



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

DATE: January 31, 2024

TO: Department of Public Works and Planning, Attn: Steven E. White, Director  
Department of Public Works and Planning, Attn: Bernard Jimenez,  
Planning and Resource Management Officer  
Development Services and Capital Projects, Attn: William M. Kettler,  
Deputy Director  
Development Services and Capital Projects, Attn: Chris Motta, Division Manager  
Development Services and Capital Projects, Attn: Tawanda Mtunga,  
Principal Planner  
Development Services and Capital Projects, Current/Environmental  
Planning, Attn: David Randall, Senior Planner  
Development Services and Capital Projects, Policy Planning, Attn:  
Mohammad Khorsand, Senior Planner  
Development Services and Capital Projects, Zoning & Permit Review,  
Attn: James Anders, Senior Planner/Daniel Gutierrez, Senior  
Planner  
Development Services and Capital Projects, Development Engineering,  
Attn: Laurie Kennedy, Office Assistant III  
Water and Natural Resources Division, Attn: Augustine Ramirez, Division  
Manager  
Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner  
Water and Natural Resources Division, Transportation Planning, Attn:  
Hector Luna, Senior Planner/Darren Findley, Senior Engineering  
Technician/Brody Hines, Planner  
Water and Natural Resources Division, Community Development, Attn:  
Yvette Quiroga, Principal Planner  
Design Division, Attn: Mohammad Alimi, Division Manager;  
Erin Haagenson, Principal Staff Analyst  
Resources Division, Attn: Daniel Amann, Interim Division Manger  
Resources Division, Special Districts, Attn: Christopher Bump, Principal  
Staff Analyst,  
Road Maintenance and Operations Division, Attn: Wendy Nakagawa,  
Supervising Engineer  
Department of Public Health, Environmental Health Division, Attn: Deep  
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,  
Environmental Health Specialist;  
Agricultural Commissioner, Attn: Melissa Cregan  
Sheriff's Office, Attn: Captain Ryan Hushaw, Adam Esmay, Kevin Lolkus, Lt. Brandon  
Purcell  
CA Highway Patrol (CHP), Attn: Captain Austin Matulonis  
Pacific Gas and Electric, Centralized Review Team, Attn: [PGEPanReview@pge.com](mailto:PGEPanReview@pge.com)  
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman,  
Director/Shana Powers, Cultural Director  
City of Fresno, Attn: Georgeanne White, City Manager

City of Fresno, Public Utilities Department, Attn: Brock Buche, Director  
City of Fresno, Public Works Department, Attn: Scott Mozier, Director; Andrew Benelli, Assistant Director of Public Works; Israel Trejo/ Sophia Pagoulatos, Planning Manager  
City of Fresno, Planning and Development, Attn: Jennifer Clark, Director  
City of Fresno, Traffic Operations Department, Attn: Jill Gormley, Traffic Operations and Planning Manager  
City of Fresno, Planning and Development, Attn: Rob Halt, Supervising Planner  
City of Fresno, Land Planning and Subdivision Section, Attn: Harmanjit Dhaliwal, Licensed Engineer Manager  
North Central Fire Protection District, Attn: George D. Mavrikis, Fire Marshal  
Fresno Metropolitan Flood Control District, Attn: Frank Fowler, Chair / Peter Sanchez, General Manager  
North Kings GSA, Attn: Kassy D. Chauhan, P.E. Executive Officer Designate  
Fresno Irrigation District, Attn: Lawrince Kimura, P.E. Chief Engineer  
Kings River Conservation District, Attn: Paul Peschel, General Manager

FROM: Reymundo Peraza, Planner  
Development Services and Capital Projects Division

SUBJECT: Director's Review and Approval No. 4756

APPLICANT: Mike De Alba & Associates

DUE DATE: **15 DAYS AFTER**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a permanent second dwelling unit not to exceed 2,000 square feet on an existing 5-acre parcel. The subject property is located within the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.

The subject parcel is located on the east side of Milburn 1,000 feet south of Dakota Avenue, approximately 650 feet west from the City of Fresno. (APN: 511-220-23) (3230 N. Milburn Avenue) (Sup. Dist. 1).

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **February 15, 2024**. Any comments received after this date may not be used.

**If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).**

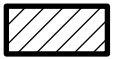
Please address any correspondence or questions related to environmental and/or policy/design issues to me, Reymundo Peraza, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4224, or email rperaza@fresnocountyca.gov

RP  
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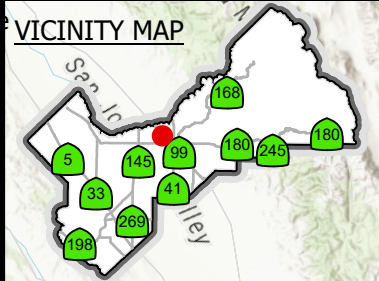
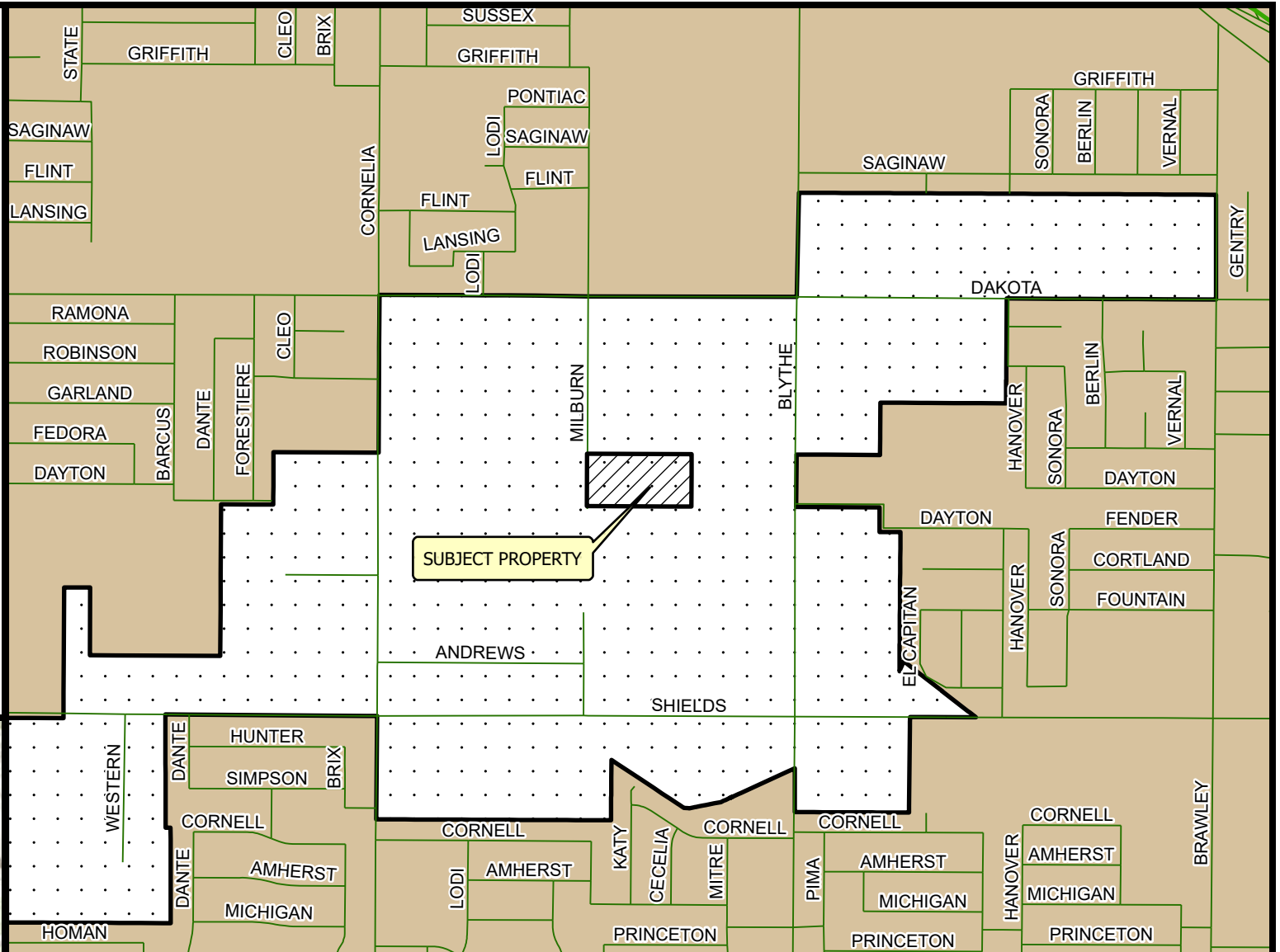
*Activity Code (Internal Review): 2392*

Enclosures

**Legend**



Subject Property

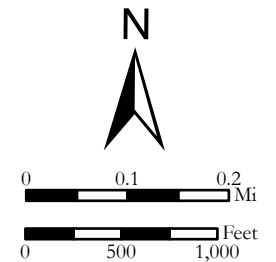


# LOCATION MAP


## DRA 4756

## 2024

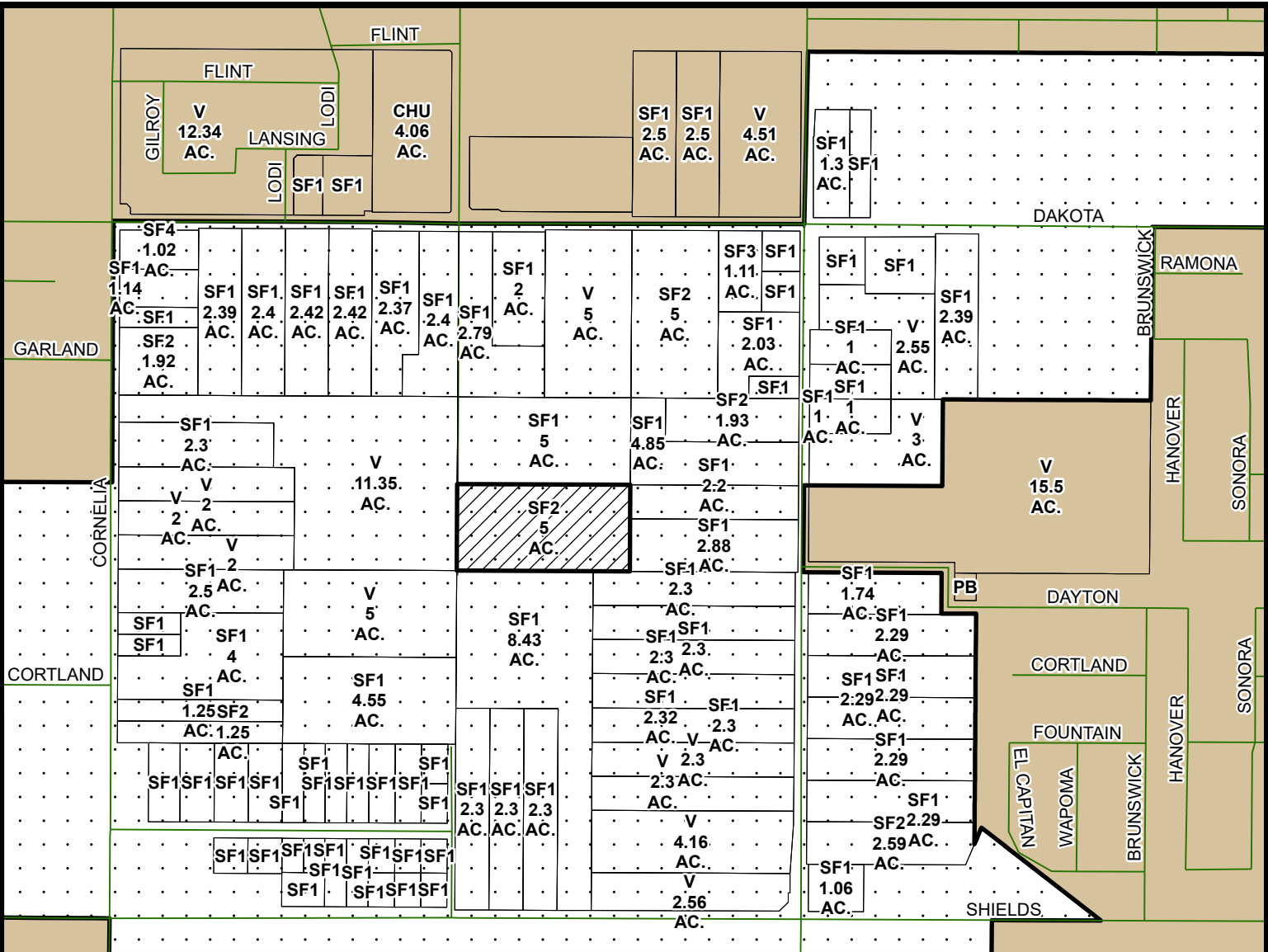
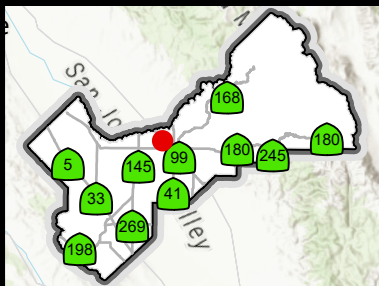
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : chuang  
On Date : 1/19/2024



# LEGEND:

 Subject Property

LEGEND
CHU - CHURCH
PONDING BASIN
SF#- SINGLE FAMILY RESIDENCE
V - VACANT

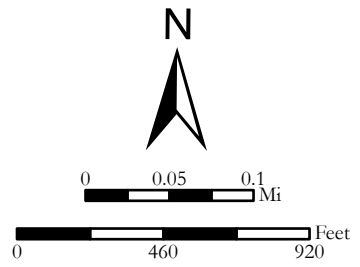


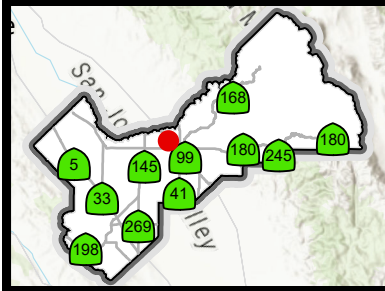
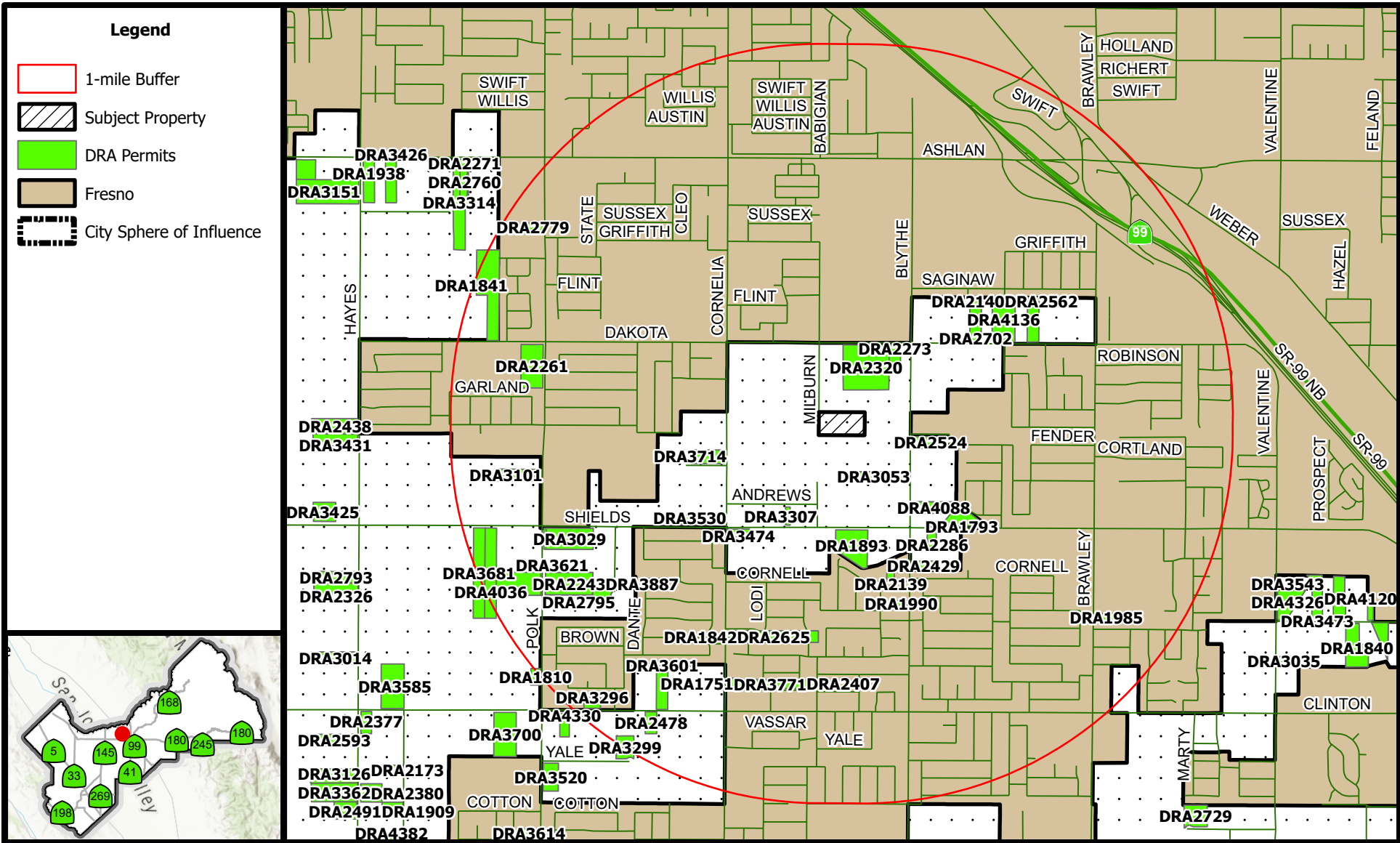
# Existing Land Use Map

## DRA 4756

## 2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : chuang  
 On Date : 1/19/2024



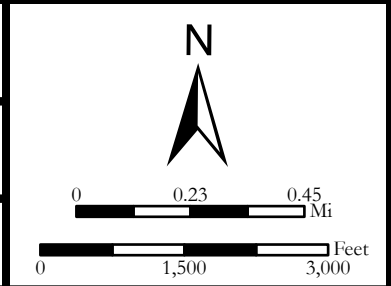


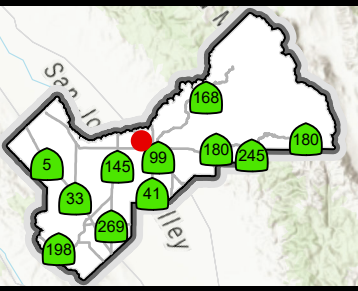
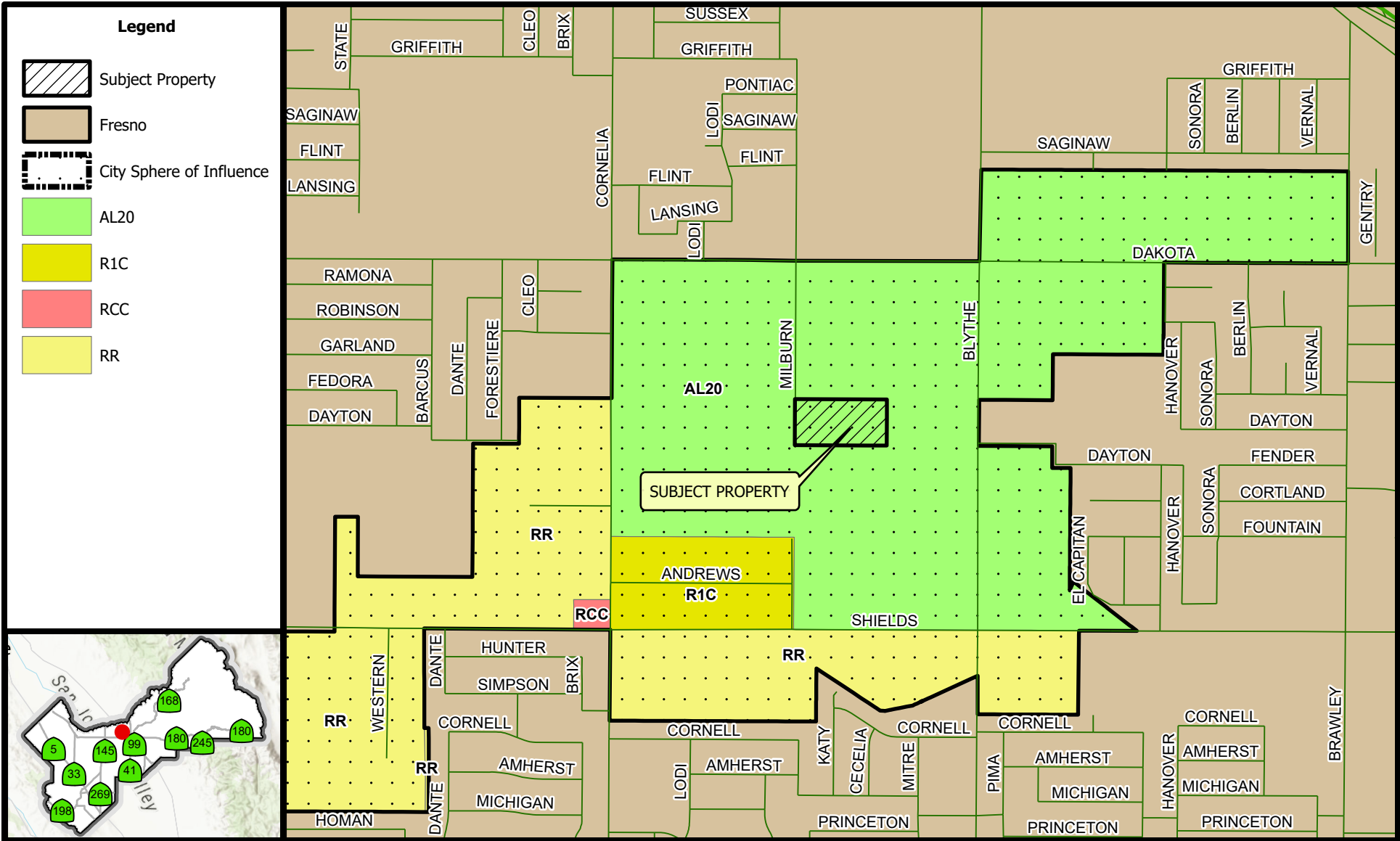
# Proximity Map

## DRA 4756

## 2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : chuang  
 On Date : 1/19/2024



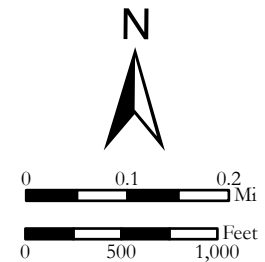


# Existing Zoning Map

DRA 4756  
STR 23 - 13S / 19E

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : chuang  
 On Date : 1/19/2024

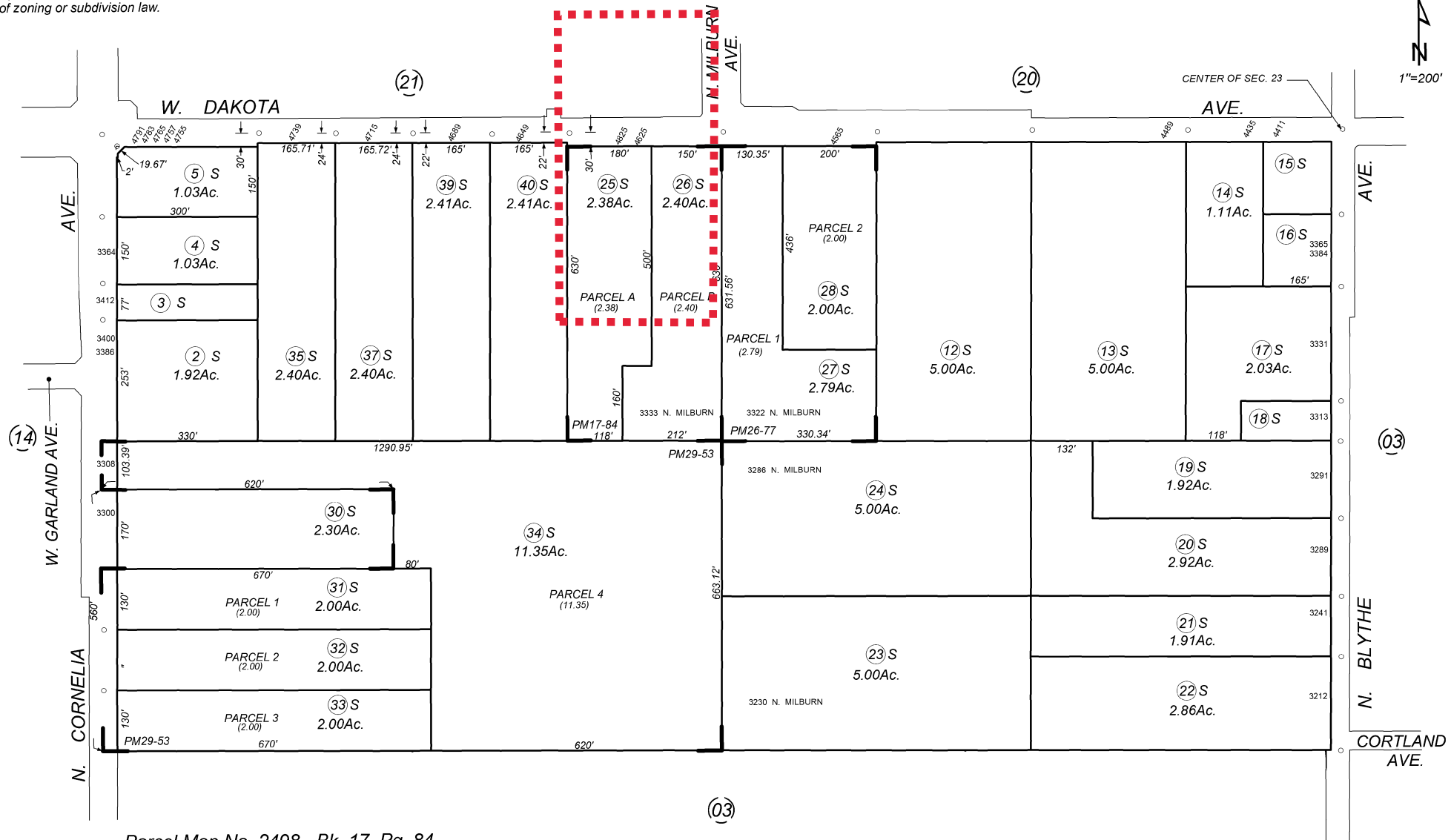


-NOTE-  
 This map is for Assessment purposes only.  
 It is not to be construed as portraying legal  
 ownership or divisions of land for purposes  
 of zoning or subdivision law.

SUBDIVIDED LAND POR. SEC. 23, T.13S., R.19E., M.D.B.&M.

Tax Rate Area  
 62-026

511-22



Parcel Map No. 2498 - Bk. 17, Pg. 84  
 Parcel Map No. 3979 - Bk. 26, Pg. 77  
 Parcel Map No. 3952 - Bk. 29, Pg. 53

Assessor's Map Bk. 511 - Pg. 22  
 County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles



Date Received:	
(Application No.)	

## Fresno County Department of Public Works and Planning

**MAILING ADDRESS:**  
 Department of Public Works and Planning  
 Development Services Division  
 2220 Tulare St., 6<sup>th</sup> Floor  
 Fresno, Ca. 93721

**LOCATION:**  
 Southwest corner of Tulare & "M" Streets, Suite A  
 Street Level  
 Fresno Phone: (559) 600-4497  
 Toll Free: 1-800-742-1011 Ext. 0-4497

**APPLICATION FOR:**

Pre-Application (Type) \_\_\_\_\_

Amendment Application  Director Review and Approval

Amendment to Text  for 2<sup>nd</sup> Residence

Conditional Use Permit  Determination of Merger

Variance (Class )/Minor Variance  Agreements

Site Plan Review/Occupancy Permit  ALCC/RLCC

No Shoot/Dog Leash Law Boundary  Other \_\_\_\_\_

General Plan Amendment/Specific Plan/SP Amendment)

Time Extension for \_\_\_\_\_

**DESCRIPTION OF PROPOSED USE OR REQUEST:**

**CEQA DOCUMENTATION:**     *Initial Study*     *PER*     *N/A*

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. **Attach Copy of Deed, including Legal Description.**

LOCATION OF PROPERTY: \_\_\_\_\_ side of \_\_\_\_\_  
 between \_\_\_\_\_ and \_\_\_\_\_  
 Street address: \_\_\_\_\_

APN: \_\_\_\_\_ Parcel size: \_\_\_\_\_ Section(s)-Twp/Rg: S \_\_\_\_ - T \_\_\_\_ S/R \_\_\_\_ E

ADDITIONAL APN(s): \_\_\_\_\_

I, *Ma* (*signature*), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Owner (Print or Type)	Address	City	Zip	Phone
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Applicant (Print or Type)	Address	City	Zip	Phone
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Representative (Print or Type)	Address	City	Zip	Phone
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OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)		UTILITIES AVAILABLE:
Application Type / No.:	Fee: \$	WATER: Yes <input type="checkbox"/> / No <input type="checkbox"/>
Application Type / No.:	Fee: \$	Agency: _____
Application Type / No.:	Fee: \$	
Application Type / No.:	Fee: \$	
PER/Initial Study No.:	Fee: \$	SEWER: Yes <input type="checkbox"/> / No <input type="checkbox"/>
Ag Department Review:	Fee: \$	Agency: _____
Health Department Review:	Fee: \$	
Received By: _____ Invoice No.:	TOTAL: \$	

**STAFF DETERMINATION:** This permit is sought under Ordinance Section: \_\_\_\_\_ Sect-Twp/Rg: \_\_\_\_ - T \_\_\_\_ S /R \_\_\_\_ E

Related Application(s): \_\_\_\_\_ APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_

Zone District: \_\_\_\_\_ APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_

Parcel Size: \_\_\_\_\_ APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_



**REQUIRED FINDINGS NECESSARY FOR GRANTING A  
CONDITIONAL USE PERMIT APPLICATION  
AS SPECIFIED IN ZONING ORDINANCE SECTION 873**

1. That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood.
2. That the site for proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof.
4. That the proposed development is consistent with the General Plan.

**REQUIRED FINDINGS NECESSARY FOR THE GRANTING  
OF A VARIANCE APPLICATION AS SPECIFIED IN ZONING  
ORDINANCE SECTION 877**

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification.
2. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.
3. The granting of a variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.
4. The granting of such variance will not be contrary to the objectives of the General Plan.

**REQUIRED FINDINGS NECESSARY FOR THE GRANTING  
OF A DIRECTOR REVIEW AND APPROVAL APPLICATION  
AS SPECIFIED IN ZONING ORDINANCE SECTION 872**

1. That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Division, to adjust said use with land and uses in the neighborhood.
2. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use will not be detrimental to the character of the development in the immediate neighborhood or the public health, safety, and general welfare.
4. That the proposed development be consistent with the General Plan.

**REQUIREMENTS FOR SUBMITTING SITE PLANS TO THE  
FRESNO COUNTY PUBLIC WORKS AND PLANNING  
DEPARTMENT**

The purpose of the site (or plot) plan is to enable the Development Services Division to determine whether or not a proposed development conforms to Zoning Ordinance regulations. The requirements below are necessary to ensure proper and timely review based on complete information, and to prevent unnecessary delays in the processing of applications. Improper or incomplete site plans will not be accepted.

**General Requirements**

1. The plan must be drawn on a sheet having the following minimum dimensions:
  - 18" x 24" for CUPs and SPRs
  - 8.5" x 11" for Variances and DRAs
2. The plan must show the entire parcel of property described in the application. If only a portion of an existing parcel is to be developed, a key map shall be included showing the entire parcel.
3. The plan must be drawn to scale, and the scale must be clearly shown. (Scale should also be large enough to adequately show required information). Parking and circulation plans must be drawn to a scale of 1"= 30', 1/32"= 1', or larger.
4. The plan shall be drawn so that north is at the top of the page and shall include a north arrow.
5. Each plan shall be folded individually, with the bottom right- hand corner facing up. Maximum acceptable folded size shall be 8.5" x 11"

**Specific Information to be Shown**

1. All existing and proposed building and structures, including buildings to be removed. Buildings should be labeled as either existing (E) or proposed (P).
2. The proposed use of all buildings and structures.
3. All adjacent streets and roads and their names
4. Access to the property: pedestrian, vehicular, and service.
5. Proposed street improvements and dedications.

6. Existing and proposed off-street parking and loading areas: location and type of paving, number of spaces (including detailed layout) and internal circulation pattern.
7. Existing and proposed signs: location, type of lighting, face area (text) and height.
8. Existing and proposed on-site lighting: location, type of fixtures, height and method of controlling glare and illumination.
9. The following measurements:
  - All dimensions of the site (or sites)
  - All dimensions of buildings and structures (including height).
  - All dimensions of off-street parking and loading areas.
  - The distance of all buildings and structures from property lines.
  - The distance between all buildings and structures.
10. Walls and fences: location, height and type of material.
11. Landscaping: location and type of plant material.
12. Pedestrian walkways: location, width and type of paving.
13. Existing wells and private sewage disposal systems.
14. Such other information as may be pertinent to the application.



EMAIL TO: [yanisse@dealbaarchitecture.com](mailto:yanisse@dealbaarchitecture.com) & [info@mikedealba.com](mailto:info@mikedealba.com)

Development Services  
and  
Capital Projects  
Division

Pre-Application Review

Department of Public Works and Planning

Mail To:  
5129 N First  
Fresno, CA 93710

NUMBER: 23-009319  
APPLICANT: Yanisse Montano (DE ALBA Architecture)  
PHONE: 559-225-2800

PROPERTY LOCATION: 3230 N MILBURN AVE FRESNO, California, 93722, USA

APN(s): 511-220-23s ALCC: No<sup>x</sup> Yes # VIOLATION NO. <sup>x</sup>

CNEL: No<sup>x</sup> Yes (level) LOW WATER: No<sup>x</sup> Yes WITHIN 1/2 MILE OF CITY: No Yes<sup>Fresno</sup>

ZONE DISTRICT: AL-20; SRA: No<sup>x</sup> Yes HOMESITE DECLARATION REQ'D.: No<sup>x</sup> Yes

LOT STATUS:

Zoning: ( ) Conforms; (x) Legal Non-Conforming lot; ( ) Deed Review Req'd (see Form #236)

Merger: May be subject to merger: No<sup>x</sup> Yes ZM# Initiated In process

Map Act: ( ) Lot of Rec. Map; ( ) On '72 rolls; (x) Other permit history; ( ) Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes DISTRICT: PERMIT JACKET: No<sup>x</sup> Yes

FMFCD FEE AREA: ( ) Outside (x) District No.: AK FLOOD PRONE: No<sup>x</sup> Yes

PROPOSAL DRA TO ALLOW A PERMANENT SECOND RESIDENCE ON A 5 ACRE PARCEL IN THE AL-20 ZONE DISTRICT. 2ND RESIDENCE NOT TO EXCEED 2000 SQFT.

OWNER OF PROPERTY TO RESIDE IN ONE OF THE HOMES ON SITE.

COMMENTS:

ORD. SECTION(S): 816.2.W BY: G Sanders DATE: 6/28/23

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Agriculture ( ) GPA: ( ) MINOR VA:

COMMUNITY PLAN: Fresno High/Roeding ( ) AA: (x) JD: \$432.00

REGIONAL PLAN: ( ) CUP: (x) JG COMM: \$25.00

SPECIFIC PLAN: (x) DRA: \$1,570.00 ( ) ALCC:

SPECIAL POLICIES: ( ) VA: ( ) IS/PER\*:

SPHERE OF INFLUENCE: Fresno ( ) AT: ( ) Viol. (35%):

ANNEX REFERRAL (LU-G17/MOU): ( ) TT: ( ) Other:

Filing Fee: \$ 2,027.00

COMMENTS:

Pre-Application Fee: - \$247.00

Total County Filing Fee: \$1780.00

FILING REQUIREMENTS:

- (x) Land Use Applications and Fees
- (x) This Pre-Application Review form
- (x) Copy of Deed / Legal Description
- (x) Photographs
- ( ) Letter Verifying Deed Review
- (x) IS Application and Fees\* \* Upon review of project materials, an Initial Study (IS) with fees may be required.
- (x) Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- (x) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- ( ) Project Description / Operational Statement (Typed)
- ( ) Statement of Variance Findings
- ( ) Statement of Intended Use (ALCC)
- ( ) Dependency Relationship Statement
- ( ) Resolution/Letter of Release from City of \_\_\_\_\_
- ( ) Nitrogen Loading Analysis or RWQCB supplemental treatment

OTHER FILING FEES:

- ( ) Archaeological Inventory Fee: \$75 at time of filing  
(Separate check to Southern San Joaquin Valley Info. Center)
- ( ) CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,764)  
(Separate check to Fresno County Clerk for pass-thru to CDFW.  
Must be paid prior to IS closure and prior to setting hearing date.)

PLU # 113 Fee: \$247.00

Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

North Central Fire Dist.  
1st supervisor Dist.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PHONE NUMBER: (559) \_\_\_\_\_ - \_\_\_\_\_

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

- (x) COVENANT ( ) SITE PLAN REVIEW
- ( ) MAP CERTIFICATE (x) BUILDING PLANS
- ( ) PARCEL MAP (x) BUILDING PERMITS
- ( ) FINAL MAP ( ) WASTE FACILITIES PERMIT
- (x) FMFCD FEES ( ) SCHOOL FEES
- ( ) ALUC or ALCC ( ) OTHER (see reverse side)

OVER.....

## OTHER PERMIT REQUIREMENTS AND/OR FEES

Although the primary purpose of the Pre-application Review is to identify the zoning ordinance application(s) required for your proposed project, our staff also makes every effort to identify other requirements or procedures that you may have to address in order to complete the project. We know how important it is for you to identify all of the steps, requirements and fees that may be encountered. During a pre-application meeting, the bottom portion of the "Pre-application Review" (see reverse side) will be used for that purpose. Items checked at the bottom of the form reference other clearances, applications or permit requirements that will involve additional fees. Some of these fees may be substantial, as shown in the examples cited below.

- Drainage Ordinance: Fees range from \$500/acre to \$15,000/acre.  
*(Fee determination is made during the application review process.)*
- Site Plan Review (SPR): Fees range from \$3,911 to \$13,691 depending on the size of the area being developed.
- School District: Fees vary and are set by each district. The most common fees are about \$2.00/square-foot for residential construction, and \$0.30/square-foot for commercial and industrial buildings.  
*(Contact the applicable school district.)*

Despite our best efforts at the pre-application meeting, it is not always possible to identify all of the requirements or fees that may be applicable to your project. Certain requirements, for example, may be identified during the application review process when we obtain comments from reviewing agencies such as the Air Pollution Control District, the California Regional Water Quality Control Board, the Fire Protection District, Water and Sewer Districts, and the County Health Department. It is important to recognize that your project may be subject to the permit and fee requirements of these and other agencies. We encourage you to contact these agencies to obtain current fee and permit information that may apply. In addition to the above, a Public Facility Impact Fee and Regional Transportation Mitigation Fee may also be assessed at building permit issuance.

If you have questions regarding any of the matters discussed above, we encourage you to discuss them with staff prior to submitting your application. A contact person and their phone number are listed on the front of this form.



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

## AGENT AUTHORIZATION

### AUTHORIZATION OF AGENT TO ACT ON BEHALF OF PROPERTY OWNER

The Agent Authorization form is required whenever a property owner grants authority to an individual to submit and/or pursue a land use entitlement application on their behalf. This form must be completed by the property owner and submitted with the land use entitlement application to confirm that the property owner has granted authority to a representative to sign application forms on their behalf and represent them in matters related to a land use entitlement application.

**The below named person is hereby authorized to act on my behalf as agent in matters related to land use entitlement applications associated with the property listed below.**

MIKE DE ALBA  
Agent Name (Print or Type)

MIKE DE ALBA ASSOCIATES  
Company Name (Print or Type)

5129 N. FIRST ST  
Mailing Address

FRESNO, CA 93710  
City / State / Zip Code

559-225-2800  
Phone Number

mike@dealbaarchitecture.com  
Email Address

511-220-235  
Project APN

3230 N. MILBURN AVE FRESNO CA 93727  
Project Street Address

A list consisting of \_\_\_\_ additional properties is attached (include the APN for each property).

Project Description (Print or Type):  
\_\_\_\_\_  
\_\_\_\_\_

**The undersigned declares under penalty of perjury that they own, possess, control or manage the property referenced in this authorization and that they have the authority to designate an agent to act on behalf of all the owners of said property. The undersigned acknowledges delegation of authority to the designated agent and retains full responsibility for any and all actions this agent makes on behalf of the owner.**

Owner Signature

8/21/23  
Date

Jason Pritchard  
Owner Name (Print or Type)

559-994-1821  
Phone Number

jasonpritchard@pinnacleinvestments.fresno.com  
Email Address

\* If the legal owner of the property is a corporation, company, partnership or LLC, provide a copy of a legal document with this authorization form showing that the individual signing this authorization form is a duly authorized partner, officer or owner of said corporation, company, partnership or LLC.

G:\4360Devs&Pln\FORMS\F410 Agent Authorization 8-14-19.doc

Fresno County Recorder  
Paul Dictos, CPA  
**2021-0004710**

Recorded at the request of:  
PLACER TITLE COMPANY AUBURN

01/12/2021 11:58 10

Titles: 1 Pages: 4

Fees: \$20.00

CA SB2 Fees:\$0.00

Taxes: \$330.00

Total: \$350.00

**RECORDING REQUESTED BY:**

Placer Title Company

**WHEN RECORDED MAIL TO:**

PINNSIX GP  
PO BOX 1187 N WILLOW #103  
CLOVIS, CA 93611

**SPACE ABOVE FOR RECORDER'S USE ONLY**

Order No: P-459320

APN: 511-220-23S

**Grant Deed**

Document Title

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00)

- Exempt from fee per GC27388.1(a)(2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT)
- Exempt from fee per GC27388.1(a)(2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee per GC27388.1(a)(1); fee cap of \$225 reached
- Exempt from the fee per GC27388.1(a)(1); not related to real property

Failure to include an exemption reason will result in the imposition of the \$75.00 Building Homes and Jobs Act fee. Fees collected are deposited to the State and may not be available for refund.

Signature

Date

THIS PAGE IS ADDED TO PROVIDE DECLARATION OF BUILDING  
HOMES & JOBS ACT (SB2-2017) FEE EXEMPTION

ADDITIONAL RECORDING FEE APPLIES

RECORDING REQUESTED BY

Placer Title Company  
Escrow Number: P-459320  
Branch: 2101

AND WHEN RECORDED MAIL TO

PinnSix General Partners  
1187 N. Willow Avenue #107  
Clovis, CA 93611

A.P.N.: 511-220-23S

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$330.00 City Transfer Tax: \$0.00

( X ) Unincorporated Area ( ) City of \_\_\_\_\_

( X ) computed on full value of property conveyed, or

( ) computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Charles C. Long and Elaine Long, Trustees of the "Charles C. Long and Elaine Long Declaration of Trust established May 5, 2016"**

Hereby GRANT(S) to **PinnSix General Partners**

The land described herein is situated in the State of California, County of Fresno, unincorporated area, described as follows:

The South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 23, Township 13 South, Range 19 East, Mount Diablo Base and Meridian, according to the U.S. Government Township Plats.

Excepting therefrom all oil, gas and other minerals, as reserved of record.

APN: 511-220-23S

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

_____	_____	_____
Name	Street Address	City & State

Dated: December 30, 2020

"Charles C. Long and Elaine Long Declaration of Trust established May 5, 2016"

By: Charles C. Long, Trustee  
Charles C. Long, Trustee

By: Elaine Long, Trustee  
Elaine Long, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Fresno ) ss.

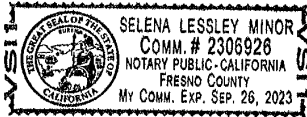
On January 8 2021 before me,  
Selema Lessley Minor

Notary Public personally appeared Charles C. Hong  
Elaine Hong

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE [Handwritten Signature]







State of California Secretary of State

GP-1

File #

302017038006

Document #

47550

FILED Secretary of State State of California

JAN 26 2017

Statement of Partnership Authority

A \$70.00 filing fee must accompany this form.

IMPORTANT - Read instructions before completing this form.

IPC

This Space For Filing Use Only

Partnership Name

1. Name of Partnership

PinnSix General Partners

Office Addresses (Do not abbreviate the city. Items 2 and 3 cannot be P.O. Boxes.)

Table with 4 rows and 4 columns: Item, Street Address, City, State, Zip Code. Includes addresses for Chief Executive Office and California Office.

Names & Addresses of Partners (Complete Item 5 with the names and mailing addresses of all the partners...)

Table with 3 rows and 5 columns: Item, Name, Address, City, State, Zip Code. Lists Pinnacle Investments, LLC and SixPoint Ventures, LLC.

Appointed Agent (If Item 5 was not completed, complete Item 6 with the name and mailing address of an agent...)

Table with 1 row and 4 columns: Item, Name, Address, City, State, Zip Code.

Authorized Partners (Enter the name(s) of all the partners authorized to execute instruments...)

Table with 3 rows and 2 columns: Item, Partner Name. Lists Pinnacle Investments, LLC and SixPoint Ventures, LLC.

Additional Information

8. Additional information set forth on the attached pages, if any, is incorporated herein by this reference and made part of this document.

Execution (This form must be signed by at least two partners. If additional signature space is necessary...)

9. I certify under penalty of perjury that the contents of this document are true.

Signatures of partners: JASON PRITCHARD (Pinnacle Investments, LLC) and BRANDON K. GARY (SixPoint Ventures, LLC).



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

## INITIAL STUDY APPLICATION

### INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY

IS No. \_\_\_\_\_

Project No(s). \_\_\_\_\_

Application Rec'd.: \_\_\_\_\_

### GENERAL INFORMATION

1. Property Owner: PINNSIX GENERAL PARTNERS Phone/Fax: 559-994-1821

Mailing Address: 1127 N. WILLOW ME ST 103 BOX 609 CLOVIS CA 93611  
Street City State/Zip

2. Applicant: PINNSIX GENERAL PARTNERS. Phone/Fax: 559-994-1821

Mailing Address: SAME AS ABOVE.  
Street City State/Zip

3. Representative: DE ALBA & ASSOCIATES. Phone/Fax: 559-228-2800

Mailing Address: 5129 N. FIRST ST. FRESNO CA 93710  
Street City State/Zip

4. Proposed Project: DRA FOR 2ND DWELLING

5. Project Location: 3230 N. MILBURN AVE FRESNO CA 93722  
MAJOR CROSS ST ARE DAKOTA AVE AND BLYTHE AVE.

6. Project Address: 3230 N. MILBURN AVE FRESNO CA 93722

7. Section/Township/Range:       /      /       8. Parcel Size: 5 ACRES.

9. Assessor's Parcel No. 511-220-235 OVER.....

10. Land Conservation Contract No. (If applicable): n/a.

11. What other agencies will you need to get permits or authorization from:

- |                                                                      |                                                                    |
|----------------------------------------------------------------------|--------------------------------------------------------------------|
| <input type="checkbox"/> LAFCo (annexation or extension of services) | <input type="checkbox"/> SJVUAPCD (Air Pollution Control District) |
| <input type="checkbox"/> CALTRANS                                    | <input type="checkbox"/> Reclamation Board                         |
| <input type="checkbox"/> Division of Aeronautics                     | <input type="checkbox"/> Department of Energy                      |
| <input type="checkbox"/> Water Quality Control Board                 | <input type="checkbox"/> Airport Land Use Commission               |
| <input type="checkbox"/> Other _____                                 |                                                                    |

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969?  Yes  No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District<sup>1</sup>: \_\_\_\_\_

14. Existing General Plan Land Use Designation<sup>1</sup>: \_\_\_\_\_

**ENVIRONMENTAL INFORMATION**

15. Present land use: RESIDENTIAL HOUSING.

Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

\_\_\_\_\_  
\_\_\_\_\_

Describe the major vegetative cover: N/A

Any perennial or intermittent water courses? If so, show on map: \_\_\_\_\_

Is property in a flood-prone area? Describe:

N/A  
\_\_\_\_\_  
\_\_\_\_\_

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):

North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

17. What land use(s) in the area may be impacted by your Project?: NONE.

18. What land use(s) in the area may impact your project?: NONE.

19. **Transportation:**

**NOTE:** The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.

A. Will additional driveways from the proposed project site be necessary to access public roads?  
       Yes   ✓   No

B. **Daily traffic generation:**

I. **Residential - Number of Units** \_\_\_\_\_  
**Lot Size** \_\_\_\_\_  
**Single Family** \_\_\_\_\_  
**Apartments** \_\_\_\_\_

II. **Commercial - Number of Employees** \_\_\_\_\_  
**Number of Salesmen** \_\_\_\_\_  
**Number of Delivery Trucks** \_\_\_\_\_  
**Total Square Footage of Building** \_\_\_\_\_

III. Describe and quantify other traffic generation activities: N/A.

20. Describe any source(s) of noise from your project that may affect the surrounding area: NONE.

21. Describe any source(s) of noise in the area that may affect your project: NONE.

22. Describe the probable source(s) of air pollution from your project: NONE.

23. **Proposed source of water:**

(  ) private well

( ) community system<sup>3</sup>--name: \_\_\_\_\_ OVER.....

24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: \_\_\_\_\_
25. Proposed method of liquid waste disposal:  
 (  ) septic system/individual  
 ( ) community system<sup>3</sup>-name \_\_\_\_\_
26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: \_\_\_\_\_
27. Anticipated type(s) of liquid waste: \_\_\_\_\_
28. Anticipated type(s) of hazardous wastes<sup>2</sup>: \_\_\_\_\_
29. Anticipated volume of hazardous wastes<sup>2</sup>: \_\_\_\_\_
30. Proposed method of hazardous waste disposal<sup>2</sup>: \_\_\_\_\_
31. Anticipated type(s) of solid waste: \_\_\_\_\_
32. Anticipated amount of solid waste (tons or cubic yards per day): \_\_\_\_\_
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): \_\_\_\_\_
34. Proposed method of solid waste disposal: SEPTIC TANK
35. Fire protection district(s) serving this area: FRESNO FIRE DEPT.
36. Has a previous application been processed on this site? If so, list title and date: \_\_\_\_\_
37. Do you have any underground storage tanks (except septic tanks)? Yes \_\_\_\_\_ No
38. If yes, are they currently in use? Yes  No \_\_\_\_\_

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.

  
 \_\_\_\_\_  
 SIGNATURE

01/21/23  
 \_\_\_\_\_  
 DATE

<sup>1</sup>Refer to Development Services and Capital Projects Conference Checklist

<sup>2</sup>For assistance, contact Environmental Health System, (559) 600-3357

<sup>3</sup>For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

# NOTICE AND ACKNOWLEDGMENT

## INDEMNIFICATION AND DEFENSE

*The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.*

## STATE FISH AND WILDLIFE FEE

*State law requires that specified fees (effective January 1, 2023: \$3,839.25 for an EIR; \$2,764.00 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.*

*The following projects are exempt from the fees:*

- 1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).*
- 2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.*

*A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.*

*Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.*



\_\_\_\_\_  
Applicant's Signature

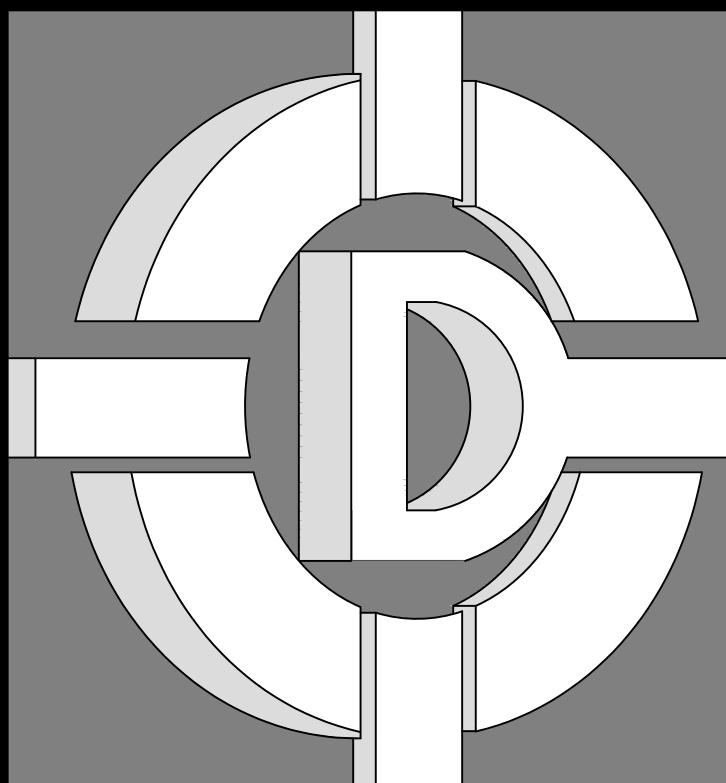
8/21/23

\_\_\_\_\_  
Date

# PINNSIX GENERAL PARTNERS

## SECONDARY DWELLING UNIT

3230 N. MILLBURN AVENUE, FRESNO CA. 93722



**DE ALBA ARCHITECTURE**  
 5129 N. FIRST STREET  
 FRESNO CALIFORNIA 93710  
 PHONE: 559-225-2800 MIKE DE ALBA, JR.  
 FAX: 559-225-1122 ARCHITECT

© 2020 MIKE DE ALBA & ASSOCIATES  
 THESE DRAWINGS, DESIGNS, SKETCHES, IDEAS, DOCUMENTS, PLANS, ARRANGEMENTS, AND OTHER INFORMATION CONTAINED HEREIN, ARE THE SOLE AND EXCLUSIVE PROPERTY OF DE ALBA ARCHITECTURE. THESE DOCUMENTS ARE DELIVERED AND ACCEPTED BY YOU IN TRUST AND ON THE EXPRESS CONDITION THAT NEITHER THESE DOCUMENTS OR THE INFORMATION CONTAINED THEREIN WILL BE COPIED, REPRODUCED, OR DELIVERED TO OTHERS, EXCEPT AS SPECIFICALLY INSTRUCTED BY DE ALBA ARCHITECTURE. NO REPRODUCED COPIES (PAPERS, PHOTOS, ETC.) SHALL BE PRODUCED, MADE OR DISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF DE ALBA ARCHITECTURE. NOTHING CONTAINED OR REPRESENTED ON THESE DOCUMENTS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF DE ALBA ARCHITECTURE. THESE DOCUMENTS AND ALL COPIES WILL BE RETURNED TO DE ALBA ARCHITECTURE, UPON REQUEST. VIOLATORS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

OWNER:  
**PINNSIX GENERAL PARTNERS**  
 385 W. BEDFORD AVENUE FRESNO, CA 93711  
 559-801-6514

DRAWINGS PREPARED FOR:  
**PINNSIX GENERAL PARTNERS**  
 3230 N. MILLBURN AVENUE FRESNO, CA. 93722  
 559-801-6514

CONTRACTOR:

### BIDDING

REVISIONS		
NO.	DESCRIPTION	DATE

### REGULATORY AUTHORITIES STAMP

ENGINEER'S SEAL	ARCHITECT'S SEAL

TITLE SHEET

SHEET TITLE

JOB# : 221204 SHEET NO.  
 DATE: September 18, 2023  
 DRAWN BY: TAYLOR  
 APPROVED BY: M.D.A. **GA-010**

PLOT TIME: 12/7/2023 11:06 AM

FIRE DEPARTMENT NOTES	
#	DESCRIPTION
001	THE GENERAL CONTRACTOR SHALL COORDINATE THE FIRE ALARM SYSTEM INTERFACES BETWEEN THE FIRE ALARM CONTRACTOR, SPRINKLER CONTRACTOR, MECHANICAL CONTRACTOR, AND ANY OTHER PERTINENT TRADES (FIRE ALARM, SPRINKLER SYSTEM, HOOD AND VENT EXTINGUISHING SYSTEM, HVAC, FIRE SMOKE DAMPERS, ETC.)
002	SUBMIT FIRE SPRINKLER PLANS TO CITY OF FRESNO FIRE PREVENTION BUREAU FOR REVIEW AND APPROVAL.
003	OBTAIN FIRE SPRINKLER PERMIT FROM THE CITY OF FRESNO FIRE PREVENTION BUREAU.
004	APPROVED FIRE SPRINKLER PLAN SHALL BE INCLUDED IN PLANS PRIOR TO PLAN APPROVAL.
005	OBTAIN FIRE SPRINKLER FINAL INSPECTION APPROVAL PRIOR TO BUILDING FINAL.
006	PLANS SHALL COMPLY TO SECTION R313.2 OF THE CALIFORNIA RESIDENTIAL CODE FOR AUTOMATIC FIRE SPRINKLER SYSTEMS IN ONE AND TWO FAMILY DWELLINGS: A) SUBMIT FIRE SPRINKLER PLANS TO THE CITY OF FRESNO FIRE PREVENTION BUREAU FOR REVIEW AND APPROVAL. B) SUBMIT PLANS TO AND OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION FOR THE INSTALLATION OR MODIFICATION OF FIRE SPRINKLER SYSTEM. INSTALLATIONS MUST ALSO COMPLY WITH FPD POLICY SECTION 405. FPD POLICIES CAN BE FOUND ON THE FIRE DEPARTMENT WEB PAGE UNDER FIRE PREVENTION AND INVESTIGATION, FIRE DEPARTMENT POLICIES. C) APPROVED FIRE SPRINKLER PLAN SHALL BE INCLUDED IN PLANS PRIOR TO PLAN APPROVAL. D) OBTAIN FIRE SPRINKLER FINAL INSPECTION APPROVAL PRIOR TO BUILDING FINAL.
008	FIRE SPRINKLER DESIGN, PLANS, AND / OR CALCULATIONS. BUILDING SHALL BE DESIGNED TO MEET CBC SECTION 903, NFPA 13 AND NFPA 13R, AND RELATED CITY FRESNO AND FIRE PREVENTION STANDARDS. SUBMIT DESIGN DOCUMENTS FOR REVIEW AND COMMENT AND SUBMIT TO AND OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION FOR THE FIRE SPRINKLER INSTALLATION AND / OR MODIFICATION.
009	FIRE ALARM DESIGN, PLANS, AND / OR CALCULATIONS. BUILDING SHALL BE DESIGNED TO MEET CBC, NFPA 72, AND RELATED CITY AND FIRE PREVENTION STANDARDS. OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION (OVER THE COUNTER) FOR FIRE SPRINKLER ALARM SUPERVISION. SUBMIT DESIGN DOCUMENTS FOR REVIEW AND COMMENT AND SUBMIT TO AND OBTAIN PERMIT FROM THE FIRE PREVENTION BUREAU FOR THE FIRE ALARM INSTALLATION. SUPERVISION IS REQUIRED ON ALL FIRE SPRINKLER SYSTEMS WITH 20 OR MORE SPRINKLER HEADS AS PER 2019 CFC, SECTION 903.4. INSTALLATION MUST ALSO COMPLY WITH CITY OF FRESNO FIRE DEPARTMENT POLICY.
011	THE DESIGN AND INSTALLATION OF RESIDENTIAL FIRE SPRINKLER SYSTEMS SHALL BE IN ACCORDANCE WITH NFPA 13D OR CRC SECTION R313.3, WHICH SHALL BE CONSIDERED EQUIVALENT TO NFPA 13D. SECTION R313.3 SHALL APPLY TO STAND-ALONE AND MULTIPURPOSE WET-PIPE SPRINKLER SYSTEMS THAT DO NOT INCLUDE THE USE OF ANTIFREEZE. A MULTIPURPOSE FIRE SPRINKLER SYSTEM SHALL SUPPLY DOMESTIC WATER TO BOTH FIRE SPRINKLERS AND PLUMBING FIXTURES. A STAND-ALONE SPRINKLER SYSTEM SHALL BE SEPARATE AND INDEPENDENT FROM THE DOMESTIC SYSTEM.
012	SPRINKLERS SHALL BE INSTALLED TO PROTECT ALL AREAS OF A DWELLING UNIT, INCLUDING ATTACHED GARAGE. EXCEPTIONS ARE IN ATTICS, CRAWL SPACES AND NORMALLY UNOCCUPIED CONCEALED SPACES THAT DO NOT CONTAIN FUEL-FIRED APPLIANCES, IN BATHROOMS NOT MORE THAN 55 SQUARE FEET IN AREA, AND IN CLOSETS AND PANTRIES NOT EXCEEDING 24 SQUARE FEET IN AREA, WITH THE SMALLEST DIMENSION NOT GREATER THAN 3 FEET AND HAVING WALL AND CEILING SURFACES OF GYPSUM BOARD.
013	WHERE THE TERMS "APPROVED EQUAL," "EQUAL TO," OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF THE ARCHITECT.
014	ALL CONSTRUCTION DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL 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. ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. MECHANICAL AND ELECTRICAL FIXTURES, FITTINGS, OUTLETS, ETC. WHEN SHOWN ON THE ARCHITECTURAL DRAWINGS ARE FOR LOCATION INFORMATION ONLY. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF THEIR WORK. ANY DISCREPANCY BETWEEN THE ARCHITECT AND CONSULTING ENGINEER'S DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BY WRITTEN NOTIFICATION FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWING SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO EXPENSE OF THE OWNER.
015	THE CONSTRUCTION NOTES AND / OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL, AND WORKMANSHIP THROUGHOUT. ALL ERRORS, OMISSIONS, AND CLARIFICATIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT DURING THE BID PHASE. ANY INFORMATION REQUESTED AFTER THE BID PHASE WILL BE ADDRESSED AS AN ARCHITECT'S SUPPLEMENTAL INFORMATION, WITH NO EXTENSION OF TIME OR MONEY.

FIRE RESISTANCE TABLE		
FIRE RESISTANCE DESIGN TABLE (TYPE VB)		
DESCRIPTION	CODE (CBC)	FIRE RATING
EXTERIOR BEARING WALLS:	TABLE 601 TABLE 602 SECTION 704	NON-RATED
EXTERIOR NON-BEARING WALLS:	TABLE 601 TABLE 602	NON-RATED
EXTERIOR OPENINGS. (FIRE SEPARATION DISTANCE OF 10'-0" OR MORE. UNLIMITED OPENINGS AND NON-RATED WALLS):	TABLE 705.8 SECTION 705	UNLIMITED WALLS
INTERIOR BEARING WALLS:	TABLE 601	NON-RATED
INTERIOR NON-BEARING WALLS:	TABLE 601	NON-RATED
STRUCTURAL FRAME:	TABLE 601	NON-RATED
SHAFT ENCLOSURES:	SECTION 707.4	ONE HOUR
HORIZONTAL ASSEMBLIES:	TABLE 601 TABLE 602 SECTION 704	ONE HOUR
OCCUPANCY SEPARATIONS:	SECTION 712	NON-RATED
FLOORS AND FLOOR/CEILINGS:	TABLE 601	NON-RATED
ROOF AND ROOF/CEILINGS:	TABLE 601	NON-RATED
FIRE PARTITIONS:	SECTION 709	1/2 HOUR REQUIRED, 1 HOUR PROVIDED.
FIRE BARRIERS:	SECTION 508.4 SECTION 707	ONE HOUR
FIRE WALLS:	SECTION 706	TWO HOURS
OCCUPANCY SEPARATION:	SECTION 406.1.4	WALL: 1/2" THICK GYPSUM BOARD. CEILING: 5/8" THICK GYPSUM BOARD.
DWELLING / GARAGE:		1/2" THICK GYPSUM BOARD.
DWELLING / GARAGE WITH HABITABLE SPACE ABOVE:		5/8" THICK GYPSUM BOARD.
USEABLE SPACE BELOW STAIRS:	TABLE 1009.6.3	1/2 HOUR REQUIRED, 1 HOUR PROVIDED.
EGRESS TRAVEL:	SECTION 1014.3 TABLE 1016.1	250'-0" TOTAL TRAVEL DISTANCE LIMIT.

**NOTES**

PER C.B.C. TABLE 602 FOR TYPE VB, AND TABLE 705.8 EXCEPTION I, WITH A FIRE SEPARATION DISTANCE OF 10'-0" OR MORE, NO FIRE PROTECTION OF EXTERIOR WALL IS REQUIRED AND UNLIMITED UNPROTECTED OPENINGS ARE ALLOWED.

**STANDARD SYMBOLS**

SYMBOLS	DESCRIPTION (UNLESS OTHERWISE NOTED)
	PROPERTY LINE
	CENTERLINE
	SECTION IDENTIFICATION, SHEET WHERE SECTION IS DRAWN
	DETAIL IDENTIFICATION
	KEYNOTE SYMBOL
	DOOR SYMBOL, REFER TO DOOR SCHEDULE
	WINDOW SYMBOL, REFER TO WINDOW SCHEDULE
	EQUIPMENT SYMBOL, REFER TO EQUIPMENT SCHEDULE
	BUILDING GRID SYMBOL
	INDICATES REVISION NUMBER
	WITH REVISION CLOUD
	INDICATES WORK POINT, DATUM POINT, CONTROL POINT, OR TARGET POINT ELEVATION IDENTIFICATION
	BREAK LINE
	MATCH LINE SYMBOL

PROJECT DATA	
OWNER INFORMATION	
OWNER NAME	PINNSIX GENERAL PARTNERS
ADDRESS	385 W. BEDFORD AVE. FRESNO CA. 93711
PHONE NUMBER	559-801-6514
SITE DATA	
PROJECT ADDRESS	3230 N. MILLBURN AVE. FRESNO, CA 93722
A.P.N.	511-22-0235
LEGAL DESCRIPTION	SUR RT 5 ACS IN NE1/4 SEC 23 T13R19
PROJECT DESCRIPTION	SECONDARY DWELLING UNIT
ZONING	AL20
SITE AREA(SQ.FT.)	217,800 SQ.FT.
LOT COVERAGE(%)	20.0%
SETBACKS	REFER TO SITE PLAN ON SHEET A-010
BUILDING DATA	
OCCUPANCY	
CONSTRUCTION TYPE	
NUMBER OF STORIES	SINGLE STORY
BUILDING HEIGHT(FT.)	± 17'-0"
FIRE SPRINKLERED	NO
GRADING PERMIT	NO
BUILDING AREA CALCULATION	
BUILDING DESCRIPTION - FIRST FLOOR	SQ.FT.
EXISTING SINGLE FAMILY DWELLING	1,132.00
EXISTING STORAGE	
EXISTING STORAGE	
PROPOSED ADU	1,665.00
PROPOSED PORCH	192.00
PROPOSED PORCH	115.00
EXISTING PORCH	95.00
<b>SUBTOTAL:</b>	<b>3,199.00</b>
<b>TOTAL BUILDING AREA:</b>	<b>3,199.00</b>

**VICINITY MAP**

**SCOPE OF WORK**

PROPOSED ACCESSORY DWELLING UNIT (ADU) CONVERSION OF EXISTING GARAGE CONSISTING OF MINIMAL EXTERIOR AND INTERIOR WALL FRAMING, CEILING FRAMING, INTERIOR FINISHES, PAINTING, KITCHEN EQUIPMENT FURNITURE, NEW PLUMBING FIXTURES, NEW ELECTRICAL SERVICE UPGRADE, NEW ELECTRICAL LIGHT FIXTURES AND RECEPTACLES, NEW MECHANICAL MINI SPLIT DUCTLESS UNIT.

**PROJECT TEAM LIST**

<b>ARCHITECT</b>	DE ALBA ARCHITECTURE
ADDRESS:	5129 N. FIRST STREET FRESNO, CA. 93710
PHONE:	(559) 225-2800
FAX:	(559) 225-1122
<b>ENERGY</b>	DE ALBA ARCHITECTURE
ADDRESS:	5129 N. FIRST STREET FRESNO, CA. 93710
PHONE:	(559) 225-2800
FAX:	(559) 225-1122
<b>PLUMBING</b>	DE ALBA ARCHITECTURE
ADDRESS:	5129 N. FIRST STREET FRESNO, CA. 93710
PHONE:	(559) 225-2800
FAX:	(559) 225-1122
<b>MECHANICAL</b>	DE ALBA ARCHITECTURE
ADDRESS:	5129 N. FIRST STREET FRESNO, CA. 93710
PHONE:	(559) 225-2800
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<b>BUILDING</b>	COUNTY OF FRESNO
ADDRESS:	2220 TULARE STREET FRESNO, CA. 93721
PHONE:	(559) 600-4292
FAX:	-
<b>TRUSSES</b>	CENTRAL VALLEY TRUSS (CV TRUSS)
ADDRESS:	10714 E. AMERICAN AVENUE DEL REY, CA 93816
PHONE:	559-888-2160
FAX:	-
<b>OWNER</b>	PINNSIX GENERAL PARTNERS
ADDRESS:	385 W. BEDFORD AVE. FRESNO CA. 93711
PHONE:	559-801-6514
FAX:	FAX

S:\1 - PROJECTS\YEAR 2022\221204 PINNSIX-MILLBURN03 - CONSTRUCTION DOCUMENT\902.CAD FILES\GA-010 TITLE SHEET.DWG

RESPONSIBILITY NOTE

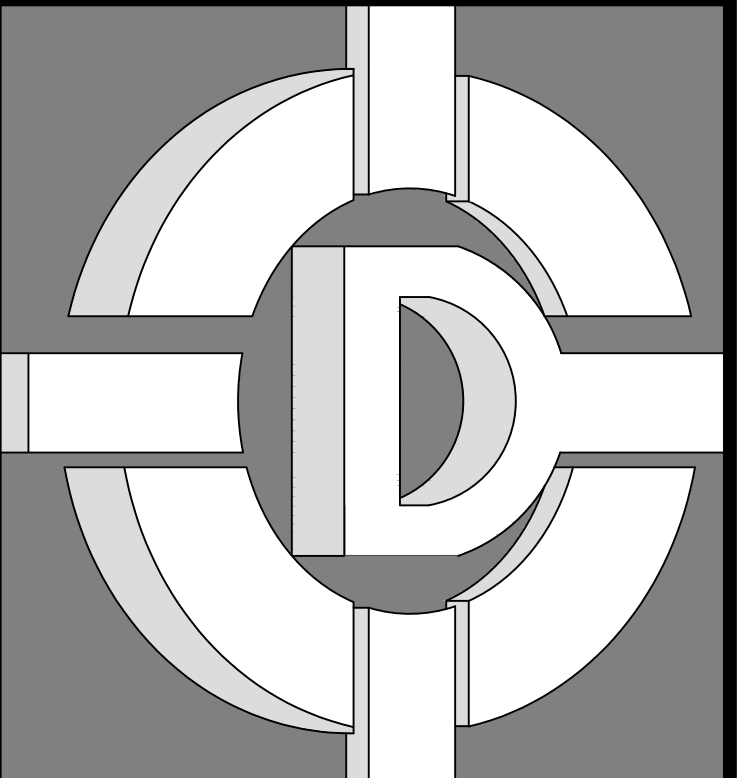
017 ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL, COUNTY, STATE, OR FEDERAL AGENCIES HAVING JURISDICTION. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR SUPERVISION OF CONSTRUCTION OR PROPER EXECUTION OF THE WORK SHOWN ON THESE DRAWINGS. SAFETY METHODS AND APPROACHES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY DEVIATIONS OR UNAUTHORIZED CHANGES TO THESE DRAWINGS ARE NOT THE RESPONSIBILITY OF THE ARCHITECT. DEVIATIONS FROM THE ORIGINAL DRAWINGS MUST BE APPROVED IN WRITING PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT OF THE PROGRESS OF THE PROJECT TO FACILITATE OUR ON-SITE VISITS TO ANSWER QUESTIONS AND VIEW THE PROGRESS AND QUALITY OF WORK IF REQUIRED.

001 DRAWING ORGANIZATION: THE ORGANIZATION OF THESE DRAWINGS IS NOT INTENDED TO CONTROL THE DIVISION OF WORK AMONG SUBCONTRACTORS. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DIVIDE THE WORK. 002 ALL WORK AND MATERIAL SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE LATEST EDITION, CODES, STANDARDS, REFERENCES, ETC. AS ADOPTED AND MODIFIED BY THE AUTHORITY HAVING JURISDICTION AND / OR BE ADJUSTED TO CONFORM WITH ANY AND ALL APPLICABLE CODES. CONTRACTOR AND / OR SUBCONTRACTOR SHALL MAKE THEMSELVES AWARE OF THESE CODES, STANDARDS, REFERENCES, ETC., AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND / OR SPECIFICATIONS PRIOR TO ORDERING AND / OR INSTALLATION OF THEIR WORK PRODUCT. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES: 1. 2022 CALIFORNIA BUILDING CODE (CBC), 2. 2022 CALIFORNIA ELECTRICAL CODE (CEC), 3. 2022 CALIFORNIA MECHANICAL CODE (CMC), 4. 2022 CALIFORNIA PLUMBING CODE (CPC), 5. 2022 CALIFORNIA ENERGY CODE (CEC), 6. 2022 CALIFORNIA FIRE CODE (CFC), 7. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS), 8. 2022 CALIFORNIA RESIDENTIAL CODE (CRC), 9. 2022 CALIFORNIA REFERENCED STANDARDS CODE, 10. 2022 CALIFORNIA ADA STANDARDS FOR ACCESSIBLE DESIGN, 11. 2022 CALIFORNIA ADMINISTRATIVE CODE, 12. NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEM, 13. NFPA 24, STANDARD FOR INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, 14. NFPA 72, NATIONAL FIRE AND ALARM CODE. 003 ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT ONLY. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR DISCREPANCIES SHALL BE BROUGHT TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. FILING THESE REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THESE PLANS REMAINS WITH THE ARCHITECT AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. 004 THESE DRAWINGS ARE SUPPLIED TO THE OWNER, THE CONTRACTOR, AND OTHERS FOR USE ON THIS PROJECT. ALL DRAWINGS, SPECIFICATIONS, AND COPIES OF SUCH ARE PREPARED BY MIKE DE ALBA AND ASSOCIATES. 005 THESE DRAWINGS CONTAIN ATTACHED TYPICAL STANDARD DETAILS MOST OF WHICH ARE DIAGRAMMATIC. CONTRACTOR IS HEREBY ADVISED TO ADOPT ONLY THOSE DETAILS AND SPECIFICATIONS APPLICABLE TO THE PHASE OF THE WORK. 006 THE ARCHITECT DRAWINGS SHOW SPECIFIC DETAIL OF CONSTRUCTION FOR ARCHITECTURAL STYLE AND STRUCTURAL INTEGRITY- WHERE SPECIFIC DETAILS ARE NOT SHOWN, CONSTRUCTION METHODS SHALL BE OF A SIMILAR NATURE. 007 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A COMPLETE AS-BUILT SET OF CONSTRUCTION DRAWINGS AT THE JOB SITE AND TURNING THE AS-BUILT DRAWINGS OVER TO THE OWNER UPON COMPLETION OF THE PROJECT. 008 CONTRACTOR AND OWNER: IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL FIELD MEASUREMENTS AND CONDITIONS FOR CONFORMANCE WITH THE PLANS. SHOULD THE CONTRACTOR FIND ANY ERRORS, OMISSIONS, OR DISCREPANCIES IN THE PLANS WITH RESPECT TO THE FIELD OBSERVATIONS OR OTHER PARTS OF THE PLANS- THESE ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT. THE CONTRACTOR AND ARCHITECT SHALL RESOLVE ALL ERRORS, OMISSIONS, AND DISCREPANCIES BEFORE COMMENCING THAT PORTION OF THE WORK. ALL CHANGES TO THE PLANS SHALL REQUIRE THE APPROVAL OF THE OWNER AND PROJECT ARCHITECT. 009 THE OWNER MAY ORDER CHANGES IN THE WORK WITHIN THE GENERAL SCOPE OF THE PLAN CONSISTING OF ADDITIONS, DELETIONS, AND / OR OTHER REVISIONS. THE CONTRACTOR'S SUM TO BE ADJUSTED ACCORDINGLY. ALL SUCH CHANGES IN THE WORK SHALL BE AUTHORIZED BY CHANGE ORDER. 010 IN THE EVENT THAT THE CONTRACTOR, OR SUBCONTRACTOR AT ANY TIER, DETERMINES THAT SOME PORTION OF THE DRAWINGS, SPECIFICATIONS, OR OTHER CONTRACT DOCUMENTS REQUIRES CLARIFICATION OR INTERPRETATION BY THE ARCHITECT, THE CONTRACTOR SHALL SUBMIT A REQUEST FOR INFORMATION IN WRITING TO THE ARCHITECT. 011 REQUESTS FOR INFORMATION MAY ONLY BE MADE BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL CLEARLY AND CONCISELY SET FORTH THE ISSUE FOR WHICH CLARIFICATION IS SOUGHT AND WHY A RESPONSE IS NEEDED FROM THE ARCHITECT AND / OR CONSULTANTS. IN THE REQUEST FOR INFORMATION, THE CONTRACTOR SHALL SET FORTH AN UNDERSTANDING OF THE REQUIREMENT, ALONG WITH A REASON WHY SUCH AN UNDERSTANDING WAS REACHED. THE ARCHITECT WILL REVIEW THE REQUEST FOR INFORMATION TO DETERMINE IF IT IS A REQUEST FOR INFORMATION WITHIN THE MEANING OF THIS TERM. IF THE ARCHITECT DETERMINES THAT IT IS NOT A REQUEST FOR INFORMATION, IT WILL BE RETURNED TO THE CONTRACTOR, UNREVISED AS TO CONTENT, FOR RESUBMITTAL IN THE PROPER FORM AND THE PROPER MANNER. 012 RESPONSES TO REQUESTS FOR INFORMATION SHALL BE ISSUED UPON RECEIPT, BUT NO LATER THAN FIVE WORKING DAYS OF RECEIPT OF THE REQUEST, UNLESS THE ARCHITECT DETERMINES THAT A LONGER PERIOD OF TIME IS NEEDED IN ORDER TO PROVIDE AN ADEQUATE RESPONSE. IF A LONGER PERIOD OF TIME IS DETERMINED NECESSARY BY THE ARCHITECT, THE ARCHITECT WILL, WITHIN FIVE WORKING DAYS OF THE RECEIPT OF THE REQUEST FOR INFORMATION, NOTIFY THE CONTRACTOR OF THE ANTICIPATED RESPONSE TIME. 013 IF THE CONTRACTOR SUBMITS A REQUEST FOR INFORMATION WITH FIVE WORKING DAYS OR LESS FLOAT ON THE CURRENT PROJECT SCHEDULE, THE CONTRACTOR SHALL NOT BE ENTITLED TO ANY TIME EXTENSION DUE TO THE TIME IT TAKES THE ARCHITECT TO RESPOND TO THE REQUEST FOR INFORMATION, PROVIDED A RESPONSE IS GIVEN WITHIN FIVE WORKING DAYS AS SET FORTH ABOVE. 014 RESPONSES FROM THE ARCHITECT WILL NOT CHANGE ANY REQUIREMENTS OF THE CONTRACTOR DOCUMENTS. IN THE EVENT THAT THE CONTRACTOR BELIEVES A RESPONSE TO A REQUEST FOR INFORMATION WILL CAUSE A CHANGE TO REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL IMMEDIATELY GIVE WRITTEN NOTICE TO THE ARCHITECT AND THE OWNER STATING THAT THE CONTRACTOR CONSIDERS THE RESPONSE TO BE A CHANGE ORDER. FAILURE TO GIVE SUCH WRITTEN NOTICE IMMEDIATELY SHALL WAIVE THE CONTRACTOR'S RIGHT TO SEEK ADDITIONAL TIME OR COST. 015 CONTRACTOR STATEMENT OF RESPONSIBILITY: THE DESIGN/BUILD CONTRACTORS SHALL BE FULLY AND SOLELY RESPONSIBLE AND LIABLE FOR ALL DESIGN, ENGINEERING, AND CONSTRUCTION OF HIS/HER PHASE OF THE WORK AS INDICATED ON THESE DOCUMENTS BY THE ACT OF COMMENCING WORK ON THIS PROJECT, OR BY THE ACT OF COMMENCING WORK ON THIS PROJECT, OR BY THEIR SIGNATURE ON THE DRAWINGS INCLUDED HEREIN OR TO BE SUBMITTED SEPARATELY FOR THIS PROJECT. EACH CONTRACTOR SHALL DIRECTLY AND INDIRECTLY ASSUME FULL RESPONSIBILITY FOR THE DESIGN, ENGINEERING, AND CONSTRUCTION OF HIS WORK INCLUDING, BUT NOT LIMITED TO, ACCURACY, COMPLETENESS, AND COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCE AND THE REQUIREMENTS OF THE OWNER AND / OR TENANT. 016 GENERAL CONTRACTOR SHALL INSURE THAT ALL WORK IS DONE IN A WORKMANLIKE MANNER BY SKILLED MECHANICS AND SHALL REPLACE ANY MATERIAL OR ITEMS DAMAGED BY SUBCONTRACTORS AND SUPPLIERS AND WILL BE NOTIFIED THAT THEY ARE TO CONFER AND COOPERATE FULLY WITH EACH OTHER DURING THE COURSE OF CONSTRUCTION TO DETERMINE THE EXACT EXTENT AND OVERLAP OF EACH OTHER'S WORK AND TO SUCCESSFULLY COMPLETE THE EXECUTION OF ALL THE WORK. ALL SUBCONTRACTOR WORKMANSHIP WILL BE OF QUALITY TO PASS INSPECTIONS BY LOCAL AUTHORITIES, LENDING INSTITUTIONS, DESIGNER, OR BUILDER. ANY OR ALL ABOVE-MENTIONED INSPECTORS MAY INSPECT WORKMANSHIP AT ANY TIME, AND ANY CORRECTIONS NEEDED TO ENHANCE THE QUALITY OF THE BUILDING WILL BE DONE IMMEDIATELY.

GENERAL REQUIREMENTS

017 STRUCTURAL OBSERVATION: OWNER/CLIENT SHALL BE RESPONSIBLE TO FULFILL THE REQUIREMENTS OF SECTION R301.1.3 OF THE C.R.C. (CBC SECTION 1709) TO EMPLOY HIS DESIGNATED ENGINEER TO MAKE SITE VISITS TO OBSERVE GENERAL COMPLIANCE WITH THE APPROVED STRUCTURAL PLANS AND CHANGE ORDERS. THE ENGINEER SHALL SUBMIT A STATEMENT IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR, AND BUILDING OFFICIAL STATING THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES WHICH, TO THE BEST OF THE ENGINEER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED. 018 RELATED DOCUMENTS: A. GENERAL REQUIREMENTS OF THIS DOCUMENT SHALL BE THE AMERICAN INSTITUTE OF ARCHITECTS STANDARD DOCUMENT NUMBER 201 INCLUDING ALL SUPPLEMENTARY GENERAL CONDITIONS. B. SOILS REPORT: REFER TO THE CURRENT PRELIMINARY SOILS REPORT AS PROVIDED BY OWNER/CLIENT FOR ALL SOIL RECOMMENDATIONS. REFER TO THE FINAL SOILS REPORT PROVIDED BY OWNER/CLIENT FOR FINAL RECOMMENDATIONS. C. ENERGY COMPLIANCE: REFER TO THE CURRENT ENERGY COMPLIANCE REPORT AS PROVIDED BY OWNER/CLIENT FOR CONSTRUCTION COMPONENTS NECESSARY FOR COMPLIANCE. D. STRUCTURAL ENGINEERING: REFER TO THE CURRENT STRUCTURAL CALCULATIONS FOR BACK-UP STRUCTURAL INFORMATION. E. THE GENERAL CONTRACTOR SHALL OBTAIN FULL LISTING OR COPIES OF ALL RELATED DOCUMENTS NOT LISTED FROM OWNER/CLIENT, NECESSARY TO PROPERLY EXECUTE ALL WORK. 019 TOPOGRAPHIC GRADES, LINES, AND LEVELS: THE GENERAL CONTRACTOR SHALL COMPARE THE EXISTING SITE GRADES TO THE GRADES SHOWN ON THE PLANS. ANY DISCREPANCY IN ELEVATIONS REFERENCED ON THE PLANS SHALL BE COMMUNICATED TO THE ARCHITECT FOR REVIEW BEFORE PROCEEDING WITH THE WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL BUILDING LINES AND LEVELS. 020 CUTTING AND PATCHING: ALL SUBCONTRACTORS SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC., TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER TRADES. 021 CLEANUP: ALL TRADES SHALL ALWAYS KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK. SUBCONTRACTORS SHALL REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING, AND SURPLUS MATERIALS AND LEAVE THE JOB IN A BROOM-CLEAN CONDITION. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC., SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT. 022 TRADE MANUALS AND PUBLICATIONS: THE PLANS REFER TO VARIOUS PROFESSIONAL TRADE ASSOCIATION MANUALS AND PUBLICATIONS. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE FAMILIAR WITH AND REFER TO THE TRADE PUBLICATIONS IN THE PERFORMANCE OF THEIR PORTION OF THE WORK. TRADE MANUALS ARE HEREBY REFERENCED FOR EACH SECTION OF THESE GENERAL NOTES. 023 STORAGE OF MATERIALS: THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR STORING THE MATERIALS ON THE SITE ACCORDING TO MATERIAL SUPPLIERS' OR MANUFACTURERS' INSTRUCTIONS. THE MATERIALS SHALL BE KEPT SECURE AND PROTECTED FROM MOISTURE, PESTS, AND VANDALS. ANY LOSS ARISING OUT OF MATERIALS STORED AT THE SITE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR SUBCONTRACTOR WHO STORED THE DAMAGED OR LOST MATERIALS. 024 INFILTRATION CONTROL: ALL OPENINGS IN THE BUILDING ENVELOPE MUST BE CAULKED, GASKETED, OR WEATHER STRIPPED IN ACCORDANCE WITH MANDATORY ENERGY REQUIREMENTS.

001 OWNER / CLIENT RESPONSIBILITIES: REFERENCE IS MADE THROUGHOUT THESE GENERAL NOTES TO RESPONSIBILITIES AND STANDARDS OF CARE TO BE FULFILLED BY THOSE PROVIDING SERVICES IN THE DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT. OWNER/CLIENT SHALL BE RESPONSIBLE FOR ADHERENCE TO THOSE REQUIREMENTS BY THE OWNER, BUILDER, DEVELOPER, GENERAL CONTRACTOR, SUBCONTRACTORS, AND OTHER PROFESSIONAL CONSULTANTS NOT RETAINED BY THE ARCHITECT. 002 BUILDER'S SET: THE SCOPE OF THIS SET OF PLANS IS TO PROVIDE A "BUILDER'S SET" OF CONSTRUCTION DOCUMENTS AND GENERAL NOTES HEREINAFTER REFERRED TO AS "PLANS". THIS SET OF PLANS IS SUFFICIENT TO OBTAIN A BUILDING PERMIT; HOWEVER, ALL MATERIALS AND METHODS OF CONSTRUCTION NECESSARY TO COMPLETE THE PROJECT ARE NOT NECESSARILY DESCRIBED. THE PLANS DELINEATE AND DESCRIBE ONLY LOCATIONS, DIMENSIONS, TYPES OF MATERIALS, AND GENERAL METHODS OF ASSEMBLY OR FASTENING. THEY ARE NOT INTENDED TO SPECIFY PARTICULAR PRODUCTS OR OTHER METHODS OF ANY SPECIFIC MATERIAL, PRODUCT OR METHOD. THE IMPLEMENTATION OF THE PLANS REQUIRE THE OWNER/CLIENT CONTRACTOR OR ARCHITECT'S KNOWLEDGEABLE WITH THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION SPECIFIC TO THIS PRODUCT TYPE AND TYPE OF CONSTRUCTION. 003 BUILDING MAINTENANCE: THE EXPOSED MATERIALS USED IN THE CONSTRUCTION OF THIS PROJECT WILL DETERIORATE AS THE COMPLETED PROJECT AGES UNLESS PROPERLY AND ROUTINELY MAINTAINED. OWNER/CLIENT SHALL PROVIDE OR CAUSE THE DEVELOPMENT OF A COMPREHENSIVE MAINTENANCE MANUAL WHICH SHALL BE GIVEN TO EACH SUBCONTRACTOR WHICH SPECIFIES REQUIRED PERIODIC INSPECTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF BUILDING AND SURROUNDING COMPONENTS. SPECIAL ATTENTION SHALL BE GIVEN TO LANDSCAPING, LANDSCAPE IRRIGATION, SITE DRAINAGE, BUILDING WATER RUN-OFF CONTROL, MAJOR STRUCTURAL COMPONENTS, FIRE ASSEMBLIES, SOUND ASSEMBLIES, WATERPROOF WALKING SURFACES, AND EXPOSED WOOD AND METAL. ADEQUATE FUNDS SHALL BE ALLOCATED BY THOSE RESPONSIBLE FOR SUCH MAINTENANCE TO ENSURE REQUIRED MAINTENANCE IS PERFORMED IN A TIMELY MANNER. 004 CODES: ALL CONSTRUCTION SHALL COMPLY WITH THE MOST STRINGENT REQUIREMENTS OF ALL CURRENT APPLICABLE CITY, COUNTY, STATE, AND FEDERAL LAWS, RULES, CODES, ORDINANCES, AND REGULATIONS. IF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR PERFORMS ANY WORK IN CONFLICT WITH THE ABOVE-MENTIONED LAWS, RULES, CODES, ORDINANCES, AND REGULATIONS, THEN THE CONTRACTOR IN VIOLATION SHALL BEAR ALL COSTS OF REPAIR ARISING OUT OF THE NON-CONFORMING WORK. A PARTIAL LIST OF THE APPLICABLE CODES IS LISTED ON SHEET GA-001. 005 PERMITS: THE GENERAL BUILDING PERMIT AND PLAN CHECK SHALL BE SECURED AND PAID FOR BY OWNER/CLIENT. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE GENERAL CONTRACTOR DIRECTLY RESPONSIBLE. 006 INSURANCE: THE GENERAL CONTRACTOR AND EVERY SUBCONTRACTOR PERFORMING WORK OR PROVIDING SERVICES AND/OR MATERIALS FOR THE WORK ARE REQUIRED TO PURCHASE AND MAINTAIN IN FORCE "ALL RISK" BUILDERS INSURANCE PRIOR TO COMMENCEMENT OF THE WORK AND/OR FURNISHING LABOR, SERVICES, AND MATERIALS. EACH "ALL RISK" POLICY SHALL BE IN AN AMOUNT SUFFICIENT TO COVER THE REPLACEMENT VALUE OF THE WORK BEING PERFORMED AND/OR THE LABOR SERVICES AND MATERIALS BEING SUPPLIED BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, ARCHITECT, AND ALL PROFESSIONAL CONSULTANTS. 007 OWNER / CLIENT SHALL CAUSE THE GENERAL CONTRACTOR AND EVERY SUBCONTRACTOR PERFORMING WORK OR PROVIDING SERVICES AND/OR MATERIALS FOR THE WORK TO PURCHASE AND MAINTAIN GENERAL LIABILITY INSURANCE, ON AN OCCURRENCE BASIS, IN AN AMOUNT NOT LESS THAN ONE MILLION DOLLARS. THE POLICY SHALL NAME OWNER/CLIENT AND ARCHITECT AS ADDITIONAL INSURED TO SAID POLICY. 008 NAMED PRODUCTS: THE ARCHITECT MAKES NO GUARANTEE FOR PRODUCTS IDENTIFIED BY TRADE NAME OR MANUFACTURER. 009 SUBSTITUTION: NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION BY OWNER/CLIENT. ANY SUBSTITUTION SHALL BE MADE KNOWN TO OWNER/CLIENT AND ARCHITECT IN ADVANCE TO AVOID ANY DELAY IN THE PROJECT SCHEDULE. THE GENERAL CONTRACTOR AND ANY SUBCONTRACTOR SHALL NOT MAKE THE STRUCTURAL SUBSTITUTIONS OR CHANGES WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER AND WRITTEN NOTIFICATION TO THE ARCHITECT. 010 CHANGES: ANY ADDITION, DELETION, OR CHANGE IN THE SCOPE OF THE WORK DESCRIBED BY THE PLANS SHALL BE BY WRITTEN CHANGE ORDER ONLY. ANY APPROVAL FROM THE BUILDING OFFICIAL FOR ANY CHANGE IN THE WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. 011 INTENTION: THE GENERAL CONTRACTOR SHALL INSURE THAT ALL LABOR, MATERIALS, EQUIPMENT, AND TRANSPORTATION SHALL BE INCLUDED IN THE WORK FOR COMPLETE EXECUTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. 012 REVIEW OF DRAWINGS: THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW THE FULL CONTENT OF THE PLANS FOR DISCREPANCIES AND OMISSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES OR OMISSIONS IN THE PLANS SHALL BE COMMUNICATED TO THE ARCHITECT WITHIN A REASONABLE TIME OF DISCOVERY. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ANY WORK NOT IN CONFORMANCE WITH THE PLANS OR IN CONFLICT WITH ANY CODE. 013 USE OF THE DRAWINGS: DETAILED LARGE-SCALE DRAWINGS ON "DETAIL" SHEETS SHALL TAKE PRECEDENCE OVER GENERAL SMALL-SCALE DRAWINGS AND NOTES ON "A" SHEETS. DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS. DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" IMPLY ALL LIKE CONDITIONS TREATED SIMILARLY, UNLESS NOTED OTHERWISE. THE ARCHITECTURAL DETAILS SHOWN ARE INTENDED TO FURTHER ILLUSTRATE THE VISUAL DESIGN CONCEPT AND THE MINIMUM RECOMMENDED WEATHER PROTECTION FOR THIS PROJECT. BUILDING CODE REQUIREMENTS, STRUCTURAL CONSIDERATIONS, TRADE ASSOCIATION MANUALS, AND PUBLICATIONS AND PRODUCT MANUFACTURER'S WRITTEN INSTRUCTIONS SHALL ALSO BE CONSIDERED TO COMPLETE THE CONSTRUCTION OF THE DETAILS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CONTRACTOR ON THE JOB SHALL BRING ALL NECESSARY CHANGES TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION. ALL POSSIBLE FIELD CONDITIONS WHICH MAY BE ENCOUNTERED ARE NOT NECESSARILY DESCRIBED. FIELD CONDITIONS ENCOUNTERED WHICH REQUIRE CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN A TIMELY MANNER. 014 SHOP DRAWINGS: ALL SHOP DRAWINGS REQUIRED BY THE PLANS SHALL BE SUBMITTED TO THE ARCHITECT TEN (10) WORKING DAYS PRIOR TO FABRICATION FOR REVIEW OF COMPLIANCE WITH THE DESIGN CONCEPT. 015 APPROVED DRAWINGS: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK BETWEEN THE DIFFERENT SUBCONTRACTORS AND REQUIRING ALL SUBCONTRACTORS TO USE THE MOST CURRENT BUILDING DEPARTMENT APPROVED SET OF PLANS. 016 MODEL BUILDING/UNIT CONSTRUCTION: IT IS INTENDED THAT AN INITIAL BUILDING UNIT (I.E. MODEL) BE CONSTRUCTED FOR EACH PLAN, PLAN ALTERNATE, ELEVATION OR ELEVATION ALTERNATE, SUFFICIENTLY IN ADVANCE OF THE REMAINING PRODUCTION BUILDINGS/UNITS FOR THE PURPOSE OF RESOLVING DISCREPANCIES, CORRECTING OMISSIONS, AND PROVIDING CLARIFICATION IN THE CONSTRUCTION DOCUMENTS DURING THE CONSTRUCTION OF THE (MODEL) BUILDINGS/UNITS.



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2020 MIKE DE ALBA ASSOCIATED
THESE DRAWINGS, DESIGN SKETCHES, IDEAS, CONCEPTS, PLANS, ARRANGEMENTS, AND OTHER INFORMATION CONTAINED HEREIN, ARE THE SOLE AND EXCLUSIVE PROPERTY OF DE ALBA ARCHITECTURE. THESE DOCUMENTS ARE DELIVERED AND ACCEPTED BY YOU IN TRUST AND ON THE EXPRESS CONDITION THAT NEITHER THESE DOCUMENTS OR THE INFORMATION CONTAINED THEREIN WILL BE COPIED, REPRODUCED, OR DELIVERED TO OTHERS, EXCEPT AS SPECIFICALLY INSTRUCTED BY DE ALBA ARCHITECTURE. NO REPRODUCED COPIES (PENS, PHOTOS, ETC.) SHALL BE PRODUCED, MADE OR DISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF DE ALBA ARCHITECTURE. NOTHING CONTAINED OR REPRESENTED ON THESE DOCUMENTS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF DE ALBA ARCHITECTURE. THESE DOCUMENTS AND ALL COPIES WILL BE RETURNED TO DE ALBA ARCHITECTURE. UPON REQUEST, VIOLATORS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

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CONTRACTOR:

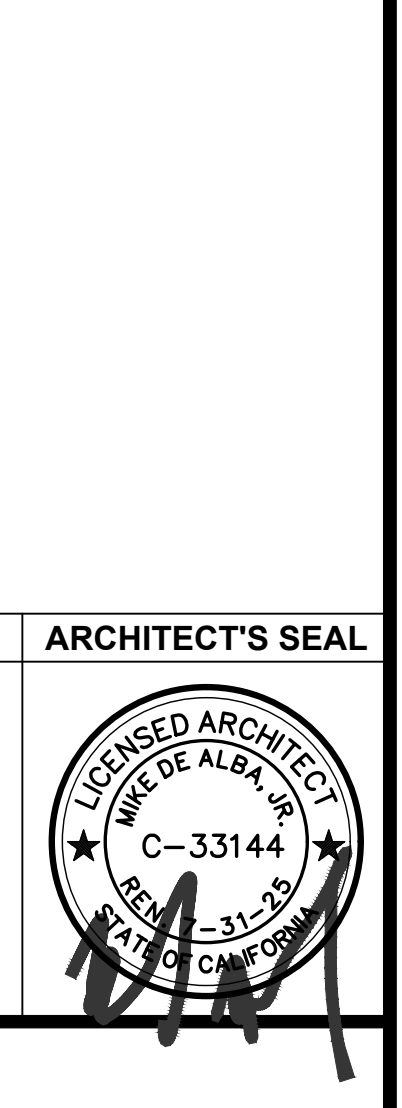
BIDDING

REVISIONS

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REGULATORY AUTHORITIES STAMP

ENGINEER'S SEAL ARCHITECT'S SEAL



GENERAL NOTES

SHEET TITLE

JOB#: 221204 SHEET NO. GA-011
DATE: March 14, 2023
DRAWN BY: CHRISTINE
APPROVED BY: M.D.A.
PLOT TIME: 12/7/2023 11:06 AM

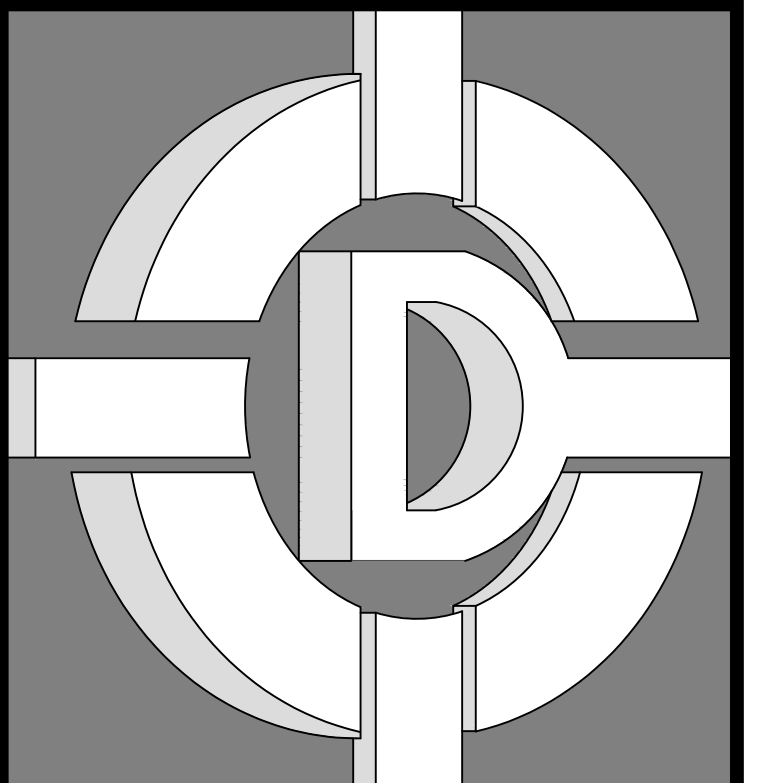


# STANDARD MATERIAL LEGEND

SYMBOLS	DESCRIPTION
	EARTH
	POROUS FILL / GRAVEL
	CAST-IN-PLACE / PRECAST
	SAND / MORTAR / PLASTER / CUT STONE
	COMMON / FACE
	STONE MATERIAL
	STONE MATERIAL
	ALUMINUM
	STEEL / OTHER MATERIALS
	WOOD FINISH
	PLYWOOD
	ROUGH
	BLOCKING
	GLASS
	GLASS BLOCK
	RIGID
	BATT / LOOSE FILL
	CERAMIC TILE LARGE SCALE
	CARPET AND PAD
	CERAMIC TILE SMALL SCALE
	METAL LATH AND PLASTER
	TERRAZZO
	GYPSUM
	PLYWOOD
	WOOD STUD
	METAL STUD
	SPECIAL FINISH FACE
	BRICK
	CEMENT PLASTER
	CERAMIC TILE
	MIRROR
	GLASS
	SHEET METAL
	COMPOSITE SHINGLES
	WOOD SHAKE
	CLAY TILE
	STONE VENEER

# ABBREVIATIONS

SYM	DESCRIPTION	SYM	DESCRIPTION	SYM	DESCRIPTION	SYM	DESCRIPTION
RESL.	RESIUIENT	IAEWB	INDOOR AIR ENTERING WET BULB	DISP.	DISPENSER	&	AND
RET	RETURN	I.D.	INSIDE DIAMETER	DN.	DOWN	∠	ANGLE, STEEL
RGD DCT	RIGID DUCT	IE	INVERT ELEVATION	D.O.	DOOR OPENING	@	AT
RGTR.	REGISTER	IN.	INCH	DR.	DOOR	CL	CENTERLINE
RL	REFRIGERANT LIQUID	INSUL.	INSULATION	DS.	DOWNSPROUT	°F	DEGREE OF FAHRENHEIT
R.O.	ROOM	INT.	INTERIOR	D.S.P.	DRY STANDPIPE	Ø, DIA.	DIAMETER
R.M.	ROUGH OPENING	IPS.	INTERIOR PAINT SYSTEM	DWG.	DRAWING	O	DIAMETER OR ROUND
RS	REFRIGERANT SUCTION	JAN.	JANITOR	DWR.	DRAINER	%	PERCENT
RWD.	REDWOOD	JST.	JOIST	(E)	EXISTING	∅/PH	PHASE (ELECTRICAL)
R.W.L.	RAINWATER LEADER	JT.	JOINT	E.	EAST	±	PLUS OR MINUS
S.	SOUTH	KIT.	KITCHEN	E.A.	EACH	#	POUND/NUMBER
SA	SUPPLY AIR	KIPS	1,000 LBS	EDB	ENTERING DRY BULB	ΔP	PRESSURE DIFFERENTIAL
SAD	SUPPLY AIR DUCT	LAB.	LABORATORY	EER	ENERGY EFFICIENCY RATIO	ΔT	TEMPERATURE DIFFERENTIAL
S.C.	SOLID CORE	LAM.	LAMINATE	EF	EXHAUST FAN	A.B.	AGGREGATE BASE OR ANCHOR BOLTS
S.C.D.	SEAT COVER DISPENSER	LAV.	LAVATORY	EJ.	EXPANSION JOINT	A.B.A	AMERICAN DISABILITY
SCHED.	SCHEDULE	LBS	POUNDS	EL.	ELEVATION	ABC	ABOVE CEILING
SD	SMOKE DETECTOR	LKR.	LOCKER	ELEV.	ELEVATOR	ABV	ABOVE
S.D.	SOAP DISPENSER	LLV.	LONG LEVEL VERTICAL	EMER.	EMERGENCY	A.C.	ASPHALTIC CONC.
SECT.	SECTION	LT.	LIGHT	E.N.	EDGE NAILING	A.C.I.	AMERICAN CONCRETE INSTITUTE
SEER	SEASONAL ENERGY EFFICIENCY RATIO	LT. WT.	LIGHT WEIGHT	ENCL.	ENCLOSURE	ACOUS.	ACOUSTICAL
SENS	SENSIBLE	MAS.	MASONRY	ENGR.	ENGINEER	A.D.	AREA DRAW
SH.	SHELF	MAX.	MAXIMUM	E.P.	ELECTRICAL PANEL BOARD	AD	AUTOMATIC DAMPER
SHR.	SHOWER	M.B.	MACHINE BOLT	EPS.	EXTERIOR PAINT SYSTEM	ADJ.	ADJUSTABLE
SHT.	SHEET	MBH	1,000 BRITISH THERMAL UNITS	EQ.	EQUAL	AFF	ABOVE FINISH FLOOR/GRADE
SHTG.	SHEATING	M.C.	MEDICINE CABINET	EQUIP.	EQUIPMENT	AFG	ABOVE FINISH GRADE
SIM.	SIMILAR	MCA	MINIMUM CIRCUIT AMPACITY	ES.	EACH SCREW OR EACH SIDE	AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY
SLV.	SHORT LIVE VERTICAL	MD	MANUAL DAMPER	EWB	ENTERING WET BULB	AGGR.	AGGREGATE
S.M.	SHEET METAL	MECH.	MECHANICAL	EXH	EXHAUST	AHU	AIR HANDLING UNIT
S.N.D.	SANITARY NAPKIN DISPENSER	MEMB.	MEMBRANE	EXH A	EXHAUST AIR	A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
S.N.R.	SANITARY NAPKIN RECEPTACLE	MFR.	MANUFACTURER	EXH DCT	EXHAUST AIR DUCT	AL.	ALUMINUM
SOV	SHUT-OFF VALVE	MH.	MANHOLE	EXP.	EXPANSION	ALT	ALTERNATE
SPEC.	SPECIFICATION	MIN.	MINIMUM	EXPO.	EXPOSED	AP	ACCESS PANEL
SPLY	SUPPLY	MIR.	MIRROR	EXT.	EXTERIOR	APA.	AMERICAN PLYWOOD ASSOCIATION
SQ.	SQUARE	MISC.	MISCELLANEOUS	F	FURNACE	APPROX	APPROXIMATE
SQ IN	SQUARE INCH	M.O.	MASONRY OPENING	F.A.	FIRE ALARM	ASB.	ASBESTOS
SS.	STAINLESS STEEL	MOC	MAXIMUM OVER CURRENT PROTECTION	FAU	FORCED AIR UNIT	ASPH.	ASPHALT
S.SK.	SERVICES SINK	M.P.D.	MULTIPLE PRODUCT DISPENSER	F.B.	FLAT BAR	A.S.T.M.	AMERICAN SOCIETY FOR TESTING AND MATERIALS
STA.	STATION	MS	MOP SINK	F/C	FURNACE & COIL	AWS.	AMERICAN WELDING SOCIETY
STD.	STANDARD	MSD	MULTI-SHUTTER DAMPER	F.D.	FLOOR DOWN	BD	BAROMETRIC DAMPER
STGR.	STAGGER	MT	MOUNTED	FND.	FOUNDATION	BD.	BOARD
STL.	STEEL	MTL.	METAL	F.E.	FIRE EXTINGUISHER	BDD	BACKDRAFT DAMPER
STOR.	STORAGE	MUL.	MULLION	F.E.C.	FIRE EXTINGUISHER CAB	BEL	BELOW
STR.	STRUCTURAL	(N)	NEW	F.H.C.	FIRE HOSE CABINET	BEL	BELOW
SUSP.	SUSPENDED	N.	NORTH	FIN.	FINISH	BITUM.	BITUMINOUS
SYM.	SYMMETRICAL / SYMBOL	N.A.	NOT APPLICABLE	FJ	FLOOR JOIST	BLDG.	BUILDING
T. T-STAT	THERMOSTAT	N.C.	NORMALLY CLOSED	FLASH.	FLASHING	BLK'G	BLOCKING
T.A.G.	TONGUE AND GROOVE	N.I.C.	NOT IN CONTACT	FLR	FLOOR	BM.	BEAM
T.B.	TOWEL BAR	N.I.M.C.	NOT IN MECHANICAL CONTRACT	FLX DCT	FLEX DUCT	BOT.	BOTTOM
T.C.	TOP OF CURB	N.O.	NORMALLY OPEN	FM.	FACE MOUNT	BTUH	BRITISH THERMAL UNITS
TCP	TEMPERATURE CONTROL PANEL	#, NO.	NUMBER	FN.	FIELD NAILING	C.	CHANEL
TDR	TIME DELAY RELAY	NOM.	NOMINAL	FND.	FOUNDATION	CAB.	CABINET
TEL	TELEPHONE	N.P.T.	NATIONAL PIPE THREAD	F.O.C.	FACE OF CONCRETE	C.B.	CATCH BASIN
TER.	TERRAZZO	N.S.F.	NATIONAL SANITATION FOUNDATION	F.O.F.	FACE OF FINISH	C.C.	CENTER TO CENTER
TF.	TOP FLANGE	N.T.S.	NOT TO SCALE	FOW	FACE OF WALL	CC	COOLING COIL
THK.	THICK	O.A.	OVERALL	FPM	FEET PER MINUTE	CCTV	CLOSED CIRCUIT TELEVISION
T.P.	TOP OF PAVEMENT	OADB	OUTSIDE AIR DRY BULB	FRM.	FRAMING	CD	CONDENSING DRAIN
T.P.D.	TOILET PAPER DISPENSER	OBD	OPPOSED BLADE DAMPER	FS.	FLOOR SINK	CEF	CEILING EXHAUST FAN
TRD.	TREAD	OBS.	OBSCURE	FT.	FOOT OR FEET	CEM.	CEMENT
TS.	TUBE STEEL	O.C.	ON CENTER	FTF.	FLOOR TO FLOOR	CER.	CERAMIC
T.V.	TELEVISION	O.D.	OUTSIDE DIAMETER	FUR.	FURRING	CFM	CUBIC FEET PER MINUTE
T.W.	TOP OF WALL	OFD	OVERFLOW DRAIN	FUT.	FUTURE	C.G.	CORNER GUARD
TYP.	TYPICAL	OH	OVERHEAD	G.A.	GAUGE	CHK VLV	CHECK VALVE
U.B.C.	UNIFORMED BUILDING CODE	OP	OPERATING	GAL.	GALLONS	C.I.	CAST IRON
U.G.	UNDERGROUND	OPNG.	OPENING	GALV.	GALVANIZED	C.J.	CONSTRUCTION JOINT
UGST	UNDERGROUND STORAGE TANKS	OPP.	OPPOSITS	G.B.	GRAB BAR	CLD.	CLOSET
UNF	UNFINISHED	OSA	OUTSIDE (FRESH) AIR	G.B.	GRAB BAR	CLG.	CEILING
U.O.N. / U.N.O.	UNLESS OTHERWISE NOTED	PBD	PARALLEL BLADE DAMPER	G.C.	GENERAL CONTRACTOR	CLKG.	CAULKING
UR.	URINAL	PENNY (D)	NAILS	G.F.	GOOD FOR	CLR.	CLEAR
U.S.	UNDER SLAB	P.F.	PER FOOT	GL.	GLASS	C.M.U.	CONC. MASONRY UNIT
UTR	UP THRU ROOF	PH	PHASE	G.L.B.	GLULAM BEAM	CNTR.	COUNTER
VERT.	VERTICAL	PL.	PLATE	GND.	GROUND	COL.	COLUMN
VEST.	VESTIBULE	P.LAM.	PLASTIC LAMINATE	GPF	GALLONS PER FLUSH	CONC.	CONCRETE
VTR	VENT TO ROOF	PLAS.	PLASTER	GPH	GALLONS PER HOOD	CONN.	CONNECTION
VTV	VENT TO WALL	PLYWD.	PLYWOOD	GPM	GALLONS PER MINUTE	CONSTR.	CONSTRUCTION
W.	WEST / WIDTH	P.O.C.	POINT OF CONNECTION	GRD.	GRADE	CONT.	CONTINUOUS
w/	WITH	PR	PAIR	GYP.	GYPSUM	COP	COEFFICIENT OF PERFORMANCE
W.C.	WATER CLOSET	PRCST.	PRECAST	H.B.	HOSE BIBB	CORR.	CORRIDOR
WD.	WOOD	PRESS.	DIMENSION	H.C.	HOLLOW CORE	CSF	CEILING SUPPLY FAN
W.F.	WIDE FLANGE	P.S.F.	POUNDS PER SQUARE FOOT	H.D.	HOLD DOWN	CTG	CEILING TRANSFER GRILLE
WH	WATER HEATER	P.S.I.	POUNDS PER SQUARE INCH	HDR.	HEADER	CTR.	CENTER
w/o	WITHOUT	PT.	POINT	HDWD.	HARDWOOD	CTS.K	COUNTERSUNK
WP	WATERPROOF	P.T.D.	PAPER TOWEL DISPENSER	HDWE	HARDWARE	CU	CONDENSING UNIT
WS.	WOOD SCREW	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR	HGR.	HANGER	D	PENNY NAIL
WSCT.	WAINSCOT	PTN.	PARTITION	HT.	HEIGHT	DA.	DOUBLE ANGEL
WT.	WEIGHT	P.T.R.	PAPER TOWEL RECEPTACLE	H.M.	HOLLOW METAL	DBL.	DOUBLE
WTG	WALL TRANSFER GRILLE	Q.T.	QUARRY TILE	HOR.	HORIZONTAL	DEG	DEGREES
R.	RISER	R.	RISER	HP	HORSEPOWER	DEMO.	DEMOLITION
W.W.F.	WELDED WIRE FABRIC	RA	RETURN AIR	HR	HOUR	DEPT.	DEPARTMENT
W.W.M.	WELDED WIRE MESH	RAD.	RADIUS	HS.	HAND SINK	DET.	DETAIL
XFMR	TRANSFORMER	RAD	RETURN AIR DUCT	H.S.B.	HIGH STRENGTH BOLT	D.F.	DOUGLAS FIR
		RD.	ROOF DRAIN	HSPF	HIGH PERFORMANCE FACTOR	DIAG.	DIAGONAL
		REF.	REFERENCE	HTG	HEATING	DIM.	DIMENSION
		REFR.	REFRIGERATOR				
		REINF.	REINFORCING				
		REQ'D	REQUIRED				



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CONTRACTOR:  
**BIDDING**

REVISIONS		
NO.	DESCRIPTION	DATE

**REGULATORY AUTHORITIES STAMP**

<b>ENGINEER'S SEAL</b>	<b>ARCHITECT'S SEAL</b>

**GENERAL NOTES**

**SHEET TITLE**

JOB#: 221204  
 DATE: January 31, 2023  
 DRAWN BY: CHRISTINE  
 APPROVED BY: M.D.A.

SHEET NO.  
**GA-012**

PLOT TIME: 12/7/2023 11:06 AM

S:\1 - PROJECTS\YEAR 2022\221204 PINNSIX-MILBURN\03. CONSTRUCTION DOCUMENT\902.CAD FILES\GA-020 GREEN BUILDING STANDARDS.DWG

## GREEN BUILDING STANDARDS (cont.)

### FORMALDEHYDE LIMITS (1)

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
SEALANTS	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD (2)	0.13

**NOTES**

(1) VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCE BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333- FOR ADDITIONAL INFORMATION, REFER TO CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 9312.12  
 (2) THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCH (8MM).

### VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS (2), (3)

GRAMS OF VOC PER LITER OF COATING, LESS WATER AND LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS (1)	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRE-TREATMENT WASH PRIMERS	420
PRIMERS, SEALERS AND UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS AND UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB AND TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATING	275
WOOD PRESERVATIVES	350
ZICH-RICH PRIMERS	340

**NOTES**

(1) GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER AND INCLUDING EXEMPT COMPOUNDS.  
 (2) THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.  
 (3) VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEBRUARY 1, 2008- MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

### FIXTURE FLOW RATES (5)

FIXTURE TYPE	MAXIMUM BASELINE FLOWRATE
SHOWERHEADS (2)	1.8 GPM AT 80 PSI
LAVATORY FAUCETS, NONRESIDENTIAL	0.5 GPM AT 60 PSI
KITCHEN FAUCETS (3)	1.8 GPM AT 60 PSI
WASH FOUNTAINS	1.8 GPM/20 [RIM SPACE (IN.) AT 60 PSI]
METERING FAUCETS	0.2 GALLONS/CYCLE
METERING FAUCETS FOR WASH FOUNTAINS (4)	0.20 GPM/20 [RIM SPACE (IN.) AT 60 PSI]
GRAVITY TANK TYPE WATER CLOSETS (1)	EFFECTIVE FLUSH VOLUME TO BE 1.28 GALLONS/FLUSH
FLUSHOMETER TANK WATER CLOSETS (1)	EFFECTIVE FLUSH VOLUME TO BE 1.28 GALLONS/FLUSH
FLUSHOMETER VALVE WATER CLOSETS	EFFECTIVE FLUSH VOLUME TO BE 1.28 GALLONS/FLUSH
ELECTROMECHANICAL HYDRAULIC WATER CLOSET	EFFECTIVE FLUSH VOLUME TO BE 1.28 GALLONS/FLUSH
URINALS	EFFECTIVE FLUSH VOLUME TO BE 0.5 GALLONS/FLUSH

**NOTES**

(1) TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.  
 (2) SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWER HEAD.  
 (3) KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.  
 (4) WHERE COMPLIING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.  
 (5) PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODE AND IN CHAPTER 6 OF THIS CODE.

### ADHESIVE VOC LIMIT (1), (2)

LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT AND ASPHALT TILE ADHESIVES	50
DRYWALL AND PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVE NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP AND TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

**NOTES**

(1) IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.  
 (2) FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, REFER TO SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, <http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF>.

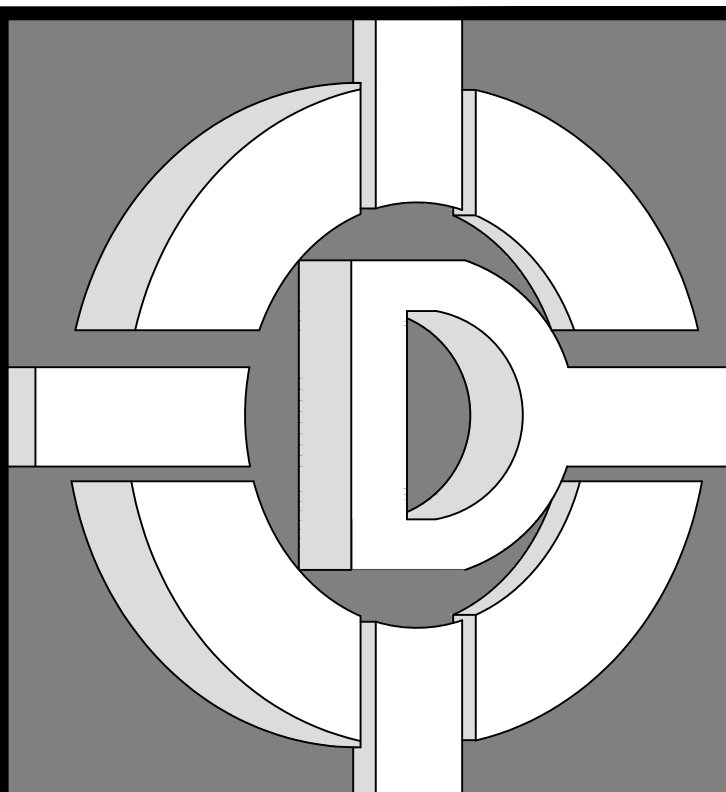
### SEALANT VOC LIMIT

LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
PVC WELDING:	
NONPOROUS	250
POROUS	775
PLASTIC CEMENT WELDING	500
ADHESIVE PRIMER FOR PLASTIC	760
CONTACT ADHESIVE	750

**NOTES**

FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, REFER TO SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.



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REVISIONS		
NO.	DESCRIPTION	DATE

**REGULATORY AUTHORITIES STAMP**

<b>ENGINEER'S SEAL</b>	<b>ARCHITECT'S SEAL</b>

**GREEN BUILDING STANDARDS**

SHEET TITLE

JOB# : 221204	SHEET NO.
DATE: September 18, 2023	<b>GA-021</b>
DRAWN BY: TAYLOR	
APPROVED BY: M.D.A.	

PLOT TIME: 12/7/2023 11:06 AM

### CEC STANDARDS TABLE

#### WHOLE-BUILDING CONTINUOUS EXHAUST VENTILATION SYSTEM REQUIREMENTS (ASHRAE STANDARD 62.2-2007).

AREA (A)	BEDROOMS	Q(CFM)
1,250	3	68

#### WHOLE BUILDING VENTILATION REQUIREMENTS (FROM ASHRAE 62.2)

AT LEAST ONE MECHANICAL VENTILATION SYSTEM IN THE BUILDING MUST BE DESIGNATED FOR USE IN COMPLIANCE WITH THE WHOLE-BUILDING VENTILATION REQUIREMENT. ALTERNATIVELY, THE SUM OF THE RATED AIR FLOWS FROM MULTIPLE FANS CAN BE UTILIZED TO MEET THE REQUIRED WHOLE-BUILDING VENTILATION AIRFLOW. THE SYSTEM(S) MUST DELIVER CONTINUOUS VENTILATION AIRFLOW AT A RATE GREATER THAN OR EQUAL TO THE RATE SPECIFIED IN EQUATION 4.1 A, AND FAN SONE RATINGS MUST NOT EXCEED 1.0. FOR DWELLING OCCUPANT DENSITIES KNOWN TO BE GREATER THAN (N + 1). THE RATE SHALL BE INCREASED BY 7.5 CFM FOR EACH ADDITIONAL PERSON.

Where:  
 A = conditioned floor area, ft<sup>2</sup>  
 N = number of bedrooms; not to be less than one  
 Q = ventilation air requirement = fan flow rate, (cfm)

(Eq. 4.1a)  $Q = 0.03A + 7.5(N + 1)$

AIRFLOW PERFORMANCE: THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED BY SECTION 4 OF THE ASHRAE STANDARD 62.2 SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.7.

ALL HERS CERTIFICATIONS MUST BE SUBMITTED AND APPROVED PRIOR TO FINAL PROVIDE SPECIAL INSPECTION FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING PERFORMED BY A THIRD PARTY CERTIFIED HERS RATER FOR THE FOLLOWING:

#### HERS CERTIFICATION

TEST	DESCRIPTION
BLOWER DOOR TEST	BLOWER DOOR TESTING MINIMUM AIR LEAKAGE ALLOWED FIELD VERIFICATION REQUIRED BY AN INDEPENDENT HERS RATER WITH COMPLETED CF-6R FORMS.
BURIED DUCT	DUCT DESIGN: DEEPLY BURIED DUCTS.
COOL ROOF	COOL ROOF: ROOF REFLECTANCE 0.3. ROOF EMISSION 0.75
COOLING SEER	THE COOLING SYSTEM SHALL HAVE A MINIMUM SEASONAL ENERGY EFFICIENCY RATIO OF 13.
COOLING SPLIT EER	THE COOLING SYSTEM SPLIT SYSTEM INCLUDES CREDIT FOR A 12.0 ENERGY EFFICIENCY RATIO CONDENSER. A CERTIFIED HERS RATER MUST FIELD VERIFY THE INSTALLATION OF THE CORRECT CONDENSER DUCT LEAKAGE TESTING.
DUCT LEAKAGE TEST	DUCT DESIGN: RETURN
DUCT RETURN	DUCT DESIGN: RETURN
HEAT PUMP	VERIFIED HEAT PUMP RATED HEATING CAPACITY.
HEATING AFUE	THE HEATING SYSTEM (ANNUAL FUEL UTILIZATION EFFICIENCY) SHALL BE 80.
TESTED DUCT LEAKAGE	TESTED DUCT LEAKAGE REQUIRED FOR COMPLIANCE PACKAGES C&D UNLESS ALTERNATE USED MAXIMUM 6% LEAKAGE. INSTALLER TO COMPLETE INSTALLATION CERTIFICATE, CF-3R. FIELD VERIFICATION THEN REQUIRED BY A CERTIFIED INDEPENDENT HERS RATER WITH COMPLETED CF-3R FORMS.
WINDOW OVERHANGS	WINDOW OVERHANGS AND / OR FINES.
WHOLE HOUSE FAN	INSTALLED WHOLE HOUSE FAN
EPS FOAM INSULATION	WITH 1" EPS FOAM INSULATION. MANUFACTURER: INSULFOAM OR EQUAL ICBQ APPROVAL NUMBER: ESR-1788 OR EQUAL

#### GENERAL NOTES

- 001 THE SMOKE DETECTOR PROVIDED FOR THE PROTECTION OF THE SLEEPING ROOMS IS REQUIRED TO BE PLACED IN FRONT OF THE RETURN AIR GRILL.
- 002 ALL HOSE BIBBS SHALL BE EQUIPPED WITH NON-REMOVABLE BACKFLOWS PREVENTORS.
- 003 ALL PLUMBING CONVEYING OR DISPENSING WATER FOR HUMAN CONSUMPTION SHALL COMPLY WITH AB 1953 FOR LEAD CONTENT.
- 004 AIR INLETS THAT ARE PART OF THE VENTILATION DESIGN SHALL BE LOCATED A MINIMUM OF 10 FEET FROM KNOWN SOURCES OF CONTAMINATION SUCH AS STACK, VENT, EXHAUST HOOD, OR VEHICLE EXHAUST.
- 005 AIR CONDITIONING EQUIPMENT DESIGNED TO BE IN A FIXED POSITION SHALL BE SECURELY FASTENED, PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALLATION INSTRUCTIONS SHALL BE PROVIDED TO THE FIELD INSPECTOR.
- 006 MECHANICAL SYSTEMS INCLUDING HEATING AND AIR CONDITIONING SYSTEMS THAT SUPPLY AIR TO HABITABLE SPACES SHALL HAVE MERV 13 FILTERS OR BETTER. PER CEC SECTION 150.0(m)(12)(c).
- 007 GAS LINE PRESSURE TESTING IS NOW 10 PSI FOR 15 MINUTES AND WELDED PIPING IS 60 PSI FOR 30 MINUTES.
- 008 SEWER / WASTE LINE SHALL SLOPE A MINIMUM OF 2%.
- 009 PLASTIC AND COPPER PIPING RUN THROUGH FRAMING MEMBERS TO WITHIN ONE INCH OF THE EXPOSED FRAMING SHALL BE PROTECTED BY STEEL NAIL PLATES NOT LESS THAN 18 GAUGE.
- 010 ALL HOT WATER PIPING SHALL HAVE 1" PIPE INSULATION.
- 011 COMBUSTION APPLIANCES SHALL BE PROPERLY VENTED AND AIR SYSTEMS SHALL BE DESIGNED TO PREVENT BACK DRAFTING.
- 012 GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDING.

#### EXHAUST FAN TABLE

##### TARGET AIRFLOW CALCULATION

ROOM TAG	MASTER BATH	KITCHEN	BATH 2	POWDER	UTILITY
ROOM FLOOR AREA (SQUARE FEET)	100	200	60	30	80
ROOM CEILING HEIGHT (FEET)	9	9	9	9	9
(CALCULATED) ROOM 5 ACH TARGET VALUE	75	150	45	23	60

##### DUCT SYSTEM DESIGN PARAMETERS

FAN AIR FLOW (CUBIC FEET PER MINUTE) AT 0.25 IN WG	90	65	84	65	90
DUCT DIAMETER (INCH)	5	6	4	4	5
ESTIMATED MAXIMUM QUANTITY ELBOWS	1	1	1	1	1
ASHRAE 62.2 TABLE 7.1 PRESCRIPTIVE SIZING FOR STRAIGHT DUCT MAXIMUM ALLOWABLE LENGTH (FEET)	110	NO LIMIT	110	NO LIMIT	110
ESTIMATED MAXIMUM STRAIGHT DUCT LENGTH (FEET)	10	10	10	10	10

##### EXHAUST FAN SCHEDULE

DESCRIPTION	EF_61	EF_116	EF_183	EF_257
TYPE	CENTRIFUGAL	CENTRIFUGAL	CENTRIFUGAL	CENTRIFUGAL
MOUNTING	CEILING	CEILING	CEILING	CEILING
VOLTS / PHASE	120/ 1	120/ 1	120/ 1	120/ 1
CUBIC FEET PER MINUTE	61	116	183	257
E.S.P. (IN. WC)	0.30	0.30	0.70	0.80
DRIVE	DIRECT	DIRECT	DIRECT	DIRECT
SONES	0.70	0.80	1.20	1.30
OPER. WEIGHT (POUNDS)	11.50	14.60	14.60	14.60
MANUFACTURER	AIR KING	AIR KING	AIR KING	AIR KING
MODEL	AK80LS	AK150LS	AK200LS	AK280LS

#### 4.504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.

AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

#### 4.506.1 BATHROOM EXHAUST FANS.

EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:  
 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.  
 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.  
 A. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.  
 B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN).  
 NOTES:  
 1. FOR THE PURPOSES OF THIS SECTION, A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER, OR TUB / SHOWER  
 2. LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE.

#### PRESCRIPTIVE DUCT SIZING REQUIREMENTS (FROM ASHRAE 62.2)

IN ORDER TO COMPLY WITH THE PRESCRIPTIVE DUCT SIZING REQUIREMENTS OF ASHRAE 62.2, A VENTILATION FAN MUST BE SELECTED THAT IS RATED TO PROVIDE AT A MINIMUM THE REQUIRED VENTILATION AIRFLOW AT 0.25 IN. W.G. AND THE DUCTS MUST BE SIZED IN ACCORDANCE WITH THE SPECIFICATIONS GIVEN IN TABLE 7.1, BELOW.

##### TABLE 7.1

DUCT TYPE	FLEX DUCT			
	50	80	100	125
FAN RATING (CFM AT 0.25 IN. W.G.)				
	MAXIMUM ALLOWABLE DUCT LENGTH (FT)			
DIAMETER, (IN)	FLEX DUCT			
	3	X	X	X
4	70	3	X	X
5	NL	70	35	20
6	NL	NL	125	95
7 AND ABOVE	NL	NL	NL	NL
DIAMETER, (IN)	SMOOTH DUCT			
	3	5	X	X
4	105	35	5	X
5	NL	135	85	55
6	NL	NL	NL	145
7 AND ABOVE	NL	NL	NL	NL

THIS TABLE ASSUMES NO ELBOWS. DEDUCT 15 FT OF ALLOWABLE DUCT LENGTH FOR EACH TURN, ELBOW, OR FITTING. INTERPOLATION AND EXTRAPOLATION IN TABLE 7.1 IS NOT ALLOWED. FOR FAN RATINGS NOT LISTED, USE THE NEXT HIGHER VALUE. THIS TABLE IS NOT APPLICABLE FOR FAN RATINGS > 125 CFM.  
 NL = NO LIMIT ON DUCT LENGTH OF THIS SIZE.  
 X = NOT ALLOWED, ANY LENGTH OF DUCT OF THIS SIZE WITH ASSUMED TURNS AND FITTINGS WILL EXCEED THE RATED PRESSURE DROP (0.25 IN W.G.)

#### LOCAL VENTILATION EXHAUST REQUIREMENTS (FROM ASHRAE 62.2)

LOCAL MECHANICAL EXHAUST FANS SHALL BE INSTALLED IN EACH KITCHEN AND BATHROOM ACCORDING TO THE REQUIREMENTS OF ASHRAE 62.2. THE MINIMUM AIRFLOW RATES SHALL BE GREATER THAN OR EQUAL TO THE AMOUNT INDICATED IN TABLE 5.1 BELOW AND FAN SONE RATINGS MUST NOT EXCEED 3.0.

##### TABLE 5.1

#### MINIMUM INTERMITTENT LOCAL VENTILATION EXHAUST AIRFLOW RATES

APPLICATION	AIRFLOW	NOTES
KITCHEN	100 CFM	VENTED RANGE HOOD REQUIRED IF EXHAUST FAN FLOW IS LESS THAN 5 ACH. *IF THE RANGE HOOD IS USED FOR LOCAL EXHAUST, IT MUST BE VENTED TO THE OUTDOORS
BATHROOM	50 CFM	

AIR CHANGES PER HOUR (ACH), WHICH IS DETERMINED BY MULTIPLYING THE VOLUME OF THE SPACE BY FIVE (5) ACH = CUBIC FEET PER HOUR, AND THEN DIVIDING BY 60 MINUTES PER HOUR TO DETERMINE THE CUBIC FEET PER MINUTE (CFM).

#### GLAZING

MATERIAL	TYPE	U-VALUE	SHGC VALUE
VINYL	WINDOW	0.30	0.23
METAL	FRENCH DOOR	0.30	0.23
VINYL	HALF LITE DOOR	0.30	0.23
WOOD	SOLID DOOR	0.30	0.23

WINDOW IDENTIFICATION STICKERS MUST BE ON AT TIME OF FRAME INSPECTION

#### INSULATION

FRAMING	LOCATION	R-VALUE
WALL	EXTERIOR BEARING WALL	R-19 BATT
CEILING	CEILING ATTIC	R-38 BLOWN
FLOOR	FLOOR CEILING	R-19 BATT
ROOF	ROOF BELOW DECK	R-19 BATT
EXISTING	EXISTING	R-0

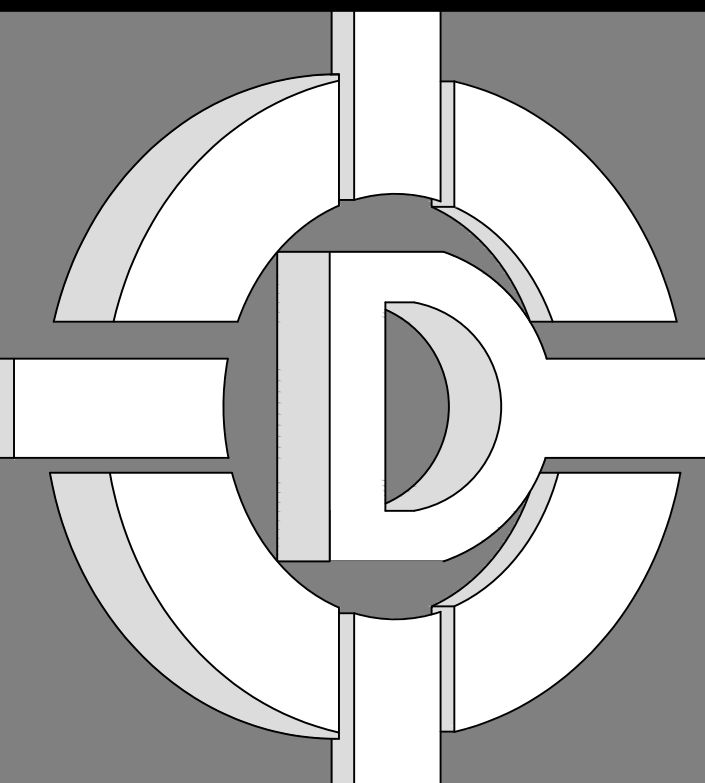
NOTES:  
 1. BATT INSULATION SHALL BE FIBERGLASS PAPER BACKED  
 2. ALL WALLS, FLOORS AND CEILINGS SHALL BE INSULATED AS NOTED ABOVE, UNLESS OTHERWISE NOTED.

#### APPLIANCE / EQUIPMENT TABLE

DESCRIPTION	INPUT BTU's	OUTPUT BTU's	EFFICIENCY
RANGE	65,000	52,000	
CLOTHES DRYER	35,000	28,000	
WATER HEATER	50,000	40,000	0.58
DOU PAC - HEAT	80,000	64,000	AFUE: 0.92
DOU PAC COOL			SEER:16.0
MINI-SPLIT - HEAT	15,000	11,300	HSPF:4.1
MINI-SPLIT - COOL			EER:12.5
FURNACE	80,000	64,000	

#### ENERGY NOTES

- 0011 REGISTERED COPIES OF THE CF-3R AND CF-2R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED INSTALLERS FOR THE CF-3R FORM, AND THE HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-2R FORM.
- 0012 REGISTERED COPY OF THE CF-2R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
- 002 PROVIDE SPECIAL INSPECTION FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING PERFORMED BY A THIRD PARTY CERTIFIED HERS RATER FOR: HIGH QUALITY INSULATION INSTALLATION CREDIT.
- 003 AFTER INSTALLING THE INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING AN INSULATION CERTIFICATE, SIGNED BY THE INSTALLER AND THE BUILDER, STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 2 CHAPTER 2-53 OF THE CALIFORNIA BUILDING CODE.
- 004 AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL MAKE AVAILABLE TO THE ENFORCING AGENCY OR POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION IS CONSISTENT WITH THE PLANS AND SPECIFICATIONS. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED R-VALUE, AND IN APPLICATIONS OF LOOSE FILL INSULATION THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT CONSISTENT WITH THE MANUFACTURER'S LABELED INSTALLED DESIGN DENSITY FOR THE DESIRED R-VALUE.
- 005 THE INSULATION SHALL CONFORM TO FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE 2022 CALIFORNIA MECHANICAL CODE.
- 006 WATER HAMMER ARRESTORS SHALL BE INSTALLED AT THE FOLLOWING QUICK ACTING SHUT-OFF VALVES (SOLENOID OPERATED)  
 A. AUTOMATIC WASHER, HOT AND COLD-WATER  
 B. ICE MAKER  
 C. DISHWASHER  
 D. FRONT AND REAR SPRINKLER OUTLETS
- 007 AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT THE "INSTALLATION CERTIFICATE" (CF-2R FORM), COMPLETED, AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED. (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES, AND SHGC-VALUES, ETC.) AND THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION.
- 008 BATHTUBS AND WHIRLPOOL BATHTUBS SHALL BE LIMITED TO 120° FAHRENHEIT BY A DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B 125.3 (THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED AS MEETING THIS PROVISION.)
- 009 SHOWER AND TUB / SHOWER COMBINATION SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE / THERMOSTATIC MIXING VALVES TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWERHEAD. THESE VALVES SHALL BE INSTALLED AT THE POINT OF USE AND IN ACCORDANCE WITH ASSE 1016 OR ASME A112.18.1/CSA1125.1.
- 010 GAS OR PROPANE WATER HEATERS:  
 A. A DEDICATED 125-VOLT ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET OF THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS, AND BE CONNECTED TO A THREE CONDUCTOR, 10 AWG BRANCH CIRCUIT. IN ADDITION, THE UNUSED CONDUCTOR MUST BE LABELED AND ELECTRICALLY ISOLATED AND HAVE A RESERVED CIRCUIT BREAKER SPACE. NEXT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT AND LABELED WITH THE WORDS "FUTURE 240V USE".  
 B. A CATEGORY "II" OR "IV" VENT OR A TYPE B VENT WITH A STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED.  
 C. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE.  
 D. A GAS SUPPLY LINE WITH A CAPACITY TO PROVIDE AT LEAST 200,000 BTU PER HOUR TO THE WATER HEATER.
- 011 JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, EQUIPPED WITH GASKETS, WEATHER STRIPPED, OR OTHERWISE SEALED TO LIMIT INTERNAL OR EXTERNAL AIR FILTRATION.
- 012 EVERY MANUFACTURED AND SITE-BUILT FENESTRATION PRODUCT OR FENESTRATION SYSTEM INSTALLED IN CONSTRUCTION SUBJECT TO TITLE 24, PART 6 SHALL HAVE ATTACHED TO IT A CLEARLY VISIBLE TEMPORARY LABEL OR HAVE AN ASSOCIATED LABEL CERTIFICATE THAT LISTS THE U-FACTOR, THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF THAT PRODUCT AND THE METHOD USED TO DERIVE THOSE VALUES, AND CERTIFIES COMPLIANCE WITH AIR LEAKAGE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE. THE LABEL SHALL NOT BE REMOVED UNTIL APPROVED BY THE BUILDING INSPECTOR.



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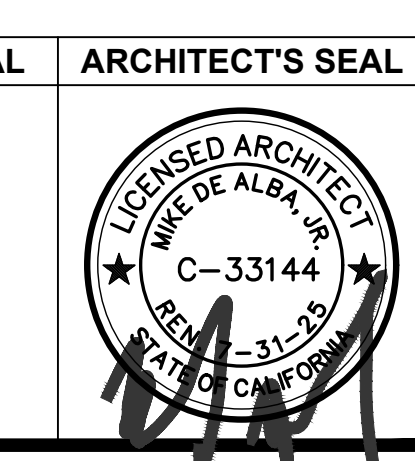
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#### ENERGY DOCUMENTS (ENERGY PRO)

#### SHEET TITLE

JOB#: 221204	SHEET NO.
DATE: September 18, 2023	<b>GA-030</b>
DRAWN BY: TAYLOR	
APPROVED BY: M.D.A.	
PLOT TIME: 12/7/2023 11:06 AM	

FINISH NOTES

GENERAL REQUIREMENTS
001 SCOPE: FURNISH AND INSTALL IN COMPLETE WORKING ORDER THE ITEMS INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREIN. THE GENERAL CONTRACTOR TO VERIFY COMPATIBILITY OF ALL ADJACENT FINISH MATERIALS WITH ALL SELECTED FIXTURES AND APPLIANCES. ALL FIXTURES AND APPLIANCES TO BE CEC CERTIFIED.
002 BATH & PLUMBING ACCESSORIES: AS SELECTED BY OWNER / CLIENT: A. WATER CLOSET: 1.6 GALLONS; SHOWER HEAD: 2.5 GALLONS; FAUCETS: 2.2 GALLONS. AS SELECTED BY OWNER / CLIENT. B. TUB / SHOWER COMBINATION: AS SELECTED BY OWNER / CLIENT. TUB / SHOWER WITH TEMPERED, SHATTERPROOF GLASS ENCLOSURE, MINIMUM 72" HIGH ABOVE DRAIN, WALLS TO HEIGHT INDICATED ON INTERIOR ELEVATIONS, MINIMUM 72" HIGH ABOVE DRAIN. C. TUB: AS SELECTED BY OWNER / CLIENT WITH TEMPERED, SHATTERPROOF GLASS ENCLOSURE, MINIMUM 72" HIGH ABOVE DRAIN TO HEIGHT INDICATED ON INTERIOR ELEVATIONS. D. SHOWER ENCLOSURE: AS SELECTED BY OWNER / CLIENT. SIZE AS INDICATED ON DRAWINGS WITH TEMPERED, SHATTERPROOF GLASS ENCLOSURE; WALLS TO HEIGHT INDICATED ON INTERIOR ELEVATIONS, MINIMUM 72" ABOVE DRAIN. FRAME AS SELECTED BY OWNER / CLIENT, MINIMUM 72" HIGH ABOVE DRAIN. E. MEDICINE CABINETS: MIRRORING DOOR, RECESS MOUNTED, TOP AT +72". F. WATER HEATER: AS SELECTED BY OWNER / CLIENT WITH PRESSURE / TEMPERATURE RELIEF VALVE PIPED TO EXTERIOR OF BUILDING, WITH INSULATION BLANKET WITH PAN AND DRAIN LINE TO OUTSIDE. INSTALL ON MINIMUM 18" HIGH STABLE PLATFORM AT GARAGE. THE MINIMUM CAPACITY FOR WATER HEATERS SHALL BE IN ACCORDANCE WITH THE FIRST HOUR RATING LISTED IN C.P.C. REFER TO SECTION 15A FOR ADDITIONAL INFORMATION.

TILE
001 SCOPE: FURNISH AND INSTALL TILE, GROUT, MASTIC, MORTAR, SEALER, ETC. COMPLETE. WORK SHALL BE CLEAN, PLUMB, AND LEVEL, EXCEPT AT AREAS INTENDED TO DRAIN, TRUE TO LINE WITH CONSISTENT JOINTS.
002 STANDARDS: ALL WORK AND MATERIALS SHALL MEET THE LATEST EDITION PERFORMANCE STANDARDS OF THE "TILE COUNCIL OF AMERICA" - TCA.
003 INSTALLATION: A. TILE ON FLOOR, SLAB OR WOOD FRAMED, SHALL BE INSTALLED PER THE TILE COUNCIL OF AMERICA STANDARDS. B. INSTALL MUD SET TILE AT COUNTERTOPS, TUBS, AND SHOWERS PER THE TILE COUNCIL OF AMERICA STANDARDS. C. PROVIDE WATERPROOF MEMBRANE BENEATH TILE OVER WATER RESISTANT BACKING BOARD AS RECOMMENDED BY MANUFACTURER AND CERAMIC TILE INSTITUTE AND TILE COUNCIL OF AMERICA STANDARDS AT ALL AREAS SUBJECT TO MOISTURE AND WATER "I.E., TUBS/SHOWERS" MINIMUM 72" ABOVE DRAIN. D. PROVIDE POSITIVE SLOPE AT TILE SEATS WITHIN SHOWERS AND AT FLOOR TOWARDS FLOOR DRAIN. E. REFER TO SECTION 10A FOR FINISH SCHEDULE.
004 MATERIALS: A. TILE AND GROUT AS SELECTED BY OWNER/CLIENT.

PAINTING AND FINISHING
001 SCOPE: A. PROVIDE PAINTING WORK AS INDICATED AND SPECIFIED, COMPLETE INCLUDING PREPARATION OF SURFACES OTHER THAN THOSE THAT ARE FACTORY PRIMED. B. ALL PAINTING TO BE IN ACCORDANCE WITH THE PAINT HANDBOOK.
002 WORKMANSHIP: A. EACH COAT SHALL BE UNIFORMLY APPLIED, WELL BRUSHED OUT, AND FREE OF BRUSH MARKS, RUNS, SAGS, OR SKIPS. B. PAINT FINISHES SHALL BE CUT SHARPLY TO LINE. PROTECT ADJACENT SURFACES. C. MIX AND APPLY PAINT AND STAINS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. D. HARDWARE SHALL BE MASKED OR REMOVED PRIOR TO PAINTING OR STAINING. E. SUBCONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM OVERSPRAY AND FOR ALL NECESSARY CLEAN-UP. F. SEMI-GLOSS PAINT TO BE ROLLER OR BRUSH APPLIED.
003 PREPARATION OF SURFACES: A. SURFACES SHALL BE CLEAN, DRY, AND IN SUITABLE CONDITION FOR FINISH SPECIFIED. REMOVE ALL OIL, GREASE, BOND BREAKING AGENTS, DUST, MILL SCALE, AND EFFLORESCENCE. B. CRACKS, HOLES, AND KNOTS SHALL BE FILLED, SANDED SMOOTH, AND SEALED. WOOD SURFACES, EXCEPT RESAWN WOOD, SHALL BE SANDED PERFECTLY SMOOTH. SANDING DUST SHALL BE COMPLETELY REMOVED. C. TRIM AND OTHER FINISH WORK SHALL BE BACK PAINTED PRIOR TO INSTALLATION, TO MINIMIZE INCONSISTENT SHRINKAGE.
004 MATERIALS: A. SUBMIT LIST OF MATERIALS AND MANUFACTURERS FOR OWNER / CLIENT AND ARCHITECT'S REVIEW. B. ALL MATERIALS SHALL BE DELIVERED TO THE SITE IN SEALED ORIGINAL MANUFACTURER'S CONTAINERS. C. STAIN SHALL BE MANUFACTURED BY "OLYMPIC STAIN" OR AN OWNER / CLIENT SELECTED SUBSTITUTE. D. PAINT AS SELECTED BY OWNER / CLIENT.
005 COLORS: TO BE SELECTED BY THE ARCHITECT, REFER TO COLOR SCHEDULE.
006 EXTERIOR PAINTING AND STAINING: A. EXTERIOR EXPOSED CONCRETE AND MASONRY: TWO COATS MASONRY PAINT. B. EXTERIOR WOOD- INCLUDING SIDING, GARAGE DOORS, RAILINGS, FASCIA, EXPOSED BEAMS, ALL TRIM ETC.: TWO COATS. C. EXPOSED METAL- INCLUDING VENT PIPES, EXHAUST VENTS, HEATING AND AIR CONDITIONING UNITS, GRILLS, ETC.: TWO COATS OF PAINT OVER ONE COAT OF PRIMER. COLOR TO MATCH ADJACENT SURFACES. D. ALL EXPOSED EDGES OF TRIM TO BE SAME COLOR AS FACE. E. NO THINNING OF MATERIAL SHALL BE ACCEPTABLE. F. SUBCONTRACTOR SHALL SEAL ALL SIX SIDES OF ALL DOORS. G. STUCCO ACCENTS PER ARCHITECT'S COLOR SCHEDULE. H. THE NUMBER OF COATS NOTED ABOVE SHALL BE CONSIDERED MINIMUM. APPLY ADDITIONAL COATS IF REQUIRED TO PROVIDE FULL AND EVEN COVERAGE THROUGHOUT. I. FULLY SEAL AND PRIME ALL CUT ENDS OF WOOD MEMBERS IN CONTACT WITH OTHER WOOD MEMBERS.
007 INTERIOR PAINTING AND FINISHING: A. CEILINGS AND WALLS: (1) KITCHENS, NOOKS, BATHROOMS, AND INTERIOR SERVICE ROOMS: ONE COAT SEALER AND ONE COAT SEMI-GLOSS ENAMEL, UNLESS NOTED OTHERWISE. (2) ALL OTHER ROOMS: ONE COAT SEALER AND ONE COAT FLAT PAINT, UNLESS NOTED OTHERWISE. B. WARDROBES/CLOSETS: FINISH AS SPECIFIED FOR ADJOINING ROOM, EXCEPT SHELVEING. C. DOORS, FRAMES, WOOD BASE, SHELF CLEATS: ONE COAT PRIMER, ONE COAT SEMI-GLOSS ENAMEL. D. STAIN GRADE CABINETS: ONE COAT SANDING SEALER, ONE COAT STAIN, TWO COATS LACQUER. E. STAIN GRADE WOOD HAND RAILINGS, WOOD CAPS, ETC.: ONE COAT SANDING SEALER, ONE COAT STAIN, TWO COATS LACQUER. F. PAINT GRADE CABINETS, RAILINGS, WOOD CAPS, ETC.: ONE COAT SEALER AND ONE COAT SEMI-GLOSS ENAMEL. G. METAL SURFACES: PRIME AND PAINT SAME AS ADJACENT SURFACES. H. LUMINOUS CEILING RECESSES ARE TO BE PAINTED WITH ONE (1) COAT SEALER AND ONE (1) COAT WHITE ENAMEL HIGH GLOSS. I. ALL EXPOSED INTERIOR WOOD BEAMS TO BE PAINTED TO MATCH CEILING OR SOLID STAIN PER OWNER/CLIENT. J. REFER TO SECTION 10A FOR FINISH SCHEDULE. K. THE NUMBER OF COATS NOTED ABOVE SHALL BE CONSIDERED MINIMUM. APPLY ADDITIONAL COATS IF REQUIRED TO PROVIDE FULL AND EVEN COVERAGE THROUGHOUT.

GYPSUM WALLBOARD (cont.)
023 MATERIALS: A. GYPSUM WALLBOARD AND CEILING BOARD: 1/2" THICK THROUGHOUT UNLESS NOTED OTHERWISE. B. GYPSUM WALLBOARD AND CEILING BOARD: 5/8" THICK, FIRE RATED "X" WITH TAPED JOINTS AT FIRE / SOUND RATED WALLS AS DETAILED AND AT OTHER WALLS AND CEILING WHERE NOTED ON DRAWINGS. PROVIDE MULTIPLE LAYERS AS DETAILED, WITH NAILS SIZED ACCORDINGLY. C. GYPSUM WALLBOARD AND CEILING BOARD: 5/8" THICK, FIRE RATED "X" WITH TAPED JOINTS AT ENCLOSED USABLE AREA BELOW STAIRS. D. AT CEILINGS: PROVIDE 5/8" GYPSUM WALLBOARD WHEN FRAMING SPACING EXCEEDS 16" ON CENTER. E. MOISTURE RESISTANT WALLBOARD AND CEILING BOARD: USE IN WET AREAS AS RECOMMENDED BY GYPSUM BOARD MANUFACTURER. REFER TO SECTION 10A, NOTE 2 FOR ADDITIONAL NOTES. F. EXTERIOR USE: EXTERIOR GRADE, FIRE RATED, GYPSUM SHEATHING, FOR AREAS SUBJECT TO MOISTURE AT FIRE ASSEMBLIES AS DETAILED. G. METAL CORNER BEAD, CASING, AND TRIM- GALVANIZED AND NAILED. (1) L-SHAPED TRIM AT EXPOSED EDGES TYPICAL. (2) CORNER BEAD AT EXTERNAL CORNERS AS SELECTED BY OWNER/CLIENT. H. RESILIENT CHANNELS: PROVIDE AT FIRE/SOUND RATED FLOOR/CEILING ASSEMBLIES AS DETAILED. I. TAPE AND COMPOUND: AS RECOMMENDED BY GYPSUM BOARD MANUFACTURER FOR USE SPECIFIED. J. NAILING: PER CBC, ALSO REFER TO DRAWINGS FOR SPECIAL NAILING REQUIREMENTS AT SHEAR WALLS AND FIRE/SOUND RATED ASSEMBLIES. THE CONTRACTOR, AT HIS OPTION, MAY USE WALLBOARD SCREWS IN LIEU OF NAILS AS ALLOWED BY THE RATED ASSEMBLY AND LOCAL CODE REQUIREMENT. THE CONTRACTOR SHALL MAKE CHANGES TO NAILING AND SIZE WHEN NECESSARY DUE TO DIFFERENT SUBSTRATE MATERIALS.

RESILIENT FLOORING
001 SCOPE: A. FURNISH AND INSTALL ALL RESILIENT FLOORING MATERIAL COMPLETE AS SCHEDULED. B. GENERAL CONTRACTOR OF OWNER / CLIENT SHALL COORDINATE FLOORING SUBCONTRACTOR WITH FRAMING AND CONCRETE CONTRACTORS TO ENSURE COMPATIBILITY OF ADHESIVES AND SUB FLOOR SURFACE TEXTURE, MATERIALS, AND PREPARATION.
002 INSTALLATION: A. SUB FLOORS SHALL BE CLEAN, FREE OF DUST, AND PERFECTLY DRY, LEVEL, AND SMOOTH. B. SURFACES SHALL BE PRIMED AS RECOMMENDED BY THE MANUFACTURER. C. MATERIALS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. D. COVERED EDGES AT WALL.
003 MATERIALS: A. VINYL SHEETING: AS SELECTED BY OWNER / CLIENT. B. ADHESIVES: AS RECOMMENDED BY THE MANUFACTURER OF THE FLOOR COVERING. C. REFER TO SECTION 10A FOR FINISH SCHEDULE.
024 AREAS EXPOSED TO MOISTURE, AREAS WHERE APPLIANCES CREATE MOISTURE, AND WITHIN 24" OF EACH PLUMBING FIXTURES SHALL HAVE MOISTURE AND MOLD RESISTANT GYPSUM WALLBOARD WITH EQUAL FIRE RATING DURATION VALUE.
025 GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL BLOCKING AND BACKING LOCATIONS AS REQUIRED BY EQUIPMENT, FURNISHINGS, AND FIXTURE SUPPLIERS.
026 GENERAL CONTRACTOR SHALL REFER TO FINISH SCHEDULE FOR ALL INTERIOR FINISHES AND REQUIREMENTS.
027 GENERAL CONTRACTOR SHALL INTERFACE WITH PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS TO CONFIRM ANY SPECIFIC REQUIREMENTS OF ALL FIXTURES / FURNISHINGS SHOWN ON DRAWINGS.
028 DRAWINGS ARE NOT TO BE SCALED. INDICATED DIMENSIONS SHALL GOVERN.
029 GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY AMBIGUOUS OR UNCLEAR CONDITIONS ARE ENCOUNTERED.
030 LIGHTING LOCATIONS SHALL TAKE PRECEDENCE OVER MECHANICAL DISTRIBUTION GRILLES. GENERAL CONTRACTOR SHALL COORDINATE INSTALLATION OF THESE COMPONENTS WITH ALL METAL STUD FRAMING. SHALL BE INSTALLED PER THE REQUIREMENTS OF ELECTRICAL AND MECHANICAL SUBCONTRACTORS.
031 ALL METAL STUD FRAMING SHALL BE INSTALLED PER THE SPECIFICATIONS ON DRAWINGS.
032 ALL CEILING JOIST SPANS SHALL BE INSTALLED PER CEILING JOIST SPAN REQUIREMENT TABLE.
033 PLANS ARE NOT TO BE SCALED. INDICATED DIMENSIONS SHALL GOVERN.
034 ALL DIMENSIONS SHOWN ON THIS PLAN ONLY ARE FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR SHALL HAVE FRAMING SUBCONTRACTOR SNAP ALL LINES PRIOR TO FRAMING AND NOTIFY DESIGN FIRM OF ANY / ALL DIMENSIONAL DISCREPANCIES BETWEEN FIELD CONDITIONS AND DIMENSIONS SHOWN WITHIN PLANS.
035 GYPSUM SHEATHING WITH EQUAL FIRE RATING DURATION VALUE SHALL BE USED AT ALL EXTERIOR, ATTIC, AND / OR NON-COITIONED AREAS.
036 AREAS EXPOSED TO MOISTURE, AREAS WHERE APPLIANCES CREATE MOISTURE, AND WITHIN 24" OF EACH PLUMBING FIXTURES SHALL HAVE MOISTURE AND MOLD RESISTANT GYPSUM WALLBOARD WITH EQUAL FIRE RATING DURATION VALUE.
037 INSTALLATION OF WALL ASSEMBLIES SHALL COMPLY WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE, GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL (GA-600) LATEST EDITION, AND GYPSUM ASSOCIATION APPLICATION AND FINISHING OF GYPSUM PANEL PRODUCTS MANUAL (GA-216) LATEST EDITION.
038 INSULATION SHALL COMPLY WITH EACH INDIVIDUAL FIRE ASSEMBLY REPORT AND CALIFORNIA BUILDING CODE SECTION 720.
039 GENERAL CONTRACTOR SHALL INTERFACE WITH PLUMBING, MECHANICAL, AND ELECTRICAL PLANS TO CONFIRM ANY SPECIFIC REQUIREMENTS OF ALL FIXTURES / FURNISHINGS SHOWN ON PLANS.
040 GENERAL CONTRACTOR SHALL NOTIFY THE DESIGNER IMMEDIATELY IF ANY AMBIGUOUS OR UNCLEAR CONDITIONS ARE ENCOUNTERED.
041 EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE. INTERVENING MEANS OF EGRESS DOORS SHALL BE MARKED WITH EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IS MORE THAN 100 FEET OR LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS PER 2019 CFC, SECTION 1013.1.

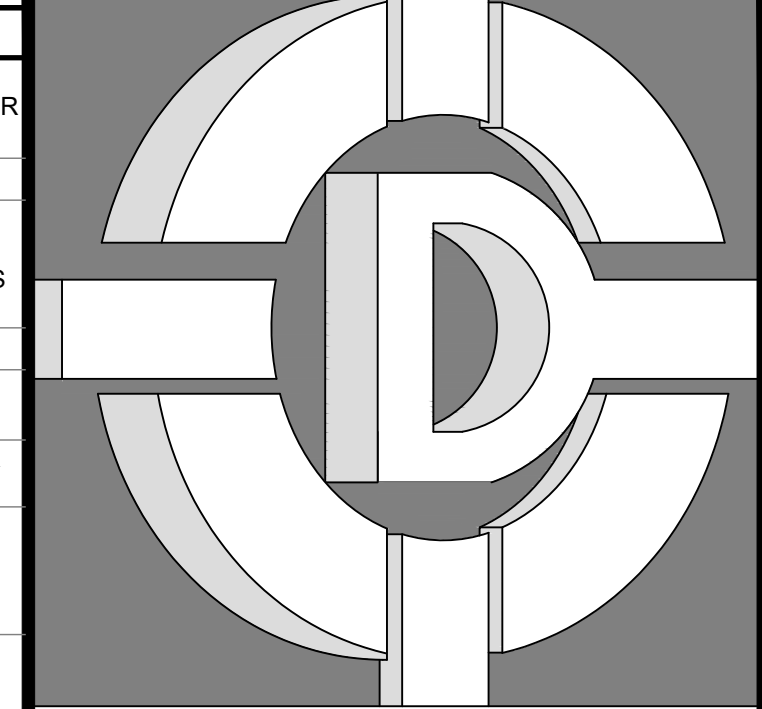
CABINETS
001 SCOPE: FURNISH AND INSTALL ALL CABINET WORK COMPLETE. VERIFY ALL DIMENSIONS BY TAKING FIELD MEASUREMENTS PRIOR TO FABRICATION/INSTALLATION. VERIFY APPLIANCE AND FIXTURE SIZES WITH OWNER/CLIENT AND SUPPLIER PRIOR TO FABRICATION.
002 STANDARDS: ALL WORK AND MATERIALS SHALL MEET THE LATEST EDITION PERFORMANCE STANDARDS OF THE "NATIONAL KITCHEN CABINET ASSOCIATION"- NKCA. OWNER/CLIENT SELECTED PANEL DOORS, UNLESS NOTED OTHERWISE.
003 WORKMANSHIP: A. ALL JOINTS SHALL BE TIGHT AND TRUE AND SECURELY FASTENED. CORNERS SHALL BE MITERED, BUTTED, OR COPED, NAILS SET, AND SURFACES FREE OF TOOL MARKS. B. USE CONCEALED FASTENINGS WHERE POSSIBLE. C. ALL CABINET WORK SCHEDULED FOR PAINT OR STAIN FINISH SHALL BE SMOOTHLY DRESSED AND SANDED. D. INSTALL ALL WORK LEVEL, PLUMB, AND TRUE. SCRIBE MEMBERS ACCURATELY IN PLACE TO FIT ADJOINING SURFACES. E. CABINETS SCHEDULED FOR PAINT FINISHES SHALL BE PRIMED AND BACK PAINTED PRIOR TO INSTALLATION. F. PLYWOOD AND PARTICLE BOARD SHELVES SHALL BE HARDWOOD EDGE Banded ON ALL EXPOSED EDGES.
004 MATERIALS AND DESIGN: AS SELECTED BY OWNER / CLIENT.
005 HARDWARE: AS SELECTED BY OWNER / CLIENT.
006 COUNTER TOPS: SHALL BE SELECTED BY OWNER / CLIENT.

MOLDED MILLWORK
001 SCOPE: FURNISH AND INSTALL ALL MOLDED MILLWORK COMPLETE.
002 INSTALLATION: A. PRACTICAL LEAD AND FINISH APPLICATION PER MANUFACTURER'S RECOMMENDATIONS INCLUDING BACKING / SUPPORT, JOINT REINFORCING, SURFACE PREPARATION AND ADHESIVES / ATTACHMENT. B. PRODUCT TO BE COMPATIBLE WITH EXTERIOR USE, ADJACENT FINISHES, AND OF SUFFICIENT STRUCTURAL STRENGTH FOR LOCATION USED.
003 MATERIALS: PROVIDE MOLDED SHAPES TO RECEIVE EXTERIOR FINISH AS INDICATED IN DRAWINGS AND DETAILS. INSTALL EXPANDED POLYSTYRENE BY VEFO INCORPORATED, MOLDED POLYURETHANE FOAM BY NESCO MANUFACTURING INC., MOLDED HIGH DENSITY POLYMER BY FYPON MOLDED MILLWORK OR AN OWNER/CLIENT SELECTED SUBSTITUTE. PROVIDE REINFORCED FINISH AS REQUIRED AT HUMAN TRAFFIC LOCATIONS SUBJECT TO BUMPING, SCRAPING, DENTING, ETC. PROVIDE TYPE II- HIGH DENSITY FOAM AT ALL TRIM APPLICATIONS.

GYPSUM WALLBOARD
001 SCOPE: A. FURNISH AND INSTALL ALL GYPSUM WALLBOARD WORK COMPLETE. VERIFY ALL SPECIALTY MATERIALS, NAILING, AND INSTALLATION SEQUENCING AT SOUND / FIRE ASSEMBLIES AND STRUCTURAL SHEAR WALLS PRIOR TO COMMENCING WORK. B. COORDINATE INSTALLATION OF GYPSUM WALLBOARD WITH OWNER / CLIENT'S SUPERINTENDENT AND OTHER TRADES INCLUDING BUT NOT LIMITED TO FRAMING AND INSULATION TRADES.
002 ALL INTERIOR SURFACES TO BE FLAME SPREAD CLASS 50.
003 GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL BLOCKING AND BACKING LOCATIONS AS REQUIRED BY EQUIPMENT, FURNISHINGS, AND FIXTURE SUPPLIERS.
004 GENERAL CONTRACTOR SHALL REFER TO FINISH SCHEDULE FOR ALL INTERIOR FINISHES AND REQUIREMENTS.
005 GENERAL CONTRACTOR SHALL INTERFACE WITH PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS TO CONFIRM ANY SPECIFIC REQUIREMENTS OF ALL FIXTURES / FURNISHINGS SHOWN ON DRAWINGS.
006 DRAWINGS ARE NOT TO BE SCALED. INDICATED DIMENSIONS SHALL GOVERN.
007 GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY AMBIGUOUS OR UNCLEAR CONDITIONS ARE ENCOUNTERED.
008 LIGHTING LOCATIONS SHALL TAKE PRECEDENCE OVER MECHANICAL DISTRIBUTION GRILLES. GENERAL CONTRACTOR SHALL COORDINATE INSTALLATION OF THESE COMPONENTS WITH ALL METAL STUD FRAMING. SHALL BE INSTALLED PER THE REQUIREMENTS OF ELECTRICAL AND MECHANICAL SUBCONTRACTORS.
009 ALL CEILING JOIST SPANS SHALL BE INSTALLED PER CEILING JOIST SPAN REQUIREMENT TABLE.
010 STANDARDS: A. ALL WORK AND MATERIALS SHALL MEET THE LATEST EDITION PERFORMANCE STANDARDS OF THE "GYPSUM ASSOCIATION"- GA. RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD. B. ALL WORK SHALL COMPLY WITH C.R.C. ,R702.3.
011 GYPSUM SHEATHING WITH EQUAL FIRE RATING DURATION VALUE SHALL BE USED AT ALL EXTERIOR, ATTIC, AND / OR NON-COITIONED AREAS.
012 INSTALLATION OF WALL ASSEMBLIES SHALL COMPLY WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE, GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL (GA-600) LATEST EDITION, AND GYPSUM ASSOCIATION APPLICATION AND FINISHING OF GYPSUM PANEL PRODUCTS MANUAL (GA-216) LATEST EDITION.
013 REFER TO TYPICAL SOUND DETAILS FOR PARTY WALLS AND FLOOR / CEILING ASSEMBLIES BETWEEN RESIDENTIAL UNITS.
014 REFER TO THE FOLLOWING FOR TYPICAL FIRE DETAILS FOR PARTY WALLS AND FLOOR / CEILING ASSEMBLIES BETWEEN RESIDENTIAL UNITS.
015 ALL PLUMBING PENETRATIONS THROUGH WALL WHICH REQUIRE PROTECTED OPENINGS (FIRE BARRIERS, FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST-IRON PIPING.
016 WORKMANSHIP: A. ALL JOINTS IN FINISHED SURFACES SHALL BE TAPED AND FINISHED WITH JOINT CEMENT. REINFORCE ALL CORNERS. B. PROVIDE METAL TRIM AT ALL EXPOSED EDGES AND EXTERNAL CORNERS. C. METAL TRIM SHALL BE TIGHT TO WALLBOARD EDGES, PLUMB, LEVEL, AND TRUE TO PLANE, SECURELY ATTACHED. D. CONCEAL EXPOSED NAIL OR SCREW HEADS WITH JOINT COMPOUND. E. PROTECT ALL EXPOSED WOOD BEAMS, POST, RAILINGS ETC. F. ALL GYPSUM WALLBOARD AT TUB / SHOWER ENCLOSURES TO BE INSTALLED IN SUCH A MANNER THAT THERE ARE NO SURFACES OUT OF ALIGNMENT WITH ADJACENT SURFACES AND THE TRUE PLANE OF THE WALL IS MAINTAINED. G. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR STORING THE MATERIALS ON THE SITE ACCORDING TO MATERIAL SUPPLIERS' OR MANUFACTURERS' INSTRUCTIONS. THE MATERIALS SHALL BE KEPT SECURE AND PROTECTED FROM MOISTURE.
017 ALL DIMENSIONS SHOWN ON THIS PLAN ARE ONLY FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR SHALL HAVE FRAMING SUBCONTRACTOR SNAP ALL LINES PRIOR TO FRAMING AND NOTIFY DESIGN FIRM OF ANY / ALL DIMENSIONAL DISCREPANCIES BETWEEN FIELD CONDITIONS AND DIMENSIONS SHOWN WITHIN PLANS.
018 ALL CONCEALED COMBUSTIBLE AREAS OF THIS BUILDING SHALL BE FIRE BLOCKED AND OR / DRAFT STOPPED AS PER CBC SECTION 718.
019 ALL PENETRATIONS IN OR THROUGH FIRE ASSEMBLIES SHALL COMPLY WITH CBC SECTION 714-PENETRATIONS. FIRE RESISTANT JOINT SYSTEMS SHALL COMPLY WITH CBC SECTION 715. ALL DUCT AND AIR TRANSFER OPENINGS SHALL COMPLY WITH CBC SECTION 717.
020 FIRE STOPPING / PROTECTION THROUGH FIRE RATED ASSEMBLIES SHALL COMPLY WITH CALIFORNIA BUILDING CODE SECTION 714, 715, 716.
021 FOR TYPICAL EXTERIOR FINISH, TRIM, AND WATER RESISTIVE BARRIERS FOR EXTERIOR WALL ASSEMBLIES.
022 FINISHES: REFER TO SECTION 10A FOR FINISH SCHEDULE.

FINISH CARPENTRY
001 SCOPE: FURNISH AND INSTALL ALL FINISH CARPENTRY COMPLETE, INCLUDING TRIM, DOOR FRAMES, PANELING, AND SHELVEING.
002 INSTALLATION OF FINISH HARDWARE, BATH ACCESSORIES, CABINET PULLS, ETC.
003 WORKMANSHIP: ALL JOINTS SHALL BE TIGHT AND TRUE AND SECURELY FASTENED. CORNERS SHALL BE NEATLY MITERED, BUTTED, OR COPED, WITH NAILS SET AND SURFACES FREE OF TOOL MARKS.
004 WOODWORK SHALL BE ACCURATELY SCRIBED TO FIT ADJOINING SURFACES.
005 ALL WORK SHALL BE MACHINE OR HAND-SANDED, SHARP EDGES AND SPLINTERS REMOVED, AND COMPLETELY PREPARED FOR FINISH.
006 FULL LENGTH CONTINUOUS BOARDS SHALL BE USED WHEREVER APPLICABLE OR SPECIFICALLY NOTED.
007 FITTING AND HANGING DOORS: EACH DOOR SHALL BE ACCURATELY CUT, TRIMMED, AND FITTED TO ITS RESPECTIVE FRAME AND HARDWARE WITH DUE ALLOWANCE FOR PAINTER'S FINISHES.
008 CLEARANCE AT THE LOCK HANGING STILES AND AT THE TOP SHALL NOT EXCEED 1/8". CLEARANCE AT THE BOTTOM SHALL BE ADJUSTED FOR FINISH FLOOR COVERING SCHEDULED, INCLUDING CARPETING.
009 LOCK STILE EDGES SHALL BE BEVELED.
010 DOOR SHALL OPERATE FREELY, BUT NOT LOOSELY, WITHOUT STICKING OR BINDING, WITHOUT HINGE BOUND CONDITIONS, AND WITH ALL HARDWARE PROPERLY ADJUSTED AND FUNCTIONING.
011 MATERIALS: DOOR FRAMES: A. FRAMES SHALL BE SET PLUMB AND TRUE, RIGIDLY SECURED, AND PROTECTED DURING CONSTRUCTION. B. KILN DRIED VERTICAL GRAIN DOUGLAS FIR, "B" OR BETTER.
012 DOOR STOPS AND CASING: CLEAR PINE. SIZE AND PROFILE AS SELECTED BY OWNER / CLIENT.
013 ALL VERTICAL AND HORIZONTAL TRIM MEMBERS SHALL BE IN LONGEST PRACTICABLE LENGTHS.
014 SHELVEING: 15" DEEP AT WARDROBES UNLESS NOTED OTHERWISE. PARTICLE BOARD, EDGE Banded OR LX CLEAR PINE.
015 SHELF POLE: 1 3/8" DIAMETER, SOLID WOOD. DOUBLE POLE AS INDICATED WITH "DBL P" ON DRAWINGS.
016 SHELF AND POLE: METAL SHELF AND POLE SYSTEM AS SELECTED BY OWNER / CLIENT. PROVIDE DOUBLE POLE AS INDICATED WITH "DBL P" DRAWINGS.
017 WOOD BASE: 2 1/4" HIGH COLONIST PROFILE CLEAR PINE WITH SHOE MOLDING AT SHEET VINYL. WINDOW CASING AS DETAILED OR AS NOTED OTHERWISE.
018 INTERIOR WOOD TRIM: A. WOOD RAILS- CLEAR MATERIAL, FINISHED TO MATCH CASEWORK. B. WINDOW STOOL AND APRON- LX CLEAR PINE TO MATCH CASEWORK (VERIFY WITH OWNER / CLIENT).

018 LINEN CLOSET: SHALL BE 3/4" THICK PARTICLE BOARD WITH MEDIUM DENSITY OVERLAY AT ALL EXPOSED EDGES AND SHELF SUPPORT AT MID-SPAN ON ALL SHELVES OVER 4'-0" LONG. SAMPLES SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
019 CLOSET POLES SHALL BE 1 1/8" DIAMETER SANDED WITH POLE SOCKET AT WALLS MOUNTED AT ALL THE FOLLOWING HEIGHTS: SINGLE POLE HEIGHTS +68" DOUBLE POLE HEIGHTS +40" (LOW) +80" (HIGH) CLOSET SHELVES SHALL BE 3/4" THICK PARTICLE BOARD WITH MEDIUM DENSITY OVERLAY AT ALL EXPOSED EDGES, SHELF AND CLOSET POLE SUPPORT AT MID-SPAN ON ALL SHELVES OVER 4'-0" LONG.
020 PANTRY SHELVES: SHALL BE 3/4" THICK PARTICLE BOARD WITH MEDIUM DENSITY OVERLAY AT ALL EXPOSED EDGES. SAMPLES SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
021 BASE CABINETS: CABINETS SHALL CONFORM TO WIC CUSTOM GRADE STANDARDS AND BE OF UNSELECTED BIRCH OR JAPANESE ASH SUTICUM FOR STAIN FINISH (VERIFY WOOD SPECIES AND GRADE PRIOR TO BIDDING OR BUILDING). CABINET HARDWARE SHALL BE BY CABINET CONTRACTOR, AND SAMPLES SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION. CABINET CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR OWNER'S APPROVAL PRIOR TO BUILDING OF CABINETS.
022 UPPER CABINETS: SHALL BE 3/4" THICK PARTICLE BOARD WITH MEDIUM DENSITY OVERLAY AT ALL EXPOSED EDGES. SAMPLES SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION. BOTTOM OF CABINET +48" ABOVE FINISH FLOOR (A.F.F.) (WASHER AND DRYER) +72" A.F.F. (REFRIGERATOR) +48" A.F.F. (BASE COUNTER)
023 FINISH CARPENTRY AND MILLWORK: A. FURNISH AND INSTALL ALL REQUIRED FINISH CARPENTRY AND MILLWORK, INCLUDING EXTERIOR TRIM, INTERIOR TRIM, TILE COUNTERTOPS, WOOD CABINETS SHELVEING, AND OTHER WORK AS SHOWN ON DRAWINGS. HANG DOORS AND INSTALL HARDWARE. B. COORDINATE THIS WORK WITH ALL OTHER TRADES AS REQUIRED. C. DELIVER ALL MATERIAL OF THIS SECTION UNDER PROTECTIVE COVER AND STORE WITHIN DRY PORTIONS OF THE BUILDING. D. INSTALL ALL INTERIOR TRIM WITH FINISH NAILS, UNLESS OTHERWISE NOTED. INSTALL DOOR TRIM IN SINGLE LENGTHS AND MITER CORNERS AT DOOR CASINGS. E. HANG DOORS WITH EVEN MARGINS AT SIDES AND TOP WITH BOTTOM CUT TO CLEAR FLOOR MATERIAL UNDERCUT WHERE SHOWN ON MECHANICAL PLAN. F. THE LOCATION OF HARDWARE IN CONNECTION WITH WOOD DOORS SHALL BE AS FOLLOWS: CENTER DOOR KNOBS 36 INCHES ABOVE FINISHED FLOOR. CENTER CYLINDER DEADLOCKS 52 INCHES ABOVE FINISHED FLOOR. LOCATE UPPER EDGE OF TOP HINGE 7 INCHES BELOW HEAD OR FRAME; LOCATE LOWER EDGE OF BOTTOM HINGE 11 INCHES ABOVE FINISHED FLOOR; SPACE CENTER HINGE EQUAL DISTANCE BETWEEN TOP AND BOTTOM HINGES. G. INSTALL ALL DOOR CLOSURES AND STOPS AS REQUIRED. PRIOR TO COMPLETION OF BUILDING, EXAMINE ALL DOORS- ADJUST AS REQUIRED AND LEAVE HARDWARE IN GOOD WORKING ORDER. H. CLOSET SHELVES SHALL BE SUPPORTED ON A CONTINUOUS WOOD CLEAT AT WALLS. PROVIDE INTERMEDIATE SUPPORT FOR SHELVES OVER FOUR FEET LONG AND SECURELY BRACE TO AVOID WARPING AND SAGGING. I. INSTALL ALL COUNTER CABINETS AND SHELVES AS REQUIRED. UPON COMPLETION OF THE INSTALLATION, THOROUGHLY CLEAN ALL SURFACES AND CAREFULLY ADJUST ALL OPERATING COMPONENTS FOR OPTIMUM DESIGNED OPERATION. J. TRIM AND CASING SHALL BE CLEAR PINE OR DOUGLAS FIR. K. JAMBS SHALL BE CLEAR DOUGLAS FIR AND MAY BE FINGER JOINTED AT PAINT FINISH CONDITIONS.



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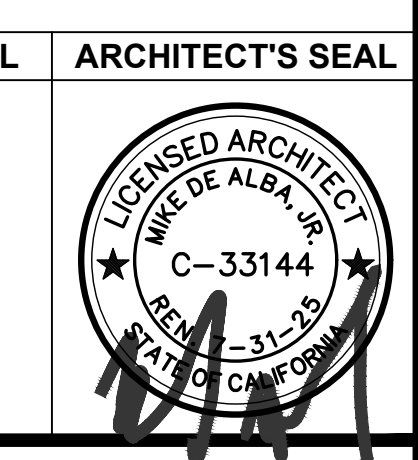
CONTRACTOR:

BIDDING

REVISIONS
NO. DESCRIPTION DATE

REGULATORY AUTHORITIES STAMP

ENGINEER'S SEAL ARCHITECT'S SEAL



FINISH NOTES
SHEET TITLE

JOB#: 221204 SHEET NO: GA-050
DATE: February 22, 2023
DRAWN BY: CHRISTINE
APPROVED BY: M.D.A.
PLOT TIME: 12/7/2023 11:06 AM

**WATERPROOFING NOTES**

INSULATION
001 SCOPE: FURNISH AND INSTALL THERMAL AND SOUND INSULATION COMPLETE, INCLUDING ALL ENERGY COMPLIANCE REQUIREMENTS OR INSULATION REQUIREMENTS INDICATED IN CF-IR FORMS TO SUPERSEDE ALL INFORMATION GIVEN.
002 INSTALLATION: A. THERMAL INSULATION: INSTALL BATTS BETWEEN JOISTS, AT ALL CEILING AREAS EXPOSED TO ROOF OR ATTIC AREAS (INCLUDING ANY VERTICAL WALL AREAS SEPARATING LIVING SPACES FROM ATTICS BETWEEN CEILING AND ADJACENT WALLS), AND BETWEEN STUDS AT ALL EXTERIOR WALLS. BATTS SHALL BE SECURELY INSTALLED AND TIGHTLY FITTED WITHOUT COMPRESSING THE NORMAL LOFT THICKNESS. PROVIDE INSULATION STOPS/Baffles AS REQUIRED TO PREVENT OBSTRUCTION OF VENTS.

WATERPROOFING (cont.)
027 MEMBRANE WATER RESISTIVE BARRIER: MEMBRANE "WATERPROOFING" SHALL BE INSTALLED TO PREPARED SURFACES BY SKILLED AND QUALIFIED MECHANICS AND SHALL CONFORM TO THE FOLLOWING: MATERIALS: 1-ASPHALT PRIMER: CONFORM TO ASTM D41. 2-ASPHALT EMULSION: CONFORM TO FS HH-C-4668, FLINTKOTE C-13 OR EQUAL. 3-GLASS CLOTH: CONFORM TO FS HH-C-4668, FLINTKOTE YELLOW JACKET OR EQUAL. 4-PROTECTION COURSE: CONFORM TO FS HH-H-526C, FLINTKOTE "FLINTGLAS" OR MINIMUM 3/8" THICK GYPSUM BOARD.

WATERPROOFING (cont.)
017 PROVIDE EAVE AND ROOF VENTS PER CALCULATIONS. REFER TO ROOF PLAN FOR QUANTITY AND LOCATIONS. A) ALL DORMER VENTS TO BE LOCATED SAME DISTANCE UP FROM THE EAVE LINE IN THE UPPER 3'-0" OF THE ROOF MEASURED VERTICALLY. B) ALL VTR'S, ROOF JACKS, ATTIC VENTS AND G.I. FLASHING TO BE PAINTED TO MATCH ADJACENT SURFACE FINISH COLOR. C) PROVIDE MINIMUM 1" AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING WHERE EAVE OR CORNICE VENTS ARE INSTALLED. PROVIDE MINIMUM 4'-0" LONG Baffles.

WATERPROOFING
001 SCOPE: FURNISH AND INSTALL ROOFING AND WATERPROOFING WORK COMPLETE, INCLUDING CANT STRIPS AND INCORPORATING OTHER TRADES FLASHING, SLEEVES, AND JACKS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SEQUENCING AND PROTECTION OF WEATHERPROOFING MATERIALS FROM DETRIORATION DUE TO WIND, RAIN, U.V. RAYS, AND HEAT, PRIOR TO THEM BEING COVERED.
002 COORDINATE INSTALLATION OF ROOF WITH OWNER/CLIENT, SUPERINTENDENT, AND OTHER TRADES INCLUDING BUT NOT LIMITED TO FRAMING, SHEET METAL PLUMBING TRADES.
003 STANDARDS: ALL WORK AND MATERIALS SHALL MEET THE LATEST EDITION PERFORMANCE STANDARDS OF THE "NATIONAL ROOFING CONTRACTORS ASSOCIATION"- NRCA AND "CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL FOR MODERATE CLIMATE REGIONS", PUBLISHED BY THE "TILE ROOFING INSTITUTE".

ELASTOMERIC MEMBRANE
001 SCOPE: A. PROVIDE FULLY ADHERED SELF-SEALING ELASTOMERIC MEMBRANES AS INDICATED IN CONTINUOUS PIECES WHERE POSSIBLE AND AS REQUIRED TO MAKE WORK COMPLETELY WATERPROOF USING THE HIGHEST STANDARDS OF CONSTRUCTION PRACTICE. B. ALL GENERAL REQUIREMENTS AS PRINTED IN THE CURRENT W.R. GRACE WATERPROOFING PRODUCTS MANUAL ARE INCORPORATED IN THESE NOTES. C. PROVIDE FULLY ADHERED SELF-SEALING ELASTOMERIC MEMBRANES AS INDICATED IN DETAILS AND IN AREAS WHICH CONFORM TO STANDARDS OF LOCAL CONSTRUCTION PRACTICE, INCLUDING ANY AND ALL HORIZONTAL SURFACES IN ORDER TO MEET APPLICABLE CODE REQUIREMENTS.

WATERPROOFING (cont.)
028 BALCONY AND DECK COATING: ELASTOMERIC OR MEMBRANE DECK COATINGS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. COLOR, FINISH, AND DETAILING TO BE APPROVED BY ARCHITECT.
029 WATERPROOF DECKING: CLASS "A" RATED FIRE ASSEMBLY. FURNISH AND APPLY BALCONY DECK COVERING COMPLETE AND WATER TIGHT, AS RECOMMENDED BY THE MANUFACTURER, TO EXTERIOR BALCONY, TERRACE, AND STAIRWAYS. TRAFFIC BEARING ELASTOMERIC MEMBRANE DECK SYSTEM BY "DEX-O-TEX", "MER-KOTE" OR OWNER/CLIENT SELECTED SUBSTITUTE, STRICTLY FOLLOW ALL RECOMMENDATIONS REGARDING STABILITY OF FLOOR, POSITIVE SLOPE AWAY FROM LIVING AREAS, FLASHING AT ALL EDGE AND CORNER CONDITIONS. REINFORCING TAPE AT SUB FLOOR JOINTS, AND METAL REINFORCING AT INSIDE OR OUTSIDE "E" STAIR NOSING" CORNERS, ETC. WATERPROOF DECK SHALL BE FLOOR TESTED, COLOR AND TEXTURE AS SELECTED BY THE ARCHITECT, REFER TO COLOR SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

WATERPROOFING (cont.)
018 SKYLIGHTS: SKYLIGHTS ARE TO BE CONSTRUCTED AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND SECTION 2603.7 OF THE UNIFORM BUILDING CODE.
019 WATERPROOFING WEATHER EXPOSED AREAS: BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, OCCUPIED ROOFS, AND SIMILAR SURFACES EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHALL BE WATERPROOFED AND SLOPED A MINIMUM OF 1/4 INCH VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE) FOR DRAINAGE.
020 DAMPROOFING FOUNDATION WALLS: UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL, FOUNDATION WALLS ENCLOSING A BASEMENT BELOW FINISHED GRADE SHALL BE DAMPROOFED OUTSIDE BY APPROVED METHODS AND MATERIALS.

WATERPROOFING
004 INSTALLATION: INSTALL ROOFING AND WALL CORROSION RESISTANT METAL FLASHING PER MANUFACTURER'S RECOMMENDATIONS INCLUDING THE USE OF FASTENERS AND ANCHORING DEVICES IN HIGH WIND AREAS, AND PER CBC CHAPTER 15, CAREFULLY INCORPORATING ELASTOMERIC MEMBRANES, FLASHING, SCUPPERS, JACKS, PER CBC CHAPTER 15, CAREFULLY INCORPORATING ELASTOMERIC MEMBRANES, FLASHING, SCUPPERS, JACKS, SLEEVES, ROOF DRAINS, SKYLIGHTS, ETC., SUPPLIED BY OTHERS.
005 INSPECTION: OWNER / CLIENT SHALL PROVIDE A WATERPROOFING SPECIALIST TO REVIEW BUILT UP ROOFING, WATERPROOF DECKING, FOUNDATION WALL WATERPROOFING, AND FLASHING DETAILS AND PROVIDE CONTINUOUS INSPECTION DURING FIELD INSTALLATION OF ALL WATERPROOF AND FLASHING SURFACES AND MATERIALS TO ENSURE ADHERENCE TO MANUFACTURER'S SPECIFICATIONS AND THE HIGHEST STANDARDS OF CONSTRUCTION PRACTICE.
006 SPECIAL CONDITIONS: PROVIDE CANT STRIPS AT ALL VERTICAL SURFACES.
007 PROVIDE CRICKETS AS INDICATED, AND AS NECESSARY, FOR PROPER WATER DRAINAGE AND TO RE-DIRECT CHANNELLED OR RUNOFF WATER AWAY FROM VERTICAL SURFACES.

STUCCO
001 SCOPE: A. FURNISH AND INSTALL ALL PLASTERING WORK COMPLETE, INCLUDING GROUNDS, SCREEDS, EXPANSION JOINTS, CASING, CORNER GUARDS, ETC. B. PROVIDE ELASTOMERIC MEMBRANE MATERIALS PER DETAILS AND SECTION 7D. C. PROVIDE ELASTOMERIC MEMBRANE AT ALL PENETRATIONS OF STUCCO AND WATER-RESISTIVE MEMBRANE. D. COORDINATE INSTALLATION OF STUCCO WITH OWNER/CLIENT'S SUPERINTENDENT AND OTHER TRADES INCLUDING BUT NOT LIMITED TO FRAMING, SHEET METAL, AND CONCRETE TRADES.
002 STANDARDS: A. ALL WORK AND MATERIALS SHALL MEET THE LATEST EDITION PERFORMANCE STANDARDS OF THE "PLASTERING INFORMATION BUREAU"- PIB AND THE "LATHING AND PLASTERING CONTRACTOR'S ASSOCIATION"- LPCA. B. ALL WORK SHALL COMPLY WITH CRC CHAPTER 703.6. C. ALL WORK SHALL COMPLY WITH THE INSTALLATION STANDARDS OF THE MANUFACTURER OF THE PLASTER (INSULATION) PRODUCTS PROVIDED. D. APPLICATION OF WATERPROOF BARRIER SHALL BE THE RESPONSIBILITY OF OWNER/CLIENT BASED ON THE RECOMMENDATIONS OF THE STUCCO MANUFACTURING REPRESENTATIVE. E. SLOPE OF SUBSTRATE: IF NOT NOTED ON DRAWINGS, THE MINIMUM SLOPE OF SUBSTRATE ON WHICH STUCCO MAY BE APPLIED IS 1/4" PER FOOT.

WATERPROOFING (cont.)
030 EXTERIOR DECKS: A) DECKS, BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, AND SIMILAR SURFACES EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHALL BE WATER PROOFED. B) ALL EXTERIOR DECKS AND BALCONIES EXPOSED TO WEATHER SHALL BE CONSTRUCTED WITH SUFFICIENT SLOPE (MINIMUM 1/4" PER FOOT) TO ENSURE ADEQUATE DRAINAGE. C) UNLESS DESIGNED TO DRAIN OVER DECK EDGES, DRAINS AND OVERFLOWS OF ADEQUATE SIZE SHALL BE INSTALLED AT THE LOW POINTS OF THE DECK. D) PROVIDE MINIMUM 2" (UNLESS OTHERWISE NOTED) DROP FROM FINISHED INTERIOR FLOOR TO THE HIGHEST FLOOR LEVEL ON ANY ADJOINING DECK OR BALCONY.
031 LATH AND PLASTER: ALL LATH AND PLASTER SHALL CONFORM TO LOCAL CODES AND C.B.C. (CHAPTER 25), APPLICABLE EDITION, STATE AND LOCAL CODES AND REQUIREMENTS.
032 COLOR AND FINISH TO BE APPROVED BY DESIGNER AND/OR OWNER.
033 RESAWN AND ROUGHSAWN LUMBER: ALL ROUGH-SAWN AND RE-SAWN SURFACES TO RECEIVE PRIMER AND PAINT. COLOR AND FINISH TO BE APPROVED BY ARCHITECT.

WATERPROOFING (cont.)
022 MATERIALS: A) ALL EXTERIOR MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE UNIFORM BUILDING CODE, APPLICABLE EDITION, STATE AND LOCAL CODES. B) SIDING- SOLID WOOD SIDING SHALL HAVE AN AVERAGE THICKNESS OF 3/8" UNLESS PLACED OVER SHEATHING PERMITTED BY THE UNIFORM BUILDING CODE SIDING PATTERNS KNOWN AS RUSTIC, DROP SIDING, OR SHIP LAP SHALL HAVE AN AVERAGE THICKNESS IN PLACE OF NOT LESS THAN 1/32" AND SHALL HAVE A MINIMUM THICKNESS OF NOT LESS THAN 3/8". BEVEL SIDING SHALL HAVE A MINIMUM THICKNESS MEASURED AT THE BUTT SECTION OF NOT LESS THAN 7/16" AND A TIP THICKNESS OF NOT LESS THAN 3/16". ALL WEATHERBOARDING OR SIDING SHALL BE SECURELY NAILED TO EACH STUD WITH NOT LESS THAN ONE NAIL OR 15/32" WOOD STRUCTURAL PANEL SHEATHING OR 1/2" PARTICLEBOARD SHEATHING WILL NOT HAVE LESS THAN ONE LINE OF NAILS SPACED NOT MORE THAN 24" ON CENTER IN EACH PIECE OF THE WEATHERBOARDING OR SIDING. C) WHERE HARDBOARD SIDING IS USED FOR COVERING THE OUTSIDE OF EXTERIOR WALLS, IT SHALL CONFORM TO THE UNIFORM BUILDING CODE, APPLICABLE EDITION, STATE AND LOCAL CODES. LAP SIDING SHALL BE INSTALLED HORIZONTALLY AND APPLIED TO SHEATHED OR UNSHEATHED WALLS. CORNER BRACING SHALL BE INSTALLED TO CONFORM WITH UNIFORM BUILDING CODE REQUIREMENTS. A WEATHER RESISTIVE BARRIER (GRADE D PAPER) SHALL BE INSTALLED UNDER LAP SIDING. ALL FASTENERS USED FOR THE ATTACHMENT OF SIDING SHALL BE OF A CORROSION RESISTANT TYPE. NAIL SIZE AND SPACING SHALL MEET UNIFORM BUILDING CODE REQUIREMENTS AND SHALL PENETRATE FRAMING 1 1/2". LAP SIDINGS SHALL OVERLAP 1" MINIMUM AND BE NAILED THROUGH BOTH COURSES AND INTO FRAMING WITH NAILS LOCATED 1/2" FROM BOTTOM OF THE OVERLAPPED COURSE, OR TO MANUFACTURER'S SPECIFICATIONS. D) VINYL SIDING MAY BE INSTALLED ON EXTERIOR WALLS ACCORDING TO THE REQUIREMENTS OF THE UNIFORM BUILDING CODE SECTION 1404 AND SHALL BE SECURED TO THE BUILDING SO AS TO PROVIDE WEATHER PROTECTION FOR THE EXTERIOR WALLS.

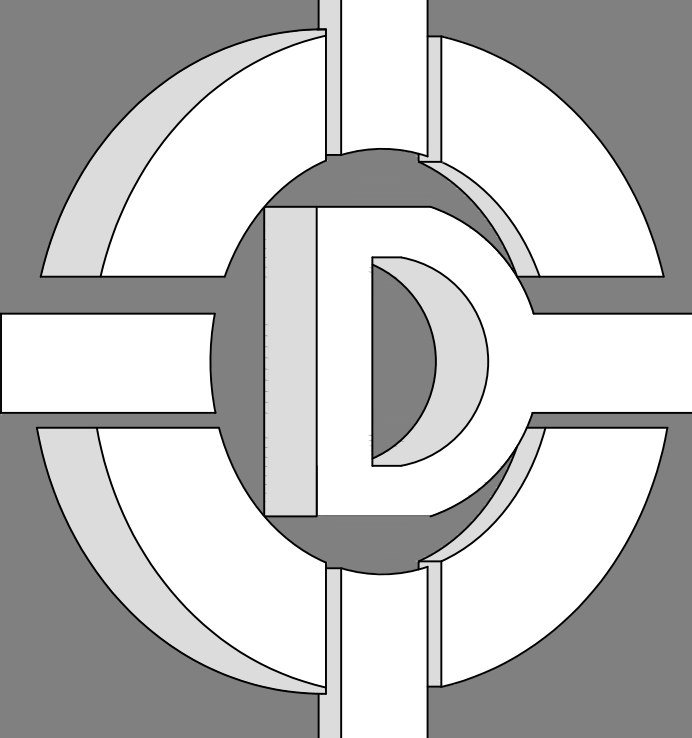
WATERPROOFING
008 ROOFING CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THAT APPROPRIATE FASTENERS ARE USED FOR THE PROJECT WIND CONDITIONS.
009 ROOFING: A) ASPHALT SHINGLES SHALL BE FASTENED ACCORDING TO MANUFACTURER'S INSTRUCTIONS OVER SOLID SHEATHING. B) ASPHALT STRIP SHINGLES MAY BE INSTALLED ON SLOPES AS LOW AS 2 UNITS IN 12 PROVIDED THE SHINGLES ARE APPROVED SELF-SEALING OR ARE HAND SEALED AND ARE INSTALLED WITH 2 LAYERS OF TYPE 15 FELT APPLIED SHINGLE FASHION. C) ASPHALT STRIP SHINGLES MAY BE INSTALLED ON SLOPES OF 4 UNITS OR MORE IN 12 WITH ONE LAYER OF TYPE 15 FELT LAPPED 2 INCHES HORIZONTALLY AND 4 INCHES VERTICALLY TO SHED WATER. D) CLAY OR CONCRETE TILE SHALL COMPLY WITH CBC STANDARD 15-5 AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS OVER SOLID SHEATHING. E) CLAY OR CONCRETE TILE MAY BE INSTALLED ON SLOPES OF 2-1/2 UNITS IN 12 TO LESS THAN 3 UNITS IN 12 OVER MINIMUM 3-PLY BUILT-UP ROOFING. F) CLAY OR CONCRETE TILE MAY BE INSTALLED ON SLOPES OF 3 UNITS OR MORE IN 12 WITH ONE LAYER OF TYPE 30 FELT SIDE LAPPED 2 INCHES AND END LAPPED 6 INCHES.
010 ASPHALT COMPOSITION SINGLES OVER UNDERLAYERMENT OVER ROOF SHEATHING WITH RADIANT BARRIER AT UNDERSIDE SURFACE OF THE ROOF SHEATING SURFACE AND INSIDE SURFACE OF GABLE ENDS OR OTHER VERTICAL SURFACES IN ATTIC COMMON WITH EXTERIOR- REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
011 FLASHING AND COUNTERFLASHING: EXTERIOR OPENING EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF. FLASHING AND COUNTERFLASHING SHALL BE PROVIDED AT THE JUNCTION OF THE ROOF AND VERTICAL SURFACES (WALLS, ETC.). ALL PARAPETS SHALL BE PROVIDED WITH COPING OF APPROVED MATERIALS. ALL FLASHING, COUNTERFLASHING AND COPING, WHEN OF METAL, SHALL BE OF NOT LESS THAN NUMBER 26 U.S. GAUGE CORROSION RESISTANT METAL.

STUCCO
001 SCOPE: A. FURNISH AND INSTALL ALL PLASTERING WORK COMPLETE, INCLUDING GROUNDS, SCREEDS, EXPANSION JOINTS, CASING, CORNER GUARDS, ETC. B. PROVIDE ELASTOMERIC MEMBRANE MATERIALS PER DETAILS AND SECTION 7D. C. PROVIDE ELASTOMERIC MEMBRANE AT ALL PENETRATIONS OF STUCCO AND WATER-RESISTIVE MEMBRANE. D. COORDINATE INSTALLATION OF STUCCO WITH OWNER/CLIENT'S SUPERINTENDENT AND OTHER TRADES INCLUDING BUT NOT LIMITED TO FRAMING, SHEET METAL, AND CONCRETE TRADES.
002 STANDARDS: A. ALL WORK AND MATERIALS SHALL MEET THE LATEST EDITION PERFORMANCE STANDARDS OF THE "PLASTERING INFORMATION BUREAU"- PIB AND THE "LATHING AND PLASTERING CONTRACTOR'S ASSOCIATION"- LPCA. B. ALL WORK SHALL COMPLY WITH CRC CHAPTER 703.6. C. ALL WORK SHALL COMPLY WITH THE INSTALLATION STANDARDS OF THE MANUFACTURER OF THE PLASTER (INSULATION) PRODUCTS PROVIDED. D. APPLICATION OF WATERPROOF BARRIER SHALL BE THE RESPONSIBILITY OF OWNER/CLIENT BASED ON THE RECOMMENDATIONS OF THE STUCCO MANUFACTURING REPRESENTATIVE. E. SLOPE OF SUBSTRATE: IF NOT NOTED ON DRAWINGS, THE MINIMUM SLOPE OF SUBSTRATE ON WHICH STUCCO MAY BE APPLIED IS 1/4" PER FOOT.

WATERPROOFING (cont.)
034 ALL WOOD EXPOSED TO WEATHER TO BE PRIMED AND PAINTED PRIOR TO ASSEMBLY.
035 OPENINGS: MAXIMUM SIZE OF OPENING IN HORIZONTAL DIAPHRAGM SHALL NOT EXCEED 24" SQUARE UNLESS BLOCKED WITH EDGE NAILING.
036 CALIFORNIA FILL: PROVIDE CONTINUOUS SHEATHING UNDER ALL CALIFORNIA FILL FRAMING WITH 22"x30" OPENING FOR ACCESS AND VENTILATION. BLOCK ALL EDGES OF OPENING.
037 CRICKETS AND SADDLES: A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30 INCHES WIDE AS MEASURED PERPENDICULAR TO THE SLOPE. CRICKET OR SADDLE COVERING SHALL BE SHEET METAL OR THE SAME MATERIAL AS THE ROOF COVERING. (CRC R903.2.2)
038 WATER-RESISTIVE BARRIER: A. MINIMUM OF ONE LAYER OF NUMBER 15 ASPHALT FELT SHALL BE ATTACHED TO STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER MINIMUM 2 INCHES. WHERE JOINTS OCCUR, FELT SHALL BE LAPPED MINIMUM 6 INCHES. THE FELT SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MAINTAIN A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. (CRC R703.2)
039 WALL FLASHING: APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION AT THE FOLLOWING LOCATIONS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS (CRC R703.8): A.) EXTERIOR DOOR AND WINDOW OPENINGS, EXTENDING TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. B.) AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS. C.) UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS. D.) CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM. E.) WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION. F.) AT WALL AND ROOF INTERSECTIONS. G.) AT BUILT-IN GUTTERS.
040 CHIMNEY WALLS: PROVIDE 2x4 FRAMING AT 16" ON CENTER BRACED AND TIED BACK TO MAIN STRUCTURE EVERY 8'-0" ON CENTER MINIMUM. WRAP CHIMNEY WITH 1/2" PLY OR OSB WITH 8D NAILS AT 6" ON CENTER EDGE NAILING AND 12" ON CENTER FIELD NAILING. PROVIDE FIRE BLOCKING AS REQUIRED BY CODE.
041 GUTTERS: ROOF OVERHANG GUTTERS SHALL BE OPTIONAL. IF PROVIDED, DOWNSPOUTS SHALL BE DRAINED ONTO A PRECAST CONCRETE SPLASH APRON AND DIRECTED AWAY FROM THE STRUCTURE OR ATTACHED TO AN OPTIONAL FRENCH DRAIN SYSTEM.
042 CRICKET NOTES: REFER TO STRUCTURAL PLANS FOR FRAMED PARAPET WALL BRACING AND "STRUCTURAL" CRICKETS.

WATERPROOFING (cont.)
023 SHAKES: EACH BUNDLE OF WOOD SHAKES FOR ROOFS SHALL BE OF WESTERN RED CEDAR OR REDWOOD AND SHALL BEAR THE LABEL OF AN APPROVED INSPECTION BUREAU OR AGENCY CERTIFYING COMPLIANCE WITH UNIFORM BUILDING CODE STANDARDS, STATE AND LOCAL CODES. B) SHAKES SHALL BE LAID WITH A SIDE LAP OF NOT LESS THAN 1 1/2" BETWEEN JOINTS IN ADJACENT COURSES. SPACING BETWEEN SHAKES SHALL NOT BE LESS THAN 3/8" OR MORE THAN 5/8" EXCEPT FOR PRESERVATIVE TREATED WOOD SHAKES, WHICH SHALL HAVE A SPACING OF NOT LESS THAN 1/4" OR MORE THAN 3/8". C) EACH WOOD SHAKE SHALL BE FASTENED TO THE SHEATHING WITH TWO NAILS ONLY. THE STARTER COURSE AT THE EAVES SHALL BE DOUBLED. D) SHAKES SHALL BE LAID WITH NOT LESS THAN 18" WIDE INTERLAYMENT OF NOT LESS THAN TYPE 30 FELT SHINGLED BETWEEN EACH COURSE IN EACH COURSE IN SUCH A MANNER THAT NO FELT IS EXPOSED TO THE WEATHER BELOW THE SHAKE BUTTS AND IN THE KEYWAYS (BETWEEN THE SHAKES). E) SHAKES INSTALLED ON A ROOF HAVING A SLOPE LESS THAN 4" TO 12" SHALL BE INSTALLED OVER AN UNDERLAY OF NOT LESS THAN TYPE 30 FELT, APPLIED IN 20 POUNDS OF HOT ASPHALT FOR SOLID MOPPING (10 POUND OR SPOT OR STRIP MOPPING), OR NOT LESS THAN TWO GALLONS OF COLD BITUMINOUS COMPOUND IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED SPECIFICATIONS, OR 30 POUNDS OF HOT COAT TAR PITCH PER ROOFING SQUARE. BASE SHEETS SHALL BE NAILED USING NOT LESS THAN ONE NAIL PER EACH 1 1/3 SQUARE FEET WITH NAILS OF THE TYPE REQUIRED BY THE MANUFACTURER FOR THE TYPE OF DECK. F) NAILS FOR WOOD SHAKES SHALL NOT BE LESS THAN 13 GAUGE 7/32" CORROSION RESISTANT AND SHALL BE LONG ENOUGH TO PENETRATE INTO THE SHEATHING 3/4" OR THROUGH THE THICKNESS OF THE SHEATHING, WHICHEVER IS LESS. G.) WEATHER EXPOSURES SHALL NOT EXCEED THOSE SET FORTH IN THE TABLE BELOW. HIP AND RIDGE WEATHER EXPOSURES SHALL NOT EXCEED THOSE PERMITTED FOR THE FIELD OF THE ROOF.
024 ROOF COVERING: ALL ROOF COVERING SHALL BE INSTALLED PER APPLICABLE REQUIREMENTS OF CBC 1907. ROOF COVERINGS SHALL BE AT LEAST CLASS A RATED IN ACCORDANCE WITH ASTM E 108 OR UL 790, WHICH SHALL INCLUDE COVERINGS OF SLATE, CLAY, OR CONCRETE ROOF TILE, EXPOSED ROOF DECK, FERROUS OR COPPER SHINGLES OR SHEETS.
025 CONCRETE TILE OVER 30# ROOFING FELT OVER AMERICAN PLYWOOD ASSOCIATION RATED SHEATHING. (PROVIDE ANTI-PONDING DEVICE AT THE BOTTOM COARSE OF THE TILE ROOF IF RAISED FASCIA IS USED.)
026 BUILT UP ROOFING MATERIALS: A) EACH PACKAGE OF FELTS, CEMENTS, BASE, PLY COMBINATION OR CAP SHEETS SHALL BEAR THE LABEL OF AN APPROVED TESTING LABORATORY HAVING A SERVICE FOR THE INSPECTION OF MATERIAL AND FINISH PRODUCTS DURING MANUFACTURE FOR SUCH BUILT UP ROOFING MATERIAL. B) BUILT UP ROOFING MATERIAL SHALL BE APPLIED TO SOLID ROOF SHEATHINGS AS SPECIFIED IN DIVISION 6 OF THESE GENERAL NOTES. C) BASE SHEETS SHALL BE NAILED, USING NOT LESS THAN ONE NAIL PER EACH 1 1/3 SQUARE FEET WITH NAILS OF THE TYPE REQUIRED BY THE MANUFACTURER FOR THE TYPE OF DECK. SUCCESSIVE LAYERS SHALL BE CEMENTED TO THE BASE SHEETS USING 20 POUNDS OF HOT ASPHALT FOR SOLID MOPPING (10 POUNDS FOR SPOT OR STRIP MOPPING), OR NOT LESS THAN TWO GALLONS OF COLD BITUMINOUS COMPOUND IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED SPECIFICATIONS, OR 30 POUNDS OF HOT COAT TAR PITCH PER ROOFING SQUARE. D) MINERAL AGGREGATE SURFACE ROOFS SHALL BE SURFACED WITH NOT LESS THAN 60 POUNDS OF HOT ASPHALT OR OTHER CEMENTING MATERIAL IN WHICH IS EMBEDDED NOT LESS THAN 400 POUNDS OF GRAVEL OR OTHER APPROVED SURFACING MATERIAL OR 300 POUNDS OF CRUSHED SLAG PER ROOFING SQUARE COLOR TO BE APPROVED BY ARCHITECT. E) CAP SHEETS SHALL BE CEMENTED TO THE BASE SHEETS USING NOT LESS CEMENTING MATERIAL THAN THAT SPECIFIED FOR SOLIDLY CEMENTED BASE SHEETS.

WATERPROOFING
012 ROOF VALLEY FLASHINGS SHALL BE PROVIDED FOR SHINGLES AS FOLLOWS: A.) ASPHALT SHINGLES: THE ROOF VALLEY FLASHING SHALL BE THE SAME AS REQUIRED FOR WOOD SHINGLES OR SHALL BE OF LACED ASPHALT SHINGLES APPLIED IN AN APPROVED MANNER WITH AN UNDERLAYERMENT OF NOT LESS THAN TYPE 15 FELT EXTENDING 18" FROM THE CENTER LINE EACH WAY, OR SHALL BE OF TWO LAYERS OF 90 POUND MINERAL SURFACE CAP SHEET CEMENTED TOGETHER WITH THE BOTTOM LAYER NOT LESS THAN 12" WIDE LAID FACE DOWN AND THE TOP LAYER NOT LESS THAN 24" WIDE LAID FACE UP. B.) SLATE SHINGLES AND CLAY AND CONCRETE TILE: THE ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN NUMBER 28 GALVANIZED SHEET GAUGE CORROSION-RESISTANT METAL APPLIED OVER AN UNDERLAYMENT OF NOT LESS THAN 30# A.S.T.M. FELT. THE METAL SHALL EXTEND AT LEAST 12" FROM THE CENTER LINE EACH WAY AND SHALL HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1" HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4". C.) WOOD SHINGLES AND WOOD SHAKES: THE ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN NUMBER 28 GALVANIZED SHEET GAUGE CORROSION-RESISTANT METAL APPLIED OVER AN UNDERLAYMENT OF NOT LESS THAN 30# A.S.T.M. FELT. THE METAL SHALL EXTEND AT LEAST 12" FROM THE CENTER LINE EACH WAY FOR WOOD SHINGLES AND 12" FROM THE CENTER LINE EACH WAY FOR WOOD SHAKES. SECTIONS OF FLASHINGS SHALL HAVE AN OVERLAP OF NOT LESS THAN 4". D.) FURNISH AND INSTALL ALL SHEET METAL WORK AS SHOWN ON THE DRAWINGS, INCLUDING ALL NECESSARY SHEET METAL FLASHING TO MAKE THE BUILDING WEATHER-TIGHT. THIS WORK SHALL INCLUDE ALL FORMED WORK OF GALVANIZED IRON OR PREFABRICATED ITEMS OF SAME. E.) SHEET METAL SHALL BE HOT-DIP GALVANIZED COPPER BEARING STEEL. ASTM A361, 26 GAUGE EXCEPT WHERE NOTED OTHERWISE. F.) NAILS SHALL BE HOT-DIP GALVANIZED ANNUAL THREAD "STRONG-HOLD" TYPE. G.) SOLDER SHALL BE ASTM B32-60 CLASS A-I. H.) ASPHALT PRIMER SHALL BE ASTM D41-70. I.) SHEET METAL WORK SHALL BE FORMED AND INSTALLED AS TO PROVIDE SUITABLE ALLOWANCE FOR EXPANSION AND CONTRACTION WITHOUT CAUSING UNDUE STRESSES IN ANY PART OF THE COMPLEX WORK. MOLDED AND BREAK-SHAPED MEMBERS SHALL BE FINISHED TRUE AND STRAIGHT WITH SHARP LINES AND ANGLES. WORK SHALL FINISH WATER AND WEATHER-TIGHT THROUGHOUT. COOPERATE WITH OTHER TRADES IN ORDER TO ENSURE THAT ALL FLASHINGS ARE OF SUFFICIENT SIZE TO MAKE A COMPLETE WEATHER TIGHT JOB.
013 FLASH AND COUNTER ALL ROOF TO WALL CONDITIONS. G.I. FLASH AND CAULK WOOD BEAMS AND OUTLOOKERS PROJECTED THROUGH EXTERIOR WALLS OR ROOF SURFACES, WHERE EXPOSED TO WEATHER, FLASH ALL HORIZONTAL WOOD TRIM BUTTING TO EXTERIOR FINISH.
014 FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, AND AT CORNERS. THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS, WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION-RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH (NUMBER 26 GALVANIZED SHEET), (CRC R903.2.1)
015 ROOF ACCESSORIES: SUPPLY AND INSTALL ALL ROOF ACCESSORIES AS REQUIRED. EXAMINE ALL ROOF OPENINGS TO RECEIVE WORK OF THIS SECTION AND REPORT TO THE GENERAL CONTRACTOR ANY CONDITIONS WHICH MAY PROVE DETRIMENTAL TO WORK OF THIS SECTION.
016 INSTALL ACCESSORIES PER MANUFACTURER'S RECOMMENDATIONS. TAKE PRECAUTIONS TO PREVENT OTHER TRADES FROM DAMAGING ACCESSORIES DURING AND AFTER CONSTRUCTION.



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**PINNSIX GENERAL PARTNERS**  
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559-801-6514

DRAWINGS PREPARED FOR:  
**PINNSIX GENERAL PARTNERS**  
3230 N. MILBURN AVENUE FRESNO, CA. 93722  
559-801-6514

CONTRACTOR:

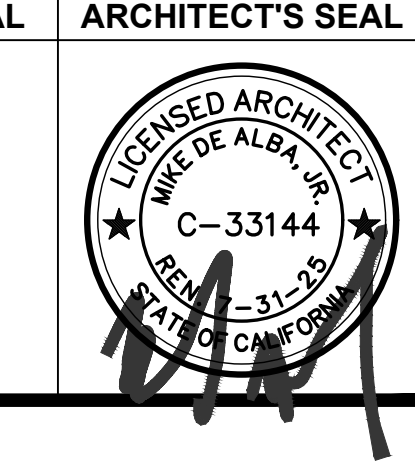
**BIDDING**

REVISIONS

NO.	DESCRIPTION	DATE

**REGULATORY AUTHORITIES STAMP**

ENGINEER'S SEAL	ARCHITECT'S SEAL



**WATERPROOFING NOTES**

**SHEET TITLE**

JOB#: 221204  
DATE: March 14, 2023  
DRAWN BY: CHRISTINE  
APPROVED BY: M.D.A.  
SHEET NO:  
**GA-060**

PLOT TIME: 12/7/2023 11:06 AM

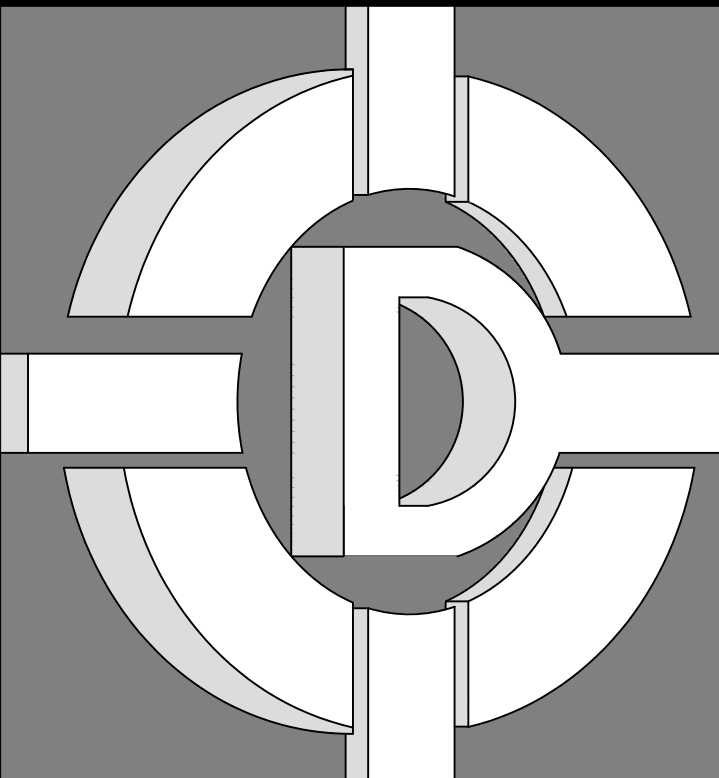
OPENING NOTES

GLASS AND GLAZING (cont.)
WEATHER STRIPPING
GARAGE DOOR HARDWARE

GLASS AND GLAZING
GLASS AND GLAZING (SAFETY GLAZING)
GLASS AND GLAZING (SAFETY GLAZING)

DOORS (cont.)
DOORS AND WINDOWS

FINISH HARDWARE
DOORS
GARAGE DOORS



DE ALBA ARCHITECTURE
5125 N. FIRST STREET
FRESNO CALIFORNIA 93710
PHONE: 559-225-2800
FAX: 559-225-1122
MIKE DE ALBA, JR. ARCHITECT

2020 IEEE DE ALBA & ASSOCIATED
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559-801-6514

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CONTRACTOR:

BIDDING

Table with 3 columns: NO., DESCRIPTION, DATE. Includes REVISIONS and REGULATORY AUTHORITIES STAMP.

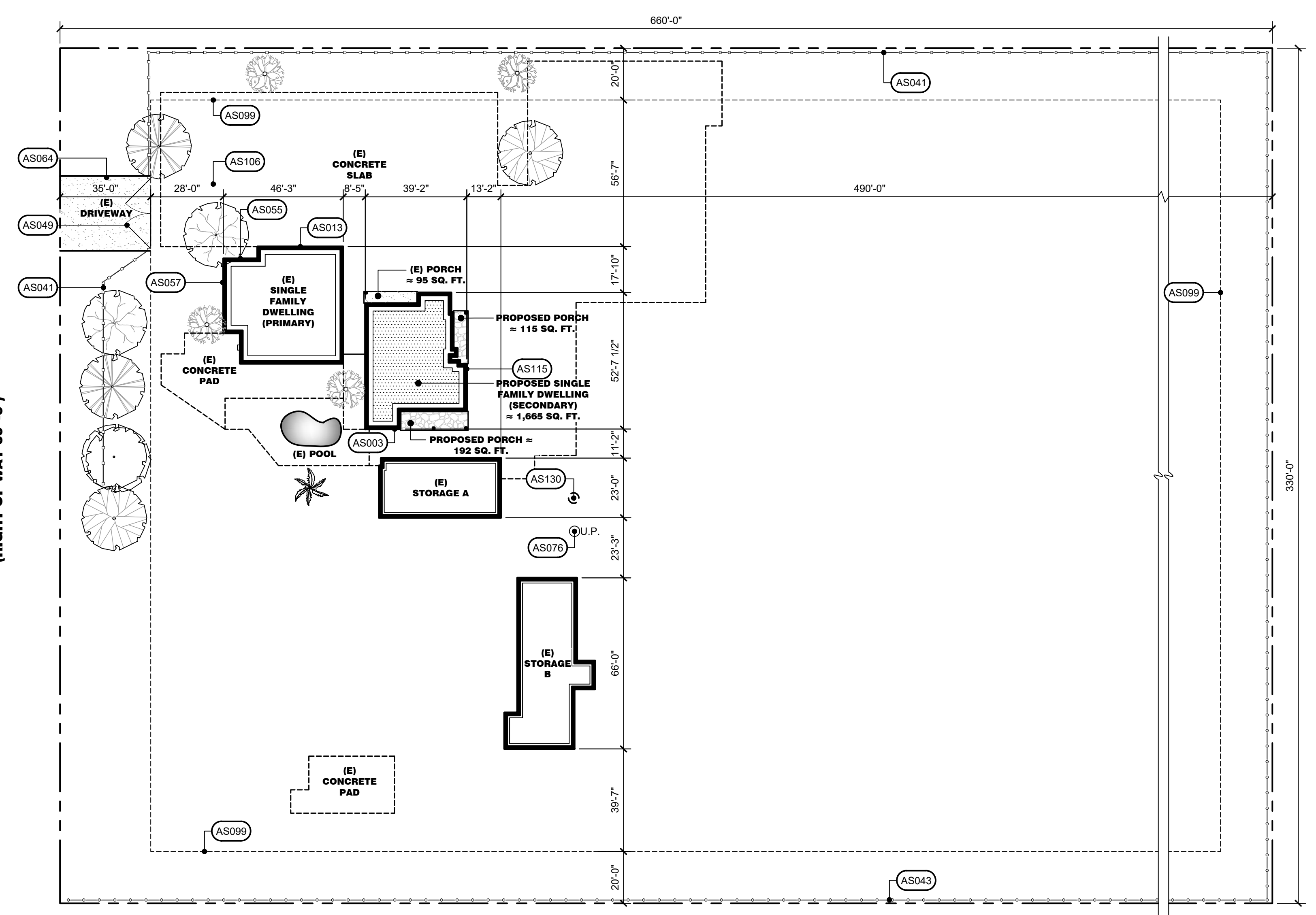
Table with 2 columns: ENGINEER'S SEAL, ARCHITECT'S SEAL.

Table with 2 columns: SHEET TITLE, SHEET NO. GA-070.

Table with 2 columns: JOB#, DATE, DRAWN BY, APPROVED BY, PLOT TIME.

S:\1 - PROJECTS\YEAR 2022\221204 PINNSIX\MILBURN\03 CONSTRUCTION DOCUMENTS\02 CAD FILES\GA-070 OPENING NOTES.DWG

N. MILBURN AVENUE  
(RIGHT OF WAY 60'-0")



**SITE PLAN**  
SCALE: 1" = 30'-0"

**SCOPE OF WORK**

PROPOSED SECONDARY DWELLING UNIT CONVERSION OF EXISTING GARAGE CONSISTING OF MINIMAL EXTERIOR AND INTERIOR WALL FRAMING, CEILING FRAMING, INTERIOR FINISHES, PAINTING, KITCHEN EQUIPMENT FURNITURE, NEW PLUMBING FIXTURES, NEW ELECTRICAL SERVICE UPGRADE, NEW ELECTRICAL LIGHT FIXTURES AND RECEPTACLES.

**STANDARD SYMBOLS**

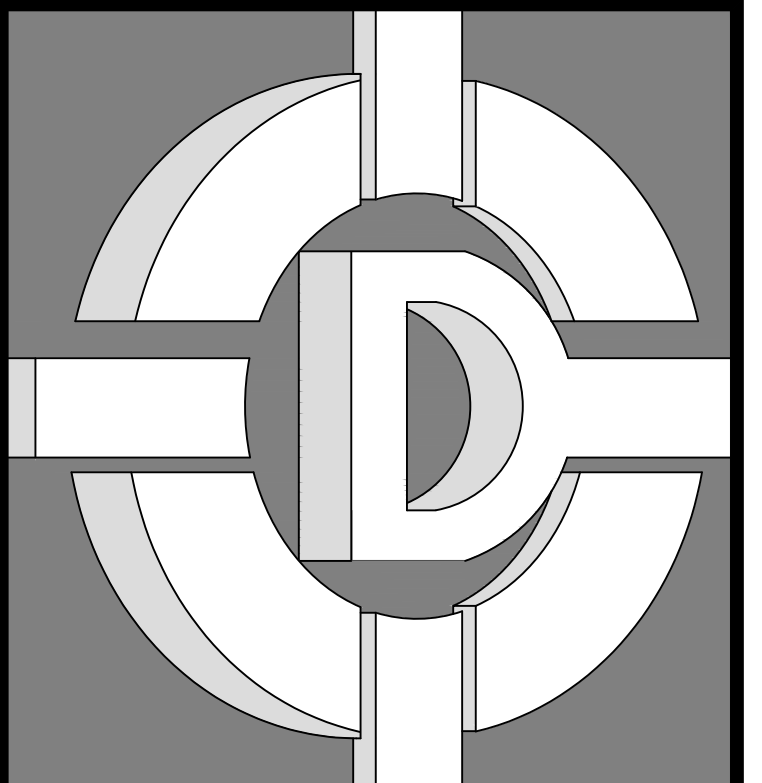
SYMBOLS	DESCRIPTION (UNLESS OTHERWISE NOTED)
	PROPERTY LINE
	CENTERLINE
	SECTION IDENTIFICATION, SHEET WHERE SECTION IS DRAWN
	DETAIL IDENTIFICATION
	KEYNOTE SYMBOL
	DOOR SYMBOL, REFER TO DOOR SCHEDULE
	WINDOW SYMBOL, REFER TO WINDOW SCHEDULE
	EQUIPMENT SYMBOL, REFER TO EQUIPMENT SCHEDULE
	BUILDING GRID SYMBOL
	INDICATES REVISION NUMBER
	WITH REVISION CLOUD
	INDICATES WORK POINT, DATUM POINT, CONTROL POINT, OR TARGET POINT ELEVATION IDENTIFICATION
	ELEVATION IDENTIFICATION, SHEET WHERE ELEVATION IS DRAWN
	MATCH LINE SYMBOL

**SITE KEY NOTES**

#	DESCRIPTION
AS003	DWELLING UNIT OVERHANG PROJECTIONS WILL BE 1'-0". REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AS023	EXISTING UNDERGROUND ELECTRICAL SERVICE WITH METER. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. VERIFY WITH LOCAL UTILITY COMPANY FOR ADDITIONAL INFORMATION.
AS043	EXISTING 6'-0" HIGH CHAIN LINK FENCE. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AS049	EXISTING 3'-0" WIDE WOOD PICKET GATE. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AS055	EXISTING GAS METER. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. VERIFY WITH LOCAL UTILITY COMPANY FOR ADDITIONAL INFORMATION.
AS057	EXISTING GROUND MOUNTED HVAC UNITS. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AS064	EXISTING CONCRETE DRIVEWAY APPROACH. REFER TO CITY OF FRESNO PUBLIC WORKS DEPARTMENT FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AS076	EXISTING UTILITY POLE TO REMAIN.
AS099	DASHED LINE DENOTES BUILDING SETBACKS. REFER TO SHEET GA-010 PROJECT DATA FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AS106	EXISTING CONCRETE SLAB DRIVE WAY. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AS115	WATER SHUT-OFF VALVE IN BOX. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AS130	EXISTING WATER WELL. PER COUNTY OF FRESNO, MOST REMOTE PLUMBING FIXTURE = 150'-0". PROVIDE 1 1/2" Ø PVC SCHEDULE 40 COLD WATER PIPING LATERAL GOOD FOR 56' F.U. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

**PROJECT DATA**

OWNER INFORMATION	
OWNER NAME	PINNSIX GENERAL PARTNERS
ADDRESS	385 W. BEDFORD AVE. FRESNO CA. 93711
PHONE NUMBER	559-801-6514
SITE DATA	
PROJECT ADDRESS	3230 N. MILLBURN AVE. FRESNO, CA 93722
A.P.N.	511-22-023S
LEGAL DESCRIPTION	SUR RT 5 ACS IN NE 1/4 OF SW 1/4 SEC 23 T13R19
PROJECT DESCRIPTION	SECONDARY DWELLING UNIT
ZONING	AL20
SITE AREA (ACRES)	5 ACRES
LOT COVERAGE (%)	0.8%
SETBACKS	REFER TO SITE PLAN ON SHEET A-010
BUILDING DATA	
OCCUPANCY	R-3
CONSTRUCTION TYPE	V/B
NUMBER OF STORIES	SINGLE STORY
BUILDING HEIGHT (FT.)	± 17'-0"
FIRE SPRINKLERED	NO
GRADING PERMIT	NO
BUILDING AREA CALCULATION	
BUILDING DESCRIPTION - FIRST FLOOR	SQ.FT.
EXISTING SINGLE FAMILY DWELLING	1,132.00
EXISTING STORAGE A	815.00
EXISTING STORAGE B	1,254.00
EXISTING PORCH	95.00
PROPOSED SECONDARY DWELLING UNIT	1,665.00
PROPOSED PORCH	192.00
PROPOSED PORCH	115.00
SUBTOTAL:	5,268.00
<b>TOTAL BUILDING AREA:</b>	<b>5,268.00</b>



**DE ALBA ARCHITECTURE**  
5129 N. FIRST STREET  
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MIKE DE ALBA, JR.  
ARCHITECT

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CONTRACTOR:  
**BIDDING**

REVISIONS		
NO.	DESCRIPTION	DATE

**REGULATORY AUTHORITIES STAMP**



ENGINEER'S SEAL	ARCHITECT'S SEAL

**SITE PLAN**

SHEET TITLE

JOB#: 221204  
DATE: December 7, 2023  
DRAWN BY: TAYLOR  
APPROVED BY: M.D.A.

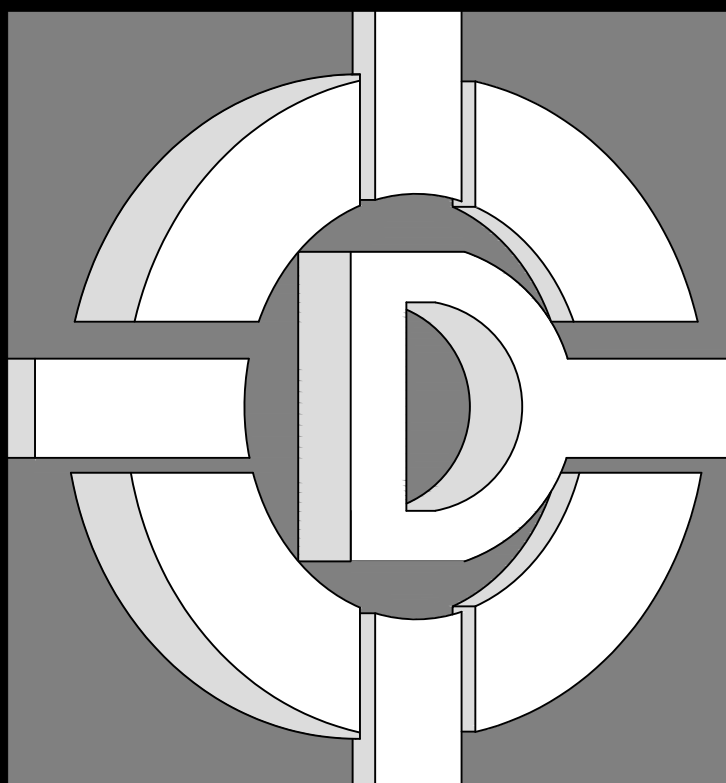
SHEET NO.  
**A-010**

PLOT TIME: 12/7/2023 11:06 AM

S:\1 - PROJECTS\YEAR 2022\221204 PINNSIX\MILBURN\03 CONSTRUCTION DOCUMENTS\02 CAD FILES\A-011 SITE NOTES.DWG

# SITE GENERAL NOTES

EARTHWORK (cont.)		EARTHWORK	
040	OVER EXCAVATE THE SITE AS NEEDED TO REMOVE DEBRIS, ORGANICS, AND FILLS THAT MAY BE LEFT FROM A PREVIOUS DEMOLISHED HOME. REPLACE FILLS AS NECESSARY WITH 90% COMPACTION. COMPACTION REPORT REQUIRED.	001	<b>SCOPE:</b> THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO FULLY PROTECT ADJACENT PROPERTIES.
041	IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE FROM THE FOUNDATION, THEN SWALES WITH DRAINS THAT RUN PARALLEL TO THE FOUNDATION SHALL BE USED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE AND ADJACENT PROPERTIES. SHOULD THERE BE SIGNIFICANT "GRADING", A CERTIFIED GRADING PLAN WILL BE REQUIRED TO BE SUBMITTED BY A REGISTERED CIVIL ENGINEER.	002	THE WORK CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND PERFORMING ALL OPERATIONS NECESSARY FOR ALL EARTHWORK.
042	REFER TO CIVIL ENGINEERING DRAWINGS FOR HORIZONTAL CONTROL DIMENSIONS SHOWN ON ARCHITECTURAL SITE PLAN ARE FOR THE BUILDING DEPARTMENT ONLY.	003	ALL SITE WORK, GRADING, EXCAVATING, CUTTING, FILLING, COMPACTING, ETC., SHALL CONFORM TO RECOMMENDATIONS OF THE SOILS REPORT NOTED IN SECTION 1A. ANY DEVIATION FROM THOSE RECOMMENDATIONS IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
043	ALL OPEN NON-PAVED AREAS SHALL BE LANDSCAPED. (TYPICAL).	004	<b>EXCAVATIONS:</b> EXCAVATIONS FOR FOOTINGS SHALL BE MADE TO THE WIDTH, LENGTH, AND DEPTH REQUIRED. FINISH WITH LEVEL BOTTOMS.
044	ALL TRAFFIC CONTROL DEVICES AND GATES PROPOSED WITHIN THE PROJECT SHALL BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.	005	EXCAVATIONS SHALL BE KEPT FREE OF STANDING WATER.
045	CONSTRUCTION SITE SHALL BE WATERED FOR DUST CONTROL AS DIRECTED BY THE DEPARTMENT OF PUBLIC WORKS.	006	WHERE EXCAVATIONS ARE MADE TO A DEPTH GREATER THAN INDICATED, SUCH ADDITIONAL DEPTH SHALL BE FILLED WITH CONCRETE AS SPECIFIED FOR FOOTINGS.
046	RESIDENTIAL STRUCTURES SHALL BE EQUIPPED WITH ELECTRICAL OUTLETS IN THE FRONT AND THE REAR OF THE STRUCTURE TO FACILITATE USE OF ELECTRICAL LAWN AND GARDEN EQUIPMENT.	007	<b>FILL AND BACKFILL:</b> FILL MATERIALS SHALL BE FREE FROM DEBRIS, VEGETABLE MATTER, AND OTHER FOREIGN SUBSTANCES.
047	ALLIES, PASSAGEWAYS, AND RECESSES RELATED TO AND WITHIN THE BUILDING COMPLEX SHALL BE ILLUMINATED WITH AN INTENSITY OF AT LEAST 0.25 FOOT-CANDLES AT THE GROUND LEVEL DURING THE HOURS OF DARKNESS.	008	BACKFILLING FOR TRENCHES SHALL BE COMPACTED TO DENSITY RECOMMENDED IN SOILS REPORT.
048	ALL LIGHTING DEVICES SHALL BE PROTECTED BY WEATHER- AND VANDAL-RESISTANT COVERS.	009	BACKFILL FOR PIPE TRENCHES SHALL BE COMPACTED ON BOTH SIDES OF PIPE IN SIX-INCH LAYERS OR AS RECOMMENDED IN SOILS REPORT.
049	LIGHTS SHALL BE OF AN ENERGY-EFFICIENT, INDIRECT DIFFUSED TYPE, AND SHALL NOT EXCEED A HEIGHT GREATER THAN 18' ABOVE FINISHED GRADE.	010	ALL TRADES SHALL BACKFILL THEIR OWN TRENCHES, UNLESS OTHERWISE DIRECTED.
050	ALL EXTERIOR LIGHTING SHALL BE SHIELDED SO AS NOT TO PRODUCE OBTRUSIVE GLARE ONTO THE PUBLIC RIGHT-OF-WAY OR ADJOINING PROPERTIES.	011	TRENCHES FOR WATER AND SEWER SERVICE FROM SIDEWALK TO HOUSE SHALL BE WATER SETTLED AND COMPACTED AFTER SERVICES ARE INSTALLED AS SPECIFIED IN SOILS REPORT.
051	OPEN PARKING LOTS AND CARPORTS SHALL BE PROVIDED WITH A MAINTAINED MINIMUM OF ONE FOOT-CANDLE OF LIGHT ON THE ENTIRE PAVED AREA OF THE PARKING SURFACE DURING THE HOURS OF DARKNESS.	012	PROVIDE TERMITE TREATMENT OF SOIL PRIOR TO POURING OF CONCRETE.
052	WROUGHT IRON FENCE AT POOL PERIMETER.	013	<b>GENERAL GRADING AND DRAINAGE:</b> REFER TO CIVIL ENGINEERING DRAWINGS AND NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
053	CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, VERIFYING, AND STAKING OUT ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS AT JOB SITE PRIOR TO COMMENCING WITH ANY WORK. ACCEPTANCE OR APPROVAL BY THE DESIGNER GRADING THE SURVEYING WILL NOT CONSTITUTE RELIEF OF THE CONTRACTOR'S RESPONSIBILITY OF ACCURACY.	014	ALL REQUIRED YARD DRAINAGE SYSTEMS PRESENT AT THE TIME OF CONSTRUCTION SHALL BE MAINTAINED AND OPERATIONAL AT THE TIME OF FINAL INSPECTION.
054	CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF LAYOUT AND ESTABLISHED LOCATIONS OR BURIED UTILITY LINES. ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. CONTRACT APPLICABLE GOVERNING AGENCIES REGARDING ARRANGEMENT AND COORDINATION OF WORK.	015	FINISH GRADE SURROUNDING BUILDINGS SHALL BE GRADED TO DIRECT SURFACE RUN OFF AWAY FROM FOUNDATIONS FOR A MINIMUM DISTANCE OF 10 FEET, SLOPED AT (5%) TOWARDS A WATER DISPOSAL AREA OR SUBURBAN SYSTEM APPROVED BY THE CIVIL AND SOILS ENGINEERS. VERIFY REQUIREMENTS WITH FINAL SOILS REPORT, THE MORE STRINGENT SHALL PREVAIL.
055	ALL LOAD-BEARING FOOTINGS SHALL BE PLACED IN UNDISTURBED NATURAL SOIL OR ENGINEERED FILL, IF REQUIRED, TO MINIMUM OF 18" DEPTH (UNLESS SPECIFIED ON THE PLANS). FOOTINGS SHALL BE LEVEL OR STEPPED SO THAT BOTH TOP AND BOTTOM OF SUCH FOOTINGS ARE HORIZONTAL.	016	REFER TO CIVIL ENGINEERING DRAWINGS FOR DESIGN OF A COMPLETE DRAINAGE SYSTEM, INDEPENDENT FROM OTHER DRAINAGE SYSTEMS, TO REMOVE NUISANCE WATER FROM BEHIND ALL RETAINING WALLS, INCLUDING BUT NOT LIMITED TO FRENCH DRAIN LAYOUT, SLOPE, CLEAN-OUTS, AND OUTLET INFORMATION.
056	<b>GEOTECHNICAL:</b> ALL WORK SHALL CONFORM TO THE WORK SHOWN HEREIN AND IN ACCORDANCE TO THE SOILS ENGINEERING INVESTIGATION REPORT.	017	A PERMIT AND INSPECTION ARE REQUIRED FOR LAWN SPRINKLERS.
057	IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE GEOTECHNICAL REPORT AND THE RECOMMENDATIONS CONTAINED THEREIN AND TO PERFORM ALL SUCH WORK IN ACCORDANCE WITH THOSE RECOMMENDATIONS. ANY AND ALL DISCREPANCIES BETWEEN THE ARCHITECT'S WORK AND THE GEOTECHNICAL REPORT SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR RESOLUTION.	018	DRIVEWAYS AND PRIVATE ROADS SHALL HAVE A MAXIMUM SLOPE OF 12%. THE GRADE MAY BE INCREASED 20% FOR PAVED SURFACES.
058	ALL WORK SHOWN AND / OR INFERRED IN THESE DOCUMENTS, AS LISTED, SHALL CONFORM TO THE GEOTECHNICAL REPORT. IN ALL CASES THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT SHALL SUPERSEDE THE INFORMATION SHOWN ON THESE PLANS, UNLESS THE REQUIREMENTS OF THE DRAWINGS ARE MORE STRINGENT.	019	PROVIDE 2 PERCENT MINIMUM SLOPE FOR INITIAL 10 FEET AWAY FROM BUILDING'S FOUNDATIONS OR IMPERVIOUS SURFACES. SLOPE ENTIRE LOT 1/2 PERCENT MINIMUM FROM PROPERTY LINE TO FRONTAGE AT A PUBLIC STREET OR TO AN APPROVED FACILITY. MAXIMUM ELEVATION DIFFERENCE RELATIVE TO ADJACENT PROPERTY SHALL NOT EXCEED 12" WITHOUT AN APPROVED RETAINING WALL.
		020	FINISH FLOOR ELEVATION TO BE ABOVE THE CROWN OF THE STREET.
		021	STRIP AND REMOVE UPPER SIX INCHES OF ALL ORGANIC TOPSOIL AND VEGETATION FROM AREAS TO RECEIVE BUILDING FOUNDATIONS, ENGINEERED FILL, SLABS, PAVEMENT, ETC.
		022	THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LAYOUT AND FOR ESTABLISHING THE LOCATION OF BURIED UTILITY LINES. IF THERE ARE ANY CONFLICTS BETWEEN ACTUAL CONDITIONS AND THE DESIGNED DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER IMMEDIATELY AND SHALL NOT PROCEED WITH THE WORK UNTIL DIRECTED BY THE DESIGNER.
		023	THE BUILDING PAD SHALL EXTEND AT LEAST FIVE FEET BEYOND THE PERIMETER FOUNDATION LINES AND BE MOISTURE CONDITIONED AS NECESSARY AND COMPACTED TO ACHIEVE AT LEAST 90 PERCENT DRY DENSITY.
		024	FILL SHALL BE FREE FROM DEBRIS, VEGETATION AND OTHER FOREIGN SUBSTANCE. IT SHALL BE PLACED IN LIFTS APPROXIMATELY SIX INCHES THICK, MOISTURE CONDITIONED AS NECESSARY, AND COMPACTED TO ACHIEVE 90 PERCENT DRY DENSITY.
		025	EXCAVATE TO DEPTHS NOTED ON DRAWINGS AND AS REQUIRED FOR PROPER COMPLETION OF ALL FOOTINGS AND OTHER SUBGRADE LEVEL WORK. ALL EXCAVATIONS SHALL BE OF SUFFICIENT SIZE TO PROVIDE AMPLE ROOM FOR CONSTRUCTION OF FORMS, SHORING, AND BULK HEADING AS REQUIRED.
		026	SLOPES FOR PERMANENT FILLS SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL. CUT SLOPE FOR PERMANENT EXCAVATIONS SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL UNLESS A SOILS REPORT IS SUBMITTED TO AND EXCEPTED BY THE DESIGNER.
		027	ALL FOOTING TRENCHES SHALL BE LEVEL OR STEPPED SO THAT BOTH TOP AND BOTTOM OF SUCH FOOTINGS ARE LEVEL.
		028	EXCESS EXCAVATION UNDER FOOTINGS THROUGH ERROR OF ANY SORT SHALL BE BACK FILLED WITH CONCRETE AT THE CONTRACTOR'S EXPENSE.
		029	PROTECT EXCAVATIONS FROM RAIN AND STANDING WATER FROM ANY SOURCE DURING CONSTRUCTION. USE SUITABLE PUMPING EQUIPMENT OR OTHER MEANS AS REQUIRED BY THE CONDITION UNTIL RELEASED BY THE DESIGNER.
		030	PROPERTY SHALL NOT RETAIN DRAINAGE WATER UNLESS PROVISIONS FOR SUCH ARE INDICATED ON THE DESIGNED DRAWINGS. DRAINAGE ONTO ADJACENT PROPERTY SHALL NOT BE PERMITTED.
		031	SURFACE DRAINAGE OVER DRIVEWAY APPROACHES AND SIDEWALKS SHALL NOT BE PERMITTED WHEN THE AREA TO BE DRAINED EXCEEDS ONE-QUARTER ACRE.
		032	ALL CURB AND GUTTER TO BE CONSTRUCTED ON-SITE AND TO BE COMPLETED PRIOR TO AC PAVING.
		033	CONTRACTOR TO CALL FOR SUB-GRADE INSPECTION BY LOCAL PLANNING AND INSPECTION DIVISION PRIOR TO PLACEMENT OF AC PAVING ON SITE.
		034	THE SANITARY SEWER SERVICES, WATER, GAS, AND ANY OTHER UNDERGROUND SERVICE CONNECTIONS TO BE COMPLETED IN ALL AREAS TO BE PAVED PRIOR TO PLACEMENT OF ASPHALT CONCRETE ON SITE.
		035	ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
		036	TEMPORARY FENCES, TO SECURE PROJECTS UNDER CONSTRUCTION, ARE ALLOWED. ANY TEMPORARY FENCE SHALL BE ADEQUATELY SECURED AND CONSTRUCTED TO PREVENT OVERTURNING DUE TO WIND, VANDALISM, AND / OR CASUAL CONTACT BY THE GENERAL PUBLIC. THE CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE ANY POTENTIAL SAFETY HAZARD WHICH MAY OCCUR AS A RESULT OF IMPROPER FENCE INSULATION OR DAMAGE TO THE FENCE.
		037	BUILDING PADS SHALL BE CONSTRUCTED PER SOIL ENGINEER'S SPECIFICATIONS AND SHALL BE WITHIN 0.10 FEET OF THE ELEVATIONS SHOWN ON THE PLANS. ALL PAVING SHALL BE IN ACCORDANCE WITH THE SOILS ENGINEER'S SPECIFICATIONS.
		038	ESTABLISHED MONUMENTS AT THE SITE SHALL BE CAREFULLY PRESERVED AND INSPECTED BY THE GENERAL CONTRACTOR AND SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE IF LOST OR DESTROYED AS A RESULT OF HIS OPERATIONS. MARKERS SHALL BE RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR. STRIP AND REMOVE UPPER SIX INCHES OF ALL ORGANIC TOPSOIL AND VEGETATION FROM AREAS TO RECEIVE BUILDING FOUNDATIONS, ENGINEERED FILL, SLABS, PAVEMENT, ETC.
		039	A/C PAVING SHALL BE 2" ASPHALTIC CONCRETE OVER 4" COMPACTED CLASS 11 AGGREGATE OVER UNDISTURBED SOIL OR APPROVED COMPACTED FILL. ALL FILL MATERIALS SUPPORTING FOUNDATIONS SHALL BE PLACED IN ACCORDANCE WITH ACCEPTED ENGINEERS' PRACTICES IN LAYERS NOT TO EXCEED 6 INCHES. WATER SHALL BE ADDED TO EACH LAYER TO OBTAIN REQUIRED COMPACTION AND DENSITY. FILL MATERIAL SHALL HAVE NO MORE THAN MINOR AMOUNTS OF ORGANIC SUBSTANCES AND SHALL HAVE NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL OF MAXIMUM FIELD DENSITY AS PER C.B.C. STANDARDS CO-2 OR PER SOIL REPORT IF REQUIRED. FILL AND COMPACTION SHALL BE APPROVED BY THE BUILDING OFFICIAL.



**DE ALBA ARCHITECTURE**  
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MIKE DE ALBA, JR.  
 ARCHITECT

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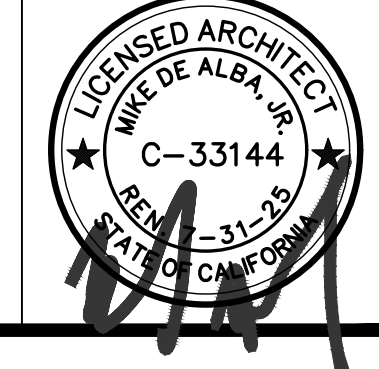
CONTRACTOR:  
**BIDDING**

REVISIONS		
NO.	DESCRIPTION	DATE

**REGULATORY AUTHORITIES STAMP**



ENGINEER'S SEAL      ARCHITECT'S SEAL



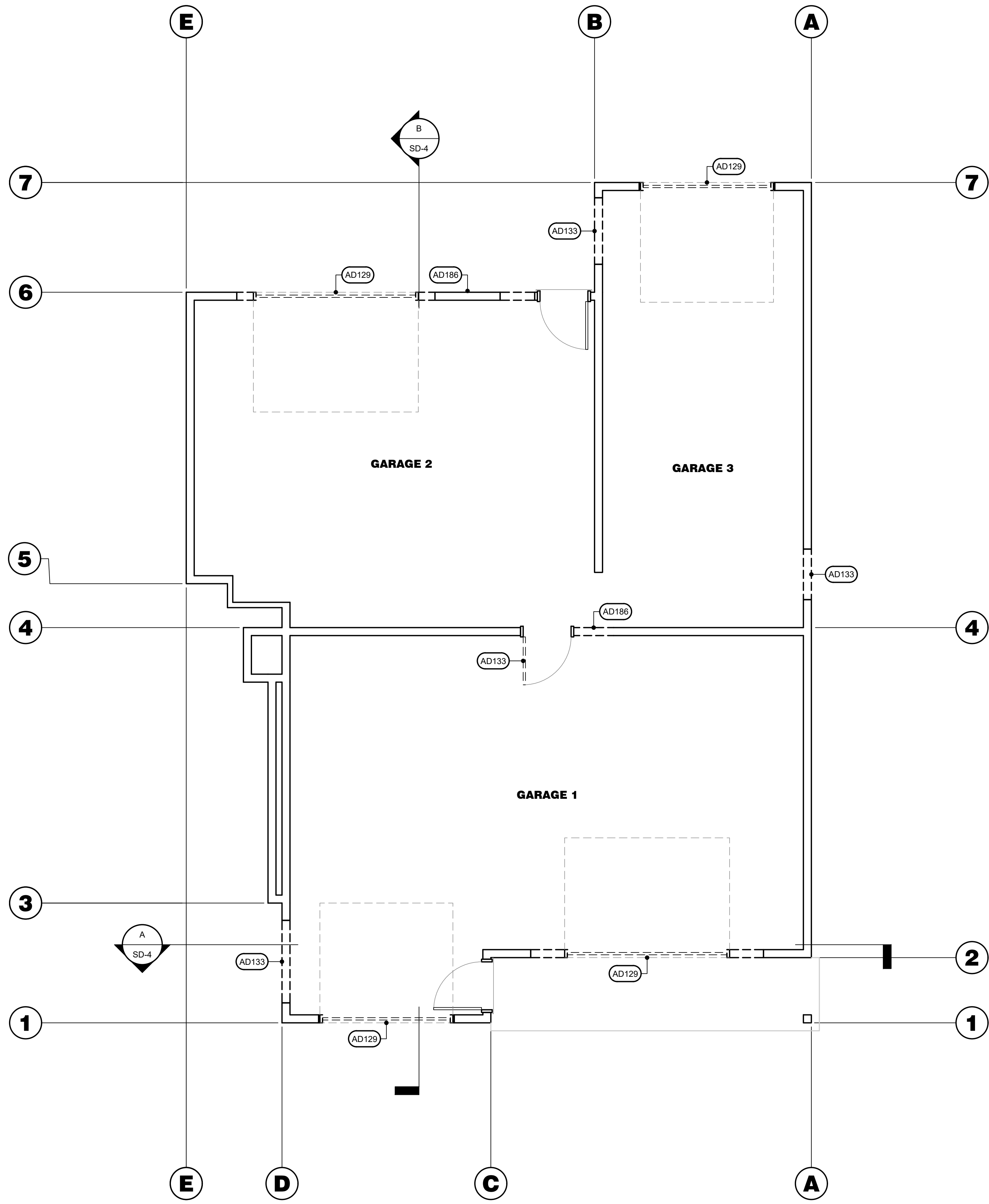
**SITE NOTES**

SHEET TITLE	
JOB#: 221204 DATE: September 18, 2023 DRAWN BY: TAYLOR APPROVED BY: M.D.A.	SHEET NO. <b>A-011</b>

PLOT TIME: 12/7/2023 11:06 AM



S:\1 - PROJECTS\YEAR 2022\221204 PINNSIX-MILBURN\03. CONSTRUCTION DOCUMENTS\02.CAD FILES\02-050 DEMOLITION PLAN.DWG



**DEMOLITION PLAN**  
SCALE: 1/4" = 1'-0"

**WALL LEGEND**

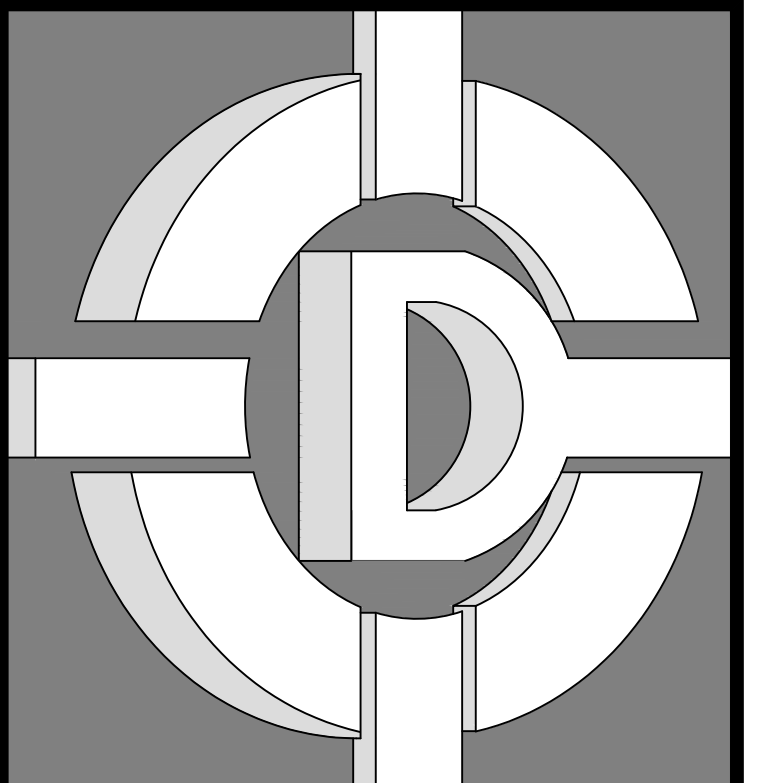
EXISTING WALL ASSEMBLY TO REMAIN	DEMOLISHED WALL ASSEMBLY
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**DEMOLITION KEY NOTES**

#	DESCRIPTION
AD129	EXTERIOR DOOR TO BE REMOVED AND FILLED IN WITH 2x STUDS AT 16" ON CENTER. MATCH EXISTING INTERIOR FINISH AND EXTERIOR FINISH (IF APPLICABLE). REFER TO FLOOR PLAN DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AD133	INTERIOR DOOR AND ASSEMBLY TO BE REMOVED. REFER TO FLOOR PLAN DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AD186	BEARING WALL TO BE ALTERED TO INSTALL WINDOW. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

**DEMOLITION GENERAL NOTES**

#	DESCRIPTION
001	<b>ACCESSORIES:</b> REMOVE ALL UNNECESSARY BRACKETS, CLIPS, HANGERS, NAILS, LEDGER BOARDS, ETC. THROUGHOUT SPACE. FINISH IN THESE AREAS SHALL BE PROVIDED AS SHOWN IN ROOM FINISH SCHEDULE.
002	<b>BASE:</b> GENERAL CONTRACTOR SHALL REMOVE ALL WALL BASE AND PROVIDE NEW BASE AFTER FLOORING INSTALLATION PER ROOM FINISH SCHEDULE.
003	<b>BUILDING:</b> DEMOLITION CONTRACTOR TO SURVEY THE CONDITION OF THE BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN A STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF THE STRUCTURE OR ADJACENT STRUCTURES DURING SELECTIVE DEMOLITION.
004	<b>CASEWORK:</b> EXISTING WALLS, CASEWORK, FIXTURES, EQUIPMENT, ETC. ARE TO BE REMOVED. NEW SURFACES SHALL BE CLEANED SO NEW FINISHED MATERIALS CAN BE PLACED (REFER TO FINISH SCHEDULE). EXISTING BRACKETS, CLIPS, HANGERS, ETC. NOT NEEDED SHALL BE REMOVED. WORK SHALL BE PERFORMED TO LEAVE NO INDICATION OF PREVIOUS DEMOLITION.
005	CONTRACTOR SHALL REMOVE ALL EXISTING RESTROOM ACCESSORIES, PARTITIONS, COUNTERTOPS, ETC. ALL PLUMBING FIXTURES THROUGHOUT THE SPACE SHALL BE REMOVED AND LINES CAPPED UNLESS NOTED OTHERWISE. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
006	<b>CLEAN-UP:</b> CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMAL INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS. PROMPTLY DISPOSE OF ALL DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON SITE. LEGALLY TRANSPORT AND DISPOSE OF ALL DEMOLISHED MATERIALS.
007	THOROUGHLY CLEAN BUILDING UPON COMPLETION OF SELECTIVE DEMOLITION.
008	<b>DOORS:</b> ALL DOORS AND HARDWARE TO REMAIN UNLESS NOTED OTHERWISE IN THE DOOR AND FRAME SCHEDULE.
009	<b>ELECTRICAL:</b> REFER TO ELECTRICAL DRAWINGS FOR ALL ELECTRICAL BEING REMOVED, RELOCATED, OR ABANDONED. CUT AND PATCH FLOOR AS REQUIRED FOR NEW ELECTRICAL.
010	CONTRACTOR SHALL REMOVE, RELOCATE, REUSE, OR REPLACE EXISTING ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
011	<b>FINISHES:</b> EXISTING FINISHED SURFACES TO REMAIN THAT ARE AFFECTED BY SELECTIVE DEMOLITION SHALL BE PATCHED TO MATCH EXISTING ADJACENT SURFACES UNLESS CONCEALED BY NEW CONSTRUCTION.
012	ALL NEWLY REVEALED PLUMBING, MECHANICAL, OR ELECTRICAL ITEMS SHALL BE REMOVED TO THE EXTENT THAT THEY, IN NO WAY, INTERFERE WITH FINAL FINISH CONDITIONS. THERE SHALL BE NO INDICATION OF PREVIOUS INSTALLATION WHATSOEVER.
013	<b>FIRE:</b> DEMOLITION CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE CONSTRUCTION FIRE ASSEMBLY RATING FOR ALL EXISTING RATED WALL ASSEMBLIES, ROOF ASSEMBLIES, AND / OR SHAFTS.
014	PER CFC 703.1 THE REQUIRED FIRE-RESISTANCE RATING OF FIRE-RESISTANCE-RATED CONSTRUCTION (INCLUDING WALLS, FIRESTOPS, SHAFT ENCLOSURES, PARTITIONS, SMOKE BARRIERS, FLOORS, FIRE RESISTIVE COATINGS AND SPRAYED FIRE-RESISTANT MATERIALS APPLIED TO STRUCTURAL MEMBERS AND FIRE-RESISTANT JOINT SYSTEMS) SHALL BE MAINTAINED. SUCH ELEMENTS SHALL BE VISUALLY INSPECTED BY THE OWNER ANNUALLY AND PROPERLY REPAIRED, RESTORED, OR REPLACED WHEN DAMAGED, ALTERED, BREACHED OR PENETRATED. WHERE CONCEALED, SUCH ELEMENTS SHALL NOT BE REQUIRED TO BE VISUALLY INSPECTED BY THE OWNER UNLESS THE CONCEALED SPACE IS ACCESSIBLE BY THE REMOVAL OR MOVEMENT OF A PANEL, ACCESS DOOR, CEILING TILE OR SIMILAR MOVEABLE ENTRY TO THE SPACE. OPENINGS MADE THEREIN FOR THE PASSAGE OF PIPES, ELECTRICAL CONDUIT, WIRES, DUCTS, AIR TRANSFER OPENINGS AND HOLES MADE FOR ANY REASON SHALL BE PROTECTED WITH APPROVED METHODS CAPABLE OF RESISTING THE PASSAGE OF SMOKE AND FIRE. OPENINGS THROUGH FIRE RESISTANCE RATED ASSEMBLIES SHALL BE PROTECTED BY SELF- OR AUTOMATIC-CLOSING DOORS OF APPROVED CONSTRUCTION MEETING THE FIRE PROTECTION REQUIREMENTS FOR THE ASSEMBLY.
015	<b>GENERAL:</b> DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MATERIALS AND CONSTRUCTION OF ALL FLOOR, WALL, CEILING, AND ROOF ASSEMBLIES.
016	EXISTING CONDITIONS THAT ARE TO REMAIN SHALL BE PROTECTED FROM DAMAGE AS REQUIRED DURING DEMOLITION OPERATIONS. ANY DAMAGE CAUSED BY THE DEMOLITION SHALL BE REPAIRED AT THE EXPENSE OF THE DEMOLITION CONTRACTOR.
017	PROVIDE TEMPORARY WEATHER PROTECTION, AS REQUIRED, DURING SELECTIVE DEMOLITION AND CONSTRUCTION PROCESS TO ENSURE THAT NO WATER DAMAGE OCCURS TO STRUCTURE, EQUIPMENT, EXTERIOR, OR INTERIOR AREAS.
018	TOTAL SCOPE OF DEMOLITION MAY NOT BE COVERED ON THIS SHEET, REVIEW ALL SHEETS IN THE CONSTRUCTION DOCUMENTS TO DETERMINE TOTAL SCOPE OF DEMOLITION.
019	GENERAL CONTRACTOR SHALL FIELD VERIFY CONDITIONS AS THEY RELATE TO CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCY IS FOUND.
020	GENERAL CONTRACTOR IS TO EXECUTE ALL DEMOLITION AND REMOVAL CAREFULLY, TO MINIMIZE INTERFERENCE WITH EXISTING CONDITIONS, NEW CONDITIONS, OR SITE CONDITIONS.
021	REUSE MATERIALS WHEREVER FEASIBLE. ALL TRASH AND UN-REUSABLE MATERIALS CREATED BECAUSE OF DEMOLITION WORK SHALL BE PROPERLY DISPOSED OF OFF-SITE. CONTRACTOR SHALL VERIFY RESTRICTIONS REGARDING THE DISPOSAL OF CONSTRUCTION DEBRIS PRIOR TO BIDDING.
022	DEMOLITION SHALL INCORPORATE THOSE SUBORDINATE ITEMS NOT SHOWN SPECIFICALLY ON THIS PLAN BUT REQUIRED TO BE REMOVED TO COMPLETE THE PROJECT.
023	IF NECESSARY, CONTRACTOR SHALL GRIND THE EXISTING CONCRETE SLAB AS REQUIRED TO PROVIDE A SMOOTH LEVEL SURFACE AS REQUIRED FOR THE APPLICATION OF THE FLOOR COVERING.
024	<b>MECHANICAL:</b> REFER TO MECHANICAL DRAWINGS FOR ALL MECHANICAL BEING REMOVED, RELOCATED, OR ABANDONED. CUT AND PATCH FLOOR AS REQUIRED FOR ALL NEW MECHANICAL. CAP ABANDONED MECHANICAL BELOW FLOOR SLAB.
025	<b>PATCHING:</b> GENERAL CONTRACTOR SHALL PATCH EXISTING WALLS WHICH REMAIN AFTER ADJACENT DEMOLITION. PATCH AND MATCH AS CLOSELY AS POSSIBLE WITH EXISTING ADJACENT SURFACES.
026	<b>PLUMBING:</b> REFER TO PLUMBING DRAWINGS FOR ALL PLUMBING BEING REMOVED, RELOCATED, OR ABANDONED. CUT AND PATCH FLOOR AS REQUIRED FOR NEW PLUMBING. CAP ABANDONED PLUMBING BELOW FLOOR SLAB.
027	<b>ROOFING:</b> WITH OWNER / LANDLORD APPROVAL, THE ROOFING CONTRACTOR SHALL INSPECT, PATCH, AND / OR REPAIR ANY ITEM IN NEED OF SERVICE. ANY ROOF PENETRATIONS REVEALED RESULTING FROM DEMOLITION SHALL BE PATCHED AND / OR AS REQUIRED TO ACHIEVE A WEATHER TIGHT SYSTEM WORK SHALL BE COORDINATED WITH LANDLORD TO MAINTAIN EXISTING ROOF WARRANTY REQUIREMENTS.
028	<b>SAW CUTS:</b> CONTRACTOR SHALL VERIFY AND COORDINATE ANY AND ALL SAW CUTS OF EXISTING CONCRETE SLAB WITH WORK OF OTHER TRADES. ALL SLAB CUTS AND/OR REMOVAL SHALL BE MINIMIZED AS MUCH AS POSSIBLE.
029	<b>SLAB:</b> FLOOR SLAB SHALL BE A SMOOTH FINISH LEVEL (NOT TO EXCEED +/- 1/2") AND ON A SINGLE PLANE WITHOUT DEPRESSIONS (EXCEPT AS REQUIRED IN TOILET ROOMS) OR RAISED AREA (NEITHER TO EXCEED 1/8" AS MEASURED AGAINST A 10' TRUE STEEL EDGE). THE CONCRETE MUST BE A MINIMUM OF 4" THICK AND SUITABLE FOR BOTH CARPET AND TILE INSTALLATION (I.E. MUST PASS THE CALCIUM CHLORIDE TEST OF 3 POUNDS OR LESS PER 1000 SQUARE FEET).
030	<b>UTILITIES:</b> EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM DURING SELECTIVE DEMOLITION.



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DRAWINGS PREPARED FOR:  
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CONTRACTOR:  
**BIDDING**

REVISIONS		
NO.	DESCRIPTION	DATE

**REGULATORY AUTHORITIES STAMP**

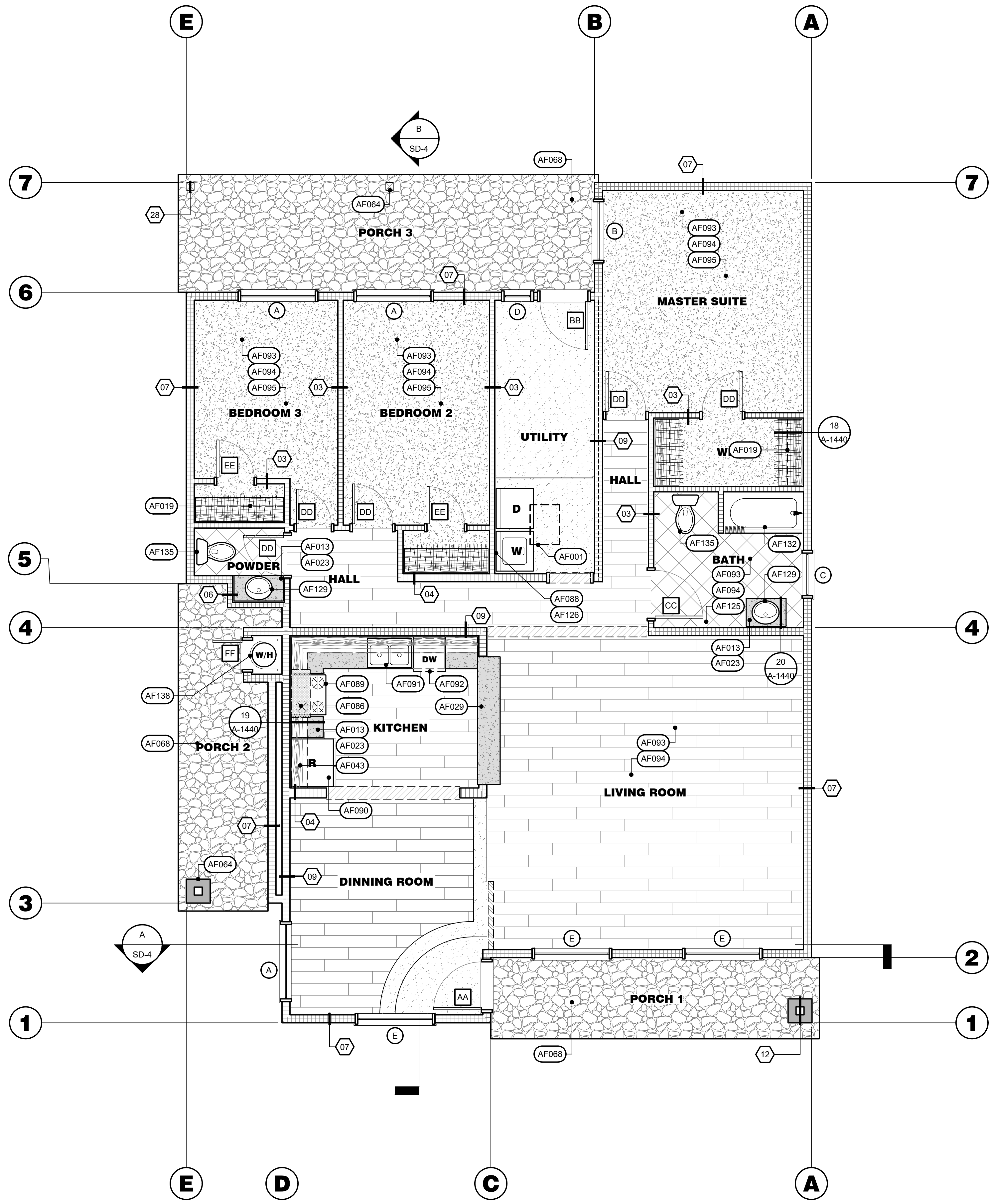
ENGINEER'S SEAL	ARCHITECT'S SEAL
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**DEMOLITION PLAN**

SHEET TITLE	
JOB#: 221204	SHEET NO. D-050
DATE: September 18, 2023	
DRAWN BY: TAYLOR	
APPROVED BY: M.D.A.	
PLOT TIME: 12/7/2023 11:06 AM	

S:\1 - PROJECTS\YEAR 2022\221204 PINNSIX-MILBURN\03 - CONSTRUCTION DOCUMENTS\02 CAD FILES\A-100 NOTED FLOOR PLAN.DWG



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**FLOOR KEY NOTES (cont.)**

#	DESCRIPTION
AF125	THRU WALL / ROOF DRYER VENT WITH BACKDRAFT DAMPER AND LINT TRAP TO OUTSIDE AIR. 4" DIAMETER OR 3 1/2" x 4" RECTANGULAR VENT GOOD FOR A COMBINED HORIZONTAL AND VERTICAL LENGTH NOT TO EXCEED 14'-0" WITH MAXIMUM 2 ELBOWS. OPTION: 5" DIAMETER OR 3 1/2" x 6" RECTANGULAR VENT GOOD FOR A COMBINED HORIZONTAL AND VERTICAL LENGTH NOT TO EXCEED 38'-0" WITH MAXIMUM 2 ELBOWS. DEDUCT 6" FOR EACH ADDITIONAL ELBOW. DRYER DUCT OUTLET SHALL BE A MINIMUM 5'-0" FROM OUTDOOR CONDENSING UNITS. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AF129	CHINA SINGLE COMPARTMENT SELF RIMMING COUNTER TOP MOUNTED LAVATORY. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AF132	METAL TUB WITH TILE SHOWER OVER FIBER CEMENT OR GLASS MAT GYPSUM BACKER. PROVIDE 22" MINIMUM TEMPERED GLASS ENCLOSURE (HINGED SHOWER DOORS SHALL OPEN OUTWARD). INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE AT THE SHOWERS. ALL TUB-SHOVED OPENINGS SHALL BE RODENT PROOF, WITH 1" CEMENT COVERING IN AN APPROVED MANNER. PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE AT THE SHOWERS AND TUB-SHOOWER COMBINATION. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWERHEADS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 70-INCHES ABOVE THE DRAIN OUTLET PER CBC SECTION 1210.3. MATERIALS OTHER THAN STRUCTURAL ELEMENTS USED IN SUCH WALLS SHALL BE OF TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE PER CBC SECTION 1210.2. ALL SHOWER ENCLOSURES SHALL MEET SAFETY GLAZING REQUIREMENTS PER CBC SECTION 2406. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN A MINIMUM 22-INCH UNOBSTRUCTED OPENING FOR EGRESS PER CPC SECTION 411.6. NET AREA OF THE SHOWER RECEPTOR SHALL BE NOT LESS THAN 1.024 SQUARE INCHES OF FLOOR AREA, AND ENCOMPASS 30-INCH DIAMETER CIRCLE TO A POINT 70-INCHES ABOVE THE SHOWER DRAIN OUTLET PER CPC SECTION 411.7. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AF135	WATER CLOSET COMPARTMENT MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. LOW-FLOW WATER CLOSETS TO BE INSTALLED (MAXIMUM 1.6 GALLONS PER FLUSH). REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AF136	WATER HEATER: GAS C.E.C. APPROVED OVER +18" HIGH PLATFORM FROM FINISH FLOOR. SECURE WATER HEATER IN PLACE WITH (2) 26 GAUGE X2" WIDE SHEET METAL STRAP WRAPPED AROUND THE WATER HEATER AND SECURED IN SOLID WOOD OR EQUAL. THE STRAPS SHALL BE WITH THE UPPER 1/3 AND LOWER 1/3 OF WATER HEATERS VERTICAL DIMENSION. LOWER POINT SHALL BE A MINIMUM OF 4" ABOVE CONTROLS. IF COMPARTMENT IS PROVIDED, FURR CEILING TO +7'-0". USE 5/8" TYPE 'X' GYPSUM BOARD ON CEILING AND WALLS. PROVIDE A 2'-0" WIDE VENTED DOOR. 100 SQUARE INCHES OF VENT 50% TOP 50% BOTTOM. VENTS TO BE 12" FROM CEILING AND FLOOR. AT LPG SYSTEMS, UNDER CUT THE CLOSET DOOR 1" OR PROVIDE A 1-1/2" PVC DRAIN LINE TO EXTERIOR TO ALLOW FOR LPG DRAINAGE. T AND P RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALVANIZED STEEL OF HARD DROWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF PIPE NOT MORE THAN 24" OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL AND BEING UNTHREADED. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

**WALL LEGEND**

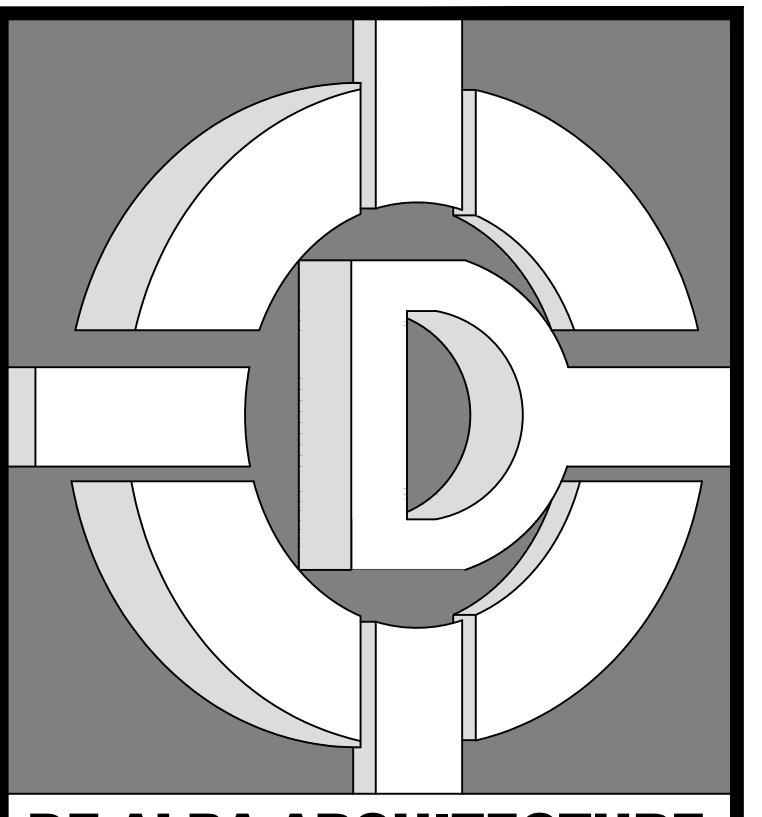
NEW		EXISTING	
	INTERIOR WALL		EXTERIOR WALL
	HALF WALL		INTERIOR WALL

#	WALL TYPE	ASSEMBLIES DESCRIPTION
03		2x4 STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD AT EACH SIDE. UNLESS OTHERWISE NOTED.
04		2x6 STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD AT EACH SIDE. UNLESS OTHERWISE NOTED.
06		EXISTING 2x4 STUDS AT 16" O.C. WITH INSULATION. INTERIOR FACE 1/2" GYPSUM BOARD. EXTERIOR FACE 7/8" STUCCO. UNLESS OTHERWISE NOTED.
07		EXISTING 2x6 STUDS AT 16" O.C. WITH INSULATION. INTERIOR FACE 1/2" GYPSUM BOARD. EXTERIOR FACE 7/8" STUCCO. UNLESS OTHERWISE NOTED.
09		EXISTING 2x6 STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD ON BOTH SIDES. UNLESS OTHERWISE NOTED.
12		2x4 STUDS AT 16" O.C. BOXED COLUMN. EXTERIOR FACE 7/8" STUCCO OVER 3/8" PLYWOOD SHEATHING. UNLESS OTHERWISE NOTED.
28		WOOD POST. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

**FLOOR PLAN KEY NOTES**

#	DESCRIPTION
AF001	22' x 30" ATTIC ACCESS WITH 30" HEADROOM SHALL BE WEATHER-STRIPPED AND INSTALLED EQUIVALENT TO THAT OF THE CEILING AND SHALL BE INSTALLED ON THE ACCESS PANEL. ALTERNATE: 30' x 30" ATTIC ACCESS WITH PLYWOOD CATWALK FOR MECHANICAL EQUIPMENT. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AF013	BASE CABINET. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AF019	CLOSET SHELVING AND POLE. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AF023	36" HIGH GRANITE COUNTERTOP OVER BASE CABINET. PROVIDE 4" BACK AND SIDE SPLASHES WHERE SHOWN IN ELEVATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AF029	36" HIGH CANTILEVERED GRANITE BAR COUNTERTOP OVER BASE CABINET. PROVIDE 4" BACK AND SIDE SPLASHES WHERE SHOWN IN ELEVATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AF043	OVERHEAD CABINETS OVER REFRIGERATOR. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AF064	REFER TO COLUMN SCHEDULE AND WALL FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AF068	3-1/2" CONCRETE LANDING WITH BROOM FINISH AND SLOPE AWAY FROM BUILDING PROVIDE A MAXIMUM OF 3/4" LOWER THAN FINISH FLOOR IF DOOR SWINGS OUT AND 7-3/4" MAXIMUM IF DOOR SWINGS IN (36" DEEP x WIDTH OF DOOR). REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AF086	HOOD WITH FAN WITH MICROWAVE OVER GAS SLIDE-IN RANGE WITH OVEN. INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE MANUFACTURER'S SPECIFICATIONS ON JOB SITE. SO THAT THE BUILDING INSPECTOR MAY VERIFY CLEARANCES. KITCHEN EXHAUST OUTLETS SHALL TERMINATE AT LEAST 2' ABOVE THE ROOF AND SHALL EXTEND AT LEAST 10' ABOVE THE ADJOINING GRADE LEVEL. HOOD SHALL BE VENTED TO THE EXTERIOR WITH A BACK DRAFT DAMPER HAVING A MINIMUM CUBIC FEET PER MINUTE RATING OF 100 CUBIC FEET PER MINUTE AND A ZONE RATING NOT GREATER THAN 3-ZONE. PROVIDE A MINIMUM CLEARANCE TO COMBUSTIBLE MATERIALS: VERTICAL CLEARANCE OF 30" UNPROTECTED, OR 24" PROTECTED. HORIZONTAL CLEARANCE 6" FROM EDGE OF BURNERS. THE VERTICAL DISTANCE BETWEEN CANOPY-TYPE HOOD AND COOKING SURFACE SHALL NOT EXCEED 4". UPPER CABINETS SHALL BE A MINIMUM OF 18" ABOVE FINISH DECK OR THE HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH A CLEARANCE AS REQUIRED BY THE RANGE/COOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE MINIMUM CLEARANCE TO COMBUSTIBLE MATERIALS PER CALIFORNIA MECHANICAL CODE 906.1 AND 508.6. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AF088	WASHER AND DRYER SPACE WITH RECESSED WATER BOX (PROVIDE SMITTY PAN AT SECOND FLOOR LOCATION WITH RELIEF DRAIN TO AN APPROVED LOCATION) WASHER ALWAYS ON THE LEFT. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AF089	30" SLIDE-IN RANGE / OVEN WITH 30" MICROWAVE OVEN ABOVE RANGE / OVEN WITH BUILT-IN EXHAUST VENT WITH 100 CUBIC FEET PER MINUTE (VENT TO OUTSIDE AIR). PROVIDE 24" CLEAR ABOVE RANGE / OVEN TO UNDERSIDE OF MICROWAVE VENT. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AF090	REFRIGERATOR 36" WIDE WITH COLD WATER BOX. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AF091	CAST IRON DOUBLE COMPARTMENT SELF RIMMING COUNTER TOP MOUNTED SINK. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AF092	AUTOMATIC DISHWASHER. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AF093	EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE OPENING. THE EMERGENCY DOOR OR WINDOW SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20-INCHES. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24-INCHES. THE NET CLEAR OPENING DIMENSION SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. THE FINISHED SILL HEIGHT SHALL BE NO GREATER THAN 44-INCHES ABOVE THE FINISHED FLOOR PER CBC SECTION 1030.
AF094	NATURAL VENTILATION OF AN OCCUPIED SPACE SHALL BE THROUGH WINDOWS, DOORS, LOUVERS, OR OTHER OPENINGS TO THE OUTDOORS. THE OPERATING MECHANISM FOR SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS SO THAT THE OPENINGS ARE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AF095	EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE OPENING. THE EMERGENCY DOOR OR WINDOW SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20-INCHES. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24-INCHES. THE NET CLEAR OPENING DIMENSION SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. THE FINISHED SILL HEIGHT SHALL BE NO GREATER THAN 44-INCHES ABOVE THE FINISHED FLOOR PER CBC SECTION 1030.
AF125	ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE (CMC). MECHANICAL VENTILATION IN BATHROOMS SHALL BE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR. SUCH SYSTEM SHALL BE CONNECTED DIRECTLY TO THE OUTSIDE, AND THE POINT OF DISCHARGE SHALL BE AT LEAST 3-FEET FROM ANY OPENING THAT ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING PER CALIFORNIA MECHANICAL CODE CHAPTER 5, EXHAUST SYSTEMS. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



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385 W. BEDFORD AVENUE FRESNO, CA 93711  
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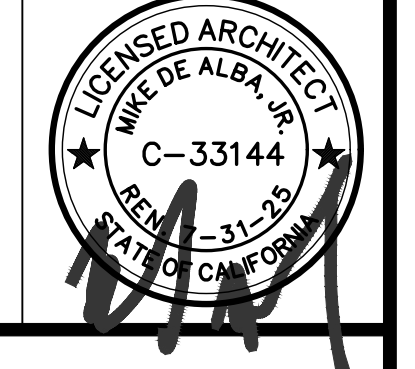
DRAWINGS PREPARED FOR:  
**PINNSIX GENERAL PARTNERS**  
3230 N. MILBURN AVENUE FRESNO, CA. 93722  
559-801-6514

CONTRACTOR:  
**BIDDING**

REVISIONS		
NO.	DESCRIPTION	DATE

**REGULATORY AUTHORITIES STAMP**

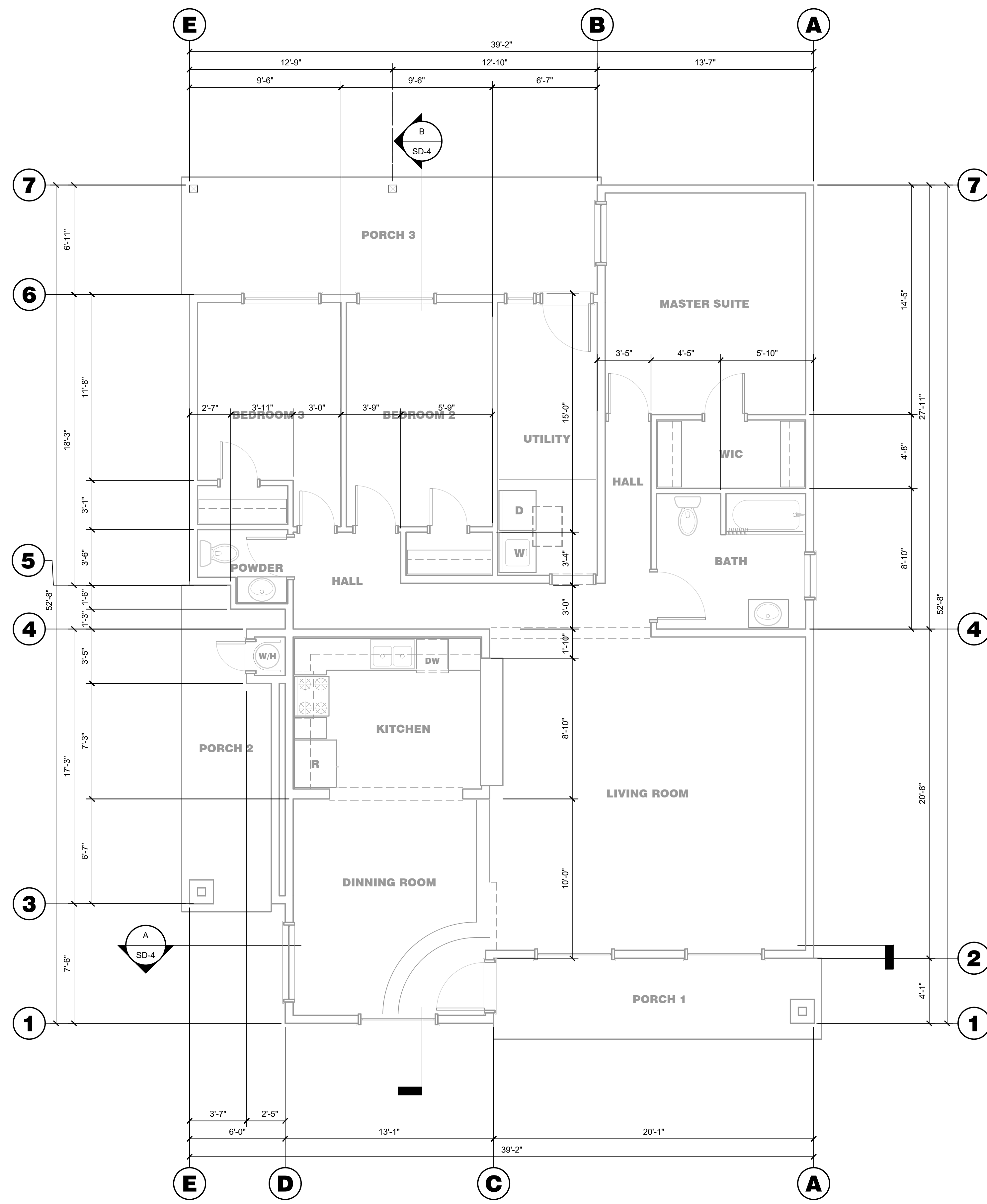
ENGINEER'S SEAL	ARCHITECT'S SEAL



**NOTED FLOOR PLAN**

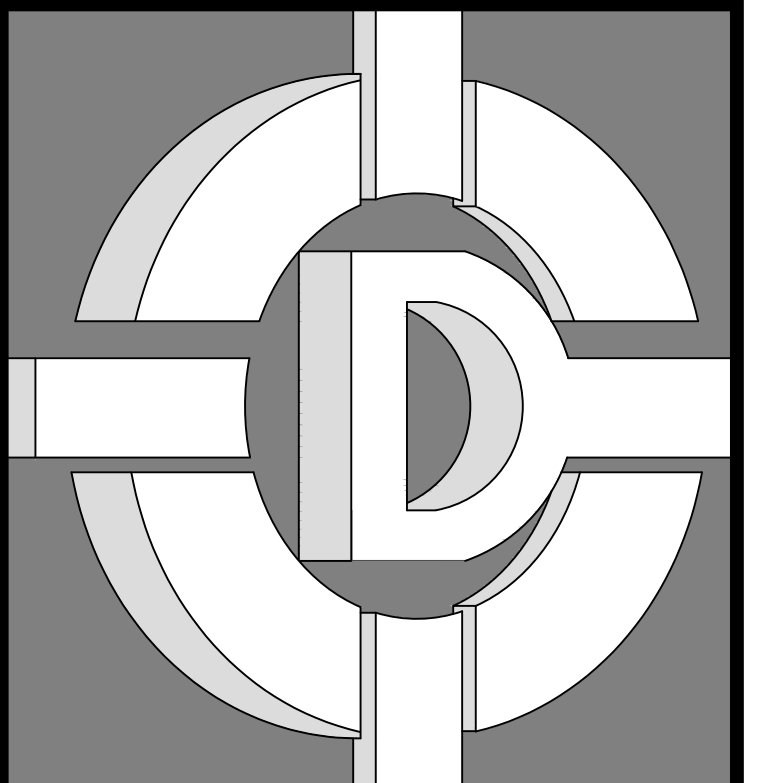
SHEET TITLE	
JOB#: 221204	SHEET NO. A-100
DATE: September 19, 2023	DRAWN BY: TAYLOR
APPROVED BY: M.D.A.	

PLOT TIME: 12/7/2023 11:06 AM



**DIMENSION FLOOR PLAN**

SCALE: 1/4" = 1'-0"



**DE ALBA ARCHITECTURE**  
 5129 N. FIRST STREET  
 FRESNO CALIFORNIA 93710  
 PHONE: 559-225-2800 MIKE DE ALBA, JR.  
 FAX: 559-225-1122 ARCHITECT

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OWNER:  
**PINNSIX GENERAL PARTNERS**  
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 559-801-6514

DRAWINGS PREPARED FOR:  
**PINNSIX GENERAL PARTNERS**  
 3230 N. MILBURN AVENUE FRESNO, CA. 93722  
 559-801-6514

CONTRACTOR:  
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REVISIONS		
NO.	DESCRIPTION	DATE

REGULATORY AUTHORITIES STAMP

ENGINEER'S SEAL ARCHITECT'S SEAL

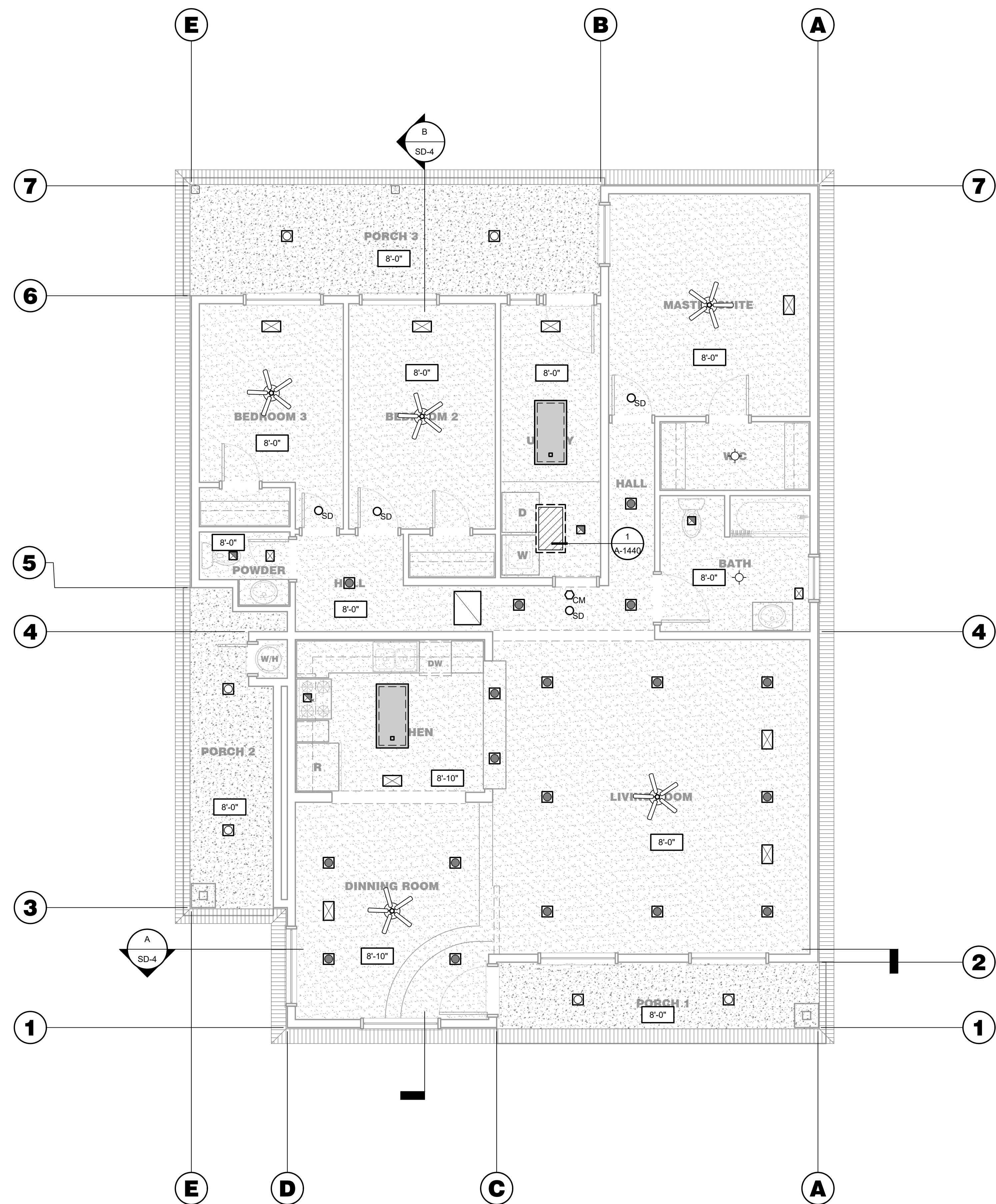
DEMENSION FLOOR PLAN

SHEET TITLE

JOB#: 221204 SHEET NO. A-101  
 DATE: September 18, 2023  
 DRAWN BY: TAYLOR  
 APPROVED BY: M.D.A.

PLOT TIME: 12/7/2023 11:06 AM

S:\1 - PROJECTS\YEAR 2022\221204 PINNSIX-MILBURN\03. CONSTRUCTION DOCUMENTS\02.CAD FILES\A-200 REFLECTED CEILING PLAN.DWG

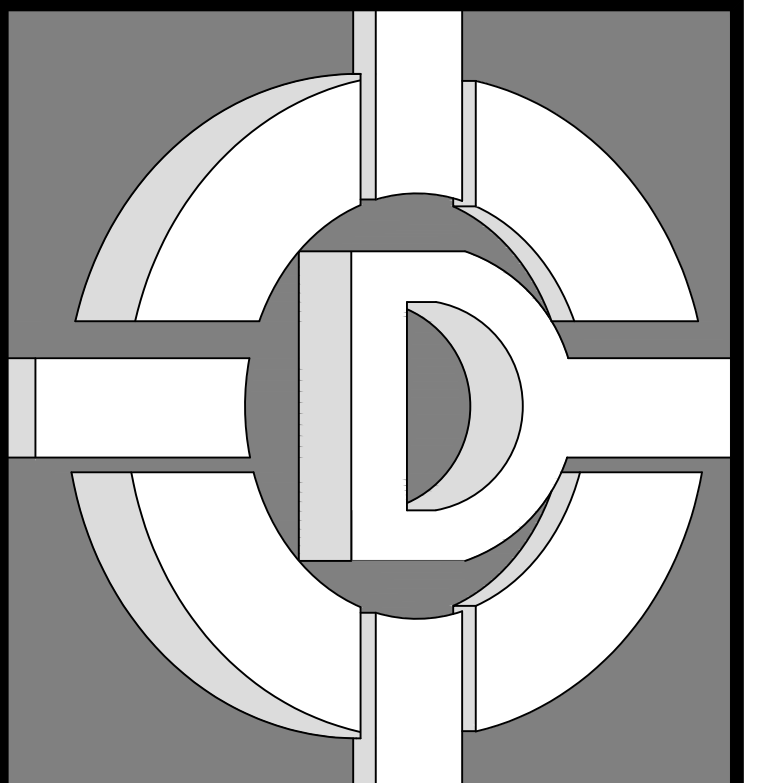


**REFLECTED CEILING PLAN**

SCALE: 1/4" = 1'-0"

**CEILING LEGEND**

SYMBOLS	DESCRIPTION
	GYPSUM BOARD CEILING SYSTEM. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
	ARCHED CEILING LIMITS. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
	STUCCO CEILING SYSTEM. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
	EAVE SOFFIT. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
	BOTTOM HEIGHT OF FINISHED SURFACE.
	RECESSED SUSPENDED CEILING LIGHT FIXTURE WITH PLASTIC DIFFUSER. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
	CEILING MOUNTED FIXTURE. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
	CEILING MOUNTED FIXTURE RECESSED CAN. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
	EXTERIOR CEILING MOUNTED FIXTURE RECESSED CAN WITH MOTION SENSOR AND INTEGRAL PHOTO CONTROL. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
	WATERPROOF OUTLET WITH GROUND FAULT INTERPRETER. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
	ATTIC ACCESS PANEL. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
	STRUCTURAL COLUMN. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
	SUPPLY AIR DIFFUSER. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
	RETURN AIR GRILLE. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
	CEILING EXHAUST FAN. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
	WHOLE HOUSE FAN. REFER TO ENERGY DOCUMENTS SHEETS FOR ADDITIONAL INFORMATION.
	CARBON MONOXIDE ALARM. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
	SMOKE ALARM. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
	CEILING FAN WITH LIGHT (SEPARATE SWITCH FOR LIGHT). REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.



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 ARCHITECT

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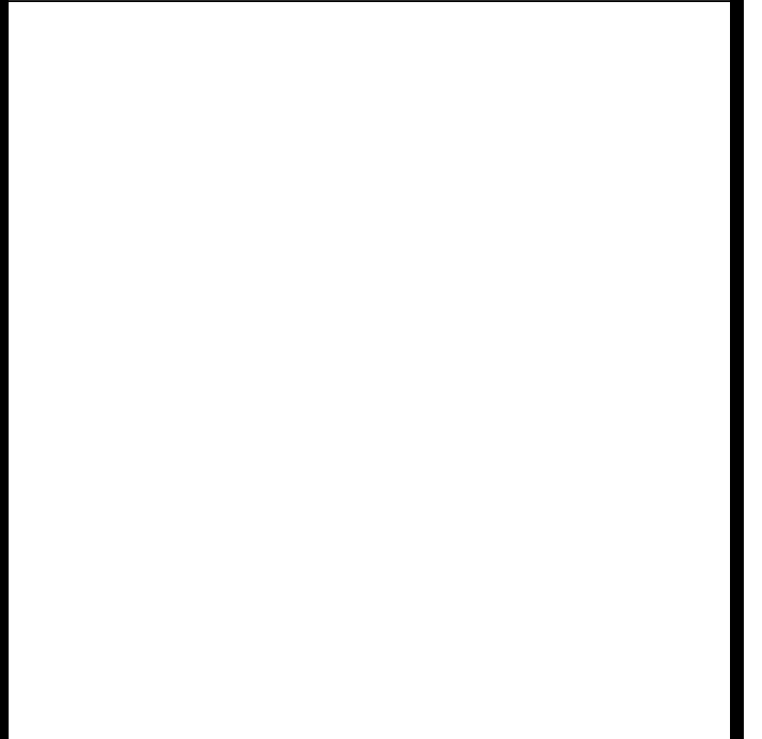
OWNER:  
**PINNSIX GENERAL PARTNERS**  
 385 W. BEDFORD AVENUE FRESNO, CA 93711  
 559-801-6514

DRAWINGS PREPARED FOR:  
**PINNSIX GENERAL PARTNERS**  
 3230 N. MILBURN AVENUE FRESNO, CA. 93722  
 559-801-6514

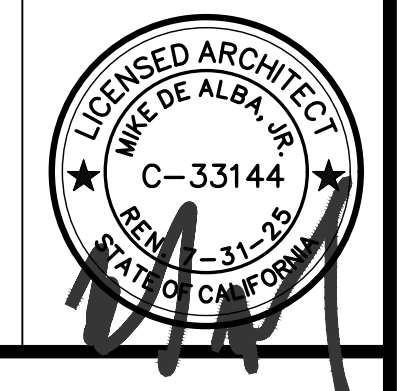
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NO.	DESCRIPTION	DATE

REGULATORY AUTHORITIES STAMP



ENGINEER'S SEAL ARCHITECT'S SEAL



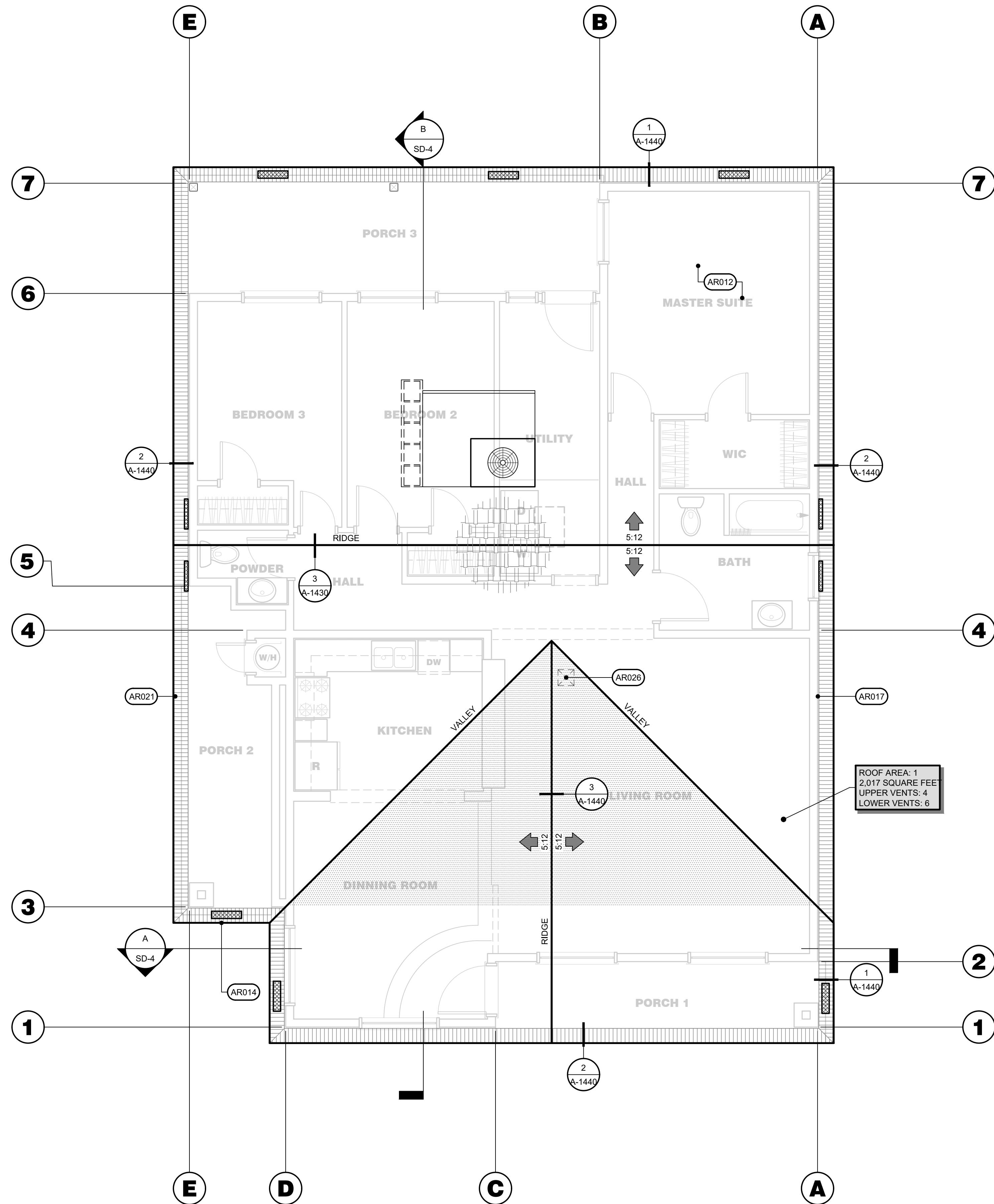
REFLECTED CEILING PLAN

SHEET TITLE

JOB#: 221204	SHEET NO.
DATE: September 18, 2023	<b>A-200</b>
DRAWN BY: TAYLOR	
APPROVED BY: M.D.A.	

PLOT TIME: 12/7/2023 11:07 AM

S:\1 - PROJECTS\YEAR 2022\221204 PINNSIX-MILBURN\03 - CONSTRUCTION DOCUMENT\902.CAD FILES\A-300 ROOF PLAN.DWG



**ROOF PLAN**  
SCALE: 1/4" = 1'-0"

**ROOF LEGEND**

SYMBOLS	DESCRIPTION
[Symbol]	GALVANIZED EAVE VENT WITH 1/4" MESH AND 4'-0"; BAFFLE; VENTS ARE NOT ALLOWED AT SHEAR WALLS WHERE THE FRIEZE BLOCKS ARE REQUIRED FOR SHEAR TRANSFER. PAINT TO MATCH ROOFING. REFER TO VENTILATION CALCULATION FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
[Symbol]	GALVANIZED GABLE END VENT WITH 1/4" MESH AND 4'-0"; PAINT TO MATCH ROOFING. REFER TO VENTILATION CALCULATION FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
[Symbol]	12" x 12" OPENING WITHIN ROOF SHEATHING BELOW CALIFORNIA FILL ROOF FRAMING FOR VENTILATION PURPOSES - GENERAL CONTRACTOR SHALL PROVIDE AS MANY AS SHOWN. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
[Symbol]	ARROW INDICATES DIRECTION OF DRAINAGE - PROVIDE 1/8:12 MINIMUM SLOPE IN "VALLEY" FORMED BY CRICKET AND MAIN DECK SLOPE - REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
[Symbol]	22" x 30" ATTIC ACCESS WITH 30" HEADROOM SHALL BE WEATHER-STRIPPED AND INSULATED EQUIVALENT TO THAT OF THE CEILING AND SHALL BE INSTALLED ON THE ACCESS PANEL. ALTERNATE: 30" x 30" ATTIC ACCESS WITH PLYWOOD CATWALK FOR MECHANICAL EQUIPMENT. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
[Symbol]	EAVE SOFFIT. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
[Symbol]	ROOF FILL FRAMING - REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
[Symbol]	ASPHALT COMPOSITION SHINGLES OVER UNDERLAYMENT OVER ROOF SHEATHING WITH RADIANT BARRIER AT UNDERSIDE SURFACE OF THE ROOF SHEATHING SURFACE AND INSIDE SURFACE OF GABLE ENDS OR OTHER VERTICAL SURFACES IN ATTIC COMMON WITH EXTERIOR - REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
[Symbol]	HVAC CURB PLATFORM AND MECHANICAL UNIT(S). REFER TO STRUCTURAL DRAWINGS AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

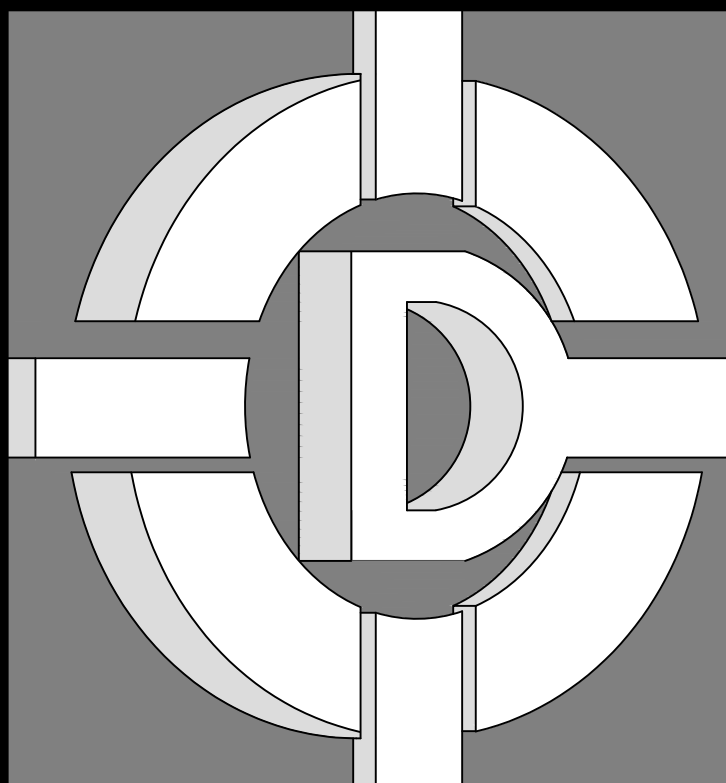
**ROOF PLAN KEY NOTES**

#	DESCRIPTION
AR012	INSTALLATION OF A RADIANT BARRIER IN THE ATTIC; INCLUDING VERTICAL ALL PERIMETER SURFACES, SUCH AS GABLE END WALLS. NAME OF CERTIFIED RADIANT BARRIER SYSTEM: * MANUFACTURER: TECHSHIELD OR EQUAL. * CBO APPROVAL NUMBER: CA-T370 OR EQUAL. * VERIFICATION OF STATE CERTIFICATION FOR MANUFACTURED PRODUCT AS INDICATED IN THE "DIRECTORY OF CERTIFIED INSTALLATION MATERIALS."
AR013	COOL ROOF: ROOF REFLECTANCE 0.3. ROOF EMITTANCE 0.75
AR014	FASCIA BOARD. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AR017	BARGE RAFTER. REFER TO STRUCTURAL DRAWING FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AR021	GALVANIZED SHEET METAL DOWNSPOUT (PAINT TO MATCH ADJACENT WALL) WITH CONCRETE SPLASH BLOCK(S) AT GRADE. ALL DOWNSPOUTS SHALL DRAIN INTO GARDEN / LANDSCAPED AREAS- PROVIDE DRAIN SYSTEM SO THAT NO RUNOFF FLOWS OVER WALKWAYS. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AR026	GENERAL CONTRACTOR SHALL PROVIDE MINIMUM OF 12" x 12" OPENING BETWEEN ENCLOSED ATTIC SPACE AND MAIN ROOF ATTIC SPACE FOR REQUIRED FREE AIR FLOW (CROSS VENTILATION) BETWEEN ATTIC AREAS. COORDINATE WITH TRUSS CONTRACTOR TO VERIFY THAT THERE IS AT LEAST 30" CLEAR FROM TOP OF LOWER ROOF SHEATHING TO BOTTOM OF UPPER ROOF SHEATHING AND ANY STRUCTURAL ELEMENTS. REFER TO VENTILATION CALCULATION AND ROOF PLAN DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

**ATTIC VENTILATION TABLE**

ATTIC ROOF AREA (SQ.FT.)	CALCULATION FACTOR	BUILDING LOCATION	NET MIN. AREA REQUIRED HIGH (SQ.IN.)	NET MAX. AREA REQUIRED HIGH (SQ.IN.)	NET MIN AREA REQUIRED LOW (SQ.IN.)	NET AREA REQUIRED TOTAL (SQ.IN.)
2,017	300	AREA 1	387	484	484	968
NO. OF VENTS	VENT TYPE - HIGH		NET VENT FREE AREA (SQ.IN.)	NET VENT FREE AREA PROVIDED (SQ.IN.)		
4	GALVANIZED GABLE END 14" x 18"		120.00	480.00		
0	GALVANIZED GABLE END 14" x 24"		160.00	0.00		
			NET MIN HIGH AREA PROVIDED (SQ.IN.)	<b>480.00</b>		
NO. OF VENTS	VENT TYPE - LOW		NET VENT FREE AREA (SQ.IN.)	NET VENT FREE AREA PROVIDED (SQ.IN.)		
0	GALVANIZED EAVE 3 1/2" x 22 1/2"		47.00	0.00		
6	GALVANIZED EAVE 5 1/2" x 22 1/2"		83.00	498.00		
			NET MIN LOW AREA PROVIDED (SQ.IN.)	<b>498.00</b>		

- NOTES**
- MADATORY REQUIREMENTS FOR SOLAR READY BUILDING PER CENC SECTION 110.101.)
  - ATTIC ACCESS PER CBC SECTION R807.
  - PROVIDE ATTIC AND SOFFIT VENTILATION PER CBC SECTION R806. PER CBC SECTION R806.2. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.  
EXCEPTION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:  
IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.  
NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3-FEET (914MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE. MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS. INSTALLATION MORE THAN 3-FEET (914MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
  - O'HAGIN'S, INC. "STANDARD" ROOF VENT (NFA=86.25 S.I.) OR APPROVED EQUAL. PAINT TO MATCH ROOFING. REFER TO VENTILATION CALCULATION FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
  - O'HAGIN'S, INC. "M" ROOF VENT (NFA=86.25 S.I.) OR APPROVED EQUAL. PAINT TO MATCH ROOFING. REFER TO VENTILATION CALCULATION FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
  - O'HAGIN'S, INC. "S" ROOF VENT (NFA=86.25 S.I.) OR APPROVED EQUAL. PAINT TO MATCH ROOFING. REFER TO VENTILATION CALCULATION FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
  - O'HAGIN'S, INC. "FLAT" ROOF VENT (NFA=86.25 S.I.) OR APPROVED EQUAL. PAINT TO MATCH ROOFING. REFER TO VENTILATION CALCULATION FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
  - SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



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**PINNSIX GENERAL PARTNERS**  
385 W. BEDFORD AVENUE FRESNO, CA 93711  
559-801-6514

DRAWINGS PREPARED FOR:  
**PINNSIX GENERAL PARTNERS**  
3230 N. MILBURN AVENUE FRESNO, CA. 93722  
559-801-6514

CONTRACTOR:  
**BIDDING**

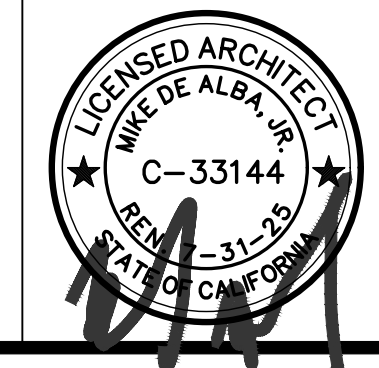
**REVISIONS**

NO.	DESCRIPTION	DATE

**REGULATORY AUTHORITIES STAMP**



ENGINEER'S SEAL      ARCHITECT'S SEAL



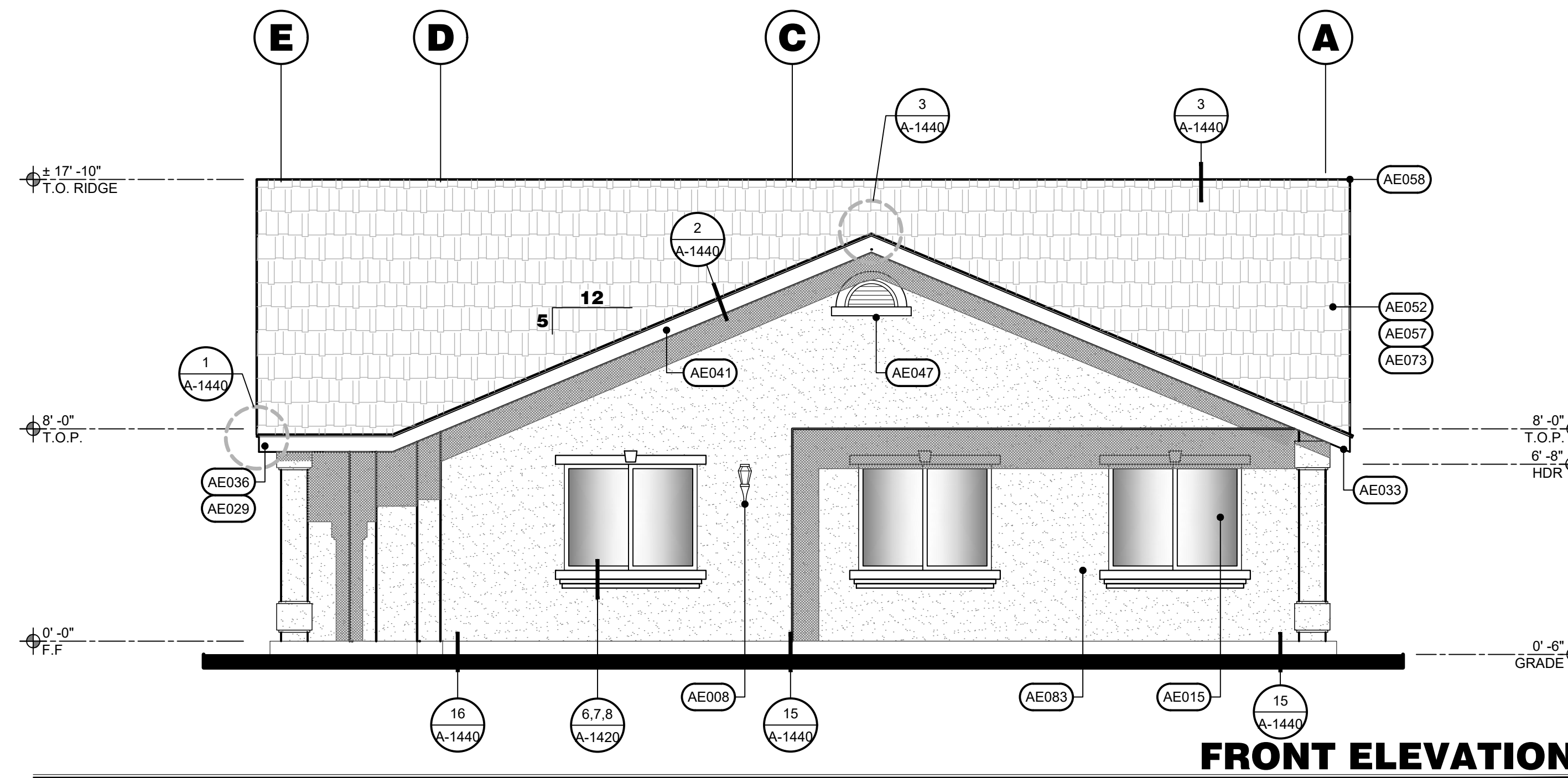
**ROOF PLAN**

SHEET TITLE

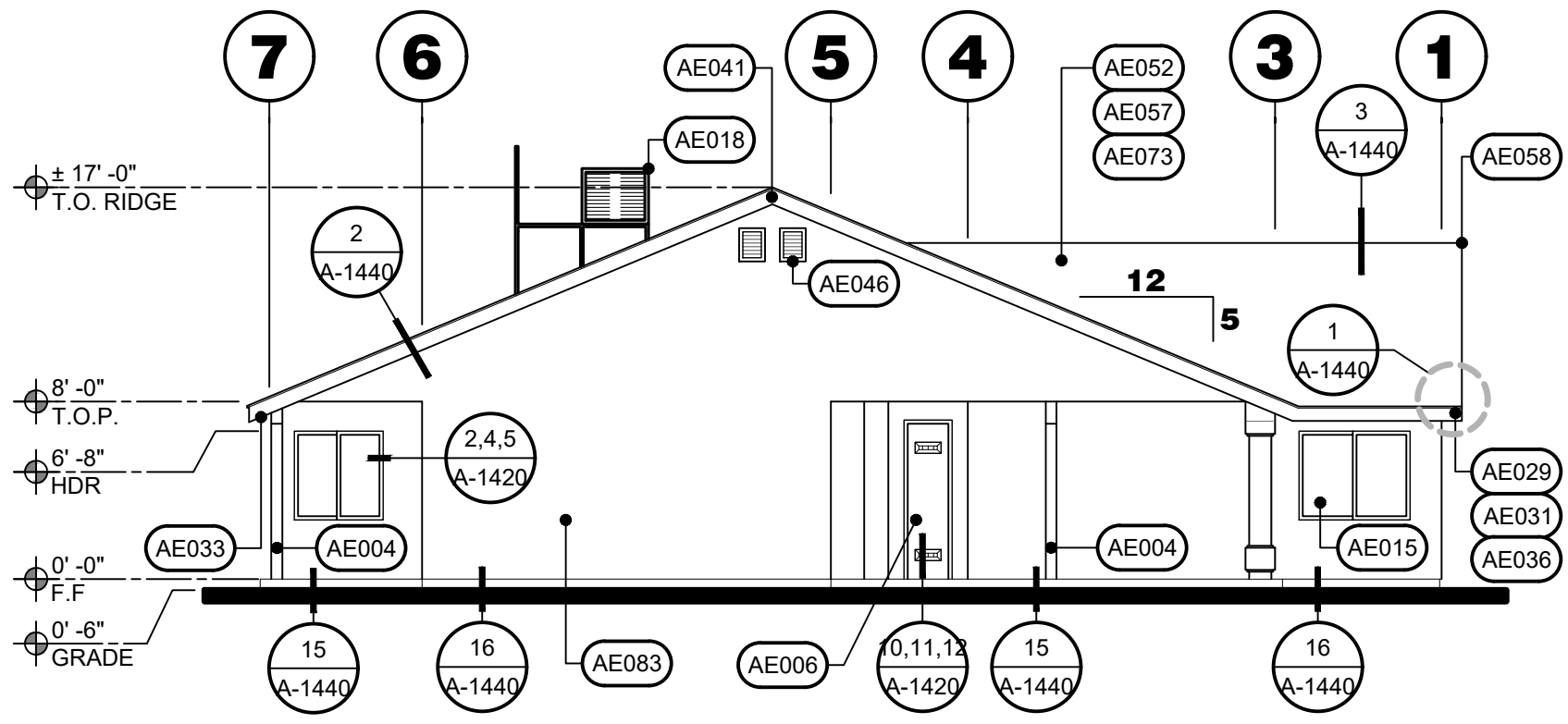
JOB#: 221204	SHEET NO.
DATE: September 18, 2023	<b>A-300</b>
DRAWN BY: TAYLOR	
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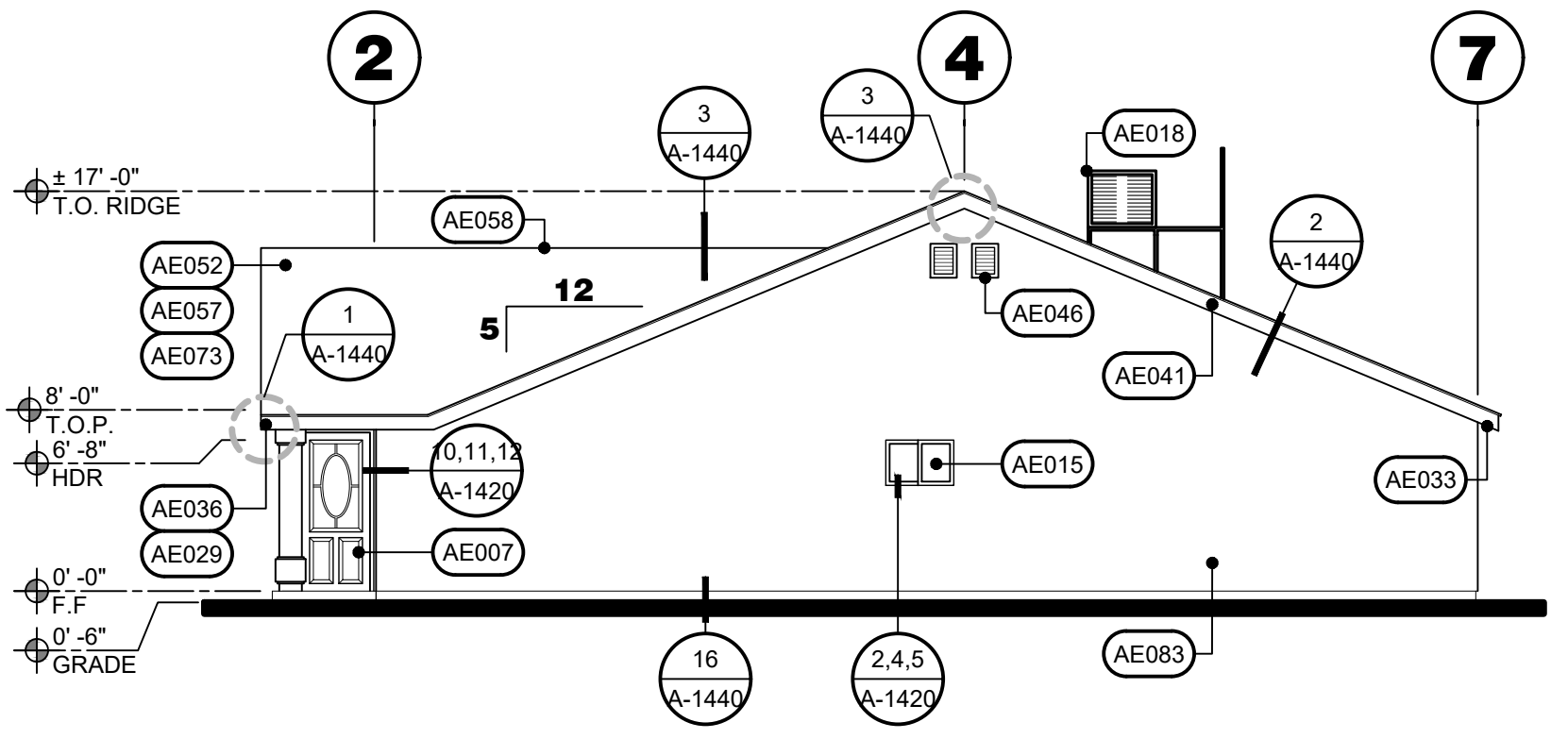
S:\1 - PROJECTS\YEAR 2022\21204 PINNSIX-MILBURN\03. CONSTRUCTION DOCUMENT\902.CAD FILES\A-800 EXTERIOR ELEVATIONS.DWG



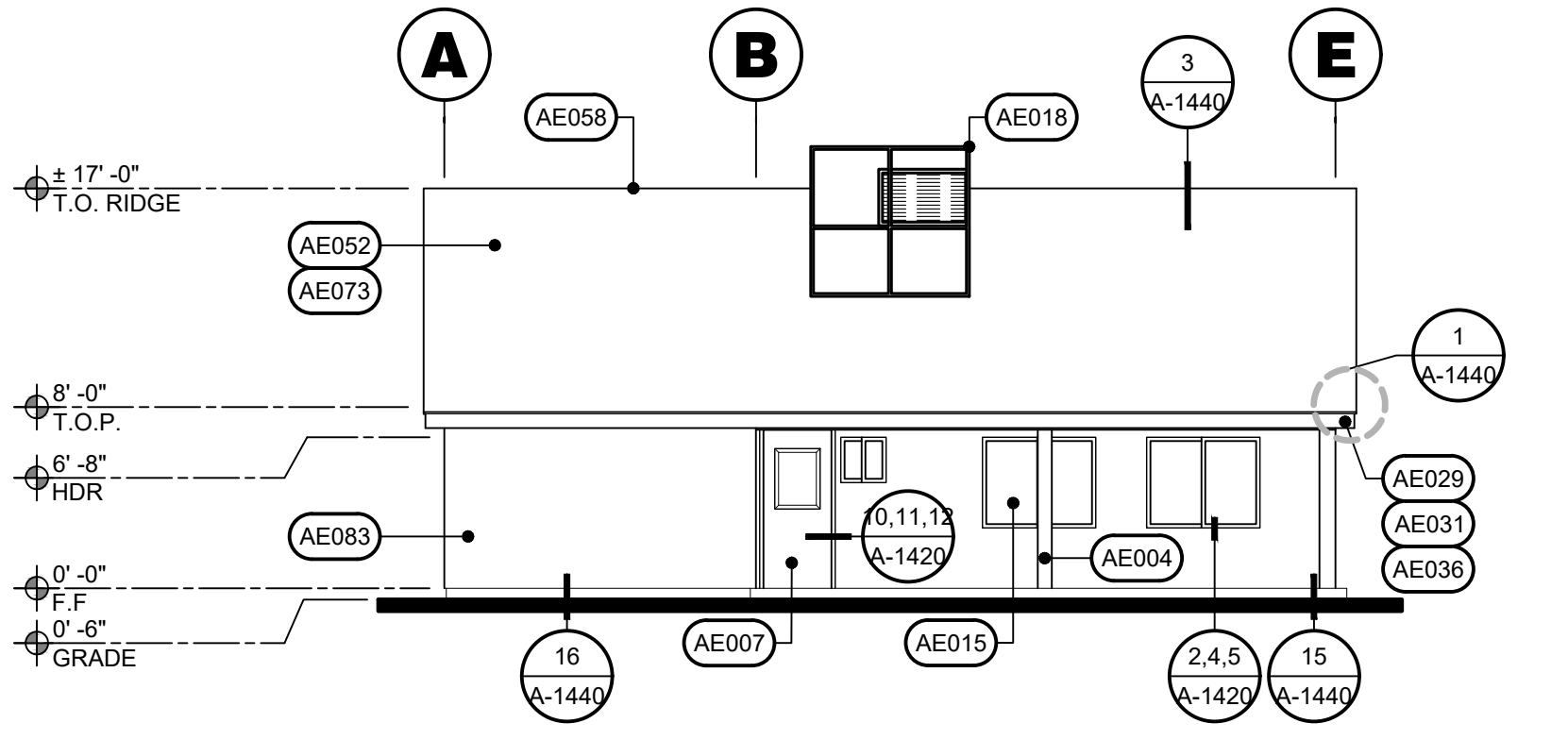
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SCALE: 1/4"=1'-0"



**LEFT ELEVATION**  
SCALE: 1/8"=1'-0"



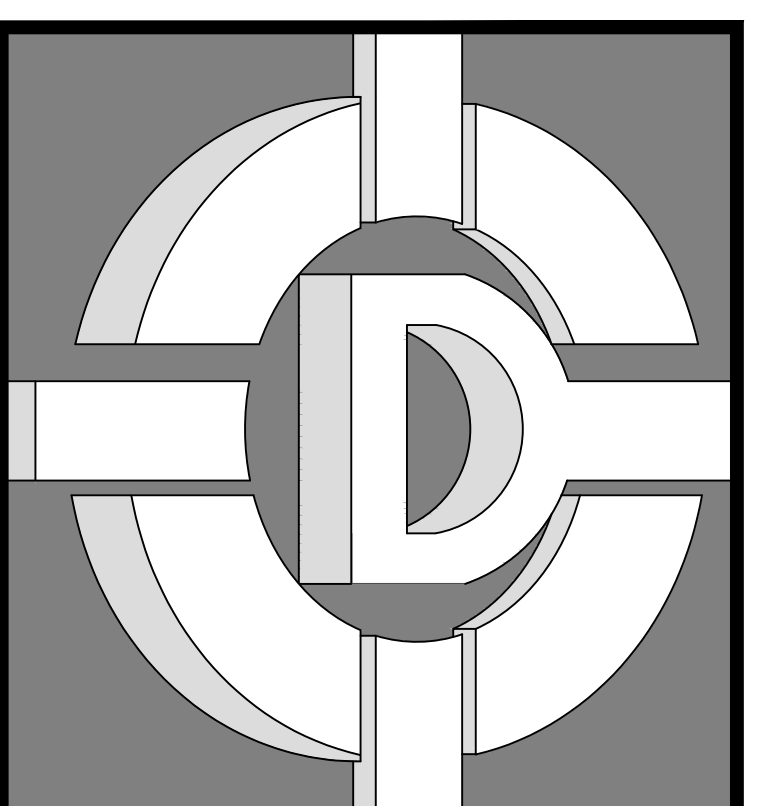
**RIGHT ELEVATION**  
SCALE: 1/8"=1'-0"



**BACK ELEVATION**  
SCALE: 1/8"=1'-0"

**EXTERIOR ELEVATION KEY NOTES**

#	DESCRIPTION
AE004	WOOD COLUMN. PROVIDE 2 COATS ENAMEL OVER PRIMER. FINISH PER COLOR / MATERIAL SCHEDULE DOUGLAS FIR COLUMNS- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AE006	EXTERIOR DOORS. REFER TO DOOR SCHEDULE AND FINISH COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AE007	EXISTING DOOR. GENERAL CONTRACTOR TO VERIFY COMPLIANCE WITH CURRENT CODE STANDARDS. REFER TO DOOR SCHEDULE AND FINISH COLOR/MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AE008	WALL LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AE015	DUAL GLAZED WINDOWS. REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AE018	ROOF MOUNTED MECHANICAL UNIT. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AE029	CONTINUOUS GALVANIZED SHEET METAL GUTTER AT PERIMETER OVERHANGS (PAINT TO MATCH ADJACENT FASCIA) WITH CONCRETE SPLASH BLOCKS AT GRADE. ALL DOWNSPOUTS SHALL DRAIN INTO PLANTERS / LANDSCAPE AREAS. PROVIDE DRAIN SYSTEM SO THAT NO RUNOFF FLOWS OVER WALKWAYS. REFER TO FINISH COLOR/MATERIAL SCHEDULE AND ROOF PLAN FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AE031	3/4" G.S.M. (NON-CORRUGATED) DRAIN LEADER FROM GUTTER. PROVIDE CAST-IRON INLET TO CONDUIT BELOW GRADE AND FLATWORK AND DAYLIGHT AT FACE OF CURB WHERE NOTED. WHEN SHOWN, PROVIDE TILE SPLASHBLOCK IN LIEU OF CONDUIT. PAINT ALL METAL (2) COATS ENAMEL OVER PRIMER- MATCH STUCCO COLORS DIRECTLY ADJACENT TO LEADER. PROVIDE DECORATIVE WALL ANCHOR STRAPS AT 6" ON CENTER MAXIMUM. REFER TO ROOF PLAN DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AE033	STUCCO FINISH UNDERNEATH OVERHANGS. REFER TO ROOF PLAN DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AE036	2x10 ROUGH SAWN FASCIA WITH 1/2" ROUGH SAWN MOLDING. REFER TO ROOF PLAN DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AE041	BARGE RAFTER. REFER TO STRUCTURAL DRAWING FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AE046	GALVANIZED GABLE END VENT. PAINT TO MATCH EXTERIOR. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AE047	ORNAMENTAL REDWOOD GABLE END VENT. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AE052	COMPOSITION SHINGLES OVER 15# BUILDING FELT. CLASS "C" ROOF. COLOR AND MATERIAL TO BE APPROVED BY OWNER. ASPHALT SHINGLES SHALL BE FASTENED ACCORDING TO MANUFACTURER'S INSTRUCTIONS OVER SOLID SHEATHING. ASPHALT STRIP SHINGLES MAY BE INSTALLED ON SLOPES AS LOW AS 2 UNITS IN 12 PROVIDED THE SHINGLES ARE APPROVED SELF-SEALING OR ARE HAND SEALED AND ARE INSTALLED WITH 2 LAYERS OF TYPE 15 FELT APPLIED SINGLE FASHION. ONE LAYER OF TYPE 30 FELT SIDE LAPPED 2 INCHES AND END LAPPED 6 INCHES. ASPHALT STRIP SHINGLES MAY BE INSTALLED ON SLOPES OF 4 UNITS OR MORE IN 12 WITH ONE LAYER OF TYPE 15 FELT LAPPED 2 INCHES HORIZONTALLY AND 4 INCHES VERTICALLY TO SHED WATER. ONE LAYER OF TYPE 30 FELT SIDE LAPPED 2 INCHES AND END LAPPED 6 INCHES. REFER TO ROOF PLAN DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AE057	INSTALLATION OF COOL ROOF ROOFING. NAME OF CERTIFIED COOL ROOF ROOFING: * MANUFACTURER: OWENS CORNING OR EQUAL. * ICBO APPROVAL NUMBER: CA-T370 OR EQUAL. * ROOF REFLECTANCE 0.3. ROOF EMITTANCE 0.75 * VERIFICATION OF STATE CERTIFICATION FOR MANUFACTURED PRODUCT AS INDICATED IN THE "DIRECTORY OF CERTIFIED ROOFING MATERIALS."
AE058	ROOFLINE. REFER TO SECTIONS AND ROOF PLAN FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
AE073	INSTALLATION OF A RADIANT BARRIER IN THE ATTIC, INCLUDING VERTICAL ALL PERIMETER SURFACES, SUCH AS GABLE END WALLS. NAME OF CERTIFIED RADIANT BARRIER SYSTEM: * MANUFACTURER: TECHSHIELD OR EQUAL. * ICBO APPROVAL NUMBER: CA-T370 OR EQUAL. * VERIFICATION OF STATE CERTIFICATION FOR MANUFACTURED PRODUCT AS INDICATED IN THE "DIRECTORY OF CERTIFIED INSTALLATION MATERIALS."
AE083	STUCCO EXTERIOR (3-COAT); USE 7/8" CEMENT PLASTER OVER 15# BUILDING FELT WITH WIRE LATH WITH NUMBER 11 GAUGE STAPLE 7/8" LEGS AT 6" ON CENTER UNBLOCKED TO COMPLY WITH CHAPTER 25 C.B.C. PROVIDE WEEP SCREEDS. PROVIDE 2 LAYERS OF TYPE 'D' PAPER UNDERLAYMENT WHERE LATH IS TO BE APPLIED OVER WOOD SHEATHING AT THE STUCCO EXTERIOR RIB LATH HORIZONTAL CEMENT PLASTER CONDITIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



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ARCHITECT

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OWNER:  
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385 W. BEDFORD AVENUE FRESNO, CA 93711  
559-801-6514

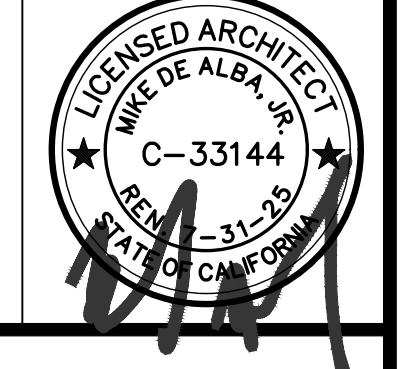
DRAWINGS PREPARED FOR:  
**PINNSIX GENERAL PARTNERS**  
3230 N. MILBURN AVENUE FRESNO, CA. 93722  
559-801-6514

CONTRACTOR:  
**BIDDING**

REVISIONS		
NO.	DESCRIPTION	DATE

REGULATORY AUTHORITIES STAMP

ENGINEER'S SEAL ARCHITECT'S SEAL



EXTERIOR ELEVATIONS

SHEET TITLE

JOB#: 221204  
DATE: September 19, 2023  
DRAWN BY: TAYLOR  
APPROVED BY: M.D.A.

SHEET NO.  
**A-800**

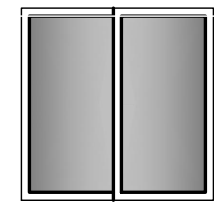
PLOT TIME: 12/7/2023 11:07 AM



# FINISH ROOM SCHEDULE

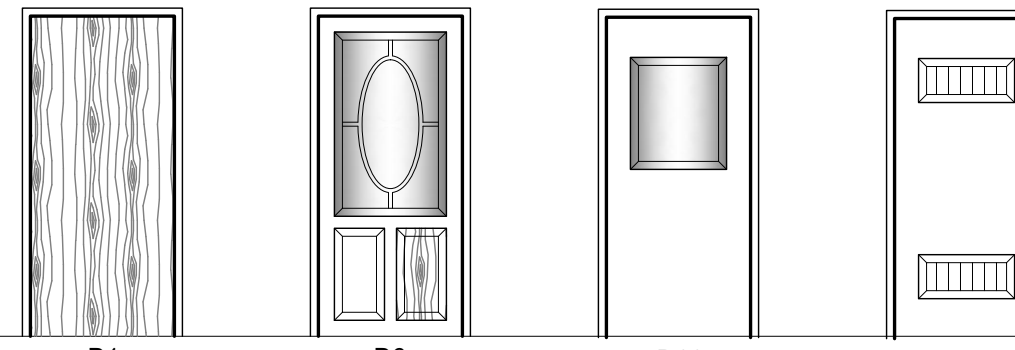
ROOM NAME		WALL			BASE		FLOOR		CEILING			WAINSCOT		HEIGHT	NOTES
DESCRIPTION	SYM.	DESCRIPTION	SYM.	DESCRIPTION	SYM.	FINISH	SYM.	DESCRIPTION	SYM.	DESCRIPTION	FEET	#			
DINING ROOM		1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT. PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.		MDF BASE WITH REVERSE JOINTS.				1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT. PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.							
KITCHEN		1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT. PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.		MDF BASE WITH REVERSE JOINTS.				1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT. PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.							
LIVING ROOM		1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT. PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.		MDF BASE WITH REVERSE JOINTS.				1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT. PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.							
BATHROOM		1/2" MOISTURE RESISTANT GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT. PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.		MDF BASE WITH REVERSE JOINTS.		CERAMIC TILE.		1/2" MOISTURE RESISTANT GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT. PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.							
HALL		1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT. PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.		MDF BASE WITH REVERSE JOINTS.				1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT. PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.							
POWDER ROOM		1/2" MOISTURE RESISTANT GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT. PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.		MDF BASE WITH REVERSE JOINTS.		CERAMIC TILE.		1/2" MOISTURE RESISTANT GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT. PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.							
BEDROOM 3		1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT. PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.		MDF BASE WITH REVERSE JOINTS.		CARPET.		1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT. PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.							
CLOSET 3		1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT. PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.		MDF BASE WITH REVERSE JOINTS.		CARPET.		1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT. PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.							
BEDROOM 2		1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT. PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.		MDF BASE WITH REVERSE JOINTS.		CARPET.		1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT. PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.							
CLOSET 2		1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT. PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.		MDF BASE WITH REVERSE JOINTS.		CARPET.		1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT. PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.							
UTILITY		1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT. PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.		MDF BASE WITH REVERSE JOINTS.		CONCRETE.		1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT. PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.							
MASTER SUITE		1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT. PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.		MDF BASE WITH REVERSE JOINTS.		CARPET.		1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT. PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.							
MASTER CLOSET		1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT. PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.		MDF BASE WITH REVERSE JOINTS.		CARPET.		1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT. PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.							

## WINDOW TYPES



W3

## DOOR TYPES



D1

D6

D11

D17

## WINDOW SCHEDULE

TAG	WINDOW			WINDOW FRAME		FIRE RATED	DETAILS			NOTES		
	WIDTH	HEIGHT	TYPE	GLASS	TYPE		OPERATION	MATERIAL	FINISH		MINUTES	HEAD
A	5'-0"	4'-0"	W3	DUAL GLAZE	CLEAR GLASS	SLIDING	VINYL	PAINT		4 / A-1420	2 / A-1420	5 / A-1420
B	4'-0"	4'-0"	W3	DUAL GLAZE	CLEAR GLASS	SLIDING	VINYL	PAINT		4 / A-1420	2 / A-1420	5 / A-1420
C	3'-0"	2'-0"	W3	DUAL GLAZE	CLEAR GLASS	SLIDING	VINYL	PAINT		4 / A-1420	2 / A-1420	5 / A-1420
D	2'-0"	2'-0"	W3	DUAL GLAZE	CLEAR GLASS	SLIDING	VINYL	PAINT		4 / A-1420	2 / A-1420	5 / A-1420
E	5'-0"	4'-0"	W3	DUAL GLAZE	CLEAR GLASS	SLIDING	VINYL	PAINT		8 / A-1420	9 / A-1420	10 / A-1420

## DOOR SCHEDULE

TAG	DOOR				DOOR FRAME		FIRE RATING	DETAILS				NOTES			
	WIDTH	HEIGHT	THICK	TYPE	LEAFS	FINISH		OPERATION	MATERIAL	GLASS	MATERIAL		FINISH	MINUTES	HEAD
AA	3'-0"	7'-0"	1 3/4"	D6	1	FACTOR FINISH	SWING	WOOD	TEMPERED	METAL	FACTOR FINISH		2 / A-1410	3 / A-1410	5 / A-1410
BB	3'-0"	7'-0"	1 3/4"	D11	1	FACTOR FINISH	SWING	VINYL	TEMPERED	METAL	FACTOR FINISH		2 / A-1410	3 / A-1410	5 / A-1410
CC	3'-0"	7'-0"	2 3/4"	D1	1	FACTOR FINISH	SWING	VINYL		WOOD	FACTOR FINISH		6 / A-1410	7 / A-1410	
DD	2'-6"	7'-0"	1 3/4"	D1	1	FACTOR FINISH	SWING	VINYL		WOOD	FACTOR FINISH		6 / A-1410	7 / A-1410	
EE	2'-4"	7'-0"	1 3/4"	D1	1	FACTOR FINISH	SWING	VINYL		WOOD	FACTOR FINISH		6 / A-1410	7 / A-1410	
FF	1'-6"	7'-0"	1 3/4"	D17	1	FACTOR FINISH	SWING	VINYL		WOOD	FACTOR FINISH		2 / A-1410	3 / A-1410	5 / A-1410

NOTES:

1. REFER TO SHEET GA-070 DOOR NOTE #005.

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OWNER:  
**PINNSIX GENERAL PARTNERS**  
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 559-801-6514

DRAWINGS PREPARED FOR:  
**PINNSIX GENERAL PARTNERS**  
 3230 N. MILBURN AVENUE FRESNO, CA. 93722  
 559-801-6514

CONTRACTOR:  
**BIDDING**

REVISIONS		
NO.	DESCRIPTION	DATE

**REGULATORY AUTHORITIES STAMP**

ENGINEER'S SEAL	ARCHITECT'S SEAL

**SCHEDULES**

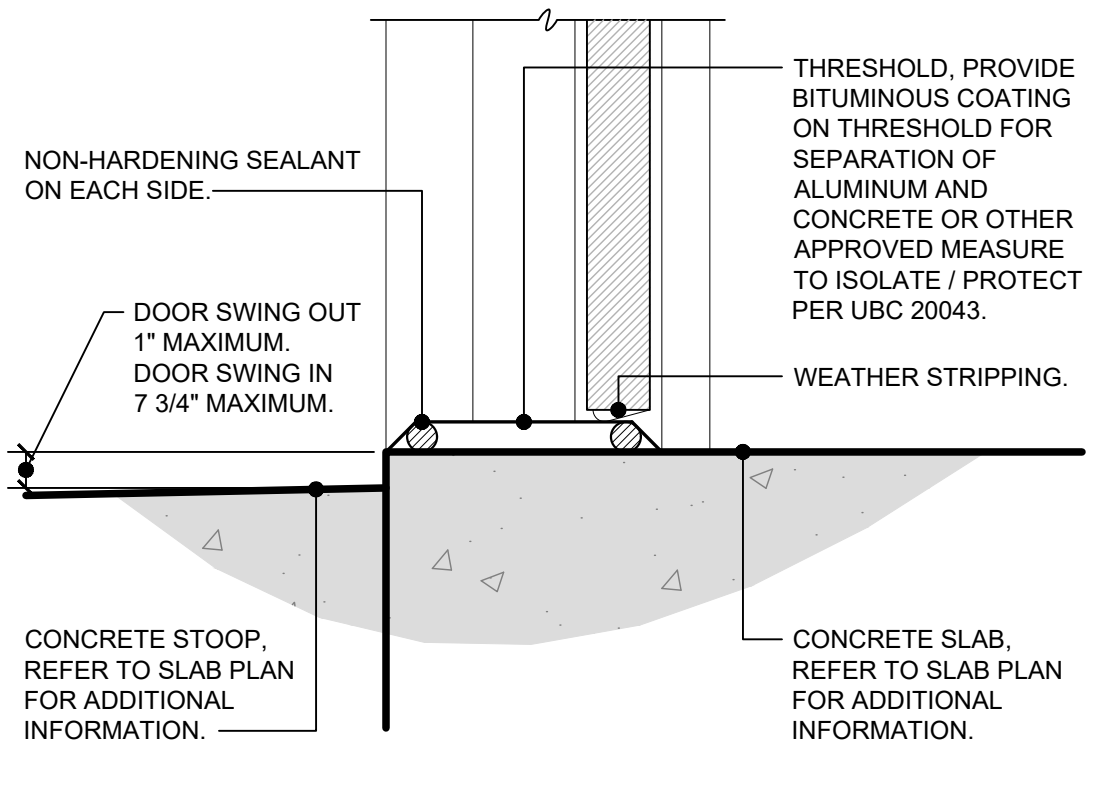
**SHEET TITLE**

JOB# : 221204      SHEET NO.  
 DATE: September 18, 2023  
 DRAWN BY: TAYLOR  
 APPROVED BY: M.D.A.

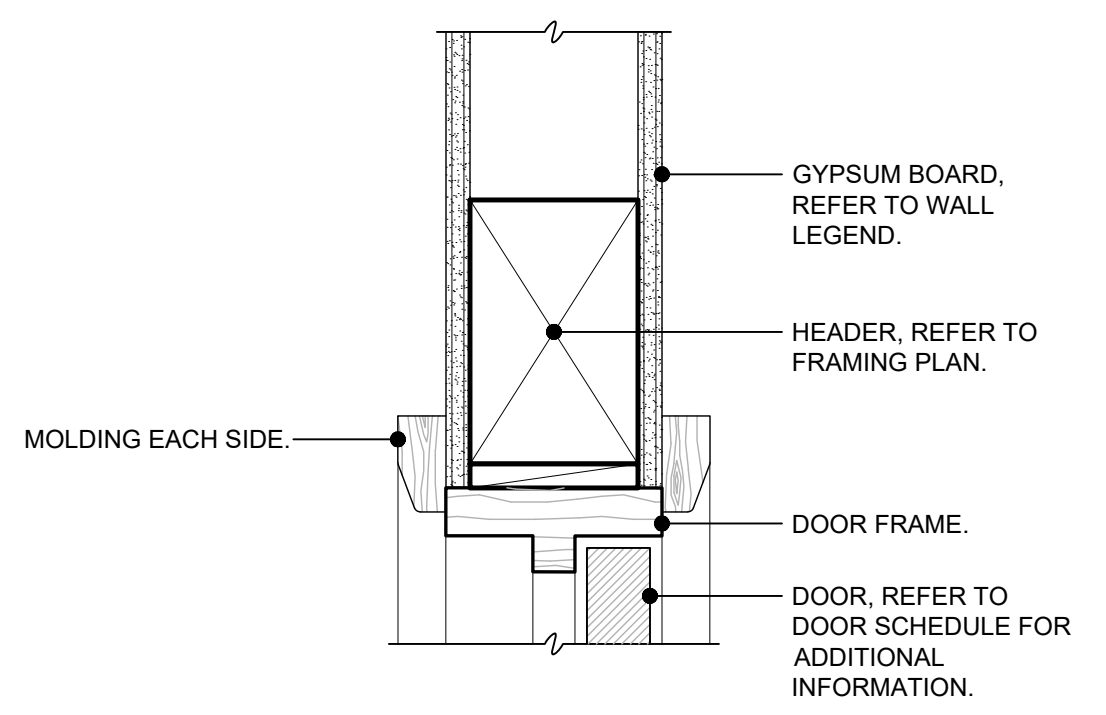
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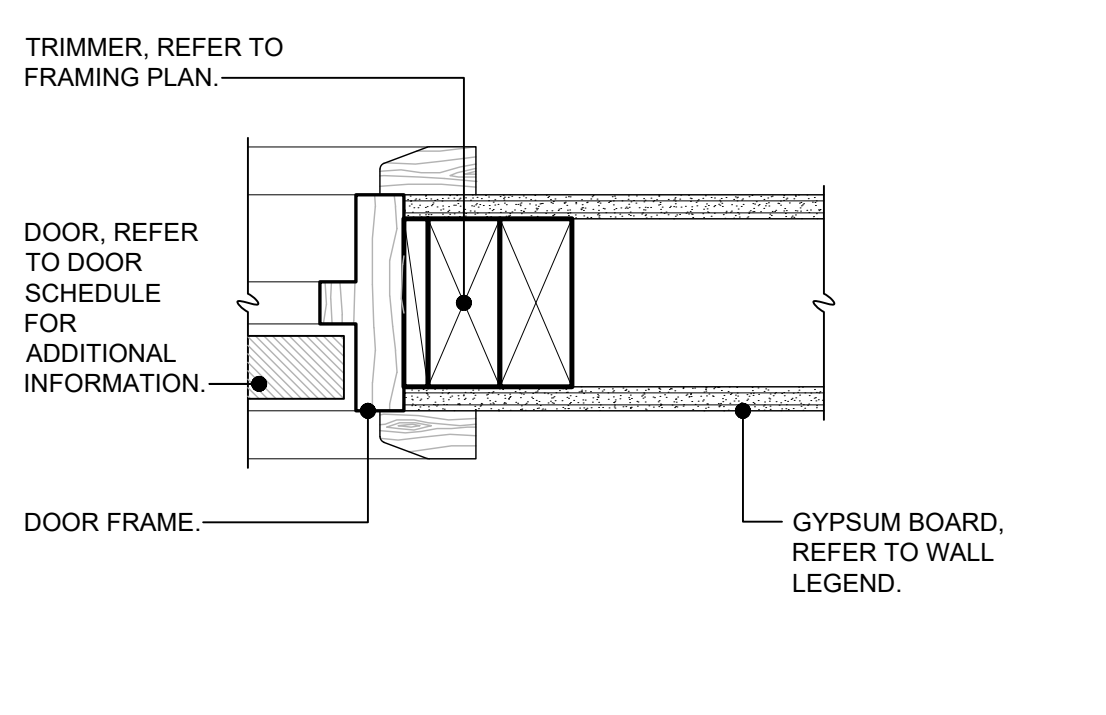




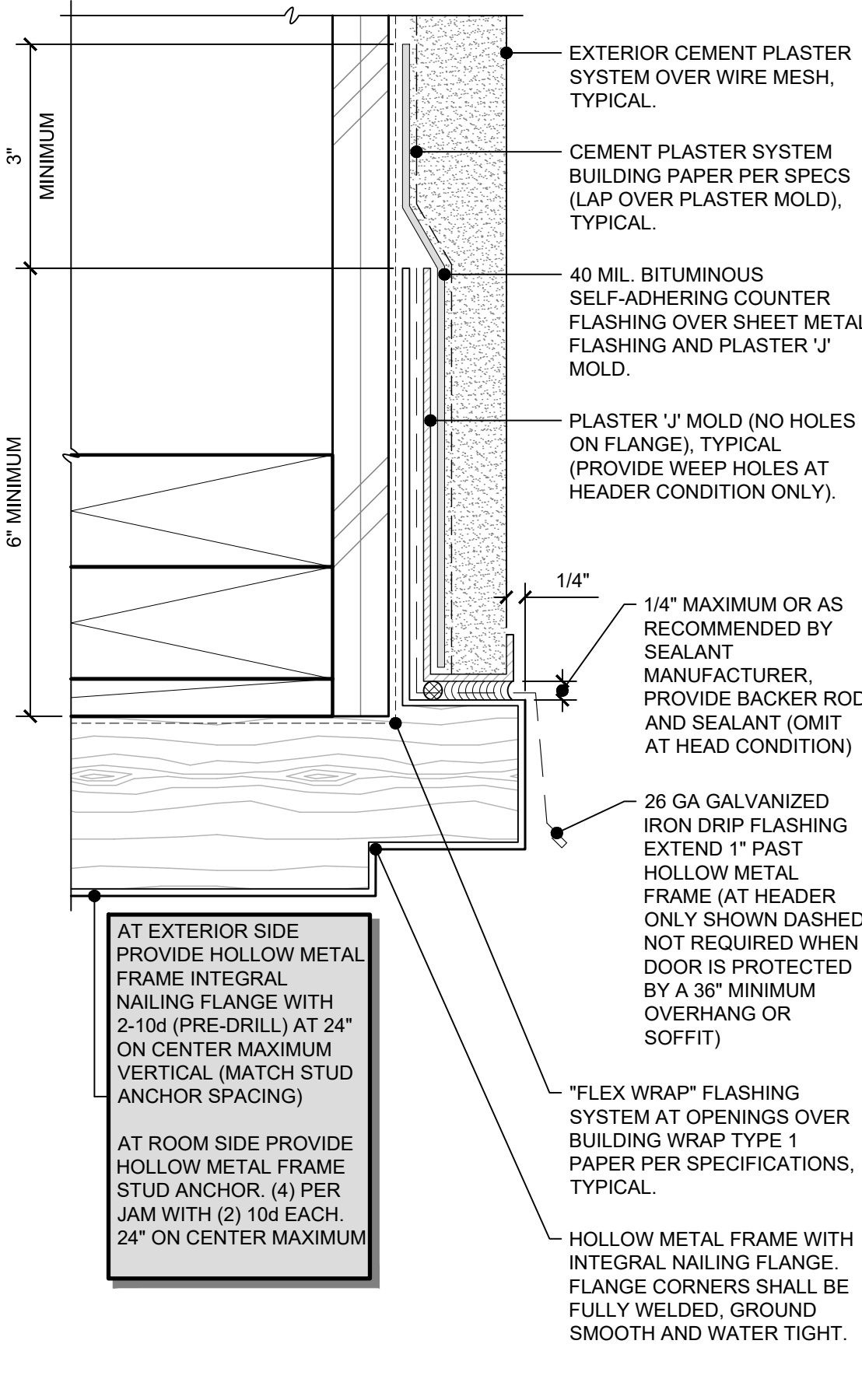
**12 DOOR THRESHOLD**  
SCALE: 3" = 1'-0"



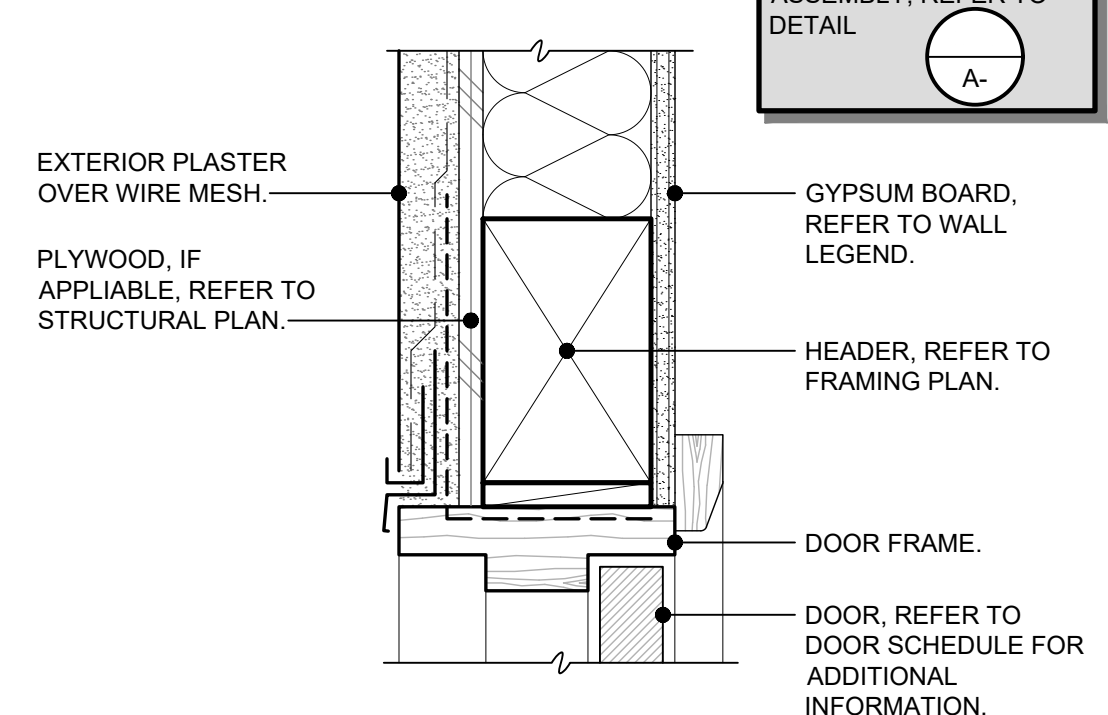
**13 INTERIOR DOOR HEAD**  
SCALE: 3" = 1'-0"



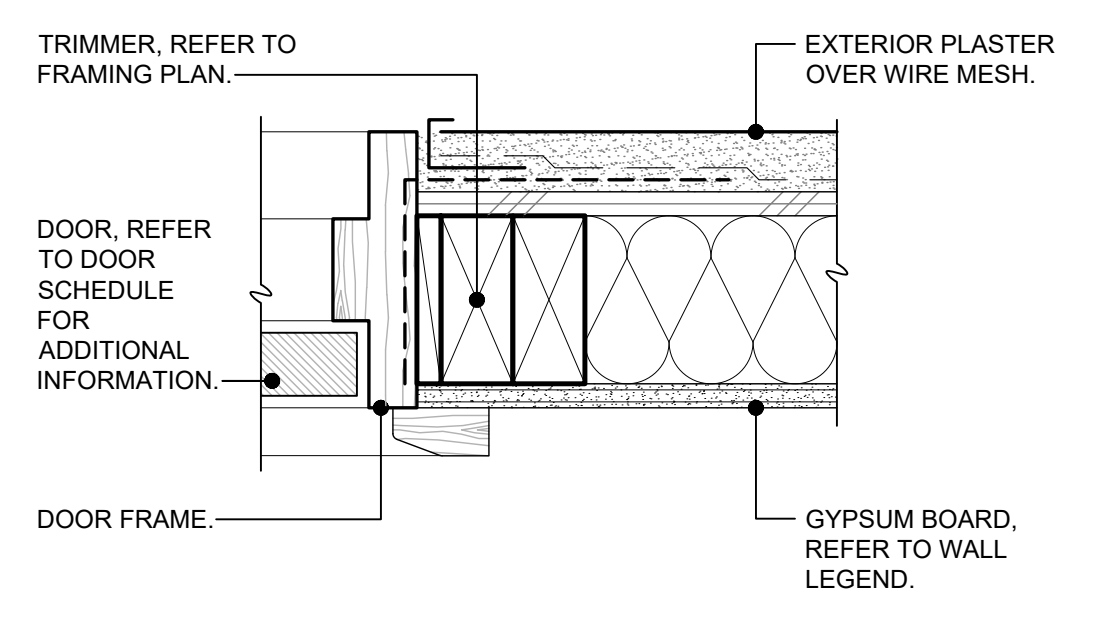
**14 INTERIOR DOOR JAMB**  
SCALE: 3" = 1'-0"



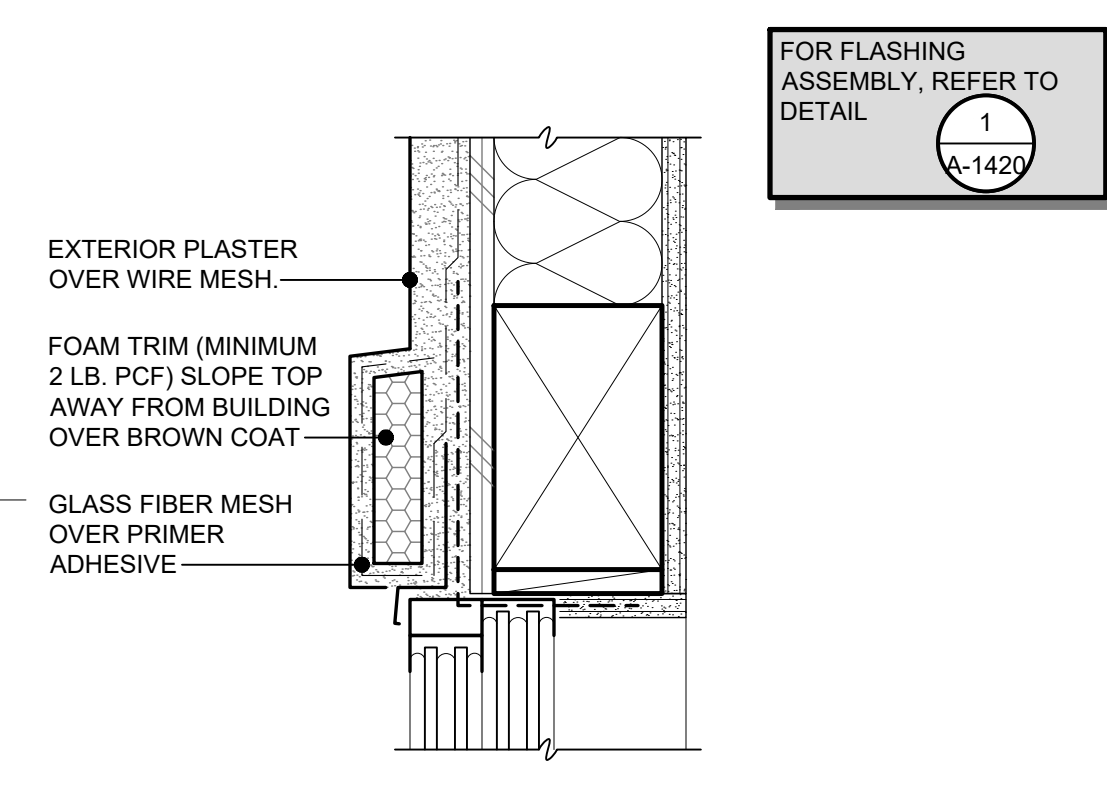
**9 DOOR ASSEMBLY FLASHING**  
SCALE: 6" = 1'-0"



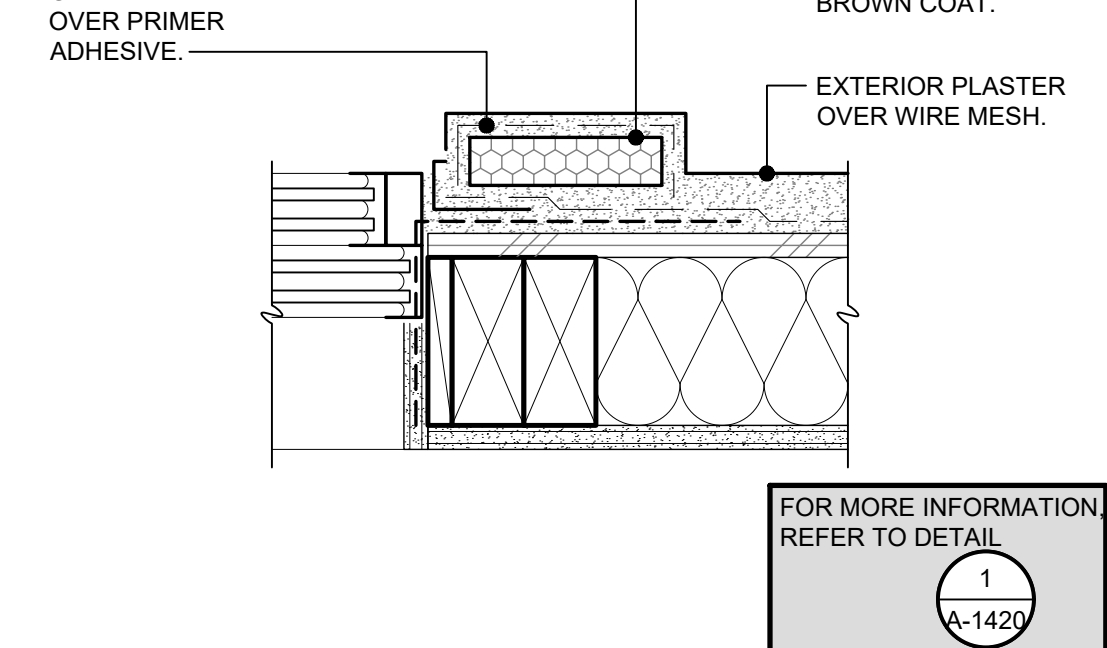
**10 EXTERIOR DOOR HEAD**  
SCALE: 3" = 1'-0"



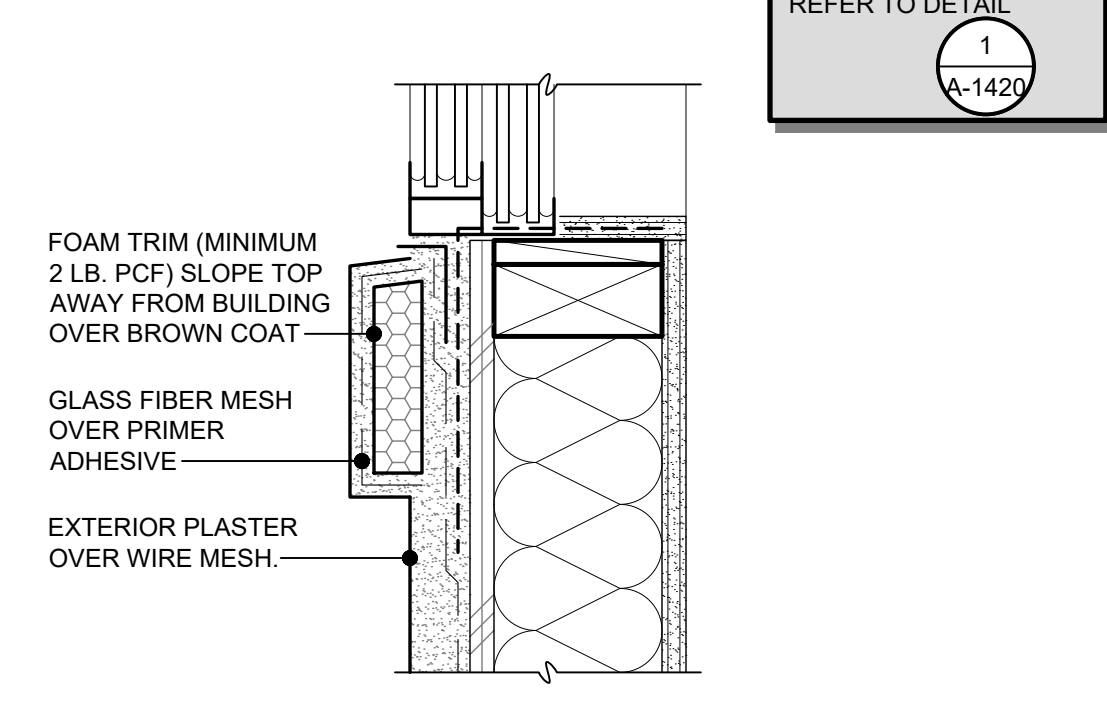
**11 EXTERIOR DOOR JAMB**  
SCALE: 3" = 1'-0"



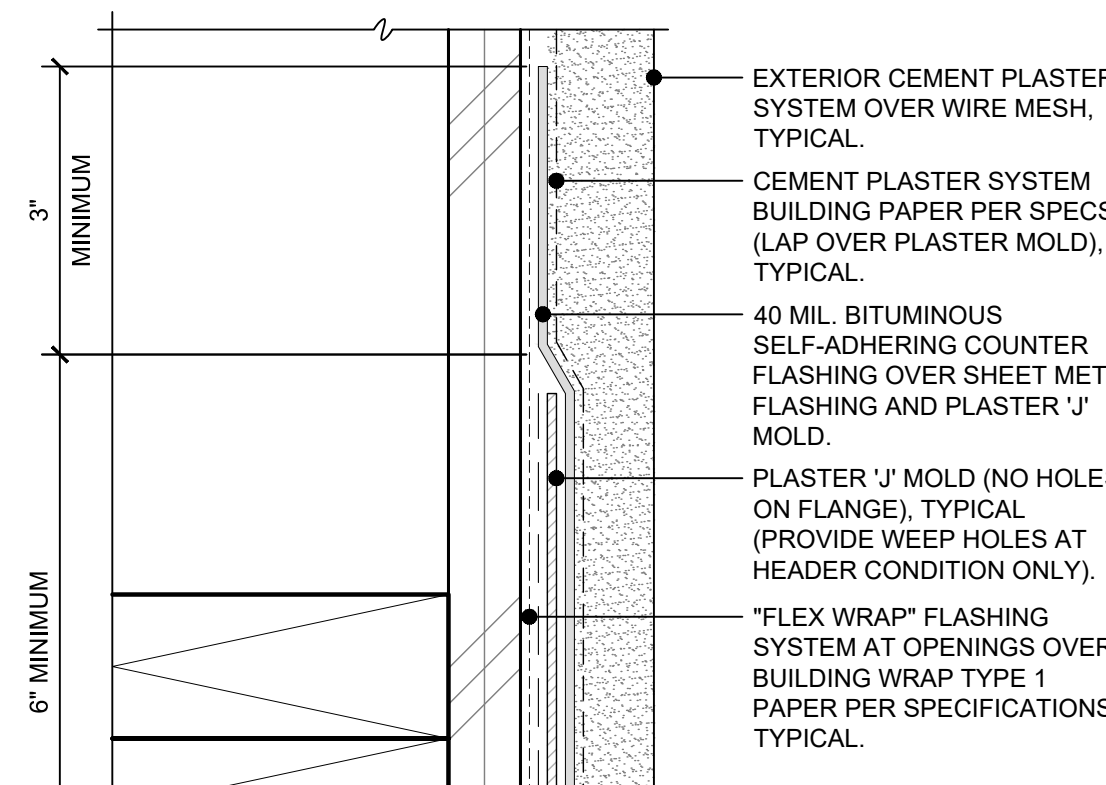
**6 WINDOW HEAD**  
SCALE: 3" = 1'-0"



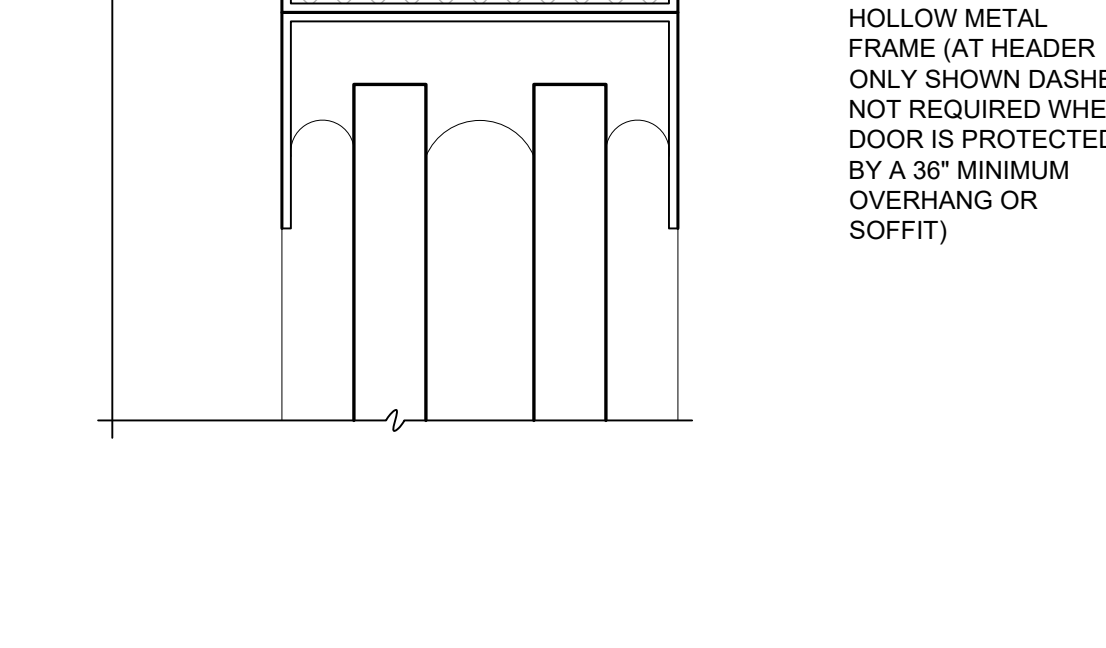
**7 WINDOW JAMB**  
SCALE: 3" = 1'-0"



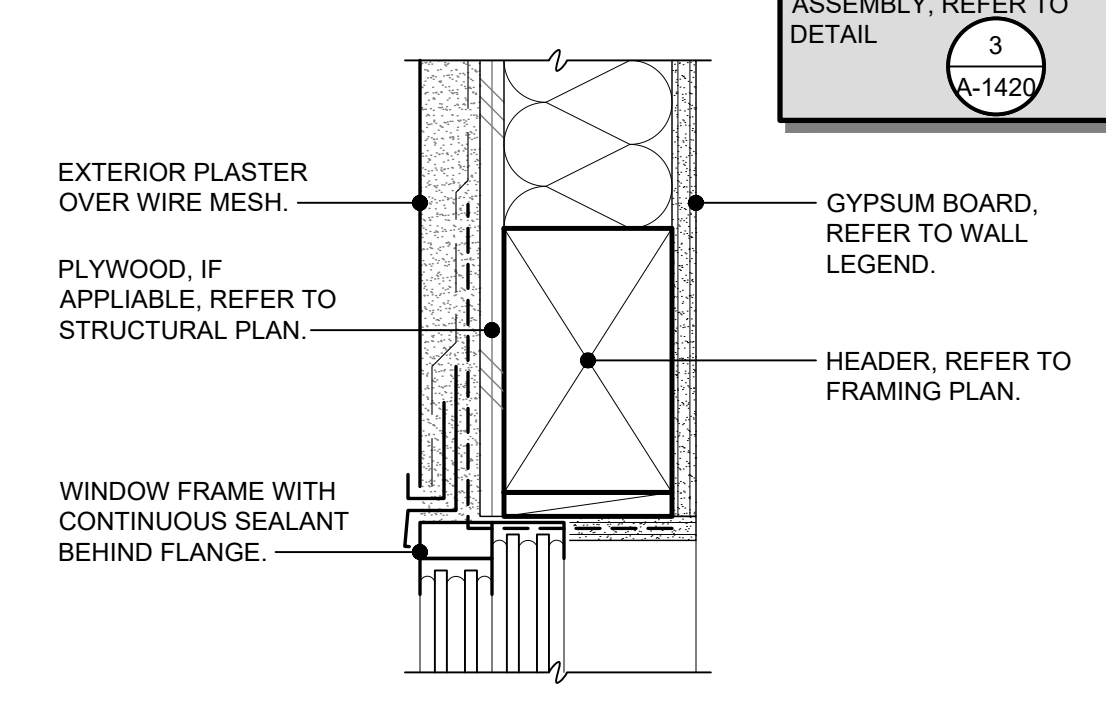
**8 WINDOW SILL**  
SCALE: 3" = 1'-0"



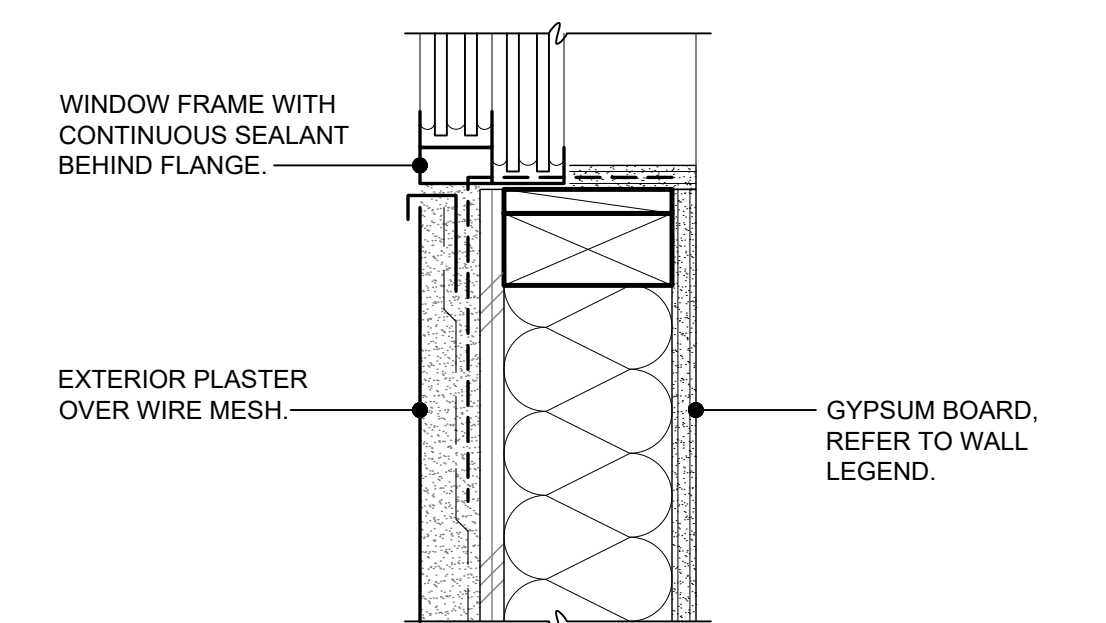
**3 WINDOW ASSEMBLY FLASHING**  
SCALE: 6" = 1'-0"



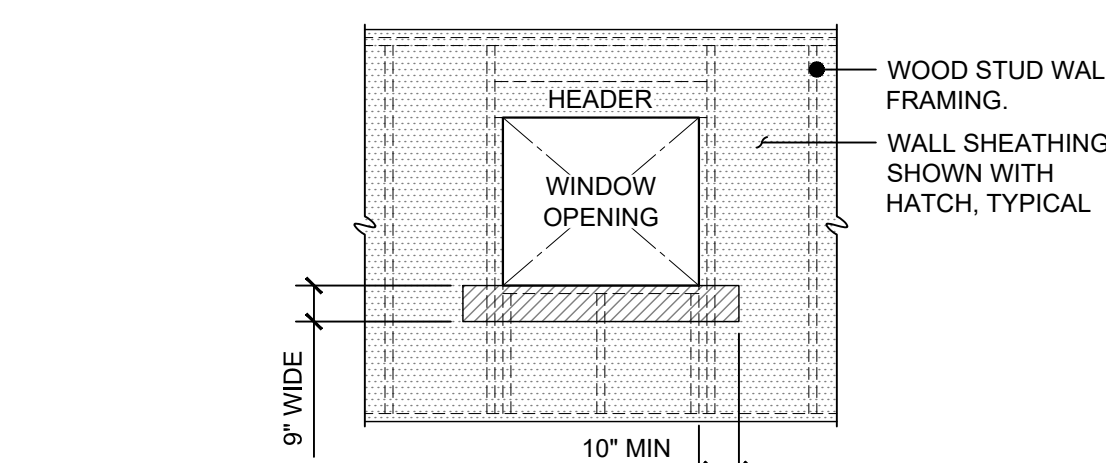
**3 WINDOW ASSEMBLY FLASHING**  
SCALE: 6" = 1'-0"



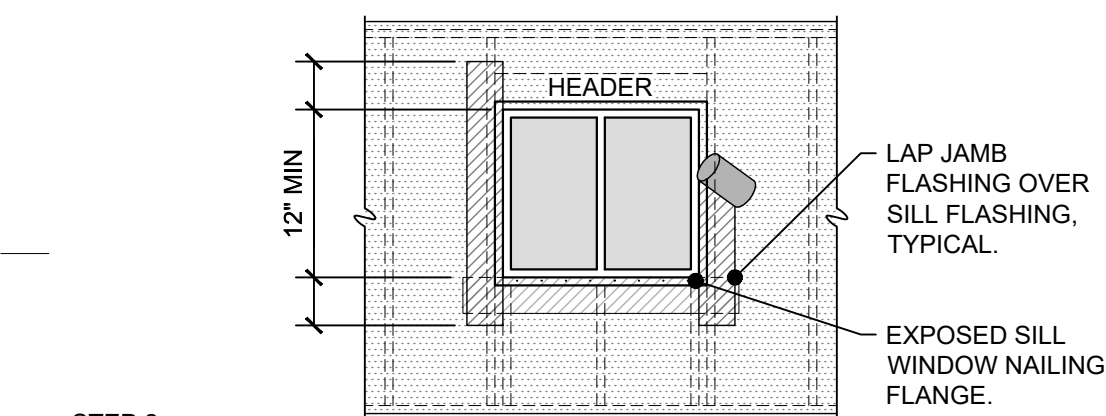
**4 WINDOW HEAD**  
SCALE: 3" = 1'-0"



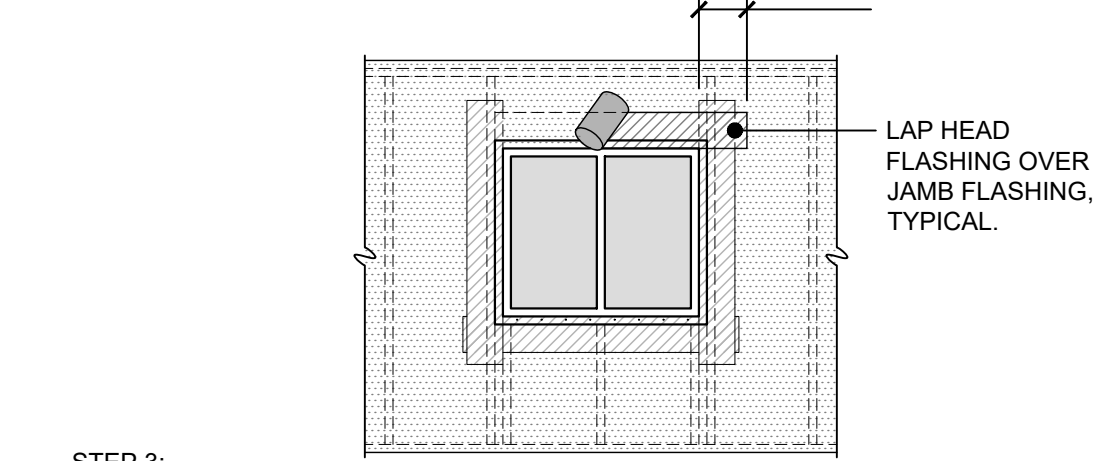
**5 WINDOW SILL**  
SCALE: 3" = 1'-0"



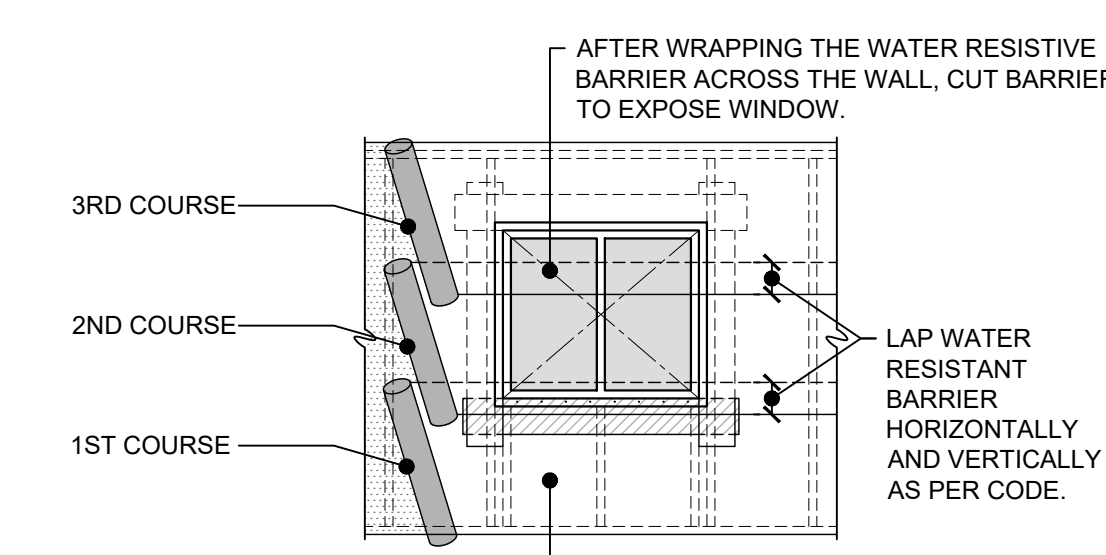
STEP 1: ATTACH A SILL FLASHING STRIP FLASHING MATERIAL AT LEAST 9" WIDE WITH THE TOP EDGE EVEN WITH THE TOP EDGE OF THE ROUGH SILL, ON A CONTINUOUS BEAD OF SEALANT. EXTEND THIS SILL STRIP AT LEAST 10" BEYOND THE EDGE OF THE ROUGH OPENING ON EACH SIDE. DO NOT ATTACH THE BOTTOM OF THE SILL FLASHING, SO THAT THE WALL WATER RESISTIVE BARRIER CAN BE INSTALLED UNDER THE SILL FLASHING. STAPLE ALONG TOP EDGE 3/8" FROM TOP OF MEMBRANE ONLY. DO NOT FASTEN THE LOWER EDGE SO THE WEATHER RESISTANT BUILDING PAPER APPLIED LATER MAY BE SLIPPED UP AND UNDERNEATH AT THE FLASHING IN A WEATHERBOARD FASHION.



STEP 2: INSTALL WINDOW NOW AS PER MANUFACTURER'S SPECS. INSTALL A CONTINUOUS BEAD OF CAULKING OVER THE BACK SIDE OF THE WINDOW FLANGE. INSTALL 9" MINIMUM WIDE JAMB FLASHING STRIPS OVER THE WINDOW FLANGE ON EACH SIDE. ATTACH JAMB FLASHING STRIPS (SIDE OF OPENING) WITH INSIDE EDGE OF FLASHING EVEN WITH EDGE OF WINDOW OPENING, ON A CONTINUOUS BEAD OF SEALANT. EXTEND JAMB STRIPS 12" ABOVE THE TOP OF WINDOW OPENING. FASTEN WITHIN 10" AND NO CLOSER THAN 3" IN EACH DIRECTION FROM EVERY CORNER.

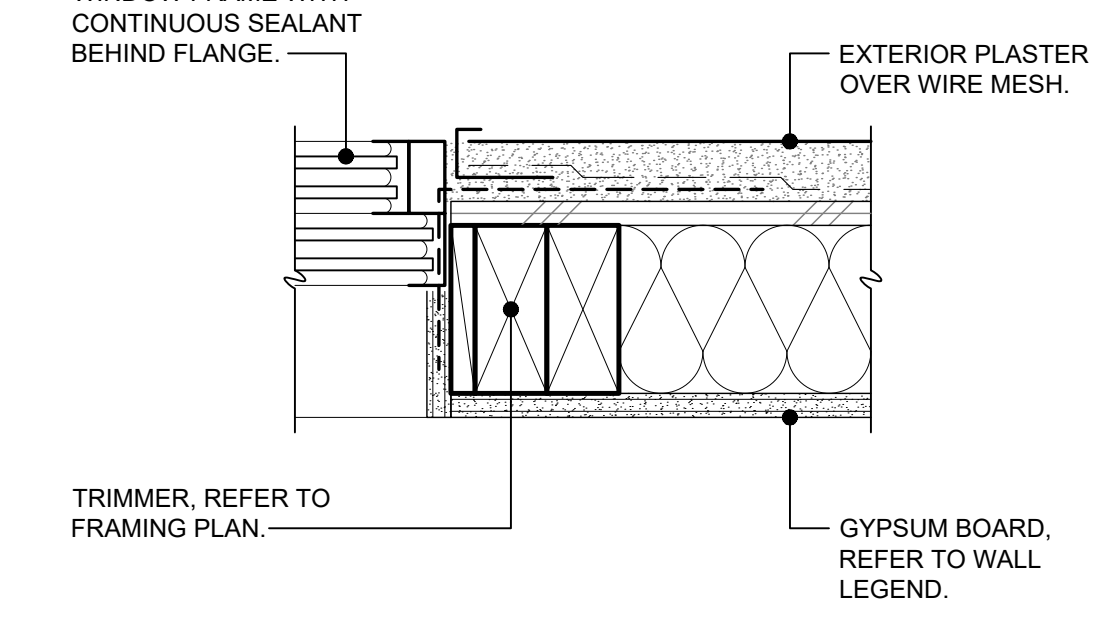


STEP 3: INSTALL THE HEAD FLASHING OVER THE WINDOW FLANGE AND OVER THE JAMB FLASHING. THIS IS ANOTHER STRIP OF FLASHING AT LEAST 9" WIDE. EXTEND HEAD FLASHING 12" MINIMUM BEYOND THE ROUGH OPENING. FLASHING TO BE A COATED VAPOR BARRIER PRODUCT GRADE A OR B.

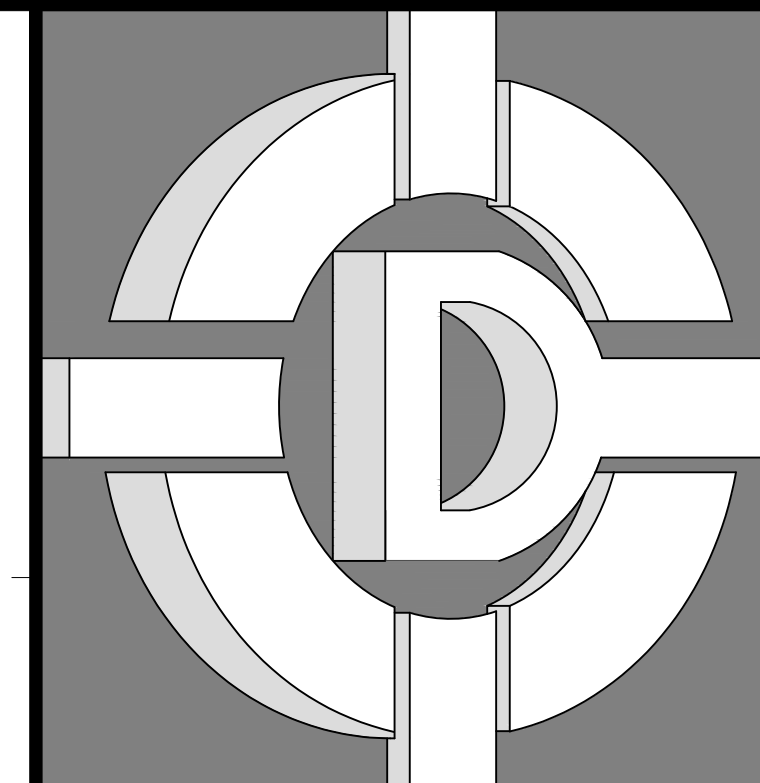


STEP 4: STARTING AT THE BOTTOM OF THE WALL, LAY WATER RESISTANT BARRIER OVER WALL SHEATHING AND CUT OUT HOLES FOR OPENINGS. TUCK UNDER SILL STRIP AND CUT TO LAP OVER JAMB AND HEAD FLASHES. FINISH ATTACHING SILL FLASHING TO THE BUILDING PAPER. LAP ALL JOINTS 3" MINIMUM VERTICAL LAP AND 12" MINIMUM HORIZONTAL LAP AND INSTALL IN A WEATHERBOARD FASHION.

**1 STUCCO FLASHING**  
SCALE: 1/4" = 1'-0"



**2 WINDOW JAMB**  
SCALE: 3" = 1'-0"



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559-801-6514

DRAWINGS PREPARED FOR:  
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559-801-6514

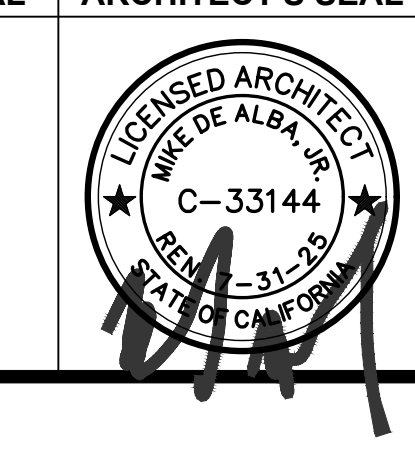
CONTRACTOR:

**BIDDING**

REVISIONS		
NO.	DESCRIPTION	DATE

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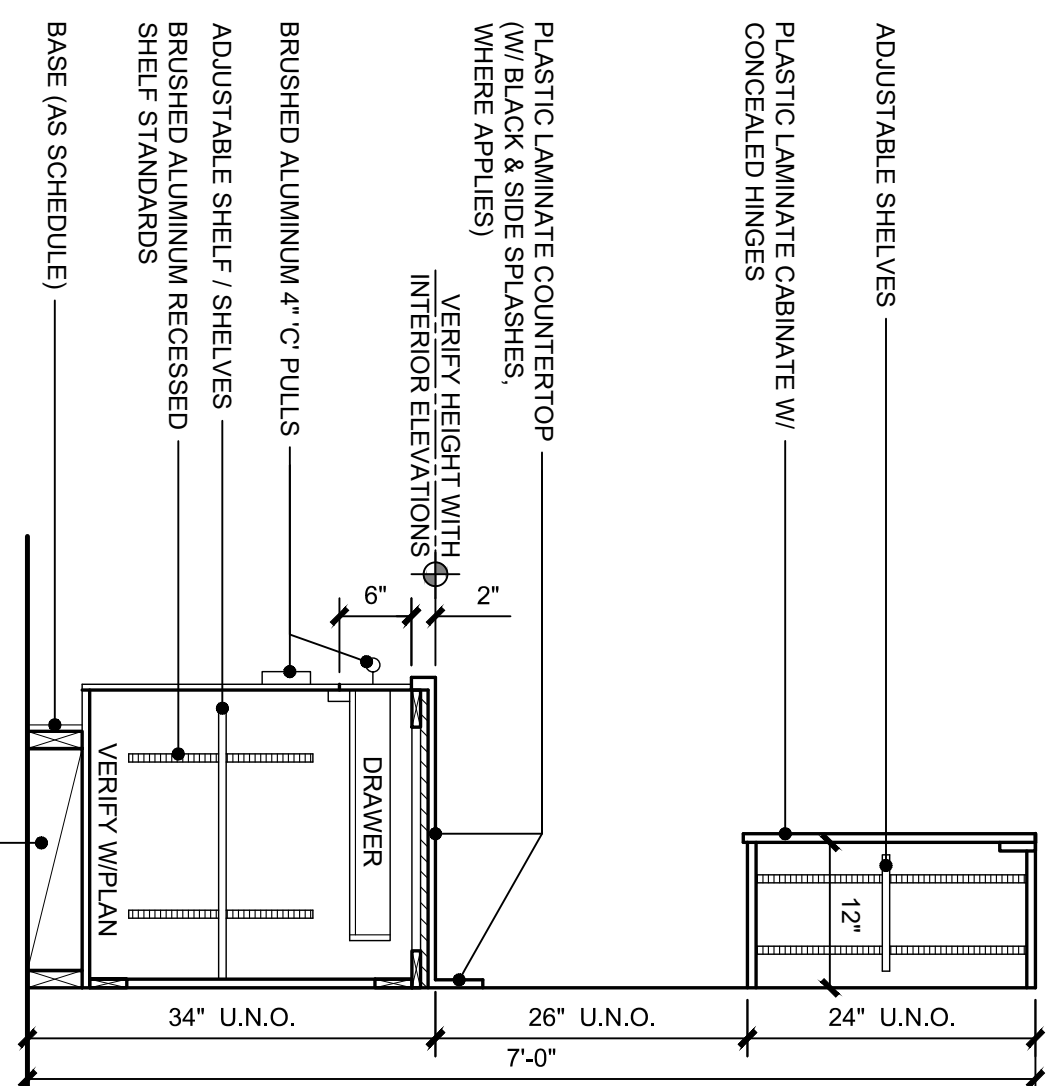

ENGINEER'S SEAL ARCHITECT'S SEAL



**WINDOW, INTERIOR AND EXTERIOR DOOR DETAILS**

SHEET TITLE  
JOB#: 221204 SHEET NO.  
DATE: September 18, 2023  
DRAWN BY: TAYLOR  
APPROVED BY: M.D.A.  
**A-1420**

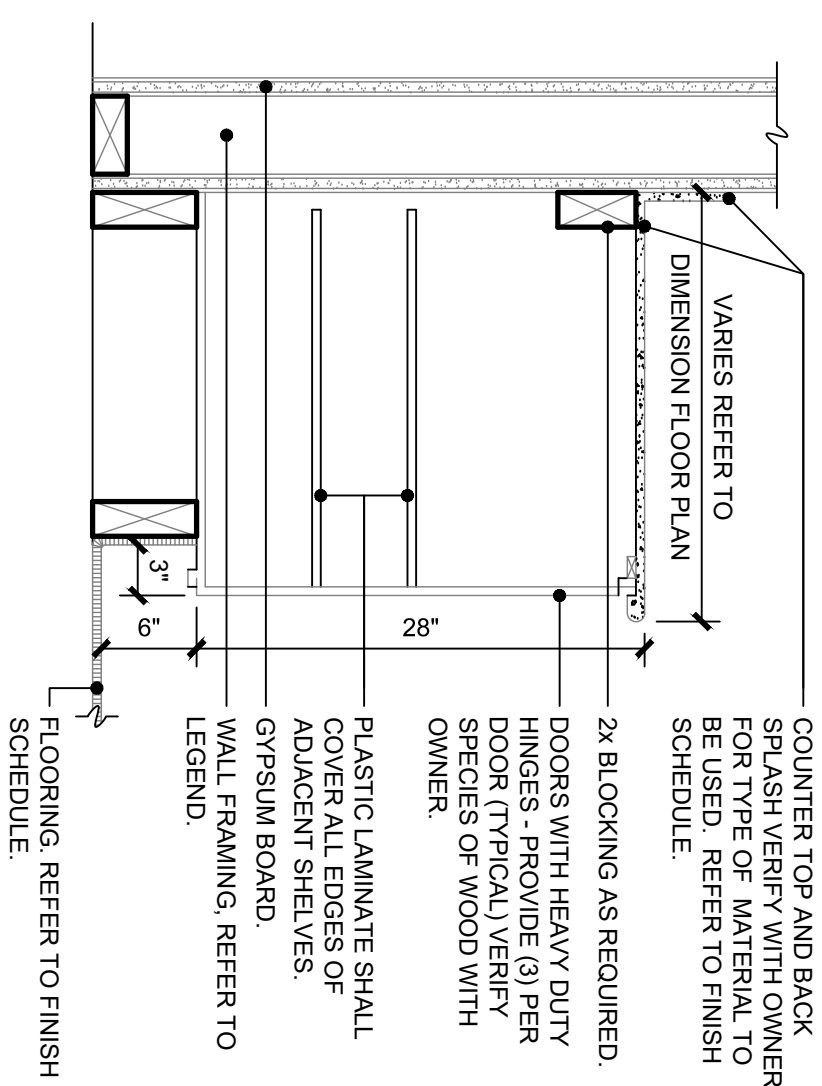
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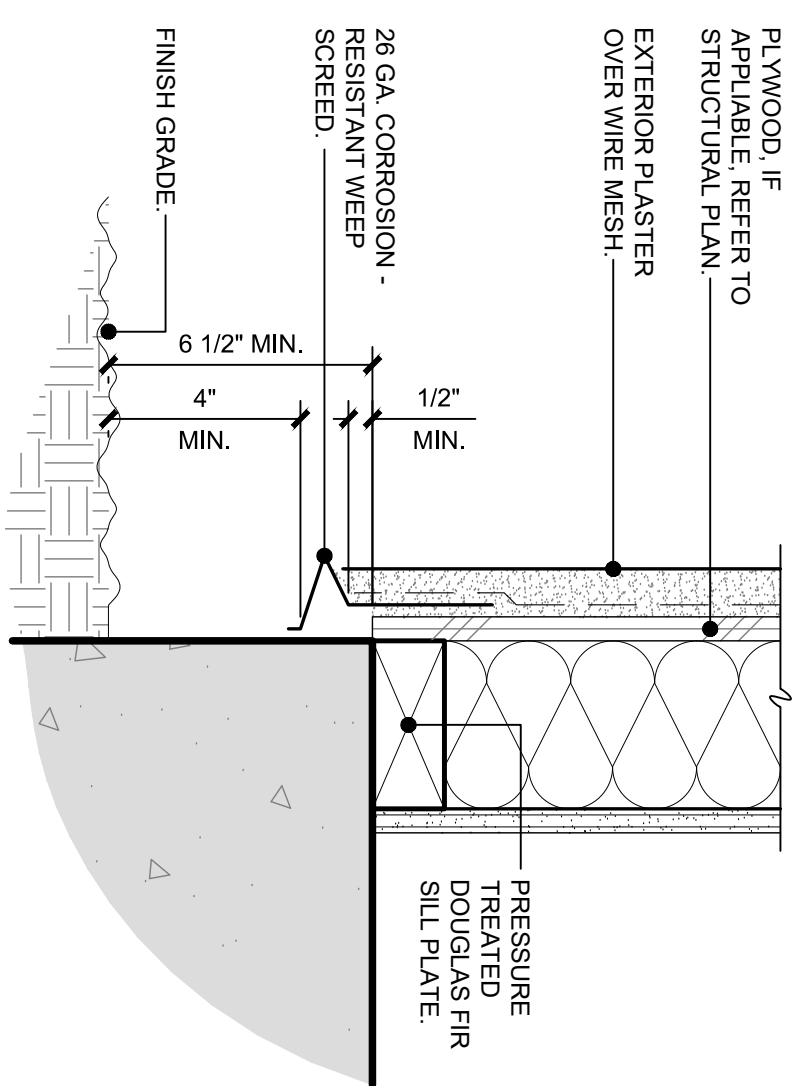
CASEWORK MATERIALS:  
 CABINET: WOOD OR MDF AT ALL EXTERIOR SURFACES PLASTIC LAMINATE ON ALL EXPOSED EXTERIOR SURFACES-SEE FINISH PLAN FOR COLOR SELECTION-CABINET BACK TO BE 3/8\"/>

NOTES:  
 1. PROVIDE ALL CABINETS WITH PLASTIC GROMMETS THRU ALL WALLWORK FOR VENDING PUMPS, ETC., AS REQUIRED-FIELD COMPONENTS WILL BE INSTALLED

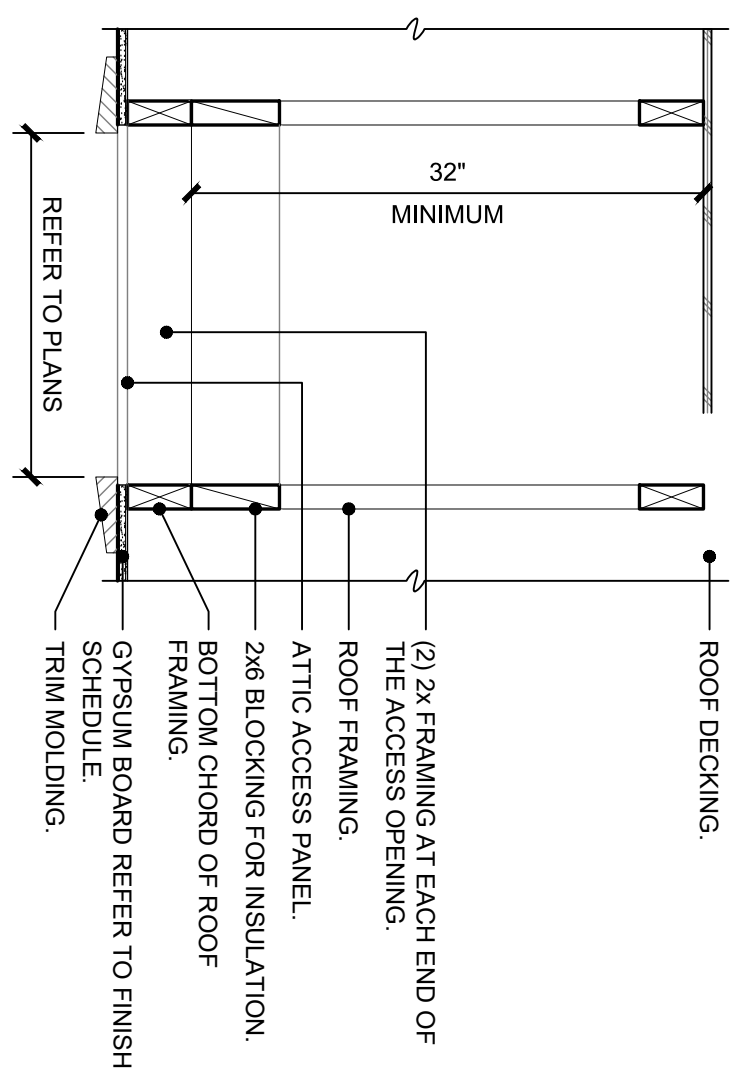
**19 CABINETS**  
 SCALE: 3/4" = 1'-0"



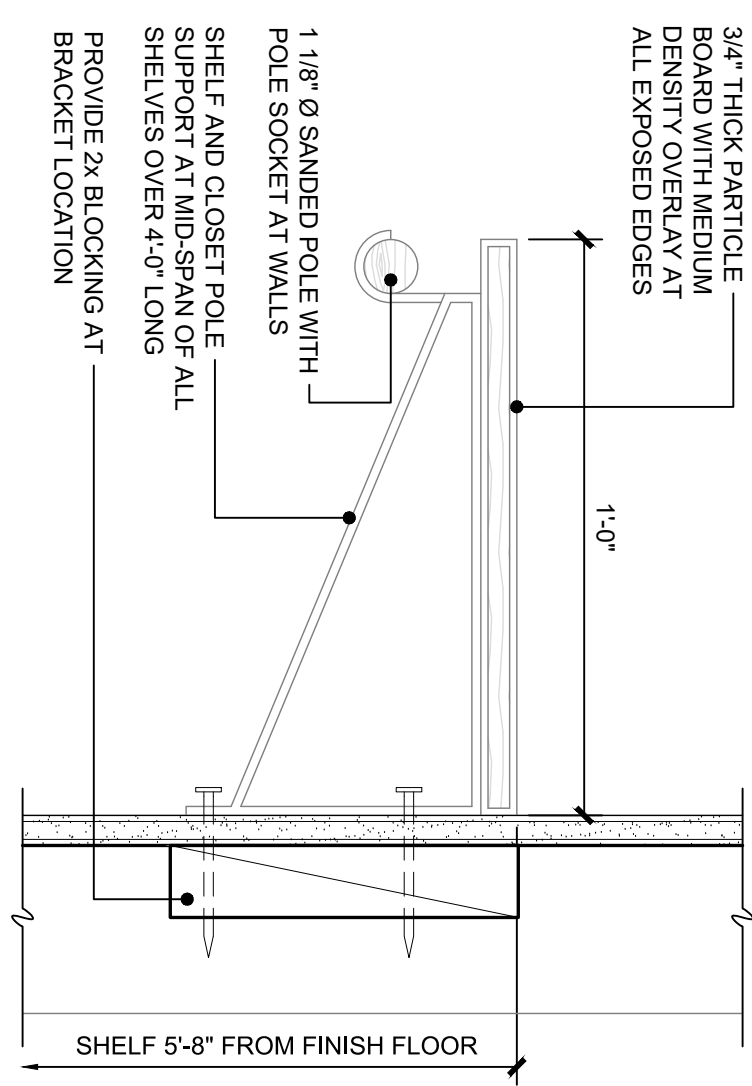
**20 TYPICAL BASE COUNTER**  
 SCALE: 1" = 1'-0"



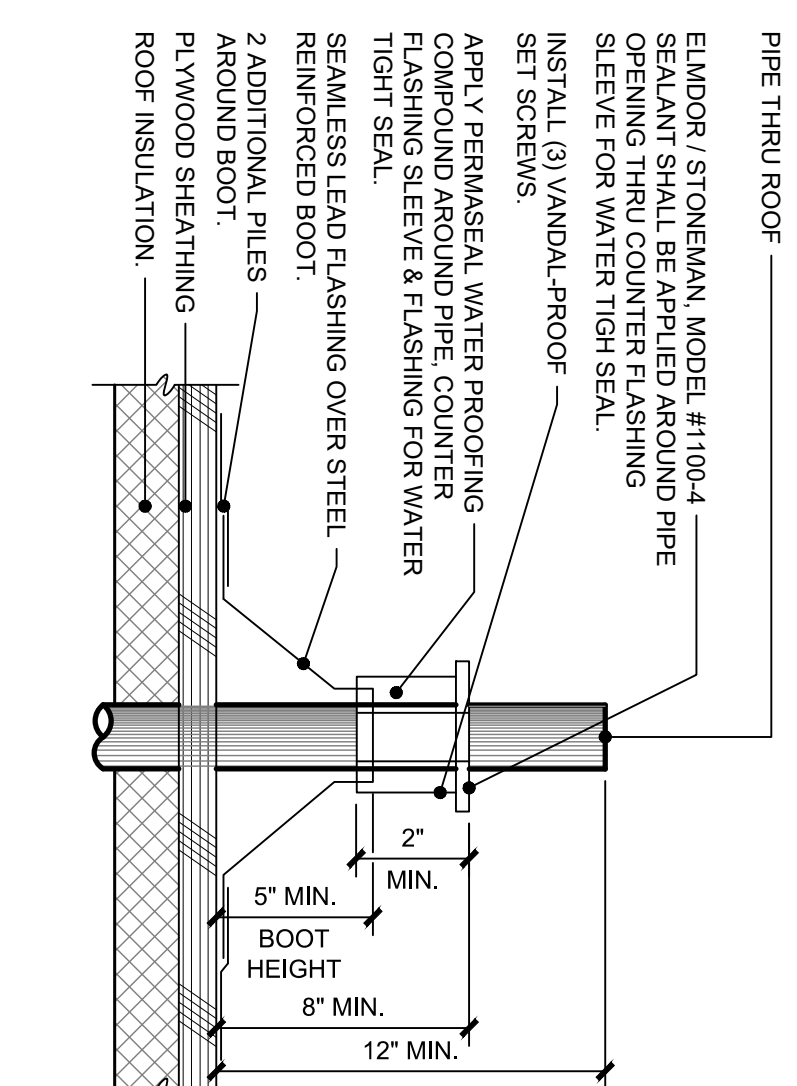
**16 WEEP SCREED AT GRADE**  
 SCALE: 3" = 1'-0"



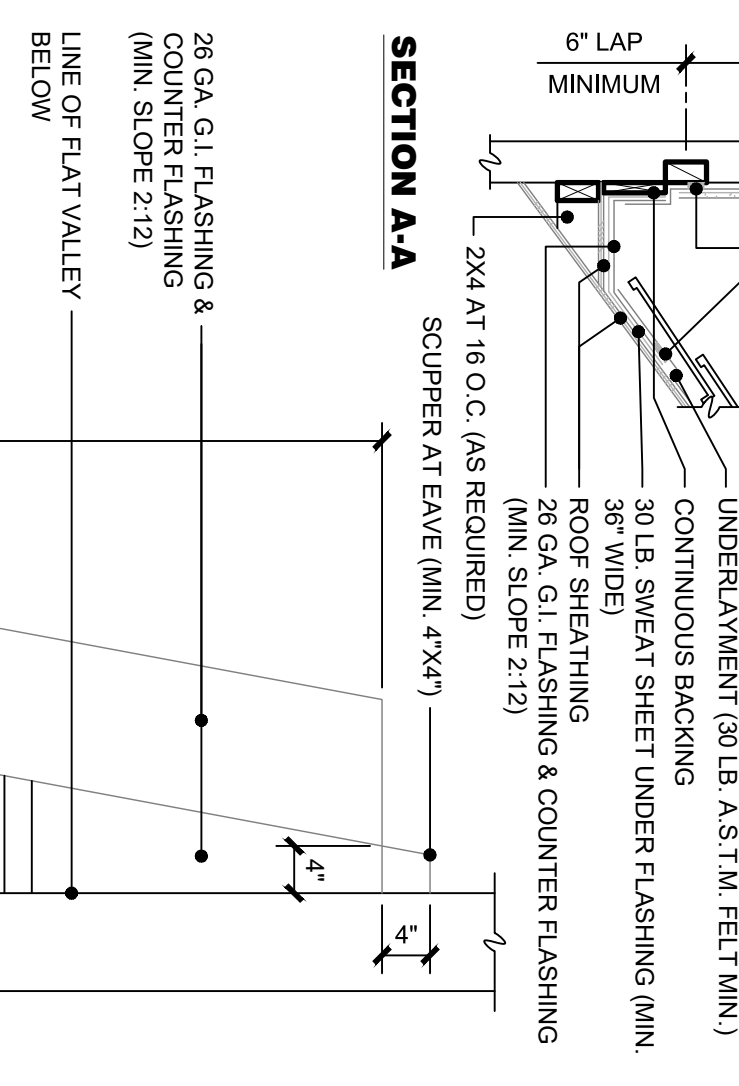
**17 ATTIC ACCESS**  
 SCALE: 1" = 1'-0"



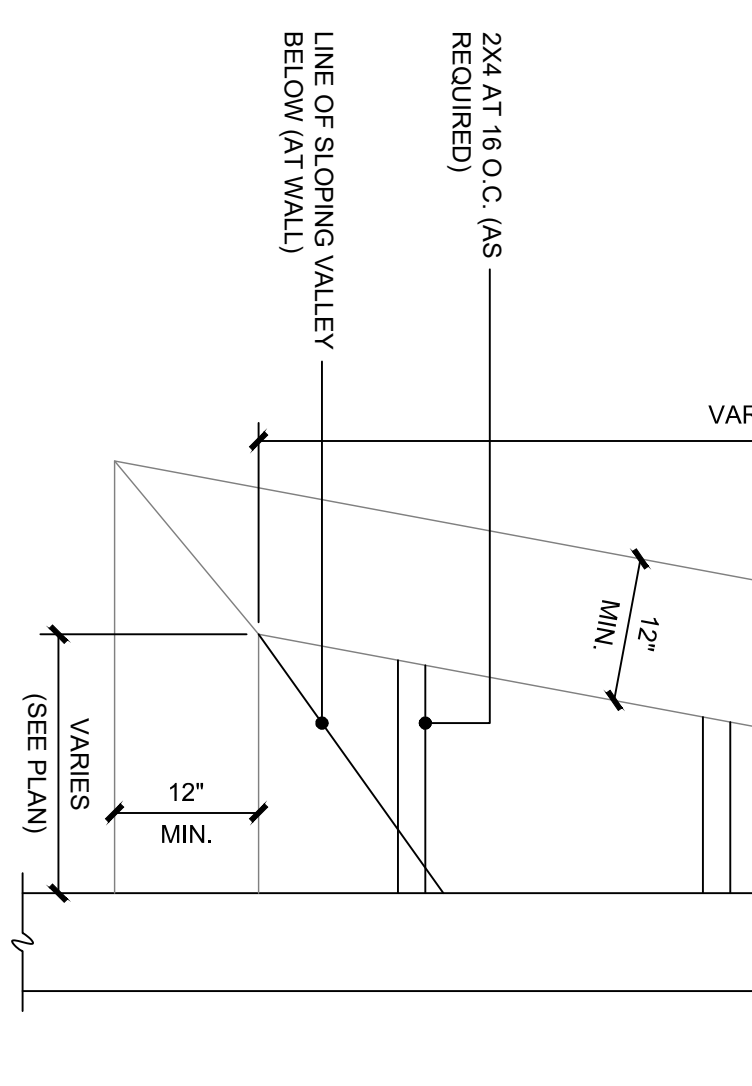
**18 CLOSET SHELF AND POLE**  
 SCALE: 3" = 1'-0"



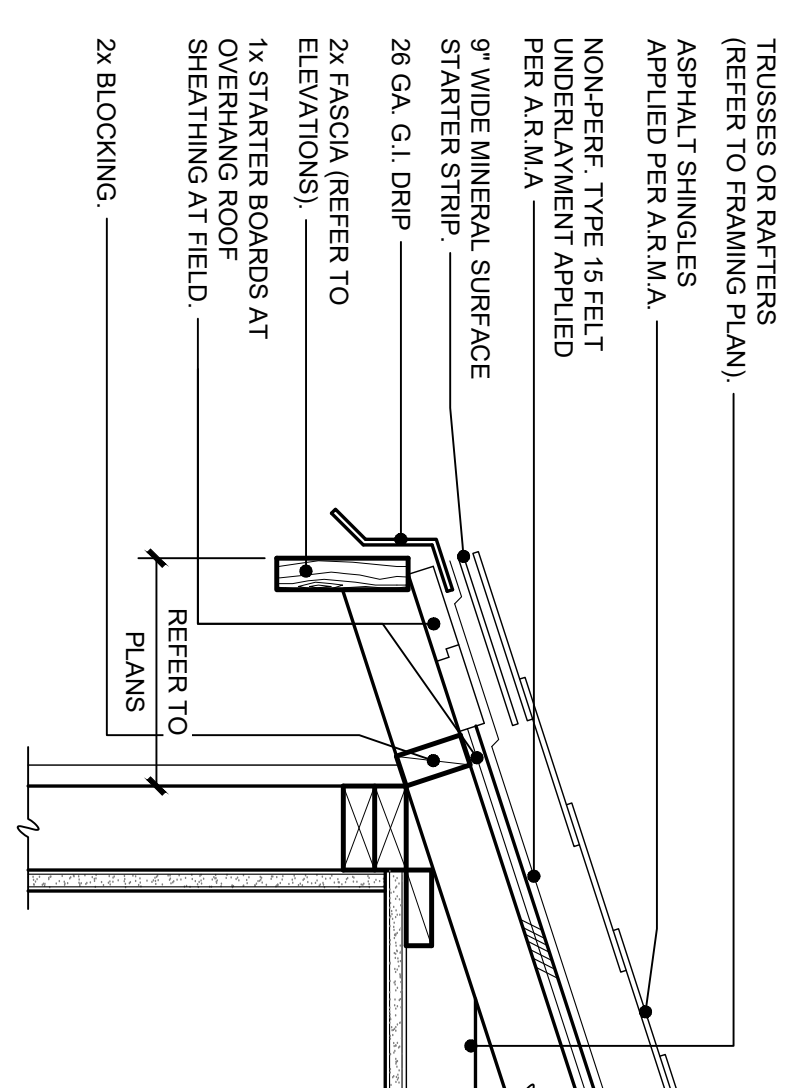
**10 ROOF PENETRATION**  
 SCALE: 2" = 1'-0"



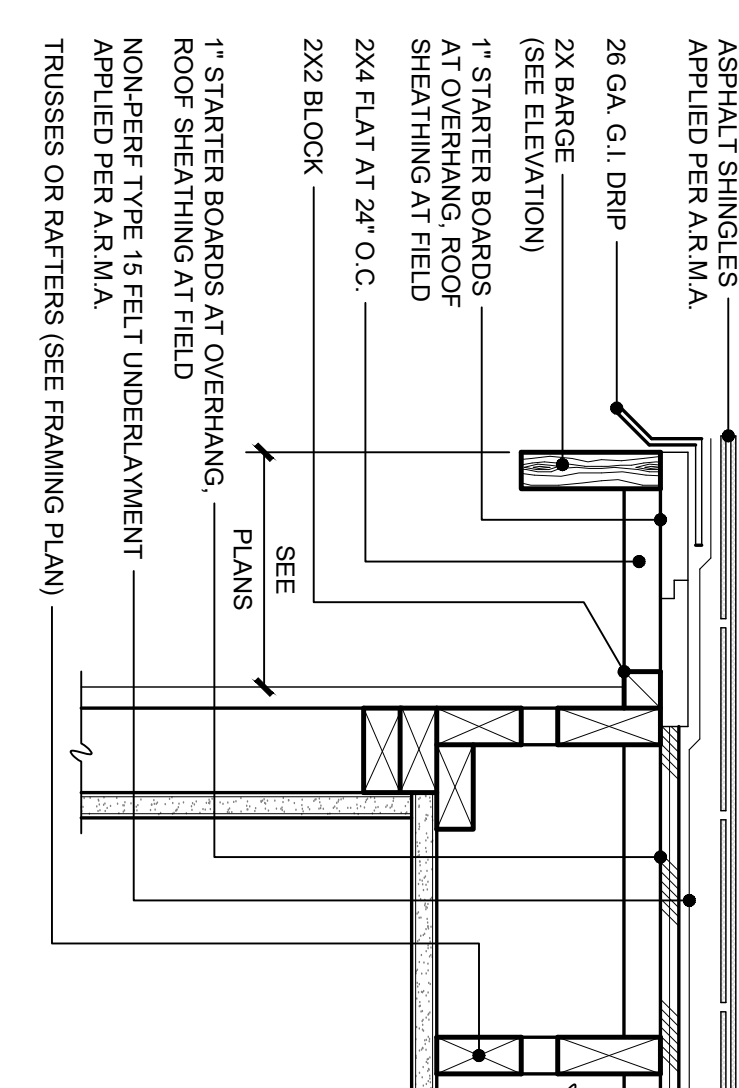
**2 GABLE END - SHINGLES**  
 SCALE: 1 1/2" = 1'-0"



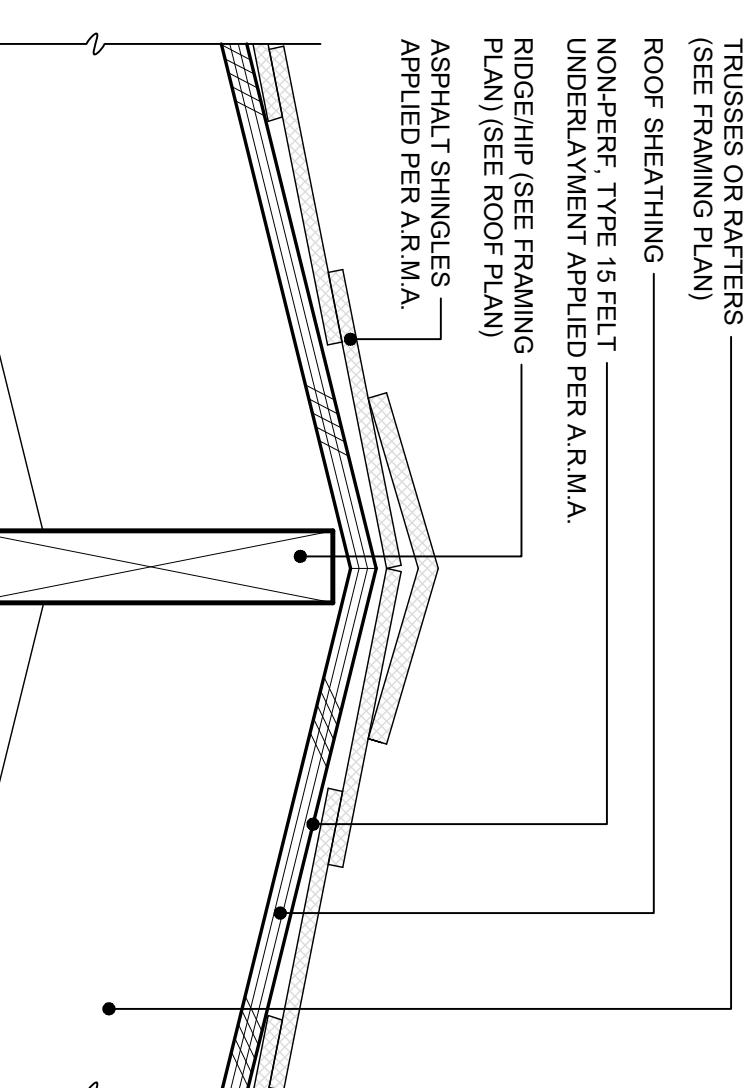
**3 RIDGE / HIP - SHINGLES**  
 SCALE: 3" = 1'-0"



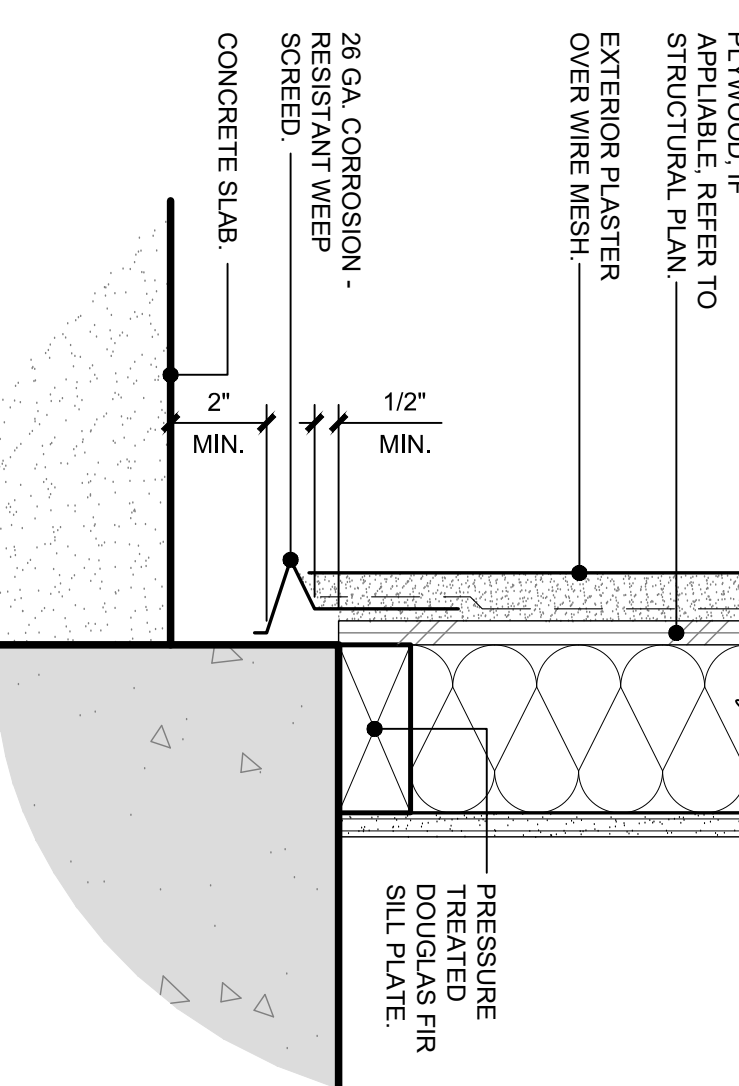
**1 EAVE - SHINGLES**  
 SCALE: 1 1/2" = 1'-0"



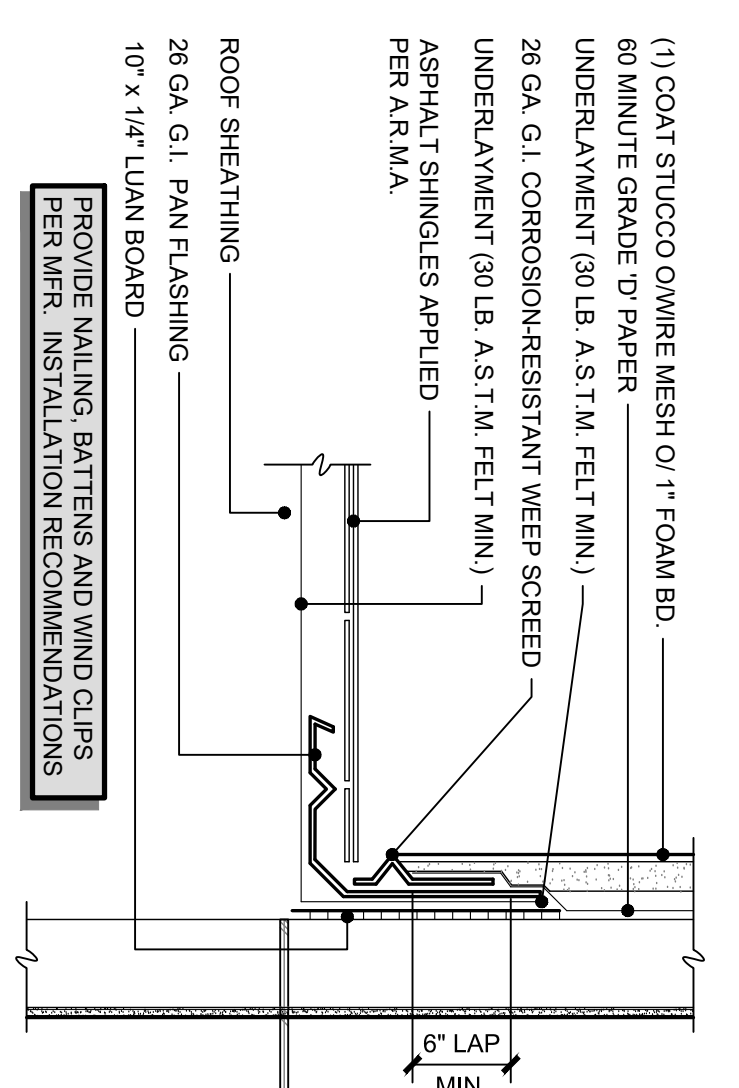
**4 ROOF TO WALL FLASHING - SHINGLE**  
 SCALE: 1" = 1'-0"



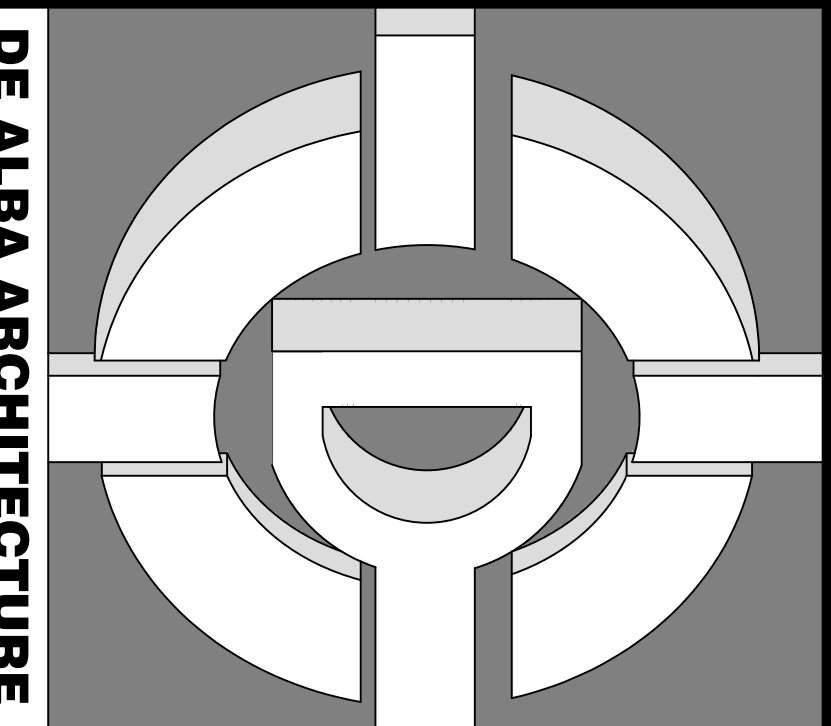
**15 WEEP SCREED AT SLAB**  
 SCALE: 3" = 1'-0"



**11 G.I. CRICKET**  
 SCALE: 3/4" = 1'-0"



**20 TYPICAL BASE COUNTER**  
 SCALE: 1" = 1'-0"



**DE ALBA ARCHITECTURE**  
 5129 N. FIRST STREET  
 FRESNO CALIFORNIA 93710  
 PHONE: 559-225-2800  
 FAX: 559-225-1122  
 MIKE DE ALBA, JR.  
 ARCHITECT

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OWNER:  
**PINNSIX GENERAL PARTNERS**  
 385 W. BEDFORD AVENUE FRESNO, CA 93711  
 559-801-6514

DRAWINGS PREPARED FOR:  
**PINNSIX GENERAL PARTNERS**  
 2290 N. MILBURN AVENUE FRESNO, CA 93722  
 559-801-6515  
 CONTRACTOR:

**BIDDING**

NO.	REVISIONS	DESCRIPTION	DATE

**REGULATORY AUTHORITIES STAMP**

**ENGINEER'S SEAL**      **ARCHITECT'S SEAL**


**ARCHITECTURAL DETAILS**

SHEET TITLE

SHEET NO.  
**A-1440**

DATE: September 18, 2023  
 DRAWN BY: JANOR  
 APPROVED BY: W.D.A.

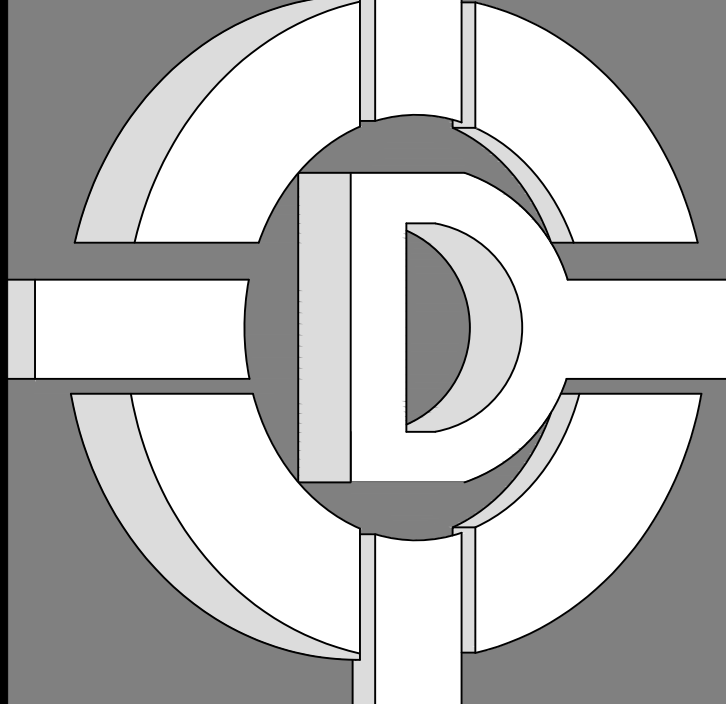
CONCRETE NOTES

Table with 2 columns: Item ID and Description. Contains items 079 through 089 detailing protection of wood against decay, wood framing members, and concrete slabs.

Table with 2 columns: Item ID and Description. Contains items 049 through 078 detailing depressions in slabs, reinforcement requirements, and foundation details.

Table with 2 columns: Item ID and Description. Contains items 027 through 048 detailing concrete strength, slump, air content, and various construction and inspection requirements.

Table with 2 columns: Item ID and Description. Contains items 001 through 026 detailing concrete placement, curing, and finishing requirements.



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MIKE DE ALBA, J.R. ARCHITECT

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559-801-6514

DRAWINGS PREPARED FOR: PINNSIX GENERAL PARTNERS
3230 N. MILBURN AVENUE FRESNO, CA. 93722
559-801-6514

CONTRACTOR: BIDDING

Table with 3 columns: NO., DESCRIPTION, DATE. Header: REVISIONS.

REGULATORY AUTHORITIES STAMP

Table with 2 columns: ENGINEER'S SEAL, ARCHITECT'S SEAL.

Table with 2 columns: SPECIFIED CONCRETE STRENGTH, MAXIMUM WATER/CEMENT RATIO. Includes rows for 5000 PSI, 4000 PSI, 3000 PSI, 2000 PSI concrete and slab on grade.

CONCRETE NOTES NO MASONRY

SHEET TITLE: GS-020
JOB#: 221204
DATE: September 18, 2023
DRAWN BY: TAYLOR
APPROVED BY: M.D.A.
PLOT TIME: 12/7/2023 11:07 AM

S:\1 - PROJECTS\YEAR 2022\221204 PINNSIX\MILBURN\03. CONSTRUCTION DOCUMENTS\02.CAD FILES\GS-020 CONCRETE NOTES NO MASONRY.DWG

ROUGH CARPENTRY NOTES

WOOD I-JOISTS
FOR JOIST SPACING OF 32" O.C. AND LESS
JOIST
FLANGE WIDTH RANGE
DEPTH OF JOIST RANGE
TOP FLANGE HANGER (7), U.N.O.

DIMENSIONED LUMBER
JOIST
TOP FLANGE HANGER U.N.O.
FACE MOUNT HANGER U.N.O.
JOIST
TOP FLANGE HANGER U.N.O.
FACE MOUNT HANGER U.N.O.

NOTES:
1. THIS SCHEDULE GIVES TYPICAL HANGER SIZES, UNLESS OTHERWISE NOTED ON PLANS.
2. IF THE DETAILS DO NOT INDICATE WHETHER THE TOP FLANGE OR FACE MOUNT HANGER IS USED, CONTACT THE ARCHITECT BEFORE SELECTING A HANGER.

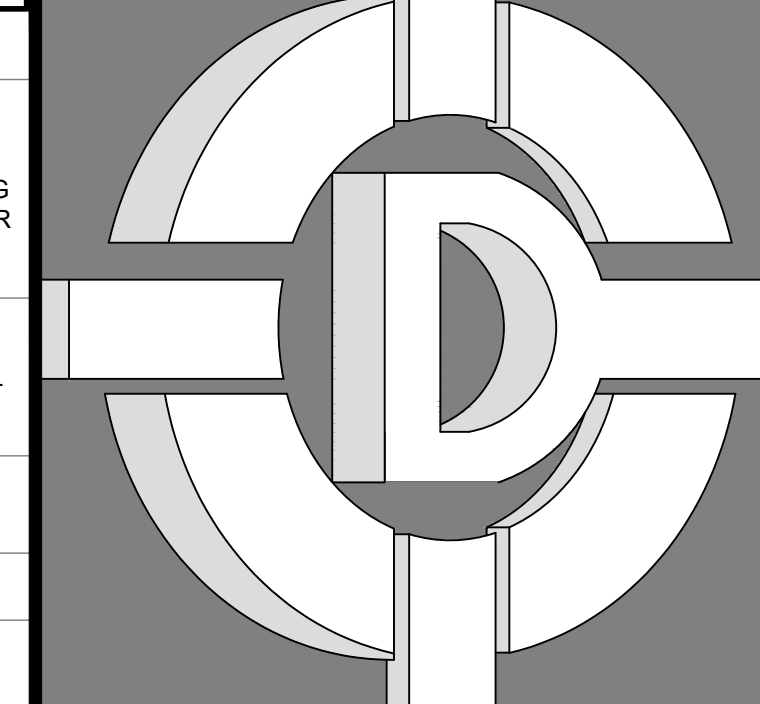
078 RIDGES, HIPS, AND VALLEYS:
RAFTERS SHALL BE FRAMED TO A RIDGE BOARD OR TO EACH OTHER WITH A GUSSET PLATE AS A TIE. RIDGE BOARDS SHALL BE A MINIMUM 1 INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.

059 BRACED WALL LINES:
FOR THE PURPOSE OF DETERMINING THE AMOUNT AND LOCATION OF BRACING REQUIRED IN EACH STORY LEVEL OF A BUILDING, BRACED WALL LINES SHALL BE DESIGNATED AS STRAIGHT LINES IN THE BUILDING PLAN PLACED IN ACCORDANCE WITH SECTION R602.10.1.

035 STRUCTURAL COMPOSITE LUMBER:
STRUCTURAL COMPOSITE LUMBER (SCL), INCLUDING LAMINATED STRAND LUMBER (LAMBRAND LSL), PARALLEL STRAND LUMBER (PARALLAM PSL), AND LAMINATED VENEER LUMBER (MICROLAM LVL), SHALL BE MANUFACTURED BY Weyerhaeuser Truss Joist and Installed in Conformance with ICC-ES ESR-1987 OR APPROVED EQUAL.

017 EXTERIOR SIDING: HORIZONTAL HARDBOARD SIDING, FACTORY PRIMED/SEALED WITH EMBOSSED TEXTURE OVER BUILDING PAPER AS RECOMMENDED BY MANUFACTURER. PAINT PER ARCHITECT'S COLOR SCHEDULE. NO JOINTS IN SIDING FOR WALL AREAS LESS THAN 16' LONG.

001 SCOPE:
LAYING OUT OF WORK, ROUGH TRIM, SIDING, ETC.
002 FURNISH AND INSTALL ALL SCREWS, NAILS, STRAPS, MASTIC FOR MUDSILLS, ELASTOMERIC SEALANT / CAULKING, BUILDING PAPER, SELF-SEALING ELASTOMERIC MEMBRANE, FLASHING MATERIAL, AND ALL NECESSARY EQUIPMENT.



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MIKE DE ALBA, JR.
ARCHITECT

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OWNER:
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559-801-6514

DRAWINGS PREPARED FOR:
PINNIX GENERAL PARTNERS
3230 N. MILBURN AVENUE FRESNO, CA. 93722
559-801-6514

CONTRACTOR:
BIDDING

REVISIONS
NO. DESCRIPTION DATE

REGULATORY AUTHORITIES STAMP
ENGINEER'S SEAL ARCHITECT'S SEAL

032 MACHINE BOLTS, ANCHOR BOLTS, AND THREADED RODS:
MACHINE BOLTS AND THREADED RODS SHALL CONFORM TO THE REQUIREMENTS OF AMERICAN SOCIETY FOR TESTING AND MATERIALS A307 GRADE A OR B, OR AMERICAN SOCIETY FOR TESTING AND MATERIALS A36.

033 PANEL SHEATHING:
PANEL SHEATHING SHALL BE IDENTIFIED WITH THE APPROPRIATE AMERICAN PLYWOOD ASSOCIATION TRADEMARK AND SHALL MEET THE REQUIREMENTS OF THE APA PRP-108, PS 1 OR PS 2 PERFORMANCE STANDARDS, AND ICC ESR-2586.

ROUGH CARPENTRY NOTE
SHEET TITLE
JOB#: 221204
DATE: September 18, 2023
DRAWN BY: TAYLOR
APPROVED BY: M.D.A.
SHEET NO.
GS-040
PLOT TIME: 12/7/2023 11:07 AM

S:\1 - PROJECTS\YEAR 2022\2204 PINNIX\MILBURN\03 CONSTRUCTION DOCUMENTS\02 CAD FILES\GS-040 ROUGH CARPENTRY NOTES NEW.DWG

# ROUGH CARPENTRY NOTES (cont.)

## NAILING SCHEDULE CBC 2304.10.1

17.	Top plates, laps at corners and intersections	2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" x 14 gage staples, 7/16" crown	Face nail
18.	1" brace to each stud and plate	2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" x 14 gage staples, 7/16" crown	Face nail
19.	1" x 6" sheathing to each bearing	2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128")	Face nail
20.	1" x 8" and wider sheathing to each bearing	3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128")	Face nail

FLOOR			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
21.	Joist to sill, top plate, or girder	3-8d common (2 1/2" x 0.131"); or floor 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" x 14 gage staples, 7/16" crown	Toenail
22.	Rim joist, band joist, or blocking to top plate, sill, or other framing below	8d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" x 14 gage staples, 7/16" crown	6" o.c., toenail
23.	1" x 6" subfloor or less to each joist	2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128")	Face nail
24.	2" subfloor to joist or girder	2-16d common (3 1/2" x 0.162")	Face nail
25.	2" planks (plank & beam-floor & roof)	2-16d common (3 1/2" x 0.162")	Each bearing, face nail
26.	Build-up girders and beams, 2" lumber layers	20d common (4" x 0.192")  10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" x 14 gage staples, 7/16" crown  And: 2-20d common (4" x 0.192"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" x 14 gage staples, 7/16" crown	32" o.c., face nail at top and bottom staggered on opposite sides  24" o.c. face nail at top and bottom staggered on opposite sides
27.	Ledger strip supporting joists or rafters	3-16d common (3 1/2" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" x 14 gage staples, 7/16" crown	Each joist or rafter, face nail
28.	Joist to band joist or rim joist	3-16d common (3 1/2" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" x 14 gage staples, 7/16" crown	End nail
29.	Bridging or blocking to joist, rafter, or truss	2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" x 14 gage staples, 7/16" crown	Each end, toenail

### Wood structural panels (WSP), subfloor, roof, and interior wall sheathing to framing and particleboard wall sheathing to framing

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS	
			Edges (Inches)	Intermediate supports (Inches)
30.	3/8" - 1/2"	2-3/8" x 0.113" nail (subfloor and wall) 1 3/4" 16 gage staple, 7/16" crown (subfloor and wall) 2-3/8" x 0.113" nail (roof) 1 3/4" 16 gage staple, 7/16" crown (roof)	6	12
31.	19/32" - 3/4"	8d common or deformed (2" x 0.131") (roof) or RRSR-01 (2 3/8" x 0.113" nail) (roof'd)	6	12
32.	7/8" - 1 1/4"	8d common or deformed (2 1/2" x 0.131") (roof) or RRSR-01 (2 3/8" x 0.113" nail) (roof'd) 2-3/8" x 0.113" nail; or 2" 16 gage staple, 7/16" crown 10d common (3" x 0.148"); or 8d deformed (2 1/2" x 0.131")	6	12
33.	1/2" fiberboard sheathing'b	1 1/2" galvanized roofing nail (7/16" head diameter); or 1 1/4" 16 gage staple with 7/16" or 1" crown	3	6
34.	25/32" fiberboard sheathing'b	1 3/4" galvanized roofing nail (7/16" head diameter); or 1 1/2" 16 gage staple with 7/16" or 1" crown	3	6

### Wood structural panels, combination subfloor underlayment to framing

35.	3/4" and less	8d common (2 1/2" x 0.131"); or 6d deformed (2" x 0.113")	6	12
36.	7/8" - 1"	8d common (2 1/2" x 0.131"); or 8d deformed (2 1/2" x 0.131")	6	12
37.	1 1/8" - 1 1/4"	10d common (3" x 0.148"); or 8d deformed (2 1/2" x 0.131")	6	12

### Panel siding to framing

38.	1/2" or less	6d corrosion-resistant siding (1 7/8" x 0.106"); or 6d corrosion-resistant casing (2" x 0.099")	6	12
39.	5/8"	8d corrosion-resistant siding (2 3/8" x 0.128"); or 8d corrosion-resistant casing (2 1/2" x 0.113")	6	12

### Interior paneling

40.	1/4"	4d casing (1 1/2" x 0.080"); or 4d finish (1 1/2" x 0.072")	6	12
41.	3/8"	6d casing (2" x 0.099"); or 6d finish (Panel supports at 24 inches)	6	12

a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box, or casing.

ROOF			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
1.	Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" x 14 gage staples, 7/16" crown	Each end, toenail
2.	Blocking between rafters or truss not at the wall top plate, to rafter or truss	2-8d common (2 1/2" x 0.131") 2-3" x 0.131" nails 2-3" x 14 gage staples, 7/16" crown	Each end, toenail
3.	Flat blocking to truss and web filler	16d common (3 1/2" x 0.162") @ 6" o.c. 3" x 0.131" nails 3-3" x 14 gage staples @ 6" o.c.	Face nail
4.	Ceiling joists to top plate	3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" x 14 gage staples, 7/16" crown	Each joist, toenail
5.	Ceiling joist not attached to parallel rafter, lags over partitions (no thrust) (see Section 2308.7.3.1, Table 2308.7.3.1)	3-16d common (3 1/2" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" x 14 gage staples, 7/16" crown	Face nail
6.	Ceiling joist attached to parallel rafter (heel joint) (see Section 2308.7.3.1, Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
7.	Collar tie to rafter	3-10d common (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" x 14 gage staples, 7/16" crown	Face nail
8.	Rafter or roof truss to top plate (See Section 2308.7.5, Table 2308.7.5)	3-10d common (3" x 0.148"); or 3-16d box (3 1/2" x 0.135"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" x 14 gage staples, 7/16" crown	Toenail
9.	Roof rafters to ridge valley or hip rafters; or roof rafter to 2-inch ridge beam	2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" x 14 gage staples, 7/16" crown	End nail

### WALL

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
10.	Stud to stud (not at braced wall panels)	16d common (3 1/2" x 0.162); 10d box (3" x 0.128); or 3" x 0.131" nails; or 3-3" x 14 gage staples, 7/16" crown	24" o.c. face nail
11.	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common (3 1/2" x 0.162); or 16d box (3 1/2" x 0.135); or 3" x 0.131" nails; or 3-3" x 14 gage staples, 7/16" crown	16" o.c. face nail
12.	Stud to stud and abutting studs at intersecting wall corners (at non-braced wall panels)	16d common (3 1/2" x 0.162); or 16d box (3 1/2" x 0.135); or 3" x 0.131" nails; or 3-3" x 14 gage staples, 7/16" crown	12" o.c. face nail
13.	Built-up header (2" to 2" header)	16d common (3 1/2" x 0.162); or 16d box (3 1/2" x 0.135)	16" o.c. each edge, face nail
14.	Continuous header to stud	4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128")	Toenail
15.	Top plate to top plate	16d common (3 1/2" x 0.162); or 10d box (3" x 0.128); or 3" x 0.131" nails; or 3" x 14 gage staples, 7/16" crown	16" o.c. face nail
16.	Top plate to top plate, at end joints	8-16d common (3 1/2" x 0.162); or 12-10d box (3" x 0.128); or 12-3" x 0.131" nails; or 12-3" x 14 gage staples, 7/16" crown	Each side of end joint, face nail (minimum 24" lap splice length each side of end joint)
17.	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2" x 0.162); or 16d box (3 1/2" x 0.135); or 3" x 0.131" nails; or 3" x 14 gage staples, 7/16" crown	16" o.c. face nail
18.	Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common (3 1/2" x 0.162); or 3-10d box (3" x 0.128); or 4-3" x 0.131" nails; or 4-3" x 14 gage staples, 7/16" crown	16" o.c. face nail
19.	Stud to top or bottom plate	4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128); or 4-3" x 0.131" nails; or 4-3" x 14 gage staples, 7/16" crown; or 2-16d common (3 1/2" x 0.162); or 3-10d box (3" x 0.128); or 3-3" x 0.131" nails; or 3-3" x 14 gage staples, 7/16" crown	Toenail
20.	Stud to top or bottom plate	2-16d common (3 1/2" x 0.162); or 3-10d box (3" x 0.128); or 4-3" x 0.131" nails; or 4-3" x 14 gage staples, 7/16" crown	End nail
21.	REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. <b>EXCEPTIONS:</b> 1.) THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES IN DIAMETER. 2.) GUARDS ON THE OPEN SIDES OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 1/2 INCHES IN DIAMETER.		
22.	GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS, AND LANDINGS, THAT ARE LOCATED ABOVE THE WALKING SURFACE TO THE FLOOR OR GRADE BELOW AT ANY POINT 36" HORIZONTALLY TO THE OPEN SIDE. C.R.C. R312.1		
23.	GUARDS SHALL NOT BE LESS THAN 42" MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING, OR LINE CONNECTING LEADING EDGES OF THE TREADS. GUARDS ON THE OPEN SIDE OF STAIRS SHALL HAVE HEIGHT NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS. WHERE THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDE OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS. C.R.C. R312.2		
24.	GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR, FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF THE GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES IN DIAMETER. GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOWING PASSAGE OF A SPHERE 4 3/8" IN DIAMETER.		

128. THE TOP OF HANDRAILS AND HANDRAIL EXTENSIONS SHALL NOT BE PLACED LESS THAN 34 INCHES NOR MORE THAN 38 INCHES ABOVE LANDING AND THE NOSING OF TREADS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF STAIRS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LIGHTER THAN 1 1/4" INCHES NOR MORE THAN 2 INCHES IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.

129. WINDING STAIRWAYS MAY NOT BE USED IF THE REQUIRED WIDTH OF RUN IS PROVIDED AT A POINT NOT MORE THAN 12 INCHES FROM THE SIDE OF THE STAIRWAY WHERE THE TREADS ARE NARROWER, BUT IN NO CASE SHALL THE WIDTH OF TURN BE LESS THAN 6 INCHES AT ANY POINT.

130. RAILING SUPPORT POSTS AT 48" ON CENTER WITH INTERMEDIATE MEMBERS AT 4" ON CENTER HANDRAILS SHALL BE NOT LESS THAN 1 1/4" NOR MORE THAN 2" IN SECTION IN DIAMETER. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 3 1/2" FROM EACH SIDE OF A STAIRWAY. STRINGERS AND OTHER PROJECTIONS SUCH AS TRIM AND SIMILAR DECORATIVE FEATURES MAY PROJECT INTO THE REQUIRED WIDTH 1 1/2" ON EACH SIDE. THE TRIANGULAR AREA FORMED BY THE TREAD, RISER, AND GUARDRAILS SHALL BE OF A SIZE THAT A 4" SPHERE CANNOT PASS THROUGH.

131. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2 INCHES ON EITHER SIDE OF THE STAIRWAY AND THE CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31 1/2 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

132. HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

133. GUARDRAIL, STAIR HAND RAIL, OR BALCONY RAILING IS DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

134. GUARDRAILS ARE TO BE 42" IN HEIGHT. OPEN GUARDRAILS AND STAIR RAILING SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL DESIGN SUCH THAT NO OBJECT 4" IN DIAMETER CAN PASS THROUGH.

135. THE RISER HEIGHT SHALL BE NOT MORE THAN 7 3/4 INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 INCHES, AS MEASURED VERTICALLY. TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER SPHERE. THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED TEN SMALLEST BY MORE THAN 3/8 INCH.

136. STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.

137. PROVIDE 6" OFFSET AT FIRST RISER (90°) TRANSITION.

138. GUARD RAILS SHALL BE PROVIDED AT THE OPEN SIDE OF LANDINGS, DECKS, AND BALCONIES OVER 30" ABOVE ADJACENT SURFACES.

139. INTERMEDIATE RAILS AND THEIR CONNECTIONS SHALL BE CAPABLE OF WITHSTANDING 25#SQUARE FEET APPLIED HORIZONTALLY.

140. THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

141. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 147 INCHES BETWEEN FLOOR LEVELS OR LANDING.

142. THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NOT GREATER THAN 9/16 INCH. A NOSING PROJECTION NOT LESS THAN 3/4 INCH AND NOT MORE THAN 1 1/4 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED 1/2 INCH.

143. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN THE WIDTH OF THE FLIGHT SERVED. LANDINGS OF SHAPES OTHER THAN SQUARE OR RECTANGULAR SHALL BE PERMITTED, PROVIDED THAT THE DEPTH AT THE WALK LINE AND THE TOTAL AREA IS NOT LESS THAN THAT OF A QUARTER CIRCLE WITH A RADIUS EQUAL TO THE REQUIRED LANDING WIDTH. WHERE THE STAIRWAY HAS A STRAIGHT RUN, THE DEPTH IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN 36 INCHES.

144. THE WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAYS SHALL BE SLOPED, NOT STEEPER THAN ONE UNIT VERTICAL IN 48 INCHES HORIZONTAL (2 PERCENT SLOPE).

145. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAILS.

146. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS, AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL NOT BE LESS THAN 42 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE CONNECTING LEADING EDGES OF THE TREADS.

**EXCEPTIONS:**  
1.) GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.  
2.) WHERE THE TOP OF THE GUARD SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL BE BOTH LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES AS MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.

147. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

**EXCEPTIONS:**  
1.) THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES IN DIAMETER.  
2.) GUARDS ON THE OPEN SIDES OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 1/2 INCHES IN DIAMETER.

148. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS, AND LANDINGS, THAT ARE LOCATED ABOVE THE WALKING SURFACE TO THE FLOOR OR GRADE BELOW AT ANY POINT 36" HORIZONTALLY TO THE OPEN SIDE. C.R.C. R312.1

149. GUARDS SHALL NOT BE LESS THAN 42" MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING, OR LINE CONNECTING LEADING EDGES OF THE TREADS. GUARDS ON THE OPEN SIDE OF STAIRS SHALL HAVE HEIGHT NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS. WHERE THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDE OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS. C.R.C. R312.2

150. GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR, FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF THE GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES IN DIAMETER. GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOWING PASSAGE OF A SPHERE 4 3/8" IN DIAMETER.

113. FIREBLOCKING: FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (CRC R302.11 AND CRC R1003.19):  
A.) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:  
i.) VERTICALLY AT THE CEILING AND FLOOR LEVELS.  
ii.) HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.  
B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS THOSE THAT OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.  
C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.  
D. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.  
E. AT CHIMNEYS AND FIREPLACES PER ITEM E. 49  
F. CORNICES OF A TWO-FAMILY DWELLING AT THE LINE OF DWELLING-UNIT SEPARATION.  
G. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL. SUCH OPENINGS SHALL BE FIREBLOCKED WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. (CRC R302.11)

114. FIREBLOCKING MATERIALS: EXCEPT AS OTHERWISE SPECIFIED IN ITEMS E. 48 AND E. 49, FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS WITH THE INTEGRITY MAINTAINED (CRC R302.11.1):  
A. 2 INCH NOMINAL LUMBER.  
B. TWO THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS  
C. ONE THICKNESS OF 2/3 3/2 INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 2/3 3/2 INCH WOOD STRUCTURAL PANEL  
D. ONE THICKNESS OF 3/4 INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4 INCH PARTICLEBOARD  
E. 1/2 INCH GYPSUM BOARD  
F. 1/4 INCH CEMENT-BASED MILLBOARD.

115. CHIMNEYS AND FIREPLACES. ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS, OR HEADERS SHALL BE SELF-SUPPORTING OR BE PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY. (CRC R1003.19)

116. DRAFTSTOPPING: IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPPING SHALL BE INSTALLED TO PREVENT THE FLOW OF CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS, WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES (CRC R302.12):  
A. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.  
B. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

117. DRAFTSTOPPING MATERIALS: DRAFTSTOPPING SHALL NOT BE LESS THAN 1/2 INCH GYPSUM BOARD, 3/8 INCH WOOD STRUCTURAL PANELS, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED. (CRC R302.12.1)

118. FIRE PROTECTION OF FLOORS: FLOOR ASSEMBLIES SHALL BE PROVIDED WITH A 1/2 INCH GYPSUM BOARD, 5/8 INCH WOOD STRUCTURAL PANEL, OR EQUIVALENT ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER. PENETRATIONS OR OPENINGS FOR DUCTS, VENTS, ELECTRICAL OUTLETS, LIGHTING DEVICES, LUMINAIRES, WIRES, SPEAKERS, DRAINAGE, PIPING AND SIMILAR OPENING OR PENETRATIONS SHALL BE PERMITTED. (CRC R302.13)

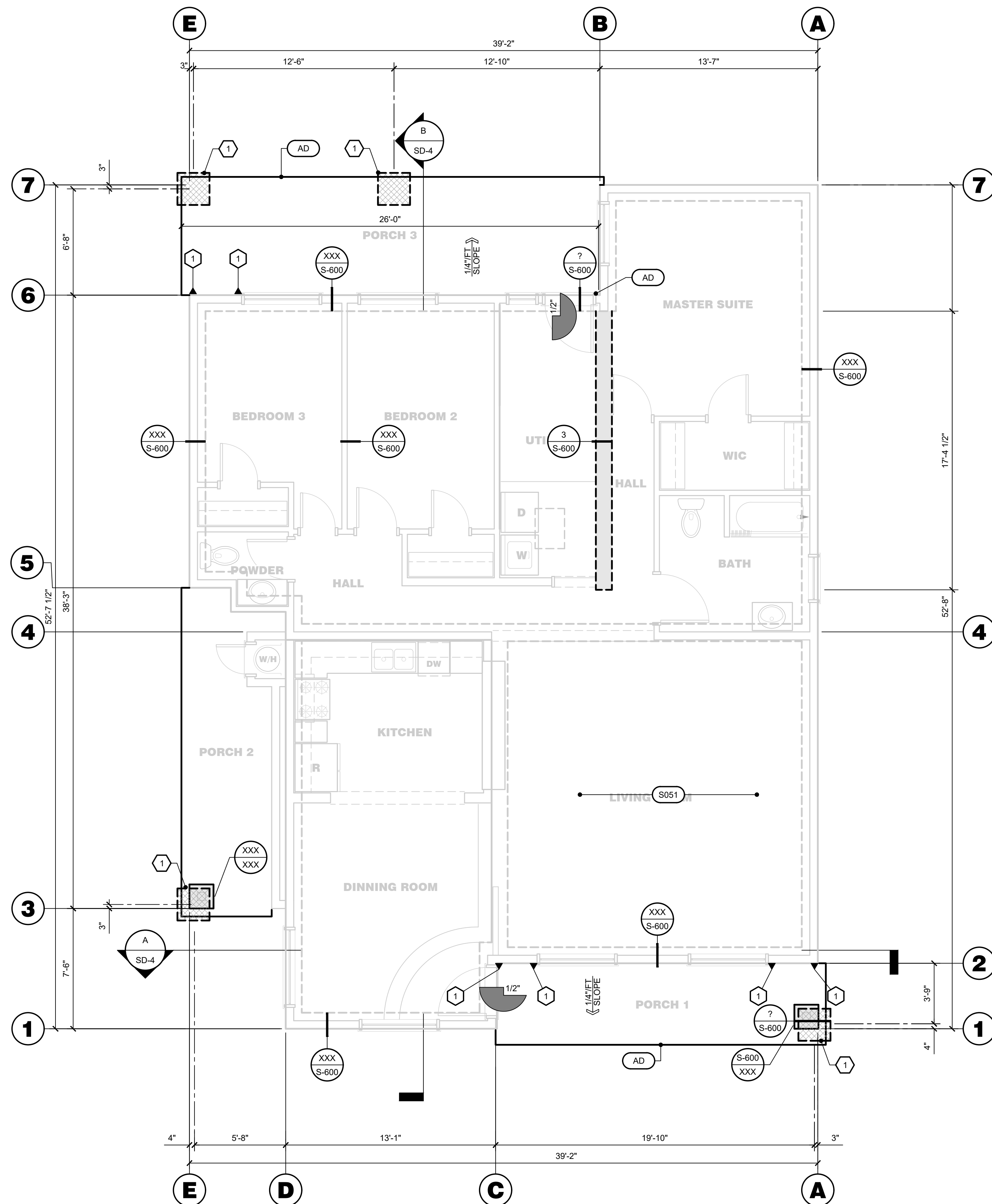
119. COMBUSTIBLE INSULATION CLEARANCE: COMBUSTIBLE INSULATION SHALL BE SEPARATED MINIMUM 3 INCHES FROM RECESSED LUMINAIRES, FAN MOTORS, AND OTHER HEAT-PRODUCING DEVICES. (CRC R302.14)

120. BUILDING PAPER: PER C.R.C. - SECTION R703.2/R703.6.3. 1 LAYER 15-POUND (60 MINUTE) PAPER MINIMUM, AT VERTICAL WALLS. PROVIDE 1 LAYER 30 POUND FELT FOR THE FIRST TWO COURSES FROM GRADE. BUILDING PAPER SHALL CARRY CONTINUOUS IDENTIFICATION. PROVIDE 2 LAYERS BUILDING PAPER, GRADE D MINIMUM, OVER WOOD-BASED SHEATHING TO RECEIVE EXTERIOR LATH.

121. FLASHING AT OPENINGS: PER C.R.C. - SECTION R703.2. FLASHING MATERIAL SEALED TO FLASHING FIN WITH MINIMUM 2" LAP AT HORIZONTAL JOINTS, MINIMUM 6" LAP AT VERTICAL JOINTS. REFER TO DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. FLASHING MATERIALS SHALL BE BARRIER COATED AND REINFORCED AND SHALL PROVIDE FOUR (4) HOUR MINIMUM PROTECTION FROM WATER PENETRATION WHEN TESTED IN ACCORDANCE WITH AMERICAN SOCIETY FOR TESTING AND MATERIALS D-779 OR ANOTHER APPROVED TEST. FLASHING MATERIAL SHALL CARRY CONTINUOUS IDENTIFICATION.

122. SELF-SEALING ELASTOMERIC MEMBRANE: PROVIDE 1 LAYER FULLY ADHERED SELF-SEALING EL

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**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

**FOUNDATION KEY NOTES**

#	DESCRIPTION
S051	1/2" DIAMETER ANCHOR BOLTS AT 6'-0" ON CENTER WITH 3"x3"x0.229" STEEL PLATE WASHERS AT EACH ANCHOR BOLT. BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD WIDTH OF THE SILL PLATE AND 6" FROM SPLICES AND ENDS. PROVIDE (1) #4 BARS AT T&B OF ALL FOOTINGS. THE MAXIMUM ALLOWABLE SOIL BEARING CAPACITY IS 1,500 POUNDS PER SQUARE INCH UNLESS NOTED OTHERWISE. REFER TO SHEAR / BRACED WALLS AND FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S062	(2) 1/2" DIAMETER ANCHOR BOLTS INSTALLED AT QUARTER PANEL POINTS WITH 3"x3"x0.229" STEEL PLATE WASHERS AT EACH ANCHOR BOLT. BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD WIDTH OF THE SILL PLATE AND 6" FROM SPLICES AND ENDS. REFER TO SHEAR / BRACED WALLS AND FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S063	EXISTING CONCRETE LINE FOOTING. REPAIR AND REPLACE, AS NECESSARY. CONTRACTOR TO VERIFY FOOTING MEETS CODE. REFER TO FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S064	TIE CONCRETE LINE FOOTING INTO GRANITE BEDROCK. REFER TO FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S067	EXISTING CONCRETE PAD FOOTING. REPAIR AND REPLACE, AS NECESSARY. CONTRACTOR TO VERIFY FOOTING MEETS CODE. REFER TO FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S068	#5 REBAR x 20'-0" LONG, 10'-0" LONG LEG HAIRPIN IN 12" WIDE x 8" DEEP CONCRETE PAD FOOTING. REFER TO FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S069	3-1/2" CONCRETE LANDING WITH BROOM FINISH AND SLOPE AWAY FROM BUILDING. PROVIDE A MINIMUM OF 1/2" LOWER THAN FINISH FLOOR (36" DEEP x WIDTH OF DOOR). REFER TO FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S078	3-1/2" CONCRETE 2,500 POUNDS PER SQUARE INCH SLAB WITH 6x6, 10x10, E.W.M. OVER 4-1/2" SAND OVER 6 MIL. VISQUENE. AT GARAGE: SLOPE SLAB TO EXTERIOR DOOR WITH A MINIMUM OF 1/8" PER FOOT. REFER TO FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S079	3-1/2" CONCRETE 2,500 POUNDS PER SQUARE INCH SLAB WITH 6x6, 10x10, E.W.M. OVER 4-1/2" SAND OVER 6 MIL. VISQUENE. REFER TO FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S082	3-1/2" CONCRETE PATIO / PORCH SLAB WITH BROOM FINISH AND SLOPE AWAY FROM BUILDING. REFER TO FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S083	EXISTING CONCRETE SLAB. REPAIR AND REPLACE, AS NECESSARY. REFER TO FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S085	TIE CONCRETE SLAB INTO EXISTING CONCRETE SLAB WITH 1-#4 BAR x 12" LONG AT 36" O.C. REFER TO FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

**REFER TO SHEET GS-020 CONCRETE NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.**

**STRUCTURAL LEGEND**

SYMBOLS	DESCRIPTION
[Symbol]	SHADED WALLS DENOTES SHEAR WALL PANELS. REFER TO SHEAR WALL PLAN FOR ADDITIONAL INFORMATION.
[Symbol]	DASHED LINE DENOTES SHEET METAL STRAP AT SHEAR WALL PANELS. REFER TO SHEAR WALL PLAN FOR ADDITIONAL INFORMATION.
[Symbol]	SHADED WALLS DENOTES BRACED WALLS. REFER TO BRACED WALL PLAN FOR ADDITIONAL INFORMATION.
[Symbol]	HATCH WALLS DENOTES BEARING WALL. REFER TO FOUNDATION PLAN FOR ADDITIONAL INFORMATION.
[Symbol]	NON-BEARING WALLS. REFER TO FLOOR PLANS WALL LEGEND FOR ADDITIONAL INFORMATION.
[Symbol]	COLUMN AND / OR POST AND BASE.
[Symbol]	FOOTING SYMBOL.
[Symbol]	HOLDOWN.
[Symbol]	GALVANIZED FOUNDATION VENTS, WITH 1/4" MESH. REFER TO UNDER FLOOR CALCULATIONS AND FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
[Symbol]	GRIDER TRUSS.
[Symbol]	BRACED WALL DESIGNATION
[Symbol]	BRACED WALL TYPE
[Symbol]	BRACED WALL LENGTH
[Symbol]	SHEAR WALL TYPE
[Symbol]	SHEAR WALL LINE
[Symbol]	ANCHOR BOLT TYPE (WHEN APPLICABLE)
[Symbol]	SHEAR WALL LENGTH
[Symbol]	SHEAR WALL DESIGNATION

**FOOTING SCHEDULE**

#	FOOTING SIZE	REINFORCEMENT BARS	BASE DETAIL
1	24"x24"x12" DEEP CONCRETE PAD	4-#4 REBAR EACH WAY	ABU66
2	12" WIDE X 12" DEEP CONCRETE LINE FOOTING.	1-#4 BARS AT TOP AND BOTTOM	

**NOTES**

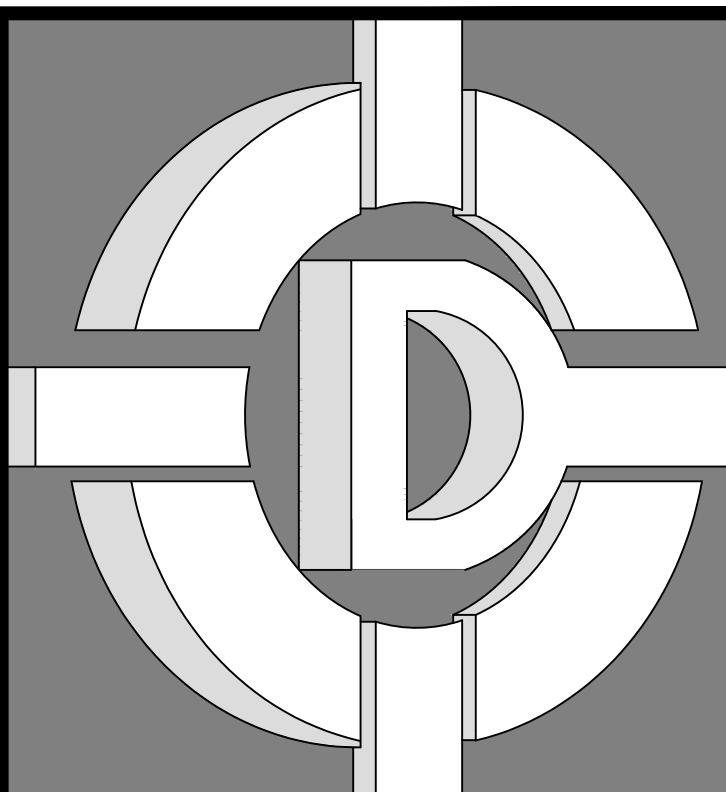
- ALL CONCRETE SHALL BE 2,500 PSI STRENGTH AT 28 DAYS.
- ALL FOOTING DEPTH SHALL BE 12 INCHES MINIMUM INTO NATIVE SOIL.
- PROVIDE 3" COVER FOR ALL REBARS ON SLAB AND FOOTINGS UNLESS NOTED OTHERWISE.
- ALL WALL FOOTINGS SHALL HAVE A MINIMUM OF 12 INCHES WIDE x 12 INCHES DEEP WITH NUMBER 4 REBAR AT TOP AND BOTTOM UNLESS NOTED OTHERWISE.
- REINFORCING STEEL SHALL BE INTERMEDIATE GRADE, DEFORMED BARS GRADE 40 KSI. UNLESS NOTED OTHERWISE.
- DEPTH OF PAD FOOTING SHALL BE MEASURED FROM FINISH GRADE OR UNDISTURBED SOIL.
- ALL STRUCTURAL AND ANCHOR BOLTS TO BE ASTM A36.
- ALL SOIL BEARING CAPACITY A MINIMUM OF 1,500 PSF.

**HOLDOWN SCHEDULE**

SYM.	HOLDOWN / ANCHOR BOLT / COLUMN / REINFORCEMENT BARS
1	HITS WITH 1/2" ANCHOR BOLT WITH 16d COMMON NAIL OR 4 1/2" BOLT TO 4x4 OR DOUBLE 2x STUDS WITH 16d AT 9" ON CENTER. NUMBER 4 REBAR AT TOP AND BOTTOM.

**NOTES:**

- ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER, OR A 2-INCH NOMINAL MEMBER FASTENED TOGETHER WITH 16d NAILS AT 9" ON CENTER PLYWOOD JOINTS AND SILL PLATE NAILING SHALL BE STAGGERED. ANCHOR BOLTS HAVE A MINIMUM OF 3"x3"x0.229" THICK PLATE WASHERS.
- PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3-INCH NOMINAL MEMBER OR THICKER AND NAILING ON EACH SIDE SHALL BE STAGGERED.
- APPLIED OVER STUDS SPACED AT 16" ON CENTER.
- NAILING AT INTERMEDIATE MEMBERS TO BE SPACED AT 12" ON CENTER. USE "COMMON" OR "GALVANIZED BOX" NAILS ONLY. GALVANIZED NAILS SHALL BE HOT DIPPED OR TUMBLED.
- ALL EXTERIOR FOOTINGS TO HAVE 1/2" DIAMETER x 10" LONG ANCHOR BOLTS AT 72" ON CENTER UNLESS OTHERWISE NOTED.
- WOOD STRUCTURAL PANEL DIAPHRAGMS AND BRACED WALLS SHALL BE CONSTRUCTED WITH SHEETS OF NOT LESS THAN 48"x96".
- SHEET DIMENSION SHALL BE 24" MINIMUM AT BOUNDARIES AND CHANGES IN FRAMING UNLESS ALL EDGES OF THE UNDERSIZED SHEETS ARE SUPPORTED BY FRAMING MEMBERS OR BLOCKING.
- FRAMING MEMBERS OR BLOCKING AT PANEL EDGES IN BRACED WALLS.
- FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 153.
- PROVIDE SOLID DIAPHRAGM UNDER ALL ROOF-FILL FRAMING AT TRUSSED ROOF AND PROVIDE MINIMUM 22"x30" ATTIC ACCESS OPENING WITH ALL EDGES BLOCKED.
- NAIL HEADS AT DIAPHRAGMS NAILING SHALL BE SET FLUSH WITH THE SURFACE OF THE SHEATHING.



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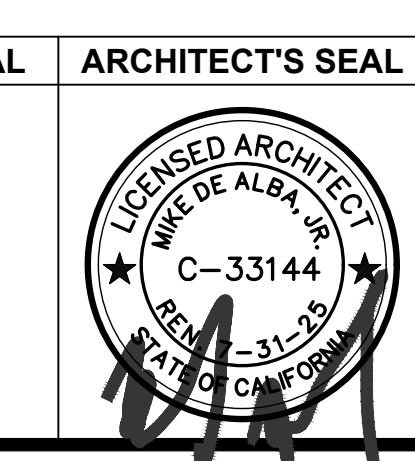
**DRAWINGS PREPARED FOR:**  
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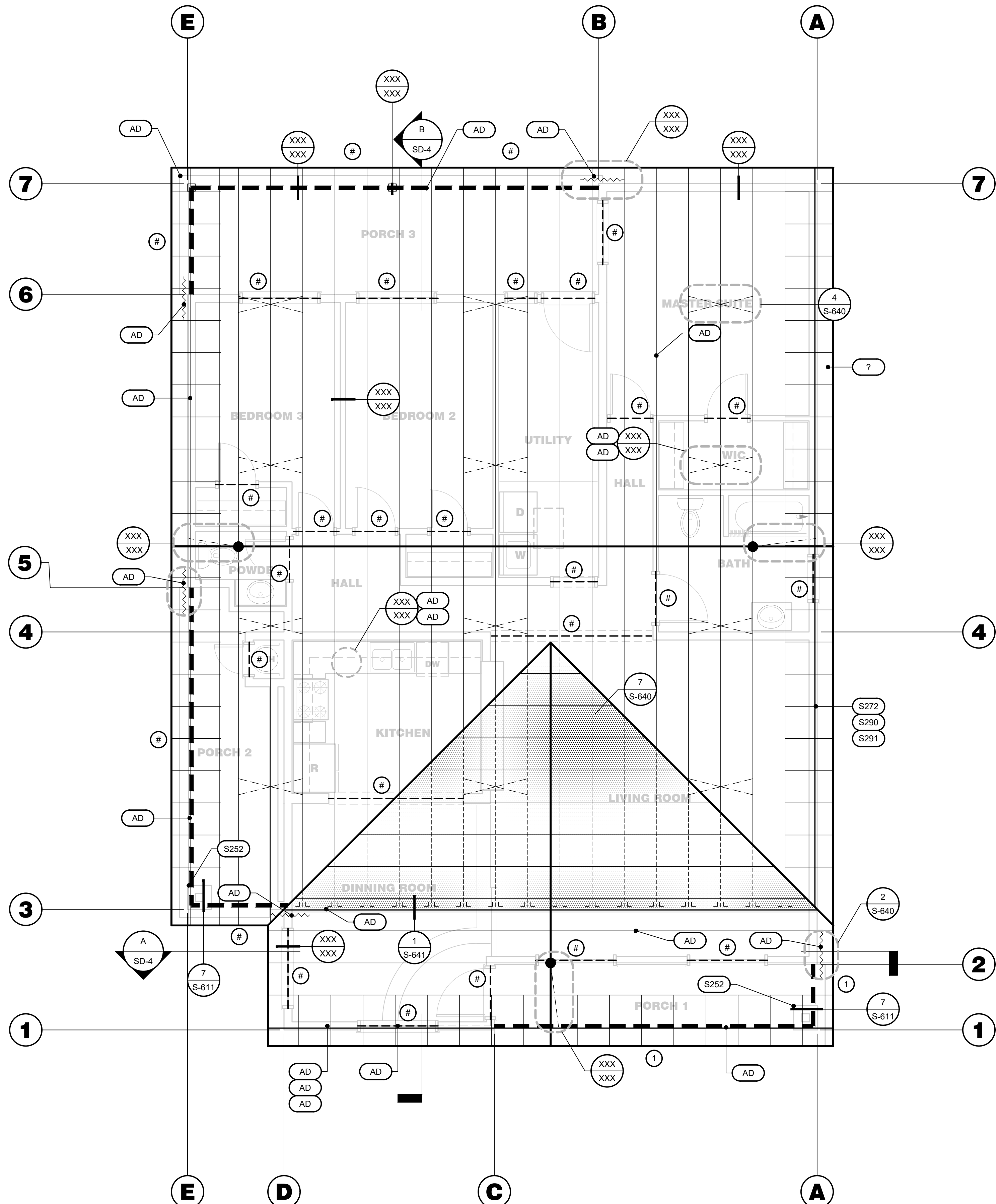
REVISIONS		
NO.	DESCRIPTION	DATE

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ENGINEER'S SEAL ARCHITECT'S SEAL



**FOUNDATION PLAN**  
**SHEET TITLE**  
JOB#: 221204  
DATE: September 18, 2023  
DRAWN BY: TAYLOR  
APPROVED BY: M.D.A.  
SHEET NO.  
**S-050**  
PLOT TIME: 12/7/2023 11:07 AM



**ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

**ROOF FRAMING NOTES (cont.)**

#	DESCRIPTION
021	EXISTING CONSTRUCTION NOTES: ALL DIMENSIONS AND ELEVATIONS TO EXISTING CONSTRUCTION ARE FOR REFERENCE ONLY. FIELD VERIFY DIMENSIONS AND ELEVATIONS PRIOR TO PREPARING SHOP DRAWINGS, FABRICATING MEMBERS (STRUCTURAL ITEMS), AND INSTALLATION.
022	ALL HOLES THROUGH EXISTING CONSTRUCTION SHALL BE CORE-DRILLED OR SAWCUT. DO NOT CUT ANY REINFORCING STEEL WHILE DRILLING INTO EXISTING CONCRETE. DO NOT TORCH CUT.
023	PRIOR TO SUBMITTING ANY SHOP DRAWINGS, PROVIDE CERTIFICATION FROM LAND SURVEYOR REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED THAT DIMENSIONS BETWEEN NEW CONSTRUCTION AND EXISTING CONSTRUCTION HAVE BEEN SURVEYED AND FORWARDED TO SHOP DRAWING DETAILERS.
024	PRIOR TO SUBMITTING SHOP DRAWINGS TO ARCHITECT AND ENGINEER OF RECORD FOR APPROVAL, CONTRACTOR SHALL VERIFY DIMENSIONS BETWEEN NEW CONSTRUCTION AND EXISTING CONSTRUCTION, AND FORWARD TO FABRICATOR FOR THEIR REFERENCE.
025	NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND STRUCTURAL DRAWINGS.
026	FOR ALL EXISTING CONSTRUCTION: DUE TO LIMITED OBSERVATION, OR NOT BEING ABLE TO VISIT THE EXISTING BUILDING DURING THE PREPARATION OF THESE DOCUMENTS, ARCHITECT HAS ASSUMED THE EXISTING STRUCTURE IS IN LIKE-NEW CONDITION WITH NO CORROSION, DETERIORATION, OR DAMAGE, AND WAS CONSTRUCTED PER ANY ORIGINAL CONSTRUCTION DOCUMENTS PROVIDED (IF ANY EXIST). CONTRACTOR SHALL VERIFY THESE ASSUMPTIONS TO THE BEST OF THEIR ABILITY AND NOTIFY THE ARCHITECT OF ANY CONCERNS, ISSUES, OR DISCREPANCIES.

**ROOF FRAMING KEY NOTES**

#	DESCRIPTION
S252	BOX COLUMN. REFER TO COLUMN SCHEDULE AND WALL FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S255	ROOF MOUNTED MECHANICAL UNIT (550# MAXIMUM) OVER 3 TRUSSES OR 3 DOUBLE RAFTERS/JOISTS. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S259	ROOF BEAM. REFER TO BEAM SCHEDULE AND ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S264	2x4 DOUGLAS FIR NUMBER 2 HIP / VALLEY BRACE WITH MAXIMUM LENGTH OF 6'-0" LONG. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S265	2x6 DOUGLAS FIR NUMBER 2 HIP / VALLEY BRACE WITH MAXIMUM LENGTH OF 8'-0" LONG. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S268	2x4 'X' BRACE AT 20'-0" MAXIMUM AT 1/3 POINT OF TRUSS SPAN. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S269	2x6 'X' BRACE AT 20'-0" MAXIMUM AT 1/3 POINT OF TRUSS SPAN. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S270	1x4 HORIZONTAL BRACE NAILED WITH 2-10D TO TOP AND BOTTOM CHORD OF TRUSS AT 10'-0" ON CENTER. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S271	2x4 GABLE END BRACE. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S272	2x6 GABLE END BRACE. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S273	2x4 DOUGLAS FIR NUMBER 2 OUTLOOKS FLAT AT 24" O.C. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S274	2x4 DOUGLAS FIR NUMBER 2 OUTLOOKS ON EDGE AT 24" O.C. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S278	2x4 DOUGLAS FIR NUMBER 2 CALIFORNIA FILL AT 24" ON CENTER WITH 2x4 BRACE AT 48" ON CENTER EACH WAY. PROVIDE PLYWOOD UNDER ALL CALIFORNIA FILL FRAMING WITH 22"x30" OPENING FOR ACCESS AND VENTILATION (BLOCK ALL EDGES OF OPENING). REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S284	ALL STRUCTURAL ROOFING, FRAMING MEMBERS, AND ASSEMBLY, SHALL BE COMPLETELY (100%) REMOVED AND REPLACED WITH ASSEMBLY. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S285	A SEPARATE PERMIT IS REQUIRED FOR THE EXISTING RESIDENCE RE-ROOF OR ROOF REPAIRS THAT EXCEED 100 SQUARE FEET.
S286	2x6 DOUGLAS FIR NUMBER 2 ROOF RAFTER AT 24" ON CENTER WITH MAXIMUM SPAN 15'-8" UNLESS OTHERWISE NOTED. REFER TO ROOF BEAM SCHEDULE AND ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S287	2x8 DOUGLAS FIR NUMBER 2 ROOF RAFTER AT 24" ON CENTER WITH MAXIMUM SPAN 18'-6" UNLESS OTHERWISE NOTED. REFER TO ROOF BEAM SCHEDULE AND ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S288	2x10 DOUGLAS FIR NUMBER 2 ROOF RAFTER AT 24" ON CENTER WITH MAXIMUM SPAN 21'-6" UNLESS OTHERWISE NOTED. REFER TO ROOF BEAM SCHEDULE AND ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S289	ROOF TRUSS AT 24" ON CENTER #. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S290	TRUSS MANUFACTURER AND FRAMING CONTRACTOR TO COORDINATE WITH BUILDING ELEVATIONS TO ACCOMMODATE GABLE END VENTS (LOCATION AND SIZE). REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S291	DROP TOP CHORD OF TRUSS TO ACCOMMODATE 2x4 OUTLOOKS AT 24" ON CENTER. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S292	BALLOON FRAME WALL TO CEILING LINE. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S293	CONTRACTOR TO VERIFY ALL DIMENSIONS AND PITCH TO MATCH EXISTING PRIOR TO MANUFACTURING OF ROOF TRUSSES. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S295	2x6 DOUGLAS FIR NUMBER 2 HIP / VALLEY ROOF RAFTER WITH MAXIMUM SPAN 8'-6" UNLESS OTHERWISE NOTED. REFER TO ROOF BEAM SCHEDULE AND ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S296	2x8 DOUGLAS FIR NUMBER 2 RIDGE. REFER TO ROOF BEAM SCHEDULE AND ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S298	1/2" PLYWOOD SHEATHING 24/0 CDX. WITH 8D AT 6" ON CENTER AT EDGE AND BOUNDARY, 12" ON CENTER AT FIELD. ALL PLYWOOD EXPOSED TO THE WEATHER SHALL BE RATED EXPOSURE 1. REFER TO ROOF SHEATHING TABLE AND ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S299	5/8" PLYWOOD SHEATHING 32/16 CDX. WITH 8D AT 6" ON CENTER AT EDGE AND BOUNDARY, 12" ON CENTER AT FIELD. ALL PLYWOOD EXPOSED TO THE WEATHER SHALL BE RATED EXPOSURE 1. REFER TO ROOF SHEATHING TABLE AND ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S300	3/4" PLYWOOD SHEATHING 40/20 CDX. WITH 8D AT 6" ON CENTER AT EDGE AND BOUNDARY, 12" ON CENTER AT FIELD. ALL PLYWOOD EXPOSED TO THE WEATHER SHALL BE RATED EXPOSURE 1. REFER TO ROOF SHEATHING TABLE AND ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S301	"SIMPSON" ST6236 STRAP AT BEAM TO BEAM. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S302	"SIMPSON" ST6236 STRAP AT BEAM TO WALL. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S303	"SIMPSON" ST6236 STRAP AT WALL TO WALL. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S304	"SIMPSON" ST2122 STRAP AT BEAM TO BEAM. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S305	"SIMPSON" ST2122 STRAP AT BEAM TO WALL. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S306	"SIMPSON" ST2122 STRAP AT WALL TO WALL. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S307	"SIMPSON" CS16 STRAP WITH 14" MINIMUM LAP WITH 14-8D TO STUD ABOVE AND 14" MINIMUM LPA TO STUD BELOW AT LOWER WALL.
S308	"SIMPSON" CS16 COIL STRAP OVER SHEATHING WITH (2) ROWS 10D COMMONS AT 3' ON CENTER STAGGERED TO BLOCKING / FRAMING BELOW WITH (25) 10D COMMONS EACH END. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S309	"SIMPSON" CS16 STRAP(S) EXTEND PERPENDICULAR TO FRAMING, PROVIDE 3X4 BLOCKING AT EACH END. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S310	EXISTING WALL AND ASSEMBLY SHALL BE REMOVED. REPAIR AND REPLACE, AS NECESSARY. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

**STRUCTURAL LEGEND**

SYMBOLS	DESCRIPTION
	SHADED WALLS DENOTES BRACED WALLS. REFER TO BRACED WALL PLAN FOR ADDITIONAL INFORMATION.
	HATCH WALLS DENOTES BEARING WALL. REFER TO FOUNDATION PLAN FOR ADDITIONAL INFORMATION.
	NON-BEARING WALLS. REFER TO FLOOR PLANS WALL LEGEND FOR ADDITIONAL INFORMATION.
	COLUMN AND / OR POST AND BASE.
	FOOTING SYMBOL.
	HOLDDOWN.
	GRIDER TRUSS.
	BRACED WALL DESIGNATION.
	BRACED WALL TYPE.
	BRACED WALL LENGTH.

**BEAM SCHEDULE**

#	BEAM TYPE	SIZE AND GRADE	CAP	DETAIL
1	DOUGLASS_FIR	4x12 D.F. NO. 2		
2	DOUGLASS_FIR	6x12 D.F. NO. 2		
3	DOUGLASS_FIR	4x8 D.F. NO. 2		
4	DOUGLASS_FIR	4x6 D.F. NO. 2		
5	DOUGLASS_FIR	4x4 D.F. NO. 2		

**ROOF SHEATHING**

**TONGUE AND GROOVE OR BLOCK ALL EDGES 1/2" CDX PLYWOOD (OR 1/2" O.S.B.) PSR 24/0 NAILING (10D COMMON OR 8D x 2-1/2" SCREW / RING SHANK NAILS).**

BOUNDARY	6-INCH ON CENTER
EDGE	6-INCH ON CENTER
FIELD	12-INCH ON CENTER

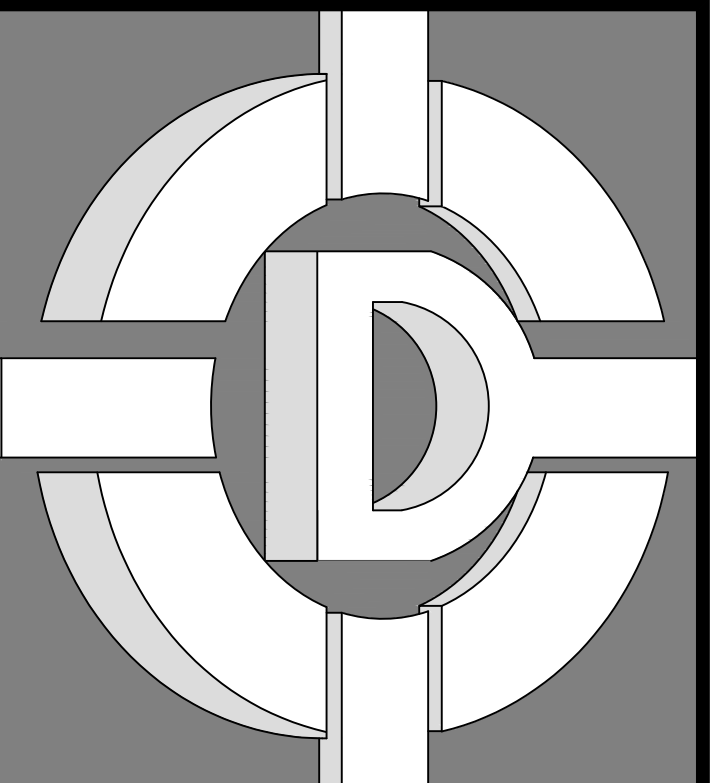
- NOTES:**
- CONFORM TO REQUIREMENTS FOR WOOD DIAPHRAGMS PER 2015 AFPA/SDPWS STANDARDS SECTION 4.2.7.1.1.
  - MAXIMUM SIZE OF OPENING IN HORIZONTAL DIAPHRAGM NOT TO EXCEED 24" WITHOUT BLOCKING.
  - SHEET USED IN THE CONSTRUCTION OF DIAPHRAGMS SHALL BE NOT LESS THAN 4'-0"x8'-0" IN SIZE.
  - PLYWOOD ROOF DIAPHRAGM SHALL BE CONTINUOUS BELOW ALL CALIFORNIA FILL FRAMING.
  - ENTIRE PERIMETER SHALL BE BLOCKED.
  - USE CCX EXTERIOR GRADE AT EXPOSED AREAS.
  - PROVIDE 1/8" GAP AT ALL PANEL EDGES.
  - 1" MINIMUM AIRSPACE BETWEEN INSULATION AND ROOF SHEATHING.

**TRUSS GENERAL NOTES**

#	DESCRIPTION
001	PRE-MANUFACTURED ROOF TRUSSES AT 24" O.C. PROVIDE 1x4 HORIZONTAL BRACING AT 10'-0" O.C. TO TOP OF BOTTOM CHORD. REFER TO TRUSS DIAGRAMS ATTACHED FOR ALL HORIZONTAL AND VERTICAL BRACING REQUIREMENTS AS PER MANUFACTURER RECOMMENDATIONS. PROVIDE SOLID BLOCKING AT TRUSS BEARING POINTS. APPROVED TRUSS DRAWING MUST BE ON JOB-SITE FOR INSPECTION PURPOSES. ALL TRUSS MANUFACTURERS SHALL HAVE "IN PLANT" INSPECTION BY AN APPROVED AGENCY. <b>CENTRAL VALLEY TRUSS (CV TRUSS) 10715 E. AMERICAN AVENUE DEL REY, CA 93616 PHONE: (559) 888-2160.</b>

**ROOF FRAMING NOTES**

#	DESCRIPTION
001	BUILDING CODES AND STANDARDS USED FOR DESIGN: 2022 CALIFORNIA BUILDING CODE. OCCUPANCY CATEGORY: II
002	DESIGN LOADS: DESIGN LOADS ARE AS FOLLOWS: ROOF DEAD LOAD = 16 POUNDS PER SQUARE FOOT (REDUCIBLE) ROOF LIVE LOAD = 20 POUNDS PER SQUARE FOOT (REDUCIBLE)
005	GENERAL STRUCTURAL NOTES: THIS DRAWING SET IS TO BE VIEWED AS A WHOLE AND COORDINATED WITH ARCHITECTURAL, MECHANICAL, AND OTHER DISCIPLINES. ALL WORK PERTAINING TO A SPECIFIC CONTRACTOR MAY OR MAY NOT BE SHOWN ON SPECIFIC DRAWING SECTIONS. IT IS EACH SUBCONTRACTOR'S RESPONSIBILITY TO PREPARE HIS BID FROM A COMPLETE SET OF PLANS.
006	THE CONTRACTOR SHALL FOLLOW WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. DIMENSIONS NOT SHOWN ON PLAN TO BE COORDINATED WITH ARCHITECTURAL PLANS.
007	WHERE INFORMATION PROVIDED IN THESE STRUCTURAL DRAWINGS CONTRADICTS INFORMATION PROVIDED IN PROJECT SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE.
008	ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY AT ANY SIMILAR SITUATION ELSEWHERE ON THE JOB, EXCEPT WHERE A DIFFERENT DETAIL OR SECTION IS SHOWN.
009	THE STRUCTURE SHALL BE ADEQUATELY BRACED AND SHORED DURING ERECTION AGAINST WIND AND ERECTION LOADS. STRUCTURAL MEMBERS ARE DESIGNED FOR "IN-PLACE" LOADS ONLY.
010	THE GENERAL CONTRACTOR SHALL VERIFY ALL OPENING SIZES, PAD SIZES, AND LOCATIONS WITH THE RESPECTIVE CONTRACTORS.
011	THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND ACTUAL FIELD CONDITIONS.
012	REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS AND INFORMATION.
013	WHERE GENERAL NOTES OR TYPICAL DETAILS CONTRADICT INFORMATION PROVIDED IN BUILDING SECTIONS, THE BUILDING SECTIONS TAKE PRECEDENCE.
014	ALL HOLES THROUGH CONSTRUCTION SHALL BE CORE DRILLED OR SAWCUT.
015	ALL REINFORCEMENT AND SUB FRAMING INDICATED ON PLAN SHALL BE INSTALLED PRIOR TO PLACING EQUIPMENT.
016	EQUIPMENT WEIGHING LESS THAN 40 POUNDS ARE NOT SHOWN ON PLAN. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
017	WEIGHTS SHOWN ON DRAWINGS INCLUDE WEIGHTS OF UNIT, CURB, AND ALL ACCESSORIES. DO NOT PLACE UNIT WHEN OPERATING WEIGHT EXCEEDS THAT INDICATED. NOTIFY STRUCTURAL ENGINEER.
018	VERIFY LOCATIONS OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS.
019	STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING DESIGNATIONS AND GRADES: - ANGLES, CHANNELS, PLATES, BARS, AND RODS TO BE: - ASTM A36 - GRADE 36 - fy = 36ksi
020	FV = FIELD VERIFY (E) = EXISTING



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**BIDDING**

REVISIONS		
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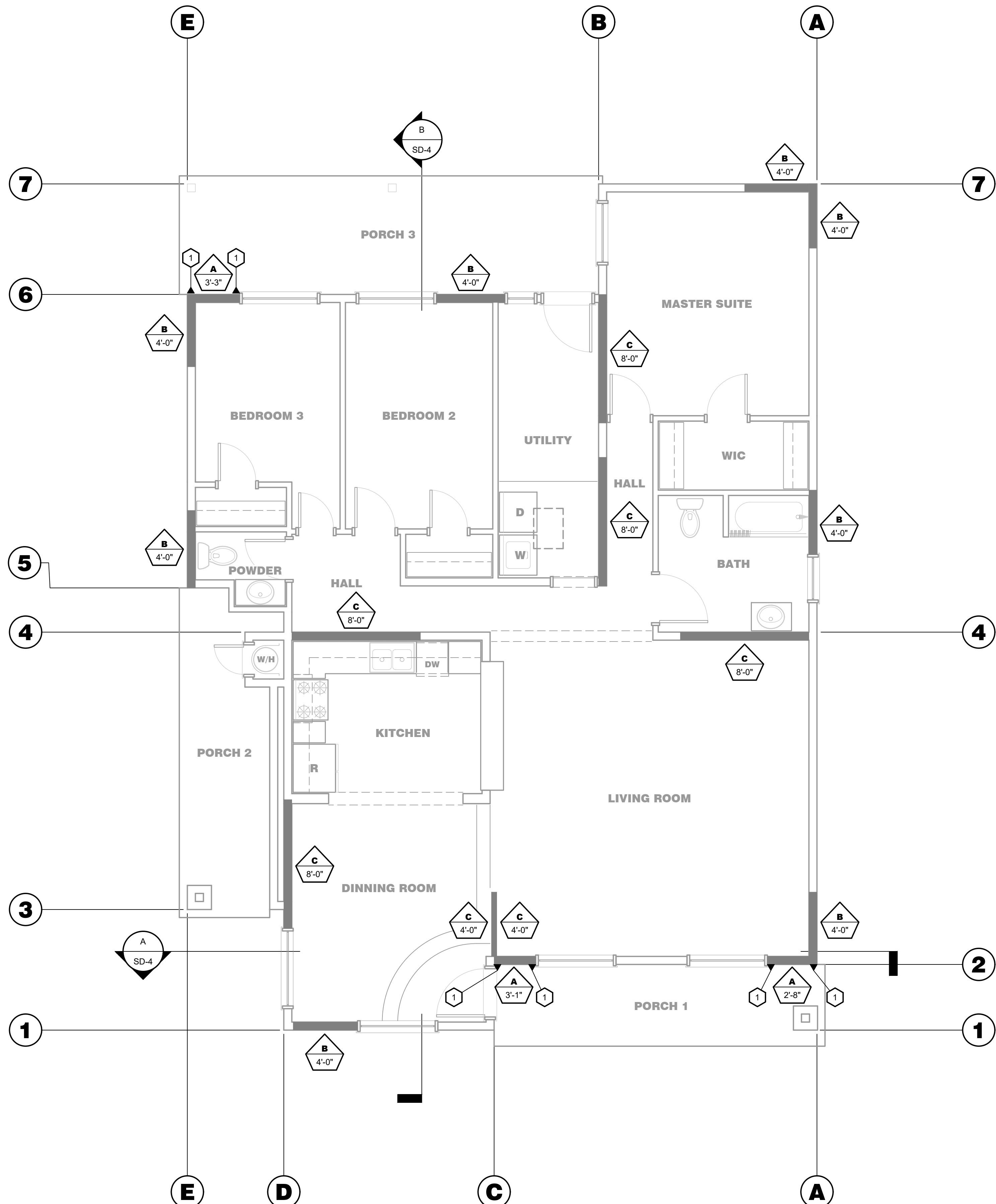
**ENGINEER'S SEAL**      **ARCHITECT'S SEAL**

**ROOF FRAMING PLAN**

**SHEET TITLE**  
JOB#: 221204      SHEET NO. **S-200**  
DATE: September 18, 2023  
DRAWN BY: TAYLOR  
APPROVED BY: M.D.A.

PLOT TIME: 12/7/2023 11:07 AM

S:\1 - PROJECTS\YEAR 2022\21204 - PINNSIX\MILBURN\03 - CONSTRUCTION DOCUMENTS\02 - CAD FILES\1-400 BRACED WALL PLAN.DWG



**BRACED WALL PLAN**

SCALE: 1/4" = 1'-0"

**BRACED WALL NOTES**

#	DESCRIPTION
016	IN ONE STORY AND SECOND STORY OF A TWO-STORY BUILDING: 1. WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8-INCH APA-RATED SHEATHING FOR 24" STUD SPACING WITH 8d COMMON NAILS PLACED AT 4 INCHES ON CENTER AROUND THE PANEL PERIMETER, AND 12 INCHES ON CENTER IN THE PANEL FIELD. ALL PLYWOOD JOINTS SHALL BE MADE OVER FULL BLOCKING. 2. SHALL HAVE AT LEAST TWO ANCHOR BOLTS INSTALLED AT THE PANEL QUARTER POINTS. 3. END STUD SHALL HAVE A HOLDOWN DEVICE FASTENED TO THE FOUNDATION, CAPABLE OF PROVIDING AN UPLIFT CAPACITY OF NOT LESS THAN 1,800 POUNDS. 4. SHALL BE SUPPORTED DIRECTLY ON A REINFORCED FOUNDATION, OR ON A FLOOR FRAMING SUPPORTED DIRECTLY ON THE FOUNDATION THAT IS CONTINUOUSLY ACROSS THE ENTIRE LENGTH OF THE BRACED WALL LINE, SUCH THAT THE TIE-DOWN DEVICE CONNECTS DIRECTLY TO THE FOUNDATION.
017	IN THE FIRST STORY OF TWO-STORY BUILDINGS, EACH ALTERNATE BRACED WALL PANEL SHALL BE CONSTRUCTED THE SAME AS FOR A ONE-STORY BUILDING, EXCEPT: 1. THE WOOD STRUCTURAL PANEL SHEATHING SHALL BE PROVIDED ON BOTH FACES. 2. THE SHEATHING EDGE NAILING BRACING SHALL BE AT 4 INCHES ON CENTER. 3. THREE ANCHOR BOLTS SHALL BE PLACED AT ONE-FIFTH POINTS. 4. THE TIE-DOWN DEVICES SHALL PROVIDE AN UPLIFT CAPACITY OF NOT LESS THAN 3,000 POUNDS.
018	IN ONE-STORY BUILDINGS, SHALL BE SUPPORTED ON CONTINUOUS FOUNDATIONS AT INTERVALS NOT EXCEEDING 50 FEET. IN TWO-STORY BUILDINGS, SHALL BE SUPPORTED ON CONTINUOUS FOUNDATIONS WITH THE FOLLOWING EXCEPTION: a. SHALL BE SUPPORTED ON CONTINUOUS FOUNDATIONS AT INTERVALS NOT EXCEEDING 50 FEET PROVIDED THAT: 1. THE HEIGHT OF CRIPPLE WALL DOES NOT EXCEED 4 FEET AND THE CRIPPLE WALL NAILING PATTERN IS INCREASED TO 4 INCHES ON CENTER. 2. ARE SUPPORTED ON DOUBLED FLOOR JOISTS, CONTINUOUS BLOCKING, OR FLOOR BEAMS. 3. THE DISTANCE BETWEEN BRACING LINES DOES NOT EXCEED TWICE THE BUILDING WIDTH MEASURED PARALLEL TO THE BRACED WALL LINE.
019	GYPSUM WALLBOARD - 1/2 INCH GYPSUM WALL BOARD FASTENED WITH 6d COOLER OR WALLBOARD NAILS SPACED 7 INCHES ON CENTER THROUGHOUT TO ALL FRAMING MEMBERS.
020	MUST BE AT LEAST 96 INCHES LONG.
021	MUST BE LOCATED AT LEAST EVERY 25 FEET ON CENTER ALONG EVERY BRACED WALL LINE.

**STRUCTURAL LEGEND**

SYMBOLS	DESCRIPTION
	SHADED WALLS DENOTES BRACED WALLS. REFER TO BRACED WALL PLAN FOR ADDITIONAL INFORMATION.
	HATCH WALLS DENOTES BEARING WALL. REFER TO FOUNDATION PLAN FOR ADDITIONAL INFORMATION.
	NON-BEARING WALLS. REFER TO FLOOR PLANS WALL LEGEND FOR ADDITIONAL INFORMATION.
	HOLDOWN
	BRACED WALL DESIGNATION
	BRACED WALL TYPE
	BRACED WALL LENGTH

**BRACED WALL TYPE**

#	DESCRIPTION
A	WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" APA-RATED SHEATHING FOR 24" STUD SPACING WITH 8d COMMON OR GALVANIZED BOX NAILS SPACED 6" ON CENTER AT SHEATHING PANEL EDGES AND 12" ON CENTER IN THE FIELD. BRACED WALL INSPECTION REQUIRED PRIOR TO COVERING. EXTERIOR BRACED WALL PANELS SHALL EXTEND TO TOP PLATE OR ROOF FRAMING (GABLE END CONDITIONS).
B	PORTLAND CEMENT PLASTER 7/8" 3-COAT PORTLAND CEMENT PLASTER (STUCCO) OVER 1 1/2" x 11-GAUGE 7/16" HEAD NAILS AT 6" ON CENTER OR 7/8" x 16-GAUGE STAPLES AT 6" ON CENTER OVER 15 POUND FELT OR OTHER ICBO APPROVED VAPOR BARRIER. INSTALL WEEP SCREED AT BOTTOM. PROVIDE TWO LAYERS OF GRADE D PAPER UNDER PORTLAND CEMENT PLASTER WHEN APPLIED OVER PLYWOOD. BRACED WALL INSPECTION REQUIRED PRIOR TO COVERING. EXTERIOR BRACED WALL PANELS SHALL EXTEND TO TOP PLATE OR ROOF FRAMING (GABLE END CONDITIONS).
C	GYPSUM WALLBOARD - 1/2" GYPSUM WALLBOARD FASTENED WITH 6d COOLER OR WALLBOARD NAILS SPACED 7 INCHES ON CENTER THROUGHOUT TO ALL FRAMING MEMBERS. BRACED WALL INSPECTION REQUIRED PRIOR TO COVERING. *GYPSUM BOARD NAILING INSPECTION REQUIRED*.

**HOLDOWN SCHEDULE**

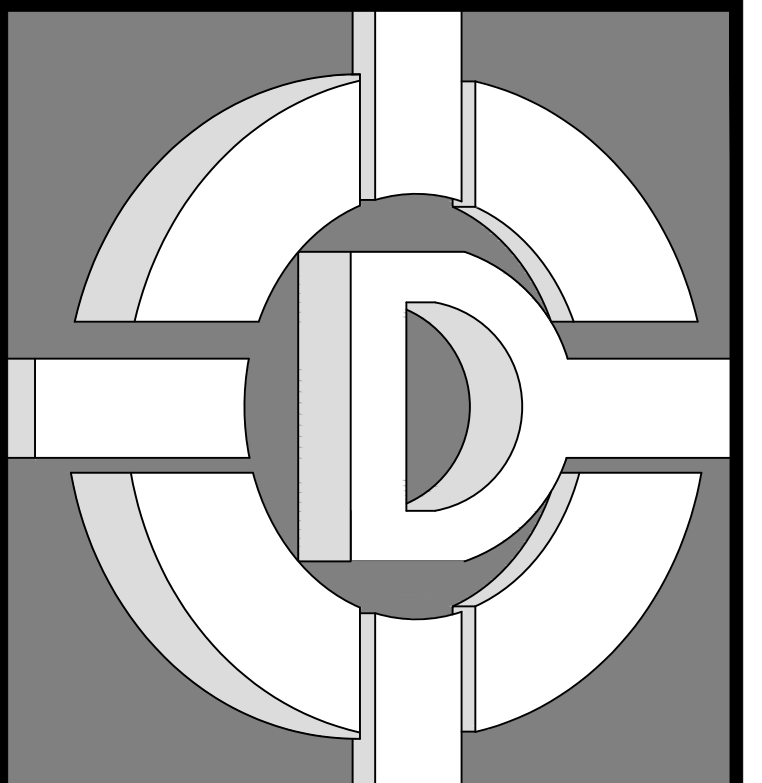
SYM.	HOLDOWN / ANCHOR BOLT / COLUMN / REINFORCEMENT BARS
1	HTTS WITH 1/2" ANCHOR BOLT WITH 16d COMMON NAIL OR 4 1/2" BOLT TO 4x4 OR DOUBLE 2x STUDS WITH 16d AT 9" ON CENTER. NUMBER 4 REBAR AT TOP AND BOTTOM.

**NOTES:**

- ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER, OR A 2-INCH NOMINAL MEMBER FASTENED TOGETHER WITH 16d NAILS AT 9" ON CENTER PLYWOOD JOINTS AND SILL PLATE NAILING SHALL BE STAGGERED. ANCHOR BOLTS HAVE A MINIMUM OF 3"x3"x0.229" THICK PLATE WASHERS.
- PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3-INCH NOMINAL MEMBER OR THICKER AND NAILING ON EACH SIDE SHALL BE STAGGERED.
- APPLIED OVER STUDS SPACED AT 16" ON CENTER.
- NAILING AT INTERMEDIATE MEMBERS TO BE SPACED AT 12" ON CENTER. USE "COMMON" OR "GALVANIZED BOX" NAILS ONLY. GALVANIZED NAILS SHALL BE HOT DIPPED OR TUMBLED.
- ALL EXTERIOR FOOTINGS TO HAVE 1/2" DIAMETER x 10" LONG ANCHOR BOLTS AT 72" ON CENTER UNLESS OTHERWISE NOTED.
- WOOD STRUCTURAL PANEL DIAPHRAGMS AND BRACED WALLS SHALL BE CONSTRUCTED WITH SHEETS OF NOT LESS THAN 48"x96".
- SHEET DIMENSION SHALL BE 24" MINIMUM AT BOUNDARIES AND CHANGES IN FRAMING UNLESS ALL EDGES OF THE UNDERSIZED SHEETS ARE SUPPORTED BY FRAMING MEMBERS OR BLOCKING.
- FRAMING MEMBERS OR BLOCKING AT PANEL EDGES IN BRACED WALLS.
- FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 153.
- PROVIDE SOLID DIAPHRAGM UNDER ALL ROOF-FILL FRAMING AT TRUSSED ROOF AND PROVIDE MINIMUM 22"x30" ATTIC ACCESS OPENING WITH ALL EDGES BLOCKED.
- NAIL HEADS AT DIAPHRAGMS NAILING SHALL BE SET FLUSH WITH THE SURFACE OF THE SHEATHING.

**BRACED WALL NOTES**

#	DESCRIPTION
001	EVERY ROOF AND FLOOR MUST BE SUPPORTED ON ALL SIDES BY BRACED WALL LINES.
002	MUST BE PLACED ACROSS THE BUILDING AT LEAST EVERY 25 FEET.
003	MAY HAVE OFFSETS OF UP TO 4 FEET IN EACH DIRECTION ALONG THE LENGTH OF THE BRACED WALL LINE AND THE TOTAL OUT TO OUT OFFSET OF BRACED WALL PANELS IN A BRACED WALL LINE IS NOT MORE THAN 8 FEET. BRACED WALL LINE MAY HAVE UP TO A FOOT OFFSET MAXIMUM DISCONTINUOUS BRACED WALL LINE.
004	SHALL BE LOCATED AT THE END OF EACH BRACED WALL LINE AND SHALL BE PERMITTED TO BEGIN NO MORE THAN 10'-0" FROM THE END OF A BRACED WALL LINE.
005	BUILDINGS LONGER THAN 50 FEET MUST HAVE CONTINUOUS FOOTINGS AND FOUNDATIONS UNDER THE INTERIOR BRACED WALL LINES.
006	IF CRIPPLE WALLS ARE USED (WOOD WALLS BETWEEN THE FOUNDATION AND THE FIRST-FLOOR FRAMING) THEY MUST BE CONSTRUCTED AS BRACED WALL LINES AND CONSIDERED AS AN ADDITIONAL STORY IF OVER 4 FEET TALL.
007	MUST BE AT LEAST 48 INCHES LONG.
008	MUST BE LOCATED AT LEAST EVERY 25 FEET ON EDGE TO EDGE ALONG EVERY BRACED WALL LINE.
009	MAY BE REPLACED BY "ALTERNATE BRACED" WALL PANELS THAT CAN BE AS SMALL AS 2 FEET 8 INCHES LONG.
010	MAY BE REPLACED BY "PORTAL FRAME" WALL PANELS THAT CAN BE AS SMALL AS 1 FOOT 4 INCHES LONG FOR ONE-STORY BUILDINGS AND 2 FEET FOR TWO-STORY BUILDINGS.
011	WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8-INCH APA-RATED SHEATHING FOR 24" STUD SPACING WITH 8d COMMON OR GALVANIZED BOX NAILS SPACED 6" ON CENTER AT SHEATHING PANEL EDGES AND 12" ON CENTER IN THE FIELD.
012	PORTLAND CEMENT PLASTER - 7/8 INCH 3 COAT PORTLAND CEMENT PLASTER (STUCCO) OVER #11 GAUGE WOVEN WIRE WITH 16 GAUGE STAPLES OVER 15 POUND FELT OR OTHER ICBO APPROVED VAPOR BARRIER. INSTALL WEEP SCREEDS AT BOTTOM. PROVIDE TWO LAYERS OF GRADE D PAPER UNDER PORTLAND CEMENT PLASTER WHEN APPLIED OVER PLYWOOD.
013	ALL VERTICAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER THE STUDS; ALL HORIZONTAL PANEL JOINTS SHALL OCCUR OVER BLOCKING AT LEAST 1 1/2 INCHES THICK.
014	MAY INCORPORATE INTERMITTENT AND CONTINUOUS BRACING METHODS.
015	ON EXTERIOR WALLS WHERE THE WALL LINE IS FULLY SUPPORTED ON A FULL FOUNDATION, STANDARD 4 FOOT BRACED WALL PANELS MAY BE REPLACED BY A MINIMUM 2 FOOT 8 INCH ALTERNATE BRACED WALL PANEL AND MUST BE LOCATED AT LEAST EVERY 25 FEET ON EDGE TO EDGE ALONG EVERY BRACED WALL LINE. THIS OPTION ALLOWS A SHORTER PART OF THE WALL TO BE USED TO PROVIDE THE MINIMUM BRACING SUPPORT.



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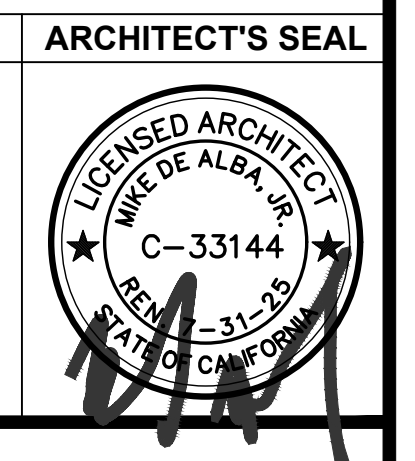
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**REVISIONS**

NO.	DESCRIPTION	DATE

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ENGINEER'S SEAL      ARCHITECT'S SEAL



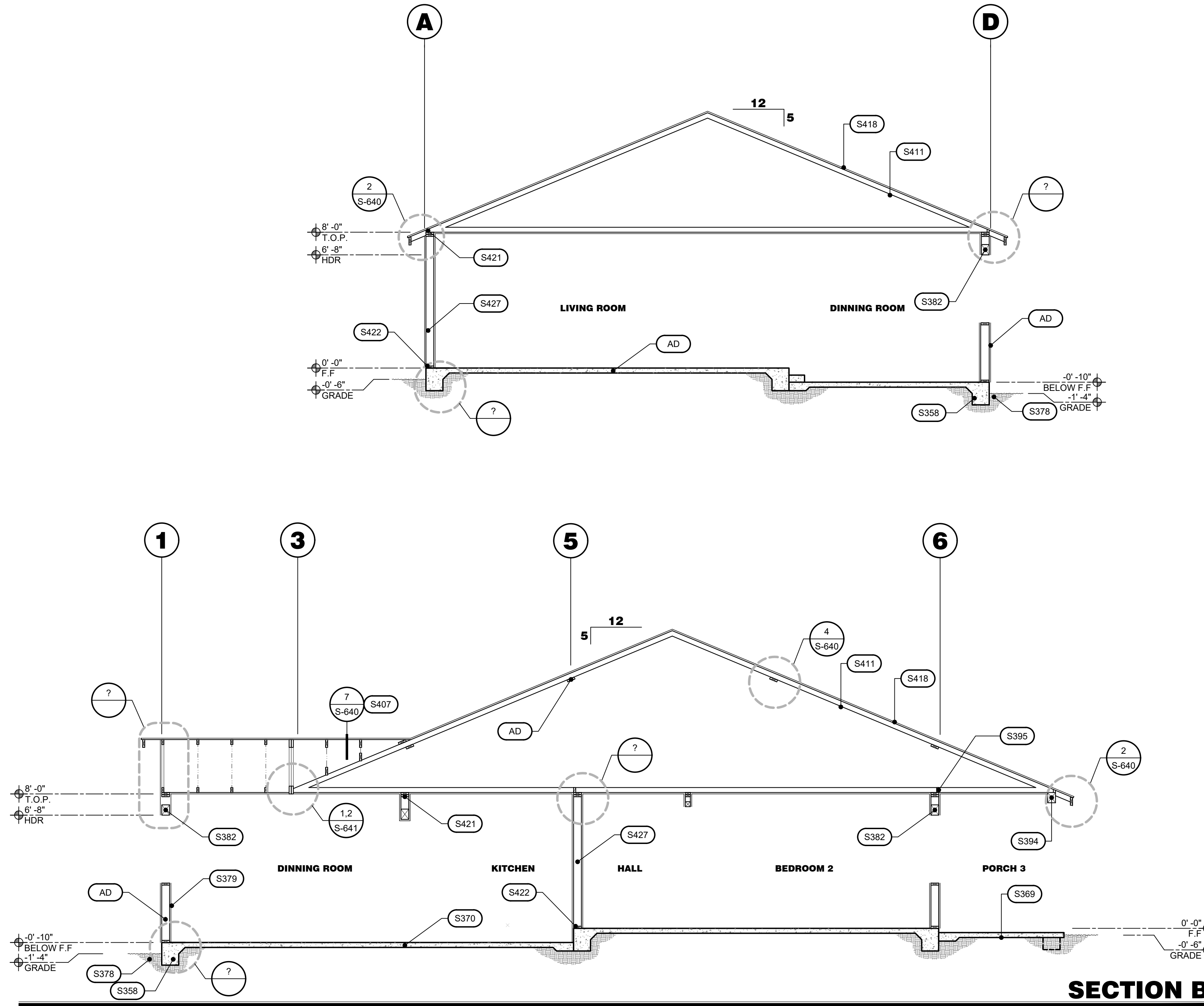
**BRACED WALL PLAN**

**SHEET TITLE**

JOB#: 221204	SHEET NO.
DATE: September 18, 2023	<b>S-400</b>
DRAWN BY: TAYLOR	
APPROVED BY: M.D.A.	

PLOT TIME: 12/7/2023 11:07 AM





**SECTION B**  
SCALE: 1/4"=1'-0"

**DESIGN DATA**

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM		
	SPEED (MPH)	TOPO-GRAPHIC EFFECT		WEATHERING	FROST LINE DEPTH	TERMITE
150	110	NO	D	<5000' = NEG >5000' = MOD	<5000' = 12" >5000' = 18"	YES
WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMPERATURE	MEAN ANNUAL TEMPERATURE	
40 DEGREES	<5000'=YES >5000'=NO	PER GRADING OFFICIAL	1500 R403.3(2)	78 DEGREES (PER ENERGY ANALYSIS)	79 DEGREES (PER ENERGY ANALYSIS)	

DESIGN CONFORMS TO THE CALIFORNIA BUILDING CODE (CBC) 2022, CRC 2022 AND ASCE 7-16

DESIGN LOADS (SELF WEIGHT OF STRUCTURE)

LIVE LOADS

DEAD LOADS

SOIL LOADS

CONCRETE LOADS

CONCRETE DESIGN

ROOFS: 20 psf

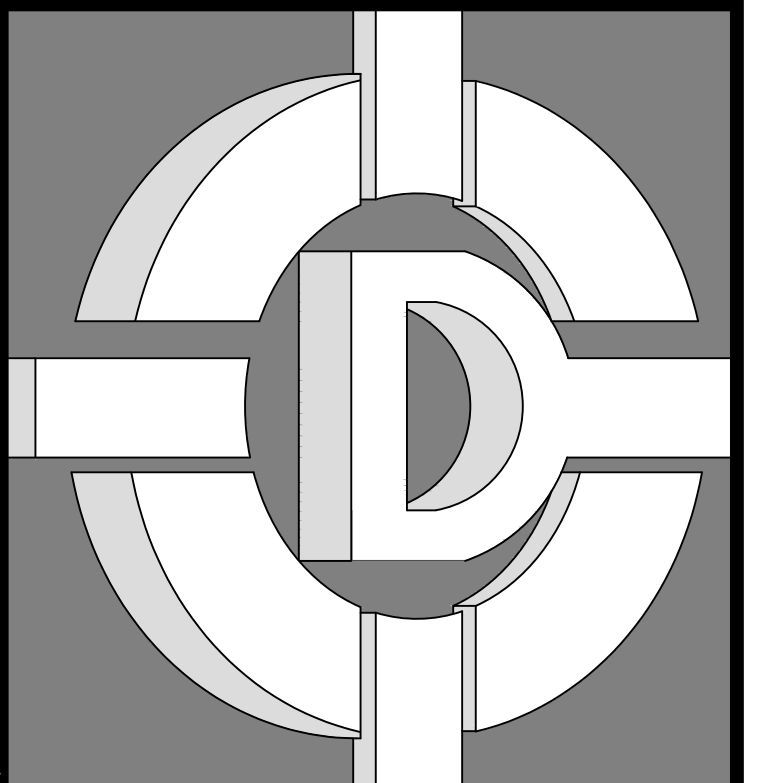
SOIL BEARING: 1,500 psf

CONCRETE DESIGN: 2,500 psi

**SECTION KEY NOTES**

#	DESCRIPTION
S358	EXISTING CONCRETE LINE FOOTING. CONTRACTOR TO VERIFY FOOTING MEETS CODE. REFER TO FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S359	CONCRETE LINE FOOTING. REFER TO FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S360	CONCRETE LANDING WITH BROOM FINISH AND SLOPE AWAY FROM BUILDING. PROVIDE A MINIMUM OF 1/2" LOWER THAN FINISH FLOOR (36" DEEP x WIDTH OF DOOR). REFER TO FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S361	EXISTING CONCRETE PAD FOOTING. REFER TO FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S362	CONCRETE PAD FOOTING BEYOND. REFER TO FOOTING SCHEDULE AND FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S369	CONCRETE PATIO / PORCH SLAB WITH BROOM FINISH AND SLOPE AWAY FROM BUILDING. REFER TO FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S370	EXISTING CONCRETE SLAB. REPAIR AND REPLACE, AS NECESSARY. REFER TO FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S378	NATIVE SOIL OR COMPACTED FILL. REFER TO GEOTECHNICAL SOILS REPORT FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S379	GYPSUM BOARD. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S380	WATERPROOF GYPSUM BOARD. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S382	WALL HEADER. REFER TO BEAM SCHEDULE AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S383	ROOF MOUNTED MECHANICAL UNIT (550# MAXIMUM) OVER 3 TRUSSES OR 3 DOUBLE RAFTERS/JOISTS. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S394	ROOF BEAM. REFER TO BEAM SCHEDULE AND ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S395	2x BLOCK. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S407	CALIFORNIA FILL AT 24" ON CENTER WITH 2x4 BRACE AT 48" ON CENTER EACH WAY. PROVIDE PLYWOOD UNDER ALL CALIFORNIA FILL FRAMING WITH 22"x30" OPENING FOR ACCESS AND VENTILATION (BLOCK ALL EDGES OF OPENING). REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S409	CONTRACTOR TO VERIFY ALL DIMENSIONS AND PITCH TO MATCH EXISTING RESIDENCE PRIOR TO MANUFACTURING OF ROOF TRUSSES. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S411	ROOF TRUSS. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S417	BALLOON FRAME WALL TO CEILING LINE. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S418	PLYWOOD SHEATHING CDX. ALL PLYWOOD EXPOSED TO THE WEATHER SHALL BE RATED EXPOSURE 1. REFER TO ROOF SHEATHING TABLE ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S421	DOUBLE TOP PLATE. ALL SPLICES TO BE PLACED OVER STUD BELOW. REFER TO WALL FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S422	BOTTOM PLATE. REFER TO FLOOR FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
S427	STUDS. REFER TO WALL FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

**REFER TO SHEET GS-040 ROUGH CARPENTRY NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.**



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**BIDDING**

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NO.	DESCRIPTION	DATE

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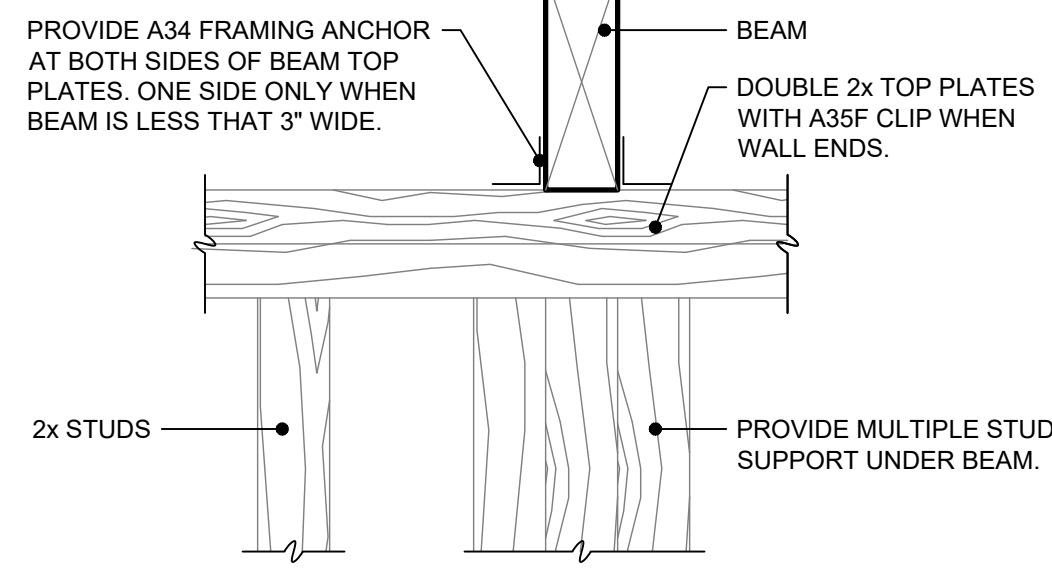
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**SHEET TITLE**

JOB#: 221204  
DATE: September 18, 2023  
DRAWN BY: TAYLOR  
APPROVED BY: M.D.A.

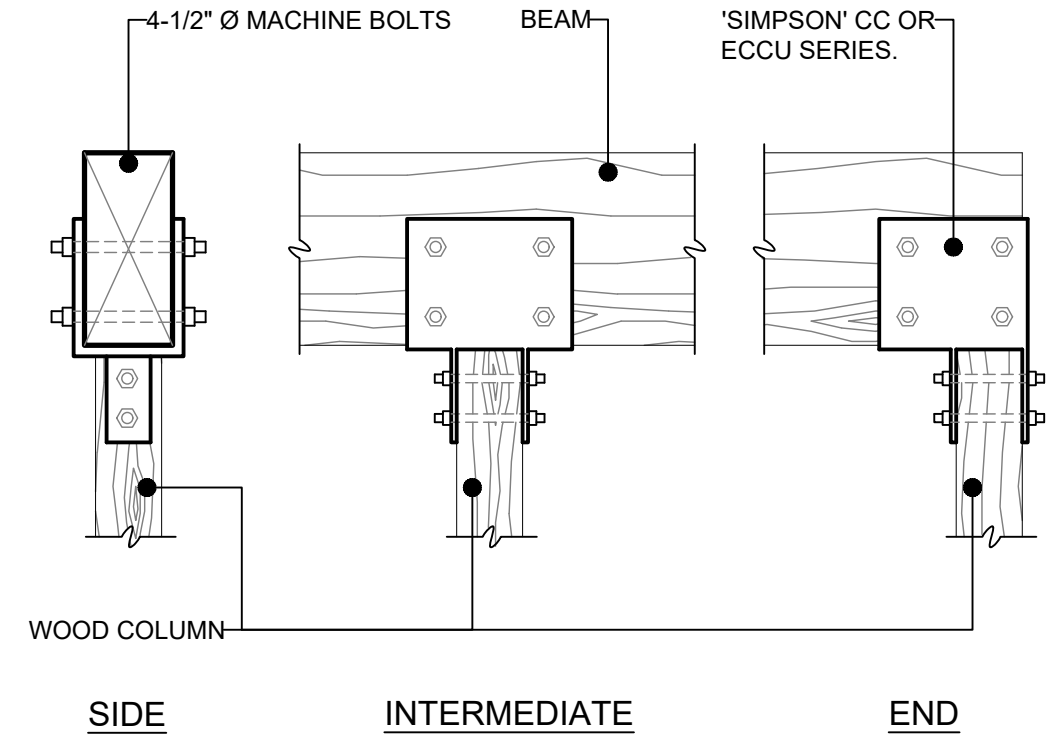
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PLOT TIME: 12/7/2023 11:07 AM



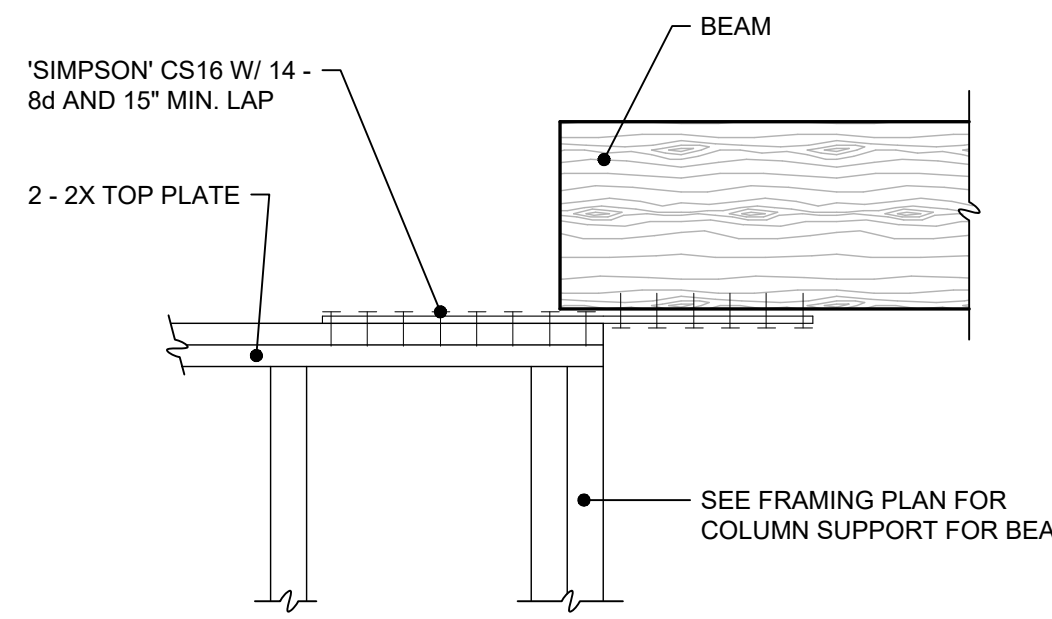
### 7 BEAM TO TOP PLATE

SCALE: 3\"/>



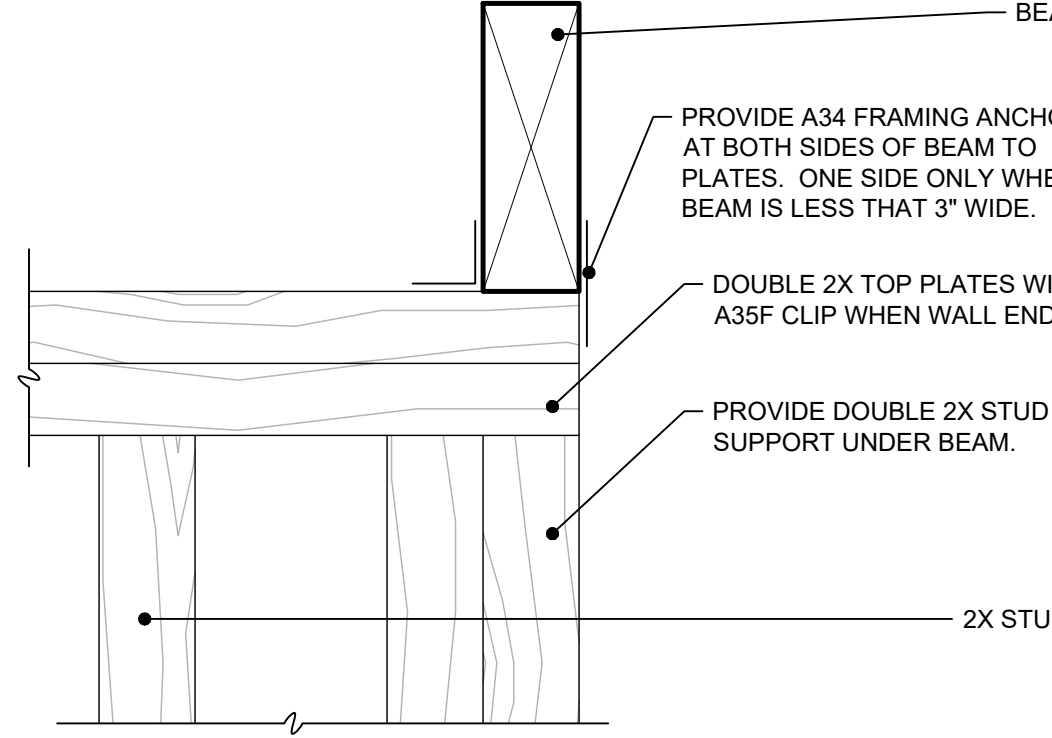
### 8 WOOD COLUMN SADDLE

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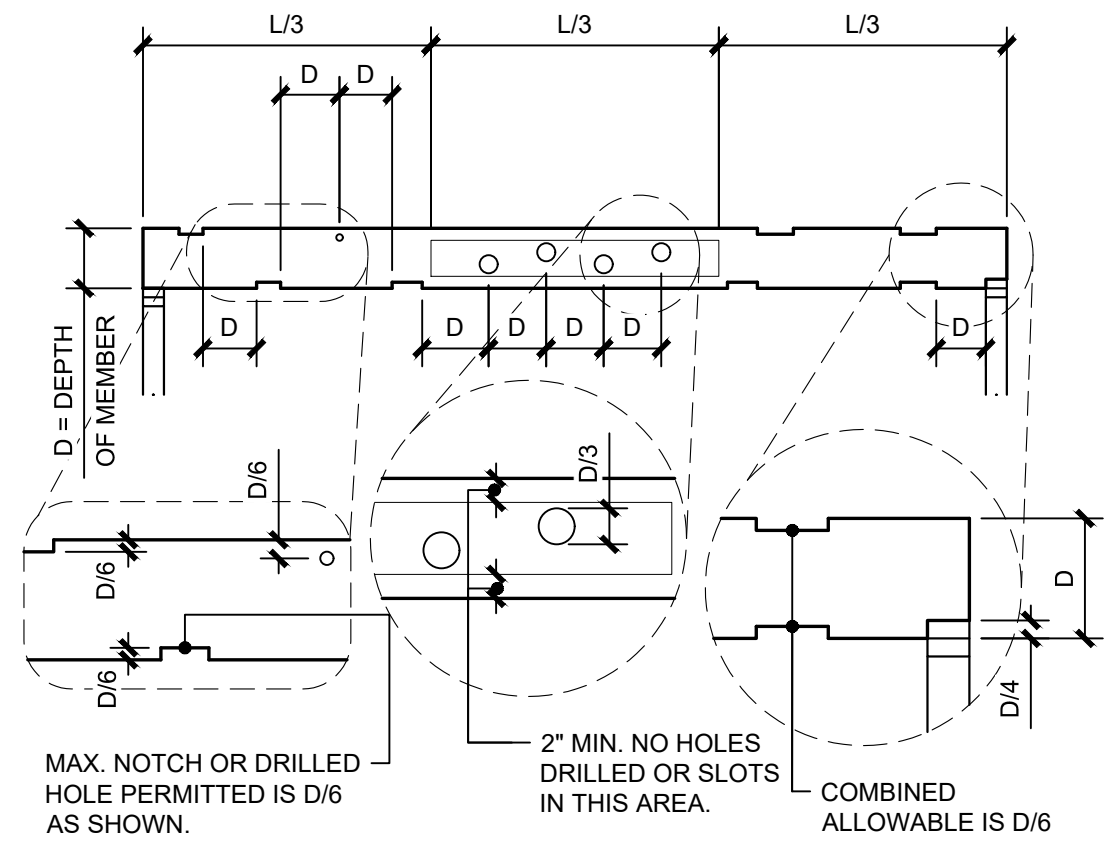
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SCALE: 1 1/2\"/>



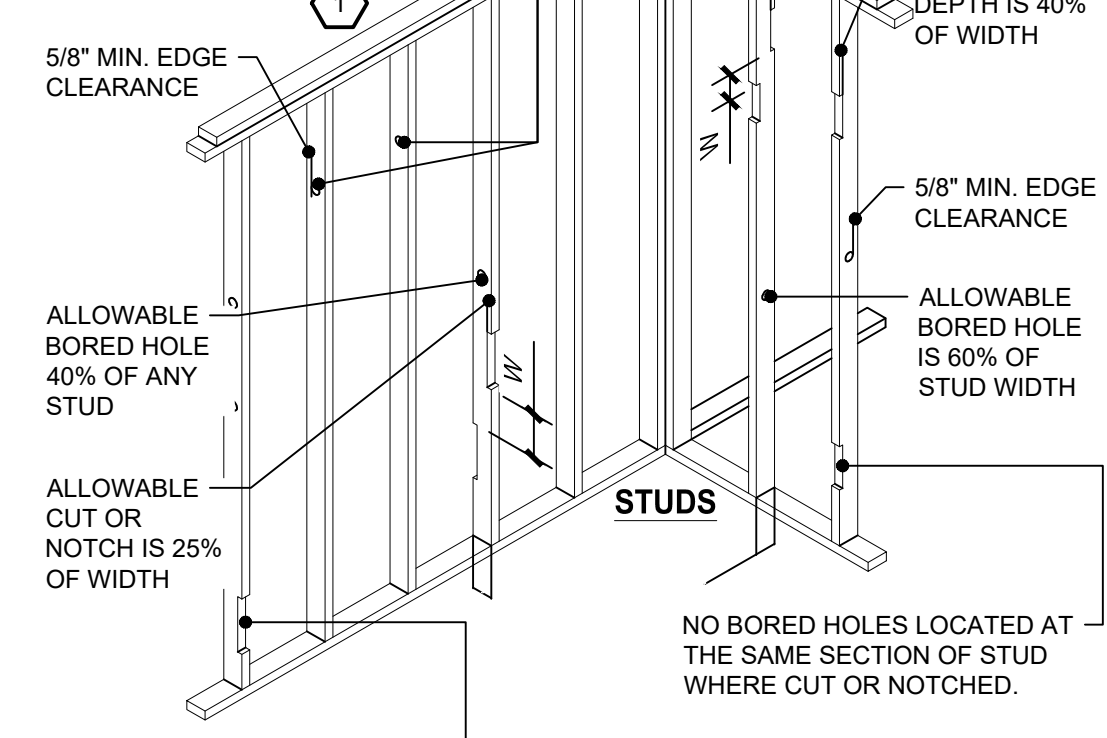
### 14 BEAM TO TOP PLATE

SCALE: 3\"/>



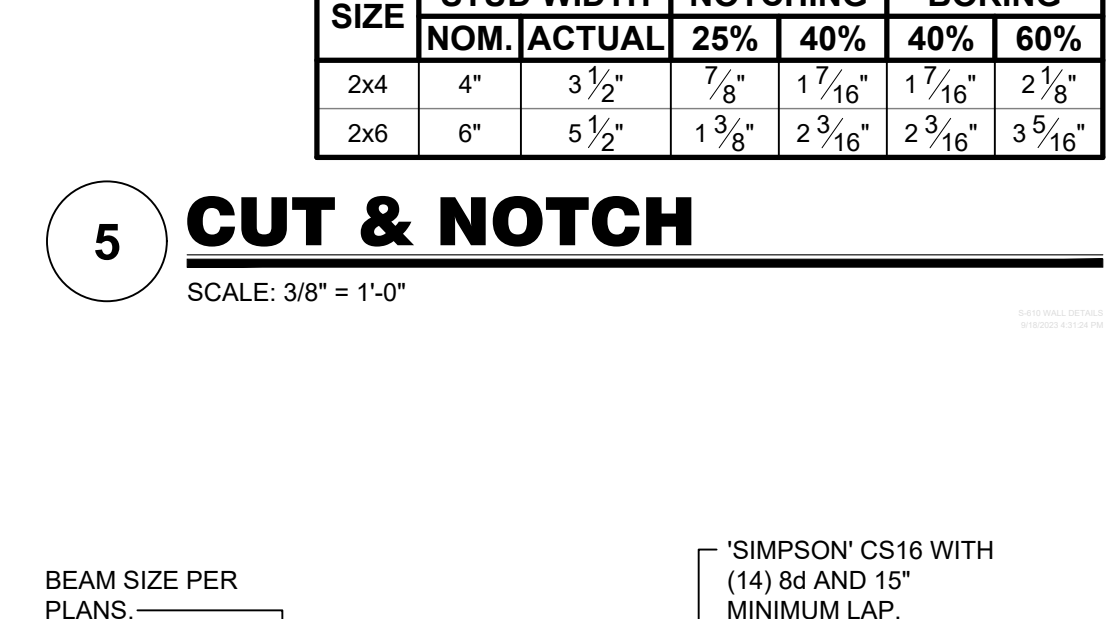
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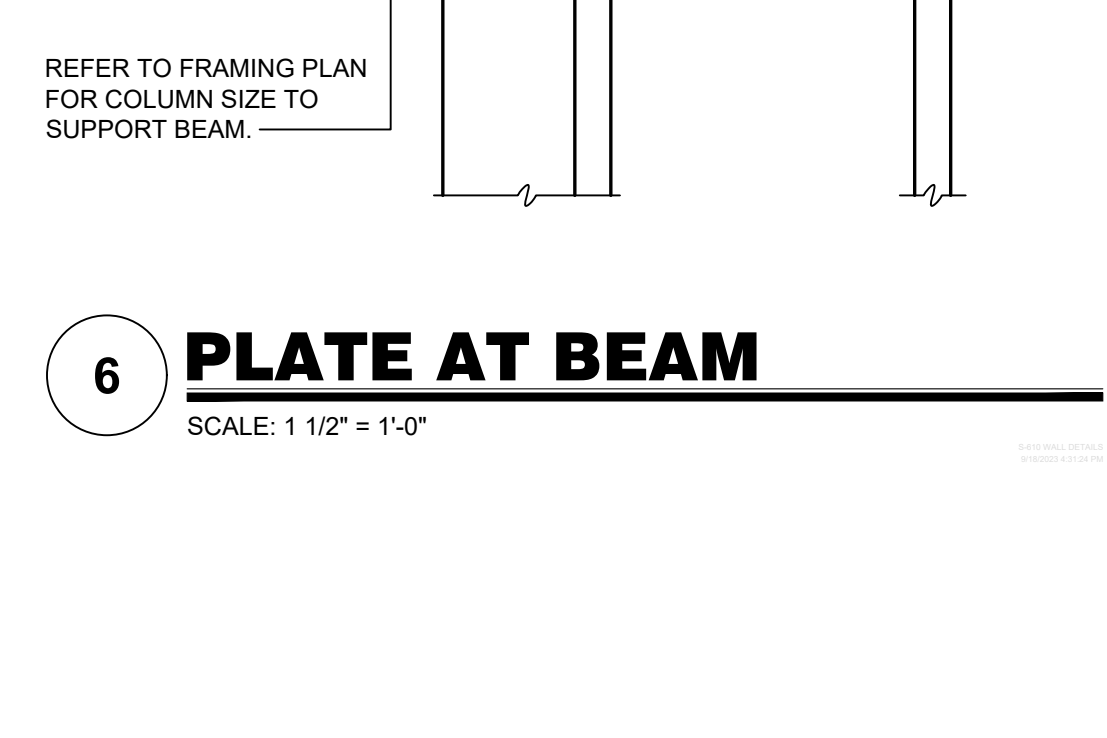
### 6 PLATE AT BEAM

SCALE: 1 1/2\"/>



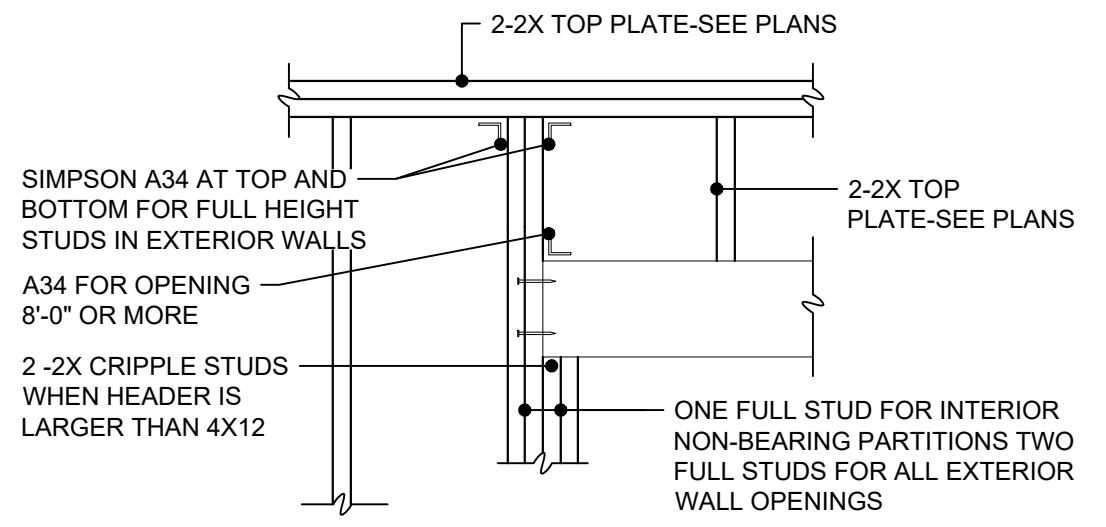
### 3 SHEAR WALL OPENING

SCALE: 1/2\"/>



### 2 TOP PLATE SPLICE

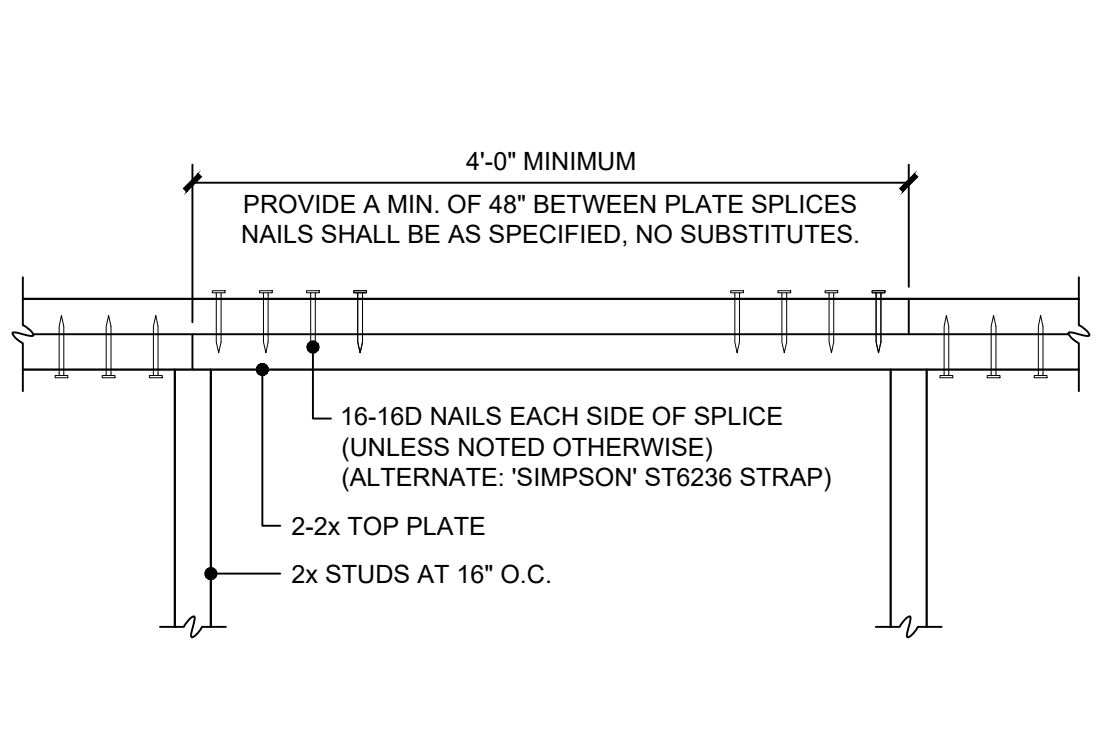
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OPENING WIDTH	NON-BEARING WALLS	BEARING WALLS
	HEADER SIZE	HEADER SIZE
4'-0\"/>		

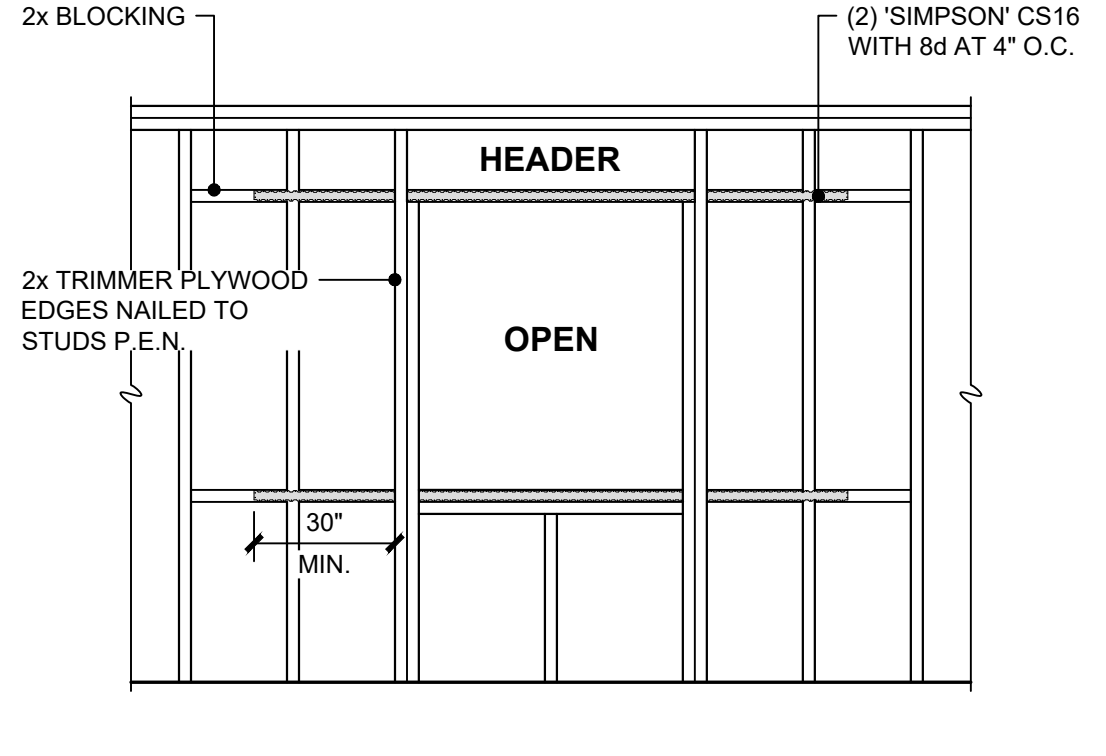
### 1 HEADER SCHEDULE

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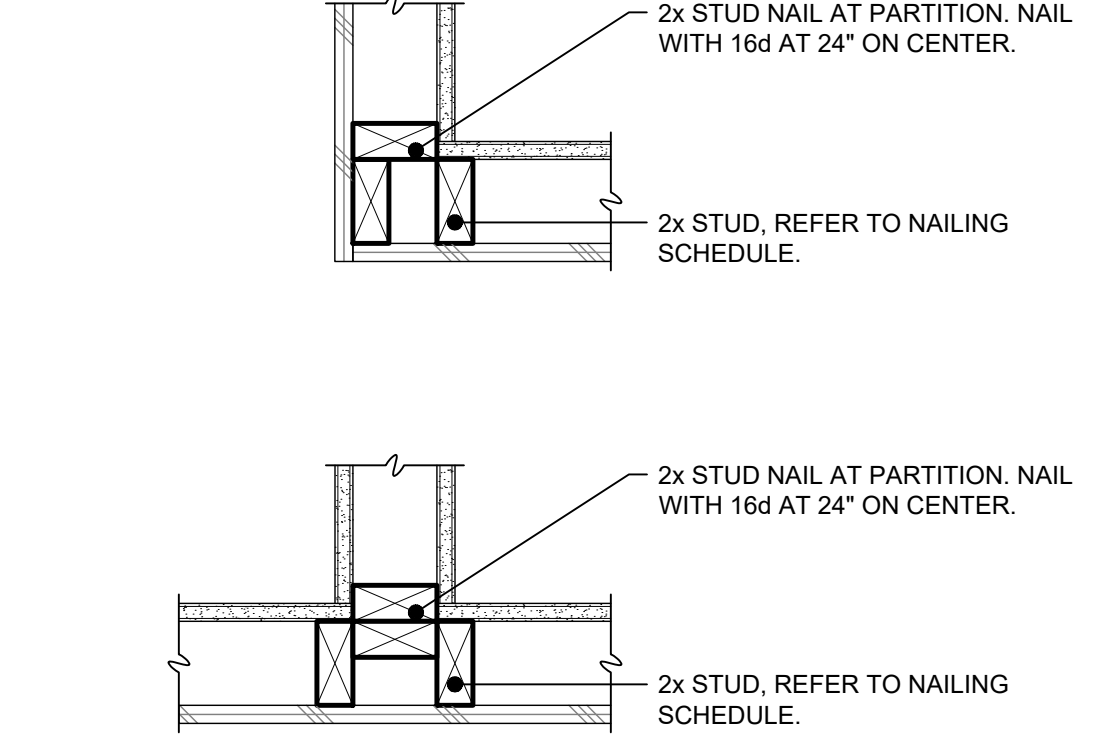
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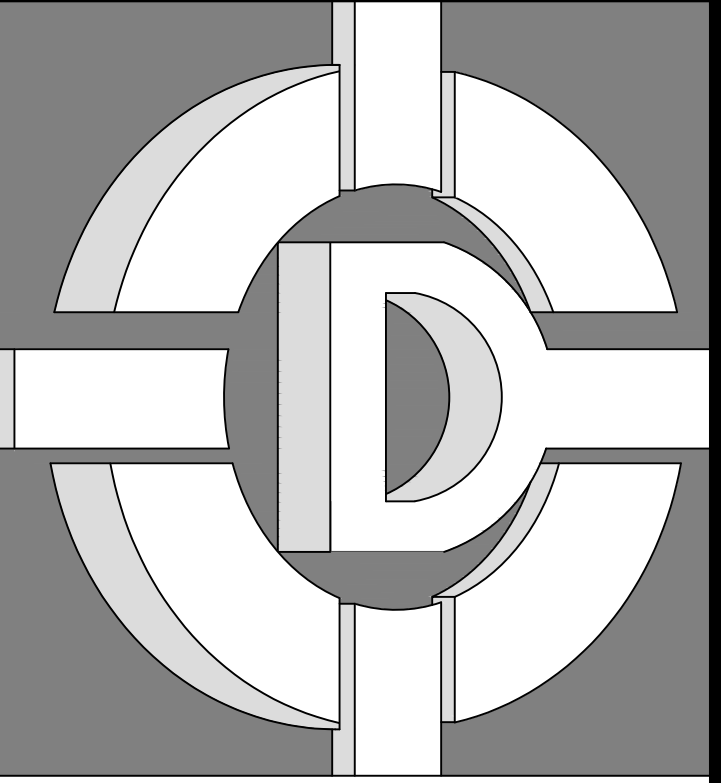
### 1 BEAM TO TOP PLATE

SCALE: 3\"/>



### 3 SHEAR WALL OPENING

SCALE: 1/2\"/>



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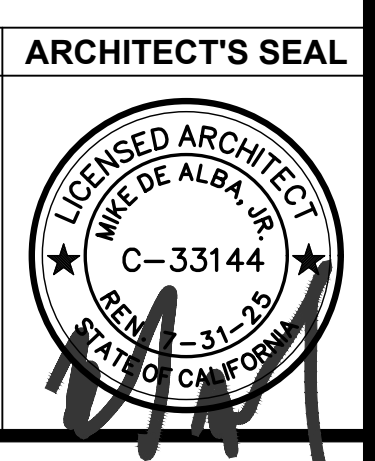
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REVISIONS		
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ENGINEER'S SEAL ARCHITECT'S SEAL



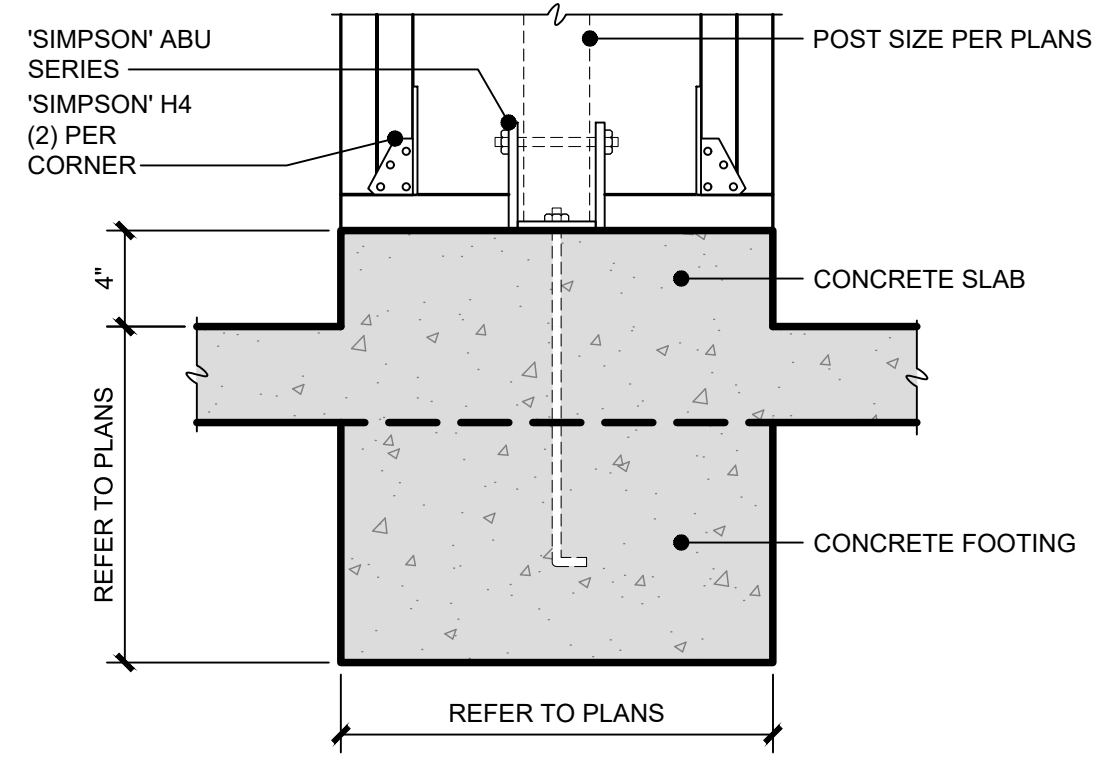
WALL DETAILS

SHEET TITLE

JOB#: 221204  
 DATE: September 18, 2023  
 DRAWN BY: TAYLOR  
 APPROVED BY: M.D.A.

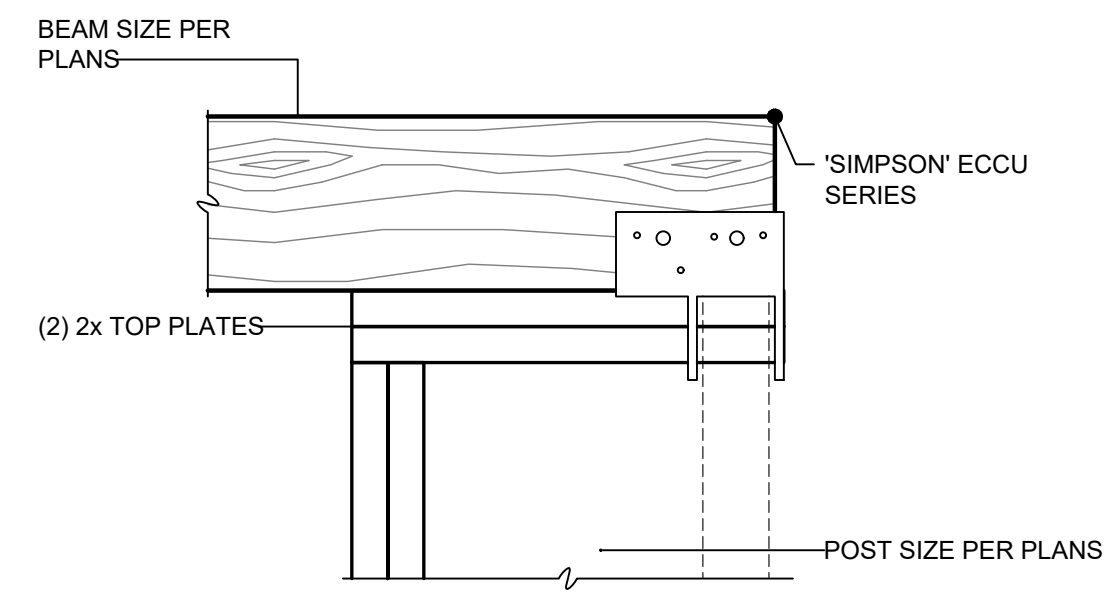
SHEET NO.  
**S-610**

PLOT TIME: 12/7/2023 11:08 AM



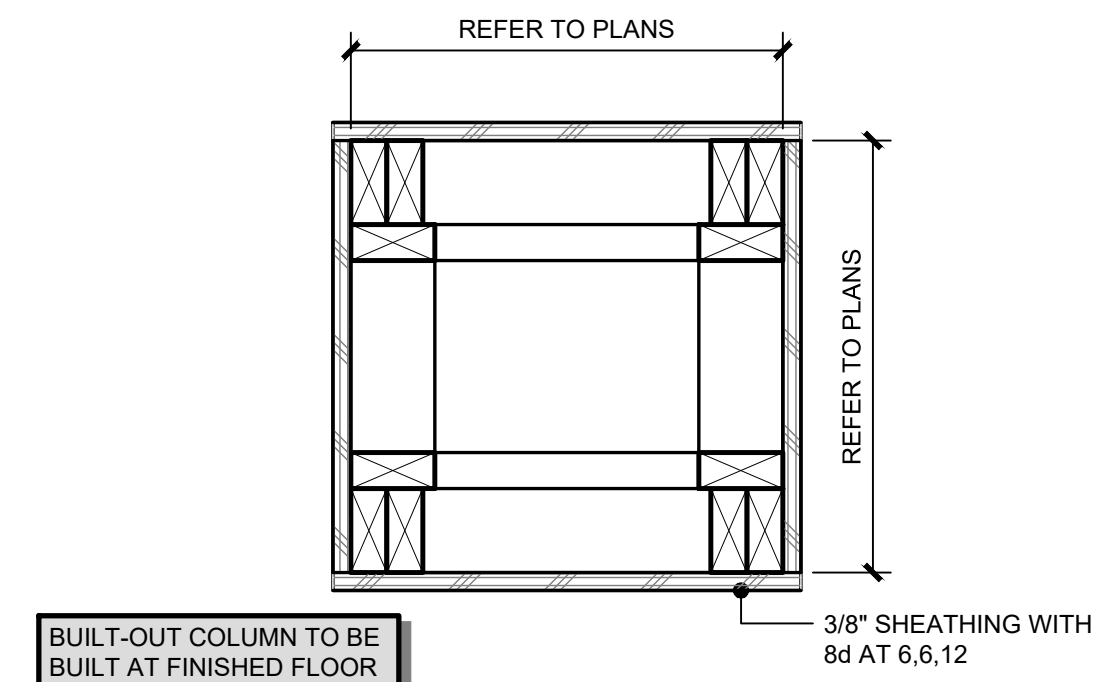
**18 BOX COLUMN FOOTING**

SCALE: 1 1/2" = 1'-0"



**12 BOX COLUMN HEADER**

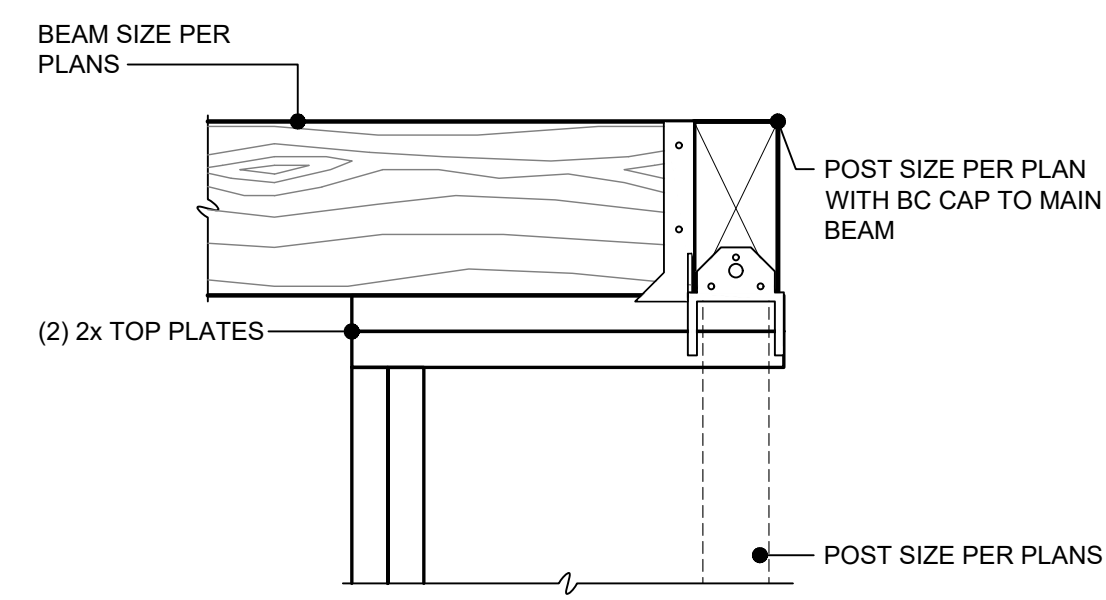
SCALE: 1 1/2" = 1'-0"



**1 BOX COLUMN PLAN**

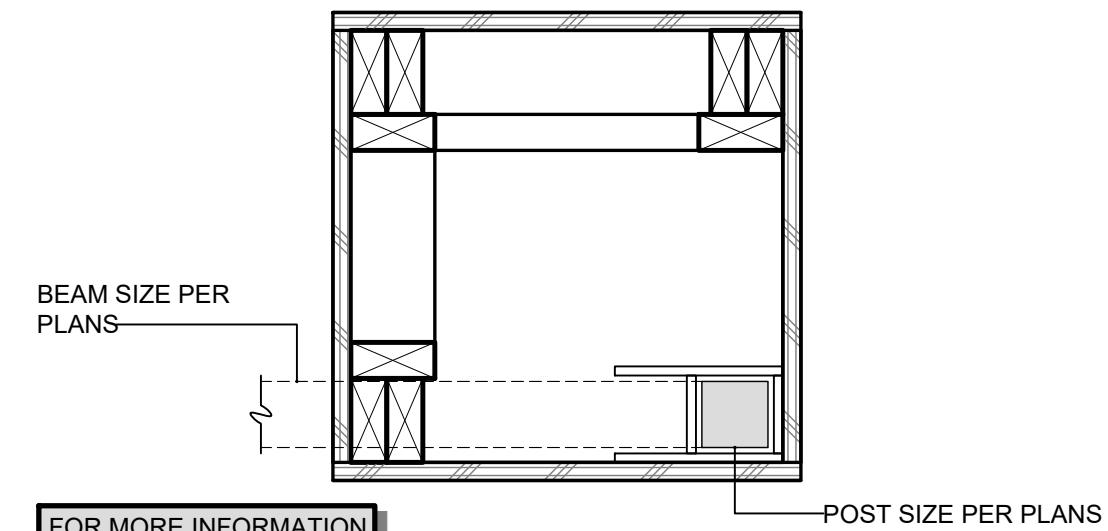
SCALE: 1 1/2" = 1'-0"

BUILT-OUT COLUMN TO BE BUILT AT FINISHED FLOOR LEVEL OR ALL FRAMING MEMBERS TO BE PRESSURE TREATED (STUD INCLUDED)



**15 BOX COLUMN HEADER**

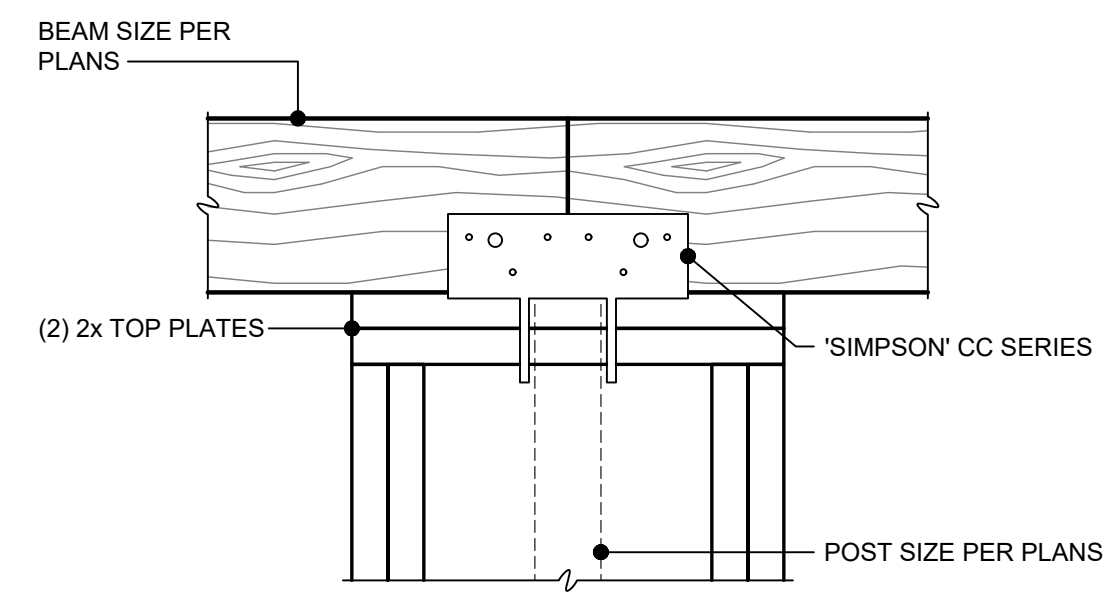
SCALE: 1 1/2" = 1'-0"



**7 BOX COLUMN PLAN**

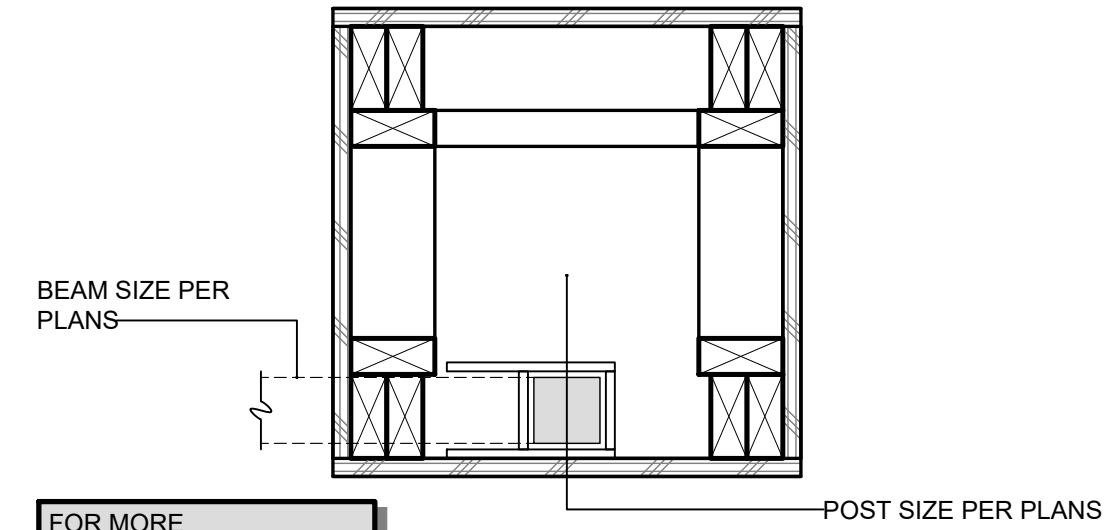
SCALE: 1 1/2" = 1'-0"

FOR MORE INFORMATION REFER TO DETAIL 1 S-611



**16 BOX COLUMN HEADER**

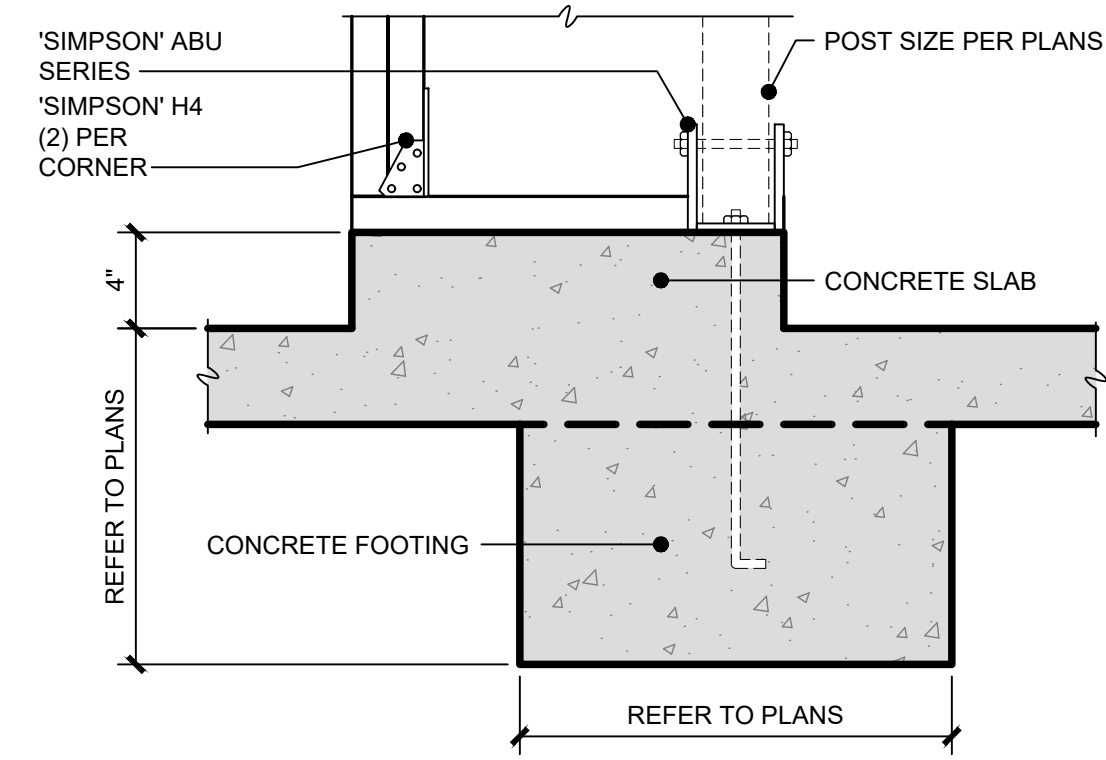
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**8 BOX COLUMN PLAN**

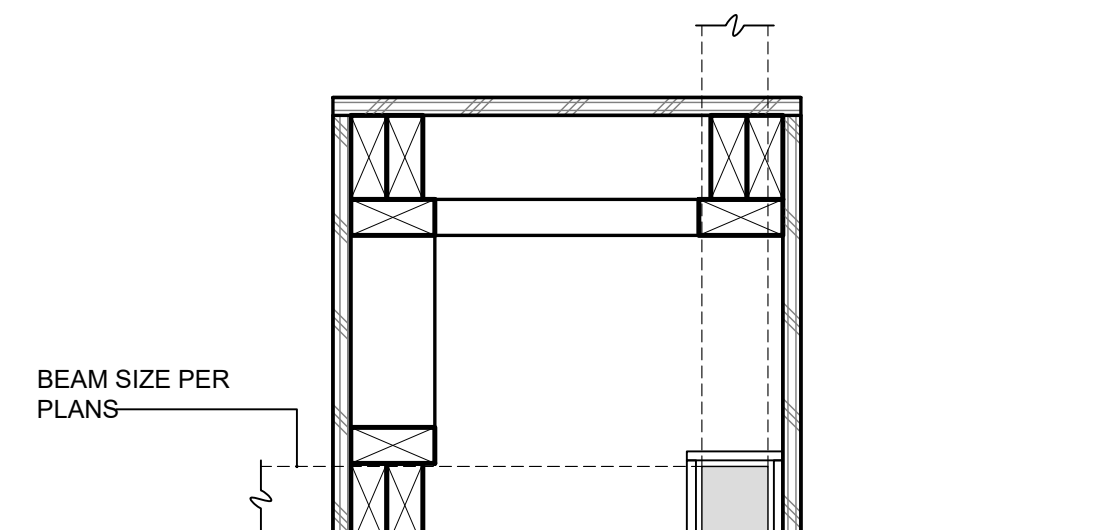
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FOR MORE INFORMATION REFER TO DETAIL 1 S-611



**17 BOX COLUMN FOOTING**

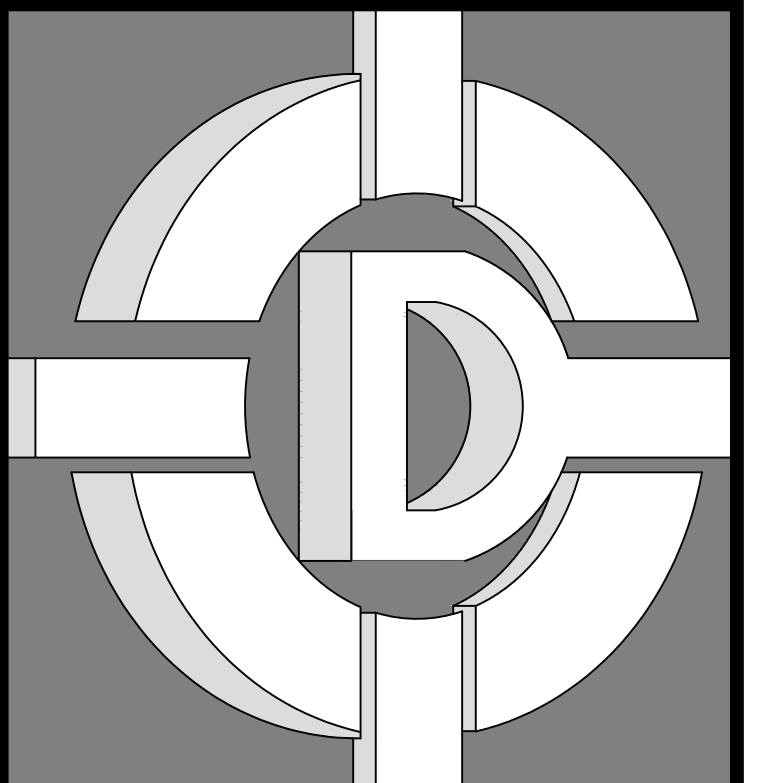
SCALE: 1 1/2" = 1'-0"



**10 BOX COLUMN PLAN**

SCALE: 1 1/2" = 1'-0"

FOR MORE INFORMATION REFER TO DETAIL 1 S-611



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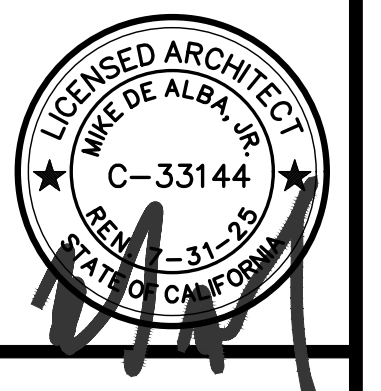
DRAWINGS PREPARED FOR:  
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REVISIONS		
NO.	DESCRIPTION	DATE

REGULATORY AUTHORITIES STAMP

ENGINEER'S SEAL ARCHITECT'S SEAL



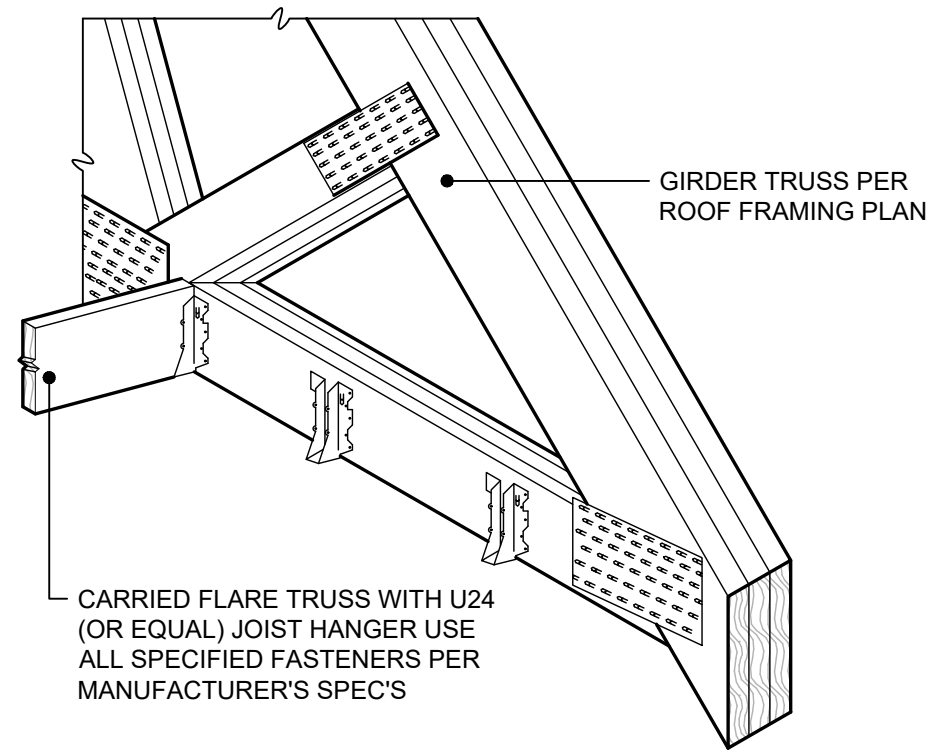
BOX COLUMN DETAILS

SHEET TITLE

JOB#: 221204  
 DATE: September 18, 2023  
 DRAWN BY: TAYLOR  
 APPROVED BY: M.D.A.

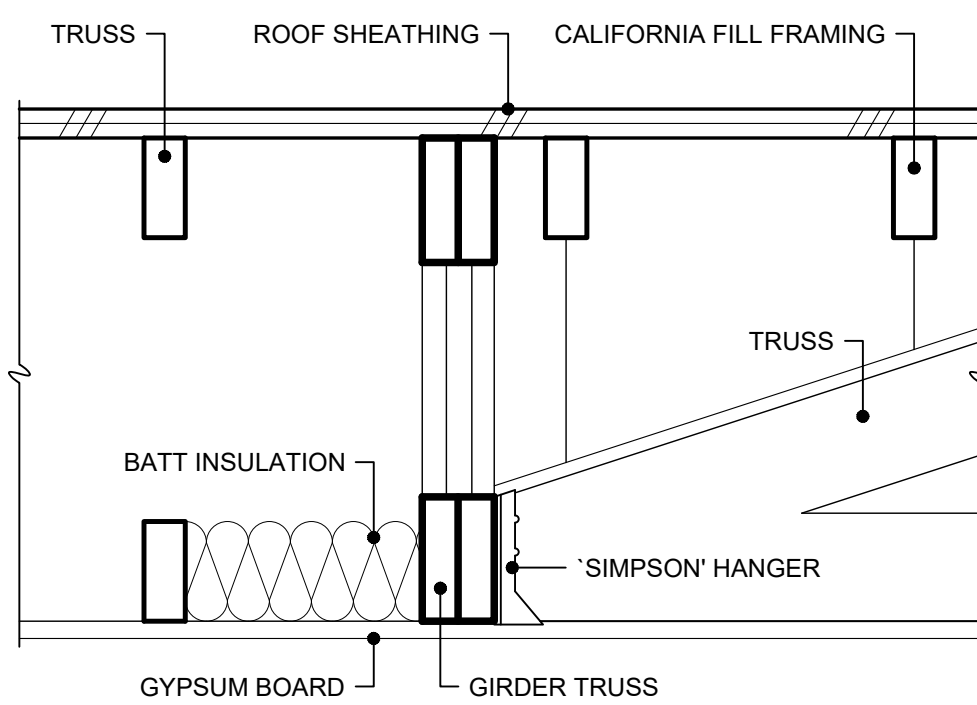
SHEET NO.  
**S-611**

PLOT TIME: 12/7/2023 11:08 AM



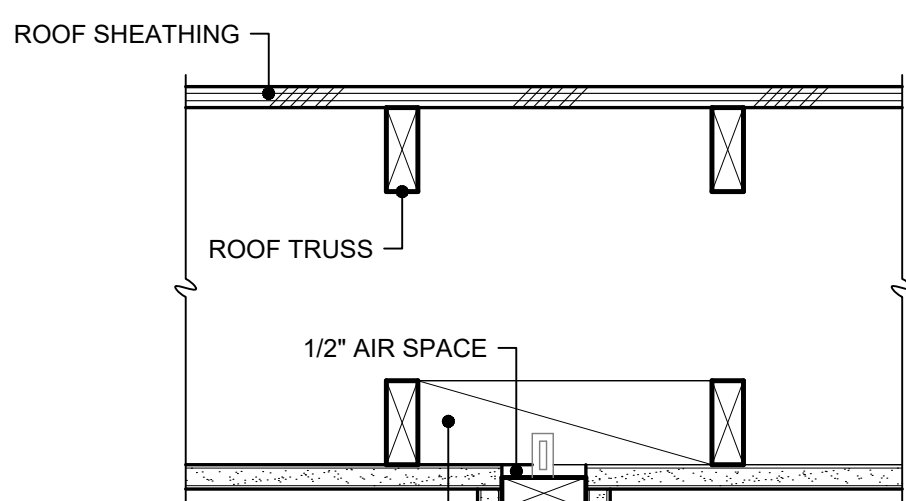
### 16 TRUSS TO GIRDER

SCALE: 1" = 1'-0"



### 17 TRUSS TO GIRDER TRUSS

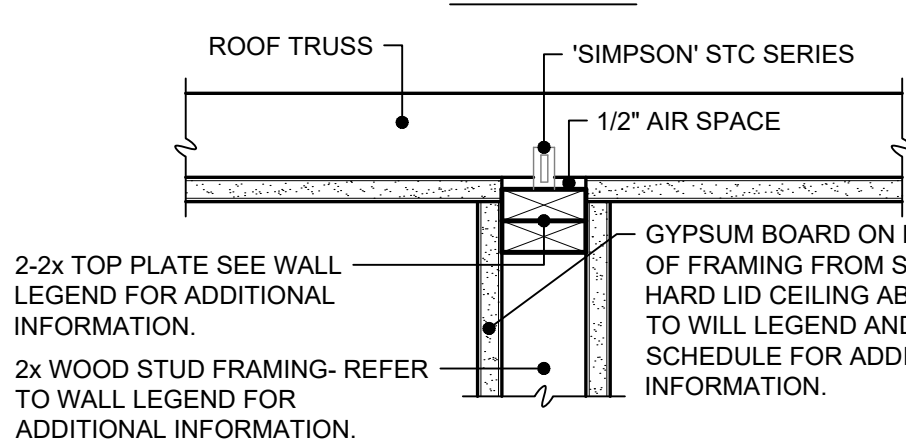
SCALE: 1 1/2" = 1'-0"



2x BLOCKING AT 48" O.C. W/ 'SIMPSON' STC SERIES  
2x WOOD STUD FRAMING- REFER TO WALL LEGEND FOR ADDITIONAL INFORMATION.

2-2x TOP PLATE SEE WALL LEGEND FOR ADDITIONAL INFORMATION.  
GYPSUM BOARD ON BOTH SIDES OF FRAMING FROM SLAB TO HARD LID CEILING ABOVE. REFER TO WALL LEGEND AND FINISH SCHEDULE FOR ADDITIONAL INFORMATION.

#### PARALLEL



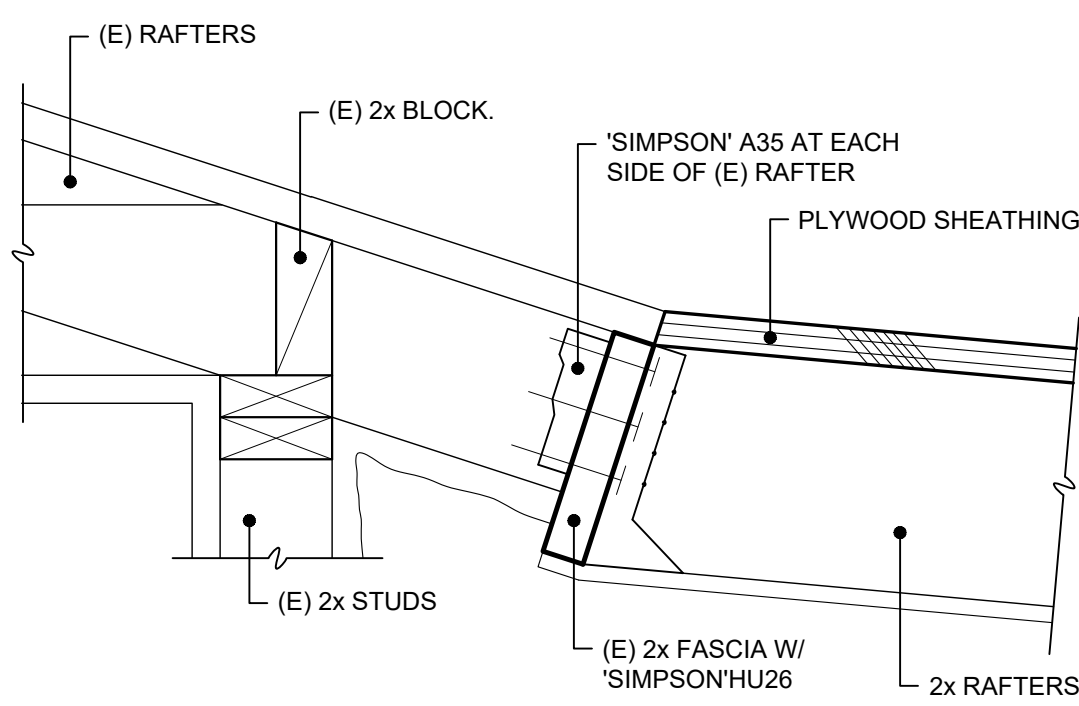
2-2x TOP PLATE SEE WALL LEGEND FOR ADDITIONAL INFORMATION.  
2x WOOD STUD FRAMING- REFER TO WALL LEGEND FOR ADDITIONAL INFORMATION.

GYPSUM BOARD ON BOTH SIDES OF FRAMING FROM SLAB TO HARD LID CEILING ABOVE. REFER TO WALL LEGEND AND FINISH SCHEDULE FOR ADDITIONAL INFORMATION.

#### PERPENDICULAR

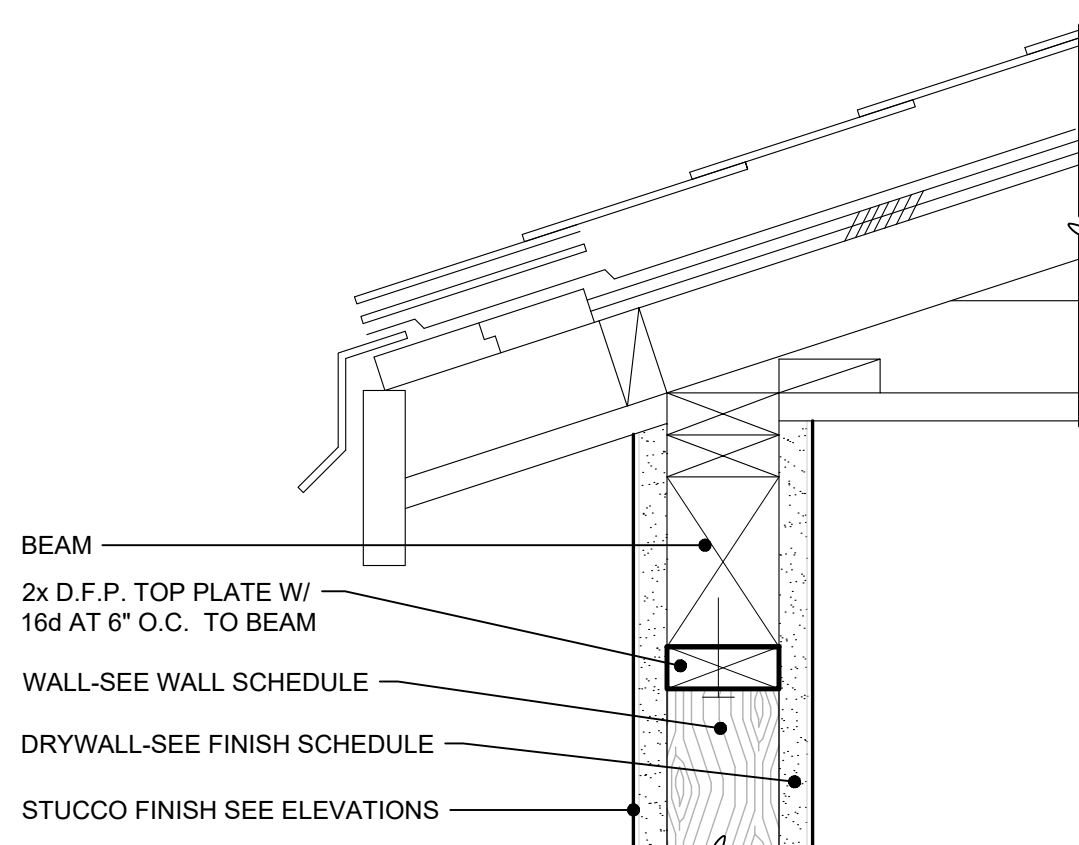
### 18 TRUSS TO WALL

SCALE: 1 1/2" = 1'-0"



### 13 RAFTER TIE-IN

SCALE: 2" = 1'-0"

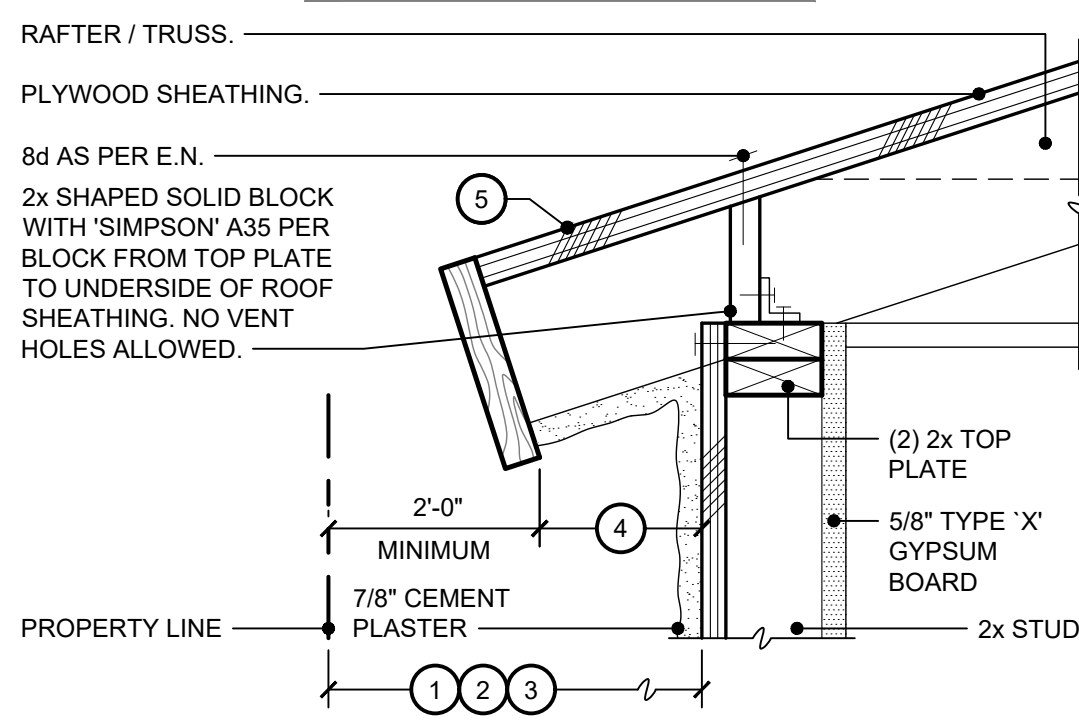


### 14 EXTERIOR WALL

SCALE: 2" = 1'-0"

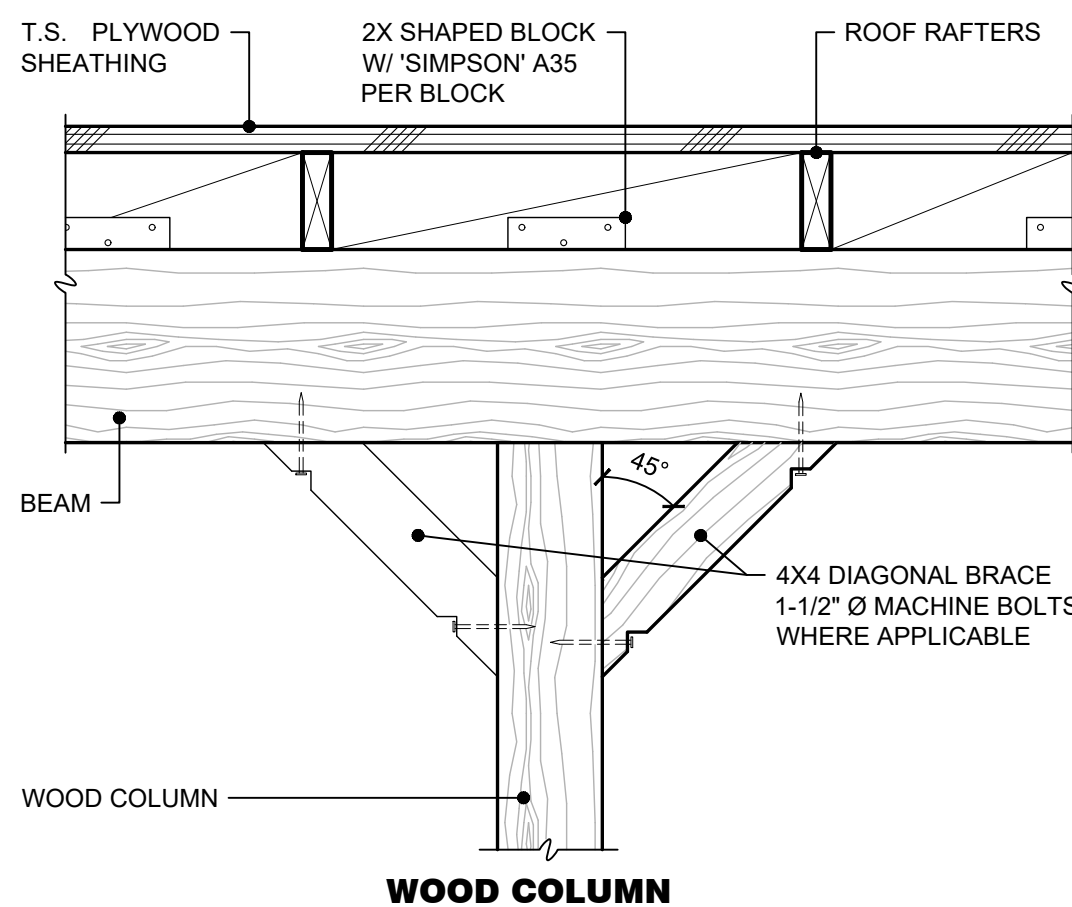
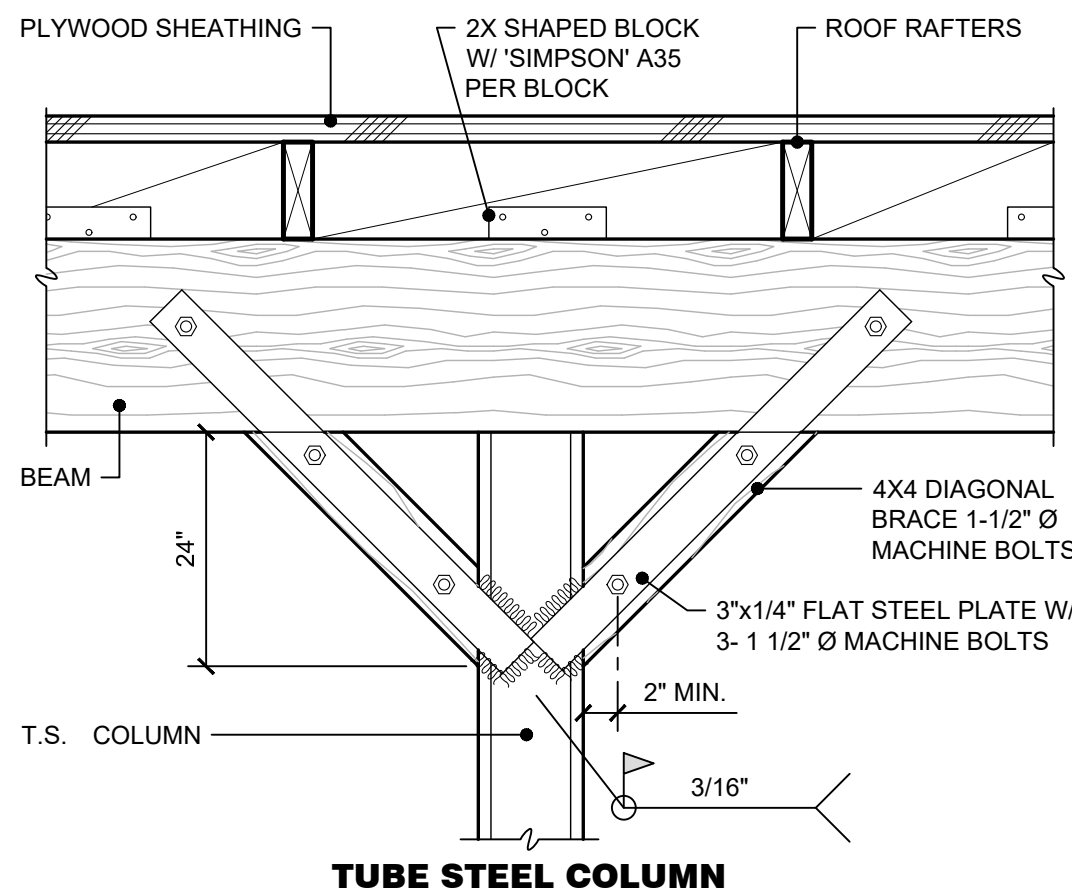
#	DESCRIPTION
1	OPENINGS - LESS THAN 5'-0" TO 3'-0": ZERO HOURS, 25% MAXIMUM WALL AREA.
2	PENETRATIONS - LESS THAN 3'-0" TO PROPERTY LINE COMPLY WITH R302.4.
3	WALLS - LESS THAN 5'-0" TO PROPERTY LINE: ONE-HOUR REQUIRED BOTH SIDES.
4	EAVE PROJECTION - EAVES BETWEEN 2'-0" AND 5'-0": PROTECT UNDERSIDE OF EAVE WITH ONE-HOUR PROTECTION AND NO EAVE VENTS. 7/8" CEMENT PLASTER OR 5/8" TYPE 'X' GYPSUM BOARD UNDER SOFFIT MATERIAL.
5	ROOFING - CLASS 'A' FIRE RESISTANT ROOFING / ROOF ASSEMBLY.

SCISSOR TRUSSES TC 24 TO RAFTERS AND PLATES. (ONE SIDE ONLY)



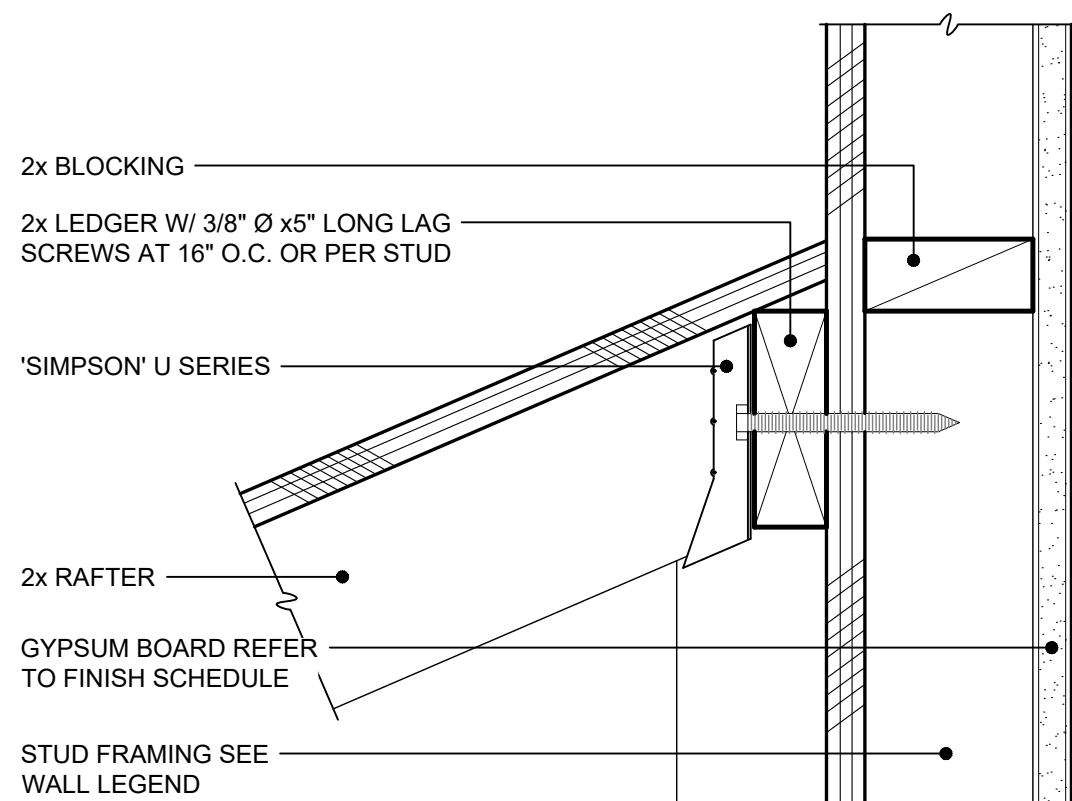
### 15 EAVE

SCALE: 1 1/2" = 1'-0"



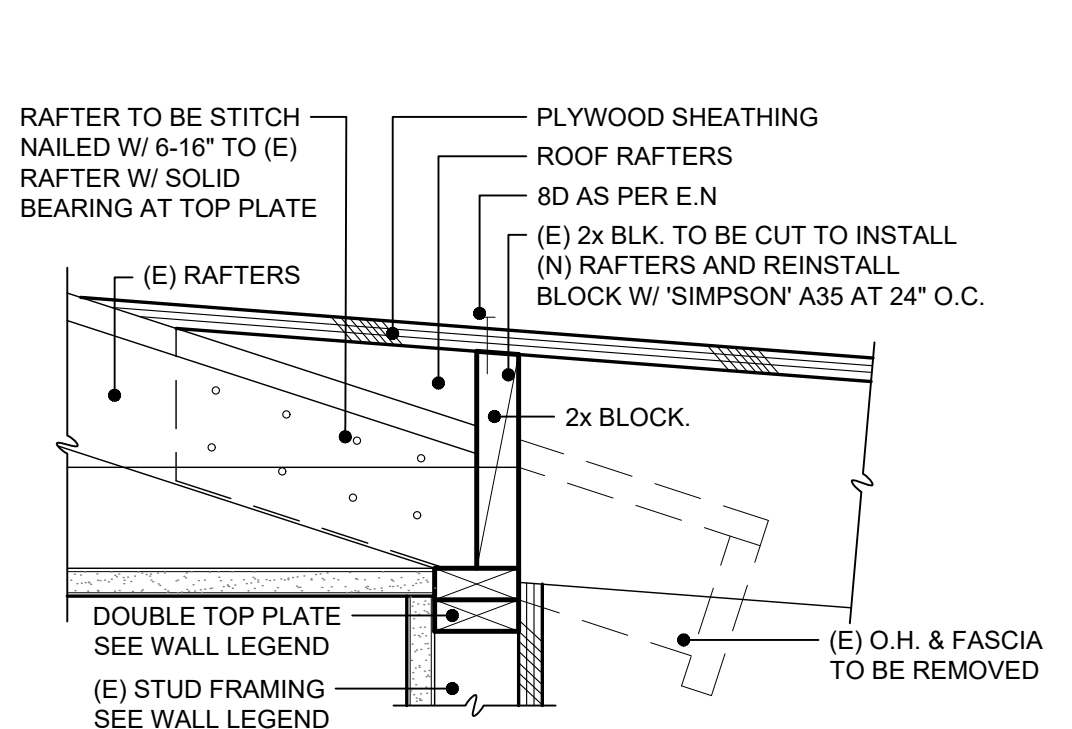
### 10 KNEE BRACE AT BEAM

SCALE: 1 1/4" = 1'-0"



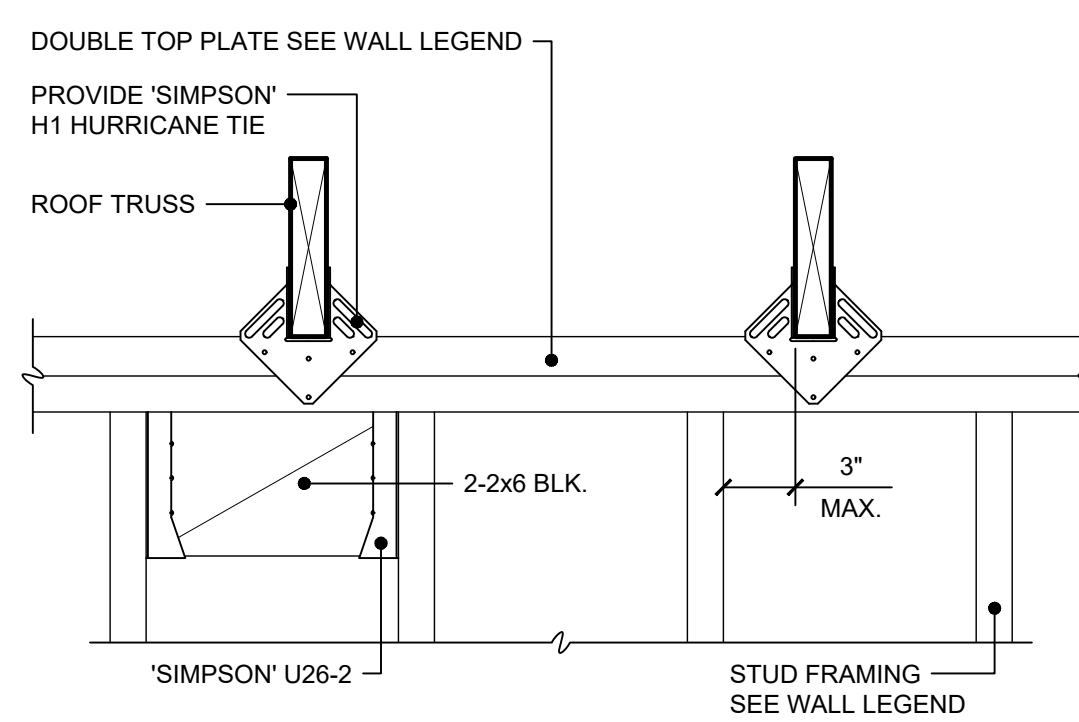
### 11 LEDGER

SCALE: 3" = 1'-0"



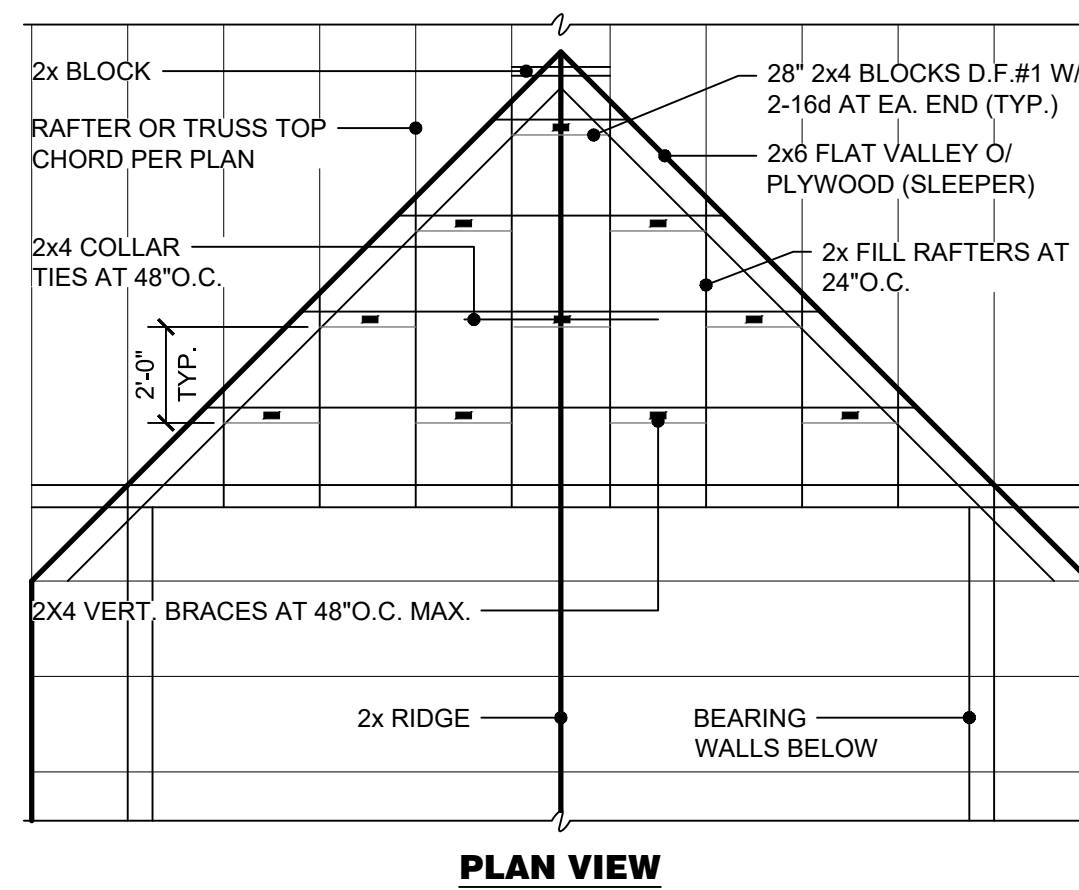
### 12 RAFTER TIE-IN

SCALE: 1 1/2" = 1'-0"

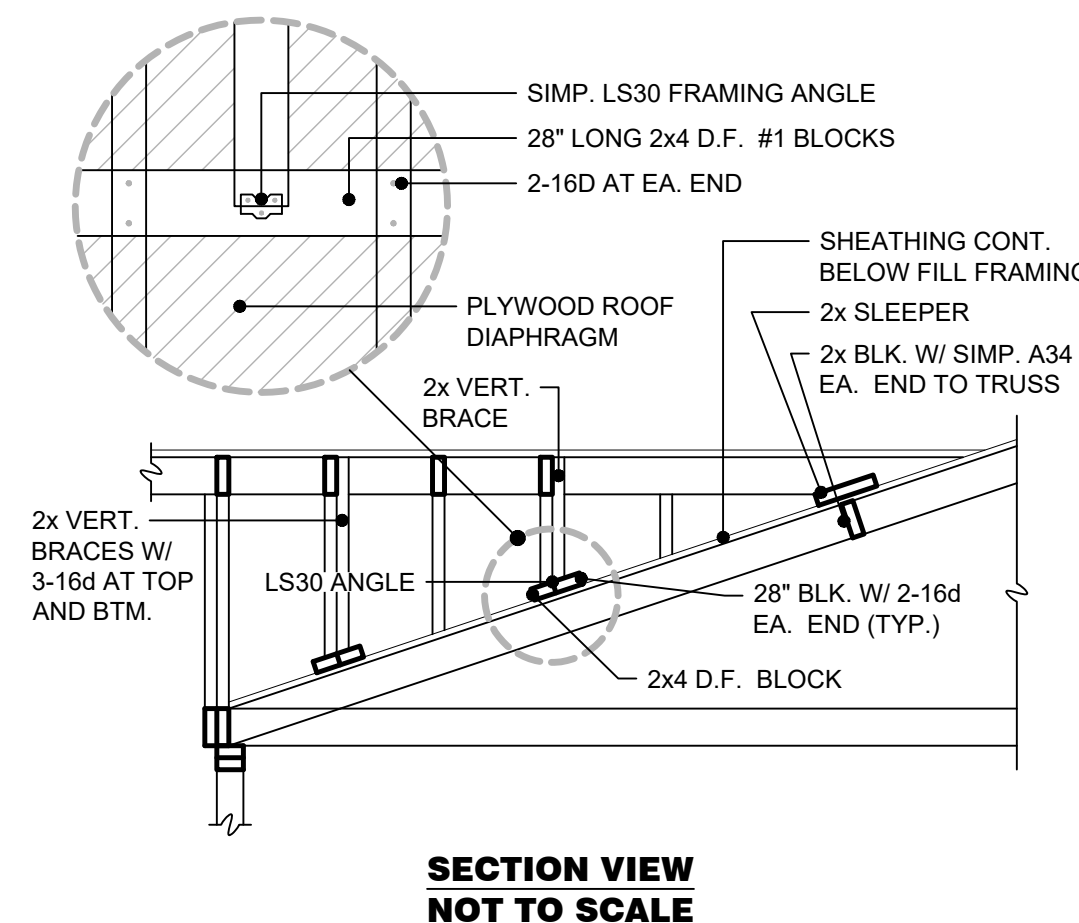


### 6 TOP PLATE BEARING

SCALE: 1 1/2" = 1'-0"

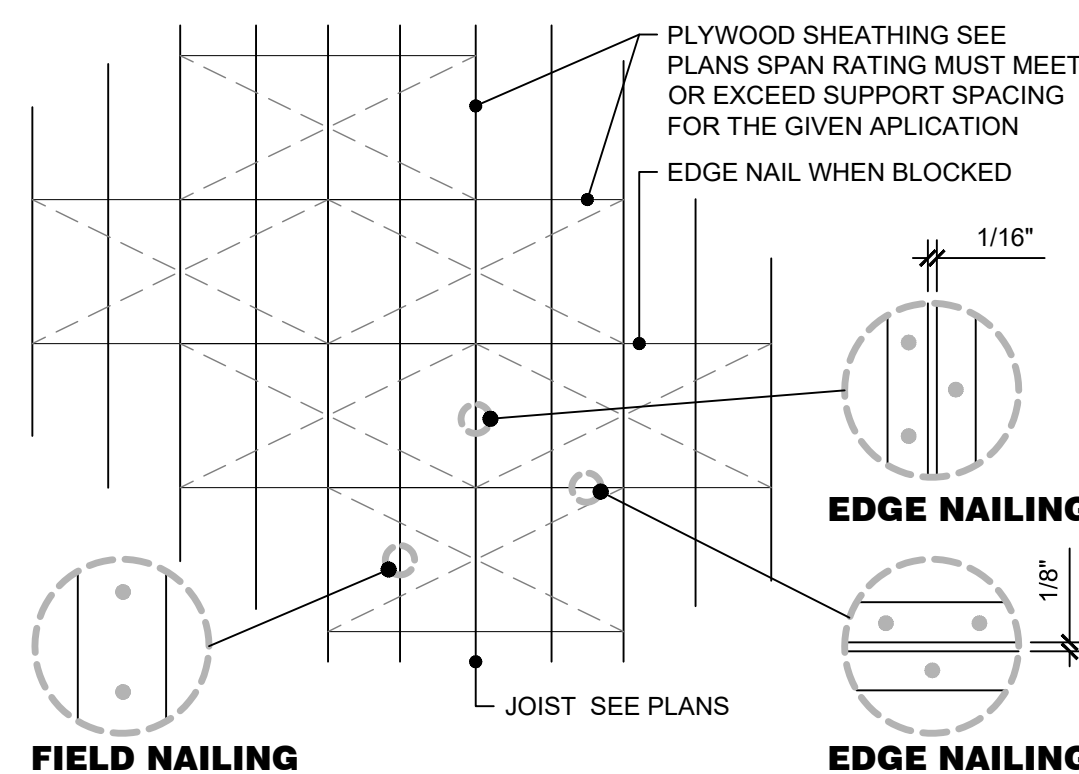


#### PLAN VIEW



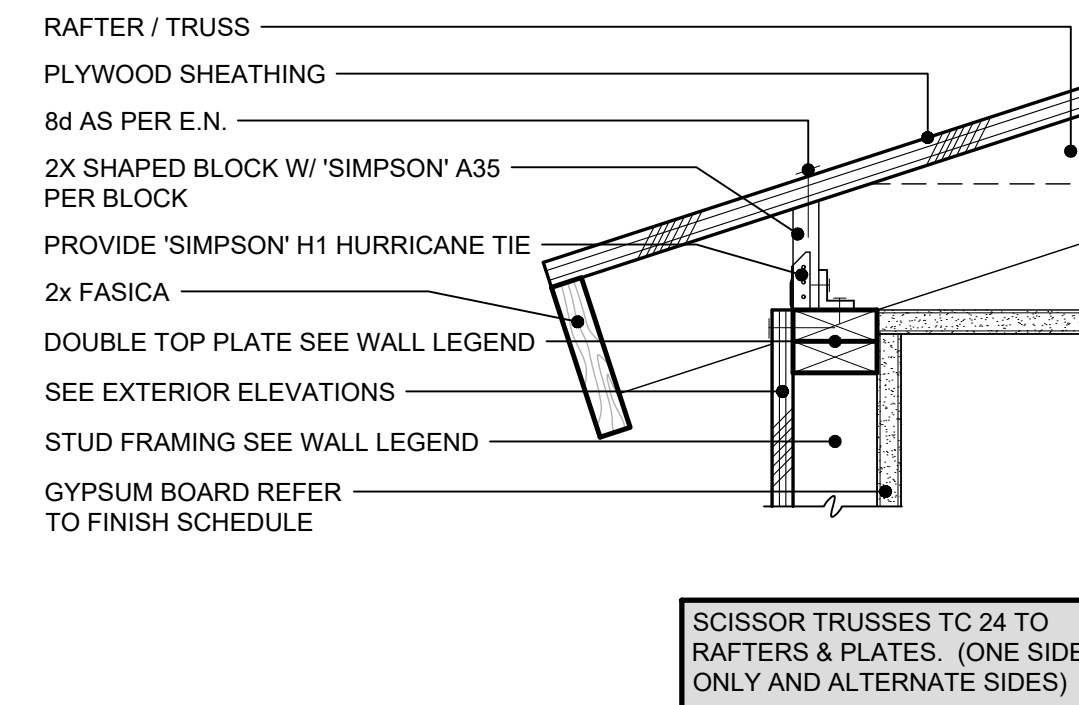
### 7 CALIFORNIA FILL

SCALE: 1/4" = 1'-0"



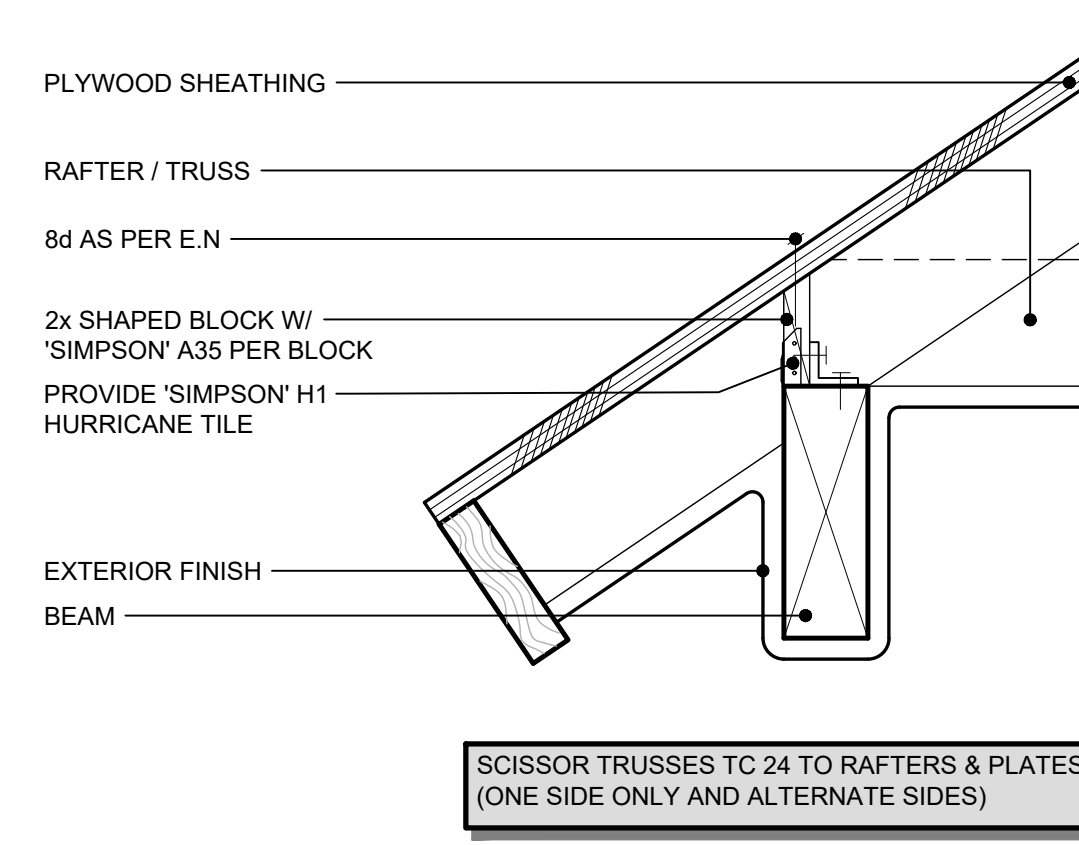
### 8 ROOF / FLOOR DIAPHRAGM

SCALE: 3/32" = 1'-0"



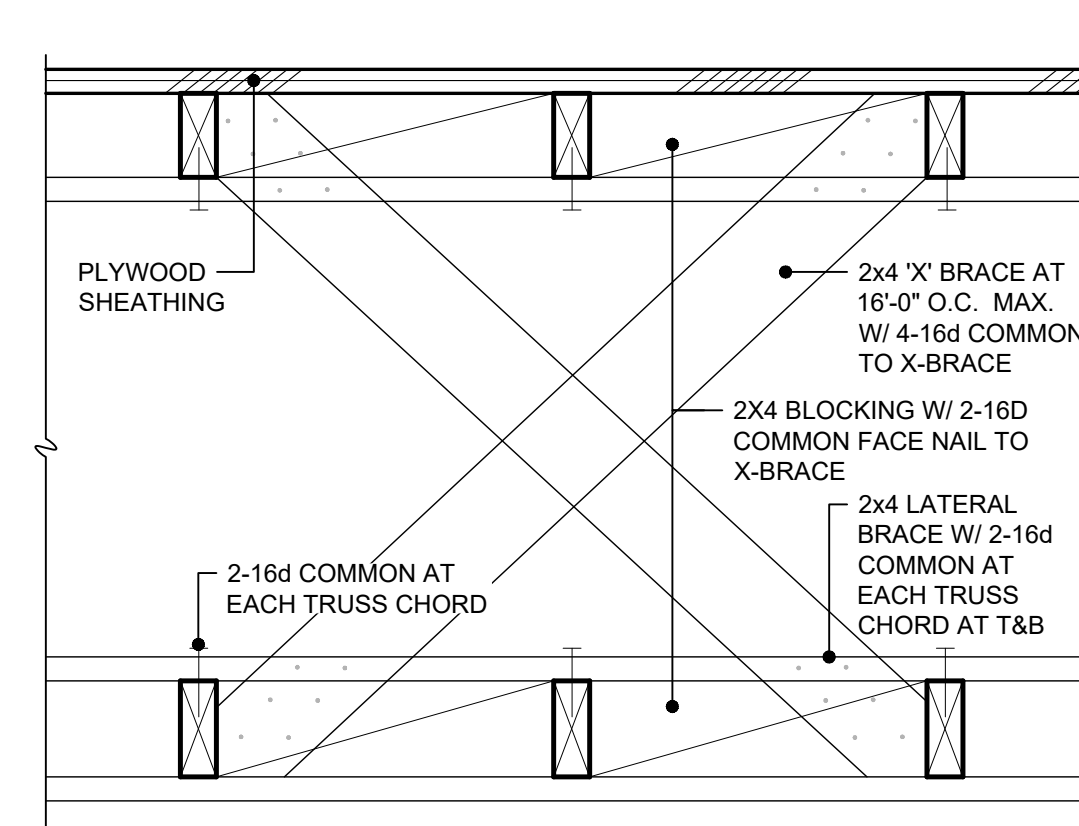
### 1 EAVE

SCALE: 1 1/2" = 1'-0"



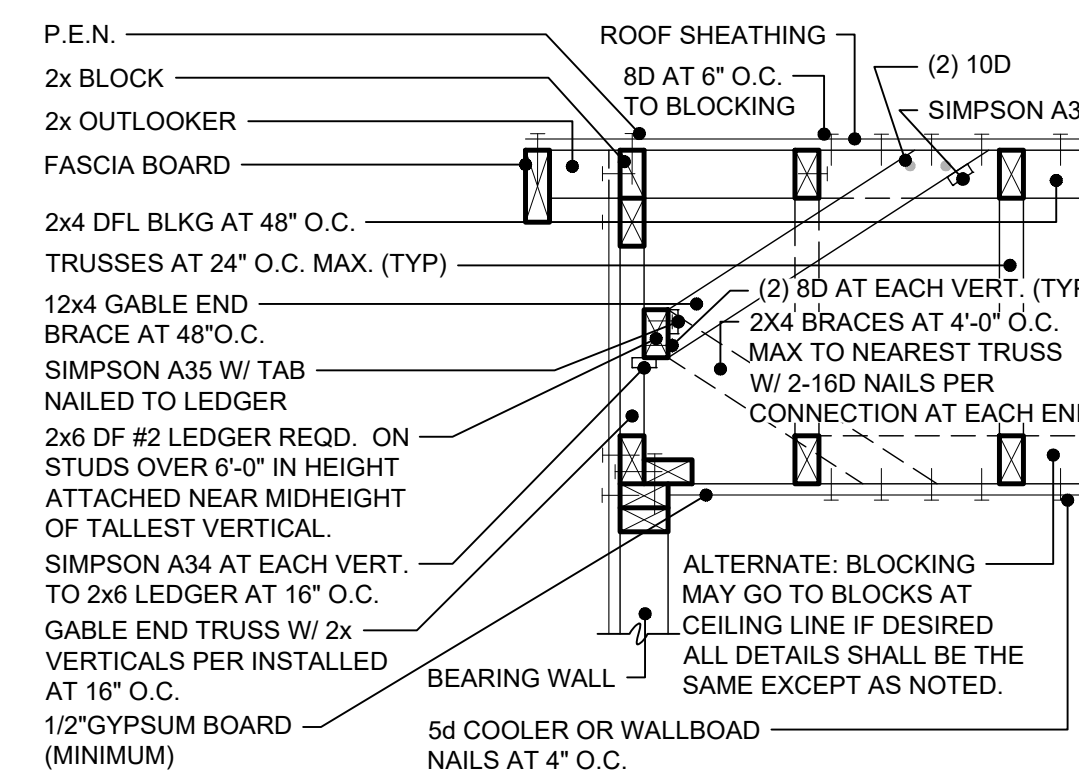
### 2 EAVE AT BEAM

SCALE: 1 1/2" = 1'-0"



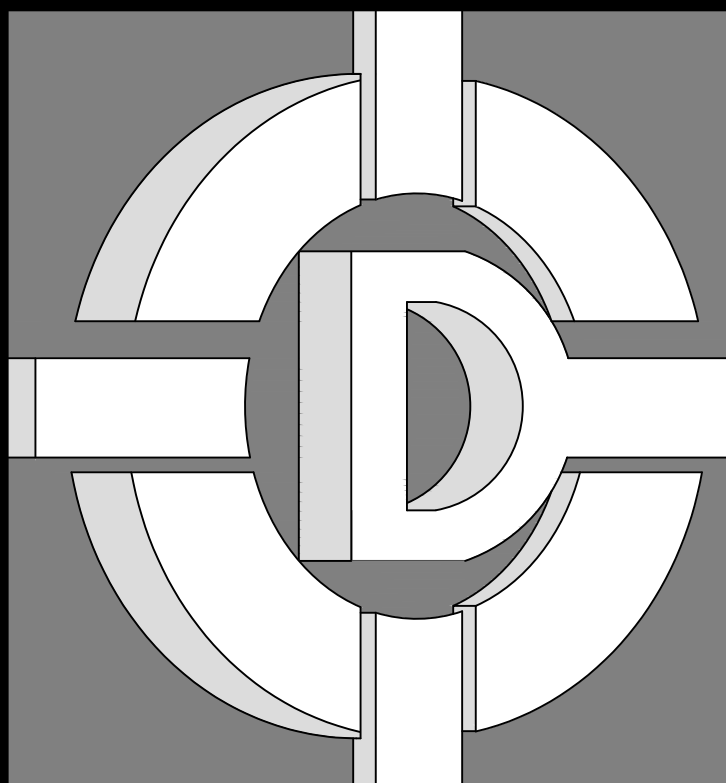
### 4 'X' BRACE

SCALE: 1 1/2" = 1'-0"



### 5 TRUSS TO WALL CONNECTION

SCALE: 1" = 1'-0"



**DE ALBA ARCHITECTURE**  
5129 N. FIRST STREET  
FRESNO CALIFORNIA 93710  
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FAX: 559-225-1122

MIKE DE ALBA, JR.  
ARCHITECT

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OWNER:  
**PINNSIX GENERAL PARTNERS**  
385 W. BEDFORD AVENUE FRESNO, CA 93711  
559-801-6514

DRAWINGS PREPARED FOR:  
**PINNSIX GENERAL PARTNERS**  
3230 N. MILBURN AVENUE FRESNO, CA. 93722  
559-801-6514

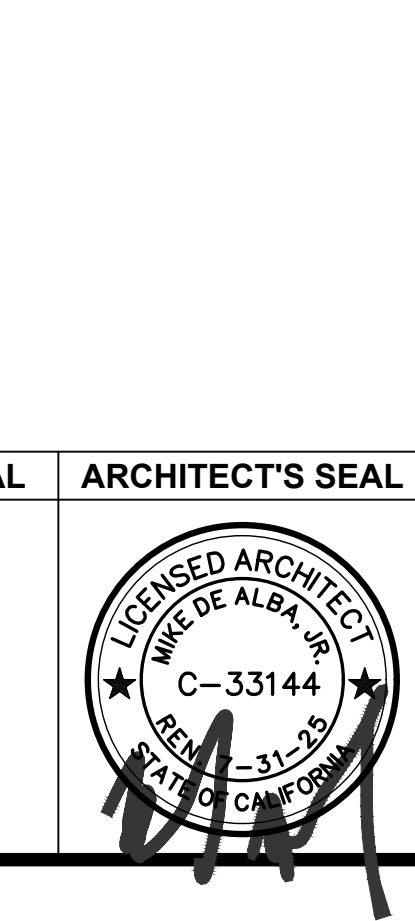
CONTRACTOR:

**BIDDING**

REVISIONS		
NO.	DESCRIPTION	DATE

REGULATORY AUTHORITIES STAMP

ENGINEER'S SEAL ARCHITECT'S SEAL

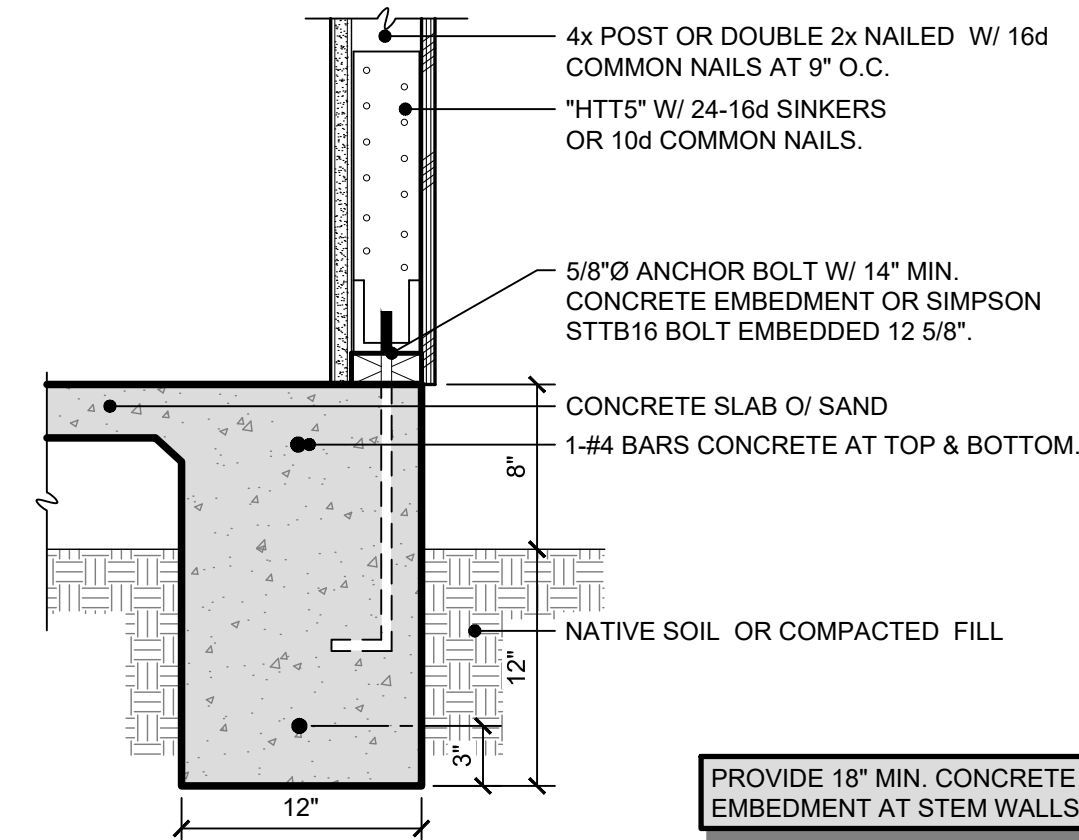


ROOF AND CEILING DETAILS

SHEET TITLE  
JOB#: 221204  
DATE: September 18, 2023  
DRAWN BY: TAYLOR  
APPROVED BY: M.D.A.

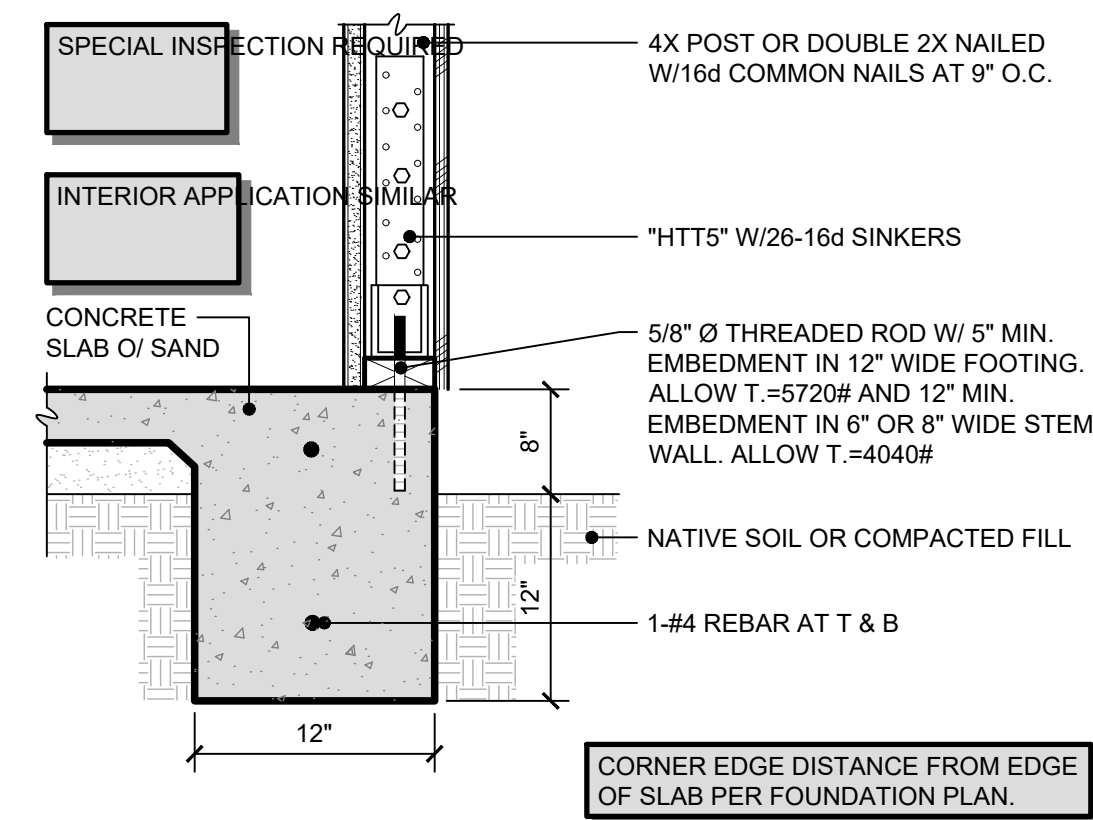
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**S-640**

PLOT TIME: 12/7/2023 11:08 AM



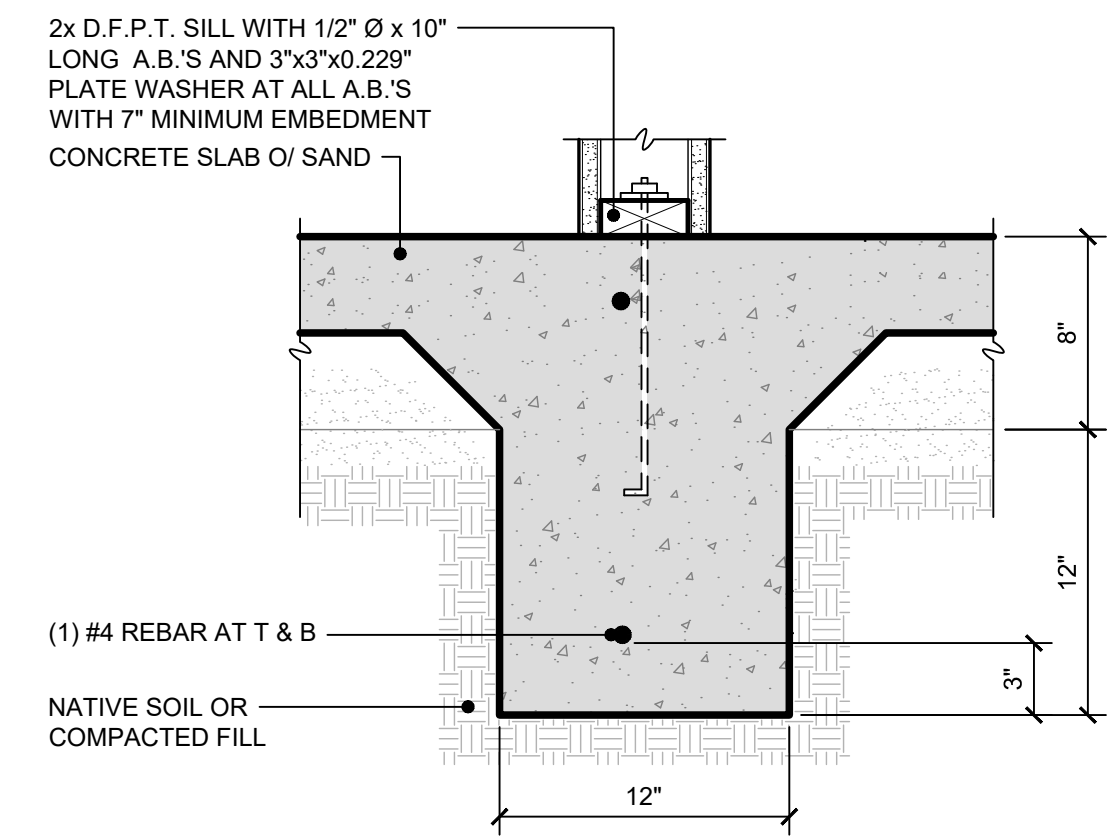
**11 HTT5 HOLDOWN**

SCALE: 1 1/4" = 1'-0"



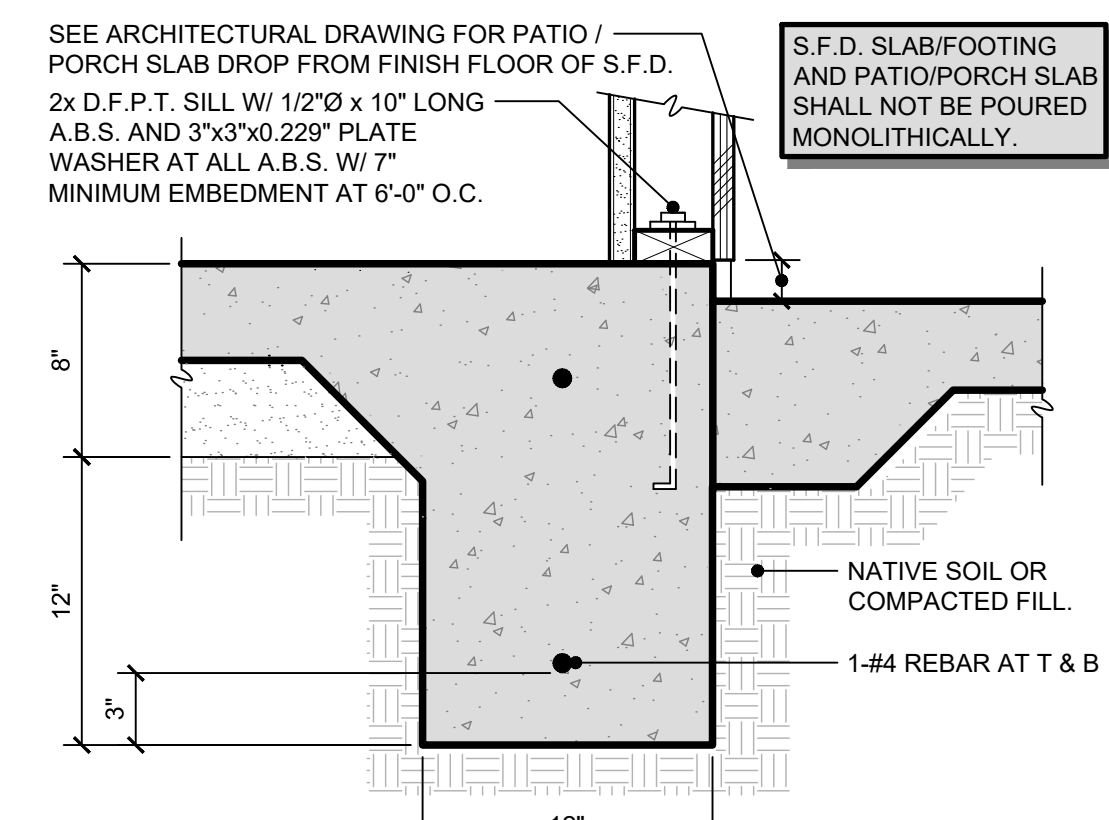
**12 HOLDOWN BOLT REPAIR**

SCALE: 1 1/4" = 1'-0"



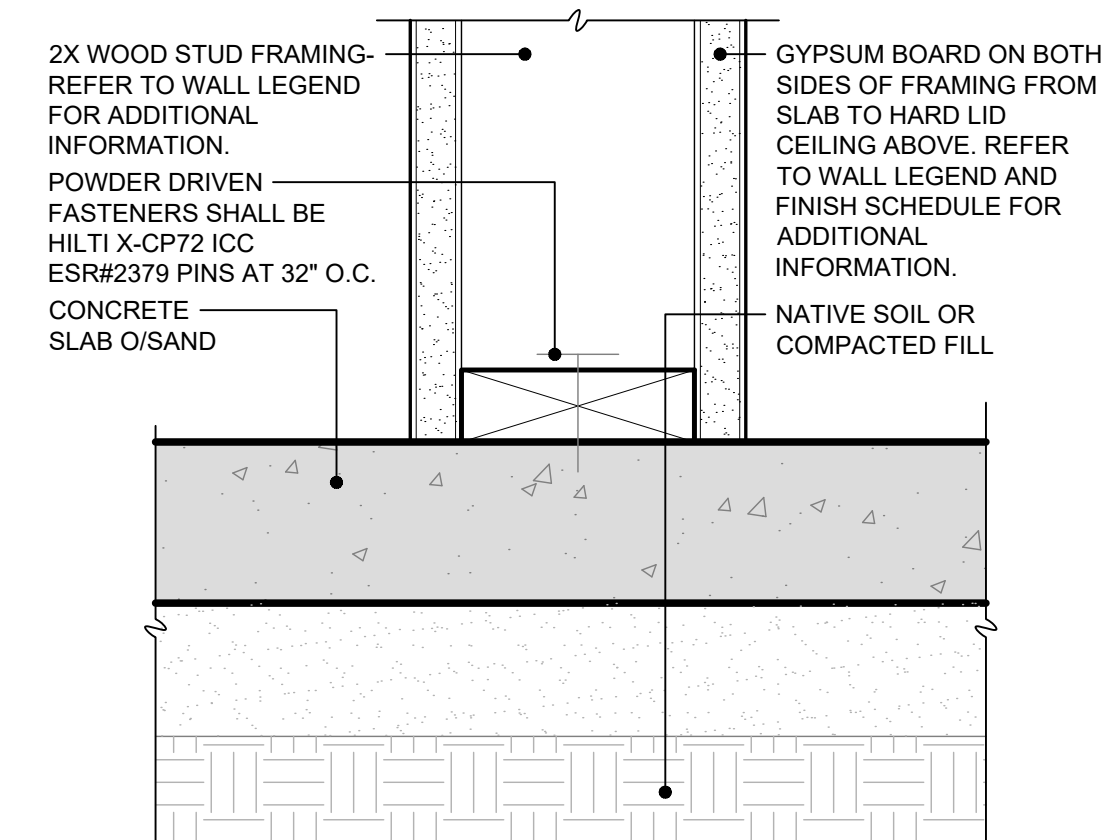
**2 CONCRETE FOOTING**

SCALE: 1 1/2" = 1'-0"



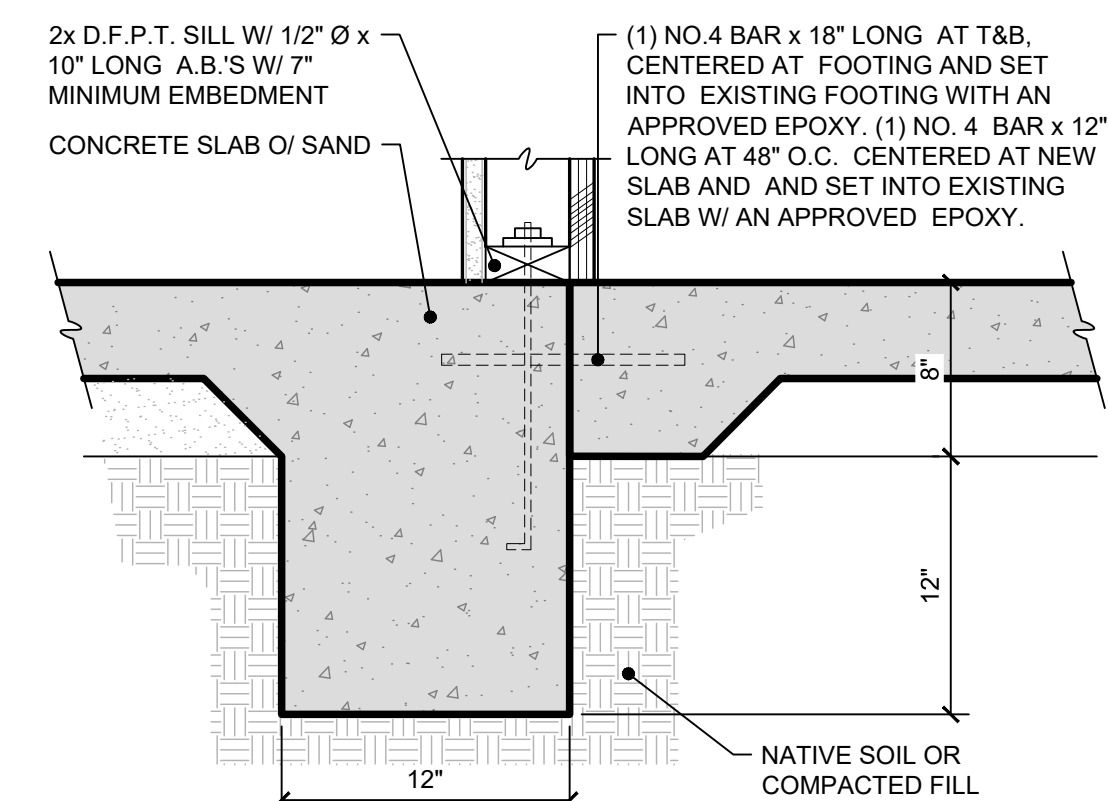
**3 CONCRETE FOOTING**

SCALE: 1 1/2" = 1'-0"



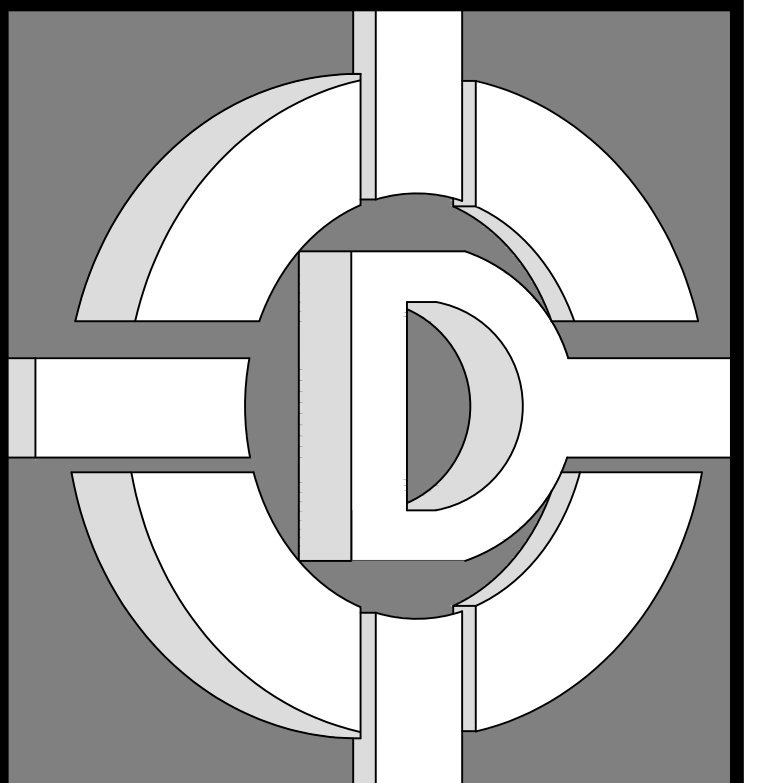
**6 INTERIOR SILL**

SCALE: 3" = 1'-0"



**8 FOOTING (EXISTING)**

SCALE: 1 1/2" = 1'-0"



**DE ALBA ARCHITECTURE**  
 5129 N. FIRST STREET  
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 MIKE DE ALBA, JR.  
 ARCHITECT

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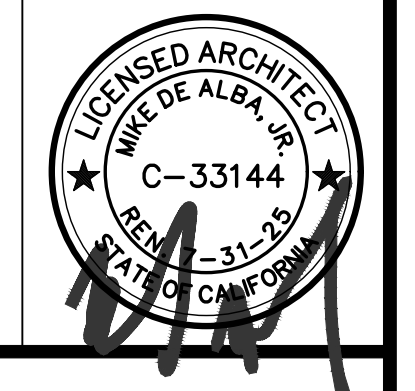
DRAWINGS PREPARED FOR:  
**PINNSIX GENERAL PARTNERS**  
 3230 N. MILBURN AVENUE FRESNO, CA. 93722  
 559-801-6514

CONTRACTOR:  
**BIDDING**

REVISIONS		
NO.	DESCRIPTION	DATE

REGULATORY AUTHORITIES STAMP

ENGINEER'S SEAL ARCHITECT'S SEAL



FOUNDATION DETAILS - SLAB ON GRADE

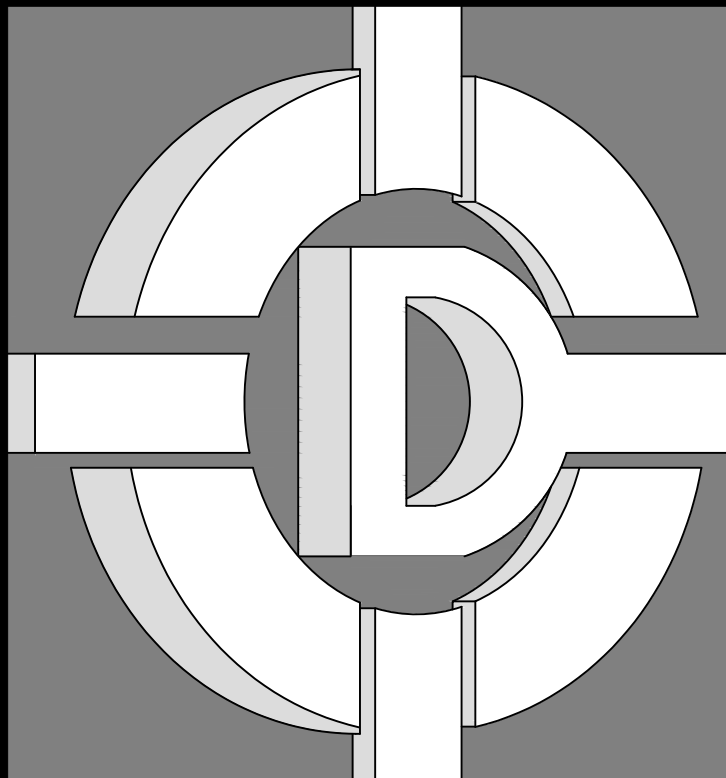
SHEET TITLE

JOB#: 221204  
 DATE: September 18, 2023  
 DRAWN BY: TAYLOR  
 APPROVED BY: M.D.A.  
**S-600**

PLOT TIME: 12/7/2023 11:08 AM

# PLUMBING NOTES

154	ROUTE FULL SIZE DOUBLE WALL METALBESTOS VENT FROM WATER HEATER THROUGH ROOF WITH FLASHING AND WEATHERPROOF CAP. INSTALLATION AND REQUIRED CLEARANCES SHALL BE IN ACCORDANCE WITH APPLICABLE CODES.	118	<b>FLASHINGS:</b> OPENING IN THE ROOF FOR VENT PIPES SHALL BE FLASHED SOLDERED TIGHTWRIGHT. FLASHING FOR PIPE SHALL NOT BE LIGHTER THAN 4 POUNDS PER SQUARE FEET. SHEET LEAD SHALL BE MADE OF TWO PIECES. THE LOWER PIECE SHALL BE AT LEAST 1" SQUARE. THE TOP PIECE SHALL FIT TIGHTLY AND SHALL EXTEND TO THE TOP OF THE PIPE AND TURN DOWN INSIDE THE PIPE AT LEAST 1".	075	POLYBUTYLENE PIPING SHALL MEET OR EXCEED SPECIFICATIONS AS A PB 2110 MATERIAL PER ASTM 3309, ANSI A19.2, CSA B137.7-M-1977, CSA B139.8-M-1977; AND SHALL BE OF PIPING MATERIAL AND INSTALLATION SUITABLE FOR ITS INTENDED USE.	032	PROVIDE WATER HEATER WITH PRESSURE / TEMPERATURE RELIEF VALVE AND PAN AND DRAIN LINE PIPED TO THE EXTERIOR OF THE BUILDINGS. AT GARAGE INSTALLATION WATER HEATER SHALL BE ON A MINIMUM 18" HIGH STABLE PLATFORM.	001	<b>WORK INCLUDED:</b> ALL WORK AND MATERIAL SHALL CONFORM TO LATEST CODES AND ORDINANCES. IT IS THE INTENTION OF THESE PLANS AND SPECIFICATIONS TO COVER ALL THINGS REQUIRED TO PROVIDE COMPLETE AND OPERATIVE SYSTEMS. THE CONTRACTOR IS TO FURNISH LABOR, MATERIAL, TRANSPORTATION, EQUIPMENT, AND MISCELLANEOUS SERVICES TO ACCOMPLISH THIS RESULT. ANYTHING WHICH MAY BE REASONABLY CONSTRUED AS A NECESSARY PART OF THE INSTALLATION IS TO BE INCLUDED, WHETHER SPECIALLY SHOWN OR MENTIONED. NOTHING IN THESE PLANS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
155	STORAGE-TYPE WATER HEATERS AND STORAGE BACK-UP TANKS FOR SOLAR WATER HEATING SYSTEM SHALL BE FACTORY INSULATED OR EXTERNALLY WRAPPED IN FIELD TO SATISFY A COMBINED THERMAL-RESISTANCE OF R-16 OR GREATER.	119	ALL ROOF PENETRATIONS WITH PIPES TO BE INSTALLED WITH "DICTATE" PIPE FLASHING INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. EACH VENT PIPE OR STACK SHALL EXTEND THROUGH ITS FLASHING AND SHALL TERMINATE VERTICALLY NOT LESS THAN 6" ABOVE THE ROOF NOR LESS THAN 1" FROM ANY VERTICAL SURFACE. VENT PIPES OR STACKS SHALL TERMINATE NOT LESS THAN 10' FROM OR AT LEAST 3' ABOVE ANY WINDOW, DOOR OPENINGS, AIR INTAKE, OR VENT SHAFT. NOT LESS THAN 3' IN EVERY DIRECTION FROM ANY LOT LINE, ALLEY, OR STREET.	076	NO WATER, SOIL OR WASTE PIPE SHALL BE INSTALLED OR PERMITTED OUTSIDE OF BUILDING OR IN AN EXTERIOR WALL, UNLESS WHERE NECESSARY, ADEQUATE PROVISION IS MADE TO PROTECT SUCH PIPE FROM FREEZING.	033	FUEL BURNING EQUIPMENT LOCATED IN GARAGES AND SUBJECT TO MECHANICAL DRAINAGE FROM THE NORMAL VEHICULAR PARK SHALL BE PROTECTED AS INDICATED BY DRAWINGS AND AS REQUIRED BY THE C.P.C. WATER HEATER SHALL BE SUITABLY GUARDED AGAINST SUCH DAMAGE BY BEING INSTALLED BEHIND ADEQUATE BARRIERS OR BY BEING ELEVATED OR LOCATED OUT OF THE NORMAL PATH OF A VEHICLE USING ANY SUCH GARAGE.	002	THESE DRAWINGS ARE DIAGRAMMATIC AND HAVE BEEN PREPARED TO SUGGEST POSSIBLE SIZE, ROUTES, LOCATION AND TERMINATION OF PLUMBING, PIPING, AND SPECIFICATIONS ARE INTENDED TO BE USED AS A CONSTRUCTION GUIDELINE ONLY AND NOT THE TOTAL INSTRUMENT OF CONTRACT DOCUMENTS. IT IS NOT THE INTENTION OF THE PLAN PREPARED TO LIMIT THE METHODOLOGY AND / OR MATERIALS UTILIZED BY THE PLUMBING CONTRACTOR WHEN ALTERNATE METHODOLOGY AND / OR MATERIALS COMPLY WITH ALL CODES AND ORDINANCES GOVERNING THIS JURISDICTION.
156	SERVICE HOT WATER SUPPLY AND RECIRCULATING PIPING TO BE INSULATED WITH 1" OF R-4 INSULATION FOR PIPES LESS THAN 2" AND 1 1/2" OF R-4 FOR PIPES 2" AND LARGER. MAXIMUM FLAME SPREAD OF 25, MAXIMUM FUEL CONTRIBUTED OF 50, MAXIMUM SMOKE DEVELOPMENT OF 50.	120	<b>WATER SPECIALTIES:</b> TRAP SEAL PRIMERS: PROVIDE PRIMING DEVICE AND PIPING TO NEAREST ACCEPTABLE FIXTURE SO THE DEVICE WILL INTRODUCE REGULATED AMOUNT OF THE WATER INTO TRAP. PROVIDED AT FLOOR DRAIN ONLY.	077	PIPING SUBJECT TO UNDUE CORROSION, EROSION, OR MECHANICAL DAMAGE SHALL BE PROTECTED IN AN APPROVED MANNER.	034	NO ALTERATIONS TO THE STRUCTURAL FRAME, DIAPHRAGMS, CONNECTIONS, OR SHEAR PANELS SHALL BE MADE WHICH WOULD COMPROMISE THE DESIGNED STRUCTURAL INTEGRITY OF SUCH ELEMENTS WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.	003	THE ARCHITECT SERVICE IS LIMITED TO PREPARATION OF PLANS AND SPECIFICATIONS TO OBTAIN CONSTRUCTION PERMIT. THE PLANS AND SPECIFICATIONS ARE INTENDED TO BE USED AS A CONSTRUCTION GUIDELINE ONLY AND NOT THE TOTAL INSTRUMENT OF CONTRACT DOCUMENTS. IT IS NOT THE INTENTION OF ANY CONSTRUCTION PLANS TO DIVIDE WORK AMONG DIFFERENT TRADES. VERIFY SCOPE OF WORK WITH CONTRACTOR SINCE THE ARCHITECT IS NOT SUPERVISING THE JOB. THE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS IN ANY ARCHITECT DOCUMENTS OR DRAWINGS UNLESS SUCH ERRORS IN ANY CONTRACT ARE REPORTED TO THE ARCHITECT PRIOR TO ANY WORK BEING DEMAND FOR THE PROJECT ON WHICH ANY ALLEGED ERRORS EXISTS. THE ARCHITECT WILL PROVIDE INTERPRETATION OF THE CONSTRUCTION DOCUMENTS, BUT THE SUPERVISION IS UNDER THE RESPONSIBILITY OF THE CONTRACTOR.
157	<b>EXCAVATING:</b> PERFORM NECESSARY EXCAVATIONS AND BACK FILLING FOR INSIDE AND OUTSIDE PLUMBING LINES AND ACCESSORIES. EXCAVATING SHALL BE TRUE TO LINE AND PITCH BACK FILL SHALL BE PLACED LAYERS NOT OVER 8" IN DEPTH. EACH LAYER PROPERLY MOISTENED. SOLIDITY IRON TAMPED. OR OTHERWISE COMPACTED PUDDLING WITH WATER TO ACHIEVE COMPACTION WILL NOT BE PERMITTED.	121	ALL PIPING LOCATED IN WALLS OR ABOVE CEILING HAVE SHUT-OFF VALVES, TRAP PRIMER, ETC., SHALL BE PROVIDED WITH ACCESS DOORS OF ADEQUATE SIZE FOR SERVICE.	078	COLD AND HOT WATER PIPING TO FIXTURES SHALL BE THOROUGHLY FLUSHED AND RINSED PRIOR TO PLACING IN SERVICE.	035	ALL PENETRATIONS OF FIRE ASSEMBLIES SHALL MEET THE REQUIREMENTS OF CHAPTER 7. PROVIDE ELASTOMERIC MEMBRANE MATERIALS AT ALL PENETRATIONS OF THE WATER-RESISTIVE BARRIER OF EXTERIOR WALLS.	004	PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING AND ROUTING OF ALL WASTE, VENT, WATER, GAS, AND A/C CONDENSATE LINES AND COORDINATE WITH OWNER FOR SERVICES.
158	PLUMBING EXCAVATIONS ARE NOT TO BE MADE PARALLEL TO FOOTING BELOW ANGLE OR REPOSE (I.E. BELOW A LINE DRAWN 45° DOWN FROM EACH CORNER OF BOTTOM FOOTING.)	122	INDOOR WATER USE PER CGSBC SECTION 4.303.	079	HOT AND COLD-WATER PIPING SHALL BE INSTALLED A MINIMUM OF 12" APART WHERE PIPING IS PARALLEL.	036	PROVIDE NON-REMOVABLE BACKFLOW DEVICE ON ALL EXTERIOR HOSE BIBS. PER CPC	005	THE GENERAL CONTRACTOR SHALL COORDINATE ALL SERVICE CONNECTIONS FOR THE WORK WITH APPROPRIATE AGENCIES.
159	NO PLUMBING LINES SHALL BE RUN IN BEARING FOOTING. DRAINAGE PIPE MATERIALS SHALL BE CAST IRON, GALVANIZED STEEL, PVC OR ABS SCHEDULE 40 DW PLASTIC PIPE, EXCEPT THAT NO GALVANIZED STEEL PIPE SHALL BE USED UNDERGROUND AND SHALL BE KEPT AT LEAST 6" ABOVE GROUND CHANGES IN DIRECTION OF DRAINAGE PIPING SHALL BE MADE BY THE APPROPRIATE USE OF APPROVED FITTINGS, AND SHALL BE OF THE ANGLES PRESENTED BY 1/16 BEND, 1/8 BEND, OR 1/8 BEND, OR OTHER APPROVED FITTINGS OF EQUIVALENT SWEEP.	123	INDIVIDUAL SHOWER AND TUB-SHOWER COMBINATION CONTROL VALVES PER C.P.C. SECTION 408.3.	080	WATER PIPE SHALL BE TYPE L COPPER, ASTM B88, VANEX PEX OR EQUAL (POLYETHYLENE).	037	A 12" MINIMUM ACCESS PANEL TO BATHTUB TRAP CONNECTION IS REQUIRED. PER CPC	006	GENERAL CONTRACTOR TO PROVIDE WATER, SEWER, AND GAS SERVICE AND HOOK-UP TO WITHIN 5 FEET FROM BUILDING.
160	SANITARY AND POTABLE WATER PIPING SHALL NOT BE INSTALLED WITHIN THE SAME TRENCH EXCEPT WHEN ALLOWABLE BY THE GOVERNING AUTHORITY.	124	BATHROOM FAUCETS SHALL BE PER C.P.C. SECTION 403.7.	081	DOMESTIC WATER PIPING: TYPE "L" OR "K" COPPER TUBING BELOW GRADE AND SLAB- VERIFY WITH SOIL COMPATIBILITY; ALL OTHER COPPER TUBING SHALL BE TYPE "M". FITTINGS- WROUGHT COPPER OR CAST BRONZE. USE LEAD SOLDER OR POLYETHYLENE AND CPVC PIPING AND TUBING ACCESSORIES FOR HOT AND COLD WATER.	038	HOT MOP SHOWER PAN SHALL BE INSPECTED UPON COMPLETION OF HOT MOPPING AND SHALL BE FILLED WITH WATER FOR INSPECTION.	007	IT IS THE PLUMBING CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING BUT NOT LIMITED TO METER LOCATIONS, LATERAL LOCATIONS/DEPTH, AND PROPOSED POINT OF CONNECTIONS.
161	<b>ANTI-SCALD DEVICES:</b> ALL SHOWERS, BATHTUBS, OR COMBINATION TUB-SHOWERS AND BIDETS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE / THERMOSTATIC MIXING VALVE TYPE TO PROVIDE ANTI-SCALD AND THERMAL SHOCK PROTECTION.	125	KITCHEN FAUCETS SHALL BE PER C.P.C. SECTION 403.6.	082	DI-ELECTRIC ISOLATORS: EP-CA TYPE "FX", "FB", OR "GX" DIELECTRIC UNIONS.	039	HOT MOP SHOWER PAN SHALL BE INSPECTED UPON COMPLETION OF HOT MOPPING AND SHALL BE FILLED WITH WATER FOR INSPECTION.	008	CONTRACTOR TO SUPPLY AND SUBMIT TO THE BUILDING DEPARTMENT LOAD CALCULATIONS AND DRAWINGS FOR APPROVAL PRIOR TO COMMENCING WORK. SUBMIT 1 SET TO THE ARCHITECT FOR REVIEW FOR CONFORMANCE WITH THE LOCAL DESIGN CONCEPT PRIOR TO COMMENCING WORK.
162	WATER AND DRAINPIES AND ANGLE VALVES SHALL BE INSULATED PER A.D.A. SECTION 4.194 WHERE APPLICABLE.	126	D. SHOWER AND TUB / SHOWER HEADS SHALL BE PER C.P.C. SECTION 402.1.1.	083	THE CONTRACTOR SHALL INSTALL A PRESSURE REDUCING STATION WHERE THE WATER PRESSURE EXCEEDS 70 P.S.I.G.	040	PROVIDE PRESSURE REGULATOR FOR WATER SERVICE WHERE PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH. PER CPC PLANS SHOW GAS PIPING SIZING BASED UPON BTU DEMAND ON THE PLANS.	009	VERIFY ALL REQUIREMENTS WITH GOVERNING UTILITY COMPANY.
163	ANTI-SCALDING SHOWER AND TUB / SHOWER VALVES ARE REQUIRED PER C.P.C. 418.0.	127	E. WATER WULFUM FOR WATER CLOSETS SHALL BE PER CALIFORNIA GREEN SECTION 4.303.1.1.	084	INDOOR WATER USE PER CGSBC SECTION 4.303.	041	PROTECT PIPES FROM FREEZING. PLACE ALL WATER LINES AND WASTE LINES WITHIN "CONDITIONED" SPACE AND WHERE APPROVED THERMAL INSULATION IS BETWEEN "LINE" AND UNHEATED AREA.	010	PLUMBING CONTRACTOR SHALL REVIEW ALL KITCHEN EQUIPMENT DRAWINGS AND MAKE ALL REQUIRED CONNECTIONS OF SERVICES TO EACH UNIT.
164	<b>CONDENSATE AND OVERFLOW PANS AND DRAINS:</b> THE CONTRACTOR SHALL PROVIDE AND INSTALL A CONDENSATE DRAIN AT EACH A/C OR HYDRONIC COIL OR CONDENSING FURNACE, PER C.P.C. CHAPTER 8 AND C.M.C. CHAPTER 3. AT LOCATIONS SHOWN ON DRAWINGS.	128	F. ANTI-SCALDING SHOWER AND TUB/SHOWER VALVES ARE REQUIRED PER C.P.C. SECTION 408.3.	085	INDIVIDUAL SHOWER AND TUB-SHOWER COMBINATION CONTROL VALVES PER C.P.C. SECTION 408.3.	042	CORROSIVE PROPERTIES OF SOIL: FOLLOW ALL RECOMMENDATIONS IN THE FINAL SOILS REPORT FOR ALL MATERIALS PLACED WITHIN OR IN PROXIMITY OF SOIL, AS NECESSARY.	011	<b>SCOPE:</b> SUPPLY ALL LABOR, TRANSPORTATION, MATERIALS, ETC., FOR INSTALLATION OF COMPLETE PLUMBING SYSTEM TO OPERATE ACCORDING TO THE BEST PRACTICES OF THE TRADE AND INCLUDING BUT NOT LIMITED TO: FIXTURES, HOT AND COLD WATER PIPING, EXHAUST FLUES, COMBUSTION AIR, GAS PIPING, LOG LIGHTERS, DRAINS, SOIL AND VENT PIPING, HOT WATER HEATERS, PIPE INSULATION, METERS, VALVES, VAULTS, ETC. ALL MATERIALS, WORK, ETC., TO COMPLY WITH ALL GENERAL CONTRACTOR TO PROVIDE WATER, SEWER, AND GAS SERVICE AND HOOK-UP TO WITHIN 5 FEET FROM BUILDING.
165	COORDINATE WORK WITH MECHANICAL CONTRACTOR.	129	G. SHOWER AND TUB / SHOWER HEADS SHALL BE PER C.P.C. SECTION 402.1.1.	086	INDOOR WATER USE PER CGSBC SECTION 4.303.	043	ALL HYDRONIC HOT WATER LINES SHALL BE INSULATED IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS- TITLE 24, PART 6, SECTION 150 (J) 2.	012	<b>CALIFORNIA CODE OF REGULATIONS:</b> ALL WORK, MATERIAL, AND EQUIPMENT SHALL COMPLY WITH THE FOLLOWING CODES AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION. GENERAL CONTRACTOR TO DETERMINE WATER, SEWER, AND GAS SUPPLY LINE SIZES IN CONFORMANCE WITH CALIFORNIA PLUMBING CODE AND COORDINATE WITH PLUMBER AS TO ANY VARIATION AND / OR CONFLICT FROM DRAWING. NOTHING IN THESE PLANS IS TO BE CONSTRUED AS TO PERMIT WORKMANSHIP OR THE INSTALLATION OF MATERIALS OR EQUIPMENT NOT CONFORMING TO ALL APPLICABLE CODES AND REGULATIONS.
166	PROVIDE FULL SIZE CONDENSATE DRAIN WITH 3 1/2" DEEP WELL TRAP FOR ALL A/C UNITS. ROUTE CONDENSATE DRAIN TO NEAREST PLUMBING VENT AND TIE-IN WITH APPROVED FITTINGS OR ROUTE TO PLANTER AREA.	130	H. WATER WULFUM FOR WATER CLOSETS SHALL BE PER CALIFORNIA GREEN SECTION 4.303.1.1.	087	INDOOR WATER USE PER CGSBC SECTION 4.303.	044	ALL PLUMBING FIXTURES AND EQUIPMENT USED SHALL HAVE BEEN CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION, BY ITS MANUFACTURER, TO COMPLY WITH THE ENERGY EFFICIENCY STANDARDS AS SET FORTH FOR SUCH APPLIANCES.	013	<b>WORKMANSHIP:</b> ALL WORK SHALL BE DONE IN A NEAT AND PROFESSIONAL MANNER ACCORDING TO THE BEST TRADE PRACTICE BY THOSE SKILLED IN THE PARTICULAR TRADE. ALL EQUIPMENT, FIXTURES, DEVICES, PIPING, FITTINGS, VALVES, ETC., SHALL BE INSTALLED PLUMB, LEVEL, SQUARE OR CENTERED, AS REQUIRED BY THE PARTICULAR APPLICATION.
167	<b>HOSE BIBBS:</b> ALL HOSE BIBBS (PUBLIC OR PRIVATE) SHALL BE PROVIDED WITH AN APPROVED-TYPE, NON-REMOVABLE VACUUM BREAKER.	131	I. WATER WULFUM FOR WATER CLOSETS SHALL BE PER CALIFORNIA GREEN SECTION 4.303.1.1.	088	INDOOR WATER USE PER CGSBC SECTION 4.303.	045	ALL PIPING AND EQUIPMENT SHALL COMPLY WITH THE LATEST I.A.P.M.O. STANDARDS AND ALL APPLICABLE BUILDING CODES, LOCAL, OR OTHERWISE.	014	<b>EXISTING INFORMATION:</b> VERIFY ALL ELEVATIONS, MATERIAL, PRESSURES, ETC., OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AND / OR PROVIDED BY SOURCES DEEMED RELIABLE BUT IS NOT GUARANTEED. THE CONTRACTOR SHALL FIELD-VERIFY ALL DATA BEFORE BIDDING AND PROCEEDING WITH THE WORK.
168	PROVIDE A NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL EXTERIOR HOSE BIBBS.	132	J. WATER WULFUM FOR WATER CLOSETS SHALL BE PER CALIFORNIA GREEN SECTION 4.303.1.1.	089	INDOOR WATER USE PER CGSBC SECTION 4.303.	046	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.	015	<b>PERMITS AND UTILITY SERVICE FEES:</b> THE PLUMBING CONTRACTOR SHALL ARRANGE AND PAY FOR ALL PERMITS, INSPECTIONS, FEES, AND SERVICE CHARGES ASSOCIATED WITH, AND REQUIRED IN THE INSTALLATION OF THE WORK.
169	<b>ACCESS PANELS:</b> PROVIDE AND INSTALL ACCESS PANELS (MATCH FIRE-RATED ASSEMBLIES AS REQUIRED) FOR ALL SHUT-OFF VALVES, ISOLATION AND BRANCH VALVES WHICH ARE NOT READILY ACCESSIBLE.	133	K. WATER WULFUM FOR WATER CLOSETS SHALL BE PER CALIFORNIA GREEN SECTION 4.303.1.1.	090	INDOOR WATER USE PER CGSBC SECTION 4.303.	047	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.	016	<b>ACCURACY:</b> VERIFY ALL DIAGRAMMATIC. THE CONTRACTOR SHALL CONFIRM ALL DIMENSIONS AND LOCATIONS OF WALLS, FOOTINGS, STRUCTURAL MEMBERS, PARTITIONS, FIXTURES, DUCTS, CONDUTS, ETC., AGAINST DESIGN PLANS FOR CONSISTENCY, ACCURACY, OBSTRUCTIONS, OR CONFLICTS PRIOR TO COMMENCING WORK.
170	PROVIDE AND INSTALL ACCESS PANELS (FIRE RATED AS REQUIRED) AT ALL TRAP PRIMERS AND WATER HAMMER ARRESTORS.	134	L. WATER WULFUM FOR WATER CLOSETS SHALL BE PER CALIFORNIA GREEN SECTION 4.303.1.1.	091	INDOOR WATER USE PER CGSBC SECTION 4.303.	048	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.	017	<b>INSTALLATION:</b> ROUGH-IN SHALL BE COMPLETED, TESTED, AND INSPECTED AS REQUIRED BY CODE BEFORE CLOSING-IN WITH OTHER WORK.
171	<b>WATER HAMMER:</b> ALL BUILDING WATER SUPPLIES IN WHICH QUICK-ACTING VALVES ARE INSTALLED SHALL BE PROVIDED WITH APPROVED MECHANICAL DEVICES (WATER HAMMER ARRESTORS) TO ABSORB THE HAMMER CAUSED BY HIGH PRESSURES RESULTING FROM THE CLOSING OF THE VALVES.	135	M. WATER WULFUM FOR WATER CLOSETS SHALL BE PER CALIFORNIA GREEN SECTION 4.303.1.1.	092	INDOOR WATER USE PER CGSBC SECTION 4.303.	049	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.	018	OPENINGS IN PIPES, DRAINS, AND FITTINGS SHALL BE KEPT COVERED DURING CONSTRUCTION.
172	<b>PLUMBING FIXTURES:</b> ALL FIXTURES ARE TO BE FURNISHED BY THE PLUMBING CONTRACTOR UNLESS NOTED OTHERWISE ON PLANS. ALL FIXTURES TO BE INSTALLED COMPLETE IN ALL RESPECTS WITH FIRM, SEALS, ETC., AS REQUIRED TO MAKE JOB READY FOR SERVICES AND IN PLACE.	136	N. WATER WULFUM FOR WATER CLOSETS SHALL BE PER CALIFORNIA GREEN SECTION 4.303.1.1.	093	INDOOR WATER USE PER CGSBC SECTION 4.303.	050	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.	019	PROVIDE SOLID BACKING FOR SECURING FIXTURES. ALL FIXTURES TO BE SET LEVEL.
173	ALL FIXTURES TO BE WHITE (UNLESS OTHERWISE NOTED). PLUMBING CONTRACTOR SHALL SUBMIT FIXTURES SPECIFICATIONS FOR OWNER'S APPROVAL.	137	O. WATER WULFUM FOR WATER CLOSETS SHALL BE PER CALIFORNIA GREEN SECTION 4.303.1.1.	094	INDOOR WATER USE PER CGSBC SECTION 4.303.	051	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.	020	COVER TUBING SHALL BE FULLY SWEATED TO FITTINGS.
174	ALL WATER CLOSETS FOR PUBLIC USE SHALL BE ELONGATED BOWLS WITH OPEN FRONT SEATS.	138	P. WATER WULFUM FOR WATER CLOSETS SHALL BE PER CALIFORNIA GREEN SECTION 4.303.1.1.	095	INDOOR WATER USE PER CGSBC SECTION 4.303.	052	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.	021	COPPER TUBING SHALL BE FULLY SWEATED TO FITTINGS.
175	ALL FIXTURES SHALL BE SECURELY ATTACHED TO SUPPORTING SURFACES AS SPECIFIED AND SHALL BE PLUMBED AND LEVELED.	139	Q. WATER WULFUM FOR WATER CLOSETS SHALL BE PER CALIFORNIA GREEN SECTION 4.303.1.1.	096	INDOOR WATER USE PER CGSBC SECTION 4.303.	053	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.	022	BLACK IRON AND GALVANIZED STEEL PIPE JOINTS SHALL BE MADE WITH APPROVED PIPE THREAD COMPOUND.
176	WALL HUNG FIXTURES SHALL BE SECURELY ATTACHED TO WOOD BLOCKING.	140	R. WATER WULFUM FOR WATER CLOSETS SHALL BE PER CALIFORNIA GREEN SECTION 4.303.1.1.	097	INDOOR WATER USE PER CGSBC SECTION 4.303.	054	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.	023	PROVIDE SHUT-OFF VALVES AT EACH FIXTURE.
177	JANITORIAL SINK FAUCETS SHALL BE PROTECTED WITH AN APPROVED BACKFLOW PREVENTION DEVICE.	141	S. WATER WULFUM FOR WATER CLOSETS SHALL BE PER CALIFORNIA GREEN SECTION 4.303.1.1.	098	INDOOR WATER USE PER CGSBC SECTION 4.303.	055	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.	024	PROVIDE CONDENSATE LINE AT EACH FORCED AIR UNIT LOCATION. PROVIDE PRIMARY AND SECONDARY CONDENSATE LINE TO AN APPROVED DRAINAGE RECEPTACLE AT ATTIC FLOOR AIR UNIT LOCATIONS.
178	LAVATORY FAUCETS IN RESTROOM SHALL BE THE SELF-CLOSING TYPE.	142	T. WATER WULFUM FOR WATER CLOSETS SHALL BE PER CALIFORNIA GREEN SECTION 4.303.1.1.	099	INDOOR WATER USE PER CGSBC SECTION 4.303.	056	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.	025	PROVIDE COLLATERAL LINE TO REFRIGERATOR SPACE IN RECESSED BOX OR IN CABINET IMMEDIATELY ADJACENT TO REFRIGERATOR SPACE.
179	APPLIANCE PLUMBING PER C.P.C. SECTION 807.0.	143	U. WATER WULFUM FOR WATER CLOSETS SHALL BE PER CALIFORNIA GREEN SECTION 4.303.1.1.	100	INDOOR WATER USE PER CGSBC SECTION 4.303.	057	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.	026	ISOLATE ALL PIPING FROM STRUCTURE WITH FIBER PADDING AND AT ALL PENETRATIONS WITH ELASTIC CULKING OR SOUND ISOLATORS.
180	BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6- FEET ABOVE THE FLOOR PER C.B.C. SECTION R307.	144	V. WATER WULFUM FOR WATER CLOSETS SHALL BE PER CALIFORNIA GREEN SECTION 4.303.1.1.	101	INDOOR WATER USE PER CGSBC SECTION 4.303.	058	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.	027	ALL VENTS TO LEAD TO OUTSIDE AIR AND, WHERE POSSIBLE, LOCATE ALL ROOF VENTS TO REAR SIDE OR RIDGES. VENTS TO TERMINATE A MINIMUM OF 3'-0" FROM WINDOWS.
181	SAFETY GLAZING IS REQUIRED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60-INCHES (1524 MM) ABOVE A STANDING SURFACE IS REQUIRED TO BE SAFETY GLAZING PER C.B.C. SECTION R308.4.5.	145	W. WATER WULFUM FOR WATER CLOSETS SHALL BE PER CALIFORNIA GREEN SECTION 4.303.1.1.	102	INDOOR WATER USE PER CGSBC SECTION 4.303.	059	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.	028	ALL HORIZONTAL A.B.S. PIPING SHALL BE HUNG WITH APPROVED HANGERS AT 4'-0" ON CENTER MINIMUM AND SPACED TO PERMIT EXPANSION AND CONTRACTION WITHOUT HITTING ADJOINING PIPE. VERTICAL PIPING SHALL BE SUPPORTED AT 8'-0" ON CENTER WITH WROUGHT STEEL "U" STRAPS SECURELY FASTENED TO BUILDING FRAME.
<b>FIRE SPRINKLERS</b>		146	X. WATER WULFUM FOR WATER CLOSETS SHALL BE PER CALIFORNIA GREEN SECTION 4.303.1.1.	103	INDOOR WATER USE PER CGSBC SECTION 4.303.	060	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.	029	PROVIDE AIR CHAMBERS AT LAVATORY, DISHWASHER, AND CLOTHES WASHER WATER CONNECTIONS. SET VERTICALLY AS CLOSE TO FIXTURE AS POSSIBLE.
001	<b>SCOPE:</b> SUPPLY AND INSTALL COMPLETE FIRE SPRINKLER SYSTEM ACCORDING TO THE BEST PRACTICES OF THE TRADE.	147	Y. WATER WULFUM FOR WATER CLOSETS SHALL BE PER CALIFORNIA GREEN SECTION 4.303.1.1.	104	INDOOR WATER USE PER CGSBC SECTION 4.303.	061	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.	030	PROVIDE 3/4" TEE FOR IRRIGATION AT MAIN SHUT-OFF.
002	<b>MATERIALS AND STANDARD:</b> A. SYSTEM SHALL MEET ALL REQUIREMENTS AS REQUIRED BY CITY / COUNTY FIRE MARSHALL AND / OR GOVERNING AGENCIES. B. SPRINKLER HEADS SHALL BE CONCEALED TYPE WITH THE HEAD AND COVER PLATE FINISH THE SAME AS ADJACENT SURFACES.	148	Z. WATER WULFUM FOR WATER CLOSETS SHALL BE PER CALIFORNIA GREEN SECTION 4.303.1.1.	105	INDOOR WATER USE PER CGSBC SECTION 4.303.	062	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.	031	PROVIDE WATER HEATER SEISMIC RESTRAINTS. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS. AT LOWER POINT, A MINIMUM DISTANCE OF 4" SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING AS REQUIRED BY THE C.P.C. IN SEISMIC ZONES 3 AND 4 ONLY.
003	<b>SPRINKLER PLANS:</b> SHALL BE REVIEWED AND SUBMITTED TO THE BUILDING DEPARTMENT AND FIRE DEPARTMENT FOR APPROVAL. SUBMIT ONE (1) SET OF PLANS TO ARCHITECT FOR REVIEW FOR CONFORMANCE WITH THE VISUAL DESIGN CONCEPT PRIOR TO COMMENCING WORK.	149	AA. WATER WULFUM FOR WATER CLOSETS SHALL BE PER CALIFORNIA GREEN SECTION 4.303.1.1.	106	INDOOR WATER USE PER CGSBC SECTION 4.303.	063	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.		
		150	AB. WATER WULFUM FOR WATER CLOSETS SHALL BE PER CALIFORNIA GREEN SECTION 4.303.1.1.	107	INDOOR WATER USE PER CGSBC SECTION 4.303.	064	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.		
		151	AC. WATER WULFUM FOR WATER CLOSETS SHALL BE PER CALIFORNIA GREEN SECTION 4.303.1.1.	108	INDOOR WATER USE PER CGSBC SECTION 4.303.	065	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.		
		152	AD. WATER WULFUM FOR WATER CLOSETS SHALL BE PER CALIFORNIA GREEN SECTION 4.303.1.1.	109	INDOOR WATER USE PER CGSBC SECTION 4.303.	066	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.		
		153	AE. WATER WULFUM FOR WATER CLOSETS SHALL BE PER CALIFORNIA GREEN SECTION 4.303.1.1.	110	INDOOR WATER USE PER CGSBC SECTION 4.303.	067	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.		
				111	INDOOR WATER USE PER CGSBC SECTION 4.303.	068	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.		
				112	INDOOR WATER USE PER CGSBC SECTION 4.303.	069	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.		
				113	INDOOR WATER USE PER CGSBC SECTION 4.303.	070	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.		
				114	INDOOR WATER USE PER CGSBC SECTION 4.303.	071	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.		
				115	INDOOR WATER USE PER CGSBC SECTION 4.303.	072	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.		
				116	INDOOR WATER USE PER CGSBC SECTION 4.303.	073	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.		
				117	INDOOR WATER USE PER CGSBC SECTION 4.303.	074	INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.		



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**CONTRACTOR:**

## BIDDING

REVISIONS		
NO.	DESCRIPTION	DATE

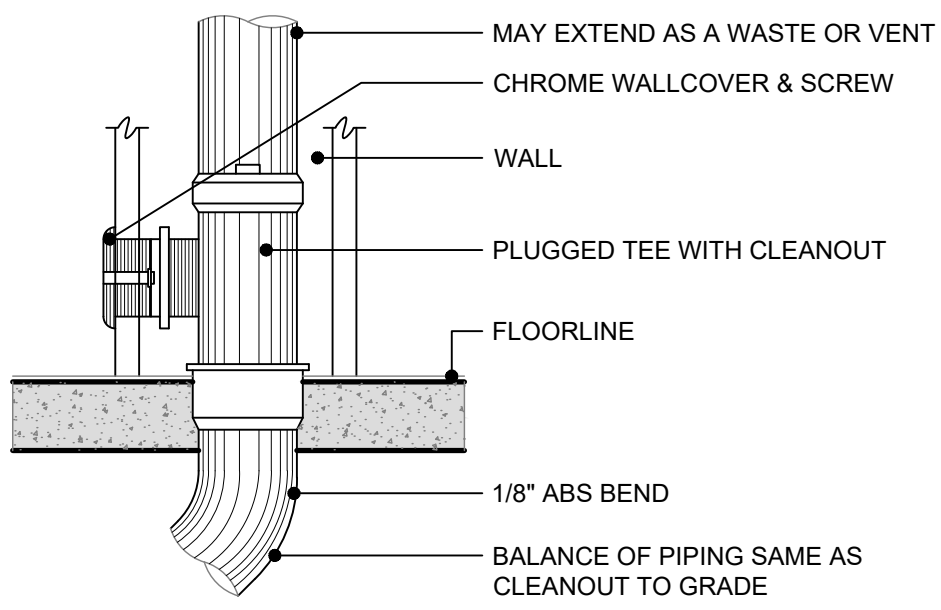
## REGULATORY AUTHORITIES STAMP

**ENGINEER'S SEAL**      **ARCHITECT'S SEAL**



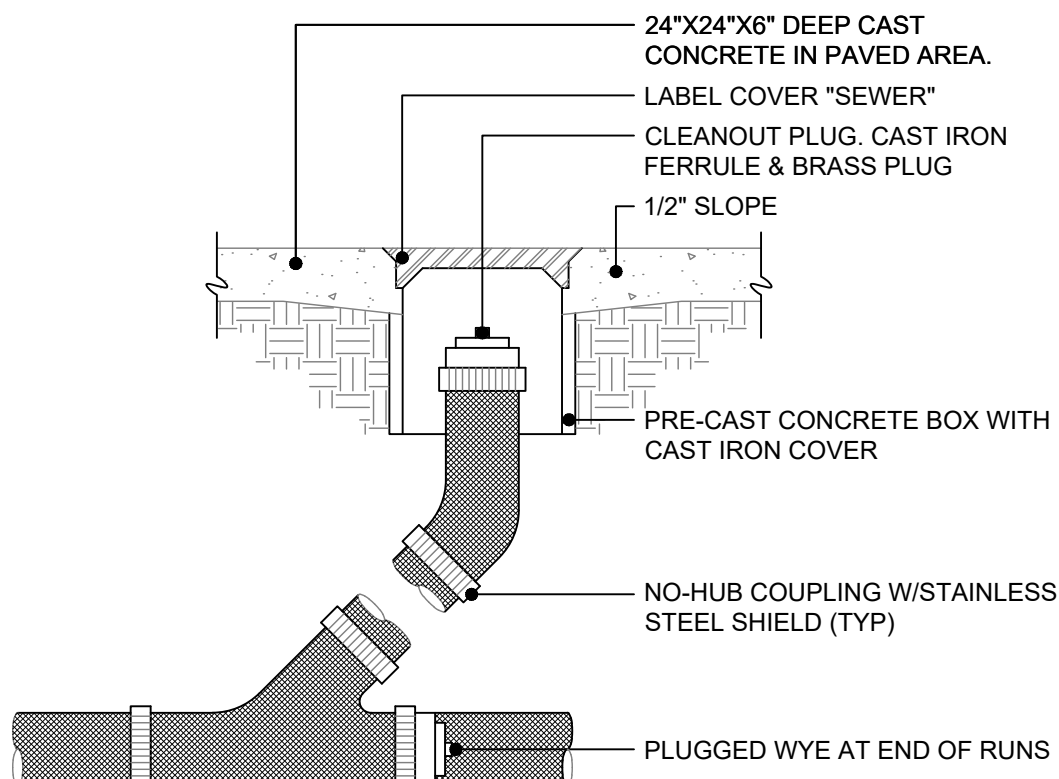
## PLUMBING NOTES

**SHEET TITLE**  
JOB# 221204      SHEET NO.  
DATE: March 20, 2023      **GP-020**  
DRAWN BY: CHRISTINE  
APPROVED BY: M.D.A.  
PLOT TIME: 12/7/2023 11:08 AM



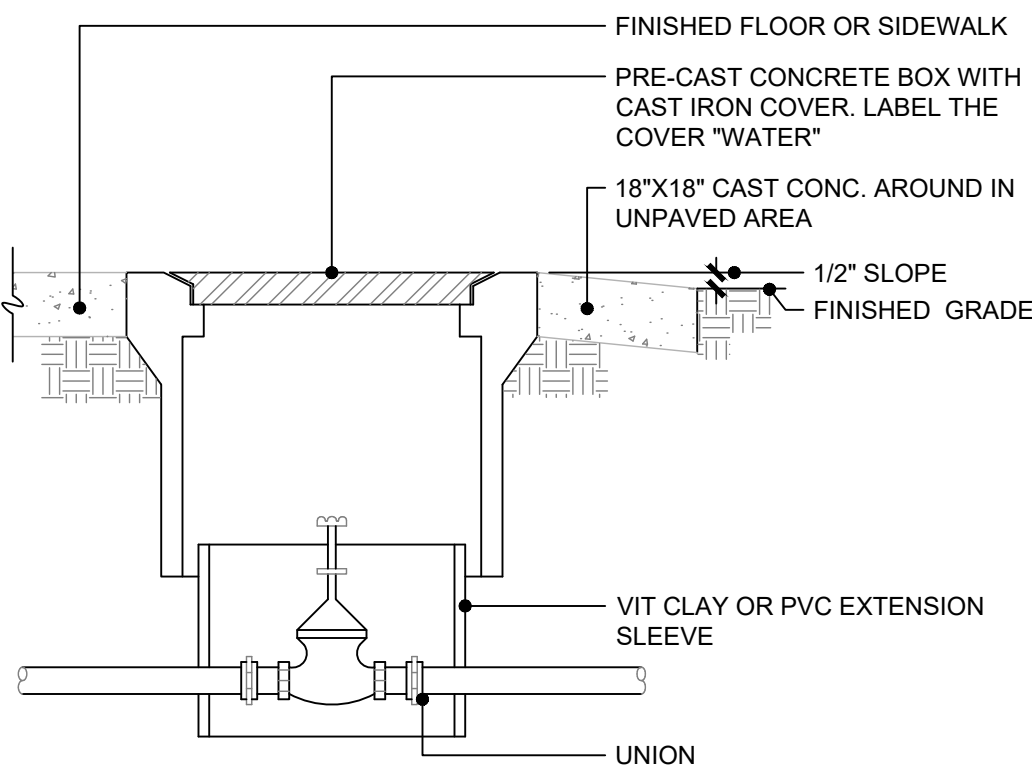
#### 4 WALL CLEANOUT

SCALE: 3" = 1'-0"



#### 5 FLOOR CLEAN-OUT

SCALE: 1 1/2" = 1'-0"

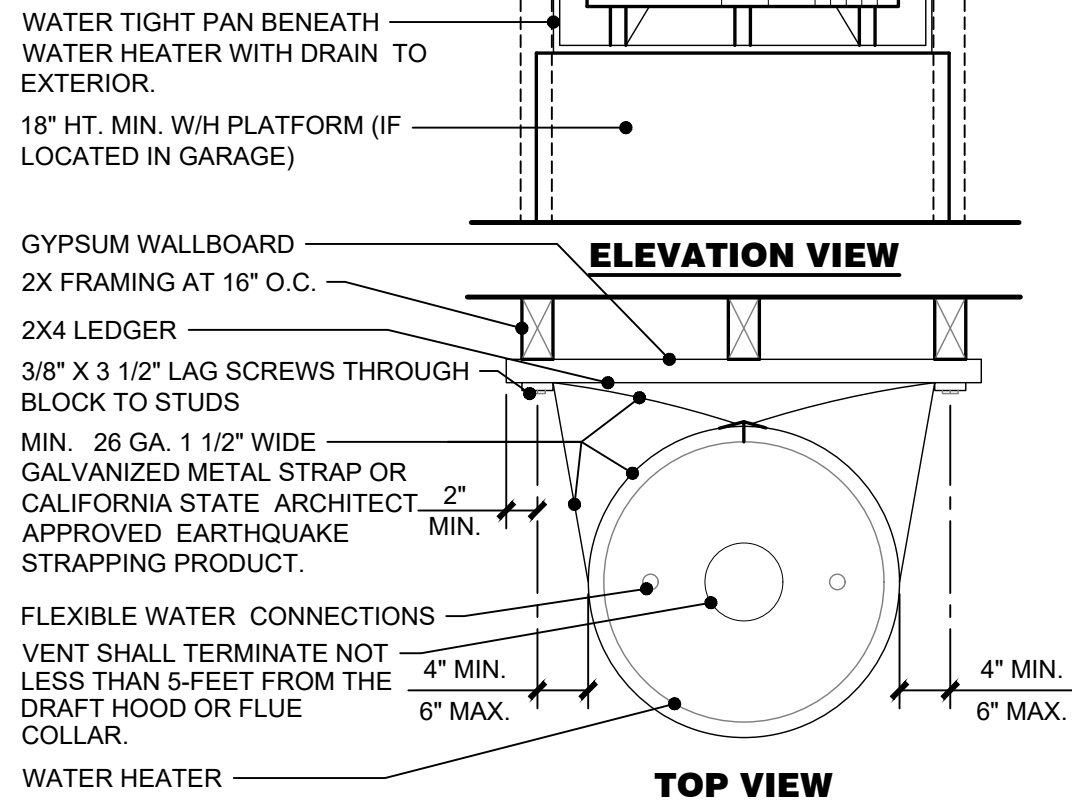
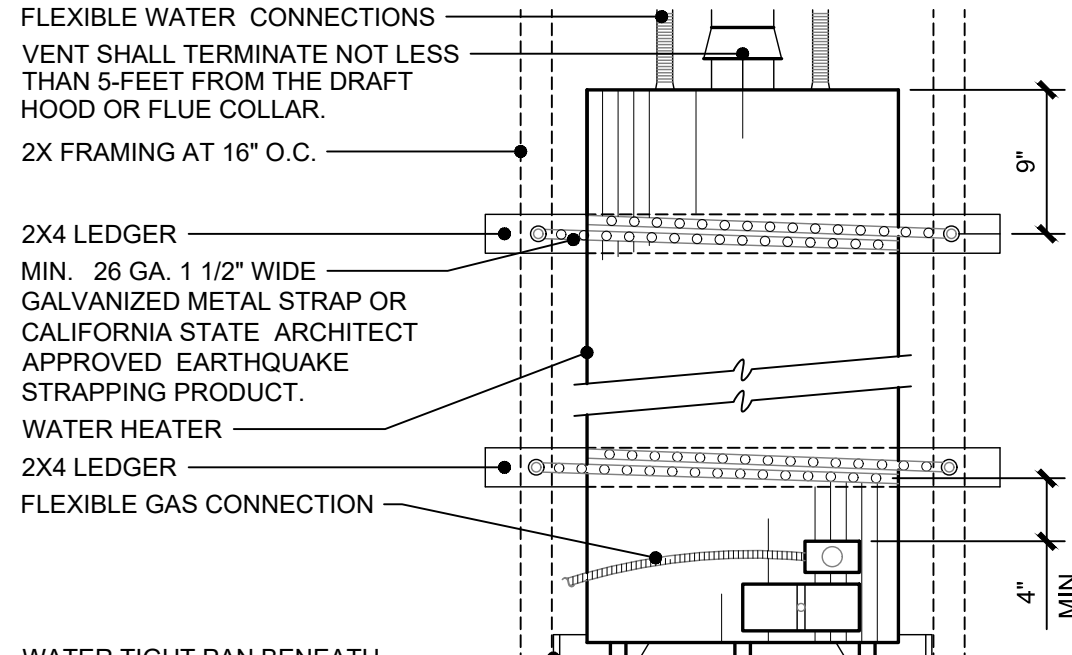


#### 6 WATER SHUT-OFF VALVE

SCALE: 2" = 1'-0"

PROVIDE AN EXPANSION TANK ON THE WATER SIDE OF THE WATER HEATER.

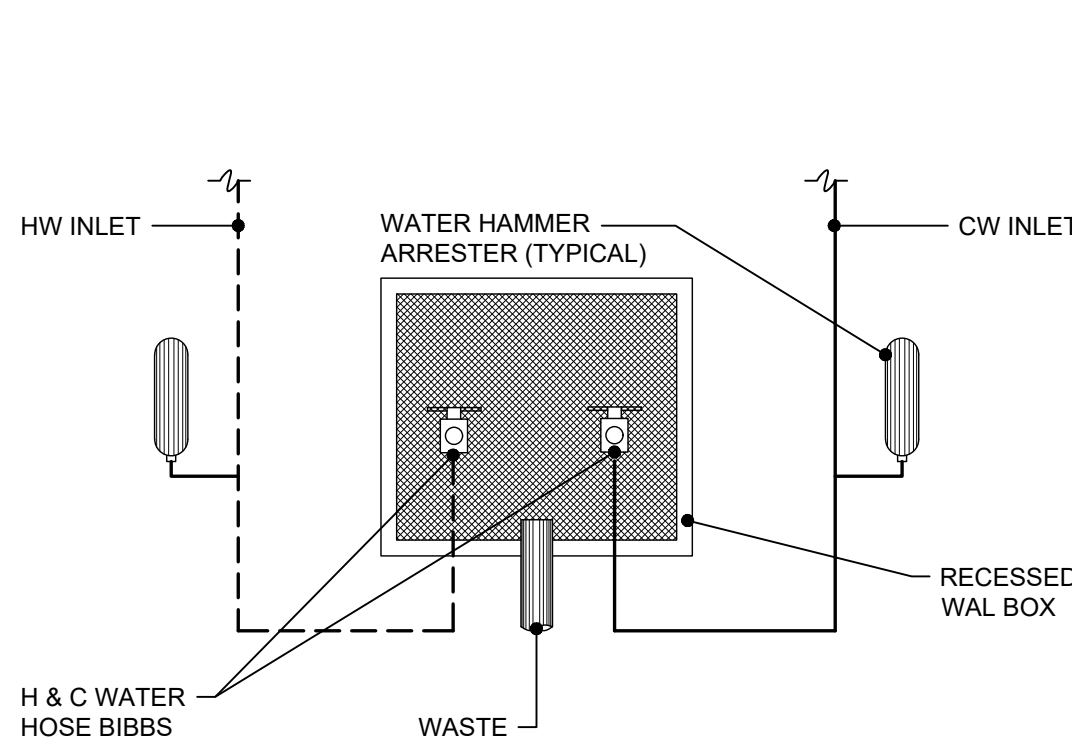
WATER HEATER STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD (1/3) OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT A MIN. DISTANCE OF FOUR INCHES SHALL BE MAINTAINING ABOVE THE CONTROLS WITH THE STRAPPING.



WATER HEATER TO BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE HAVING A FULL SIZED DRAIN IF GALVANIZED STEEL OF HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF PIPE NOT MORE THAN 2 FEET OR LESS THAN 6 INCHES ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. TERMINATING INSIDE THE GARAGE IS NOT PERMITTED.

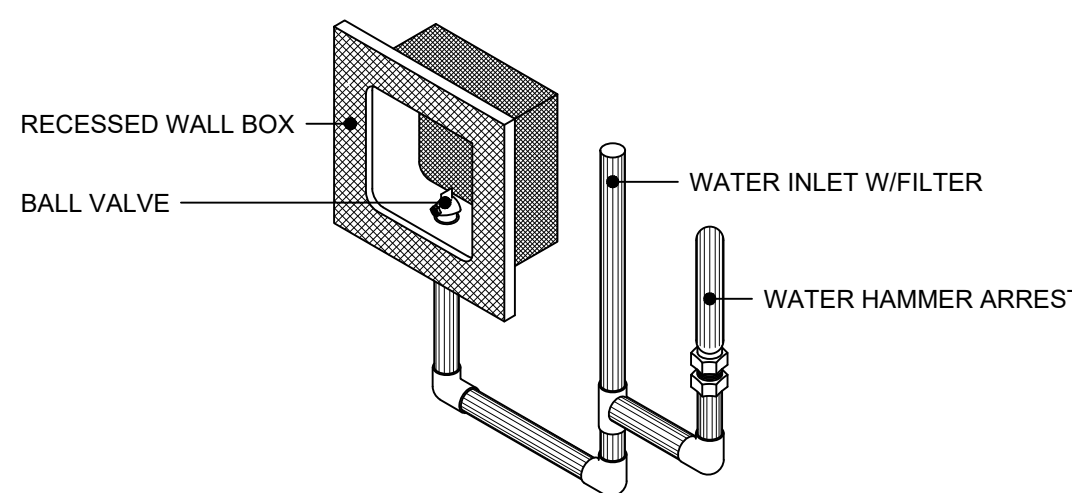
#### 1 GAS WATER HEATER

SCALE: 1" = 1'-0"



#### 2 CLOTHES WASHER BOX

SCALE: N.T.S.



#### 3 REFRIGERATOR SUPPLY

SCALE: N.T.S.

### WATER CALCULATIONS

**TABLE 610.4 FIXTURE UNIT TABLE FOR DETERMINING WATER PIPE AND METER SIZES**

METER / STREET SERVICE	BUILDING SUPPLY / BRANCH	MAXIMUM ALLOWABLE LENGTH IN FEET (METERS)					
		40 (12)	60 (18)	80 (24)	100 (30)	150 (46)	200 (61)
3/4"	1/2"	6	5	4	3	2	1
3/4"	3/4"	16	16	14	12	9	6
3/4"	1"	29	25	23	21	17	15
1"	1"	36	31	27	25	20	17
3/4"	1 1/4"	36	33	31	28	24	23
1"	1 1/4"	54	47	42	38	32	28
1 1/2"	1 1/4"	78	68	57	48	38	32
1"	1 1/2"	85	84	79	65	56	48
1 1/2"	1 1/2"	150	124	105	91	70	57
2"	1 1/2"	151	129	129	110	80	64
1"	2"	85	85	85	85	85	85
1 1/2"	2"	220	205	190	176	155	138
2"	2"	370	327	292	265	217	185
2"	2 1/2"	445	418	390	370	330	300

### PLUMBING DRAINAGE / VENT TABLE

**TABLE 703.2 MAXIMUM UNIT LOAD AND MAXIMUM LENGTH OF DRAINAGE AND VENT PIPING**

SIZE OF PIPE (INCHES)	1-1/4"	1-1/2"	2"	2-1/2"	3"	4"	5"	6"
<b>MAXIMUM UNITS DRAINAGE PIPING</b>								
VERTICAL	1	2(2)	16(3)	32(3)	48(4)	256	600	1380
HORIZONTAL	1	1	8(3)	14(3)	35(4)	216(5)	428(5)	720(5)
<b>MAXIMUM LENGTH DRAINAGE PIPING</b>								
VERTICAL (FEET)	45	65	85	148	22	300	390	510
HORIZONTAL (UNLIMITED)								
<b>VENT PIPING HORIZONTAL AND VERTICAL (6)</b>								
MAXIMUM UNITS	1	8(3)	24	48	84	256	600	1380
MAXIMUM LENGTHS, (FEET)	45	60	120	180	212	300	390	510

- NOTES:**
- EXCLUDING TRAP ARM.
  - EXCEPT SINKS, URINALS, AND DISHWASHERS- EXCEEDING 1 FIXTURE UNIT.
  - EXCEPT SIX-UNIT TRAPS OR WATER CLOSETS.
  - ONLY FOUR WATER CLOSETS OR SIX-UNIT TRAPS ALLOWED ON A VERTICAL PIPE OR STACK; AND NOT TO EXCEED THREE WATER CLOSETS OR SIX-UNIT TRAPS ON A HORIZONTAL BRANCH OR DRAIN.
  - BASED ON 1/4 INCH PER FOOT (20.8 MM/M) SLOPE. FOR 1/8 OF AN INCH PER FOOT (10.4 MM/M) SLOPE, MULTIPLY HORIZONTAL FIXTURE UNITS BY A FACTOR OF 0.8.
  - THE DIAMETER OF AN INDIVIDUAL VENT SHALL BE NOT LESS THAN 1-1/4 INCHES (32MM) NOR LESS THAN ONE-HALF THE DIAMETER OF THE DRAIN TO WHICH IT IS CONNECTED. FIXTURE UNIT LOAD VALUES FOR DRAINAGE AND VENT PIPING SHALL BE COMPUTED FROM TABLE 702.1 AND TABLE 702.2(B). NOT TO EXCEED ONE-THIRD OF THE TOTAL PERMITTED LENGTH OF A VENT SHALL BE PERMITTED TO BE INSTALLED IN A HORIZONTAL POSITION. WHERE VENTS ARE INCREASED ONE PIPE SIZE FOR THEIR ENTIRE LENGTH, THE MAXIMUM LENGTH LIMITATIONS SPECIFIED IN THIS TABLE DO NOT APPLY. THIS TABLE IS IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 901.2.
  - PROVIDE A MINIMUM ONE-INCH AIR GAP AT ALL FLOOR SINKS.

### PLUMBING SCHEDULE

SERVICE	LOCATION	PLUMBING MATERIAL TABLE										FITTINGS	
		TYPE 'K' COPPER	TYPE 'M' COPPER	SCHEDULE 40 PVC	PEX	CPVC	GALVANIZED STEEL	NO-HUB CAST IRON	TYPE "DWV" COPPER	SCHEDULE 40 ABS DWV	SCHEDULE 40 BLACK STEEL		
WATER	ABOVE GRADE		X										PLASTIC PIPE AS ALLOWED BY AHJ. TYPE "M" COPPER PIPE MAY BE USED UNDERGROUND OUTSIDE OF STRUCTURES.
	UNDER SLAB	X	X										
WASTE (SANITARY)	ABOVE GRADE							X	X	X	X		PLASTIC PIPE AS ALLOWED BY AHJ. GALVANIZED PIPE MAY NOT BE USED FOR DRAINAGE UNDERGROUND. CPC 701.1.1
	UNDER SLAB							X	X	X	X		
VENT (SANITARY)	ABOVE GRADE							X	X	X	X		PLASTIC PIPE AS ALLOWED BY AHJ.
	UNDER SLAB							X	X	X	X		
INDIRECT WASTE	INSIDE							X	X	X	X		PLASTIC PIPE AS ALLOWED BY AHJ.
	OUTSIDE							X	X	X	X		
CONDENSATE DRAIN	ABOVE GRADE							X	X	X	X		LEAD FREE SOLDERED FITTINGS, INSULATED. LEAD FREE SOLDERED FITTINGS, INSULATED.
	BELOW GRADE							X	X	X	X		
GAS	ABOVE GRADE								X				FIELD THREADING OF METALLIC PIPE PER CPC TABLE 1208.5.7.2. PROTECT UNDERGROUND GAS PIPING FROM CORROSION IN AN APPROVED MANNER.
	UNDER SLAB								X				

- NOTES:**
- WASTE AND SENT PIPING WHERE APPROVED BY CODE, ABS PLASTIC PIPING WRAPPED PER CODE WHERE PENETRATING CONCRETE.
  - WATER PIPING OUTSIDE BUILDING, BELOW GRADE- WHERE APPROVED BY LOCAL GOVERNING AGENCY, SCHEDULE 40 PVC PIPE AND FITTINGS BE USED. INSIDE AND OUTSIDE BUILDING ABOVE GRADE- TYPE "L" COPPER TUBE WITH RECESSED SHOULDER FITTINGS. WHERE APPROVED BY GOVERNING AGENCY, TYPE "M" MAY BE USED.
  - INDIRECT WASTE AND CONDENSATE BRAND PIPING SHALL BE INSULATED WITH 1/2" ARMAFLEX CLOSED CELL PIPE INSULATION WITH SELF-SEALING ADHESIVE JOINTS, OR EQUIVALENT.
  - THE USE OF ABS WASTE PIPE AND/OR PEX WATER PIPING IS ACCEPTABLE. HOWEVER, PRIOR TO BIDDING OR INSTALLING THESE COMPONENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE USE OF THESE MATERIALS IS ACCEPTABLE WITH THE LOCAL GOVERNING AUTHORITY.
  - ALL HOT WATER MAINS, EXCEPT RUN-OUTS TO FIXTURE, BUT INCLUDING HOT WATER SUPPLY AND TRAP AT HANDICAPPED LAVATORIES, SHALL BE INSULATED WITH 3/4" THICK, SNAP-ON FIBERGLASS INSULATION WITH CANVAS JACKET, 4.5 MINIMUM.
  - DOMESTIC WATER (WITHIN BUILDING TO 5' FROM BUILDING) CPC SECTION 604.0: ALL MATERIALS USED IN DOMESTIC WATER SUPPLY AND DISTRIBUTION SYSTEMS SHALL BE IN ACCORDANCE WITH NSF/ANSI STANDARD 61 AND CONFORM TO ALL APPLICABLE STANDARDS LISTED IN CPC TABLE 604.1.
  - PARALLEL MANIFOLD PLUMBING SYSTEMS, PEX PIPING, CPVC AND PVC ARE ACCEPTABLE POTABLE WATER PIPING MATERIALS, SUBJECT TO PRIOR APPROVAL FROM THE AUTHORITY HAVING JURISDICTION. INSTALL STRICTLY TO APPLICABLE CODES AND MANUFACTURER'S SPECIFICATIONS.
  - DWV-SEWER (WITHIN BUILDING TO 5' FROM BUILDING) CPC SECTION 701.0: ALL MATERIALS USED IN SANITARY DRAINAGE SYSTEMS SHALL BE IN ACCORDANCE WITH CPC SECTION 701.0 AND CONFORM TO ALL APPLICABLE STANDARDS LISTED IN CPC TABLE 701.1.
  - DWV-VENTS (WITHIN BUILDING AND VTR'S) CPC SECTION 903.0: ALL MATERIALS USED IN SANITARY VENTING SYSTEMS SHALL BE IN ACCORDANCE WITH CPC SECTION 903.0 AND CONFORM TO ALL APPLICABLE STANDARDS LISTED IN CPC TABLE 701.1.
  - INDIRECT WASTE AND CONDENSATE PIPING CPC SECTION 803.0: ALL MATERIALS USED FOR INDIRECT WASTE AND CONDENSATE SHALL BE IN ACCORDANCE WITH ALL SECTIONS OF THE CPC APPLICABLE TO DRAINAGE AND VENT PIPING.
  - NATURAL GAS PIPE CPC SECTION 1208.5: ALL MATERIALS USED FOR GAS PIPE SYSTEMS BE IN ACCORDANCE WITH CPC SECTION 1208.5 AND ALL APPLICABLE STANDARDS LISTED THEREIN.

### PLUMBING FIXTURE CONNECTION

FIXTURE	SYMBOL	WASTE		VENT	COLD WATER		HOT WATER	
		BRANCH	OUTLET		BRANCH	OUTLET	BRANCH	OUTLET
WATER CLOSET	WC-1	4"	3"	2"	3/4"	3/4"	---	---
URINAL	UR-1	2"	2"	2"	1/4"	1/4"	---	---
LAVATORY SINK	LS-1	2"	---	---	3/4"	1/2"	3/4"	1/2"
KITCHEN SINK	SS-1	2"	2"	---	3/4"	1/2"	3/4"	1/2"
SERVICE SINK	SS-1	3"	3"	2"	3/4"	3/4"	3/4"	3/4"
HOSE BIBB	HB-1	---	---	---	3/4"	3/4"	---	---
FLOOR DRAIN	FD-1	2"	2"	2"	1/2"	1/2"	---	---
PEDESTAL SINK	PS-1	2"	---	---	3/4"	1/2"	3/4"	1/2"
TRAP PRIMER	TP-1	---	---	---	1/2"	1/2"	---	---
MOP SINK	MS-1	2"	2"	2"	3/4"	1/2"	3/4"	1/2"
WATER HEATER	WH-1	---	---	---	1 1/4"	3/4"	1"	3/4"
TUB/SHOWER	TS-1	2"	2"	2"	3/4"	1/2"	3/4"	1/2"
WATER HAMMER	WHA-1	---	---	---	---	---	---	---
AUTOMATIC WASHER	AW-1	2"	2"	2"	3/4"	1/2"	3/4"	1/2"
SOAKING TUB	ST-1	2"	2"	2"	3/4"	1/2"	3/4"	1/2"

### FIXTURE UNIT TABLE

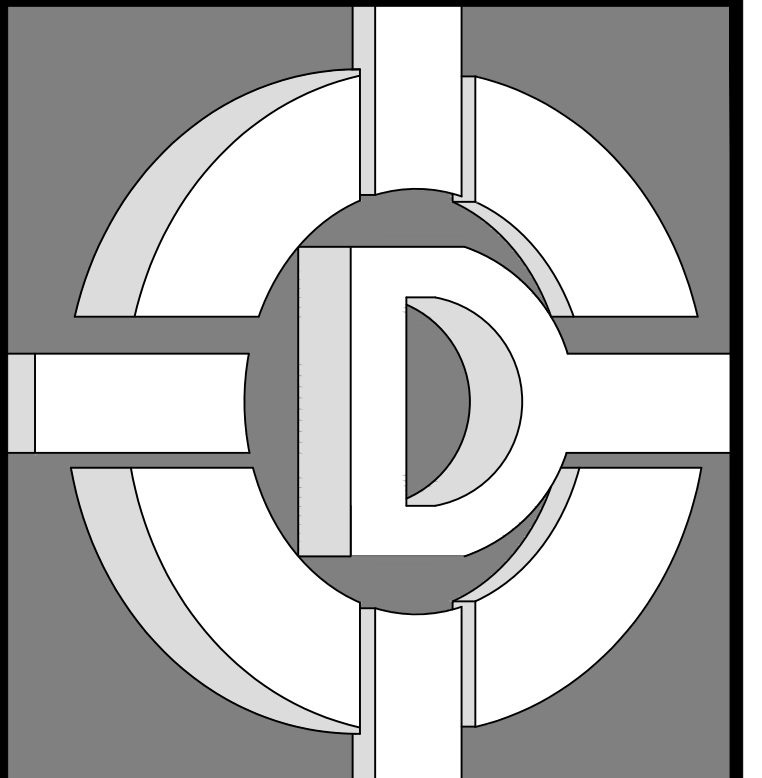
FIXTURE	WATER			WASTE		
	NUMBER	UNITS	TOTAL	NUMBER	UNITS	TOTAL
WATER CLOSET	2	4.0	8.0	2	4.0	8.0
LAVATORY SINK	2	2.0	4.0	2	1.0	2.0
KITCHEN SINK	1	4.0	4.0	1	4.0	4.0
SHOWER / TUB	1	4.0	4.0	1	3.0	3.0
DISHWASHER	1	4.0	4.0	1	2.0	2.0
<b>TOTAL</b>			<b>24.0</b>			<b>19.0</b>

### PLUMBING FIXTURE SCHEDULE

SYMBOL	ITEM	DESCRIPTION
WC-1	WATER CLOSET	FLOOR MOUNT, VITREOUS CHINA, 1.28 GALLONS PER FLUSH, INTEGRAL TRAP, CLOSE COUPLED 2-PIECE TOILET, 1/2" ROUGH-IN, PROVIDE SUPPLIES AND STOPS. REFER TO BUILDER'S AND ARCHITECT'S SPECIFICATIONS FOR MODEL AND HCP REQUIREMENTS.
L-1	LAVATORY	LAVATORY: SINGLE BOWL, CENTER MOUNTED, COUNTERTOP BY OTHERS, FRONT OVERFLOW, FAUCET: CHROME PLATED, LEVER HANDLE. PROVIDE P-TRAP, STOP AND SUPPLIES, WITH INDIRECT/AIRGAP FITTING FOR CONDENSATE LINE WHERE NECESSARY. MAXIMUM FLOW OF 1.5 GALLONS PER MINUTE AT 60 PSI PER CPC 403.7.
BT-1	BATHTUB	BATHING VESSEL: PROVIDE DRAIN AND OVERFLOW PIECE. P-TRAP. FAUCET HOLES ON 8" CENTERS. TUB FILL VALVE: 3/4" FILL VALVE. REFER TO BUILDER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
KS-1	KITCHEN SINK	KITCHEN SINK: DOUBLE BOWL, CENTER MOUNTED, HOLES ON 8" CENTERS. FAUCET: SINGLE LEVER, 8" CENTERS, SWING SPOUT. DISPOSAL: 1/3 HP, 110V, 1PH WITH PLUG AND WIRE. MAXIMUM CONTINUOUS FLOW OF 1.5 GALLONS PER MINUTE AT 60 PSI PER CPC 403.6.
DW-1	DISH-WASHER	DISHWASHER: PROVIDED AND INSTALLED BY OTHERS, ROUGH-IN AND CONNECT 1/2" HW, CONNECT FLEXIBLE HOSE TO APPROVED AIR-GAP FITTING AND CONNECT TO DISHWASHER FITTING ON DISPOSAL.
WB-1	WATER BOX	ICE MAKER BOX: BOX WITH REMOVABLE SHANK VALVE AND WATER HAMMER ARRESTOR.
WMB-1	WASHING MACHINE BOX	WASHING MACHINE BOX WITH REMOVABLE SHANK VALVES, WASTE CONNECTION, AND INTEGRAL WATER HAMMER ARRESTOR.

### NATURAL GAS SIZING TABLE

DESCRIPTION	NUMBER	BTU/HR	CFH
WATER HEATER-TANK	1	35,000	31.82
ROOF TOP UNIT 4 TON	1	48,000	43.64
<b>TOTAL MAXIMUM DEMAND:</b>		<b>83,000</b>	<b>75.45</b>
TOTAL LENGTH IN FEET (METER TO MOST REMOTE OUTLET)	100.00		
NATURAL GAS INLET PRESSURE SUPPLIED(PSI)	2.00		
PIPE SIZE REQUIRED IN INCHES	3/4"		
<b>LATERAL PIPE SIZE (INCHES)</b>	<b>LENGTH</b>		<b>CFH</b>
1/2"	100	50	
3/4"	100	104	
1"	100	195	
1 1/4"	100	400	
1 1/2"	100	600	
<b>MAIN PIPE SIZE (INCHES)</b>	<b>LENGTH</b>		<b>CFH</b>
3/4"	100	104	



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CONTRACTOR:  
**BIDDING**

**BIDDING**

REVISIONS		
NO.	DESCRIPTION	DATE

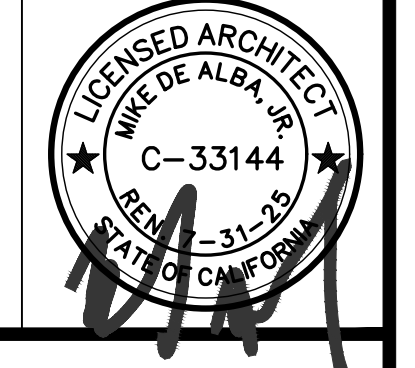
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ENGINEER'S SEAL	ARCHITECT'S SEAL

PLUMBING SCHEDULES AND DETAILS

SHEET TITLE

JOB#: 221204 SHEET NO:  
DATE: September 18, 2023  
DRAWN BY: TAYLOR  
APPROVED BY: M.D.A.



PLUMBING SCHEDULES AND DETAILS

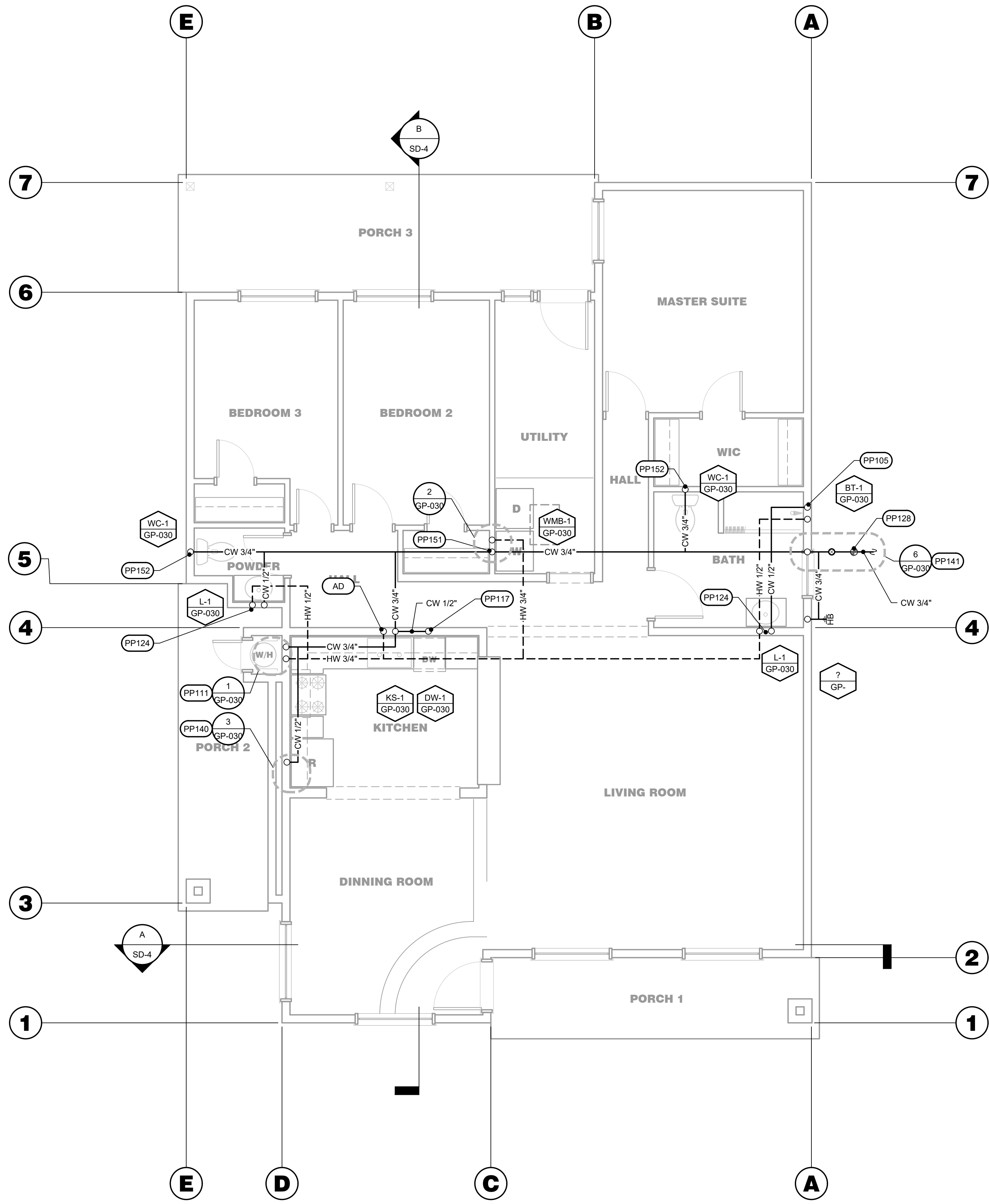
SHEET TITLE

JOB#: 221204 SHEET NO:  
DATE: September 18, 2023  
DRAWN BY: TAYLOR  
APPROVED BY: M.D.A.

**GP-030**

PLLOT TIME: 12/7/2023 11:08 AM

S:\1 - PROJECTS\YEAR 2022\221204 PINNSIX-MILBURN\03. CONSTRUCTION DOCUMENTS\02.CAD FILES\SP-100 COLD AND HOT WATER PLAN.DWG



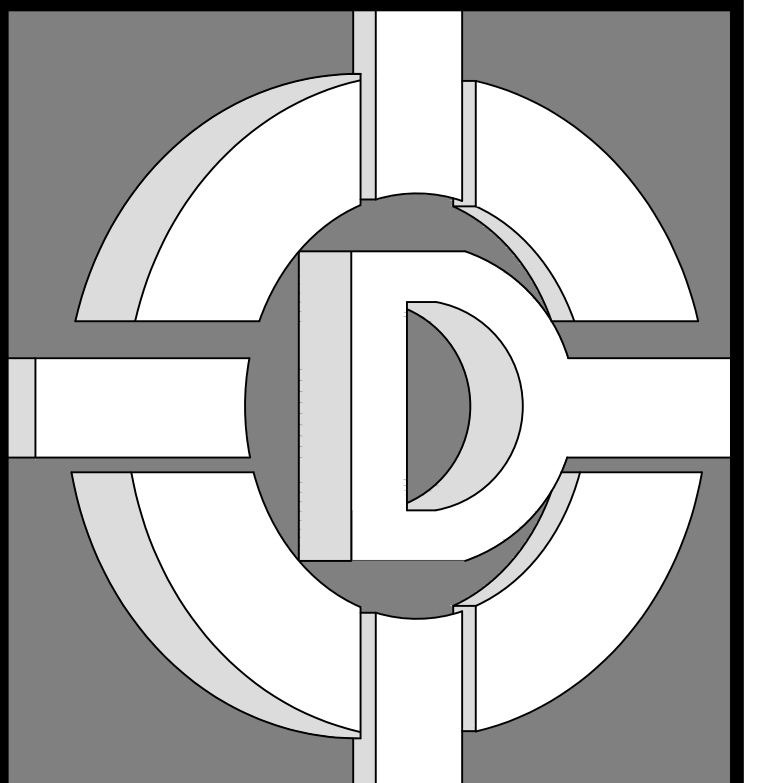
### PLUMBING FIXTURE LEGEND

SYMBOLS	ABBREVIATION	DESCRIPTION
--- CD ---	CD	CONDENSATION DRAIN
--- CW ---	CW	COLD WATER
--- FS ---	FS	FIRE SPRINKLER
--- G ---	G	GAS
--- HW ---	HW	HOT WATER
--- HWR ---	HWR	HOT WATER RETURN
--- OFL ---	OFL	OVERFLOW LEADER
--- SD ---	SD	STORM DRAIN
--- V ---	V	VENT
--- W ---	W / S	WASTE / SANITARY SEWER
AD	AP	ACCESS DOOR / ACCESS PANEL
TRV	TRV	TEMPERATURE AND PRESSURE RELIEF VALVE
GC	GC	GAS COCK
GCR	GCR	GAS COCK REGULATOR
BFP	BFP	BACKFLOW PREVENTER
COTG	COTG	CLEANOUT TO GRADE
FCO	FCO	FLOOR CLEANOUT
SOV	SOV	SHUT-OFF VALVE IN BOX
VB	VB	VALVE IN BOX
WM	WM	WATER METER
CAP	PIPE CAP	
D	PIPE DROP	
R	PIPE RISER	
HB	HOSE BIBB	
PC	POINT OF CONNECTION	
VTR	VTR	VENT THRU ROOF
WCO	WALL CLEANOUT	

### PLUMBING KEY NOTES

#	DESCRIPTION
PP105	ROUTE 1/2" COLD AND HOT WATER PIPING DOWN TO BATH TUB / SHOWER. REFER TO PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
PP111	ROUTE 3/4" COLD WATER PIPING DOWN TO WATER HEATER. SET WATER TEMPERATURE FOR 140 DEGREE OF FAHRENHEIT MAXIMUM. CIRCULATION PUMP. REFER TO PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS. INSTALL PER MANUFACTURER'S RECOMMENDATION. MOUNT AS HIGH AS POSSIBLE. RUN WATER HEATER T&P RELIEF LINE TO FLOOR SINK AT 6" ABOVE FLOOR SINK WITH 90° ELL TURNED DOWN. REFER TO PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
PP117	ROUTE 1/2" COLD AND HOT WATER PIPING DOWN TO KITCHEN SINK. REFER TO PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
PP121	ROUTE 1/2" COLD AND HOT WATER PIPING DOWN TO LAVATORY SINK. THERMOSTATIC MIXING VALVE SUPPLIED AND INSTALLED BY PLUMBING CONTRACTOR. SET WATER TEMPERATURE FOR 110 DEGREE OF FAHRENHEIT MAXIMUM. REFER TO PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
PP124	ROUTE 1/2" COLD AND HOT WATER PIPING DOWN TO LAVATORY SINK. REFER TO PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
PP128	POINT OF CONNECTION TO EXISTING 3/4" WATER SERVICE FROM PUBLIC WATER/PRIVATE WATER WITH SHUT-OFF VALVE. VERIFY EXACT LOCATION AND SIZE IN FIELD PRIOR TO WORK. CONTACT ARCHITECT IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED. VERIFY WITH OWNER AND PUBLIC UTILITIES FOR EXACT CONNECTION AND METER REQUIREMENTS PRIOR TO WORK.
PP129	ROUTE HOT AND COLD WATER PIPING UP TO ABOVE.
PP130	ROUTE HOT AND COLD WATER PIPING DOWN TO BELOW.
PP131	ROUTE 3/4" COLD WATER LATERAL PIPING ABOVE CEILING TO PLUMBING FIXTURE. REFER TO PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
PP140	ROUTE 1/2" COLD WATER PIPING DOWN TO REFRIDGERATOR SUPPLY BOX. REFER TO PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
PP141	CAPPED WATER PIPING WITH SHUT-OFF VALVE BELOW ROOF FOR FUTURE USE. REFER TO PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
PP151	ROUTE 1/2" COLD AND HOT WATER PIPING DOWN TO WASHING MACHINE BOX. REFER TO PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
PP152	ROUTE 3/4" COLD WATER PIPING TO WATER CLOSET. REFER TO PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

REFER TO SHEET GP-020 PLUMBING NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



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CONTRACTOR:  
**BIDDING**

REVISIONS		
NO.	DESCRIPTION	DATE

**REGULATORY AUTHORITIES STAMP**

ENGINEER'S SEAL      ARCHITECT'S SEAL

**COLD AND HOT WATER PLAN**

SHEET TITLE

JOB#: 221204      SHEET NO. **P-100**  
 DATE: September 19, 2023  
 DRAWN BY: TAYLOR  
 APPROVED BY: M.D.A.  
 PLOT TIME: 12/7/2023 11:08 AM

**COLD AND HOT WATER PLAN**  
 SCALE: 1/4" = 1'-0"



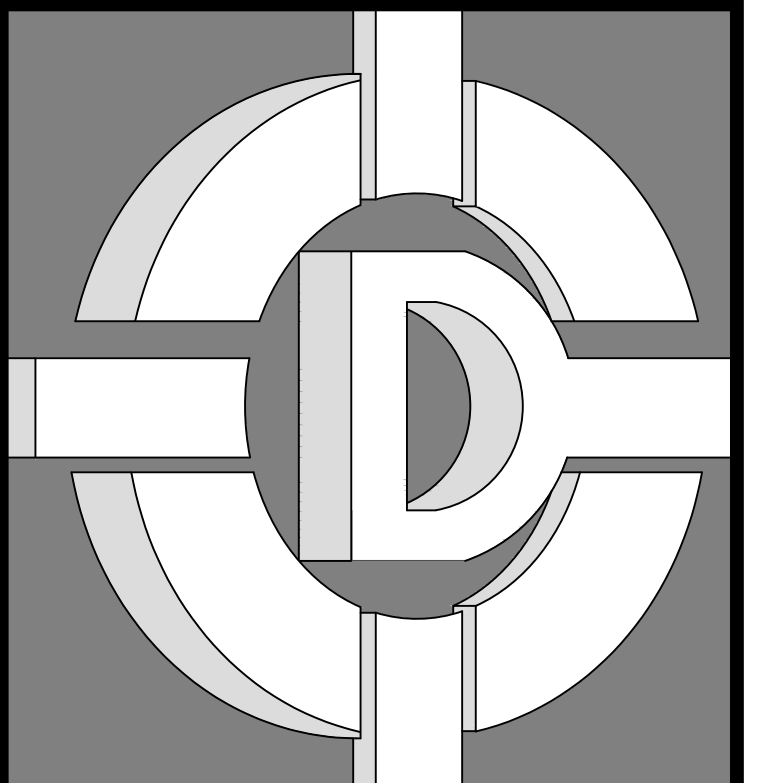
## PLUMBING FIXTURE LEGEND

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	COTG	CLEANOUT TO GRADE
	FCO	FLOOR CLEANOUT
	SOV	SHUT-OFF VALVE IN BOX
	VB	VALVE IN BOX
	WM	WATER METER
	CAP	PIPE CAP
	D	PIPE DROP
	R	PIPE RISER
	HB	HOSE BIBB
	PC	POINT OF CONNECTION
	VTR	VENT THRU ROOF
	WCO	WALL CLEANOUT

## PLUMBING KEY NOTES

#	DESCRIPTION
PP005	ROUTE 2" DRAIN PIPING TO BATH TUB / SHOWER. REFER TO PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
PP017	ROUTE 2" DRAIN PIPING TO KITCHEN SINK. REFER TO PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
PP021	ROUTE 2" DRAIN PIPING TO LAVATORY. REFER TO PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
PP025	POINT OF CONNECTION TO EXISTING WASTE PIPING BELOW GRADE. VERIFY EXACT SIZE, INVERT ELEVATION AND LOCATION IN FIELD PRIOR TO WORK. CONTACT ARCHITECT WITH ANY DISCREPANCIES. EXISTING 3" SANITARY WASTE PIPING BELOW GRADE.
PP035	ROUTE 3" DRAIN PIPING TO WATER CLOSET. REFER TO PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
PP041	ROUTE 3" VENT PIPING FROM ATTIC SPACE AND UP THROUGH ROOF, MAINTAIN MINIMUM 10'-0" FROM OUTSIDE AIR INTAKES.
PP042	2" VENT PIPING BELOW GRADE.
PP043	ROUTE 2" DRAIN PIPING TO WASHING MACHINE. REFER TO PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
PP218	MANUAL SHUT-OFF VALVE FOR GAS LINE ABOVE AUTOMATIC EMERGENCY FUEL SHUT-OFF VALVE IN RISER. REFER TO PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
PP219	GAS LINE SHALL BE VERIFIED FOR PROPER SIZE TO ACCOMMODATE TENANT USE. TENANT SHALL BE PROVIDED 3/4" PIPING GAS LINE FROM LOCAL UTILITY GAS METER AND STUBBED INTO SPACE. REFER TO GAS CALCULATIONS TABLE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
PP220	POINT OF CONNECTION TO EXISTING GAS METER. VERIFY WITH GAS COMPANY EXACT CONNECTION AND METER INSTALLATION REQUIREMENTS PRIOR TO WORK. REFER TO PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
PP221	CAP GAS LATERAL FOR FUTURE USE. REFER TO PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
PP224	ROUTE 3/4" GAS PIPING DOWN TO WATER HEATER. REFER TO PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
PP305	ROUTE 1" CONDENSATE DRAIN PIPING WITH "P" TRAP AS HIGH AS POSSIBLE ABOVE CEILING AND DOWN CONCEALED IN WALL TO DISCHARGE INDIRECTLY INTO MOP SERVICE BASIN / FLOOR SINK. PROVIDE WITH MINIMUM 2" AIR GAP FROM LIP OF BASIN. REFER TO PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

**REFER TO SHEET GP-020 PLUMBING NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.**



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OWNER:  
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DRAWINGS PREPARED FOR:  
**PINNSIX GENERAL PARTNERS**  
 3230 N. MILBURN AVENUE FRESNO, CA. 93722  
 559-801-6514

CONTRACTOR:  
**BIDDING**

REVISIONS		
NO.	DESCRIPTION	DATE

### REGULATORY AUTHORITIES STAMP



ENGINEER'S SEAL      ARCHITECT'S SEAL

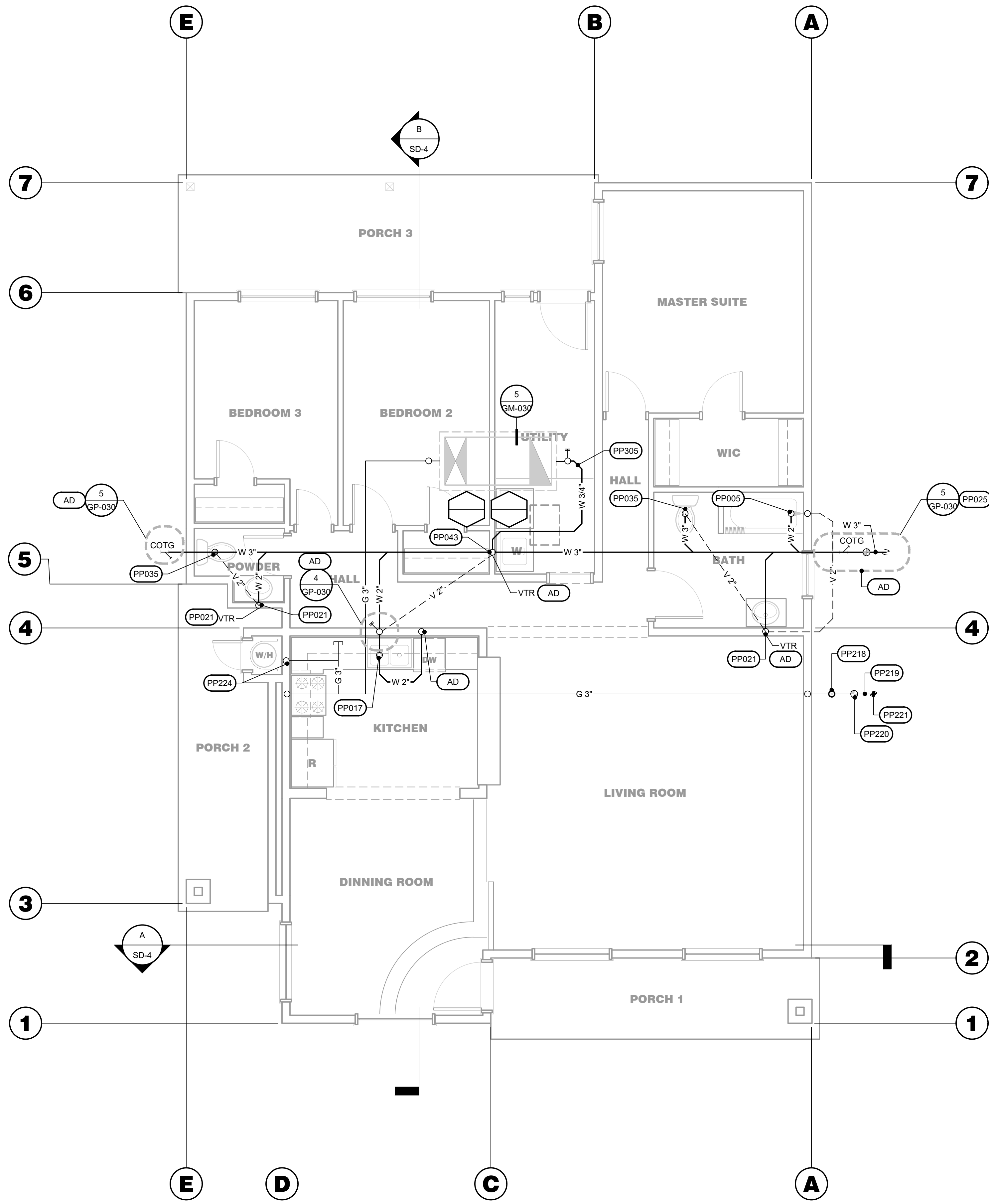


WASTE, VENT AND GAS PLAN

SHEET TITLE

JOB#: 221204      SHEET NO. **P-200**  
 DATE: September 19, 2023  
 DRAWN BY: TAYLOR  
 APPROVED BY: M.D.A.

PLOT TIME: 12/7/2023 11:08 AM



## WASTE, VENT, AND GAS PLAN

SCALE: 1/4" = 1'-0"

S:\1 - PROJECTS\YEAR 2022\21204 PINNSIX-MILBURN\03. CONSTRUCTION DOCUMENTS\02.CAD FILES\PP-200 WASTE, VENT AND GAS PLAN.DWG

MECHANICAL NOTES

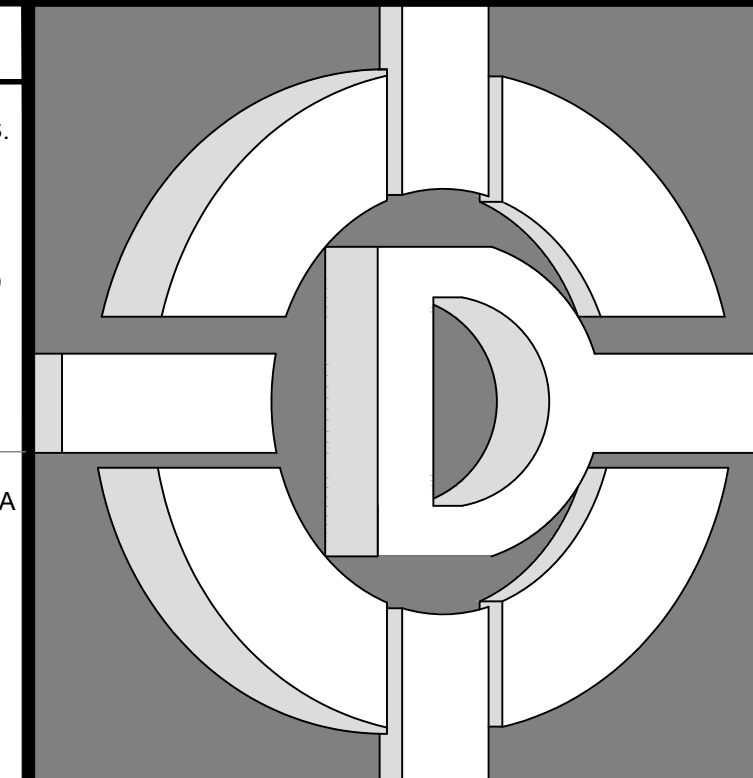
128 UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL PER CGSC 4.506.1.2

091 UNDUCTED PLENUMS-PROHIBITED: ALL CAVITIES/SPACES INTENDED TO CONVEY SUPPLY, RETURN, OR EXHAUST AIR SHALL BE PROVIDED WITH APPROVED TYPE DUCT BOARD, SHEET METAL DUCT, FLEXIBLE DUCT, OR OTHER APPROVED MATERIAL FOR THAT SPECIFIC PURPOSE.

047 THE HEATING AND COOLING THERMOSTATS SHALL HAVE A SEPARATE FAN SWITCH TO PROVIDE AIR CIRCULATION WHEN CONDITIONING IS NOT REQUIRED. ALL DISTRIBUTION SYSTEMS SHALL BE PROPERLY BALANCED TO REQUIRED AIR FLOW QUANTITIES.

018 COORDINATION WITH OTHER TRADES: THESE PLANS WERE CLOSELY COORDINATED WITH AVAILABLE STRUCTURAL AND ARCHITECTURAL PLANS PROVIDED TO CALIFORNIA LIVING AND ENERGY AT THE TIME THE DESIGN WAS PERFORMED.

001 WORK INCLUDED: ALL WORK AND MATERIAL SHALL CONFORM TO LATEST CODES AND ORDINANCES. IT IS THE INTENTION OF THESE PLANS AND SPECIFICATIONS TO COVER ALL THINGS REQUIRED TO PROVIDE COMPLETE AND OPERATIVE SYSTEMS.



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DRAWINGS PREPARED FOR: PINNSIX GENERAL PARTNERS
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559-801-6514

CONTRACTOR:

BIDDING

Table with 3 columns: NO., DESCRIPTION, DATE. Contains revision entries.

REGULATORY AUTHORITIES STAMP

ENGINEER'S SEAL ARCHITECT'S SEAL

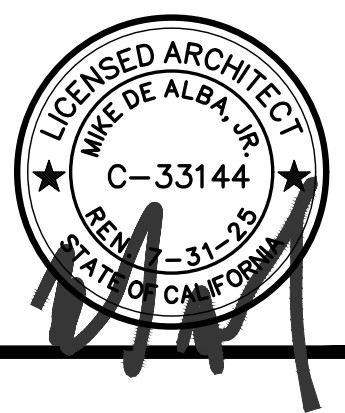
014 AVAILABLE POWER: THE HVAC CONTRACTOR SHALL CONFIRM ALL SYSTEM VOLTAGES BEFORE BIDDING OR ORDERING EQUIPMENT AND ALLOW FOR BUCK AND BOOST TRANSFORMERS IF REQUIRED.

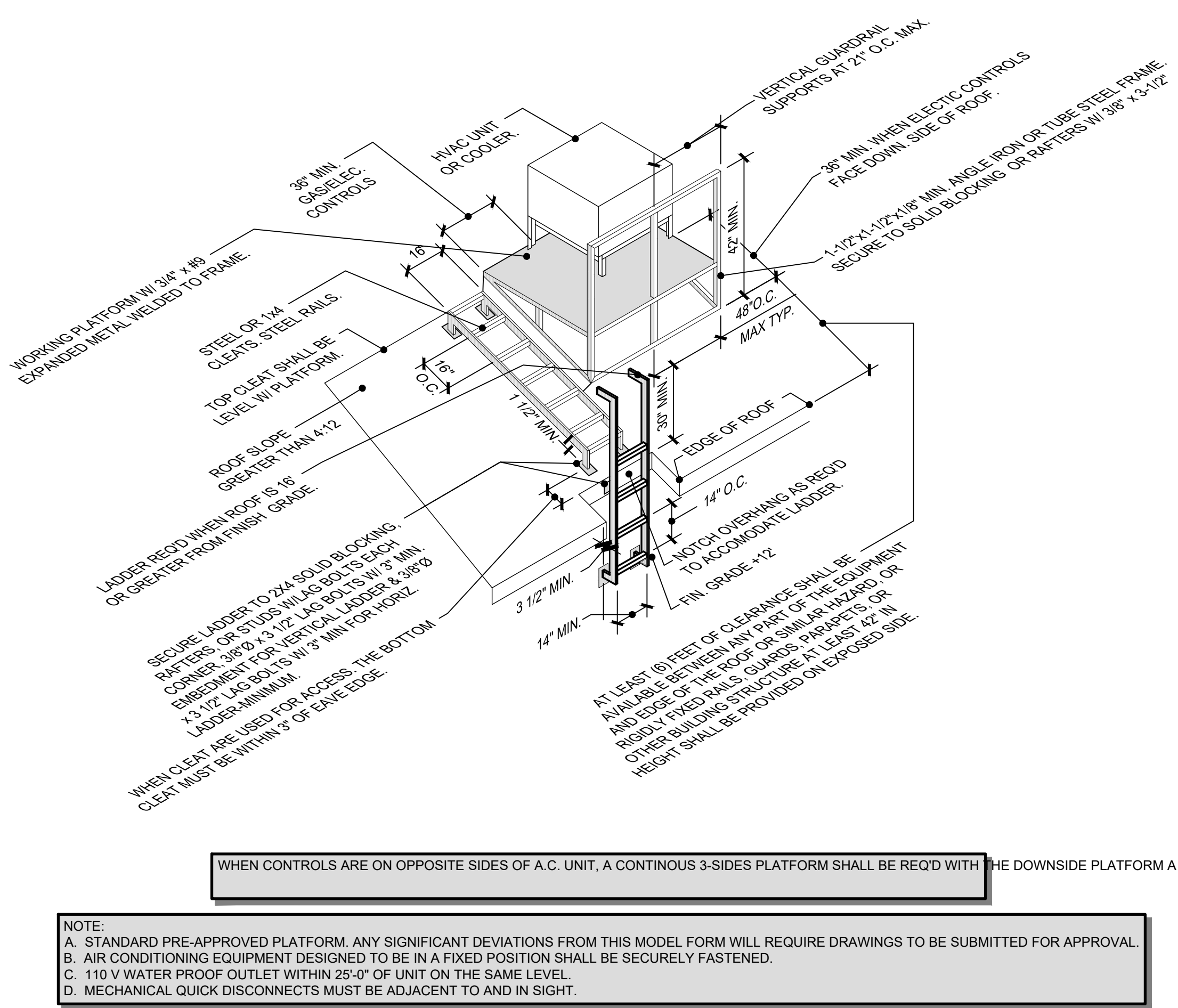
MECHANICAL NOTES

SHEET TITLE

JOB#: 221204 SHEET NO: GM-020
DATE: February 22, 2023
DRAWN BY: CHRISTINE
APPROVED BY: M.D.A.

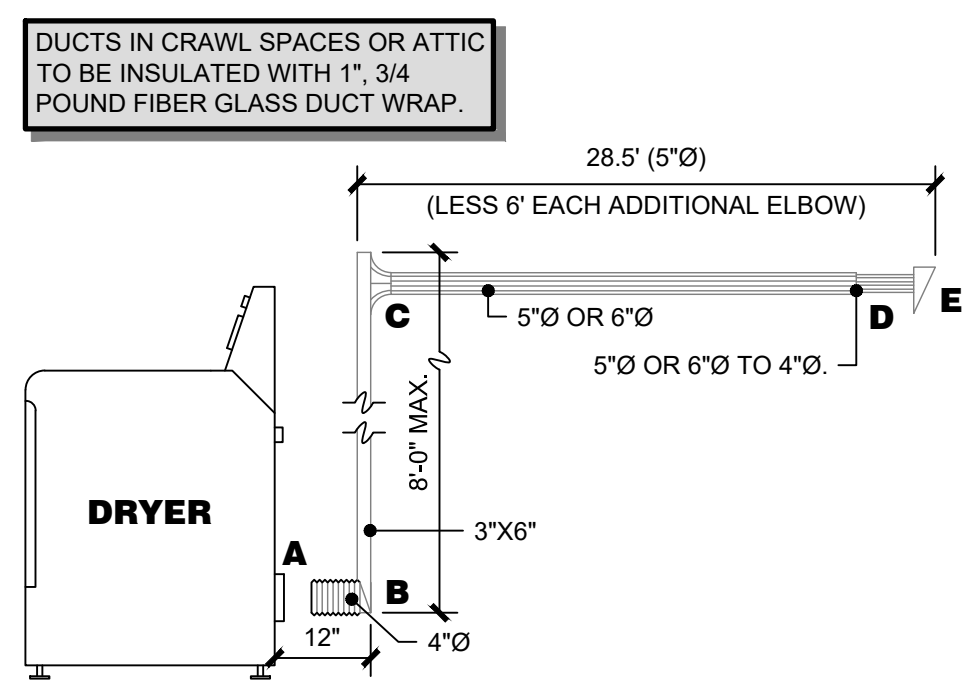
PLOT TIME: 12/7/2023 11:08 AM





### 5 ROOF UNIT

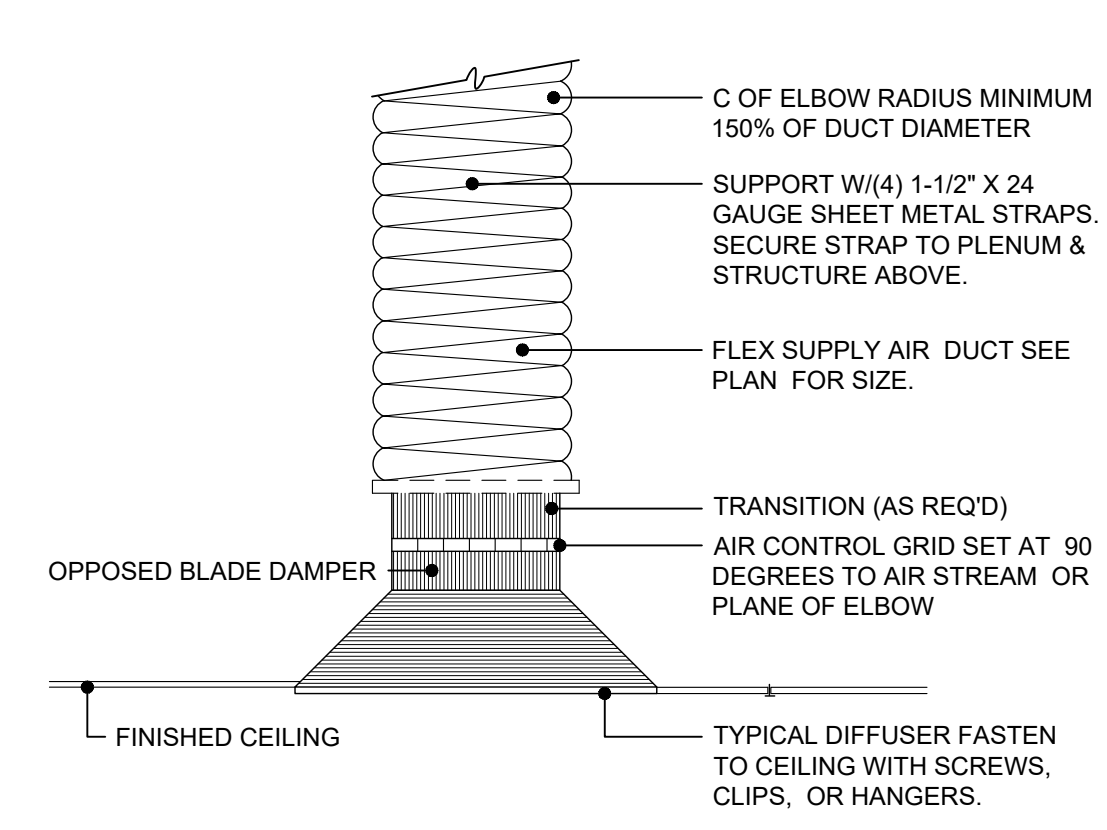
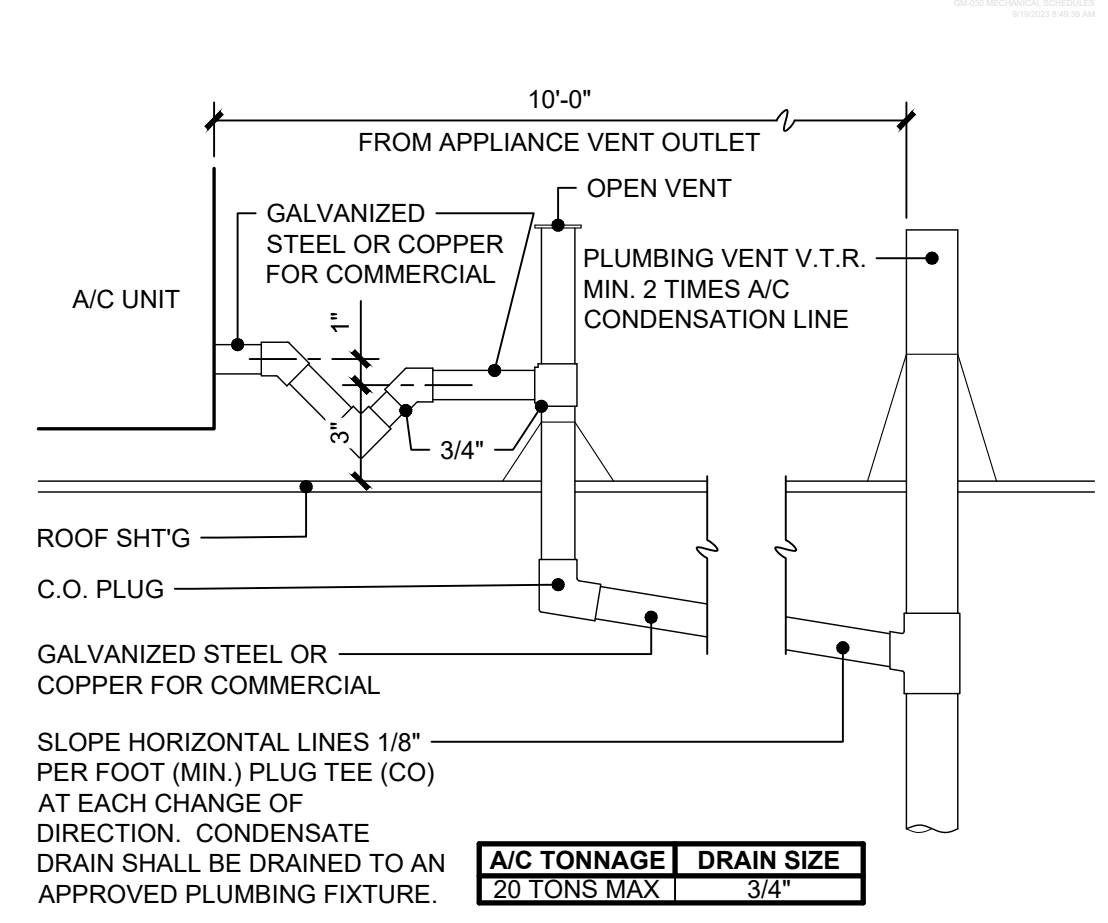
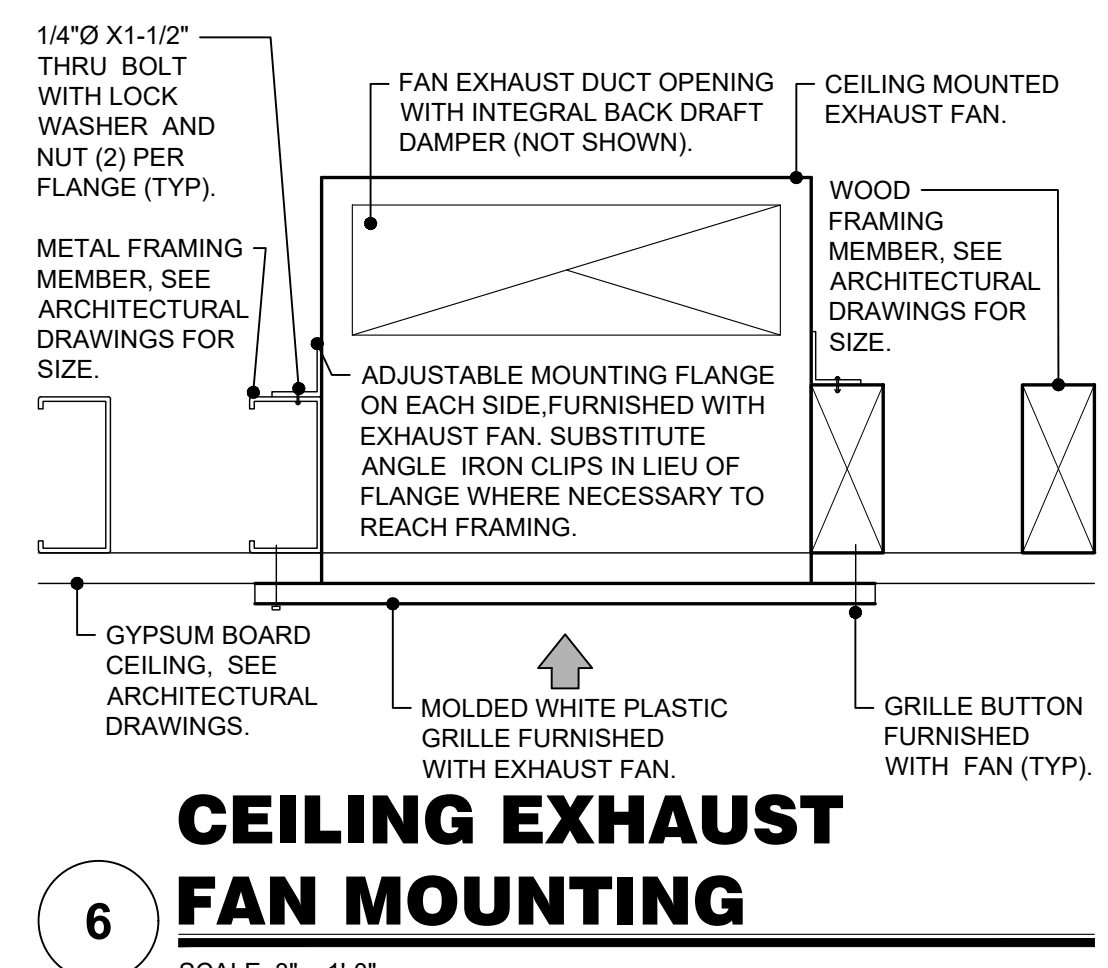
SCALE: N.T.S.



SECTION	ITEM	SIZE (INCHES)	LENGTH (FEET)	FEET	VELOCITY (FPM)	VELOCITY PRESSURE (INCHES W.G.)	STATIC PRESSURE (INCHES W.G.)
A-B	DUCT	4"	1'	0.0100	1400	-	0.01
B	ELBOW	4" TO 3" X 6"	-	0.4200	1400	1.12	0.05
B-C	DUCT	3" X 6"	8'	0.0052	1070	-	0.04
C	ELBOW	3" X 5" TO 5"	-	0.4200	1070	1.07	0.03
C-D	DUCT	5"	28.5'	0.0032	875	-	0.09
D-E	TRANS.	5" TO 4"	-	0.0500	1400	0.12	0.01
E	OUTLET	4"	-	0.5500	1400	0.12	0.07
<b>TOTAL</b>			<b>37.5'</b>				<b>0.029</b>

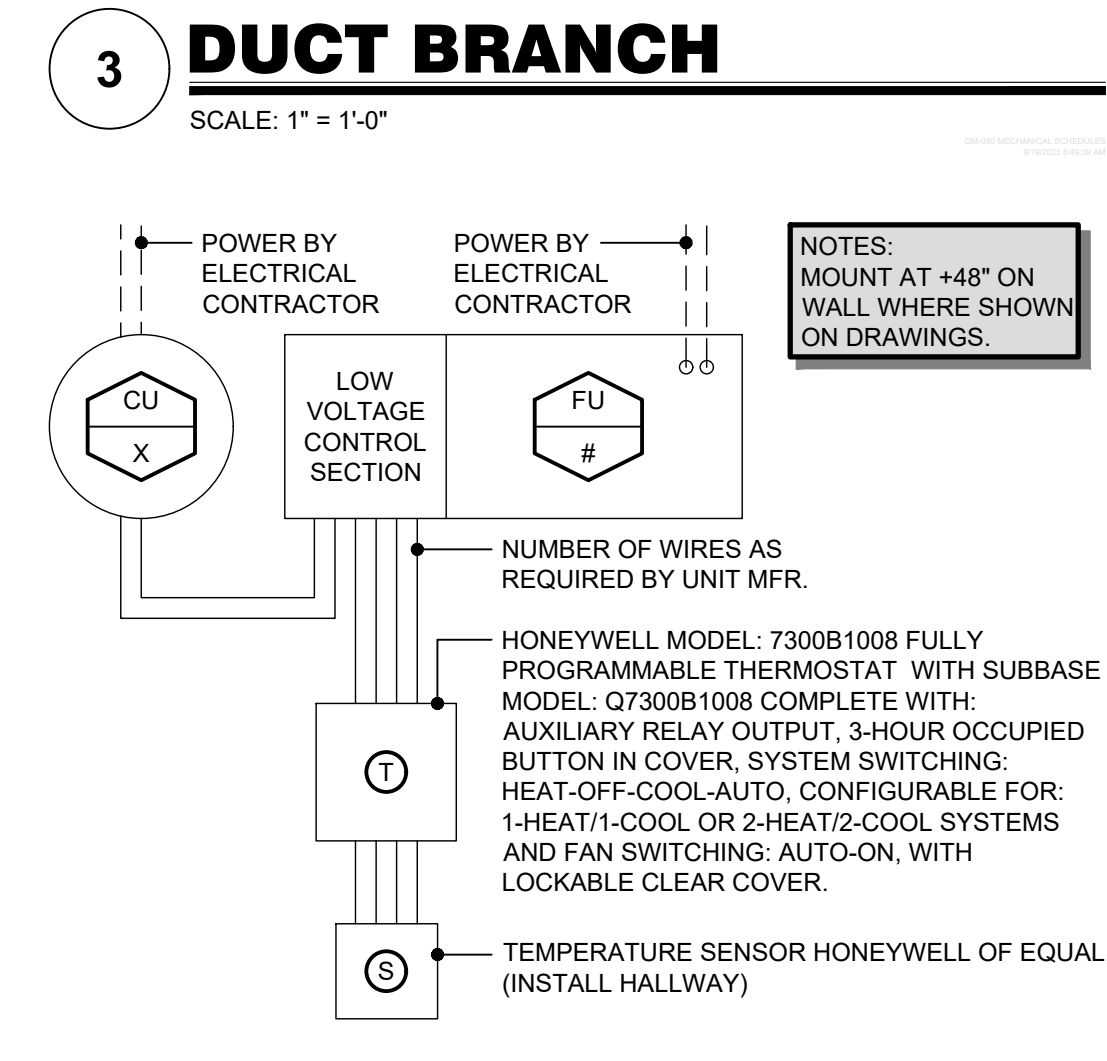
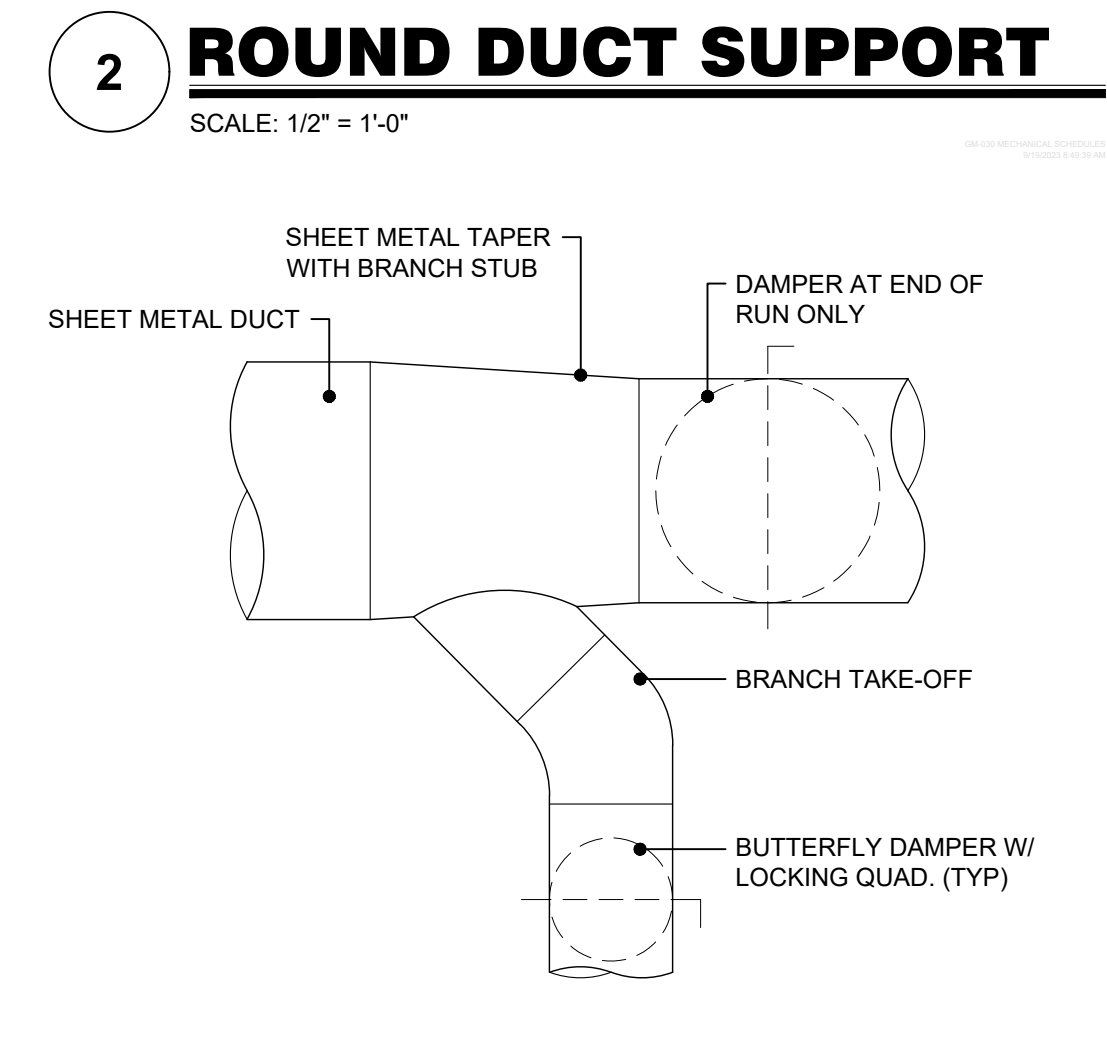
### 8 DRYER VENT

SCALE: 1/2" = 1'-0"



DUCT DIA.	STRAPS
UP TO 14" Ø	26 GAGE, 1-1/2" WIDE, 10' ON CENTERS
OVER 14" Ø UP TO 23" Ø	24 GAGE, 1-1/2" WIDE, 10' ON CENTERS
OVER 23" Ø UP TO 37" Ø	22 GAGE, 1-1/2" WIDE, 10' ON CENTERS
FLEX DUCT	22 GAGE, 1-1/2" WIDE, 4' ON CENTERS

**NOTES:**  
 1. DUCTWORK SHALL BE INSTALLED PER CMC CHAPTER 6 AND SMACNA DUCT CONSTRUCTION STANDARDS. COOLERS REQUIRE A 3-SIDED PLATFORM.  
 2. FLEXIBLE DUCTS SHALL NOT EXCEED 5 FEET IN ACCORDANCE WITH CMC 603.4.1 AND SHALL NOT BE USED IN LIEU OF RIGID ELBOWS AND CONNECTIONS.  
 3. ALL DUCTS LARGER THAN 18" Ø SHALL BE OF GALVANIZED SHEET METAL CONSTRUCTION (NO FLEX DUCT).  
 4. ALL FACTORY MADE AIR DUCTS SHALL BE CLASS 1 OR 0.  
 5. DUCTS SHALL BE SUPPORTED PER THE MIN. REQUIREMENT OF CMC TABLE 6-E AND SHALL BE BRACED AND GUYED TO PREVENT LATERAL OR HORIZONTAL SWING. THE USE OF SEISMIC RESTRAINT GUIDELINES PER 'SMACNA' IS ALSO APPLICABLE.



## MECHANICAL SCHEDULES

### ROOF TOP UNIT SCHEDULE

DESCRIPTION	RTU_4
TYPE	ROOF TOP UNIT
VOLTS/PHASE/HERTZ	208/230-1PH-60
RLA	21.2
MINIMUM CIRCUIT AMPACITY	33.3
MAXIMUM OVER CURRENT PROTECTION	50
SEASONAL ENERGY EFFICIENCY RATIO/ENERGY EFFICIENCY RATIO	16.0/12.0
UNIT SIZE	4
MINIMUM OUTSIDE AIR CFM	-
TOTAL CFM	1300
THERMAL EFFICIENCY	NOT APPLICABLE
HORSEPOWER	0.25
SUPPLY CUBIC FEET PER MINUTE	1300
E.S.P. (IN. WC)	1
MINIMUM OVERALL (CUBIC FEET PER MINUTE)	-
DRIVE	DIRECT
TOTAL COOLING CAPACITY (MBH)	45.5
SENSIBLE CAP. (MBH)	32.8
E.A. DB (F)	100.0
E.A. WB (F)	67.0
AMB. TEMPERATURE (F)	95.0
INPUT (MBH)	100
OUTPUT (MBH)	78
FUEL	NATURAL GAS
SIZE (SQ.FT.)	5.7
ROWS	4/14
HORSEPOWER	0.25
COOLING	1300
WHEEL	22/3
NUMBER	1
SIZE (SQ.FT.)	20X20X2
TYPE	35% PLEATED
OPER. WEIGHT (POUNDS)	500
MANUFACTURER	GOODMAN
MODEL	GPC1624H45

### EXHAUST FAN SCHEDULE

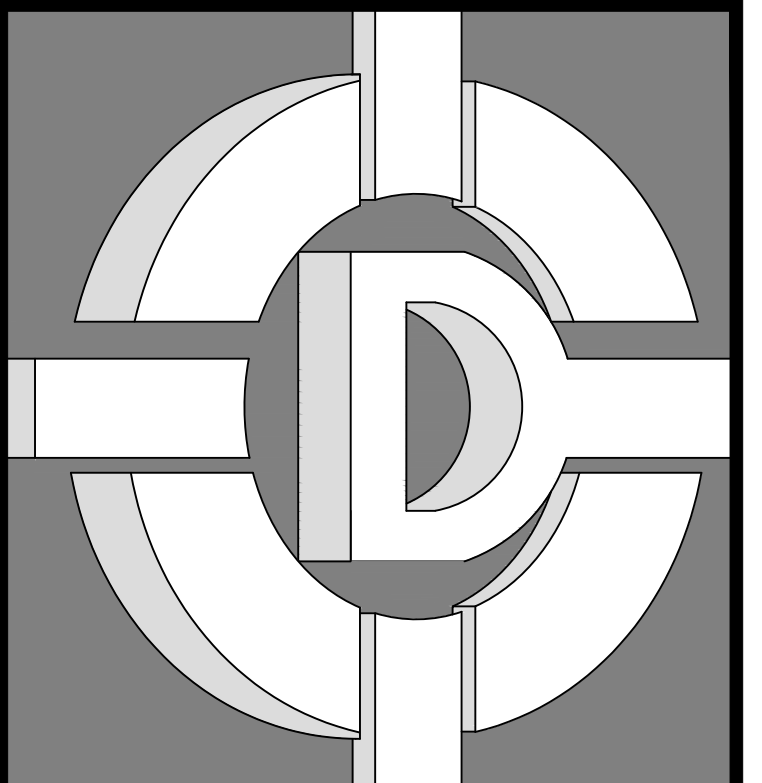
DESCRIPTION	EF_1	EF_2
TYPE	CENTRIFUGAL	CENTRIFUGAL
MOUNTING	CEILING	CEILING
AMPS	0.3	0.3
VOLTS/PHASE	120/1	120/1
CUBIC FEET PER MINUTE	61	116
E.S.P. (IN. WC)	-	-
DRIVE	DIRECT	DIRECT
SONES	0.7	0.8
OPER. WEIGHT (POUNDS)	11.5	14.6
MANUFACTURER	AIR KING	AIR KING
MODEL	AK80LS	AK150LS

**NOTES:**  
 1. PROVIDE AND INSTALL 100% ECONOMIZER PACKAGE AT RTU-1 AND RTU-2.  
 2. CONTRACTOR SHALL PROVIDE UNITS WITH PRE-FABRICATED (14") ROOF CURB.  
 3. PROVIDE UNIT WITH 7-DAY PROGRAMMABLE THERMOSTATS WITH TIGHT SET BACK CAPABILITIES.  
 4. PROVIDE UNITS WITH ANTIPEAK TIME DELAY AND HIGH AND LOW PRESSURE PROTECTION.  
 5. ADJUST OUTSIDE AIR DAMPERS AT RTU-1 AND RTU-2 TO CUBIC FEET PER MINUTE SCHEDULED.  
 6. INTERLOCK RTU-1 WITH EF-1 AND MUA-1. RTU-1 AND MUA-1 MUST BE OPERATING WHEN EF-1 IS OPERATING.  
 7. VERIFY ELECTRICAL VOLTAGE WITH ELECTRICAL CONTRACTOR PRIOR TO ORDERING.  
 8. PRIOR TO MECHANICAL PERMIT FINAL, A SMOKE DETECTOR SHUT-OFF TEST WILL BE REQUIRED. FURNISH AND INSTALL A DUCT MOUNTED SMOKE DETECTOR LOCATED IN THE SUPPLY AIR PLENUM DROP. TO SHUT-OFF UNIT UPON DETECTION OF SMOKE, PER C.M.C. SECTION 609.

### AIR DISTRIBUTION SCHEDULE

SYMBOL	TYPE	DESCRIPTION
SD-1	SUPPLY	PERFORATED FACE CURVED BLADE DIFFUSER WITH FRAME FOR LAY-IN T-BAR CEILING FLUSH FACE MOUNTING AND OPPOSED BLADE DAMPER SHOEMAKER 700 MA SERIES.
RD-1	RETURN	PERFORATED FACE CURVED BLADE DIFFUSER WITH FRAME FOR LAY-IN T-BAR CEILING FLUSH FACE MOUNTING AND OPPOSED BLADE DAMPER SHOEMAKER 105 FG SERIES.
SD-3	SUPPLY	3-WAY SIDE WALL REGISTER FOR CEILING MOUNT OR SIDE WALL SURFACE MOUNTING AND OPPOSED BLADE DAMPER SHOEMAKER 645 SERIES.
RD-3	RETURN	1-WAY SIDE WALL REGISTER FOR CEILING MOUNT OR SIDE WALL SURFACE MOUNTING. SHOEMAKER 1075 SERIES.

**NOTES:**  
 REFER TO THE MECHANICAL PLANS FOR NECK SIZE, CUBIC FEET PER MINUTE, AIR DIFFUSION PATTERN, AND FIRE DAMPER, IF REQUIRED. PROVIDE PAINTABLE WHITE FINISH. ACCEPTABLE ALTERNATE MANUFACTURERS SHALL BE TITUS, J&J, AIRMATE, HART & COOLEY, LIMA, AND TRU-AIR.  
 THE 920FG SERIES FILTER GRILL IS A HIGH-QUALITY GRILLE WITH AIRFOIL BLADES. IF A STAMPED FACE RETURN IS USED IN LIEU OF ABOVE SPECIFIED ITEM, THE CONTRACTOR SHALL PROVIDE A LARGER SIZE AND/OR LARGER NUMBER OF GRILLES. REFER TO SPECIFIC MANUFACTURER'S DATA FOR SIZING.  
 THE THROW PATTERN SHALL MATCH THE PLANS. ALTERNATE SIZES OR MANUFACTURERS MAY BE UTILIZED. THE CONTRACTOR SHALL BASE THE ALTERNATE SELECTIONS UPON A MAXIMUM PRESSURE DROP OF 0.04 AT DEVICE AND A MAXIMUM FACE VELOCITY FOR SUPPLY GRILLES OF 700 FEET PER MINUTE. THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE SUBSTITUTED DEVICES MANUFACTURER'S CRITERIA.  
 TG-1 SHALL BE MINIMUM 1 SIZE LARGER THAN JUMP DUCT SIZE (I.E. JUMP DUCT = 8", TG-1 SHALL BE 10" X 10"). JUMP DUCT SIZE SHALL BE MINIMUM 1 SIZE LARGER THAN SUPPLY DUCT SIZE (I.E. SUPPLY DUCT = 7", JUMP DUCT SHALL BE 8").  
 PER CEC-400-2012-004-CMF-REV2 SECTION 150.0(H) 1 A.B.C. BUILDING HEATING, COOLING LOADS, AND DUCT DESIGN SHALL BE DETERMINED USING A METHOD BASED ON ANY ONE OF THE FOLLOWING: THE ASHRAE HANDBOOK, EQUIPMENT VOLUME, ETC.; OR THE SMACNA RESIDENTIAL COMFORT SYSTEM INSTALLATION STANDARDS MANUAL; OR THE ACCA MANUAL J.D. AND S.  
 THE DUCTWORK HAS BEEN SIZED FOR ALL 4-CARDINAL ORIENTATION. THEREFORE, THE MANUAL VOLUME DAMPERS AT THE SUPPLY PLENUM COLLARS ARE REQUIRED FOR COMFORT BALANCING BASED UPON ORIENTATION.  
 THE SEASONAL ENERGY EFFICIENCY RATIO, ENERGY EFFICIENCY RATIO, AND ANNUAL FUEL UTILIZATION EFFICIENCY RATINGS FOR THE MECHANICAL EQUIPMENT ARE BASED UPON BEST KNOWLEDGE AVAILABLE FROM THE MANUFACTURER. THEY RESERVE THE RIGHT TO UPDATE, REVISE, OR DELETE EQUIPMENT OR THE PRINTED EFFICIENCY RATINGS. THE CONTRACTOR SHALL VERIFY ANY SUBSTITUTION OF COILS OR CONDENSERS SHALL MEET THE MATCHED RATINGS AS PROVIDED BY THAT MANUFACTURER.  
 FINAL DUCT AND SUPPLY REGISTER LOCATION MAY BE ADJUSTED BY MECHANICAL CONTRACTOR WITH APPROVAL OF ARCHITECT TO MAINTAIN STRUCTURAL INTEGRITY.



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**DRAWINGS PREPARED FOR:**  
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 559-801-6514

**CONTRACTOR:**

### BIDDING

REVISIONS		
NO.	DESCRIPTION	DATE

### REGULATORY AUTHORITIES STAMP

**ENGINEER'S SEAL**      **ARCHITECT'S SEAL**

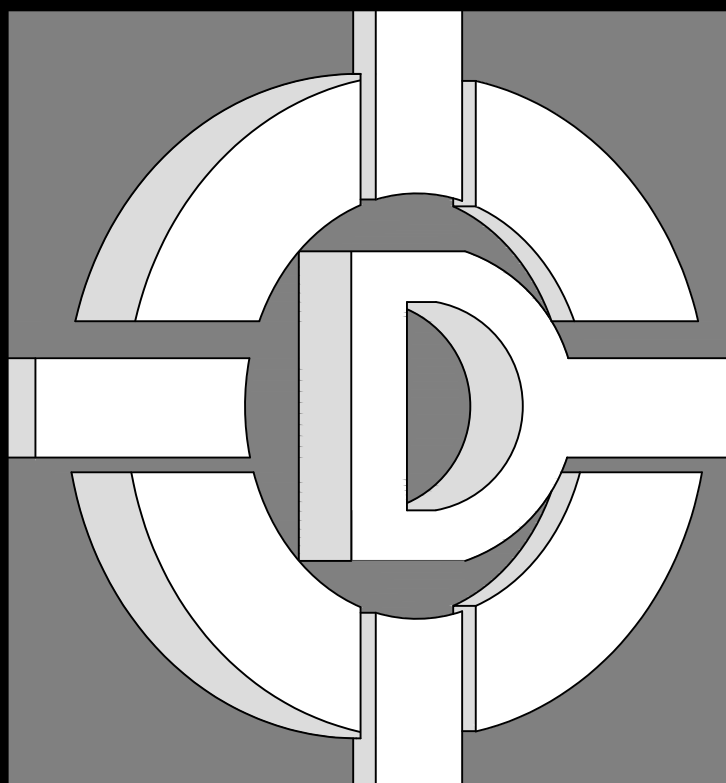


### MECHANICAL SCHEDULES AND DETAILS

**SHEET TITLE**

JOB# : 221204	SHEET NO.
DATE : September 19, 2023	<b>GM-030</b>
DRAWN BY : TAYLOR	
APPROVED BY : M.D.A.	

PLOT TIME: 12/7/2023 11:08 AM



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CONTRACTOR:  
**BIDDING**

REVISIONS		
NO.	DESCRIPTION	DATE

REGULATORY AUTHORITIES STAMP

ENGINEER'S SEAL ARCHITECT'S SEAL

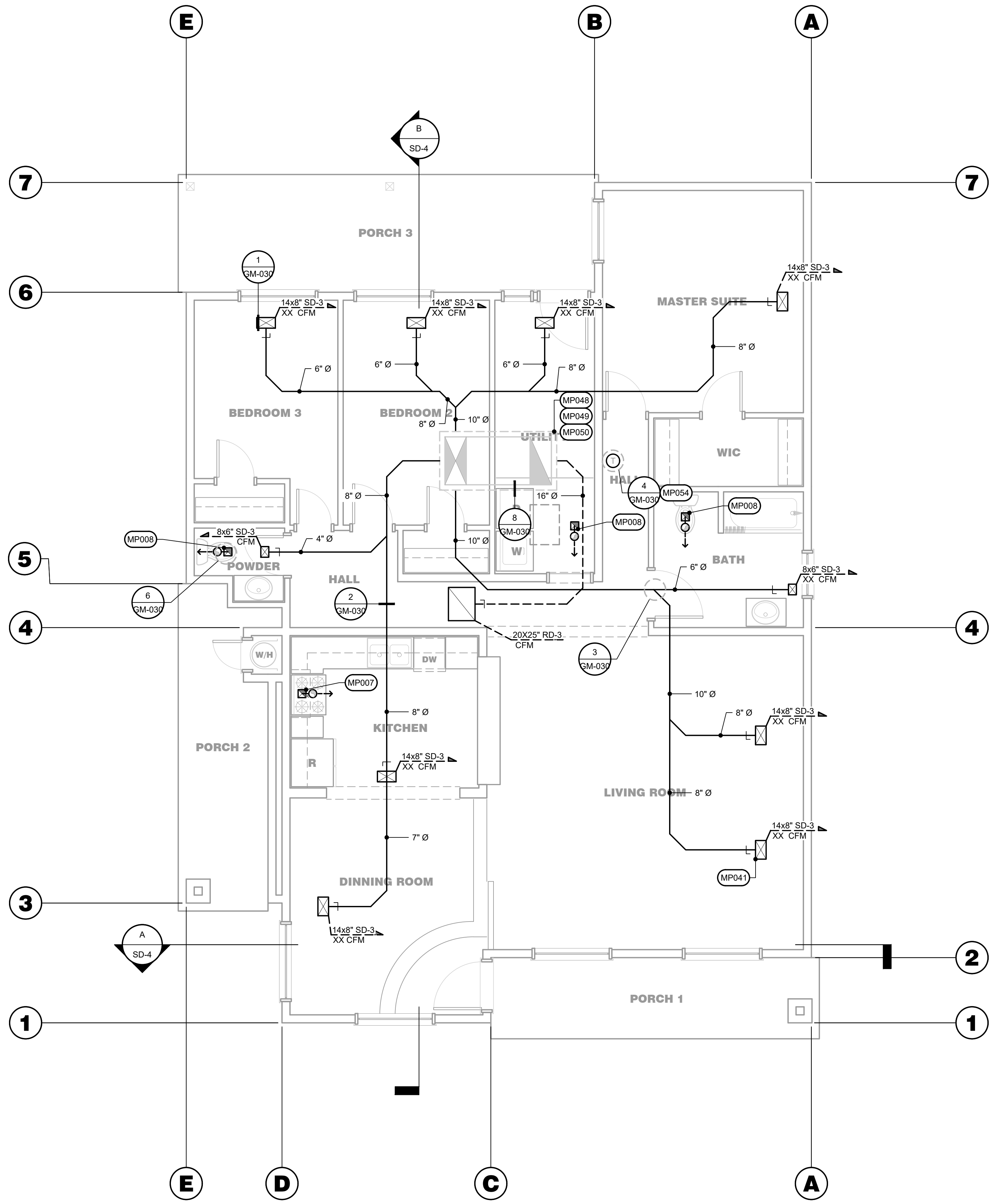


MECHANICAL PLAN

SHEET TITLE

JOB#: 221204 SHEET NO:  
 DATE: September 19, 2023  
 DRAWN BY: TAYLOR  
 APPROVED BY: M.D.A. **M-100**

PLOT TIME: 12/7/2023 11:08 AM

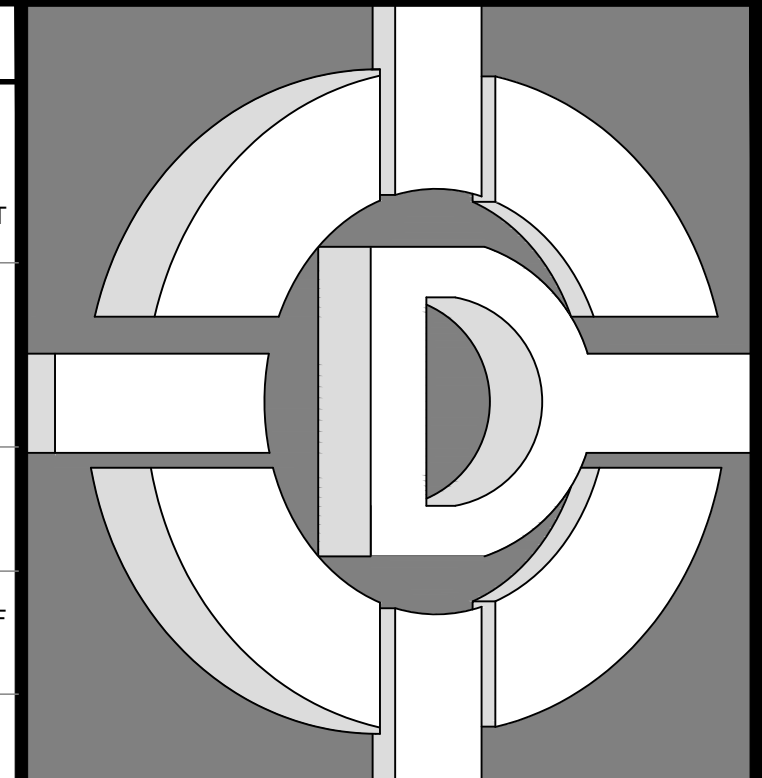


**MECHANICAL PLAN**  
 SCALE: 1/4" = 1'-0"

S:\1 - PROJECTS\YEAR 2022\221204 PINNSIX-MILBURN\03. CONSTRUCTION DOCUMENTS\02.CAD FILES\M-100 MECHANICAL PLAN.DWG

**ELECTRICAL NOTES**

<p>157 CARBON MONOXIDE ALARMS REQUIRED BY SECTIONS 420.4.1 AND 420.4.2 SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 1. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S). 2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. 3. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM. 4. SPECIFIC THE DIRECT WIRE, 110V WITH BATTERY BACKUP, AND INTERCONNECTED. (CRC R315.1.1 AND R315.1.2) 5. MULTIPLE-PURPOSE ALARMS: CARBON MONOXIDE ALARMS COMBINED WITH SMOKE ALARMS SHALL COMPLY WITH SECTION R315 AND ALL APPLICABLE STANDARDS, AND REQUIREMENTS FOR LISTING AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL, FOR SMOKE ALARMS.</p>	<p>129 PENETRATIONS TO FIRE-RATED MATERIALS SHALL BE RESTORED TO EQUAL RATING AS REQUIRED BY LOCAL ENFORCING AGENCY. FLAME SEAL AS MANUFACTURED BY NELSON ELECTRIC OR OWNER / CLIENT SELECTED SUBSTITUTE. ALL ELECTRICAL SYSTEM CONDUCTORS SHALL BE INSTALLED IN APPROVED RACEWAYS. NONMETALLIC SHEATHING CABLE "ROMEX" IS NOT APPROVED FOR PENETRATIONS OF FIRE RATED ASSEMBLIES.</p>	<p>085 <b>SWITCHES:</b> THE ENERGY STANDARDS REQUIRE VACANCY SENSORS TO CONTROL AT LEAST ONE LUMINAIRE IN THE FOLLOWING ROOM TYPES: BATHROOMS, UTILITY / LAUNDRY ROOMS, AND GARAGES.</p>	<p>040 ALL HEIGHTS GIVEN ARE TO BOTTOM OF FIXTURE OR OUTLET. HEIGHTS TO MEET ALL APPLICABLE ACCESSIBILITY REQUIREMENTS.</p>	<p>001 <b>SCOPE:</b> SHORT-CIRCUIT CURRENT CALCULATIONS MUST BE PROVIDED FROM UTILITY COMPANY INDICATING THE MAXIMUM SHORT CIRCUIT CURRENT AVAILABLE AT THE TERMINALS OF MAIN SERVICE. THE CALCULATIONS MUST BE PROVIDED TO THIS OFFICE PRIOR TO THE COMMENCEMENT OF THE PROJECT. ALL EQUIPMENT INSTALLED MUST BE RATED AT OR ABOVE THE AVAILABLE INTERRUPTING CURRENT.</p>
<p>158 <b>EQUIPMENT:</b> HEATING, AIR-CONDITIONING, AND REFRIGERATION EQUIPMENT OUTLETS PER CEC ARTICLE 210.63.</p>	<p>130 ALL CONDUIT ONLY INSTALLATIONS SHALL HAVE A PULL WIRE OR ROPE.</p>	<p>086 ALL 3-WAY, 4-WAY AND OTHER LIGHTING CIRCUITS CONTROLLED BY MORE THAN ONE SWITCH SHALL BE CONTROLLED BY MORE THAN ONE SWITCH WHERE A DIMMER OR VACANCY SENSOR HAS BEEN INSTALLED TO COMPLY WITH CEC. SHALL MEET ALL THE FOLLOWING CONDITIONS: A. NO CONTROL MUST BYPASS A DIMMER OR VACANCY SENSOR FUNCTION IF THE CONTROL IS INSTALLED TO COMPLY WITH SECTION 150.0(4). B. THE DIMMER OR VACANCY SENSOR SHALL BE CERTIFIED TO THE ENERGY COMMISSION THAT IT COMPLIES WITH THE APPLICABLE CEC C. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLY WITH REFERENCE JOINT APPENDIX JAS. EXCEPTIONS: (1) CLOSETS LESS THAN 70 SQUARE FEET AND (2) HALLWAYS.</p>	<p>041 TYPICAL WALL OUTLETS TO BE +12" FROM FINISH FLOOR. 042 TYPICAL WALL SWITCHES TO BE +36" FROM FINISH FLOOR. 043 ABOVE-COUNTER OUTLETS AT KITCHEN TO BE +44" FROM FINISH FLOOR. 044 ABOVE-COUNTER OUTLETS AT BATH TO BE +38" FROM FINISH FLOOR. 045 WALL OUTLET FOR RANGE HOOD TO BE +78" FROM FINISH FLOOR. 046 DOOR CHIMES LOCATED WITHIN 12' OF CEILING. 047 ABOVE-COUNTER OUTLETS AT LINEN OR OTHER MISCELLANEOUS COUNTERS TO BE +44" FROM FINISH FLOOR. 048 OUTLETS AT SERVICE AREAS TO BE +48" FROM FINISH FLOOR. 049 WALL OUTLET FOR MICROWAVE / RANGE HOOD TO BE +78" FROM FINISH FLOOR, WHEN THEY OCCUR.</p>	<p>002 A GROUNDING ELECTRODE COMPLYING WITH SECTION 250-80(C) OF THE CEC MUST BE PROVIDED FOR GROUNDING OF THE MAIN SERVICE. (CEC250-24) IF A PERIMETER FOOTING IS TO BE POURED, THE ELECTRODE MUST BE A CONCRETE-ENCASED ELECTRODE COMPLYING WITH CEC SECTION 250-18(C). IF GROUND RODS ARE TO BE USED FOR GROUNDING, THE SERVICE EXCESSES 400 AMPS A MINIMUM OF TWO RODS, SPACED AT LEAST SIX FEET APART, SHALL BE USED.</p>
<p>159 RECESSED PANELS AND BOXES SHALL NOT BE INSTALLED IN SHEAR WALLS. COORDINATE LOCATIONS WITH STRUCTURAL PLANS.</p>	<p>131 EXPOSED NM CABLE (ROMEX) SHALL BE PROTECTED FROM PHYSICAL DAMAGE PER N.E.C.</p>	<p>087 PROVIDE READILY ACCESSIBLE OVERRIDE CONTROL FOR THE WHOLE-BUILDING VENTILATION SYSTEM. THE OVERRIDE CONTROL FOR THE WHOLE-BUILDING VENTILATION SHALL BE PROPERLY LABELED: "THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR."</p>	<p>050 ALL OUTLETS PRIOR TO INSTALLATION OF GYPSUM WALLBOARD. LOCATE ALL SWITCHES AND FIXTURES FROM FINISHED FLOOR PER ELECTRICAL PLANS AND NOTES. 051 INTERIOR OUTLETS: DUPLEX TYPE, 15A, 125 VOLTS. 052 EXTERIOR OUTLETS: SINGLE WEATHERPROOF TYPE, G.F.C.I. 053 OUTLETS AND PULL BOXES: GALVANIZED.</p>	<p>003 CONTRACTOR SHALL READ THE SPECIFICATIONS AND COMPLY WITH ALL REQUIREMENTS. THESE GENERAL NOTES ARE INTENDED TO ASSIST THE CONTRACTOR DURING EXECUTION OF THE WORK. HOWEVER, THEY DO NOT COVER ALL THE SPECIFICATION REQUIREMENTS. 004 THE DRAWINGS INDICATE THE PANEL BOARDS AND CIRCUIT NUMBER FOR EACH OUTLET, ELECTRICAL EQUIPMENT, ETC. THE EXACT LAYOUT AND CONFIGURATION OF THE BRUNCH CIRCUITS IS LEFT TO THE CONTRACTOR WITHIN THE REQUIREMENTS ESTABLISHED HEREIN.</p>
<p>160 ALL NEW ELECTRICAL EQUIPMENT SHALL BE SECURELY FASTENED TO STRUCTURE(S) TO MEET SEISMIC REQUIREMENTS FOR THE BAY AREA LOCATION.</p>	<p>132 CONDUIT, CABLE, WIRE PER PRESENTLY ADOPTED EDITION OF THE C.E.C.</p>	<p>088 AT LEAST (1) WALL SWITCH CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, IN HALLWAY BATHROOMS, STAIRWAYS, ATTACHED GARAGES AND OUTDOOR ENTRANCES. 2019 CEC 210.70 (A), (1) (7) (2)</p>	<p>054 RECESSED INCANDESCENT LIGHT FIXTURES: IN THE PROXIMITY OF ATTIC, CEILING, OR FLOOR INSULATION SHALL BE I.C. TYPE ZERO CLEARANCE INSULATION COVER. 055 <b>LIGHTING:</b> CEILING SUSPENDED (PADDLER) FANS SHALL BE SUPPORTED INDEPENDENTLY OF AN OUTLET BOX OR BY LISTED OUTLET BOX OR OUTLET BOX SYSTEMS IDENTIFIED FOR THE USE. 056 FIXTURES USED TO MEET FLUORESCENT LIGHTING REQUIREMENTS SHALL NOT CONTAIN MEDIUM-BASE INCANDESCENT LAMP SOCKETS.</p>	<p>005 ALL ELECTRICAL WORK SHALL CONFORM WITH LOCAL CODES, CEC, O.S.H.A. AND THE LATEST NEC SPECIFICATIONS. POWER WORK TO COMPLY WITH PG&amp;E REQUIREMENTS. 006 ALL WORK SHALL BE INSTALLED IN NEAT, SAFE, AND WORKMANLIKE MANNER. 007 CONTRACTOR SHALL COORDINATE WORK WITH ALL TRADES TO AVOID CONFLICTS AND / OR DELAYS. 008 QUESTIONS DURING CONSTRUCTION SHALL BE DIRECTED TO ARCHITECT.</p>
<p>161 ALL NEW ELECTRICAL PANELS AND DISCONNECT SWITCHES SHALL BE MOUNTED AT +6"-4" ABOVE FINISH FLOOR (ABOVE FINISH GRADE) TO TOP OF TRIM UNLESS OTHERWISE NOTED ON THE DRAWINGS.</p>	<p>133 CONDUCTORS SHALL BE CODE GRADE, 600-VOLT CLASS, COPPER, MARKED 24" ALONG ITS LENGTH SHOWING MANUFACTURER'S NAME, MAXIMUM ALLOWABLE VOLTAGE, AND SIZE. CONDUCTORS SHALL BE TYPE "THWN" -WET. DELIVER THE WIRE TO THE SITE IN UNBROKEN PACKAGES.</p>	<p>089 ALL INTERIOR LIGHTING SHALL BE SWITCHED OR CONTROLLED BY A VACANCY SENSOR OR DIMMER, EXCEPT CLOSETS SMALLER THAN 70 SQUARE FEET AND HALLWAYS. 090 ALL LUMINAIRES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT LUMINAIRES TO BE SWITCHED ON AND OFF. 091 ALL 3-WAY AND 4-WAY SWITCHES SHALL HAVE AT LEAST ONE DIMMER. 092 AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMER AND VACANCY SENSOR REQUIREMENTS.</p>	<p>057 PERMANENTLY INSTALLED NIGHT LIGHTS AND NIGHT LIGHTS INTEGRAL TO INSTALLED LUMINAIRES OR EXHAUST FANS SHALL BE RATED TO CONSUME NO MORE THAN FIVE WATTS OF POWER LIGHTS SHALL NOT BE REQUIRED TO BE CONTROLLED BY VACANCY SENSORS. 058 LIGHT FIXTURES INSTALLED ON THE EXTERIOR OF THE BUILDING OR WITHIN TUB AND / OR SHOWER ENCLOSURES MUST BE LISTED FOR DAMP LOCATIONS. 059 AT EVERY OUTLET USED EXCLUSIVELY FOR LIGHTING, THE BOX SHALL BE DESIGNED OR INSTALLED SO THAT A LUMINAIRE OR LAMP HOLDER MAY BE ATTACHED. BOXES SHALL BE REQUIRED TO SUPPORT A LUMINAIRE WEIGHING A MINIMUM OF 50 POUNDS. A LUMINAIRE THAT WEIGHS MORE THAN 50 POUNDS SHALL BE SUPPORTED INDEPENDENTLY OF THE OUTLET BOX, UNLESS THE OUTLET BOX IS LISTED AND MARKED ON THE INTERIOR OF THE BOX TO INDICATE THE MAXIMUM WEIGHT THE BOX SHALL BE PERMITTED TO SUPPORT.</p>	<p>009 CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR DAMAGES TO ALL WALLS, FLOORS, AND CEILINGS INCURRED DURING ELECTRICAL CONSTRUCTION. IF ANY DAMAGE OCCURS DURING ELECTRICAL CONSTRUCTION, ELIGIBLE EQUIPMENT, CONTRACTOR SHALL PATCH, REPAIR, AND PAINT DAMAGED SURFACES TO MATCH ORIGINAL CONDITION. 010 COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR AND OTHER TRADES. KEEP THE SITE IN A CLEAN AND SAFE CONDITION AT ALL TIMES, AND OBSERVE ALL CALOSHA AND SAFETY REGULATIONS. 011 REFER TO ELECTRICAL DRAWINGS FOR RECEPTACLES AND PROPOSED LIGHTING FIXTURES.</p>
<p>162 ALL NEW ELECTRICAL METERS AND MAJOR EQUIPMENT SHALL BE PROVIDED WITH ENAMELED PHENOLIC NAMEPLATE SECURED TO ENCLOSURE WITH STAINLESS STEEL SCREWS. PROVIDE PANEL DIRECTORIES.</p>	<p>134 IF ALUMINUM FEEDER CONDUCTORS ARE APPROVED FOR SUBSTITUTION, COPPER ONLY WITHIN UNITS, AND INSTALLED, FINAL CONNECTIONS TO VIBRATING EQUIPMENT SHALL BE COPPER ONLY AND ALL ALUMINUM TERMINATIONS SHALL BE MADE USING A "HYPRESS" TOOL OR OTHER MANUFACTURER'S RECOMMENDATIONS. PROVIDE ANTI-OXIDE COMPOUND ON ALL ALUMINUM TERMINATIONS. NO ALUMINUM CONDUCTOR SMALLER THAN #4 AWG.</p>	<p>093 ALL LIGHTING SWITCHES SHALL BE INSTALLED MAXIMUM AT 48" ABOVE FINISHED FLOOR TO CENTERLINE. ALL RECEPTACLE OUTLETS SHALL BE INSTALLED AT LEAST 18" ABOVE FINISHED FLOOR TO CENTERLINE. 094 SWITCHED OUTLETS SHALL BE 1/2 HOOT. 095 PUSH BUTTONS TO BE +36" FROM FINISH FLOOR. 096 THERMOSTATS TO BE AT +60" FROM FINISH FLOOR. 097 LIGHT BARS IN BATHROOMS TO BE +84" FROM FINISH FLOOR, WHEN THEY OCCUR. 098 TEST LIGHTS TO BE +6" ABOVE SKIRT BOARD, WHEN THEY OCCUR. 099 SWITCHES: SILENT TYPE. 100 SWITCH PLATES, COVERS, ETC. AS SELECTED BY OWNER / CLIENT.</p>	<p>060 A SCHEDULE OF ALL INTERIOR LUMINAIRES AND LAMPS INSTALLED MUST BE SUBMITTED TO THE HOMEOWNER AFTER FINAL INSPECTION (TITLE 24 CALIFORNIA CODE OF REGULATIONS, PART 1, 10-103(b) 3). IN ADDITION TO A COMPLETE LIST OF INSTALLED LIGHTING SYSTEMS, THE LIGHTING SCHEDULE SHOULD INCLUDE ALL NECESSARY SYSTEM INFORMATION FOR REGULAR OPERATIONS AND MAINTENANCE, AND REFERENCES TO SUPPORT FUTURE UPGRADES TO THE LIGHTING SYSTEM. 061 LUMINAIRES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT LUMINAIRES TO BE SWITCHED ON AND OFF. 062 AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMER AND VACANCY SENSOR REQUIREMENTS IN ACCORDANCE WITH CEC. 063 FIXTURES IN CLOTHES CLOSETS PER CEC ARTICLE 410.2 AND 410.16.</p>	<p>012 SUPPLY ALL LABOR, TRANSPORTATION, MATERIALS, ETC., FOR INSTALLATION OF COMPLETE ELECTRICAL SYSTEM TO OPERATE ACCORDING TO THE BEST PRACTICES OF THE TRADE, AND INCLUDING BUT NOT LIMITED TO: FIXTURES, APPLIANCES, WIRING, SWITCHES, OUTLETS, TELEVISION JACKS, SERVICES, GROUNDS, TEMPORARY POWER, JUNCTION BOXES, CONDUIT, SUB-PANELS, ETC. ALL WORK, MATERIALS, ETC. TO COMPLY WITH ALL REQUIREMENTS OF ALL LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION INCLUDING ALL COUNTY AND STATE ORDINANCES. FURNISH AND INSTALL ELECTRICAL WORK COMPLETE AND OPERABLE. VERIFY ALL MATERIAL AND INSTALLATION REQUIREMENTS AND LIMITATIONS AT FIRE AND SOUND ASSEMBLIES. 013 PROVIDE ELASTOMERIC MEMBRANE MATERIALS AT ALL PENETRATIONS OF THE WATER-RESISTIVE MEMBRANE AT EXTERIOR WALLS. 014 ELECTRICAL SERVICES: UNDERGROUND. 015 MATERIALS AND EQUIPMENT SHALL BE U.L. APPROVED. 016 CORROSIVE PROPERTIES OF SOIL: FOLLOW ALL RECOMMENDATIONS IN THE FINAL SOILS REPORT FOR ALL MATERIALS PLACED WITHIN OR IN PROXIMITY OF SOIL, AS NECESSARY.</p>
<p>163 PROVIDE W4 NYLON PULL CORD IN ALL NEW CONDUITS INCLUDING CONDUITS WHERE WIRING IS BEING INSTALLED.</p>	<p>135 <b>GROUNDING:</b> UNDERGROUND GAS PIPES SHALL NOT BE USED AS A GROUNDING ELECTRODE PER CEC ARTICLE 250.52 AND 250.52.</p>	<p>101 <b>CIRCUITS:</b> A 4-WIRE GROUNDED BRANCH CIRCUIT IS REQUIRED FOR ALL 240 VOLTS CIRCUITS SERVING COOKING EQUIPMENT AND CLOTHES DRYERS. 102 HOOD FAN AND MICROWAVE / HOOD FAN COMBINATION UNITS SHALL HAVE ITS OWN SEPARATE 20-AMP CIRCUIT. 103 PROVIDE A DESIGNATED 20-AMP CIRCUIT FOR THE LAUNDRY ROOM. 104 THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL. 105 PROVIDE A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 200/240-VOLT BRANCH CIRCUIT OF NOT LESS THAN 1 INCH INSIDE DIAMETER. RACEWAY SHALL ORIGINATE AT THE MAIN PANEL OR SUB PANEL AND SHALL TERMINATE IN A LISTED BOX AND IDENTIFIED AND LABELED PER CEC. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE, OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.</p>	<p>064 ALL EXTERIOR LIGHTING BE DIRECTED DOWNWARD AND SHIELDED TO CONFINE THE LIGHTING WITHIN THE BOUNDARIES OF THE SUBJECT PARCEL. EXTERIOR LIGHTING SHALL NOT EXCEED 150 WATTS AND MUST NOT BE VISIBLE FROM ADJACENT PROPERTIES. 065 ALL LED LIGHTING MUST BE CERTIFIED TO CEC. IF THE LIGHTING IS NOT CERTIFIED, IT MUST BE CONSIDERED AS "LOW EFFICACY LIGHTING". ALL LED LIGHTING USED AS HIGH EFFICACY LIGHTING SHALL BE PROVIDED AT THE JOB SITE FOR INSPECTION PURPOSES. 2019 CEC TABLE 150.0 A. 066 FLUORESCENT LIGHTING IS REQUIRED TO BE A MINIMUM OF 45 LUMENS PER WATT. JA8. 1. 067 ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LUMINAIRES. 068 IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANCY VACANCY SENSOR. IF OCCUPANCY SENSOR IS INSTALLED, IT SHALL BE INITIALLY CONFIGURED TO MANUAL-ON OPERATION USING THE CONTROL REQUIRED UNDER SECTION 150.0(K)2C.</p>	<p>017 REFER TO ELECTRICAL DRAWINGS FOR RECEPTACLES AND PROPOSED LIGHTING FIXTURES. 018 USE ONLY COMPETENT AND SKILLED PERSONNEL AND PERFORM ALL WORK, INCLUDING AESTHETIC AS WELL AS ELECTRICAL AND MECHANICAL ASPECTS TO STANDARDS, CONSISTENT WITH THE BEST PRACTICES OF THE TRADE. 019 NO ALTERATIONS TO THE STRUCTURAL FRAME, DIAPHRAGMS, CONNECTIONS, OR SHEAR PANELS SHALL BE MADE WHICH WOULD COMPROMISE DESIGNED STRUCTURAL INTEGRITY WITHOUT PRIOR SUCH ELEMENTS WRITTEN APPROVAL FROM A STRUCTURAL ENGINEER. 020 ALL MATERIALS SHALL BE NEW AND OF THE SAME MANUFACTURER FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATORIES AND SHALL BEAR THE INSPECTION LABEL WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH THE APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY AND ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATORY STANDARD ESTABLISHED BY A.N.S.I., U.L., N.E.M.A. AND N.B.F.U. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.</p>
<p>164 ALL NEW ELECTRICAL EQUIPMENT INSTALLED OUTDOORS AND OTHER WET LOCATIONS SHALL BE WEATHERPROOF, NEMA-3R, AND SHALL BE PROVIDED WITH GROYD PAINT FINISH OR TWO COATS ENAMEL. COLOR TO MATCH ADJACENT EXISTING SURFACES OR AS DIRECTED BY THE ARCHITECT.</p>	<p>136 GROUNDING ELECTRODE SYSTEM PER CEC ARTICLE 250.50 AND 250.52. 137 INTER-SYSTEM BONDING IS REQUIRED. 2019 CEC 800.100(B) AND 820.100</p>	<p>106 THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE ELECTRIC VEHICLE CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE". 107 ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI). COMBINATION OF THE INSTALLED PROTECTION OF THE BRANCH CIRCUIT. THIS INCLUDES LIGHTS, RECEPTACLES, FANS, AND SMOKE DETECTORS. EXCEPTION 1: WHERE RMC, IMC, EMT, OR STEEL ARMORED CABLE, TYPE AC, MEETING THE REQUIREMENTS OF CEC 250.118 USING METAL OUTLET AND JUNCTION BOXES IS INSTALLED FOR THE PORTION OF THE BRANCH CIRCUIT BETWEEN THE BRANCH CIRCUIT OVER CURRENT DEVICE AND THE FIRST OUTLET, IT SHALL BE PERMITTED TO INSTALL A COMBINATION AFCI AT THE FIRST OUTLET TO PROVIDE PROTECTION FOR THE REMAINING PORTION OF THE BRANCH CIRCUIT.</p>	<p>069 ALL OUTDOOR LIGHTING PERMANENTLY ATTACHED TO THE RESIDENCE SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON, AND ONE OF THE FOLLOWING AUTOMATIC CONTROL TYPES: PHOTOCONTROL (PC) AND MOTION SENSOR (MS); PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL; ASTRONOMICAL TIME CLOCK THAT AUTOMATICALLY TURNS OUTDOOR LIGHTING OFF DURING DAYLIGHT. 070 CONNECT ALL WALL MOUNTED LIGHTS AT GARAGES TO CENTRAL HOUSE PANEL WITH PC CONTROL. 071 RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS. LUMINAIRES RECESSED INTO CEILING SHALL HAVE SHIELDING AND MUST MEET THE FOLLOWING REQUIREMENTS: A. BE DEFINED IN SECTION 100.1 FOR ZERO CLEARANCE INSULATION CONTACT. B. HAVE A LABEL THAT CERTIFIED IT IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS, BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING. C. HAVE ALL AIR LEAKS PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK. D. DRIVERS SHALL BE PROVIDED BALLASTS OR DRIVERS, ALLOW BALLAST OR DRIVER MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW THE CEILING WITHOUT REQUIRING THE CUTTING OF HOLES IN THE CEILING. E. CONTAIN LIGHT SOURCES THAT COMPLY WITH JA8 ELECTRONIC BALLAST. BALLASTS FOR FLUORESCENT LAMPS 13 LAMP WATTS AND GREATER SHALL BE ELECTRONIC WITH AN OUTPUT FREQUENCY GREATER THAN OR EQUAL TO 20 KHZ.</p>	<p>021 SHALL BE DRAWN AND SUBMITTED BY THE ELECTRICAL SUBCONTRACTOR TO THE BUILDING DEPARTMENT FOR APPROVAL. SUBMIT ONE (1) SET TO THE ARCHITECT FOR REVIEW FOR CONFORMANCE WITH THE VISUAL DESIGN CONCEPT. ELECTRICAL SUBCONTRACTOR SHALL COORDINATE HIS DRAWINGS WITH THE ARCHITECT'S. 022 <b>RECEPTACLES:</b> A. 120 VOLT WEATHERPROOF RECEPTACLE SHALL BE G.F.C.I. TYPE. PROVIDE WEATHERPROOF RECEPTACLE WITHIN 25 FEET AND ON THE SAME LEVEL OF ALL MECHANICAL UNITS. 023 ALL OUTLET BOXES IN FIRE RESISTIVE ASSEMBLIES SHALL BE MADE OF STEEL AND A MAXIMUM OF 16 SQUARE INCHES BE SEPARATED BY A MINIMUM OF 24" HORIZONTALLY. ALL PENETRATIONS SHALL BE FIRE STOPPED WITH AN APPROVED LISTED SYSTEM. 024 RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE UP POSITION IN THE WORK SURFACE. 025 RECEPTACLE OUTLETS SHALL BE LOCATED ABOVE, BUT NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP. 026 RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP PROVIDED THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS SUPPORT BASE.</p>
<p>165 THE MAIN OR SUB ELECTRICAL PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION, LOCATED AT THE OPPOSITE END OF THE BUS BAR AS THE FEEDER CONDUCTORS, AND BE LABELED FOR FUTURE SOLAR ELECTRIC.</p>	<p>138 CONTRACTOR SHALL PROVIDE A GROUND WIRE IN EACH CONDUIT WHETHER A GROUND IS SHOWN ON THE DRAWING OR NOT. SIZE OF THE GROUND WIRE SHALL BE AS REQUIRED PER NEC. 139 THE COMPLETE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH THE PRESENTLY ADOPTED EDITION OF THE C.E.C., ART. #250. UFER GROUND REQUIRES #4 COPPER WIRE, 20'-0" LONG, EMBEDDED INTO CONCRETE AND PROVIDE BOND TO GAS OR WATER LINE.</p>	<p>108 ALL REQUIRED 125-VOLT, 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. 109 KITCHEN COUNTERS SHALL BE EQUIPPED WITH TWO OR MORE 20-AMP CIRCUITS FOR SMALL APPLIANCES. 110 GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL PER CEC ARTICLE 210.8. 111 ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION PER CEC ARTICLE 210.12. 112 MEMBRANE PENETRATIONS PER CBC SECTION 302.4.2 DWELLING/GARAGE OPENING/PENETRATIONS PER CBC SECTION 302.5.</p>	<p>072 RECESSED CEILING FIXTURES SHALL BE ZERO CLEARANCE INSULATION COVER (IC RATING) APPROVED FOR USE IN INSULATED AREAS. 073 LIGHTING AND CONTROLS SHALL CONFORM TO 2019 BUILDING ENERGY EFFICIENCY STANDARDS. 074 KITCHEN AND BATHROOM LIGHTING SHALL BE IN ACCORDANCE WITH ENERGY MANDATORY REQUIREMENTS. 075 EXTERIOR LIGHT FIXTURES TO BE +72" FROM FINISH FLOOR- UNLESS NOTED OTHERWISE. 076 FLUORESCENT TUBES AND BULBS: FULL SPECTRUM 3500K. 077 FIXTURES: AS SELECTED BY OWNER / CLIENT.</p>	<p>027 ON ISLAND AND PENINSULAR COUNTERTOPS, RECEPTACLES MAY BE MOUNTED A MAXIMUM OF 16 INCHES BELOW THE COUNTERTOP PROVIDED THERE ARE NO BACKSLASHES ON DIVIDERS AND NO MEANS TO MOUNT WITHIN 18 INCHES ABOVE COUNTERTOP, SUCH AS AN OVERHEAD CABINET. 028 NO PARTS OF CORN CONNECTED FIXTURES, HANGING FIXTURES, LIGHTING TRACK, PENDANTS, OR CEILING SUSPENDED (PADDLER) FANS SHALL BE LOCATED DIRECTLY ABOVE THE TUB OR SHOWER STALL AND WITHIN A ZONE MEASURED 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD. 029 DWELLING UNIT RECEPTACLE OUTLETS PER CEC ARTICLE 210.52. 030 ALL 125-VOLT, 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. 2019 CEC 406.12. 031 IN KITCHEN AND DINING AREAS, A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE WIDE THAT 12" AND AT THE END ON COUNTERS, LOCATED WITHIN THE TOP 12" OF THE COUNTER 2019 CEC 201.52(3)(C) 1-5.</p>
<p>166 FOR SERVICE LATERALS 75 FEET OR GREATER IN LENGTH, CONTACT PG&amp;E TO VERIFY SERVICE CONDUIT AND TERMINATION REQUIREMENTS. ADJUST CONDUITS AND MAIN SERVICE SITE ACCORDINGLY PER UG-1 GREENBOOK DOCUMENT 063927, TABLE 2.</p>	<p>139 THE COMPLETE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH THE PRESENTLY ADOPTED EDITION OF THE C.E.C., ART. #250. UFER GROUND REQUIRES #4 COPPER WIRE, 20'-0" LONG, EMBEDDED INTO CONCRETE AND PROVIDE BOND TO GAS OR WATER LINE.</p>	<p>113 ELECTRICAL BRANCH-CIRCUIT, FEEDER, AND SERVICE CALCULATIONS PER CEC ARTICLE 220. 114 20-AMP CIRCUIT IS REQUIRED FOR DWELLING UNIT BATHROOMS RECEPTACLES. NO OTHER LIGHTING FIXTURE OR OUTLETS ARE PERMITTED TO BE PLACED ON THE BATHROOM CIRCUIT. THE 20-AMP CIRCUIT MAY BE SHARED BY MORE THAN ONE BATHROOM. 2019 CEC 210.11 (C)(3) 115 PROVIDE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) RECEPTACLES AT ALL KITCHEN COUNTERS AND ALL OUTDOOR OUTLETS.</p>	<p>078 <b>CLEARANCES:</b> THE WORKING CLEARANCE REQUIRED BY SECTION 110-1.6 OF THE CEC MUST BE PERMANENTLY DELINEATED ON THE FLOOR IN FRONT OF ALL ELECTRICAL PANELS LOCATED IN STORAGE OR PROCESSING AREAS WITH THE WORDING "NO STORAGE IN THIS AREA". 079 REQUIRED WORKING SPACE CLEARANCES CEC 110.26: DEPTH- 42 INCHES WIDTH- 30 INCHES OR WIDTH OF EQUIPMENT WHICHEVER IS GREATER HEIGHT- 6 1/2 FEET OR EQUAL HEIGHT WHICHEVER IS GREATER 080 PERMANENTLY LABEL EACH DISCONNECT. CLEARLY IDENTIFY THE CIRCUITRY THAT IS CONTROLLED BY THE DISCONNECT.</p>	<p>032 ALL EXTERIOR RECEPTACLES, GARAGE RECEPTACLES, BATHROOM, KITCHEN, RECEPTACLES WITHIN 6' OF TUB SHOWER WALLS AND LAUNDRY RECEPTACLES LOCATED WITHIN 6' FROM THE SINK AND ABOVE THE COUNTER SHALL HAVE GFCI PROTECTION. 2019 CEC 210.8(A) 1-10. 033 ELECTRICAL OUTLETS IN HABITABLE ROOMS SHALL BE SPACED A MAXIMUM OF 12 FEET APART, 6 FEET MINIMUM FROM ANY DOOR OPENINGS, AND ON ANY WALL SPACE AT LEAST 24 INCHES WIDE. 034 RANGES AND DRYERS REQUIRE A 4-WIRE GROUNDED RECEPTACLE OUTLET REGARDLESS OF WHERE CIRCUIT ORIGINATES. 035 BATHROOM RECEPTACLES SHALL BE SUPPLIED BY A 20-AMP DEDICATED BRANCH CIRCUIT WITH GROUND FAULT INTERRUPTER (GFI) PROTECTION. 036 ALL DWELLING UNIT RECEPTACLE OUTLETS LOCATED LESS THAN 66 INCHES ABOVE FINISHED FLOOR SHALL BE TAMPER RESISTANT. PER CEC ARTICLE 406.12.</p>
<p>167 SERVICE LATERALS 75 FEET OR GREATER IN LENGTH, CONTACT PG&amp;E TO VERIFY SERVICE CONDUIT AND TERMINATION REQUIREMENTS. ADJUST CONDUITS AND MAIN SERVICE SITE ACCORDINGLY PER UG-1 GREENBOOK DOCUMENT 063927, TABLE 2.</p>	<p>140 LOCATION WITHIN DWELLING UNITS: 1. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE LOCATED WHERE AMBIENT CONDITIONS, INCLUDING HUMIDITY AND TEMPERATURE, ARE OUTSIDE THE RANGES, ADDITION, OR ALTERNATIONS) AND NEW CO-ALARMING. SMOKE ALARMS SHALL BE INSTALLED PER CRC SECTION R312.4.2. A. SMOKE ALARM BY KIDDE: MODEL #PE120. B. 120-VOLT AC POWERED WITH 9-VOLT BATTERY BACKUP AND INTERCONNECTED CBC R314.4 AND R314.5. C. ALARMS SHALL BE INSTALLED A MINIMUM OF 3 FEET FROM THE KITCHEN AND SIDE OF RETURN AIR, AND 3 FEET FROM ALL HVAC SUPPLY REGISTERS. 142 LOCATION WITHIN DWELLING UNITS: 1. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE LOCATED WHERE AMBIENT CONDITIONS, INCLUDING HUMIDITY AND TEMPERATURE, ARE OUTSIDE THE RANGES, ADDITION, OR ALTERNATIONS) AND NEW CO-ALARMING. SMOKE ALARMS SHALL BE INSTALLED PER CRC SECTION R312.4.2. A. SMOKE ALARM BY KIDDE: MODEL #PE120. B. 120-VOLT AC POWERED WITH 9-VOLT BATTERY BACKUP AND INTERCONNECTED CBC R314.4 AND R314.5. C. ALARMS SHALL BE INSTALLED A MINIMUM OF 3 FEET FROM THE KITCHEN AND SIDE OF RETURN AIR, AND 3 FEET FROM ALL HVAC SUPPLY REGISTERS.</p>	<p>116 ALL LIVING SPACES NOT PROTECTED BY GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) RECEPTACLES SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER (AFCI) RECEPTACLES. 117 ALL CONDUITS PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS, OR CEILINGS SHALL BE MADE WITH U.L. LISTED AND APPROVED MATERIALS AND METHODS AND SHALL COMPLY WITH 2010 CBC REQUIREMENTS AND LOCAL ORDINANCE PER THE RECENTLY ADOPTED NEC. 118 ALL CONDUITS PENETRATING THROUGH THE EXTERIOR WALLS AND ROOFS SHALL ALL BE LABELED WEATHER-TIGHT WITH U.L. APPROVED MATERIALS AND METHODS. 119 ALL RECEPTACLE CIRCUITS SHALL INCLUDE A GREEN GROUND WIRE WITH CONNECTOR TO EACH GROUND STUD. METAL STUD FRAMING, IF USED, SHALL BE CONNECTED TO THE SERVICE GROUNDING BUSBAR.</p>	<p>081 MAINTAIN CODE REQUIRED CLEARANCE IN FRONT OF ALL POWER PANELS, METERS, TRANSFORMERS, AND OTHER ELECTRICAL EQUIPMENT. MAINTAIN SEPARATION OF COMMUNICATION EQUIPMENT. 082 PROVIDE A WORKING SPACE CLEARANCE OF 36" IN FRONT OF HVAC DISCONNECTS AS PER CEC 110.26(A)1) AND DISCONNECTS SHALL BE LOCATED WITHIN SIGHT FROM AND READILY ACCESSIBLE FROM THE AC UNIT, THE DISCONNECTS SHALL BE PERMITTED TO BE INSTALLED WITHIN THE UNIT AND DISCONNECTS SHALL NOT BE LOCATED ON PARTS THAT ARE DESIGNED TO ALLOW ACCESS TO THE EQUIPMENT OR TO OBTAIN THE EQUIPMENT NAMEPLATE AS PER CEC 440.14.</p>	<p>037 SIZE OUTLET BOXES IN CONFORMITY WITH NEC FOR NUMBER AND GAUGE OF CONDUCTORS THAT ARE, EXCEPT WHERE NOTED TO BE LARGER. MINIMUM BOX SIZE SHALL BE 4" SQUARE BY 1 1/2" DEEP. 038 ALL FIXTURES, OUTLETS, RECEPTACLES ETC., PENETRATING FIRE ASSEMBLIES SHALL BE RATED AND INSTALLED TO MEET THE REQUIREMENTS OF THE C.E.C., SECTION R302. OUTLET BOXES ON OPPOSITE SIDES OF FIRE ASSEMBLY WALLS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST 24" WHERE THE WALL AND PARTITION IS NOT PROVIDED WITH INSULATED, NON-COMMUNICATING STUD CAVITIES, OR BY A HORIZONTAL DISTANCE NOT LESS THAN THE DEPTH OF THE CAVITY WALL. WHEN THE WALL CAVITY IS FILLED WITH CELLULOSE LOOSE-FILL, ROCKWOOL, OR SLAG MINERAL WOOL INSULATION; OR BY SOLID FIRE BLOCKING IN ACCORDANCE WITH SECTION R302.11; OR PROTECTING BOTH BOXES WITH LISTED PUTTY PADS, OR BY OTHER LISTED MATERIALS AND METHODS. 039 PROVIDE LOW VOLTAGE STUB OUT FOR HOUSE NUMBERS IF LOCAL CODE REQUIRES ILLUMINATION.</p>
<p>168 A MINIMUM OF 24 INCHES OF COVER FOR SECONDARY (0-750V) ELECTRIC SERVICE, OR 36 INCHES MINIMUM COVER FOR PRIMARY (OVER 750V) IS REQUIRED. COVER IS THE DISTANCE FROM THE OUTER SURFACE OF AN UNDERGROUND FACILITY TO THE TOP OF THE FINAL GRADE. THE ACTUAL TRENCH DEPTH WILL BE GREATER TO ACCOMMODATE THE UNDERGROUND FACILITY.</p>	<p>141 FOR EXISTING RESIDENCE (REMODEL, ADDITION, OR ALTERNATIONS) AND NEW CO-ALARMING. SMOKE ALARMS SHALL BE INSTALLED PER CRC SECTION R312.4.2. A. SMOKE ALARM BY KIDDE: MODEL #K908-AC 120 VOLTS AC WITH 9-VOLT BATTERY BACKUP AND INTERCONNECTED (CBC R315.1.1 AND R315.1.2). B. MULTI-PURPOSE CARBON MONOXIDE ALARMS COMBINED WITH SMOKE ALARMS SHALL COMPLY WITH SECTION R315 AND ALL APPLICABLE STANDARDS FOR LISTING APPROVAL BY THE STATE FIRE MARSHAL (CBC 315.3.1).</p>	<p>120 THE TOTAL BRANCH POWER, LIGHTING CIRCUITS, CONDUITS, AND RACEWAY ROUTING HAVE NOT BEEN SHOWN ON THE PLANS. PROVIDE CONTINUOUS CONDUITS, REFRIGERATOR, WASHER, DRYER, F.A.U., AND MICROWAVE OVEN. 127 EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN COMPLIANCE WITH O.S.H.A. 128 ALL CONDUIT SHALL BE INSTALLED CONCEALED WHERE PHYSICALLY POSSIBLE. ALL EXPOSED CONDUIT SHALL BE INTERMEDIATE METAL CONDUIT OR E.M.T. AND INSTALLED PARALLEL TO OR AT RIGHT ANGLES WITH THE BUILDING WALLS, IF VIEWED BY THE PUBLIC, PAINT TO MATCH SURFACE TO WHICH IT IS ATTACHED.</p>	<p>083 <b>LANDSCAPE:</b> PROVIDE POWER CONNECTION TO LANDSCAPE SPRINKLER CONTROLLER. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. 084 REFER TO LANDSCAPE DRAWINGS FOR ALL COMMON AREA WALLS AND EXTERIOR SURROUNDING LIGHTING.</p>	<p>039 PROVIDE LOW VOLTAGE STUB OUT FOR HOUSE NUMBERS IF LOCAL CODE REQUIRES ILLUMINATION.</p>



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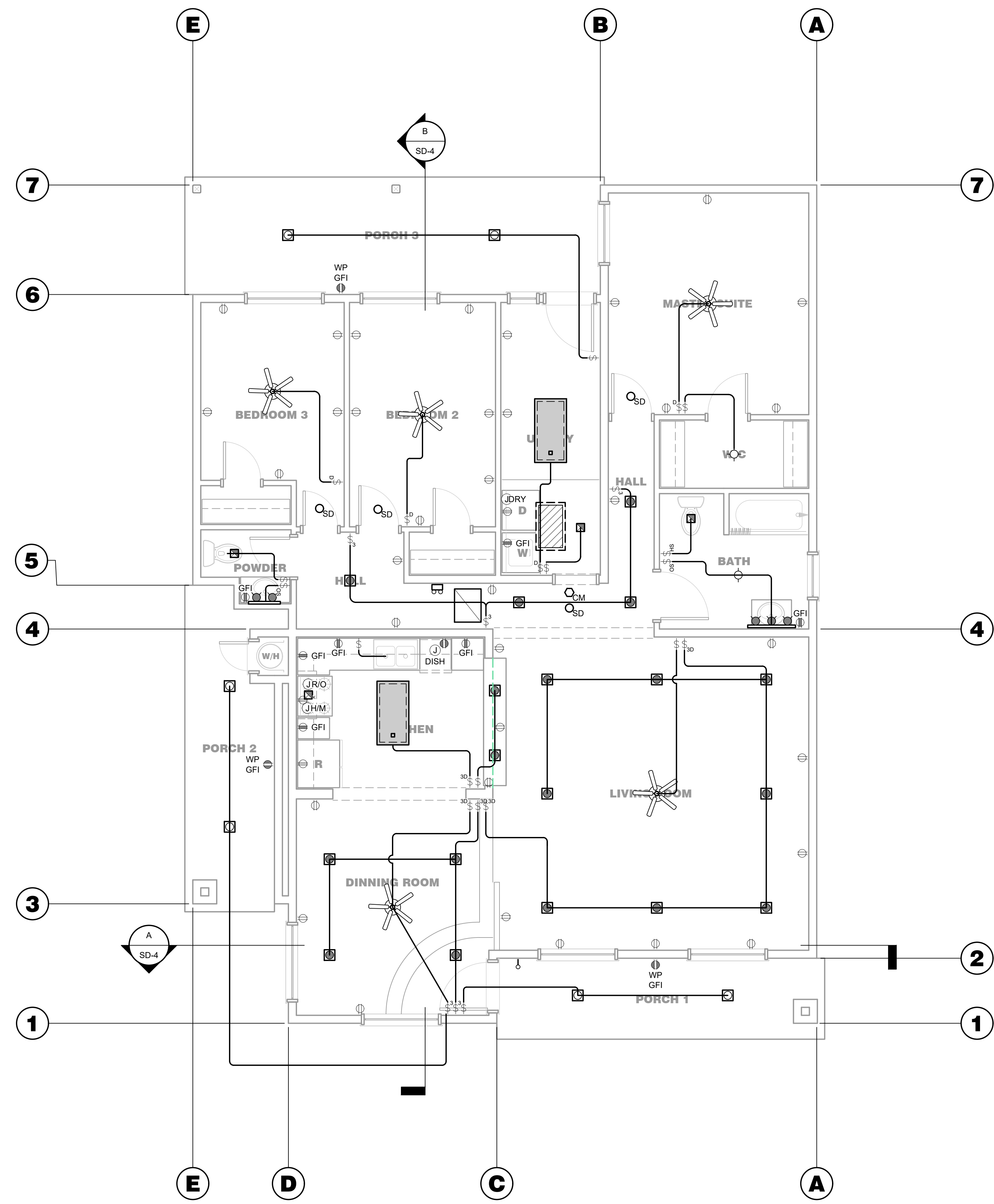
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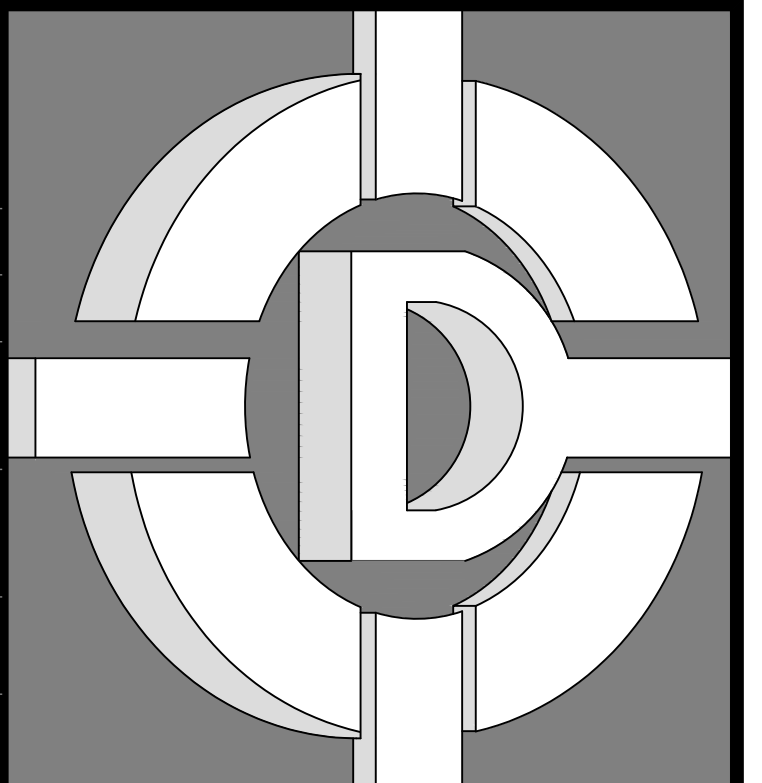
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<b>ENGINEER'S SEAL</b>	<b>ARCHITECT'S SEAL</b>



ELECTRICAL LEGEND			
SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION
⌚	SINGLE POLE SWITCH.	⌚ <sub>D</sub>	SINGLE POLE SWITCH WITH DIMMER.
⌚ <sub>3</sub>	3-WAY SWITCH.	⌚ <sub>3D</sub>	3-WAY SWITCH WITH DIMMER.
⌚ <sub>OS</sub>	OCCUPANCY SENSOR SWITCH.	⌚ <sub>HS</sub>	SINGLE POLE SWITCH WITH HUMIDISTAT SENSOR.
—	SWITCH CIRCUIT.	○ <sub>SD</sub>	SMOKE ALARM. REFER TO SHEET GE-020 ELECTRICAL NOTES NUMBER 141 FOR SPECIFICATIONS.
⬡ <sub>CM</sub>	CARBON MONOXIDE ALARM. REFER TO SHEET GE-020 ELECTRICAL NOTES NUMBER 152 FOR SPECIFICATIONS.	⬡ <sub>CLG</sub>	DUPLEX CEILING OUTLET VERIFY LOCATION WITH OWNER.
⌚	DUPLEX OUTLET.	⌚ <sub>WP GFI</sub>	WATERPROOF OUTLET WITH GROUND FAULT INTERPRETER AT WALL.
⌚ <sub>GFI</sub>	DUPLEX OUTLET WITH GROUND FAULT INTERPRETER.	⌚ <sub>DISH</sub>	DISHWASHER: GROUND FAULT INTERPRETER RECEPTACLE UNDER CABINET.
⌚	220V OUTLET.	⌚ <sub>HIM</sub>	HOOD / MICROWAVE: RECEPTACLE ABOVE CABINET.
⌚	110 V - JUNCTION BOX DEDICATED CIRCUIT.	⌚ <sub>DRY</sub>	DRYER: 120 / 240V, 30 AMP 1/2°C, (3)#10 (1)#10 GND CU.
⌚ <sub>R/O</sub>	RANGE / OVEN: 120 / 240V, 30 AMP 1/2°C, (3)#10 (1)#10 GND CU.		
⌚ <sub>EVSE</sub>	ELECTRICAL VEHICLE SUPPLY EQUIPMENT (EVSE) MINIMUM 1" (INSIDE DIAMETER) LISTED RACEWAY TO ACCOMMODATE DEDICATED 208 / 240 VOLT BRANCH CIRCUIT. THE PANEL OR SUBPANEL SHALL HAVE SUFFICIENT CAPACITY TO INSTALL A 40 AMP MINIMUM DEDICATED BRANCH CIRCUIT AND SPACES RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTION DEVICE. A LABEL STATING "EV" CAPABLE SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OF SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT.		
⌚	RECESSED SUSPENDED CEILING LIGHT FIXTURE WITH PLASTIC DIFFUSER. (LED)	⌚	CEILING MOUNTED FIXTURE. (LED)
⌚	EXTERIOR CEILING MOUNTED RECESSED CAN FIXTURE WITH MOTION SENSOR AND INTEGRAL PHOTO CONTROL. PROVIDE SWITCH TO FIXTURE. (LED)	⌚	CEILING MOUNTED RECESSED CAN FIXTURE. (LED)
⌚	CEILING MOUNTED TRACK LIGHT FIXTURE. (LED)	⌚	CEILING FAN WITH LIGHT (SEPARATE SWITCH FOR LIGHT). (LED)
⌚	DOOR BELL BUTTON.	⌚	THERMOSTAT.
⌚	DEDICATED 120V OUTLET FOR 5'-0" MAXIMUM LENGTH "PIG TAIL" CONNECTION TO FORCED AIR UNIT. FINAL HOOK UP BY MECHANICAL SUB CONTRACTOR. LIGHT, SWITCH, FUEL GAS, AND DEDICATED 110V OUTLET IN ATTIC WHERE FAU OCCURS.	⌚	CHIME ASSEMBLY.
⌚	QUICK DISCONNECT SWITCH IN BOX WITHIN 25'-0" OF MECHANICAL UNIT ON THE SAME LEVEL. MUST BE ADJACENT TO AND INSIGHT.		
⌚	KITCHEN HOOD EXHAUST FAN. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.		
⌚	CEILING MOUNTED INTERMITTENT LOCAL EXHAUST FAN WITH HUMIDISTAT SENSOR VENTED TO THE EXTERIOR WITH A BACKDRAFT DAMPER HAVING A MINIMUM CFM RATING OF 100 CFM AND A SONE RATING NOT GREATER THEN 3-SONE.		
⌚	WHOLE BUILDING CONTINUOUS EXHAUST FAN WITH OVERRIDE CONTROL. 60 CFM SHALL BE LABELED "THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON LESS THE OUTDOOR AIR QUALITY IS VERY POOR."		
⌚	CEILING MOUNTED INTERMITTENT LOCAL EXHAUST FAN VENTED TO THE EXTERIOR WITH A BACKDRAFT DAMPER HAVING A MINIMUM CFM RATING OF 100 CFM AND A SONE RATING NOT GREATER THEN 3-SONE.		
⌚	WHOLE HOUSE FAN. REFER TO ENERGY DOCUMENTS SHEETS FOR ADDITIONAL INFORMATION.		
⌚	ELECTRICAL SERVICE WITH METER. OWNER TO VERIFY WITH LOCAL UTILITY COMPANY. REFER TO SITE PLAN AND ELECTRICAL LOAD CALCULATION "PANEL / SUBPANEL / FEEDER / CONDUIT". PROVIDE CONCRETE ENCASED ELECTRUCDE (UFER). VERIFY LOCATION.		
⌚	ELECTRICAL SUB PANEL. VERIFY WITH OWNER FOR EXACT LOCATION FOR SIZE. REFER TO ELECTRICAL LOAD CALCULATION "PANEL / SUBPANEL / FEEDER / CONDUIT".		
⌚	STREET ADDRESS NUMERALS AT LEAST 3" HIGH WITH A 1/4" STROKE MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET (ILLUMINATED).		



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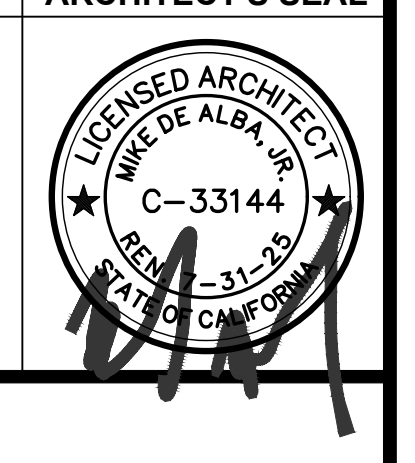
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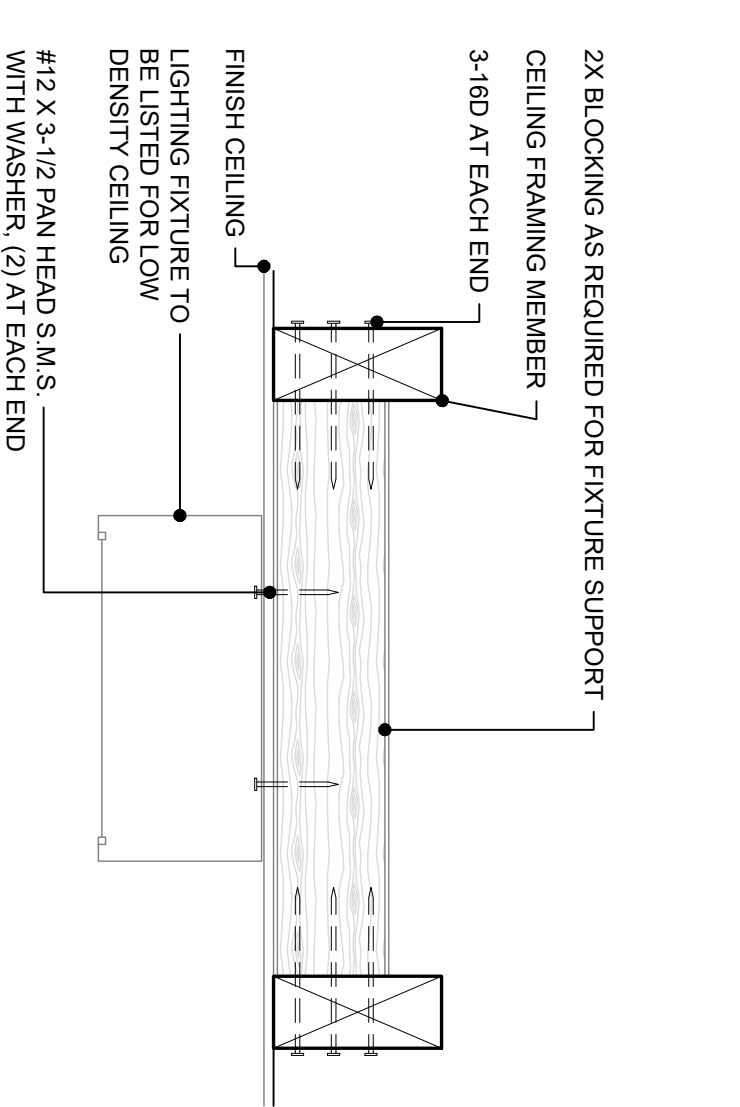
ELECTRICAL PLAN  
 SHEET TITLE

JOB#: 221204    SHEET NO.  
 DATE: September 18, 2023    **E-100**  
 DRAWN BY: TAYLOR  
 APPROVED BY: M.D.A.

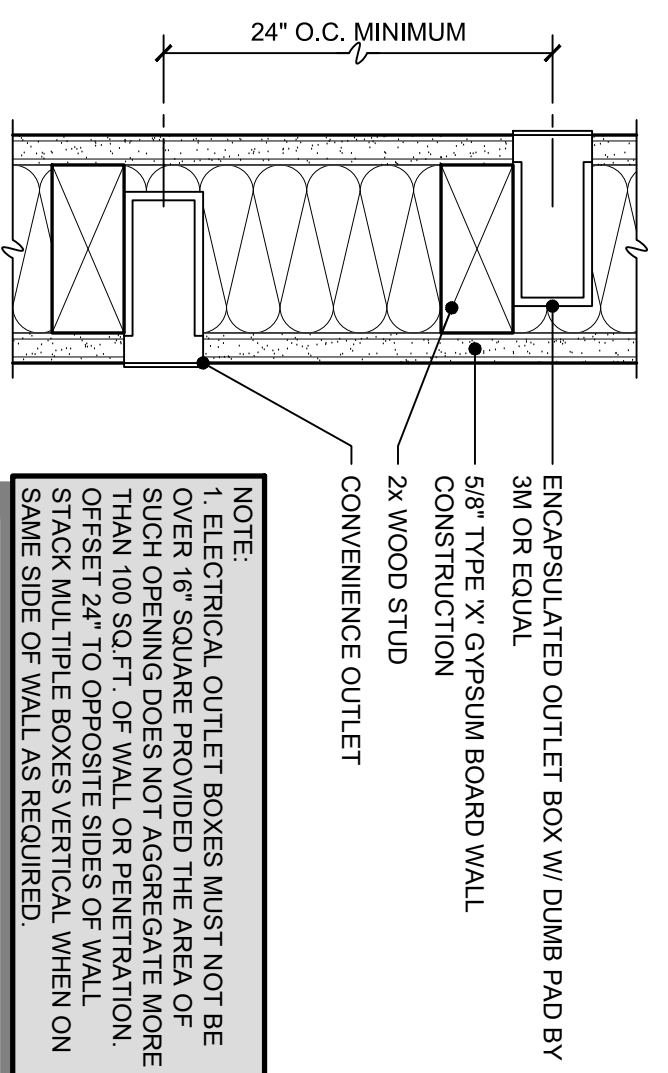
PLOT TIME: 12/7/2023 11:08 AM

**ELECTRICAL PLAN**  
 SCALE: 1/4" = 1'-0"

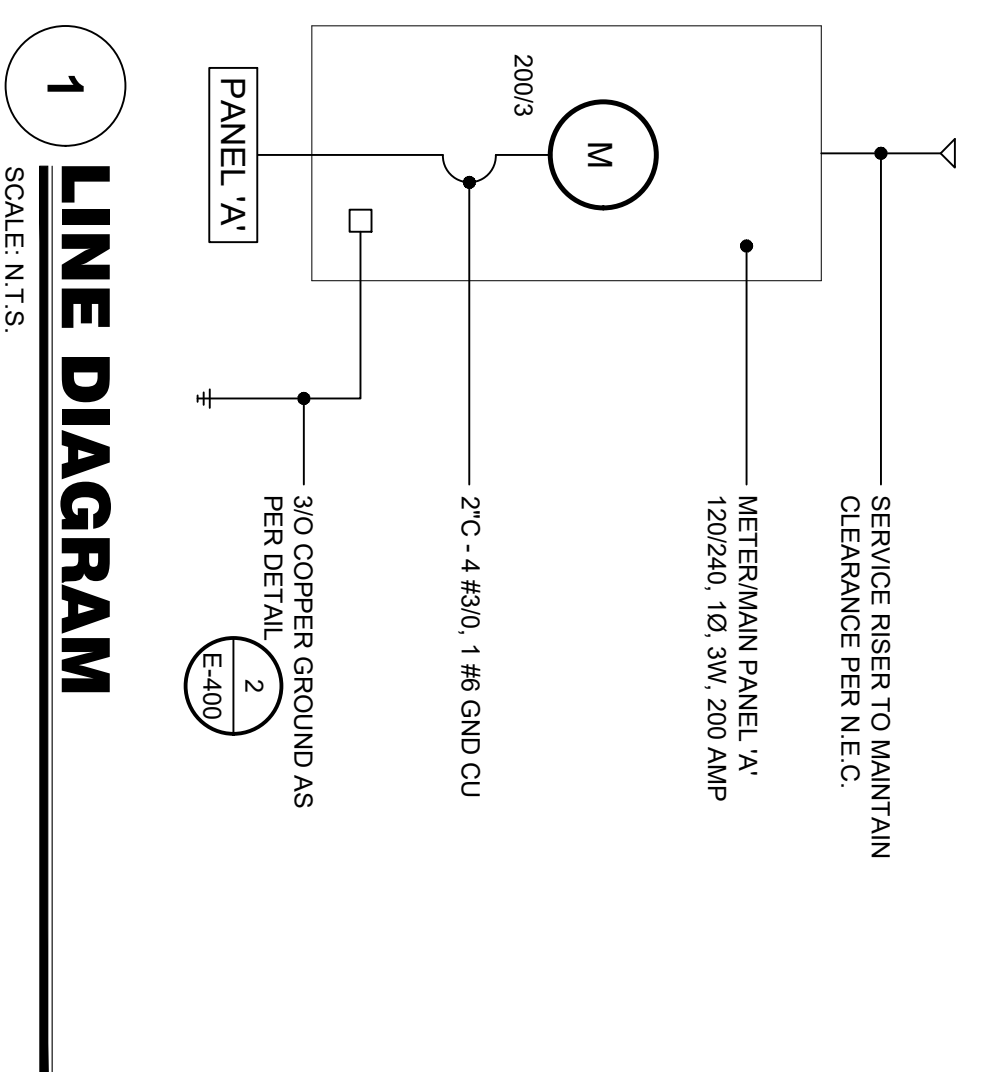
S:\1 - PROJECTS\YEAR 2022\21204 PINNSIX-MILBURN\03. CONSTRUCTION DOCUMENTS\02.CAD FILES\E-100 ELECTRICAL PLAN.DWG



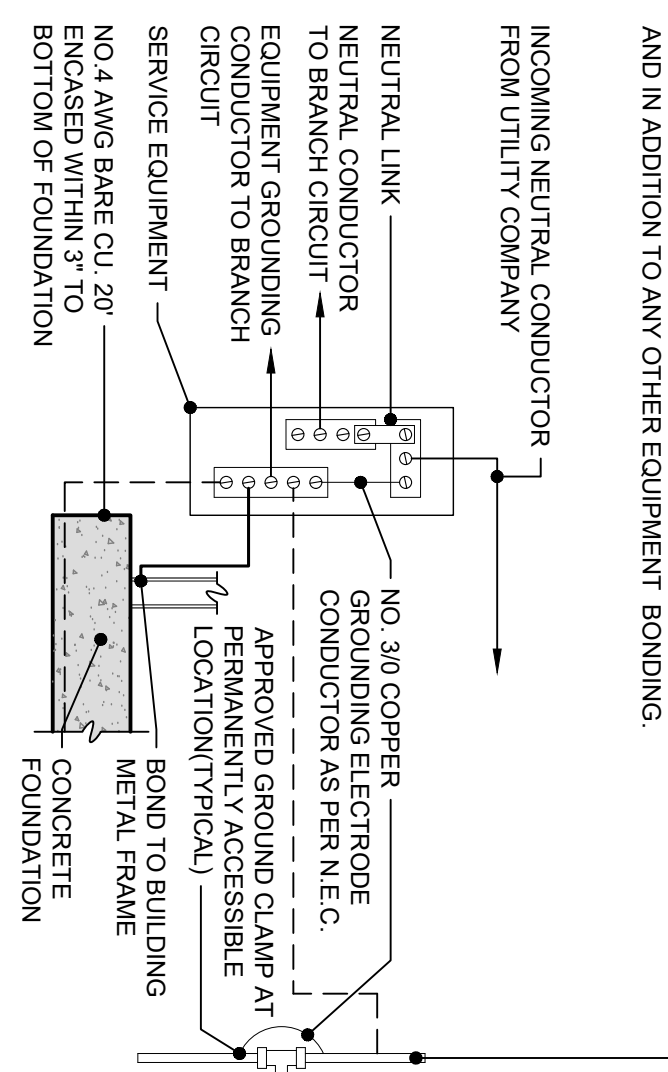
**4 LIGHT FIXTURE**  
SCALE: 3" = 1'-0"



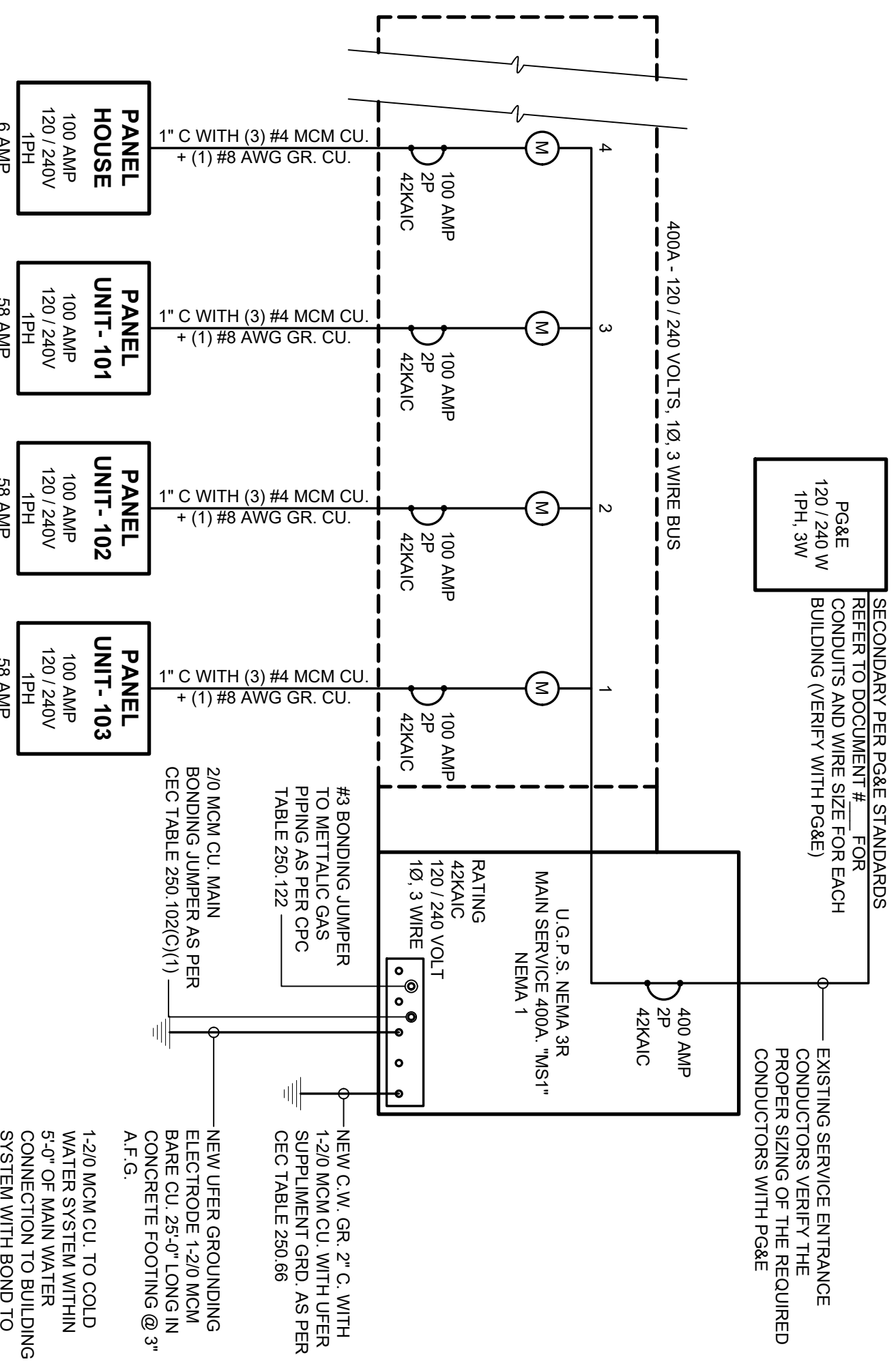
**5 OUTLET BOX MOUNTING**  
SCALE: 3" = 1'-0"



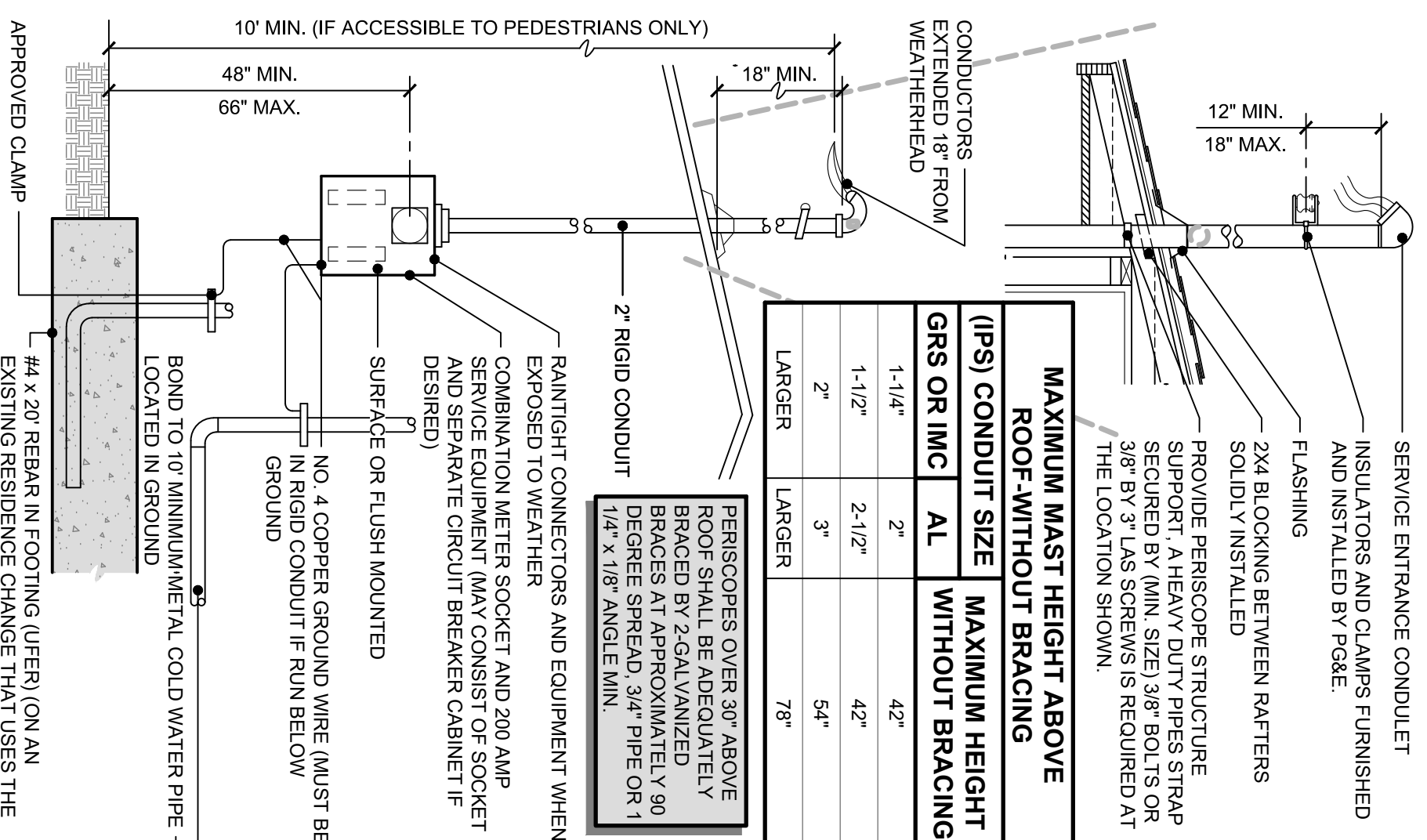
**1 LINE DIAGRAM**  
SCALE: 1/2\" = 1'-0"



**2 UFER GROUND**  
SCALE: 1/2\" = 1'-0"



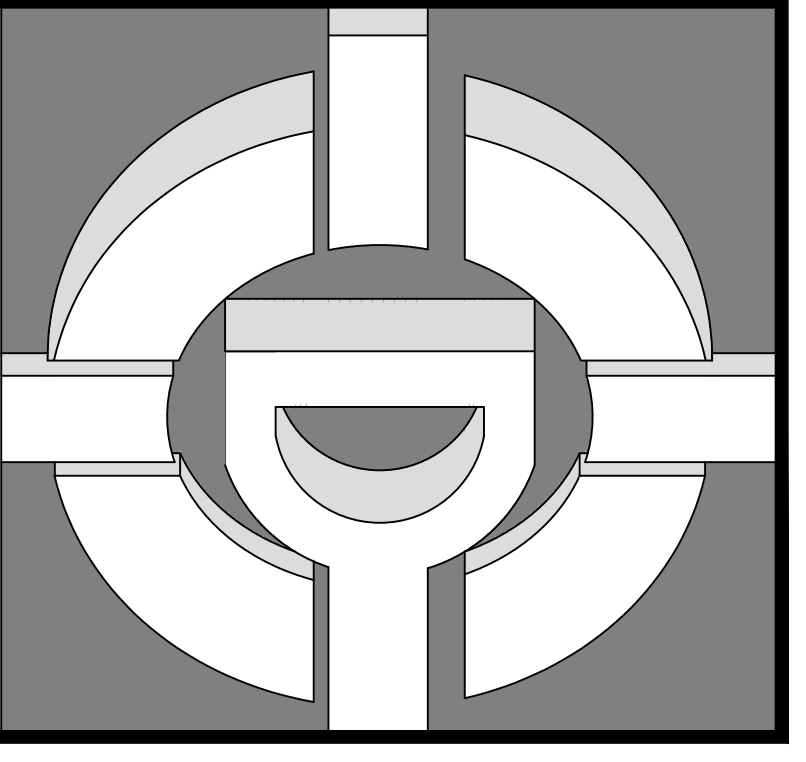
**1 SINGLE LINE - DIAGRAM**  
SCALE: N.T.S.



**3 OVERHEAD SERVICE**  
SCALE: 1/2\" = 1'-0"

**ELECTRICAL LOAD CALCULATION**

CONDITIONED FLOOR AREA (SQUARE FEET)		1,686
<b>GENERAL LOADS</b>		
GENERAL LIGHTING (3 WATTS PER SQUARE FOOT)		4,968
SMALL APPLIANCE		3,000
CLOTHES WASHER		1,500
	<b>SUBTOTAL CALCULATED GENERAL WATTS</b>	<b>9,468</b>
FIRST 3,000 WATTS AT 100 PERCENT		3,000
REMAINING WATTS AT 75 PERCENT		2,273
	<b>SUBTOTAL GENERAL WATTS</b>	<b>5,273</b>
<b>HVAC LOADS (LARGER OF TWO)</b>		
CONDENSER / 1 TON DOU PAC AT 125%	1	4,500
FORCED 3 TON AIR UNIT FAN	FAU-4.1	400
	<b>SUBTOTAL HVAC WATTS</b>	<b>4,900</b>
<b>KITCHEN LOADS</b>		
DISH WASHER		1,500
DISPOSAL		600
MICROWAVE		1,500
HOOD		200
	<b>SUBTOTAL KITCHEN WATTS AT 68%</b>	<b>2,700</b>
<b>APPLIANCE LOADS</b>		
DRYER		5,000
WATER HEATER - GAS		500
EXHAUST FANS		400
	<b>SUBTOTAL APPLIANCE WATTS</b>	<b>5,900</b>
<b>TOTAL DEMAND WATTS</b>		<b>18,379</b>
<b>BUSING AMPS</b>		<b>96</b>
<b>SERVICE TYPE:</b>		<b>UNDERGROUND</b>
<b>PANEL / SUBPANEL / FEEDER / CONDUIT</b>		<b>200 AMP (1-H) ELECTRICAL SERVICE WITH 2\"/&gt; </b>



**DE ALBA ARCHITECTURE**  
5124 N. FIRST STREET  
FRESNO CALIFORNIA 93710  
PHONE: 559-225-2800  
FAX: 559-225-1122  
MIKE DE ALBA, JR.  
ARCHITECT

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**PINNSIX GENERAL PARTNERS**  
DRAWINGS PREPARED FOR:  
395 W. BEDFORD AVENUE FRESNO, CA 93711  
559-801-6514

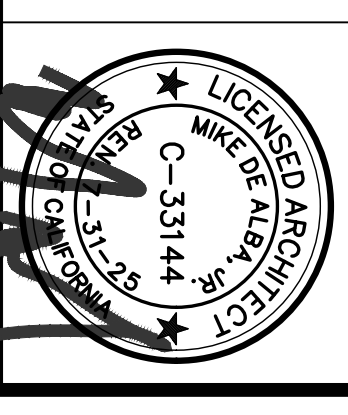
**PINNSIX GENERAL PARTNERS**  
2230 N. MILBURN AVENUE FRESNO, CA 93722  
559-801-6514  
CONTRACTOR:

**BIDDING**

NO.	REVISIONS	DESCRIPTION	DATE

**REGULATORY AUTHORITIES STAMP**

**ENGINEER'S SEAL** ARCHITECT'S SEAL



**ELECTRICAL DETAILS AND SCHEDULE**

**SHEET TITLE**  
JOB# - 221204  
DATE: September 18, 2023  
DRAWN BY: JAYLOR  
APPROVED BY: W.D.A.  
**E-400**  
PLOT TIME: 12/27/2023 11:08 AM

















