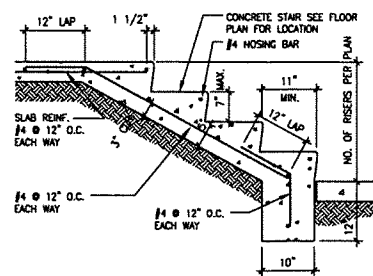
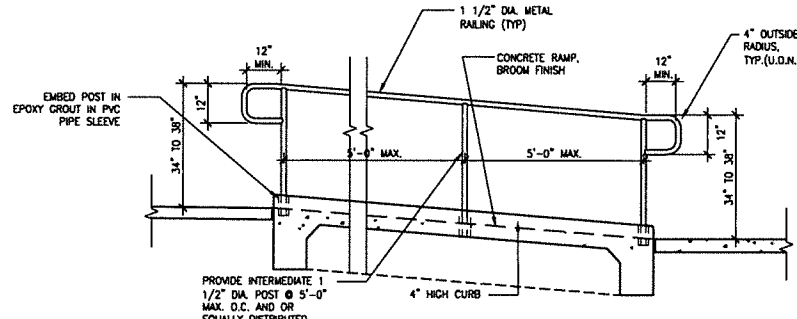


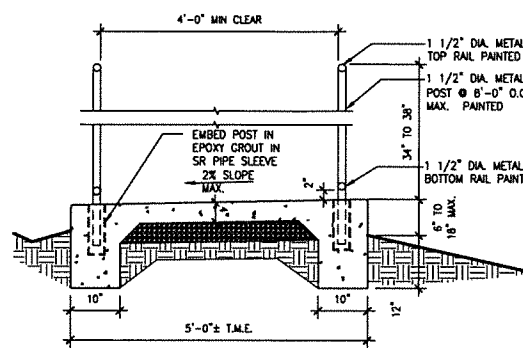
7 RAILING DETAIL
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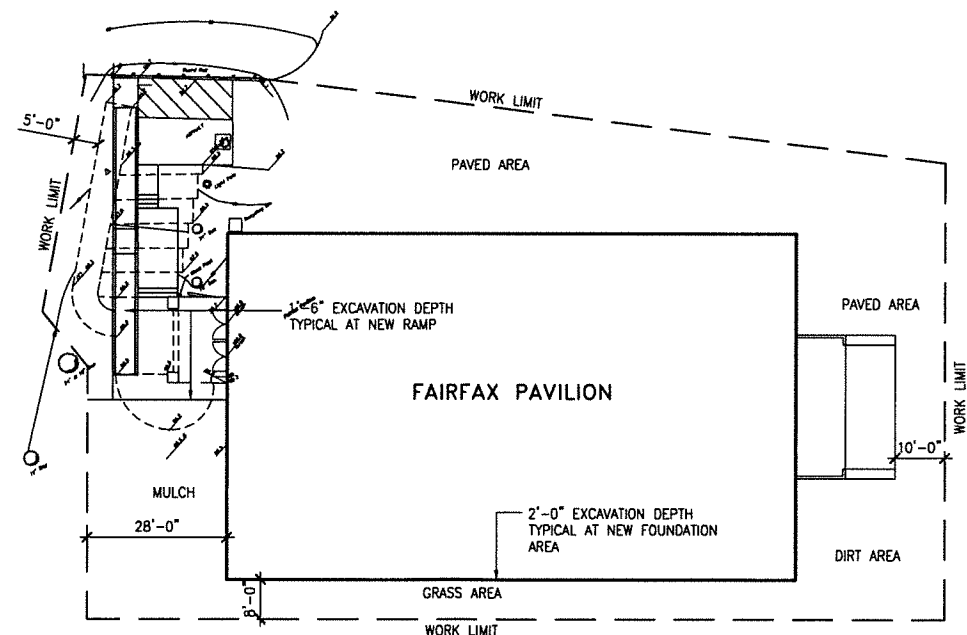
5 NEW STAIR DETAIL
SCALE: 3/4\"/>



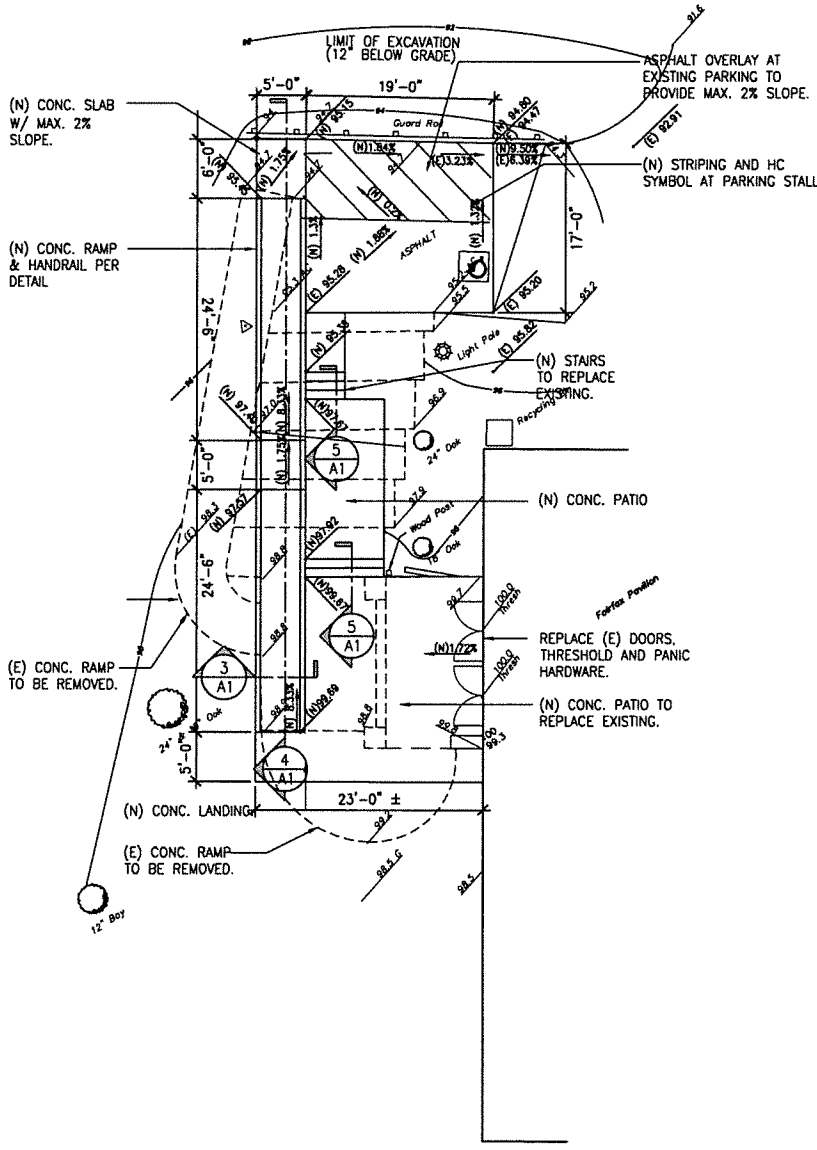
4 NEW RAMP SECTION
SCALE: 1/2\"/>



3 NEW RAMP DETAIL
SCALE: 3/4\"/>



2 EXCAVATION LIMITS
SCALE: 1/16\"/>



1 PARTIAL SITE PLAN
SCALE: 1/8\"/>

SCOPE OF WORK

- RENOVATION OF EXISTING ASSEMBLY BUILDING. PROPOSED WORK TO INCLUDE:
- NEW HANDICAP RAMP TO REPLACE EXISTING
- NEW ASPHALT OVERLAY AT EXISTING HANDICAP PARKING WITH NEW STRIPING AND SIGNAGE.
- NEW CONCRETE STAIRS TO REPLACE EXISTING
- NEW CONCRETE LANDING AT REAR OF BUILDING
- NEW REAR EXTERIOR DOORS W/ NEW ACCESSIBLE THRESHOLD AND PANIC HARDWARE.
- NEW CONCRETE FOUNDATION PER STRUCTURAL DRAWINGS.
- NEW ACCESSIBLE RESTROOMS PER FLOOR PLAN.

DRAWING INDEX

- A1.0 SITE PLAN / DETAILS
- A2.0 FLOOR PLAN/ RESTROOM PLAN & NOTES
- S1.0 STRUCTURAL GENERAL NOTES
- S1.1 NEW FOUNDATION PLAN

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FOUNDATION REPLACEMENT/ ACCESSIBILITY IMPROVEMENTS
FAIRFAX PAVILION
142 BOLINAS ROAD
FAIRFAX, CA
FOR TOWN OF FAIRFAX

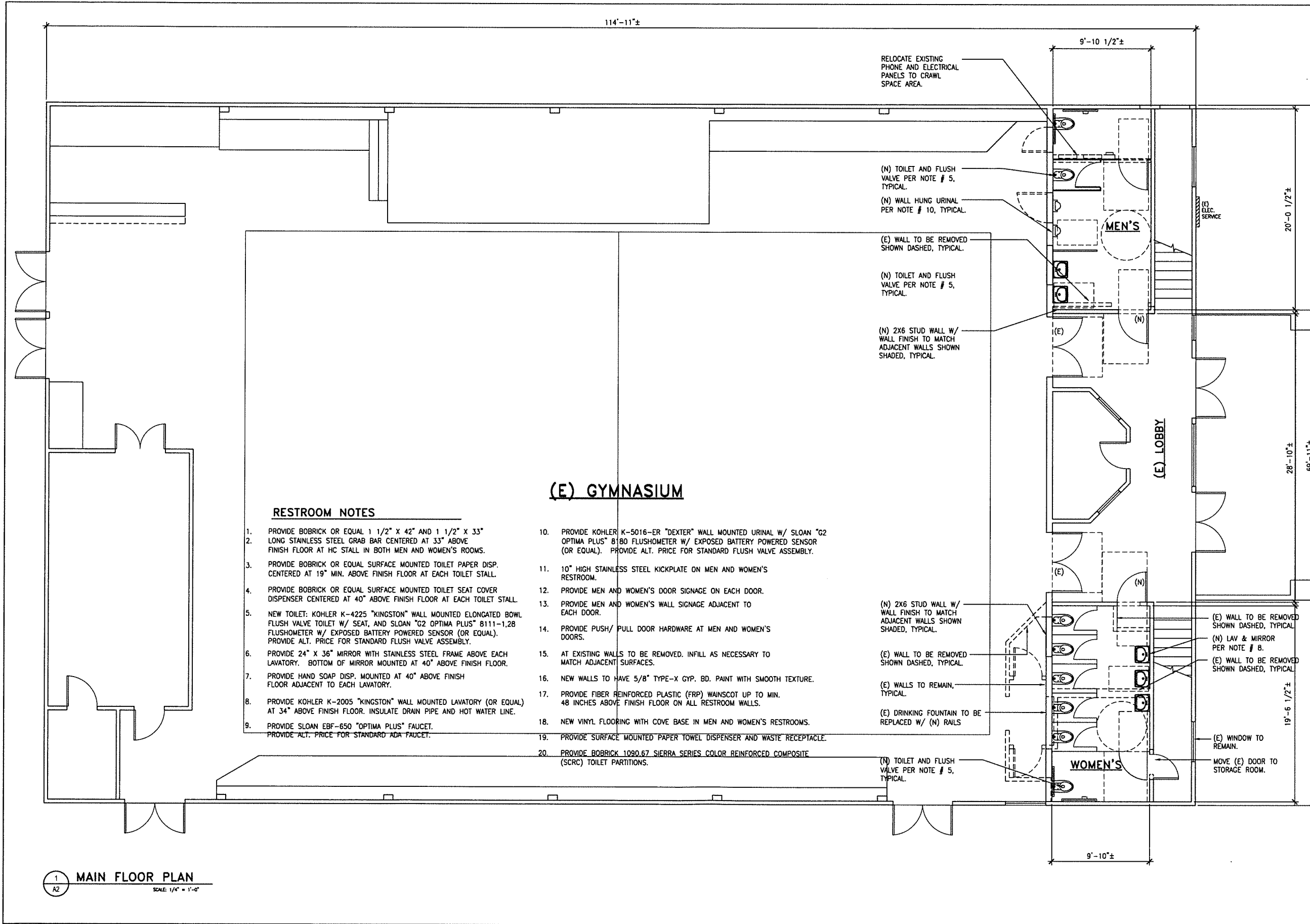
PARTIAL SITE PLAN EXCAVATION LIMITS RAMP AND STAIR DETAILS

Revisions	09/23/2018
PACKAGE	
Date:	09/24/2018
Scale:	As Noted
Drawn:	
Job #	11003.00
Prototype	DIVINE

A1

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RESTROOM NOTES

1. PROVIDE BOBRICK OR EQUAL 1 1/2" X 42" AND 1 1/2" X 33" LONG STAINLESS STEEL GRAB BAR CENTERED AT 33" ABOVE FINISH FLOOR AT HC STALL IN BOTH MEN AND WOMEN'S ROOMS.
2. PROVIDE BOBRICK OR EQUAL SURFACE MOUNTED TOILET PAPER DISP. CENTERED AT 19" MIN. ABOVE FINISH FLOOR AT EACH TOILET STALL.
3. PROVIDE BOBRICK OR EQUAL SURFACE MOUNTED TOILET SEAT COVER DISPENSER CENTERED AT 40" ABOVE FINISH FLOOR AT EACH TOILET STALL.
4. NEW TOILET: KOHLER K-4225 "KINGSTON" WALL MOUNTED ELONGATED BOWL FLUSH VALVE TOILET W/ SEAT, AND SLOAN "G2 OPTIMA PLUS" B111-1.28 FLUSHOMETER W/ EXPOSED BATTERY POWERED SENSOR (OR EQUAL). PROVIDE ALT. PRICE FOR STANDARD FLUSH VALVE ASSEMBLY.
5. PROVIDE 24" X 36" MIRROR WITH STAINLESS STEEL FRAME ABOVE EACH LAVATORY. BOTTOM OF MIRROR MOUNTED AT 40" ABOVE FINISH FLOOR.
6. PROVIDE HAND SOAP DISP. MOUNTED AT 40" ABOVE FINISH FLOOR ADJACENT TO EACH LAVATORY.
7. PROVIDE KOHLER K-2005 "KINGSTON" WALL MOUNTED LAVATORY (OR EQUAL) AT 34" ABOVE FINISH FLOOR. INSULATE DRAIN PIPE AND HOT WATER LINE.
8. PROVIDE SLOAN EBF-650 "OPTIMA PLUS" FAUCET. PROVIDE ALT. PRICE FOR STANDARD ADA FAUCET.
9. PROVIDE KOHLER K-5016-ER "DEXTER" WALL MOUNTED URINAL W/ SLOAN "G2 OPTIMA PLUS" B180 FLUSHOMETER W/ EXPOSED BATTERY POWERED SENSOR (OR EQUAL). PROVIDE ALT. PRICE FOR STANDARD FLUSH VALVE ASSEMBLY.
10. 10" HIGH STAINLESS STEEL KICKPLATE ON MEN AND WOMEN'S RESTROOM.
11. PROVIDE MEN AND WOMEN'S DOOR SIGNAGE ON EACH DOOR.
12. PROVIDE MEN AND WOMEN'S WALL SIGNAGE ADJACENT TO EACH DOOR.
13. PROVIDE PUSH/ PULL DOOR HARDWARE AT MEN AND WOMEN'S DOORS.
14. AT EXISTING WALLS TO BE REMOVED. INFILL AS NECESSARY TO MATCH ADJACENT SURFACES.
15. NEW WALLS TO HAVE 5/8" TYPE-X GYP. BD. PAINT WITH SMOOTH TEXTURE.
16. PROVIDE FIBER REINFORCED PLASTIC (FRP) WAINSCOT UP TO MIN. 48 INCHES ABOVE FINISH FLOOR ON ALL RESTROOM WALLS.
17. NEW VINYL FLOORING WITH COVE BASE IN MEN AND WOMEN'S RESTROOMS.
18. PROVIDE SURFACE MOUNTED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE.
19. PROVIDE BOBRICK 1090.67 SIERRA SERIES COLOR REINFORCED COMPOSITE (SCRC) TOILET PARTITIONS.

(E) GYMNASIUM

1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

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FOUNDATION REPAIR/ ACCESSIBILITY IMPROVEMENTS
 142 BOJINS ROAD
 FAIRFAX, CA
 FOR: TOWN OF FAIRFAX

REVISED RESTROOM PLAN

03/15/2011	PRELIMINARY REVIEW PLAN
11/17/2011	REVISED RESTROOM PLAN
12/22/2011	EMA PACKAGE
09/24/2018	UPDATED PLANS

Date: 03/15/2011
 Scale: As Noted
 Drawn:
 Job #: 11003.00
 Prototype: DIVINE

A2

DIVISION 01 - GENERAL REQUIREMENTS

- ALL WORK SHALL COMPLY WITH THE 2018 CALIFORNIA BUILDING CODE (2018 IBC) AND LATEST EDITIONS OF THE GOVERNING LOCAL CODES AND ORDINANCES, AS APPLICABLE. ALL WORK AND MATERIALS ARE TO COMPLY WITH THE LATEST REQUIREMENTS OF ALL APPLICABLE CITY, COUNTY AND STATE CODES, LOCAL REGULATIONS, AND THE ORDINANCES OF THE BUILDING OFFICIAL FOR SUCH BUILDING LAWS. ALL REGULATIONS AND ORDINANCES ARE TO BE CONSIDERED AS PART OF THESE SPECIFICATIONS AND PLANS, EXCEPT WHERE EXCEEDED HEREIN.
 - THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE BEFORE EXECUTING ANY WORK. THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER AND/OR THE AUTHORIZED AGENT OF THE OWNER OF ANY AND ALL DISCREPANCIES BEFORE PROCEEDING.
 - EACH CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED BY LEGAL AUTHORITIES BEFORE PROCEEDING WITH THEIR RESPECTIVE INSTALLATIONS. THE CONTRACTOR(S) SHALL ALSO ARRANGE AND PAY FOR ALL INSPECTIONS AND EXAMINATIONS REQUIRED BY THOSE AUTHORITIES (UNLESS AN AGREEMENT WITH THE OWNER STATES OTHERWISE).
 - NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED DIMENSIONS.
 - THE STRUCTURE(S) IS DESIGNED TO BE A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING, AS NECESSARY.
- SPECIAL INSPECTIONS**
- SPECIAL INSPECTIONS AND SUBSEQUENT REPORTS SHALL BE PREPARED IN CONFORMANCE WITH CBC SECTION 1704 AND 1705 AND THE PROJECT SPECIFICATIONS. THE SPECIAL INSPECTOR SHALL FURNISH SIGNED INSPECTION REPORTS TO THE BUILDING OFFICIAL AND THE ENGINEER AND/OR ARCHITECT OF RECORD.
 - SPECIAL INSPECTION SHALL BE REQUIRED FOR THE FOLLOWING ITEMS (AS APPLICABLE):
 - ALL CONCRETE WORK WHERE CONCRETE DESIGN STRENGTH EXCEEDS 2500 PSI AT 28 DAYS

STRUCTURAL OBSERVATION (AS REQUIRED, SEE STRUCTURAL DRAWINGS)

THE OWNER SHALL EMPLOY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, OR ANOTHER ENGINEER OR ARCHITECT DESIGNATED BY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, TO PERFORM STRUCTURAL OBSERVATION IN CONFORMANCE WITH CBC SECTION 1704.5. OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR, AND THE BUILDING OFFICIAL. THE STRUCTURAL OBSERVER SHALL SUBMIT A WRITTEN STATEMENT TO THE BUILDING OFFICIAL INDICATING THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES WHICH TO THE BEST OF THE STRUCTURAL OBSERVERS KNOWLEDGE, HAVE NOT BEEN RESOLVED.

DIVISION 02 - SITE WORK

EXCAVATIONS & FOUNDATIONS

- THE GEOTECHNICAL REPORT IF APPLICABLE SHALL BE CONSIDERED A PART OF THESE PLANS AND A COPY SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
- GEOTECHNICAL REPORT BY: SALEM HOWES ASSOCIATES INC.
JOB NO: 180625
DATE: 19 JULY 2018
- ALL EXCAVATIONS, AND THE STABILITY THERE OF, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IN THE EVENT THAT EXCAVATIONS REVEAL UNUSUAL AND/OR UNSTABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER AND/OR GEOLOGIST MAY BE REQUIRED.
- TEMPORARILY CUT SLOPES SHALL CONSIST OF A 5 FT. MAXIMUM VERTICAL CUT WITH A 12:1 MAXIMUM TRANSITION SLOPE TO ORIGINAL GRADE, ABOVE 5 FT. (UNLESS SITE CONDITIONS OR AGENCY REQUIREMENTS DICTATE MORE RESTRICTIVE MEASURES)
- ALL STANDING WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.
- ALL EMBEDS IN CONCRETE OR MASONRY SHALL BE SET WITH TEMPLATES (AS REQUIRED) AND SECURELY TIED IN PLACE PRIOR TO INSPECTION.
- THE GEOTECHNICAL ENGINEER IS TO PROVIDE SITE INSPECTION SERVICES DURING THE EXCAVATION, DRILLING, AND CONSTRUCTION OF THE FOUNDATION AND GRADING PORTIONS OF THE PROJECT.

RETAINING WALL BACKFILL & DRAINAGE

- UNLESS NOTED OTHERWISE, NORMAL BACKFILL SHALL CONSIST OF FREE-DRAINING, NON-COESIVE MATERIAL FOR A MINIMUM HORIZONTAL DISTANCE OF 12 INCHES BEHIND THE WALL. THE FREE-DRAINING MATERIAL SHALL EXTEND TO WITHIN 18 INCHES OF THE SURFACE OF THE BACKFILL. THE UPPER 18 INCHES SHALL CONSIST OF A COHESIVE TYPE SOIL COMPACTED TO SEAL OFF SURFACE DRAINING FROM THE WALL DRAIN.
- BACKFILL OPERATIONS SHALL BE POSTPONED UNTIL THE SPECIFIED GROUT AND/OR CONCRETE STRENGTH HAS BEEN FULLY ATTAINED. SHOULD EARLY BACKFILL BE REQUIRED, OPERATIONS BEHIND THE UNLOADED WALL SHALL BE POSTPONED UNTIL ADEQUATE SHORING HAS BEEN DESIGNED, APPROVED BY THE BUILDING OFFICIAL, AND PROPERLY INSTALLED.
- WATERPROOFING SHALL BE INSTALLED ON THE EXTERIOR SURFACE OF ALL WALLS ENCLOSING HABITABLE SPACE, AND AT ANY OTHER AREAS REQUIRED BY THE OWNER, ARCHITECT, OR ENGINEER. UNLESS NOTED OTHERWISE, PERFORMANCE AND SERVICEABILITY OF THE WATERPROOFING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- UNLESS NOTED OTHERWISE, ALL CONCENTRATED DRAINAGE BEHIND RETAINING WALLS SHALL BE CONDUCTED TO THE STREET IN AN APPROVED MANNER.
- UNLESS NOTED OTHERWISE, DRAINAGE SHALL BE PROVIDED THROUGH A 4-INCH PERFORATED PLASTIC PIPE PLACED AT THE BASE OF THE FREE-DRAINING MATERIAL AND SLOPED TO DRAIN AT 1% MINIMUM. THE PIPE SHALL BE INSTALLED IN A BLANKET OF NOT LESS THAN 12 INCHES SQUARE OF 1/2-INCH OR 3/4-INCH DRAIN ROCK IN A FILTER FABRIC ENVELOPE (E.G. MIRIF 140N). IF CALTRANS SPECIFICATION CLASS 2 PERMEABLE IS USED THE FILTER FABRIC ENVELOPE MAY BE OMITTED. THE PIPE SHALL BE PLACED WITH THE PERFORATIONS IN THE LOWER 1/2 OF THE PIPE CIRCUMFERENCE.
- THE PIPE SHALL BE RIGID PVC PIPE WITH AN SDR OF 35 OR EQUIVALENT. ALL BACKDRAINAGE SHALL BE MAINTAINED IN A SEPARATE SYSTEM FROM ROOF AND OTHER SURFACE DRAINAGE.

DIVISION 03 - CONCRETE

- ALL CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM 28-DAY COMPRESSIVE STRENGTHS (UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS):
CONVENTIONAL CONTINUOUS & SPREAD FOOTINGS, STEM WALLS, RETAINING WALLS, AND NON-STRUCTURAL SLABS-ON-GRADE FOR LIGHT FRAMED WOOD STRUCTURES OF THREE-STORIES OR LESS:
3000 PSI (2500 PSI DESIGN STRENGTH - SPECIAL INSPECTION NOT REQUIRED)
CAST-IN-PLACE DRILLED PIERS, GRADE BEAMS, STRUCTURAL SLABS, AND ALL OTHER REINFORCED STRUCTURAL CONCRETE:
3000 PSI (SPECIAL INSPECTION REQUIRED)
- WATER USED IN MIXING CONCRETE SHALL BE POTABLE AND CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS OR OTHER SUBSTANCES THAT MAY BE DELETERIOUS TO CONCRETE AND REINFORCEMENT.
- CURING OF CONCRETE IS NOT PERMITTED, EXCEPT AS NOTED. NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF ANY CORING OPERATIONS NOT SPECIFIED ON THE STRUCTURAL DRAWINGS
- BEFORE CONCRETE IS PLACED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CONDUITS, CURBS, ETC., RELATING TO THE WORK.

DIVISION 04 - MASONRY

- CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C90, FOR GRADE N, TYPE I, MEDIUM-WEIGHT UNITS.
- MORTAR SHALL BE TYPE S CONSISTING OF 1 PART PORTLAND CEMENT, 1/4 PART LIME PUTTY, AND NO MORE THAN 3 TIMES THE VOLUME OF CEMENT AND LIME OF DAMP LOOSE SAND.
- GROUT SHALL CONSIST OF 1 PART PORTLAND CEMENT, 3 PARTS SAND, AND NOT MORE THAN 1/10 PART LIME PERMITTED. FOR GROUT SPACES OF 4 INCHES OR MORE IN BOTH HORIZONTAL DIRECTIONS, ADD 2 PARTS PEA GRAVEL. GROUT SHALL OBTAIN 2,000 PSI MINIMUM STRENGTH AT 28 DAYS. PROVIDE TESTS IF REQUIRED BY BUILDING OFFICIALS.
- PLASTIC CEMENT SHALL NOT BE USED FOR STRUCTURAL MASONRY.
- WATER USED IN MIXING MORTAR OR GROUT SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS OR OTHER HARMFUL SUBSTANCES.
- NO ADMIXTURES SHALL BE USED IN MORTAR OR GROUT, EXCEPT BY SPECIFIC CONSENT OF THE ENGINEER AND THE LOCAL BUILDING DEPARTMENT.
- GROUT ALL CELLS SOLID AT BOLTS, REINFORCING STEEL LOCATIONS, AND BELOW BACKFILL. GROUT LEFT SHALL BE LIMITED TO 5'-0" WITHOUT INSPECTION BLOCKOUTS. GROUT SHALL BE TAMPED OR VIBRATED TO ENSURE FILLING OF ALL VOIDS.
- THE THICKNESS OF GROUT OR MORTAR BETWEEN MASONRY UNITS AND REINFORCEMENT SHALL NOT BE LESS THAN 1/4".
- ALL EMBEDDED ANCHOR BOLTS SHALL BE GROUTED IN PLACE WITH AT LEAST 1 INCH OF GROUT BETWEEN THE BOLT AND THE MASONRY UNLESS NOTED OTHERWISE.
- IF WORK IS STOPPED FOR ONE HOUR OR LONGER, A HORIZONTAL CONSTRUCTION JOINT SHALL BE PROVIDED BY STOPPING THE GROUT ONE AND ONE-HALF INCHES BELOW THE TOP OF THE BLOCK.
- CONCRETE MASONRY UNITS SHALL NOT BE WETTED.

DIVISION 05 - REINFORCING STEEL

- REINFORCING BARS SHALL CONFORM TO THE FOLLOWING ASTM RATING AND GRADE TYPE FOR BAR SIZES LISTED, UNLESS NOTED OTHERWISE (SEE STRUCTURAL DRAWINGS)

#4 AND SMALLER	ASTM A615 GRADE 60 (MIN)
#5 AND LARGER	ASTM A615 GRADE 60
- ALL REINFORCING STEEL SHALL BE PLACED IN CONFORMANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318 LATEST), AND THE "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION" (LATEST EDITION) BY C.R.S.I.
- WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SPECIFICALLY APPROVED BY THE ENGINEER
- ALL REINFORCING BAR BENDS SHALL BE MADE COLD AND SHALL CONFORM TO C.R.S.I. RECOMMENDATIONS. HEATING OF BARS IS NOT PERMITTED.
- SPICES IN CONCRETE (CLASS B TENSION SPICE, U.I.O.)

BAR SIZE	MIN. LAP
3	21"
4	27"
5	32"
6	37"
7	43"
8	49"
- SPICES IN MASONRY: MINIMUM OF 48 BAR DIAMETERS OR 24 INCHES, WHICHEVER IS GREATER, U.I.O.
- CONCRETE PROTECTION FOR REINFORCEMENT:
REINFORCING STEEL SHALL HAVE THE FOLLOWING MINIMUM CONCRETE COVERAGE (UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS):
 - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 2"
 - CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 THROUGH #8 BARS: 2"
#5 BARS AND SMALLER: 1 1/2"
 - CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND:
SLABS, WALLS, JOISTS
#14 AND #18 BARS: 1 1/2"
#11 AND SMALLER: 3/4"
BEAMS AND COLUMNS:
PRIMARY REINF., TIES, STRIRUPS, SPIRALS: 1 1/2"

DIVISION 05120 - STRUCTURAL STEEL

- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM GRADES UNLESS NOTED OTHERWISE.
STRUCTURAL STEEL PIPE: ASTM A53, GRADE B.
W-SHAPES: ASTM A992 (FY = 50 ksi)
ALL OTHER SHAPES, PLATES, AND BARS: ASTM A36 (FY = 36 ksi)
STRUCTURAL STEEL TUBE: ASTM A500, GRADE B.
ALL HIGH-STRENGTH BOLTS (INCLUDING NUTS & WASHERS) SHALL CONFORM TO THE REQUIREMENTS OF ASTM A325 OR ASTM A490 (SEE PLAN). ALL OTHER MACHINE BOLTS SHALL CONFORM TO ASTM A307. THE STEEL FABRICATOR/ERECTOR SHALL SUBMIT ONE COPY OF THE MILL CERTIFICATES TO THE ARCHITECT AND GENERAL CONTRACTOR.
- ALL WELDING SHALL BE PERFORMED BY QUALIFIED CERTIFIED WELDERS AND SHALL CONFORM TO THE AWS "CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION" LATEST EDITION.
- ANCHOR BOLTS FOR STEEL BASEPLATES SHALL BE SET ACCURATELY WITH TEMPLATES.
- ALL WELDS NOT SPECIFIED SHALL BE CONTINUOUS FLETT WELDS, USING NOT LESS THAN THE MINIMUM SIZE, BASED ON THICKNESS OF THE INNER PART JOINED, PER AISC/AIWS.

DIVISION 06 - LUMBER FRAMING

- ALL DIMENSIONED FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH, GRADE-MARKED BY WCLB OR WMPA RULES, FREE-OF-HEART-CENTER (FOHC), AND NOMINAL SIZES AND MINIMUM GRADES AS FOLLOWS, UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS:
STUDS: _____ NO. 2
2x JOISTS AND RAFTERS: _____ NO. 2
4x AND LARGER BENDING MEMBERS: _____ NO. 1
4x AND LARGER POSTS AND COLUMNS: _____ NO. 2
SILL PLATES, ON CONCRETE: _____ PRESURE TREATED NO. 2 (OR REDWOOD, CON HEART OR BETTER)
THE MOISTURE CONTENT OF FRAMING LUMBER SHALL NOT EXCEED 19% (DRYAT TIME OF FABRICATION AND INSTALLATION AND IN NO CASE SHALL THE MOISTURE CONTENT EXCEED 30% (PARTIALLY SEASONED) AT THE TIME OF DELIVERY TO THE JOB SITE.
 - SILLS AND PLATES IN CONTACT WITH MASONRY OR CONCRETE, AND WITHIN 6" OF GRADE, SHALL BE PRESSURE-TREATED DOUGLAS FIR-LARCH. MUD SILL SHALL BE 2x MINIMUM THICKNESS OF THE SAME OR GREATER WIDTH AS THE STUDS ABOVE.
 - WALL FRAMING SHALL BE 2x4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED. PROVIDE DOUBLE 2x4 TOP PLATE WITH MINIMUM 4x4 LAP SPICE WITH (12) 1/4" COMMON OR BOX NAILS MINIMUM, STAGGERED, UNLESS OTHERWISE NOTED.
 - PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, UNLESS OTHERWISE NOTED.
 - JOISTS AND RAFTERS SHALL HAVE A 1 1/2" MINIMUM BEARING OR SHALL BE SEATED IN METAL HANGERS.
 - BLOCKING SHALL BE SOLID 2x MATERIAL WITH THE SAME DEPTH AS THE JOIST OR RAFTER AND SHALL BE TIGHTLY FITTED BETWEEN JOISTS OR RAFTERS.
 - BEAMS BUILT-UP OF DOUBLE 2x MEMBERS SHALL BE SPICED TOGETHER WITH (2) ROWS 16d NAILS (COMMON OR BOX) @ 24" O.C. STAGGERED. BEAMS BUILT-UP OF TRIPLE 2x MEMBERS SHALL BE BOLTED TOGETHER WITH (2) ROWS 1/2" DIA. BOX BOLTS @ 24" O.C., STAGGERED TOP AND BOTTOM, 3" FROM EDGE. BUILT-UP BEAMS SHALL NOT BE SUBSTITUTED FOR SOLID BEAMS.
- PLYWOOD AND STRUCTURAL SHEATHING**
- PLYWOOD AND STRUCTURAL SHEATHING SHALL CONFORM TO APA PRP-108 PERFORMANCE STANDARDS (THICKNESS, TYPE, GRADE, AND HAIRING AS INDICATED ON THE PLANS).
 - ALL SHEATHING SHALL BEAR THE "APA" GRADE TRADEMARK.
 - ALL END JOINTS SHALL BE STAGGERED AND SHALL BUTT ALONG THE CENTER LINES OF FRAMING MEMBERS.
 - THE LONG DIMENSION OF PANELS SHALL BE INSTALLED PERPENDICULAR TO SUPPORTS WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS.
 - NAILS SHALL BE COMMON WIRE NAILS (NOT BOX OR SINKER NAILS) AND BE PLACED 3/8" MINIMUM FROM THE EDGE OF THE PANELS. THE MINIMUM NAIL PENETRATION INTO FRAMING MEMBERS SHALL BE 1 1/2" FOR 8d NAILS AND 1 5/8" FOR 10d NAILS.
 - PANEL NAILING SHALL BE INSPECTED PRIOR TO COVERING.

FRAMING CONNECTORS

ALL METAL FRAMING CONNECTORS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE, INC. AND INSTALLED WITH FULL NAILING PER THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE NOTED. BOX OR SINKER NAILS SHALL NOT BE USED UNLESS SPECIFICALLY APPROVED BY THE ENGINEER.

FASTENERS IN WOOD FRAMING

- NAILS FOR ALL CONNECTIONS SPECIFIED AND/OR DETAILED ON THE STRUCTURAL DRAWINGS SHALL BE COMMON WIRE NAILS (NOT BOX OR SINKER NAILS), UNLESS NOTED OTHERWISE. ALL OTHER NAILED CONNECTIONS SHALL CONFORM TO CBC TABLE 2304.10.1.
- ALL BOLTS IN WOOD FRAMING SHALL BE STANDARD MACHINE BOLTS (ASTM A307).
- BOLTS OR LAG SCREWS WITHOUT METAL SIDE PLATES SHALL HAVE STANDARD CUT WASHERS UNLESS NOTED OTHERWISE.
- BOLT HOLES IN WOOD SHALL BE DRILLED 1/32" MINIMUM TO 1/16" MAXIMUM GREATER IN DIAMETER THAN THE DIAMETER OF THE BOLT.
- LAG SCREWS SHALL BE TURNED WITH A WRENCH (NOT DRIVEN INTO) A PRE-DRILLED LEAD HOLE HAVING A DIAMETER EQUAL TO APPROXIMATELY 2/3 OF THE SHANK DIAMETER. THE CLEARANCE HOLE FOR THE SHANK SHALL HAVE THE SAME DIAMETER AND DEPTH AS THE UNTHREADED SHANK. SOAP OR OTHER LUBRICANT MAY BE USED TO PREVENT DAMAGING TO THE LAG SCREW.
- ALL BOLT AND LAG SCREWS SHALL BE RE-TIGHTENED PRIOR TO THE APPLICATION OF SHEATHING, PLASTER, ETC.

METAL CONNECTORS AND TREATED LUMBER

- ALL FASTENERS, ANCHORS, AND CONNECTORS (E.G. POST CAPS, POST BASES, HANGERS, FRAMING ANCHORS, STRAPS, NAILS, SCREWS, BOLTS, ETC.) IN CONTACT WITH PRESERVATIVE-TREATED OR FIRE-RETARDANT TREATED LUMBER SHALL BE BATHPOST HOT-DIP GALVANIZED STEEL (PER ASTM A123A155), STAINLESS STEEL, SILICON BRONZE, OR COPPER (CBC 2304.9.5).
- ALL CONNECTORS AND FASTENERS MUST BE MADE OF THE SAME MATERIAL WHEN USING STAINLESS STEEL OR HOT-DIP GALVANIZED STEEL CONNECTORS.

CUTTING, BORING, AND NOTCHING OF WOOD MEMBERS

- STUDS
 - IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. CUTTING OR NOTCHING OF STUDS TO A DEPTH NOT GREATER THAN 40 PERCENT OF THE WIDTH OF THE STUD IS PERMITTED IN NONBEARING PARTITIONS SUPPORTING NO LOADS OTHER THAN THE WEIGHT OF THE PARTITION. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH MAY BE BORED IN ANY WOOD STUD, BORED HOLES NOT GREATER THAN 40 PERCENT OF THE WIDTH OF THE STUD ARE PERMITTED IN NONBEARING PARTITIONS OR IN ANY WALL WHERE EACH BORED STUD IS DOUBLED, PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS ARE SO BORED. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH (16 MM) TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.
- JOISTS AND RAFTERS
 - NOTCHES AT THE ENDS OF JOISTS AND RAFTERS SHALL NOT EXCEED ONE FOURTH THE DEPTH. NOTCHES IN THE TOP OR BOTTOM OF JOISTS OR RAFTERS SHALL NOT EXCEED ONE SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE ONE THIRD OF THE SPAN (EXCEPT THAT A NOTCH NOT EXCEEDING ONE THIRD OF THE DEPTH IS PERMITTED IN THE TOP OF A RAFTER OR CEILING JOIST NOT FURTHER FROM THE FACE OF THE SUPPORT THAN THE DEPTH OF THE MEMBER).
 - HOLES BORED IN JOISTS OR RAFTERS SHALL NOT BE WITHIN 2 INCHES (51 MM) OF THE TOP AND BOTTOM AND THEIR DIAMETER SHALL NOT EXCEED ONE THIRD THE DEPTH OF THE MEMBER.
- BEAMS
 - IF POSSIBLE, NOTCHING OF BEAMS SHOULD BE AVOIDED. NOTCHES IN SAWN LUMBER BENDING MEMBERS SHALL NOT EXCEED ONE SIXTH THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN WHERE MEMBERS ARE NOTCHED AT THE ENDS, THE NOTCH DEPTH SHALL NOT EXCEED ONE FOURTH THE BEAM DEPTH. THE TENSION SIDE OF SAWN LUMBER BENDING MEMBERS OF 4 INCHES (102 MM) IN NOMINAL THICKNESS SHALL NOT BE NOTCHED UNLESS SPECIFICALLY APPROVED BY THE ENGINEER.
 - HOLES FOR PIPES, ETC. SHALL NOT BE BORED IN SAWN LUMBER BENDING MEMBERS OF 4 INCHES (102 MM) OR GREATER WITHOUT SPECIFIC DETAILS FROM THE ENGINEER.

GLUED-LAMINATED LUMBER

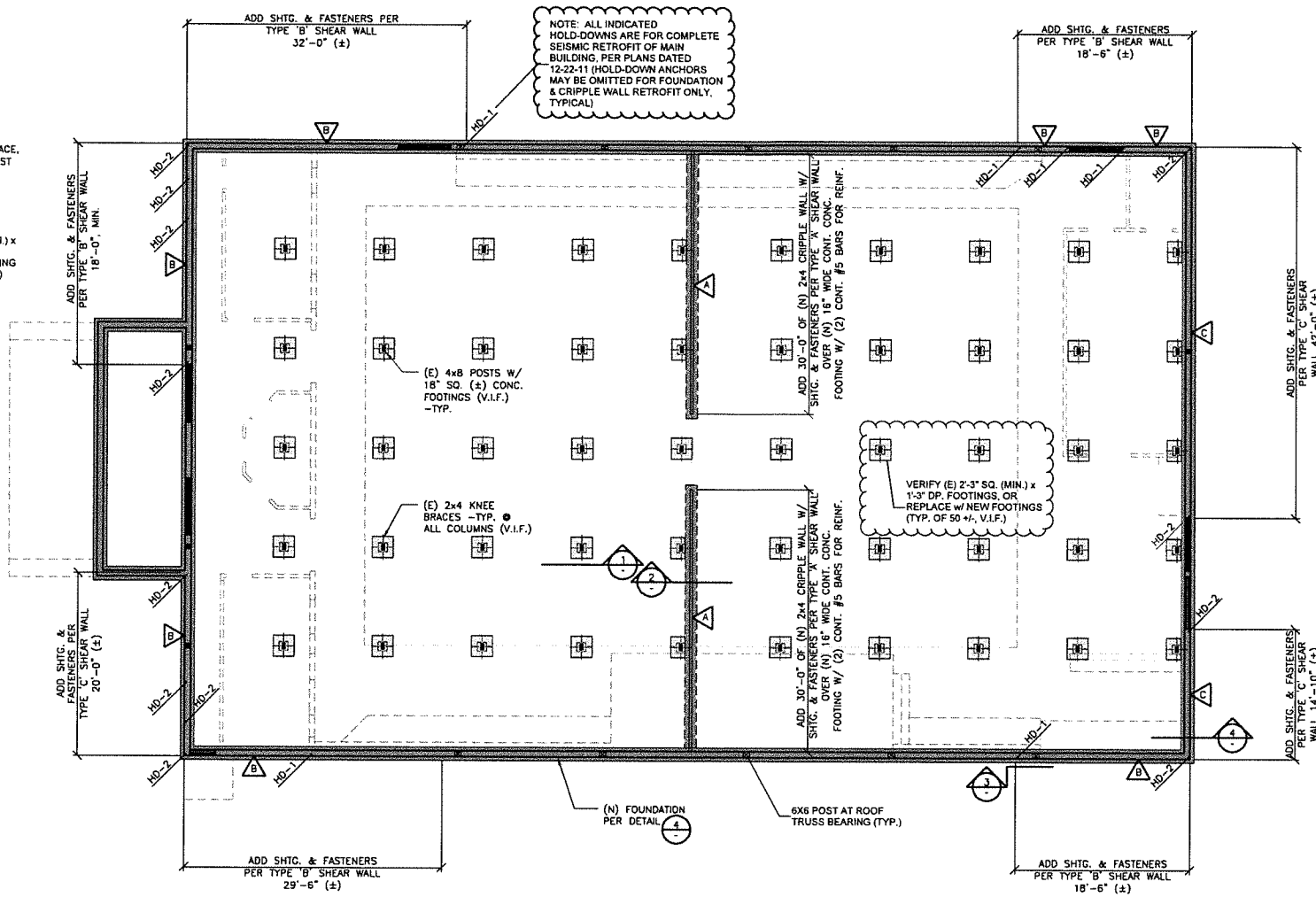
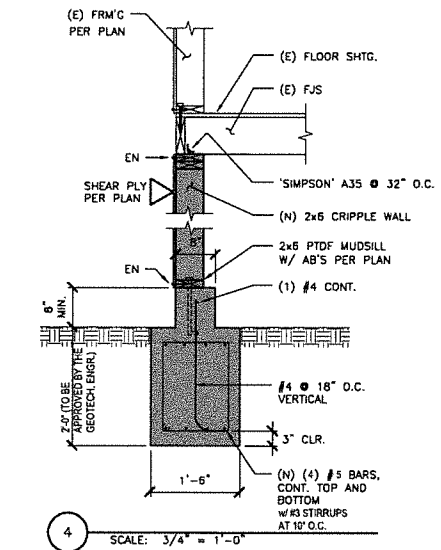
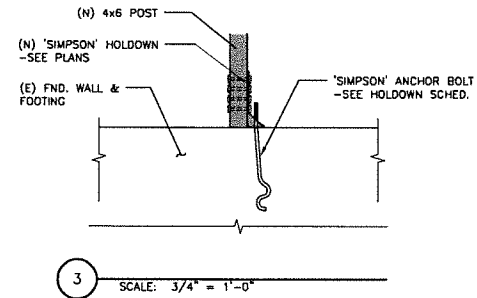
- GLUED-LAMINATED MEMBERS SHALL BE MANUFACTURED IN ACCORDANCE WITH A1C 117 "MANUFACTURING", AND VOLUNTARY PRODUCT STANDARDS PS-58 "STRUCTURAL, GLUED-LAMINATED TIMBER."
- ALL GLUED-LAMINATED MEMBERS SHALL BE OF THE FOLLOWING MINIMUM GRADES:
 - SINGLE SPAN MEMBERS _____ COMBINATION 24F-V4 (U.N.O.)
 - MULTI-SPAN & CANTILEVERED MEMBERS _____ COMBINATION 24F-V8 (U.N.O.)
- THE FABRICATOR SHALL SUBMIT A COPY OF THE ATC INSPECTION CERTIFICATE TO THE ARCHITECT AND/OR GENERAL CONTRACTOR.
- ALL LAMINATED MEMBERS SHALL BE INDUSTRIAL APPEARANCE GRADE UNLESS NOTED OTHERWISE.

LAMINATED VENEER LUMBER (LVL)

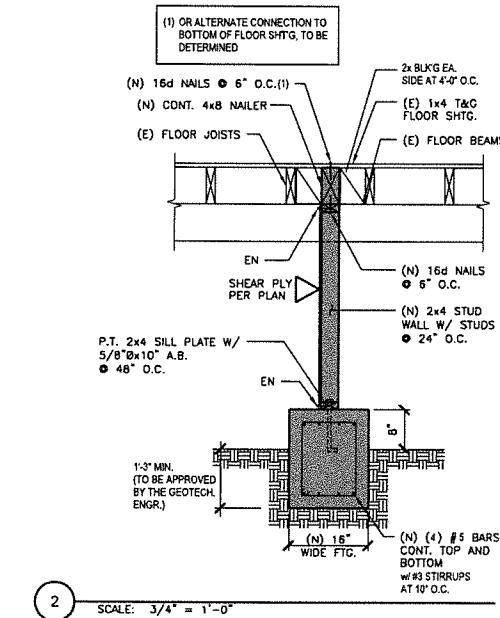
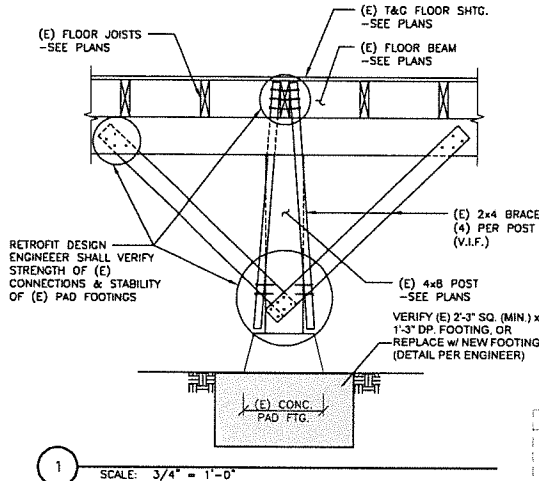
- UNLESS NOTED OTHERWISE, ALL LAMINATED VENEER LUMBER MEMBERS SHALL BE 2.0E MCDOLLAM LVL BY TRUSJOIST MACMILLAN, OR AN APPROVED EQUIVALENT.
- LVL MEMBERS SHALL NOT BE USED IN EXTERIOR APPLICATIONS OR AGAINST CONCRETE.

PARALLEL STRAND LUMBER (PSL)

- UNLESS NOTED OTHERWISE, ALL PARALLEL STRAND LUMBER MEMBERS SHALL BE 2.0E PARALLAM PSL BY TRUSJOIST MACMILLAN, OR AN APPROVED EQUIVALENT.
- PSL MEMBERS USED IN EXTERIOR (ABOVE GROUND) APPLICATIONS, OR AGAINST CONCRETE, SHALL BE WOLMANIZED PARALLAM PSL BY TRUSJOIST MACMILLAN, OR AN APPROVED EQUIVALENT.



NEW FOUNDATION PLAN
SCALE: 1/8\"/>



FOUNDATION NOTES Also see Structural Notes, Sheet S1

- The Geotechnical Report by SalemHowes Associates Inc., No. 1806026, dated 19 July 2016, shall be considered a part of these plans and a copy shall be available on the job site at all times.
- All foundation subgrades and excavations are to be prepared per the Geotechnical Report. The project geotechnical engineer shall observe and approve all foundation subgrades and excavations prior to the placing of concrete.
- Structural Observation(s), per CBC Section 1704.5, are required by the Architect or Engineer of Record (or by another licensed architect or engineer designated by the Engineer of Record), following placement of all steel reinforcement and prior to pouring concrete, to verify general conformance with the approved structural plans. It is the owner and/or contractor's responsibility to schedule the Structural Observation(s) at the appropriate stages of construction.
- The contractor is responsible for verifying all dimensions
- All concrete shall attain a minimum compressive strength of 3000 psi at 28 days (Special inspection required per UBC Section 1704 and 1705).
- Reinforcing Steel: No. 3 and smaller bars - ASTM A615 Grade 40
No. 4 and larger bars - ASTM A615 Grade 60
- Unless noted otherwise, sill plates at all exterior walls, and interior bearing walls, shall be attached with 5/8-inch diameter x 10-inch long (12-inch long for 3x sills) anchor bolts at 4'-0\"/>

PLAN NOTES:

- DENOTES SHEARWALL REFERENCE SHEAR WALL SCHEDULE
- DENOTES HOLDDOWN

SHEARWALL SCHEDULE

Type	Material	Nail Spacing (N) at Panel Edges	Sill Plate Anchors		
			Concrete	Wood	Footings
A	1/2\"/>				

General Notes:
1. Sills shall be spaced at 16\"/>

Footings:
(a) Sills and/or blocking at adjoining panel edges shall be 3x minimum (4x required at panel types EE and FF) and nails shall be staggered.
(b) Sill plates shall be 3x minimum (4x sill plate required at panel types EE and FF)
(c) 2x sill plates at existing walls may be upgraded by adding 2x blocking between studs and nailing with (4) 10d per block.
(d) SDS 1/4x6\"/>

SIMPSON ANCHOR (EMBED.) HOLDOWN SCHEDULE

MARK	'SIMPSON' HOLDOWN	DETAIL REFERENCE
HD-1	HDU11	S81x30 (24\"/>

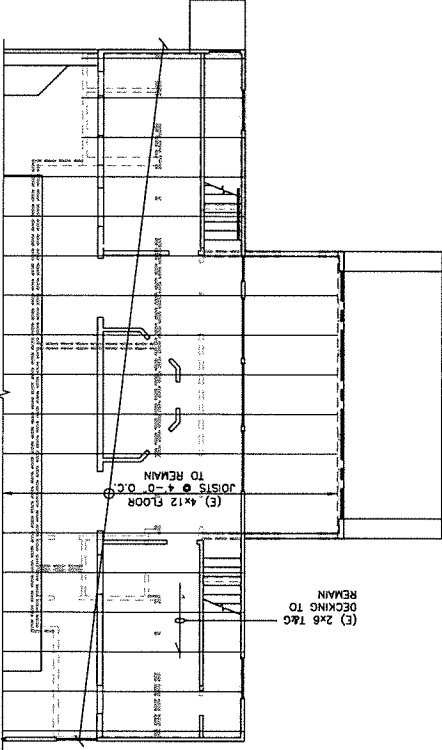
GEOTECHNICAL NOTES

- The geotechnical engineer shall accept the footing grade prior to placing any reinforcing steel in accordance with the CRC requirements.
 - Drainage details may be schematic, refer to the text and drawings in the geotechnical report for actual materials and installation.
 - Refer to Geotechnical Report for geotechnical observation and acceptance requirements.
- Along with the structural drawings, to complete the review, we need the pertinent calculations from the structural engineer or the geotechnical design assumptions should be included on the drawings notes per requirements of the 2016 CBC.
- It is the owner's responsibility** that the contractor knows of and complies with the BMP's (Best Management Practices) of the Regional Water Quality Control Board, available at www.swrcb.ca.gov, ↓ water quality ↓ stormwater ↓ construction

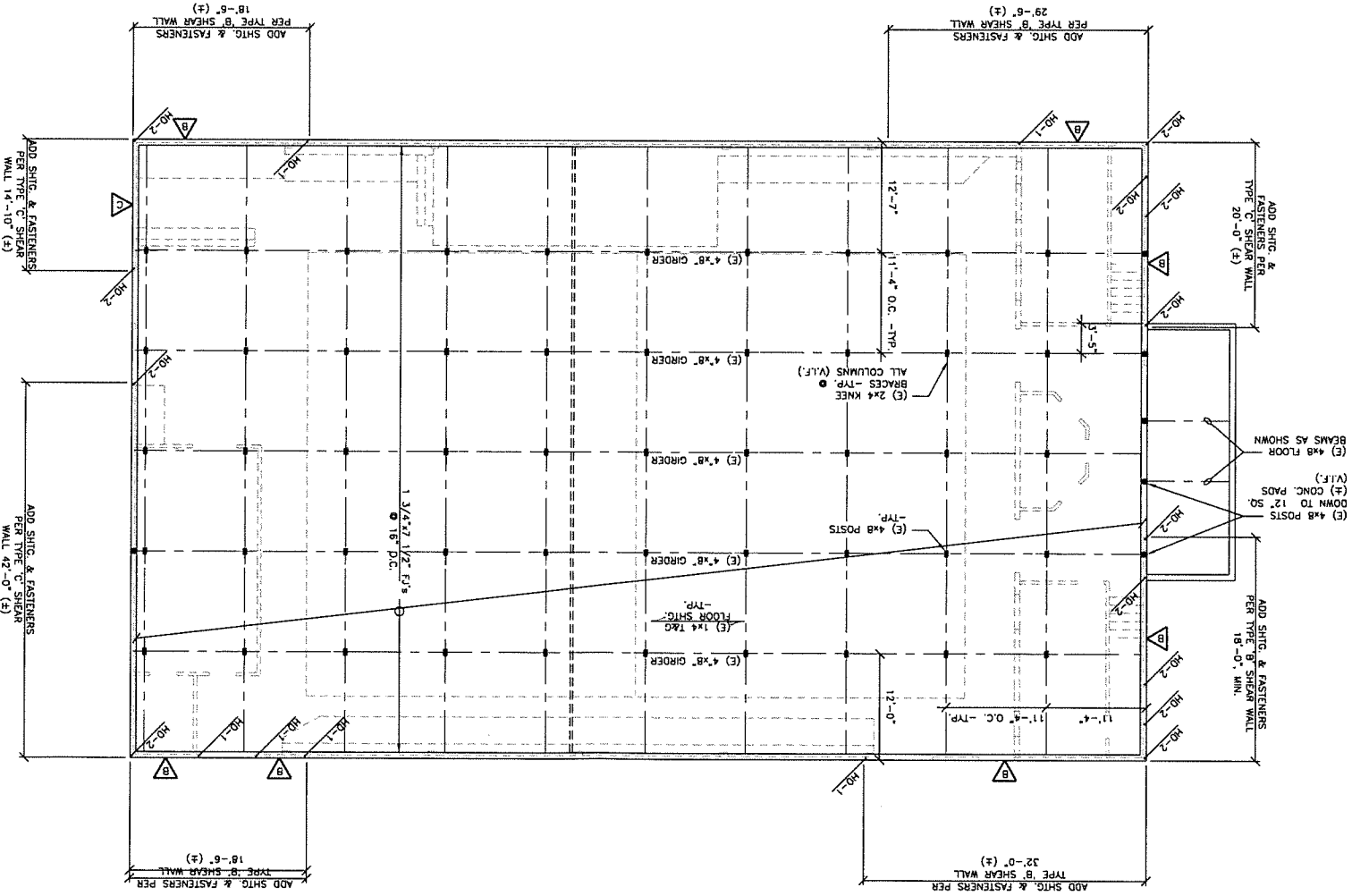
NOT FOR CONSTRUCTION

- FRAMING NOTES. Also see Structural Notes, Sheet S1.0
- All work shall comply with the requirements of the 2007 California Building Code, as adopted by the controlling jurisdiction.
 - The contractor is responsible for verifying all dimensions. Notify the Engineer of Record, before proceeding, of any discrepancies between the plans and existing site conditions.
 - All dimensioned framing lumber shall be Douglas Fir-Larch (unless otherwise noted), free of knots center (FKC), and of the following minimum grades (as graded by WCLB end/or WPA rules):
 - Exterior studs, plates, blocking.....No. 2
 - Interior studs, plates, blocking.....No. 2
 - 2x joists & rafters, beams, joists.....No. 1
 - 4x and larger posts & columns.....No. 2
 - 4x and larger posts & columns.....No. 1
 - Sill plates on concrete, deck joists, ledgers.....Pressure Treated No. 2
 - Deck posts and girders.....Pressure Treated No. 1
 - Additional wall framing shall be 2x6 studs at 16" o.c., unless noted otherwise. Provide continuous double 2x6 top plates with minimum 48" lap—splice with (12) 16d common or box nails minimum, staggered, unless noted otherwise.
 - Unless noted otherwise, use only full-head Common Wire nails (NOT Box nails) for all diaphragm nailing (floor/roof sheathing and she walls) and connecting hardware (framing caps, straps, post caps, etc.).

UPPER FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"



MAIN FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"



NOTE:
STRUCTURAL DRAWINGS
ARE ROTATED 180°
FROM ARCHITECTURAL
DRAWINGS.

NOT FOR CONSTRUCTION

FLOOR FRAMING PLAN

S1.2

SHEET 3 OF 5

PROPOSED SEISMIC RETROFIT TO THE:
FAIRFAX PAVILION
FAIRFAX, CALIFORNIA

ANDERSSON WOODROW

STRUCTURAL AND ARCHITECTURAL ENGINEERING

81 DOMINGA AVE.

FAIRFAX, CA 94930

PH: 415.453.3431 MARKWOODROW@SBCGLOBAL.NET

12.22.11

NOT FOR CONSTRUCTION

S1.3
SHEET 4 OF 5

ROOF FRAMING PLAN

12.22.11

PROPOSED SEISMIC RETROFIT TO THE:
FAIRFAX PAVILION
FAIRFAX, CALIFORNIA

ANDERSSON WOODROW
STRUCTURAL AND ARCHITECTURAL ENGINEERING
81 DOMINGA AVE.
FAIRFAX, CA 94930
PH: 415.453.3431 MARKWOODROW@SBCGLOBAL.NET

1. All information shown is conceptual only - NOT FOR CONSTRUCTION.

2. The contractor is responsible for verifying all dimensions. Notify the Engineer of Record, before proceeding, of any discrepancies between the plans and existing site conditions.

3. All dimensions framing lumber shall be Douglas Fir-Larch (unless otherwise noted), free of heart center (FHC), and of the following minimum grades (as graded by WCLB and/or WMPA rules):

Exterior studs, poles, blocking.....No. 2

Interior studs, poles, blocking.....Stud

2x joists & rafters.....No. 2

4x and larger headers, beams, joists.....No. 1

Sill plates on concrete, deck joists, ledgers.....Pressure Treated No. 2

Deck posts and girders.....Pressure Treated No. 1

4. Additional wall framing shall be 2x6 studs at 16" o.c. unless noted otherwise. Provide continuous double 2x6 top plates with minimum 48" top-splice with (12) 16d common or box nails minimum, staggered, unless noted otherwise.

5. Unless noted otherwise, use only full-head Common Wire nails (NOT Box nails) for all diaphragm nailing (floor/roof sheathing and sheiwalls) and connecting hardware (framing clips, stops, post caps, etc.)

6. (N) ROOF SHEATHING: Add (N) 7/16" plywood/OSB, APA-Rated 24/0, w/ 8d nails @ 6" o.c. -edge & 8d nails @ 12" o.c. -field, to underside of (N) & (E) roof framing. See plans for location.

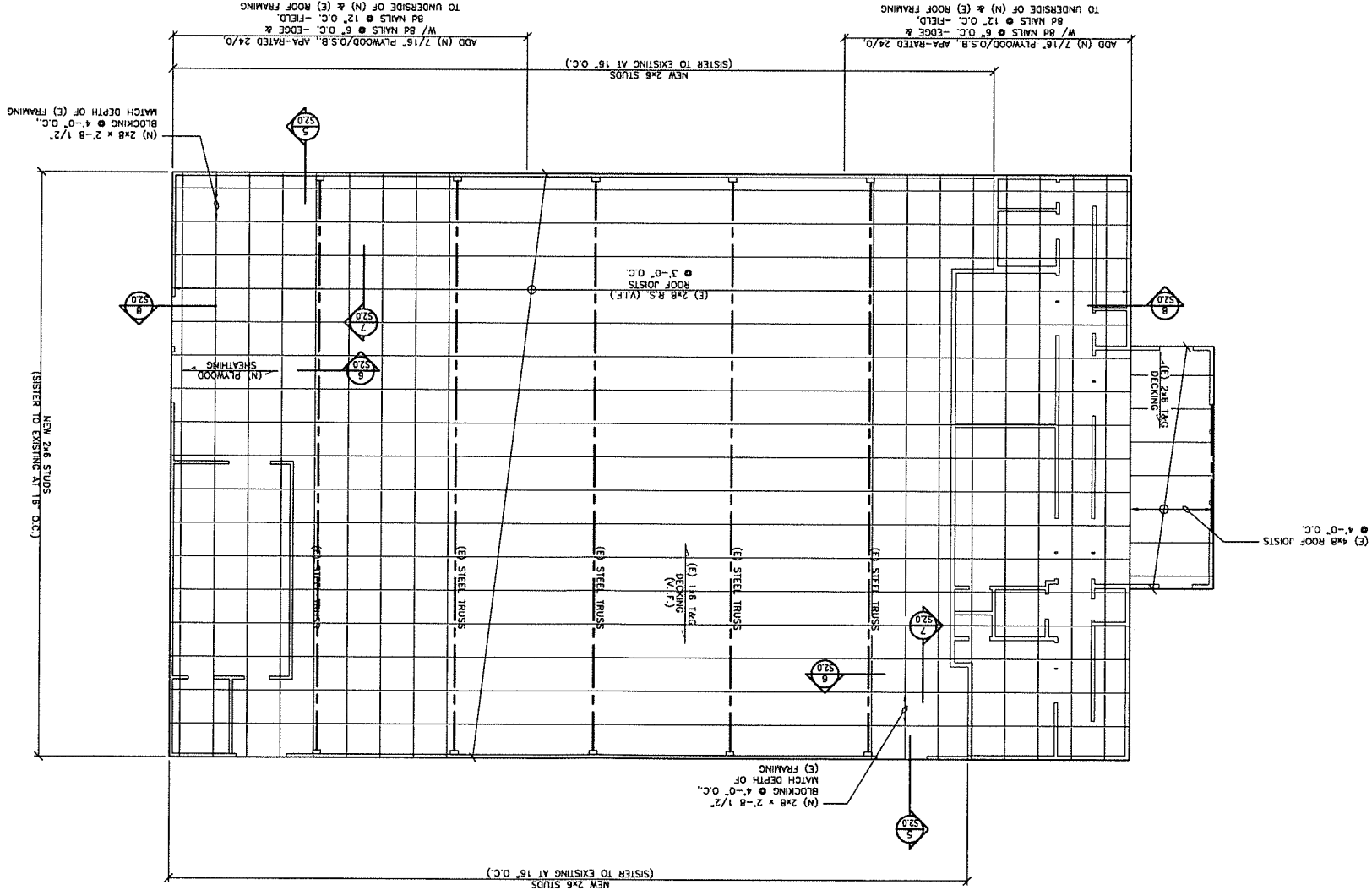
FRAMING NOTES: Also see Structural Notes, Sheet S1.0

ROOF FRAMING PLAN

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



NOTE:
STRUCTURAL DRAWINGS
ARE ROTATED 180°
FROM ARCHITECTURAL
DRAWINGS.



NEW 2x6 STUDS (SISTER TO EXISTING AT 18" O.C.)

ADD (N) 7/16" PLYWOOD/OSB, APA-RATED 24/0, W/ 8d NAILS @ 6" O.C. -EDGE & 8d NAILS @ 12" O.C. -FIELD, TO UNDERSIDE OF (N) & (E) ROOF FRAMING

ADD (N) 7/16" PLYWOOD/OSB, APA-RATED 24/0, W/ 8d NAILS @ 6" O.C. -EDGE & 8d NAILS @ 12" O.C. -FIELD, TO UNDERSIDE OF (N) & (E) ROOF FRAMING

NEW 2x6 STUDS (SISTER TO EXISTING AT 18" O.C.)

NEW 2x6 STUDS (SISTER TO EXISTING AT 18" O.C.)

(N) 2x8 x 2'-8 1/2" BLOCKING @ 4'-0" O.C. MATCH DEPTH OF (E) FRAMING

(E) 4x8 ROOF JOISTS @ 4'-0" O.C.

(E) 2x8 R.S. (V.L.F.) ROOF JOISTS @ 3'-0" O.C.

(E) 1x6 T&G DECKING (N.F.)

(E) STEEL TRUSS

(E) STEEL TRUSS

(E) STEEL TRUSS

(E) STEEL TRUSS

(E) 2x6 T&G DECKING

(N) 2x8 x 2'-8 1/2" BLOCKING @ 4'-0" O.C. MATCH DEPTH OF (E) FRAMING

NEW 2x6 STUDS (SISTER TO EXISTING AT 18" O.C.)

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 FAIRFAX, CA 94930
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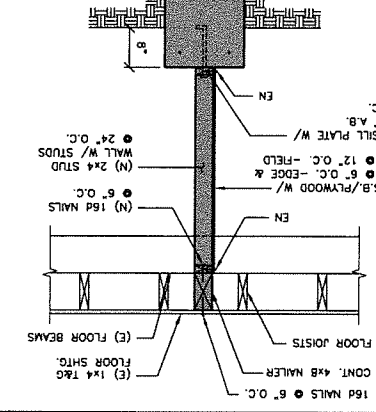
**PROPOSED SEISMIC RETROFIT TO THE:
 FAIRFAX PAVILION
 FAIRFAX, CALIFORNIA**

12.22.11

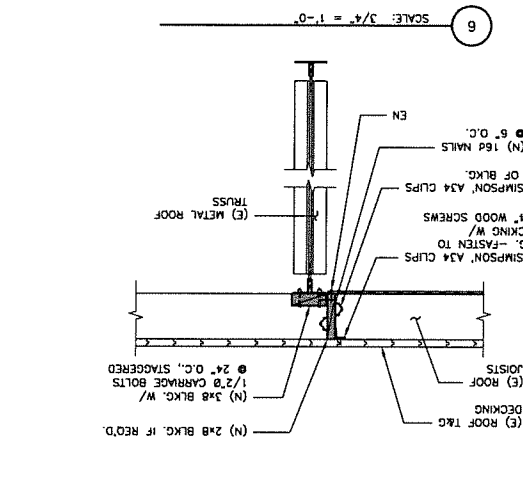
**WALL FRAMING
 ELEVATIONS & DETAILS**

S2.0

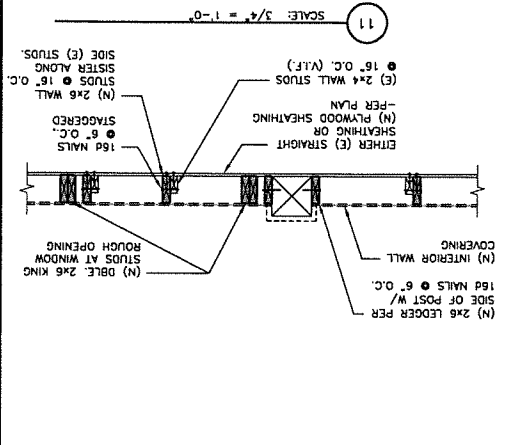
SHEET 5 OF 5



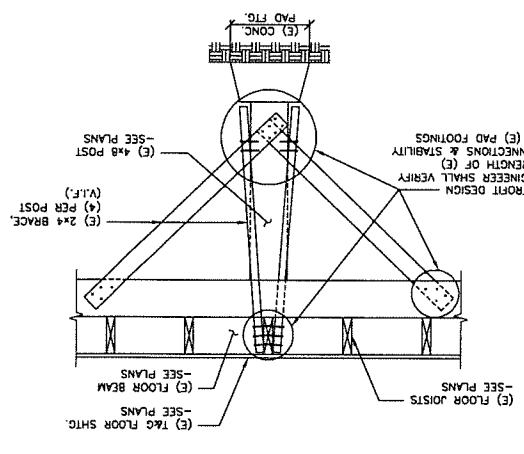
2 OPTION #2 FOR UPGRADING FIRST FLOOR DIAPHRAGM
 SCALE: 3/4" = 1'-0"



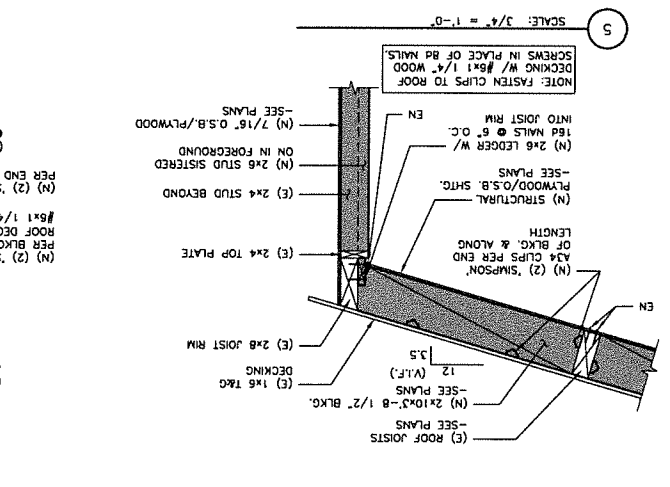
6 SCALE: 3/4" = 1'-0"



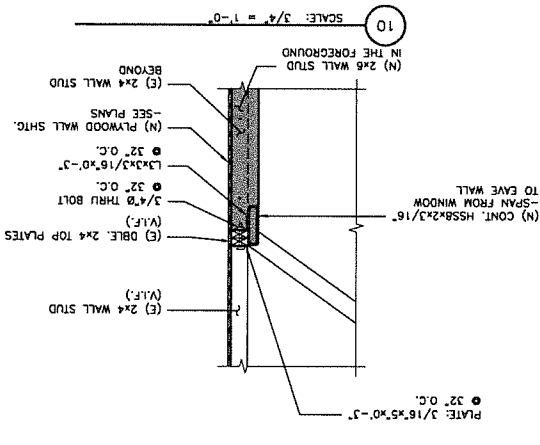
11 SCALE: 3/4" = 1'-0"



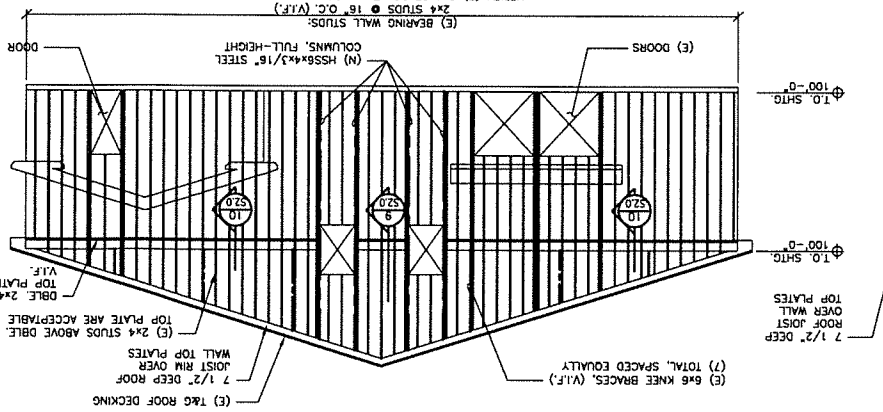
1 OPTION #1 FOR UPGRADING FIRST FLOOR DIAPHRAGM
 SCALE: 3/4" = 1'-0"



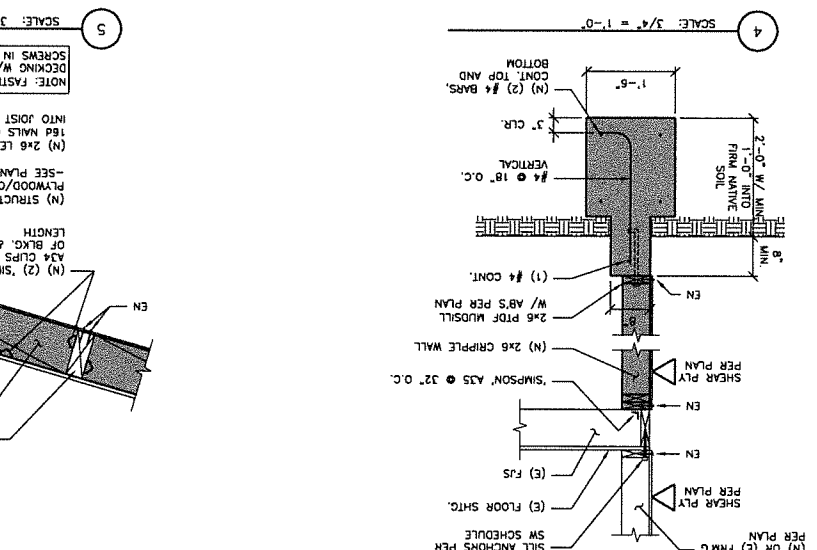
5 SCALE: 3/4" = 1'-0"



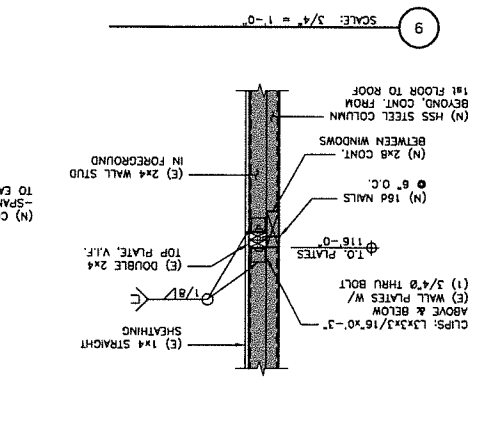
10 SCALE: 3/4" = 1'-0"



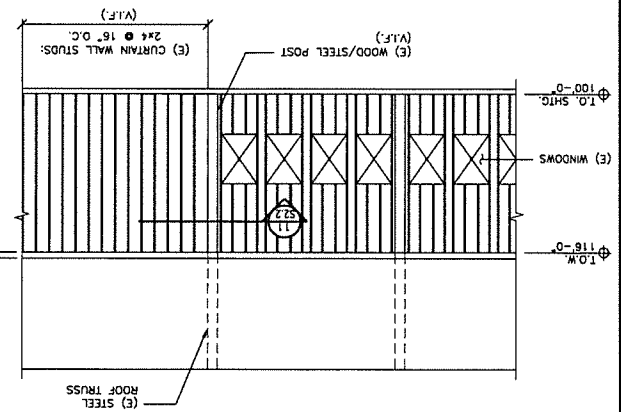
B GABLE END WALL ELEVATION
 SCALE: 1/8" = 1'-0"



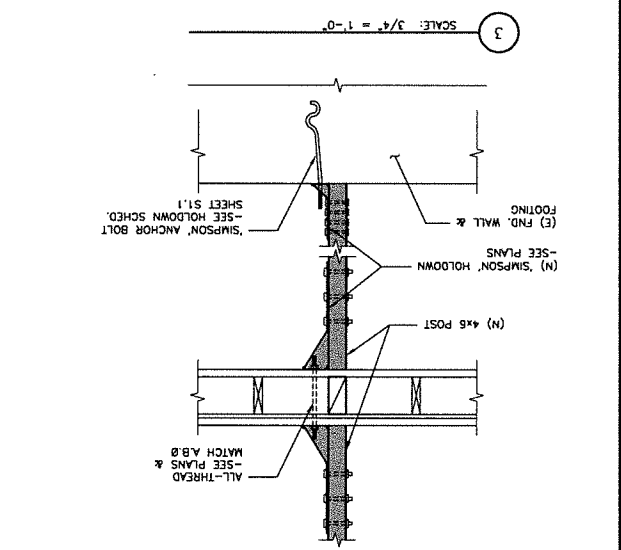
4 SCALE: 3/4" = 1'-0"



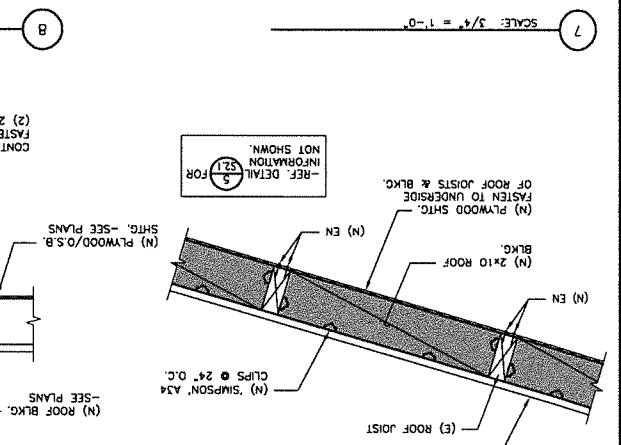
9 SCALE: 3/4" = 1'-0"



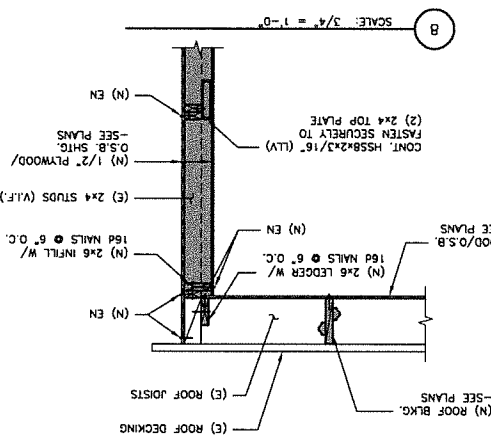
A PARTIAL SIDEWALL ELEVATION
 SCALE: 1/8" = 1'-0"



3 SCALE: 3/4" = 1'-0"



7 SCALE: 3/4" = 1'-0"



8 SCALE: 3/4" = 1'-0"

NOT FOR CONSTRUCTION