

1. THE CONTRACTOR SHALL VERIFY ON ALL DIMENSIONS PRIOR TO STARTING WORK. THE ARCHITECT/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING.

2. MEASUREMENTS OF THE WORK SHALL BE MADE IN ACCORDANCE WITH THE MEASUREMENT STANDARDS OF THE UNIFORM BUILDING CODE (LATEST GOVERNING EDITION), LOCAL BUILDING CODES AND THOSE ASIA SPECIFICATIONS WHICH THE STANDARDS ARE BASED. WHERE CONFLICTS BETWEEN BUILDING CODES AND SPECIFICATIONS OCCUR, THE MORE STRINGENT SHALL GOVERN.

3. ALL ASIA DESIGNATIONS REFERRED TO ON THESE DRAWINGS SHALL BE THE LATEST ADDED OR REVISED SPECIFICATIONS.

4. CONSIDERATIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SPECIFICATIONS AND DETAILS:

5. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

6. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE INTENDED STRUCTURE, UNLESS OTHERWISE SPECIFIED. THEREFORE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE UNDER THE SUPERVISOR AND DIRECT THE WORK TO COMPLETION OF THE PROJECT, AS INDICATED IN THE CONTRACT DOCUMENTS. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, METHODS AND PROCEDURES.

7. DETAILS/CONNECTIONS NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED THE SAME AS SIMILAR CONNECTIONS DETAILING, INCLUDING INTERFERENCE DETAILING.

8. FINISHES, HAILING NOT SHOWN ON PLANS SHALL BE IN ACCORDANCE WITH GOVERNING BUILDING CODES, (SEE HAILING SCHEDULE).

9. ALL NECESSARY TEMPORARY BRACING, SHORING AND GUTTING TO AVOID EXCESSIVE STRESS ON STRUCTURAL ELEMENTS, AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING ERECTION.

10. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARANCE AND EARTHWORK OPERATIONS ON FILLED AREAS OR BURIED STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXISTING STRUCTURES, ETC. IF ANY STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

11. DO NOT CUT OR TRIM ANY TREE ON THE PROPERTY UNLESS OTHERWISE NOTED OR DIRECTED BY DESIGNER. CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING EXISTING TREES TO REMAIN. PROTECT THESE TREES WITH BARRIERS DURING CONSTRUCTION.

12. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF, LOAD SHALL NOT EXCEED 100 KG/M² FOR EACH LAYER FOR EACH DAY.

13. CONTRACTOR SHALL PROTECT THE ADJACENT PROPERTY DURING ERECTION. PROTECTION SHALL BE SUCH THAT ANY DIRT OF THE ADJACENT PROPERTY SHALL NOT CAUSE OR BE SETTLE.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE ANY NOISE DURING CONSTRUCTION BEFORE PROCEEDING WITH WORK.

15. ALL CONNECTIONS TO EXISTING WATERBODIES, WASTEWATER STRUCTURE, CONTRACTOR SHALL BE RESPONSIBLE FOR NECESSARY TO ACHIEVE THE REQUIREMENT.

16. ANY ENGINEERING DESIGN SUBMITTED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF A REGISTERED PROFESSIONAL ENGINEER.

17. CONTRACTOR SHALL VERIFY IN THE FIELD ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO COMMENCEMENT OF WORK.

18. ALL WELDING, GRINDING, PROWIDE AND INSTALL SHEET METAL AND OR COPPER PLACING AS DETAILING AND REQUIRED TO INSURE WATERPROOF ASSEMBLY, ALL PIECES SHALL BE FABRICATED IN HAZARDOUS PRACTICAL LENGTH, FREE OF WURDS, BUCKLES AND DEFECTS AND OTHERS (E.G. 1402.2 PLACING A COUNTER JOINTS IN THE VALLEY OF THE JOINTS).

19. NO POTABLE WATER MAY BE USED FOR CONNECTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLE AVAILABILITY OF RECLAIMED WATER OR OTHER SUBSTITUTABLE WATER SOURCES PROVIDED BY THE VENTURA COUNTY HEALTH DEPARTMENT FOR SUCH USE.

SECTION 605

1. ALL MIXED USED FOR ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SUIT NOZZLE, WHICH AN AUTOMATIC SHUT OFF CAPABLE OF STOPPING THE FLOW OF THE MIXTURE. THE SUIT TYPE OF NOZZLE TO USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT OFF NOZZLE, (DIN 3522 616).

2. COPPER WATER LINE SHALL BE TYPE 1" MIN. SHOWERS AND SHOWERS CONNECTIONS SHALL BE PROVIDED WITH AN AUTOMATIC SHUT OFF VALVE. THE VALVE SHALL BE 1/2" MIN. AND SHALL BE TYPE OF THE VALVE FEATURES AND PLUMBING FITTINGS SHALL MEET THE FOLLOWING STANDARDS:

A. WATER CLOSING 1.28 GALLONS PER FLUSH MAX.

B. SHOWERS 0.8 GPM MAX.

C. LAVATORY FLOORS 1.5 GPM MAX.

D. URINALS 0.6 GPM MAX.

3. FIRE BLOCK STOP WALLS OR IF INTERVALLS/HORIZONTAL, VERTICAL, ENCLOSED AND CONCEALED SPACES, AND ON OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, ATTES AND CHIMNEY CHASE, STAIR STRINGERS, AND ETC.

4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND ADHERE TO ALL FEDERAL, STATE, LOCAL, AND O.S.H.A. REGULATIONS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY SUBPART TO ERRORS IN THE CONSTRUCTION DOCUMENTS, SHALL BE CORRECTED BY CONTRACTOR OR SUB CONTRACTOR.

6. ALL HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS, HAND GRIP PORTION OF ALL HANDRAILS SHALL NOT BE LESS THAN 1 1/2" IN DIAMETER. ALL HANDRAILS SHALL BE CROSS-BRACED AT 48" OR SHAPE SHALL PROVIDE AN EQUIVARIANT SUPPORTING SYSTEM.

7. PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM BACKDROP AND FROM SLEEPING ROOM, ALL CAREE WINDOW OR WINDOW SHALL NOT BE LESS THAN 5.7" X 20" MIN. ALL WINDOW OR WINDOW SHALL BE 20" X 20" MIN. PROVIDENCE, 24" CELLAR, MAX. NET WIDTH 20" MINIMUM, 27" CELLAR, 18" MIN. SLIGHT HATCH, 44" CAREE WINDOW

PROJECT LOCATION: MATILIJIA JR. HIGH
703 EL PASEO ROAD, OJAI CA 93023

OJAI UNIFIED SCHOOL DISTRICT
414 E. OJAI AVENUE, OJAI CA 93023

1. PROPOSED OUTDOOR PAVILION
 - NEW OPEN AIR COVERED STRUCTURE
 - NEW PATIO
 - NEW BENCHES
 - NEW LAMP POST

APH	0200170010
LOT SIZE:	16.64 AC.
ZONE:	
OCCUPANCY/TYPE:	A-1, ACCESSORY TO EXISTING
TYPE OF CONSTRUCTION:	TYPE V
NUMBER OF STORIES:	1
MAXIMUM BUILDING HEIGHT:	18'
FIRE RESISTIVE CONSTRUCTIONS	1-HOUR

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 AMERICANS WITH DISABILITIES ACT
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ELECTRICAL CODE
C.C.R.(CA. CODE OF REG.) TITLE 19 AND 24
2016 CALIFORNIA GREEN CODE
ALL OTHER APPLICABLE CODES, REGULATIONS, AND ORDINANCES

PROPOSED BUILDING AREA	518 SF
PROPOSED PATIO AREA	778 SF

ARCHITECT:
WHITMAN ARCHITECTURAL DESIGN, INC.
MARC WHITMAN
marc@whitman-architect.com
(805) 446-8485
111 W. Topanga Street,
Ojai CA 93023

STRUCTURAL ENGINEER:
DOUG FINLAY
doug@finlaystructural.com
(805) 570-1136
222 N. Thousand Oaks Blvd., #304
Thousand Oaks, CA 91320

ELECTRICAL ENGINEER:
TOLIER & ASSOCIATES, INC.
G. TONY KELLER, PE
mk_tolier@yahoo.com
(805) 587-4655
P.O. Box 441149
San Valley, CA 93094

SOL. S. ENGINEER:
WORKMAN ENGINEERING & CONSULTING
MARK WORKMAN, RISE
mark@workmanpe.com
(805) 302-5081
3030 Harbor Boulevard, Suite 116
Ventura, CA 93001

ARCHITECTURAL	STRUCTURAL
A0.0 TITLE SHEET, SITE PLAN	S0.0 TITLE SHEET & NOTES
A0.1 NOTES & SPECS	S0.1 FASTENING SCHEDULES
A0.2 NOTES & SPECS	S0.2 TYPICAL DETAILS
A1.0 SITE PLAN	S1.0 FOUNDATION & FRAMING PLAN
A2.0 PROPOSED FLOOR PLAN	S2.0 DETAILS
A2.1 RCP & ROOF PLAN	S3.0 DETAILS
A3.0 DETAILS	
	ELECTRICAL
	E0.1 TITLE SHEET AND NOTES
	E1.0 PROPOSED ELECTRICAL PLAN



ARCHITECT + CONTRACTOR
HITMAN ARCHITECTURAL
DESIGN, INC.
1111 WEST TOPA ST., OJAI, CA 93023 P-805-646-8485 F-805-646-5815 LIC. NO. 928629

EV DATE	



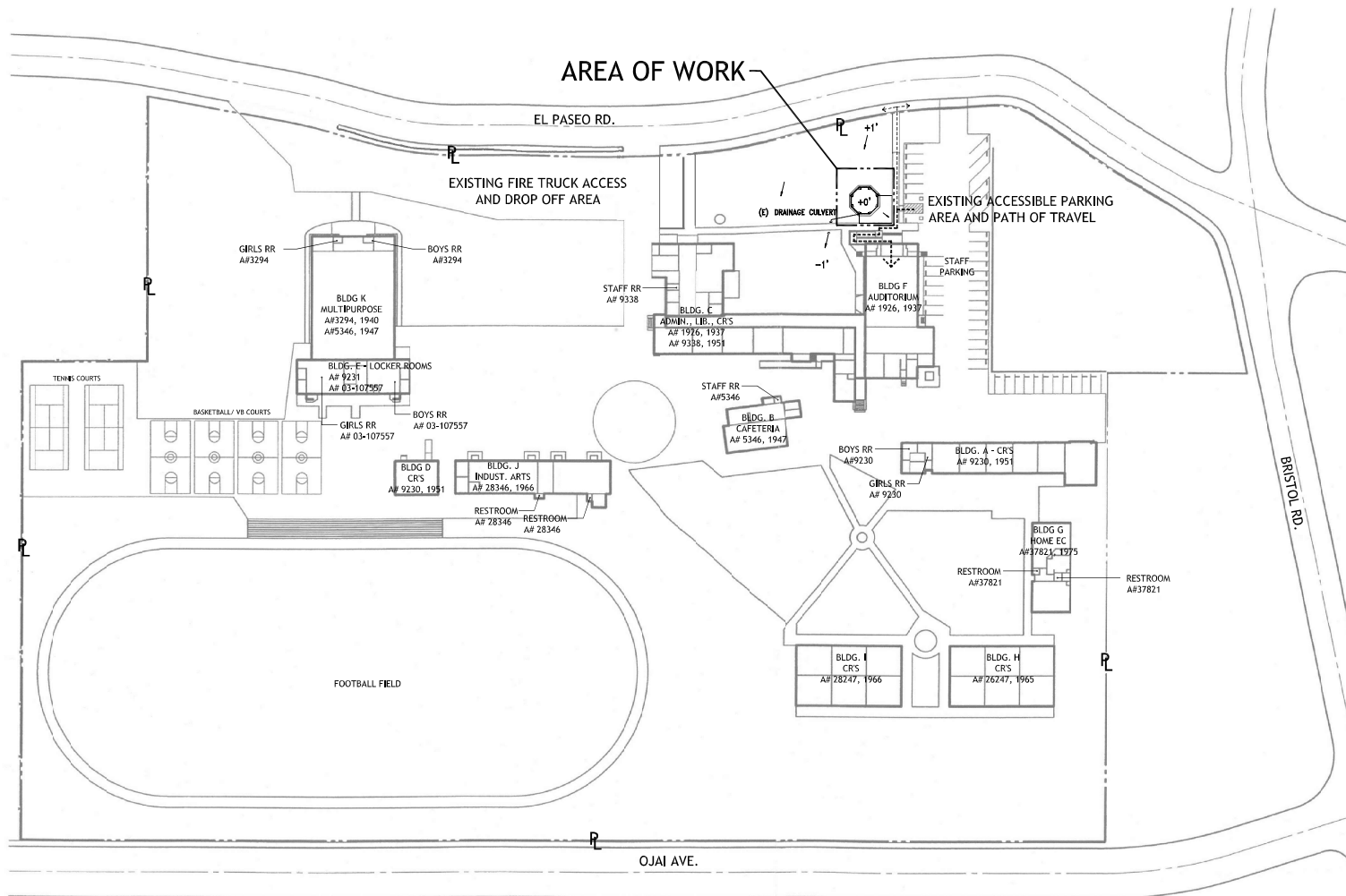
OJAI UNIFIED SCHOOL DISTRICT
MATILIJIA JR. HIGH SCHOOL
AUDITORIUM OUTDOOR PAVILION
703 EL PASEO ROAD, OJAI CA 93023

SHEET CONTENTS

TITLE	PAGE
LA DISTRICT	
AREA 03	

START DATE	1/10/2016
PLOT DATE	1/15/2017
DRAWN BY	S
REVIEWED BY	
SHEET NO	

A0.0



SITE PLAN

SCALE: 1" = 50'-0"

SITE PLAN NOTES:

1. PROVIDE FIRE EXTINGUISHING SYSTEM THROUGHOUT.
2. SURFACE WATER SHALL DRAIN 2% MIN. TOWARDS A STREET, STORM DRAIN OR APPROVED WATER COURSE OR DISPOSAL AREA.
3. NO PLASTIC PIPE IN HFH AREA.
4. SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOBSITE PRIOR TO THE PLACEMENT OF CONCRETE.
5. SOIL ENGINEER SHALL INSPECT THE FOUNDATION PRIOR TO THE PLACEMENT OF CONCRETE FOR THE FOUNDATION. EVIDENCE OF SUCH INSPECTION SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT FOUNDATION INSPECTION.
6. VERIFY ALL FINISH MATERIALS FOR HARDSCAPE SLABS, POOL DECKS, WALKWAYS AND PATHWAYS WITH OWNER.
7. FINISH GRADE AROUND BUILDING TO SLOPE 2% AWAY FROM BUILDING FOR FIRST 4 FEET. CONCENTRATED ROOF WATERS TO BE DIVERTED BY CONCRETE SPLASH, AWAY FROM BUILDING.

UTILITIES COMPANY:

GAS SOUTHERN CALIFORNIA GAS CO.
9400 OAKDALE AVENUE
CHATSORTH, CA 91311-6511

ELECTRIC SOUTHERN CALIFORNIA EDISON CO.
10060 TELEGRAPH ROAD
VENTURA, CA 93003

TELECOM PACIFIC TELEPHONE CO.
2459 PALMA DRIVE
VENTURA, CA 93003

SEWER OJAI VALLEY SANITARY DISTRICT
1072 TICO ROAD
OJAI, CA 93023

WATER GOLDEN STATE WATER COMPANY
2330 A STREET SUITE A
SANTA MARIA, CA 93455

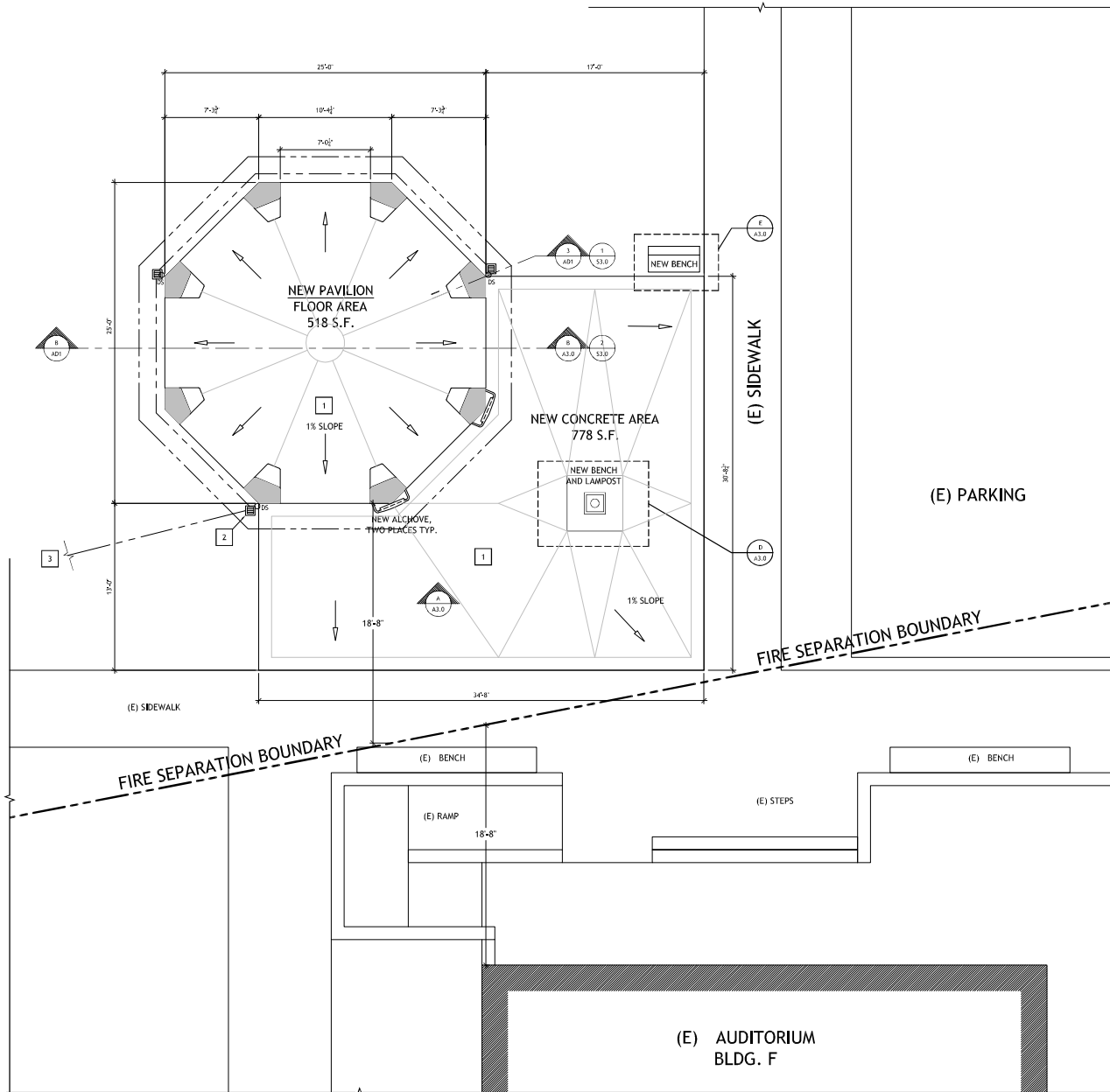


ARCHITECT + CONTRACTOR
HITMAN ARCHITECTURAL
DESIGN, INC.
111 WEST TOPA TOPA ST., OJAI, CA 93023 P:805-646-8405 F:805-646-5815 LIC. NO. 928629

REV. DATE
STAMP
PROJECT
OJAI UNIFIED SCHOOL DISTRICT
MATILLIA JR. HIGH SCHOOL
AUDITORIUM OUTDOOR PAVILION
703 EL PASEO ROAD, OJAI CA 93023

SHEET CONTENTS
SITE PLAN
LA DISTRICT
AREA 03
START DATE
8/10/2016
PLOT DATE
3/15/2017
DRAWN BY
JS
REVIEWED BY
SHEET NO.
A1.0

PRELIMINARY SET NOT FOR CONSTRUCTION



PROPOSED FLOOR PLAN
 A
 A3.0 1/4" = 1'

FLOOR PLAN GENERAL NOTES

1. TYPICAL WALL SPACING UNLESS NOTED OTHERWISE.
2. GRADE TO BE SLOPED TO DRAIN AWAY FROM BUILDING. 6" FOR FIRST 10' HORIZONTAL.

KEYNOTES

1. SCORED SAND FINISH CONCRETE WITH NON-SLIP SURFACE. COEFFICIENT OF FRICTION GREATER THAN 0.6 TYPICAL.
2. PROVIDE AREA DRAINS WITH 4" PVC PIPE BELOW GRADE TO EXT TO EXISTING SITE DRAINAGE.
3. 4" PVC DRAIN TO EXISTING SITE DRAINAGE

WALL LEGEND

- 2x STUD WALL PER STRUCTURAL, 1-HOUR RATED TYPICAL
- LANDSCAPE WALL

NOTE: ALL DIMENSIONS TO FACE OF FRAMING DIMENSIONS ARE ROUNDED TO THE NEAREST INCH. VERIFY LAYOUT WITH CLIENT AND DESIGNER PRIOR TO CONCRETE POURING AND FRAMING.

NOTE: VERIFY EXISTING CONDITIONS.
 NOTE: NOTIFY ARCHITECT OF ANY DISCREPANCIES

ARCHITECT + CONTRACTOR
HITMAN ARCHITECTURAL
 DESIGN, INC.
 111 WEST TOPA TOPA ST., OJAI, CA 93023 P-805-646-8485 F-805-646-5815 LIC. NO. 928629

REV.	DATE



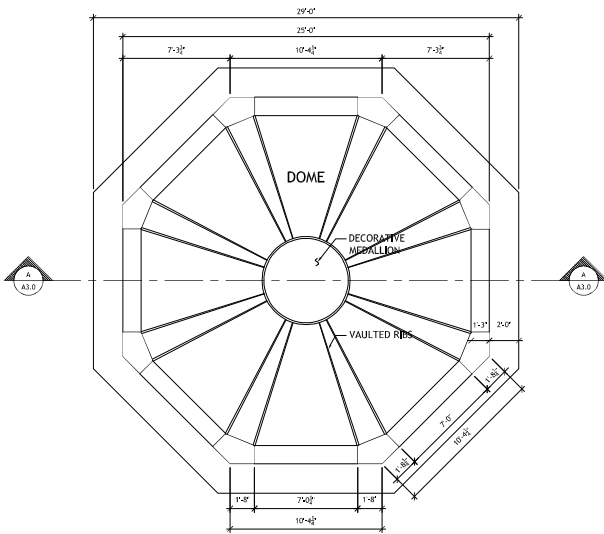
PROJECT
 OJAI UNIFIED SCHOOL DISTRICT
 MATILIA JR. HIGH SCHOOL
 AUDITORIUM OUTDOOR PAVILION
 703 EL PASEO ROAD, OJAI CA 93023

SHEET CONTENTS
 PROPOSED
 FLOOR PLAN
 LA DISTRICT
 AREA 03

START DATE
 8/10/2016
 PLOT DATE
 3/15/2017
 DRAWN BY
 JS
 REVIEWED BY

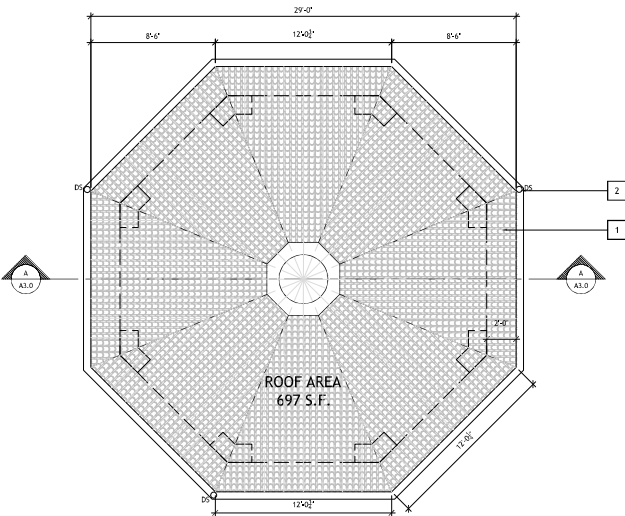
SHEET NO.
A2.0

PRELIMINARY SET NOT FOR CONSTRUCTION



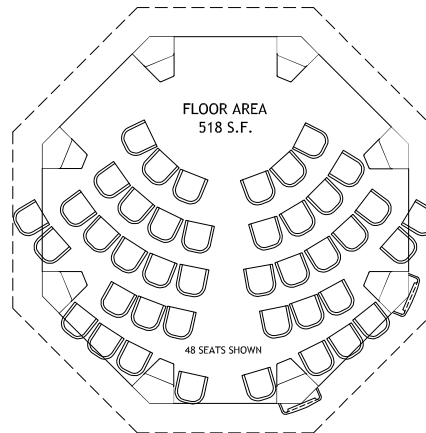
A
A2.1
1/4" = 1'

REFLECTED CEILING PLAN



B
A2.1
1/4" = 1'

ROOF PLAN



A3.0
1/4" = 1'

SEATING OPTION

GENERAL NOTES

1. NO EXPOSED HARDWARE ANYWHERE. UNLESS NOTED AS DECORATIVE PIECES.
2. CONTRACTOR SHALL PROVIDE A PLASTER SAMPLE.
3. PROVIDE PROPER FLASHING, COUNTER FLASHING AND WATERPROOFING TO ALL AREAS, VERIFY FINISH WITH OWNER. FLASH AND COUNTER FLASH ALL ROOF TO WALL INTERSECTIONS WITH 24 GA. FLASHING.
4. REVIEW FINAL SCOPE OF WORK WITH ARCHITECT/OWNER PRIOR TO CONSTRUCTION.
5. VERIFY ALL EAVES, RAKES AND OVERHANGS.
6. ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTERS.
7. PROVIDE CROSS VENTILATION FOR EACH SPACE BETWEEN RAFTERS. OPENINGS MUST BE PROTECTED FROM RAIN AND HAVE A MIN. OPENING DIMENSION OF 1/16" AND MAX 1/4". A MINIMUM OF 1" AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT. SEE DETAILS.

KEYNOTES

1. CLASS "A" TWO PART FIRE RATED TILE OVER 40# + 90# (VERIFY) FELT OVER, CLASS "A" FIRE RATED 20 YR. MODIFIED ROOFING TANKO (OR EQUAL) AW1170R, ICC ESR-1013, CAP SHEET HOT MOP OVER 2 PLY. TANKO PREMIUM GLASS BASE. CDX PLYWOOD & RAFTERS (PER STRUCTURAL PLANS). COLOR: T.B.D. TILE WEIGHT: 10.7 lbs PER SQUARE FOOT.
2. PROVIDE COPPER GUTTERS, DOWNSPOUTS, SCUPPER AND LEADER. VERIFY DOWNSPOUT LOCATIONS WITH OWNER.

VENTILATION

700 SF OF ENCLOSED ATTIC SPACE
700/150 = 4.67 SF VENTING REQUIRED

4 SF VENTING AT CUPOLA PROVIDED
2.3 SF VENTING AT SOFFIT PROVIDED

6.3 SF PROVIDED > 4.67 SF REQUIRED

CBC 1203.2

ARCHITECT + CONTRACTOR
HITMAN ARCHITECTURAL DESIGN, INC.
111 WEST TOPA TOPA ST., OJAI, CA 93023 P-805-646-8485 F-805-646-5815 LIC. NO. 928629

REV. DATE

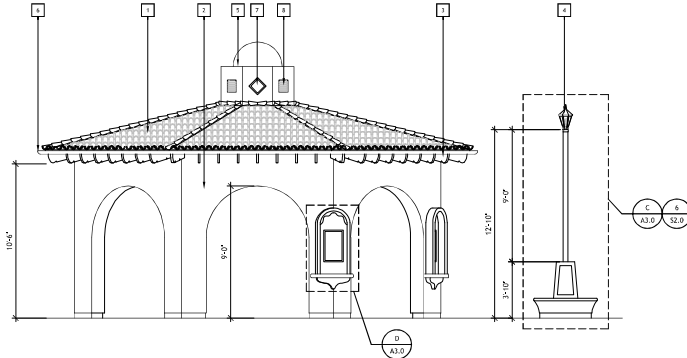
STAMP

PROJECT
OJAI UNIFIED SCHOOL DISTRICT
MATILJA JR. HIGH SCHOOL
AUDITORIUM OUTDOOR PAVILION
703 EL PASEO ROAD, OJAI CA 93023

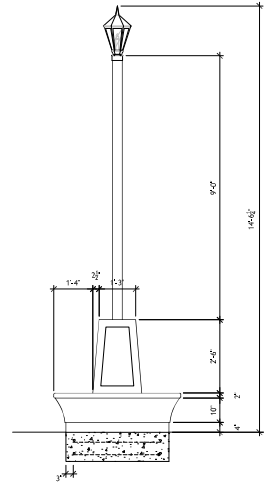
SHEET CONTENTS
PROPOSED
REFL. CLING.
& ROOF PLAN
LA DISTRICT
AREA 03

START DATE
8/10/2016
PLOT DATE
3/15/2017
DRAWN BY
JS
REVIEWED BY

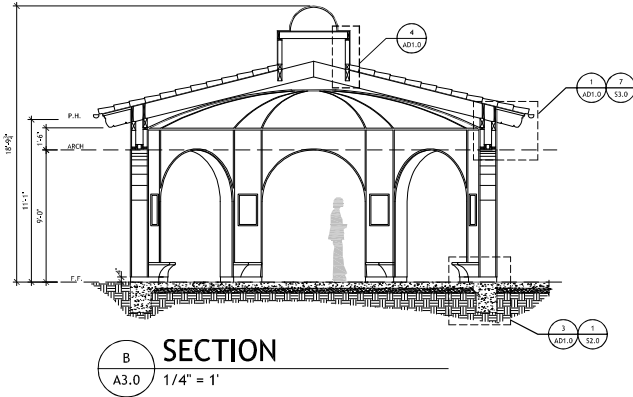
SHEET NO.
A2.1



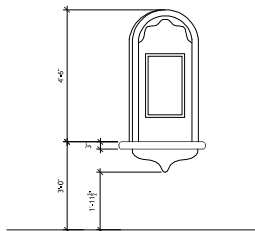
A ELEVATION
A3.0 1/4" = 1'



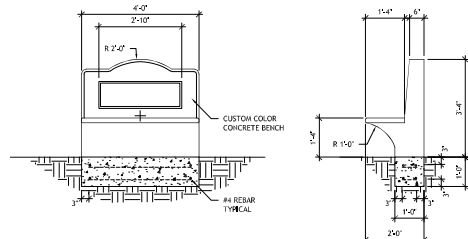
C LAMPPOST
A3.0 1/4" = 1'



B SECTION
A3.0 1/4" = 1'



D ALCOVE
A3.0 1/2" = 1'



E BENCH
A3.0 1/2" = 1'

ELEVATION GENERAL NOTES

1. PROVIDE SAMPLES OF ALL FINISH MATERIALS PRIOR TO ORDERING

ELEVATION KEYNOTES

1. CLASS "A" TWO PART FIRE RATED TILE OVER 408 + 90# (VERIFY) FELT, CLASS "A" FIRE RATED 20 YR. MODIFIED ROOFING TANKO (OR EQUAL) AWA170FR, ICC ESR-1013, CAP SHEET HOT NIP OVER 2 PLY, TANKO PREMIUM GLASS BASE, CDX PLYWOOD & RAFTERS (PER STRUCTURAL PLANS), COLOR: T.B.D. TILE WEIGHT: 10.7 lbs PER SQUARE FOOT. TILE TO MATCH EXISTING BUILDINGS
2. NEW PLASTER TO MATCH EXISTING BUILDINGS. 7/8" CEMENT PLASTER W/SMOOTH FINISH. LA HABRA, COLOR TBD BY OWNER. 4" SQUARE MOCK UP SHOWING COLOR AND FINISH FOR ARCHITECT APPROVAL. COLOR TO BE VERIFIED.
3. EAVE DETAIL TO MATCH EXISTING BUILDINGS
4. "ATLANTIS" MODEL #11 LANTERN BY ENVIRONMENTAL LIGHTING FOR ARCHITECTURE, INC. PROVIDE P-3010 BASE AND POLE. COORDINATE WITH STRUCTURAL DETAIL. 8/53.0. PROVIDE ELECTRICAL ACCESS.
5. PROVIDE BITUMINOUS WEATHERPROOFING COMPLETE PER MANUFACTURERS INSTRUCTIONS. APPLY PAPER BACKED METAL LATH AND 5/8" STUCCO FINISH. COLOR TO MATCH EXISTING AUDITORIUM AND BE APPROVED BY ARCHITECT.
6. COPPER RAIN GUTTERS AND DOWNSPOUTS. SEE ROOF PLAN.
7. DECORATIVE TILE INSET, VERIFY WITH ARCHITECT
8. CUSTOM 1x1' COPPER ROOF VENT

REV	DATE



PROJECT
OJAI UNIFIED SCHOOL DISTRICT
MATILIJIA JR. HIGH SCHOOL
AUDITORIUM OUTDOOR PAVILION
703 EL PASEO ROAD, OJAI CA 93023

SHEET CONTENTS
SECTION AND
ELEVATIONS
LA DISTRICT
AREA 03

START DATE
8/23/2016
PLOT DATE
3/15/2017
DRAWN BY
JS
REVIEWED BY

SHEET NO.
A3.0

