

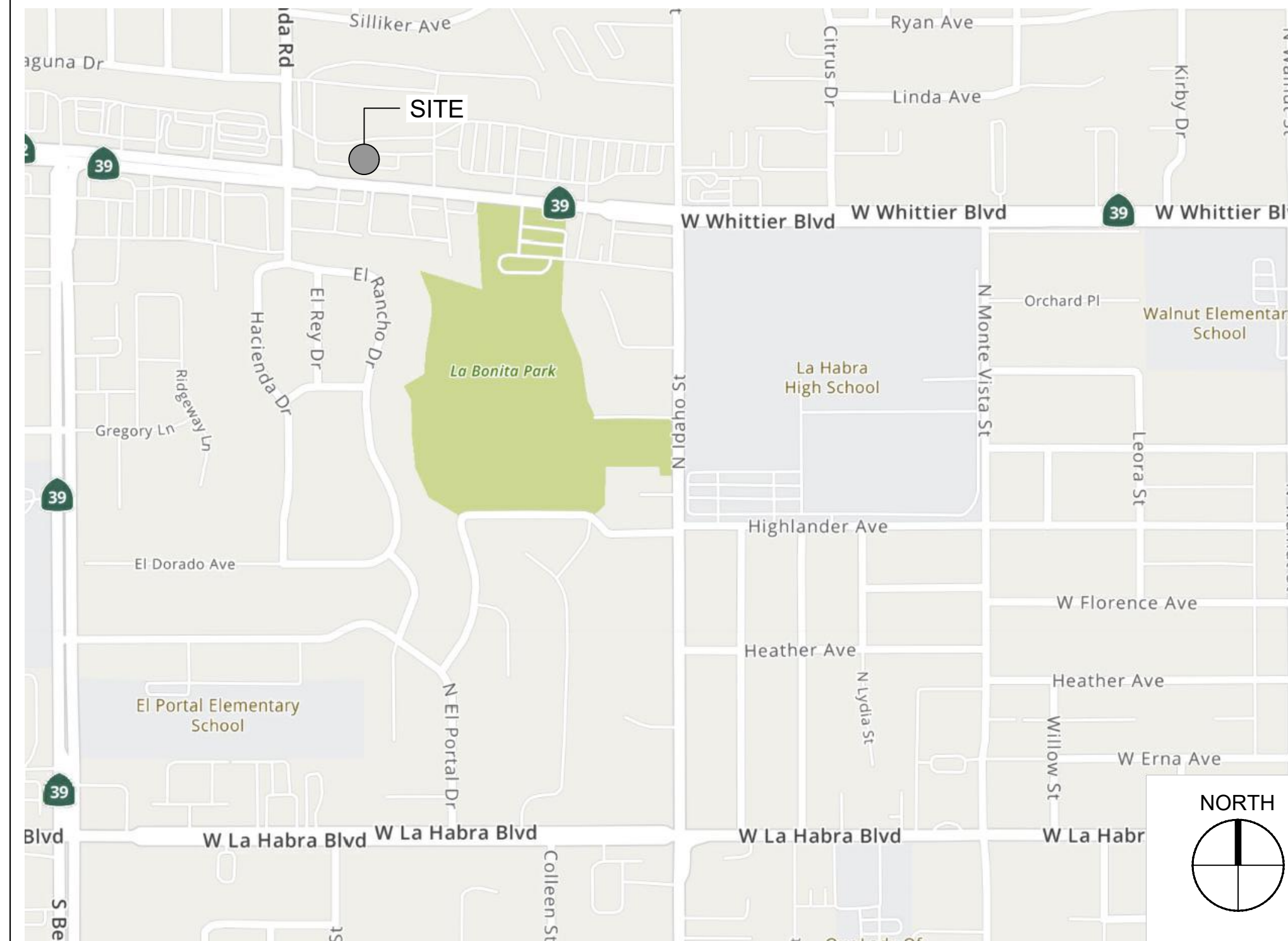
DISABLED ACCESS

- 1.1 ALL AREAS WITHIN THE TENANT SPACE SHALL BE MADE ACCESSIBLE TO THE HANDICAPPED, PER TITLE 24, C.B.C. REQUIREMENTS. CONTRACTOR TO NOTIFY ENV IF THERE ARE ANY COMPONENTS AND/OR DIMENSIONS NOT IN COMPLIANCE. ALL CLEARANCES, SIZES AND HEIGHTS TO COMPLY ALTHOUGH NO DIMENSIONS ARE GIVEN.
- 1.2 THE GENERAL CONTRACTOR SHALL VERIFY THAT THE FLOOR HAS DISABLED ACCESS SIGNAGE WHICH COMPLIES WITH TITLE 24, C.B.C. PROVIDE SEPARATE PRICE TO UPGRADE EXISTING OR F & I NEW IN FULL COMPLIANCE.
- 1.3 THE TENANT SPACE SHALL HAVE AN APPROVED PATH OF TRAVEL FROM THE DESIGNATED DISABLED PARKING SPACES.
- 1.4 ALL LIGHTING AND CONTROL SWITCHES SHALL BE NOT LESS THAN 36" NOR MORE THAN 48" A.F.F.
- 1.5 ALL FIRE ALARM DEVICES SHALL BE NO MORE THAN 48" AFF.
- 1.6 THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN 48" OF THE FLOOR, BUT NOT LOWER THAN 15".
- 1.7 ALL EXIT DOORS SHALL BE NOT LESS THAN 36" IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT.
- 1.8 THE FLOOR, OR LANDING, AT ANY DOORWAY SHALL BE NO MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY WITH BEVELED EDGE NO GREATER THAN 1.2. (11B-404.2.5).
- 1.9 A LEVEL AND CLEAR LANDING SHALL BE MAINTAINED IN EACH SIDE OF ALL EXIT DOORS, SUCH LANDING BEING 60" MINIMUM IN THE DIRECTION OF THE DOORSWING AND IN THE OPPOSITE DIRECTION OF 44" MINIMUM AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
- 1.10 ALL HARDWARE SHALL BE OF AN APPROVED LEVER TYPE AND CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR.
- 1.11 MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS WHEN SWINGING IN THE DIRECTION OF EXIT TRAVEL.
- 1.12 EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT (1010.1.9).
- 1.13 THE BOTTOM 10" OF ALL DOORS ON THE PUSH SIDE SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE.
- 1.14 CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.



SITE PLAN / AREA OF WORK

N.T.S.



VICINITY MAP

N.T.S.

DO NOT SCALE THIS DRAWING. USE DIMENSIONS SHOWN ON PLANS. USE THIS DRAWING IN CONNECTION WITH THE GENERAL ARCHITECTURAL PLANS, STRUCTURAL PLANS AND OTHER RELATED DRAWINGS. NOTIFY ENV IMMEDIATELY OF ANY DISCREPANCY FOUND IN THIS DRAWING.

KEYNOTES

WATERMILL EXPRESS, INC.
WM 995
 1581 W Whittier Boulevard
 Unit 1A
 La Habra, CA 90631

DESCRIPTION	DATE	BY
PER PLANNING COMMENTS SHEETS: SEE DRAWING LIST	09/05/23	FW
PER PLANNING COMMENTS SHEETS: SEE DRAWING LIST	08/29/23	FW
ISSUE FOR PLANNING REVIEW SHEETS: SEE DRAWING LIST	07/27/23	RT
FOR PLANNING COMMENTS SHEETS: SEE DRAWING LIST	05/16/23	FW
FOR PLAN CHECK AND BID SHEETS: SEE DRAWING LIST	05/13/22	FW

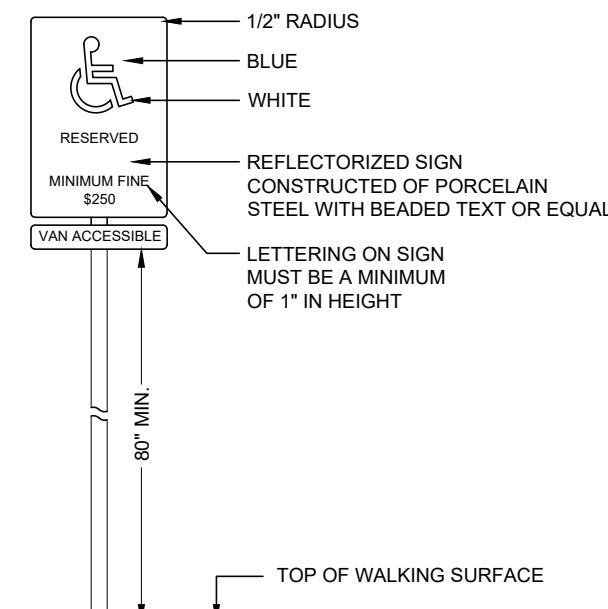
PROGRESS

BUILDING OWNER APPROVAL DATE: _____

CLIENT/TENANT APPROVAL DATE: _____

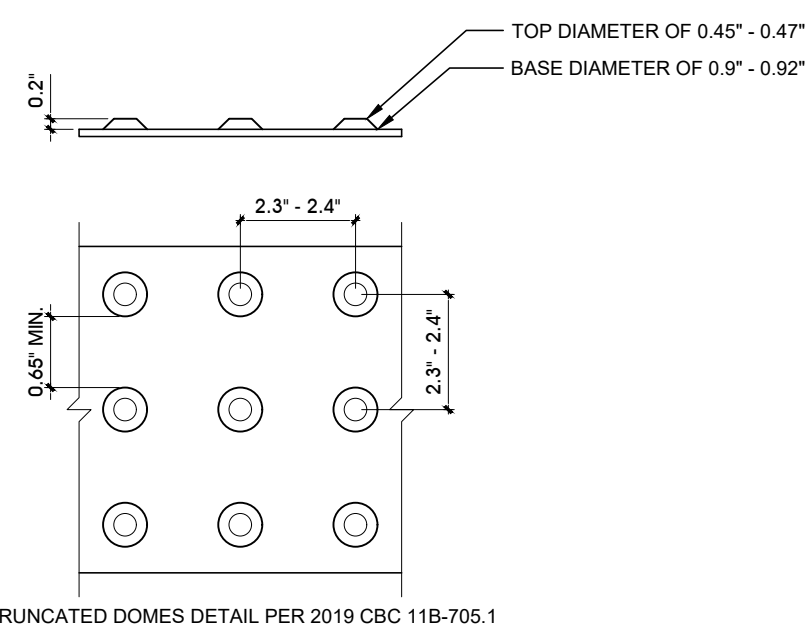
DESIGNER / ARCH. SIGNATURE DATE: 09/05/23

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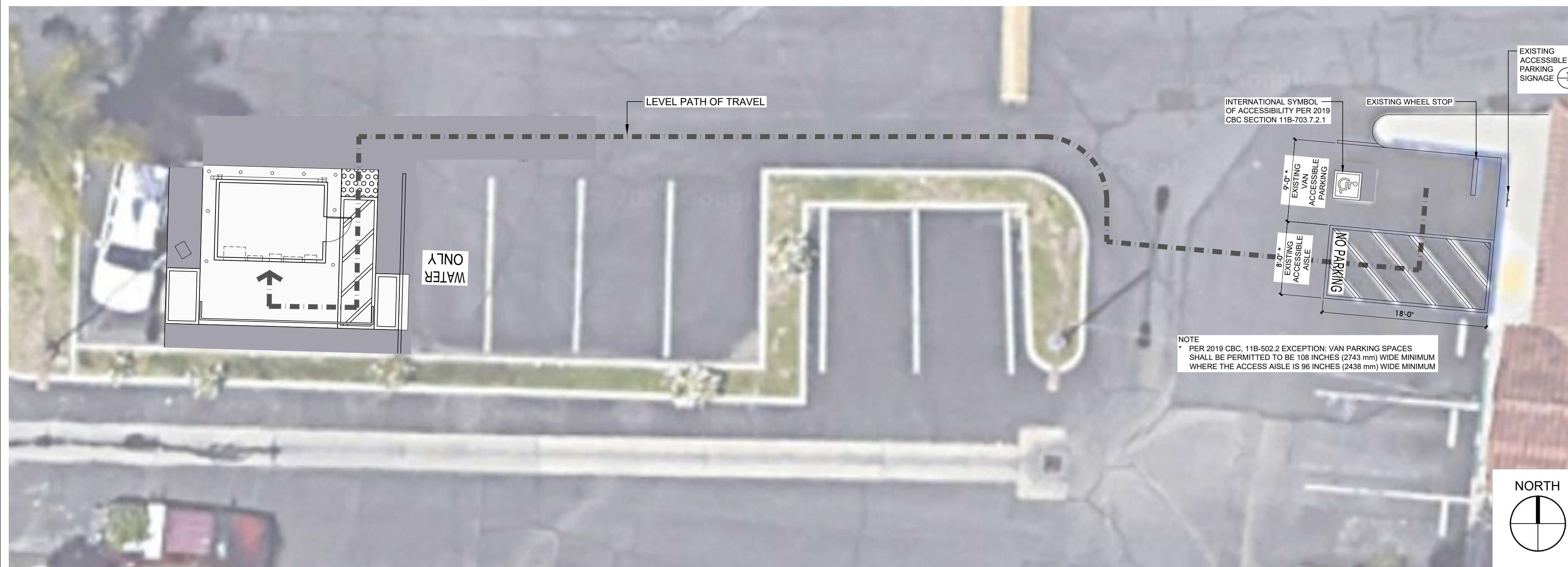
1 PARKING SIGNAGE

N.T.S.



2 TRUNCATED DOMES

N.T.S.



LEVEL PATH OF TRAVEL

1/8" = 1'-0"

PROJECT DIRECTORY

STRUCTURAL ENGINEER	MECHANICAL ENGINEER	GENERAL CONTRACTOR	OWNER
NELSON ENGINEERING 430 S Cache Street, P.O. Box 1599 Jackson, WY 83001 Carla Hansen (307) 733-2087 nelsonengineeringjackson@gmail.com	N/A	T.B.D.	LAKESHORE RESURCES, LLC 888 S Figueroa Street, Suite 1900 Los Angeles, CA 90017
FIRE, LIFE & SAFETY	ELECTRICAL ENGINEER	PROJECT MANAGER	BUILDING MANAGEMENT
N/A	ROOT ENGINEERING SERVICES 45 FM 3356 Van Alstyne, TX 75495 Sarah Valencia (903) 375-9303 x103 sarah@rootmep.com	NEWMARK 700 S Flower Street, Suite 2500 Los Angeles, CA 90017 Gary Zive (818) 399-1704 Gary.Zive@nmrk.com	JADE ENTERPRISE 888 S Figueroa Street, Suite 1900 Los Angeles, CA 90017 M. Amad (213) 745-5191 x102
	PLUMBING ENGINEER	TENANT PROJECT COORDINATOR	BUILDING CHIEF ENGINEER
	ROOT ENGINEERING SERVICES 45 FM 3356 Van Alstyne, TX 75495 Sarah Valencia (903) 375-9303 x103 sarah@rootmep.com	WATERMILL EXPRESS, INC. 177 W Jessup Street Brighton, CO 80601 Shane Graybill shane.graybill@watermillexpress.com	N/A

APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA FIRE CODE
 2019 CALIFORNIA TITLE 24 ENERGY CODE
 APPLICABLE CITY ORDINANCES, LOCAL AND STATE LAWS AND REGULATIONS

PARCEL INFORMATION

APN: 017-143-18
 TRACK: N/A
 LOT: 6
 LEGAL DESCRIPTION: S TWP 3 RGE 10 SEC 6

DRAWING LIST

- ARCHITECTURAL**
- T.1 TITLE SHEET
 - N.1 GENERAL NOTES
 - A.1.1 DEMOLITION / CONSTRUCTION PLAN
 - A.1.2 FOUNDATION MEASUREMENT
 - D.1.1 ELEVATIONS
 - D.1.2 LINE OF SIGHT
 - D.1.3 SECTIONS
- STRUCTURAL**
- S.0 NOTES & REVISIONS
 - S.1 FOUNDATION PLAN & DETAILS
 - S.1A FOUNDATION PLAN & DETAILS
- PRE-FAB STRUCTURE (FOR REFERENCE ONLY)**
- S.2 BASE UNIT PLAN & WALL ELEVATIONS
 - S.3 TOP UNIT PLAN & WALL ELEVATIONS
 - S.4 AWNING DETAILS

- PLUMBING**
- MEP.1 PLUMBING PLANS AND RISERS
 - MEP.2 PLUMBING SCHEDULES NOTES AND DETAILS
- ELECTRICAL**
- MEP.3 ELECTRICAL PLANS, SCHEDULES NOTES AND DETAILS

PROJECT DESCRIPTION

TOTAL AREA: 229 SQ. FT.
 AREA OF WORK: 229 SQ. FT.
 TYPE: II
 SPRINKLERED: NO
 USE: EQUIPMENT
 # OF STORIES: 1 - STAND ALONE
 SCOPE: INSTALL CONCRETE PAD, MODIFY PLUMBING AND ELECTRICAL FOR NEW PRE-FAB WATER DISPENSER ENCLOSURE

WATERMILL EXPRESS, INC.

WM 995
 1581 W Whittier Boulevard
 Unit 1A
 La Habra, CA 90631

TITLE SHEET

NORTH	DATE	PROJ. NO	SCALE	DRAWING
	05/13/22	22027.01	AS NOTED	T1.1
	DRAWN	CKD.BY	FLOOR	
FW	RS	Parking		

ENV

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ENV-team.com

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GENERAL NOTES

- 1.0 GENERAL NOTES
1.1 GENERAL CONTRACTOR (G.C.) TO VERIFY AND REVIEW ALL JOB CONDITIONS, DIMENSIONS AND DETAILS PRIOR TO BIDDING, PRICING AND CONSTRUCTION TO DETERMINE WHICH NOTES APPLY DIRECTLY TO HIS RESPONSIBILITY. G.C. TO MAKE NOTE AND SUBMIT IN WRITTEN FORM TO ENV ANY DAMAGES OR DEFICIENCIES ON PREMISES AND ANY CONFLICTS OR DISCREPANCIES REGARDING DIMENSIONS, NOTES OR SPECIFICATIONS.
1.2 ALL WORK SHOWN OR IMPLIED, UNLESS SPECIFICALLY QUESTIONED, SHALL BE CONSIDERED FULLY UNDERSTOOD IN ALL RESPECTS BY THE GENERAL CONTRACTOR AND WILL BE SOLELY RESPONSIBLE FOR ANY MISINTERPRETATIONS OR CONSEQUENCES THEREOF FOR ALL WORK ON DRAWINGS.
1.3 DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS GOVERN. LARGE SCALE DRAWINGS GOVERN OVER SMALLER SCALE DRAWINGS.
1.4 ALL DRAWINGS AND NOTES ARE COMPLEMENTARY. ANY WORK SHOWN OR REFERRED TO ON ANY ONE DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
1.5 GENERAL CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF BUILDING MANAGEMENT IN ALL RESPECTS. IT IS THE G.C. RESPONSIBILITY TO OBTAIN SUCH REGULATIONS FROM THE BUILDING OWNER AND PROVIDE FOR REVIEW BY ALL SUBTRADES. G.C. TO NOTIFY ENV OF ANY CONFLICT BETWEEN REGULATIONS AND OTHER CONTRACTUAL DOCUMENTS, PRIOR TO PROCEEDING WITH ANY WORK.
1.6 ALL WORK TO BE PERFORMED IN OCCUPIED AREAS OR IN OTHER TENANTS SPACES SHALL BE PERFORMED AFTER HOURS.
1.7 GENERAL CONTRACTOR TO MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
1.8 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK REQUIRED TO MAKE ALL PARTS COME TOGETHER PROPERLY AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER CONTRACTORS IMPLIED BY DRAWING OR NOTES.
1.9 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND FEES INCURRED BY USE OF ELEVATORS.
1.10 ALL WORK IS TO CONFORM TO ENV'S DRAWINGS AND SPECIFICATIONS AND SHALL BE NEW AND OF THE BEST QUALITY OF KINDS SPECIFIED. ALL MANUFACTURED ARTICLES TO BE INSTALLED, CONNECTED AND CONDITIONED AS DIRECTED BY MANUFACTURER. ALL WORK TO BE PERFORMED IN A GOOD WORKSMANSHIP MANNER.
1.11 ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REVIEWING ENTIRE SET OF DRAWINGS AND NOTING THEIR WORK AS APPLICABLE. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ENV FOR APPROVAL THROUGH GENERAL CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK.
1.12 GENERAL CONTRACTOR TO BE SOLELY RESPONSIBLE FOR REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND/OR WORKSMANSHIP IN CONNECTION WITH THE CONTRACT WORK WHICH SHALL APPEAR WITHIN ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AS DIRECTED BY ENV. ANY COST CAUSED BY DEFECTIVE OR ILL-TIMED WORK AS A RESULT OF, BUT NOT LIMITED TO, INTERIOR WORKSMANSHIP OR MATERIALS, POOR SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE PARTY RESPONSIBLE.
1.13 DURING ENTIRE PERIOD OF DEMOLITION AND CONSTRUCTION ALL REQUIRED EXISTING EXITS, EXIT LIGHTING AND FIRE PROTECTIVE SERVICES SHALL BE PROPERLY MAINTAINED. ALL WAYS OF TRAVEL FROM EXITS TO THE STREET SHALL BE MAINTAINED FREE FROM ALL OBSTRUCTIONS IN CASE OF FIRE OR OTHER EMERGENCY.
1.14 GENERAL CONTRACTOR SHALL PROPERLY PROTECT THE BUILDING AND ANY ADJOINING PROPERTY OR WORK, AND PROTECT ALL EXISTING SURFACES OR FINISHES TO REMAIN DURING DEMOLITION AND CONSTRUCTION. ANY DAMAGE TO THE SAME SHALL BE REPAIRED BY GENERAL CONTRACTOR AT HIS EXPENSE TO "LIKE NEW" CONDITION.
1.15 GENERAL CONTRACTOR SHALL VERIFY ALLOWED WORKING HOURS FOR ALL WORK DONE TO THE CORE (INCLUDING DRILLING, PATCHING, AND ELECTRICAL HOOK-UPS) AND IS RESPONSIBLE FOR ALL WORK NECESSARY TO COMPLETE WORK TO THE CORE AND WORK IN NON-LEASE SPACE.
1.16 GENERAL CONTRACTOR IS RESPONSIBLE TO CLEAN UP AND REMOVE ALL WASTE MATERIALS FROM PREMISES AS GENERATED BY DEMOLITION AND CONSTRUCTION OF ALL TRADES EMPLOYED BY CONTRACTUAL WORK.
1.17 ALL WORK NOTED N.I.C. OR "BY TENANT" IS TO BE ACCOMPLISHED BY PERSONS OTHER THAN GENERAL CONTRACTOR AND IS NOT TO BE PART OF CONSTRUCTION AGREEMENT.
1.18 GENERAL CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS FROM BUILDING DEPARTMENT AND FORWARD COPIES TO ENV.
1.19 GENERAL CONTRACTOR TO PROVIDE CONSTRUCTION SCHEDULE BY THE START OF CONSTRUCTION AND A LIST OF LONG LEAD ITEMS BY END OF FIRST WEEK OF CONSTRUCTION.
1.20 GENERAL CONTRACTOR SHALL SUBMIT SAMPLES AND CUT SHEETS FOR WRITTEN APPROVAL BY OWNER PRIOR TO THE START OF ANY WORK. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT ENV'S APPROVAL.
1.21 GENERAL CONTRACTOR TO SUBMIT IN WRITING ALL CHANGE ORDERS FOR ADDITIONAL WORK TO OWNER FOR REVIEW AND APPROVAL. NO WORK IS TO PROCEED UNTIL A SIGNED PROPOSAL IS RETURNED TO GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. (U.O.N.) ALL CHANGES IN THE FIELD SHALL BE SIGNED BY THE CLIENT OR AUTHORIZED REPRESENTATIVE.
1.22 UPON COMPLETION OF THE WORK, THE GENERAL CONTRACTOR SHALL SUBMIT TO OWNER, U.O.N.:
A. COPY OF INSPECTIONS & FINAL SIGN-OFF
B. CERTIFICATE OF SUBSTANTIAL COMPLETION (IQA DOCUMENT #174)
C. COPY OF PERMIT CARD
D. BUILDING DEPARTMENT APPROVED DRAWINGS
E. WARRANTIES FOR SPECIFIED MATERIALS
F. RECORD/AS-BUILT DOCUMENTS
1.23 ALL WORK SHALL COMPLY WITH THE REGULATIONS OF THE GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. THE SPECIFICATIONS SHALL BE SUPPLEMENTAL TO ALL LAWS AND CODES OF GOVERNMENTAL REGULATING BODIES RELATING TO BUILDINGS, AND ALL APPLICABLE REQUIREMENTS SPECIFIED IN THESE REGULATIONS SHALL BE FOLLOWED AS THOUGH SPECIFICALLY NOTED BY SUCH CODES OR LAWS. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY ENV OF ANY CONFLICTS BETWEEN THESE DRAWINGS AND LOCAL BUILDING CODES. GENERAL CONTRACTOR TO PROVIDE A SEPARATE PRICE IN THE BID FOR EACH ITEM THAT REQUIRES CHANGING, MODIFYING OR REMOVAL.

- 2.0 CONSTRUCTION NOTES
2.1 GENERAL CONTRACTOR TO PROVIDE STRIKE LINES ON FLOOR ACCORDING TO CONSTRUCTION DRAWINGS AND NOTIFY OWNER OR TENANT OR OTHER DESIGNATED PARTY 48 HOURS IN ADVANCE FOR FIELD APPROVAL PRIOR TO PROCEEDING WITH WORK.
2.2 ALL PARTITION DIMENSIONS ARE FROM FINISHED SURFACE OR PERIMETER PARAPET, U.O.N..
2.3 ALL PARTITIONS TO BE PROPERLY BRACED AS REQUIRED BY CODE.
2.4 ALIGN PARTITIONS WHERE NEW WALLS ABUT EXISTING COLUMNS AND/OR WALLS UNLESS OTHERWISE NOTED. ALL WALLS ALIGNED WITH BASE BUILDING STRUCTURE SHALL BE FLUSH AND SMOOTH.
2.5 ALL BULKHEADS (ABOVE AND BELOW WINDOWS) ARE TO BE SANDED SMOOTH AND PREPARED TO RECEIVE A FINISH AS SPECIFIED ON FINISH PLAN.
2.6 CONTRACTOR TO FILL ALL HOLES IN MULLIONS WITH A MATERIAL TO MATCH THE MULLION COLOR.
2.7 ALL GYPSUM BOARD ON PARTITIONS SHALL BE INSTALLED VERTICALLY IN FULL LENGTH SECTIONS. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR TAPING & SPACKLING INSTALLED GYPSUM BOARD AS WELL AS PATCHING AND REPAIRING ALL EXISTING PARTITIONS, CEILINGS AND COLUMNS TO REMAIN. SEE ALSO 9.0 WALL FINISHES.
2.8 GENERAL CONTRACTOR TO USE METAL BEADS AT ALL EXPOSED CORNERS AND ENDS OF GYPSUM BOARD.
2.9 GENERAL CONTRACTOR TO PROVIDE ACCESS DOORS WITH STEEL DOOR/FRAME ASSEMBLY FOR ANY ACCESS, AS REQUIRED BY CODE. LOCATIONS TO BE APPROVED BY ENV PRIOR TO INSTALLATION.
2.10 GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO FINISH AND LEVEL CONCRETE SLAB FOR PROPER INSTALLATION OF FLOORING MATERIALS (REFER TO FINISH NOTES).
2.11 GENERAL CONTRACTOR TO PROVIDE RETURN AIR OPENINGS IN PARTITIONS ABOVE SUSPENDED CEILING AS SHOWN ON HVAC ENGINEERING DRAWINGS AND/OR AS REQUIRED BY CODE. GENERAL CONTRACTOR TO ENSURE SUFFICIENT FRAMING AND SOUND PROOF AND VIBRATION SEALING. AIR OPENINGS SHALL NOT BE LOCATED NEXT TO RETURN AIR REGISTERS.
2.12 GENERAL CONTRACTOR TO PROVIDE ALL BLOCKING REQUIRED FOR INSTALLATION OF WINDOW TREATMENT, MILLWORK AND ALL WALL HUNG ITEMS.
2.13 ALL LOCKSETS SHALL BE KEYPED ACCORDING TO THE BUILDING MANAGEMENT U.O.N. PROVIDE ONE (1) MASTER KEY AND THREE (3) PASS KEYS, U.O.N.
2.14 FOR SLAB TO SLAB PARTITIONS ALL JOINTS OCCURRING ABOVE THE CEILING LINE ON BOTH SIDES OF PARTITION SHALL BE TAPED AND SPACKLED WITH AT LEAST ONE COAT OF COMPOUND (TYP).
2.15 GENERAL CONTRACTOR TO INSPECT ALL EXISTING PARTITIONS, DOORS AND HARDWARE WHICH ARE TO REMAIN FOR CODE COMPLIANCE. GENERAL CONTRACTOR TO PROVIDE AS A SEPARATE PRICE IN THE BID A COST TO MEET CURRENT CODES.
2.16 ALL EXISTING WOOD DOORS TO REMAIN MUST BE STRIPPED AND RESEALED, U.O.N. ANY DAMAGES AND/OR DEFECTS TO EXISTING DOORS, FRAME AND HARDWARE MUST BE NOTED IN WRITING TO OWNER OR TENANT OR OTHER DESIGNATED PARTY, AND A COST TO REPAIR MUST BE INCLUDED IN THE BID AS A SEPARATE PRICE.
3.0 PLUMBING NOTES
3.1 PLUMBING CONTRACTOR TO CAP ALL EXISTING PLUMBING NOT BEING USED BACK TO MAIN SUPPLY RISER.
3.2 PLUMBING CONTRACTOR TO FURNISH ALL VALVES REQUIRED FOR PROPER CONTROL SO THAT ANY FIXTURE LINE MAY BE CUT OFF FOR SERVICE WITHOUT INTERRUPTION OF SERVICE TO THE REST OF THE BUILDING.
3.3 LOCATE PLUMBING VALVES NEXT TO EXISTING ACCESS DOOR IN GYPSUM BOARD CEILINGS. NEW ACCESS PANEL LOCATIONS TO BE APPROVED BY OWNER OR TENANT OR OTHER DESIGNATED PARTY PRIOR TO INSTALLATION.
3.4 GENERAL CONTRACTOR TO VERIFY THAT ALL FIXTURES AND COMPONENTS MEET ALL LOCAL CODE REQUIREMENTS.
3.5 GENERAL CONTRACTOR TO VERIFY PRIOR TO BID USE OF HOT WATER SUPPLY FROM THE BUILDING. BID TO INCLUDE WATER HEATER, IF REQUIRED.
3.6 PLUMBING CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL ALL PLUMBING FIXTURES AND SUBMIT CUTSHEETS OF ALL FIXTURES TO OWNER OR TENANT OR OTHER DESIGNATED PARTY THROUGH GENERAL CONTRACTOR FOR APPROVAL PRIOR TO ORDERING.
3.7 PLUMBING CONTRACTOR TO SUPPLY ALL NECESSARY INFORMATION FOR CUT-OUTS OR SPECIAL WORK TO BE PERFORMED BY MILLWORK CONTRACTOR OR ANY OTHER SUBTRADE INVOLVED FOR PROPER INSTALLATION.

- 4.8 GENERAL CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION OF ALL CUTTING AND PATCHING OF ALL CHASES IN FLOORS, WALLS AND CEILINGS AS REQUIRED. SHOULD JOB CONDITIONS REQUIRE THE RELOCATION OF PLANNED TELEPHONE OR ELECTRICAL OUTLETS FOR ANY REASON, GENERAL CONTRACTOR SHALL NOTIFY AND RECEIVE APPROVAL OF ALTERNATE LOCATION FROM OWNER OR TENANT OR OTHER DESIGNATED PARTY PRIOR TO PROCEEDING WITH WORK.
4.9 ALL TELEPHONE CIRCUITING AND EQUIPMENT HOOK-UP SHALL BE COORDINATED BY THE TENANT WITH THEIR COMMERCIAL INSTALLER. ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL TELEPHONE OUTLET BOXES AND CONDUIT RUNS AS REQUIRED. CONTRACTOR TO PROVIDE CONDUIT AND PULL STRING FROM J-BOX OR "MUD" RING TO 6" ABOVE SUSPENDED CEILING AT ALL OUTLET LOCATIONS, U.O.N.
4.10 TENANT'S CONTRACTOR/VENDOR SHALL REMOVE CEILING TILE AS REQUIRED FOR CABLE INSTALLATION AND REPLACE TILE WHEN WORK IS COMPLETE.
4.11 GENERAL CONTRACTOR TO PROVIDE CONDUIT FROM TENANT'S TELEPHONE BACKBOARD TO BUILDING'S MAIN TELEPHONE CLOSET.
4.12 ALL ELECTRICAL/TELEPHONE OUTLETS TO BE INSTALLED AT 16" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED. CENTERLINE TO CENTERLINE DIMENSIONS OF ANY OUTLET PAIR SHALL NOT EXCEED 6". U.O.N.
4.13 ALL NEW OUTLETS ON COLUMN TO BE CENTERED ON FACE SHOWN, U.O.N.
4.14 ALL BACK TO BACK OUTLETS IN ADJOINING ROOMS TO BE STAGGERED, U.O.N.
4.15 ALL NEW OUTLETS TO BE INSTALLED ON EXISTING WALLS TO BE FLUSH MOUNTED WITH FINISHED WALL SURFACE (RECESS CONDUIT AND JUNCTION-BOX), U.O.N.
4.16 ALL TELEPHONE/ELECTRICAL MONUMENT FLOOR OUTLET PLATES TO BE INSTALLED AFTER FLOORING INSTALLATION.
4.17 ALL EXISTING OUTLETS WHICH DO NOT INTERFERE WITH NEW CONSTRUCTION SHALL REMAIN AND RECEIVE NEW RECEPTACLES AND COVER PLATES. PROVIDE BLANK PLATES FOR EXISTING OUTLETS NOT BEING REUSED. ALL ORANGE COLORED ISOLATED GROUNDING RECEPTACLES SHALL HAVE BUILDING STANDARD PLATES U.O.N.
4.18 ALL UNUSED CONDUITS, CABLES, ETC. REMAINING IN THE CEILING PLENUM MUST BE REMOVED. GENERAL CONTRACTOR TO INCLUDE ANY WORK TO REMOVE ITEMS AS A SEPARATE PRICE IN THE BID, U.O.N.
4.19 CONTRACTOR TO PROVIDE A COST TO RELOCATE ALL EXISTING OUTLETS AND CONTROLS WHICH DO NOT MEET CURRENT CODE AS A SEPARATE PRICE IN THE BID.
4.20 ELECTRICAL CONTRACTOR SHALL COORDINATE ANY ELECTRICAL INSTALLATION REQUIRED FOR MILLWORK WITH MILLWORK CONTRACTOR.
4.21 COVER PLATES AND OUTLETS COLORS TO MATCH EXISTING OUTLETS, U.O.N.
5.0 REFLECTED CEILING NOTES
5.1 CONTRACTOR SHALL CHECK ALL CEILING HEIGHTS AND PLENUM CONDITIONS FOR CLEARANCE OF MILLWORK, LIGHTING AND OTHER OBSTRUCTIONS TO ASSURE FINISHED CEILING HEIGHT AS INDICATED ON DRAWINGS. NOTIFY ENV OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH WORK.
5.2 NO CEILING BREAKS SHALL BE PERMITTED WITHIN ONE ROOM, U.O.N.
5.3 CEILING TO BE INSTALLED AT HEIGHT INDICATED ON THE REFLECTED CEILING PLAN OR LEGEND. CONTRACTOR TO NOTIFY OWNER OR TENANT OR OTHER DESIGNATED PARTY OF ANY CONFLICTS PRIOR TO INSTALLATION.
5.4 ALL MATERIALS AND INSTALLATION SHALL COMPLY WITH ALL CODES, REGULATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.
5.5 CONTRACTOR TO FILL ALL HOLES IN EXISTING CEILING GRID, COLOR TO MATCH.
5.6 ALL EXISTING CEILING TO REMAIN MUST BE INSPECTED TO ENSURE COMPLIANCE TO ALL CODES PRIOR TO BID. GENERAL CONTRACTOR TO INCLUDE AS A SEPARATE PRICE IN THE BID ANY WORK REQUIRED TO MEET CURRENT CODES.
5.7 GENERAL CONTRACTOR SHALL CLEAN AND RELAMP ALL EXISTING LIGHT FIXTURES TO REMAIN OR BE REUSED. GENERAL CONTRACTOR SHALL REPLACE ALL FAULTY BALLASTS AND/OR BALLASTS NOT CONFORMING TO BUILDING CODES.
5.8 CONTRACTOR TO PROVIDE ALL LAMPS AND FIXTURES WHERE LIGHTING AND/OR ELECTRICAL IS SPECIFIED IN CONJUNCTION WITH MILLWORK.
5.9 ALL RECESSED FIXTURES SHALL BE INSTALLED IN THE CENTER OF, AND SET FLUSH TO ACOUSTICAL CEILING TILE, U.O.N.
5.10 WHEN MORE THAN ONE SWITCH OCCURS IN THE SAME LOCATION, THEY SHALL BE INSTALLED IN GANG TYPE BOX UNDER ONE COVER-PLATE.
5.11 ELECTRICAL CONTRACTOR TO SUBMIT CUT SHEETS FOR ALL FIXTURES TO OWNER OR TENANT OR OTHER DESIGNATED PARTY THROUGH GENERAL CONTRACTOR FOR APPROVAL PRIOR TO ORDERING.

- 6.0 HEATING, VENTILATING & AIR CONDITIONING
6.1 GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND COORDINATING ALL HEATING, VENTILATION AND AIR CONDITIONING, ENGINEERING, U.O.N. HVAC INSTALLER OR LOCAL REGISTER AS SUGGESTED ON DRAWINGS AND TO BE ALIGNED IN ALL OPEN AREAS IF POSSIBLE. REFER TO ENGINEERING DRAWINGS FOR ALL SPECIFICATIONS. ENV DRAWINGS SHALL GOVERN ALL LOCATIONS.
6.2 GENERAL CONTRACTOR TO INSPECT ALL SYSTEMS FOR PROPER OPERATION UPON COMPLETION OF JOB. ALL WARRANTIES FOR EQUIPMENT MUST BE SUBMITTED TO OWNER OR TENANT OR OTHER DESIGNATED PARTY.
6.3 ALL EXISTING THERMOSTATS LOCATED ON PARTITIONS TO BE DEMOLISHED SHALL BE RELOCATED WITHIN THE GENERAL AREA PER OWNER OR TENANT OR OTHER DESIGNATED PARTY APPROVAL.
6.4 ALL THERMOSTATS SHALL BE LOCATED WITHIN 12" OF A DOOR JAMB AT 48" A.F.F., U.O.N. (DO NOT CENTER ON WALL).
6.5 CONTRACTOR TO PROVIDE AN AIR BALANCE REPORT UPON COMPLETION OF THE PROJECT.
6.6 GENERAL CONTRACTOR TO CLEAN EXISTING HVAC CEILING SUPPLY/RETURN AIR GRILLES TO REMAIN OR BE REUSED.
7.0 SPRINKLERS
7.1 ALL SPRINKLER HEADS SHALL ALIGN IN STRAIGHT LINES AND BE INSTALLED IN THE CENTER OF CEILING TILE. DISTRIBUTION OF HEADS MUST MEET GOVERNING CODES REGARDING FIRE PROTECTION SYSTEMS.
7.2 SPRINKLER SYSTEM SHALL BE APPROVED BY PROPER DIVISION OF DEPARTMENT OF BUILDING & SAFETY OR FIRE DEPARTMENT PRIOR TO INSTALLATION.
7.3 SPRINKLER ENGINEERED DRAWINGS MUST BE SUBMITTED TO OWNER OR TENANT OR OTHER DESIGNATED PARTY FOR APPROVAL PRIOR TO INSTALLATION.
8.0 FLOORING NOTES, U.O.N.
8.1 FLOORING CONTRACTOR TO INSPECT SUBFLOOR AND TO NOTIFY OWNER OR TENANT OR OTHER DESIGNATED PARTY OF ANY CONDITIONS WHICH WILL PREVENT SATISFACTORY INSTALLATION AND WILL BE RESPONSIBLE FOR ANY UNACCEPTABLE FINISH WORK CAUSED BY SUBFLOOR CONDITIONS.
8.2 FLOORING CONTRACTOR TO LAY CARPET WITH LOW VOC MANUFACTURER APPROVED ADHESIVES ONLY.
8.3 ALL BROADLOOM CARPET TO BE INSTALLED IN THE SAME GRAIN AND/OR PATTERN DIRECTION UNLESS OTHERWISE NOTED.
8.4 FLOORING CONTRACTOR TO TRIM LENGTHS AND SEAM WITH TIGHT BUTT SEAMS ACCORDING TO MANUFACTURER RECOMMENDATIONS.
8.5 FLOORING CONTRACTOR TO BE SURE THAT NO CROSS SEAMS ARE INSTALLED NEAR DOORS OR PIVOT POINTS. SEAMS OCCURRING AT DOORS SHALL BE PARALLEL TO AND CENTERED DIRECTLY UNDER CLOSED DOOR.
8.6 FLOORING CONTRACTOR TO INSTALL FLOOR COVERING IN CLOSETS THE SAME AS THAT OF THE SPACE INTO WHICH CLOSET OPENS, U.O.N.
8.7 FLOORING CONTRACTOR TO FURNISH AND INSTALL ALL TRANSITIONS AND/OR REDUCING STRIPS.
8.8 FLOORING CONTRACTOR TO FURNISH AND INSTALL METAL ANGLES AT TRANSITION OF CARPET TO STONE OR TILE FLOOR SURFACES.
8.9 GENERAL CONTRACTOR TO BE SURE THAT ANY FLOOR MONUMENTS ARE INSTALLED AFTER CARPET INSTALLATION. ALL CUTTINGS OF CARPET AT FLOOR OUTLETS OR JUNCTION BOXES TO BE RESPONSIBILITY OF FLOORING CONTRACTOR.
8.10 ALL EXCESS USABLE MATERIALS TO BE ROLLED OR STACKED, TAGGED, AND LEFT WITH TENANT.
8.11 RUBBER BASE TO BE INSTALLED WITH SEAM AT LEAST 12" FROM OUTSIDE CORNER, UNLESS INSTALLING PRE-FORMED CORNERS.
8.12 GENERAL CONTRACTOR TO BE SURE FLOORING IS FREE OF SMEARS, STAINS AND SPOTS WHEN WORK IS COMPLETED.
8.13 ALL STONE SURFACES TO BE TREATED WITH A SEALER TO PREVENT STAINING, AND TO PROVIDE ADEQUATE SLIP COEFFICIENT AFTER INSTALLATION. ALL TEST REPORTS MUST BE SUBMITTED TO OWNER AFTER INSPECTION. ANY POSSIBLE DISCOLORATION MUST BE BROUGHT TO ENV'S ATTENTION PRIOR TO APPLICATION. ALL COSTS TO BE INCLUDED IN THE BID.
8.14 FLOORING CONTRACTOR TO SUBMIT SAMPLES OF ALL FLOOR COVERINGS TO OWNER OR TENANT OR OTHER DESIGNATED PARTY THROUGH GENERAL CONTRACTOR FOR APPROVAL PRIOR TO ORDERING.
8.15 INTERIOR FLOOR FINISH TO MEET CLASS 1 OR CLASS 2 IN ACCORDANCE WITH NFPA 253 BY OCCUPANCY TYPE PER SECTION 804.

- 9.0 WALL FINISH NOTES, U.O.N.
9.1 EXISTING WALLS TO BE PATCHED AND REPAIRED AS REQUIRED TO HAVE A LEVEL 4 FINISH, U.O.N.
9.2 DRYWALL GENERAL CONTRACTOR TO PREPARE ALL NEW WALLS TAPED, SANDED & SMOOTH TO A LEVEL 4 FINISH TO RECEIVE NEW WALL FINISHES.
9.3 ANY WALLS TO RECEIVE WALLCOVERING SHALL BE FINISHED TO A LEVEL 4 OR LEVEL 5 FINISH AS REQUIRED BY WEIGHT OF MATERIAL AND TYPE OF BACKING PRIOR TO INSTALLATION. NEW WALLCOVERING COVERING TO RECEIVE A CLEAR EDGE BEAD AT OUTSIDE CORNERS, U.O.N. EXISTING WALLCOVERING TO REMAIN, U.O.N.
9.4 ANY SURFACES TO BE PAINTED TO RECEIVE ONE COAT OF PRIMER AND TWO FINISH COATS OF PAINT PER SPECIFICATION.
9.5 ANY SPECIALTY WALL FINISHES TO BE APPLIED PER MANUFACTURER RECOMMENDATIONS. WALLS TO BE PREPPED TO LEVEL 5 FINISH, U.O.N.
9.6 ANY DOORS AND DOOR FRAMES SCHEDULED TO BE FRAMES SCHEDULED TO BE PAINTED SHOULD MATCH ADJACENT WALL COLOR IN SEMI-GLOSS FINISH, U.O.N. PREP AS REQUIRED.
9.7 ANY METAL OR WOOD SURFACES SCHEDULED TO BE PAINTED SHOULD MATCH ADJACENT WALL COLOR IN SEMI-GLOSS FINISH, U.O.N. PREP AS REQUIRED.
9.8 PAINTER / INSTALLER TO SUBMIT SAMPLES OF ALL WALL FINISHES TO OWNER OR TENANT OR OTHER DESIGNATED PARTY THROUGH GENERAL CONTRACTOR FOR APPROVAL PRIOR TO ORDERING.
9.9 INTERIOR WALL AND CEILING FINISH TO MEET CLASS A, B OR C FLAME SPREAD AND SMOKE INDEX REQUIREMENTS BY OCCUPANCY TYPE PER TABLE 803.13
9.10 DECORATIVE MATERIALS AND TRIM TO MEET REQUIREMENTS BY OCCUPANCY TYPE PER SECTION 806.
10.0 WINDOW TREATMENT, U.O.N.
10.1 GENERAL CONTRACTOR TO PROTECT EXISTING WINDOW TREATMENT DURING CONSTRUCTION AND CLEAN UPON CONSTRUCTION COMPLETION. REPLACE ANY DAMAGED OR MISSING WINDOW TREATMENT WITH NEW TO MATCH EXISTING. REWORK WINDOW TREATMENT WHERE NEW PARTITIONS AFFECT OPERATION, REPLACE WITH NEW TO MATCH EXISTING AS REQUIRED.
11.0 MILLWORK NOTES, U.O.N.
11.1 MILLWORK CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD AND TO NOTIFY OWNER OR TENANT OR OTHER DESIGNATED PARTY OF ANY CONFLICTS OR DISCREPANCIES IN NOTES, DIMENSIONS OR SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY WORK.
11.2 MILLWORK CONTRACTOR SHALL FABRICATE, ASSEMBLE, FINISH AND ERECT MILLWORK IN A "CUSTOM GRADE" LEVEL PER WIC SPECIFICATIONS. ALL SURFACES SHALL BE STRAIGHT AND FREE OF ALL MACHINE AND TOOL MARKS, DAMAGES OR IMPERFECTIONS.
11.3 MILLWORK CONTRACTOR SHALL BE RESPONSIBLE TO FINISH ALL MILLWORK AS NOTED ON DETAIL DRAWINGS OR MILLWORK PLAN. MILLWORK CONTRACTOR TO PROVIDE ALL HARDWARE REQUIRED, RUBBER BUMPERS ON ALL DOORS AND DRAWERS, SCRIBE TO WALL OR CEILING AND PROVIDE FILLERS AND FASCIAS AS REQUIRED AND/OR SPECIFIED. ALL MILLWORK SHALL RECEIVE FINAL FINISH AT THE SHOP OR FACTORY PRIOR TO DELIVERY. GENERAL CONTRACTOR SHALL PROTECT ALL FINISHED AND INSTALLED MILLWORK FROM DAMAGE BY OTHER TRADES. EXISTING DAMAGED OR DEFECTIVE MILLWORK SHALL BE REPLACED BY THE GENERAL CONTRACTOR AT HIS EXPENSE.
11.4 ALL FINISH VENEER WOOD SHALL BE FREE OF KNOTS OR OTHER DEFECTS AFFECTING DURABILITY OR APPEARANCE AND SHALL BE SELECTED FOR GRAIN AND COLOR TO PREVENT MARKED VARIATIONS AT JOINTS BETWEEN VENEERS. WOOD SHALL BE PROPERLY SEALED, SANDED AND PRIMED TO RECEIVE SHOP FINISH COAT. VENEERS SHALL BE OF SUFFICIENT LENGTH SO THAT HORIZONTAL JOINTS ARE NOT REQUIRED. UPPER CABINET DOORS TO HAVE VENEERS EDGE MATCHED TO DOORS BELOW AND TO BE BOOK MATCHED U.O.N.
11.5 ALL HIGH PRESSURE PLASTIC LAMINATE SHALL BE IN ONE SOLID PIECE WITHOUT SPLICE JOINTS AND SHALL BE BONDED TO CORE STOCK USING "HOT PLATE" METHOD. ALL EDGES AND EXPOSED CORNERS TO BE MITERED. ANY AND ALL DEFECTS WILL BE REJECTED. ALL LAMINATE SEAMS TO BE CENTERED OVER LENGTH OF THE UNIT.
11.6 WHERE MEMBERS ARE MITERED OR BUTTED, THEY SHALL BE JOINED AND SECURED TO INSURE AGAINST JOINT OPENING.
11.7 ALL BLOCKING AND CLEATS FOR OVERHEAD CABINETS TO BE SCREWED AND SECURED TO STUDS.
11.8 GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL ELECTRICAL AND PLUMBING INSTALLATIONS IN MILLWORK SPECIFIED IN DRAWINGS. MILLWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CUTOUTS IN FIELD.
11.9 MILLWORK CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN, POLISH AND TOUCH UP MILLWORK AS REQUIRED AFTER INSTALLATION IS COMPLETE.
11.10 MILLWORK CONTRACTOR TO SUBMIT SHOP DRAWINGS AND ALL FINISH SAMPLES TO OWNER OR TENANT OR OTHER DESIGNATED PARTY THROUGH GENERAL CONTRACTOR FOR APPROVAL PRIOR TO ORDERING.
11.11 ALL WOODWORK AND BLOCKING SHALL BE FIREPROOFED PER CODE. MILLWORK CONTRACTOR TO SUBMIT PROOF OF FIRE RETARDANT MATERIAL TO THE GENERAL CONTRACTOR.

KEYNOTES

Table with 3 columns: Description, Date, By. Includes entries for PER PLANNING COMMENTS, ISSUE FOR PLANNING REVIEW, FOR PLANNING COMMENTS, FOR PLAN CHECK AND BID.

PROGRESS

Approval and signature section. Includes 'BUILDING OWNER APPROVAL DATE:' and 'CLIENT/TENANT APPROVAL DATE:'. Signature of Richard Tschir is present. Includes 'LICENSED ARCHITECT' stamp for No. C6836, State of California, expires 11/23.

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SYMBOLS section. Lists symbols for SECTION NO./SHEET NO./SKETCH, ELEVATION NO./SHEET NO., DETAIL NO./SHEET NO., DIAMETER, REVISION NO. (UON), KEY NOTE, START POINT, ALIGNMENT, CENTER LINE.

ABBREVIATIONS

Table of abbreviations with columns A through S. Includes terms like A/C (AIR CONDITIONING), DBL (DOUBLE), DEMO (DEMOLISH), DET (DETAIL), DRINKING FOUNTAIN, DIAM (DIAMETER), DIM (DIMENSION), DOWN, DRAWING, DRAWER, ELEC (ELECTRIC), ELEV (ELEVATOR), EMER (EMERGENCY), ENGINEER, EQUAL, EQUIP (EQUIPMENT), EXIST (EXISTING), EXTER (EXTERIOR), ELEC WATER COOLER, GA (GAUGE), GENERAL CONTRACTOR, GYP BD (GYPSUM BOARD), HIGH, HANDICAPPED, HOT/COLD, HARDWARE, HGT (HEIGHT), HORIZ (HORIZONTAL), HOUR, HEATING/VENT./AIR CONDITION, INCLUDE, INSULATE, INTERIOR, JAN (JANITOR), LENGTH/LONG, MAX (MAXIMUM), MECH (MECHANICAL), MANUFACTURER, MICRO (MICROWAVE), FIN (FINISH), MISC (MISCELLANEOUS), MOUNTED, METAL, MILLWORK, R (RADIUS), RAR (RETURN AIR REGISTER), REFER/REFERENCE, REFLECTED CEILING, REFR (REFRIGERATOR), REQD (REQUIRED), REV (REVISION/REVISED), RM (ROOM), RO (ROUGH OPENING), RSF (RENTABLE SQUARE FEET), SAR (SUPPLY AIR REGISTER), SEPARATE CIRCUIT, SCHED (SCHEDULE), SECT (SECTION), SHT (SHEET), SIM (SIMILAR), SP (STAND PIPE), SPEC (SPECIFICATION), SQ (SQUARE), SUSP (SUSPENDED ACOUSTICAL TILE), SOUND TRANS. GLASS, STD (STANDARD), STE (SUITE), STOR (STORAGE), SUSP (SUSPENDED), SYM (SYMMETRICAL), SYS (SYSTEM), TBD (TO BE DETERMINED), TELE (TELEPHONE), TEMPD (TEMPERED), THK (THICK), TI (TENANT IMPROVEMENT), TO (TRIMMED OPENING), TV (TELEVISION), TYP (TYPICAL), UON (UNLESS OTHERWISE NOTED), USF (USABLE SQUARE FEET), VCT (VINYL COMPOSITION TILE), VERT (VERTICAL), VEST (VESTIBULE), VIF (VERIFY IN FIELD), W (WIDTH/WIDE), W/O (WITHOUT), WH (WATER HEATER), N/A (NOT APPLICABLE), NIC (NOT IN CONTRACT), NL (NIGHT LIGHT), NO (NUMBER), NOM (NOMINAL), NTS (NOT TO SCALE), (N) (NEW), OA (OVERALL), OC (ON CENTER), OPP (OPPOSITE), PED (PEDESTAL), PERIM (PERIMETER), PKG (PARKING), PTN (PARTITION), PL LAM (PLASTIC LAMINATE), PLYWD (PLYWOOD), PNL (PANEL).

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GENERAL NOTES

Table with columns NORTH, PROJ. NO, SCALE, DRAWING. Includes drawing number N1.1 and scale 1/8" = 1'-0".

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KEYNOTES (continued)

- ◆ F & I NEW DECORATIVE BOLLARD POST COVER - 6" CINCO DECORATIVE BOLLARD, COOL OR URBAN BRONZE (PANTONE 2336 KCC) CONTRACTOR TO PROVIDE THE CORRECT HEIGHT AND DIAMETER STEEL BOLLARD FOR THE COVER SPECIFIED. NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO PRICING AND/OR PURCHASING.
- ◆ CONTRACTOR TO DISREGARD THIS BOLLARD'S DIMENSIONS INDICATED ON THE STRUCTURAL PLANS. INSTALL BOLLARD PER ARCHITECTURAL PLANS, TO ALLOW THE DOOR TO SWING 90 DEGREES AGAINST THE DECORATIVE SLEEVE OVER THE BOLLARD. CALL ARCHITECT IF THERE ARE ANY QUESTIONS.

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KEYNOTES

- SEE SHEET T1.1 AND N1.1 FOR ADDITIONAL NOTES AND INFORMATION.
- DEMOLITION**
- ◆ DEMO EXISTING ASPHALT FOR NEW CONCRETE PAD.
 - ◆ DEMO EXISTING ASPHALT FOR NEW SLOPPED AREA. SEE KEYNOTE "C4".
 - ◆ EXISTING STRIPING TO BE PAINTED OVER. SEE KEYNOTE "C11".
- CONSTRUCTION**
- ◆ PATCH AND REPAIR ASPHALT AT DEMO'D PLANTERS AND CONCRETE PAD TO MATCH AND ALIGN WITH ADJACENT EXISTING ASPHALT.
 - ◆ GC TO GRADE AREA AS REQUIRED TO OBTAIN A LEVEL PATH OF TRAVEL.
 - ◆ NEW ACCESSIBLE ROUTE. 4'-0" WIDE STRIPING PAINTED IN BLUE. THE AREA WITHIN THE BLUE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36 INCHES ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE ASLE SURFACE, PREFERABLY BLUE OR WHITE. SLOPE OF 1:20 MAX. IN THE DIRECTION OF TRAVEL WITH 2% MAX. CROSS SLOPE.
 - ◆ GC TO GRADE AREA AS REQUIRED TO OBTAIN A SMOOTH TRANSITION BETWEEN NEW ACCESSIBLE ROUTE AND EXISTING "WATER ONLY" PARKING.
 - ◆ CONTRACTOR TO REPAIR / RESURFACE EXISTING ASPHALT FOR NEW DETECTABLE WARNINGS.
 - ◆ F & I NEW DETECTABLE WARNINGS SURFACE WITH TRUNCATED DOMES PER 2019 CBC SECTION 11B-705.1.1 SEE SHEET T1.1 - DETAIL 2.
 - ◆ F & I NEW PLANTER WITH CONCRETE CURB (4" W x 4" ABOVE CONCRETE PAD). SEE STRUCTURAL DRAWINGS FOR NEW CONCRETE CURB DETAILS.
 - ◆ F & I IRRIGATION SYSTEM TAPPED OFF OF EXISTING ADJACENT SYSTEM. NEW PLANTS TO MATCH THE ONES IN THE EXISTING PLANTERS.
 - ◆ F & I NEW RAILING SYSTEM. SEE SHEET D1.1 FOR DETAILS. SEE NOTE C13 FOR FINISH INFORMATION.
 - ◆ F & I SCUPPERS, DOWN SPOUT PIPE AND HORIZONTAL SPOUT PIPE AT A SLIGHT ANGLE TO DIVERT RAINWATER FROM VERTICAL RAIN DRAIN AT ROOF TO GROUND. NATURAL SLOPE TO EXISTING PASS-THRU PIPE AND SWALE LEADS TO STORM DRAINAGE. PAINT SCUPPER, DOWN SPOUT PIPE & HORIZONTAL SPOUT PIPE TO MATCH KIOSK WALL COLOR. SEE DETAIL 2 FOR WATER FLOW AND SEE SHEET D1.1 FOR ELEVATIONS.
 - ◆ PAINT OVER EXISTING STRIPING TO MATCH ADJACENT ASPHALT.
 - C12 CONTRACTOR SHALL PREVENT EROSION RUNOFF FROM AREA OF WORK TO THE STREET OR OTHER PROPERTIES.
 - C13 PAINT RAILING TERRACOTTA TO MATCH EXISTING RAILING. PAINT KIOSK WHITE TO MATCH EXISTING CENTER'S BUILDINGS. PAINT HORIZONTAL TRIM AND BOTTOM BASE TERRACOTTA TO MATCH EXISTING CENTER'S BUILDINGS (SEE SHEET D1.1 FOR MORE DETAILS)

DESCRIPTION	DATE	BY
PER PLANNING COMMENTS	09/05/23	FW
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FOR PLANNING COMMENTS	05/16/23	FW
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DESCRIPTION	DATE	BY
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DEMOLITION / CONSTRUCTION PLAN

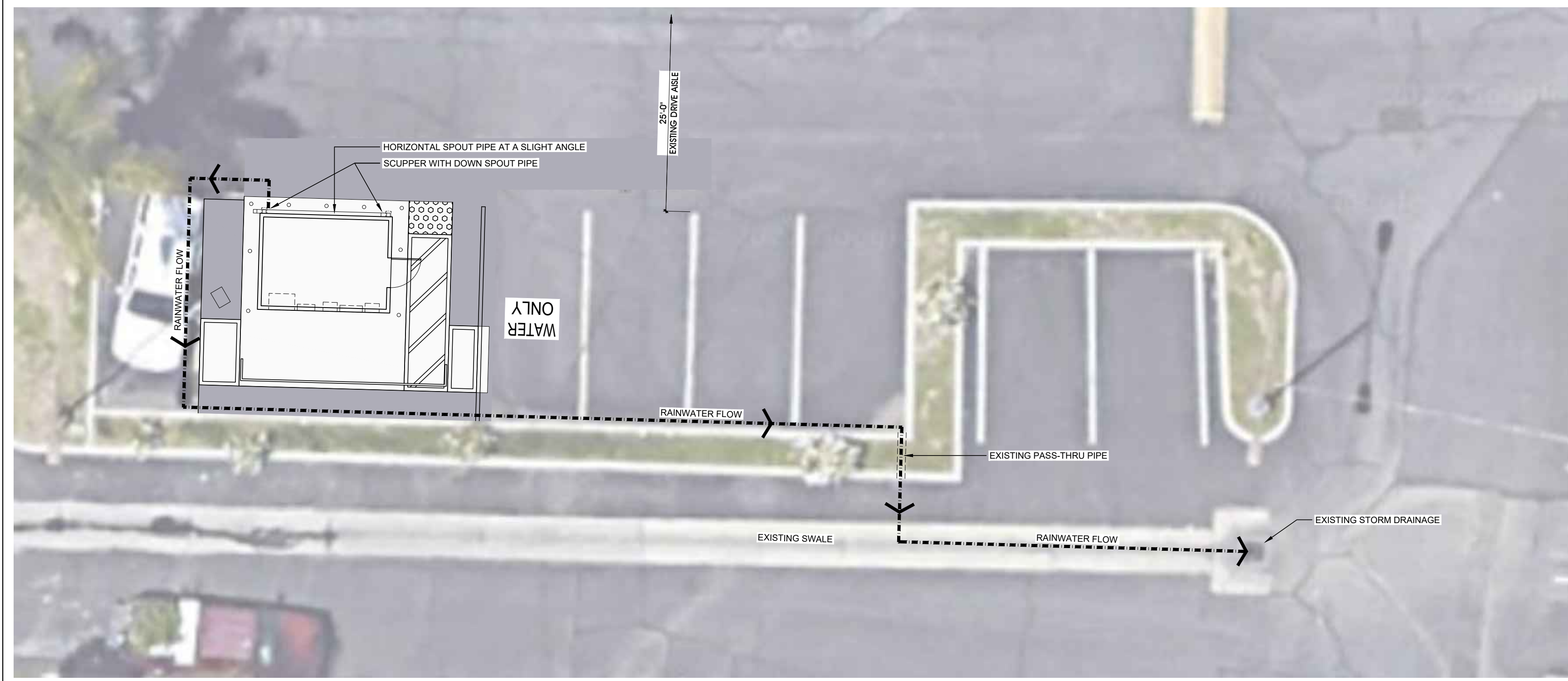
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EX: x



4 RAINWATER FLOW 1/8" = 1'-0"

LEGEND

(A)	FOXTAIL AGAVE - 5 GAL	
(B)	RED YUCCA AGAVE - 5 GAL	

IRRIGATION CONTROL LOCATION OPTIONS

5 LANDSCAPE PLAN 1/8" = 1'-0"

1 DEMOLITION PLAN 1/8" = 1'-0"

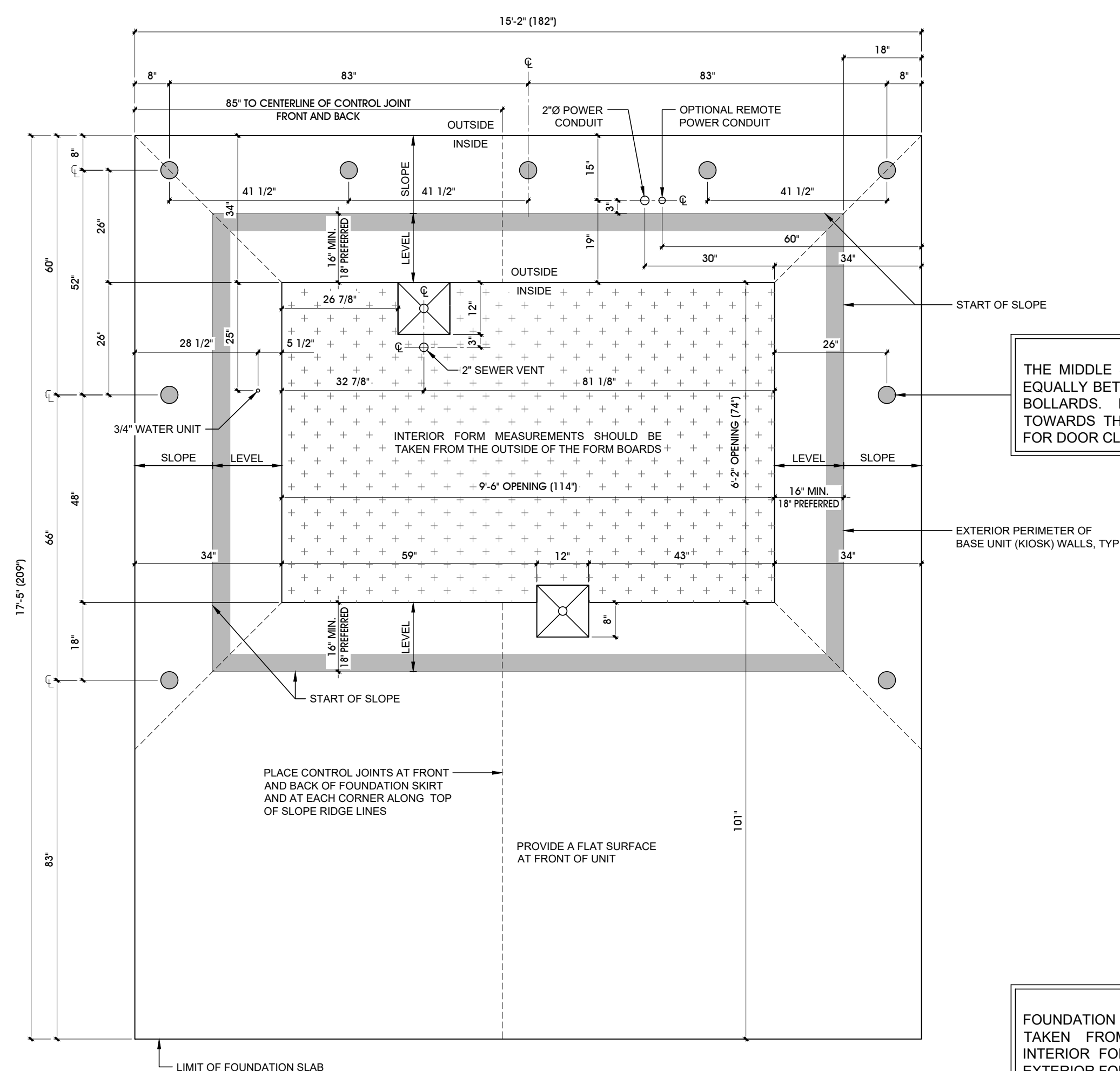
2 CONSTRUCTION PLAN 1/8" = 1'-0"

3 SCHEMATIC SECTION 1/4" = 1'-0"

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KEYNOTES



IMPORTANT!!!
 THE MIDDLE SIDE BOLLARD IS NOT CENTERED EQUALLY BETWEEN THE FRONT AND REAR SIDE BOLLARDS. IT IS PURPOSEFULLY POSITIONED TOWARDS THE REAR OF THE UNIT TO ALLOW FOR DOOR CLEARANCES

REMEMBER!!!
 FOUNDATION MEASUREMENTS SHOULD BE TAKEN FROM THE OUTSIDE OF THE INTERIOR FORM TO THE INSIDE OF THE EXTERIOR FORM

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5	PER PLANNING COMMENTS	09/05/23	FW
4	PER PLANNING COMMENTS	08/29/23	FW
3	ISSUE FOR PLANNING REVIEW NEW SHEET ADDED TO DRAWING SET	07/27/23	RT
2	FOR PLANNING COMMENTS	05/19/23	FW
1	FOR PLAN CHECK AND BID	05/12/22	FW

PROGRESS

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FOUNDATION MEASUREMENT

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	DRAWN	CKD.BY	FLOOR	
	FW	RS	Parking	

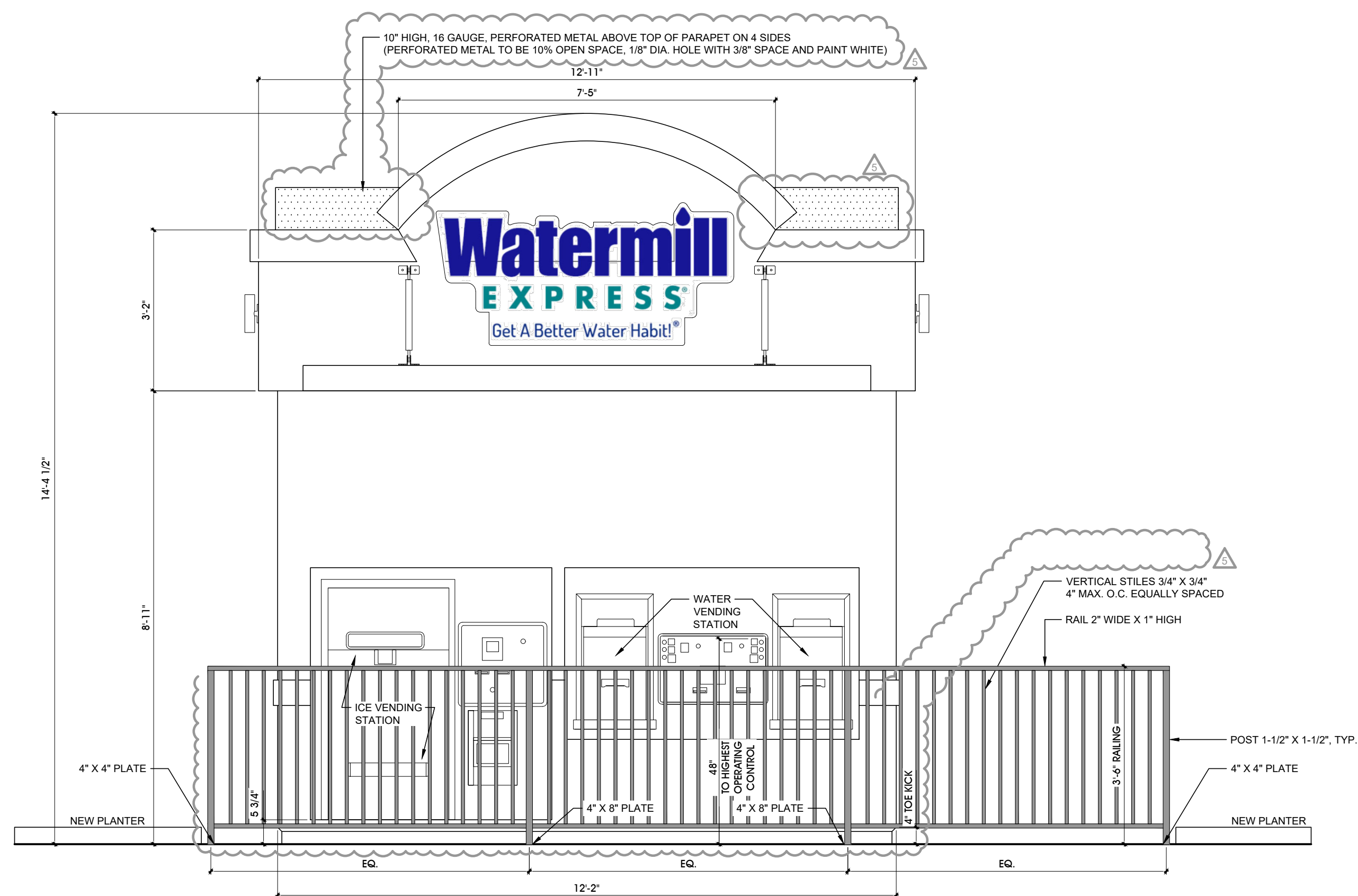
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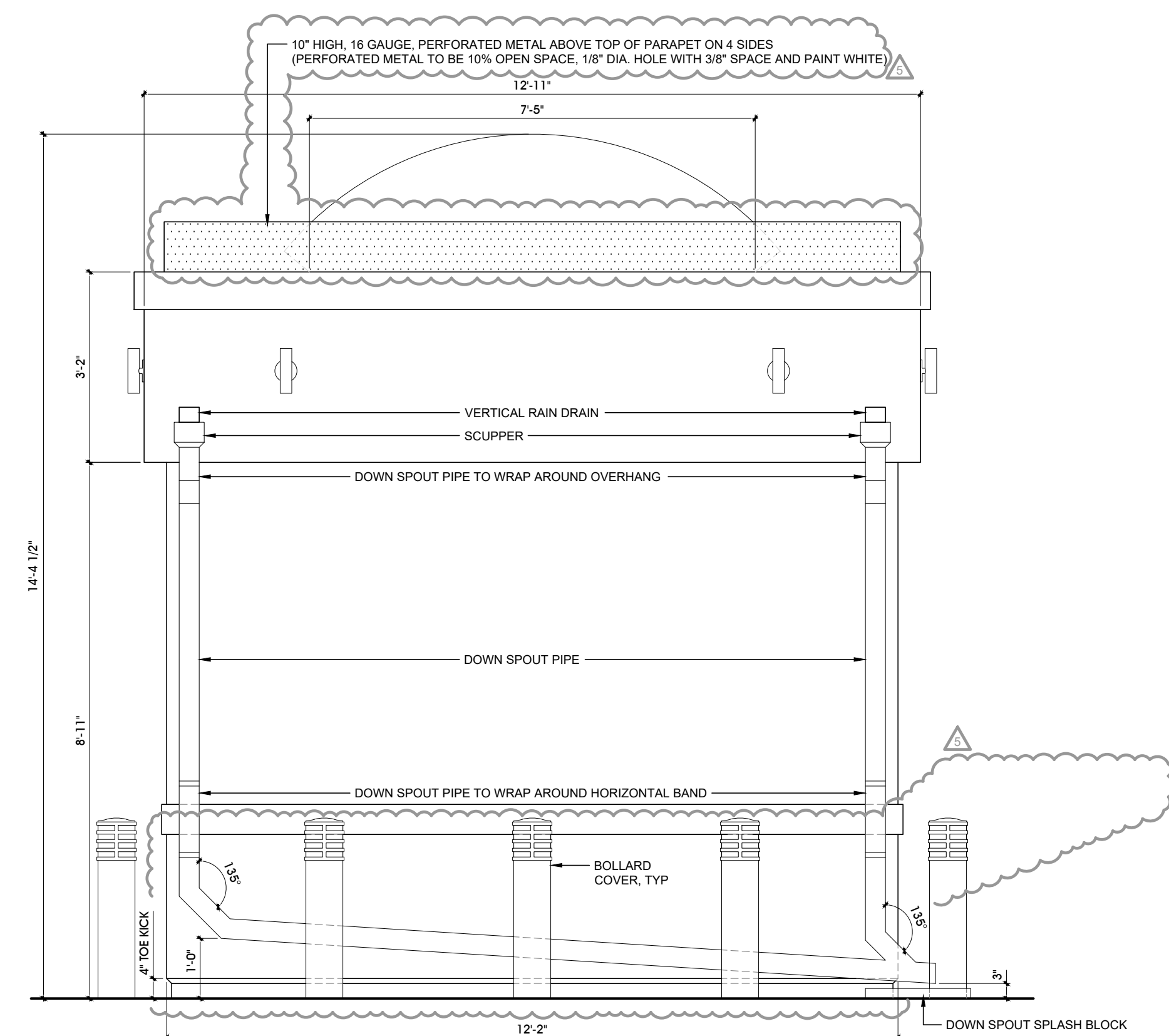
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KEYNOTES



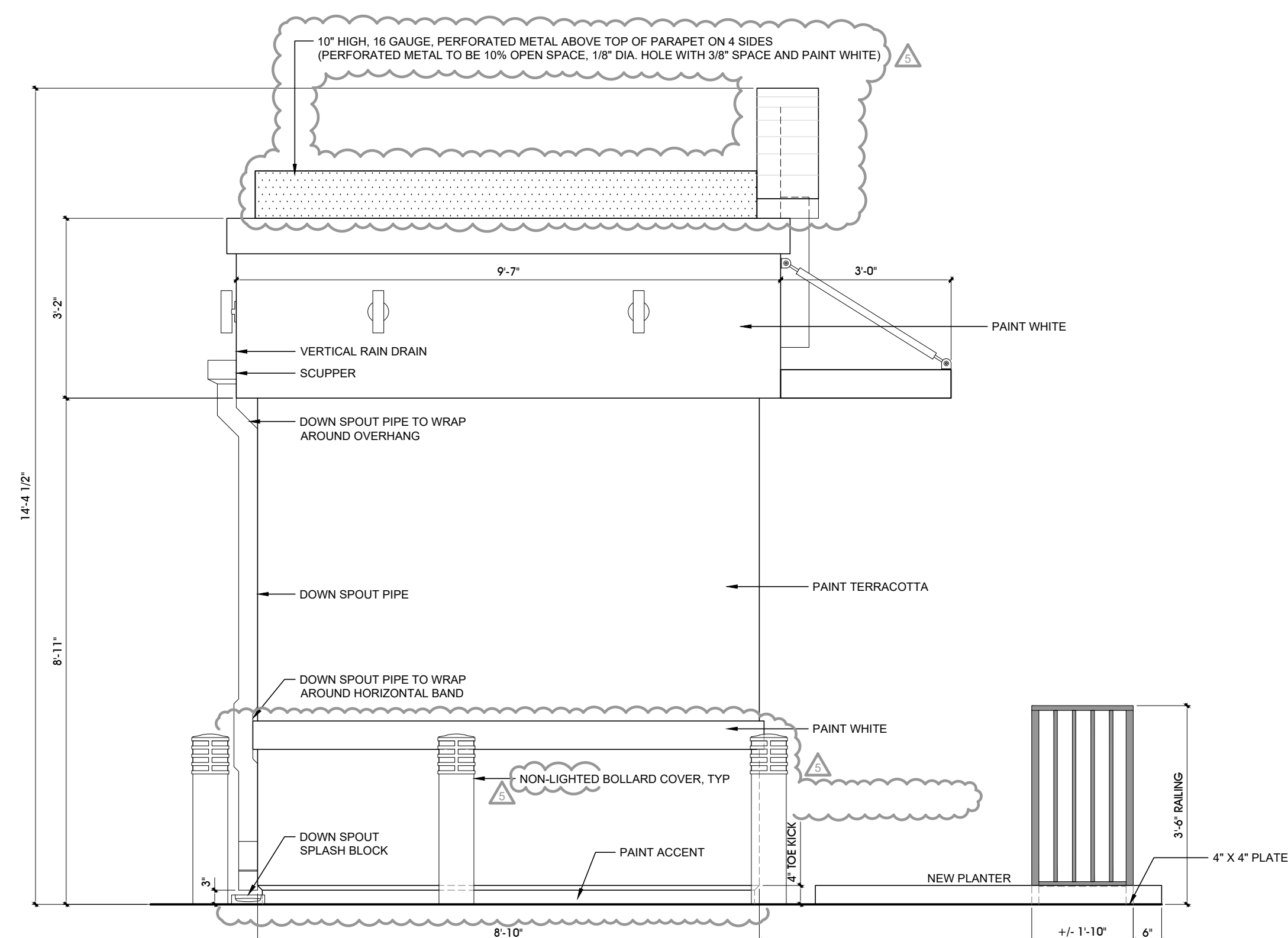
1 FRONT ELEVATION

1/2" = 1'-0"



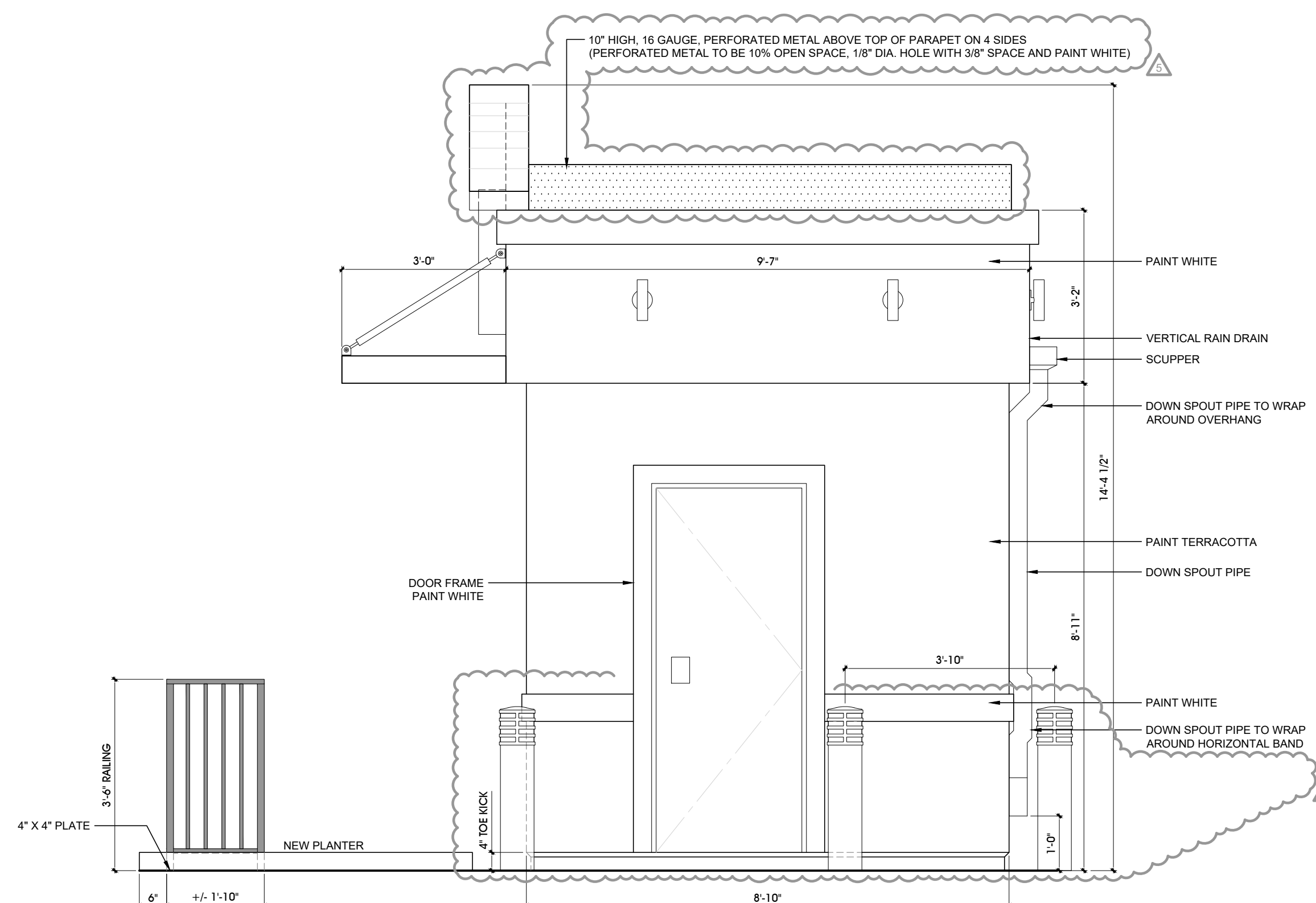
2 BACK ELEVATION

1/2" = 1'-0"



3 LEFT ELEVATION

1/2" = 1'-0"



4 RIGHT ELEVATION

1/2" = 1'-0"

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ELEVATIONS

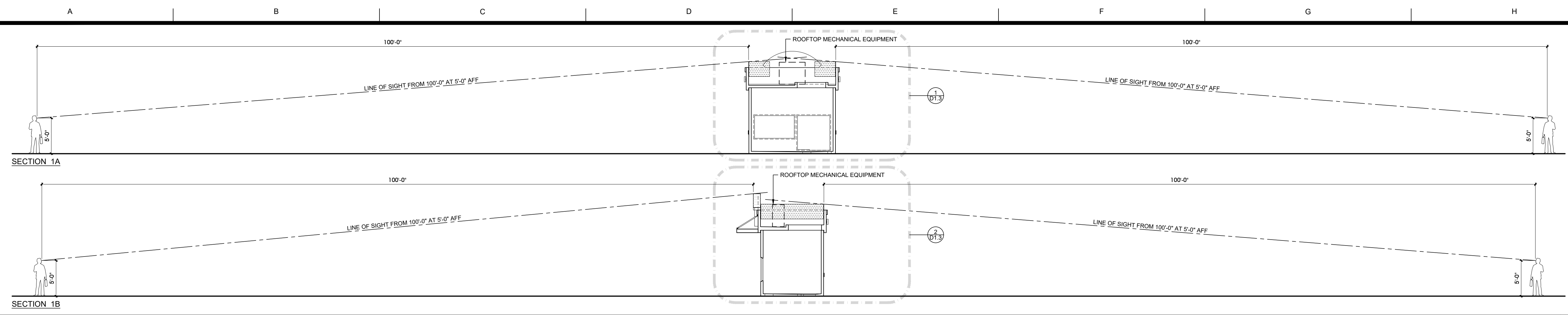
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1 SECTIONS - LINE OF SIGHT

1/8" = 1'-0"



KEY PLAN

1" = 40'-0"

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LINE OF SIGHT

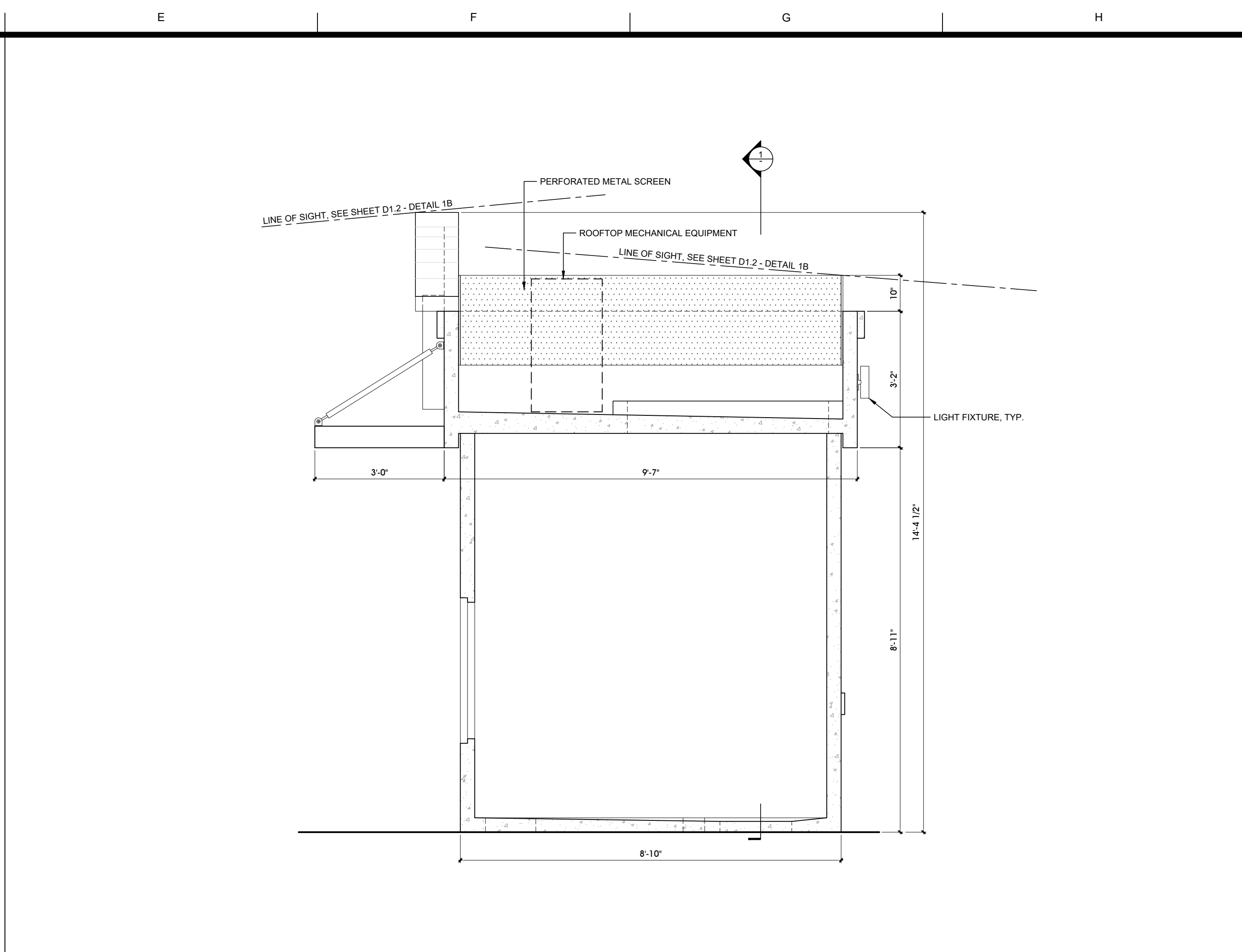
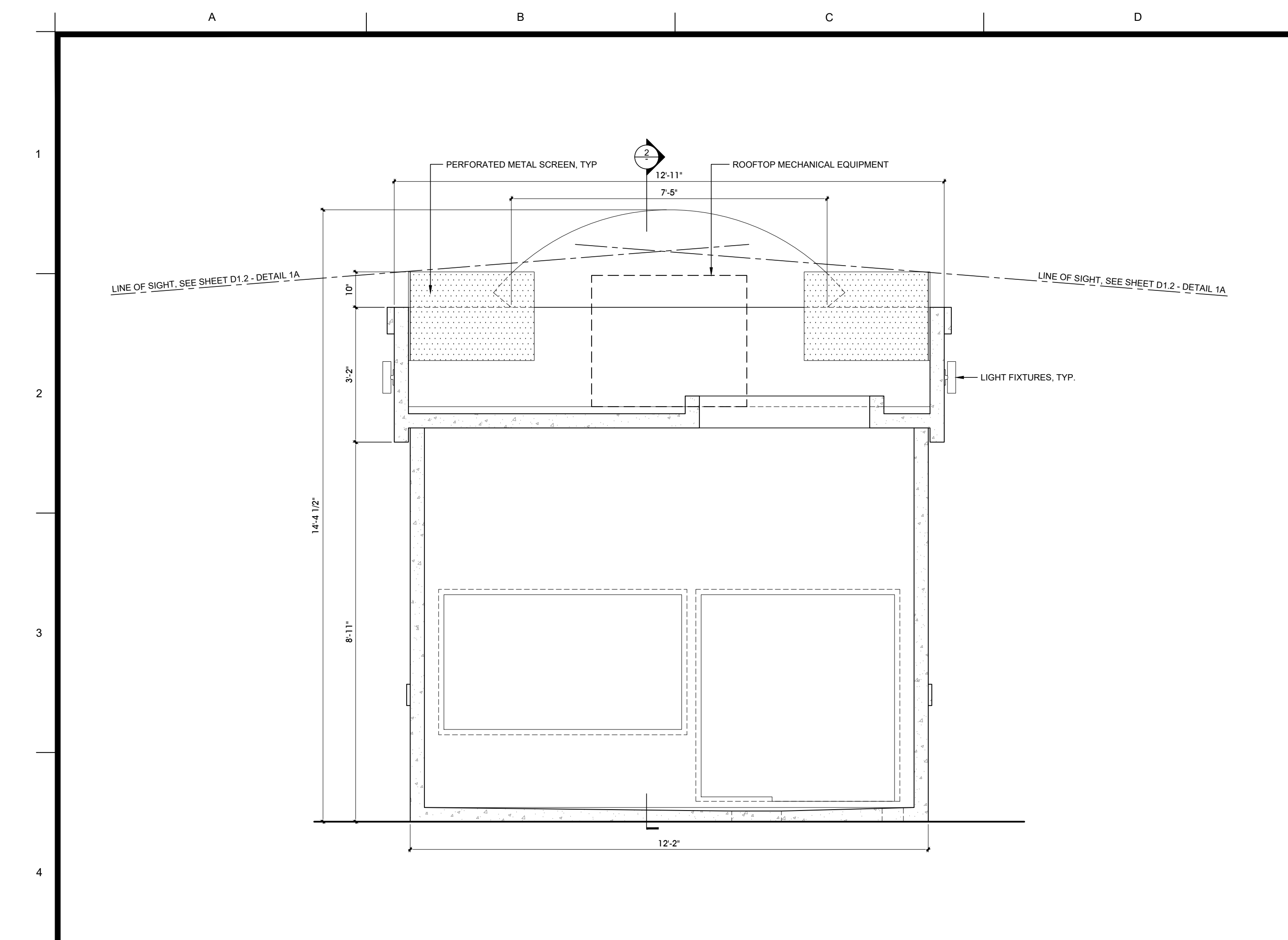
NORTH	DATE	PROJ. NO	SCALE	DRAWING
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	DRAWN	CKD.BY	FLOOR	
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1 SECTION

1/2" = 1'-0" 2 SECTION

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PER PLANNING COMMENTS NEW SHEET ADDED	08/29/23	FW
ISSUE FOR PLANNING REVIEW	07/27/23	RS
FOR PLANNING COMMENTS	05/16/23	FW
FOR PLAN CHECK AND BID	05/13/22	FW

PROGRESS

BUILDING OWNER APPROVAL
DATE: _____

CLIENT/TENANT APPROVAL
DATE: _____

DESIGNER / ARCH. SIGNATURE
DATE: _____

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WATERMILL EXPRESS, INC.
 WM 995
 1581 W Whittier Boulevard
 Unit 1A
 La Habra, CA 90631

SECTIONS				
NORTH	DATE	PROJ.NO	SCALE	DRAWING
	05/13/22	22027.01	AS NOTED	D1.3
	DRAWN	CKD.BY	FLOOR	
	FW	RS	Parking	

ENV

8530 VENICE BOULEVARD
 LOS ANGELES, CA 90034
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ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
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GENERAL NOTES & REQUIREMENTS

PROJECT DESCRIPTION:

- THIS PROJECT CONSISTS OF A PRE-CAST CONCRETE ICE AND WATER VENDING KIOSK. THE KIOSK CONSISTS OF A PRE-CAST CONCRETE BASE UNIT, WITH A PRE-CAST CONCRETE TOP UNIT ABOVE. A PRE-FABRICATED ALUMINUM AWNING FRAME IS ATTACHED TO THE FRONT OF THE CONCRETE TOP UNIT. THE PRE-CAST BASE & TOP UNIT, AS WELL AS THE ALUMINUM AWNING SYSTEM ARE SHOP FABRICATED & ASSEMBLED ON SITE. THE FOUNDATION SYSTEM IS A CONCRETE MATT FOOTING CAST ON SITE.
- THIS DESCRIPTION IS FOR GENERAL ORIENTATION ONLY.
- THE DESIGN APPROACH FOR THIS PROTOTYPE WAS TO USE THE MOST CONSERVATIVE DESIGN CRITERIA FROM A WIDE RANGE OF POTENTIAL KIOSK LOCATIONS. THIS DESIGN CRITERIA USED IS INDICATED BELOW.

CODES & STANDARDS:

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE FOLLOWING CODES & STANDARDS: ALL REFERENCES ARE THE LATEST EDITION UNLESS NOTED OTHERWISE.

- 2022 CALIFORNIA BUILDING CODE
- BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE: ACI 318. (CURRENT EDITION)
- MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES: ASCE 7 STANDARD (CURRENT EDITION)
- ALUMINUM DESIGN MANUAL: 2020
- AISC – STRUCTURAL STAINLESS STEEL DESIGN GUIDE
- STRUCTURAL WELDING CODE – ALUMINUM: AWS D1.2
- ALL SITE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE LOCAL BUILDING CODE.
- ADDITIONAL CODES & STANDARDS ALSO APPLY TO THE PROJECT, HOWEVER DO NOT APPLY DIRECTLY TO THE STRUCTURAL DESIGN OR THESE STRUCTURAL DRAWINGS. THOSE CODES ARE LISTED IN THE "ADDITIONAL ADOPTED CODES" NOTES SECTION ON THIS DRAWING.

OCCUPANCY USE GROUP= S2

CONSTRUCTION TYPE= VB

FLOOR R/U VALUE=0.25/4

ROOF R/U VALUE=0.3/3.33

WALL R/U VALUE=0.3/3.33

DESIGN CRITERIA:

THE DESIGN LOADS FOR CONCRETE SLAB; PRECAST WALL PANELS; AND ALUMINUM CANOPY FRAME ARE AS FOLLOWS:

- GRAVITY DEAD LOADING:
 - LOWER BASE UNIT WALLS & SLAB: 19,604 LBS
 - WATER VENDING PANELS IN FRONT WALL: 535 LBS MIN; 785 LBS MAX.
 - ICE VENDING PANEL IN FRONT WALL: 195 LBS MIN; 350 LBS MAX.
 - DOOR IN SIDE WALL: 240 LBS
 - WATER TANK INSIDE BASE UNIT: 120 LBS (EMPTY)
 - ICE SKID INSIDE BASE UNIT: 1,535 LBS (EMPTY)
 - TOP UNIT WALLS & SLAB: 13,437 LBS
 - AWNING FRAME: 165 LBS
 - ROOF TOP CONDENSERS: (2) @ 170LBS 340 LBS
- BASE UNIT EQUIPMENT LOADS:
 - WATER TANK FULL: 4,290 LBS (MAX)
 - ICE SKID WITH ICE MAKER & ICE: 4,010 LBS (MAX)
- ROOF LIVE LOAD:
 - 20 PSF MINIMUM
- SNOW LOADING, WHERE APPLICABLE:
 - FLAT ROOF SNOW LOAD: Pf= 60 PSF
 - EXPOSURE FACTOR: Ce= 1.0
 - IMPORTANCE FACTOR: 0.8 (RISK CATEGORY I BUILDING)
 - THERMAL FACTOR: Ct= 1.0
 - SLOPE FACTOR: Cs=1.0
- WIND LOADING:
 - BASIC WIND SPEED: V=170 MPH (3-SECOND GUST)
 - RISK CATEGORY= I
 - EXPOSURE CATEGORY= D
 - IMPORTANCE FACTOR= 1.0
 - ENCLOSURE CLASSIFICATION: ENCLOSED
 - BASE UNIT WALL – DESIGN PRESSURES:

NET +GCPi	NET -GCPi
56 PSF (WINDWARD)	32 PSF (WINDWARD)
16 PSF (LEEWARD)	40 PSF (LEEWARD)
 - ROOF DESIGN PRESSURES: 84 PSF (UPLIFT – MAX.)
 - TOP UNIT WALL – DESIGN PRESSURES: 98 PSF (WINDWARD) 65 PSF (LEEWARD)
 - INTERNAL PRESSURE COEFFICIENT, GCPi= ±0.18
 - CANOPY PRESSURES: 148 PSF (UPLIFT – MAX)
- SEISMIC LOADING:
 - RISK CATEGORY= I
 - IMPORTANCE FACTOR= 1.0
 - SPECTRAL RESPONSE ACCELERATION PARAMETERS:

[MAXIMUM PARAMETERS – ASSOCIATED WITH THESE DRAWINGS]
Ss= 2.967g (MAX)
S1= 1.071g (MAX)
Sds= 1.978 (MAX)
Sd1= 1.071 (w/ Associated Sds)
 - SITE CLASS: D or E
 - SEISMIC DESIGN CATEGORY= D
 - SEISMIC FORCE RESISTING SYSTEM:

R= 5.0
Cd= 2.5
Ωo= 2.5
p = 2.5
 - BASE SHEAR V= 0.3956W
 - OUT OF PLANE FORCES ON STRUCTURAL WALLS: Fp= 0.7912Ww

EQUIVALENT LATERAL FORCE PROCEDURE USED, WITH BASE SLAB & TOP UNIT SLAB DESIGNED AS STRUCTURAL DIAPHRAGMS.

- SOILS:
 - ALLOWABLE BEARING PRESSURE: 1,500 PSF – MINIMUM PER CBC TABLE 1806.2 & 1806A.2 FOR PRESUMPTIVE LOAD-BEARING VALUES OF SOILS.
 - COEFFICIENT OF FRICTION: 0.35

FOUNDATION SLAB NOTES:

SEE TYPICAL FOUNDATION NOTES ON SHEET NO. S1 OF THESE DRAWINGS:

- CAST IN PLACE CONCRETE: THE STRUCTURAL DESIGN OF THE FOOTING FOUNDATION IS BASED ON A SPECIFIED COMPRESSIVE STRENGTH f'c OF 2,500 psi, HOWEVER A MINIMUM COMPRESSIVE STRENGTH f'c OF 3,000psi MUST BE USED PER CBC 2022.
SEE SITE SPECIFIC REQUIREMENTS WHERE COMPRESSIVE STRENGTH IS TO EXCEED THIS DESIGNED VALUE.
- PROVIDE COMPACTION TESTING REQUIREMENTS OF SUBGRADE PRIOR TO PLACEMENT OF FOUNDATION SYSTEM, WITH 90% at 12" PER 2022 CBC.

PRE-CAST UNIT NOTES:

SEE TYPICAL PRE-CAST UNIT NOTES FOR BASE UNIT & TOP UNIT ON SHEET NO. S2 & S3 OF THESE DRAWINGS:

- PRE-CAST BASE & TOP UNITS SHALL RECEIVE ONE COAT OF "THOROWALL CM PRIMER" PER THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS PRIOR TO THE FINAL FINISH.
- THE FINAL FINISH SHALL BE "THOROWALL ACRYLIC FINISH" HAND TROWELED OVER PREPARED PRECAST SHELL PER MANUFACTURER'S RECOMMENDATIONS.

SPECIALTY INSPECTIONS:

THE FOLLOWING SPECIALTY INSPECTIONS SHALL BE PERFORMED IN THE FIELD, DURING CONSTRUCTION & INSTALLATION OF NOTED COMPONENTS:

- POST INSTALLED ANCHORS INTO HARDENED CONCRETE SHALL BE PERIODICALLY INSPECTED. (SEE NOTE #10 ON DRAWING S3)
- REINFORCING STEEL PLACED IN THE FIELD FOR CAST IN PLACE CONCRETE, SHALL BE PERIODICALLY INSPECTED. (SEE "SPECIALTY INSPECTIONS" NOTE #1 ON DRAWING S1)
- SPECIAL INSPECTIONS & VERIFICATIONS FOR CONCRETE CONSTRUCTION PLACED IN THE FIELD SHALL NOT BE REQUIRED PER CBC 2022, SECTION 1705.3.2.3. (SEE "SPECIALTY INSPECTIONS" NOTE #2 ON DRAWING S1)
IF LOCAL AGENCY HAS ADOPTED CBC 2022 CHAPTER 17A, AGENCY TO DETERMINE IF THIS CAN BE ALLOWED, DUE TO DESIGN PARAMETERS & SPECIFIC CONDITIONS OF THE KIOSK.
- SPECIAL INSPECTIONS IN THE FIELD FOR ALUMINUM AWNING IS NOT REQUIRED, AS ALUMINUM AWING IS SHOP FABRICATED PRIOR TO SHIPPING OF THE UNIT.
- SHOP INSPECTIONS, TESTS; & REPORTS FOR PRECAST CONCRETE UNITS & WELDING OF AWNING TO BE PROVIDED TO THE PLAN REVIEWER UPON REQUEST, IN ACCORDANCE WITH CBC 2022, SECTION 1705.

SPECIALTY INSPECTIONS TO BE PROVIDED BY AN APPROVED AGENCY, SPECIFIED BY THE OWNER. ALL SPECIALTY INSPECTIONS TO BE CONDUCTED AND REPORTS PROVIDED IN ACCORDANCE WITH THE CURRENT LOCAL BUILDING CODE.

LOCATION NOTES:

- THESE DRAWINGS SHALL NOT BE USED IN ANY LOCATION OR BY ANY REVIEWING AUTHORITY OTHER THAN THAT INDICATED IN THE LOWER RIGHT HAND CORNER OF THESE DRAWINGS, AS THESE DRAWINGS WERE PREPARED AND APPROVED FOR THE SPECIFIED LOCATION OR REVIEWING AUTHORITY ONLY.
- USE OF THESE DRAWINGS FOR ANY OTHER LOCATION; SITE; TOWN/CITY; COUNTY; OR STATE WITHOUT WRITTEN APPROVAL BY THE ENGINEER OF RECORD IS PROHIBITED, AND WILL VOID THE VALIDITY OF THESE DRAWINGS.
- THESE DRAWINGS ARE NOT INTENDED FOR USE IN WI LOCATIONS. IF KIOSK IS TO BE LOCATED IN WI, FURTHER REVIEW & APPROVAL IS REQUIRED FOR WI APPROVAL.
- THE EXTERIOR WALLS OF THE BASE UNIT AND THE PARAPET WALLS OF THE TOP UNIT ARE CONSTRUCTED OF PRECAST CONCRETE, THEREFORE ARE OF NONCOMBUSTIBLE MATERIAL.
- THE FRONT AWNING IS CONSTRUCTED OF ALUMINUM TUBE STEEL WITH ALUMINUM PLATE.
- THE EXTERIOR DOOR IS NONCOMBUSTIBLE METAL DOOR AND FRAME.

SPECIAL CONDITIONS/LIMITATIONS:

- THE WALL/BASE UNIT AND THE ROOF (TOP UNIT) ARE FABRICATED SEPARATELY & SHIPPED SEPARATELY.
- THE WALL/BASE UNIT AND THE ROOF UNIT CONNECTION IS SUBJECT TO LOCAL INSPECTION.
- THE TOP UNIT IS TO BE ATTACHED ON SITE. SEE DETAILS 1 & 3 ON DRAWING S3.
- DECAL IS TO BE AFFIXED NEAR THE DOOR FRAME.
- INSIGNIA IS TO BE AFFIXED ON THE TOP UNIT (ROOF) AT THE INSIDE.
- THE BASE SERIAL NUMBER SHALL BE LOCATED ON THE DOOR FRAME.
- THE ROOF SERIAL NUMBER SHALL BE LOCATED ON THE INSIDE OF THE ROOF CURB VISIBLE FROM THE INSIDE.

ADOPTED CODES

ADDITIONAL CODES & STANDARDS WHICH APPLY TO THE PROJECT, HOWEVER DO NOT DIRECTLY APPLY TO THE STRUCTURAL DESIGN OR THESE STRUCTURAL DRAWINGS INCLUDE:

- COMMERCIAL MODULAR (AS DEFINED IN THE CALIFORNIA HEALTH & SAFETY CODE SECTION 18001.8)
- CALIFORNIA HEALTH & SAFETY CODE SECTION 18028
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- CALIFORNIA CODE OF REGULATIONS ARTICLE 1
- 2022 CALIFORNIA GREEN CODE
- 2022 CALIFORNIA ENERGY CODE
- ANSI A117.1-1986 & ADA

REFER TO THE MEP DRAWINGS FOR ADDITIONAL DESIGN ASSOCIATED WITH THESE CODES & STANDARDS.

STRUCTURAL DRAWING INDEX

COVER

S0 – NOTES & REVISIONS

S1 – FOUNDATION PLAN & DETAILS

S2 – BASE UNIT PLAN & WALL ELEVATIONS

S3 – TOP UNIT PLAN & WALL ELEVATIONS

S4 – AWNING DETAILS

SITE SPECIFIC REQUIREMENTS

COUNTY/CITY:

REQUIREMENT:

REVISIONS:

No.:	DATE:	DESCRIPTION:
△	4/10/2015	<ul style="list-style-type: none"> ADDED SPECIALTY INSPECTION NOTES TO THE GENERAL REQUIREMENTS ON DRAWING S0. UPDATED DRAWING S1, NOTE 4, TO INCLUDE SPECIALTY INSPECTIONS. UPDATED DRAWING S3, NOTE 12, TO INCLUDE SPECIALTY INSPECTIONS. ADDED LOCATION NOTES, FOR INTENDED PLACEMENT OF UNIT.
△	3/4/2016	<ul style="list-style-type: none"> MODIFIED BASE UNIT FOUNDATION KEY PLAN & EPOXY NOTES TO INCLUDE VERS-A-SHIM SHIM STRIPS; & EPOXY GEL PROPERTIES FOR "OR EQUAL" PRODUCT COMPARISON.
△	11/18/2016	<ul style="list-style-type: none"> UPDATED DRAWINGS FOR UPDATED CODES, INCLUDING IBC 2015; & ACI 318-14. ADDED TWO ADDITIONAL BOLLARDS AT THE BACK SIDE OF THE UNIT FOUNDATION PLAN. ADDED SPECIAL CONDITIONS/LIMITATIONS NOTES. MODIFIED DETAILS 3/S3 & 4/S3 FOR REQUESTED CHANGES. MODIFIED NOTE 10 ON DRAWING S3; & NOTE 2 ON DRAWING S4.
△	DEC. 2016	<ul style="list-style-type: none"> ADDED OCCUPANCY/CONSTRUCTION/R VALUE NOTES ON DRAWING S0. ADDED CONCRETE TESTING SPECIAL INSPECTION NOTE ON DRAWING S0. ADDED WI LOCATION NOTE ON DRAWING S0. ADDED NOTE #12.6.7 UNDER "SPECIAL CONDITIONS/LIMITATIONS" ON DRAWING S0. ADDED ADOPTED CODES NOTE ON DRAWING S0. ADDED NOTE #9A UNDER "PRE-CAST BASE UNIT NOTES" ON DRAWING S2. ADDED NOTE #9A UNDER "PRE-CAST TOP UNIT NOTES" ON DRAWING S3.
△	MAY. 2017	<ul style="list-style-type: none"> MODIFIED DESIGN CRITERIA NOTE #7 ON DRAWING S0. ADDED FOUNDATION LOADING DIAGRAM & SOIL BEARING NOTES ON DRAWING S1.
△	JULY. 2017	<ul style="list-style-type: none"> UPDATED LOCATION NOTES ON S0, TO ADD NOTATION OF NONCOMBUSTIBLE WALLS & DOOR. UPDATED SPECIALTY INSPECTIONS NOTES ON S0; TO NOTE SIMILAR NOTES PROVIDED ON S1 & S3. UPDATED ADOPTED CODES NOTE ON DRAWING S0.
△	NOV. 2018	<ul style="list-style-type: none"> UPDATED CODES & STANDARDS SECTION ON S0; TO REMOVE IBC & FBC STANDARDS. UPDATED FOUNDATION NOTES ON S0; TO NOTE MINIMUM COMPACTION TESTING REQUIREMENTS.
△	FEB. 2019	<ul style="list-style-type: none"> UPDATED TITLE BLOCK WITH WATERMILL EXPRESS'S NEW LOCATION & ADDRESS UPDATED RADCO NOTE WITH MOST RECENT RADCO REVIEW & APPROVAL.
△	JULY/AUG 2020	<ul style="list-style-type: none"> UPDATED CODES & STANDARDS FOR CBC 2019 & ASCE 7-16.
△	SEPT. 2020	<ul style="list-style-type: none"> UPDATED CONCRETE MIN. COMPRESSIVE STRENGTH FOR FOUNDATION SLAB & ANCHORS
△	NOV./DEC 2022	<ul style="list-style-type: none"> UPDATED FOUNDATION PLAN OPENINGS & REMOVED TELECOM OPENING: S1 UPDATED BASE UNIT FLOOR OPENINGS: S2. REMOVED GRAVEL OPENING IN FOUNDATION A. UPDATED CODES & STANDARDS FOR CBC 2022; ASCE 7-16; & ACI 318-19.

THESE DRAWINGS HAVE BEEN REVIEWED AND APPROVED BY "RADCO" A CA DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT APPROVED THIRD PARTY DESIGN APPROVAL AGENCY. DM920272
 APPROVAL DATE: 11/12/2021
 EXPIRATION DATE: 02/28/2023
 APPROVAL NO: 596-1003(R3)
 THESE DRAWINGS MAY NOT BE USED AT ANY OTHER SITE LOCATION THAN THE ONE NOTED ON THESE DRAWINGS.

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WATER VENDING MACHINE

SHEET TITLE:

NOTES & REVISIONS

DATE: APRIL 2014

DRAWN: CMH

CHECKED: DS

REVISIONS:

SEE SCHEDULE ON SHEET S0

PROJECT NUMBER:

13-247-01

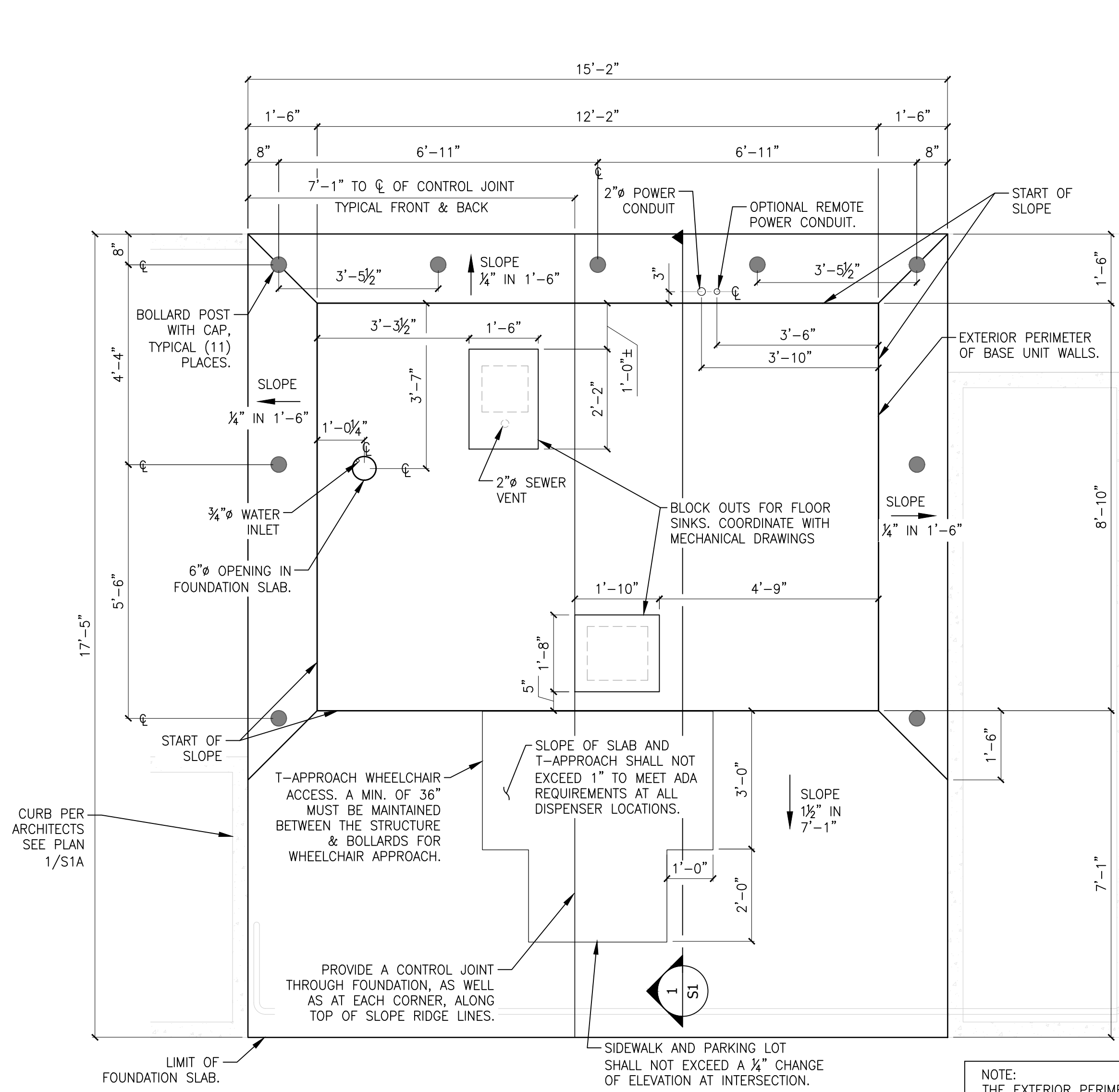
SHEET NUMBER:

S0

OF 6 SHEETS

5000 SERIES PROTOTYPE

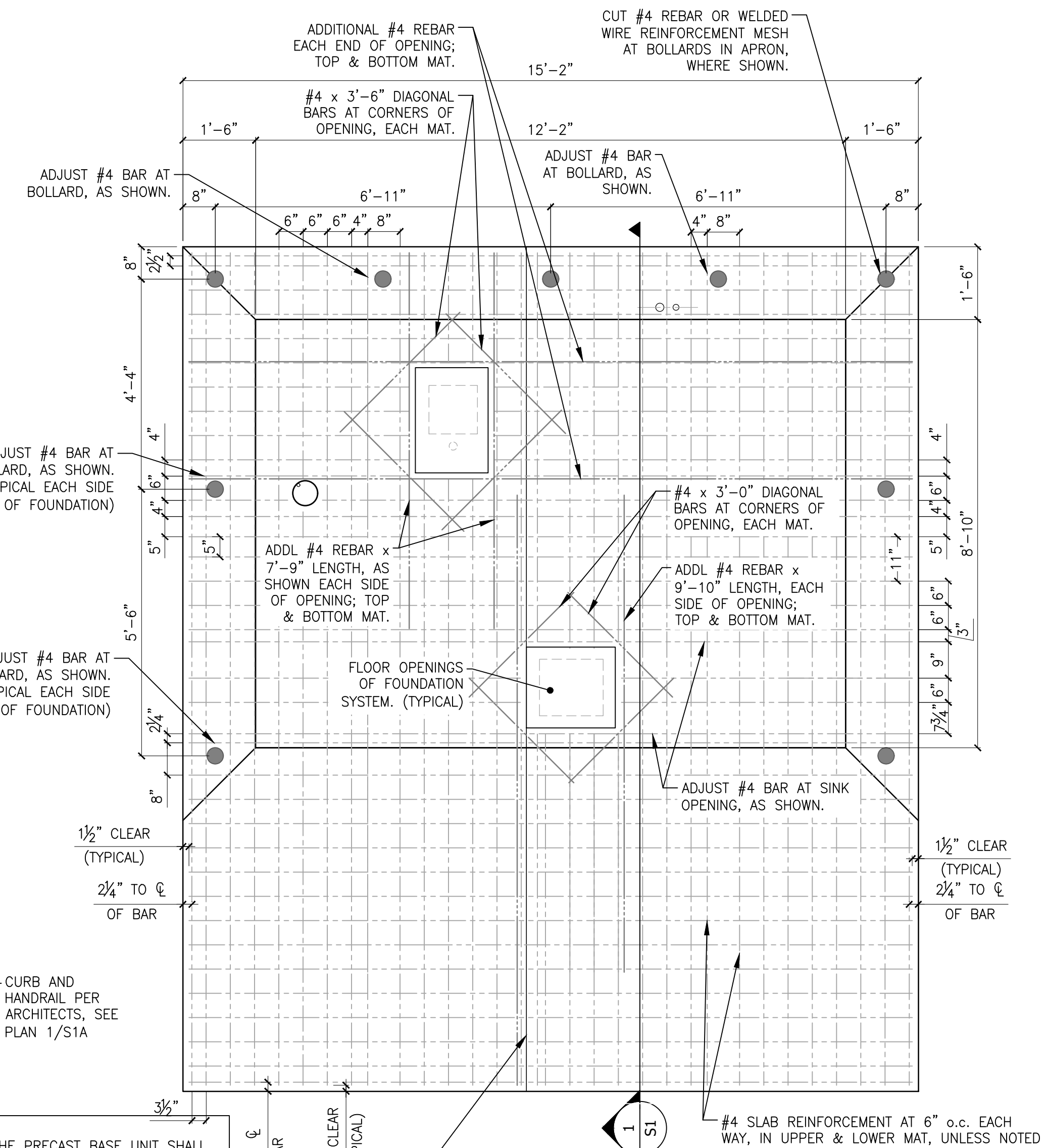
S:\Projects\2013\247-01 - Watermill Express - 2013 Prototype Design\Structural Drawings\California_2013\151 - Whittier Blvd, La Habra CA\Watermill Express Prototype 2000 CA - SEIDMCD - Apr 15 2023 07:54:01 en - FLDTED: B:\norsen



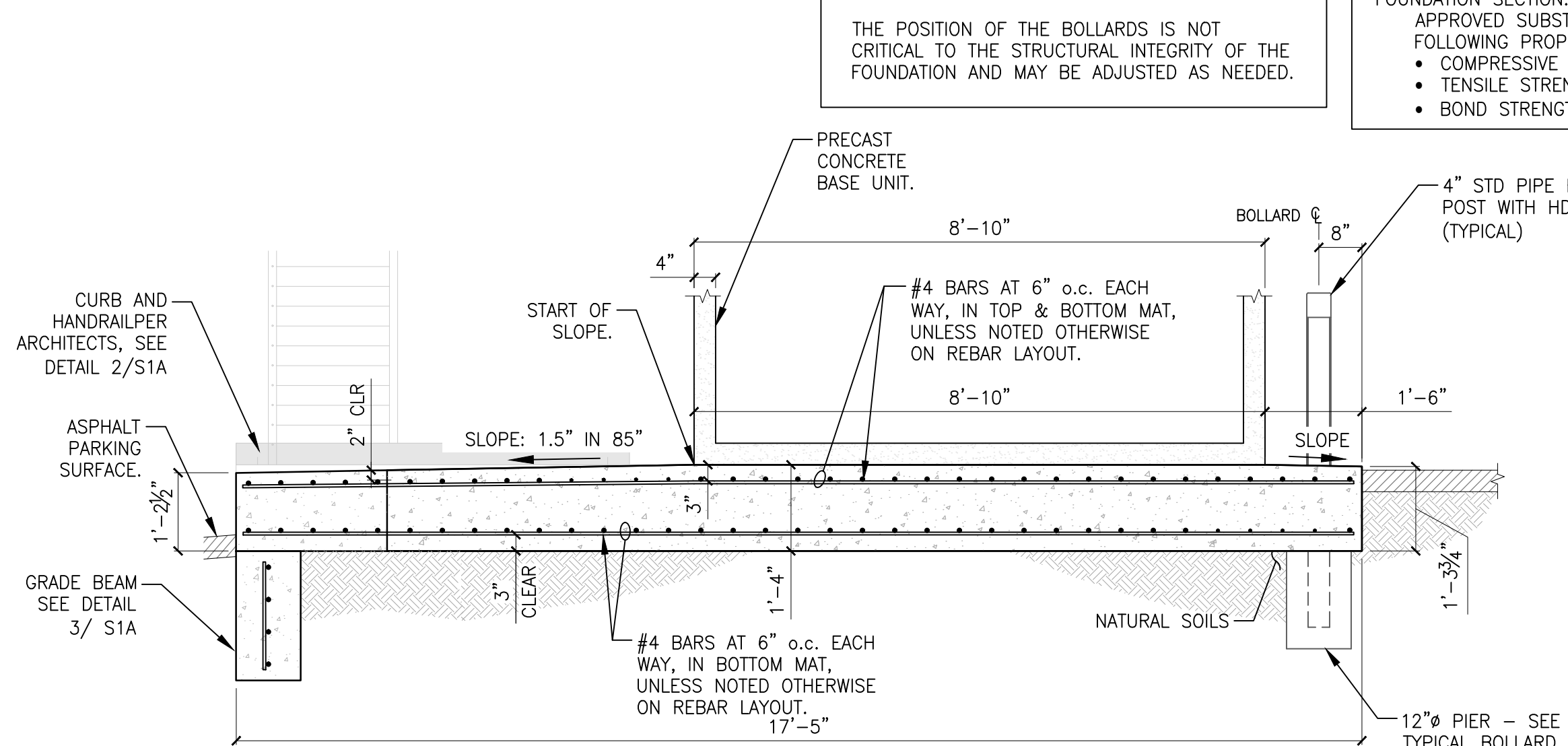
FOUNDATION PLAN - OPTION B - STANDARD
Scale: 1/2" = 1'-0" (24x36)

THE POSITION OF THE BOLLARDS IS NOT CRITICAL TO THE STRUCTURAL INTEGRITY OF THE FOUNDATION AND MAY BE ADJUSTED AS NEEDED.

NOTE:
THE EXTERIOR PERIMETER OF THE PRECAST BASE UNIT SHALL BE POSITIONED ON THE FOUNDATION SLAB AS INDICATED. THE PRECAST BASE UNIT SHALL BE SECURED TO THE FOUNDATION SYSTEM WITH A "PRIME GEL 2000 HIGH MOD" HIGH STRENGTH MULTI PURPOSE STRUCTURAL EPOXY GEL ADHESIVE (OR EQUAL). THE GEL ADHESIVE SHALL BE SPREAD IN A 3" ± WIDE STRIP AROUND THE PERIMETER OF THE CENTER FOUNDATION SECTION.
APPROVED SUBSTITUTION EPOXY GELS TO HAVE THE FOLLOWING PROPERTIES:
• COMPRESSIVE STRENGTH: ≥ 9,500 psi
• TENSILE STRENGTH: ≥ 3,750 psi
• BOND STRENGTH: ≥ 3,430 psi (2 day cure)

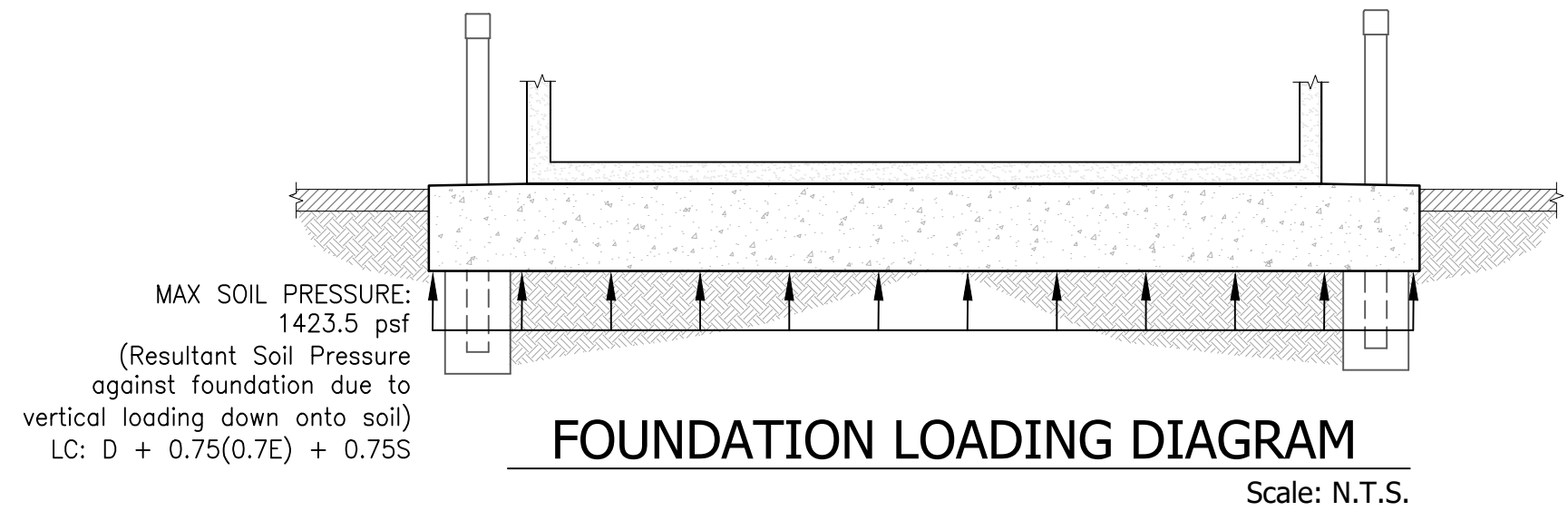


FOUNDATION PLAN REBAR LAYOUT
Scale: 1/2" = 1'-0" (24x36)

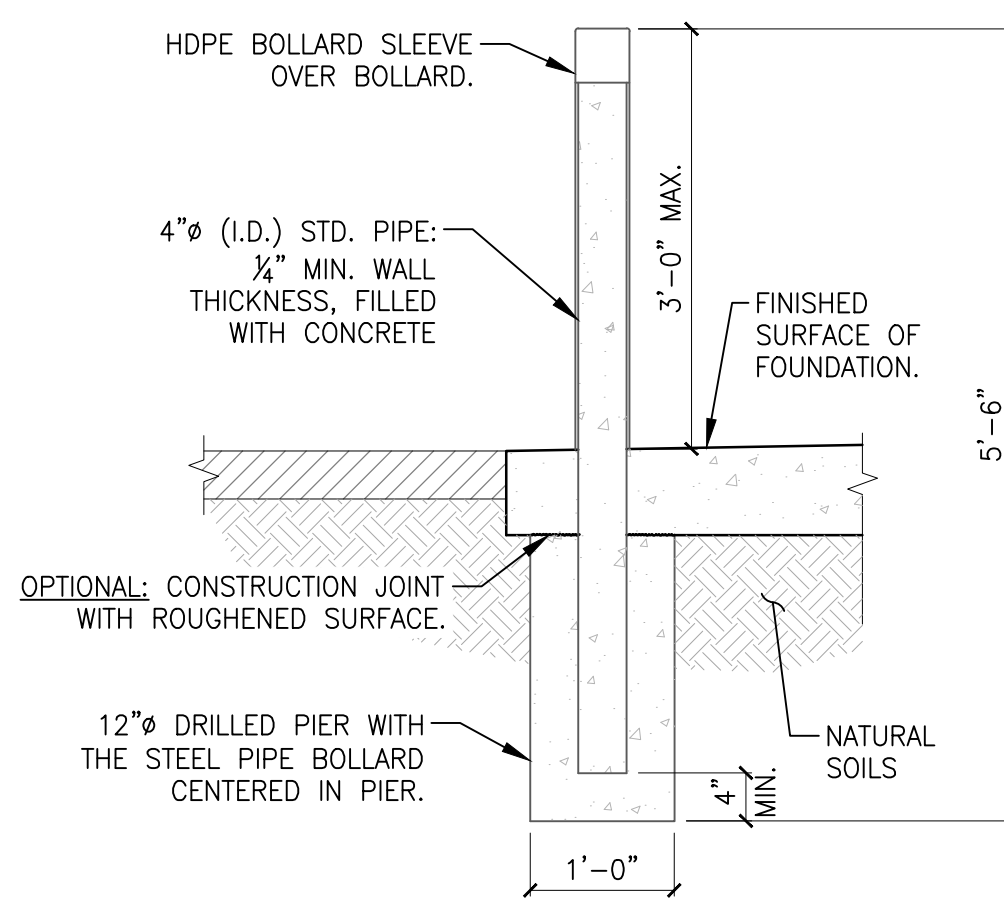


1 S1 FOUNDATION SECTION
Scale: 1/2" = 1'-0" (24x36)

LOCAL APPROVAL IS REQUIRED FOR PRESUMPTIVE LOAD-BEARING VALUES OF SOILS IN RELATION TO MAXIMUM LOADING ON EXISTING SOIL.



FOUNDATION LOADING DIAGRAM
Scale: N.T.S.



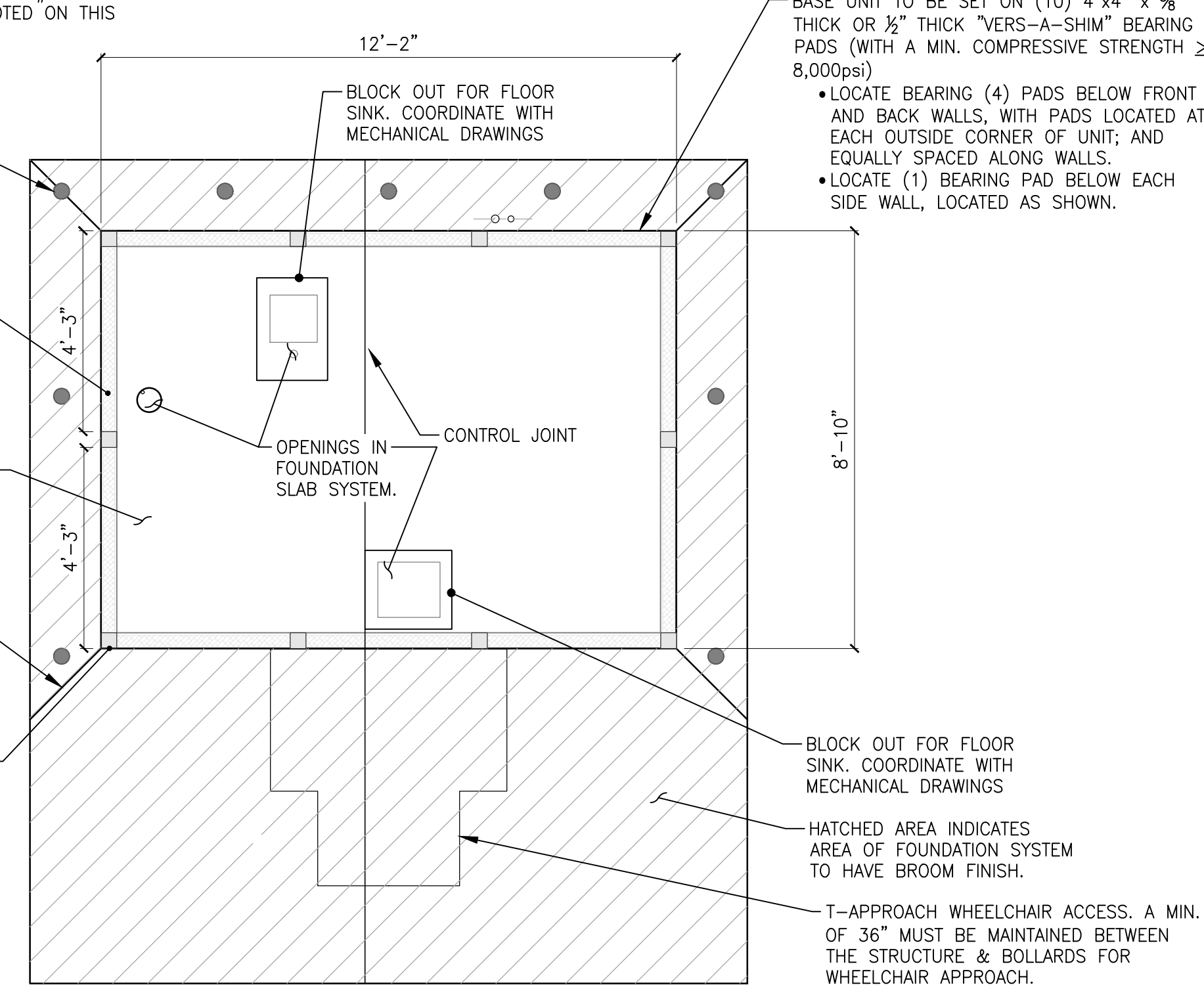
TYPICAL BOLLARD DETAIL
Scale: 3/4" = 1'-0" (24x36)

FOUNDATION BEARING NOTES:
1. DESIGN CONDITIONS USED FOR ALLOWABLE BEARING PRESSURE ON EXISTING SITE SOILS IS: 1,500 PSF. THIS ALLOWABLE BEARING PRESSURE IS THE MINIMUM BEARING PRESSURE DEFINED PER CBC TABLE 1806.2 & 1806A.2 FOR PRESUMPTIVE LOAD-BEARING VALUES OF SOILS. THE ASSOCIATED CLASS OF MATERIALS FOR THIS BEARING VALUE IS: CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT, AND SANDY SILT (CL, ML, MH & CH).
2. IN ACCORDANCE WITH CBC 2022: IF MUD, ORGANIC SILT, ORGANIC CLAYS, PEAT OR UNPREPARED FILL ARE FOUND - THESE MAY NOT BE ASSUMED TO HAVE A PRESUMPTIVE LOAD-BEARING CAPACITY UNLESS DATA TO SUBSTANTIATE THE USE OF SUCH A VALUE IS SUBMITTED.
3. THE LOCAL BUILDING OFFICIAL SHALL REVIEW & APPROVE THE SOILS AS REQUIRED PER LOCAL CODE ADOPTION IF THOUGHT TO HAVE THE SOILS DEFINED IN NOTE #2 ABOVE.

SPECIALTY INSPECTIONS:
THE FOLLOWING SPECIALTY INSPECTIONS OF THE FOUNDATION SLAB SHALL BE PERFORMED IN THE FIELD, DURING CONSTRUCTION & INSTALLATION OF NOTED COMPONENTS:
1. REINFORCING STEEL PLACED IN THE FIELD FOR CAST IN PLACE CONCRETE, SHALL BE PERIODICALLY INSPECTED.
2. SPECIAL INSPECTIONS & VERIFICATIONS FOR CONCRETE CONSTRUCTION PLACED IN THE FIELD SHALL NOT BE REQUIRED PER CBC 2022, SECTION 1705.3.3.2.
IF LOCAL AGENCY HAS ADOPTED CBC 2022 CHAPTER 17A, AGENCY TO DETERMINE IF THIS CAN BE ALLOWED, DUE TO DESIGN PARAMETERS & SPECIFIC CONDITIONS OF THE KIOSK.
SPECIALTY INSPECTIONS TO BE PROVIDED BY AN APPROVED AGENCY, SPECIFIED BY THE OWNER. ALL SPECIALTY INSPECTIONS TO BE CONDUCTED AND REPORTS PROVIDED IN ACCORDANCE WITH THE CURRENT LOCAL BUILDING CODE.

FOUNDATION NOTES:

- SLAB:**
1) THE REINFORCED FOUNDATION SLAB IS DESIGNED FOR THE LOADS INDICATED ON SHEET S0.
- CAST-IN PLACE CONCRETE:**
1) ALL CONCRETE WORK & DETAILING SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE STANDARD: ACI 318.
2) ALL FOUNDATION CONCRETE SHALL BE NORMAL WEIGHT WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS AND SHALL BE READY MIX CONCRETE PER ASTM C94. (SIX SACK MIX); SLUMP NO LESS THAN 1" & NO GREATER THAN 4".
3) ALL REINFORCING STEEL SHALL BE ASTM A615, GRADE 60, DEFORMED BARS.
4) ALL REINFORCING SHALL BE INSPECTED AND APPROVED BY THE OWNER PRIOR TO CONCRETE PLACEMENT. SPECIALTY INSPECTION TO BE PROVIDED PERIODICALLY FOR REINFORCING STEEL PLACED IN THE FIELD. SEE SPECIALTY INSPECTION SECTION OF GENERAL NOTES & REQUIREMENTS ON DRAWING S0.
5) REMOVE ALL LOOSE MATERIAL FROM SUB BASE SURFACE IMMEDIATELY PRIOR TO PLACING CONCRETE.
6) SET FORMS TO REQUIRED GRADES AND LINES, RIGIDLY BRACE AND SECURE. CHECK COMPLETED FORM WORK FOR GRADE AND ALIGNMENT. TOP OF FORMS SHALL BE LEVEL, OR AT THE INTENDED ELEVATION & SLOPE WITHIN 1/8" PER 10 FEET.
7) CONCRETE FOR BASE FOUNDATION SLAB SHALL BE PLACED IN ONE CONTINUOUS OPERATION.
8) PLACE CONCRETE USING METHODS WHICH PREVENT SEGREGATION. CONSOLIDATE CONCRETE ALONG FACE OF FORMS WITH INTERNAL VIBRATOR.
9) IF CONCRETE PLACEMENT IS INTERRUPTED FOR MORE THAN 1/2 HOUR, IT WILL BE CAUSE FOR REJECTION OF ALL CONCRETE WORK.
10) CONSTRUCT CONTROL JOINTS IN THE FRESH CONCRETE FOUNDATION SLAB FOR A DEPTH OF 1", BY GROOVING THE TOP PORTION OF THE SLAB WITH A CUTTING TOOL AND FINISHING THE EDGES WITH A JOINTER.
11) AFTER CONCRETE PLACEMENT, STRIKE-OFF, CONSOLIDATE, AND SMOOTH THE SURFACE BY SCREEDING AND FLOATING. COMPACT THE SURFACE AND PRODUCE A UNIFORM TEXTURE.
12) WORK EDGES OF SLABS AND FORMED JOINTS WITH AN EDGING TOOL, AND ROUND TO 1/2" RADIUS.
13) AFTER COMPLETION OF FLOATING AND TROWELING, COMPLETE SURFACE FINISHING AS FOLLOWS: SLOPED APRON: BROOM FINISH BY DRAWING A FINE HAIR BROOM ACROSS THE CONCRETE SURFACE. FLAT INTERIOR SECTION: TROWEL FINISH.
14) PROTECT AND CURE THE FOUNDATION SLAB BY USE OF CURING OR SEALING COMPOUND, APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS.
15) DO NOT PLACE CONCRETE IN WATER OR ON FROZEN GROUND.
16) WHEN FOUNDATION SLAB IS PLACED ON NATURAL SOILS, REMOVE VEGETATION; DEBRIS AND UN-SATISFACTORY SOIL MATERIALS.
17) THIS DRAWING SHALL BE USED IN COMBINATION WITH THE MECHANICAL; ELECTRICAL; EQUIPMENT; & PRECAST BASE UNIT DRAWINGS, FOR FINAL SIZES; LOCATIONS AND DETAILS OF OPENINGS; SLEEVES; CONDUITS; INSERTS AND OTHER REQUIREMENTS.
18) THE STEEL PIPE USED FOR THE BOLLARDS SHALL CONFORM TO ASTM A53 GRADE B. THE MAXIMUM DIMENSIONS OF THE FOUNDATION SLAB & BOLLARD LOCATIONS INDICATED ON THESE PLANS MAY VARY DEPENDING ON THE PARTICULAR UNIQUE SITE/PARKING LOT/LANDSCAPED PLANTER AREA REQUIREMENTS.
19) FOUNDATION REINFORCEMENT SHALL BE CONTINUOUS BARS WITH NO LAPPED SPLICES. ADDITIONAL #4 BARS IDENTIFIED AT EACH SIDE OF BLOCK OUT OPENINGS FOR FLOOR SINKS TO BE 9'-10" IN LENGTH AT THE FRONT OPENING; & 7'-9" IN LENGTH AT THE BACK OPENING, WITH A 1/2" CLEAR DISTANCE AT THE OUTSIDE PERIMETER (TYPICAL ALL AROUND) & EXTENDING 3'-4" PAST THE INSIDE EDGE OF THE OPENING; AS SHOWN ON THE FOUNDATION PLAN REBAR LAYOUT THIS SHEET.



FOUNDATION KEY PLAN
Scale: 3/8" = 1'-0" (24x36)

THESE DRAWINGS HAVE BEEN REVIEWED AND APPROVED BY "RADCO" A CA DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT APPROVED THIRD PARTY DESIGN APPROVAL AGENCY. DM920272
APPROVAL DATE: 11/12/2021
EXPIRATION DATE: 02/28/2023
APPROVAL NO: 596-1003(R3)
THESE DRAWINGS MAY NOT BE USED AT ANY OTHER SITE LOCATION THAN THE ONE NOTED ON THESE DRAWINGS.

LOCATION:
1581 W. Whittier Boulevard
La Habra, CA 90631

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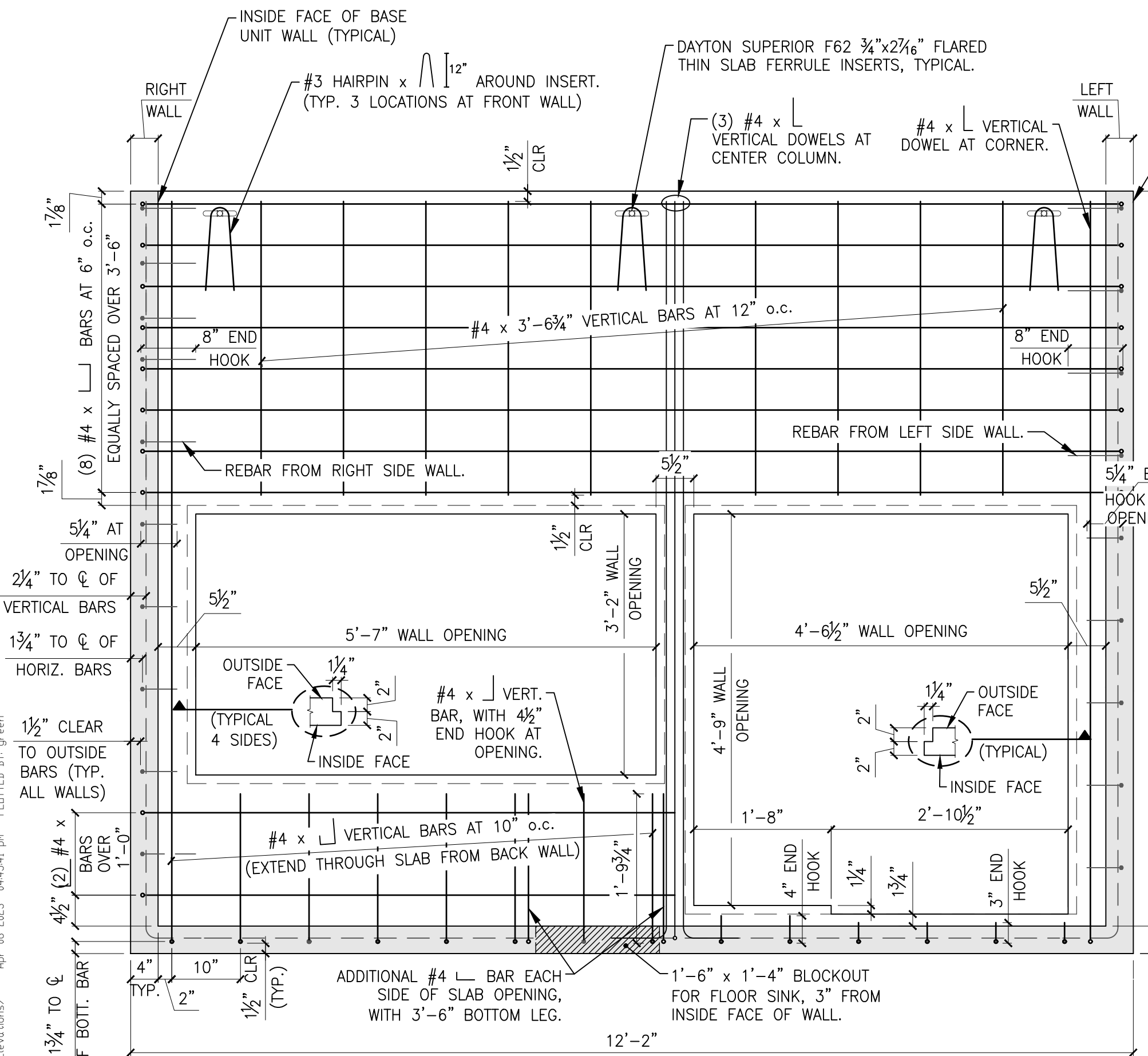


WATERMILL EXPRESS
WATER VENDING MACHINE

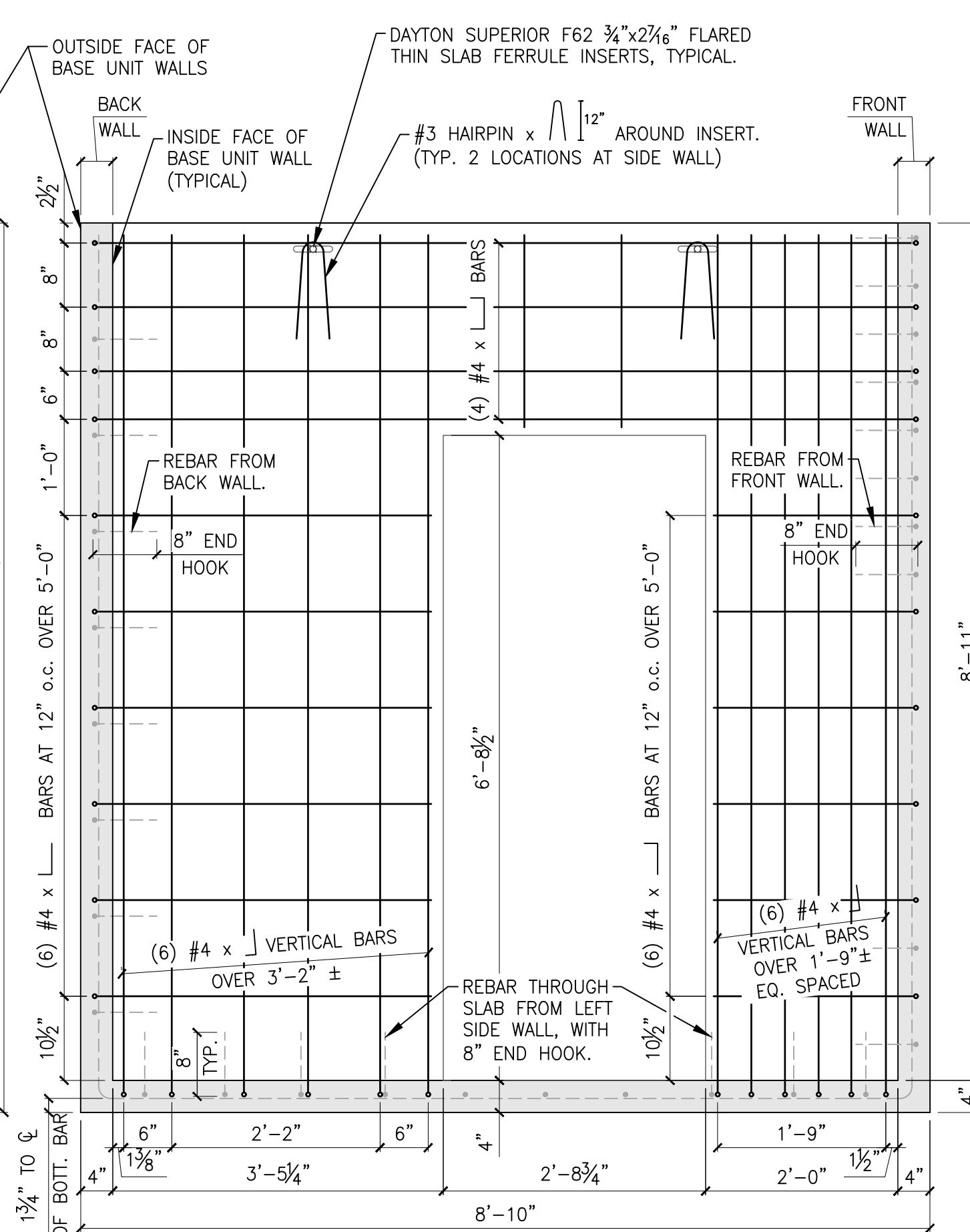
SHEET TITLE:
FOUNDATION PLAN & DETAILS

DATE: APRIL 2014
DRAWN: CMH
CHECKED: DS
REVISIONS: SEE SCHEDULE ON SHEET S0
PROJECT NUMBER: 13-247-01
SHEET NUMBER: **S1**
OF 6 SHEETS

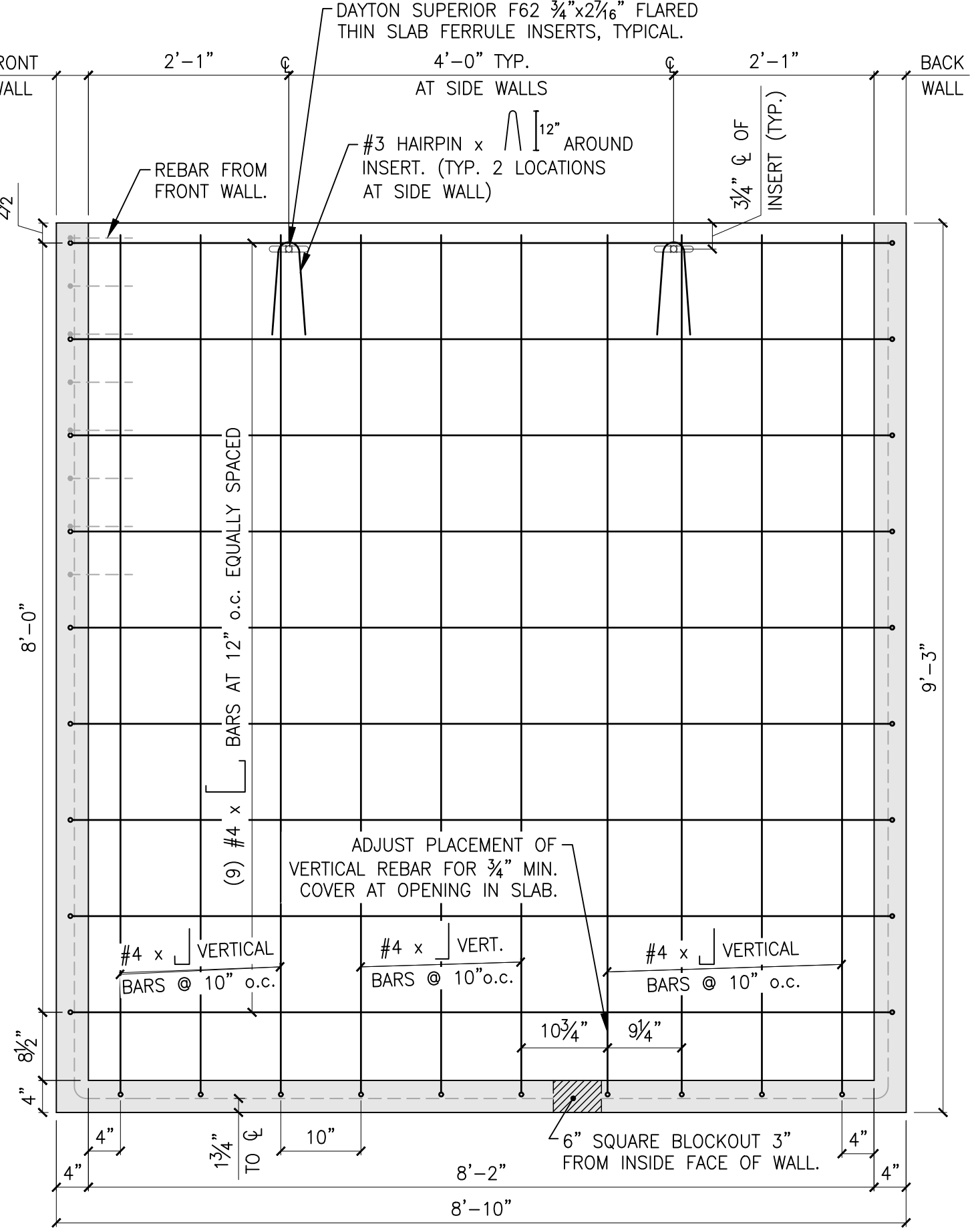
5000 SERIES PROTOTYPE



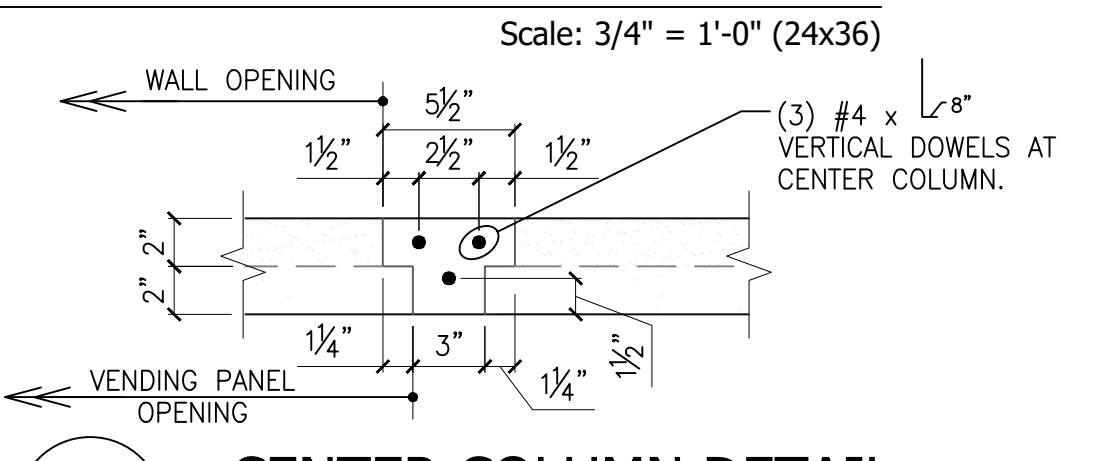
BASE UNIT FRONT WALL (INTERIOR FACE)



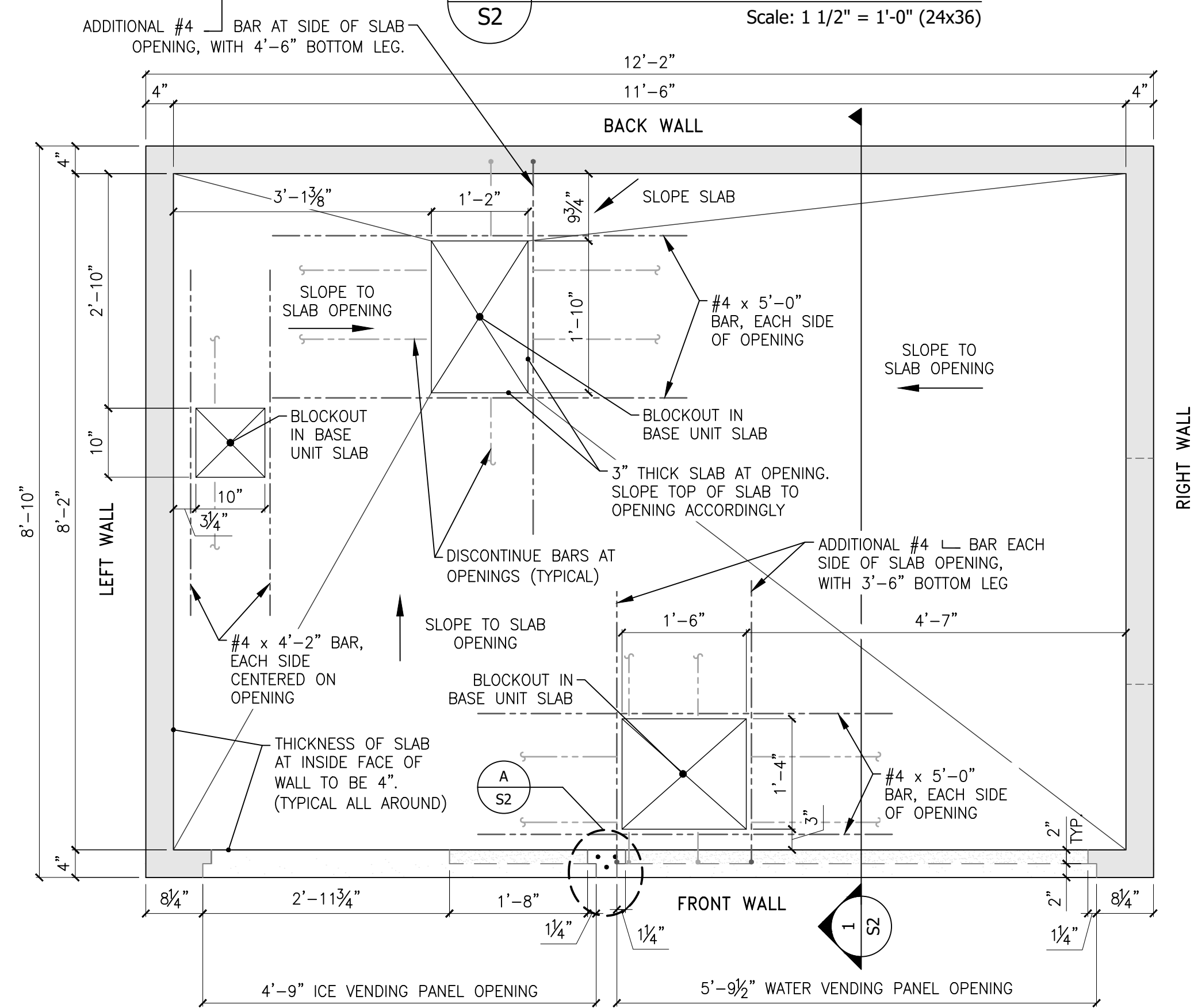
BASE UNIT RIGHT SIDE WALL (INTERIOR FACE)



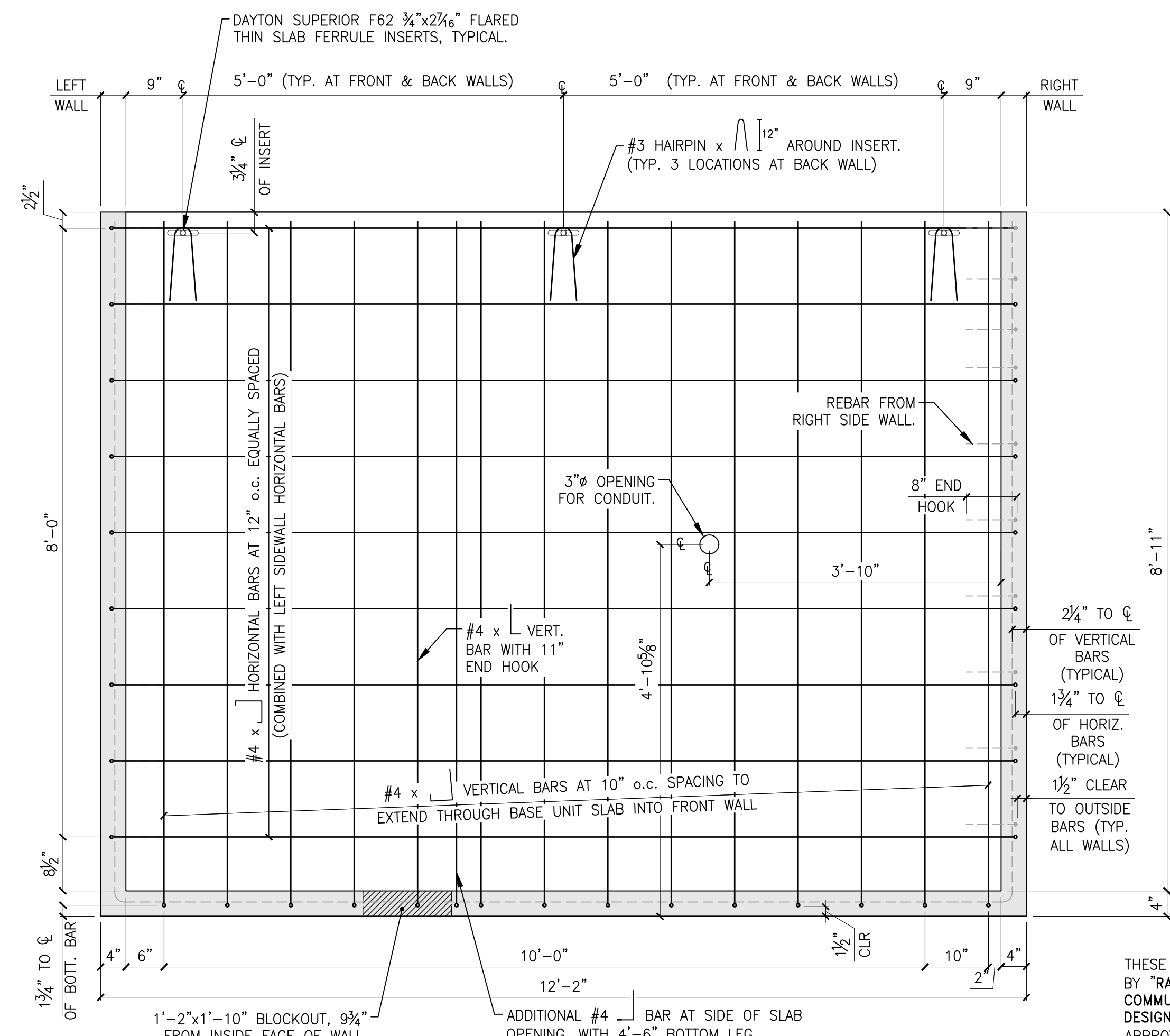
BASE UNIT LEFT SIDE WALL (INTERIOR FACE)



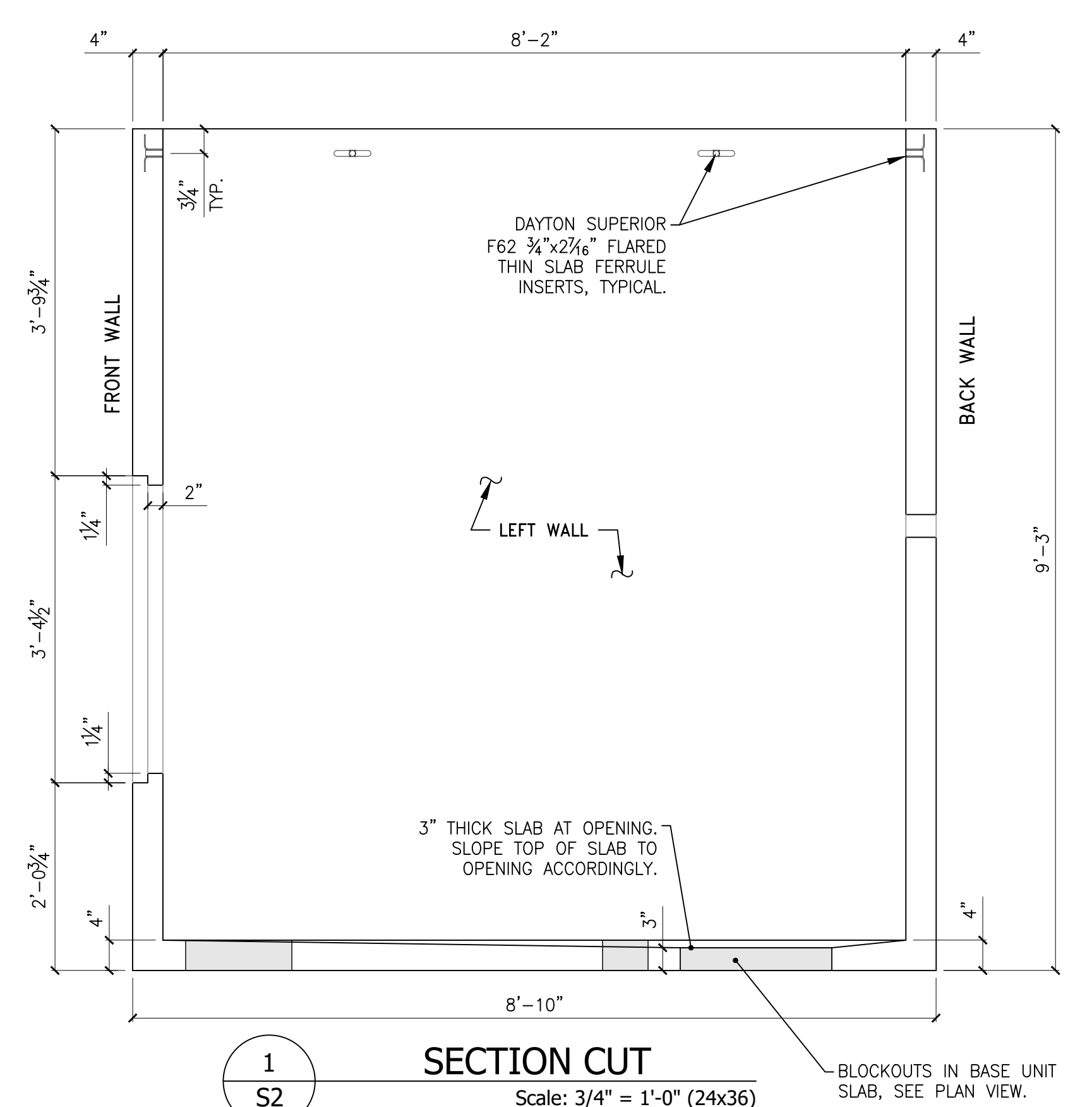
CENTER COLUMN DETAIL



BASE UNIT PLAN VIEW



BASE UNIT BACK WALL (INTERIOR FACE)



SECTION CUT

Scale: 3/4" = 1'-0" (24x36)

THESE DRAWINGS HAVE BEEN REVIEWED AND APPROVED BY "RADCO" A CA DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT APPROVED THIRD PARTY DESIGN APPROVAL AGENCY. DM920272
 APPROVAL DATE: 11/12/2021
 EXPIRATION DATE: 02/28/2023
 APPROVAL NO: 596-1003(R3)
 THESE DRAWINGS MAY NOT BE USED AT ANY OTHER SITE LOCATION THAN THE ONE NOTED ON THESE DRAWINGS.

LOCATION:
 1581 W. Whittier Boulevard
 La Habra, CA 90631

FOR REFERENCE ONLY

- PRE-CAST BASE UNIT NOTES:**
- PRECAST CONCRETE:**
- 1) THE PRECAST BASE UNIT SHELL IS DESIGNED FOR THE LOADS INDICATED ON DRAWING S0
 - 2) ALL CONCRETE WORK AND DETAILING SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE, ACI 318.
 - 3) ALL CONCRETE SHALL BE NORMAL WEIGHT WITH A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI IN 28 DAYS, UNLESS NOTED OTHERWISE (U.N.O.)
 - 4) ALL REINFORCING STEEL SHALL BE ASTM A615, MINIMUM GRADE 60, DEFORMED BARS, U.N.O.
 - 5) WHERE WELDING OF REBAR IS REQUIRED:
 - a) REINFORCING BARS SHALL CONFORM TO ASTM A706, GRADE 60 DEFORMED BARS.
 - 6) REINFORCEMENT PROTECTION (COVER) SHALL BE: CONCRETE EXPOSED TO EARTH OR WEATHER: 1 1/2" FOR BARS #5 & SMALLER.
 - 7) BARS MARKED "CONT." (CONTINUOUS) SHALL BE FULLY DEVELOPED AT EACH END SECTION BY EMBEDMENT AND/OR END ANCHORAGE.
 - 8) ACTUAL DIMENSIONS OF THE PRECAST CONCRETE MAY VARY SLIGHTLY.
 - 9) FABRICATION OF PRECAST UNITS:
 - A. PRECAST BASE UNIT TO BE MANUFACTURED BY VAUGHN CONCRETE PRODUCTS, INC.
 - B. READY MIX CONCRETE SHALL COMPLY WITH REQUIREMENTS OF ASTM C94.
 - C. COAT SURFACES OF FORMS WITH BOND-BREAKING COMPOUND BEFORE REINFORCEMENT IS PLACED. PROVIDE COMMERCIAL FORMULATION FORM-COATING COMPOUNDS THAT WILL NOT BOND WITH, STAIN, NOR ADVERSELY AFFECT CONCRETE SURFACES; AND WILL NOT IMPAIR SUBSEQUENT TREATMENTS OF CONCRETE SURFACES REQUIRING BOND OR ADHESION. APPLY IN COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS.
 - D. CLEAN REINFORCEMENT OF LOOSE RUST AND MILL SCALE, EARTH AND OF THE MATERIALS WHICH REDUCE OR DESTROY BOND WITH CONCRETE.
 - E. ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT AGAINST DISPLACEMENT BY FORMWORK, CONSTRUCTION, OR CONCRETE PLACEMENT OPERATIONS. LOCATE AND SUPPORT REINFORCING BY METAL CHAIRS, RUNNERS, BOLSTERS, SPACERS AND HANGERS, AS REQUIRED.
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 - G. PLACE CONCRETE IN A CONTINUOUS OPERATION TO PREVENT FORMATION OF SEAMS OR PLANES OF WEAKNESS IN PRECAST UNITS, COMPLYING WITH REQUIREMENTS OF ACI 304. THOROUGHLY CONSOLIDATE PLACED CONCRETE BY INTERNAL AND EXTERNAL VIBRATION WITHOUT DISLOCATION OR DAMAGE TO REINFORCEMENT AND BUILT-IN ITEMS.
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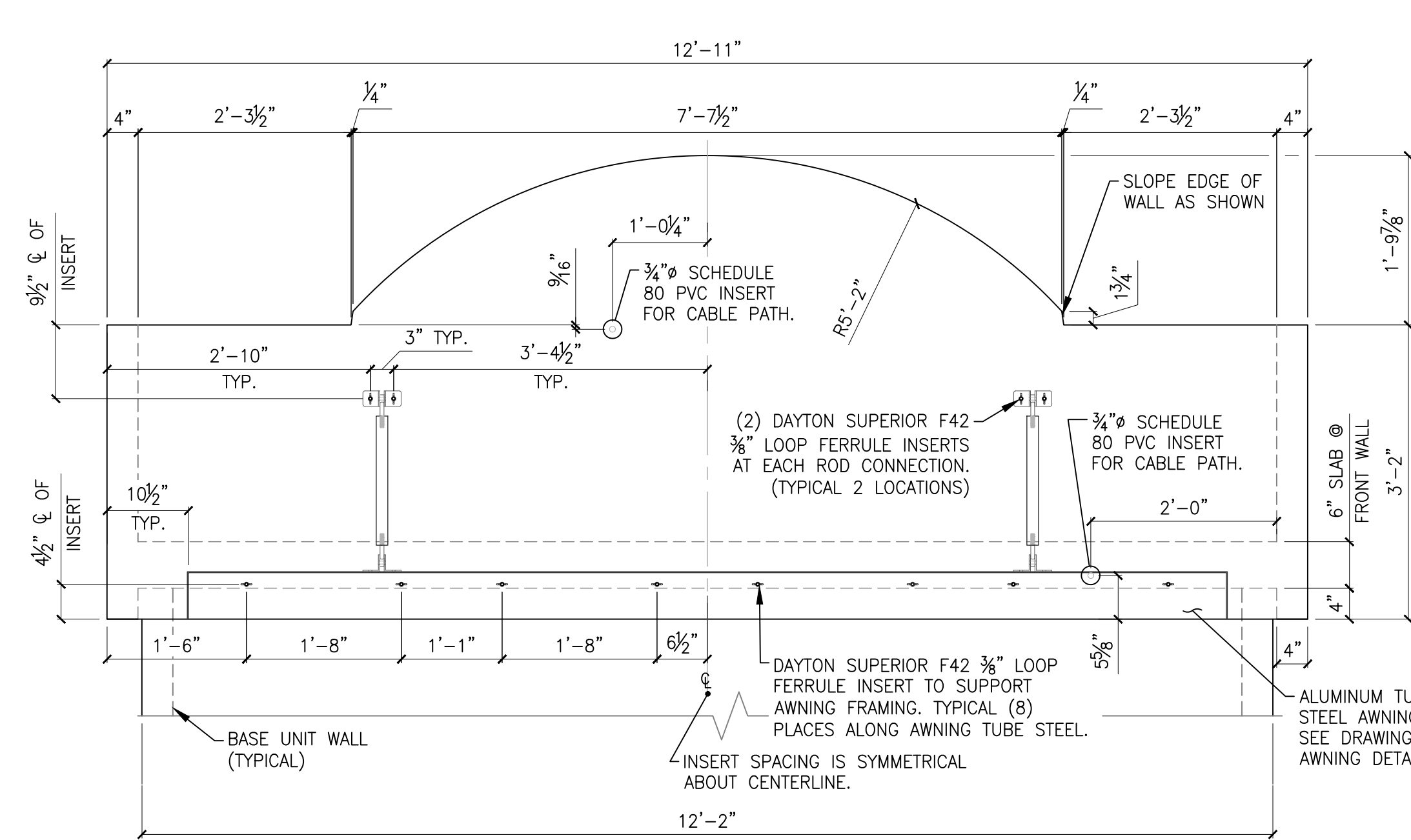


WATERMILL EXPRESS
 WATER VENDING MACHINE

SHEET TITLE:
BASE UNIT PLAN & WALL ELEVATIONS

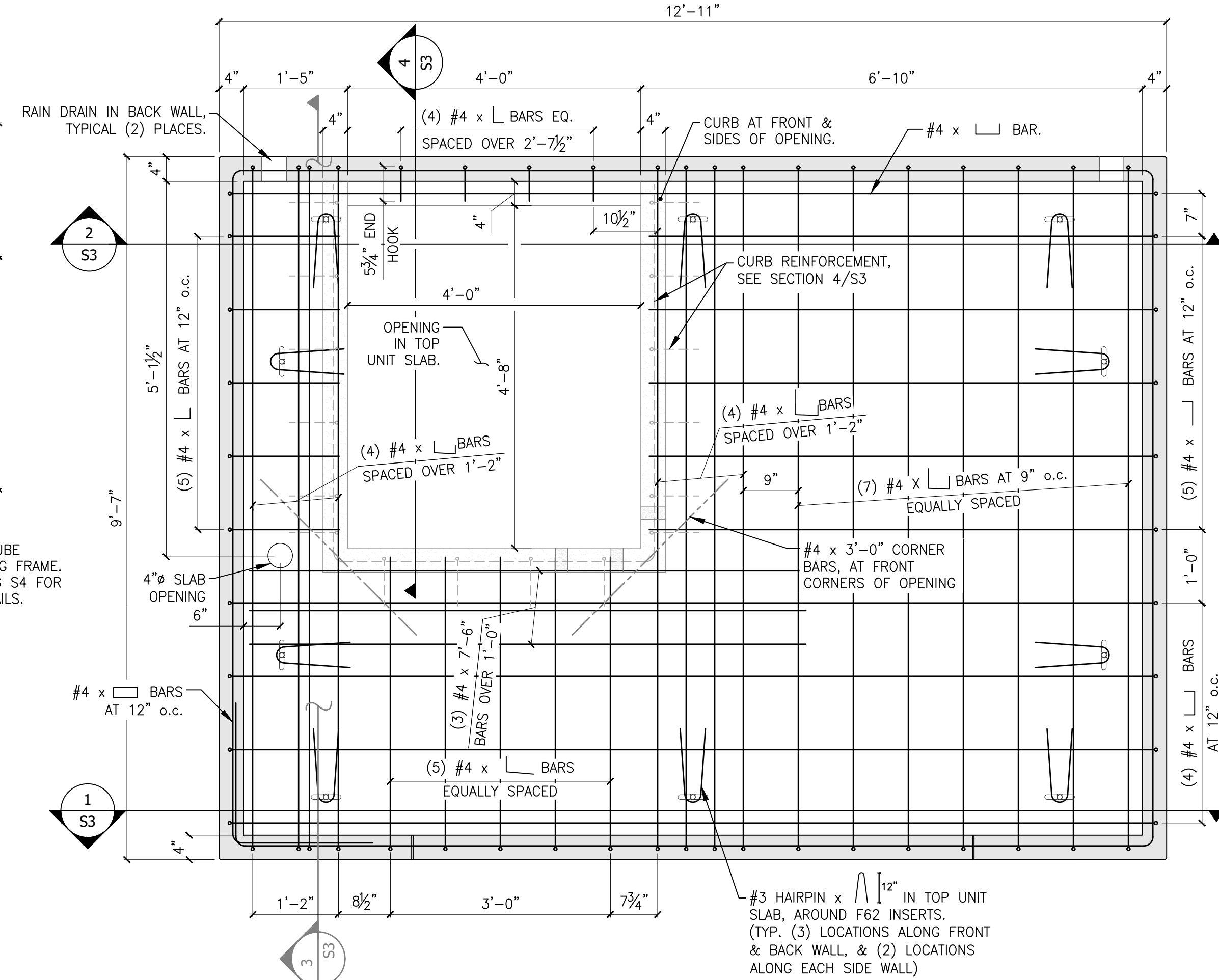
DATE: APRIL 2014
 DRAWN: CMH
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 REVISIONS: SEE SCHEDULE ON SHEET S0
 PROJECT NUMBER: 13-247-01
 SHEET NUMBER: **S2**
 OF 6 SHEETS

S:\Proj\2013\247-01\Watermill Express\Structural Drawings\CallForma_2023\1581 W. Whittier Blvd, La Habra, CA\Watermill Express Prototype S200 CA - S213601.dwg, 04-13-2023, 4:58:41 PM, 10/11/2023, 10:44:41 AM, PLOTTED BY: green



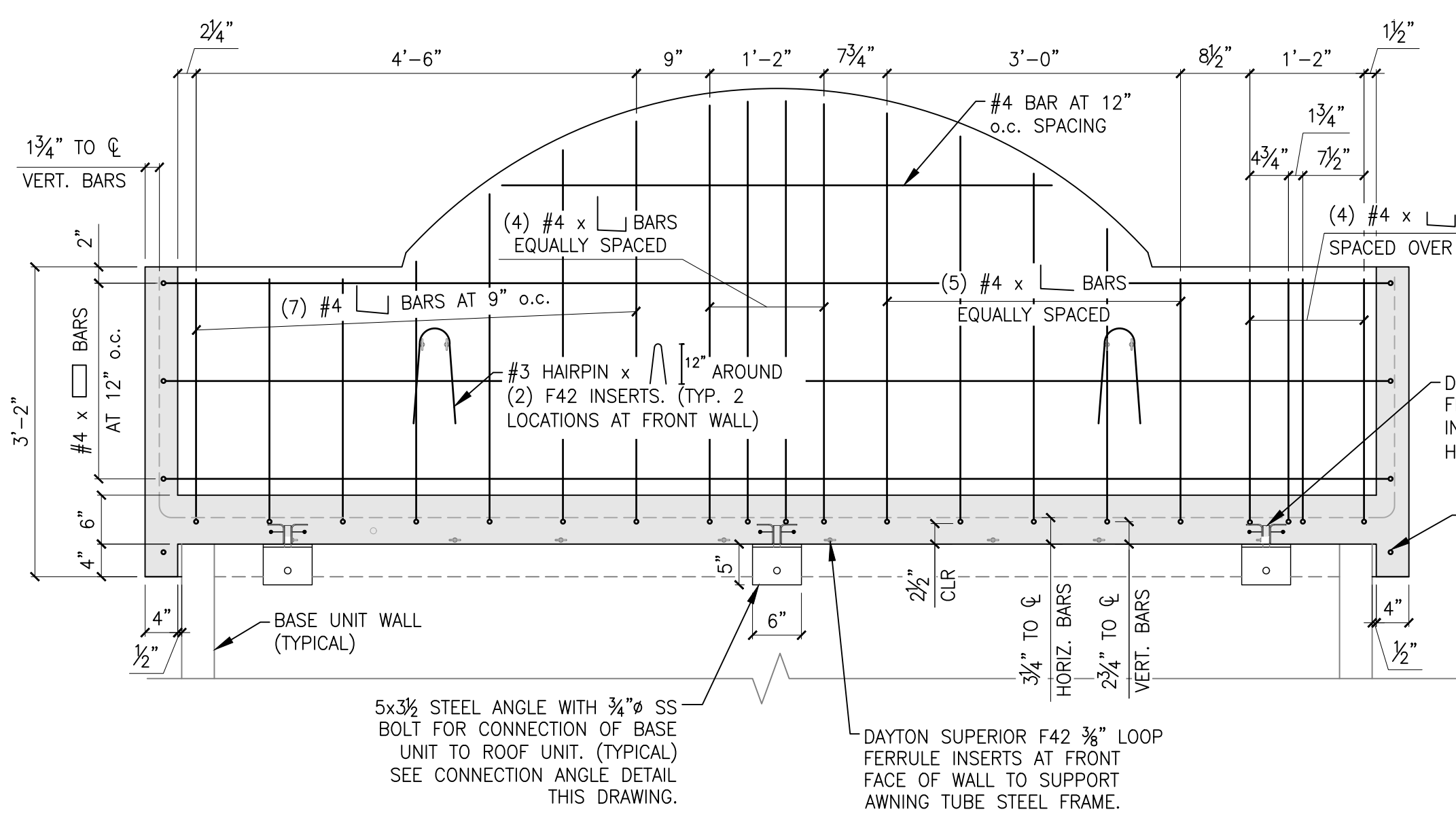
TOP UNIT FRONT WALL ELEVATION (EXTERIOR FACE)

Scale: 3/4" = 1'-0" (24x36)



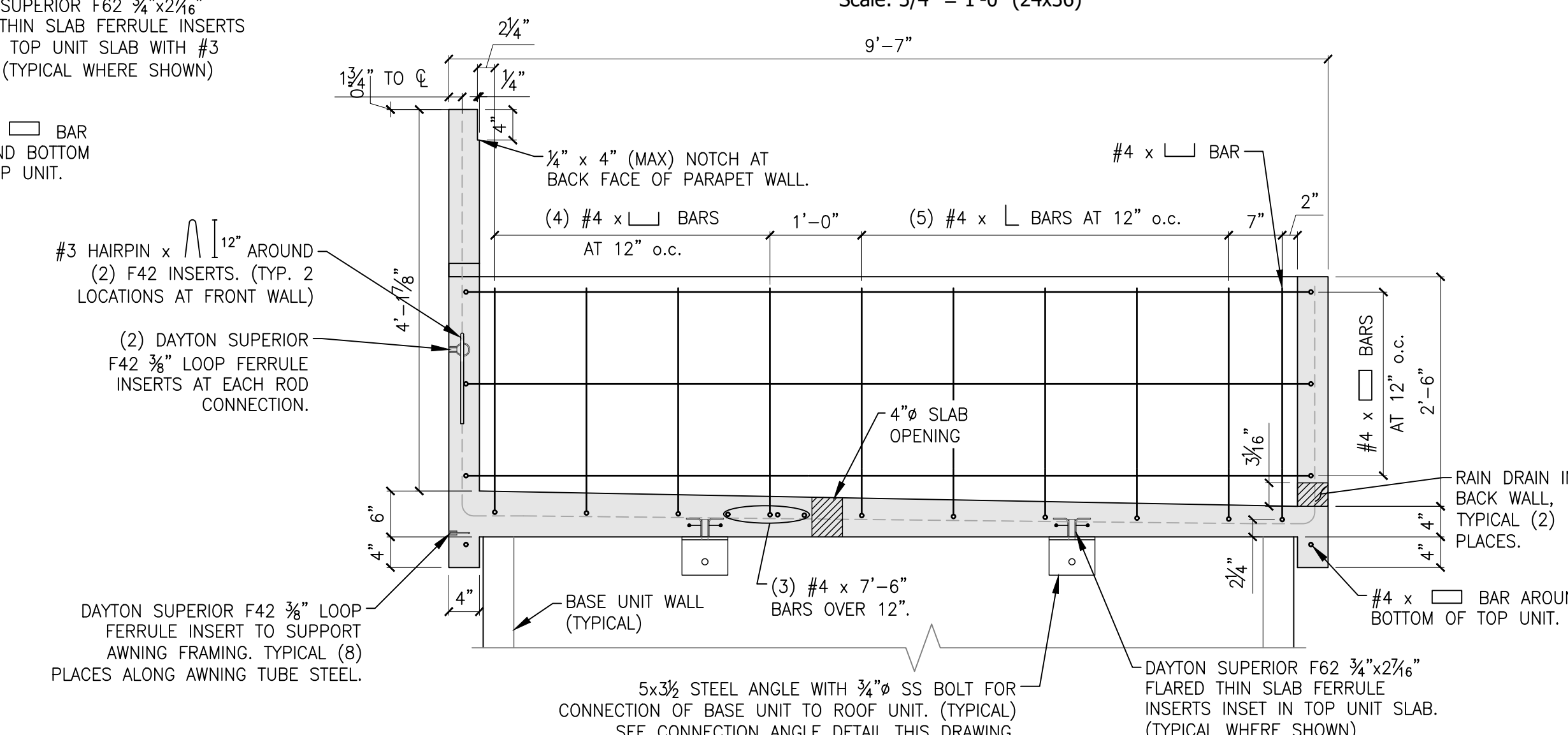
TOP UNIT PLAN VIEW

Scale: 3/4" = 1'-0" (24x36)



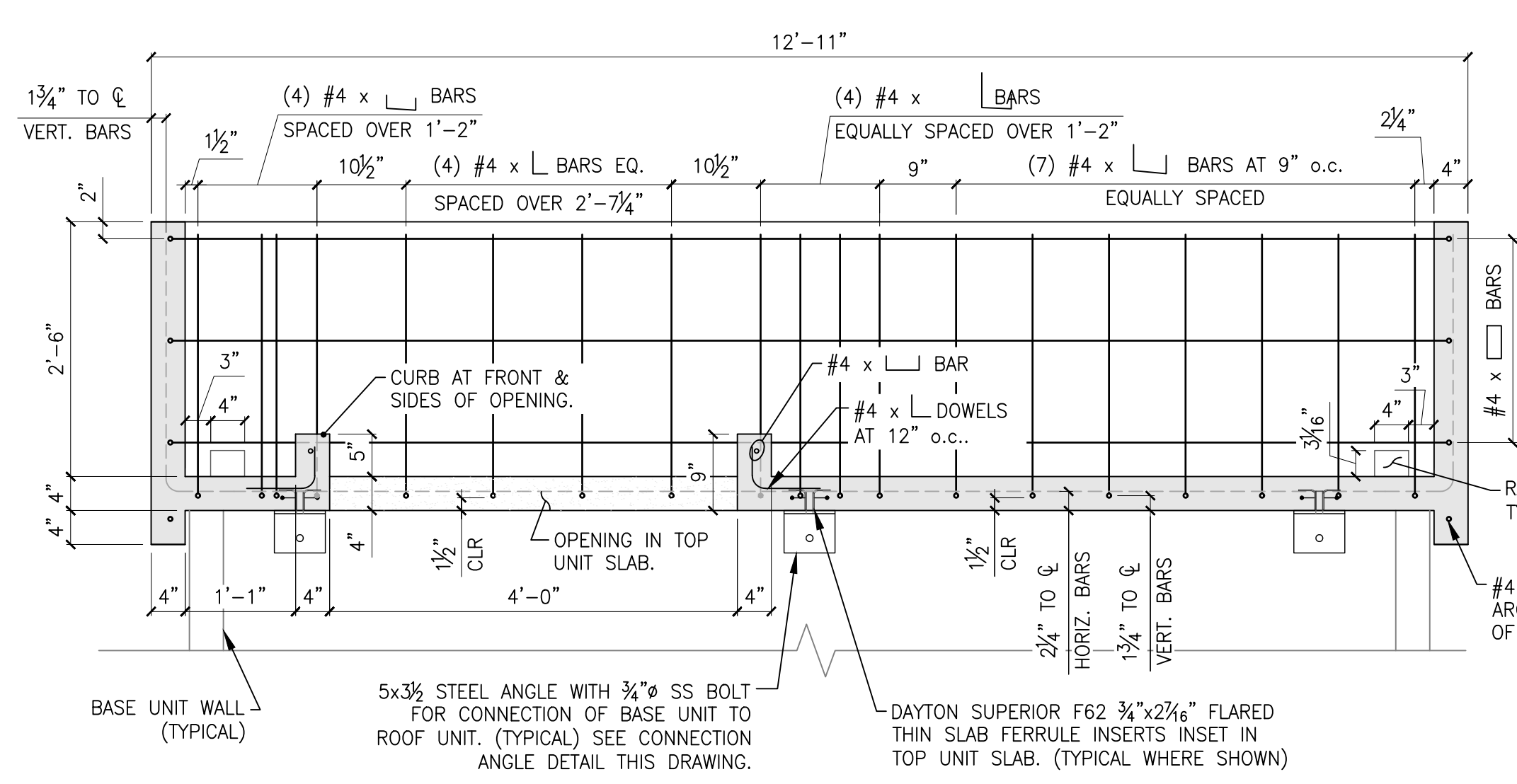
TOP UNIT SECTION AT FRONT WALL (INTERIOR FACE)

Scale: 3/4" = 1'-0" (24x36)



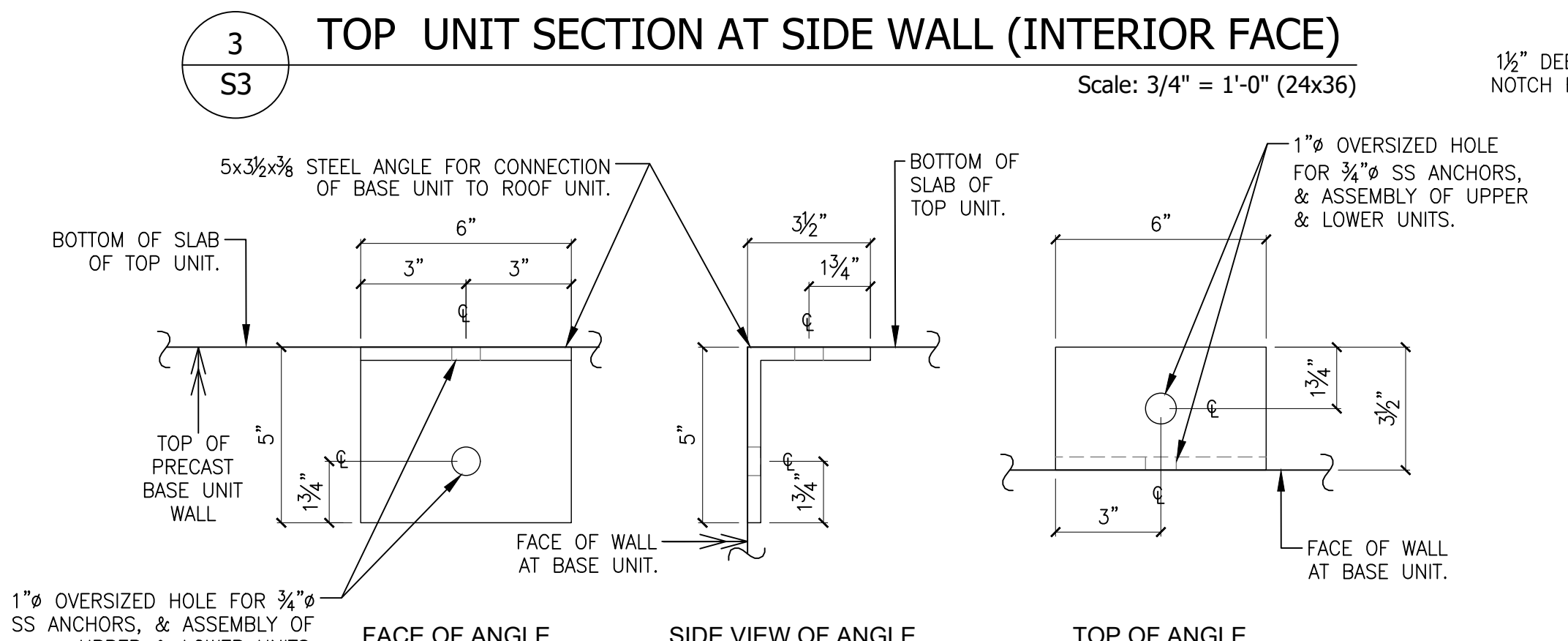
TOP UNIT SECTION AT SIDE WALL (INTERIOR FACE)

Scale: 3/4" = 1'-0" (24x36)



TOP UNIT SECTION AT BACK WALL (INTERIOR FACE)

Scale: 3/4" = 1'-0" (24x36)

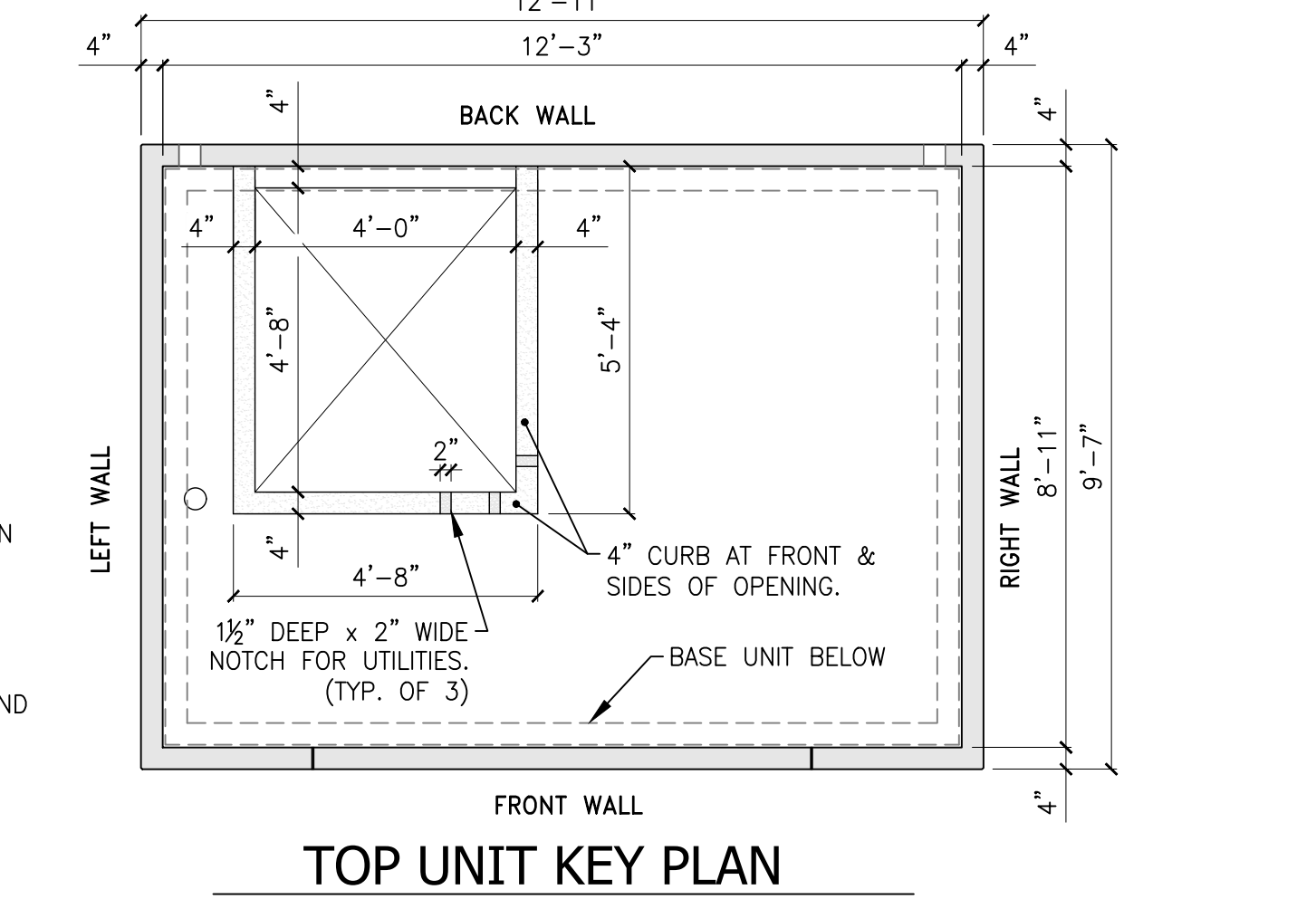


CONNECTION ANGLE DETAIL

Scale: 3" = 1'-0" (24x36)

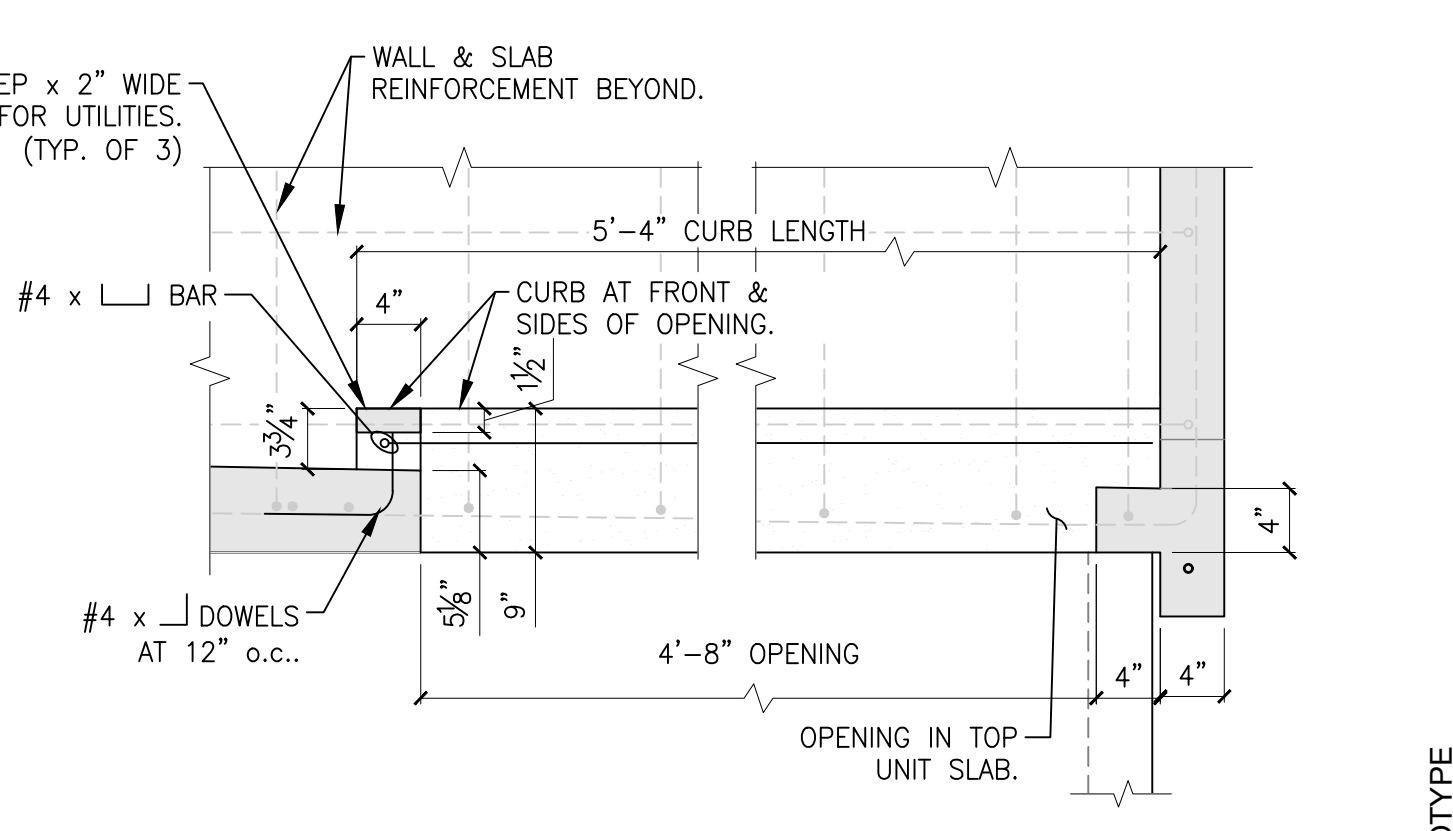
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 - ANCHORAGE OF CONDENSING UNITS SHALL BE 3/8" AISI 304 STAINLESS STEEL HLT KWIK BOLT 3 -OR- IZ EXPANSION ANCHORS WITH 2" MIN. EMBEDMENT. SEE MECHANICAL DRAWINGS FOR CONDENSING UNIT TYPE & LOCATION.
 - SPECIALTY INSPECTION TO BE PROVIDED PERIODICALLY FOR POST INSTALLED ANCHORS INTO HARDENED CONCRETE. SEE SPECIALTY INSPECTION SECTION OF GENERAL NOTES & REQUIREMENTS ON DRAWING SO.

FOR REFERENCE ONLY



TOP UNIT KEY PLAN

Scale: 3/8" = 1'-0" (24x36)



CURB SECTION

Scale: 1" = 1'-0" (24x36)

ANCHORS USED WITH CONNECTION ANGLE SHOWN, TO BE 3/4" ANSI 304 STAINLESS STEEL BOLTS, INTO THE DAYTON SUPERIOR F62: 3/4" x 2 1/8" FLARED THIN SLAB FERRULE INSERT - CAST INTO THE BASE UNIT WALLS & TOP UNIT SLAB, AS SHOWN ON THIS DRAWING.

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WATERMILL EXPRESS
 WATER VENDING MACHINE

SHEET TITLE:
TOP UNIT PLAN & WALL ELEVATIONS

DATE: APRIL 2014
 DRAWN: CMH
 CHECKED: DS
 REVISIONS: SEE SCHEDULE ON SHEET S0

PROJECT NUMBER: 13-247-01
 SHEET NUMBER: **S3**
 OF 6 SHEETS

5000 SERIES PROTOTYPE

PLUMBING SYMBOLS	
SYMBOL	DESCRIPTION
-----	SANITARY SEWER PIPING
-----	VENT PIPING
-----	COLD WATER PIPING
-----	HOT WATER PIPING
-----	HOT WATER RETURN PIPING
-----	NATURAL GAS PIPING
-----	CHANGE IN PIPE ELEVATION
FD	FLOOR DRAIN
FS	FLOOR SINK
CO	CLEANOUT
WCO	WALL CLEANOUT
FCO	FLOOR CLEANOUT
YCO	YARD CLEANOUT
HB	HOSE BIBB
--- X ---	BALL VALVE
P-1	PLUMBING FIXTURE DESIGNATION SEE PLUMB FIXT. CONN. SCHED.
P-1	PLUMBING FIXTURE DESIGNATION SEE PLUMB FIXT. CONN. SCHED.
P-1, P-2, ETC.	PLUMBING FIXTURE DESIGNATION
BF	BELOW FLOOR
UG	UNDER GRADE
AFF	ABOVE FINISHED FLOOR
AC	ABOVE CEILING
AC	AIR CHAMBERS

PLUMBING PRESSURE CALCULATIONS (PER UPC)		
Item	Description	PSI
Non piping losses	Pressure at main (Estimated)	75
	Highest pressure at fixture (per A104.1)	8
	Meter (3/4" Disc per A102.2)	1
	Tap loss in main	0.1
	Static head (5'0.43)	2.15
	Backflow Preventor (Watts 909)	13
	Total pressure loss	24.25
	Pressure to overcome pipe friction	50.75

Item	Description	FU in section	GPM in section (A103.1(1))	Length of section	Pipe Size	Equal length for fittings	Total equal length	Friction loss ps/100ft (A105.1)	Section friction loss
Cold	WATER MAIN TO RPZ (MAXIMUM)	4	5	75	0.75	37.5	112.5	4	4.5
	RPZ TO FIXTURES	4	5	25	0.75	12.5	37.5	4	1.5
Total Pressure loss									6.0
Difference									44.8

BUILDING WATER FIXTURE UNITS (TABLE 610.3)							
ITEM	QTY	COLD FU			HOT FU		
		COLD FU	HOT FU	TOTAL FU	COLD FU	HOT FU	TOTAL FU
Combination fixture-Private-Faucet	1	2.5	0	2.5	2.5	0	2.5
Drinking fountain-Offices-3/8" valve	3	0.5	0	0.5	1.5	0	1.5
TOTAL FU		4	0	4			

DRAINAGE FIXTURE UNITS PER UPC				
TAG	TAG	DFU	QTY	TOTAL
FS	FLOOR SINK - (2) 1 1/2" TRAPS	6	1	6
FS	FLOOR SINK - 1 1/2" TRAP	3	1	3
TOTAL				9
Maximum DFU in 3" drainage at 1/8"foot (minimum) slope per UPC table 703.2				
35				
Maximum DFU in 2" drainage at 1/8"foot (minimum) slope per UPC table 703.2				
8				
Maximum DFU in 2" vent per UPC table 703.2				
24				
Maximum 2" vent length per UPC table 703.2				
120				

GENERAL PLUMBING NOTES

- THE PLUMBING SUBCONTRACTOR SHALL PROVIDE A COMPLETE AND USABLE SYSTEM WITH THE INTENT AND SPIRIT OF THAT INDICATED BY THESE DRAWINGS, WORK OR MATERIALS NOT SHOWN BY THE DRAWINGS, BUT NECESSARY TO COMPLETE THE SYSTEM SHALL BE INCLUDED AT NO ADDITIONAL COST. THE PLUMBING SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL PLUMBING SYSTEM REQUIREMENTS INCLUDING FIXTURES, WASTE, VENT, GAS AND WATER PIPE, ACCESSORIES, CUTTING AND PATCHING, ETC.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND MAKE ADJUSTMENTS TO AVOID CONFLICT. NOTIFY THE ENGINEER IN WRITING OF SIGNIFICANT CONSTRUCTABILITY ISSUES.
- THE PLUMBING SUBCONTRACTOR SHALL VERIFY PLACEMENT OF ALL FIXTURES, EXISTING PIPE, MECHANICAL EQUIPMENT, AND RELATED WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND TRADES BEFORE ROUGHING IN.
- MINOR VARIATION IN PIPING TO AVOID CONFLICT WILL BE ACCEPTED. NOTIFY THE ENGINEER IN WRITING OF SIGNIFICANT CONSTRUCTABILITY ISSUES.
- IF DEMOLITION OF EXISTING BUILDING COMPONENTS WHICH ARE TO REMAIN IS REQUIRED, COORDINATE RESTORATION OF DISTURBED FINISH WORK (E.G. FLOOR SLAB, FLOOR FINISHES, ETC.) WITH GC.
- LOCATIONS OF EXISTING PIPE INDICATED ON THIS DRAWING ARE BASED ON RECORDS WHICH MAY BE INACCURATE. THE PLUMBING SUBCONTRACTOR SHALL FIELD VERIFY ADJUST IF REQUIRED, AT NO ADDITIONAL COST.
- FIELD VERIFY EXISTING WASTE PIPE INVERTS AND ADEQUACY OF NEW WASTE PIPE FALL. NOTIFY ENGINEER IN WRITING IF CONFLICTS EXIST.
- ALL MATERIALS WILL BE NEW AND IN NEW CONDITION.
- ALL WORK SHALL COMPLY WITH COGNIZANT CODES, REGULATIONS, LAWS AND THE DETERMINATIONS OF THE LOCAL BUILDING OFFICIAL AT NO EXTRA COST. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY CONFLICT BETWEEN THE PLANS AND APPLICABLE CODES.
- WHEN SYSTEMS ARE COMPLETE AND OPERATIONAL, A "PUNCH LIST" INSPECTION SHALL BE REQUESTED BY THE CONTRACTOR. SUCH AN INSPECTION SHALL NOT BE CONDUCTED ON INCOMPLETE OR NON-OPERATIONAL SYSTEMS.
- SUPPORT ALL PIPE PER CODE WITH CLEVIS HANGERS, UNISTRUT OR SIMILAR PLUMBERS TAPE WILL NOT BE ACCEPTED. CLEVISSES FOR WATER PIPE SHALL BE COPPER.

- INSULATE ALL WATER PIPE ABOVE GROUND WITH FOAM PIPE INSULATION AND ALL PURPOSE JACKET, 1" THICK 4 PCF FOR 1/2" - 1-3/4" PIPE SIZE.
- ALL WATER VALVES SHALL BE 2-PIECE BALL VALVES, BRONZE BODY, SS BALL. INSTALL A UNION WITH EACH VALVE.
- ABOVE FLOOR PLUMBING MATERIALS:
WATER PIPE SHALL BE OF MATERIAL LISTED IN TABLE BELOW.
WASTE/VENT PIPE SHALL BE OF MATERIAL LISTED IN TABLE BELOW.
- BELOW GROUND PLUMBING MATERIALS:
WATER PIPE SHALL BE OF MATERIAL LISTED IN TABLE BELOW.
WASTE/VENT PIPE SHALL BE OF MATERIAL LISTED IN TABLE BELOW WITH BELL AND SPIGOT PLACED IN A CLEAN SAND BED.
MINIMUM UNDERGROUND BUILDING DRAIN SIZE IS TO BE AS INDICATED IN CALCULATIONS.
- COLORED PRIMER AND COLORED GLUE SHALL BE USED ON ALL PVC PIPING OR A STACK TEST SHALL BE PERFORMED.
- PEX PIPING (IF LISTED IN ALLOWABLE MATERIALS) SHALL BE INSTALLED AS A SYSTEM PIPE. FITTINGS, "RINGS" SHALL ALL BE FROM THE SAME VENDOR & BE COMMERCIAL GRADE. (VIEGA OR EQUAL).

ALLOWABLE WATER MATERIALS

USE	PVC SCH 40	COPPER K	COPPER L	PEX	POLY
SERVICE LINE	NO	NO	NO	YES	NO
CU ABOVE FLOOR	NO	NO	NO	YES	NO
CU BELOW GROUND	NO	YES	NO	NO	NO
HU ABOVE FLOOR	NO	NO	NO	YES	NO
HU BELOW GROUND	NO	YES	NO	NO	NO

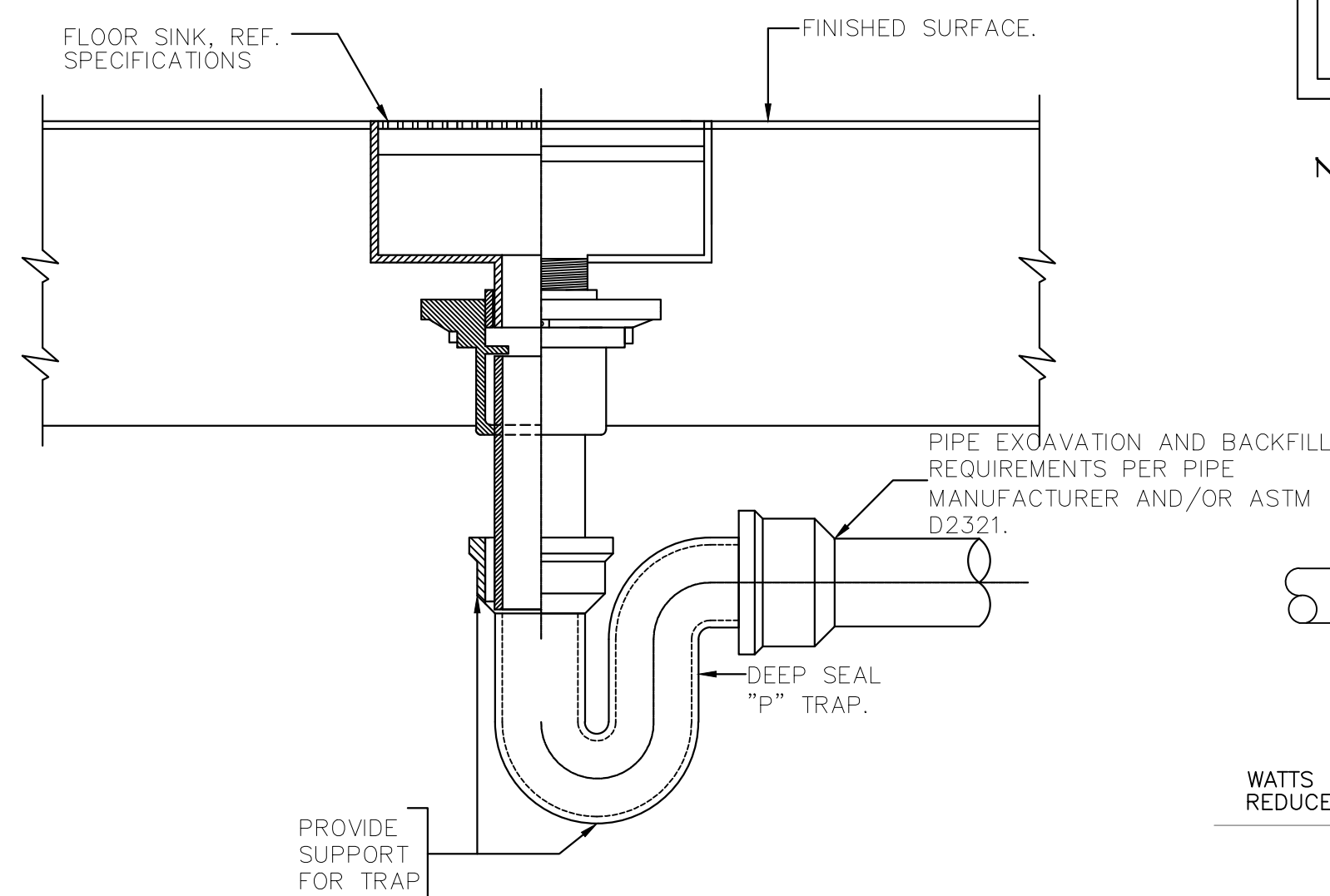
ALLOWABLE WASTE/VENT MATERIALS

USE	CAST IRON	PVC DWV	PVC SOLID CORE	COPPER DWV
WASTE ABOVE FLOOR	NO	NO	YES	NO
WASTE BLW GROUND	NO	NO	YES	NO
VENT ABOVE FLOOR	NO	NO	YES	NO
VENT BELOW GROUND	NO	NO	YES	NO
CONDENSATE (NON-HVAC)	NO	NO	YES	NO

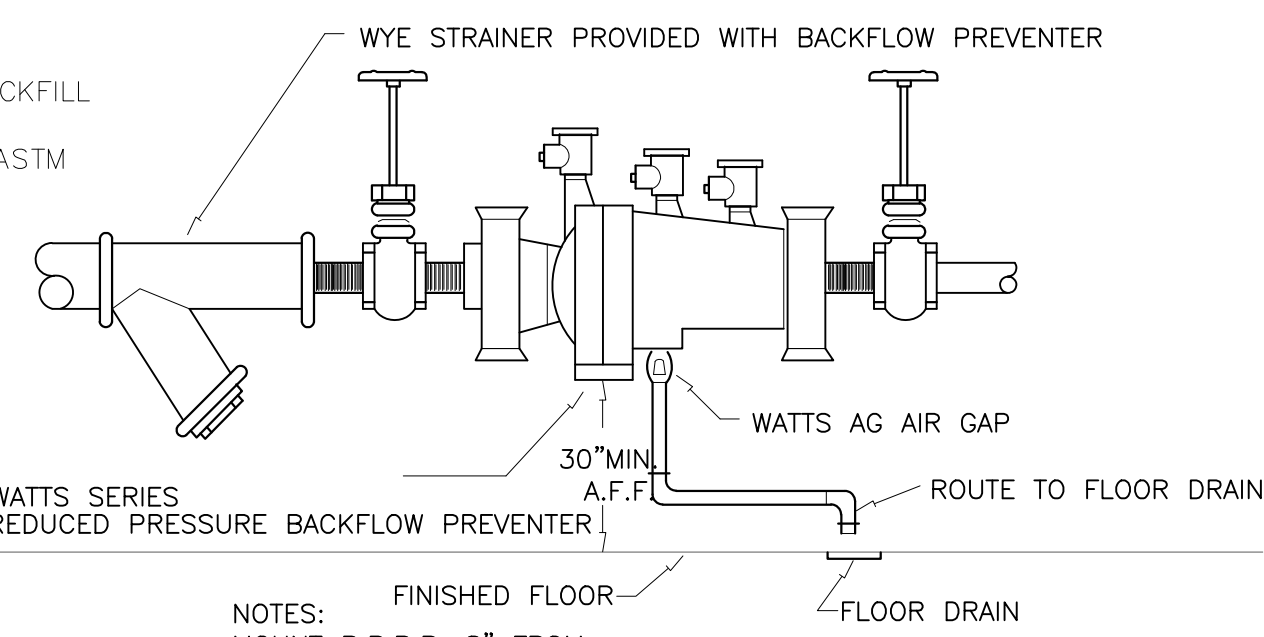
- NOTES:
- NO SUBSTITUTIONS. NO MATERIALS NOT LISTED.
 - PEX PIPE TO BE JOINED IN A PROCESS/FITTING LAW CODE AND MFG.
 - NOT USED.
 - COPPER PIPE TO BE SOLDERED USING LEAD FREE SOLDER OR PROGRESS FITTING.
 - PEX SHALL BE FROM SINGLE VENDOR.

PLUMBING FIXTURE SCHEDULE

FS	FLOOR SINK: 12x12" OATEY FLOOR SINK WITH 2" PVC FLOOR SINK DRAIN (OR EQUIVALENT).
YCO	YARD CLEANOUT: FOR NON-TRAFFIC AREAS, USE COUNTERSUNK CLEANOUT PLUGS, REFERENCE IPC CORPORATION 68516. FOR VEHICULAR TRAFFIC AREAS, USE TRAFFIC GRADE CLEANOUT COVER, CAST IRON, REFERENCE BASS & HAYES BH 404.
RPZ	REDUCED PRESSURE ZONE VALVE: WATTS LF009 WITH STRAINER SIZE TO MATCH WATER LINE.
HB	HOSE BIBB (INDOOR USE): HOSE BIBB WITH VACUUM BREAKER, REFERENCE 3/4" ZURN 195XL SERIES LEAD FREE CAST BRONZE ASTM B584 WITH ZURN MODEL BFF HOSE CONNECTION VACUUM BREAKER, OR EQUAL.



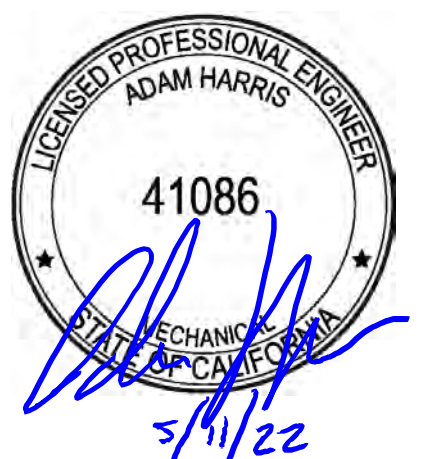
2 FLOOR SINK INSTALLATION DETAIL
SCALE: NTS



1 REDUCED PRESSURE BACKFLOW PREVENTER
SCALE: NTS

NOTE ON TRAP PRIMER / PROTECTION: THE WATER FILTRATION OPERATES 24 HOURS PER DAY. ITS REVERS OSMOSIS AUTO FLUSH VALVE FEATURE RUNS AUTOMATICALLY EVERY HOUR FOR TWO MINUTES AT RATE OF 2 GPM DISCHARGE TO DRAIN. THIS FEATURE ACTS AS A TRAP PRIMER

RES Root Engineering Services
Mechanical, Electrical & Plumbing Systems Consultant
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PHONE: 972-386-0398 FAX: 972-386-0398
TXAS PROFESSIONAL ENGINEERING DESIGN #12016



CLIENT
WATERMILL EXPRESS
3616 CONFLANS RD
IRVING, TX 75061
(214) 727-3420

PROJECT
WATER VENDING MACHINE
WATERMILL EXPRESS
1581 W. WHITTIER BLVD
La Habra, CA

DRAWING ISSUE / REVISION		
Rev. No.	Description	Date
1	FOR PERMIT	05/11/2022

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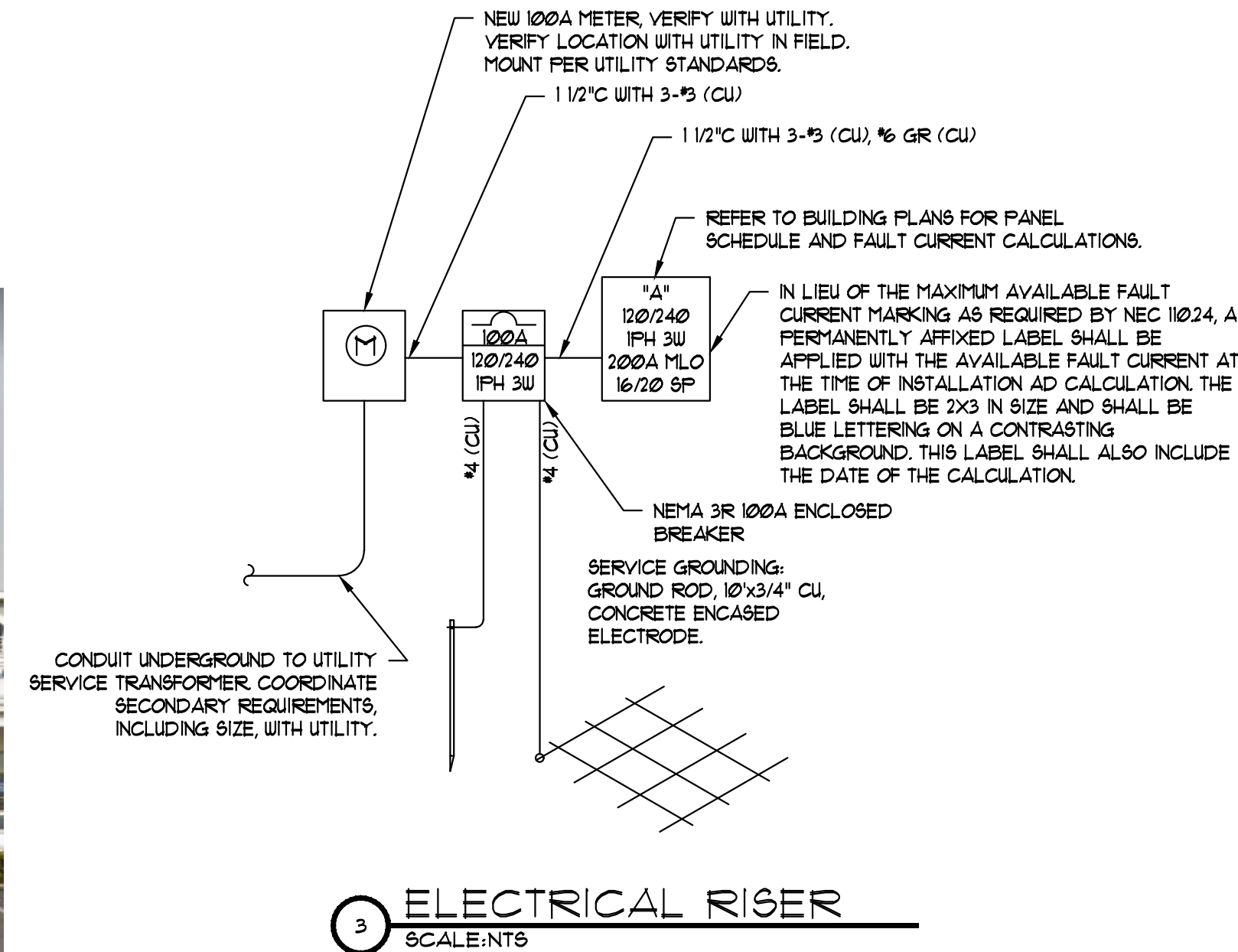
PLUMBING SCHEDULES
NOTES AND DETAILS

Drawing No.
MEP2

Scale	Drawn By	Check By
	AH	AH
	Contract Job No.	TX22099



4 PHOTO - EXISTING BUILDING
SCALE: NTS

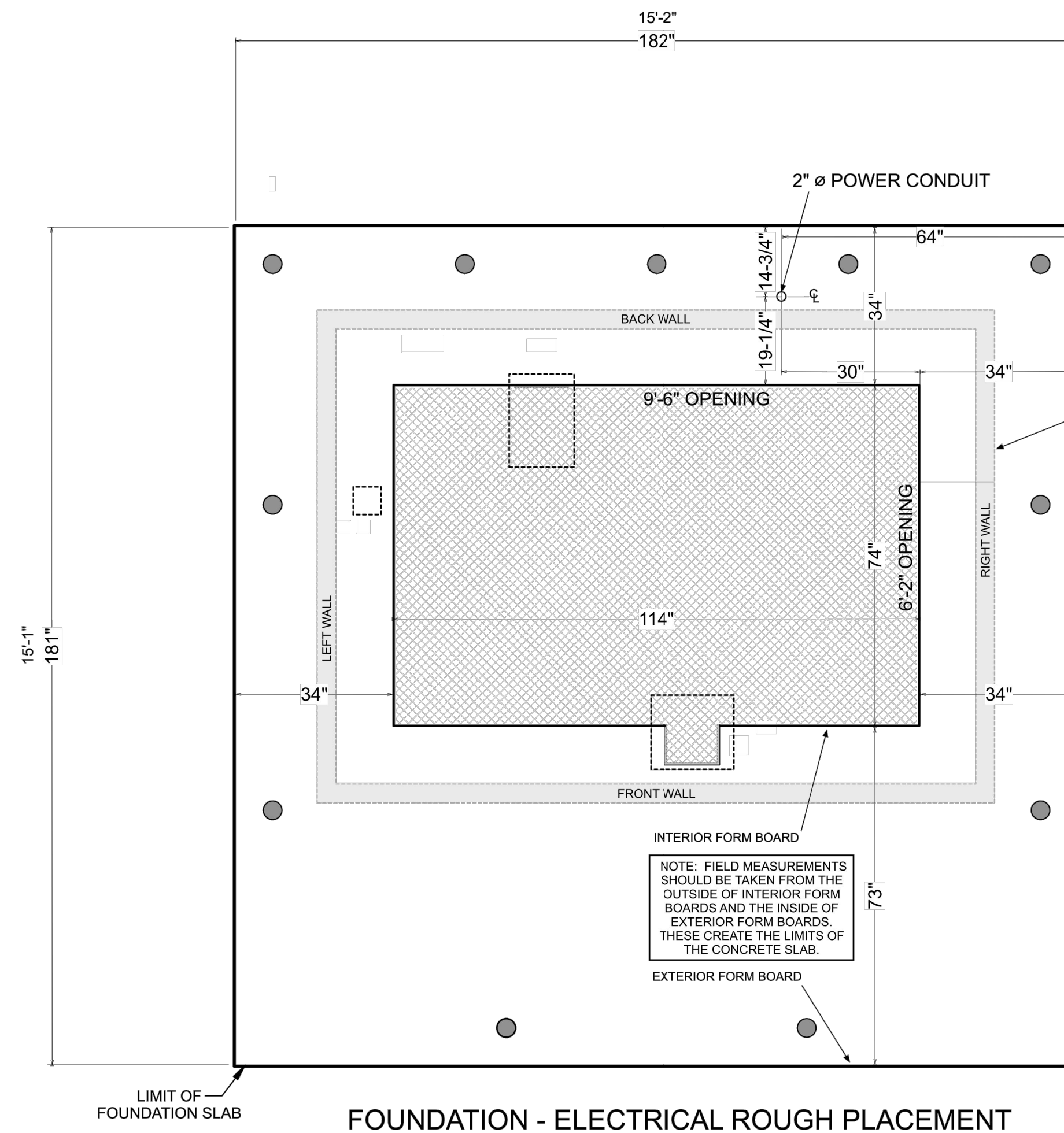


GENERAL ELECTRICAL NOTES DESIGN BASED ON NEC

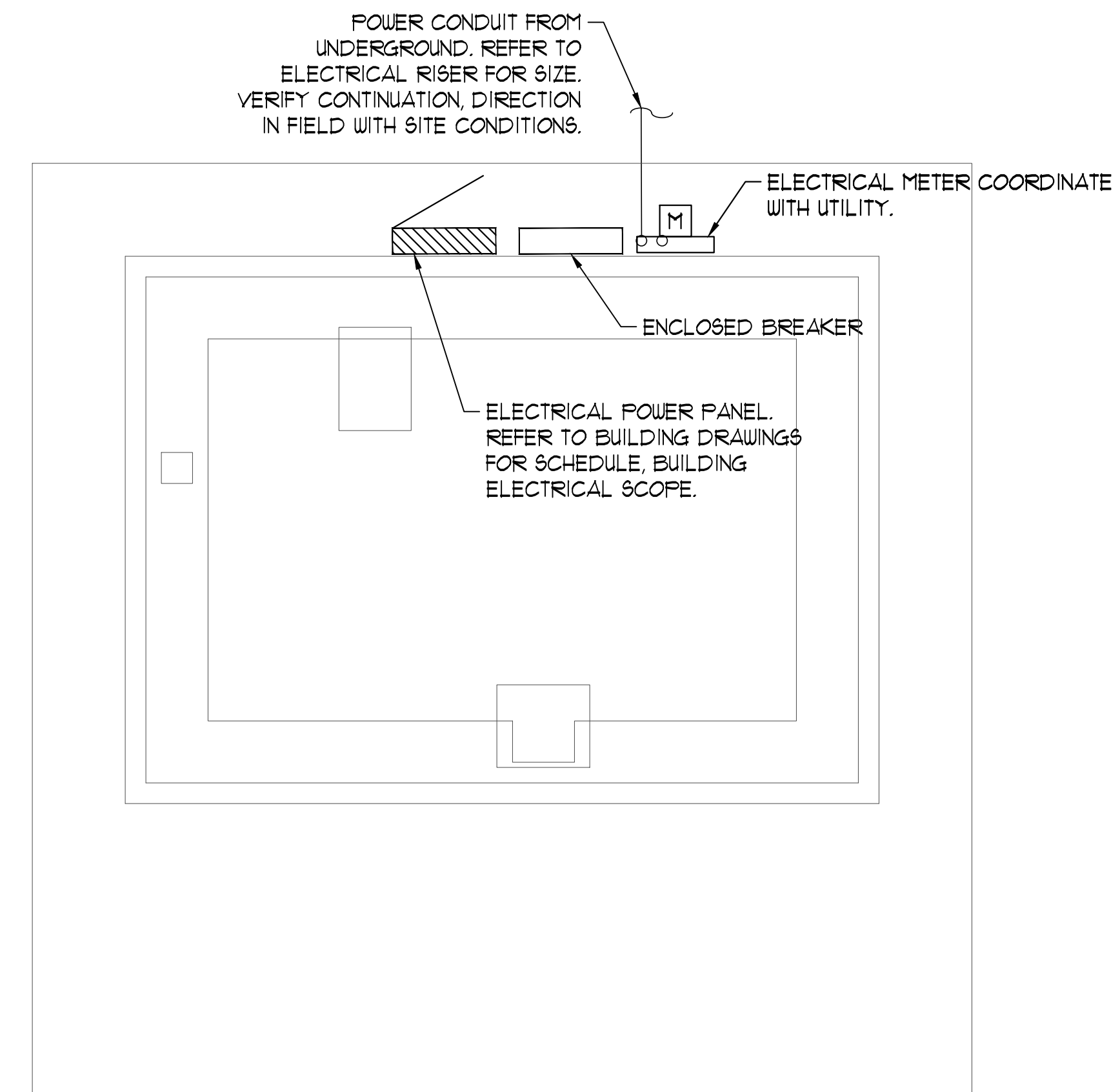
- THE ELECTRICAL SUBCONTRACTOR SHALL PROVIDE A COMPLETE AND USABLE SYSTEM WITHIN THE INTENT AND SPIRIT OF THAT INDICATED BY THESE DRAWINGS. WORK OR MATERIALS NOT SHOWN BY THE DRAWINGS, BUT NECESSARY TO COMPLETE THE SYSTEM SHALL BE INCLUDED AT NO ADDITIONAL COST. THE ELECTRICAL SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL ELECTRICAL SYSTEM REQUIREMENTS INCLUDING SWITCHES, RACEWAY, DEVICES, CONDUCTOR, SPECIALTIES, CUTTING AND PATCHING, ETC.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, MAKE ADJUSTMENTS TO AVOID CONFLICT. NOTIFY THE ENGINEER IN WRITING OF SIGNIFICANT CONSTRUCTABILITY ISSUES.
- TELEPHONE/DATA OUTLETS, UNLESS NOTED, SHALL BE CIRCUITED BY OTHERS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE A CONDUIT TO AN ACCESSIBLE SPACE.
- THE ELECTRICAL SUBCONTRACTOR SHALL VERIFY PLACEMENT OF ALL RECEPTACLES, WIRING DEVICES, SWITCHES, AND DISCONNECTS WITH ARCHITECTURAL, MECHANICAL AND PLUMBING DRAWINGS AND TRADES BEFORE ROUGHING IN.
- WIRING MEANS AND METHODS SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL SUBCONTRACTOR. THE ELECTRICAL SUBCONTRACTOR SHALL VERIFY CEILING TYPE WITH FIXTURE SELECTION BEFORE ORDERING.
- CONDUCTOR SHALL BE THIN, THIN, OR THIN CONDUIT SHALL BE SCH 40 PVC, GALV. EMT, IMC OR RIGID.
- EQUIPMENT SIZES ARE AS DESIGNED. CIRCUIT BREAKERS, CONDUIT, JUNCTION BOXES, DISC. SWITCHES, CONDUCTOR SIZES, DEVICE LOCATIONS, ETC. SHALL BE ADJUSTED TO THE EQUIPMENT SUBMITTED AND APPROVED FOR INSTALLATION ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH COGNIZANT CODES, REGULATIONS, LAWS AND THE DETERMINATIONS OF THE LOCAL BUILDING OFFICIAL AT NO EXTRA COST. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY CONFLICT BETWEEN THE PLANS AND APPLICABLE CODES.
- ALL MATERIALS WILL BE NEW AND IN NEW CONDITION.
- WHEN SYSTEMS ARE COMPLETE AND OPERATIONAL, A PUNCH LIST INSPECTION SHALL BE REQUESTED BY THE CONTRACTOR. SUCH AN INSPECTION SHALL NOT BE CONDUCTED ON INCOMPLETE OR NON-OPERATIONAL SYSTEMS.
- ALL ELECTRICAL WIRING ON THE BUILDING SHALL BE IN SCH 40 PVC, IMC, RMC, OR EMT, IN ACCORDANCE WITH LOCAL CODE AMENDMENT. ALL EXTERIOR WIRING SHALL BE BURIED IN CONDUIT APPROVED FOR THE ENVIRONMENT IN ACCORDANCE WITH LOCAL CODE AMENDMENT.

VOLTAGE DROP CALCULATIONS

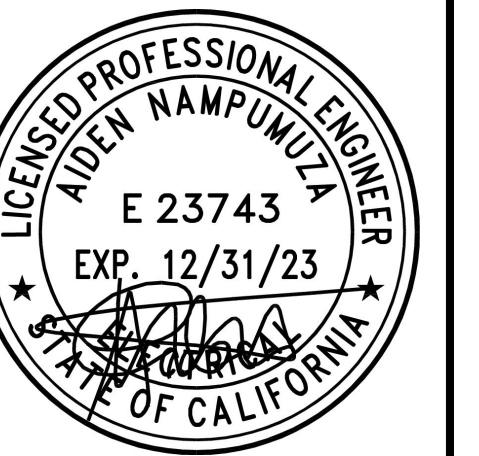
VOLTAGE: 240/120V 1Ø, AMPS: 11A, NON-STEEL CONDUIT.
ESTIMATED DISTANCE FROM UTILITY TRANSFORMER TO POWER PANEL: 115 FT
SIZE #3 (CU) MAXIMUM TOTAL DISTANCE AT 2% VOLTAGE DROP: 130 FT



2 ELECTRICAL DIMENSION PLAN
SCALE: 1/2" = 1'-0"



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TEXAS PROFESSIONAL ENGINEERING DESIGN PERM #12016



CLIENT
WATERMILL EXPRESS
3616 CONFLANS RD
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(214) 727-3420

PROJECT
WATER VENDING MACHINE
WATERMILL EXPRESS
1581 W. WHITTIER BLVD
La Habra, CA

Rev. No.	Description	Date
-	FOR PERMIT	05/11/2022

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Drawing Title

ELECTRICAL PLANS
SCHEDULES NOTES AND
DETAILS

Drawing No. **MEP3**
Scale
Desg By: AH Check By: AH
Consult Job No: TX2209