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TENANT IMPROVEMENT

MOONEY BUILDING
 2333 CLEMENT AVE.
 ALAMEDA, CALIFORNIA 94501

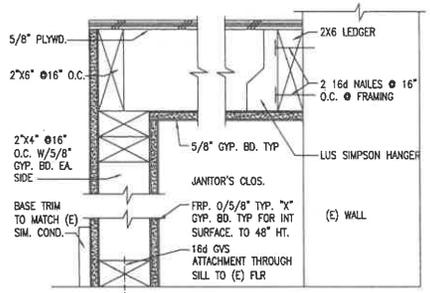
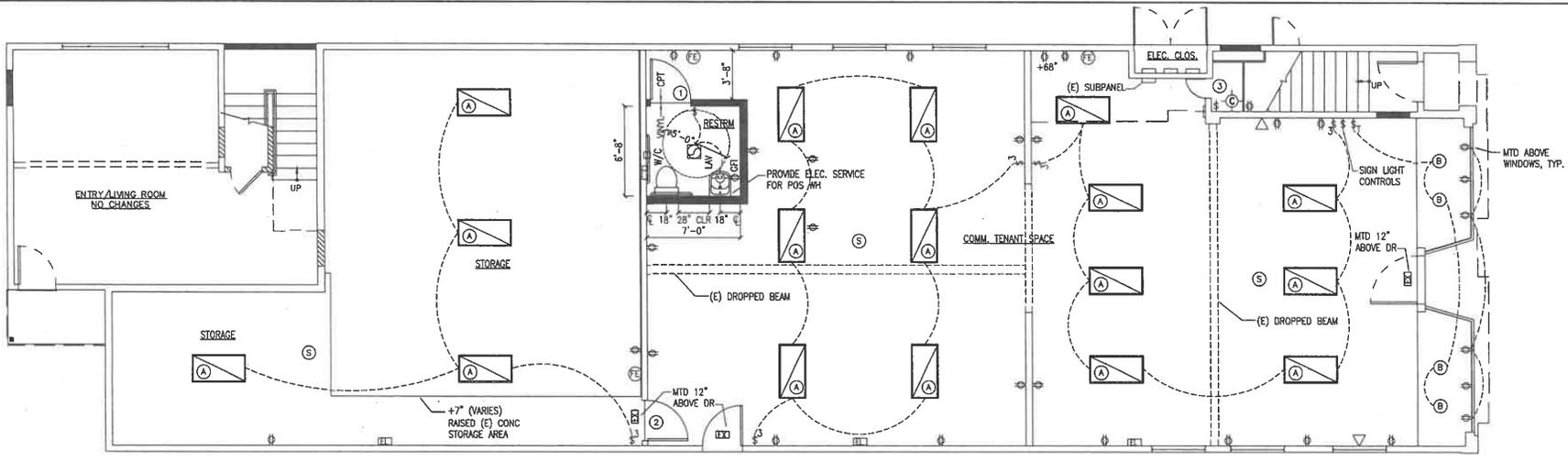


Project Number	Drawn By	Checked By
2013-04	DH	AH
Revisions		
1	2013/05/11	BUILDING PERMIT SUBMITAL

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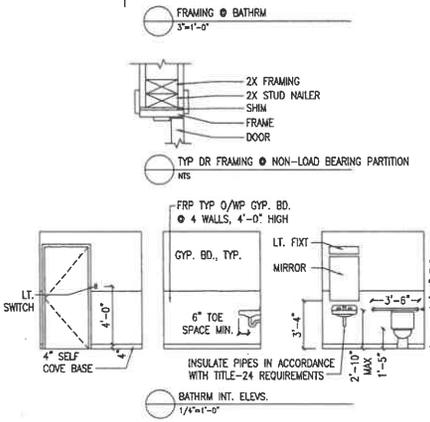
PROPOSED PLAN

A2.0



- DOOR SCHEDULE NOTES**
- ALL DOORS SHALL BE EQUIPPED WITH SINGLE-EFFORT, NON-GRASP HARDWARE (I.E. LEVER) MOUNTED AT SAME HT. ABOVE FLR. AS (E).
 - DOORS SHALL SWING TO THE FULLY OPEN POSITION WHEN AN OPENING FORCE NOT EXCEEDING 5 POUNDS IS APPLIED TO THE LATCH SIDE.
 - DRS SHALL MEET THE REQUIREMENTS OF CBC SECTION 1003.3.1
 - TRIM DR BOTTOM TO CLEAR FINISHED FLR BY 1/2".
 - VERIFY ALL DIMS. & CONDITIONS PRIOR TO ORDERING OR FABRICATION.

#	LOCATION	TYPE	SIZE	THICKNESS	FIRE	MATERIAL	FINISH	FRAME	FINISH	HARDWARE	REMARKS
1	TOILET		3/0 X 6/6 SC	1 3/4"	NA	WD PAINT	PAINT	WOOD	PAINT		1
2	STORAGE		3/0 X 6/6 SC	1 3/4"	NA	WD PAINT	PAINT	WOOD	PAINT	TBD	
3	STAR		1'-5" x 6'-8"	1 3/4"	NA	WD PAINT	PAINT	WOOD	PAINT	TBD	



NEW TOILET ROOMS:

- FIXTURES AND SPECIALTIES:** FIXTURES AND INSTALLATION SHALL COMPLY WITH CBC-2010
- LAVATORY:** AMERICAN STANDARD "LUCERNE", WALL HUNG WITH SPLASH. 2-HOLE, 4" O.C. CONCEALED ARM. WHITE COLOR. MOUNT WITH SMITH 720 CARRIER.
 FAUCET: SLOAN "OPTIMA PLUS" EDF-650 WITH POP-UP DRAIN, US26 FINISH. 2.2 GPM
 - UNDERSINK:** ENCLOSE WATER SUPPLY AND DRAIN LINES WITH "LAV-GUARD 2" UNDER-PROTECTION: ENCLOSE WATER SUPPLY AND DRAIN LINES WITH "LAV-GUARD 2" UNDER-PROTECTION: SINK PIPE COVERS AS MANUFACTURED BY IRUBROQ
 - TOILET:** AMERICAN STANDARD "MADERA ELONGATED", WHITE WITH WHITE CHURCH #9500 SEAT AND SLOAN "OPTIMA PLUS" G-2 FLUSH VALVE #111
 - GRAB BARS:** BOBRICK B-68-6, 1-1/4 DIA. 48" LONG AT SIDE WITH 24" MIN. EXTENSION BEYOND BOWL. 36" LONG AT REAR. MOUNT BARS 33" TO 36" ABOVE FLOOR. CONCEALED MOUNT, US 360. PROVIDE WALL BACKING SUFFICIENT TO WITHSTAND A 250# POINT LOAD.
 - TOILET PAPER DISPENSER:** BOBRICK B-265, SURFACE MOUNTED
 - TAMPON DISPENSER:** BOBRICK "CONTURA SERIES", B-43500, RECESSED
 - TAMPON/NAPKIN DISPOSAL:** BOBRICK "CONTURA SERIES", B-4353, RECESSED
 - SEAT COVER DISPENSER:** BOBRICK "CONTURA SERIES", B-422, RECESSED
 - ROBE HOOK AT BACK OF DOOR:** BOBRICK B-7671, SURFACE MOUNTED
 - MIRROR:** BOBRICK B-166, 18"W X 30"H, PLATE/FLOAT GLASS WITH SHELF AND FRAME, US32D. MOUNT LOWEST EDGE OF MIRROR/SHELF 40" MAX. ABOVE FLOOR.
 - SOAP DISPENSER:** ASI 20364. MOUNT LOWEST EDGE OF DISPENSER 40" MAX. ABOVE FLOOR.
 - TOWEL DISPENSER:** PROVIDED BY TENANT
 - WASTE RECEPTACLE:** PROVIDED BY TENANT
 - DOOR SIGN:** PICTUREGRAM WITH APPROPRIATE IMAGE.
 - EXHAUST FAN:** PANASONIC
 - LIGHT FIXTURE:** DAYBRITE "CLOUDLINE" 24" FLUORESCENT FIXTURE

HARDWARE GROUP @ BATHRM

- LOCKSET:** SCHLAGE D SERIES, "RHODES" LEVER. SATIN NICKEL PRIVACY AL405 W/SCHLAGE MAXIMUM SECURITY INDICATOR DEADBOLT SCH B571-626
- HINGES:** 1-1/2" PAIR
- DOOR STOP:** DONE TYPE, TRIMCO 1211. FLOOR MTD US26D
- SILENCER:** 1 SET



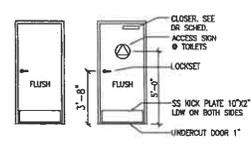
LEGEND:

- (E) WALL TO REMAIN
- (N) 2X FRAMED WALL
- CLG MTD 2X4 FLUORESCENT LIGHT FIXTURE
- EXIT SIGN. ARROW DENOTES DIRECTION, WHERE APPLICABLE
- EMERGENCY LIGHT
- RECESSED FIXTURE
- NEW WALL MTD FIXTURE
- WALL SWITCH
- 3 WAY LT SWITCH
- 110 V RECEPTACLE
- GROUND FAULT INTERRUPT RECEPTACLE
- RECEPTACLE MOUNTED AT HEIGHT NOTED
- TELEPHONE RECEPTACLE
- FOUR PLEX OUTLET
- ALARM
- 2-10ABC FIRE EXTINGUISHER
- SMOKE & CARBON MONOXIDE DETECTOR/ALARM. HARD WIRE W/BATTERY BACKUP
- FAN, WIRE TO DAYLIGHT, PANASONIC WHISPERGREEN CONTINUOUS OPERATION BATHROOM FAN W/MOTION SENSOR & LIGHTS FV-13VXML3

LIGHT FIXTURE NOTES

- FIXT. A: CLG MTD 3 LAMP FLUOR. TB 4'
- FIXT. B: RECESSED HALO 50W LOW VOLTAGE
- FIXT. C: WALL MTD FLUOR. 32W COMPACT FLUOR. TRIPLE 4 PIN
- EMERGENCY LIGHT M-Philben CIX 54W HALOGEN

DOOR DIAGRAMS



ELECTRICAL NOTES:

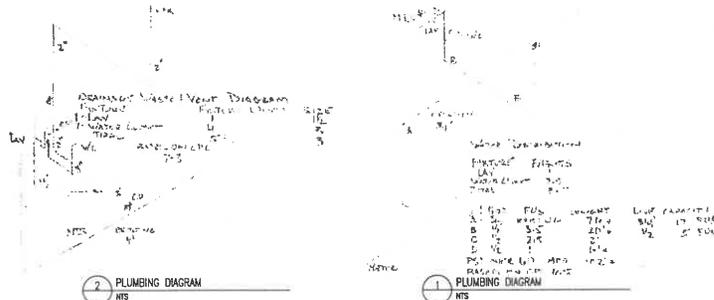
- ALL STANDARD ELECTRICAL WALL OUTLETS ARE TO BE MOUNTED VERTICALLY CENTERED.
- VENT ALL FANS TO DAYLIGHT PER CODE. VENT OUTLET TO MAINTAIN DISTANCE OF MIN 3' FROM EXTERIOR OPENINGS.
- CONTRACTOR SHALL VERIFY & PROVIDE CORRECT OUTLETS FOR ALL LOCATIONS & SPECIAL EQUIPMENT AS NOTED.
- ELECTRICAL CONTRACTOR SHALL PROVIDE CORRECT AMPERAGE FOR ALL EQUIPMENT AS INDICATED, IN ACCORDANCE WITH INSTALLATION & OPERATING REQUIREMENTS AS PROVIDED BY THE MANUFACTURER.
- WHERE MONUMENTS ARE SHOWN NEXT TO EACH OTHER THEY SHALL BE LOCATED AS CLOSE AS POSSIBLE TO ONE ANOTHER. ONE COVER PLATE PER GANGED SWITCHES/OUTLETS
- ELECTRICAL CONTRACTOR SHALL VERIFY & COORDINATE CONDUIT RUNS, CIRCUITING & WIRING AS REQUIRED TO PROVIDE COMPLETE ELECTRICAL SERVICE.
- PROVIDE ALL REQUIRED GROUNDING AT PANELS, SUBPANELS, FEEDERS & BRANCH CIRCUITS.
- ALL WIRE & CABLE SHALL BE COPPER, THWN OR THHN IF #8 & SMALLER. THW & THHN FOR #6 & LARGER. PROVIDE WIRING TESTS UPON COMPLETION OF WORK & MAKE ADJUSTMENTS AS NECESSARY FOR SATISFACTORY OPERATION OF SYSTEM.
- ALL SWITCHES & OTHER WALL MOUNTED DEVICES SHALL BE LOCATED 42" ABOVE FINISH FLOOR MEASURED TO CENTER OF SWITCH U.N.O. OUTLETS SHALL BE MOUNTED AT 18" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED. ALL CONTROL DEVICES SHALL BE MOUNTED AT 42" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
- ALL RECEPTACLE OUTLETS AT BATHROOMS SHALL BE GFCI.
- ALL EQUIPMENT SHALL BE NEW & LISTED BY, & BE APPROVED BY, A TESTING LABORATORY & SHALL BE INSTALLED AS PER ANY INSTRUCTIONS INCLUDED IN THE LISTING & LABELING. DESCRIPTIONS PREVAL OVER CATALOG NUMBERS. SUBMIT A MATERIAL LIST ON ALL MATERIALS PROPOSED FOR ACCEPTANCE BY OWNER.
- FURNISH ALL LABOR & MATERIAL FOR A COMPLETE & OPERABLE SYSTEM. ALL LABOR & MATERIAL SHALL BE GUARANTEED FOR 12 MONTHS AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER.
- ELECTRICAL RECEPTACLES WITHIN SIX FEET OF A SINK SHALL HAVE GFCI PROTECTION. EXTERIOR OUTLETS SHALL BE WATERPROOF & HAVE GFI PROTECTION. OUTLETS SHALL BE SPACED PER REQUIREMENTS OF THE DEC.
- CLOSET LIGHTS SHALL MEET CEC: 12" CLEARANCE FOR SURFACE MTD TO NEAREST SHELF, 6" FOR RECESSED.
- SURFACE MOUNTED FIXTURES OR TRACK SHALL BE SECURED TO BUILDING STRUCTURE. NO TOGGLE BOLTS, ETC. PERMITTED. ALL FIXTURES SHALL BE ADEQUATELY SUPPORTED, SET LEVEL & TRUE.
- VERIFY ON SITE W/BUILDING OFFICIAL, THAT (E) ELECTRICAL SERVICE IS ADEQUATE TO MEET (N) LOAD DEMAND. CONTACT OWNER IN WRITING IF DEMAND EXCEEDS SERVICE.
- PROVIDE AT LEAST ONE SEPARATE 20 AMP CIRCUIT FOR BATHROOM CONVENIENCE OUTLET PER DEC.
- USE JOIST SPACE FOR HORIZONTAL RUNS. CONCEAL ALL CONDUIT & ROUGH WORK U.N.O.
- TO COMPLY W/CALIFORNIA ENERGY EFFICIENCY STANDARDS PERMANENTLY INSTALLED LUMINAIRES LOCATED IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS SHALL BE HIGH EFFICACY UNLESS THEY ARE CONTROLLED BY AN OCCUPANCY SENSOR. [CENC 150K(3)] THE REQUIREMENTS FOR QUALIFICATION OF HIGH EFFICACY LUMINAIRES IS TO BE SCALED BASED ON FIXTURE WATTAGE PER TABLE 150-C. [CENC 150K(1) AND 150K(2)]
- PERMANENTLY INSTALL LUMINAIRES IN BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS THAT ARE HIGH EFFICACY OR CONTROLLED BY A MANUAL ON/AUTOMATIC OFF OCCUPANCY SENSOR THAT DOES NOT ALLOW AN "ALWAYS ON" OVER RIDE. CA ENERGY CODE.
- PERMANENTLY INSTALLED LUMINAIRES LOCATED OTHER THAN IN THE KITCHEN, BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES UNLESS THEY ARE CONTROLLED BY DIMMER SWITCHES, OCCUPANT SENSORS, OR INSTALLED IN CLOSETS LESS THAN 70 SQ. FT. CA ENERGY CODE.
- THE ELECTRICAL DIAGRAMS INCLUDED IN THE CONTRACT DRAWINGS INDICATE THE GENERAL SCOPE OF THE WORK AND MAY NOT DEPICT ALL EXISTING FIELD CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE FIELD CONDITIONS OF ALL ROUTES, MATERIALS, DIMENSIONS, ETC. IF IT IS FOUND THAT FIELD CONDITIONS VARY FROM THE CONTRACT DRAWINGS THE CONTRACTOR SHALL SUBMIT THE DISCREPANCIES, IN WRITING, AT THE TIME OF BID SUBMISSION TO THE ARCHITECT.
- PROVIDE FIRE BLOCKING & CAULK W/APPROVED SEALANTS AT ALL LOCATIONS AS REQ'D BY CODE.

FINISH NOTES:

- FRP (FIBERGLASS REINFORCED PLASTIC) AT WALLS WHERE INDICATED.
- WHERE NEW WORK JOINS (E) WORK CONTRACTOR SHALL PROVIDE & INSTALL MATERIAL TO MATCH (E) PATTERN, COLOR, FINISH, TEXTURE & DESIGN. PATCH & REPAIR ALL MATERIALS & SURFACES THAT ARE AFFECTED BY THE NEW WORK. THERE SHALL BE NO VISUAL DISCREPANCIES BETWEEN NEW & (E) WORK. NOTIFY OWNER & ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION IF MATCHING MATERIALS, DETAILS OR COLORS ARE NOT AVAILABLE.
- CEILING HT IN HABITABLE ROOMS SHALL BE MIN. 7'-6".
- ALL (E) DOORS TO REMAIN U.N.O.
- CONTRACTOR SHALL VERIFY ALL WINDOW & DOOR DIMS & CONDITIONS PRIOR TO MATERIAL ORDER. COORDINATE WITH OWNER.
- GC PROVIDE & INSTALL ALL HARDWARE NOT NOTED (PULLS, STOPS, HINGES, ETC.) AS REQUIRED PER CODE & FOR A COMPLETE OPERATING SYSTEM.
- COORDINATE KEYING WITH OWNER.
- INSTALL WATER RESISTANT GYPSUM BACKING WHEN GYPSUM IS USED AS A BASE FOR TILE OR WALL PANELS FOR (N) WATER CLOSET COMPARTMENT WALLS, ETC.
- FOLLOW ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MATERIALS, FIXTURES & FINISHES.
- FOR ALL GRAB BARS, PROVIDE & INSTALL MANUFACTURER'S FASTENERS, ATTACHMENTS & ANCHOR KITS PER MANUFACTURER'S INSTRUCTIONS & SPECIFICATIONS.
- PROVIDE BLOCKING WHERE REQUIRED BY MANUFACTURER, AT LOCATIONS REQUIRED BY CODE & AT ALL FIXTURES & EQUIPMENT.
- WALLS & CEILINGS OF ENCLOSED USABLE SPACE UNDER STAIRWAYS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH 5/8" TYPE 'X' GYP. BD. & ALL REQUIRED FIRE BLOCKING [CBC 1009.5.3 & 717.2.4]. PROVIDE 5/8" TYPE 'X' GYP. BD. AT WALLS THAT SEPARATE DIFFERING OCCUPANCIES & AT WALLS & CLGS AS REQ'D BY CODE FOR PROPER LINE PROXIMITY.
- REVIEW ALL EXISTING INTERIOR AND EXTERIOR CONDITIONS INCLUDING EXTERIOR SIDING, TRIM, FASCIAS, STRUCTURAL ELEMENTS, PLUMBING, ELECTRICAL, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD INSPECT ALL SURFACES AND CONSTRUCTION COMPONENTS PRIOR TO SUBMITTING BIDDING DOCUMENTATION. IF CONDITIONS ARE FOUND WHERE REPLACEMENT OF COMPONENTS OR FINISHES ARE REQUIRED THAT ARE NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS THEN A LINE ITEM IN THE BIDDING DOCUMENTS MUST BE PROVIDED INDICATING THE EXTENT OF WORK AND COST OF THE MATERIALS, FABRICATION, INSTALLATION, ETC.
- PROVIDE FIRE BLOCKING & CAULK W/APPROVED SEALANTS AT ALL LOCATIONS AS REQ'D BY CODE.
- INSTALL/REPAIR (E) SUBFLOOR THROUGHOUT AS REQ'D FOR PROPER INSTALLATION OF (N) FINISHED FLOOR. IF DIFFERENCES IN HEIGHT ARE CAUSED BETWEEN (E) & (N) FLOORING AT TIME OF INSTALLATION NOTIFY ARCHITECT PRIOR TO INSTALLATION OF (N) FINISHED FLOOR.

PLUMBING NOTES:

- VERIFY LOCATION OF (E) PLUMBING & WATER DISTRIBUTION, DRAIN, WASTE & VENT LINES, ETC. PRIOR TO INSTALLING NEW PLUMBING SYSTEM. REMOVE ALL ABANDONED WORK & RELOCATE & CONCEAL ITEMS TO REMAIN.
- CONTRACTOR SHALL VERIFY PLUMBING REQUIREMENTS OF EQUIPMENT & FIXTURES & SHALL MAKE ALL NECESSARY CONNECTIONS FOR PROPER OPERATION. PLUMBING WORK SHALL BE COORDINATED WITH FIXTURE, APPLIANCE & EQUIPMENT INSTALLED BY OTHER TRADES.
- CONNECT NEW WASTE LINES TO (E) WASTE & SEWER LINE. UNDERGROUND WASTE PIPING & PIPING UNDER BUILDING TO BE SERVICE WEIGHT CAST IRON (ABS ACCEPTABLE IF APPROVED BY OWNER), NO-HUB OR APPROVED COMPRESSION GASKET SEALS TO BE USED. ABOVE GROUND WASTE PIPING, 3" & LARGER, TO BE SERVICE-WEIGHT CAST IRON, NO HUB. ABOVE GROUND WASTE & VENT PIPING, 2-1/2" & SMALLER, TO BE COPPER TYPE DMV OR NO HUB CAST IRON WITH MATCHING DRAINAGE FITTINGS.
- ALL DOMESTIC WATER PIPING SHALL BE COPPER TUBING, TYPE L. HARD DRAWN WITH WROUGHT COPPER FITTINGS. USE 95-5 SOLDER IN ACCORDANCE WITH ASA.
- PLUMBING FIXTURES SHALL CONFORM TO CALIFORNIA ENERGY COMMISSION REQUIREMENTS
 - LAVATORY & SINK FAUCETS SHALL BE 2.2 GPM MAXIMUM
 - WATER CLOSETS INSTALLED ON OR AFTER JULY 1, 2011 SHALL BE 1.28 GAL. MAX. FOR EITHER SINGLE OR DUAL FLUSH TOILETS.
- VERIFY, ON SITE W/BUILDING OFFICIAL, CAPACITY OF GAS & WATER SUPPLY, SIZES & LOCATIONS TO SATISFY CBC.
- EXHAUST FOR HEATING, BATHROOM VENTING, WATER HEATERS, DRYERS, ETC., SHALL NOT BE WITHIN 3 FEET OF ANY WINDOW OPENING. IF VENT LOCATIONS ARE REQUIRED TO BE REVISED NOTIFY ARCHITECT PRIOR TO PROCEEDING.
- CONCEAL ALL PLUMBING IN JOIST SPACES, WALLS & SOFFITS & AS NOTED ON PLANS.
- THE PLUMBING DIAGRAMS INCLUDED IN THE CONTRACT DRAWINGS INDICATE THE GENERAL SCOPE OF THE WORK AND MAY NOT DEPICT ALL EXISTING FIELD CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE FIELD CONDITIONS OF ALL ROUTES, MATERIALS, DIMENSIONS, ETC. IF IT IS FOUND THAT FIELD CONDITIONS VARY FROM THE CONTRACT DRAWINGS THE CONTRACTOR SHALL SUBMIT THE DISCREPANCIES, IN WRITING, AT THE TIME OF BID SUBMISSION TO THE ARCHITECT.
- PROVIDE FIRE BLOCKING & CAULK W/APPROVED SEALANTS AT ALL LOCATIONS AS REQ'D BY CODE.



2 PLUMBING DIAGRAM
MS

1 PLUMBING DIAGRAM
MS

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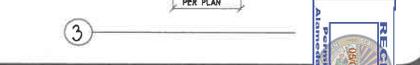
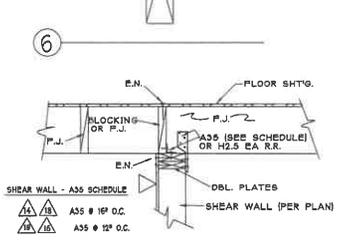
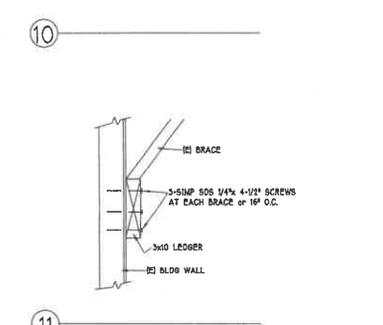
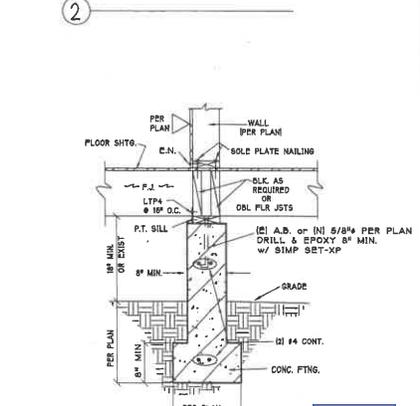
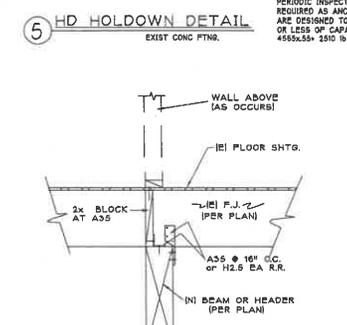
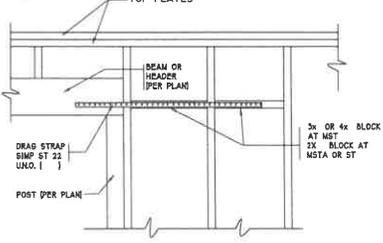
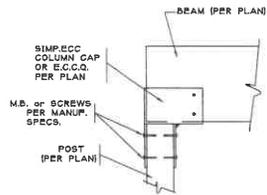
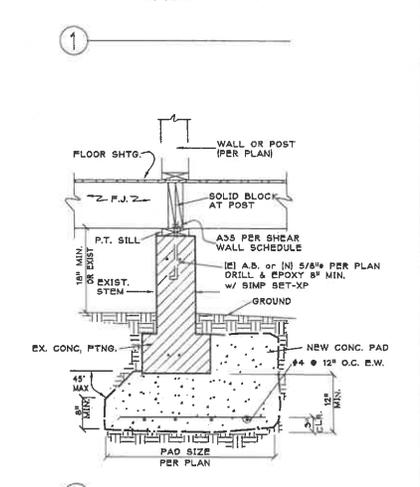
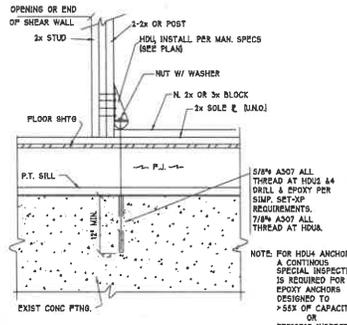
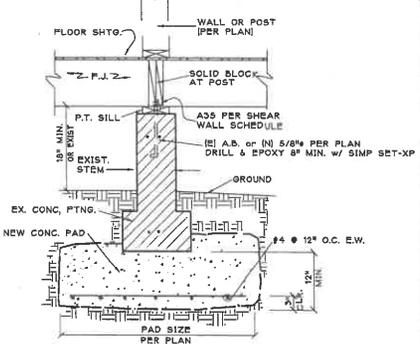
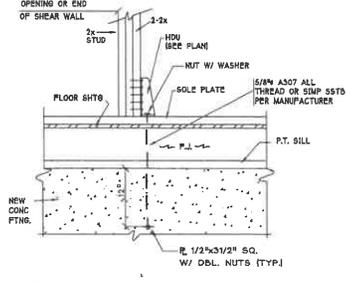
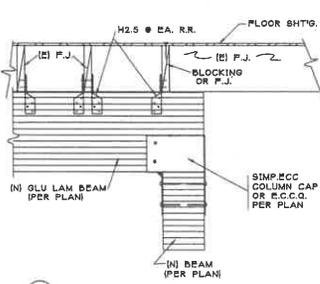
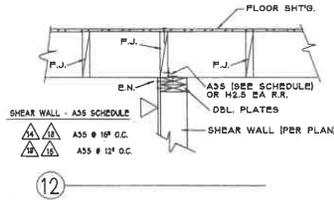
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1		05/13/13
Description		
BUILDING PLUMB SUBMITAL		

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**PLUMBING DIAGRAMS
PROJECT NOTES**

A3.0



REINFORCING STEEL

1. BAR REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60 #14-#18 & LARGER.
2. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
3. REINFORCING DETAILS, AND BIDDING SHALL BE IN ACCORDANCE WITH CONCRETE REINFORCING STEEL INSTITUTE MANUAL OF STANDARD PRACTICE LATEST EDITION.
4. WELDING OF REINFORCED STEEL SHALL CONFORM TO AWS D01.
5. LAPS AT BAR SPLICES SHALL BE 48 BAR DIA. MIN. FOR CONCRETE AND 48 BAR DIA. OR 18" MIN. FOR MASONRY (UNLESS NOTED OTHERWISE).
6. VERTICAL BARS IN WALLS SHALL BE ACCURATELY POSITIONED AT THE CENTER OF THE WALL UNLESS NOTED OTHERWISE IN THE DETAILS AND SHALL BE TIED IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 1/2 BAR DIA.
7. REINFORCING STEEL SHALL BE PROVIDED WITH THE FOLLOWING AMOUNTS OF CONCRETE COVER:
 - FOOTINGS CONCRETE DEPOSITED AGAINST THE EARTH: 4"
 - CONCRETE SURFACE EXPOSED TO EARTH OR WEATHER: 4 1/2"
 - COLUMN REINFORCING (INCLUDING COLUMN TIES): 1 1/2"
 - BEAMS AND GIRDERS: 1 1/2"
 - SLABS #1 OR SMALLER: 3/4"
8. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWNELS AND INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE OR GROUT.
9. UNLESS OTHERWISE NOTED IN DETAILS, FURNISH #3 SPACERS TIED AT APPROXIMATELY 24" O/C IN ALL BEAMS AND FOOTINGS TO SECURE REINFORCING IN PLACE.

REINFORCED CONCRETE

1. CEMENT SHALL CONFORM TO ASTM C-150 TYPE V.
2. AGGREGATE SHALL CONFORM TO ASTM C-33 FORM NORMAL WEIGHT CONCRETE ASTM C-530 FOR LIGHTWEIGHT CONCRETE.
3. READY MIX CONCRETE SHALL BE ORDERED AND DELIVERED IN ACCORDANCE WITH ASTM C-146 - RFA.
4. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 5000 PSI (UNCL. DESIG. PSI USED FOR DESIGN, NO SPECIAL INSPECTION REQUIRED).
5. ADMIXTURES MAY BE USED WITH APPROVAL OF THE ENGINEER AND BUILDING OFFICIAL. ADMIXTURES USED TO INCREASE THE WORKABILITY OF THE CONCRETE SHALL NOT BE CONSIDERED TO REDUCE THE SPECIFIED MINIMUM CEMENT CONTENT.
6. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENTS, CLIPS, OR TEXTURES REQUIRED TO BE CAST INTO CONCRETE AND FOR EXTENT OF DEPRESSIONS, CURBS, AND RAMPS.
7. PROTECTING CORNERS OF SLAB BEAMS, WALLS, COLUMNS, ETC. SHALL BE FORMED WITH 3/4" CHAMFER UNLESS OTHERWISE NOTED.
8. CONCRETE FORM TOLERANCES SHALL BE WITHIN THE STANDARDS SET BY THE AMERICAN CONCRETE INSTITUTE.
9. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWNELS AND OTHER INSERTS SHALL BE SECURED IN POSITION AND INSPECTED BY LOCAL BUILDING DEPARTMENT INSPECTOR PRIOR TO THE POURING OF ANY CONCRETE.
10. LOCATION OF ALL CONSTRUCTION JOINTS NOT SPECIFICALLY INDICATED ON THE DRAWINGS SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACING REINFORCING STEEL.
11. CONCRETE FLOOR SLAB VARIATION FROM LEVEL 1/8" IN 10 FEET MAXIMUM.
12. THE MAXIMUM PLACING TEMPERATURE OF THE CONCRETE, WHEN DEPOSITED, SHALL BE 80°F. IF THE WEATHER CAUSES THE PLACING TEMPERATURE TO EXCEED 80°F, THE MIX SHALL BE COOLED BY WATCHING THE AGGREGATE METHOD APPROVED BY THE ENGINEER.
13. IMMEDIATELY AFTER STRIPPING FORMS, PATCH MINOR DEFECTS, FORM-TIE HOLES, AND HONEYCOMBED AREAS BEFORE CONCRETE IS THOROUGHLY DRY. REMOVE LEDGERS AND BULGES. REPAIR GRAVEL POCKETS BY CUTTING OUT TO SOLID SURFACE, FORM KEY AND THOROUGHLY WET BEFORE PLACING PATCHING MORTAR CONSISTING OF ONE PART CEMENT AND TWO PARTS FINE SAND COMPACT INTO PLACE AND NEATLY FINISH TO MATCH SURFACE. GRIND OR FILL SURFACES TO PRODUCE LEVEL TRUE PLANES.
14. ADHERE TO ALL APPLICABLE SECTIONS IN PART OR IN WHOLE OF CBC LATEST EDITION.

FOUNDATION

1. SOIL DESIGN PRESSURE: 1500 pcf
2. FINISHED EXCAVATION FOR THE FOUNDATION SHALL BE NEAT AND TRUE TO LINE WITH ALL LOOSE MATERIAL AND STANDING WATER REMOVED FROM EXCAVATIONS.
3. THERE SHALL BE A MINIMUM OF TWO ANCHOR BOLTS PER SILL PIECE WITH ONE BOLT LOCATED WITHIN NINE INCHES FROM EACH END OF EACH PIECE OF SILL.
4. HOLD DOWN ANCHORS MUST BE TIED DOWN IN PLACE PRIOR TO FOUNDATION INSPECTION.
5. ANCHOR BOLTS AT EXISTING FOUNDATION WHERE REQUIRED, USE SIMPSON STRONG-BOLT ANCHOR (C-ES ACES OR EQUAL) OR DRILL AND EPOXY PER SIMPSON SET-UP ANCHORING SYSTEM, ICC-ES AC-308.
 - INSTALL PER MANUFACTURERS SPECIFICATIONS
 - BAR OR BOLT SIZING AND SPACING IS CALLED OUT PER PLANS
6. ANCHOR BOLTS AT SILL PLATES TO FOUNDATION FOR SHEAR WALLS SHALL INCLUDE STEEL PLATE WASHERS, A MINIMUM OF 0.238 INCH BY 3 INCHES BY 3 INCHES IN SIZE BETWEEN THE SILL PLATE AND NUT. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/8 INCH LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1 1/4 INCHES. PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
7. CHEMICALS FROM PRESSURE TREATED WOOD CAUSE DETACHMENT OF METAL CONNECTORS, NAILS AND BOLTS. USE STAINLESS STEEL NAILS & BOLTS OR USE STRAND GUANO TREATED TIMBER STRAND, SILL PLATES.

PROTECTION AND CURING OF CONCRETE

1. PROTECT CONCRETE FROM INJURIOUS ACTIONS OF THE ELEMENTS AND DEPENDENT DURING CONSTRUCTION OPERATIONS.
2. KEEP CONCRETE IN A THOROUGHLY MOIST CONDITION FROM THE TIME IT IS PLACED UNTIL THE TIME IT IS CURED FOR AT LEAST SEVEN DAYS.
3. KEEP FORM SIGNIFICANTLY WET FOR THE TIME OF THE CONCRETE.
4. CAREFULLY PROTECT EXPOSED CONCRETE CORNERS FROM TRAFFIC OR USE, WHICH WILL DAMAGE THEM IN ANY WAY.
5. FOR BRAYS FRESHLY PLACED SLABS CONTINUOUSLY UNTIL FINISHING OPERATIONS COMMENCE. ALLOW NO SLABS TO BECOME DRY UNTIL CURING OPERATIONS ARE COMPLETE. SLABS SHALL BE CURED WITH NON-STAINING CURING PAPER, WET BURLAP, FOG SPRAYS, OR CURING COMPOUND. PROTECT FRESH CONCRETE FROM DRYING WIND, RAIN SHAKES OR SOLING COVER EXPOSED FINISHED SLABS WITH CURING PAPER LAPPED 4" MINIMUM AT JOINTS AND SEALED WITH WATERPROOF ADHESIVE OR MASKING TAPE.

Eng. No.	City	Approved By	Date

ENGINEER
GREGORY J. COOK
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Details

Owner:
MOONEY BUILDING
 2333 Clement Avenue
 Alameda, CA 94501-1481
 APN: 071-0290-071

Project No.
 PAVL-38
 drawn
 GJC
 scale
 Nov 15, 2012
 as Noted

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