PAD 'A'

Stanford Ranch Plaza

Rocklin, California

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Standford Ranch

Pad A

Rocklin, CA

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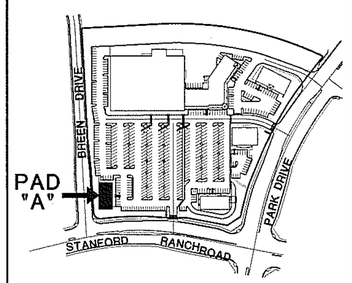
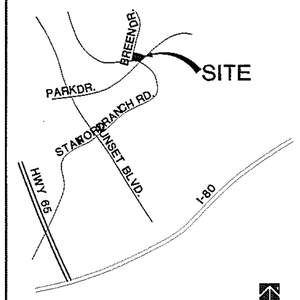
ABBREVIATIONS

ø	DIAMETER	C.H.B.	CONCEALED HOSE BIBB	E.C.	EVAPORATIVE COOLER	G.I.	GALVANIZED IRON	M.B.	MACHINE BOLT	PR.	PAIR	STD.	STANDARD
□	SQUARE FOOT/FEET	C.I.	CAST IRON	E.J.	EXPANSION JOINT	GL.LB.	GLU-LAM BEAM	MECH.	MECHANICAL	P.T.	PRESSURE TREATED	STL.	STEEL
&	AND	C/J	CEILING JOIST	ELEC.	ELECTRICAL	GL.	GLASS	MET.	METAL			STOR.	STORAGE
@	AT	C.J.	CONTROL JOINT	EL.	ELEVATION	GND.	GROUND	MFR.	MANUFACTURER	Q.T.	QUARRY TILE	STRUCT.	STRUCTURAL
℄	CENTERLINE	CLG.	CEILING	E.P.	ELECTRICAL PANEL	GR.	GRADE	M.H.	MANHOLE			S.O.V.	SHUT OFF VALVE
#	POUND OR NUMBER	CLR.	CLEAR	EQ.	EQUAL	GYP.	GYPSUM	MIN.	MINIMUM	R.	RADIUS	SYM.	SYMMETRICAL
( )	EXISTING	C.M.U.	CONCRETE MASONRY UNIT	EQUIP.	EQUIPMENT			MISC.	MISCELLANEOUS	R.D.	ROOF DRAIN		
A.B.	ANCHOR BOLT	C/O	CLEANOUT	E.W.	EACH WAY	H.B.	HOSE BIBB	M.O.	MASONRY OPENING	REDWD.	REDWOOD	T.B.	TOP OF BEAM
ABV.	ABOVE	C.O.	CONDUIT ONLY	EXIS.	EXISTING	H.C.	HOLLOW CORE	MTD.	MOUNTED	REF.	REFERENCE	T.C.	TOP OF CURB
A/C	AIR CONDITIONING	COL.	COLUMN	EXT.	EXTERIOR	HDR.	HEADER	MTT	MAN TELEPHONE	REFR.	REFRIGERATOR	TEL.	TELEPHONE
A.C.	ASPHALTIC CONCRETE	CONC.	CONCRETE			HDW.	HARDWARE		TERMINAL	REINF.	REINFORCED	T&G	TONGUE AND GROOVE
A.D.	AREA DRAIN	CONN.	CONNECTION		FDN	FOUNDATION	HT.	HEIGHT	MUL.	MULLION	REQ'D.	REQUIRED	THK.	THICK
ACOUS	ACOUSTICAL	CONSTR.	CONSTRUCTION		F.D.	FLOOR DRAIN	H.M.	HOLLOW METAL			RESIL.	RESILIENT	T.J.	TRUSS JOIST
AFF	ABOVE FINISH FLOOR	CONT.	CONTINUOUS		F.F.	FINISH FLOOR	HORIZ.	HORIZONTAL	N	NORTH	RM.	ROOM	T.O.J.	TOP OF JOIST
ALUM.	ALUMINUM	CONTR.	CONTRACTOR		FIN.	FINISH	H.P.	HIGH POINT	N.I.C.	NOT IN CONTRACT	R.H.B.	RECESSED HOSE BIBB	T.O.P.	TOP OF PARAPET
APPROX.	APPROXIMATE	CTSK	COUNTERSINK		FIXT.	FIXTURE	HTG.	HEATING	NO.	NUMBER	R.O.	ROUGH OPENING	T.P.	TOP OF PARAPET
ARCH.	ARCHITECTURAL	C.Y.	CUBIC YARD		FLR.	FLOOR	HDWD.	HARDWOOD	NOM.	NOMINAL	R.O.W.	RIGHT OF WAY	T.S.	TOP OF SHEATHING
					F.L.	FLOW LINE	HVAC	HEATING, VENTILATION & AIR CONDITIONING	N.T.S.	NOT TO SCALE	R.S.	RESAWN	T.W.	TOP OF WALL
BD.	BOARD	DE.	DOUBLE		FLUOR.	FLUORESCENT							TYP.	TYPICAL
BLDG.	BUILDING	DEPT.	DEPARTMENT		F.H.	FIRE HYDRANT	I.D.	INSIDE DIAMETER	O.A.	OVERALL	S	SOUTH		
BLK.	BLOCK	DET.	DETAIL		F.O.M.	FACE OF MASONRY	I.E.	INVERT ELEVATION	O.C.	ON CENTER	S.A.T.	SUSPENDED ACOUSTICAL TILE	U.B.C.	UNIFORM BUILDING CODE
BLKG.	BLOCKING	D/F	DOUGLAS FIR		F.O.S.	FACE OF STUD	IN.	INCH	O.D.	OUTSIDE DIAMETER			U.O.N.	UNLESS OTHERWISE NOTED
BM.	BEAM	D.F.	DRINKING FOUNTAIN		F/S	FINISH SURFACE	INSUL.	INSULATION	OFD.	OVERFLOW DRAIN	S.C.	SOLID CORE		
B.N.	BOUNDARY NAILING	DIA.	DIAMETER		F.S.	FLOOR SINK	INT.	INTERIOR	OPG.	OPENING	SCHED.	SCHEDULE	VERT.	VERTICAL
BOT.	BOTTOM	DIM.	DIMENSION		FT.	FOOT/FEET			OPP.	OPPOSITE	SECT.	SECTION	V.T.R.	VENT THROUGH ROOF
BTWN.	BETWEEN	DN	DOWN		FTG	FOOTING	JT.	JOINT			SHT.	SHEET		
		DR	DOOR		FURR.	FURRING			PARTN	PARTITION	SHTG.	SHEATHING	W	WEST
C	CAWBER	DS	DOWNSPOUT		FUT.	FUTURE	LAM.	LAMINATED	P.L.	PROPERTY LINE	SIM.	SIMILAR	W/	WITH
CATV	CABLE TELEVISION	DWG.	DRAWING				LAV.	LAVATORY	PLAS.	PLASTER	SPEC.	SPECIFICATION	W.C.	WATER CLOSET
C.B.	CATCH BASIN				GA.	GAUGE	LT.	LIGHT	PLBG.	PLUMBING	SQ.	SQUARE	WD.	WOOD
CEM.	CEMENT	E	EAST		GALV.	GALVANIZED			PLYWD.	PLYWOOD	SSK.	SERVICE SINK	W.H.	WATER HEATER
CER.	CERAMIC	EA.	EACH		G.C.	GENERAL CONTRACTOR	MAX.	MAXIMUM	P.O.C.	POINT OF CONNECTION	SS.	STAINLESS STEEL	W/O	WITHOUT
													W.P.J.	WEAKENED PLAN JOINT
													W.R.	WATER RESISTANT

KEY PLAN



VICINITY MAP



NOT TO SCALE

BUILDING SUMMARY

PROJECT DATA

BUILDING AREA
PAD A 5,000 S.F.

CONSTRUCTION
CONSTRUCTION TYPE V-N (100 % NON-SPRINKLERED)
OCCUPANCY M
SIESMIC ZONE: 3
NUMBER OF STORIES 1

ALLOWABLE AREA
BASIC ALLOWABLE AREA = 8,000 S.F.
60'-0" SIDE YARDS = 100.0 PERCENT INCREASE C.B.C. 505.2
ALLOWABLE AREA WITH YARDS =FOUR SIDES = 16,000 SF C.B.C. 505.1.3

TOTAL ALLOWABLE AREA = 16,000 SF PER BUILDING

OCCUPANT LOAD / EXITING:
PAD AREA: 5,000 S.F. / 30 = 167 OCCUPANTS

CODE COMPLIANCE

BUILDING CODES: C.B.C. (1998) EDITION
U.P.C. (1997) EDITION
U.M.C. (1997) EDITION
U.F.C. (1997) EDITION
N.E.C. (1997) EDITION

CALIFORNIA STATE TITLE 24 ACCESS REGULATIONS
CALIFORNIA STATE TITLE 24 ENERGY COMPLIANCE REGULATIONS

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GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE, FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AND REVIEW AND UNDERSTAND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO BEGINNING ANY WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORRECTIONS AND REPAIRS REQUIRED DUE TO HIS FAILURE TO DO SO.

2. THE PROJECT MANUAL WITH SPECIFICATIONS SHALL BE A PART OF THESE DRAWINGS AND CONTRACT DOCUMENTS.

3. SOLELY AS A CONVENIENCE TO THE OWNER AND CONTRACTOR, THE ARCHITECT MAY INCLUDE DOCUMENTS PREPARED BY CERTAIN CONSULTANTS (OR INCORPORATE THE RECOMMENDATIONS OF SAID CONSULTANTS INTO DOCUMENTS PREPARED BY THE ARCHITECT) WITHIN THE SET OF DOCUMENTS ISSUED BY THE ARCHITECT. IT IS EXPRESSLY UNDERSTOOD, THAT BY SUCH ISSUANCE, THE ARCHITECT ASSUMES NO LIABILITY FOR THE SERVICES OF SAID CONSULTANTS.

4. THE SOILS REPORT FOR THIS PROJECT SHALL BE FOR REFERENCE ONLY. CONTRACTOR SHALL NOTIFY THE ARCHITECT, ENGINEER AND OWNER OF ANY DISCREPANCY BETWEEN THIS REPORT AND THE PLANS PRIOR TO BEGINNING WORK. IN THE EVENT OF A DISCREPANCY, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

5. ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST ADOPTED UNIFORM BUILDING CODE AS AMENDED, ALL ORDINANCES AND REGULATIONS OF THE CITY OR COUNTY WITH JURISDICTION AND SPECIAL REQUIREMENTS INDICATED IN THE BUILDING SUMMARY OR THESE GENERAL NOTES.

6. WHEN SCOPE OF WORK FOR TENANT IMPROVEMENTS EXCEEDS THESE DOCUMENTS, CONTRACTOR SHALL SUBMIT PLANS TO THE DEPARTMENT OF BUILDING AND SAFETY FOR APPROVAL PRIOR TO STARTING IMPROVEMENT WORK.

7. ALL SIGNAGE IS NOT A PART OF THIS CONTRACT. SIGN CONTACTOR TO OBTAIN SEPARATE APPROVALS AND PERMITS FROM GOVERNING AGENCIES FOR SIGNS.

8. UNLESS OTHERWISE INDICATED ON THESE DRAWINGS OR IN THE PROJECT MANUAL AND SPECIFICATIONS AS BEING N.I.C. OR EXISTING, ALL ITEMS, MATERIALS, ETC. AND INSTALLATION OF THE SAME ARE A PART OF THE CONTRACT DEFINED BY THESE DRAWINGS AND SPECIFICATIONS.

9. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS AND COMPLY WITH SAFETY REGULATIONS AND RESTRICTIONS AS REQUIRED FOR WORKERS AND PEDESTRIAN PROTECTION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. PROVIDE PROTECTION AS REQUIRED TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION WITHIN AND ADJACENT TO JOB SITE. WHERE DAMAGE OCCURS, THE CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED AREA AND/OR MATERIAL AS REQUIRED TO THE OWNER'S APPROVAL AT NO ADDITIONAL COST. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

10. IF THERE ARE TRENCHES OR EXCAVATION 5'-0" OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, CONTRACTOR SHALL OBTAIN NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY.

11. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, UTILITIES, OTHER SERVICES AND RELATED TASKS NECESSARY FOR PROPER EXECUTION OF THE CONSTRUCTION REQUIRED BY CONTRACT DOCUMENTS.

12. ANY REVISION OR ADDITIONAL WORK REQUIRED BY FIELD CONDITIONS OR LOCAL GOVERNING AUTHORITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

13. SHOULD ANY ASPHALTIC CONCRETE REQUIRE PATCHING ADJACENT TO BUILDINGS, IT SHALL BE DONE ACCORDING TO THE PAVING SPECIFICATIONS AND THE SOILS REPORT AND SHALL BE OF THE SAME SECTION AND DRAINAGE SCHEME AS ADJACENT PAVED AREAS.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS, LICENSES, INSPECTIONS AND TESTING INDICATED ON THE PLANS AND BY SPECIFICATIONS OR REQUIRED BY THE SOILS REPORT AND/OR REQUIRED BY ANY GOVERNMENT AGENCY.

15. CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL UTILITY LINES AND STUBS TO THE BUILDING(S) AS MAY BE INDICATED ON THE PLANS. CONTRACTOR SHALL BE REQUIRED TO BRING ALL UTILITY LINES (WATER, SEWER, GAS AND ELECTRICAL), INTO THE BUILDING, FROM TERMINATION POINTS AS INDICATED ON THE SITE PLANS, READY FOR SERVICE.

16. PROVIDE CERTIFICATION OF FOOTING LOCATION. (SEE SAMPLE FORM IN PROJECT MANUAL)

17. ALL LEGAL EXITS INDICATED ON THE PLANS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT AND SHALL BE LABELED, "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" IN BLOCK LETTERS A MINIMUM OF 1 INCH HIGH ON A CONTRASTING BACKGROUND. SPECIAL LOCKING DEVICE SHALL BE ON AN APPROVED TYPE. FLUSH BOLTS OR SURFACE BOLTS ARE NOT ALLOWED. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 LBS. FOR EXTERIOR DOORS, 5 LBS. FOR INTERIOR DOORS AND 15 LBS. FOR FIRE RATED DOORS.

19. ALL EXTERIOR OPENINGS SHALL COMPLY WITH THE CITY SECURITY ORDINANCES.

20. WHERE EXIT DOORS SWING OUT OVER A LANDING, THE LANDING SHALL NOT BE MORE THAN 1/2" BELOW THE THRESHOLD.

21. NO ADDITIONAL ROOF OPENING OR ROOF MOUNTED EQUIPMENT IS ALLOWED BEYOND THAT WHICH IS SHOWN ON THESE PLANS WITHOUT WRITTEN CONSENT OF THE ARCHITECT, ENGINEER AND CITY.

23. NO STRUCTURAL MEMBER SHALL BE CUT FOR PIPES, A.C. DUCTS, ETC., UNLESS SPECIFICALLY DETAILED AND/OR APPROVED BY THE STRUCTURAL ENGINEER.

24. ALL SHOP WELDING TO BE DONE IN A CERTIFIED LICENSED SHOP. ALL FIELD WELDING SHALL BE DONE ONLY BY LICENSED WELDERS UNDER CONTINUOUS SPECIAL INSPECTION WITH CERTIFICATE ISSUED AS REQUIRED BY BUILDING OFFICIAL.

25. WHERE LARGER STUDS OR FURRING IS REQUIRED TO COVER DUCTS, PIPING, CONDUIT, ETC., THE LARGER SIZE STUD OR FURRING SHALL EXTEND THE FULL LENGTH OF THE SURFACE WHERE THE FURRING OCCURS.

26. PROVIDE FIRE STOPPING TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AT 10'-0" O.C. EACH WAY.

27. THE BUILDING(S) AND FACILITIES MUST BE ACCESSIBLE TO AND FUNCTIONAL FOR THE PHYSICALLY DISABLED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) AND ALL OTHER STATE/FEDERAL GOVERNING AGENCIES.

28. ALL FLOORS IN PUBLIC AREAS SHALL HAVE NON-SLIP SURFACES IN COMPLIANCE WITH DIVISION 18 OF "HEALTH AND SAFETY CODES OF THE STATE OF CALIFORNIA".

29. STRIPING FOR THE VISUALLY IMPAIRED: THE UPPER APPROACH AND THE LOWER TREAD OF EACH STAIR SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2-INCHES WIDE PLACED PARALLEL TO AND NOT MORE THAN 1-INCH FROM THE NOSE OF THE STEP OR LANDING.

30. PROVIDE 10" HIGH BUILDING ADDRESS NUMBERS, BLOCK TYPE, COLOR SHALL BE DARK BRONZE TO MATCH STOREFRONT. INSTALL MECHANICALLY FASTENED (NOT GLUED) NUMBERS IN A CONSPICUOUS LOCATION ON THE BUILDING SO THAT THEY ARE VISIBLE FROM THE STREET PER LOCAL MUNICIPAL CODE. COLOR AND STYLE SHALL BE AS SUBMITTED TO OWNER AND ARCHITECT FOR APPROVAL AND CONFORMANCE WITH REGULATIONS.

31. ENERGY COMPLIANCE STATEMENT:

I CERTIFY THAT THE STATE OF CALIFORNIA REGULATION FOR ENERGY CONSERVATION STANDARDS HAVE BEEN REVIEWED FOR THE NON- RESIDENTIAL BUILDING ENVELOPE(S) AND THE DESIGN SUBMITTED CONFORMS SUBSTANTIALLY WITH THE REGULATIONS.

SIGNATURE: _____

LICENSE NO: _____ DATE: _____

ISSUES AND REVISIONS

NO.	DATE	ISSUES AND REVISIONS	BY	CHECK
	01.18.02	SUBMITTAL		
	2.20.02	EIP		

REGISTRATION AND SIGNATURE

LICENSED ARCHITECT RICHARD B. CLARKE, JR. NO. C14522 REN. 6/03 STATE OF CALIFORNIA

Project Name	STANDFORD RANCH PAD A
Project Number	-
Description	Title Sheet
Computer File	TS.dwg
Scale	NONE

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