

ABBREVIATIONS			
A	Compressed Air	Pfn.	Foundation
A.B.	Anchor Bolt	Fl.	Finish
A/C	Air Conditioning	Flam.	Flammable
A.D.	Area Drain	Flash.	Flashing
A.D.A.	American Disabilities Act	Flex.	Flexible
A.F.F.	Above Finish Floor	Pfpr.	Fire proof
Al.	Alternate	Frm'g	Framing
Alum.	Aluminum	Fl.	Foot / Feet
Add	Additional	Fig.	Footing
Arch.	Architect / Architectural	Fut.	Future
ASTM	American Society for Testing & Materials	Q	Qty.
Auto.	Automatic	G.L.	Grade Level
@	At	GLB	Glulam Beam
		G.I.	Galvanized Iron
		GSM	Galvanized Sheet Metal
B.O.	Bottom of	GSF	Gross Square Feet
B.S.	Both Sides	Ga.	Gage
B.U.	Built Up	Gal.	Gallon
Bd.	Board	Galv.	Galvanized
Bel.	Below	Gl.	Glass
Blum.	Bituminous	Gyp.	Gypsum
Bldg.	Building	Gyp. Bd.	Gypsum Wallboard
Blk.	Block		
Blkg.	Blocking	H	
Bm.	Beam	H.B.	Hose Bib
Brg.	Bearing	H.R.	Hand Rail
Brlt.	Bracket	H.S.B.	High Strength Bolt
		HVAC	Heating Ventilating & Air Conditioning
C	Channel	Hdr.	Header
CCW	Counter Clockwise	Hgr.	Hanger
C.J.	Construction Joint	hertz.	Horizontal
		Hr.	Hour
C.M.U.	Concrete Masonry Unit	Ht.	Height
CW	Clockwise		
Car.	Carriage	I.D.	Inside Diameter
Clr.	Clear / Clearance	In.	Inch
Cig.	Ceiling	Incl.	Include
Cond.	Condition	Info.	Information
Conc.	Concrete	Insul.	Insulation
Col.	Column	Int.	Interior
Conn.	Connection	Interm.	Intermediate
Cont.	Continuous		
Const.	Construction		
Contr.	Contractor	J.	Junction Box
Cr.	Center	J.B.	Junction Box
Ctrl.	Control	Jan.	Janitors Closet
		Jst.	Joist
		Jl.	Joint
D.F.	Douglas fir		
D.O.	Door Opening	K	
D.S.	Down Spout	T	Tread
Deg.	Degree	T & B	Top and Bottom
Demo.	Demolish	T & G	Tongue and Groove
Dbl.	Double	T.O.	Top of
Det.	Detail	Tech.	Technician
Dia.	Diameter	Tele.	Telephone
Diam.	Diagonal	Temp.	Temperature
Diag.	Diagonal	Lav.	Lavatory
Dlm.	Dimension	Lh.	Linear
Dn.	Down	Lnt.	Lintel
Dwg.	Drawing	Long.	Longitudinal
		U	Unless Otherwise Noted
		U.O.N.	Unless Otherwise Noted
		U.P.S.	Uninterruptible Power
E	East	M	Machine Bolt
E.F.	Each Face	M.B.	Machine Bolt
E.N.	Edge Nail	Mach.	Machine
E.W.W.F.	Electrically Welded Wire Fabric	Maint.	Maintenance
		Mas.	Masonry
(E)	Existing	Manuf.	Manufacturer
EA.	Each	Max.	Maximum
EI.	Elevation	Mech.	Mechanical
Elec.	Electrical	Memb.	Membrane
Elev.	Elevator	Mfr.	Manufacturer
Emer.	Emergency	Min.	Minimum
Engr.	Engineer	Mult.	Multiple
EQ.	Equal	Misc.	Miscellaneous
Equip.	Equipment	N	North
Exc.	Excavate	N.A.	Not Applicable
Exh.	Exhaust	N.B.F.U.	National Board of Fire Underwriters
Exp.	Expansion	N.F.P.A.	National Fire Protection Association
Exp. Jt.	Expansion Joint	N.I.C.	Not in Contact
ExL.	Exterior	N.T.S.	Not to Scale
		(N)	New
		No.	Number
		Nom.	Nominal
F.A.	Fire Alarm	Q	
F.A.I.	Fresh Air Inlet	O.C.	On Center
F.D.	Floor Drain	O.D.	Outside Diameter
F.E.	Fire Extinguisher	O.F.O.	Outside Face of
FHVC	Fire Hose Valve Cabinet	O.F.C.I.	Owner Furnished, Contractor Installed
		O.F.O.I.	Owner Furnished, Owner Installed
F.O.	Face of	O.H.	Opposite Hand
F.S.	Full Size	OSHPD	Office of Statewide Health Planning & Development
F.W.	Fat Wise	Obs.	Obscure
		Opng.	Opening
		Opp.	Opposite
		Oz.	Ounce

ARCHITECTURAL REFERENCE SYMBOLS	
Reference Symbols indicate that additional information concerning the part of the work referenced may be found at the location indicated by the symbol and as described below.	
DETAIL PLAN OR ELEVATION AREA OF ENLARGED PLAN OR ENLARGED ELEVATION	DIMENSION POINT INDICATES POINT ON DIMENSION STRIP TO WHICH A POINT ON RELATED DRAWING IS ALSO DIMENSIONED.
SINGLE ELEVATION DIRECTION OF ELEVATION ELEVATION DESIGNATION DRAWING WHERE ELEVATION IS FOUND	PARTITION TYPE MARK PARTITION TYPE NO. SEE PARTITION TYPES ON TITLE BLOCK OF EACH SHEET
MULTIPLE ELEVATIONS DIRECTION OF ELEVATION ELEVATION DESIGNATION DRAWING WHERE ELEVATION IS FOUND	REVISION REVISION NUMBER - SEE REVISION HISTORY ON TITLE BLOCK OF EACH SHEET
SECTION MARK DIRECTION OF VIEW SECTION DESIGNATION SHEET WHERE SECTION IS FOUND	EXTENT OF CURRENT REVISION REVISION SYMBOL IS INSIDE EXTENT OF REVISION AND REFERENCED TO IT
EXTERIOR ELEVATION MARK DIRECTION OF ELEVATION ELEVATION DESIGNATION DRAWING WHERE ELEVATION IS FOUND	GRID LINES BUILDING NUMBER GRID DESIGNATION GRID LINE
NORTH ARROW	DIMENSION SYMBOLS DIMENSION TO - CENTERLINE OF ASSEMBLY DIMENSION TO - CENTERLINE OF OPENING DIMENSION TO - CENTERLINE OF EQUIPMENT/FLANGES DIMENSION TO - GRID LINE (COLUMN LINE) DIMENSION TO - PARTITION ASSEMBLY DIMENSION TO - EDGE OF DOOR OPENING OTHER ASSEMBLY - WORK POINT INDICATED ON DETAILS
EXTERIOR WINDOW SYMBOL	DOOR NUMBER SYMBOL
KEY NOTE SEE CORRESPONDING NUMBERED KEY NOTE ON SHEET WHERE REFERENCE OCCURS.	LEVEL LINE INDICATES HEIGHT ABOVE PROJECT DATUM. SEE ARCHITECTURAL GENERAL NOTES FOR THE DEFINITION OF DATUM.

PROJECT DATA	
1. Project Address	Fairfax Parkade
2. Assessor's Parcel No.	
3. Zoning	Central Commercial
4. Applicable Codes	2016 CBC, CMC, CPC, CEC 2015 Cal. Fire Code 2016 Cal. Title 24, CCR City of Los Angeles Municipal Code
5. Occupancy	Group B
6. Type of Construction	Type V (B)

GENERAL NOTES	
1. All construction and installation shall conform to the current editions of all applicable Federal, State and Local regulations, including but not limited to the following California Codes: Building (2016 CBC), Mechanical (2016 CMC), Plumbing (2016 CPC), Electrical (2016 CEC), California Fire Code 2016, and California Title 24 (2016 T. 24, CCR). In the event of conflicts, the most stringent requirements shall apply.	21. The Contractor shall remove all rubbish and waste material on a regular basis for all subcontractors and trades, and shall exercise strict control over job clearing to prevent any dirt, debris or dust from affecting, in any way, finished areas in or outside job site. All job site waste shall be recycled as appropriate.
2. The work included under this contract consists of all labor, materials, transportation, tools and equipment necessary for the construction of the project leaving all work ready for use. No deviations or substitutions shall be allowed without obtaining approval from the owner. Make sure documents clearly define scope. Contractor shall guarantee all work for one year as evidenced by the date of the final certificate of payment. Contractor shall provide release of all subcontractor liens before final payment is made.	22. The Contractor shall insure that all work is carried out in a safe environment. It is his responsibility to see that all safety regulations applicable are observed.
3. The plans indicate the general extent of new construction necessary for the work, but are not intended to be all-inclusive. This is a Building Permit Set, not a Construction Set.	23. The Contractor shall provide adequate shoring and bracing where required to insure life safety and for the protection of installed construction.
4. Any errors, omissions or conflicts found in the various parts of the construction documents shall be brought to the attention of the Architect and the Owner for clarification before proceeding with the work.	24. The Contractor is responsible for verifying all locations of existing underground cables, conduits, utility pipes, etc. and shall not damage the same during excavations. Concrete and asphalt to be removed shall be saw cut to provide a clean straight edge.
5. The Contractor shall maintain a current and complete set of construction documents on the job site during all phases of construction for use by all trades and shall provide all subcontractors with current construction documents as required.	25. The design, adequacy, and safety of erecting, bracing, shoring, temporary supports, etc. is the sole responsibility of the Contractor and has not been considered by the Architect.
6. The Contractor shall verify and assume responsibility for all dimensions and site conditions and report any discrepancies to the architect before proceeding, should any contractor or subcontractor find any deficiencies.	26. The protection of any neighboring properties is the sole responsibility of the Contractor and has not been considered by the Architect.
7. The Contractor shall inspect and take note of existing site conditions prior to submitting prices. No claim shall be allowed for difficulties encountered which could have reasonably been inferred from such examination.	27. Regarding waterproofing of subterranean walls: The Contractor shall take all steps necessary to insure that water may not leak through his construction joints if they pour the retaining/foundation walls in sections. This also applies where Contractor chooses to pour walls separate from their footings rather than monolithically.
8. Written dimensions take precedence over scaled dimensions. Do not scale drawings. If there is a conflict, notify the architect and obtain clarification.	28. The Contractor shall be responsible for the protection of all installed building elements during construction; including but not limited to interior and exterior finishes and trim, roof lines to remain, existing landscape, etc.
9. All dimensions when shown in plan are to face of finish, unless otherwise noted. Dimension point datum indicated on details show plan or vertical dimension points.	29. See structural drawings (SSD) for details and notes regarding engineering work noted within these plans. Where applicable, see soils report, waterproofing recommendations, arborist reports, survey & topographical plans for other related information, if applicable.
10. All vertical dimensions are to top of plate, top of subfloor or top of slab in sections or elevations, unless otherwise noted.	30. Contractor shall provide bonding for water and gas piping.
11. All interior wood frame partitions are to be 2x4 at 16" o.c. unless otherwise noted.	
12. Contractor shall coordinate all work with existing conditions, including but not limited to: irrigation pipes, electrical conduit, water lines, drainage lines, gas lines, waste lines, etc.	
13. Contractor shall protect all existing site conditions to remain including trees, shrubs, fences, etc.	
14. Details shown are typical. Similar details apply in similar conditions.	
15. Contractor shall verify all architectural details with structural, mechanical or electrical conditions before the ordering of, or installation of any item of work.	
16. Where locations of window and doors are not dimensioned, they shall be centered in the wall or placed two stud widths from adjacent wall as indicated on the drawings.	
17. All changes in floor material occur at centerline of door or framed opening unless otherwise indicated on the drawings	
18. Contractor shall be responsible for installing all equipment and materials per manufacturer's recommendations and applicable industry standards.	
19. Verify clearances for flues, vents, chases, soffits, fixtures, etc. before any construction, ordering of or installation of any item of work.	
20. Sealant, caulking and flashing, etc. locations shown on drawing are not intended to be inclusive. Follow manufacturer's installation recommendations and standard industry and building practices.	

VICINITY MAP	
[Vicinity Map Placeholder]	

DRAWING INDEX	
General	A0.0 Cover Sheet
Architectural	A2.0 As-Built / Demo Plans / Notes
	A2.1 Proposed Floor / Roof Framing Plan / Notes
	A3.1 Proposed Elevations / Sections / Details

PROJECT DESCRIPTION	
The proposed project includes demo of the existing asphalt and concrete paved surfaces and prep for new concrete structural slab, concrete pavement, and repaired asphalt sections. A new bus shelter is proposed to be similar to a structure that was previously in the train station area.	

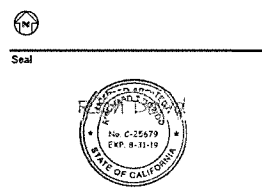
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GENERAL CONTRACTOR
T.B.D.

Key Plan



Issued		
No.	Description	Date
1	PERMIT SET	10.07.2019

Revision		
No.	Description	Date

Project Code: _____ Filename: _____

Cover Sheet

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

A0.0
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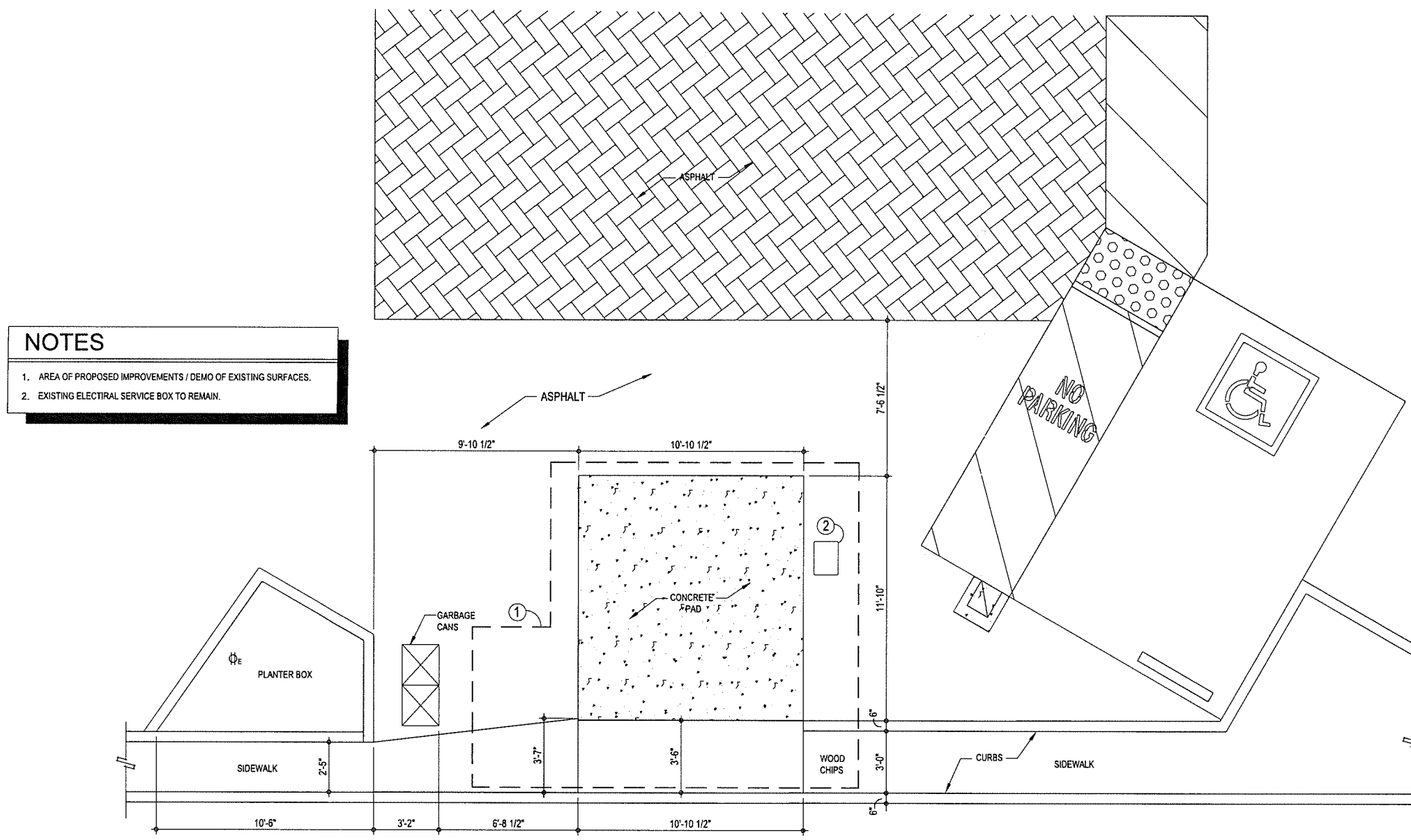
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- NOTES**
1. AREA OF PROPOSED IMPROVEMENTS / DEMO OF EXISTING SURFACES.
 2. EXISTING ELECTRICAL SERVICE BOX TO REMAIN.

1 AS-BUILT FLOOR PLAN / DEMO PLAN
SCALE: 3/8" = 1'-0"

Key Plan

Seal



Issued

No.	Description	Date
1	PERMIT SET	10.07.2019

Revision

No.	Description	Date
△		
△		

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AS-BUILT FLOOR PLAN

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

A2.0
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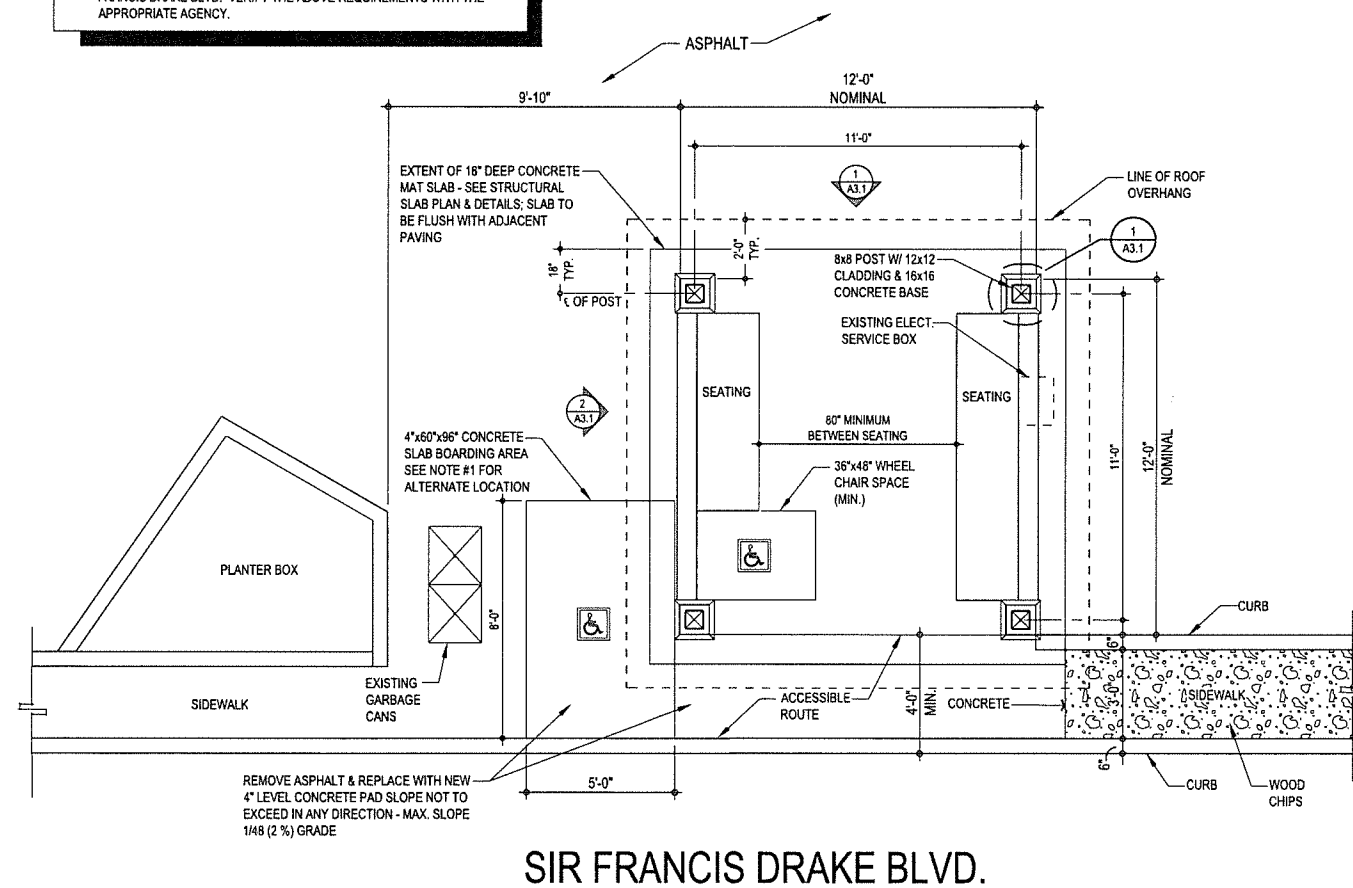
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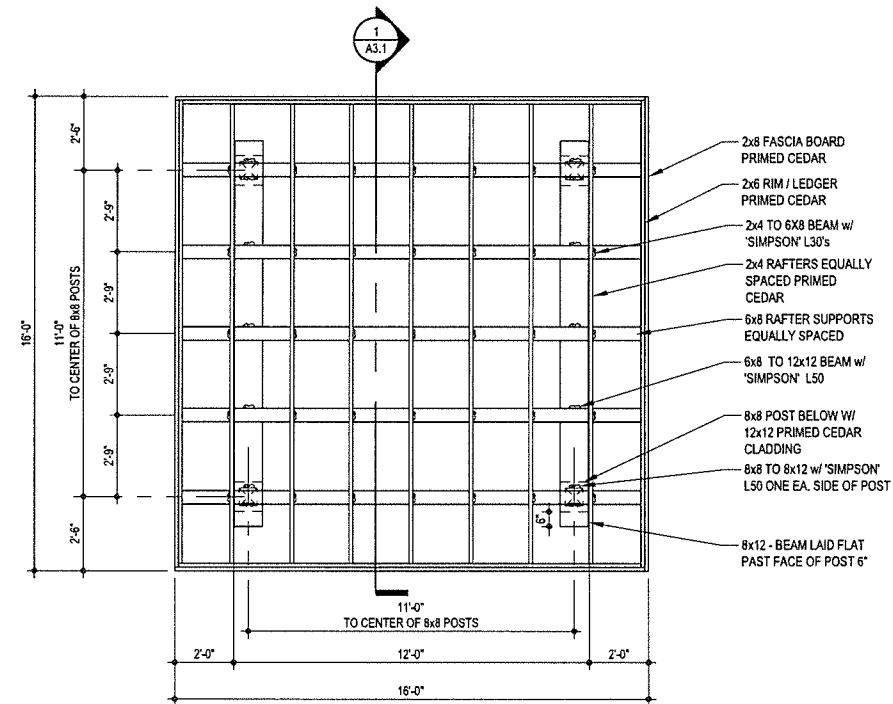
NOTES

1. ALTERNATE LOCATION FOR ACCESSIBLE BOARDING AREA: THE BOARDING AND ALIGHTING CLEAR SPACE COULD BE LOCATED AT THE INTERIOR OF THE SHELTER. IF THE ALTERNATE LOCATION IS UTILIZED, THE SIDEWALK MAY NEED TO EXTEND WESTWARD IN ORDER TO ACCOMMODATE EXISTING FROM THE REAR DOOR OF A BUS. THIS MAY ALSO AFFECT THE LOCATION OF THE BUS STOP PERIMETER STREET MARKING ALONG SIR FRANCIS DRAKE BLVD. VERIFY THE ABOVE REQUIREMENTS WITH THE APPROPRIATE AGENCY.



SIR FRANCIS DRAKE BLVD.

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



2 PROPOSED ROOF FRAMING PLAN
SCALE: 3/8" = 1'-0"

Key Plan



Seal



Issued		
No.	Description	Date
1	PERMIT SET	10.07.2019

Revision		
No.	Description	Date

Project Code: _____ Filename: _____
PROPOSED PLAN

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

A2.1
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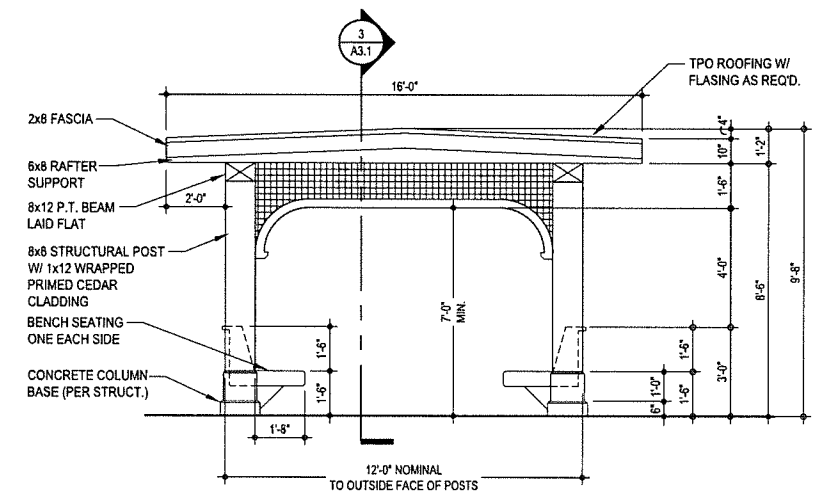
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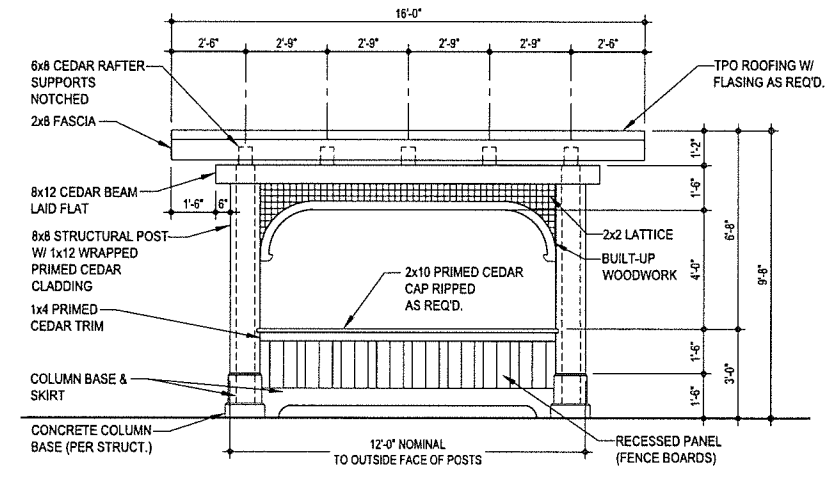
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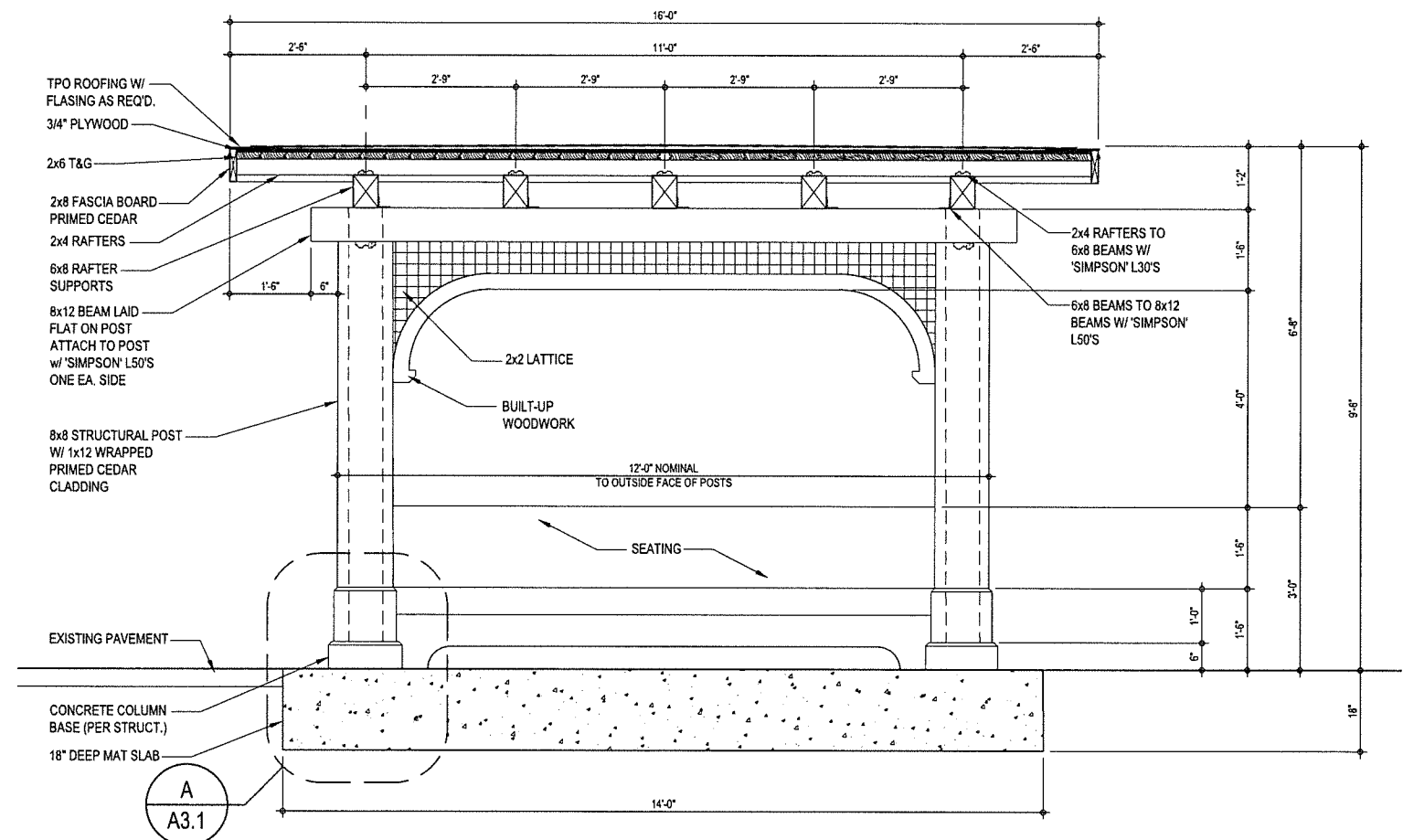
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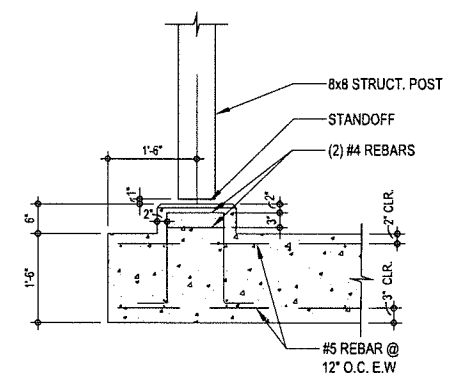
1 PROPOSED EAST / WEST ELEVATION
SCALE: 3/8" = 1'-0"



2 PROPOSED NORTH / SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



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



A FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"

Key Plan

Seal

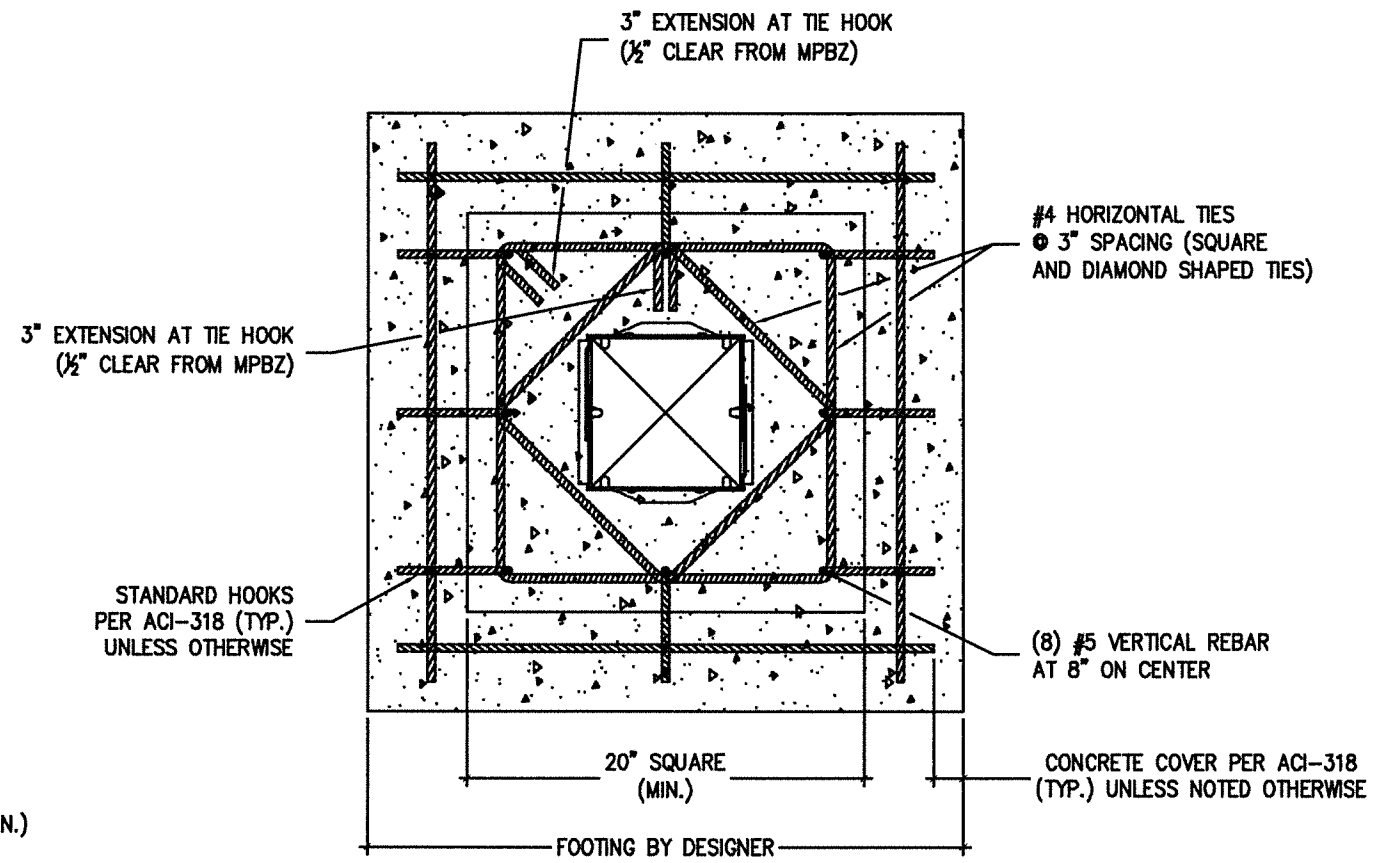
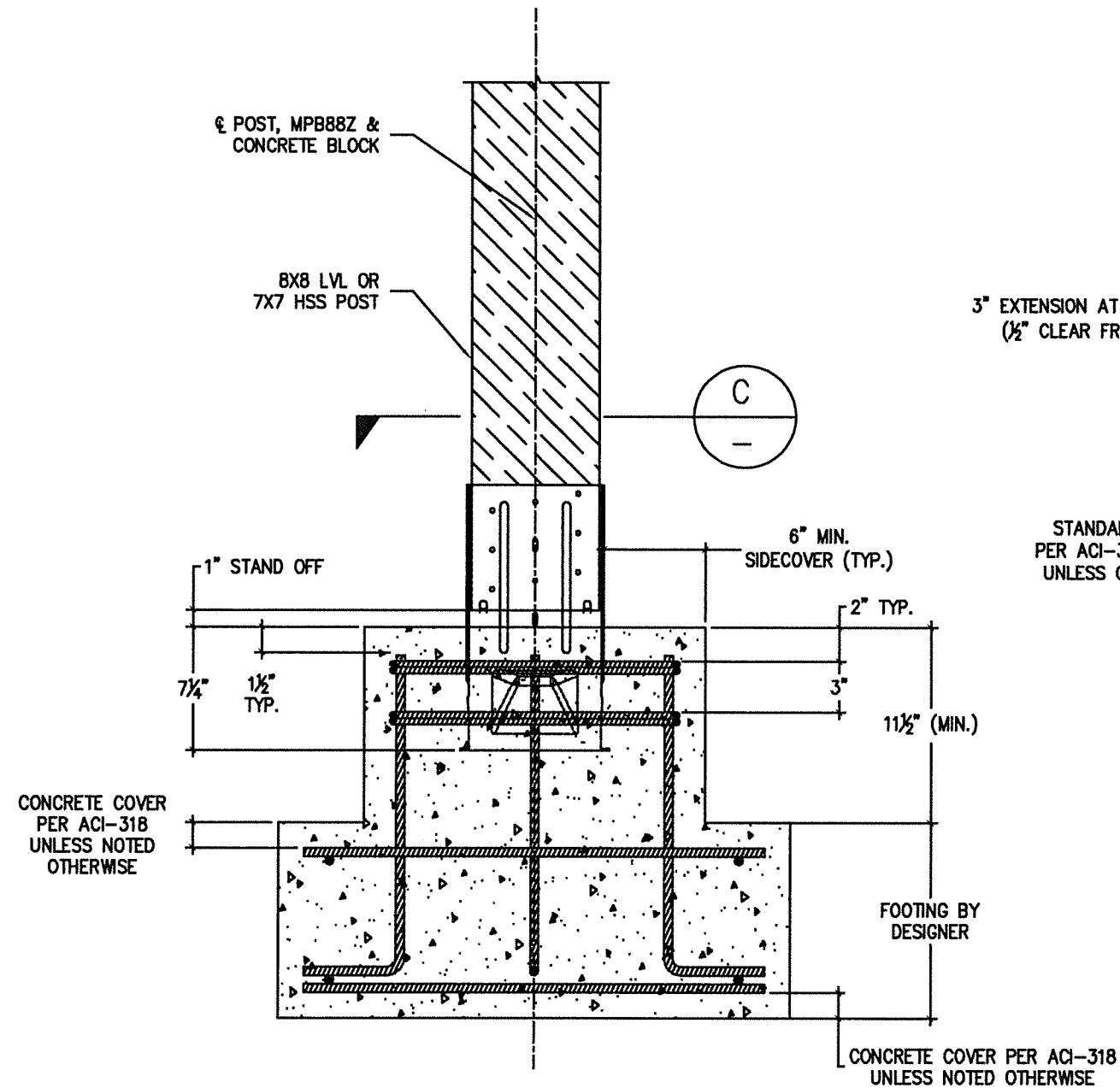


No.	Description	Date
1	PERMIT SET	10.07.2019

No.	Description	Date

Project Code: Filename:
Proposed Elevations / Section

SCALE: 1" = 1'-0"
Drawing Number
A3.1
BLDG. PERMIT SUBMITTAL



SECTION C

MPB88Z - REINFORCED CONCRETE FOOTING

FOOTING (SIZE AND REINFORCEMENT) BY DESIGNER.
 STANDARD HOOK GEOMETRY IN ACCORDANCE WITH
 ACI 318 UNLESS NOTED OTHERWISE.