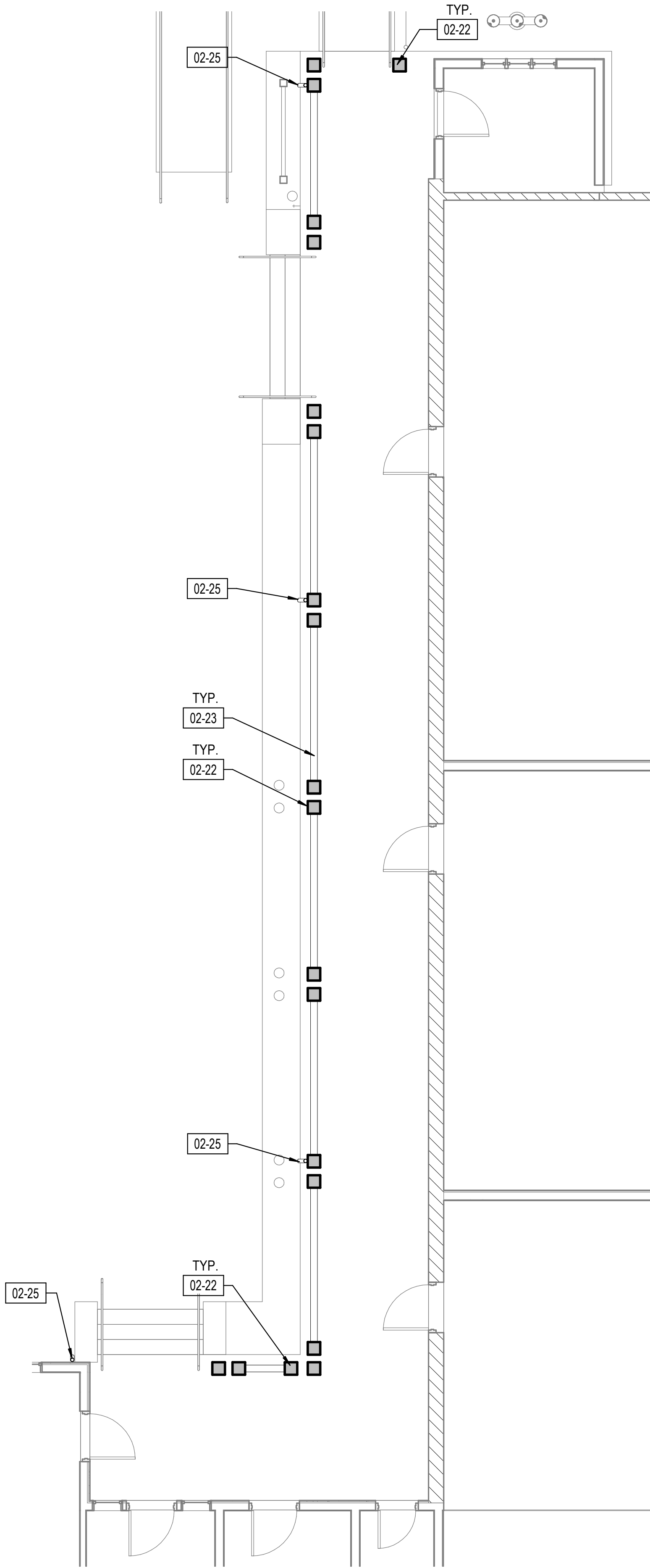
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Date	03/30/2019
Drawn by	CLD
Checked by	CY
Sheet Number	

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① BLDG A DEMO FLOOR PLAN  
3/16" = 1'-0"



② BLDG A PROPOSED FLOOR PLAN  
3/16" = 1'-0"

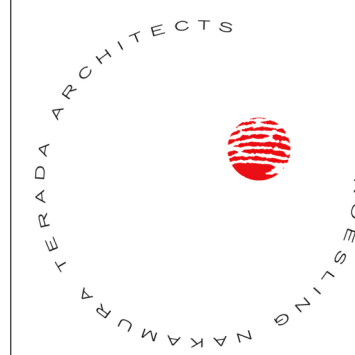


## GENERAL NOTES

1. THE CONTRACTOR SHALL LOCATE EXISTING ELECTRICAL, FIRE WATER, WATER, IRRIGATION, SEWER & STORM WATER WITHIN PROJECT BOUNDARIES AND ADVISE AS TO FEASIBILITY OF RELOCATION AND/OR REMOVAL.
2. ALL ITEMS ARE CONSIDERED NEW UNLESS NOTED AS (E) EXISTING.
3. ITEMS MARKED (E) ARE TO REMAIN AND BE PROTECTED IN PLACE.
4. IF SHEET IS LESS THAN 24"X36" IT IS A REDUCED PRINT SCALED REDUCED ACCORDINGLY.

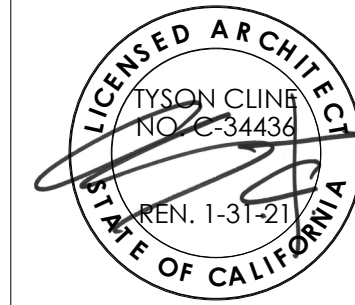
## KEYNOTES

- 02-06 P.I.P. (E) ASPHALT PARKING LOT  
02-10 P.I.P. (E) METAL RAILING  
02-11 P.I.P. (E) CONC. STAIR & (E) CONC. WALL  
02-12 P.I.P. (E) PLANTER & PLANTER CURB  
02-17 P.I.P. EXISTING TREE  
02-19 P.I.P. (E) SIGN  
02-20 DEMOLISH (E) WOOD COLUMNS  
02-21 DEMOLISH (E) WOOD RAILING  
02-22 REPLACE WOOD COLUMNS, CLEAN SWAP. REF. TO 10/AD-1.0  
02-23 REPLACE WOOD RAILING, CLEAN SWAP. REF. TO 10/AD-1.0  
02-24 DEMOLISH (E) DOWNSPOUTS  
02-25 INSTALL DOWNSPOUT & BRACKETS, REFER TO 20/AD-1.0



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100% CDs

No.	Description	Date

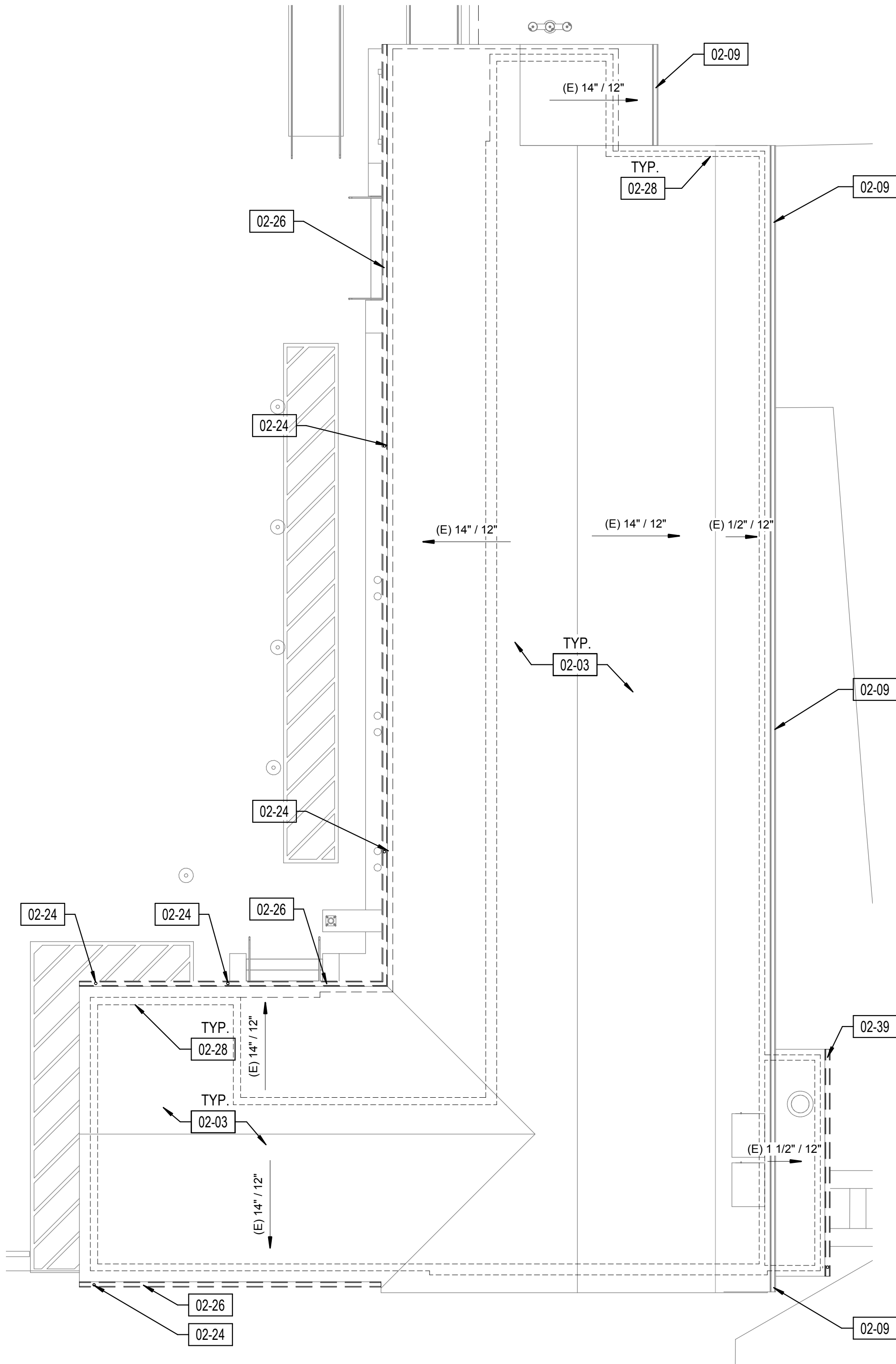
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## ENLARGED FLOOR PLANS

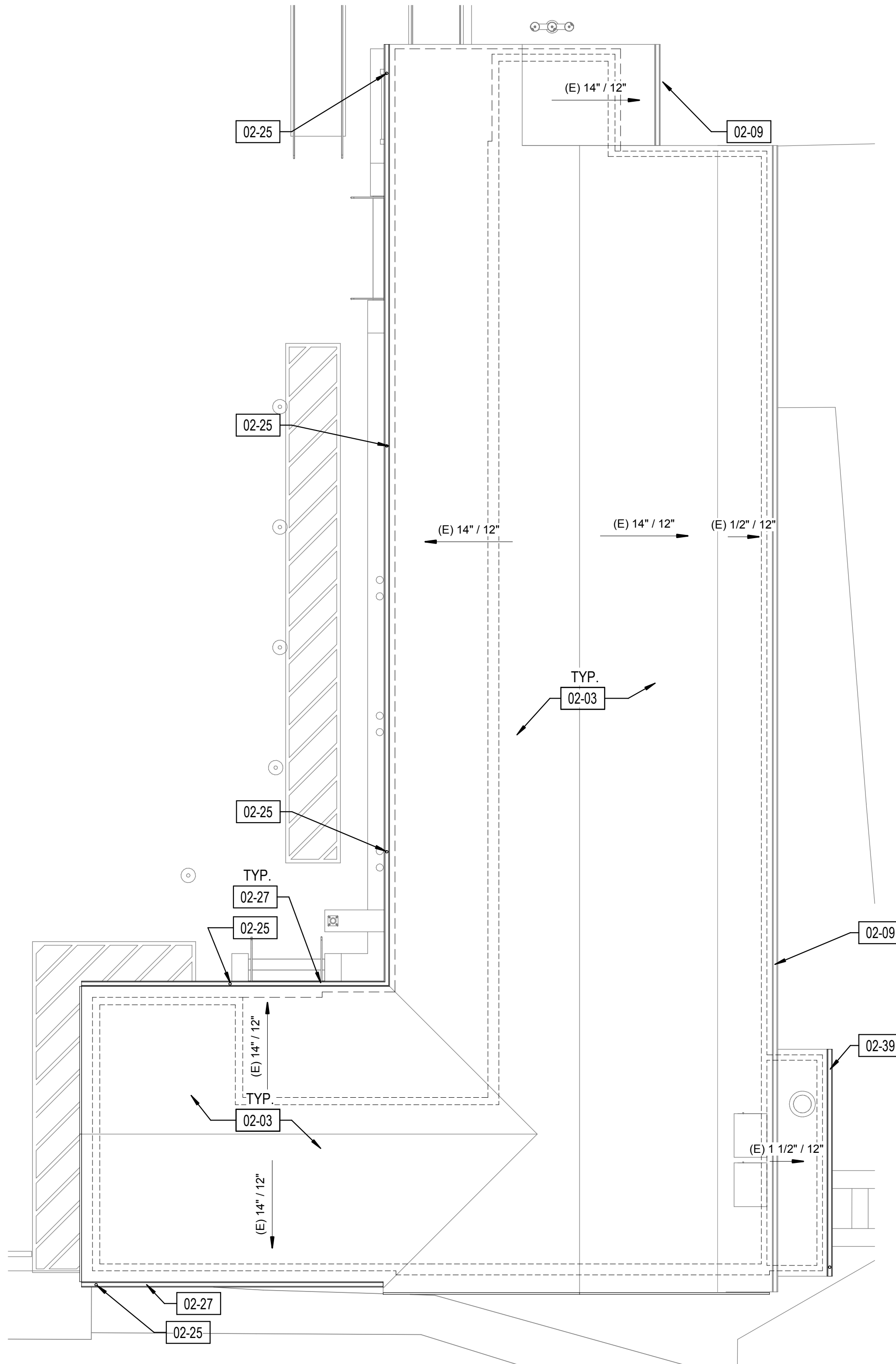
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Date 03/30/2019
Drawn by CLD
Checked by CY
Sheet Number

A-1.1





1 BLDG A ROOF DEMOLITION PLAN  
1/8" = 1'-0"



2 BLDG A ROOF PROPOSED PLAN  
1/8" = 1'-0"

## GENERAL NOTES

1. ALL ITEMS ARE NEW UNLESS OTHERWISE NOTED.
2. ITEMS MARKED (E) ARE TO REMAIN AND BE PROTECTED IN PLACE.
3. VERIFY IN FIELD LOCATION AND SIZE OF EXISTING STRUCTURAL MEMBERS.
4. IF SHEET IS LESS THAN 24"x36" IT IS A REDUCED PRINT SCALED REDUCED ACCORDINGLY.
5. VERIFY ON FIELD LOCATION OF DOWNSPOUTS AND GUTTERS.

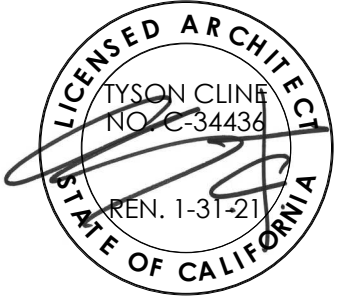
## KEYNOTES

- |       |  |
|-------|--|
| 02-03 | P.I.P. (E) ROOF                                  |
| 02-09 | P.I.P. (E) GUTTER & DOWNSPOUT                    |
| 02-24 | DEMOLISH (E) DOWNSPOUTS                          |
| 02-25 | INSTALL DOWNSPOUT & BRACKETS, REFER TO 20/AD-1.0 |
| 02-26 | DEMOLISH (E) GUTTER & SUPPORT BRACKETS           |
| 02-27 | INSTALL GUTTER, REFER TO 20/AD-1.0               |
| 02-28 | LINE OF WALL BELOW                               |
| 02-39 | P.I.P. (E) GUTTER & REMOUNT & REMOUNT (E) GUTTER |



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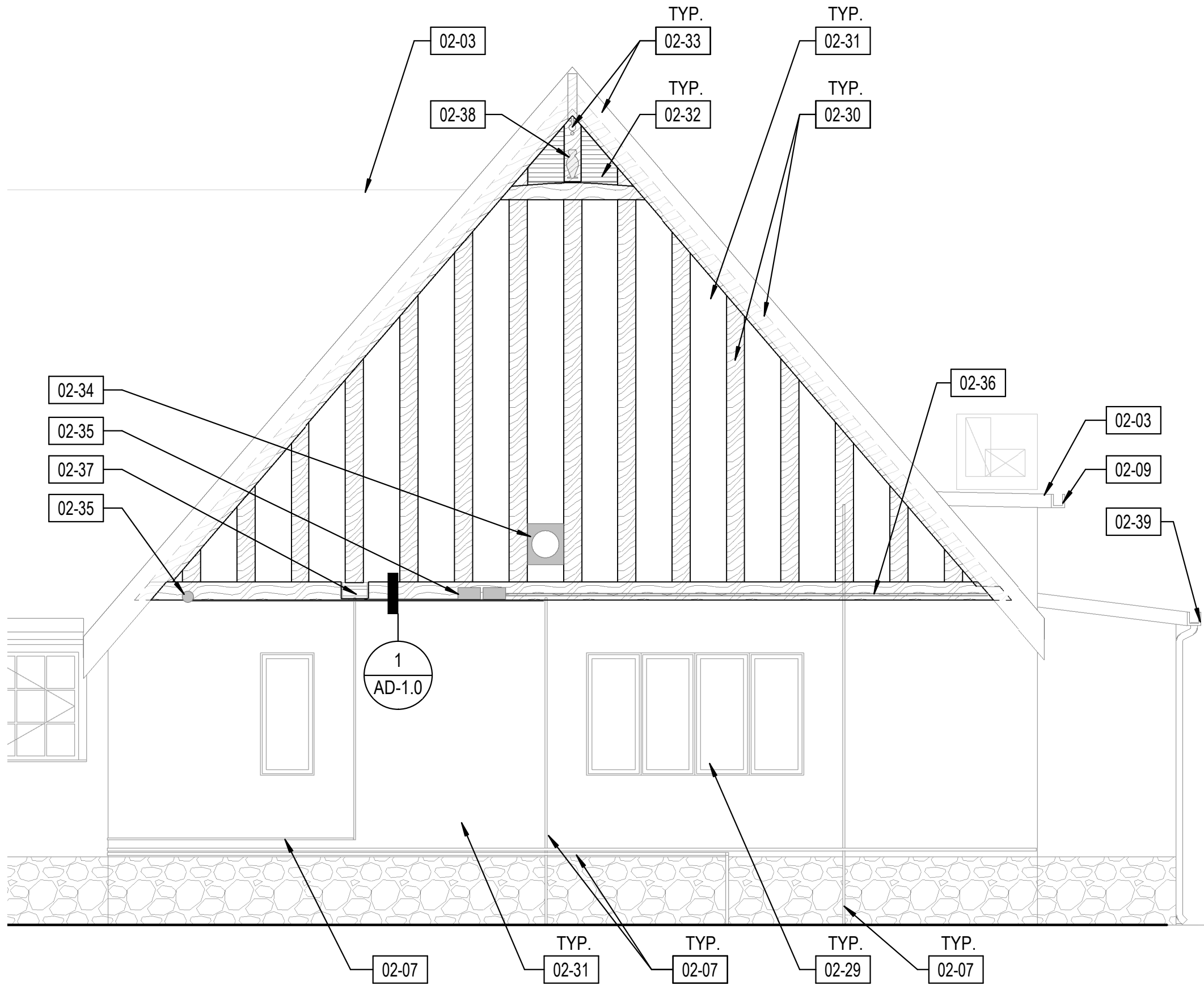
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## ROOF PLANS

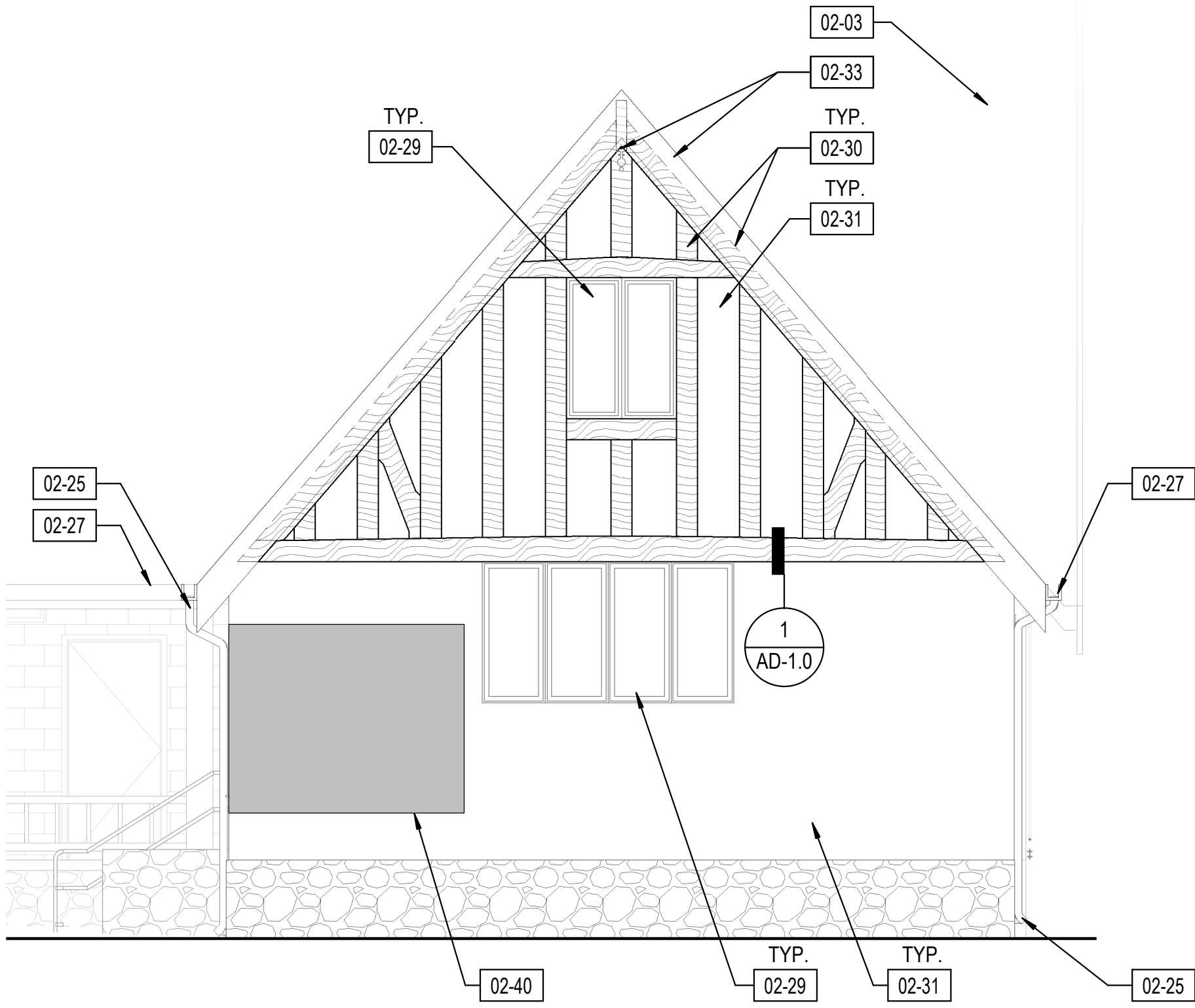
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Sheet Number	

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1 WEST ELEVATION  
1/4" = 1'-0"

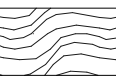


2 SOUTH ELEVATION  
1/4" = 1'-0"

## GENERAL NOTES

- ALL ITEMS ARE NEW UNLESS OTHERWISE NOTED.
- ITEMS MARKED (E) ARE TO REMAIN AND BE PROTECTED IN PLACE.
- VERIFY IN FIELD LOCATION AND SIZE OF EXISTING TIMBER WORK.
- PAINT ALL SIX FACES AND PENETRATIONS OF WOOD MEMBERS AFTER CUTTING & BEFORE INSTALLATION.
- IF SHEET IS LESS THAN 24"x36" IT IS A REDUCED PRINT SCALED REDUCED ACCORDINGLY.
- THE CONTRACTOR SHALL LOCATE EXISTING ELECTRICAL, FIRE WATER, WATER, IRRIGATION, SEWER & STORM WATER WITHIN PROJECT BOUNDARIES AND ADVISE AS TO FEASIBILITY OF RELOCATION AND/OR REMOVAL.

## LEGEND

 DEMOLISH TIMBER WORK & REPLACE W/ FIBER CEMENT SIDING, SIZE AND COLOR TO MATCH EXISTING, REFER TO 1/AD-1.1

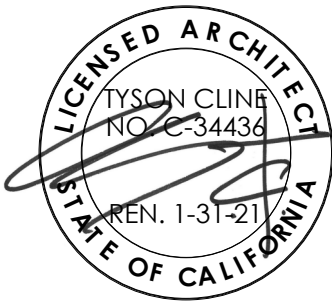
## KEYNOTES

- |       |  |
|-------|--|
| 02-03 | P.I.P. (E) ROOF  |
| 02-07 | P.I.P. (E) METAL PIPING  |
| 02-09 | P.I.P. (E) GUTTER & DOWNSPOUT  |
| 02-25 | INSTALL DOWNSPOUT & BRACKETS, REFER TO 20/AD-1.0   |
| 02-27 | INSTALL GUTTER, REFER TO 20/AD-1.0   |
| 02-29 | P.I.P. (E) WINDOW  |
| 02-30 | DEMOLISH TIMBER WORK & REPLACE W/ FIBER CEMENT SIDING.   |
| 02-31 | P.I.P. (E) PLASTER, REPAIR & PAINT WHERE REQ. REFER TO 17/AD-1.0                               |
| 02-32 | P.I.P. (E) LOUVERS   |
| 02-33 | P.I.P. (E) FASCIA & DECORATIVE FINIAL  |
| 02-34 | (E) WALL MOUNTED SPEAKER, REINSTALL AS REQUIRED FOR REPAIR WORK                                |
| 02-35 | IF STILL IN USE, (E) ELECTRICAL EQUIPMENT, REINSTALL AFTER FIBER CEMENT SIDING IS INSTALLED    |
| 02-36 | IF STILL IN USE, P.I.P. (E) ELECTRICAL WIRES, REINSTALL AFTER FIBER CEMENT SIDING IS INSTALLED |
| 02-37 | (E) WALL MOUNTED LIGHT FIXTURE, REMOVE & REINSTALL AFTER PLASTER IS REPAIRED                   |
| 02-38 | (E) ORNAMENTAL OWL, REINSTALL AFTER FIBER CEMENT SIDING IS INSTALLED                           |
| 02-39 | P.I.P. (E) GUTTER & REMOUNT & REMOUNT (E) GUTTER   |
| 02-40 | P.I.P. (E) MURAL   |



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## OJAI UNIFIED SCHOOL DISTRICT

## SAN ANTONIO ELEMENTARY SCHOOL CAMPUS PORCH REPAIR PROJECT

650 Carne Road  
Ojai, CA 93023

100% CDs

No.	Description	Date

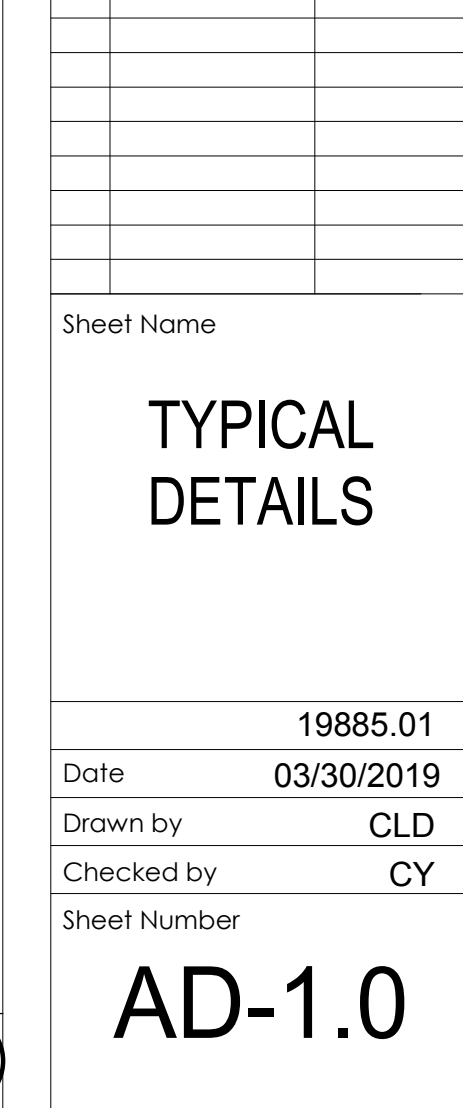
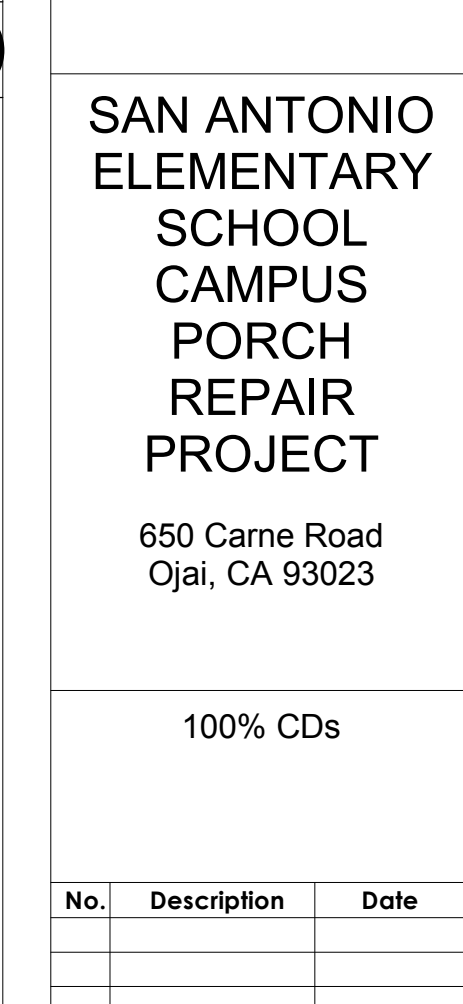
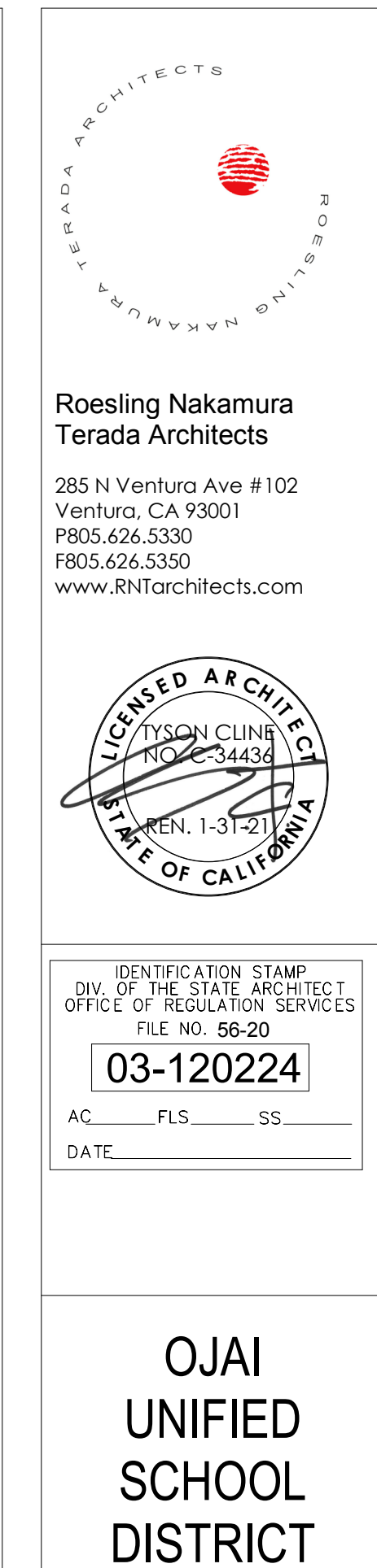
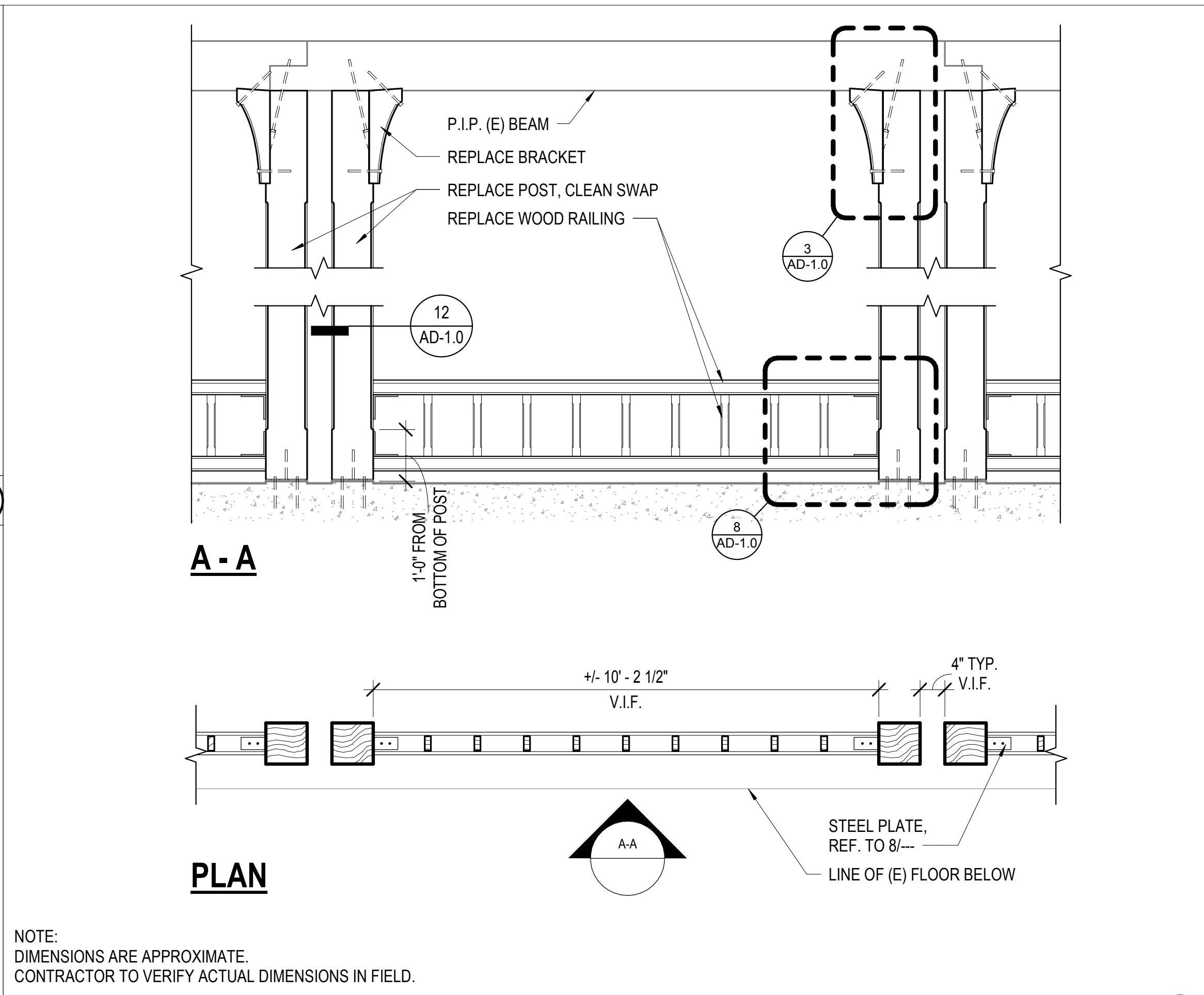
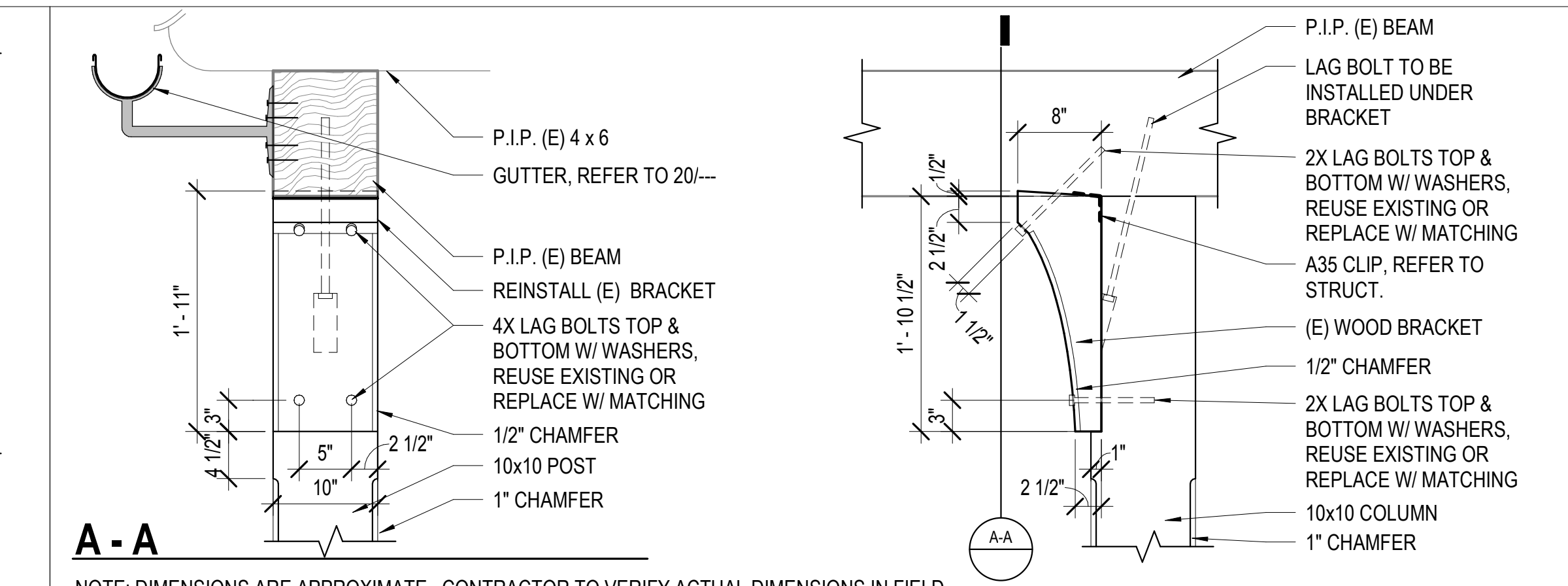
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## EXTERIOR ELEVATIONS

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I. GENERAL

- THESE GENERAL NOTES APPLY, UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL CONSTRUCTION, TESTING AND INSPECTING SHALL CONFORM TO THE BUILDING CODE REFERENCED UNDER THE HEADING "DESIGN CRITERIA".
- STANDARDS REFERENCED IN THESE NOTES SHALL BE THE LATEST EDITION, UNLESS OTHERWISE NOTED.
- THE NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS.
- DETAILS SHALL BE APPLIED TO EVERY LIKE CONDITION WHETHER OR NOT THEY ARE REFERENCED IN EVERY INSTANCE. FOR CONDITIONS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS SIMILAR TO THOSE SHOWN.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING FEATURES AND CONDITIONS (DIMENSIONS, ELEVATIONS, ETC.) UPON WHICH THESE DRAWINGS RELY. THE EXISTING CONDITIONS SHOWN IN THESE DRAWINGS ARE BASED ON AVAILABLE BUILDING DOCUMENTS AND/OR FIELD OBSERVATIONS. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER IF THE EXISTING CONDITIONS ARE NOT AS SHOWN IN THESE DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK.
- OMISSIONS OR DISCREPANCIES BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE WORK.
- REFER TO ARCHITECTURAL PLANS FOR FINISH FLOOR ELEVATIONS, FLOOR DEPRESSIONS, OPENINGS, SLOPES, DRAINS, CURBS, PADS, EMBEDDED ITEMS, NON-BEARING PARTITIONS, STAIR HANGERS, ETC. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SLEEVES, OPENINGS, AND HANGERS FOR PIPES, DUCTS, AND EQUIPMENT. COORDINATE THESE ITEMS WITH STRUCTURAL WORK.
- DO NOT SCALE DRAWINGS. COORDINATE DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
- DURING THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONNEL AND PROPERTY ON AND AROUND THE JOBSITE. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING, GUYS, ETC. IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- THE STRUCTURAL DRAWINGS AND PROJECT SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THE METHODS, PROCEDURES, AND SEQUENCE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.

II. DESIGN CRITERIA

- BUILDING CODE: CALIFORNIA BUILDING CODE (CBC) 2019 EDITION
- RISK CATEGORY: II
- DEAD LOADS:
  - SELF WEIGHT OF STRUCTURE
- LIVE LOADS:
  - ROOF LIVE LOAD: 20 PSF
- WIND DESIGN DATA:
  - WIND IMPORTANCE FACTOR: I = 1.0
  - WIND EXPOSURE CATEGORY: C
  - BASIC WIND SPEED: V = 110 MPH 3 SECOND GUST.

III. FOUNDATION

- FOUNDATION DESIGN IS BASED ON ALLOWABLES AS SET FORTH IN CBC TABLE 1806.2.
- FOUNDATION TYPE: SPREAD FOOTING
- DESIGN ALLOWABLES:
  - SOIL BEARING: 1.50KSF (DL+LL), 2.0KSF (DL+LL+WIND/EQ).
  - LATERAL BEARING: 100.0 PSF/FT.
  - COHESION: 150 PSF.
  - EFFECTIVE FLUID PRESSURE: 65 PCF UNRESTRAINED.
- FOLLOW RECOMMENDATIONS IN SOIL REPORT FOR ALL FOUNDATION WORK.
- THE DEPUTY INSPECTOR SHALL VERIFY CONDITION AND/OR ADEQUACY OF ALL EXCAVATIONS, SUB GRADES, FILLS AND BACK FILLS. NO REINFORCEMENT OR CONCRETE SHALL BE PLACED IN ANY EXCAVATION OR ON ANY SUBGRADE OR FILL UNTIL THAT WORK HAS BEEN REVIEWED AND APPROVED IN WRITING BY DEPUTY INSPECTOR.
- ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED SOIL. THE TOP OF FOOTING ELEVATIONS SHOWN ON THE DRAWINGS ARE A MINIMUM AND SHALL BE LOWERED AS REQUIRED TO REMOVE SOFT OR LOOSE SOILS AS APPROVED BY THE STRUCTURAL ENGINEER. AS AN ALTERNATIVE TO LOWERING THE FOOTINGS, THE SOFT OR LOOSE SOILS MAY BE REMOVED AND REPLACED WITH COMPACTED STRUCTURAL FILL COMPACTED TO 90 PERCENT MODIFIED PROCTOR IN ACCORDANCE WITH ASTM A 1557, AS APPROVED BY THE STRUCTURAL ENGINEER. WHERE COMPACTED FILL DEPTH IS GREATER THAN 12 INCHES, A SOILS INVESTIGATION SHALL BE CONDUCTED PER IBC SECTION 1903.5.6.
- THE SIDES OF FOUNDATIONS SHOWN STRAIGHT ARE FORMED. FOUNDATIONS POURED AGAINST THE EARTH AT CONTRACTOR'S OPTION REQUIRE THE FOLLOWING PRECAUTIONS:
  - SIDES OF EXCAVATION MUST BE VERTICAL (OVER POURING AND MUSHROOMING NOT ALLOWED).
  - CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP OF SOIL SLOUGHING BEFORE, DURING, AND AFTER POUR.
- CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATION FOR EITHER SURFACE WATER, GROUND WATER OR SEEPAGE IF REQUIRED.
- BACK FILL OVER EXCAVATED FOOTINGS WITH CONCRETE OF SAME DESIGN STRENGTH AS FOOTING CONCRETE OR COMPACTED STRUCTURAL FILL, AS DIRECTED OTHERWISE BY THE SOILS ENGINEER.
- STEP, CONTINUOUS FOOTINGS AT VARYING ELEVATIONS PER TYPICAL DETAIL. SLOPING OF FOOTINGS IS PROHIBITED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES, EXISTING STRUCTURES, ETC., WHETHER INDICATED OR NOT, WHICH MAY BE AFFECTED BY THE CONSTRUCTION PROCESS.
- UTILITY LINES SHALL NOT BE PLACED THROUGH OR BELOW FOUNDATIONS WITHOUT THE STRUCTURAL ENGINEER'S APPROVAL.
- SLABS ON GRADE SHALL BE SUPPORTED ON NATURAL GRADE OR COMPACTED STRUCTURAL FILL ACCORDING TO THE CALIFORNIA BUILDING CODE.
- THE SLOPE BETWEEN THE LOWER EDGES OF ADJACENT FOUNDATIONS SHALL NOT EXCEED 45 DEGREES WITH THE HORIZONTAL, UNLESS INDICATED OTHERWISE IN THE DRAWINGS. MAINTAIN A 1:1 SLOPE FROM BOTTOM EDGE OF ANY EXCAVATION.
- DURING BACKFILLING OPERATIONS, FOUNDATION WALL BACKFILL SHALL NOT BE UNBALANCED BY MORE THAN TWO FEET ON EITHER SIDE AT ANY TIME.
- BASEMENT WALLS SHALL NOT BE BACKFILLED UNTIL THE BASEMENT LEVEL SLAB ON GRADE IS PLACED AND CURED A MINIMUM OF FOUR DAYS. DO NOT BACKFILL MORE THAN (4) FEET BEHIND THE BASEMENT WALLS UNTIL THE UPPER LEVEL FRAMING SUPPORTING THE TOP OF WALL IS COMPLETE.
- THE CONTRACTOR SHALL PROVIDE FOR THE DESIGN AND INSTALLATION OF ALL CRIBBING, SHEETING AND SHORING ETC. REQUIRED FOR CONSTRUCTION OF THE PROJECT AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES.

XII. STRUCTURAL OBSERVATION

- THE OWNER SHALL EMPLOY THE ENGINEER RESPONSIBLE FOR THE STRUCTURAL DESIGN TO PERFORM STRUCTURAL OBSERVATION AS DEFINED IN IBC SECTION 1704. OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR AND THE BUILDING OFFICIAL. THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES WHICH, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.
- STRUCTURAL OBSERVATION SHALL BE PERFORMED FOR THE FOLLOWING CONSTRUCTION STAGES:
  - PRIOR TO CONCRETE POUR(S)
  - PRIOR TO COVER OF:
    - PRIOR TO COVERING OF FRAMING.

VIII. STRUCTURAL STEEL

- ALL STRUCTURAL STEEL TO BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS.
- ALL WELDING SHALL CONFORM TO CURRENT AMERICAN WELDING SOCIETY STANDARDS AND TO BE PERFORMED BY CERTIFIED WELDERS.
- STEEL GRADES:
  - PLATES, OTHER SHAPES AND RODS: ASTM A 36
  - W SHAPES: ASTM A 992
  - HOLLOW STRUCTURAL SECTIONS (HSS): ASTM A 500, GRADE B
  - PIPE: ASTM A 53, GRADE B
- BOLTS:
  - ASTM A 325N FOR STEEL TO STEEL-STEEL CONNECTIONS, UNO
  - ASTM A 307 FOR WOOD CONNECTIONS, A STANDARD WASHER IS REQUIRED UNDER BOLT HEAD OR NUT BEARING ON WOOD.
- ANCHOR BOLTS: ASTM F 1554, GRADE 36  
ANCHOR BOLTS SHALL HAVE STANDARD BOLT HEAD, EXCEPT AS NOTED  
REQUIRED EMBEDMENT  
DIAMETER LEDGER, ETC SILL PLATES & COLUMN TOPS  
1/2" 4" 6"  
5/8" 5" 7"  
3/4" 5" 7"  
7/8" 6" 8"  
1" 7" 9"
- FRAME ANCHOR BOLTS: F 1554, GRADE 36
- BASE PLATES: ASTM A 36
- FRAME BASE PLATES: ASTM A 572, GRADE 50.
- DOUBLER PLATES, CONTINUITY PLATES AND GUSSET PLATES IN FRAME JOINTS: ASTM A572, GRADE 50.
- ALL WELDING ELECTRODES SHALL BE E70XX, UNLESS OTHERWISE NOTED.
- ALL GROOVE WELDS SHALL BE COMPLETE PENETRATION, UNO.
  - ALL FILLET WELDS SHALL BE PER AISC. MINIMUM SIZES ARE BASED ON THICKNESS OF MATERIALS JOINED, UNO.
- HEADED STUD ANCHORS (HSA) / WELDED STUDS (WS): ASTM A108. WELDED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND PROCEDURES. REFER TO DETAILS FOR STUD DIAMETER AND LENGTH.
- DEFORMED BAR ANCHORS (DBA): ASTM A496. WELDED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND PROCEDURES. REFER TO DETAILS FOR BAR DIAMETER AND LENGTH.
- STEEL BEAMS ARE EQUALLY SPACED BETWEEN DIMENSION POINTS OR GRID LINES, UNO
- ALL DETAILS ARE TYPICAL. FOR CONDITIONS NOT SPECIFICALLY SHOWN, CONTRACTOR SHALL APPLY SIMILAR CONCEPT OR INTENT TO DETAIL THOSE CONDITIONS AND SUBMIT FOR REVIEW AND APPROVAL.
- BOLT HOLES SHALL BE NO MORE THAN 1/16" OVERSIZE, UNLESS OTHERWISE NOTED. WHERE OVERSIZED HOLE IS REQUIRED A BASE PLATE, PROVIDE 5/16"x3"x3" PLATE WASHER WELDED TO THE BASE PLATE, WITH 1/4" FILLET WELD x 2 1/2" ON THREE SIDES.
- ALL STEEL EXPOSED TO THE WEATHER SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
- BEAMS SHALL BE CAMBERED AS NOTED ON DRAWINGS. CAMBER SHALL APPROXIMATE A CIRCULAR ARC. CAMBER ACCOMPLISHED BY INSTALLING A SINGLE KINK AT MID SPAN OF BEAMS IS NOT ACCEPTABLE.
- GAS CUTTING TORCHES SHALL NOT BE USED TO CORRECT FABRICATION ERRORS WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.
- NON-SHRINK GROUT IS REQUIRED UNDER ALL BASE PLATES. GROUT SHALL COMPLY WITH ASTM C 1107 GRADE A AND ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 7000 PSI AT 28 DAYS.
- STEEL MEMBERS CONNECTING TO OR SUPPORTING WOOD FRAMING SHALL HAVE 1/2" DIAMETER THREADED STUDS AT 24" OC, TYPICAL UNO

IX. POST-INSTALLED CONCRETE AND MASONRY ANCHORS

- INSTALLATION HOLES FOR POST-INSTALLED ANCHORS SHALL BE DRILLED WITH A ROTARY HAMMER OR OTHER SUITABLE METHODS TO ENSURE THAT EXISTING REINFORCING IS NOT DAMAGED. ALL MISDRILLED OR UNACCEPTABLE HOLES SHALL NOT BE USED AND GROUTED SOLID.
- SPECIAL INSPECTION AND ANCHOR TESTING:
  - SPECIAL INSPECTION IS REQUIRED UNLESS NOTED OTHERWISE.
    - DRILL BIT COMPLIANCE WITH ANSI B94.12-1977
    - CHECK HOLE DEPTH & CLEANLINESS, PRODUCT DESCRIPTION INCLUDING PRODUCT NAME, ROD DIAMETER AND LENGTH.
    - VERIFY EPOXY/ADHESIVE EXPIRATION DATE.
    - VERIFY INSTALLATION AND IN-SERVICE TEMPERATURE REQUIREMENTS MEET MANUFACTURER'S CURRENT ICC REPORT REQUIREMENTS.
    - CHECK ANCHOR INSTALLATION METHOD REQUIREMENTS WITH MANUFACTURER'S PUBLISHED INSTRUCTIONS AND THE CURRENT ICC REPORT.
  - PERFORM PULL-OUT OR TORQUE TEST WHERE SPECIFICALLY NOTED IN DRAWINGS.
- ADHESIVE ANCHORS & REINFORCING STEEL DOWELS: INSTALLATION SHALL BE IN ACCORDANCE WITH CURRENT PRODUCT ICC REPORT.
  - CONCRETE: DIAMETER AS NOTED IN DETAILS. MINIMUM EMBEDMENT = 8 DIAMETERS.
    - SET-XP EPOXY ADHESIVE AS MANUFACTURED BY SIMPSON STRONGTIE, ICC-ES ESR 2508
    - HIT-RE 500-SO AS MANUFACTURED BY HILTI, INC., ICC-ES ESR 2322.
  - SOLID GROUTED MASONRY: DIAMETER AS NOTED IN DETAILS. MINIMUM EMBEDMENT = 8 DIAMETERS.
    - SET-HIGH STRENGTH EPOXY AS MANUFACTURED BY SIMPSON STRONGTIE, ICC-ES ESR1772
    - HY-150 AS MANUFACTURED BY HILTI, INC., ICC-ES ESR 1967.
- ADHESIVE ANCHORS INTO EXISTING UNGROUTED MASONRY CELLS: USE HILTI 1/2" DIAMETER HIT-A THREADED ROD, HIT-HY150 ADHESIVE, AND HILTI HIT-S-16/2 SCREEN. INSTALL ANCHORS INTO FACE SHELL OF EXISTING UNGROUTED MASONRY. LOCATION AND SPACING AS INDICATED IN STRUCTURAL DRAWINGS. INSTALL ANCHORS PER MANUFACTURER'S INSTRUCTIONS.
- EXPANSION ANCHORS: INSTALLATION SHALL BE IN ACCORDANCE WITH PRODUCT ICC REPORT. THE FOLLOWING ANCHORS ARE APPROVED:
  - CONCRETE: DIAMETER AS NOTED IN DETAILS. MINIMUM EMBEDMENT = 8 DIAMETERS.
    - STRONG-BOLT AS MANUFACTURED BY SIMPSON STRONG-TIE, ICC-ES ESR 1771.
    - KWIK BOLT TZ AS MANUFACTURED BY HILTI INC., ICC-ES ESR 1917
    - TRUBOLT+ AS MANUFACTURED BY ITW-RAMSET/REDHEAD, ICC-ES ESR 2427
  - SOLID GROUTED MASONRY: DIAMETER AS NOTED IN DETAILS. MINIMUM EMBEDMENT = 8 DIAMETERS.
    - KWIK BOLT 3 AS MANUFACTURED BY HILTI INC, ICC ESR 1385
    - SIMPSON STRONGTIE WEDGE ALL, ICC ESR 1396
- SCREW ANCHORS: INSTALLATION SHALL BE IN ACCORDANCE WITH CURRENT PRODUCT ICC REPORT. DIAMETER AS NOTED IN DETAILS. MINIMUM EMBEDMENT = 8 DIAMETERS UNLESS NOTED OTHERWISE.
  - TITEN HD ANCHOR AS MANUFACTURED BY SIMPSON STRONGTIE, ICC-ES ESR-2713.
- WHERE ANCHORS ARE INSTALLED IN CONTACT WITH WOOD FRAMING AN OVERSIZE WASHER IS REQUIRED IN ORDER TO ACHIEVE TORQUE REQUIRED BY THE ICC REPORT. THE WASHER SHALL BE OF SUFFICIENT SIZE TO PREVENT NOTICEABLE DEFORMATION OF WOOD FIBERS ON FACE OF MEMBER DUE TO TIGHTENING OF NUT. USE MINIMUM WASHER SIZE 1/4"x3" SQUARE. VERIFY REQUIRED WASHER SIZE PRIOR TO INSTALLATION.
- POWDER ACTUATED FASTENERS (PAF): INSTALLATION SHALL BE IN ACCORDANCE WITH PRODUCT ICC REPORT. APPROVED ARE MANUFACTURED BY HILTI — ICC-ER ESR 1663, RAMSET— ICC-ER ESR 1799 AND SIMPSON — ICC-ER ESR 2138. ANCHOR TYPE TO BE SELECTED PER MANUFACTURERS PUBLISHED INSTRUCTIONS.
  - WOOD OR LIGHT GAGE STEEL TO STEEL CONNECTIONS: 0.145" DIAMETER, MAXIMUM SPACING = 24". REFER TO MANUFACTURE'S SPECIFICATIONS AND ICC REPORT FOR PROPER FASTENER EMBEDMENT INTO STEEL.
  - WOOD OR LIGHT GAGE STEEL TO CONCRETE CONNECTIONS: 0.145" DIAMETER, MAXIMUM SPACING = 24", CONCRETE EMBEDMENT = 1 1/2".

XI. TESTING AND INSPECTION

- SPECIAL INSPECTION IN ACCORDANCE WITH SECTION 1701 OF CBC REQUIRED FOR BUT NOT LIMITED TO:
  - FOOTING EXCAVATIONS AND COMPACTION - PERIODIC
  - PLACEMENT OF CONCRETE - CONTINUOUS
  - PLACEMENT OF REINFORCING STEEL - PERIODIC
  - MOMENT RESISTANT FRAME - PERIODIC
  - ANCHOR BOLTS SET IN CONCRETE - PERIODIC
  - CONCRETE / GROUT STRENGTH TESTING - CONTINUOUS
  - EPOXY ANCHOR, EPOXY DOWEL - PERIODIC
  - STRUCTURAL WELDING (SHOP AND FIELD) - CONTINUOUS AT COMPLETE, PARTIAL, AND FILLET WELDS > 5/16", OTHERWISE PERIODIC
  - SHANK PORTION (WELD STUD) - PERIODIC
  - HIGH STRENGTH BOLTING - PERIODIC
  - K SPRAYED FIRE-PROOFING APPLICATION - PERIODIC
  - DIAPHRAGM AND SHEARWALL NAILING - PERIODIC
- THE FOLLOWING ADDITIONAL SYSTEMS AND COMPONENTS IN STRUCTURES ARE SUBJECT TO PERIODIC SPECIAL INSPECTIONS:
  - ANCHORAGE OF ELECTRICAL EQUIPMENT USED FOR EMERGENCY OR STANDBY POWER SYSTEMS
  - EXTERIOR WALL PANELS AND THEIR ANCHORAGE
  - SUSPENDED CEILING SYSTEMS AND THEIR ANCHORAGE
  - ACCESS FLOORS AND THEIR ANCHORAGE
  - STEEL STORAGE RACKS AND THEIR ANCHORAGE, WHERE THE IMPORTANCE FACTOR IS EQUAL TO 1.5 IN ACCORDANCE WITH SECTION 15.5.3 OF ASCE 7.
- EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A WIND OR SEISMIC RESISTING COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN THE FOLLOWING:
  - ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS
  - ACKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL.
  - PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND THE DISTRIBUTION OF THE REPORTS.
  - IDENTIFICATION AND QUALIFICATION OF THE PERSON(S) EXERCISING SUCH CONTROL AND THEIR POSITIONS(S) IN THE ORGANIZATION.

XV. FRAMING LUMBER

- FRAMING LUMBER GRADES: WPPA GRADING RULES. STRESS VALUES SHOWN ARE BASE MEMBER VALUES:
  - 2x4 STUDS (NON BEARING PARTITIONS): CONST. GRADE, D.FIR/LARCH, S.DRY
  - 2x & 3x STUDS: No. 1, D.FIR/LARCH, S.DRY
  - 4x STUDS & LARGER: No. 1, D.FIR/LARCH, S.DRY
  - ALL OTHER STRUCTURAL LIGHT FRAMING: No. 1, D.FIR/LARCH, S.DRY
  - STRUCTURAL JOISTS & PLANKS: No. 1, D.FIR/LARCH, S.DRY
  - POSTS & TIMBERS: No. 1, D.FIR/LARCH, S.DRY
- TREATED LUMBER:
  - ALL WOOD MEMBERS IN CONTACT WITH CONCRETE OR MASONRY OR EXPOSED TO WEATHER AND SUBJECT TO DECAY SHALL BE PRESSURE TREATED DOUGLAS FIR/LARCH. TREATMENT PER THE CURRENT AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS. ALL FASTENERS AND CONNECTORS CONNECTING TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
- STRUCTURAL SHEATHING:
  - ALL PANELS TO BE PLYWOOD OF MINIMUM 5 PLY CONSTRUCTION, EACH PANEL SHALL BEAR THE QUALITY TRADEMARK STAMP OF THE "AMERICAN PLYWOOD ASSOCIATION".
  - FLOORS SHALL BE NAILED & GLUED PER APA GLUED FLOOR SYSTEM REQUIREMENTS. THE GLUE SHALL CONFORM TO PERFORMANCE SPECIFICATION AFG-01. FOLLOW MANUFACTURE'S SPECIFIC APPLICATION RECOMMENDATIONS.
  - WALLS SHALL BE 1/2", "C-D", STRUCTURAL 1 GROUP 1, SPAN INDEX 32/16, EXPOSURE 1.
- MINIMUM NAILING REQUIREMENTS:
  - NAIL SIZE: USE 0.148" DIAMETER x 2 1/4" GUN NAIL, AT STEEL STUD CONSTRUCTION: NO. 8 FLAT HEAD SELF-DRILLING TAPPING SCREW WITH A MINIMUM HEAD DIAMETER OF 0.285 INCHES OR NO. 10 FLAT HEAD SELF-DRILLING TAPPING SCREW WITH A MINIMUM HEAD DIAMETER OF 0.333 INCHES
  - SPACING: SEE DRAWINGS FOR SPECIAL NAILING REQUIREMENTS:
    - PANEL EDGES @ 6" OC.
    - INTERIOR BEARINGS @ 12" OC.
    - GLUE LAM BEAMS & SHEAR COLLECTORS @ 6" OC.
  - PROVIDE 2x SOLID BLOCKING AT PANEL EDGES OF WALL SHEATHING.
  - SHEATHING FASTENERS SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE FACE PLY.
  - HD GALVANIZED NAILS SHALL BE USED WHEN NAILING TO PRESSURE TREATED MEMBERS.
- PANEL LAYOUT:
  - LONG DIMENSION OF PANEL TO BE PERPENDICULAR TO FRAMING MEMBERS, EXCEPT PANELS AT WALLS MAY BE INSTALLED WITH LONG DIMENSION PARALLEL TO STUDS.
  - END JOINTS IN ADJACENT RUNS SHALL BE STAGGERED 4 FEET.
  - MINIMUM PANEL WIDTH SHALL BE 12".
  - EDGES OF ALL PANELS LESS THAN 24" WIDE SHALL BE BACKED BY BLOCKING (2x4 MIN SIZE).
- JOIST HANGERS AND FRAMING CONNECTORS:
  - DETAILS ARE SHOWN WITH SIMPSON "STRONG-TIE" CONNECTORS. NAILING SHALL BE PER ICC RESEARCH RECOMMENDATIONS TO ACHIEVE FULL ICC APPROVED LOADS. THE MAXIMUM GAP BETWEEN END OF SUPPORTING MEMBER SHALL BE 1/8" WHEN THE JOIST CONNECTION IS NOT DETAILED. PROVIDE APPROPRIATE CONNECTOR PER MANUFACTURER'S RECOMMENDATION. BOLTS FASTENING WOOD MEMBERS SHALL BE FITTED WITH STANDARD CUT WASHERS AGAINST NUT AND BOLT HEAD. HOLES FOR BOLTS SHALL BE BORED 1/32" MAXIMUM OVERSIZE. RETIGHTEN ALL BOLTS BEFORE CLOSING IN.
  - USE TOP FLANGE JOIST HANGERS WHERE A MEMBER FRAMES INTO THE SIDE OF ANOTHER FRAMING MEMBER, UNLESS OTHERWISE NOTED.
  - ALL HANGERS TO BE SELECTED TO MATCH SIZE OF SUPPORTED MEMBER AND SHALL HAVE FULL NAILING AS SHOWN THE ICC REPORT
  - PROVIDE SLOPED SEATS HANGERS FOR SLOPING JOIST INSTALLATIONS
  - SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT AND HAVE ICC APPROVED LOAD CAPACITIES EQUAL TO OR GREATER THAN THE SIMPSON "STRONG-TIE" CONNECTORS
  - HD GALVANIZED NAILS SHALL BE USED WHEN NAILING TO PRESSURE TREATED MEMBERS
  - SIMPSON HANGERS AT PRESSURE TREATED MEMBERS SHALL HAVE ZMAX COATING
- SILL PLATES AND ANCHOR BOLTS:
  - ALL PLATES SHALL BE DOUGLAS FIR/LARCH NO 2 AND PRESSURE TREATED.
  - ALL PLATES ARE TO BE FASTENED FULLY ON THE TOPS OF THE FOUNDATION WALLS AND/OR SLABS. THE TOPS OF ALL FOUNDATION WALLS/SLABS SHALL BE SMOOTH AND LEVEL. THE TOPS OF FOUNDATION WALLS/SLABS SHALL BE CONSIDERED LEVEL WHEN THE MAXIMUM DEVIATION FROM GRADE IS +/- 1/8 INCH AND THE DEPRESSION BETWEEN HIGH SPOTS IS NOT GREATER THAN 1/8 INCH ALONG A 10 FOOT STRAIGHT EDGE.
  - ANCHOR BOLTS TO BE GALVANIZED OR STAINLESS STEEL ASTM F 1554, GRADE 36 WITH STANDARD BOLT HEAD OR EQUIVALENT DEFORMATION IN THE EMBEDDED PORTION. CUT THREADS ARE REQUIRED AT ALL ANCHOR BOLTS.
  - THE SPACING AND SIZE OF ANCHOR BOLTS SHALL BE AS SHOWN IN DETAILS.
  - LOCATE AN ANCHOR BOLT AT 6" MINIMUM TO 12" MAXIMUM FROM ENDS OF EACH PIECE. EACH LENGTH OF PLATE TO HAVE A MINIMUM OF TWO ANCHOR BOLTS.
  - INSTALL EXTRA ANCHOR BOLTS AS REQUIRED, WHERE PLATE IS CUT OR NOTCHED.
  - SILL PLATES SHALL NOT BE DAPPED AT BOLT HEADS.
  - PROVIDE 3x3x1/4 GALVANIZED OR STAINLESS STEEL PLATE WASHERS AT ALL ANCHOR BOLTS.
- FABRICATION OF TIMBER CONNECTORS:
  - FABRICATION SHALL BE IN ACCORDANCE WITH 2005 EDITION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION"
    - A WASHER OR METAL PLATE SHALL BE PROVIDED BETWEEN THE WOOD AND THE BOLT HEAD AND/OR NUT. RETIGHTEN BOLTS BEFORE CLOSING IN.
    - BOLT HOLES SHALL BE 1/16" MAXIMUM OVERSIZE.
    - LAG BOLTS:
      - LEAD HOLES SHALL BE DRILLED FOR LAG BOLTS: SHANK PORTION = SHANK DIAMETER, THREADED PORTION = 70% OF SHANK DIAMETER
      - LAGS BOLTS SHALL BE INSTALLED USING A PROPER WRENCH.

STRUCTURAL DRAWING INDEX					
ISSUED FOR:			DRAWING LIST		
			CITY SUBMITTAL - 06/08/2020		
			PROGRESS SET - 06/02/2020		
			X	X	S0.1 GENERAL NOTES
			X	X	S1.0 FOUNDATION PLAN
			X	X	S1.1 CEILING PLAN
			X	X	S1.2 ROOF PLAN
			X	X	S5.0 SECTIONS AND DETAILS

- BLOCKING / BRIDGING:
  - PROVIDE FULL DEPTH SOLID BLOCKING BETWEEN JOISTS AND RAFTERS OVER SUPPORTS.
  - PROVIDE 2x SOLID BLOCKING BETWEEN STUDS AT MID HEIGHT IN WALLS OVER 8'-0" TALL.
- NOTCHING AND DRILLING FRAMING MEMBERS:
  - THE CONTRACTOR IS CAUTIONED ABOUT THE DRILLING AND NOTCHING OF STUDS, PLATES, JOISTS, BEAMS, COLUMNS AND OTHER FRAMING MEMBERS.
  - THE CONTRACTOR SHALL CONSULT WITH THE STRUCTURAL ENGINEER BEFORE NOTCHING OR DRILLING ANY FRAMING MEMBERS WHERE NOT SPECIFICALLY DETAILED IN STRUCTURAL DRAWINGS.
- NAILING SCHEDULE:

CONNECTION	NAILING
JOIST TO SUPPORT - TOE NAIL .....	3 - 8d
BRIDGING TO JOIST - TOE NAIL EACH END .....	2 - 8d
BLOCKING TO JOIST - TOE NAIL EACH END .....	3 - 8d
BLOCKING TO PLATE OR BEAM - TOE NAIL .....	3 - 12d
2" DECKING TO SUPPORT - BLIND & FACE NAIL .....	2 - 16d
STUD TO PLATE - TOE NAIL .....	4 - 8d
OR - END NAIL 2x6 & 2x4 STUDS .....	3 - 16d
AND - END NAIL 2x8 STUDS .....	4 - 16d
MULTIPLE STUDS OR LAMINATED COLUMNS - FACE NAIL .....	16d @ 12" OC
TOP PLATES - FACE NAIL .....	16d @ 12" OC
TOP PLATES - JOINTS & INTERSECTIONS - FACE NAIL .....	4 - 16d EACH END
LAMINATED HEADER - FACE NAIL ALONG EACH EDGE .....	16d @ 12" OC
JOISTS, LAPS OVER SUPPORTS - FACE NAIL .....	4 - 16d
BOLT-UP CORNER STUDS .....	3 - 8d @ 12" OC

  - NAILING SCHEDULE AND THE STRUCTURAL DETAILS ARE BASED ON THE USAGE OF WIRE NAILS, EXCEPT THAT 16d "SINKER" NAILS (0.148" DIA x 3-1/4") MAY BE USED WHERE 16d IS SPECIFIED. IF "GUN" NAILS ARE USED, THE CONTRACTOR SHALL SUBMIT NAIL DATA FOR REVIEW PRIOR TO BEGINNING CONSTRUCTION.
  - HD GALVANIZED OR STAINLESS STEEL NAILS SHALL BE USED WHEN NAILING TO PRESSURE TREATED MEMBERS

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Sheet Name

GENERAL  
NOTES

20002100.00

Date 06/01/20

Drawn by HK

Checked by PP/CC

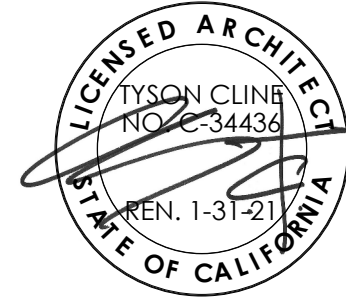
Sheet Number

S0.1



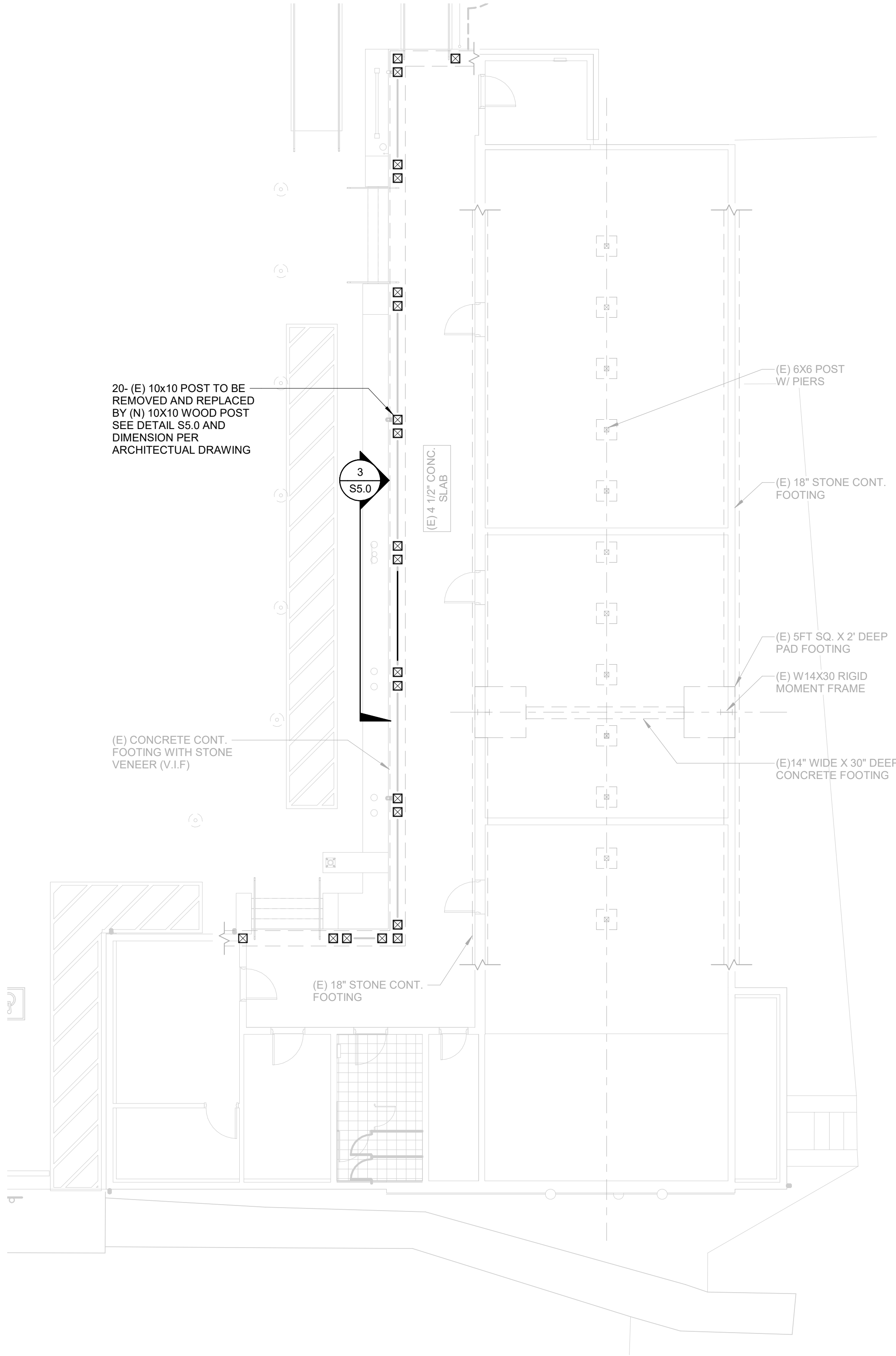
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1

## FOUNDATION PLAN

1/8" = 1'-0"

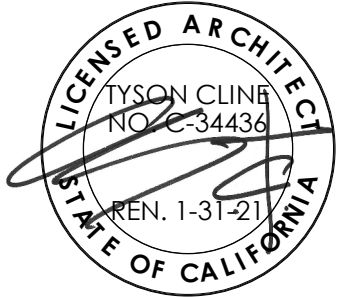
### FOUNDATION PLAN NOTES

- SEE S0.1 AND S0.2 FOR STRUCTURAL NOTES.
- S.A.D. FOR DIMENSIONS, ELEVATIONS, SLOPES, CURBS, STEPS & PADS NOT NOTED ON PLAN
- COORDINATE LOCATION OF SLAB STEPS AND DEPRESSIONS WITH ARCHITECTURAL DRAWINGS
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE AND LOCATE ALL DUCT, PIPE, CONDUIT, ETC PENETRATIONS THRU WALLS AND FOOTINGS AND PROVIDE THE ASSOCIATED FRAMING AND FOUNDATION CONDITIONS PER THE TYPICAL DETAILS.



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FOUNDATION  
PLAN

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S1.0



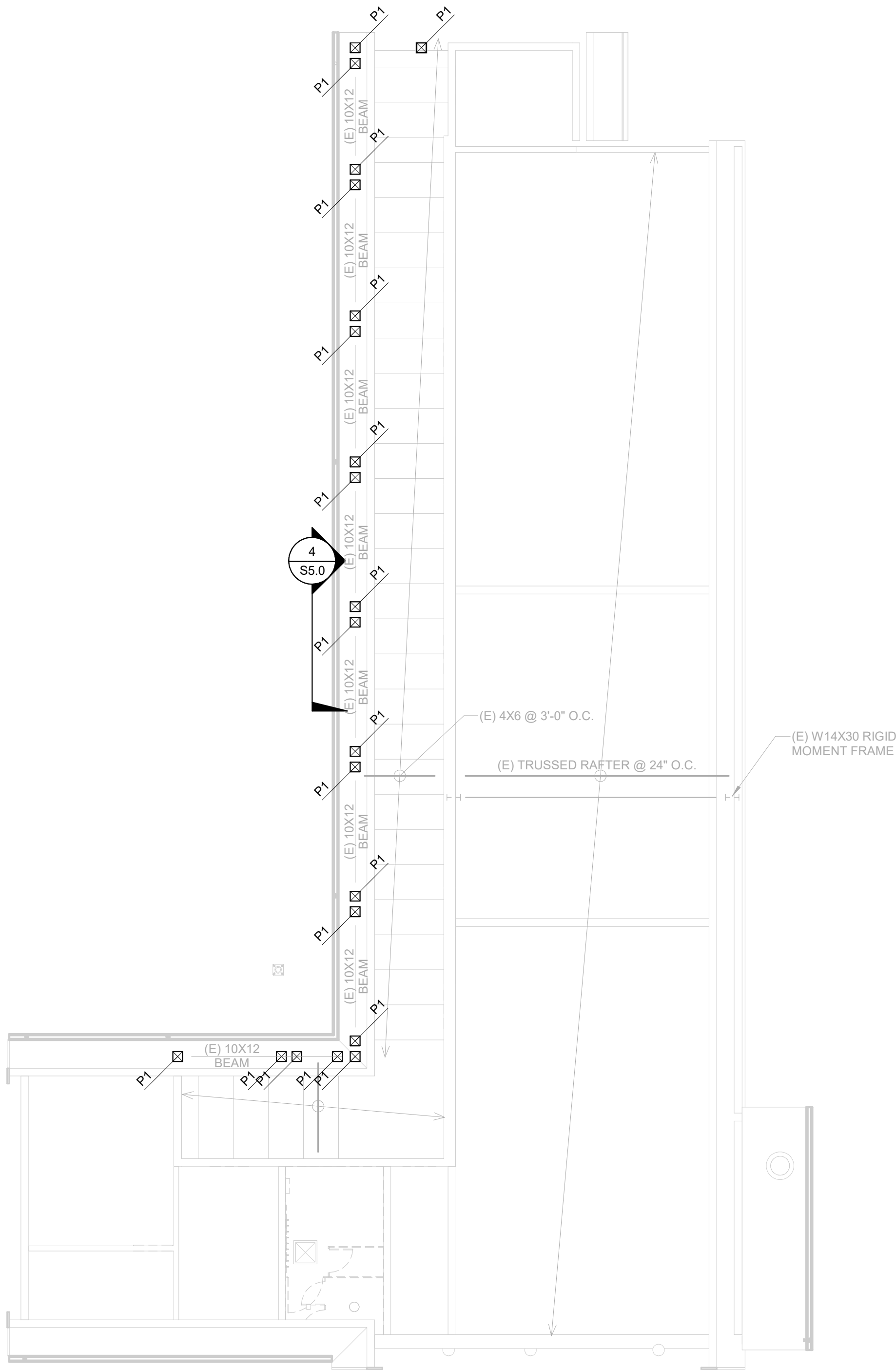
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NORTH

1

CEILING PLAN

1/8" = 1'-0"



FLOOR PLAN NOTES

- DIMENSIONS AND GRIDS TO FACE OR CENTERLINE OF STUDS, UNO.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ALL WOOD EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED UNO.

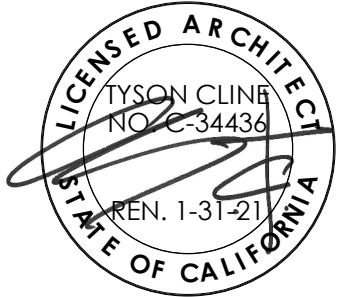
LEGEND

- ☒ P1: (E) 10X10 POST TO BE REPLACED BY (N) 10X10 DOUGLAS FIR LARCH NO.1 WOOD POST. CONNECTION SEE DETAIL 4/S5.0



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CEILING  
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S1.1



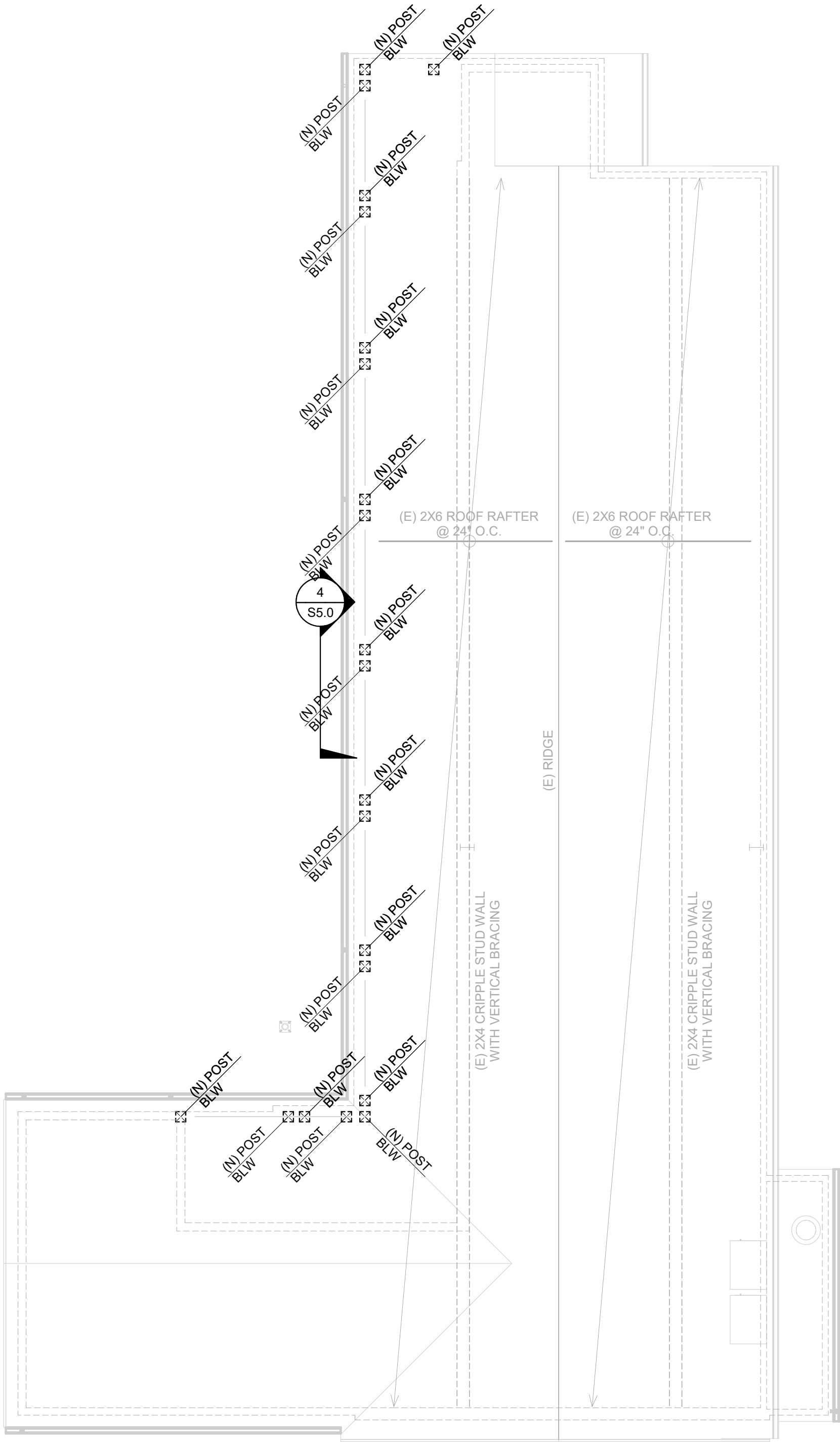
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NORTH

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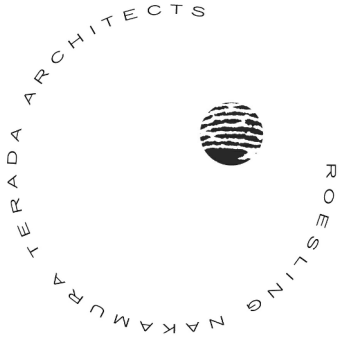
ROOF PLAN

1/8" = 1'-0"



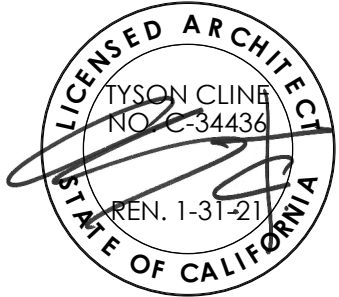
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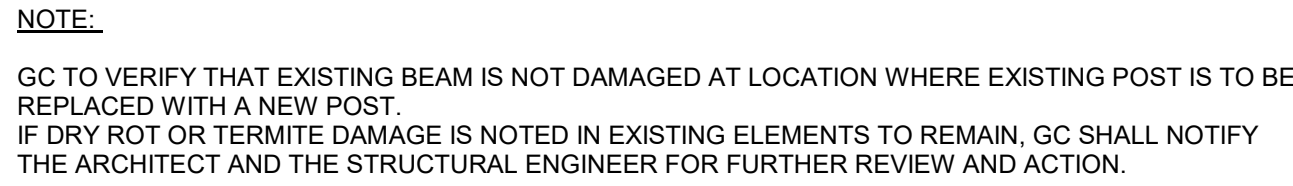
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ROOF PLAN

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S1.2





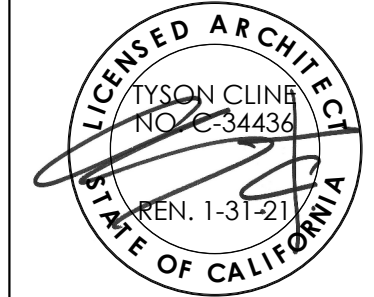
Technical drawing showing a cross-section of a concrete footing and wall. The drawing includes the following details and labels:

- 6"X6"X3" X 3/16" STL BENT PLATE WITH (2) 3/8" DIA LAG SCREW (3" EMBED) EACH SIDE**: Points to the bent plate and lag screws at the top of the wall.
- (N) OR (E) HANDRAIL**: Points to the handrail structure on the right side.
- 2"x2"x2"**: Dimension for the bent plate.
- 3/16" THK KNIFE PLATE W/ 3/16" THK BASE PLATE**: Points to the knife plate and base plate at the bottom of the wall.
- (2) 3/8" DIA. BOLTS W/ SET-XP EPOXY**: Points to the bolts securing the base plate.
- (E) CONCRETE CONT. FOOTING (V.I.F)**: Points to the concrete footing below the wall.
- TYP**: Typical detail symbol.
- 3/16**: Dimension for the knife plate.
- (A)** and **(B)**: Callouts for specific reinforcement details.

Diagram illustrating a typical knife plate assembly. The assembly includes a base plate and a knife plate, both with a width of 5". The knife plate is secured by two match posts, each with a diameter of 3/16". The distance between the match posts is 1". The knife plate is labeled (N) KNIFE PLATE and the base plate is labeled (N) BASE PLATE.

Technical drawing of a match post assembly. The drawing includes a cross-section and a top view. The cross-section shows a match post with a diameter of 1 1/2 inches, a hole with a diameter of 1/2 inch, and a hole with a diameter of 1/2 inch. The match post is 6 inches long and is embedded in a 4 inch minimum depth. The top view shows a hole with a diameter of 3/16 inches and a hole with a diameter of 1 1/2 inches. The match post is labeled "MATCH POST" and "WIDTH".

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