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Project Location:
Building 'D'
7498 N. Remington Ave.
Fresno, Ca. 93711

Project Title:
Proposed Office Building for Pacific Commonwealth Dev.

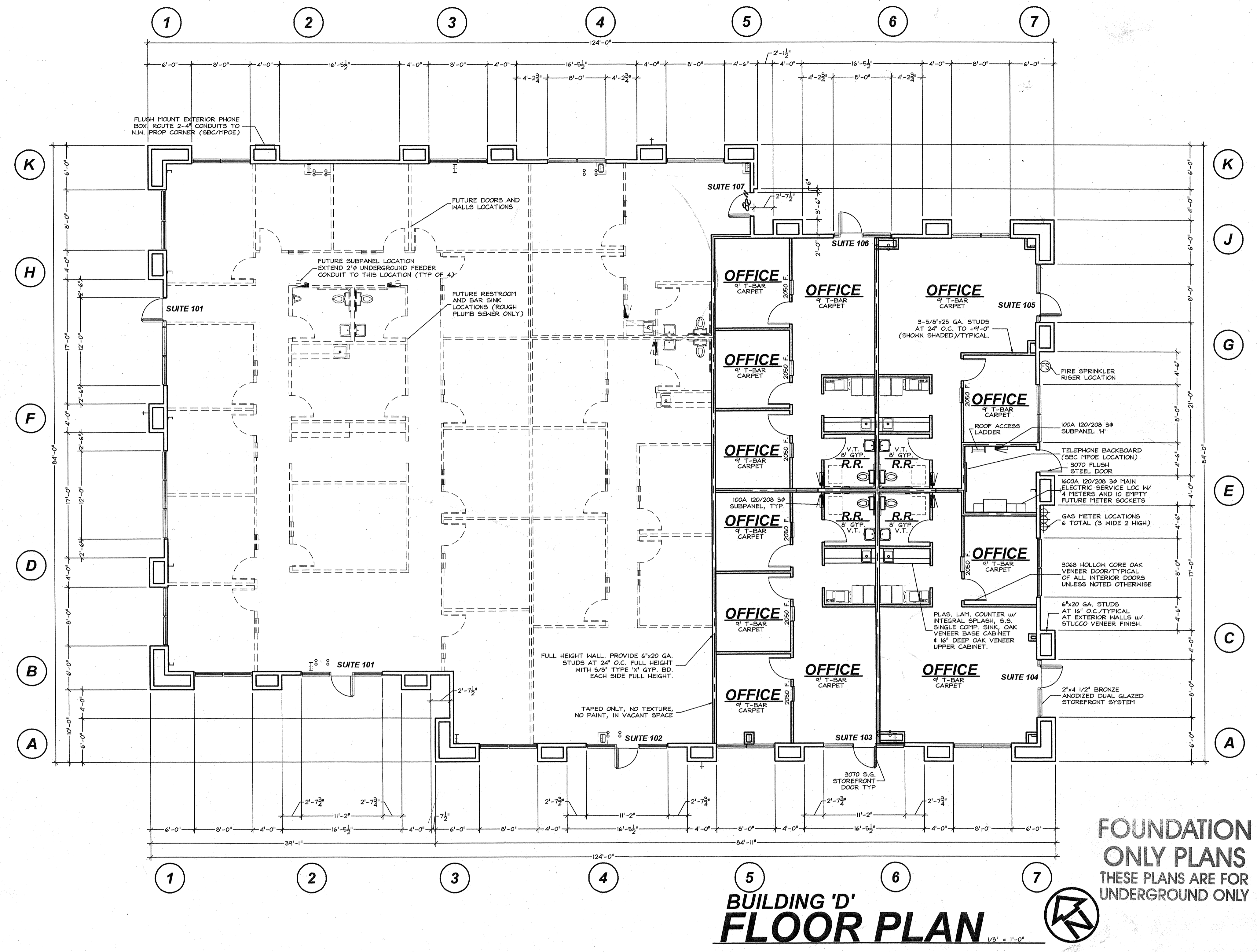


BROOKS RANSOM ASSOCIATES
 7415 N. 9TH AVE., SUITE #100
 FRESNO, CALIFORNIA 93711

Revisions

#	Description	Date

Job No.
05-20
Name & Address
 Pacific Commonwealth Dev.
 7498 N. Remington Ave.
 Fresno, Ca. 93711
Sheet No.



BUILDING 'D' FLOOR PLAN
1/8" = 1'-0"

FOUNDATION ONLY PLANS
 THESE PLANS ARE FOR UNDERGROUND ONLY

CABINET ELEVATION

ROUGH OPENINGS

DOORS	
SIZE/TYPE	ROUGH OPENING
3070 STOREFRONT	40" x 86-1/4"
3070 FLUSH STEEL	40" x 86"
3065 INTERIOR	38" x 82"

WINDOWS-WOOD	
SIZE/TYPE	ROUGH OPENING
2050	26" x 62"

WALL LEGEND

	INTERIOR PARTITION WALLS 3 5/8"x26ga STUDS @ 24"oc (HEIGHT AS REQ'D FOR CEILING)
	EXTERIOR WALLS 6"x20ga STUDS @ 16"oc PROVIDE R-H INSULATION TO ROOF DECK
	FULL HEIGHT DEFINING WALL 3 5/8"x26ga STUDS @ 24"oc PROVIDE R-H INSULATION TO ROOF DECK

BUILDING INSULATION

- Provide R-19/R-14 Fiberglass batt insulation in all office perimeter walls.
- Provide R-19 fiberglass batt insulation at all office ceilings.
- Provide R-10 white vinyl faced insulation in entire building roof.
- Provide R-6 white vinyl faced insulation at all exposed metal walls.

DIMENSION NOTE

NOTE: !!!!!!!
 ALL DIMENSIONS SHOWN THROUGHOUT THESE CONSTRUCTION DOCUMENTS MATCH DIMENSIONS SHOWN ON THE ARCHITECTURAL FLOOR PLAN. ADD 1/2" INCHES TO PLAN DIMENSIONS WHEN HOOKING TAPE OVER FORM BOARD TO PROPERLY LOCATE WALLS FOR THE PLACEMENT OF UNDERGROUND ROUGH PLUMBING AND ELECTRICAL WORK.
 ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR.

ARCHITECTURAL NOTES

- Provide street-visible address with minimum 6" high letter on building prior to final inspection.
- Provide 5'-0" minimum size level landings for the exterior main doors, with no less than 2' from strike side of door.
- Regardless of the occupant load served exit doors shall be operable from the inside without the use of key or any special knowledge or effort.
- Required exit doors shall not be equipped with edge bolts or surface bolts.
- When required, exit doors shall be clearly marked with "EXIT" minimum 6" high letters.
- Over storefront entry doors only a sign shall be posted that reads, "This Door To Remain Unlocked During Business Hours" Use 1" high letters on a contrasting background.
- Install 4'-0" High F.R.P. on all walls within 24" of front 4 sides of urinals or water closets.
- Provide 5" top set rubber base of restrooms.
- Interior wall covering shall meet Flameproof Class III.
- Weatherstrip all exterior doors and openings.
- All glass subject to human impact shall be approved safety glazing materials conforming to the latest UBC requirements. Also provide tempered safety glazing for all windows within 24" of any door.
- All future tenants are required to have plans submitted for approval and building permits prior to start of construction for any improvements.
- Provide portable fire extinguisher minimum 2A-10BC as per NFPA101 for each suite with 75' maximum travel distance.
- All insulation shall have a maximum flame spread of 25 and a smoke rating of 450.
- Install 5" square handicapped loop on front entry.
- Restrooms shall be labeled for both sexes with approved international symbols.
- Nailing to comply with UBC table 25p.
- N/A
- Written dimensions shall take precedence over scaled dimensions.
- This permit does not include any high pile storage (per UFG Article 6) or rack storage over 8' high. Any proposed storage will require plans to be submitted for review and approval and issuance of permits.
- All hallways to have a minimum clear width of 44".
- Provide 18" minimum clearance at strike side of all interior doors and 24" at all exterior doors.
- Provide 18" minimum clearance from centerline of lavatories to edge of wall.
- The bottom 10" of all doors (except automatic and sliding) shall have a smooth uninterrupted surface.
- No thumb latches or keyed cylinder deadbolts allowed on any doors unless operated by a single action with a lever.
- Provide approved braille signage on strike side of door at 60" above finished floor.
- Provide waterproof washable surfaces at interior restrooms.
- Submit method of fire stopping at penetrations in firewalls to building inspector for approval.
- Comply with 2009 CBC, CFC, CFC, CFC, CFC, and the residential CBC energy standards.
- Provide tactile exit braille signage per CBC 117B.5
- 3065 solid core paint grade birch pocket door with "Timely" steel pointed pocket door trim, install bumper in pocket to prevent door from fully receding and maintain 32" cir. at the opening, with loop type door handle.

PROJECT STATISTICS

Address: 7498 N. Remington Ave.
 APN: #
 Proposed Occupancy: B
 Construction Type: 2N Sprinklered
 Total Building: 9,073 s.f.
 Suite 101: 3,757 s.f. (Vacant)
 Suite 102: 1,414 s.f. (Vacant)
 Suite 103: 791 s.f.
 Suite 104: 784 s.f.
 Suite 105: 752 s.f.
 Suite 106: 790 s.f.
 Suite 107: 677 s.f. (Vacant)
 Utility: 108 s.f.

FIRE SPRINKLER NOTES

- Submit plans to and obtain permit from the Fire Prevention Bureau for fire sprinkler system modification.
- Approved central station supervision of the fire sprinkler system is required if 100 or more sprinkler heads (UFG 10.506).
- Fire hydrants shall be tested and approved. Fire access roads made serviceable prior to delivery of combustible materials on site. All construction work is subject to STOP WORK ORDER if access roads become impassable or fire hydrants inoperable. See the back of Building & Safety Division permit card for fire protection requirements during construction (FPC 9-710/UC 10.203).
- All fire sprinkler control valves must be provided with tamper device monitored by a central station.