

General Notes		Sequence Of Drawings	
Number	Note	NUMBER	DESCRIPTION
1	LUMBER SHALL BE GRADE STAMPED AND CONFORM TO THE FOLLOWING MINIMUM STANDARDS: A) STRUCTURAL LUMBER TO BE WEST COAST DOUG FIR NO. 2 OR BETTER (UNLESS NOTED OTHERWISE) THIS INCLUDES BEAMS, HEADERS, BLOCKING, DIAGONAL BRACES, PLATFORMS, STRINGERS, JOISTS, RAFTERS AND POSTS. (BEAMS 4 x 12 AND LARGER TO BE DOUG FIR #1 & BTR). B) STUDS MAY BE "CONSTRUCTION GRADE" DOUGLAS FIR OR #1 & BETTER. C) TOP PLATES MAY BE "CONSTRUCTION GRADE" HEM FIR OR DOUGLAS FIR. D) SILL PLATES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED "WOLMANIZED" OR "CONSTRUCTION GRADE" REDWOOD. E) TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, DRILLED, NOTCHED, OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.	A100	Site Plan
2	STRUCTURAL CONNECTOR REFERENCES ARE TO "SIMPSON STRONG-TIE" CONNECTORS ICC APPROVED	A200	Floor Plans
3	NO STRUCTURAL MEMBER SHALL BE SERIOUSLY WEAKENED OR IMPAIRED BY CUTTING OR NOTCHING	A400	Elevations
4	CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CALIFORNIA MODIFIED VERSION (TITLE 24, 2010 EDITION) OF THE FOLLOWING CODES: 2013 CALIFORNIA BUILDING CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA FIRE CODE 2013 CALIFORNIA ENERGY CODE 2013 CALIFORNIA GREEN BUILDER CODE "AMERICANS WITH DISABILITIES ACT" (ADA) ILCCP SPECIFICATION, REVISION 2.01 HEALTH AND SAFETY CODE (HSC), SECTION 13145 CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24 ALL OTHER APPLICABLE LAWS AND REGULATIONS	A500	Sections
5	DRAINAGE PIPING IN THE GROUND SHALL BE LAID ON A FIRM BED FOR ITS ENTIRE LENGTH AND BACKFILLED IN THIN LAYERS TO 12" ABOVE TOP OF PIPE WITH CLEAN EARTH, FREE FROM STONES AND BOULDERS. DRAIN PIPE SHALL BE A MINIMUM OF 3" DIAMETER WITH 2% MIN. SLOPE OFFSET PLUMBING OUT OF BEARING FOOTINGS.	E100	Details
6	FIXTURES, DEVICES AND EQUIPMENT SHALL COMPLY WITH APPLICABLE CEC REGULATIONS.	E101	Details
7	THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.	E102	T-24
8	APPROVAL OF THESE PLANS BY THE BUILDING DEPARTMENT DOES NOT INCLUDE APPROVAL FOR ANY TYPE OF ALARM SYSTEM THAT MAY BE SHOWN OR REQUIRED. SEPARATE APPROVALS FOR ANY ALARM SYSTEMS MUST BE OBTAINED.	E201	Power Floor Plans
9	ALL STEEL REINFORCEMENT TO COMPLY WITH ASTM A615, GRADE 40 AND #6	E301	Details
10	NO QUANTITIES OF HAZARDOUS MATERIALS IN EXCESS OF TABLE 307.1 (1) ARE INTENDED AS A CONDITION OF OCCUPANCY	E401	Specs
11	NO AIR QUALITY CHECKLIST OR ALTERNATE MATERIALS APPLICATION IS REQUIRED AS A PART OF THIS PERMIT APPLICATION		
12	SPECIAL INSPECTION IS REQUIRED FOR ALL SUSPENDED CEILING SYSTEMS		
13	COMBUSTIBLE FRAMING (CEILING, WALLS, ROOF, ETC.) WITHIN 18" OF ANY EXHAUST HOOD SHALL BE 1 HOUR RATED PER CMC 507.2.		
14	FIRE EXTINGUISHER LOCATIONS/TYPES SHALL BE REVIEWED AND CONFIRMED BY THE FIRE PREVENTION INSPECTOR. CONTACT AT (909) 799-2858 PRIOR TO FRAMING INSPECTION		
15	SEPARATE FIRE SPRINKLER PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO FIRE PREVENTION FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.		
16	PARTICIPATION IN THE "KNOX" BOX SYSTEM OF KEY ACCESS SHALL BE REQUIRED. VISITORS MUST OBTAIN A "SIGNER" ORDER FOR APPLICATION & TO DISCUSS INSTALLATION. CONTACT FIRE MARSHALL @ 909-799-2853.		

OFFICE & INDUSTRIAL BUILDING: MACK FLAVOR

1762 PRODUCTION CIR. JURUPA VALLEY, CA 91801

OWNER
MERZI AMARIA
MACK FLAVOR
(951) 683-6245
1762 PRODUCTION CIR.
JURUPA VALLEY, CA 91801

PROJECT ADDRESS:
1762 PRODUCTION CIR. RIVERSIDE CA 91801

COUNTY NAME:
RIVERSIDE

ASSESSOR PARCEL NUMBER:
175270031

ASSESSOR LEGAL DESCRIPTION:
21 ACRES NET IN PART 31 PM 105012 PM 22866

SCOPE OF WORK:
NEW 392 SF MACHINE ROOM BUILDING FOR DRYER SYSTEM

PROPERTY DATA:
ASSESSOR'S ID NO: 175270031-0
ADDRESS: 1762 PRODUCTION CIR. JURUPA VALLEY, CA 91801
PROPERTY TYPE: SINGLE FAMILY RESIDENTIAL
LEGAL DESCRIPTION: LOT 31 PM 166/012 PM2286
LOT SIZE: 021 ACRES
SQUARE FOOTAGE: 2515 SQ. FT.

RELATED PROPERTY INFO:
CITY SPHERE: JURUPA VALLEY
LAND USE DESIGNATION: LI
FEMA FLOOD PLAN: FLOOD ZONE X

PROPOSED PROJECT:
NEW 392 SQ. FT. MACHINE ROOM ADDITION
TYPE OF CONSTRUCTION: 2-B
OCCUPANCY: S-2

FIRE SPRINKLERS REQUIRED: YES

DEFERRED SUBMITTALS:
DEFERRED SUBMITTALS SHALL BE REVIEWED BY THE PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN REVIEW. A SEPARATE PLAN REVIEW AND FEE SHALL BE REQUIRED FOR ALL DEFERRED SUBMITTALS AND MUST BE APPROVED BY THE BUILDING OFFICIAL.
• FIRE SPRINKLERS

PARKING:
NO CHANGE

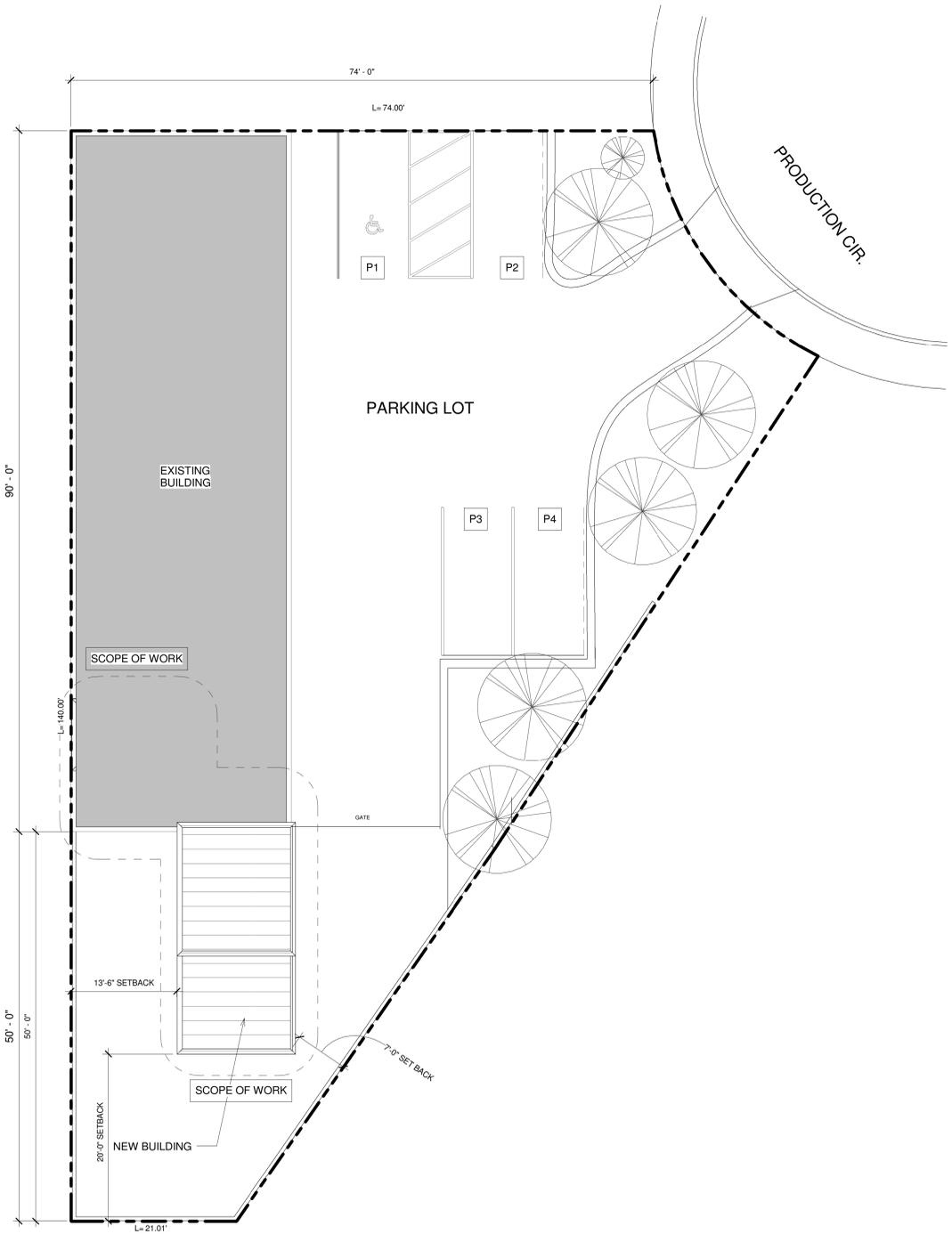
WCS CONSTRUCTION SERVICES
CUSTOM DESIGNS
1844 W. 11th St. Suite D
Upland Ca. 91786-3596
Phone: (909) 252-9766
Email: WADES@WCSDESIGN.COM
• Custom Homes • Remodels and Additions • Project Management • Full Plan Service • Commercial • As-Built

11/23/2015

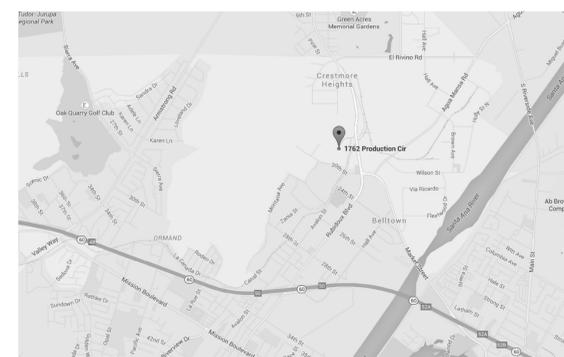
REGISTERED PROFESSIONAL ARCHITECT
C 33986
EXPIRES 12-31-2018
CIVIL
CALIFORNIA

Number	Revision	Description	Date
1	Revision 1		Date 1

- NPDES NOTES**
- IN CASE OF EMERGENCY CALL: **MERZI AMARIA** @ WORK # (951) 683-6245
 - SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL TO THE MAXIMUM EXTENT PRACTICABLE
 - STOCKPILES OF SOILS SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO THE STREETS DRAINAGE FACILITIES OR ADJACENT PROPERTY VIA RUNOFF, VEHICLE TRACKING OR WIND.
 - APPROPRIATE BMP'S FOR CONSTRUCTION RELATED MATERIALS, WASTES, SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO THE STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
 - RUNOFF FROM EQUIPMENT OR VEHICLE WASHING SHALL BE CONTAINED AT THE CONSTRUCTION SITES UNLESS TREATED TO REDUCE SEDIMENTS OR OTHER POLLUTANTS.
 - ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
 - AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
 - CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH CONDITIONS THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF SITE. DISCHARGES OF MATERIALS OTHER THAN STORM ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD, CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE, OR CONTAIN A HAZARDOUS SUBSTANCE IN QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
 - POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS, WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES, AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENT; FUELS, OILS, LUBRICANTS, AND HYDRAULIC FLUIDS; BATTERY FLUIDS; FERTILIZER; VEHICLE EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPER CHLORINATED POTABLE WATER LINE FLUSHING DURING CONSTRUCTION. PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON SITE, PHYSICALLY SEPERATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
 - DEWATERING OF CONTAMINATED GROUNDWATER OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
 - GRADED AREAS ON PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE SURFACE OF SLOPES AT THE CONCLUSION OF EACH WORK DAY. DRAINAGE IS TO BE DIRECTED TOWARDS DE-SILTING FACILITIES
 - THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
 - THE PERITTE AND CONTRACTOR SHALL INSPECT THE EROSION AND CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH APPROVED PLANS.
 - THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIALS SUPPLIERS, LESSEES, AND PROPERTY OWNERS THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR WATERSHED IS PROHIBITED.
 - EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
 - ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORK DAY WHEN THE 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
 - SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO MAXIMUM EXTENT POSSIBLE, AND STOCKPILES OF SOILS SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO THE STREET, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING AND WIND.
 - APPROPRIATE BMP'S FOR CONSTRUCTION RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PEROPERTY BY WIND OR RUNOFF.



- SPECIAL INSPECTIONS REQUIRED**
- REQUIRED FOR BOLTS INSTALLED WITH EPOXY IN EXISTING CONCRETE OR IN NEW CONCRETE AFTER IT HAS SET AND GAINED STRENGTH
 - REQUIRED FOR STRUCTURAL WELDING (FILLET WELDING)



VICINITY MAP
1" = 1'-0"

OFFICE & INDUSTRIAL BUILDING:

MACK FLAVOR

15-608

9-23-15

1762 PRODUCTION CIR.
JURUPA VALLEY, CA 91801

A100

Site Plan

Door Schedule												
Description Number	Type	Door Name	Type	Door				Frame		Details		
				Width	Height	Thickness	Material	Finish	Glass	Fire Rated	Material	Finish
139	O	Single - Flush - HM	3070	3' - 0"	7' - 0"	0' - 1 3/4"	HM	PT		PS	PT	

DOOR

MATERIAL

WD WOOD

AL/GL ALUMINUM / GLASS

AL ALUMINUM

HM HOLLOW METAL

PS PRESSED STEEL

FINISH

SCF STAIN & CLEAR FINISH

PT PAINT

F FACTORY

REMARKS

- R1 CLOSER
 - R2 HANDICAP ACCESSIBILITY SIGN
 - R3 WEATHERSTRIP
 - R4 10" METAL KICK PLATES
 - R5 PANIC DEVICE
 - R6 SMOKE GASKETS
 - R7 SPANDREL GLASS
 - R8
- INSTALL SIGN OVER MAIN EXIT DOOR THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS

FRAME

MATERIAL

AL ALUMINUM

STL STEEL

HM HOLLOW METAL

FINISH

P PAINT

F FACTORY

WINDOW

- GLAZING
- TEMP. TEMPERED GLASS
- WG. WIRE GLASS
- DG. DUAL GLAZING

GENERAL NOTES

EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

MAXIMUM EFFORT TO OPERATE DOORS:
EXTERIOR - 5.0 LBS
INTERIOR - 5.0 LBS
FIRE DOORS - 15.0 LBS

VERIFY ALL DOOR FRAME THROAT SIZES WITH FINISHED WALL THICKNESS PRIOR TO ORDERING FRAMES.

FIRE RATED DOORS AND FRAMES SHALL HAVE AN APPROVED LABEL.

CLOSER EFFORT TO OPERATE DOORS. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS (38 N) FOR EXTERIOR AND INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS (66.72 N).

DOOR CLOSER. IF THE DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES (75 MM) FROM THE LATCH, MEASURED TO THE LANDING EDGE OF THE DOOR.

HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES (762 MM) AND 44 INCHES (1118 MM) ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTUATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION. DOORS TO INDIVIDUAL HOTEL OR MOTEL UNITS SHALL OPERATE SIMILARLY, EXCEPT THAT WHEN A BOLT AND UNLATCHING OPERATION IS KEY OPERATED FROM CORRIDOR OR EXTERIOR SIDE OF UNIT DOOR, LARGE BOW KEYS 2 INCHES (51 MM) (FULL BOW) OR 1 1/4 INCHES (32 MM) (HALF BOW) SHALL BE PROVIDED IN LIEU OF LEVER-TYPE HARDWARE ON THE CORRIDOR SIDE. SEPARATE DEAD-LOCK ACTIVATION ON ROOM SIDE OF CORRIDOR DOORS IN HOTELS OR MOTELS SHALL HAVE LEVER HANDLE OR LARGE THUMB TURN ON AN EASILY REACHED LOCATION.

Keynote Legend	
Key Value	Keynote Text
4-02	8 x 8 x 16 CONCRETE BLOCK (SOLID GROUT ALL CELLS WITH REINFORCING) WALL WITH (1) #5 VERTICAL AT 32 ON CENTER AND (1) #4 HORIZONTAL AT 32 ON CENTER (SINGLE SCORE PRECISION BLOCK)
6-103C	48" X 48" LOUVERED VENT WITH 1/8" MAXIMUM ALUMINUM SCREEN WIRE MESH
6-980	BEAM (SEE FRAMING PLAN)
7-116	CONTINUOUS 22 GAUGE STANDING SEAM METAL WALL OR ROOF PANEL WITH CONCEALED CLIP FASTENERS RUB-ROOF METAL SYSTEMS

WCS CONSTRUCTION SERVICES
CUSTOM DESIGNS

1844 W. 11th St. Suite D
Upland Ca. 91786-3596
Phone: (909) 262-9766
Email: WADESHUEY@AOL.COM

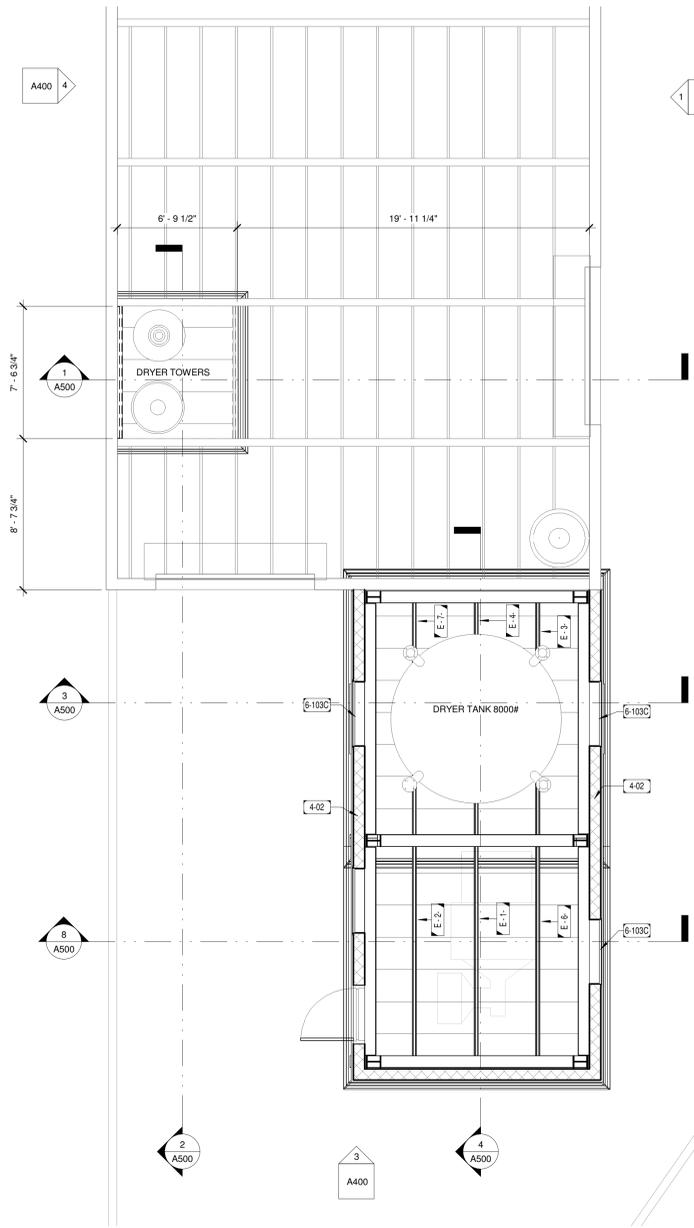
• Custom Homes • Remodels and Additions • Project Management • Full Plan Service • Commercial • As-Built

11/23/2015

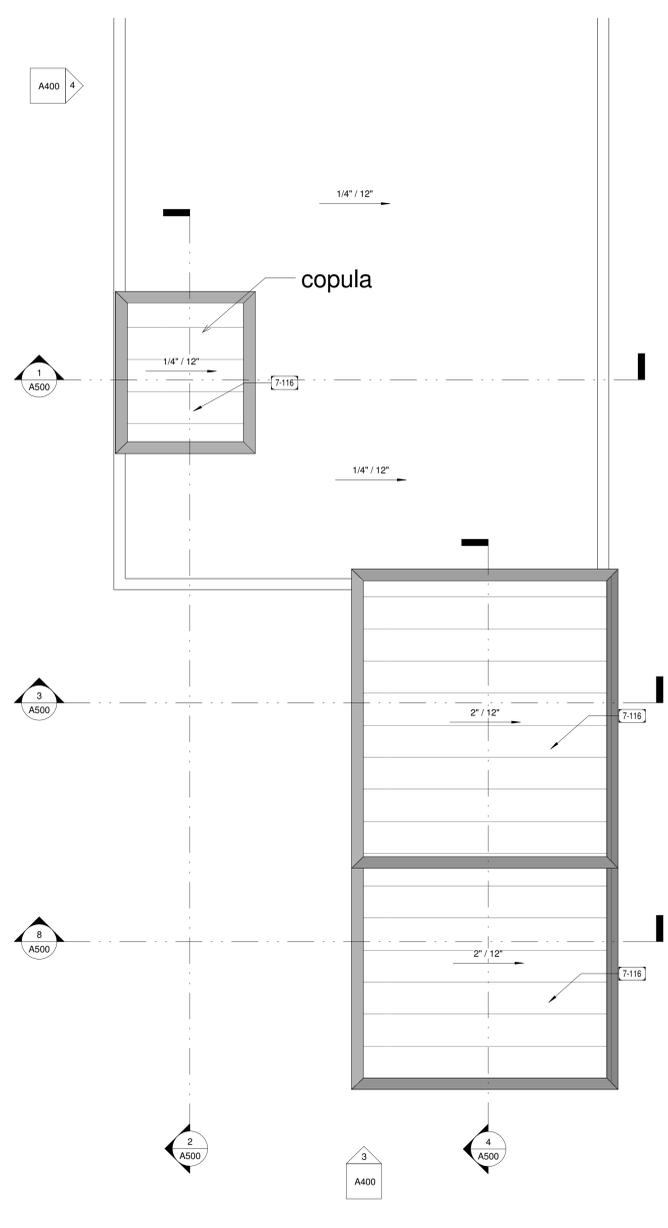
REGISTERED PROFESSIONAL ARCHITECT
C 39386
EXPIRES 7-1-16
STATE OF CALIFORNIA

Number	Revision	Description	Date
1	Revision 1		

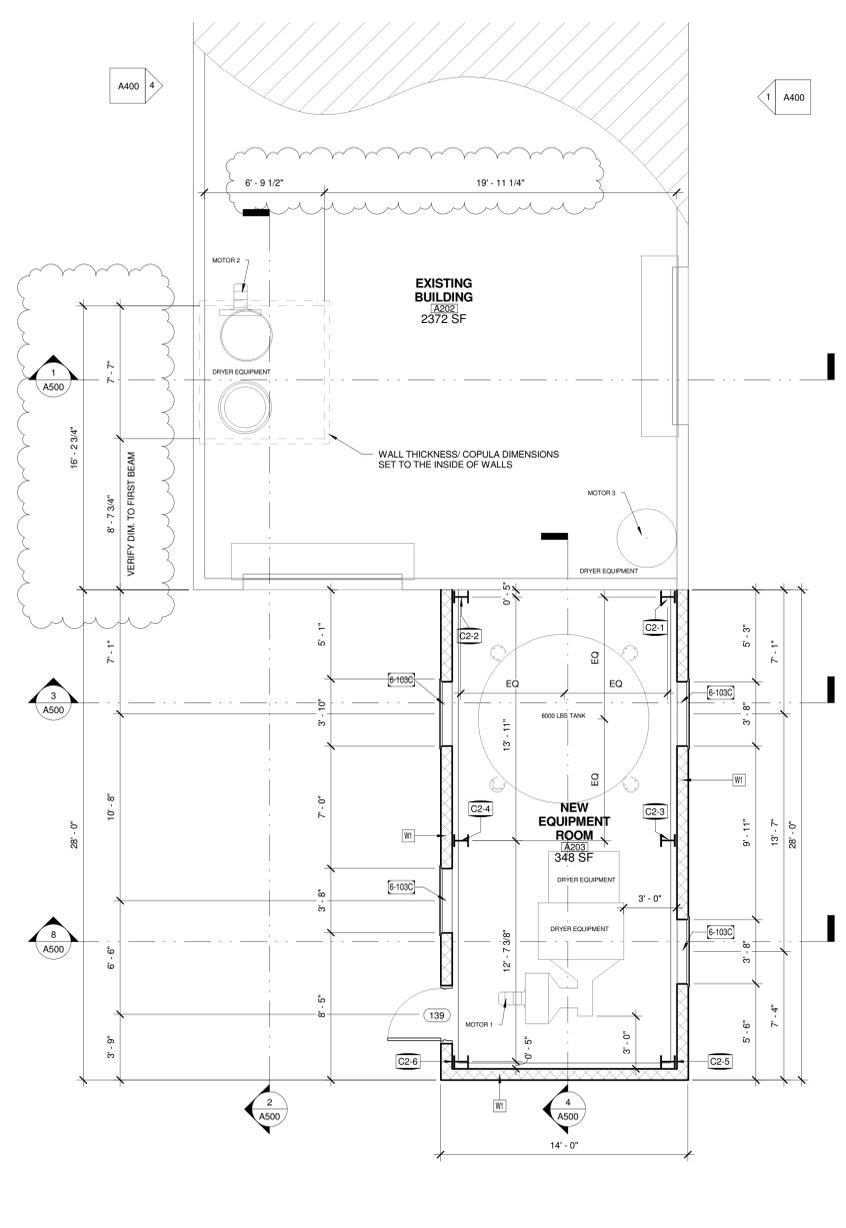
DOOR AND WINDOW FINISH LEGEND
1/2" = 1'-0"



3 REFLECTIVE CEILING PLAN
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"



1 FLOOR PLAN
1/4" = 1'-0"

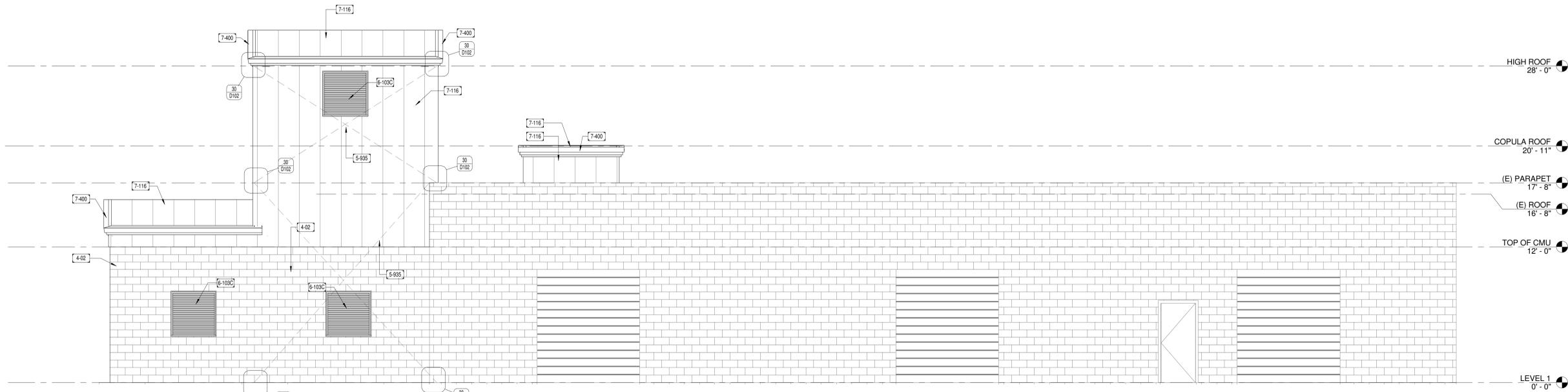
OFFICE & INDUSTRIAL BUILDING:
MACK FLAVOR

15-608
9-23-15
1762 PRODUCTION CIR.
JURUPA VALLEY, CA 91801

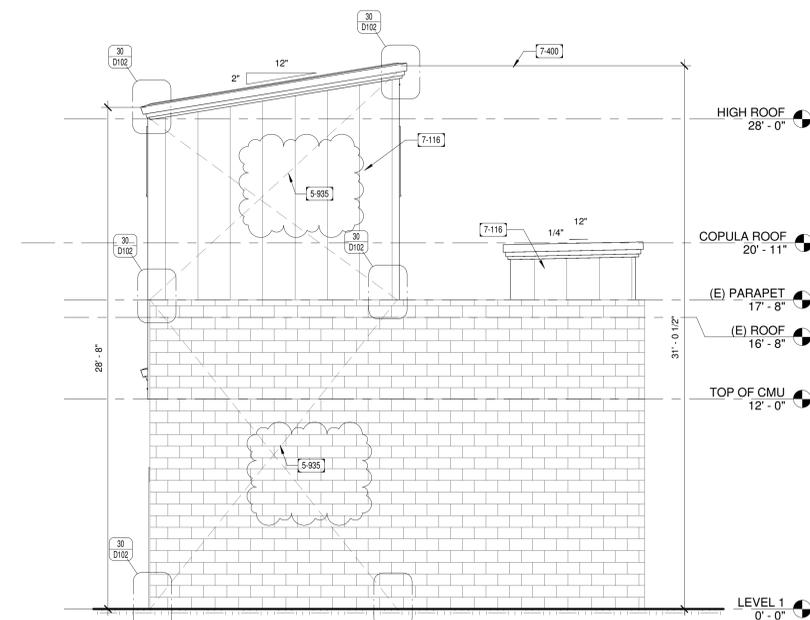
A200
Floor Plans



Number	Revision	Description	Date
1	Revision 1		Date 1

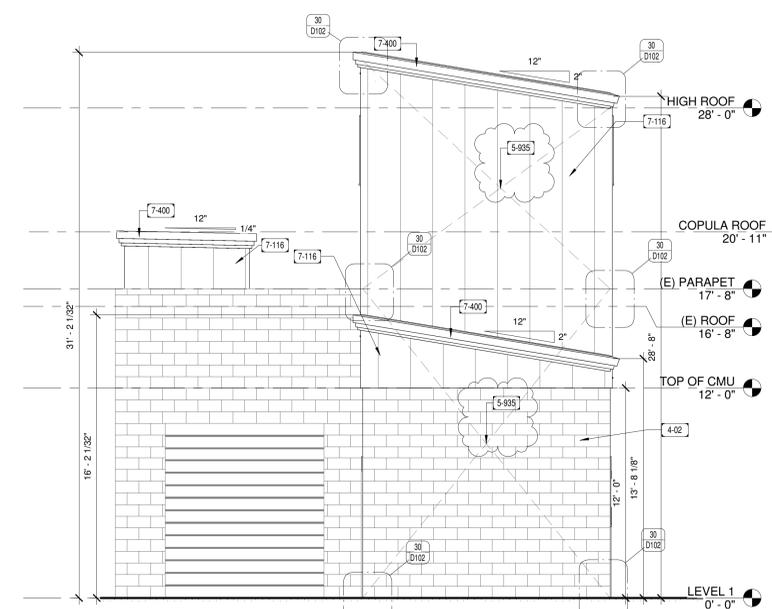


1 Elevation - East
1/4" = 1'-0"

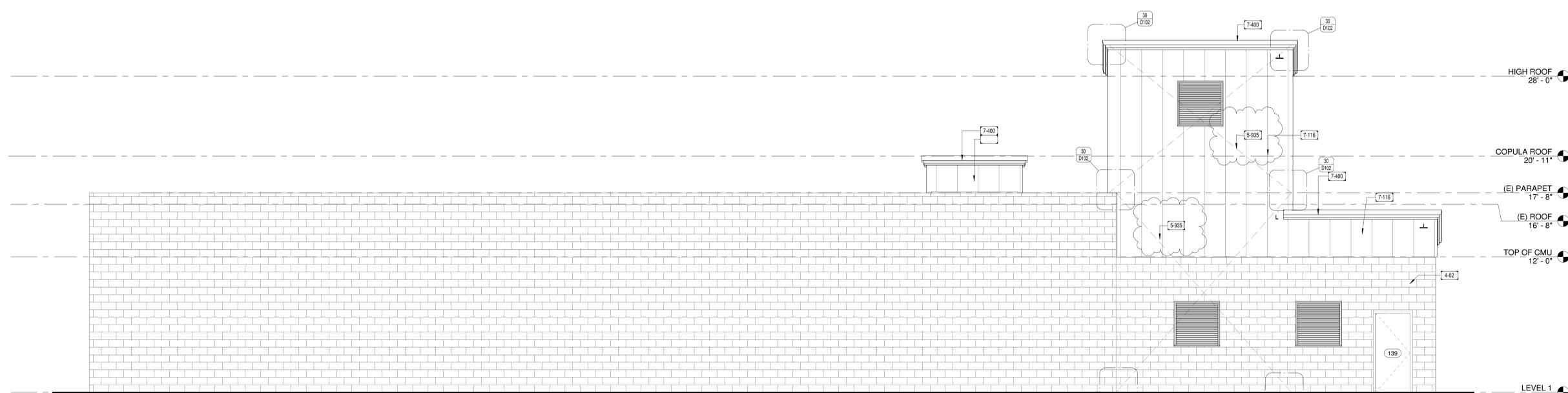


2 Elevation - North
1/4" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
4-02	8 x 8 x 16 CONCRETE BLOCK (SOLID GROUT ALL CELLS WITH REINFORCING) WALL WITH (1) #5 VERTICAL AT 32" ON CENTER AND (1) #4 HORIZONTAL AT 32" ON CENTER (SINGLE SCORE PRECISION BLOCK)
5-935	3/8" STEEL EHS CABLE BRACE
6-103C	48" X 48" LOUVERED VENT WITH 1/8" MAXIMUM ALUMINUM SCREEN WIRE MESH
7-116	CONTINUOUS 22 GAUGE STANDING SEAM METAL WALL OR ROOF PANEL WITH CONCEALED CLIP FASTENERS RIB-ROOF METAL SYSTEMS
7-400	CONTINUOUS 24 GAUGE ROOF/WALL FLASHING (TYPICAL). ROOF FLASHING MATERIALS AND INSTALLATION MUST COMPLY WITH THE PROVISIONS OF CBSI



3 Elevation - South
1/4" = 1'-0"



4 Elevation - West
1/4" = 1'-0"

OFFICE & INDUSTRIAL BUILDING:

MACK FLAVOR

15-608

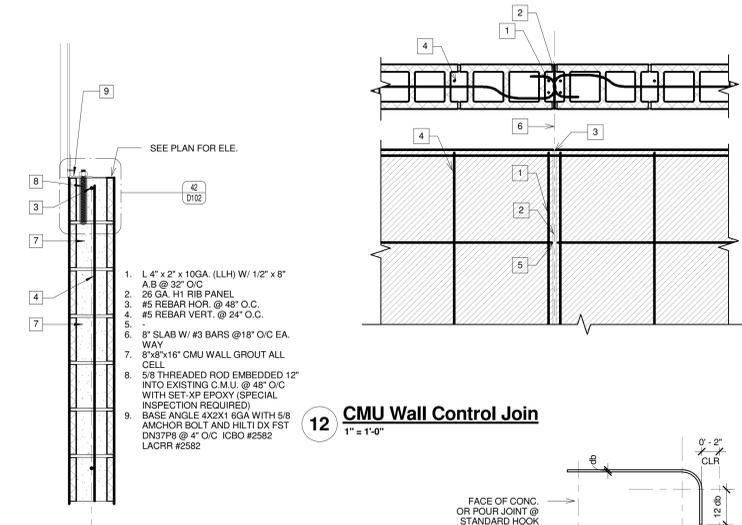
9-23-15

**1762 PRODUCTION CIR.
JURUPA VALLEY, CA 91801**

A400

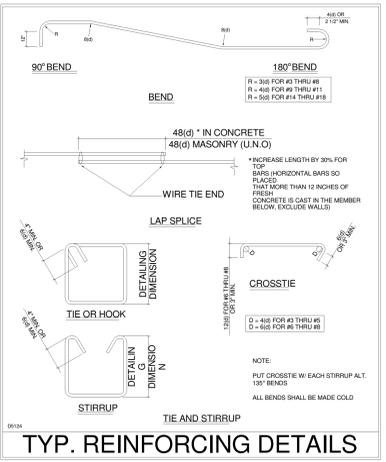
Elevations

Number	Revision	Description	Date
1	Revision 1		Date 1



1. TYPICAL (2) #5 REBAR @ EA. END OF VERTICAL CONTROL JOINT @ 48" O/C
2. DEEP RAKED VERTICAL JOINTS (SEE PLANS)
3. TYP. CMU REINFORCEMENT PER PLAN OR TYP. CONC. MASONRY WALL REINFORCEMENT AT INTERSECTIONS
4. CUT EVERY OTHER HORIZ. BAR @ EVERY CONTROL JOIN
5. CONTROL JOIN 40'-0" O/C MAX

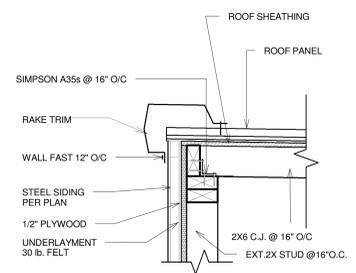
12 CMU Wall Control Joint
 1" = 1'-0"



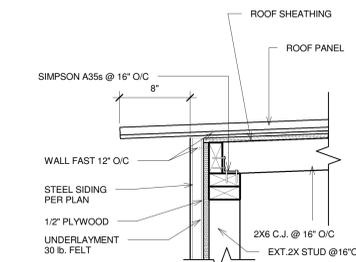
11 Bar Conditions
 1/4" = 1'-0"

- NOTES:
 1. PROVIDE STANDARD HOOK ON TRIM BARS WHERE STRAIT CANNOT BE MAINTAINED
 2. SEE TYPICAL "CONCRETE BLOCK WALL REINFORCING AT INTERSECTIONS" FOR MINIMUM CONCRETE BLOCK WALL REINFORCING
1. DOOR OPENING
 2. WINDOW OPENING
 3. SLAB ON GRADE
 4. FOOTINGS PER PLAN
 5. (2) #5 REBAR 30" PAST OPENING
 6. (2) #5 REBAR @ TOP MIN.
 7. VERT. REBAR PER PLAN
 8. EXTEND BARS OR LAP WHERE POSSIBLE
 9. TOP CONDITION PER PLAN
 10. (1) #5 REBAR BENT DOWELS @ EDGES
 11. (1) #5 REBAR BENT DOWELS @ EACH SIDE OF DOOR

16 TOP OF EXIST CMU TO GIRT
 1" = 1'-0"

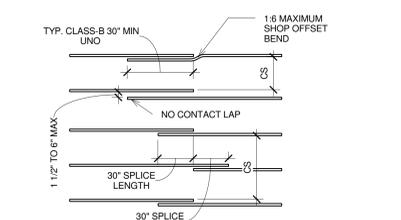


17 Roof Ridge W/ Soffit
 1 1/2" = 1'-0"

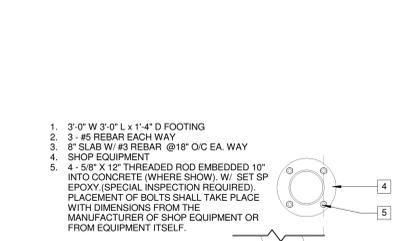


18 Roof Eave W/ Soffit
 1 1/2" = 1'-0"

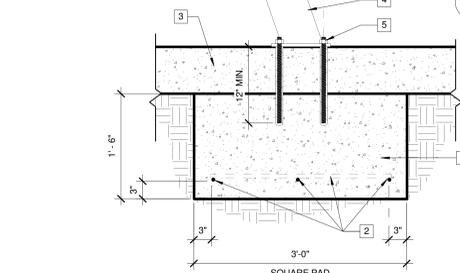
13 CMU Hook Detail
 1 1/2" = 1'-0"



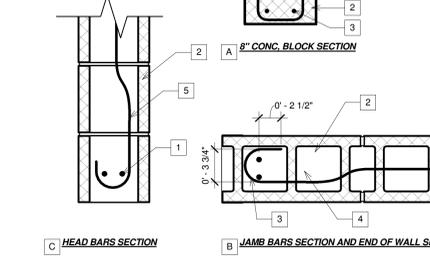
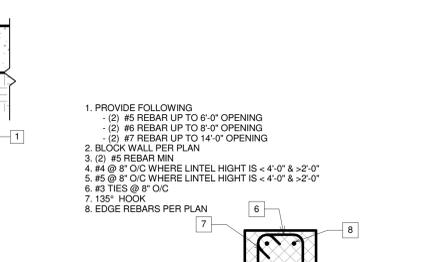
14 CMU Bar Slice Details
 1 1/2" = 1'-0"



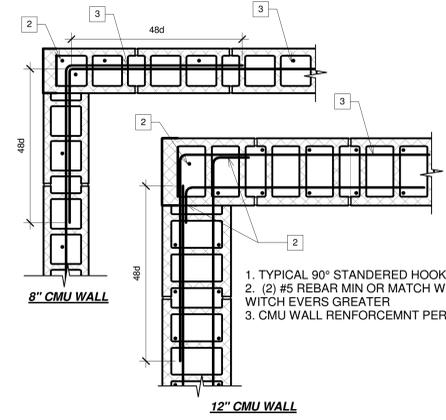
15 04 - A - Equipment Pad
 1" = 1'-0"



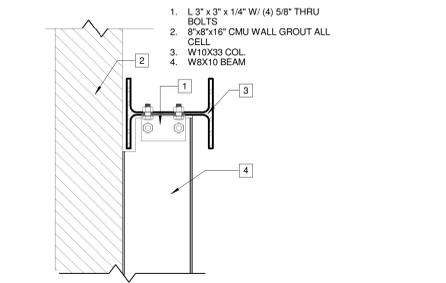
10 8" CMU Openings
 1/2" = 1'-0"



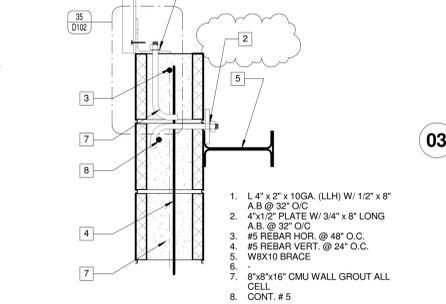
09 8" CMU Wall Head, Jamb & End of Wall Detail
 1 1/2" = 1'-0"



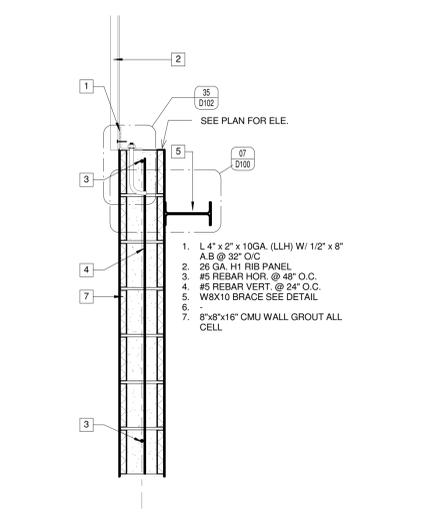
05 CMU Wall Corner
 1" = 1'-0"



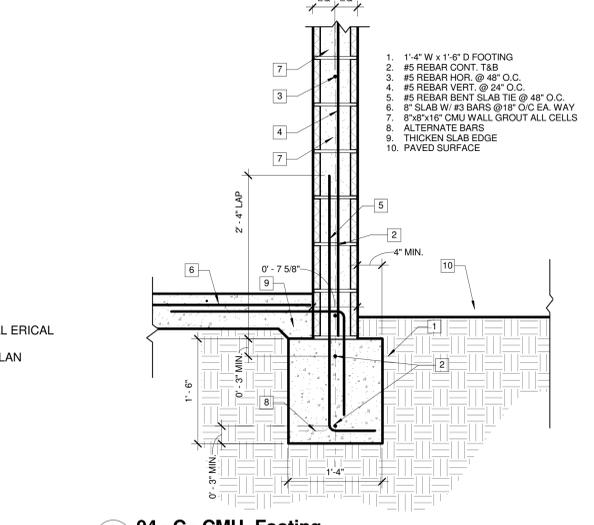
06 04 - C - CMU - Top of Wall Plate to Wall Copy 1
 1 1/2" = 1'-0"



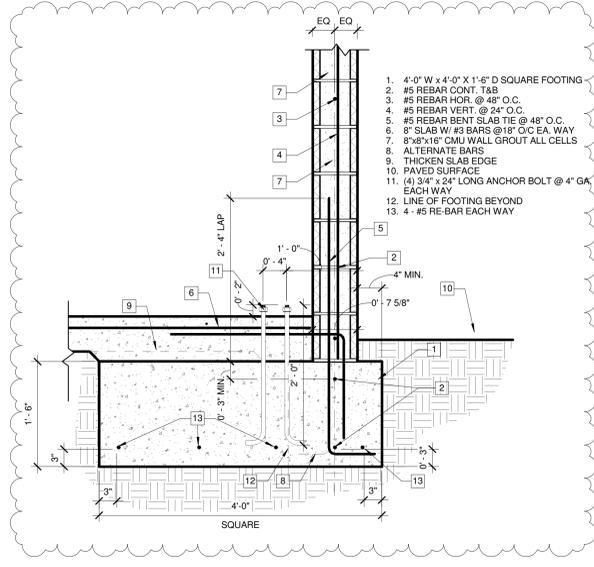
07 04 - C - CMU - Top of Wall Plate to Wall
 1 1/2" = 1'-0"



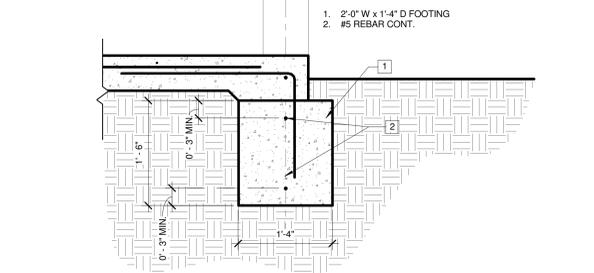
08 04 - C - CMU - Top of Wall
 1" = 1'-0"



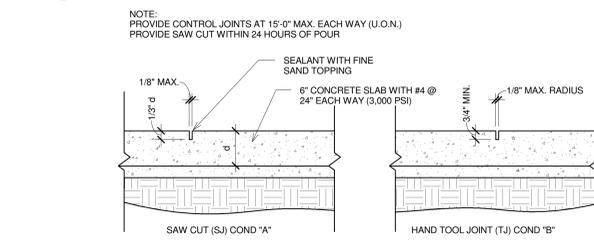
04 04 - C - CMU - Footing
 1" = 1'-0"



03 04 - C - CMU - Column Pad
 1" = 1'-0"



02 04 - C - CMU - Footing Door
 1" = 1'-0"



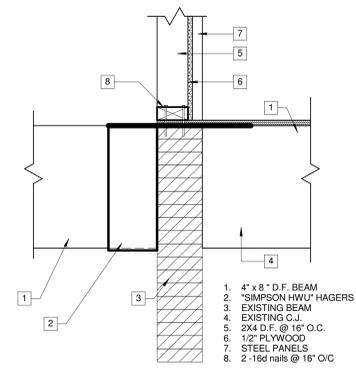
04 04 - C - CMU - Footing Door
 1" = 1'-0"

61 TYP. CONTROL JOINT
 1" = 1'-0"

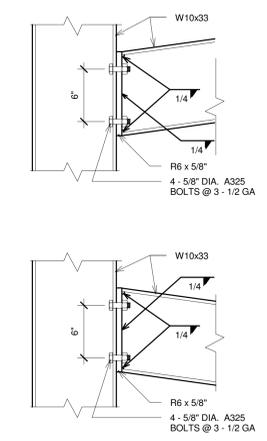
12/01/2015

Number	Revision Description	Date

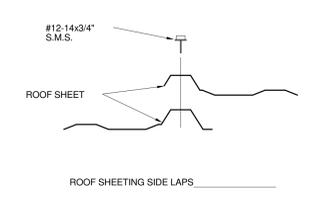
WELDING:
 ALL WELDING SHALL BE DONE IN AN APPROVED FABRICATION SHOP USING E70XX ELECTRODES. NO FIELD WELDING PERMITTED.



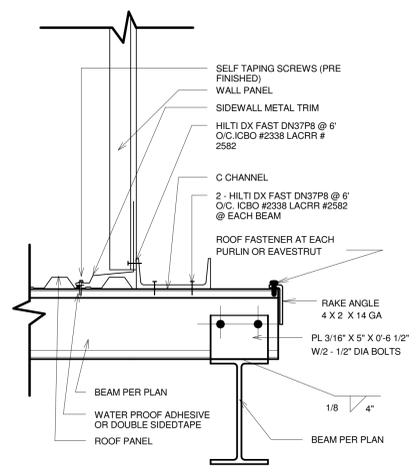
45 Joist to Beam
 1 1/2" = 1'-0"



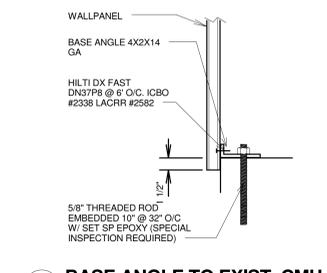
46 05 - 113 - Post to Beam Connection
 1 1/2" = 1'-0"



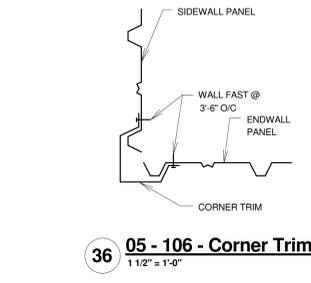
41 05 - 125 - Metal Roof
 1/2" = 1'-0"



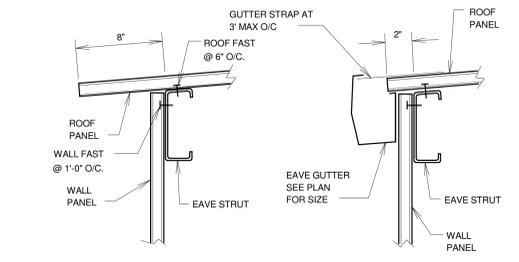
43 05 - 120 - Purlin or Girt Connection 2
 1 1/2" = 1'-0"



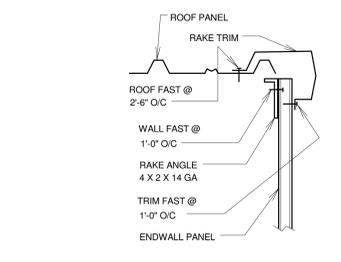
42 BASE ANGLE TO EXIST. CMU
 1 1/2" = 1'-0"



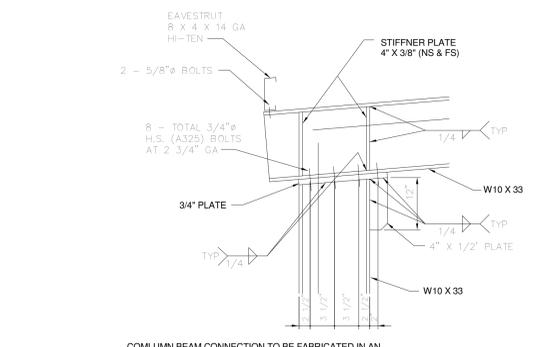
36 05 - 106 - Corner Trim
 1 1/2" = 1'-0"



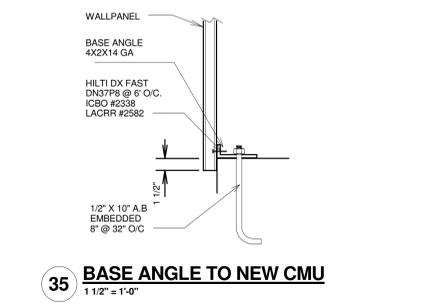
37 05 - 107 - Eave Section & Eave Gutter 1
 1 1/2" = 1'-0"



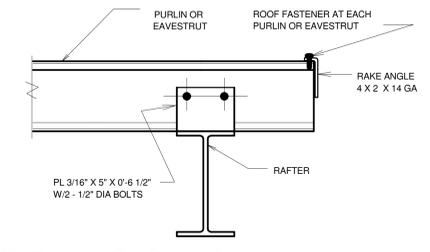
39 05 - 122 - Rafter Trim 1
 1 1/2" = 1'-0"



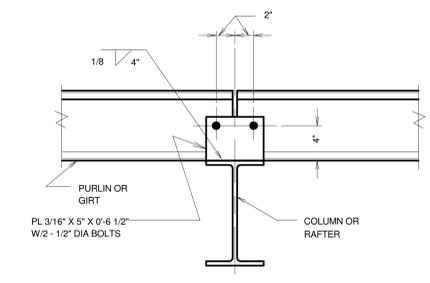
40 05 - 123 - Beam To Col. 1
 3/8" = 1'-0"



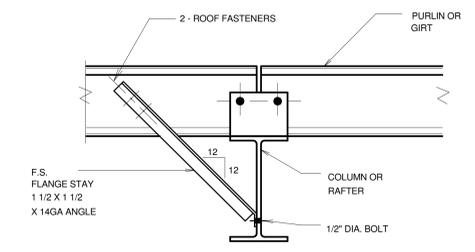
35 BASE ANGLE TO NEW CMU
 1 1/2" = 1'-0"



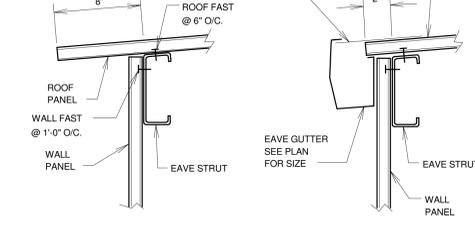
34 Purlin or Girt Connection
 1 1/2" = 1'-0"



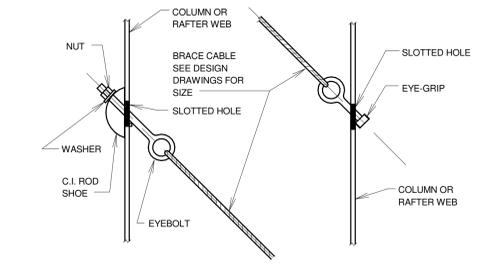
33 Purlin or Girt Connection
 1 1/2" = 1'-0"



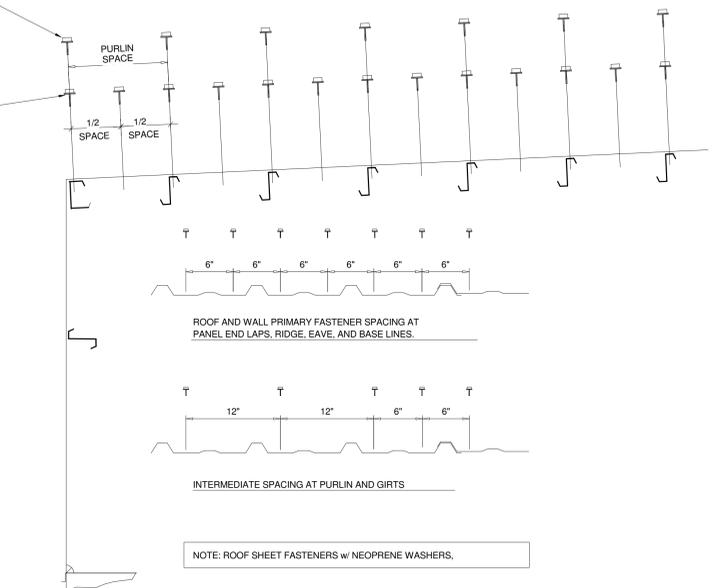
32 Flange Stay Detail
 1 1/2" = 1'-0"



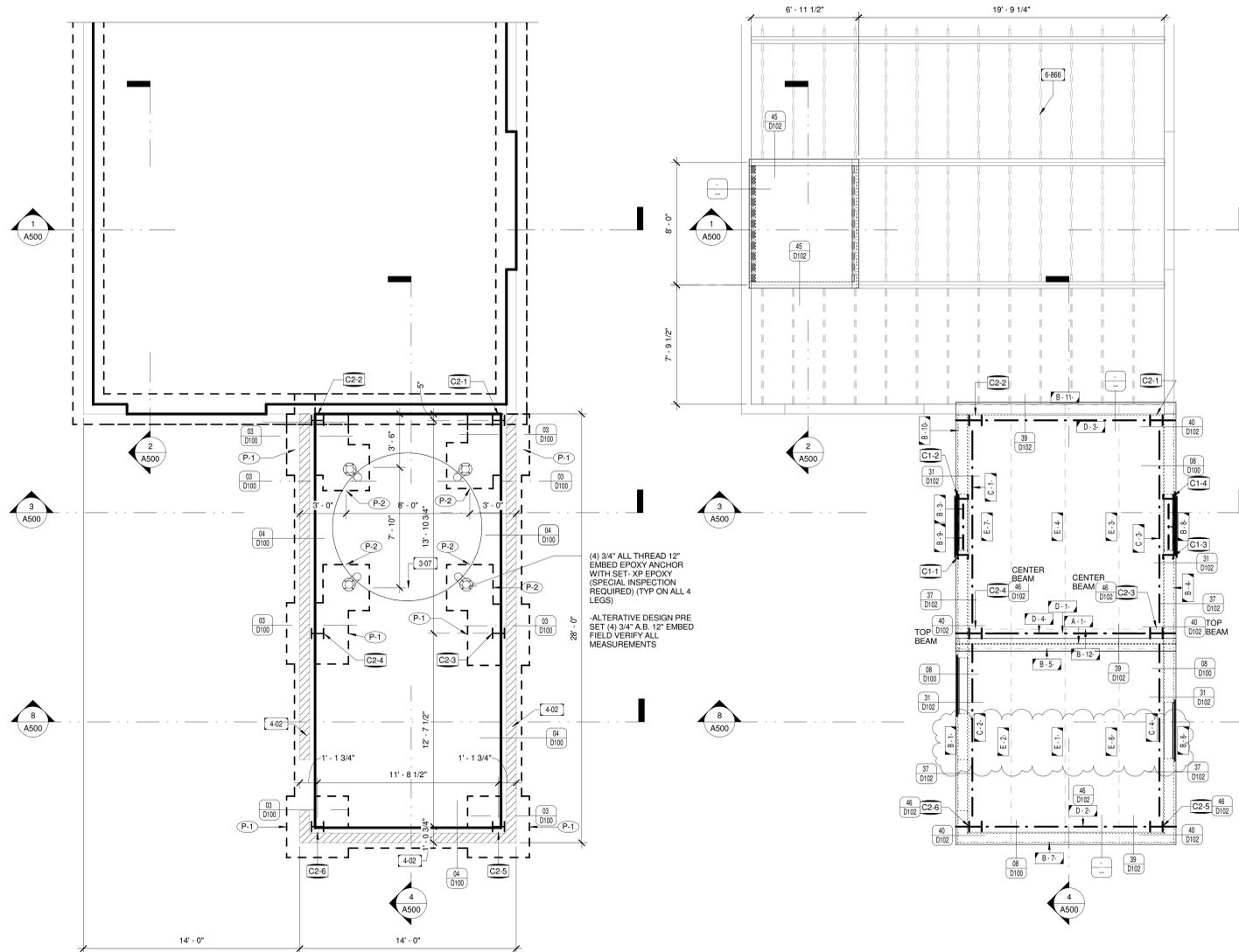
31 Eave Section & Eave Gutter
 1 1/2" = 1'-0"



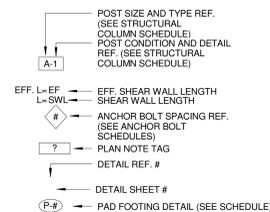
30 Brace Conn. (Both Ends Of Cable)
 1 1/2" = 1'-0"



NOTE: ROOF SHEET FASTENERS W/ NEOPRENE WASHERS.



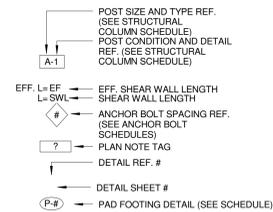
1 FOUNDATION PLAN
1/4" = 1'-0"



- NOTE:**
1. ALL ON SITE STRUCTURAL STEEL WELDING WILL REQUIRE SPECIAL INSPECTION
 2. SLEEVES SHALL BE PROVIDED TO PROTECT ALL PIPING THROUGH CONCRETE AND MASONRY WALLS AND CONCRETE FLOORS
 3. HOLD-DOWN ANCHORS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING
 4. ALL HOLD-DOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO CALL FOR FOUNDATION INSPECTION

Foundation Legend
1/4" = 1'-0"

2 FRAMING PLAN
1/4" = 1'-0"



- NOTE:**
1. ALL ON SITE STRUCTURAL STEEL WELDING WILL REQUIRE SPECIAL INSPECTION
 2. SLEEVES SHALL BE PROVIDED TO PROTECT ALL PIPING THROUGH CONCRETE AND MASONRY WALLS AND CONCRETE FLOORS
 3. CONTRACTOR RESPONSIBILITY: EACH CONTRACTOR OR SUB-CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF THE WIND AND/OR SEISMIC RESISTING SYSTEM THAT IS LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK REQUIRING SPECIAL INSPECTION. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.

Framing Legend
1/4" = 1'-0"

Beam Schedule 2								
Size Type	Number	Type	Category	Start Level / Offset	End Level / Offset	Reference Level	Cut Length	Comments
C8.5X11.5-1	1	C8.5X11.5		4' - 1 1/4"	1' - 8 1/2"	TOP OF CMU	14' - 5 3/8"	
B	1	C8X11.5		-0' - 4 1/2"	-0' - 4 1/2"	HIGH ROOF	3' - 8"	
B	2	C8X11.5		-0' - 4 1/2"	-0' - 4 1/2"	HIGH ROOF	3' - 8"	
B	6	C8X11.5		13' - 8"	13' - 8"	LEVEL 1 13' - 4 1/8"		Supported by D-1 and D-2
B	7	C8X11.5		13' - 8"	16' - 0 1/2"	LEVEL 1 14' - 3 3/8"		
B	1	C8X11.5		16' - 0 1/2"	16' - 0 1/4"	LEVEL 1 13' - 7 1/2"		Supported by D-1 and D-2
B	12	C8X11.5		16' - 0 1/2"	13' - 8"	LEVEL 1 14' - 4 1/8"		
B	8	C8X11.5		23' - 7 1/2"	23' - 7 1/2"	LEVEL 1 3' - 8"		
B	9	C8X11.5		23' - 7 1/2"	23' - 7 1/2"	LEVEL 1 3' - 8"		
B	3	C8X11.5		27' - 6 1/2"	27' - 6 1/2"	LEVEL 1 3' - 8"		
B	4	C8X11.5		28' - 8"	28' - 8"	LEVEL 1 15' - 7 1/2"		
B	5	C8X11.5		28' - 8"	31' - 0 1/2"	LEVEL 1 14' - 3 7/8"		
B	10	C8X11.5		31' - 0 1/2"	31' - 0 1/2"	LEVEL 1 15' - 7 1/2"		
B	11	C8X11.5		31' - 0 1/2"	28' - 8"	LEVEL 1 14' - 3 7/8"		
C8X11.5-14								
C	1	W8X10	Beam	9' - 0"	9' - 0"	LEVEL 1 11' - 2"		
C	2	W8X10	Beam	9' - 0"	9' - 0"	LEVEL 1 11' - 10 3/8"		
C	3	W8X10	Beam	9' - 0"	9' - 0"	LEVEL 1 13' - 1 7/8"		
C	4	W8X10	Beam	9' - 0"	9' - 0"	LEVEL 1 11' - 10 1/2"		
W8X10-4								
D	1	W10X33	Beam	15' - 1 3/4"	13' - 2 1/4"	LEVEL 1 11' - 3 3/8"		
D	2	W10X33	Beam	15' - 4 1/4"	12' - 11 3/4"	LEVEL 1 14' - 5 3/8"		
D	3	W10X33	Beam	30' - 4 1/4"	28' - 0"	LEVEL 1 13' - 9 1/2"		
D	4	W10X33	Beam	30' - 4 1/4"	28' - 0"	LEVEL 1 14' - 4 1/2"		
W10X33-4								
E	6	Z8" x 1.5" x 18ga.		13' - 11"	13' - 11"	LEVEL 1 13' - 2 5/8"		Supported by D-1 and D-2
E	1	Z8" x 1.5" x 18ga.		14' - 6"	14' - 6"	LEVEL 1 13' - 9 1/2"		Supported by D-1 and D-2
E	2	Z8" x 1.5" x 18ga.		15' - 1"	15' - 1"	LEVEL 1 13' - 9 1/2"		Supported by D-1 and D-2
E	3	Z8" x 1.5" x 18ga.		28' - 11"	28' - 11"	LEVEL 1 15' - 9 5/8"		
E	4	Z8" x 1.5" x 18ga.		29' - 6"	29' - 6"	LEVEL 1 15' - 9 5/8"		
E	7	Z8" x 1.5" x 18ga.		30' - 1"	30' - 1"	LEVEL 1 15' - 9 5/8"		

Column Schedule								
Size Type	Number	Type	Family	Count	Hardware (Bot)	Hardware (Top)	Lower Detail	Upper Detail
C1	1	C8" x 3" x 14GA.	Light Gauge-Studs-Column	1				
C1	2	C8" x 3" x 14GA.	Light Gauge-Studs-Column	1				
C1	3	C8" x 3" x 14GA.	Light Gauge-Studs-Column	1				
C1	4	C8" x 3" x 14GA.	Light Gauge-Studs-Column	1				
C8" x 3" x 14GA.				4				
C2	1	W10X33	W-I-sections (with constant flange thickness)-Column	1				
C2	2	W10X33	W-I-sections (with constant flange thickness)-Column	1				
C2	3	W10X33	W-I-sections (with constant flange thickness)-Column	1				
C2	4	W10X33	W-I-sections (with constant flange thickness)-Column	1				
C2	5	W10X33	W-I-sections (with constant flange thickness)-Column	1				
C2	6	W10X33	W-I-sections (with constant flange thickness)-Column	1				
W10X33				6				

Pad Footing Schedule				
Type Mark	Type	Rebar Condition	Count	Detail
P-1	4'-0" x 1'-6" DEEP	(4) #5 BAR EW	1	
P-1	4'-0" x 1'-6" DEEP	(4) #5 BAR EW	1	
P-1	4'-0" x 1'-6" DEEP	(4) #5 BAR EW	1	
P-1	4'-0" x 1'-6" DEEP	(4) #5 BAR EW	1	
P-1	4'-0" x 1'-6" DEEP	(4) #5 BAR EW	1	
P-1	4'-0" x 1'-6" DEEP	(4) #5 BAR EW	1	
P-2	3'-0" SQ X 24" DEEP	(4) #5 BAR EW	1	
P-2	3'-0" SQ X 24" DEEP	(4) #5 BAR EW	1	
P-2	3'-0" SQ X 24" DEEP	(4) #5 BAR EW	1	

Keynote Legend	
Key Value	Keynote Text
3-07	6" THICK CONCRETE SLAB ON 2" SAND COVER 6 MIL VISQUEEN VAPOR BARRIER WITH 6X8/10-WWM IN CENTER OF SLAB. (OMIT VISQUEEN IN SHOP AREA)
4-02	8" x 8" x 16" CONCRETE BLOCK; SOLID GROUT ALL CELLS WITH REINFORCING WALL WITH (1) #5 VERTICAL AT 32 ON CENTER AND (1) #4 HORIZONTAL AT 32 ON CENTER (SINGLE SCORE PRECISION BLOCK)
6-866	2" X 6 DOUG FIR #2 OR BETTER ROOF RAFTERS AT 24" O/C

W CONSTRUCTION SERVICES
CUSTOM DESIGNS
1844 W. 11th St. Suite D
Upland Ca. 91786-3586
Phone: 909-262-9766
Email: WADESHUEY@AOL.COM
• Custom Homes • Remodels and Additions • Project Management • Full Plan Service • Commercial • As-Built

11/30/2015

Number	Revision	Description	Date
1	Revision 1		Date 1

OFFICE & INDUSTRIAL BUILDING:

MACK FLAVOR

15-608
9-23-15

1762 PRODUCTION CIR.
JURUPA VALLEY, CA 91801

S100
Foundation / Framing Plan



11/23/2015

GENERAL NOTES AND REQUIREMENTS

- WORK SHALL COMPLY WITH THESE STRUCTURAL SPECIFICATIONS, NOTES, AND DRAWINGS TOGETHER WITH ASSOCIATED SPECIFICATIONS, NOTES AND DRAWINGS - COLLECTIVELY REFERRED TO AS THE CONSTRUCTION DOCUMENTS.
- WORK SHALL COMPLY WITH THE 1997 UNIFORM BUILDING CODE (UBC 97) AS ADOPTED AND AMENDED BY THE CALIFORNIA CODE OF REGULATION (CCR), TITLE 24, CALIFORNIA BUILDING CODE AND AS ADOPTED AND AMENDED BY THE LOCAL CITY OR COUNTY AND ANY AGENCIES HAVING JURISDICTION - COLLECTIVELY REFERRED TO AS THE BUILDING CODE.
- WORK SHALL COMPLY WITH APPLICABLE FEDERAL LAWS, STATE STATUTES, LOCAL ORDINANCES, AND THE REGULATIONS OF AGENCIES HAVING JURISDICTION. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COMPLYING WITH THE CONSTRUCTION SAFETY ORDERS AND THE GENERAL INDUSTRIAL SAFETY ORDERS OF THE STATE DIVISION OF INDUSTRIAL SAFETY, THE REGULATIONS OF THE FEDERAL AND STATE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS, AND SUCH OTHER AGENCIES GOVERNING THE CONTRACTOR'S ACTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND HOLD HARMLESS THE STRUCTURAL ENGINEER FOR ANY DAMAGES AND OR PENALTIES RESULTING FROM HIS FAILURE TO COMPLY WITH SAID LAWS, STATUTES, ORDINANCES, AND REGULATIONS.
- THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF, AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEM.
- NO ALTERNATE METHODS OF CONSTRUCTION OR SUBSTITUTIONS SHALL BE ALLOWED WITHOUT APPROVAL OF THE OWNER, ARCHITECT, AND STRUCTURAL ENGINEER.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE CONSTRUCTION DOCUMENTS AND AT THE SITE AND SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES FOUND PRIOR TO COMMENCING WORK. DRAWINGS TAKE PRECEDENCE OVER SPECIFICATIONS, DETAILED DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE OVER GENERAL DRAWINGS AND SPECIFICATIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
- REVIEW MADE OF THE SHOP DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE SHOP DRAWINGS WILL BE VIEWED FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AS INDICATED BY THE CONSTRUCTION DOCUMENTS. QUANTITIES OR DIMENSIONS WILL NOT BE REVIEWED. PROCESSES, TECHNIQUES OF CONSTRUCTION, SAFETY PROCEDURES, OR COORDINATION OF THE WORK WITH THAT OF ANY OTHER TRADE WILL NOT BE REVIEWED.
- APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH THE PLANS AND SPECIFICATIONS. ANY DESIGN WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE ENGINEER OR ARCHITECT FOR INTERPRETATION OR CLARIFICATION.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OF THOSE TO BE USED, AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON. CONTRACTOR SHALL ALSO CONTACT UNDERGROUND SERVICE ALERT 48 HOURS PRIOR TO EXCAVATION OR CONSTRUCTION AT (800) 422-4133 FOR IDENTIFICATION OF UNDERGROUND FACILITIES.
- PRIOR TO STARTING CONSTRUCTION OF THIS PROJECT, THE CONTRACTOR SHALL UNCOVER ALL EXISTING UTILITY LINES AFFECTING THIS WORK AND VERIFY ALL JON LOCATIONS, BOTH VERTICAL AND HORIZONTAL. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT ANY DISCREPANCIES IN PLANS AND OR FIELD CONDITIONS IMMEDIATELY TO THE DESIGN ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT SO REPORTED AND RESOLVED.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE SHOWN. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE THE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND OR THE ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE DESIGNER AND OR HIS ENGINEER, WHETHER OF MATERIAL AND WHETHER PERFORMED PRIOR TO, DURING, OR AFTER COMPLETION OF CONSTRUCTION ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE CONTRACTOR PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

CONCRETE

- ALL CONCRETE SHALL CONFORM TO THE LATEST EDITION OF THE GOVERNING CODE.
- CONCRETE SHALL BE DESIGNED AND TESTED AS OUTLINED IN THE FOLLOWING SPECIFICATIONS OR AS NOTED IN PLANS.
- ALL CEMENT TYPE II SHALL CONFORM TO ASTM C-150.
- FINE AND COURSE AGGREGATE SHALL CONFORM TO ASTM C-38 FOR STANDARD WEIGHT CONCRETE AND ASTM C-333 FOR LIGHT WEIGHT CONCRETE.
- ALL AGGREGATE SHALL BE COMPARABLE TO SAN GABRIEL VALLEY AGGREGATE. THE SHRINKAGE SHALL CONFORM TO ASTM C-157 WITH THE AVERAGE DRYING SHRINKAGE AT 28 DAYS, NOT EXCEEDING 0.4%.
- DRYPACK SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT TO NOT MORE THAN THREE PARTS SAND.
- ANCHOR BOLTS, DOWELS, INSERTS, ETC. SHALL BE SECURED IN PLACE AND INSPECTED PRIOR TO POURING CONCRETE BY THE LOCAL BUILDING DEPARTMENT INSPECTOR.
- CONCRETE SHALL BE CURED BY KEEPING CONTINUOUSLY WET FOR 10 DAYS OR BY AN APPROVED CURING COMPOUND.
- REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR MISCELLANEOUS ITEMS TO BE CAST INTO CONCRETE AND FLOOR DEPRESSION, PIT, ETC.
- SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF ALL EXPANSION JOINTS, SCORING, ETC. FOR CONCRETE SLABS AND WALKS.
- MINIMUM f_c IS TO BE 2500 PSI ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS UNLESS NOTED OTHERWISE.
- ALL CONCRETE WITH $f_c > 2500$ PSI SHALL HAVE SPECIAL INSPECTION PER SECTION 1701 OF THE UNIFORM BUILDING CODE OR BY A DEPUTY INSPECTOR LICENSED BY THE LOCAL BUILDING OFFICIAL.
- CONCRETE COVER AT REINFORCING STEEL TO BE 3" FOR UNFORMED AND 2" FOR FORMED CONCRETE FOOTINGS.
- BEFORE CONCRETE IS PLACED THE GENERAL CONTRACTOR SHALL COORDINATE AND CHECK WITH ALL TRADES TO ENSURE THE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, INSERTS, CURBS, DEPRESSIONS, ETC. RELATING TO THE WORK, AS SHOWN IN THE DRAWINGS. ANY CHANGE OR DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR THE ENGINEER AND THE LOCAL BUILDING AGENCY, PRIOR TO THE PLACING OF ANY CONCRETE.

REINFORCING STEEL

- ALL REINFORCING STEEL SHALL BE AS FOLLOWS:
 - NO. 4 BARS AND SMALLER - INTERMEDIATE GRADE CONFORMING TO ASTM A615-40, UNLESS FOR STRUCTURAL SLABS & MASONRY WALL CONFORM TO ASTM A615-60.
 - NO.5 BARS AND LARGER - HARD GRADE CONFORMING TO ASTM A615-60.
 - ALL MASONRY WALL REINFORCING, INCLUDING MASONRY WALL FOOTING, SHALL BE INTERMEDIATE GRADE CONFORMING TO ASTM A615-60.
 - ALL BARS SHALL BE DEFORMED AS PER ASTM A305.
 - WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. LAP 1 1/2 SPACES, 9 MINIMUM.
- ALL BARS SHALL BE CLEAN OF LOOSE, FLAKY RUST, GREASE OR OTHER MATERIALS LIKELY TO IMPAIR BOND.
- ALL BENDS SHALL BE MADE COLD.
- SPLICING OF BARS SHALL HAVE LAPPING OF 48 DIAMETERS OR 2'-0" MINIMUM IN ALL CONTINUOUS REINFORCEMENT OF FOOTING AND CONCRETE WALLS, EXCEPT AS NOTED ON PLANS. MASONRY REINFORCING SHALL HAVE LAPPING OF 72 DIAMETERS OR 2'-0" MINIMUM.
- ALL REINFORCING BARS SHALL BE ACCURATELY AND SECURELY PLACED BEFORE POURING CONCRETE OR APPLYING MORTAR OR GROUT.

SITE PREPARATION AND FOUNDATION

- THE FOUNDATION DESIGN IS BASED ON THE SOILS REPORT PREPARED BY MLA, DATED: 10/16/15, JOB NO. N/A.
- THE ABOVE SOILS REPORT IS PART OF THESE PLANS AND TO BE FOLLOWED IN ITS ENTIRETY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THE REQUIREMENTS THEREIN.
- THE SITE PREPARATION, EXCAVATION AND COMPACTION SHALL BE DONE UNDER THE SUPERVISION OF THE SOIL ENGINEER.
- ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY, UNLESS NOTED OTHERWISE BY THE SOILS ENGINEER.
- ALL EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY THE SOILS ENGINEER PRIOR TO POURING FOOTINGS WHEN REQUIRED BY HIM.
- ALL WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO THE PLACING OF CONCRETE.
- THE GENERAL CONTRACTOR SHALL INVESTIGATE SUB-SURFACE CONDITIONS, BEFORE AND DURING GRADING OF SITE, FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS AND EXISTING FOUNDATIONS. IF ANY SUCH STRUCTURES ARE FOUND AND SUB-SURFACE CONDITIONS VARY FROM PLANS OR SPECIFICATIONS, THE SOILS ENGINEER AND THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY PRIOR TO THE PLACING OF ANY FOUNDATIONS.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO FULLY PROTECT ADJACENT PROPERTIES INCLUDING BUT NOT LIMITED TO THE REQUIREMENTS OF UBC SECTION 33012.
- ALL SITE AND PAD PREPARATION, SUCH AS BUT NOT LIMITED TO, GRADING, COMPACTION OF THE FILL, PER-SATURATION, AND CONCRETE SLAB BASE PREPARATION, SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS AS INDICATED IN THE SOILS REPORT AND THE UBC SECTION 1806.
- ALL BOTTOMS OF FOOTING EXCAVATIONS SHALL BE LEVEL, CLEAN, AND FREE OF LOOSE MATERIAL OR WATER WHEN CONCRETE IS PLACED. OVER EXCAVATION SHALL BE FILLED WITH CONCRETE AS FOR THE FOOTINGS. BACKFILL SHALL NOT BE PLACED UNTIL SUPPORTING FOUNDATION, WALLS AND SLAB HAVE ATTAINED SUFFICIENT STRENGTH TO SUPPORT LATERAL SOIL PRESSURE.
- NO PIPES AND CONDUITS SHALL EXTEND UNDER ISOLATED COLUMN FOOTING OR UNDER CONTINUOUS WALL FOOTING UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER AND THE BUILDING OFFICIAL.
- FINISH GRADE AROUND THE PERIMETER OF THE STRUCTURE SHALL BE SUCH THAT RAIN AND IRRIGATION WATER DRAIN AWAY FROM THE FOUNDATION AS REQUIRED BY UBC SECTION 1804.7 AND 1806.55 AND THE CIVIL DRAWINGS.
- ALL HARDWARE IS TO BE SIMPSON STRONG TIE OR EQUIVALENT IN STRUCTURAL VALUE AND DESIGN.
- ALL EXTERIOR WALLS TO BE SECURED WITH 5/8" DIA. ANCHOR BOLTS WITH 7" MINIMUM EMBEDMENT FOR SINGLE POUR OR 12" MINIMUM EMBEDMENT FOR TWO POUR AT 72" O.C. MAXIMUM, UNLESS NOTED OTHERWISE. LOCATE BOLTS 12" FROM CORNERS AND ENDS OF SILL PLATE. PROVIDE MINIMUM (2) ANCHOR BOLTS PER SILL PLATE. PLATE WASHERS A MINIMUM OF 2"x2"x3/16" THICK SHALL BE USED ON EACH BOLT.
- ALL INTERIOR WALLS TO BE SECURED WITH SHOT-PINS PER MANUFACTURERS SPECIFICATIONS UNLESS NOTED OTHERWISE. RECOMMEND TWIN-SET RED HEAD #5248 AT 48" O.C. FOR NON-SHEAR WALLS 5/8" DIA. ANCHOR BOLTS WITH 7" MINIMUM EMBEDMENT FOR SINGLE POUR OR 12" MINIMUM EMBEDMENT FOR TWO POUR AT 72" O.C. MAXIMUM. CALCS. GOVERN IN ALL CASES.
- PROVIDE SIMPSON CBS AT ALL EXTERIOR ISOLATED POSTS AND SIMPSON PBS AT ALL INTERIOR ISOLATED POSTS, U.N.O.
- WE RECOMMEND ALL SLABS TO BE MINIMUM 5" (NOM) THICK WITH #3 BARS @ 18" O.C. EACH WAY AT MID-HEIGHT WITH 1" SAND LAYER ABOVE AND BELOW A 6 MIL VAPOR BARRIER. REFER TO SOILS REPORT FOR ALLOWABLE OMISSIONS OR ADDITIONAL REQUIREMENTS.
- USE CONCRETE BLOCKS TO ENSURE W.W. MESH PLACEMENT AT MID-HEIGHT OF SLAB. DO NOT HOOK MESH TO LIFT TO MID-HEIGHT SLAB.
- USE SIMPSON EPOXY SET ICBO #5279 W/ 5/8" DIA. THREADED ROD FOR MISSED 5/8" DIA. ANCHOR BOLTS. PROVIDE A MINIMUM EMBEDMENT OF 5" W/ SPECIAL INSPECTION.
- HOLD-DOWNS AND OTHER HARDWARE ARE TO BE TIED IN PLACE PRIOR TO INSPECTION AND EXACT LOCATIONS ARE TO BE VERIFIED BY CONCRETE AND FRAMING CONTRACTOR.

	Revision	
Number	Description	Date

OFFICE & INDUSTRIAL BUILDING:

MACK FLAVOR

15-608
9-23-15

**1762 PRODUCTION CIR.
JURUPA VALLEY, CA 91801**

SN-1

General Notes

KEYED NOTES

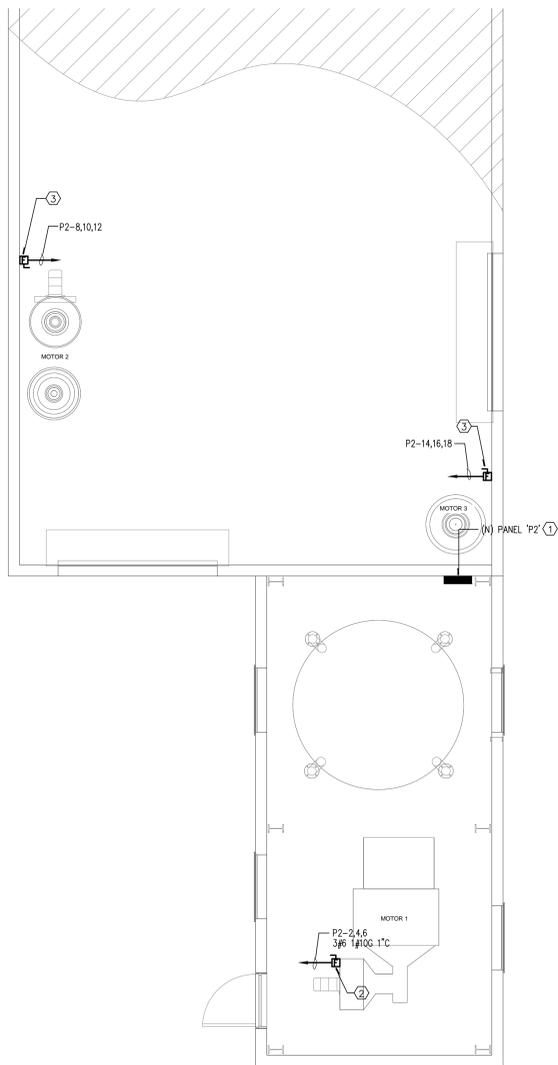
- ① PROVIDE MIN. 3' CLEARANCE IN FRONT OF ELECTRICAL EQUIPMENT, PER NEC 110.26.
- ② PROVIDE AND INSTALL 60A 3P RATED DISCONNECT, FUSING AND STARTER SIZE PER MECHANICAL EQUIPMENT MANUFACTURERS REQUIREMENTS. VERIFY EXACT LOCATION AND REQUIREMENTS WITH MECHANICAL CONTRACTOR.
- ③ PROVIDE AND INSTALL 30A 3P RATED DISCONNECT, FUSING AND STARTER SIZE PER MECHANICAL EQUIPMENT MANUFACTURERS REQUIREMENTS. VERIFY EXACT LOCATION AND REQUIREMENTS WITH MECHANICAL CONTRACTOR.
- ④ REFER. TO SINGLE LINE DIAGRAM FOR FEEDER SCHEDULE.
- ⑤ SUPPORT CONDUIT TO CEILING EVERY 10' AND WITHIN 3' OF ANY BOXES OR TERMINATIONS.

WCS CONSTRUCTION SERVICES
 CUSTOM DESIGNS
 1844 W. 11th St. Suite D
 Upland Ca. 91786-3586
 Phone: (909)-262-9766
 Email: WADESHUEY@AOL.COM
 • Custom Homes • Remodels and Additions • Project Management • Full Plan Service • Commercial • As-Built •

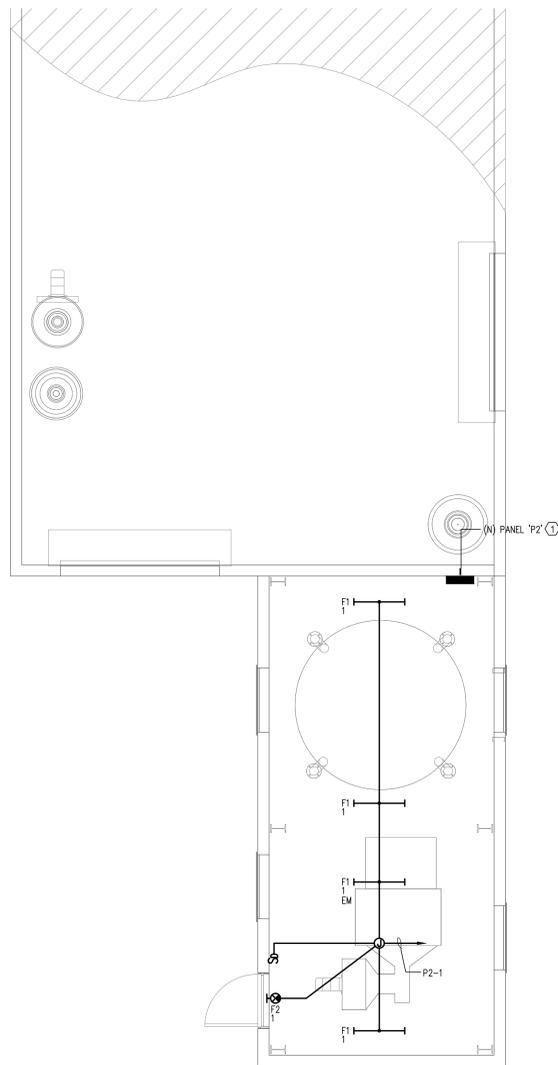
Number	Revision Description	Date

KEYED NOTES

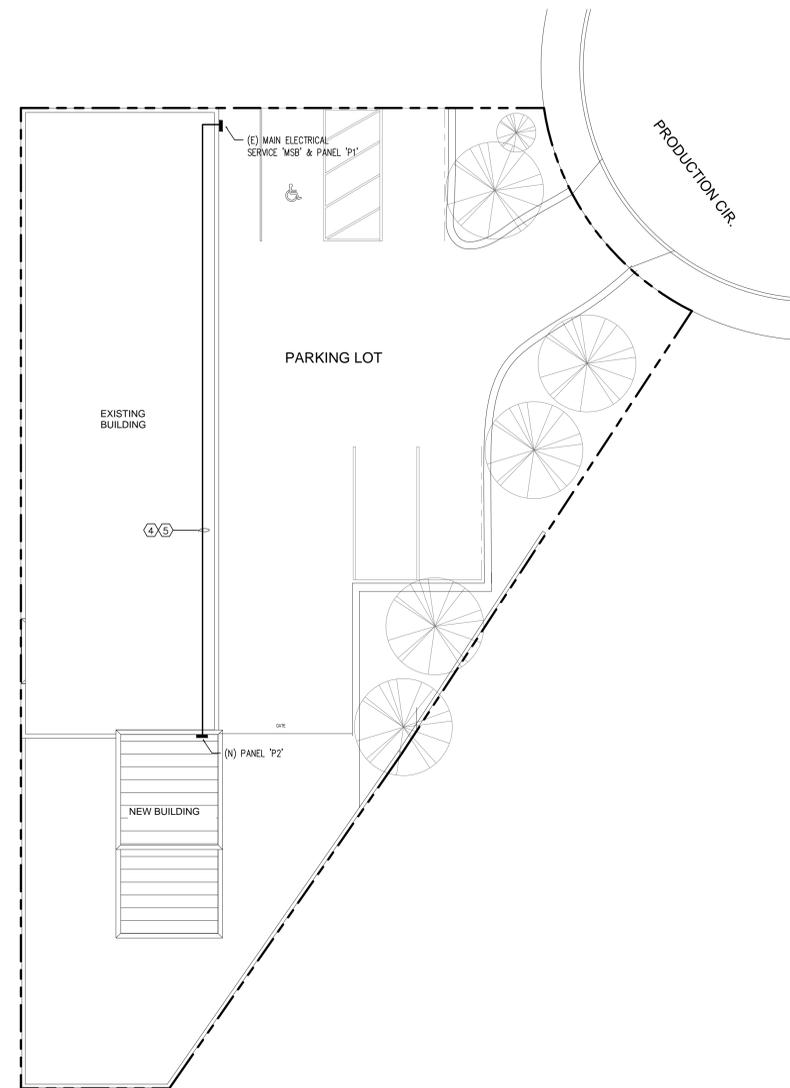
- ① PROVIDE MIN. 3' CLEARANCE IN FRONT OF ELECTRICAL EQUIPMENT, PER NEC 110.26.
- ② PROVIDE AND INSTALL 60A 3P RATED DISCONNECT, FUSING AND STARTER SIZE PER MECHANICAL EQUIPMENT MANUFACTURERS REQUIREMENTS. VERIFY EXACT LOCATION AND REQUIREMENTS WITH MECHANICAL CONTRACTOR.
- ③ PROVIDE AND INSTALL 30A 3P RATED DISCONNECT, FUSING AND STARTER SIZE PER MECHANICAL EQUIPMENT MANUFACTURERS REQUIREMENTS. VERIFY EXACT LOCATION AND REQUIREMENTS WITH MECHANICAL CONTRACTOR.
- ④ REFER. TO SINGLE LINE DIAGRAM FOR FEEDER SCHEDULE.
- ⑤ SUPPORT CONDUIT TO CEILING EVERY 10' AND WITHIN 3' OF ANY BOXES OR TERMINATIONS.



1 Power Floor Plan
 1/4" = 1'-0"



2 Lighting Floor Plan
 1/4" = 1'-0"



3 Electrical Site Plan
 1" = 10'-0"



OFFICE & INDUSTRIAL BUILDING
MACK FLAVOR

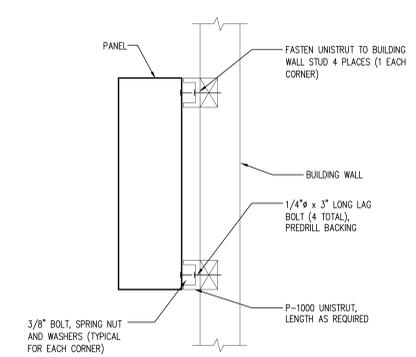
15-608
 6-17-2015

1762 PRODUCTION CIR.
 RIVERSIDE CA 91801

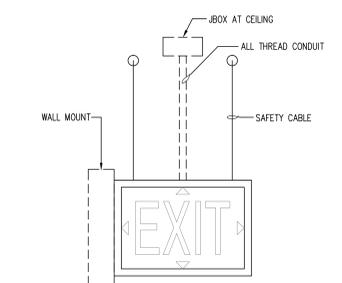
E201

POWER FLOOR PLANS

Revision		
Number	Description	Date



1 **PANEL ON WALL DETAIL**
 NO SCALE



- GENERAL NOTES:
1. CONTRACTOR IS TO PROVIDE CONDUIT LENGTH AS REQUIRED TO MOUNT SIGN AT +10'A.F.F.
 2. CONTRACTOR IS TO PROVIDE SAFETY CABLE AS REQUIRED.
 3. PROVIDE HI-LOW COMBINATION AS REQUIRED BY CODE.

2 **HANGING OF EXIT SIGN**
 NO SCALE



**OFFICE & INDUSTRIAL
 BUILDING
 MACK FLAVOR**

15-608
 6-17-2015

**1762 PRODUCTION CIR.
 RIVERSIDE CA 91801**

E301

**ELECTRICAL
 DETAILS**

PART 1 GENERAL

- 1.01 SCOPE OF WORK
- A. WORK COVERED BY THIS SECTION CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT, SUPPLIES, AND MATERIALS, UNLESS OTHERWISE SPECIFIED, AND IN PERFORMING ALL OPERATIONS NECESSARY FOR THE INSTALLATION OF A COMPLETE AND OPERABLE ELECTRICAL SYSTEM AS REQUIRED BY THESE SPECIFICATIONS AND AS INDICATED ON THE DRAWINGS.
- B. THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS AND SPECIFICATIONS IN A MANNER TO BE FULLY COGNIZANT OF ALL WORK REQUIRED UNDER THIS SECTION.
- C. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS UNLESS OTHERWISE ARRANGED AND SCHEDULED. ALL REQUIRED INSPECTIONS FOR THE EXECUTION OF THE WORK UNDER THIS CONTRACT.
- 1.02 GENERAL REQUIREMENTS
- A. WORK DONE UNDER THIS SECTION SHALL COMPLY WITH THE LATEST EDITION OF THE CALIFORNIA ELECTRICAL CODE, NEC (NATIONAL ELECTRICAL CODE), THE STATE OF CALIFORNIA TITLE 24, THE STATE BUILDING STANDARDS, (OSHA) OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, AND TO ANY APPLICABLE LOCAL JURISDICTIONAL REQUIREMENTS. IN CASE OF CONFLICT BETWEEN REQUIREMENT, THE MOST RESTRICTIVE SHALL APPLY.
- 1.03 ELECTRICAL CONTRACTOR'S RESPONSIBILITY
- A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COMPLETE SET OF DRAWINGS AND SPECIFICATIONS. CONTRACTOR SHALL CHECK THE DRAWINGS OF THE OTHER TRADES AND SHALL CAREFULLY READ THE ENTIRE SPECIFICATIONS AND DETERMINE HIS RESPONSIBILITIES.
- B. BEFORE SUBMITTING THE BID, THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FULLY ACQUAINT HIMSELF WITH EXISTING CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL THE EQUIPMENT AND ASSOCIATED WIRING IN SUCH A MANNER AS TO CONFORM WITH THE EXISTING STRUCTURE OF THE BUILDING, AVOID OBSTRUCTIONS, AND MEET APPLICABLE CODE REQUIREMENTS.
- C. THE INTENT OF THESE DRAWINGS IS TO DESCRIBE A COMPLETE AND OPERABLE SYSTEM. WHERE EXISTING CONDITIONS DIFFER FROM DRAWINGS, ADJUSTMENT SHALL BE MADE AND ALLOWANCES INCLUDED FOR ALL NECESSARY EQUIPMENT TO COMPLETE ALL PARTS OF THE DRAWINGS AND SPECIFICATIONS. BRING ANY QUESTIONS TO THE ARCHITECT OR ENGINEER'S ATTENTION PRIOR TO BIDDING.
- D. WHEREVER A DISCREPANCY IN QUANTITY OR SIZE OF CONDUIT, WIRE, EQUIPMENT, DEVICES, CIRCUIT BREAKERS, ETC., ARISES ON THE DRAWING AND/OR SPECIFICATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIAL AND SERVICES REQUIRED BY THE STRICTEST CONDITION SHOWN ON DRAWINGS AND/OR IN SPECIFICATIONS TO ENSURE COMPLETE AND OPERABLE SYSTEMS AS REQUIRED BY THE OWNER AND ENGINEER.
- 1.04 WORK NOT INCLUDED
- A. CERTAIN LABOR, MATERIALS, OR EQUIPMENT MAY BE FURNISHED UNDER OTHER CONTRACTS BY THE OWNER. WHEN SUCH IS THE CASE, THE EXTENT, SOURCE, AND DESCRIPTION OF THESE ITEMS WILL BE INDICATED ON THE DRAWINGS OR DESCRIBED IN THE SPECIFICATIONS. UNLESS OTHERWISE NOTED, ALL LABOR, MATERIALS AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE ELECTRICAL WORK SHALL BE PROVIDED UNDER THIS SECTION OF THESE SPECIFICATIONS.
- 1.05 SPECIAL REQUIREMENTS
- A. THE DRAWINGS INDICATE GENERAL ARRANGEMENT OF CIRCUITS, OUTLETS, LOCATIONS OF MOTOR CONTROLLERS WITH DISCONNECTS, PANELBOARDS, CONDUIT ROUTING, AND OTHER WORK. INFORMATION SHOWN ON THE DRAWINGS IS ESSENTIALLY DIAGRAMMATIC; HOWEVER, REROUTING OR RELOCATING ELECTRICAL EQUIPMENT WILL NOT BE PERMITTED WITHOUT SPECIFIC WRITTEN APPROVAL OF THE ENGINEER.
- 1.06 SUBMITTALS
- A. AFTER AWARD OF THE CONTRACT AND BEFORE ANY MATERIALS ARE DELIVERED TO THE JOB SITE, A COMPLETE LIST OF ALL MATERIALS PROPOSED TO BE FURNISHED AND INSTALLED UNDER THIS SECTION MUST BE PROVIDED.
- B. SUBMIT TO THE ENGINEER FOR APPROVAL ONE PRINT AND ONE REPRODUCIBLE OF ALL LIGHTING FIXTURES, SWITCHGEAR, PANELBOARDS, MOTOR CONTROL CENTERS, TRANSFORMERS, CONDUIT, CONDUCTORS, PULLBOXES, AND MOTOR STARTERS. SHOP DRAWINGS SHALL INCLUDE MANUFACTURER'S PRINTED INFORMATION FOR EACH OF THESE ITEMS IDENTIFIED ON THE DRAWINGS. THE INFORMATION SHALL INCLUDE, AS MINIMUM, OVERALL DIMENSIONS, WEIGHT, PHASE, VOLTAGE RATINGS, WIRING DIAGRAMS, AND NAMEPLATE DATA.
- 1.07 STANDARDS AND MATERIALS
- A. ALL MATERIALS SHALL CONFORM WITH THE CURRENT APPLICABLE INDUSTRY STANDARDS, NEMA (NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION), ANS (AMERICAN NATIONAL STANDARDS INSTITUTE), IEEE (INSITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS), NATIONAL ELECTRICAL SAFETY CODE.
- B. UNLESS OTHERWISE INDICATED, ALL MATERIALS SHALL BE UNDERWRITERS LABORATORIES LISTED AND LABELED, OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
- C. WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS THE ELECTRICAL, MECHANICAL EFFICIENCY. DEFECTIVE AND DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL APPROVAL AND ACCEPTANCE. THE DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE WHEN THEY ARE MORE STRINGENT THAN CODES, STATUTES, OR ORDINANCES IN EFFECT. APPLICABLE CODES, STANDARDS, ORDINANCES, AND STATUTES TAKE PRECEDENCE WHEN THEY ARE MORE STRINGENT OR CONFLICT WITH THE DRAWINGS OR SPECIFICATIONS.
- 1.08 DELIVERY AND STORAGE OF MATERIALS
- A. THE CONTRACTOR SHALL INVESTIGATE EACH SPACE IN THE BUILDING THROUGH WHICH EQUIPMENT MUST PASS TO REACH ITS FINAL LOCATION. IF NECESSARY, THE MANUFACTURER SHALL BE REQUIRED TO SHIP HIS MATERIAL IN SECTIONS, SIZED TO PERMIT PASSING THROUGH SUCH RESTRICTED AREAS IN THE BUILDING.
- B. THE CONTRACTOR SHALL RETAIN IN HIS POSSESSION AND SHALL BE RESPONSIBLE FOR ALL PORTABLE AND DETACHABLE PARTS OF PORTIONS OF INSTALLATIONS SUCH AS FUSES, KEY LOCKS, ADAPTERS, BLOCKING CLIPS, AND INSERTS UNTIL FINAL COMPLETION OF WORK. THESE PARTS SHALL BE DELIVERED TO THE OWNER UPON COMPLETION OF THE WORK.

PART 2 PRODUCTS

- 2.01 EQUIPMENT AND MATERIALS
- A. ALL MATERIALS FURNISHED AND INSTALLED UNDER THIS CONTRACT SHALL BE NEW, FREE FROM DEFECTS, AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE OF THE WORK. SHOULD ANY TROUBLE DEVELOP DURING THEIR PERIOD DUE TO DEFECTIVE MATERIALS OR FAULTY WORKMANSHIP, THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS AND LABOR TO CORRECT THE TROUBLE WITHOUT ANY COST TO THE OWNER. ANY DEFECTIVE MATERIAL OR INFERIOR WORKMANSHIP NOTED AT THE TIME OF INSTALLATION SHALL BE CORRECTED IMMEDIATELY TO THE SATISFACTION OF THE OWNER.
- B. ALL MAJOR EQUIPMENT COMPONENTS SHALL HAVE THE MANUFACTURER'S NAME, ADDRESS, MODEL NUMBER, AND SERIAL NUMBER PERMANENTLY ATTACHED IN A CONSPICUOUS MANNER.
- 2.02 CONDUIT
- A. PROVIDE RACEWAYS AS INDICATED ON THE DRAWINGS AND AS HEREIN SPECIFIED. CONDUITS SHALL BE RIGID STEEL "RIG" (THICK WALL) GALVANIZED; ELECTRICAL METAL TUBING "EMT" (THIN WALL); FLEXIBLE STEEL, GALVANIZED; LIQUID-TIGHT, FLEXIBLE STEEL CONDUIT WITH GROUND BOND; ALUMINUM CONDUIT OR SCHEDULE 40 PVC.
- B. ALL EMPTY CONDUITS (CO) SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE INDICATED ON THE DRAWING.
- C. WHERE CONDUIT CROSSES AN EXPANSION JOINT, PROVIDE APPROVED FITTINGS WHICH ALLOW DEFLECTIONS EQUIVALENT TO TWICE THE MOVEMENT ALLOWED BY THE DESIGN.
- 2.03 CONDUCTORS
- A. PROVIDE A COMPLETE SYSTEM OF CONDUCTORS IN RACEWAY SYSTEMS AS SHOWN ON THE DRAWINGS AND THEN HEREIN SPECIFIED.
- B. LIGHTING AND POWER CONDUCTORS SHALL BE COPPER, 600 VOLT, TYPE THHN/THHN, NO. 12 MINIMUM UNLESS OTHERWISE NOTED.
- C. CONTROL CONDUCTORS SHALL BE 600V, TYPE THHN/THHN, NO.14 MINIMUM SIZE UNLESS OTHERWISE NOTED.
- 2.04 FITTINGS
- A. CONNECTOR, COUPLING, LOCKOUT, BUSHINGS AND CAPS USED WITH RIGID CONDUIT SHALL BE STEEL, THREADED AND GALVANIZED. BUSHINGS SHALL BE INSULATED.
- B. EMT FITTINGS, CONNECTORS AND COUPLINGS SHALL BE STEEL, ZINC, OR CADMIUM PLATED, COMPRESSION TYPE, WITH INSULATED THROAT.
- C. FLEXIBLE STEEL CONDUIT CONNECTORS SHALL BE TWIST-IN-TYPE WITH INSULATED THROAT. THE FINISH SHALL BE ZINC OR CADMIUM PLATING.
- D. EMT CONDUIT FITTINGS SHALL BE THE COMPRESSION TYPE; SET SCREW FITTINGS SHALL NOT BE USED.
- 2.05 JUNCTION AND PULL BOXES
- A. FOR INTERIOR DRY LOCATIONS, BOXES SHALL BE GALVANIZED ONE-PIECE DRAWN STEEL, KNOCKOUT TYPE WITH REMOVABLE MACHINE SCREW SECURED COVERS.
- B. FOR EXTERIOR WET LOCATIONS, BOXES SHALL BE NEMA 3R OR NEMA 4 RATED, GASKET MACHINE SCREW SECURED COVERS.
- C. INGROUND PULLBOXES SHALL BE CONCRETE ELECTRICAL PULL BOX WITH LID APPROPRIATE FOR INSTALLATION LOCATION. SIZE PULLBOX PER NEC REQUIREMENTS.
- D. ALL BOXES SHALL BE SIZED FOR THE NUMBER AND SIZES OF CONDUCTORS AND CONDUITS ENTERING THE BOX AND EQUIPPED WITH PLASTER RINGS WHERE REQUIRED.
- 2.06 PANELBOARDS
- A. FURNISH AND INSTALL ALL BRANCH CIRCUIT PANELBOARDS AS HEREINAFTER SPECIFIED AND AS SHOWN ON THE DRAWINGS. PANELBOARDS SHALL BE OF THE DEAD FRONT SAFETY TYPE EQUIPPED WITH THE THERMAL MAGNETIC 40°C CIRCUIT BREAKERS.
- B. CIRCUIT BREAKERS SHALL BE RATED MINIMUM 10,000 AMPS RMS SYMMETRICAL INTERRUPTING CAPACITY AND SHALL BE THE NUMBER OF POLES AND CURRENT CAPACITY AS INDICATED ON THE PANEL SCHEDULE. BRANCH CIRCUIT PANELBOARDS SHALL BE SQUARE-D OR Eaton/OUTLER HAMMER WITH LUSS UL LISTED FOR USE WITH 75°C WIRE.
- C. DOOR SHALL HAVE A PLASTIC COVERED DIRECTORY FRAME WITH A TYPED IDENTIFICATION CARD OR ALL CIRCUIT AND PANEL NUMBERS FOR BRANCH CIRCUIT PANELBOARDS.
- D. PROVIDE NAMEPLATE FOR ALL PANELBOARDS, ENGRAVED WHITE LETTERS ON BLACK BACKGROUND. INSTALL NAME PLATES ON THE TRM ABOVE DOOR.
- E. ALL WIRING SHALL BE NEATLY ARRANGED AND LACED TOGETHER.
- F. BUS BARS SHALL BE RECTANGULAR IN CROSS SECTION CONSTRUCTED OF COPPER, NEUTRAL AND GROUND BUSES SHALL BE FULL SIZE.

2.07 LOW VOLTAGE SWITCHGEAR

- A. FURNISH AND INSTALL ALL SWITCHBOARDS AS HEREINAFTER SPECIFIED AND AS SHOWN ON THE DRAWINGS. SWITCHBOARDS SHALL BE OF THE DEAD FRONT SAFETY TYPE EQUIPPED WITH THE THERMAL MAGNETIC 40°C CIRCUIT BREAKERS.
- B. CIRCUIT BREAKERS SHALL BE RATED MINIMUM 30,000 AMPS RMS SYMMETRICAL INTERRUPTING CAPACITY AND SHALL BE THE NUMBER OF POLES AND CURRENT CAPACITY AS INDICATED ON THE SINGLE LINE DIAGRAM. SWITCHBOARDS SHALL BE SQUARE-D , GE, OR Eaton/OUTLER HAMMER.
- C. LABEL EACH SWITCHBOARD COMPARTMENT WITH ENGRAVED METAL OR LAMINATED-PLASTIC NAMEPLATE WITH WHITE LETTERS ON BLACK BACKGROUND, MOUNTED WITH CORROSION-RESISTANT SCREWS.
- D. ENCLOSURE FINISH FOR OUTDOOR UNITS: NEMA 3R WEATHERPROOF ENCLOSURE WITH FACTORY-APPLIED FINISH IN MANUFACTURER'S STANDARD COLOR, UNDERSURFACES TREATED WITH CORROSION-RESISTANT UNDERCOATING.
- E. ENCLOSURE FINISH FOR INDOOR UNITS: FACTORY-APPLIED FINISH IN MANUFACTURER'S STANDARD GRAY FINISH OVER A RUST-INHIBITING PRIMER ON TREATED METAL SURFACE.
- F. BARRIERS: BETWEEN ADJACENT SWITCHBOARD SECTIONS.
- G. UTILITY METERING COMPARTMENT: FABRICATED COMPARTMENT AND SECTION COMPLYING WITH UTILITY COMPANY'S REQUIREMENTS. IF SEPARATE VERTICAL SECTION IS REQUIRED FOR UTILITY METERS, MATH AND ALIGN WITH BASIC SWITCHBOARD.
- H. BUS TRANSITION AND INCOMING PULL SECTIONS: MATCHED AND ALIGNED WITH BASIC SWITCHBOARD.
- I. BUSES AND CONNECTIONS: THREE PHASE, FOUR WIRE, UNLESS OTHERWISE INDICATED.
1. PHASE- AND NEUTRAL-BUS MATERIAL: HARD-DRAWN COPPER OF 98 PERCENT CONDUCTIVITY WITH FEEDER CIRCUIT-BREAKER LINE CONNECTIONS. IF BUS IS COPPER, USE COPPER FOR FEEDER CIRCUIT-BREAKER LINE CONNECTIONS.
2. LOAD TERMINALS: INSULATED, RIGIDLY BRACED, SILVER-PLATED, COPPER RIBBACK BUS EXTENSIONS EQUIPPED WITH PRESSURE CONNECTORS FOR OUTGOING CIRCUIT CONDUCTORS. PROVIDE LOAD TERMINALS FOR FUTURE CIRCUIT-BREAKER POSITIONS AT FULL AMPERE RATING OF CIRCUIT-BREAKER POSITION.
3. GROUND BUS: 1/4-BY-2-INCH- (6-BY-50-MM-) MINIMUM-SIZE, HARD-DRAWN COPPER OF 98 PERCENT CONDUCTIVITY, EQUIPPED WITH PRESSURE CONNECTORS FOR FEEDER AND BRANCH-CIRCUIT GROUND CONDUCTORS. FOR BUSWAY FEEDERS, EXTEND INSULATED EQUIPMENT GROUNDING CABLE TO BUSWAY GROUND CONNECTION AND SUPPORT CABLE AT INTERVALS IN VERTICAL RUN.
4. CONTACT SURFACES OF BUSES: SILVER PLATED.
5. MAIN PHASE BUSES, NEUTRAL BUSES, AND EQUIPMENT GROUND BUSES: UNIFORM CAPACITY FOR ENTIRE LENGTH OF SWITCHBOARD'S MAIN AND DISTRIBUTION SECTIONS. PROVIDE FOR FUTURE EXTENSIONS FROM BOTH ENDS.
6. ISOLATION BARRIER ACCESS PROVISIONS: PERMIT CHECKING OF BUS-BOLT TIGHTNESS.
7. NEUTRAL BUSES: 100 PERCENT OF THE AMPACITY OF PHASE BUSES, UNLESS OTHERWISE INDICATED, EQUIPPED WITH PRESSURE CONNECTORS FOR OUTGOING CIRCUIT NEUTRAL CABLES. BUS EXTENSIONS FOR BUSWAY FEEDER NEUTRAL BUS ARE BRACED.
- P. FUTURE DEVICES: EQUIP COMPARTMENTS WITH MOUNTING BRACKETS, SUPPORTS, BUS CONNECTIONS, AND APPURTENANCES AT FULL RATING OF CIRCUIT-BREAKER COMPARTMENT.

2.08 TRANSFORMERS - N/A

2.09 ELECTRICAL CONNECTIONS

- A. UNLESS OTHERWISE NOTED, ALL WIRING FOR MOTORS, STARTERS, CONTROLS, AND EQUIPMENT SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR, WHERE MOTORS FOR MECHANICAL EQUIPMENT ARE FURNISHED BY OTHER DIVISIONS, WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR, EXCEPT WHERE WIRED INTERNALLY WITH THE EQUIPMENT.

2.10 SUPPORTING DEVICES

- A. ALL EQUIPMENT CONDUITS SHALL BE SUPPORTED, ANCHORED AND BRACED IN ACCORDANCE WITH THE MOST STRINGENT CODES AND REQUIREMENTS COMPLY WITH CHAPTER 23 OF THE LATEST CBC (CALIFORNIA BUILDING CODE).

PART 3 EXECUTION

3.01 WORKMANSHIP AND COMPLETION OF INSTALLATION

- A. WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS THE ELECTRICAL AND MECHANICAL EFFICIENCY. DEFECTIVE AND DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL INTERPRETATIONS INCLUDED. ANY DEFICIENCY PERTAINING TO OTHER WORKMANSHIP OR MATERIALS FOUND BY THE INSPECTOR SHALL BE CORRECTED WITHOUT ADDITIONAL COST TO THE OWNER.
- B. THE CONTRACTOR SHALL MAINTAIN ON JOB SITE A SET OF THE WORKING DRAWINGS WHICH SHALL BE UPDATED DAILY IN DETAIL FOR WORK ACCOMPLISHED. UPON COMPLETION OF THE WORK, A SET OF REPRODUCIBLE CONTRACT DRAWINGS SHALL BE OBTAINED FROM THE GENERAL CONTRACTOR AND ALL CHANGES AS NOTED ON THE RECORD SET OF PRINTS SHALL BE INCORPORATED THEREON WITH RED INK IN A NEAT, LEGIBLE, UNDERSTANDABLE AND PROFESSIONAL MANNER.
- C. ALL EQUIPMENT AND MATERIAL CONNECTED WITH THIS PROJECT SHALL BE INSTALLED COMPLETE, THOROUGHLY CLEANED, AND ALL RESIDUE REMOVED FROM INSIDE SURFACES. EXTERIOR SURFACES OF ALL MATERIAL AND EQUIPMENT SHALL BE CLEANED AND DELIVERED IN A PERFECT, UNBLEMISHED CONDITION.
- D. UPON COMPLETION OF THE INSTALLATION AND AS A CONDITION OF ITS ACCEPTANCE FURNISH ONE COPY OF THE FINAL INSPECTION CERTIFICATE TO THE OWNER.

3.02 PREPARATION COORDINATION

- A. THE CONTRACTOR SHALL COORDINATE THIS WORK WITH ALL OTHER CONTRACTORS FURNISHING LABOR, MATERIALS AND WORK, SO THAT THE WORK AS WHOLE SHALL BE EXECUTED AND COMPLETED WITHOUT CONFLICT OR DELAY.
- B. EXAMINE THE DRAWINGS AND SPECIFICATIONS AND DETERMINE THE WORK TO BE PERFORMED BY THE ELECTRICAL, MECHANICAL AND OTHER TRADES. PROVIDE THE TYPE AND AMOUNT OF ELECTRICAL MATERIALS AND EQUIPMENT NECESSARY TO PLACE THIS WORK IN PROPER OPERATION, COMPLETELY WIRED, TESTED AND READY FOR USE. THIS SHALL INCLUDE ALL CONDUIT, WIRE, DISCONNECTS, RELAYS, AND OTHER DEVICES FOR THE REQUIRED OPERATION. SEQUENCE OF ALL ELECTRICAL, MECHANICAL, AND OTHER SYSTEMS OR EQUIPMENT.
- C. PERFORM ALL WORK IN A MANNER WHICH WILL NOT CAUSE UNNECESSARY INCONVENIENCE OR DANGER TO THE OCCUPANTS, NOR INTERFERE WITH THE ACTIVITIES IN THE BUILDING.
- D. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE EACH POWER INTERRUPTION WITH OWNER, AND SHALL PROVIDE AT LEAST TWO WEEKS NOTICE OF PROPOSED INTERRUPTION AND WORK TO BE ACCOMPLISHED.

3.03 TRENCHING AND BACKFILLING

- A. PERFORM ALL SUCH TRENCHING AND BACKFILLING IN ACCORDANCE WITH DRAWING DETAILS.

3.04 CORE CUTTING, DRILLING, AND PATCHING

- A. NO HOLES WILL BE ALLOWED IN ANY STRUCTURAL MEMBERS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT OR STRUCTURAL ENGINEER AND GENERAL CONTRACTOR.

3.05 INSTALLATION

- A. WORKMANSHIP IS TO BE NEAT, BY EXPERIENCED WORKMEN WITH ADEQUATE SUPERVISION, AND IN LINE WITH NORMAL INDUSTRY WORK PRACTICES.
- B. MAINTAIN WORKING CLEARANCE AROUND ELECTRICAL EQUIPMENT, IN ACCORDANCE WITH CODE REQUIREMENTS AS A MINIMUM.
- C. ALL CONDUIT TO BE RUN CONCEALED UNLESS OTHERWISE NOTED. ALL CONDUITS SHALL BE ROUTED OVERHEAD IN CEILING SPACES. NO CONDUITS SHALL BE PERMITTED IN CONCRETE SLAB, MASONRY WALLS UNLESS SPECIFICALLY SO INDICATED. CONDUIT SHALL BE RUN SO AS NOT TO INTERFERE WITH OTHER PIPING, FITURES, OR EQUIPMENT.
- D. WHERE ALLOWED, EXPOSED CONDUIT RUNS SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO WALLS, STRUCTURAL MEMBERS, OR INTERSECTION OF VERTICAL PLANES AND CEILINGS.
- E. INSTALL PRODUCTS ACCORDING TO MANUFACTURERS INSTRUCTIONS.
- F. ALL ROTATING ELECTRICAL EQUIPMENT SHALL BE SUPPLIED WITH A FLEXIBLE, LIQUID-TIGHT CONDUIT WITH APPROPRIATE SLACK AND SHALL NOT EXCEED THIRTY-SIX (36) INCHES.
- G. ALL POWER WIRING SHALL BE INSTALLED IN CONDUIT.

3.06 GROUNDING

- A. ALL EQUIPMENT SHALL BE PROPERLY GROUNDING AS INDICATED ON DRAWINGS AND AS REQUIRED BY THE LATEST EDITION OF APPLICABLE CODES.
- B. FURNISH AND INSTALL ALL GROUNDING CONDUCTORS, CONDUIT AND CLAMPS. THE SIZE OF THE GROUNDING CONDUCTORS SHALL BE NOT LESS THAN THAT SPECIFIED IN THE NEC.
- C. BUILDING GROUNDING SYSTEM RESISTANCE TO GROUND SHALL NOT EXCEED 25 OHMS.
- D. EACH BRANCH CIRCUIT SHALL BE EQUIPPED WITH CODE SIZE GREEN GROUND, EQUIPMENT WIRE (PER NEC 250-95) (NOT INDICATED ON DRAWINGS) WITHIN THE SAME CONDUIT FOR ALL CIRCUITS OF PANELBOARDS.

3.07 BRANCH CIRCUITS

- A. NO MORE THAN THREE BRANCH CIRCUITS PERMITTED IN ONE CONDUIT UNLESS INDICATED OTHERWISE.

3.08 IDENTIFICATION

- A. THE FOLLOWING ITEMS SHALL BE EQUIPPED WITH NAMEPLATES:
- ALL MOTORS, MOTOR STARTERS, CONTROL PANELS, MOTORS CONTROL REMOTE STATIONS.
 - ALL DISCONNECT AND SAFETY SWITCHES, MAIN DISTRIBUTION PANEL, FEEDER OVERCURRENT DEVICES AND SPARES, CIRCUIT

EQUIPMENT IN SEPARATE ENCLOSURES:

- SPECIAL ELECTRICAL SYSTEMS SHALL BE PROPERLY IDENTIFIED AT JUNCTION AND PULL BOXES
- ALL BRANCH CIRCUIT PANEL BOARDS SHALL HAVE IDENTIFYING ENGRAVED PLASTIC NAMEPLATES. ALSO, PROVIDE A TYPED DIRECTORY CARD FOR EACH BRANCH CIRCUIT PANELBOARD. THE CARD IS TO BE PLACED ON THE INTERIOR SIDE OF THE PANELBOARD DOOR BEHIND A CLEAR PLASTIC SHIELD. THE CARD SHALL IDENTIFY EACH CIRCUIT BY NUMBER, LOAD, AND LOCATION.
- IN GENERAL, EQUIPMENT SHALL BE IDENTIFIED AS DESIGNATED ON THE ELECTRICAL DRAWINGS. NAMEPLATES FOR PANELBOARDS AND SWITCHBOARDS SHALL INCLUDE THE PANEL DESIGNATION, VOLTAGE AND PHASE OF THE SUPPLY. THE NAME OF THE MACHINE SHALL BE THE SAME AS THE NAME USED ON ALL MOTOR STARTERS, DISCONNECTS, AND P.B. STATION NAMEPLATES FOR THAT MACHINE.
- NAMEPLATES SHALL BE FABRICATED AS FOLLOWS:
 - NAMEPLATE MATERIALS SHALL CONSIST OF 3-PLY, 1/16" LAMINATED PLASTIC WITH WHITE CORE FOR LETTERING AND BLACK BACKGROUND.
 - CAPITAL LETTERS SHALL BE USED.
 - NAMEPLATES SHALL BE FASTENED WITH CADMIUM-PLATED SELF-TAPPING NO. 6 SCREWS 1/4" LONG
 - THE MINIMUM SIZE OF ALL NAME PLATES AND LETTERING SHALL BE 3/4" HIGH BY 2" LONG WITH 1/4" LETTERS.

3.09 PROTECTION

- A. USE ALL MEANS NECESSARY TO PROTECT THE WORK AND MATERIALS FROM LOSS DURING AND AFTER INSTALLATION, AND PROVIDE ADEQUATE AND PROPER STORAGE FACILITIES DURING THE PROGRESS OF THE WORK. PROVIDE FOR THE SAFETY AND GOOD CONDITION OF ALL WORK UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER. REPLACE ALL DAMAGE OR DEFECTIVE WORK, MATERIAL, AND EQUIPMENT AT NO EXPENSE TO THE OWNER BEFORE REQUESTING FINAL ACCEPTANCE.

3.10 CLEANING OF EQUIPMENT, MATERIAL, AND PREMISES

- A. SITE SHALL BE LEFT BROOM CLEAN AFTER COMPLETION OF WORK EACH DAY. UPON COMPLETION OF THE WORK, LEAVE THE PREMISES CLEAN OF ALL DIRT AND DEBRIS.
- B. ALL EQUIPMENT AND MATERIAL CONNECTED WITH THIS PROJECT SHALL BE INSTALLED COMPLETE, THOROUGHLY CLEANED, AND ALL RESIDUE REMOVED FROM INSIDE SURFACES. EXTERIOR SURFACES OF ALL MATERIAL AND EQUIPMENT SHALL BE CLEANED AND DELIVERED IN A PERFECT, UNBLEMISHED CONDITION.

3.11 HANDLING OF WIRE AND CABLE

- A. HANDLE WIRE AND CABLE SO AS TO AVOID DAMAGE TO CONDUCTORS AND TAKE EVERY PRECAUTION TO AVOID SHARP BENDING OR SCORING OF THE CABLE. CABLE SHALL NOT BE LAID NOR DRAGGED UPON THE GROUND.
- B. THE CONTRACTOR SHALL BE REQUIRED TO REMOVE AND REPLACE AT HIS OWN EXPENSE ALL WIRE AND CABLE DAMAGED DUE TO IMPROPER HANDLING, AND SHALL PAY FOR THE NEW WIRE OR CABLE.

3.12 TESTING AND INSPECTIONS

- A. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND ARRANGE ALL REQUIRED INSPECTIONS FOR THE EXECUTION OF THE WORK UNDER THIS CONTRACT.
- B. THE CONTRACTOR SHALL REPLACE ALL DAMAGED OR DEFECTIVE EQUIPMENT OR WORK.
- C. ALL CIRCUITS SHALL BE TESTED FOR CONTINUITY AND CIRCUIT INTEGRITY BY THE CONTRACTOR. ADJUSTMENTS SHALL BE MADE FOR CIRCUITS NOT COMPLYING WITH TESTING CRITERIA.
- D. THE CONTRACTOR SHALL FURNISH ALL INSTRUMENTS AND PERFORM ANY ADDITIONAL TESTS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL ALSO CORRECT ALL FAILURES AND REPLACE ANY DAMAGED PORTIONS OF THE WORK RESULTING FROM THOSE TESTS. THE COST OF THE FOREGOING ITEMS SHALL BE PAID BY THE CONTRACTOR.
- E. THE CONTRACTOR SHALL FURNISH THE OWNER CERTIFICATES OF INSPECTION AND APPROVAL BY THE ELECTRICAL INSPECTION AUTHORITY ON ALL WORK COMPLETED AS REQUIRED.

Revision		
Number	Description	Date



OFFICE & INDUSTRIAL BUILDING
MACK FLAVOR

15-608
 6-17-2015

1762 PRODUCTION CIR.
RIVERSIDE CA 91801

E401
ELECTRICAL SPECIFICATIONS