

on Gas Station
Remodel
BAKERSFIELD, CA

ABBREVIATIONS:

AB	ANCHOR BOLT	LAM	LAMINATED PLASTIC
AC	ASPHALTIC CONCRETE	LAV	LAVATORY
ACOUS	ACOUSTIC	MAT	MATERIAL
ADJ	ADJUSTABLE	MAX	MAXIMUM
ALUM	ALUMINUM	MB	MACHINE BOLT
AND	AND/OD	MFR	MECHANICAL MANUFACTURER
ARCH	ARCHITECTURAL	MN	MINIMUM
BD	BOARD	MET	METAL
BIT	BITUMINOUS	NIC	NOT IN CONTRACT
BLDG	BUILDING	NOT	NOT TO SCALE
BLK	BLOCK	OC	ON CENTER
BLKG	BLOCKING	OD	OUTSIDE DIAMETER
BT	BOLT	OHC	OVER HEAD CABINET
BM	BEAM	OPG	OPENING
BOT	BOTTOM	PART	PARTITION
BUR	BUILT UP ROOFING	PG	POINT GRADE
CAB	CABINET	PL	PROPERTY LINE
CONC	CONCRETE	PLAS	PLASTER
CER	CERAMIC	PLF	POUNDS PER LINEAL FOOT
CI	CAST IRON	PLYWOOD	PLYWOOD
CL	CEILING	PS	PAIR
CLG	CLEAR	PVC	POUNDS PER SQUARE INCH
CMU	CONCRETE MASONRY UNIT	QT	QUARRY TILE
COMP	COMPOSITION	RAD	RADIUS
CONC	CONCRETE	RAG	RETURN AIR GRILLE
CONST	CONSTRUCTION	RAO	ROOF DRAIN
CONT	CONTINUOUS	REF	REFRIGERATOR
CT	CABLE TELEVISION	REIN	REINFORCED
CL	CYLINDER	REQ	REQUIRED
DBL	DOUBLE	RET	RETURN
DOUG	DOUGLAS FIR	RM	ROOM
DIAG	DIAGONAL	ROU	ROUGH OPENING
DIA	DIAMETER	ROUGH	ROUGH SAWN
DIM	DIMENSION	RTSB	RUBBER TOP SET BASE
DIV	DIVISION	RD	RED W/ WD
DR	DOOR	SC	SOLID CORE
DS	DOWN SPOUT	SCHD	SCHEDULE
DTL	DETAIL	SECT	SECTION
EA	EACH	SERV	SERVICE
EDF	ELECTRIC DRINKING FOUNTAIN	SHT	SHEET
EJ	EXPANSION JOINT	SHTG	SHEATHING
ELEV	ELEVATION	SIM	SIMILAR
ENCL	ENCLOSURE	SL	SLIDING
EQ	EQUAL	SPEC	SPECIFICATIONS
EQUIP	EQUIPMENT	SQ	SQUARE
EW	ELECTRIC WATER COOLER	STD	STANDARD
EV	EXISTING	STL	STEEL
EXP	EXPANSION	STR	STRUCTURAL
EXT	EXTERIOR	SUSP	SUSPENDED
F	FLOOR DRAIN	TEMP	TEMPERED
FE	FIRE EXTINGUISHER	TH	THRESHOLD
FN	FIRE HOSE	TOL	TOLERANCE
FG	FINISH GRADE	TOP	TOP OF DECK
FLR	FLOOR	TOP	TOP OF PARAPET
FLSHG	FLASHING	TOP	TOP OF SHEATHING
FLUO	FLUORESCENT	TOW	TOP OF WALL
FLUO	FACE OF BLOCK	TS	TOP OF SLAB
FLUO	FACE OF CURB	TYP	TYPICAL
FLUO	FACE OF FINISH	UNO	UNLESS NOTED OTHERWISE
FLUO	FACE OF MASONRY	VERT	VERTICAL
FT	FACE OF STUD	VEST	VESTIBULE
FTG	FOOT	W	WITH
GA	GAUGE	W/	WAINSCOT
GALV	GALVANIZED	WC	WATER CLOSET
GL	GLAZING	W/H	WATER HEATER
GLB	GLASS LAMINATED BEAM	W/O	WINDOW
GYP	GYP BOARD	W/O	W/OUT
H	HANDICAPPED	WS	WATER RESISTANT
HDR	HEADER	WWF	WELOD WIRE FABRIC
HDR	HARDWARE	WWM	WELDED WIRE MESH
HGT	HEIGHT		
HOLD	HOLLOW METAL		
HORIZ	HORIZONTAL		
HYAC	HEATING/VENTILATING/AIR		
ID	INSIDE DIAMETER		
INT	INTERIOR		
JST	JOIST		
		C.O.B.	COUNTY OF KERN
		C.O.B.	CITY OF BAKERSFIELD
		<	ANGLE
		○	CENTER LINE
		●	AT
		▬	PROPERTY LINE
		⊘	DIAMETER

GENERAL NOTES:

- PROVIDE DRIVEWAY WITH ALL WEATHER SURFACE MINIMUM 10' WIDE. (MAXIMUM 10% GRADE)
- THE INSTALLER SHALL PROVIDE CERTIFICATION OF ROOF COVERING CLASSIFICATION TO C.O.B.
- PROVIDE THE ADDRESS IDENTIFICATION VISIBLE FROM ROADWAY WITH NUMBERS THAT ARE A MINIMUM OF 3 INCHES HIGH USING A 1/2" STROKE THAT CONTRASTS WITH THE BACKGROUND COLOR AND ARE REFLECTIVE. (VISIBLE TO TRAFFIC IN BOTH DIRECTIONS)
- PROVIDE CONSTRUCTION SITE ADDRESS. APPROVED NUMBERS OR ADDRESS SIGNS SHALL BE PROVIDED FOR AT CONSTRUCTION SITES. THEY SHALL BE PAINTED ON THE FACE OF THE CURB ON THE FRONT SIDE OF THE LOT PRIOR TO THE FIRST INSPECTION. CURBS INSTALLED SHALL BE A MINIMUM OF THREE INCHES (3") IN HEIGHT AND HAVE A CONTRASTING OR REFLECTIVE BACKGROUND AND PERMANENTLY PAINTED ON THE CURB FACE. TEMPORARY STREET NAMES SHALL BE PAINTED ON THE CURBS OF ALL STREETS AT THE STREET INTERSECTIONS. IN THE EVENT THAT NO CURB EXISTS, TEMPORARY CONSTRUCTION SITE ADDRESS SIGNS AND TEMPORARY STREET NAME SIGNS SHALL BE POSTED AT A HEIGHT BETWEEN 48" AND 72". SUCH TEMPORARY SIGNS SHALL BE WEATHER RESISTANT ON APPROVED MATERIAL. ALL NUMBERS AND NAME SIGNS SHALL BE MAINTAINED TO THE SATISFACTION OF THE FIRE MARSHALL AND THE BUILDING OFFICIAL.
- APPROVED NUMBERS AND ADDRESS SIGNS COMPLYING WITH STANDARDS APPROVED BY THE FIRE MARSHALL AND THE BUILDING OFFICIAL.
- INSTALL NON-REMOVEABLE BACKFLOW PREVENTION DEVICES ON ALL HOSE BIBBS.
- ALL STUMPS, ROOTS AND DEBRIS MUST BE REMOVED FROM SOIL TO A MINIMUM OF 12" BELOW GROUND AT BUILDING EXTENTS. TOP OF FINISHED FLOOR TO BE A MINIMUM OF 6" ABOVE THE CROWN OF THE ROADWAY FRONTING THE BUILDING. SLOPE GROUND AROUND THE BUILDING PAD AWAY FROM THE FOUNDATION AT A MINIMUM 2% GRADE FOR AT LEAST 5 FEET.
- ALL INTERIOR WALL AND CEILING COVERINGS TO HAVE A MINIMUM RATING OF FLAMESPREAD CLASS III.
- INSTALL 2"x FIBERGLASS WHERE VERTICAL SHAFTS IN STUD WALLS EXCEED 10 FEET, AT FLOOR LEVELS, CEILING COVES AND SOFFITS.
- FACTORY BUILT FIREPLACES AND CHIMNEYS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ENGINEERED TRUSS DETAILS AND CALCULATIONS SHALL BE SUBMITTED TO AND APPROVED BY C.O.B. PRIOR TO FRAME INSPECTION.
- FLASH AND COUNTERFLASH AT ROOF TO VERTICAL WALL JUNCTION.
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- TEMPERED GLASS IS REQUIRED IN DOOR PANELS. IN GLAZING THAT COMES WITHIN A 24" ARC OF A DOOR, WHEN BOTTOM EXPOSED EDGE IS WITHIN 60" OF A WALKING SURFACE, IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS.
- SHOWERS TO HAVE SMOOTH, HARD, NON-ABSORBENT SURFACE TO A HEIGHT OF 10" ABOVE THE DRAIN INLET.
- PROVIDE MINIMUM TUB TRAP ACCESS OF 12"x12" OR SOLVENT CEMENT PLASTIC PIPE JOINTS OR BRASS FERRULE WASTE CONNECTION.
- MINIMUM 30" VERTICAL CLEARANCE AT RANGES FROM COOKING SURFACE UNPROTECTED (OR 24" PROTECTED). HORIZONTAL CLEARANCE TO COMBUSTIBLE MATERIALS PER MANUFACTURER'S INSTRUCTIONS OR EQUIPMENT LABELING. MICROWAVE CLEARANCE OVER COOKING SURFACE TO BE AS SPECIFIED ON THE LABELS. RANGE HOOD NOT DESIGNED FOR SELF-VENTING TO ROOF, SHALL BE VENTED TO OUTSIDE AIR WITH A BACKDRAFT DAMPER.
- PROVIDE DRYER VENT TO THE OUTSIDE OF THE BUILDING WITH BACKDRAFT DAMPER. THE LENGTHS OF DRYER VENTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET INCLUDING TWO 90 DEGREE ELBOWS. TWO FLEXDUCT CONNECTORS SHALL NOT BE CONCEALED WITHIN CONSTRUCTION ABOVE ROOF REQUIREMENTS.
- ALL SHOWER AND TUB/SHOWER CONTROLS TO BE WITH A PRESSURE BALANCE SYSTEM OR THERMOSTATICALLY CONTROLLED MIXING VALVE TYPE.
- ANY VERTICAL CUT AND FILL DIFFERENTIAL IN EXCESS OF 12" BETWEEN ADJACENT PROPERTIES BY AN APPROVED RETAINING WALL. WOOD RETAINING WALLS SHALL NOT BE USED TO RETAIN MORE THAN 24" OF SOIL. RETAINING WALLS THAT ARE 2 FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTINGS, POSTS, KEYS OR STRUCTURE TO THE TOP OF THE WALL AND THAT RETAINS 12 INCHES OR MORE OF SOIL. REQUIRES PERMITS AND INSPECTIONS. SUBMIT ENGINEERED DESIGN.
- LOT DRAINAGE: PROVIDE A 2% SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF FIVE FEET. SLOPE 1% IN THE REMAINDER OF THE LOT FROM REAR OF THE PROPERTY TO THE STREET.
- WHERE HEM-FIR TREATED SILL PLATES OR HEM-FIR STUDS ARE USED-VALUES IN TABLE 23-11-1-1 SHALL BE REDUCED 82% (FOOTNOTE 1 OF UBC TABLE 23-11-1-1)

TITLE 24 NOTES:

THIS BUILDING DESIGN SUBSTANTIALLY MEETS