

GENERAL NOTES

- CONTRACTOR SHALL LAY OUT ALL PARTITIONS PER THE DIMENSIONS SHOWN ON THE PLAN, NOT BY THE ARCHITECT OF ANY SERVICES PRIOR TO START OF CONSTRUCTION.
- DIMENSIONS ARE INDICATED TO THE CENTERLINE OF THE STRUCTURAL GRID, FACE OF CONCRETE WALL, FACE OF CONCRETE MASONRY THAT SHALL FACE OF STUD PARTITIONS AS SHOWN, AND FACE OF EXISTING, UNLESS OTHERWISE NOTED.
- CONSTRUCTION DOCUMENTS SHALL NOT BE SCALED. DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY SHOW ACTUAL OR QUANTIFIED CONDITIONS. ONE FOOT ON DRAWINGS SHALL COVER, THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY REQUIREMENT THAT THE QUESTION OF THAT THE REQUIRED TO PROVIDE LAY OUT THE WORK, TO NOT PROCEED WITH WORK IN THE AREA OF A DISCREPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR PROVIDED WORK AND DESIGN FROM ARCHITECT. IT SHALL BE AT CONTRACTOR'S RISK AND CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CORRECTIVE ACTION AND ADHERENCE TO THE DRAWING.
- ALIGNMENT OF PARTITIONS AND FINISHES, AS SCHEDULED, SHALL BE STRAIGHT, TRUE AND PLUMB.
- THE PRIORITY FOR PROJECT DIMENSIONS SHALL BE IN THE FOLLOWING ORDER:
 1. FINISH DIMENSIONS FOR ACCESSIBILITY, CLEARANCE AND BUILDING CODE REQUIREMENTS.
 2. LARGE SCALE DETAILS.
 3. SMALL SCALE DETAILS.
 4. ENLARGED VIEWS.
 5. FLOOR PLANS AND ELEVATIONS.
- DIMENSIONS ARE NOT ADJUSTABLE WITHOUT THE ARCHITECT'S APPROVAL UNLESS NOTED AS "X" OR DIMENSIONS NOTED AS "REQUIRED TO BE TYPED".
- DIMENSIONS SHOWN ON THE DRAWINGS SHALL INDICATE THE REQUIRED CLEARANCE AND DIMENSIONAL RELATIONSHIP BETWEEN PROJECT SYSTEMS AND COMPONENTS. DIMENSIONS SHALL NOT BE DETERMINED BY SCALING THE DRAWINGS.

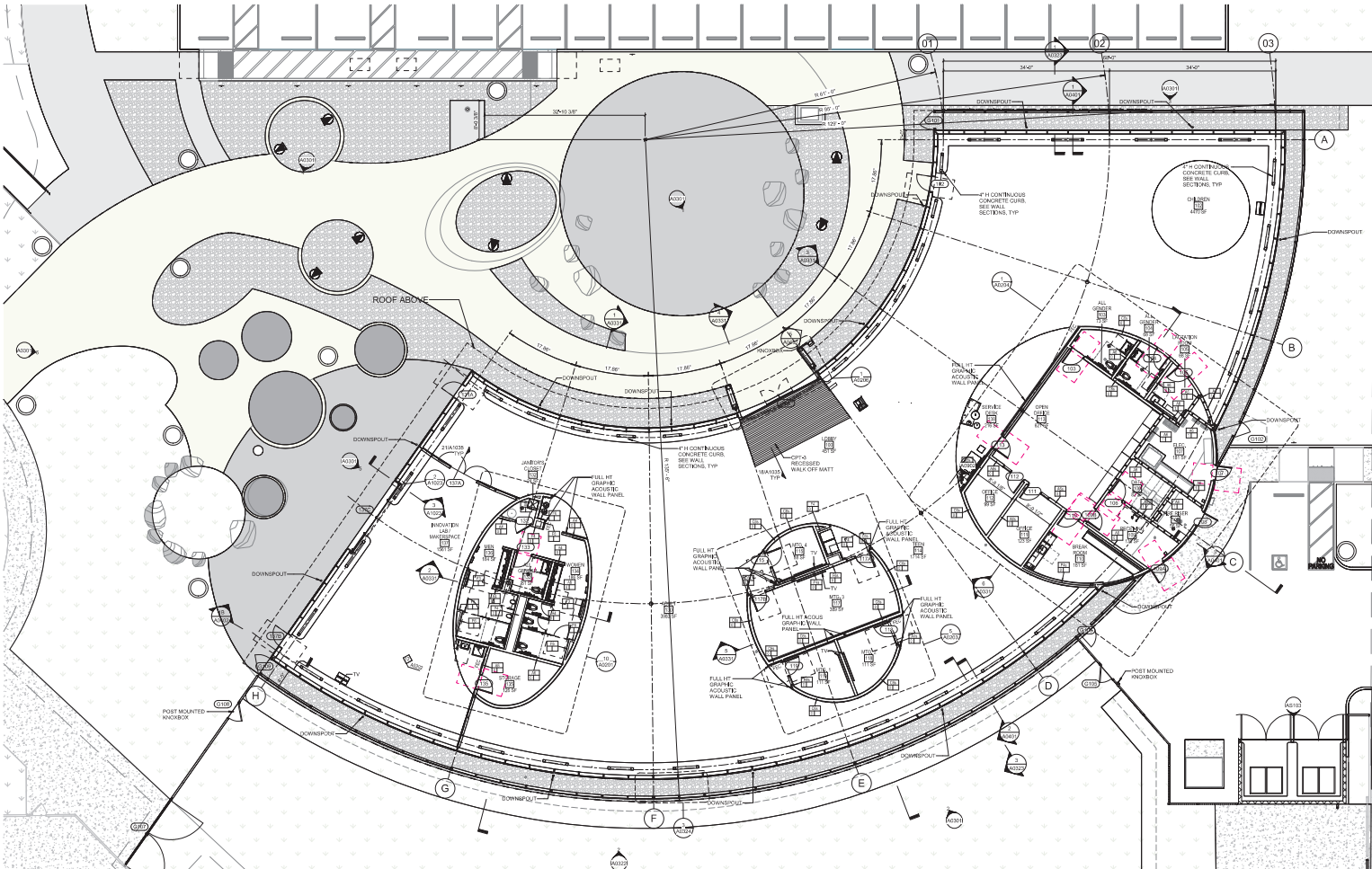
- WHERE DOORS IN PARTITIONS ARE NOT DIMENSIONALLY LOCATED ON THE PLANS, PROVIDE A MINIMUM HINGE SIDE JAMB DIMENSION OF 4" FROM DOOR OPENING TO FACE OF ADJACENT PERPENDICULAR WALL.
- PARTITION TYPES CONTAINING AT AND ABOVE OPENINGS AND AROUND CORNERS UNLESS OTHERWISE NOTED, UNMARKED PARTITIONS SHALL MATCH ADJACENT TYPES.
- REFER TO SHEET A100 FOR PARTITION TYPE SCHEDULE AND NOMENCLATURE.
- REFER TO SHEET A102 FOR DOOR AND FRAME TYPES.
- REFER TO FINISH SCHEDULE FOR LOCATIONS OF ALL HORIZONTAL LOCATIONS, IN RISKS AND NOTIFIED SHEETS.
- SPLASH BLOCKS SHALL BE LOCATED BELOW ALL ROOF LEADERS AND LAMBS TONGUES NOT DRAINING TO A CONCRETE OR METALLIC SURFACE.
- REFER TO ARCHITECTURAL DRAWINGS FOR INTERIOR ELEVATION REFERENCES AND TO INTERIOR DRAWINGS FOR INTERIOR FINISH INFORMATION.
- REFER TO PLANS FOR ALL WINDOW LOCATIONS AND TO SHEET A100 FOR ALL WINDOW TYPES.
- WHERE LOCATIONS ARE LOCATED AT HIGH CONSTRUCTION, PROVIDE FULLY FINISHED WALLS AS REQUIRED.
- REFER TO RECOMMENDATIONS DRAWINGS FOR ALL ADA REQUIREMENTS AND CARETAKER LOCATIONS.
- TOP OF CONCRETE FIRST FLOOR EQUATES TO FFL ELEVATION SHOWN ON GME DRAWING ACCEL.

LEGEND



SHEET KEYNOTES

Key Value	Keynote Text
01	PARTITION TYPE TAG
02	FIRE EXTINGUISHER



1 LEVEL 01 OVERALL FLOOR PLAN
1/8" = 1'-0"



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PLAN REVIEW SUBMITTAL 01 01/10/2024
 100% DESIGN DEVELOPMENT 01/10/2024
 PROJECT DESIGN 11/10/2023
 Rev. Description Date



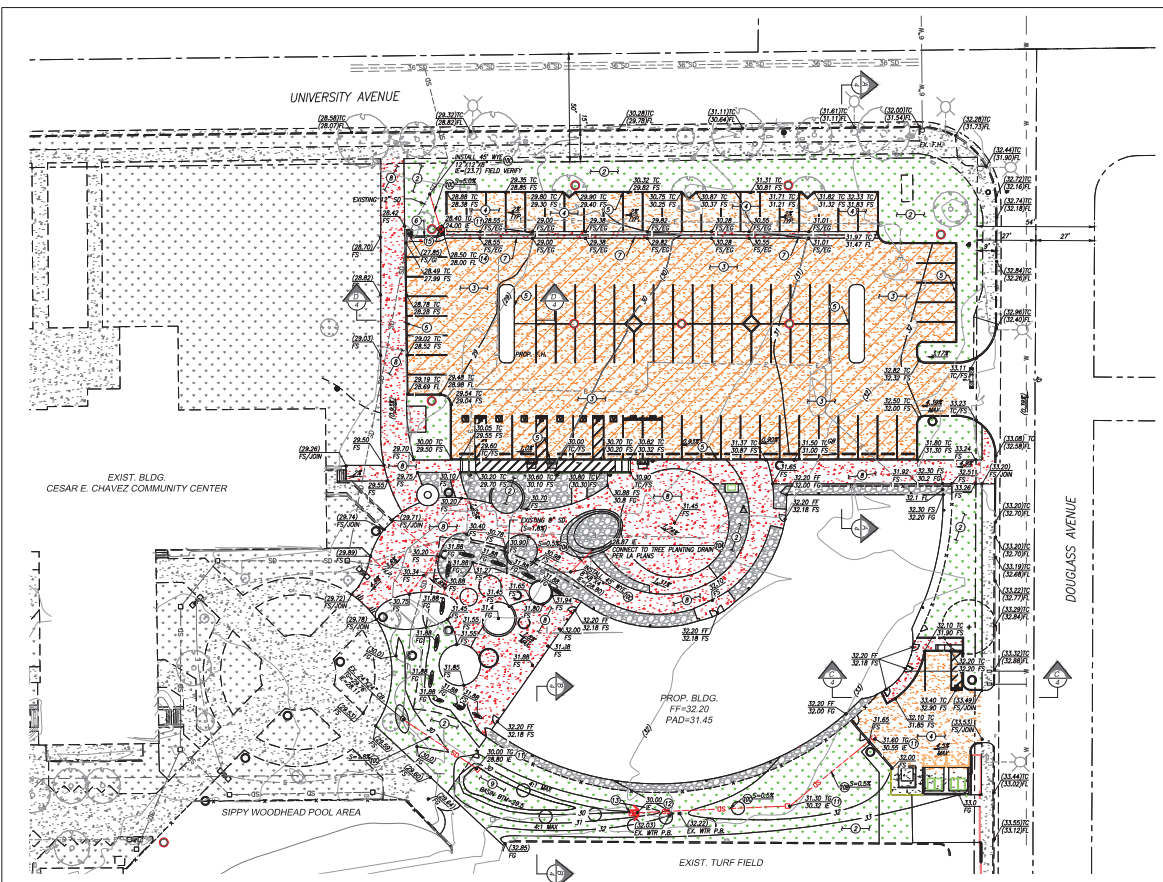
LEVEL 01 FLOOR PLAN

Project No.: 066652-01 Checked by: LA

A0103

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- PROP. LANDSCAPE
- PROP. PCC
- PROP. AC
- PROP. AC GRVD & OVERLAY
- EXIST. PCC TO REMAIN
- EXIST. LANDSCAPE TO REMAIN

- CONSTRUCTION NOTES - GRADING & DRAINAGE**
1. PROTECT IN PLACE
 2. NEW LANDSCAPE TO BE INSTALLED PER L.A. PLANS
 3. CONSTRUCT 1" ST. GRIND AND OVERLAY
 4. CONSTRUCT AC PAVING 1" AC OVER 6" C/JA C/JA/P PER GEOTECH. RECOMMENDATIONS
 5. CONSTRUCT TYPE "2" 4" CURB PER COUNTY OF RIVERSIDE STD. NO. 204
 6. CONSTRUCT TYPE "1" 4" CURB & GUTTER PER CITY OF RIVERSIDE STD. NO. 200
 7. CONSTRUCT RIBBON GUTTER PER DETAIL "2" ON SHEET 4 (R-3)
 8. CONSTRUCT 4" PCC PAVEMENT PER DETAILS ON SHEET 4
 9. CONSTRUCT INFLATATION BUSHES PER APPROVED FINAL IRMAP SPECIFICATIONS
 10. CONSTRUCT 4" SCH 40 PVC STORM DRAIN
 11. CONSTRUCT 6" SCH 40 PVC STORM DRAIN
 12. CONSTRUCT 8" SCH 40 PVC STORM DRAIN
 13. CONSTRUCT DROP INLET PER DETAIL "3" ON SHEET 4
 14. CONSTRUCT MANHOLE PER DETAIL "1" ON SHEET 4
 15. CENTRAL RIP-RAP ROCK PAD PER DETAIL "1" ON SHEET 4
 16. CENTRAL FIBRO FILM-FILTER MEDIA TYPE (MODEL NO. 10386-10-000) PER DETAIL
 17. CONSTRUCT PCC U-SHAPED CHANNEL PER DETAIL ON SHEET 5
- *NOTE:** PAVEMENT STRIPING, ADA STRIPING & SIGNAGE PER ARCHITECTURAL PLANS AND DETAILS. LANDSCAPING PER LANDSCAPE ARCHITECT'S PLANS AND SPECIFICATIONS.



 Under Ground Sewer Dept. City of Riverside Call: TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG	PLANS PREPARED UNDER THE SUPERVISION OF PRINT NAME: _____ RISE# _____ BENCHMARK: _____ POINT ID: _____	 CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO. 0102482 EXP. 09/30/2024 ARMSTRONG & BROOKS 1350 E. CHASE DR. CORONA CA 92881 951-372-9400	PLANNING DIVISION ENVIRONMENTAL REVIEW REQUIRED DATE: _____	WDD#: _____ PRECISE GRADING PLANS 2060 UNIVERSITY AVENUE (PERMIT NO.) GRADING PLAN SHEET <u>03</u> OF <u>08</u> HORIZ. SCALE: NA VERT. SCALE: NA
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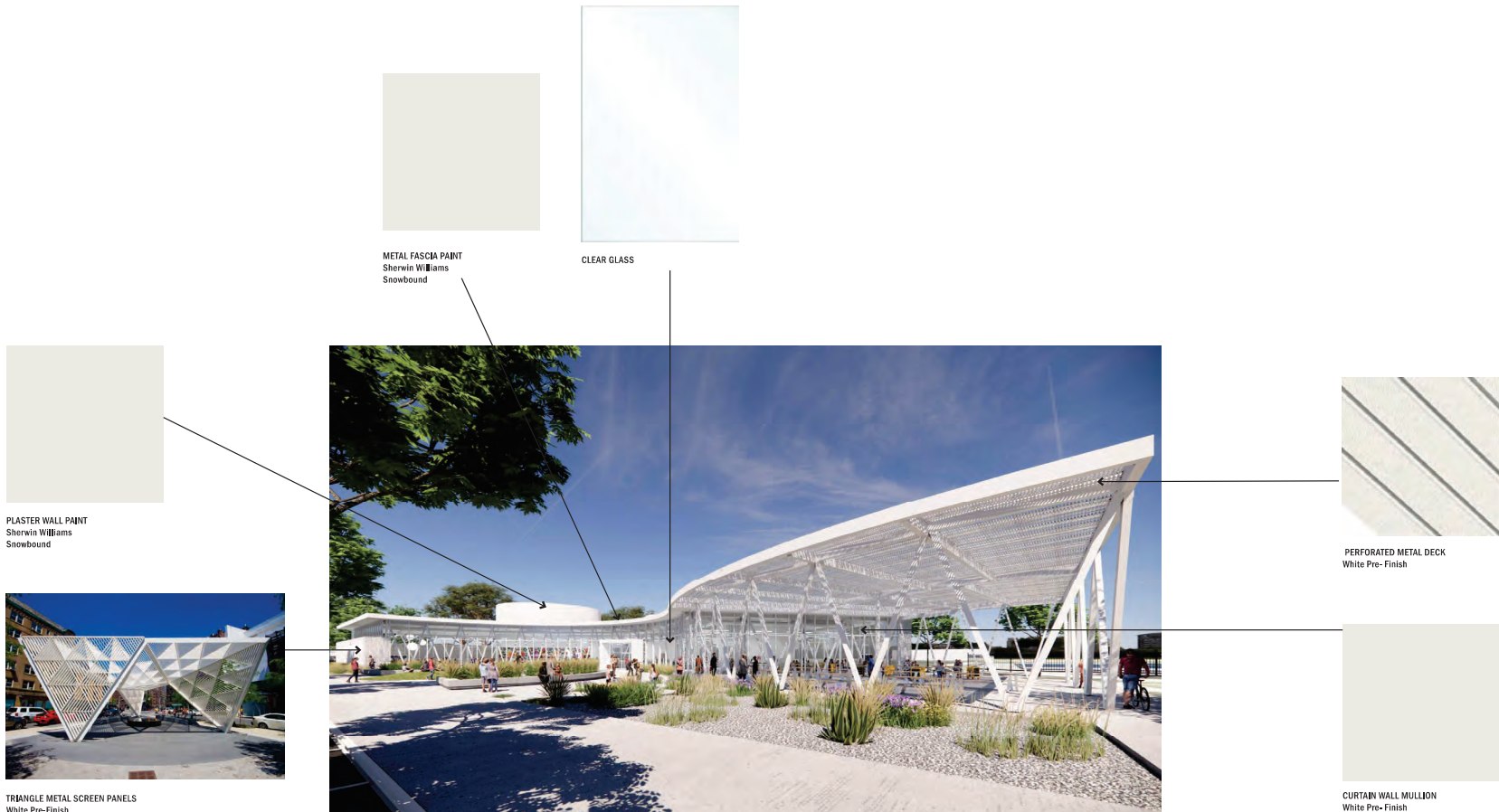
100% CONSTRUCTION DOCUMENTS 01/16/2024
 100% PERMITS DEVELOPMENT 01/16/2024
 100% PERMITS DESIGN 11/16/2023
 Rev. Description Date

Drawing Title
PRECISE GRADING PLAN

Project No.: D06421.01 Checked by: Checker

AC301

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METAL FASCIA PAINT
Sherwin Williams
Snowbound

CLEAR GLASS

PLASTER WALL PAINT
Sherwin Williams
Snowbound

PERFORATED METAL DECK
White Pre-Finish

TRIANGLE METAL SCREEN PANELS
White Pre-Finish

CURTAIN WALL MULLION
White Pre-Finish

EXTERIOR MATERIAL + FINISHES



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RENDERINGS



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