



VICINITY MAP

ABBREVIATIONS

L e d e r s	Angle at Penny Diameter with Pound (s)	DR. D.P. D.S. DWS. DRNR	Door Dampproofing Down Spout Drawing Drawer	JST. JT. KIT. K.PL	Joint Joint Kitchen Kick Plate	RFS. RFR. R.H. R.H.B.	Roofing Rafters Redhead Bolt Recessed Hose Bibb
AB.	Anchor Bolt	E.	East	LAS.	Lag Bolt	RI.	Rough - in
ABV.	Above	EA.	Each	LAM.	Laminated	RM.	Room
AC.	Asphalt Concrete	EB.	Expansion Bolt	LAV.	Lavatory	RO.	Rough
A/C	Air Condition / Conditioning	EF.	Each Face	LDGR.	Ledger	RO.	Rough Opening
ACC.	Access	EJ.	Expansion Joint	LE.	Long	RO.N	Right of Way
ACoust.	Acoustic (al)	EL.	Elevation	LEH.	Long Leg Horiz.	RS.	Redwood
A.D.	Area Drain	ELECT.	Electric (al)	LLV.	Long Leg Vert.	S.	South
ADD.	Addendum	ELEV.	Elevator	LP.	Low Point	S.A.	Supply Air
ADDL.	Additional	ENCL.	End Nailing	LT.	Light	S.C.	Solid Core
ADJ.	Adjacent	ENGR.	Engineer	LTNT.	Lightweight	SCHED.	Schedule
ADJT.	Adjustable	EQ.	Equal	MACH.	Machine	SCR.	Screw
A.F.F.	Adv. Fin. Floor	EQUIP.	Equipment	M.H.	Manhole	S.D.	Storm Drain
A.F.S.	Adv. Fin. Grade	EST.	Each Side	M.I.	Malleable Iron	SDS.	Siding
AGG.	Aggregate	EXH.	Exhaust	MFR.	Manufacturer	SEAL.	Sealant
ALT.	Alternate	EXIST.	Existing	MFG.	Manufacturing	SECT.	Section
ALUM.	Aluminum	EXPD.	Expanded	MAS.	Masonry	SEIS.	Seismic
ANOD.	Anodized	EXPO.	Expose (d)	MATL.	Material	SEL.	Select
AP	Access Panel	EXT.	Exterior	MAX.	Maximum	S.F.	Sq. Foot / Feet
APPR.	Approved	FAB.	Fabricate	MECH.	Mechanical	SH.	Sheet
APPROX.	Approximate	FABR.	Fabrication	MED.	Medium	SHTS.	Sheeting
ARCH.	Architect	FAST.	Fasten (er)	MEM.	Member	SH.	Sleeve
ASPH.	Asphalt	F.D.	Floor Drain	MEMB.	Membrane	SH.	Smooth
AUTO.	Automatic	FDN.	Foundation	MET.	Metal	SPC.	Spacing
AVG.	Average	F.E.	Fire Extinguisher	MIN.	Minimum	SPCCS.	Specifications
B.D.	Building Dept.	F.E.C.	F. E. Cabinet	MIR.	Mirror	SPL.	Splash
BD.	Board	F.F.	Finished Floor	MISC.	Miscellaneous	SQ.	Square
BEL.	Below	F.H.	Fire Hydrant	M.D.S.	Moulding	S.S.	Select Structural
BIT.	Bituminous	FILL.	Fill	M.O.	Masonry Opening	S / S	Service Sink
BLDS.	Building	FIN.	Finish (ed)	MT.	Mount	SST.	Stainless Steel
BLK.	Block	FIXT.	Fixture	MTD.	Mounted	STA6.	Stagger (ed)
BLK'g.	Blocking	FL.	Floor Line	MULTI.	Multiple	STD.	Standard
BU.	Built-up	FLX.	Flexible	N.	North	STG.	Sealing
B.M.	Bench Mark	FLSH'g.	Flashing	NAT.	Natural	STIFF.	Stiffener
BM.	Beam	FLOR.	Fluorescent	N.S.	Natural Grade	STR.	Storage
B.N.	Boundary Nailing	F.O.C.	Face of Concrete	N.I.C.	Not in Contract	STR.L.	Structural
BOT.	Bottom	F.O.F.	Face of Finish	NOM.	Number	SUB.	Sub - Contractor
B.P.	Bearing Plate	F.O.M.	Face of Masonry	N.S.	Near Side	SUSP.	Suspended
BRG's.	Bracing	F.O.S.	Face of Stud	N.T.S.	Not to Scale	SWBD.	Switch Board
BRS.	Bearing	F.P.	Fireproof (ed)	O /	Over	SYM.	System
BTNL.	Between	FR.	Frame (d)	O.A.	Overall	SY5.	System
BUR.	Built-up Roofing	FRM's.	Framing	OBS.	Obscure	TR.	Tread
BVL.	Bevel (ed)	F.S.	Finished Surface	O.C.	On Center	T46	Top & Bottom
C.	Camber	FT.	Foot, Feet	O.D.	Outside Diameter	TEL.	Telephone
CAB.	Cabinet	FTG.	Flooring	O.F.D.	Overlaid Drain	TEMP.	Temper (ed)
C.B.	Catch Basin	FUR.	Furred, Furring	O.FS.	Overlaid Supper	THK.	Thick (ness)
CEM.	Cement	FUT.	Future	O.H.	Overhead	THR.	Threshold
CER.	Ceramic	G.A.	Gauge	O.H.D.	Overhead Door	THRU	Through
C.F.	Cubic Feet	GALV.	Galvanized	O.P.	Opening	T.O.B.	Top of Beam
C.F.M.	Cubic Feet / Min.	G.B.	Grid Bar	O.P.P.	Opposite	T.O.C.	Top of Curb
CHAM.	Chamber	G.G.	General	P.A.R.	Parallel	T.O.F.	Top of Framing
C.I.	Cast Iron	GEN.	General	PART.	Partition	T.O.L.	Top of Ledger
C.I.P.	Cast in Place	GENL.	General	P.C.	Portland Cement	T.O.P.	Top of Parapet
CJR.	Cable Joint	G.I.	Galvanized Iron	P.C.F.	Founda For	T.O.P.V.G.	Top of Paving
C.J.	Center Joint	GL.	Grading, Glass	PEN.	Penetration	T.O.S.	Top of Sheathing
C.L.	Center Line	GLB.	Grate - Laminated	PERF.	Perforate (d)	T.O.S.B.	Top of Slat
CL'S.	CaULKing	GRD.	Ground	PERP.	Perpendicular	T.O.S.T.	Top of Steel
CLR.	Clear	GRT.	Grade, Grading	PERI.	Perimeter	T.O.M.	Top of Moll
CLS.	Closure	GYP.	Gypsum	PG.	Page	T.S.S.	Tapered Steel
C.M.U.	Concrete Masonry Unit	GYP. BD.	Gypsum Board	PL.	Plate	TYP.	Typical
C / O	Clear Out	HSH.	High	P.LAM.	Plastic Laminat	UNF.	Unfinished
C.O.	Clear Opening	H.B.	Hose Bibb	PLAS.	Plaster	UNO.	Unless Noted
COL.	Column	H.C.	Hollow Core	PLUMB.	Plumbing	UNREINF.	Unreinforced
COMB.	Combination	H.D.	Heavy Duty	PLYND.	Plywood	URI.	Urinal
COMP.	Composition	HD.	Head	P.N.	Plywood Nails	UTIL.	Utility
CONC.	Concrete	HDP.	Handicap	P.NL.	Panel	VAR.	Varies
CONN.	Connection	HDR.	Header	PR.	Paper	V.B.	Vapor Barrier
CONST.	Construction	HDR.	Header	PRECAST.	Pre-cast	V.C.P.	Vitreous Clay
CONT.	Continuous	HDNR.	Hardware	PRESS.	Pressure	V.P.	Vitreous
CONTR.	Contractor	HGR.	Hanger	PREP.	Preformed	VERT.	Vertical
CORR.	Corrugated	H.M.	Hollow Metal	P.S.F.	P.S.F.	V.S.	Vertical Grain
CPT.	Carpet	HORIZ.	Horizontal	P.S.I.	P.S.I.	VNR.	Veneer
CSK.	Countersunk	H.P.	High Point	P.T.	Pressure Treated	VOL.	Volume
CTR.	Center	HT.	Height	PTD.	Point (ed)	V.T.	Vinyl Tile
C.T.	Ceramic Tile	HTG.	Heating	P.T.D.	Painted	V.T.R.	Vent Thru Roof
CU.	Cubic	HTR.	Heater	P.V.M.T.	Paper Tanel	W / C	Water Closet
C. YD.	Cubic Yard	HVAC	Heating, Ventilation, Air Conditioning	G.T.	Quarry Tile	W.D.	Wood
D.	Drain	HUL.	Hot Water	R.	Riser	WDM.	Window
DBL.	Double	I.D.	Inside Diameter / Dimension	R.A.	Return Air	WH.	Water Heater
DCK's.	Decking	IN.	Inch (es)	RAD.	Radius	MH.	Mall Hung
DEMO.	Demolition / Demolish	INCL.	Included / Including	R.D.	Roof Drain	W.I.	Wrought Iron
DEPR.	Depression	INT.	Interior	REF.	Reference	W / O	Without
DET.	Detail	INV.	Invert	REFER.	Refrigerator	M.	Momen
D.F.	Double Fr	JAN.	Janitor	REG.	Register	MP.	Materproof (ed)
D.H.	Double Hung			REIN.	Reinforcing	MUR.	Mater Resistant
DIA.	Diameter			REMA.	Remove	MECT.	Maintecot
DIA's.	Diagonal			REQ.	Required	MT.	Meight
DIM.	Dimension			REQS.	Requirements	MTM.	Mith
DISC.	Discontinuous			RESIL.	Resilient	YD.	Yard
D.L.	Dead Load			RET.	Return		
DISP.	Dispenser			REV.	Revision		
DN.	Down						
DIV.	Division						

GENERAL NOTES

- The Contractor / Sub-Contractor shall be responsible for the understanding of, and compliance with, all applicable codes, ordinances, and statutes.
- The Contractor / Sub-Contractor shall submit, obtain, and remit payment for all permits necessary for the execution and completion of its portion of the Work. Copies of permits shall be forwarded to the Architect for his records.
- All drawings and notes are complementary, and what is called for by either shall be binding as if called for by all. Any Work shown or referred to on any one set of drawings shall be provided as though shown on all related drawings.
- The General Contractor shall thoroughly review and be familiar with all documents associated with the Work and will notify the Architect immediately of any discrepancies or questions arising from the drawings, these notes, and existing or current field conditions before commencing with any work and in a manner which will not affect the project schedule prior to requesting written clarification.
- The General Contractor is responsible for the coordination and scheduling of the Work and effort and work product of all subcontractors, craftsmen, tradesmen and specialty providers / installers required to complete the Work.
- Before submitting any proposal or bids, all subcontractors shall physically visit the premises, familiarize themselves with existing conditions and satisfy themselves as to the nature and scope of the Work and the coordination, difficulties, and challenges attendant to its execution.
- Submission of a bid or proposal shall be construed as evidence that such examination has been made and later claims for labor, equipment, or material required for difficulties encountered, which could have been foreseen had such an examination been made may not be recognized to have merit.
- The General and Sub-Contractors must be familiar with the type and number of inspections required for work of this historic nature. They may not be similar to normal construction process inspections in quantity, focus, and duration
- Existing materials, areas, surfaces, and significant plant life are or may be considered by the Owner, the Authorities Having Jurisdiction, or the community at-large as having historical significance or asset value. Extraordinary effort must be made to protect items or materials to be re-used in, ort adjacent to, the Work
- The Contractor shall verify that extensive photographs of exterior materials, surfaces, and gaps or spaces are on hand such that they may be consulted for evidence of how materials should be re-positioned or reused in the final Work.
- The Contractor shall verify that extensive photographs of exterior materials, surfaces, and gaps or spaces are on hand such that they may be appropriately be used for evidence of how materials should be re-positioned or reused in the final Work to match the historical nature of the Work to the extent required by the Authority Having Jurisdiction.
- A plan of execution, including the process of destructive or non-destructive testing shall be determined by the Construction Team and agreed to by the City of Riverside Historic Preservation Officer and the Planning Division prior to execution of any demolition or dismantling of the existing wall, walk, footing or any components of each.

CONSTRUCTION NOTES

DISMANTLING AND STORAGE OF WALL COMPONENTS

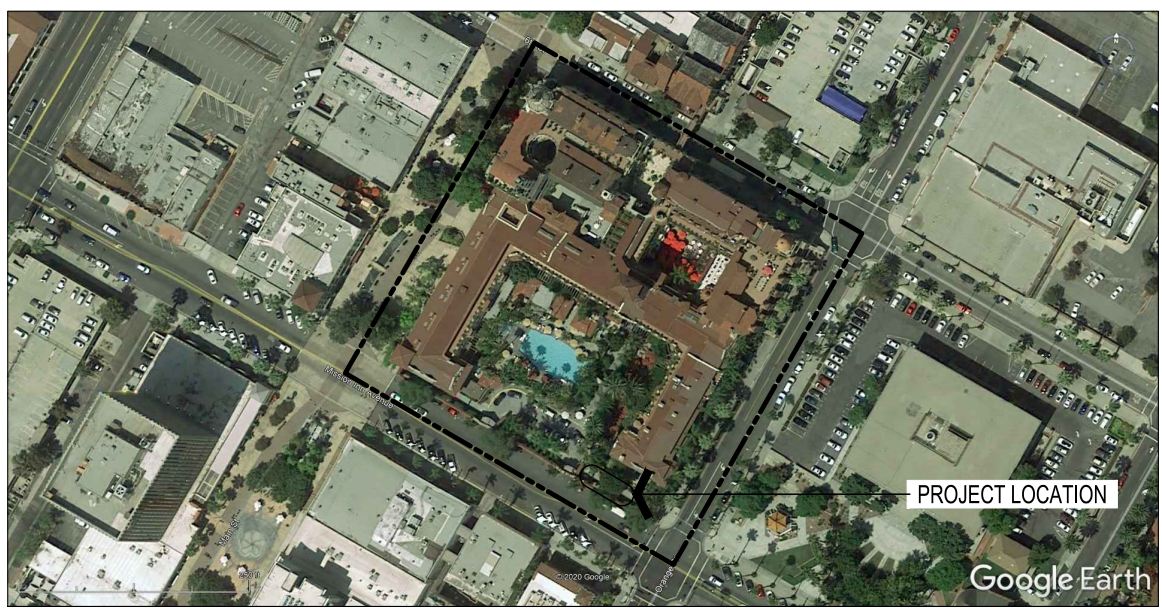
- Portions of the existing wall masonry construction may be removed, and stored as a partial assembly awaiting future re-assembly. Such portions shall be crated or otherwise protected under a constructed temporary shelter, behind construction fencing, the bottom of which is firm and raised above existing solid hardscape, and the top of which protects the assemblage from further construction activities and pedestrian or other traffic.
- Portions of the existing wall masonry construction which will be salvaged and stored as individual bricks, slabs, and/or pavers shall be removed, dry-brushed clean, crated, or otherwise protected and stored in a flat or stacked manner which will not subject the individual units to undistributed or point load stresses or forces which could cause individual units to crush, fracture or break in the process of storage.
- Portions of the existing wall construction which are not Masonry such as iron and metallic railings will be salvaged, , dry-brushed clean, tagged and stored as individual elements, and stored in manner which will not subject the individual units to undistributed or point load stresses or forces which could cause individual units bend, fracture, or partially disassemble in the process of storage. Storage shall be under protection which does not expose of subject the elements to moisture or humidity exceeding that of the ambient environment. Iron or other metallic railing elements removed from the existing wall assemblage will be tagged and logged to be returned to their original place in the overall wall assembly.
- For areas of the wall to be reconstructed over a cast-in-place structural sub-wall, the inventory of original individual salvaged flat-format bricks shall be selected and carefully cut with a masonry blade so that they may be placed over the cast-in-place structural wall as a face veneer in a manner which will match the original pillars and low wall depth texture and overall appearance. Extra caution must be taken to cut certain bricks for use as whole "L"-shaped corner bricks in left-handed and right-handed configurations to match the appearance of true full-wythe construction and the original wall construction.

P20-0330

CULTURAL RESOURCE REVIEW
Checked for Compliance With the
Cultural Resource Ordinance, Title 20,
of Riverside's Municipal Code,
the Citywide Residential Historic District
Design Guidelines (where applicable),
and the Secretary of Interior's
Standards for Historic Properties

By: 
(Historic Preservation Officer)

Date: 7/13/2020
City of Riverside, Planning Division



KEY PLAN

SHEET INDEX

SHEET NUMBER	DRAWING DESCRIPTION
CS	COVER SHEET - PROJECT DATA - GENERAL NOTES
A-1	AS-FOUND CONDITIONS - PROPOSED LIMIT OF WORK
A-2	PROPOSED SCOPE OF WORK - PLAN, SECTIONS, ELEVATION
S-01	STRUCTURAL GENERAL NOTES
S-1	STRUCTURAL PLAN, ELEVATION, SECTIONS

PROJECT DIRECTORY

OWNER	the MISSION INN HOTEL & SPA 3649 Mission Inn Avenue, Riverside, CA 92501 Contact: Paul S. Anderson Tel: 951.616.6611 e-mail: paul@tfrbuilders.com
ARCHITECT	Paul Scott Anderson, Lead AP, NCARB 28431 Las Arbores, Laguna Niguel, CA 92677 Contact: Paul S. Anderson Tel: 951.616.6611 e-mail: paul@tfrbuilders.com
ENGINEER	JT CONSULTING ENGINEERS 11251 Gardenaire Lane, Garden Grove, CA 92641 Contact: John D. Tran, P.E. Tel: 714.815.2356 e-mail: jtr@jtr76@gmail.com
GENERAL CONTRACTOR	TFR BUILDERS, INC. 1401 N. El Camino Real, Suite 104, San Clemente, CA 92672 Contact: Steve Gullfole Tel: 951.446.4447 e-mail: steve@tfrbuilders.com

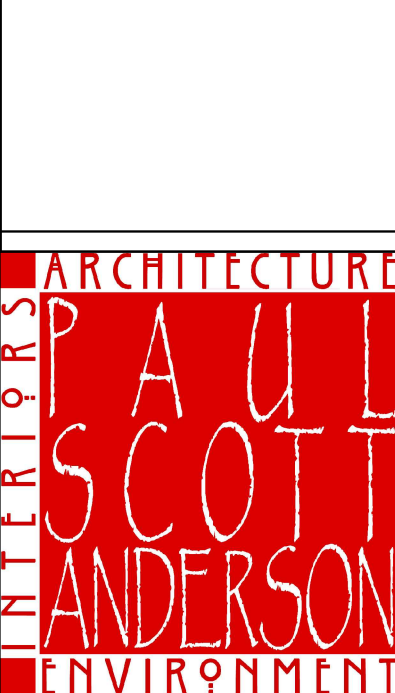
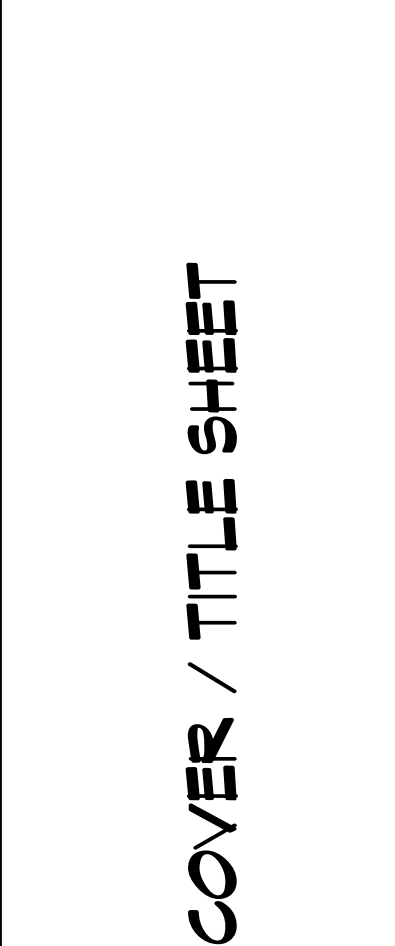
APPLICABLE CODES:

CITY OF RIVERSIDE, CA

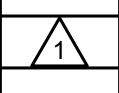
Cultural Resource Ordinance, Title 20, Riverside
Municipal Code
City-wide Residential Historic District Design
Guidelines
U.S. Secretary of the Interior's Standards for
Historic Properties

California Building Code - 2019 Edition

ASCE 7-16 - 2019 Edition



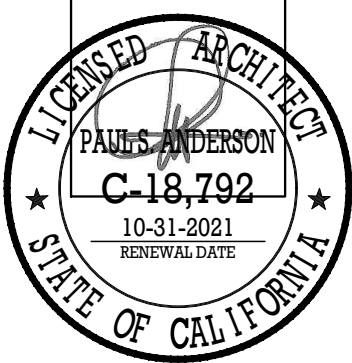
HISTORIC WALL CORRECTION

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	CERTIF. OF APPROPR.

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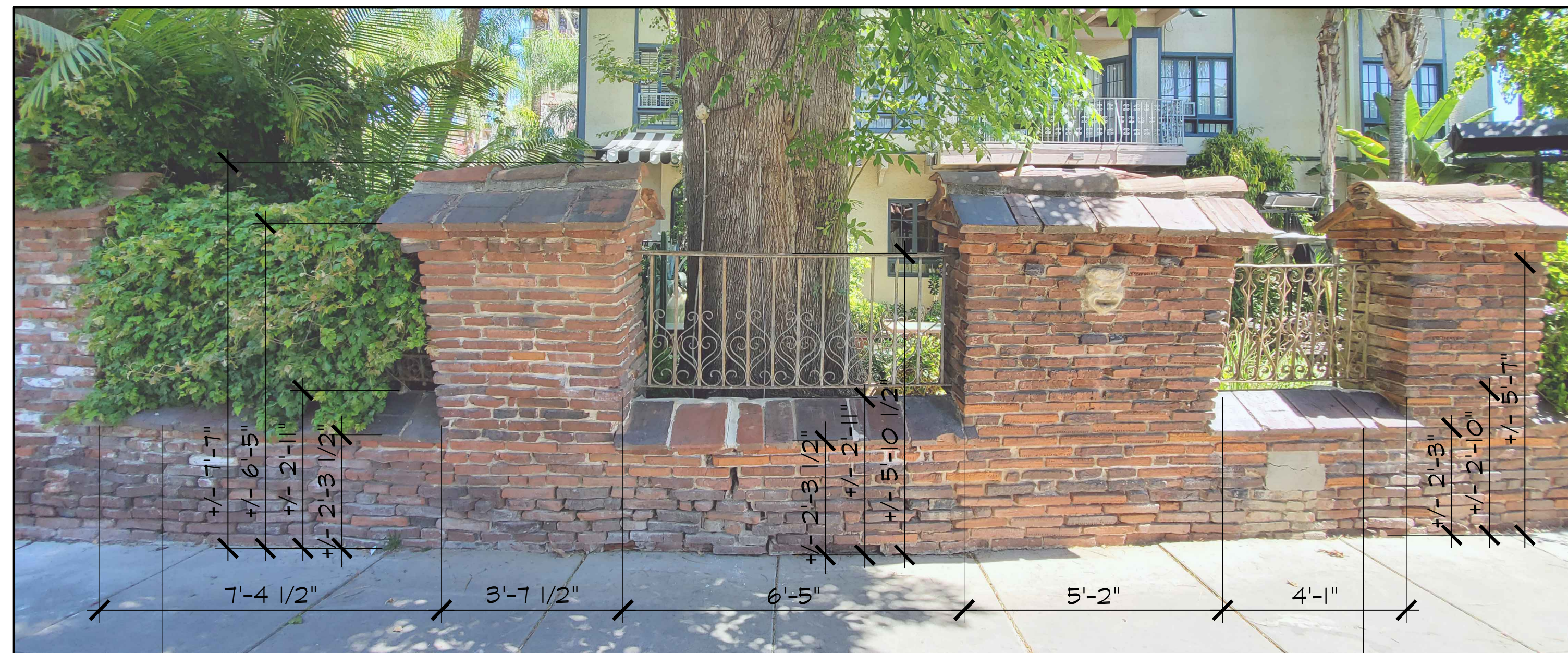
CULTURAL RESOURCE REVIEW
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the Citywide Residential Historic District
Design Guidelines (where applicable),
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By: 
(Historic Preservation Officer)

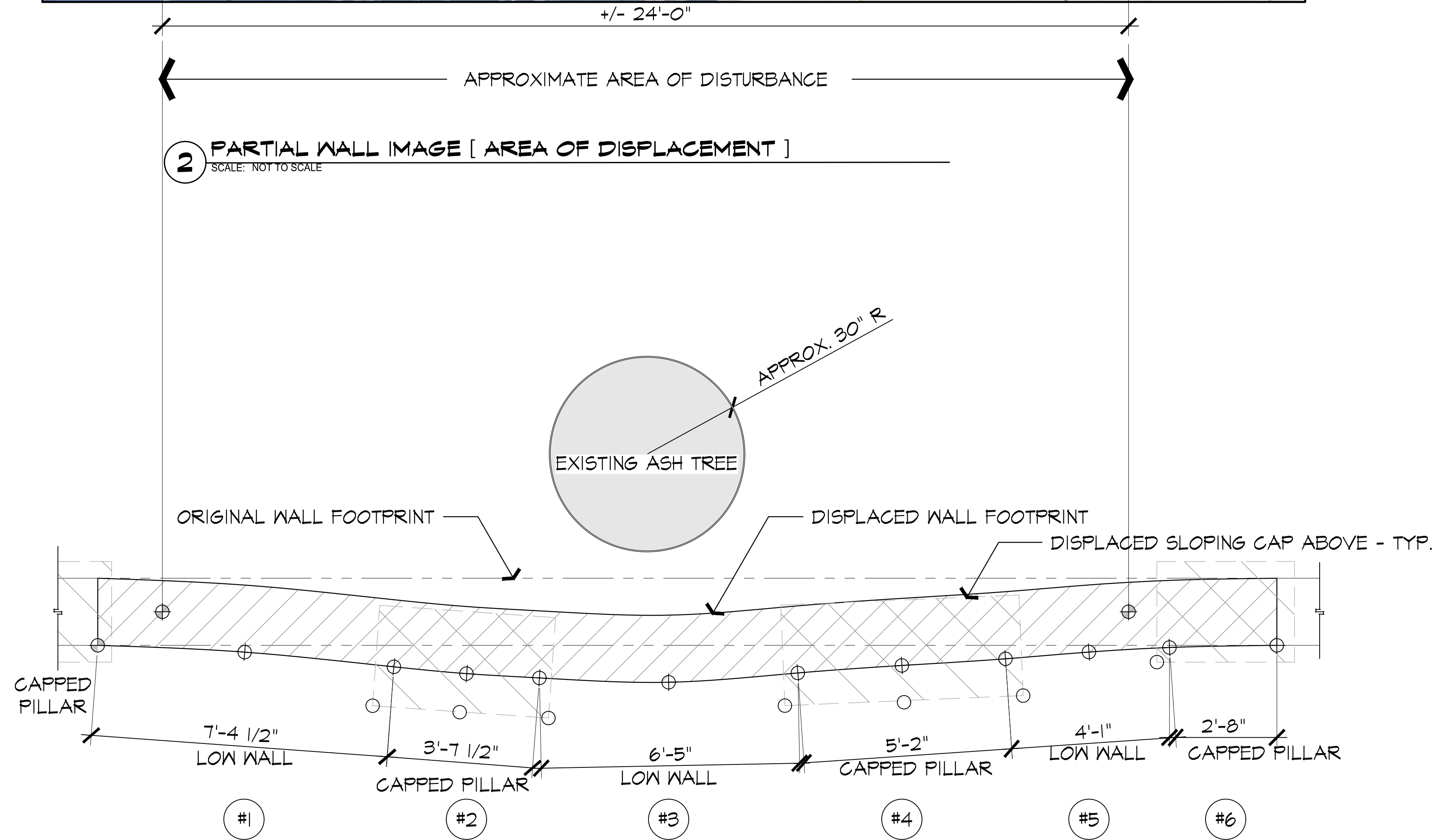
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City of Riverside, Planning Division



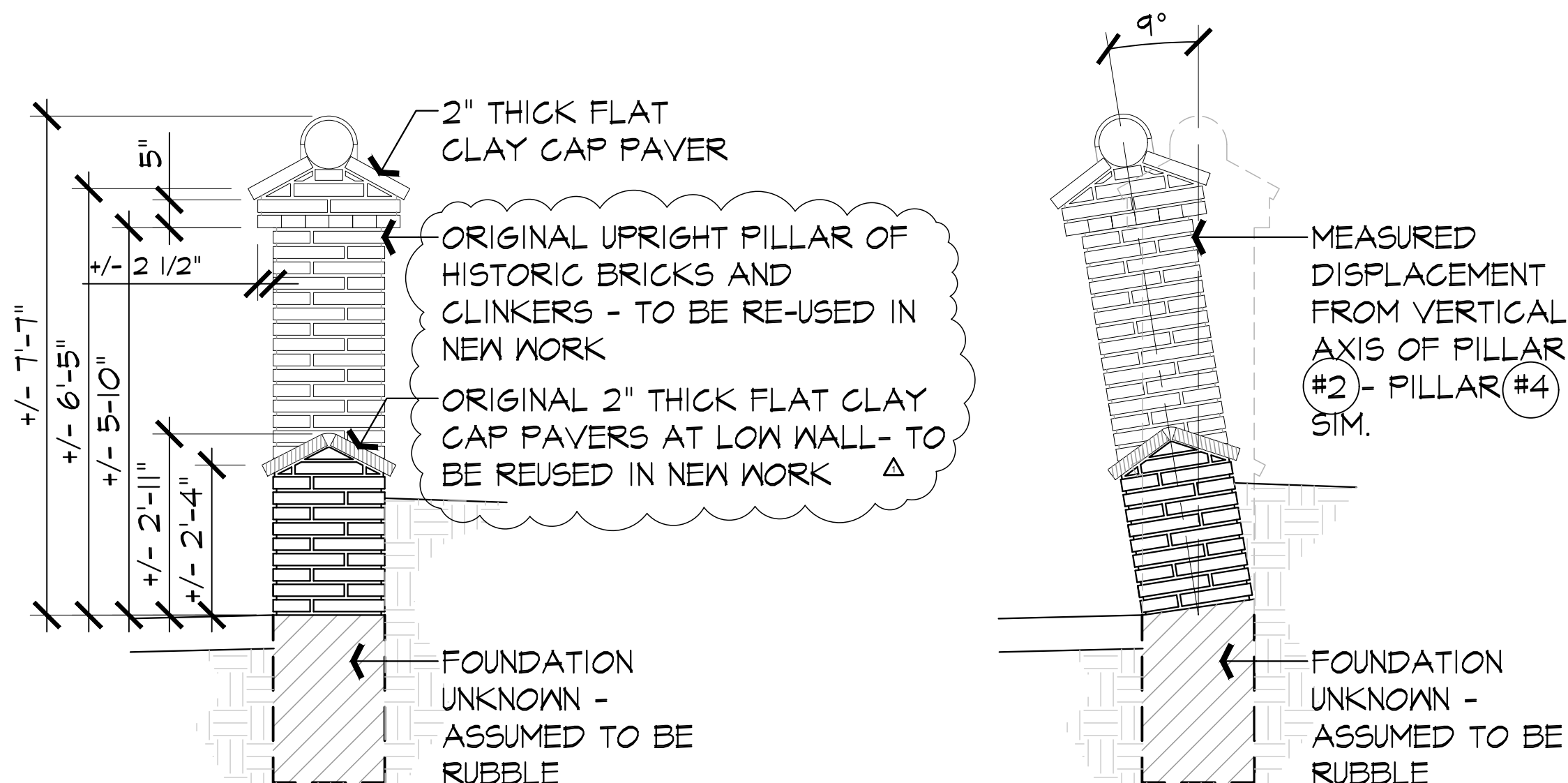
5 APPROX. VERTICAL DISPLACEMENT IMAGE
SCALE: 1/2" = 1'-0"



2 PARTIAL WALL IMAGE [AREA OF DISPLACEMENT]
SCALE: NOT TO SCALE



1 PARTIAL WALL PLAN [AREA OF DISPLACEMENT]
SCALE: 1/2" = 1'-0"



3 APPROX. VERT. DISPLACEMENT SECTION
SCALE: 1/2" = 1'-0"

4 TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

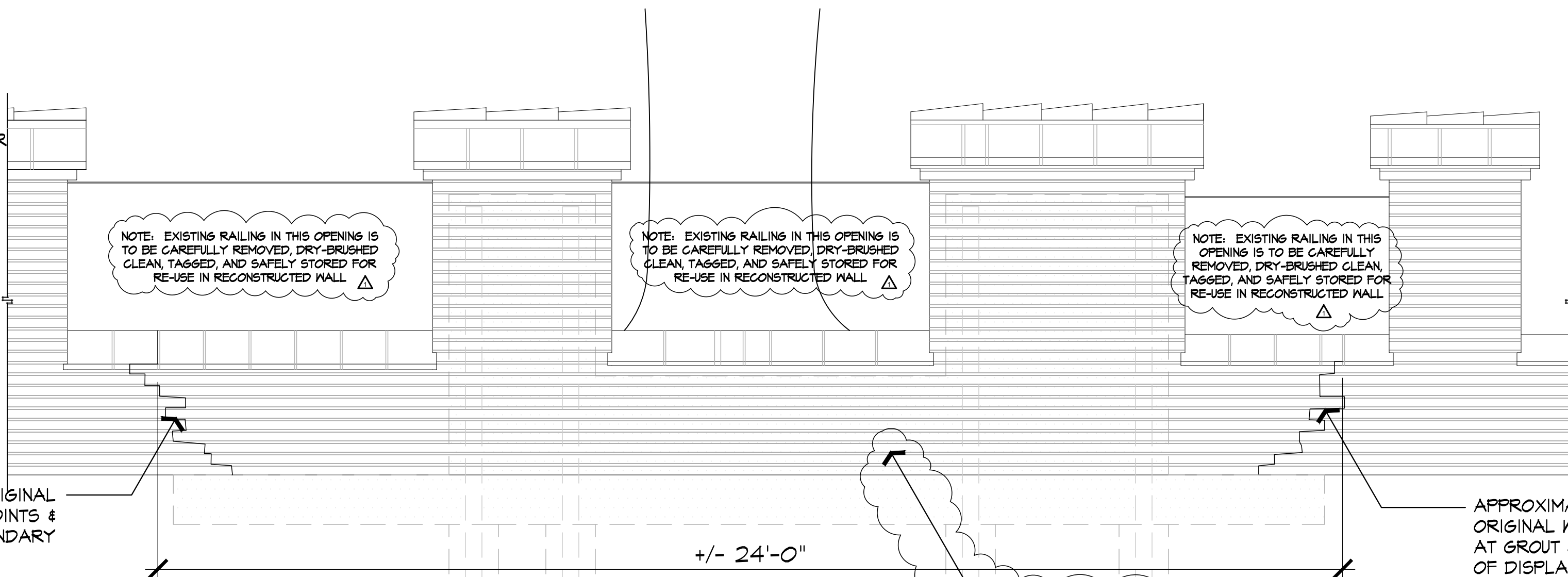


CAST PRECAUTIONARY SILICONE MOLD OF HISTORICAL LIMESTONE OR PLASTER TABLET TO BE USED FOR REPLICATION IF ORIGINAL IS DESTROYED DURING DISMANTLING

#6

#5

6 PILLER "# 6" REAR ELEVATION
SCALE: NOT TO SCALE



3 HISTORIC WALL ELEVATION
SCALE: NOT TO SCALE

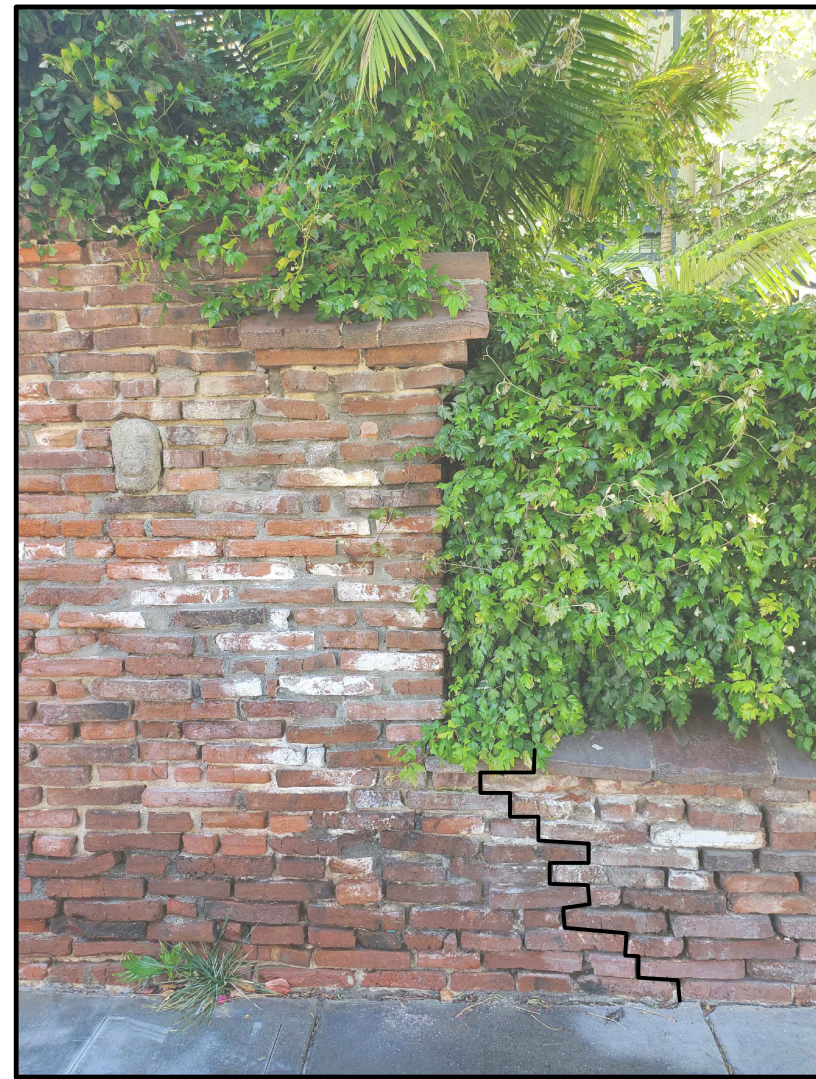


#5

#4

#3

2 PILLER "# 4" REAR ELEVATION
SCALE: NOT TO SCALE



#1



#1

#2

#3



#2

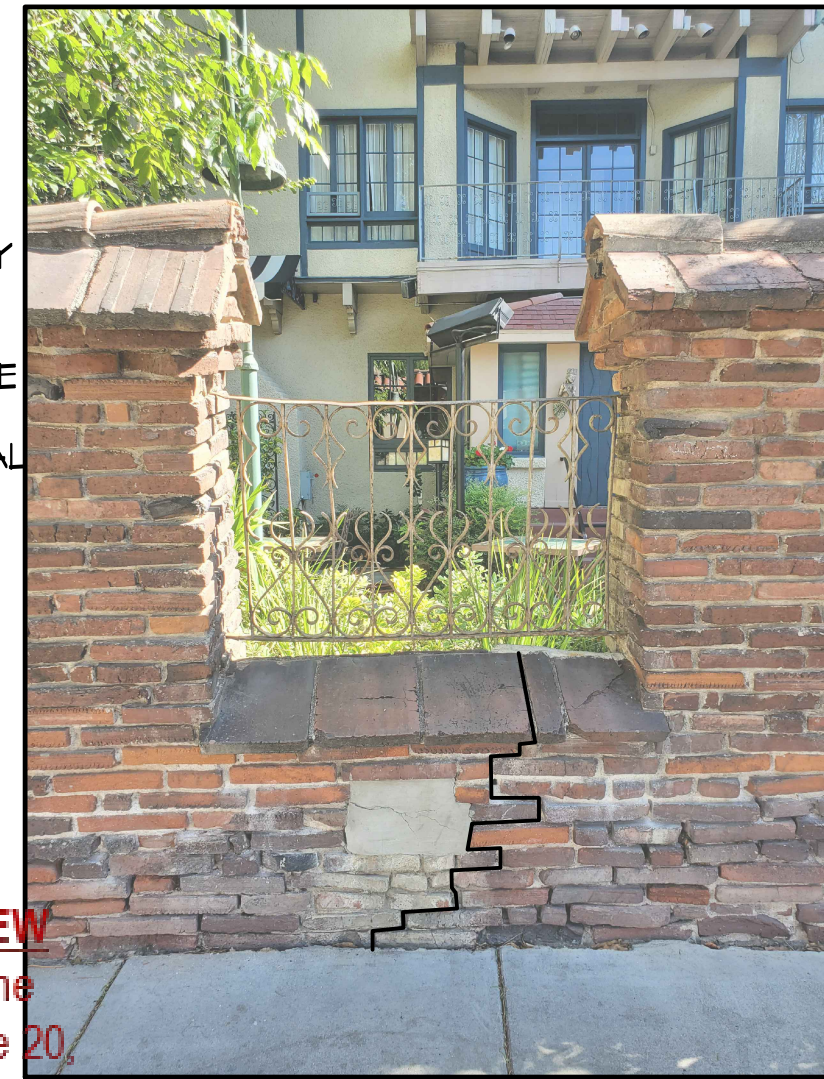
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#3

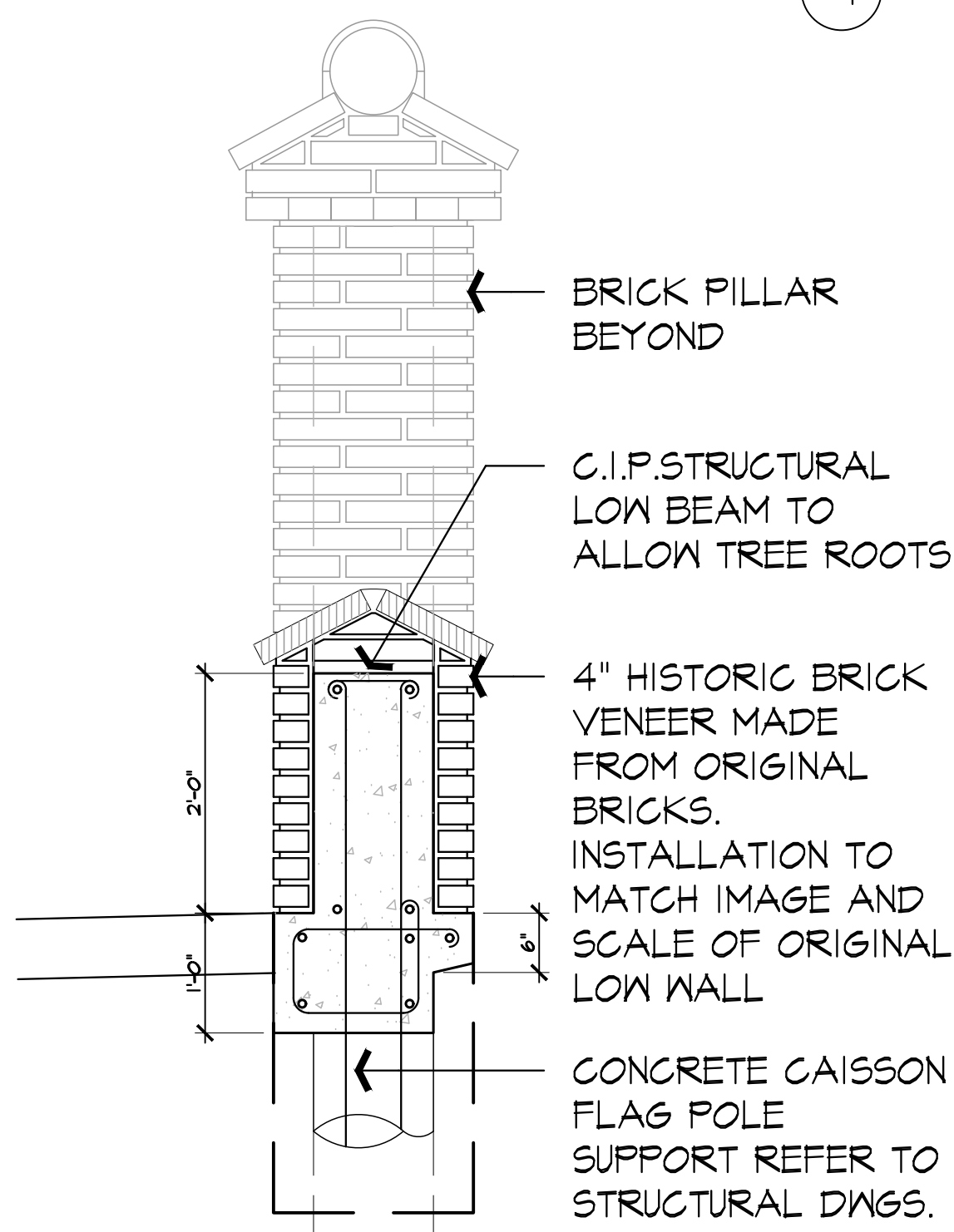
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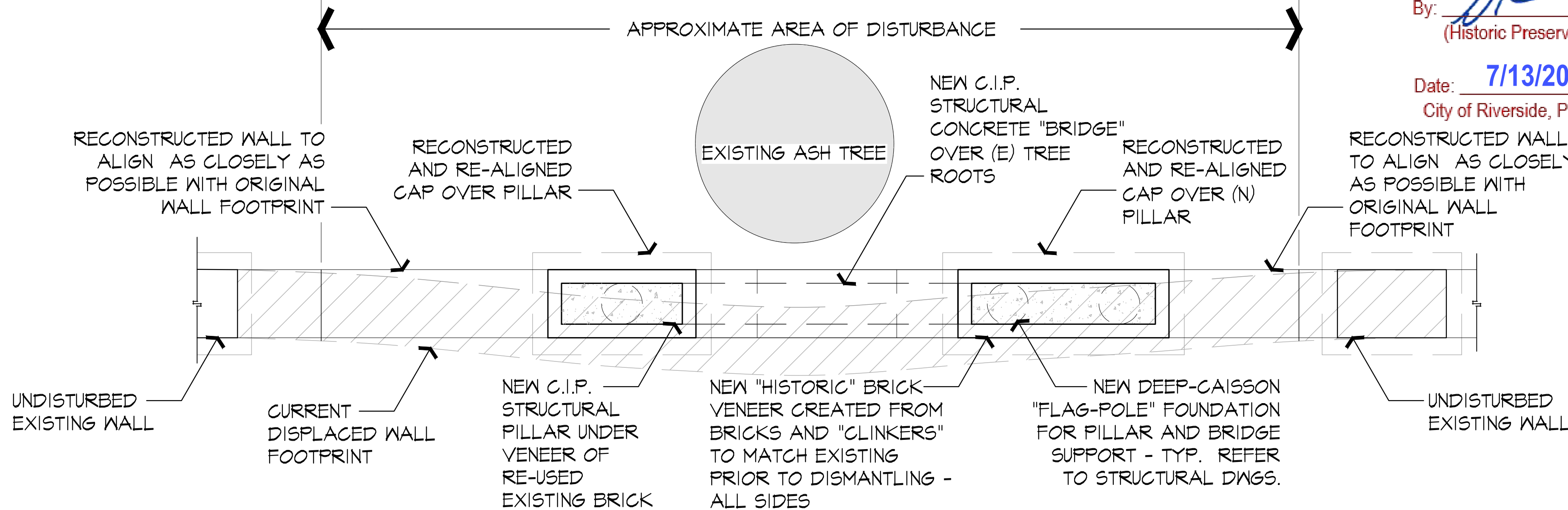
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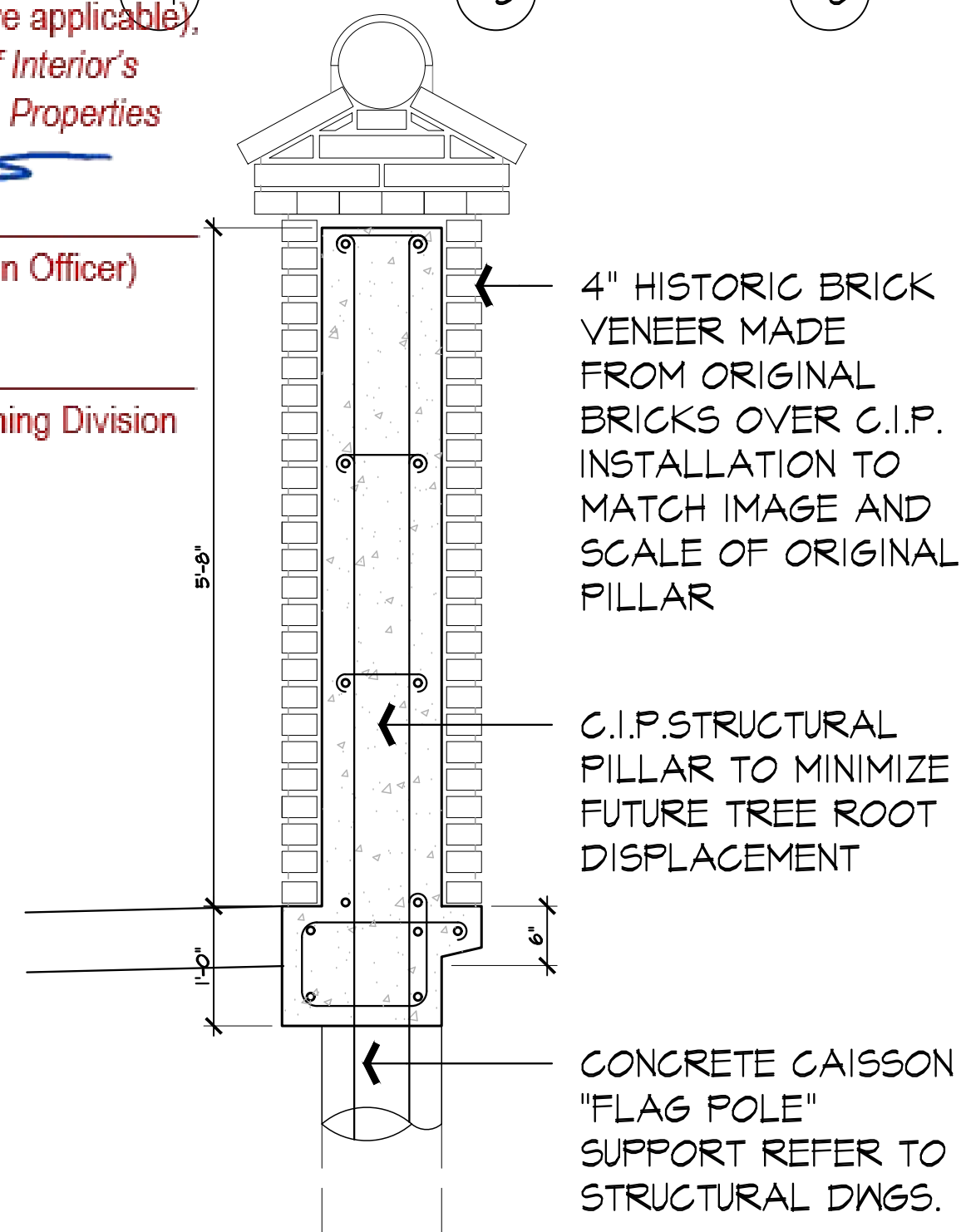
5 IMAGES OF EXISTING WALL PORTION ELEVATIONS
SCALE: NOT TO SCALE



5 SECTION AT STRUCTURAL LOW WALL
SCALE: 3/4" = 1'-0"

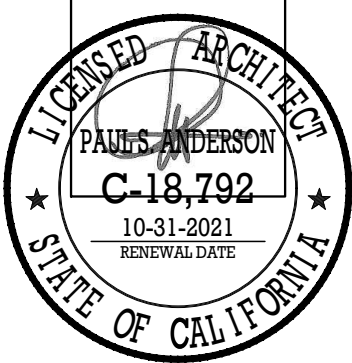


4 PROPOSED PLAN OF CORRECTLY REALIGNED WALL
SCALE: 1/2" = 1'-0"



1 SECTION AT STRUCTURAL PILLAR
SCALE: 3/4" = 1'-0"

P20-0330
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By: *[Signature]*
(Historic Preservation Officer)
Date: 7/13/2020
City of Riverside, Planning Division



The Mission Inn
HOTEL & SPA
A NATIONAL HISTORIC LANDMARK

PARTIAL WALL REALIGNMENT PLAN
WALL SECTION ELEVATION IMAGES
STRUCTURAL LOW WALL SECTION
STRUCTURAL PILLAR SECTION



HISTORIC WALL CORRECTION

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A-2

STRUCTURAL STEEL

1.

STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED BY AN APPROVED AND LICENSED FABRICATOR IN ACCORDANCE WITH THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS (LATEST EDITION), AND WITH CHAPTER 22 OF THE CODE.
2.

ALL STRUCTURAL STEEL SHALL CONFORM TO THE ASTM DESIGNATION AS INDICATED BELOW (UNO):

HOT ROLLED STRUCTURAL SHAPE

A-36, A-992

HOLLOW STRUCTURAL SECTIONS (HSS)

A-500, GRADE B OR C, A-501

PIPE

A-53, GRADE B

PLATE

A-36, A-572 GRADE 50, A-588

BARs

A-36, A-572 GRADE 50

BOLTS

A-307, A-325, A-490

NUTS

A-563

WASHERS

A-563

ANCHOR OR THREADED RODS

F-1554

FILLER METAL & FLUX FOR WELDING

AWS A-5.1, A-5.5
3.

THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP DRAWINGS TO THE ARCHITECT OF ALL STEEL FOR ARCHITECTS AND STRUCTURAL ENGINEERS REVIEW AND APPROVAL BEFORE FABRICATION.
4.

BOLT HOLES USED IN STEEL SHALL BE 1/16" LARGER IN DIAMETER THAN NOMINAL SIZE OF BOLT USED, EXCEPT AS NOTED.
5.

ALL STRUCTURAL STEEL SURFACES THAT ARE ENCASED IN CONCRETE, OR MASONRY, SPRAY ON FIREPROOFING, OR ARE ENCASED BY BUILDING FINISH, SHALL BE LEFT UNPAINTED.
6.

ALL WELDING IS TO BE DONE BY CERTIFIED WELDERS USING E70XX ELECTRODES (UNO). ALL WELDS SHALL BE IN CONFORMITY WITH THE PROJECT SPECIFICATIONS AND THE CODE FOR WELDING IN BUILDING CONSTRUCTION (AWS D1.1 LATEST REVISION) OF THE AMERICAN WELDING SOCIETY. SEE SPECIAL INSPECTIONS SECTION FOR WELDING INSPECTION REQUIREMENTS. USE OF E70T-4 WIRE IS NOT PERMITTED.
7.

WELD LENGTHS CALLED FOR ON PLANS ARE THE NET EFFECTIVE LENGTH REQUIRED. WHERE FILLET WELD SYMBOL IS GIVEN WITHOUT INDICATION OF SIZE, USE MINIMUM SIZE WELDS AS SPECIFIED IN AISC MANUAL OF STEEL CONSTRUCTION 9TH EDITION, SECTION J2.2b
8.

ALL EXPOSED STRUCTURAL STEEL AND MISCELLANEOUS METAL SHALL BE HOT DIP GALVANIZED AFTER FABRICATION UNO.
9.

ALL BOLTS USED IN A SEISMIS LOAD FORCE RESISTING SYSTEM SHALL BE PRETENSIONED HIGH STRENGTH BOLTS AND SHALL MEET THE REQUIREMENTS FOR SLIP CRITICAL FAYING SURFACES IN ACCORDANCE WITH AISC 360, SECTION J3.8 WITH A CLASS A SURFACE. (AISC 341 SECTION 7.2)
10.

FIELD WELDING TO BE DONE BY WELDERS CERTIFIED BY AN APPROVED AGENCY FOR STRUCTURAL STEEL, REINFORCING STEEL, LIGHT GAUGE STEEL. CONTINUOUS INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED.
11.

SHOP WELDS MUST BE PERFORMED IN A FABRICATOR'S SHOP LICENSED BY AN APPROVED AGENCY.
12.

STRUCTURAL STEEL SHALL BE MADE BY A FABRICATOR LICENSED BY AN APPROVED AGENCY.
13.

ALL WELDS USED IN MEMBERS AND CONNECTIONS IN THE SEISMIC LOAD FORCE RESISTING SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MIN. CHARPY V-NOTCH TOUGHNESS OF 20ft-lb AT 0°F. (AISC 341.7.3A)
14.

WELDS DESIGNATED AS "DEMAND CRITICAL" SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MIN. CHARPY V-NOTCH TOUGHNESS OF 20ft-lb AT 20°F AND 40ft-lb AT 70°F. (AISC 341.7.3B). (AISC 341.7.3A)

SPECIAL INSPECTIONS

THE FOLLOWING ELEMENTS OF CONSTRUCTION SHALL HAVE CONTINUOUS AND/OR PERIODIC INSPECTION IN A ACCORDANCE TO CBC SECTION 1704 TO 1708 AND ANY ADDITIONAL REQUIREMENTS STATED IN THE DRAWINGS OR SPECIFICATIONS . THE INSPECTIONS SHALL BE PERFORMED BY A DEPUTY BUILDING INSPECTOR APPROVED BY THE CITY OF NEWPORT BEACH.

SPECIAL INSPECTION PROGRAM			
VERIFICATION AND INSPECTION		CONTINUOUS	PERIODIC
1	INSPECTION OF REINFORCING STEEL AND PLACEMENT		X
2	CONCRETE FOOTING		X
3	ALL BOLTS AND REBARS WITH EPOXY IN EXISTING CONCRETE		X
4			X

FOUNDATION

1.

FOUNDATION DESIGN BASED ON THE FOLLOWING INFORMATION:

ALLOWABLE SOIL BEARING PRESSURE= 1500 PSF PER CBC 2019

FOOTINGS SHALL BEAR ON FIRM NATURAL SOILS OR OVEREXCAVATED AND RE-COMPACTED MATERIAL PER THE SOILS REPORT. MINIMUM OF 90% COMPACTION FOR ALL FOOTINGS AND SLABS. MINIMUM OF DEPTH FOOTINGS BELOW LOWEST ADJACENT FINAL GRADE SHALL BE 18". MINIMUM WIDTH OF FOOTING SHALL BE 12" .
2.

CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM EITHER SURFACE WATER, GROUND WATER OR SEEPAGE, IF REQUIRED.

CONCRETE

1.

ALL ABANDONED FOOTINGS, UTILITIES, ETC. SHALL BE REMOVED UNLESS NOTED OTHERWISE. NEW FOOTINGS MUST EXTEND INTO UNDISTURBED SOILS. ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318, LATEST EDITION.
2.

REINFORCED CONCRETE IS DESIGNED BY THE "ULTIMATE STRENGTH DESIGN METHOD".
3.

CONCRETE MIXES SHALL BE DESIGNED BY THE APPROVED TESTING LABORATORY AND APPROVED BY THE STRUCTURAL ENGINEER. THE COMPRESSIVE STRENGTH OF THE CONCRETE SHALL BE PROPORTIONED BASED ON SECTION 1905 OF THE CODE.
4.

SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTH AND TYPES:

LOCATION IN STRUCTURE	STRENGTH (PSI)	DENSITY (PCF)	SLUMP (INS)	MAX W/C RATIO
ALL CONCRETE FOOTINGS	3000	150	4	0.45
5.

PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE V
6.

CONCRETE MIXING OPERATION, ETC. SHALL CONFORM TO ASTM C-94.
7.

PLACEMENT OF CONCRETE SHALL CONFORM TO CODE SECTION 1905 AND PROJECT SPECIFICATIONS. CLEAN AND ROUGHEN TO 1/4" AMPLITUDE ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED.
8.

ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.

REINFORCING STEEL (FOR CONCRETE AND MASONRY)

1.

REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 19 OF THE CODE, ASTM A615, GRADE 60 UNO. DEFORMATIONS SHALL BE IN ACCORDANCE WITH ASTM A-305.
2.

BARs SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
4.

REINFORCING BAR SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS.LAP ALL HORIZONTAL BARs AT CORNERS AND INTERSECTIONS. STAGGER ALL SPLICES UNLESS NOTED OTHERWISE ON PLANS.
5.

ALL BARs SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE.
6.

REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE "A.C.I. MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", LATEST EDITION.
7.

ALL GRADE 60 REINFORCING STEEL SHALL BE CLEARLY MARKED TO DIFFERENTIATE THEM FROM GRADE 40 REINFORCING STEEL IF CONCURRENTLY ON SITE.
8.

CONCRETE PROTECTION FOR REINFORCEMENT

(;) CAST-IN-PLACE CONCRETE (NON-PRESTRESSED). THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

	MINIMUM COVER, IN.
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
B. CONCRETE EXPOSED TO EARTH OR WEATHER: <div>NO. 6 THROUGH NO. 18 BAR</div> <div>NO 5 BAR, W31 OR D31 WIRE & SMALLER</div>	2 1 1/2
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: <div>SLABS, WALLS, JOISTS:<div>NO. 14 AND NO. 18 BAR</div><div>NO. 11 BAR & SMALLER</div></div> <div>BEAMS, COLUMNS:<div>PRIMARY REINFORCEMENT TIES, STIRRUPS, SPIRALS</div></div>	1 1/2 3/4
D. NELSON STUO OR AGAINST AND PERMANENTLY EXPOSED TO EARTH	1 1/2

GENERAL

1.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
2.

ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
3.

NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
4.

ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES:

2019 CALIFORNIA BUILDING CODE AND LATEST AMENDMETNS AND REVISIONS REFERRED TO HERE AS "THE CODE", AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY, AND THOSE CODES & STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS.
5.

SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:

SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED.

SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS.

SIZE AND LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, PITS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC.

SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN.

FLOOR AND ROOF FINISHES.

DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
6.

SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:

PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED.

ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.

CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.

SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS.
7.

THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
8.

OPENINGS, POCKETS, ETC., LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKs, WALLS, UNLESS SPECIALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., LARGER THAN 6" NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS. FOR ANY FURTHER RESTRICTIONS ON OPENINGS IN STRUCTURAL ELEMENTS, SEE APPLICABLE SECTIONS BELOW.
9.

PIPES LARGER THAN 1-1/2" DIAMETER SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED. NO CONDUITS SHALL BE PLACED IN CONCRETE FILL OVER METAL DECKING.
10.

ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE OF THE LATEST REVISION.
11.

CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
12.

CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
13.

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF USE AND OCCUPANCY, WRITTEN CERTIFICATION BY A CALIFORNIA REGISTERED ENGINEER THAT THE ROOF SLOPE IS IN CONFORMANCE WITH THE APPROVED PLANS SHALL BE SUBMITTED TO THE CITY BUILDING INSPECTOR.

DESIGN LOADS:
15.

WIND ANALYSIS PER 2019 CALIFORNIA BUILDING CODE

$I_w = 1.0$

(STANDARD STRUCTURE)

110 MPH = BASIC WIND SPEED

EXPOSURE = C
16.

SEISMIC ANALYSIS PER 2019 CALIFORNIA BUILDING CODE

ANALYSIS PROCEDURE USED: ASCE 7-16 CHAPTER 12.8.

SEISMIC IMPORTANCE FACTOR = 1

$S_s = 1.5$ $S_1 = 0.6$

SITE CLASS = D

SDS = 1.0

BASIC SEISMIC FORCE RESISTING SYSTEM:

CANTILEVER STEEL COLUMN SYSTEM

$V = 0.8W$

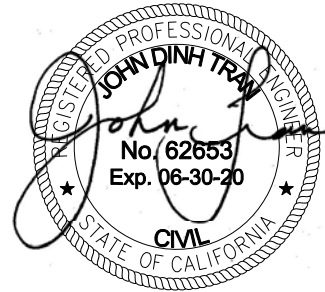
$C_s = 0.8$

$R = 1.25$

SEISMIC DESIGN CATEGORY: D

JT Consulting Engineers

11251 GARDENAIRE LANE
GARDEN GROVE, CA 92841
TEL: 714-815-2356



Site Wall Repair for:

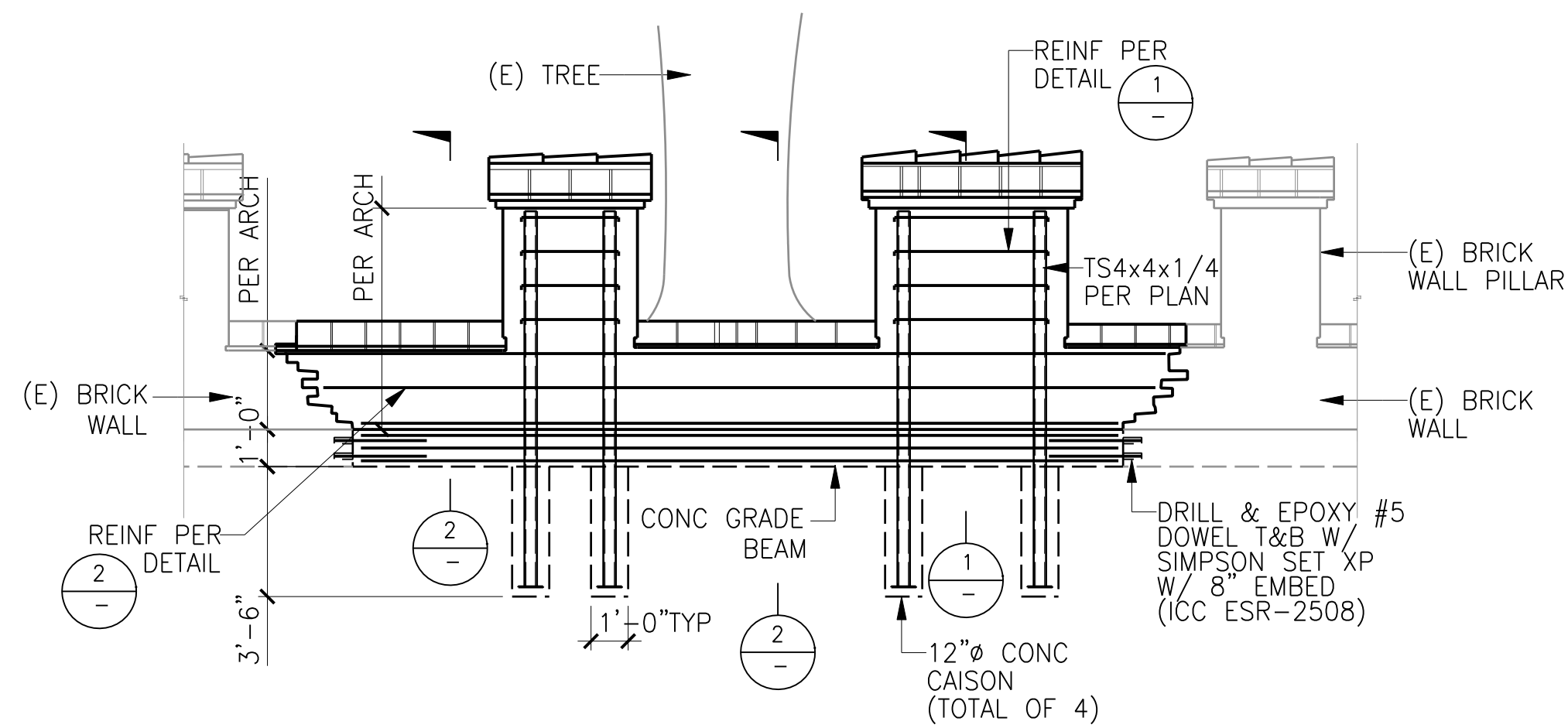
Mission Inn Hotel & Spa

3649 Mission Inn Ave, Riverside CA 92501

Project No.	-	
Plan Check No.		
Date:	May 14,2020	
Submittal Log		
Description	Date	
Revision Log		
No.	Revision	Date

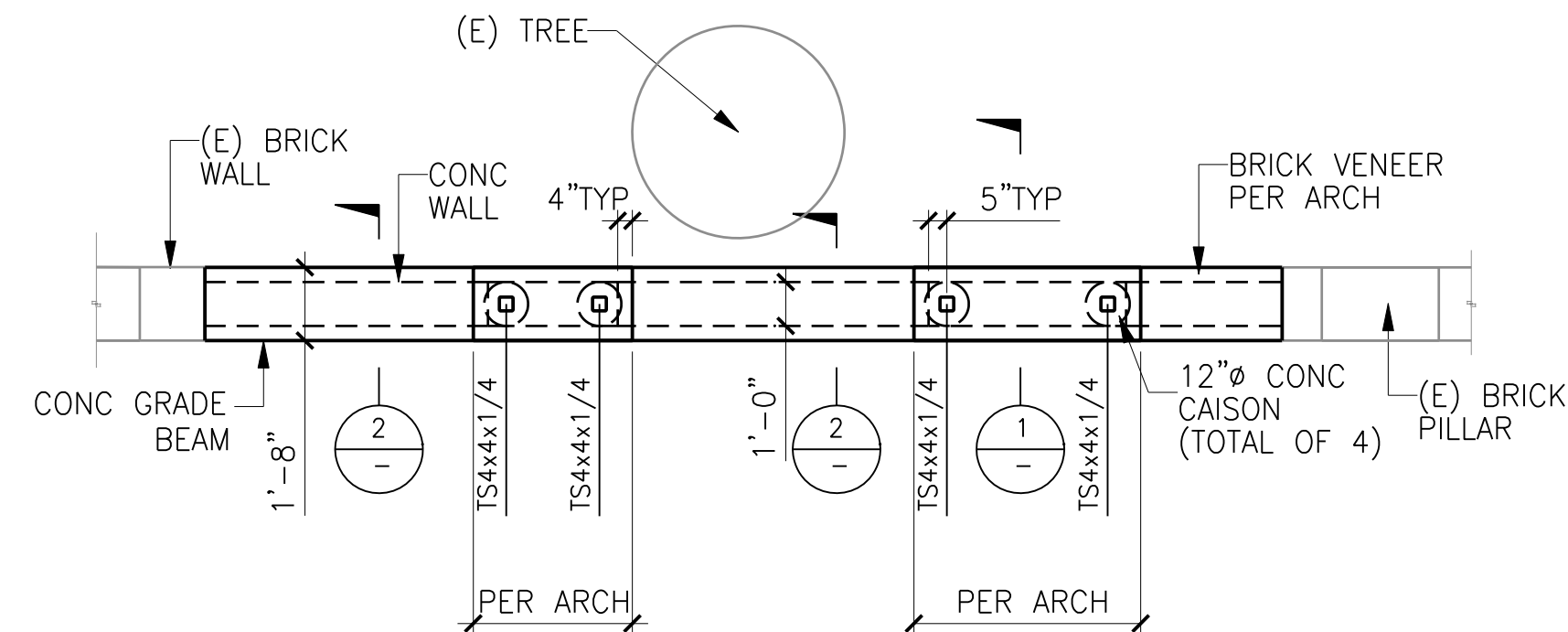
S0.1

STRUCTURAL
GENERAL NOTES



Elevation

1/4"=1'-0"



Foundation Plan

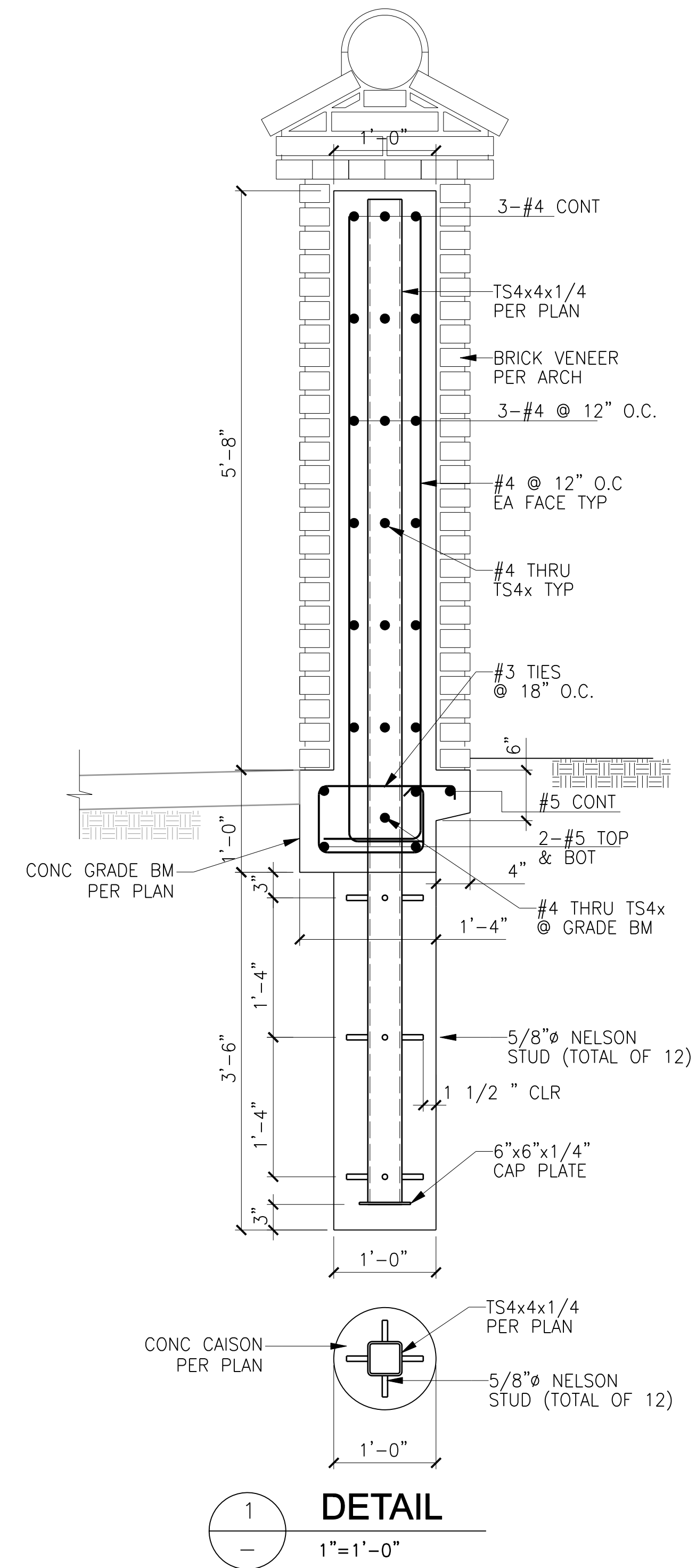
1/4"=1'-0"

PLAN NOTES

1. FOR GENERAL NOTES SEE SHEET S0.1
2. VERIFY ALL DIMENSIONS, ELEVATIONS, FINISH SURFACES, SLOPES, DRAINS, DEPRESSIONS, CURBS, ETC., WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION.
3. SPECIFICATIONS AND DETAILING OF ALL WATERPROOFING AND DRAINAGE ITEMS, ALTHOUGH MAY BE INDICATED ON THE STRUCTURAL DRAWINGS FOR GENERAL INFORMATION PURPOSES ONLY, ARE THE DESIGN RESPONSIBILITY OF OTHERS.
4. FOR FINISH FLOOR ELEVATIONS, SEE ARCH DRAWINGS.
5. FOR TOP OF WALL PLATE ELEVATIONS, SEE ARCH DRAWINGS.

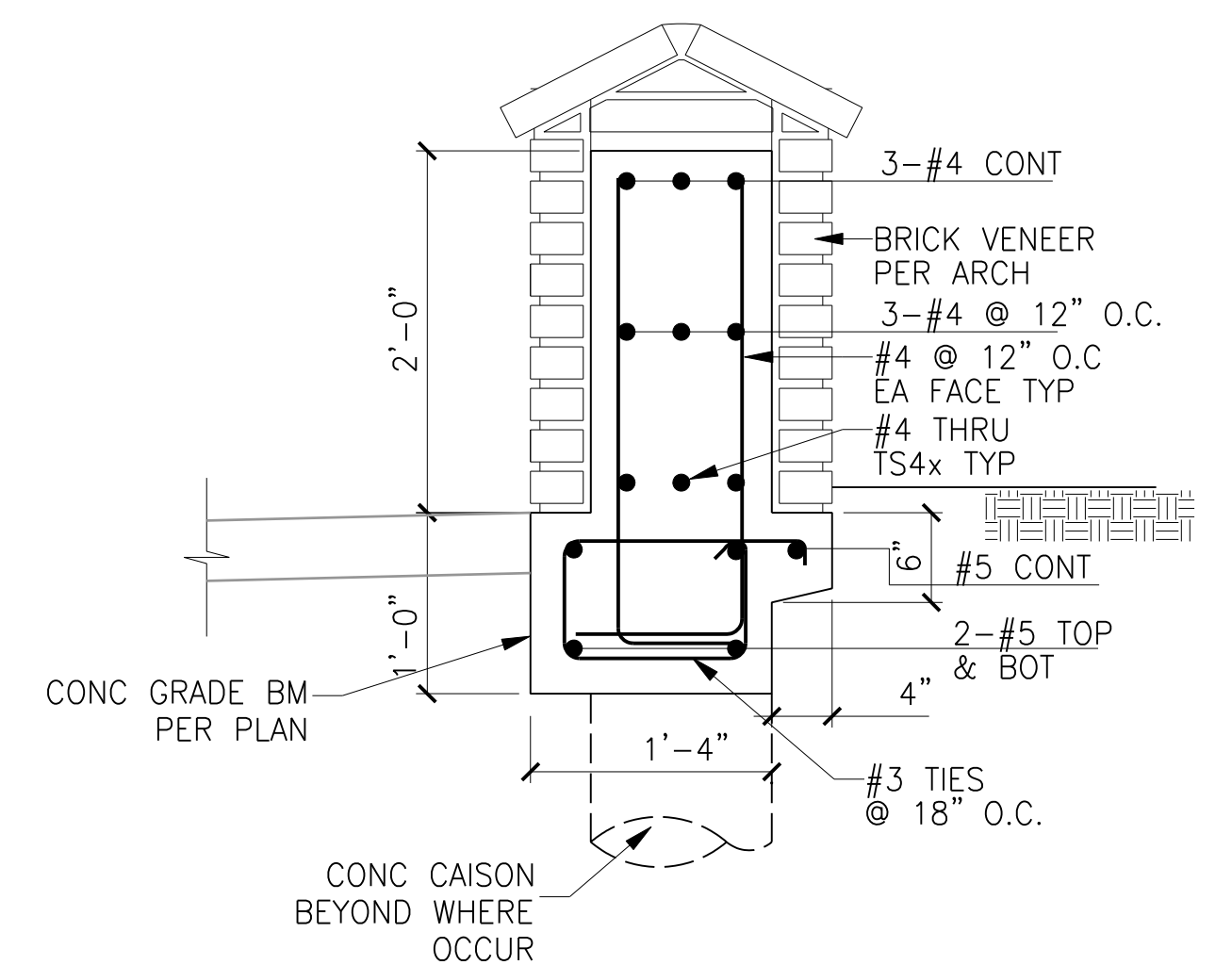
SYMBOLS AND ABBREVIATIONS LEGENDS

(N)	NEW
(E)	EXISTING
V.I.F.	VERIFY IN FIELD
□	INDICATES (N) TS4x POST
<div><div>X</div><div>SX.X</div></div>	DETAIL NUMBER DETAIL SHEET NUMBER
<div><div></div><div></div></div>	INDICATES STEP IN STRUCTURAL SLAB.



DETAIL

1"=1'-0"

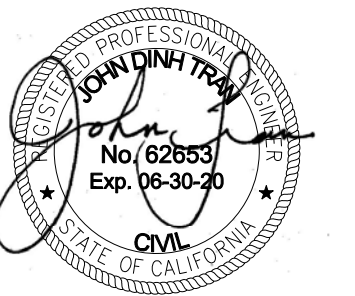


DETAIL

1"=1'-0"

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S.1

WALL PLAN