

ARCHITECTURAL FLOOR PLAN

1"=8'

ISSUE	DATE	DESCRIPTION

GENERAL NOTES

Building Codes and Regulations:
 All construction shall comply with the California Building Code (CBC) and local jurisdictional requirements, including seismic design considerations based on the California Building Standards Code. Additionally, adherence to Title 24 Energy Efficiency Standards for insulation and envelope performance is mandatory.

Manufacturer's Specifications:
 Construction shall strictly adhere to the specifications provided by the manufacturer of the prefabricated steel building components and 28 gauge PBR panels. Any alterations or substitutions must be approved by the manufacturer and reviewed by a California licensed structural engineer.

Foundation Requirements:
 Foundation design shall comply with CBC requirements and consider local soil conditions, seismic considerations, and frost depth requirements. Concrete mix designs, reinforcement detailing, and slab thickness shall conform to CBC and American Concrete Institute (ACI) standards.

Erection Instructions:
 Follow the manufacturer's recommended erection sequence and procedures, ensuring compliance with CBC seismic provisions and safety regulations such as Cal/OSHA. Employ qualified erectors with experience in seismic-resistive construction methods.

Anchorage Details:
 Anchor bolt sizing, spacing, and embedment depths shall comply with CBC and American Society of Civil Engineers (ASCE) 7 standards. Special considerations for high-wind and seismic regions may require additional anchorage and bracing.

Structural Design Criteria:
 Design loads including seismic forces, wind loads, and snow loads shall be in accordance with CBC requirements and ASCE 7 standards. Ensure proper detailing of moment connections, bracing systems, and lateral force-resisting elements per CBC seismic design categories.

Fire Protection:
 Verify compliance with CBC fire-resistive construction requirements for exterior wall assemblies and roof assemblies. Consider fire protection coatings or insulation for steel members as needed to meet CBC fire rating requirements.

Insulation and Weatherproofing:
 Specify insulation materials and installation methods to meet Title 24 requirements for energy efficiency and thermal comfort. Ensure proper detailing of weather-resistant barriers, flashings, and sealants to prevent water intrusion and comply with CBC waterproofing standards.

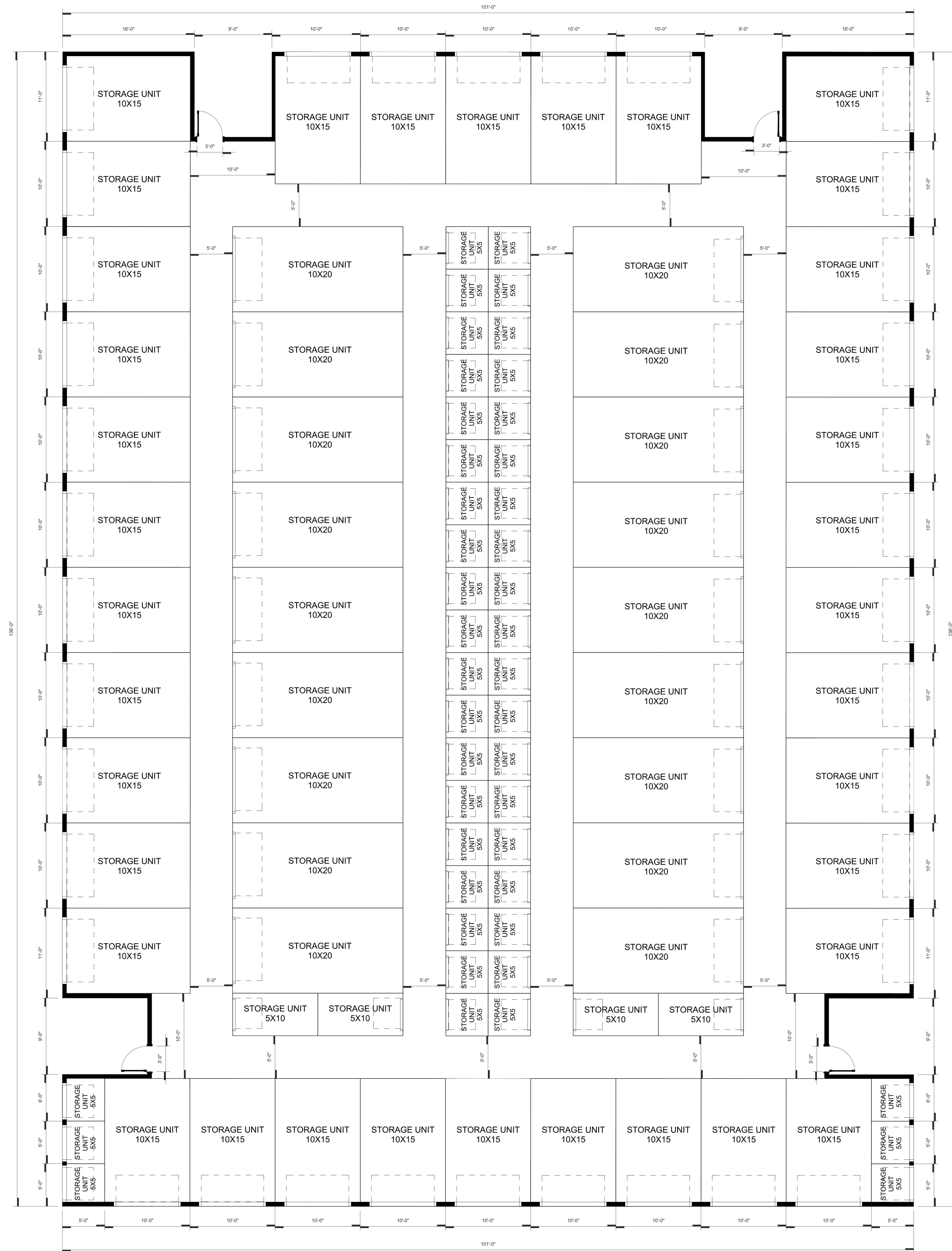
Electrical and Mechanical Systems:
 Coordinate with electrical and mechanical trades to accommodate conduit, piping, and equipment within the building envelope while maintaining compliance with CBC accessibility requirements. Design HVAC systems for energy efficiency and indoor air quality in accordance with Title 24 standards.

Safety Precautions:
 Implement a comprehensive safety program in compliance with Cal/OSHA regulations, including fall protection, hazard communication, and site-specific safety training. Conduct regular safety audits and provide adequate supervision to ensure compliance with safety protocols.

Warranty and Maintenance:
 Ensure that the building owner receives warranties for steel components, PBR panels, and other materials, along with maintenance guidelines for long-term durability. Provide the building owner with a comprehensive operation and maintenance manual detailing recommended maintenance schedules and procedures.

Owner Responsibilities:
 The building owner is responsible for obtaining necessary permits, inspections, and approvals from local building authorities and ensuring ongoing maintenance of the structure in accordance with manufacturer recommendations and regulatory requirements.

Special Instructions:
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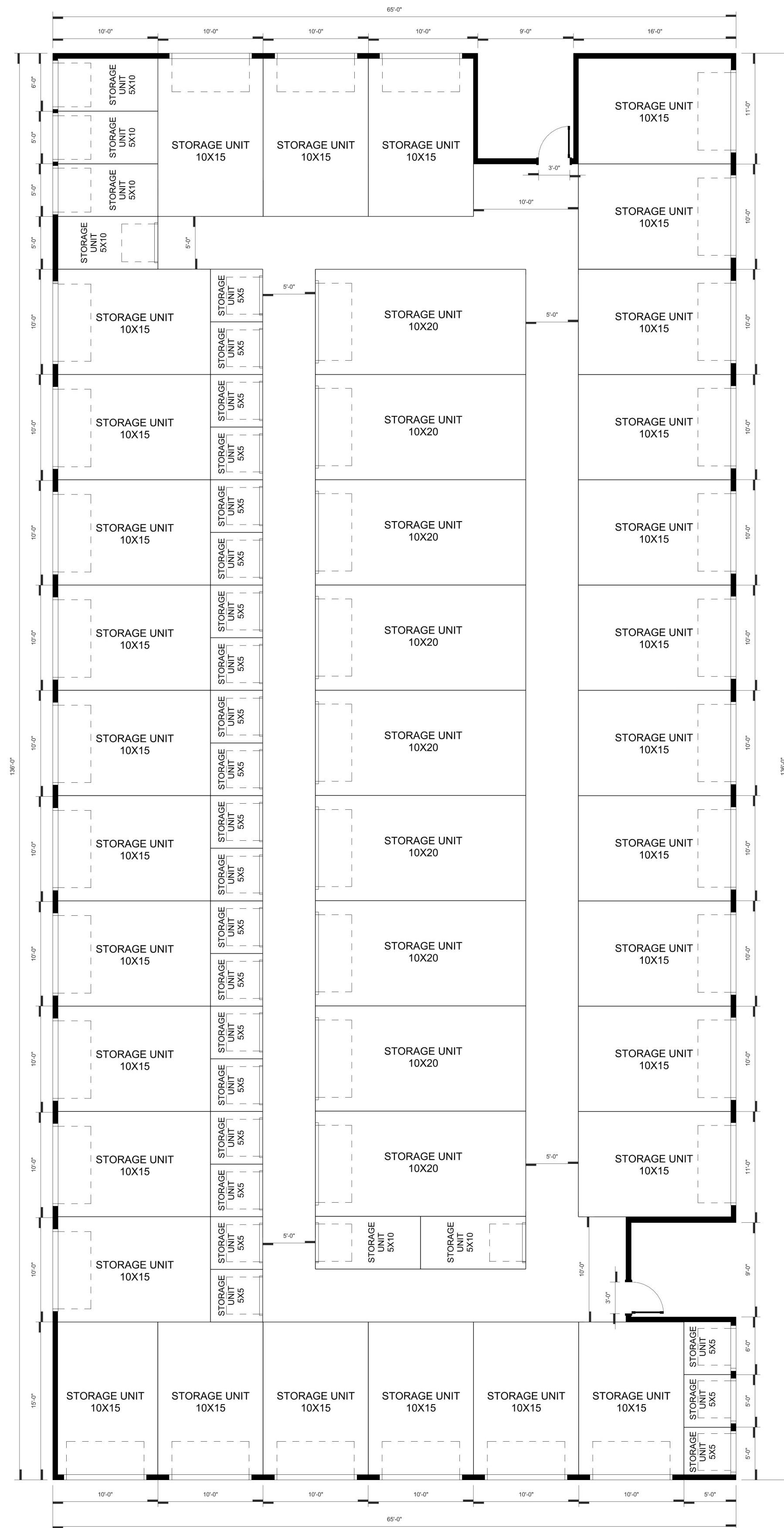
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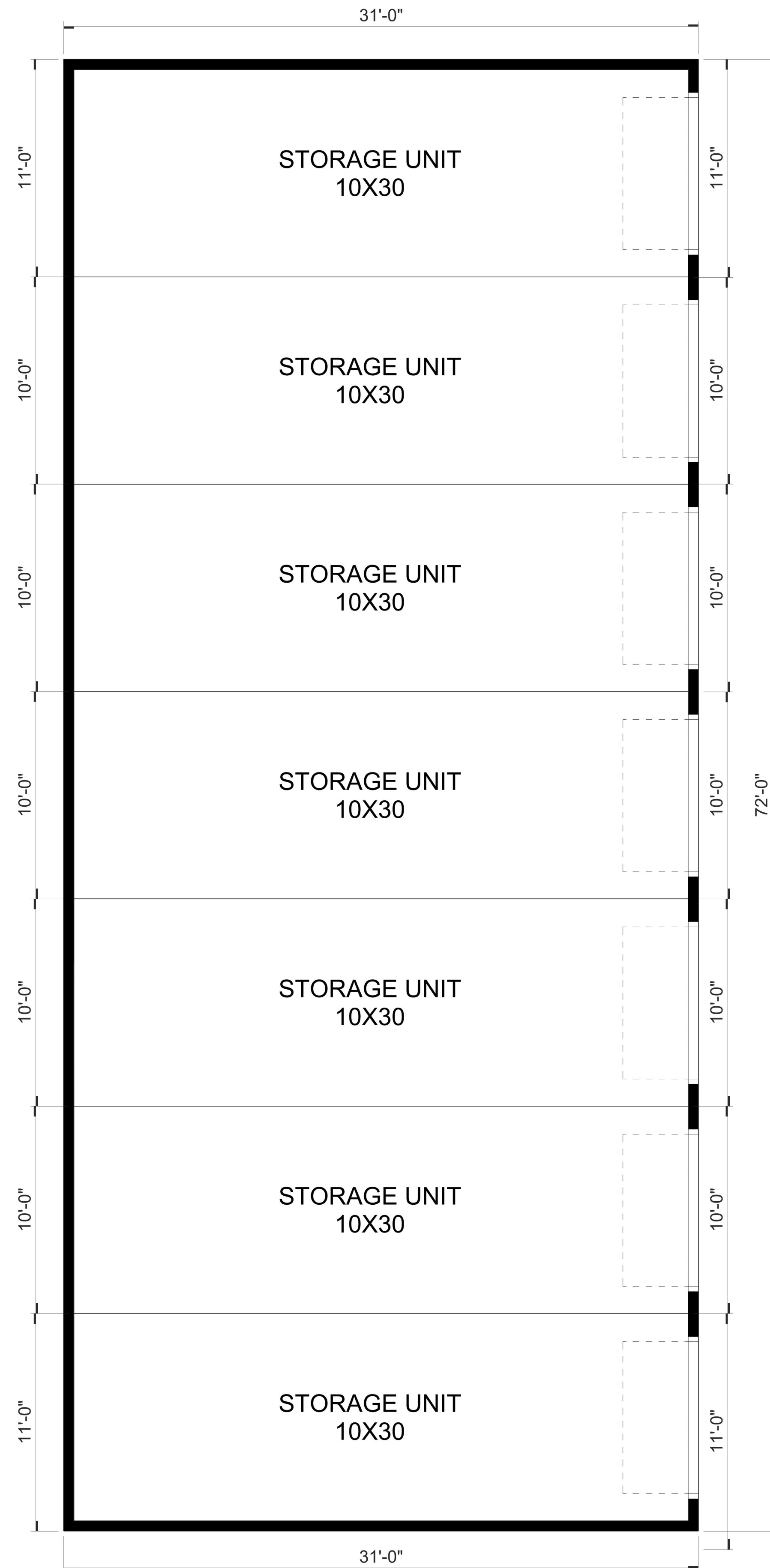
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Compliance with Local and State Regulations:
 All construction work shall comply with the latest edition of the California Building Code (CBC), local zoning ordinances, and other relevant federal, state, and local regulations. This includes adherence to seismic, energy efficiency (Title 24), and fire safety standards specific to California.

Permits:
 Prior to the commencement of construction, all necessary permits must be obtained from the local building department. This includes, but is not limited to, building, plumbing, electrical, and mechanical permits.

Materials:

Timber:
 All timber used in the construction must be graded in accordance with the American Lumber Standards Committee (ALSC) and treated for termite and moisture resistance as per the requirements for the specific use and exposure conditions.

Stucco:
 Stucco application must follow the ASTM C926 standard for the application of Portland cement-based plaster and ASTM C1063 for lathing and furring for the application of plaster.

Glass:
 Glass installations must comply with the ASTM E1300 standard for determining load resistance of glass in buildings and the California Energy Code for thermal and solar performance.
 Metal Sheet: Metal sheet components, including roofing and cladding, shall meet ASTM A653/A653M standards for steel sheet, zinc-coated (galvanized) or zinc-iron alloy-coated (galvannealed) by the hot-dip process.

Seismic Requirements:
 The design and construction of all structural elements shall meet the seismic requirements as per the CBC, taking into account the specific seismic design category (SDC) for the building's location.

Accessibility:
 The design and construction must comply with the Americans with Disabilities Act (ADA) and the California Building Code to ensure accessibility for persons with disabilities.

Energy Efficiency:
 All construction and materials must meet or exceed the California Energy Commission's requirements for energy efficiency as outlined in Title 24, Part 6, of the California Code of Regulations, including mandatory measures and prescriptive and performance standards.

Water Efficiency:
 Plumbing fixtures and irrigation systems shall comply with the California Green Building Standards Code (CALGreen) for water efficiency and conservation.

Fire Resistance:
 Materials and construction methods must comply with fire resistance and protection requirements as specified in the CBC, including the use of fire-retardant materials and the installation of fire suppression systems where applicable.

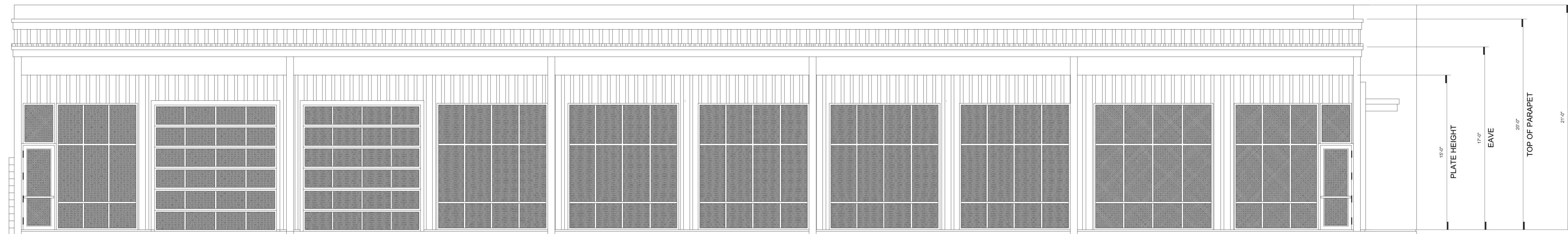
Inspection and Testing:
 All work is subject to inspection and testing by authorized local building inspectors at various stages of the construction process. It is the responsibility of the contractor to arrange for these inspections and to ensure that the work complies with the approved plans and specifications.

Safety:
 All construction practices must adhere to the Occupational Safety and Health Administration (OSHA) standards and guidelines to ensure the safety of construction workers and the public.

Waste Management:
 The contractor shall implement waste management practices for the reduction, reuse, and recycling of construction and demolition debris in accordance with local regulations and environmental best practices.

Final Approval:
 Upon completion of construction, a final inspection must be conducted by the local building department. Approval from the building department is required before the building can be occupied.

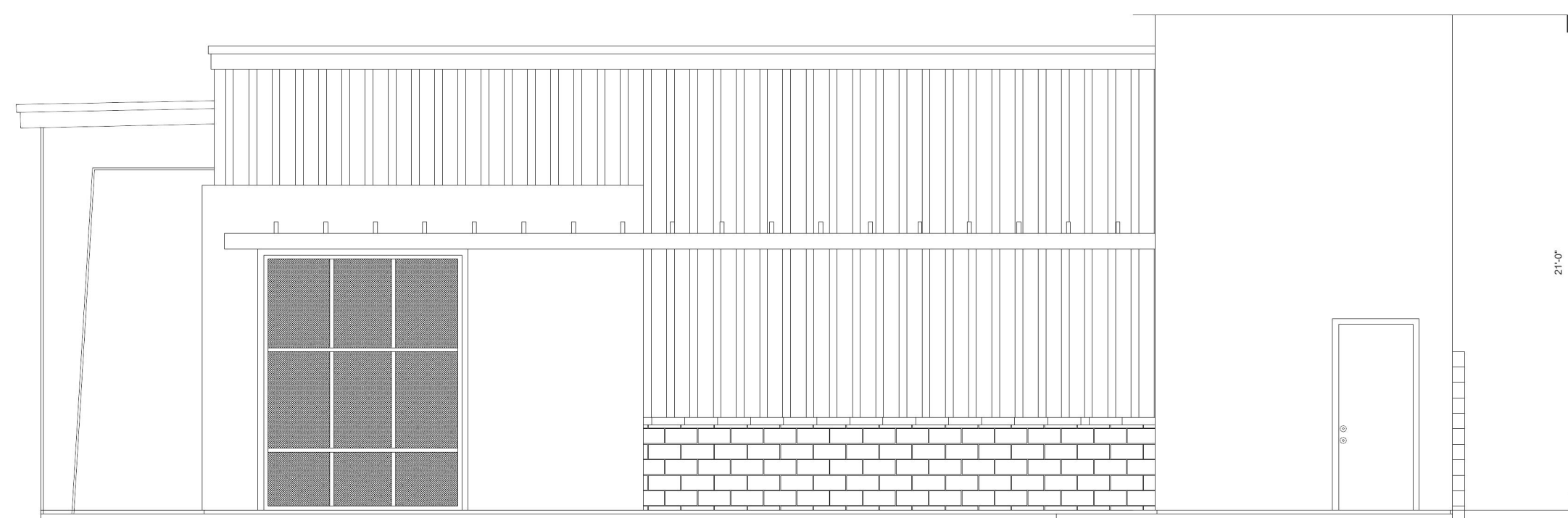
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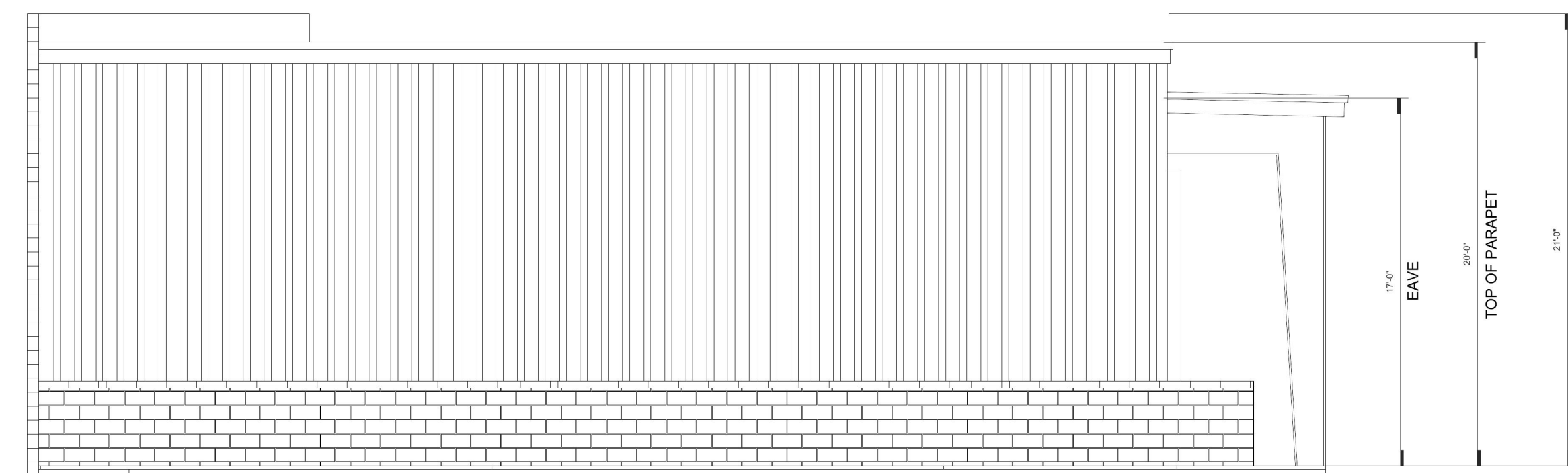
SOUTH ELEVATION
SCALE 1"=6'



NORTH ELEVATION
SCALE 1"=6'



EAST ELEVATION
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WEST ELEVATION
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