PROPOSED

AVENAL COMMUNITY CENTER

FOR THE:

CITY OF AVENAL



PROJECT ADDRESS:

1278 HYDRIL RD.
AVENAL, CA 93204

SOILS REPORT DATA

PROJECT INFORMATION

PROJECT INFORMATION:

STREET ADDRESS	1278 HYDRIL RD.
CITY	AVENAL
COUNTY OF	KINGS
STATE OF	CALIFORNIA
APN	038-260-049
APPROX. LAND AREA	998,395 SQ. FT. / 22.92 ACRES
AFFECTED SITE AREA:	1.7 ACRES. (49.8%)
CONSTRUCTION	PER CBC/CRC, V-B SPRINKLED
OCCUPANCY	B/S1
USE	OFFICE / GARAGE

SCOPE OF WORK	PROPOSED NEW MTL BUILDING & INTERIOR TENANT IMPROVEMENTS
EXISTING SITE USE	VACANT
SOURCE OF WATER	CITY
SOURCE OF SEWAGE	CITY
SOURCE OF ELEC.	P.G.& E.
SOURCE OF GAS	P.G. & E.
SOURCE OF T.V.	?
SOURCE OF PHONE	AT&T

PARKING:

STANDARD STALLS (9'X18')	89
ACCESSIBLE STALLS	4
TOTAL	93 STALLS PROVIDED

GOVERNING CODES

ALL WORK AND MATERIALS SHALL BE REGULATED BY THE FOLLOWING CODES AS ADOPTED BY THE COUNTY OF KINGS. NOTHING IN THESE PLANS TO BE CONSTRUED TO WORK NOT CONFORMING TO THESE CODES:

1. 2016 CALIFORNIA BUILDING CODE
2. CAL GREEN
3. 2016 CALIFORNIA PLUMBING CODE
4. 2016 CALIFORNIA MECHANICAL CODE
5. 2016 CALIFORNIA ELECTRICAL CODE
6. 2016 CALIFORNIA FIRE CODE
7. 2016 CA ENERGY CODE
8. 2016 AMERICAN WITH DISABILITIES ACT
9. COUNTY OF KINGS ORDINANCES.

SPECIAL INSPECTIONS

SPECIAL INSPECTIONS (IF REQUIRED) SHALL CONFORM TO PERTANANT SECTIONS OF THE 2010 CBC AND ARE REQUIRED DURING THE FOLLOWING:

FIELD WELDING OF LIGHT GAUGE STEEL SHALL BE CONTINUOUSLY INSPECTED BY AN APPROVED INSPECTOR.

"HIGH STRENGTH BOLTING, SHOP AND FIELD WELDING."

"THESE ELEMENTS OF CONSTRUCTION MUST BE INSPECTED BY APPROVED INDEPENDENT INSPECTORS WHO SHALL BE RETAINED BY THE OWNER. INSPECTORS SHALL SUBMIT THEIR REPORTS DIRECTLY TO THE KINGS COUNTY DEVELOPMENT SERVICES DIVISION." THESE INSPECTIONS ARE IN ADDITION TO THE REQUIRED KINGS COUNTY INSPECTIONS.

PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE A SCHEDULE OF REQUIRED INSPECTIONS AND SHALL SUBMIT THIS SCHEDULE TO THE ARCHITECT AND ENGINEER FOR APPROVAL.

FIELD INSPECTIONS BY:

-
-
-
-

GENERAL NOTES

COUNTY OF KINGS. UTILIZE ONLY RELAVENT NOTES AS THEY PERTAIN TO THE PROJECT CONTAINED IN THIS SET OF DOCUMENTS.

CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE COUNTY FOR REVIEW AND APPROVAL" [CBC APPENDIX 106.1]

SPECIAL INSPECTION IS REQUIRED BY THE GEOTECHNICAL ENGINEER FOR COMPLIANCE WITH THE GEOTECHNICAL REPORT. THE INSPECTION REPORT SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY OF KINGS BUILDING DEPARTMENT PRIOR TO THE FOUNDATION INSPECTION

INSTALL STREET ADDRESS NUMERALS, AT LEAST FOUR INCHES HIGH WITH MINIMUM 1/2-INCH STROKE, MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET." [CBC 501.2]

ALLOWABLE AREA/OCCUPANCY & EXITING PLAN

AREAS/OCCUPANCY LOADS (BLDG. TOTALS)

KEY	USE	AREA	OCC	TYPE	=	OCC
A	SPORTS/EXERCISE AREAS	21,206 SF	A3	@ 1/50	=	424
B	OFFICE AREA	373 SF	B	@ 1/100	=	4
C	RESTROOM AREAS	590 SF	B	@ 1/100	=	6
D	CORRIDOR/VESTIBULES	869 SF	B	@ 1/100	=	9
E	LOBBY	497 SF	B	@ 1/100	=	5
F	KITCHEN	1,106 SF	B	@ 1/200	=	6
G	STORAGE	628 SF	S1	@ 1/300	=	2
H	JANITOR	31 SF	S1	@ 1/300	=	1
TOTAL OCC LOAD					=	457

EXITING DATA FOR (E) BUILDING W/ NEW T.I.

E1	CLEAR EXIT WIDTH	=	72" X (1)
E2	CLEAR EXIT WIDTH	=	36" X (6)

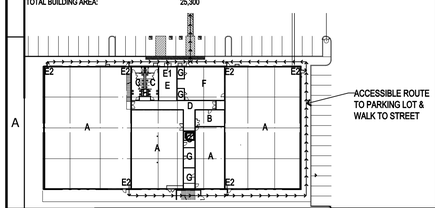
457 OCC X .2 = 91" EXIT WIDTH REQ. 288" PROVIDED

EXISTING 1 STORY STRUCTURE

BUILDING DATA AND ALLOWABLE AREA CALCULATION

DESCRIPTION	TYPE OF CONST	FLOOR AREA SQ. FT.	OCCUPANCY GROUP	ALLOWANCE AREA SQ. FT.
NEW STRUCTURE	V-B	25,300	B, S1	7,000 1 STORY

TOTAL BUILDING AREA: 25,300



AREA INCREASE DUE TO: FIRE SPRINKLER SYSTEM

AREA INCREASE:

ALLOWABLE AREA PER 2016 CBC TABLE 503		
INCREASE PER SECTION 506.3 (25,300 SF + 300%)	=	126,500 SF
AREA OF NEW BUILDING	=	25,300 SF THEREFORE, OK
PROPOSED OFFICE AREA	=	373 S.F.

CODE ANALYSIS SUMMARY

BUILDING CODE: 2016 CALIFORNIA BUILDING CODE

(COMMUNITY CENTER/GYMNASIUM STRUCTURE)

A. BUILDING TYPE:

OCCUPANCY:	OVERALL: = A3	INDIVIDUAL: = A3/B/S1
CONSTRUCTION TYPE:	V-B	
A3 OCCUPANCY:	21,206 SQ. FT. (SPORTS/EXERCISE AREAS)	
S1 OCCUPANCY:	659 SQ. FT. (STORAGE, JANITOR)	
B OCCUPANCY:	3,435 SQ. FT. (KITCHEN, OFFICE, RR, LOBBY)	
TOTAL OCCUPIED AREA:	25,300 SQ. FT.	
TOTAL BUILDING AREA:	**25,300 SQ. FT**	
ATTACHED CANOPY/WASH AREA:	1,800 SQ. FT.	
TOTAL UNDER ROOF:	10,260 SQ.FT.	

B. MEANS OF EGRESS:

OCCUPANT LOAD PER TABLE 1004.1.1.:

BUILDING 1

SPORTS/EXERCISE:	50 GROSS	21,206 / 50	= 424.12 OCCUPANTS
1X OFFICES:	100 GROSS	373 / 100	= 3.73 OCCUPANTS
2X RESTROOMS:	100 GROSS	590 / 100	= 5.9 OCCUPANTS
1X CORRIDOR/2X VESTIBULES:	100 GROSS	869 / 100	= 8.69 OCCUPANTS
LOBBY:	100 GROSS	497 / 100	= 4.97 OCCUPANTS
4X STORAGE	300 GROSS	628 / 300	= 2.09 OCCUPANTS
KITCHEN	200 GROSS	1,106 / 200	= 5.53 OCCUPANTS
TOTAL BUILDING OCCUPANCY:			= 455.03 OCCUPANTS

EGRESS WIDTH PER OCCUPANT PER TABLE 1005.1 (WITH SPRINKLER SYSTEM)

"E1+E2," AT DOORS: 0.2 INCHES PER PERSON X 455.03 OCCUPANTS = 91 INCHES REQUIRED / 288 INCHES PROVIDED

MINUMUM NUMBER OF EXITS PER SECTION 1020:

EXITS REQUIRED (PER TABLE 1021.1) = 2 / 7 PROVIDED

LENGTH OF EXIT ACCESS TRAVEL (WITH SPRINKLER SYSTEM) PER TABLE:

BLDG. 1: 250 FEET MAXIMUM / 50'-0" PROVIDED

C. FIRE PROTECTION SYSTEM:

AUTOMATIC FIRE SPRINKLER SYSTEM

SHEET INDEX

GENERAL

T0.01 COVER SHEET, SHEET INDEX & VICINITY MAP
A0.01 SYMBOLS AND ABBREVIATIONS
A0.02 GREEN STANDARDS SHEET 1
A0.03 GREEN STANDARDS SHEET 2
A0.04 GREEN STANDARDS SHEET 3
A0.05 GENERAL NOTES & PROJECT DIRECTORY

CIVIL

C- UNDER SEPARATE COVER

ARCHITECTURAL

A1.02 EXITING FLOOR PLAN & CONSTRUCTION PHASE PLAN
A2.01 FIRST FLOOR PLAN (PHASE 1 & 2)
A2.01 SECOND FLOOR PLAN (PHASE 3)
A3.01 EXTERIOR ELEVATIONS (PHASE 1)
A4.01 BUILDING SECTIONS A, B C & D (PHASE 1, 2, 3)
A4.02 BUILDING SECTIONS E, F, G & H (PHASE 1, 2, 3)
A6.01 REFLECTED CEILING PLAN (PHASE 1 & 2)
A7.01 DOOR WINDOW & FINISH SCHEDULE (PHASE 1 & 2)
A8.01 ENLARGED PLANS & ACCESSIBILITY DETAILS (PHASE 1 & 2)
A8.02 WALL & FINISH DETAILS
A8.03 DOOR & WINDOW DETAILS
A8.04 DETAILS
A8.05 EXTERIOR FINISH DETAILS

STRUCTURAL

S1.01 GENERAL NOTES
S2.02 TYPICAL DETAILS
S3.01 FOUNDATION PLAN
S4.01 DETAILS

MECHANICAL

M- NOT INCLUDED IN PHASE 1 SUBMITTAL

ELECTRICAL

E-1 ELECT. SITE
E-2 ELECT. PLAN

PLUMBING

P- NOT INCLUDED IN PHASE 1 SUBMITTAL

KITCHEN

K-1 FOOD SERVICE PLAN (PHASE 2)

LANDSCAPE ARCHITECTURE

L- NOT INCLUDED IN PHASE 1 SUBMITTAL

METAL BUILDING PLANS

E1 COVER SHEET
E2 ROOF FRAMING
E3 ROOF SHEETING
E4 SIDEWALL WALLSWA (FLUSH)
E5 SIDEWALL WALLSWC (FLUSH)
E6 SIDEWALL WALLSWA (BYPASS)
E7 SIDEWALL WALLSWC (BYPASS)
E8 ENDWALL WALLEWB (FLUSH)
E9 ENDWALL WALLEWD (FLUSH)
E10 ENDWALL WALLEWB (BYPASS)
E11 ENDWALL WALLEWD (BYPASS)
E12 MAIN FRAME CROSS SECTIONS
E13 MAIN FRAME CROSS SECTIONS
E14 MAIN FRAME CROSS SECTIONS
E15 MAIN FRAME CROSS SECTIONS
E16 MAIN FRAME CROSS SECTIONS
E17 MAIN FRAME CROSS SECTIONS
E18 MAIN FRAME CROSS SECTIONS
E19 MAIN FRAME CROSS SECTIONS
E20 MAIN FRAME CROSS SECTIONS
E21 MAIN FRAME CROSS SECTIONS
E22 MAIN FRAME CROSS SECTIONS
E23 PORTAL FRAME CROSS SECTIONS
E24 PORTAL FRAME CROSS SECTIONS
E25 CONNECTION DETAIL
F1 ANCHOR ROD SETTING PLAN
F2 ANCHOR ROD DETAILS
F3 FRAME REACTIONS
F5 FRAME REACTIONS

FIRE SUPPRESSION

SP1 NOT INCLUDED IN PHASE 1 SUBMITTAL

VICINITY MAP



CITY OF AVENAL — PROJECT LOCATION — 1278 HYDRIL RD. AVENAL, CA 93204

NORTH

COVER SHEET, GENERAL NOTES & INDEX

This set of plans, project documents and all ideas, aesthetics and designs incorporated therein are instruments of service. All project documents are the registered property of Harbison International (HI) and cannot be lawfully used in whole or in part taken for any purpose whatsoever without the written consent of HI. Use for any purpose except the specified project is prohibited. Changes to this approved project document use, reproduction, or modification (misuse) is not only unlawful but also automatically binds all parties involved with misuse to fully indemnify and defend HI and its consultants against any claims, damages, losses and expenses, including attorney's fees, claims or liabilities arising directly or indirectly from project document misuse.

Project documents describe design intent of work and are not a representation of the as-built or existing conditions. HI and HI's consultants make no representations concerning the accuracy of documents and are not responsible for any discrepancies between project documents and the existing conditions.

Consultant:

FBFCO
DESIGN, PLANNING & CADD CONSULTANTS
9732 N. Prior Avenue
Fresno, CA 93720
(559) 359-8299
fbfunch@sbcglobal.net
www.fbfco.net

Project engineer:

HARBISON INTERNATIONAL INC.,
ENGINEERS – SURVEYORS – PLANNERS
2755 E. SHAW AVE., SUITE 101, FRESNO, CA 93710
PHONE: (559) 294-7485 FAX: (559) 294-7481
EMAIL: mike@harbisonint.com

AVENAL COMMUNITY CENTER
AVENAL, CA

REVISIONS No.	Date	Desc.
1		

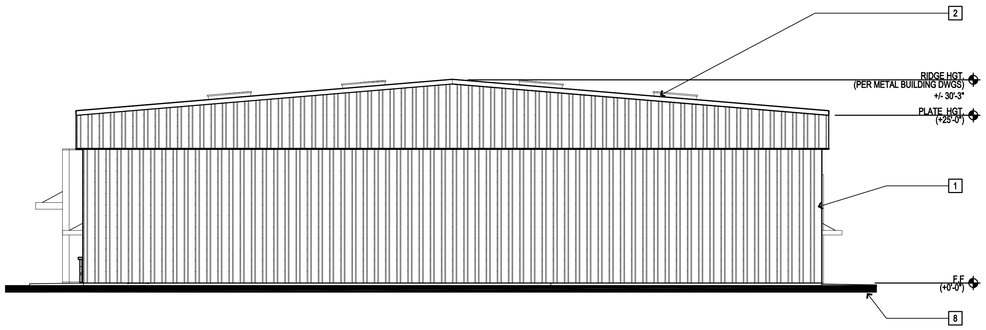
Drawn: Fred Funch
Approved: M.A.HAMZY
Project No. 2018–8
Date: 9/21/2018

Title: COVER SHEET, GENERAL NOTES & INDEX

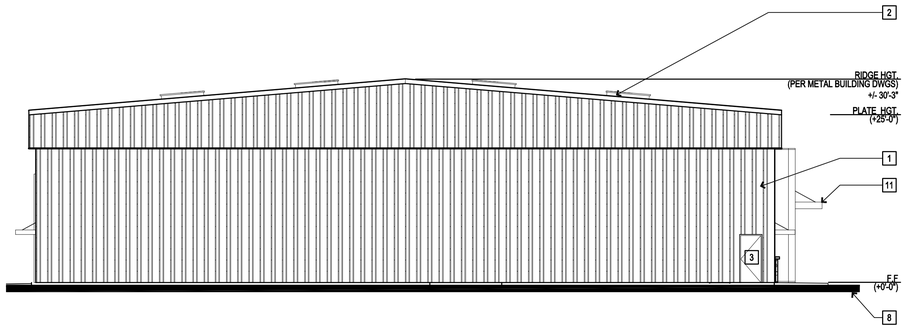
Sheet No.: T0.01
OF – SHEETS



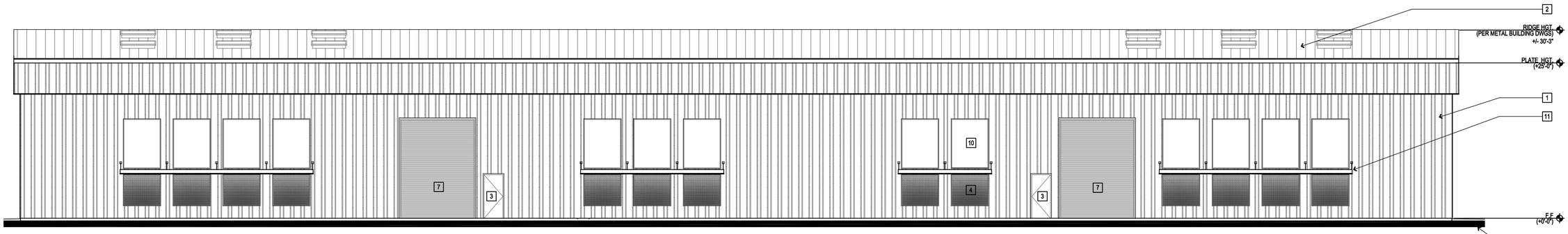
NORTH SIDE ELEVATION
3/16" = 1'-0"



WEST SIDE ELEVATION
3/32"=1'-0"



EAST SIDE ELEVATION
3/32"=1'-0"



SOUTH SIDE ELEVATION
3/16"=1'-0"

NOTES:
ADDRESS STANDARDS
ALL BUILDINGS SHALL HAVE A PERMANENTLY POSTED ADDRESS INSTALLED AT THE BEGINNING OF CONSTRUCTION IN ACCORDANCE WITH THE FOLLOWING:

A. SHALL BE PHYSICALLY INSTALLED ON THE BUILDING;
B. AT THE INTERSECTION OF THE ROAD AND DRIVEWAY ENTRANCE SERVING THE BUILDING OR BE VISIBLE FROM THE ROAD;
C. SHALL BE VISIBLE AND LEGIBLE FOR A MINIMUM OF 100' FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD;
D. SHALL BE ON A SINGLE POST WHERE MULTIPLE ADDRESSES ARE FOR A SINGLE DRIVEWAY;
E. SHALL BE POSTED AT INTERSECTIONS OF ROADS AND/OR DRIVEWAYS TO CLEARLY INDICATE THE DIRECTION TO THE STRUCTURE SERVED;
F. ALL SIGNS REQUIRED BY THIS CHAPTER SHALL:
1. HAVE A MIN. 4" LETTER/NUMBER HEIGHT, 1/2" STROKE;
2. BE REFLECTORIZED;
3. HAVE LETTER/NUMBER COLOR CONTRASTING WITH THE BACKGROUND COLOR;
4. BE OF A FIRE-RETARDANT MATERIAL MOUNTED ON A FIRE-RETARDANT POST;
5. SIGNS SHALL COMPLY WITH THE CURRENT ADOPTED EDITION OF THE CALIFORNIA FIRE CODE.

ELEVATION KEY NOTES

SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION
9	EXTERIOR STUCCO FINISH	1	FOR MTL. BUILDING EXTERIOT FINISHES AND FRAMING (SEE ATTACHED METAL BUILDING DRAWINGS BY MTL. BLDG. MANUF.)
10	SPANDREL PANEL	2	METAL ROOFING (SEE ATTACHED METAL BUILDING DRAWINGS BY METAL BUILDING CONTRACTOR)
11	MTL. CHANNEL FRAMED WINDOW SHADE COVER	3	DOORS (BY OWNER/CONTRACTOR)
12	STONE VENEER	4	WINDOWS (BY OWNER/CONTRACTOR)
		5	METAL COLUMS (SEE ATTACHED METAL BUILDING DRAWINGS BY METAL BUILDING MANUF.)
		6	METAL BEAMS (SEE ATTACHED METAL BUILDING DRAWINGS BY METAL BUILDING MANUF.)
		7	ROLL-UP METAL DOORS (BY OWNER/CONTRACTOR)
		8	GRADE

EXTERIOR ELEVATIONS
(PHASE 1 & 2)

This and all other project documents and all ideas, aesthetic and design incorporated therein are instruments of service. All project documents are the copyrighted property of Harbison International (HI) and cannot be lawfully used in whole or part by any party for purposes except as determined by HI. Any such use, or reuse, without the written consent of HI will be at the user's sole risk and without liability to HI. Purposes except as determined by HI. Any such use, or reuse, project document use, reproduction, or modification (misuse) is not only unlawful but also automatically binds all parties involved with misuse to fully indemnify and defend HI against all claims or liabilities arising directly or indirectly from project document misuse.

Project documents describe design intent of work and are not a representation of the as-built or existing conditions. HI and HI's consultants make no representations concerning the accuracy of documents and are not responsible for any discrepancies between project documents and the existing conditions.

Consultant:

FBFCO
DESIGN, PLANNING & CADD CONSULTANTS
9732 N. Price Avenue
Fresno, CA 93720
(559) 259-6299
fbfunch@sbcglobal.net
www.fbfco.net

Project engineer:

HARBISON INTERNATIONAL INC.,
ENGINEERS – SURVEYORS – PLANNERS
2755 E. SHAW AVE., SUITE 101, FRESNO, CA 93710
PHONE: (559) 294-7485 FAX: (559) 294-7481
EMAIL: mike@harbisonint.com

AVENAL COMMUNITY CENTER
AVENAL, CA

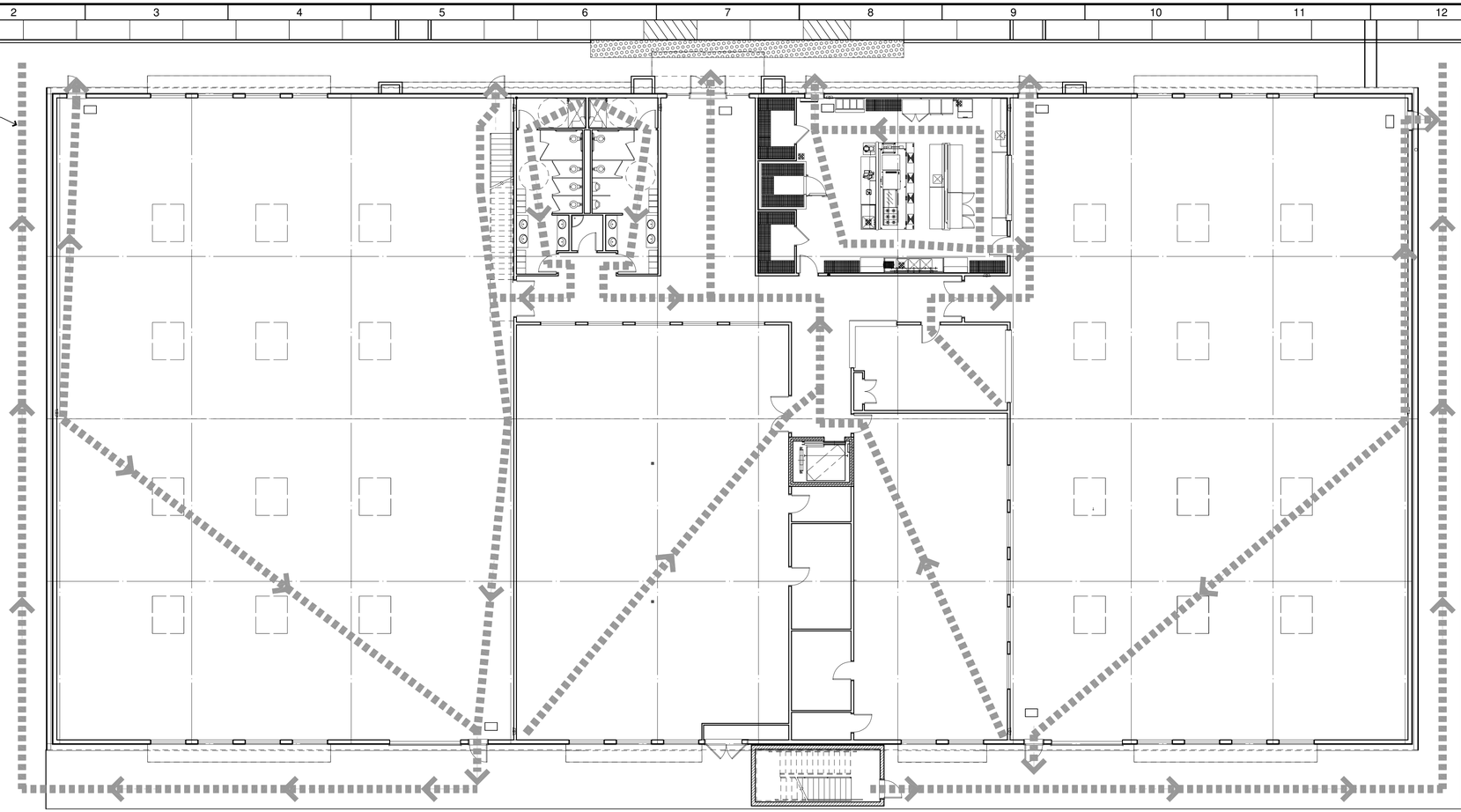
REVISIONS No.	Date	Desc.
1		

Drawn: Fred Funch
Approved: M.A.HAMZY
Project No. 2018-8
Date: 9/21/2018

Title
EXTERIOR ELEVATIONS (PHASE 1 & 2)

Sheet No.
A3.01
OF – SHEETS

ACCESSIBLE PEDESTRIAN ROUTE TO AND FROM PUBLIC WAY TO BUSINESS ENTRANCE & HC PARKING
(MIN. 48" WIDE, NOT TO EXCEED 2% CROSS SLOPE, 5% RUNNING SLOPE UNLESS A RAMP IS UTILIZED)



EXITING PATHWAY FLOOR PLAN
3/32" = 1'-0"

NORTH

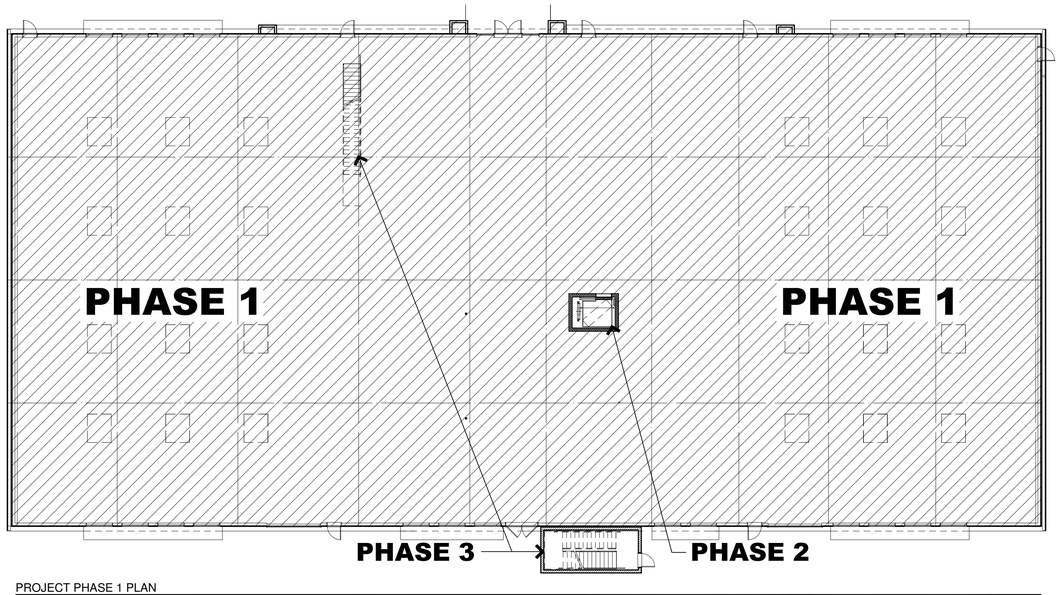
EGRESS AND ACCESSIBILITY NOTES:

1. ALL EXTERIOR ENTRANCES AND EXITS IDENTIFIED WITH A TRIANGULAR SYMBOL (□) ON THIS PLAN ARE ACCESSIBLE AND COMPLY WITH CBC 1133B.1.1, INCLUDING:

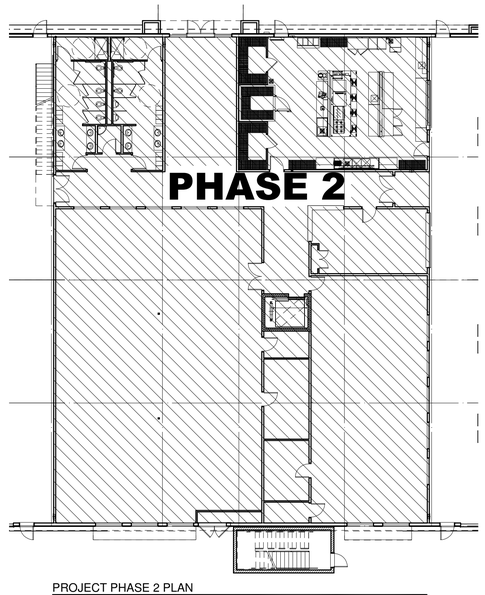
   A. 32" CLEAR OPENING

   B. THERE SHALL BE NO VERTICAL OFFSET GREATER THAN 1/2-INCH ALONG THE ENTIRE PATH OF TRAVEL FROM THE PUBLIC WAY/ACCESSIBLE PARKING STALL INTO THE BUILDING OR RESTROOMS.

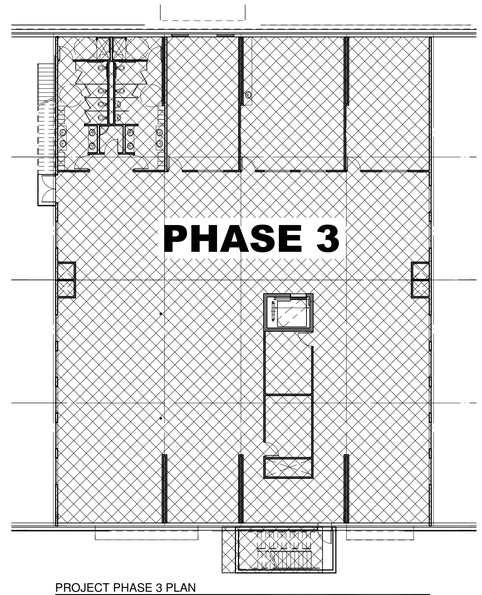
   C. THE PATH OF TRAVEL TO ANY EXIT SHALL NOT BE BLOCKED



PROJECT PHASE 1 PLAN
1/16" = 1'-0"



PROJECT PHASE 2 PLAN
1/16" = 1'-0"



PROJECT PHASE 3 PLAN
1/16" = 1'-0"

EXITING PATH FLOOR PLAN & CONSTRUCTION PHASE PLAN

This set of other project documents and all ideas, aesthetics and designs incorporated therein are instruments of service. All project documents are the registered property of Harbison International (HI) and cannot be lawfully used in whole or part for any project or purpose except as determined by written contract between HI and the Owner. Permitted use does not convey any such project document use, reproduction, or modification (misuse) is not only unlawful but also automatically binds all parties involved with misuse to fully indemnify and defend HI against any and all claims or liabilities arising directly or indirectly from project document misuse.

Project documents describe design intent of work and are not a representation of the as-built or existing conditions. HI and HI's consultants make no representations concerning the accuracy of documents and are not responsible for any discrepancies between project documents and the existing conditions.

Consultant:

FBFCO
DESIGN, PLANNING & CADD CONSULTANTS
9732 N. Price Avenue
Fresno, CA 93720
(559) 259-6299
fbfunch@sbcglobal.net
www.fbfco.net

Project engineer:

HARBISON INTERNATIONAL INC.,
ENGINEERS – SURVEYORS – PLANNERS
2755 E. SHAW AVE., SUITE 101, FRESNO, CA 93710
PHONE: (559) 294-7485 FAX: (559) 294-7481
EMAIL: mike@harbisonint.com

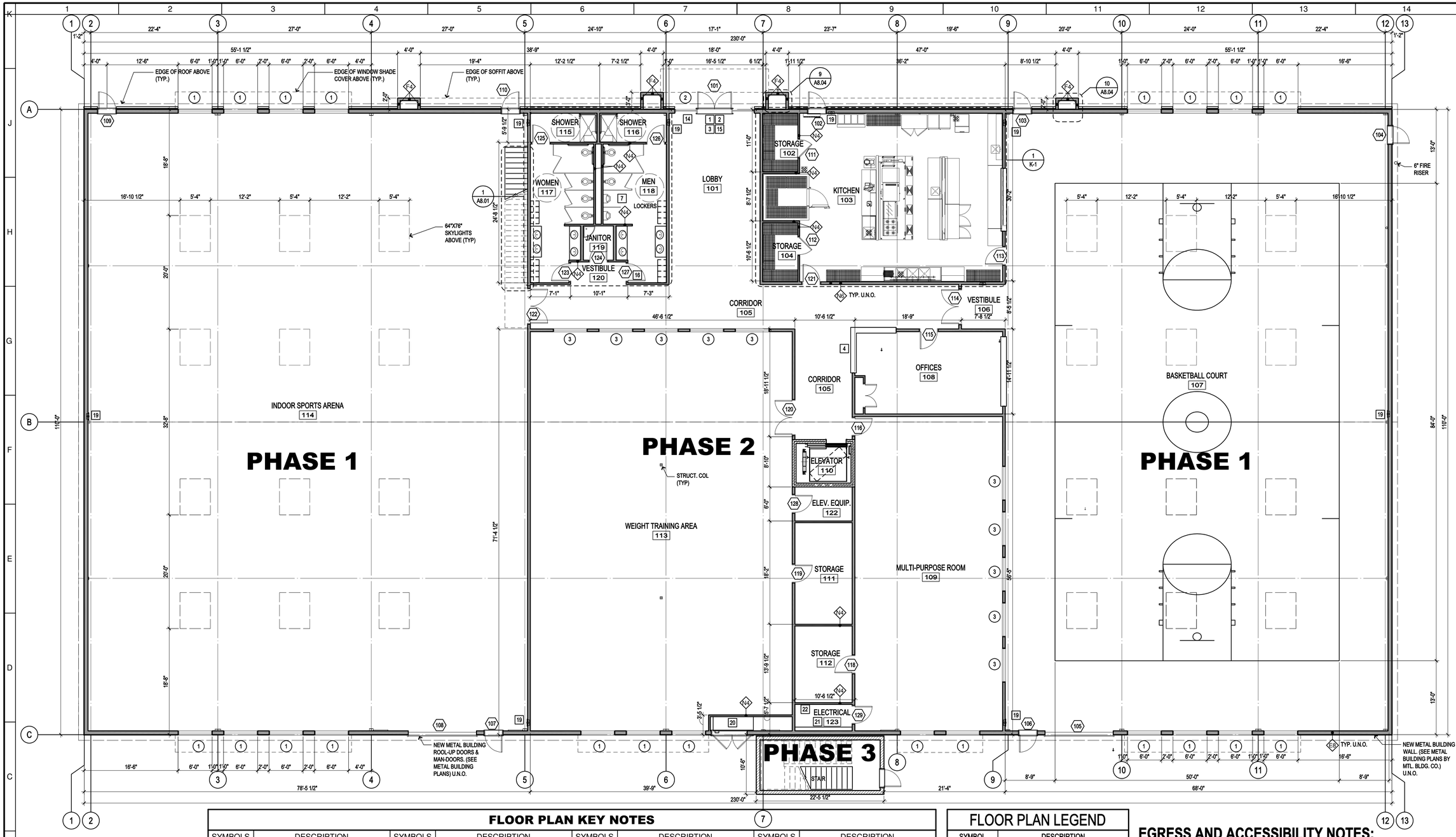
AVENAL COMMUNITY CENTER
AVENAL, CA

REVISIONS No.	Date	Desc.
1		

Drawn: Fred Funch
Approved: M.A.HAMZY
Project No. 2018-8
Date: 9/21/2018

Title
EXITING PATH FLOOR PLAN & CONSTRUCTION PHASE PLAN

Sheet No.
A1.02
OF – SHEETS



FLOOR PLAN KEY NOTES

SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION
		17	34"-38" HIGH HANDRAILS AT STAIRS (SEE STAIR NOTES A9.01)	9	WATER HEATER (PROVIDE (2) 25GA. MTL. STRAPS AT WATER HEATER TOP AND BOTTOM.)	1	PROVIDE 5" X 5" SYMBOL OF ACCESSIBILITY AT ALL PRIMARY BUILDING ENTRANCES.
		18	42" HIGH GUARD RAIL (INTERMEDIATE RAILINGS IN GUARDRAIL/STAIRRAIL SHALL BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH THEM).	10	PROVIDE FRP BOARD 48" HIGH WITHIN 24" OF SIDE AND FRONT OF W/C & URINALS, MIN.	2	TACTILE BRAILLE SIGNS @ ALL EXITS (SEE 9/A8.01)
		19	CABINET OR WALL MOUNTED FIRE EXTINGUISHER. PORTABLE FIRE EXTINGUISHERS PER NFPA 10, 2-A:10-B:C RATED MINIMUM. PROVIDE ONE PORTABLE FIRE EXTINGUISHER FOR EVERY 3000 SQ. FT. WITH A MAXIMUM TRAVEL DISTANCE OF 75'	11	ACOUSTICAL INSULATION: ALL INTERIOR PERIMETER STUD WALLS OF THE FOLLOWING SPACES SHALL BE INSULATED W/ ACOUSTICAL INSULATION: EXAM ROOMS, RESTROOMS NOTES: A. -ACOUSTICAL INSULATION LOCATED IN RATED AND NON-RATED CONSTRUCTION SHALL BE 3" THICK, 2.5 PCF "THERMAFIBER" SAFB OR APPROVED EQUIVALENT.	3	POST A SIGN THAT READS, "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED." USE LETTERS 1" HIGH ON A CONTRASTING BACKGROUND AT THE MAIN EXIT. THE LOCKING DEVICE MUST BE READILY DISTINGUISHABLE AS BEING LOCKED.
		20	ELECTRICAL METER AND MAIN PANEL	12	FIRE-RATED WALL SHALL EXTEND FULL HEIGHT TO BOTTOM OF THE ROOF SHEATHING PER NON-FIRE RATED WALLS SHALL EXTEND 6" MIN. ABOVE HIGHEST ADJACENT CEILING.	4	ADA ACCESSIBLE COUNTER, +34" MAX. COUNTER TOP HEIGHT, 29" MIN. CLEAR UNDER COUNTER.
		21	INTERIOR ELECTRICAL SUBPANELS	13	INSTALL AUTOMATIC CLOSING DEVICES, LOOP OR "U" SHAPED HANDLES BELOW THE LATCHES AND 34" CLR. OPENING WIDTH (36" DOORS)	5	COLUMN (SEE STRUCTURAL DRAWINGS FOR COLUMN INFORMATION)
		22	LOW-VOLTAGE AND PHONE BOARD	14	TACTILE "EXIT" OR "EXIT ROUTE" SIGN (AS NOTED ON PLAN) MTD. TO WALL	6	FLOOR DRAIN, SEE PLUMBING PLAN
				15	PANIC EGRESS HARDWARE @ EXIT DOOR	7	ACCESSIBLE RESTROOMS
				16	RESTROOM IDENTIFICATION IS TO BE PROVIDED IN GRADE II BRAILLE AND RAISED CHARACTERS PER CBC 1117B.5 (SEE DET 7/A8.01)	8	EXTERIOR HOSE BIB

FLOOR PLAN LEGEND

SYMBOL	DESCRIPTION
E-A / E-B	NEW EXTERIOR, 4", 6", 8" STEEL STUDS (OR 8" GIRTS BY METAL BUILDING MANUF.) EXTERIOR WALLS (TYPICAL U.N.O.) (SEE 1/A8.05)
	@ 1-HR, SEPARATION WALL CONDITION
I-A / I-B	NEW 2X4", 2X6" WD. STUDS W/ 5/8" G.W.B. EACH SIDE (TYPICAL U.N.O.) (SEE 2/A8.05)
E-A / E-B	NEW 4", 6" WD. STUD, EXTERIOR STUCCO WALL (TYPICAL U.N.O.) (SEE 3/A8.05)
1	DOOR SYMBOL
A	WINDOW SYMBOL
E / A2.1	BUILDING SECTION
1 — A	BUILDING GRID

EGRESS AND ACCESSIBILITY NOTES:

1. ALL EXTERIOR ENTRANCES AND EXITS IDENTIFIED WITH A TRIANGULAR SYMBOL (◺) ON THIS PLAN ARE ACCESSIBLE AND COMPLY WITH CBC 1133B.1.1, INCLUDING:

   A. 32" CLEAR OPENING

   B. THERE SHALL BE NO VERTICAL OFFSET GREATER THAN 1/2-INCH ALONG THE ENTIRE PATH OF TRAVEL FROM THE PUBLIC WAY/ACCESSIBLE PARKING STALL INTO THE BUILDING OR RESTROOMS.

   C. THE PATH OF TRAVEL TO ANY EXIT SHALL NOT BE BLOCKED

NORTH
SCALE: 1/8" = 1'
8' 4' 0 8'

FIRST FLOOR PLAN (PHASE 1 & 2)

This set of plans and specifications and all ideas, arrangements and designs incorporated therein are instruments of service. All project documents are the copyrighted property of Harbison International (HI) and cannot be lawfully used in whole or part for any purpose except as permitted by the terms of a written agreement with HI. Any project document use, reproduction, or modification (misuse) is not only unlawful but also automatically binds all parties involved with misuse to fully indemnify and defend HI and its consultants against any and all claims or liabilities arising directly or indirectly from project document misuse.

Project documents describe design intent of work and are not a representation of the as-built or existing conditions. HI and its consultants make no representations concerning the accuracy of documents and are not responsible for any discrepancies between project documents and the existing conditions.

Consultant:

FBFCO
DESIGN, PLANNING & CADD CONSULTANTS
9732 N. Price Avenue
Fresno, CA 93720
(559) 259-6299
fbfunch@sbcglobal.net
www.fbfco.net

Project engineer:

HARBISON INTERNATIONAL INC.,
ENGINEERS – SURVEYORS – PLANNERS
2755 E. SHAW AVE., SUITE 101, FRESNO, CA 93710
PHONE: (559) 294-7485 FAX: (559) 294-7481
EMAIL: mike@harbisonint.com

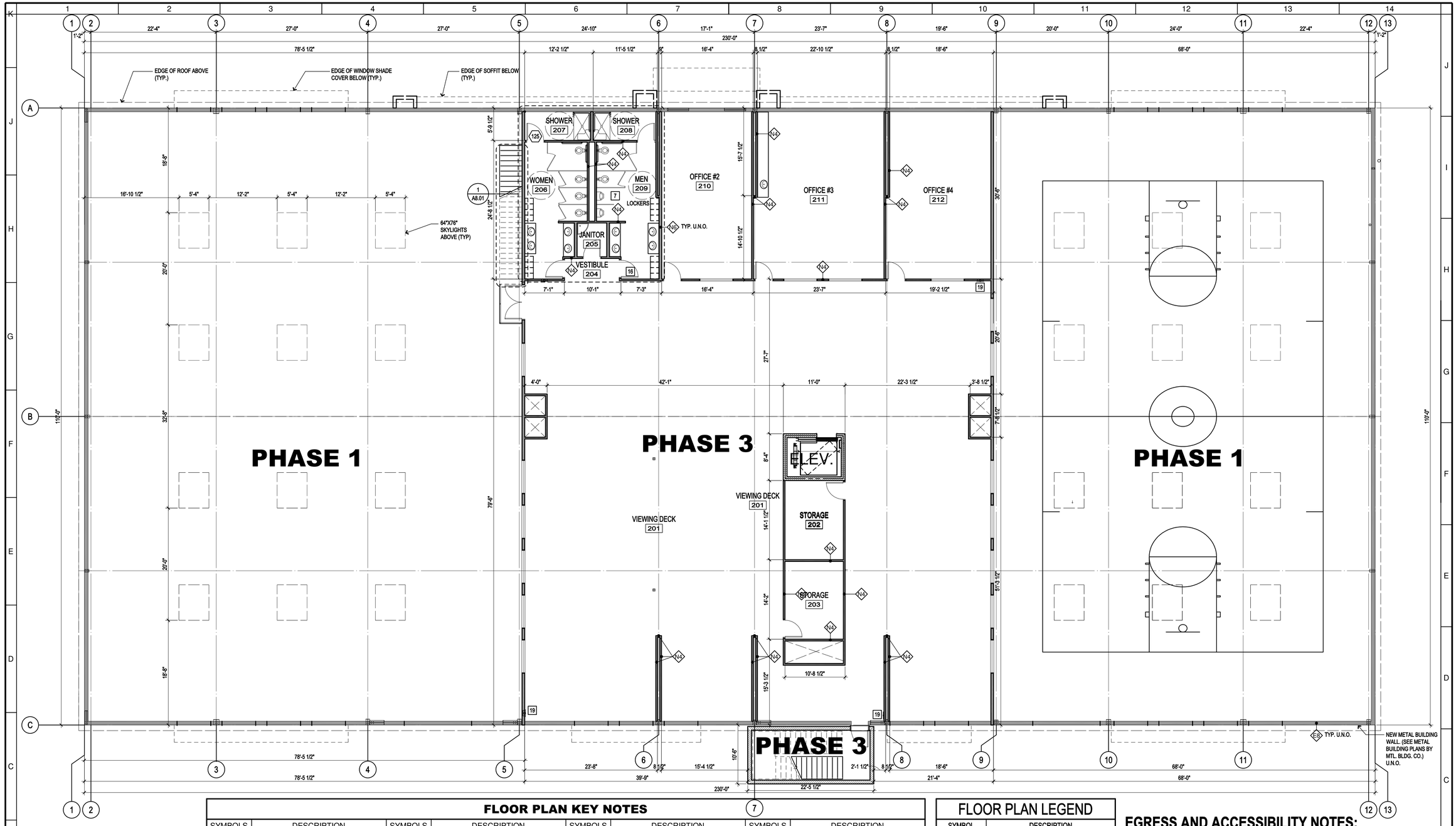
AVENAL COMMUNITY CENTER
AVENAL, CA

REVISIONS No.	Date	Desc.
1		

Drawn: Fred Funch
Approved: M.A.HAMZY
Project No. 2018-8
Date: 9/21/2018

Title: FIRST FLOOR PLAN (PHASE 1 & 2)

Sheet No. A2.01
OF – SHEETS



FLOOR PLAN KEY NOTES

SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION
		17	34"-38" HIGH HANDRAILS AT STAIRS (SEE STAIR NOTES A9.01)	9	WATER HEATER (PROVIDE (2) 25GA. MTL. STRAPS AT WATER HEATER TOP AND BOTTOM.)	1	PROVIDE 5" X 5" SYMBOL OF ACCESSIBILITY AT ALL PRIMARY BUILDING ENTRANCES.
		18	42" HIGH GUARD RAIL (INTERMEDIATE RAILINGS IN GUARDRAIL/STAIRRAIL SHALL BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH THEM).	10	PROVIDE FRP BOARD 48" HIGH WITHIN 24" OF SIDE AND FRONT OF W/C & URINALS, MIN.	2	TACTILE BRAILLE SIGNS @ ALL EXITS (SEE 9/A8.01)
		19	CABINET OR WALL MOUNTED FIRE EXTINGUISHER. PORTABLE FIRE EXTINGUISHERS PER NFPA 10, 2-A:10-B:C RATED MINIMUM. PROVIDE ONE PORTABLE FIRE EXTINGUISHER FOR EVERY 3000 SQ. FT. WITH A MAXIMUM TRAVEL DISTANCE OF 75'	11	ACOUSTICAL INSULATION: ALL INTERIOR PERIMETER STUD WALLS OF THE FOLLOWING SPACES SHALL BE INSULATED W/ ACOUSTICAL INSULATION: EXAM ROOMS; RESTROOMS NOTES: A. -ACOUSTICAL INSULATION LOCATED IN RATED AND NON-RATED CONSTRUCTION SHALL BE 3" THICK, 2.5 PCF "THERMAFIBER" SAFB OR APPROVED EQUIVALENT.	3	POST A SIGN THAT READS, "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED," USE LETTERS 1" HIGH ON A CONTRASTING BACKGROUND AT THE MAIN EXIT. THE LOCKING DEVICE MUST BE READILY DISTINGUISHABLE AS BEING LOCKED.
		20	ELECTRICAL METER AND MAIN PANEL	12	FIRE-RATED WALL SHALL EXTEND FULL HEIGHT TO BOTTOM OF THE ROOF SHEATHING PER NON-FIRE RATED WALLS SHALL EXTEND 6" MIN. ABOVE HIGHEST ADJACENT CEILING.	4	ADA ACCESSIBLE COUNTER, +34" MAX. COUNTER TOP HEIGHT, 29" MIN. CLEAR UNDER COUNTER.
		21	INTERIOR ELECTRICAL SUBPANELS	13	INSTALL AUTOMATIC CLOSING DEVICES, LOOP OR "U" SHAPED HANDLES BELOW THE LATCHES AND 34" CLR. OPENING WIDTH (36" DOORS)	5	COLUMN (SEE STRUCTURAL DRAWINGS FOR COLUMN INFORMATION)
		22	LOW-VOLTAGE AND PHONE BOARD	14	TACTILE "EXIT" OR "EXIT ROUTE" SIGN (AS NOTED ON PLAN) MTD. TO WALL	6	FLOOR DRAIN, SEE PLUMBING PLAN
				15	PANIC EGRESS HARDWARE @ EXIT DOOR	7	ACCESSIBLE RESTROOMS
				16	RESTROOM IDENTIFICATION IS TO BE PROVIDED IN GRADE II BRAILLE AND RAISED CHARACTERS PER CBC 117B.5 (SEE DET 7/A8.01)	8	EXTERIOR HOSE BIB

FLOOR PLAN LEGEND

SYMBOL	DESCRIPTION
E-1 / E-2	NEW EXTERIOR, 4", 6", 8" STEEL STUDS (OR 8" GIRTS BY METAL BUILDING MANUF.) EXTERIOR WALLS (TYPICAL U.N.O.) (SEE 1/A8.05)
1-HR	@ 1-HR, SEPARATION WALL CONDITION
N-4 / N-6	NEW 2X4", 2X6" WD. STUDS W/ 5/8" G.W.B. EACH SIDE (TYPICAL U.N.O.) (SEE 2/A8.05)
F-4 / F-6	NEW 4", 6" WD. STUD, EXTERIOR STUCCO WALL (TYPICAL U.N.O.) (SEE 3/A8.05)
1	DOOR SYMBOL
A	WINDOW SYMBOL
E / A2.1	BUILDING SECTION
1 — A	BUILDING GRID

EGRESS AND ACCESSIBILITY NOTES:

1. ALL EXTERIOR ENTRANCES AND EXITS IDENTIFIED WITH A TRIANGULAR SYMBOL (◺) ON THIS PLAN ARE ACCESSIBLE AND COMPLY WITH CBC 1133B.1.1, INCLUDING:

   A. 32" CLEAR OPENING

   B. THERE SHALL BE NO VERTICAL OFFSET GREATER THAN 1/2-INCH ALONG THE ENTIRE PATH OF TRAVEL FROM THE PUBLIC WAY/ACCESSIBLE PARKING STALL INTO THE BUILDING OR RESTROOMS.

   C. THE PATH OF TRAVEL TO ANY EXIT SHALL NOT BE BLOCKED

NORTH

SCALE: 1/8" = 1'

SECOND FLOOR PLAN (PHASE 3)

This set of other project documents and all ideas, aesthetics and designs incorporated therein are instruments of service. All project documents are the registered property of Harbison International (HI) and cannot be lawfully used in whole or part for any project or purposes except as determined by HI. Any unauthorized use, project document use, reproduction, or modification (misuse) is not only unlawful but also automatically binds all parties involved with misuse to fully indemnify and defend HI, and HI's consultants from any claims or liabilities arising directly or indirectly from misuse.

Project documents describe design intent of work and are not a representation of the as-built or existing conditions. HI and HI's consultants make no representations concerning the accuracy of documents and are not responsible for any discrepancies between project documents and the existing conditions.

Consultant:

FBFCO
DESIGN, PLANNING & CADD CONSULTANTS
9732 N. Price Avenue
Fresno, CA 93720
(559) 259-6299
fbfunch@sbcglobal.net
www.fbfco.net

Project engineer:

HARBISON INTERNATIONAL INC.,
ENGINEERS – SURVEYORS – PLANNERS
2755 E. SHAW AVE., SUITE 101, FRESNO, CA 93710
PHONE: (559) 294-7485 FAX: (559) 294-7481
EMAIL: mike@harbisonint.com

AVENAL COMMUNITY CENTER
AVENAL, CA

REVISIONS

No.	Date	Desc.
1		

Drawn: Fred Funch
Approved: M.A.HAMZY
Project No. 2018-8
Date: 9/21/2018

Title
SECOND FLOOR PLAN (PHASE 3)

Sheet No.
A2.02
OF – SHEETS