

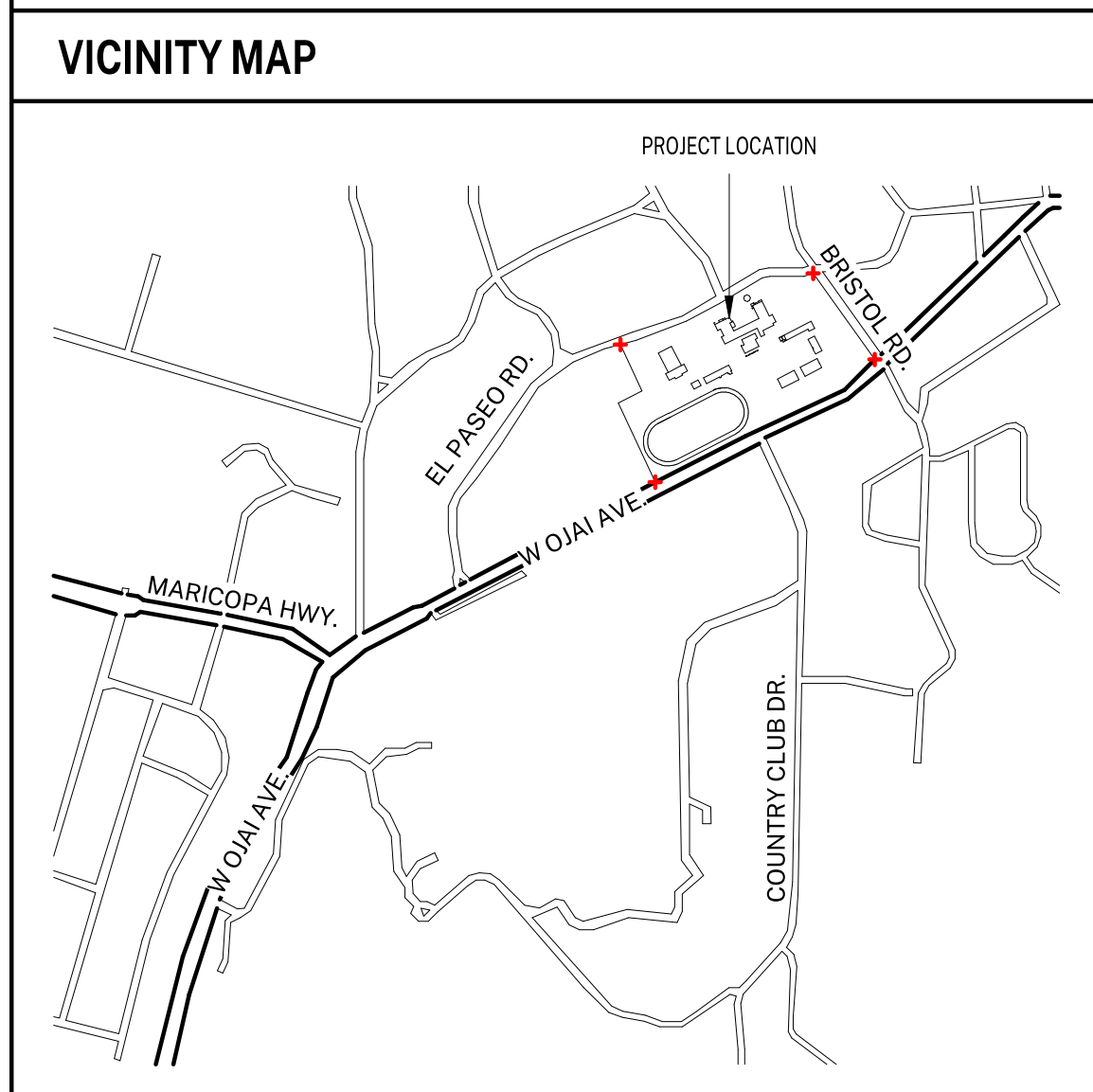
APPLICABLE CODES	
PARTIAL LIST OF APPLICABLE CODES AND STANDARDS AS OF JANUARY 1, 2020	
2019 CALIFORNIA BUILDING STANDARDS CODE (CAL. CODE REGS., TITLE 24)	
<ul style="list-style-type: none"> PART 1 - CALIFORNIA ADMINISTRATIVE CODE (CAC) PART 2 - CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2 (CBC) PART 3 - CALIFORNIA RESIDENTIAL CODE (CRC) PART 4 - CALIFORNIA MECHANICAL CODE (CMC) PART 5 - CALIFORNIA PLUMBING CODE (CPC) PART 6 - CALIFORNIA ENERGY CODE (CEC) PART 7 - VACANT PART 8 - CALIFORNIA HISTORICAL BUILDING CODE (CHBC) PART 9 - CALIFORNIA FIRE CODE (CFC) PART 10 - CALIFORNIA EXISTING BUILDING CODE (CEBC) PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) PART 12 - CALIFORNIA REFERENCED STANDARDS CODE 	
CALIFORNIA CODE OF REGULATIONS TITLE 19, PUBLIC SAFETY	
NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS:	
NFPA 10-18	STANDARD FOR PORTABLE FIRE EXTINGUISHERS
NFPA 13-16	STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS
NFPA 14-16	STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEM
NFPA 20-16	STANDARD D FOR THE INSTALL. OF STATIONARY PUMPS FOR FIRE PROTECTION
NFPA 24-16	INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES
NFPA 54-15	NATIONAL FUEL GAS CODE
NFPA 72-16	NATIONAL FIRE ALARM AND SIGNALING CODE
NFPA 80-16	STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES
NFPA 101-18	LIFE SAFETY CODE
NFPA 105-16	STANDARD FOR SMOKE DOOR ASSEMBLIES AND OTHER OPENING PROTECTIVES
NFPA 170-18	STANDARD FOR FIRE SAFETY AND EMERGENCY SYMBOLS
NFPA 221-18	STANDARD FOR HIGH CHALLENGE FIRE WALLS, FIRE WALLS, AND FIRE BARRIER WALLS
NFPA 241	STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATIONS, AND DEMOLITION OPERATIONS
NFPA 252-17	STANDARD METHODS OF FIRE TESTS DOOR ASSEMBLIES
NFPA 253-15	STANDARD METHOD OF TEST FOR CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS USING A RADIANT HEAT ENERGY SOURCE
NFPA 257-17	STANDARD FOR FIRE TEST FOR WINDOW AND GLASS BLOCK ASSEMBLIES
NFPA 720-15	STANDARD FOR THE INSTALLATION OF CARBON MONOXIDE (CO) DETECTION AND WARNING EQUIPMENT
REFERENCE 2019 CBC CHAPTER 35 FOR NFPA STANDARDS AND CA AMENDMENTS	

SYMBOLS LEGEND	
	DETAIL REFERENCE(S) DWG. NO SHEET NO
	DETAIL REF. DWG. NO SHEET NO
	SECTION DWG. NO SHEET NO
	EXTERIOR BUILDING ELEVATION(S) DWG. NO SHEET NO
	INTERIOR BUILDING ELEVATION(S) DWG. NO SHEET NO
	DOOR TAG
	WINDOW TAG
	EQUIPMENT TAG
	WALL TAG

ABBREVIATIONS			
AB	ANCHOR BOLT	IN	INCH (ES)
ABV	ABOVE	INS	INSULATE (D) (ING)
A/C	AIR CONDITIONING	INSP	INSPECT (ING) (ION) (OR)
AFF	ABOVE FINISHED FLOOR	INT	INTERIOR
AFG	ABOVE FINISHED GRADE	JT	JOINT
ADJ	ADJACENT, ADJOINING,	JST	JOIST
	ADJUSTABLE	KIT	KITCHEN
AUTO	AUTOMATIC	LB(S)	POUND (S)
AVG	AVERAGE	LAM	LAMINATE (D)
BD	BOARD	LAV	LAVATORY
BRG	BEARING	LDG	LEDGER
BM	BEAM	LL	LIVE LOAD
BN	BOUNDARY NAILING	LOS	LINE OF SIGHT
BLK	BLOCK	LPT	LOW POINT
BLKG	BLOCKING	MB	MACHINE BOLT
BLW	BELOW	MEMB	MEMBRANE
BO	BOTTOM OF	MFR	MANUFACTURER
BOT	BOTTOM	MFR REC	MANUFACTURER'S RECOMMENDATIONS
BLDG	BUILDING		
BW	BOTH WAYS	MTRL	MATERIAL
CB	CARRIAGE BOLT	MAX	MAXIMUM
CEM	CEMENT	MECH	MECHANICAL
CF	CUBIC FOOT/FEET	MED	MEDIUM
CTR	CENTER (ED)	MLB	MICRO-LAM BEAM
CLO	CLOSET	MTL	METAL
CLR	CLEAR (ANCE)	KP	KING POST
CO	CLEANOUT	MISC	MISCELLANEOUS
COL	COLUMN (S)	MO	MASONRY OPENING
CONC	CONCRETE	(N)	NEW
COORD	COORDINATE	N	NORTH
CMU	CONCRETE MASONRY UNIT	NA	NOT APPLICABLE
CU FT	CUBIC FOOT	NIC	NOT IN CONTRACT
CJ	CEILING JOIST	NTS	NOT TO SCALE
CU YD	CUBIC YARD	OC	ON CENTER
CW	COLD WATER	OH	OVERHANG, OVERHEAD
(D)	DEMOLISH	(P)	PROPOSED
DBL	DOUBLE	P	POST
DEG	DEGREE (S)	PLY	PLYWOOD
DSGN(R)	DESIGNER	PT	POINT
DL	DEAD LOAD	PCF	POUNDS PER CUBIC FOOT
DTL	DETAIL (S)	PLF	POUNDS PER LINEAR FOOT
DIA	DIAMETER	PSI	POUNDS PER SQUARE INCH
DIM	DIMENSION (S)	PREFAB	PREFABRICATE (D)
DF	DOUGLAS FIR	PREP	PREPARE, PREPARATION
DN	DOWN	PFN	PREFINISH (ED)
DS	DOWN SPOUT	PSL	PARALLEL STRAND LUMBER
DW	DISHWASHER	PTDF	PRESSURE TREATED
DWG(S)	DRAWING (S)	DOUGLAS FIR	
(E)	EXISTING	PL	PLATE (S)
E	EAST	POE	POINT OF ENTRY
EN	EDGE NAILING	RA	RETURN AIR
EA	EACH	RAD	RADIUS
ELEV	ELEVATION	RCP	REFLECTED CEILING PLAN
EQ	EQUAL	RD	ROOF DRAIN
EQUIP	EQUIPMENT	REF	REFER (ANCE)
EQUIV	EQUIVALENT	REQ	REQUIRE (D) (S)
EB	EXPANSION BOLT	RM	ROOM
EW	EACH WAY	RR	ROOF RAFTER
EXP	EXPOSE (D)	SATC	SUSPENDED ACOUSTICAL TILE CEILING
EXT	EXTERIOR	SF	SQUARE FEET, FOOT (AGE)
FN	FIELD NAILING	SGL	SINGLE
FAB	FABRICAT (ED) (ION)	SHT	SHEET
FAR	FLOOR AREA RATIO	SHT	SHEATHING
FCO	FLOOR CLEANOUT	SIM	SIMILAR
FD	FLOOR DRAIN	S	SOUTH
FG	FINISH GRADE	SA	SUPPLY AIR
FLASH	FLASHING	SQ	SQUARE
FIN	FINISH	STAG	STAGGER (ED)
FF	FINISH FLOOR	STL	STEEL
FJ	FLOOR JOIST	SSTL	STAINLESS STEEL
FL	FLOOR LINE	STD	STANDARD
FL	FLOW LINE	STRUC	STRUCTURAL, STRUCTURAL
FLR	FLOOR	DWGS	
FLUOR	FLUORESCENT	TBD	TO BE DETERMINED
FOC	FACE OF CURB	THK	THICK, THICKNESS
FOW	FACE OF WALL	T&B	TOP AND BOTTOM
FS	FINISHED SURFACE	T&G	TONGUE AND GROOVE
FT	FOOT, FEET	T&P	TEMPERATURE AND PRESSURE
FTG	FOOTING	TO	TOP OF
FDN	FOUNDATION	TOC	TOP OF CONCRETE, TOP OF CURB
FN	FIELD NAILING	TOG	TOP OF GRADE
GA	GAUGE	TOP	TOP OF PAVING, TOP OF PLATE
GALV	GALVANIZE (D)	TOS	TOP OF SLAB
GC	GENERAL CONTRACTOR	TOR	TOP OF ROOF
GL	GLASS, GLAZING	TOW	TOP OF WALL
GLB	GLUED LAMINATED WOOD	TYP	TYPICAL
BEAM		UGND	UNDERGROUND
TOS	TOP OF SLAB	UNO	UNLESS NOTED OTHERWISE
TOR	TOP OF ROOF	VAR	VARIES, VARIATION
TOW	TOP OF WALL	VB	VAPOR BARRIER
TYP	TYPICAL	VERT	VERTICAL
UGND	UNDERGROUND	W	WEST
UNO	UNLESS NOTED OTHERWISE	WD	WOOD
VAR	VARIES, VARIATION	W/	WITH
VB	VAPOR BARRIER	W/O	WITHOUT
VERT	VERTICAL	WP	WATERPROOF (ING)
W	WEST	WRB	WEATHER RESISTIVE BARRIER
WD	WOOD	YD	YARD
W/	WITH		
W/O	WITHOUT		
WP	WATERPROOF (ING)		
WRB	WEATHER RESISTIVE BARRIER		
YD	YARD		

GENERAL PROJECT NOTES	
1.	ALL WORK SHALL CONFORM TO THE 2019 EDITION TITLE 24 CALIFORNIA CODE OF REGULATIONS (C.C.R.).
2.	THE DRAWINGS AND SPECIFICATIONS AND ALL COPIES THEREOF, ARE LEGAL INSTRUMENTS OF SERVICE FOR THE USE OF THE OWNER AND AUTHORIZED REPRESENTATIVE ON THE DESIGNATED PROPERTY ONLY. OTHER USE, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT, IS PROHIBITED.
3.	SPECIFICATIONS, DETAILS AND SCHEDULES WHICH MAY BE BOUND SEPARATELY, ARE PART OF THESE CONTRACT DOCUMENTS. DRAWINGS BY SEPARATELY CONTRACTED CONSULTING PROFESSIONALS (SUCH AS STRUCTURAL, INTERIORS OR LANDSCAPE) ARE SUPPLEMENTARY TO THE DESIGN DRAWINGS AND ARE PART OF THESE CONTRACT DOCUMENTS.
4.	THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF INFORMATION IS NOT SHOWN OR IS UNCLEAR. REPORT APPARENT DISCREPANCIES ON DRAWINGS AND/OR SPECIFICATIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
5.	THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVAL FOR ALL WORK.
6.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THE WORK FOR ALL UTILITIES AND SERVICES.
7.	ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. QUESTIONS REGARDING THE SAME, OR THEIR EXACT MEANING, SHALL BE DIRECTED TO THE ARCHITECT.
8.	CODE REQUIREMENTS: ALL WORK TO COMPLY WITH DIVISION OF THE STATE ARCHITECT REGULATIONS AND CURRENT EDITION OF TITLE 24 CODE OF REGULATIONS.
9.	CONSTRUCTION IS TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24.
10.	EXISTING CONDITIONS: CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS DESIGNATED AS, OR REQUIRED TO, INTERFERE WITH NEW CONSTRUCTION. REPORT ANY DISCREPANCIES, DEFICIENCIES, OR CONDITIONS INCOMPATIBLE WITH PROPOSED CONSTRUCTION PRIOR TO PROCEEDING.
11.	IT IS THE RESPONSIBILITY OF THE G.C. TO INSTALL ALL TEMPORARY BRACING AND SHORING TO ENSURE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETED FORM. DO NOT REMOVE EXISTING STRUCTURAL SUPPORTS OR BEARING WALLS WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT OR STRUCTURAL ENGINEER.
12.	DIMENSIONS/NOTES/DETAILS: DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD, AND IMMEDIATELY REPORT ANY DISCREPANCIES OR EXISTING AND PROPOSED VARIATIONS TO THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND COORDINATING DIMENSIONS. ALL WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS, AND DETAILS. SPECIFIC NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY GENERAL NOTES OR DETAILS. CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED AS SIMILAR CONDITIONS DETAILED AND/OR INDICATED ON THE DRAWINGS. ANY WORK INSTALLED IN CONFLICT WITH THE DESIGN DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE.
13.	ALL EXTERIOR DIMENSIONS ARE TO ASSUME FACE OF PLYWOOD SHEATHING OR FACE OF MASONRY UNO. INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD FINISH OR CENTERLINE OF WALL UNO.
14.	ONLY APPROVED WORKING DRAWINGS, WITH THE STATEMENT "APPROVED DRAWINGS", ARE TO BE USED FOR CONSTRUCTION OF THIS PROJECT. CONTRACTORS USING OTHER THAN APPROVED DRAWINGS ARE SOLELY RESPONSIBLE FOR SUCH WORK.
15.	GEOTECHNICAL REPORTS ARE NOT INCLUDED IN THE CONTRACT DOCUMENTS, BUT MAY BE MADE AVAILABLE TO THE CONTRACTOR FOR INFORMATION ONLY. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY CONCLUSIONS THE CONTRACTOR MAY DRAW FROM SUCH INFORMATION. THE CONTRACTOR SHALL INVESTIGATE AND DETERMINE EXISTING SOILS AND SITE CONDITIONS UNDER WHICH CONTRACTOR WILL OPERATE IN PERFORMING THE WORK.
16.	THE CONTRACTOR IS TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF DEMOLITION AND CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL RESTRICT GENERAL PUBLIC ACCESS TO THE DEMOLITION, CONSTRUCTION, AND STORAGE AREAS.
17.	HAZARDOUS MATERIALS ARE NOT TO BE STORED IN THE BUILDING, NOR USED IN CONSTRUCTION, IN QUANTITIES EXCEEDING THOSE SPECIFIED IN THE CBC.
18.	DURING DEMOLITION AND CONSTRUCTION THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXISTENCE AND PRECISE LOCATION OF UNDERGROUND PIPING AND OTHER STRUCTURES WHICH MAY BE AFFECTED BY CONSTRUCTION. PROMPTLY NOTIFY EACH UTILITY COMPANY, MUNICIPALITY, OR OTHER AGENCY OWNING OR OPERATING ANY AFFECTED FACILITIES OR STRUCTURES, AND REQUEST ENGINEERING INFORMATION AND MARKING OF FACILITIES IN FIELD, PRIOR TO COMMENCING ANY WORK ON THE SITE. REMOVE ALL ITEMS SPECIFIED TO BE ABANDONED, AND TAKE CARE TO PREVENT ANY DAMAGE TO, OR DISRUPTION OF, ITEMS TO REMAIN.
19.	WHERE FIRE-RATED WALL OR CEILING ASSEMBLIES ARE PENETRATED BY RECESSED FIXTURES, MECHANICAL DUCTS, OR OTHER ITEMS, THE FIXTURES, DUCTS, OR OTHER ITEMS SHALL BE FIRE-RATED TO MATCH THE WALL OR CEILING ASSEMBLY.
20.	U.N.O. ALL EXTERIOR DOORS SHALL LIMIT AIR INFILTRATION WHEN IN CLOSED POSITION AS FOLLOWS: PROVIDE WEATHERSTRIPPING AT HEAD, SILL AND JAMBS. INSTALL ASTRAGAL AT MEETING PORTION OF DOUBLE DOORS. DOORS REQUIRING VERTICAL TRACKS OR GUIDES SHALL USE CONTINUOUS MOUNTING ANGLE, AND SHALL BE SEALED TO LIMIT AIR LEAKAGE.
21.	CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BLOCKING, BACKING, HANGERS, BACK-UP PLATES, AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ROOM ACCESSORIES, FIXTURES, PARTITIONS, AND ALL WALL MOUNTED OR SUSPENDED MECHANICAL, KITCHEN, ELECTRICAL OR MISCELLANEOUS EQUIPMENT AND FURNISHING.
22.	CONTRACTOR SHALL VERIFY EXACT SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS, BASE STRUCTURES, ROOF OPENINGS, AS WELL AS POWER, WATER, DRAIN INSTALLATIONS AND STRUCTURAL STEEL SUPPORT LOCATIONS, WHEN APPLICABLE, WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR APPROVED SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
23.	ALL PIPES, CONDUIT, WIRES, AND DUCTS SHALL BE CONCEALED FROM VIEW UNO.
24.	ALL GLAZING INSTALLED IN HAZARDOUS LOCATIONS, AS DEFINED BY CBC CHAPTER 24, SHALL BE TEMPERED GLASS. SKYLIGHTS ARE TO BE TEMPERED GLASS OR FIBERGLASS AS SPECIFIED.
25.	INSTALL SEALANT AT JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AND AT PENETRATIONS OF UTILITIES THROUGH THE BUILDING ENVELOPE, TO LIMIT AIR INFILTRATION.
26.	THE CONTRACTOR SHALL PROVIDE THE OWNER A LIST OF THE FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES INSTALLED IN THE BUILDING, AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. THE INSTRUCTIONS SHALL BE CONSISTENT WITH SPECIFICATIONS SET FORTH BY THE EXECUTIVE DIRECTOR OF THE STATE ENERGY COMMISSION. THE ENERGY "CERTIFICATION OF COMPLIANCE" SHALL BE SUBMITTED AFTER THE INSTALLATION OF THE REQUIRED EQUIPMENT AND/OR MATERIAL, AND PRIOR TO ANY REQUEST FOR A FINAL INSPECTION.
27.	ITEMS IN THESE DRAWINGS NOT SPECIFICALLY IDENTIFIED AS EXISTING ARE ASSUMED TO BE NEW
28.	ALL ASTM AND/OR ANSI DESIGNATIONS REFERRED TO ON THESE DRAWINGS SHALL BE THE LATEST ADOPTED OR REVISED SPECIFICATIONS.
29.	MATERIAL AND EQUIPMENT NECESSARY FOR WORK SHALL NOT BE PLACED OR STORED ON PUBLIC PROPERTY SO AS TO OBSTRUCT A FREE AND CONVENIENT APPROACH TO AND USE OF ANY FIRE HYDRANT, FIRE OR POLICE ALARM BOX, UTILITY BOX, CATCH BASIN OR MANHOLE OR SO AS TO INTERFERE WITH THE FREE FLOW OF WATER IN STREET OR ALLEY GUTTER. PROTECTION AGAINST DAMAGE SHALL BE PROVIDED TO SUCH UTILITY FIXTURES DURING THE PROGRESS OF THE WORK, BUT SIGHT OF THEM SHALL NOT BE OBSTRUCTED.
30.	WHERE NOT SPECIFICALLY DESCRIBED IN ANY OF THE NOTES OR SPECIFICATIONS, WORKMANSHIP SHALL CONFORM TO THE METHODS AND OPERATIONS OF BEST STANDARDS AND ACCEPTED PRACTICES OF THE RESPECTIVE TRADE.
31.	CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED AND PLACED SO AS NOT TO ENDANGER THE PUBLIC, THE WORKERS OR ADJOINING PROPERTY FOR THE DURATION OF THE CONSTRUCTION PROJECT.
32.	REQUIRED EXITS, EXISTING STRUCTURAL ELEMENTS, FIRE PROTECTION DEVICES AND SANITARY SAFEGUARDS SHALL BE MAINTAINED AT ALL TIMES DURING REMODELING, ALTERATIONS, REPAIRS OR ADDITIONS TO THE BUILDING UNLESS THE REQUIRED ELEMENTS OR DEVICES ARE BEING REMODELED, ALTERED, OR REPAIRED IN WHICH CASE ADEQUATE SUBSTITUTE PROVISIONS SHALL BE MADE.
33.	SERVICE UTILITY CONNECTIONS SHALL BE DISCONTINUED AND CAPPED IN ACCORDANCE WITH THE APPROVED RULES AND THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
34.	SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING, OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH 2019 CPC.
35.	AREAS OF CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER PER 2019 CPC.
36.	REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING, ALTERATIONS, AND ADDITIONS TO BUILDING UNLESS APPROVED TEMPORARY MEANS OF EGRESS SYSTEMS AND FACILITIES HAVE BEEN PROVIDED.
37.	PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS AND HORIZONTAL ASSEMBLIES SHALL BE PROTECTED AS REQUIRED IN CBC SECTIONS 714.4 AND 714.5.
38.	MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.
39.	IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE SUPERVISION OF THE CONSTRUCTION WORK TO ENSURE THAT IT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE ARCHITECT WILL PROVIDE ONLY PERIODIC OBSERVATION OF THE WORK. SEE DSA INSPECTION REQUIREMENTS LISTED IN NOTE 44.
40.	GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD & ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
41.	CUTTING, BORING, SAWCUTTING OR DRILLING THROUGH THE NEW OR EXISTING STRUCTURAL ELEMENTS TO BE DONE ONLY WHEN SO DETAILED IN THE DRAWINGS OR ACCEPTED BY THE ARCHITECT AND THE STRUCTURAL ENGINEER WITH THE APPROVAL OF DSA REPRESENTATIVE.
42.	ALL WELDING SHALL BE SPECIALLY INSPECTED BY AN AWS-CWI QUALIFIED INSPECTOR APPROVED BY DSA.
43.	ALL BRACING OF DUCTS AND PIPINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE AND SMACNA GUIDELINES AS APPROVED BY DSA (CBC WILL GOVERN WHERE CONFLICTS OCCUR). THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT, MECHANICAL ENGINEER AND FIELD ENGINEER. A COPY OF THE GUIDELINES PUBLISHED BY SMACNA AND APPROVED BY DSA SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON THE JOB AT ALL TIMES.
44.	SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE APPROVED DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24 C.C.R., A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED REPAIR WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE REPAIR WORK.
45.	CHANGES TO APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDUM OR A CHANGE ORDER APPROVED BY THE DIVISION OF THE STATE ARCHITECT AS REQUIRED BY SECTION 4-338, PART 1, T24 C.C.R.
46.	A DSA CERTIFIED INSPECTOR WITH CLASS 3 SHALL BE EMPLOYED BY THE DISTRICT AND SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTION ARE DEFINED IN SECTION 4-342, PART 1, T24, C.C.R. THREE PROJECT INSPECTOR IS TO BE CERTIFIED BY DSA TO INSPECT.
47.	A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE OWNER SHALL CONDUCT ALL THE REQUIRED TESTS AND INSPECTIONS FOR THE PROJECT.
48.	ALL WORK (AS APPLICABLE) MUST MEET THE MANDATORY MEASURES OF THE 2019 CALIFORNIA GREEN BUILDING STANDARDS (CAL GREEN) CODE (TITLE 24, PART 11)
49.	THE SEISMIC ANCHORAGE OF MECHANICAL AND ELECTRICAL EQUIPMENT SHALL CONFORM TO C.C.R. TITLE 24, 2019 CBC CHAPTER 16A. ANCHORAGE DETAILS SHALL BE SHOWN ON THE PLANS.

DRAWING SHEET INDEX	
G-000	TITLE SHEET
A-101	SITE PLAN
A-102	EXIST/DEMO OVERALL FLOOR PLANS & PROPOSED ENTRY PLAN
A-302	DETAILS
TOTAL NO OF SHEETS: 4	



SPECIAL INSTRUCTIONS	
NONE	

BID ALTERNATES	
NONE	

DEFERED SUBMITTALS	
NONE	

PROJECT SCOPE	
THE PROJECT SCOPE CONSISTS OF THE ALTERATION OF NON-STRUCTURAL ELEMENTS OUTSIDE AN EXISTING LIBRARY AT A MIDDLE SCHOOL CAMPUS.	
UPGRADES TO EXISTING AND ACCESSIBLE ELEMENTS INCLUDE: NEW EXIT SIGNAGE, NEW DOOR HARDWARE, NEW EXIT DISCHARGE WALKWAY, NEW ACCESSIBLE SIGNAGE AND NEW RAMP INTO BUILDING ENTRANCE.	
THE ESTIMATED ADJUSTED CONSTRUCTION COST FOR THIS PROJECT IS LESS THAN THE CURRENT VALUATION THRESHOLD.	
NO CHANGE TO EXISTING BUILDING AREA	

AGENCY APPROVAL:



CONSULTANTS:



PROJECT:
MATILJA MIDDLE SCHOOL LIBRARY RENOVATION

OWNER:
OJAI UNIFIED SCHOOL DISTRICT
414 E. OJAI AVENUE
OJAI, CA 93023
(805)640-4300
CONTACT: ADAM DUTTER, BOND MANAGER
EMAIL: adutter@ojaiusd.org

PROJECT ADDRESS:
MATILJA MIDDLE SCHOOL
703 EL PASEO ROAD
OJAI, CA 93023

ISSUE:	MARK:	DATE:	DESCRIPTION:
	AW	04/06/2022	Redacted from full set to reflect only the ADA compliance ingress and egress elements.

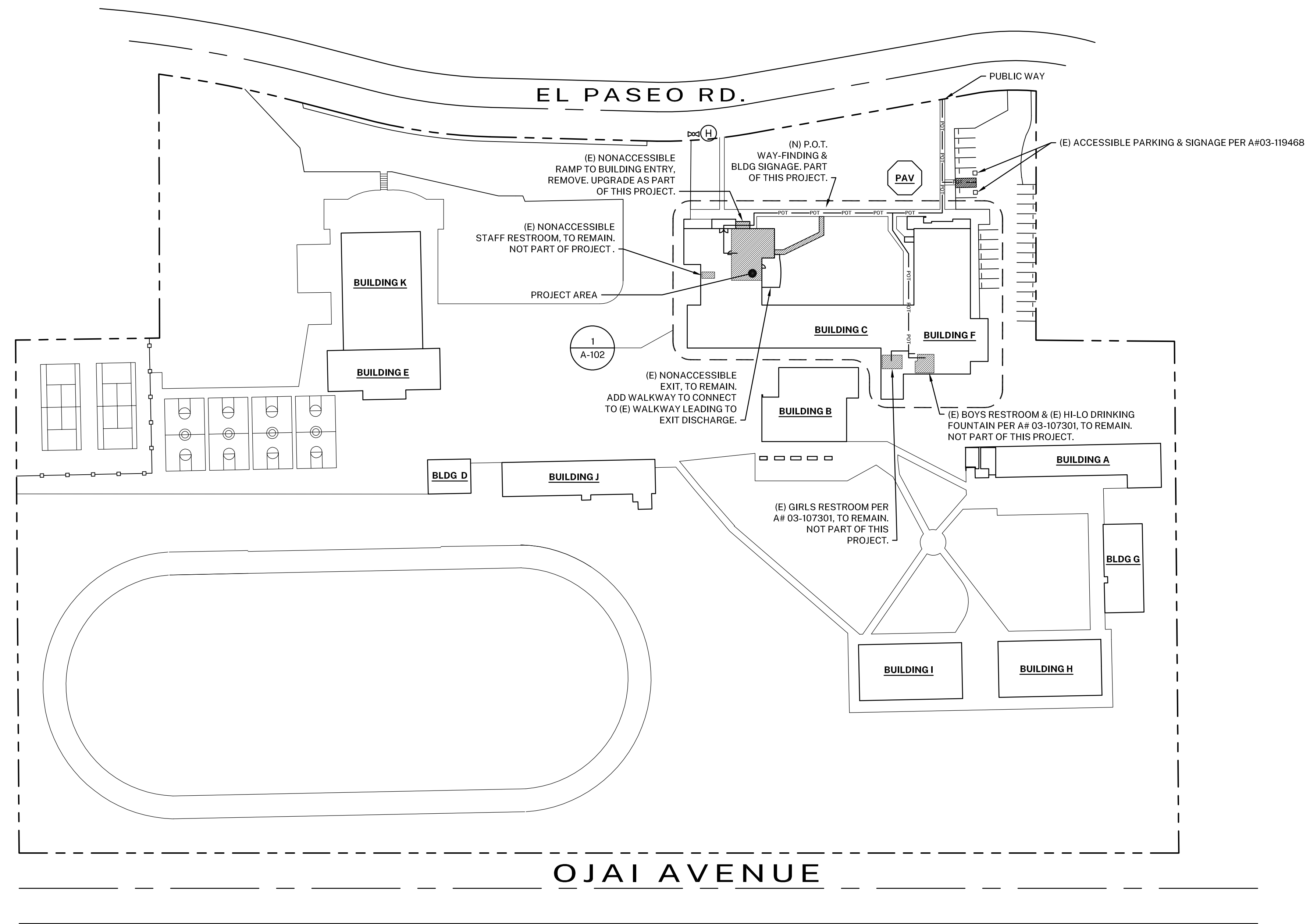
PROJECT INFORMATION:
PROJECT NUMBER: 2020.032
PROJECT PHASE: CD
DRAWN BY: PBS/MH
REVIEWED BY: MH

SHEET TITLE:
TITLE SHEET

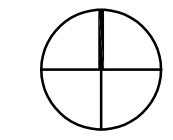
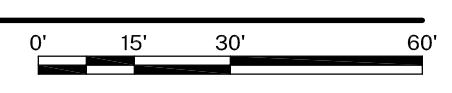
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G-000

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1 SITE PLAN
1"=60'-0"



CAMPUS BUILDING INFO					
BUILDING NAME	DSA APP. NOS. / A#'s	USE	OCCUPANCY	CONSTRUCTION TYPE	FIRE SPRINKLERS
BUILDING A	9320 / 5155 / 03-107896	CLASSROOMS	E	III-B	NO
BUILDING B	03-119638	DINING HALL / KITCHEN	A	V-B	YES
BUILDING C	1926 / 9388 / 51555 / 03-107301	CLASSROOMS / ADMINISTRATION	E	III-B	NO
BUILDING D	9230 / 51555	CLASSROOM	E	V-B	NO
BUILDING E	9231 / 03-118467	LOCKER ROOM	E	V-B	NO
BUILDING F	1926 / 51555 / 104381 / 03-107301	AUDITORIUM / CLASSROOMS	E	III-B	PARTIALLY
BUILDING G	37821 / 03-107896	CLASSROOMS	E	V-B	NO
BUILDING H	26247	CLASSROOMS	E	V-B	NO
BUILDING I	28247	CLASSROOMS	E	V-B	NO
BUILDING J	28346	CLASSROOMS	E	V-B	NO
BUILDING K	3294 / 5346 / 51555 / 12116 / 03-118467	GYMNASIUM	E	V-B	NO
PAVILION	03-118002	ASSEMBLY	E	V-B	YES

NOTE: A#03-119638 - NEW DINING HALL AND KITCHEN IS CURRENTLY UNDER CONSTRUCTION. MOST RECENT PROJECT AT THIS CAMPUS (A#03-118467) WAS CLOSED ON 7/29/20.

DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT

THE PATH OF TRAVEL (POT) IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS MEETS THE REQUIREMENTS OF THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE (CBC) ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS, AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT WITH THE CBC HAVE BEEN IDENTIFIED AND THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE INDICATED IN THESE CONSTRUCTION DOCUMENTS.

DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CBC COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THE ITEMS SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.

SYMBOL LEGEND

- POT — ACCESSIBLE PATH OF TRAVEL
- PATH OF TRAVEL (P.O.T.) AS INDICATED, IS A COMMON BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/4" INCH BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" INCH VERTICAL AND IS AT LEAST 48" WIDE. THE PATH SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. PASSING SPACES (11B-403.5.3) AT LEAST 60 INCHES BY 60 INCHES ARE LOCATED NOT MORE THAN 200 FEET APART. PARTS OF P.O.T. WITH CONTINUOUS GRADIENTS HAVE 60 INCH LEVEL AREAS (11B-403.7) NOT MORE THAN 400 FEET APART. THE CROSS-SLOPE DOES NOT EXCEED 2 PERCENT AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5 PERCENT UNLESS OTHERWISE INDICATED. P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80 INCHES MINIMUM (11B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4 INCHES PROJECTION FROM WALL AND ABOVE 27 INCHES AND LESS THAN 80 INCHES (11B-307.2). ARCHITECT SHALL VERIFY PATH OF TRAVEL CONFORMS WITH THE ABOVE. IF GATES OCCUR ALONG THE PATH OF TRAVEL, THEY MUST COMPLY WITH THE ACCESSIBLE REQUIREMENTS PER CBC 2019.
- (H) (E) FIRE HYDRANT

AGENCY APPROVAL:

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CONSULTANTS:

SEALS:

PROJECT:

MATILJA MIDDLE SCHOOL LIBRARY RENOVATION

OWNER:

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adutter@ojaisud.org

PROJECT ADDRESS:

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703 EL PASEO RD.
OJAI, CA 93023

MARK	DATE	DESCRIPTION

PROJECT INFORMATION:

PROJECT NUMBER: 2020.032
PROJECT PHASE: CD
DRAWN BY: GJ
REVIEWED BY: MEH

SHEET TITLE:

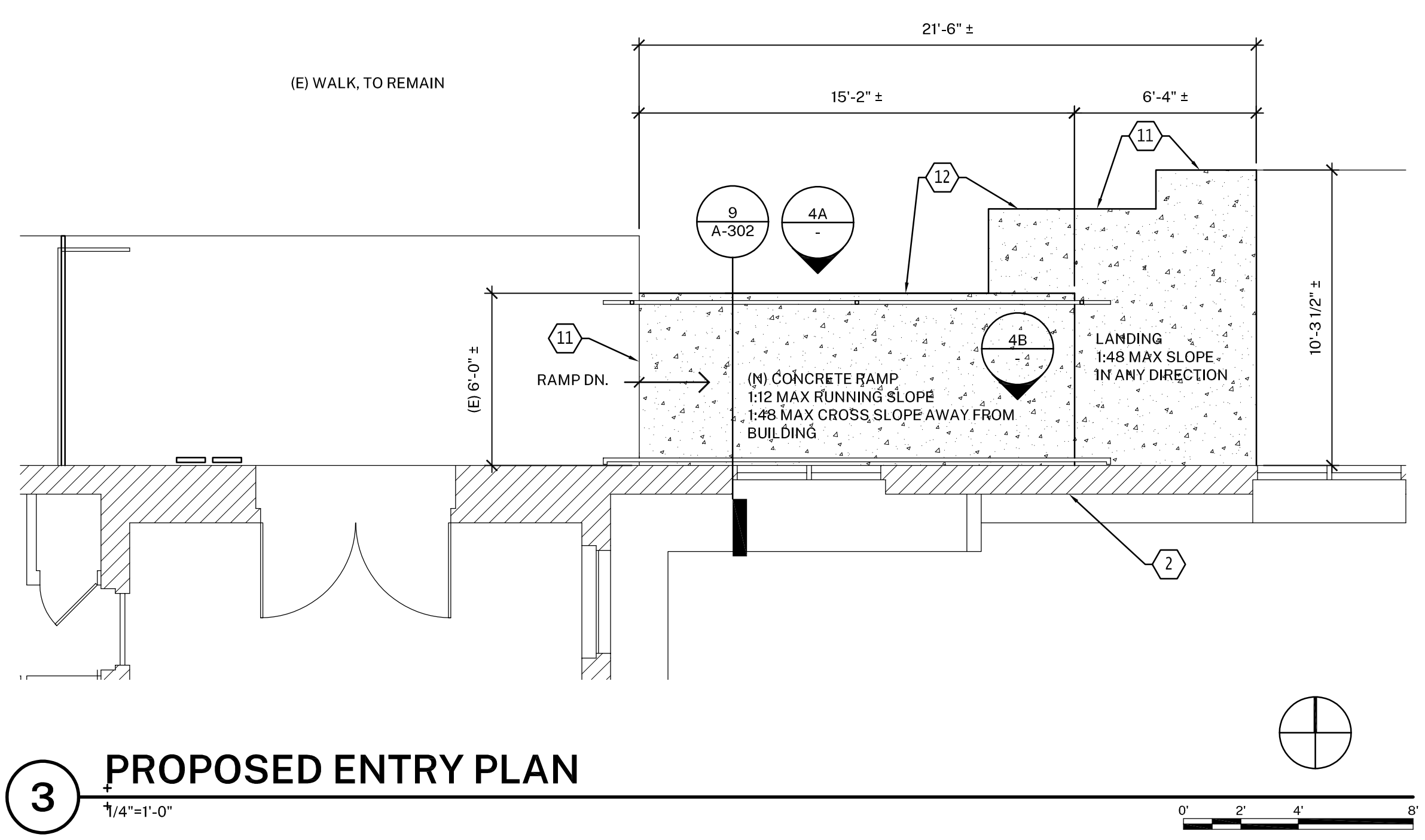
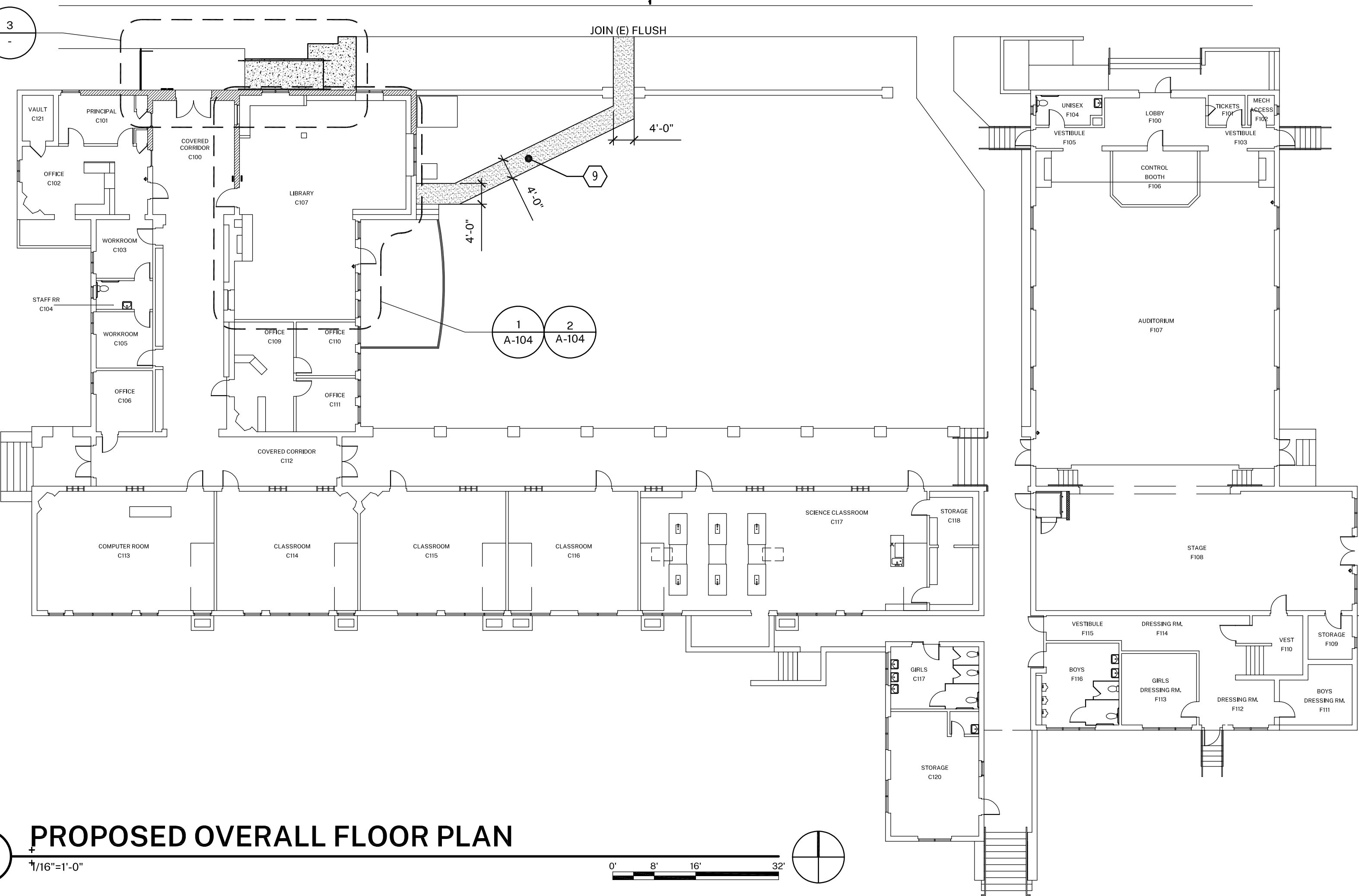
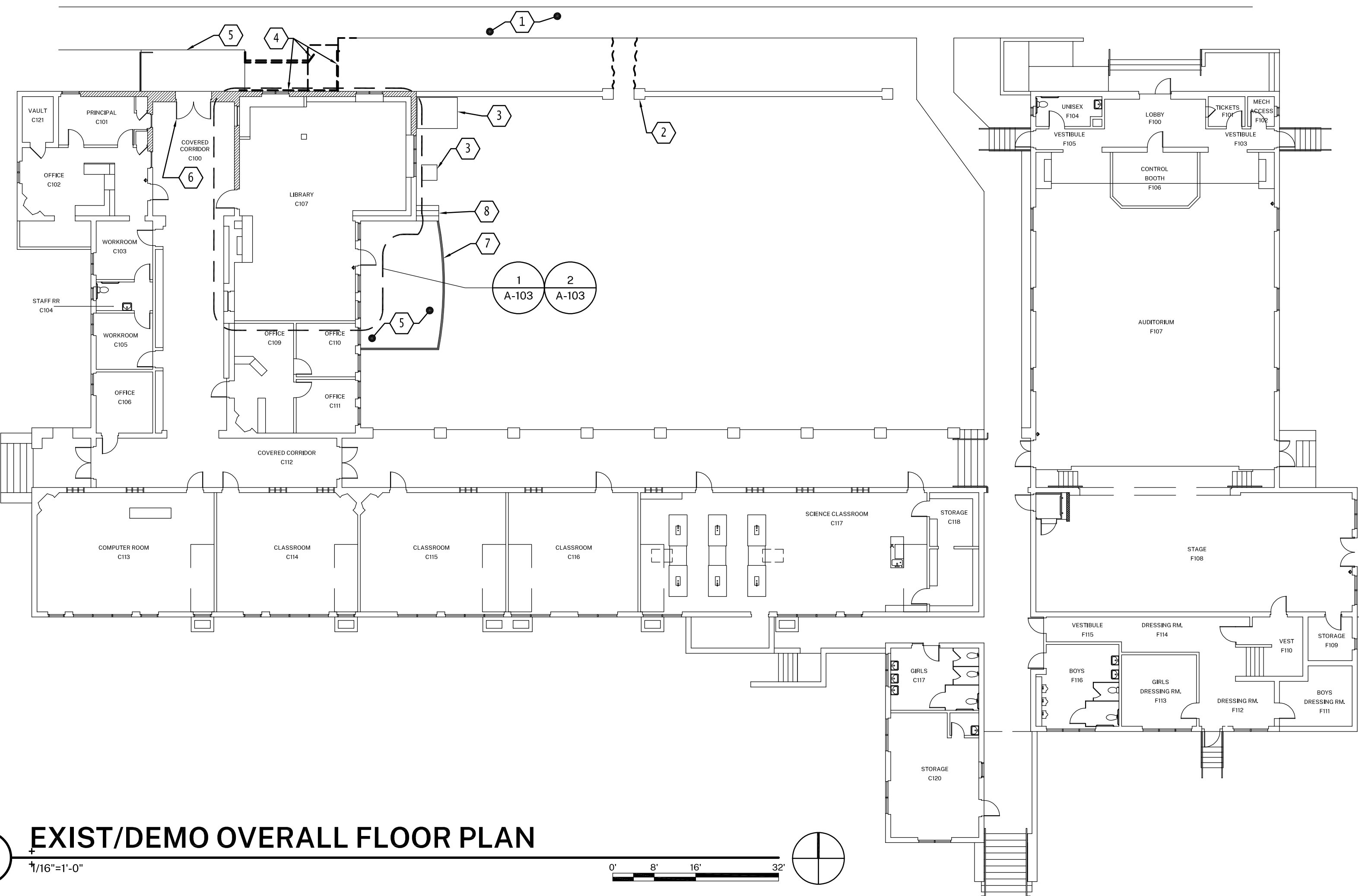
SITE PLAN

SHEET NUMBER:

A-101

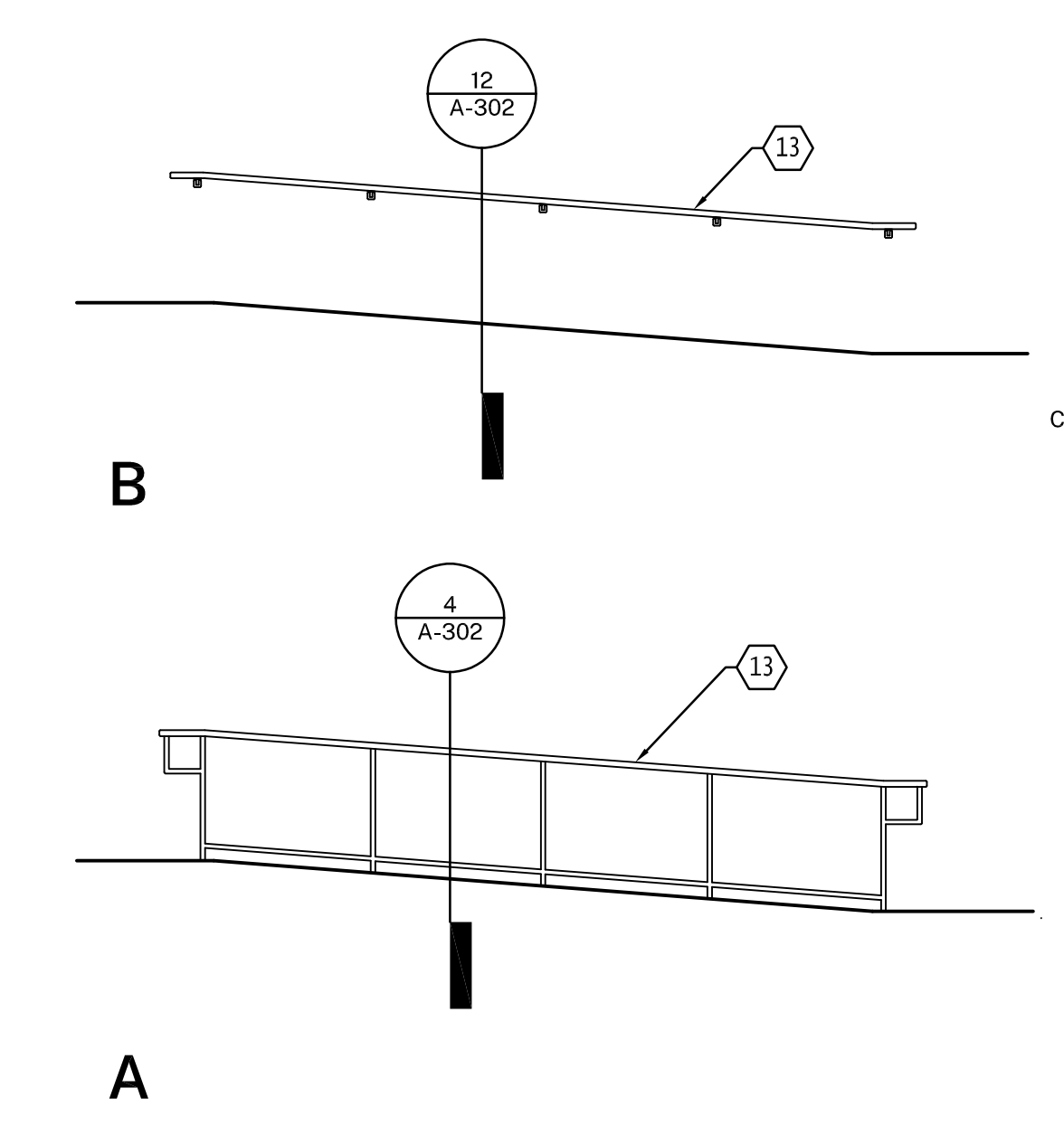
DATE: 01/22/2021

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SHEET KEYNOTES

- (E) CONCRETE WALK, TO REMAIN
- (E) CONCRETE WALL, TO REMAIN
- (E) EQUIPMENT, TO REMAIN
- (E) CONCRETE RAMP AND METAL HANDRAILS, REMOVE
- (E) CONCRETE LANDING, TO REMAIN
- (E) METAL GATE, TO REMAIN
- (E) METAL RAILS, TO REMAIN
- (E) STAIRS, TO REMAIN
- CRUSHED STONE PAVING
- ACCESSIBLE DIRECTIONAL SIGNAGE, SEE 6/A-302
- CONCRETE JOINT PER 10/A-302
- CONCRETE RAMP AND CURB
- METAL HANDRAIL, PAINT TO MATCH EXISTING BUILDING METAL RAILINGS



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MARTIN HARTMANN
REGISTERED ARCHITECT
STATE OF CALIFORNIA
C 37789
REV. 10/31/11

PROJECT:

MATILJA MIDDLE SCHOOL LIBRARY RENOVATION

OWNER:

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ISSUE:	MARK	DATE	DESCRIPTION

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PROJECT NUMBER: 2020.032
PROJECT PHASE: CD
DRAWN BY: GJ
REVIEWED BY: MEH

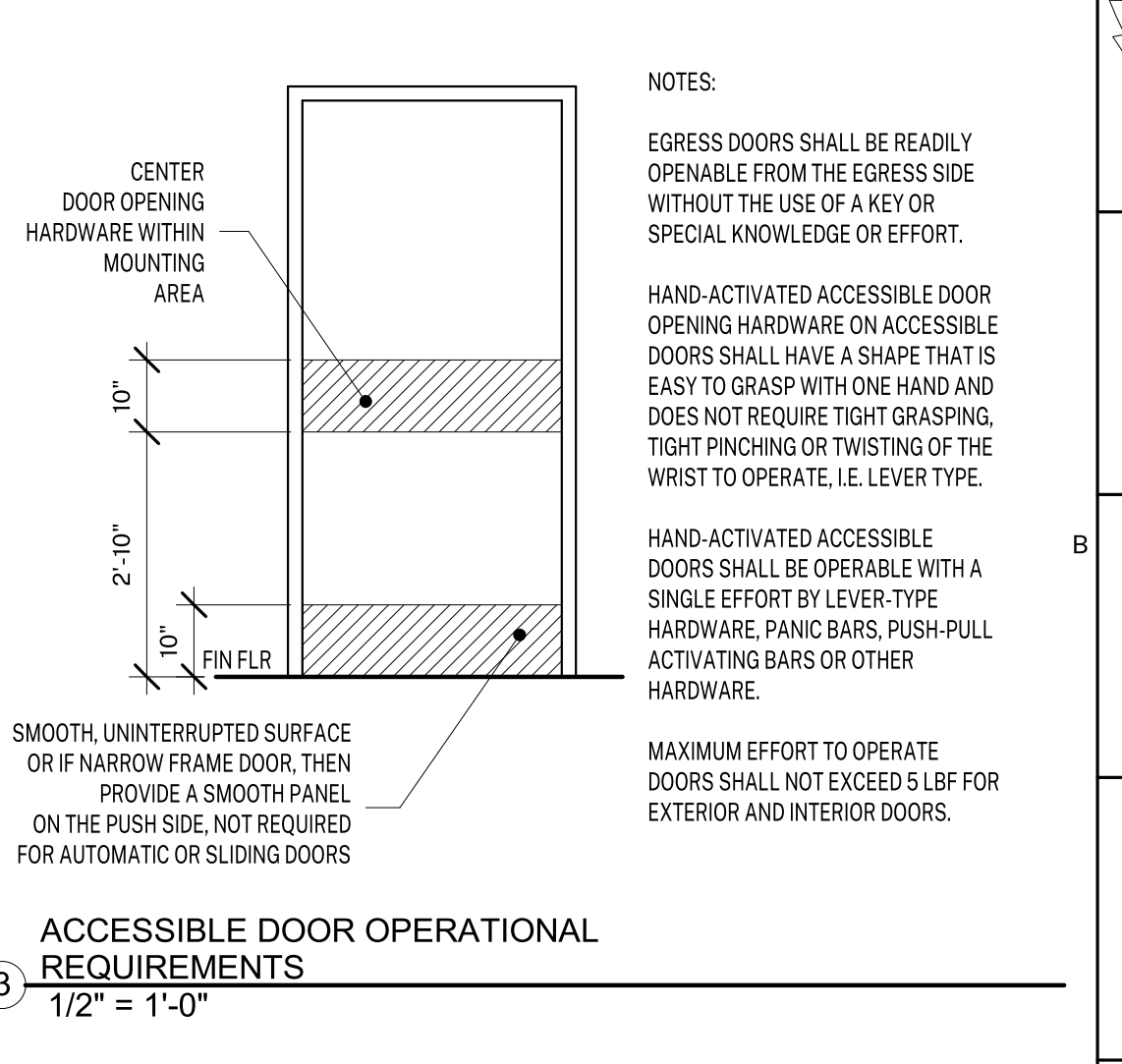
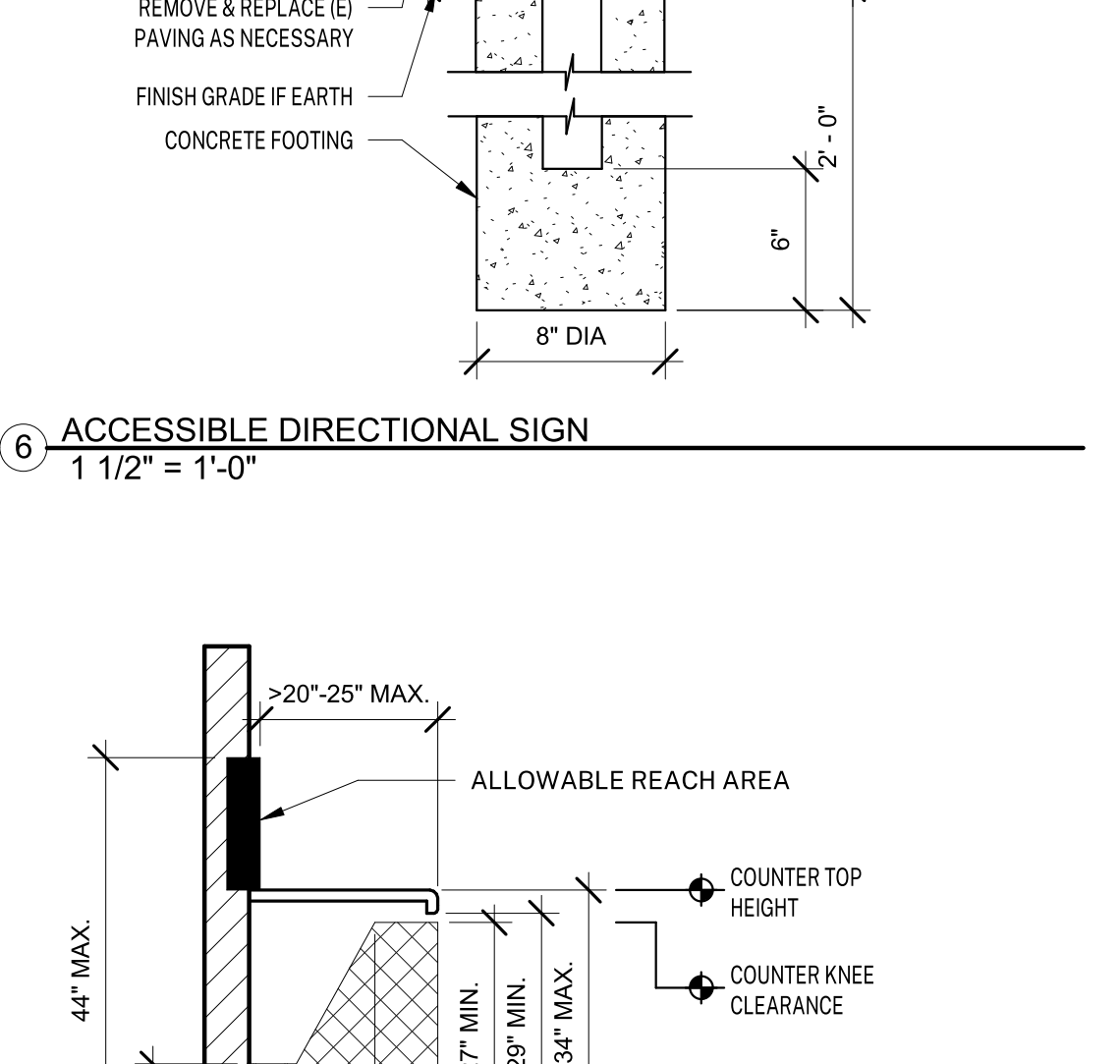
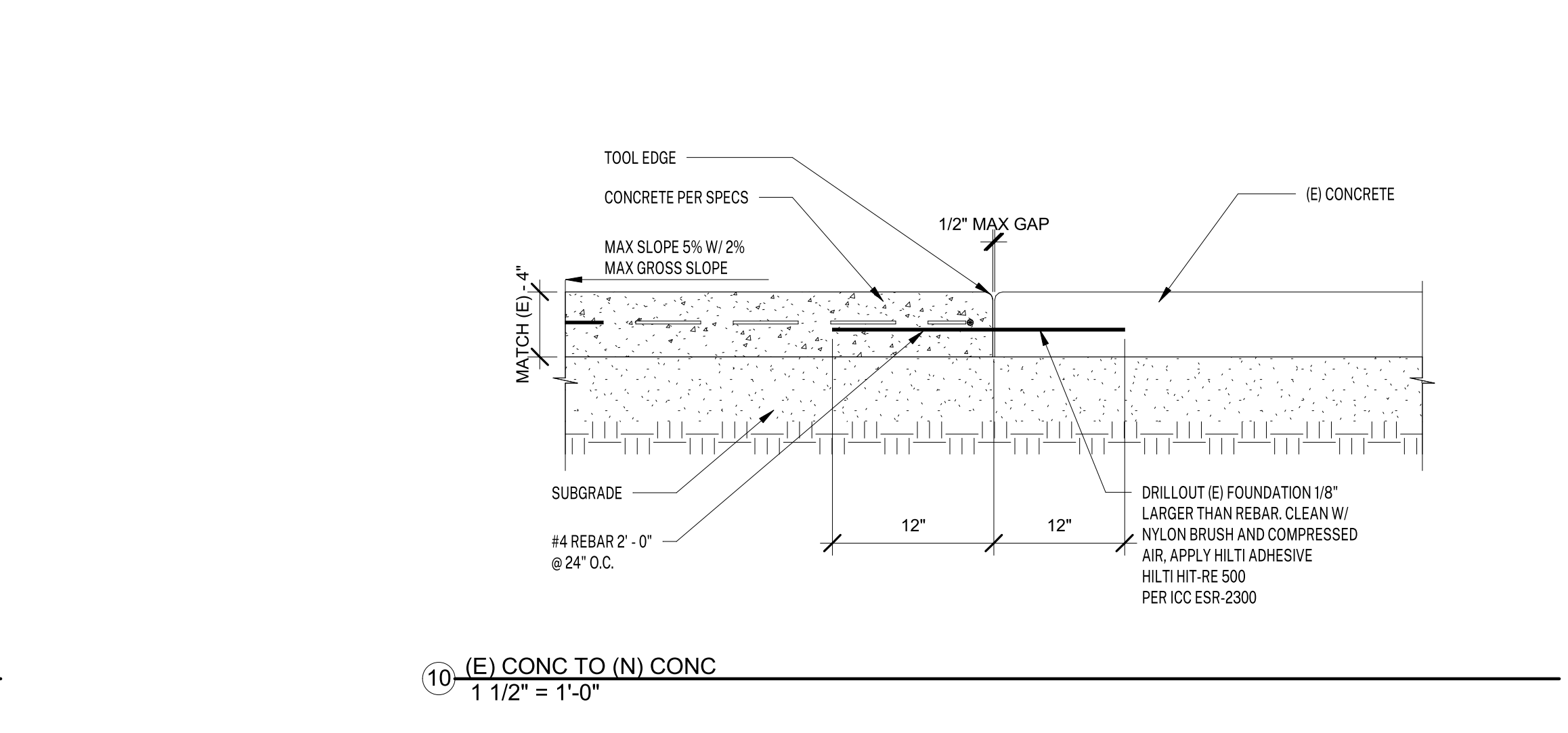
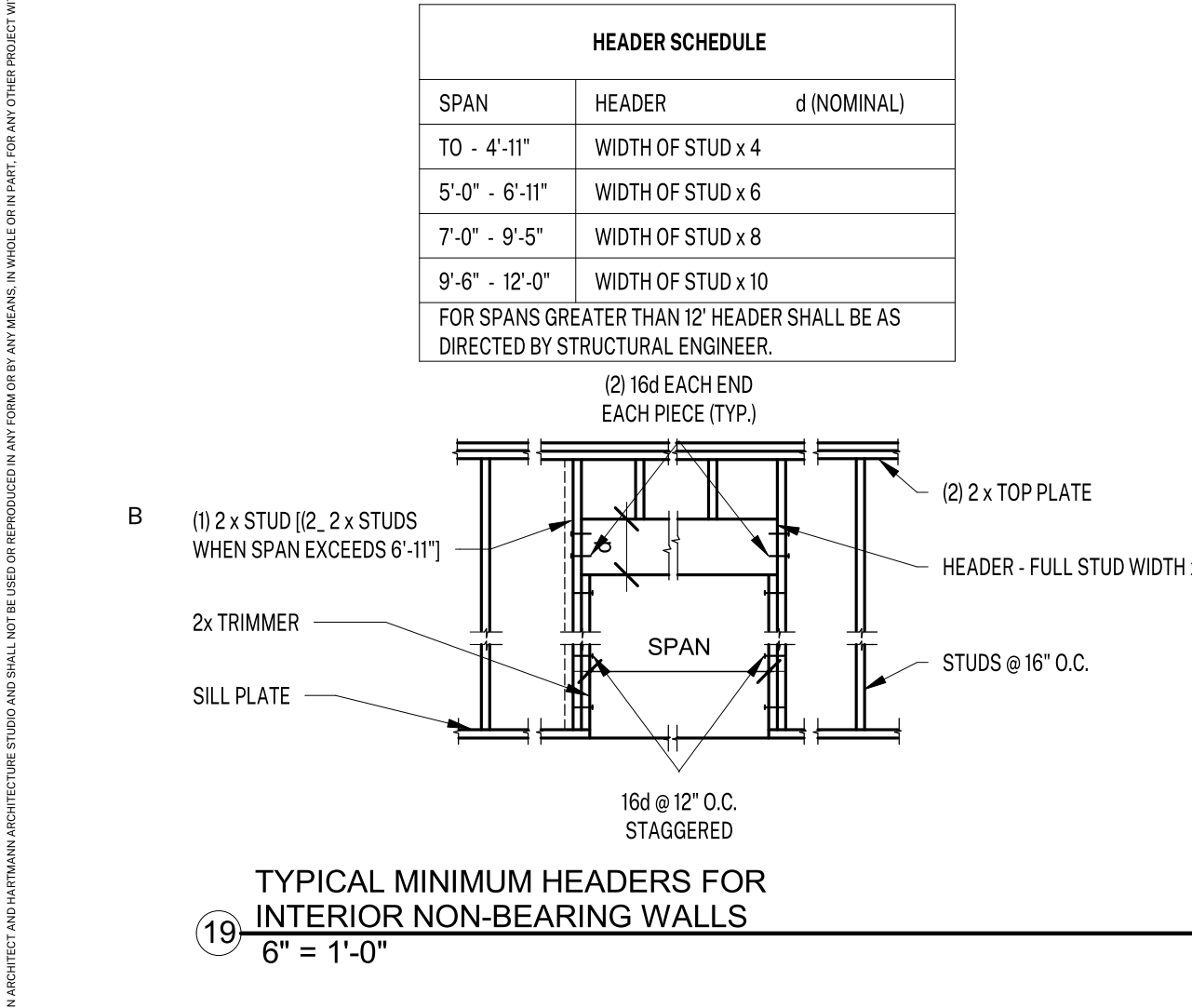
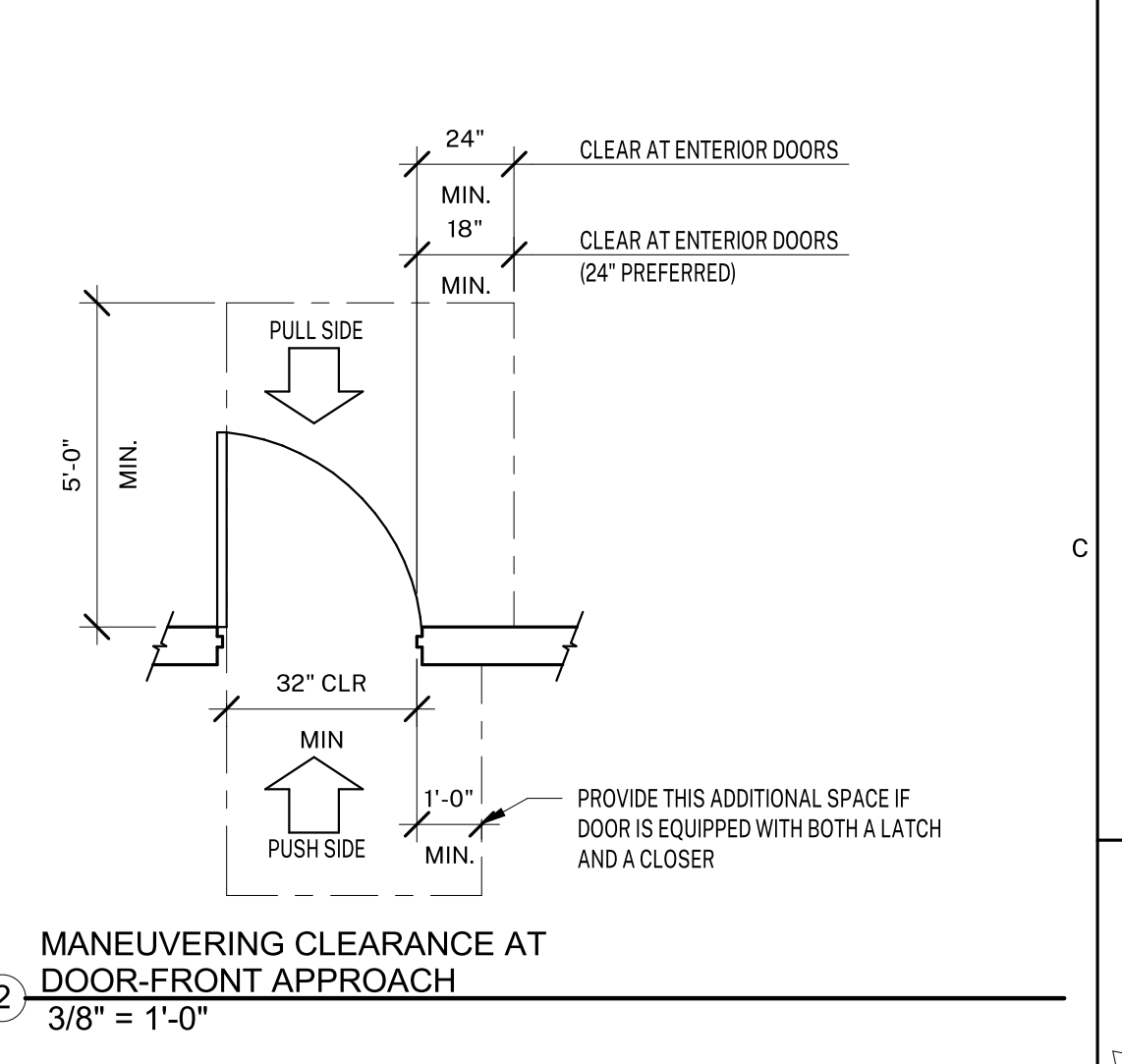
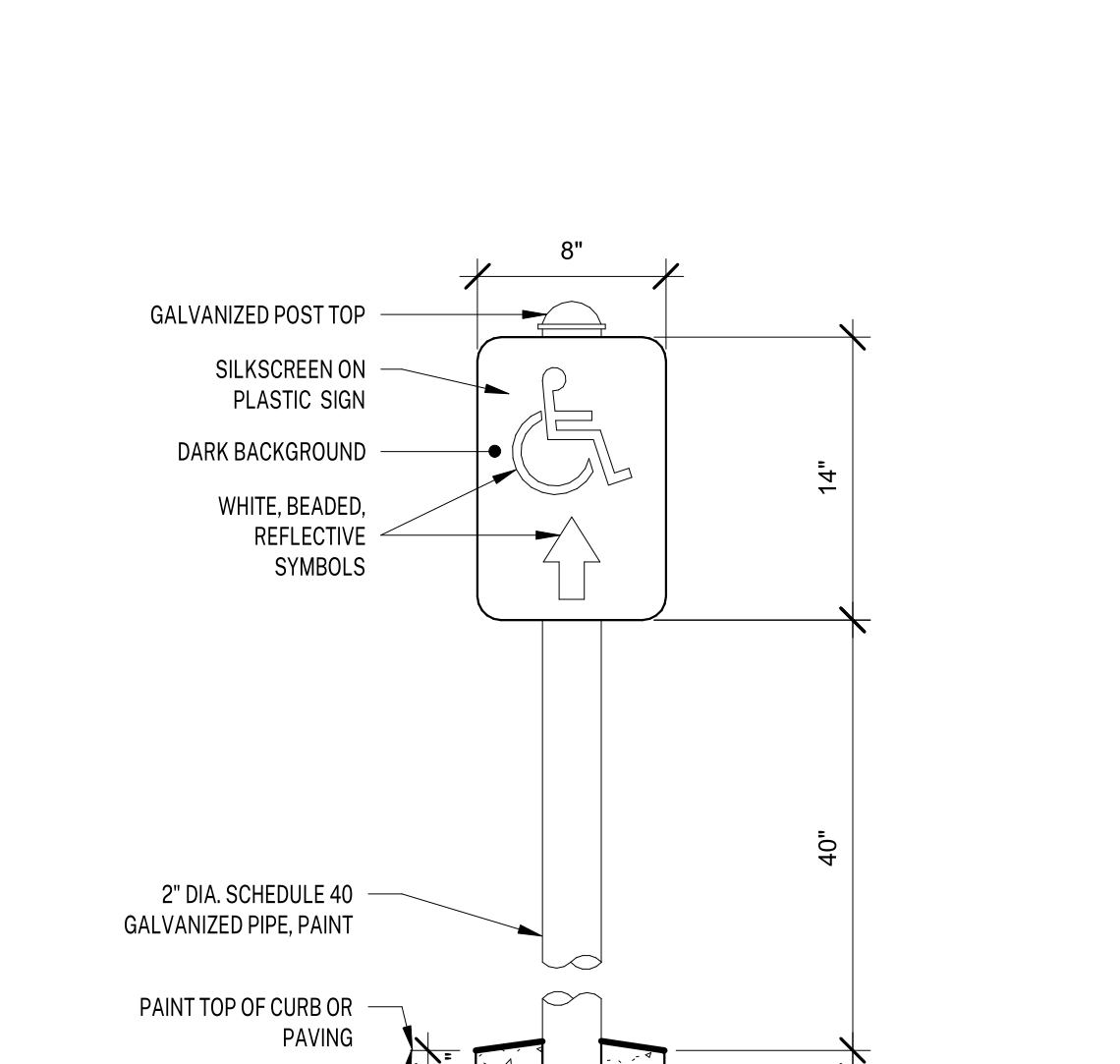
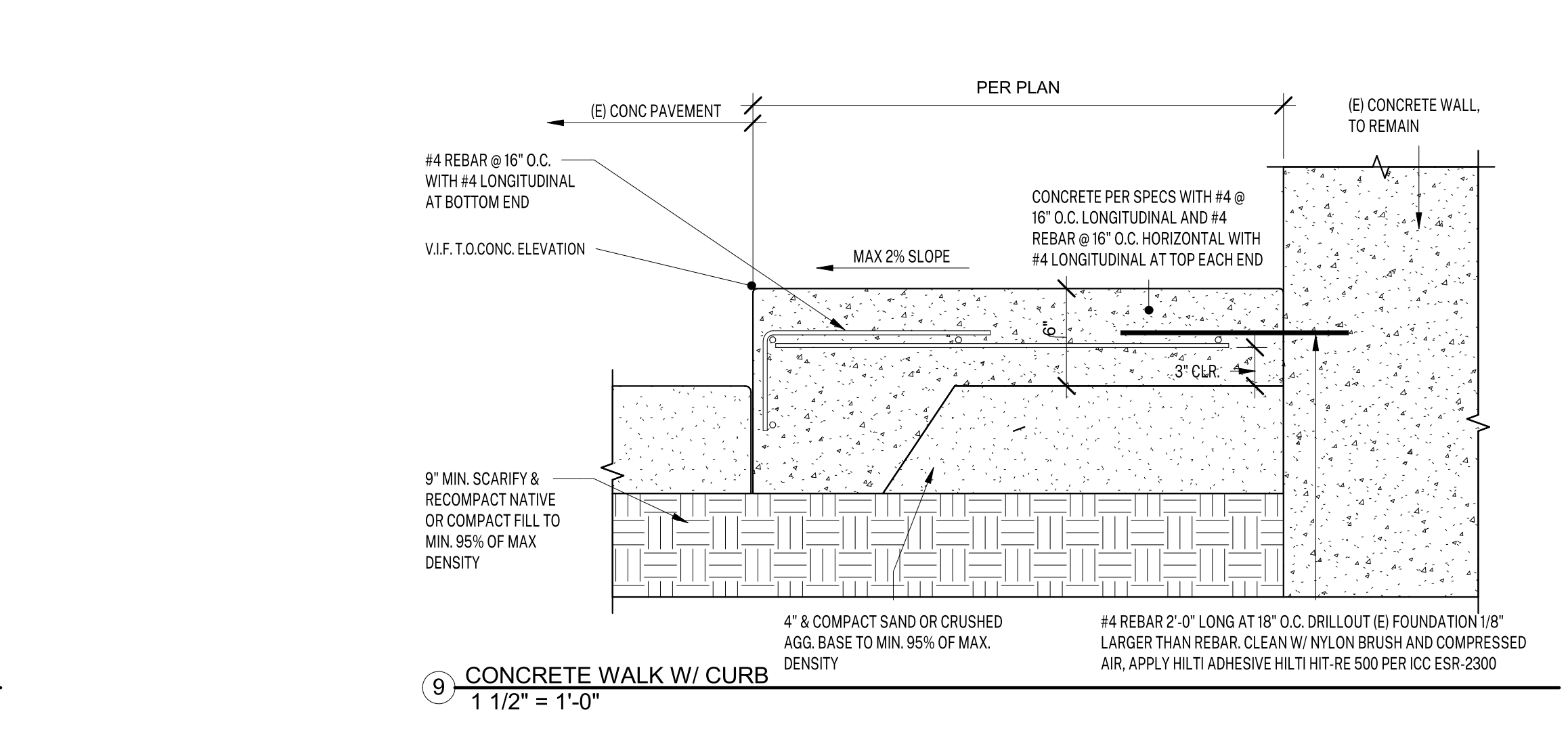
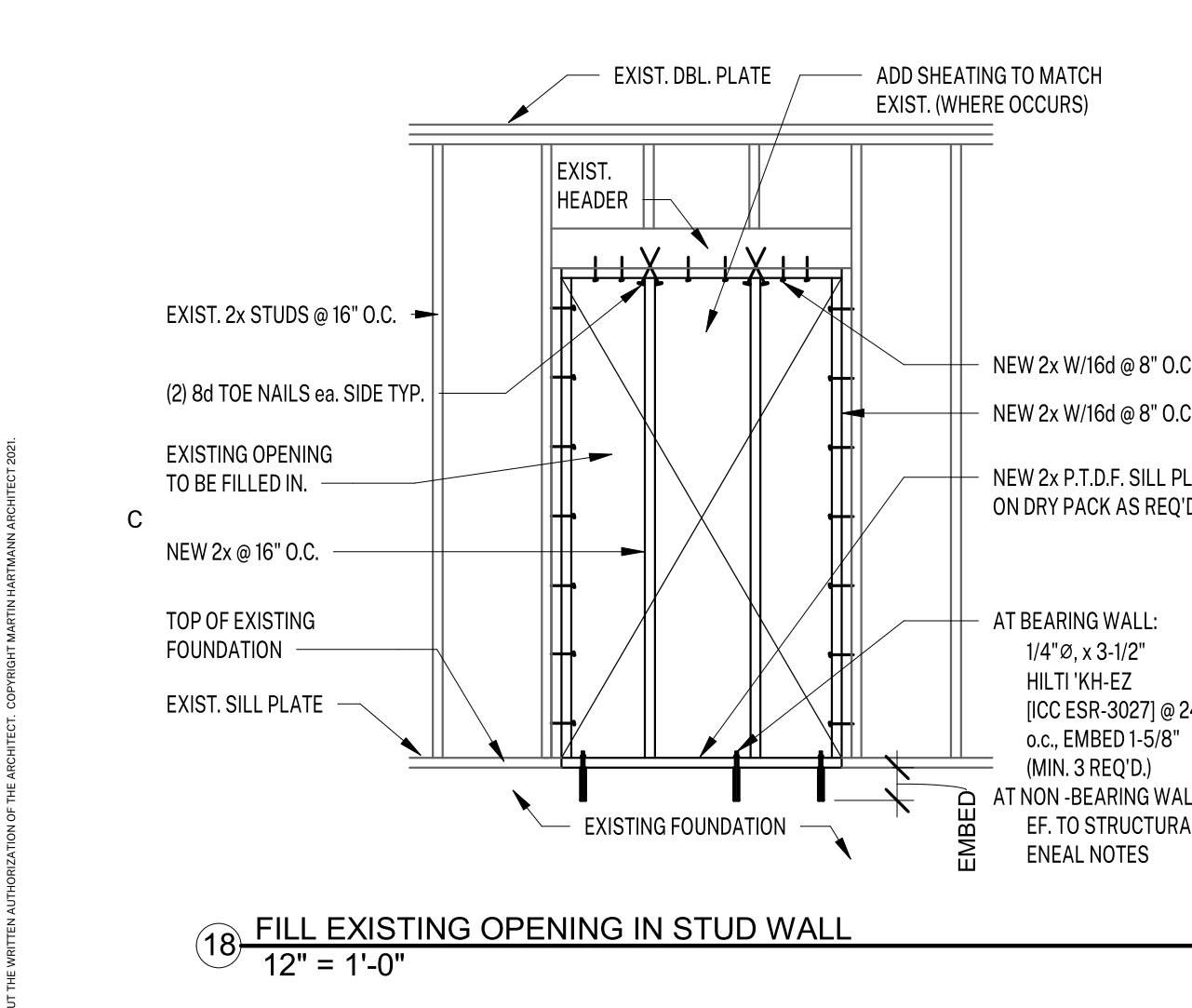
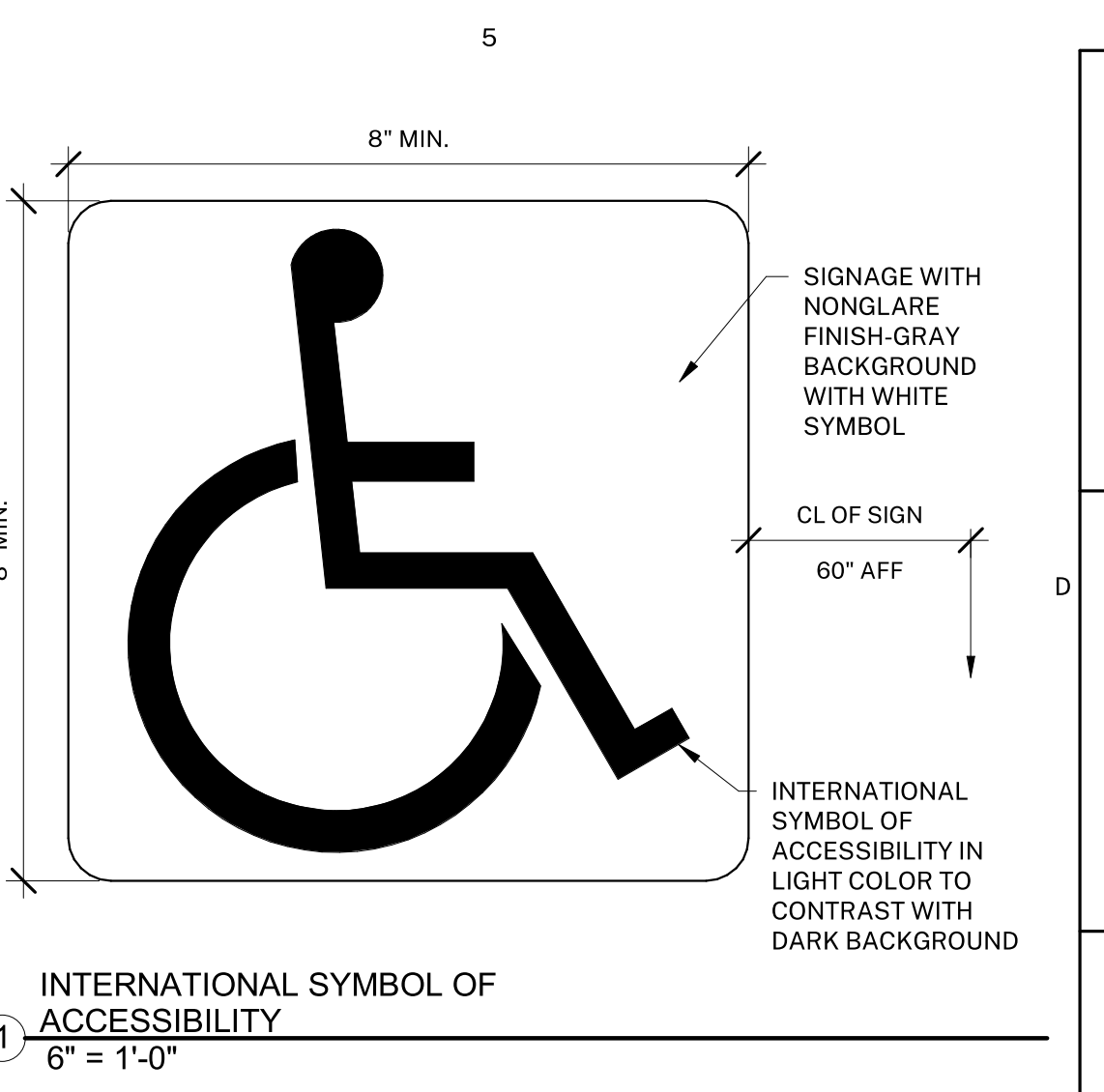
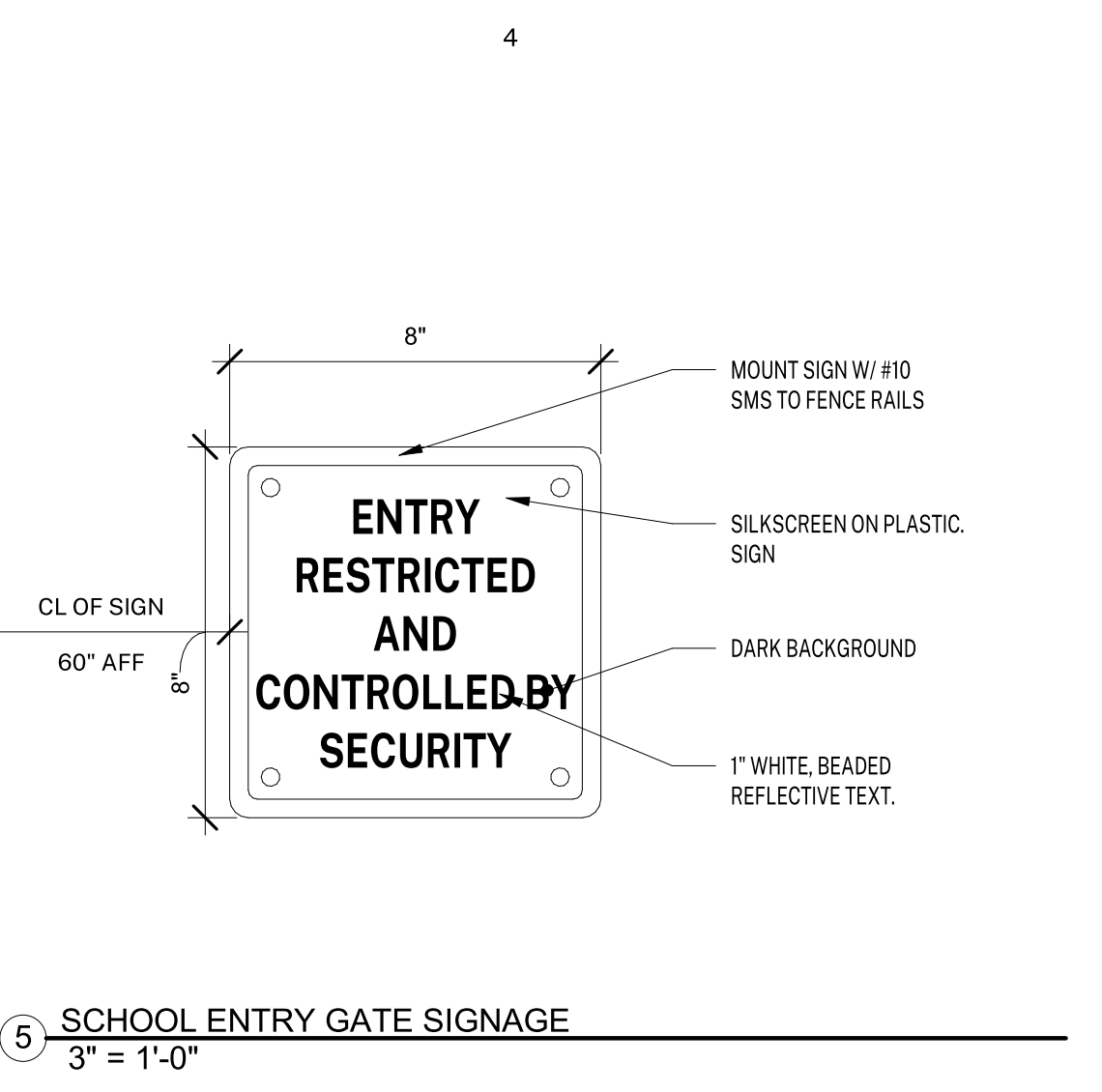
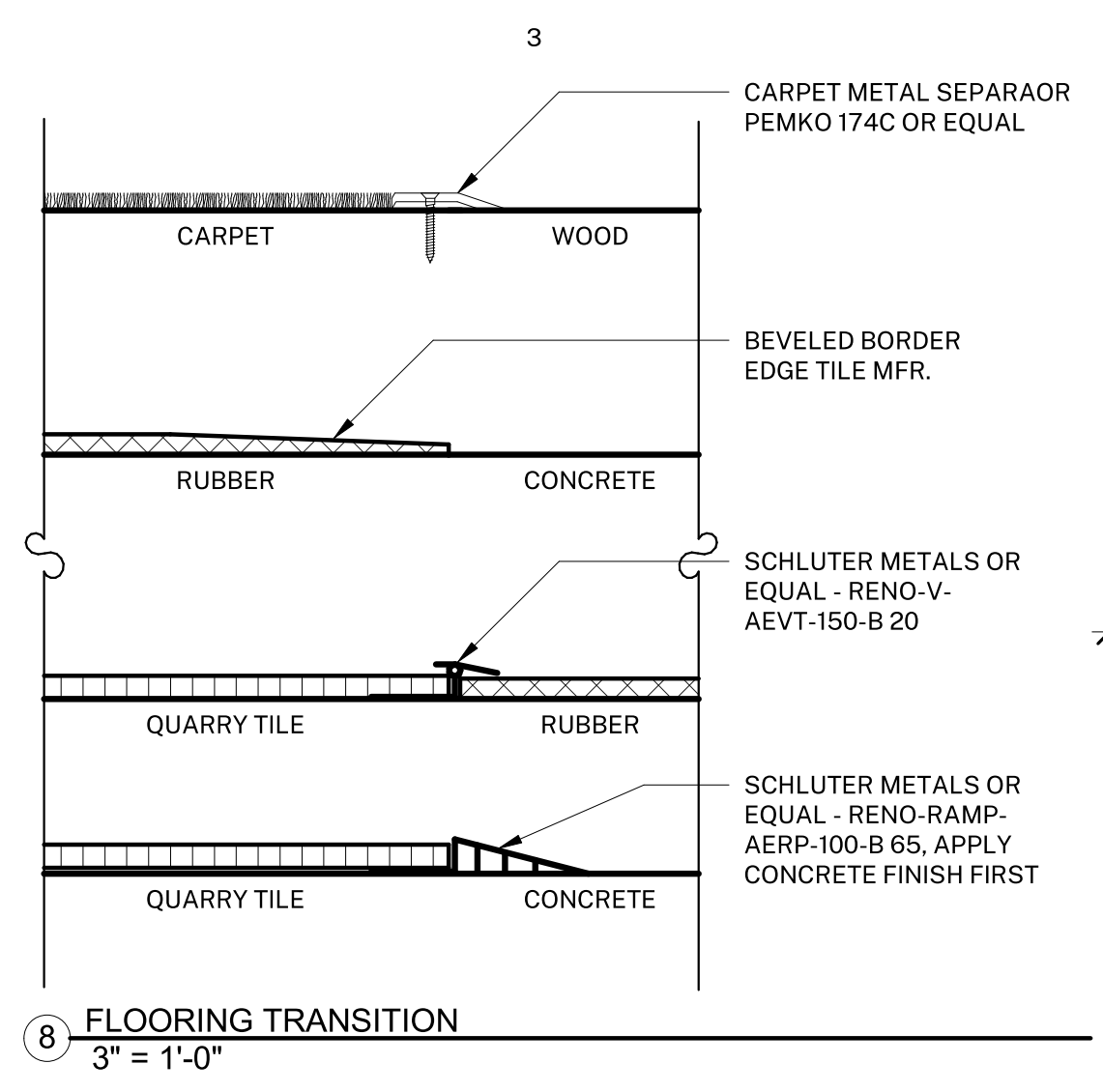
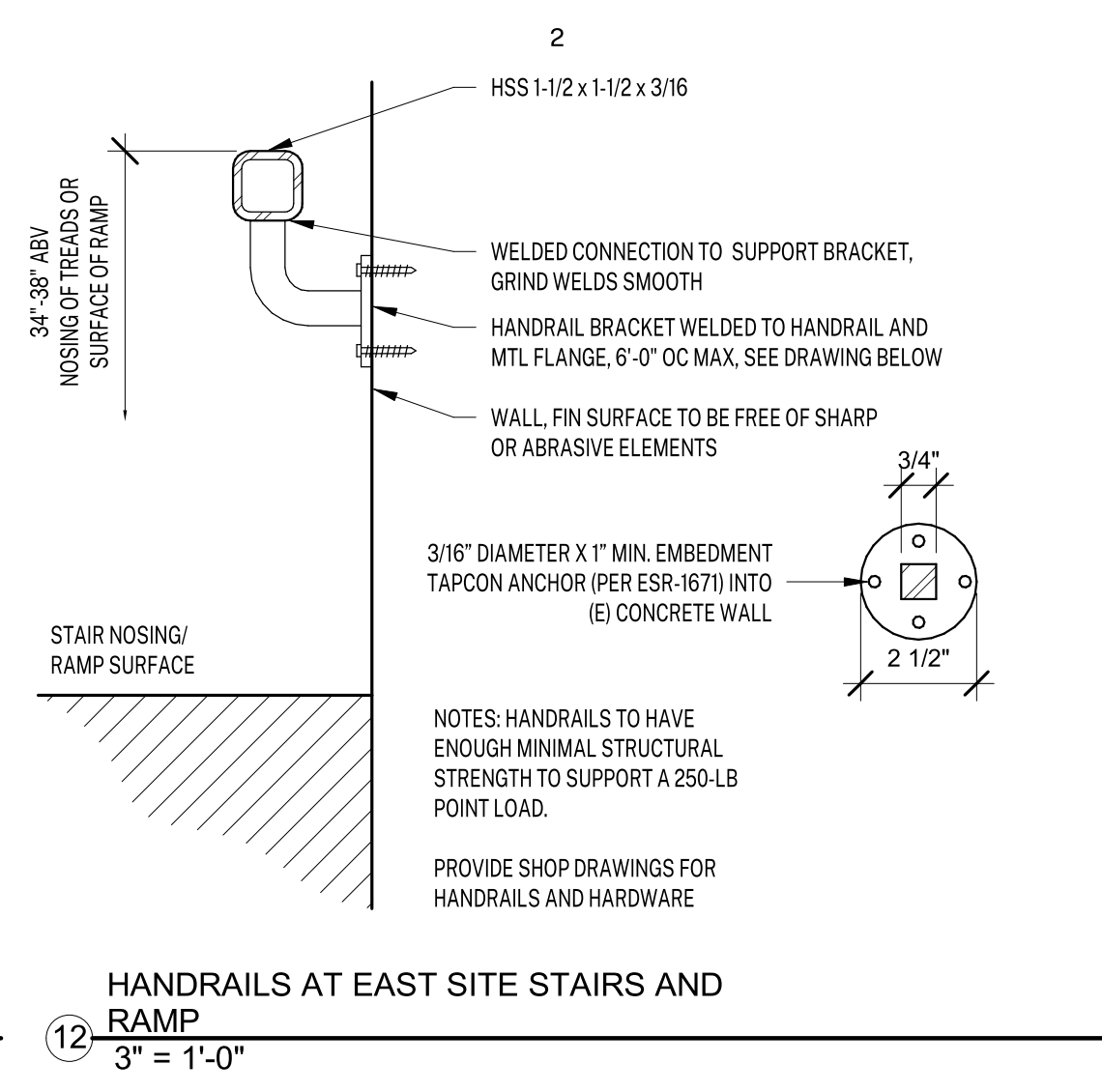
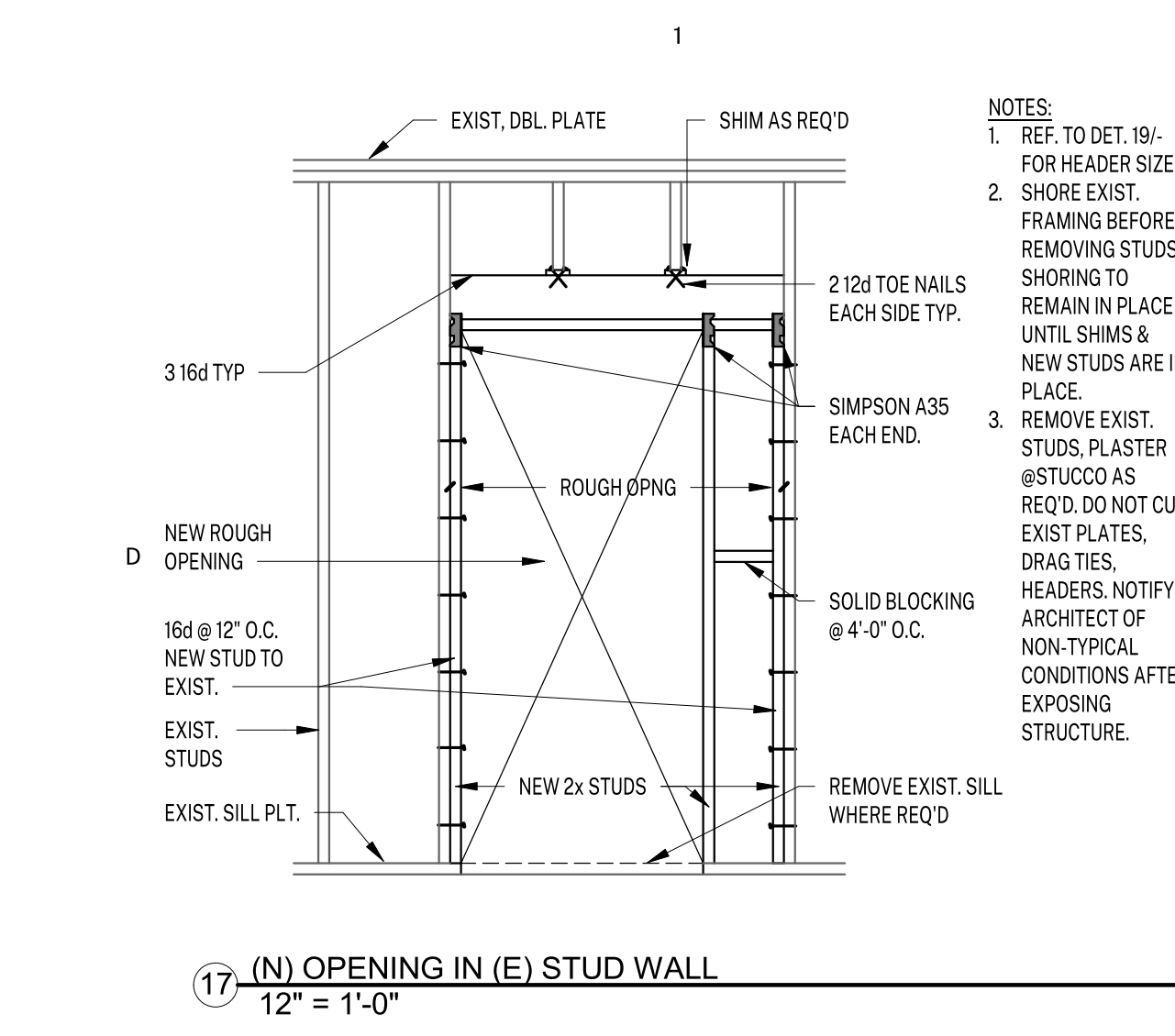
SHEET TITLE:

EXIST/DEMO & PROPOSED OVERALL FLOOR PLANS & PROPOSED ENTRY PLAN

SHEET NUMBER:

A-102

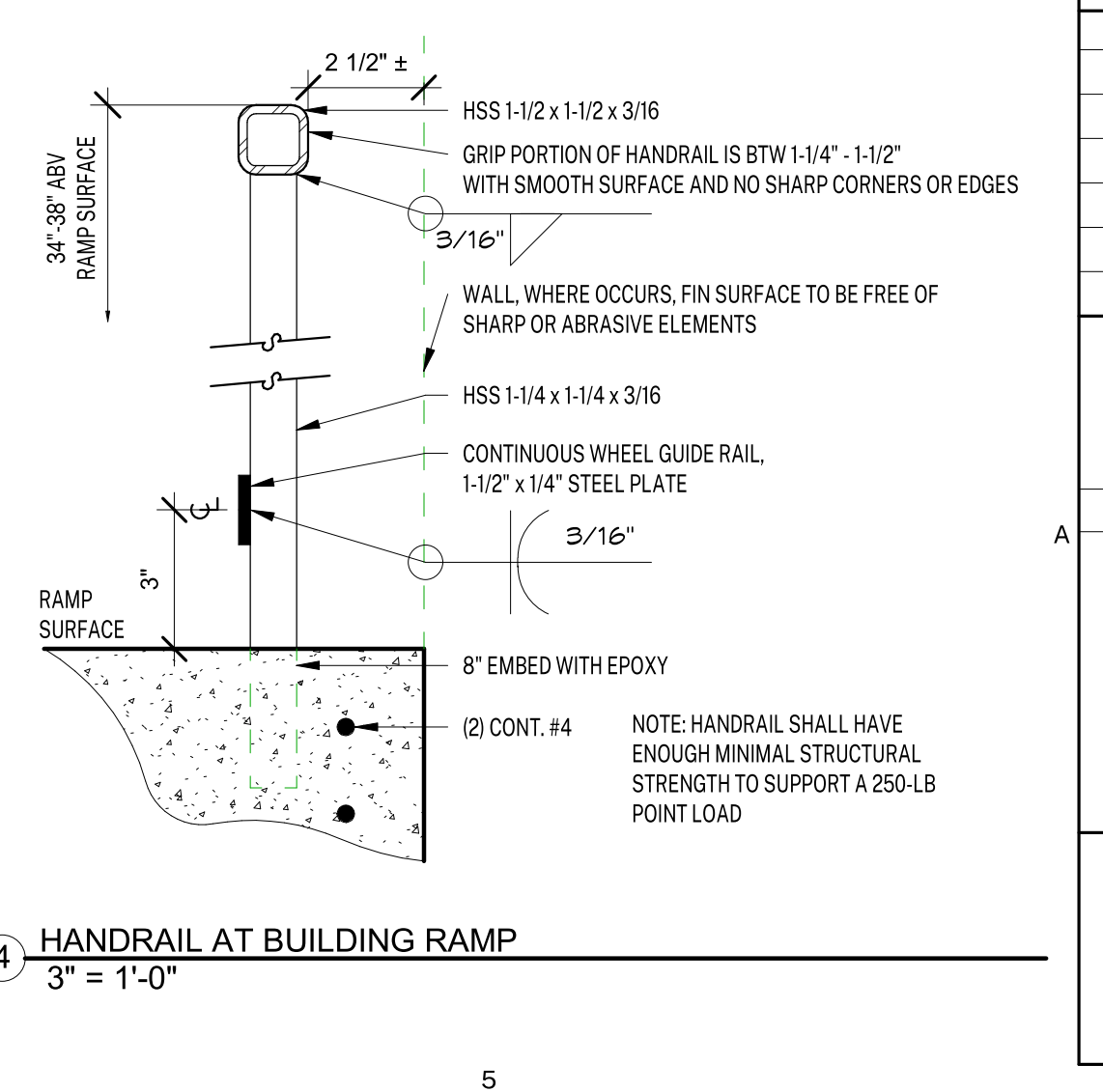
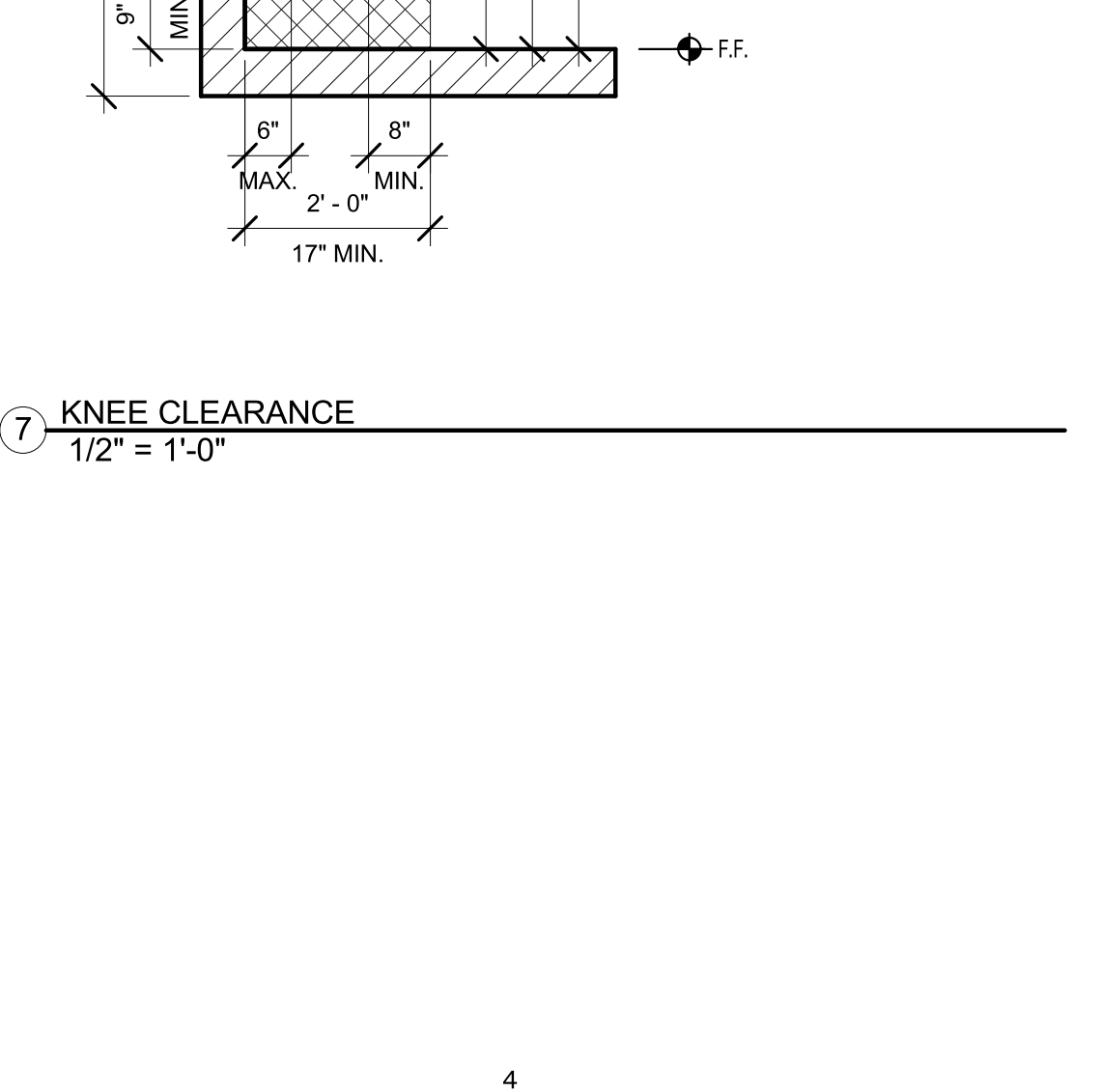
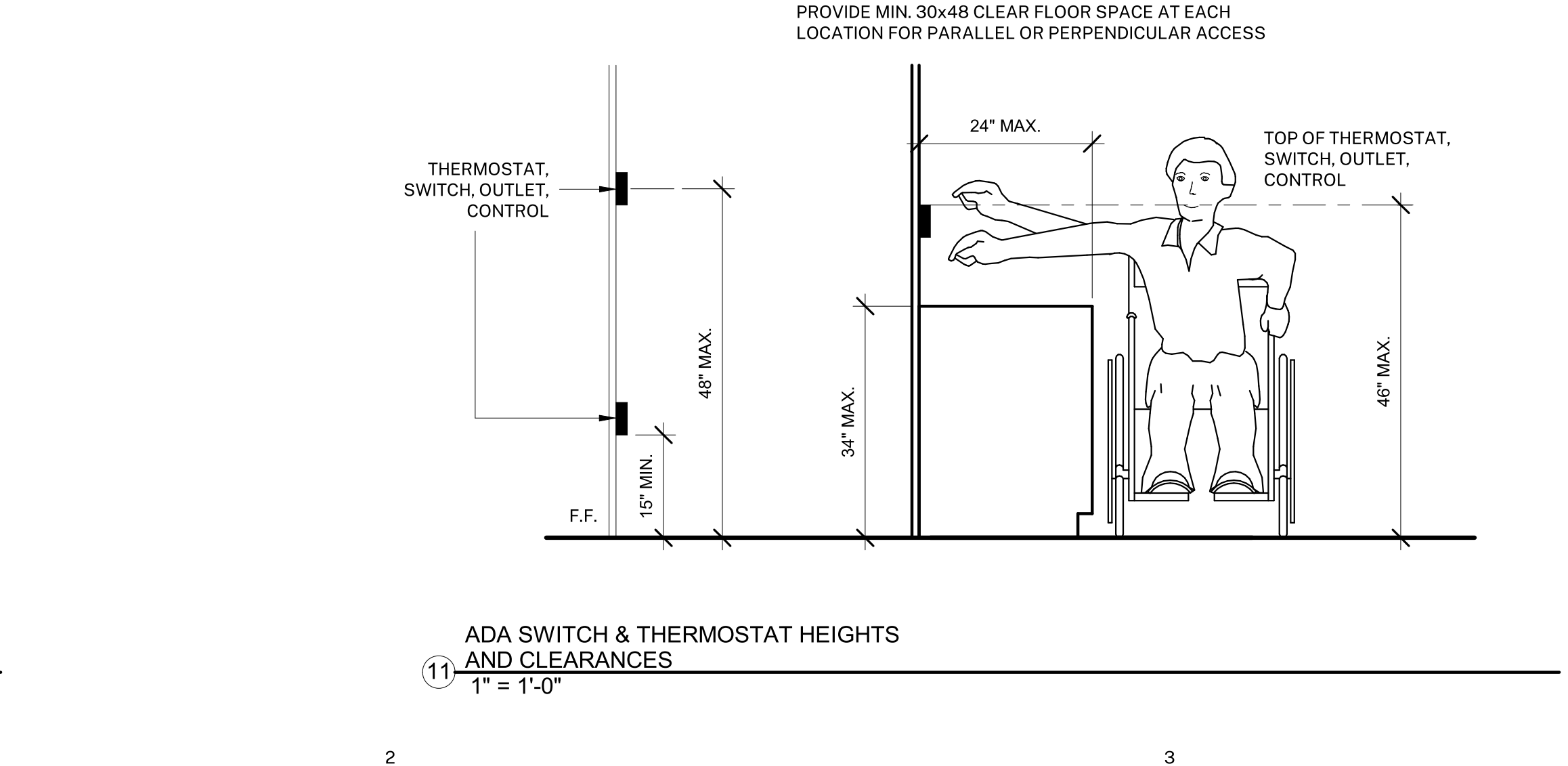
DATE: 01/22/2021



20 NAILING SCHEDULE
12" = 1'-0"

CONNECTION	NAILING	(1)	(2)
JOIST TO SILL OR GIRDER, TOE NAIL	3 - 8d		
BLOCKING TO JOIST EACH END	2 - 16d		
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 16" O.C.		
TOP PLATE TO STUD, END NAIL	2 - 16d		
STUD TO SOLE PLATE, TOE NAIL	4 - 8d		
DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.		
DOUBLE TOP PLATES, FACE NAIL	16d AT 16" O.C.		
TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL	16d @ 16" (ALONG EA. EDGE)		
CONTINUOUS HEADER, TWO PIECES	16d @ 16" (ALONG EA. EDGE)		
CEILING JOISTS TO PLATE, TOE NAIL	3 - 8d		
CONT. HEADER TO STUD, TOE NAIL	4 - 8d		
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3 - 16d		
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3 - 16d		
RAFTER TO PLATE	3 - 8d		
1" BRACE TO EA. STUD & PLATE, FACE NAIL	2 - 8d (OR AS SPECIFIED)		
BUILD UP CORNER STUDS	16d @ 24" O.C.		
BUILD UP GIRDERS & BEAMS	20d @ 24" O.C. (TOP & BOT. AND STAGGERED)		
PLYWOOD FLOOR & ROOF SHEATHING	JOIST TO SILL OR GIRDER, TOE NAIL		

NOTES:
1. MINIMUM NAILING ONLY. SEE DETAILS FOR LOCATIONS WHERE OTHER NAILING IS SPECIFIED.
2. COMMON NAILS CONFORMING TO ASTM F1667 TO BE USED THROUGHOUT U.N.O.
3. NAILS SPACED AT 6" O.C. AT EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS (10" O.C. AT INTERMEDIATE SUPPORTS FOR FLOORS).



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CONSULTANTS:

SEALS:
Professional Engineer Seal for Matthew Hartmann, State of California, License No. C 37789.

PROJECT:
MATILIA MIDDLE SCHOOL LIBRARY RENOVATION

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OJAI, CA 93023

ISSUE:		
MARK	DATE	DESCRIPTION

PROJECT INFORMATION:
PROJECT NUMBER: 2020.032
PROJECT PHASE: CD
DRAWN BY: PBS/MH
REVIEWED BY: MH

THE ORIGINAL SIZE OF THIS SHEET IS 36" X 48". IF THE CURRENT SIZE IS OTHER THAN 36" X 48", THEN ADJUST THE SCALE OF THE DRAWINGS ACCORDINGLY.

SHEET TITLE:
DETAILS

SHEET NUMBER:
A-302

DATE: 1/22/2021 7:39:17 PM