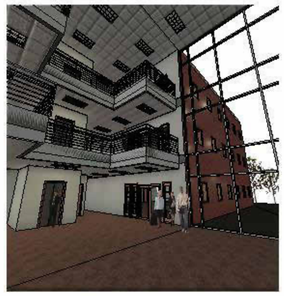
NEW OFFICE BUILDING at HARBOR VIEW



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SIERRA COLLEGE

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No.	Description	Date

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
ACOUST	ACOUSTICAL
ADD	ADDENDUM
ADJ	ADJUSTABLE
AGG	AGGREGATE
A/C	AIR CONDITIONING
ALLOW	ALLOWANCE
ALT	ALTERNATE
ALUM	ALUMINUM
AB	ANCHOR BOLT
ANG.	ANGLE
ANOD	ANODIZED
APPL	APPLICATION
APROX	APPROXIMATE
ARCH	ARCHITECTURAL
AD	AREA DRAIN
AC	ASPHALT CONCRETE
AUTO	AUTOMATIC
BM	BEAM
BRG	BEARING
BP	BEARING PLATE
BET	BETWEEN
BITUM	BITUMINOUS
BLK	BLOCK
BLKG	BLOCKING
BD	BOARD
BS	BOTH SIDES
BTM	BOTTOM
BLDG	BUILDING
CAB	CABINET
CI	CAST IRON
CB	CATCH BASIN
CLG	CEILING
CEM	CEMENT
CL	CENTERLINE
CER	CERAMIC
CHMF	CHAMFER
CO	CLEAN OUT
CLR	CLEAR, CLEARANCE
CLO	CLOSET
COL	COLUMN
CONC	CONCRETE
CMU	CONC. MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS
CJ	CONTROL JOINT
CORR	CORRUGATED
CTSK	COUNTERSUNK
DEMO	DEMOLISH(ION)
DEPT	DEPARTMENT
DEP	DEPRESSED
DTL	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER, DISPOSAL
DIV	DIVISION
DBL	DOUBLE
DF	DOUGLAS FIR
DN	DOWN
DS	DOWN SPOUT
DI	DRAIN INLET
DWG	DRAWING
DF	DRINKING FOUNTAIN
EA	EACH
EF	EACH FACE
EW	EACH WAY
ELEC	ELECTRICAL
ELEV	ELEVATION,ELEVATOR
EMER	EMERGENCY
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EXH	EXHAUST
(E)	EXISTING
EXP	EXPANSION
EB	EXPANSION BOLT
EJ	EXPANSION JOINT
EXT	EXTERIOR
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FIN	FINISHED
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FLASH	FLASHING
FL	FLOOR
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FS	FLOOR SINK
FLUOR	FLUORESCENT
FT	FOOT
FTG	FOOTING
FND	FOUNDATION
FURR	FURRING
FUT	FUTURE
GA	GAGE, GAUGE
GALV	GALVANIZED
GI	GALVANIZING IRON
GSM	GALVANIZED SHEET METAL
GL	GLASS, GLAZING
GB	GRAB BAR
GRD	GRADE, GRADING
GRND	GROUND
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HDCP	HANDICAPPED
HDW	HARDWARE
HWD	HARDWOOD
HDR	HEADER
HVAC	HEAT/VENT/AIR COND.
HT	HEIGHT
H	HIGH
HC	HOLLOW CORE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
INCL	INCLUDED
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JAN	JANITOR
JT	JOINT
KIT	KITCHEN
KO	KNOCKOUT
LAB	LABORATORY
LB	LAG BOLT
LAM	LAMINATE
LAV	LAVATORY
LT	LIGHT
LF	LINEAR FEET
LVR	LOUVER
MB	MACHINE BOLT
MH	MANHOLE
MFR	MANUFACTURER
MO	MASONRY OPENING
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MTL	METAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MUL	MULLION
(N)	NEW
NOM	NOMINAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO, #	NUMBER
OBS	OBSCURE
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
OH	OPPOSITE HAND, OVERHANG
OD	OUTSIDE DIAMETER
OFOI	OWNER FURNISH, OWNER INSTALL
OFCI	OWNER FURNISH, CONTRCTR INSTALL
PR	PAIR
PNL	PANEL
PTD	PAPER TOWEL DISPENSER
PART	PARTITION
PLF	PER LINEAL FOOT
PSF	PER SQUARE FOOT
PSI	PER SQUARE INCH
PERF	PERFORATED
P LAM	PLASTIC LAMINATE
PL	PLATE
PLYWD	PLYWOOD
PT	POINT
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
QT	QUARRY TILE
R	RADIUS
RE:	REFER TO
RWL	RAIN WATER LEADER
RWD	REDWOOD
REF	REFERENCE
REFG	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED
REM	REMOVE
REQ'D	REQUIRED
RESIL	RESILIENT
RET	RETURN
REV	REVISION
RH	RIGHT HAND
R	RISER
RD	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
RS	ROUGH SAWN
SS	SANITARY SEWER
SCHD	SCHEDULE
SEC	SECTION
SHT	SHEET
SM	SHEET METAL
SV	SHEET VINYL
S&R	SHELF & ROD
SIM	SIMILAR
SC	SOLID CORE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
SD	STORM DRAIN
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
TE	TENANT EXPENSE
TI	TENANT IMPROVEMENT
THK	THICKNESS
TOI	TOILET
TPD	TOILET PAPER DISPENSER
T&G	TONGUE & GROOVE
TJ	TOOLED JOINT
TOC	TOP OF CURB
TOS	TOP OF SLAB
TOW	TOP OF WALL
TB	TOWEL BAR
T	TREAD
TYP	TYPICAL
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
VB	VAPOR BARRIER
VERT	VERTICAL
VCT	VINYL COMP. TILE
WSCT	WAINSCOT
WCO	WALL CLEANOUT
WC	WATER CLOSET
WH	WATER HEATER
WP	WATERPROOF(ING)
WR	WATER RESISTANT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
W	WIDTH, WIDE
W/	WITH
W/O	WITHOUT
WD	WOOD
WHC	WOOD HOLLOW CORE
WSC	WOOD SOLID CORE
WWF	WELDED WIRE FABRIC

SYMBOLS LEGEND

BUILDING SECTION

WALL SECTION

DETAIL CALLOUT

EXTERIOR ELEVATIONS

DOOR TAG

WINDOW TAG

TILT-UP PANEL MARK

PROPERTY LINE

CENTERLINE

ELEVATION DATUM

GRID/COLUMN LINE

KEYNOTE, DIMENSION ITEM

KEYNOTE, CONSTRUCTION ITEM

WALL TYPE MARK

ROOM NAME
ROOM NUMBER

REVISION No.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE UNIFORM BUILDING CODE (2001 EDITION) W/ CALIFORNIA AMENDMENTS AND ALL STATE AND LOCAL AMENDMENTS AND REGULATIONS.
2. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING OF CONSTRUCTION. COMMENCEMENT OF CONSTRUCTION INDICATES ACCEPTANCE OF EXISTING CONDITIONS.
3. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN PRESCRIBED OR REASONABLY IMPLIED, BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS.
4. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY AND BEFORE COMMENCING ANY WORK.
5. CONTRACTOR SHALL CHECK AND VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL CONTRACTOR BEFORE FRAMING WALLS, FLOORS, ETC.
6. CONTRACTOR SHALL PROVIDE AND INSTALL ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING RUNS, ETC.
7. TITLE 24: ENERGY COMPLIANCE - ENVELOPE COMPLIANCE AND STATEMENT OF DESIGN COMPLIANCE: THE CALIFORNIA ENERGY CONSERVATION STANDARDS FOR NONRESIDENTIAL BUILDING SHALL BE REVIEWED AND COMPLIED WITH DURING THE TENANT IMPROVEMENT WORK SCOPE OF THIS PROJECT. CERTIFICATE OF COMPLIANCE: PRIOR TO THE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY FOR THIS PROJECT, THE GENERAL CONTRACTOR SHALL SUBMIT A SIGNED CERTIFICATE TO THE BUILDING DEPARTMENT STATING THAT ALL WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS AFFECTING NONRESIDENTIAL ENERGY.
8. ALL ITEMS NOT NOTED AS EXISTING (E) ARE TO BE CONSIDERED NEW (N).
9. THE ROOFING CONTRACTOR IS TO PROVIDE A CERTIFICATE AT THE FINAL INSPECTION, STATING THE MATERIALS AND PROCEDURE USED IN THE APPLICATION OF THE BUILT-UP ROOF COVERING.
10. A CLASS 1 COMBINATION STANPIPE VALVE SHALL BE LOCATED ADJACENT TO EACH FIRE DEPARTMENT ACCESS DOOR INTO THE HIGH-PILED COMBUSTIBLE STORAGE AREA. ALL DESIGN AND INSTALLATION WORK IS TO BE PERFORMED BY A CALIFORNIA STATE LICENSED FIRE PROTECTION CONTRACTOR. SUBMIT DETAILED PLANS AND SPECIFICATIONS TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO SYSTEM INSTALLATION.

4 COVER -GENERAL NOTES 1
12" = 1'-0"

BUILDING CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2016 CALIFORNIA BUILDING CODE (CBC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2015 IBC.
2. 2016 CALIFORNIA EXISTING BUILDING CODE (CEBC), BASED ON THE 2015 IEBC.
3. 2016 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CGBSC).
4. 2016 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2015 IFC, WITH CALIFORNIA AMENDMENTS.
5. 2016 CALIFONIA MECHANICAL CODE (CMC), BASED ON THE 2015 UMC.
6. 2016 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2015 UPC.
7. 2016 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2014 NEC.
8. 2016 CALIFORNIA ENERGY CODE (CEC).
9. ANSI / EIA-TIA-222-G.
10. 2015 NFPA 101, LIFE SAFETY CODE.
11. 2016 NFPA 72, NATIONAL FIRE ALARM CODE.
12. 2016 NFPA 13, FIRE SPRINKLER CODE.
13. LOCAL BUILDING CODE.
14. CITY / COUNTY ORDINANCES.
15. ANY APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.

PROJECT DATA

DESCRIPTION OF WORK:

New concrete and steel Type II-B Construction Office buildingincluding site improvements such as landscaping, utilities,and paving.

PROPOSED OCCUPANCY:	Group B -Business
FLOOR AREA:	XX,000 SF
OCCUPANT LOAD:	351 per CBC Table 1004.1.2

BUILDING:

EXISTING GROSS BUILDING AREA:	XX,000 SF
OCCUPANCY GROUP:	B
SPRINKLERED:	YES
NUMBER OF STORIES:	THREE (3)
ASSESSORS PARCEL NUMBER:	123-456-7890
CONSTRUCTION TYPE:	II-B
ALLOWABLE HEIGHT:	55' per CBC Table 504.3 4 Max. Stories per CBC Table 504.4 XX'-X" Actual
ALLOWABLE AREA:	B-SM69,000 sf per CBC Table 506.2
OCCUPANCY SEPARATIONS:	None, Single Use -Business per CBC Table 508.4

DESIGN / BUILD TEAM CONTACTS

CONTRACTOR:	COMPANY NAME 5555 ALPHABET ST. CITY, ST 55555 P.O.C. : NAME OF CONTACT email : email@address.com TELE : (916) 555-5555	ARCHITECT:	COMPANY NAME 5555 ALPHABET ST. CITY, ST 55555 P.O.C. : NAME OF CONTACT email : email@address.com TELE : (916) 555-5555
STRUCTURAL ENGINEER:	COMPANY NAME 5555 ALPHABET ST. CITY, ST 55555 P.O.C. : NAME OF CONTACT email : email@address.com TELE : (916) 555-5555	MECHANICAL ENGINEER:	COMPANY NAME 5555 ALPHABET ST. CITY, ST 55555 P.O.C. : NAME OF CONTACT email : email@address.com TELE : (916) 555-5555
PLUMBING ENGINEER:	COMPANY NAME 5555 ALPHABET ST. CITY, ST 55555 P.O.C. : NAME OF CONTACT email : email@address.com TELE : (916) 555-5555	ELECTRICAL ENGINEER:	COMPANY NAME 5555 ALPHABET ST. CITY, ST 55555 P.O.C. : NAME OF CONTACT email : email@address.com TELE : (916) 555-5555
FIRE PROTECTION:	COMPANY NAME 5555 ALPHABET ST. CITY, ST 55555 P.O.C. : NAME OF CONTACT email : email@address.com TELE : (916) 555-5555	LANDSCAPE ARCHITECT:	COMPANY NAME 5555 ALPHABET ST. CITY, ST 55555 P.O.C. : NAME OF CONTACT email : email@address.com TELE : (916) 555-5555

BI12F25

Harbor View Offices

TITLE SHEET

Project Number	2025-0043
Date	9/7/2025
Drawn By	Author
Checked By	Checker

T001

Scale 12" = 1'-0"

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