	F		VIATION5			GE
A/C	AIR CONDITIONING	FLR.	FLOOR	_		<u>GEI</u> 1
ABV. ADJ.	ABOVE ADJUSTABLE	FND. FRTW	FOUNDATION FIRE RETARDANT TREATED	R. RAD.	RISER RADIUS	
A.F.F.	ABOVE FINISH FLOOR		WOOD	R.A.G.	RETURN AIR GRILLE	
AL ALT.	ALTERNATE	FT. FTG.	FOOTING	R.D. R.O.	ROUGH OPENING	
ARCH.		FX.	FIXED	RECPT.	RECEPTACLE	2.
AUTO	AUTOMATIC	G.F.I.	GROUND FAULT INTERRUPTER	REG.	REGISTER	
B.D.	BOARD	G.I. G.L.B.	GALVANIZED IRON GLU-LAM BEAM	REINF. REQ.	REINFORCEMENT REQUIRED	
BDRM	BEDROOM	GA.	GAUXER	RM.	ROOM	3.
BLDG. BLK.	BUILDING BLOCK	GALV. GL.	GALVANIZED GLASS	S.A.	SUPPLY AIR	
BLKG. BM	BLOCKING	GND. GR	GROUND	S.C.	SOLID CORE	4.
DM.		GYP. BD.	GYPSUM WALLBOARD	S.H.	SINGLE HUNG	
CPT. C.J.	CARPET CONTROL JOINT	H.B.	HOSE BIB	SECT. S.F.	SECTION SQUARE FEET	
CAB.		H.C.	HOLLOW CORE	SH.	SHELF	
CER.	CERAMIC	HDR. HT.	HEIGHT	SHTG.	SHEATHING	5.
CHG. CI		HI. Hor	HIGH HORIZONTAI	SHWR. SIM	SHOWER SIMILAR	
CLG.	CEILING	HR.	HOUR	SL.	SLIDER	
CLR. COL.	CLEAR COLUMN	HVAC	CONDITIONING	SPEC. STD.	SPECIFICATION STANDARD	6.
COMP	COMPOSITION	חו		STL.	STEEL	
CONST.	CONSTRUCTION	IN.	INCH	STRUCT.	STRUCTURAL	
CONT. CTR.	CONTINUOUS CENTER	INSUL. INT.	INSULATION INTERIOR	T.	TREAD	7.
C.O.	CASED OPENING	ICT		T&G	TOUNGE AND GROOVE	
D.	DRYER	JST. JT.	JOINT	т.о.	TOP OF	8.
D.F.	DOUGLAS FIR	KIT	KITCHEN	T.O.C.	TOP OF CONCRETE	
DET.	DETAIL	NH .	KI GHEN	T.O.P.	TOP OF PLATE	
DIA. DIAG.	DIAMETER DIAGONAL	LAV.	LAVATORY	T.O. SHTG. T.O.W.	TOP OF SHEATHING TOP OF WALL	9.
DIM.	DIMENSION	MAS.	MASONRY	TEMP.	TEMPERED	
DISP. DN.	DOWN	MAT. MAX.	MATERIAL MAXIMUM	TR.	TRANSOM	
DR. DS	DOOR	MECH.	MECHANICAL	TRANS.		
DV.	DISHWASHER	MFR.	MANUFACTURER			10
DWG.	DRAWING	MIN. MIR.	MINIMUM MIRROR	U.B.C. U.L.	UNIFORM BUILDING CODE UNDERWRITERS LABORATORY	
EJ.	EXPANSION JOINT	MISC.	MISCELLANEOUS	U.N.O.	UNLESS NOTED OTHERWISE	
ELEC.	ELECTRICAL	MTD. MT	METAL THREASHOLD	V.T.R.	VENT THROUGH ROOF	11
ELEV. ENCL	ELEVATION ENCLOSURE	MTL.	METAL	VENT. VERT.	VENTILATION VERTICAL	
E.P.S.	EXPANDED POLYSTYRENE	N.I.C.		VEST.	VESTIBULE	
EQ. EQUIP.	EQUIPMENT	N.T.S. N/A	NOT APPLICABLE / AVAILABLE	VOL.	VOLUME	
EX. EXP	EXHAUST EXPOSED	NAT. NO	NATURAL NUMBER	W. WH	WEST/ WIDE/ WIDTH/ WASHER WATER HEATER	
EXIST.	EXISTING			W.I.	WROUGHT IRON	
EXI.	EXTERIOR	0.C. 0.D.	ON CENTER OUTSIDE DIAMETER	W.I.C. W.R.	WALK IN CLOSET WATER RESISTANT	10
F.A.U. FDC	FORCED AIR UNIT	O/ OBS		W/ WD	WITH WOOD	12.
FEC	FIRE EXTINGUISHER CABINET	OFF.	OFFICE	WP.	WATERPROOF	
F.F. F.G.	FINISH FLOOR FINISH GRADE	OPNG. OPP.	OPENING OPPOSITE	VVI.	WEIGHT	
FGL.	FIBERGLASS	P	PANTRY/ POLE			
F.O.F.	FACE OF FINISH	P. LAM.	PLASTIC LAMINATE			
F.O.M. F.O.S.	FACE OF MASONRY FACE OF STUD	P.T. PERIM.	PRESSURE TREATED PERIMETER			
FIN.	FINISH	PERP.	PERPENDICULAR			
FL.	FLOURESCENT	PH. PL.	PLATE/ PROPERTY LINE			
FLASH	FLASHING	PLUMB. PLYWD.	PLUMBING PLYWOOD			13.
		PR.	PAIR			
	G	RAPH	IC SYMBOLS			14
	1 Dof					
		ON ON 		RIGID INSULATIO	N	15.
		UN CALLOUT		WOOD FINISH		
	1 Ref					16
				MASONRY		
		IE		CONCRETE		

Def		
Rei		RIGID INSULATION
01 1	ELEVATION CALLOUT	WOOD FINISH
Ref		MASONRY
	GRID LINE	CONCRETE
SIM		METAL
1	DETAIL NUMBER SHEET NUMBER	PLYWOOD
1)	DOOR NUMBER	EXISTING WOOD / METAL STUD WALLS
]	WINDOW NUMBER	CONCRETE WALLS
	KEYNOTE	NEW WOOD/METAL STUD WALLS
1	RAILING NUMBER	1-HR FIRE RATED WALLS
>	WALL TYPE	2-HR FIRE RATED EXTERIOR WALLS
\rightarrow	MATERIAL/COLOR CALLOUT	 3-HR FIRE WALL - INTERIOR PARTY WALL
·		STOREFRONT & CURTAIN WALLS
		LOUVERED SCREEN WALL

GOVERNING CODES

\ A10

2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA EXISTING BUILDINGS CODE (CEBC) 2019 CALIFORNIA GREEN CODE (CGC) 2019 CALIFORNIA MECHANICAL CODE (CMC) 2019 CALIFORNIA ELECTRICAL CODE (CEC) 2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA FIRE CODE (CFC)

GENERAL NOTES

NERAL NOTES

CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL BUILDING CODES. PERMIT SHALL BE POSTED ON A VISIBLE PLACE AT ALL TIMES. ALL PERMITS, UTILITY AND METER CONNECTION FEES SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR

ALL WORK, MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS AND SPECIFICATIONS.

ALL WORK FOR THIS PROJECT SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING HIMSELF WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE, ACCESS ROADS AND OTHER SUPPORT FACILITIES.

CONTRACTOR TO REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ELECTRICAL, WATER, GAS, OR ANY OTHER UTILITY LINES ENCOUNTERED AND SHALL COORDINATE THIS WORK WITH ALL LOCAL UTILITY COMPANIES.

CONTRACTOR MUST NOTIFY ARCHITECT IMMEDIATELY OF ANY UNEXPECTED OR UNKNOWN CONDITIONS, DISCREPANCIES IN THE DRAWINGS AND CONTRACT DOCUMENTS, ANY ERRORS OR OMISSIONS ON THE DRAWINGS IN THE FIELD PRIOR TO PROCEEDING WITH WORK OR SHOP FABRICATIONS.

CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM OWNER AND ARCHITECT PRIOR TO ANY CHANGES OR DEVIATION FROM CONTRACT DOCUMENTS.

CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AREAS. AS WELL AS SURROUNDING AREAS FREE OF DEBRIS OR HAZARDOUS EQUIPMENT AT ALL TIMES.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY ITEMS DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED.

ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIALS UNLESS OTHERWISE NOTED ON DRAWINGS.

DISCREPANCIES A) IN DISCREPANCIES OR CONFLICTS IN THE CONTRACT DOCUMENTS. THE STRICTER REQUIREMENTS WILL APPLY. B) THE CONTRACTOR SHALL HAVE ALL ITEMS OR DETAILS CLARIFIED WITH THE ARCHITECT PRIOR TO SUBMITTING A BID, OTHERWISE THE ARCHITECT'S INTERPRETATION SHALL BE FINAL. C) ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AT ONCE BEFORE PROCEEDING. *DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHALL BE FOLLOWED.

ALL THE CONTRACTORS SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATION WITHIN THE BUILDING'S CONSTRUCTION ARE REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE HFOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGE IN MATERIAL THAT ARE REQUESTED BY OR MADE BY THE CONTRACTOR AND/OR IT'S SUB-CONTRACTORS, FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANYWAY AFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION ASSEMBLY.

ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS AND CEILINGS SHALL MEET CODE REQUIREMENTS, PRESSURE TREATED WOOD SHALL BE USED WHERE IN CONTACT WITH CONCRETE OR MASONRY OR IN CONTACT WITH THE ELEMENTS (EXTERIOR).

CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK, SHELVES, BATHROOM FIXTURES, AND ACCESSORIES OR BY OTHER ITEMS DESCRIBED IN INTERIOR DESIGN AND ARCHITECTURAL DRAWINGS.

IN ADDITION TO WALL TYPES SHOWN ON PLANS THE CONTRACTOR SHALL REFER TO THE INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.

CONTRACTOR SHALL COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTORS THE LOCATION OF ALL ACCESS PANELS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY, MAINTENANCE AND/OR OPERATION OF THE BUILDING SYSTEMS. THE OMISSIONS OF ANY OR ALL ACCESS PANELS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FROM PROVIDING AND INSTALLING SUCH PANELS AND DOORS.

17. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A.C. GRILLS OR REGISTERS, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE VERIFY AND COORDINATE COLORS WITH INTERIOR DESIGNER AND ARCHITECT.

18. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DIFFERENT MATERIALS OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE. COORDINATE COLORS WITH ARCHITECT.

19. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND CONSTRUCTION MATERIAL FROM THE SITE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS, CARPETS, WALLS, DOORS, ETC.

20. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF AS BUILT ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS ALONG WITH THE WRITTEN GUARANTIES, OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF AS-BUILT DRAWINGS. INFORMATION SHALL BE RECORDED BY CONTRACTOR AS CONSTRUCTION PROGRESSES.

21. CONTRACTOR SHALL PROVIDE PROPER SAFE GUARD IN COMPLIANCE WITH CODES DURING ALL PHASES OF CONSTRUCTION.

22. ALL NEW WALL IN FILLS SHALL BE MADE TO MATCH THICKNESS AND FINISH OF ADJACENT CONSTRUCTION.

23. GENERAL CONTRACTOR TO FIRE CAULK ALL EXISTING PENETRATIONS THRU FIRE SEPARATION STRUCTURES. FIRE CAULK TO BE U.L. LISTED. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.

24. CONTRACTOR TO MAINTAIN BUILDING SECURITY DURING THE DURATION OF THE CONSTRUCTION SCHEDU LE

25. CONTRACTOR TO COORDINATE WITH ARCHITECT IN RESPECTS OF THE LANDLORD CONTRIBUTION TO THIS PROJECT.

FIRE PROTECTION NOTES

INSTALLATION OF A MANUAL OR AUTOMATIC FIRE ALARM SYSTEM SHALL BE DETERMINED BYTHE LOCAL MUNICIPALITY IN ACCORDANCE WITH THE LOCAL FIRE CODE. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PLANS, PERMITS, AND ALL WORK REQUIRED FOR INSTALLATION OF THE FIRE ALARM SYSTEM.

ALARM INITIATING DEVICES, ALARM SIGNALING DEVICES, AND OTHER FIRE ALARM SYSTEM COMPONENTS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH LOCAL FIRE CODE STANDARDS.

WHEN DUCT DETECTORS, REQUIRED BY CODE, ARE CONCEALED FROM VIEW. AN L.E.D. SHALL BE PROVIDED THROUGH THE CEILING LEVEL OR SIGHT OBSTRUCTION AT EACH DETECTOR. WHEN A COMPLETE SMOKE DETECTION SYSTEM IS PROVIDED, THE DUCT DETECTORS SHALL BE MONITORED BY THAT SYSTEM

PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AND INSTALLED. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS AS REQUIRED AND LOCATED BY THE FIRE MARSHAL AND IN ACCORDANCE W/ NFPA STANDARDS. EXIT AND EMERGENCY LIGHTING SHALL COMPLY WITH CITY ORDINANCES AND LOCAL

FIRE CODE. FOR ANY MODIFICATION OF FIRE SPRINKLER SYSTEM - GC SHALL COORDINATE WITH SPRINKLER VENDOR AND SUBMIT FIRE SPRINKLER PLANS AND FIRE LIFE-SAFETY PLAN

FOR CITY REVIEW, APPROVAL, AND PERMIT ISSUANCE. NO FRAMING OR T-BAR APPROVALS WILL BE GRANTED WITHOUT THE FIRE DEPARTMENT APPROVAL FOR FIRE SPRINKLER.

TENANT'S FIRE ALARM VENDOR SHALL PROVIDE MANUAL FOR FIRE ALARM SYSTEM WITH OCCUPANT NOTIFICATION AS REQUIRED BY CODE. ALL DECORATIVE MATERIAL MUST COMPLY WITH CFC CHAPTER 8.

HOOD SUPPRESSION SYSTEM (IF REQUIRED PER PROJECT SCOPE) MUST COMPLY

WITH UL300. ALL NEW SECURITY GRILLES, DOORS AND WINDOWS MUST COMPLY WITH BUILDING SECURITY STANDARD. ORDINANCE #7-79.

CITY OF ORANGE PUBLIC WORKS DEPARTMENT ENGENEERING DIVISION

10/08

EROSION CONTROL, SEDIMENT CONTROL AND WATER OUALITY NOTES

EROSION CONTROL, SEDIMENT CONTROL, AND WATER QUALITY NOTES 1. In case of emergency, call ______all other times. during business

- 2. A stand-by crew for emergency work shall be available at all times. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
- The civil engineer or other responsible individual shall submit plans for review by the City Engineer detailing the placing of erosion control facilities to protect areas subject to storm damage. All devices must be in place and working at all times. Failure to provide these devices will be cause to revoke permits or approvals by the City Engineer and/or Building Official.
- 4. Devices shall not be moved or modified without the approval of the City Inspector. 5. Except as otherwise approved by the City Inspector, removable protective devices
- shown shall be in place at the end of each working day or on weekends when the 5 day rain probability forecast exceeds 40%. 6. The placement of additional devices to reduce erosion damage within the site is left
- to the discretion of the field engineer. Desilting basins may not be removed or made inoperable without prior approval of the City Inspector.
- 8. Erosion control devices shall be modified as needed as the project progresses, and plans of these changes submitted for approval as required.
- 9. Insure that all existing drainage courses and culverts are maintained in working condition and free of silt & debris.
- 10. Sediment from areas disturbed by construction shall be retained on site using structural controls to the Maximum Extent Practicable. 11. All loose soil and debris which may create a potential hazard to offsite property
- shall be removed from the site as directed by the Inspector. 12. After a rainstorm, all silt and debris shall be removed from check berms and
- desilting basins and basins pumped dry. 13. Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle
- tracking, or wind. 14. Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff.
- 15. Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to remove sediment and other pollutants.
- 16. 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.
- 17. 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. 18. Fill slopes at the site perimeter must drain away from the top of slope at the
- conclusion of each working day. 19. A guard shall be posted on the site whenever the depth of water in any device
- 20. Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site. Discharges of material other than stormwater are allowed only when necessary for performance and completion of construction practices and where they do not: cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution, contamination or nuisance; or contain a hazardous substance in a quantity reportable under federal regulations 40 cfr parts 117 and 302.
- Potential pollutants include but are not limited to: solid or liquid chemical solils: wastes from paints, stains, sealants, glues, lime, pesticides, herbicides, wood preservatives and solvents, asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; concrete, detergent or floatable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing; and superchlorinated potable water line flushings.
- 21. During construction, disposal of such materials should occur in a specified and controlled temporary area on-site physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal
- 22. Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System (NPDES) permit from the respective state regional water quality control board.
- 23. Take necessary precautions to insure that adjacent property not suffer damage due to debris, mud, or inundation caused by grading activities within permitted area. 24. Place erosion protection around all outlets of downdrains that are not fully
- connected to the ultimate drainage device. 25. Place erosion protection around all ultimate inlets while the possibility of slitation exists prior to ultimate slope planting becoming effective.
- 26. Restore all vegetation and planting on the existing slope to original condition.

MOLD AND MILDEW NOTES

exceeds two (2) feet.

- NOTES TO CONTRACTORS REGARDING MOLD AND MILDEW THE FOLLOWING REQUIREMENTS SHALL APPLY TO ALL NEW AND REMODEL CONSTRUCTION PROJECTS.
- IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANYTIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND/OR MILDEW. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT ENGINEER OF RECORD, IN WRITING, OF THE CONCERNS AND/OR SUSPICIONS.
- CONCURRENTLY, THE CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN A MOLD AND MILDEW CERTIFIED TESTING AGENCY TO PERFORM AN INVESTIGATION AND TESTING AS REQUIRED TO EVALUATE THE NATURE AND EXTENT OF THE PROBLEM. IF THE TESTING AGENCY CONFIRMS HAZARDS, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A MINIMUM OF TWO (2) BIDS FROM COMPANIES QUALIFIED AND LICENSED TO PERFORM ALL NECESSARY REMEDIATION WORK, COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS, CODES, AND STATUTES.
- 4. ONCE DISCOVERY OR SUSPICION OF MOLD AND/OR MILDEW IS MADE, THE CONTRACTOR SHALL TAKE ALL REASONABLE AND PRACTICAL PRECAUTIONS TO PROTECT ALL CONSTRUCTION PERSONNEL AND THE PUBLIC FROM EXPOSURE TO MOLD AND/OR MILDEW, AND SUCH PRECAUTIONS SHALL REMAIN IN PLACE UNTIL SUCH TIME AS THE OWNER OR HEALTH AUTHORITY DIRECTS OTHERWISE. CONSTRUCTION OPERATIONS SHALL NOT BE STOPPED OR CURTAILED, EXCEPT IN THE AREA OF MOLD/MILDEW CONCERN, DUE TO THESE REQUIRED PRECAUTIONS.
- THE CONTRACTOR SHALL MAKE ALL REASONABLE EFFORTS TO AVOID CONDITIONS FAVORABLE TO THE DEVELOPMENT OF MOLD AND MILDEW, ESPECIALLY IN VOIDS WHICH WILL BE CONCEALED AND NOT VENTILATED. IN ALL CASES, INTERIOR SPACES AND INTERIOR FINISHED CONSTRUCTION SHALL BE MAINTAINED IN DRY AND WELL-VENTILATED CONDITIONS
- 6. THE CONTRACTOR SHALL COMPLY WITH FEDERAL ENVIRONMENTAL AND OSHA REGULATIONS AND ALL LOCAL AND STATE HEALTH DEPARTMENT REQUIREMENTS AND RECOMMENDATIONS REGARDING MOLDAND MILDEW.
- ALL PENETRATIONS SHALL BE SEALED WATER-TIGHT TO PREVENT MOISTURE MIGRATION FROM ENTERING THE BUILDING OR WALL CAVITIES.
- 8. ALL CONDENSATE DRAIN PANS SHALL BE CLEANED AND KEPT FREE FROM DEBRIS UNTIL AND WHEN THE FACILITY IS TURNED OVER TO THE OWNER OR TENANT ENSURE POSITIVE DRAINAGE AT ALL DRAIN PANS. ENSURE THAT ALL "COLD" SURFACES ARE INSULATED AND COVERED WITH A FULLY SEALED AND CONTINUOUS VAPOR BARRIER. ("COLD" SURFACES INCLUDE, BUT ARE NOT LIMITED TO, DOMESTIC COLD-WATER PIPING. CHILLED WATER PIPING, INTERIOR RAIN LEADERS, OUTDOOR AIR INTAKES, AND DUCTWORK CARRYING AIR-CONDITIONED SUPPLY AIR.)
- ENSURE THAT THERE ARE NO WATER LEAKS IN CONCEALED PLUMBING CHASES. RETURN AIR PATHS AND PLENUMS SHALL BE KEPT DRY. ALL EXISTING SUPPLY AIR PATHS AND ALL EXISTING DUCTWORK TO BE RE-USED SHALL BE CLEANED AND TREATED AS REQUIRED TO REMOVE THE POTENTIAL FOR MOLD AND MILDEW. ALL DAMP AREAS SHALL BE DRIED THOROUGHLY PRIOR TO ENCLOSURE.

POLICE SECURITY NOTES CITY OF ORANGE POLICE SECURITY NOTES FOR PLANS_COMMERCIAL_2016

Orange Police Commercial Requirements The City of Orange Municipal Code section 15.52 requires that all building within the city meet specific security standards (ordinance # 7-79). The following items shall be required on any new or remodeled commercial building/tenant space. Strike plate - 16 gauge Screws- 3" in wood framed jambs Aluminum. jamb reinforced Non-removable hinge pins (NRP) on out swinging doors Operable windows/sliding doors shall have passed C.M.B.S.O. forced entry test Exterior doors - 16 gauge hollow metal or solid core wood Exterior door hardware shall come from current City of Orange Approved Products List One motion lever hardware, deadbolt function required on all exterior doors (unless panic required) Solid steel cylinder guard/approved escutcheon required Exterior pair of doors require automatic 5/8" metal flush bolts at head & threshold Double doors with panic hardware require full length astragal approved by the police department Office suite doors in multi-occupancy/tenant building to be secured as exterior doors Skylights shall be protected by rated burglary/impact glazing, or approved burglar bars HVAC or air duct/vent require burgiar bars/screen on any opening exceeding 96 square inches Building address numbers shall be illuminated, contrast and between 6 and 12 inches in height Lighting at exterior doorways shall be maintained minimum 1 fc. at ground with vandal proof lenses

Lighting on parking and access areas shall be maint. min. 1 fc. at ground with vandal proof lenses INGES TO EXISTING BUILDING T.I.'S MUST MEET SECURITY ORDINANCE REGIREMENTS CRIME PREVENTION BUREAU (714)-744-7327 (714) 744-7464

PROJECT DESCRIPTION	SHEET INDEX
TENANT IMPROVEMENTS TO FOR AN EXISTING RESTAURANT	 A-0.1 COVER SHEET & INDEX A-2.1 FLOOR PLAN & FURNITURE PLAN LAYOUT A-2.2 AXE THROWING CAGE FLOOR PLAN A-2.3 EGRESS PLAN S-1 GENERAL NOTES S-2 PLANS & ELEVATIONS S-3 DETAILS
	PROJECT DATA & CODE ANALYSIS
	PPROJECT NAME & LOCATION: SAUCED BB & Spirits 1535 W. KATELLA AVENUE ORANGE, CA 92867
PROJECT TEAM	Parcel No. APN: 375-481-06
	LEGAL DESCRIPTION: PARCEL 1 OF LOT LINE ADJUSTMENT #96-12 RECORDED 2-3-1997 AS INSTUMENT # 19970051192
150 PELICAN WAY SAN RAFAEL, CA 94901 CONTACT: ROBERT ATLCINSON, Senior VP of Development P 415-448-8397 E 415-448-8345	ZONING: COMMERCIAL -RECREATION C-R ZONE SITE AREA: 25.50 AC. (COMMERCIAL CENTER SITE)
CLIENT/TENANT	
SAUCED BBQ & Spirits 1535 WEST KATELLA AVENUE ORANGE, CA 92867 P.O.C: BARRETT GOMES	SPRINKLERS: YES
ARCHITECT	BUILDING AREA: 7,681 SF (GROSS BUILDING AREA)
KOCH AND ANDRES SUSTAINABLE ARCHITECTURE 4651 Scenario Drive Huntington Beach, CA 92649 P.O.C: Albert Andres Office: 714-383-0371 <u>albert@ka-architecture.org</u>	ALLOWABLE HEIGHT/STORIES. 30 /1 STORY PARKING REQUIRED: APPROVED MAJOR SITE PLAN REFERENCE #9-96 CODES: 2019 California Building Code; 2019 California Green Code 2019 California Existing Building Code
	BUILDING NOTES
	FOR BUILDINGS WITH MIXED OCCUPANCIES, THE ALLOWABLE AREA PER STORY SHALL BE BASED ON THE MOST RESTRICTIVE PROVISIONS FOR EACH OCCUPANCY WHEN THE MIXED OCCUPANCIES ARE TREATED ACCORDING TO CBC 508.3.2 (UNSEPARATED). IF TREATED PER CBC 508.3.3 (SEPARATED) THE MAXIMUM TOTAL BUILDING AREA SHALL BE SUCH THAT THE SUM OF THE RATIOS FOR EACH OF THE ACTUAL TO ALLOWABLE AREA DOES NOT EXCEED 1.

OCCUPANCY CALCULATION				
DESCRIPTION	OCCUPANCY CLASSIFICATION	AREA	LOAD FACTOR	OCCUPANT LOAD
DINING	A-2	3,937 S.F.	15/S.F.	262
KITCHEN	F-1	1,245 S.F.	200/S.F.	6
BAR	B-1	121 S.F.	50/S.F.	2
STORAGE	S-2	365 S.F.	300/S.F.	1
RESTROOMS	B-1	493 S.F.	100/S.F.	5
AXE CAGE	A-5	596 S.F.	100/S.F.	5
CORRIDORS	B-1	323 S.F.	100/S.F.	3
TOTAL NET AREA		7,080 S.F.		284
OUTDOOR PATIO	A-2	1,932 S.F.	15/SF	128





ISSUE DATE: 7/21/2022

SHEET: A-0.1

Designer

Checker

Approver

As indicated

2021002

JOB NUMBER: SHEET NAME: **COVER SHEET & INDEX**

Designer:

SCALE:

Reviewed by:

Design Approval:



SCALE: 3/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

- 1. WHERE PROTECTED AND UNPROTECTED OPENINGS OCCUR IN THE EXTERIOR WALL IN ANY STORY THE TOTAL AREA SHALL COMPLY WITH TABLE 705.8
- 2. ALL EXIT DOORS SHALL BE EQUIPPED WITH PANIC HARDWARE APPROVED BY THE STATE FIRE MARSHAL.
- 3. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- APPROVED BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND 4. MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. CFC CHAPTER 5, SECTION 505.1.
- 5. PORTABLE FIRE EXTINGUISHER SHALL BE INSTALLED AT SUCH LOCATIONS AS REQUIRED BY CFC CHAPTER 9, SECTION 906.
- 6. THE FINAL NUMBER AND LOCATION OF ALL FIRE EXTINGUISHERS SHALL BE DETERMINED BY THE LOCAL FIRE INSPECTOR.
- 7. THE MEANS OF EGRESS TRAVEL, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE AS REQUIRED BY CALIFORNIA BUILDING CODE CHAPTER 10, SECTION 1008.1 & 1008.2. PROVIDE.
- 8. IN THE EVENT OF POWER SUPPLY FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE THE MEANS OF EGRESS SYSTEM FOR A DURATION OF NOT LESS 90 MINUTES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN CALIFORNIA BUILDING CODE CHAPTER 10, SECTION 1008.3 & 1008.3.1.
- APPROVED EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY 9 INDICATED THE DIRECTION OF EGRESS TRAVEL AS REQUIRED BY CALIFORNIA BUILDING CODE 1011.1; AND SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AS REQUIRED BY SECTION 1011.3 IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTIONS 1013.1, 1013.5 AND 1013.6. NOTE: ADDITIONAL EXIT SIGNS MAY BE REQUIRED AT TIME OF FIELD INSPECTION.
- 10. IN THE EVENT OF POWER FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN CALIFORNIA BUILDING CODE 1013.6.3.

OCCUPANCY CALCULATION				
DESCRIPTION	OCCUPANCY CLASSIFICATION	AREA	LOAD FACTOR	OCCUPANT LOAD
DINING	A-2	3,937 S.F.	15/S.F.	262
KITCHEN	F-1	1,245 S.F.	200/S.F.	6
BAR	B-1	121 S.F.	50/S.F.	2
STORAGE	S-2	365 S.F.	300/S.F.	1
RESTROOMS	B-1	493 S.F.	100/S.F.	5
AXE CAGE	A-5	596 S.F.	100/S.F.	5
CORRIDORS	B-1	323 S.F.	100/S.F.	3
TOTAL NET AREA		7,080 S.F.		284
OUTDOOR PATIO	A-2	1,932 S.F.	15/SF	128



SEATING). PROVIDE COMPANION SEATING SPACE FOR BAR SEATING AND OUTDOOR SEATING.



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Koch+Andres Disclaimer:

REVISIONS			
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Desigr	ner:		Designer
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			2021002
FLOOR PLAN & FURNITURE PLAN LAYOUT			
ISSUE	DATE:		SHEET:
7/21/2022		2	A-2.1





1 FLOOR PLAN-AXE CAGES 1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

- 1. WHERE PROTECTED AND UNPROTECTED OPENINGS OCCUR IN THE EXTERIOR WALL IN ANY STORY THE TOTAL AREA SHALL COMPLY WITH TABLE 705.8
- 2. ALL EXIT DOORS SHALL BE EQUIPPED WITH PANIC HARDWARE APPROVED BY
- THE STATE FIRE MARSHAL.
- 3. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- 4. APPROVED BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. CFC CHAPTER 5, SECTION 505.1.
- 5. PORTABLE FIRE EXTINGUISHER SHALL BE INSTALLED AT SUCH LOCATIONS AS REQUIRED BY CFC CHAPTER 9, SECTION 906.
- 6. THE FINAL NUMBER AND LOCATION OF ALL FIRE EXTINGUISHERS SHALL BE DETERMINED BY THE LOCAL FIRE INSPECTOR.
- 7. THE MEANS OF EGRESS TRAVEL, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE AS REQUIRED BY CALIFORNIA BUILDING CODE CHAPTER 10, SECTION 1008.1 & 1008.2. PROVIDE.
- 8. IN THE EVENT OF POWER SUPPLY FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE THE MEANS OF EGRESS SYSTEM FOR A DURATION OF NOT LESS 90 MINUTES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN CALIFORNIA BUILDING CODE CHAPTER 10, SECTION 1008.3 & 1008.3.1.
- 9. APPROVED EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATED THE DIRECTION OF EGRESS TRAVEL AS REQUIRED BY CALIFORNIA BUILDING CODE 1011.1; AND SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AS REQUIRED BY SECTION 1011.3 IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTIONS 1013.1, 1013.5 AND 1013.6. NOTE: ADDITIONAL EXIT SIGNS MAY BE REQUIRED AT TIME OF FIELD INSPECTION.
- 10. IN THE EVENT OF POWER FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN CALIFORNIA BUILDING CODE 1013.6.3.

FLOOR PLAN NOTES 1/4" = 1'-0"

OCCUPANCY CALCULATION				
DESCRIPTION	OCCUPANCY CLASSIFICATION	AREA	LOAD FACTOR	OCCUPANT LOAD
DINING	A-2	3,937 S.F.	15/S.F.	262
KITCHEN	F-1	1,245 S.F.	200/S.F.	6
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STORAGE	S-2	365 S.F.	300/S.F.	1
RESTROOMS	B-1	493 S.F.	100/S.F.	5
AXE CAGE	A-5	596 S.F.	100/S.F.	5
CORRIDORS	B-1	323 S.F.	100/S.F.	3
TOTAL NET AREA		7,080 S.F.		284
OUTDOOR PATIO	A-2	1.932 S.F.	15/SF	128

OCCUPANCY CALCULATION 1/4" = 1'-0"



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Desigr	ier:	Designer	
Review	ved by:	Checker	
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SHEET NAME:			
AXE THROWING CAGE FLOOR PLAN			
ISSUE	DATE:	SHEET:	
7/21/2022		² A-2.2	





EGRESS NOTES

1. EXIT WIDTH SHALL BE NOT LESS THAN PERMITTED BY CBC 1005.1. THE TOTAL WIDTH OF MEANS OF EGRESS IN INCHES SHALL NOT BE LESS THAN THE TOTAL OCCUPANT LOAD SERVED BY THE MEANS OF EGRESS MULTIPLIED BY 0.3 INCHES PER OCCUPANT FOR STAIRWAYS AND BY 0.2 INCHES PER OCCUPANT FOR OTHER EGRESS COMPONENTS. FOR PROPOSED PROJECT OCCUPANT LOAD IS 284 X 0.2 INCHES = 57 INCHES MIN.

EGRESS WIDTH REQUIRED. EGRESS WIDTH PROVIDED IS 180 INCHES TOTAL FOR EXITING FROM INTERIOR SPACE TO EXTERIOR SPACE. EXTERIOR PATIO DINING OCCUPANTS 106 X 0.2 INCHES = 22 INCHES REQ'D; TOTAL OF 72" EGRESS WIDTH PROVIDED.

- DOOR SERVING AN OCCUPANT LOAD OF 50 OR MORE OR HAZARDOUS ROOMS OR 2 AREAS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL CBC 1010.1.2.1.
- ALL EXIT DOORS SHALL BE PROVIDED WITH PANIC HARDWARE PER CBC 1010.1.10 3. GC TO PROVIDE OCCUPANT LOAD SIGN AT EVERY ASSEMBLY AREA IN A 4.
- CONSPICUOUS PLACE NEAR THE MAIN EXIT OF THE ROOM. CBC. 1004.9 PROVIDE TACTILE EXIT SIGNAGE PER CBC 1013.4.
- IN A SINGLE-STORY BUILDING TWO EXITS OR MORE ARE REQUIRED WHEN 6. OCCUPANT LOAD EXCEEDS 49 OR, A COMMON PATH OF EGRESS TRAVEL EXCEEDS 75 FEET. CBC TABLE 1006.2.1.
- ALL ROOM AND SPACES WITH OCCUPANT LOAD OF 50 OR MORE SHALL HAVE ACCESS 7 TO TWO EXITS. THE NUMBER OF EXITS SHALL COMPLY WITH CBC TABLE 1006.3.2 8.
- WHEN TWO EXITS ARE REQUIRED FROM A BUILDING OR AREA, THEY SHALL BE SEPERATED BY (ONE-HALF/ONE-THIRD IF SPRINKLERED THROUGH OUT) THE
- DIAGONAL DIMENSION OF THE BUILDING OR AREA SERVED. CBC105.2.1. EACH LEAF OF DOOR IN THE MEANS OF EGRESS SHALL PROVIDE 32 INCHES CLEAR 10. OPENING AND A MINIMUM HEIGHT OF 6'-8", BUT IN NO CASE, SHALL ANY SINGLE DOOR LEAF EXCEED 48 INCHES. CBC 1010.1.1.
- 11. EXIT WAYS SHALL BE ILLUMINATED WITH AT LEAST ONE FOOT CANDLE AT THE
- FLOOR LEVEL. CBC SECTION 1008 12. PROVIDE A SEPARATE SOURCE OF POWER FOR EXIT ILLUMINATION. CBC 1008.3.1.
- 13. EXIT SIGNS ARE REQUIRED WHEN 2 OR MORE EXITS ARE REQUIRED. REFER TO PLAN FOR SIGN LOCATIONS.
- 14. PROVIDE TWO SOURCES OF POWER FOR EXIT SIGNS. CBC 1008.3.
- PROVIDE EMERGENCY LIGHTING AND NIGHT LIGHTS. REFER TO FLOOR PLAN FOR 15. LOCATIONS.

EGRESS PLAN LEGEND

•••••

INDICATES EGRESS PATH **OF TRAVEL & DIRECTION**

FEC	INDICATES FIRE EXTIGUISHER LOCATION
EXIT	INDICATES LIGHTED EXIT SIGN LOCATION
EL	INDICATES EMERGENCY LIGHTING LOCATION
OLS	INDICATES OCCUPANT LOAD SIGN LOCATION
РН	INDICTATES DOOR WITH PANIC HARDWARE

OCCUPANCY CALCULATION

DESCRIPTION	OCCUPANCY CLASSIFICATION	AREA	LOAD FACTOR	OCCUPANT LOAD
DINING	A-2	3,937 S.F.	15/S.F.	262
KITCHEN	F-1	1,245 S.F.	200/S.F.	6
BAR	B-1	121 S.F.	50/S.F.	2
STORAGE	S-2	365 S.F.	300/S.F.	1
RESTROOMS	B-1	493 S.F.	100/S.F.	5
AXE CAGE	A-5	596 S.F.	100/S.F.	5
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JOB NUMBER:		2021002	
SHEE	SHEET NAME:		
EGRESS PLAN			
ISSUE	DATE:	SHEET:	
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A-2.3

GENERAL

1. ALL WORK SHALL CONFORM TO THE FOLLOWING CODES, STANDARDS AND REGULATIONS

CALIFORNIA BUILDING CODE (CBC) 2019 EDITION, ASCE/SEI 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (DIRDOSH) AND THOSE CODES AND STANDARDS LISTED IN THE DRAWINGS.

- 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
- MANUFACTURED MATERIALS SHALL BE APPROVED BY THE CHECKING AGENCY PRIOR TO 3. THEIR USE. ALL REQUIREMENT OF THOSE APPROVALS SHALL BE FOLLOWED.
- 4. THE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO: BRACING SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
- SPECIFICATIONS, CODES, AND STANDARDS NOTED IN THE CONTRACT DOCUMENTS SHALL BE OF THE LATEST APPROVED ISSUE, INCLUDING SUPPLEMENTS, UNLESS OTHERWISE NOTED. MATERIAL SPECIFICATIONS ARE ASTM LATEST EDITION.
- 6. THE LATERAL SYSTEM OF STRUCTURE IS DESIGNED WITH LATERAL RESTRAINT AT THE GROUND FLOOR. STRUCTURAL FRAMES ARE NOT LATERALLY SELF SUPPORTING UNTIL THE ENTIRE DESIGN LATERAL RESTRAINT FLOORS AND STRUCTURAL WALLS ARE IN FULLY CONNECTED AND IN PLACE.
- STANDARD DESIGN LOADING CRITERIA IS BASED ON ASCE/SEI 7-16 MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES. DESIGN OF STRUCTURAL MEMBERS WERE BASED USING THE ALLOWABLE STRESS DESIGN (ASD) METHOD, UNLESS NOTED OTHERWISE.
- STANDARD DESIGN LATERAL LOADING CRITERIA IS BASED ON ASCE/SEI 7-16 MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES.

LATERAL FORCE LOAD FOR AXE THROWING GALLERY STRUCTURE

THE GALLERY FRAMING STRUCTURE SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LB APPLIED IN ANY DIRECTION AT ANY POINT ON THE CAGE FRAME TO PRODUCE THE MAXIMUM LOAD EFFECT ON THE ELEMENT BEING CONSIDERED AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE. THE GALLERY CAGE MEMBERS SHALL BE DESIGNED TO RESIST A LOAD OF 50 LB/FT APPLIED IN ANY DIRECTION ALONG THE MEMBER . THE LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH THE 200 LB LOAD SPECIFIED IN THE PRECEEDING PARAGRAPH.

WIND DESIGN DATA

BASIC WIND SPEED	110
WIND EXPOSURE	В
I = WIND IMPORTANCE FACTOR	1

SEISMIC DESIGN DATA

I = SEISMIC IMPORTANCE FACTOR	1
OCCUPANCY CATEGORY	II
MAPPED SPECTRAL RESPONSE ACCELERATIONS:	
Ss=	1.419
S1=	0.503
SITE CLASS	D
SPECTRAL RESPONSE COEFFICIENTS:	1 135
SDS=	0 503
	D
BASIC SEISMIC FORCE RESISTING SYSTEM:	PER ASCE 7-10
	TABLE 12.2.1.
N/S SYSTEM	A.15
E/W SYSTEM	A.15
DESIGN BASE SHEAR V KIPS (SD);	vv
V N/S =	
V E/W =	
SEISMIC RESPONSE COEFFICIENT CS:	0.279
CS N/S =	0.370
CS E/W=	0.370
RESPONSE MODIFICATION FACTOR R:	2
R N/S=	3
R E/W =	3
ANALYSIS PROCEDURE USED:	
N/S=	
E/W =	ELFP

FOUNDATION NOTES:

- 1804.
- 2. FINISHED FLOOR OR GRADE.
- MECHANICALLY COMPACTED IN LAYERS.
- BE PERMITTED.

Axe Throwing Gallery Framed Cages 1535 W Katella Ave, Orange, CA 92867, USA Latitude, Longitude: 33.8085297, -117.8691002

		5			
Date					4/9/2021, 10:01:15 PM
Design Code Reference Document			ASCE7-16		
Risk Cat	tego	ry			П
Site Clas	ss				D - Default (See Section 11.4.3)
Туре		Value		Description	
SS		1.419		MCE _R ground motion. (for 0.2 second period)	
S ₁		0.503		MCE _R ground motion. (for 1.0s period)	
S _{MS}		1.703		Site-modified spectral acceleration value	
S _{M1}	null -See Section 11.4.8		Site-modified spectral acceleration value		
S _{DS}	1.135		Numeric seismic design value at 0.2 second SA		
S _{D1}	null -See Section 11.4.8		Numeric seismic design value at 1.0 second SA		
Туре	Val	ue	Description		
SDC	nul	I -See Section 11.4.8	Seismic design category		
Fa	1.2		Site amplification factor at 0.2 second		
Fv	nul	I -See Section 11.4.8	Site amplification factor at 1.0 second		
PGA	0.5	97	MCE _G peak ground acceleration		
F _{PGA}	1.2		Site amplification factor at PGA		
PGA _M	0.7	17	Site modified peak ground acceleration		
TL	8		Long-period transition period in seconds		

FOUNDATION DESIGN BASED ON ALLOWABLE FOUNDATION AND LATERAL PRESSURE VALUES IN ACCORDANCE WITH CHAPTER 18 OF THE CALIFORNIA BUILDING CODE - TABLE

SLAB AND FOOTING DESIGN BASED ON ALLOWABLE SOIL PRESSURE OF 1500 PSF. BOTTOM OF FOOTINGS TO BE MAINTAINED A MINIMUM OF 2 FEET BELOW ADJACENT

EXCAVATION AND COMPACTION WERE REQUIRED SHALL BE PERFORMED IN A ACCORDANCE WITH CHAPTER 18 OF THE CALIFORNIA BUILDING CODE AS APPROVED BY THE CITY OF LONG BEACH. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED AND

4. ALL EARTHWORK SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE. CITY OF LONG BEACH CODE REQUIREMENTS AND GOVERNING REGULATIONS.

ALL ABANDONED FOOTINGS, UTILITIES, ETC. THAT INTERFERES WITH NEW CONSTRUCTION SHALL BE REMOVED. FLOODING OF EXCAVATED FOOTINGS SHALL NOT

CONSTRUCTION

- 1. THE CONTRACTOR SHALL FILED VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO START OF WORK.
- 2. DEMOLITION
 - ALL DEMOLITION SHALL BE CARRIED ON IN SUCH A WAY AS NOT TO DAMAGE EXISTING ELEMENTS WHICH ARE TO BE IN THE FINISHED BUILDING.
 - ALL ELEMENTS OF THE STRUCTURE WHICH ARE TO REMAIN AND WHICH ARE DAMAGED DURING DEMOLITION WORK SHALL BE REPLACED AT NO ADDED COST. EXISTING ELEMENTS SHALL BE PROTECTED TO THE FULLEST EXTENT POSSIBLE TO REDUCE SUCH DAMAGE TO A MINIMUM.
- 3. A MINIMUM OF 50 % OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION (C&D) WASTE SHALL BE HANDLED BY A CERTIFIED HAULER AND. THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE SHALL BE RECYCLED AND/OR SALVAGE FOR REUSE IN ACCORDANCE WITH THE CALIFORNIA BUILDING STANDARDS CODE AND CITY OF LONG BEACH MUNICIPAL CODE CHAPTER 8.20 - SOLID WASTE AND RECYCLABLE COLLECTION AND DISPOSAL.
- (N) INDICATES NEW CONSTRUCTION, I.E. MEMBERS, CONNECTIONS, ETC. (E) INDICATES EXISTING CONSTRUCTION, INFORMATION SHOWN ON DRAWINGS ARE TYPICALLY EXISTING CONSTRUCTION, UNLESS NOTED OR SHOWN OTHERWISE.
- FOR DIMENSIONS, FINISH FLOOR ELEVATIONS, SLOPES, DRAINS, DEPRESSED SLABS, SEE EXISTING ARCHITECTURAL DRAWINGS. DIMENSIONS SHOWN ON STRUCTURAL DRAWINGS ARE FOR STRUCTURAL MEMBERS AND CONNECTION LOCATIONS.
- ANCHOR BOLTS SHALL BE 💱 DIAMETER WITH 10 INCH MINIMUM EMBEDMENT INTO CONCRETE AND SPACED NOT MORE THAN 72 INCH ON CENTER, UNLESS NOTED OTHERWISE. THERE SHALL BE A MINIMUM OF TWO (2) BOLTS PER SILL PLATE PIECE WITH ONE (1) BOLT LOCATED WITHIN 12 INCH OF EACH END OF EACH PLATE, TYPICAL WHERE OCCURS OR REQUIRED
- THE FOUNDATION PLATE SHALL BE PRESSURE TREATED WOOD OR FOUNDATION GRADE REDWOOD WHERE OCCURS OR REQUIRED.
- EXTERIOR STUD WALL FRAMING SHALL BE 2 X 6 @ 16" OC, TYPICAL, WHERE OCCURS OR REQUIRED.
- WOOD SIDE PLATES ON ALL EXTERIOR WALLS AND BRACED WALL PANELS SHALL BE ANCHORED TO THE FOUNDATION WITH BOLTS A MAXIMUM OF 6 FT ON CENTER AND WITHIN 12 INCHES . BUT NOT LESS THAN SEVEN BOLT DIAMETERS. FROM THE ENDS OF EACH PLATE SECTION WHERE OCCURS OR REQUIRED.
- 10. FOUNDATION ANCHOR BOLTS SHALL BE AT LEAST $\frac{1}{2}$ INCH DIAMETER AND SHALL EXTEND A MINIMUM OF 7 INCHES INTO THE CONCRETE. A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT WHERE OCCURS OR REQUIRED.
- 11. INTERIOR BEARING WALL SOLE PLATES THAT ARE NOT PART OF A BRACED WALL SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS.

SPECIAL INSPECTION

SPECIAL INSPECTION BY A REGISTERED DEPUTY BUILDING INSPECTOR APPROVED BY THE ENGINEER AND THE LOS ANGELES COUNTY DEPARTMENT OF BUILDING AND SAFETY SHALL BE REQUIRED FOR THE FOLLOWING TYPES OF WORK:

SPECIAL INSPECTION SHALL NOT BE REQUIRED WHEN THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED BY THE LOS ANGELES COUNTY DEPARTMENT OF BUILDING AND SAFETY TO PERFORM SUCH A WORK WITHOUT SPECIAL INSPECTION.

NO.	SPECIAL INSPECTION PROGRAM REQUIRED BY REGISTERED DEPUTY INSPECTOR	TYPE OF INSPECTION
1	CONSTRUCTION OF SHEAR WALLS WITH EDGE NAILING SPACING 4" OR LESS	PERIODIC
2	BASE COMPACTION FOR GRADE SLABS, GRADE BEAMS AND FOUNDATIONS	CONTINUOUS
3	INSTALLATION OF DRILL-IN EXPANSION ANCHORS	CONTINUOUS
4	INSTALLATION OF DRILLED-IN REINFORCEMENT OR DOWELS IN EXISTING CONCRETE OR MASONRY USING EPOXY	CONTINUOUS
5	EPOXY INJECTION, PRESSURE GROUTING, OR OTHER STRUCTURAL REPAIR OF DAMAGED STRUCTURAL CONCRETE	CONTINUOUS

WOOD

- 1. FRAMING LUMBER SHALL BE DOUGLAS FIR NO. 1 GRADE, UNLESS NOTED OTHERWISE. STUDS SHALL BE DOUGLAS FIR NO. 2 GRADE, UNLESS NOTED OTHERWISE. MAXIMUM ALLOWABLE MOISTURE SHALL BE 19%.
- 2. ALL PLYWOOD SHALL BE STRUCTURAL I CONFORMING TO PRODUCT PS1. USE PLYWOOD NAILS SAME GAUGE OR LARGER AS COMMON WIRE NAILS. WITH LENGTHS AT LEAST EQUAL TO ½ THE LENGTH OF COMMON NAIL REQUIRED PLUS PLYWOOD THICKNESS.
- 3. BOLT HOLES SHALL BE 1/32 TO 1/16 INCH MAXIMUM LARGER THAN THE BOLT SIZE. RE-TIGHTEN ALL NUTS PRIOR TO CLOSING IN.
- 4. STANDARD CUT WASHERS SHALL BE USED UNDER BOLT HEADS AND NUTS AGAINST WOOD. USE HEAVY PLATE OR MALLEABLE IRON WASHERS FOR ALL BOLTS WHERE SHOWN ON CONSTRUCTION DOCUMENTS.
- 5. ALL SILLS OR PLATES BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR AND SHALL HAVE FULL CONTINUOUS BEARING ON THE CONCRETE OR MASONRY SURFACE.
- 6. ALL STUD PARTITIONS OR WALLS OVER 10 FEET HIGH SHALL HAVE 2 X BRIDGING, SAME WIDTH AS THE STUD, PREFERABLE AT MID-HEIGHT BUT NOT TO EXCEED INTERVALS OF 8 FEET.
- 7. DO NOT NOTCH OR DRILL WOOD MEMBERS EXCEPT WHERE SHOWN IN DETAILS. OBTAIN ENGINEER'S APPROVAL FOR ANY HOLES OR NOTECHES NOT DETAILED
- 8. APPROVED CROSS-BRIDGING OR SOLID BLOCKING SHALL BE SPACED FOR FLOOR JOISTS MORE THAN 4 INCHES IN DEPTH, AT 8 FEET MAXIMUM ON-CENTER SPACING
- 9. ALL FRAMING MEMBERS SHALL BE ERECTED WITH NATURAL OR BUILT-IN CAMBER UP UNLESS NOTED OTHERWISE.
- 10. NAILED CONNECTIONS SHALL CONFORM TO "NAILING SCHEDULE" TABLE IN THE GOVERNING BUILDING CODE USING COMMON NAILS, UNLESS NOTED OTHERWISE.
- 11. USE TIMBER CONNECTORS AS MANUFACTURED BY "SIMPSON" WITH APPROVED EVALUATION SERVICE REPORT (ESR) CODE LIST NOS. PER INTERNATIONAL CODE COUNCIL - EVALUATION SERVICE (ICC-ER) OR APPROVED EQUAL.
- 12. MACHINE APPLIED NAILING IS SUBJECT TO A SATISFACTORY DEMONSTRATION AND THE APPROVAL OF THE CHECKING AGENCY AND ENGINEER. NAIL HEADS SHALL NOT PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER. EDGE DISTANCES SHALL BE MAINTAINED. SHINERS SHALL BE REPLACED. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE APPLIED NAILING ONLY ON PLYWOOD GREATER THAN 5/16".

STRUCTURAL STEEL AND MISCELLANEOUS METAL

1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC SPECIFICATION FOR THE DESIGN. FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS (LATEST EDITION AND SUPPLEMENTS).

2. STRUCTURAL SHAPES AND ASTM SPECIFICATIONS:

STRUCTURAL SHAPES	ASTM SPECIFICATION	FY MIN YIELD (KSI)
W - SHAPES	ASTM A 992	50
M, S, & HP SHAPES	A 36	36
CHANNELS	A 36	36
ANGLES	A 36	36
STEEL PIPE	A 53 GRADE B	35
ROUND HSS	A 500 GRADE B	42
SQUARE & RECTANGULAR HSS	A 500 GRADE B	46
ALL OTHER STRUCTURAL SECTIONS	A 572	50

3. BOLTS SHALL BE ASTM A 307, UNLESS NOTED OTHERWISE.

- 4. HIGH STRENGTH BOLTS SHALL BE ASTM A 325, UNLESS NOTED OTHERWISE.
- 5. ANCHOR BOLTS SHALL BE ASTM A 36 OR ASTM A 588, WHERE INDICATED ON PLANS.
- 6. THE STRUCTURAL STEEL FABRICATION SHOP SHALL BE CERTIFIED PER AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC).
- 7. THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP DRAWINGS FOR THE ENGINEER'S **REVIEW PRIOR TO FABRICATION.**
- 8. BOLT HOLES IN STEEL SHALL BE 1/16 INCH LARGER IN DIAMETER THAN THE NOMINAL SIZE OF BOLT USED, UNLESS NOTED OTHERWISE.
- 9. ALL WELD SHALL BE PREQUALIFIED IN CONFORMITY WITH THE CODE FOR WELDING BUILDING CONSTRUCTION (AWS D1.1) OF THE AMERICAN WELDING SOCIETY. ELECTRODES TO BE E70 SERIES. COMPLETE JOINT PENETRATION WELDS BETWEEN BEAM/GIRDER AND COLUMNS SHALL BE MADE WITH SHIELDED METAL ARC WELDING.
- 10. BUTT WELDS, COMPLETE JOINT PENETRATION OR PARTIAL JOINT PENETRATION WELDS ARE INDICATED AS C.J.P OR P.J.P, RESPECTIVELY.
- 11. WELD LENGTHS CALLED FOR ON PLANS ARE THE NET EFFECTIVE LENGTH REQUIRED. WELD SIZE SHALL BE AISC MINIMUM UNLESS A LARGER SIZE IS NOTED.
- 12. ALL WELDING SHALL BE PERFORMED BY WELDERS WHO ARE CERTIFIED WITH THE CITY OF LOS ANGELES.
- 13. ALL STRUCTURAL STEEL AND MISCELLAEOUS METAL EXPOSED TO WEATHER SHALL BE HOT DIP GALVANIZED AFTER FABRICATION.



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CIVIL ENGINEER:

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OWNER:

BARRETT GOMEZ 2300 FIRST STREET SUITE 220 LIVERMORE, CA 94550

REVISIONS		
N0. Date	Description	
Designer:	JGP	
Reviewed by:		
Design Approval	: JGP	
JOB NUMBER:	21A2	



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ISSUE DATE: SHT:

05 MAY 2021







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OWNER: BARRETT GOMEZ 2300 FIRST STREET SUITE 220 LIVERMORE, CA 94550 REVISIONS N0. Date Description



