



**SANTA MARIA PUBLIC AIRPORT DISTRICT
BOARD OF DIRECTORS**

Thursday
December 8, 2022

Administration Building
Airport Boardroom
7:00 P.M.

**REGULAR MEETING
A G E N D A**

This agenda is prepared and posted pursuant to the requirements of the California Government Code Section 54954.2. By listing a topic on this agenda, the Santa Maria Public Airport District has expressed its intent to discuss and act on each item. The Santa Maria Public Airport District welcomes orderly participation at its meetings from all members of the public. This includes assistance under the Americans with Disabilities Act to provide an equally effective opportunity for individuals with a disability to participate in and benefit from District activities. To request assistance with disability accommodation, please call (805) 922-1726. Notification at least 48 hours prior to the meeting would enable the Santa Maria Public Airport District to make reasonable arrangements to ensure accessibility to this meeting.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Brown, Adams, Baskett, Moreno, Clayton

- 1. ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS-ELECTION OF OFFICERS PURSUANT TO ARTICLE 1, SECTION 5, OF THE OFFICIAL ADMINISTRATIVE CODE OF THE DISTRICT.**
- 2. APPOINTMENT OF MEMBERS TO COMMITTEES AND ASSIGNMENT TO LIAISON POSITIONS.**
- 3. MINUTES OF THE SPECIAL MEETING HELD NOVEMBER 22, 2022.**
- 4. COMMITTEE REPORT(S):**
 - a) AVIATION SUPPORT & PLANNING (Standing or Ad Hoc)**
 - b) ADMINISTRATION & FINANCIAL (Standing or Ad Hoc)**
 - c) MARKETING & PROMOTIONS (Standing or Ad Hoc)**
 - d) CITY & COUNTY LIAISON**
 - e) STATE & FEDERAL LIAISON**
 - f) VANDENBERG LIAISON**
 - g) BUSINESS PARK COMMITTEE (Ad Hoc)**
- 5. GENERAL MANAGER'S REPORT**
- 6. MANAGER OF FINANCE & ADMINISTRATION REPORT**
 - a) Demand Register**
- 7. DISTRICT COUNSEL'S REPORT. (Joshua George and Natalie Frye Laacke)**

8. **PUBLIC SESSION:** Statements from the floor will be heard during public session. Request to Speak forms are provided for those wishing to address the board. After completing the form, please give it to the Clerk. Requests requiring board action will be referred to staff and brought on the next appropriate agenda. Members of the public are cordially invited to speak on agenda items as they occur. Staff reports covering agenda items are available for review in the offices of the General Manager on the Tuesday prior to each meeting. The Board will establish time limit for receipt of testimony. The board reserves the right to establish further time limits for receipt of testimony.
9. **PRESENTATION BY DISTRICT COUNSEL TO DISCUSS BROWN ACT POLICIES.**
10. **REVIEW AND APPROVAL OF THE PRELIMINARY PHASE 1 PLANS FOR PLANES OF FAME AIR MUSEUM.**
11. **AUTHORIZATION FOR THE PRESIDENT AND SECRETARY TO EXECUTE THE 25TH AMENDMENT OF LEASE BETWEEN THE DISTRICT AND CJJ FARMING.**
12. **ADOPTION OF RESOLUTION 918. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT EXPRESSING APPRECIATION TO CARL ENGEL JR. FOR SERVICE ON THE BOARD OF DIRECTORS OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT.**
13. **ADOPTION OF RESOLUTION 919. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT EXPRESSING APPRECIATION TO HUGH RAFFERTY FOR SERVICE ON THE BOARD OF DIRECTORS OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT.**
14. **CLOSED SESSION.** The Board will hold a Closed Session to discuss the following item(s):
 - a) **Conference with Real Property Negotiators (Kerry Fenton, Tom Ross, and District Counsel) Re: APN 111-231-09, APN 111-231-11, APN 111-231-17, APN 111-292-027 (Gov. Code Section 54956.8)**
 - b) **Significant exposure to litigation pursuant to Gov. Code Section 54956.9(b): Two Cases.**
 - c) **Conference with Legal Counsel-Existing Litigation pursuant to Paragraph (1) of subdivision (d) of Section 54956.9-SMPAD v. Baskett, Santa Barbara Superior Court Case No. 20CV04444.**
 - d) **Conference with Legal Counsel-Existing Litigation pursuant to Paragraph (1) of subdivision (d) of Section 54956.9-Baskett v. SMPAD, Santa Barbara Superior Court Case No. 21CV04183.**
 - e) **Conference with Legal Counsel-Existing Litigation pursuant to Paragraph (1) of subdivision (d) of Section 54956.9-Baskett v. SMPAD, United States District Court Central District of California Case No. 2:22-cv-07169-SVW-AS.**
15. **DIRECTORS' COMMENTS.**
16. **ADJOURNMENT.**



**2023 SMPAD BOARD OF DIRECTORS
COMMITTEE AND LIAISON APPOINTMENTS**

AVIATION SUPPORT & PLANNING (Standing or Ad Hoc)

Directors &

ADMINISTRATION & FINANCIAL (Standing or Ad Hoc)

Directors &

MARKETING & PROMOTIONS (Standing or Ad Hoc)

Directors &

BUSINESS PARK (Standing or Ad Hoc)

Directors &

CITY & COUNTY LIAISON

Directors &

STATE & FEDERAL LIAISON

Directors &

VANDENBERG LIAISON

Directors &

MINUTES OF THE SPECIAL BOARD
MEETING OF THE BOARD OF DIRECTORS
OF THE SANTA MARIA PUBLIC AIRPORT
DISTRICT HELD NOVEMBER 22, 2022

The Board of Directors of the Santa Maria Public Airport District held a Special Meeting at the regular meeting place at 9:00 a.m. Present were Directors Engel, Brown, Adams, Rafferty, and Baskett. Interim Manager Fenton, Manager of Finance & Administration Reade, and District Counsel George.

1. MINUTES OF THE REGULAR MEETING HELD November 10, 2022. Director Rafferty made a Motion to approve the minutes of the regular meeting held November 10, 2022. Director Baskett Seconded and it was carried by a 5-0 vote.
2. COMMITTEE REPORT(S):
 - a) AVIATION SUPPORT & PLANNING (Standing or Ad Hoc) – No meeting scheduled.
 - b) ADMINISTRATION & FINANCIAL (Standing or Ad Hoc) – No meeting scheduled.
 - c) MARKETING & PROMOTIONS (Standing or Ad Hoc) – No meeting scheduled.
 - d) CITY & COUNTY LIAISON – No meeting scheduled.
 - e) STATE & FEDERAL LIAISON – No meeting scheduled.
 - f) VANDENBERG LIAISON – No meeting scheduled.
 - g) BUSINESS PARK COMMITTEE (Ad Hoc) – Discussed item 7 on the agenda.
3. GENERAL MANAGER'S REPORT. Interim Manager Fenton and Mr. Widroe met with "Team Airpark Drive", which included two Tartaglia engineers, Brian Schwartz and Laurie Tamura from Urban Planning Concepts, Brett Fulgoni, Director of Public Works, and Suzanne Singh, EDC. Interim Director Fenton also informed the board that Ms. Osborn, the Operations Officer, has almost finished decorating the terminal for Christmas and recommended that everyone visit the terminal to take a look.
4. The Manager of Finance & Administration presented the Demand Register to the Board for review and approval.
 - a) Demand Register. The Demand Register, covering warrants 070939 through 071007 in the amount of \$706,989.90 was recommended for approval as presented. Director Baskett made a Motion to accept the Demand Register as presented. Director Rafferty Seconded and it was carried by a 5-0 vote.
 - b) Budget to Actual. Received and filed.
 - c) Financial Statements. Received and filed.
5. DISTRICT COUNSEL'S REPORT. District Counsel George informed the board of changes to the Brown Act that will be coming into effect shortly. He also recommended

that the board add an additional item to the agenda to appoint two board members to conduct General Manager interviews. Director Brown made a motion to approve. Director Adams seconded, and it was carried by a 5-0 vote. The item was added to the agenda as item 13a.

6. PUBLIC SESSION: Statements from the floor will be heard during public session. Request to Speak forms are provided for those wishing to address the board. After completing the form, please give it to the Clerk. Requests requiring board action will be referred to staff and brought on the next appropriate agenda. Members of the public are cordially invited to speak on agenda items as they occur. Staff reports covering agenda items are available for review in the offices of the General Manager on the Tuesday prior to each meeting. The Board has established a five-minute time limit for receipt of testimony. The board reserves the right to establish further time limits for receipt of testimony.

No one requested to speak.

7. Authorization for the President and Secretary to execute the special event license agreement between the district and Planes of Fame Air Museum. Director Rafferty made a motion to approve. Director Brown seconded, and it was carried by a 5-0 vote.
8. Consent to sublease agreement between Planes of Fame Air Museum and Fighter Rebuilders, LLC. Director Rafferty made a motion to approve. Director Baskett seconded, and it was carried by a 5-0 vote.
9. Authorization for the President and Secretary to execute the first amendment of airport ground sublease between Planes of Fame Air Museum and the District. Director Rafferty made a motion to approve. Director Baskett seconded, and it was carried by a 5-0 vote.
10. Authorization for the President and Secretary to execute the cost-sharing agreement between the District and G3, LLC. Director Rafferty made a motion to approve. Director Adams seconded, and it was carried by a 5-0 vote.
11. Authorization for the President to execute the Estoppel certificate and Addendum to ground lease for the property located at 3455 Skyway Drive, Santa Maria, CA 93455. Director Baskett made a motion to approve. Director Rafferty seconded, and it was carried by a 5-0 vote.
12. Authorization for the President and Secretary to execute the first amendment of agreement between the District and The Widroe Group, Inc. Director Adams made a motion to approve. Director Rafferty seconded, and it was carried by a 5-0 vote.
13. Authorization for tuition reimbursement for one staff member. Director Rafferty made a motion to approve. Director Adams seconded, and it was carried by a 5-0 vote.
- 13a. Authorization for the board to appoint two board members to conduct interviews for the Airport Manager position. Director Brown and Director Adams volunteered to conduct the interviews. Director Rafferty made a motion to approve. Director Baskett seconded, and it was carried by a 5-0 vote.

14. CLOSED SESSION. At 9:15 a.m. the Board went into Closed Session to discuss the following item(s):
- a) Conference with Real Property Negotiators (Kerry Fenton, Tom Ross, and District Counsel) Re: APN 111-231-09, APN 111-231-11, APN 111-231-17, APN 111-292-027 (Gov. Code Section 54956.8)
 - b) Significant exposure to litigation pursuant to Gov. Code Section 54956.9(b): Two Cases
 - c) Conference with Legal Counsel-Existing Litigation pursuant to Paragraph (1) of subdivision (d) of Section 54956.9-SMPAD v. Baskett, Santa Barbara Superior Court Case No. 20CV04444.
 - d) Conference with Legal Counsel-Existing Litigation pursuant to Paragraph (1) of subdivision (d) of Section 54956.9-Baskett v. SMPAD, Santa Barbara Superior Court Case No. 21CV04183.
 - e) Conference with Legal Counsel-Existing Litigation pursuant to Paragraph (1) of subdivision (d) of Section 54959.9-Baskett v. SMPAD, Santa Barbara Superior Court Central District of California Case No. 2:22-cv-07169-SVW-AS.

At 10:20 a.m., the Board and staff reconvened to Open Public Session.

No reportable actions.

15. DIRECTORS' COMMENTS: Director Baskett expressed concern about the airports ability to be energy independent.

Director Rafferty stated that it was an honor to serve on the Board of Directors.

Directors Adams, Brown, and Engel wished everyone a Happy Thanksgiving.

16. ADJOURNMENT. President Engel asked for a Motion to adjourn to a Regular Meeting to be held on December 8, 2022, at 7:00 p.m. at the regular meeting place. Director Adams made that Motion, Director Rafferty Seconded and it was carried by a 5-0 vote.

ORDER OF ADJOURNMENT

This Special Meeting of the Board of Directors of the Santa Maria Public Airport District is hereby adjourned at 10:21 a.m. on November 22, 2022.

, President

, Secretary

**DEMAND REGISTER
SANTA MARIA PUBLIC AIRPORT DISTRICT**

Full consideration has been received by the Santa Maria Public Airport District for each demand, numbers 071008 to 071055 and electronic payments on Pacific Premier Bank and in the total amount of \$159,034.28

KERRY FENTON
INTERIM GENERAL MANAGER

DATE

The undersigned certifies that the attached register of audited demands of the Santa Maria Public Airport District for each demand, numbers 071008 to 071055 and electronic payments on Pacific Premier Bank in the total amount of \$159,034.28 has been approved as being in conformity with the budget approved by the Santa Maria Public Airport District and funds are available for their payment.

VERONEKA READE
MANAGER OF FINANCE AND ADMINISTRATION

DATE

THE BOARD OF DIRECTORS OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT APPROVED PAYMENT OF THE ATTACHED WARRANTS AT THE MEETING OF DECEMBER 8, 2022.

SECRETARY

Santa Maria Public Airport District

Demand Register

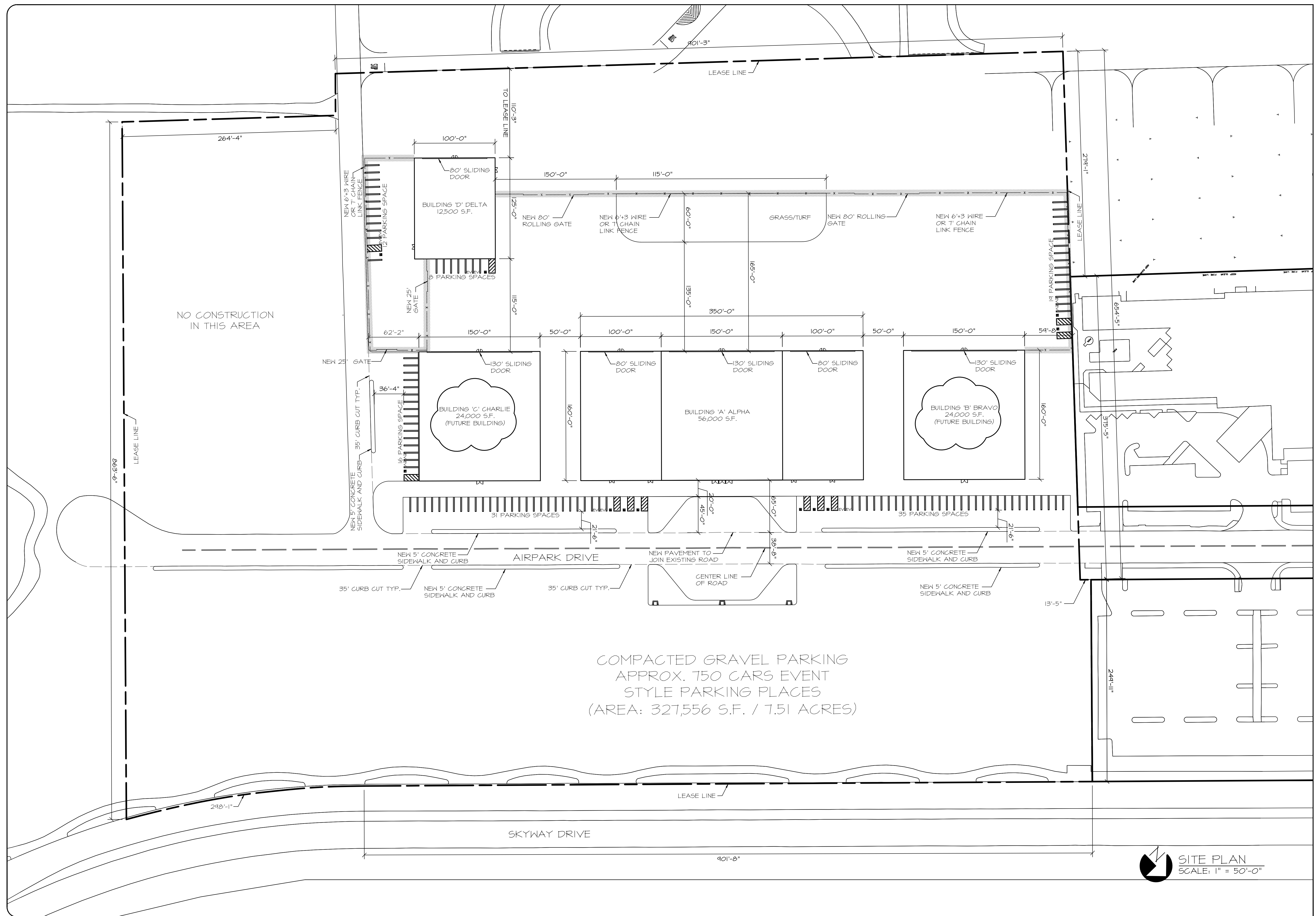
Check Number	Check Date	Vendor Name	Check Amount	Description
* 71008	11/28/2022	American Assn of Airport Exec	\$2,700.00	Contract Tower Association 1/1/22 - 12/31/22
* 71009	11/28/2022	AT&T	\$119.45	Telephone Service
* 71010	11/28/2022	Bomar Security & Investigation	\$2,557.50	Security Service
* 71011	11/28/2022	City of Santa Maria	\$2,073.00	1494 Fairway Drive Rezoning Application
* 71012	11/28/2022	City of Santa Maria-Util Div	\$4,861.06	Utilities - Water
* 71013	11/28/2022	Clark Pest Control	\$2,788.00	Weed/Wildlife Abatement
* 71014	11/28/2022	Federal Express	\$67.25	Shipping Services
* 71015	11/28/2022	Frontier Communications	\$617.69	Telephone Service
* 71016	11/28/2022	Home Depot	\$1,176.86	Airfest Supplies - Trash Cans
* 71017	11/28/2022	J B Dewar, Inc	\$4,253.20	Diesel Fuel
* 71018	11/28/2022	Mission Linen Service	\$96.85	Uniform Service
* 71019	11/28/2022	Osborn, Carla	\$1,483.99	Education - Tuition Reimbursement
* 71020	11/28/2022	Pathpoint	\$1,752.96	Airport Maint. Svc - Window Cleaning
* 71021	12/5/2022	Adams, Chuck	\$300.00	Director's Fees
* 71022	12/5/2022	Advantage Answering Plus	\$363.54	Answering Service
* 71023	12/5/2022	AT&T	\$123.35	Telephone Service
* 71024	12/5/2022	BMI PacWest	\$956.74	AC9 Defrost Board Replacement
* 71025	12/5/2022	Bomar Security & Investigation	\$5,059.10	Security Service
* 71026	12/5/2022	Boyer's Diesel	\$697.50	Vehicle Maintenance
* 71027	12/5/2022	Brown, Steve	\$400.00	Director's Fees
* 71028	12/5/2022	Coast Networx	\$5,862.06	ACS Server Replacement
* 71029	12/5/2022	City of Santa Maria	\$14,252.85	Police Services - Airfest
* 71030	12/5/2022	Clark Pest Control	\$1,840.00	Weed/Wildlife Abatement
* 71031	12/5/2022	Engel, Carl Jr.	\$600.00	Director's Fees
* 71032	12/5/2022	Fenton, Kerry	\$50.00	Cell Phone Allowance
* 71033	12/5/2022	Frontier Communications	\$212.30	Telephone Service
* 71034	12/5/2022	Grainger	\$105.67	Shop Supplies
* 71035	12/5/2022	Heath, Ray	\$3,575.20	Consulting Services - Contingencies
* 71036	12/5/2022	J B Dewar, Inc	\$802.63	Unleaded/Diesel Fuel
* 71037	12/5/2022	Letters, Inc.	\$298.25	Car Wash
* 71038	12/5/2022	MarTeeny Designs	\$275.00	Website Maintenance
* 71039	12/5/2022	McMaster-Carr	\$57.86	Office Equipment
* 71040	12/5/2022	Mission Linen Service	\$109.35	Uniform Service
* 71041	12/5/2022	Pat's Automotive	\$2,462.70	Vehicle Maintenance
* 71042	12/5/2022	Rafferty, Hugh	\$400.00	Director's Fees
* 71043	12/5/2022	San Luis Powerhouse	\$682.83	Onan Emergency Generator Annual Service
* 71044	12/5/2022	Santa Maria Times	\$2,782.92	Notice Inviting Bids Publication
* 71045	12/5/2022	United Refrigeration, Inc.	\$36.98	Building Maintenance - Terminal

Santa Maria Public Airport District

Demand Register

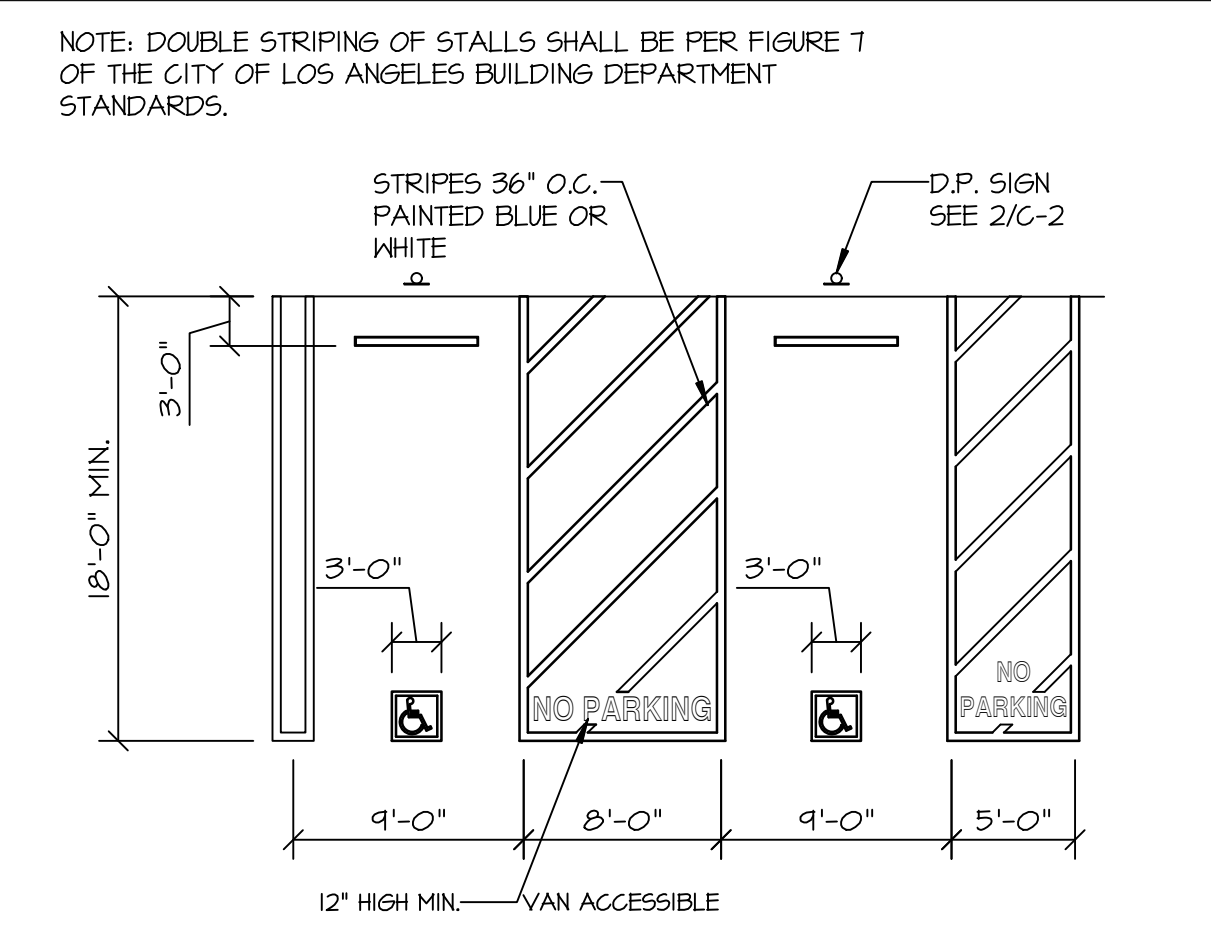
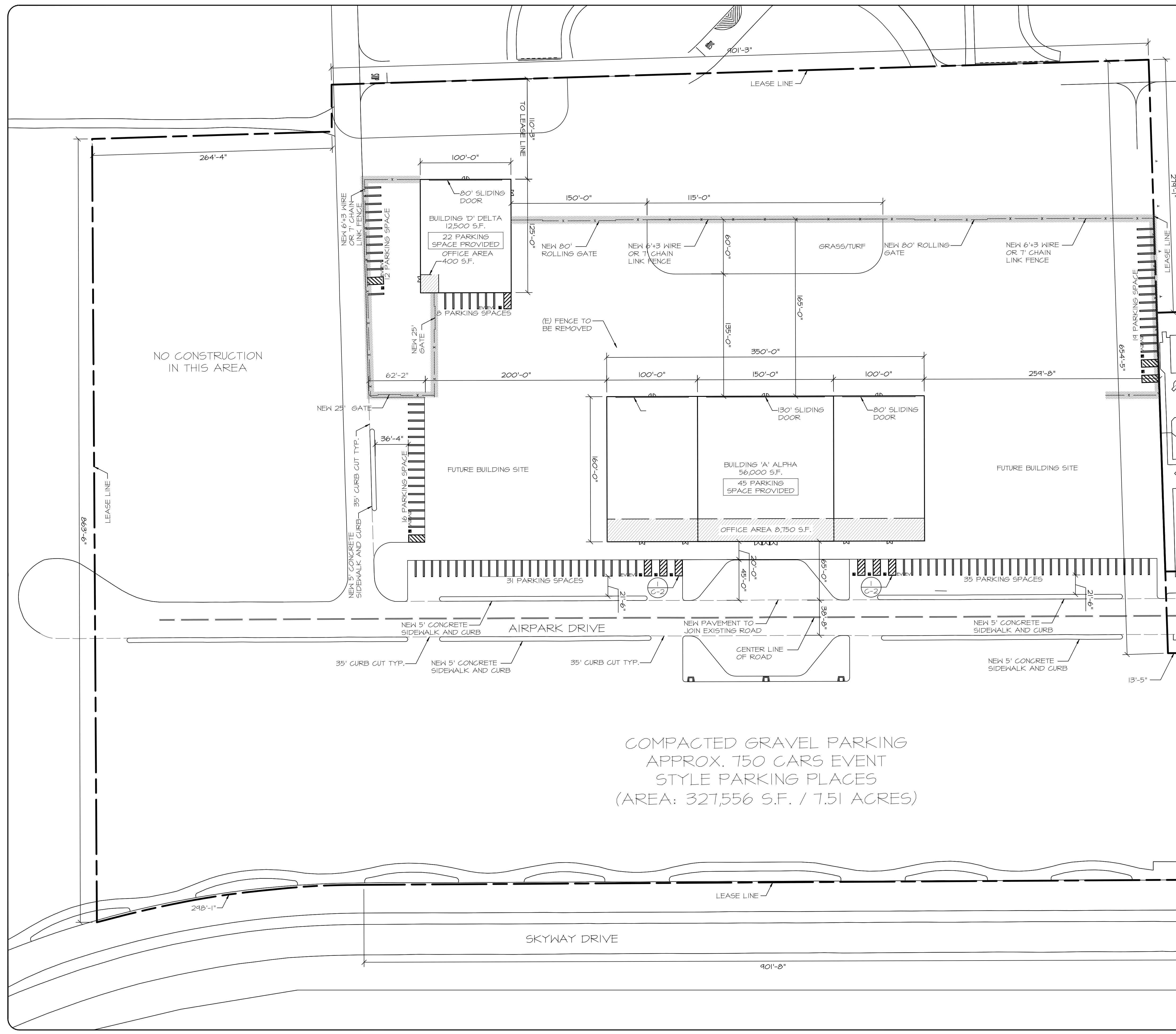
Check Number	Check Date	Vendor Name	Check Amount	Description
* 71046	12/5/2022	Verizon Wireless	\$14,150.36	Mobile Devices, Equipment Charges
* 71047	12/5/2022	VTC Enterprises	\$70.00	Trash - Paper Recycling
* 71048	12/5/2022	WageWorks	\$100.00	Cafeteria Plan - Admin Fee
* 71049	12/5/2022	The Widroe Group, Inc.	\$18,000.00	Consulting Services
* 71050	12/5/2022	Willer, Bruce	\$518.00	Tenant Refund
* 71051	12/5/2022	Work World	\$260.97	Shop Supplies
* 71052	12/5/2022	Baskett, David	\$300.00	Director's Fees
* 71053	12/5/2022	Gsolutionz, Inc.	\$107.95	GPS Cloud Services - Phones 1/1/23-1/31/23
* 71054	12/5/2022	ATBS	\$2,990.03	Airfest - Safety Barricades/Lights
* 71055	12/5/2022	Santa Maria Valley Historical Society	\$100.00	Patriot Membership - 2023
		Subtotal	<u>\$103,451.95</u>	
ACH	11/22/2022	CalPers	\$5,334.65	Employee Retirement
ACH	11/23/2022	Paychex	\$24,990.32	Payroll
ACH	11/25/2022	Paychex	\$183.03	Paychex Invoice
ACH	11/25/2022	Umpqua Bank - VISA	\$2,459.71	Airfest Expenses, Business Travel, Office Supplies
ACH	11/25/2022	Empower Retirement	\$4,826.16	Employee Paid Retirement
ACH	11/25/2022	Paychex	\$6,488.32	Payroll Taxes
ACH	11/29/2022	Principal	\$2,374.47	Employee Dental/Life/Disability Insurance
ACH	12/1/2022	Aflac	\$277.56	Employee Voluntary Insurance
ACH	12/2/2022	Collective Strategies	\$7,500.00	Consulting Services
ACH	12/2/2022	Pacific Premier Bank	\$1,042.04	Credit Card Fees
ACH	12/5/2022	Ready Refresh	\$106.07	Water Delivery
		Subtotal	<u>\$55,582.33</u>	
		Total	<u><u>\$159,034.28</u></u>	



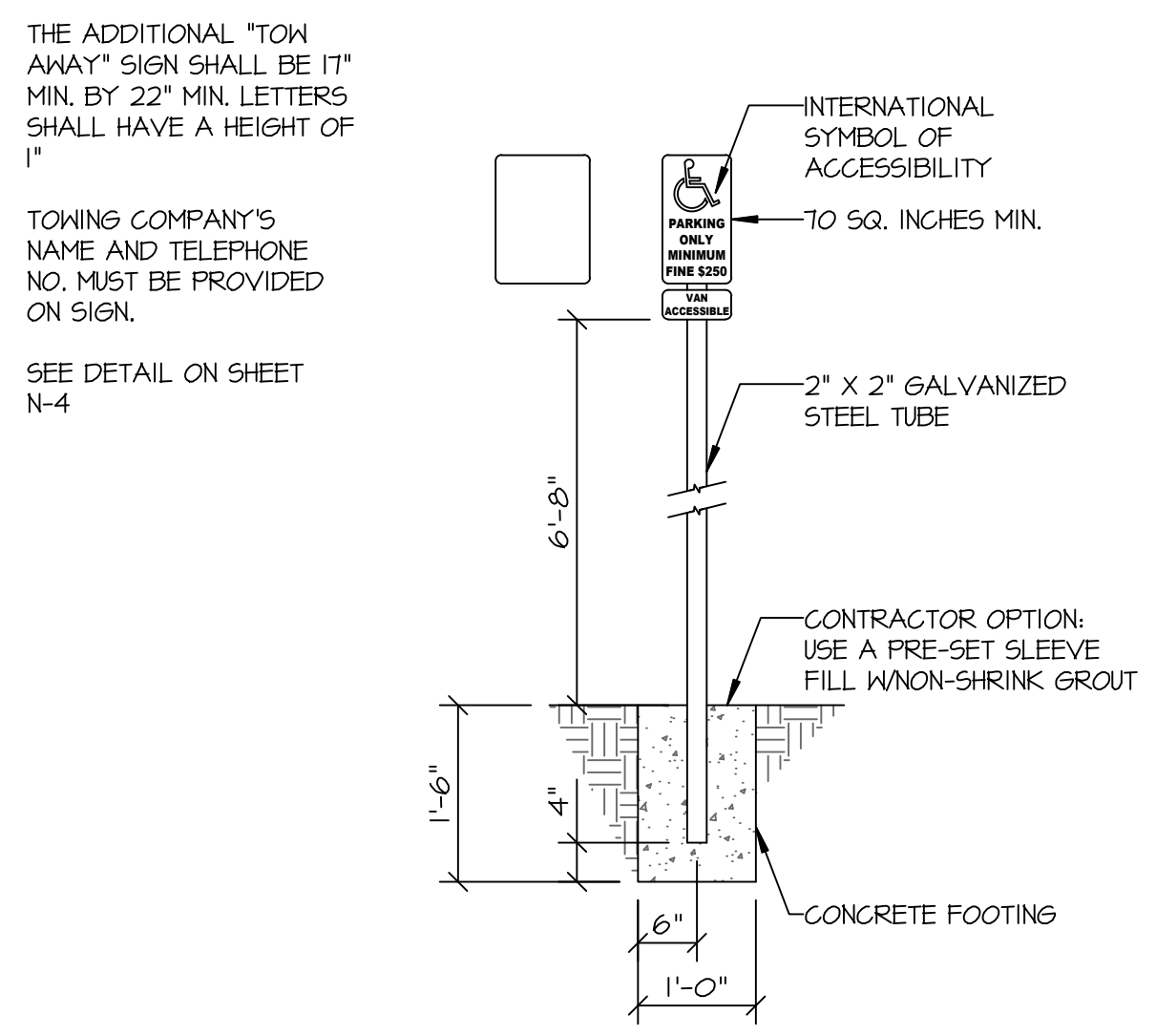


REVISION 	
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ARCHITECTURAL / CIVIL ENGINEER:	PROJECT:
CONTRACTOR:	PLANES OF FAME AIR MUSEUM 3217 TERMINAL DRIVE SANTA MARIA, CA 93455 805-422-1126 PH 805-422-1126 FAX
SHEET TITLE: SMX SITE PLAN	
SCALE: AS NOTED	
DRAWN BY: A. AVETISYAN	
CHECKED BY: S. ARGUBRIGHT	
DATE: 25-OCTOBER-2022	
CLIENT: S. ARGUBRIGHT	
ENG. BY:	
SHEET NO. C-1.1	





DISABLE ACC. PARKING TYP. SCALE: NONE 1



DISABLE ACC. SIGN TYP. SCALE: NONE 2

PARKING CALCULATIONS BUILDING ALPHA		PARKING CALCULATIONS BUILDING DELTA	
AIRCRAFT STORAGE/MUSEUM		AIRCRAFT STORAGE/REPAIR	
1 SPACE PER 500 S.F. FIRST 10,000 S.F.	1 SPACE PER 5000 S.F. BEYOND 10,000 S.F.	1 SPACE PER 500 S.F. FIRST 10,000 S.F.	1 SPACE PER 5000 S.F. BEYOND 10,000 S.F.
TOTAL COMMERCIAL STORAGE PROVIDED: 10,000 S.F. / 500 = 20	31,250 S.F. / 5000 = 7.45	TOTAL COMMERCIAL STORAGE PROVIDED: 10,000 S.F. / 500 = 20	2,100 S.F. / 5000 = 0.42
TOTAL OFFICE AREA PROVIDED: 8,750 S.F. / 500 = 17.5		TOTAL OFFICE AREA PROVIDED: 400 S.F. / 500 = 0.8	
ACCESS. PARKING = 1 SPACE PER 25	TOTAL REQUIRED PARKING = 45 TOTAL PARKING PROVIDED = 45	ACCESS. PARKING = 1 SPACE PER 25	TOTAL REQUIRED PARKING = 22 TOTAL PARKING PROVIDED = 22
BICYCLE PARKING PER TABLE A		BICYCLE PARKING PER TABLE A	
SHORT-TERM PARKING 1 PER 10,000 TOTAL S.F. 56,000 / 10,000 = 5.6 (2 MIN)	LONG-TERM PARKING 1 PER 10,000 TOTAL S.F. 56,000 / 10,000 = 5.6 (2 MIN)	SHORT-TERM PARKING 1 PER 10,000 TOTAL S.F. 12,500 / 10,000 = 1.2 (2 MIN)	LONG-TERM PARKING 1 PER 10,000 TOTAL S.F. 12,500 / 10,000 = 1.2 (2 MIN)
SHORT-TERM PARKING PROV. = 6 LONG-TERM PARKING PROV. = 6	EVSE PARKING: TOTAL PARKING 45 x 5% = 2.25 EVSE PARKING REQUIRED = 3 EVSE PARKING PROVIDED = 3	SHORT-TERM PARKING PROV. = 2 LONG-TERM PARKING PROV. = 2	EVSE PARKING: TOTAL PARKING 22 x 5% = 1.1 EVSE PARKING REQUIRED = 2 EVSE PARKING PROVIDED = 2

PARKING SUMMARY BLDG. ALPHA	PARKING SUMMARY BLDG. DELTA
PARKING REQUIRED	PARKING REQUIRED
45 PARKING STALLS	22 PARKING STALLS
ACCESSIBLE PARKING PROVIDED	ACCESSIBLE PARKING PROVIDED
2 ACCESSIBLE STALLS	1 ACCESSIBLE STALLS
STANDARD PARKING PROVIDED	STANDARD PARKING PROVIDED
40 PARKING STALLS	19 PARKING STALLS
EVSE PARKING PROVIDED	EVSE PARKING PROVIDED
3 EVSE STALLS	2 EVSE STALLS

PARKING PLAN
SCALE: 1" = 50'-0"

REVISION

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ARCHITECTURAL / CIVIL ENGINEER

PROJECT:

CONTRACTOR:

SHEET TITLE: **SMX PARKING PLAN**

SCALE: AS NOTED

DRAWN BY: A. AVETISYAN

CHECKED BY: S. ARGUBRIGHT

DATE: 25-OCTOBER-2022

CLIENT: S. ARGUBRIGHT

ENG. BY:

SHEET NO. **C-2**

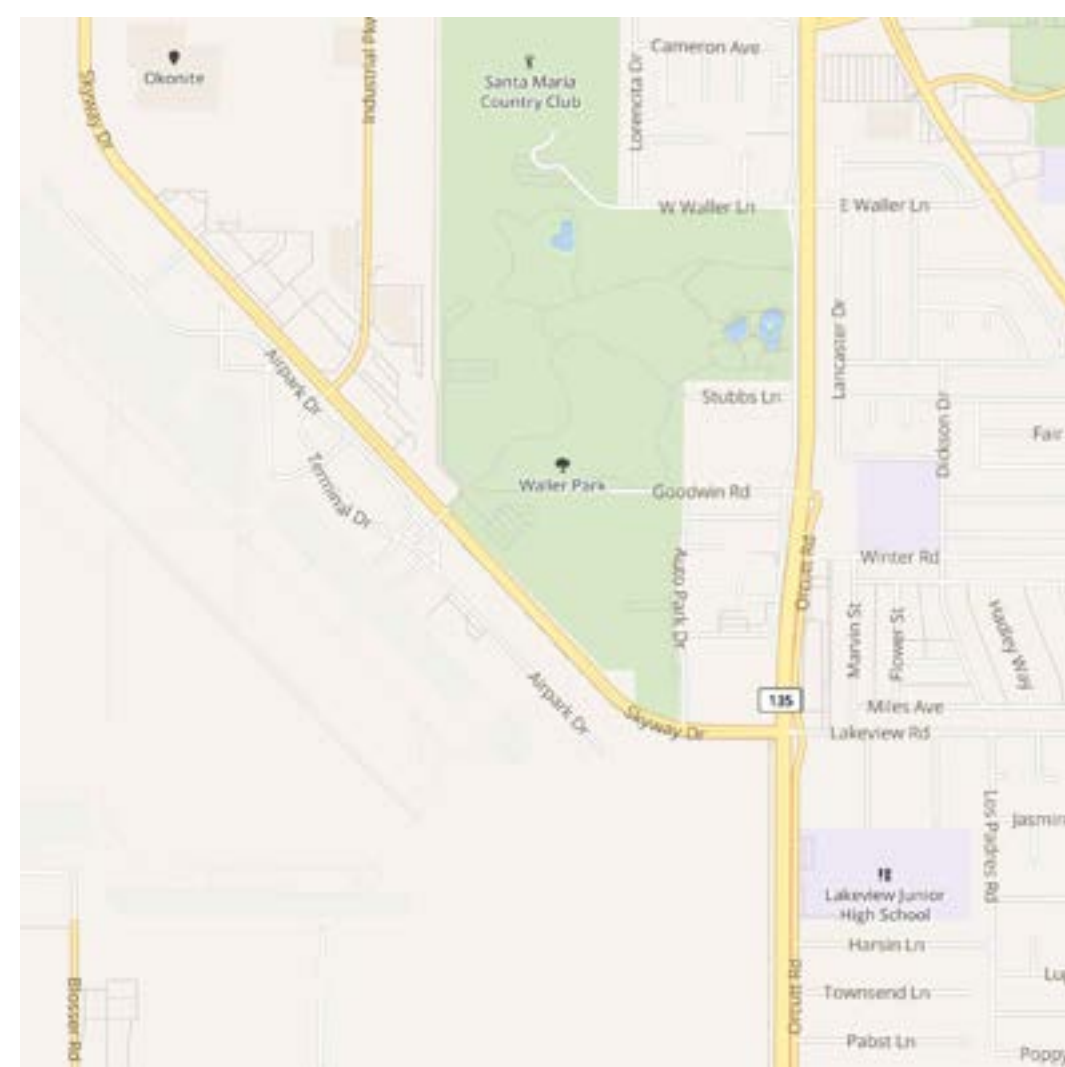
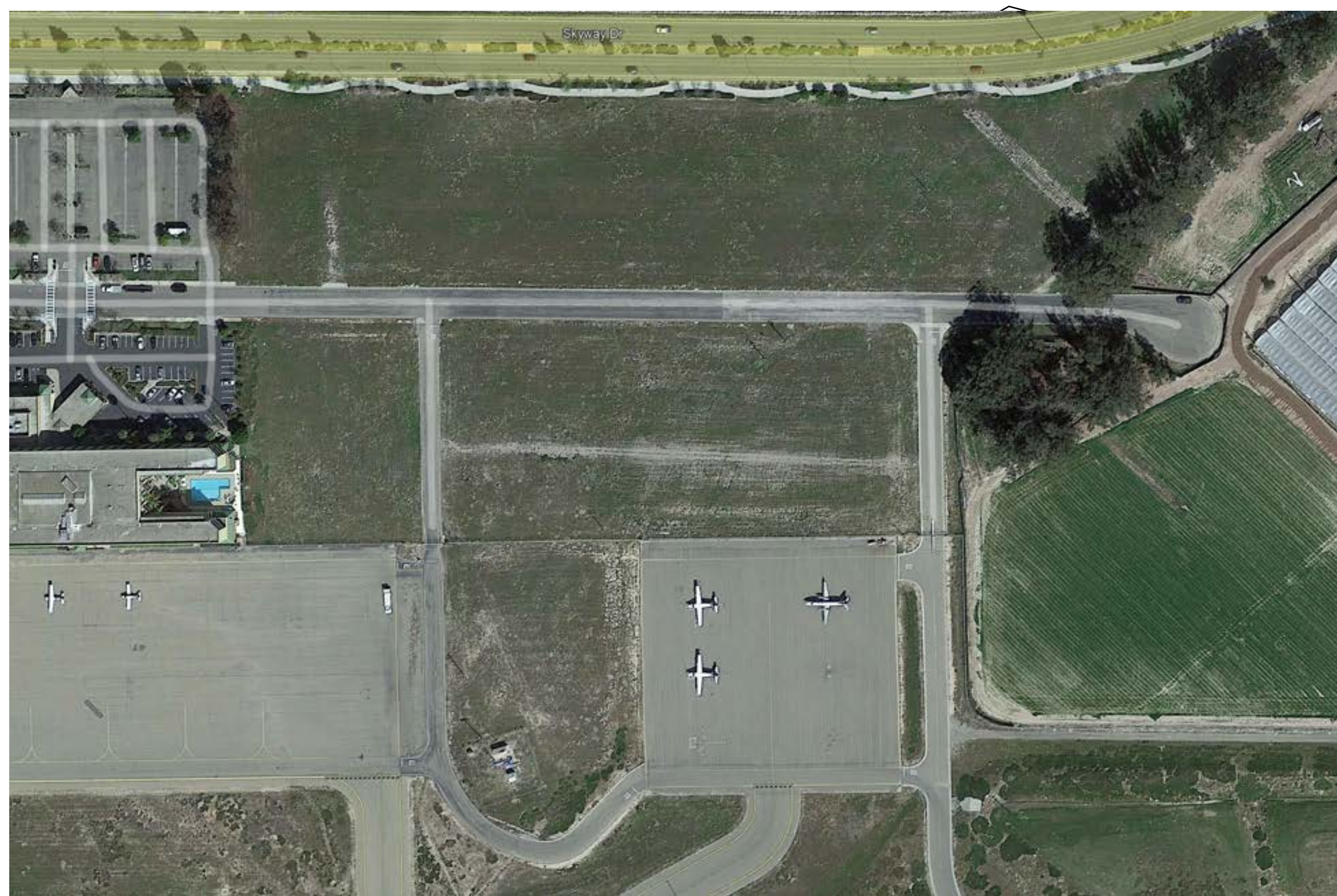
ARGUBRIGHT CONSTRUCTION
STEEL STRUCTURES & DOORS
3217 TERMINAL DRIVE
NORRIDGE, CA 94526
B-1 483620 FAXING--#1750
B-18-360-6024 PH B-18-360-6438 FAX

PLANES OF FAME AIR MUSEUM
3217 TERMINAL DRIVE
SANTA MARIA, CA 93455
805-422-1726 PH



POF BUILDING ONLY

DATE	CITY AGENCIES APPROVALS
	BUILDING AND SAFETY DIVISION
	ENVIRONMENTAL PROGRAMS DIVISION
	GRADING AND DRAINAGE SECITON
	FIRE PREVENTION BUREAU
	SEWER PERMIT
	SCHOOL DISTRICT
	WATER AVAILABILITY LETTER



POF BUILDING SPECIFICATIONS	
BUILDING INFORMATION:	
STREET ADDRESS:	3211 TERMINAL DRIVE
CITY:	SANTA MARIA
STATE:	CALIFORNIA, 93455
BUILDING CODES:	
CALIFORNIA BUILDING CODE	2014
CALIFORNIA GREEN BUILDING CODE	2014
CALIFORNIA ELECTRICAL CODE	2014
CALIFORNIA PLUMBING CODE	2014
CALIFORNIA FIRE CODE	2014
DESIGN LOADS:	
ROOF LIVE LOAD:	20.0 PSF
ROOF DEAD LOAD W/ SOLAR:	7.5 PSF
WIND SPEED:	42 MPH, EXPOSURE 'C'
SEISMIC ZONE:	SDC = 'D'
SOIL BEARINGS:	1500 PSF SDS = 0.751
BUILDING DATA:	
CONSTRUCTION TYPE:	TYPE II-B
OCCUPANCY:	S-1
USE:	AIRCRAFT STORAGE HANGAR
NUMBER OF STORIES:	1 STORY
GROSS BUILDING AREA:	1 UNIT AT 56,000 S.F. EA. TOTAL SQUARE FEET 56,000
FIRE SPRINKLER THROUGHOUT	NFPA-13 (LABC 903.2.4) OBTAIN PLUMBING PERMIT PRIOR TO INSTALLATION
BUILDING OCCUPANCY LOAD:	USING TABLE 1004.1.1 500 FOR STORAGE AND 100 FOR OFFICE A LOAD OF 112

STRUCTURAL ENGINEER
DAVID G. WEISS STRUCTURAL ENGINEER AND ASSOCIATES, INC.
20812 VENTURA BLVD. SUITE 200
WOODLAND HILLS, CA 91364
818.227.8040 PH. 818.227.8041 FAX
LIC. # 2833

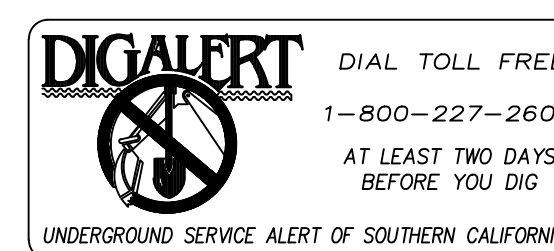
ARCH./CIVIL ENGINEER
BMI ASSOCIATES INC. CONSULTING ENGINEERS PLANNERS SURVEYORS
11331 VENTURA BLVD. SUITE 112ENGINO, CA 91316
818.901.8009 PH. 424.216.6232 PH.
LIC. # C38454

SOILS ENGINEER
GEOSOILS CONSULTANTS INC.
GEOTECHNICAL GEOLOGIC ENVIRO.
6634 VALLEAN AVENUE
VAN NUYS, CA 91406
818.785.2158 PH. 818.785.1548 FAX
LIC. # 2251

DEVELOPER
PACIFIC AVIATION DEVELOPMENT, LLC
8300 SAN FERNANDO ROAD
SUN VALLEY, CA 91352
818.834.1025 PH. 818.834.1112 FAX

PROJECT LOCATION
THE PARK AT VAN NUYS
VAN NUYS AIRPORT
1400 BALBOA BOULEVARD
VAN NUYS, CA 91406

PROPERTY OWNER
LOS ANGELES WORLD AIRPORTS
1 WORLD WAY WEST
LOS ANGELES, CA 90045
424.646.1244 PH.



ATTACHMENT A
BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES

*Storm Water Pollution Control Requirements for Construction Activities Minimum Water Quality Procedure Requirements for All Development Construction Project/Certification Statement

The following is intended minimum notes or as an attachment for construction and grading plans and represent the minimum standards of good housekeeping which must be implemented on all construction sites regardless of size. (Applies to all permits)

- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheet flow, swales, or drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed in the drainage system.
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

Other:

As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name _____
(Owner or authorized agent of the owner)

Signature _____ Date _____
(Owner or authorized agent of the owner)

*The above Best Management Practices are detailed in the California Storm Water Best Management Practices Handbook, March 1995

DRAWING INDEX	
SHEET	DESCRIPTION
COVER	COVER (BUILDING)
SHEET-1	COVER EXCAVATION AND RECOMPACTION
SHEET-2	COVER EXCAVATION AND RECOMPACTION
RENDERING	ELEVATION
A-1	ELEVATIONS
A-2	ELEVATIONS
A-3	ROOF PLANS
A-4	ELEVATIONS
C-1	SITE PLAN
C-2	PARKING PLAN
C-3	SURVEY AND SITE LAYOUT
N-1	GREEN BUILDING FORMS AND ABBREVIATIONS
N-2	ACCESSIBILITY AND GENERAL NOTES
N-3	ACCESSIBILITY NOTES
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N-5	ACCESSIBILITY DETAIL 5
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N-7	ACCESSIBILITY DETAIL 5
N-8	ACCESSIBILITY DETAIL 5
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SN-1	STRUCTURAL NOTES
S-1	FOUNDATION PLAN
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S-6	ROOF FRAMING / TRUSS STRUTS
S-7	ROOF FRAMING / TRUSS BRACING
S-8	ROOF FRAMING / ROOF BRACING
S-9	FRAMING ELEVATIONS
S-10	FRAMING ELEVATIONS
S-11	FRAMING ELEVATIONS
S-12	FRAMING ELEVATIONS
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S-14	FRAMING ELEVATIONS
S-15	TRUSS DETAIL
S-16	TRUSS DETAIL
AS-1	TYPICAL ASSEMBLY DETAILS
AS-2	TYPICAL ASSEMBLY DETAILS

REVISION

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SMX PLANES OF FAME

PLANES OF FAME BUILDING

GENERAL CONTRACTOR
ARGUBRIGHT CONST., INC.
18140 INDEX STREET
NORTHridge, CA 91326
B-1 493620 FAX/LIN 41750
818.360.6024 PH. 818.360.6438 FAX

15-NOV-2022

COVER

PLANES OF FAME

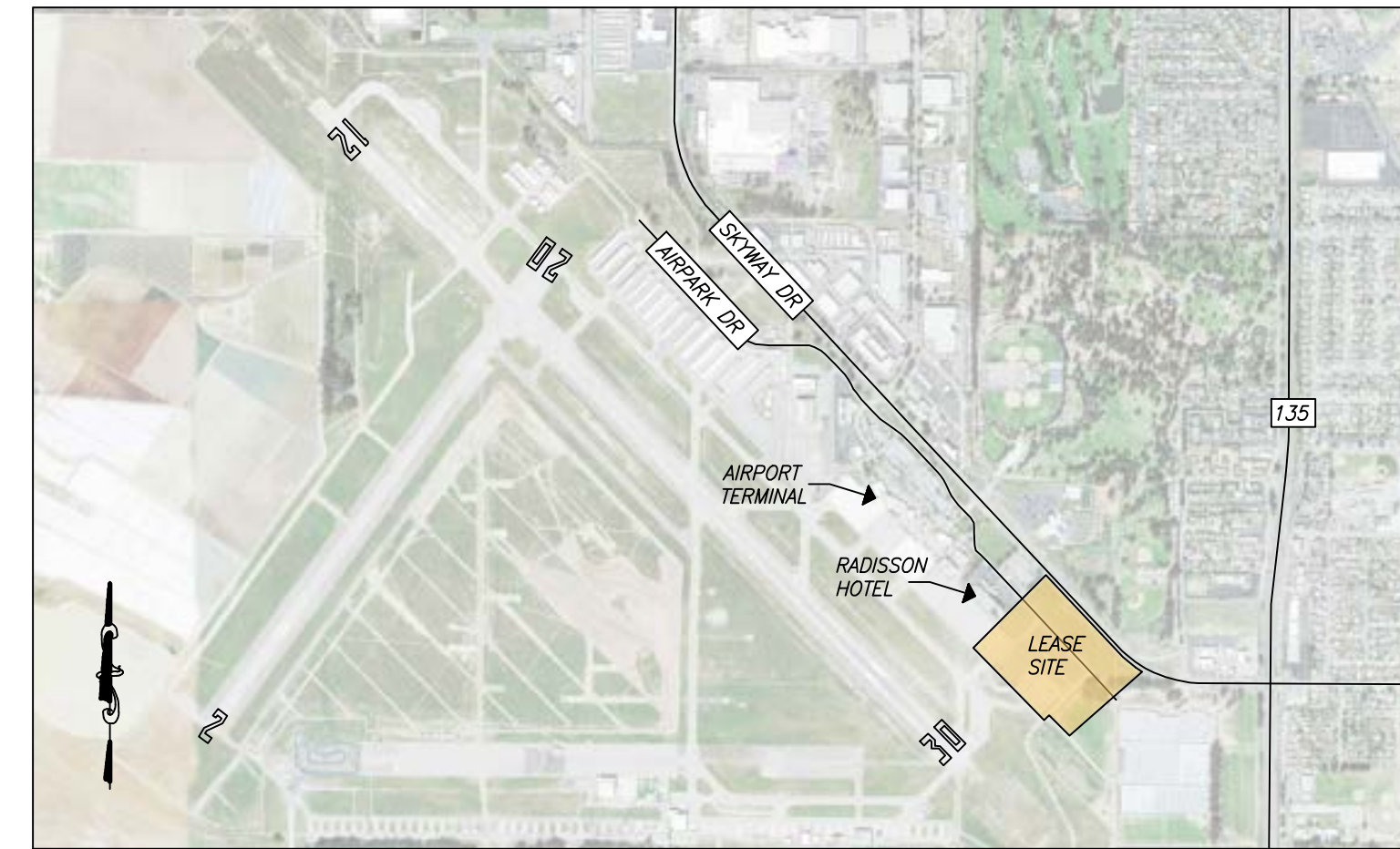
BUILDING 'A' AND BUILDING 'FIGHTERS'

SUBGRADE PREPARATION (OVER-EXCAVATION AND RE-COMPACTION)

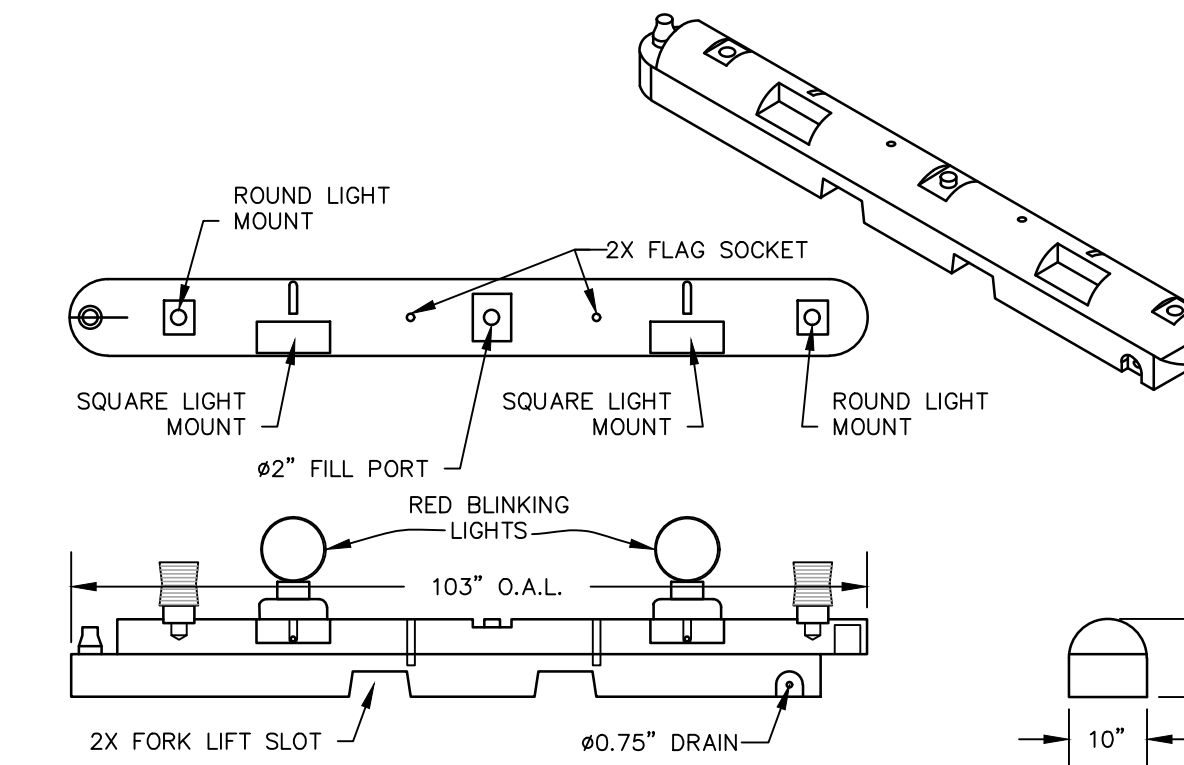
SANTA MARIA, CALIFORNIA



VICINITY MAP
NO SCALE



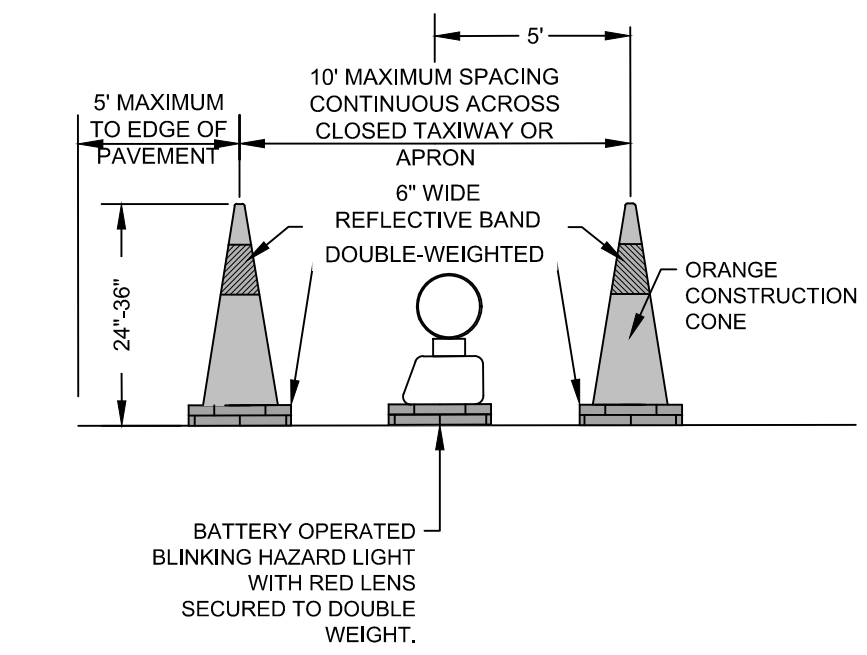
LOCATION MAP
NO SCALE



1. CONTRACTOR CAN ELECT EITHER 3 LED/SOLAR OR TWO BATTERY POWER LIGHTS PER DELINEATOR.
2. DELINEATORS TO BE PLACED EITHER INTERLOCKED OR SPACED WITH A 5' MAXIMUM GAP.
3. DELINEATORS TO BE WEIGHTED WITH SAND BAGS OR WATER.

**LOW PROFILE LIGHTED
DELINEATOR DETAIL**
NO SCALE

A
1



**CONE DELINEATOR
DETAIL**
NO SCALE

B
1

LEGEND (WPCD SHEETS):

- 700 --- EXISTING SURFACE CONTOUR
- 700 --- EXISTING UTILITY
- 700 --- EXISTING SURFACE FLOW LINE
- 700 --- DESIGN SURFACE FLOW LINE
- 700 --- DESIGN SURFACE CONTOUR
- 700 --- FINISH GRADE ELEVATION
- RSA --- RUNWAY SAFETY AREA
- ROFA --- RUNWAY OBJECT FREE AREA
- TSA --- TAXIWAY SAFETY AREA
- TOFA --- TAXIWAY OBJECT FREE AREA
- TRAVEL WAY ALIGNMENT
- EXISTING CHAIN LINK FENCE
- TEMPORARY WORK AREA DELINEATION FENCE
- EDGE OF PAVEMENT
- INLET PROTECTION
- FIBER ROLL
- TRUCK ENTRANCE
- CONSTRUCTION AREA LIMITS
- EDGE OF BUILDING PAD

SEDIMENT & EROSION CONTROL REQUIREMENTS:

1. THE WORK OF THIS PROJECT SHALL INCLUDE THE REQUIREMENTS OF THIS WATER POLLUTION CONTROL DRAWING.
2. THE CONTRACTOR SHALL COMPLY WITH ALL CITY OF SANTA MARIA, AND STATE OF CALIFORNIA WATER QUALITY CONTROL BOARD MEASURES AND THE REQUIREMENTS OF THIS EROSION CONTROL PLAN, AT A MINIMUM.
3. PROJECT STATISTICS:

3.1. TOTAL PROJECT AREA:	4.3 ACRES
3.2. ANTICIPATED MAXIMUM AREA OF DISTURBANCE:	1.8 ACRES
3.3. PERCENT IMPERVIOUS BEFORE PROJECT:	22.5%
3.4. PERCENT IMPERVIOUS AFTER PROJECT IS COMPLETE:	55.7%
3.5. AVERAGE SITE SLOPES:	2.0%
4. SITE ACCESS IS BY WAY OF AIRPARK DRIVE.
5. THE CONTRACTOR SHALL COMPLY WITH CITY OF SANTA MARIA REQUIREMENTS WITH REGARDS TO DUST CONTROL AND SOIL TRACKING; THIS RESPONSIBILITY EXTENDS OVER WEEKENDS, HOLIDAYS, AND ANY OTHER NON-WORK PERIODS UNTIL ALL EARTHWORK IS COMPLETE AND ALL PERMANENT EROSION AND DUST CONTROL MEASURES HAVE BEEN INSTALLED.
6. THE CONTRACTOR SHALL PROVIDE THE CITY, AIRPORT DISTRICT, AND ENGINEER WITH A CONTACT NAME AND 24 HOUR PHONE NUMBER FOR THE INDIVIDUAL RESPONSIBLE FOR DUST AND EROSION CONTROL, AND SOIL TRACKING MEASURES. THE CONTACT PERSON SHALL BE THE CONTRACTOR'S SUPERINTENDENT RESPONSIBLE FOR ALL CONTRACT WORK. THE NAME AND TELEPHONE NUMBER SHALL BE SUBMITTED TO THE CONSTRUCTION INSPECTOR AT THE PRE-CONSTRUCTION MEETING.
7. THE CONTRACTOR SHALL TAKE PRECAUTIONS AS NECESSARY TO PREVENT OILS, FUELS, AND OTHER POTENTIAL SPILLS OR LEAKS FROM DISCHARGING INTO DRAINAGE AREAS. AT A MINIMUM, PRECAUTIONS SHALL INCLUDE:
 - 7.1. NO PARKING, FUELING, OR MAINTAINING EQUIPMENT IN OR ADJACENT TO DRAINAGE AREAS.
 - 7.2. NO MATERIAL STORAGE, LOADING, MIXING, OR PREPARING IN OR ADJACENT TO DRAINAGE AREAS.
 - 7.3. DOWN-SLOPE SIDE OF ALL MATERIAL STORAGE AREAS SHALL BE DELINEATED WITH TEMPORARY CONTROL DEVICES AS NECESSARY TO PREVENT RUNOFF FROM STORED MATERIALS INTO DRAINAGE AREAS.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR HIS FORCES AND THE FORCES OF ALL SUB-CONTRACTORS UNDER HIS CHARGE.
9. THE CONTRACTOR SHALL HAVE ADEQUATE QUANTITIES OF ALL NECESSARY EROSION CONTROL MATERIALS ON-SITE. SAID MATERIALS SHALL BE INSPECTED ONCE A WEEK FOR THE DURATION OF THE PROJECT.

AT A MINIMUM, THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING BEST MANAGEMENT PRACTICES (BMP'S) ON THIS PROJECT: BMP# EC-3, BMP# EC-9, BMP# SE-2, BMP# SE-5, BMP# SE-7, BMP# SE-8, BMP# SE-9, BMP# SE-10, BMP# WE-1, BMP# TC-1, BMP# NS-9
DETAILS OF THESE BMP'S ARE AVAILABLE AT WWW.CABMPHANDBOOKS.COM.

DUST CONTROL REQUIREMENTS:

1. DUST GENERATED BY THE CONSTRUCTION ACTIVITIES SHALL BE RETAINED ONSITE AND KEPT TO A MINIMUM BY FOLLOWING THE DUST CONTROL MEASURES LISTED BELOW. RECLAIMED WATER SHALL BE USED WHENEVER POSSIBLE.
 2. DURING CLEARING, GRADING, EARTH MOVING OR EXCAVATION, WATER TRUCKS OR SPRINKLER SYSTEMS ARE TO BE USED IN SUFFICIENT QUANTITIES, AFTER EACH DAY'S ACTIVITIES CEASE, TO PREVENT DUST FROM LEAVING THE SITE AND TO CREATE A CRUST.
 3. AFTER CLEARING, GRADING, EARTH MOVING OR EXCAVATION IS COMPLETED THE DISTURBED AREA MUST BE TREATED BY WATERING OR REVEGETATING; OR BY SPREADING SOIL BINDERS UNTIL THE AREA IS PAVED OR OTHERWISE DEVELOPED SO THAT DUST GENERATION WILL NOT OCCUR.
 4. DURING CONSTRUCTION, WATER TRUCKS OR SPRINKLER SYSTEMS ARE TO BE USED TO KEEP ALL AREAS OF VEHICLE MOVEMENT DAMP ENOUGH TO PREVENT DUST FROM LEAVING THE SITE. AT A MINIMUM THIS WILL INCLUDE WETTING DOWN SUCH AREAS IN THE LATE MORNING AND AFTER WORK IS COMPLETED FOR THE DAY. INCREASED WATERING FREQUENCY WILL BE REQUIRED WHENEVER THE WIND SPEED EXCEEDS 15 MPH.
- IMPORTATION, EXPORTATION AND STOCKPILING OF FILL MATERIAL:**
- SOIL STOCKPILED FOR MORE THAN TWO DAYS SHALL BE COVERED, KEPT MOIST, OR TREATED WITH SOIL BINDERS TO PREVENT DUST GENERATION.
 - TRUCKS TRANSPORTING FILL MATERIAL TO AND FROM THE SITE SHALL BE TARPED FROM THE POINT OF ORIGIN.
 - GRAVEL/COBBLE PADS OR RUMBLE STRIPS MUST BE INSTALLED AT ALL ACCESS POINTS TO MINIMIZE TRACKING OF MUD ON TO PUBLIC ROADS.
- ACTIVATION OF INCREASED DUST CONTROL MEASURES:**
- THE CONTRACTOR SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT THE TRANSPORT OF DUST OFFSITE. IF INCREASED WATERING DOES NOT REDUCE DUST TO ACCEPTABLE LEVELS, A DUST PALLIATIVE MAY BE REQUIRED. THE MONITORING DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND TELEPHONE NUMBER OF SUCH PERSON(S) SHALL BE PROVIDED TO THE AIRPORT MANAGER AND CITY ENGINEER PRIOR TO FINAL PROJECT APPROVAL.
- RECORDATION OF MITIGATION MEASURES:**
- ALL DUST CONTROL ISSUES ARISING DURING THE CONSTRUCTION PERIOD SHALL BE NOTED AND DATED IN THE ESDCP INDICATING THE BEST MANAGEMENT PRACTICE IMPLEMENTED TO SOLVE THE PROBLEM.

GENERAL NOTES:

1. THE AIRPORT SHALL BE SUPPLIED WITH THE NAME AND 24-HOUR CONTACT INFORMATION FOR AT LEAST TWO (2) PERSONS IN CHARGE OF, OR RESPONSIBLE FOR, THE WORK, WHO CAN BE REACHED FOR EMERGENCY RESPONSE, 24-HOURS A DAY, 7-DAYS A WEEK, EVEN DURING NON-WORK PERIODS.
2. THE SANTA MARIA AIRPORT IS AN FAA 14 CFR PART 139 FACILITY, SUBJECT TO THE STANDARDS AND REQUIREMENTS OF THE TRANSPORTATION SECURITY ADMINISTRATION (TSA).
 - 2.A. CONTRACTOR FORCES SHALL APPLY FOR AND RECEIVE AN ACCESS BADGE. BADGED EMPLOYEES CAN BE CONSIDERED ESCORTS, IN RESPONSIBLE CHARGE OF NON-BADGED WORKERS.
 - 2.B. NON-BADGED WORKERS MUST REMAIN IN VISUAL AND AUDIBLE RANGE CONTACT WITH THE ESCORT AT ALL TIMES, INCLUDING LUNCH BREAKS.
 - 2.D. BADGES SHALL BE WORN AT ALL TIMES WHILE INSIDE THE AOA.
 - 2.E. ALL BADGES REMAIN THE PROPERTY OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT, TO BE RETURNED TO THE DISTRICT AT THE CONCLUSION OF THE PROJECT.
3. ALL VEHICLES AND EQUIPMENT SHALL BE VISIBLE THROUGH THE USE OF EITHER AN AMBER ROTATING BEACON (DAY OR NIGHT) OR AN ORANGE AND WHITE CHECKERED FLAG (DAY ONLY).
4. CONTRACTOR TO PRESERVE AIRPORT PERIMETER SECURITY AT ALL TIMES.
 - 4.A. MANUAL GATES THAT ARE CLOSED AND LOCKED SHALL REMAIN CLOSED AND LOCKED WHEN NOT IN USE.
 - 4.B. WHEN PULLING THROUGH AN AUTOMATIC GATE (ENTERING AND EXITING), REMAIN IN PROXIMITY UNTIL THE GATE COMES TO A COMPLETE CLOSE.
 - 4.C. CONTRACTOR FORCES ENTERING AND EXITING THROUGH THE PERIMETER FENCE SHALL BE PREPARED TO DENY ACCESS TO ANYONE AND ANY VEHICLE NOT UNDER YOUR CHARGE.
 - 4.D. DURING MASS IMPORT OR EXPORT ACTIVITIES, AUTOMATIC VEHICLE GATES CAN BE LEFT IN THE OPEN POSITION, PROVIDED THE GATE IS CONTINUOUSLY STAFFED WITH A GUARD OR SENTRY, PREPARED TO DENY ACCESS.
 - 4.E. NO DUMMY-LOCKING OF GATES.
5. CONTRACTOR FORCES SHALL BE EQUIPPED WITH PROPER AND COMPLETE PPE.
6. NO PERSONAL VEHICLES WITHIN THE AIRPORT OPERATIONS AREA (AOA).
7. EXCESS EARTH CAN BE SCATTERED WITHIN THE OVERALL DEVELOPMENT FOOTPRINT.
8. ASPHALT PAVEMENT AND AGGREGATE BASE REMOVED FROM THE PROJECT SHALL BE HAULED OFF IN LEGAL-WEIGHT TRUCKS AND DISPOSED OF AT A FACILITY LICENSED TO RECEIVE SAID MATERIAL.
9. THE CONTRACTOR IS RESPONSIBLE FOR SECURING HIS OWN SOURCE OF CONSTRUCTION WATER. HYDRANTS ON THE AIRPORT ARE OWNED BY AND SUPPLIED BY WATER FROM THE CITY OF SANTA MARIA. CONTACT THE CITY AT (805) 925-0951 TO SECURE A CONSTRUCTION WATER METER.
10. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (USA) A MINIMUM OF 48-HOURS IN ADVANCE OF STARTING WORK ON THIS PROJECT. CALL 811.

UNDERGROUND SERVICE ALERT
811
DIAL 811
TWO WORKING DAYS
BEFORE YOU DIG

WATER POLLUTION CONTROL DRAWING (WPCD)

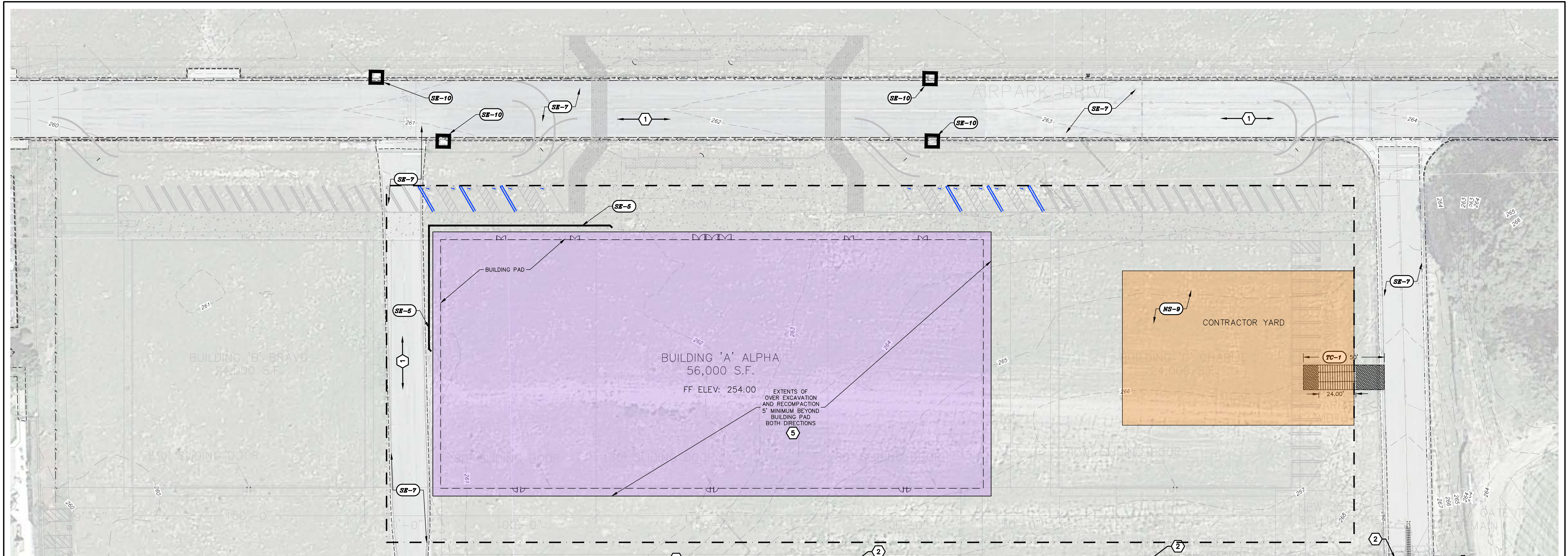
NOTES AND SITE LOCATION

REV.	DESCRIPTION	DATE	APP.
1			
2			
3			
4			
5			

TARTAGLIA ENGINEERING
No. 46852
EXP. 6-30-23
CIVIL
STATE OF CALIFORNIA

DESIGN MRA
DRAWN MRA
CHECKED JAS
DWG. NO. 21-107
DATE 11/14/2022
SHEET 1 of 2

DESIGN MRA
DRAWN MRA
CHECKED JAS
DWG. NO. 21-107
DATE 11/14/2022
SHEET 1 of 2



CONTRACTOR TO IMPLEMENT THE FOLLOWING BMP'S FOR THE DURATION OF THIS EFFORT, EVENINGS, WEEKENDS, AND EXTENDED NON-WORK PERIODS INCLUDED.

BMPS:

BMP#	BMP NAME
* EC-3	HYDRAULIC MULCH
* EC-9	EARTH DIKES AND DRAINAGE SWALES
* SE-2	SEDIMENT BASIN
(SE-5)	FIBER ROLLS
(SE-7)	STREET SWEEPING & VACUUMING
* SE-8	SANDBAG BARRIERS
* SE-9	STRAW BALE BARRIER
(SE-10)	STORM DRAIN INLET PROTECTION
* WE-1	WIND EROSION CONTROL
(TC-1)	STABILIZED CONSTRUCTION ENTRANCE / EXIT
(NS-9)	VEHICLE & EQUIPMENT FUELING

* SPECIFIC LOCATION NOT IDENTIFIED. IMPLEMENT AS NEEDED THROUGHOUT WORK AREA REFLECTIVE OF WORK AREA ACTIVITIES, AND ADJACENT PUBLIC SPACES.

CONSTRUCTION NOTES (WPCD SHEETS):

- SAVE AND PROTECT EXISTING ASPHALT PAVED SURFACES.
- SAVE AND PROTECT CHAIN LINK FENCE AND AUTOMATIC GATES.
- INSTALL AND MAINTAIN PERIMETER WORK AREA DELINEATION FOR AREA WITHIN AOA IN ACCORDANCE WITH EITHER OPTION PRESENTED IN DETAILS ON SHEET 1.
- REMOVE AND DISPOSE EXISTING ASPHALT PAVEMENT AND AGGREGATE BASE SECTION TO THE LIMITS NECESSARY TO PERFORM OVER-EXCAVATION AND RE-COMPACTION OF THE NEW BUILDING SUBGRADE.
- PERFORM OVER-EXCAVATION AND RE-COMPACTION OF THE NATIVE EARTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEOTECHNICAL REPORT.

LEGEND (WPCD SHEETS):

---700---	EXISTING SURFACE CONTOUR
---	EXISTING UTILITY
---	EXISTING SURFACE FLOW LINE
---	DESIGN SURFACE FLOW LINE
---700---	DESIGN SURFACE CONTOUR
---	FINISH GRADE ELEVATION
---	RSA RUNWAY SAFETY AREA
---	ROFA RUNWAY OBJECT FREE AREA
---	TSA TAXIWAY SAFETY AREA
---	TOFA TAXIWAY OBJECT FREE AREA
---	TRAVEL WAY ALIGNMENT
---	EXISTING CHAIN LINK FENCE
---	TEMPORARY WORK AREA DELINEATION FE
---	EDGE OF PAVEMENT
---	INLET PROTECTION
---	FIBER ROLL
---	TRUCK ENTRANCE
---	CONSTRUCTION AREA LIMITS
---	EDGE OF BUILDING PAD

UNDERGROUND SERVICE ALERT
811 DIAL 811
 TWO WORKING DAYS BEFORE YOU DIG

WATER POLLUTION CONTROL DRAWING (WPCD)

PLAN

REV.	DESCRIPTION	DATE	APP.
1			

TARTAGLIA ENGINEERING
 PLANES OF FAME
 BUILDING SUBGRADE PREPARATION

REGISTERED PROFESSIONAL ENGINEER
 JACOB A. SMITH
 No. 46852
 EXP. 6-30-23
 CIVIL
 STATE OF CALIFORNIA

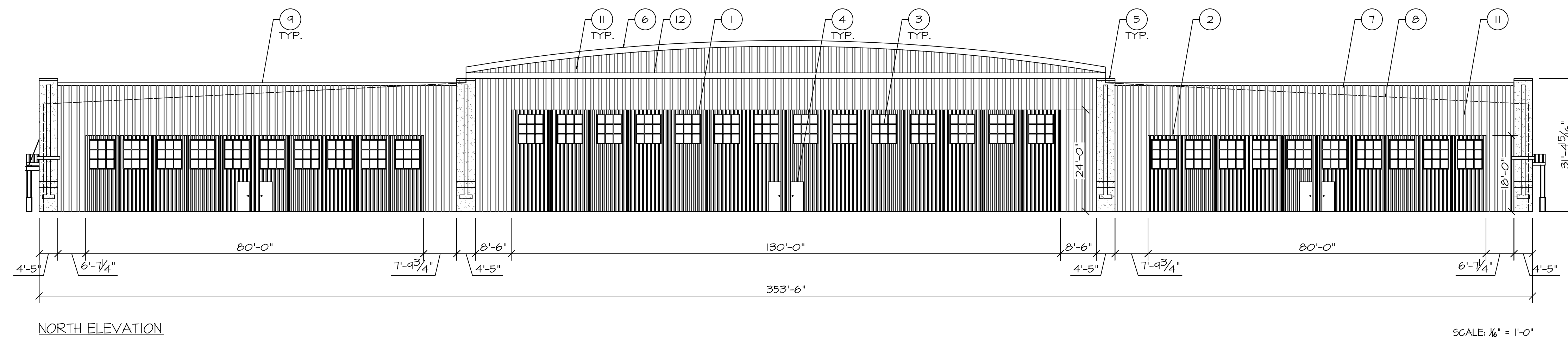
DESIGN MRA
DRAWN MRA
CHECKED JAS
DWG. NO. 21-107
DATE 11/14/2022
SHEET 2 of 2

SCALE BAR
 0 10 20 30 40
 1 inch = 30 ft.



Planes of Fame Air Museum
Central Coast
3217 Terminal Drive
Santa Maria, CA 93455





NORTH ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES:

- | | |
|---|------------------------|
| ① 130 FT. SLIDING HANGAR DOOR (14 PANELS) | ⑦ PARAPET |
| ② 80 FT. SLIDING HANGAR DOOR (10 PANELS) | ⑧ ROOF LINE (BEHIND) |
| ③ 6 FT. x 7 FT. WINDOW | ⑨ 8 IN. TRIM |
| ④ 3 FT. x 7 FT. METAL WALK-IN DOOR | ⑩ ROOF TRIM |
| ⑤ PILASTER (PROTRUDING 1 FT. FROM BUILDING) | ⑪ METAL SHEATHING |
| ⑥ ROOF TRIM | ⑫ METAL TRIM (PAINTED) |

ELEVATION POF BLDG.

REVISION

- ①
- ②
- ③

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ARCHITECTURAL / CIVIL ENGINEER:

ENR ASSOCIATES INC. CONSULTING ENGINEERS ARCHITECTORS
11331 VENTURA BLVD. SUITE 112
ENGLEWOOD, CA 91316
TEL: 909-422-1726 PH: 909-422-1726 FAX: 909-422-1726

PROJECT:

PLANES OF FAME AIR MUSEUM
3211 TERMINAL DRIVE
SANTA MARIA, CA 93455
TEL: 805-422-1726 PH: 805-422-1726 FAX: 805-422-1726

CONTRACTOR:

ARGUBRIGHT CONSTRUCTION
STEEL STRUCTURES & DOORS
NORTHIDGE, CA 91326
TEL: 626-441-1326
PH: 626-441-1326 FAX: 626-441-1326

SHEET TITLE:

ELEVATION POF BUILDING

SCALE:

AS NOTED

DRAWN BY:

A. AVETISYAN

CHECKED BY:

S. ARGUBRIGHT

DATE:

05-OCTOBER-2022

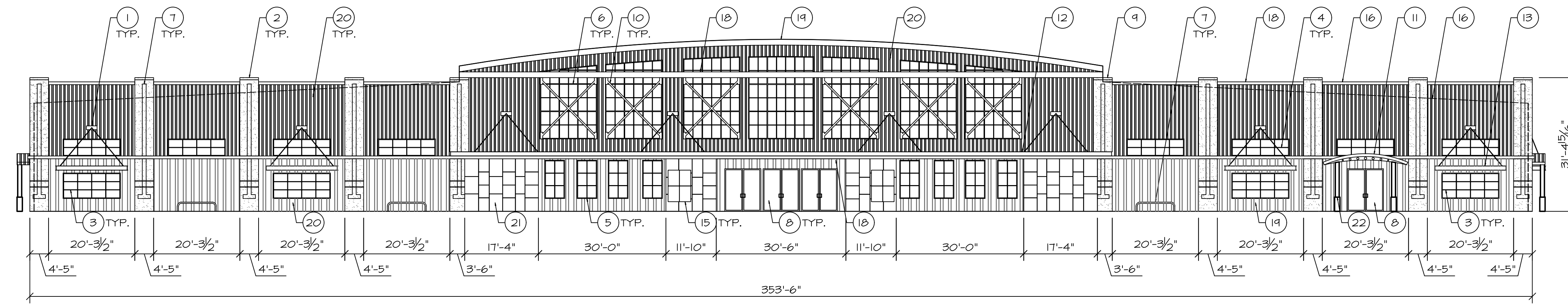
CLIENT:

S. ARGUBRIGHT

ENG. BY:

SHEET NO.

A-1



SOUTH ELEVATION

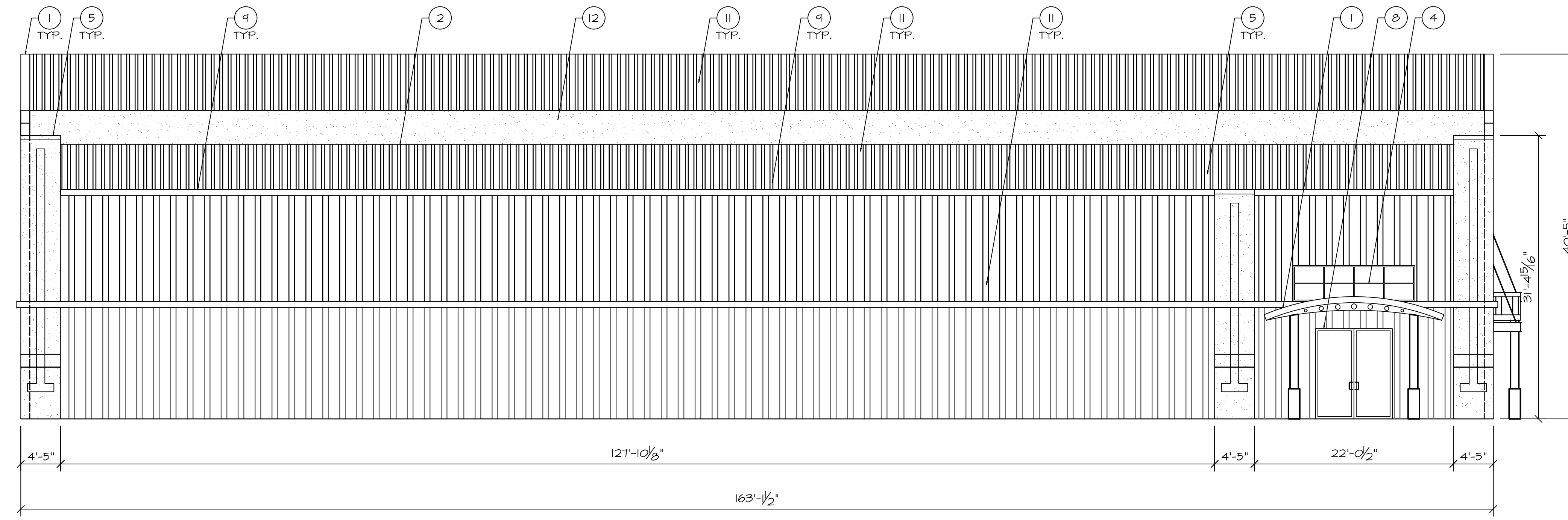
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES:

- | | |
|---|------------------------------------|
| 1 CANOPY SUPPORT | 12 155 FT. CANOPY (EXTENDED 4 FT.) |
| 2 PILASTER CAP | 13 17 FT. CANOPY (EXTENDED 4 FT.) |
| 3 13 FT. 6 IN. x 6 FT. WINDOW | 14 BICYCLE RACK |
| 4 13 FT. 6 IN. x 4 FT. WINDOW | 15 DIGITAL DISPLAY WALL |
| 5 4 FT. 8 IN. x 9 FT. WINDOW | 16 PARAPET |
| 6 STOREFRONT WINDOW (SEE WINDOW SCHEDULE) | 17 ROOF LINE (BEHIND) |
| 7 PILASTER INSET | 18 8 IN. TRIM |
| 8 10 FT. x 4 FT. STOREFRONT DOOR (DBL) | 19 ROOF TRIM |
| 9 PILASTER (PROTRUDING 1 FT. FROM BUILDING) | 20 METAL SHEATHING |
| 10 LATERAL WINDOW BRACING | 21 TEXTURED WALL TILES |
| 11 DOOR AWNING | 22 COLUMN/TUBE ENCLOSURE |

ELEVATION POF BLDG.

REVISION	<p>THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ARGUBRIGHT STEEL STRUCTURES AND DOORS AND IS NOT TO BE REPRODUCED OR IN PART FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF STEVE ARGUBRIGHT. THIS DOCUMENT IS NOT TO BE PRODUCED AND/OR COPIED IN ANY MANNER SHALL ANY REPRODUCTION BE MODIFIED WITHOUT THE PRIOR WRITTEN CONSENT OF STEVE ARGUBRIGHT.</p> <p>© COPYRIGHT, 2022</p>
ARCHITECTURAL / CIVIL ENGINEER:	<p>ENR ASSOCIATES INC. CONSULTING ENGINEERS ARCHITECTS 11351 VENTURA BLVD. SUITE 112 SANTA MARIA, CA 93161 805-422-1126 PH. 424-216-6232 FH.</p>
PROJECT:	<p>PLANES OF FAME AIR MUSEUM 3211 TERMINAL DRIVE SANTA MARIA, CA 93145 805-422-1126 PH. 424-216-6232 FH.</p>
CONTRACTOR:	<p>ARGUBRIGHT CONSTRUCTION STEEL STRUCTURES & DOORS 1000 W. 10TH ST. SUITE 200 NORTHridge, CA 91326 B-1 4826220 FAX B-1 4826220 B-18-360-6024 PH B-18-360-6438 FAX</p>
SHEET TITLE:	ELEVATION POF BUILDING
SCALE:	AS NOTED
DRAWN BY:	A. AVETISYAN
CHECKED BY:	S. ARGUBRIGHT
DATE:	05-OCTOBER-2022
CLIENT:	S. ARGUBRIGHT
ENG. BY:	
SHEET NO.	A-2



EAST ELEVATION

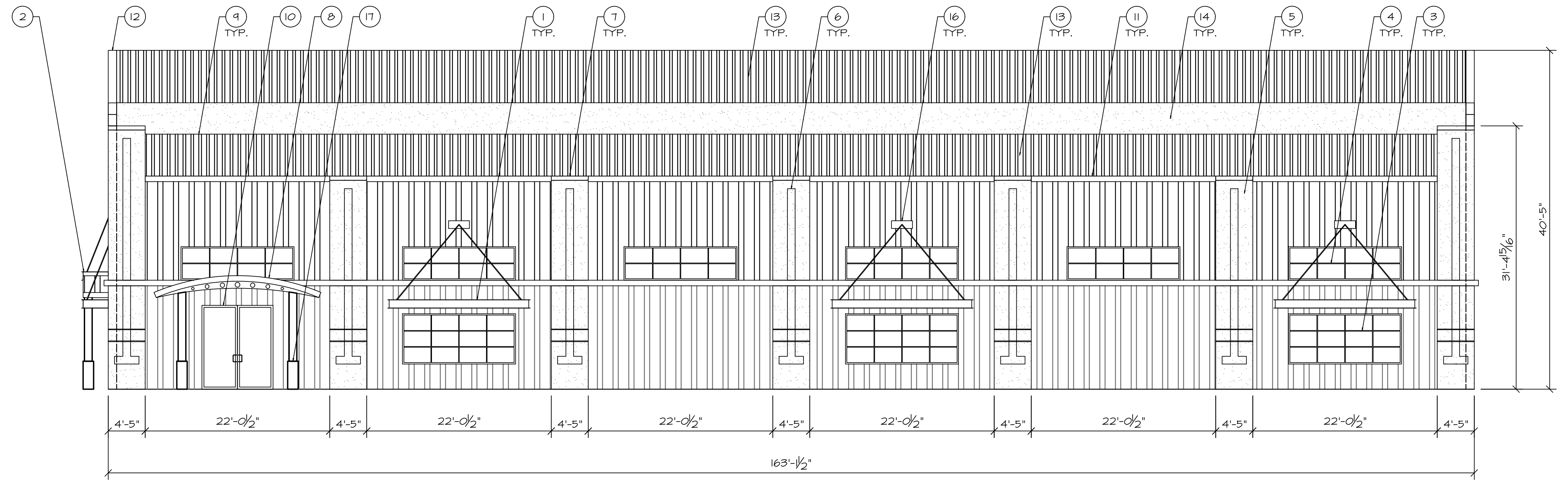
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES:

- | | |
|---|--|
| ① ROOF TRIM | ⑩ ROOF TRIM |
| ② LOWER ROOF LINE | ⑪ METAL SHEATHING |
| ③ PILASTER CAP | ⑫ STUCCO FINISH |
| ④ 11 FT. x 4 FT. WINDOW | ⑬ COLUMN/TUBE ENCLOSURE |
| ⑤ PILASTER (PROTRUDING 1 FT. FROM BUILDING) | ⑭ 10 FT. x 4 FT. STOREFRONT DOOR (DBL) |
| ⑥ DOOR AWNING | ⑮ 8 IN. TRIM |

ELEVATION POF BLDG.

REVISION	<p>THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ARGUBRIGHT STEEL STRUCTURES AND DOORS AND IS NOT TO BE REPRODUCED OR IN PART FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF STEVE ARGUBRIGHT. THIS DOCUMENT IS NOT TO BE PRODUCED AND/OR COPIED IN ANY MANNER SHALL ANY REPRODUCTION BE MODIFIED WITHOUT THE PRIOR WRITTEN CONSENT OF STEVE ARGUBRIGHT.</p> <p>© COPYRIGHT, 2022</p>
ARCHITECTURAL / CIVIL ENGINEER:	<p>ENR ASSOCIATES INC. CONSULTING ENGINEERS ARCHITECTS 11831 VENTURA BLVD., SUITE 112 SANTA MARIA, CA 93161 805-422-1726 PH. 424-216-6232 PH.</p>
PROJECT:	<p>PLANES OF FAME AIR MUSEUM 3211 TERMINAL DRIVE SANTA MARIA, CA 93161 805-422-1726 PH.</p>
CONTRACTOR:	<p>ARGUBRIGHT CONSTRUCTION STEEL STRUCTURES & DOORS 11831 VENTURA BLVD., SUITE 112 SANTA MARIA, CA 93161 805-422-1726 PH. 818-360-6438 FAX.</p>
SHEET TITLE:	ELEVATION POF BUILDING
SCALE:	AS NOTED
DRAWN BY:	A. AVETISYAN
CHECKED BY:	S. ARGUBRIGHT
DATE:	05-OCTOBER-2022
CLIENT:	S. ARGUBRIGHT
ENG. BY:	
SHEET NO.	A-3



WEST ELEVATION

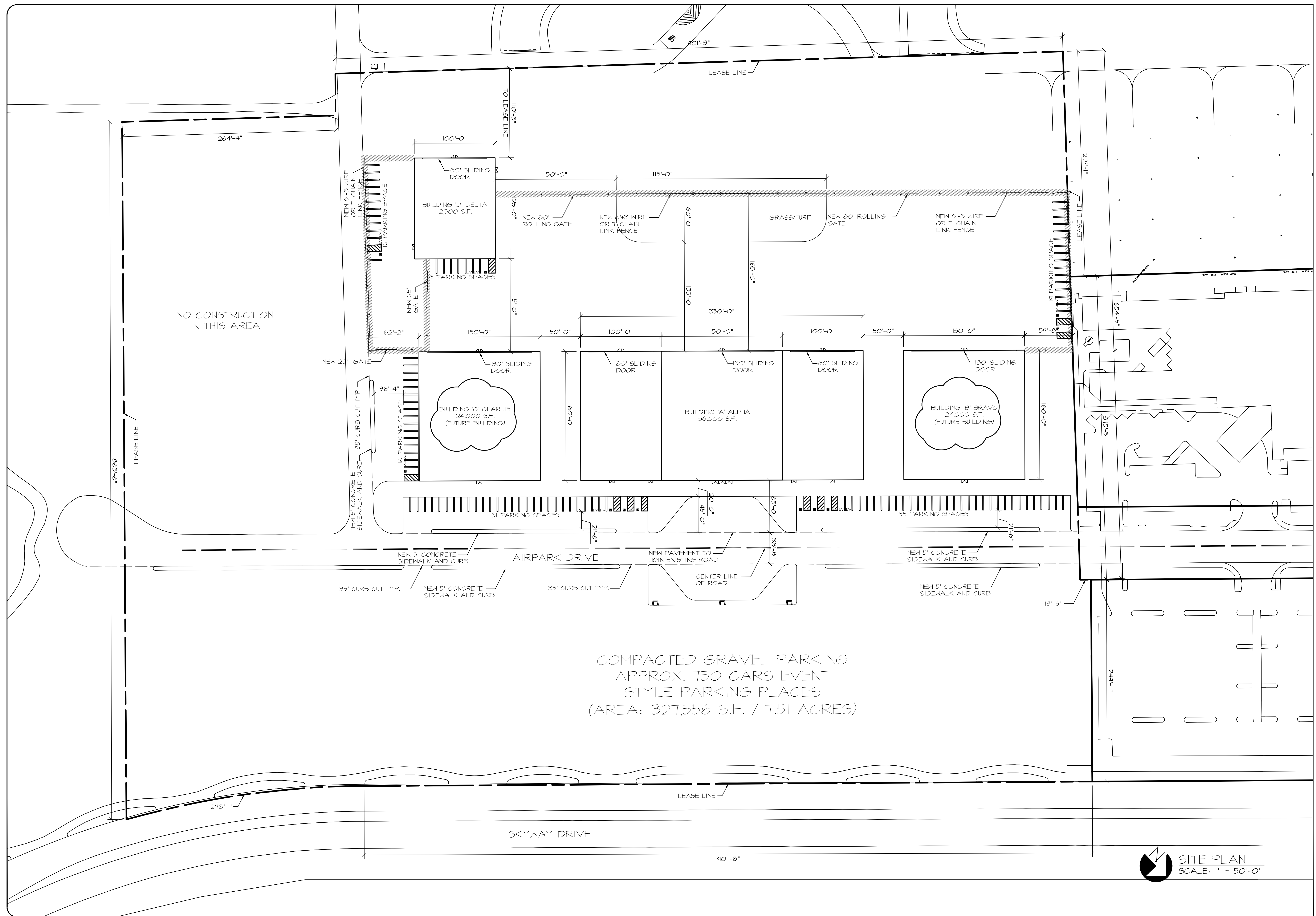
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES:

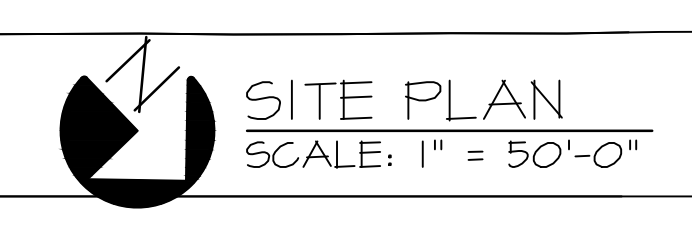
- | | |
|---|--|
| ① 17 FT. CANOPY (EXTENDED 4 FT.) | ⑨ LOWER ROOF LINE |
| ② 155 FT. CANOPY (EXTENDED 4 FT.) | ⑩ 10 FT. x 4 FT. STOREFRONT DOOR (DBL) |
| ③ 13 FT. 6 IN. x 6 FT. WINDOW | ⑪ 8 IN. TRIM |
| ④ 13 FT. 6 IN. x 4 FT. WINDOW | ⑫ ROOF TRIM |
| ⑤ PILASTER (PROTRUDING 1 FT. FROM BUILDING) | ⑬ METAL SHEATHING |
| ⑥ PILASTER INSET | ⑭ STUCCO FINISH |
| ⑦ PILASTER CAP | ⑮ CANOPY SUPPORT |
| ⑧ DOOR AWNING | ⑯ COLUMN/TUBE ENCLOSURE |

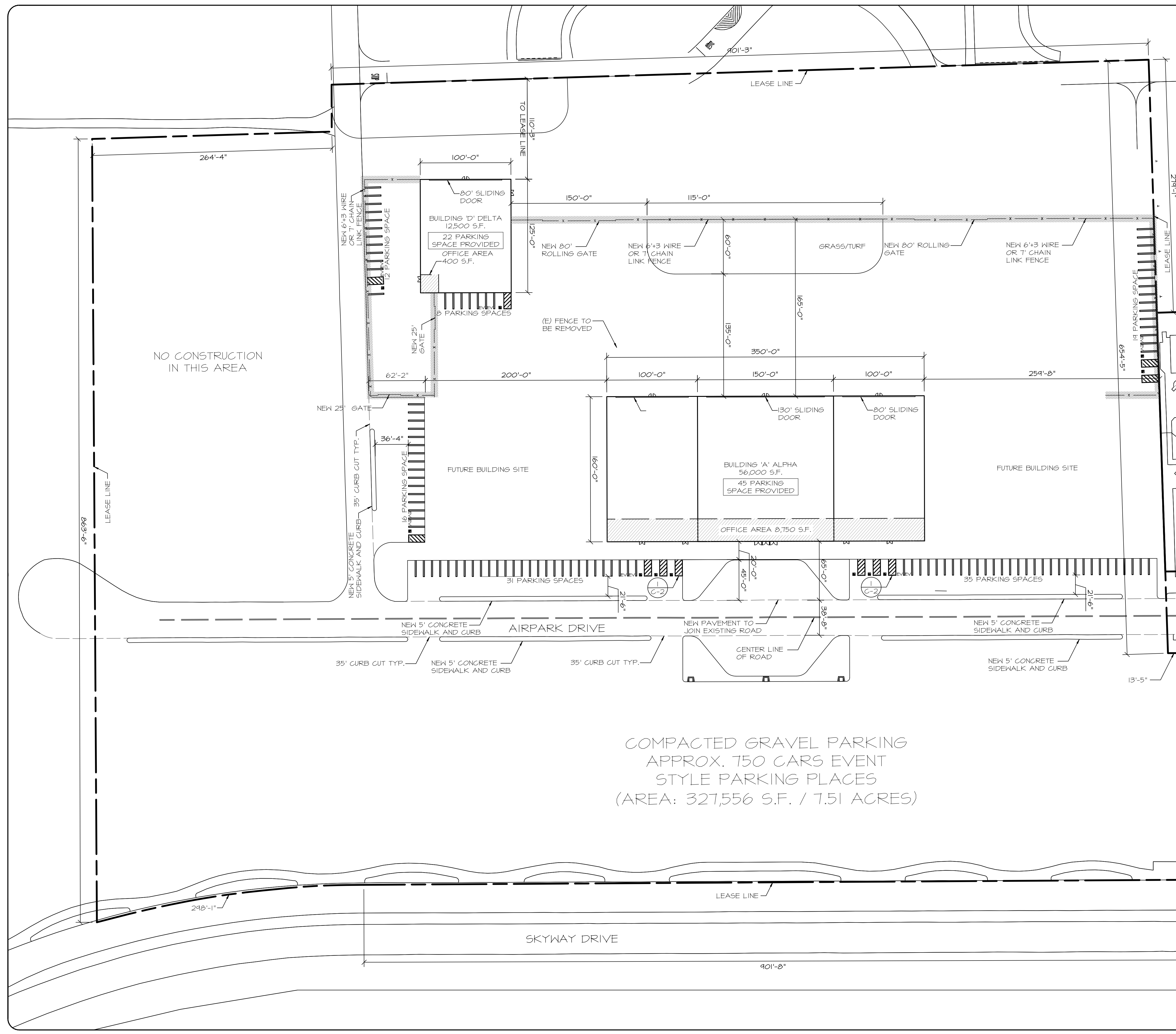
ELEVATION POF BLDG.

REVISION	<p>△</p> <p>△</p> <p>△</p> <p>THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ARGUBRIGHT STEEL STRUCTURES AND DOORS AND IS NOT TO BE REPRODUCED OR IN PART FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF STEVE ARGUBRIGHT. THIS DOCUMENT IS NOT TO BE PRODUCED AND/OR COPIED IN ANY MANNER, NOR SHALL ANY REPRODUCTION BE MODIFIED WITHOUT THE PRIOR WRITTEN CONSENT OF STEVE ARGUBRIGHT.</p> <p>© COPYRIGHT, 2022</p>
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PROJECT:	<p>PLANES OF FAME AIR MUSEUM</p> <p>3211 TERMINAL DRIVE</p> <p>SANTA MARIA, CA 93455</p> <p>805-422-1126 PH.</p>
CONTRACTOR:	<p>ARGUBRIGHT CONSTRUCTION</p> <p>STEEL STRUCTURES & DOORS</p> <p>10000 W. 11TH AVE. SUITE 100</p> <p>NORTHridge, CA 91326</p> <p>B-1 483620 FABULUS--HT50</p> <p>818-360-6024 PH. 818-360-6438 FAX</p>
SHEET TITLE:	ELEVATION POF BUILDING
SCALE:	AS NOTED
DRAWN BY:	A. AVETISYAN
CHECKED BY:	S. ARGUBRIGHT
DATE:	05-OCTOBER-2022
CLIENT:	S. ARGUBRIGHT
ENG. BY:	
SHEET NO.	A-4

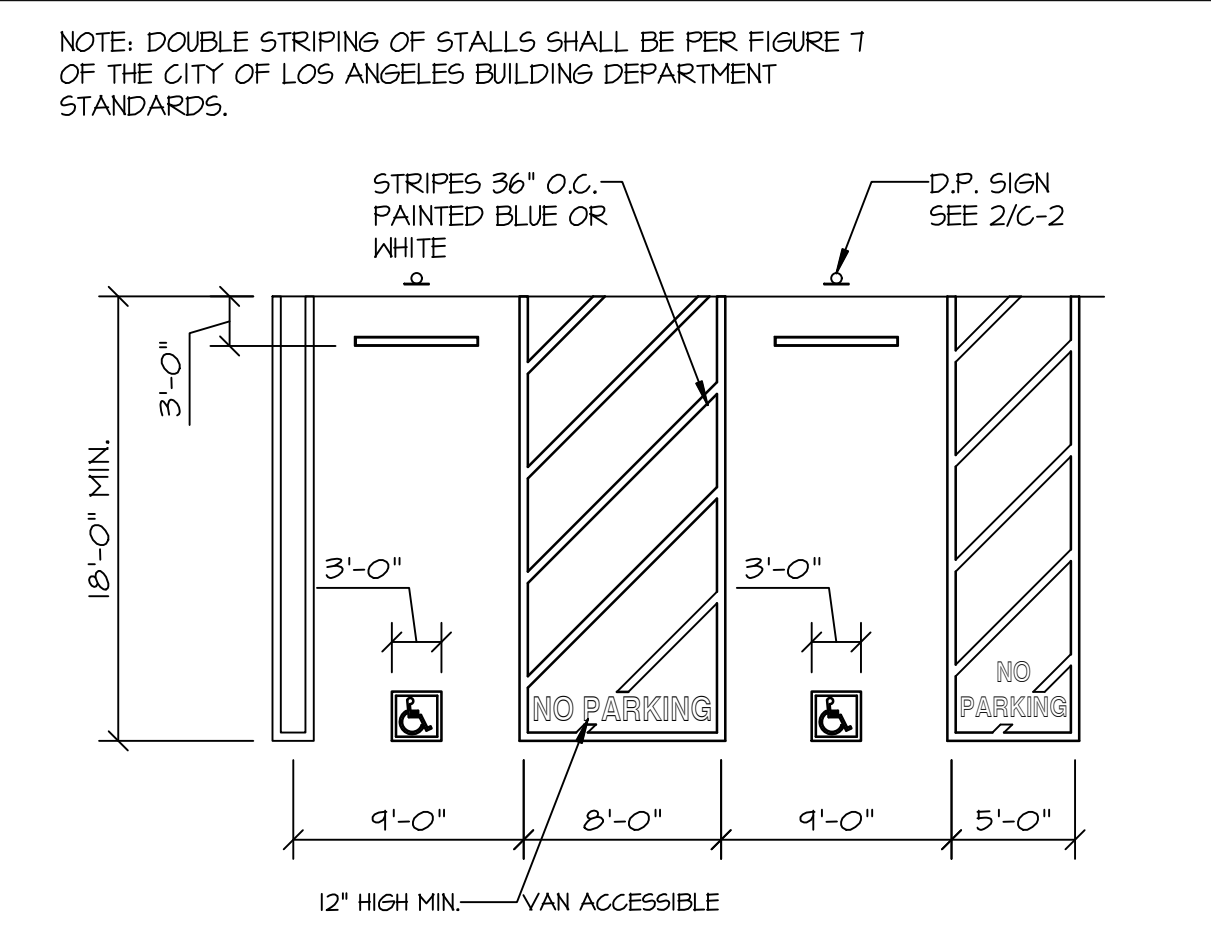


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ARCHITECTURAL / CIVIL ENGINEER:	<p>EMV ASSOCIATES INC. CONSULTING ENGINEERS ARCHITECTS</p> <p>11831 VENTURA BLVD. SUITE 112</p> <p>ENGLEWOOD, CA 91816</p> <p>909-422-1126 PH. 424-216-6232 PH.</p>
PROJECT:	<p>PLANES OF FAME AIR MUSEUM</p> <p>3211 TERMINAL DRIVE</p> <p>SANTA MARIA, CA 93455</p> <p>805-422-1126 PH</p>
CONTRACTOR:	<p>ARGUBRIGHT CONSTRUCTION</p> <p>STEEL STRUCTURES & DOORS</p> <p>10000 W. 11TH AVE. SUITE 100</p> <p>NORTHridge, CA 91326</p> <p>B-1 4836200 FAX/INS--#1150</p> <p>B-18-360-6024 PH B-18-360-6438 FAX</p>
SHEET TITLE:	<p>SITE PLAN POF BUILDING</p>
SCALE:	<p>AS NOTED</p>
DRAWN BY:	<p>A. AVETISYAN</p>
CHECKED BY:	<p>S. ARGUBRIGHT</p>
DATE:	<p>15-NOVEMBER-2022</p>
CLIENT:	<p>S. ARGUBRIGHT</p>
ENG. BY:	<p>S. ARGUBRIGHT</p>
SHEET NO.	<p>C-1</p>

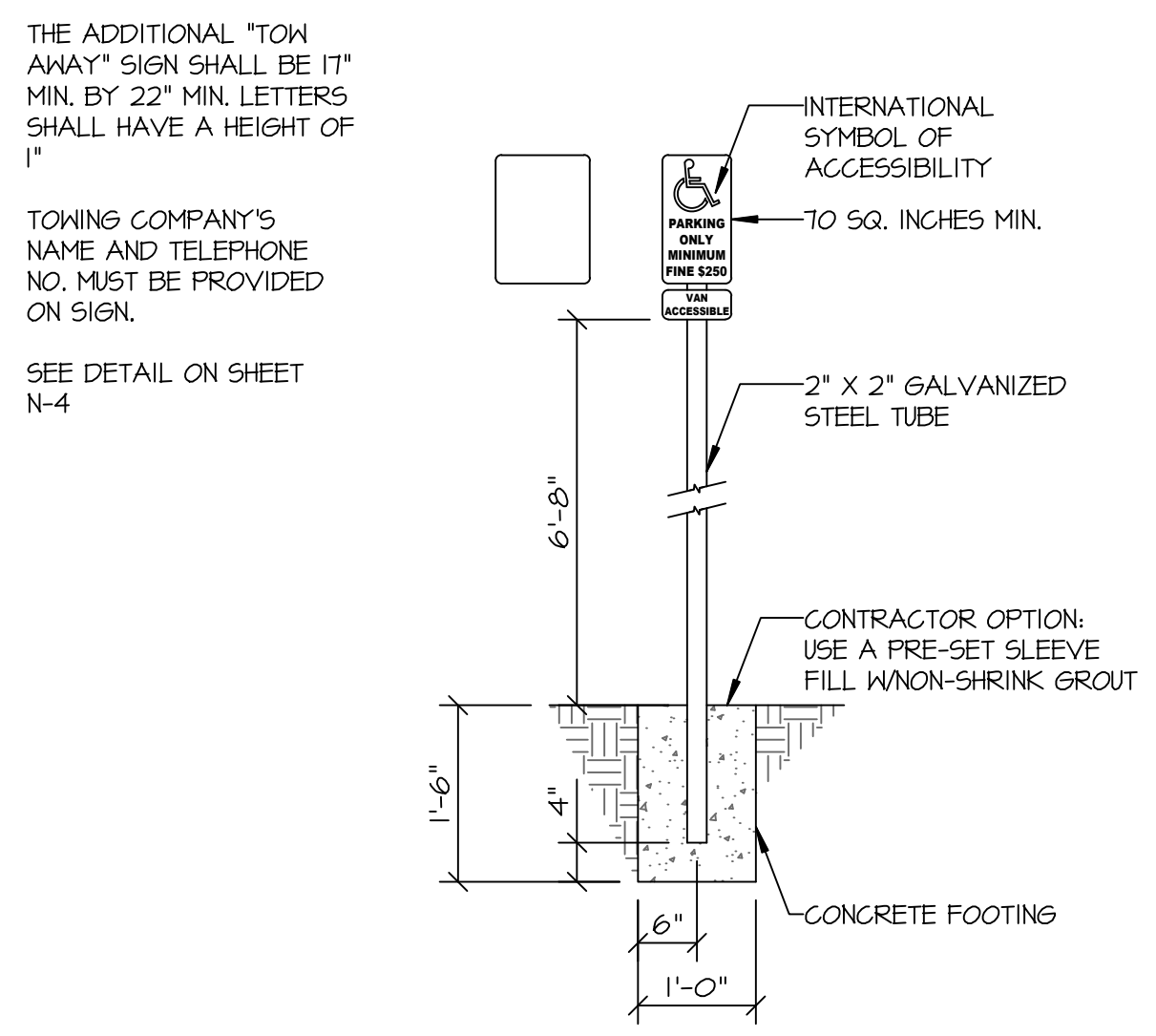




COMPACTED GRAVEL PARKING
 APPROX. 750 CARS EVENT
 STYLE PARKING PLACES
 (AREA: 327,556 S.F. / 7.51 ACRES)



DISABLE ACC. PARKING TYP. SCALE: NONE



DISABLE ACC. SIGN TYP. SCALE: NONE

PARKING CALCULATIONS BUILDING ALPHA		PARKING CALCULATIONS BUILDING DELTA	
AIRCRAFT STORAGE/MUSEUM		AIRCRAFT STORAGE/REPAIR	
1 SPACE PER 500 S.F. FIRST 10,000 S.F.	1 SPACE PER 500 S.F. BEYOND 10,000 S.F.	1 SPACE PER 500 S.F. FIRST 10,000 S.F.	1 SPACE PER 500 S.F. BEYOND 10,000 S.F.
TOTAL COMMERCIAL STORAGE PROVIDED: 10,000 S.F. / 500 = 20	31,250 S.F. / 500 = 7.45	TOTAL COMMERCIAL STORAGE PROVIDED: 10,000 S.F. / 500 = 20	2,100 S.F. / 500 = 0.42
TOTAL OFFICE AREA PROVIDED: 8,750 S.F. / 500 = 17.5		TOTAL OFFICE AREA PROVIDED: 400 S.F. / 500 = 0.8	
ACCESS. PARKING = 1 SPACE PER 25		ACCESS. PARKING = 1 SPACE PER 25	
TOTAL REQUIRED PARKING = 45	TOTAL PARKING PROVIDED = 45	TOTAL REQUIRED PARKING = 22	TOTAL PARKING PROVIDED = 22
BICYCLE PARKING PER TABLE A		BICYCLE PARKING PER TABLE A	
SHORT-TERM PARKING 1 PER 10,000	TOTAL S.F. 56,000 / 10,000 = 5.6 (2 MIN)	SHORT-TERM PARKING 1 PER 10,000	TOTAL S.F. 12,500 / 10,000 = 1.2 (2 MIN)
LONG-TERM PARKING 1 PER 10,000	TOTAL S.F. 56,000 / 10,000 = 5.6 (2 MIN)	LONG-TERM PARKING 1 PER 10,000	TOTAL S.F. 12,500 / 10,000 = 1.2 (2 MIN)
SHORT-TERM PARKING PROV. = 6	LONG-TERM PARKING PROV. = 6	SHORT-TERM PARKING PROV. = 2	LONG-TERM PARKING PROV. = 2
EVSE PARKING:		EVSE PARKING:	
TOTAL PARKING 45 x 5% = 2.25	EVSE PARKING REQUIRED = 3	TOTAL PARKING 22 x 5% = 1.1	EVSE PARKING REQUIRED = 2
EVSE PARKING PROVIDED = 3		EVSE PARKING PROVIDED = 2	

PARKING SUMMARY BLDG. ALPHA	PARKING SUMMARY BLDG. DELTA
PARKING REQUIRED	PARKING REQUIRED
45 PARKING STALLS	22 PARKING STALLS
ACCESSIBLE PARKING PROVIDED	ACCESSIBLE PARKING PROVIDED
2 ACCESSIBLE STALLS	1 ACCESSIBLE STALLS
STANDARD PARKING PROVIDED	STANDARD PARKING PROVIDED
40 PARKING STALLS	19 PARKING STALLS
EVSE PARKING PROVIDED	EVSE PARKING PROVIDED
3 EVSE STALLS	2 EVSE STALLS

PARKING PLAN
 SCALE: 1" = 50'-0"

REVISION

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ARCHITECTURAL / CIVIL ENGINEER:

PROJECT:

CONTRACTOR:

SHEET TITLE: **PARKING PLAN POF BUILDING**

SCALE: AS NOTED

DRAWN BY: A. AVETISYAN

CHECKED BY: S. ARGUBRIGHT

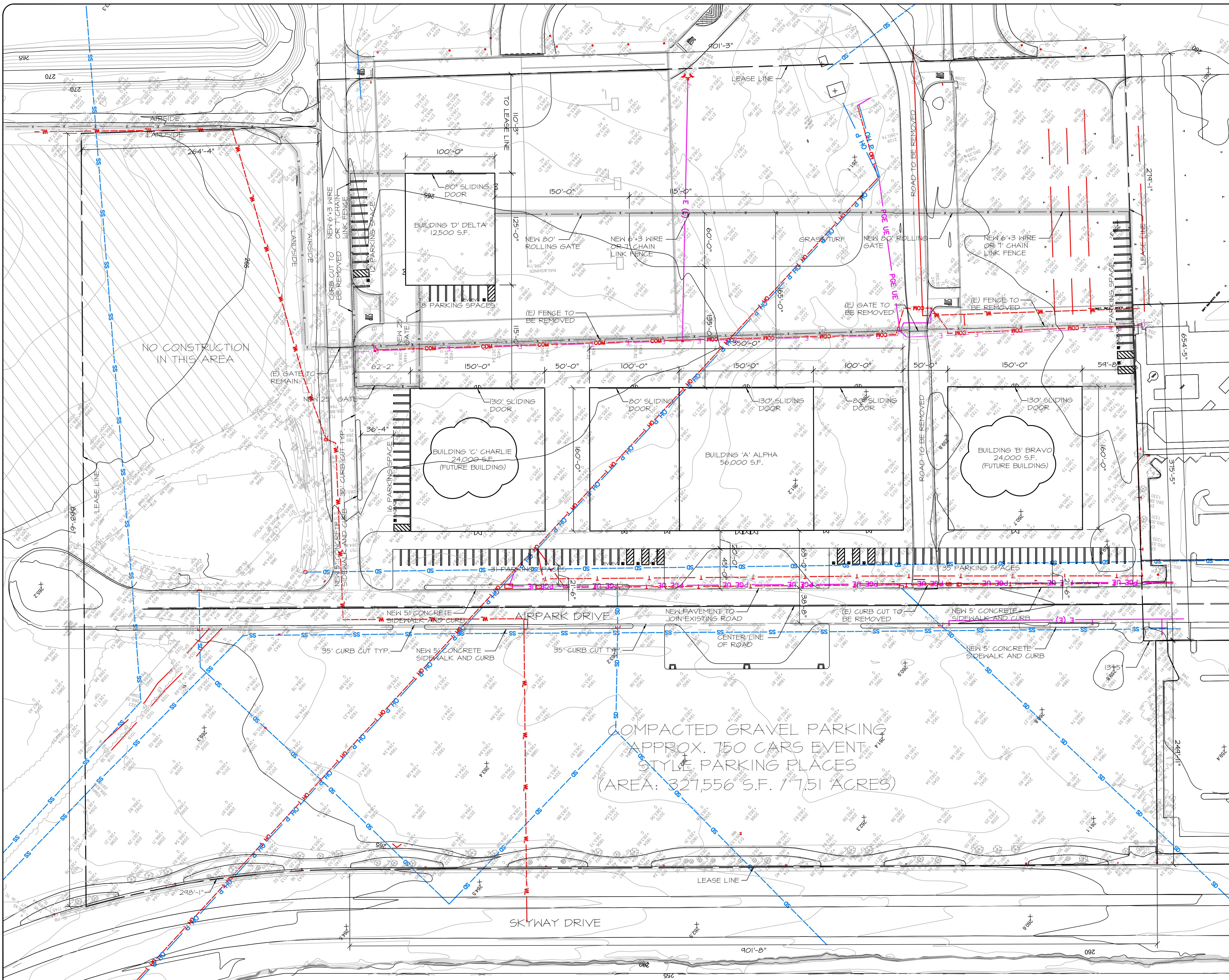
DATE: 15-NOVEMBER-2022

CLIENT: S. ARGUBRIGHT

ENG. BY:

SHEET NO. **C-2**

EVIL ASSOCIATES INC. CONSULTING ENGINEERS ARCHITECTS PLANNERS 3217 TERMINAL DRIVE SANTA MARIA, CA 93161 805-422-1126 PH 805-422-6232 PH 805-422-1126 FAX



DRAWING LEGEND

SURFACE CONTOUR	700
SURFACE FLOW LINE	-> -> ->
CHAIN LINK FENCE	x x x
3' HIGH FENCE	o o o o o
CONTROL POINT	△
UTILITY VAULT OR BOX	□
HYDRANT	⊕
SEWER MANHOLE	⊙
LEASE LINE	---
TREE	🌳
WATER LINE	--- WL
SANITARY SEWER	--- SS
STORM DRAIN	--- SD
TELEPHONE	--- T
COMMUNICATION	--- COM
P&E UNDERGROUND	--- PGE UE
ELECTRICAL	--- E
UTILITY POLE	⊕

ABBREVIATION LIST:

<	ANGLE POINT
AC	ASPHALTIC CONCRETE
BLDR	BOULDER
BRD	BOARD
BSW	BACK OF SIDEWALK
C	CONCRETE
CLVRT	CULVERT
DS	DOWNSPOUT
DWT	DRIVEWAY
E	ELECTRICAL
EP	EDGE OF PAVEMENT
EUC	EUCALYPTUS
FC	FENCE
FF	FINISH FLOOR
FL	FLOW LINE
FSW	FRONT OF SIDEWALK
G	GROUND
GRD	ELECTRICAL GROUND
HC	HANDICAP
HDPE	HIGH DENSITY POLY ETHYLENE
HDR	HEADER
HDWL	HEADWALL
ICV	IRRIGATION CONTROL VALVE
INTX	INTERSECTION
INV	INVERT
LIP	LIP OF GUTTER
MAG	MAGNETIC NAIL
N	NORTH
NP	NO PARKING
OHP	OVERHEAD POWER
POC	POINT ON CURVE
PVR	PAVER
RCP	REINFORCED CONCRETE PIPE
RET	RETAINING
ROW	RIGHT OF WAY
RSR	RISER
S	SOUTH
SD	STORM DRAIN
SV	SERVICE
TC	TOP OF AC BERM
TO	TOP OF CURB
TDA	TIE-DOWN ANCHOR
USA	UNDERGROUND SERVICE ALERT MARKING
W	WEST

<p>REVISION</p> <div style="border: 1px solid black; padding: 2px;"> <p>△</p> <p>△</p> </div> <p style="font-size: 8px;">THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF ARGUBRIGHT STEEL STRUCTURES AND DOORS AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF STEVE ARGUBRIGHT. ANY REPRODUCTION BEING MADE WITHOUT THE PRIOR WRITTEN CONSENT OF STEVE ARGUBRIGHT.</p> <p style="font-size: 8px; text-align: right;">© COPYRIGHT, 2022</p>	<p>ARCHITECTURAL / CIVIL ENGINEER:</p> <p style="font-size: 8px;">STEVE ARGUBRIGHT ARGUBRIGHT STEEL STRUCTURES AND DOORS 17301 VENTURA BLVD., SUITE 112 ENCINO, CA 91436 818-901-8001 PH. 424-216-6233 PH. 805-422-1726 PH.</p>
<p>PROJECT:</p> <p style="font-size: 8px;">PLANES OF FAME AIR MUSEUM 3217 TERMINAL DRIVE SANTA MARIA, CA 93455 805-422-1726 PH. 805-422-1726 FAX.</p>	<p>CONTRACTOR:</p> <p style="font-size: 8px;">ARGUBRIGHT CONSTRUCTION STEEL STRUCTURES & DOORS NORTHridge, CA 91326 B-1 4493620 FABULUS--HT50 818-360-6024 PH. 818-360-6438 FAX.</p>
<p>SHEET TITLE:</p> <p style="font-size: 12px; font-weight: bold;">SURVEY AND SITE LAYOUT OF BUILDING</p>	
<p>SCALE:</p> <p style="text-align: right;">AS NOTED</p>	
<p>DRAWN BY:</p> <p style="text-align: right;">A. AVETISYAN</p>	
<p>CHECKED BY:</p> <p style="text-align: right;">S. ARGUBRIGHT</p>	
<p>DATE:</p> <p style="text-align: right;">15-NOVEMBER-2022</p>	
<p>CLIENT:</p> <p style="text-align: right;">S. ARGUBRIGHT</p>	
<p>ENG. BY:</p> <p style="text-align: right;">S. ARGUBRIGHT</p>	
<p>SHEET NO.</p> <p style="font-size: 24px; font-weight: bold;">C-3</p>	

SITE PLAN W/ ELEVATIONS
 SCALE: 1" = 50'-0"

Storm Water Pollution Control Requirements for Construction Activities Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 - Part 5: Definitions)

- 1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, areas drains, natural drainage or wind.
2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
6. Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

Permit # _____ Date: _____

Table with 5 columns: ITEM #, CODE SECTION, REQUIREMENT, REFERENCE SHEET, COMMENTS. Includes sections for Planning and Design, Water Efficiency & Conservation, Material Conservation & Resource Efficiency.

The tables below are taken from the 2017 Los Angeles Green Building Code Tables 4.504.1, 4.504.2, 4.504.3, 4.504.4, 4.504.5

Tables for VOC Content Limits for Architectural Coatings, VOC Content Limits for Adhesive VOC Limit, and Formaldehyde Emissions in Parts per Million.

SECTION 5.303.2 WATER REDUCTION FIXTURE FLOW RATES

Table with 2 columns: FIXTURE TYPE, MAXIMUM ALLOWABLE FLOW RATE. Lists fixtures like Showerheads, Lavatory faucets, Kitchen faucets, etc.

Large table of abbreviations and their full names, such as AND, ANGLE, AT, DIAMETER OR ROUND, etc.

GREEN BUILDING NOTES: 1. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTION 110.10(B) THROUGH 110.10(G) SHALL BE PROVIDED TO THE OCCUPANT. (ENERGY CODE 110.10(D))

2. NEW PLUMBING FIXTURES AND FITTINGS SHALL NOT EXCEED THE MAXIMUM ALLOWABLE FLOW RATES SPECIFIED IN SECTION 5.303.2.

3. A FINAL REPORT FOR THE TESTING AND ADJUSTING OF ALL NEW SYSTEMS SHALL BE COMPLETED PRIOR TO FINAL APPROVAL BY THE FIELD INSPECTOR. THIS REPORT SHALL BE SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES.

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ARCHITECTURAL / CIVIL ENGINEER: EMI ASSOCIATES INC., CONSULTING ENGINEERS ARCHITECTS 3217 TERMINAL DRIVE WEST GARDEN CITY, CA 91306 (818) 901-6009 FAX (818) 901-6233 PH.

PROJ. TITLE: ARGUBRIGHT CONSTRUCTION STEEL STRUCTURES & DOORS NORTH GARDEN CITY, CA 91326 B-1 493620 FABRICATIONS-HITSO (818) 360-8009 PH (818) 360-6438 FAX

CONTRACTOR: NOTES AND ABBREVIATIONS BUILDING POE

VOC content verification of paints, coatings, carpets, cushions, resilient flooring, adhesives, sealants, and caulks. This form is required at final inspection. Attach product specification sheets and other supporting documents (Use additional sheets if necessary).

Table with 6 columns: Item #, Product Category, Product Manufacturer, Product Specification, VOC Content (in grams / liters) or Test Certification, Allowable VOC Limits (in grams / liters).

Permit # _____ Date: _____

Table with 5 columns: ITEM #, CODE SECTION, REQUIREMENT, REFERENCE SHEET, COMMENTS. Lists various green building requirements like Recycling by occupants, Commissioning, etc.

Permit # _____ Date: _____

Table with 5 columns: ITEM #, CODE SECTION, REQUIREMENT, REFERENCE SHEET, COMMENTS. Lists various green building requirements like Architectural paints and coatings, Energy conservation, etc.

Permit # _____ Date: _____

Table with 5 columns: ITEM #, CODE SECTION, REQUIREMENT, REFERENCE SHEET, COMMENTS. Lists water conservation requirements like For new buildings or additions exceeding 50,000 sq ft, Locks shall be installed on all publicly accessible exterior faucets and hose bibs.

CODE COMPLIANCE:

THIS PROJECT SHALL CONFORM TO:

- 1. 2019 CALIFORNIA BUILDING CODE
2. 2019 CALIFORNIA PLUMBING CODE
3. 2019 CALIFORNIA ELECTRICAL CODE
4. 2019 CALIFORNIA FIRE CODE

GENERAL NOTES:

- 1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK...
2. THE CONTACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENTED THE FINISHED STRUCTURE...
3. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE I.B.C., 2008, EDITION...
4. UNLESS SHOWN OR NOTED OTHERWISE, TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE.
5. COPIES OF ALL INSPECTION REPORTS, TEST RESULTS, ETC., SHALL BE SENT TO THE STRUCTURAL ENGINEER AND BUILDING MANUFACTURER.
6. NOTE, BUILDING DIMENSIONS ARE CENTERLINE OF COLUMN TO CENTERLINE OF COLUMN.
7. STRUCTURAL OBSERVATIONS IS REQUIRED WHEN N IS GREATER THAN 1.0.
8. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES...
9. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL NOT BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER...
10. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION...
11. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
12. OPERATING INFORMATION THE BUILDER SHALL PROVIDE THE BUILDING OWNER AT OCCUPANCY...

FOR RESIDENTIAL BUILDING, SUCH INFORMATION SHALL, AT A MINIMUM, INCLUDE INFORMATION INDICATED ON FORM CERTIFICATE OF COMPLIANCE (CF-IR), INSTALLATION CERTIFICATE (CF-GR), AND FOR BUILDING FOR WHICH COMPLIANCE REQUIRES HERETOFORE VERIFICATION, CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF-VR). THESE FORMS SHALL BE IN PAPER OR ELECTRONIC FORMAT AND SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 10-103(A), (TITLE 24, PART 1, SECTION 10-103(B))

THE BUILDER SHALL PROVIDE TO THE BUILDING OWNER AT OCCUPANCY, MAINTENANCE INFORMATION FOR ALL FEATURES, MATERIALS, COMPONENTS, AND MANUFACTURED DEVICES THAT REQUIRED ROUTINE MAINTENANCE ACTION SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL MAY BE LIMITED TO IDENTIFYING, BY TITLE AND/OR PUBLICATION NUMBER, THE OPERATING AND MAINTENANCE MANUAL FOR PARTICULAR MODEL AND TYPE OF FEATURE, MATERIAL, COMPONENT, OR MANUFACTURED DEVICE.

FOR DWELLING UNITS/BUILDINGS OR TENANT SPACES THAT ARE NOT INDIVIDUALLY OWNED AND OPERATED, OR ARE NOT INFORMATION SHALL BE PROVIDED TO THE PERSON(S) RESPONSIBLE FOR MAINTAINING THE FEATURE, MATERIAL, COMPONENT, OR MECHANICAL DEVICE INSTALLED IN THE BUILDING, THIS OPERATING INFORMATION SHALL BE IN PAPER OR ELECTRONIC FORMAT (TITLE 24, PART 1, SECTION 10-103(B)2).

ALL SYSTEM EQUIPMENT AND/OR BUILDING COMPONENTS SHALL COMPLY WITH THE APPLICABLE MANUFACTURER PROVISIONS AND INSTALLATION PROVISIONS OF THE TITLE 24, PART 6, CHAPTER 2, SECTIONS III THROUGH IIII.

ALL APPLIANCES FOR WHICH A CALIFORNIA STANDARD HAS BEEN ESTABLISHED IN THE APPLIANCE EFFICIENCY REGULATIONS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLIANT WITH THE APPLICABLE STANDARDS, (TITLE 24, PART 6, CHAPTER 2, SECTION III)

SERVICE WATER-HEATING SYSTEMS THAT HAVE A TOTAL CAPACITY GREATER THAN 167,000 BTU/HR SHALL HAVE SEPARATE REMOTE HEATERS, HEAT EXCHANGERS, OR BOOSTERS TO SUPPLY HIGHER TEMPERATURE AT OUTLETS THAT REQUIRE HIGHER THAN SERVICE WATER TEMPERATURES AS LISTED IN THE 1995 ASHRAE HANDBOOK, (TITLE 24, PART 6, CHAPTER 2, SECTION III3).

CONTROLS FOR SERVICE WATER-HEATING SYSTEM SHALL LIMIT THE OUTLET TEMPERATURE AT PUBLIC LAVATORIES TO 110°F. (TITLE 24, PART 6, CHAPTER 2, SECTION III3)

UNFIRED SERVICE WATER-HEATER STORAGE TANKS AND BACKUP TANKS FOR SOLAR WATER-HEATER SYSTEM

A. EXTERNAL INSULATION WITH AN INSTALLED R-VALUE OF AT LEAST R-12, OR B. INTERNAL AND EXTERNAL INSULATION WITH A COMBINED R-VALUE OF AT LEAST R-16, OR C. THE HEAT LOSS OF THE TANK SURFACE, BASED ON AN 80°F WATER-AIR TEMPERATURE DIFFERENCE SHALL BE LESS THAN 6.5 BTU/HR PER SQUARE FOOT, (TITLE 24, PART 6, CHAPTER 2, SECTION III3)

ANY POOL OR SPA HEATING SYSTEM OR EQUIPMENT SHALL:

- A. HAVE A THERMAL EFFICIENCY FOR GAS-FIRED SYSTEM OF AT LEAST 78%, WHEN TESTED ACCORDING TO ANSI STANDARD Z31.30-1994.
B. HAVE A READILY ACCESSIBLE ON-OFF SWITCH, MOUNTED ON THE OUTSIDE OF THE HEATER THAT SHUTS OFF THE HEATER WITHOUT ADJUSTING THE THERMOSTAT SETTING.
C. HAVE A PERMANENT, READABLE, WEATHERPROOF INSTRUCTION CARD, THAT GIVES INSTRUCTIONS FOR THE PROPER ENERGY EFFICIENT OPERATION OF POOL OR SPA HEATER.
D. NOT UTILIZE ELECTRIC RESISTANCE HEATING OR A PILOT LIGHT.
E. HAVE AT LEAST 36 INCHES OF PIPE BETWEEN THE FILTER AND HEATER OR DEDICATED SUCTION AND RETURN LINES, OR BUILT-IN-OR BUILD-UP CONNECTIONS SHALL BE INSTALLED TO ALLOW FOR THE FUTURE ADDITION OF SOLAR HEATING EQUIPMENT.
F. HAVE A THERMAL INSULATION COVER FOR OUTDOOR POOL OR SPAS THAT HAVE A HEAT PUMP OR GAS HEATER.
G. HAVE DIRECTIONAL INLETS FOR THE POOL OR SPA THAT ADEQUATELY MIX THE POOL WATER.

H. HAVE A TIME SWITCH OR SIMILAR CONTROL MECHANISM SHALL BE INSTALLED AS PART OF THE POOL WATER CIRCULATION CONTROL SYSTEM THAT WILL ALLOW ALL PUMPS TO BE SET OR PROGRAMMED TO RUN ONLY DURING THE OFF-PEAK ELECTRIC DEMAND PERIOD, AND FOR THE MINIMUM TIME NECESSARY TO MAINTAIN THE WATER IN THE CONDITION REQUIRED BY APPLICABLE PUBLIC HEALTH STANDARDS.

SPACE CONDITIONING EQUIPMENT SHALL MEET THE EFFICIENCY STANDARDS SPECIFIED IN TITLE 24

PILOT LIGHTS SHALL BE PROHIBITED FOR:

- A. FAN-TYPE CENTRAL FURNACES
B. HOUSEHOLD COOKING APPLIANCES, EXCEPT NOTED BELOW
C. POOL HEATERS
D. SPA HEATERS, EXCEPT FOR HOUSEHOLD COOKING APPLIANCES WITHOUT AN ELECTRICAL SUPPLY VOLTAGE CONNECTION AND IN WHICH EACH PILOT CONSUMERS LESS THAN 150 BTU/HR (TITLE 24, PART 6, CHAPTER 2, SECTION III5)

MANUFACTURED PENESTRATION PRODUCTS AND EXTERIOR DOORS SHALL HAVE AIR INFILTRATION RATES NOT EXCEEDING 0.3 CFM/FT2 OF RESIDENTIAL DOOR AREA, 0.3 CFM/FT2 OF NON-RESIDENTIAL SINGLE DOOR AREA, 1.0 CFM/FT2 OF NON-RESIDENTIAL DOUBLE DOOR AREA.

PENESTRATION PRODUCTS SHALL BE CERTIFIED FOR OVERALL U-VALUES AND OVERALL SHGC, AND SHALL HAVE A TEMPORARY WHICH LISTS THE CERTIFIED U-VALUE AND SHGC, AND CERTIFIES THAT APPLICABLE AIR INFILTRATION REQUIREMENTS ARE MET.

FIELD MANUFACTURED PENESTRATION PRODUCTS AND EXTERIOR DOORS, OTHER THAN UNFRAMED GLASS DOORS, SHALL BE CAULKED BETWEEN THE PENESTRATION PRODUCTS OR EXTERIOR DOOR AND BUILDING, AND SHALL BE WEATHER STRIPPED.

JOINTS AND OTHER OPENING IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.

INSULATION SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLIANT WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL.

UREA FORMALDEHYDE FOAM INSULATION MAY ONLY BE USED IN EXTERIOR SIDE WALLS, AND REQUIRES A FOUR-MIL-THICK PLASTIC POLYETHYLENE VAPOR BARRIER BETWEEN THE AREA FORMALDEHYDE FOAM INSULATION AND THE INTERIOR SPACE.

ALL INSULATION MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATINGS AND SMOKE DENSITY REQUIREMENTS OF THE CBC.

IF INSULATION IS INSTALLED ON AN EXISTING SPACE CONDITIONING DUCT, IT SHALL COMPLY WITH THE SECTION 605 OF THE CMC.

IF EXTERNAL INSULATION IS INSTALLED ON AN EXISTING IN FIRED WATER STORAGE TANK OR ON AN EXISTING BACK-UP TANK FOR A SOLAR WATER-HEATING SYSTEM, IT SHALL HAVE AN R-VALUE OF AT LEAST R-12, OR THE HEAT LOSS OF THE TANK SURFACE, BASED ON AN 80°F WATER-AIR TEMPERATURE DIFFERENCE SHALL BE LESS THAN 6.5 BTU PER HOUR PER SQUARE FOOT.

SERVICE WATER- HEATING SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC TEMPERATURE CONTROLS CAPABLE OF ADJUSTMENT FROM THE LOWEST TO THE HIGHEST TEMPERATURE SETTINGS FOR THE INTENDED USE AS LISTED IN TABLE 2, CHAPTER 44 OF THE ASHRAE HANDBOOK, AND HVAC APPLICATION VOLUME.

SERVICE HOT WATER SYSTEMS WITH CIRCULATING PUMPS OR WITH ELECTRICAL HEAT SYSTEM SHALL BE CAPABLE OF AUTOMATICALLY TURNING OFF THE SYSTEM.

THE OPAQUE PROPORTIONS OF FRAMES DEMISING WALLS SHALL HAVE INSULATION WITH AN INSTALLED R-VALUE OF AT LEAST R-13 BETWEEN FRAMING MEMBERS.

GRADING NOTES:

- 1. ALL GRADING SHALL BE IN CONFORMANCE WITH THESE PLANS AND WITH CALIFORNIA BUILDING CODE (2014 EDITION) AND THE STANDARDS AND REQUIREMENT PERTAINING THEREO.
2. ALL GRADING SHALL BE IN CONFORMANCE WITH THE SITE SPECIFIC GRADING REQUIREMENTS AND STANDARDS SPECIFIED IN THE GEOTECHNICAL REPORT REFERENCED IN THE GENERAL NOTES ON THESE PLANS.
3. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT CONSTRUCTION OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSON OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST RESULTING FROM CONSTRUCTION OPERATIONS. DUST ABATEMENT MEASURES SHALL BE CONTINUED UNTIL RELIEF IS GRANTED BY THE CITY GRADING INSPECTOR.
4. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION (EXCEPT TREES INDICATED TO REMAIN), INCLUDING ROOTS AND ROOT STRUCTURES, OTHER ORGANIC MATERIAL, DEBRIS, NON-COMPLYING FILL AND OTHER MATERIAL UNSUITABLE FOR SUPPORT OF FILL AND/OR PROPOSED IMPROVEMENTS.
5. THE CONTRACTOR SHALL MAKE A THOROUGH SEARCH FOR ALL ABANDONED UNLAWFULLY MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE VOIDS FILLED AND COMPACTED.
6. VOIDS LEFT FROM OTHER REMOVALS, SUCH AS TREES AND STRUCTURES, SHALL BE FILLED AND COMPACTED. IF ABANDONED SEPTIC TANKS OR FUEL TANKS OR OTHER POTENTIAL SOURCES OF CONTAMINATION OR HAZARDOUS WASTE ARE ENCOUNTERED OR IF SOIL WHICH APPEARS TO BE CONTAMINATED IS ENCOUNTERED, CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND COUNTY HAZARDOUS MATERIALS OFFICE. ABANDONED PIPELINES AND CONDUITS SHALL BE REMOVED.
7. ALL UNSUITABLE SOIL MATERIALS AND RUBBISH AND DEBRIS RESULTING FROM DEMOLITION AND GRADING OPERATIONS SHALL BE REMOVED FROM THE JOB SITE, BE TRANSPORTED TO A SUITABLE LOCATION, AND BE DISPOSED OF IN A PROPER AND LEGAL MANNER.
8. CONTRACTOR SHALL REFER TO THE ARCHITECTS PLANS FOR ADDITIONAL GRADING REQUIREMENTS IN BUILDING AREAS.
9. IF NOT DIMENSIONED, LOCATION OF FINISH GRADE ELEVATIONS AND FEATURES SUCH AS SHALES, RIDGE LINES, ETC., SHALL BE DETERMINED BY SCALE FROM KNOWN POINTS SHOWN ON THE PLANS.

CONTRACTOR SHALL MAKE A THOROUGH SEARCH FOR ALL ABANDONED UNLAWFULLY MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE VOIDS FILLED AND COMPACTED.

VOIDS LEFT FROM OTHER REMOVALS, SUCH AS TREES AND STRUCTURES, SHALL BE FILLED AND COMPACTED. IF ABANDONED SEPTIC TANKS OR FUEL TANKS OR OTHER POTENTIAL SOURCES OF CONTAMINATION OR HAZARDOUS WASTE ARE ENCOUNTERED OR IF SOIL WHICH APPEARS TO BE CONTAMINATED IS ENCOUNTERED, CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND COUNTY HAZARDOUS MATERIALS OFFICE. ABANDONED PIPELINES AND CONDUITS SHALL BE REMOVED.

ALL UNSUITABLE SOIL MATERIALS AND RUBBISH AND DEBRIS RESULTING FROM DEMOLITION AND GRADING OPERATIONS SHALL BE REMOVED FROM THE JOB SITE, BE TRANSPORTED TO A SUITABLE LOCATION, AND BE DISPOSED OF IN A PROPER AND LEGAL MANNER.

CONTRACTOR SHALL REFER TO THE ARCHITECTS PLANS FOR ADDITIONAL GRADING REQUIREMENTS IN BUILDING AREAS.

IF NOT DIMENSIONED, LOCATION OF FINISH GRADE ELEVATIONS AND FEATURES SUCH AS SHALES, RIDGE LINES, ETC., SHALL BE DETERMINED BY SCALE FROM KNOWN POINTS SHOWN ON THE PLANS.

WATERLINE NOTES:

- 1. ALL WATERLINE MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND WITH THE PROJECT-SPECIFIC AND STANDARD REQUIREMENTS OF THE CITY PUBLIC WORKS DEPARTMENT.
2. ALL PRIVATE WATER MATERIALS AND CONSTRUCTION, INCLUDING BUILDING SEWERS, SHALL COMPLY WITH THE CALIFORNIA PLUMBING CODE.
3. WATERLINE AND TRENCH SHALL BE CONSTRUCTED AFTER THE AREA HAS BEEN BROUGHT TO FINISH SUBGRADE.

TRENCHING AND BACKFILL NOTES:

- 1. ALL TRENCHING, BEDDINGS AND BACKFILL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS (INCLUDING THE PIPE TRENCH DETAIL) AND PROJECT-SPECIFIC AND STANDARD REQUIREMENT OF THE CITY PUBLIC WORKS DEPARTMENT.
2. WATER ENCOUNTERED IN TRENCH OR STRUCTURE EXCAVATION SHALL BE REMOVED BY THE CONTRACTOR TO PROVIDE DRY CONDITIONS DURING CONSTRUCTION OF PIPE OR STRUCTURE.
3. COMPACTION BY FLOODING OR JETTING IS NOT PERMITTED.

ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY LAWS, ORDINANCES, REGULATIONS, RULES, AND STANDARDS INCLUDING ALL REQUIREMENTS OF THE STATE OF ARIZONA DIVISION OF INDUSTRIAL SAFETY AND OF OSHA.

CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN SUCH SHEATHING, SHORING, BRACING AND/OR OTHER PROTECTION AS IS NECESSARY TO PREVENT COLLAPSE OF TEMPORARY EXCAVATIONS AND EMBANKMENTS, AND TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS, TEMPORARY IMPROVEMENTS, AND PARTIALLY COMPLETED PORTIONS OF THE WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SUFFICIENCY OF SUCH SUPPORTS AND/OR OTHER PROTECTION.

BEFORE BEGINNING WORK, CONTRACTOR SHALL DETERMINE OR VERIFY THE LOCATION AND FLOKLINE ELEVATION OF ALL EXISTING WATER, SEWER, AND DRAINAGE STRUCTURES AND/OR CONDUITS TO BE JOINED BY NEW CONSTRUCTION, BEFORE BEGINNING WORK. CONTRACTOR SHALL DETERMINE OR VERIFY THE LOCATION AND DEPTH OF ALL EXISTING STRUCTURES AND/OR CONDUITS WHICH CROSS OR OTHERWISE MAY CONFLICT WITH NEW CONSTRUCTION.

SEWER NOTES:

- 1. ALL SEWER MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND WITH THE PROJECT-SPECIFIC AND STANDARD REQUIREMENTS OF THE CITY PUBLIC WORKS DEPARTMENT.
2. ALL PRIVATE SEWER MATERIALS AND CONSTRUCTION, INCLUDING BUILDING SEWERS, SHALL COMPLY WITH THE LOS ANGELES PLUMBING CODE (2014 EDITION)
3. ALL SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF CRITERIA FOR SEPARATION OF WATER MAINS AND SANITARY SEWERS AS PUBLISHED BY THE STATE OF CALIFORNIA-HEALTH AND WELFARE AGENCY, DEPARTMENT OF HEALTH SERVICES.
4. PIPE MATERIAL FOR SEWER MAINS, LATERALS, AND BUILDING SEWERS TO WITHIN 5 FEET OF THE BUILDING SHALL BE POLYVINYL CHLORIDE (PVC) SDR33 GRAVITY SEWER PIPE WITH INTEGRAL SOCKET END FOR GASKETED PUSH-ON JOINT ASSEMBLY. PIPE, FITTINGS AND JOINTS SHALL CONFORM WITH ASTM STANDARD D-3034 LATEST REVISION, AND WITH SECTION 207.11 OF THE STANDARD SPECIFICATIONS ("GREEN BOOK").
5. FLEXIBLE PIPE JOINTS SHALL BE PROVIDED ON SEWERS AT MANHOLES NOT CLOSER THAN 1 FOOT AND NOT FURTHER THAN 2 FEET FROM OUTSIDE WALLS OF MANHOLES.
6. LOCATIONS OF SEWER LATERAL CONNECTIONS TO EXISTING AS SHOWN ON THESE PLANS ARE APPROXIMATE. FINAL LOCATIONS SHALL BE DETERMINED IN THE FIELD. CONTRACTOR SHALL MAINTAIN RECORDS OF THE EXACT LOCATIONS AND DEPTHS OF ALL SEWER MANHOLES, CLEANOUTS, MAIN STUBS, AND LATERALS FOR THE PURPOSE OF PROVIDING A BASIS FOR CONSTRUCTION-RECORD DRAWINGS. SAID DRAWINGS SHALL BE DELIVERED TO THE DEVELOPER'S ENGINEER PRIOR TO ACCEPTANCE OF THE WORK BY THE CITY.
7. SEWER CLEANOUT RIMS SHALL BE ADJUSTED TO FINISH GRADE IN PAVED AREA AND TO 3" ABOVE FINISH GRADE IN UNPAVED LANDSCAPED AREAS.
8. AN APPROVED BACKWATER PREVENTION DEVICE SHALL BE INSTALLED ON THE BUILDING SEWER WHENEVER THE LOWEST FLOOR THAT HAS PLUMBING FIXTURES IS LESS THAN 1 FOOT IN ELEVATION HIGHER THAN THE RIM OF THE NEXT UPSTREAM MANHOLE OR CLEANOUT ON THE PUBLIC SEWER MAIN TO WHICH THE BUILDING SEWER LATERAL CONNECTS. OVERFLOW DEVICES SHALL BE INSTALLED AT THE JUNCTION OF THE BUILDING SEWER AND BUILDING SEWER UNLESS OTHERWISE AUTHORIZED BY THE CITY BUILDING AND SAFETY OFFICE.
9. SEWER CLEANOUT RIMS SHALL BE ADJUSTED TO FINISH GRADE IN PAVED AREA AND TO 3" ABOVE FINISH GRADE IN UNPAVED LANDSCAPED AREAS.

STORMWATER NOTES:

- 1. ALL CONSTRUCTION SITES WITH LESS THAN ONE ACRE OF DISTURBED SOIL, OR CREATING NO MORE THAN 40,000 SQUARE FEET OF IMPERVIOUS AREA SHALL IMPLEMENT THE BEST MANAGEMENT PRACTICES IDENTIFIED ON ATTACHMENT "A".
2. IN ADDITION TO THE REQUIREMENTS OF ATTACHMENT "A", MEDIUM CONSTRUCTION SITES OF TWO OR MORE ACRES AND UP TO, BUT NOT MORE THAN FIVE ACRES OF DISTURBED SOIL OR CREATING MORE THAN 40,000 SQUARE FEET OF IMPERVIOUS AREA SHALL PREPARE A STORM WATER MANAGEMENT PLAN (SWMP) AND/OR EROSION CONTROL PLAN. THE PLANS SHALL SHOW ALL BMP'S NECESSARY TO CONTROL AND PREVENT DISCHARGE OF SEDIMENTS AND OTHER POLLUTANTS TO THE ADJACENT WATERWAYS AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSON OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR MUST ALSO COMPLETE AND SIGN ATTACHMENT "C", AND THE STATEMENT OF UNDERSTANDING, THE SWMP FOR ALL MEDIUM CONSTRUCTION SITE PROJECTS SHALL BE REVIEWED AND APPROVED BY THE SUBDIVISION PLAN CHECKING SECTION. ALL SEDIMENT AND POLLUTION PREVENTION MEASURES IDENTIFIED ON THE PLANS SHALL BE IN PLACE AND MAINTAINED FOR THE DURATION OF THE PROJECT OR UNTIL NO LONGER DEEMED NECESSARY BY THE RESPONSIBLE CITY/COUNTY INSPECTOR.
3. IN ADDITION TO THE REQUIREMENTS OF MEDIUM CONSTRUCTION SITES LISTED ABOVE, LARGE CONSTRUCTION SITES WITH FIVE ACRES OR MORE DISTURBED SOIL ARE REQUIRED TO COMPLY WITH THE STATE GENERAL PERMIT FOR CONSTRUCTION ACTIVITY. THESE PERMITS REQUIRE THE SUBMITTAL OF A NOTICE OF INTENT TO THE STATE WATER RESOURCES CONTROL BOARD AND DEVELOPMENT OF A STORM WATER PREVENTION PLAN (SWPP). THE DEVELOPER IS REQUIRED TO SHOW PROOF OF THESE SUBMITTALS BY COMPLETING ATTACHMENT "D".

FIRE:

THIS PROJECT SHALL CONFORM TO:

- 1. FIRE EXTINGUISHERS WILL BE INSTALLED AS DIRECTED BY THE FIRE INSPECTOR CIVFD STANDARD TAB 128 AND UFG 1002.
2. UL LISTING OF FIXTURES, EXIT LIGHTS AND ILLUMINATION WILL FORM TO UFG 1212.2-1212.4 RESPECTIVELY, FROM THE EXISTING BUILDING THROUGH THE ADDITION.
3. FIRE SAFETY DURING CONSTRUCTION SHALL BE IN CONFORMANCE WITH CIVFD STANDARD TAB 141 AND UFG ARTICLE 87.
4. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 711 AT THE FOLLOWING LOCATIONS:
A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
B. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
D. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN OF STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.
E. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
5. THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM. COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.

EXIT SIGNS:

- 1. WHERE REQUIRED, EXIT SIGNS SHALL BE INSTALLED AT REQUIRED EXIT DOORWAYS AND WHERE OTHERWISE NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS WHEN THE EXIT SERVES AN OCCUPANT LOAD OF 50 OR MORE.
2. GRAPHICS, THE COLOR AND DESIGN OF LETTERING, ARROWS AND OTHER SYMBOLS ON EXIT SIGN SHALL BE IN HIGH CONTRAST WITH THEIR BACKGROUND. WORDS ON THE SIGN SHALL BE IN BLOCK LETTERS 6 INCHES IN HEIGHT WITH A STROKE OF NOT LESS THAN 3/8".
3. ILLUMINATION: SIGNS SHALL BE INTERNALLY ILLUMINATED BY TWO ELECTRIC LAMPS OR SHALL BE OF AN EXTERNAL SOURCE. IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES FROM EITHER LAMPS. INTERNALLY ILLUMINATED SIGN SHALL PROVIDE EQUIVALENT LUMINANCE.
4. UL LISTING OF THE FIXTURES, EXIT LIGHTS AND ILLUMINATION WILL CONFORM TO IFC FROM THE EXISTING BUILDING THROUGH THE ADDITION.
5. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
6. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
7. INTERNALLY ILLUMINATED SIGN SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES INSTRUCTIONS AND SECTION 2102.
8. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
9. EXITS SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 40 MIN. IN CASE OF PRIMARY POWER LOSS (101, 2-10115.3)
10. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
11. DOOR HANDLES LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX 48" ABOVE THE FINISHED FLOOR.
12. THIS DOOR TO REMAIN UNLOCK WHEN BUILDING IS OCCUPIED.
13. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION.
14. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
15. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE.
16. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMAL BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
A. AISLES AND UNCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACE THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
B. CORRIDORS, EXITS ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXITS DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 10271, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 10025.15 FOR EXIT DISCHARGE DOORWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.
17. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2102.
18. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (1 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FOOT LEVEL. ILLUMINATION LEVEL SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.6 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-MINIMUM ILLUMINATION UNIFORMITY RADIO OF 4 TO 1 SHALL NOT BE EXCEEDED.
19. COOL ROOF COATINGS IS REQUIRED. ALL COOL ROOF PRODUCTS SHALL HAVE A CLEARLY VISIBLE PACKAGING LABEL THAT LISTS THE REFLECTANCE AND EMITTANCE TESTED IN ACCORDANCE WITH CRRC-1.

- 1. UL LISTING OF THE FIXTURES, EXIT LIGHTS AND ILLUMINATION WILL CONFORM TO IFC FROM THE EXISTING BUILDING THROUGH THE ADDITION.
2. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
3. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
4. INTERNALLY ILLUMINATED SIGN SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES INSTRUCTIONS AND SECTION 2102.
5. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
6. EXITS SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 40 MIN. IN CASE OF PRIMARY POWER LOSS (101, 2-10115.3)
7. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
8. DOOR HANDLES LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX 48" ABOVE THE FINISHED FLOOR.
9. THIS DOOR TO REMAIN UNLOCK WHEN BUILDING IS OCCUPIED.
10. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION.
11. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
12. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE.
13. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMAL BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
A. AISLES AND UNCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACE THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
B. CORRIDORS, EXITS ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXITS DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 10271, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 10025.15 FOR EXIT DISCHARGE DOORWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.
14. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2102.
15. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (1 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FOOT LEVEL. ILLUMINATION LEVEL SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.6 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-MINIMUM ILLUMINATION UNIFORMITY RADIO OF 4 TO 1 SHALL NOT BE EXCEEDED.
16. COOL ROOF COATINGS IS REQUIRED. ALL COOL ROOF PRODUCTS SHALL HAVE A CLEARLY VISIBLE PACKAGING LABEL THAT LISTS THE REFLECTANCE AND EMITTANCE TESTED IN ACCORDANCE WITH CRRC-1.

ELECTRICAL NOTES:

- 1. THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION MEETING THE CLEARANCES AND REACH RANGE REQUIREMENTS OF SECTIONS 1102B.5 AND 1102B.6.
2. CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING, AND VENTILATING EQUIPMENT, SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISH FLOOR OR WORKING PLATFORM. (1101B.6.5.2)
3. ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING TO THE LEVEL OF THE FINISH FLOOR WORKING PLATFORM. (1101B.6.5.)

ENERGY EFFICIENCY:

- 1. NEW RESIDENTIAL GRADE EQUIPMENT AND APPLIANCES PROVIDED AND INSTALLED SHALL BE ENERGY STAR LABELED IF ENERGY STAR IS APPLICABLE TO THAT EQUIPMENT OR APPLIANCE. (5.210.1)

WATER EFFICIENCY AND CONSERVATION:

- 1. NEW PLUMBING FIXTURES AND FITTINGS SHALL NOT EXCEED THE MAXIMUM ALLOWABLE FLOW RATE SPECIFIED IN TABLE 5.303.2.3.

COMMISSIONING:

- 1. ALL OPERATIONAL ASPECTS OF THE BUILDING SHALL BE DOCUMENTED WITHIN A SYSTEMS MANUAL. THIS SYSTEMS MANUAL SHALL BE DELIVERED TO THE OWNER OR REPRESENTATIVE AND FACILITIES OPERATOR (5.410.2.5.1)
2. THE TRAINING OF THE APPROPRIATE MAINTENANCE STAFF FOR EACH EQUIPMENT TYPE AND/OR SYSTEM SHALL BE DOCUMENTED IN THE COMMISSIONING REPORT. (5.410.2.5.2)
3. A COMPLETE COMMISSIONING REPORT SHALL BE PROVIDED TO THE OWNER OR REPRESENTATIVE. (5.410.2.6)
4. FINAL COMMISSIONING REPORT SHALL BE READILY AVAILABLE TO THE FIELD INSPECTOR PRIOR TO FINAL APPROVAL. (5.410.4.4)

ENVIRONMENTAL QUALITY:

- 1. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT. (5.504.3)
2. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 5.504.4.1 - 5.504.4.3. (5.504.4)
3. THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (5.504.4)
4. THE FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST, FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (5.504.4.5)
5. THE HVAC, REFRIGERATION, AND FIRE SUPPRESSION EQUIPMENT SHALL NOT CONTAIN CFC OR HALONS.

CONTRACTOR NOTES:

- 1. CONSTRUCTION VEHICLES WILL NOT PARK OR STAGE ON STREETS THAT BORDER SCHOOL SITES. PRIOR TO ISSUANCE OF BUILDING PERMITS, THE DEVELOPER OF INDIVIDUAL SITES SHALL SUBMIT TO THE DEPARTMENT OF BUILDING AND SAFETY ON AN APPROVED FORM, A CONSTRUCTION STAGING PLAN THAT SHOWS THE STREET NETWORK THAT WILL BE USED TO PARK OR STAGE CONSTRUCTION VEHICLES AND CONSTRUCTION EMPLOYEE VEHICLES. A COPY OF THE APPROVED FORM SHALL BE SUBMITTED TO THE LOS ANGELES UNIFIED SCHOOL DISTRICT ENVIRONMENTAL REVIEW OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. CREATION OF PREFERENTIAL PARKING FOR HIGH OCCUPANCY VEHICLES, AS WELL AS OTHER FORMS OF PARKING MANAGEMENT THAT ENCOURAGE HIGHER VEHICLE OCCUPANCIES WILL BE DEVELOPED WHEN DEEMED REASONABLE BY THE LOS ANGELES DEPARTMENT OF AIRPORTS AND LOS ANGELES DEPARTMENT OF TRANSPORTATION. PRIOR TO ISSUANCE OF BUILDING PERMITS, THE DEVELOPER OF INDIVIDUAL SITES SHALL OBTAIN WRITTEN APPROVAL FROM THE LOS ANGELES DEPARTMENT OF TRANSPORTATION FOR A DETAILED PARKING MANAGEMENT PLAN THAT DESCRIBES AND SHOWS THE LOCATION OF PREFERENTIAL PARKING FOR HIGH OCCUPANCY VEHICLES. THIS MEASURE MAY BE MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION BASED ON A DETERMINATION THAT THIS MEASURE IS NOT NEEDED FOR THE SPECIFIC DEVELOPMENT.
3. PROVISION OF AMENITIES THAT WOULD ENCOURAGE TRANSIT, PEDESTRIAN OR BICYCLE ACCESS TO THE PROPOSED PROJECT SHALL BE INCORPORATED WHEN APPROPRIATE. SUCH AMENITIES WOULD INCLUDE BUS SHELTERS, VISIBLE SIGNAGE IDENTIFYING TRANSIT ROUTES AND STOPS, BIKE RACKS/SHOWER FACILITIES, BICYCLE LANES, ATTRACTIVE PEDESTRIAN PATHWAYS AND SIDEWALKS, SHUTTLE SERVICE TO NEARBY ACTIVITIES, CENTERS OR PARKS, AND RIDE LOTS. FREE INFORMATION ON TRANSIT SERVICES, FREE OR SUBSIDIZED TRANSIT PASSES, AND GUARANTEED RIDE HOME PROGRAMS, PRIOR TO ISSUANCE OF BUILDING PERMITS, THE DEVELOPER OF INDIVIDUAL SITES SHALL OBTAIN WRITTEN APPROVAL FROM THE LOS ANGELES DEPARTMENT OF TRANSPORTATION FOR AN APPROVAL PARKING DEMAND MANAGEMENT PLAN THAT SHOWS TRANSIT, PEDESTRIAN OR BICYCLE ACCESS TO THE PROPOSED PROJECT. SUCH AMENITIES WOULD INCLUDE BUS SHELTERS, VISIBLE SIGNAGE IDENTIFYING TRANSIT ROUTES AND STOPS, BIKE RACKS/SHOWER FACILITIES, BICYCLE LANES, ATTRACTIVE PEDESTRIAN PATHWAYS AND SIDEWALKS, SHUTTLE SERVICE TO NEARBY ACTIVITIES, CENTERS OR PARKS, AND RIDE LOTS. FREE INFORMATION ON TRANSIT SERVICES, FREE OR SUBSIDIZED TRANSIT PASSES, AND GUARANTEED RIDE HOME PROGRAMS, UNLESS THE DEPARTMENT OF TRANSPORTATION DETERMINES THAT SOME OR ALL OF THESE AMENITIES ARE NOT REQUIRED FOR AN INDIVIDUAL DEVELOPMENT.
4. ENCOURAGE AND FACILITATE THE REDUCTION OF THE NUMBER OF TRIPS THAT AN INDIVIDUAL MAKES FROM HOME OR WORK BY INTRODUCTION COMPRESSED WORKWEEKS, TELECOMMUTING, AND THE COMBINING OF NON-WORK TRIPS, SUCH AS THE COMBINING OF TRIPS TO NEARBY TRANSIT STATIONS AND ACTIVITIES. THE BUSINESS OWNER/OPERATOR SHALL BE INCORPORATED AS AN ADDENDUM TO AN APPROVED PARKING DEMAND MANAGEMENT PLAN.
5. CONSTRUCTION NOISE MANAGEMENT-TEMPORARY NOISE BARRIERS WILL BE USED WHERE APPLICABLE PER PHASE OF THE PROJECT.

Q CONDITIONS:

- 1. CONSTRUCTION VEHICLES WILL NOT PARK OR STAGE ON STREETS THAT BORDER SCHOOL SITES. PRIOR TO ISSUANCE OF BUILDING PERMITS, THE DEVELOPER OF INDIVIDUAL SITES SHALL SUBMIT TO THE DEPARTMENT OF BUILDING AND SAFETY ON AN APPROVED FORM, A CONSTRUCTION STAGING PLAN THAT SHOWS THE STREET NETWORK THAT WILL BE USED TO PARK OR STAGE CONSTRUCTION VEHICLES AND CONSTRUCTION EMPLOYEE VEHICLES. A COPY OF THE APPROVED FORM SHALL BE SUBMITTED TO THE LOS ANGELES UNIFIED SCHOOL DISTRICT ENVIRONMENTAL REVIEW OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. PAD'S RESPONSE-PER OUR SUBMITTED BUILDING PLANS, OUR CONSTRUCTION ACTIVITIES WILL NOT REQUIRE ANY STAGING OR PARKING OUTSIDE OF OUR FENCED OFF PROPERTY. DUE TO THE SIZE OF OUR PROPERTY LINE, AND THE CONSTRUCTION AREA FOR EACH BUILDING, NO ADDITIONAL PARKING OR STAGING WILL BE REQUIRED. AS PER THE REQUEST OF MARC WORSCHING AT CITY PLANNING, THIS CONDITION CAN BE LISTED AS A CONDITION WITH A CONFIRMATION FROM OUR PLAN CHECKER DUE TO OUR INTENT TO PARK AND STAGE WITHIN THE PROPERTY LINE.

APPLICATION AND ADMINISTRATION:

- 1. WHEN ALTERATIONS OR ADDITIONS ARE MADE TO EXISTING BUILDING OR FACILITIES, AN ACCESSIBLE PATH OF TRAVEL TO THE SPECIFIC AREA OF ALTERATION OR ADDITION SHALL BE PROVIDED UNLESS OTHERWISE EXEMPT. (11B-202.4)
2. PRIMARY ACCESSIBLE PATH OF TRAVEL SHALL INCLUDE A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY; TOILET AND BATHING FACILITIES SERVING THE AREA; DRINKING FOUNTAINS SERVING THE AREA; PUBLIC TELEPHONES SERVING THE AREA, AND SIGNS. (11B-202.4)
3. WHEN ADJUSTED CONSTRUCTION COST IS LESS THAN OR EQUAL TO THE CURRENT VALUATION THRESHOLD (1413303), THE COST OF COMPLIANCE WITH THE PRIMARY ACCESSIBLE PATH OF TRAVEL REQUIREMENTS IS LIMITED TO 20 PERCENT OF THE ADJUSTED CONSTRUCTION COST OF ALTERATIONS, STRUCTURAL REPAIRS OR ADDITIONS PRESENTLY PLANNED AND THOSE DURING THE PRECEDING THREE-YEAR PERIOD. (11B-202.4)
4. ADJUSTED CONSTRUCTION COST OF ALTERATIONS, STRUCTURAL REPAIRS OR ADDITIONS DOES NOT INCLUDE THE COST OF ALTERATIONS TO PATH OF TRAVEL ELEMENTS. (11B-202.4)
5. IN CHOOS

TURNING SPACE

- 6. CIRCULAR TURNING SPACES SHALL BE A SPACE OF 60 INCHES DIAMETER MINIMUM AND MAY INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH IIB-306 KNEE AND TOE CLEARANCE. [IIB-304.3.1]

KNEE AND TOE CLEARANCE

- 8. FOR LAVATORIES AND BUILT-IN DINING AND WORK SURFACES REQUIRED TO BE ACCESSIBLE, TOE CLEARANCE SHALL BE PROVIDED THAT IS 30 INCHES MINIMUM AND 4 INCHES IN HEIGHT ABOVE THE FINISH FLOOR OR GROUND FOR A DEPTH OF 19 INCHES MINIMUM. [IIB-306.2.1]

REACH RANGES

- 11. ELECTRICAL CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF A ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE LOCATED WITHIN ALLOWABLE REACH RANGES. LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX. [IIB-308.1.2]

- 12. ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED WITHIN ALLOWABLE REACH RANGES. LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX. [IIB-308.1.2]

OPERABLE PARTS

- 20. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM. [IIB-304.4]

ACCESSIBLE ROUTES:

GENERAL

- 1. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES, PUBLIC STREETS AND SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE, WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE. [IIB-206.2.1] (SEE EXCEPTIONS)

- 2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE. [IIB-206.2.1] (SEE EXCEPTION)

- 3. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH STORY AND MEZZANINE IN MULTI-STORY BUILDINGS AND FACILITIES. [IIB-206.2.3] (SEE EXCEPTIONS)

ENTRANCES

- 4. IN NEW CONSTRUCTION OF BUILDINGS WHERE ELEVATORS ARE REQUIRED BY IIB-206.2.3 MULTI-STORY BUILDINGS AND FACILITIES, AND HIGH EXCESSIVE LOADING ZONES, SQUARE FEET ON ANY FLOOR, AN ACCESSIBLE MEANS OF VERTICAL ACCESS VIA RAMP, ELEVATOR OR LIFT SHALL BE PROVIDED WITHIN 200 FEET OF TRAVEL OF EACH STAIR AND EACH ESCALATOR. [IIB-206.2.3.2]

- 5. IN EXISTING BUILDINGS THAT EXCEED 10,000 SQUARE FEET ON ANY FLOOR AND IN WHICH ELEVATORS ARE REQUIRED BY IIB-206.2.3 MULTI-STORY BUILDINGS AND FACILITIES, WHENEVER A NEWLY CONSTRUCTED MEANS OF VERTICAL ACCESS IS PROVIDED VIA STAIRS OR AN ESCALATOR, AN ACCESSIBLE MEANS OF VERTICAL ACCESS VIA RAMP, ELEVATOR OR LIFT SHALL BE PROVIDED WITHIN 200 FEET OF TRAVEL OF EACH NEW STAIR OR ESCALATOR. [IIB-206.2.3.2]

- 6. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING OR FACILITY, INCLUDING MEZZANINES, WHICH ARE OTHERWISE CONNECTED BY A CIRCULATION PATH. [IIB-206.2.4] (SEE EXCEPTIONS 1 THROUGH 7)

- 11. WHERE DIRECT ACCESS IS PROVIDED FOR PEDESTRIANS FROM A PARKING STRUCTURE TO A BUILDING OR FACILITY ENTRANCE, EACH DIRECT ACCESS TO THE BUILDING OR FACILITY ENTRANCE SHALL COMPLY WITH IIB-404 DOORS, DOORWAYS, AND GATES. [IIB-206.4.2]

TECHNICAL REQUIREMENTS FOR ACCESSIBLE ROUTES

- 13. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20 (5%), DOORWAYS, RAMPS, CURBS EXCLUDING THE FLARED SIDES, ELEVATORS, AND PLATFORMS LIFTS. [IIB-402.2]

DOORS, DOORWAYS, AND GATES

- 14. DOORS, DOORWAYS, AND GATES PROVIDING USER PASSAGE SHALL BE PROVIDED IN ACCORDANCE WITH IIB-206.5 DOORS, DOORWAYS, AND GATES. [IIB-206.5]

- 15. EXCEPT AT TURNS OR PASSING SPACES, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES MINIMUM. [IIB-403.5.1]

- 16. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM. [IIB-403.5.1] EXCEPTION 3]

- 17. THE CLEAR WIDTH FOR AISLES SHALL BE 36 INCHES MINIMUM IF SERVING ELEMENTS ON ONLY ONE SIDE, AND 44 INCHES MINIMUM IF SERVING ELEMENTS ON BOTH SIDES. [IIB-403.5.1] EXCEPTION 4]

ACCESSIBLE ROUTES:

PARKING SPACES

- 1. WHERE PARKING SPACES ARE PROVIDED, ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN NUMBER AND KIND REQUIRED PER SECTION IIB-208 PARKING SPACES. [IIB-208.1]

- 7. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING OR FACILITY, ACCESSIBLE PARKING SPACES COMPLYING WITH SECTION IIB-502 PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY. [IIB-208.3.1]

- 8. DIMENSION MINIMUM 18 FOOT LONG CAR AND VAN ACCESSIBLE PARKING SPACE(S) AND ACCESS AISLES. [IIB-502.2, FIGURES IIB-502.2 AND IIB-502.3]

- 9. DIMENSION MINIMUM 9 FOOT WIDTH AT ACCESSIBLE CAR PARKING SPACE. [IIB-502.2, FIGURE IIB-502.2 & FIGURE IIB-502.3]

- 10. DIMENSION MINIMUM 12 FOOT WIDE ACCESSIBLE VAN PARKING SPACE WITH MINIMUM 5 FOOT WIDE ACCESS AISLE. VAN PARKING SPACES SHALL BE PERMITTED TO BE MINIMUM 9 FEET WIDE WHERE ACCESS AISLE IS 8 FOOT WIDE MINIMUM. [IIB-502.2, FIGURES IIB-502.2 AND IIB-502.3]

- 11. CAR AND VAN STALL ACCESS AISLE SHALL BE 5 FOOT WIDE MINIMUM AND SHALL ADJOIN AN ACCESSIBLE ROUTE. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE. [IIB-502.3, FIGURES IIB-502.2 AND IIB-502.3]

- 12. ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BLUE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36 INCHES ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE, PREFERABLY BLUE OR WHITE. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE IN WHITE LETTERS. A MINIMUM OF 12 INCHES IN HEIGHT AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY, ACCESS AISLE MARKINGS MAY EXTEND BEYOND THE MINIMUM REQUIRED LENGTH. [IIB-502.3.3, FIGURE IIB-502.3.3]

PLUMBING FIXTURES AND FACILITIES:

TOILET AND BATHING ROOM CLEARANCES

- 1. WHERE TOILET FACILITIES AND BATHING FACILITIES ARE PROVIDED, THEY SHALL COMPLY WITH IIB-213 TOILET FACILITIES AND BATHING FACILITIES, WHICH INCLUDE BATHING FACILITIES AND FACILITIES PERMITTED BY IIB-206.2.3 MULTI-STORY BUILDINGS AND FACILITIES EXCEPTIONS 1 AND 2 NOT TO CONNECT STORIES BY AN ACCESSIBLE ROUTE, TOILET FACILITIES AND BATHING FACILITIES SHALL BE PROVIDED ON A STORY CONNECTED BY AN ACCESSIBLE ROUTE TO AN ACCESSIBLE ENTRANCE. [IIB-213.1]

- 6. AT SINGLE USER TOILET OR BATHING ROOMS, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE, ONLY IF A 50 INCH BY 45 INCH MINIMUM CLEAR FLOOR SPACE IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING. [IIB-603.2.3.1] (SEE EXCEPTION)

- 7. MIRRORS LOCATED ABOVE THE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITHIN THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. MIRRORS NOT LOCATED ABOVE THE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. [IIB-603.3]

- 10. THE WATER CLOSET SHALL BE POSITIONED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE, THE CENTERLINE OF THE WATER CLOSET SHALL BE 17 INCHES MINIMUM TO 18 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION, EXCEPT THAT THE WATER CLOSET SHALL BE 18 INCHES MINIMUM AND 19 INCHES MAXIMUM FROM THE PARTITION OR WALL. [IIB-604.2.1]

- 11. CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A MINIMUM 60 INCHES WIDE AND 48 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. [IIB-604.3.1]

- 12. THE SEAT HEIGHT OF A WATER CLOSET ABOVE THE FINISH FLOOR SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRING RETURN TO A LIFTED POSITION. SEATS SHALL BE 16 INCHES HIGH MAXIMUM AND 18 INCHES HIGH MINIMUM. SEATS SHALL BE PERMITTED ONLY IN ALTERATIONS WHERE THE EXISTING FIXTURE IS LESS THAN 15 INCHES HIGH. [IIB-604.4] (SEE EXCEPTION FOR RESIDENTIAL UNITS)

- 13. THE SIDE WALL GRAB BARS SHALL BE 42 INCHES LONG MINIMUM, LOCATED 12 INCHES MAXIMUM FROM THE REAR WALL AND EXTENDING 34 INCHES MINIMUM FROM THE REAR WALL WITH THE FRONT END POSITIONED 24 INCHES MINIMUM IN FRONT OF THE WATER CLOSET. [IIB-604.5.1]

- 14. THE REAR GRAB BAR SHALL BE 36 INCHES LONG MINIMUM AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12 INCHES MINIMUM ON ONE SIDE AND 24 INCHES MINIMUM ON THE OTHER SIDE [IIB-604.5.2] (SEE EXCEPTIONS)

- 15. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION IIB-304.1 OPERATION EXCEPT THEY SHALL BE LOCATED 44 INCHES MAXIMUM ABOVE THE FLOOR. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH SECTION IIB-604.8.2 AMBULATORY ACCESSIBLE COMPARTMENTS. [IIB-604.6]

- 16. TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION IIB-304.4 OPERATION AND SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE BELOW THE GRAB BARS. GRAB BARS SHALL BE LOCATED BEHIND THE GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW. [IIB-604.7]

- 17. WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL BE 60 INCHES WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL, AND 56 INCHES DEEP MINIMUM FOR FLOOR MOUNTED WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL. WHEELCHAIR ACCESSIBLE COMPARTMENTS FOR MEN SHALL BE 42 INCHES WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL, AND 54 INCHES DEEP MINIMUM FOR WALL HUNG AND FLOOR MOUNTED WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL. [IIB-604.8.1.1]

- 30. FOR LAVATORIES AND SINKS, A CLEAR FLOOR SPACE COMPLYING WITH SECTION IIB-305 CLEAR FLOOR OR GROUND SURFACES, POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH SECTION IIB-306 KNEE AND TOE CLEARANCE SHALL BE PROVIDED. [IIB-606.2]

- 31. LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. [IIB-606.3]

- 32. WASHING MACHINES AND CLOTHES DRYERS'S OPERABLE PARTS MUST COMPLY WITH SECTION IIB-304 OPERABLE PARTS. [IIB-611.3]

- 33. TOP LOADING MACHINES SHALL HAVE A DOOR TO THE LAUNDRY COMPARTMENT LOCATED 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT LOCATED 36 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR. [IIB-611.4]

- 34. IN EXISTING BUILDINGS AND FACILITIES WHERE NOT ALL ENTRANCES COMPLY WITH IIB-404 DOORS, DOORWAYS, AND GATES, COMPLIANT ENTRANCES SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH IIB-103.7.2.1 ISA. DIRECTIONAL SIGNS COMPLYING WITH IIB-103.5 VISUAL CHARACTERS THAT INDICATE THE LOCATION OF THE NEAREST ENTRANCE COMPLYING WITH IIB-103.5 VISUAL CHARACTERS, WHERE PICTOGRAMS AND PICTOGRAMS OF ACCESSIBILITY DESIGNATIONS OF PERMANENT INTERIOR ROOMS AND SPACES, THE PICTOGRAMS SHALL COMPLY WITH IIB-103.5 PICTOGRAMS, AND SHALL HAVE TEXT DESCRIPTORS COMPLYING WITH IIB-103.2 AND IIB-103.5. [IIB-216.2] (SEE EXCEPTION)

- 35. SIGNS THAT PROVIDE DIRECTION TO OR INFORMATION ABOUT INTERIOR AND EXTERIOR SPACES AND FACILITIES OF THE SITE SHALL COMPLY WITH IIB-104.5 VISUAL CHARACTERS. [IIB-216.3]

- 36. IN EXISTING BUILDINGS AND FACILITIES WHERE NOT ALL ENTRANCES COMPLY WITH IIB-404 DOORS, DOORWAYS, AND GATES, COMPLIANT ENTRANCES SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH IIB-103.7.2.1 ISA. DIRECTIONAL SIGNS COMPLYING WITH IIB-103.5 VISUAL CHARACTERS THAT INDICATE THE LOCATION OF THE NEAREST ENTRANCE COMPLYING WITH IIB-103.5 VISUAL CHARACTERS, WHERE PICTOGRAMS AND PICTOGRAMS OF ACCESSIBILITY DESIGNATIONS OF PERMANENT INTERIOR ROOMS AND SPACES, THE PICTOGRAMS SHALL COMPLY WITH IIB-103.5 PICTOGRAMS, AND SHALL HAVE TEXT DESCRIPTORS COMPLYING WITH IIB-103.2 AND IIB-103.5. [IIB-216.2] (SEE EXCEPTIONS)

- 37. DOORWAYS LEADING TO TOILET ROOMS AND BATHING ROOMS COMPLYING WITH IIB-603 TOILET AND BATHING ROOMS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH IIB-103.7.2.1 ISA. WHERE EXISTING TOILET ROOMS OR BATHING ROOMS DO NOT COMPLY WITH IIB-603 TOILET AND BATHING ROOMS, THE TOILET ROOMS OR BATHING ROOMS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH IIB-103.7.2.1 ISA. WHERE CLUSTERED SINGLE USER TOILET ROOMS OR BATHING FACILITIES ARE PERMITTED TO USED EXCEPTED TO IIB-213.2 TOILET AND BATHING ROOMS, TOILET ROOMS OR BATHING FACILITIES COMPLYING WITH IIB-603 TOILET AND BATHING ROOMS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH IIB-103.7.2.1 ISA UNLESS ALL TOILET ROOMS AND BATHING FACILITIES COMPLY WITH IIB-603 TOILET AND BATHING ROOMS. EXISTING BUILDING THAT HAVE BEEN REMODELED TO COMPLY WITH IIB-603 TOILET AND BATHING ROOMS SHALL COMPLY WITH THESE BUILDING STANDARDS THAT HAVE THE LOCATION OF AND THE DIRECTIONS TO THESE ROOMS POSTED IN OR NEAR THE BUILDING LOBBY OR ENTRANCE ON A SIGN COMPLYING WITH IIB-103.5 VISUAL CHARACTERS, INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH IIB-103.7.2.1 ISA. [IIB-216.8]

- 38. SIGNS WITH TACTILE CHARACTERS SHALL COMPLY WITH IIB-103.4 INSTALLATION HEIGHT AND LOCATION. [IIB-103.4]

- 39. TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER BRAILLE CELLS AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER LINE OF RAISED CHARACTER. [IIB-103.4.1] (SEE EXCEPTION)

- 40. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOOR WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR, WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT HAND DOOR OF DOUBLE DOORS, THE SIGN SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREES POSITIVE OPEN POSITION. IDENTIFICATION AND SIGNAGE IS PROVIDED FOR ROOMS AND SPACES THEY SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS THE ROOM OR SPACE. [IIB-103.4.2] (SEE EXCEPTION)

REVISION
[Revision symbols and table]

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SHEET TITLE: PROF. BUILDING
SCALE: AS NOTED

DRAWN BY: A. AVETISYAN

CHECKED BY: S. ARGUBRIGHT

DATE: 15-NOVEMBER-2021

CLIENT: S. ARGUBRIGHT

ENG. BY: S. ARGUBRIGHT
SHEET NO. N-3

7. PICTOGRAMS SHALL COMPLY WITH THE FOLLOWING:

- A. PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6 INCHES MINIMUM. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD. [IIB-103.6.1]
- B. PICTOGRAMS AND THEIR FIELD SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD. [IIB-103.6.2]
- C. PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD. TEXT DESCRIPTORS SHALL COMPLY WITH IIB-103.2 RAISED CHARACTERS, IIB-103.3 BRAILLE AND IIB-103.4 INSTALLATION HEIGHT AND LOCATION. [IIB-103.6.3]

8. SYMBOLS SHALL COMPLY WITH THE FOLLOWING:

- A. DOORWAYS LEADING TO TOILET ROOMS AND BATHING ROOMS SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL COMPLYING WITH IIB-103.1.2.6 TOILET AND BATHING FACILITIES GEOMETRIC SYMBOLS. THE SYMBOL SHALL BE MOUNTED AT 58 INCHES MINIMUM AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED FROM THE CENTERLINE OF THE SYMBOL. WHERE A DOOR IS PROVIDED THE SYMBOL SHALL BE MOUNTED WITHIN 1 INCH OF THE VERTICAL CENTERLINE OF THE DOOR. [IIB-103.1.2.6] (SEE EXCEPTION)
- B. MEN'S TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE, 1/4 INCH THICK WITH EDGES 12 INCH LONG AND A VERTEX POINTING UPWARD. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. [IIB-103.2.6.1]
- C. WOMEN'S TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, 1/4 INCH THICK AND 12 INCHES IN DIAMETER. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. [IIB-103.1.2.6.2]
- D. UNISEX TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, 1/4 INCH THICK AND 12 INCHES IN DIAMETER WITH A 1/4 INCH THICK TRIANGLE WITH A VERTEX POINTING UPWARD SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12-INCH DIAMETER. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE CIRCLE SYMBOL, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. [IIB-103.1.2.6.3]

NOTIFICATION APPLIANCE FOR THE HEARING IMPAIRED:

NOTE: IF EMERGENCY WARNING SYSTEMS ARE PROVIDED, THEY SHALL INCLUDE BOTH AUDIBLE ALARM AND VISUAL ALARMS COMPLYING WITH NFPA 72 AND CHAPTER 9, SECTIONS 907.2.1, AND 907.5.2.3.

- 1. APPROVED NOTIFICATION APPLIANCES FOR THE HEARING AND VISUALLY IMPAIRED SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF NFPA 72 IN THE FOLLOWING AREAS:

- A. RESTROOMS
- B. CORRIDORS
- C. MUSIC PRACTICE ROOMS
- D. BAND ROOMS
- E. GYMNASIUMS
- F. MULTIPURPOSE ROOMS
- G. OCCUPATIONAL SHOPS
- H. OCCUPIED ROOMS WHERE AMBIENT NOISE IMPAIRS HEARING OF THE FIRE ALARM
- I. LOBBIES
- J. MEETING ROOMS
- K. ANY OTHER AREA FOR COMMON USE

ADDITIONAL REQUIREMENTS:

- 1. QUALIFIED HISTORICAL BUILDINGS SHALL COMPLY WITH THE STATE HISTORICAL BUILDING CODE, PART 8, TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS AS PRINTED IN VOLUME 2 OF TITLE 24.
- 2. WHEN A COMMERCIAL FACILITY IS LOCATED IN A PRIVATE RESIDENCE, THE PORTION OF THE RESIDENCE USED EXCLUSIVELY AS A RESIDENCE IS NOT COVERED BY CHAPTER IIB, EXCEPT AS REQUIRED BY IIBB.5, BUT THAT PORTION USED BOTH FOR THE COMMERCIAL FACILITY AND FOR RESIDENTIAL PURPOSES IS COVERED BY THE NEW CONSTRUCTION AND ALTERATION REQUIREMENTS OF THE CODE.
- 3. THE PORTION OF THE RESIDENCE COVERED EXTENDS TO THOSE ELEMENTS USED TO ENTER THE COMMERCIAL FACILITY, INCLUDING THE HOMEOWNER'S FRONT SIDEWALK, IF ANY, THE DOOR OR ENTRY WAY, AND HALLWAYS; AND THOSE PORTIONS OF THE RESIDENCE, INTERIOR OR EXTERIOR, AVAILABLE TO OR TO BE USED BY EMPLOYEES OR VISITORS OF THE COMMERCIAL FACILITY, INCLUDING SANITARY FACILITIES.

REVISION



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SHEET NO.

N-4

ACCESSIBILITY DETAILS FOR PARKING

WHERE ACCESSIBLE PARKING IS REQUIRED.

When parking spaces are provided, parking spaces shall be provided in accordance with Section 11B-208.

Exception: Parking spaces used exclusively for buses, trucks, other delivery vehicles, or vehicular impound shall not be required to comply with Section 11B-208 provided that lots accessed by the public are provided with a passenger loading zone complying with Section 11B-503.

Minimum number. Parking spaces complying with Section 11B-502 shall be provided in accordance with Table 11B-208.2 except as required by Sections 11B-208.2.1, 11B-208.2.2, and 11B-208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

Hospital outpatient facilities. Ten percent of patient and visitor parking spaces provided to serve hospital outpatient facilities, and free-standing buildings providing outpatient clinical services of a hospital, shall comply with Section 11B-502.

Rehabilitation facilities and outpatient physical therapy facilities. Twenty percent of patient and visitor parking spaces provided to serve rehabilitation facilities specializing in treating conditions that affect mobility and outpatient physical therapy facilities shall comply with Section 11B-502.

Residential facilities. Parking spaces provided to serve residential facilities shall comply with Section 11B-208.2.3.

Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with Table 11B-208.2.

Requests for accessible parking spaces. When assigned parking is provided, designated accessible parking for the adaptable residential dwelling units shall be provided on requests of residents with disabilities on the same terms and with the full range of choices (e.g., off-street parking, carport or garage) that are available to other residents.

Van parking spaces. For every six or fraction of six parking spaces required by Section 11B-208.2 to comply with Section 11B-502, at least one shall be a van parking space complying with Section 11B-502.

Location. Parking facilities shall comply with Section 11B-208.3. General. Parking spaces complying with Section 11B-502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with Section 11B-205.4. Where parking serves more than one accessible entrance, parking spaces complying with Section 11B-502 shall be dispersed and located on the shortest accessible route to the accessible entrances. In parking facilities that do not serve a particular building or facility, parking spaces complying with Section 11B-502 shall be located on the shortest accessible route to an accessible pedestrian entrance of the parking facility.

Exceptions:
 1. All van parking spaces shall be permitted to be grouped on one level within a multi-story parking facility.
 2. Parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee, and user convenience.

PASSENGER DROP-OFF AND LOADING ZONES

General. Passenger drop-off and loading zones shall comply with Section 11B-503.

Vehicle pull-up space. Passenger drop-off and loading zones shall provide a vehicular pull-up space 96 inches wide minimum and 20 feet long minimum.

Access aisle. Passenger drop-off and loading zones shall provide access aisles complying with Section 11B-503 adjacent and parallel to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way.

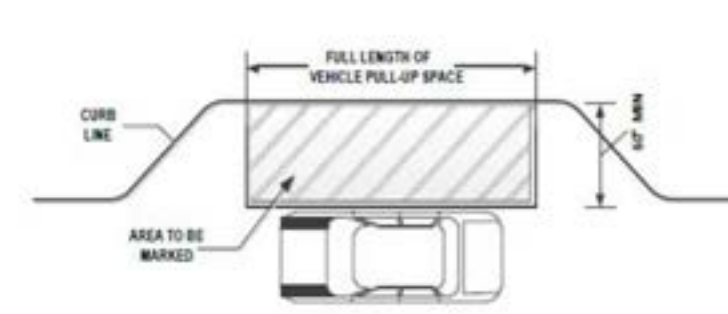


FIGURE 11B-503.3 PASSENGER DROP-OFF AND LOADING ZONE ACCESS AISLE

Width. Access aisles serving vehicle pull-up spaces shall be 60 inches wide minimum.

Length. Access aisles shall extend the full length of the vehicle pull-up spaces they serve.

Marking. Access aisles shall be marked with a painted borderline around their perimeter. The area within the borderlines shall be marked with hatched lines a maximum of 36 inches on center in a color contrasting with that of the aisle surface.

Floor and ground surfaces. Vehicle pull-up spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted.
Exception: Slopes not steeper than 1:48 shall be permitted.

Vertical clearance. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches minimum.

Identification. Each passenger loading zone designated for persons with disabilities shall be identified with a reflectorized sign complying with Section 11B-703.5. It shall be permanently posted immediately adjacent to and visible from the passenger loading zone stating "Passenger Loading Zone Only" and including the International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a dark blue background.

Medical care and long-term care facilities. At least one passenger loading zone complying with Section 11B-503 shall be provided at an accessible entrance to licensed medical care and licensed long-term care facilities where the period of stay may exceed twenty-four hours.

Valet parking. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with Section 11B-503. The parking requirements of Section 11B-208.1 apply to facilities with valet parking.

Mechanical access parking garages. Mechanical access parking garages shall provide at least one passenger loading zone complying with Section 11B-503 at vehicle drop-off and vehicle pick-up areas.

PARKING SPACES

General. Car and van parking spaces shall comply with Section 11B-502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

Exception: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

Length. Access aisles shall extend the full required length of the parking spaces they serve.

Marking. Access aisles shall be marked with a painted borderline around their perimeter. The area within the borderlines shall be marked with hatched lines a maximum of 36 inches on center in a color contrasting with that of the aisle surface.

Floor and ground surfaces. Vehicle pull-up spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted.
Exception: Slopes not steeper than 1:48 shall be permitted.

Vertical clearance. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches minimum.

Identification. Each passenger loading zone designated for persons with disabilities shall be identified with a reflectorized sign complying with Section 11B-703.5. It shall be permanently posted immediately adjacent to and visible from the passenger loading zone stating "Passenger Loading Zone Only" and including the International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a dark blue background.

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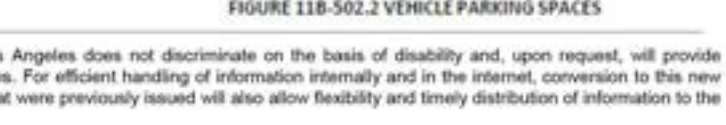


FIGURE 11B-502.2 VEHICLE PARKING SPACES

Vehicle spaces. Car and van parking spaces shall be 216 inches (18 feet) long minimum. Car parking spaces shall be 108 inches (9 feet) wide minimum and van parking spaces shall be 144 inches (12 feet) wide minimum, and shall have an adjacent access aisle complying with Section 11B-502.3.

Exception: Van parking spaces shall be permitted to be 108 inches (9 feet) wide minimum where the access aisle is 96 inches (8 feet) wide minimum.

Access aisle. Access aisles serving parking spaces shall comply with Section 11B-502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Width. Access aisles serving car and van parking spaces shall be 60 inches (5 feet) wide minimum.

Length. Access aisles shall extend the full required length of the parking spaces they serve.

Marking. Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches (3 feet) on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches (1 foot) in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.

Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for van parking spaces which shall have access aisles located on the passenger side of the parking space.

Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.
Exception: Slopes not steeper than 1:48 shall be permitted.

Vertical clearance. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum.

Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with Section 11B-703.7.2.1. Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible." Signs shall be 60 inches (5 feet) minimum above the finish floor or ground surface measured to the bottom of the sign.

Exception: Signs located within an accessible route shall be a minimum of 80 inches (6 feet, 8 inches) above the finish floor or ground surface measured to the bottom of the sign.

Finish and size. Parking identification signs shall be reflectorized with a minimum area of 70 square inches.

Minimum fine. Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250."

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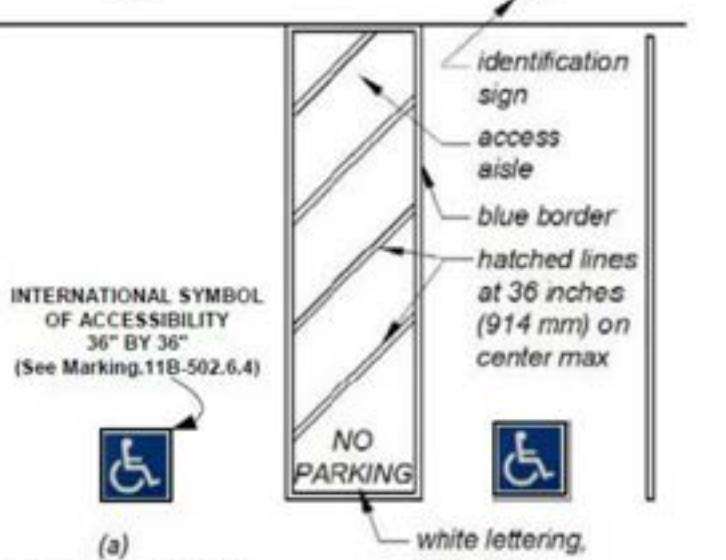


FIGURE 11B-502.3.3 PERPENDICULAR PARKING IDENTIFICATION



FIGURE 11B-502.3.3 ANGLED PARKING IDENTIFICATION

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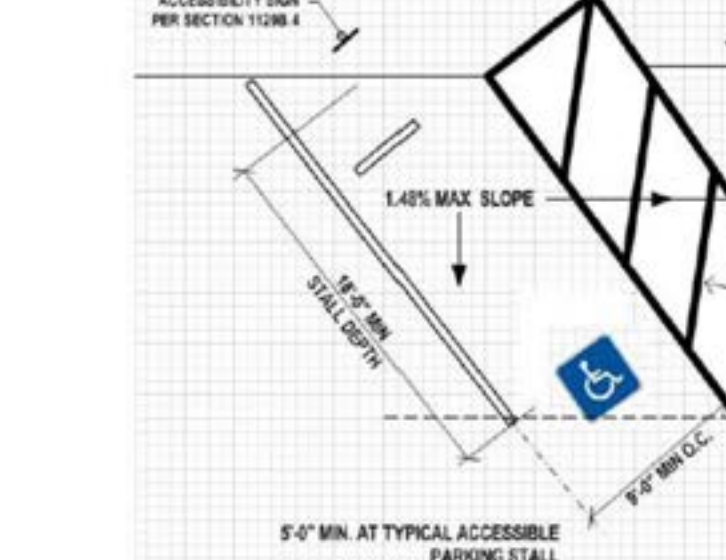


FIGURE 11B-502.3.3 ANGLED PARKING IDENTIFICATION

Location. A parking space identification sign shall be visible from each parking space. Signs shall be permanently posted either immediately adjacent to the parking space or within the projected parking space width at the head end of the parking space. Signs may also be permanently posted on a wall at the interior end of the parking space.

Marking. Each accessible car and van space shall have surface identification complying with either Sections 11B-502.6.4.1 or 11B-502.6.4.2.

The parking space shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a blue background a minimum 36 inches wide by 36 inches high in white or a suitable contrasting color. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space length.

The parking space shall be outlined or painted blue and shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 a minimum 36 inches wide by 36 inches high in white or a suitable contrasting color. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space.

Relationship to accessible routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

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11B-502.7.1 Arrangement. Parking spaces and access aisles shall be designed so that persons using them are not required to travel behind parking spaces other than to pass behind the parking space in which they are parked.

11B-502.7.2 Wheel stops. A curb or wheel stop shall be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes.

11B-502.8 Additional signage. An additional sign shall be posted either:
 1) In a conspicuous place at each entrance to an off-street parking facility or
 2) Immediately adjacent to on-site accessible parking and visible from each parking space.

11B-502.8.1 Size. The additional sign shall not be less than 17 inches wide by 22 inches high.

11B-502.8.2 Lettering. The additional sign shall clearly state in letters with a minimum height of 1 inch the following:
 "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed _____ at _____ or by telephoning _____."
 Blank spaces shall be filled in with appropriate information as a permanent part of the sign. (NOTE: Towing Co's Name and Telephone Number must be noted on the detail sheets on the plans).

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

TABLE 11B-208.2 PARKING SPACES

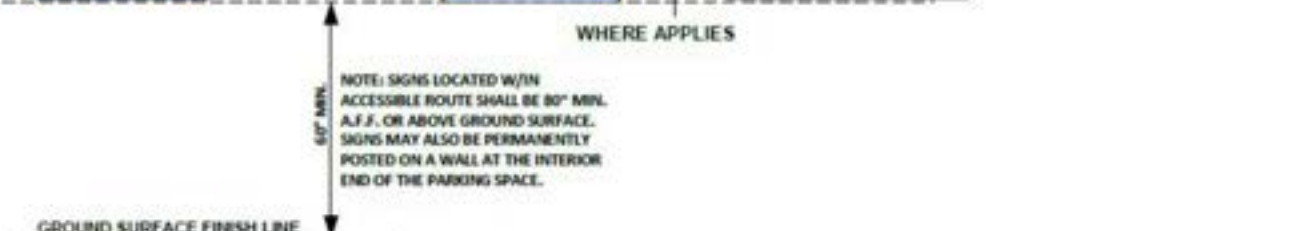
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ACCESSIBLE PARKING SIGN INSTALLED AT EACH SPACE



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SHEET TITLE:
**ACCESSIBILITY
 DETAILS
 POF BUILDING**

SCALE:
 AS NOTED

DRAWN BY:
 A. AVETISYAN

CHECKED BY:
 S. ARGBRIGHT

DATE:
 15-NOVEMBER-2022

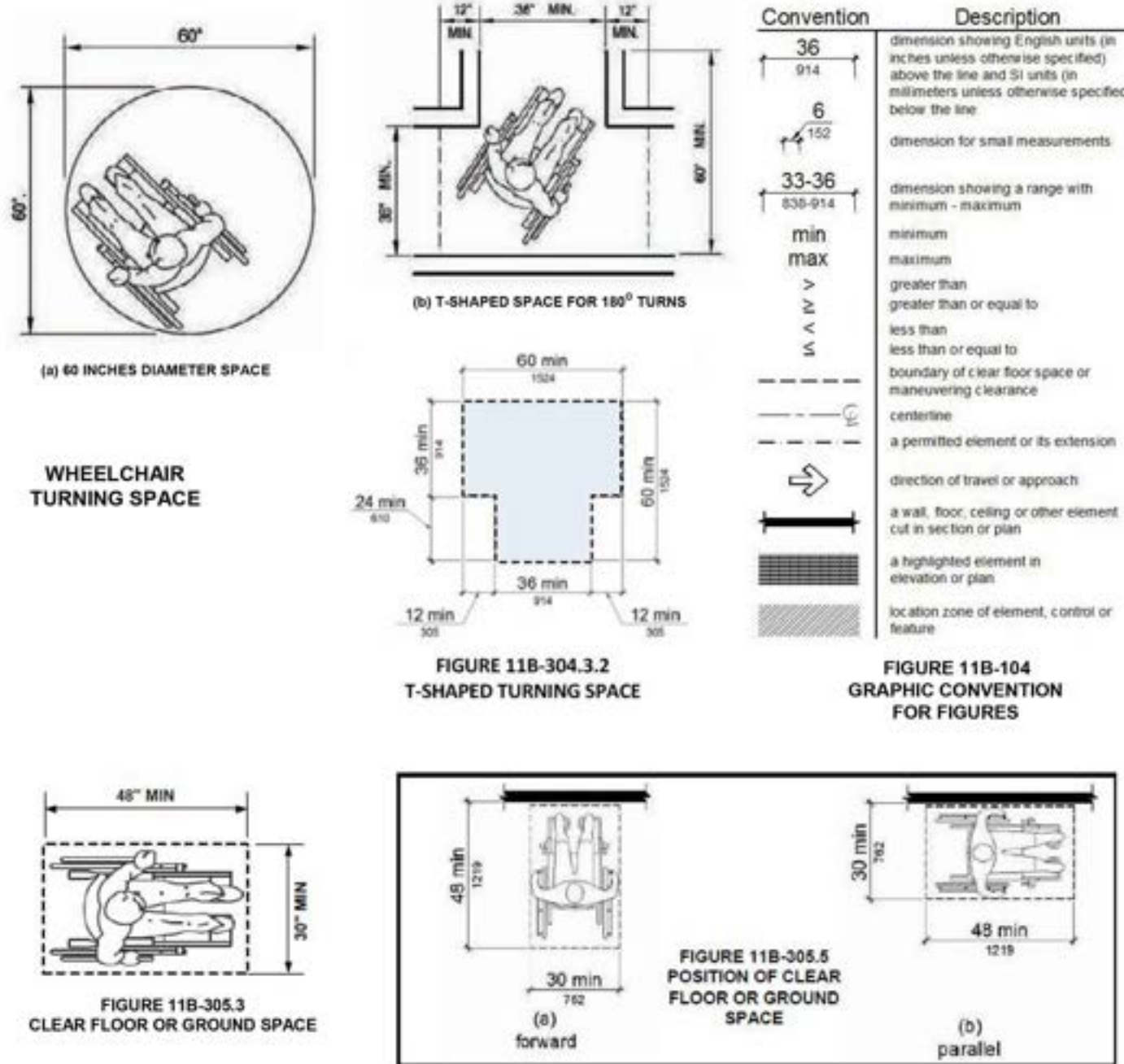
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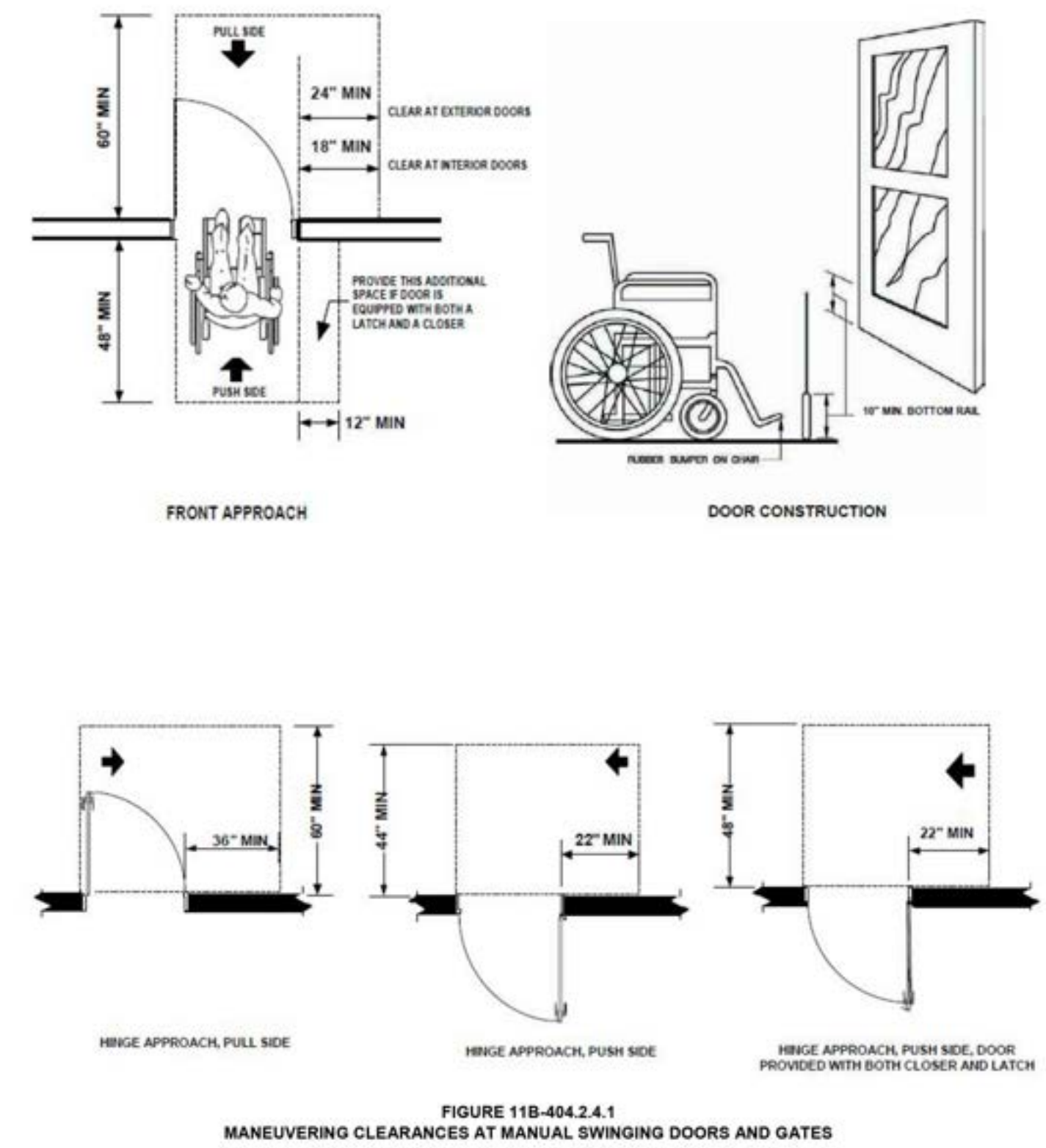
ACCESSIBILITY DETAILS FOR DOORS, MANEUVERING SPACES & ROUTES

UNLESS SPECIFICALLY STATED OTHERWISE, FIGURES ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. (11B-104.3 FIGURES)



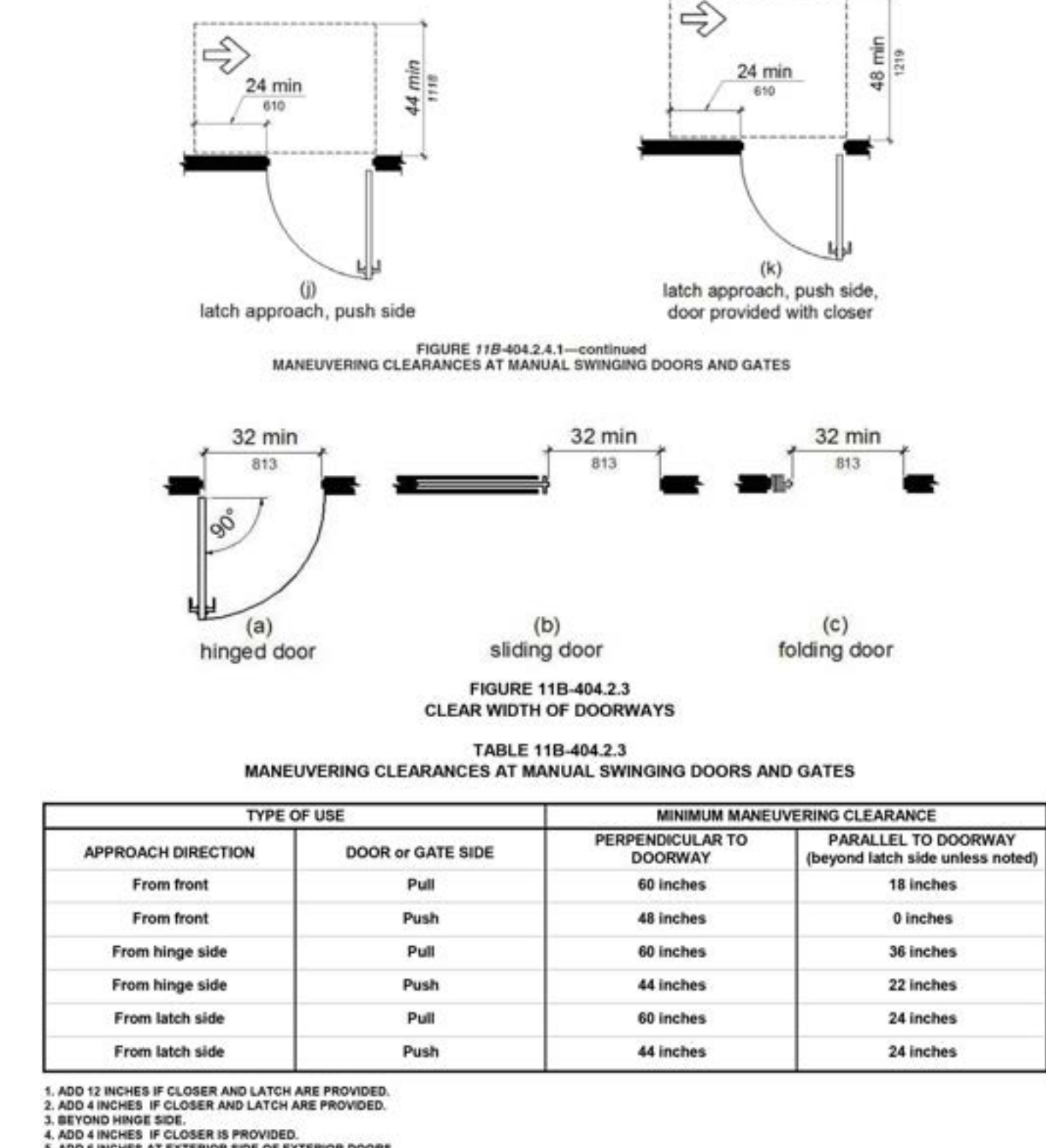
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 Page 1 of 7

DOORS & MANEUVERING SPACE



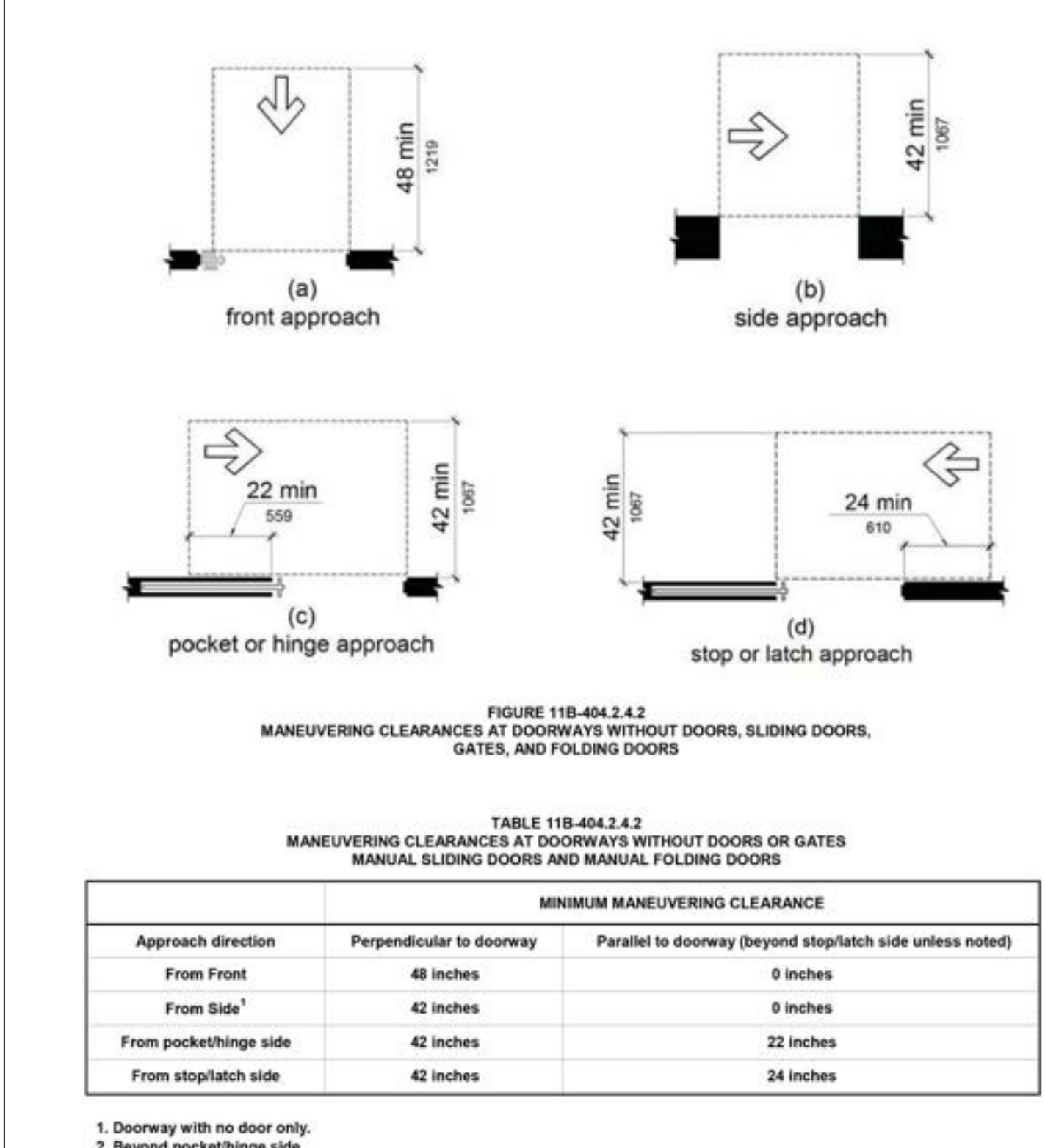
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 Page 2 of 7

DOORS & MANEUVERING SPACE



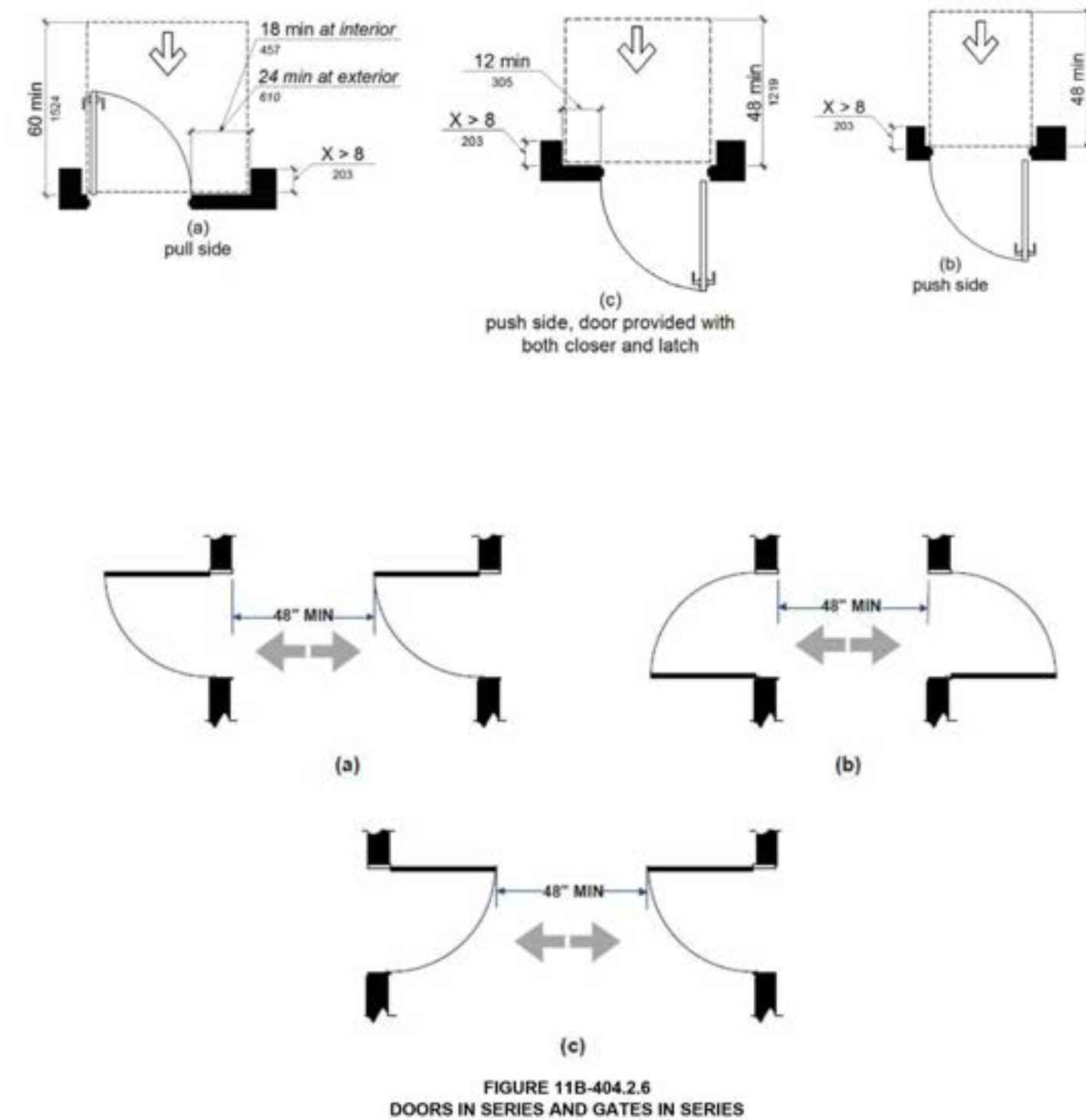
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 Page 3 of 7

DOORS & MANEUVERING SPACE



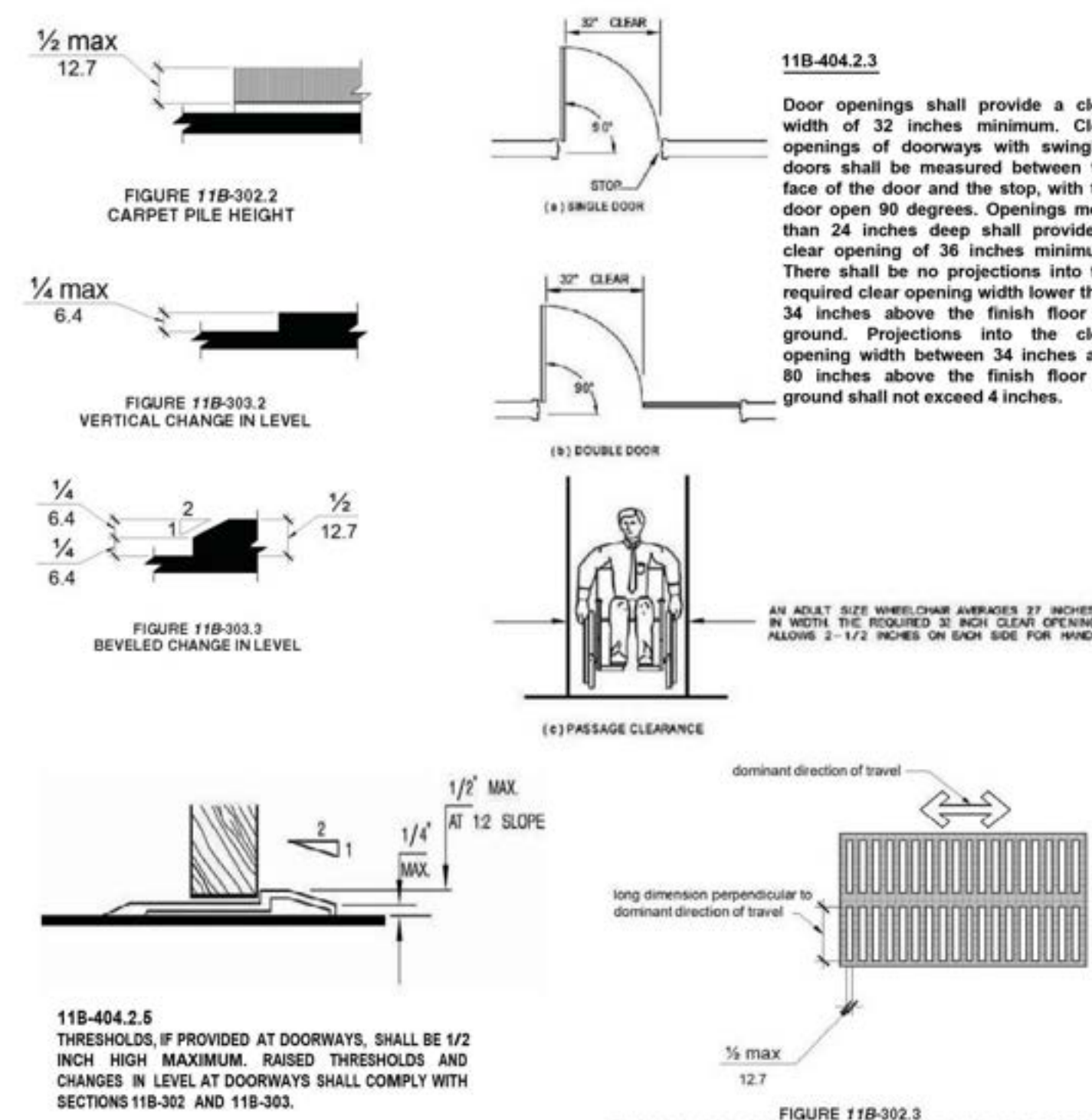
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 Page 4 of 7

DOORS & MANEUVERING SPACE



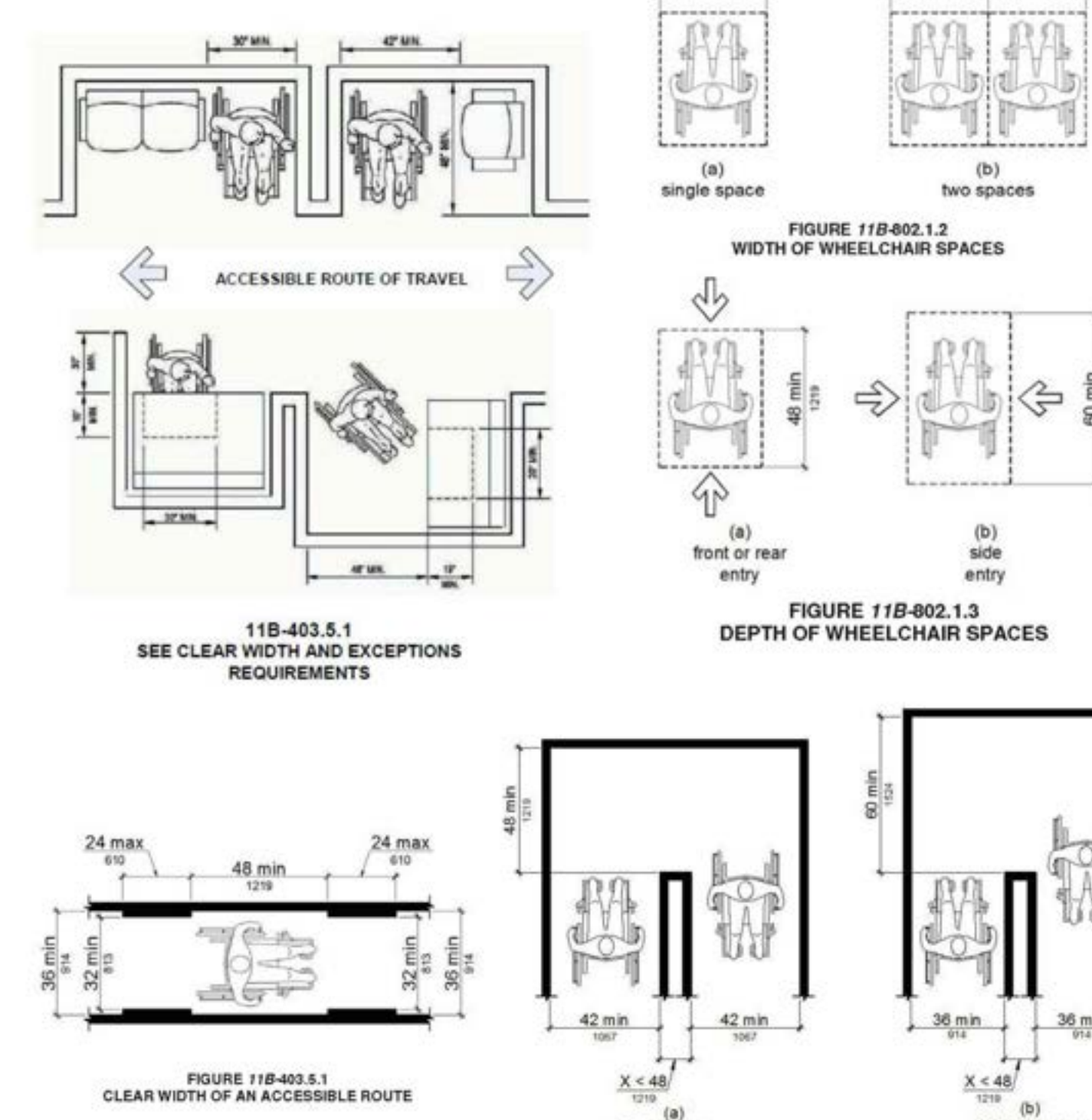
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ACCESSIBLE ROUTES



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ACCESSIBLE ROUTES



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 Page 7 of 7

REVISION

ARCHITECTURAL / CIVIL ENGINEER:

PROJECT:

CONTRACTOR:

SHEET TITLE: **ACCESSIBILITY DETAILS FOR BUILDING**

SCALE: AS NOTED

DRAWN BY: A. AVETISYAN

CHECKED BY: S. ARGUBRIGHT

DATE: 15-NOVEMBER-2022

CLIENT: S. ARGUBRIGHT

ENG. BY:

SHEET NO. **N-6**

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ACCESSIBILITY DETAILS FOR RESTROOMS AND DRINKING FOUNTAINS

FIGURE 11B-604.1 SINGLE-ACCOMMODATION TOILET FACILITY
FIGURE 11B-604.2 ACCESSIBLE WATER CLOSET COMPARTMENT WITHIN A MULTIPLE-ACCOMMODATION TOILET FACILITY

Doors shall not swing into the clear floor space or clearance required for any fixture. Other than the door to the accessible water closet compartment, a door in any position, may encroach into the turning space by 12 inches maximum. (11B-603.2.3)
 Exceptions: (2) Where the toilet room or bathing room is for individual use and a clear floor space complying with Section 11B-305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.

FIGURE 11B-604.7 DISPENSER OUTLET LOCATION
FIGURE 11B-604.5.1 SIDE WALL GRAB BAR AT WATER CLOSETS

FIGURE 11B-604.5.2 REAR WALL GRAB BAR AT WATER CLOSETS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

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FIGURE 11B-609.3 SPACING OF GRAB BARS
FIGURE 11B-604.8.1.4 WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

FIGURE 11B-609.2.2 GRAB BAR NON-CIRCULAR CROSS SECTION

FIGURE 11B-604.8.1.2 WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOORS
FIGURE 11B-604.8.1.4 WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

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FIGURE 11B-604.8.1.1.2 MANEUVERING SPACE WITH SIDE-OPENING DOOR
FIGURE 11B-604.8.1.1.3 MANEUVERING SPACE WITH END-OPENING DOOR

FIGURE 11B-605.2 - HEIGHT AND DEPTH OF URINALS

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SINK / URINAL

FIGURE 11B-306.2 - TOE CLEARANCE
FIGURE 11B-306.3 - KNEE CLEARANCE

FIGURE 11B-605.2 - HEIGHT AND DEPTH OF URINALS

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DRINKING FOUNTAINS

FIGURE 11B-305.2 SPOUT HEIGHT AND KNEE CLEARANCE AT DRINKING FOUNTAINS
FIGURE 11B-305.7.1 MANEUVERING CLEARANCE IN AN ALCOVE, FORWARD APPROACH
FIGURE 11B-602.5 DRINKING FOUNTAIN SPOUT LOCATION
FIGURE 11B-602.5.2 PLAN OF "HI-LOW" DRINKING FOUNTAIN

11B-602.6 WATER FLOW
 THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES HIGH MINIMUM AND SHALL BE LOCATED 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3 INCHES OF THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE SPOUTS ARE LOCATED BETWEEN 3 INCHES AND 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM.

11B-602.7 DRINKING FOUNTAINS FOR STANDING PERSONS
 SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES MINIMUM AND 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

11B-602.8 PEDESTRIAN PROTECTION
 ALL DRINKING FOUNTAINS SHALL EITHER BE LOCATED COMPLETELY WITHIN ALCOVES, POSITIONED COMPLETELY BETWEEN WING WALLS, OR OTHERWISE POSITIONED SO AS NOT TO ENDOUR INTO PEDESTRIAN WAY. THE PROTECTED AREA WITHIN WHICH A DRINKING FOUNTAIN IS LOCATED SHALL BE 32 INCHES WIDE MINIMUM AND 18 INCHES DEEP MINIMUM, AND SHALL COMPLY WITH SECTION 11B-305.7. WHEN USED, WING WALLS OR BARRIERS SHALL PROJECT HORIZONTALLY AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6 INCHES VERTICALLY FROM THE FLOOR OR GROUND SURFACE.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will also allow flexibility and timely distribution of information to the public.

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 15-NOVEMBER-2022

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ENG. BY:

SHEET NO.
 N-7

ACCESSIBILITY DETAILS FOR OBSTRUCTIONS, REACH RANGES, CARD READERS & TELEPHONES

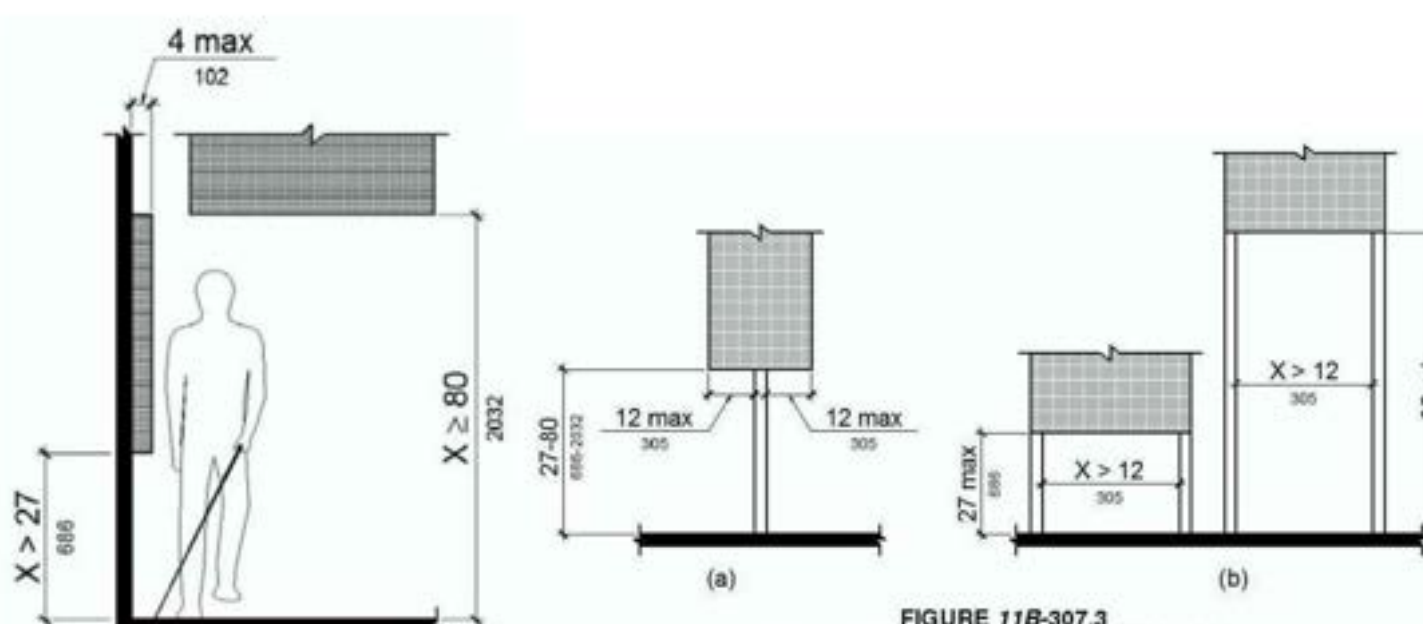


FIGURE 11B-307.2 LIMITS OF PROTRUDING OBJECTS

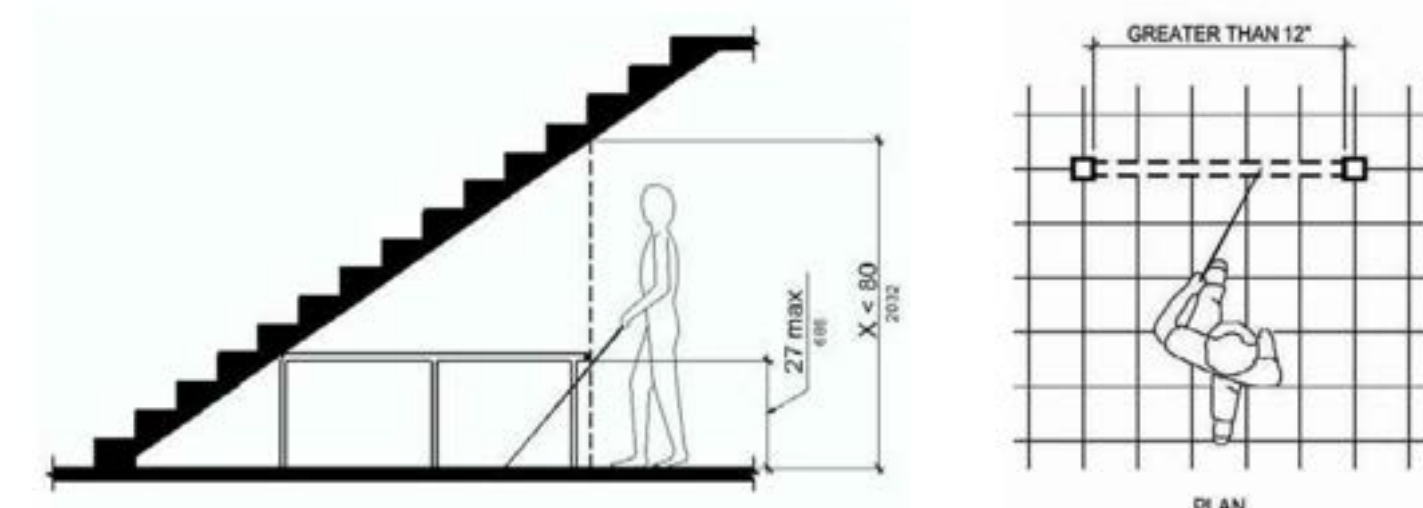


FIGURE 11B-307.3 POST-MOUNTED PROTRUDING OBJECTS

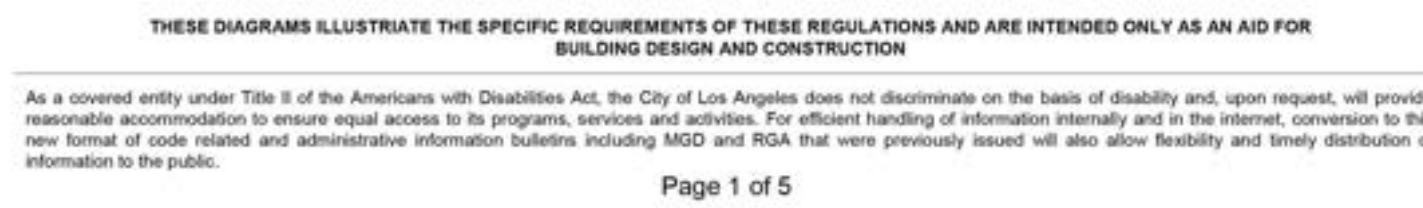


FIGURE 11B-307.4 VERTICAL CLEARANCE

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ACCESSIBILITY DETAILS FOR OBSTRUCTIONS, REACH RANGES, CARD READERS & TELEPHONES

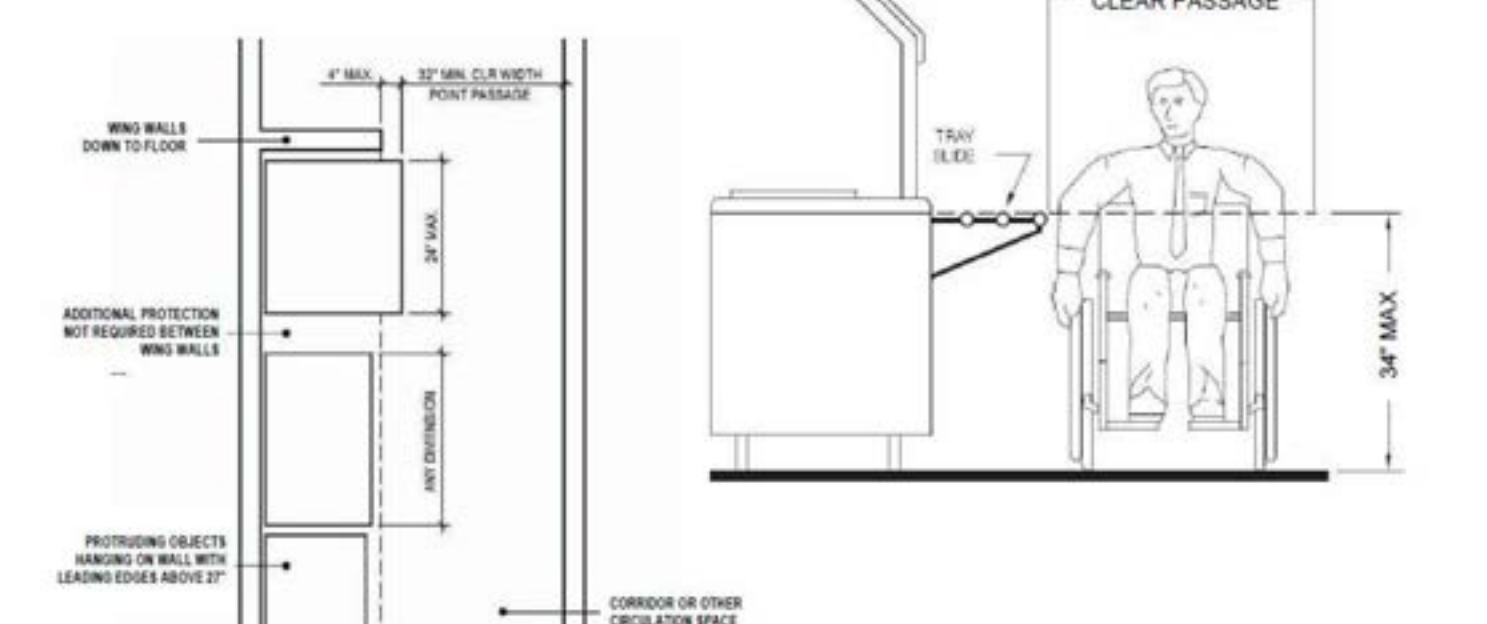


FIGURE 11B-308.2.1 UNOBSTRUCTED FORWARD REACH

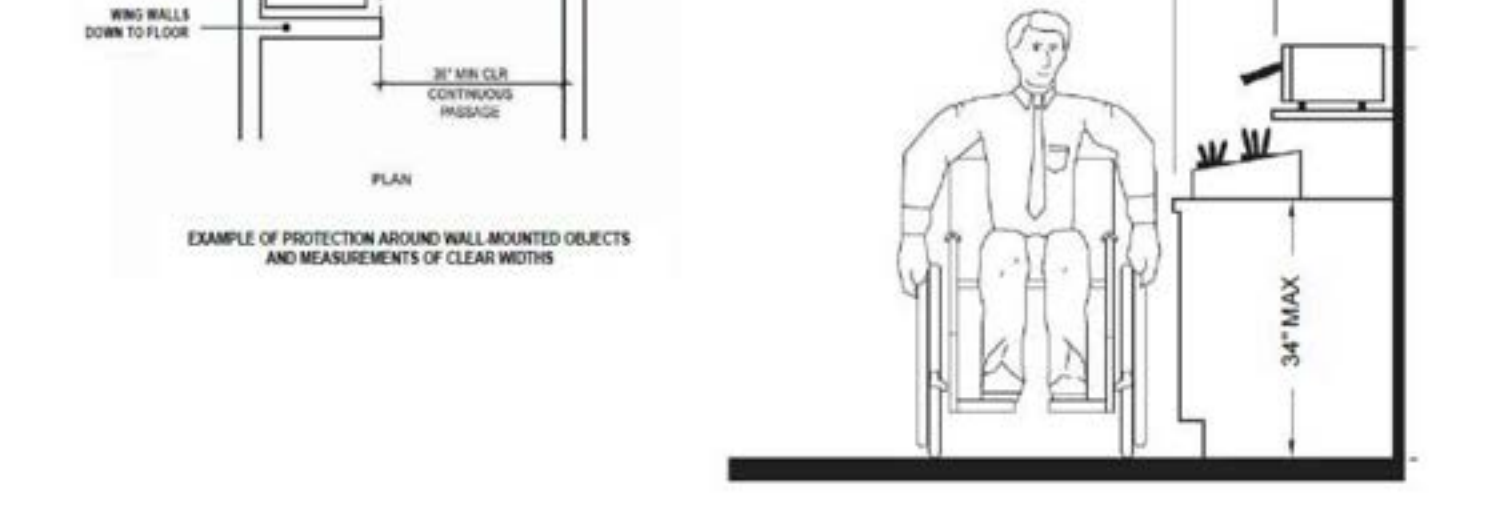


FIGURE 11B-308.2.2 OBSTRUCTED HIGH FORWARD REACH

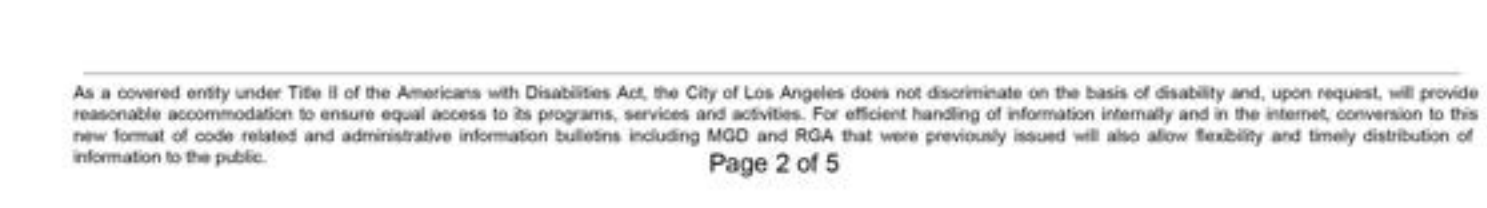


FIGURE 11B-308.3.1 UNOBSTRUCTED SIDE REACH

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will also allow flexibility and timely distribution of information to the public.

ACCESSIBILITY DETAILS FOR OBSTRUCTIONS, REACH RANGES, CARD READERS & TELEPHONES

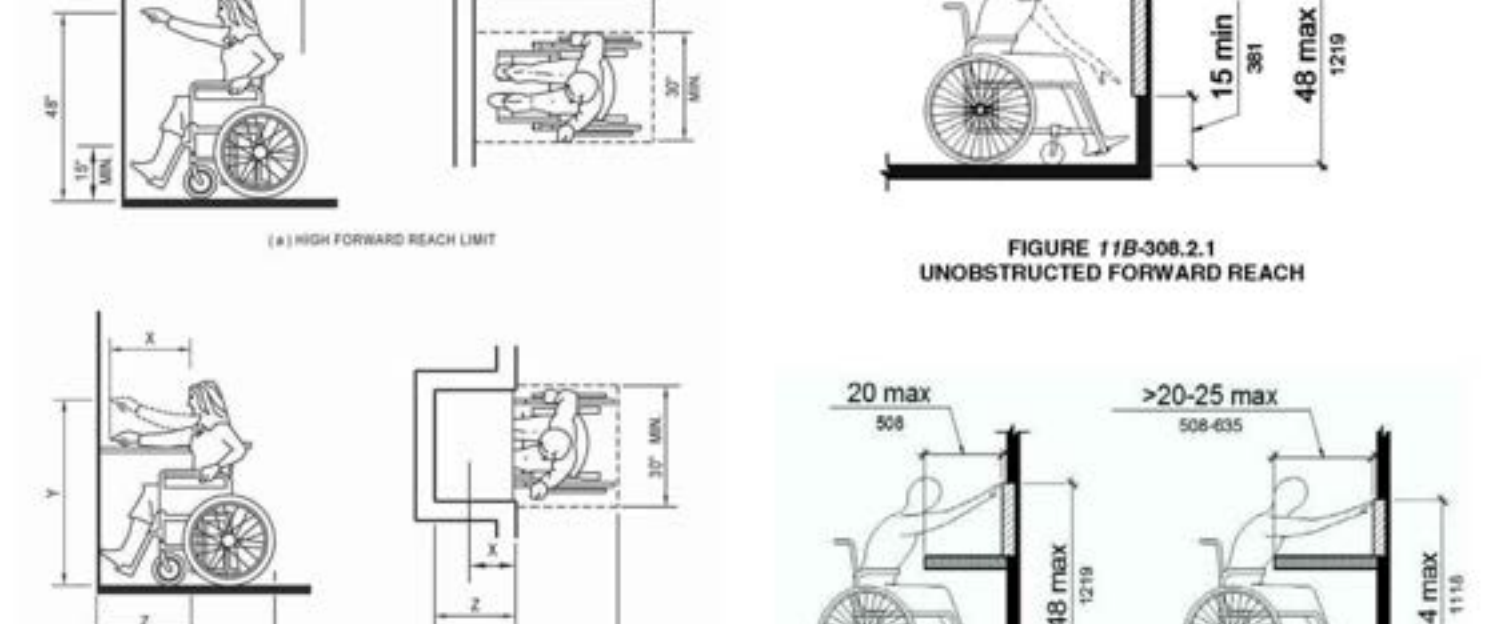


FIGURE 11B-308.3.2 OBSTRUCTED HIGH SIDE REACH

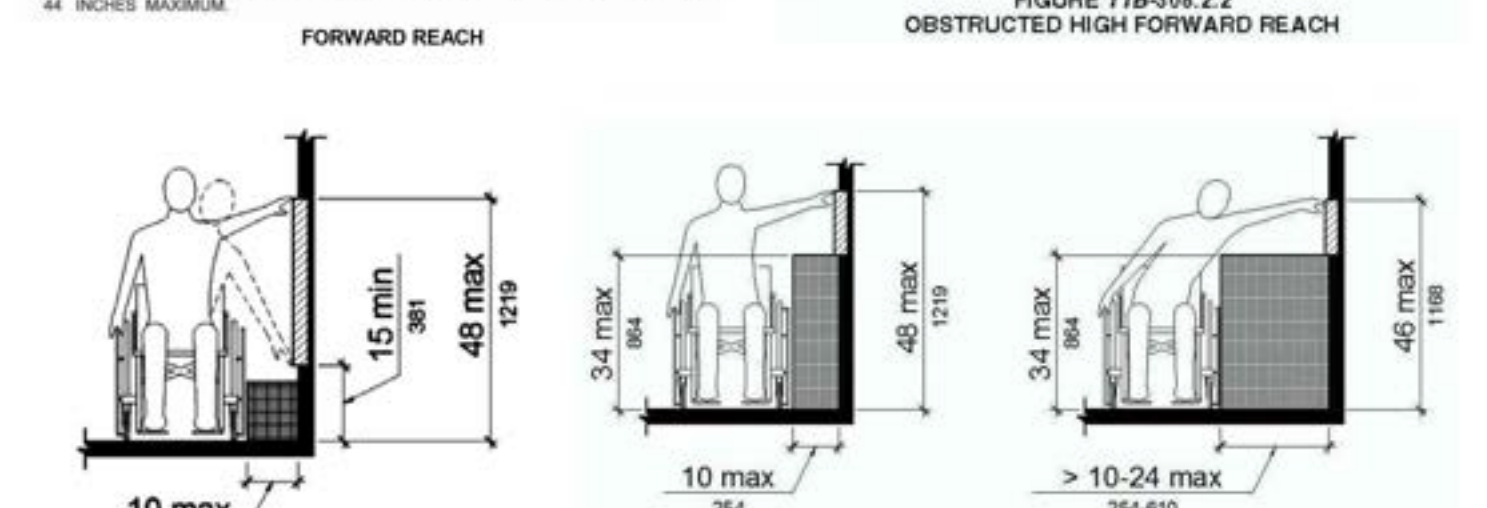


FIGURE 11B-308.3.3 FORWARD REACH

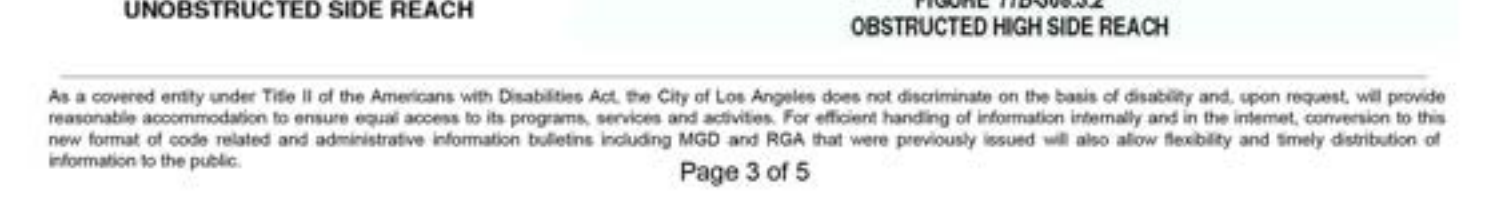


FIGURE 11B-308.3.4 OBSTRUCTED HIGH SIDE REACH

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ACCESSIBILITY DETAILS FOR OBSTRUCTIONS, REACH RANGES, CARD READERS & TELEPHONES

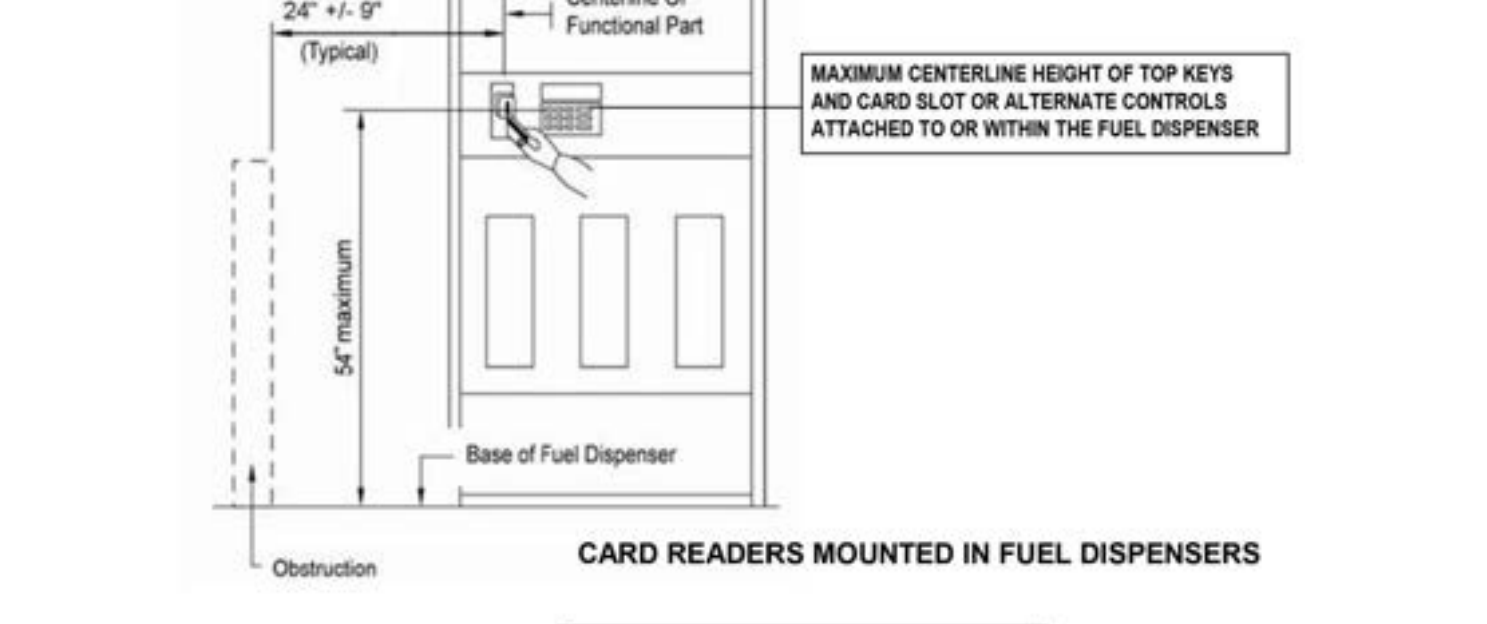


FIGURE 11B-308.3.5 CARD READERS MOUNTED IN FUEL DISPENSERS

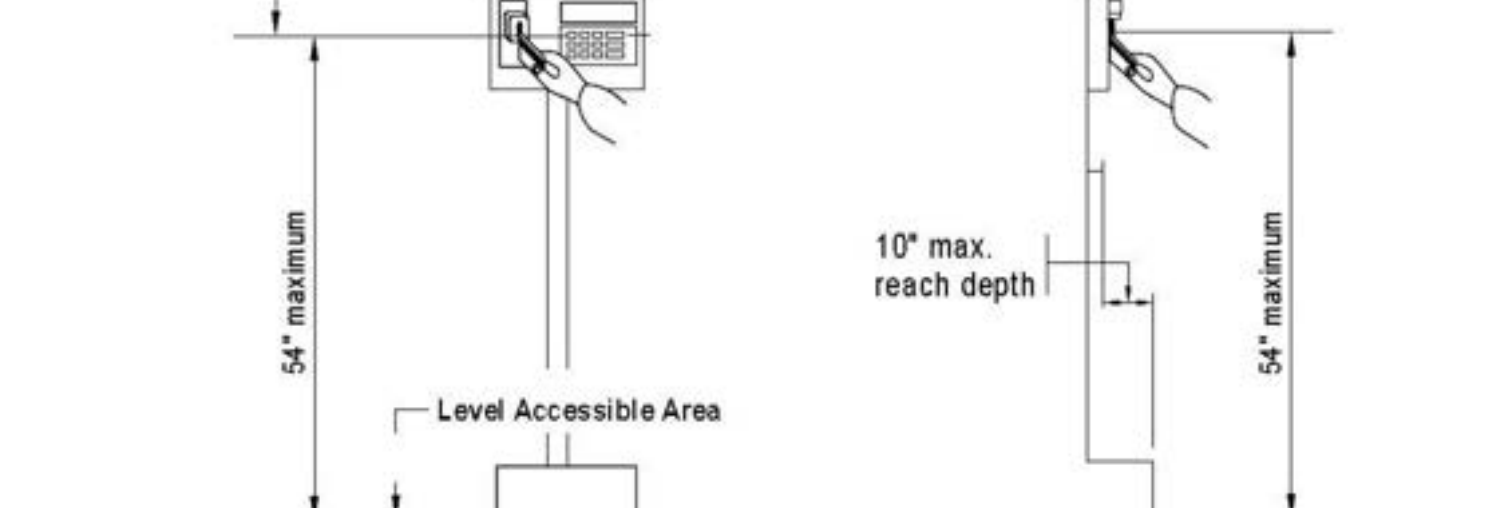


FIGURE 11B-308.3.6 CARD READERS LOCATED ON FREE-STANDING PEDESTALS

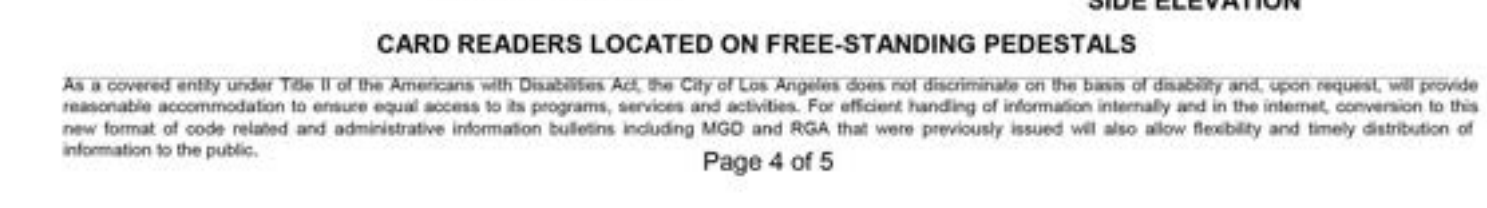


FIGURE 11B-308.3.7 CARD READERS LOCATED ON FREE-STANDING PEDESTALS

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TELEPHONES

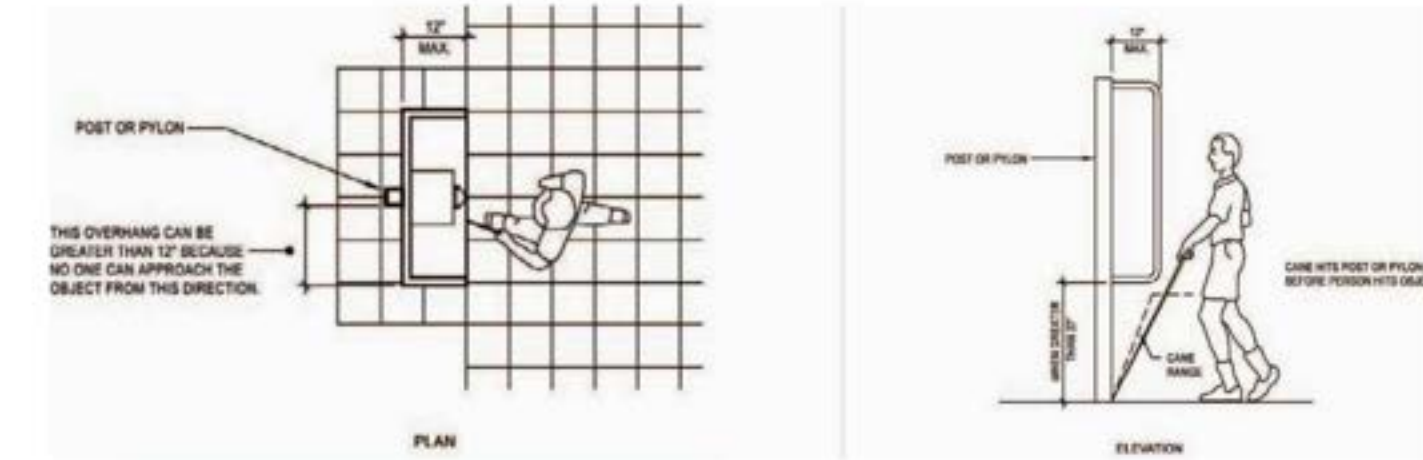


FIGURE 11B-704.2.1.1 PARALLEL APPROACH TO TELEPHONE



FIGURE 11B-704.2.1.2 FORWARD APPROACH TO TELEPHONE

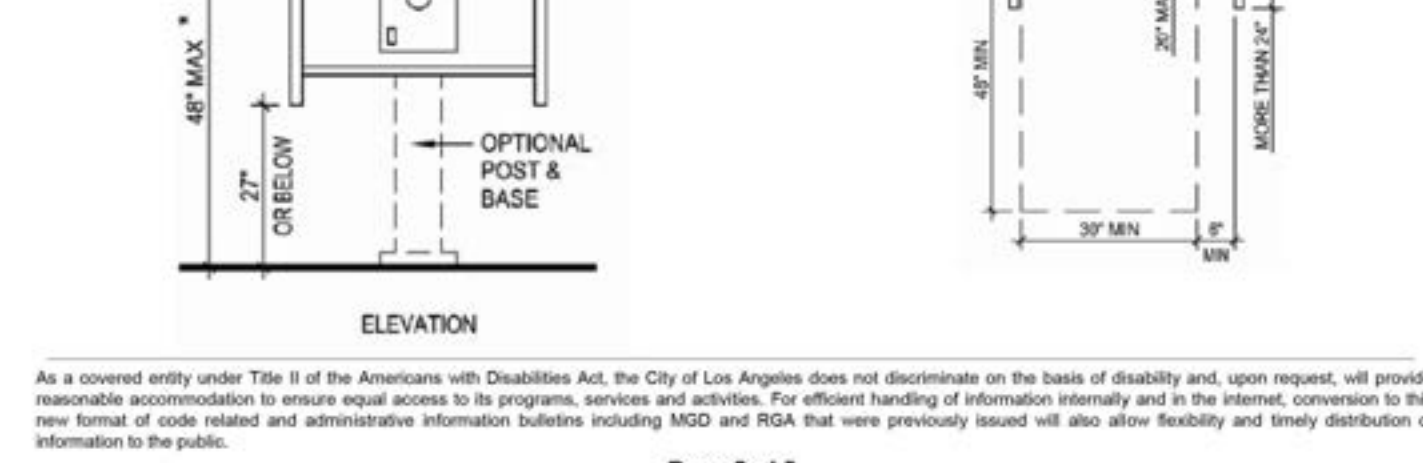


FIGURE 11B-704.2.1.3 PARALLEL APPROACH TO TELEPHONE

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ACCESSIBILITY DETAILS
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 N-8

ACCESSIBILITY DETAILS FOR CURBS, BLENDED TRANSITIONS, ISLANDS AND DETECTABLE WARNINGS

GENERAL. Curb ramps, blended transitions and islands on accessible routes shall comply with Section 11B-406. Curb ramps may be perpendicular, parallel, or a combination of perpendicular and parallel.

LANDINGS. Landings shall be provided at the tops of curb ramps and blended transitions. The landing clear length shall be 48 inches minimum. The landing clear width shall be at least as wide as the curb ramp, excluding any flared sides, or the blended transition leading to the landing. The slope of the landing in all directions shall be 1:48 maximum.

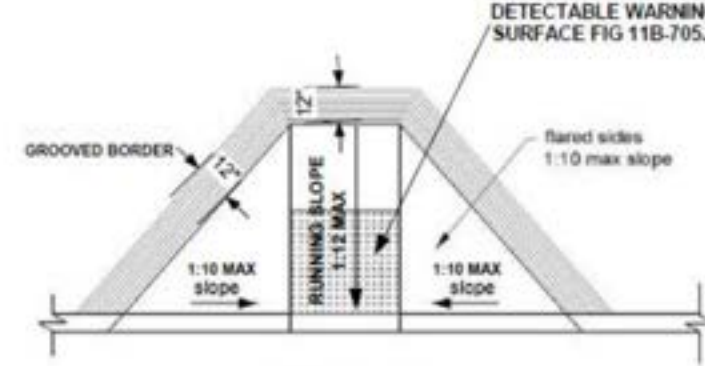


FIGURE 11B-406.2.2 SIDES OF CURB RAMPS

TURNING SPACE. A turning space 48 inches minimum by 48 inches minimum shall be provided at the bottom of the curb ramp. The slope of the turning space in all directions shall be 1:48 maximum.

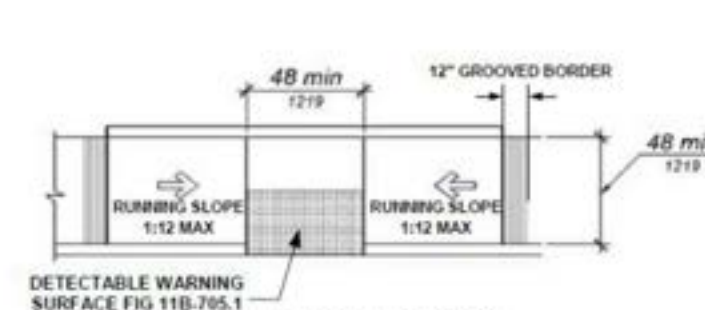


FIGURE 11B-406.3.2 PARALLEL CURB RAMPS

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ACCESSIBILITY DETAILS FOR CURBS, BLENDED TRANSITIONS, ISLANDS AND DETECTABLE WARNINGS

COUNTER SLOPE OF SURFACES ADJACENT TO CURB RAMPS

Counter slope of adjoining gutters and road surfaces immediately adjacent to and within 24 inches of the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level. 11B-406.5.8

Clear space at diagonal curb ramps. The bottom of diagonal curb ramps shall have a clear space 48 inches minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches minimum clear space within the markings. 11B-406.5.9

Diagonal curb ramps. Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches long minimum located on each side of the curb ramp and within the marked crossing. FIGURE 11B-406.5.10

11B-406.5.11 Grooved border. Curb ramps shall have a grooved border 12 inches wide along the top of the curb ramp at the level surface of the top landing and at the outside edges of the flared sides. The grooved border shall consist of a series of grooves 1/4 inch wide by 1/4 inch deep, at 3/4 inch on center. Exceptions:

1. At parallel curb ramps, the grooved border shall be on the upper approach immediately adjacent to the curb ramp across the full width of the curb ramp.
2. A grooved border shall not be required at blended transitions.

11B-406.6 Islands. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. The clear width of the accessible route at islands shall be 60 inches wide minimum. Where curb ramps are provided, they shall comply with Section 11B-406. Landings complying with Section 11B-406.5.3 and the accessible route shall be permitted to overlap. Islands shall have detectable warnings complying with Section 11B-705.

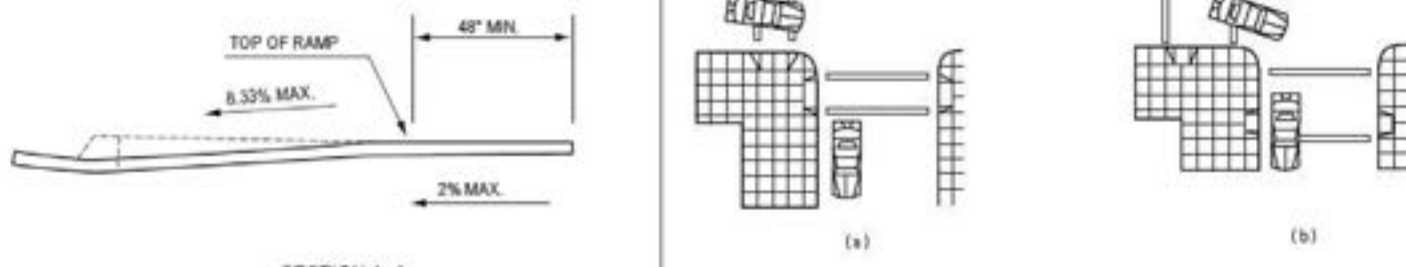


FIGURE 11B-406.6 ISLANDS IN CROSSINGS

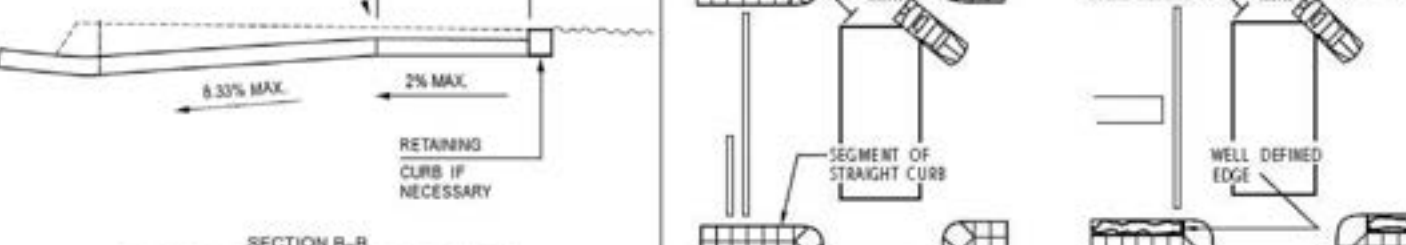
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CURB RAMP

MEASUREMENT OF CURB RAMP SLOPES



SECTION A-A



SECTION B-B



SECTION C-C



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DETECTABLE WARNING SURFACE

FIGURE 11B-705.1



FIGURE 11B-705.1

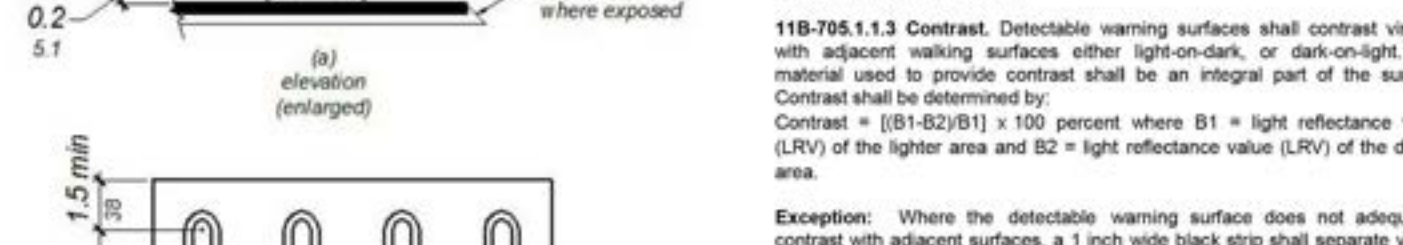


FIGURE 11B-705.2



FIGURE 11B-705.2

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CONTRACTOR:
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**ACCESSIBILITY
 DETAILS
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 AS NOTED

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 S. ARGUBRIGHT

DATE:
 15-NOVEMBER-2022

CLIENT:
 S. ARGUBRIGHT

ENG. BY:

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ACCESSIBILITY DETAILS FOR SIGNS



The International Symbol of Accessibility shall comply with Figure 11B-703.7.2.1. The symbol shall consist of a white figure on a blue background. The blue shall be Color No. 15090 in Federal Standard 595B.

FIGURE 11B-703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA)



Cleaner Air Symbol. Rooms, facilities and paths of travel that are accessible to and usable by people who are adversely impacted by airborne chemicals or particulate(s) and/or the use of electrical fixtures and/or devices shall be identified by the Cleaner Air Symbol complying with Figure 11B-703.7.2.5. This symbol is to be used strictly for publicly funded facilities or any facilities leased or rented by State of California, not concessionaires.

Cleaner Air
 FIGURE 11B-703.7.2.5 CLEANER AIR SYMBOL



11B-703.7.2.2 International Symbol of TTY. The International Symbol of TTY shall comply with Figure 11B-703.7.2.2.

FIGURE 11B-703.7.2.2 INTERNATIONAL SYMBOL OF TTY

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will also allow flexibility and timely distribution of information to the public.

11B-703 Signs

11B-703.1 General. Signs shall comply with Section 11B-703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

11B-703.1.1 Plan review and inspection. Signs as specified in Section 11B-703, or in other sections of this code, when included in the construction of new buildings or facilities, or when included, altered or replaced due to additions, alterations or renovations to existing buildings or facilities, and when a permit is required, shall comply with Sections 11B-703.1.1.1 and 11B-703.1.1.2.

11B-703.1.1.1 Plan review. Plans, specifications or other information indicating compliance with these regulations shall be submitted to the enforcing agency for review and approval.

11B-703.1.1.2 Inspection. Signs and identification devices shall be field inspected after installation and approved by the enforcing agency prior to the issuance of a final certificate of occupancy per Chapter 1, Division II, Section 111, or final approval where no certificate of occupancy is issued. The inspection shall include, but not be limited to, verification that Braille dots and cells are properly spaced and the size, proportion and type of raised characters are in compliance with these regulations.

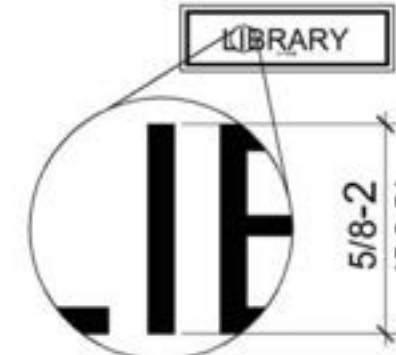


FIGURE 11B-703.2.5 HEIGHT OF RAISED CHARACTERS

TABLE 11B-703.3.1 BRAILLE DIMENSIONS

MEASUREMENT RANGE	MINIMUM IN INCHES	MAXIMUM IN INCHES
Dot base diameter	0.059 - 0.063	
Distance between two dots in the same cell	0.100	
Distance between corresponding dots in adjacent cells	0.300	
Dot height	0.025 - 0.037	
Distance between corresponding dots from one cell directly below	0.395 - 0.400	

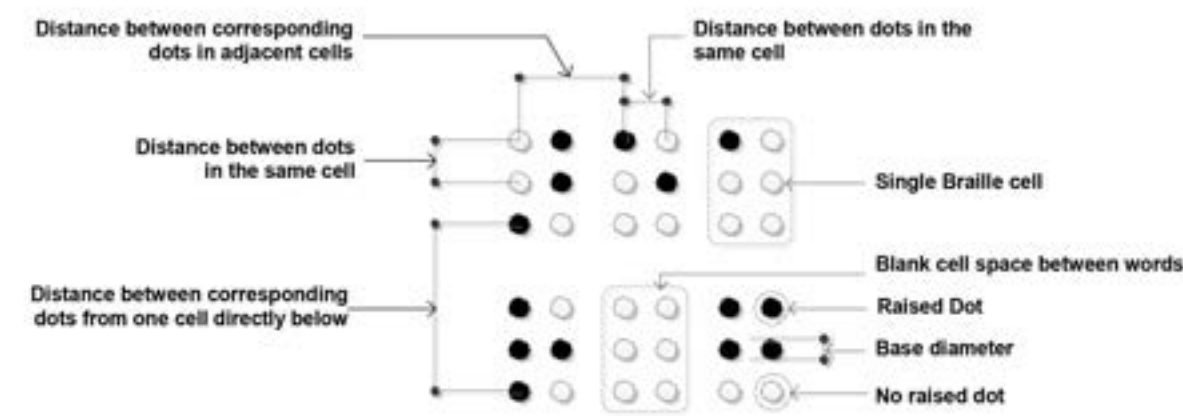


FIGURE 11B-703.3.1 BRAILLE MEASUREMENT

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will also allow flexibility and timely distribution of information to the public.

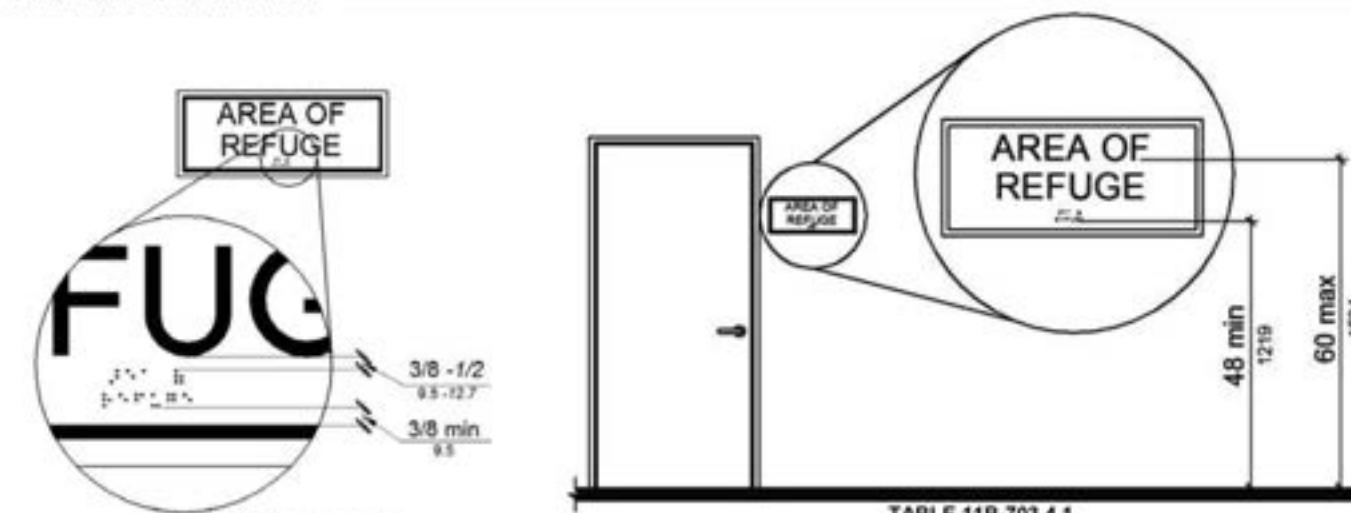


FIGURE 11B-703.3.2 POSITION OF BRAILLE

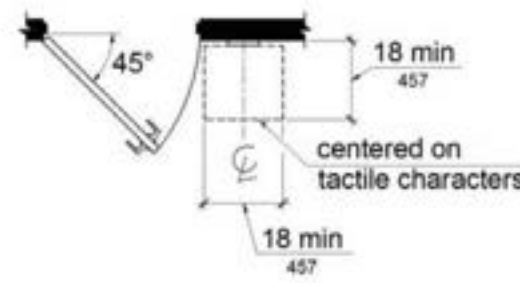


FIGURE 11B-703.4.2 LOCATION OF TACTILE SIGNS AT DOORS

TABLE 11B-703.4.1 HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND

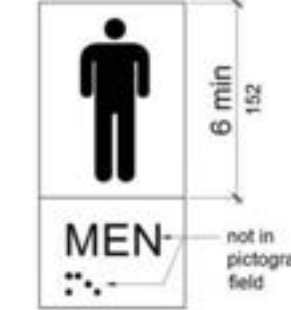


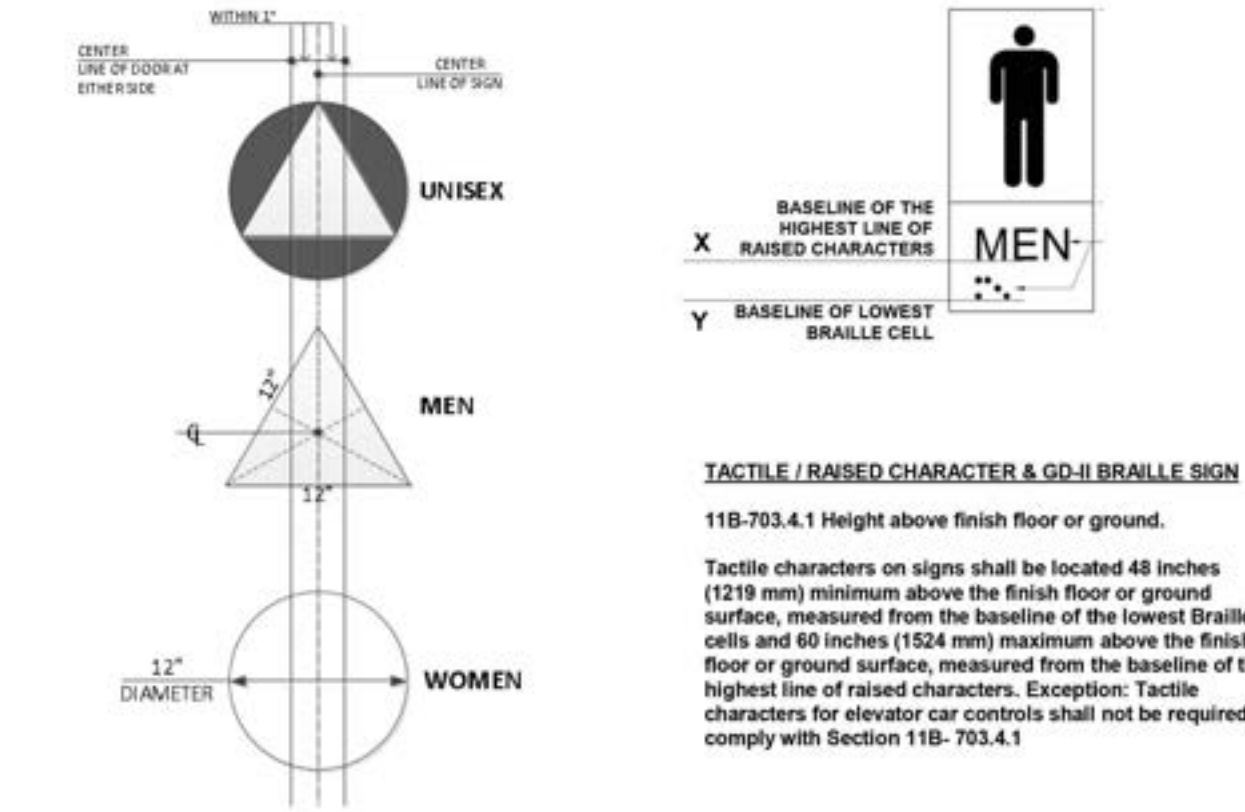
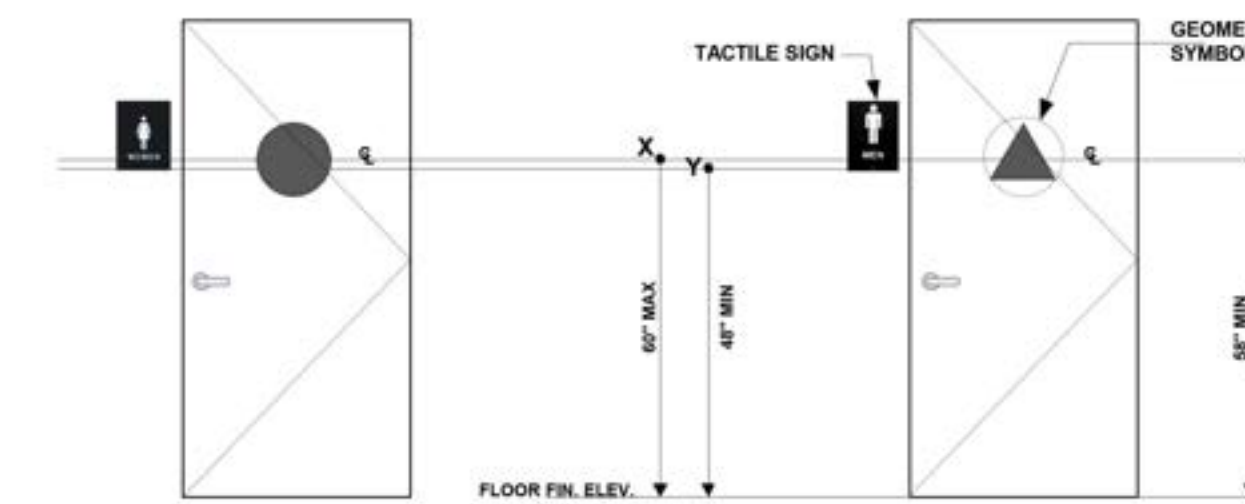
FIGURE 11B-703.6.1 PICTOGRAM FIELD

TABLE 11B-703.5.5 VISUAL CHARACTER HEIGHT

HEIGHT TO FINISH FLOOR OR GROUND FROM BASELINE OF CHARACTER	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT
40 inches (1016 mm) to less than or equal to 70 inches (1778 mm)	less than 72 inches (1829 mm)	5/16 inch (15.9 mm)
	72 inches (1829 mm) and greater	1/4 inch (15.9 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 72 inches (1829 mm)
Greater than 70 inches (1778 mm) to less than or equal to 120 inches (3048 mm)	less than 180 inches (4572 mm)	2 inches (51 mm)
	180 inches (4572 mm) and greater	2 inches (51 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 180 inches (4572 mm)
	less than 21 feet (6401 mm)	3 inches (76 mm)
	21 feet (6401 mm) and greater	3 inches (76 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 21 feet (6401 mm)

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will also allow flexibility and timely distribution of information to the public.

TOILETS AND BATHING FACILITIES GEOMETRIC SYMBOLS



As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will also allow flexibility and timely distribution of information to the public.

REVISION



THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ARGUBRIGHT STEEL STRUCTURES AND DOORS AND IS NOT TO BE REPRODUCED OR IN PART FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF STEVE ARGUBRIGHT. THIS DOCUMENT IS NOT TO BE PRODUCED AND/OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN CONSENT OF STEVE ARGUBRIGHT.

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ENR ASSOCIATES INC. CONSULTING ENGINEERS
 11001 CENTINELA BLVD. SUITE 112
 ENCINO CA 91316
 818-901-6001 PH. 424-216-6233 PH.

PROJECT:

PLANES OF FAME AIR MUSEUM
 3211 TERMINAL DRIVE
 SANTA MARIA, CA 93455
 805-422-1126 PH. 805-422-1126 FAX.

CONTRACTOR:

ARGUBRIGHT CONSTRUCTION
 STEEL STRUCTURES & DOORS
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 ENCINO CA 91316
 B-1 4483620 FAX/818-901-6001 PH.
 818-360-6024 PH. 818-360-6438 FAX.

SHEET TITLE:

ACCESSIBILITY
 DETAILS
 POF BUILDING

SCALE:

AS NOTED

DRAWN BY:

A. AVETISYAN

CHECKED BY:

S. ARGUBRIGHT

DATE:

15-NOVEMBER-2022

CLIENT:

S. ARGUBRIGHT

ENG. BY:

SHEET NO.

N-10

GENERAL NOTES:

- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. CROSS-CHECK AND COORDINATE DIMENSIONS AND DETAILS WITH STRUCTURAL DRAWINGS AND VARIOUS ITEMS TO BE INSTALLED. REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER PRIOR TO CONTINUING WORK. OPENINGS IN STRUCTURAL MEMBERS NOT SPECIFICALLY DETAILED SHALL NOT BE CONSTRUCTED WITHOUT SPECIFIC INSTRUCTION FROM THE STRUCTURAL ENGINEER.
- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES (I.E. SHORING, BRACING) NECESSARY TO SAFELY EXECUTE ALL WORK AND TO PROTECT THE STRUCTURE AND SAFETY OF WORK - ENDURING CONSTRUCTION, AND SHALL BE FULLY RESPONSIBLE FOR THE SAME. SITE OBSERVATION VISITS BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS AND DOES NOT IN ANY WAY RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES FOR THE ABOVE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, 2010 EDITION, AND ALL OTHER APPLICABLE REQUIREMENTS, ORDERS, ORDINANCES AND REGULATIONS.
- UNLESS SHOWN OR NOTED OTHERWISE, TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE.
- COPIES OF ALL INSPECTION REPORTS, TEXT RESULTS, ETC. SHALL BE SENT TO THE STRUCTURAL ENGINEER.
- CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO LADBS INSPECTORS AND THE OWNER PRIOR TO COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SECTION 1704.1.
- PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING ANCHORING, AND OTHER FASTENINGS TO COMPONENTS OF SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY DEPUTY INSPECTOR IS REQUIRED WHERE FASTENER SPACING OF SHEATHING IS 4 INCHES ON CENTER OR LESS.

STRUCTURAL STEEL:

- ALL STRUCTURAL STEEL SHAPES, CLIP ANGLES AND MISCELLANEOUS PLATES SHALL CONFORM TO ASTM STD. A36.
- ALL STRUCTURAL STEEL W-SECTIONS SHALL CONFORM TO ASTM STD. A992, GR50.
- ALL STRUCTURAL STEEL PIPES SHALL CONFORM TO ASTM STD. A500 (F_y = 42 KSI), GRADE B.
- UNLESS NOTED OTHERWISE, ALL BOLTS SHALL CONFORM TO ASTM STD. A307. SEE PLANS FOR REQUIREMENTS OF A325 HIGH-STRENGTH BOLTS.
- ALL ANCHOR RODS SHALL BE ASTM F1554, GR. 36.
- ALL STEEL TUBES SHALL CONFORM TO ASTM STD. A500, GRADE B, (F_y = 46 KSI).
- SHOP WELDS MUST BE PERFORMED IN LADBS LICENSED FABRICATOR'S SHOP.
- LADBS LICENSED FABRICATOR IS REQUIRED FOR (TRUSSES), (STRUCTURAL STEEL)

STRUCTURAL OBSERVATION:

- STRUCTURAL OBSERVATION IS REQUIRED FOR THE STRUCTURAL SYSTEM. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT STAGES AND THE COMPLETED STRUCTURAL FOR GENERAL CONFORMANCE TO THE APPROVED PLAN SPECIFICATION. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF OR THE DEPUTY INSPECTOR.
- THE OWNER SHALL EMPLOY A CIVIL OR STRUCTURAL ENGINEER OR ARCHITECT TO PERFORM THE STRUCTURAL OBSERVATION. THE ENGINEER OR ARCHITECT SHALL BE REGISTERED OR LICENSED IN THE STATE OF CALIFORNIA. THE DEPARTMENT OF BUILDING AND SAFETY RECOMMENDS THE USE OF THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN WHEN THEY ARE INDEPENDENT OF THE CONTRACTOR.
- THE STRUCTURAL OBSERVER SHALL PROVIDE EVIDENCE OF EMPLOYMENT BY THE OWNER. A LETTER FROM THE OWNER, THE OWNER'S REPRESENTATIVE, OR A COPY OF THE AGREEMENT FOR SERVICES SHALL BE SENT TO THE BUILDING INSPECTOR BEFORE THE FIRST SITE VISIT.
- THE OWNER OR THE OWNER'S REPRESENTATIVE SHALL COORDINATE AND CALL FOR A MEETING BETWEEN THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, STRUCTURAL OBSERVER, CONTRACTOR, AFFECTED SUBCONTRACTORS AND DEPUTY INSPECTORS. THE PURPOSE OF THE MEETING SHALL BE TO IDENTIFY THE MAJOR VERTICAL AND LATERAL LOAD SYSTEMS OF THE STRUCTURAL AND TO REVIEW SCHEDULING OF THE REQUIRED OBSERVATIONS. A RECORD OF THE MEETING SHALL BE INCLUDED IN THE FIRST OBSERVATION REPORT SUBMITTED TO THE BUILDING INSPECTOR.
- THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THOSE STEPS IN THE PROGRESS OF THE WORK THAT ALLOW FOR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE WORK INVOLVED. AT A MINIMUM, THE FOLLOWING SIGNIFICANT CONSTRUCTION STAGES REQUIRE A SITE VISIT AND AN OBSERVATION REPORT FROM THE STRUCTURAL OBSERVER:

CONSTRUCTION STAGES:	ELEMENTS/CONNECTIONS TO BE OBSERVED
FOUNDATION	- FOOTINGS WITH REINFORCEMENT IN PLACE (PRIOR TO POUR) - SLAB ON GRADE WITH REINFORCEMENTS IN PLACE (PRIOR TO POUR) - ANCHOR BOLTS
FRAMING	- MAJOR CONNECTIONS
- THE STRUCTURAL OBSERVER SHALL PREPARE A REPORT FOR EACH SIGNIFICANT STAGE OF CONSTRUCTION OBSERVED. ONE COPY OF THE OBSERVATION REPORT SHALL BE ATTACHED TO THE APPROVED PLANS. THE COPY ATTACHED TO THE PLANS AND SPECIFICATIONS, THE DEPARTMENT OF BUILDING AND SAFETY WILL NOT ACCEPT THE STRUCTURAL WORK WITHOUT THIS FINAL OBSERVATION REPORT AND THE CORRECTION OF SPECIFIC DEFICIENCIES NOTED DURING NORMAL BUILDING AND DEPUTY INSPECTION.
- A FINAL OBSERVATION REPORT MUST BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND THE STRUCTURAL SYSTEM GENERALLY CONFORMS WITH THE APPROVED PLANS AND SPECIFICATIONS. THE DEPARTMENT OF BUILDING AND SAFETY WILL NOT ACCEPT THE STRUCTURAL WORK WITHOUT THIS FINAL OBSERVATION REPORT AND THE CORRECTION OF SPECIFIC DEFICIENCIES NOTED DURING NORMAL BUILDING AND DEPUTY INSPECTION.
- THE STRUCTURAL OBSERVER SHALL PROVIDE THE ORIGINAL STAMPED AND SIGNED REPORTS TO THE BUILDING INSPECTOR.
- WHEN THE OWNER ELECTS TO CHANGE THE STRUCTURAL OBSERVER OF RECORDS, THE OWNER SHALL:
 - NOTIFY THE BUILDING INSPECTOR IN WRITING BEFORE THE NEXT INSPECTION.
 - CALL AN ADDITIONAL PRE-CONSTRUCTION MEETING, AND
 - FURNISH THE REPLACEMENT STRUCTURAL OBSERVER WITH A COPY OF ALL PREVIOUS OBSERVATION REPORTS.
 THE REPLACEMENT STRUCTURAL OBSERVER SHALL APPROVE THE CORRECTION OF THE ORIGINAL OBSERVED DEFICIENCIES UNLESS OTHERWISE APPROVED BY PLAN CHECK SUPERVISION. THE POLICY OF THE DEPARTMENT SHALL BE TO CORRECT ANY PROPERLY NOTED DEFICIENCIES WITHOUT CONSIDERATION OF THEIR SOURCE.
- THE REPLACEMENT STRUCTURAL OBSERVER SHALL APPROVE THE CORRECTION OF THE ORIGINAL OBSERVED DEFICIENCIES UNLESS OTHERWISE APPROVED BY PLAN CHECK SUPERVISION. THE POLICY OF LADBS SHALL BE TO CORRECT ANY PROPERLY NOTED DEFICIENCIES WITHOUT CONSIDERATION OF THEIR SOURCE.
- THE ENGINEER OR ARCHITECT OF RECORD SHALL DEVELOP ALL CHANGES RELATING TO THE STRUCTURAL SYSTEMS. THE LADBS SHALL REVIEW AND APPROVE ALL CHANGES TO THE APPROVED PLANS AND SPECIFICATIONS.

STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER

PROJECT ADDRESS: _____ PERMIT APPL. NO.: _____
 DESCRIPTION OF WORK: _____
 OWNER: _____ DESIGNER: _____ ENGINEER: DAVID C. WEISS & ASSOC.

STRUCTURAL OBSERVATION (ONLY CHECKED ITEMS ARE REQUIRED)			
FIRM OR INDIVIDUAL TO BE RESPONSIBLE FOR THE STRUCTURAL OBSERVATION:			
NAME: <u>DAVID C. WEISS, STRUCT. ENGINEER & ASSOC., INC.</u>		PHONE: <u>(818) 221-8040</u>	CA REGISTRATION: <u>51861 52833</u>
<input type="checkbox"/> FOUNDATION	<input type="checkbox"/> WALL	<input type="checkbox"/> FRAME	<input type="checkbox"/> BRACING
<input type="checkbox"/> FOOTING, SLAB-ON-GRADE	<input type="checkbox"/> CONCRETE	<input type="checkbox"/> STEEL MOMENT FRAME	<input type="checkbox"/> CONCRETE
<input type="checkbox"/> MAT FOUNDATION	<input type="checkbox"/> MASONRY	<input type="checkbox"/> STEEL BRACED FRAME	<input type="checkbox"/> STEEL DECK
<input type="checkbox"/> CAISSON, PILES, GRADE BEAMS	<input type="checkbox"/> WOOD	<input type="checkbox"/> CONC. MOMENT FRAME	<input type="checkbox"/> WOOD
<input type="checkbox"/> STEPPING/RETAINING FOUNDATION, HILLSIDE SPECIAL ANCHORS	<input type="checkbox"/> SHOTCRETE	<input type="checkbox"/> MASONRY WALL FRAME	<input type="checkbox"/> OTHERS
<input type="checkbox"/> OTHERS: CONNECTIONS		<input checked="" type="checkbox"/> CANTILEVERED COLUMNS	

DECLARATION BY OWNER

I, THE OWNER OF THE PROJECT, DECLARE THAT THE ABOVE LISTED FIRM OR INDIVIDUAL IS HIRED BY ME TO BE THE STRUCTURAL OBSERVER.

SIGNATURE _____ DATE _____

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (REQUIRED IF THE STRUCTURAL OBSERVER IS DIFFERENT FROM THE ARCHITECT OR ENGINEER OF RECORD)

I, THE OWNER OF THE PROJECT, DECLARE THAT THE ABOVE LISTED FIRM OR INDIVIDUAL IS HIRED BY ME TO BE THE STRUCTURAL OBSERVER.

SIGNATURE _____ LICENSE NO. _____ DATE _____

FOUNDATION NOTES:

- CONCRETE FOR CONTINUOUS FOOTING AND SLAB ON GRADE SHALL HAVE MINIMUM COMPRESSION STRENGTH (FC) OF 2500 PSI AT 28 DAYS. MAIN BUILDINGS SLAB 6 INCH.
- ALL SLAB ON GRADE OVER VAPOR BARRIER OVER 4 INCH OF COARSE MATERIAL OVER NATURAL GRADE.
- 6 MIL VISQUEEN UNDER CONCRETE.
- 24 INCHES BELOW ADJ. GR. ALL PIERS AND 24 INCHES BELOW ADJ. GR. ALL FOOTING TYPICAL.
- SLAB RE-ENFORCEMENT: # 4 AT 16 INCHES ON CENTER BOTH WAYS.
- REINFORCEMENT CLEARANCES: CONCRETE AGAINST EARTH (UNFORMED) 3 INCHES CONCRETE AGAINST EARTH (FORMED) 2 INCHES TOP OR BOTTOM SLAB STEEL NOT EXPOSED TO WEATHER 3/4 INCH.
- STEEL REINFORCEMENT SHALL CONFORM TO ASTM STD. A615 GRADE 40 OR 60 FOR REINFORCING BARS.
- BI- FOLD DOOR TRACK AREA HAS 24 INCH CONTINUOUS FOOTING, PERIMETER FOOTING AROUND BUILDING OUTSIDE 15 1/2 INCH WIDE AND 24 INCH DEEP ALL FOOTING TYPICAL.
- FIELD VERIFY ALL DIMENSIONS, INCLUDING PAD LOCATIONS ANCHOR LOCATIONS, ETC. PRIOR TO POUR.
- SEE DETAIL E/S-1 FOR TYPICAL EXTERIOR FOOTING.
- SEE DETAIL H/S-1 FOR TYPICAL ANCHOR.
- ALL EXTERIOR PADS MUST BE CENTERED UNDER COLUMNS EXCLUDING DOOR COLUMNS.
- INSTALL HAIRPINS AT ALL EXTERIOR COLUMNS, SEE G/S-1
- ALLOWABLE SOIL BEARING PRESSURE = 1,500 PSF.
- IF ADVERSE SOILS CONDITIONS ARE FOUND DURING CONSTRUCTION, A SOILS INVESTIGATION MAY BE REQUIRED.
- DEPTHS SHOWN ARE MINIMUM EMBEDMENTS. FIELD CONDITIONS AND EXCAVATIONS MAY REQUIRE THAT THE FOUNDATION BE LOWERED TO PROVIDE ADEQUATE EMBEDMENT INTO THE SPECIFIED BEARING MATERIAL WHERE DEEPER FOUNDATIONS ARE REQUIRED, CONTRACTOR SHALL NOTIFY STRUCTURAL ENGINEER PRIOR TO PLACEMENT OF REINFORCEMENT.
- ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY.
- SHORING SHALL BE REQUIRED FOR TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN NECESSARY PERMIT(S) FROM STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY.

SOILS NOTES:

- GEOTECHNICAL REPORT PREPARED BY GEOSOILS CONSULTANTS INC., DATED FEBRUARY 22, 2016, ARE HEREBY MADE A PART OF THESE PLANS, UNLESS NOTED OTHERWISE.

DESIGN CRITERIA	COMP. FILL
ALLOWABLE SOIL BEARING PRESSURE =	1000 PSF
ALLOWABLE SOIL PASSIVE PRESSURE =	200 PSF
COEFFICIENT OF FRICTION =	0.40
- PROJECT SOILS ENGINEER SHALL INSPECT ALL FOUNDATION EXCAVATIONS PRIOR TO PLACEMENT OF REINFORCEMENT, TO VERIFY THE COMPETENCY OF THE SPECIFIED BEARING MATERIAL.
- DEPTHS SHOWN ARE MINIMUM EMBEDMENTS. FIELD CONDITIONS AND EXCAVATIONS MAY REQUIRE THAT THE FOUNDATION BE LOWERED TO PROVIDE ADEQUATE EMBEDMENT INTO THE SPECIFIED BEARING MATERIAL WHERE DEEPER FOUNDATIONS ARE REQUIRED, CONTRACTOR SHALL NOTIFY STRUCTURAL ENGINEER PRIOR TO PLACEMENT OF REINFORCEMENT.
- ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY UNLESS REQUIRED OTHERWISE BY PROJECT SOILS ENGINEER.
- REFER TO THE REFERENCED SOILS REPORT AND ANY ADDENDA LETTERS FOR EXCAVATION PROCEDURES, SHORING, AND SUBGRADE PREPARATION.
- SHORING SHALL BE REQUIRED FOR TRENCHES OR EXCAVATIONS 5 FOOT OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN NECESSARY PERMIT(S) FROM STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY.

MATERIAL SPECIFICATION AND INSPECTION:

- CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC 1704.1.
- CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH (FC) 2500 PSI, HIGH STRENGTH BOLTING, SPRAYED-ON FIREPROOFING, ENGINEERED MASONRY, HIGH-LIFT GROUTING, PRE-STRESSED CONCRETE, HIGH LOAD DIAPHRAGMS AND SPECIAL MOMENT-RESISTING CONCRETE FRAMES.
- FIELD WELDING TO BE DONE BY WELDING CERTIFIED BY THE LADBS FOR (STRUCTURAL STEEL) (REINFORCING STEEL) (LIGHT GAUGE STEEL) CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED.
- SHOP WELDS MUST BE PERFORMED IN A LADBS LICENSED FABRICATOR'S SHOP.
- LADBS LICENSED FABRICATOR IS REQUIRED FOR (TRUSSES), (STRUCTURAL STEEL)
- (CONTINUOUS SPECIAL INSPECTION) (PERIODIC SPECIAL INSPECTION) IS REQUIRED FOR (_____) PER SEC 1704 AND TABLES 1704.3 (STEEL), 1704.4 (CONCRETE), 1704.5.1 & 1704.5.3 (MASONRY), 1704.7 (SOILS), 1704.8 (DRIVEN DEEP FOUNDATIONS), 1704.9 (CAST-IN PLACE DEEP FOUNDATIONS) AND 1704.6.1 (HIGH LOAD WOOD DIAPHRAGM)
- WHERE SPECIAL INSPECTION OR TESTING IS REQUIRED, THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL INCLUDE A "STATEMENT OF SPECIAL INSPECTIONS" ON THE PLANS.

STRUCTURAL DESIGN INFORMATION:

- ROOF LIVE LOAD: N/A
- FLOOR DEAD LOAD: N/A
- ROOF LIVE LOAD: 20 P.S.F.; 16.5 P.S.F.; 12 P.S.F.
- ROOF DEAD LOAD: 4.0 P.S.F.
- SPRINKLER SYSTEM: 2.0 P.S.F.
- ROOF SNOW LOAD: N/A
- WIND DESIGN DATA:

A. BASIC WIND SPEED:	110 M.P.H. (2 SECOND GUST)
B. WIND EXPOSURE FACTOR:	B
C. APPLICABLE INTERNAL PRESSURE:	N/A (SIMPLIFIED METHOD)
D. COMPONENT AND CLADDING:	

 - ROOF (1) = -13.0 P.S.F., ROOF (2) = -21.8 P.S.F., ROOF (3) = -33.0 P.S.F.
 - ROOF (1) = + 5.3 P.S.F., ROOF (2) = + 5.3 P.S.F., ROOF (3) = + 5.3 P.S.F.
 - WALL (4) = -14.1 P.S.F., WALL (5) = -17.4 P.S.F.
 - WALL (4) = +13.0 P.S.F., WALL (5) = +13.0 P.S.F.
- EARTHQUAKE DESIGN DATA: ASCE 7-10

A. LATITUDE:	34.2148
B. LONGITUDE:	-118.5000
C. IMPORTANCE FACTOR:	1e = 1.0
D. V = C _s x W x 0.7	
E. 0.7 (WORKING STRESS)	
F. W = DEAD LOAD	
G. C _s = 50 _s (R _w)	
H. R = RESPONSE MODIFICATION:	R = 3.25 (TABLE 12.2-1 ITEM B-3)
I. S _{DS} : SPECTRAL RESPONSE COEFFICIENT	= 1.374
J. S _{DL} : SPECTRAL RESPONSE COEFFICIENT	= 0.659
K. SOIL PROFILE TYPE:	D
L. S ₁ = SPECTRAL RESPONSE ACCELERATION:	= 2.062
M. S ₂ = SPECTRAL RESPONSE ACCELERATION:	= 0.854
N. SEISMIC DESIGN CATEGORY:	D
O. REDUCTANCY FACTOR:	= 1.3
P. BASIC SEISMIC DESIGN RESISTING SYSTEM (S):	BRACING OCBF
Q. DESIGN BASE SHEAR:	V = 0.55 x W (AT STRENGTH LEVEL)
R. 0.70 WORKING STRESS DESIGN SYSTEM	
S. DESIGN BASE SHEAR:	V = 0.385 x W (AT ASD LEVEL)
T. ANALYSIS PROCEDURE USED:	EQUIVALENT LATERAL FORCE
- FLOOD LOAD: N/A
- SPECIAL LOAD: N/A
- SPECIAL INSPECTION: N/A

COLD-FORMED STEEL (METAL FRAMING) NOTES:

- ALL MATERIAL SHALL BE AT THE TYPE, SIZE, THICKNESS AND SPACING SHOWN ON THE PLANS. STUDS, JOISTS AND TRACKS SHALL BE MANUFACTURED BY A FACILITY THAT IS A MEMBER OF THE STEEL STUD MANUFACTURER'S ASSOCIATION.
- ALL MATERIAL SHALL BE FORMED FROM STEEL THAT CONFORMS TO THE REQUIREMENTS OF THE AISI "SPECIFICATION FOR DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" LATEST EDITION, AND THE FOLLOWING ASTM STANDARDS AND GRADES:

METAL THICKNESS	REFERENCE GAUGE	F _y (KSI)
18 MIL -- 43 MIL	25 -- 18	33
54 MIL -- 118 MIL	16 -- 10	50
- ALL GALVANIZED STUDS AND ACCESSORIES SHALL HAVE A MINIMUM G-60 COATING. SCREWS SHALL HAVE A PROTECTIVE COATING AT LEAST EQUIVALENT TO CADMIUM OR ZINC PLATING (ASTM A-165 TYPE N S) FOR USE IN EXTERIOR ASSEMBLIES.
- THE PHYSICAL PROPERTIES AND ALLOWABLE LOAD CAPABILITIES OF MEMBERS SHALL BE DEVELOPED IN ACCORDANCE WITH AISI "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" LATEST EDITION.
- IN ACCORDANCE WITH AISI SECTION D4, RIGID COLLATERAL FACING MATERIALS MAY BE CONSIDERED AS ADEQUATE SUPPORT OF MEMBERS AGAINST ROTATION.
- CUTTING OF STEEL FRAMING MEMBERS MAY BE ACCOMPLISHED WITH A SAW OR SHEAR. TORCH CUTTING OF LOAD BEARING MEMBERS IS NOT PERMITTED. CUTTING OF LOADED MEMBERS IS NOT PERMITTED UNLESS UNDER SUPERVISION OF THE PROJECT ARCHITECT OR ENGINEER.
- TEMPORARY BRACING SHALL BE PROVIDED AND LEFT IN PLACE UNTIL WORK IS PERMANENTLY STABILIZED.
- ALL SCREW PENETRATION THROUGH JOINED MATERIALS SHALL NOT BE LESS THAN 3 EXPOSED THREADS.

REVISION

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STRUCTURAL ENGINEER:
 DAVID C. WEISS STRUCTURAL ENGINEER & ASSOCIATES, INC.
 20912 KENTHUR BLVD, SUITE 200
 WOODLAND HILLS, CA 91364
 818-221-8040 PH, 818-221-8041 FAX

PROJECT:
 BLANKS OF FRAME AIR MUSEUM
 3111 TERMINAL DRIVE
 SANTA MARIA, CA 93455
 805-422-1726 PH, 805-422-1726 FAX

CONTRACTOR:
 ARGUBRIGHT CONSTRUCTION
 STEEL STRUCTURES & DOORS
 10000 WILSON BLVD, SUITE 206
 NORTHridge, CA 91326
 B-1 489620 FAX 818-360-6138
 818-360-6024 PH 818-360-6138 FAX

SHEET TITLE:
**STRUCTURAL NOTES
 POF BUILDING**

SCALE:
 AS NOTED

DRAWN BY:
 A. AVETISYAN

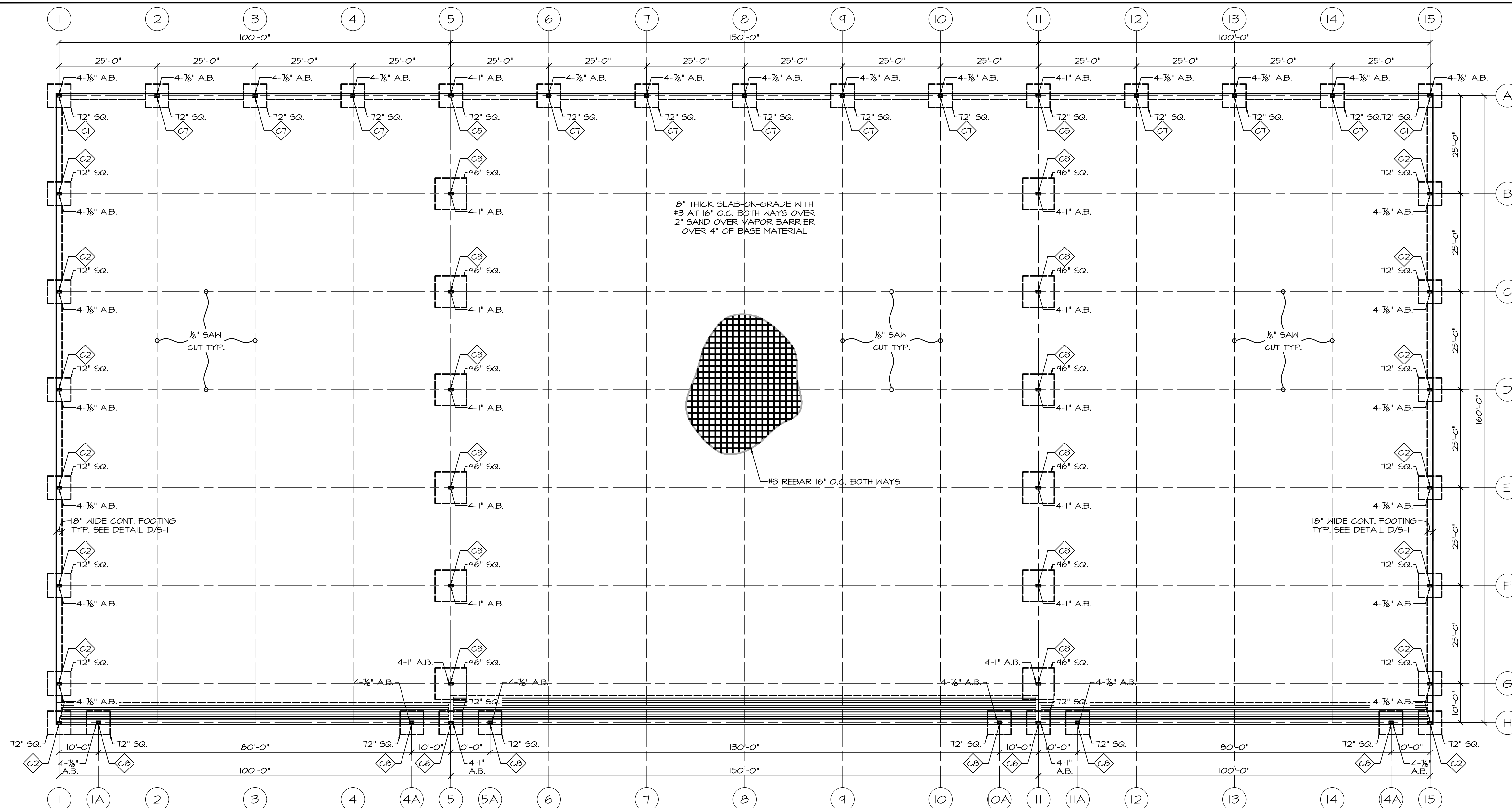
CHECKED BY:
 S. ARGUBRIGHT

DATE:
 15-NOVEMBER-2022

CLIENT:
 S. ARGUBRIGHT

ENG. BY:

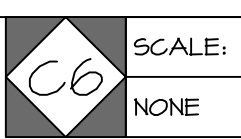
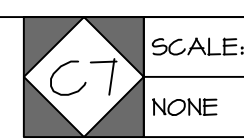
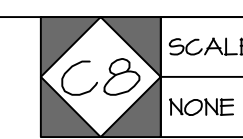
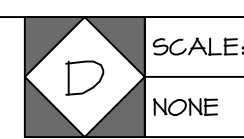
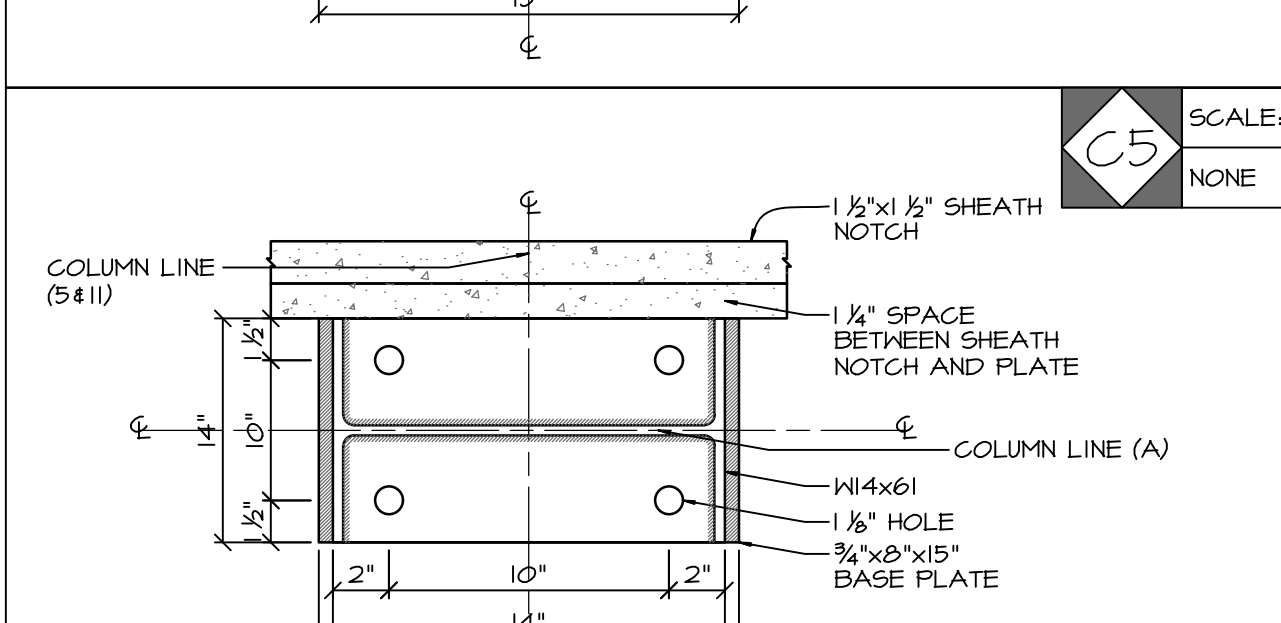
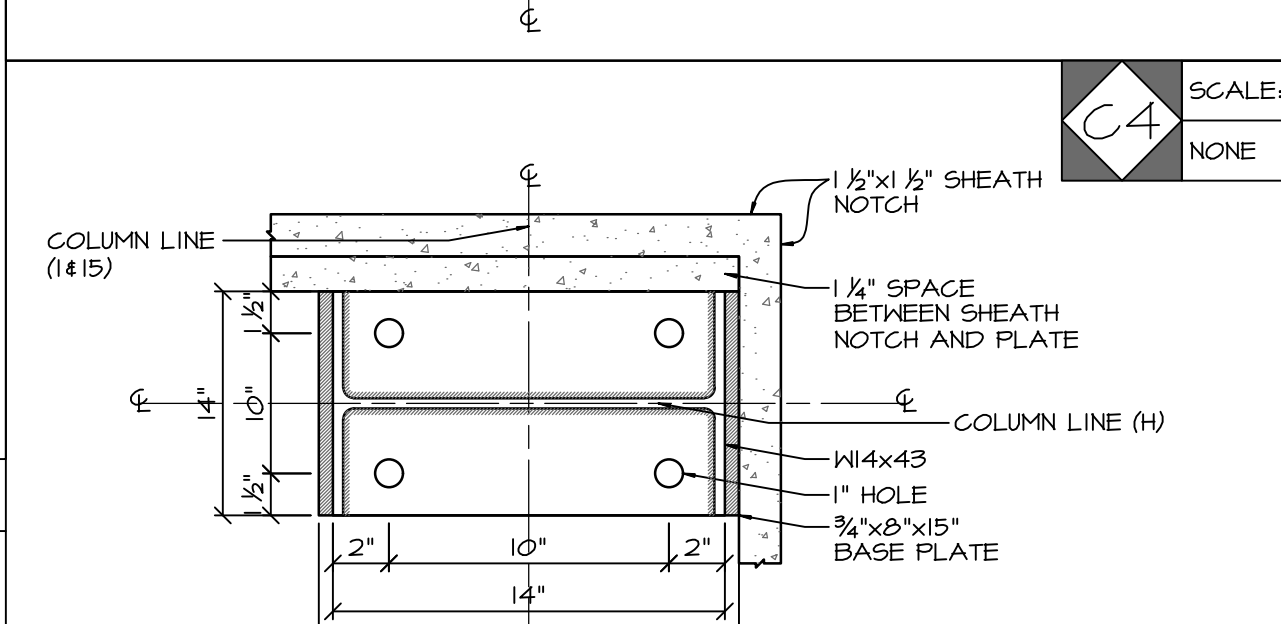
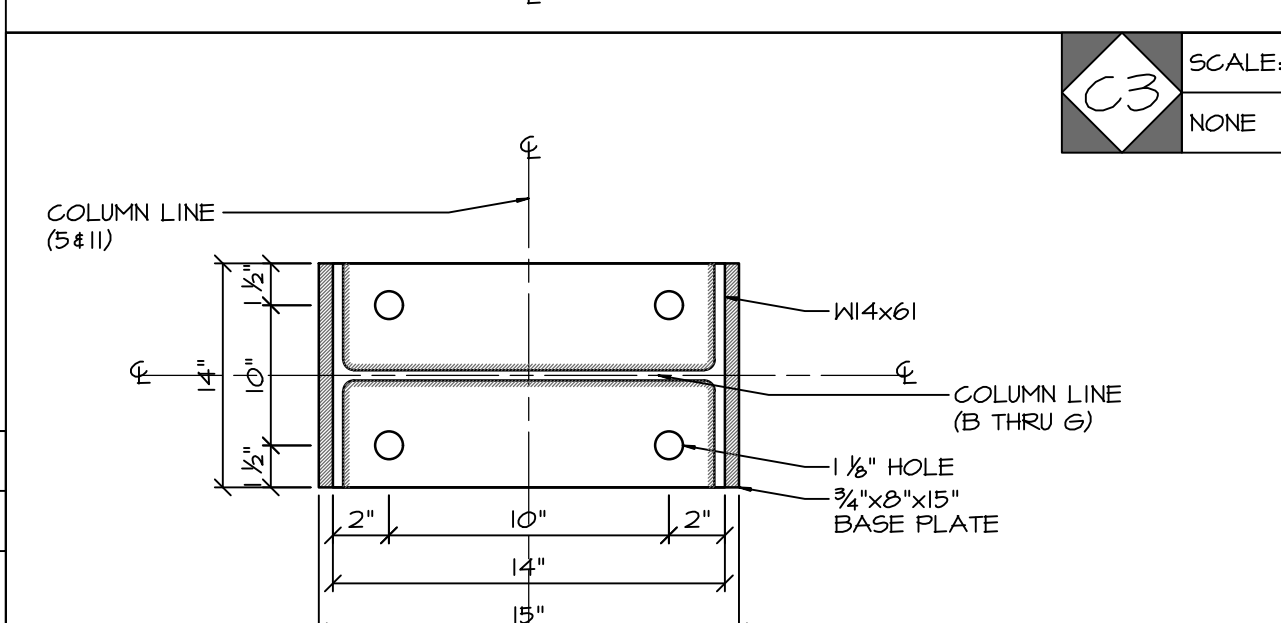
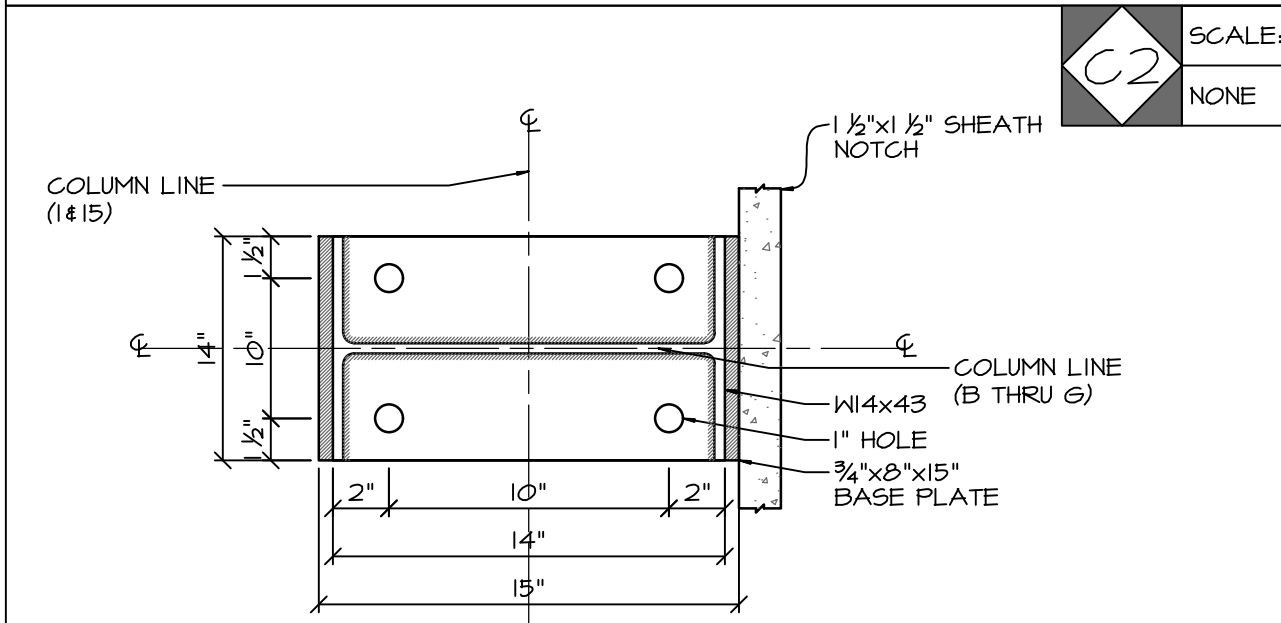
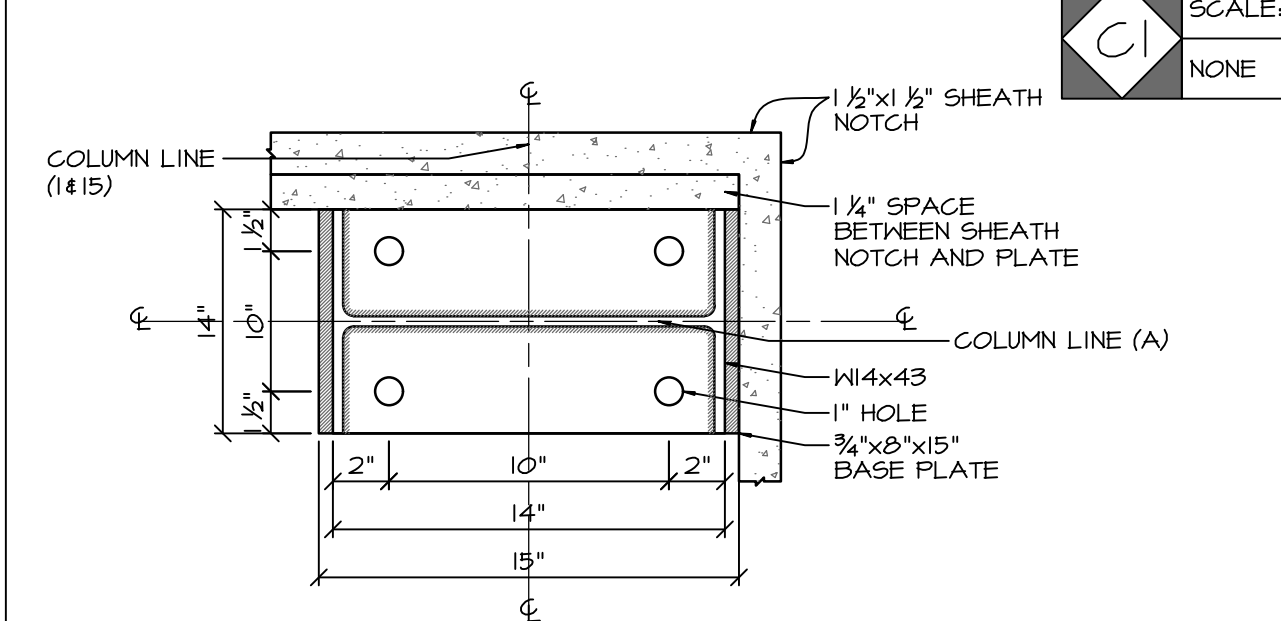
SHEET NO.
 SN-1



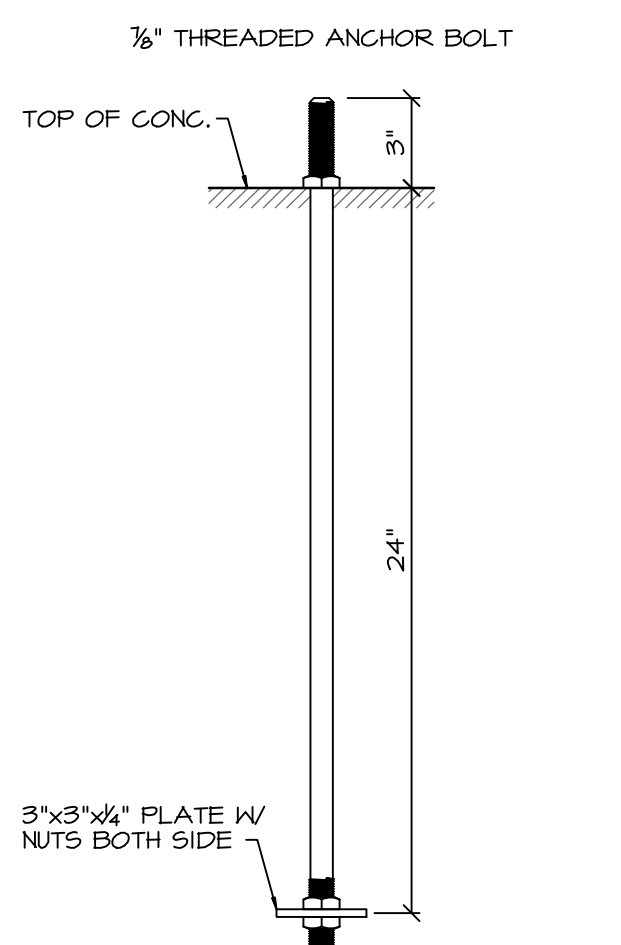
FOUNDATION NOTES

- FIELD VERIFY ALL DIMENSIONS INCLUDING PAD LOCATIONS, ANCHOR BOLT LOCATIONS, ETC. PRIOR TO CONCRETE POUR.
1. CEMENT: TYPE II WITH FLY ASH OR TYPE V CEMENT SULFATE RESISTANT.
 2. CONCRETE FOR CONTINUOUS FOOTINGS AND SLAB-ON-GRADE SHALL HAVE A MINIMUM COMPRESSION STRENGTH (FCI) OF 2500 PSI AT 28 DAYS.
 3. 6 MIL VISQUEEN UNDER CONCRETE.
 4. 24" DEEP ALL PIERS AND ALL FOOTINGS TYP. BELOW ADJACENT GRADE.
 5. SLAB REINFORCEMENT: #3 AT 16" ON CENTER BOTH WAYS.
 6. REINFORCEMENT CLEARANCES:
CONCRETE AGAINST EARTH (FORMED) 3"
CONCRETE AGAINST EARTH (UNFORMED) 2"
TOP OR BOTTOM SLAB STEEL NOT EXPOSED TO WEATHER 3/4"
 7. STEEL REINFORCEMENT SHALL CONFORM TO ASTM STD. #615 GRADE 40 OR 60 REINFORCEMENT BARS AND A1018 FOR WIRE MESH.
 8. SLIDING DOOR TRACK AREA HAS A 24" CONTINUOUS FOOTING, PERIMETER FOOTING AROUND BUILDING OUTSIDE IS 18" WIDE AND 24" DEEP ALL FOOTINGS TYP.

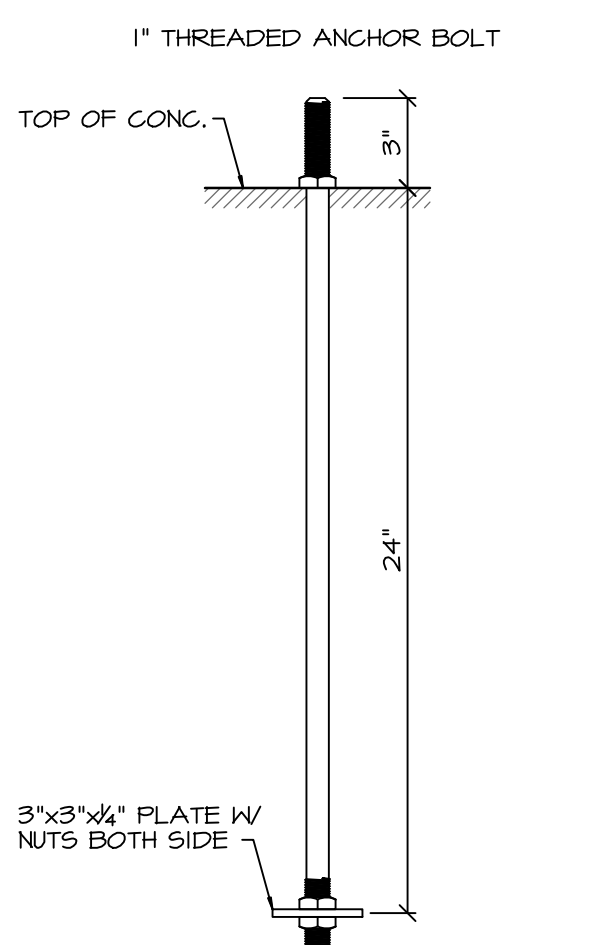
BASE PLATES



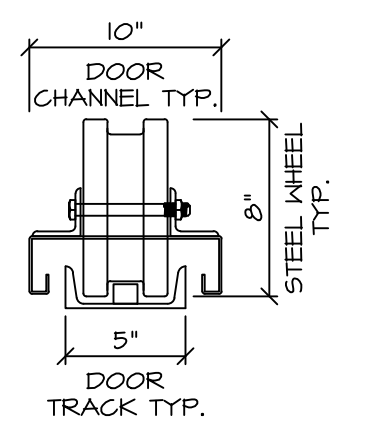
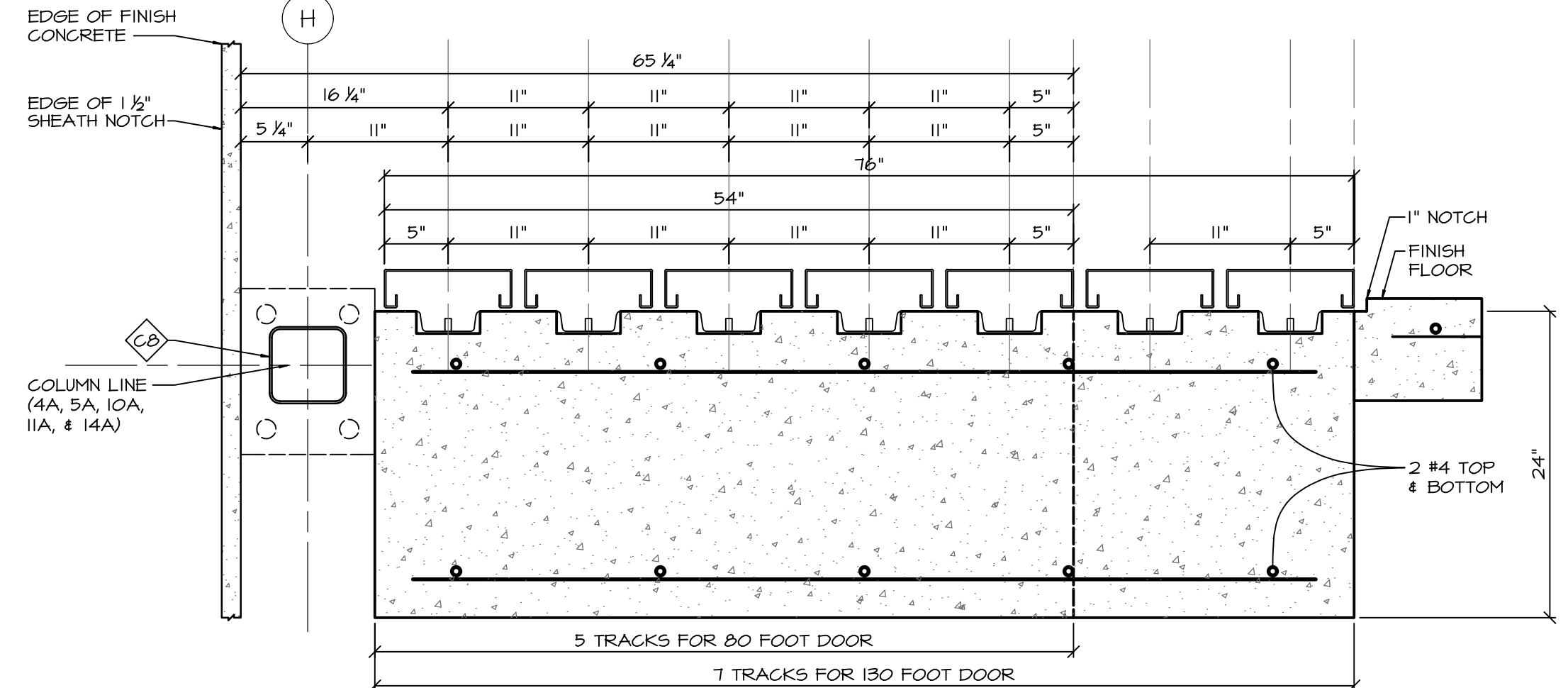
1/8" ANCHOR BOLT



1" ANCHOR BOLT



DOOR TRACK



FOUNDATION POF BLDG.

REVISION

STRUCTURAL ENGINEER: DAVID C. WEISS STRUCTURAL ENGINEERING INC. 2090 CENTRAL BLVD. SUITE 200 WOODLAND HILLS, CA 91364 (818)-227-8040 PH. (818)-227-8041 FAX

PROJECT: PLAINS OF FAME AIR MUSEUM 3017 TERMINAL DRIVE SANTA MARIA, CA 93455 (805)-422-1126 PH. (805)-422-1126 FAX

CONTRACTOR: ARGUBRIGHT CONSTRUCTION STEEL STRUCTURES & DOORS 10000 NORTHRIDGE CA 91326 B-1 493620 FABRICATION HT50 B-18-360-6024 PH. (818)-360-6188 FAX

SHEET TITLE: **FOUNDATION POF BUILDING**

SCALE: AS NOTED

DRAWN BY: A. AVETISYAN

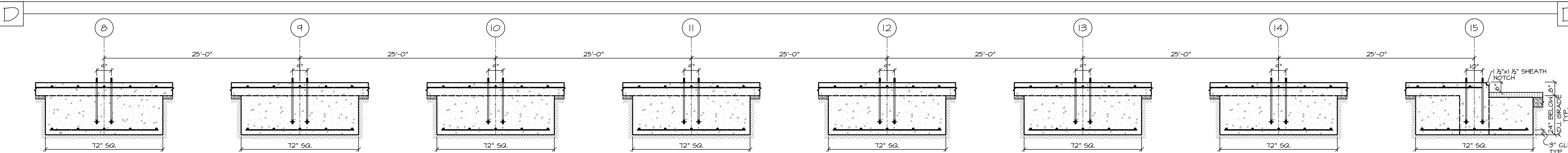
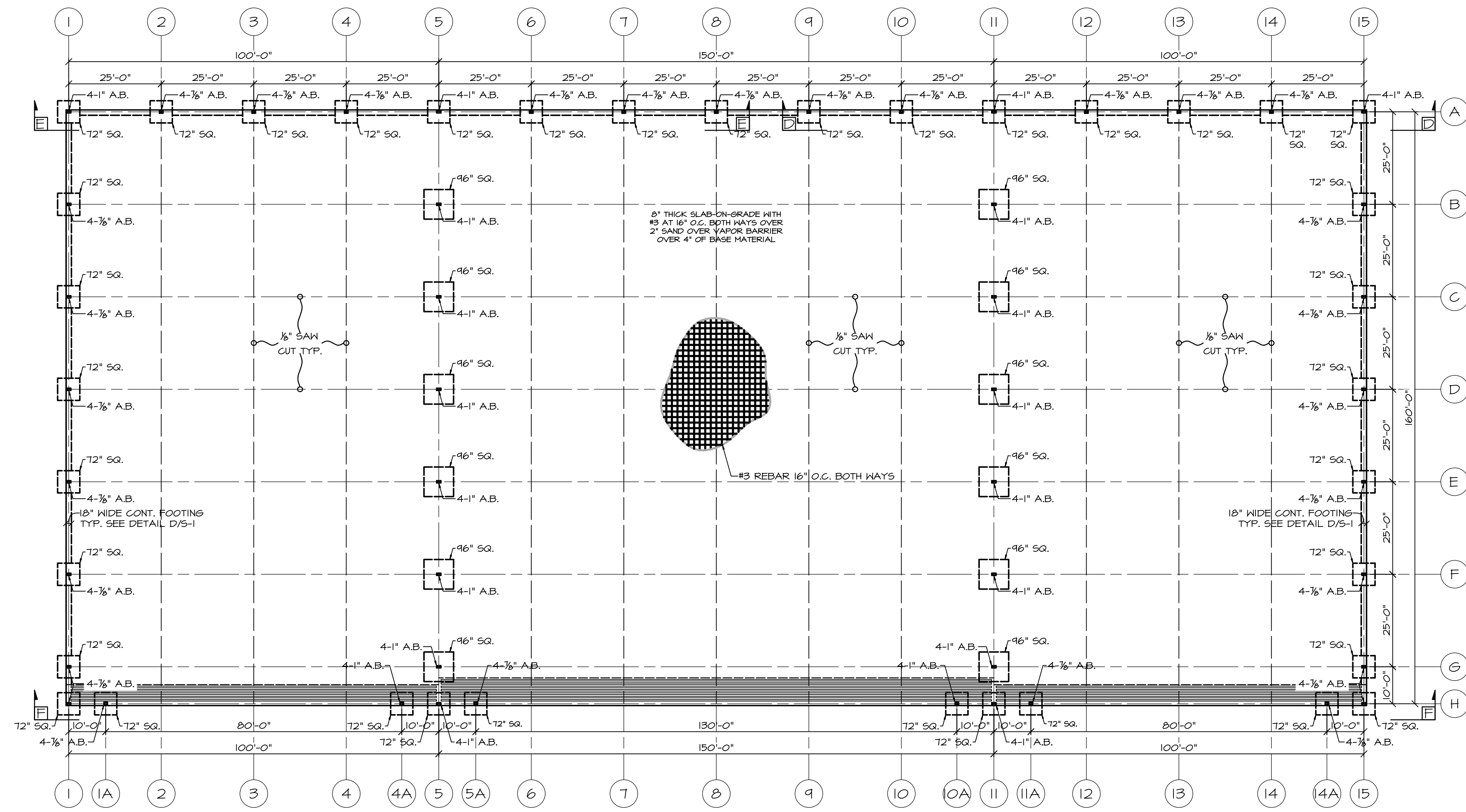
CHECKED BY: S. ARGUBRIGHT

DATE: 15-NOVEMBER-2022

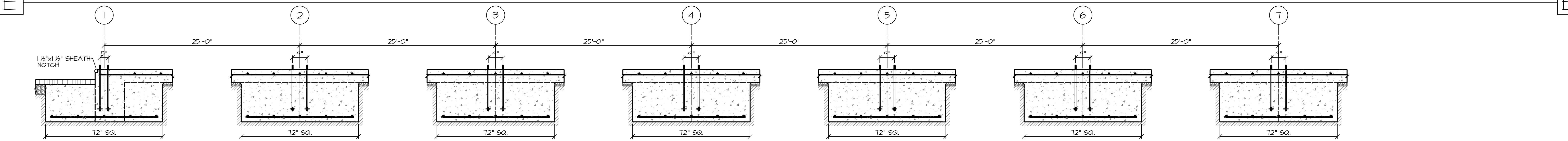
CLIENT: S. ARGUBRIGHT

ENG. BY:

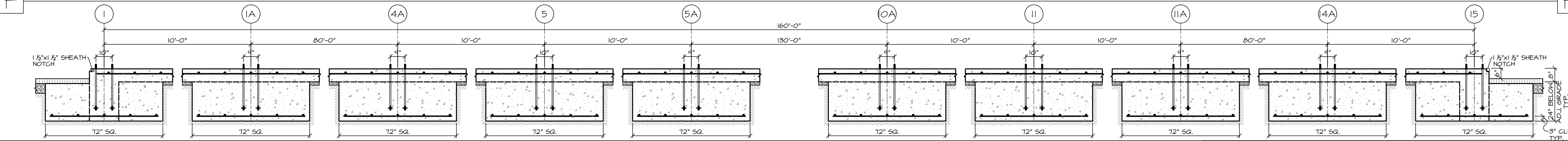
SHEET NO. **S-1**



TYPICAL SECTION FOR COLUMN LINES 5 AND 11



TYPICAL SECTION FOR COLUMN LINES 5 AND 11



FOUNDATION FOR BLDG.

REVISION
 1
 2
 3

STRUCTURAL ENGINEER:
 DAVID C. MEISS STRUCTURAL
 ENGINEERING, INC.
 20912 CENTRAL BLVD., SUITE 200
 WOODLAND HILLS, CA 91364
 818-227-8040 PH. 818-227-8041 FAX

PROJECT:
 PLANES OF FAME AIR MUSEUM
 3217 TERMINAL DRIVE
 SANTA MARIA, CA 93455
 805-422-1126 PH. 805-422-1126 FAX

CONTRACTOR:
 ARGUBRIGHT CONSTRUCTION
 STEEL STRUCTURES & DOORS
 NORTHIDGE, CA 91326
 B-1 493620 FABULUS--H150
 818-360-6024 PH. 818-360-6193 FAX

SHEET TITLE:
FOUNDATION FOR BLDG.

SCALE:
 AS NOTED

DRAWN BY:
 A. AVETISYAN

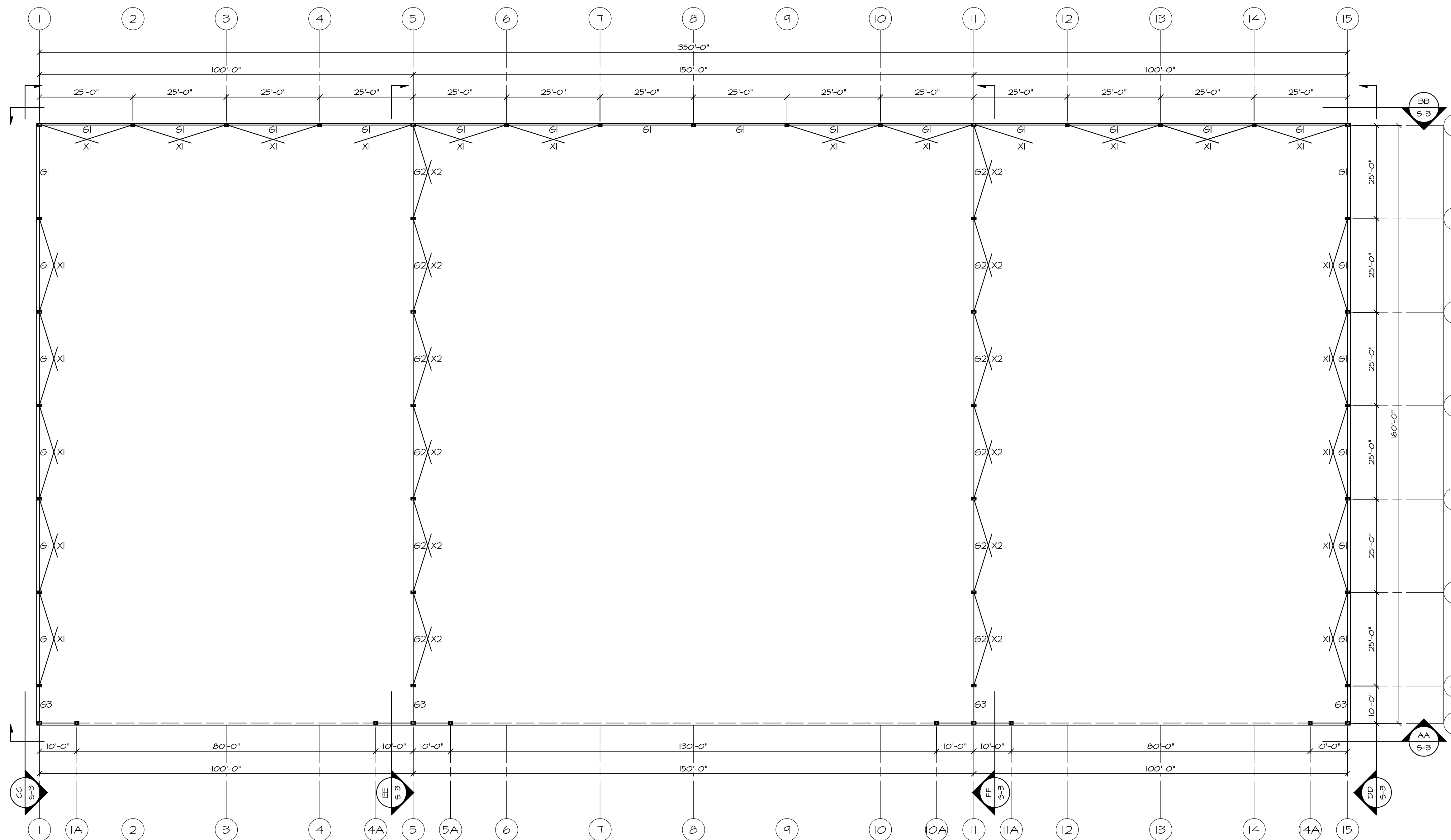
CHECKED BY:
 S. ARGUBRIGHT

DATE:
 15-NOVEMBER-2022

CLIENT:
 S. ARGUBRIGHT

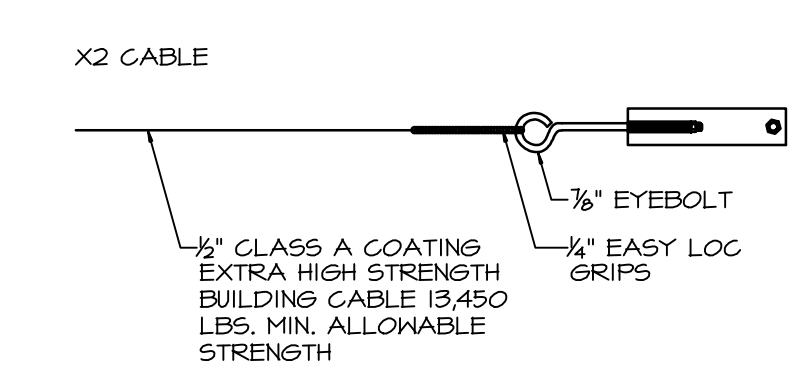
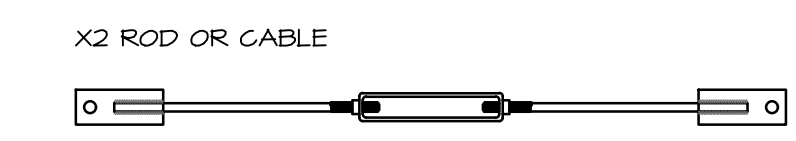
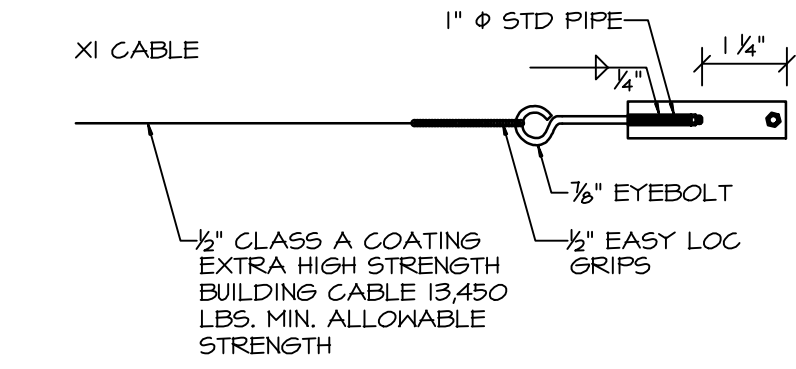
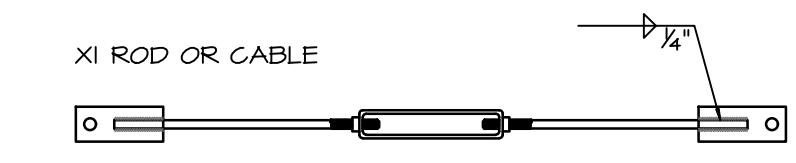
ENG. BY:
 S. ARGUBRIGHT

SHEET NO.
 S-3



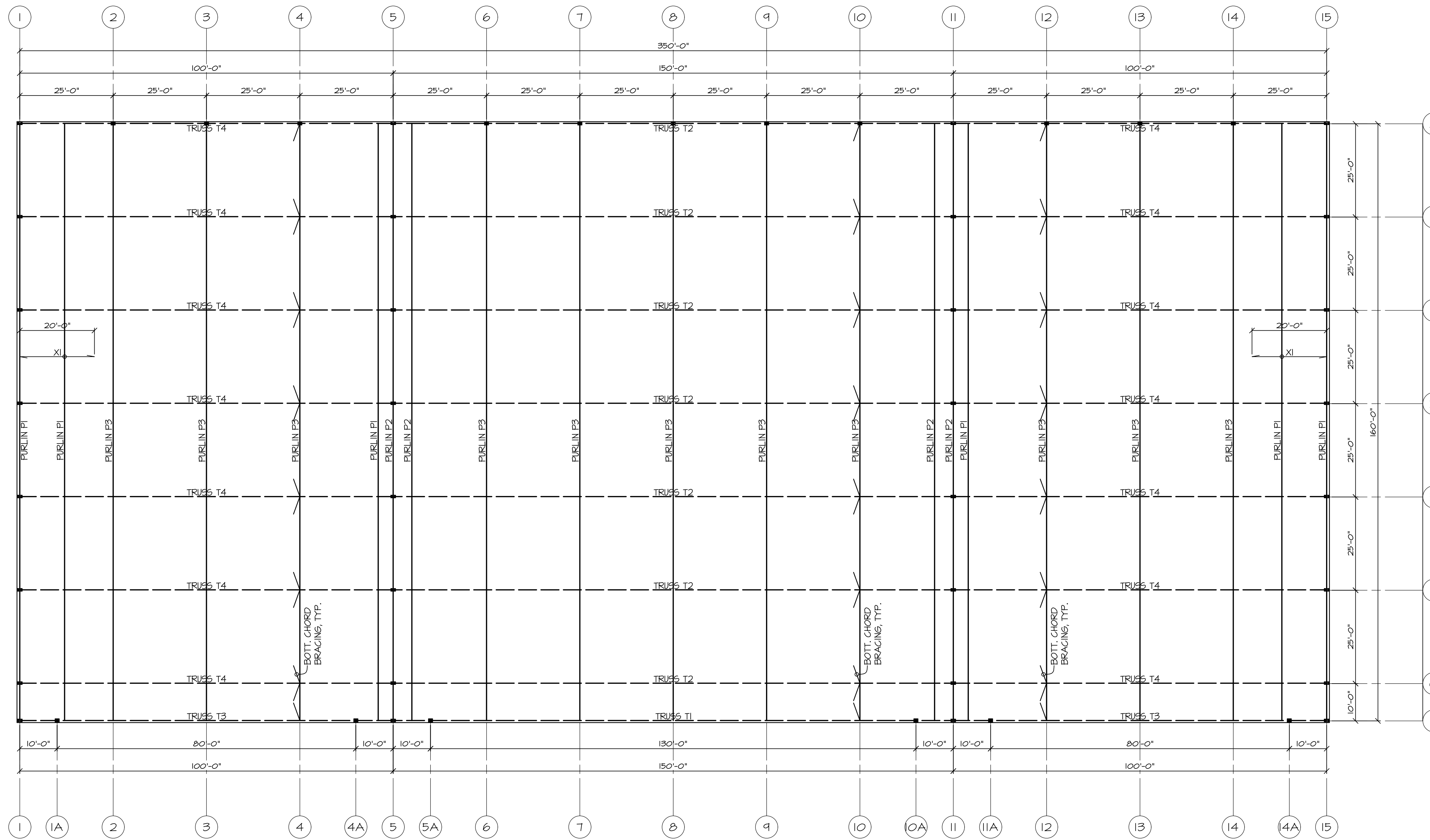
STEEL FRAMING REFERENCE NOTES:
 G1 2"x8"x14 GAUGE CEE AT 5'-0" O.C. MAX. 2 - 1/2" BOLTS
 G2 2"x8"x14 GAUGE CEE AT 5'-0" O.C. MAX. 2 - 1/2" BOLTS
 G3 2"x8"x16 GAUGE CEE AT 5'-0" O.C. MAX. 2 - 1/2" BOLTS
 X1 1 1/2"x26 GAUGE x 80 KSI MULTI-RIB WALL SHEATHING (INTERIOR)
 X2 1 1/2"x24 GAUGE x 80 KSI MULTI-RIB WALL SHEATHING (EXTERIOR)

- FIRE RESISTANCE RATED CONSTRUCTION.**
- FIRE BLOCKING MUST BE APPROVED IN ACCORDANCE WITH SECTION 711 AT THE FOLLOWING LOCATIONS.
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
 - IN CONCEALED SPACES STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10 FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN OF STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENING WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
 - THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.



REVISION	THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ARGUBRIGHT STEEL STRUCTURES AND DOORS AND IS NOT TO BE REPRODUCED OR IN PART FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF STEVE ARGUBRIGHT. THIS DOCUMENT IS NOT TO BE PRODUCED AND/OR REPRODUCED IN ANY MANNER WITHOUT THE PRIOR WRITTEN CONSENT OF STEVE ARGUBRIGHT. © COPYRIGHT, 2022
STRUCTURAL ENGINEER: DAVID C. MEISS STRUCTURAL ENGINEERING INC. 20912 CENTRAL BLVD., SUITE 200 WOODLAND HILLS, CA 91364 818-227-8040 PH. 818-227-8041 FAX	
PROJECT:	PLANES OF FRAME AIR MUSEUM 3211 TERMINAL DRIVE SANTA MARIA, CA 93455 805-422-1726 PH. 805-422-1726 FAX
CONTRACTOR:	ARGUBRIGHT CONSTRUCTION STEEL STRUCTURES & DOORS 10000 N. 10TH ST. NORTHridge, CA 91326 B-1 4836200 FAX/818-41150 818-360-6024 PH. 818-360-6138 FAX
SHEET TITLE:	WALL FRAMING POF BUILDING
SCALE:	AS NOTED
DRAWN BY:	A. AVETISYAN
CHECKED BY:	S. ARGUBRIGHT
DATE:	15-NOVEMBER-2022
CLIENT:	S. ARGUBRIGHT
ENG. BY:	
SHEET NO.	S-4

WALL FRAMING POF BLDG.

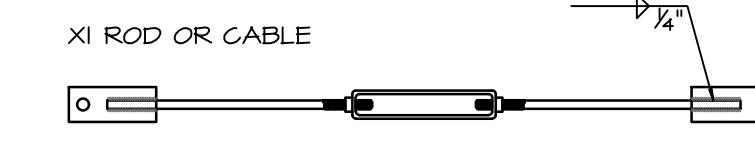


ROOF FRAMING

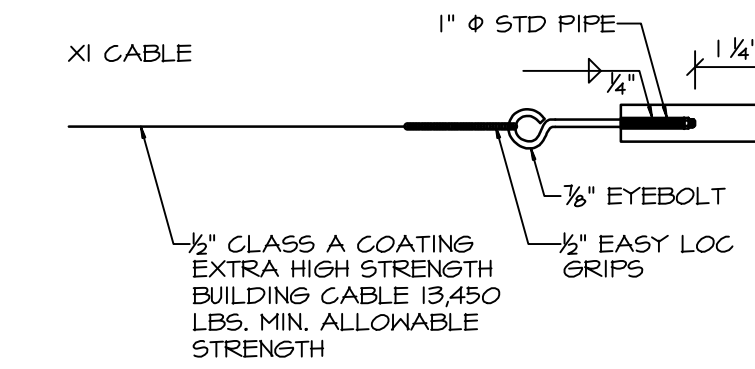
SCALE: 1/8" = 1'-0"

ROOF FRAMING REFERENCE NOTES:

- T1 150' DOOR TRUSS
- T2 150' TRUSS
- T3 100' DOOR TRUSS
- T4 100' TRUSS
- P1 8"x3 1/2"x14 GAUGE ZEE AT 4'-0" O.C. @ - 1/2" BOLTS AT SUPPORT
- P2 8"x3 1/2"x14 GAUGE ZEE AT 5'-0" O.C. @ - 1/2" BOLTS AT SUPPORT
- P3 HSS 8"x4"x1/2" PURLIN
- WP3 1 1/2"x26 GAUGE X 20 KSI MAX-RIB ROOF SHEATHING

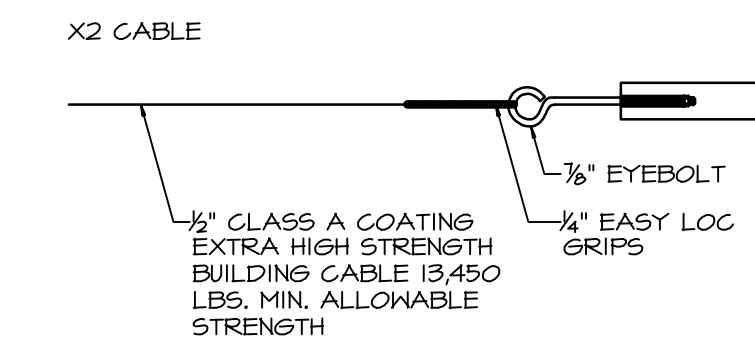


XI ROD OR CABLE AT END



X2 ROD OR CABLE

X2 ROD 3/4" ROD CROSS BRACING F1554, GR55 OR A512 1 - 1 1/4" A307 BOLT AT END



REVISION

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DAVID C. MEISS STRUCTURAL
STEEL FABRICATORS, INC.
20912 CENTRAL BLVD., SUITE 200
WOODLAND HILLS, CA 91364
818-227-8040 PH. 818-227-8041 FAX

PROJECT:
PLANES OF FAME AIR MUSEUM
3217 TERMINAL DRIVE
SANTA MARIA, CA 93455
805-422-1126 PH. 805-422-1126 FAX

CONTRACTOR:
ARGUBRIGHT CONSTRUCTION
STEEL STRUCTURES & DOORS
NORTHIDGE, CA 91326
B-1 493620 FABULUS--#1150
818-360-6029 PH. 818-360-6138 FAX

SHEET TITLE:
**ROOF FRAMING
POF BUILDING**

SCALE:
AS NOTED

DRAWN BY:
A. AVETISYAN

CHECKED BY:
S. ARGUBRIGHT

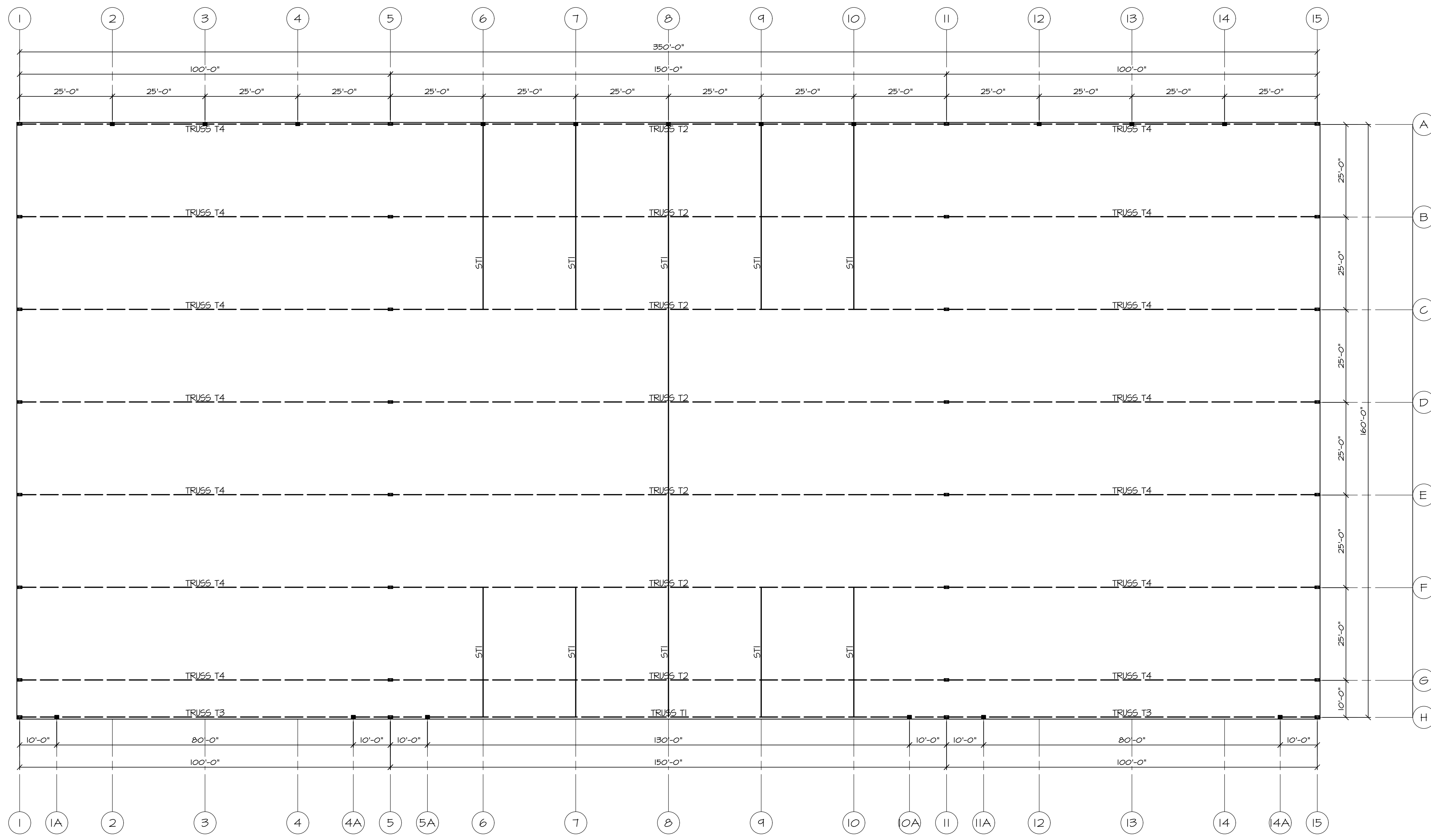
DATE:
15-NOVEMBER-2022

CLIENT:
S. ARGUBRIGHT

ENG. BY:

SHEET NO.
S-5

ROOF FRAMING POF BLDG.



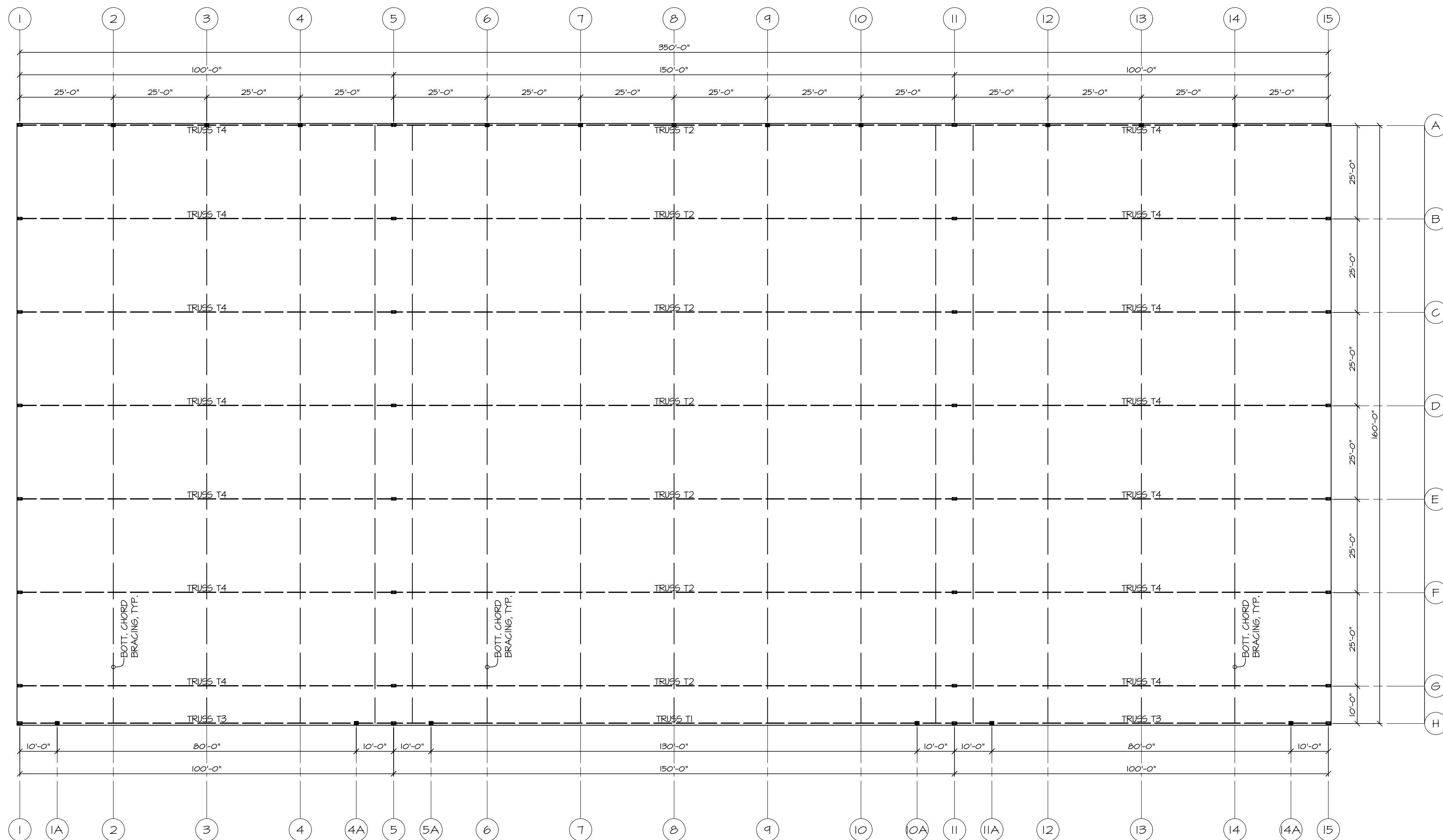
TRUSS BOTTOM CHORD STRUTS

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

- ROOF FRAMING REFERENCE NOTES:**
- T1 150' DOOR TRUSS
 - T2 150' TRUSS
 - T3 100' DOOR TRUSS
 - T4 100' TRUSS
 - P1 8"x3 1/2"x14 GAUGE ZEE AT 4'-0" O.C. @ - 1/2" BOLTS AT SUPPORT
 - P2 8"x3 1/2"x14 GAUGE ZEE AT 5'-0" O.C. @ - 1/2" BOLTS AT SUPPORT
 - F3 H55 8"x4"x 1/2" FURLIN
 - ST1 H55 8"x4"x 1/2" BOTTOM CHORD STRUT, TYP.
 - WP3 1 1/2"x26 GAUGE x 80 KSI MAX-RIB ROOF SHEATHING

REVISION	
STRUCTURAL ENGINEER:	DAVID C. MEISS STRUCTURAL ENGINEERING INC. 20912 CENTRAL BLVD. SUITE 200 WOODLAND HILLS, CA 91364 818-227-8040 PH. 818-227-8041 FAX
PROJECT:	PLANES OF FRAME AIR MUSEUM 3211 TERMINAL DRIVE SANTA MARIA, CA 93455 805-422-1126 PH. 805-422-1126 FAX
CONTRACTOR:	ARGUBRIGHT CONSTRUCTION STEEL STRUCTURES & DOORS 10000 N. 10TH AVE. SUITE 100 NORTHridge, CA 91326 B-1 482620 FABULUS--HT50 818-360-6024 PH. 818-360-6138 FAX
SHEET TITLE:	TRUSS STRUTS POF BUILDING
SCALE:	AS NOTED
DRAWN BY:	A. AVETISYAN
CHECKED BY:	S. ARGUBRIGHT
DATE:	15-NOVEMBER-2022
CLIENT:	S. ARGUBRIGHT
ENG. BY:	
SHEET NO.	S-6

TRUSS STRUTS POF BLDG.



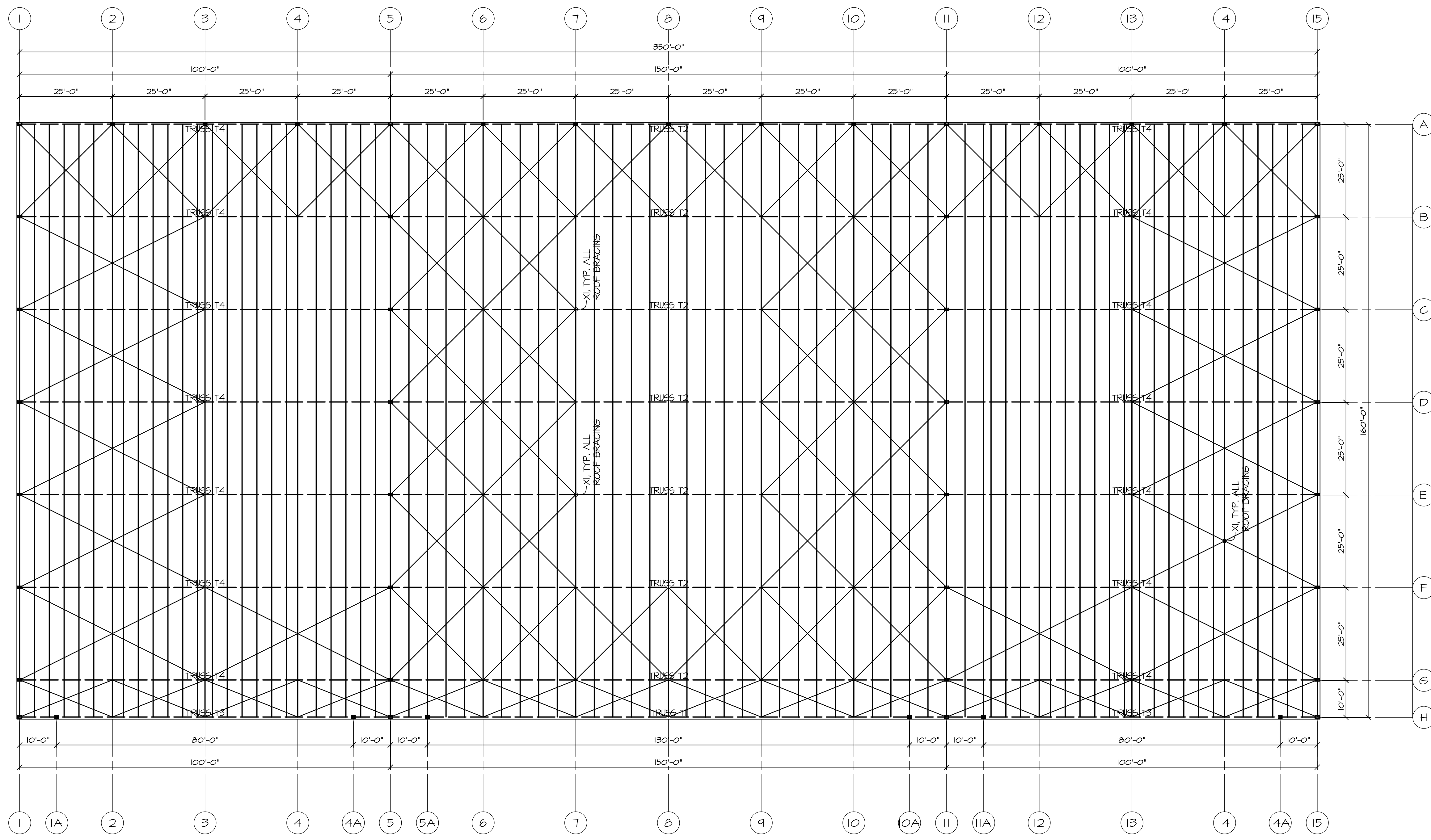
TRUSS BOTTOM CHORD BRACING

SCALE: 1/8" = 1'-0"

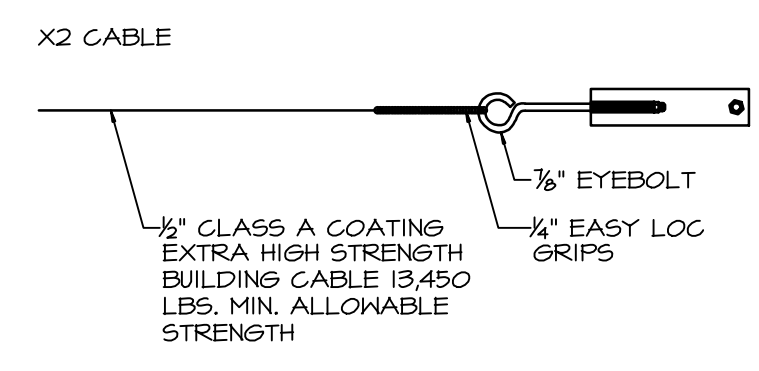
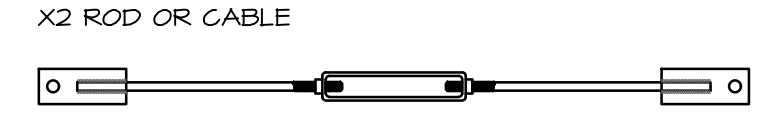
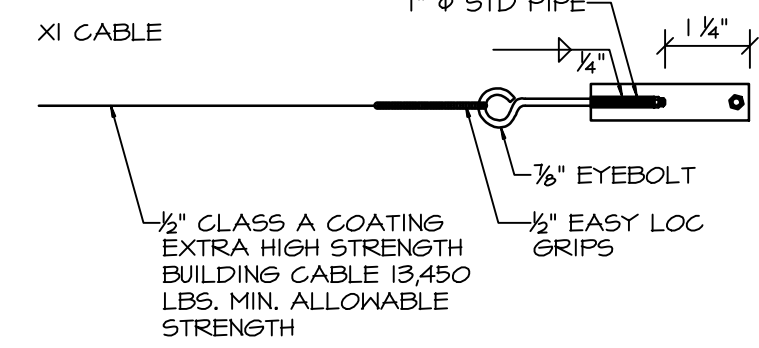
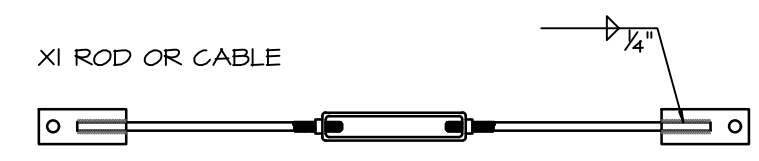
- ROOF FRAMING REFERENCE NOTES:**
- T1 150' DOOR TRUSS
 - T2 150' TRUSS
 - T3 100' DOOR TRUSS
 - T4 100' TRUSS
 - P1 8"x3 1/2"x14 GAUGE ZEE AT 4'-0" O.C. @ 1/2" BOLTS AT SUPPORT
 - P2 8"x3 1/2"x14 GAUGE ZEE AT 5'-0" O.C. @ 1/2" BOLTS AT SUPPORT
 - F3 H55 8"x4"x 1/8" FURLIN
 - ST1 H55 8"x4"x 1/8" BOTTOM CHORD STRUT, TYP.
 - WF3 1 1/2"x26 GAUGE x 80 KSI MAX-RIB ROOF SHEATHING

REVISION	
STRUCTURAL ENGINEER:	DAVID C. MEISS STRUCTURAL ENGINEERING, INC. 2992 CENTRAL BLVD., SUITE 200 WOODLAND HILLS, CA 91364 818-227-8040 PH. 818-227-8041 FAX
PROJECT:	PLANES OF FRAME AIR MUSEUM 3217 TERMINAL DRIVE SANTA MARIA, CA 93455 805-422-1126 PH. 805-422-1126 FAX
CONTRACTOR:	ARGUBRIGHT CONSTRUCTION STEEL STRUCTURES & DOORS 4900 N. HIGHWAY 99 NORRIDGE, CA 91326 B-1 493620 FABULUS-HIT50 818-360-6029 PH. 818-360-6188 FAX
SHEET TITLE:	TRUSS BRACING POF BLDG.
SCALE:	AS NOTED
DRAWN BY:	A. AVETISYAN
CHECKED BY:	S. ARGUBRIGHT
DATE:	15-NOVEMBER-2022
CLIENT:	S. ARGUBRIGHT
ENG. BY:	
SHEET NO.	S-7

TRUSS BRACING POF BLDG.



- ROOF FRAMING REFERENCE NOTES:**
- T1 150' DOOR TRUSS
 - T2 150' TRUSS
 - T3 100' DOOR TRUSS
 - T4 100' TRUSS
 - P1 8"x3 1/2"x14 GAUGE ZEE AT 4'-0" O.C. @ 1/2" BOLTS AT SUPPORT
 - P2 8"x3 1/2"x14 GAUGE ZEE AT 5'-0" O.C. @ 1/2" BOLTS AT SUPPORT
 - F3 H55 8"x4"x 1/2" FURLIN
 - ST1 H55 8"x4"x 1/2" BOTTOM CHORD STRUT, TYP.
 - WP3 1 1/2"x26 GAUGE x 80 KSI MAX-RIB ROOF SHEATHING

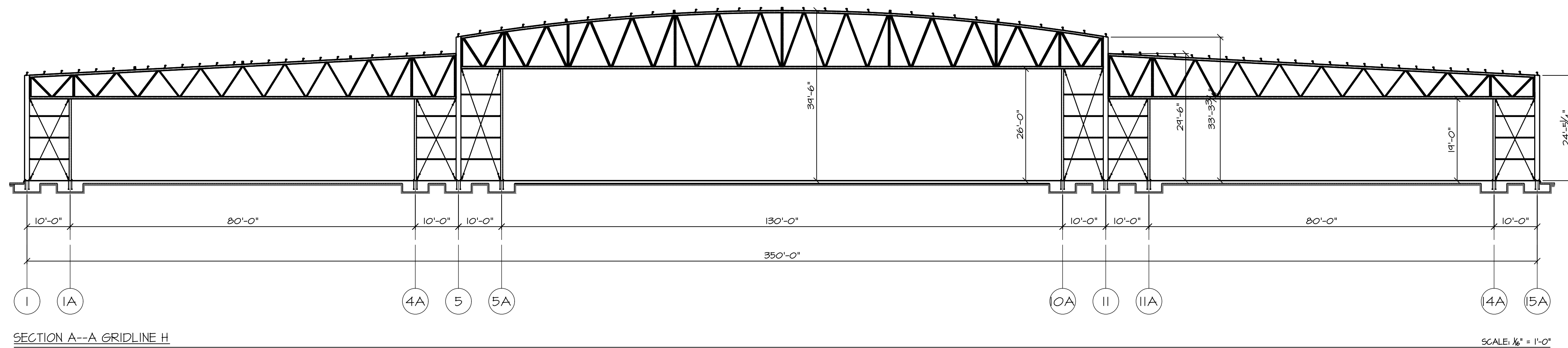


ROOF BRACING

SCALE: 1/8" = 1'-0"

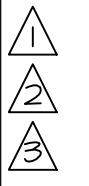
ROOF BRACING POF BLDG.

REVISION	
STRUCTURAL ENGINEER:	DAVID C. MEISS STRUCTURAL ENGINEERING, INC. 20912 CENTRAL BLVD, SUITE 200 WOODLAND HILLS, CA 91364 818-227-8040 PH. 818-227-8041 FAX
PROJECT:	PLANES OF FRAME AIR MUSEUM 3217 TERMINAL DRIVE SANTA MARIA, CA 93455 805-422-1126 PH. 805-422-1126 FAX
CONTRACTOR:	ARGUBRIGHT CONSTRUCTION STEEL STRUCTURES & DOORS 10000 NORTHERN BLVD NORTHridge, CA 91326 B-1 4836200 FAX/US--#1150 818-360-6024 PH. 818-360-6138 FAX
SHEET TITLE:	ROOF BRACING POF BLDG.
SCALE:	AS NOTED
DRAWN BY:	A. AVETISYAN
CHECKED BY:	S. ARGUBRIGHT
DATE:	15-NOVEMBER-2022
CLIENT:	S. ARGUBRIGHT
ENG. BY:	S. ARGUBRIGHT
SHEET NO.	S-8



FRAMING ELEVATION POF BLDG.

REVISION



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STEEL STRUCTURES AND DOORS, INC.
20912 CENTRAL BLVD, SUITE 200
WOODLAND HILLS, CA 91364
818-227-8040 PH, 818-227-8041 FAX

PROJECT:

PLANES OF FAME AIR MUSEUM
3217 TERMINAL DRIVE
SANTA MARIA, CA 93455
805-422-1126 PH, 805-422-1126 FAX

CONTRACTOR:

ARGUBRIGHT CONSTRUCTION
STEEL STRUCTURES & DOORS
11000 WILSON ROAD
NORTHridge, CA 91326
B-1 483620 FABULUS--HT50
818-360-6024 PH, 818-360-6138 FAX

SHEET TITLE:

FRAMING ELEVATION
POF BUILDING

SCALE:

AS NOTED

DRAWN BY:

A. AVETISYAN

CHECKED BY:

S. ARGUBRIGHT

DATE:

15-NOVEMBER-2022

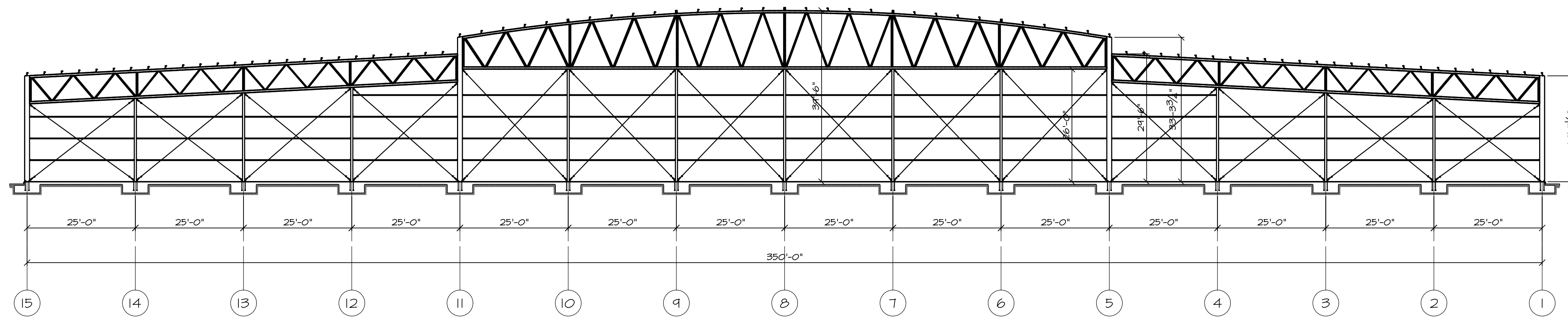
CLIENT:

S. ARGUBRIGHT

ENG. BY:

SHEET NO.

S-9

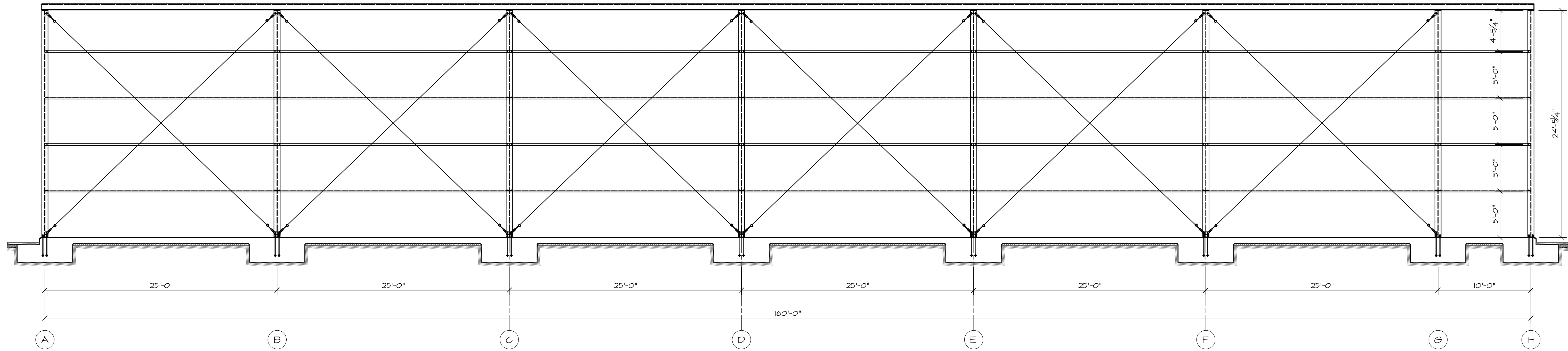


SECTION B-B GRIDLINE A

SCALE: 1/8" = 1'-0"

FRAMING ELEVATION POF BLDG.

REVISION	
△	
△	
△	
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PROJECT:	<p>PLANES OF FAME AIR MUSEUM 3217 TERMINAL DRIVE SANTA MARIA, CA 93455 805-422-1126 PH, 805-422-1126 FAX</p>
CONTRACTOR:	<p>ARGUBRIGHT CONSTRUCTION STEEL STRUCTURES & DOORS 11000 N. 11TH ST. NORTHridge, CA 91326 B-1 4836200 FAX/US--#1150 818-360-6024 PH, 818-360-6133 FAX</p>
SHEET TITLE:	FRAMING ELEVATION POF BUILDING
SCALE:	AS NOTED
DRAWN BY:	A. AVETISYAN
CHECKED BY:	S. ARGUBRIGHT
DATE:	15-NOVEMBER-2022
CLIENT:	S. ARGUBRIGHT
ENG. BY:	
SHEET NO.	S-10



SECTION G-G GRIDLINE I

SCALE: 3/8" = 1'-0"

REVISION



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PHONE: 818-227-8040 PH. 818-227-8041 FAX

PROJECT:

PLANES OF FAME AIR MUSEUM
3211 TERMINAL DRIVE
SANTA MARIA, CA 93455
805-422-1726 PH. 805-422-1726 FAX

CONTRACTOR:

ARGUBRIGHT CONSTRUCTION
STEEL STRUCTURES & DOORS
NORTHIDGE CA 91326
B-1 4493620 FABULUS--H150
818-360-6024 PH. 818-360-6188 FAX

SHEET TITLE:

FRAMING ELEVATION
POF BUILDING

SCALE:

AS NOTED

DRAWN BY:

A. AVETISYAN

CHECKED BY:

S. ARGUBRIGHT

DATE:

15-NOVEMBER-2022

CLIENT:

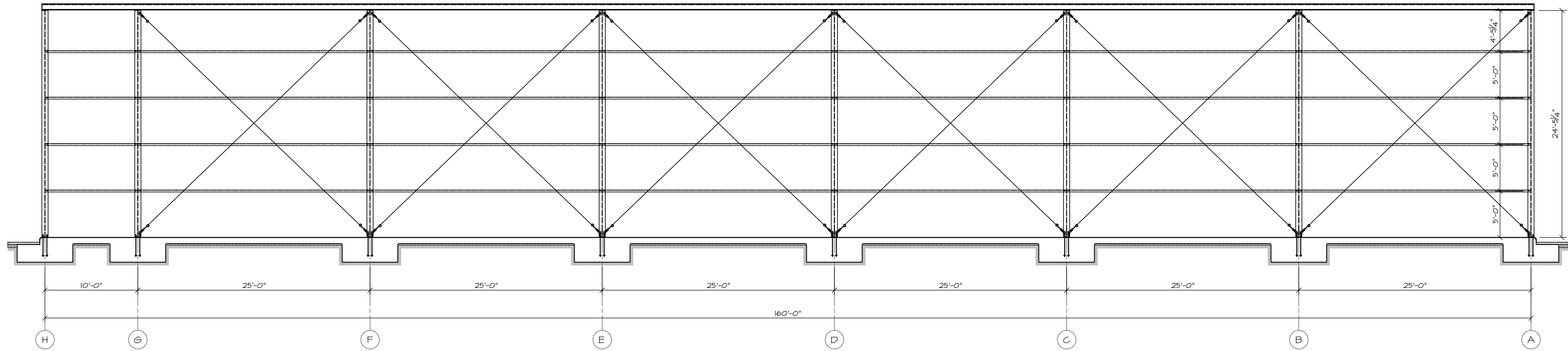
S. ARGUBRIGHT

ENG. BY:

FRAMING ELEVATION POF BLDG.

SHEET NO.

S-11



SECTION D--D GRIDLINE 15

SCALE: 3/8" = 1'-0"

REVISION



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PROJECT:

PLANES OF FAME AIR MUSEUM
3211 TERMINAL DRIVE
SANTA MARIA, CA 93455
805-422-1726 PH, 805-422-1726 FAX

CONTRACTOR:

ARGUBRIGHT CONSTRUCTION
STEEL STRUCTURES & DOORS
NORTHIDGE CA 91326
B-1 4493620 FABULUS--H150
818-360-6024 PH, 818-360-6188 FAX

SHEET TITLE:

FRAMING ELEVATION
POF BUILDING

SCALE:

AS NOTED

DRAWN BY:

A. AVETISYAN

CHECKED BY:

S. ARGUBRIGHT

DATE:

15-NOVEMBER-2022

CLIENT:

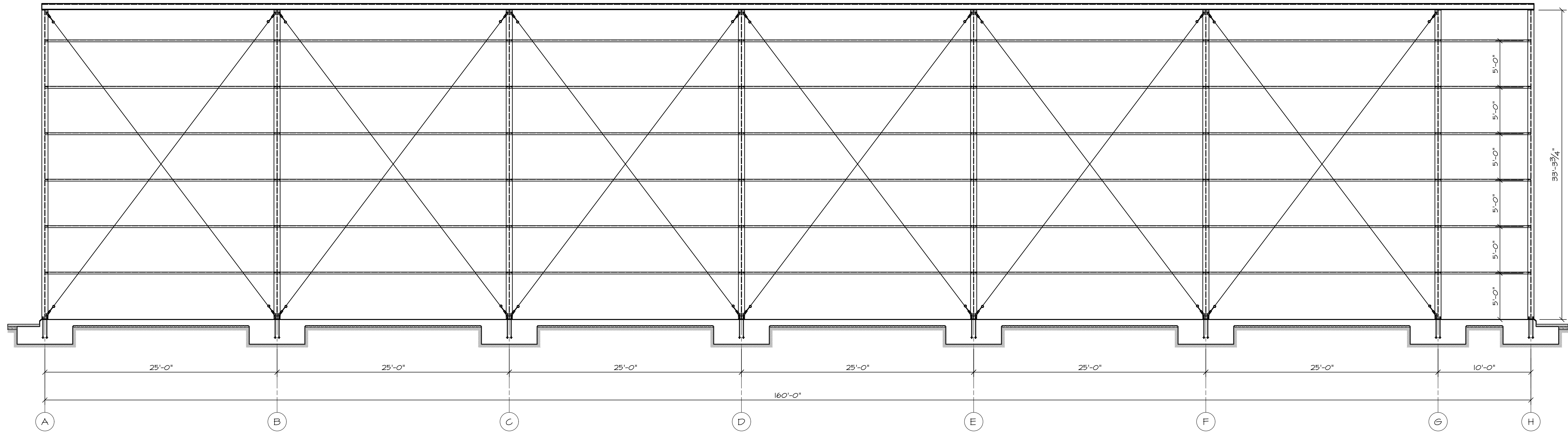
S. ARGUBRIGHT

ENG. BY:

FRAMING ELEVATION POF BLDG.

SHEET NO.

S-12



SECTION E--E GRIDLINE 5

SCALE: 3/8" = 1'-0"

REVISION



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PROJECT:
PLANES OF FAME AIR MUSEUM
3211 TERMINAL DRIVE
SANTA MARIA, CA 93455
805-422-1726 PH.
805-422-1726 FAX

CONTRACTOR:
ARGUBRIGHT CONSTRUCTION
STEEL STRUCTURES & DOORS
NORTHIDGE, CA 91326
B-1 4493620 FAX/US--#150
918-360-6024 PH. 918-360-6188 FAX

SHEET TITLE:
FRAMING ELEVATION
POF BUILDING

SCALE:
AS NOTED

DRAWN BY:
A. AVETISYAN

CHECKED BY:
S. ARGUBRIGHT

DATE:
15-NOVEMBER-2022

CLIENT:
S. ARGUBRIGHT

ENG. BY:

S. ARGUBRIGHT

ENG. BY:

S. ARGUBRIGHT

ENG. BY:

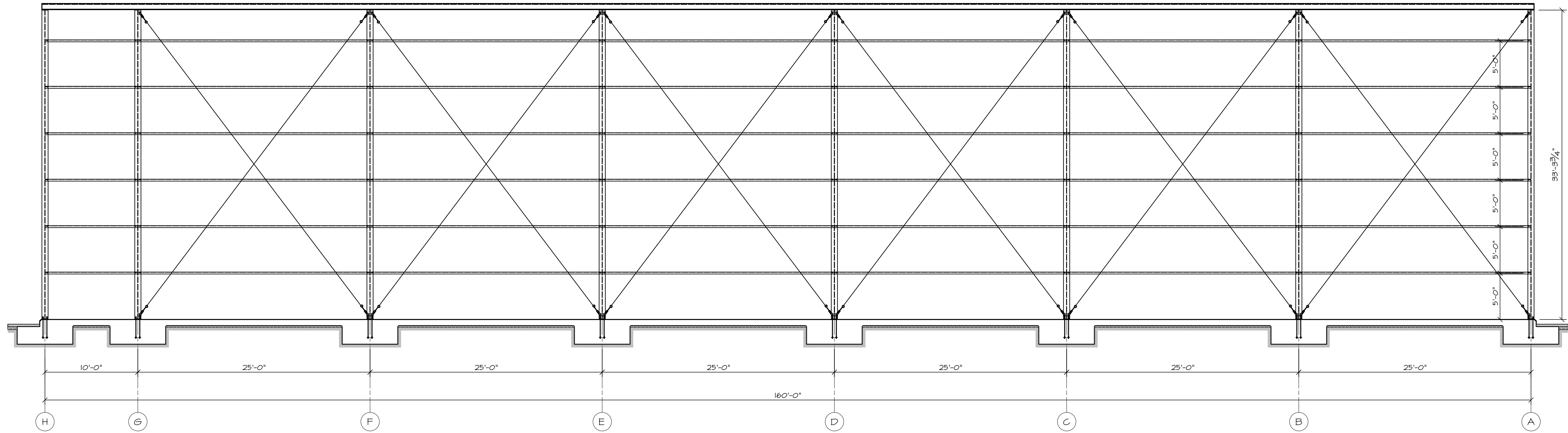
S. ARGUBRIGHT

ENG. BY:

S. ARGUBRIGHT

SHEET NO.
S-13

FRAMING ELEVATION POF BLDG.



SECTION F--F GRIDLINE II

SCALE: 3/8" = 1'-0"

REVISION



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PROJECT:

PLANES OF FAME AIR MUSEUM
3211 TERMINAL DRIVE
SANTA MARIA, CA 93455
805-422-1726 PH. 805-422-1726 FAX

CONTRACTOR:

ARGUBRIGHT CONSTRUCTION
STEEL STRUCTURES & DOORS
NORTHIDGE, CA 91326
B-1 4493620 FABULUS--H150
818-360-6024 PH. 818-360-6188 FAX

SHEET TITLE:

FRAMING ELEVATION
POF BUILDING

SCALE:

AS NOTED

DRAWN BY:

A. AVETISYAN

CHECKED BY:

S. ARGUBRIGHT

DATE:

15-NOVEMBER-2022

CLIENT:

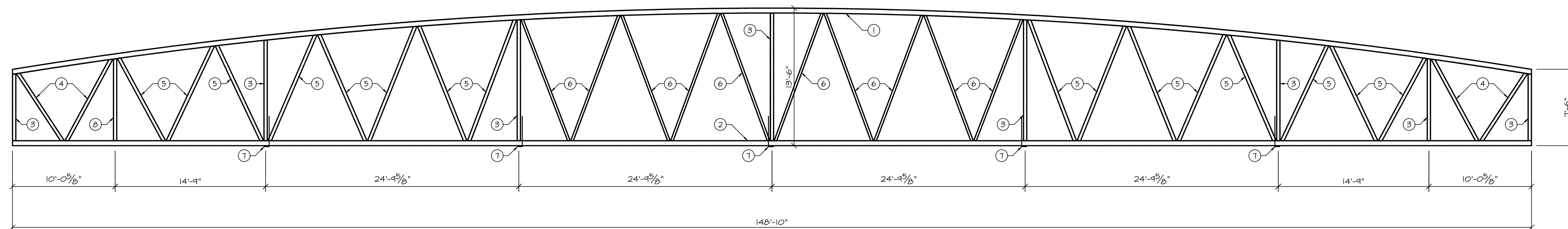
S. ARGUBRIGHT

ENG. BY:

FRAMING ELEVATION POF BLDG.

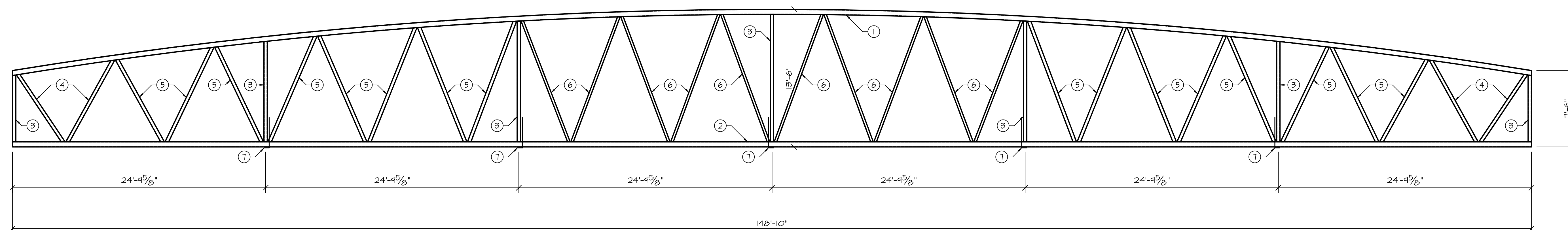
SHEET NO.

S-14



T1 150' TRUSS AT FRONT DOOR ONLY

SCALE: 1" = 3'-0"



T2 150' TRUSS

SCALE: 1" = 3'-0"

TRUSS KEY NOTES:

- ① TOP CHORD: HSS 6"x6"x 1/4"
- ② BOTT. CHORD: HSS 6"x6"x 1/4"
- ③ VERT. WEB: HSS 4"x4"x 3/8"
- ④ WEB: HSS 4"x4"x 1/4"
- ⑤ WEB: HSS 4"x4"x 3/8"
- ⑥ WEB: HSS 3"x3"x 3/8"
- ⑦ BOTT. CHORD BRACE: L 3"x3"x 3/8"
- ⑧ VERT. WEB: HSS 4"x4"x 3/8" (AT FRONT DOOR TRUSS ONLY)

150' TRUSS DETAIL POF BLDG.

<p>REVISION</p> <p>①</p> <p>②</p> <p>③</p>	<p>THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ARGUBRIGHT STEEL STRUCTURES AND DOORS AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF STEVE ARGUBRIGHT. THIS DOCUMENT IS NOT TO BE PRODUCED AND/OR COPIED IN ANY WAY, NOR SHALL ANY REPRODUCTION BE MODIFIED WITHOUT THE PRIOR WRITTEN CONSENT OF STEVE ARGUBRIGHT.</p> <p>© COPYRIGHT, 2022</p>
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<p>PROJECT:</p>	<p>PLANES OF FRAME AIR MUSEUM 3217 TERMINAL DRIVE SANTA MARIA, CA 93455 805-422-1126 PH, 805-422-1126 FAX</p>
<p>CONTRACTOR:</p>	<p>ARGUBRIGHT CONSTRUCTION STEEL STRUCTURES & DOORS 10000 W. 13TH AVE. NORTHridge, CA 91326 B-1 4836200 FAX/US--#1150 818-360-6024 PH, 818-360-6188 FAX</p>
<p>SHEET TITLE:</p>	<p>150' TRUSS DETAIL POF BUILDING</p>
<p>SCALE:</p>	<p>AS NOTED</p>
<p>DRAWN BY:</p>	<p>A. AVETISYAN</p>
<p>CHECKED BY:</p>	<p>S. ARGUBRIGHT</p>
<p>DATE:</p>	<p>15-NOVEMBER-2022</p>
<p>CLIENT:</p>	<p>S. ARGUBRIGHT</p>
<p>ENG. BY:</p>	
<p>SHEET NO.</p>	<p>S-15</p>

REVISION

- 1
- 2
- 3

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 ENGINEERING, INC.
 20912 CENTRAL BLVD, SUITE 200
 WOODLAND HILLS, CA 91364
 818-227-8040 PH, 818-227-8041 FAX

PROJECT:
 PLANES OF FAME AIR MUSEUM
 3211 TERMINAL DRIVE
 SANTA MARIA, CA 93455
 805-422-1126 PH,
 805-422-1126 FAX

CONTRACTOR:
 ARGUBRIGHT CONSTRUCTION
 STEEL STRUCTURES & DOORS
 10000 NORTHERN BLVD
 NORRIDGE, CA 91326
 B-1 4836200 FAX/US--HT50
 818-360-6024 PH, 818-360-6438 FAX

SHEET TITLE:
 100' TRUSS DETAIL
 POF BUILDING

SCALE:
 AS NOTED

DRAWN BY:
 A. AVETISYAN

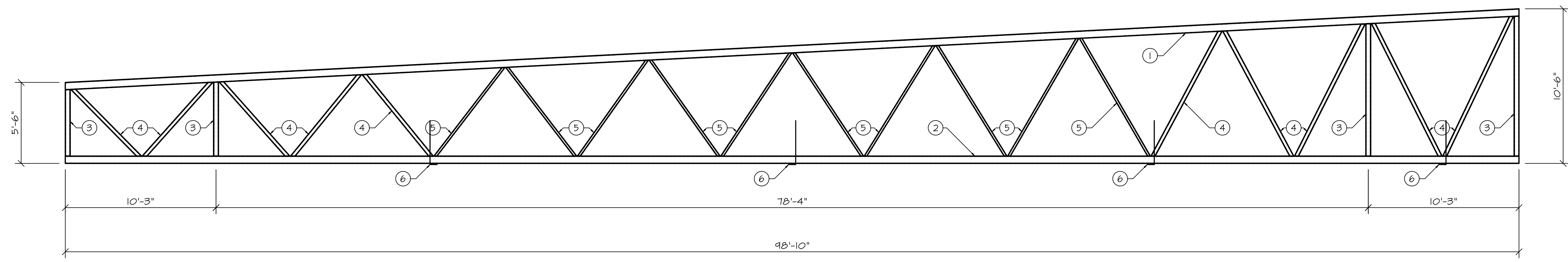
CHECKED BY:
 S. ARGUBRIGHT

DATE:
 15-NOVEMBER-2022

CLIENT:
 S. ARGUBRIGHT

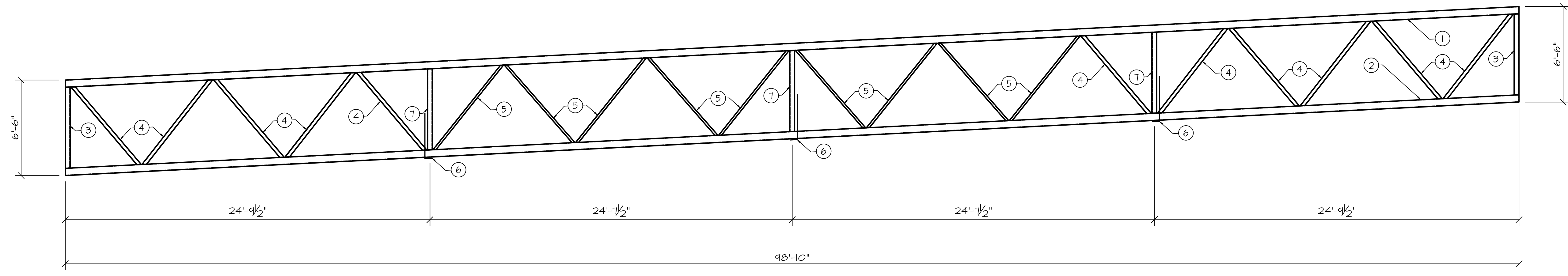
ENG. BY:

SHEET NO.
 S-16



T-3 100' TRUSS AT FRONT DOOR ONLY

SCALE: 1" = 3'-0"



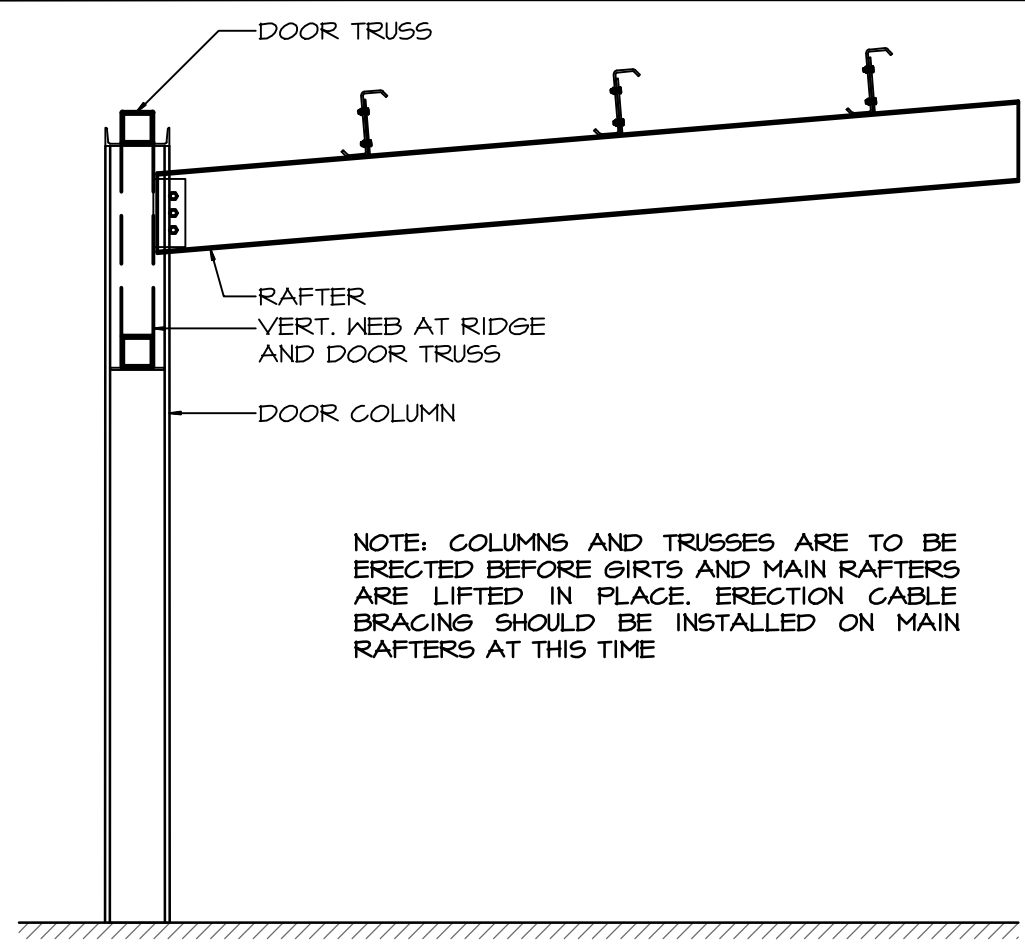
T-4 100' TRUSS AT FRONT DOOR ONLY

SCALE: 1" = 3'-0"

TRUSS KEY NOTES:

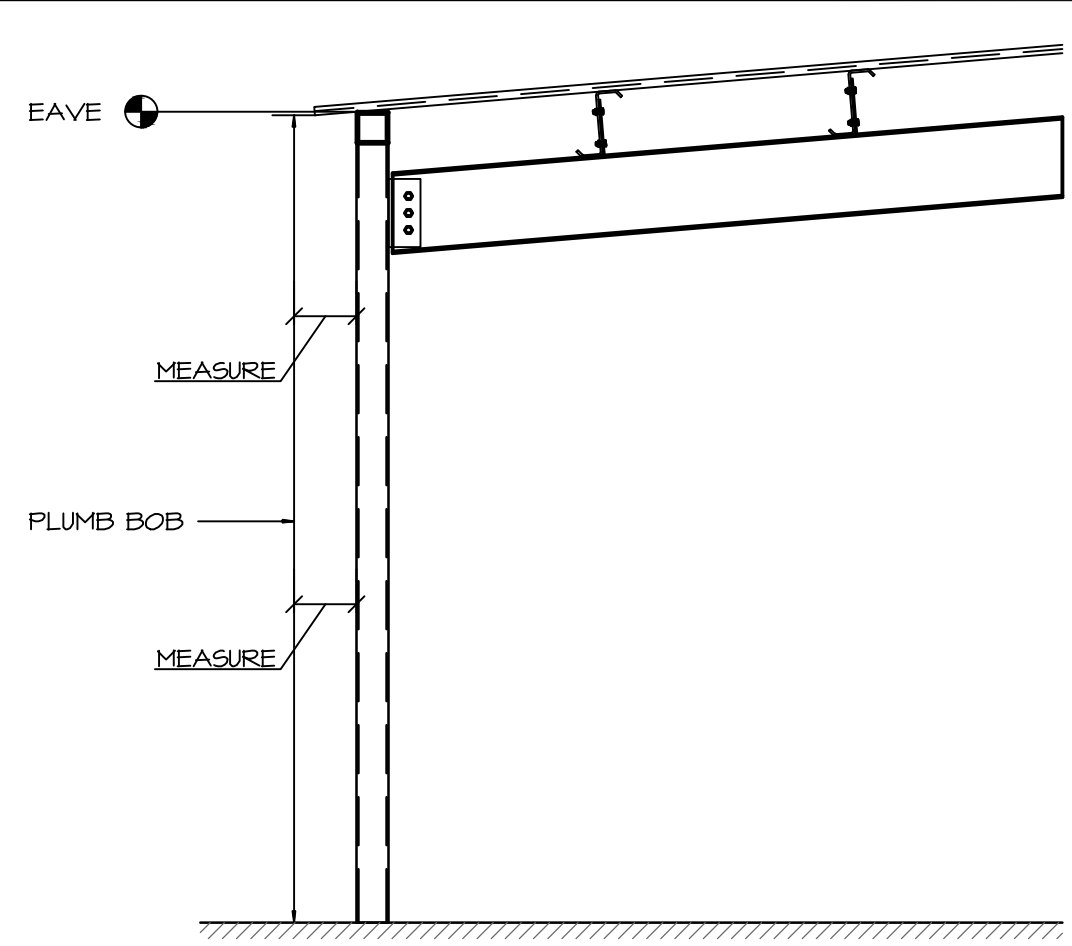
- ① TOP CHORD: HSS 6"x6"x 3/8"
- ② BOTT. CHORD: HSS 6"x6"x 3/8"
- ③ VERT. WEB: HSS 4"x4"x 3/8"
- ④ WEB: HSS 3"x3"x 3/8"
- ⑤ WEB: HSS 3"x2"x 3/8"
- ⑥ BOTT. CHORD BRACE: L 3"x2"x 3/8"
- ⑦ BOTT. CHORD BRACE: L 2"x2"x 3/8"
- ⑧ VERT. WEB AT T-4: HSS 4"x4"x 3/8"

100' TRUSS DETAIL POF BLDG.



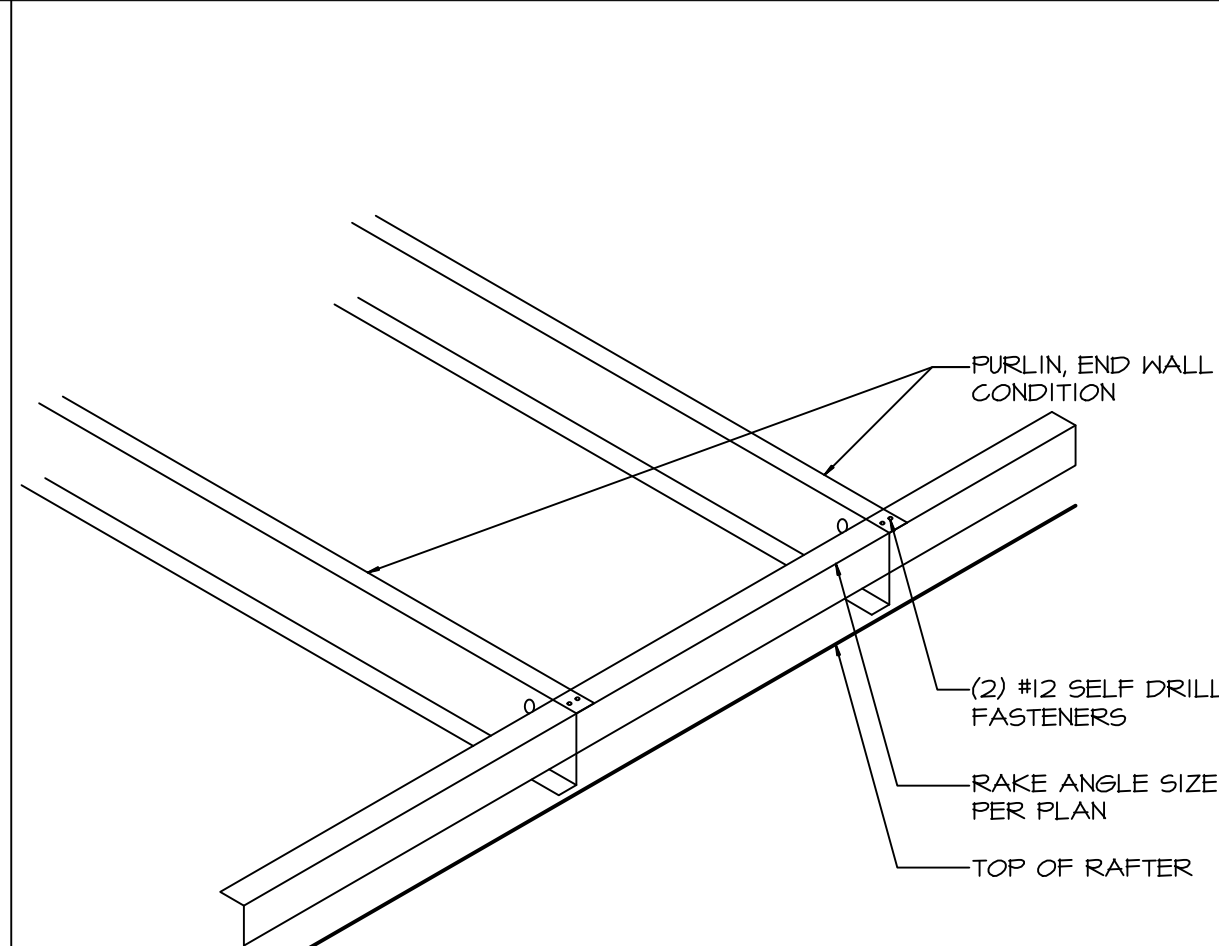
TYP. TRUSS AND RAFTER CONNECTION DETAIL

1 SCALE: NONE



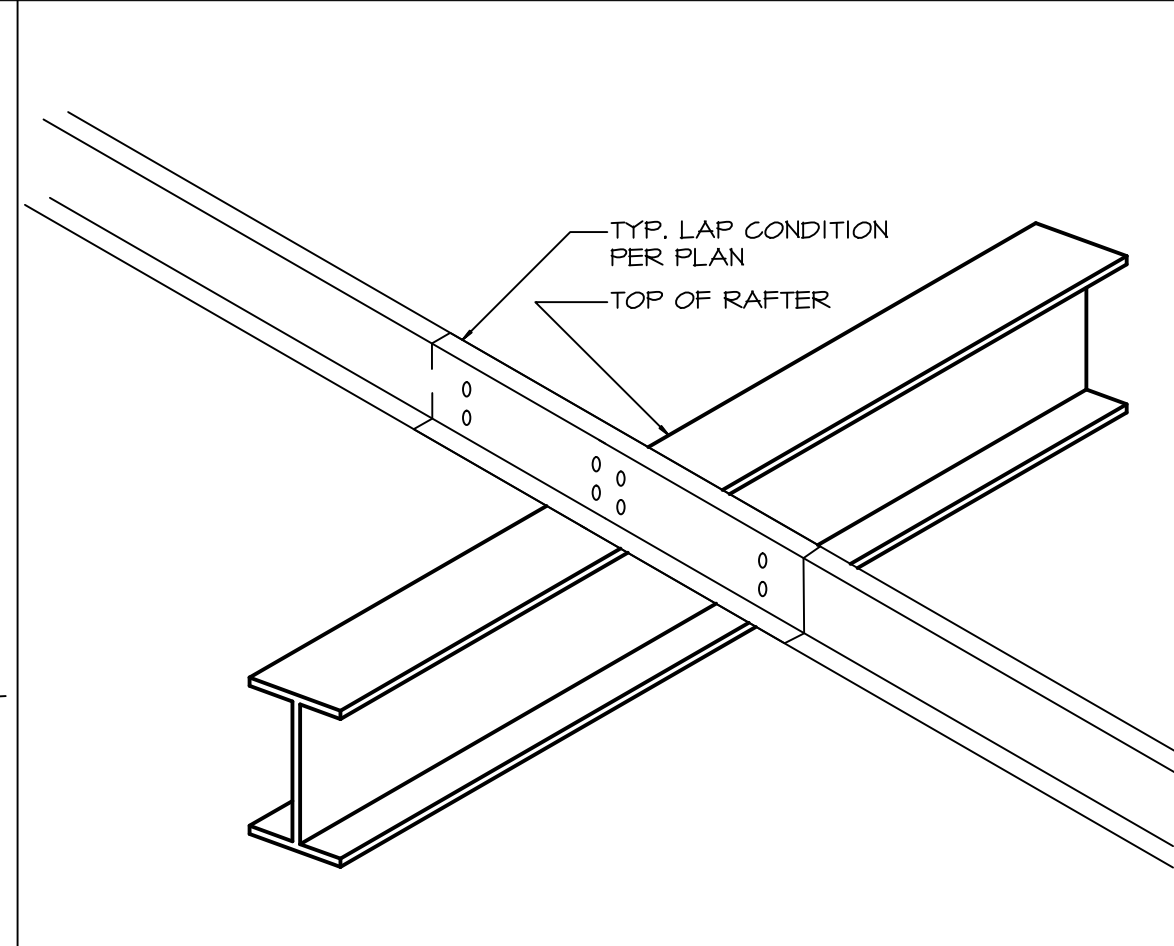
COMPLETING AND PLUMBING FIRST BAY

2 SCALE: NONE



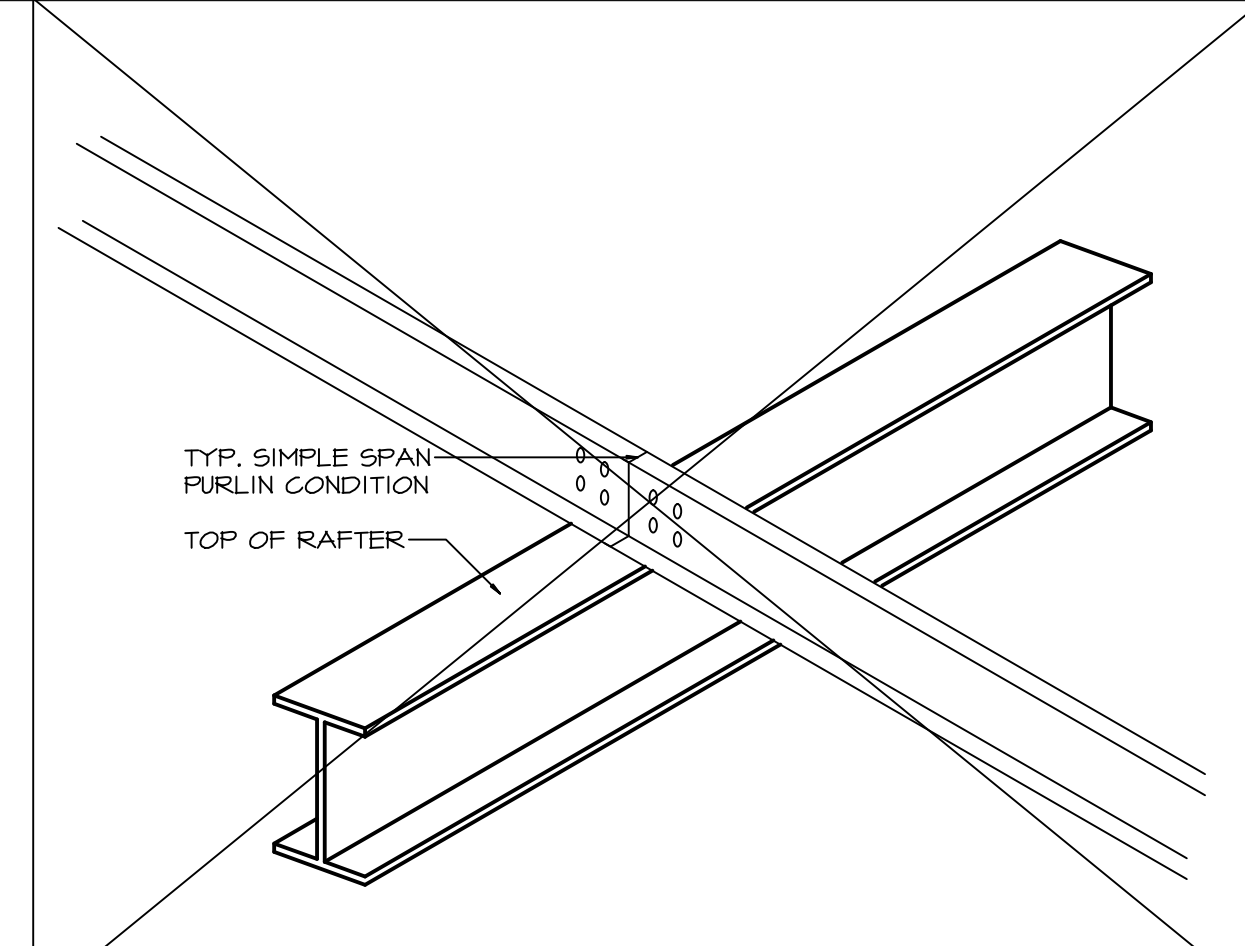
TYP. END WALL CONDITION DETAIL

3 SCALE: NONE



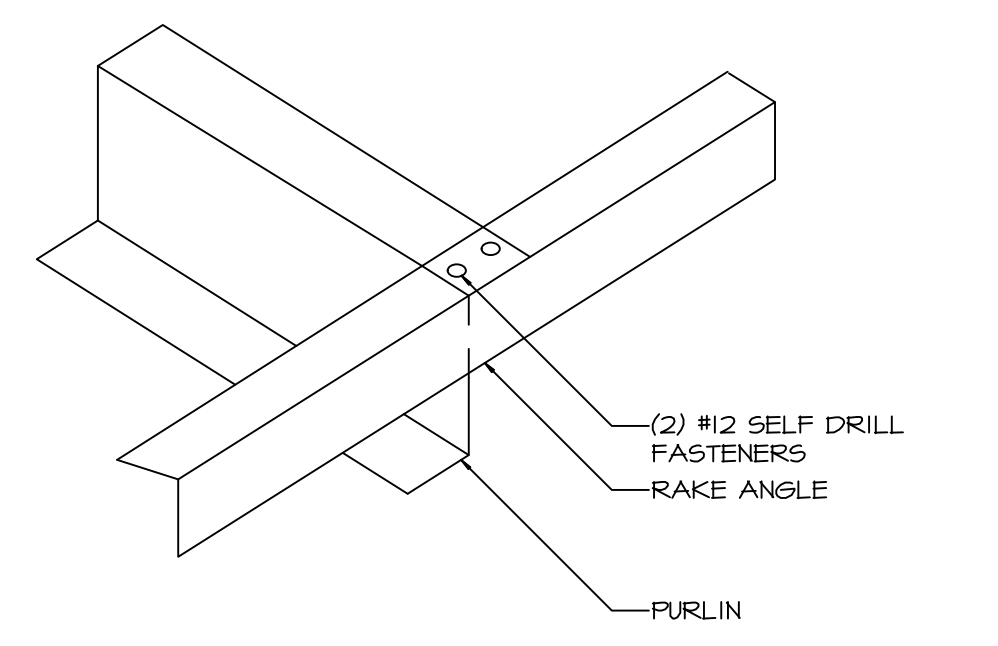
TYP. LAP CONDITION DETAIL

4 SCALE: NONE



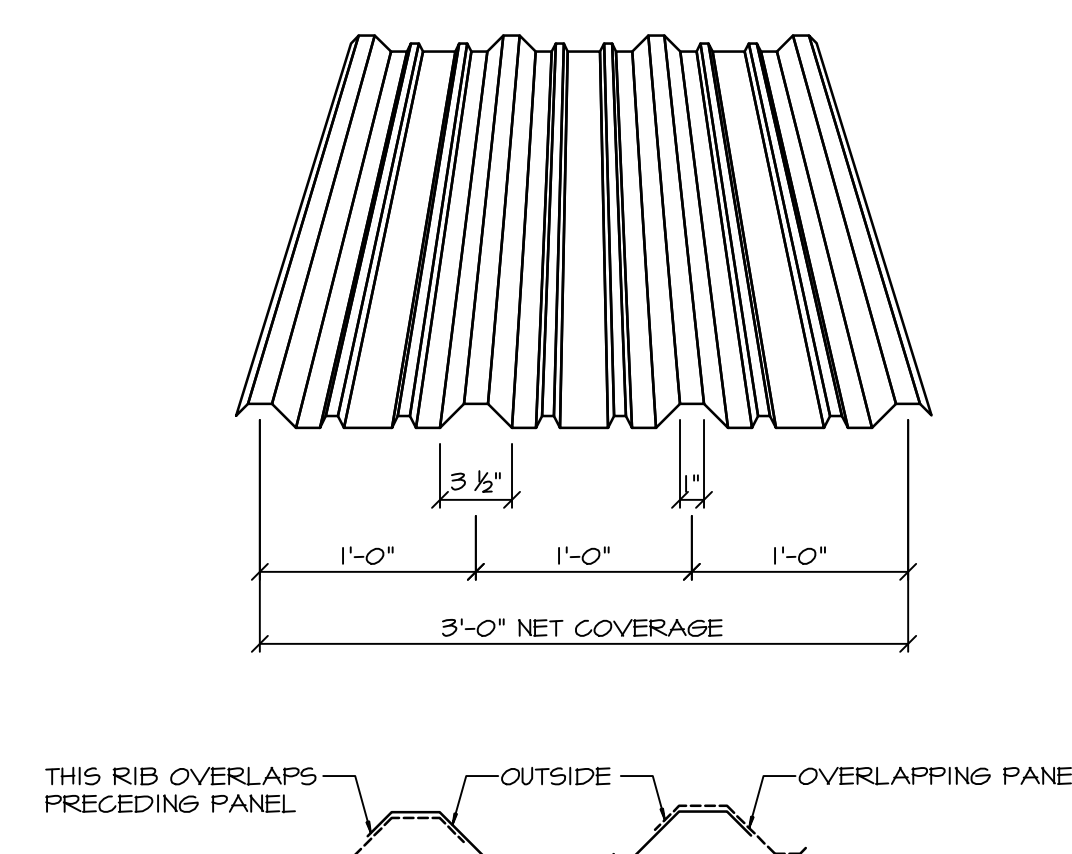
TYP. SPLICE DETAIL

5 SCALE: NONE



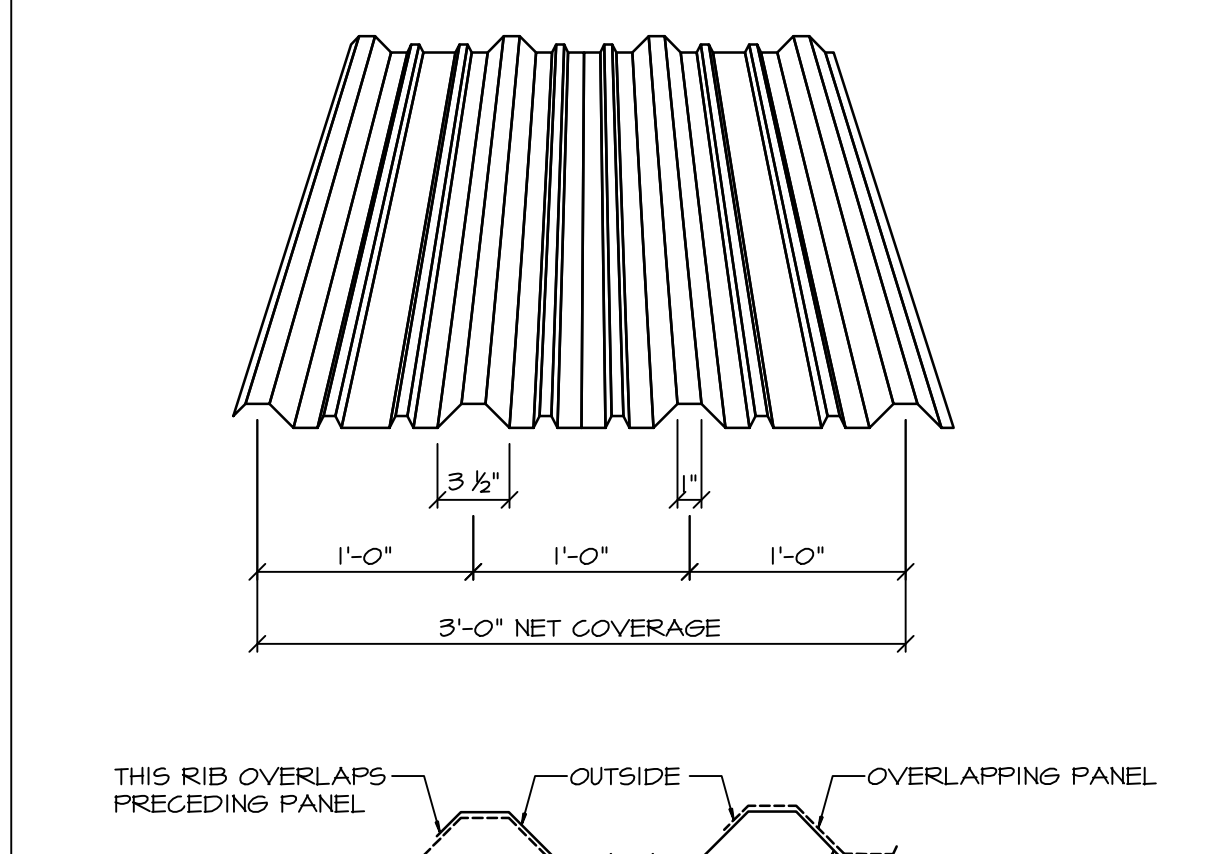
PRIMARY AND SECONDARY DETAILS

6 SCALE: NONE



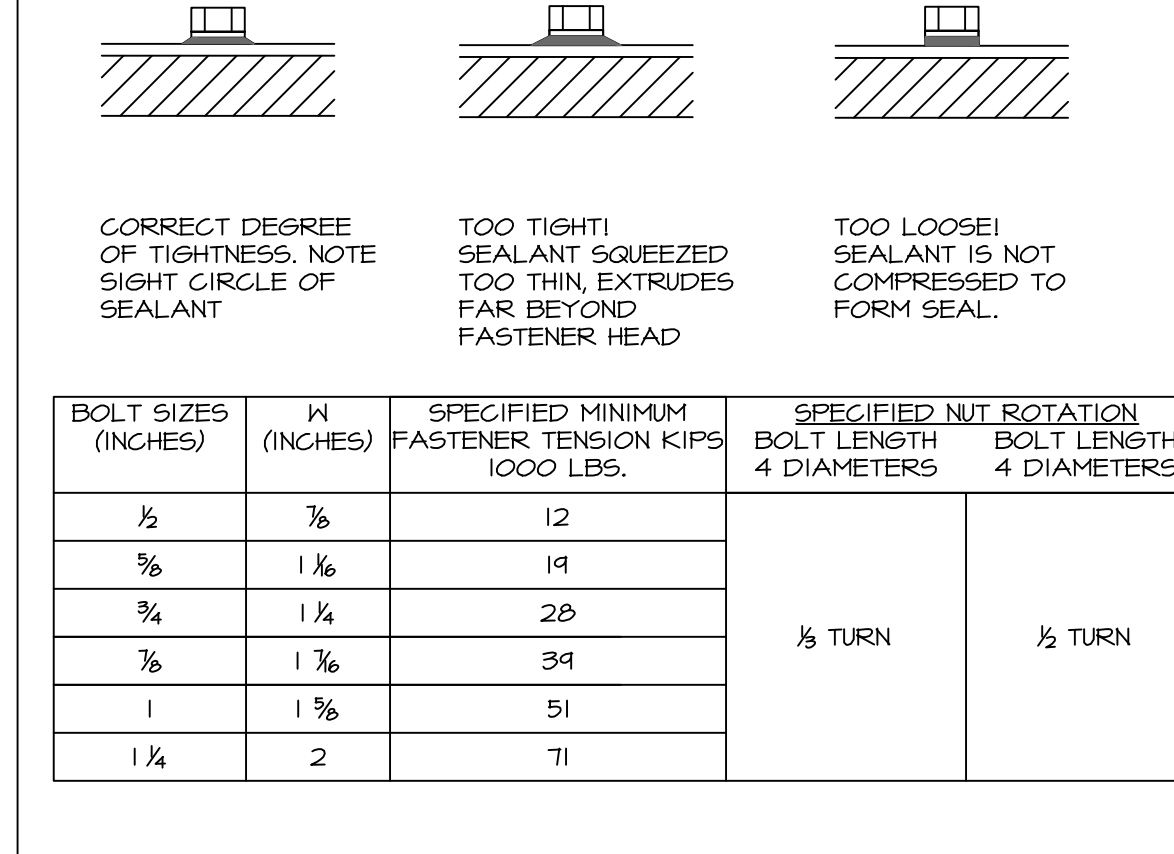
'R' PANEL

7 SCALE: NONE



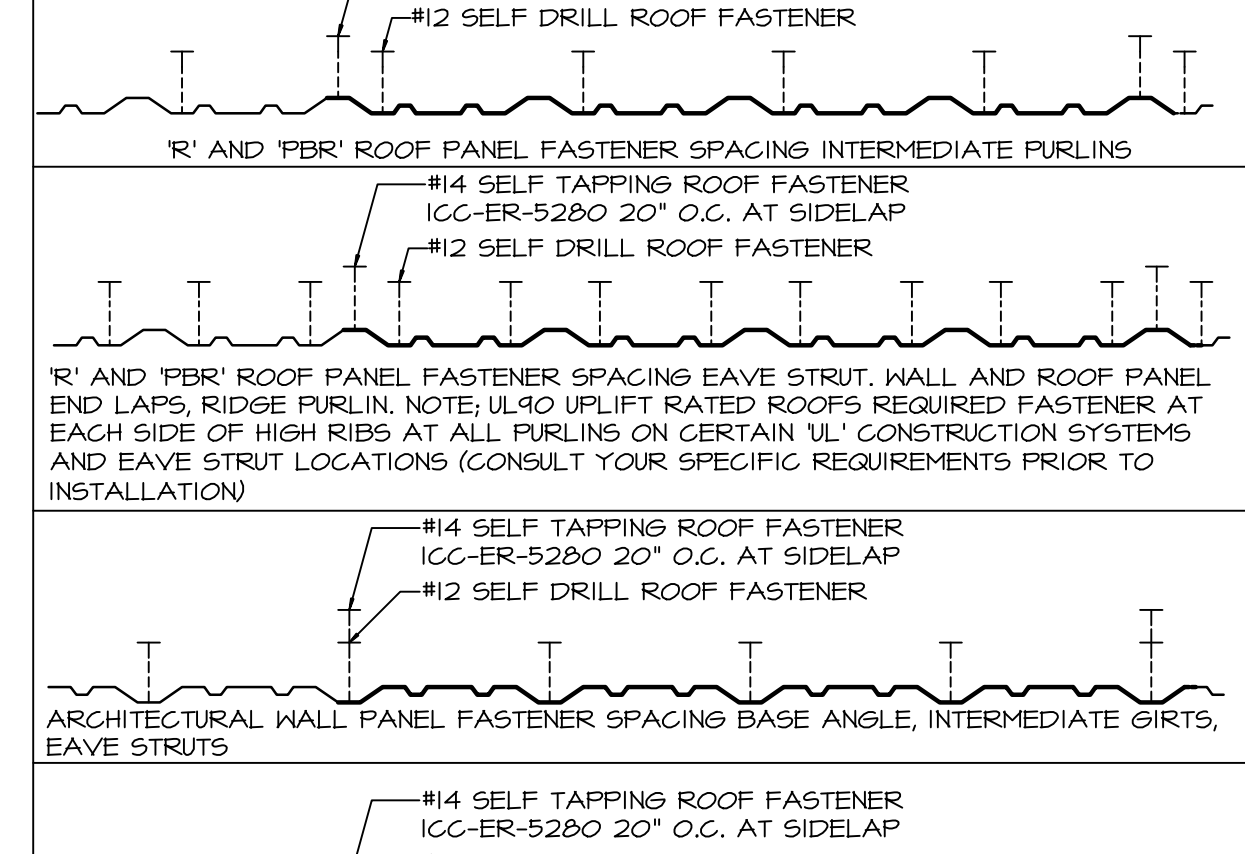
'PBR' PANEL

8 SCALE: NONE



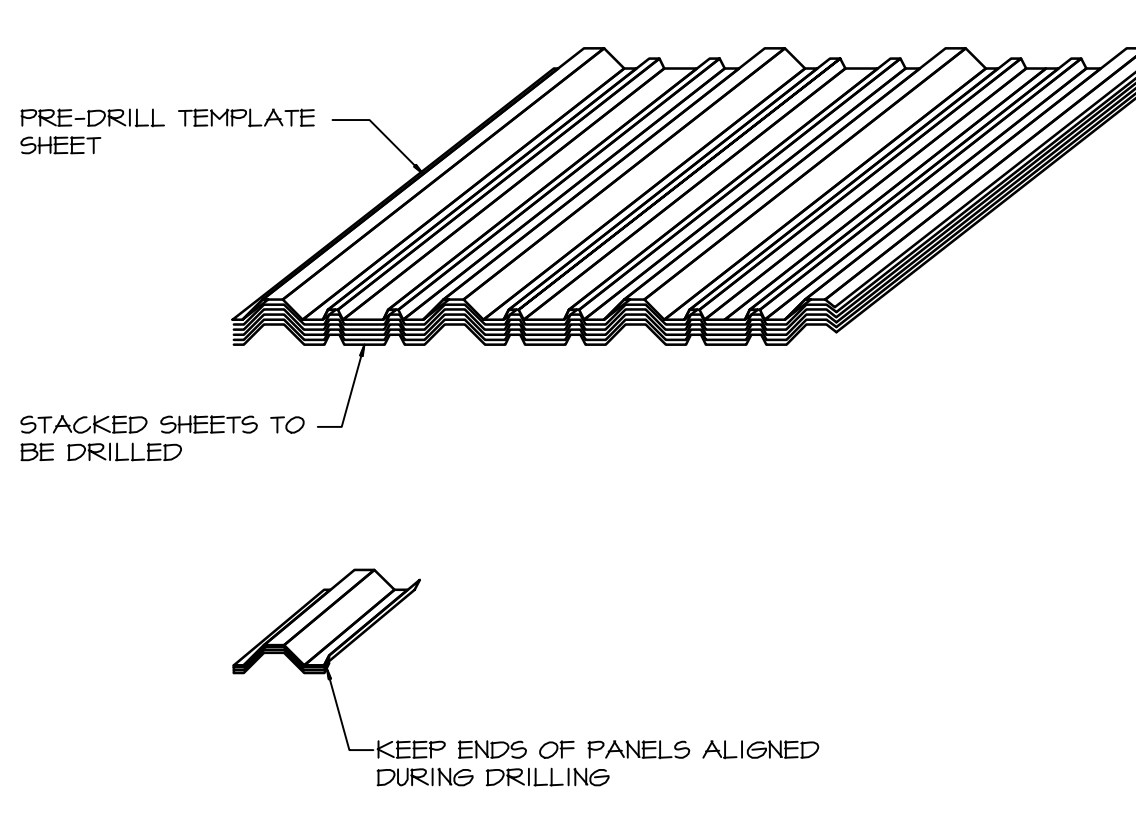
BOLT TIGHTENING PROCEDURES

9 SCALE: NONE



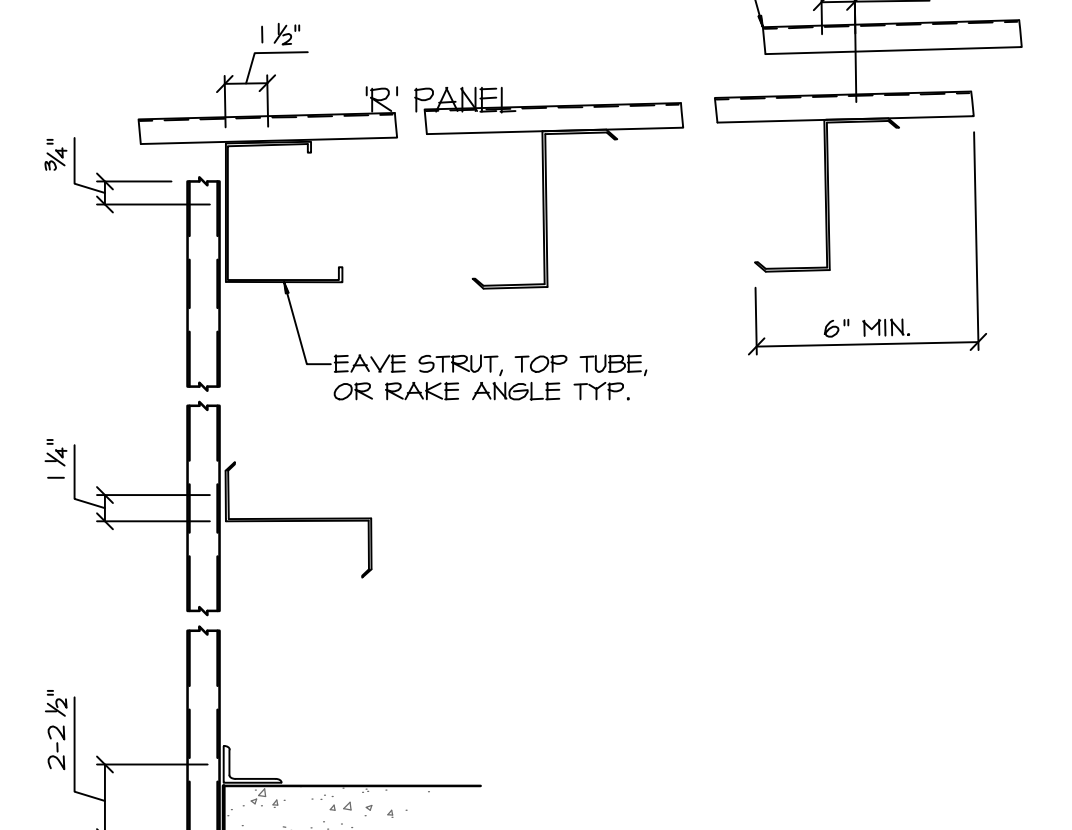
FASTENER LAYOUT

10 SCALE: NONE



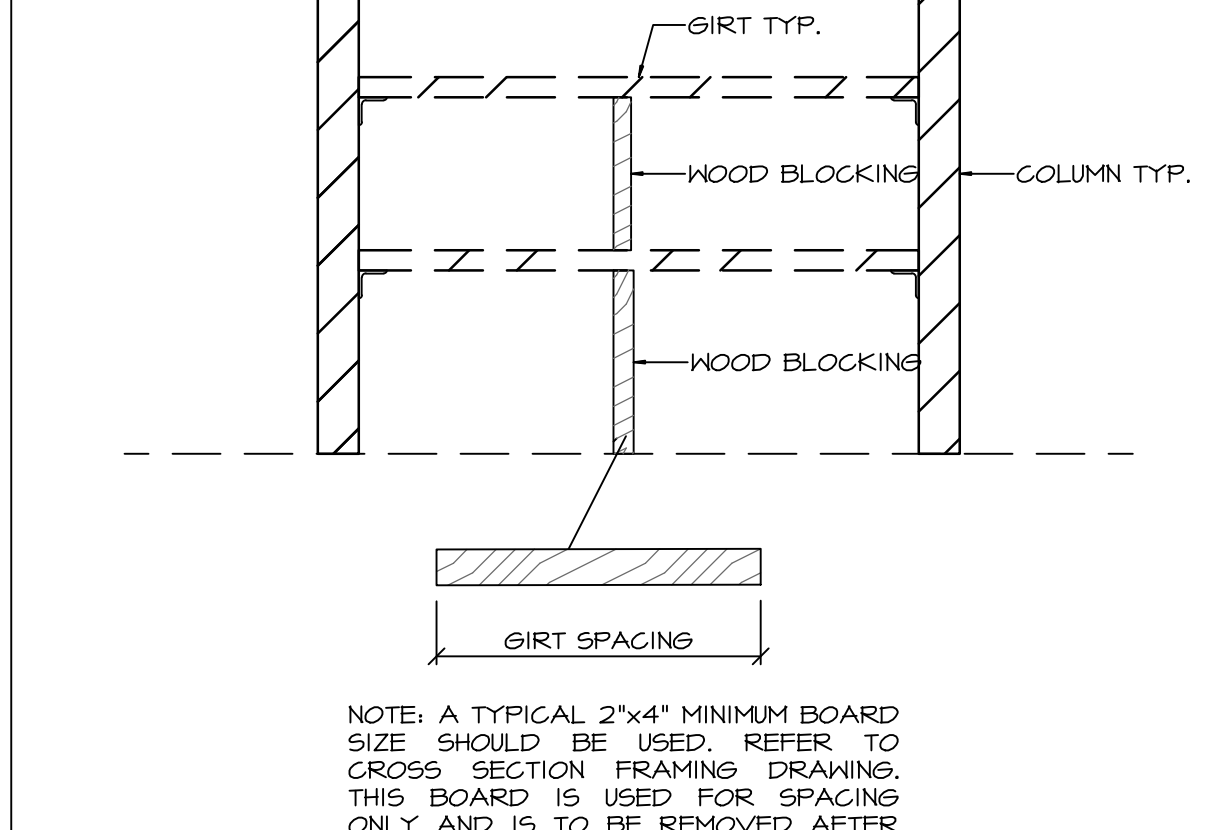
SCREW ALIGNMENT

11 SCALE: NONE



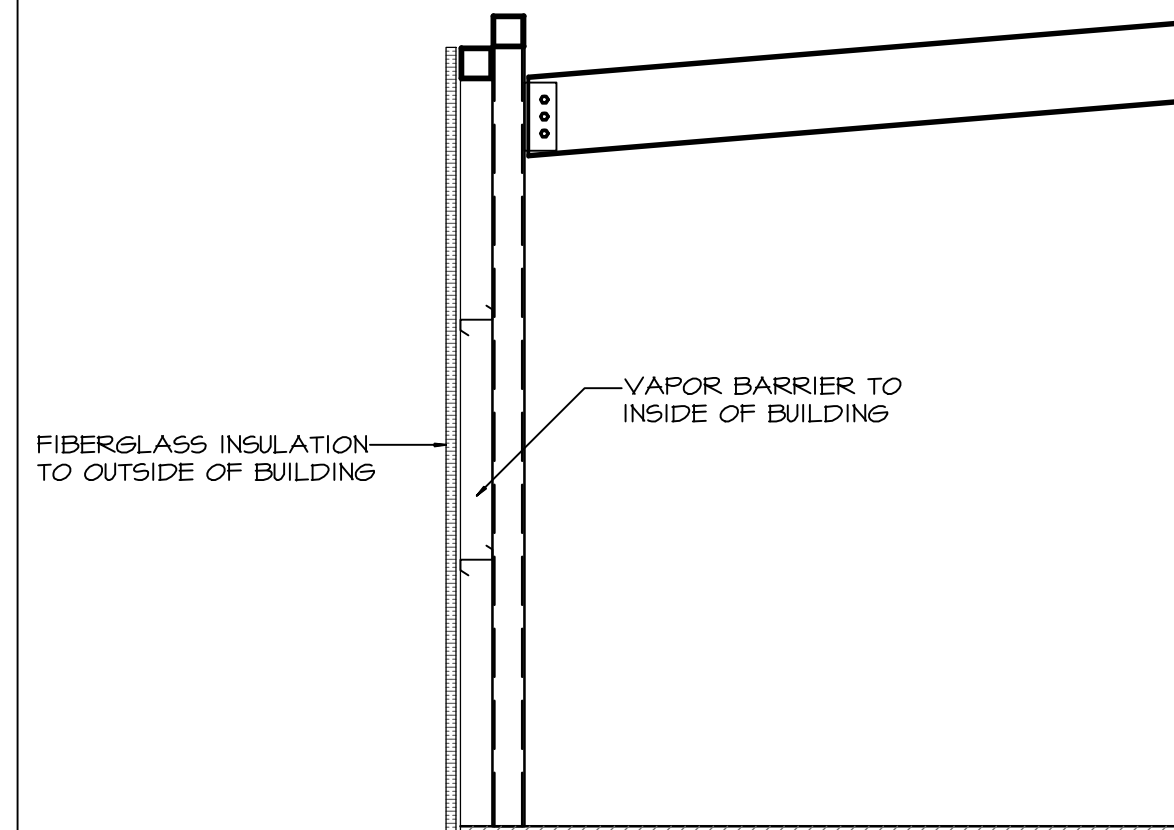
SCREW ALIGNMENT

12 SCALE: NONE



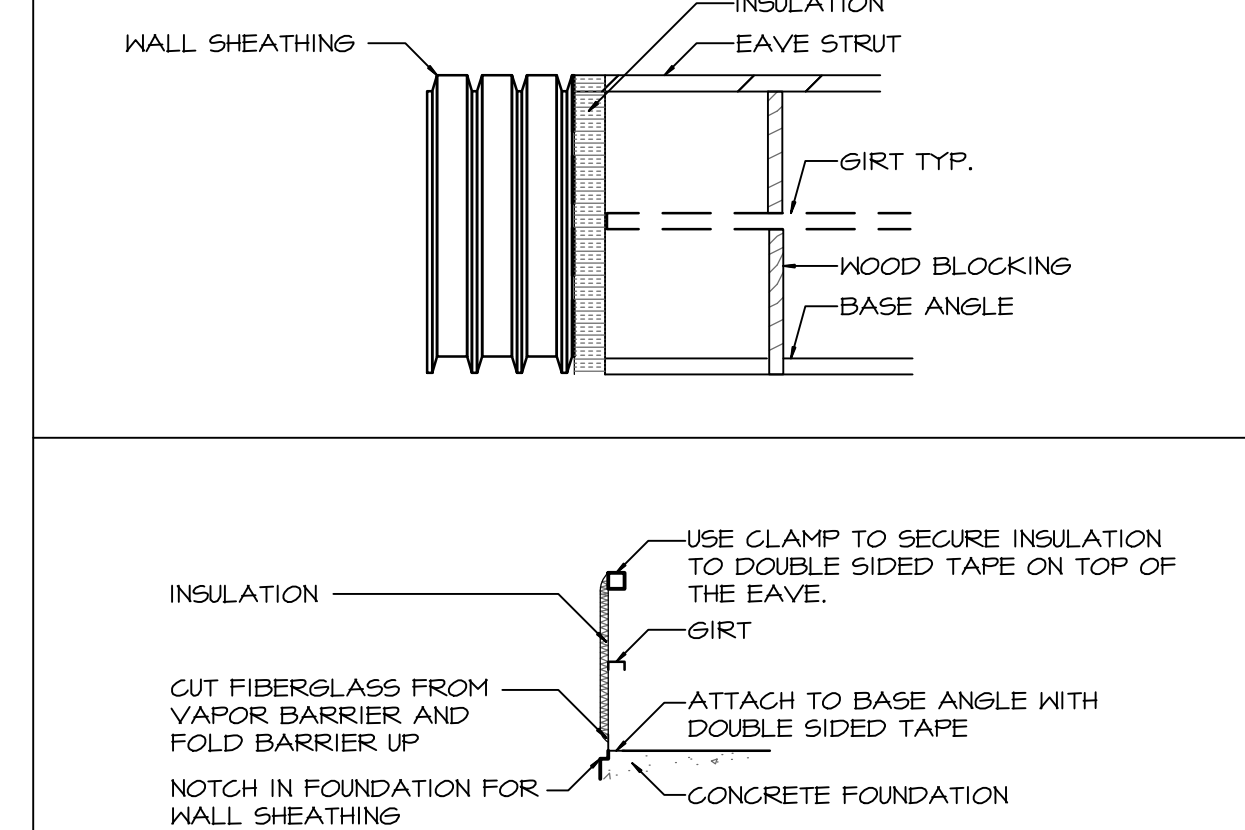
'PBR' PANEL

13 SCALE: NONE



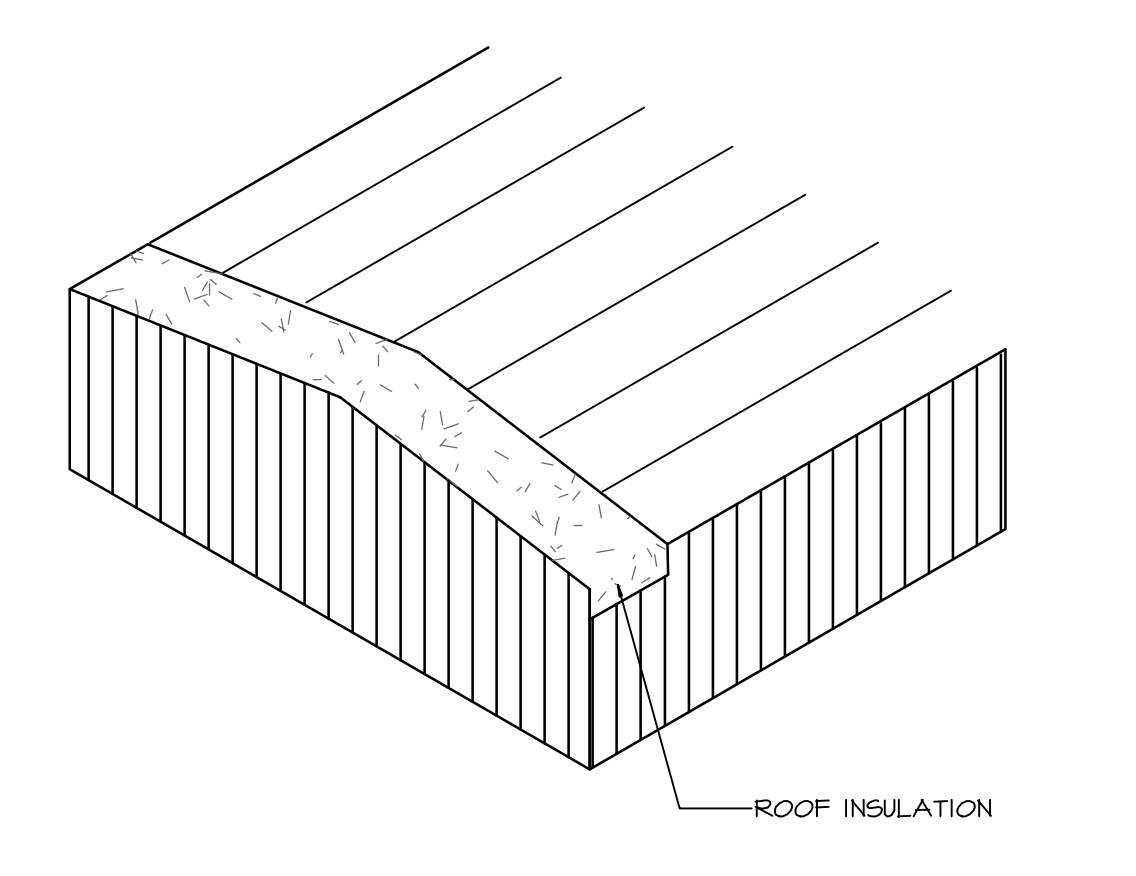
WALL INSULATION

14 SCALE: NONE



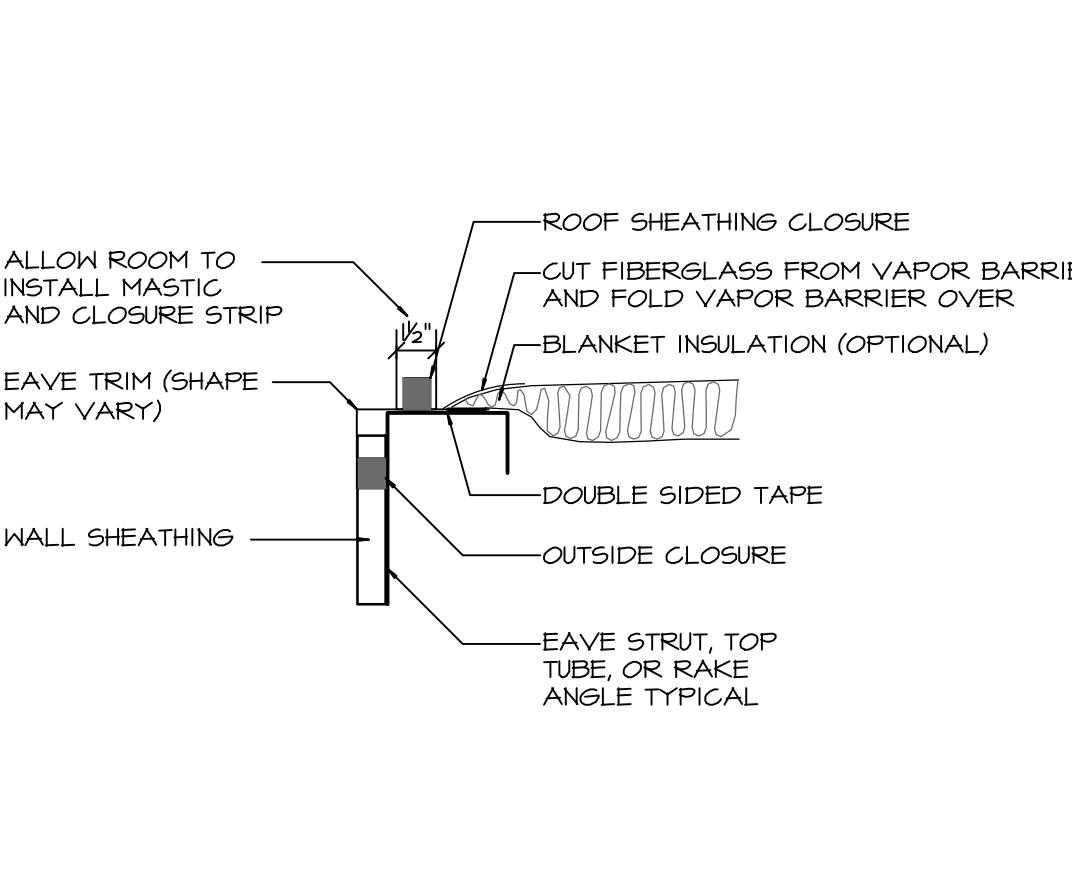
WALL INSULATION INSTALLATION

15 SCALE: NONE



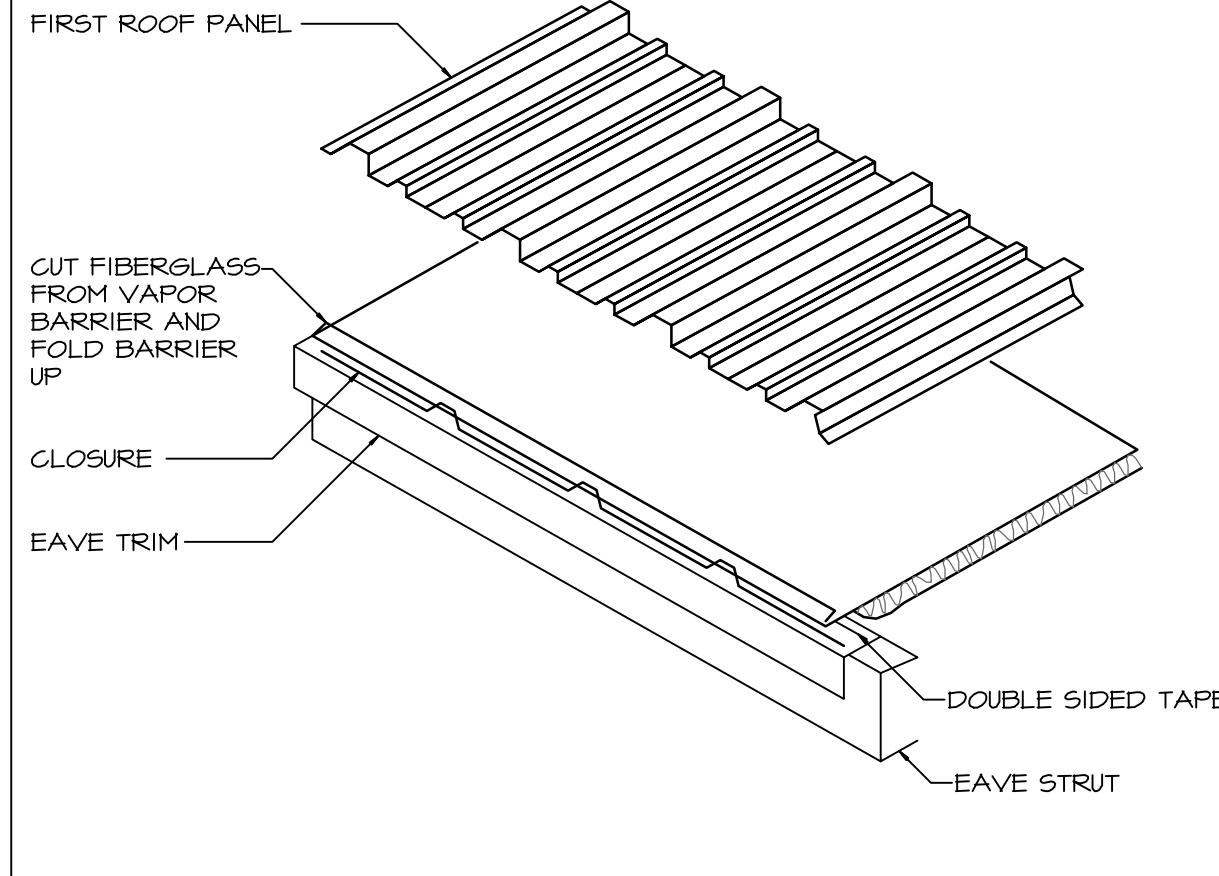
ROOF INSULATION

16 SCALE: NONE



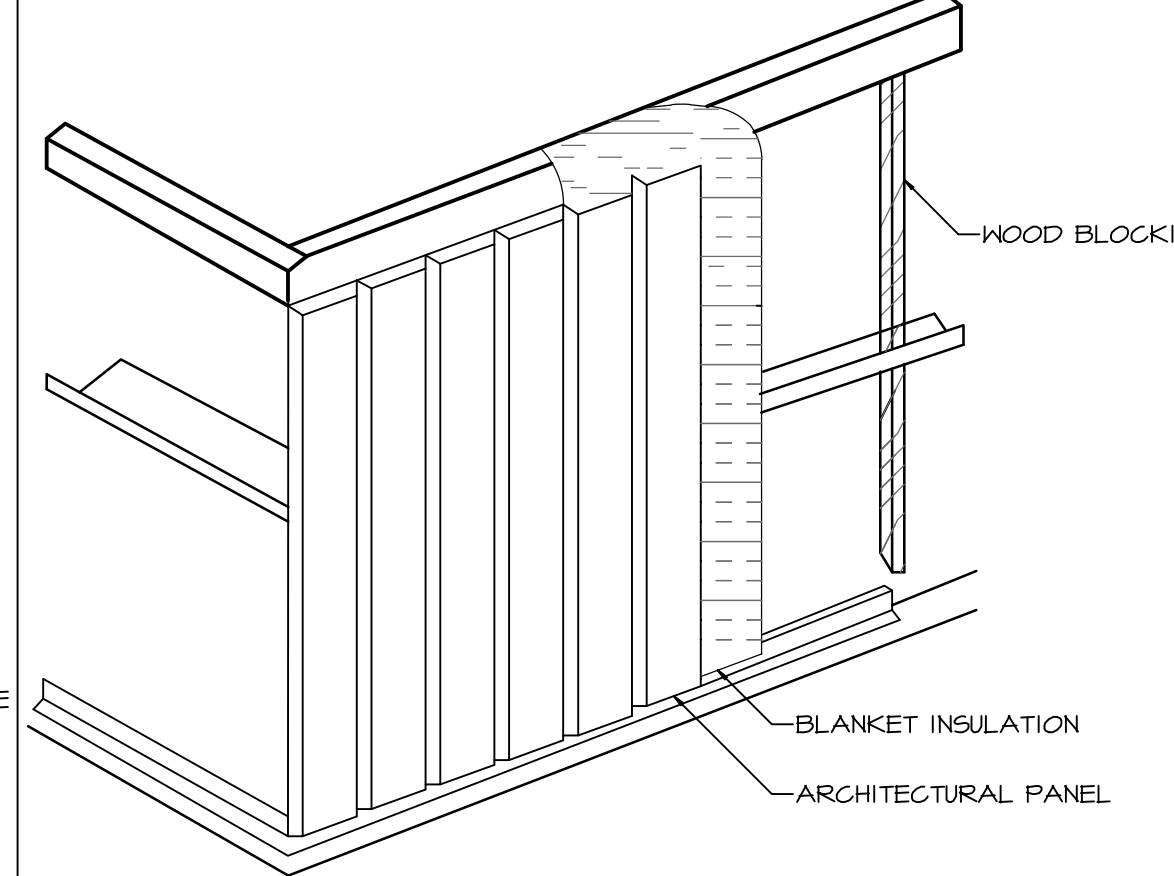
ROOF INSULATION

17 SCALE: NONE



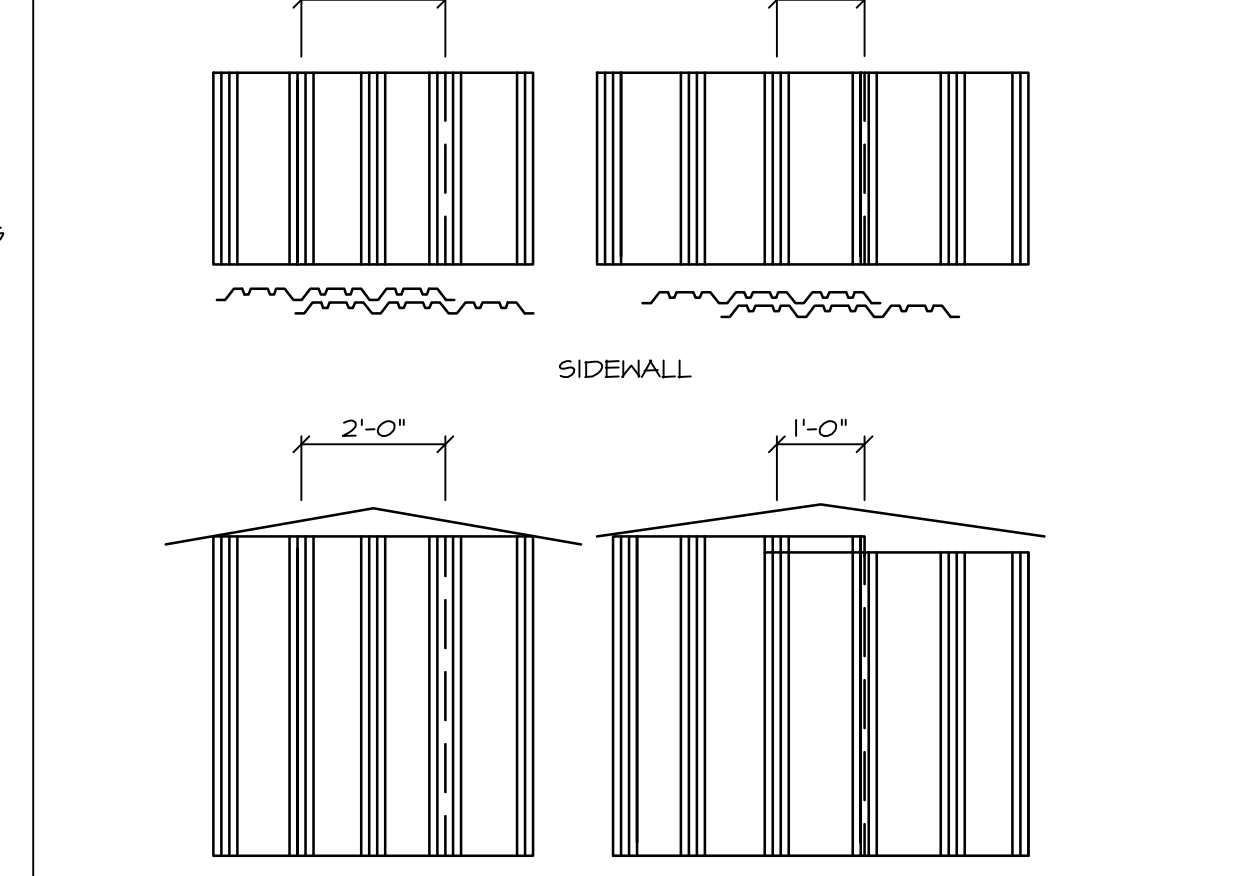
ROOF INSULATION

18 SCALE: NONE



INSTALLATION OF WALL PANEL

19 SCALE: NONE



BACK LAPPING THE PANELS

20 SCALE: NONE

REVISION

STRUCTURAL ENGINEER:

PROJECT:

CONTRACTOR:

SHEET TITLE: ASSEMBLY DETAILS POF BUILDING

SCALE: AS NOTED

DRAWN BY: A. AVETISYAN

CHECKED BY: S. ARGUBRIGHT

DATE: 15-NOVEMBER-2022

CLIENT: S. ARGUBRIGHT

ENG. BY:

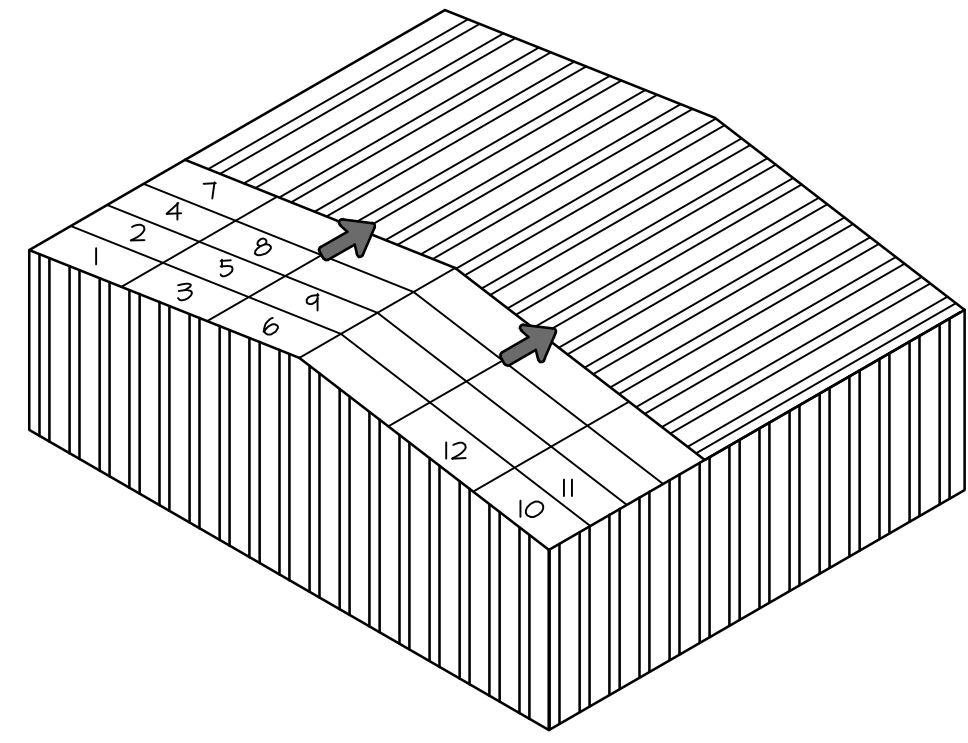
SHEET NO: AS-1

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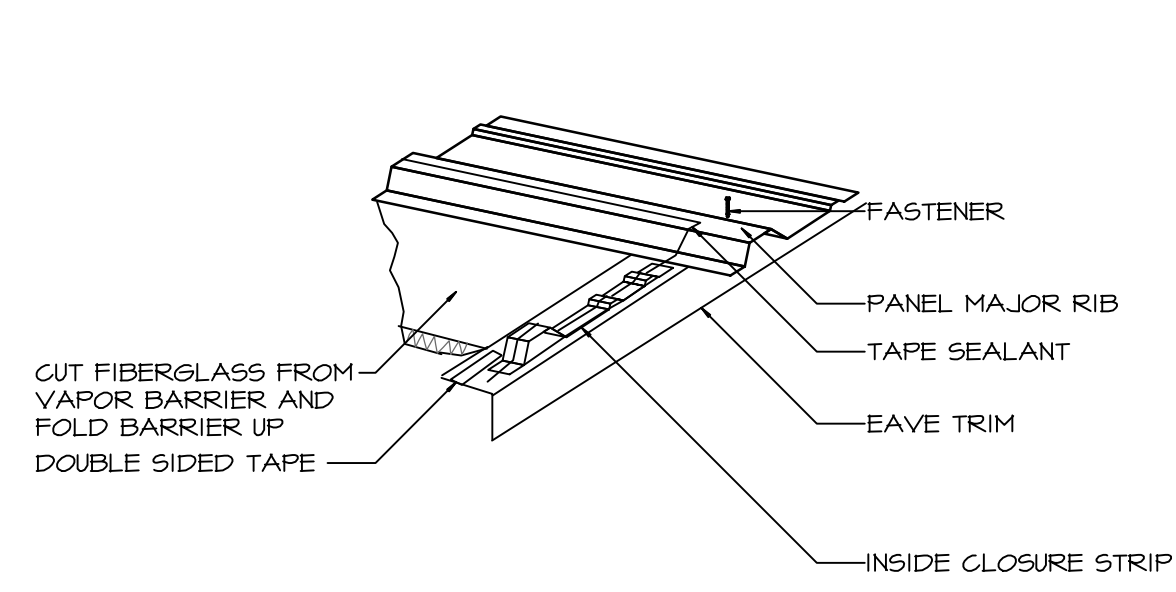
BLANES OF FAME AIR MUSEUM 3217 TERMINAL DRIVE SANTA MARIA, CA 93455 805-422-1726 PH. 805-422-6138 FAX

ARGUBRIGHT CONSTRUCTION STEEL STRUCTURES & DOORS 10000 NORTH RIDGE CA 91326 B-1 493620 FABULUS-HIT50 818-360-6024 PH 818-360-6138 FAX



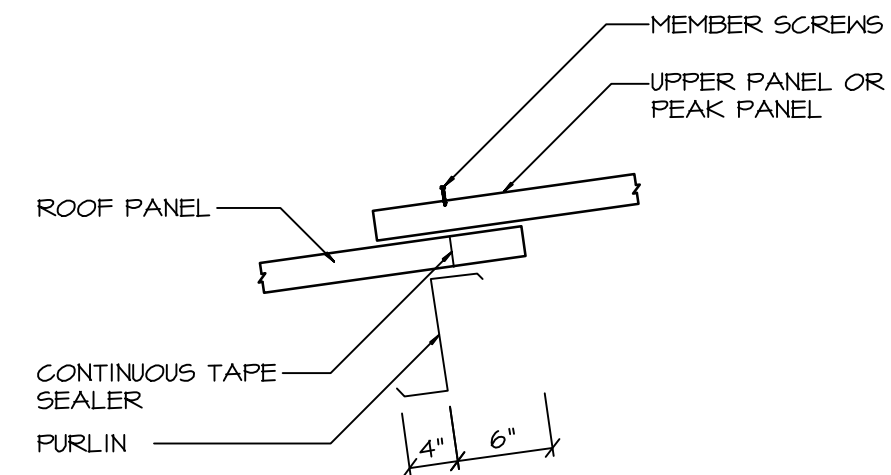
ROOF SHEATHING SEQUENCE

24 SCALE: NONE



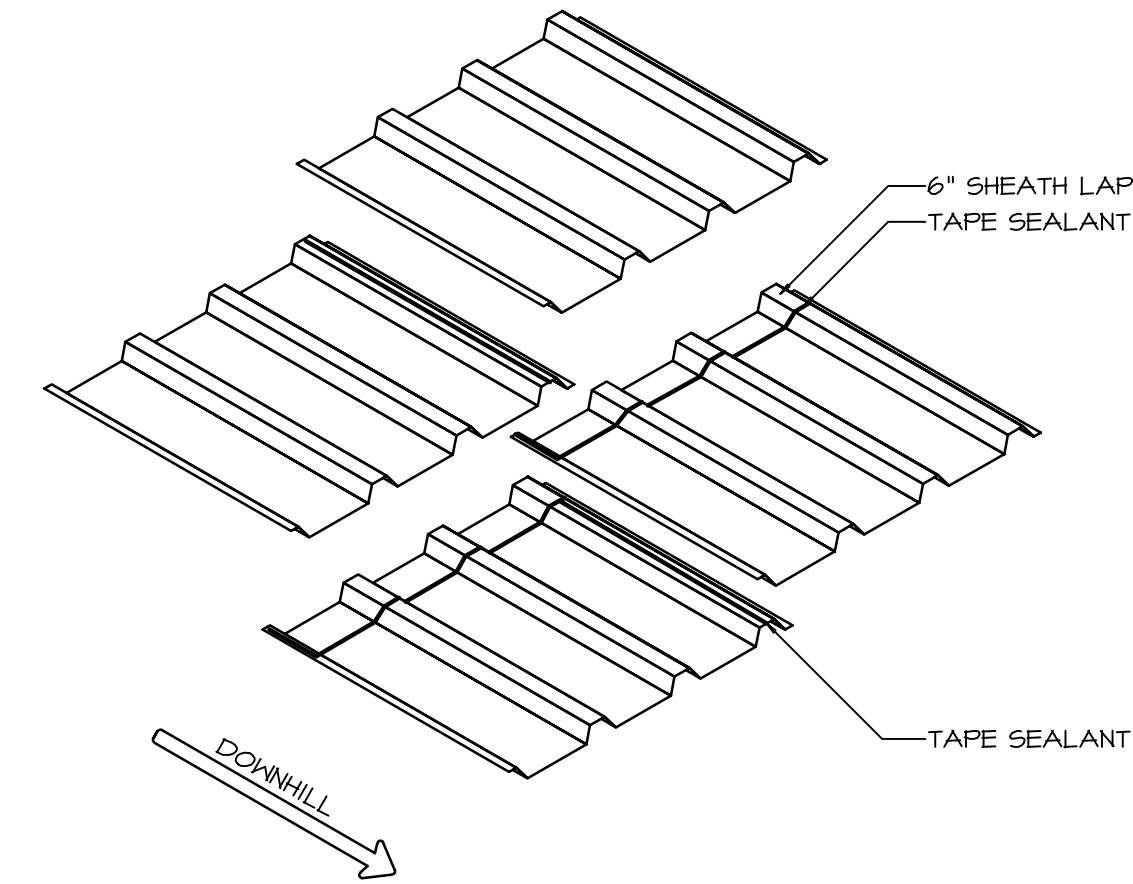
SEALING THE EAVE

25 SCALE: NONE



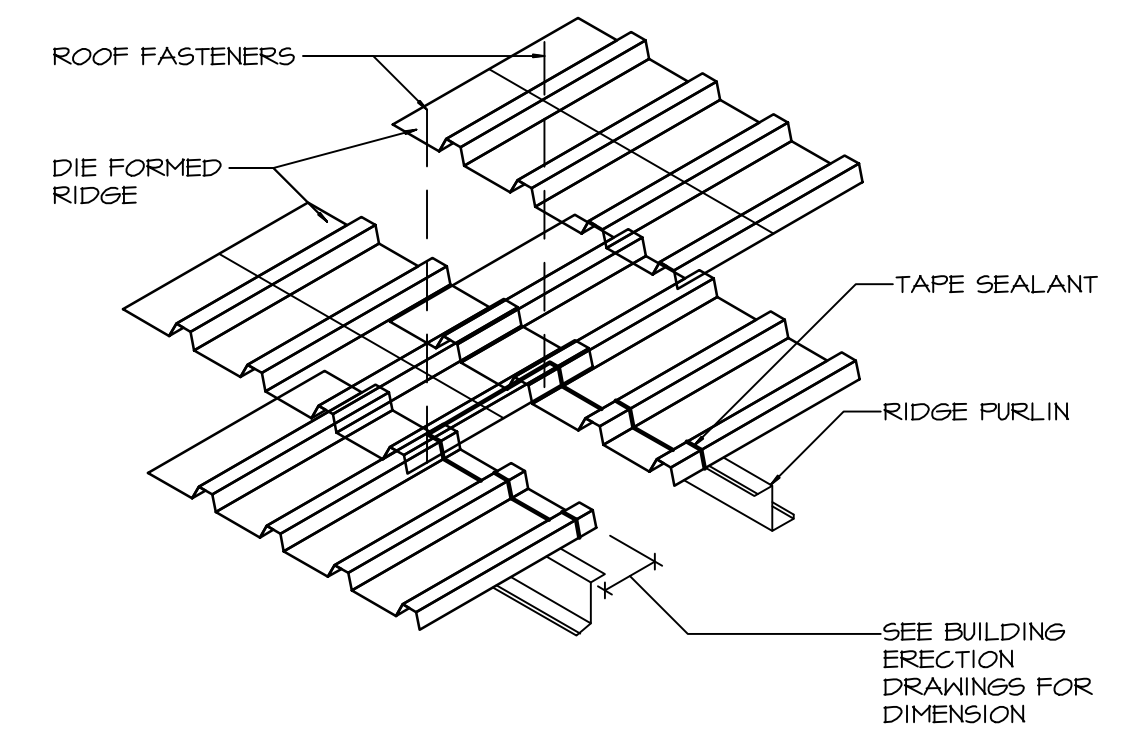
SEALING THE ENDLAPS

26 SCALE: NONE



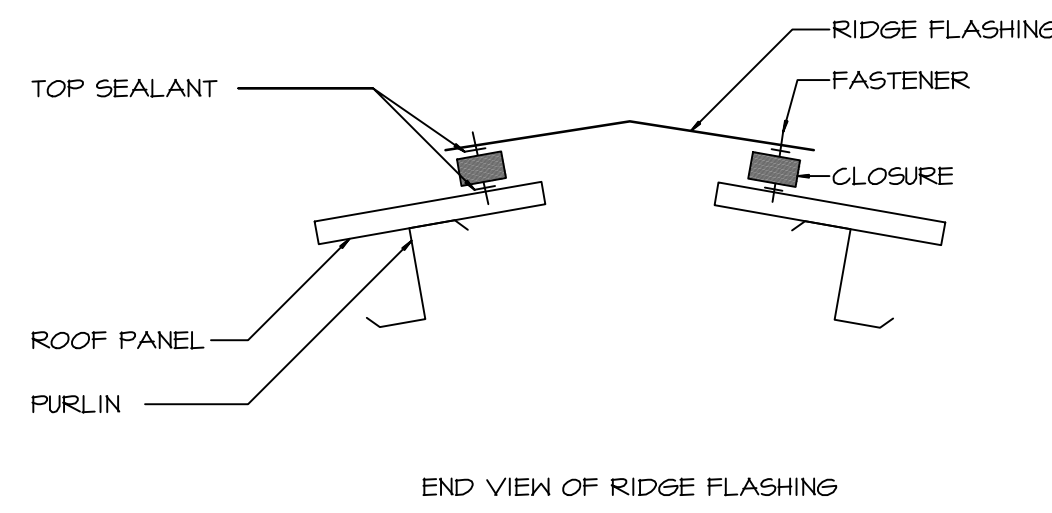
PANEL ENDLAPS

27 SCALE: NONE



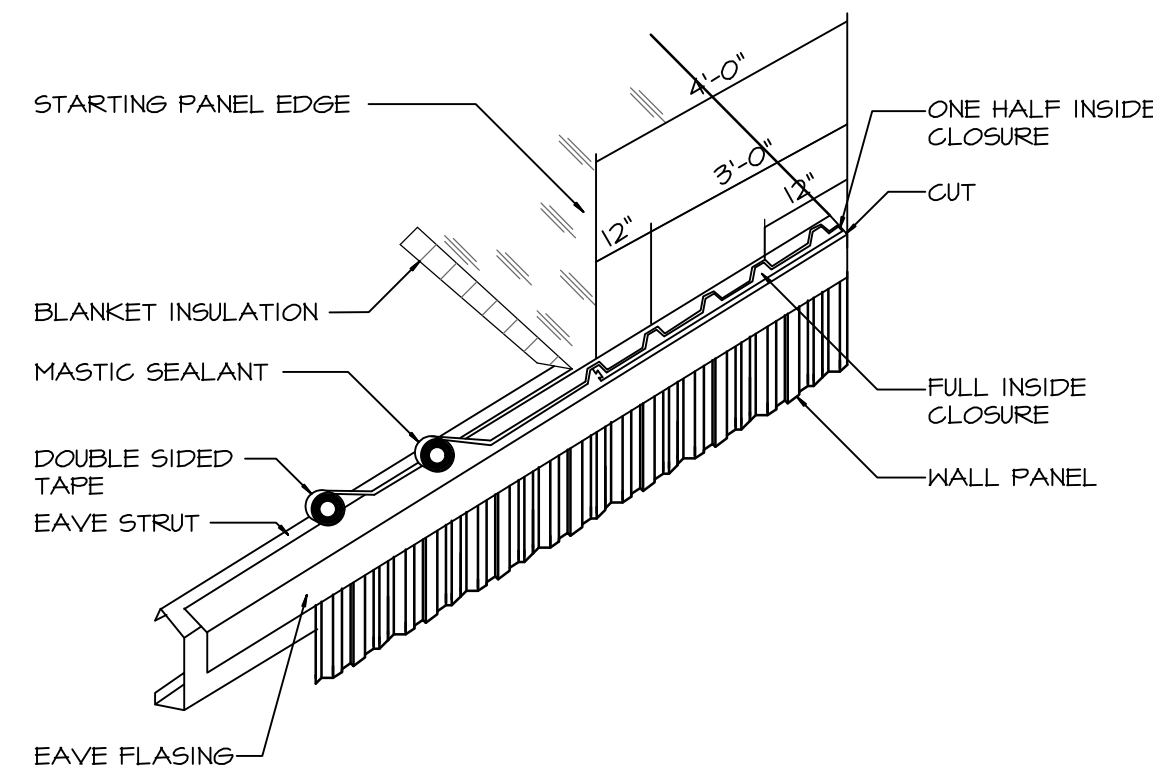
DIE-FORMED RIDGE INSTALLATION

28 SCALE: NONE



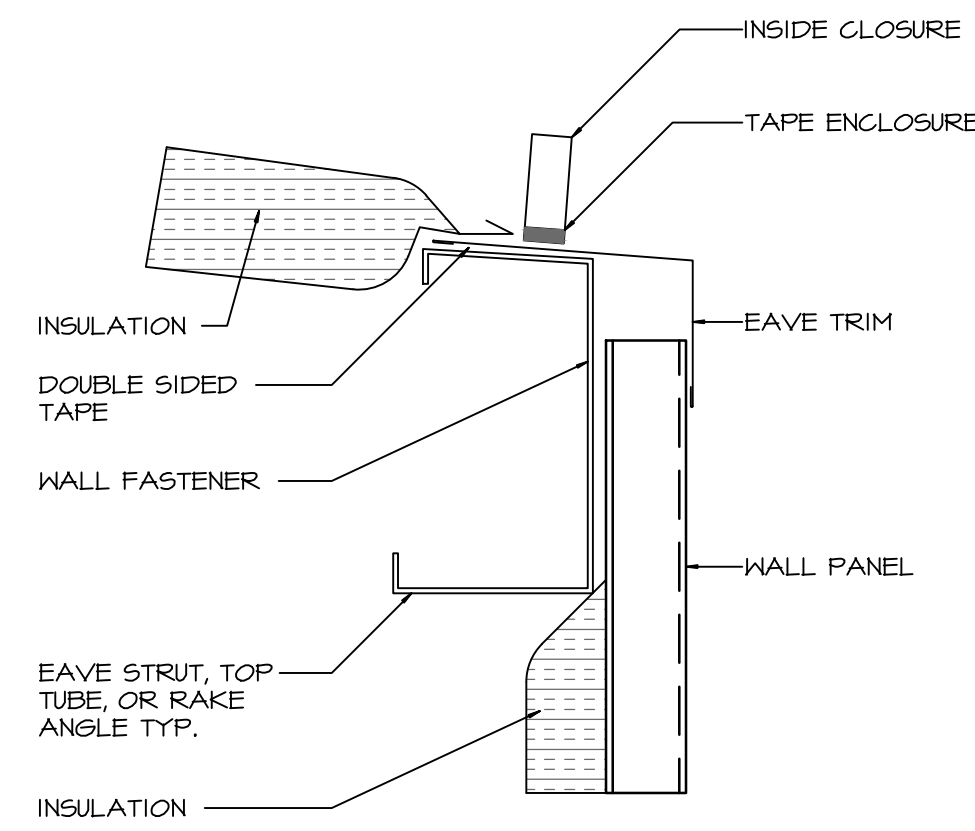
TOP SEALANT AT RIDGE FLASHING

29 SCALE: NONE



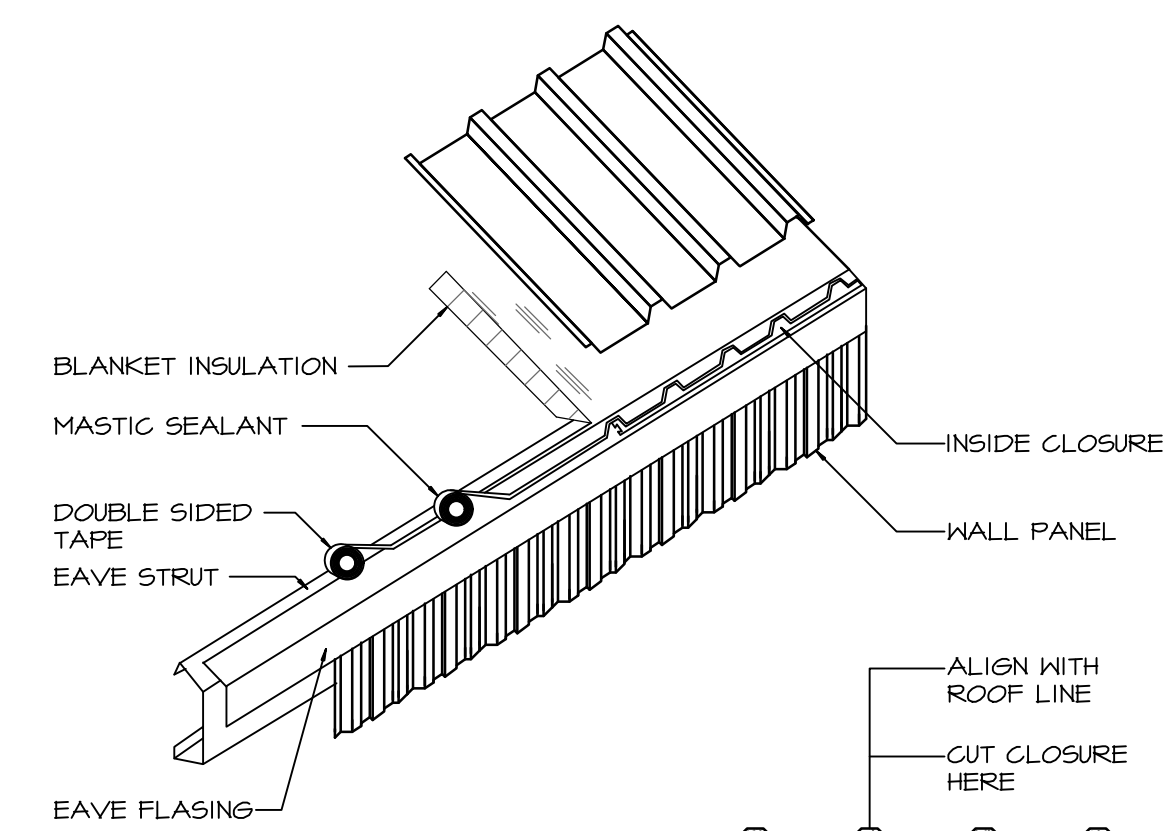
EAVE PREPARATION

30 SCALE: NONE



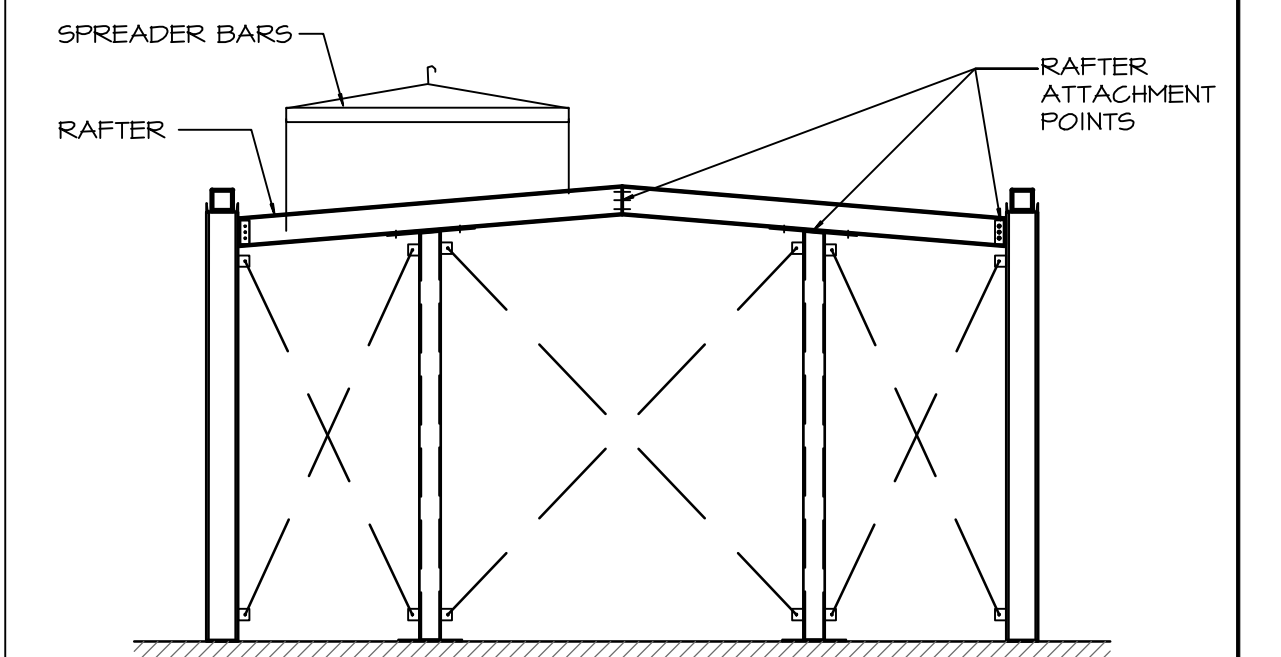
PRIMARY AND SECONDARY DETAILS

31 SCALE: NONE



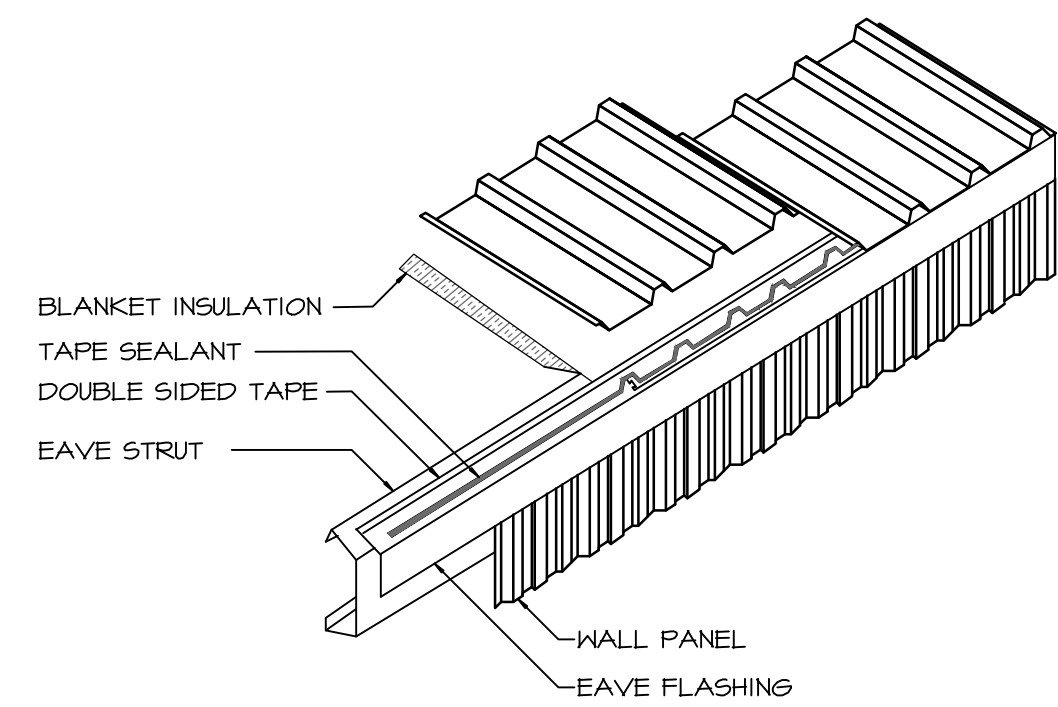
INSTALLATION OF FIRST ROOF PANEL

32 SCALE: NONE



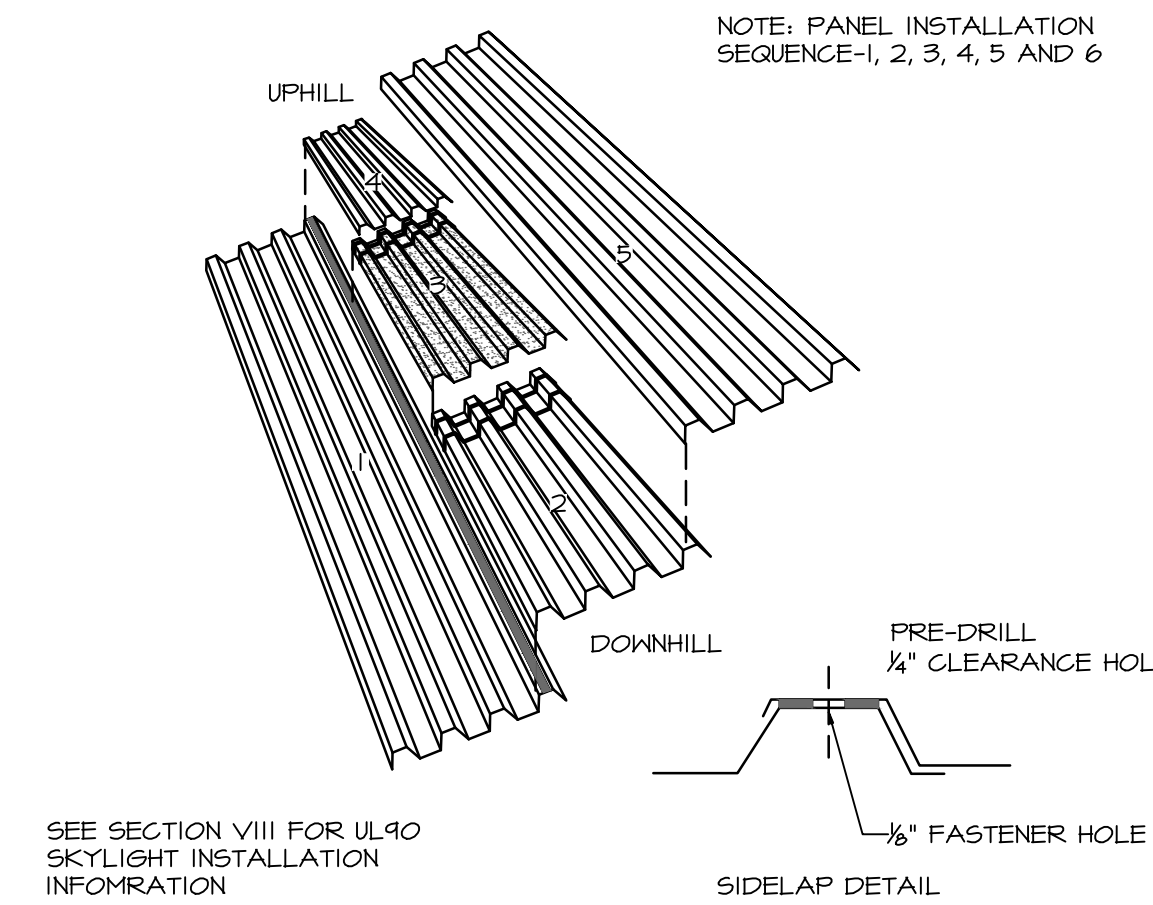
ERECTING COLUMNS AND END WALL

33 SCALE: NONE



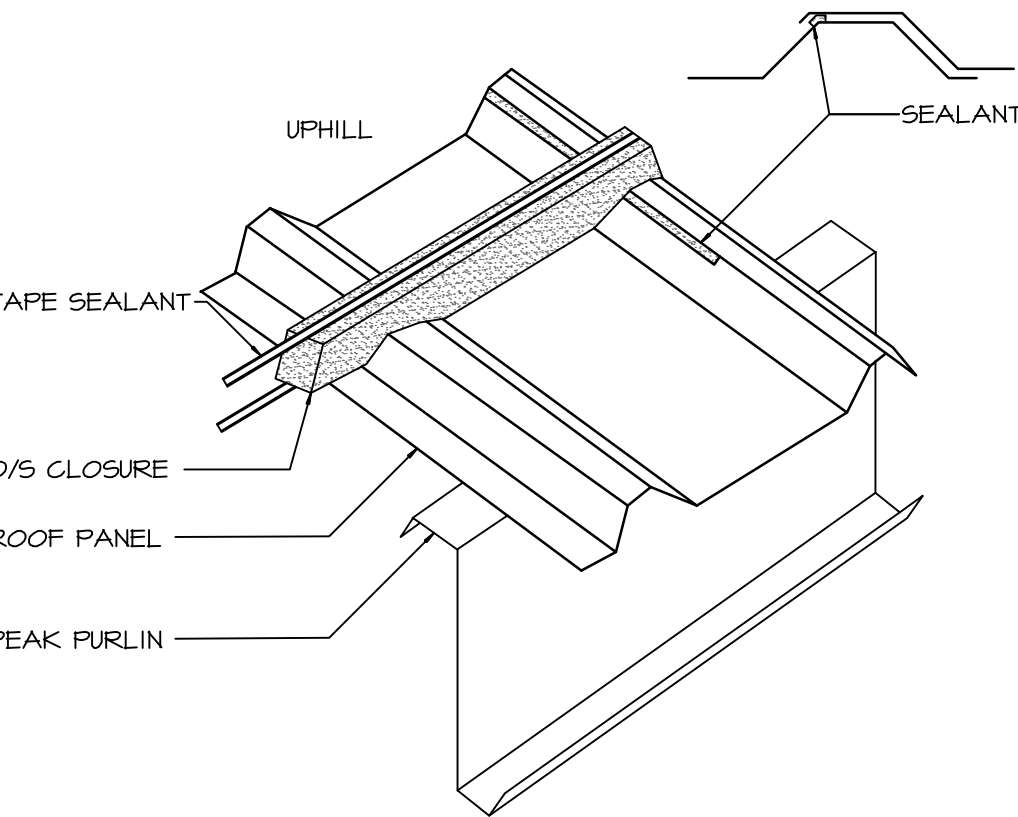
INSTALLATION OF ROOF PANEL

34 SCALE: NONE



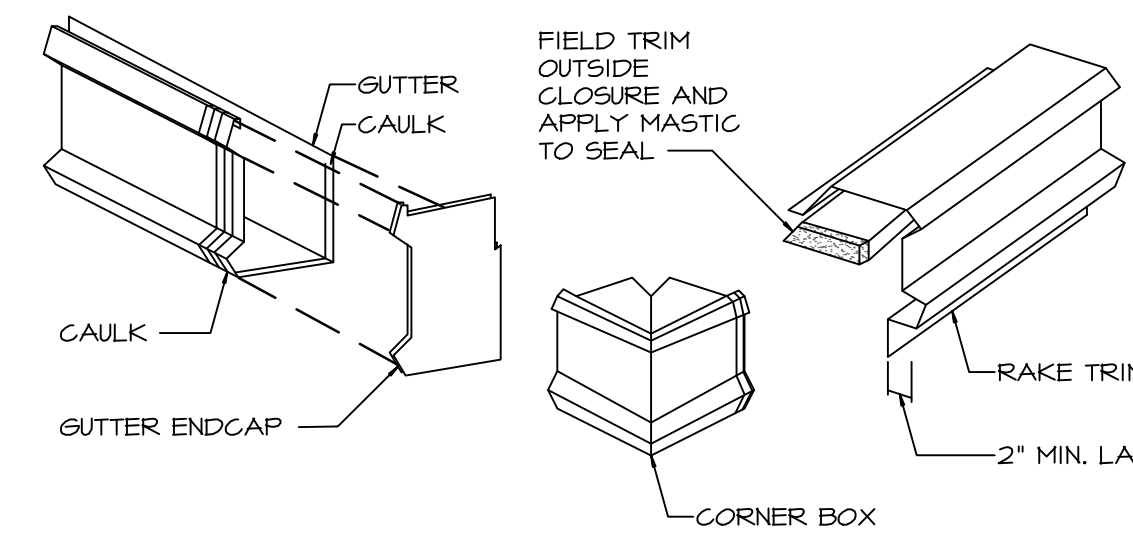
SKYLIGHT INSTALLATION

35 SCALE: NONE



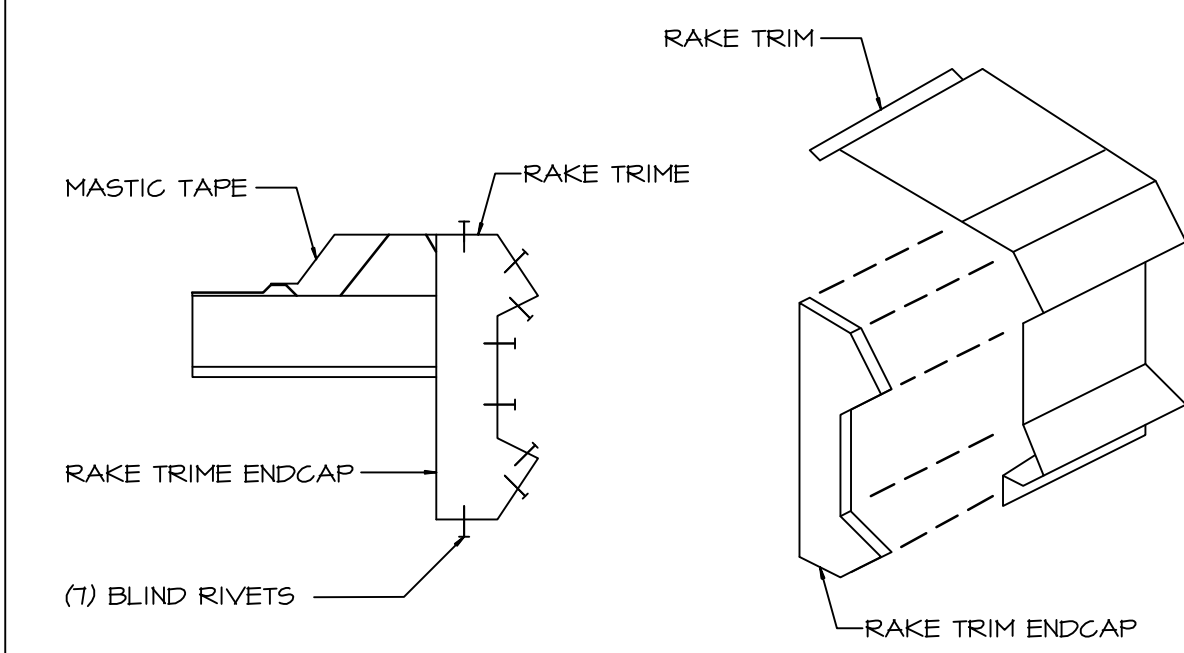
TAPE SEALANT APP. AT RIDGE FLASHING

36 SCALE: NONE



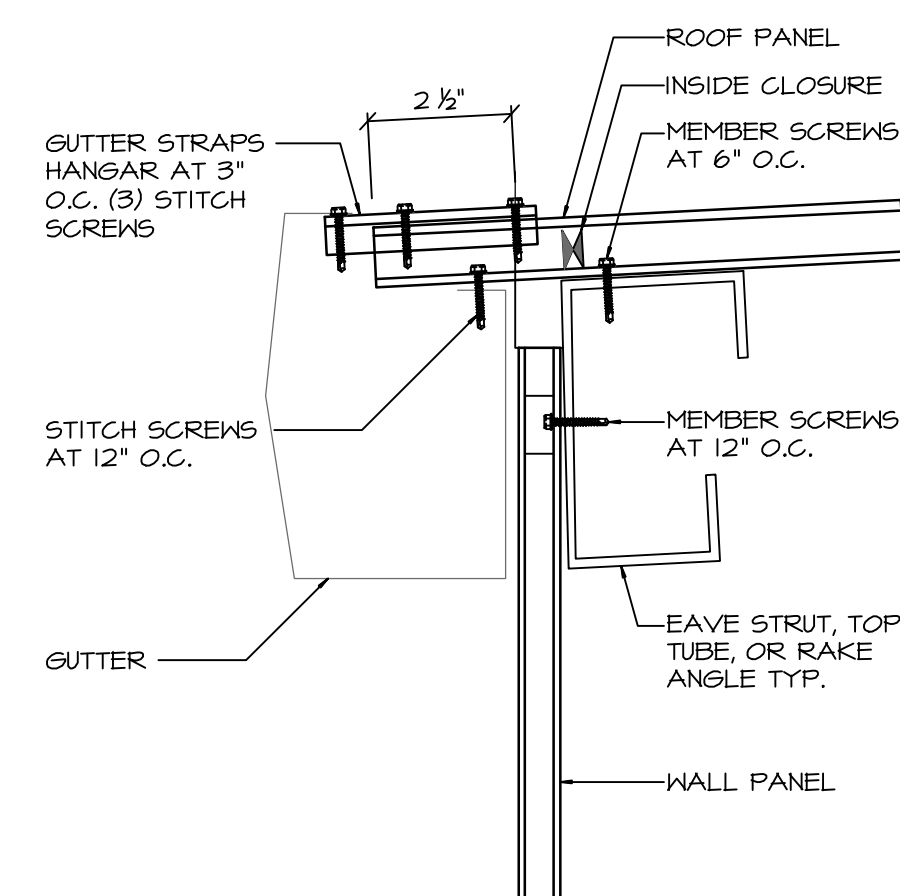
FLASHING, GUTTER, AND TRIM

37 SCALE: NONE



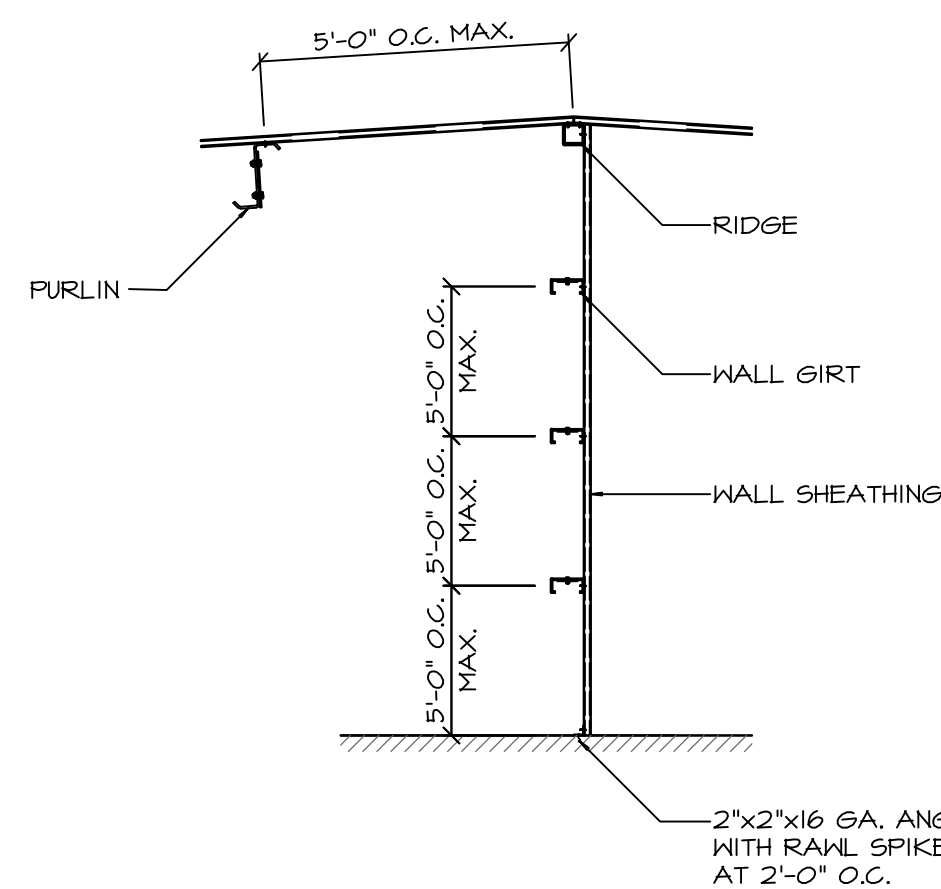
FLASHING, GUTTER, AND TRIM

38 SCALE: NONE



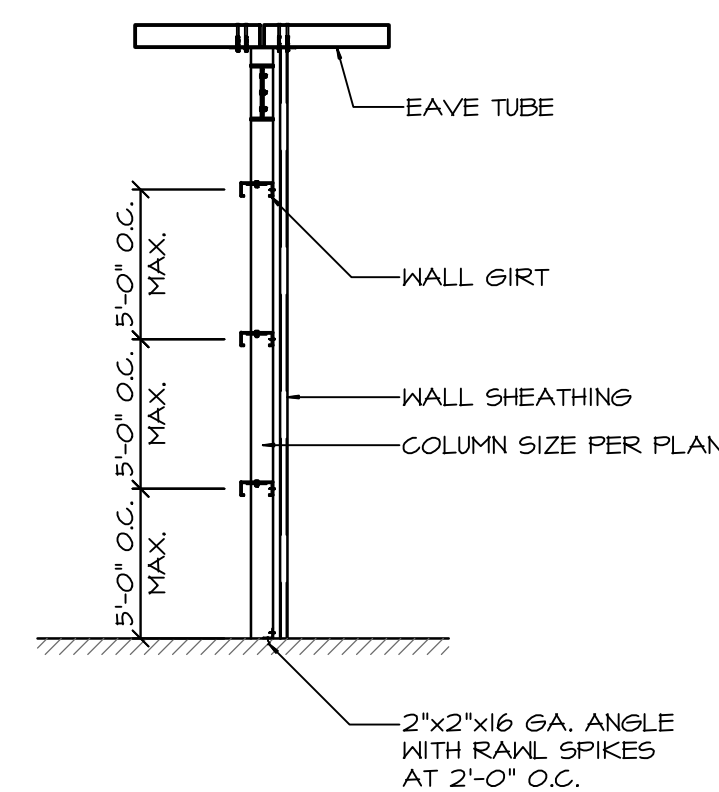
INSTALLING GUTTER CLIPS

39 SCALE: NONE



WALL SHEATHING

40 SCALE: NONE



WALL SHEATHING

41 SCALE: NONE

REVISION



THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ARGUBRIGHT STEEL STRUCTURES AND DOORS AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF STEVE ARGUBRIGHT. THIS DOCUMENT IS NOT TO BE PRODUCED AND/OR REPRODUCED IN ANY MANNER WITHOUT THE PRIOR WRITTEN CONSENT OF STEVE ARGUBRIGHT.

STRUCTURAL ENGINEER:
DAVID C. MEISS STRUCTURAL ENGINEERING INC
20921 CENTRAL BLVD, SUITE 200
SANTA MARIA, CA 93464
805-422-1726 PH, 805-227-8041 FAX

PROJECT:
PLANS OF FAME AIR MUSEUM
3217 TERMINAL DRIVE
WOODLAND HILLS, CA 91364
805-422-1726 PH, 805-422-1726 FAX

CONTRACTOR:
ARGUBRIGHT CONSTRUCTION
STEEL STRUCTURES & DOORS
NORTHridge, CA 91326
B-1 493620 FABULOUS-HIT50
818-360-6024 PH 818-360-6138 FAX

SHEET TITLE:
**ASSEMBLY DETAILS
BUILDING BRAVO**

SCALE: AS NOTED
DRAWN BY: A. AVETISYAN
CHECKED BY: S. ARGUBRIGHT
DATE: 15-NOVEMBER-2022
CLIENT: S. ARGUBRIGHT
ENG. BY:

SHEET NO:
AS-2

TWENTY FIFTH AMENDMENT OF LEASE

Re: Land Lease (Farming) dated April 13, 2000, commencing retroactively on April 1, 2000 between SANTA MARIA PUBLIC AIRPORT DISTRICT and CJJ FARMING, a California corporation, covering land at the Santa Maria Public Airport, as extended ("Lease")

The undersigned, SANTA MARIA PUBLIC AIRPORT DISTRICT, ("District") and CJJ FARMING, a California corporation ("Tenant") do hereby agree to amend the above-referenced Lease effective immediately, as follows:

1. Rent. Effective January 1, 2023, rent is increased to \$38,541.20 per month, based upon approximately 339.57 acres of land for agricultural/farming at the rate of \$1,362.00 per acre, per year. No water is included in the rent, and District shall have no obligation to provide water to the Premises.

2. Extension of Term. District grants Tenant a one (1) year extension of the Lease, commencing January 1, 2023, and expiring on December 31, 2023, for the 248.3 acre portion of the premises shown on Exhibit "A" dated November 9, 2021 and the 91.27 acre portion of the premises shown on Exhibit "B" dated November 9, 2021 unless sooner terminated. District grants no options to extend; any additional extension of this Lease shall be by mutual agreement of the parties only.

All of the terms, covenants, conditions, and provisions and agreements of said Lease, as amended, shall remain in full force and effect.

Dated: December 8, 2022

Approved as to content for District:

SANTA MARIA PUBLIC AIRPORT
DISTRICT

General Manager

, President

Approved as to form for District:

, Secretary

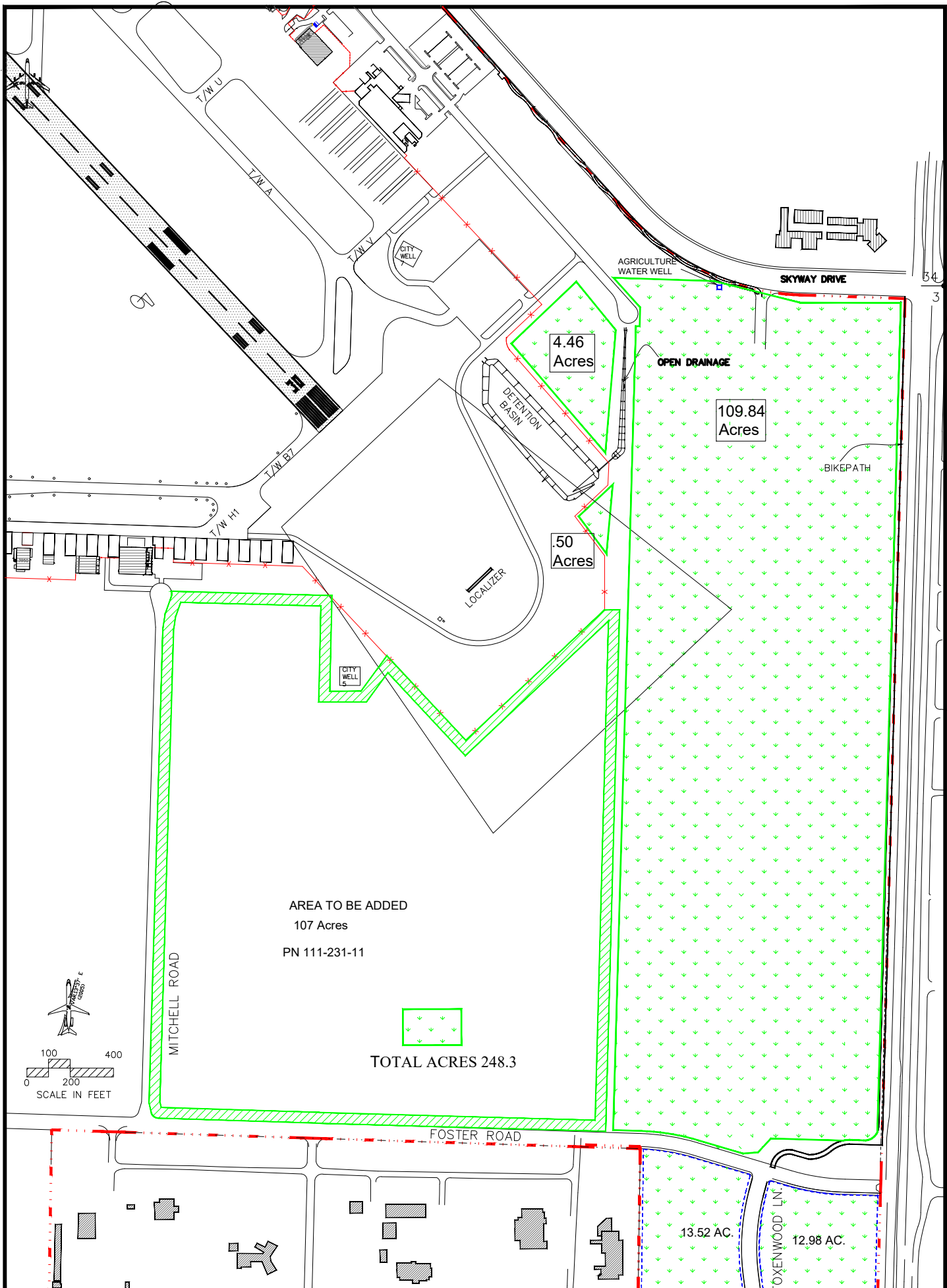
District Counsel

CJJ FARMING, a California corporation

Juan Cisneros, General Manager

Jesus Cisneros, Secretary

G:\Drawings\AutoCad\LEASES\CJJ FARMING.dwg, 2/27/2020 10:07:27 AM, AutoCAD PDF (High Quality Print).pc3



3217 TERMINAL DR.
 SANTA MARIA, CA
 93455.
 (805) 922-1726

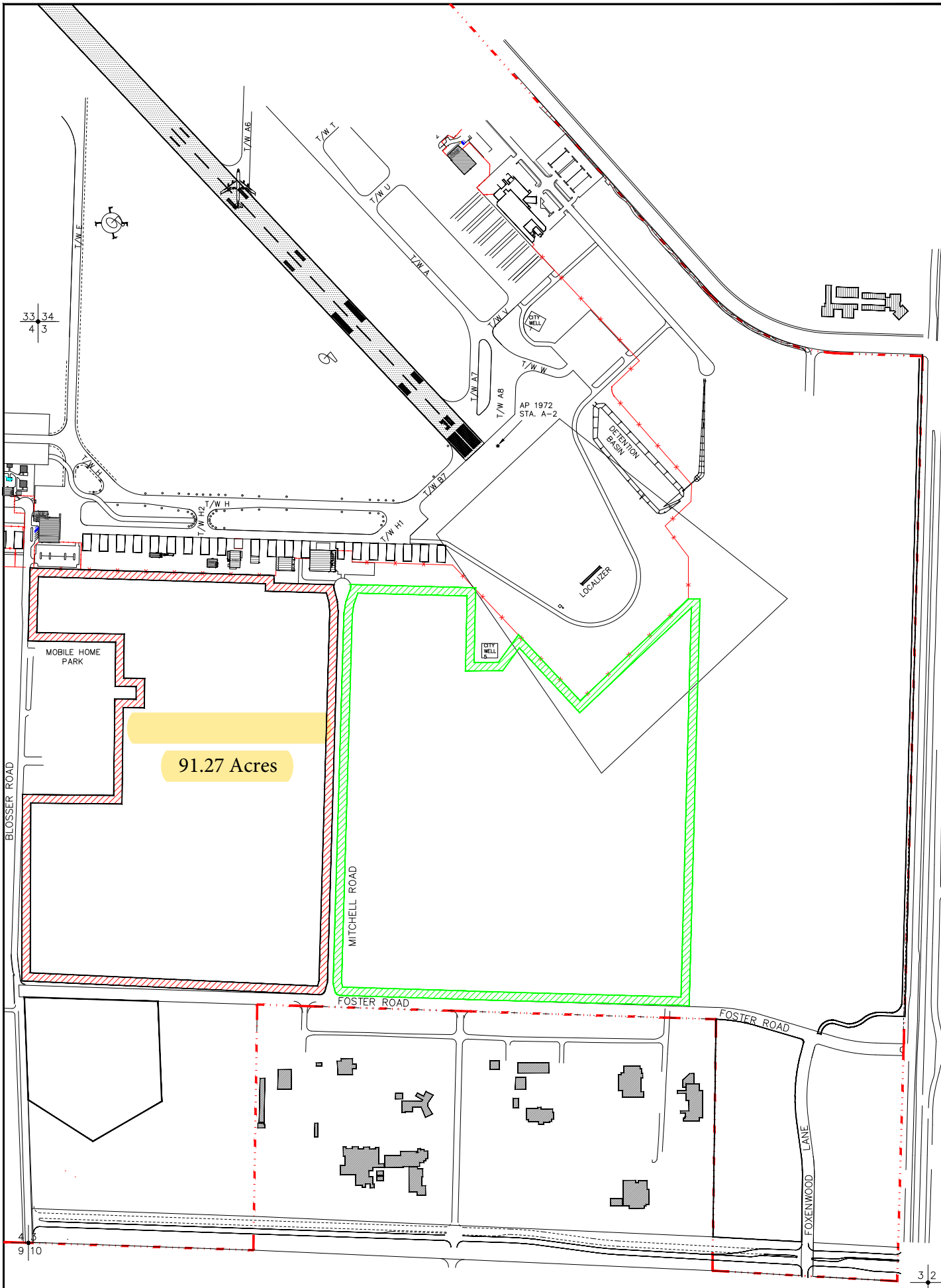
REVISIONS	
DATE	BY:
8/3/16	RH

DRAWN BY:
 RAY HEATH


EXHIBIT "A"
 11-9-2021

CJJ FARMING

DRAWING
CJJ FARMING
1 OF 1



91.27 Acres

	3217 TERMINAL DR. SANTA MARIA, CA 93455. (805) 922-1726	PIVSONS	DPAWN BY	EXHIBIT "B" 11/9/2021	CJJ FARMING	DRAWING 1 OF 1
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RESOLUTION 918

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA MARIA
PUBLIC AIRPORT DISTRICT EXPRESSING APPRECIATION TO CARL ENGEL
JR. FOR SERVICE ON THE BOARD OF DIRECTORS OF THE SANTA MARIA
PUBLIC AIRPORT DISTRICT

WHEREAS, the members of the Board of Directors of the Santa Maria Public District take this opportunity to express their genuine and sincere appreciation to Carl Engel Jr. for his valued long standing contribution and outstanding service performed as President, Vice-President, Secretary, Vice-Secretary and Director of the Board of Directors of the Santa Maria Public Airport District; and

WHEREAS, beginning December 14, 2000,

Mr. Engel has served nearly 22 years on the Board of Directors, and has committed to the needs of airport tenants, the aviation community and the Santa Maria Valley community at large, and has contributed greatly to the growth and development of the Santa Maria Public Airport; and

WHEREAS, Mr. Engel's dedication and guidance while serving on the Administration and Financial, Business Park, Aviation Support and Planning, Marketing and Promotions, Committees has greatly enhanced the public perception, appearance and fiscal well-being of the airport; and

WHEREAS, Mr. Engel's leadership as the liaison with the City and County Government has contributed substantially to positive intergovernmental communication, understanding and cooperation; and

WHEREAS, Mr. Engel was instrumental in selecting one General Manager during his tenure that positively influenced the operation, growth and development of the Airport for many years; and

WHEREAS, during his tenure Mr. Engel was intimately involved with the completion of twenty Airport Improvement Program projects, which brought infrastructure improvements in excess of \$36 million dollars to the Airport resulting in the construction of the new passenger holdroom and baggage claim facilities in the airline terminal, a new state-of-the-art security management system for the Airport Operating Area, multiple airfield improvements, design and completion of the main runway extension which allowed for the inclusion of a Tanker Base, and the access of any commercial aircraft the airlines may designate to the District including 757 service to Hawaii , and reconstruction of the terminal apron; and

WHEREAS, Mr. Engel assisted in the completion of the District's Master Plan and Environmental Impact Report, an update to that Plan and an additional Environmental Review Document, Mr. Engel's fierce support of these projects will aid the District in its long term development and fiscal viability; and

WHEREAS, the directors of the Santa Maria Public Airport District commend Mr. Engel for his demonstrated leadership and careful scrutiny to issues, thereby setting a high standard of governmental excellence.

NOW, THEREFORE, BE IT RESOLVED, that the directors of the Santa Maria Public Airport District commend and thank Mr. Engel for his leadership, exemplary professionalism, dedication, and support while serving on the Board of Directors of Santa Maria Public Airport District.

PASSED AND ADOPTED at the meeting of the Board of Directors of the Santa Maria Public Airport District held December 8, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

President

ATTEST:

Secretary

RESOLUTION 919

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA MARIA
PUBLIC AIRPORT DISTRICT EXPRESSING APPRECIATION TO HUGH
RAFFERTY FOR SERVICE ON THE BOARD OF DIRECTORS OF THE SANTA
MARIA PUBLIC AIRPORT DISTRICT

WHEREAS, the members of the Board of Directors of the Santa Maria Public District take this opportunity to express their genuine and sincere appreciation to Hugh Rafferty for his valued long standing contribution and outstanding service performed as President, Vice-President, Secretary, Vice-Secretary and Director of the Board of Directors of the Santa Maria Public Airport District; and

WHEREAS, beginning September 24, 2015, Mr. Rafferty has served nearly 7 years on the Board of Directors, and has committed to the needs of airport tenants, the aviation community, and the Santa Maria Valley community at large, and has contributed greatly to the growth and development of the Santa Maria Public Airport; and

WHEREAS, Mr. Rafferty's dedication and guidance while serving on the Administration and Financial, Aviation Support and Planning, Marketing and Promotions, Committees has greatly enhanced the public perception, appearance and fiscal well-being of the airport; and

WHEREAS, Mr. Rafferty's leadership as the liaison with the City and County Government, State and Federal Government, and Vandenberg Air Force Base has contributed substantially to positive intergovernmental communication, understanding and cooperation; and

WHEREAS, during his tenure Mr. Rafferty was involved with the completion of five Airport Improvement Program projects, which brought infrastructure improvements which totaled nearly seventeen million dollars to the Airport resulting in the reconstruction of the terminal apron, and many other projects; and

WHEREAS, Mr. Rafferty assisted in the completion of the District's Master Plan and, Mr. Rafferty's fierce support of these projects will aid the District in its long term development and fiscal viability; and

WHEREAS, the directors of the Santa Maria Public Airport District commend Mr. Rafferty for his demonstrated leadership and careful scrutiny to issues, thereby setting a high standard of governmental; and

WHEREAS, Mr. Rafferty has demonstrated his willingness to volunteer his time and thoughtful attention to the District, the community at large and especially his commitment to California Special Districts Association representing the district on the county and state level, thereby setting a high criterion of volunteerism and governmental efficiency; and excellence.

NOW, THEREFORE, BE IT RESOLVED, that the directors of the Santa Maria Public Airport District commend and thank Mr. Rafferty for his leadership, exemplary professionalism, dedication, and support while serving on the Board of Directors of Santa Maria Public Airport District.

PASSED AND ADOPTED at the meeting of the Board of Directors of the Santa Maria Public Airport District held December 8, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

President

ATTEST:

Secretary