

STRUCTURAL NOTES

- 1. ALL CONSTRUCTION SHALL COMPLY WITH THE 1976 UNIFORM BUILDING CODE.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE COMMENCEMENT OF WORK...
3. DETAILS OF CONSTRUCTION NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS SHOWN FOR SIMILAR CONDITIONS AND MATERIALS.

FOUNDATION

- 1. SOIL REPORT PREPARED BY: NELSON & ASS. 4-7-75
2. ALL SUBGRADE PREPARATION FOR PAVEMENTS, FOOTINGS AND SLABS SHALL BE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS IN THE SAID SOIL REPORT.
3. DESIGN SOIL BEARING: 2500 AND 0.1-0.2" BELOW

REINFORCING STEEL: ASTH A615, GRADE 40
WELDED WIRE MESH: ASTH A185

- 1. REINFORCING STEEL: ASTH A615, GRADE 40
2. WELDED WIRE MESH: ASTH A185
3. REINFORCEMENT DETAILING SHALL CONFORM TO THE LATEST EDITION OF ACI BUILDING CODE AND MANUAL OF STANDARD PRACTICE OF CONCRETE REINFORCING STEEL INSTITUTE.

CONCRETE

- 1. PORTLAND CEMENT SHALL BE TYPE I CONFORMING TO ASTH C150. MINIMUM COMPRESSIVE STRENGTH SHALL BE 2000 PSI AT 28 DAYS.
2. ALL MATERIALS, METHOD OF MIXING AND PLACING CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE OR UNIFORM BUILDING CODE, WHICHEVER IS MORE STRICT.

PRECAST CONCRETE TILT-UP PANELS

- 1. CONCRETE FOR TILT-UP PANELS SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2000 PSI AT THE END OF 28 DAYS. MAXIMUM SLUMP NOT TO EXCEED 4". CONTINUOUS INSPECTION NOT REQUIRED SINCE PANELS ARE DESIGNED FOR PERMANENT LOADS ON THE BASIS OF 2000 PSI CONCRETE.
2. CONCRETE SHALL HAVE ATTAINED A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AS DETERMINED BY CYLINDER TESTS PRIOR TO ERECTION OF PANELS.

CONCRETE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY/ESTABLISH PANEL DIMENSIONS AND DEPTH OF PANEL BELOW FIN. FL. LINE FOR BRACING AND PLACING OF PANELS...

ROUGH FRAMING

- 1. ALL WORK SHALL BE LAID OUT TO DIMENSIONS INDICATED WITH AN ALLOWABLE TOLERANCE OF PLUS OR MINUS 1/16" IN ANY GIVEN DIMENSION.
2. WASHERS BEARING AGAINST WOOD SHALL BE THE CUT TYPE.
3. DOOR AND WINDOW OPENING DIMENSIONS SHALL BE VERIFIED WITH THE REQUIREMENTS OF THE MANUFACTURER.

STRUCTURAL AND MISCELLANEOUS STEEL

- 1. ALL DETAILING, FABRICATION AND ERECTION SHALL COMPLY WITH THE LATEST EDITION OF AISC SPECIFICATION.
2. ALL STRUCTURAL STEEL SHALL BE ASTH A36, AND BOLTS AND NUTS ASTH A307 UNLESS NOTED OTHERWISE. PIPE COLUMNS SHALL CONFORM TO ASTH A53 GRADE B.
3. WELDING ELECTRODE SHALL BE AWS E70XX...

PLYWOOD

- 1. PLYWOOD SHEETS TO BE DOUGLAS FIR CONFORMING TO THE REQUIREMENTS OF THE LATEST EDITION OF THE U. S. PRODUCT STANDARD PS 1-00, AND SHALL BE CLEARLY STAMPED WITH THE D.F.P.A. GRADE MARK OF THE AMERICAN PLYWOOD ASSOCIATION UNLESS NOTED OTHERWISE.
2. EACH SHEET SHALL HAVE A MINIMUM AREA OF 8 SQ. FT. WITH A MINIMUM DIMENSION OF 2 FEET.

GLU-LAM BEAMS

- 1. ALL GLUED LAMINATED MEMBERS SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED DOUGLAS FIR (COAST REGION) TIMBER, A.I.T.C. 117-71, USING DOUGLAS FIR LUMBER.
A. GRADE COMBINATION 24F (2400 PSI) ALL CANTILEVERED PORTION OF GLU-LAM BEAMS TO BE CLEARLY INDICATED ON ROOF BEAM FABRICATION DRAWINGS.
B. INDUSTRIAL APPEARANCE GRADE.
C. WATER-RESISTANT "CASEIN TYPE" GLUE WITH HOLD INHIBITOR AS PER FEDERAL SPECIFICATION FPM-125 OR APPROVED EQUAL FOR INTERIOR USE UNLESS OTHERWISE NOTED ON PLANS.

LUMBER

- 1. ALL LUMBER TO BE GRADE MARKED DOUGLAS FIR:
A. JOISTS, RAFTERS, BEAMS, MULLINS AND SUBPURLINS UNLESS OTHERWISE NOTED ON PLANS SHALL BE NO. 1 PER NFA OR UELIG 1970 GRADING RULES AND SHALL BE CORRECTLY CROWNED. ALL GYRSAMS SHALL BE DENSE #1 D.F.
B. STUDS, SILLS AND PLATES: CONSTRUCTION STANDARD GRADE.
2. SILLS AND PLATES IN CONTACT WITH CONCRETE OR MASONRY AND WITHIN 6" OF GROUND SHALL BE PRESSURE TREATED DOUGLAS FIR (P.T.D.F.).

CUTTING OF STRUCTURAL MEMBERS

NO STRUCTURAL MEMBER SHALL BE CUT WITHOUT WRITTEN CONSENT OF PROJECT ENGINEER. WHEN APPROVED CUTS SHALL BE LIMITED TO CUTS AND BORED HOLES NOT DEEPER THAN 1/5 THE END-DEPTH FROM THE TOP AND WITHIN 3 TIMES IN DEPTH FROM EACH END. CUTS IN EXCESS OF THIS OR BORED HOLES IN EXCESS OF 2" DIA ARE NOT PERMITTED WITHOUT SPECIAL PROVISIONS FOR FRAMING THE HOLES, APPROVED BY PROJECT ENGINEER.

GENERAL NOTES

- 1. CONTRACTOR SHALL PROVIDE TEMPORARY TOILET ON JOB SITE BEFORE START OF ANY CONSTRUCTION.
2. PLUMBING CONTRACTOR TO CONNECT SEWER LINE TO MAIN SEWER LINE STUD OUT AT PROPERTY LINE.

- 3. ELECTRICAL CONTRACTOR TO FURNISH & INSTALL TEMPORARY POWER POLES & OBTAIN & PAY FOR ANY REQUIRED DEPOSITS OR PERMITS.
4. PLUMBING CONTRACTOR TO PROVIDE TEMPORARY WATER SERVICE DURING CONSTRUCTION & OBTAIN & PAY FOR ANY PERMITS OR DEPOSITS REQUIRED.
5. ALL PLUMBING & ELECTRICAL CONTRACTORS TO SUBMIT ALL NECESSARY PLANS AND CALCULATIONS FOR BUILDING DEPARTMENT APPROVAL PRIOR TO INSTALLATION.

ROOFING

- 1. BUILDING DEPARTMENT INSPECTION OF ROOF STRUCTURE IS REQUIRED PRIOR TO PLACING ANY MATERIAL ON THE ROOF SHEATHING OR SUSPENDING ANY LOADS FROM THE ROOF SYSTEM.
2. INSTALL OVERHANGING FIBER-GLASS ROOF 3/4" MIN. FIBER-GLASS ROOF SHEATHING AS APPROVED EQUAL. SEE NOTE # 5 OF BLDG DEPT CORRECTION NOTES 4.

MISCELLANEOUS

- 1. ALL ANCHOR BOLTS OR OTHER CONNECTIONS BETWEEN WORK PERFORMED BY ROOFING CONTRACTOR AND WORK BY OTHER TRADES SHALL BE LOCATED AND SET BY CONCRETE CONTRACTOR. CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE LOCATION & ELEVATION OF SAME IN ACCORDANCE WITH DETAILS.
2. ALL TOPS OF COLUMNS AND WALLS SHALL BE ADEQUATELY BRACED BY CONCRETE CONTRACTOR UNTIL ROOF SHEATHING IS COMPLETED AND NAIL ED IN PLACE.
3. PLUMBING NOTES: ALL SEWER LINES INSIDE BLDG. TO BE MIN. 4" CAST IRON W/4" MIN. 110 UNITS PER 1" SEWER LINE. ALL FLOOR SINKS TO BE ON SEPARATE WASTE LINE & HAVE A SEPARATE VENT. SINGLE TENANT BLDGS. TO HAVE A MIN. OF 1-1/2" WATER LINES INSIDE BLDG. MULTI-TENANT BLDGS. TO HAVE A MIN. OF 3/4" WATER LINES INSIDE BLDG.
4. FINISHED CARPENTRY: ALL EXPOSED INTERIOR & EXTERIOR WOOD JOINTS TO BE MITERED AT 45° TO FORM JOINTS. NO BUTT JOINTS TO BE USED UNLESS DETAILED.

FLOOR PLAN NOTES

- 1. BUILDING TO BE PROVIDED WITH A MIN. OF TWO (2) AIR CHANGES PER HOUR.
2. EXIT DOORS TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL MECHANISM OR EFFORT.
3. EXIT SIGN WITH LETTERS AT LEAST FIVE INCHES (5") HIGH TO BE INSTALLED OVER ALL LEGAL EXITS.
4. ALL OFFICE AREAS TO BE FULLY HEATED & AIR-CONDITIONED WITH A DUAL PACK SYSTEM ON THE ROOF. PROVIDE GAS & ELECTRIC SERVICE TO UNIT AS REQUIRED.
5. INSTALL 2'0" WIDE X 1/2" THICK PLYWOOD CATWALK FROM WATER HEATER TO WOOD LADDER. INSTALL 4'0" X 4'0" X 1/2" PLYWOOD PLATFORM FOR WATER HEATER.
6. EXTEND ALL VENTS THRU ROOF A MIN. OF 12".
7. RUN 1/2" WATER LINE 30" ABOVE FLOOR SINK IN WAREHOUSE FOR FUTURE BRINKING POINTS. IF THERE IS NO FLOOR SINK LOCATE AT CLOSEST POINT TO OFFICE AREA TOILETS IN WAREHOUSE.
8. INSTALL 6 GAL. ELECTRIC WATER HEATER LOCATED ABOVE TOILET AREA. SET IN METAL PAN & EXCEED OVERFLOW TO FLOOR SINK. SEE FLOOR PLAN FOR LOCATION. WHEN FLOOR SINK IS NOT AVAILABLE RUN OVERFLOW TO TOILET ROOM LAVATORY & USE WASHING MACHINE TYPE FITTING FOR LAVATORY DRAIN. INSTALL 20A 115VOLT (ONLY) SERVICE TO WATER HEATER.
9. INSTALL FLOOR SINK 1" ABOVE FINISH FLOOR WITH HOSE BIB CENTERED ABOVE FLOOR SINK. FLOOR SINK NOT TO BE USED FOR INDUSTRIAL WASTE. SEE FLOOR PLAN FOR LOCATION.
10. INSTALL 5'0" X 3'2" GYP. BOARD OPENING & 12" WIDE LAMINATED PLASTIC COUNTER WITH SELF-EDGE 42" ABOVE FINISH FLOOR. SEE FLOOR PLAN FOR LOCATION.
11. INSTALL 4'0" X 4'0" X 3/4" PLYWOOD TELEPHONE BACKBOARD WITH 110V OUTLET ABOVE OFFICE AREA. SEE FLOOR PLAN FOR LOCATION.
12. INSTALL 1250 WATT, 120 VOLT "THERMADOR" MODEL "88" ELECTRIC WALL HEATER WITH MANUAL CONTROL & STAINLESS STEEL GRILLE. ELECTRICIAN TO PROVIDE CONNECTION AS REQUIRED & INSTALL AS PER MFGS. SPECS. INSTALL 8" FROM BOTTOM OF HEATER TO FLOOR. SEE FLOOR PLAN FOR LOCATION. (TO BE USED IN MULTI-TENANT BLDGS. ONLY.)
13. BUILDING TO BE SPRINKLERED WITH STANDARD AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH CHAPTER 38 U.B.C. PLANS FOR THE SYSTEM TO BE SUBMITTED UNDER A SEPARATE PERMIT TO & APPROVED BY THE FIRE PREVENTION BUREAU & THE DEPT. OF BLDG. & SAFETY PRIOR TO INSTALLATION.

- 14. BUILDING TO BE SPRINKLERED WITH A CALCULATED FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH CHAPTER 38 U.B.C. SYSTEM TO BE CALCULATED TO DELIVER 0.33 G.P.M./S.F. AT THE MOST REMOTE 3000 S.F. PLANS TO BE SUBMITTED UNDER A SEPARATE PERMIT TO & APPROVED BY THE FIRE PREVENTION BUREAU & THE DEPT. OF BLDG. & SAFETY PRIOR TO INSTALLATION. (FOR USE IN 2ND EDITION OF BEAM CLEARANCE ONLY.)
15. GLAZING: GLASS - 1/4" BRONZE PLATE GLASS TREATED WHERE REQUIRED BY SECURITY AND SAFETY REQUIREMENTS. CRANE PANELS - REVERSAUSER PANEL 15" STATUARY BRONZE FINISH ON ONE OR TWO SIDES AS REQUIRED. WIRE GLASS - 1/4" POLISHED NISCO.
16. STOREFRONT: 1 3/4" X 4" MEDIUM BRONZE ALUMINUM SYSTEM BY U. S. ALUMINUM CORP.
17. SECURITY HARDWARE AND RELATED REQUIREMENTS: PROVIDE ALL SECURITY HARDWARE AND CONFORM TO ALL OTHER APPLICABLE SECURITY REQUIREMENTS OF LOCAL BLDG DEPT.

BLDG DEPT CORRECTION NOTES

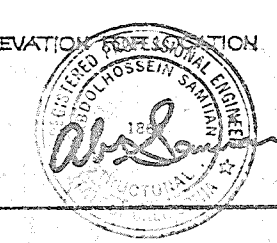
- 1. A SEPARATE PERMIT IS REQUIRED FOR ALL FENCES & WALLS
2. ALL EXITS TO BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE
3. ALL OPENINGS IN EXTERIOR WALLS LOCATED WITHIN 10 FEET OF AND FACING A PROPERTY LINE MUST BE PROTECTED WITH 3/4" MIN LABELED FIRE ASSEMBLIES
4. PROVIDE TEMPERED GLASS ON ALL ENTRY DOORS AND THE FIRST ADJACENT PANELS ON BOTH SIDES OF DOOR
5. ROOFING SHALL BE JOHN'S MANSVILLE # 408, 15/8 CLASS 10 FIRE RETARDANT ROOFING OR APPROVED EQUAL
6. FIRE HYDRANTS SHALL COMPLY WITH FIRE DEPARTMENT REQUIREMENTS FOR ON-SITE FIRE HYDRANTS AND SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 2-A-10-BIC RATED FIRE EXTINGUISHER WITHIN 75 FEET TRAVEL DISTANCE FOR EA 6000 GALT OR PORTION THERE OF ON EACH FLOOR
8. BUILDING OCCUPANT TO SECURE PERMITS REQUIRED BY THE FIRE DEPT. FROM THE FIRE PREVENTION BUREAU PRIOR TO OCCUPYING THIS BUILDING.
9. PROVIDE CONTINUOUS INSPECTION FOR ALL FIELD WELDING.

E50745

12" HIGH HELVETICA MEDIUM 3/4" RECESSED NUMBERS (VERIFY ADDRESS)

1234

BUILDING ADDRESS, SEE BLDG. ELEVATION



KEAFINY MESA / DUNN BUSINESS PARK SAN DIEGO, CALIF.
DRAWN: [ ] CHECKED: [ ]
DATE: [ ] SCALE: [ ]
JOB NO. [ ]
SHEET NO. [ ]

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