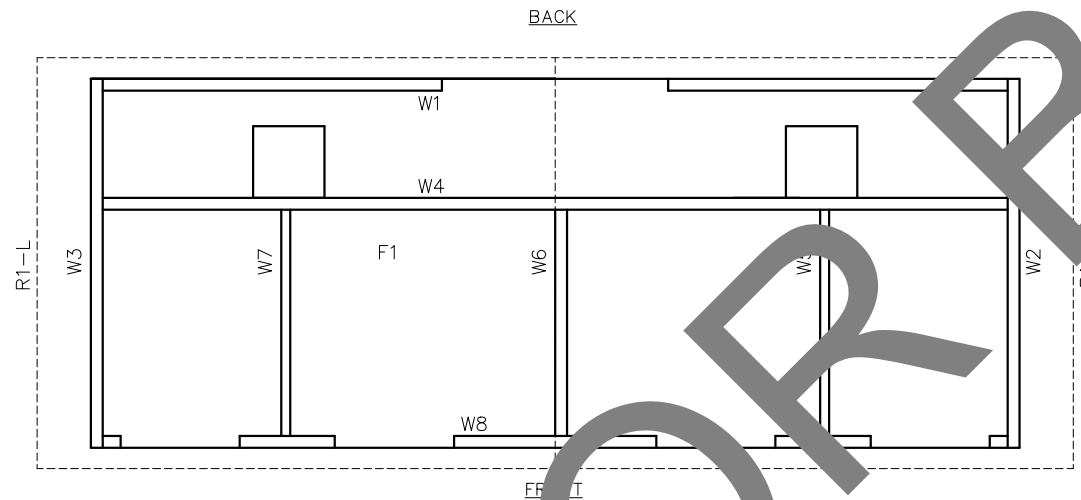


SANTIAGO

NOTES

- BUILDING IS DESIGNED TO COMPLY WITH THE 2019 CALIFORNIA BUILDING STANDARDS CODE (CBCS).
- DESIGN COMPLIES WITH THE PROVISIONS OF THE 2019 CBCS CODE FOR THE FOLLOWING LOADS:
 ROOF SNOW LOAD = 250 PSF
 FLOOR LOAD = 400 PSF
 IBC DESIGN SPECTRAL RESPONSE $S_s = 2.165$, $S_1 = 1.389$
 SITE CLASS D
 SEISMIC USE GROUP: II
 SEISMIC DESIGN CATEGORY: E
 BEARING WALL SYSTEM $R = 4.0$
 BASIC WIND SPEED = 150 MPH (3-SECOND GUST)
 WIND EXPOSURE C, $I = 1.0$
- BUILDING TYPE: IBC TYPE V-B
 OCCUPANCY: U
 EXTERIOR WALLS: 1-HR RATED PER IBC TABLE 721.1(2), ITEM 4-1.1
 MINIMUM FIRE SEPERATION DISTANCE: 10'
- CONCRETE STRENGTH $f'_{ci} = 2500$ PSI INITIAL $f'_c = 5000$ PSI
 FINAL AIR ENTRAINMENT $6\% \pm 1\ 1/2\%$ IN PLASTIC CONCRETE.
 REINFORCING STEEL: #3 GRADE 40, #4 AND LARGER GRADE 60
 MINIMUM LAP 18" AT SPLICES. TIE BARS WITH DOUBLE ANNEALED 16 GA IRON WIRE. REINFORCING TO BE PLACED IN CENTER OF PANEL UNO.
 WELDED WIRE FABRIC(W.W.F.): 4x4xW6.7xW6.7, $F_y=65$ KSI (OR EQUIVAL). COMPLY WITH ASTM A82, SMOOTH WIRE, MIN. LAP 2 SQUARES.
- EMBEDDED ITEMS IDENTIFIED ON DRAWINGS (i.e. PS-2, R301)
 REFER TO CXT STANDARD EMBEDMENT CATALOG.
- BACK OF PANELS TO HAVE SMOOTH TROWEL FINISH UNO.
 ALL SURFACES TO BE TEXTURED ARE NOTED ON PANEL DWG'S
- REFER TO SEPARATE CXT INCORPORATED SPECIFICATIONS COVERING DESIGN, MATERIALS, PRODUCTION, AND INSTALLATION CRITERIA FOR SPECIFIC STYLE OF BUILDING.
- ALL REBAR BENDS ARE TO HAVE A MINIMUM RADIUS OF 6x THE BAR DIAMETER
- INSTALLATION TO MEET APPLICABLE LOCAL, STATE & FEDERAL CODES, BY OTHERS.
- ADEQUATE PLUMBING FACILITIES MUST BE PROVIDED IN ACCORDANCE WITH 2019 CBCS (NOT BY CXT)

PANEL MARK NO. KEY PLAN



INDEX OF DRAWINGS

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S-03	FLOOR PLAN
S-04	BUILDING ELEVATIONS
S-05	BUILDING ELEVATIONS
S-06	BUILDING INTERIOR ELEVATIONS
S-07	DETAILS
S-08	WALL PANEL W1
S-09	WALL PANEL W2
S-10	WALL PANEL W3
S-11	WALL PANEL W4, EMBEDS
S-12	WALL PANEL W4, BLOCKOUTS
S-13	WALL PANEL W5, W6, W7
S-14	WALL PANEL W8
S-15	FLOOR SLAB F1
S-16	ROOF SLAB R1-R
S-17	ROOF SLAB R1-L
S-18	FOUNDATION DETAIL
S-19	FLOOR DRAIN LOCATIONS & BELOW FLOOR PIPING
S-20	PLUMBING PLANS & NOTES
S-21	PLUMBING SCHEDULE & DIAGRAMS
S-22	ELECTRICAL NOTES, DETAIL & SCHEDULES
S-23	ELECTRICAL PLAN, LEGEND & NOTES
S-24	MATERIAL LIST

APPLICABLE CODES

2019 CALIFORNIA BUILDING STANDARDS CODE
 CALIFORNIA CODE OF REGULATIONS TITLE 24

SPECIAL CONDITIONS AND/OR LIMITATIONS

ACCESSIBILITY TO THIS BUILDING, INCLUDING PARKING TO BE PROVIDED BY OTHER AND CONSTRUCTION IN ACCORDANCE WITH ALL LOCAL BUILDING CODES

CASTING TOLERANCES:

OVERALL LENGTH OR WIDTH	10 S OR UNDER = $\pm 1/8"$
	10 TO 20 S = $\pm 1/8"$ -3/16"
	20 TO 40 S = $\pm 1/4"$
TOTAL THICKNESS	= -1/8, +1/4
ARIATION FROM SQUARE	= $\pm 1/8$ PER 6 S OF DIAGONAL
LOCAL SMOOTHNESS	= 1/4" IN 10 S
SWEEP	= $\pm 1/4"$
POSITION OF TENDONS	= $\pm 1/4"$
POSITION OF BLOCKOUTS	= $\pm 1/4"$
SIZE OF BLOCKOUTS	= $\pm 1/4"$
POSITION OF EMBEDS	= $\pm 1/4"$
TIPPING AND FLUSHNESS OF PLATES	= +1/16, -1/4
BOWING	= LENGTH/360
END SQUARENESS	= $\pm 1/8"$

CALIFORNIA STATE P.E. DRAWNGS REQUIRED REQ'D

WALL TEXTURE:	SPLITFACE BLOCK
WALL COLOR:	WESTERN WHEAT
ROOF TEXTURE:	CEDAR SHAKE
ROOF COLOR:	NUSS BROWN
TRIM & DOOR PAINT:	BROWN
2K ANTI-GRAFFITI SEALER REQ'D (EXTERIOR ONLY)	



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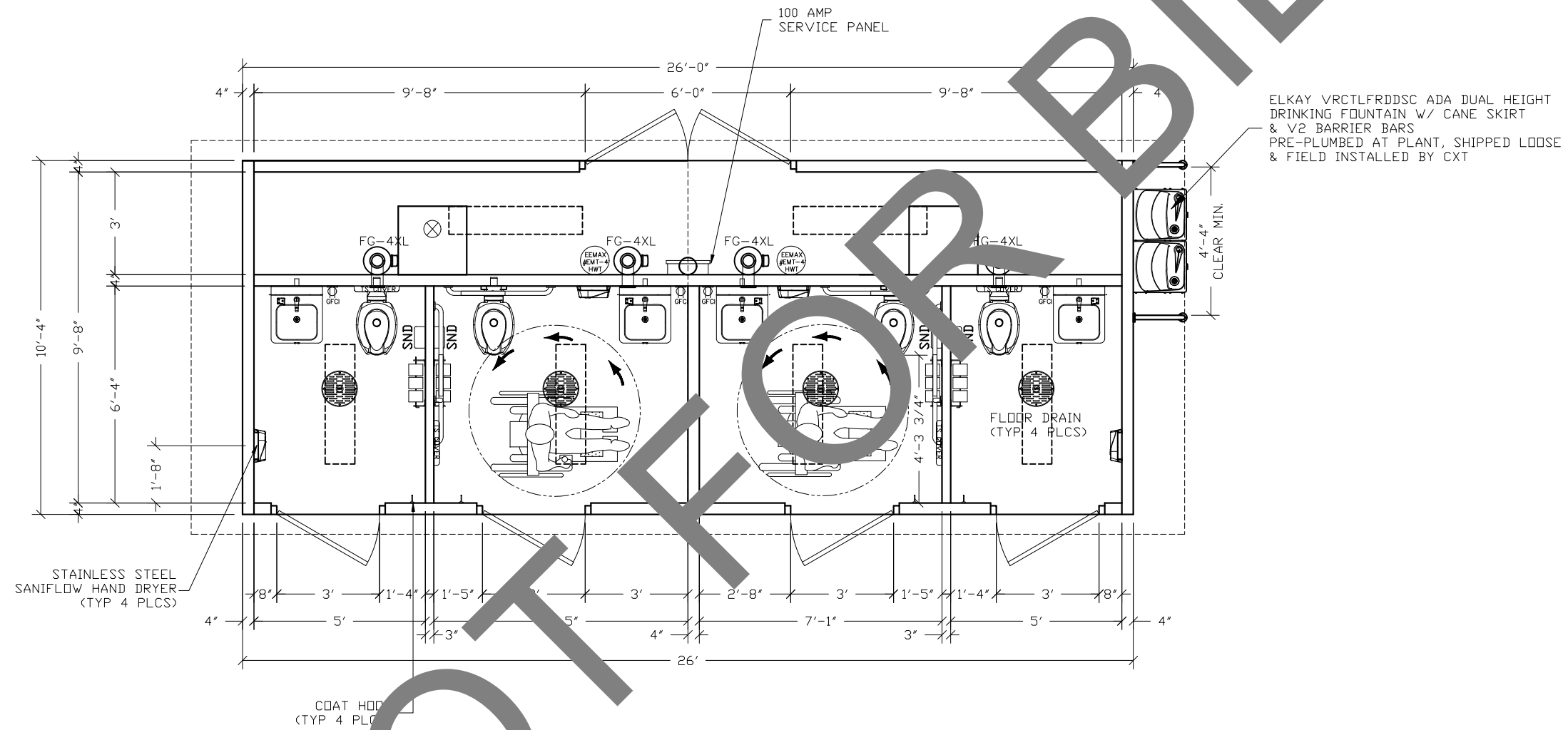
PROJECT TITLE
SANTIAGO
 BUILDING NUMBER S-349

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REV.	DESCRIPTION	APPROVAL	DATE
SCALE	NTS	DATE	8-12-21
DRAWN	MATT BRANCO	FILE NO.	S-349
CHECKED	BSA	PLOT	-

COVER SHEET

DWG NO.	SHEET	REV.
S-01	1/24	0



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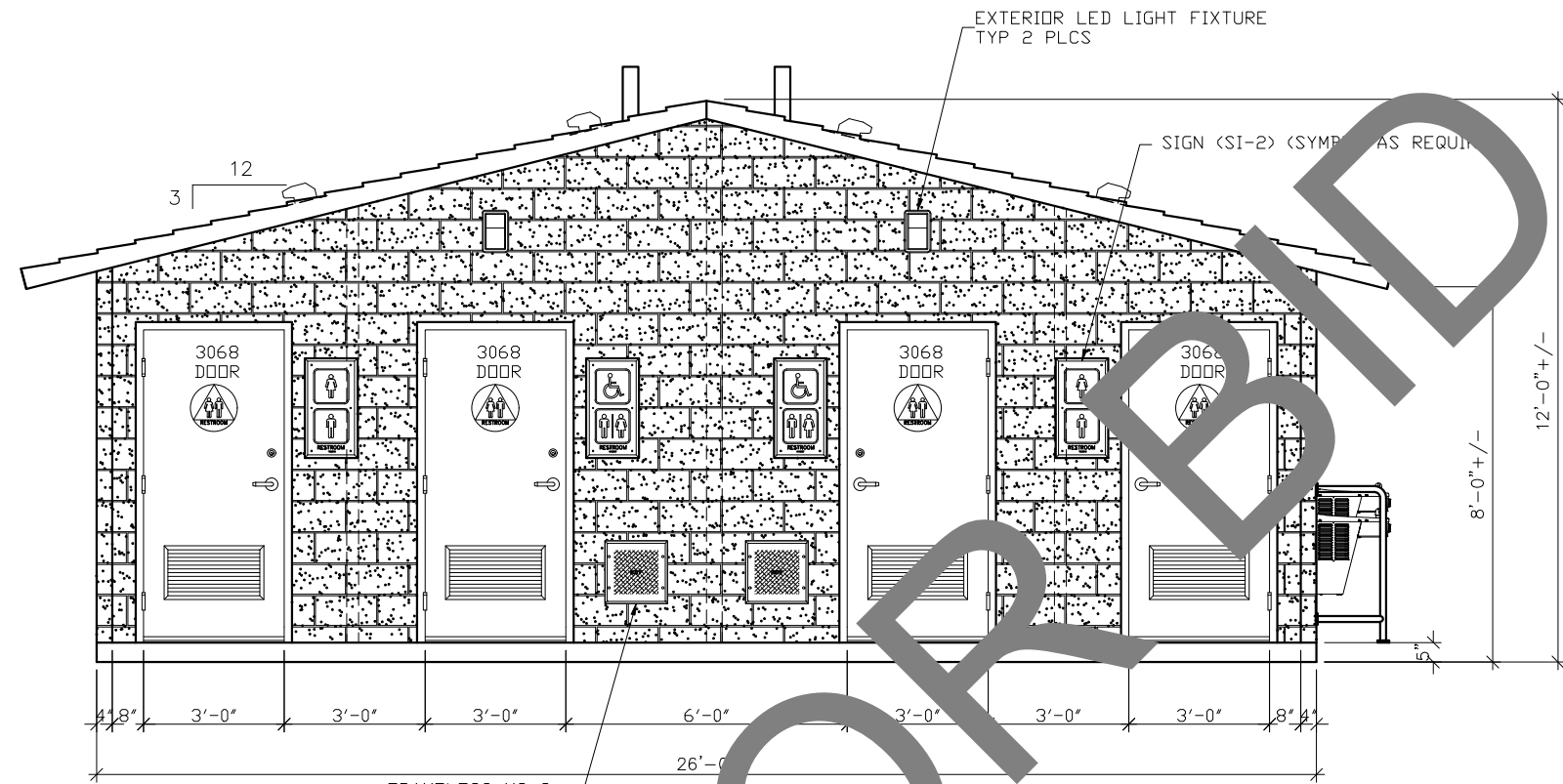
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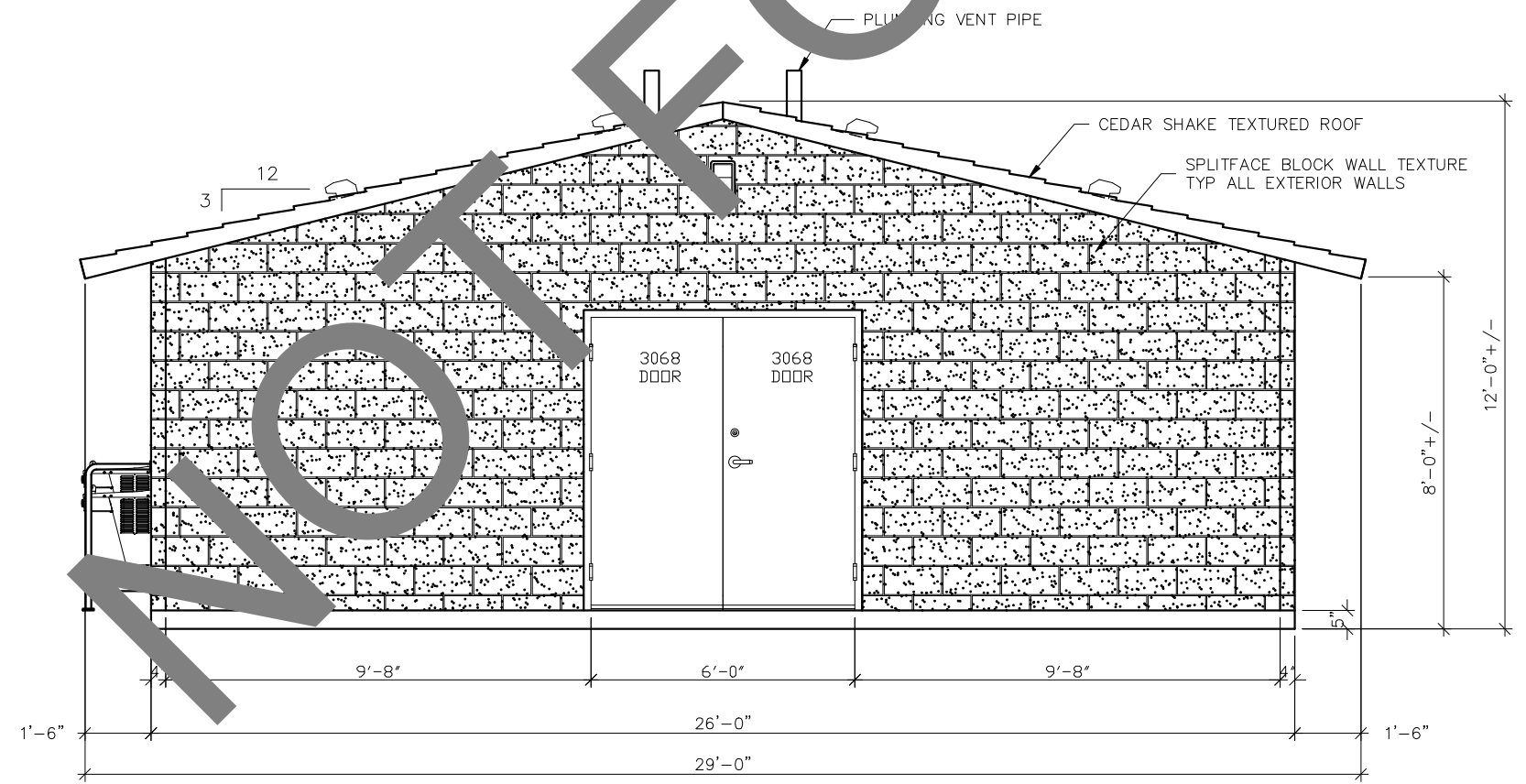
REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/4"=1'-0"	DATE	8-12-21
DRAWN	MATT BRANCO	FILE NO.	S-349
CHECKED	BSA	PLOT	48

FLOOR PLAN

DWG NO.	SHEET	REV.
S-03	3	0
	24	



FRONT ELEVATION



REAR ELEVATION

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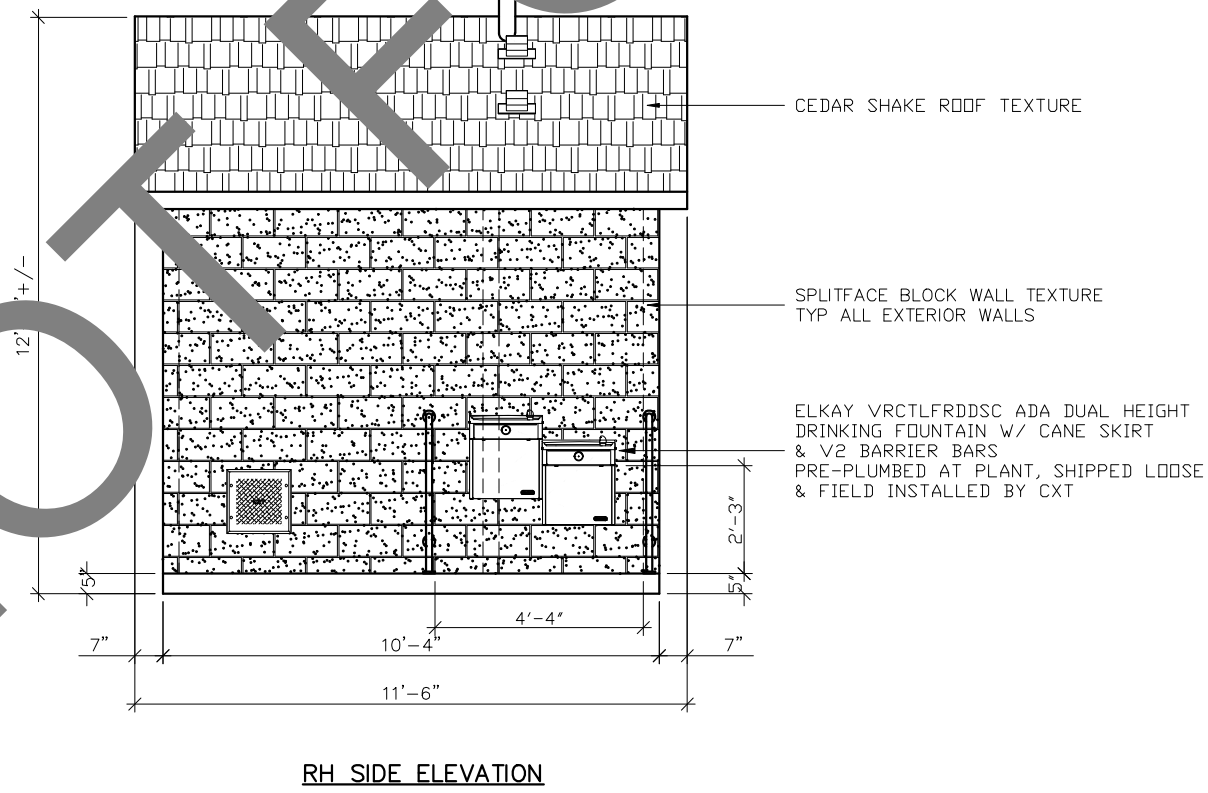
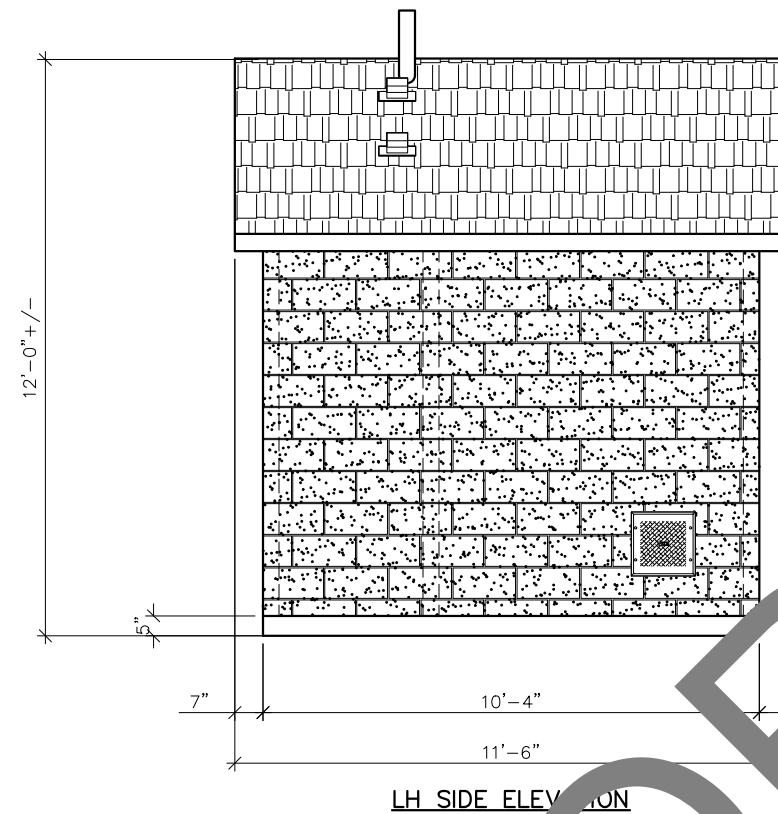
REV.	DESCRIPTION	APPROVAL	DATE

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CHECKED	BSA	PLOT	48

BUILDING ELEVATIONS

DWG NO.	S-04	SHEET	4	REV.	0
			24		

NOT FOR BID



CEDAR SHAKE ROOF TEXTURE

SPLITFACE BLOCK WALL TEXTURE
TYP ALL EXTERIOR WALLS

ELKAY VRCTLFRDDSC ADA DUAL HEIGHT
DRINKING FOUNTAIN W/ CANE SKIRT
& V2 BARRIER BARS
PRE-PLUMBED AT PLANT, SHIPPED LOOSE
& FIELD INSTALLED BY CXT

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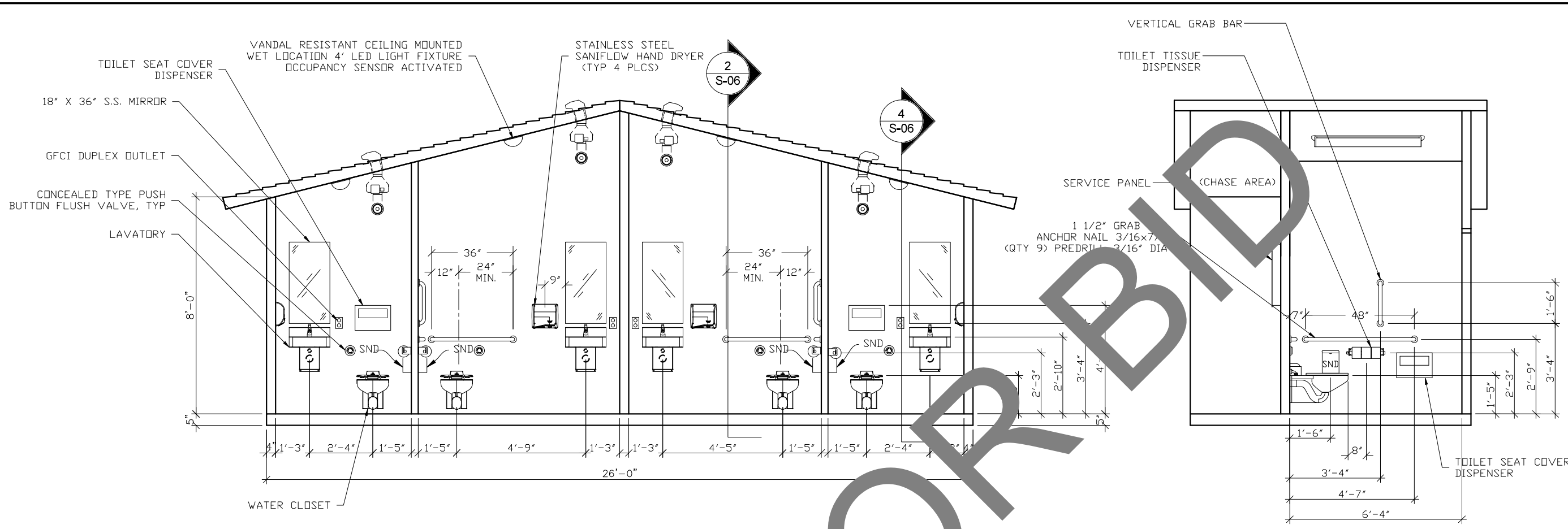
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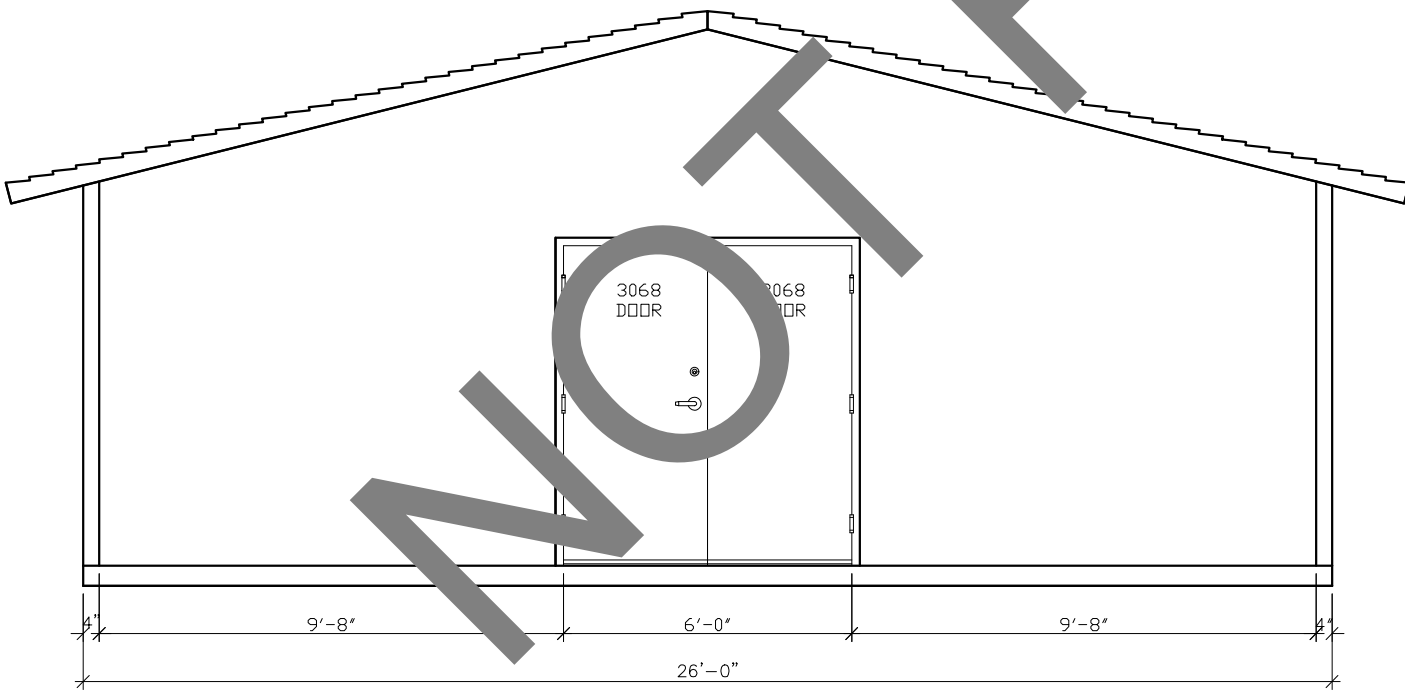
BUILDING ELEVATIONS

DWG NO.	SHEET	REV.
S-05	5	0
	24	

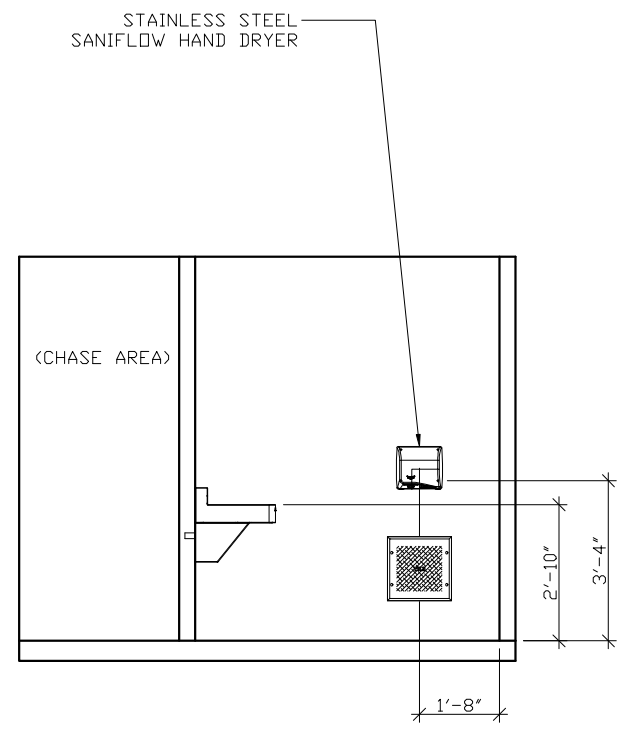


1 INTERIOR ELEVATION - MIDDLE (CHASE) WALL

2 INTERIOR ELEVATION - ADA STALL SIDE WALL



3 INTERIOR ELEVATION - BACK WALL



4 INTERIOR ELEVATION - SIDE WALL

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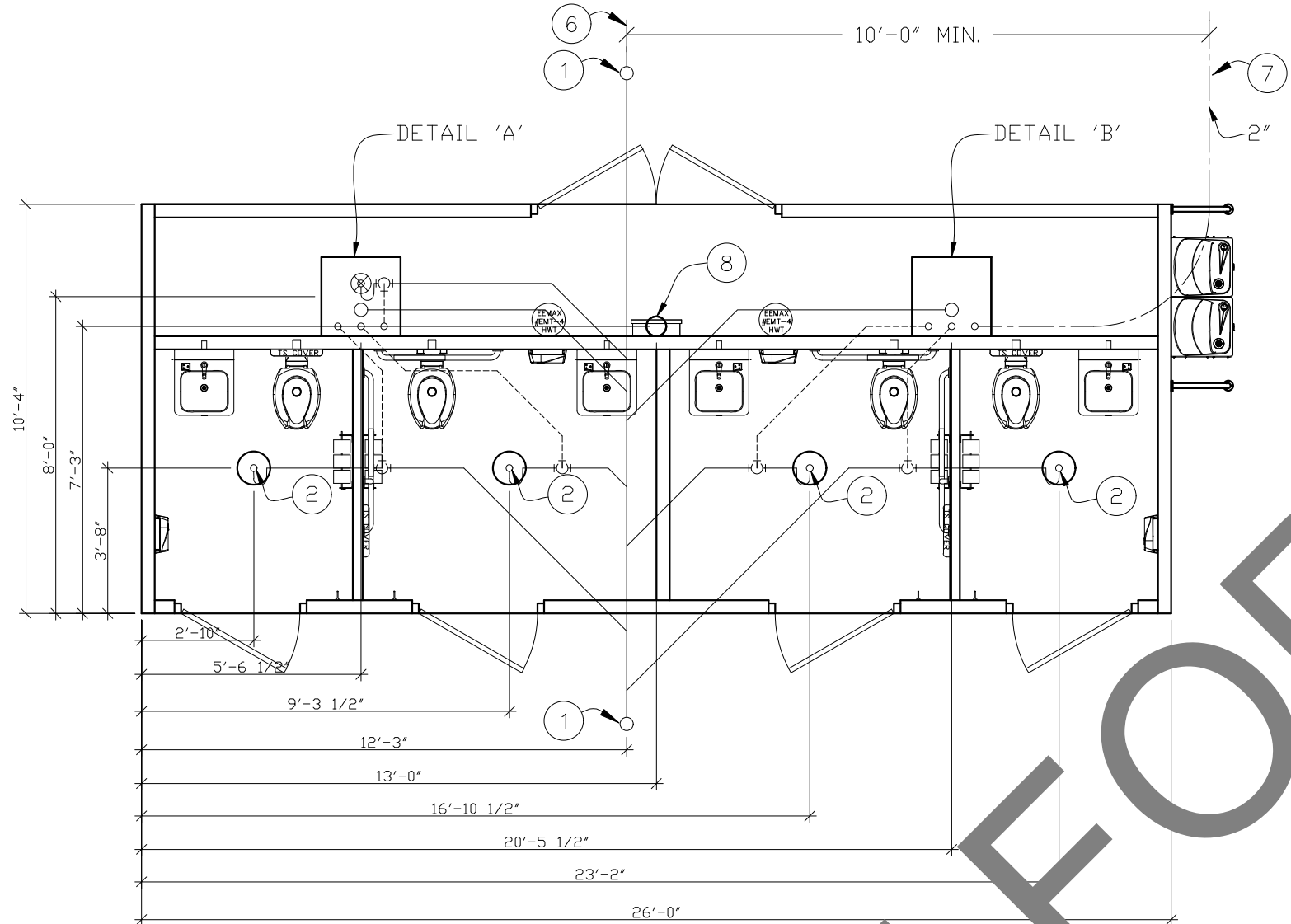
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BUILDING INTERIOR ELEVATIONS

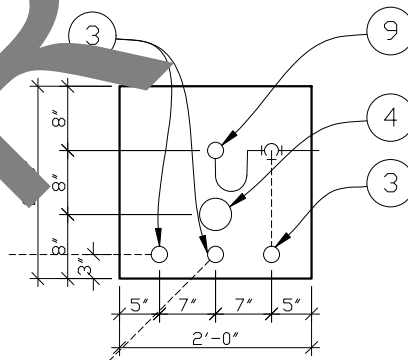
DWG NO.	SHEET	REV.
S-06	6	0
	24	

ALL PIPING INDICATED ON THIS SHEET IS NOT BY CXT

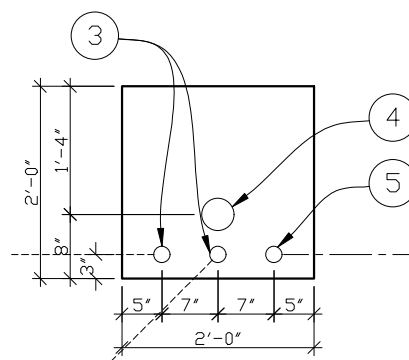


BELOW FLOOR PIPING - KEY NOTES

1. 4" CLEAN OUT TO GRADE.
2. 2" FLOOR DRAIN FIELD INSTALLED TRAP PRIMER SYSTEM (REQUIRED BY AUTHORITY HAVING JURISDICTION. (24"x24" BLOCKOUT)
3. VENT PIPES EXTENDED 12" ABOVE FINISHED FLOOR LEVEL, PROVIDE TEST PLUG. (24"x24" BLOCKOUT)
4. WASTE PIPE EXTENDED 12" ABOVE FINISHED FLOOR LEVEL, PROVIDE TEST PLUG. (24"x24" BLOCKOUT)
5. 2" THICK ANNEALED "SOFT" COPPER WATER SERVICE EXTENDED 12" ABOVE FINISHED FLOOR LEVEL, PROVIDE CAP AT END. (24"x24" BLOCKOUT)
6. 3" MIN. BURIAL, PROVIDE TRACER TAPE.
7. MINISTRY PER LOCAL REQUIREMENTS TO PROTECT AGAINST FREEZING AND DAMAGE.
8. ELECTRICAL STUB UP, (6" DIA BLOCKOUT)



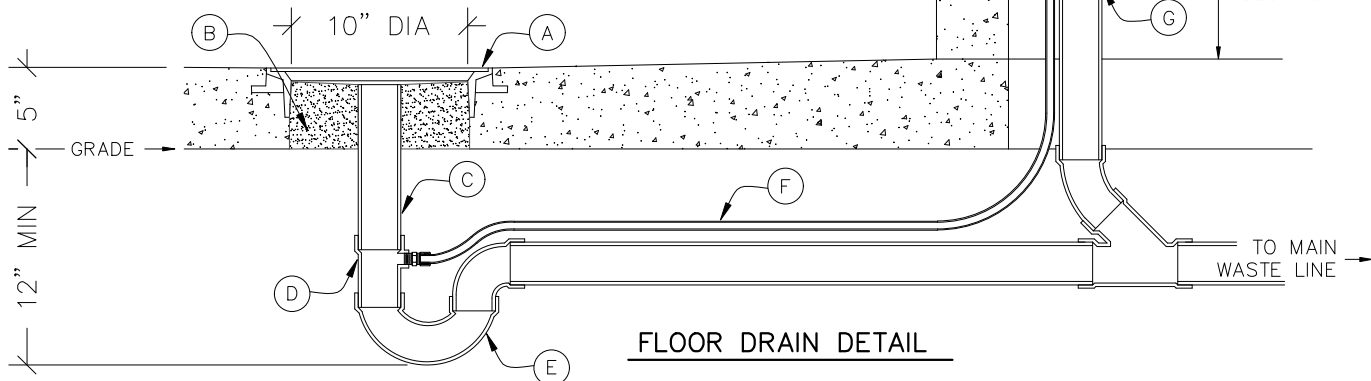
24"x24" BLOCKOUT DETAIL "A"



24"x24" BLOCKOUT DETAIL "B"

FLOOR DRAIN BLOCKOUTS & BELOW FLOOR PIPING

- A. CAST-IN DRAIN HOUSING (10" INSIDE DIM - PROVIDED BY CXT)
- B. FIELD INSTALLED GROUT, SLOPE TO DRAIN (CXT PROVIDED-INSTALLATION NOT BY CXT)
- C. 2" WASTE PIPE - STUB UP 12" ABOVE GRADE (NOT BY CXT)
- D. MAPPED P-TRAP ADAPTER (NOT BY CXT)
- E. P-TRAP ASSEMBLY (NOT BY CXT)
- F. 1/2" O.D. COPPER TRAP PRIMER LINE (NOT BY CXT)
- G. 2" FLOOR DRAIN VENT RISER - STUB UP 12" ABOVE GRADE (NOT BY CXT)
- H. TRAP PRIMER MANIFOLD (PRE-PLUMBED AND INSTALLED BY CXT)
- I. 1/2" SHUT OFF VALVE (PRE-PLUMBED AND INSTALLED BY CXT)



FLOOR DRAIN DETAIL

PIPING LEGEND

- BELOW FLOOR VENT PIPING
SCH 40 ABS
TYPE DWV
- BELOW FLOOR WASTE PIPING
SCH 40 ABS
TYPE DWV
- 2" TYPE "K"
ANNEALED
"SOFT" COPPER
WATER SERVICE

BELOW FLOOR PIPING - KEY NOTES

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FLOOR DRAIN LOCATIONS & BELOW FLOOR PIPING PLAN

DWG NO.	SHEET	REV.
S-19	19	0
	24	