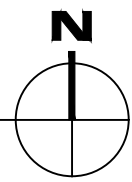


SAN LUIS SENIOR CENTER RENOVATION

790 E. CESAR CHAVEZ BLVD.
SAN LUIS, ARIZONA 85349



VICINITY MAP - CITY OF SAN LUIS



PROJECT DATA

APPLICABLE CODES	2024 INTERNATIONAL BUILDING CODE 2012 IMC 2012 IPC 2012 IFGC 2020 NEC 2010 ADA 2018 NFPA 1 (FIRE CODE) 2009 IECC (International Energy Conservation Code)	
ADDRESS:	790 E. CESAR CHAVEZ BLVD. SAN LUIS, ARIZONA 86349	
OCCUPANCY:	A-3, B (NO CHANGE)	
CONSTRUCTION TYPE:	VB	
EXISTING BUILDING: (RESTROOMS, DATA, JANITOR, STORAGE, LOCKER)	7,692 S.F.	-1,579 S.F.
NET S.F.	6,113 S.F.	
OCCUPANCY SEPARATION:	N/A	
OCCUPANT LOAD:	A3: 4,708 S.F./15 = 314 O.L. B 1,405 S.F./150 = 9 O.L. TOTAL OCCUPANT LOAD: 323 O.L. (162 MEN, 162 WOMEN)	
PLUMBING REQUIREMENTS:	TOTAL OCCUPANT LOAD: 323 W.C. REQUIREMENTS: MEN: 1 PER 25 (FIRST 50), THEN 1/50 WOMEN: 1 PER 25 (FIRST 50), THEN 1/50 LAVATORIES: 1 PER 40 (FIRST 80), THEN 1/80	
	WATER CLOSETS:	REQD. PROVIDED
	MEN:	4 4
	WOMEN:	4 6
	URINALS:	2
	LAVATORIES:	3 EACH 5 EACH
	SERVICE SINK:	1 EXISTING
SPRINKLER SYSTEM:	EXISTING	
PARKING:	PARKING EXISTING	

DRAWING INDEX

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A1.2	OVERALL NEW CONSTRUCTION PLAN
A1.3	ENLARGED RESTROOM PLANS, INTERIOR ELEVLS.
A2.1	REFLECTED CEILING PLAN
STRUCTURAL	
S1.1	GENERAL STRUCTURAL NOTES
S1.2	STRUCTURAL TYPICAL DETAILS
S2.1	FOUNDATION PLAN
S3.1	ROOF FRAMING PLAN
S4.1	FRAMING DETAILS

SAN LUIS SENIOR CENTER RENOVATION

790 E. CESAR CHAVEZ BLVD.
SAN LUIS, ARIZONA 85349

ADDENDUM 1

CONSULTANTS

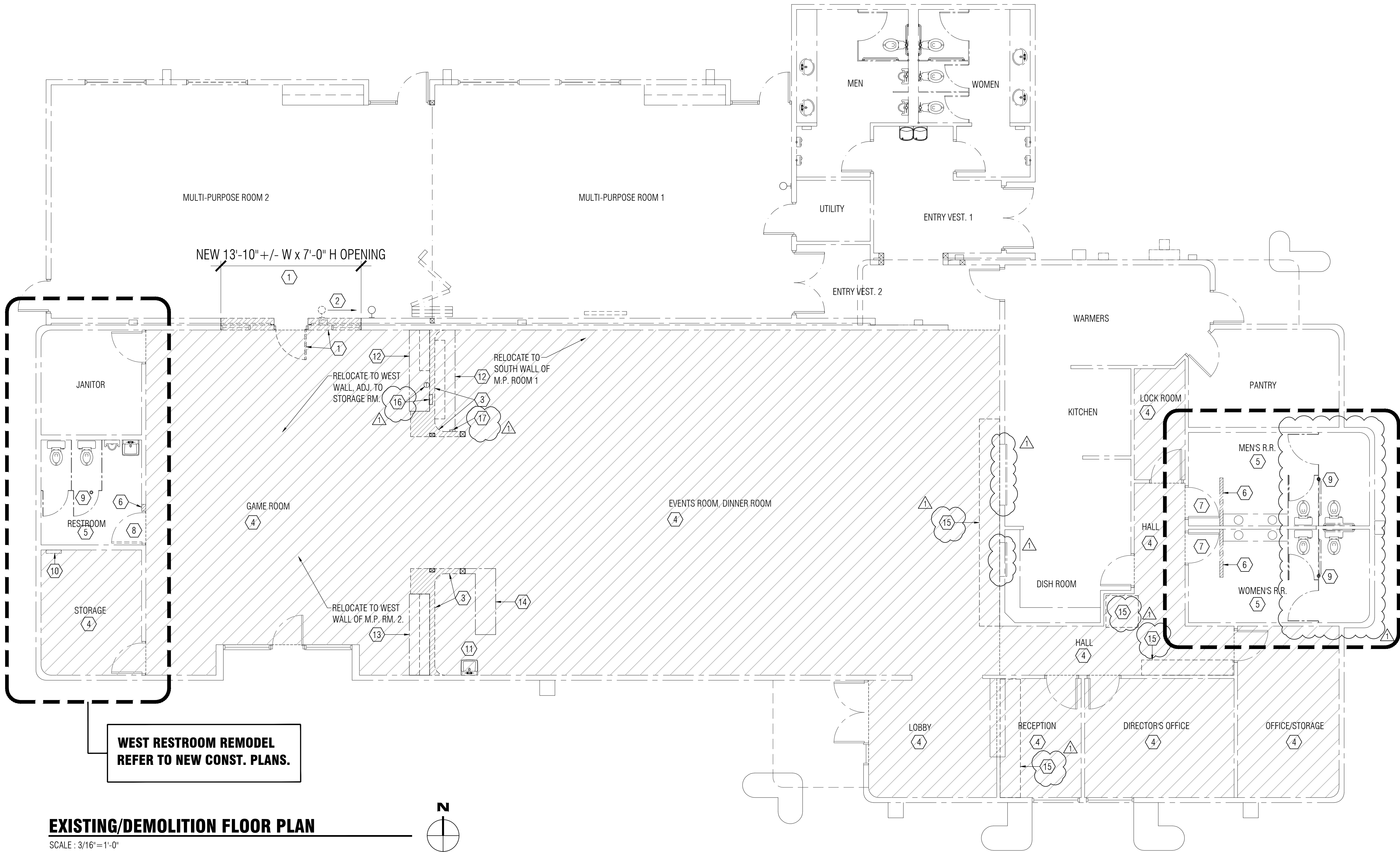
STRUCTURAL ENGINEER

NICKLAUS ENGINEERING, INC.
1851 WEST 24TH STREET
YUMA, ARIZONA 85364
TEL. (928) 344-8374

thompson
design
architects
pc

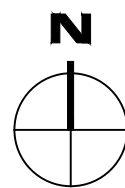


675 west 16th street
yuma, arizona 85364
tel (928) 343-1694



EXISTING/DEMOLITION FLOOR PLAN

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



EXISTING/DEMOLITION KEYNOTES

- 1 REMOVE ANY EXISTING WINDOWS, DOORS AND PORTION OF WALLS TO CREATE NEW OPENING. REMOVE ANY EXISTING UTILITIES TO ORIGINATING SOURCE. REFER TO NEW CONSTRUCTION AND STRUCTURAL PLANS.
- 2 RELOCATED AND REINSTALL EXISTING FIRE EXTINGUISHER TO NEW LOCATION INDICATED.
- 3 REMOVE PORTION OF EXISTING WALLS INDICATED. REFER TO STRUCTURAL PLANS FOR NEW FRAMING REQUIRED. REMOVE ANY EXISTING UTILITIES TO ORIGINATING SOURCE. RELOCATE ANY SWITCHES TO NORTH WALL, ADJACENT TO NEW OPENING. VERIFY WITH OWNER. SHORE UP ANY PORTION OF WALLS/PARAPETS AS REQUIRED PRIOR TO REMOVAL OF ANY COLUMNS OR WALLS.
- 4 REMOVE ANY EXISTING FLOORING AND BASE FOR REPLACEMENT WITH NEW. AREA INDICATED BY CROSS HATCH.
- 5 EXISTING STAFF RESTROOM AND WEST RESTROOM TO BE REMODELED. REMOVE THE FOLLOWING FOR REPLACEMENT WITH NEW.
 - A REMOVE EXISTING FLOORING & BASE.
 - B REMOVE ANY CERAMIC TILE WAINSCOT.
 - C REMOVE EXISTING COUNTERTOP, WHERE APPLICABLE.
 - D REMOVE EXISTING PLUMBING FIXTURES. REMOVE CENTER WATER CLOSET AND CAP OFF UTILITIES. REMOVE URINAL AT WEST RESTROOM AND CAP OFF UTILITIES.
 - E REMOVE EXISTING TOILET PARTITIONS AND ACCESSORIES.
 - F REMOVE EXISTING LIGHT FIXTURES.
- 6 REMOVE PORTION OF EXISTING WALL. REFER TO NEW CONST.
- 7 PREPARE EXISTING DOOR FOR NEW FINISH.
- 8 REMOVE EXISTING DOOR & FRAME.
- 9 REMOVE EXISTING FLOOR DRAIN FOR REPLACEMENT WITH NEW.
- 10 EXISTING TANKLESS WATER HEATER TO REMAIN.
- 11 EXISTING SINK TO REMAIN.
- 12 REMOVE EXISTING BASE CABINETS, ONLY, FOR RELOCATION. REFER TO NEW CONSTRUCTION PLAN FOR NEW LOCATION. REMOVE UPPER CABINETS & SALVAGE TO OWNER FOR FUTURE RELOCATION.
- 13 REMOVE EXISTING BASE & UPPER CABINETS FOR RELOCATION. REFER TO NEW CONSTRUCTION PLAN.
- 14 REMOVE EXISTING CABINET AND SALVAGE TO OWNER.
- 15 EXISTING CABINETS TO REMAIN. TEMPORARILY REMOVE & REINSTALL FOR NEW FLOORING WORK, TYPICAL.
- 16 RELOCATE EXISTING ELECTRICAL PANEL AND T-STAT. REFER TO NEW CONSTRUCTION PLAN FOR NEW LOCATION.
- 17 RELOCATE EXISTING FIRE ALARM PULL STATION & STROBE. REFER TO NEW CONSTRUCTION PLAN FOR NEW LOCATION.

STAFF RESTROOM REMODEL
REFER TO NEW CONST. PLANS.

WEST RESTROOM REMODEL
REFER TO NEW CONST. PLANS.

SCOPE OF DEMOLITION

IT IS INTENDED TO REMOVE AND DISPOSE OF ALL MATERIALS AND EQUIPMENT AS NOTED. STRUCTURAL ELEMENTS AND ELEMENTS NOTED TO REMAIN ARE TO BE PROTECTED FROM DAMAGE DURING DEMOLITION. QUESTIONS OF REMOVAL INTENT OR PROCEDURE ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

IT IS THE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR TO COMPLETELY FAMILIARIZE HIMSELF WITH THE INTERIOR AND EXTERIOR CONTENTS OF THE BUILDING TO BE REMOVED AND THE SITE UTILITIES. CONTRACTOR TO COORDINATE TERMINATION OF EXISTING UTILITIES TO PROVIDE FOR THE WORK.

THESE DRAWINGS DO NOT DEPICT ALL THE DIFFICULTIES INVOLVED WITH THE DEMOLITION WORK AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE REMOVAL OF ITEMS NOT SHOWN TO PROVIDE FOR THE NEW CONSTRUCTION AND NEW FINISHES AS NECESSARY. IF THERE IS A QUESTION, ASK.

DEMOLITION NOTE

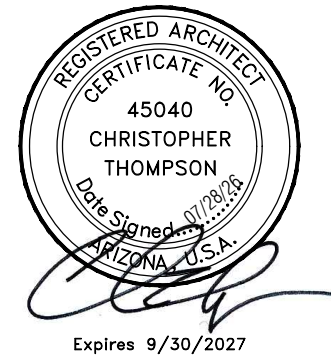
CONTRACTOR SHALL TAKE GREAT CARE DURING DEMOLITION TO VERIFY & DETERMINE WHICH EXISTING WALLS ARE STRUCTURAL BEARING WALLS. INITIALLY REMOVE EXISTING GYP. BOARD AT WALLS TO BE REMOVED TO EXPOSE ANY EXISTING POSTS, BEAMS OR OTHER STRUCTURAL ELEMENTS. CONTRACTOR SHALL NOTIFY ARCHITECT OF SUCH FINDINGS BEFORE PROCEEDING WITH DEMOLITION.

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RENOVATION

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TEL: (602) 344-1694



JOB NO: 2026-06
DATE: APRIL 2026

REVISIONS

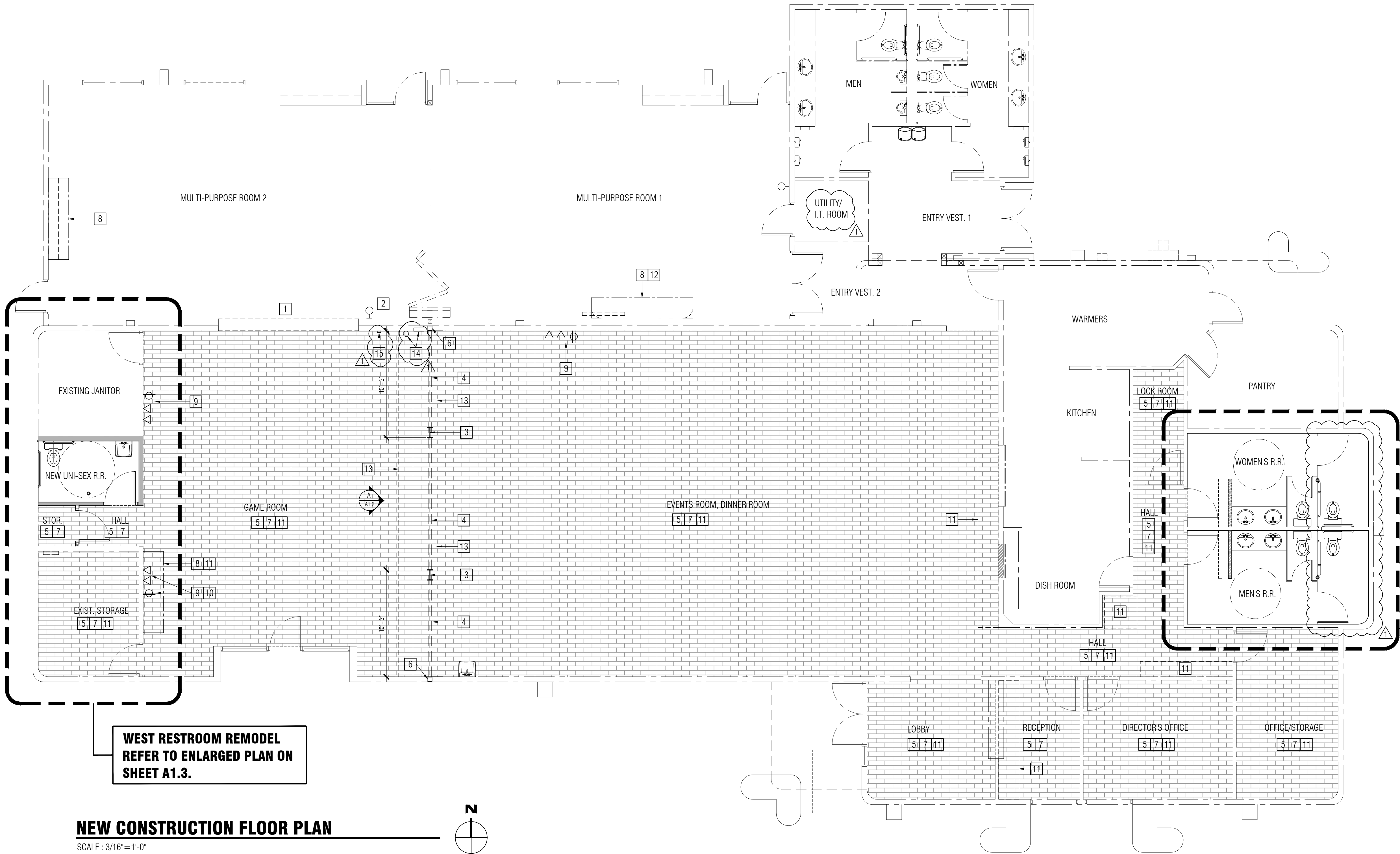
RESPONSE TO PRE-BID
COMMENTS.

DEMO/NEW CONST. FLOOR PLAN

ADDENDUM 1

A1.1

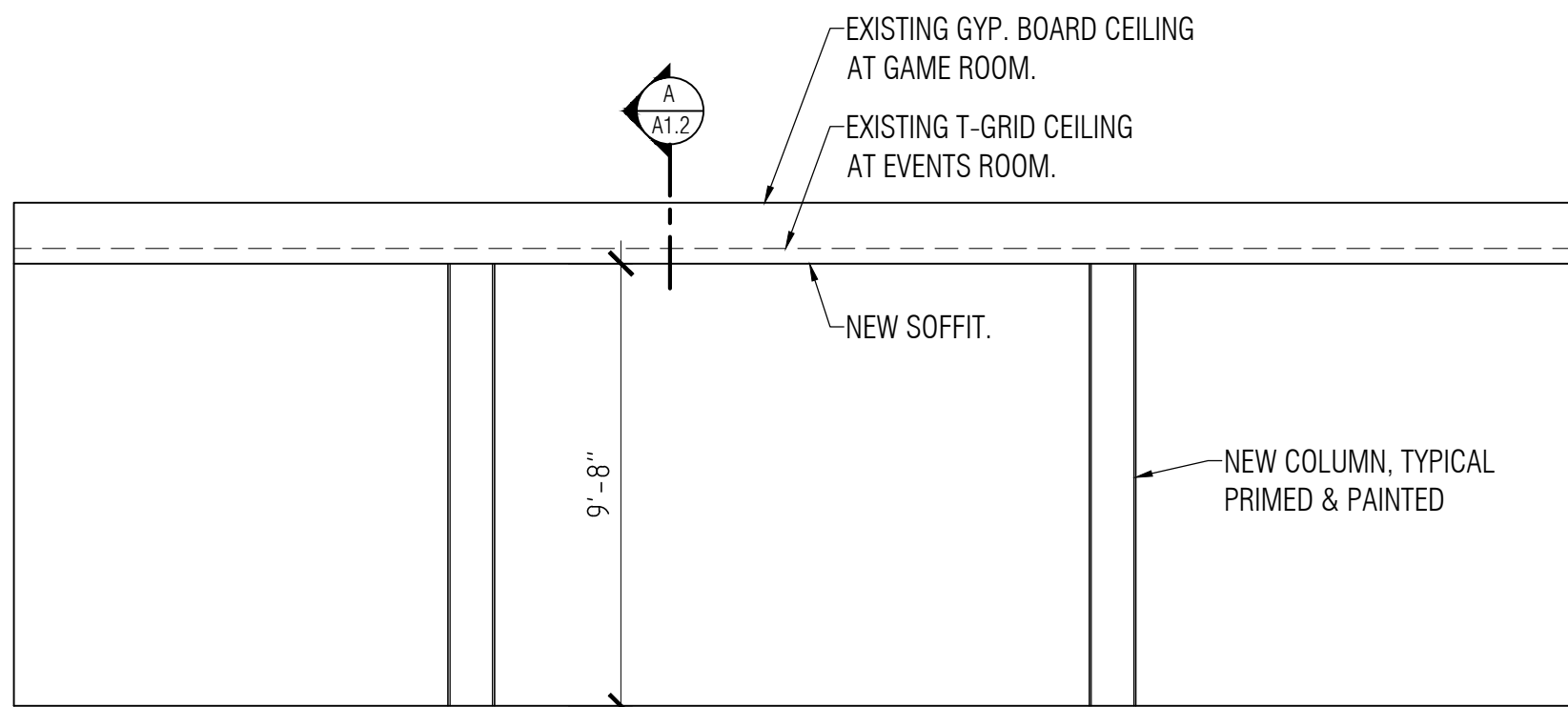
CONSTRUCTION DOCUMENTS



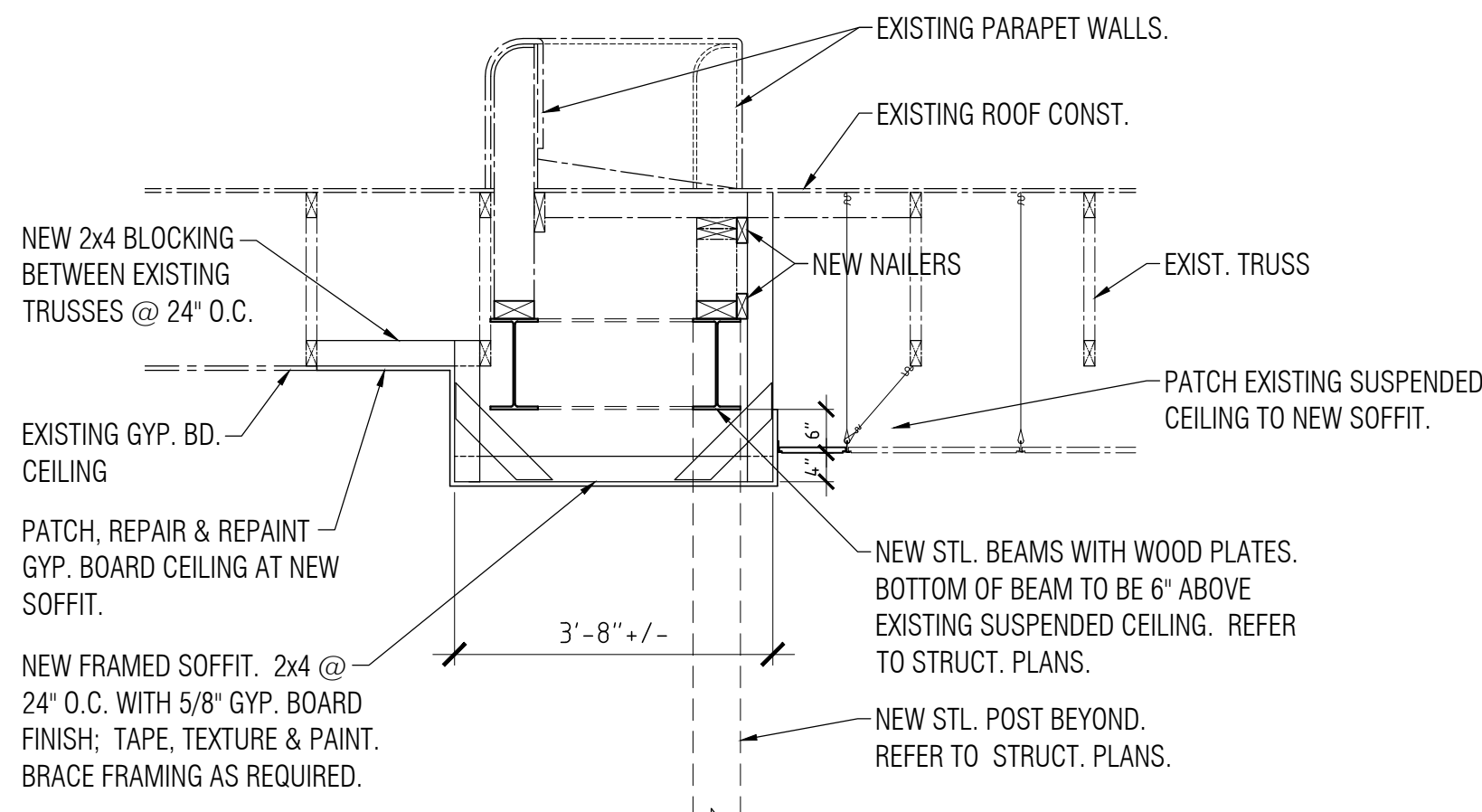
- NEW CONSTRUCTION KEYNOTES** 1
- 1 NEW OPENING. FINISH WALLS WITH 5/8" GYP. BOARD. TAPED, TEXTURED AND PAINTED TO MATCH EXISTING. PATCH AND REPAIR FLOOR TO MATCH EXISTING. FIELD VERIFY ACTUAL OPENING WIDTH. REFER TO STRUCTURAL PLANS.
 - 2 NEW LOCATION OF EXISTING FIRE EXTINGUISHER.
 - 3 NEW W12x35 COLUMN. PRIMED & PAINTED. SAW CUT AND REMOVE PORTION OF CONCRETE AS REQUIRED FOR NEW FOOTINGS. REFER TO DETAILS AND STRUCTURAL PLANS.
 - 4 NEW STEEL BEAM ABOVE, WITHIN NEW SOFFIT. BOTTOM OF BEAMS AT 6" ABOVE EXISTING SUSPENDED ACOUSTICAL CEILING. REFER TO STRUCTURAL PLANS.
 - 5 PATCH, REPAIR & REPAINT ALL WALLS.
 - 6 NEW STEEL COLUMN & FOOTING. SAW CUT AND REMOVE PORTION OF CONCRETE AS REQUIRED FOR NEW FOOTINGS. REFER TO STRUCTURAL PLANS.
 - 7 PROVIDE & INSTALL NEW CERAMIC TILE PLANK FLOORING WITH CERAMIC TILE BASE AT AREAS INDICATED BY HATCH PATTERN. CERAMIC TILE SHALL BE DALTILE, SADDLE BROOK FARMHOUSE, 6"x36". ALL TOP OF CERAMIC TILE BASE AND WAINSCOT TO RECEIVE SCHLUTER TRIM. ALL INTERSECTION OF CERAMIC TILE BASE AND WAINSCOT WITH CERAMIC TILE FLOOR TO RECEIVE SCHLUTER TRIM. MATCH EXISTING NORTH EXPANSION AND RESTROOM. REFER TO NOTE 11.
 - 8 RELOCATED AND RECONNECTED CABINETS. VERIFY LOCATION WITH OWNER.
 - 9 NEW POWER AND 2 CAT 6 DATA PORTS FOR TV AT 72" A.F.F. CONNECT NEW POWER TO EXISTING CIRCUIT. EACH DATA PORT LOCATION SHALL BE COMPRISED OF A SINGLE GANG BOX WITH 2 DATA PORTS. EACH BOX WILL REQUIRE 2 CAT-6 CABLES RUN TO THE IT ROOM. SEE DATA CABLE NOTES BELOW. VERIFY LOCATION WITH OWNER.
 - 10 NEW POWER AT 72" A.F.F. FOR T.V. CONNECT NEW POWER TO EXISTING CIRCUIT. VERIFY LOCATION WITH OWNER. COORDINATE WITH RELOCATED CABINET.
 - 11 CONTRACTOR SHALL TEMPORARILY REMOVE ALL CABINETS, SHELVES, COUNTERS OR OTHER FLOOR MOUNTED ITEMS TO ALLOW FOR THE INSTALLATION OF THE NEW FLOORING UNDER SUCH ITEMS. CONTRACTOR SHALL REINSTALL ALL ITEMS BACK TO ORIGINAL LOCATIONS UPON COMPLETION OF NEW FLOORING WORK.
 - 12 RELOCATED CABINET WITH CURVED CORNERS. MODIFY CABINET TO HIDE CURVED CORNERS AND REPLACE EXISTING CURVED COUNTER TOP WITH A NEW RECTANGULAR SOLID SURFACE COUNTER TOP. SOLID SURFACE EQUAL TO HI-MAC. NEW SOFFIT ABOVE. REFER TO DETAIL AND REFLECTED CEILING PLAN.
 - 13 RELOCATED ELECTRICAL PANEL AND T-STAT.
 - 15 RELOCATED FIRE ALARM PULL STATION & STROBE.
- STAFF RESTROOM REMODEL**
REFER TO ENLARGED PLAN ON SHEET A1.3.

- DATA CABLE NOTES:**
- 1 DATA CABLE SHALL BE CAT6 UTP ETHERNET CABLE, SOLID, 1000MBPS/10GBPS, 550 MHZ, 23AWG PURE BARE COPPER, CMP/FT6 PLENUM, ETL VERIFIED, BLUE, TAA COMPLIANT (STARTECH.COM WIRC6CMPBLU).
 - 2 CAT6 MODULAR PLUGS SHALL BE RJ45 PASS-THROUGH UTP WITH 50uM GOLD PLATED CONTACTS (TRIPP LITE N232-100-UTP).
 - 3 WALL PLATES SHALL BE DUAL OUTLET RJ45 UNIVERSAL KEYSTONE FACE PLATES, TAA COMPLIANT.

NEW CONSTRUCTION FLOOR PLAN
SCALE : 3/16"=1'-0"



INTERIOR ELEVATION A
SCALE : 1/4"=1'-0"



DETAIL A
SCALE : 1/2"=1'-0"

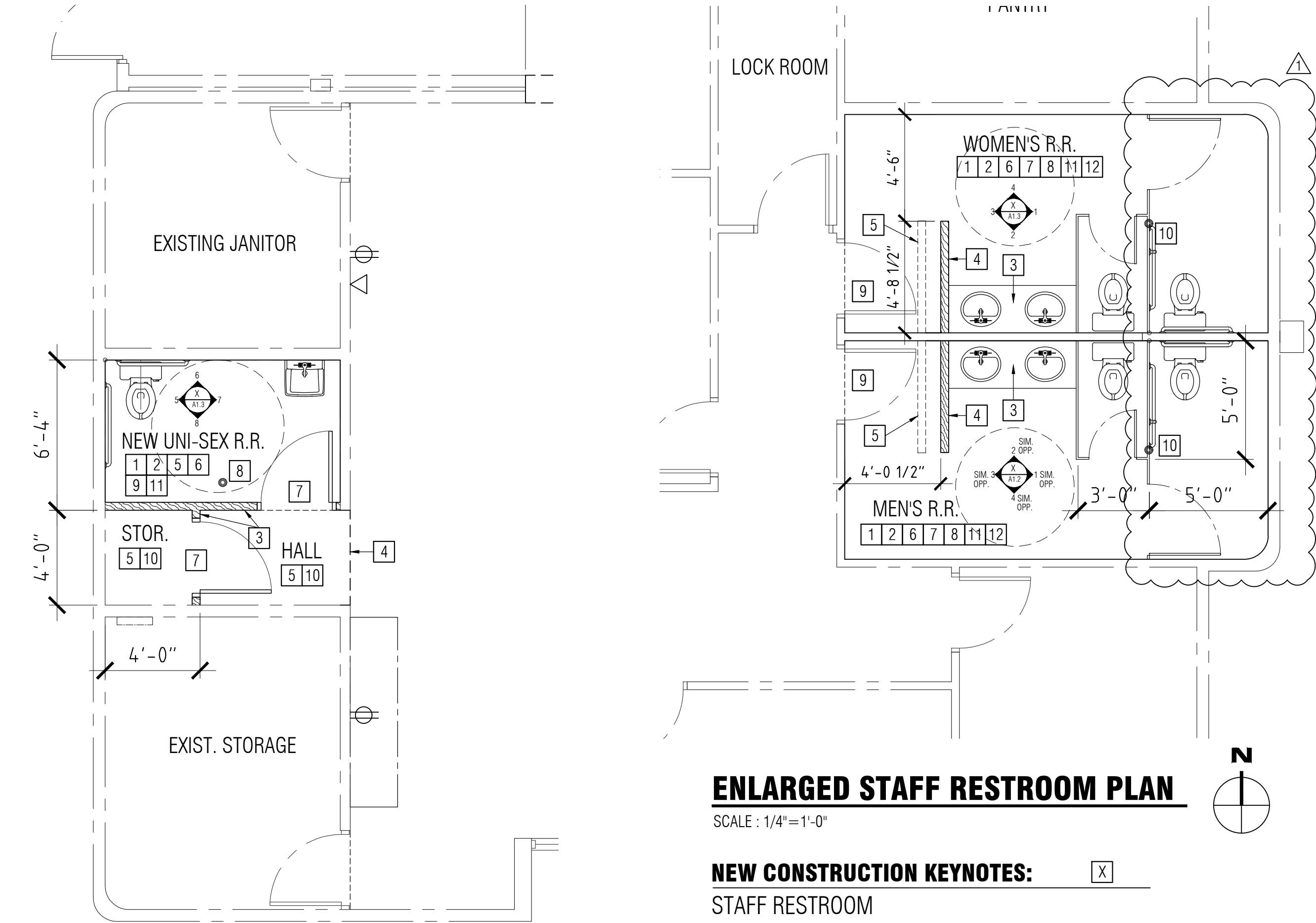
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ENLARGED WEST UNI-SEX R.R. PLAN

SCALE : 1/4"=1'-0"

NEW CONSTRUCTION KEYNOTES:

WEST UNI-SEX RESTROOM

- 1 PROVIDE & INSTALL NEW CERAMIC TILE:
A FLOOR: DAL TILE, SADDLE BROOK FARMHOUSE, 6"x36".
B WAINSCOT: DAL TILE, SADDLE BROOK FARMHOUSE, 6"x36".

ALL TOP OF CERAMIC TILE BASE AND WAINSCOT TO RECEIVE SCHLUTER TRIM. ALL INTERSECTION OF CERAMIC TILE BASE AND WAINSCOT WITH CERAMIC TILE FLOOR TO RECEIVE SCHLUTER TRIM. MATCH EXISTING NORTH EXPANSION AND RESTROOM.

- 2 PROVIDE & INSTALL NEW WATER CLOSETS AND LAVATORIES WITH NEW SUPPLIES AND SHUT-OFFS. MODIFY PLUMBING AS REQUIRED. ADA WATER CLOSET TO BE INSTALLED AT PREVIOUS LOCATION.

- 3 PROVIDE & INSTALL NEW WALL. 2x4 WOOD STUDS AT 16" O.C. WITH 5/8" W.R. GYP. BOARD ON ALL SIDES; TAPED, TEXTURED & PAINTED WITH CERAMIC TILE WAINSCOT ON RESTROOM SIDE. BASE AT EXTERIOR SIDE OF WALL TO BE 4" RUBBER BASE, MATCH EXISTING.

- 4 PATCH AND REPAIR CEILING AT PREVIOUS WALL LOCATION.
- 5 PATCH, REPAIR AND REPAINT ALL WALLS AND CEILING.
- 6 PROVIDE & INSTALL ALL NEW TOILET ACCESSORIES. REFER TO INTERIOR ELEVATIONS.

- 7 NEW 3068 S.C. WOOD DOOR WITH H.M. FRAME. DOOR TO BE STAIN GRADE. PROVIDE FOLLOWING HARDWARE AT NEW DOORS.
RESTROOM DOOR: PRIVACY LOCK, WALL STOP, KICKPLATE.
STORAGE DOOR: STOREROOM LOCK, KEYPAD ACCESS, WALL STOP.

- 8 REPLACE EXISTING FLOOR DRAIN WITH NEW.
- 9 PROVIDE & INSTALL NEW LIGHT FIXTURES TO REPLACE EXISTING. NEW LIGHT FIXTURES TO MATCH NORTH RESTROOMS OR 1x4" FLAT PANEL LED LOW PROFILE LIGHTS. CONNECT TO EXISTING CIRCUITS. ADJUST LOCATIONS AS REQUIRED.

- 10 PROVIDE & INSTALL NEW CEILING LIGHT FIXTURE WITH SWITCH, WHERE APPLICABLE AND CONNECT TO EXISTING CIRCUITS.
- 11 PROVIDE & INSTALL NEW EXHAUST FAN TO REPLACE EXISTING. CONNECT TO EXISTING SYSTEMS & CIRCUITS.

ENLARGED STAFF RESTROOM PLAN

SCALE : 1/4"=1'-0"

NEW CONSTRUCTION KEYNOTES:

STAFF RESTROOM

- 1 PROVIDE & INSTALL NEW CERAMIC TILE:
A FLOOR: DAL TILE, SADDLE BROOK FARMHOUSE, 6"x36".
B WAINSCOT: DAL TILE, SADDLE BROOK FARMHOUSE, 6"x36".

ALL TOP OF CERAMIC TILE BASE AND WAINSCOT TO RECEIVE SCHLUTER TRIM. ALL INTERSECTION OF CERAMIC TILE BASE AND WAINSCOT WITH CERAMIC TILE FLOOR TO RECEIVE SCHLUTER TRIM. MATCH EXISTING NORTH EXPANSION AND RESTROOM.

- 2 PROVIDE & INSTALL NEW WATER CLOSETS AND LAVATORIES WITH NEW SUPPLIES AND SHUT-OFFS. MODIFY PLUMBING AS REQUIRED. ADA WATER CLOSET TO BE INSTALLED AT PREVIOUS LOCATION.

- 3 PROVIDE & INSTALL NEW SOLID SURFACE COUNTERTOP WITH 4" BACK SPLASH OVER NEW SUPPORT. REFER TO INT. ELEV. AND SECTION. SOLID SURFACE EQUAL TO HI-MACS.

- 4 PROVIDE & INSTALL NEW WALL. 2x4 WOOD STUDS AT 16" O.C. WITH 5/8" W.R. GYP. BOARD ON ALL SIDES; TAPED, TEXTURED & PAINTED & CERAMIC TILE WAINSCOT. ANCHOR TO FLOOR AND EXISTING CEILING STRUCTURE.

- 5 PATCH AND REPAIR WALL AND CEILING AT PREVIOUS WALL LOCATION.

- 6 PATCH, REPAIR AND REPAINT ALL WALLS AND CEILING OF RESTROOM.

- 7 PROVIDE & INSTALL ALL NEW TOILET ACCESSORIES. REFER TO INTERIOR ELEVATIONS.

- 8 PROVIDE & INSTALL NEW 1" THICK SOLID PLASTIC TOILET PARTITIONS. COLOR AND STYLE BY OWNER.

- 9 PATCH & RE-FINISH EXISTING DOORS.

- 10 REPLACE EXISTING FLOOR DRAIN WITH NEW.

- 11 PROVIDE & INSTALL NEW LIGHT FIXTURES TO REPLACE EXISTING. NEW LIGHT FIXTURES TO MATCH NORTH RESTROOMS OR 1x4" FLAT PANEL LED LOW PROFILE LIGHTS. CONNECT TO EXISTING CIRCUITS. ADJUST LOCATIONS AS REQUIRED.

- 12 PROVIDE & INSTALL NEW EXHAUST FAN TO REPLACE EXISTING. CONNECT TO EXISTING SYSTEMS & CIRCUITS.

TOILET ACCESSORIES

PTD - PAPER TOWEL DISPENSER, PACIFIC BLUE 59590, ULTRA BLACK, AUTOMATED TOWEL DISPENSER.
TPD - TOILET PAPER DISPENSER, BOBRICK B-2888.
SND - SANITARY NAPKIN DISPOSAL, BOBRICK B-270.
SD - SOAP DISPENSER, BOBRICK B-2111.
G.B. - GRAB BARS - 42", 36" & 18" VERT.
MIR - MIRROR, 24" x 36".
TSCD - TOILET SEAT COVER, B-221, STAINLESS STEEL.
T.P. - TOILET PARTITION - 1" THICK SOLID PLASTIC.
COLOR AND STYLE BY OWNER.

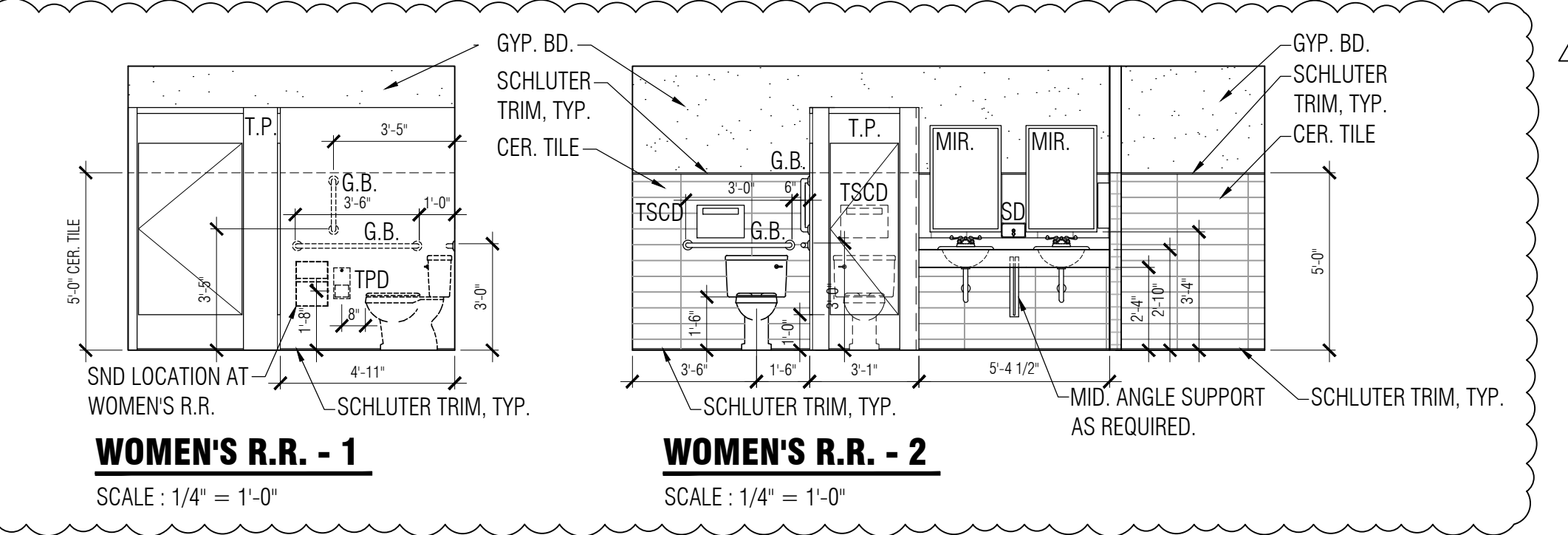
NOTES:

- 1 TOILET ACCESSORIES SHALL BE INSTALLED PER ADA REQUIREMENTS.
- 2 PROVIDE BLOCKING IN WALLS AS REQUIRED FOR MOUNTING OF ACCESSORIES.
- 3 ALL CERAMIC TILE TO BE INSTALLED OVER W.R. GREEN GYP. BOARD, UNLESS NOTED OTHERWISE. INSULATE ALL EXPOSED DRAIN LINES BELOW COUNTERTOP.
- 4 TOILET ACCESSORIES SHALL BE BOBRICK OR EQUAL, U.N.O.
- 5 CONTRACTOR TO PROVIDE AND INSTALL ALL NEW TOILET ACCESSORIES BASED ON SPECIFICATIONS AS PROVIDED BY OWNER.

GENERAL NOTES

- 1 ALL PLUMBING WORK TO BE DONE TO LATEST PLUMBING CODE AS APPROVED BY THE GOVERNING JURISDICTION.
- 2 PLUMBING CONTRACTOR TO COORDINATE PLUMBING WORK WITH OTHER TRADES.
- 3 PLUMBING CONTRACTOR TO COORDINATE AND VERIFY PLUMBING EQUIPMENT REQUIREMENTS WITH THE MECHANICAL AND ELECTRICAL CONTRACTORS.
- 4 ALL H & C WATER CONNECTIONS TO SINKS, LAVS, TOILETS, SHOWERS & TUBS TO BE 1/2" U.N.O.
- 5 ALL ELECTRICAL WORK TO BE DONE TO LATEST ELECTRICAL CODE AS APPROVED BY THE GOVERNING JURISDICTION.
- 6 ELECTRICAL CONTRACTOR TO COORDINATE ELECTRICAL WORK WITH OTHER TRADES.
- 7 ELECTRICAL CONTRACTOR TO PROVIDE & INSTALL ALL ELECTRICAL FOR NEW HVAC EQUIPMENT. ELECTRICAL CONTRACTOR TO COORDINATE AND VERIFY ELECTRICAL EQUIPMENT REQUIREMENTS WITH THE HVAC AND PLUMBING CONTRACTORS.
- 8 ALL MECHANICAL WORK TO BE DONE TO LATEST MECHANICAL CODE AS APPROVED BY THE GOVERNING JURISDICTION.
- 9 MECHANICAL CONTRACTOR TO COORDINATE MECHANICAL WORK WITH OTHER TRADES.
- 10 HVAC CONTRACTOR TO COORDINATE AND VERIFY MECHANICAL EQUIPMENT REQUIREMENT WITH THE PLUMBING AND ELECTRICAL CONTRACTORS.
- 11 ALL BURIED NONMETALLIC PIPING SHALL BE IDENTIFIED WITH A MINIMUM #12 GA. SOLID COPPER INSULATED TRACER WIRE SECURELY ATTACHED TO PIPE OR WRAPPED AROUND THE PIPE. ATTACHMENTS SHALL BE PROVIDED AT MAXIMUM 20 FEET.

INTERIOR ELEVATIONS: STAFF RESTROOMS



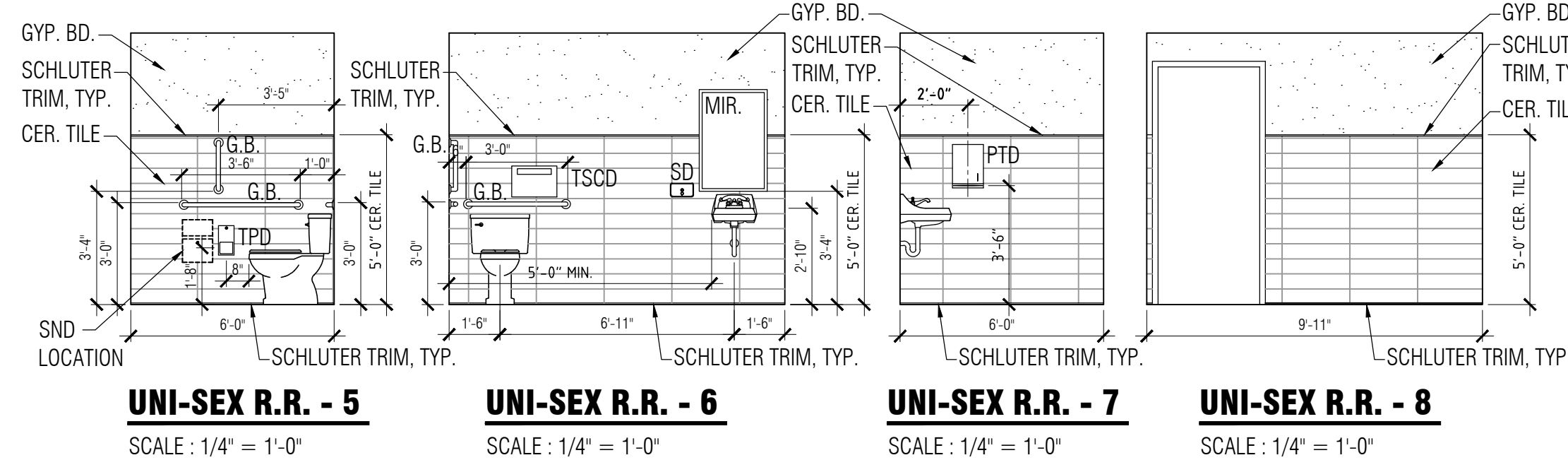
WOMEN'S R.R. - 3

SCALE : 1/4"=1'-0"

WOMEN'S R.R. - 4

SCALE : 1/4"=1'-0"

INTERIOR ELEVATIONS: WEST UNI-SEX RESTROOM



UNI-SEX R.R. - 5

SCALE : 1/4"=1'-0"

UNI-SEX R.R. - 6

SCALE : 1/4"=1'-0"

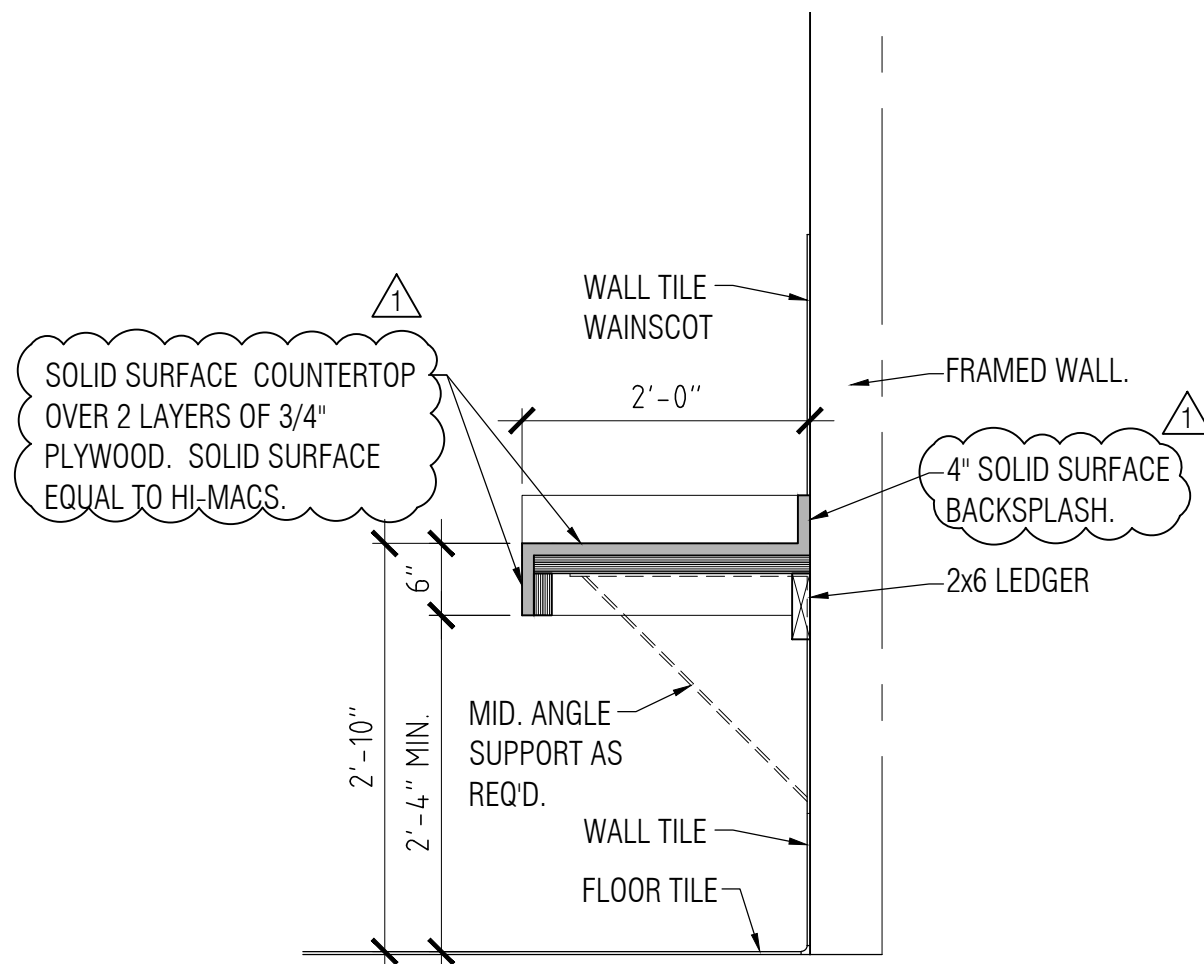
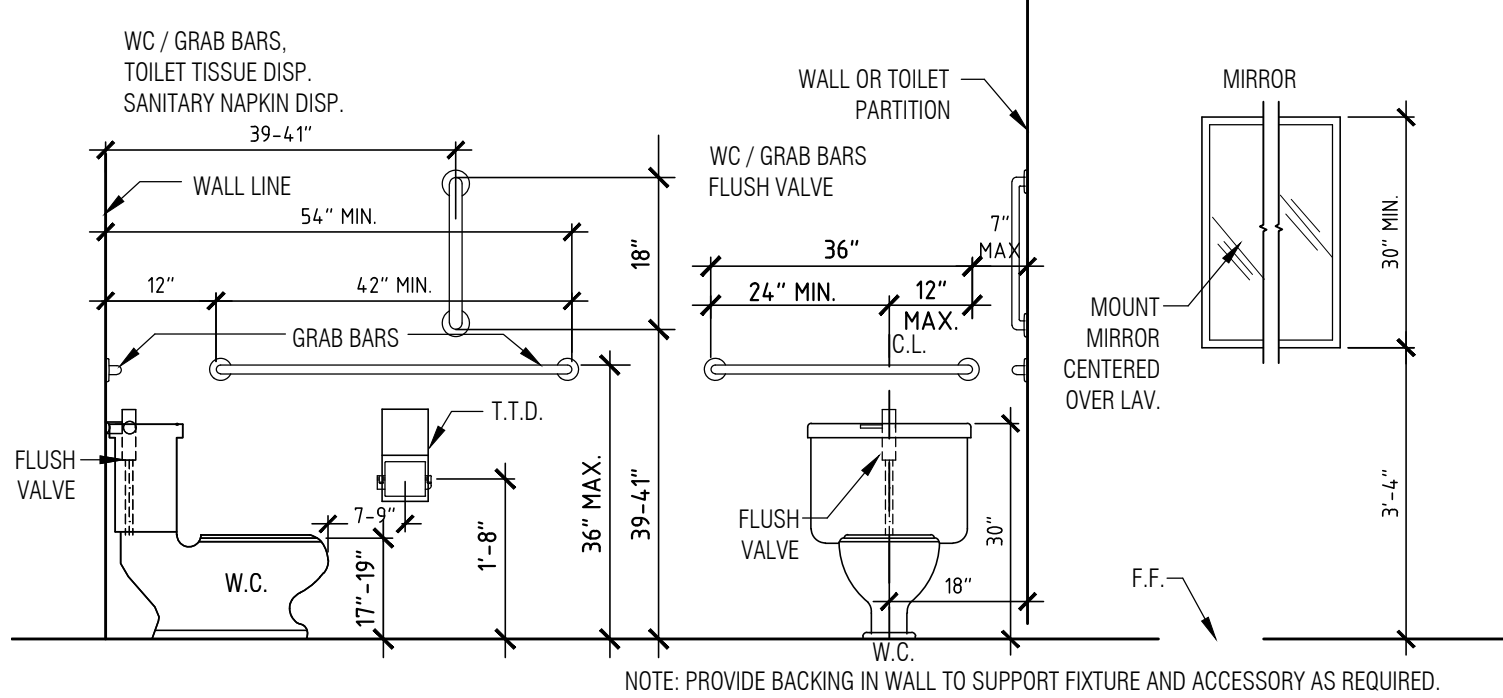
UNI-SEX R.R. - 7

SCALE : 1/4"=1'-0"

UNI-SEX R.R. - 8

SCALE : 1/4"=1'-0"

TYPICAL TOILET FIXTURE AND ACCESSORY MOUNTING HEIGHTS



COUNTERTOP SECTION

SCALE : 3/4"=1'-0" STAFF R.R.

ADDENDUM 1

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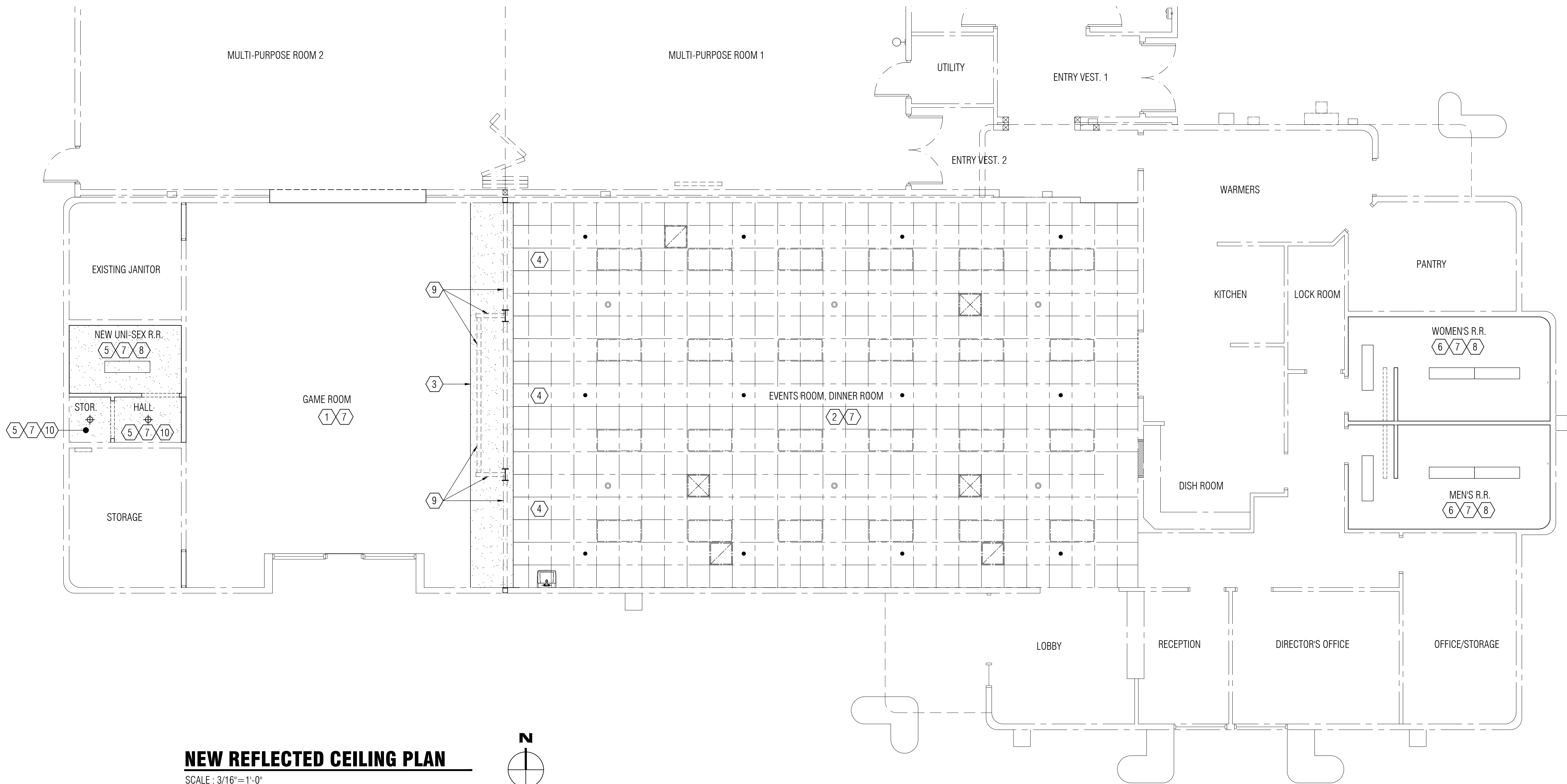
REVISIONS

RESPONSE TO PRE-BID COMMENTS.

DEMO/NEW CONST. FLOOR PLAN

A1.3

CONSTRUCTION DOCUMENTS



NEW REFLECTED CEILING PLAN

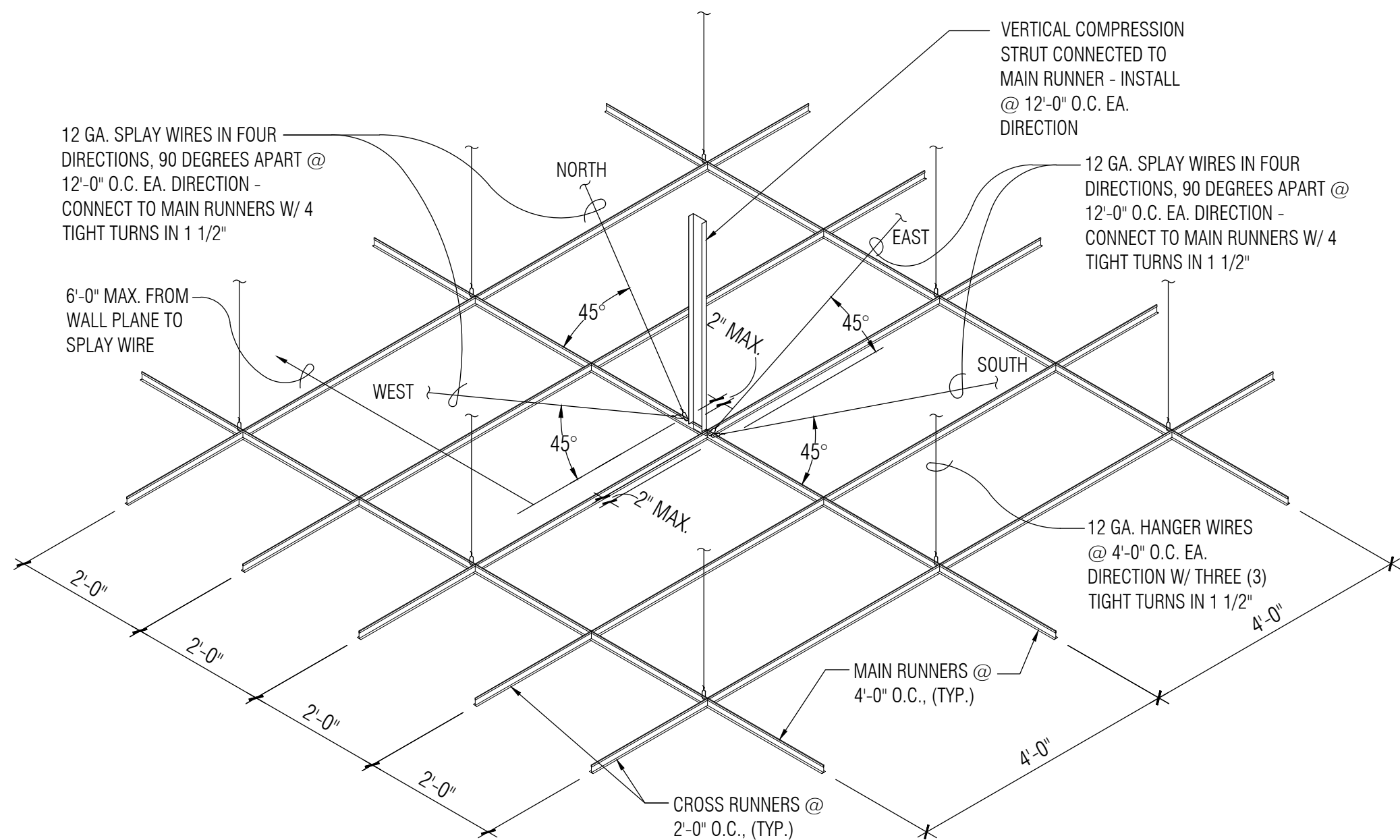
SCALE : 3/16"=1'-0"

REFLECTED CEILING KEYNOTES THIS SHEET

- EXISTING GYP. BOARD/HARD CEILING TO REMAIN. ALL EXISTING HVAC REGISTERS, EXHAUST FANS AND OTHER CEILING MOUNTED FIXTURES TO REMAIN.
- EXISTING SUSPENDED ACOUSTICAL CEILING AT 10'-0" A.F.F.TO REMAIN.
- NEW SOFFIT. REFER TO DETAIL A, SHEET A1.2.
- PATCH/MODIFY & TIE IN EXISTING SUSPENDED CEILING WITH NEW SOFFIT.
- NEW 5/8" GYP. BOARD CEILING OVER EXISTING JOISTS AS REQUIRED. TAPE, TEXTURE & PAINT. PATCH NEW CEILING WITH EXISTING CEILING WHERE APPLICABLE.
- PATCH, REPAIR & REPAINT EXISTING GYP. BOARD CEILING.
- EXISTING FIRE SPRINKLER HEADS AND SMOKE DETECTORS TO REMAIN. ADJUST LOCATIONS AS REQUIRED AND RECONNECT TO EXISTING SYSTEMS.
- REPLACE EXISTING LIGHT FIXTURES, EXHAUST FAN AND SWITCHES WITH NEW AND CONNECT TO EXISTING CIRCUIT AND SYSTEMS. REFER TO NOTES AT ENLARGED PLANS. EXISTING HVAC REGISTERS TO REMAIN. ADJUST LOCATIONS AS REQUIRED AND RECONNECT TO EXISTING SYSTEMS.
- STEEL BEAM STRUCTURE WITHIN SOFFIT ENCLOSURE. REFER TO DETAIL A, SHEET A1.2 AND STRUCTURAL PLANS.
- PROVIDE & INSTALL NEW LIGHT FIXTURES WITH SWITCHES, WHERE APPLICABLE AND AC REGISTERS AT NEW STORAGE ROOM AND NEW HALL. CONNECT TO EXISTING SYSTEMS. OWNER TO SELECT LIGHT FIXTURES.

GENERAL NOTES

- ALL PLUMBING WORK TO BE DONE TO LATEST PLUMBING CODE AS APPROVED BY THE GOVERNING JURISDICTION.
- PLUMBING CONTRACTOR TO COORDINATE PLUMBING WORK WITH OTHER TRADES.
- PLUMBING CONTRACTOR TO COORDINATE AND VERIFY PLUMBING EQUIPMENT REQUIREMENTS WITH THE MECHANICAL AND ELECTRICAL CONTRACTORS..
- ALL H & C WATER CONNECTIONS TO SINKS, LAVS, TOILETS, SHOWERS & TUBS TO BE 1/2" U.N.O.
- ALL ELECTRICAL WORK TO BE DONE TO LATEST ELECTRICAL CODE AS APPROVED BY THE GOVERNING JURISDICTION.
- ELECTRICAL CONTRACTOR TO COORDINATE ELECTRICAL WORK WITH OTHER TRADES.
- ELECTRICAL CONTRACTOR TO PROVIDE & INSTALL ALL ELECTRICAL FOR NEW HVAC EQUIPMENT. ELECTRICAL CONTRACTOR TO COORDINATE AND VERIFY ELECTRICAL EQUIPMENT REQUIREMENTS WITH THE HVAC AND PLUMBING CONTRACTORS.
- ALL MECHANICAL WORK TO BE DONE TO LATEST MECHANICAL CODE AS APPROVED BY THE GOVERNING JURISDICTION.
- MECHANICAL CONTRACTOR TO COORDINATE MECHANICAL WORK WITH OTHER TRADES.
- HVAC CONTRACTOR TO COORDINATE AND VERIFY MECHANICAL EQUIPMENT REQUIREMENT WITH THE PLUMBING AND ELECTRICAL CONTRACTORS.
- ALL BURIED NONMETALLIC PIPING SHALL BE IDENTIFIED WITH A MINIMUM #12 GA. SOLID COPPER INSULATED TRACER WIRE SECURELY ATTACHED TO PIPE OR WRAPPED AROUND THE PIPE. ATTACHMENTS SHALL BE PROVIDED AT MAXIMUM 20 FEET.



- NOTE:
- GRID SYSTEM TO BE HEAVY DUTY, INSTALLED PER CEILING MFR. SYSTEM FOR SDC D - INSTALL CEILING MFR. PROPRIETARY SEISMIC CLIPS AT MAIN RUNNERS / CROSS TEES
 - THE TERMINAL ENDS OF EACH CROSS RUNNER AND MAIN RUNNER SHALL BE SUPPORTED INDEPENDENTLY A MAXIMUM OR 8" FROM EACH WALL OR CEILING DISCONTINUITY WITH 12 GA. WIRE
 - REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR LIGHT FIXTURE AND MECHANICAL GRILLS AND REGISTER SUPPORTS

ACOUSTICAL CEILING SYSTEM WITH SEISMIC BRACING TO ROOF STRUCTURE

SCALE : NONE

A
A2.1

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JOB NO: 2026-06
DATE: APRIL 2026
REVISIONS
RESPONSE TO PRE-BID COMMENTS.

REFLECTED CEILING PLAN

ADDENDUM 1

A2.1

CONSTRUCTION DOCUMENTS

STRUCTURAL ABBREVIATIONS	
AAC AFF A.B. ACI AESS AISC AISC L Z APA ARCH. ASTM AWS	AUTOCLAVED AERATED CONCRETE ABOVE FINISHED FLOOR ANCHOR BOLT(S) AMERICAN CONCRETE INSTITUTE ARCHITECTURALLY EXPOSED STRUCTURAL STEEL AMERICAN INSTITUTE OF STEEL CONSTRUCTION AMERICAN INSTITUTE OF TIMBER CONSTRUCTION STEEL ANGLE STEEL ANGLE AMERICAN PLYWOOD ASSOCIATION ARCHITECT / ARCHITECTURAL AMERICAN SOCIETY FOR TESTING AND MATERIALS AMERICAN WELDING SOCIETY
B.O.D. B.O.F.	BOTTOM OF DECK BOTTOM OF FOOTING
CFS CJ CL CMU CONT CRSI CTJ	COLD-FORMED STEEL CONSTRUCTION JOINT CENTERLINE CLEAR CONCRETE MASONRY UNIT CONTINUOUS CONCRETE REINFORCING STEEL INSTITUTE CONTROL JOINT
d Ø 2L 2L D.F.	PENNY (nails) DIAMETER DOUBLE STEEL ANGLE DOUBLE STEEL ANGLE DOUGLAS FIR-LARCH
(E) E.O.R. EQ	EXISTING ENGINEER OF RECORD EQUAL
FFE	FINISHED FLOOR ELEVATION
GLB G.S.N. GWB	GLUED-LAMINATED BEAM GENERAL STRUCTURAL NOTES GYPSUM WALL BOARD
H.H. H.S.A. HSS	HEAVY HEX HEADED STUD ANCHOR HOLLOW STRUCTURAL SECTION
IBC ICC I.F.C. I.M.P.	INTERNATIONAL BUILDING CODE INTERNATIONAL CODE COUNCIL INSULATED CONCRETE FORMS INSULATED METAL PANEL
K	KIP(S)
LVL LBS (LLBB) (LLV) (LLH) (LSV) (LSH)	LAMINATED VENEER LUMBER POUNDS LONG LEGS BACK-TO-BACK LONG LEG VERTICAL LONG LEG HORIZONTAL LONG SIDE VERTICAL LONG SIDE HORIZONTAL
MAX MCJ MECH. MIN	MAXIMUM MASONRY CONTROL JOINT MECHANICAL MINIMUM
N.I.C. N.T.S.	NOT IN CONTRACT NOT TO SCALE
O.C. OPP	ON CENTER OPPOSITE
PAF PCI PRE-ENG PEMB PCF PLF PSF PSI PTI	POWDER ACTUATED FASTENER PRESTRESSED CONCRETE INSTITUTE PRE-ENGINEERED PRE-ENGINEERED METAL BUILDING POUNDS PER CUBIC FOOT POUNDS PER LINEAR FOOT POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH POST-TENSIONING INSTITUTE
RS	ROUGH SAWN
SIM (SLBB) (SLV) (SSV) S.S. STD.	SIMILAR SHORT LEGS BACK-TO-BACK SHORT LEG VERTICAL SHORT SIDE VERTICAL STAINLESS STEEL STANDARD
T & G TCDL TCLL TF Tw T.O.C. T.O.F. T.O.S. TS TYP	TONGUE AND GROOVE TOP CHORD DEAD LOAD TOP CHORD LIVE LOAD FLANGE THICKNESS WEB THICKNESS TOP OF CONCRETE TOP OF FOOTING TOP OF STEEL TUBE SECTION TYPICAL
U.E.S. U.N.O.	UNIFORM EVALUATION SERVICES UNLESS NOTED OTHERWISE
W.P. WSP W.W.F.	WORKING POINT WOOD STRUCTURAL PANEL WELDED WIRE FABRIC

1. FOR APPLICABLE CODES AND STANDARDS, MATERIAL STRENGTHS AND CONSTRUCTION REQUIREMENTS, SEE GENERAL STRUCTURAL NOTES AND SPECIFICATIONS.
2. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION - RESOLVE ANY DISCREPANCY WITH ARCHITECT. DO NOT SCALE DRAWINGS.
3. FOR CLARITY, ALL EXTERIOR SLABS AND SIDEWALKS MAY NOT BE SHOWN. FOR EXACT DIMENSIONS, LOCATIONS, JOINTS AND SCORE LINES, SEE ARCHITECTURAL DRAWINGS.
4. FOR CLARITY, ALL ROOF, FLOOR AND WALL OPENINGS MAY NOT BE SHOWN ON STRUCTURAL DRAWINGS. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS, FOR FRAMING OF OPENINGS, SEE TYPICAL STRUCTURAL DETAILS. VERIFY ALL SIZES, WEIGHTS AND LOCATIONS OF MECHANICAL AND ELECTRICAL EQUIPMENT, DUCTS, ETC. WITH MECHANICAL AND ELECTRICAL ENGINEERS THROUGH ARCHITECT.
5. DETAILS MARKED "TYPICAL" MAY OR MAY NOT BE CUT ON PLANS, BUT SHALL APPLY UNLESS NOTED OTHERWISE.

SYMBOL	DESCRIPTION	LOCATION
	GRID LINES	SEE PLANS
	DETAIL CUT SHOWN ON PLAN	SEE S4 SERIES SHEETS FOR FOUNDATION DETAILS SEE S5 SERIES SHEETS FOR FRAMING DETAILS
	TYPICAL DETAIL	SEE S1 SERIES SHEETS FOR TYPICAL DETAILS
	PLAN NOTE	SEE PLAN NOTES ON EACH PLAN SHEET
	OPENING IN FLOOR OR ROOF	SEE TYPICAL NOTE 4 ABOVE
	12" CMU WALL U.N.O.	SEE FOUNDATION AND FRAMING PLANS
	8" CMU WALL U.N.O.	
	9 1/2" BRICK WALL U.N.O.	
	8" CAST-IN-PLACE CONCRETE WALL U.N.O.	
	6 1/2" PRECAST CONCRETE WALL U.N.O.	
	EXISTING WALL, FOOTING, ETC.	
	8" CMU WALL WITH 3 5/8" BRICK VENEER (12" TOTAL THICKNESS)	
	2 X 6 WOOD (6" STEEL) STUD WALL U.N.O.	
	2 X 6 WOOD (6" STEEL) STUD SHEAR WALL U.N.O.	
	SHEAR WALL HOLDOWN	SEE SHEAR WALL PLANS AND SHEAR WALL SCHEDULE
	MECHANICAL UNIT	SEE FRAMING PLANS AND MECHANICAL EQUIPMENT SCHEDULE
	MOMENT CONNECTION	SEE FRAMING PLANS
	PANEL CALLOUT	SEE FOUNDATION/FRAMING PLANS
T.O.F.	TOP OF FOOTING REFERENCE TO ELEVATION 0'-0"	SEE FOUNDATION/FRAMING PLANS
B.O.D.	BOTTOM OF DECK REFERENCE TO ELEVATION 0'-0"	
B.O.S.	BOTTOM OF SHEATHING REFERENCE TO ELEVATION 0'-0"	
T.O.S.	TOP OF STEEL REFERENCE TO ELEVATION 0'-0"	
T.O.W.	TOP OF WALL REFERENCE TO ELEVATION 0'-0"	
F1	FOOTING DESIGNATION	SEE FOUNDATION/FRAMING PLANS AND APPLICABLE SCHEDULES
C1	COLUMN DESIGNATION	
W1	WALL REINFORCING DESIGNATION	
M1	CMU COLUMN DESIGNATION	
SW1	SHEAR WALL DESIGNATION	
J1	JOIST DESIGNATION	
T1	TRUSS DESIGNATION	
B1	BEAM DESIGNATION	
L1	LEDGER DESIGNATION	
LT1	LINTEL DESCRIPTION	

1. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE". PLACEMENT SHALL BE PER ACI 304R AND 304.2R AS APPLICABLE.
2. CONCRETE SHALL BE READY MIXED CONCRETE IN ACCORDANCE WITH ASTM C94. MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE 3000 PSI (DESIGNED FOR 2500 PSI U.N.O.) EXCEPT AS FOLLOWS:

FOUNDATIONS.....	3,000 PSI
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3. CEMENT SHALL CONFORM TO ASTM C150, TYPE I/IV. AGGREGATE PER ASTM C33. LIGHTWEIGHT AGGREGATE PER ASTM C330. MAXIMUM 5" SLUMP FOR CONCRETE. CONCRETE CONTAINING SUPERPLASTICIZING ADMIXTURE SHALL HAVE FIELD-VERIFIED 8" MAXIMUM SLUMP AT PLACEMENT. MIX DESIGNS SHALL BE DESIGNED BY THE CONCRETE PRODUCTION FACILITY IN ACCORDANCE WITH ACI 301 AND REVIEWED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

4. CONCRETE SHALL BE FREE OF CHLORIDE. FLY ASH SHALL CONFORM TO ASTM C618, CLASS F. FLY ASH SHALL NOT REPLACE MORE THAN 25% OF CEMENT BY WEIGHT.
5. NO CONSTRUCTION JOINTS OTHER THAN THOSE SHOWN ON THE DRAWINGS SHALL BE INSTALLED WITHOUT APPROVAL OF THE ENGINEER.
6. CONCRETE SHALL NOT BE DROPPED MORE THAN FIVE FEET VERTICALLY WITHOUT USE OF TREMIES.
7. CONCRETE FOOTINGS AND PADS MAY BE POURED AGAINST NEAT EXCAVATIONS PROVIDED THE REQUIRED CONCRETE COVERAGE FOR REINFORCING IS MAINTAINED.
8. HOT WEATHER CONCRETING SHALL BE AS DESCRIBED AND SPECIFIED BY ACI 301, ACI 305R, ACI 305.1 AND ASTM C94 EXCEPT WHERE MODIFIED BY CONTRACT DOCUMENTS. DEFINED LIMITATIONS ARE AS FOLLOWS:
 - A. DISCHARGE OF CONCRETE SHALL BE COMPLETED WITHIN 90 MINUTES OR 300 MIXING REVOLUTIONS OF THE MIXER TRUCK, WHICHEVER COMES FIRST. THIS LIMITATION MAY BE WAIVED PROVIDED A SLUMP TEST DEMONSTRATES THAT THE CONCRETE SLUMP MEETS PROJECT CRITERIA IN ADDITION TO REQUIRED AIR CONTENT AND TEMPERATURE WITHOUT THE RETEMPERING OF CONCRETE. THIS WAIVER REQUEST MUST BE SUBMITTED IN WRITING PRIOR TO COMMENCEMENT OF CONCRETE PLACEMENT.
 - B. TEMPERATURE CRITERIA:
 - i. TEMPERATURE OF CONCRETE AS PLACED SHALL NOT EXCEED 95° F WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.
 - ii. WHEN TEMPERATURE OF THE STEEL REINFORCEMENT, EMBEDMENTS OR FORMS EXCEED 120° F FOGGING OF SAID ITEMS IMMEDIATELY BEFORE CONCRETE PLACEMENT IS REQUIRED.
 - C. RETEMPERING OF CONCRETE IS NOT PERMITTED.
11. CURE EXPOSED CONCRETE FOR A MINIMUM OF 7 DAYS IN ACCORDANCE WITH ACI 301 AND 308R PROCEDURES IN ORDER TO PREVENT CRACKING. CURE WITH CURING AND SEALING COMPOUND, MOIST CURING, MOISTURE-RETAINING COVER, CURING, OR COMBINATIONS THEREOF.
12. CONCRETE COMPRESSIVE STRENGTH AND SLUMP SHALL BE TESTED PER ASTM C31, C39 AND C143. PROVIDE 3 CYLINDERS PER TEST NOT LESS THAN ONCE A DAY, NOR LESS THAN ONCE EACH 1500 CUBIC YARDS OF CONCRETE, NOR LESS THAN ONCE EACH 500 SQUARE FEET OF SURFACE AREA FOR SLABS OR WALLS OR AS DIRECTED BY THE ARCHITECT. TEST ONE CYLINDER AT 7 DAYS AND TWO AT 28 DAYS. TESTING SHALL BE DONE BY A QUALIFIED TESTING LABORATORY.

1. ALL CONSTRUCTION SHALL CONFORM TO THE 2024 EDITION OF THE INTERNATIONAL BUILDING CODE.
2. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OR SEQUENCE OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. THESE MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO: BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SCAFFOLDING, BRACING AND SHORING. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS. THE STRUCTURAL ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION, NOR WILL THE STRUCTURAL ENGINEER BE RESPONSIBLE FOR CONSTRUCTION SITE SAFETY, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERETO.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE SITE CONDITIONS WITH THE DRAWINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES AND OMISSIONS SHALL BE RESOLVED WITH THE ARCHITECT. DO NOT USE SCALED DIMENSIONS.
4. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOFS SO AS NOT TO EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
5. WHERE ANY DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN. WHERE NO SPECIFIC DETAIL IS SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. FOR BIDDING PURPOSES, WHERE ANY MEMBER OR STRUCTURAL ELEMENT IS SHOWN BUT NOT CALLED OUT ON THE PLANS OR DETAILS, THE LARGEST SIMILAR MEMBER OR ELEMENT USED IN THE PROJECT SHALL BE UTILIZED.
6. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND CIVIL DRAWINGS FOR LOCATION AND DETAILS OF BLOCKOUTS, INSERTS AND OPENINGS, CURBS, EQUIPMENT BASES AND PADS, SITE WORK ITEMS, ETC. AND DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
7. APPROVED EQUAL OPTIONS ARE FOR THE CONTRACTOR'S CONVENIENCE. IF AN OPTION IS CHOSEN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY AND COORDINATION OF ALL DETAILS.
8. ALL DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS, WHETHER SPECIFICALLY INDICATED OR NOT. TYPICAL DETAILS MAY OR MAY NOT BE CUT ON THE DRAWINGS, BUT SHALL APPLY UNLESS NOTED OTHERWISE.
9. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM.
10. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF A CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE THE PROJECT IS LOCATED IN.
11. DESIGN LOADS:
ROOF LIVE LOAD = 20 PSF
ROOF DEAD LOAD = 18 PSF

1. THESE PLANS HAVE BEEN PREPARED BASED ON LIMITED VISUAL OBSERVATIONS AND/OR LIMITED AS-BUILT DOCUMENTS. CERTAIN CHANGES MAY BE REQUIRED BECAUSE OF POSSIBLE AMBIGUITIES OR INCONSISTENCIES IN RECORD DRAWINGS.
2. IF FIELD CONDITIONS DIFFER FROM THOSE DEPICTED, NOTIFY THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT PRIOR TO PROCEEDING. THE CONTRACTOR (INCLUDING ALL SUBCONTRACTORS) SHALL REPORT ALL DISCREPANCIES AND DEFERENCES PROMPTLY TO THE ARCHITECT.
3. VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL HAVE APPROPRIATE CONTINGENCIES TO ACCOUNT FOR BOTH DESIGN AND CONSTRUCTION CONDITIONS THAT MAY ARISE FROM THE DISCOVERY OF CONCEALED OR UNKNOWN CONDITIONS IN THE EXISTING STRUCTURE.

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 (F_y = 60 KSI) DEFORMED BARS FOR ALL BARS #4 AND LARGER. REINFORCING TO BE WELDED SHALL CONFORM TO ASTM A706, GRADE 60 (F_y = 60 KSI) LOW ALLOY DEFORMED BARS. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185, WIRE PER ASTM 1064. WELDING OF REINFORCING SHALL BE ACCORDING TO AWS D1.4. NO TACK WELDING OF REINFORCING BARS ALLOWED.
2. ALL REINFORCING STEEL SHALL BE DETAILED AND PLACED IN CONFORMANCE WITH THE LATEST EDITIONS OF ACI 318 AND THE CRSI "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION", AND AS MODIFIED BY THE DRAWINGS. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
3. ALL REINFORCING STEEL, INCLUDING WELDED WIRE FABRIC IN SLAB ON GRADE, SHALL BE ACCURATELY PLACED AND SUPPORTED BY GALVANIZED METAL CHAIRS, SPACERS OR HANGERS. PROVIDE THE FOLLOWING MINIMUM CLEAR CONCRETE COVERAGE:

CAST AGAINST AND PERMANENTLY EXPOSED	
TO EARTH	3"
EXPOSED TO EARTH OR WEATHER:	
#5 AND SMALLER	1 1/2"
ALL OTHERS PER LATEST EDITION OF ACI 318	
4. UNLESS NOTED OTHERWISE, LAP SPLICES IN CONCRETE SHALL BE CLASS "B" TENSION LAP SPLICES (2-0" MINIMUM) PER THE LATEST EDITION OF ACI 318. STAGGER ALTERNATE SPLICES A MINIMUM OF ONE LAP LENGTH. LAP WELDED WIRE FABRIC SHALL BE SO THAT THERE IS AT LEAST ONE OUTERMOST CROSS WIRE OF EACH SHEET IS NOT SUBJECT TO THE CROSS WIRE SPACING PLUS 7 INCHES. ALL SPLICE LOCATIONS SHALL BE ABOVE AND SHALL BE MADE ONLY WHEN INDICATED ON THE DRAWINGS. EXTEND ALL HORIZONTAL REINFORCING CONTINUOUS AROUND CORNERS AND INTERSECTIONS OR PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT CORNERS AND INTERSECTIONS OF FOOTINGS AND WALLS.
5. REINFORCING BAR SPACINGS GIVEN ARE MAXIMUM ON CENTERS. DOWEL ALL VERTICAL REINFORCING TO FOUNDATION. SKEW HOOKS AS REQUIRED FOR CONCRETE COVER. SECURELY TIE ALL BARS IN POSITION BEFORE PLACING CONCRETE.
6. SPLICED BARS SHALL BE PLACED AT THE SAME EFFECTIVE DEPTH UNLESS NOTED OTHERWISE. REINFORCING BARS NOTED "CONTINUOUS" OR WITH LENGTH NOT SHOWN SHALL BE FULLY CONTINUOUS AND SPLICED ONLY AS SHOWN, OR WHERE APPROVED BY THE ENGINEER.
7. REINFORCING BAR HOOKS SHALL BE STANDARD ACI HOOKS UNLESS NOTED OTHERWISE.

1. WOOD FRAMING SHALL CONFORM TO 2024 IBC CHAPTER 23.
2. FRAMING LUMBER SHALL COMPLY WITH THE 2024 EDITION OF THE NATIONAL DESIGN SPECIFICATION. ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF A LUMBER GRADING AGENCY CERTIFIED BY THE AMERICAN LUMBER STANDARDS COMMITTEE. MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19%. ALL SAWN LUMBER SHALL BE DOUGLAS FIR-LARCH (G = 0.50) WITH THE FOLLOWING MINIMUM PROPERTIES:

STUD WALL STUDS, PLATES AND BLOCKING:						
2 X 4	No.2	1350	180	1,600,000	1552	625
2 X 6	No.2	1170	180	1,600,000	1485	625

3. NAILS SHALL BE AS FOLLOWS:
- | | |
|-----|----------------|
| 8d | = 0.131 X 2.5" |
| 10d | = 0.148 X 3" |
| 16d | = 0.162 X 3.5" |

ALL NAILING NOT NOTED SHALL BE ACCORDING TO TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE.

1. PRODUCTS LISTED IN THE TABLES BELOW SHALL BE USED ONLY WHERE SHOWN IN THESE DRAWINGS. SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
2. ALLOWABLE EXPANSION ANCHORS USED IN INSTALLATION TO CONCRETE SHALL BE LIMITED TO PRODUCTS IN THE FOLLOWING TABLE:

NAME	MANUFACTURER	ICC REPORT
HIT-RE 500 V3	HILTI	ESR-3814
SET-3G	SIMPSON	ESR-4057

3. ALLOWABLE EPOXY ADHESIVES USED FOR THREADED ROD OR REBAR INSTALLATION IN CONCRETE SHALL BE LIMITED TO PRODUCTS IN THE FOLLOWING TABLE:
- | NAME | MANUFACTURER | ICC REPORT |
|---------------|--------------|------------|
| HIT-RE 500 V3 | HILTI | ESR-3814 |
| SET-3G | SIMPSON | ESR-4057 |
4. POST INSTALLED SCREW ANCHORS IN CONCRETE OR MASONRY:

NAME	MANUFACTURER	ICC REPORT (CONCRETE)	ICC REPORT (MASONRY)
TITEN-HD	SIMPSON	ESR-2713	ESR-1056
KH-EZ	HILTI	ESR-3027	ESR-3056
SCREW BOLT+	DEWALT	ESR-3889	ESR-4042

1. SPECIAL INSPECTIONS SHALL BE PERFORMED BY A QUALIFIED INSPECTOR APPROVED BY THE BUILDING OFFICIAL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A MINIMUM OF 24 HOURS NOTICE TO THE SPECIAL INSPECTOR AND THE TESTING LABORATORY PRIOR TO BEGINNING ANY WORK FOR WHICH SPECIAL INSPECTION OR TESTING IS REQUIRED.
3. IN ACCORDANCE WITH IBC CHAPTER 17 SOME INSPECTIONS MAY BE MADE ON A PERIODIC BASIS AND SATISFY THE REQUIREMENTS OF CONTINUOUS INSPECTION.
4. SPECIAL INSPECTION IS REQUIRED DURING THE FOLLOWING OPERATIONS PER IBC CHAPTER 17.
 - A. CONCRETE: DURING TAKING OF SPECIMENS AND PLACEMENT OF ALL CONCRETE. UNLESS NOTED OTHERWISE, SPECIAL INSPECTION OF FOUNDATION CONCRETE AND SLABS ON GRADE IS NOT REQUIRED. SEE GENERAL STRUCTURAL NOTES AND/OR PROJECT SPECIFICATIONS FOR FREQUENCY OF TESTING AND STRENGTH REQUIREMENTS.
 - B. REINFORCING STEEL: DURING ALL PLACING OF REINFORCING STEEL IN REINFORCED CONCRETE REQUIRED TO HAVE SPECIAL INSPECTION.
 - C. WELDING: DURING ALL STRUCTURAL FIELD WELDING AND SHOP WELDING (INCLUDING WELDING OF REINFORCING STEEL), EXCEPT WELDING PERFORMED IN THE SHOP OF A BUILDING OFFICIAL-APPROVED FABRICATOR.
 - D. EXPANSION ANCHORS: REVIEW TORQUE OF ALL BOLTS TO ENSURE THAT INSTALLATION AND EMBEDMENT REQUIREMENTS HAVE BEEN MET.
 - E. EPOXY (ANCHORS OR REBAR DOWELS): DURING INSTALLATION OF ALL BOLTS TO ENSURE THAT INSTALLATION AND EMBEDMENT REQUIREMENTS HAVE BEEN MET.
 - F. ANCHOR BOLTS: PRIOR TO AND DURING PLACEMENT OF CONCRETE.
5. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:
 - A. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.
 - B. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE ENGINEER OR ARCHITECT OF RECORD. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE ENGINEER OR ARCHITECT OF RECORD AND THE BUILDING OFFICIAL.
 - C. UPON COMPLETION OF THE ASSIGNED WORK, THE SPECIAL INSPECTOR SHALL COMPLETE AND SIGN A FINAL REPORT CERTIFYING THAT TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, THE WORK IS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.

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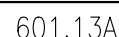
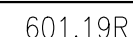
GENERAL STRUCTURAL NOTES

S1.1

CONSTRUCTION DOCUMENTS



601.15



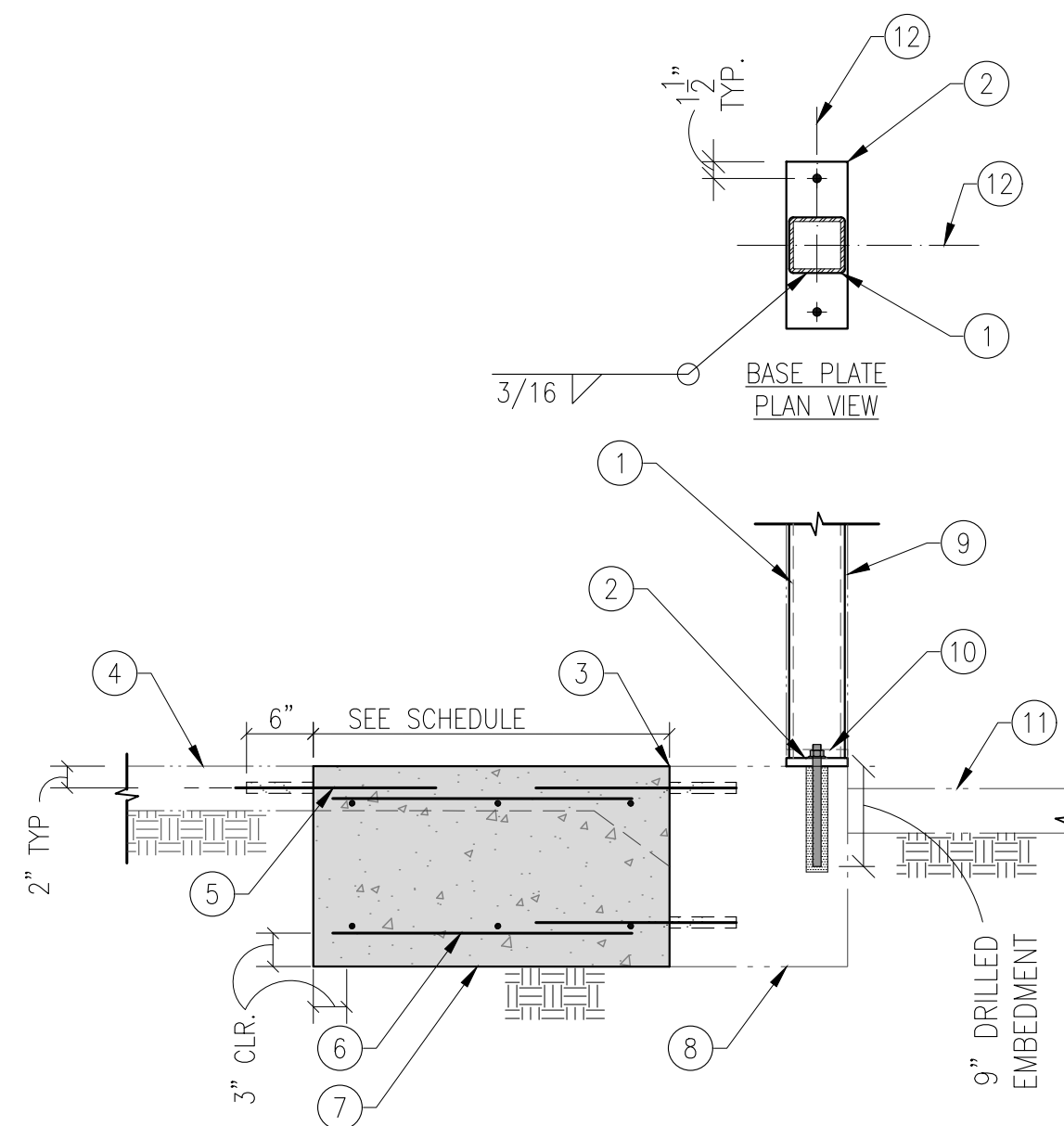
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THIS SCHEDULE SHALL APPLY UNLESS NOTED OTHERWISE.

601.12

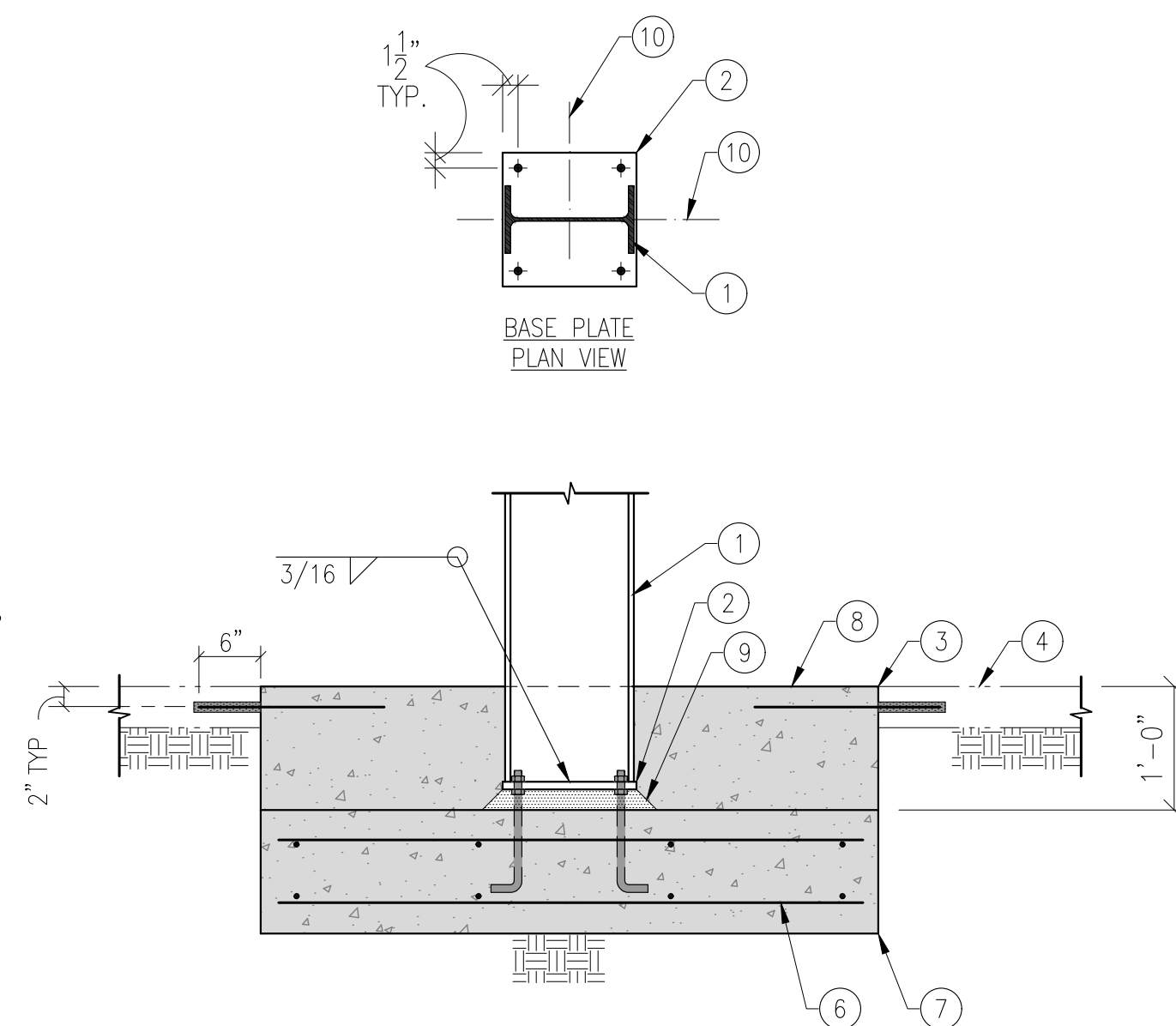


1. STEEL COLUMN.
2. STEEL BASEPLATE.
3. SAWCUT EXISTING CONCRETE SLAB ON GRADE, AS REQUIRED.
4. EXISTING CONCRETE SLAB ON GRADE.
5. #4 DOWELS x 18" AT 24" O.C. EPOXY GROUTED IN $\frac{3}{4}$ " DIA. DRILLED HOLES.
6. FOOTING REINFORCEMENT, SEE SCHEDULE.
7. NEW CONCRETE FOOTING - MATCH BOTTOM OF EXISTING CONTINUOUS FOOTING.
8. EXISTING CONT. CONCRETE FOOTING
9. EXISTING WOOD STUD WALL BEYOND.
10. EXISTING WOOD SILL PLATE BEYOND.
11. CONCRETE SLAB OR FINISHED GRADE.
12. CENTERLINE OF COLUMN AND STEEL BASE PLATE.

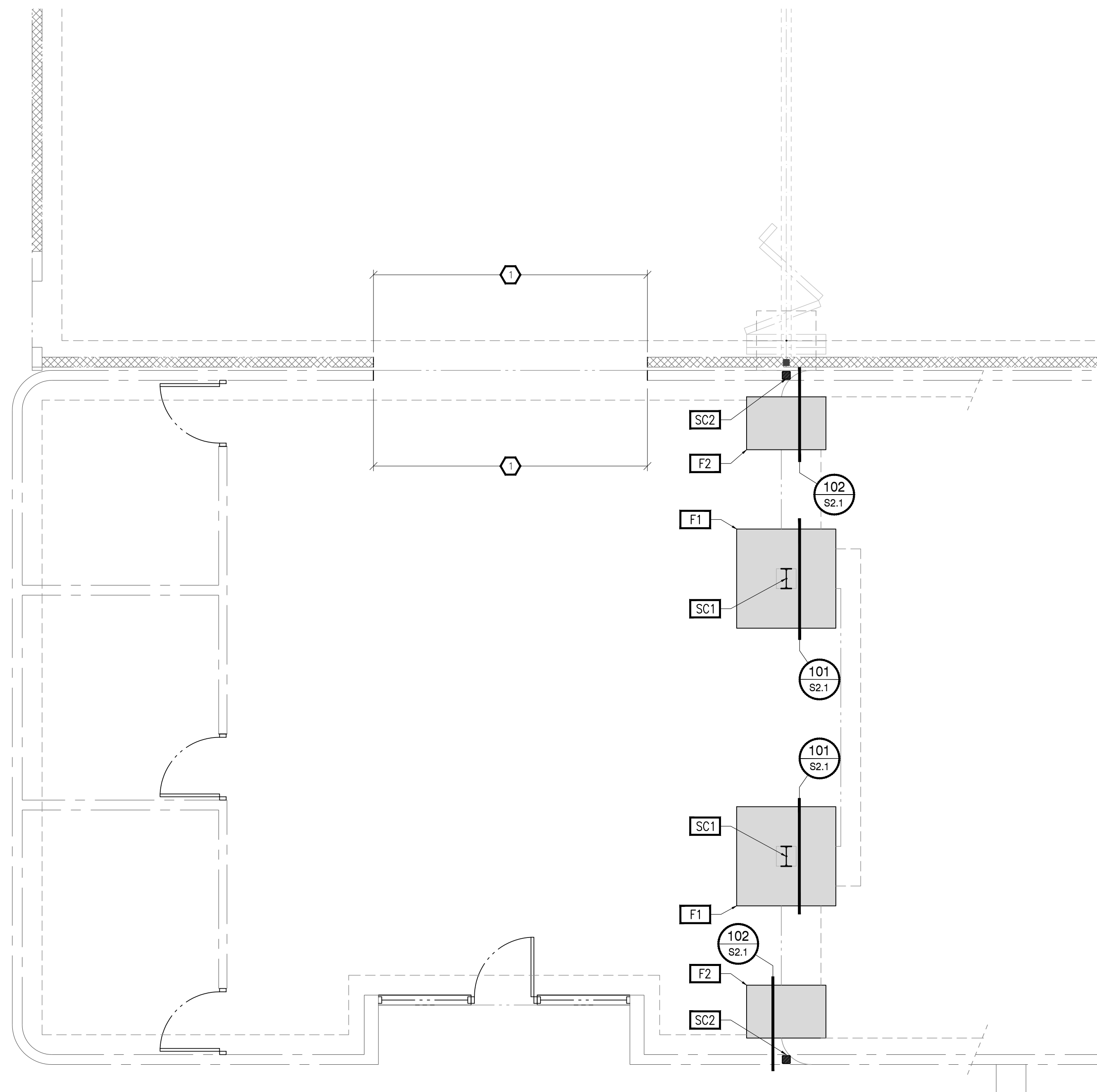


102 STEEL COLUMN
FOOTING AT EXISTING CONT. CONCRETE FOOTING

1. STEEL COLUMN.
2. STEEL BASEPLATE.
3. SAWCUT EXISTING CONCRETE SLAB TO FOOTING SIZE.
4. EXISTING CONCRETE SLAB ON GRADE.
5. #4 DOWELS x 18" at 24 O.C. EPOXY GROUTED IN $3\frac{3}{4}$ " DIA. DRILLED HOLES.
6. FOOTING REINFORCEMENT, SEE SCHEDULE.
7. NEW CONCRETE FOOTING.
8. CONCRETE CLOSURE POUR.
9. 2" $\pm$ DRYPACK.
10. CENTERLINE OF COLUMN AND STEEL BASE PLATE.



104 STEEL COLUMN FOOTING AT EXISTING SLAB



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



S2.1 PLAN KEYNOTES

1 COORDINATE OPENING WIDTH WITH ARCHITECTURAL DRAWINGS - MAXIMUM WIDTH OF 14'-0".

JOB NO.	026-0164
DESIGN	R. RODRIGUEZ
DRAWN	E. JIMENEZ

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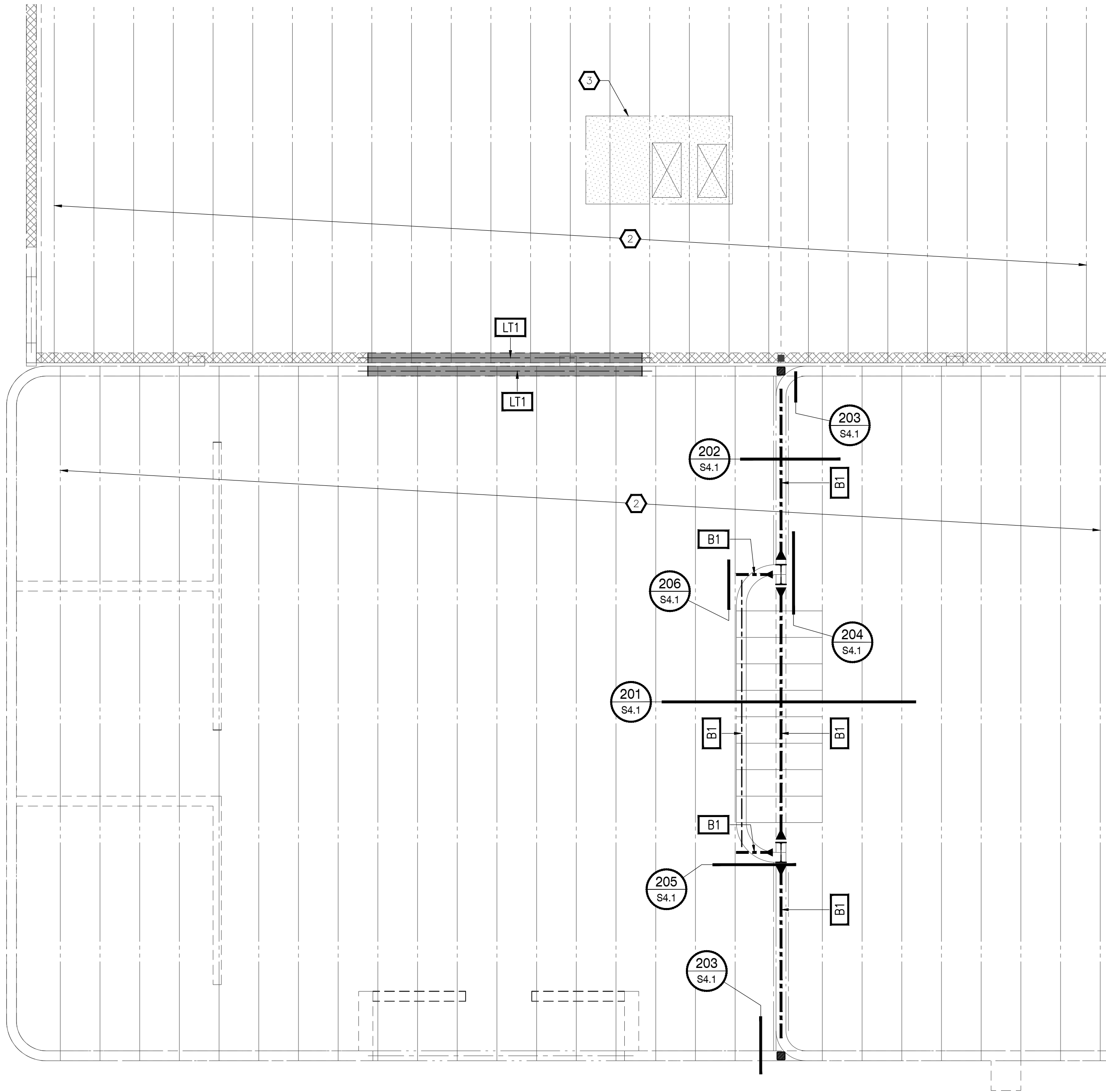


JOB NO: 2026-06
DATE: MAY 2026
REVISIONS

FOUNDATION PLAN

S2.1

CONSTRUCTION DOCUMENTS



ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0



S3.1 PLAN KEYNOTES

- 1 SHORE EXISTING BUILDING'S ROOF AS REQUIRED FOR NEW STEEL BEAMS AND WALL LINTELS INSTALLATION.
- 2 EXISTING (E) WOOD TRUSSES AT 24" O.C.
- 3 EXISTING MECHANICAL UNIT ON ROOF.

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JOB NO: 2026-06
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REVISIONS

BEAM (B) SCHEDULE

MARK	BEAM SIZE	CAMBER AT MIDSPAN	END CONNECTION	REMARKS
B1	W12 X 35	—	SEE DETAILS	—

LINTEL (L) SCHEDULE

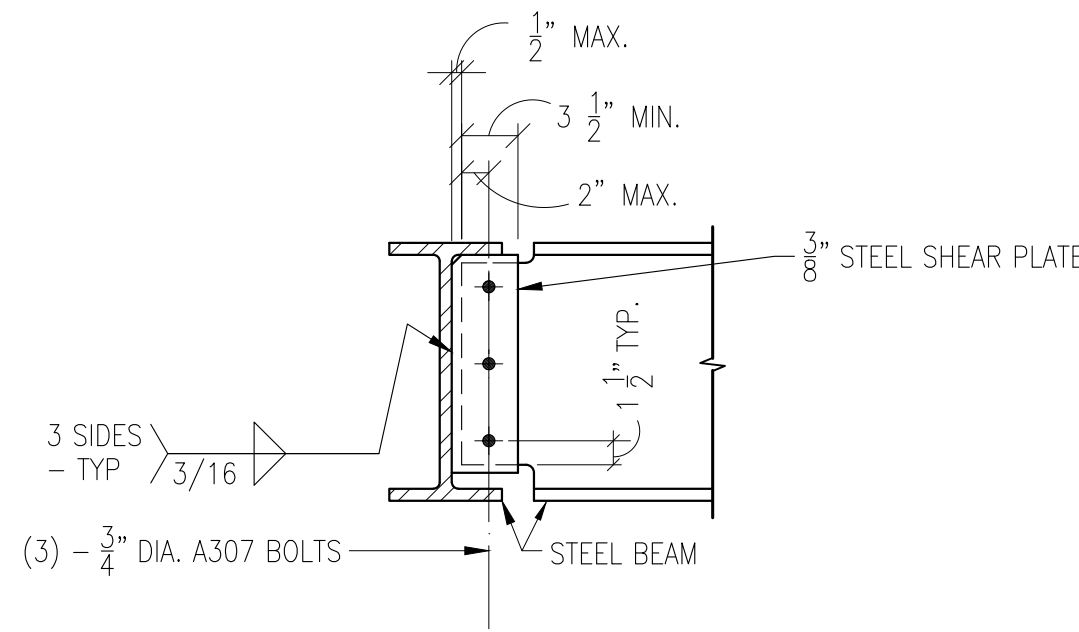
MARK	LINTEL SIZE	NUMBER OF JACK STUDS	NUMBER OF JAMB STUDS	REMARKS
LT1	5 1/8" X 12"	1	1	NOTE 1

NOTES:
1. SEE TYPICAL WOOD STUD WALL FRAMING DETAIL.

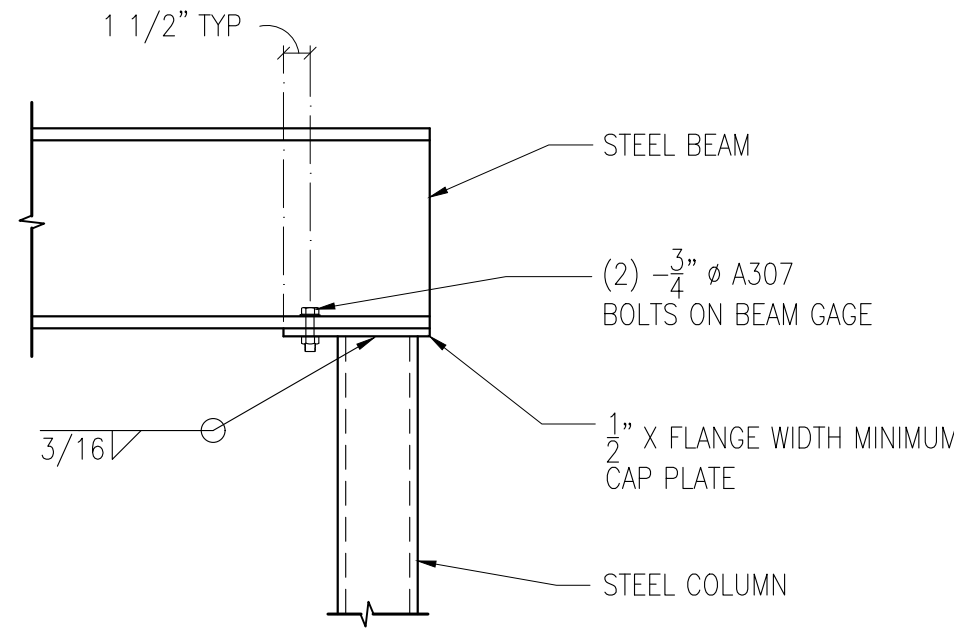
ROOF FRAMING PLAN

S3.1

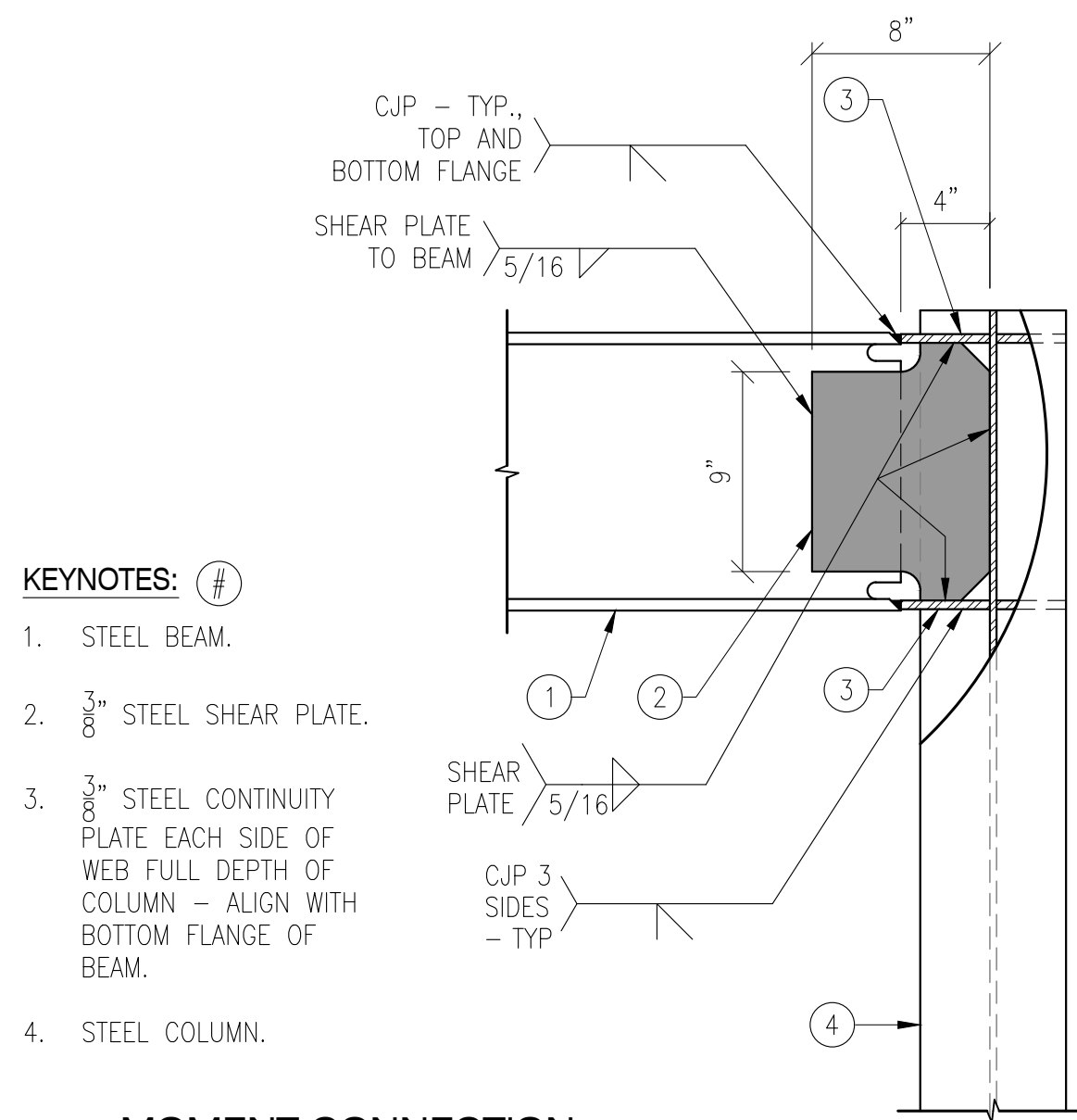
CONSTRUCTION DOCUMENTS



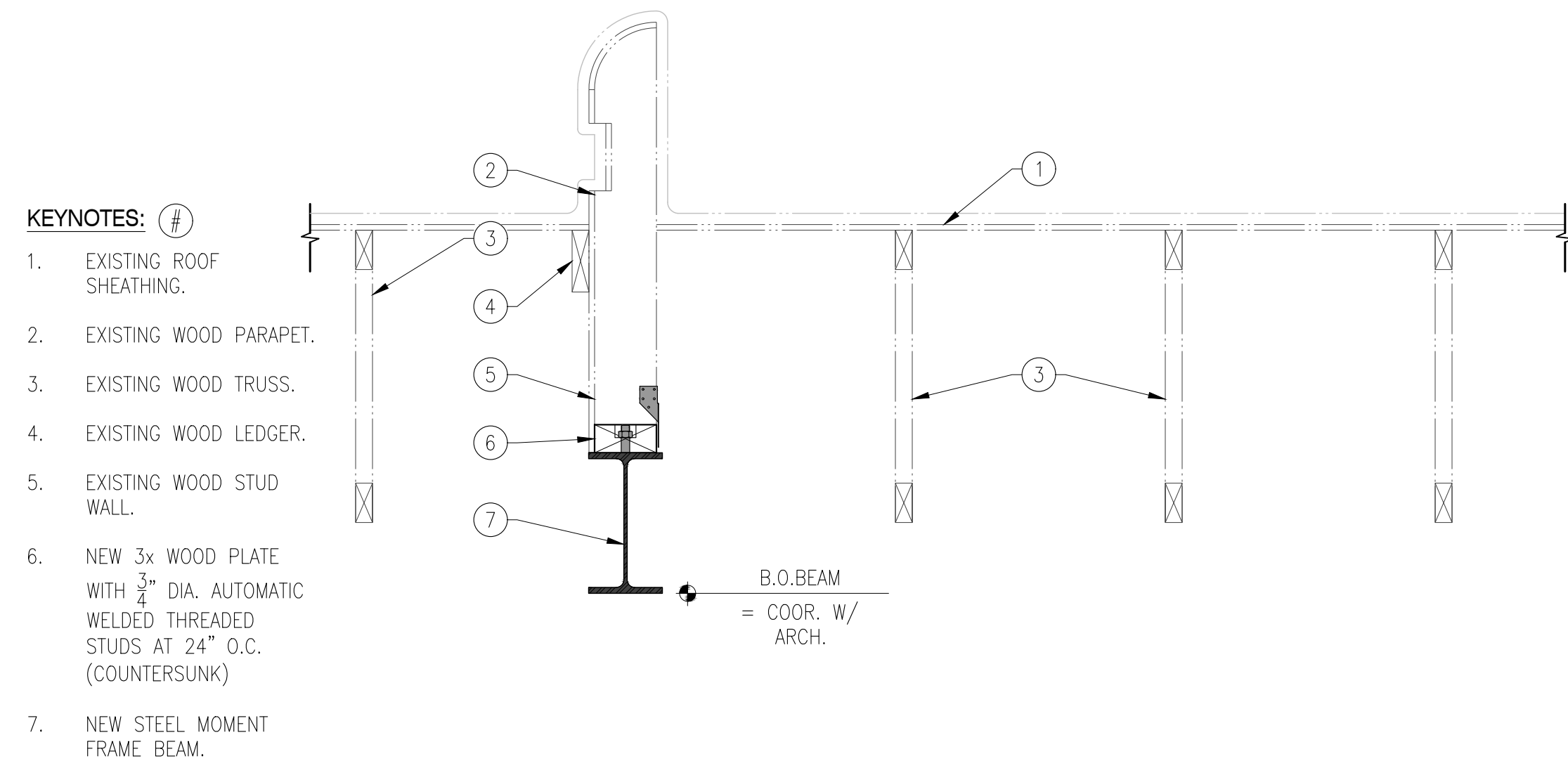
206 STEEL BEAM TO STEEL BEAM CONNECTION



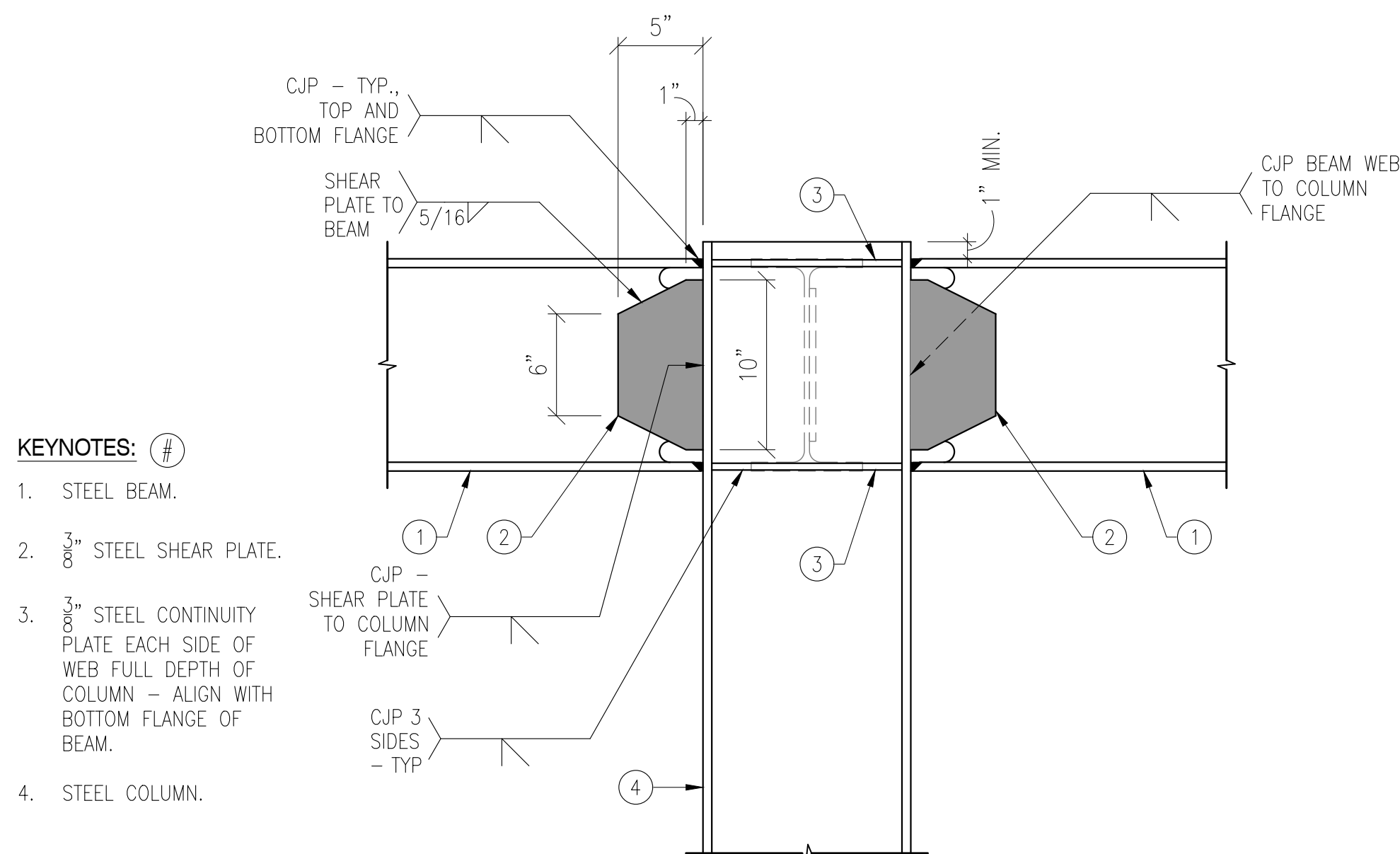
203 STEEL BEAM END CONNECTION AT STEEL COLUMN



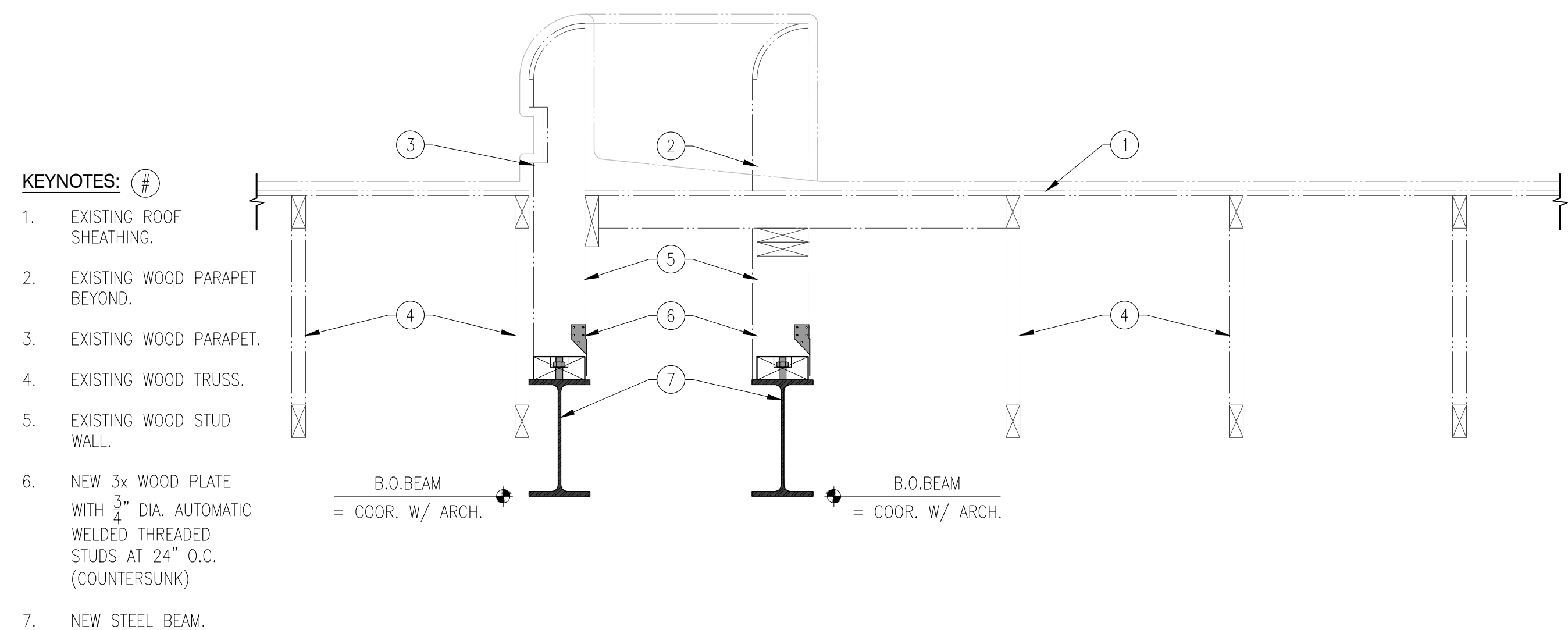
205 MOMENT CONNECTION OF STEEL BEAM TO WIDE FLANGE COLUMN



202 NEW MOMENT FRAME AT EXISTING ROOF FRAMING



204 MOMENT CONNECTION OF STEEL BEAM TO WIDE FLANGE COLUMN



201 NEW MOMENT FRAME AT EXISTING ROOF FRAMING