

TABLE 2304.9.1 FASTENING SCHEDULE		
CONNECTION	FASTENING	LOCATION
1. Joist to sill or girder	3-8d common (2 1/2" x 0.131") 3-3" x 0.131" nails 3-3" 14 gage staples	toe/nail
2. Bracing to joist	2-8d common (2 1/2" x 0.131") 2-3" x 0.131" nails 2-3" 14 gage staples	toe/nail each end
3. 1" x 6" Subfloor or less to each joist	2-8d common (2 1/2" x 0.131")	face nail
4. Wider than 1" x 6" Subfloor to each joist	2-8d common (2 1/2" x 0.131")	face nail
5. 2" SUBFLOOR to joist or girder	2-8d common (2 1/2" x 0.131")	blind and face nail
6. Sole plate to joist or blocking	16d (3 1/2" x 0.131") at 16" o.c. 3" x 0.131" nails at 6" o.c. 3" 14 gage staples at 12" o.c.	typical face nail
Sole plate to joist or blocking at braced wall panel	3"-16d (3 1/2" x 0.131") at 16" o.c. 4"-3" x 0.131" nails at 16" o.c. 4-3" 14 gage staples at 16" o.c.	braced wall panels
7. Top plate to stud	2-16d common (3 1/2" x 0.162") 3-3" x 0.131" nails 3-3" 14 gage staples	end nail
8. Stud to sole plate	4-8d common (2 1/2" x 0.131") 4-3" x 0.131" nails 3-3" 14 gage staples	toe/nail
	2-16d common (3 1/2" x 0.162") 3-3" x 0.131" nails 3-3" 14 gage staples	end nail
9. Double studs	16d (3 1/2" x 0.131") at 24" o.c. 3" x 0.131" nail at 6" o.c. 3" 14 gage staple at 12" o.c.	face nail
10. Double top plates	16d (3 1/2" x 0.131") at 16" o.c. 3" x 0.131" nail at 12" o.c. 3" 14 gage staple at 12" o.c.	typical face nail top splice
Double top plates	8-8d common (3 1/2" x 0.162") 12-3" x 0.131" nails 12-3" 14 gage staples	
11. Blocking between joists or rafters to top plate	3-8d common (2 1/2" x 0.131") 3-3" x 0.131" nails 3-3" 14 gage staples	toe/nail
12. Rim joist to top plate	8d (2 1/2" x 0.131") at 6" o.c. 3" x 0.131" nail at 6" o.c. 3" 14 gage staples at 6" o.c.	toe/nail
13. Top plates, laps and intersections	2-16d common (3 1/2" x 0.162") 3-3" x 0.131" nails 3-3" 14 gage staples	face nail
14. Continuous header, two places	8d common (3 1/2" x 0.162")	16" o.c. along edge
15. Ceiling joists to plate	3-8d common (2 1/2" x 0.131") 3-3" x 0.131" nails 5- 3" 14 gage staples	toe/nail
16. Continuous header to stud	4-8d common (2 1/2" x 0.131")	toe/nail
17. Ceiling joists, laps over partitions (see Section 2308.10.4.1, Table 2308.10.4.1)	3-16d common (3 1/2" x 0.162") minimum, Table 2308.10.4.1 4-3" x 0.131" nails 4-3" 14 gage staples	face nail
18. Ceiling joists to parallel rafters (see Section 2308.10.4.1, Table 2308.10.4.1)	3-16d common (3 1/2" x 0.162") minimum, Table 2308.10.4.1 4-3" x 0.131" nails 4-3" 14 gage staples	face nail
19. Rafter to plate (see Section 2308.10.1, Table 2308.10.1)	3-8d common (2 1/2" x 0.131") minimum, 3-3" x 0.131" nails 3-3" 14 gage staples	toe/nail
20. 1" diagonal brace to each stud and plate	2-8d common (2 1/2" x 0.131") 2-3" x 0.131" nails 3-3" 14 gage staples	face nail
21. 1" x 6" sheathing to each bearing	3-8d common (2 1/2" x 0.131")	face nail
22. Wider than 1" x 6" sheathing to each bearing	3-8d common (2 1/2" x 0.131")	face nail
23. Bulk-up corner studs	16d common (4" x 0.148") 4-3" x 0.131" nails 4-3" 14 gage staples	24" o.c. 16" o.c. 16" o.c.
24. Bulk-up girder and beams	20d common (4" x 0.192") 32" o.c. 2" x 0.131" nail at 24" o.c. 3" 14 gage staple at 24" o.c.	face nail at top and bottom staggered on opposite sides
	2-20d common (4" x 0.192") 3-3" x 0.131" nails 3-3" 14 gage staples	face nail at ends and at each splice
25. 2" planks	16d common (3 1/2" x 0.162")	at each bearing
26. Collar tie to rafter	3-10d common (3" x 0.148") 4-3" x 0.131" nails 4-3" 14 gage staples	face nail
27. Jack rafter to hip	3-10d common (3" x 0.148") 4-3" x 0.131" nails 4-3" 14 gage staples	toe/nail
	2-16d common (3 1/2" x 0.162") 3-3" x 0.131" nails 3-3" 14 gage staples	face nail
28. Rafter rafter to 2-ty ridge beam	2- 16d common (3 1/2" x 0.162") 3- 3" x 0.131" nails 3- 3" 14 gage staples	toe/nail
	2- 16d common (3 1/2" x 0.162") 3- 3" x 0.131" nails 3- 3" 14 gage staples	face nail
29. Joist to band joist	3- 16d common (3 1/2" x 0.162") 4-3" x 0.131" nails 4-3" 14 gage staples	face nail
30. Ledger strip	3- 16d common (3 1/2" x 0.162") 4-3" x 0.131" nails 4-3" 14 gage staples	face nail
31. Wood structural panels and particulateboard exterior, roof and wall sheathing to framing	X/2" and less 6d 20" x 0.131" nail 15" x 16 gage 3/8" to X/2" 8d or 6d 20" x 0.131" nail 2" 16 gage X/2" = 1" 8d X/4" = 6d X/2" = 6d X/4" = 6d X/2" = 6d X/4" = 6d	
Single floor (combination subfloor-underlayment to framing)	X/2" = 6d X/4" = 6d X/2" = 6d X/4" = 6d	
32. Panel siding (to framing)	X/2" or less 6d X/2" to 1" 8d	
33. Fiberboard sheathing	X/2" No. 11 gage roofing nail 6d common nail (2" x 0.131") No. 16 gage staple X/2" No. 11 gage roofing nail 8d common nail (2 1/2" x 0.131") No. 16 gage staple	
34. Interior paneling	X/2" 6d	

FASTENERS FOR PRESSURE-PRESERVATIVE TREATED WOOD SHALL BE OF HOT DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. EXCEPTION BEING 2" OR GREATER STEEL BOLTS.

For S1: 1 inch = 25.4 mm.

a. Common or box nails are permitted to be used except where otherwise stated.

b. Nails spaced at 6 inches on center at edges, 12 inches at intermediate supports except 6 inches at supports where spans are 48 inches or more. For nailing of wood structural panel and particulateboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.

c. Common or deformed shank (6d-2" x 0.113"; 8d - 2 1/2" x 0.131"; 10d-3" x 0.148"); d. Common (6d-2" x 0.113"; 8d - 2 1/2" x 0.131"; 10d-3" x 0.148"); e. Deformed shank (6d-2" x 0.113"; 8d - 2 1/2" x 0.131"; 10d-3" x 0.148"); f. Corrosion-resistant siding (6d- 1 7/8" x 0.106"; 8d - 2 3/8" x 0.128") or casing (6d-2" x 0.099"; 8d - 2 1/2" x 0.113") nail.

g. Fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports, when used as structural sheathing. Spacing shall be 6 inches on center at the edges and 12 inches on center at intermediate supports for nonstructural applications.

h. Corrosion-resistant roofing nails with 7/16-inch-diameter head and 11/2-inch length for 1/2-inch sheathing and 1 3/4-inch length for 25/32-inch sheathing.

i. Corrosion-resistant staples with nominal 7/16-inch crown and 1 1/8-inch length for 1/2-inch sheathing and 1 -1/8-inch length for 25/32-inch sheathing. Panel supports and 10 inches if strength axis is the long direction of the panel, unless otherwise noted.

j. Casing (1 1/2" x 0.080") or finish (1 1/2" x 0.072") nails spaced 6 inches on panel edges, 12 inches at intermediate supports.

k. Panel supports at 24 inches. Casing or finish nails spaced 6 inches on panel edges, 12 inches at intermediate supports.

l. For roof sheathing applications, 8d nails (2 1/2" x 0.113") are the minimum required for -mod structural panels.

m. Staples shall have a minimum crown width of 7/16 inch.

n. For roof sheathing applications, fasteners spaced 4 inches on center at edges, 5 inches at intermediate supports.

o. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate supports for roof sheathing.

p. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.

OVERALL FOOTAGES

EXISTING BUILDING 1st FLOOR	67,028	SQ. FT.
TOTAL 2nd FLOOR TOTAL	12,291	SQ. FT.
TOTAL MAIN BUILDING	793,319	SQ. FT.

DESIGN CRITERIA

DESIGN CATEGORY	D1
WIND FACTOR	85 MPH
SNOW LOAD	N/A
ZONE	IP
CAL. GREEN REQUIREMENTS	MANDATORY
GENERAL USE	COMMERCIAL
CONSTRUCTION TYPE	TYPE VB
OCCUPANCY GROUP	MIXED USE
OCCUPANT LOAD	N/A
OCCUPANCY CATEGORY	II
NUMBER OF FLOORS	2
FOUNDATION TYPE	SLAB ON GRADE
PLATE HEIGHT	VARRIES
SPRINKLERS	YES
FIRE RATING	N/A
STRUCTURAL MATERIAL TYPE	WOOD
ROOF DL	15
ROOF LL	20
FLOOR DL	15
FLOOR LL	40

GENERAL NOTES

THIS PROJECT AND ALL WORK ASSOCIATED WITH PROJECT SHALL CONFORM TO THE 2010 EDITION OF THE CALIFORNIA BUILDING CODE AS ADAPTED AND AMENDED BY THE CITY OF MANTECA, ALONG WITH THE CCR, HANDICAP REQUIREMENTS, ABACANS WITH DISABILITIES AND OTHER CODES. IN CASES WHERE REQUIREMENTS CONFLICT, THE MOST RESTRICTIVE REQUIREMENTS SHALL BE USED.

THE TERM ARCHITECT AS USED IN THESE DOCUMENTS REFERS TO: APEX ARCHITECTURE 1325 EL PINAL DR., SUITE D4 STOCKTON, CA 95205 (209) 662-4874

THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO THE BEGINNING OF CONSTRUCTION AND REPORT IMMEDIATELY ANY DISCREPANCIES TO THE ARCHITECT.

CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ITEMS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK.

THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE TO COORDINATE WITH ALL SUBCONTRACTORS PER REQUIREMENTS ESTABLISHED BY THE OWNER, TENANT, OR BOTH, WHICH ARE UNDER SEPARATE CONTRACT WITH THE OWNER, OR TENANT, OR BOTH.

THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DRAWINGS, AND JOB SPECIFICATIONS ARE SUPPLEMENTARY TO ARCHITECTURAL CONSTRUCTION DRAWINGS. ANY DISCREPANCY BETWEEN THESE DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.

THE INTENT FOR DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN, DESCRIBED, OR REASONABLY IMPLIED, BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS. FINISH MATERIALS AND COLORS ARE TO BE APPROVED BY OWNER OR TENANT WHERE NOT SPECIFIED IN THIS SET OF PLANS.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKMAN'S COMPENSATION INSURANCE COVERAGE ON FILE WITH THE AGENCY HAVING JURISDICTION, IN COMPLIANCE WITH SECTION 3800 OF THE CALIFORNIA LABOR CODE.

THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY OF ANY SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE OR THAT WILL CAUSE A DELAY IN THE CONSTRUCTION COMPLETION SCHEDULE, AND THE ARCHITECT WHERE SUCH CHANGES REQUIRE A REVISION TO ANY DOCUMENTS SUBMITTED TO ANY AGENCY HAVING JURISDICTION IN ORDER TO OBTAIN FINAL INSPECTION AND APPROVAL OF THE PROJECT AS SPECIFIED ON THIS SET OF PLANS. THE CONTRACTOR SHALL SUBMIT CONFIRMATIONS OF DELIVERY DATES FOR ORDERS OF MATERIALS AND EQUIP.

ANY WORK INSTALLED IN CONFLICT WITH CONSTRUCTION DRAWINGS, WITHOUT THE PRIOR APPROVAL OF THE OWNER AND THE ARCHITECT SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.

INSTALL ALL PRE MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

PRIOR TO THE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY FOR THIS PROJECT, THE GENERAL CONTRACTOR SHALL SUBMIT A SIGNED CERTIFICATE TO THE DEPARTMENT OF BUILDING SAFETY STATING THAT ALL WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS AFFECTING NON-RESIDENTIAL CONSTRUCTION.

NO CONTINUOUS CONSTRUCTION OBSERVATION BY THE ARCHITECT IS TO BE PROVIDED UNDER THE TERMS OF THIS CONTRACT INCLUDING COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS AS ADOPTED BY THE AGENCY HAVING JURISDICTION OVER THIS PROJECT. IN ADDITION, NO "AS BUILT" DRAWINGS OR PLAN AMENDMENTS FOR ANY REASON ARE INCLUDED UNDER THE TERMS OF THIS CONTRACT.

THIS SET OF PLANS IS PREPARED FOR:

SELF STORAGE UNITS
CHEMANOOR ZACHARIAH
400 INDUSTRIAL PARK DR.
MANTECA, CA 95337
PHONE: 209-346-4318

OCCUPANT LOAD

TO BE PROVIDED TO BUILDING

EXITING

TO BE PROVIDED TO BUILDING

SCOPE OF WORK

- DIVIDE EXISTING BUILDING INTO S1, S2, F, B, AND R3 (MANAGERS UNIT). MAIN USE IS SELF STORAGE
- INSTALL 6 FT. CHAIN LINK FENCE WITH ELECTRIC GATES PER PLAN.
- CONSTRUCT NEW TRASH ENCLOSURE PER PLAN
- PAINT EXISTING BUILDING. SEE COLOR ELEVATIONS AND COLOR PALLET PROVIDED WITH SUBMITTAL.
- UPDATE EXISTING ADA PARKING AND ACCESSIBILITY PER PLAN.

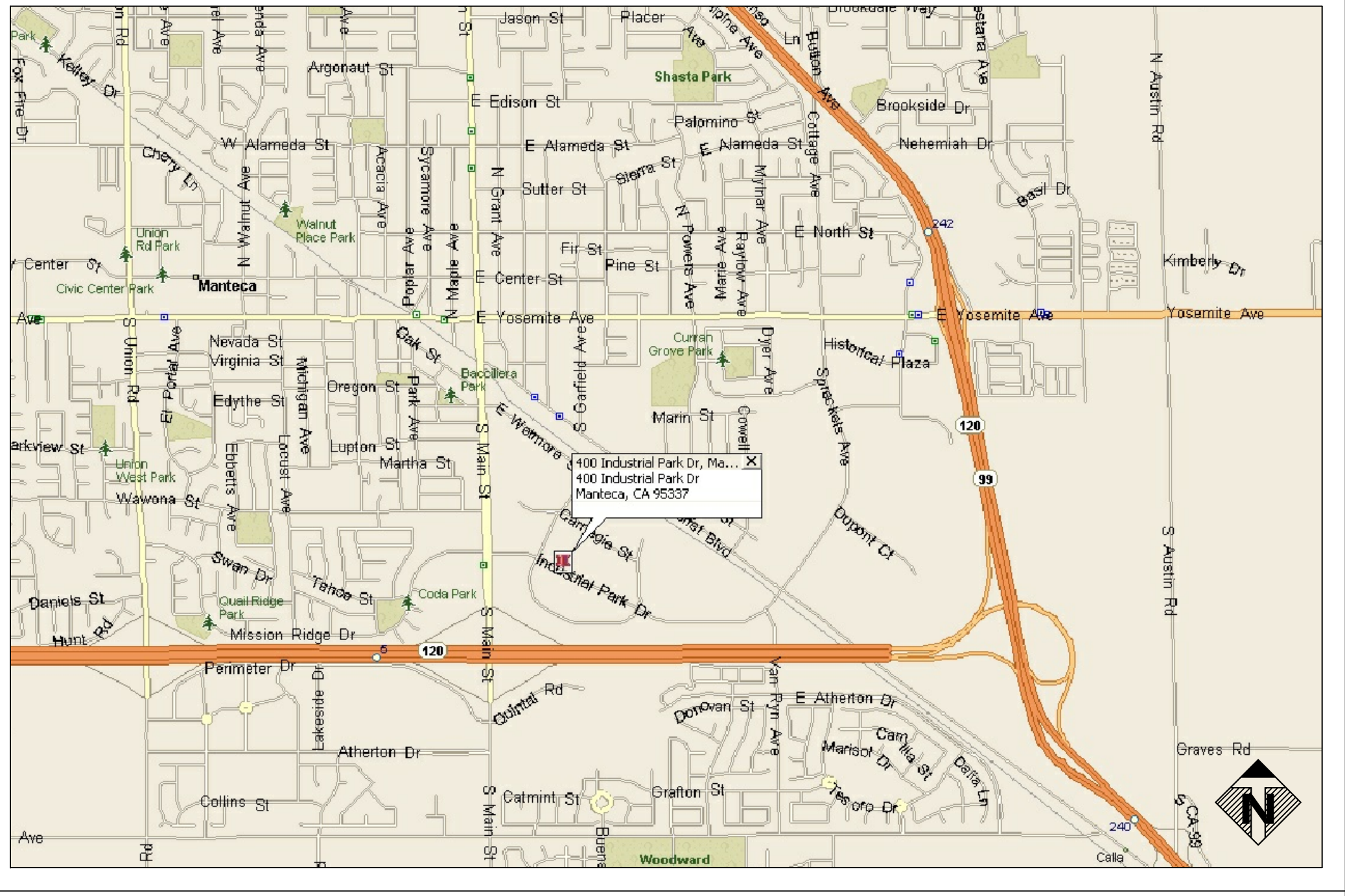
BUILDING CODE COMPLIANCE

2010 CALIFORNIA BUILDING CODE
2010 CALIFORNIA ELECTRIC CODE
2010 CALIFORNIA MECHANICAL CODE
2010 CALIFORNIA PLUMBING CODE
2010 CALIFORNIA FIRE CODE
2010 CALIFORNIA GREEN CODE
2010 CALIFORNIA ENERGY CODE
2010 CALIFORNIA HISTORICAL CODE
2010 CALIFORNIA EXISTING BUILDING CODE
2010 CALIFORNIA REFERENCED STANDARD CODE

INDEX

- SHEET-T1 — TITLE SHEET
- SHEET-C1 — SITE PLAN
- SHEET-A1 — EXISTING 1st FLOOR PLAN (WEST SIDE)
- SHEET-A2 — EXISTING 1st FLOOR PLAN (EAST SIDE)
- SHEET-A3 — EXISTING 2nd FLOOR PLANS
- SHEET-05 — PROPOSED 1st FLOOR PLAN (WEST SIDE)
- SHEET-06 — PROPOSED 1st FLOOR PLAN (EAST SIDE)
- SHEET-07 — PROPOSED 2nd FLOOR PLANS
- SHEET-08 — ELEVATIONS

VICINITY MAP NO SCALE



ABBREVIATIONS

A.B. ANCHOR BOLT	FDN. FOUNDATION	OPNG. OPENING
A/C AIR CONDITIONING	F.E. FIRE EXTINGUISHER	OPP. OPPOSITE
A/C.O. ACoustical	F.E.C. FIRE EXTINGUISHER CABINET	(P) PROPOSED
A.F.F. ABOVE FINISH FLOOR	FIN. FINISH	PANT. PAINT
A.H. AUTHORITIES HAVING JURISDICTION	FIXT. FIXTURE	PARTN. PARTITION
A.H.U. AIR HANDLING UNIT	FL. FLOOR	P.C. L. PIECE/PRECAST
AL. ALUMINUM	FLUOR. FLUORESCENT	PL. PLATE
ALUM. ALUMINUM	F/O FACE OF	PLAS. PLASTER, PLASTIC
AND. ANODIZED	F.S. FLOOR SINK	P.L.W.D. PLYWOOD
APPL. APPLIQUE	FT. FOOT, TRET	PNL. PANEL
APPROX. APPROXIMATELY	FT. FOOTING	PNTD. PAINTED
ARCH. ARCHITECTURAL	GA. GAUGE; GYPSUM ASSOC.	PSF. POUNDS PER SQUARE FOOT
A.S.L. ABOVE SEA LEVEL	GALV. GALVANIZED	PSI. POUNDS PER SQUARE INCH
BD. BOARD	G.C. GENERAL CONTRACTOR	PREST. PRESTRESS-TREATED
BLDG. BUILDING	GEN. GENERAL CONTRACTOR	PR. PAIR
BLK. BLOCK	GL. GLASS/GLAZING; GLUE	QUAN. QUANTITY
BLKG. BLOCKING	G.P. BOARD	RA. RETURN AIR
BM. BEAM	G.W.B. GYPSUM WALL BOARD	RAG. RETURN AIR GRILL
B.O.S. BOTTOM OF STEEL	H. HOSE BIB	RAD. RADUIS
BRG. BEARING	HC. HANDICAPPED	REC. RECESSED
BS. BOTH SIDES	HDW. HARDWARE	REF. REFERENCED
BOT. BOTTOM	H.M. HOLLOW METAL	REFR. REFRIGERATOR
B.U.R. BUILT UP ROOF	HORIZ. HORIZONTAL	REIN. REINFORCING
C.I. CAST IRON	H.P. HIGH POINT	RESIL. RESILIENT
C.J. CONTROL JOINT	HT. HEIGHT	REV. REVISION, REVERSE
CAB. CABINET	H.V.A.C. HEATING VENTILATING & AIR CONDITIONING	RH. RIGHT HAND
CD. CEILING DIFFUSER	HW. HOT WATER	RM. ROOM
CEM. CEMENT(TIIOUS)	IN. INSIDE DIAMETER	ROW. RIGHT OF WAY
CER. CERAMIC	INCH. INCH	R.O. ROUGH OPENING
CEM. CEMENT	INCAND. INCANDESCENT	REQM. REQUIREMENTS
CGM. CORNER GUARD	INCL. INCLUDE(ING)	RTU. ROOF TOP UNIT
CJ. CONTROL JOINT	INSUL. INSULATION	R.W.L. RAIN WATER LEADER
CL. CENTER LINE	INT. INTERIOR, INTERMEDIATE	S.C. SOLID CORE
CL. CLEAR	JB. JUNCTION BOX	SCHD. SCHEDULE
CL.G. CEILING	LAB. LABORATORY	SEAL. SEALANT
CMU. CONCRETE MASONRY UNIT	LAM. LAMINATED	SEC. SECTION
CO. CLEAN OUT	LAV. LAVATORY	SF. SQUARE FEET, STOREFRONT
COL. COLUMN	LS. POLISH	SHT. SHEET
CONC. CONCRETE	LBS. POUNDS	SHTG. SHEATHING
CONSTR. CONSTRUCTION	LF. LINEAR FEET	SIM. SIMILAR
CONT. CONTINUOUS	LG. LONG, LARGE	SL. SLIDING
CONTR. CONTRACTOR	LL. LONG LEG VERTICAL	S.M.S. SHEET METAL SCREWS
CPT. CARPET	LP. LOW POINT	SPEC. SPECIFICATIONS
CR. CHAIRRAIL	LT. LIGHT	SP. SQUARE
CSK. COUNTERSUNK	LG.T. LIGHTING	SS. STAINLESS STEEL
CU. CONDENSING UNIT	LW. LIGHT WEIGHT	STD. STANDARD
CW. COLD WATER	M. MASONRY	STOR. STORAGE
D. DEPTH, DEEP	MAT. MATERIAL	STRUC. STRUCTURAL
DBL. DOUBLE	MAX. MAXIMUM	SUSP. SUSPENDED
DEMO. DEMOLITION	MECH. MECHANICAL	T. TREAD
DET. DETAIL	MED. MEDIUM	T&B. TOP & BOTTOM
DF. DIAMETER	MEMB. MEMBRANE	TEL. TELEPHONE
DGC. DIAGONAL	MEZZ. MEZZANINE	T/O. TOP OF
DIFF. DIFFUSER	MFR. MANUFACTURER	T.O.S. TOP OF STEEL
DIM. DIMENSION	M.I. MISCELLANEOUS	TYP. TYPICAL
D.M. DOWN	MISC. MISCELLANEOUS	UC. UNDERCUT
D.O. DOOR OPENING	MLDG. MOLDING	UNDERS. UNDERSTERS LABORATORY
D.S. DOWNSPOUT	M.O. MASONRY OPENING	UNLESS NOTED OTHERWISE
DR. DOOR	MOD. MODIFIED	UNO. UNUSUAL
DR. DOOR	M.R.G.B. MOISTURE RESISTANT GYPSUM BOARD	UON. UNUSUAL
DWG. DRAWING	MTD. MOUNTED	V. VOLT
(E) EAST	MTL. METAL	VCT. VINYL COMPOSITION TILE
E. EAST	MULL. MULLION	VB. VERTICAL BARRIER
E.A. EXPANSION BOLT	MLWK. MILLWORK	VENT. VENTILATION
E.B. EXTERIOR INSULATION FINISH SYSTEM	(P) NEW	VERT. VERTICAL
E.I.F.S. EXTERIOR INSULATION FINISH SYSTEM	N. NORTH	VF. VERIFY IN FIELD
E.J. ELEVATION (FLOOR)	NAT. NATURAL	W. WIDTH; WASTE; WEST; WIRE
EL. ELEVATION	N.I.C. NOT IN CONTRACT	W/ WITH
ELEC. ELECTRICAL	NOM. # NOMINAL	WB. WOOD BASE
EMER. EMERGENCY	NTS. NOT TO SCALE	WC. WATER CLOSET
ENG. ENGINEER	EQ. EQUAL	WT. WEIGHT
EQU. EQUIPMENT	EXH. EXHAUST	W/H. WATER HEATER
E/W EACH WAY	EQUIP. EQUIPMENT	WTR. WATER
EW. ELECTRIC WATER HEATER	F.O.D. OVERFLOW DRAIN	W/ WITHIN
EXH. EXHAUST	O/H. OVERHEAD	W/O WITHOUT
EXIST. EXISTING	O/U. OUT TO OUT	WWM. WELDED WIRE MESH
EXP. EXPOSED (CONSTRUCTION)	OC. ON CENTER	W/W. WELDED WIRE FABRIC
EXT. EXTERIOR	OD. OUTSIDE DIAMETER	
F.D. FLOOR DRAIN		

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(209) 662-4874
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Steven Anthony Torres II
Principal Architect

JURISDICTION

PLANNING DEPARTMENT

NAME: CITY OF MANTECA

ADDRESS: 1001 W CENTER ST. MANTECA, CA 95337

PHONE: 209-825-2852

OWNER

BUILDING OWNER

NAME: CHEMANOOR ZACHARIAH

ADDRESS: 7777 BATES RD. TRACY, CA 95304

PHONE: 209-346-4218

TENANT

NAME:

ADDRESS:

PHONE:

CONTRACTOR

LIC. # XXX

NAME:

ADDRESS:

PHONE:

ARCHITECT

PHONE: (209) 662-4874

CONSTRUCTION SITE

SITE ADDRESS: 400 INDUSTRIAL PARK DR. MANTECA, CA 95337

SITE APN: 221-190-48

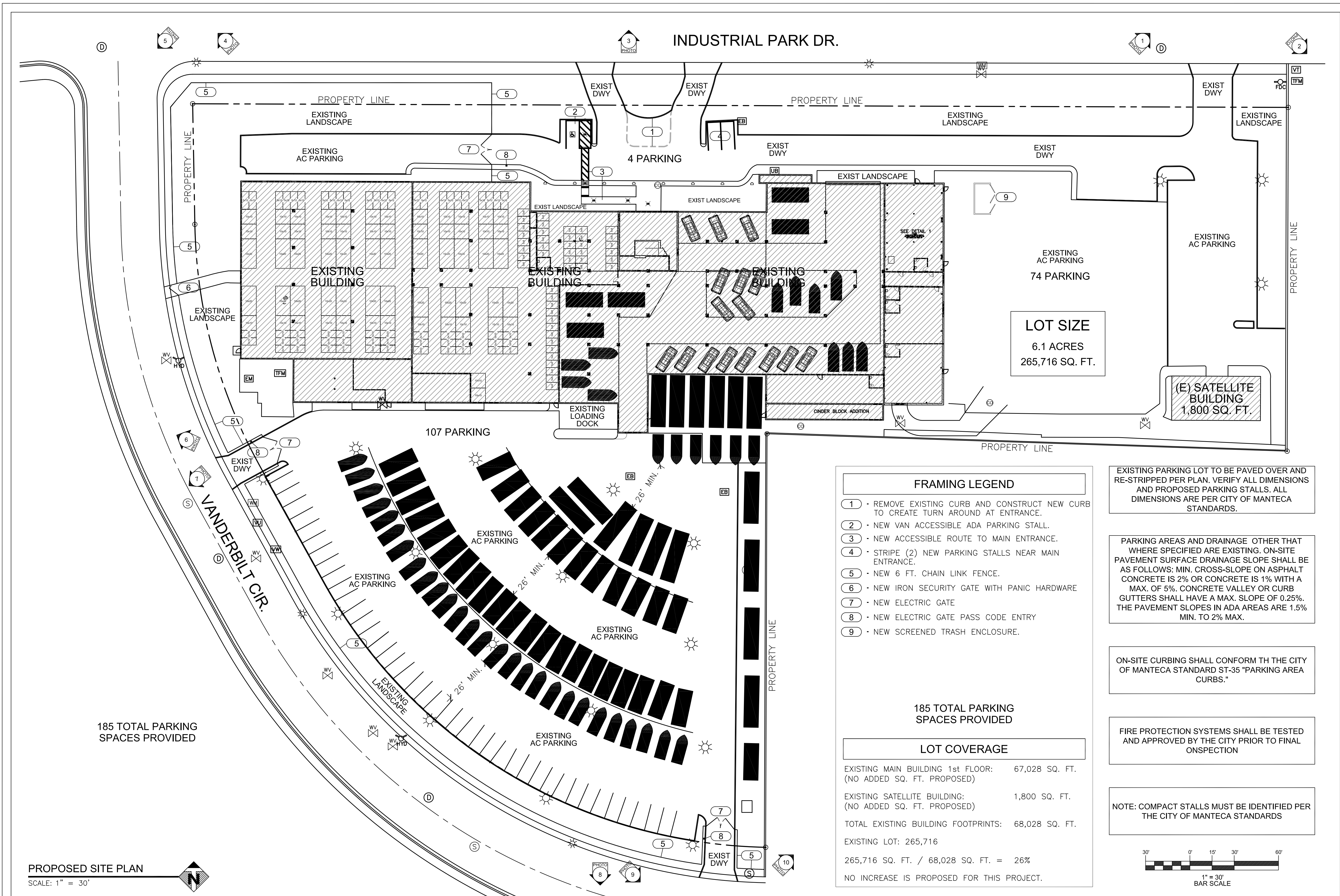
DRAWING INFORMATION

DRAWN BY: LFP

FILE NAME: 13-0107-MANTECA-PLANNING

DRAWING SCALE: N/A

T1



PROPOSED SITE PLAN
SCALE: 1" = 30'

- FRAMING LEGEND**
- ① - REMOVE EXISTING CURB AND CONSTRUCT NEW CURB TO CREATE TURN AROUND AT ENTRANCE.
 - ② - NEW VAN ACCESSIBLE ADA PARKING STALL.
 - ③ - NEW ACCESSIBLE ROUTE TO MAIN ENTRANCE.
 - ④ - STRIPE (2) NEW PARKING STALLS NEAR MAIN ENTRANCE.
 - ⑤ - NEW 6 FT. CHAIN LINK FENCE.
 - ⑥ - NEW IRON SECURITY GATE WITH PANIC HARDWARE
 - ⑦ - NEW ELECTRIC GATE
 - ⑧ - NEW ELECTRIC GATE PASS CODE ENTRY
 - ⑨ - NEW SCREENED TRASH ENCLOSURE.

185 TOTAL PARKING SPACES PROVIDED

LOT COVERAGE	
EXISTING MAIN BUILDING 1st FLOOR:	67,028 SQ. FT. (NO ADDED SQ. FT. PROPOSED)
EXISTING SATELLITE BUILDING:	1,800 SQ. FT. (NO ADDED SQ. FT. PROPOSED)
TOTAL EXISTING BUILDING FOOTPRINTS:	68,028 SQ. FT.
EXISTING LOT:	265,716
265,716 SQ. FT. / 68,028 SQ. FT. = 26%	
NO INCREASE IS PROPOSED FOR THIS PROJECT.	

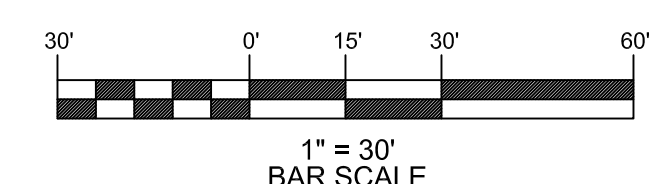
EXISTING PARKING LOT TO BE PAVED OVER AND RE-STRIPPED PER PLAN. VERIFY ALL DIMENSIONS AND PROPOSED PARKING STALLS. ALL DIMENSIONS ARE PER CITY OF MANTECA STANDARDS.

PARKING AREAS AND DRAINAGE OTHER THAT WHERE SPECIFIED ARE EXISTING. ON-SITE PAVEMENT SURFACE DRAINAGE SLOPE SHALL BE AS FOLLOWS: MIN. CROSS-SLOPE ON ASPHALT CONCRETE IS 2% OR CONCRETE IS 1% WITH A MAX. OF 5%. CONCRETE VALLEY OR CURB GUTTERS SHALL HAVE A MAX. SLOPE OF 0.25%. THE PAVEMENT SLOPES IN ADA AREAS ARE 1.5% MIN. TO 2% MAX.

ON-SITE CURBING SHALL CONFORM TH THE CITY OF MANTECA STANDARD ST-35 "PARKING AREA CURBS."

FIRE PROTECTION SYSTEMS SHALL BE TESTED AND APPROVED BY THE CITY PRIOR TO FINAL ONSPECTION

NOTE: COMPACT STALLS MUST BE IDENTIFIED PER THE CITY OF MANTECA STANDARDS



APEX ARCHITECTURE
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Stockton, CA 95205
(209) 662-4874
apexplanning@hotmail.com

Steven Anthony Torres II
Principal Architect

JURISDICTION

PLANNING DEPARTMENT
NAME:
CITY OF MANTECA
ADDRESS:
1001 W CENTER ST.
MANTECA, CA 95337
PHONE:
209-825-2852

OWNER

BUILDING OWNER
NAME:
CHEMANOOR ZACHARIAH
ADDRESS:
7777 BATES RD.
TRACY, CA 95304
PHONE:
209-346-4218

TENANT

TENANT
NAME:
ADDRESS:
PHONE:

CONTRACTOR

LIC. # XXX
NAME:
ADDRESS:
PHONE:

ARCHITECT

PHONE:
(209) 662-4874

SITE PLAN

CONSTRUCTION SITE
SITE ADDRESS:
400 INDUSTRIAL PARK DR.
MANTECA, CA 95337
SITE APN:
221-190-48
DRAWING INFORMATION
DRAWN BY:
LDP
FILE NAME:
13-0107-MANTECA-PLANNING
DRAWING SCALE:
1" = 30'

C1



FRAMING LEGEND

NOTE:

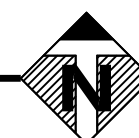
1. A DEMOLITION RENOVATION PERMIT HAS ALREADY BEEN APPROVED AND PULLED FOR THIS PROJECT.
2. A PORTABLE FIRE EXTINGUISHER SHALL BE PROVIDED DURING AND SOLDERING OR BRAZING OPERATIONS PER C.F.C. SECTION 1404.6
3. AT NO TIME DURING CONSTRUCTION ARE THE PREMISES TO BE OBSTRUCTED IN SUCH MANNER AS TO PROHIBIT ACCESS BY FIRE DEPARTMENT OF EMERGENCY SERVICES

RECYCLING OF ALL DEMOLITION WASTE MUST MEET THE MIN. REQUIREMENTS AS SET FORTH BY THE CALIFORNIA GREEN BUILDING STANDARDS AND AS ADOPTED BY THE LOCAL AGENCY HAVING JURISDICTION OVER THIS PROJECT

DEMOLITION KEYNOTES

EXISTING 1st FLOOR PLAN (WEST SIDE)

SCALE: 3/32" = 1'



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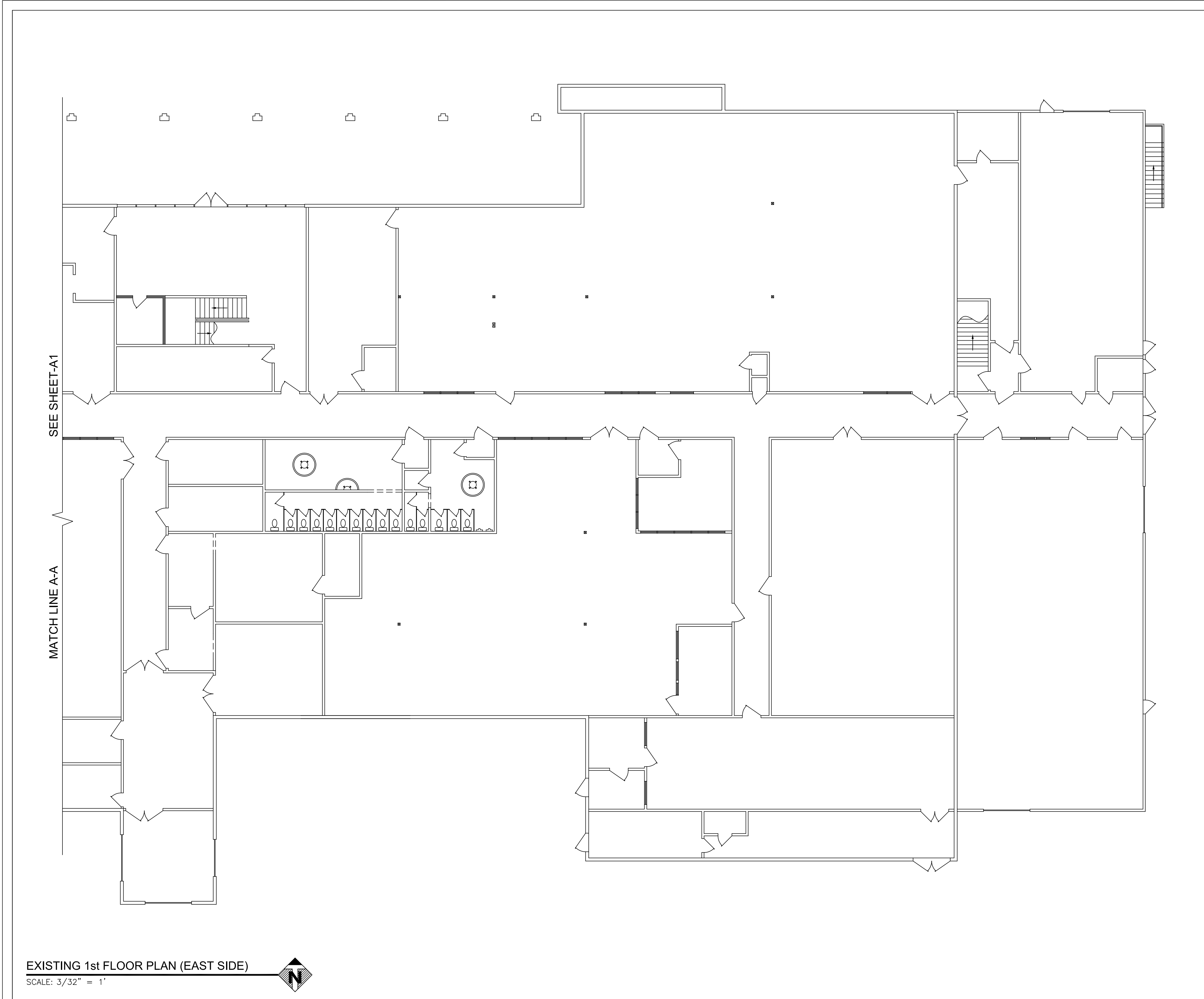
LIC. # XXX
NAME:
ADDRESS:
PHONE:

ARCHITECT

LICENSED ARCHITECT
STEVEN A. TORRES II
LIC# C 32553
REN. 3-31-13
STATE OF CALIFORNIA
PHONE:
(209) 662-4874

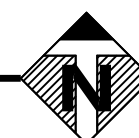
EXISTING 1st FLOOR PLAN (WEST SIDE)

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MANTECA, CA 95337
SITE APN:
221-190-48
DRAWING INFORMATION
DRAWN BY:
LDP
FILE NAME:
13-0107-MANTECA-PLANNING
DRAWING SCALE:
3/32 = 1'



EXISTING 1st FLOOR PLAN (EAST SIDE)

SCALE: 3/32" = 1'



FRAMING LEGEND

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LIC. # XXX

NAME:
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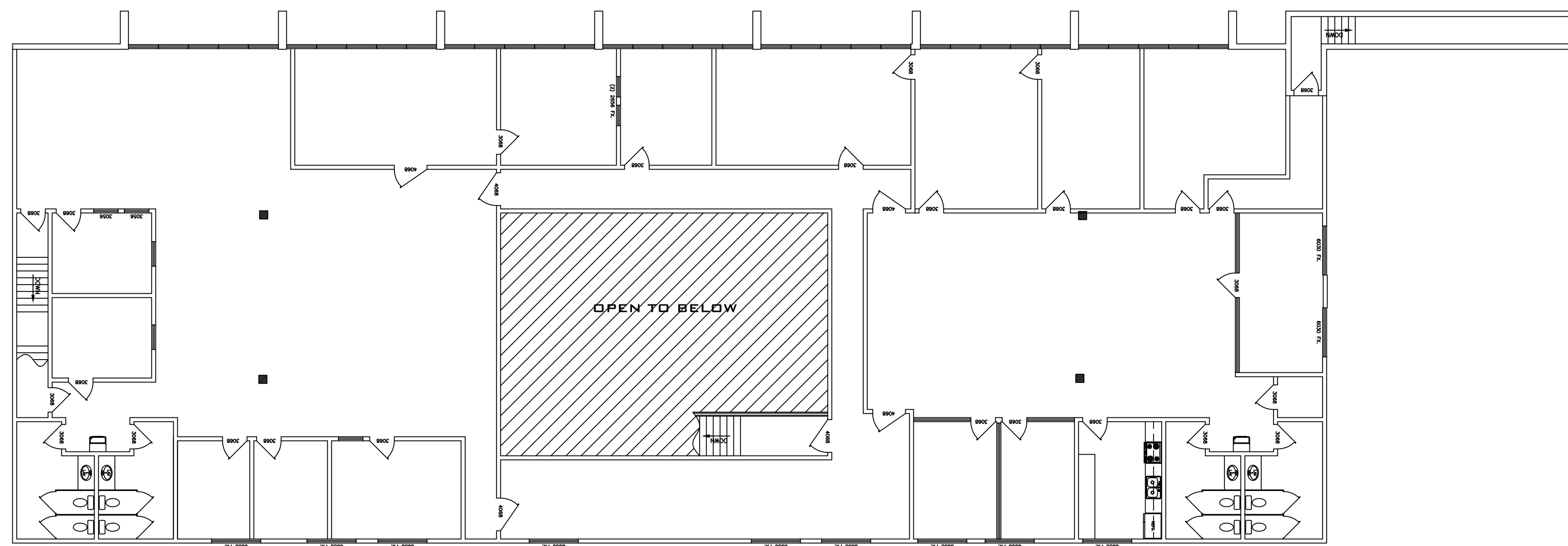
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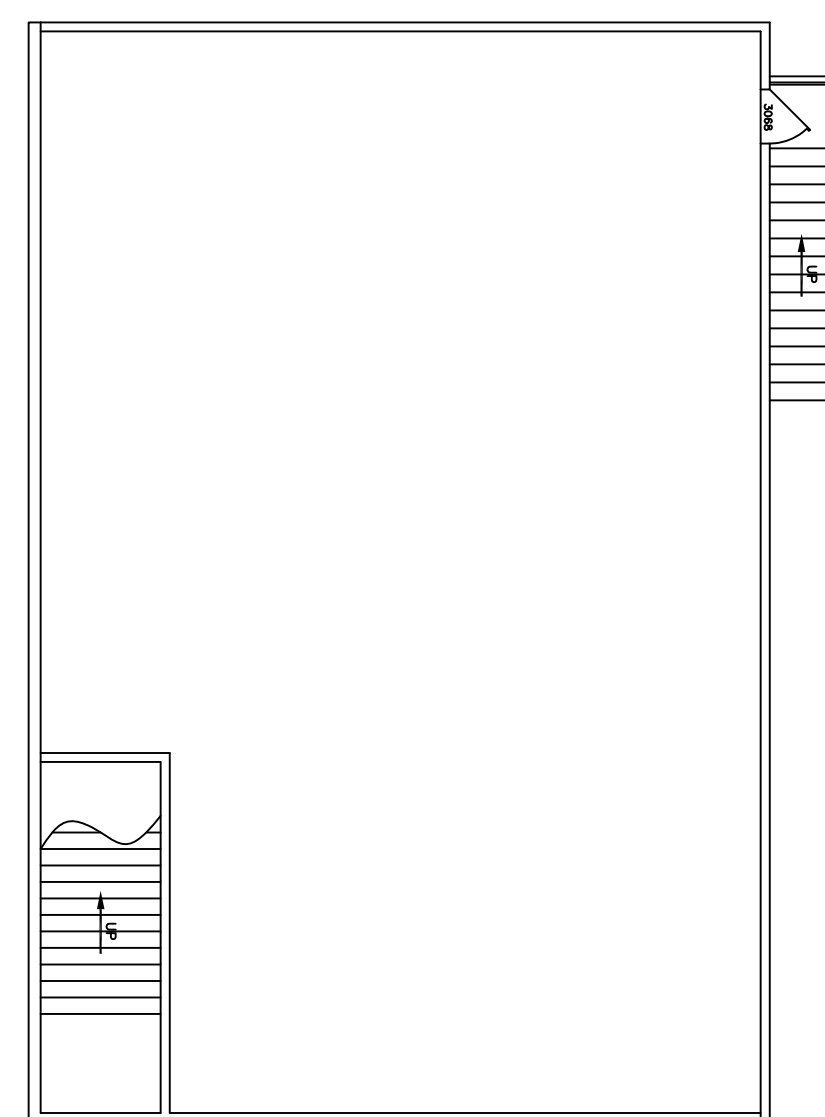
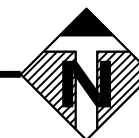
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FILE NAME:
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3/32" = 1'



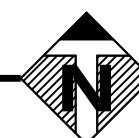
EXISTING 2nd FLOOR PLAN (MAIN)

SCALE: 3/32" = 1'



EXISTING 2nd FLOOR PLAN (EAST SIDE)

SCALE: 3/32" = 1'



FRAMING LEGEND

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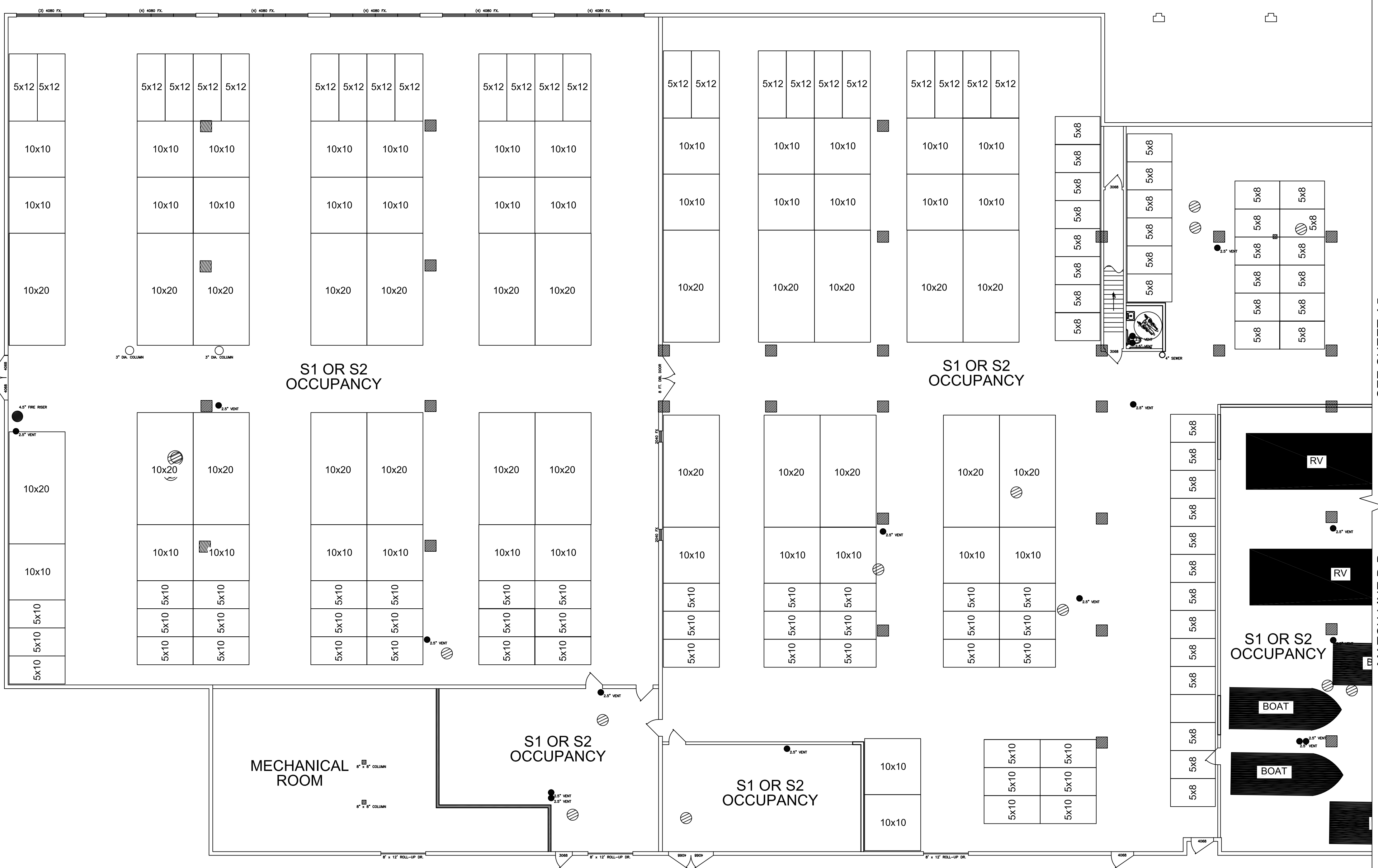
LIC. # XXX
NAME:
ADDRESS:
PHONE:

ARCHITECT

LICENSED ARCHITECT
STEVEN A. TORRES II
LIC# C 32553
REN. 3-31-13
STATE OF CALIFORNIA
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EXISTING 2nd FLOOR PLANS

CONSTRUCTION SITE
SITE ADDRESS:
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MANTECA, CA 95337
SITE APN:
221-190-48
DRAWING INFORMATION
DRAWN BY:
LDP
FILE NAME:
13-0107-MANTECA-PLANNING
DRAWING SCALE:
3/32 = 1'



PROPOSED 1st FLOOR PLAN (WEST SIDE)
 SCALE: 3/32" = 1'

CONSTRUCTION KEYNOTES

1. CONTRACTOR SHALL CHECK AND VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL CONTRACTOR BEFORE FRAMING WALLS, FLOORS, ECT.

2. EXTEND ALL STUDS AND WALL MATERIALS 6" MIN. ABOVE T-BAR.

3. WHERE OCCURS, CONTRACTOR SHALL PATCH ANY EXISTING WALLS AND/OR CEILINGS AS NEEDED TO REFURBISH THE LEASE SPACE AND REPAIR ALL DAMAGES CAUSED BY CONTRACTOR.

4. ALL GLASS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 24 OF THE CBC.

FRAMING LEGEND

INTERIOR / EXTERIOR:

1. EMERGENCY LIGHTING SHALL BE 2 SEPARATE SOURCES OF POWER AND SHALL COMPLY WITH THE 2010 CBC & CEC.

2. WHEN PLYWOOD BACKBOARDS ARE REQUIRED IN TELEPHONE AND ELECTRICAL EQUIPMENT ROOMS, THEY SHALL BE PAINTED TO MATCH ADJACENT WALL.

3. THE CENTER OF SWITCHES SHALL BE NO MORE THAN 48 INCHES ABOVE THE FLOOR, VERIFY AND MATCH EXISTING.

4. CENTERLINE OF 15, 20, AND 30 AMP RECEPTACLES SHALL NOT BE LESS THAN 18 INCHES CENTERED ABOVE FLOOR. FLOOR OUTLETS ARE ACCEPTABLE NEXT TO SLIDING PANELS / WALLS AND OTHER SPECIAL CONVENIENT LOCATIONS.

TITLE 24-ENERGY COMPLIANCE:

1. ENVELOPE COMPLIANCE AND STATEMENT OF DESIGN COMPLIANCE: THE CALIFORNIA ENERGY CONSERVATION STANDARDS FOR NONRESIDENTIAL BUILDING SHALL BE REVIEWED AND COMPLIED WITH DURING THE CONSTRUCTION AND TENANT IMPROVEMENT WORK SCOPE OF THIS PROJECT.

JOB SITE

1. WHERE EXISTING TENANTS / BUSINESSES ARE ADJACENT TO THE JOB SITE / TENANT, THE CONTRACTOR SHALL MINIMIZE CONSTRUCTION NOISE- EXTREME NOISE CONSTRUCTION SHALL OCCUR AT NON-TYPICAL BUSINESS HOURS. CONTRACTOR SHOULD NOTIFY BUILDING REPRESENTATIVES OF SPECIAL CIRCUMSTANCES IN ADVANCE PRIOR TO WORK.

2. THE CONTRACTOR AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AND SURROUNDING AREA FREE FROM DUST AND DEBRIS. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.

3. CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE BUILDING REPRESENTATIVE OF THE LOCATION OF DISPOSAL SITES.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CLEANING OF THE JOB AFTER ITS COMPLETION, WHERE APPLICABLE, CLEANING SHALL INCLUDE, BUT NOT BE LIMITED TO, THE EXTERIOR AND THE INTERIOR OF THE BUILDING, THE PATH OF TRAVEL TO THE JOB SITE, PARKING LOTS, ELEVATORS, LOBBIES, AND CORRIDOR CARPETS.

5. THE CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION IN ACCORDANCE WITH UBC CHAPTER 33, WHERE REQUIRED.

6. IF TRENCHES OR EXCAVATIONS 5' OR MORE IN SAFETY TRENCH PLAN IS TO BE SUBMITTED.



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 Stockton, CA 95205
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 apexplanning@hotmail.com

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 Principal Architect

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 NAME: CITY OF MANTECA
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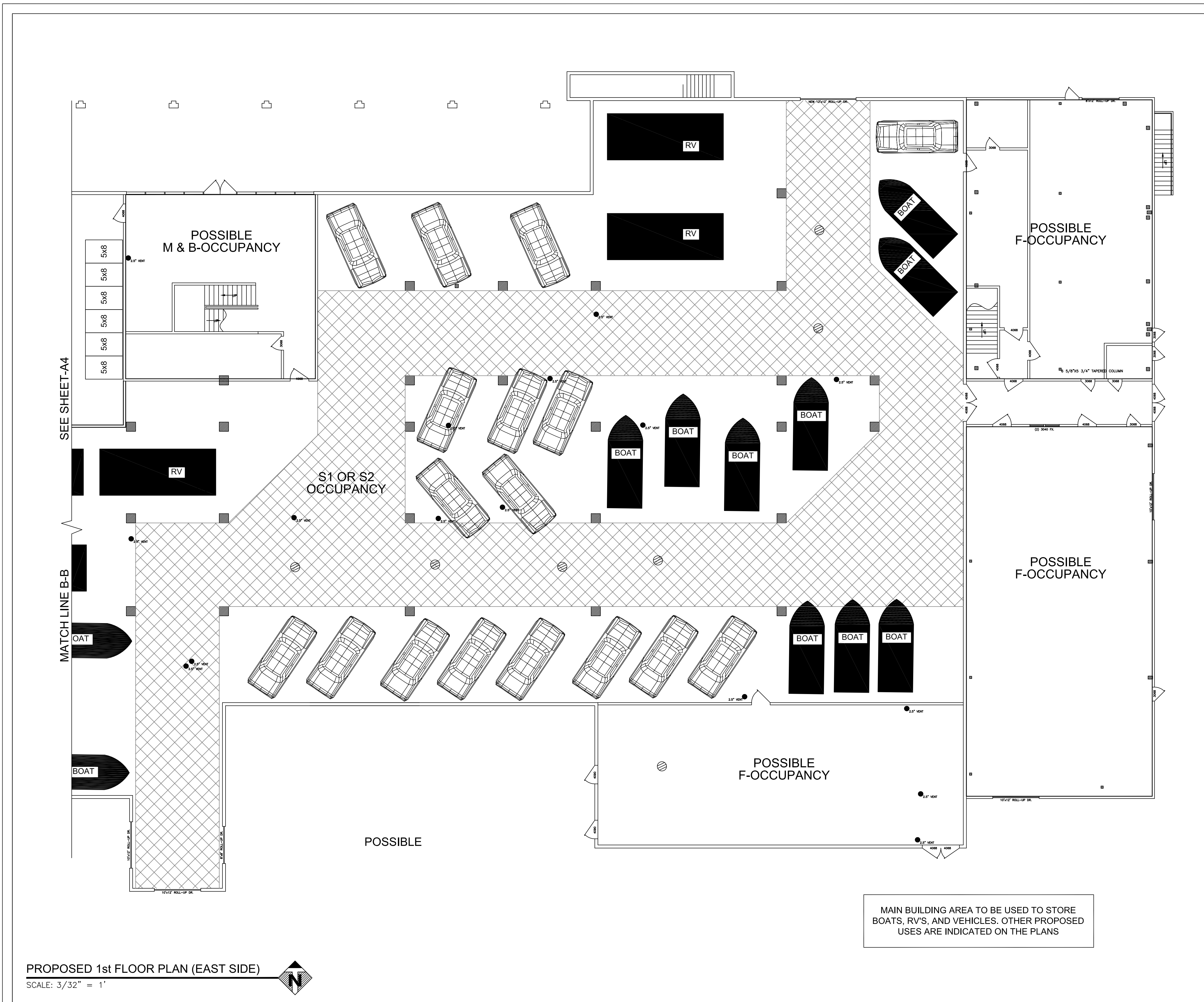
OWNER: BUILDING OWNER
 NAME: CHEMANOOR ZACHARIAH
 ADDRESS: 7777 BATES RD. TRACY, CA 95304
 PHONE: 209-346-4218

TENANT: TENANT
 NAME:
 ADDRESS:
 PHONE:

CONTRACTOR: LIC. # XXX
 NAME:
 ADDRESS:
 PHONE:

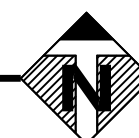
ARCHITECT: LICENCED ARCHITECT
 STEVEN A. TORRES II
 LIC# C 32553
 REN. 3-31-13
 STATE OF CALIFORNIA
 PHONE: (209) 662-4874

PROPOSED 1st FLOOR PLAN (WEST SIDE)
 CONSTRUCTION SITE
 SITE ADDRESS: 400 INDUSTRIAL PARK DR. MANTECA, CA 95337
 SITE APN: 221-190-48
 DRAWING INFORMATION
 DRAWN BY: LDP
 FILE NAME: 13-0107-MANTECA-PLANNING
 DRAWING SCALE: 3/32" = 1'



PROPOSED 1st FLOOR PLAN (EAST SIDE)

SCALE: 3/32" = 1'



CONSTRUCTION KEYNOTES

FRAMING LEGEND

- ⊠₄ = EXIST. 4x4 POST ⊠₆ = EXIST. 6x6 POST
- ▭ = EXISTING STUDS @ 16" O.C.
- ▬ = PROP 2x METAL STUDS

INTERIOR / EXTERIOR:

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6. IF TRENCHES OR EXCAVATIONS 5' OR MORE IN SAFETY TRENCH PLAN IS TO BE SUBMITTED.



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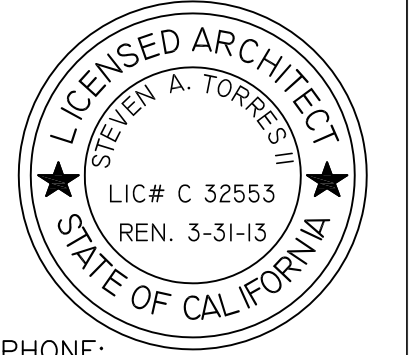
TENANT

NAME:
ADDRESS:
PHONE:

CONTRACTOR

LIC. # XXX
NAME:
ADDRESS:
PHONE:

ARCHITECT

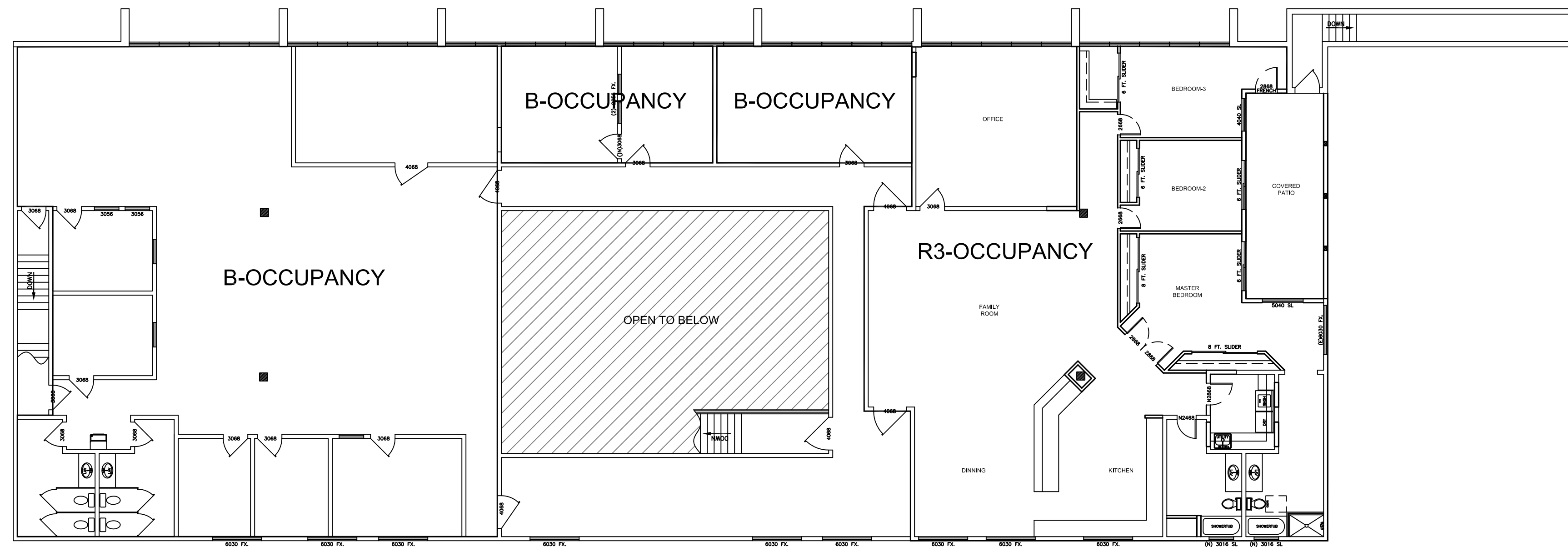


PHONE:
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PROPOSED 1st FLOOR PLAN (EAST SIDE)

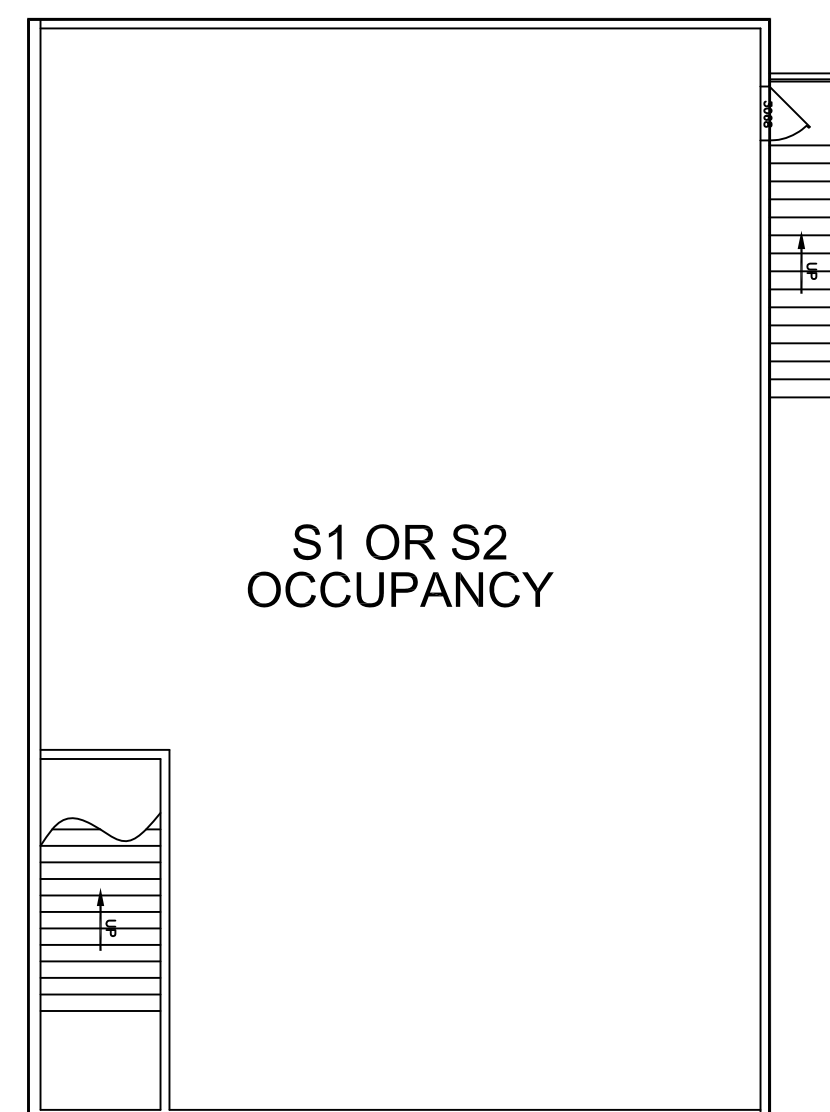
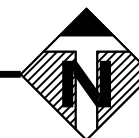
CONSTRUCTION SITE
SITE ADDRESS:
400 INDUSTRIAL PARK DR.
MANTECA, CA 95337
SITE APN:
221-190-48
DRAWING INFORMATION
DRAWN BY:
LDP
FILE NAME:
13-0107-MANTECA-PLANNING
DRAWING SCALE:
3/32" = 1'

A5



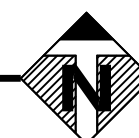
PROPOSED 2nd FLOOR PLAN (MAIN)

SCALE: 3/32" = 1'



PROPOSED 2nd FLOOR PLAN (EAST SIDE)

SCALE: 3/32" = 1'



CONSTRUCTION KEYNOTES

FRAMING LEGEND

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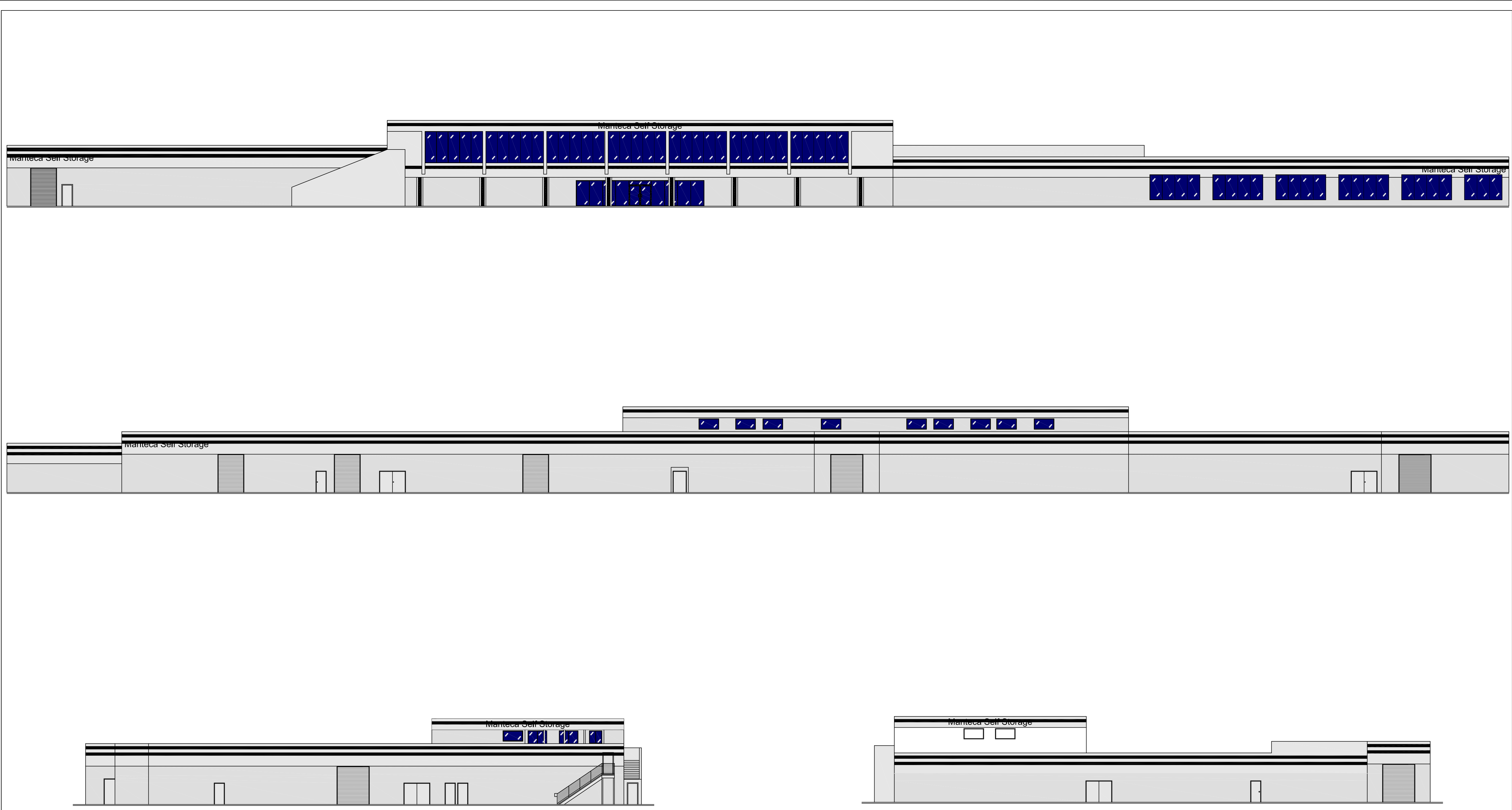
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ARCHITECT

LICENSED ARCHITECT
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LIC# C 32553
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STATE OF CALIFORNIA
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PROPOSED 2nd FLOOR PLANS

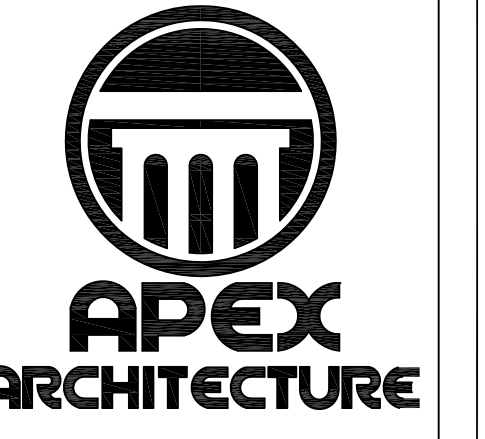
CONSTRUCTION SITE
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221-190-48
DRAWING INFORMATION
DRAWN BY:
LDP
FILE NAME:
13-0107-MANTECA-PLANNING
DRAWING SCALE:
3/32" = 1'



PROPOSED 2nd FLOOR PLAN (EAST SIDE)

SCALE: 1/16" = 1'

- PAINTED EXTERIOR; [COLOR: SIERRA WHITE]
- PAINTED EXTERIOR; [COLOR: PLYMOUTH GRAY]
- PAINTED EXTERIOR; [COLOR: CARBON]
- SIGNAGE (SEPARATE PERMIT); [COLOR: AS SHOWN]



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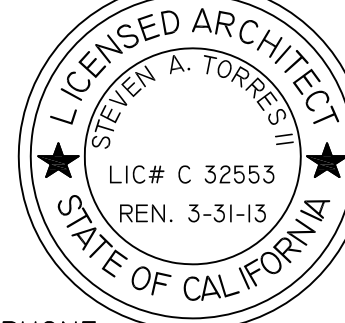
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 PHONE: (209) 662-4874

ELEVATIONS
 CONSTRUCTION SITE
 SITE ADDRESS: 400 INDUSTRIAL PARK DR. MANTECA, CA 95337
 SITE APN: 221-190-48
 DRAWING INFORMATION
 DRAWN BY: LDP
 FILE NAME: 13-0107-MANTECA-PLANNING
 DRAWING SCALE: 1/16" = 1'

A7