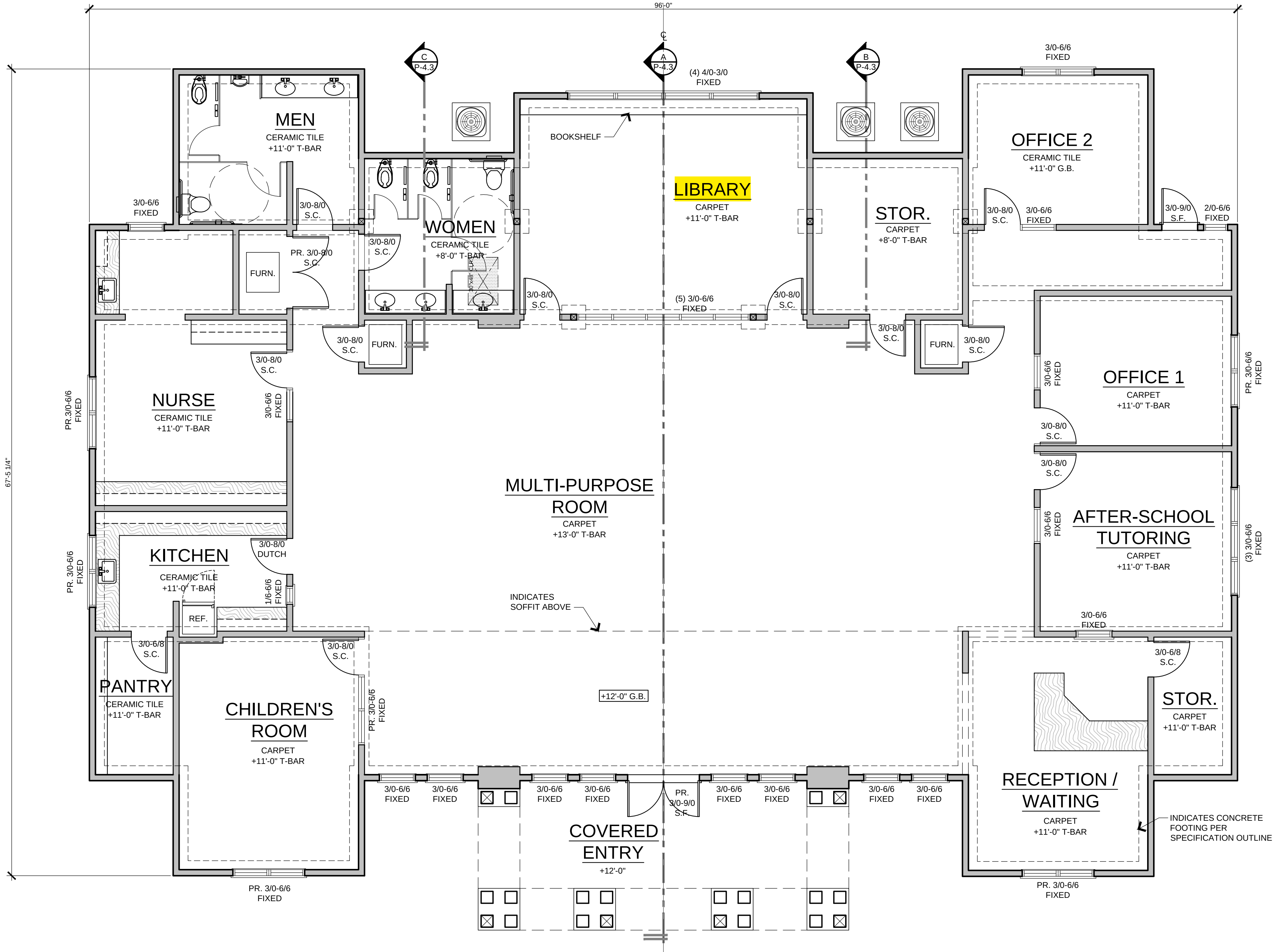


DEVELOPMENT SPECIFICATION OUTLINE	
APN:	510-03-17.23.25
ADDRESS:	4710 N. POLK AVENUE FRESNO, CA 93722
1. CONCRETE SLAB:	4" THICK WITH 6x6-10/10 WWM AT MID-HEIGHT of VISQUEEN, of 4" SAND BASE of NATIVE SOIL.
2. CONCRETE FOOTINGS:	TYPICAL 15" WIDE BY 15" DEEP INTO NATIVE SOIL. PROVIDE (2) #5 REBAR TOP AND BOTTOM OF ALL FOOTINGS. SEE FLOOR PLAN FOR LOCATIONS.
3.WALL CONSTRUCTION:	AT ALL INTERIOR AND EXTERIOR WALLS, USE 2x6 DF#2 STUDS @ 16" O.C.
4. WALL INSULATION:	PROVIDE R-21 BATT INSULATION AT ALL EXTERIOR WALLS AND R-19 INSULATION AT ALL INTERIOR WALLS.
5. ROOF/ATTIC INSULATION:	PROVIDE R-45 BLOWN INSULATION, TYPICAL THROUGHOUT
6. ROOF FRAME SYSTEM:	USE ALL PRE-MANUFACTURED WOOD TRUSSES + SPACED AT 24" O.C. WITH THE EXCEPTION OF: USE 2x8 RAFTERS @ 24" O.C. w/ 2x6 CEILING JOISTS AT 24" O.C. OVER THE LIBRARY AREA. SEE ROOF FRAMING PLAN AND SECTIONS .
7. ROOFING:	PROVIDE 24 GAUGE STANDING-SEAM METAL ROOFING of 2 LAYERS OF 30# BUILDING PAPER of EXTERIOR GRADE PLYWOOD SHEATHING.
8. EXTERIOR WALL FINISH:	PROVIDE EITHER 7/8" THICK CEMENT PLASTER of 2 LAYERS BUILDING PAPER of 3/8" PLYWOOD SHEATHING OR, SHINGLE SIDING AND BOARD AND BATTEN SIDING BY JAMES HARDIE of 2 LAYERS OF BUILDING PAPER of 3/8" EXTERIOR PLYWOOD SHEATHING. SHEATH ALL WALLS. SEE ELEVATIONS FOR MATERIAL LOCATION.
9. INTERIOR WALLS AND CEILINGS:	PROVIDE 5/8" TYPE 'X' GYPSUM BOARD THROUGHOUT SEE FLOOR PLAN FOR HARD CEILING LOCATIONS.
10. CEILINGS:	PROVIDE T-BAR SUSPENDED CEILING SYSTEM w/ 2x4 "SECOND LOOK". SEE FLOOR PLAN FOR LOCATIONS. PROVIDE 5/8" TYPE 'X' ELSEWHERE.
11. FLOORING:	SEE FLOOR PLAN FOR ALL FLOORING MATERIAL LOCATIONS. PROVIDE CARPET SQUARES IN ROOMS AS SHOWN. PROVIDE CERAMIC TILE w/ SLAB AS SHOWN. NOTE: PROVIDE 5" HIGH CERAMIC TILE WAINSCOT AT ALL WALLS IN RESTROOMS, KITCHEN AND NURSE'S STATION.
12. BASE MATERIAL:	PROVIDE 6" RUBBER BASE MOLD AT ALL ROOMS WITH CARPETING.
13. WINDOWS:	PROVIDE 2x4 ALUMINUM STORE FRONT SYSTEM: STANDARDIZED ANODIZED BRONZE & DUAL-GLAZED LOW-E GLASS. SEE FLOOR PLAN FOR SIZES.
14. ENTRY DOORS:	ALUMINUM STOREFRONT SYSTEM TO MATCH WINDOWS. SEE FLOOR PLAN FOR SIZES.
15. INTERIOR DOORS:	ALL SOLID CORE FLUSH DOORS, STAIN GRADE. SEE FLOOR PLAN FOR SIZES.
16. DOOR HARDWARE:	ALL HARDWARE TO BE SHCLAGE.
17. TOILET PARTITIONS:	POWDER-COATED ALUMINUM.
18. LAVATORIES:	CERAMIC; WALL-HUNG.
19. WATER CLOSETS:	AMERICAN STANDARD.
20. KITCHEN SINK:	CAST IRON; PROVIDE 1/2 H P GARBAGE DISPOSAL.
21. DISHWASHER:	MID-RANGE COST; USE ALLOWANCE OF \$600.00
22. KITCHEN CABINETS:	EUROPEAN STYLE. CONCEALED HINGES, MELAMINE INTERIORS, FULL BACKS ON UPPERS. COUNTERTOPS TO BE GRANITE.
23. BOOK SHELVING:	WOOD, STAIN-GRADE, ADJUSTABLE.
24. MECHANICAL SYSTEM:	PROVIDE (3) SPLIT SYSTEMS. (2) 4-TON AND (1) 5-TON. GROUND-MOUNTED CONDENSING COILS.
25. LIGHTING:	PROVIDE 2x4 L.E.D RECESSED FIXTURES AT T-BAR AREAS AND L.E.D RECESSED CAN LIGHTS AT HARD CEILINGS. PROVIDE ALL EXIT LIGHTING.
26. FIRE ALARM SYSTEM:	REQUIRED
27. FIRE SPRINKLER SYSTEM:	PROVIDE NFPA 13 SYSTEM THROUGHOUT.
28. ELECTRICAL PANEL:	PROVIDE 600 AMP SERVICE.
29. SIGNAGE:	PROVIDE AS REQUIRED
30. WINDOW COVERING:	PROVIDE VERTICAL BLINDS AT ALL WINDOWS, TYPICAL.



SCHEME 1 - COMMUNITY CENTER FLOOR PLAN

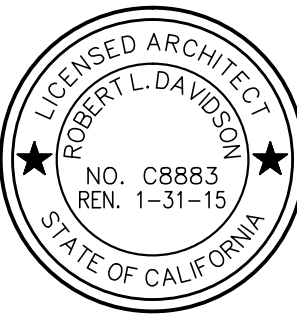
5,560 SQ. FT.

SHEET INDEX:

P-4.0	SCHEME 1 - COMMUNITY CENTER - FLOOR PLAN
P-4.1	SCHEME 1 - COMMUNITY CENTER - ROOF PLAN
P-4.2	SCHEME 1 - COMMUNITY CENTER - ROOF FRAMING PLAN
P-4.3	SCHEME 1 - COMMUNITY CENTER - ELEVATIONS AND SECTIONS



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HIGHWAY CITY
CENTERPOINT DEVELOPMENT
N. POLK AVE.
FRESNO, CA
FOR:
HOUSING AUTHORITIES
OF THE CITY AND COUNTY
OF FRESNO

NO.	DATE:	ISSUE:
05.05.2016		PRELIMINARY DESIGN
05.09.2016		REVISED PRELIMINARY DESIGN

SHEET TITLE:

- SCHEME 1-
COMMUNITY CENTER
FLOOR PLAN

SCALE: 3/16" = 1'-0"

SHEET NO.

P-4.0

PROJECT NO. 1406