

Concession/Restroom Facility

Orange Terrace Community Park

City of Riverside

SHEET INDEX

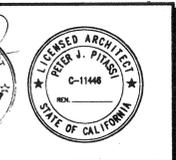
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RLA
LANDSCAPE ARCHITECTS PLANNERS, INC.
3612 MISSION INN AVE
RIVERSIDE, CALIFORNIA 92501
LIC. #1512
PH. (909) 781-1930
FAX (909) 686-8091

CLIENT:
McMILLIN COMPANIES
2727 Hoover Avenue
National City, CA 91950

PROJECT:
ORANGE TERRACE COMMUNITY PARK
RIVERSIDE, CA

REVISIONS	DATE	BY
1		



STANDARD SYMBOLS AND ABBREVIATIONS

ABBREVIATIONS		SYMBOLS	
A.B. ANCHOR BOLT	EQ. EQUAL	CL CENTER LINE	DATUM POINT
ABV. ABOVE	EXH. EXHAUST	Ø DIAMETER	
AC. AIR CONDITIONING	EXIST. EXISTING	L ANGLE	
ACQST. ACOUSTIC (AL)	EXP. EXPOSED	∠ AND	
ADDL. ADDITIONAL	EXT. EXTERIOR	• AT	
ADJ. ADJUST	F.D. FLOOR DRAIN	• FOOT	
ALT. ALTERNATE	FDN. FOUNDATION	• INCH	
ALUM. ALUMINUM	F.F. FINISH FLOOR	• NO. OR POUND	
AND. ANODIZED	F.F.C. FIRE EXTINGUISHER CABINET		
	F.F. FINISH GRADE / FIXED GLASS		
BD. BOARD	FIN. FINISH		
BLDG. BUILDING	FIXT. FIXTURE		
BLK. BLOCK (ING)	FLR. FLOOR		
BM. BEAM	FLUOR. FLUORESCENT		
BN. BOUNDARY NAILING	F.O.B. FACE OF BLOCK		
BOT. BOTTOM	F.O.S. FACE OF STUD		
BTWN. BETWEEN	F.O.W. FACE OF WALL		
	FR. FRAME		
CAB. CABINET	FRMB. FRAMING		
CER. CERAMIC	FT. FEET		
C.I. CAST IRON	FTG. FOOTING (S)		
CLR. CLEAR			
CLS. CEILING			
CMU. CONCRETE MASONRY UNIT			
C.O.F. CENTER OF FRAME			
COL. COLUMN			
CONCT. CONTACT			
CONC. CONCRETE			
CONN. CONNECTION			
CONSTR. CONSTRUCTION			
CONT. CONTINUOUS			
C.T. CERAMIC TILE			
DBL. DOUBLE			
D.F. DRINKING FOUNTAIN			
DIA. DIAMETER			
DNM. DIMENSION			
DN. DOWN			
DP. DEEP			
DR. DOOR			
D.S. DOWNSPOUT			
DRWG. DRAWING (S)			
EA. EACH			
ELEC. ELECTRIC (AL)			
ELEV. ELEVATION OR ELEVATOR			

TABULATION

APPLICABLE CODES: 1994 UNIFORM BUILDING CODE
1995 CALIFORNIA BUILDING CODE

OCCUPANCY = B

TYPE OF CONST. = TYPE V, NON RATED

BASIC ALLOWABLE AREA = 8,000 S.F.

PROPOSED FLOOR AREA = 1,231 S.F.

CONSULTANTS

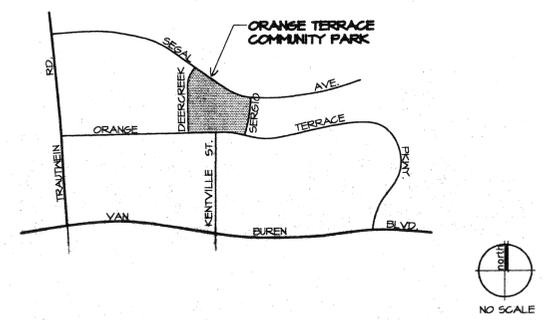
ARCHITECT
PETER J. PITASSI, AIA, ARCHITECT
6439 WHITE OAK AVE, SUITE 105
RANCHO CUCAMONGA, CALIF. 91730

STRUCTURAL
KEN OKAMOTO & ASSOC., INC.
4910 YORBA ST. SUITE 105
TUSTIN, CA 92680

PETER J. PITASSI, AIA
404 / 980-1361
909 / 944-5814 FAX
P.J.PITASSI@PRIMENET.COM

KEN OKAMOTO
714 / 838-4460
714 / 838-3928 FAX

VICINITY MAP



PETER J. PITASSI, AIA
ARCHITECT

8439 WHITE OAK AVE, STE 105
RANCHO CUCAMONGA, CA 91730
TEL. (909) 980-1361
FAX. (909) 944-5814

SHEET TITLE INDEX

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TOILET FACILITIES

1115B.7.1 Multiple-accommodation toilet facilities.

Multiple-accommodation toilet facilities shall have the following:

1115B.7.1.1 Wheelchair clearance.

A clear space measured from the floor to a height of 27 inches above the floor, within the sanitary facility room, of sufficient size to inscribe a circle with a diameter not less than 60 inches, or a clear space 58 inches by 63 inches in size. Doors shall not swing into the floor space required for any fixture.

1115B.7.1.2 Clear space.

A water closet fixture located in a compartment shall provide a minimum 28 inch-wide clear space from a fixture or a minimum 32 inch-wide clear space from a wall at one side of the water closet. The other side of the water closet shall provide 18 inches from the centerline of the water closet to the wall. A minimum 48-inch-long clear space shall be provided in front of the water closet if the compartment has an end-opening door (facing the water closet). A minimum 60 inch-long clear space shall be provided in a compartment with the door located at the side. Grab bars shall not project more than 3 inches into the clear spaces as specified above.

1115B.7.1.3 Compartment doors.

Water closet compartment shall be equipped with a door that has an automatic-closing device, and shall have a clear, unobstructed opening width of 32 inches when located at the end and 34 inches when located at the side with the door positioned at an angle of 90 degrees from its closed position. When standard compartment doors are used, with a minimum 9-inch clearance for footrests underneath and a self-closing device, clearance at the strike edge as specified in Section 1004.9.2.2 is not required.

The inside and outside of the compartment door shall be equipped with a loop or U-shaped handle immediately below the latch. The latch shall be flip-over style, sliding, or other hardware not requiring the user to grasp or twist. Except for door-opening widths and door swings, a clear, unobstructed access of not less than 44 inches shall be provided to water closet compartments designed for use by persons with disabilities and the space immediately in front of a water closet compartment shall not be less than 48 inches as measured at right angles to compartment door in its closed position.

1115B.7.1.4 Large toilet rooms.

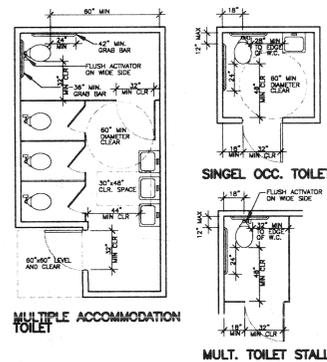
Where six or more stalls are provided within a multiple-accommodation toilet room, at least one stall shall comply with Sections 1115B.7.1.2 and 1115B.7.1.3 and at least one additional stall shall be 36 inches wide with an outward swinging self-closing door and parallel grab bars complying with Sections 1115B.8.2, 1115B.8.3 and 1115B.8.4.

1115B.7.2 Single-accommodation toilet facilities.

There shall be sufficient space in the toilet room for a wheelchair measuring 30 inches wide by 48 inches long to enter the room and permit the door to close. There shall be in the room a clear floor space of at least 60 inches in diameter, or a T-shaped space. No door shall encroach into this space. The water closet shall be located in a space which provides a minimum 28-inch wide clear space from a fixture or a minimum 32-inch wide clear space from a wall at one side. The other side shall provide 18 inches from the centerline of the water closet to the wall. A minimum 48 inches of clear space shall be provided in front of the water closet. All doors, fixtures and controls shall be on an accessible route. The minimum clear width of an accessible route shall be 36 inches except at doors (see section 1004). If a person in a wheelchair must make a turn around an obstruction, the minimum clear width of the accessible route shall be as shown in Figure 11B-5E.

Note: For bathrooms serving residential occupancies, see sections 111B.4.6 and 111B.5.4.5.

Exception: In an existing building, a single-accommodation toilet facility may have the water closet fixture located in an area which provides a clear space of not less than 36 inches wide by 48 inches long in front of the water closet.



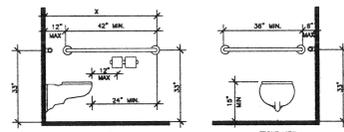
WATER CLOSETS

1109A.3 Water Closets

Water closets in bathrooms required to be accessible shall conform to the provisions of Section 1502, California Plumbing Code, Title 24, Part 5, California Code of Regulations. The water closet shall be located in a space a minimum of 36 inches in clear width with 48 inches minimum clear space provided in front of the water closet. This space may include maneuverable space under a lavatory, if provided, arranged so as not to impede access. The minimum height of water closet seats shall be 15 inches above the floor.

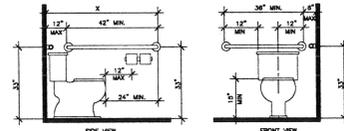
1117b.6.4, UPC 1502.0

The force required to activate the water closet flush valve shall be 5 pounds maximum. (1117b.6.4, UPC 1502.0)



WALL-MOUNTED WATER CLOSETS

X = 27" MINIMUM WHEN WATER CLOSETS ARE IN STALLS
Y = 34" MINIMUM WHEN WATER CLOSETS ARE NOT IN STALLS (SUCH AS IN SINGLE ACCOMMODATION ROOMS OR OPEN TOILETING SITUATIONS)



FLOOR-MOUNTED WATER CLOSETS

URINALS

1115B.8.4 Urinals

Where urinals are provided, at least one shall have a clear floor space 30 inches by 48 inches in front of the urinal to allow forward approach. This clear-space shall comply with Section 1115B.4.

1115B.4.2

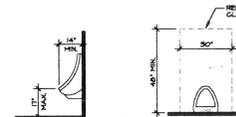
One full unobstructed side of the clear floor or ground space adjoins or overlaps an accessible route or adjoins another wheelchair clear floor space.

UPC 1503.1

17 inch maximum rim height above floor and a minimum 14 inches projection from wall.

UPC 1503.2

The force to activate the urinal flush valve shall be 5 pounds maximum. Flush valve shall be a maximum 44 inches above floor.



VANITIES & LAVATORIES

Vanities and lavatories shall be installed with the center line of the center line of the fixture a minimum of 1 foot 5 inches horizontally from an adjoining wall or fixture. The top of the fixture rim shall be a maximum of 2 feet 10 inches above the finished floor. If knee space is provided below the vanity, the bottom of the apron shall be at least 2 feet 5 inches above the floor. If provided, full knee space shall be at least 1 foot 5 inches deep. Cabinets under lavatories are acceptable provided the bathroom has space to allow a parallel approach by a person in a wheelchair. If parallel approach is not possible within the space, any cabinets provided would have to be removable to afford the necessary knee clearance for forward approach.

1115B.8.1 Lavatory fixtures

The requirements of this subsection shall apply to lavatory fixtures, vanities and built-in lavatories.

1115B.8.1.1

A clear floor space 30 inches by 48 inches complying with Section 1115B.4 shall be provided in front of a lavatory to allow a forward approach. Such clear floor space shall adjoin or overlap an accessible route and shall extend into knee and toe space underneath the lavatory.

UPC 1504.2

Hot water and drain pipes shall be insulated.

UPC 1504.3

Lavatory faucet controls and operating mechanism (operating with one hand) shall be of the type not requiring an operating force exceeding 5 pounds, or light grasping, pinching or twisting of the wrist. Self-closing valves are to remain open for at least 10 seconds.

GRAB BARS

1115B.8.1 Location

Grab bars located on each side, or one side and the back of the accessible toilet stall or compartment, shall be securely attached 33 inches above and parallel to the floor, except that where a tank-type toilet is used which obstructs placement at 33 inches the grab bar may be as high as 36 inches. Grab bars shall be at least 42 inches long with the front end positioned 24 inches in front of the water closet stall. Grab bars at the back shall not be less than 36 inches long.

1115B.8.2 Diameter or width

The diameter or width of the gripping surfaces of a grab bar shall be 1 1/4 inches to 1 1/2 inches or the shape shall provide an equivalent gripping surface. If grab bars are mounted adjacent to a wall, the space between the wall and the grab bars shall be 1 1/2 inches.

1115B.8.3 Structural strength

The structural strength of grab bars, tub and shower seats, fasteners, and mounting devices shall meet the following specifications in Sections 1115B.8.3.1 through 1115B.8.3.5.

1115B.8.3.1 Bending stress in a grab bar or seat induced by the maximum bending moment from the application of a 250 pound point load shall be less than the allowable stress for the material of the grab bar or seat.

1115B.8.3.2 Shear stress induced in a grab bar or seat by the application of a 250 pound point load shall be less than the allowable shear stress for the material of the grab bar or seat, and its mounting bracket or other support is considered to be fully restrained, then direct and torsional shear stresses shall not exceed the allowable shear stress.

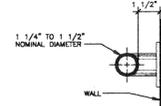
1115B.8.3.3 Shear force induced in fastener or mounting device from the application of a 250 pound point load shall be less than the allowable lateral load of either the fastener or mounting device or the supporting structure, whichever is the smaller allowable load.

1115B.8.3.4 Tensile force induced in a fastener by a direct tension force of a 250 pound point load, plus the maximum moment from the application of a 250 pound point load, shall be less than the allowable withdrawal load between the fastener and supporting structure.

1115B.8.5 Grab bars shall not rotate within their fittings.

1115B.8.4 Surface

A grab bar and any wall or other surface adjacent to it shall be free of any sharp or abrasive elements. Edges shall have a minimum radius of 1/8 inch.



TOILET ACCESSORIES

1115B.8.1.2 Mirrors

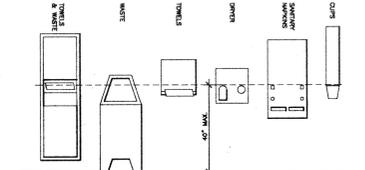
Mirrors shall be mounted with the bottom edge no higher than 40 inches from the floor.

1115B.8.2 Towel, sanitary napkins, waste receptacles.

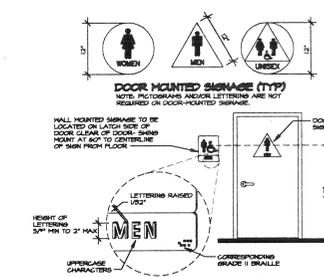
Where towel, sanitary napkins, waste receptacles, and other similar dispensing and disposal fixtures are provided at least one of each type shall be located with all operable parts, including coin slots, within 40 inches from the finished floor.

1115B.8.3 Toilet tissue dispenser.

Toilet tissue dispensers shall be located on the wall within 12 inches of the front edge of the toilet seat. Dispensers that control delivery or that do not permit continuous paper flow shall not be used.



TOILET ROOM SIGNAGE



WATER FOUNTAINS (Drinking)

1117B.1.1 General

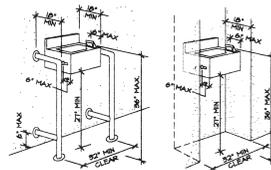
Where water fountains are provided, they shall comply with this section. In new construction, where only one drinking fountain is provided on a floor, there shall be a drinking fountain which is accessible to individuals who use wheelchairs in accordance with California Plumbing Code Section 1507.0 and one accessible to those who have difficulty bending or stooping (this can be accomplished by the use of hi-lo fountain, by providing one fountain accessible to those who have difficulty bending, by providing a fountain accessible under CPC Section 1507.0 and a watercooler, or by such other means as would achieve the required accessibility for each group on each floor.) In new construction, where more than one drinking fountain or watercooler is provided on a floor, 50 percent of those provided shall comply with CPC Section 1707.0 and shall be on an accessible route.

1117B.1.2 Alcoves

Water fountains shall be located completely within alcoves or otherwise positioned so as not to encroach into pedestrian ways. The alcove in which the water fountain is located shall not be less than 32 inches in width and 18 inches in depth.

Exception: When the enforcing agency determines that it would create an unreasonable hardship to locate the water fountain in an alcove, the water fountain may project into the path of travel, and the path of travel shall be identifiable to the blind as follows:

1. The surface of the path of travel at the water fountain shall be textured so that it is clearly identifiable by a blind person using a cane. The minimum textured area shall extend from the wall supporting the water fountain to 1 foot beyond the front edge of the water fountain and shall extend 1 foot beyond each side of the water fountain, or
2. Wing walls shall be provided on each side of the water fountain. The wing walls shall project out from the supporting wall at least as far as the water fountain to within 6 inches of the surface of the path of travel. Also, there shall be a minimum of 32 inches clear between the wing walls.



ELECTRICAL

1117B.8.3

15, 20 and 30 amp receptacle outlets shall be installed not less than 16 inches above the floor.

1110B.5

The center of switches shall be located not more than 48 inches above the floor.

HARDWARE

1004.3.1

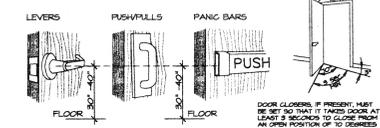
Hand activated door-opening hardware shall be centered between 30 inches and 44 inches above the floor. Latching and locking doors that are hand-activated and which are in the path of travel shall be operable with a single effort by lever-type hardware, panic bars, push-pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware. Locked exit doors shall operate as above in egress direction.

1004.4 Panic Hardware.

Panic hardware, when installed, shall comply with the requirements of U.B.C. Standard 10-4. The activating member shall be mounted at a height of not less than 30 inches or more than 44 inches above the floor. The latching force shall not exceed 15 pounds when applied in the direction of exit travel.

1004.5.1 Hardware - Effort to operate doors.

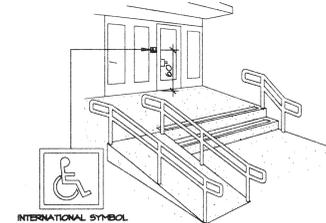
Maximum effort to operate doors shall not exceed 8 1/2 pounds for exterior doors and 5 pounds for interior doors, such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet the above standards. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate administrative authority, not to exceed 15 pounds.



ENTRANCE SIGNAGE

1004.3.1

At every entrance and at every major junction along or leading to an accessible route of travel, there shall be a sign displaying the international symbol of accessibility. Signs shall indicate the direction to accessible building entrances and facilities and comply with the requirements found in sections 1117B.5 through 1117B.10.



RA LANDSCAPE ARCHITECTS PLANNERS INC.
3612 MISSION INN AVE
RIVERSIDE, CALIFORNIA 92501
LIC. #1512
PH. (909) 781-1930
FAX (909) 686-8091

MCMILLIN COMPANIES
2727 Hoover Avenue
National City, CA 91950

ORANGE TERRACE COMMUNITY PARK
RIVERSIDE, CA

REVISIONS	DATE	BY

LICENSED ARCHITECT
PETER J. PITASSI
C-11446
STATE OF CALIFORNIA

SHEET TITLE
ACCESSIBILITY GEN. NOTES

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JOB NO.	88105

PETER J. PITASSI, AIA
ARCHITECT
8439 WHITE OAK AVE. STE. 105
RANCHO CUCAMONGA, CA 91730
TEL. (909) 980-1361
FAX. (909) 944-5814

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OF - SHEETS



3812 MISSION INN AVE
RIVERSIDE, CALIFORNIA
92501
LIC. #1512
PH. (909) 781-1930
FAX (909) 686-8081

CLIENT: **McMILLIN COMPANIES**
2727 Hoover Avenue
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PROJECT: **ORANGE TERRACE
COMMUNITY PARK**
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REVISIONS	DATE	BY
△ B.D. CORRECTIONS	5-28-99	OW



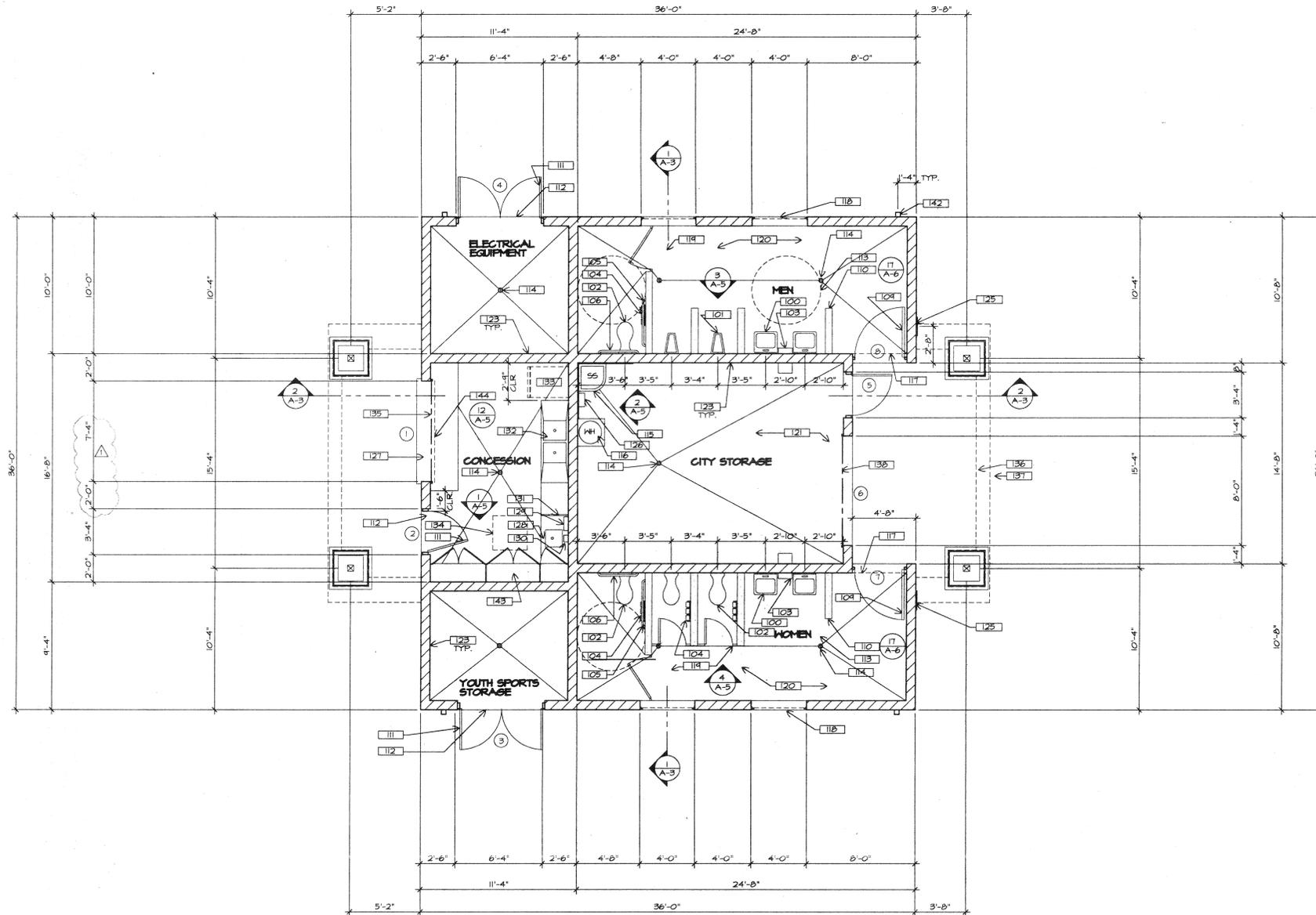
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FLOOR PLAN

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JOB NO. 98105

SHEET
A-1
OF - SHEETS

PLAN KEY NOTES:

- 100 WALL HUNG LAVATORY - SEE PLUMBING DRAWINGS
- 101 WALL HUNG URINAL - SEE PLUMBING DRAWINGS
- 102 WALL HUNG TOILET - SEE PLUMBING DRAWINGS
- 103 ELECTRIC HAND DRYER "FASTAIR" BY HEMPHREY, INC. MODEL #HDS, MOUNT ON INSIDE OF PLUMBING CHASE.
- 104 THREE-ROLL TOILET PAPER HOLDER BY "ASLIN INC."
- 105 42" GRAB BAR BY "BOBRICK" B-6206 X 42"
- 106 36" GRAB BAR BY "BOBRICK" B-6202 X 36"
- 107 STAINLESS STEEL MIRROR BY "BOBRICK" B-4466, 12" X 22"
- 108 INSULATED TAPE WRAP AROUND 1" TRAP AND HOT WATER SUPPLY LINE. "BROCAR PRODUCTS, INC." TRAP WRAP KIT CSOR.
- 109 POWDER COATED STEEL TUBE FRAME GATE WITH LOCK-OPEN, LOCK-CLOSE CAPACITY.
- 110 6 X 6 X 16 X 5'-4" HIGH PRECISION BLOCK PARTITION W/ CAP. SEE DETAIL.
- 111 HOLLOW METAL DOOR AND FRAME. SEE DOOR SCHEDULE FOR SIZE AND TYPE.
- 112 METAL DOOR THRESHOLD.
- 113 60" MINIMUM TURNING DIAMETER AT RESTROOMS.
- 114 FLOOR DRAIN. SEE FOUNDATION PLAN FOR ELEVATION.
- 115 FLOOR MOUNTED SERVICE SINK - SEE PLUMBING DRAWINGS.
- 116 WATER HEATER ON 1'-6" HIGH WOOD AND GYP. BD. PLATFORM. STRAP TO WALLS PER BUILDING CODE REQUIREMENTS FOR EARTHQUAKE RESISTANCE.
- 117 LINE OF CMU HEADER ABOVE.
- 118 EXPANDED METAL GRILLE WITH STEEL ANGLE FRAME.
- 119 TOILET PARTITION. WALL MTD. W/ SELF CLOSING DOOR.
- 120 SMOOTH FINISH CONC. WITH EPOXY SEALER. SEE SPECIFICATIONS.
- 121 BROOM FINISH CONC. WITH SEALER. SEE SPECIFICATIONS.
- 122 CMU. SEE FINISH SCHEDULE.
- 123 CMU NO FINISH
- 124 LIGHT FIXTURE
- 125 DISABLED ACCESS SIGNAGE - SEE EXTERIOR ELEVATION
- 126 SHELF WITH MOP & BROOM HOLDER "BOBRICK" B224 X 12 X 40"
- 127 STAINLESS STEEL COUNTERTOP ON METAL ANGLE SUPPORTS MAXIMUM 2'-10" ABOVE EXTERIOR WALKING SURFACE 4" S.S. SPLASH
- 128 STAINLESS STEEL HAND SINK. SEE ALSO PLUMBING DRAWINGS
- 129 SURFACE MOUNTED PAPER TOWEL DISPENSER "BOBRICK" B-2621
- 130 SURFACE MTD. SOAP DISPENSER "BOBRICK" B-4112
- 131 12" HIGH S.S. SPLASH GUARD
- 132 TWO COMPARTMENT STAINLESS STEEL KITCHEN UTENSIL SINK W/ INTEGRAL DUAL STAINLESS STEEL DRAIN BOARDS - SEE ALSO PLUMBING DRAWINGS
- 133 REFRIGERATOR NIG. "HOBART" GSAFH-1 W/ INTEGRAL CONDENSATE EVAPORATOR
- 134 30" X 30" CEILING HATCH. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
- 135 STAINLESS STEEL ROLL-UP COUNTER DOOR - SEE DOOR SCHEDULE
- 136 LINE OF PLASTER SOFFIT ABOVE
- 137 LINE OF ROOF ABOVE
- 138 HEAVY DUTY ROLL-UP DOOR, MANUALLY OPERATED
- 139 6" CERAMIC TILE BASE - SEE FINISH SCHEDULE FOR ADD'L INFO
- 140 WOOD JOIST, SHEATHING, BLOCKING ETC. STAINED
- 141 6'-0" HIGH FRP. WAINGCOT
- 142 6" X 6" D.S.
- 143 LAMINATED PLASTIC CABINET & DOORS W/ ADJUSTABLE SHELVES
- 144 PASS-THRU WINDOW SCREEN MOUNTED TO BACK OF ROLL-UP DOOR FRAME - SEE DETAIL.



NOTES:

- 1. SEE PLAN NOTES THIS SHEET
- 2. SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION
- 3. SEE FINISH LEGEND CD SHEET A-4
- 4. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
- 5. SEE HANDICAPPED GENERAL NOTES ON GHI
- 6. SEE STRUCTURAL GENERAL NOTES ON A-2 & A-3



PETER J. PITASSI, AIA
ARCHITECT
8439 WHITE OAK AVE, STE. 105
RANCHO CUCAMONGA, CA 91730
TEL. (909) 980-1361
FAX. (909) 944-5814

Floor Plan

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

Plan Key Notes



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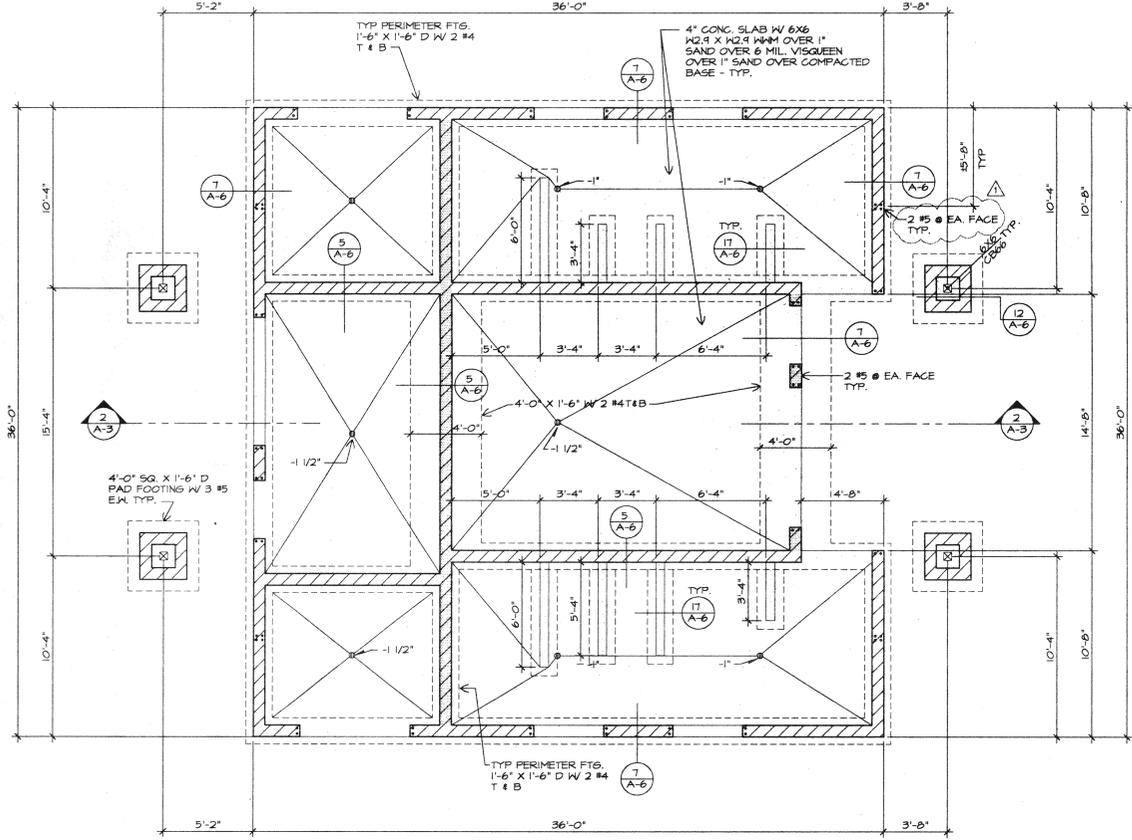
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Δ B.D. CORRECTIONS	5-28-99	CM



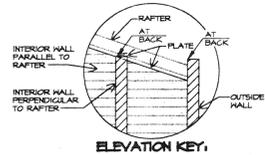
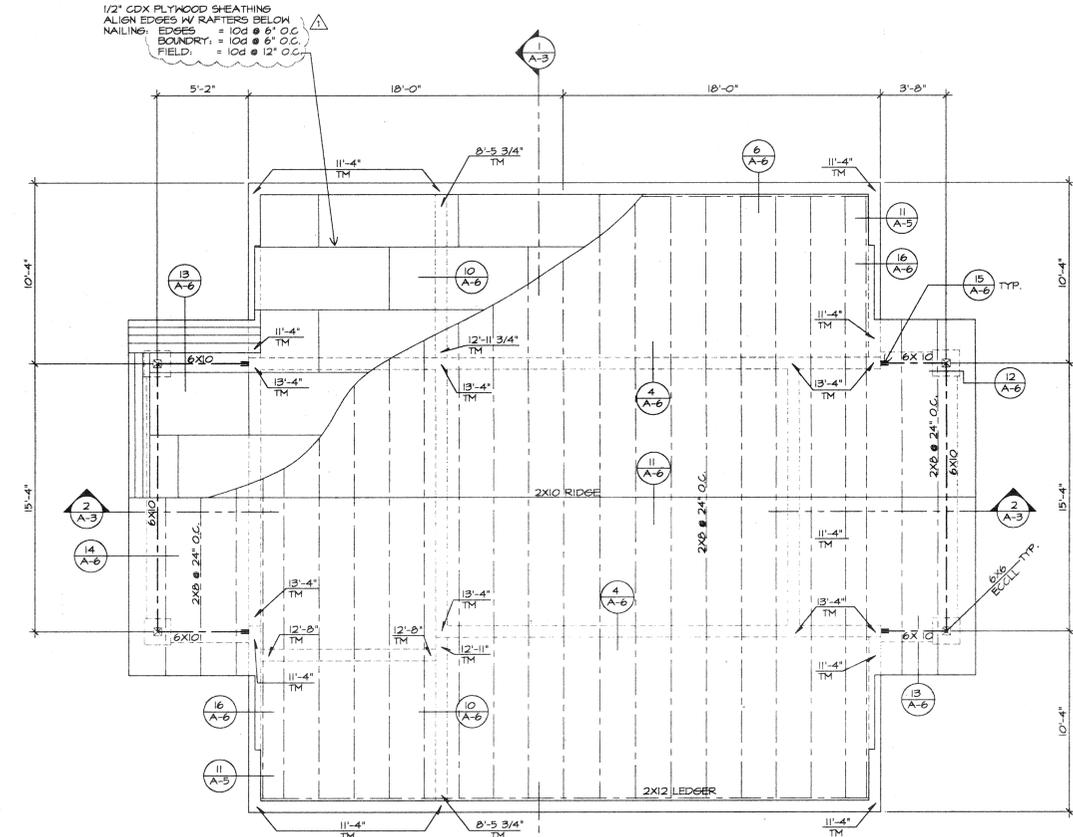
SHEET TITLE
**ROOF FRAMING
PLAN
FOUNDATION
PLAN**

DESIGNED -
DRAWN -
CHECKED -
DATE -
SCALE -
JOB NO. 98105

SHEET
A-2
OF - SHEETS



- NOTES:**
- FOR TOP OF MASONRY (TM) SEE ROOF PLAN
 - SEE DETAIL SHEETS FOR TYPICAL MASONRY DETAILS
 - SEE STRUCTURAL GENERAL NOTES ON A-2 & A-3
 - SEE TILE BASE DETAIL FOR SLAB RECESS.



- NOTES:**
- ALL ELEVATIONS ARE TO TOP OF MASONRY (TM)
 - SEE STRUCTURAL GENERAL NOTES ON A-2 & A-3

Floor Plan SCALE: 1/4"=1'-0" **2**

Floor Plan SCALE: 1/4"=1'-0" **1**

- DESIGN LOADS**
- ROOF LIVE LOAD (REDUCIBLE PER TABLE 23-C) 20 PSF
 - WIND VELOCITY 10 MPH EXPOSURE C
 - SEISMIC ZONE 4

- GENERAL**
- ALL CONSTRUCTION SHALL COMPLY WITH THE 1994 UNIFORM BUILDING CODE AND ALL APPLICABLE ORDINANCES.
 - FRAMING CONDITIONS NOT SPECIFICALLY SHOWN OR INDICATED SHALL BE FRAMED SIMILAR TO DETAILS SHOWN FOR THE RESPECTIVE MATERIALS OR CONDITIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE STARTING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
 - WITHOUT EXCLUSION OF ANY REFERENCE IN THE CONSTRUCTION DOCUMENTS TO ANY RULE OR REGULATION, THE STRUCTURAL ENGINEER IS NOT ASSUMING ANY PROVISIONS OF SUPERVISION OF CONSTRUCTION METHODS OR PROCESSES.

- FOUNDATIONS**
- CONTRACTOR SHALL REVIEW REPORT OF SOILS INVESTIGATION BY GEOSOLS INC. DATE AUG 1, 1991
 - OVER EXCAVATION AND COMPACTION 4 FEET BELOW THE FOOTING IS REQUIRED.
 - ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90% IN ACCORDANCE WITH THE SPECIFICATIONS.
 - TYPE OF SOIL: SEE SOILS REPORT
 - MAXIMUM ALLOWABLE SOIL BEARING PRESSURE: 1500 PSF
 - ALL FOOTINGS SHALL BE FOUND ON A MINIMUM OF 18" EMBEDMENT INTO ENGINEERED CONCRETE FILL OR NATURAL GRADE
 - ALL FOOTINGS SHALL REST ENTIRELY ON ENGINEERED COMPACTED FILL OR ENTIRELY ON NATURAL GRADE.
 - THE SOILS ENGINEER SHALL FIELD REVIEW THE IN-SITU FOUNDATION SYSTEM AND SUBMIT A REPORT TO BUILDING & SAFETY PRIOR TO FOUNDATION APPROVAL.

- STRUCTURAL STEEL**
- STEEL SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING A.S.T.M. DESIGNATIONS:
STRUCTURAL SHAPES & PLATES ASYM A-36
STEEL TUBE ASYM A-500 GRADE B
BOLTS ASYM A-307
 - NO STRUCTURAL STEEL SHALL BE FABRICATED OR ERIGED PRIOR TO REVIEW OF SHOP DRAWINGS BY THE STRUCTURAL ENGINEER.
 - ALL ERECTION AND FABRICATION SHALL COMPLY WITH THE LATEST EDITION OF THE AISC.
 - WHERE STRUCTURAL WELDING IS UTILIZED, WELDING WILL BE PERFORMED BY CERTIFIED WELDERS UNDER THE SUPERVISION OF A SPECIAL INSPECTOR OR IN THE SHOP OF AN APPROVED FABRICATOR.
 - A CERTIFICATION OF FABRICATION FROM THE SHOP PERFORMING THE WELDING OR A REPORT FROM THE SPECIAL INSPECTOR MUST BE FURNISHED TO THE BUILDING INSPECTOR PRIOR TO FRAMING APPROVAL.
 - THE FABRICATOR SHOP SHALL BE PRE-APPROVED WITH THE CITY OF RIVERSIDE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. SUBMIT DOCUMENTATION SHOWING THE SHOP IS APPROVED BY ONE OF THE FOLLOWING METHODS:
A. I.C.B.O. RIVERSIDE CITY OR RIVERSIDE COUNTY APPROVED SHOP.
B. APPROVED BY AISC.
C. SUBMIT A COPY OF THE QUALITY CONTROL MANUAL FOR REVIEW.
 - NO FIELD CUTTING OR BURNING OF STRUCTURAL STEEL WILL BE PERMITTED WITHOUT WRITTEN CONSENT OF THE STRUCTURAL ENGINEER.
 - BOLTS THROUGH "B" PLATES SHALL HAVE NUTS & WASHERS.
 - NOTE: THE USE OF ROLLED STEEL SECTIONS, BOLTS AND/OR REBAR MANUFACTURED OUTSIDE THE UNITED STATES WILL REQUIRE VERIFICATION THAT THE PRODUCTS COMPLY WITH APPLICABLE ASTM STANDARDS. MILL CERTIFICATES WILL BE REQUIRED FOR ALL STEEL. STEEL GRADES OTHER THAN ASYM-A36 WILL REQUIRE TESTING BY AN APPROVED

LABORATORY. ALL FOREIGN BOLTS MUST BE APPROVED BY THE BUILDING AND SAFETY DEPARTMENT PRIOR TO THEIR USE.

- CONCRETE**
- THE MINIMUM STRENGTH OF CONCRETE AT END OF 28 DAYS SHALL BE:
4" SLABS ON GRADE 2500 PSI 150 PCF FOOTINGS 2500 PSI 150 PCF
 - REINFORCING
A. REINFORCING STEEL ASYM A-615 TYPICAL REINFORCING: GRADE 60 (#5 AND LARGER) GRADE 40 (#4 AND SMALLER)
B. REINFORCING FABRIC: ASYM A-95
C. WELDING OF REINFORCING STEEL: AWS D-14 LON HYDROGEN ALL REINFORCING TO BE WELDED: ASYM A-106
D. PROVIDE MINIMUM LAP ON ALL BARS OF 40-DIAMETERS (24" MINIMUM) UNLESS NOTED OTHERWISE
E. PROVIDE BENT BAR LAPS OF ALL HORIZONTAL REINFORCEMENT AT FOOTING CORNERS. LAP 40 BAR DIAMETERS (24" MINIMUM)
F. STAGGER ALL SPLICES OF ALL HORIZONTAL REINFORCING
G. WALL AND COLUMN DOBELS SHALL BE THE SAME SIZE AND SPACING AS WALL AND COLUMN REINFORCING UNLESS NOTED OTHERWISE
H. THE FOLLOWING MINIMUM CONCRETE COVERAGES SHALL BE MAINTAINED UNLESS NOTED OTHERWISE:
1. SLABS ON GRADE CENTER OF SLAB 3"
2. CAST AGAINST AND EXPOSED TO EARTH 3"
3. FORMED, EXPOSED TO EARTH AND WEATHER 2" 16 AND LARGER 1" 12 AND SMALLER 1/2"

- LUMBER**
- NOT EXPOSED TO WEATHER OR EARTH
WALLS, SLABS, AND JOISTS #1 AND #2 1/2"
#1 AND SMALLER 3/4"
COLUMNS, BEAMS, GIRDERS 1 1/2"
 - CEMENT PORTLAND CEMENT TYPE I LON ALKALI ASYM C-150
 - AGGREGATES: NATURAL ROCK AND SAND: ASYM C-23
 - DOBELS, ANCHOR BOLTS, NERETS, ETC. SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING OF CONCRETE OR GROUT.
 - ANCHOR BOLTS WITH UNSET THREADS SHALL NOT BE USED.
 - NO PIPES, DUCTS, OR CONDUIT SHALL BE PLACED IN CONCRETE UNLESS SPECIFICALLY DETAILED OR NOTED.
 - ROUGHEN AND CLEAN CONSTRUCTION JOINTS PER MO-4
- MASONRY**
- ALL MASONRY CONSTRUCTION SHALL COMPLY WITH THE U.B.C.
 - REINFORCING SHALL HAVE A MINIMUM ONE BAR DIAMETER GROUT COVERAGE.
 - REINFORCING SPLICES SHALL HAVE A MINIMUM 50 BAR DIA. LAP.
 - MASONRY CONSTRUCTION SHALL BE REINFORCED AND GROUTED SOLID.
 - PIPES OR DUCTS ARE NOT PERMITTED WITHIN MASONRY CONSTRUCTION UNLESS SPECIFICALLY NOTED OR DETAILED.
 - MORTAR SHALL CONFORM TO U.B.C. SEC. 2602.3
 - GROUT: 1 PART CEMENT, 3 PART SAND, 2 PART GRAVEL 2000 P.S.I. MINIMUM GROUT COMPRESSIVE STRENGTH GROUT SHALL CONFORM TO U.B.C. SEC. 2602.4
 - CONCRETE BLOCK SHALL CONFORM TO U.B.C. STD. 21-4 GRADE N (MED. HEIGHT)
 - MASONRY SHALL BE LAID IN RUNNING BOND.
 - HEIGHT OF GROUT LIFTS SHALL NOT EXCEED 4'-0"
 - CLEANOUTS REQUIRED FOR ALL GROUT LIFTS OVER 5'-0"
 - CORE TESTS: COMPRESSION 500 P.S.I. SHEAR 100 P.S.I.

- LUMBER**
- ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR LARCH OF THE GRADES INDICATED (98% MAX MOISTURE CONTENT) UNLESS OTHERWISE NOTED.
SILL PLATES DOUGLAS FIR PRESSURE TREATED (NO. 2) Fb=875 P.S.I. E=1600 K.S.I.
STRUCTURAL FRAMING: 2" x 4" THICK 2" x 4" WIDE NO. 1
2" x 4" THICK 5" AND WIDER NO. 1
BEAMS 5" x 4" THICKER: SELECT STRUCT. POSTS AND TIMBERS
5" x 5" & LARGER SELECT STRUCT.
 - ALL STRUCTURAL LUMBER SHALL BE GRADED IN ACCORDANCE WITH THE STANDARDS OF THE WEST COAST LUMBER INSPECTION BUREAU.
 - ALL WOOD BEARING ON MASONRY OR CONCRETE WITHIN 6" OF ADJACENT GRADE SHALL BE PRESSURE TREATED DOUGLAS FIR AS OUTLINED IN U.B.C. STD. 23-12.
 - PLYWOOD ROOF AND SHEAR WALL SHEATHING SHALL BE GRADE MARKED STRUCTURAL I OR II (PER PLANS PS 1-83), WITH EXTERIOR GLUE.
 - BOLTS SHALL BE ASYM A-307. PROVIDE STANDARD CUT WASHER BETWEEN BOLT HEADS AND NUTS AND THE WOOD. WHERE BOLTS ARE IN TENSION PROVIDE MALLEABLE IRON WASHERS.
 - STRUCTURAL LUMBER MEMBERS SHALL NOT BE CUT OR NOTCHED FOR PIPES OR CONDUITS ETC. UNLESS SPECIFICALLY DETAILED OR NOTED.
 - PROVIDE APPROVED METAL CROSS BRIDGING AT 8'-0" ON CENTER FOR JOISTS AND RAFTERS GREATER THAN 6" IN DEPTH.
 - SOLID BLOCKING SHALL BE PROVIDED BETWEEN JOISTS AND RAFTERS AT ALL BEARING SUPPORTS.
 - NOTAS AS REQUIRED. ALL JOISTS AND RAFTERS TO PROVIDE LEVEL, FULL BEARING AT JOIST HANGERS, PLATES AND SUPPORTS.
 - BORE HOLES FOR BOLTS 1/8" LARGER THAN THE NOMINAL BOLT DIAMETER.

PETER J. PITASSI, AIA
ARCHITECT
8438 WHITE OAK AVE. STE 105
RANCHO CUCAMONGA, CA 91730
TEL. (909) 980-1361
FAX. (909) 944-5814

CONTINUED ON SHEET A-3

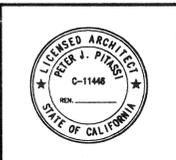


3612 MISSION INN AVE
RIVERSIDE, CALIFORNIA
92501
LIC. #1512
PH. (909) 781-1930
FAX (909) 686-8091

CLIENT:
McMILLIN COMPANIES
2727 Hoover Avenue
National City, CA 91950

PROJECT:
**ORANGE TERRACE
COMMUNITY PARK**
RIVERSIDE, CA

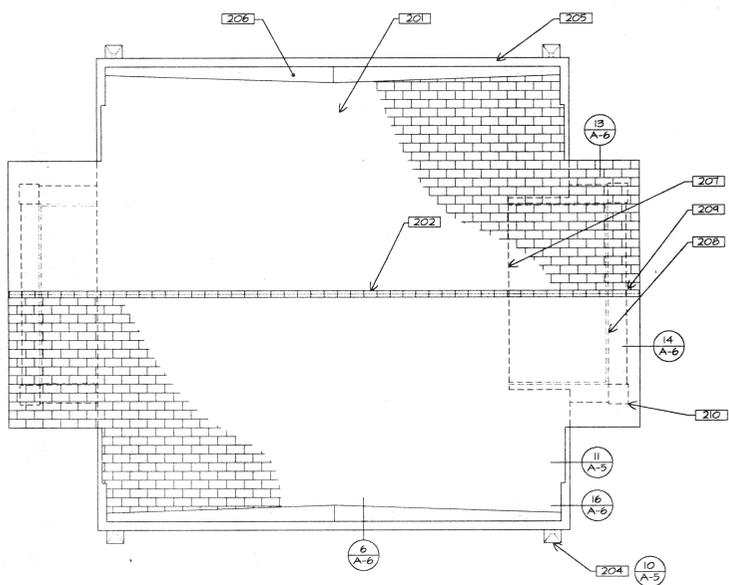
REVISIONS	DATE	BY
Δ B.D. CORRECTIONS	5-28-99	OW



SHEET TITLE
**SECTION THRU BUILDING
ROOF PLAN**

DESIGNED -
DRAWN -
CHECKED -
DATE -
SCALE -
JOB NO. -

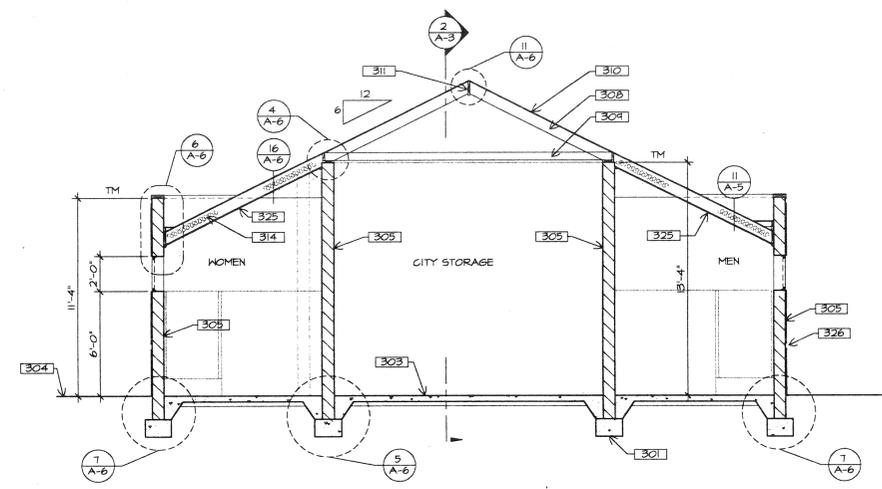
SHEET
A-3
OF - SHEETS



- ROOF NOTES:**
- 201 CLASS "A" FIBERGLASS SHINGLES AS MANUFACTURED BY ELK PRESTIQUE PLUS OVER 1-LAYER 30# FELT. INSTALL PER MANUFACTURER'S HIGH WIND INSTRUCTIONS.
 - 202 ELK "2" RIDGE
 - 203 -
 - 204 LEADER BOX 4' 6" D.S. - SEE DETAIL
 - 205 G.I. COPING - PAINTED
 - 206 CRICKET SEE DETAIL
 - 207 LINE OF BUILDING BELOW
 - 208 LINE OF VENT SCREED AT SOFFIT
 - 209 SOFFIT LINE BELOW
 - 210 COLUMN BELOW

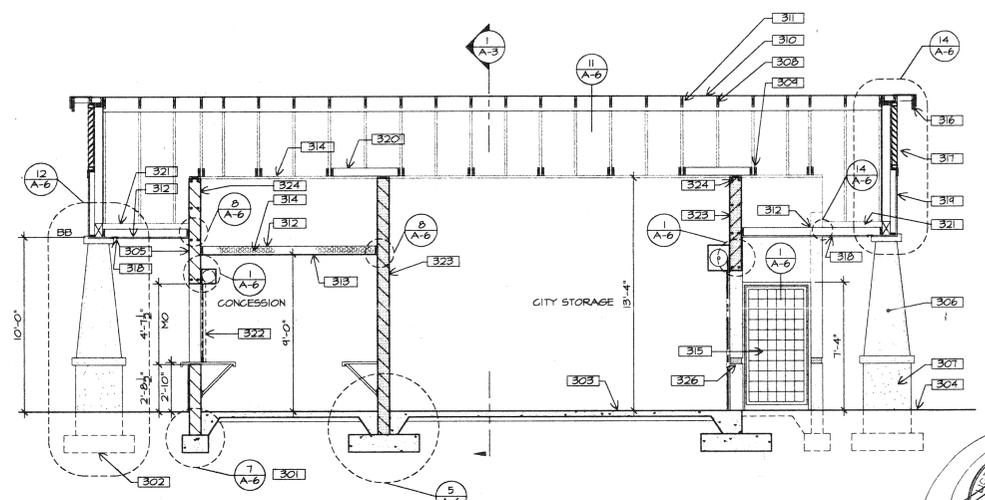
Roof Plan SCALE: 3/16"=1'-0" 3

- SECTION KEY NOTES**
- 301 12" X 18" FOOTING W/ 2 #4 BAR TOP & BOTTOM
 - 302 FOOTING BEYOND
 - 303 4" CONC. SLAB - SEE FOUNDATION PLAN FOR ADDITIONAL INFO. SLOPE TO DRAIN WHERE SHOWN.
 - 304 EXTERIOR CONC. FLATWORK - SEE LANDSCAPE DRAWING 1.
 - 305 6"x6"x16" CMU WALL, SOLID GROUTED W/ #5 BARS @ 24" VERTICAL & HORIZONTAL. EXTERIOR BLOCK SURFACE SHALL BE PRECISION SMOOTH FACE WITH EXTERIOR PLASTER OVER. INTERIOR BLOCK SURFACE SHALL BE PRECISION SMOOTH FACE.
 - 306 WOOD STUD AND PLASTER COLUMN - SEE DETAILS
 - 307 PRECISION FACED BLOCK COLUMN BASE W/ EXTERIOR PLASTER OVER.
 - 308 2 X 8 RAFTERS @ 24" O.C. - SEE ROOF FRAMING PLAN
 - 309 2 X 6 RAFTER TIES @ 48" O.C. EA. SIDE OF RAFTER.
 - 310 1/2" STRUCT-I PLYWOOD SHEATHING
 - 311 2 X 10 RIDGE BOARD
 - 312 2 X 6 CEILING JOISTS @ 16" O.C.
 - 313 5/8" GYP. BD. CLG.
 - 314 BATT INSULATION BETWEEN JOISTS OR RAFTERS, R-19.
 - 315 TUBE STEEL GATE - SEE DETAIL
 - 316 ROUGH SAWN WOOD FASCIA - SEE DETAIL
 - 317 METAL LOUVER VENT.
 - 318 PLASTER SOFFIT
 - 319 PLASTER FASCIA
 - 320 2 X 6 BLK'S @ 32"
 - 321 6 X 10 BEYOND
 - 322 STAINLESS STEEL ROLL-UP COUNTER DOOR W/ PASSTHROUGH WINDOW SCREEN BEHIND.
 - 323 6"x6"x16" CMU WALL, SOLID GROUTED W/ #6 VERT. @ 24" & #4 HORIZ. @ 32" SPECIAL INSPECTION REQUIRED.
 - 324 2 #5 HORIZ @ 24" O.C. TYP @ LINTEL.
 - 325 1 X 6 T&G DOUGLAS FIR WITH 1 X 2 D.F. TRIM AT EDGES.
 - 326 FRY PCG-TS-400 TRIM.



- NOTES:**
1. SEE SECTION NOTES THIS SHEET
 2. SEE STRUCTURAL GENERAL NOTES ON A-2 & A-3
 3. SEE ELEC. PLANS FOR LOCATION OF EXTERIOR WALL MOUNTED LIGHT FIXTURES. PROVIDE RECESS IN CMU FOR FIXTURES.

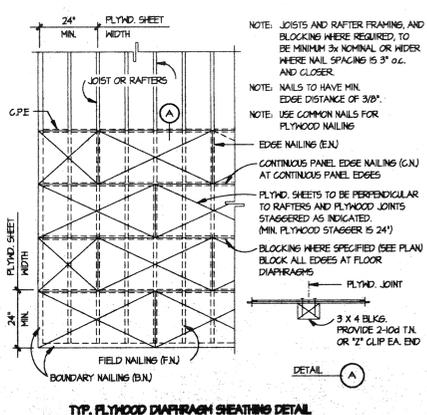
Section Thru Building SCALE: 1/4"=1'-0" 1



- NOTES:**
1. SEE SECTION NOTES THIS SHEET
 2. SEE STRUCTURAL GENERAL NOTES ON A-2 & A-3
 3. SEE ELEC. PLANS FOR LOCATION OF EXTERIOR WALL MOUNTED LIGHT FIXTURES. PROVIDE RECESS IN CMU FOR FIXTURES.

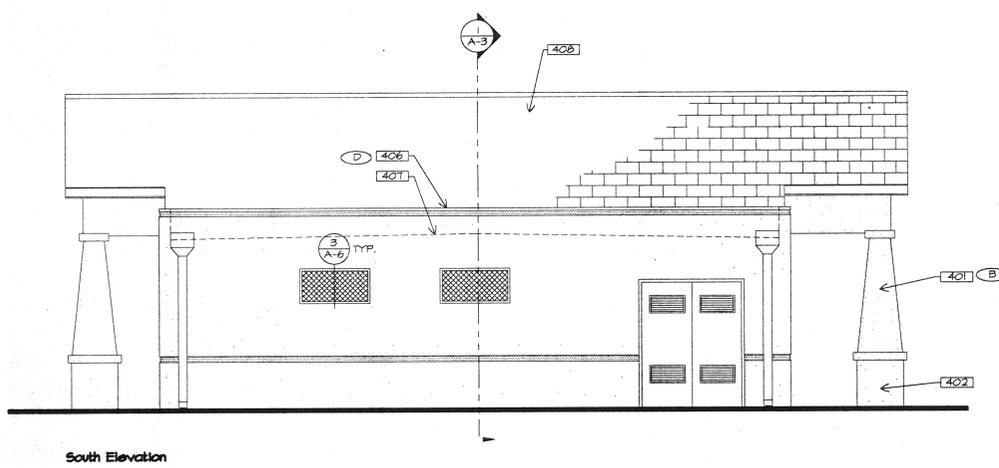
PETER J. PITASSI, AIA
ARCHITECT
8439 WHITE OAK AVE, STE. 105
RANCHO CUCAMONGA, CA 91730
TEL. (909) 980-1361
FAX. (909) 944-5814

Section Thru Building SCALE: 1/4"=1'-0" 2

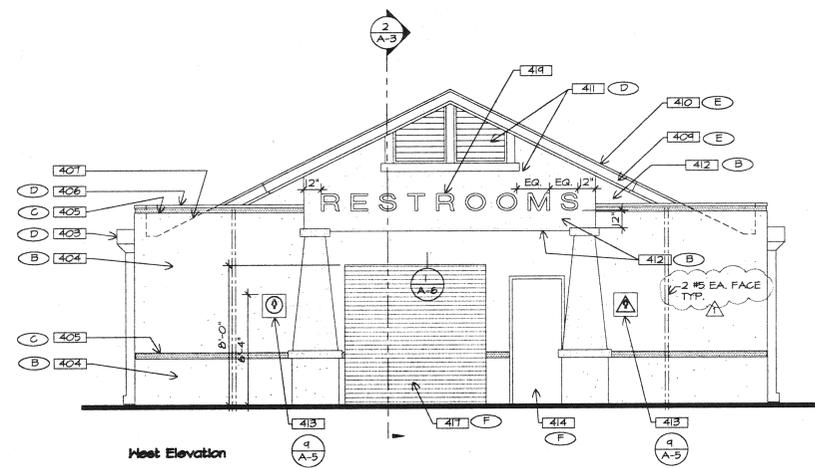


Structural General Notes

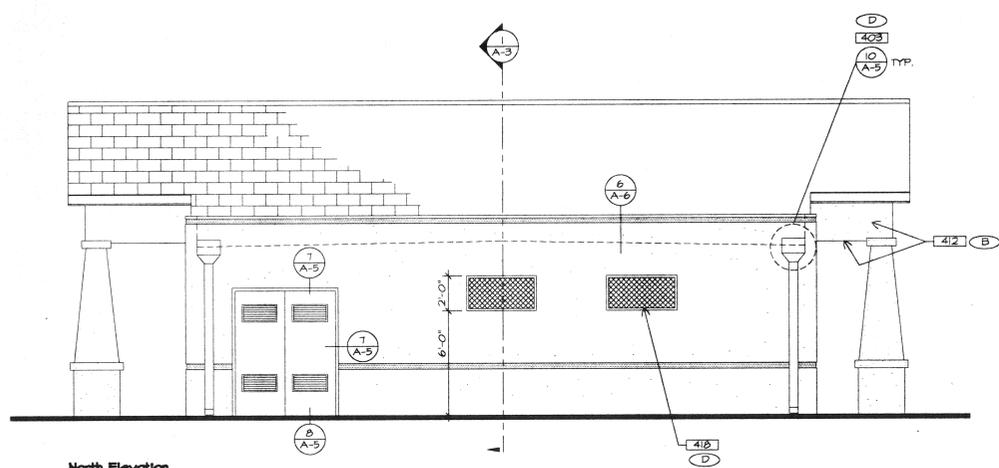
- NAILING SCHEDULE:**
- | | |
|---|--------------------------|
| 1. JOISTS AND RAFTERS TO BEARINGS-TOENAIL EA. SIDE | 2-10d |
| 2. STUDS TO SILL PLATE OR BEARINGS-TOENAIL EA. SIDE | 2-16d |
| 3. LOWER DOUBLE TOP PLATE TO STUDS | 2-16d |
| 4. UPPER DOUBLE TOP PLATE TO LOWER PLATE | 2-16d |
| 5. TOP PLATES-ENDS AND INTERSECTIONS | 3-16d |
| 6. BLOCKING BETWEEN STUDS- EA END FACENAIL OR TOENAIL | 2-16d |
| 7. BLOCKING BETWEEN JOISTS OR RAFTERS EA. END FACENAIL OR TOENAIL | 2-16d |
| 8. MULTIPLE STUDS | 16d @ 12" O.C. EACH SIDE |
| 9. BUILT-UP BEAMS | 16d @ 12" O.C. EACH SIDE |
| 10. BUILT-UP CORNER STUDS | 16d @ 12" O.C. |
| 11. LET IN BRACING EA. END | IX-6 |
| AT INTERMEDIATE STUDS: | |
| IX-6 | 4-8d |
| IX-6 | 2-8d |
| IX-6 | 3-8d |
| IX-6 | 2-8d |
| 12. RIBBONS TO STUDS | IX RIBBON |
| | 2-16d |
- SCHEDULE OF ALLOWABLE CEILING JOIST SPANS:**
- | JOIST | MAX SPAN | 6"YP. BOARD FINISH |
|----------------|----------|--------------------|
| 2x4 @ 16" o.c. | 10'-0" | 17'-0" |
| 2x6 @ 16" o.c. | 15'-0" | 20'-0" |
| 2x8 @ 16" o.c. | 20'-0" | 20'-0" |
10. ROOF DIAPHRAM NAILING TO BE INSPECTED BEFORE COVERING.



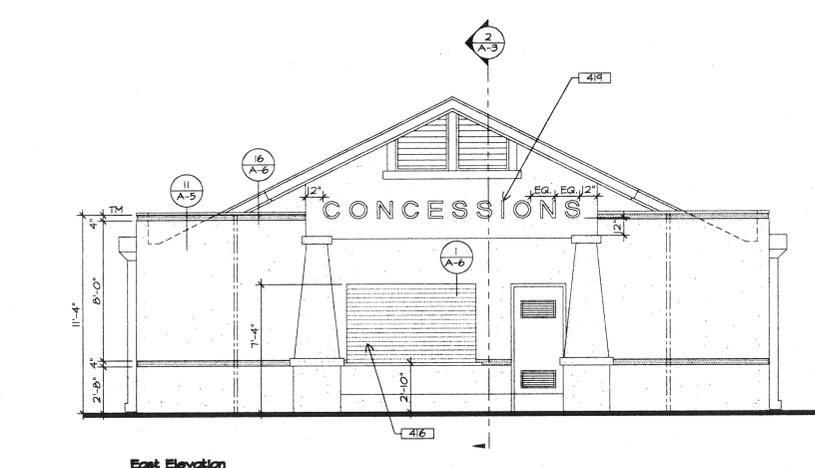
South Elevation



West Elevation



North Elevation



East Elevation

- NOTES:**
- SEE ELEVATION KEY NOTES THIS PAGE
 - SEE FINISH LEGEND THIS SHEET (X)
 - SEE ELECTRICAL PLANS FOR LOCATIONS OF WALL MOUNTED LIGHT FIXTURES. PROVIDE RECESS IN C.M.U. FOR FIXTURE.

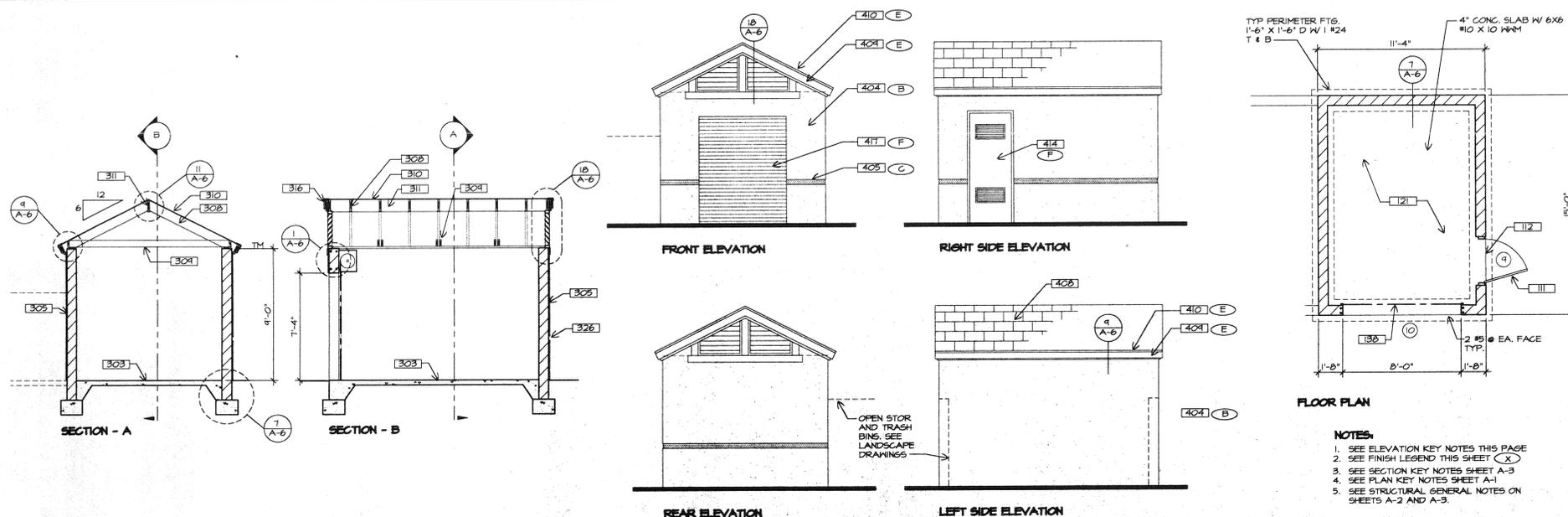
ELEVATION KEY NOTES

- 401 WOOD STUD & PLASTER COLUMN & TRIM. SEE DETAILS.
- 402 8 X 8 X 16 PRECISION FACE CMU COLUMN BASE W/ EXTERIOR PLASTER OVER.
- 403 6" SQUARE G.I. DOWNSPOUT W/ LEADER BOX PAINTED.
- 404 8 X 8 X 16 PRECISION FACE CMU W/ EXTERIOR PLASTER OVER.
- 405 FRY PGS-75-400 PLASTER TRIM.
- 406 24 GA G.I. COPING PAINTED
- 407 LINE OF ROOF BEYOND
- 408 GLASS "A" FIBERGLASS SHINGLES
- 409 ROUGH SAWN WOOD FASCIA. STAINED
- 410 G.I. FLASHING PAINTED
- 411 36" WIDE METAL LOWER VENT W/ 2 X 6 R.S. TRIM. SEE DETAILS.
- 412 WOOD FRAMED PLASTER FASCIA & SOFFIT
- 413 DISABLED ACCESS SIGNAGE. SEE DETAIL.
- 414 HOLLOW METAL DOOR & FRAME. PAINTED. SEE DOOR SCHEDULE.
- 415 -
- 416 STAINLESS STEEL ROLL-UP COUNTER DOOR W/ SECURITY GRILL BEHIND. SEE DOOR SCHEDULE & DETAILS.
- 417 HEAVY DUTY ROLL-UP DOOR.
- 418 EXPANDED METAL GRILLE W/ STEEL ANGLE FRAME
- 419 STUD MOUNTED LETTERS. SEE SPECIFICATIONS.

FINISH LEGEND

- | | |
|---|--|
| (A) ROOFING: | ELK SHINGLES
COLOR: HICKORY |
| (B) EXTERIOR PLASTER: | LA HABRA X-74 VILLA
W/ VITROCEM ANTI-GRAFFITI CLEAR COATING |
| (C) 4" FRY PLASTER SCREED | FRAZEE #1814D
HONEYBUCKLE CORAL |
| (D) METAL GRILLES, STEEL GATE,
DOWNSPOUTS, COPINGS, ETC. | FRAZEE #1814 D
HONEYBUCKLE CORAL |
| (E) WOOD RAFTERS, BEAMS,
BLOCKING, PLATES, ETC. | FRAZEE SEDONA
PEACH #9366 |
| (F) METAL DOORS & FRAMES;
EXTERIOR FACE: | FRAZEE #1814 D
HONEYBUCKLE CORAL |
| (G) INTERIOR PAINT: | FRAZEE #182
ARIZONA WHITE |
| (H) CERAMIC TILE BASE: | DAL TILE WHITE |
| (I) TOILET PARTITION: | SANTANA POLYMAR
HP 510 DESERT BEIGE |
| (J) FRP: | WHITE |

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



- NOTES:**
- SEE ELEVATION KEY NOTES THIS PAGE
 - SEE FINISH LEGEND THIS SHEET (X)
 - SEE SECTION KEY NOTES SHEET A-3
 - SEE PLAN KEY NOTES SHEET A-1
 - SEE STRUCTURAL GENERAL NOTES ON SHEETS A-2 AND A-3.

PETER J. PITASSI, AIA
ARCHITECT
8439 WHITE OAK AVE. STE. 105
RANCHO CUCAMONGA, CA 91730
TEL. (909) 980-1361
FAX. (909) 944-5814

Storage Room Plan, Elevations, Sections SCALE: 1/4"=1'-0" 2

Elevation Key Notes

RLA
LANDSCAPE
ARCHITECTS
PLANNERS, INC.
3612 MISSION INN AVE
RIVERSIDE, CALIFORNIA
92501
LIC. #1512
PH. (909) 781-1930
FAX (909) 686-8091

CLIENT:
McMILLIN COMPANIES
2727 Hoover Avenue
National City, CA 91950

PROJECT:
**ORANGE TERRACE
COMMUNITY PARK**
RIVERSIDE, CA

REVISIONS	DATE	BY
Δ 1.0 CORRECTIONS	5-28-99	OW

LICENSED ARCHITECT
PETER J. PITASSI
C-11446
STATE OF CALIFORNIA

SHEET TITLE
**EXTERIOR
ELEVATIONS**

DESIGNED -
DRAWN -
CHECKED -
DATE: SEP 21 1999
SCALE: 1/4"=1'-0"
JOB NO. 98105

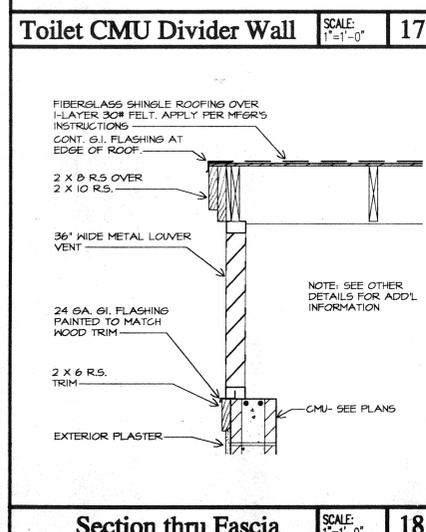
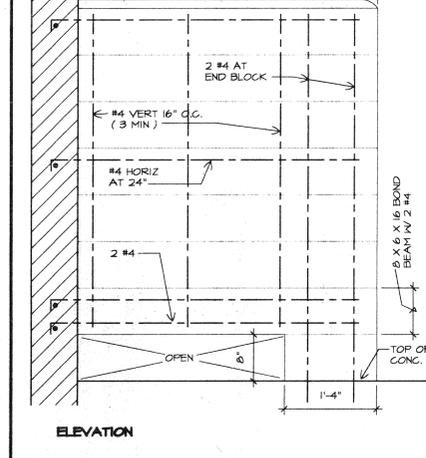
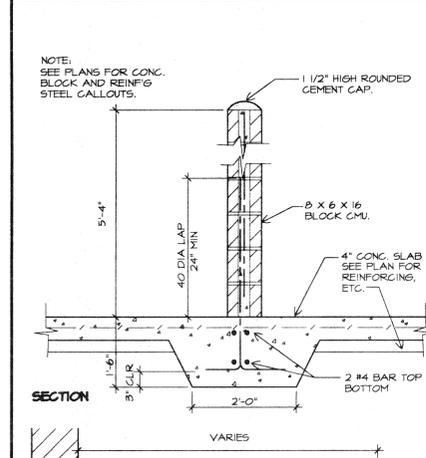
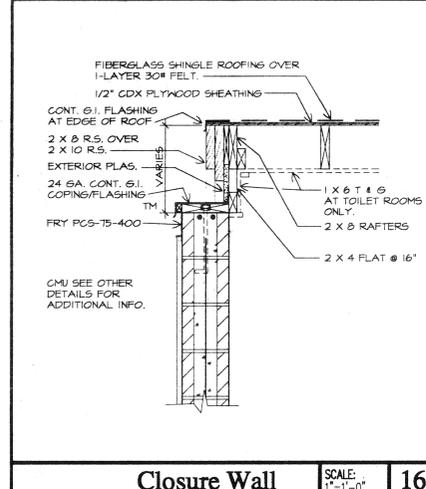
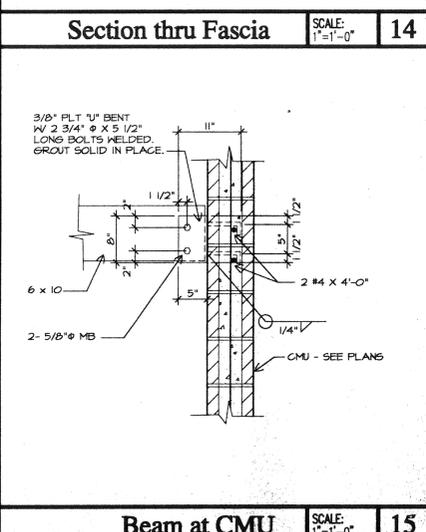
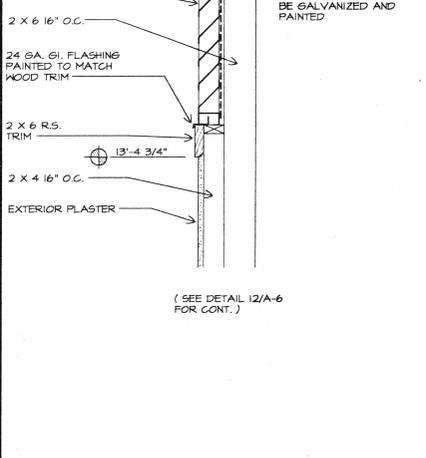
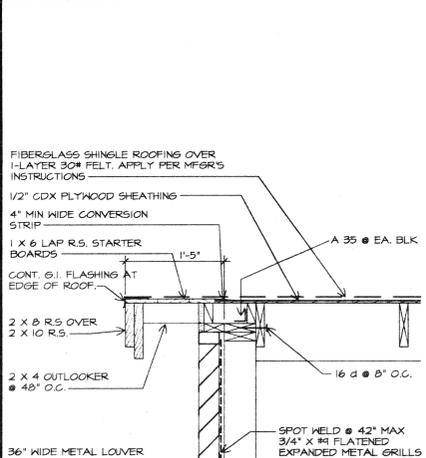
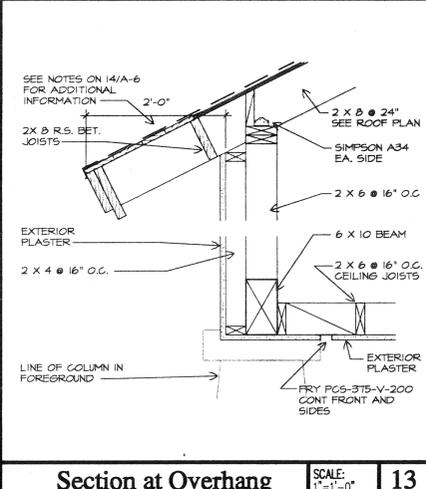
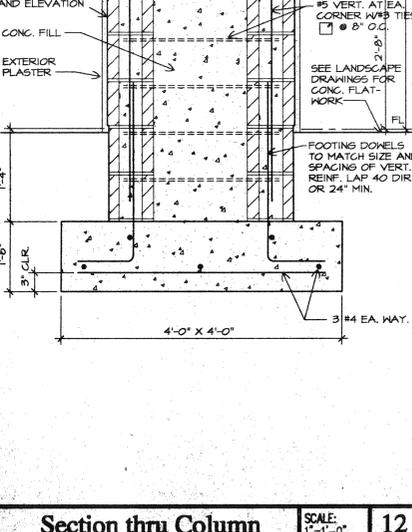
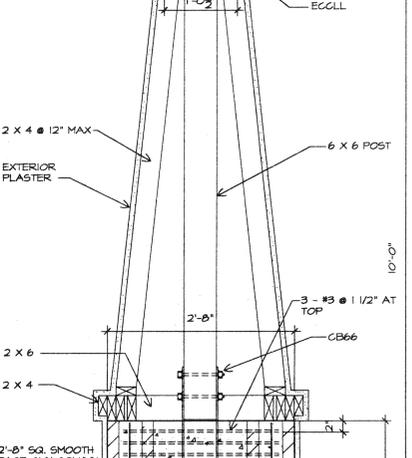
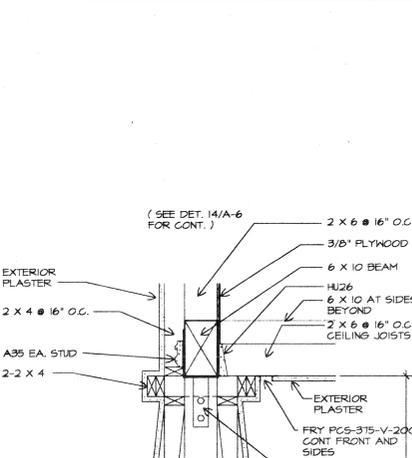
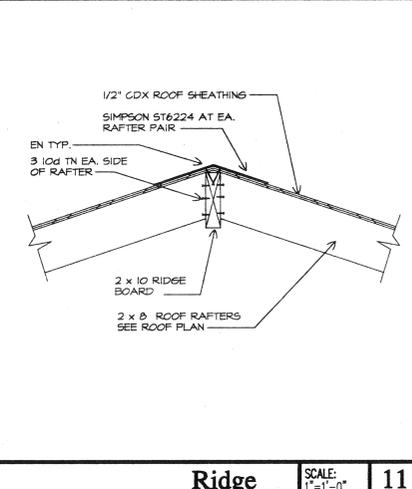
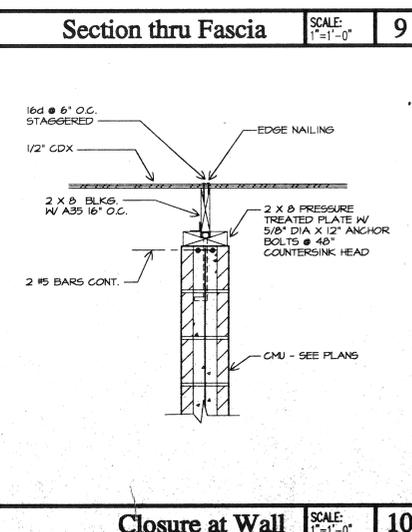
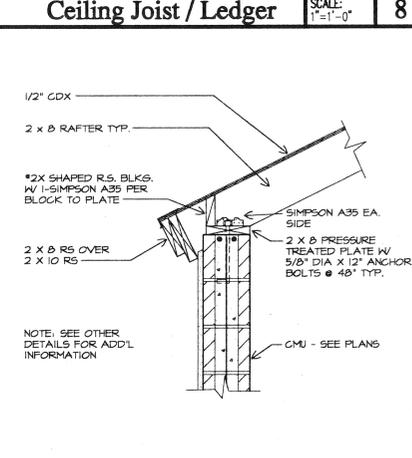
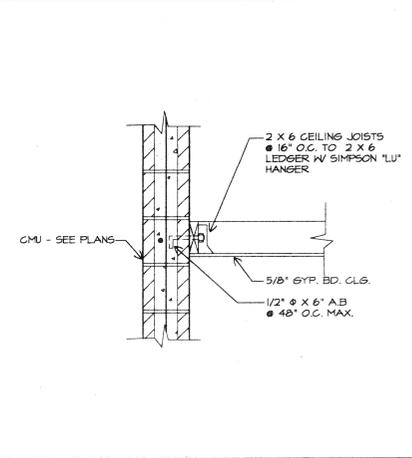
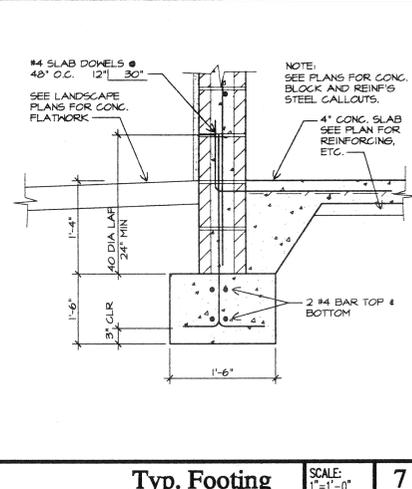
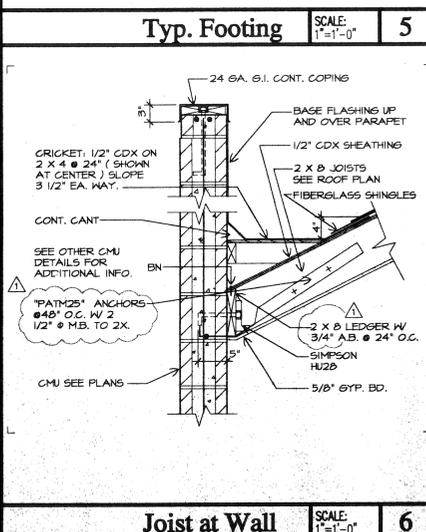
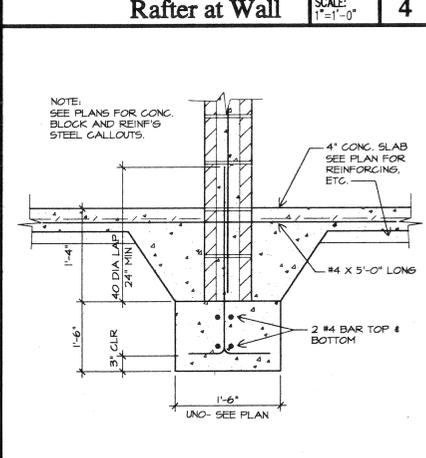
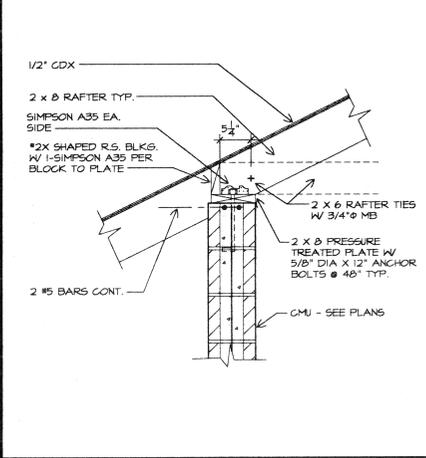
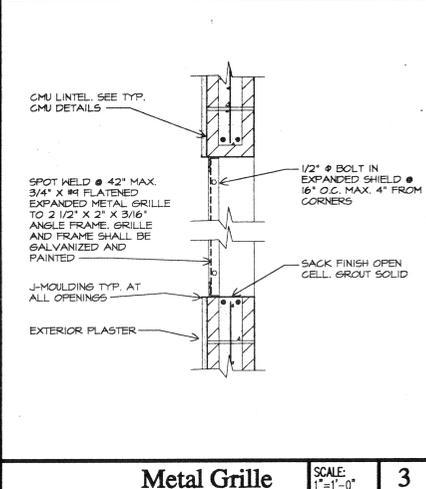
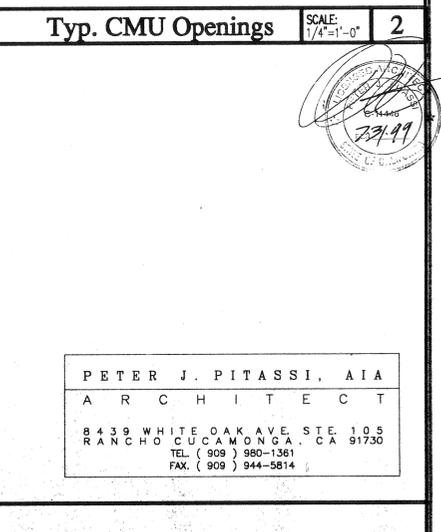
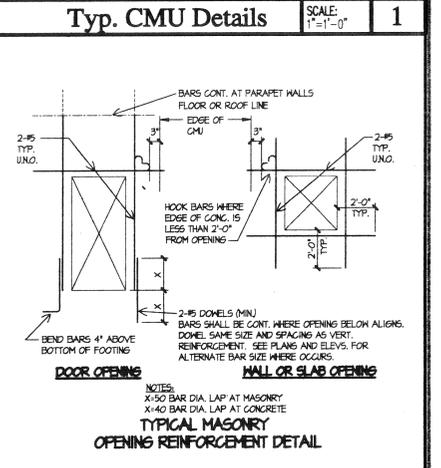
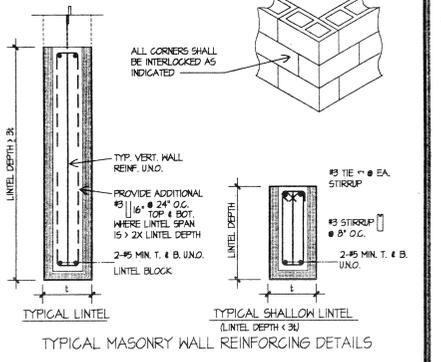
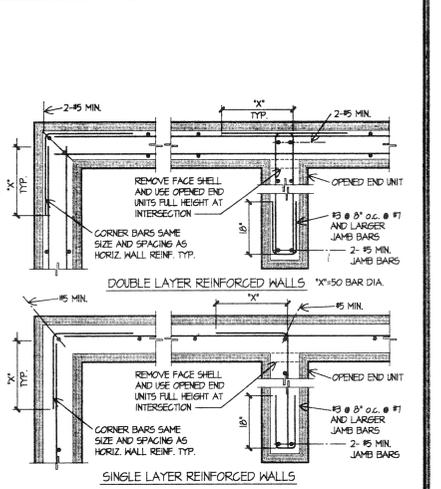
SHEET
A-4
OF - SHEETS

REVISIONS	DATE	BY
1	5-28-99	CW



SHEET TITLE
DETAILS

DESIGNED	-
DRAWN	-
CHECKED	-
DATE	SEP 20 1999
SCALE	AS SHOWN
JOB NO.	98105





3612 MISSION INN AVE
RIVERSIDE, CALIFORNIA
92501
LIC. #1512
PH. (909) 781-1930
FAX (909) 686-8091

CLIENT: **McMILLIN COMPANIES**
2727 Hoover Avenue
National City, CA 91950

PROJECT: **ORANGE TERRACE
COMMUNITY PARK**
RIVERSIDE, CA

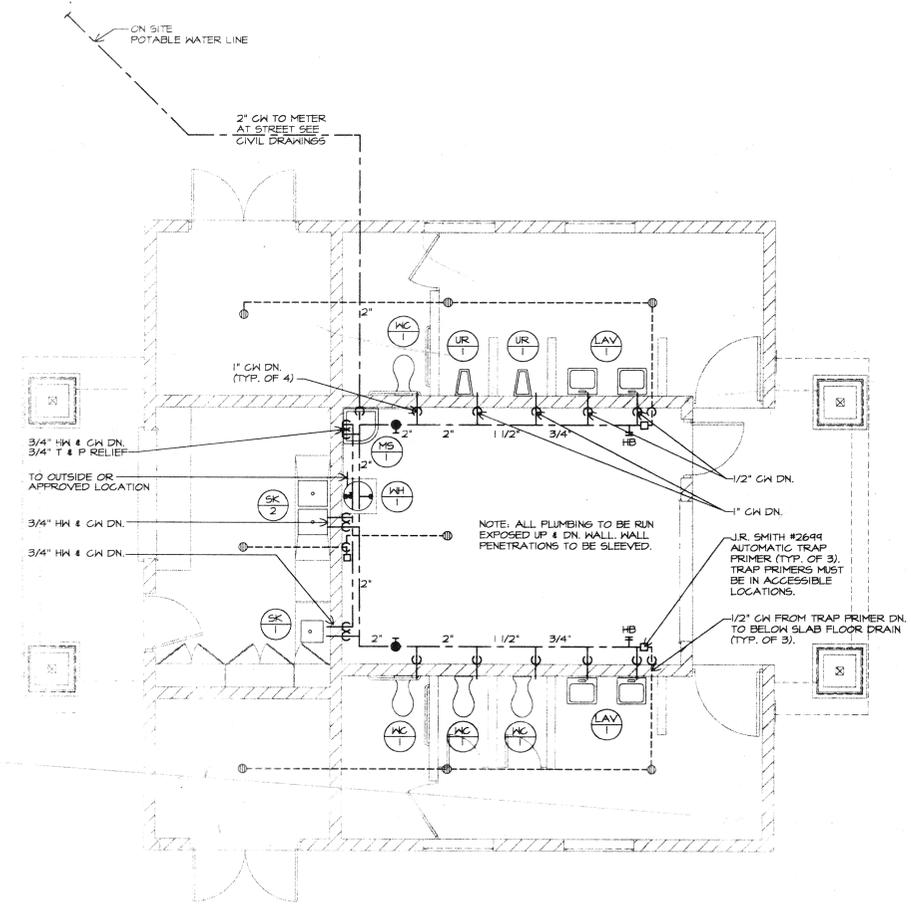
REVISIONS	DATE	BY
1	5-28-99	CH



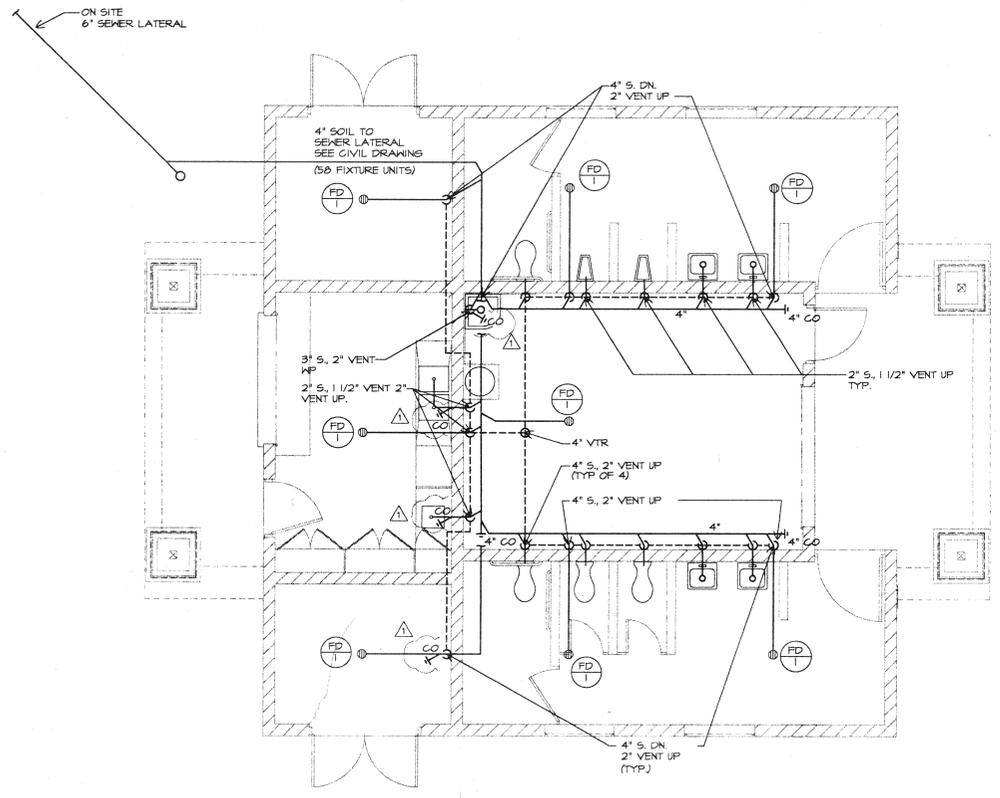
SHEET TITLE
**PLUMBING
PLAN**

DESIGNED -
DRAWN -
CHECKED -
DATE SEP 21 1999
SCALE -
JOB NO. 90105

SHEET
P-1
OF - SHEETS



NOTE:
SEE ALSO ACCESSIBLE GENERAL NOTES ON SHEET 6N-1



Plumbing Water Plan

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

Plumbing Waste & Vent Plan

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

- ALL SOIL & WASTE PIPING TO BE SERVICE WEIGHT CAST IRON.
- OMIT
- DOMESTIC WATER PIPING, BOTH W/ WROUGHT COPPER FITTINGS.
- UNDERGROUND - TYPE "K" HARD DRAWN COPPER ABOVEGROUND - TYPE "L" HARD DRAWN COPPER
- ALL GAS PIPING TO BE SCHEDULE 40 BLACK STEEL WITH THREADED FITTINGS. FINAL CONNECTION TO EACH GAS FIXTURE SHALL BE W/ APPROVED FLEXIBLE GAS PIPING & SHUT-OFF VALVE.
- ALL MATERIALS & EQUIPMENT SHALL BE NEW & UNUSED. THE CONTRACTOR SHALL USE ONLY QUALIFIED LABOR & SUPERVISION FOR THE INSTALLATION OF SUCH MATERIALS & EQUIPMENT.
- NO WORK SHALL BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED, & APPROVED BY AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL MAKE ALL UTILITY CONNECTIONS & PROVIDE ALL PERMITS, FEES, & NECESSARY INFORMATION FOR HIS WORK. ALL WORK SHALL CONFORM WITH THE LATEST UPC, CITY, & COUNTY CODES.
- CONTRACTOR SHALL VERIFY SIZE, DEPTH, LOCATION, AND ADEQUACY OF ALL UTILITIES, INCLUDING METER LOCATIONS INVERTS PRIOR TO START OF WORK.
- CONTRACTOR SHALL INSTALL CLEANOUTS WHERE INDICATED AND AS REQUIRED BY CODE.
- ALL WORK SHALL CONFORM W/ LOCAL CODES AND OTHER AUTHORITIES HAVING JURISDICTION.
- COORDINATE ALL WORK W/ OTHER TRADES TO AVOID INTERFERENCES.
- FOR ROUGH-IN ELEVATIONS OF FIXTURES REFERTO ARCHITECTURAL DRAWINGS.
- ALL LINES UNDERGROUND SHALL BE LOCATED AWAY FROM BEARING FOOTINGS OR AS INSTRUCTED ON STRUCTURAL DRAWINGS.
- INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES.
- ALL PENETRATIONS OF FIRE-RATED SURFACES SHALL BE MADE WITH A NON-COMBUSTIBLE MATERIAL OF A FIRE RATING EQUAL TO THE MATERIAL PENETRATED & SHALL BE COMPLETELY FIRESTOPPED. REFER TO ARCHITECTURAL PLANS TO DETERMINE FIRE-RATED SURFACES AND INCLUDE ALL COSTS IN BASE BID.

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT EQUIPMENT BEING PROVIDED & INSTALLED BY HIM WILL FIT DIMENSIONALLY IN LOCATIONS SHOWN ON THE CONTRACT DRAWINGS.
- CONTRACTOR SHALL MAKE REASONABLE ALLOWANCES FOR PIPING NOT SHOWN ASSOCIATED W/ FIXTURES TO INCLUDE VALVES, FITTINGS, AND FIXTURE SUPPORT.
- EACH PLUMBING FIXTURE TO HAVE ITS OWN SHUT OFF VALVE.
- ALL PIPING FIXTURE VENTS SHALL TERMINATE NOT LESS THAN TEN FEET FROM OR AT LEAST THREE FEET ABOVE, ANY WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT, NOR LESS THAN ONE FOOT FROM ALL VERTICAL SURFACES.
- ALL VALVES, UNIONS, ETC., SHALL BE SAME SIZE AS LINE SIZE UNLESS OTHERWISE INDICATED ON DRAWINGS.
- UNIONS SHALL BE PROVIDED & INSTALLED AFTER EACH SCREW-TYPE VALVE & PRIOR TO EQUIPMENT CONNECTIONS. PROVIDE AND INSTALL ISOLATION UNIONS ON ALL CONNECTIONS BETWEEN DISSIMILAR METALS.
- SEE ARCHITECTURAL DRAWINGS FOR HANDICAP FIXTURE LOCATIONS AND MOUNTING HEIGHTS. (INSULATE ALL EXPOSED HOT WATER AND DRAIN PIPING BELOW HANDICAP LAVATORIES & SINKS W/ ARMSTRONG "ARM-FLEX" OR EQUAL).
- HOT & COLD WATER, COMPRESSED AIR, & VACUUM PIPES ARE TO BE COPPER W/ SOLDERED FITTINGS.
- ALL PIPES DISCHARGING INTO FLOOR SINKS AND/OR FLOOR DRAINS SHALL HAVE A MINIMUM AIR GAP AS REQUIRED BY LOCAL CODES.
- WHERE STREET MAIN PRESSURE EXCEEDS 80 PSI, PROVIDE PRESSURE REDUCING VALVE ASSEMBLY COMPLETE W/ RELIEF VALVE.
- CONTRACTOR IS RESPONSIBLE FOR THE ENTIRE PLUMBING SYSTEM. FINAL TESTING PROCEDURES & ALL CONNECTIONS ARE TO CONFORM TO LOCAL BUILDING STANDARDS & THE UPC.
- THE PLUMBING DRAWINGS ARE OF SCHEMATIC FORM & CHANGES MAY BE NECESSARY FOR CONVENIENCE, OBSTRUCTIONS, OR EFFICIENCY.

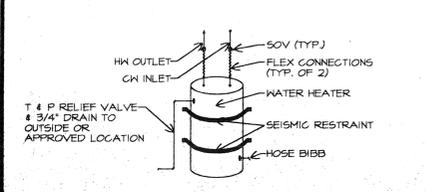
Water Calculation

MANUFACTURER & MODEL NUMBER	CAPACITY	ELECTRICAL				UNIT WEIGHT LBS.
		WATTS	VOLTS	PH	AMPS	
AMERICAN EXR42D	42 GAL.	5500/5500	120	1	-	500

Water Heater Schedule

FIXTURE	TRAP	W.L.	V.	C.W.	DESCRIPTION	
WC	INT.	4"	2"	1"	AMERICAN STANDARD APFWALL EL 1.6 IN WHITE, # 2258.125. PROVIDE OLSONITE # 45 OPEN FRONT SEAT. FLUSH VALVE; SLOAN REGAL # 144-1.6 WITH ADA COMPLIANT HANDLE.	
UR	INT.	2"	1 1/2"	1"	AMERICAN STANDARD LYNEROOK 1.0 IN WHITE # 6605.027, FLUSH VALVE; SLOAN REGAL # 140-1 WITH ADA COMPLIANT HANDLE.	
LAV		2"	2"	1 1/2"	1/2"	AMERICAN STANDARD LUCERNE WALL HUNG IN WHITE # 0355.012, FAUCET; DELTA # 067153 WITH VANDAL RESISTANT ADA LEVER HANDLE.
FD		4"	4"	2"	-	J.R. SMITH #2005-A FLOOR DRAIN W/ TRAP PRIMER. TRAP PRIMERS MUST BE IN ACCESSIBLE LOCATIONS.
SK		2"	2"	1 1/2"	3/4"	ELKAY STAINLESS STEEL #PSLVR-1917-LOC5 W/ AMERICAN STANDARD #2385.044 SINGLE CONTROL MIXING FAUCET. AN APPROVED CLEANOUT SHALL BE PROVIDED AT THE DRAINAGE CONNECTION OF THE FIXTURE.
SK		2"	2"	1 1/2"	3/4"	LAMBERTON STAINLESS STEEL NSF APPROVED #2NSF17-2018, FAUCET; CHICAGO FAUCET # 786-6NZA MODIFIED WITH # 364 LEVER HANDLES, SWING GOOSENECK SPOUT. AN APPROVED CLEANOUT SHALL BE PROVIDED AT THE DRAINAGE CONNECTION OF THE FIXTURE.
MS		3"	3"	2"	H/4 & C/4	AMERICAN STANDARD #7140.020 FLORENCE SERVICE SINK W/ FAUCET #0344.111 W/ TOP BRACE, STOPS & VACUUM BREAKER. AN APPROVED CLEANOUT SHALL BE PROVIDED AT THE DRAINAGE CONNECTION OF THE FIXTURE.
HB		-	-	-	3/4"	WOODFORD MODEL #24P-3/4 L.K.

Water Heater Detail



Plumbing Notes

Water Heater Detail

PETER J. PITASSI, AIA
ARCHITECT
8439 WHITE OAK AVE, STE. 105
RANCHO CUCAMONGA, CA 91730
TEL. (909) 980-1361
FAX. (909) 944-5814

Fixture Connection Schedule