

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

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

CA Highway Patrol (CHP), Attn: Captain Austin Matulonis

Pacific Gas and Electric, Centralized Review Team, Attn: PGEPlanReview@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 <u>February 15, 2024</u>. 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).

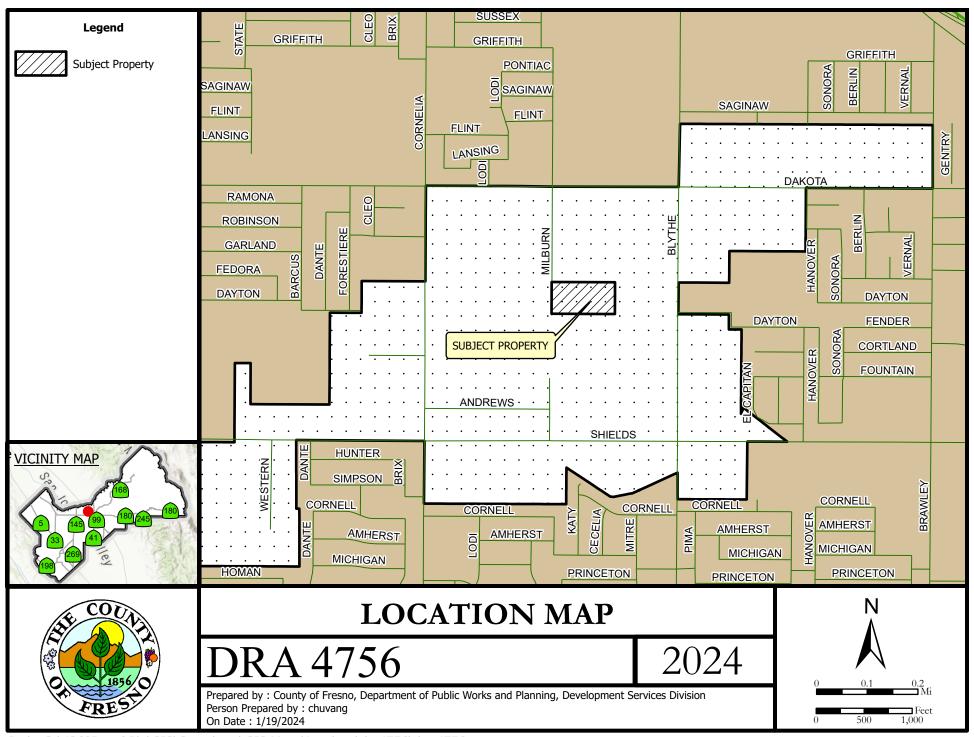
Please address any correspondence or questions related to environmental and/or policy/design issues to me, Reymundo Peraza, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559)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

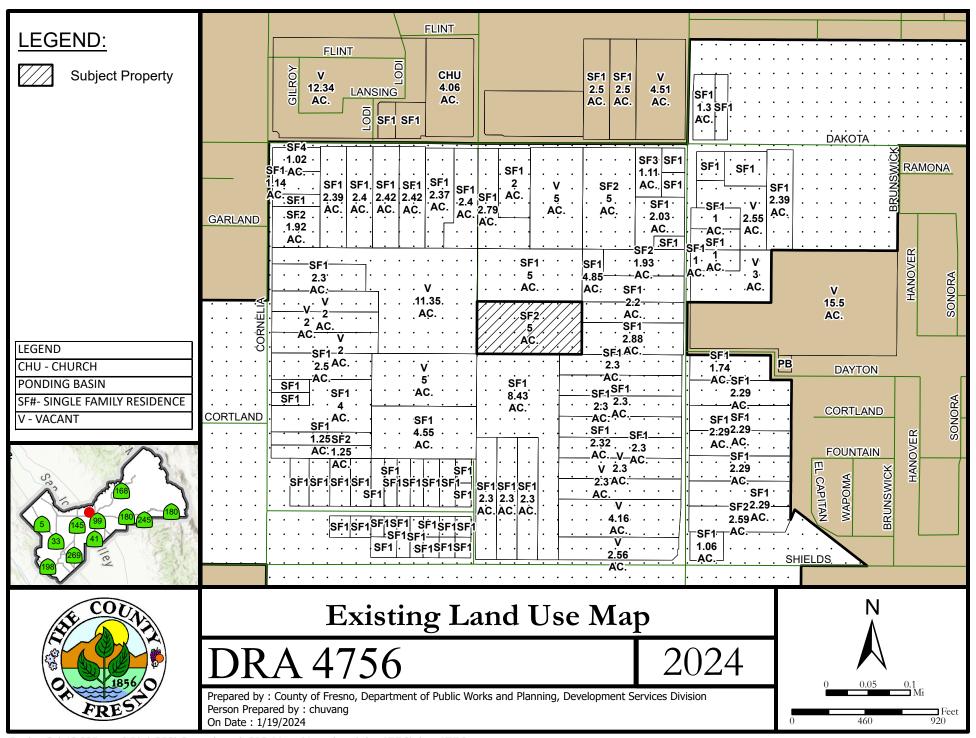
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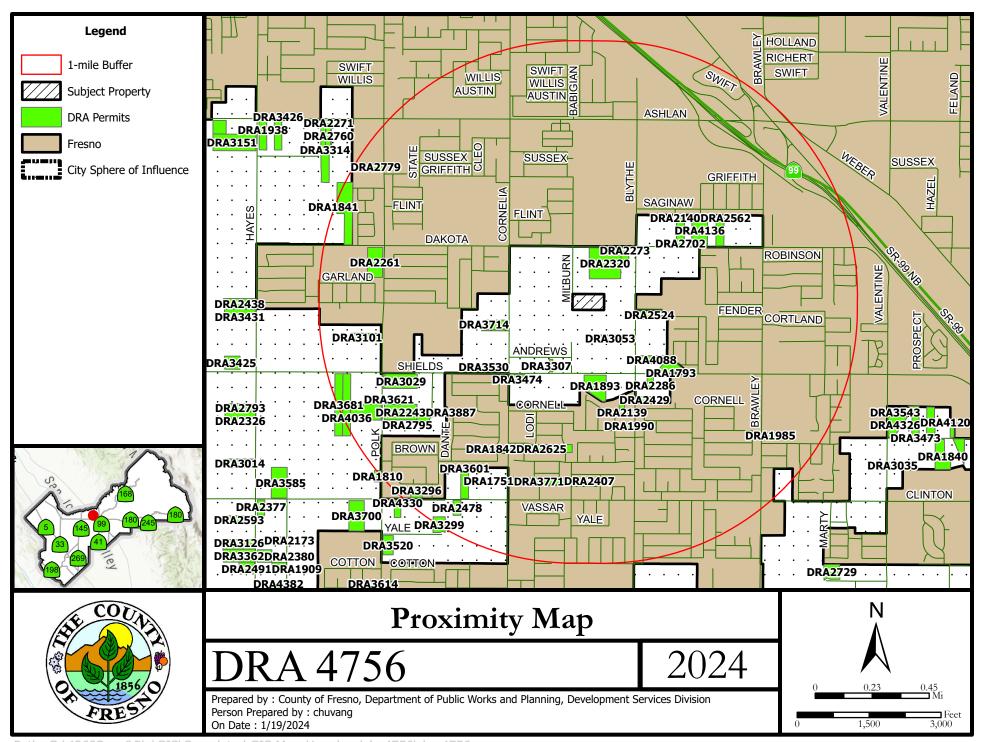
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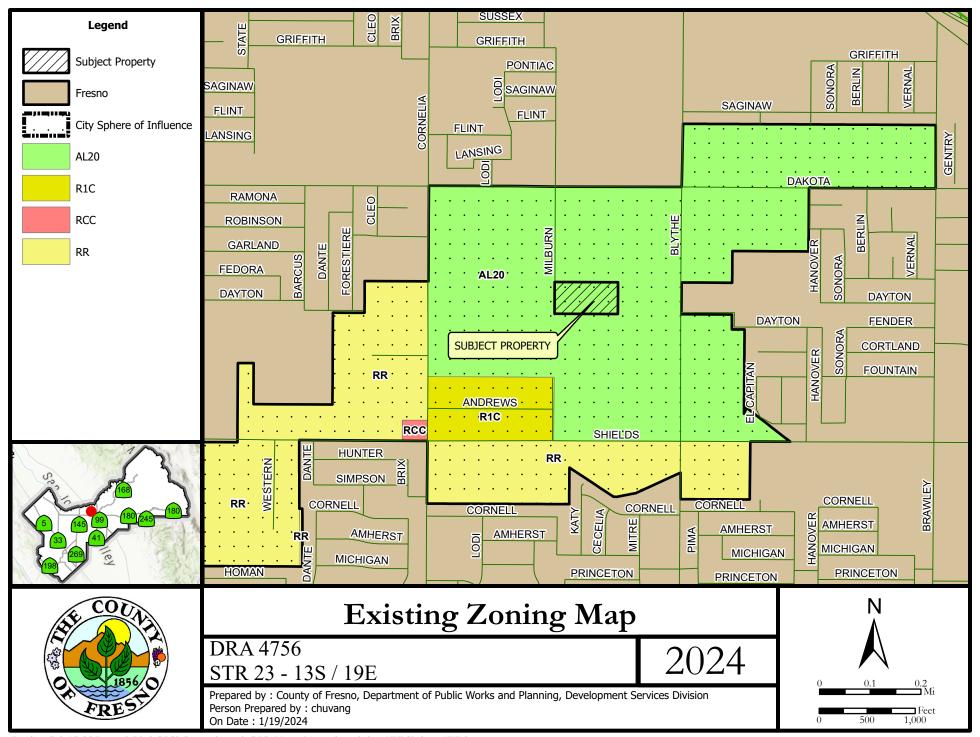
Activity Code (Internal Review): 2392

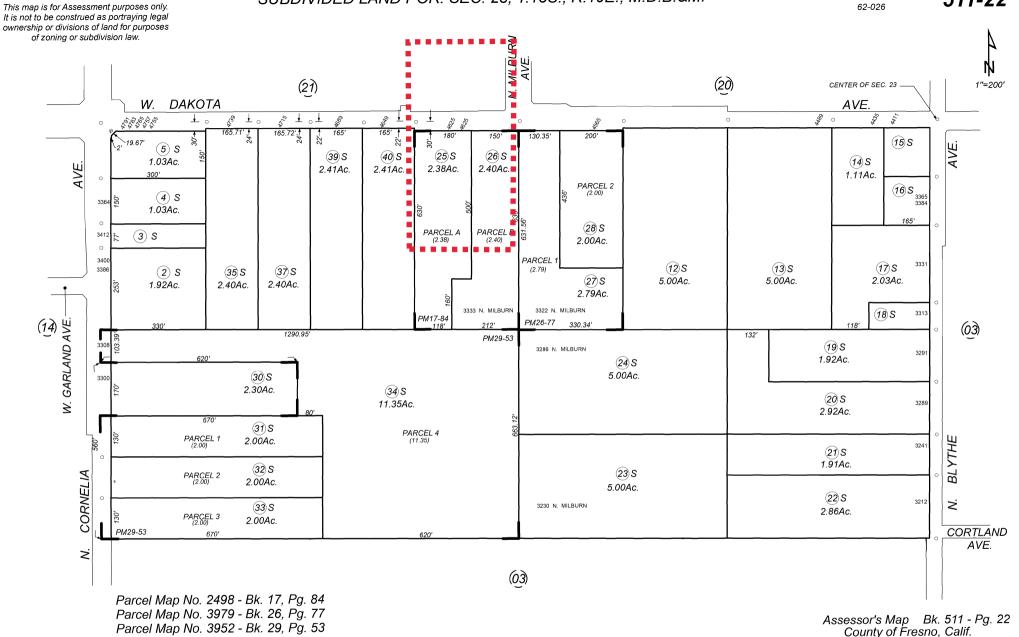
Enclosures











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

Fresno County Department of Public Works and Planning

MAILING ADDRESS:

Department of Public Works and Planning **Development Services Division** 2220 Tulare St., 6th Floor Fresno, Ca. 93721

LOCATION:

Date Received:

(Application No.)

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:		_	DESCRIPTION OF PROPO	SED USE OR REQUEST:
Pre-Application (Type)				
☐ Amendment Application	☐ Director Re	eview and Approval		
Amendment to Text	\square for 2 nd	Residence		
☐ Conditional Use Permit	☐ Determinat	ion of Merger		
☐ Variance (Class)/Minor Variance	Agreement	s		
☐ Site Plan Review/Occupancy Permit	☐ ALCC/RLC			
☐ No Shoot/Dog Leash Law Boundary	Other			
General Plan Amendment/Specific Plan/S		_		
☐ Time Extension for	, runonamoni,			
CEQA DOCUMENTATION: Initial Studi	,	`		
PLEASE USE FILL-IN FORM OR PRINT IN BI			etely Attach required site	nlans forms statements
and deeds as specified on the Pre-Applica				
LOCATION OF PROPERTY:				
		and		
		ana		
APN: Parce				
			_ Section(s)-Twp/Rg: S	15/KE
ADDITIONAL APN(s):				
4/1 A/1	(sianature)	declare that I am the o	owner or authorized repre	esentative of the owner, of
the above described property and that th				
knowledge. The foregoing declaration is a				,
Owner (Print or Type)	Address	City	Zip	Phone
Applicant (Print or Type)	Address	City	Zip	Phone
Applicant (Fine of Type)	71001 033	City	- .p	Thone
Representative (Print or Type)	Address	City	Zip	Phone
CONTACT EMAIL:				
OFFICE USE ONLY (PRINT F	ORM ON GR	EEN PAPER)	UTILITIES	S AVAILABLE:
Application Type / No.:		Fee: \$		
Application Type / No.:		Fee: \$	WATER: Yes / N	o
Application Type / No.:		Fee: \$	Agency:	
Application Type / No.:		Fee: \$	0	
PER/Initial Study No.:		Fee: \$	SEWER: Yes ☐/ N	lo 🗌
Ag Department Review:		Fee: \$	Agongu	
Health Department Review:		Fee: \$	Agency.	
Received By: Invoice	No.:	TOTAL: \$		
STAFF DETERMINATION: This permit is	sought under	· Ordinance Section	Sect-Twn/Rg:	- TS /RE
or a permit	Jougnit under	or amarice Section.	APN #	
Related Application(s):			APN #	
			APN #	
Zone District:			APN #	

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

- 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.
- 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.

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

- 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.
- 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.
- The plan shall be drawn so that north is at the top of the page and shall include a north arrow.
- 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

- 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
- Access to the property: pedestrian, vehicular, and service.
- 5. Proposed street improvements and dedications.

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

- 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.
- 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

- 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.
- 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.
- 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 & info@mikedealba.com

Rev 12/21/22

Development Services

Pre-Application Review

and Capital Projects Mail To:

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Department of Public Works and Planning

NUMBER: 23-009319

WRES		129 N FIISL	APPLICANT: Yanisse Montano (DE ALBA A	rchitecture)
	ĮF	resno, CA 93710	PHONE: 559-225-2800	
PROPERTY LOCATION:	3230 N MILBURN AVE FRESNO, Ca	alifornia, 93722, USA		
APN(s): 511-220-23s			VIOLATION NO. ×	
	level) LOW WATER: N			es Fresno
			SITE DECLARATION REQ'D.: No X	
LOT STATUS:		. ,		
	nforms: (🗷) Legal No	on-Conforming lot: () Deed Review Req'd (see Form #.	236)
Merger: May be	e subject to merger: l	No× Yes ZM#	Initiated In proces	200)
Man Act: (\pi) I o	t of Rec Man: (1) Or	772 rolls: (🖫) Other	ermit history ; () Deeds Req'd (see	Form #236)
SCHOOL FEES: No. Y	es DISTRICT	i iziona, (E) otner -	PERMIT JACKET: No.X	Yes
EMECD FEE AREA: (D)	Outside (X) Distr	rict No : AK	PERMIT JACKET: No × FLOOD PRONE: No ×	Yes
PROPOSAL DRATO ALLOW A PI	ERMANENT SECOND RESIDENCE	ON A 5 ACRE PARCEL IN THE AL-20	ZONE DISTRICT. 2ND RESIDECNE NOT TO EXCEED 2	2000 SQFT.
OWNER OF PROPERTY TO RESIDE IN				
COMMENTS:				
ORD. SECTION(S): 816.2.W		BY: G Sanders	DATE: 6/28/23	
GENERAL PLAN POLICI	=5.		PROCEDURES AND FEES:	
LAND USE DESIGNATION			()MINOR VA:	
COMMUNITY PLAN:	Fresno High/Road	(□)GPA:	(☐)MINOR VA: (☐)HD:\$432.○○	
REGIONAL PLAN:	MESNO HIGHTKOES	((⊠)AG COMM: <u>\$</u> 25	-00
SPECIFIC PLAN:		([])CUP:		
		(因 <i>)DRA:<u>湖 1,</u>5 /</i> ((□)ALCC:	
SPECIAL POLICIES:	- Contra	(□)VA:	(□)IS/PER*:	
SPHERE OF INFLUENCE		(□)AT:	(□)Viol. (35%):	
ANNEX REFERRAL (LU-0	31 //IVIOU):	(□)TT:	(🗌)Other:	
COMMENTS.		D 4	Filing Fee: \$ 2,027.00	20.47.00
COMMENTS:			pplication Fee:	5247.00
		l otal	County Filing Fee: # বি ১০০০	
FILING REQUIREMENTS:		OTHER FILING	FEES:	
(☑) Land Use Application	one and Foos	(D) Archaeological	Inventory Fee: \$75 at time of filing	20
(X) This Pre-Application			to Southern San Joaquin Valley Info.	
(国) Copy of Deed / Lega			h & Wildlife (CDFW):(\$50+\$2,764)	Center)
(N) Photographs	ai Description		to Fresno County Clerk for pass-thru	40 CDEW
	ad Davieus			
(D) Letter Verifying Dec			or to IS closure and prior to setting he	
			an Initial Study (IS) with fees may	be requirea.
Site Plans - 4 copie				
(図) Floor Plan & Elevati			"X11" reduction	
□ Project Description		ent (Typed)		
	ce Findings		PLU # 113 Fee: _\$2	<u>247.00</u>
□) Statement of Intend	ed Use (ALCC)		Note: This fee will apply to the a	pplication fee
□) Dependency Relation	onship Statement		if the application is submitted wi	thin six (6)
☐) Resolution/Letter of		f	months of the date on this receip	
☐) Nitrogen Loading A			The second secon	
2, 5			North Central Fire 1st supervisor Dist.	N's+
BY:	D	ATE:	15T a 2011'60= N'64	⊌ISF,
PHONE NUMBER: (559)			L 200 012 112 11	
NOTE: THE FOLLOWING	O DECLUDENCHES	MAY ALCO ADDLY:		
	IG REQUIREMENTS I			
(X) COVENANT		PLAN REVIEW		
☐) MAP CERTIFICATE □) PARCEL MAP		LDING PLANS		
☐) FINAL MAP		LDING PERMITS STE FACILITIES PERMIT		
☐) FINAL WAF		OOL FEES		
☐) ALUC or ALCC		IER (see reverse side)		<i>OVER</i>
, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	11 17 0111	LEIN IDEE IEVELDE BLUEI		UI LIL

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.

Rev 09/17/21 G:\4360Devs&PIn\FORMS\F226 Pre-Application Review.docx



County of Fresno

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

AGENT AUTHORIZATION

<u>AUTHORIZATION OF AGENT TO ACT ON BEHALF OF PROPERTY OWNER</u>

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 PLBA	m	TIKE DE MBA? ASSOCIATE	3 .
Agent Name (Print or Type)	Con	npany Name (Print or Type)	
5129 N. FIPST 95	ñ	prsm, ep 93710	
Mailing Address	City	/ State / Zip Code	_
559-225-2800	MI	ke @ dealbnarehitectu	re.com
Phone Number	Ema	ail Address	
511-220-235	32:	30 N. MILBURN DE FO	18NO CF 93777
Project APN	Proj	ect Street Address	
			_
property referenced in this autho act on behalf of all the owners o	orization and that they ha f said property. The unde	hey own, possess, control or ma ave the authority to designate an ersigned acknowledges delegation sibility for any and all actions thi	agent to on of
Jul Ce		8/21/23	
Owner Signature	Date	Э	_
Josen Pritmans	559-494-1821	Jasenpritchard pine Email Address	lacle investment
Owner Name (Print or Type)	Phone Number	Email Address	Tresno. com.

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

^{*} 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.

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

WHEN RECORDED MAIL TO:

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

RECORDING REQUESTED BY:

Placer Title Company

	SPACE ABOVE FOR RECORDER'S USE ONLY
Order No: P-459320	APN: 511-220-23S
	Grant Deed
	Document Title
	Document little

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

X	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 collec	e to include an exemption reason will result in the imposition of the \$75.00 Building Homes and Jobs Act fee. Fees ted are deposited to the State and may not be available for refund.			
	1-12-21			
Signa	ture Date			
	THIS PAGE IS ADDED TO PROVIDE DECLARATION OF BUILDING HOMES & JOBS ACT (SB2-2017) FEE EXEMPTION			
	ADDITIONAL DECORDING EEE ADDITES			

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

	GRANT DEED	
The undersigned grantor(s) declare(s): Documentary transfer tax is \$330.00 C (X) Unincorporated Area () City of _ (X) computed on full value of property () computed on full value less value of	conveyed, or	ng at time of sale.
FOR A VALUABLE CONSIDERATION, Elaine Long, Trustees of the "Charles 2016"	receipt of which is hereby acknows C. Long and Elaine Long Decl	vledged, Charles C. Long and aration of Trust established May 5,
Hereby GRANT(S) to PinnSix General	Partners	
The land described herein is situated in described as follows:	the State of California, County of	Fresno, unincorporated area,
The South 1/2 of the Southwest 1/4 of the South, Range 19 East, Mount Diablo Ba	he Northeast 1/4 of the Southwes ase and Meridian, according to the	t 1/4 of Section 23, Township 13 e U.S. Government Township Plats.
Excepting therefrom all oil, gas and other	er minerals, as reserved of record	
APN: 511-220-23S		
MAIL TAX STATEMENTS TO PARTY SH DIRECTED ABOVE	OWN ON FOLLOWING LINE; IF N SAME AS ABOVE	O PARTY SHOWN, MAIL AS
Name	Street Address	City & State

Page 1 of 3 - 12/30/2020

Grant Deed - Sale

Dated: Décember 30, 2020

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

By: Charles C. Long, Trustee

By: Elanie Long, Trustee

Elaine Long, Trustee

Page 2 of 3 - 12/30/2020

Grant Deed - Sale

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)) ss.		
County of Fresno)		
on January (lone lessen	Munar	pefore me,
Notary Public personally appeared	harry C. L	ong	· · · · · · · · · · · · · · · · · · ·
	Glaine hon	-en	who proved to
me on the basis of satisfactory evidence to acknowledged to me that he/she/they exect signature(s) on the instrument the person(sinstrument.	cuted the same in his/her/the	ir authorized capacity(ies), and that by his/her/their
l certify under PENALTY OF PERJURY un correct. WITNESS my hand and official sea	nder the laws of the State of al.	California that the foregoi	ng paragraph is true and
SIGNATURE		•	
SELENA LES COMM. # NOTARY PUBLIN MY COMM. EXP.	SLEY MINOR 2306926 (C. CALIFORNIA (I) COUNTY SEP. 26, 2023		



GP-1 (REV 01/2013)

State of California **Secretary of State**

File#

GP-1

302017038006

Document #

47550

Secretary of State State of California

APPROVED BY SECRETARY OF STATE

JAN 2 6 2017

Statement of Partnership Authority

A \$70.00 filing fee must accompany this form.

IMPORTANT – Read instructions before completing this for	m IPC Thi		
	m. (10 in	is 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.)		
Street Address of Chief Executive Office	City	State	Zip Code
1640 W Shaw Avenue, Suite 100, Fresno, CA. 93711			
3. Street Address of California Office, if any	City	State	Zip Code
		CA	•
4. Mailing Address of Chief Executive Office, if different from Items 2 or	3 City	State	Zip Code
			2. p 0000
Names & Addresses of Partners (Complete Item 5 with the names an	od mailing addrages of all the no	rtnom (ettech addi	tional access if access
OR leave Item 5 blank and proceed to Item 6. Any attachments to this document	are incorporated herein by this re	futers (attach addi ference.)	tional pages it necessary)
5. Name Address	City	State	Zip Code
Pinnacle Investments, LLC. 4045 Richmond Avenue, Clovis, (CA. 93619		
Name Address	City	State	Zip Code
SixPoint Ventures, LLC. 1640 W. Shaw Avenue, Suite 100, Fr	esno, CA. 93711		• .
Name Address	City	State	Zip Code
			p
Appointed Agent (If Item 5 was not completed, complete Item 6 with the partnership who will maintain a list of the names and mailing addresses of all the partnership who will maintain a list of the names and mailing addresses of all the partnership who will maintain a list of the names and mailing addresses of all the partnership who will maintain a list of the names and mailing addresses of all the partnership who will maintain a list of the names and mailing addresses of all the partnership who will maintain a list of the names and mailing addresses of all the partnership who will maintain a list of the names and mailing addresses of all the partnership who will maintain a list of the names and mailing addresses of all the partnership who will maintain a list of the names and mailing addresses of all the partnership who will maintain a list of the names and mailing addresses of all the partnership who will maintain a list of the names and mailing addresses of all the partnership who will maintain a list of the names and mailing addresses of all the partnership who will maintain a list of the names and mailing addresses of all the partnership who will maintain a list of the names and mailing addresses of all the partnership who will be addressed to the name and maintain a list of the names and maintain a list of the names and maintain all the names are the names and maintain a list of the names are the names and maintain a list of the names and maintain a list	e name and mailing address of a	an agent appointed	d and maintained by the
6. Name Address	City	State	Zip Code
	J,	Otato	Zip Gode
Authorized Partners (Enter the name(s) of all the partners authorized	to execute instruments transferri	na sool aronativi	
partnership. Attach additional pages if necessary. Any attachments to this docum	ent are incorporated herein by this	rig fear property r s reference.)	neid in the name of the
	artner Name: SixPoint Vent		
Partner Name:	auton au Alanna		
raillei Naille.	artner Name		
Partner Name:	artner Name		
Additional Information		<u> </u>	-
8. Additional information set forth on the attached pages, if any, is incorp	porated herein by this reference	o and made nad	of this desired
Execution (This form must be signed by at least two partners. If additional signade on an attachment to this document. Any attachments to this document are in	nature space is necessary, the dancerporated herein by this referen	ited signature(s) w	rith verification(s) may be
9. I certify under penalty of perjury that the contents of this document			
The Academic States			
JASON PRITICHARD	Pinnacle Investments, I	LC.	
Signature of partner // / MANAGEL, PINNACLE INVEST	Me Bype or Print Name of part	ner	
	SivBoint Vontures II.C.		
Signature of partner WANAGER, STAPPOINT VENTURES, W.	SixPoint Ventures, LLC Type or Print Name of part		
organization partition in the state of the s	- virgle or chall livalitie of part	.rief	



County of Fresno

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

INITIAL STUDY APPLICATION

IN	<u>STRUCTIONS</u>	OFFICE USE ONLY
you info app pote	swer all questions completely. An incomplete form may delay processing of r application. Use additional paper if necessary and attach any supplemental ormation to this form. Attach an operational statement if appropriate. This lication will be distributed to several agencies and persons to determine the ential environmental effects of your proposal. Please complete the form in a ble and reproducible manner (i.e., USE BLACK INK OR TYPE).	IS No Project No(s) Application Rec'd.:
	NERAL INFORMATION	
1.	Property Owner: PINNSIX GENERAL PARTNERS Phone/Fax_	559-994-1821
	Mailing Address: NET N. WILLOW ME STE 103 BOX 609 CLOVIS Street City	
	Street City	State/Zip
2.	Applicant: PINNSIX GENERAL PARTNOWS. Phone/Fax:	559 - 994 - 1821
	Mailing Address: Street Street City	
	Street City	State/Zip
<i>3</i> .		59-228-2600
	Mailing Address: Street N. FIGST ST. PWSNO City	CA 93710
		State/Zip
4.	Proposed Project: DRA FOR 2ND DWOLLING	
<i>5</i> .	Project Location: 3230 N. MILBURN ANE FRISING CA 93	722
	MAJOR COUSS ST ARE RAILOTA AVE AND BLYT	he mo
6.	Project Address: 3230 N. MILBURN DVB FORNO M	93722
<i>7</i> .	Section/Township/Range:/	5 Acars.
9.	Assessor's Parcel No. 511-220-235	OVER

10.	Land Conservation Contract No. (If applicable):				
<i>11</i> .	What other agencies will you need to get permits or authorization from:				
	LAFCo (annexation or extension of services) CALTRANS Division of Aeronautics Water Quality Control Board Other 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.				
<i>13</i> .	Existing Zone District ¹ :				
<i>14</i> .	Existing General Plan Land Use Designation ¹ :				
<u>EN</u>	VIRONMENTAL INFORMATION				
<i>15</i> .	Present land use: 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 4-				
16.	Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):				
	North:				
	South:				
	East:				
	West:				

	and use(s) in the area may impact your project?:~ ^
Transp	ortation	•
NOTE:		nformation below will be used in determining traffic impacts from this project. The data lso show the need for a Traffic Impact Study (TIS) for the project.
А. И _	Vill addit Y	ional driveways from the proposed project site be necessary to access public roads? Yes No
B. D	aily traf	fic 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:
Descril	be any so	urce(s) of noise from your project that may affect the surrounding area:
Descril	be any so	urce(s) of noise in the area that may affect your project:
		obable source(s) of air pollution from your project:

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

(Revised 12/14/18)

¹Refer to Development Services and Capital Projects Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

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

<u>NOTICE AND ACKNOWLEDGMENT</u>

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

Ø | 21 | 23

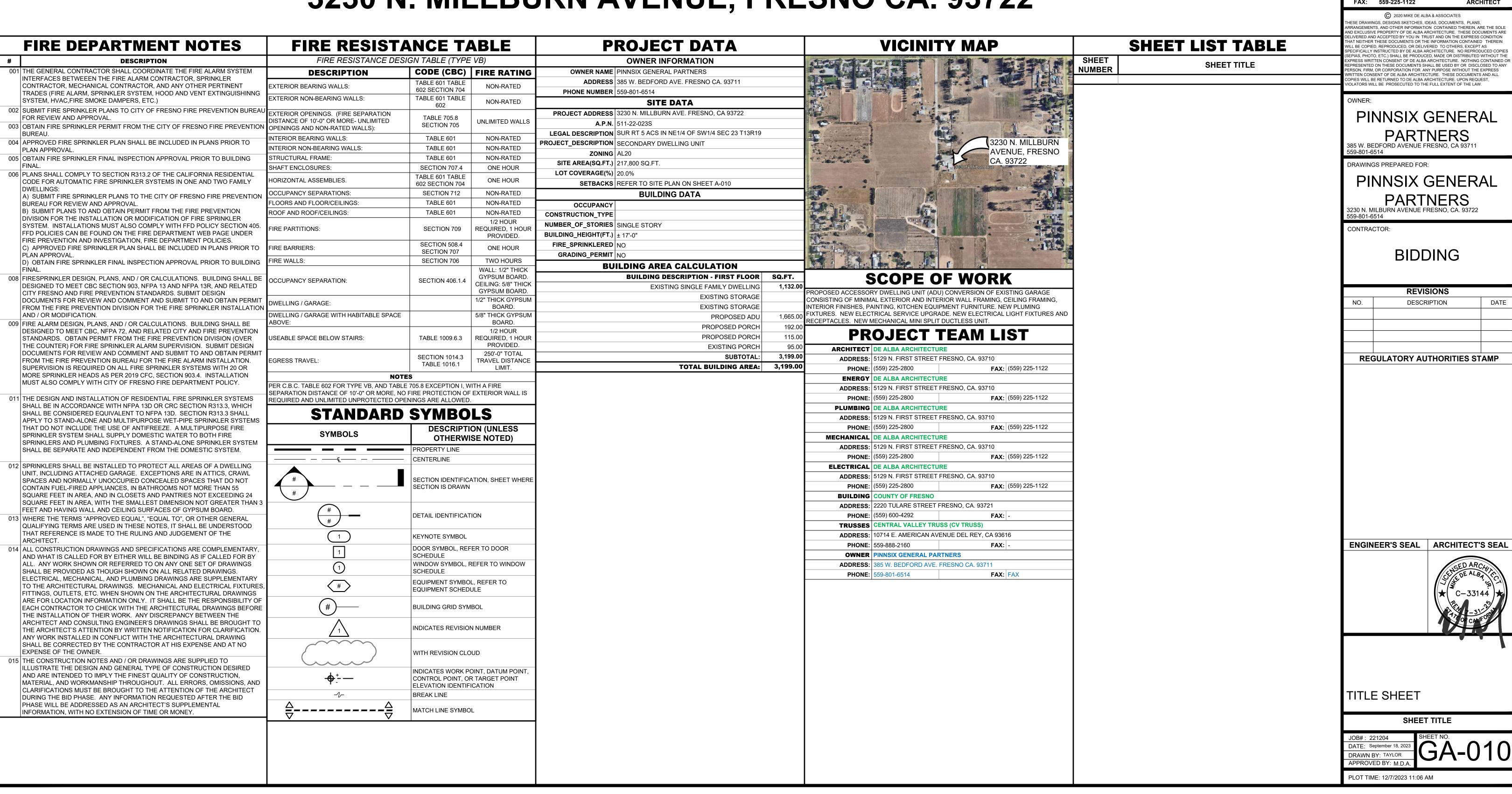
Date

G:\\4360Devs&Pln\PROJSEC\PROJDOCS\TEMPLATES\IS-CEQA TEMPLATES\Initial Study App.dotx

PINNSIX GENERAL PARTNERS

SECONDARY DWELLING UNIT

3230 N. MILLBURN AVENUE, FRESNO CA. 93722



DE ALBA ARCHITECTURE

MIKE DE ALBA, JR.

5129 N. FIRST STREET

FRESNO CALIFORNIA 93710 PHONE: 559-225-2800

S:\1 - PROJECTS\YEAR 2022\221204 PINNSIX-MILBURN\03. CONSTRUCTION DOCUMENTS\02.CAD FILES\GA-010 TITLE SHEET.DWG

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPERVISING AND DIRECTING THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE BRAND PARTNER RESERVES THE RIGHT TO ALLOW ASSIGNED VENDORS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING THE WORK OF ALL SUBCONTRACTORS, INCLUDING THE VENDORS ASSIGNED BY THE BRAND PARTNER, WITH THE BRAND PARTNER. UPON REQUEST, THE CONTRACTOR SHALL PROVIDE NECESSARY FIELD DIMENSIONS AND INFORMATION TO ALL THE BRAND PARTNER ASSIGNED VENDORS AND / OR FABRICATORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION, SCHEDULING, AND SUPERVISION OF ALL BRAND PARTNER SUPPLIED AND INSTALLED ITEMS.

020 GENERAL CONTRACTOR TO COORDINATE LOCATION OF TRASH DUMPSTER WITH PROPERTY MANAGER.

021 SAW CUTS: WHENEVER POSSIBLE, ALL SAW CUTS SHALL BE LOCATED INSIDE THE PROPOSED COOKING AND SERVICE AREAS SCHEDULED FOR FLOOR TILE AND SHALL NOT OCCUR IN PROPOSED SEATING AREAS OR PASSAGEWAYS.

022 PARTIAL PLANS: THE CONSTRUCTION DOCUMENTS, AS DEFINED BY THE DRAWING INDEX, ARE ALL NECESSARY TO DEFINE THE TOTAL PROJECT. PARTIAL PLANS SHOULD NOT BE ISSUED BY THE BRAND PARTNER OR THE GENERAL CONTRACTOR FOR BIDDING OR CONSTRUCTION.

023 EXISTING UTILITY SERVICES SHOWN TO REMAIN- REROUTE AS REQUIRED TO CONCEAL THE SERVICE IN WALLS AND ABOVE CEILING.

024 TEMPORARY ENCLOSURES SHALL BE PROVIDED BY THE CONTRACTOR OVER AND / OR AROUND ANY EXTERIOR OPENINGS AS NECESSARY FOR THE PROPER INSTALLATION OF ANY PORTION OF WORK IN CONJUNCTION WITH THE LANDLORD'S STANDARD GUIDELINES.

025 GENERAL CONTRACTOR SHALL FURNISH AND INSTALL REQUIRED ROOF OPENING FRAMING FOR SCHEDULED HVAC AND EXHAUST UNITS. FOR STRUCTURAL SUPPORT OF EQUIPMENT AND SUPPORT OF ROOF OPENINGS, REFER TO STRUCTURAL DRAWINGS.

026 GENERAL CONTRACTOR SHALL FURNISH AND INSTALL REQUIRED ROOF DOCUMENTATION FOR THE MODIFICATION OF EXISTING ROOF AS APPLICABLE PER THE BRAND PARTNER'S LEASE. THE LANDLORD SHALL BE CONTACTED TO OBTAIN ALL REQUIREMENTS FOR LISTED SUBCONTRACTORS WITH WARRANTY WORK FOR THE SPECIFIED ROOFING SYSTEM.

027 CONTRACTOR SHALL CONTACT THE LANDLORD DURING THE BIDDING PHASE OF THE PROJECT FOR ANY REQUIREMENTS FOR THE FIRE ALARM SYSTEMS. THESE SYSTEMS, IF REQUIRED, SHALL BE INCLUDED IN THE BID AND CONSTRUCTION FOR THIS PROJECT.

028 WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PLAN SHALL BE SCALED ONLY WHERE FIGURES OR OTHER MEANS OF ASCERTAINING MEASUREMENTS ARE NOT GIVEN THEREON, AND THERE ONLY WHERE THE SCALE OF THE DRAWINGS IN QUESTION IS PLAINLY MARKED. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND MIKE DE ALBA AND ASSOCIATES, OR THEIR AGENTS, SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

029 DISCREPANCIES OR ERRORS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT FOR CORRECTIONS BEFORE THE WORK EFFECTED THEREBY IS BIDED OR EXECUTED. THE WORK SHALL COMPLY IN EVERY RESPECT WITH CURRENT GOVERNING LAWS, UNIFORM BUILDING CODE AND ORDINANCES, AND SHALL GIVE NECESSARY NOTICES RELATING TO THE WORK. CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS, NOTICES, INSPECTIONS, OR TESTS THAT ARE REQUIRED.

030 EACH CONTRACTOR SHALL VISIT THE SITE AND INSPECT THE PREMISES AND SHALL VERIFY THE WORK TO BE DONE, THE EXISTING CONDITION, AND SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY AND ALL DISCREPANCIES PRIOR TO SUBMITTING BID AND START OF ANY WORK.

031 ALL MATERIALS, EQUIPMENT, AND SYSTEMS CALLED FOR ON PLANS AND IN THESE SPECIFICATIONS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S LATEST SPECIFICATIONS.

032 ALL TRADES SHALL ALWAYS KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CALLED BY HIS OPERATIONS, AND AT THE COMPLETION OF THE WORK, REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING, SURPLUS MATERIALS, AND LEAVE THE JOB IN A BROOM CLEAN CONDITION.

O33 SUBSTITUTIONS:

A. NO MATERIAL SUBSTITUTIONS SHALL BE PERMITTED AFTER THE CONTRACTOR HAS BEEN AWARDED JOB. SUBSTITUTIONS SHALL BE EQUAL OR BETTER IN THE OPINION OF THE BRAND PARTNER PRIOR TO AWARD.

B. SPECIFIED PRODUCTS HAVE BEEN USED IN PREPARING THESE DOCUMENTS

TO ESTABLISH MINIMUM QUALITIES WHICH SUBSTITUTIONS MUST MEET TO BE CONSIDERED ACCEPTABLE. THE BURDEN OF PROOF OF EQUALITY RESTS WITH THE CONTRACTOR. ADEQUATE SUPPORTING INFORMATION MUST ACCOMPANY ALL SUBSTITUTION SUBMITTALS, WHICH MUST BE SUBMITTED TO THE PROJECT COORDINATOR FOR APPROVAL.

1034 THE ARCHITECT SHALL ALWAYS HAVE FULL ACCESS TO ALL PHASES OF WORK.

THE GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE MEANS TO FACILITATE INSPECTIONS BY THE ARCHITECT.

035 PROVIDE TEMPORARY SANITARY FACILITIES FOR THE USE OF ALL EMPLOYED PERSONNEL ON THE PROJECT. THE FACILITIES SHALL BE COMPLETELY

PORTABLE.

THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO

COMPLY MAY CAUSE CONSTRUCTION DELAYS AND / OR ADDITIONAL EXPENSES.

MECHANICAL, ELECTRICAL, AND PLUMBING: THE GENERAL CONTRACTOR SHALL FIELD VERIFY THE EXISTING UTILITIES FOR COORDINATION WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL PROVIDE AN ALTERNATE BID TO REUSE EXISTING AIR HANDLERS AND COMPRESSORS OR ROOF-TOP PACKAGE UNITS. THE TOTAL HVAC LOAD SHALL MATCH THE SPECIFIED TOTAL LOAD ON THE MECHANICAL DRAWINGS. THE CONTRACTOR SHALL CONTACT THE MECHANICAL ENGINEER WITH THE EXISTING LOAD INFORMATION FOR APPROVAL.

038 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE EXTERIOR GREASE INTERCEPTOR IN A MANNER THAT DOES NOT INTERFERE WITH ANY EXISTING SETBACKS, EASEMENTS, UNDERGROUND UTILITIES, OR OTHER SITE FEATURES.

039 THE HOOD AND WALK-IN COOLER/FREEZER SUPPLIER SHALL SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.

040 THE GENERAL CONTRACTOR SHALL VERIFY FIELD CONDITIONS FOR THE HOOD EXHAUST DUCT AND WALK-IN COOLER/FREEZER AND COORDINATE WITH THE KITCHEN EQUIPMENT SUPPLIER PRIOR TO FABRICATION AND INSTALLATION.

RESPONSIBILITY NOTE

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.

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.) 2229 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.
4.) 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 OR PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES.

14.) NFPA 72, NATIONAL FIRE AND ALARM CODE.

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 PLANS SHALL BE USED BY OR DISCLOSED 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 COPIES OF 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.

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.
 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 SET OF CONSTRUCTION DRAWINGS AT THE JOB SITE AND TURNING THE AS-BUILT DRAWINGS OVER TO THE OWNER UPON COMPLETION OF THE PROJECT.

ONTRACTOR 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-THE 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.

O11 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, UNREVIEWED 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'S 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 HAS DIRECTLY AND INDIRECTLY ASSUMED 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.

O16 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

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 OR ARCHITECT'S 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:

STRUCTURAL OBSERVATION:

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.

O21 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.

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.

O23 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.

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.

DUILDER'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
REQUIRES AN OWNER/CLIENT/CONTRACTOR THOROUGHLY KNOWLEDGEABLE
WITH THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION
SPECIFIC TO THIS PRODUCT TYPE AND TYPE OF CONSTRUCTION.

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 HOMEOWNER WHICH SPECIFICALLY DESCRIBES 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.

O04 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 SUBCONTRACTOR DIRECTLY RESPONSIBLE.

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 AND SHALL NAME OWNER/CLIENT AND ARCHITECT AS ADDITIONAL INSURED TO SAID POLICY.

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 A 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 AND IN SOME CASES MAY SUPERSEDE THE DETAILS. EACH 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.

O14 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.

O15 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.

DE ALBA ARCHITECTURE

5129 N. FIRST STREET FRESNO CALIFORNIA 93710 PHONE: 559-225-2800 FAX: 559-225-1122

659-225-1122 ARCHITECT

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MIKE DE ALBA, JR.

THESE DRAWINGS, DESIGNS SKETCHES, IDEAS, DOCUMENTS, PLANS, ARRANGEMENTS, AND OTHER INFORMATION CONTAINED THEREIN, 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 MILL BE COPIED, REPRODUCED, OR DELIVERED TO OTHERS, EXCEPT AS SPECIFICALLY INSTRUCTED BY DE ALBA ARCHITECTURE. NO REPRODUCED COPIES SEPIAS, PHOTO, 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. 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:

559-801-6514

PINNSIX GENERAL PARTNERS

385 W. BEDFORD AVENUE FRESNO, CA 9371

DRAWINGS PREPARED FOR:

PINNSIX GENERAL
PARTNERS
3230 N. MILBURN AVENUE FRESNO, CA. 93722

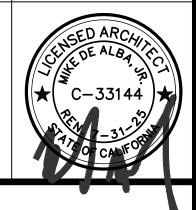
CONTRACTOR:

59-801-6514

BIDDING

	REVISIONS			
NO.	DESCRIPTION	DATE		
REGULATORY AUTHORITIES STAMP				

ENGINEER'S SEAL ARCHITECT'S SEAL



GENERAL NOTES

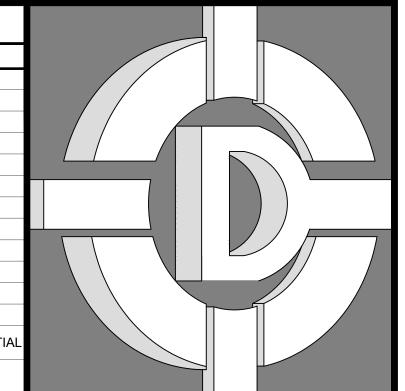
SHEET TITLE

JOB#: 221204

DATE: March 14, 2023

DRAWN BY: CHRISTINE
APPROVED BY: M.D.A.

STA	ANDARD	MATERIAL LEGEND				ABBREV	IATI	ONS			
	SYMBOLS	DESCRIPTION	SYM	DESCRIPTION	SYM	DESCRIPTION	SYM	DESCRIPTION	SYM	DESCRIPTION	
VORK		EARTH	RESL.	RESIUENT RETURN	IAEWB	INDOOR AIR ENTERING WET BULB	DISP. DN.	DISPENSER DOWN	& 	AND ANGLE, STEEL	
ARTHWORK		POROUS FILL / GRAVEL	RGD DCT RGTR.	RIGID DUCT REGISTER	I.D.	INSIDE DIAMETER INVERT ELEVATION	D.O. DR.	DOOR OPENING DOOR	@ CL	AT CENTERLINE	
EA		T OROGOTILE? GIVWEE	- RL	REFRIGERANT LIQUID	IN.	INCH INSULATION	DR. DS.	DOWNSPROUT	°F	DEGREE OF FAHRENHEIT	
ONCRETE	4 4 4	CAST-IN-PLACE / PRECAST	RM. R O.	ROOM ROUGH OPENING	INT.	INTERIOR	D.S.P. DWG.	DRY STANDPIPE DRAWING	Ø, DIA.	DIAMETER DIAMETER OR ROUND	
ONO		SAND / MORTAR / PLASTER / CUT STONE	RPM	REVOLUTIONS PER MINUTE	IPS. JAN.	INTERIOR PAINT SYSTEM JANITOR	DWR.	DRAINER	%	PERCENT	
0			RS RWD.	REFRIGERANT SUCTION REDWOOD	JST.	JOIST	(E)	EXISTING EAST	φ/PH +	PHASE (ELECTRICAL) PLUS OR MINUS	
N X	<i>[//////</i>]	0011101115105	R.W.L.	RAINWATER LEADER	JT. KIPS	JOINT 1,000 LBS	EA.	EACH	#	POUND/NUMBER	
MASONRY		COMMON / FACE	S. SA	SOUTH SUPPLY AIR	KIT.	KITCHEN	EDB EER	ENTERING DRY BULB ENERGY EFFICIENCY RATIO	ΔΡ	PRESSURE DIFFERENTIAL	
			SAD	SUPPLY AIR DUCT	LAB.	LABORATORY LAMINATE	EF	EXHAUST FAN	ΔΤ	TEMPERATURE DIFFERENTIAL AGGREGATE BASE OR	
Ш Ш Ц		STONE MATERIAL	S.C. S.C.D.	SOLID CORE SEAT COVER DISPENSER	LAV.	LAVATORY	EJ.	EXPANSION JOINT ELEVATION	A.B.	ANCHOR BOLTS	
STONE		STONE MATERIAL	SCHED.	SCHEDULE SMOKE DETECTOR	LBS LKR.	POUNDS LOCKER	ELEC.	ELECTRICAL	A.B.A ABC	AMERICAN DISABILITY ABOVE CEILING	DE ALBA ARCHITEC
			SD S.D.	SOAP DISPENSER	LLV.	LONG LEVEL VERTICAL LIGHT	ELEV. EMER.	ELEVATOR EMERGENCY	ABV A.C.	ABOVE ASPHALTIC CONC.	FRESNO CALIFORNIA 93710 PHONE: 559-225-2800 MIKE D
1 AL		ALUMINUM	SECT.	SECTION SEASONAL ENERGY	LT.	LIGHT WEIGHT	E.N.	EDGE NAILING	A.C.I.	AMERICAN CONCRETE	FAX: 559-225-1122
MET		STEEL / OTHER MATERIALS	SEER SENS	EFFICIENCY RATIO SENSIBLE	MAS.	MASONRY MAXIMUM	ENCL. ENGR.	ENCLOSURE ENGINEER	ACOUS.	ACOUSTICAL	2020 MIKE DE ALBA & ASSOCIATES THESE DRAWINGS, DESIGNS SKETCHES, IDEAS, DOCUMENTS, ADDANGEMENTS, AND OTHER INFORMATION, CONTAINED THE
			SH.	SHELF	M.B.	MACHINE BOLT	E.P.	ELECTRICAL PANEL BOARD	A.D.	AREA DRAW AUTOMATIC DAMPER	AND EXCLUSIVE PROPERTY OF DE ALBA ARCHITECTURE. THES DELIVERED AND ACCEPTED BY YOU IN TRUST AND ON THE EXE THAT NEITHER THESE DOCUMENTS OR THE INFORMATION CON
		WOOD FINISH	SHR. SHT.	SHOWER SHEET	MBH M.C.	1,000 BRITISH THERMAL UNITS MEDICINE CABINET	EPS. EQ.	EXTERIOR PAINT SYSTEM EQUAL	ADJ.	ADJUSTABLE	WILL BE COPIED, REPRODUCED, OR DELIVERED TO OTHERS, E SPECIFICALLY INSTRUCTED BY DE ALBA ARCHITECTURE. NO R (SEPIAS, PHOTO, ETC.) SHALL BE PRODUCED, MADE OR DISTRIE
		PLYWOOD	SHTG.	SHEATING	MCA	MINIMUM CIRCUIT AMPACITY	EQUIP.	EQUIPMENT	AFF AFG	ABOVE FINISH FLOOR/GRADE ABOVE FINISH GRADE	PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOU
WOOD		BOUGH	SIM. SLV.	SIMILAR SHORT LIVE VERTICAL	MD MECH.	MANUAL DAMPER MECHANICAL	ES. EWB	EACH SCREW OR EACH SIDE ENTERING WET BULB	AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY	WRITTEN CONSENT OF DE ALBA ARCHITECTURE. THESE DOCU COPIES WILL BE RETURNED TO DE ALBA ARCHITECTURE. UPON VIOLATORS WILL BE PROSECUTED TO THE FULL EXTENT OF THE
		ROUGH	S.M.	SHEET METAL SANITARY NAPKIN DISPENSER	MEMB.	MEMBRANE	E.W.C.	ELECTRIC WATER COOLER	AGGR.	AGGREGATE	OWNER:
		BLOCKING	S.N.D. S.N.R.	SANTARY NAPKIN	MFR. MH.	MANUFACTURER MANHOLE	EXH EXH A	EXHAUST EXHAUST AIR	AHU	AIR HANDLING UNIT AMERICAN INSTITUTE OF	PINNSIX GENE
		GLASS	sov	RECEPTACLE SHUT-OFF VALVE	MIN. MIR.	MINIMUN MIRRIOR	EXH DCT	EXHAUST AIR DUCT	A.I.S.C.	STEEL CONSTRUCTION	
GLASS		GLASS	SPEC. SPLY	SPECIFICATION SUPPLY	MISC.	MISCELLANEOUS	EXP. EXPO.	EXPANSION EXPOSED	AL. ALT	ALUMINUM ALTERNATE	PARTNERS 385 W. BEDFORD AVENUE FRESNO, CA 93
ਹ ਹ		GLASS BLOCK	SQ.	SQUARE	M.O.	MASONRY OPENING MAXIMUM OVER CURRENT	EXT.	EXTERIOR FURNACE	AP	ACCESS PANEL AMERICAN PLYWOOD	DRAWINGS PREPARED FOR:
Z		RIGID	SQ IN SS.	SQUARE INCH STAINLESS STEEL	MOCP	PROTECTION MULTIPLE PRODUCT	F.A.	FIRE ALARM	APPROX	ASSOCIATION	
JLATION		TAIGIE	S.SK.	SERVICES SINK	M.P.D.	DISPENSER MOP SINK	FAU F.B.	FORCED AIR UNIT	APPROX ASB.	APPROXIMATE ASBESTOS	PINNSIX GENE
INSOL		BATT / LOSE FILL	STA. STD.	STATION STANDARD	MSD	MULTI-SHUTTER DAMPER	F/CC	FURNACE & COIL	ASPH.	ASPHALT AMERICAN SOCIETY FOR	PARTNERS 3230 N. MILBURN AVENUE FRESNO, CA. 93
	77 / 1 1 1 7 7	CERAMIC TILE LARGE SCALE	STGR.	STAGGER	MT MTL.	MOUNTED METAL	F.D. FDN.	FLOOR DOWN FOUNDATION	A.S.T.M.	TESTING AND MATERIALS	559-801-6514
z —			STL. STOR.	STEEL STORAGE	MUL.	MULLION	F.E.	FIRE EXTINGUISHER	AWS.	AMERICAN WELDING SOCIETY	Y CONTRACTOR:
SECTION		CARPET AND PAD	STRL.	STRUCTURAL	(N) N.	NEW NORTH	F.E.C. F.H.C.	FIRE EXTINGUISHER CAB FIRE HOSE CABINET	BD BD.	BAROMETRIC DAMPER BOARD	BIDDING
S QNS SNS		CERAMIC TILE SMALL SCALE	SUSP.	SUSPENDED SYMMETRICAL / SYMBOL	N/A	NOT APPLICABLE	FIN.	FINISH	BDD	BACKDRAFT DAMPER	שאווטטוט
DETAIL AND			T, T-STAT	THERMOSTAT	N.C. N.I.C.	NORMALLY CLOSED NOT IN CONTACT	FJ FLASH.	FLOOR JOIST FLASHING	BEL BITUM.	BELOW BITUMINOUS	
NDIC		METAL LATH AND PLASTER	T.A.G. T.B.	TONGUE AND GROOVE TOWEL BAR	N.I.M.C.	NOT IN MECHANICAL CONTRACT	FLR FLUOR	FLOOR FLUORESCENT	BLDG.	BUILDING	REVISIONS
FINISHES	4	TERRAZZO	T.C.	TOP OF CURB TEMPERATURE CONTROL	N.O.	NORMALLY OPEN	FLX DCT	FLEX DUCT	BLK'G BM.	BLOCKING BEAM	NO. DESCRIPTION
	· · · · · · · · · · · · · · ·		TCP	PANEL TIME DELAY RELAY	#, NO. NOM.	NUMBER NOMINAL	FM.	FACE MOUNT FIELD NAILING	BOT.	BOTTOM	_
		GYPSUM	TEL	TELEPHONE	N.P.T.	NATIONAL PIPE THREAD NATIONAL SANITATION	FND.	FOUNDATION	BTUH C.	BRITISH THERMAL UNITS CHANEL	-
တ္ခ		PLYWOOD	TER.	TERRAZZO TOP FLANGE	N.S.F. N.T.S.	FOUNDATION NOT TO SCALE	F.O.C. F.O.F.	FACE OF CONCRETE FACE OF FINISH	CAB.	CABINET CATCH BASIN	REGULATORY AUTHORITIES
ATIONS			THK.	THICK	O.A.	OVERALL	F.O.S.	FACE OF SHEATHING	C.C.	CENTER TO CENTER	_
INDIC		WOOD STUD	T.P. T.P.D.	TOP OF PAVEMENT TOILET PAPER DISPENSER	OADB OBD	OUTSIDE AIR DRY BULB OPPOSED BLADE DAMPER	FOW FPM	FACE OF WALL FEET PER MINUTE	CC	COOLING COIL CLOSED CIRCUIT TELEVISION	_
		METAL STUD	TRD.	TREAD TUBE STEEL	OBS.	OBSCURE	FPRF. FRMG.	FIREPROOF FRAMING	CD	CONDENSING DRAIN	_
PARTITION		CDECIAL FINICILEACE	T.V.	TELEVISION	O.C. O.D.	ON CENTER OUTSIDE DIAMETER	FS.	FLOOR SINK	CEF CEM.	CEILING EXHAUST FAN CEMENT	_
<u> </u>		SPECIAL FINISH FACE	T.W.	TOP OF WALL TYPICAL	OFD	OVERFLOW DRAIN	FT.	FOOT OR FEET FLOOR TO FLOOR	CER.	CERAMIC	_ _
		BRICK	U.B.C.	UNIFORMED BUILDING CODE	OH OP	OVERHEAD OPERATING	FT'G	FOOTING	CFM C.G.	CUBIC FEET PER MINUTE CORNER GUARD	-
		CEMENT PLASTER	U.G. UGST	UNDERGROUND UNDERGROUND STORAGE	OPNG. OPP.	OPENING OPPOSITS	FURR FUT.	FURRING FUTURE	CHK VLV	CHECK VALVE	- -
			UNF	TANKS UNFINISHED	OSA	OUTSIDE (FRESH) AIR	GA.	GAUGE GALLONS	C.I.	CAST IRON COSTRUCTION JOINT	
		CERAMIC TILE	U.O.N. / U.N.O.	UNLESS OTHERWISE NOTED	PBD PENNY (D	PARALLEL BLADE DAMPER) NAILS	GAL GALV.	GALVANIZED	CLD.	CLOSET CEILING	-
	11 11 11	MIRROR	UR.	URINAL	P.F.	PER FOOT	G.B. G.C.	GRAB BAR GENERAL CONTRACTOR	CLG. CLKG.	CAULKING	
SNC			U.S. UTR	UNDER SLAB UP THRU ROOF	PH PL.	PHASE PLATE	GF.	GOOD FOR	CLR. C.M.U.	CLEAR CONC. MASONRY UNIT	-
CATIONS		GLASS	VERT. VEST.	VERTICAL VESTIBULE	P.LAM. PLAS.	PLASTIC LAMINATE PLASTER	GL. G.L.B.	GLASS GLULAM BEAM	CNTR.	COUNTER	ENGINEER'S SEAL ARCHITE
NDI		SHEET METAL	VEST. VTR	VENT TO ROOF	PLAS. PLYWD.	PLYWOOD	GND.	GROUND	COL.	COLUMN CONCRETE	
EVATION		00MD00/TE 0:::::	VTW W.	VENT TO WALL WEST / WIDTH	P.O.C. PR	POINT OF CONNECTION PAIR	GPF GPH	GALLONS PER FLUSH GALLONS PER HOOD	CONN.	CONNECTION	CENSED CHINE DE
ELEV/		COMPOSITE SHINGLES	w/	WITH	PRCST.	PRECAST	GPM GRD.	GALLONS PER MINUTE GRADE	CONSTR.	CONSTRUCTION CONTINOUS	—
			W.C.	WATER CLOSET WOOD	PRESS. P.S.F.	DIMENSION POUNDS PER SQUARE FOOT	GRD. GYP.	GYPSUM	COP	COEFFICIENT OF PERFORMANCE	
		WOOD SHAKE	W.F.	WIDE FLANGE	P.S.I.	POUNDS PER SQUARE INCH	H.B. H.C.	HOSE BIBB HOLLOW CORE	CORR.	CORRIDOR	
			WH w/o	WATER HEATER WITHOUT	PT. P.T.D.	POINT PAPER TOWEL DISPENSER	H.D.	HOLD DOWN	CSF CTG	CEILING SUPPLY FAN CEILING TRANSFER GRILLE	
		CLAY TILE	WP WS.	WATERPROOF WOOD SCREW	P.T.D.F.	PRESSURE TREATED DOUGLAS FUR	HDR. HDWD.	HEADER HARDWOOD	CTR.	CENTER	_
		STONE VENEER	WS. WSCT.	WAINSCOT	PTN.	PARTITION PAPER TOWEL RECEPTACLE	HDWE	HARDWARE	CTSK.	COUNTERSUNK CONDENSING UNIT	-
		OTOTAL VEHILLIX	WT. WTG	WEIGHT WALL TRANSFER GRILLE	P.T.R. Q.T.	QUARRY TILE	HGR. HT.	HANGER HEIGHT	D	PENNY NAIL	
			W.W.F.	WELDED WIRE FABRIC	R.	RISER RETURN AIR	H.M.	HOLLOW METAL	DA. DBL.	DOUBLE ANGEL DOUBLE	GENERAL NOTES
			W.W.M. XFMR	WELDED WIRE MESH TRANSFORMER	RAD.	RADIUS	HOR HP	HORIZONTAL HORSEPOWER	DEG	DEGREES	_
1			237 14117	, and the second	RAD RD.	RETURN AIR DUCT ROOF DRAING	HR HS.	HOUR HAND SINK	DEMO. DEPT.	DEMOLITION DEPARTMENT	SHEET TITLE
			1						DET.	DETAIL	JOB# : 221204 SHEET NO.
					REF.	REFERENCE	H.S.B.	HIGH STRENGTH BOLT		DOLICI AC EID	DATE: January 31, 2023
					REFR. REINF.	REFRIGERATOR REINFORCING	H.S.B. HSPF	HEATING SEASONAL PERFORMANCE FACTOR	D.F. DIAG.	DOUGLAS FIR DIAGONAL	DRAWN BY: CHRISTINE
					REFR.	REFRIGERATOR		HEATING SEASONAL	D.F.		



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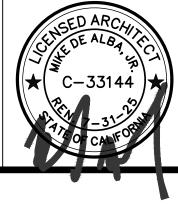
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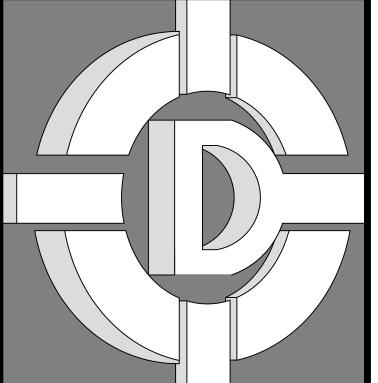
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TECT'S SEAL



FARMAI REIMBE I III		STANDARD		
FORMALDEHYDE LIM			RE FLOW R	. ,
MAXIMUM FORMALDEHYDE EMISSIONS IN F		FIXTURE TYPE		BASELINE FLOWRATE
SEALANTS HARDWOOD PLYWOOD VENEER CORE	CURRENT LIMIT	SHOWERHEADS (2)	1.8 GPM AT 80 PSI	
HARDWOOD PLYWOOD VENEER CORE HARDWOOD PLYWOOD COMPOSITE CORE	0.05	LAVATORY FAUCETS, NONRESIDENTIAL	0.5 GPM AT 60 PSI	
PARTICLE BOARD	0.05	KITCHEN FAUCETS (3)	1.8 GPM AT 60 PSI	
MEDIUM DENSITY FIBERBOARD	0.11	WASH FOUNTAINS	1.8 GPM/20 [RIM SPA	· , ,
THIN MEDIUM DENSITY FIREBOARD (2)	0.13	METERING FAUCETS METERING FAUCETS FOR WASH	0.2 GALLONS/CYCLE	
NOTES		FOUNTAINS (4)	0.20 GPM/20 [RIM SP	ACE (IN.) AT 60 PSI]
(1) VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFICATION RESOURCE BOARD, AIR TOXICS CONTROL MEASURE FOR CONTROL MEASURE F		GRAVITY TANK TYPE WATER	EFFECTIVE FLUSH V	OLUME TO BE 1.28 GALLONS/FLU
IN ACCORDANCE WITH ASTM E 1333- FOR ADDITIONAL INFORM	MATION, REFER TO	CLOSETS (1) FLUSHOMETER TANK WATER	EFFECTIVE FLUSH V	OLUME TO BE 1.28 GALLONS/FLU
CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 931 (2) THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THIC		CLOSETS (1)	LITECTIVE TEOSITY	OLOWIE TO BE 1.20 GALLONO/I LO
VOC CONTENT LIMIT		FLUSHOMETER VALVE WATER	EFFECTIVE FLUSH V	OLUME TO BE 1.28 GALLONS/FLU
		CLOSETS ELECTROMECHANICAL	FEECTIVE ELUSH V	OLUME TO BE 1.28 GALLONS/FLU
ARCHITECTURAL COATIN	NGS (2), (3)	HYDRAULIC WATER CLOSET		
GRAMS OF VOC PER LITER OF C		URINALS		OLUME TO BE 0.5 GALLONS/FLUS
LESS WATER AND LESS EXEMPT CO		(1) TANK-TYPE WATER CLOSET	NOTES	TO THE PERFORMANCE CRITERI.
COATING CATEGORY FLAT COATINGS	CURRENT LIMIT	OF THE U.S. EPA WATERSENSE		
NONFLAT COATINGS	50 100			ORMANCE CRITERIA OF THE U.S.S. WHEN A SHOWER IS SERVED
NONFLAT HIGH GLOSS COATINGS	150	MORE THAN ONE SHOWERHEAD		
SPECIALTY COATINGS	CURRENT LIMIT	AND/OR OTHER SHOWER OUTL	ETS CONTROLLED BY A	SINGLE VALVE SHALL NOT EXCE SHALL BE DESIGNED TO ALLOW
ALUMINUM ROOF COATINGS	400	ONLY ONE SHOWER OUTLET TO	D BE IN OPERATION AT A	
BASEMENT SPECIALTY COATINGS	400	SHALL BE CONSIDERED A SHO	WER HEAD.	
BITUMINOUS ROOF COATINGS	50	RÁTE, BUT NOT TO EXCEED 2.2	GALLONS PER MINUTE	THE FLOW ABOVE THE MAXIMUM AT 60 PSI AND MUST DEFAULT TO
BITUMINOUS ROOF PRIMERS	350	MAXIMUM FLOW RATE OF 1.8 G	ALLONS PER MINUTE AT	60 PSI.
BOND BREAKERS CONCRETE CURING COMPOUNDS	350	(4) WHERE COMPLYING FAUCE BE USED TO ACHIEVE REDUCTI	•	AERATORS OR OTHER MEANS MA
CONCRETE CURING COMPOUNDS CONCRETE/MASONRY SEALERS	350	(5) PLUMBING FIXTURES AND F	TITTINGS SHALL BE INST.	ALLED IN ACCORDANCE WITH TH
DRIVEWAY SEALERS	100 50	CALIFORNIA PLUMBING CODE A REFERENCED IN TABLE 1401.1 (PPLICABLE STANDARDS JMBING CODE AND IN CHAPTER (
DRY FOG COATINGS	150	THIS CODE.		
FAUX FINISHING COATINGS	350	ADHESI	VE VOC LII	MIT (1), (2)
FIRE RESISTIVE COATINGS	350			UNDS IN GRAMS PER LIT
FLOOR COATINGS	100	ARCHITECTURAL API		CURRENT VOC LIMIT
FORM-RELEASE COMPOUNDS	250	INDOOR CARPET ADHESIVES		50
GRAPHIC ARTS COATINGS (SIGN PAINTS) HIGH-TEMPERATURE COATINGS	500	CARPET PAD ADHESIVES		50
INDUSTRIAL MAINTENANCE COATINGS	420 250	OUTDOOR CARPET ADHESIVES		150
LOW SOLIDS COATINGS (1)	120	WOOD FLOORING ADHESIVES		100
MAGNESITE CEMENT COATINGS	450	RUBBER FLOOR ADHESIVES SUBFLOOR ADHESIVES		60 50
MASTIC TEXTURE COATINGS	100	CERAMIC TILE ADHESIVES		65
METALLIC PIGMENTED COATINGS	500	VCT AND ASPHALT TILE ADHES	IVES	50
MULTICOLOR COATINGS	250	DRYWALL AND PANEL ADHESIV	ES	50
PRE-TREATMENT WASH PRIMES PRIMES, SEALERS AND UNDERCOATERS	420	COVE BASE ADHESIVES		50
REACTIVE PENETRATING SEALERS	100 350	MULTIPURPOSE CONSTRUCTIO		70
RECYCLED COATINGS	250	STRUCTURAL GLAZING ADHESI		100
ROOF COATINGS	50	SINGLE-PLY ROOF MEMBRANE OTHER ADHESIVE NOT SPECIFI		250 50
RUST PREVENTIVE COATINGS	250	SPECIALTY APPLIC		CURRENT VOC LIMIT
SHELLACS:		PVC WELDING	-	510
CLEAR	730	CPVC WELDING		490
OPAQUE SPECIALTY PRIMERS, SEALERS AND UNDERCOATERS	550	ABS WELDING		325
STAINS	100 250	PLASTIC CEMENT WELDING		250
STONE CONSOLIDANTS	450	ADHESIVE PRIMER FOR PLASTI CONTACT ADHESIVE	U	550
SWIMMING POOL COATINGS	340	SPECIAL PURPOSE CONTACT A	DHESIVF	80 250
TRAFFIC MARKING COATINGS	100	STRUCTURAL WOOD MEMBER		250 140
TUB AND TILE REFINISH COATINGS	420	TOP AND TRIM ADHESIVE		250
WATERPROOFING MEMBRANES	250	SUBSTRATE SPECIFIC A	APPLICATIONS	CURRENT VOC LIMIT
WOOD COATING WOOD PRESERVATIVES	275	METAL TO METAL		30
ZICH-RICH PRIMERS	350 340	PLASTIC FOAMS	005,	50
NOTES	J4U	POROUS MATERIAL (EXCEPT W	OOD)	50
(1) GRAMS OF VOC PER LITER OF COATING, INCLUDING WATE	R AND INCLUDING EXEMPT	_ WOOD FIBERGLASS		30
COMPOUNDS.		IDLINOLAGO	NOTES	80
(2) THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISE SUBSEQUENT COLUMNS IN THE TABLE.	LIMITS AKE LISTED IN	(1) IF AN ADHESIVE IS USED TO		STRATES TOGETHER, THE
(3) VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFICATION OF THE STATE OF THE SECOND OF THE SECO		ADHESIVE WITH THE HIGHEST	VOC CONTENT SHALL BI	E ALLOWED.
RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTE FEBRUARY 1, 2008- MORE INFORMATION IS AVAILABLE FROM		(2) FOR ADDITIONAL INFORMAT CONTENT SPECIFIED IN THIS TA	ABLE, REFER TO SOUTH	COAST AIR QUALITY MANAGEME
		DISTRICT RULE 1168, http://www.a	arb.ca.gov/DRDB/SC/CUR	HTML/R1168.PDF.
		SEA	LANT VOC	LIMIT
		LESS WATER AND LESS	S EXEMPT COMPO	UNDS IN GRAMS PER LIT
		SEALANTS		CURRENT VOC LIMIT
		ARCHITECTURAL		250
		ARCHITECTURAL		760
		MARINE DECK		700
		MARINE DECK NONMEMBRANE ROOF		300
		MARINE DECK NONMEMBRANE ROOF ROADWAY		300 250
		MARINE DECK NONMEMBRANE ROOF ROADWAY SINGLE-PLY ROOF MEMBRANE		300 250 450
		MARINE DECK NONMEMBRANE ROOF ROADWAY SINGLE-PLY ROOF MEMBRANE OTHER		300 250 450 420
		MARINE DECK NONMEMBRANE ROOF ROADWAY SINGLE-PLY ROOF MEMBRANE OTHER SEALANT PRIMERS		300 250 450
		MARINE DECK NONMEMBRANE ROOF ROADWAY SINGLE-PLY ROOF MEMBRANE OTHER		300 250 450 420
		MARINE DECK NONMEMBRANE ROOF ROADWAY SINGLE-PLY ROOF MEMBRANE OTHER SEALANT PRIMERS PVC WELDING:		300 250 450 420 CURRENT VOC LIMIT
		MARINE DECK NONMEMBRANE ROOF ROADWAY SINGLE-PLY ROOF MEMBRANE OTHER SEALANT PRIMERS PVC WELDING: NONPOROUS		300 250 450 420 CURRENT VOC LIMIT
		MARINE DECK NONMEMBRANE ROOF ROADWAY SINGLE-PLY ROOF MEMBRANE OTHER SEALANT PRIMERS PVC WELDING: NONPOROUS POROUS	C	300 250 450 420 CURRENT VOC LIMIT 250 775
		MARINE DECK NONMEMBRANE ROOF ROADWAY SINGLE-PLY ROOF MEMBRANE OTHER SEALANT PRIMERS PVC WELDING: NONPOROUS POROUS PLASTIC CEMENT WELDING		300 250 450 420 CURRENT VOC LIMIT 250 775 500
		MARINE DECK NONMEMBRANE ROOF ROADWAY SINGLE-PLY ROOF MEMBRANE OTHER SEALANT PRIMERS PVC WELDING: NONPOROUS POROUS PLASTIC CEMENT WELDING ADHESIVE PRIMER FOR PLASTI CONTACT ADHESIVE	NOTES	300 250 450 420 CURRENT VOC LIMIT 250 775 500 760 750
		MARINE DECK NONMEMBRANE ROOF ROADWAY SINGLE-PLY ROOF MEMBRANE OTHER SEALANT PRIMERS PVC WELDING: NONPOROUS POROUS PLASTIC CEMENT WELDING ADHESIVE PRIMER FOR PLASTI CONTACT ADHESIVE	NOTES I REGARDING METHODS	300 250 450 420 CURRENT VOC LIMIT 250 775 500 760 750 TO MEASURE THE VOC CONTEN
		MARINE DECK NONMEMBRANE ROOF ROADWAY SINGLE-PLY ROOF MEMBRANE OTHER SEALANT PRIMERS PVC WELDING: NONPOROUS POROUS PLASTIC CEMENT WELDING ADHESIVE PRIMER FOR PLASTI CONTACT ADHESIVE	NOTES I REGARDING METHODS	300 250 450 420 CURRENT VOC LIMIT 250 775 500 760 750 TO MEASURE THE VOC CONTEN
		MARINE DECK NONMEMBRANE ROOF ROADWAY SINGLE-PLY ROOF MEMBRANE OTHER SEALANT PRIMERS PVC WELDING: NONPOROUS POROUS PLASTIC CEMENT WELDING ADHESIVE PRIMER FOR PLASTI CONTACT ADHESIVE FOR ADDITIONAL INFORMATION SPECIFIED IN THESE TABLES, R	NOTES I REGARDING METHODS	300 250 450 420 CURRENT VOC LIMIT 250 775 500 760 750 TO MEASURE THE VOC CONTEN
		MARINE DECK NONMEMBRANE ROOF ROADWAY SINGLE-PLY ROOF MEMBRANE OTHER SEALANT PRIMERS PVC WELDING: NONPOROUS POROUS PLASTIC CEMENT WELDING ADHESIVE PRIMER FOR PLASTI CONTACT ADHESIVE FOR ADDITIONAL INFORMATION SPECIFIED IN THESE TABLES, R	NOTES I REGARDING METHODS	300 250 450 420 CURRENT VOC LIMIT 250 775 500 760 750 TO MEASURE THE VOC CONTEN
		MARINE DECK NONMEMBRANE ROOF ROADWAY SINGLE-PLY ROOF MEMBRANE OTHER SEALANT PRIMERS PVC WELDING: NONPOROUS POROUS PLASTIC CEMENT WELDING ADHESIVE PRIMER FOR PLASTI CONTACT ADHESIVE FOR ADDITIONAL INFORMATION SPECIFIED IN THESE TABLES, R	NOTES I REGARDING METHODS	300 250 450 420 CURRENT VOC LIMIT 250 775 500 760 750 TO MEASURE THE VOC CONTEN



DE ALBA ARCHITECTURE

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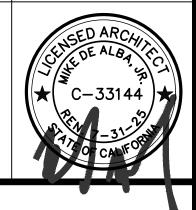
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ENGINEER'S SEAL ARCHITECT'S SEAL



GREEN BUILDING STANDARDS

SHEET TITLE

WHOLE-BUILDING CONTINUOUS **EXHAUST VENTILATION SYSTEM REQUIREMENTS (ASHRAE STANDARD** WHOLE BUILDING VENTILATION REQUIREMENTS (FROM 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 AIRFLOWS 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 GREATEF 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. (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 ROCEDURES 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 BLOWER DOOR TESTING MINIMUM AIR LEAKAGE ALLOWED LOWER DOOR FIELD VERIFICATION REQUIRED BY AN INDEPENDENT HERS RATER WITH COMPLETED CF-6R FORMS DUCT DESIGN: DEEPLY BURIED DUCTS COOL ROOF: ROOF REFLECTANCE 0.3. ROOF EMITTANCE 0.75 COOL ROOF THE COOLING SYSTEM SHALL HAVE A MINIMUM SEASONAL ENERGY **COOLING SEEI EFFICIENCY RATIO OF 13.** THE COOLING SYSTEM SPLIT SYSTEM INCLUDES CREDIT FOR A 12.0 COOLING SPL ENERGY EFFICIENCY RATIO CONDENSER. A CERTIFIED HERS RATER MUST FIELD VERIFY THE INSTALLATION OF THE CORRECT CONDENSER. **DUCT LEAKAGE** DUCT LEAKAGE TESTING. TEST DUCT RETURN DUCT DESIGN: RETURN VERIFIED HEAT PUMP RATED HEATING CAPACITY. **HEAT PUMP** THE HEATING SYSTEM (ANNUAL FUEL UTILIZATION EFFICIENCY) SHALL HEATING AFUE TESTED DUCT LEAKAGE REQUIRED FOR COMPLIANCE PACKAGES C&D UNLESS ALTERNATE USED MAXIMUM 6% LEAKAGE. INSTALLER TO TESTED DUC COMPLETE INSTALLATION CERTIFICATE, CF-3R. FIELD VERIFICATION LEAKAGE THEN REQUIRED BY A CERTIFIED INDEPENDENT HERS RATER WITH COMPLETED CF-3R FORMS. WINDOW OVERHANGS AND / OR FINS. OVERHANGS WHOLE HOUSE INSTALLED WHOLE HOUSE FAN WITH 1" EPS FOAM INSULATION.'* **EPS FOAM** MANUFACTURER: INSULFOAM OR EQUAL **INSULATION** 'ICBO APPROVAL NUMBER: ESR-1788 OR EQUAL 001 THE SMOKE DETECTOR PROVIDED FOR THE PROTECTION OF THE SLEEPING DOMS IS REQUIRED TO BE PLACED IN FRONT OF THE RETURN AIR GRILL. 002 ALL HOSE BIBBS SHALL BE EQUIPPED WITH NON-REMOVABLE BACKFLOWS 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.

62.2-2007).

ASHRAE 62.2)

A = conditioned floor area, ft

GENERAL NOTES

1,250

BEDROOMS

N = number of bedrooms; not to be less than one

Q = ventilation air requirement = fan flow rate, (cfm)

Q(CFM) 68

ALLOWABLE LENGTH (FEET)

ESTIMATED MAXIMUM STRAIGHT

CEC STANDARDS TABLE

EXHA	FAN T	'ABLI	Ē		GLAZ	ZING				
	TARGET AIRFLOW CALCULATION						TYPE	U-VALUE	SHGC VALUE	
IANGLI	_	TO CALC	DLAIIO			VINYL	WINDOW	0.30	0.23	
ROOM TAG	MASTER BATH	KITCHEN	BATH 2	POWDER	UTILITY	METAL	FRENCH DOOR	0.30	0.23	
ROOM FLOOR AREA (SQUARE	100	200	60	30	20	VINYL	HALF LITE DOOR	0.30	0.23	
FEET)	100	200	60	30	80	WOOD	SOLID DOOR	0.30	0.23	
ROOM CEILING HEIGHT (FEET)	9	9	9	9	9	WINDOW IDENTIFICATI	ION STICKERS MUST BE	ON AT TIME OF FRAME	INSPECTION	
(CALCULATED) ROOM 5 ACH TARGET VALUE	75	150	45	23	60	INSULATION				
	DUCT SYSTEM DESIGN PARAMETERS				FRAMING	LOCA	ATION	R-VALUE		
FAN AIR FLOW (CUBIC FEET PER						WALL	R-19 BATT			
MINUTE) AT 0.25 IN WG	90	65	84	65	90	CEILING	CEILING	G_ATTIC	R-38 BLOWN	
DUCT DIAMETER (INCH)	5	6	4	4	5	FLOOR	FLOOR_	CEILING	R-19 BATT	
ESTIMATED MAXIMUM QUANTITY	1	1	1	1	1	ROOF	ROOF_BEL	_OW_DECK	R-19 BATT	
ELBOWS	I	I	I	<u>'</u>	I	EXISTING	EXIS	TING	R-0	
ASHRAE 62.2 TABLE 7.1 PRESCRIPTIVE SIZING FOR						NOTES				
STRAIGHT DUCT MAXIMUM	110	NO LIMIT	110	NO LIMIT	110	1. BATT INSULATION SE				

. ALL WALLS, FLOORS AND CEILINGS SHALL BE INSULATED AS NOTED ABOVE, UNLESS

FORM, AND THE HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC RESTIN

.) REGISTERED COPY OF THE CF-2R FORM SHALL BE SUBMITTED PRIOR TO FINA

INSPECTION, SIGNED BY CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND

TESTING PERFORMED BY A THIRD PARTY CERTIFIED HERS RATER FOR: HIGH

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

004 | AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHAL

MAKE AVAILABLE TO THE ENFORCEMENT 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.

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

005 THE INSULATION SHALL CONFORM TO FLAME SPREAD RATING AND SMOKE

DENSITY REQUIREMENTS OF THE 2022 CALIFORNIA MECHANICAL CODE.

008 BATHTUBS AND WHIRLPOOL BATHTUBS SHALL BE LIMITED TO 120° FAHRENHEIT E

THERMOSTAT SHALL NOT BE CONSIDERED AS MEETING THIS PROVISION.)

CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR

POINT OF USE AND IN ACCORDANCE WITH ASSE 1016 OR ASME

A DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B 125.3 (THE WATER HEATER

009 SHOWER AND TUB / SHOWER COMBINATION SHALL BE PROVIDED WITH INDIVIDUAL

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

A. A DEDICATED 125-VOLT ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET OF

OBSTRUCTIONS, AND BE CONNECTED TO A THREE CONDUCTOR, 10 AWG BRANCH

ELECTRICALLY ISOLATED AND HAVE A RESERVED CIRCUIT BREAKER SPACE. NEXT

TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT AND LABELED WITH THE

C. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE

D. A GAS SUPPLY LINE WITH A CAPACITY TO PROVIDE AT LEAST 200,000 BTU PER

THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO

CIRCUIT. IN ADDITION, THE UNUSED CONDUCTOR MUST BE LABELED AND

B. A CATEGORY III OR IV VENT OR A TYPE B VENT WITH A STRAIGHT PIPE

BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER

BASE OF THE INSTALLED WATER HEATER AND ALLOWS NATURAL DRAINING

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

FENESTRATION SYSTEM INSTALLED IN CONSTRUCTION SUBJECT TO TITLE 24,

DERIVE THOSE VALUES, AND CERTIFIES COMPLIANCE WITH AIR LEAKAGE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE. THE LABEL SHALL NOT BE

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

012 EVERY MANUFACTURED AND SITE-BUILT FENESTRATION PRODUCT OR

REMOVED UNTIL APPROVED BY THE BUILDING INSPECTOR.

THE ENERGY DOCUMENTATION.

010 GAS OR PROPANE WATER HEATERS.

WORDS "FUTURE 240V USE".

WITHOUT PUMP ASSISTANCE.

HOUR TO THE WATER HEATER.

HEATER IS INSTALLED.

AIR FILTRATION.

THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME AND MATERIAL

002 PROVIDE SPECIAL INSPECTION FOR FIELD VERIFICATION AND DIAGNOSTIC

003 AFTER INSTALLING THE INSULATION, THE INSTALLER SHALL POST IN A

DUCT LENGTH (FEET)	10	10	10	10	10		APPLIANCE / EG	UIPMENT TABL	E
EXH	AUST FA	N SCHE	DULE			DESCRIPTION	INPUT BTU's	OUTPUT BTU's	EFFICIENCY
DESCRIPTION	EF_61	EF_116	EF_183	EF_257		RANGE	65,000	52,000	
TYPE	CENTRIFU			1		CLOTHES DRYER	35,000	28,000	
1	-GAL	-GAL	-GAL	-GAL		WATER HEATER	50,000	40,000	0.58
MOUNTING	CEILING	CEILING	CEILING	CEILING		DOU PAC - HEAT	80,000	64,000	AFUE: 0.92
VOLTS / PHASE	120/ 1	120/ 1	120/ 1	120/ 1		DOU PAC COOL			SEER:16.0
CUBIC FEET PER MINUTE	61	116	183	257			45.000	44.000	
E.S.P. (IN. WC)	0.20	0.20	0.70	0.00		MINI-SPLIT - HEAT	15,000	11,300	HSPF:4.1
	0.30	0.30	0.70	0.80		MINI-SPLIT - COOL			EER:12.5
DRIVE	DIRECT	DIRECT	DIRECT	DIRECT		- FURNACE	80,000	64,000	
SONES	0.70	0.80	1.20	1.30		TOTALOL	· · · · · · · · · · · · · · · · · · ·	<u>'</u>	
OPER. WEIGHT (POUNDS)	11.50	14.60	14.60	14.60		001 1.) REGISTERED COPIES OF THE CF-3R AND CF-2R FORMS SHALL BE SU PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED INSTALLERS FOR THE			
MANUFACTURER	AIR KING	AIR KING	AIR KING	AIR KING					

ON THE CF-2R FORM.

DIAGNOSTIC TESTING.

CALIFORNIA BUILDING CODE

DESIRED R-VALUE.

A112.18.1/CSAB125.1.

QUALITY INSULATION INSTALLATION CREDIT

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

AK80LS | AK150LS | AK200LS | AK280LS

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: FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE

THE BUILDING. . 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 UMIDITY 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 S NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN).

FOR THE PURPOSES OF THIS SECTION, A BATHROOM IS A ROOM WHICH CONTAINS A ATHTUB, SHOWER, OR TUB / SHOWER

. 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 32.2, 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									
N RATING (CFM AT 0.25 IN. G.)	50	80	100	125					
MAXIMUM ALLOWABLE DUCCT LENGTH (FT)									
DIAMETER, (IN)		FLEX	DUCT						
3	Х	Х	Х	Х					
4	70	3	Х	Х					
5	NL	70	35	20					
6	NL	NL	125	95					
7 AND ABOVE	NL	NL	NL	NL					
DIAMETER, (IN)									
3	5	Х	Х	Х					
4	105	35	5	Х					
5	NL	135	85	55					
6	NL	NL	NL	145					
7 AND ABOVE	NL	NL	NL	NL					
IIS TABLE ASSUMES NO ELBOWS	S. DEDUCT	15 FT OF AL	LOWABLE D	UCT LENGT	H 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	
LANCEC DED LIQUE (ACII) V	VILICILIC DETERMINE	D DV MULTIPLYING THE VOLUME OF

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).

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MIKE DE ALBA, JR.

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OWNER:

PINNSIX GENERAL

559-801-6514

DRAWINGS PREPARED FOR:

PINNSIX GENERAL **PARTNERS**

CONTRACTOR:

BIDDING

	DENSITY REQUIREMENTS OF THE 2022 CALIFORNIA MECHANICAL CODE.			
6	WATER HAMMER ARRESTORS SHALL BE INSTALLED AT THE FOLLOWING QUICK			
	ACTING SHUT-OFF VALVES (SOLENOID OPERATED) A. AUTOMATIC WASHER, HOT AND COLD-WATER		REVISIONS	
	B. ICE MAKER	NO.	DESCRIPTION	DATE
	C. DISHWASHER D. FRONT AND REAR SPRINKLER OUTLETS			
	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	DE	LIL ATORY AUTHORITIES ST	

REGULATORY AUTHORITIES STAMP

I ENGINEER'S SEAL │ ARCHITECT'S SEAL



ENERGY DOCUMENTS (ENERGY PRO)

SHEET TITLE

DRAWN BY: TAYLOR APPROVED BY: M.D.

CABINETS FURNISH AND INSTALL ALL CABINET WORK COMPLETE. VERIFY ALL DIMENSIONS BY TAKING FIELD MEASUREMENTS PRIOR TO FABRICATION/INSTALLATION. VERIFY FRAMES, PANELING, AND SHELVING. APPLIANCE AND FIXTURE SIZES WITH OWNER/CLIENT AND SUPPLIER PRIOR TO ALL WORK AND MATERIALS SHALL MEET THE LATEST EDITION PERFORMANCE STANDARDS OF THE "NATIONAL KITCHEN CABINET ASSOCIATION"- NKCA. FREE OF TOOL MARKS OWNER/CLIENT SELECTED PANEL DOORS, UNLESS NOTED OTHERWISE. 004 WOODWORK SHALL BE ACCURATELY SCRIBED TO FIT ADJOINING SURFACES. A. ALL JOINTS SHALL BE TIGHT AND TRUE AND SECURELY FASTENED. CORNERS SHALL BE MITERED, BUTTED, OR COPED, NAILS SET, AND SURFACES FREE OF . USE CONCEALED FASTENINGS WHERE POSSIBLE. SPECIFICALLY NOTED. 007 | **FITTING AND HANGING DOORS**: . ALL CABINET WORK SCHEDULED FOR PAINT OR STAIN FINISH SHALL BE EACH DOOR SHALL BE ACCURATELY CUT, TRIMMED, AND FITTED TO ITS SMOOTHLY DRESSED AND SANDED INSTALL ALL WORK LEVEL, PLUMB, AND TRUE. SCRIBE MEMBERS ACCURATELY IN PLACE TO FIT ADJOINING SURFACES. CABINETS SCHEDULED FOR PAINT FINISHES SHALL BE PRIMED AND BACK 1/8". CLEARANCE AT THE BOTTOM SHALL BE ADJUSTED FOR FINISH FLOOR PAINTED PRIOR TO INSTALLATION.

AS SELECTED BY OWNER / CLIENT. SHALL BE SELECTED BY OWNER / CLIENT.

MOLDED MILLWORK FURNISH AND INSTALL ALL MOLDED MILLWORK COMPLETE. A. INSTALLATION AND FINISH APPLICATION PER MANUFACTURER'S

> SURFACE PREPARATION AND ADHESIVES / ATTACHMENT 3. PRODUCT TO BE COMPATIBLE WITH EXTERIOR USE, ADJACENT FINISHES, AND OF SUFFICIENT STRUCTURAL STRENGTH FOR LOCATION USED.

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 SUBJECTED TO BUMPING, SCRAPING DENTING, ETC. PROVIDE TYPE II- HIGH DENSITY FOAM AT ALL TRIM APPLICATIONS.

GYPSUM WALLBOARD

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

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

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 SHOW ON DRAWINGS. 006 DRAWINGS ARE NOT TO BE SCALED. INDICATED DIMENSIONS SHALL GOVERN

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

009 ALL CEILING JOIST SPANS SHALL BE INSTALLED PER CEILING JOIST SPAN

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. 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-CONDITIONED 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) 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

015 ALL PLUMBING PENETRATIONS THROUGH WALL WHICH REQUIRE PROTECTED OPENINGS (FIRE BARRIERS, FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED

A. ALL JOINTS IN FINISHED SURFACES SHALL BE TAPED AND FINISHED WITH JOINT CEMENT. REINFORCE ALL CORNERS. PROVIDE METAL TRIM AT ALL EXPOSED EDGES AND EXTERNAL CORNERS.

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. PROTECT ALL EXPOSED WOOD BEAMS, POST, RAILINGS ETC.

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. 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

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

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.

REFER TO SECTION 10A FOR FINISH SCHEDULE.

FINISH CARPENTRY

FURNISH AND INSTALL ALL FINISH CARPENTRY COMPLETE, INCLUDING TRIM, DOOF

002 INSTALLATION OF FINISH HARDWARE, BATH ACCESSORIES, CABINET PULLS, ETG ALL JOINTS SHALL BE TIGHT AND TRUE AND SECURELY FASTENED. CORNERS

SHALL BE NEATLY MITERED, BUTTED, OR COPED, WITH NAILS SET AND 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

RESPECTIVE FRAME AND HARDWARE WITH DUE ALLOWANCE FOR PAINTER'S 008 CLEARANCE AT THE LOCK HANGING STILES AND AT THE TOP SHALL NOT EXCEED

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 PROTECTEI 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 A. ALL VERTICAL AND HORIZONTAL TRIM MEMBERS SHALL BE IN LONGEST

PRACTICABLE LENGTHS. 013 SHELVING: 15" DEEP AT WARDROBES UNLESS NOTED OTHERWISE. PARTICLE

BOARD, EDGE BANDED OR LX CLEAR PINE. 014 SHELF POLE: 1 3/8" DIAMETER, SOLID WOOD. DOUBLE POLE AS INDICATED WITH "DBL P" ON DRAWINGS.

015 SHELF AND POLE: METAL SHELF AND POLE SYSTEM AS SELECTED BY OWNER / CLIENT. PROVIDE DOUBLE POLE AS INDICATED WITH "DBL P" DRAWINGS.

016 WOOD BASE: 2 1/4" HIGH COLONIST PROFILE CLEAR PINE WITH SHOE MOLDING A SHEET VINYL. WINDOW CASING AS DETAILED OR AS NOTED OTHERWISE. 017 INTERIOR WOOD TRIM:

A. WOOD RAILS- CLEAR MATERIAL, FINISHED TO MATCH CASEWORK. 8. 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 UNSELECT BIRCH OR JAPANESE ASH SUITABLE 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 CABINETRY 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 COUNTERS. WOOD CABINETS SHELVING, AND OTHER WORK AS SHOWN ON DRAWINGS. HANG DOORS AND INSTALL HARDWARE.

COORDINATE THIS WORK WITH ALL OTHER TRADES AS REQUIRED. DELIVER ALL MATERIAL OF THIS SECTION UNDER PROTECTIVE COVER AND STORE WITHIN DRY PORTIONS OF THE BUILDING.

INSTALL ALL INTERIOR TRIM WITH FINISH NAILS, UNLESS OTHERWISE NOTED. INSTALL DOOR TRIM IN SINGLE LENGTHS AND MITER CORNERS AT DOOR CASINGS HANG DOORS WITH EVEN MARGINS AT SIDES AND TOP WITH BOTTOM CUT TO CLEAR FLOOR MATERIAL UNDERCUT WHERE SHOWN ON MECHANICAL PLAN. THE LOCATION OF HARDWARE IN CONNECTION WITH WOOD DOORS SHALL BE AS FOLLOWS. CENTER DOOR KNOBS 36 INCHES ABOVE FINISHED FLOOR. CENTEI 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.

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. 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. 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 TRIM AND CASING SHALL BE CLEAR PINE OR DOUGLAS FIR.

JAMBS SHALL BE CLEAR DOUGLAS FIR AND MAY BE FINGER JOINTED AT PAINT FINISH CONDITIONS.

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MIKE DE ALBA, JR.

ARCHITECT

559-801-6514

PINNSIX GENERAL

PIES WILL BE RETURNED TO DE ALBA ARCHITECTURE. UPON REQUEST

DLATORS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

DRAWINGS PREPARED FOR:

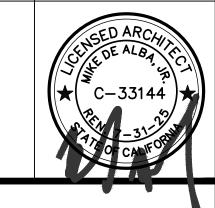
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CONTRACTOR

	REVISIONS	
NO.	DESCRIPTION	DATE

REGULATORY AUTHORITIES STAMP

ENGINEER'S SEAL | ARCHITECT'S SEAL



IFINISH NOTES

SHEET TITLE

DATE: February 22, 2023 DRAWN BY: CHRISTIN APPROVED BY: M.D.

INSULATION 127 MEMBRANE WATER RESISTIVE BARRIER 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. 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 CEILINGS AND ROOF-KNEE 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.

B. SOUND INSULATION: INSTALL BATTS BETWEEN STUDS, SECURELY AND TIGHTLY FITTED AT WALLS AS INDICATED ON DRAWINGS.

PLUMBING INSULATION: FULLY INSULATE ALL STUD AND FLOOR CAVITIES CONTAINING WASTE LINES FROM FOUNDATION TO FLOOR ABOVE.). PARTY WALL INSULATION: INSTALL BATTS PER DETAILS AND CODE

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.

A. THERMAL INSULATION: REFER TO ENERGY COMPLIANCE REPORT AND SECTION NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

CONSISTENT WITH REQUIREMENTS AND MANUFACTURER'S LABEL FOAM INSULATION: EXPANSIVE TYPES USED TO SEAL THE EXTERIOR BUILDING ENVELOPE PER ENERGY REQUIREMENTS MUST BE COMPATIBLE FOR USE WITH ADJACENT MATERIALS (I.E., WINDOW FRAMES) AND INSTALLED SO AS NOT TO INTERFERE WITH INSTALLATION OF FINISH MATERIALS.

FURNACE ROOMS: R-13 BATTS FOR SOUND CONTROL. LINE COLD AIR RETURN

SOUND INSULATION WHEN INDICATED ON FLOOR PLAN ADJACENT TO LIVING

NOT EXCEED 75 AND A SMOKE DENSITY THAT DOES NOT EXCEED 450. . MINERAL FIBER INSTALLATION: INSTALL MINERAL FIBER INSULATION BATTS AT

ELASTOMERIC MEMBRANE

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

B. ALL GENERAL REQUIREMENTS AS PRINTED IN THE CURRENT W.R. GRACE WATERPROOFING PRODUCTS MANUAL ARE INCORPORATED IN THESE NOTES. 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.

 A. INSTALL FULLY ADHERED SELF-SEALING ELASTOMERIC MEMBRANES PER MANUFACTURER'S INSTALLATION RECOMMENDATIONS, INCLUDING PREPARATION OF ALL SURFACES TO RECEIVE MATERIALS, SEALING OF EDGES, SEALING SEAMS, FORMATION OF CORNERS, PROTECTION OF INSTALLED MATERIALS. . ANY CONTRACTOR OR SUBCONTRACTOR SHALL CONFIRM THE EXISTENCE OF ADEQUATE SLOPE FOR DRAINAGE PRIOR TO INSTALLATION OF ELASTOMERIC

. FULLY ADHERED SELF-SEALING ELASTOMERIC MEMBRANES REFERRED TO IN THESE NOTES AND IN DETAILS REFER TO "GRACE ICE & WATER SHIELD". MANUFACTURED BY W.R. GRACE & CO.- CONN, CONSTRUCTION PRODUCTS

. USE ALL PRIMERS AND SURFACE PREPARATION MATERIALS RECOMMENDED

STUCCO

A. FURNISH AND INSTALL ALL PLASTERING WORK COMPLETE. INCLUDING GROUNDS, SCREEDS, EXPANSION JOINTS, CASING, CORNER GUARDS, ETC. PROVIDE ELASTOMERIC MEMBRANE MATERIALS PER DETAILS AND SECTION

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.

. ALL WORK AND MATERIALS SHALL MEET THE LATEST EDITION PERFORMANCE STANDARDS OF THE "PLASTERING INFORMATION BUREAU"- PIB AND THE "LATHING

. ALL WORK SHALL COMPLY WITH THE INSTALLATION STANDARDS OF THE MANUFACTURER OF THE PLASTER (INSULATION) PRODUCTS PROVIDED. APPLICATION OF WATERPROOF BARRIER SHALL BE THE RESPONSIBILITY OF OWNER/CLIENT BASED ON THE RECOMMENDATIONS OF THE STUCCO

. SLOPE OF SUBSTRATE: IF NOT NOTED ON DRAWINGS, THE MINIMUM SLOPE OF SUBSTRATE ON WHICH STUCCO MAY BE APPLIED IS 1/4" PER FOOT. 003 MATERIALS- 3 COAT EXTERIOR PLASTER:

 A. WALLS: MINIMUM 7/8" THICK, THREE COAT APPLICATION WITH INTEGRAL COLOR COAT (PAINT AT ACCENTS ONLY) OVER 1 1/4", 12 GAGE, CORROSION RESISTANT METAL WIRE MESH OVER 1-LAYER 15 POUND FELT MINIMUM, AT WALLS, 1-LAYER ELASTOMERIC MEMBRANE AT SURFACES OTHER THAN VERTICAL

SOFFITS: USE HI-RIB LATH AS RECOMMENDED BY STUCCO MANUFACTURER. CORROSION RESISTANT METAL BASE SCREED AT FOUNDATION AS DETAILED.). CORNERS: ALL OUTSIDE CORNERS TO BE REINFORCED WITH BULL NOSED CORNER GUARDS AS SELECTED BY OWNER / CLIENT.

EXPANSION JOINTS: INSTALL EXPANSION / WEEP JOINTS AS RECOMMENDED BY STUCCO CONTRACTOR. ARCHITECT TO BE NOTIFIED OF LOCATIONS PRIOR TO

DECORATIVE CORROSION RESISTANT METAL CHANNEL SCREEDS: AS INDICATED ON PLANS AND AS DETAILED.

FINISH: AS SELECTED BY ARCHITECT. PROVIDE ARCHITECT WITH MINIMUM 24"x24" FIELD APPLIED SAMPLE PRIOR TO FIELD APPLICATION ON UNITS. COLOR AS SELECTED BY ARCHITECT, REFER TO COLOR SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

DRIP SCREEDS: INSTALL CORROSION RESISTANT METAL DRIP SCREEDS AT JNDERSIDE OF ALL STUCCO SOFFITS AND RECESSES.

> BUILDING IS EQUIPED THROUGHOUT WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OF THE CALIFORNIA BUILDING CODE PRIOR TO ANY INSTALLATION OF NEW OR MODIFICATION TO EXISTING SYSTEMS.

SPACES (WHERE APPLICABLE).

ROOF HATCH PER SPECIFICATIONS REQUIRED.

049 ALL PENETRATIONS IN OR THROUGH FIRE ASSEMBLIES SHALL COMPLY WITH C.B.C SECTION 714- PENETRATIONS. FIRE-RESISTANT JOINT SYSTEMS SHALL COMPLY WITH C.B.C. SECTION 715- ALL DUCT AND AIR TRANSFER OPENINGS SHALL COMPLY WITH C.B.C. SECTION 717.

WATERPROOFING (cont.)

MATERIALS

1-ASPHALT PRIMER: CONFORM TO ASTM D41.

SUMMARY OF DETAILS PER 100 SQUARE FEET

ASPHALT EMULSION PRIMER (1 1/2 GALLONS)

MINIMUM 3/8" THICK GYPSUM BOARD.

FIRST COURSE C-13-E (3 GALLONS)

FOURTH COURSE C-13-E (3 GALLONS)

APPROXIMATE TOTAL WEIGHT (WET)

SECOND COURSE GLASS FABRIC

THIRD COURSE C-13-E

028 BALCONY AND DECK COATING:

APPROVED BY ARCHITECT.

030 EXTERIOR DECKS:

BALCONY.

ASSEMBLY

036 CALIFORNIA FILL:

037 CRICKETS AND SADDLES:

038 WATER-RESISTIVE BARRIER:

FRAMING COMPONENTS (CRC R703.8):

SUBSEQUENT DRAINAGE

G.) AT BUILT-IN GUTTERS.

"STRUCTURAL" CRICKETS.

040 CHIMNEY WALLS:

042 CRICKET NOTES:

REQUIREMENTS.

041 GUTTERS:

STUCCO COPINGS.

035 OPENINGS:

031 LATH AND PLASTER

ADEQUATE DRAINAGE.

033 RESAWN AND ROUGHSAWN LUMBER:

MEMBRANE "WATERPROOFING" SHALL BE INSTALLED TO PREPARED SURFACES BY

SKILLED AND QUALIFIED MECHANICS AND SHALL CONFORM TO THE FOLLOWING:

2-ASPHALT EMULSION: CONFORM TO ASTM D1187, FLINTKOTE C-13 OR EQUAL

ELASTROMERIC OR MEMBRANE DECK COATINGS SHALL BE INSTALLED PER

029 | WATERPROOF DECKING: CLASS "A" RATED FIRE ASSEMBLY. FURNISH AND APPLY

THE MANUFACTURER. INSTALL OWNER/CLIENT SELECTED, I.C.C. APPROVED,

TRAFFIC BEARING ELASTOMERIC MEMBRANE DECK SYSTEM BY "DEX-O-TEX",

FROM LIVING AREAS, FLASHING AT ALL EDGE AND CORNER CONDITIONS,

BALCONY DECK COVERING COMPLETE AND WATERTIGHT, AS RECOMMENDED BY

"MER-KOTE" OR OWNER/CLIENT SELECTED SUBSTITUTE. STRICTLY FOLLOW ALL

RECOMMENDATIONS REGARDING STABILITY OF FLOOR, POSITIVE SLOPE AWAY

REINFORCING TAPE AT SUB FLOOR JOINTS, AND METAL REINFORCING AT INSIDE

OR OUTSIDE "I.E.: STAIR NOSING" CORNERS, ETC. WATERPROOF DECK SHALL BE

TO COLOR SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

SURFACES EXPOSED TO THE WEATHER AND SEALED UNDERNEATH- SHALL BE

B.) ALL EXTERIOR DECKS AND BALCONIES EXPOSED TO WEATHER SHALL BE

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

ALL LATH AND PLASTER SHALL CONFORM TO LOCAL CODES AND C.B.C. (CHAPTER

25), APPLICABLE EDITION, STATE AND LOCAL CODES AND REQUIREMENTS.

ALL ROUGH-SAWN AND RE-SAWN SURFACES TO RECEIVE PRIMER AND PAINT.

MAXIMUM SIZE OF OPENING IN HORIZONTAL DIAPHRAGM SHALL NOT EXCEED 24"

PROVIDE CONTINUOUS SHEATHING UNDER ALL CALIFORNIA FILL FRAMING WITH

22"x30" OPENING FOR ACCESS AND VENTILATION. BLOCK ALL EDGES OF OPENING.

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

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 SHAL

MINIMUM 6 INCHES. THE FELT SHALL BE CONTINUOUS TO THE TOP OF WALLS AND

TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO

FASHION AT THE FOLLOWING LOCATIONS TO PREVENT ENTRY OF WATER INTO

THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL

A.) EXTERIOR DOOR AND WINDOW OPENINGS, EXTENDING TO THE SURFACE OF

.) AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION

WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER

UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND

WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR

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

ROOF OVERHANG GUTTERS SHALL BE OPTIONAL. IF PROVIDED, DOWNSPOUTS

AWAY FROM THE STRUCTURE OR ATTACHED TO AN OPTIONAL FRENCH DRAIN

REFER TO STRUCTURAL PLANS FOR FRAMED PARAPET WALL BRACING AND

043 REFER TO STRUCTURAL ROOF FRAMING PLAN FOR ALL ROOF CURB / MECHANICAL

044 ROOFING SUB-CONTRACTOR SHALL PROVIDE CRICKETS AT ROOF CURBS AND

REFER TO COVER SHEET FOR ADDITIONAL WOOD FRAMING NOTES AND

047 GENERAL CONTRACTOR SHALL NOTIFY THE DESIGNER IMMEDIATELY IF ANY

048 CONTRACTOR SHALL SUBMIT COMPLETE FIRE SPRINKLER PLANS AND DESIGN

DOCUMENTS TO THE FIRE PREVENTION BUREAU FOR APPROVAL SO THAT THE

046 PLANS ARE NOT TO BE SCALED. INICATED DIMENSIONS SHALL GOVERN.

AMBIGUOUS OR UNCLEAR CONDITIONS ARE ENCOUNTERED.

UNIT LOCATIONS- THE LOCATION WILL BE DETERMINED BY STRUCTURAL ROOF

SHALL BE DRAINED ONTO A PRECAST CONCRETE SPLASH APRON AND DIRECTED

MAINTAIN A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. (CRC R703.2)

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE

THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR

D.) CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.

NAILING. PROVIDE FIRE BLOCKING AS REQUIRED BY CODE.

FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.

AT WALL AND ROOF INTERSECTIONS.

BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER

LAYER MINIMUM 2 INCHES. WHERE JOINTS OCCUR, FELT SHALL BE LAPPED

034 ALL WOOD EXPOSED TO WEATHER TO BE PRIMED AND PAINTED PRIOR TO

032 COLOR AND FINISH TO BE APPROVED BY DESIGNER AND/OR OWNER.

COLOR AND FINISH TO BE APPROVED BY ARCHITECT.

SQUARE UNLESS BLOCKED WITH EDGE NAILING.

SAME MATERIAL AS THE ROOF COVERING. (CRC R903.2.2)

CONSTRUCTED WITH SUFFICIENT SLOPE (MINIMUM 1/4" PER FOOT) TO ENSURE

C.) UNLESS DESIGNED TO DRAIN OVER DECK EDGES. DRAINS AND OVERFLOWS

A.) DECKS, BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, AND SIMILAR

FLOOD TESTED. COLOR AND TEXTURE AS SELECTED BY THE ARCHITECT. REFER

MANUFACTURER'S SPECIFICATIONS. COLOR, FINISH, AND DETAILING TO BE

3-GLASS CLOTH: CONFORM TO FS HH-C-466B, FLINTKOTE YELLOW JACKET OR

4-PROTECTION COURSE: CONFORM TO FS HH-I-526C, FLINTKOTE "FLINTGLAS" OR

15 POUNDS

30 POUNDS

1 POUND

30 POUNDS

30 POUNDS

106 POUNDS

050 ALL CONCEALED COMBUSTIBLE AREAS OF THIS BUILDING SHALL BE FIRE BLOCKED AND / OR DRAFTSTOPPED AS PER C.B.C. SECTION 718. 051 GENERAL CONTRACTOR AND THE SPRINKLER CONTRACTOR SHALL COORDINATE

THE PROTECTION OF ROOF "CRICKETS" OR OTHER CONCEALED COMBUSTIBLE

WATERPROOFING NOTES WATERPROOFING (cont.)

> 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

017 PROVIDE EAVE AND ROOF VENTS PER CALCULATIONS. REFER TO ROOF PLAN FOR

4'-0" LONG BAFFLES. D.) VENTILATION IS BASED ON THE FOLLOWING UNLESS MANUFACTURER'S

SPECIFICATIONS ARE PROVIDED: 3 1/2" x 22 1/2" EAVE VENTS GOOD FOR 55 SQUARE INCHES EACH 5 1/2" x 22 1/2" EAVE VENTS GOOD FOR 78 SQUARE INCHES EACH HALF ROUND DORMER VENTS GOOD FOR 130 SQUARE INCHES EACH

O'HAGIN ROOF VENTS ARE GOOD FOR 72 SQUARE INCHES EACH

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 UNIT 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 DAMPPROOFED OUTSIDE BY APPROVED METHODS AND MATERIALS.

021 EXTERIOR WALL COVERINGS: WEATHER RESISTIVE BARRIER - PROVIDE ONE LAYER 60 MINUTE GRADED PAPER MINIMUM UNDER ALL EXTERIOR FINISHES (2 LAYERS OVER WOOD BASE SHEATHING BEHIND EXTERIOR PLASTER).

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 SHIPLAP SHALL HAVE AN AVERAGE THICKNESS IN PLACE OF NOT LESS THAN 19/32" 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.

SHAKES: A.) 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

C.) EACH WOOD SHAKE SHALL BE FASTENED TO THE SHEATHING WITH TWO NAILS ONLY. THE STARTER COURSE AT THE EAVES SHALL BE DOUBLED. .) 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 WITH 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 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. .) 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

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.

ALL ROOF COVERING SHALL BE INSTALLED PER APPLICABLE REQUIREMENTS OF CBC 1507. 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.)

024 ROOF COVERING:

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 MANUFACTURER 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.

 $^\circ$.) $^\circ$ BASE SHEETS SHALL BE NAILED, USING NOT LESS THAN ONE NAIL PER EACH $^\circ$ 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

001 SCOPE: URNISH 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 DETERIORATION DUE TO WIND, RAIN, U.V. RAYS, AND HEAT, PRIOR TO THEM BEING

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

CLIMATE REGIONS", PUBLISHED BY THE "TILE ROOFING INSTITUTE".

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.

AND "CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL FOR MODERATE

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 CHANNELED OR RUNOFF WATER AWAY FROM VERTICAL SURFACES.

008 ROOFING CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THAT APPROPRIATE FASTENERS ARE USED FOR THE PROJECT WIND CONDITIONS.

A.) ASPHALT SHINGLES SHALL BE FASTENED ACCORDING TO MANUFACTURER'S INSTRUCTIONS OVER SOLID SHEATHING. 3.) 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

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.

) CLAY OR CONCRETE TILE SHALL COMPLY WITH CBC STANDARD 15-5 AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER' S INSTRUCTIONS OVER SOLID SHEATHING.

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. .) 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

010 ASPHALT COMPOSITION SINGLES OVER UNDERLAYMENT 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

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 APPROVE MANNER WITH AN UNDERLAYMENT 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 BOTTON 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

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. 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 ANNULAR THREAD "STRONG-HOLD"

G.) SOLDER SHALL BE ASTM B32-60 CLASS A-I. H.) ASPHALT PRIMER SHALL BE ASTM D41-70.

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

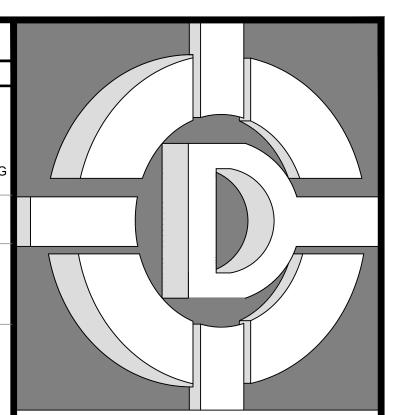
)13 FLASH AND COUNTER ALL ROOF TO WALL CONDITIONS. G.I. FLASH AND CAULK WOOD BEAMS AND OUTLOOKERS PROJECTED THROUGH EXTERIOR WALLS OR ROOF SURFACES. WHERE EXPOSED TO WEATHER, FLASH ALL HORIZONTAL WOOD TRIM BUTTING TO EXTERIOR FINISH.

014 FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER 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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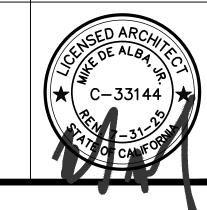
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WATERPROOFING NOTES

SHEET TITLE

JOB#: 221204 DATE: March 14, 2023 DRAWN BY: CHRISTINE APPROVED BY: M.D.

GLASS AND GLAZING (cont.) GLASS AND GLAZING λ .) $\,$ ALL SLIDING, SWINGING DOORS, AND WINDOW OPENING TO THE EXTERIOR OR FURNISH AND INSTALL ALL GLAZING AND MIRRORS OTHER THAN FACTORY GLAZED DOOR AND WINDOWS. GLAZING SHALL BE DONE DURING FINISH WORK. TO UNCONDITIONED AREAS SHALL BE FULLY WEATHER STRIPPED, GASKETED, OR 002 STANDARDS

CALCULATIONS. GLAZING AT EXTERIOR OPENINGS SHALL BEAR A LABEL CERTIFYING THE CORRESPONDING "U" VALUE AND / OR REFER TO SECURITY REQUIREMENTS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

003 MATERIALS: GLASS AND GLAZING AS PER SECTION R308 OF THE C.R.C. AND ENERGY COMPLIANCE

A.) GLASS IN HAZARDOUS AREAS: PROVIDE TEMPERED GLASS PER C.R.C. R308.4 REQUIREMENTS, AS INDICATED IN DRAWINGS AND AS NECESSARY. ALL OPERABLE DOORS TO BE TEMPERED. B.) FIXED AND OPERABLE WINDOWS: SINGLE STRENGTH "B" OR BETTER. DUAL GLAZED TYPICAL UNLESS NOTED OTHERWISE IN ENERGY CALCULATIONS.

DIVIDED LITES AS SHOWN ON EXTERIOR ELEVATIONS. ALL WINDOWS CLEAR GLASS, UNLESS NOTED OTHERWISE. C.) DOORS: 3/16" THICK TEMPERED GLASS. DUAL GLAZED TYPICAL. DIVIDED ITES AS SHOWN ON EXTERIOR ELEVATIONS.

D.) MIRRORS: 1/4" POLISHED PLATE. REFER TO INTERIOR ELEVATIONS FOR SIZE) SHOWER ENCLOSURES: APPROVED TEMPERED, SHATTER PROOF, AND OBSCURE.

OBSCURE GLASS: REFER TO PLAN FOR LOCATIONS.

MIRRORED WARDROBE DOORS: SAFETY GLASS PER C.R.C. R308 REQUIREMENTS. H.) GLASS OR ACRYLIC BLOCK: MINIMUM 3" THICK, SIZED AS INDICATED ON PLANS. PATTERN TO BE WAVE/DISTORTED OR OWNER/CLIENT SELECTED. BLOCK TO BE FACTORY SET IN MANUFACTURED WINDOW FRAME COMPLETE. INSTALL FLASHING MATERIAL, REINFORCING, EXPANSION MATERIAL, GROUT/MORTAR, AND

SEALANT AS RECOMMENDED BY MANUFACTURER WITH MINIMUM 20-MINUTE FIRE

RATING AND FRAME ASSEMBLY. MANUFACTURER TESTED AND LABELED PER RATING REQUIREMENTS AS INDICATED IN THE DRAWINGS OR OTHERWISE REQUIRED. J.) CAULKING COMPOUND: GUN APPLIED NON-HARDENING, NON-MILDEWING.

004 GENERAL NOTES: WINDOWS TO MEET MINIMUM STANDARD AS ESTABLISHED BY C.B.C. 41.2

005 WINDOW AREA MUST BE AT LEAST 1/12 OF THE FLOOR AREA. TEN SQUARE FEET MINIMUM IN HABITABLE ROOMS. PROVIDE MAXIMUM OF 44" ABOVE FLOOR TO NET WINDOW OPENING AT WINDOWS IN BEDROOMS. EMERGENCY EXIT FOR WINDOWS IN BEDROOMS TO BE 20" x 24" CLEAR AND A MINIMUM OF 5.7 SQUARE FEET OPENING SIZE.

006 ALL SKYLIGHTS UNLESS NOTED OTHERWISE: VELUX/ICBO NER216

SPECIFIED ON PLANS AND PER TITLE 24 ENERGY REPORT.

A.) 1/4" FLOAT GLASS, ELECTROPLATED AND COPPER BACKED. INSTALL WITH CONCEALED MOUNTING DEVICE. B.) FINISHED EDGES SHALL BE SMOOTH AND KNOCKED DOWN, SHARP EDGES

ARE PROHIBITED. 008 | **GLAZING**: A.) ALL WINDOWS AND SKYLIGHTS SHALL BE DUAL GLAZED, U-VALUE AS

3.) PROVIDE BUG SCREENS ON OPENABLE WINDOWS AND AT PATIO DOORS

NOTED TO MEET VENTILATION REQUIREMENTS. .) CAULK EXTERIOR PERIMETER WITH CONSTRUCTION SILICON SEALANT. .) ALL GLAZING 24" OF EXTERIOR DOORS AND/OR WITHIN DOOR SWING SHALL BE TEMPERED GLASS. GLASS AND GLAZING WITHIN 18" EXTERIOR DOORS OF THE FLOOR AND GLAZING WITHIN 60" ABOVE WALKING SURFACES SHALL BE TEMPERED

 ALL GLASS TUB AND SHOWER ENCLOSURES SHALL BE SAFETY GLASS. 009 WINDOWS AND DOORS: A.) REFER TO FLOOR PLANS FOR SIZE AND TYPE. COLOR SHALL BE APPROVED

B.) ALUMINUM SURFACES TO BE PLACED IN CONTACT WITH WOOD, CONCRETE OR MASONRY CONSTRUCTION, EXCEPT WHERE THE ALUMINUM IS TO BE EMBEDDED IN CONCRETE- SHALL BE GIVEN A HEAVY COAT OF AN ALKOLI-RESISTANCE BITUMINOUS PAINT. USES SHALL MEET THE REQUIREMENTS OF THE UNITED STATES MILITARY SPECIFICATION MIL-P-6883. THE PAINT SHALL BE

APPLIED AS IT IS RECEIVED FROM THE MANUFACTURER WITHOUT THE ADDITION C.) ALUMINUM SURFACES SHALL BE EMBEDDED IN CONCRETE ORDINARILY NOT PAINTED UNLESS CORROSIVE COMPONENTS THAT ARE ADDED TO THE CONCRETE IS SUBJECTED, FOR EXTENDED PERIODS, TO EXTREMELY CORROSIVE

CONDITIONS. IN SUCH CASES, ALUMINUM SURFACES SHALL BE GIVEN ONE COAT OF SUITABLE QUALITY PAINT, SUCH AS ZINC CHROMATE PRIMER CONFORMING TO FEDERAL SPECIFICATION TTP-645 OR EQUIVALENT, OR SHALL BE WRAPPED WITH A SUITABLE PLASTIC TAPE APPLIED IN SUCH A MANNER AS TO PROVIDE ADEQUATE PROTECTION AT THE OVERLAP. 010 GLASS AND GLAZING (SAFETY GLAZING):

GLAZING INSTALLED IN HAZARDOUS LOCATIONS, SUBJECT TO HUMAN IMPACT, SHALL COMPLY WITH SECTION 2406 OF THE C.B.C. (SAFETY GLASS), APPLICABLE EDITION AND STATE AND LOCAL CODES.

THE FOLLOWING ARE CONSIDERED AS HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING: A.) GLAZING IN ENTRANCE AND EXIT DOORS.

B.) GLAZING IN FIXED AND SLIDING PANELS, SLIDING DOOR ASSEMBLIES, AND

PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS. C.) GLAZING IN STORM DOORS.

D.) GLAZING IN ALL UNFRAMED SWINGING DOORS.

E.) GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.

F.) GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING

G.) GLAZING IN FIXED PANELS WHICH HAVE A GLAZED AREA IN EXCESS OF 9 SQUARE FEET AND THE LOWEST EDGE IS LESS THAN 18" ABOVE THE FINISH FLOOR LEVEL OR WALKING SURFACE WITHIN 36" OF SUCH GLAZING. IN LIEU OF SAFETY GLAZING, SUCH GLAZED PANELS MAY BE PROTECTED WITH A IORIZONTAL MEMBER NOT LESS THAN 1 1/2" IN WIDTH WHEN LOCATED BETWEEN 24" AND 36" ABOVE THE WALKING SURFACE.

I.) GLAZING IN THE RAILING REGARDLESS OF HEIGHT ABOVE A WALKING SURFACE. THIS INCLUDES STRUCTURAL BALUSTER PANELS AND NON-STRUCTURAL IN FILL PANELS.

GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHEN ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:

) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE POOL SIDE OF THE GLAZING.

THE GLAZING IS WITHIN 5'-0" OF A SWIMMING POOL OR SPA DECK AREA. J.) GLAZING IN WALLS ENCLOSING A STAIRWAY LANDING OR WITHIN 5'-0" OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE. GLAZING IN WARDROBE DOORS SHALL MEET THE IMPACT TEST REQUIREMENTS FOR SAFETY GLAZING AS SET FORTH IN UNIFORMED BUILDING CODE STANDARD NUMBER 24-2, PART II. LAMINATED SHALL ALSO MEET THE BOIL TEST REQUIREMENTS OF THE SAME STANDARD. MIRROR PANELS SHALL BE SAFETY GLAZED TO CONFORM WITH ANSI Z97.1 HINGED SHOWER DOORS SHALL OPEN OUTWARD.

047 EXTERIOR DOORS: EXTERIOR DOORS AND DOORS LEADING FROM GARAGE AREAS INTO PRIVATE RESIDENCES AND MULTIPLE DWELLING RESIDENCES SHALL BE OF SOLID CORE CONSTRUCTION AND SHALL BE NO LESS THAN 1 3/8" IN THICKNESS.

048 EXTERIOR DOORS AND DOORS LEADING FROM GARAGE AREAS INTO PRIVATE RESIDENCES OR MULTIPLE DWELLING RESIDENCES SHALL HAVE A DEADLOCKING LATCH DEVICE WITH A MINIMUM THROW OF 1/2" AND A DEADBOLT LOCK WITH A CYLINDER GAURD, HARDENED STEEL INSERT WITH A MINIMUM THROW OF 1". BOTH LOCKING MECHANISMS SHALL BE INTERCONNECTED SO THAT BOTH MAY BE DISENGAGED BY TURNING DOORKNOB FROM THE INSIDE. 049 AN INTERVIEWER OR PEEPHOLE SHALL BE PROVIDED ON THE FRONT DOOR OF

DOORS (cont.)

EACH INDIVIDUAL RESIDENCE. 050 EXTERIOR DOORS SWINGING OUT SHALL HAVE NONREMOVABLE HINGES.

051 IN-SWINGING EXTERIOR DOOR STOPS SHALL BE ONE PIECE CONSTRUCTION. 052 JAMBS FOR ALL DOORS SHALL BE SO CONSTRUCTED OR PROTECTED SO AS TO PREVENT VIOLATION OF THE FUNCTION OF THE STRIKE PLATE FROM OUTSIDE. 053 THE INACTIVE LEAF OF A PAIR OF DOORS OR UPPER LEAF OF A DUTCH DOOR

SHALL HAVE A DEADBOLT, NOT KEY OPERATED OR HARDENED DEADBOLT TOP

AND BOTTOM WITH 1" EMBEDMENT. 054 PROJECTING CYLINDERS REQUIRE GUARD.

OPENING NOTES

055 EQUIP FRONT AND REAR DOOR DEADBOLTS AND DEADLOCKING LATCHES.

056 OVERHEAD AND SECTIONAL GARAGE DOORS SHALL BE SECURED WITH A SECURED CYLINDER LOCK, PAD WITH A HARDEN STEEL SHACKLE, METAL SLIDE BAR BOLT OR EQUIVALENT WHEN NOT OTHERWISE LOCKED BY ELECTRICAL POWER OPERATION.

057 LOUVERED DOORS: SIZE AND MATERIAL TO MATCH TYPICAL INTERIOR DOORS LOUVERS PROVIDED AT SERVICE ROOMS SHALL PROVIDE A MINIMUM 100 SQUARE INCHES NET OPENING FOR MAKEUP AIR IN THE DOOR OR BY OTHER APPROVED MEANS AS REQUIRED BY C.M.C.

058 WATER HEATER / FORCED AIR UNIT COMPARTMENT DOORS: SHALL BE WEATHER-STRIPPED TO SEPARATE UNCONDITIONED SPACES RECEIVING COMBUSTION AIR FROM CONDITIONED SPACES.

059 METER ENCLOSURE DOOR: ENCLOSURE DOORS SHALL BE VENTED AND / OR PROVIDED WITH VIEW PLATES AS REQUIRED BY UTILITY COMPANY.

060 WOOD EXTERIOR OUT-SWINGING DOORS SHALL BE CAPPED WITH PAINTED CORROSION RESISTANT METAL FLASHING TO MATCH DOOR AND BE PROVIDED WITH SELF-CLOSER OR OWNER / CLIENT SELECTED SUBSTITUTE TO PREVENT WATER INTRUSION INTO DOOR EDGE

061 EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING

WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER C.R.C. R311.2. 062 FINISH CARPENTRY AND MILLWORK: FURNISH AND INSTALL ALL REQUIRED FINISH CARPENTRY AND MILLWORK, INCLUDING EXTERIOR TRIM, INTERIOR TRIM, AND OTHER WORK AS SHOWN ON

DRAWINGS, HANG DOORS AND INSTALL HARDWARE. 063 COORDINATE THIS WORK WITH ALL OTHER TRADES AS REQUIRED.

064 DELIVER ALL MATERIAL OF THIS SECTION UNDER PROTECTIVE COVER AND STORE WITHIN DRY PORTIONS OF THE BUILDING.

065 INSTALL ALL INTERIOR TRIM WITH FINISH NAILS, UNLESS OTHERWISE NOTED. INSTALL DOOR TRIM IN SINGLE LENGTHS AND MITER CORNERS AT DOOR CASINGS.

066 HANG DOORS WITH EVEN MARGINS AT SIDES AND TOP WITH BOTTOM CUT TO CLEAR FLOOR MATERIAL UNDERCUT WHERE SHOWN ON MECHANICAL PLAN.

067 HARDWARE IN CONNECTION WITH WOOD DOORS SHALL BE AS FOLLOWS. CENTER DOORKNOBS 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.

068 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.

069 TRIM AND CASING SHALL BE CLEAR PINE OR DOUGLAS FIR. 070 JAMBS SHALL BE CLEAR DOUGLAS FIR AND MAY BE FINGER JOINTED AT PAINT

DOORS AND WINDOWS

A. FURNISH AND INSTALL ALL VINYL OR ALUMINUM DOORS AND WINDOWS COMPLETE AS INDICATED ON PLANS. THE GENERAL CONTRACTOR SHALL COORDINATE WINDOW SUPPLIER AND FRAMING CONTRACTOR FOR INSTALLATION OF ALL WINDOWS AND DOORS.

3. PROVIDE ELASTOMERIC MEMBRANE MATERIALS PER DETAILS AND SECTION

002 | STANDARDS AND INSTALLATION: A. PER MANUFACTURER'S INSTALLATION RECOMMENDATIONS. B. WINDOW AND DOOR ASSEMBLIES SHALL MEET OR EXCEED A DESIGN WIND PRESSURE OF 20 POUNDS PER SQUARE FOOT.

ALL WINDOWS AND DOORS SHALL COMPLY WITH MANDATORY STATE INFILTRATION STANDARDS. . ALL JOINTS AND PENETRATIONS AROUND WINDOWS AND DOORS CAULKED

AND SEALED (NON-HARDENING) PER STATE ENERGY REQUIREMENTS. LAPPING AND SEALING OF NAILING FINS TO FLASHING MATERIAL AND LAPPING TO BUILDING PAPER SHALL BE IN ACCORDANCE WITH CODE MINIMUMS. MANUFACTURER'S LITERATURE, THE CALIFORNIA ASSOCIATION OF WINDOW MANUFACTURERS OR STATE TRADE ASSOCIATION RECOMMENDATIONS. ALIGN BOTTOM OF HEADERS AT ALL ADJACENT WINDOWS AND DOORS UNLESS NOTED OTHERWISE ON FRAMING PLANS.

G. ALL WINDOWS SHALL BE IN CONFORMANCE WITH ACOUSTICAL REQUIREMENTS AS INDICATED IN ACOUSTICAL REPORT AND/OR REFER TO SECURITY REQUIREMENTS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. INSTALL NON-CORROSIVE BARRIER BETWEEN MATERIALS SUBJECT TO

CORROSION BY ADJACENT MATERIALS. INSTALL THRESHOLD PAN FLASHING WITH FLASHING FINS FULLY INTEGRATED INTO ADJACENT WALLS, FLOORS, AND DECKS.

003 MEASUREMENTS: VERIFY ALL DIMENSIONS BY TAKING FIELD MEASUREMENTS PRIOR TO INSTALLATION.

004 TYPE AND SIZES:

AS INDICATED ON THE DRAWINGS.

005 | MATERIALS: A. GLASS IN HAZARDOUS AREAS: PROVIDE TEMPERED GLASS PER C.R.C. 310.1 REQUIREMENTS, AS INDICATED IN DRAWINGS AND AS NECESSARY. ALL OPERABLE DOORS TO BE TEMPERED.

B. ALUMINUM OR VINYL SLIDING DOORS: COMPLETE WITH ALUMINUM OR VINYL SCREEN; WHITE FINISH, INSTALL WITH THRESHOLD (SILL) PANS. ALUMINUM OR VINYL OPERABLE WINDOWS: COMPLETE WITH ALUMINUM OR VINYL SCREEN; WHITE FINISH.

). ALUMINUM OR VINYL FIXED SASH: MATCH OPENABLE WINDOWS.

MANUFACTURER/SUPPLIER SHALL PROVIDE WINDOWS THAT MEET ALL EMERGENCY EXITING REQUIREMENTS OF THE C.R.C. 310.1 AND NOTIFY ARCHITECT IF DRAWINGS ARE IN CONFLICT PRIOR TO FABRICATION OR DELIVERY ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

007 FLASHING MATERIAL: REFER TO SECTION 6A FOR ADDITIONAL INFORMATION AND REQUIREMENTS. **FINISH HARDWARE**

001 SCOPE: FURNISH ALL FINISH HARDWARE COMPLETE. EACH LIVING UNIT SHALL BE KEYED SEPARATELY.

AS SELECTED BY OWNER / CLIENT.

AS SELECTED BY OWNER / CLIENT

DOORS

FURNISH AND INSTALL ALL DOORS COMPLETE AS INDICATED ON PLANS. THE GENERAL CONTRACTOR SHALL COORDINATE DOOR SUPPLIER AND FRAMING

CONTRACTOR FOR INSTALLATION OF ALL DOORS. 002 PROVIDE ELASTOMERIC MEMBRANE MATERIALS PER DETAILS.

003 STANDARDS AND INSTALLATION: PER MANUFACTURER'S INSTALLATION RECOMMENDATIONS. DOOR ASSEMBLIES SHALL MEET OR EXCEED A DESIGN WIND PRESSURE OF 20 POUNDS PER SQUARE FOOT. ALL EXTERIOR DOORS SHALL COMPLY WITH MANDATORY INFILTRATION STANDARDS. ALL EXTERIOR DOORS TO BE IN CONFORMANCE WITH ACOUSTICAL REQUIREMENTS AS INDICATED IN ACOUSTICAL REPORT AND/OR REFER TO SECURITY REQUIREMENTS.

004 MEASUREMENTS: VERIFY ALL DIMENSIONS BY TAKING FIELD MEASUREMENTS PRIOR TO

INSTALLATION. 005 **TYPE AND SIZES**:

AS INDICATED IN DRAWINGS

006 MATERIALS: AS SELECTED BY OWNER / CLIENT.

007 GLASS IN HAZARDOUS AREAS: PROVIDE TEMPERED GLASS PER SECTION R308, C.R.C. AS INDICATED IN DRAWINGS AND AS NECESSARY. ALL GLASS IN OPERABLE DOORS SHALL BE TEMPERED.

008 LOUVERED DOORS: SIZE AND MATERIAL TO MATCH TYPICAL INTERIOR DOORS. LOUVERS PROVIDED AT SERVICE ROOMS SHALL PROVIDE A MINIMUM 100 SQUARE INCHES NET OPENING FOR MAKEUP AIR IN THE DOOR OR BY OTHER APPROVED MEANS AS REQUIRED BY C.M.C.

009 WATER HEATER / FORCED AIR UNIT COMPARTMENT DOORS: SHALL BE WEATHER-STRIPPED TO SEPARATE UNCONDITIONED SPACES RECEIVING COMBUSTION AIR FROM CONDITIONED SPACES.

010 GARAGE DOOR TO LIVING UNIT: 1-3/8" (VERIFY WITH SECURITY REQUIREMENTS) THICK, SOLID WOOD, OR 20-MINUTE FIRE RATED, TIGHT FITTING DOOR WITH SELF-CLOSER, R-3/U-1

011|METER ENCLOSURE DOOR: ENCLOSURE DOORS SHALL BE VENTED AND / OR PROVIDED WITH VIEW PLATES AS REQUIRED BY UTILITY COMPANY. 012 WOOD EXTERIOR OUT-SWINGING DOORS SHALL BE CAPPED WITH PAINTED CORROSION RESISTANT METAL FLASHING TO MATCH DOOR AND BE PROVIDED WITH SELF-CLOSER OR OWNER/CLIENT SELECTED SUBSTITUTE TO PREVENT WATER INTRUSION INTO DOOR EDGE

013 EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER C.R.C. R311.2.

014 COMPLY WITH SECURITY CODE ORDINANCE: PEEP HOLE OR VISION PANE

015 STEEL PLATE AT DEADBOLT STRIKER WITH SOLID 6" SHIM ABOVE AND BELOW WITH 2 #8x2" SCREWS AT ALL EXTERIOR DOORS.

016 DEAD BOLT AT ALL EXTERIOR DOORS.

017 WINDOWS TO MEET THE MINIMUM STANDARDS AS ESTABLISHED BY THE C.B.C. 018 EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT SPECIAL KNOWLEDGE OR EFFORT.

019 HARDWARE: PROVIDE ALL NECESSARY HARDWARE AND MISCELLANEOUS PARTS FOR A COMPLETE ASSEMBLY

020 COORDINATE ALL FINAL LOCATIONS FOR ALL LOCKS AND HARDWARE WITH

021 DOOR HARDWARE TO BE CENTERED NOT LESS THAN 30" BUT NOT MORE THAN 4 ABOVE FINISHED FLOOR. 022 GENERAL CONTRACTOR SHALL PROVIDE OWNER WITH SUPPLIER'S HARDWARE

SCHEDULE FOR REVIEW AND APPROVAL PRIOR TO ORDERING HARDWARE. FINIS COLOR TO BE SELECTED BY OWNER. 023 WHERE DOOR CLOSURES ARE USED, CLOSURES MUST BE SET SO THAT IT TAKES THE DOOR AT LEAST 3 SECONDS TO CLOSE FROM AN OPEN POSITION OF 70

DEGREES TO WITHIN 3 INCHES LATCH. 024 NO THUMB LATCHES OR KEYED CYLINDER DEAD BOLTS ALLOWED ON ANY DOOR

UNLESS OPERATED BY A SINGLE ACTION WITH A LEVER. 025 MANUALLY-OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS AND SURFAC BOLTS OR ANY TYPE OF DEVICE THAT MAY BE USED TO CLOSE OR RESTRAIN THE DOOR OTHER THAN THE OPERATION OF THE LOCKING DEVICE SHALL NOT BE USED AND ARE PROHIBITED.

026 ALL DOORS SHALL BE TRIMMED AND FITTED TO RECEIVE HARDWARE PRIOR TO PAINTING

027 ALL HARDWARE TO BE SCHLAGE "D" SERIES, "RHODES" DESIGN WITH 626 FINISH. 028 VERIFY WITH OWNER ANY OTHER SPECIAL KEYING REQUIREMENTS.

029 HARDWARE SUPPLIER TO MASTER KEY ALL LOCKS. 030 PROVIDE LEVER TYPE HARDWARE OR APPROVED PUSH/PULL DEVICES AT ALL

DOORS WITH SINGLE ACTION LATCHING DEVICES. 031 NO THUMB LATCHES OR KEYED CYLINDER DEAD BOLTS ALLOWED ON ANY DOORS UNLESS OPERATED BY A SINGLE ACTION WITH A LEVER FROM THE INSIDE OF THE

032 MANUALLY-OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS OR ANY TYPE OF DEVICE THAT MAY BE USED TO CLOSE OR RESTRAIN THE DOOR OTHER THAN THE OPERATION OF THE LOCKING DEVICE SHALL NOT BE USED AND ARE PROHIBITED.

033 HARDWARE MOUNTED CENTERED BETWEEN 34" MINIMUM AND 44" MAXIMUM ABOVE FLOOR.

034 WEATHER STRIPPING:

INSPECTION.

PROVIDE WEATHER STRIPPING AND THRESHOLDS AT ALL EXTERIOR DOORS. 035 ALL WEATHER STRIPPING, CAULKING, AND SEALING OF EXTERIOR DOORS, WINDOWS, AND BUILDING ENVELOPE OPENINGS, ETC. SHALL BE AS REQUIRED BY TITLE 24 ENERGY STANDARDS AND HERS RATER SHALL BE SUBJECT TO FIELD

036 **PAINT**: PAINT DOORS AND FRAMES: ONE COAT PRIMER WITH TWO COATS LATEX ENAMEL SEMI-GLOSS.

037 | **GLAZING**:

ALL GLASS AND GLAZING IN DOORS SHALL BE TEMPERED. 038 GLASS IN HAZARDOUS AREAS: PROVIDE TEMPERED GLASS PER SECTION R308, C.R.C. AS INDICATED IN DRAWINGS AND AS NECESSARY. ALL GLASS IN OPERABLE DOORS SHALL BE TEMPERED.

039 ALL MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED. WINDOWS TO MEET MINIMUM STANDARD.

040 SAFETY GLAZING IN WINDOWS SHALL COMPLY WITH CBC, SECTION 2406. 041 FENESTRATION U-VALUES TO BE EQUAL OR BETTER THAN REQUIRED PER TITLE 24

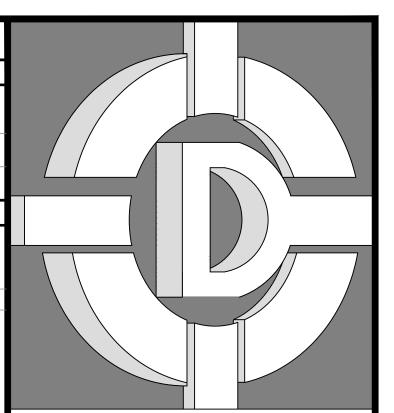
CALCULATIONS AND HERS RATER ANALYSIS. 042 GARAGE DOORS: SPRING MUST BE CONTAINED WITH A RESTRAINT DEVICE TO ANCHOR THE SPRING

OR ANY PART THEREOF IN THE EVENT IT FRACTURES. 043 BOTH THE SPRING AND THE RESTRAINT DEVICES MUST BE IDENTIFIED AS CONFORMING TO THE REQUIREMENTS OF THE CALIFORNIA ADMIN. CODE TITLE 2

044 ALL GARAGE DOOR OPENERS REQUIRE THE INCLUSION OF A PHOTO ELECTRIC SENSOR EDGE SENSOR, OR SOME SIMILAR DEVICE FOR REMOTE OPERATION. 045 DOORS BETWEEN THE GARAGE AND LIVING SPACE SHALL BE 1 3/8" THICK, SOLID OR HONEYCOMB CORE STEEL, OR 20 MINUTE LABELED FIRE RATED, UNLESS

SINGLE FAMILY DWELLING AND GARAGE ARE PROTECTED BY FIRE SPINKLER

SYSTEM. ALL DOORS TO BE SELLF-CLOSING AND SELF-LATCHING. 046 GARAGE DOOR TO LIVING UNIT: 1 3/8" (VERIFY WITH SECURITY REQUIREMENTS) THICK, SOLID WOOD, OR 20-MINUTE FIRE RATED, TIGHT FITTING DOOR WITH SELF-CLOSER, R-3 / U-1.



DE ALBA ARCHITECTURE

5129 N. FIRST STREET FRESNO CALIFORNIA 93710 PHONE: 559-225-2800 FAX: 559-225-1122

MIKE DE ALBA, JR. **ARCHITECT** (C) 2020 MIKE DE ALBA & ASSOCIATES

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559-801-6514

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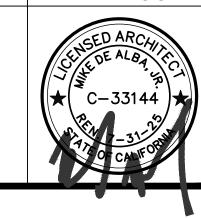
PINNSIX GENERAL 3230 N. MILBURN AVENUE ERESNO. CA. 9372

559-801-6514 CONTRACTOR:

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	NO.	DESCRIPTION	DATI
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REGULATORY AUTHORITIES STAMP

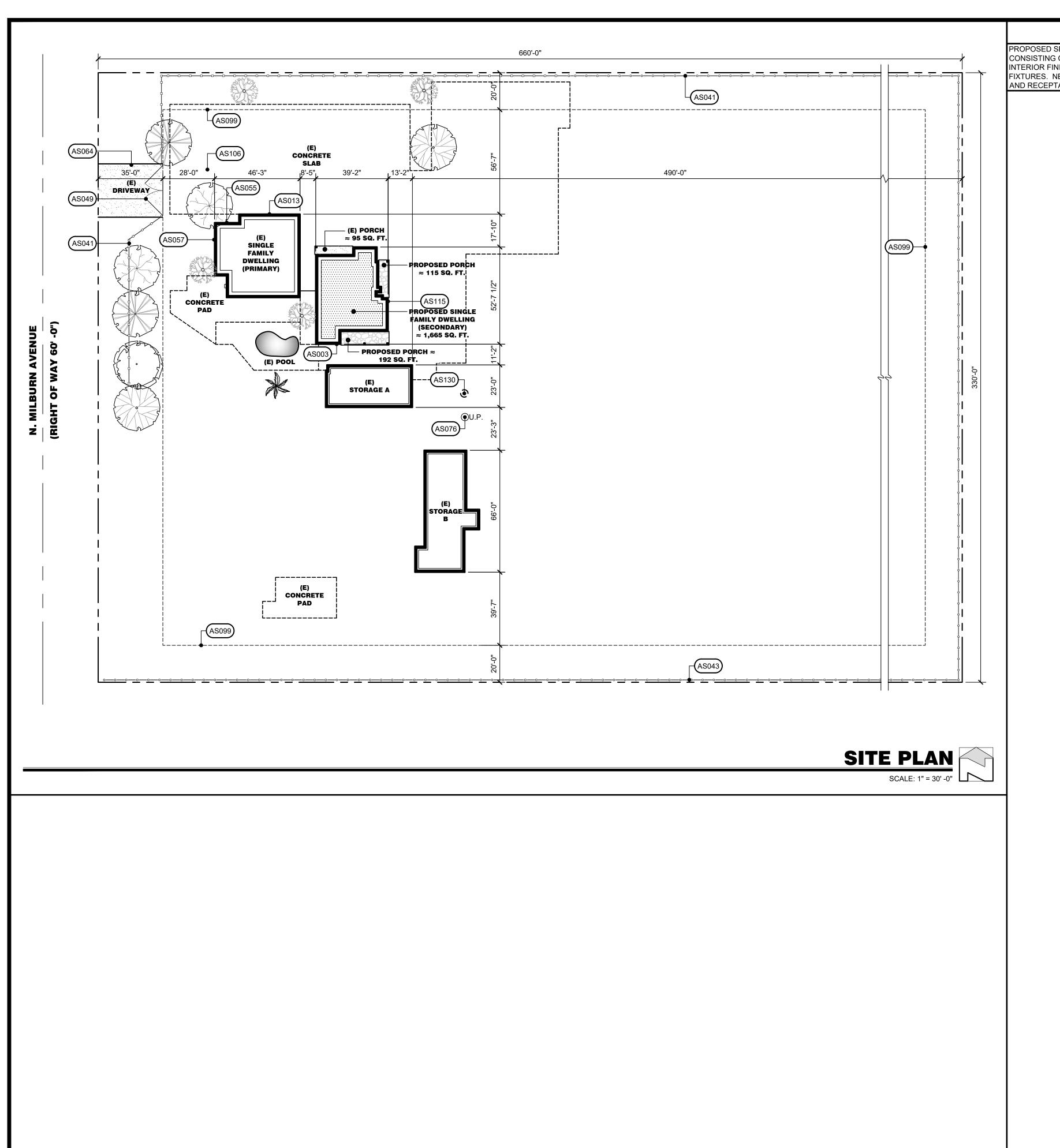
ENGINEER'S SEAL | ARCHITECT'S SEAL



OPENING NOTES

SHEET TITLE

JOB#: 221204 DATE: March 14, 2023 DRAWN BY: CHRISTINE APPROVED BY: M.D.



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 PLUMING FIXTURES. NEW ELECTRICAL SERVICE UPGRADE. NEW ELECTRICAL LIGHT FIXTURES AND RECEPTACLES.

OTHERWISE NOTED) 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

STANDARD SYMBOLS

SYMBOLS

DESCRIPTION (UNLESS

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. PUBLIC WORKS DEPARTMENT FOR ADDITIONAL INFORMATION AND

WATER PIPING LATERAL GOOD FOR 56 F.U. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. **PROJECT DATA**

PLUMBING FIXTURE = 150'-0". PROVIDE 1 1/2" Ø PVC SCHEDULE 40 COLD

AS099 DASHED LINE DENOTES BUILDING SETBACKS. REFER TO SHEET GA-010 PROJECT DATA FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. AS115 WATER SHUT-OFF VALVE IN BOX. REFER TO CIVIL ENGINEERING DRAWINGS

AS106 EXISTING CONCRETE SLAB DRIVE WAY. REFER TO ARCHITECTURAL

AS130 EXISTING WATER WELL. PER COUNTY OF FRESNO. MOST REMOTE

FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

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 NE1/4 OF SW1/4 SEC 23 T13R19 PROJECT_DESCRIPTION SECONDARY DWELLING UNIT

SETBACKS REFER TO SITE PLAN ON SHEET A-010

ZONING AL20 SITE AREA(ACRES) 5 ACRES LOT COVERAGE(%) 0.8%

REQUIREMENTS.

AS076 EXISTING UTILITY POLE TO REMAIN.

BUILDING DATA OCCUPANCY R-3 CONSTRUCTION_TYPE VB

NUMBER_OF_STORIES SINGLE STORY BUILDING_HEIGHT(FT.) ± 17'-0"

FIRE_SPRINKLERED NO GRADING PERMIT NO

	BUILDING AREA CALCULATION		
SQ.F	BUILDING DESCRIPTION - FIRST FLOOR		
1,13	EXISTING SINGLE FAMILY DWELLING		
81	EXISTING STORAGE A		
1,25	EXISTING STORAGE B		
9	EXISTING PORCH		
1,66	PROPOSED SECONDARY DWELLING UNIT		
19	PROPOSED PORCH		

PROPOSED PORCH PROPOSED PORCH

SUBTOTAL: TOTAL BUILDING AREA: 5,268.00

DE ALBA ARCHITECTURE 5129 N. FIRST STREET FRESNO CALIFORNIA 93710 MIKE DE ALBA, JR. PHONE: 559-225-2800 FAX: 559-225-1122 **ARCHITECT** © 2020 MIKE DE ALBA & ASSOCIATES ESE DRAWINGS, DESIGNS SKETCHES, IDEAS, DOCUMENTS, PLANS, RRANGEMENTS, AND OTHER INFORMATION CONTAINED THEREIN, ARE THE SOLE ND EXCLUSIVE PROPERTY OF DE ALBA ARCHITECTURE. THESE DOCUMENTS ARE ELIVERED AND ACCEPTED BY YOU IN TRUST AND ON THE EXPRESS CONDITION HAT NEITHER THESE DOCUMENTS OR THE INFORMATION CONTAINED. THEREIN VILL BE COPIED, REPRODUCED, OR DELIVERED TO OTHERS, EXCEPT AS PECIFICALLY INSTRUCTED BY DE ALBA ARCHITECTURE. NO REPRODUCED CO EPIAS, PHOTO, ETC.) SHALL BE PRODUCED, MADE OR DISTRIBUTED WITHOUT THE (PRESS WRITTEN CONSENT OF DE ALBA ARCHITECTURE. NOTHING CONTAINED RESENTED ON THESE DOCUMENTS SHALL BE USED BY OR DISCLOSED TO A RSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE EXPRESS TEN CONSENT OF DE ALBA ARCHITECTURE. THESE DOCUMENTS AND ALL OPIES WILL BE RETURNED TO DE ALBA ARCHITECTURE. UPON REQUEST, IOLATORS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

OWNER:

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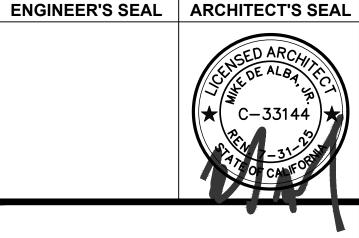
PINNSIX GENERAL **PARTNERS**

3230 N. MILBURN AVENUE FRESNO, CA. 93722 559-801-6514

CONTRACTOR:

BIDDING

REVISIONS DESCRIPTION REGULATORY AUTHORITIES STAMP



SITE PLAN

SHEET TITLE JOB#: 221204

DATE: December 7, 2023 DRAWN BY: TAYLOR APPROVED BY: M.D.

EARTHWORK (cont.) 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. 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. 042 REFER TO CIVIL ENGINEERING DRAWINGS FOR HORIZONTAL CONTROL. DIMENSIONS SHOWN ON ARCHITECTURAL SITE PLAN ARE FOR THE BUILDING DEPARTMENT ONLY. 043 ALL OPEN NON-PAVED AREAS SHALL BE LANDSCAPED. (TYPICAL). 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. 045 CONSTRUCTION SITE SHALL BE WATERED FOR DUST CONTROL AS DIRECTED BY THE DEPARTMENT OF PUBLIC WORKS. 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 047 AISLES, 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. 048 ALL LIGHTING DEVICES SHALL BE PROTECTED BY WEATHER- AND VANDAL-RESISTANT COVERS. 049 LIGHTS SHALL BE OF AN ENERGY-EFFICIENT, INDIRECT DIFFUSED TYPE, AND SHALL NOT EXCEED A HEIGHT GREATER THAN 18' ABOVE FINISHED GRADE. 050 ALL EXTERIOR LIGHTING SHALL BE SHIELDED SO AS NOT TO PRODUCE OBTRUSIVE GLARE ONTO THE PUBLIC RIGHT-OF-WAY OR ADJOINING PROPERTIES. 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. 052 WROUGHT IRON FENCE AT POOL PERIMETER. 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. 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. 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. 056 **GEOTECHNICAL**: ALL WORK SHALL CONFORM TO THE WORK SHOWN HEREIN AND IN ACCORDANCE TO THE SOILS ENGINEERING INVESTIGATION REPORT. 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. 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.

SITE GENERAL NOTES

007 FILL AND BACKFILL:

O01 SCOPE:
THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO FULLY PROTECT ADJACENT PROPERTIES.

PERFORMING ALL OPERATIONS NECESSARY FOR ALL EARTHWORK.

003 ALL SITE WORK, GRADING, EXCAVATING, CUTTING, FILLING, COMPACTING, ETC.,
SHALL CONFORM TO RECOMMENDATIONS OF THE SOILS REPORT NOTED IN
SECTION IA. ANY DEVIATION FROM THOSE RECOMMENDATIONS IS THE SOLE
RESPONSIBILITY OF THE GENERAL CONTRACTOR.

EARTHWORK

002 THE WORK CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND

004 **EXCAVATIONS:** EXCAVATIONS FOR FOOTINGS SHALL BE MADE TO THE WIDTH, LENGT

EXCAVATIONS FOR FOOTINGS SHALL BE MADE TO THE WIDTH, LENGTH, AND DEPTH REQUIRED. FINISH WITH LEVEL BOTTOMS.

005 EXCAVATIONS SHALL BE KEPT FREE OF STANDING WATER.
 006 WHERE EXCAVATIONS ARE MADE TO A DEPTH GREATER THAN INDICATED, SUCH ADDITIONAL DEPTH SHALL BE FILLED WITH CONCRETE AS SPECIFIED FOR FOOTINGS.

FILL MATERIALS SHALL BE FREE FROM DEBRIS, VEGETABLE MATTER, AND OTHER FOREIGN SUBSTANCES.

008 BACKFILLING FOR TRENCHES SHALL BE COMPACTED TO DENSITY RECOMMENDED

IN SOILS REPORT.

009 BACKFILL FOR PIPE TRENCHES SHALL BE COMPACTED ON BOTH SIDES OF PIPE IN SIX-INCH LAYERS OR AS RECOMMENDED IN SOILS REPORT.

010 ALL TRADES SHALL BACKFILL THEIR OWN TRENCHES, UNLESS OTHERWISE DIRECTED.

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.

012 PROVIDE TERMITE TREATMENT OF SOIL PRIOR TO POLICING OF CONCRETE

012 PROVIDE TERMITE TREATMENT OF SOIL PRIOR TO POURING OF CONCRETE.

013 GENERAL GRADING AND DRAINAGE:
REFER TO CIVIL ENGINEERING DRAWINGS AND NOTES FOR ADDITIONAL

INFORMATION AND REQUIREMENTS.

014 ALL REQUIRED VARD DRAINAGE SYSTEMS PRESENT AT THE TIME OF

014 ALL REQUIRED YARD DRAINAGE SYSTEMS PRESENT AT THE TIME OF CONSTRUCTION SHALL BE MAINTAINED AND OPERATIONAL AT THE TIME OF FINAL

INSPECTION.

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.

016 REFER TO CIVIL ENGINEERING DRAWINGS FOR DESIGN OF A COMPLETE DRAINAGI SYSTEM, INDEPENDENT FROM OTHER DRAINAGE SYSTEMS, TO REMOVE NUISANC WATER FROM BEHIND ALL RETAINING WALLS, INCLUDING BUT NOT LIMITED TO FRENCH DRAIN LAYOUT, SLOPE, CLEAN-OUTS, AND OUTLET INFORMATION.

FRENCH DRAIN LAYOUT, SLOPE, CLEAN-OUTS, AND OUTLET INFORMATION.

017 A PERMIT AND INSPECTION ARE REQUIRED FOR LAWN SPRINKLERS.

018 DRIVEWAYS AND PRIVATE ROADS SHALL HAVE A MAXIMUM SLOPE OF 12%. THE GRADE MAY BE INCREASED 20% FOR PAVED SURFACES.

019 PROVIDE 2 PERCENT MINIMUM SLOPE FOR INITIAL 10 FEET AWAY FROM BUILDING' 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.

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, SHOPING, AND BUILD HEADING AS REQUIRED.

CONSTRUCTION OF FORMS, SHORING, AND BULK HEADING AS REQUIRED.

026 SLOPES FOR PERMANENT FILLS SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 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.

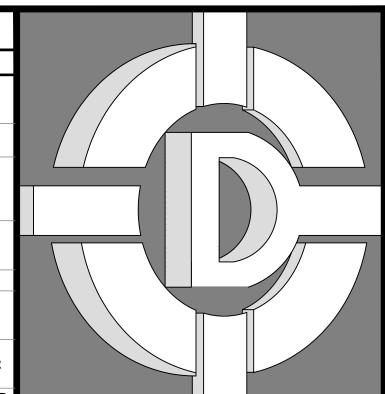
035 ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF
THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OF
OTHER OBSTACLES.
 036 TEMPORARY FENCES, TO SECURE PROJECTS UNDER CONSTRUCTION, ARE

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.

O38 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.

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

5129 N. FIRST STREET FRESNO CALIFORNIA 93710 PHONE: 559-225-2800 FAX: 559-225-1122

G59-225-1122 ARCHITECT

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MIKE DE ALBA, JR.

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OWNER:

559-801-6514

PINNSIX GENERAL

PARTNERS
385 W. BEDFORD AVENUE FRESNO, CA 93711

DRAWINGS PREPARED FOR:

PINNSIX GENERAL PARTNERS

3230 N. MILBURN AVENUE FRESNO, CA. 9372

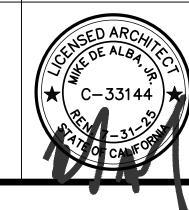
559-801-6514 CONTRACTOR:

BIDDING

	REVISIONS	
NO.	DESCRIPTION	DATE

REGULATORY AUTHORITIES STAMP

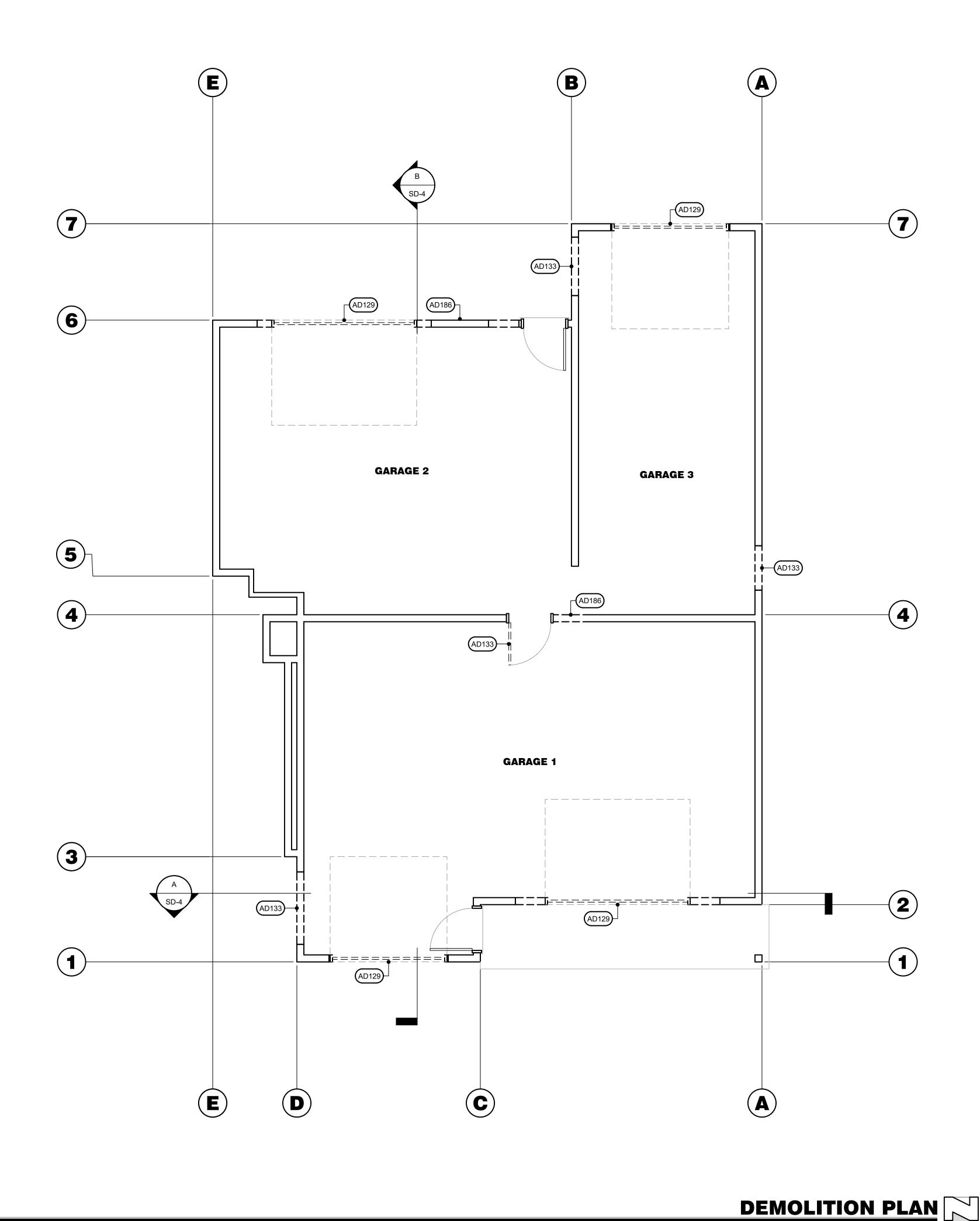
ENGINEER'S SEAL ARCHITECT'S SEAL



SITE NOTES

SHEET TITLE

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



DEMOLITION GENERAL NOTES WALL LEGEND EXISTING WALL

DEMOLITION KEY NOTES

DESCRIPTON

ASSEMBLY TO REMAIN

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.

DESCRIPTION

001 ACCESSORIES: REMOVE ALL UNNECESSARY BRACKETS, CLIPS, HANGERS, NAILS, LEDGER BOARDS ETC. THROUGHOUT SPACE. FINISH IN THESE AREAS SHALL BE PROVIDED AS SHOWN

GENERAL CONTRACTOR SHALL REMOVE ALL WALL BASE AND PROVIDE NEW BASE

AFTER FLOORING INSTALLATION PER ROOM FINISH SCHEDULE.

003 BUILDING: 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 CASEWORK: 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

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 CLEAN-UP:

OF PREVIOUS DEMOLITION.

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

007 THOROUGHLY CLEAN BUILDING UPON COMPLETION OF SELECTIVE DEMOLITION.

ALL DOORS AND HARDWARE TO REMAIN UNLESS NOTED OTHERWISE IN THE DOOR AND FRAME SCHEDULE.

REFER TO ELECTRICAL DRAWINGS FOR ALL ELECTRICAL BEING REMOVED. RELOCATED, OR ABANDONED. CUT AND PATCH FLOOR AS REQUIRED FOR NEW

010 CONTRACTOR SHALL REMOVE, RELOCATE, REUSE, OR REPLACE EXISTING ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

011 **FINISHES**: 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

DEMOLITION CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE CONSTRUCTION FIRE ASSEMBLY RATING FOR ALL EXISTING RATED WALL ASSEMBLIES, ROOF ASSEMBLIES,

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 B 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.

15 GENERAL DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MATERIALS AND CONSTRUCTION OF ALL FLOOR, WALL, CEILING, AND ROOF

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

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 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

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 MECHANICAL:

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.

GENERAL CONTRACTOR SHALL PATCH EXISTING WALLS WHICH REMAIN AFTER ADJACENT DEMOLITION. PATCH AND MATCH AS CLOSELY AS POSSIBLE WITH EXISTING ADJACENT SURFACES.

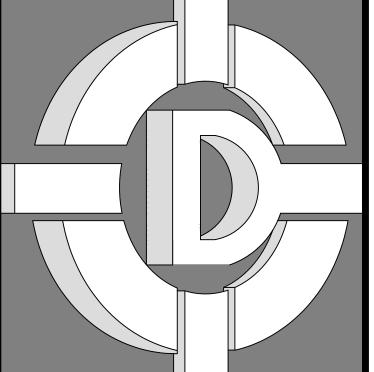
REFER TO PLUMBING DRAWINGS FOR ALL PLUMBING BEING REMOVED, RELOCATED, OR ABANDONED. CUT AND PATCH FLOOR AS REQUIRED FOR NEW PLUMBING. CAP ABANDONED PLUMBING BELOW FLOOR SLAB.

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.

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.

FLOOR SLAB SHALL BE A SMOOTH FINISH LEVEL (NOT TO EXCEED +/- 1/2") AND ON A DEMOLITION PLAN 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).

EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM DURING SELECTIVE



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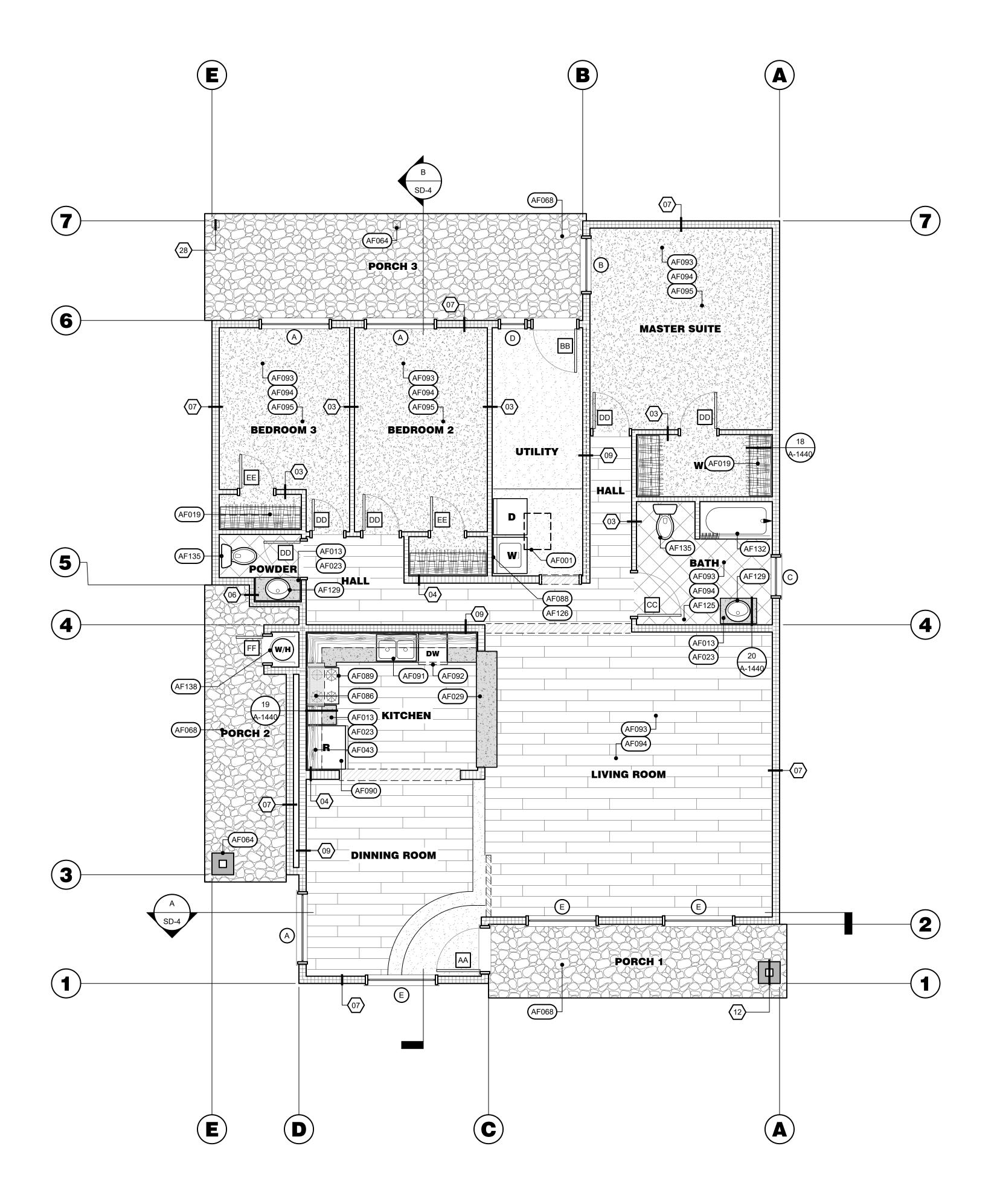
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SHEET TITLE

DATE: September 18, 202 DRAWN BY: TAYLOR APPROVED BY: M.D.





FLOOR KEY NOTES (cont.) **DESCRIPTION** AF126 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

AF129 CHINA SINGLE COMPARTMENT SELF RIMMING COUNTER TOP MOUNTED LAVATORY. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

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-SHOWER 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

AF138 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 WITHIN 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, UNDERCUT 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 DRAWN 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

(MAXIMUM 1.6 GALLONS PER FLUSH). REFER TO EQUIPMENT SCHEDULE FOR

ADDITIONAL INFORMATION AND REQUIREMENTS.

WALL LEGEND EXISTING NEW INTERIOR WALL EXTERIOR WALL HALF WALL

WALL TYPE ASSEMBLIES DESCRIPTION 2x4 STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD A EACH SIDE. UNLESS OTHERWISE NOTED. 2x6 STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD AT EACH SIDE. UNLESS OTHERWISE NOTED. EXISTING 2x4 STUDS AT 16" O.C. WITH INSULATION INTERIOR FACE 1/2" GYPSUM BOARD. EXTERIOR FACE 7/8" STUCCO. UNLESS OTHERWISE NOTED. EXISTING 2x6 STUDS AT 16" O.C. WITH INSULATION INTERIOR FACE 1/2" GYPSUM BOARD. EXTERIOR FACE 7/8" STUCCO. UNLESS OTHERWISE NOTED. EXISTING 2x6 STUDS AT 16" O.C. WITH 1/2" GYPSUN BOARD ON BOTH SIDES. UNLESS OTHERWISE 2x4 STUDS AT 16" O.C. BOXED COLUMN. EXTERIOR

> WOOD POST. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

FACE 7/8" STUCCO OVER 3/8" PLYWOOD SHEATHING.

FLOOR PLAN KEY NOTES

UNLESS OTHERWISE NOTED.

DESCRIPTION

NF001|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.

⁻013 BASE CABINET. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

7019 CLOSET SHELVING AND POLE. REFER TO ARCHITECTURAL DRAWINGS FOR

ADDITIONAL INFORMATION AND REQUIREMENTS. F023 | 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

.F029 | 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 BUILDI 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 1 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

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.

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.

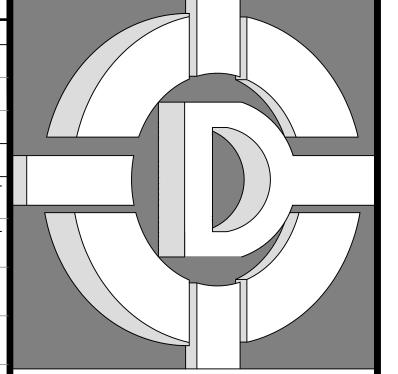
AF092 AUTOMATIC DISHWASHER. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

AF093 EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENING OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT PER CBC SECTION 1205.3. THE MINIMUM NET GLAZED AREA SHALL NOT BE LESS THAN 8 PERCENT OF THE FLOOR AREA OF THI ROOM SERVED PER CBC SECTION 1205.2. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

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 DOOI 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 HEIGH SHALL BE 24-INCHES. THE NET CLEAR OPENING DIMENSION SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. THE FINISHED SILL HEIGHT SHAL BE NO GREATER THAN 44-INCHES ABOVE THE FINISHED FLOOR PER CBC

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 NOTED FLOOR PLAN OF DISCHARGE SHALL BE AT LEAST 3-FEET FROM ANY OPENING THAT ALLOWS AII 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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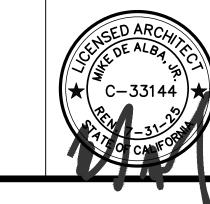
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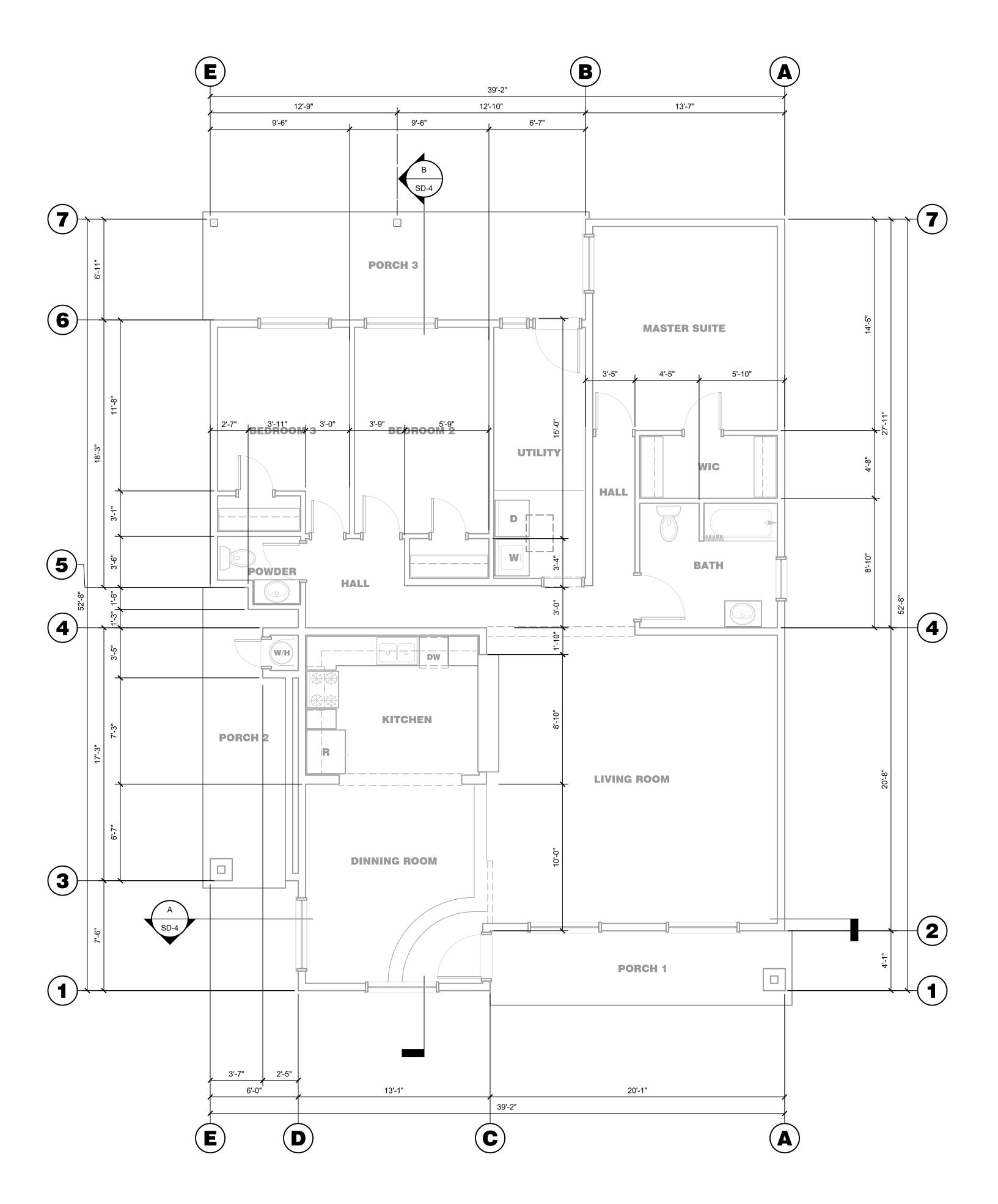
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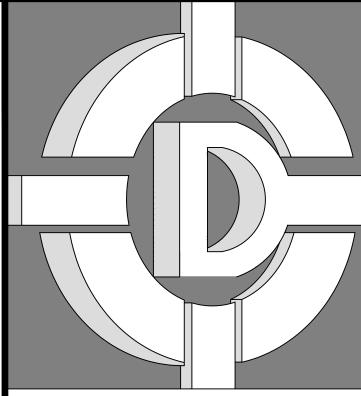


SHEET TITLE

JOB#: 221204 DATF: September 19, 20 DRAWN BY: TAYLOR APPROVED BY: M.D.







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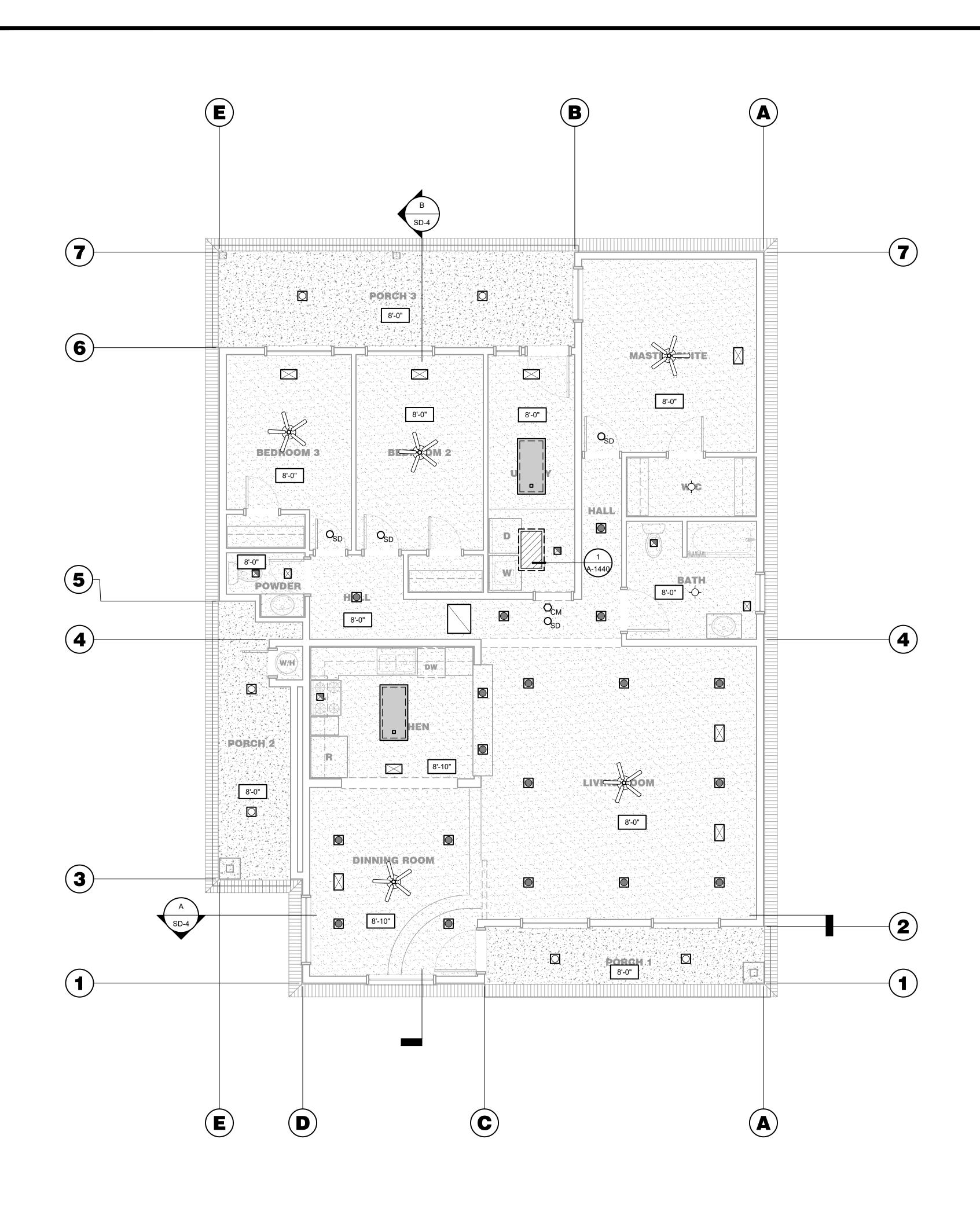
ENGINEER'S SEAL ARCHITECT'S SEAL



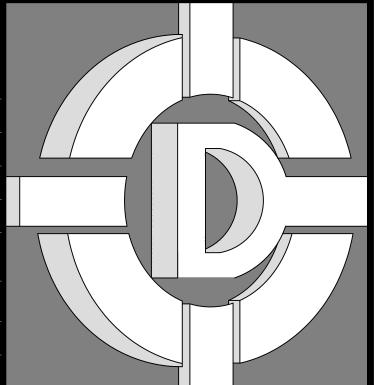
DEMENSION FLOOR PLAN

SHEET TITLE

DRAWN BY: TAYLOR APPROVED BY: M.D.A



CEILING LEGEND DESCRIPTION SYMBOLS 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. WP GFI WATERPROOF OUTLET WITH GROUND FAULT INTERPRETER. REFER 1 ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. AT EAVE 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 ITTEN CONSENT OF DE ALBA ARCHITECTURE. THESE DOCUMENTS AND ALL OPIES WILL BE RETURNED TO DE ALBA ARCHITECTURE. UPON REQUEST, IOLATORS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. 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.



DE ALBA ARCHITECTURE

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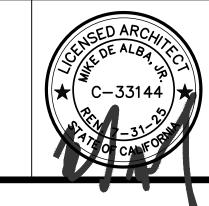
3230 N. MILBURN AVENUE FRESNO, CA. 93722
559-801-6514

CONTRACTOR:

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REVISIONS		
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REGULATORY AUTHORITIES STAMP		

ENGINEER'S SEAL ARCHITECT'S SEAL



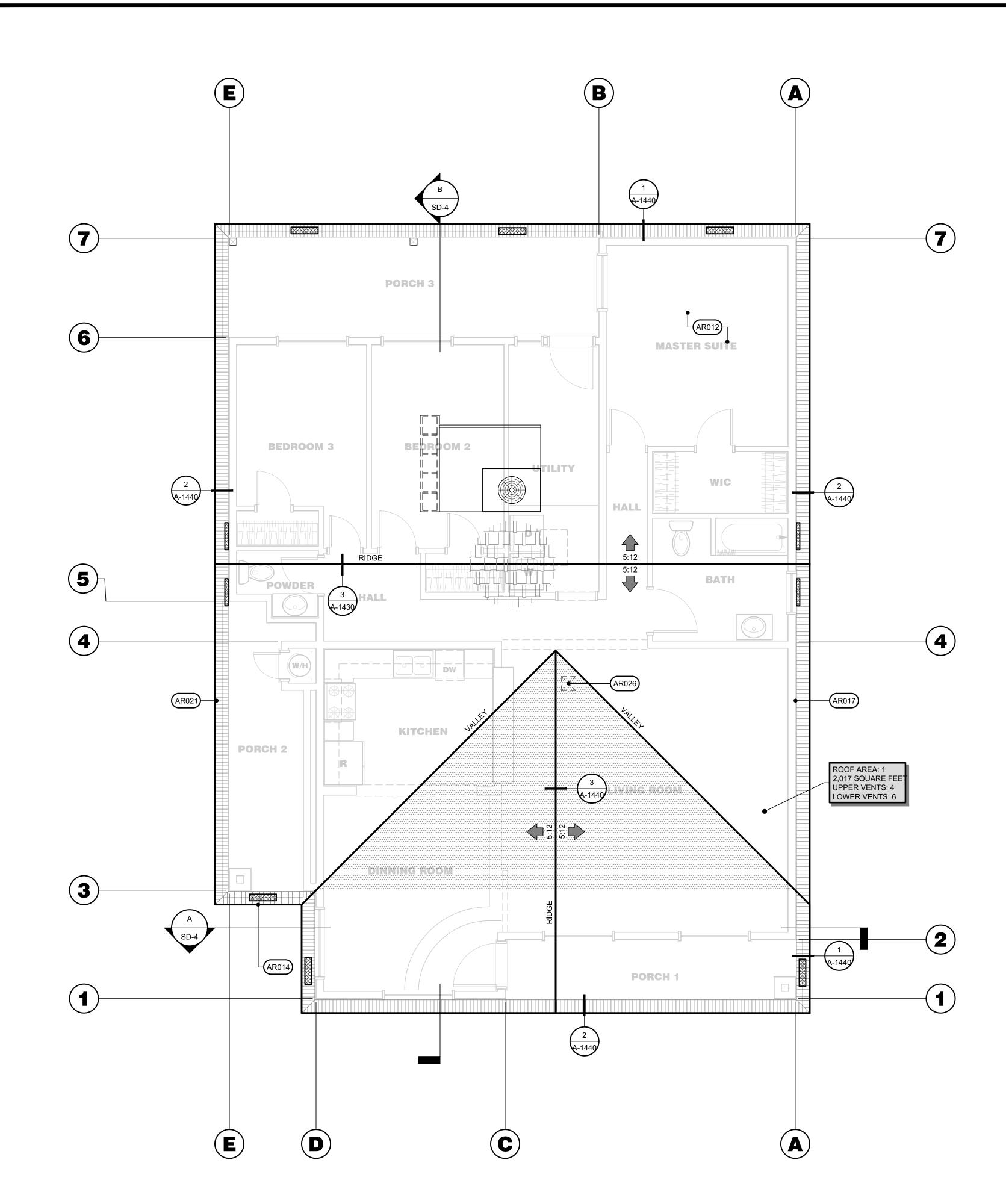
REFLECTED CEILING PLAN

SHEET TITLE

DRAWN BY: TAYLOR

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

REFLECTED CEILING PLAN







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

* ICBO 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.

DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

AR021|GALVANIZED SHEET METAL DOWNSPOUT (PAINT TO MATCH ADJACENT WALL) WIT 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

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	GALVANIZE	D GABLE EI	ND 14" x 18"	120.00	480.00		
0	GALVANIZE	D GABLE EI	ND 14" x 24"	160.00	0.00		
		NET MI	N HIGH AREA P	ROVIDED (SQ.IN.)	480	0.00	
NO. OF VENTS	VENT TYPE - LOW		NET VENT FREE AREA (SQ.IN.)	AREA P	NT FREE ROVIDED .IN.)		

47.00 83.00

498.00

498.00

. MADATORY REQUIREMENTS FOR SOLAR READY BUILDING PER CENC SECTION 110.101. . ATTIC ACCESS PER CBC SECTION R807. 3. PROVIDE ATTIC AND SOFFIT VENTILATION PER CBC SECTION R806. PER CBC SECTION

NET MIN LOW AREA PROVIDED (SQ.IN.)

0 GALVANIZED EAVE 3 1/2" x 22 1/2"

6 GALVANIZED EAVE 5 1/2" x 22 1/2"

THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION 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

R806.2. THE MINIMUM NET FREE 4 VENTILATING AREA SHALL BE 1/150 OF THE AREA OF

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

CONFICTS WITH THE INSTALLATION OF UPPER VENTILATORS. INSTALLATION MORE THAN

3-FEET (914MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE 4. 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. 5. O'HAGIN'S, INC. "M" ROOF VENT (NFA=86.25 S.I.) OR APPROVED EQUAL. PAINT TO MATCH ROOF PLAN ROOFING. REFER TO VENTILATION CALCULATION FOR ADDITIONAL INFORMATION AND

. 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

. 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

. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

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DRAWINGS PREPARED FOR:

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559-801-6514 CONTRACTOR:

OWNER:

BIDDING

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NO.	DESCRIPTION	DATE				

REGULATORY AUTHORITIES STAMP

ENGINEER'S SEAL | ARCHITECT'S SEAL



APPROVED BY: M.D.

SHEET TITLE

JOB#: 221204 DATE: September 18, 202 DRAWN BY: TAYLOR

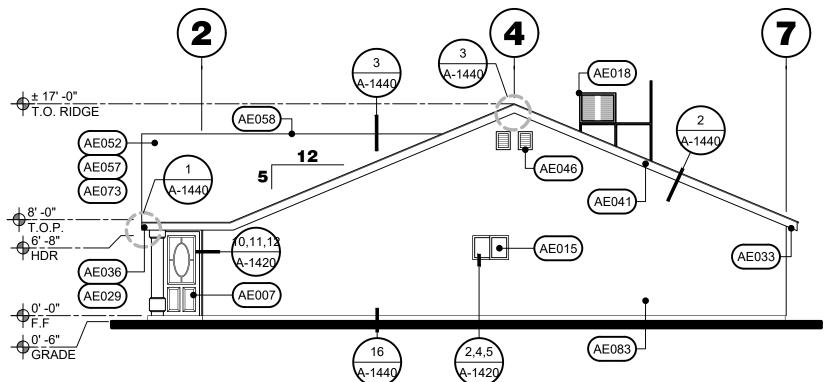
FRONT ELEVATION

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

± 17' -0" T.O. RIDGE AE029 AE031

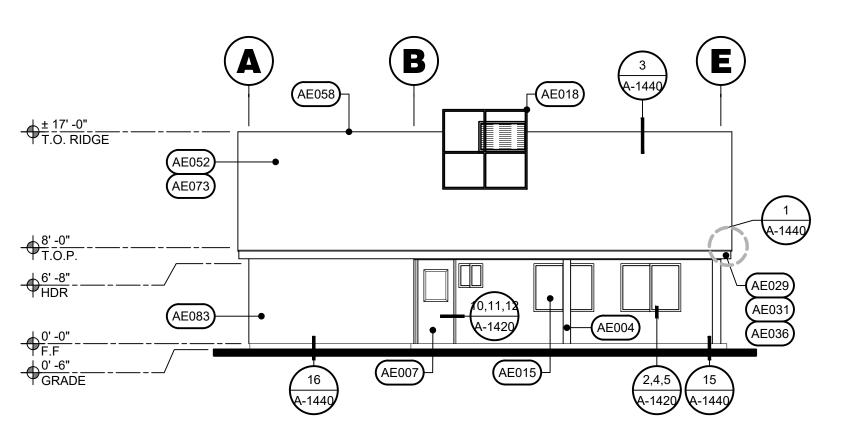


SCALE: 1/8"=1'-0'



RIGHT ELEVATION

SCALE:1/8"=1'-0"

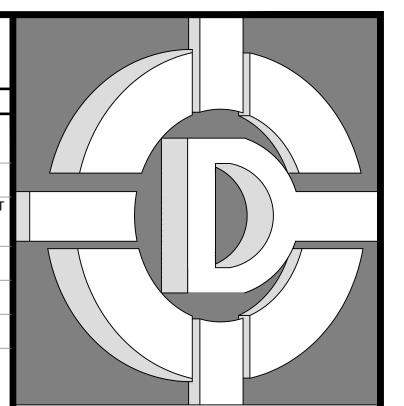


BACK ELEVATION

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 TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- AE029 CONTINUOUS GALVANIZED SHEET METAL GUTTER AT PERIMETER OVERHANGS (PAINT TO MATCH FASCIA). PROVIDE GALVANIZED SHEET METAL DOWNSPOUT (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.
- E031 3x4 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.
- E033 STUCCO FINISH UNDERNEATH OVERHANGS. REFER TO ROOF PLAN DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- AE036 2x10 ROUGH SAWN FASCIA WITH 1x2 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. 052 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 SHINGLE 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
- * 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
- 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.



DE ALBA ARCHITECTURE

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PINNSIX GENERAL **PARTNERS**

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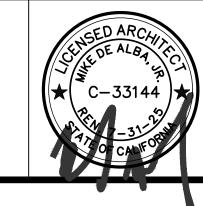
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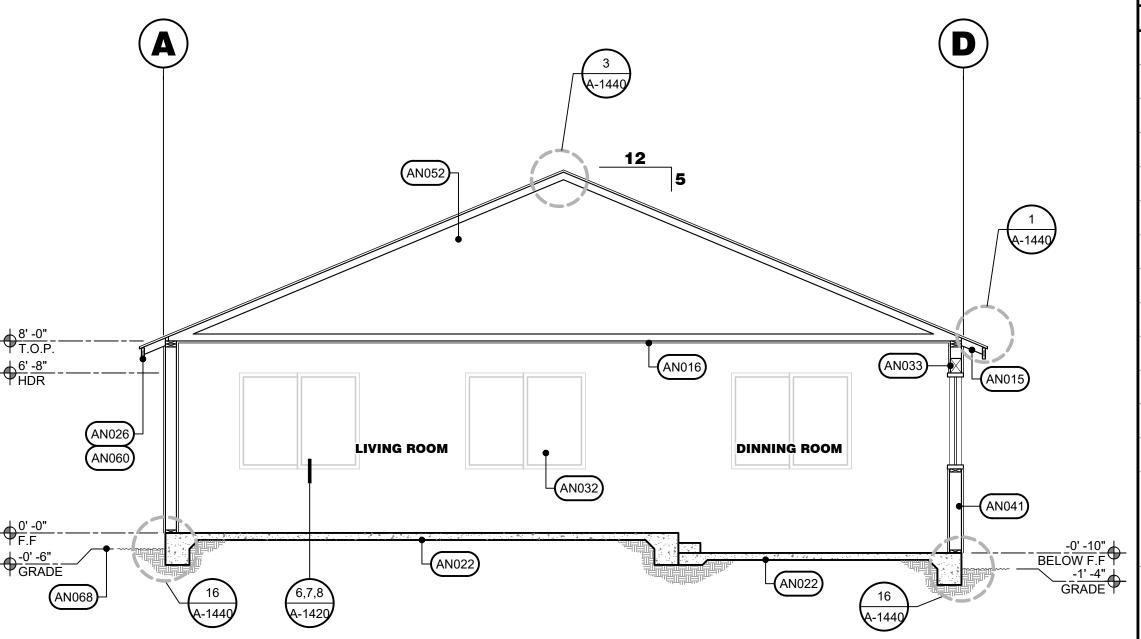
ENGINEER'S SEAL ARCHITECT'S SEAL



EXTERIOR ELEVATIONS

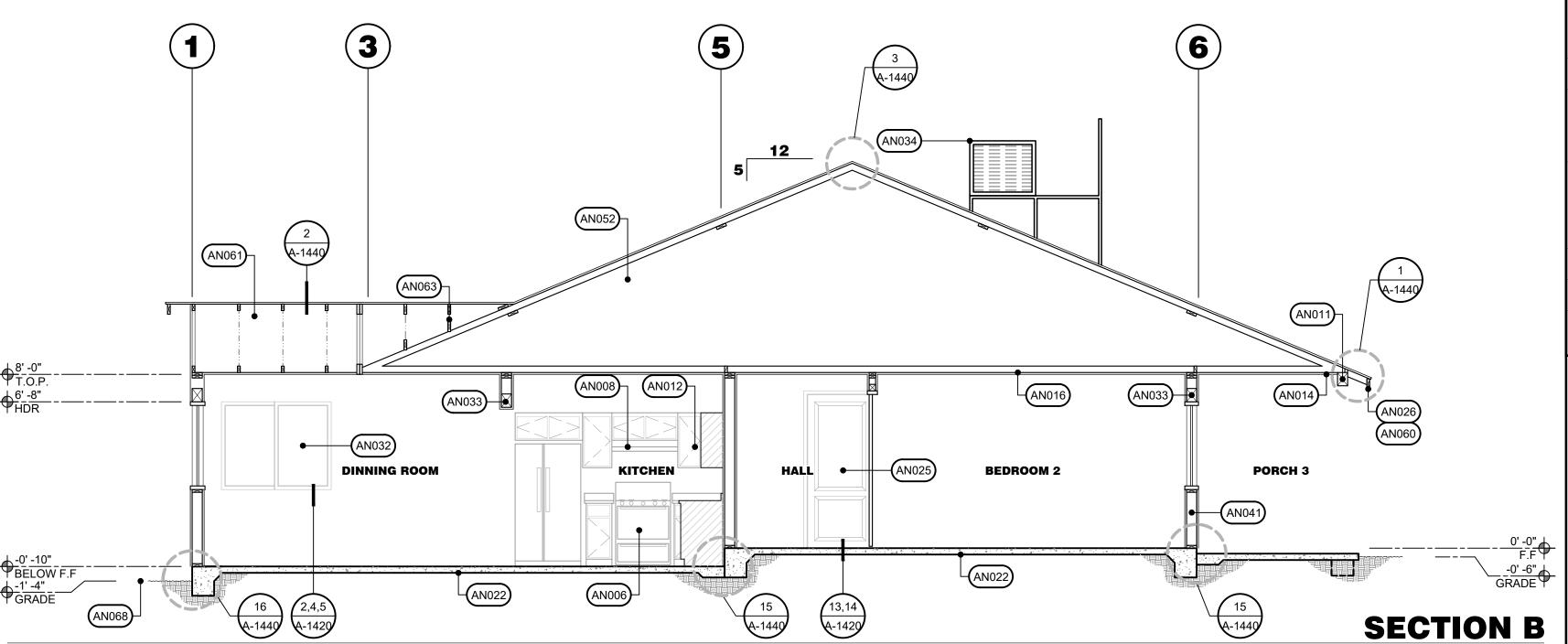
SHEET TITLE

DRAWN BY: TAYLOR APPROVED BY: M.D.



SECTION A

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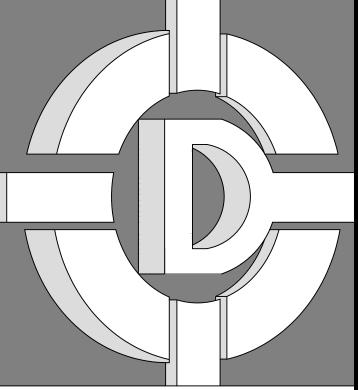
SECTION KEY NOTES

DESCRIPTION

- AN006 RANGE. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION AND
- AN008 HOOD. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- AN011 STRUCTURAL BEAM. REFER TO STRUCTURAL PLANS FOR ADDITIONAL
- INFORMATION AND REQUIREMENTS. AN012 MILLWORK. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL
- INFORMATION AND REQUIREMENTS. AN014 STUCCO CEILING. REFER TO REFLECTIVE CEILING DRAWINGS FOR ADDITIONAL
- INFORMATION AND REQUIREMENTS. INFORMATION AND REQUIREMENTS.
- AN016 DRYWALL CEILING. REFER TO REFLECTIVE CEILING DRAWINGS FOR ADDITIONAL
- AN022 CONCRETE SLAB (AND FOOTING WHERE SHOWN). REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- AN025 DOOR(S). REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.
- AN026 2x FASCIA BOARD. REFER TO ROOF PLAN DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

INFORMATION AND REQUIREMENTS.

- AN032 WINDOW(S). REFER TO WINDOW SCHEDULE FOR DETAILS AND ADDITIONAL
- AN033 STRUCTURAL HEADERS. REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- AN034 | MECHANICAL UNITS. REFER TO MECHANICAL PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- AN038 BLOWN INSULATION ABOVE CEILING. FILL ENTIRE CROSS SECTION OF THE CAVITY TO A MINIMUM HEIGHT OF 16" MEASURED VERTICALLY WHEN PIPING CONDUIT OF SIMILAR OBSTRUCTIONS ARE ENCOUNTERED. THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION. REFER TO ENERGY DOCUMENT SHEETS FOR TITLE 24 ENERGY COMPLIANCE CALCULATIONS AND INSULATION TABLE FOR
- SPECIFIC INSULATION INFORMATION AND REQUIREMENTS. N039 BATT INSULATION IN FLOOR / CEILING FRAMING. FILL ENTIRE CROSS SECTION OF THE CAVITY AT FLOOR / CEILING AND TO A MINIMUM HEIGHT OF 16" MEASURED ENCOUNTERED. THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION. REFER TO ENERGY DOCUMENT SHEETS FOR TITLE 24 ENERGY COMPLIANCE CALCULATIONS AND INSULATION TABLE FOR SPECIFIC INSULATION INFORMATION AND REQUIREMENTS.
- AN040 RIGID BOARD INSULATION IN CEILING / ROOF. AT VAULTED CEILING ATTACH INSULATION DIRECTLY TO THE BOTTOM OF THE RAFTER. MUST HAVE 1" AIR SPACE AND HAVE CLIP BLOCKS AT BEAMS. REFER TO ENERGY DOCUMENT SHEETS FOR TITLE 24 ENERGY COMPLIANCE CALCULATIONS AND INSULATION TABLE FOR SPECIFIC INSULATION INFORMATION AND REQUIREMENTS.
- AN041|BATT INSULATION IN WALL. REFER TO TITLE 24 ENERGY COMPLIANCE CALCULATIONS AND INSULATION TABLE FOR SPECIFIC INSULATION INFORMATION AND REQUIREMENTS.
- AN052 ASPHALT COMPOSITION SINGLES 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 ROOF PLAN DRAWINGS FOR
- ADDITIONAL INFORMATION AND REQUIREMENTS. AN059 ROOF SOLID BLOCKING. REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- AN060 GALVANIZED SHEET METAL GUTTERS AND 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 ROOF PLAN
- DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. AN061|DASHED LINES/HATCHING INDICATES LOCATION OF (FILL FRAMING) ON ROOF -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 - POSITION REQUIRED OPENING CLEAR OF ANY STRUCTURAL ELEMENTS. REFER TO ROOF PLAN
- DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. AN063 PRE-MANUFACTURED WOOD ROOF TRUSSES. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- AN068 FINISH GRADE. SLOPE AWAY FROM BUILDINGS. REFER TO ROOF PLAN DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- $\mathsf{AN074}\,|\,\mathsf{WALL}$ FRAMING. REFER TO ROOF PLAN DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



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MIKE DE ALBA, JR. ARCHITECT

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OWNER:

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DRAWINGS PREPARED FOR:

PINNSIX GENERAL PARTNERS 3230 N. MILBURN AVENUE FRESNO, CA. 93722

CONTRACTOR:

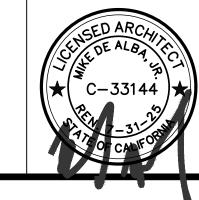
559-801-6514

BIDDING

REVISIONS					
NO.	DESCRIPTION	DATE			

REGULATORY AUTHORITIES STAMP

ENGINEER'S SEAL | ARCHITECT'S SEAL



BUILDING SECTIONS

SHEET TITLE

DRAWN BY: TAYLOR APPROVED BY: M.D.

FINISH ROOM SCHEDULE							
ROOM NAME	WALL	BASE		OOR	CEILING	WAINSCOT HEIGHT	NOTES
DESCRIPTION SYM.	1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT.	SYM. DESCRIPTION	SYM.	FINISH	SYM. DESCRIPTION 1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT.	SYM. DESCRIPTION FEET	#
DINING ROOM	PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT. 1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT.	MDF BASE WITH REVERSE JOINTS.			PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT. 1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT.		
KITCHEN	PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.	MDF BASE WITH REVERSE JOINTS.			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.	MDF BASE WITH REVERSE JOINTS.	CARPET.		1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT.		
BEDROOM 3	PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.	MIDE BASE WITH REVERSE JOINTS.	CARPET.		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.		DE ALBA ARCHITECTURE
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.		5129 N. FIRST STREET FRESNO CALIFORNIA 93710
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.		PHONE: 559-225-2800 MIKE DE ALBA, JR. FAX: 559-225-1122 ARCHITECT
MASTER SUITE	1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT.	MDF BASE WITH REVERSE JOINTS.	CARPET.		1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT.		© 2020 MIKE DE ALBA & ASSOCIATES
	PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT. 1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT.				PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT. 1/2" GYPSUM BOARD SMOOTH WITHOUT TEXTURED, READY TO APPLY PAINT.		THESE DRAWINGS, DESIGNS SKETCHES, IDEAS, DOCUMENTS, PLANS, ARRANGEMENTS, AND OTHER INFORMATION CONTAINED THEREIN, ARE THE SOLE
MASTER CLOSET	PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.	MDF BASE WITH REVERSE JOINTS.	CARPET.	<u> </u>	PROVIDE SEMI-GLOSS, GLOSS ENAMEL PAINT, OR EPOXY PAINT.		DELIVERED AND ACCEPTED BY YOU IN TRUST AND ONTAINED THEREIN THAT NEITHER THESE DOCUMENTS OR THE INFORMATION CONTAINED THEREIN WILL BE CODIED REPRODUCTED OF DELIVERED TO OTHERS EXCEPT AS
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							OWNER:
							PINNSIX GENERAL
							PARTNERS 385 W. BEDFORD AVENUE FRESNO, CA 93711
	W3			D1	D6 D11 D17		559-801-6514
					DRAWINGS PREPARED FOR:		
	WINDOW SCHED	ULE			PINNSIX GENERAL		
(W)	WINDOW	W FRAME FIRE RATED	DETAILS NOTES	TAG WIDTH HEIGHT TH	DOOR	DOOR FRAME FIRE RATING DETAILS	PARTNERS 3230 N. MILBURN AVENUE FRESNO, CA. 93722
TAG WIDTH HEIGHT TYPE A 5'-0" 4'-0" W3	GLASSTYPEOPERATIONMATERIALDUAL GLAZECLEAR GLASSSLIDINGVINYL	FINISH MINUTES HEAD PAINT 4 / A-1420	JAMB SILL 2 / A-1420 5 / A-1420		HICK TYPE LEAFS FINISH OPERATION MATERIAL GLASS MATE 3/4" D6 1 FACTOR FINISH SWING WOOD TEMPERED ME		NOTES 3230 N. MILBURN AVENUE FRESNO, CA. 93722 559-801-6514
B 4'-0" 4'-0" W3	DUAL GLAZE CLEAR GLASS SLIDING VINYL DUAL GLAZE CLEAR GLASS SLIDING VINYL	PAINT 4 / A-1420 PAINT 4 / A-1420	2 / A-1420 5 / A-1420 2 / A-1420		3/4" D11 1 FACTOR FINISH SWING VINYL TEMPERED ME		CONTRACTOR:
C 3'-0" 2'-0" W3 D 2'-0" 2'-0" W3	DUAL GLAZE CLEAR GLASS SLIDING VINYL DUAL GLAZE CLEAR GLASS SLIDING VINYL	PAINT 4 / A-1420	2 / A-1420 5 / A-1420 2 / A-1420 5 / A-1420			DOD FACTOR FINISH 6 / A-1410 7 / A-1410 DOD FACTOR FINISH 6 / A-1410 7 / A-1410	
D 2'-0" 2'-0" W3 E 5'-0" 4'-0" W3	DUAL GLAZE CLEAR GLASS SLIDING VINYL DUAL GLAZE CLEAR GLASS SLIDING VINYL	PAINT 4 / A-1420 PAINT 8 / A-1420	2 / A-1420 5 / A-1420 9 / A-1420 10 / A-1420			DOD FACTOR FINISH 6 / A-1410 7 / A-1410	BIDDING
				FF 1'-6" 7'-0" 1	3/4" D17 1 FACTOR FINISH SWING VINYL WC NOTES:	DOD FACTOR FINISH 2 / A-1410 3 / A-1410 5 / A-1410	
					1. REFER TO SHEET GA-070 DOOR NOT	E #005.	REVISIONS
							NO. DESCRIPTION DATE
							REGULATORY AUTHORITIES STAMP
							ENGINEER'S SEAL ARCHITECT'S SEAL
							CENSED ARCHITCH
							★ C-33144 ★
							(C-33144)
							1770 -31 OR
1							

ROJECTS\YEAR 2022\221204 PINNSIX-MILBURN\03. CONSTRUCTION DOCUMENTS\02.CAD F

SCHEDULES

SHEET TITLE

JOB#: 221204

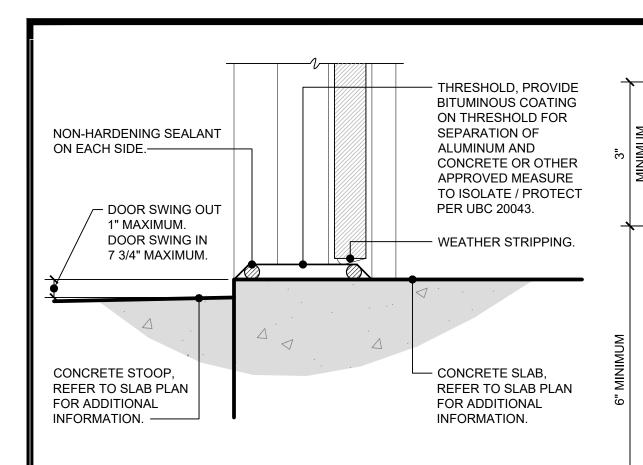
DATE: September 18, 2023

DRAWN BY: TAYLOR

APPROVED BY: M.D.A.

SHEET NO.

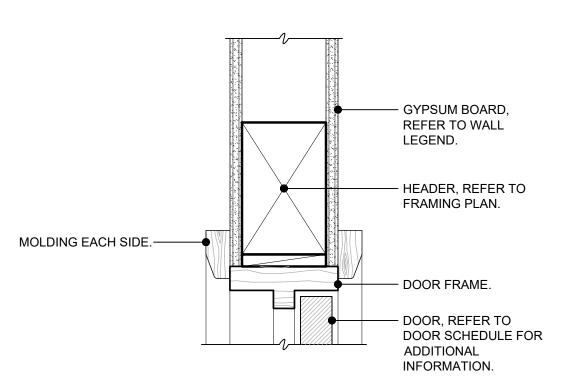
A-1300



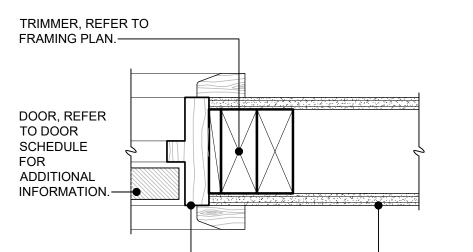
DOOR THRESHOLD

SCALE: 3" = 1'-0"

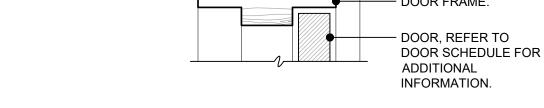
SCALE: 3" = 1'-0"



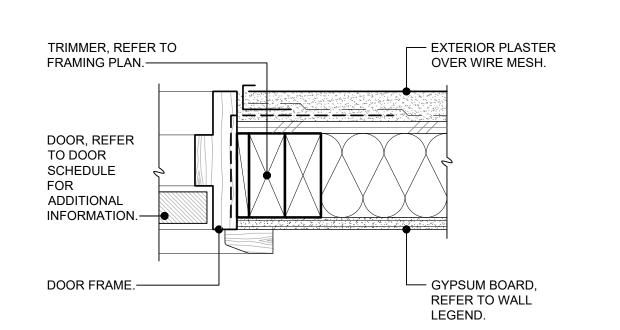
INTERIOR DOOR HEAD



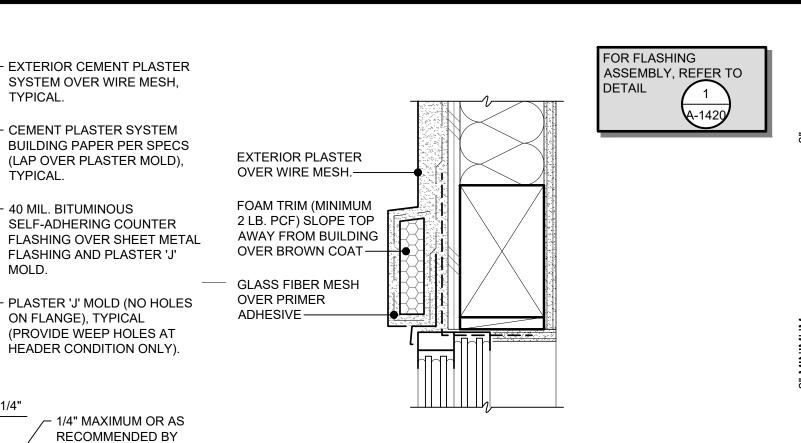
14 INTERIOR DOOR JAMB



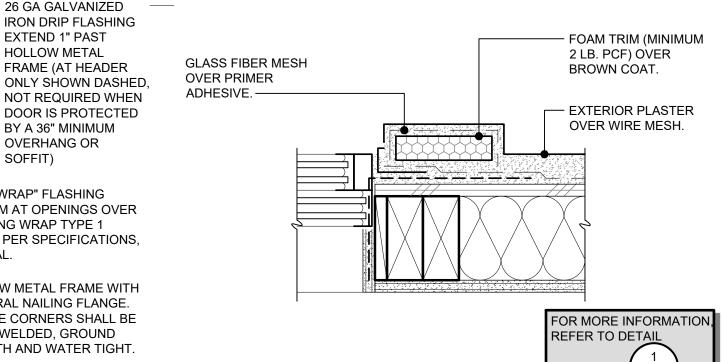
EXTERIOR DOOR HEAD



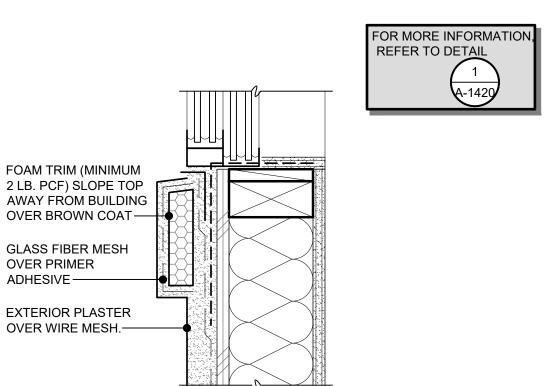
EXTERIOR DOOR JAMB



WINDOW HEAD



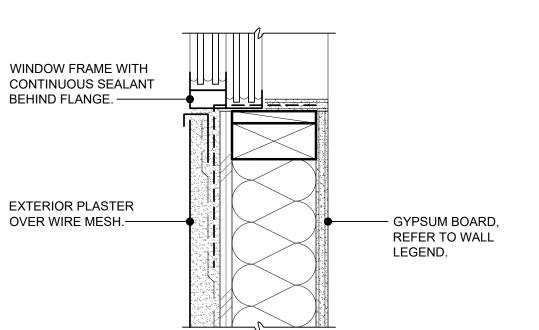
WINDOW JAMB



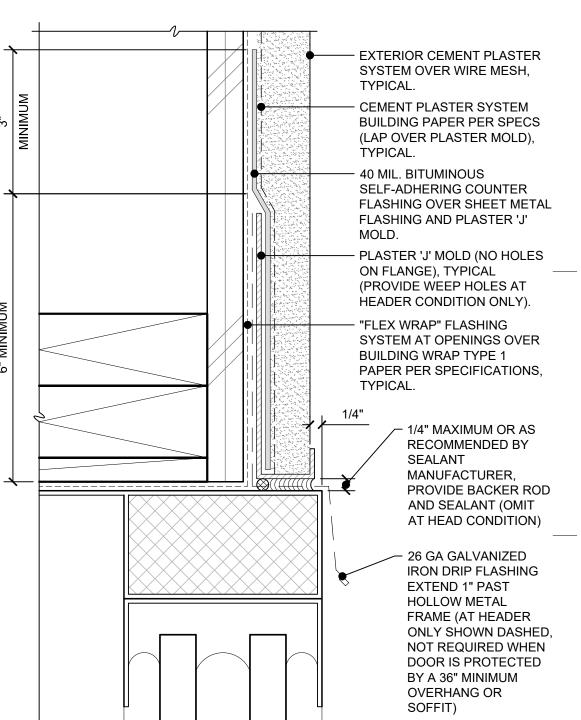
WINDOW SILL



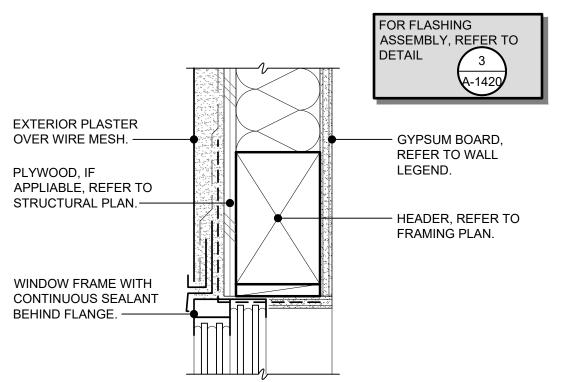




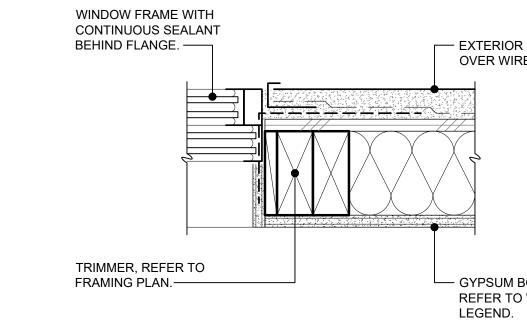




WINDOW ASSEMBLY **FLASHING**



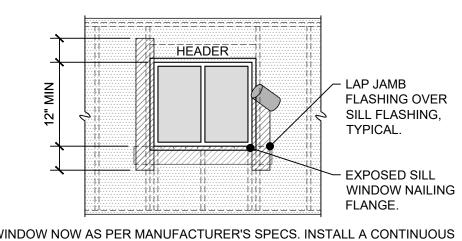
WINDOW HEAD



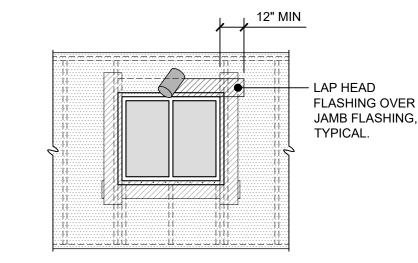
WINDOW JAMB

- WOOD STUD WALL HEADER FRAMING. WALL SHEATHING SHOWN WITH WINDOW HATCH, TYPICAL OPENING 10" MIN

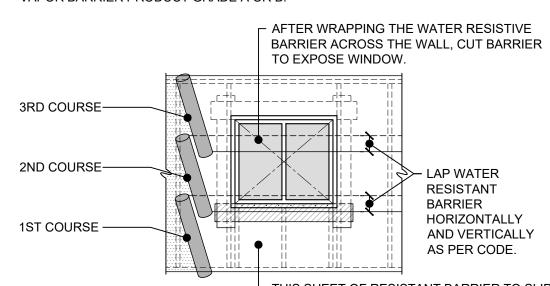
ATTACH A SILL FLASHING STRIP FLASHING MATERIAL AT LEAST 9" WIDE WITH THE TOP EDGE EVEN WITH THE TOP EDGE OF THE ROUGH SILL, ON A CONTINUOUS BEAD OF SEALANT. EXTEND THIS SILL STRIP AT LEAST 10" BEYOND THE EDGE OF THE ROUGH OPENING ON EACH SIDE. DO NOT ATTACH THE BOTTOM OF THE SILL FLASHING, SO THAT THE 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.



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.



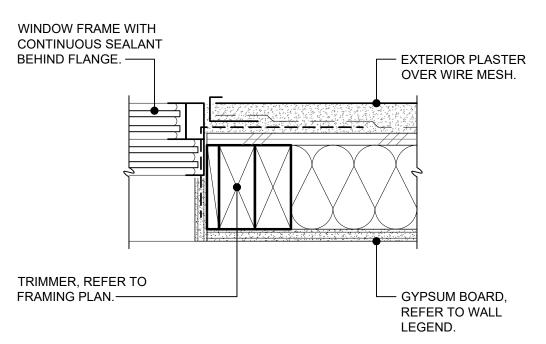
INSTALL THE HEAD FLASHING OVER THE WINDOW FLANGE AND OVER THE JAMB FLASHING. THIS IS ANOTHER STRIP OF FLASHING AT LEAST 9" WIDE. EXTEND HEAD FLASHING 12" MINIMUM BEYOND THE ROUGH OPENING. FLASHING TO BE A COATED VAPOR BARRIER PRODUCT GRADE A OR B.

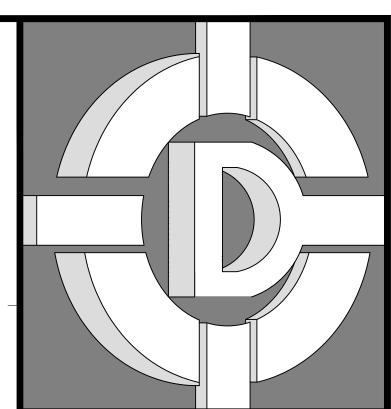


- THIS SHEET OF RESISTANT BARRIER TO SLIP UNDER SILL AND FLASHING MEMBRANE. NOTCH WATER RESISTANT BARRIER TO FIT TIGHTLY AROUND WINDOW FRAME PROFILE

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 FLANGES. 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.

STUCCO FLASHING





DE ALBA ARCHITECTURE

ARCHITECT

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

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OWNER:

PINNSIX GENERAL PARTNERS 385 W. BEDFORD AVENUE FRESNO, CA 93717

559-801-6514

DRAWINGS PREPARED FOR:

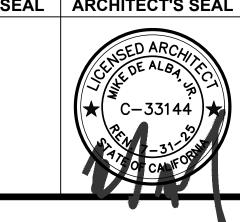
PINNSIX GENERAL **PARTNERS**

CONTRACTOR:

BIDDING

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	REVISIONS					
NO.	DESCRIPTION	DAT				
REGULATORY AUTHORITIES STAME						
		NO. DESCRIPTION				

ENGINEER'S SEAL | ARCHITECT'S SEAL

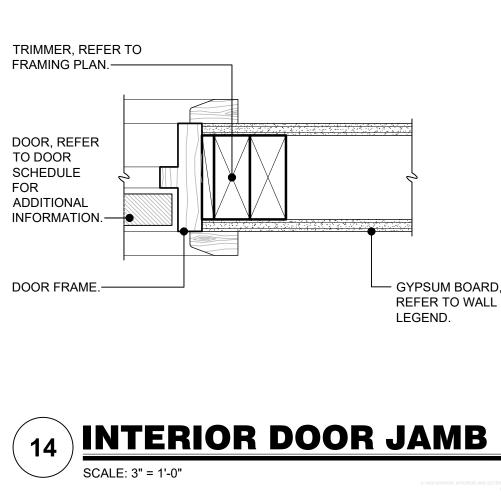


WINDOW, INTERIOR AND EXTERIOR DOOR DETAILS

SHEET TITLE

DRAWN BY: TAYLOR PPROVED BY: M.D.

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



EXTERIOR PLASTER OVER WIRE MESH.-GYPSUM BOARD, LEGEND. PLYWOOD, IF APPLIABLE, REFER TO STRUCTURAL PLAN.-

DOOR ASSEMBLY

AT EXTERIOR SIDE

FRAME INTEGRAL

PROVIDE HOLLOW META

NAILING FLANGE WITH

2-10d (PRE-DRILL) AT 24

VERTICAL (MATCH STUD

AT ROOM SIDE PROVIDE

HOLLOW METAL FRAME

STUD ANCHOR. (4) PER

JAM WITH (2) 10d EACH.

24" ON CENTER MAXIMUM

FLASHING

ON CENTER MAXIMUM

ANCHOR SPACING)

REFER TO WALL HEADER, REFER TO FRAMING PLAN. DOOR FRAME

FOR FLASHING

ASSEMBLY, REFER TO

TYPICAL.

TYPICAL.

40 MIL. BITUMINOUS

ON FLANGE), TYPICAL

(PROVIDE WEEP HOLES AT

SEALANT

MANUFACTURER,

PROVIDE BACKER ROD

AND SEALANT (OMIT

AT HEAD CONDITION)

26 GA GALVANIZED

IRON DRIP FLASHING

EXTEND 1" PAST

FRAME (AT HEADER

DOOR IS PROTECTED

BY A 36" MINIMUM

OVERHANG OR

SYSTEM AT OPENINGS OVER

PAPER PER SPECIFICATIONS

HOLLOW METAL FRAME WITH

INTEGRAL NAILING FLANGE.

FLANGE CORNERS SHALL BE

FULLY WELDED, GROUND

SMOOTH AND WATER TIGHT

SOFFIT)

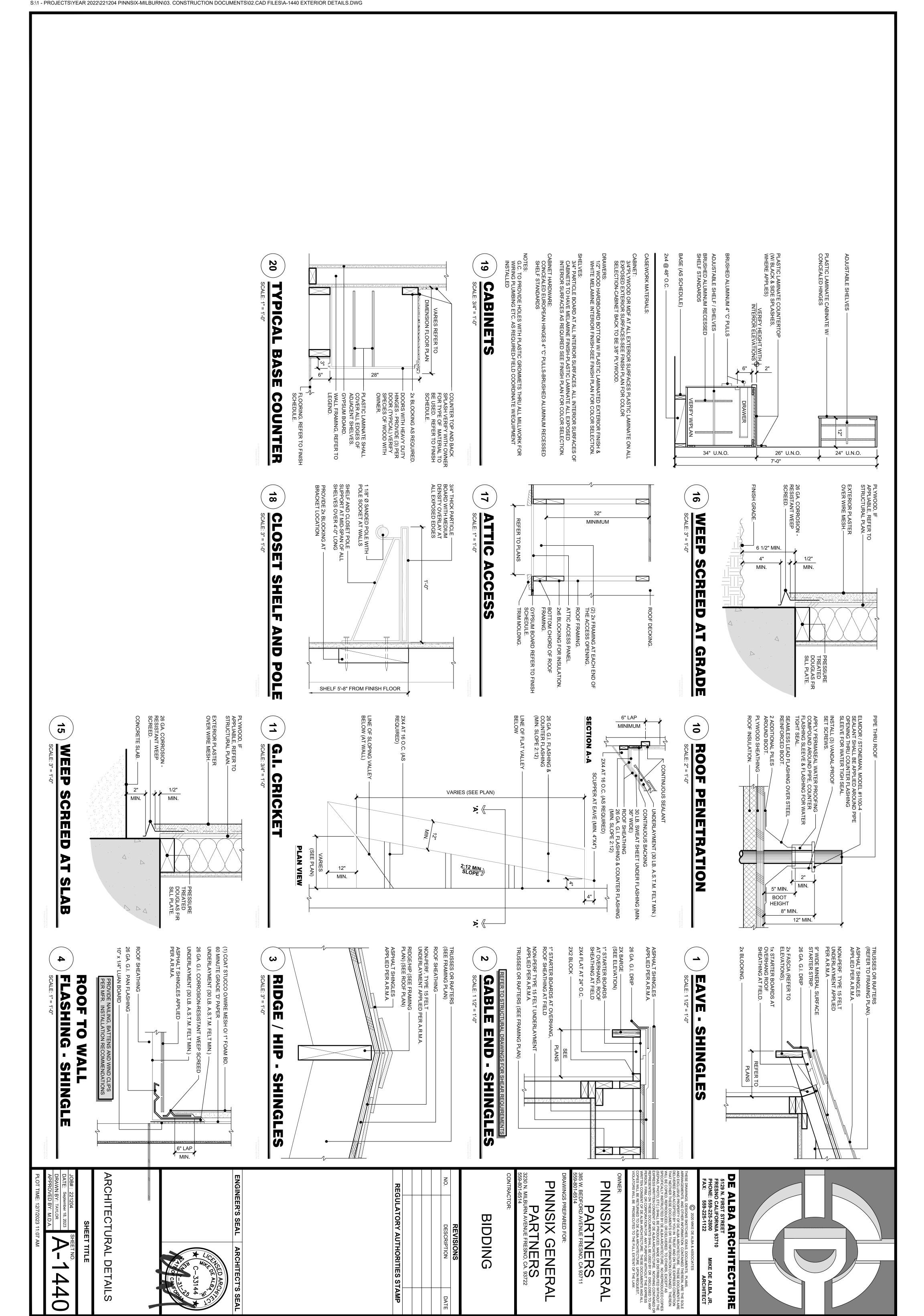
"FLEX WRAP" FLASHING

BUILDING WRAP TYPE 1

TYPICAL.

HOLLOW METAL

ADHESIVE -**EXTERIOR PLASTER** OVER WIRE MESH.-



		CONCRETE (cont.)
	049	WHERE DEPRESSIONS OCCUR IN THE SLAB BELOW THE NORMAL T.O. SLAB ELEVATION TO ACCOMMODATE THE REQUIREMENTS OF THE DESIGNER OR PLUMBING PLANS, THE SLAB SHALL BE THICKENED TO MEET THE REQUIRED SLAB THICKNESS REQUIRED BY THE FOUNDATION PLAN. REFER TO DETAIL FOR FURTHER INFORMATION AND REQUIREMENTS.
	050	THE MINIMUM SLAB REINFORCEMENT FOR SLABS UP TO 5" THICK IS 1 $1/2$ " POUNDS OF FIBER MESH PER CUBIC YARD OF CONCRETE UNLESS OTHERWISE NOTED.
	051	THE MINIMUM SLAB REINFORCEMENT FOR SLABS 5" THICK AND UP US #4 AT 18" ON CENTER E.W. CENTERED IN THE SLAB.
ı	052	AN IMPERVIOUS MEMBRANE (VAPOR BARRIER) SHOULD BE PLACED LINDER ALL

CONCRETE NOTES

- SLABS (THE ONLY EXCEPTIONS IS A SLAB WHERE MOISTURE TRANSMISSIONS THROUGH THE SLAB WILL NOT DAMAGE, ALTER, OR HARM ANY PART OF THE STRUCTURE, INTERIOR, AND OCCUPANTS) A 10 MIL. (MINIMUM) MEMBRANE
- SHOULD BE USED THAT MEETS THE REQUIREMENTS OF ASTM E1745, TYPICAL 053 2" OF MOIST CONCRETE SAND (ASTMC-33) MUST BE PLACED UNDER ALL SLABS BETWEEN THE BOTTOM OF SLAB AND TOP OF VAPOR BARRIER OR NEXT LAYER
- DOWN AS REQUIRED BY THE SOILS REPORT. 054 THE VAPOR BARRIER SHOULD REST ON 4" OF 3/4" CLEAN CRUSHED ROCK UNLESS NOTED OTHERWISE. 055 POWDER DRIVEN FASTENERS AT INTERIOR NON-BEARING WALLS SHALL BE HILTI
- X-U15 ICC ESR#2269 PINS AT 32" ON CENTER APPROVED 3/8" DIAMETER SHOT PINS WITH 2" DIAMETER CADMIUM WASHERS AT 32" ON CENTER MAXIMUM, 6" FROM CORNERS AND SPLICES. 056 | STEM WALLS 3 1/2" THICK SHALL NOT EXCEED 3 1/2" HIGH ANCHOR BOLTS SHALL
- EXTEND 10" INTO THE FOOTING. A NUMBER 4 REBAR MAY BE UTILIZED TO ACHIEVE MINIMUM EMBEDMENT.
- 057 LOCATE AND EXPOSE ALL PROPERTY CORNERS AND STRING THE SIDE YARD PROPERTY LINES PRIOR TO THE FOUNDATION INSPECTION
- 058 LOAD BEARING FOOTINGS SHALL BE EXTENDED A MINIMUM OF 12" WIDE AND 12" BELOW UNDISTURBED SOIL OR AS OTHERWISE NOTED.
- 059 PROVIDE (1) #4 REBAR x 20'-0" UFER GROUND EMBEDDED INTO CONCRETE FOOTING. COORDINATE LOCATION WITH ELECTRICAL CONTRACTOR.
- 060 3"x3"x0.229" STEEL WASHER TO BE INSTALLED ON EACH ANCHOR BOLT. THE PLATE WASHER MAY BE SLOTTED 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH OF NOT MORE THAN 1 3/4". STANDARD CUT WASHER IS REQUIRED TO BE PLACED BETWEEN THE PLATE WASHER AND THE NUT. 061 ALL FOOTING FOR STRUCTURES LOCATED AT OR ABOVE THE 5000-FOOT
- ELEVATION SHALL EXTEND AT LEAST 18" BELOW GRADE. 062 POWDER DRIVEN FASTENERS SHALL NOT BE USED IN STEM WALLS LESS THAN 5 1/2" WIDE OR GREATER THAN 5 1/2" HIGH.
- 063 PROVIDE 6" WIDE STEM WALL AT ALL LOCATIONS WHERE HD HOLDINGS ARE USED 064 INSTALL DAM-PROOFING MEMBRANE UNDER ALL BUILDING SLABS AS SHOWN ON DRAWINGS. BASE SHALL HAVE BEEN LEVELED PRIOR TO INSTALLING VAPOR BARRIER. VAPOR BARRIER SHALL BE IN THE WIDEST PRACTICABLE WIDTH. ALL JOINTS SHALL BE LAPPED NOT LESS THAN 6". PATCH ALL HOLES PRIOR TO PLACEMENT OF SAND COVER. TURN PAPER UP FOUNDATION WALLS WHERE SLAB AND FOOTINGS ARE MONOLITHICALLY POURED.
- 065 CONSTRUCT FORMS FROM 2" NOMINAL DOUGLAS FIR OR PLYWOOD AS REQUIRED TO SLOPE, LINE, AND DIMENSIONS SHOWN. FORMS SHALL BE PLUMB, STRAIGHT, AND SUFFICIENTLY BRACED TO PREVENT MOVEMENT DURING THE POUR. REMOVE FORMS WITHOUT DAMAGING THE CONCRETE
- 066 INSTALL STEEL AS INDICATED ON THE PLANS AND AS REQUIRED BY THE LOCAL AND STATE BUILDING ORDINANCES. VERTICAL AND HORIZONTAL SPLICES SHALL HAVE A MINIMUM LAP OF 40 BAR DIAMETERS. ALL REQUIRED BENDING SHALL BE COLD WITH A MINIMUM INSIDE DIAMETER OF 6 BAR DIAMETERS. REINFORCING STEEL TO BE SET IN PLACE, SPACED, AND HELD SOLIDLY IN POSITION. TIE WITH #16 ANNEALED WIRE AT ALL SPLICES AND AT CROSSING POINTS. ALL ANCHORS AND CHAIRS TO BE METAL. NO WOOD PERMITTED INSIDE THE CONCRETE. ALL REINFORCING SHALL BE COVERED WIRED ALL SPLICES. SIDE LAPS SHALL BE ONE MESH AND END LAPS 6". WHILE CONCRETE IS BEING POURED, FABRIC SHALL BE LIFTED IN PROPER POSITION.
- 067 PLACE AND VIBRATE ALL CONCRETE AS REQUIRED TO ELIMINATE ALL VOIDS. POCKETS, ETC. AROUND FORMS. REINFORCING OR FASTENING DEVICES, ETC. REMOVE ALL LOOSE CONCRETE AND FILL HONEYCOMBED SURFACES, STONED POCKETS. AND OTHER IRREGULARITIES WITH CEMENT MORTARS. FLAT WORK SHALL BE FREE OF PUDDLES. PROTECT ADJACENT SURFACES. TRUENESS OF ALL SLABS: ALL SLABS SHALL BE TRUE 1/4" IN 50 FEET AND SHALL HAVE NO SWALES. 068 INTERIOR FLOOR SLABS SHALL BE STEEL TROWELED SMOOTH. EXTERIOR WALKS,
- 069 PRE-TREAT UNDER SLAB AREA WITH AN APPROVED SOLUTION FOR PROTECTING
- 070 USE #4 REBAR TOP AND BOTTOM 3'-0" LONG MINIMUM IN FOOTINGS WHICH HAVE PLUMBING LINES PASSING PERPENDICULAR BELOW. BACK FILL PIPES IN MOISTENED LAYERS NOT MORE THAN 6" THICK THOROUGHLY COMPACTED.
- 071 DO NOT PLACE CONCRETE UNTIL ALL REINFORCEMENT, CONDUIT OUTLET BOXES. ANCHORS, HANGERS, SLEEVES, BOLTS, OR OTHER EMBEDDED MATERIALS AND ITEMS ARE SECURELY AND PROPERLY FASTENED IN THEIR PROPER PLACES AND POSITION SUBCONTRACTOR SHALL VERIFY INSTALLATION OF HOLDOWN AND ANCHOR BOLTS. PA STRAPS AND OTHER ANCHORAGE MATERIAL AND ITEMS PRIOR TO PLACEMENT OF CONCRETE.
- 072 PRESSURE TREATED SILL PLATE REQUIRES CONNECTORS TO BE HOT DIPPED, GALVANIZED, OR MECHANICALLY ZINC COATED.
- 073 FOUNDATION REINFORCEMENT. CONTINUOUS FOOTINGS AND STEM WALLS SHALI BE PROVIDED WITH A MINIMUM TWO LONGITUDINAL NUMBER 4 BARS, ONE AT THE TOP AND ONE AT THE BOTTOM OF THE FOOTING.
- 074 SHEAR WALL FOUNDATION SUPPORT. SHEAR WALLS SHALL BE SUPPORTED BY CONTINUOUS FOUNDATIONS.
- 075 CONCRETE SLABS-ON-GRADE. SLABS-ON-GRADE SHALL BE MINIMUM 3 1/2-INCHES THICK. CONCRETE SHALL BE MINIMUM 3000 PSI IN 28 DAYS. (DESIGN USES 2500 PSI- NO SPECIAL INSPECTION REQUIRED.)
- 076 VAPOR RETARDER. A 6-MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED MINIMUM 6 INCHES SHALL BE PLACED BETWEEN A CONCRETE SLAB-ON-GRADE AND THE BASE COURSE OR SUBGRADE
- 077 ANCHOR BOLTS AND SILLS. FOUNDATION PLATES OR SILLS SHALL BE BOLTED OR ANCHORED TO THE FOUNDATION OR FOUNDATION WALL PER THE FOLLOWING: A. MINIMUM 1/2"-INCH-DIAMETER STEEL BOLTS.
- . BOLTS EMBEDDED AT LEAST 7 INCHES INTO CONCRETE OR MASONRY BOLTS SPACED MAXIMUM 6 FEET ON CENTER
- MINIMUM TWO BOLTS PER PLATE / SILL PIECE WITH ONE BOLT LOCATED MAXIMUM 12 INCHES AND MINIMUM 7 BOLT DIAMETERS FROM EACH END OF EACH
- MINIMUM 3-INCH BY 3-INCH BY 0.299-INCH STEEL PLATE WASHER BETWEEN SILL AND NUT ON EACH BOLT. ALL INTERIOR NON-BEARING WALLS TO BE ANCHORED WITH SHOT PINS,
- RAMSET #3348 OR EQUIVALENT. AT 32" ON CENTER. G. SILLS AT DOORS SHALL HAVE THRESHOLDS WITH A MAXIMUM DROP OF 3" AND
- A MINIMUM OF 1/2" MEASURED FROM THE FINISH FLOOR.)78 HOLD-DOWNS. ALL HOLD-DOWNS MUST BE TIED IN PLACE PRIOR TO FOUNDATION

027	CONCRETE STRENGTH	COMPRES- SIVE STRENGTH (F'C)	AGGREG- ATE SIZE (MAX)	SLUMP (MAX)	AIR CONT- ENT	
	FOOTINGS	2,500.00	1 1/2"	3"	1.5% 0.5%	
	SLAB ON GRADE	4,000.00	1"	4"	1.5% 0.5%	
	WALLS, BEAM, COLUMNS	3,000.00	1"	4"	1.5% 0.5%	
	TILT-UP PANELS	3,500.00	1'	4"	1.5% 0.5%	
	WALKS, CURBS	2,500.00	1"	4"	4% 1.5%	

CONCRETE (cont.)

- 028 SLAB MEMBRANE SHALL COMPLY WITH ASTM E1745 (CLASS A, MAY BE REDUCED TO CLASS C IF COVERED BY MINIMUM 2" GRANULAR BASE) WITH A MAXIMUM WATER VAPOR TRANSMISSION RATE OF 0.012 PERMS AS TESTED BY ASTM F1249, WITH ALL SEAMS LAPPED AND SEALED WITH A TAPE MEETING THE MVT OF ASTM
- 029 POWER ACTUATED FASTENERS SHALL BE HILTI FASTENERS OR APPROVED EQUAL FOR WOOD SILL PLATE TO CONCRETE APPLICATIONS, FASTENERS SHALL BE "X-CP 72" TYPE IN CONFORMANCE WITH ICC-ES ESR-2379. FOR ALL OTHER APPLICATIONS, FASTENERS SHALL BE "X-U P8S36" TYPE IN CONFORMANCE WITH ICC-ES ESR-2269.
- 030 PROVIDE INSPECTION DURING THE PLACEMENT OF ALL CONCRETE IN CONFORMANCE WITH CBC SECTIONS 1705.3 AND 1903, EXCEPT DURING THE INSTALLATION OF CONCRETE FOR NON-STRUCTURAL SLABS-ON-GRADE, STRUCTURAL CONCRETE DESIGNED FOR 2500 PSI, AND AS OTHERWISE EXCEPTED BY THE CBC.
- 031 PROVIDE PERIODIC INSPECTION DURING GRADING, EXCAVATION, AND FILLING OPERATIONS AS SPECIFIED BY THE GEOTECHNICAL REPORT, AND IN CONFORMANCE WITH THE CBC SECTION 1705.6, UNLESS EXCEPTED BY CBC SECTION 1803.2

032	TASK	TYPE
	VERIFY MATERIALS	PERIODIC
	VERIFY EXCAVATIONS	PERIODIC
	CLASSIFICATION AND TESTING	PERIODIC
	VERIFY LIFTS AND COMPACTION	CONTINUOUS
	OBSERVE SUBGRADE	PERIODIC

- 033 ALL CONCRETE MATERIAL AND WORKMANSHIP SHALL CONFORM TO CHAPTER 19 OF THE CALIFORNIA BUILDING CODE AND TO ALL REQUIREMENTS OF ACI 301-89, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING, EXCEPT FOR AS MODIFIED BY THE SUPPLEMENT REQUIREMENTS BELOW.
- 034 MIX DESIGNS REQUIREMENTS A. THE CONCRETE SUPPLIER MUST BEAR THE TOTAL RESPONSIBILITY THAT THE MIX DESIGNS WILL ATTAIN THE REQUIRED STRENGTH AND ACCEPTABLE SHRINKAGE CHARACTERISTICS. ACCEPTANCE OF MIX DESIGNS BY THE DESIGNER WILL BE BASED ONLY ON CONFORMANCE OF SPECIFIED DESIGN STRENGTH, |DESIGN SLUMP, AND AGGREGATE SIZE.
- B. REFER TO TABLE UNDER CONCRETE NOTES ON THIS SHEET FOR CONCRETE STRENGTH REQUIREMENTS.
- 035 HOT WEATHER CONCRETING: COMPLY WITH THE RECOMMENDATIONS SECTION 7.6. ACI 301 REGARDING PLACING OF CONCRETE DURING HOT WEATHER: A. WHEN AIR TEMPERATURE IS ABOVE 80 DEGREES FAHRENHEIT, THE GUIDELINES FOR PROTECTING THE CONCRETE FROM PLASTIC SHRINKAGE CRACKING, AND CRAZE CRACKING, BY PROVIDING A TEMPERATURE CONTROLLED MIX AND PROTECTING THE CONCRETE SURFACE FROM RAPID WATER EVAPORATION AS DESCRIBED IN ACI 305R, SHALL APPLY.
- . WHEN THE RATE OF EVAPORATION EXCEEDS 0.2 POUNDS PER SQUARE INCH PER HOUR, THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS AGAINST PLASTIC SHRINKAGE CRACKING AS DESCRIBED IN ACI 305R
- 036 CONCRETE SHALL BE PROTECTED FROM THE INJURIOUS ACTION OF THE SUN RAIN, WIND, FLOWING WATER, FROST, AND MECHANICAL INJURY, AND SHALL NOT BE ALLOWED TO DRY OUT PRIOR TO THE MINIMUM CURING PERIODS. TAKE CARE NOT TO STAIN OR DISCOLOR FINISHED CONCRETE SURFACES. FOOTINGS-DAMP CURE 2 DAYS. SLABS-CAMP CURE 5 DAYS. A FINE WATER SPRAY SHALL BE USED TO REDUCE PLASTIC SHRINKAGE CRACKS DURING FINISHING OPERATIONS IMMEDIATELY AFTER THE WET CONCRETE HAS BEEN BROUGHT TO A FLAT SURFACE AND THE SHINY SURFACE HAS DISAPPEARED. FREQUENT LIGHT APPLICATIONS OF MOISTURE SHALL BE PROVIDED AS REQUIRED BY WEATHER CONDITIONS. ALL SURFACES TO RECEIVE CONCRETE SHALL BE WETTED DOWN 24 HOURS IN ADVANCE OF POURING CONCRETE THESE SURFACES. WATER SHALL NOT BE PERMITTED TO ACCUMULATE IN THE FOOTING EXCAVATIONS. TRENCHES SHALL BE NO MORE THAN MOIST AT THE TIME OF POURING.
- 037 | MATERIALS:

GALVANIZED STEEL WIRE PER ASTM A-82.

- A. CEMENT: PORTLAND, ASTM C-150. AGGREGATES: ALL AGGREGATES SHALL MEET THE "STANDARDS SPECIFICATIONS FOR CONCRETE AGGREGATE. ASTM DESIGNATION C-33." WATER: CLEAN AND DRINKABLE, FREE FROM DELETERIOUS AMOUNTS OF ACIDS. ALKALIS, SALTS, OR ORGANIC MATTER. CONSTRUCTION JOINTS: BURKE KEYED COLD JOINTS TYPE 'A' EXPANSION JOINTS:
- 1/2" ASPHALT SATURATED OR AS APPROVED BY DESIGNER. . STEEL REINFORCEMENT SHALL BE OF INTERMEDIATE BILLET GRADE PER ASTM. A-615, DEFORMED PER ASTM A-305. BARS SHALL BE CLEANED, FREE FROM OIL, EXCESSIVE MILL SCALE, PITS, OR LOOSE RUST. BAR SIZES #3 THROUGH #6 MAY
- BE GRADE 40, #7 BARS AND LARGER SHALL BE GRADE 60. WELDED STEEL WIRE MESH SHALL BE CLEAN, FREE FROM OIL, AND EXCESSIVE RUST AND ELECTRICALLY WELDED AT ALL INTERSECTIONS PER ASTM A-185. D. TIE WIRE FOR REINFORCEMENT SHALL BE #16 GAUGE OR LARGER, BLACK, OR
- ALL FOUNDATION SLABS, FOOTINGS, AND SUBGRADES WORK SHALL CONFORM TO THE GEOTECHNICAL REPORT FOR THIS PROJECT. REFER TO COVER SHEET. 039 IF MOISTURE BARRIER IS REQUIRED BY SOILS ENGINEER OR ARCHITECT, PROVIDE

BETWEEN SAW CUT JOINTS SHALL BE 24 (8'--0" MINIMUM) TO 30 (16'--0" MAXIMUM)

- 2" MINIMUM COMPATIBLE GRANULAR FILL OVER BARRIER UNLESS OTHERWISE NOTED IN SOIL REPORT. 040 SAW CUT JOINTS IN CONCRETE AS SLAB AT LOCATIONS SHOWN ON FOUNDATION PLAN. SAW CUT JOINTS AS SOON AS THE SLAB WILL SUPPORT THE WEIGHT OF THE SAW AND OPERATOR WITHOUT DISTURBING THE FINAL FINISH. THE DISTANCE
- TIMES THE SLAB THICKNESS, UNLESS OTHERWISE NOTED. THE CONTROL JOINT SYSTEM SHOULD DIVIDE THE SLAB INTO SECTIONS OF NOT MORE THAN 250 SQUARE FEET OF SURFACE AREA, UNLESS NOTED OTHERWISE. 041 IF JOINTS NEED, SUPPORT AT EDGES TO WITHSTAND THE ACTION OF SMALL HARD-WHEEL TRAFFIC. THIS ARCHITECT RECOMMENDS FILLING THE JOINTS WITH
- AN EPOXY JOINT FILLER IF SUCH USAGE IS ANTICIPATED. 042 MAXIMUM RATIO OF LONG SIDE TO SHORT SIDE SHALL BE 1 1/2:1. 043 PROVIDE CONSTRUCTION JOINT AT THE END OF CONCRETE PLACEMENT FOR THE
- 044 PROVIDE (2) #4x4'-0" LONG AT 4" ON CENTER AT MID-DEPTH OF SLAB AT CORNERS OF BLOCK-OUTS AND AT RE-ENTRANT CORNERS WHERE CONTROL JOINTS DO NOT OCCUR AND WHEN RE-ENTRANT CORNERS OR BLOCK-OUTS EXCEEDS 15% OF THE PIECE OF SLAB.
- 045 ALL SURFACES TO RECEIVE CONCRETE SHALL BE WETTED DOWN 24 HOURS IN ADVANCE OF POURING CONCRETE ON THESE SURFACES. WATER SHALL NOT BE PERMITTED TO ACCUMULATE IN THE FOOTING EXCAVATIONS. TRENCHES SHALL BE NO MORE THAN MOIST AT THE TIME OF POURING.
- 046 PROVIDE ELEVATED POST BASES AT ALL LOCATIONS SUBJECT TO WATER SPLASH OR WEATHER EXPOSURE.
- 047 ANY FLOOR SLAB HOLES FROM THE ATTACHMENT OF PANEL CHAMFER AND REVEAL STRIPES SHALL BE PROPERLY PATCHED PRIOR TO SEALING FLOOR
- 048 BUILDING SLAB IS NOT DESIGNED TO SUPPORT CRANE LOADS. CONCRETE MIXING TRUCKS, OR OTHER SPECIFIC CONSTRUCTION LOADINGS. IF SUCH LOADS OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO UPGRADE THE SLAB THICKNESS AND PROVIDE ADDED REINFORCING AS REQUIRED. ANY DAMAGE CAUSED TO THE SLAB SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PER THE OWNER'S REQUEST

CONCRETE

- 001 SCOPE: URNISH, INSTALL, AND FINISH CONCRETE WORK COMPLETELY, INCLUDING FINAL GRADING AND SURFACE PREPARATION UNDER SLABS, FORM WORK, REINFORCING, EXPANSION JOINTS, MOISTURE BARRIERS, ETC.
- 002 REFER TO FINAL SOILS REPORT PROVIDED BY OWNER/CLIENT FOR ALL RECOMMENDATIONS PERTAINING TO SITE PREPARATION, AND CORROSIVE PROPERTIES OF THE SOIL. ALL CONTAINED IN SOILS REPORT TO TAKE
- PRECEDENCE OVER DETAILS AND INFORMATION INDICATED. 003 VERIFY EXTENT AND LOCATION OF ALL FLAT WORK WITH LANDSCAPE DRAWINGS 004 THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONCRETE DIMENSIONS, SLOPES, DRAINS AND RECESSES WITH ALL TRADES PRIOR TO THE
- PLACEMENT OF CONCRETE. 005 REFER TO LANDSCAPE AND CIVIL ENGINEERING DRAWINGS FOR THE CONTINUATION OF RETAINING WALLS (YARD WALLS) BETWEEN UNITS BEYOND WHAT IS INDICATED. ALL GRADE CONDITIONS SURROUNDING UNITS ARE TO BE VERIFIED WITH CIVIL ENGINEERING DRAWINGS, LANDSCAPE DRAWINGS AND FIELD CONDITIONS. DISCREPANCIES IN ELEVATIONS GIVEN ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION
- 006|FOOTINGS LOCATED IN PROXIMITY OF THE TOP OF SLOPE MUST EXTEND IN DEPT SUCH THAT THE OUTER TOP EDGE OF THE FOOTINGS IS HORIZONTALLY A DISTANCE FROM THE FACE OF THE SLOPE, AS SPECIFIED IN SOILS REPORT, CIVIL DRAWINGS, AND C.R.C. REQUIREMENTS, THE MORE STRINGENT SHALL PREVAIL
- 007 COORDINATE PLACEMENT OF CONCRETE WITH OWNER/CLIENT SUPERINTENDENT AND OTHER TRADES INCLUDING BUT NOT LIMITED TO FRAMING, SHEET METAL, AND CONCRETE TRADES.
- 008 REFER TO FOUNDATION PLAN FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- 009 CONTRACTOR MUST FAMILIARIZE THEMSELVES WITH THE SOIL REPORT FOR SUBGRADE / SUB SLAB PREPARATION AND FOLLOW ALL RECOMMENDATIONS.
- CONCRETE SHALL BE WORKED IN ALL FORMS, INTO ALL CORNERS AROUND
- REINFORCEMENT 011 CONCRETE FLAT WORK SHALL SLOPE 1/4" PER FOOT MINIMUM TO DRAIN OR AS INDICATED ON THE DRAWINGS ALLOWING NO PONDING TO OCCUR. VERIFY ALL
- SLOPE CONDITIONS WITH ALL APPLICABLE ACCESSIBLE ROUTE REQUIREMENTS. 012 VERIFY LOCATIONS OF RAISED AND DEPRESSED SLABS TO RECEIVE OTHER MATERIALS PRIOR TO SLAB PLACEMENT.
- 013 PROVIDE TERMITE TREATMENT OF SOIL PRIOR TO POURING OF CONCRETE. 014 CHECK WITH OTHER TRADES AND BE SURE ALL UNDER SURFACE WORK IS
- COMPLETE. PROPERLY LOCATE ALL INSERTS, TIES, ANCHORS, BOLTS, DOWELS BLOCKING, GROUNDS, VENTS ETC., BEFORE CONCRETE IS POURED. PROPERLY WET DOWN ALL FORMS AND TAMP FILL. SET SCREED BOARD FOR ACCURATE GRADE. SUPPORT ALL SPECIAL BOLTS, STRAPS, AND HOLDOWNS IN PLACE WITH
- $015\,\mathrm{LT}$ IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SURVEY THE CONCRETE SLAB PRIOR TO THE INSTALLATION OF ANY FLOOR COVERING TO ENSURE THAT THE CONDITION OF THE SLAB IS COMPATIBLE WITH THE PROPOSED FLOOR COVERING.
- 016 CONCRETE DESIGN: CEMENT: PORTLAND, ASTM C-150. AGGREGATES: ALL AGGREGATES SHALL MEET THE "STANDARDS SPECIFICATIONS FOR CONCRETE AGGREGATE. ASTM DESIGNATION C-33." WATER: CLEAN AND DRINKABLE, FREE FROM DELETERIOUS AMOUNTS OF ACIDS, ALKALIZES, SALTS, OR ORGANIC MATTER. CONSTRUCTION
- JOINTS: BURKE KEYED COLD JOINT, TYPE A. 017 STEEL REINFORCEMENT SHALL BE OF INTERMEDIATE BILLET GRADE PER ASTM A-615, DEFORMED PER ASTM A-305. BARS SHALL BE CLEANED, FREE FROM OIL, EXCESSIVE MILL SCALE, PITS, OR LOOSE RUST, BAR SIZES #3 THROUGH #6 MAY BE GRADE 40, #7 BARS AND LARGE SHALL BE GRADE 60, EXPANSION JOINTS: 1/2"
- ASPHALT SATURATED OR AS APPROVED BY ARCHITECT. 018 WELDED STEEL WIRE MESH SHALL BE CLEAN, FREE FROM OIL, AND EXCESSIVE RUST AND ELECTRICALLY WELDED AT ALL INTERSECTIONS PER ASTM A-185. 019 TIE WIRE FOR REINFORCEMENT SHALL BE #16 GAUGE OR LARGER, BLACK, OR
- GALVANIZED STEEL WIRE PER ASTM A-82.
- 020 VAPOR BARRIER SHALL BE 6 MIL POLYETHYLENE. 021 CONCRETE SHALL BE PROTECTED FROM THE INJURIOUS ACTION OF THE SUN, RAIN, WIND, FLOWING WATER, FROST, AND MECHANICAL INJURY, AND SHALL NO BE ALLOWED TO DRY OUT PRIOR TO THE MINIMUM CURING PERIODS. TAKE CAF NOT TO STAIN OR DISCOLOR FINISHED CONCRETE SURFACES, FOOTINGS-DAMP CURE 2 DAYS. SLABS- CAMP CURE 5 DAYS. A FINE WATER SPRAY SHALL BE USEI TO REDUCE PLASTIC SHRINKAGE CRACKS DURING FINISHING OPERATIONS MMEDIATELY AFTER THE WET CONCRETE HAS BEEN BROUGHT TO A FLAT SURFACE AND THE SHINY SURFACE HAS DISAPPEARED. FREQUENT LIGHT APPLICATIONS OF MOISTURE SHALL BE PROVIDED AS REQUIRED BY WEATHER CONDITIONS. ALL SURFACES TO RECEIVE CONCRETE SHALL BE WETTED DOWN 2 HOURS IN ADVANCE OF POURING CONCRETE ON THESE SURFACES WATER SHAL BE NOT PERMITTED TO ACCUMULATE IN THE FOOTING EXCAVATIONS. TRENCHES

	SHALL BE NO MORE THAN MOIST AT THE TIME OF POURING.						
022	SULFATE EXPOSURE	CEMENT	MAXIMUM WATER		IMUM AT 2 THERWIS		ILESS
	SULFATE EXPOSURE	TYPE	CEMENT	S.O.G.	FOUND- ATION	WALLS	SLAB
	NEGLIGIBLE (0-150 PPM)	II	0.50	2,500	2,500	3,000	3,000
	MODERATE (150-1,500 PPM)	II	0.05	4,000	4,000	4,000	3,000
	SEVERE (1,500-10,000 PPM)	II	0.45	4,500	4,500	4,500	3,000
	VERY SEVER (OVER 10,000 PPM)	V+ POZZOLAN	0.45	4,500	4,500	4,500	3,000

023 | CONCRETE MIXES SHALL BE DESIGNED BY A TESTING LABORATORY APPROVED BY THE ENGINEER. MIXES SHALL CONFORM TO APPLICABLE BUILDING CODE REQUIREMENTS, REGARDLESS OF OTHER MINIMUM REQUIREMENTS SPECIFIED HEREIN OR ON THE DRAWINGS. MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL BEFORE USE. DESIGNS SHALL SHOW PROPORTIONS OF CEMENT, FINE AND COARSE AGGREGATES AND WATER, AND GRADUATION OF

MAXIMUM SIZE AGGREGATE | 1 1/2" | 1 1/2" | 1"

MAXIMIM WATER/CEMENT RATIO

- COMBINED AGGREGATES. 024 AGGREGATES SHALL CONFORM TO ASTM C33.
- ALL CONCRETE SHALL BE PROPORTIONED TO PROVIDE THE PROPERTIES LISTED

020	SPECIFIED CONCRETE STRENGTH	WANINGW WATER/CEMENT RATIO			
	SPECIFIED CONCRETE STRENGTH	NON-ENTRAINED	AIR ENTRAINED		
	5000 PSI CONCRETE AT 28 DAYS	0.48	0.40		
	4000 PSI CONCRETE AT 28 DAYS	0.49	0.47		
	3000 PSI CONCRETE AT 28 DAYS	0.58	0.55		
	2000 PSI CONCRETE AT 28 DAYS	0.67	0.62		
	SLAB ON GRADE	0.50	0.45		
	ELSEWHERE	0.55	0.48		

026 APPROXIMATELY 3 TO 5 OUNCES PER SACK OF CEMENT OF GCP WRDA 64 OR APPROVED EQUAL SHALL BE USED AS A WATER DISPERSING ADDITIVE. AT CONTRACTOR'S OPTION, AN AIR ENTRAINING AGENT CONFORMING TO THE LATES REVISION OF ASTM SPECIFICATION C260 MAY BE ADDED TO THE CONCRETE TO PROVIDE SPECIFIED AMOUNTS OF ENTRAINED AIR. CEMENT SHALL CONFORM TO CONCRETE NOTES NO THE REQUIREMENTS FOR PORTLAND CEMENT OF ASTM C150 TYPE II (WHEN SULFATES ARE PRESENT IN SOIL, USE TYPE V CEMENT AND INCREASE CONCRETE MASONRY STRENGTHS AS REQUIRED PER ACI 318 TABLES 19.3.1.1 AND 19.3.2.1)

DE ALBA ARCHITECTURE

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MIKE DE ALBA, JR. **ARCHITECT**

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OWNER:

PINNSIX GENERAL

DRAWINGS PREPARED FOR:

PINNSIX GENERAL 3230 N. MILBURN AVENUE FRESNO, CA. 9372

559-801-6514 CONTRACTOR:

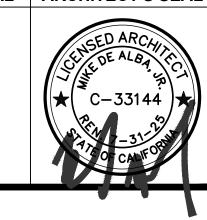
559-801-6514

BIDDING

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TC	NO.	DESCRIPTION	DATE
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REGULATORY AUTHORITIES STAMP

ENGINEER'S SEAL | ARCHITECT'S SEAL



SHEET TITLE

APPROVED BY: M.D. PLOT TIME: 12/7/2023 11:07 AM

DRAWN BY: TAYLOR

	2 1/2	10-2	20	IVIIV	<i>-</i>
		DIMENSION	IED LUM	BER	
JOIST	TOP FLANGE HANGER U.N.O.		JOIST	TOP FLANGE HANGER U.N.O.	FACE MOUNT HANGER U.N.O
2x4	HU24F		3x4	HU34TF	U34
2x6	LUS26		3x6	W36	U36
2x8	LUS26		3x8	W38	U36
2x10	LUS28		3x10	W310	U310
2x12	LUS210		3x12	WNP312	U310
2x14	LUS210		3x14	WNP314	U314
2x16	U214		3x16	WNP316	U314
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.
4x4	HU44TF	LUS44	6x6	WNP66	HU66 (MAX)
4x6	HUS46TF	LUS46	6x8	WNP68	HU68 (MAX)
4x8	B48	LUS48	6x10	WNP610	HU610 (MAX)
4x10	HUS410TF	LU S410	6x12	HW612	HU612 (MAX)
4x12	HUS412TF	LU S412	6x14	HW614	HU614 (MAX)
4x14	HUS414TF	LU S414	6x16	HW616	HU616 (MAX)
4x16	WNP416	HU416 (MAX)			
		GLUL	AMS (6)		•
JOIST SIZE		TOP FLANG	_	FACE I	MOUNT R U.N.O.

THIS SCHEDULE GIVES TYPICAL HANGER SIZES, UNLESS OTHERWISE NOTED ON

HANGER U.N.O.

LEG

EG

EG

EG

HANGER U.N.O.

HGUS / (GLULAM DEPTH)

EG (W/O TOP FLANGE)

EG (W/O TOP FLANGE)

IF THE DETAILS DO NOT INDICATE WHETHER THE TOP FLANGE OR FACE MOUNT HANGER IS USED, CONTACT THE ARCHITECT BEFORE SELECTING A HANGER. SIMPSON STRONG TIE HANGER. THE CONTRACTOR MAY CHOOSE TO USE A HANGER FOR THE SAME TYPE AS REQUIRED BY THE DETAILS BUT WITH GREATER STRENGTH

NOTES:

PROPERTIES- UNLESS OTHERWISE NOTED. THE HANGER SCHEDULE IS ONLY APPLICABLE FOR HANGERS FOR ROOF JOIST UNLESS THERWISE NOTED (I.E., NOT FOR FLOOR JOIST).

WHERE A WOOD BEAM RUNS INTO A WOOD STEEL COLUMN, USE A STEEL SADDLE ELDED TO STEEL COLUMN, UNLESS OTHERWISE NOTED (REFER TO TYPE WOOD BEAM

O SIDE OF STEEL COLUMN). TOP FLANGE HANGERS MUST BE USED AT ALL GLULAMS, UNLESS OTHERWISE NOTED.

A TOP FLANGE HANGER MUST BE USED AT ALL WOOD I-JOIST, UNLESS OTHERWISE

HANGERS FOR MANUFACTURED JOIST ARE SPECIFIED BY THE JOIST MANUFACTURER. EFER TO JOIST PLANS FOR FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

078 RIDGES. HIPS. AND VALLEYS:

3 1/8" GLULAM

5 1/8" GLULAM

6 3/4" GLULAM

8 3/4" GLULAM

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. AT ALL VALLEY AND HIPS, THERE SHALL BE A VALLEY OR HIP RAFTER NOT LESS THAN 2 INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT. WHERE THE ROOF PITCH IS LESS THAN 3:12 SLOPE (25% GRADIENT), STRUCTURAL MEMBERS THAT SUPPORT RAFTERS AND CEILINGS JOISTS, SUCH AS RIDGES, HIPS, AND VALLEYS, SHALL BE DESIGNED AS

079 CEILING JOIST AND RAFTER CONNECTIONS:

CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER PER CRC TABLE R802.5.1(9), AND THE RAFTER SHALL BE NAILED TO THE WALL TOP PLATE PER CRC TABLE R602.3(1). CEILING JOISTS SHALL BE CONTINUOUS OR SECURELY JOINED PER CRC TABLE R802.5.1(9) WHERE THEY MEET OVER INTERIOR PARTITIONS AND ARE NAILED TO ADJACENT RAFTERS TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING WHEN SUCH JOISTS ARE PARALLEL TO RAFTERS. WHERE CEILING JOISTS ARE NOT CONNECTED TO THE RAFTERS AT THE WALL TOP PLATE, JOISTS CONNECTED HIGHER IN THE ATTIC SHALL BE INSTALLED AS RAFTER TIES, OR RAFTER TIES SHALL BE INSTALLED TO PROVIDE A CONTINUOUS TIE. WHERE CEILING JOISTS ARE NOT PARALLEL TO RAFTERS, RAFTER TIES SHALL BE INSTALLED. RAFTER TIES SHALL BE MINIMUM 2 INCHES BY 4 INCHES NOMINAL. INSTALLED PER CRC TABLE R802.5.1(9), OR CONNECTIONS OF EQUIVALENT CAPACITIES SHALL BE PROVIDED. WHERE CEILING JOISTS OR RAFTER TIES ARE NOT PROVIDED, THE RIDGE FORMED BY THESE RAFTERS SHALL BE SUPPORTED BY A WALL OR ENGINEER-DESIGNED GIRDER. (CRC R802.3.1)

080 CEILING JOISTS LAPPED:

ENDS OF CEILING JOISTS SHALL BE LAPPED MINIMUM 3 INCHES OR BUTTED OVER BEARING PARTITIONS OR BEAMS AND TOENAILED TO THE BEARING ELEMENT. WHERE CEILING JOISTS PROVIDE RESISTANCE TO RAFTER THRUST, LAPPED JOISTS SHALL BE NAILED TOGETHER PER CRC TABLE R602.3(1) AND BUTTED JOISTS SHALL BE TIED TOGETHER IN A MANNER TO RESIST SUCH THRUST. (CRC

R802.3.2) 081 COLLAR TIES:

COLLAR TIES OR RIDGE STRAPS TO RESIST WIND UPLIFT SHALL BE CONNECTED IN THE UPPER THIRD OF THE ATTIC SPACE IN ACCORDANCE WITH TABLE R602.3(1). COLLAR TIES SHALL BE A MINIMUM 1 INCH BY 4 INCHES NOMINAL AND SPACED AT MAXIMUM 4 FEET ON CENTER. (CRC R802.3.1)

PURLINS INSTALLED TO REDUCE THE SPAN OF RAFTERS SHALL BE SIZED NOT LESS THAN THE REQUIRED SIZE OF THE RAFTERS THEY SUPPORT. PURLINS SHALL BE CONTINUOUS AND SHALL BE SUPPORTED BY 2 INCH BY 4 INCH NOMINAL BRACES INSTALLED TO BEARING WALLS AT A MINIMUM 45-DEGREE SLOPE FROM HORIZONTAL. THE BRACES SHALL BE SPACED MAXIMUM 4 FEET ON CENTER WITH A MAXIMUM 8-FOOT UNBRACED LENGTH. (CRC R802.5.1)

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. 060 BRACED WALL PANELS: BRACED WALL PANELS SHALL BE FULL-HEIGHT SECTIONS OF WALL THAT SHALL NOT HAVE VERTICAL OR HORIZONTAL OFFSETS. BRACED WALL PANELS SHALL BE

CONSTRUCTED AND PLACED ALONG A BRACED WALL LINE IN ACCORDANCE WITH SECTION R602.10.2 AND THE BRACING METHODS SPECIFIED IN SECTION R602.10.4. 061 REQUIRED LENGTH OF BRACING:

THE REQUIRED LENGTH OF BRACING ALONG EACH BRACED WALL LINE SHALL BE IN ACCORDANCE WITH R602.10.3.

062 CONSTRUCTION METHODS FOR BRACED WALL PANELS: INTERMITTENT AND CONTINUOUSLY SHEATHED BRACED WALL PANELS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4 AND THE METHODS LISTED IN TABLE R602.10.4.

MINIMUM LENGTH OF A BRACED WALL PANEL: THE MINIMUM LENGTH OF A BRACED WALL PANEL SHALL COMPLY WITH TABLE R602.10.5. FOR METHODS CS-WSP AND CS-SFB, THE MINIMUM PANEL LENGTH SHALL BE BASED ON THE ADJACENT CLEAR OPENING HEIGHT IN ACCORDANCE WITH TABLE R602.10.5 AND FIGURE R602.10.5. WHERE A PANEL HAS AN OPENING ON EITHER SIDE OF DIFFERING HEIGHTS, THE TALLER OPENING HEIGHT SHALL BE USED TO DETERMINE THE PANEL LENGTH. (CRC R602.10.5)

064 CRIPPLE WALL BRACING: CRIPPLE WALLS SHALL BE BRACED PER CRC R602.10.11.

065 SHEAR WALL AND DIAPHRAGM NAILING: ALL SHEAR WALLS. ROOF DIAPHRAGMS. AND FLOOR DIAPHRAGMS SHALL BE NAILED TO SUPPORTING CONSTRUCTION PER CRC TABLE R602.3(1) OR R602.3(3).

(CRC R604.3) 066 SHEAR WALL MATERIAL: SHALL EXTEND THE FULL LENGTH OF WALL PLANE TO

PROVIDE UNIFORM BASE FOR FINISH MATERIALS. 067 SHEAR WALL JOINTS: ALL VERTICAL JOINTS IN SHEAR WALL SHEATHING SHALL OCCUR OVER, AND BE FASTENED TO, COMMON STUDS. HORIZONTAL JOINTS IN SHEAR WALLS SHALL OCCUR OVER, AND BE FASTENED TO, MINIMUM 1-1/2-INCH-THICK BLOCKING.

068 FRAMING OVER OPENINGS: HEADERS, DOUBLE JOISTS, OR TRUSSES OF ADEQUATE SIZE TO TRANSFER LOADS TO VERTICAL MEMBERS SHALL BE PROVIDED OVER WINDOW AND DOOR OPENINGS IN LOAD-BEARING WALLS AND PARTITIONS.

069 JOISTS UNDER BEARING PARTITIONS: JOISTS UNDER PARALLEL BEARING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD. DOUBLE JOISTS, SIZED TO ADEQUATELY SUPPORT THE LOAD, THAT ARE SEPARATED TO PERMIT THE INSTALLATION OF PIPING OR VENTS SHALL BE FULL-DEPTH SOLID-BLOCKED WITH MINIMUM 2-INCH NOMINAL LUMBER SPACED AT MAXIMUM 4 FEET ON CENTER. BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM SUPPORTING GIRDERS, WALLS, OR PARTITIONS MORE THAN THE JOIST DEPTH UNLESS SUCH JOISTS ARE OF SUFFICIENT SIZE TO CARRY THE ADDITIONAL LOAD.

070 JOISTS ABOVE OR BELOW SHEAR WALLS: WHERE JOISTS ARE PERPENDICULAR TO A SHEAR WALL ABOVE OR BELOW A RIM JOIST, BAND JOIST, OR BLOCKING SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE SHEAR WALL. WHERE JOISTS ARE PARALLEL TO A SHEAR WALL ABOVE OR BELOW A RIM JOIST, END JOIST, OR OTHER PARALLEL FRAMING, SHALL BE PROVIDED DIRECTLY ABOVE AND/OR BELOW THE SHEAR WALL. WHERE A PARALLEL FRAMING MEMBER CANNOT BE LOCATED DIRECTLY ABOVE AND/OR BELOW THE SHEAR WALL, FULL-DEPTH BLOCKING AT 16-INCH SPACING SHALL BE PROVIDED BETWEEN THE PARALLEL FRAMING MEMBERS TO EACH SIDE OF THE

071 FLOOR MEMBER BEARING:

SHEAR WALL.

THE ENDS OF EACH FLOOR JOIST, BEAM, OR GIRDER SHALL HAVE MINIMUM 1-1/2 INCHES OF BEARING ON WOOD OR METAL AND MINIMUM 3 INCHES OF BEARING ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1-INCH-BY-4-INCH RIBBON STRIP AND NAILED TO THE ADJOINING STUD OR BY THE USE OF APPROVED JOIST HANGERS.

072 FLOOR JOIST LAP: FLOOR JOISTS FRAMING OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP MINIMUM 3 INCHES AND SHALL BE NAILED TOGETHER WITHIN MINIMUM 3 10D FACE IAILS. A WOOD OR METAL SPLICE WITH STRENGTH EQUAL TO OR GREATER THAN

THAT PROVIDED BY THE LAP IS PERMITTED. 073 FLOOR JOIST-TO-GIRDER SUPPORT: LOOR JOISTS FRAMING INTO THE SIDE OF A WOOD GIRDER SHALL BE

SUPPORTED BY APPROVED FRAMING ANCHORS OR ON LEDGER STRIPS MINIMUM NOMINAL 2 INCHES BY 2 INCHES.

074 FLOOR JOIST LATERAL RESTRAINT: FLOOR JOISTS SHALL BE SUPPORTED LATERALLY AT ENDS AND EACH INTERMEDIATE SUPPORT BY MINIMUM 2-INCH FULL-DEPTH BLOCKING BY ATTACHMENT TO FULL-DEPTH HEADER, BAND JOIST, OR RIM JOIST, TO AN ADJOINING STUD, OR SHALL BE OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION.

075 | **FLOOR JOIST BRIDGING**: FLOOR JOISTS EXCEEDING NOMINAL 2 INCHES BY 12 INCHES SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL), OR A CONTINUOUS 1 INCH BY 3 INCH STRIP NAILED ACROSS THE BOTTOM

OF JOISTS PERPENDICULAR TO JOISTS AT MAXIMUM 8-FOOT INTERVALS. 076 FRAMING OF FLOOR OPENINGS: OPENINGS IN FLOOR FRAMING SHALL BE FRAMED WITH HEADER AND TRIMMER JOISTS. WHEN THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET. THE HEADER JOIST MAY BE A SINGLE MEMBER THE SAME SIZE AS THE FLOOR JOIST. SINGLE TRIMMER JOISTS MAY BE USED TO CARRY A SINGLE HEADER JOIST LOCATED

WITHIN 3 FEET OF THE TRIMMER JOIST BEARING. WHEN THE HEADER JOIST SPAN EXCEEDS 4 FEET, THE TRIMMER JOISTS AND HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR JOISTS FRAMING INTO THE HEADER. APPROVED HANGERS SHALL BE USED FOR THE HEADER-JOIST-TO-TRIMMER-JOIST CONNECTIONS WHEN THE HEADER JOIST SPAN EXCEEDS 6 FEET. TAIL JOISTS OVER 12 FEET LONG SHALL BE SUPPORTED AT THE HEADER BY FRAMING ANCHORS OR ON LEDGER STRIPS MINIMUM 2 INCHES BY 2 INCHES.

GIRDERS: GIRDERS FOR SINGLE-STORY CONSTRUCTION OR GIRDERS SUPPORTING LOADS FROM A SINGLE FLOOR SHALL NOT BE LESS THAN 4 INCHES BY 6 INCHES FOR SPANS 6 FEET OR LESS, PROVIDED THAT GIRDERS ARE SPACED NOT MORE THAN 8 FEET ON CENTER. OTHER GIRDERS SHALL BE DESIGNED TO SUPPORT THE LOADS SPECIFIED IN THE C.B.C. GIRDER END JOINTS SHALL OCCUR OVER SUPPORTS. WHEN A GIRDER IS SPLICED OVER A SUPPORT, AN ADEQUATE TIE SHALL BE PROVIDED. THE ENDS OF BEAMS OR GIRDERS SUPPORTED ON

MASONRY OR CONCRETE SHALL NOT HAVE LESS THAN 3 INCHES OF BEARING.

ROUGH CARPENTRY NOTES

035 STRUCTURAL COMPOSITE LUMBER: STRUCTURAL COMPOSITE LUMBER (SCL), INCLUDING LAMINATED STRAND LUMBER (TIMBERSTRAND LSL), PARALLEL STRAND LUMBER (PARALLAM PSL), AND LAMINATED VENEER LUMBER (MICROLLAM LVL), SHALL BE MANUFACTURED BY WEYERHAEUSER TRUSS JOIST AND INSTALLED IN CONFORMANCE WITH ICC-ES ESR-1387. OR APPROVED EQUAL

D36 LAMINATED WOOD MEMBERS:

LAMINATED WOOD MEMBERS SHALL BE IN CONFORMANCE WITH ANSI STANDARD A190.1. ADHESIVES USED IN THE MANUFACTURE SHALL BE CLASSED EXTERIOR OR EXPOSED WHERE PERMANENTLY EXPOSED TO WEATHER, AND THE ENDS SHALL BE SEAL COATED. MEMBERS SHALL BE LOAD WRAPPED FOR SHIPMENT AND MARKED WITH THE AMERICAN PLYWOOD ASSOCIATION EWS TRADEMARK INDICATING CONFORMANCE WITH ANSI STANDARD A190.1, WITH AN ACCOMPANYING CERTIFICATE OF CONFORMANCE TO BE PROVIDED TO THE BUILDING DEPARTMENT AND ENGINEER. A STANDARD CAMBER SHALL BE PROVIDED USING A 2000-FOOT RADIUS OF CURVATURE AT ROOF MEMBERS AND 3500-FOOT RADIUS OF CURVATURE AT FLOOR MEMBERS, UNLESS NOTED OTHERWISE. MATERIAL PROPERTIES SHALL BE PROVIDED AS FOLLOWS:

APPLICATION AITC SYMBOL LAMINATIONS 24F-V4 DF/DF SIMPLE SPAN CANTILEVER OR CONTINUOUS SPAN(S) 24F-V8 DF/DF 037 WOOD FRAMING FRAMING SHALL BE DOUGLAS FIR- LATCH WITH A MOISTURE CONTENT NOT

EXCEEDING 19%, CONFORMING TO THE WEST COAST LUMBER INSPECTION BUREAU'S STANDARD GRADING AND DRESSING RULE NUMBER 17, AS AMENDED TO DATE SHALL CONFORM TO CBC SECTION 2303. LUMBER GRADES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE ON THE DRAWINGS:

APPLICATION NUMBER 1 PLATES, JOISTS, PURLINS, RAFTERS, BEAMS 4x BEAMS AND LARGER NUMBER 1 2x, 3x, 4x LEDGERS NUMBER 2 4x POSTS NUMBER 1 6x POSTS AND LARGER NUMBER 1 2x4, 3x4 STUDS, BLOCKING NUMBER 2 2x6 STUDS AND LARGER

FOUNDATION SILL PLATES AND OTHER LUMBER IN DIRECT PERMANENT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR; PROVIDE HOT-DIPPED GALVANIZED OR STAINLESS-STEEL FASTENERS AT ALL PRESSURE TREATED LUMBER CONDITIONS. AT SILL PLATE AB AND WASHERS PROVIDE MECHANICALLY DEPOSITED ZINC COATED STEEL IN ACCORDANCE WITH AMERICAN SOCIETY FOR TESTING AND MATERIALS B695, CLASS 55 MINIMUM.

038 BLOCKING AND BRIDGING: STUD WALLS: PER SECTION R602.3, C.R.C. FULL HEIGHT WALLS SHALL HAVE CONTINUOUS STUDS FROM BOTTOM TO TOP PLATE.

CEILING JOISTS: PER SECTION R802.8.1, C.R.C. USE SOLID BRIDGING. BACKING: PROVIDE SOLID BACKING AT ALL PENDANT OR SURFACE-MOUNTED ELECTRICAL FIXTURES, RAILS, GRAB BARS, BATH ACCESSORIES, ETC.

039 FIRE BLOCKING: PER SECTION R302.11, C.R.C.

040 DRAFT STOPS: PER R302.12, C.R.C. WHERE THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR CEILING ASSEMBLY, DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFT STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.

041 STUD WALLS: PER SECTION R602.3.4, C.R.C. ALL STUDS TO HAVE FULL BEARING ON PLATE. ALL STUDS TO BE AT 16" ON CENTER UNLESS NOTED OTHERWISE. STUDS TO BE SIZED PER TABLE R602.3(5) OR TABLE R602.3.1.

042 ALL ANGLED WALLS TO BE AT 45 DEGREES UNLESS NOTED OTHERWISE. 043 BUILT UP ROOFS, WATERPROOF BALCONY DECKS, AND EXTERIOR HORIZONTAL

AREAS. "I.E., POT SHELVES AND SHOULDERS" ARE TO BE FRAMED WITH SLOPE TO ENSURE WATER DRAINAGE WITHOUT PONDING. 044 PROVIDE CRICKETS AS INDICATED AND AS NECESSARY FOR PROPER WATER

DRAINAGE AND TO REDIRECT CHANNELED OR RUN OFF WATER AWAY FROM VERTICAL SURFACES.

PROVIDE STRIPPING WHERE REQUIRED TO PROVIDE UNIFORM SURFACE WHERE |FLUSH JOISTS AND BEAMS ARE DIFFERENT DEPTHS.

046 USE "GANG NAIL" STRAPS AT BOTTOM OF FASCIA SPLICES AND CORNERS. 047 USE MITERED JOINTS AT FASCIA SPLICES.

048 ALL DIMENSIONS GIVEN ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE. 049 ALIGN BOTTOM OF ALL ADJACENT WINDOW AND DOOR HEADERS, UNLESS NOTED

050 **SILL PLATE**: STUDS SHALL HAVE BEARING ON NOMINAL 2-INCH THICK OR LARGER SILL PLATE WITH WIDTH AT LEAST EQUAL TO STUD WIDTH. (CRC R602.3.4)

WHERE JOISTS, TRUSSES, OR RAFTERS ARE SPACED MORE THAN 16 INCHES ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES ON CENTER. SUCH MEMBERS SHALL BEAR WITHIN 5 INCHES OF THE STUDS BENEATH. (CRC

052 NO FINGER JOINT MATERIAL TO BE USED FOR EXTERIOR TRIM OR FRAMING MATERIALS. FINGER JOINTED STUDS MUST BE GRADE STAMPED BY AN APPROVED

ICC INSPECTION AGENCY AND CLEARLY SPECIFIED ON PLANS.

053 DRILLING AND NOTCHING OF STUDS:

OTHERWISE ON FRAMING PLAN.

ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALL OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60% SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE STUDS BORED.

054 **TOP PLATE**: WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES. JOINTS IN PLATES NEED NOT OCCUR OVER STUDS. PLATES SHALL BE MINIMUM NOMINAL 2 INCHES THICK AND HAVE A WIDTH AT LEAST EQUAL TO THE

055 TOP PLATE SPLICES:

WIDTH OF STUDS. (CRC R602.3.2)

DOUBLE TOP PLATE LAP SPLICES SHALL BE FACE-NAILED ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE) PER CRC TABLE R602.3(1) #13.

056 DRILLING AND NOTCHING OF TOP PLATE: WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL, NECESSITATING CUTTING, DRILLING, OR NOTCHING OF THE TOP PLATE BY MORE THAN 50% OF ITS WIDTH, A GALVANIZED METAL TIE NOT LESS THAN 0.054 INCH THICK AND 1-1/2 INCHES WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN 810D NAILS HAVING A MINIMUM LENGTH OF 1-1/2 INCHES AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND MINIMUM 6 INCHES PAST THE OPENING. (CRC R802.7.)

CRIPPLE WALLS:

FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT LESS IN SIZE THAN THE STUDDING ABOVE. CRIPPLE WALLS MORE THAN 4 FEET IN HEIGHT SHALL HAVE STUDS SIZED AS REQUIRED FOR AN ADDITIONAL STORY. CRIPPLE WALLS WITH STUD HEIGHT LESS THAN 14 INCHES SHALL BE SHEATHED ON AT LEAST ONE SIDE WITH A WOOD STRUCTURAL PANEL FASTENED TO BOTH THE TOP AND BOTTOM PLATES IN ACCORDANCE WITH TABLE R602.3(1), OR THE CRIPPLE WALLS SHALL BE CONSTRUCTED OF SOLID BLOCKING. CRIPPLE WALLS SHALL BE SUPPORTED ON CONTINUOUS FOUNDATIONS. (CRC R602.9)

BUILDINGS SHALL BE BRACED IN ACCORDANCE WITH THE METHODS ALLOWED PER CRC R602.10.

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. ALL HARDBOARD TYPE SIDING SHALL BE THOROUGHLY CAULKED/SEALED AT ALL JOINTS AND PENETRATIONS WITH P.C.B. CAULKING OR OTHER ELASTOMERIC NON-HARDENING TYPE CAULKING AS RECOMMENDED BY MANUFACTURER.

018 EXTERIOR PLYWOOD: 3/8" THICK EXTERIOR GRADE, RESAWN TEXTURE ONE SIDE. 019 EXTERIOR DECKING: 2x6 SPACED DECKING, CEDAR, KILN DRIED, SELECT

APPEARANCE GRADE. 020 SOFFIT AT EAVES AND RAKES: REFER TO DETAILS FOR ADDITIONAL INFORMATION

AND REQUIREMENTS. ENCLOSED SOFFITS TO BE FIRE BLOCKED PER C.R.C.

021 EXISTING CONDITIONS: PRIOR TO ORDERING OR FABRICATING ANY MATERIAL. THE CONTRACTOR SHALL

FIELD VERIFY ALL CONTROLLING FIELD DIMENSIONS AND CONDITIONS. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND ENGINEER. IN ADDITION, THE CONTRACTOR IS ALERTED TO THE POSSIBILITY THAT EXISTING STRUCTURAL MATERIALS UNSUITABLE FOR REUSE DUE TO DETERIORATION MAY BE DISCOVERED DURING THE COURSE OF CONSTRUCTION. THESE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL OF PROPOSED

REPLACEMENT MATERIALS.

CONSTRUCTION LIABILITY: CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS AGREE THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF PROJECT CONSTRUCTION, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS; AND THE CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK IN THIS PROJECT. EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

023 WOOD CONSTRUCTION: PROVIDE INSPECTION DURING THE FABRICATION PROCESS OF PREFABRICATED WOOD STRUCTURAL ELEMENTS AND ASSEMBLIES IN ACCORDANCE WITH CBC SECTION 1705.5, INCLUDING "HIGH-LOAD DIAPHRAGMS" PER 1705.5.1 WHERE SPECIFIED, AND CBC SECTION 1705.11.1 AND 1705.12.2 FOR MAIN WIND FORCE-RESISTING SYSTEM(S) AND FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE-RESISTING SYSTEM(S) RESPECTIVELY.

024 DRAFT STOPS CONSTRUCTION: DRAFT STOPPING MATERIAL SHALL NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANEL, TYPE 2-M PARTICLE BOARD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. ALL STAIRWAYS, LANDINGS, GUARDRAILS, AND HANDRAILS SHALL COMPLY FULLY WITH C.B.C. SECTION 1003.3.3.6 AND

1003.3.3.7. 025 TEMPORARY WALL BRACING:

FRAMER IS RESPONSIBLE FOR INSTALLING TEMPORARY WALL BRACING TO ADEQUATELY SUPPORT FRAMING DURING CONSTRUCTION. THIS BRACING TO REMAIN IN PLACE UNTIL STRUCTURAL INTEGRITY HAS BEEN ACHIEVED.

026 LIGHT GAUGE METAL CONNECTORS:

ALL LIGHT GAUGE METAL CONNECTORS SHALL BE SIMPSON COMPANY STRONG-TIE CONNECTORS, UNLESS NOTED OTHERWISE ON THE DRAWING, AND SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH A CURRENT ICC-ES REPORT. ALL EXPOSED CONNECTORS SHALL BE STAINLESS STEEL, HOT DIP GALVANIZED, OR ZMAX COATED.

027 METAL CONNECTORS: ALL FRAMING CONNECTORS INCLUDING BUT NOT LIMITED TO FRAMING CLIPS AND PLYWOOD CLIPS AS APPROVED BY THE LOCAL BUILDING DEPARTMENT. INSTALLATION SHALL BE ACCORDING TO CURRENT MANUFACTURER'S SPECIFICATIONS. ALL METAL CONNECTORS SUBJECT TO EXPOSURE SHALL BE GALVANIZED, PROPERLY PRIMED, AND PAINTED OR THERWISE PROTECTED AGAINST RUST, CORROSION, AND DETERIORATION PROVIDE ROTATED STRAPS AS APPROVED BY THE STRUCTURAL ENGINEER WHERE PROTRUDING BOLTS CANNOT BE SIMPLY CONCEALED BY FINISH

MATERIALS 028 INTERIOR NON-BEARING WALLS: SHALL HAVE 7/32" SHOT PINS AT 48" ON CENTER; I.E.: RAMSET PER I.C.C. REPORT NUMBER ER 1639, UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS.

029 MACHINE APPLIED NAILING: USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE PROJECT ARCHITECT OR ENGINEER. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.

030 POWER ACTUATED FASTENERS:

POWER ACTUATED FASTENERS SHALL BE HILTI FASTENERS OR APPROVED EQUAL FOR WOOD SILL PLATE TO CONCRETE APPLICATIONS, FASTENERS SHALL BE "X-CP 72" TYPE IN CONFORMANCE WITH ICC-ES ESR-2379. FOR ALL OTHER APPLICATIONS, FASTENERS SHALL BE "X-U P8S36" TYPE IN CONFORMANCE WITH ICC-ES ESR-2269.

031 MECHANICAL SCREW ANCHORS SHALL BE SIMPSON TITEN HD ANCHORS OR APPROVED EQUAL AND SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS AND ICC-ES ESR-2713 FOR CONCRETE AND ESR-1056 FOR CONCRETE MASONRY UNIT.

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. ANCHOR BOLTS SHALL CONFORM TO THE AMERICAN SOCIETY FOR TESTING AND MATERIALS F1554 GRADE 36, UNLESS NOTED OTHERWISE. THE NUTS SHALL BE AS SHOWN BELOW AND SHALL HAVE FINISH TO MATCH FASTENER:

FASTENER GRADE AND SIZE NUT CLASS NUT STYLE ASTM A307-A OR A36 - 1/2" TO 1 1/2" ASTM A563-A HEX ASTM A307-B - 1/4" TO 4" ASTM A563-A **HEAVY HEX** ASTM F1554 GRADE 36 - 1/4" TO 1 1/2" ASTM A563-A **HEAVY HEX** ASTM F1554 GRADE 36 - 1 1/2" TO 4" ASTM A563-A **HEAVY HEX** 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. ALL PANELS WHICH HAVE ANY EDGE OR SURFACE PERMANENTLY EXPOSED TO WEATHER SHALL BE CLASSED EXTERIOR. PANEL THICKNESS, GRADE, AND SPAN RATING SHALL BE AT LEAST EQUAL TO THAT SHOWN BELOW OR ON THE DRAWINGS. APPLICATION SHALL BE IN ACCORDANCE WITH AMERICAN PLYWOOD ASSOCIATION RECOMMENDATIONS. ALL UNBLOCKED EDGES SHALL BE TONGUE-AND-GROOVE OR SUPPORTED BY SHEATHING CLIPS AT MIDSPAN. MATERIAL PROPERTIES SHALL BE PROVIDED AS FOLLOWS:

PANEL APPLICATION GRADE SPAN RATING DURABILITY ROOF SHEATHING (15/32") APA RATED 32/16 **EXPOSURE 1** 40/20 EXPOSURE 1 ROOF SHEATHING (19/32") APA RATED FLOOR SHEATHING STURD-1-FLOOR 24 OC **EXPOSURE 1** WALL SHEATHING APA RATED 32/16 EXPOSURE 1 034 MANUFACTURED WOOD I-JOISTS:

MANUFACTURED WOOD I-JOISTS SHALL BE TJI SERIES JOISTS MANUFACTURED BY WEYERHAEUSER TRUSS JOIST OR RED-1 SERIES JOIST MANUFACTURED BY REDBUILT LLC. DESIGN, FABRICATION, TESTING, AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF AMERICAN SOCIETY FOR TESTING AND MATERIALS D5055 AND SHALL BE IN ACCORDANCE WITH ICC-ES ESR-1153 OR ESR-2994, RESPECTIVELY. THE JOIST MANUFACTURER SHALL OBTAIN ALL NECESSARY APPROVAL FROM THE GOVERNING BUILDING DEPARTMENT OR PUBLIC AGENCY, AND APPROVED JOIST DRAWINGS SHALL BE AVAILABLE AT THE JOB SITE AS REQUIRED. THE JOIST LOADING SHALL BE AS FOLLOWS: LOCATION DEAD LOAD LIVE LOAD 20 PSF + MECHANICAL UNITS 20 PSF (REDUCIBLE)

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. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SEQUENCING AND PROTECTION OF WEATHERPROOFING MATERIALS FROM DETERIORATION OR DAMAGE CAUSED BY OTHER TRADES, VANDALISM, WIND, RAIN, U.V. RAYS, AND HEAT PRIOR TO THEM BEING COVERED.

003 INSTALL ALL INTERIOR AND EXTERIOR STANDING AND RUNNING TRIM, SHELVING BOARDING, AND ALL BUILDING SPECIALTIES. INSTALL ALL ROUGH BACKING FOR FINISH ATTACHMENTS AND FINISH MATERIALS. INSTALL ALL ALUMINUM OR VINYL WINDOWS AND ALUMINUM OR VINYL SLIDING DOORS INCLUDING CAULKING / SEALANT

004 THE GENERAL CONTRACTOR SHALL DETERMINE THE LOCATION OF FULL HEIGHT BALLOON FRAMED WALLS IN ACCORDANCE WITH THE HIGHEST STANDARD OF CONSTRUCTION AND FRAMING PRACTICES.

005 INSTALL ELASTOMERIC MEMBRANE WATERPROOFING PER DETAILS AND PER SECTION 7D.

006 COORDINATE SEQUENCE OF FRAMING INSTALLATION WITH OWNER / CLIENT SUPERINTENDENT AND OTHER TRADES INCLUDING BUT NOT LIMITED TO SHEET METAL, ROOFING, STUCCO, AND CONCRETE TRADES.

007 THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR STORING THE MATERIALS ON THE SITE ACCORDING TO MATERIAL SUPPLIER OR MANUFACTURERS' INSTRUCTIONS. THE MATERIALS SHALL BE KEPT SECURE AND PROTECTED FROM MOISTURE. 008 ROUGH CARPENTRY-MATERIAL:

A. ALL LUMBER GRADE MARKS SHALL BE IN ACCORDANCE WITH PROVISIONS OF "WOOD HANDBOOK OF FOREST PRODUCT LABORATORY", U.S. DEPARTMENT OF AGRICULTURE FOR SOFTWOOD DIMENSION AND TIMBERS ALL LUMBER S4S UNLESS SPECIFICALLY SHOWN OTHERWISE. EACH PIECE OF LUMBER TO BE GRADE MARKED BY AN APPROVED AGENCY.

DOUGLAS FIR SHALL BE COAST REGION DOUGLAS FIR AND BE MANUFACTURE AND GRADED IN ACCORDANCE WITH STANDARD GRADING AND DRESSING RULES #16 OF WEST COAST INSPECTION BUREAU (WCIB). LUMBER SHALL BE SURFACED ON ALL FOUR SIDES UNLESS OTHER SURFACING IS INDICATED ON DRAWINGS. LUMBER SHALL HAVE BEEN AIR SEASONED FOR NOT LESS THAN 30 DAYS. MOISTURE CONTENT SHALL NOT EXCEED EIGHTEEN PERCENT (18%) WHEN INCORPORATED INTO THE WORK. MATERIAL SHALL BE KILN DRIED WHEN SPECIFICALLY NOTED OR WHEN COMMON PRACTICE OF THE INDUSTRY REQUIRES SUCH PROCEDURE

WOOD STRUCTURAL PANELS SHALL BE GRADED ACCORDING TO THE AMERICAN PLYWOOD ASSOCIATION.

D. SILLS, SLEEPERS, PLATES, ETC. ON MASONRY OR CONCRETE THAT IS IN DIRECT CONTACT WITH EARTH SHALL BE FOUNDATION GRADE AND REDWOOD OF PRESSURE TREATED DOUGLAS FIR. THE FOLLOWING MINIMUM GRADES SHALL APPLY TO WOOD STRUCTURAL PANELS UNLESS SHOWN OTHERWISE ON THE DRAWINGS. ROOF SHEATHING

SHALL BE INTERIOR GRADE WITH EXTERIOR GLUE EXPOSED. SHEATHING SHALI

BE EXPOSURE I WITH EXTERIOR GLUE WALL SHEATHING SHALL BE INTERIOR

GRADE WITH EXTERIOR GLUE. 009 ALL LUMBER SHALL BE GRADED ACCORDING TO THE AMERICAN LUMBER STANDARDS ASSOCIATION AND THE WEST COAST LUMBER INSPECTION BUREAU USE STRUCTURAL LUMBER GRADES TO CONFORM WITH SPANS ALLOWED BY THE

UNIFORM BUILDING CODE AND LOCAL BUILDING DEPARTMENT. 010 PROVIDE GLU-LAM BEAM CERTIFICATION INSPECTED BY AN INSPECTION AGENCY TO THE DIVISION OF BUILDING AND SAFETY PRIOR TO FINAL INSPECTION. CALL FOR INSPECTION OF MEMBERS PRIOR TO ERECTION. EACH MEMBER SHALL BE STAMPED WITH AN IDENTIFYING NUMBER. SUPPLY ATTIC CERTIFICATE FOR CONFORMANCE.

)11| ALL LUMBER SHALL BEAR STAMP DOUGLAS FIR #1 OR BETTER PER UNIFORM

BUILDING CODE. 012 ALL WOOD IN CONTACT WITH CONCRETE SHALL BE FOUNDATION GRADE REDWOOD OR PRESSURE TREATED DOUGLAS FIR

013 USE THE FOLLOWING LUMBER GRADES OR BETTER, UNLESS NOTED OTHERWISE ..PRESSURE TREATED DOUGLAS FIR P.T.D. ERTICAL FRAMING STUDS... ..DOUGLAS FIR STUD GRADE OR BETT

...DOUGLAS FIR STUD GRADE OR BETT POSTS.. TOP PLATE. . DOUGLAS FIR STUD GRADE OR BETT CEILING JOIST. . DOUGLAS FIR #1 OR BETT

. DOUGLAS FIR #1 OR BETTER . ARCH. GRAD. DOUGLAS FIR (RSV. IF NOTED) EXPOSED BEAMS / OUTRIGGERS... XPOSED POSTS... ARCH. GRAD. DOUGLAS FIR (RSV. IF NOTED

ACIA WINDOW FRAMES. KILN DRIED CLEAR HEMLOCK / RSV. FACE BRACING, BACKING, PURLING. . DOUGLAS FIR STANDARD OR BETTER

SPACED ROOF SHEATHING.. . DOUGLAS FIR STANDARD OR BETTE SOLID 'V' RUSTIC AT EAVES .. . #2 OR BETTER, PINE OR FIR

2x6 T&G CEILING. . #1 WHITE FIR RESAWN FAC CEDAR REDWOOD SQUARE OR 'V' GROOVED REDWOOD SIDING. EXTERIOR TRIM. CLEAR REDWOOD OR APPEARANCE GRADE

DOUGLAS FIR OR HEMLOCK, RESAWN FACE

. CLEAR DOUGLAS FIR OR PINE

SHELVING .. 3/4" PLYWOOD WITH HARDWOOD EDG 014 HORIZONTAL FRAMING: NUMBER 2 GRADE FOR FRAMING LUMBER 2 TO 4 INCHES WIDE BY 2 INCHES AND TALLER OR NUMBER 1 GRADE FOR ALL FRAMING LUMBER

WIDER THAN 5 INCHES, UNLESS NOTED OTHERWISE. SET ALL SIMPLE SUPPORTED

HORIZONTAL MEMBERS WITH CROWN SIDE UP, CANTILEVERS WITH CROWN SIDE

015 SHEATHING AND SUBFLOOR:

DOOR JAMBS, CASINGS, MOLDINGS.

RAFTERS, RIDGES, HIPS.

HEADERS..

EXPOSED EAVES AND RAKES: 1x6 T&G DECKING, OR 15/32" THICK, AMERICAN PLYWOOD ASSOCIATION RATED WOOD STRUCTURAL PANELS, A-C EXTERIOR, SPAN RATING: 24 UNLESS DETAILED OTHERWISE. . SUBFLOOR AT INTERIOR FLOORS: GLUE AND NAIL. PROVIDE "SANDED FACE" WHERE RESILIENT NON-TEXTILE FLOORING OCCURS. THE GENERAL CONTRACTOR SHALL VERIFY EXTENT AND COMPATIBILITY OF SUBFLOOR SURFACE TEXTURE AND MATERIAL WITH ALL APPLIED FLOOR FINISHES. . SUBFLOOR AT WATERPROOF FLOORS: 23/32" THICK, AMERICAN PLYWOOD ASSOCIATION-RATED, A-C EXTERIOR, T&G, SPAN RATING 48/24 MINIMUM OR AS SPECIFIED BY WATERPROOF SURFACE MANUFACTURER. HOLD DECK EDGE LEVE

POT SHELVES AND SHOULDERS: 15/32" THICK, AMERICAN PLYWOOD ASSOCIATION-RATED, A-C EXTERIOR GRADE; SLOPE/4" PER FOOT MINIMUM, OR A

WITH ANY ADJACENT STAIR TREADS AND FEATHER ALL SLOPE INTERSECTION

ALONG FLOW LINES OVER BROAD AREAS TO AVOID ABRUPT FLOOR BREAKS IN

SHOWN ON DRAWINGS. 016 FASCIA AND BARGE BOARDS: KILN DRIED, SELECT APPEARANCE GRADE, AS DETAILED. ALL TOP SURFACES TO BE BEVELED OR SLOPED TO FACILITATE WATER RUNOFF. REFER TO DRAWINGS FOR SIZE.

DE ALBA ARCHITECTURE 5129 N. FIRST STREET

(C) 2020 MIKE DE ALBA & ASSOCIATES

FRESNO CALIFORNIA 93710 PHONE: 559-225-2800 FAX: 559-225-1122

MIKE DE ALBA, JR. **ARCHITECT**

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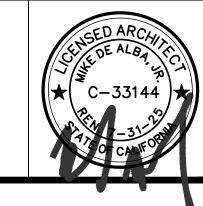
59-801-6514 CONTRACTOR:

559-801-6514

BIDDING

REATED DOUGLAS FIR P.T.D.F.		REVISIONS	
FIR STUD GRADE OR BETTER	NO.	DESCRIPTION	DATI
S FIR STUD GRADE OR BETTER			
FIR STUD GRADE OR BETTER			
. DOUGLAS FIR #1 OR BETTER			
DOUGLAGT IIV #1 ON BETTEN	REC	GULATORY AUTHORITIES ST	AMP
. DOUGLAS FIR #1 OR BETTER			

ENGINEER'S SEAL | ARCHITECT'S SEAL



ROUGH CARPENTRY NOTE

JOB#: 221204 DATE: September 18, 20 DRAWN BY: TAYLOR

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

SHEET TITLE

APPROVED BY: M.D.

			NAILI	NG SCHEDU	JLE CE	3C 2304.10.1		R
		2-16d common (3 1/2" x 0.162");					ROOF	
17.	Top plates, laps at corners and intersections	or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Face nail		ITEM	DESCRIPTION OF BUILDING ELEMENTS Blocking between ceiling	NUMBER AND TYPE OF FASTENER 3-8d common (2 1/2" x 0.131");	SPACING AND LOCATION
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" 14 gage staples, 7/16" crown	Face nail			joists, rafters or trusses to top plate or other framing below Blocking between rafters or	or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown 2-8d common (2 1/2" x 0.131")	Each end, toenail
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		1.	truss not at the wall top plate, to rafter or truss	2-3" x 0.131" nails 2-3" 14 gage staples	Each end, toenail
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				2-16d common (3 1/2" x 0.162") 3-3" x 0.131" nails 3-3" 14 gage staples	End nail
ITEM	DESCRIPTION OF BUILDING ELEMENTS	PLOOR NUMBER AND TYPE OF FASTENER	SPACING A	AND LOCATION		Flat blocking to truss and web filler	16d common (3 1/2" x 0.162") @ 6" o.c. 3" x 0.131" nails @ 6" o.c. 3" x 14 gage staples @ 6" o.c.	Face nail
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" 14 gage staples, 7/16" crown	Toenail		2.	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" 14 gage staples, 7/16" crown	Each joist, 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" 14 gage staples, 7/16" crown	6" o.c., toen	ail	3.	Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (see Section 2308.7.3.1, Table	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" 14 gage staples, 7/16" crown	Face nail
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			2308.7.3.1) Ceiling joist attached to	gage staples, 7710 Crown	
24.	2" subfloor to joist or girder	2-16d common (3 1/2" x 0.162")	Face nail		4.	parallel rafter (heel joint) (see Section 2308.7.3.1, Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
25.	2" planks (plank & beam- floor & roof)	2-16d common (3 1/2" x 0.162")		e nail at top and	5.	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" 14 gage	Face nail
		20d common (4" x 0.192") 10d box (3" x 0.128"); or 3" x	bottom staggopposite sid			Rafter or roof truss to top	staples, 7/16" crown 3-10 common (3" x 0.148"); or	
26.	Built-up girders and beams, 2" lumber layers	0.131" nails; or 3" 14 gage staples, 7/16" crown And: 2-20d common (4" x	bottom stage opposite sid	gered on	6.	plate (See Section 2308.7.5, Table 2308.7.5)	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" 14 gage staples, 7/16" crown	Toenail
		0.192"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown 3-16d common (3 1/2" x 0.162");	Ends and at face nail	each splice,		Roof rafters to ridge valley	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" 14 gage staples, 7/16" crown; or	End nail
27.	Ledger strip supporting joists or rafters	or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Each joist or	rafter, face nail	7.	or hip rafters; or roof rafter to 2-inch ridge beam	3-10d common (3" x 0.148"); or 4-16d 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" 14 gage	Toenail
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" 14	End nail				staples, 7/16" crown	
20.	Solst to band joist of fill joist	gage staples, 7/16" crown	Eliu Ilali		ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
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" 14 gage staples, 7/16" crown	Each end, to	penail	8.	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" 14 gage	24" o.c. face nail 16" o.c. face nail
W		SP), subfloor, roof, and intering to		eathing to		Stud to stud and abutting	staples, 7/16" crown 16d common (3 1/2" x 0.162");	16" o.c. face nail
			<u> </u>	OF FASTENERS	9.	studs at intersecting wall corners (at braced wall	or 16d box (3 1/2" x 0.135"); or	12" o.c. face nail
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	Edges (Inches)	Intermediate supports (Inches)		panels)	3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	12" o.c. face nail
		6d common or deformed (2" x 0.113") (subfloor and wall)	6	12	10.	Built-up header (2" to 2" header)	16d common (3 1/2" x 0.162"); or	16" o.c. each edge, face nail
		8d common or deformed (2 1/2" x 0.131") (roof) or RSRS-01 (2 3/8" x 0.113") nail (roof)^d	6	12	11.	Continuous header to stud	16d box (3 1/2" x 0.135") 4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128")	12" o.c.each edge, face nail Toenail
30.	3/8" - 1/2"	2 3/8" x 0.113" nail (subfloor and wall)	6	12	40	Top plate to top plate	16d common (3 1/2" x 0.162"); or	16" o.c. face nail
		1 3/4" 16 gage staple, 7/16" crown (subfloor and wall)	4	8	12.	Top plate to top plate	10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
		2 3/8" x 0.113" nail (roof) 1 3/4" 16 gage staple, 7/16" crown (roof) 8d common (2 1/2" x 0.131"); or	3	6	13.	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" 14 gage staples, 7/16" crown	Each side of end joint, face nail (minimum 24" lap splice length each side of end joint)
ĺ		6d deformed (2" x 0.113") (subfloor and wall)	6	12	<u> </u>	Dalle and the second	16d common (3 1/2" x 0.162");	16" o.c. face nail
31.	19/32" - 3/4"	8d common or deformed (2 1/2" x 0.131") (roof) or RSRS-01 (2 3/8" x 0.113") nail (roof)^d	6	12	14.	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	or 16d box (3 1/2" x 0.135"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
32.	7/8" - 1 1/4"	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")	4 6	8	15.	Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common (3 1/2" x 0.162"); or 3-16d box (3 1/2" x 0.135"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	16" o.c. face nail
33.	Otho	er exterior wall sheathing 1 1/2" galvanized roofing nail (7/16" head diameter); or 1 1/4" 16 gage staple with 7/16" or 1"	3	6			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" 14 gage staples, 7/16" crown; or	Toenail
1		crown			16.	Stud to top or bottom plate	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" 14 gage staples, 7/16" crown	End nail
34.	25/32" fiberboard	1 3/4" galvanized roofing nail (7/16" diameter head); or 1 1/2"	3	6			1 9090 0000000	
	sheathing^b						gago otapios, 1710 otom	
	sheathing^b	(7/16" diameter head); or 1 1/2" 16 gage staple with 7/16" or 1" crown					gago otapios, 1710 otomi	
	sheathing^b Wood structural panels,	(7/16" diameter head); or 1 1/2" 16 gage staple with 7/16" or 1" crown combination subfloor underl 8d common (2 1/2" x 0.131"); or	ayment to	framing			gago otapios, 1710 otomi	
35. 36.	sheathing^b Wood structural panels, and less 7/8" - 1" 1 1/8" - 1 1/4"	(7/16" diameter head); or 1 1/2" 16 gage staple with 7/16" or 1" crown combination subfloor underl 8d common (2 1/2" x 0.131"); or 6d deformed (2" 0.113") 8d common (2 1/2" x 0.131"); or 8d deformed (2 1/2" x 0.131") 10d common (3" x 0.148"); or 8d deformed (2 1/2" x 0.131")	ayment to	framing 12			gago otapios, 1710 otomi	
35. 36.	sheathing^b Wood structural panels, and less 7/8" - 1" 1 1/8" - 1 1/4"	(7/16" diameter head); or 1 1/2" 16 gage staple with 7/16" or 1" crown combination subfloor underl 8d common (2 1/2" x 0.131"); or 6d deformed (2" 0.113") 8d common (2 1/2" x 0.131"); or 8d deformed (2 1/2" x 0.131"); 10d common (3" x 0.148"); or 8d	ayment to	framing 12 12				
35. 36. 37.	sheathing^b Wood structural panels, and less 7/8" - 1" 1 1/8" - 1 1/4"	(7/16" diameter head); or 1 1/2" 16 gage staple with 7/16" or 1" crown combination subfloor underl 8d common (2 1/2" x 0.131"); or 6d deformed (2" 0.113") 8d common (2 1/2" x 0.131"); or 8d deformed (2 1/2" x 0.131"); or 8d deformed (2 1/2" x 0.131") 10d common (3" x 0.148"); or 8d deformed (2 1/2" x 0.131") Panel siding to framing 6d corrosion-resistant siding (1 7/8" x 0.106"); or 6d corrosion-resistant casing (2" x 0.099") 8d corrosion-resistant siding (2 3/8" x 0.128"); or 8d corrosion-resistant casing (2 1/2" x 0.113")	ayment to	framing 12 12 12				
35. 36. 37. 38.	sheathing^b Wood structural panels, and less 7/8" - 1" 1 1/8" - 1 1/4" 1/2" or less 5/8"	(7/16" diameter head); or 1 1/2" 16 gage staple with 7/16" or 1" crown combination subfloor underl 8d common (2 1/2" x 0.131"); or 6d deformed (2" 0.113") 8d common (2 1/2" x 0.131"); or 8d deformed (2 1/2" x 0.131") 10d common (3" x 0.148"); or 8d deformed (2 1/2" x 0.131") Panel siding to framing 6d corrosion-resistant siding (1 7/8" x 0.106"); or 6d corrosion-resistant casing (2" x 0.099") 8d corrosion-resistant siding (2 3/8" x 0.128"); or 8d corrosion-resistant casing (2 1/2" x 0.113") Interior paneling 4d casing (1 1/2" x 0.080"); or 4d	6 6 6	framing 12 12 12 12 12				
35. 36. 37.	sheathing^b Wood structural panels, and less 7/8" - 1" 1 1/8" - 1 1/4"	(7/16" diameter head); or 1 1/2" 16 gage staple with 7/16" or 1" crown combination subfloor underl 8d common (2 1/2" x 0.131"); or 6d deformed (2" 0.113") 8d common (2 1/2" x 0.131"); or 8d deformed (2 1/2" x 0.131") 10d common (3" x 0.148"); or 8d deformed (2 1/2" x 0.131") Panel siding to framing 6d corrosion-resistant siding (1 7/8" x 0.106"); or 6d corrosion-resistant casing (2" x 0.099") 8d corrosion-resistant siding (2 3/8" x 0.128"); or 8d corrosion-resistant casing (2 1/2" x 0.113") Interior paneling	6 6 6	framing 12 12 12 12				

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.

28 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 FLIGHT OF STAIRS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/4" INCHES NOR MORE THAN 2 INCHES IN CROSS SECTIONAL DIMENSION OR THE SHAPE AND LOCATION SHALL PROVIDE AN EQUIVALENT GRIPING SURFACE. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL

ROUGH CARPENTRY NOTES (cont.)

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 \mid 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 SMALLES 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 I 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

145 | HANDRAILS FOR STAIRWAYS SHALL BE CONTIUOUS 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.

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 LADING EDGES OF THE TREADS.

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

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

1.) THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE

ALLOW PASSAGE OF A SPHERE 4 1/2 INCHES IN DIAMETER.

GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS, AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY 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" IN DIAMETER. GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOWING PASSAGE OF A SPHERE 4 3/8" IN DIAMETER.

FIREBLOCKING:

FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (CRC R302.1) 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 VERTICALLY AT THE CEILING AND FLOOR LEVELS.

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

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

AT CHIMNEYS AND FIREPLACES PER ITEM E. 49 . CORNICES OF A TWO-FAMILY DWELLING AT THE LINE OF DWELLING-UNIT

6. 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. TWO THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS

. ONE THICKNESS OF 23/32 INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 23/32 INCH WOOD STRUCTURAL PANEL

. ONE THICKNESS OF 3/4 INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4 INCH PARTICLEBOARD.

1/2 INCH GYPSUM BOARD

1/4 INCH CEMENT-BASED MILLBOARD.

BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OF OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS. UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS-SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES MEASURED VERTICALLY. WHEN PIPING, CONDUIT, OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.

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, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE 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. . FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR

PERFORATED MEMBERS. 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, LUMINARIES, 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 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 ELASTOMERIC MEMBRANE AT ALL EXTERIOR SURFACES OTHER THAN VERTICAL. PROVIDE 1-LAYER SELF-SEALING ELASTOMERIC MEMBRANE BEHIND ALL EXPOSED WOOD TRIM OVER BUILDING PAPER, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. MINIMUM SLOPE OF SUBSTRATE IS '4" PER FOOT. REFER TO DETAILS AND SECTION 7D FOR ADDITIONAL INFORMATION

123 OVERLAP FRAMING: OVERLAP FRAMING AREAS AT ROOFS SHALL ALLOW FOR OPENINGS IN THE ROOF SHEATHING BETWEEN THE MAIN ATTIC AND OVERLAP AREA AS ALLOWED BY THE STRUCTURAL ENGINEER, TO PROVIDE FULL ATTIC VENTILATION AND ACCESS. 124 | **STAIRWAYS**:

AND REQUIREMENTS.

GENERAL: EVERY STAIRWAY HAVING TWO OR MORE RISERS SERVING ANY BUILDING OR PORTION THEREOF SHALL COMPLY WITH THE REQUIREMENTS OF THE C.R.C., SEC. R311.7.

125 THE RISE OF STEPS AND STAIRS SHALL NOT BE LESS THAN 4 INCHES NOR MORE THAN 7.75 INCHES AT R-3 (7 INCHES AT R-1.) THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. THE RUN SHALL NOT BE LESS THAN 10 INCHES AT R-3 (11 INCHES AT R-1.) STAIR TREADS SHALL BE OF UNIFORM SIZE AND SHAPE, EXCEPT FOR THE LARGEST TREAD RUN WITHIN ANY FLIGHT OF STAIRS WHICH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

126 EVERY STAIRWAY SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 6

127 EVERY LANDING SHALL HAVE A DIMENSION MEASURED IN DIRECTION OF TRAVEL NOT LESS THAN THE WIDTH OF THE STAIRWAY.

ROOF / CEILING MEMBER BEARING:

THE ENDS OF EACH RAFTER OR CEILING JOIST SHALL HAVE NOT LESS THAN 1 1/2 INCHES OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES OF BEARING ON MASONRY OR CONCRETE. (CRC R802.6)

084 ROOF / CEILING MEMBER LATERAL SUPPORT: ROOF FRAMING MEMBERS AND CEILING JOISTS WITH A NOMINAL DEPTH-TO-THICKNESS RATIO EXCEEDING 5:1 SHALL BE PROVIDED WITH LATERAL SUPPORT AT POINTS OF BEARING TO PREVENT ROTATION. (CRC R802.8)

085 ROOF / CEILING BRIDGING: RAFTERS AND CEILING JOISTS WITH A NOMINAL DEPTH-TO-THICKNESS RATIO EXCEEDING 6:1 SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL), OR A CONTINUOUS 1 INCH BY 3 INCH WOOD STRIP

NAILED ACROSS THE RAFTERS OR CEILING JOISTS AT MAXIMUM 8-FOOT

086 FRAMING OF ROOF / CEILING OPENINGS:

INTERVALS. (CRC R802.8.1)

OPENINGS IN ROOF AND CEILING FRAMING SHALL BE FRAMED WITH HEADER AND TRIMMER JOISTS. WHEN THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET, TH HEADER JOIST MAY BE A SINGLE MEMBER THE SAME SIZE AS THE CEILING JOIST OR RAFTER. SINGLE TRIMMER JOISTS MAY BE USED TO CARRY A SINGLE HEADER JOIST LOCATED WITHIN 3 FEET OF THE TRIMMER JOIST BEARING. WHEN THE HEADER JOIST SPAN EXCEEDS 4 FEET. THE TRIMMER JOISTS AND HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE CEILING JOISTS OR RAFTERS FRAMING INTO THE HEADER. APPROVED HANGERS SHALL BE USED FOR THE HEADER-JOIST-TO-TRIMMER-JOIST CONNECTIONS WHE THE HEADER JOIST SPAN EXCEEDS 6 FEET. TAIL JOISTS OVER 12 FEET LONG SHALL BE SUPPORTED AT THE HEADER BY FRAMING ANCHORS OR ON LEDGER STRIPS MINIMUM 2 INCHES BY 2 INCHES. (CRC R502.10)

087 ROOF FRAMING ABOVE SHEAR WALLS: RAFTERS OR ROOF TRUSSES SHALL BE CONNECTED TO TOP PLATES OF SHEAR

WALLS WITH BLOCKING BETWEEN THE RAFTERS OR TRUSSES. (CRC R602.10.8.2) 088 ROOF DIAPHRAGM UNDER FILL FRAMING:

ROOF PLYWOOD SHALL BE CONTINUOUS UNDER CALIFORNIA FILL FRAMING. 089 ROOF DIAPHRAGM AT RIDGES:

| MINIMUM 2 INCH NOMINAL BLOCKING REQUIRED FOR ROOF DIAPHRAGM NAILING

AT RIDGES 090 BLOCKING OF ROOF TRUSSES:

MINIMUM 2 INCH NOMINAL BLOCKING REQUIRED BETWEEN TRUSSES AT RIDGE LINES AND AT POINTS OF BEARING AT EXTERIOR WALLS. 091 TRUSSES:

MINIMUM 1/2 INCH CLEARANCE REQUIRED BETWEEN TOP PLATES OF INTERIOR NON-BEARING PARTITIONS AND BOTTOM CHORDS OF TRUSSES. REFER TO MANUFACTURER'S TRUSS DRAWINGS FOR MATERIALS BY OTHERS TRUSS MANUFACTURER TO PROVIDE ATTIC TRUSSES AND REQUIRED CLEARANCE FOR HORIZONTAL FORCED AIR UNITS.

092 THE GENERAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL CEILING DROPS WITH THE TRUSS MANUFACTURER AND THE FRAMING CONTRACTOR

093 WHERE TRUSS FRAMING AND CONVENTIONAL FRAMING OCCUR TOGETHER IN A CONTINUOUS ROOF PLANE. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE TRUSS MANUFACTURER AND FRAMING CONTRACTOR TO ELIMINATE DIFFERENTIAL DEFLECTION BETWEEN THE TRUSS AND CONVENTIONAL FRAMING MEMBERS

094 \mid WHERE TRUSS FRAMING AND CONVENTIONAL FRAMING OCCUR TOGETHER IN TH SAME ROOF, THE PLATE HEIGHT AS NOTED WILL BE MAINTAINED FOR THE DEEPER CONVENTIONAL MEMBER WITH THE BOTTOM TRUSS CHORD MATCHING THE RAFTER SEAT CUT. TRUSS MANUFACTURER SHALL PROVIDE HEEL AS REQUIRED TO MAINTAIN CONTINUOUS ROOF PLANE ALIGNMENT.

095 THE GENERAL CONTRACTOR SHALL HAVE CITY/COUNTY APPROVED TRUSS PLANS ON THE JOB SITE PRIOR TO FOUNDATION INSPECTION. THE TRUSS MANUFACTURER SHALL SUBMIT CALCULATIONS, SHOP DRAWINGS, DETAILS, BRIDGING, AND ERECTION BRACING SIGNED BY A REGISTERED ENGINEER TO THI BUILDING DEPARTMENT AND STRUCTURAL ENGINEER FOR THEIR REVIEW PRIOR TO FABRICATION. ONE SET OF SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW FOR CONFORMANCE WITH THE VISUAL DESIGN CONCEP PRIOR TO TRUSS FABRICATION.

096 THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR FRAMING AROUND OPENINGS IN THE ROOF OR FLOOR, PROVIDING LADDER FRAMING AT IONSTANDARD TRUSS MEMBER SPACING TO KEEP WITHIN THE SPAN RATING OI THE ROOF OR FLOOR SHEATHING, AND SUBMITTING DETAILS AND HANGERS AS

097 THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND WEIGHT OF ATTIC LOCATED MECHANICAL EQUIPMENT AND INCORPORATE SUCH INFORMATION- INCLUDING REQUIRED CLEARANCES INTO THE ATTIC TRUSS DESIGN AND CALCULATION OF TRUSSES SUPPORTING IT-INCLUDING ATTIC ACCESSES.

098 NONBEARING WALLS SHALL BE HELD SHORT TO ALLOW FOR RAFTER/TRUSS DEFLECTION WITH CLIPS APPROVED BY THE STRUCTURAL ENGINEER TO STABILIZE THE WALL.

099 TRUSS MANUFACTURER SHALL PROVIDE MEMBERS OF ADEQUATE BEARING AREA IN SUCH A WIDTH TO ENSURE AGAINST OVER-STRESSING OF SUPPORTING TIMBER, MULTIPLE JOISTS, GIRDERS, AND PLATES OR PROVIDE BEARING PLATES AND DETAILS TO DO SAME.

100 THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE TRUSS MANUFACTURER, FRAMING, ELECTRICAL, PLUMBING, AND MECHANICAL CONTRACTORS AT FIRE PROTECTED AREAS TO MAINTAIN REQUIRED FIRE PROTECTION WITHOUT PENETRATIONS UNLESS ALLOWED BY CODE AND LOCAL

101 APPROVED TRUSS DRAWINGS MUST BE ON SITE FOR INSPECTION.

102 DO NOT CUT OR ALTER TRUSSES WITHOUT PRIOR APPROVAL FROM TRUSS

103 DO NOT INSTALL BROKEN / DAMAGED TRUSSES OR TRUSSES WITH MISSING OR DAMAGED GANG PLATES OR CONNECTORS 104 TYPICAL TRUSS SPACING IS 24" ON CENTER UNLESS NOTED OTHERWISE. WHEN

INSTALLING TRUSSES, REFER TO TRUSS PACKAGE SUPPLIED BY TRUSS COMPANY 105 FOR HANDLING, INSTALLING, BRACING, AND BRIDGING DETAILS, REFER TO

SUPPLIED DETAILS WITH TRUSS SHIPMENT FOR ADDITIONAL INFORMATION AND REQUIREMENTS. 106 TRUSSES SHALL HAVE PERMANENT 'X' BRACING AT 16'-0" ON CENTER OR AS

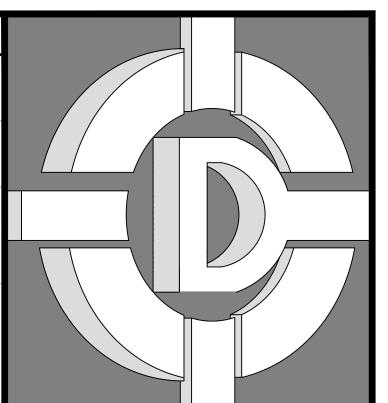
INDICATED BY TRUSS COMPANY'S ANALYSIS. 107 TRUSS MANUFACTURER SHALL LABEL ALL TRUSSES PRIOR TO DELIVERY. LABELS SHALL MATCH TRUSS DRAWINGS AND CALCULATIONS.

108 PROVIDE HEAVY LOAD TRUSS HANGERS WHERE TRUSSES HANG ON GIRDER TRUSSES OR BEAMS AS DIRECTED BY TRUSS MANUFACTURER. 109 TRUSSES TO BE DESIGNED TO CURRENT CODES.

110 REFER TO EXTERIOR ELEVATIONS FOR OVERHANG LENGTHS.

111 DRILLING, CUTTING, AND NOTCHING OF ROOF / FLOOR FRAMING NOTCHES IN SOLID LUMBER JOISTS, RAFTERS, BLOCKING, AND BEAMS SHALL NOT EXCEED ONE-SIXTH THE MEMBER DEPTH, SHALL BE NOT LONGER THAN ONE-THIRD THE MEMBER DEPTH, AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT MEMBER ENDS SHALL NOT EXCEED ONE-FOURTH THE MEMBER DEPTH. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT MEMBER ENDS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH. (CRC R502.8.1)

12 EXTERIOR LANDINGS, DECKS, BALCONIES, AND STAIRS: SUCH ELEMENTS SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTUR TO RESIST BOTH VERTICAL AND LATERAL FORCES OR SHALL BE DESIGNED TO BE SELF-SUPPORTING. ATTACHMENT SHALL NOT BE ACCOMPLISHED BY USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL. (CRC R311.5)



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	REVISIONS	
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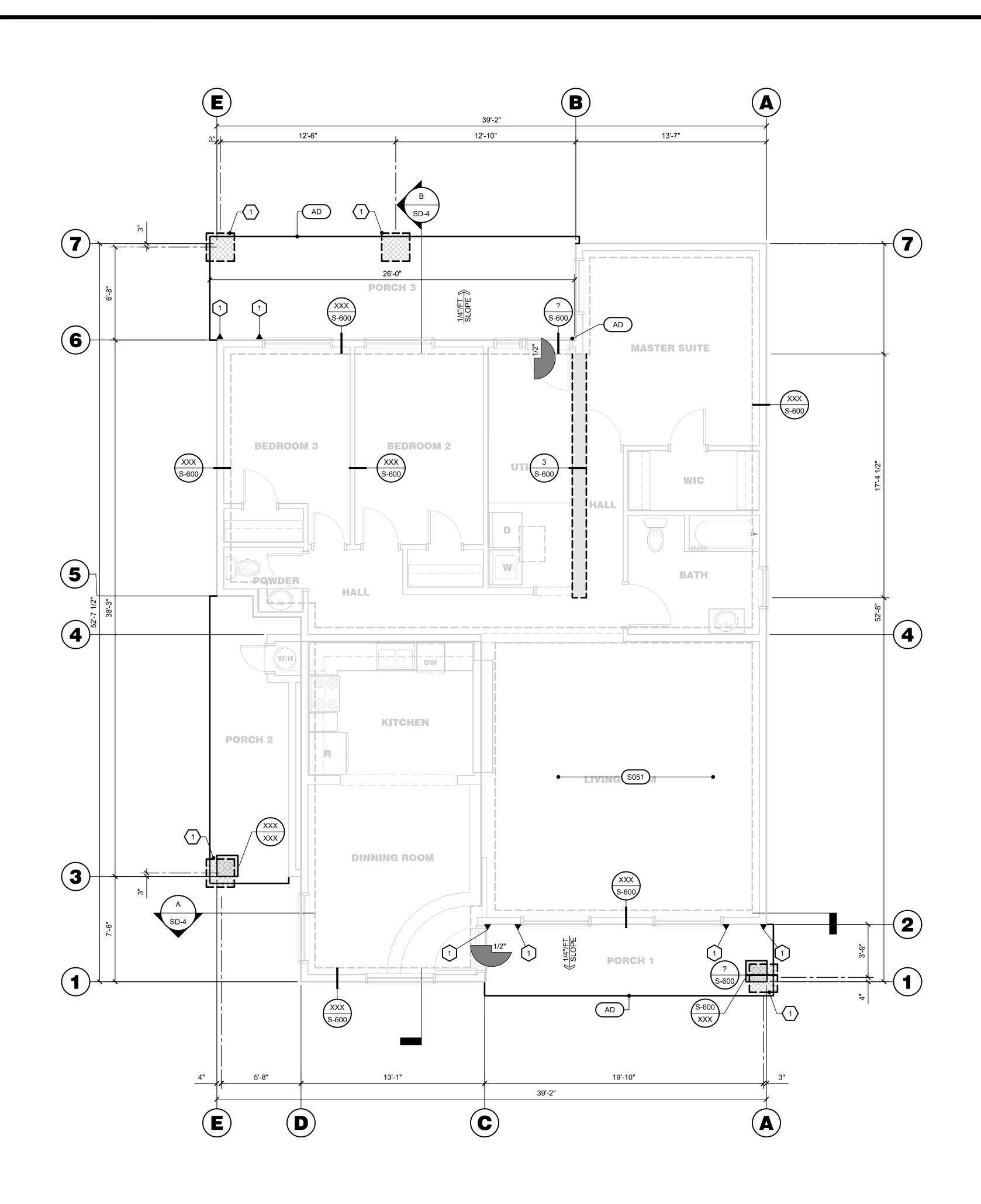
ENGINEER'S SEAL | ARCHITECT'S SEAL



ROUGH CARPENTRY NOTES

SHEET TITLE

DRAWN BY: TAYLOR APPROVED BY: M.D.



FOUNDATION PLAN

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

STRUCTURAL LEGEND **FOUNDATION KEY NOTES** SYMBOLS SHADED WALLS DENOTES SHEAR WALL PANELS. REFER TO SHEAR 1/2" DIAMETER ANCHOR BOLTS AT 6'-0" ON CENTER WITH 3"x3"x0.229" STEEL WALL PLAN FOR ADDITIONAL INFORMATION. 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. DASHED LINE DENOTES SHEET METAL STRAP AT SHEAR WALL PANELS PROVIDE (1) #4 BARS AT T&B OF ALL FOOTINGS. THE MAXIMUM ALLOWABLE REFER TO SHEAR WALL PLAN FOR ADDITIONAL INFORMATIONS. SOIL BEARING CAPACITY IS 1,500 POUNDS PER SQUARE INCH UNLESS NOTED HADED WALLS DENOTES BRACED WALLS. REFER TO BRACED WAL OTHERWISE. REFER TO SHEAR / BRACED WALLS AND FOUNDATION DRAWINGS PLAN FOR ADDITIONAL INFORMATION. FOR ADDITIONAL INFORMATION AND REQUIREMENTS HATCH WALLS DENOTES BEARING WALL. REFER TO FOUNDATION PLA S062 | (2) 1/2" DIAMETER ANCHOR BOLTS INSTALLED AT QUARTER PANEL POINTS WITH FOR ADDITIONAL INFORMATION. 3"x3"x0.229" STEEL PLATE WASHERS AT EACH ANCHOR BOLT. BOLTS SHALL BE NON-BEARING WALLS. REFER TO FLOOR PLANS WALL LEGEND FOR LOCATED IN THE MIDDLE THIRD WIDTH OF THE SILL PLATE AND 6" FROM ADDITIONAL INFORMATION. SPLICES AND ENDS. REFER TO SHEAR / BRACED WALLS AND FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. COLUMN AND / OR POST AND BASE. S063 EXISTING CONCRETE LINE FOOTING. REPAIR AND REPLACE, AS NECESSARY. CONTRACTOR TO VERIFY FOOTING MEETS CODE. REFER TO FOUNDATION FOOTING SYMBOL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. S064 TIE CONCRETE LINE FOOTING INTO GRANITE BEDROCK: REFER TO FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. HOLDOWN S067 | EXISTING CONCRETE PAD FOOTING. REPAIR AND REPLACE, AS NECESSARY GALVANIZED FOUNDATION VENTS, WITH 1/4" MESH. REFER TO UNDER CONTRACTOR TO VERIFY FOOTING MEETS CODE. REFER TO FOUNDATION FLOOR CALCULATIONS AND FOUNDATION DRAWINGS FOR ADDITIONAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. INFORMATION AND REQUIREMENTS. DE ALBA ARCHITECTURE 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 GRIDER TRUSS 5129 N. FIRST STREET ADDITIONAL INFORMATION AND REQUIREMENTS FRESNO CALIFORNIA 93710 BRACED WALL DESIGNATION
BRACED WALL TYPE S069|3-1/2" CONCRETE LANDING WITH BROOM FINISH AND SLOPE AWAY FROM PHONE: 559-225-2800 MIKE DE ALBA, JR. BUILDING. PROVIDE A MINIMUM OF 1/2" LOWER THAN FINISH FLOOR (36" DEEP FAX: 559-225-1122 **ARCHITECT** WIDTH OF DOOR). REFER TO FOUNDATION DRAWINGS FOR ADDITIONAL \ x'-x"•

→ BRACED WALL LENGTH INFORMATION AND REQUIREMENTS. (C) 2020 MIKE DE ALBA & ASSOCIATES - SHEAR WALL TYPE S078|3-1/2" CONCRETE 2,500 POUNDS PER SQUARE INCH SLAB WITH 6x6, 10x10, RANGEMENTS, AND OTHER INFORMATION CONTAINED THEREIN, ARE THE SOLE D EXCLUSIVE PROPERTY OF DE ALBA ARCHITECTURE. THESE DOCUMENTS ARI XXX ◆ SHEAR WALL LINE E.W.W.M. OVER 4-1/2" SAND OVER 6 MIL. VISQUENE. AT GARAGE: SLOPE SLAB ●X X● ANCHOR BOLT TYPE (WHEN APPLICABLE) TO EXTERIOR DOOR WITH A MINIMUM OF 1/8" PER FOOT. REFER TO XXX • SHEAR WALL LENGTH AT NEITHER THESE DOCUMENTS OR THE INFORMATION CONTAINED THEREII FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. LL BE COPIED, REPRODUCED, OR DELIVERED TO OTHERS, EXCEPT AS SHEAR WALL DESIGNATION CIFICALLY INSTRUCTED BY DE ALBA ARCHITECTURE. NO REPRODUCED O S079 3-1/2" CONCRETE 2,500 POUNDS PER SQUARE INCH SLAB WITH 6x6, 10x10, **FOOTING SCHEDULE** RESS WRITTEN CONSENT OF DE ALBA ARCHITECTURE. NOTHING CONTAINEI E.W.W.M. OVER 4-1/2" SAND OVER 6 MIL. VISQUENE. REFER TO FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. RSON. FIRM. OR CORPORATION FOR ANY PURPOSE WITHOUT THE EXPRESS REINFORCEMENT S082 3-1/2" CONCRETE PATIO / PORCH SLAB WITH BROOM FINISH AND SLOPE AWAY OPIES WILL BE RETURNED TO DE ALBA ARCHITECTURE. UPON REQUEST. **FOOTING SIZE** BASE DETAIL FROM BUILDING. REFER TO FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS 24"X24"X12" DEEP CONCRETE 4-#4 REBAR EACH WAY ABU66 S083|EXISTING CONCRETE SLAB. REPAIR AND REPLACE, AS NECESSARY. REFER TO FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. 12" WIDE X 12" DEEP CONCRETE | 1-#4 BARS AT TOP AND PINNSIX GENERAL S085 TIE CONCRETE SLAB INTO EXISTING CONCRETE SLAB WITH 1-#4 BAR x 12" LONG LINE FOOTING. BOTTOM AT 36" O.C. REFER TO FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION NOTES **PARTNERS** AND REQUIREMENTS. 1. ALL CONCRETE SHALL BE 2,500 PSI STRENGTH AT 28 DAYS. REFER TO SHEET GS-020 CONCRETE NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS. 559-801-6514 2. ALL FOOTING DEPTH SHALL BE 12 INCHES MINIMUM INTO NATIVE SOIL. DRAWINGS PREPARED FOR: 3. PROVIDE 3" COVER FOR ALL REBARS ON SLAB AND FOOTINGS UNLESS NOTED OTHERWISE PINNSIX GENERAL $^{ extsf{I}}$. ALL WALL FOOTINGS SHALL HAVE A MINIMUM OF 12 INCHES WIDE $\,$ x 12 INCHES DEE WITH NUMBER 4 REBAR AT TOP AND BOTTOM UNLESS NOTED OTHERWISE. **PARTNERS** . REINFORCING STEEL SHALL BE INTERMEDIATE GRADE, DEFORMED BARS GRADE 40 KSI. UNLESS NOTED OTHERWISE 3230 N. MILBURN AVENUE FRESNO, CA. 93722 559-801-6514 3. DEPTH OF PAD FOOTING SHALL BE MEASURED FROM FINISH GRADE OR UNDISTURBED SOIL. CONTRACTOR: 7. ALL STRUCTURAL AND ANCHOR BOLTS TO BE ASTM A36. B. ALL SOIL BEARING CAPACITY A MINIMUM OF 1,500 PSF. **BIDDING** 9. CONCRETE SLAB 3 1/2" MINIMUM WITH 6x6, 8/8 WIRE MESH OR #4 REBAR MAT AT 16" O.C **HOLDOWN SCHEDULE HOLDOWN / ANCHOR BOLT / COLUMN / REVISIONS REINFORCEMENT BARS DESCRIPTION** HTT5 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 **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 REGULATORY AUTHORITIES STAMP PLATE NAILING SHALL BE STAGGERED. ANCHOR BOLTS HAVE A MINIMUM OF 3"x3"x0.229" THICK PLATE WASHERS. 2.) 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. 3.) APPLIED OVER STUDS SPACED AT 16" ON CENTER.) NAILING AT INTEMEDIATE MEMBERS TO BE SPACED AT 12" ON CENTER. USE "COMMON" OR "GALVANIZED BOX" NAILS ONLY. GALVANIZED NAILS SHALL BE HOT DIPPED .) 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". 7.) 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. 8.) FRAMING MEMBERS OR BLOCKING AT PANEL EDGES IN BRACED WALLS. 9.) 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. 10.) PROVIDE SOLID DIAPHRAGM UNDER ALL ROOF-FILL FRAMING AT TRUSSED ROOF AND PROVIDE MINIMUM 22"x30" ATTIC ACCESS OPENING WITH ALL EDGES BLOCKED. 11.) NAIL HEADS AT DIAPHRAGMS NAILING SHALL BE SET FLUSH WITH THE SURFACE OF ENGINEER'S SEAL ARCHITECT'S SEAL THE SHEATHING.

FOUNDATION PLAN

SHEET TITLE

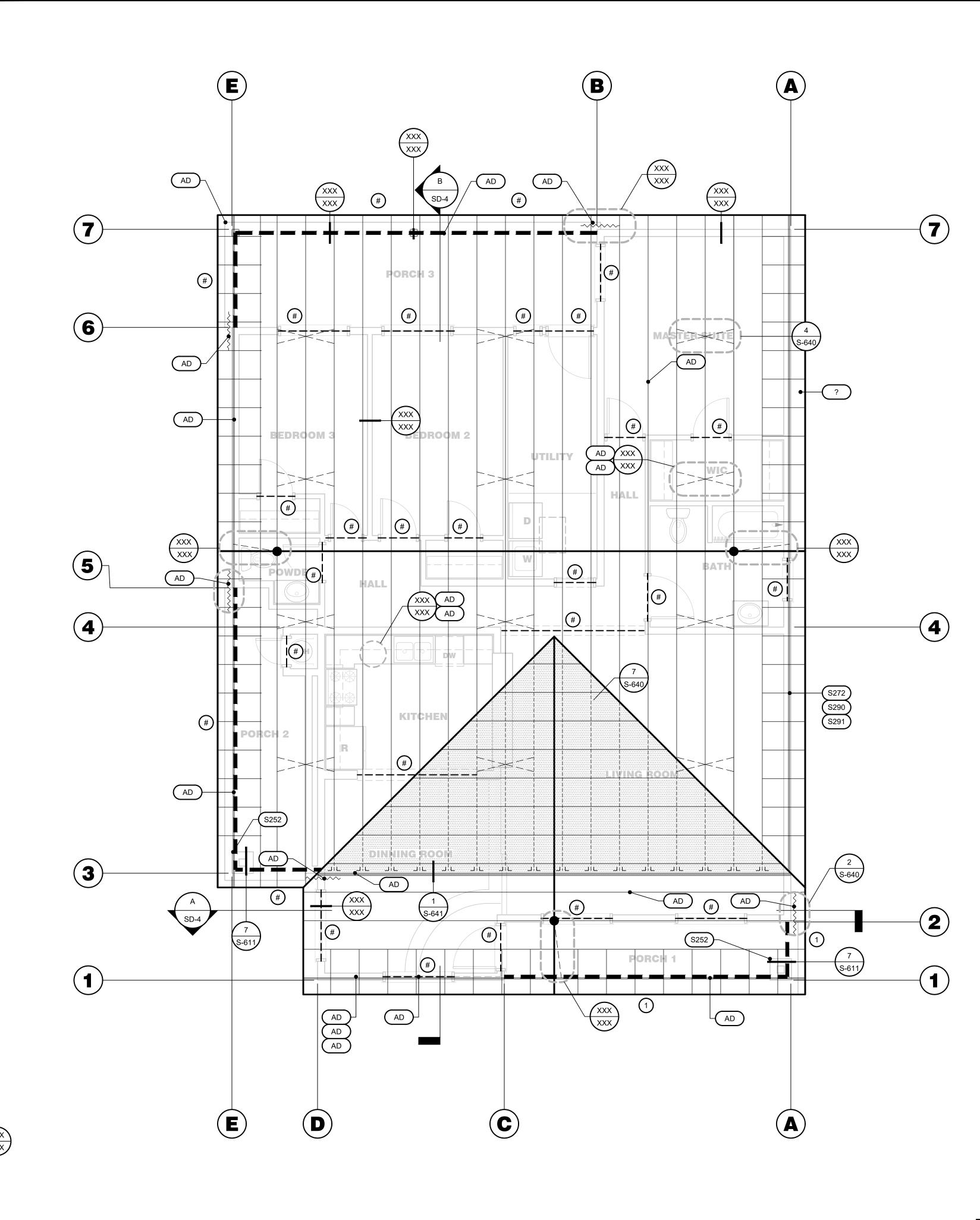
JOB#: 221204

DATE: September 18, 202

DRAWN BY: TAYLOR

APPROVED BY: M.D./

S-050



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

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

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.

LAND SURVEYOR REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED

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

ROOF FRAMING KEY NOTES

FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

INFORMATION AND REQUIREMENTS.

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		

DESCRIPTION S252 BOX COLUMN. REFER TO COLUMN SCHEDULE AND WALL FRAMING DRAWINGS

SYMBOLS

S255 ROOF MOUNTED MECHANICAL UNIT (550# MAXIMUM) OVER 3 TRUSSES OR 3 DOUBLE RAFTERS/JOISTS. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL S259 ROOF BEAM. REFER TO BEAM SCHEDUE 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

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.

INFORMATION AND REQUIREMENTS

S272 | 2x6 GABLE END BRACE. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS

\$271|2x4 GABLE END BRACE. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL

S273 | 2x4 DOUGLASS FIR NUMBER 2 OUTLOOKS FLAT AT 24"0.C. REFER TO ROOF

FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. S274 2x4 DOUGLASS FIR NUMBER 2 OUTLOOKS ON EDGE AT 24"0.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'-6" 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 S291 DROP TOP CORD OF TRUSS TO ACCOMMODATE 2x4 OUTLOOKS AT 24" ON CENTER.

S292 BALLOON FRAME WALL TO CEILING LINE. REFER TO STRUCTURAL DRAWINGS FOR

ADDITIONAL INFORMATION AND REQUIREMENTS.

REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND

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" MINIMMUM LAP WITH 14-8D TO STUD AVOVE 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

REQUIREMENTS.

SHADED WALLS DENOTES BRACED WALLS. REFER TO BRACED WAL 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 HOLDOWN

BRACED WALL DESIGNATION BRACED WALL TYPE √x'-x'•

→ BRACED WALL LENGTH

GRIDER TRUSS

STRUCTURAL LEGEND

#	BEAM TYPE	SIZE AND GRADE	CAP	DETAIL	
1	DOUGLASS_FIR	4x12 D.F. NO. 2			
2	DOUGLASS_FIR	6x12 D.F. NO. 2			H
3	DOUGLASS_FIR	4x8 D.F. NO. 2			TH
4	DOUGLASS_FIR	4x6 D.F. NO. 2			IA IA
_	DOLLOL ACC. FID	AVAIDE NO O			DE

ROOF SHEATHING

ONGUE AND GROOVE OR BLOCK ALL EDGES 1/2" CDX PLYWOOD (OR 1/2" O.S.B.) PS 24/0 NAILING (10D COMMON OR 8D x 2-1/2" SCREW / RING SHANK NAILS). 6-INCH ON CENTER 6-INCH ON CENTER

> 12-INCH ON CENTER **NOTES:**

CONFORM TO REQUIREMENTS FOR WOOD DIAPHRAGMS PER 2015 AFPA/SDPWS TANDARDS SECTION 4.2.7.1.1. MAXIMUM SIZE OF OPENING IN HORIZONTAL DIAPHRAGM NOT TO EXCEED 24" WITHOU

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

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

ON JOB-SITE FOR INSPECTION PURPOSES. ALL TRUSS MANUFACTURERS SHALI HAVE "IN PLANT" INSPECTION BY AN APPROVED AGENCY. **CENTRAL VALLEY TRUSS (CV TRUSS) 10715 E.** AMERICAN AVENUE DEL REY, CA 93616 PHONE: (559)

BLOCKING AT TRUSS BEARING POINTS. APPROVED TRUSS DRAWING MUST BE

ROOF FRAMING NOTES

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 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 DRAWIN 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

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. REFE TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS 017 WEIGHTS SHOWN ON DRAWING 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

019 STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING DESIGNATIONS AND

- ANGLES, CHANNELS, PLATES, BARS, AND RODS TO BE - ASTM A36 - GRADE 36

- Fy = 36ksi 020 FV = FIELD VERIFY

(E) = EXISTING

HESE DRAWINGS, DESIGNS SKETCHES, IDEAS, DOCUMENTS, PLANS, ARRANGEMENTS, AND OTHER INFORMATION CONTAINED THEREIN, ARE THE SOLE AND EXCLUSIVE PROPERTY OF DE ALBA ARCHITECTURE. THESE DOCUMENTS ARI

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DE ALBA ARCHITECTURE

MIKE DE ALBA, JR.

ARCHITECT

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OWNER:

5129 N. FIRST STREET

PHONE: 559-225-2800

FAX: 559-225-1122

FRESNO CALIFORNIA 93710

PINNSIX GENERAL

PIES WILL BE RETURNED TO DE ALBA ARCHITECTURE. UPON REQUEST

559-801-6514

PINNSIX GENERAL **PARTNERS**

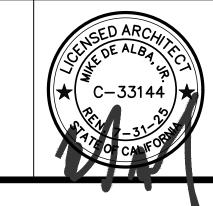
CONTRACTOR:

BIDDING

	REVISIONS	
NO.	DESCRIPTION	DATE

REGULATORY AUTHORITIES STAMP

ENGINEER'S SEAL | ARCHITECT'S SEAL



ROOF FRAMING PLAN

SHEET TITLE

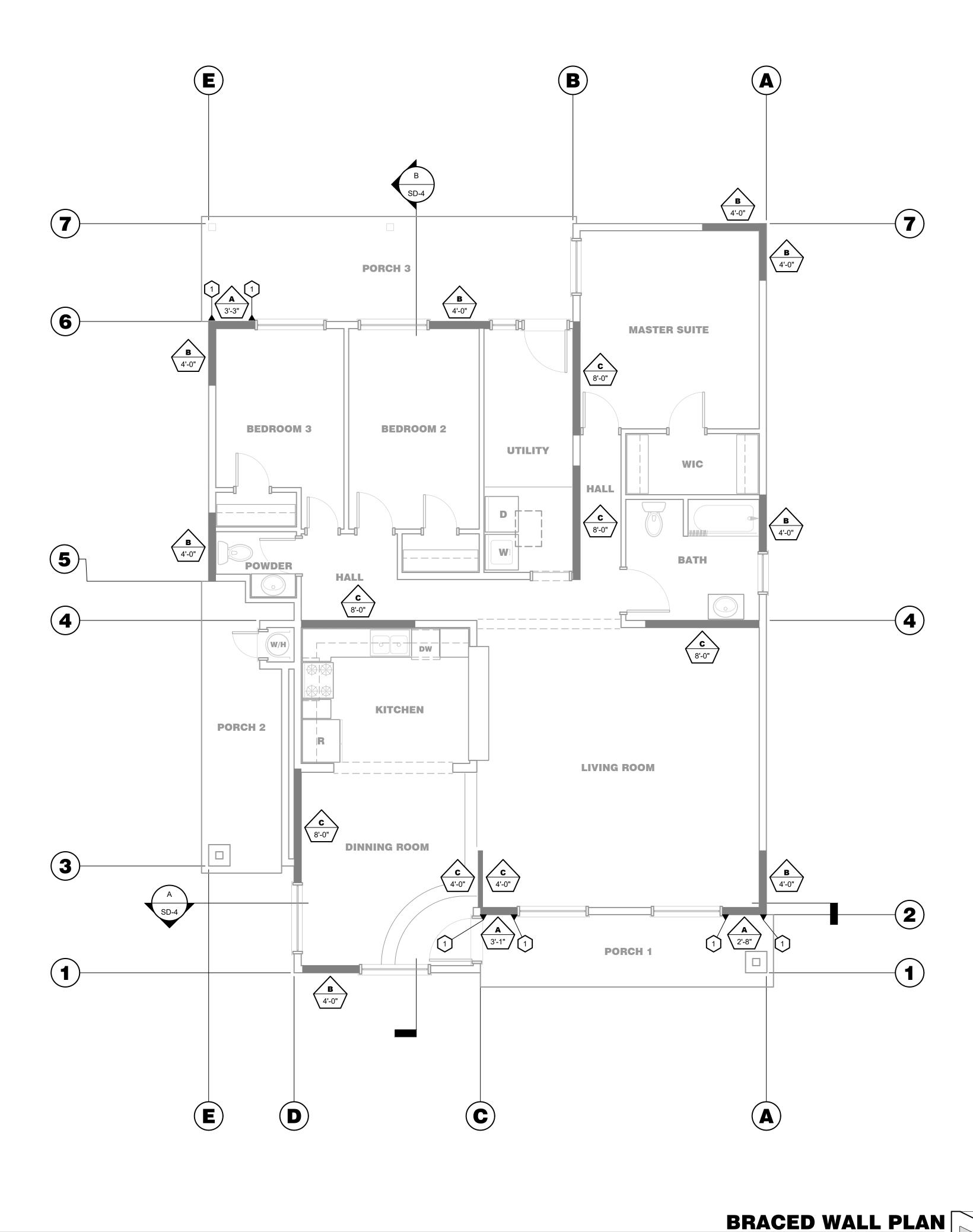
DRAWN BY: TAYLOR PPROVED BY: M.D.

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

ROOF FRAMING PLAN

REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND

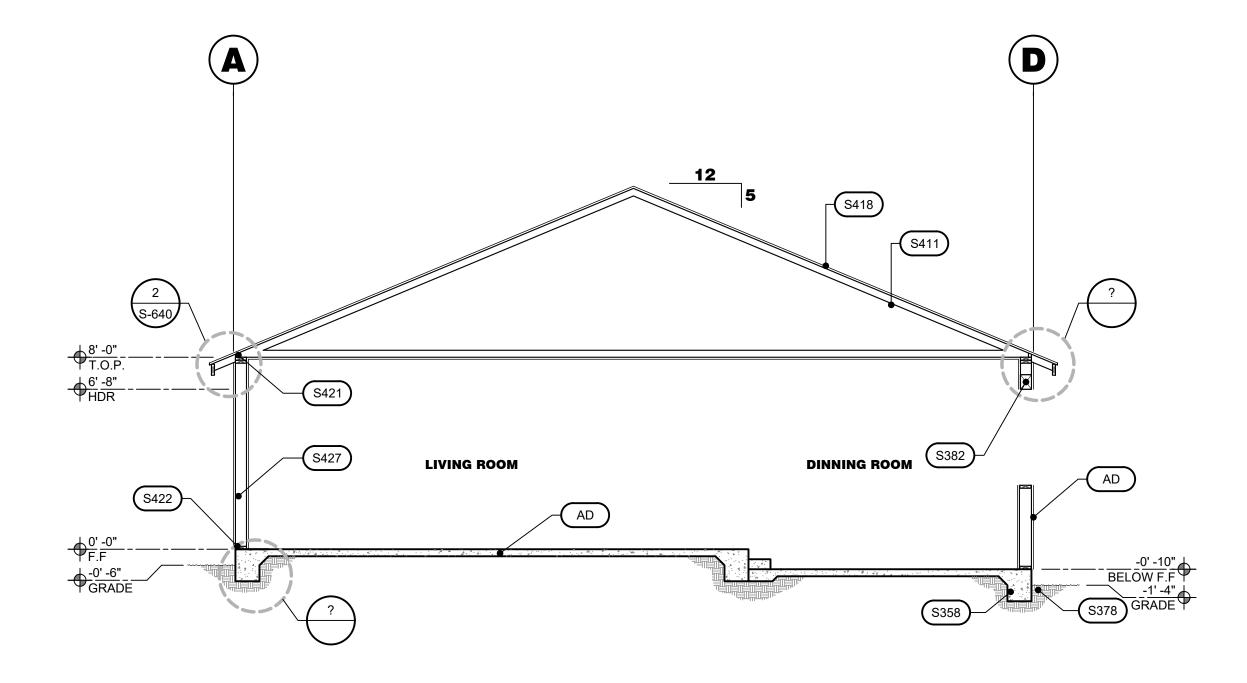
S310 EXISTING WALL AND ASSEMBLY SHALL BE REMOVED. REPAIR AND REPLACE, AS NECESSARY. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION

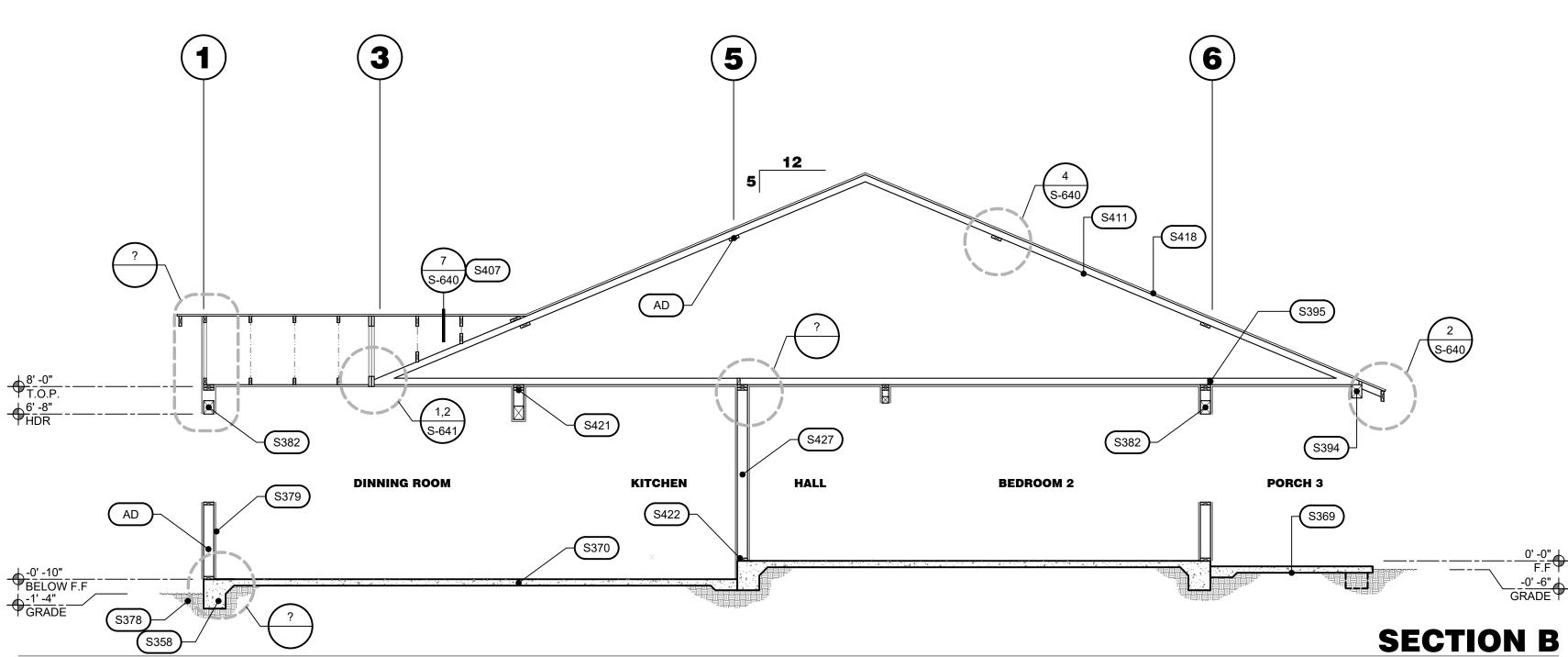




BRACED WALL NOTES STRUCTURAL LEGEND **DESCRIPTION** SYMBOLS **DESCRIPTION** 016 IN ONE STORY AND SECOND STORY OF A TWO-STORY BUILDING: SHADED WALLS DENOTES BRACED WALLS. REFER TO BRACED WALL . WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN PLAN FOR ADDITIONAL INFORMATION. 3/8-INCH APA-RATED SHEATHING FOR 24" STUD SPACING WITH 8d COMMON NAILS HATCH WALLS DENOTES BEARING WALL. REFER TO FOUNDATION PLAN PLACED AT 4 INCHES ON CENTER AROUND THE PANEL PERIMETER, AND 12 INCHES FOR ADDITIONAL INFORMATION. ON CENTER IN THE PANEL FIELD. ALL PLYWOOD JOINTS SHALL BE MADE OVER NON-BEARING WALLS. REFER TO FLOOR PLANS WALL LEGEND FOR ADDITIONAL INFORMATION. 2. SHALL HAVE AT LEAST TWO ANCHOR BOLTS INSTALLED AT THE PANEL HOLDOWN 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. BRACED WALL DESIGNATION SHALL BE SUPPORTED DIRECTLY ON A REINFORCED FOUNDATION, OR ON A X BRACED WALL TYPE FLOOR FRAMING SUPPORTED DIRECTLY ON THE FOUNDATION THAT IS x'-x" BRACED WALL LENGTH CONTINUOUSLY ACROSS THE ENTIRE LENGTH OF THE BRACED WALL LINE, SUCH THAT THE TIE-DOWN DEVICE CONNECTS DIRECTLY TO THE FOUNDATION. **BRACED WALL TYPE** IN THE FIRST STORY OF TWO-STORY BUILDINGS, EACH ALTERNATE BRACED WALL PANEL SHALL BE CONSTRUCTED THE SAME AS FOR A ONE-STORY BUILDING, **DESCRIPTION** I. THE WOOD STRUCTURAL PANEL SHEATHING SHALL BE PROVIDED ON BOTH PA-RATED SHEATHING FOR 24" STUD SPACING WITH 8d COMMON OR GALVANI. THE SHEATHING EDGE NAILING BRACING SHALL BE AT 4 INCHES ON CENTER. BOX NAILS SPACED 6" ON CENTER AT SHEATHING PANEL EDGES AND 12" ON THREE ANCHOR BOLTS SHALL BE PLACED AT ONE-FIFTH POINTS. CENTER IN THE FIELD. BRACED WALL INSPECTION REQUIRED PRIOR TO 4. THE TIE-DOWN DEVICES SHALL PROVIDE AN UPLIFT CAPACITY OF NOT LESS DE ALBA ARCHITECTURE OVERING. EXTERIOR BRACED WALL PANELS SHALL EXTEND TO TOP PLATE OF ROOF FRAMING (GABLE END CONDITIONS). 018 IN ONE-STORY BUILDINGS, SHALL BE SUPPORTED ON CONTINUOUS FOUNDATIONS 5129 N. FIRST STREET AT INTERVALS NOT EXCEEDING 50 FEET. IN TWO-STORY BUILDINGS, SHALL BE FRESNO CALIFORNIA 93710 SUPPORTED ON CONTINUOUS FOUNDATIONS WITH THE FOLLOWING EXCEPTION: PHONE: 559-225-2800 MIKE DE ALBA, JR. a. SHALL BE SUPPORTED ON CONTINUOUS FOUNDATIONS AT INTERVALS NOT FAX: 559-225-1122 **ARCHITECT EXCEEDING 50 FEET PROVIDED THAT:** I. THE HEIGHT OF CRIPPLE WALL DOES NOT EXCEED 4 FEET AND THE CRIPPLE © 2020 MIKE DE ALBA & ASSOCIATES LYWOOD. BRACED WALL INSPECTION REQUIRED PRIOR TO COVERING. WALL NAILING PATTERN IS INCREASED TO 4 INCHES ON CENTER. ESE DRAWINGS, DESIGNS SKETCHES, IDEAS, DOCUMENTS, PLANS, EXTERIOR BRACED WALL PANELS SHALL EXTEND TO TOP PLATE OR ROOF RRANGEMENTS, AND OTHER INFORMATION CONTAINED THEREIN, ARE THE SOLE ND EXCLUSIVE PROPERTY OF DE ALBA ARCHITECTURE. THESE DOCUMENTS ARE 2. ARE SUPPORTED ON DOUBLED FLOOR JOISTS, CONTINUOUS BLOCKING, OR RAMING (GABLE END CONDITIONS) IVERED AND ACCEPTED BY YOU IN TRUST AND ON THE EXPRESS CONDITION AT NEITHER THESE DOCUMENTS OR THE INFORMATION CONTAINED. THEREII 3. THE DISTANCE BETWEEN BRACING LINES DOES NOT EXCEED TWICE THE WILL BE COPIED, REPRODUCED, OR DELIVERED TO OTHERS, EXCEPT AS SPECIFICALLY INSTRUCTED BY DE ALBA ARCHITECTURE. NO REPRODUCED CO BUILDING WIDTH MEASURED PARALLEL TO THE BRACED WALL LINE. /ALLBOARD NAILS SPACED 7 INCHES ON CENTER THROUGHOUT TO ALL FRAMIN PIAS, PHOTO, ETC.) SHALL BE PRODUCED, MADE OR DISTRIBUTED WITHOUT TH MEMBERS. BRACED WALL INSPECTION REQUIRED PRIOR TO COVERING. "GYPSUI 019 GYPSUM WALLBOARD- 1/2 INCH GYPSUM WALL BOARD FASTENED WITH 6d PRESS WRITTEN CÓNSENT OF DE ALBA ARCHITECTURE. NOTHING CONTAINEI BOARD NAILING INSPECTION REQUIRED" COOLER OR WALLBOARD NAILS SPACED 7 INCHES ON CENTER THROUGHOUT TO ESENTED ON THESE DOCUMENTS SHALL BE USED BY OR DISCLOSED TO A RSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE EXPRESS **HOLDOWN SCHEDULE** PIES WILL BE RETURNED TO DE ALBA ARCHITECTURE. UPON REQUEST 021 MUST BE LOCATED AT LEAST EVERY 25 FEET ON CENTER ALONG EVERY BRACED HOLDOWN / ANCHOR BOLT / COLUMN / OWNER: REINFORCEMENT BARS T5 WITH 1/2" ANCHOR BOLT WITH 16d COMMON NAIL OR 4 1/2" BOLT TO 4x4 OF PINNSIX GENERAL OOUBLE 2x STUDS WITH 16d AT 9" ON CENTER. NUMBER 4 REBAR AT TOP AND **PARTNERS 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 559-801-6514 FASTENED TOGETHER WITH 16d NAILS AT 9" ON CENTER PLYWOOD JOINTS AND SILL DRAWINGS PREPARED FOR: PLATE NAILING SHALL BE STAGGERED. ANCHOR BOLTS HAVE A MINIMUM OF 3"x3"x0.229" PINNSIX GENERAL 2.) 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. **PARTNERS** 3.) APPLIED OVER STUDS SPACED AT 16" ON CENTER 3230 N. MILBURN AVENUE FRESNO, CA. 9372 I.) NAILING AT INTEMEDIATE MEMBERS TO BE SPACED AT 12" ON CENTER. USE 559-801-6514 "COMMON" OR "GALVANIZED BOX" NAILS ONLY. GALVANIZED NAILS SHALL BE HOT DIPPE CONTRACTOR: 5.) ALL EXTERIOR FOOTINGS TO HAVE 1/2" DIAMETER x 10" LONG ANCHOR BOLTS AT 72" ON CENTER UNLESS OTHERWISE NOTED. **BIDDING** 6.) 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. **REVISIONS** 9.) 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 I ACCORDANCE WITH ASTM A 153. 10.) PROVIDE SOLID DIAPHRAGM UNDER ALL ROOF-FILL FRAMING AT TRUSSED ROOF AND PROVIDE MINIMUM 22"x30" ATTIC ACCESS OPENING WITH ALL EDGES BLOCKED. 11.) NAIL HEADS AT DIAPHRAGMS NAILING SHALL BE SET FLUSH WITH THE SURFACE OF **REGULATORY AUTHORITIES STAMP BRACED WALL NOTES DESCRIPTION** 001 EVERY ROOF AND FLOOR MUST BE SUPPORTED ON ALL SIDES BY BRACED WALL 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 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 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. **ENGINEER'S SEAL** | ARCHITECT'S SEAL 010 MAY BE REPLACED BY "PORTAL FRAME" WALL PANELS THAT CAN BE AS SMALL AS FOOT 4 INCHES LONG FOR ONE-STORY BUILDINGS AND 2 FEET FOR TWO-STORY 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. BRACED WALL PLAN THIS OPTION ALLOWS A SHORTER PART OF THE WALL TO BE USED TO PROVIDE THE MINIMUM BRACING SUPPORT. SHEET TITLE

DATE: September 18, 20 DRAWN BY: TAYLOR APPROVED BY: M.D.





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

	D	ESI	GN D	ATA		
ROUND	WIND DES	IGN	SEISMIC	SUBJECT TO	DAMAGE	FROM
SNOW LOAD	SPEED (MPH)	TOPO- GRAPHIC EFFECT	DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE
150	110	NO	D	<5000' = NEG >5000' = MOD	<5000'= 12" >5000'= 18"	YES
WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMEN T REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMPERATURE		ANNUAL RATURE
40 DEGREES	<5000'=YES >5000=NO	PER GRADING OFFICIAL	1500 FIGURE R403.3(2)	78 DEGREES (PER ENERGY ANALYSIS)		REES(PER ANALYSIS)
DESIGN (CONFORMS TO TH		NIA BUILDING ASCE 7-16	G CODE (CBC) 202	22, CRC 2	022 AND
	DESIGN	LOADS (SE	LF WEIGHT C	F STRUCTURE)		
		L	IVE LOADS			
					ROOFS:	20 psf

SOIL BERARI NG:

DEAD LOADS

SOIL LOADS

CONCRETE LOADS

SECTION KEY NOTES

S358 EXISTING CONCRETE LINE FOOTING. CONTRACTOR TO VERIFY FOOTING MEET

S360 CONCRETE LANDING WITH BROOM FINISH AND SLOPE AWAY FROM BUILDING.

S359 CONCRETE LINE FOOTING. REFER TO FOUNDATION DRAWINGS FOR

ADDITIONAL INFORMATION AND REQUIREMENTS.

ADDITIONAL INFORMATION AND REQUIREMENTS.

FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

ADDITIONAL INFORMATION AND REQUIREMENTS.

AND REQUIREMENTS.

AND REQUIREMENTS.

INFORMATION AND REQUIREMENTS.

REQUIREMENTS.

REQUIREMENTS.

AND REQUIREMENTS.

DESCRIPTION

CODE. REFER TO FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND

PROVIDE A MINIMUM OF 1/2" LOWER THAN FINISH FLOOR (36" DEEP x WIDTH OF

DOOR). REFER TO FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION

FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS

FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS

S361 EXISTING CONCRETE PAD FOOTING. REFER TO FOUNDATION DRAWINGS FOR

S369 CONCRETE PATIO / PORCH SLAB WITH BROOM FINISH AND SLOPE AWAY FROM BUILDING. REFER TO FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION

S370 EXISTING CONCRETE SLAB. REPAIR AND REPLACE, AS NECESSARY. REFER TO

S378 NATIVE SOIL OR COMPACTED FILL. REFER TO GEOTECHNICAL SOILS REPORT

S380 WATERPRROOF GYPSUM BOARD. REFER TO ARCHITECTURAL DRAWINGS FOR

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

S409 CONTRACTOR TO VERIFY ALL DIMENSIONS AND PITCH TO MATCH EXISTING

S417 BALLOON FRAME WALL TO CEILING LINE. REFER TO STRUCTURAL DRAWINGS

S418 PLYWOOD SHEATHING CDX. ALL PLYWOOD EXPOSED TO THE WEATHER SHALL BE RATED EXPOSURE 1. REFER TO ROOF SHEATHING TABLE ROOF FRAMING

S421 DOUBLE TOP PLATE. ALL SPLICES TO BE PLACED OVER STUD BELOW. REFER TO WALL FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND

S422 BOTTOM PLATE. REFER TO FLOOR FRAMING DRAWINGS FOR ADDITIONAL

S427 STUDS. REFER TO WALL FRAMING DRAWINGS FOR ADDITIONAL INFORMATION

REFER TO SHEET GS-040 ROUGH CARPENTRY NOTES FOR ADDITIONAL

S411 ROOF TRUSS. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL

DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

RESIDENCE PRIOR TO MANUFACTURING OF ROOF TRUSSES. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

S379 GYPSUM BOARD, REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL

S362 CONCRETE PAD FOOTING BEYOND. REFER TO FOOTING SCHEDULE AND

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 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

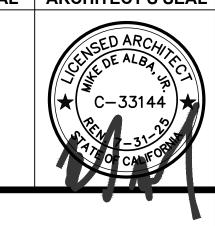
CONTRACTOR:

BIDDING

	ADDITIONAL INFORMATION AND REQUIREMENTS.			
S382	WALL HEADER. REFER TO BEAM SCHEDULE AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.		REVISIONS	
S383	ROOF MOUNTED MECHANICAL UNIT (550# MAXIMUM) OVER 3 TRUSSES OR 3	NO.	DESCRIPTION	DATE
	DOUBLE RAFTERS/JOISTS. REFER TO MECHANICAL DRAWINGS FOR			
5304	ADDITIONAL INFORMATION AND REQUIREMENTS. ROOF BEAM. REFER TO BEAM SCHEDUE AND ROOF FRAMING DRAWINGS FOR			
3334	ADDITIONAL INFORMATION AND REQUIREMENTS.			
S395	2x BLOCK. REFER TO ROOF FRAMING DRAWINGS FOR ADDITIONAL			

REGULATORY AUTHORITIES STAMP

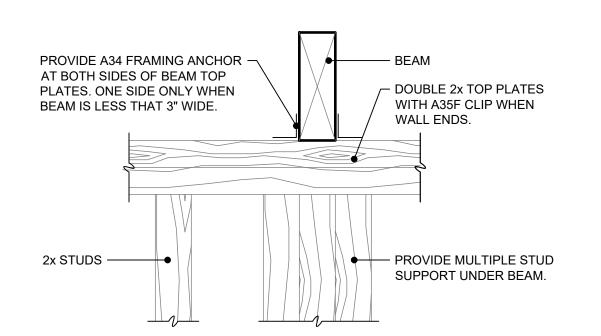
ENGINEER'S SEAL | ARCHITECT'S SEAL



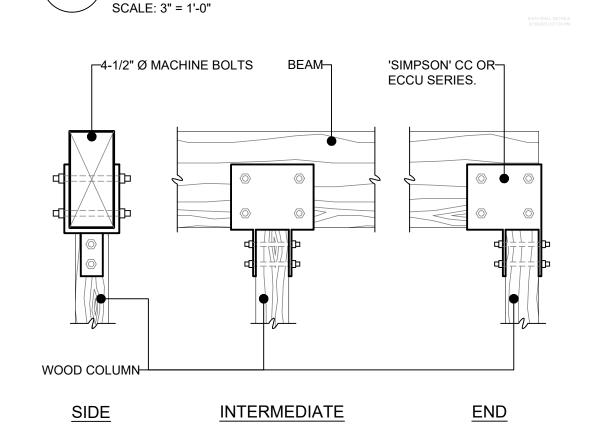
BUILDING SECTION

JOB#: 221204 DATE: September 18, 202 DRAWN BY: TAYLOR APPROVED BY: M.D.A

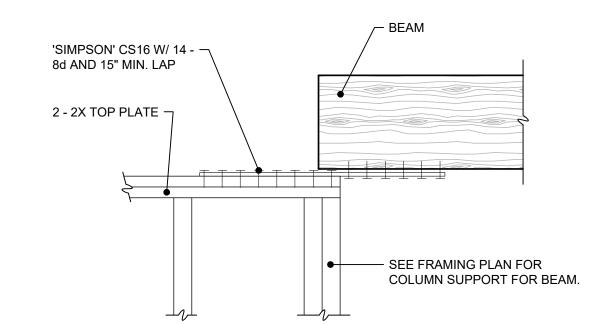
SHEET TITLE



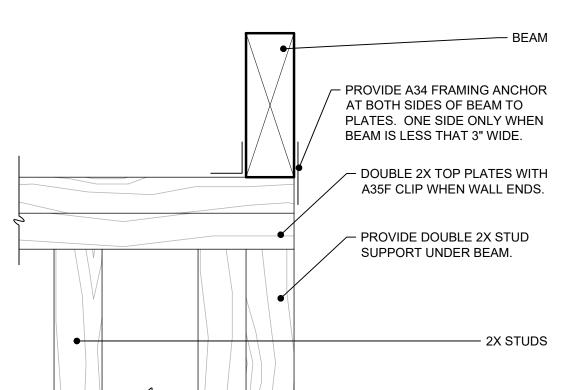
BEAM TO TOP PLATE



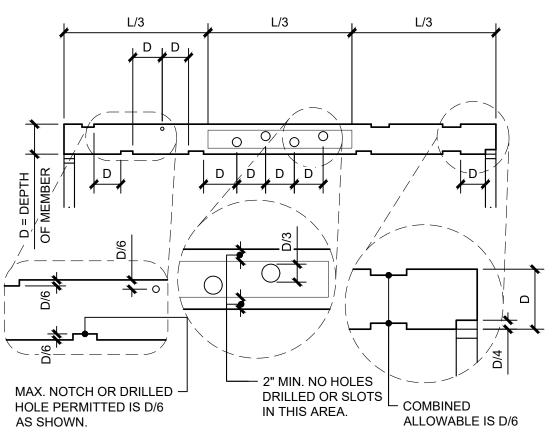
WOOD COLUMN SADDLE SCALE: 3/4" = 1'-0"

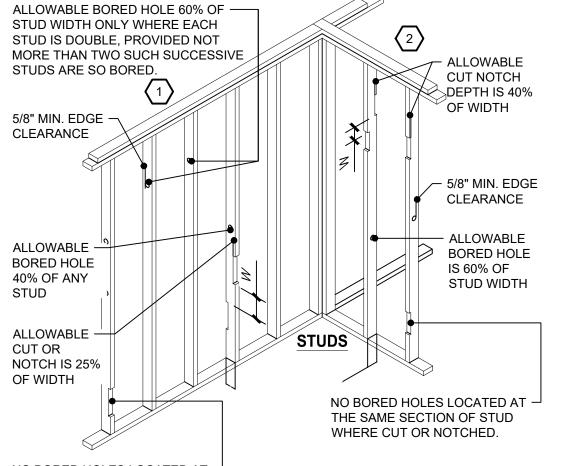


BEAM AT WALL



BEAM TO TOP PLATE





NO BORED HOLES LOCATED AT -THE SAME SECTION OF STUD

HERE CUT OR NOTCHED.	NOM.	ACTUAL	D/6	D/4	D/3
HOLES AND NOTCHES ARE NOT	4"	3 ½"	⁹ ⁄16"	7/8"	1 1/8'
TO BE LOCATED ADJACENT TO UNSOUND OR LOOSE KNOTS.	6"	5 ½"	7/8"	1 3/8"	1 13/10
PREFERRED LOCATION OF NOTCH	8"	7 1/4"	1 ³ ⁄ ₁₆ "	1 ¹³ ⁄ ₁₆ "	2 3/8
IS AT TOP OF MEMBER.	10"	9 1/4"	2 ⁵ ⁄ ₁₆ "	2 ⁵ ⁄ ₁₆ "	3 ½16
EXTERIOR WALLS AND BEARING PARTITIONS	12"	11 1/4"	2 ¹³ ⁄ ₁₆ "	2 ¹³ / ₁₆ "	3 3/4
NON - BEARING	14"	13 1/4"	3 ⁵ / ₁₆ "	3 ⁵ ⁄ ₁₆ "	4 3/8

NON - BEARING PARTITIONS

SIZE) WIDTH			BORING	
SIZE	NOM.	ACTUAL	25%	40%	40%	60%
2x4	4"	3 1/2"	7/8"	1 ⁷ ⁄ ₁₆ "	1 ⁷ ⁄ ₁₆ "	2 1/8"
2x6	6"	5 ½"	1 3/8"	2 ³ ⁄ ₁₆ "	2 ³ ⁄ ₁₆ "	3 ⁵ ⁄ ₁₆ "

CUT & NOTCH

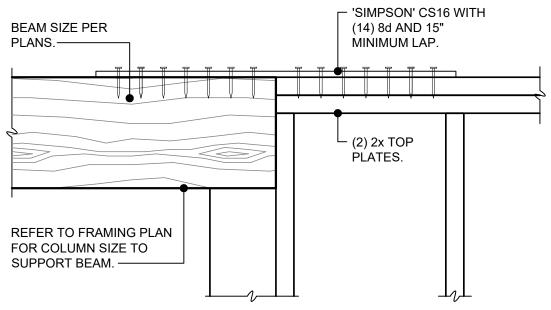
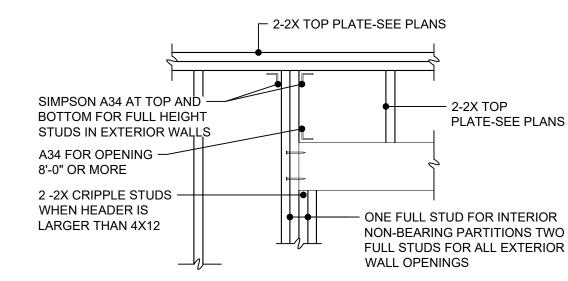


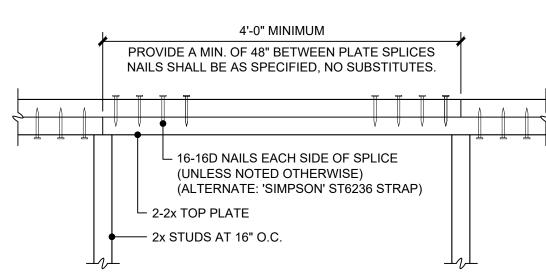
PLATE AT BEAM



	NON-BEARING WALLS	BEARING WALLS
OPENING WIDTH	HEADER SIZE	HEADER SIZE
4'-0" OR LESS	4 X 4	4 X 8
4'-0" TO 8'-0"	4 X 6	4 X 10
8'-0" TO 12'-0"	4 X 8	4 X 12

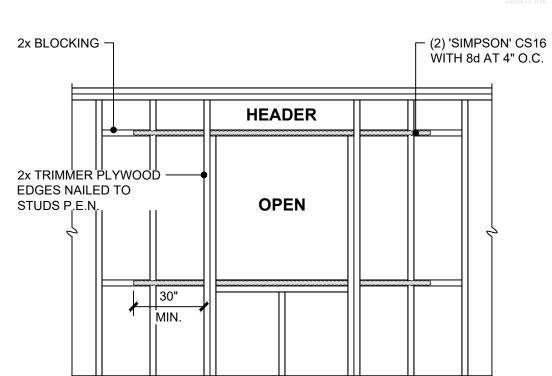
HEADER SCHEDULE

SCALE: 3/4" = 1'-0"

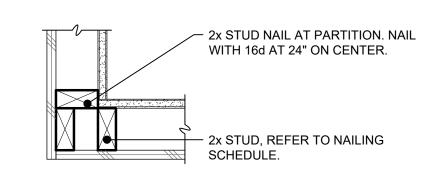


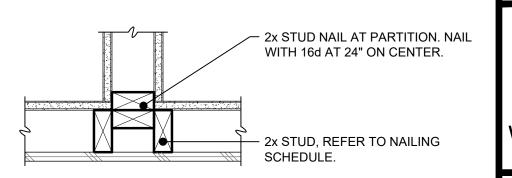
TOP PLATE SPLICE

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



SHEAR WALL OPENING





WALL INTERSECTION

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

559-801-6514 DRAWINGS PREPARED FOR:

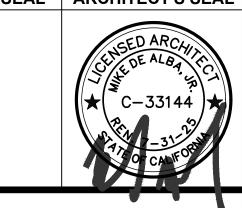
PINNSIX GENERAL PARTNERS
3230 N. MILBURN AVENUE FRESNO, CA. 93722
559-801-6514

CONTRACTOR:

BIDDING

	REVISIONS	
NO.	DESCRIPTION	DAT
REC	GULATORY AUTHORITIES ST	AMP

ENGINEER'S SEAL | ARCHITECT'S SEAL



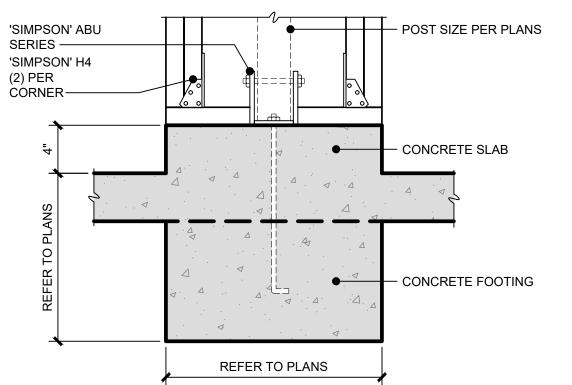
WALL DETAILS

SHEET TITLE

JOB#: 221204 DATE: September 18, 202 DRAWN BY: TAYLOR APPROVED BY: M.D.A

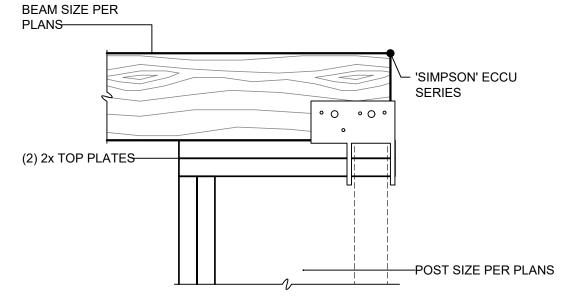
PLOT TIME: 12/7/2023 11:08 AM

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



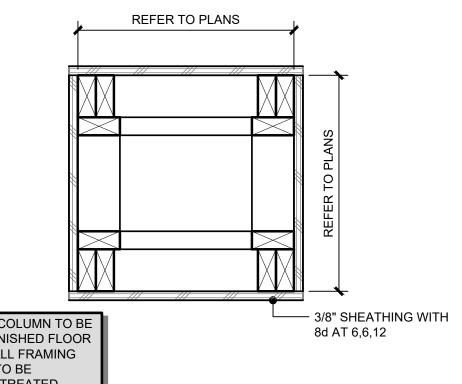
BOX COLUMN FOOTING

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



BOX COLUMN HEADER

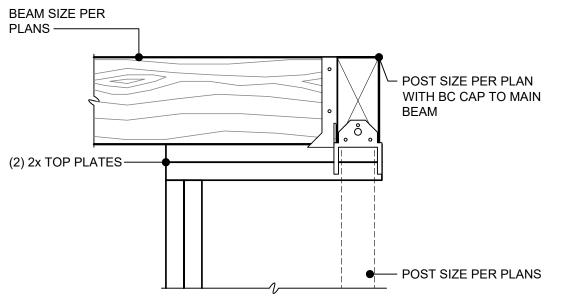
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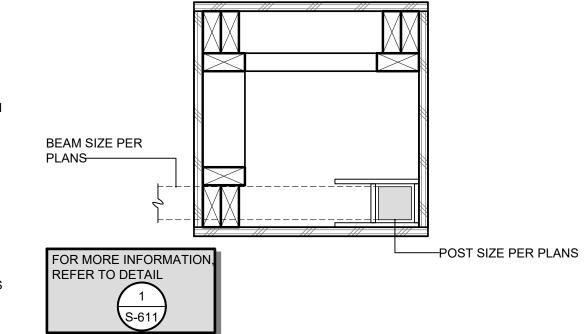


BUILT-OUT COLUMN TO BE BUILT AT FINISHED FLOOR LEVEL OR ALL FRAMING MEMBERS TO BE PRESSURE TREATED (STUD INCLUDED)

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

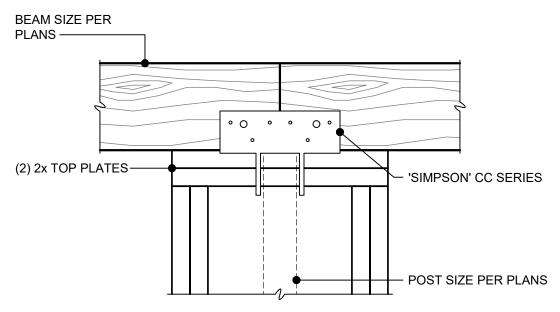
BOX COLUMN PLAN

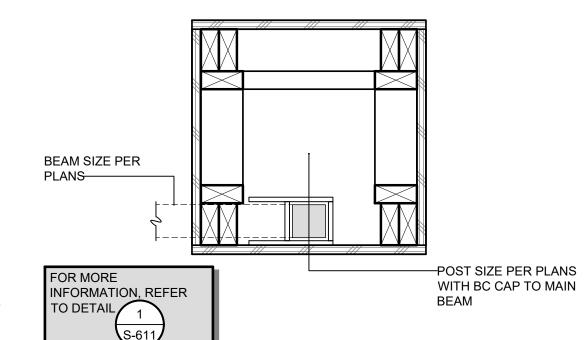




BOX COLUMN HEADER SCALE: 1 1/2" = 1'-0"

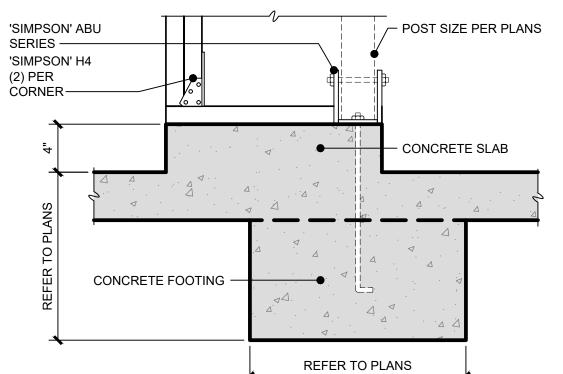


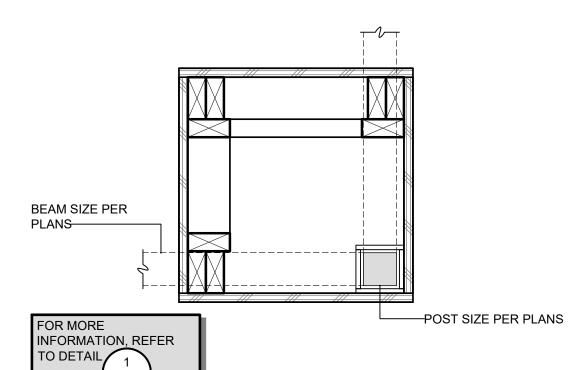




BOX COLUMN PLAN







BOX COLUMN FOOTING



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

DRAWINGS PREPARED FOR:

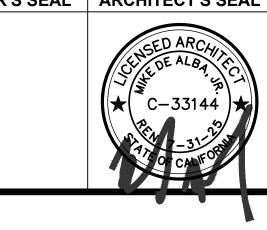
PINNSIX GENERAL PARTNERS
3230 N. MILBURN AVENUE FRESNO, CA. 93722
559-801-6514

CONTRACTOR:

BIDDING

	REVISIONS	
NO.	DESCRIPTION	DAT
REC	GULATORY AUTHORITIES ST	AMP

ENGINEER'S SEAL | ARCHITECT'S SEAL



BOX COLUMN DETAILS

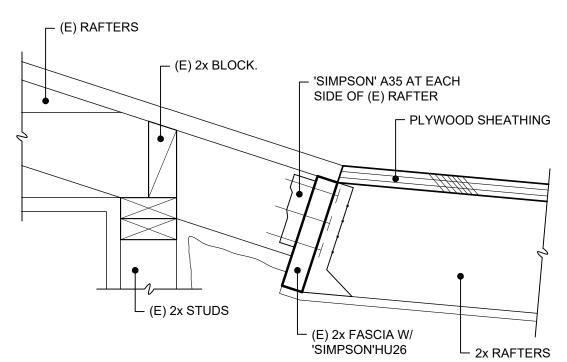
SHEET TITLE

JOB#: 221204 DATE: September 18, 202 DRAWN BY: TAYLOR APPROVED BY: M.D.A

TRUSS TO GIRDER

ROOF SHEATHING - CALIFORNIA FILL FRAMING -

TRUSS -



RAFTER TIE-IN

2x D.F.P. TOP PLATE W/ -

16d AT 6" O.C. TO BEAM

WALL-SEE WALL SCHEDULE -

DRYWALL-SEE FINISH SCHEDULE

STUCCO FINISH SEE ELEVATIONS -

SCALE: 2" = 1'-0"

EXTERIOR WALL

NOTES

DESCRIPTION

1 OPENINGS - LESS THAN 5'-0" TO 3"-0": ZERO HOURS, 25% MAXIMUM WALL

2 PENETRATIONS - LESS THAN 3'-0" TO PROPERTY LINE COMPLY WITH R302.4

4 EAVE PROJECTION - EAVES BETWEEN 2'-0" AND 5'-0": PROTECT UNDERSID

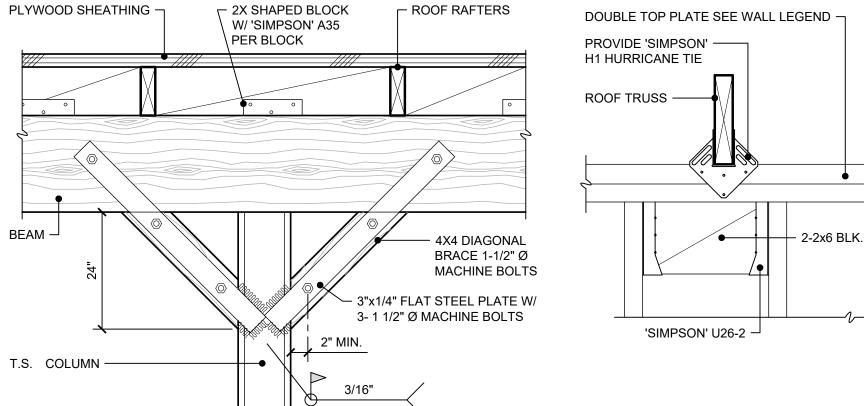
PLASTER OR 5/8" TYPE 'X' GYPSUM BOARD UNDER SOFFIT MATERIAL.

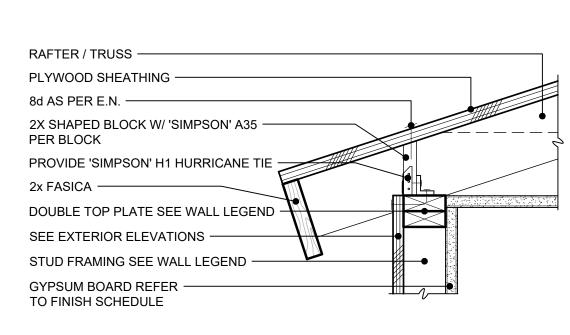
SCISSOR TRUSSES TC 24 TO RAFTER

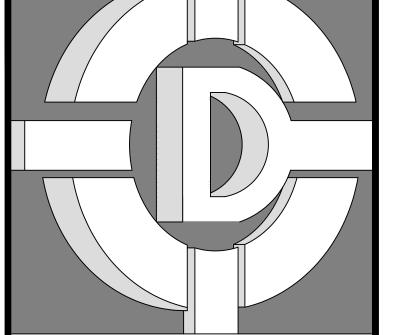
5 ROOFING - CLASS 'A' FIRE RESISTANT ROOFING / ROOF ASSEMBLY.

OF EAVE WITH ONE-HOUR PROTECTION AND NO EAVE VENTS. 7/8" CEMENT

BEAM -T.S. COLUMN -







MIKE DE ALBA, JR.

ARCHITECT

SCISSOR TRUSSES TC 24 TO DE ALBA ARCHITECTURE

RAFTERS & PLATES. (ONE SIDI ONLY AND ALTERNATE SIDES)

SCISSOR TRUSSES TC 24 TO RAFTERS & PLATES

(ONE SIDE ONLY AND ALTERNATE SIDES)

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PINNSIX GENERAL

5129 N. FIRST STREET

PHONE: 559-225-2800

FAX: 559-225-1122

FRESNO CALIFORNIA 93710

PARTNERS

DRAWINGS PREPARED FOR:

PINNSIX GENERAL

PARTNERS 3230 N. MILBURN AVENUE FRESNO. CA. 93722 59-801-6514

CONTRACTOR:

BIDDING

REVISIONS

REGULATORY AUTHORITIES STAMP

EAVE

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

PLYWOOD SHEATHING

2x SHAPED BLOCK W/ -

PROVIDE 'SIMPSON' H **HURRICANE TILE**

EXTERIOR FINISH

'SIMPSON' A35 PER BLOCK

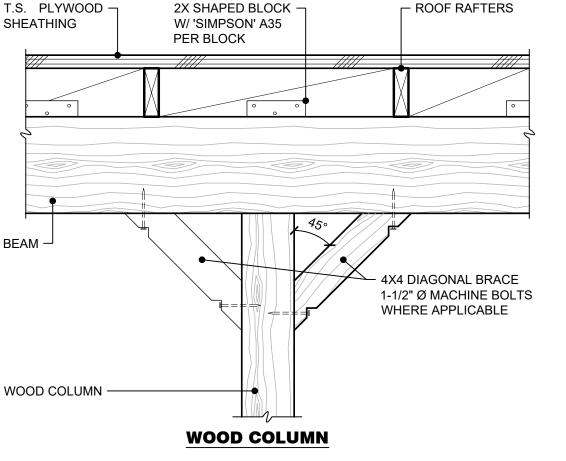
RAFTER / TRUSS

8d AS PER E.N -

TOP PLATE BEARING

STUD FRAMING -

SEE WALL LEGEND



KNEE BRACE AT BEAM

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

2x LEDGER W/ 3/8" Ø x5" LONG LAG -

SCREWS AT 16" O.C. OR PER STUD

2x BLOCKING -

2x RAFTER -

'SIMPSON' U SERIES -

GYPSUM BOARD REFER

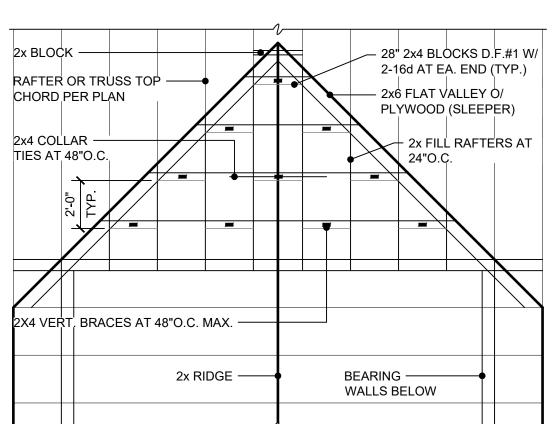
TO FINISH SCHEDULE

STUD FRAMING SEE

LEDGER

WALL LEGEND

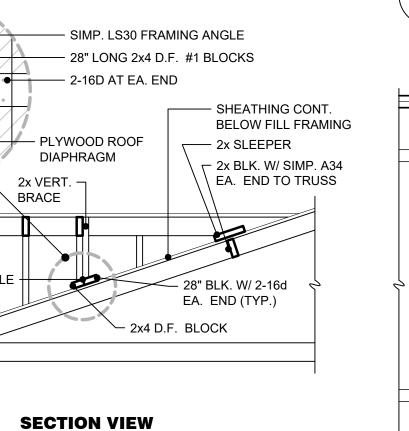
TUBE STEEL COLUMN

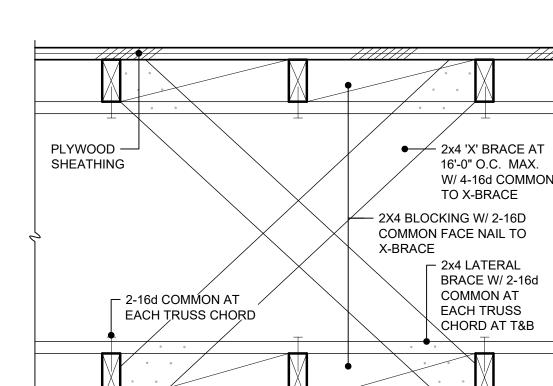


PLAN VIEW

NOT TO SCALE

CALIFORNIA FILL





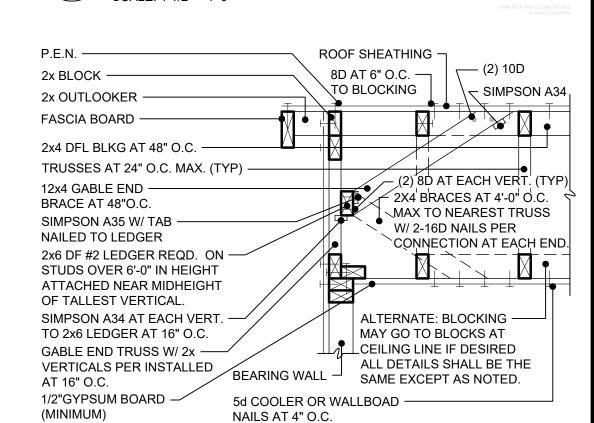
EAVE AT BEAM

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

'X' BRACE

EDGE NAILING

PLYWOOD SHEATHING SEE



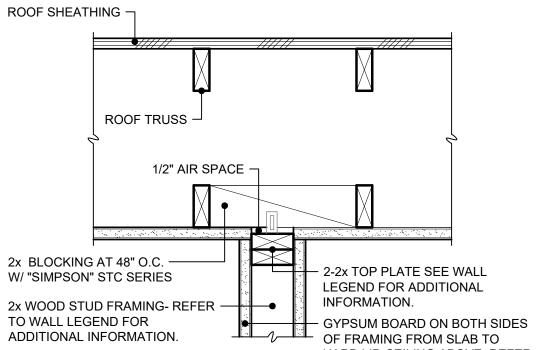
GABLE END BRACE SHOULD BE **TRUSS TO** PLACED EVER 48" O.C. (TYPICAL WALL CONNECTION

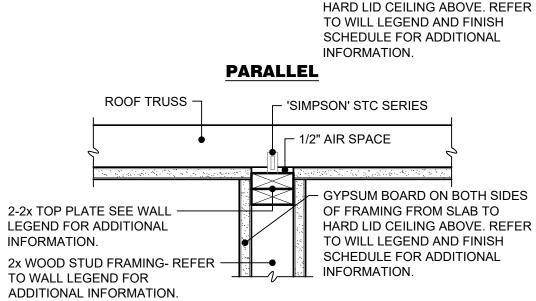
`SIMPSON' HANGER └ GIRDER TRUSS GYPSUM BOARD -TRUSS TO

GIRDER TRUSS

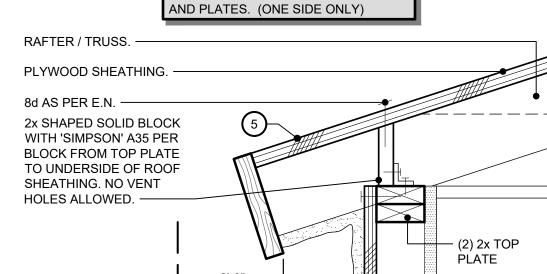
BATT INSULATION -

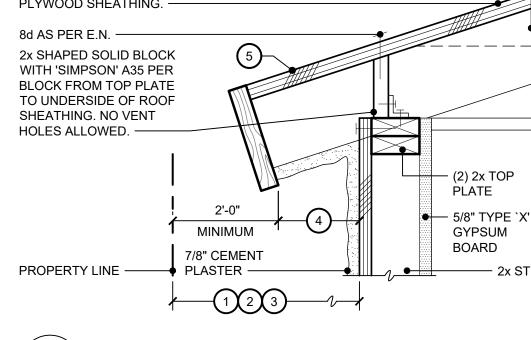
SCALE: 1 1/2" = 1'-0"



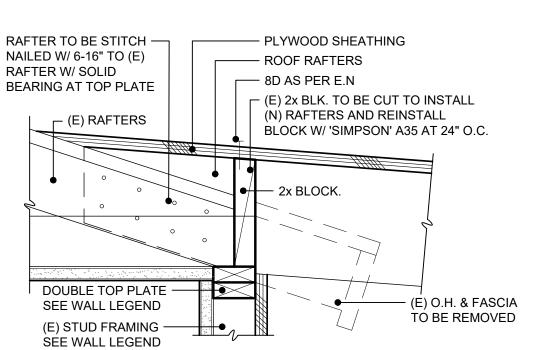


PERPENDICULAR





EAVE



FIELD NAILING EDGE NAILING ROOF / FLOOR NOTE: OBTAIN ENGINEER APPROVAL EFORE USING NAILING GUN. **RAFTER TIE-IN DIAPHRAGM**

BRACES W/

AND BTM.

3-16d AT TOP

LS30 ANGLE

PLANS SPAN RATING MUST MEET OR EXCEED SUPPORT SPACING FOR THE GIVEN APLICATION - EDGE NAIL WHEN BLOCKED L JOIST SEE PLANS

ROOF AND CEILING DETAILS

ENGINEER'S SEAL | ARCHITECT'S SEAL

C - 33144

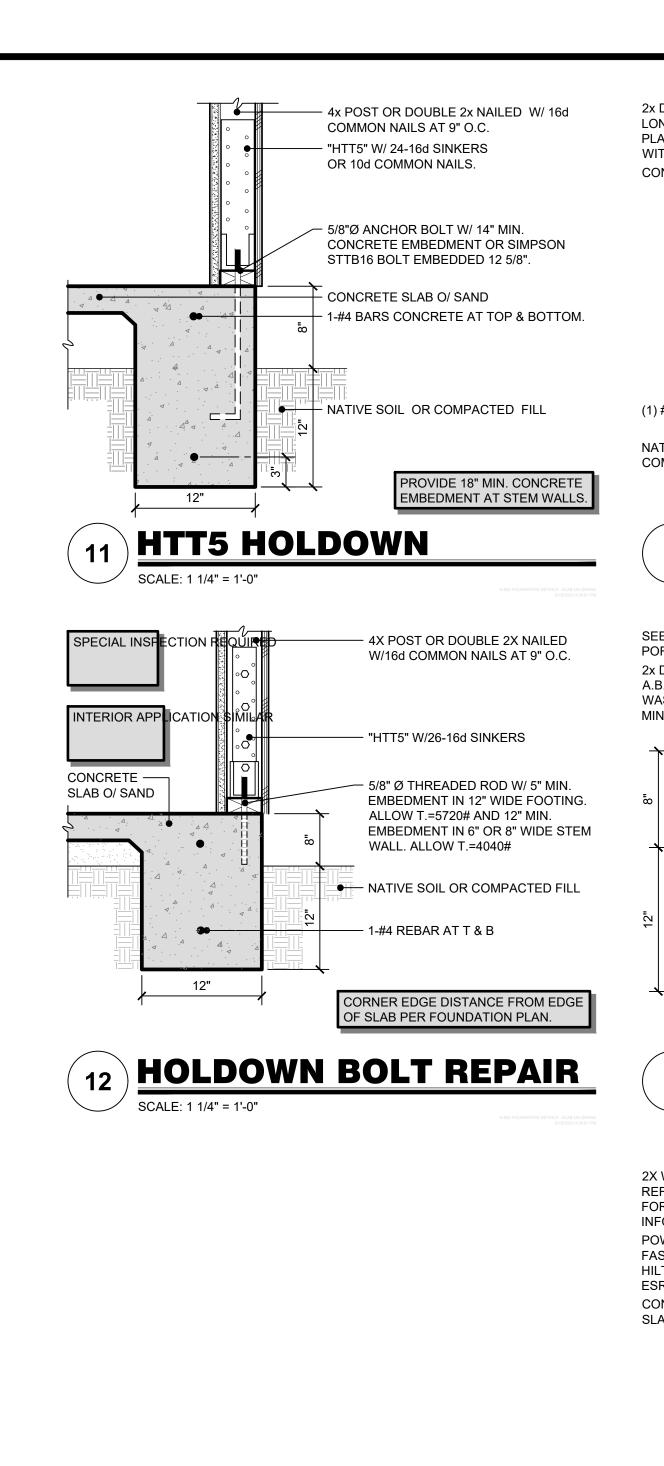
SHEET TITLE

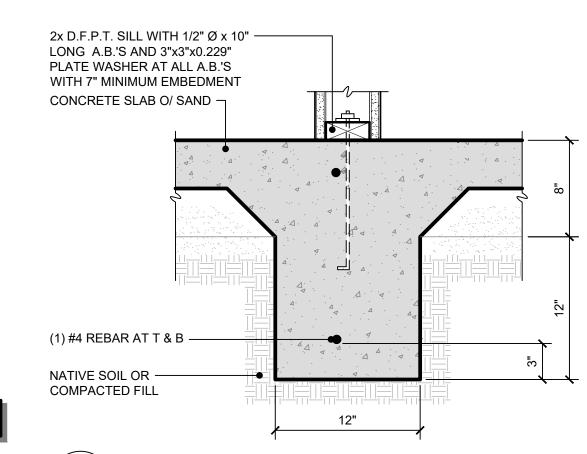
JOB#: 221204 DATE: September 18, 202 DRAWN BY: TAYLOR PPROVED BY: M.D.

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

18 TRUSS TO WALL

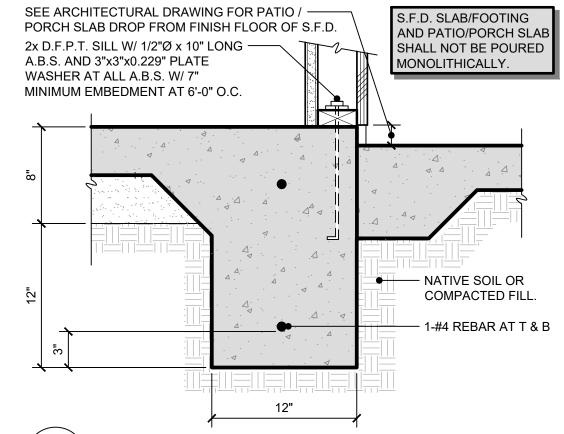
SCALE: 1 1/2" = 1'-0"





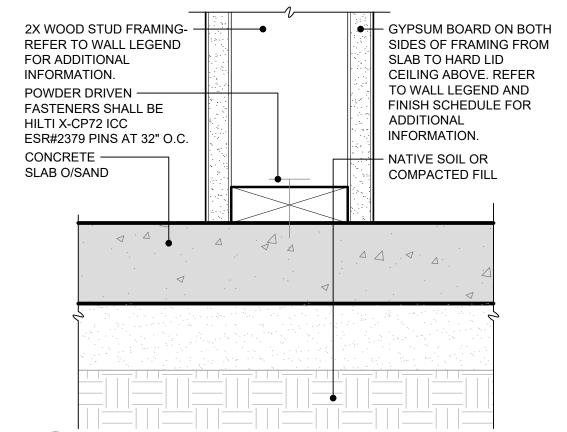
CONCRETE FOOTING

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



CONCRETE FOOTING

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



INTERIOR SILL

2x D.F.P.T. SILL W/ 1/2" Ø x ¬ (1) NO.4 BAR x 18" LONG AT T&B, 10" LONG A.B.'S W/ 7" CENTERED AT FOOTING AND SET MINIMUM EMBEDMENT INTO EXISTING FOOTING WITH AN APPROVED EPOXY. (1) NO. 4 BAR x 12" CONCRETE SLAB O/ SAND -LONG AT 48" O.C. CENTERED AT NEW SLAB AND AND SET INTO EXISTING SLAB W/ AN APPROVED EPOXY.

- NATIVE SOIL OR

COMPACTED FILL

FOOTING (EXISTING)

12"

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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PINNSIX GENERAL **PARTNERS**

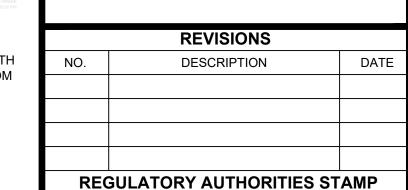
385 W. BEDFORD AVENUE FRESNO, CA 93711 559-801-6514

DRAWINGS PREPARED FOR:

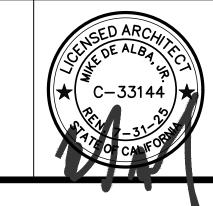
PINNSIX GENERAL PARTNERS
3230 N. MILBURN AVENUE FRESNO, CA. 93722
559-801-6514

CONTRACTOR:

BIDDING



ENGINEER'S SEAL | ARCHITECT'S SEAL



FOUNDATION DETAILS -SLAB ON GRADE

SHEET TITLE

JOB#: 221204 DATE: September 18, 202 DRAWN BY: TAYLOR PPROVED BY: M.D.A

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

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

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

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.

157 EXCAVATING: 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

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.)

159 NO PLUMBING LINES SHALL BE RUN IN BEARING FOOTING. DRAINAGE PIPI 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 1/6 BEND, OR OTHER APPROVED FITTINGS OF EQUIVALENT SWEEP

160 | SANITARY AND POTABLE WATER PIPING SHALL NOT BE INSTALLED WITHIN THE SAME TRENCH EXCEPT WHEN ALLOWABLE BY THE GOVERNING AUTHORITY.

ALL SHOWERS, BATHTUBS, OR COMBINATION TUB-SHOWERS AND BIDETS SHALI 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. 162 WATER AND DRAINPIPES AND ANGLE VALVES SHALL BE INSULATED PER A.D.A.

163 ANTI-SCALDING SHOWER AND TUB / SHOWER VALVES ARE REQUIRED PER C.P.C

164 CONDENSATE AND OVERFLOW PANS AND DRAINS:

SECTION 4.19.4 WHERE APPLICABLE.

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

165 COORDINATE WORK WITH MECHANICAL CONTRACTOR.

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.

ALL HOSE BIBBS (PUBLIC OR PRIVATE) SHALL BE PROVIDED WITH AN APPROVED-TYPE, NON-REMOVABLE VACUUM BREAKER.

168 PROVIDE A NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL EXTERIOR HOSE BIBBS.

169 ACCESS PANELS:

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.

170 | PROVIDE AND INSTALL ACCESS PANELS (FIRE RATED AS REQUIRED) AT ALL TRAP PRIMERS AND WATER HAMMER ARRESTORS.

171 WATER HAMMER: 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.

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 TRIM, SEALS, ETC, AS REQUIRED TO MAKE JOB READY FOR SERVICES AND USE 173 | ALL FIXTURES TO BE WHITE (UNLESS OTHERWISE NOTED). PLUMBING

CONTRACTOR SHALL SUBMIT FIXTURES SPECIFICATIONS FOR OWNER'S

174 ALL WATER CLOSETS FOR PUBLIC USE SHALL BE ELONGATED BOWLS WITH OPEN FRONT SEATS.

175 ALL FIXTURES SHALL BE SECURELY ATTACHED TO SUPPORTING SURFACES AS

SPECIFIED AND SHALL BE PLUMBED AND LEVELED. 176 WALL HUNG FIXTURES SHALL BE SECURELY ATTACHED TO WOOD BLOCKING.

177 JANITORIAL SINK FAUCETS SHALL BE PROTECTED WITH AN APPROVED BACKFLOW PREVENTION DEVICE

178 LAVATORY FAUCETS IN RESTROOM SHALL BE THE SELF-CLOSING TYPE. 179 APPLIANCE PLUMBING PER C.P.C. SECTION 807.0.

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. 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 ENCLOSING 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.

FIRE SPRINKLERS

SECTION R308.4.5.

SUPPLY AND INSTALL COMPLETE FIRE SPRINKLER SYSTEM ACCORDING TO THE BEST PRACTICES OF THE TRADE. 002 | MATERIALS AND STANDARD:

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. 003 SPRINKLER PLANS:

SHALL BE DRAWN 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.

18 FLASHINGS OPENING IN THE ROOF FOR VENT PIPES SHALL BE FLASHED SOLDERED WATERTIGHT. 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 14" 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" 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.

120 WATER SPECIALTIES:

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 121 PRESSURE REDUCING VALVE: PROVIDE PRESSURE REDUCING VALVE ASSEMBLY TO LIMIT STATIC WATER PRESSURE TO 65 POUNDS PER SQUARE INCH ON INCOMING 1" DIAMETER WATER MAIN LINE TO PLUMBING CODE.

122 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

123 PROVIDE FULL SIZE CONDENSATE DRAIN WITH DEEP WELL TRAP FOR ALL A/C UNITS. ROUTE CONDENSATE DRAIN TO NEAREST PLUMBING VENT AND TIE IN WITH APPROVED FITTINGS OR ROUTE PLANTER AREA.

124 ALL HOSE BIBS SHALL BE PROVIDED WITH VACUUM BREAKERS AND MOUNTED 18 INCHES ABOVE THE FINISHED FLOOR LEVEL. ALL BIBBS SHALL BE FLUSH MOUNTED WITH LOCKABLE COVERS.

125 BACKFLOW PREVENTION ASSEMBLIES OR DEVICES PER C.P.C. SECTION 603.

126 WATER PRESSURE, PRESSURE REGULATORS, PRESSURE RELIEF VALVES, AND VACUUM RELIEF VALVES PER C.P.C. SECTION 608.0. 127 INDOOR WATER USE PER CGBSC SECTION 4.303.

A. PLUMBING CONTROL VALVES PER C.P.C. SECTION 606.0. INDIVIDUAL SHOWER AND TUB-SHOWER COMBINATION CONTROL VALVES PER C.P.C. SECTION 408.3. BATHROOM FAUCETS SHALL BE PER C.P.C. SECTION 403.7.

. KITCHEN FAUCETS SHALL BE PER C.P.C. SECTION 403.6. D. SHOWER AND TUB / SHOWER HEADS SHALL BE PER C.P.C. SECTION 402.1.1 . WATER VOLUME FOR WATER CLOSETS SHALL BE PER CALIFORNIA GREEN

SECTION 4.303.1.1. . ANTI-SCALDING SHOWER AND TUB/SHOWER VALVES ARE REQUIRED PER C.P.C.

128 | SHOWER AND TUB / SHOWER HEADS SHALL BE LOW-FLOW AND LIMITED TO 1.8 GALLONS PER MINUTE AT 80 POUNDS PER SQUARE INCH. REFER TO CALIFORNIA GREEN CODE FOR ADDITIONAL FLOW RATE RESTRICTIONS. ALL FIXTURES TO HAVE 20% REDUCED RATES LISTED IN CALIFORNIA GREEN CODE TABLE 4.303.2. 129 WATER VOLUME FOR WATER CLOSETS SHALL BE LIMITED TO 1.28 GALLONS PER

FLUSH. REFER TO CALIFORNIA GREEN CODE AND CALIFORNIA PLUMBING CODE SECTION 403.2 FOR ADDITIONAL FLOW RATE RESTRICTIONS. ALL FIXTURES TO HAVE 20% REDUCED RATES LISTED IN CALIFORNIA GREEN CODE TABLE 4.303.2. 130 ALL SHOWER AND TUB / SHOWER VALVES MUST BE PRESSURE BALANCE AND / OR THERMOSTATIC MIXING TYPES. THE DEVICE IS REQUIRED TO LIMIT THE WATER

TEMPERATURE TO A MAXIMUM OF 120 DEGREES. C.P.C. SECTIONS 414.5 AND 418.0 131 CHECK WITH THE WATER DEPARTMENT FOR B.P. (BACKFLOW PREVENTION) DEVICE REQUIREMENTS AND LOCATIONS PRIOR TO BID.

132 ALL BUILDINGS SHALL REQUIRE PRESSURE REGULATOR FOR WATER SERVICE. 133 SHOWER AND TUB-SHOWER COMBINATIONS IN ALL BUILDINGS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR

THE THERMOSTATIC MIXING VALVE TYPE. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER THE MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120° FAHRENHEIT (49° CELSIUS).

134 VALVES, STOPS, CLOCKS: ANTI-SCALDING SHOWER AND TUB VALVES ARE REQUIRED PER U.P.C. CHICAGO OR OWNER/CLIENT SELECTED SUBSTITUTE. 135 ROOF FLASHING: REFER TO SECTION 7B FOR ADDITIONAL INFORMATION AND

REQUIREMENTS. 136 FIXTURES AND FITTINGS: REFER TO SECTION 10A FOR ADDITIONAL INFORMATION

AND REQUIREMENTS. 137 PROVIDE RECESSED FAUCET BOX AT WASHER. PROVIDE PAN AND DRAIN LINE TO OUTSIDE AT WOOD FLOOR INSTALLATIONS.

138 DRAINS: SIZED AS REQUIRED. PROVIDE OVERFLOWS AS INDICATED ON DRAWINGS

AND AS NECESSARY 139 AIR CHAMBERS AT EACH END OF HEADERS SHALL BE 36 INCHES LONG, ONE PIPE

SIZE LARGER THAN HEADER. INDIVIDUAL CHAMBERS SHALL BE 18 INCHES LONG, ONE PIPE SIZE LARGER THAN BRANCH TO FIXTURE. 140 \mid WATER HEATERS SHALL CONFORM TO ENERGY REGULATIONS AND SHALL BE CEC

141 WATER HEATER:

WATER HEATERS SHALL BE SECURED IN PLACE WITH A 26 GAUGE 1 1/2" SHEET METAL STRAP AROUND THE WATER HEATER SECURED AT EACH END BY A #12 SCREW WITH A MINIMUM 1 1/2" PENETRATION INTO SOLID WOOD. WHEN STRAPS SECURE THE WATER HEATER, AT LEAST 2 STRAPS SHALL BE USED. THE STRAPS SHALL BE WITHIN THE UPPER 1/3 AND LOWER 1/3 OF THE WATER HEATERS VERTICAL DIMENSION LOWER POINT SHALL BE MINIMUM 4" ABOVE CONTROLS.

142 | SERVICE HOT WATER SUPPLY AND RECIRCULATING PIPING SHALL BE INSULATED WITH 1" OF R-4 INSULATION FOR PIPES LESS THAN 2" AND LARGER, MAXIMUM SMOKE DEVELOP OF 50. 143 STORAGE TYPE WATER HEATERS AND STORAGE BACK-UP TANKS FOR SOLAR

WATER HEATING SYSTEMS SHALL BE FACTORY INSULATED OR EXTERNALLY WRAPPED IN FIELD TO SATISFY A COMBINED THERMAL RESISTANCE OF R-16 OR 144 |INDIRECT DRAINS: WATER HEATER P.T. VALVE DRAIN TO OUTSIDE WITH TYPE 'L'

RIGID COPPER PIPING. EXTEND 3/4" DIAMETER PIPE TO OUTSIDE BUILDING AND TO WITHIN 6" OF FINISH GRADE. 145 HOT WATER PIPING SHALL BE INSULATED WITH FIBERGLASS PIPE INSULATION WITH A VAPOR BARRIER, AS REQUIRED FOR LOCAL WEATHER CONDITIONS TO PREVENT EXCESSIVE ENERGY LOSS, USE MINIMUM 1 INCH INSULATION ON HOT

WATER PIPING 146 WATER HEATER HAVING NON-RIGID WATER CONNECTIONS SHALL BE STRAPPED

FOR LATERAL SUPPORT.

WATER HEATER TO BE PROVIDED WITH TEMPERATURE AND PRESSURE RELIEF VALVE HAVING A FULL SIZE DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO OUTSIDE OF BUILDING WITH END OF PIPE NOT MORE THAN 2'-0" AND NOT LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED (PER C.P.C.).

148 WATER HEATHER / BOILER ON THE CALIFORNIA ENERGY COMMISSION (C.E.C.) LIST PROVIDE EXPANSION TANK OR APPROVED METHOD OF RELIEVING PRESSURE

149 COMBUSTION AIR:

COMBUSTION AIR FOR A TYPICAL RESIDENTIAL WATER HEATER LOCATED WITHIN A GARAGE AREA SHALL BE CONSIDERED TO MEET THE REQUIREMENTS FOR UNCONFINED SPACE IF THE ENCLOSURE VOLUME EQUALS AT LEAST FIFTY (50) CUBIC FEET PER 1000 BTU/H INPUT OF THE WATER HEATER.

150 | SEISMIC BRACING: AT A MINIMUM, WATER HEATERS SHALL BE ANCHORED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION PER C.P.C. SECTION 507.2 AND CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 19210-19217. LOCAL JURISDICTIONAL REQUIREMENTS MAY BE MORE STRINGENT. INSTALLERS ARE ADVISED TO CONTACT THE LOCAL AUTHORITY HAVING JURISDICTION FOR CURRENT DESIGN AND INSPECTION REQUIREMENTS PRIOR TO INSTALLATION.

151 FOR WATER HEATER VENTING SYSTEMS, REFER TO MECHANICAL PLANS UNLESS OTHERWISE NOTED. 152 WATER HEATER INSTALLATION AND PROTECTION FROM DAMAGE PER C.P.C.

153 | ROUTE FULL SIZE DISCHARGE OF P&T RELIEF VALVES FROM WATER HEATER TO EXTERIOR OF BUILDING. DAYLIGHT AT (+)6" ABOVE FINISHED GRADE AND ELBOW DOWN WITH UNTHREADED TERMINAL

PLUMBING NOTES

075 POLYBUTYLENE PIPING SHALL MEET OR EXCEED SPECIFICATIONS AS A PB 2110 MATERIAL PER ASTM 3309, ANSI A119.2, CSA B137.7-M-1977, CSA B139.8-M-1977; AND SHALL BE OF PIPING MATERIAL AND INSTALLATION SUITABLE FOR ITS

INTENDED USE 076 NO WATER, SOIL OR WASTE PIPE SHALL BE INSTALLED OR PERMITTED OUTSIDE OF A BUILDING OR IN AN EXTERIOR WALL, UNLESS WHERE NECESSARY, ADEQUATE PROVISION IS MADE TO PROTECT SUCH PIPE FROM FREEZING.

077 PIPING SUBJECT TO UNDUE CORROSION, EROSION, OR MECHANICAL DAMAGE SHALL BE PROTECTED IN AN APPROVED MANNER.

078 | COLD AND HOT WATER PIPING TO FIXTURES SHALL BE THOROUGHLY FLUSHED AND RINSED PRIOR TO PLACING IN SERVICE.

079 HOT AND COLD-WATER PIPING SHALL BE INSTALLED A MINIMUM OF 12" APART WHERE PIPING IS PARALLEL. 080 WATER PIPE SHALL BE TYPE L COPPER, ASTM B88, VANEX PEX OR EQUAL

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 NO-LEAD SOLDER, OR POLYETHYLENE AND CPVC PIPING AND TUBING ACCESSORIES FOR HOT AND COLD WATER.

082 DIELECTRIC ISOLATORS: EPCA TYPE "FX", "FB", OR "GX" DIELECTRIC UNIONS.

083 THE CONTRACTOR SHALL INSTALL A PRESSURE REDUCING STATION WHERE WATER PRESSURE TO BUILDING EXCEEDS 70 P.S.I.G.

084 AIR CHAMBERS SHALL BE PROVIDED FOR EACH FIXTURE AT HOT AND COLD-WATER CONNECTIONS. 085 CONNECTIONS BETWEEN COPPER OR BRASS PIPING AND FERROUS MATERIALS

(POLYETHYLENE).

SHALL BE MADE WITH APPROVED DIELECTRIC COUPLINGS 086 WHERE HOT WATER IS NOT PROVIDED TO LAVATORY, HOT WATER SUPPLY LINE SHALL BE INSTALLED AND CAPPED IN ATTIC SPACE, INSULATE PER TITLE 24

087 VERIFY LOCATION OFF ALL EXISTING PIPING, CABLING, ETC. PRIOR TO TRENCHING. FERROUS GAS PIPING INSTALLED UNDERGROUND IN EXTERIOR LOCATIONS SHAL

BE PROTECTED FROM CORROSION BY APPROVED COATINGS OR WRAPPING

MATERIALS. ALL HORIZONTAL METALLIC PIPING SHALL HAVE AT LEAST 12" OF EARTH COVER PLASTIC PIPING SHALL HAVE AT LEAST 18" OF EARTH COVER. 089 GAS PIPING SHALL BE GALVANIZED OR BLACK STEEL. PE PIPING MAY BE USED IN EXTERIOR BURIED PIPING SYSTEMS. NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE UNLESS INSTALLED IN A GAS TIGHT CONDUIT, AND ALL EXPOSED GAS PIPING SHALL BE KEPT AT LEAST 6" ABOVE GRADE OR STRUCTURE.

090 AN ACCESSIBLE SHUTOFF VALVE SHALL BE INSTALLED IN THE FUEL SUPPLY PIPING OUTSIDE OF EACH APPLIANCE. SHUT OFF VALVES SHALL BE WITHIN 3" OF THE APPLIANCE.

091 ALL PIPE USED FOR INSTALLATION OF ANY GAS PIPING SHALL BE STANDARD WEIGHT WROUGHT IRON OR STEEL (GALVANIZED OR BLACK), YELLOW BRASS (CONTAINING NOT MORE THAN 75% COPPER) OF IRON PIPE SIZE.

092 | ALL FITTING USED IN CONNECTION WITH THE ABOVE PIPING SHALL BE OF MALLEABLE IRON OR YELLOW BRASS (CONTAINING NOT MORE THAN 75%

093 | NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND, UNDER ANY BUILDING OR STRUCTURE. ALL EXPOSED GAS PIPING SHALL BE KEPT AT LEAST 6" ABOVE GRADE OR STRUCTURE

094 GAS PIPING SHALL BE SUPPORTED BY APPROVED METAL STRAPS OR HOOKS PER C.P.C. TABLE 1210.2.4.1, AT INTERVALS NOT TO EXCEED: 6'-0" FOR 1/2" DIAMETER.

8'-0" FOR 3/4" AND 1" DIAMETER. 10'-0" FOR 1 1/4" DIAMETER OR LARGER. 095 GAS PIPING INSTALLATION PER C.P.C. SECTION 1210.

096 BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL STEEL PER C.E.C. ARTICLE 250.104.

097 GAS PIPE SHALL BE SCHEDULE 40 BLACK STEEL, ASTM A120. BELOW GRADE, PIPE SHALL HAVE PROTECTIVE COATING OF POLYETHYLENE OR BE OF APPROVED PVC.

098 ALL WATER AND GAS LINES SHALL BE BONDED.

099 **VENTS**: /ENTS SHALL EXTEND NOT LESS THAN 10" THROUGH THE ROOF. THEY SHALL BE GATHERED WHERE POSSIBLE INTO ONE VENT AS SHOWN.

100 LOCATE ALL VENT TO ROOF'S A MINIMUM OF 10'-0" FROM ALL FRESH AIR INTAKES. 101|THE SNOW LOAD EXCEEDS 70 POUNDS PER SQUARE FOOT, THEREFORE, PLUMBING VENTS SHALL BE PROTECTED BY ICE / SNOW SPLITTERS.

102 COMBUSTION AIR VENTS AND DUCTS SHALL BE PROVIDED WITH MINIMUM UNOBSTRUCTED COMBUSTION AIR OPENINGS. 103 ALL PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 10'-0" FROM ANY

OUTSIDE AIR INTAKE. 104 VENT PIPE ABOVE GRADE MAY BE GALVANIZED IRON. SEWER PIPE 5'-0" OUTSIDE

OF THE BUILDING MAY BE PVC GRAVITY SEWER PIPE ASTM D3034, SDR35. 105|PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT. EXCEPTION: VENT PIPING THROUGH ROOF. PLUMBING VENTS THROUGH ROOF, EXPOSED TO SUNLIGHT SHALL BE PROTECTED BY WATER BASE SYNTHETIC LATEX PAINTS. ADEQUATE SUPPORT SHALL BE PROVIDED WHERE ABS PIPING IS EXPOSED TO WIND, SNOW, AND IN LOADING

106 PIPING PASSING THROUGH WOOD STUDS OR PLATES SHALL BE PROTECTED FROM PUNCTURE BY A MINIMUM 1/16 INCH THICK STEEL PLATE.

107 | VENT PIPING: ABS D2661-68. 108 BARBEQUE AND FIREPLACE:

ALL GAS OUTLETS LOCATED IN A BARBEQUE OR FIREPLACE SHALL BE CONTROLLED BY AN APPROVED OPERATING VALVE LOCATED IN THE SAME ROOM AND OUTSIDE THE HEARTH, BUT NO MORE THAN FOUR FEET FROM SUCH

109 THE CONTRACTOR SHALL NOTIFY THE OWNER, ARCHITECT, OR ENGINEER IMMEDIATELY OF ANY CONFLICTS OR OBSTRUCTIONS WHICH PREVENT THE CONTRACTOR FROM PROCEEDING WITH WORK. 110 EXACT LOCATION OF PLUMBING FIXTURES, EQUIPMENT, AND DEVICES SHALL BE

CONFIRMED BY THE CONTRACTOR PRIOR TO INSTALLATION. 111 REFER TO HVAC PLANS FOR EXACT LOCATION OF HVAC EQUIPMENT.

COORDINATE ROUGH-IN LOCATIONS FOR GAS AND CONDENSATE DRAINS WITH MECHANICAL CONTRACTOR.

112 PIPE HANGERS AND SUPPORTS: HORIZONTAL SUSPENDING PIPING SHALL BE SUPPORTED BY TURNBUCKLES CAPABLE OF SCREW ADJUSTMENT AFTER INSTALLATION. HANGERS SPACING FOR CAST IRON PIPE SHALL NOT BE GREATER THAN 5'-0", FOR ANOTHER PIPE, NOT GREATER THAN 10'. HANGERS SHALL BE PROVIDED AT AND CHANGES IN DIRECTION HANGER RODS SHALL BE 3/8" FOR PIPE UNDER 3", 1/2" FOR PIPE

113 PIPING SHALL BE INSTALLED WITH ADEQUATE PROVISIONS FOR EXPANSION AND CONTRACTION USING SWING JOINTS, PIPE CLAMPS, ANCHORS, AND EXPANSION JOINTS. FITTINGS SHALL BE SPACED SO THAT THEY WILL NOT INTERFERE WITH THE SLIDING OF THE PIPES ON THE SUPPORT.

114 ALL PIPING SHALL BE SUPPORTED AT THE MINIMUM INTERVALS SHOWN BELOW: SUPPORT SPACING

6 FEET O/C

8 FEET O/C

8 FEET O/C LARGE SIZE 10 FEET O/C 115 GRADE, SUPPORT, AND PROTECTION OF BUILDING SEWERS PER C.P.C. SECTION

116 HANGERS AND STRAPS SHALL NOT COMPRESS, DISTORT, CUT, OR ABRADE THE PIPING AND SHALL ALLOW FREE MOVEMENT OF PIPE. PIPE EXPOSED TO DAMAGE BY SHARP SURFACES SHALL BE PROTECTED. SUPPORT ALL PIPING AT INTERVALS

OF NOT MORE THAN FOUR (4) FEET AT END OF BRANCHES, AND AT CHANGE OF DIRECTION OR ELEVATION. SUPPORTS SHALL ALLOW FREE MOVEMENT BUT SHALL RESTRICT UPWARD MOVEMENT OF LATERAL RUNS SO AS NOT TO CREATE REVERSE GRADE. THE USE OF ABRASIVE MATERIAL SUCH AS METAL STRAPPING, WIRE, OR RIGID CONNECTION TO FRAMING IS NOT PERMITTED. AN APPROVED PLASTIC STRAPS, PIPE CLAMPS ARE PERMITTED.

17 THE CONNECTION OF ANY METAL STRAPS TO ABS PIPING SHALL BE BY MEANS OF APPROVED THREADED ADAPTERS LOCATED IN AN ACCESSIBLE LOCATION.

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 033 FUEL BURNING EQUIPMENT LOCATED IN GARAGES AND SUBJECT TO MECHANICAL DAMAGE FROM THE NORMAL VEHICULAR PATH SHALL BE PROTECTED AS INDICATED IN DRAWINGS AND AS REQUIRED BY THE C.P.C. WATER HEATER SHAL 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

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

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.

036 PROVIDE NON-REMOVABLE BACKFLOW DEVICE ON ALL EXTERIOR HOSE BIBS. PER 037 A 12" MINIMUM ACCESS PANEL TO BATHTUB TRAP CONNECTION IS REQUIRED. PER

038 HOT MOP SHOWER PAN SHALL BE INSPECTED UPON COMPLETION OF HOT MOPPING AND SHALL BE FILLED WITH WATER FOR INSPECTION.

039 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.

040 PROVIDE ELASTOMERIC MEMBRANE MATERIALS PER DETAILS AND SECTION 7D 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.

042 CORROSIVE PROPERTIES OF SOIL: FOLLOW ALL RECOMMENDATIONS IN THE FINAL SOILS REPORT FOR ALL MATERIALS PLACED WITHIN OR IN PROXIMITY OF SOIL, AS

043 ALL WORK, MATERIAL, AND EQUIPMENT SHALL COMPLY WITH ALL CURRENT LOCAL, COUNTY, STATE, AND FEDERAL CODES, ORDINANCES, AND REGULATIONS 044 COMPLY WITH ALL REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION

045 ALL HOT AND COLD-WATER PIPES AT WATER HEATER AND DOMESTIC HOT WATER RECIRCULATION SYSTEMS SHALL BE INSULATED IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS- TITLE 24, PART 6, SECTION 150 (J) 2.

046 ALL HYDRONIC HOT WATER LINES SHALL BE INSULATED IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS- TITLE 24, PART 6, TABLE 120.3-A. 047 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.

048 ALL PIPING AND EQUIPMENT SHALL COMPLY WITH THE LATEST I.A.P.M.O. STANDARDS AND ALL APPLICABLE BUILDING CODES, LOCAL, OR OTHERWISE

DRAINAGE PIPING SHALL BE CAST IRON, SCHEDULE 40 ABS DWV, OR SCHEDULE 40 PVC DWV. CLEAN-OUTS ARE REQUIRED ON HORIZONTAL WASTE LINES OVER 5' FROM THE MAIN LINE AND ALL HORIZONTAL SINK AND URINAL WASTES REGARDLESS OF LENGTH.

050 WASTE PIPING SHALL BE PITCHED AT A MINIMUM OF 1/4" PER FOOT WHERE POSSIBLE. PIPING GREATER THAN 4 INCHES IN DIAMETER ONLY, MAY BE PITCHED AT A MINIMUM OF 1/8" PER FOOT, AS REQUIRED, WITH THE APPROVAL OF THE ADMINISTRATIVE AUTHORITY. 051 ALL FLOOR, WALL, OR GROUND CLEAN-OUTS SHALL BE INSTALLED IN A MANNER

COMPLIANCE WITH ALL GOVERNING CODES. INSTALLATION OF SOIL OR DRAINPIPES IN FOOD HANDLING ESTABLISHMENTS WILL COMPLY WITH SECTION 318.0 C.P.C. 052 ALL FLOOR MOUNTED SANITARY CLEANOUTS SHALL HAVE SKID RESISTANT COVER

THAT PROVIDES SUFFICIENT SPACE FOR SERVICE AND IS IN COMPLETE

PLATES. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTIONS 701.0 AND 903.0 OF THE CALIFORNIA PLUMBING CODE. 053 INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0.

054 INDIRECT WASTE RECEPTORS PER C.P.C. SECTION 804.0.

055 SEWER CLEANOUTS PER C.P.C. SECTION 719.0 056 ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB 1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING. FIXTURES, AND FITTINGS. ALL THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO

EXCEED 0.25% LEAD CONTENT. 057 DRAIN, WASTE, AND VENT PIPE SHALL BE SCHEDULE 40 PVC OR ABS WITH NO HUB CONNECTIONS.

058 STORM DRAINPIPE SHALL BE THE SAME AS DRAIN, WASTE, AND VENT. 059 IF ABS IS INCORPORATED INTO THE PROJECT, THE FOLLOWING THERMAL EXPANSION AND CONTRACTION OF PLASTIC DRAIN WASTE AND VENT SYSTEMS SHALL BE TAKEN INTO CONSIDERATION.

A. SUPPORT, BUT DO NOT RIGIDLY RESTRAIN PIPING AS CHANGES OF DIRECTION. B. DO NOT ANCHOR PIPE RIGIDLY IN WALLS. C. HOLES THROUGH FRAMING MEMBERS MUST BE ADEQUATELY SIZED TO ALLOW

FOR FREE MOVEMENT. 060 | WASTE AND SOIL PIPE: SERVICE WEIGHT, CAST IRON NO-HUB AT FIRST FLOOR OF A TWO-STORY UNIT; A.B.S. WITH A.B.S. SOLVENT ALL OTHER AREAS.

061 VITRIFIED CLAY PIPE: FIRST GRADE, SALT GLAZED; CONFORM WITH AMERICAN

SOCIETY FOR TESTING AND MATERIALS C13; OUTSIDE AND WITHIN 5'-0" OF 062 CLEANOUTS: ACORN OR OWNER/CLIENT SELECTED SUBSTITUTE 063 ALL WASTE PIPING WHICH PENETRATE WALLS WITH 1-HOUR FIRE RESISTIVE

MATERIALS APPLIES SHALL BE CAST IRON OR OTHER NONCOMBUSTIBLE PIPING MATERIAL APPROVED BY THE CALIFORNIA BUILDING CODE, APPLICABLE EDITION, STATE, AND LOCAL CODES. 064 RAPID FIT WASTE AND OVERFLOW FITTINGS SHALL BE USED IN LIEU OF ACCESS

PANEL AS PER I.A.P.M.O. FILE NUMBER 966. 065 ALL EQUIPMENT GIVING OFF WASTE OR CONDENSATE ARE REQUIRED TO DRAIN INTO FLOOR SINKS WITH A LEGAL AIR GAP OR APPROVED BACKFLOW PREVENTION DEVICE

066 ALL PIPING SHALL BE PRESSURE TESTED TO THE APPROVAL OF THE ADMINISTRATIVE AUTHORITY AND MINIMUM STANDARDS AS FOLLOWS: SANITARY PIPING: MINIMUM WATER PRESSURE 5 POUNDS PER SQUARE INCH FOR 15 MINUTES WATER PIPING: MINIMUM WATER PRESSURE 120 POUNDS PER SQUARE INCH FOR 15 MINUTES.

067 WASTE, VENT, AND DRAINAGE PIPING: ALL PLUMBING VENTS SHALL TERMINATE A MINIMUM OF 10' FROM ANY OUTSIDE

SHALL BE LEVEL OR SHALL BE SO GRADED AND CONNECTED AS TO DRIP BACK BY GRAVITY TO THE DRAINAGE PIPE IT SERVES. 069 PROVIDE AN AIR GAP 2 TIMES THE DRAIN DIAMETER OR A MINIMUM OF 1", WHICHEVER IS GREATER, FOR INDIRECT CONNECTIONS. GAP IS TO BE MEASURED

ABOVE THE RIM OF THE FIXTURE. (C.P.C. 603.4.4).

068 ALL VENT PIPES SHALL BE FREE FROM DROPS OR SAGS AND EACH SUCH VENT

070 ALL EQUIPMENT, FIXTURES, DEVICES, PIPING, FITTINGS, VALVES, ETC., SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS. 071 WORK SHALL NOT BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED, AND

APPROVED BY THE BUILDING INSPECTOR AND OTHER JURISDICTIONS HAVING

AUTHORITY. WATER PIPING WATER PIPING SHALL BE TYPE B TUBING, COPPER, OR PEX. PVC WATER PIPING MAY BE FOR COLD PVC WATER. PIPING MAY BE USED FOR COLD WATER DISTRIBUTION SYSTEMS OUTSIDE A BUILDING CPVC WATER PIPING MAY BE USED FOR HOT AND COLD-WATER DISTRIBUTION SYSTEMS WITHIN A BUILDING. TYPE 'M' COPPER PIPING MAY BE USED FOR WATER PIPING ABOVE GROUND IN, OR ON, A

BUILDING OR UNDERGROUND OUTSIDE OF STRUCTURE. 073 SERVICE HOT WATER SUPPLY PIPING TO BE INSULATED. 074 COPPER TUBE FOR WATER PIPING SHALL HAVE A WEIGHT OF NOT LESS THAN THAT OF COPPER WATER TUBE TYPE 'L'. EXCEPTION: TYPE 'M' COPPER TUBING

MAY BE USED FOR WATER PIPING WHEN PIPING IS ABOVE GROUND.

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. THE CONTRACTOR IS TO FURNISH LABOR, MATERIAL, TRANSPORTATION, EQUIPMENT, AND MISCELLANEOUS SERVICES ETC. REQUIRED 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.

002 THESE DRAWINGS ARE DIAGRAMMATIC AND HAVE BEEN PREPARED TO SUGGEST POSSIBLE SIZE, ROUTES, LOCATION AND TERMINATION OF PLUMBING, PIPING, AND EQUIPMENT, AS REQUIRED TO CONFORM TO APPLICABLE CODES. 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.

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 IN PARTICULAR PART OF 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.

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. 005 THE GENERAL CONTRACTOR SHALL COORDINATE ALL SERVICE CONNECTIONS FOR THE WORK WITH APPROPRIATE AGENCIES.

006 GENERAL CONTRACTOR TO PROVIDE WATER, SEWER, AND GAS SERVICE AND HOOK-UP TO WITHIN 5 FEET FROM BUILDING. 007 | IT IS THE PLUMBING CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING

LOCATIONS, LATERAL LOCATIONS/DEPTH, AND PROPOSED POINT OF

CONNECTIONS. 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

AND PROPOSED SITE CONDITIONS INCLUDING BUT NOT LIMITED TO METER

VISUAL DESIGN CONCEPT PRIOR TO COMMENCING WORK 009 VERIFY ALL REQUIREMENTS WITH GOVERNING UTILITY COMPANY 010 PLUMBING CONTRACTOR SHALL REVIEW ALL KITCHEN EQUIPMENT DRAWINGS

AND MAKE ALL REQUIRED CONNECTION OF SERVICES TO EACH UNIT. SUPPLY ALL LABOR, TRANSPORTATION, MATERIALS, ETC., FOR INSTALLATION OF COMPLETE PLUMBING SYSTEM TO OPERATE ACCORDING TO THE BEST PRACTICE: 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 REQUIREMENTS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION, INCLUDING ALL COUNTY AND STATE ORDINANCES. FURNISH AND INSTALL PLUMBING WORK COMPLETE AND OPERABLE, INCLUDING TRENCHING AND BACKFILLING. VERIFY ALL MATERIAL AND INSTALLATION REQUIREMENTS AND CONTRACTOR:

012 CALIFORNIA CODE OF REGULATIONS: ALL WORK, MATERIAL, AND EQUIPMENT SHALL COMPLY WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE INSPECTING 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. 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA RESIDENTIAL CODE

LIMITATIONS AT FIRE AND SOUND ASSEMBLIES.

2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS

013 WORKMANSHIP: 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. 14 EXISTING INFORMATION: LOCATION, SIZE, 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. 015 PERMITS AND UTILITY SERVICE FEES: 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. 016 ACCURACY: PLANS ARE DIAGRAMMATIC. THE CONTRACTOR SHALL CONFIRM ALL DIMENSIONS AND LOCATIONS OF WALLS, FOOTINGS, STRUCTURAL MEMBERS, PARTITIONS, FIXTURES, DUCTS, CONDUITS, ETC., AGAINST DESIGN PLANS FOR CONSISTENCY,

ROUGHING-IN SHALL BE COMPLETED, TESTED, AND INSPECTED AS REQUIRED BY CODE BEFORE CLOSING-IN WITH OTHER WORK.

ACCURACY, OBSTRUCTIONS, OR CONFLICTS PRIOR TO COMMENCING WORK.

018 OPENINGS IN PIPES, DRAINS, AND FITTINGS SHALL BE KEPT COVERED DURING CONSTRUCTION.

019 PROVIDE SOLID BACKING FOR SECURING FIXTURES. ALL FIXTURES TO BE SET

020 PROVIDE CLEANOUTS AT ENDS OF ALL LINES AND WHERE REQUIRED BY CODES

021 COPPER TUBING SHALL BE FULLY SWEATED TO FITTINGS. 022 BLACK IRON AND GALVANIZED STEEL PIPE JOINTS SHALL BE MADE WITH APPROVED PIPE THREAD COMPOUND.

023 PROVIDE SHUT-OFF VALVES AT EACH FIXTURE.

030 PROVIDE 3/4" TEE FOR IRRIGATION AT MAIN SHUT-OFF.

024 PROVIDE CONDENSATE LINE AT EACH FORCED AIR UNIT LOCATION. PROVIDE PRIMARY AND SECONDARY CONDENSATE LINE TO AN APPROVED DRAINAGE RECEPTACLE AT ATTIC FORCED AIR UNIT LOCATIONS. 025 PROVIDE COLD WATER LINE TO REFRIGERATOR SPACE IN RECESSED BOX OR IN

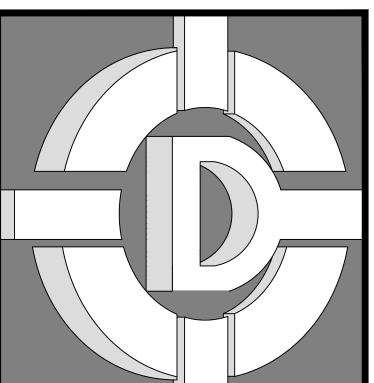
CABINET IMMEDIATELY ADJACENT TO REFRIGERATOR SPACE. 026 ISOLATE ALL PIPING FROM STRUCTURE WITH FIBER PADDING AND AT ALL PENETRATIONS WITH ELASTIC CAULKING OR SOUND ISOLATORS.

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 028 ALL HORIZONTAL A.B.S. PIPING SHALL BE HUNG WITH APPROVED HANGERS AT 4'-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 029 PROVIDE AIR CHAMBERS AT LAVATORY, DISHWASHER, AND CLOTHES WASHER WATER CONNECTIONS. SET VERTICALLY AS CLOSE TO FIXTURE AS POSSIBLE.

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 MAINTAINE ABOVE THE CONTROLS WITH THE STRAPPING AS REQUIRED BY THE C.P.C. IN SEISMIC ZONES 3 AND 4 ONLY.



DE ALBA ARCHITECTURE

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MIKE DE ALBA, JR. **ARCHITECT** (C) 2020 MIKE DE ALBA & ASSOCIATES

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BIDDING

	REVISIONS	
NO.	DESCRIPTION	DAT

REGULATORY AUTHORITIES STAMP

ENGINEER'S SEAL | ARCHITECT'S SEAL



IPLUMBING NOTES

SHEET TITLE

DATE: March 20, 2023 DRAWN BY: CHRISTINE APPROVED BY: M.D.

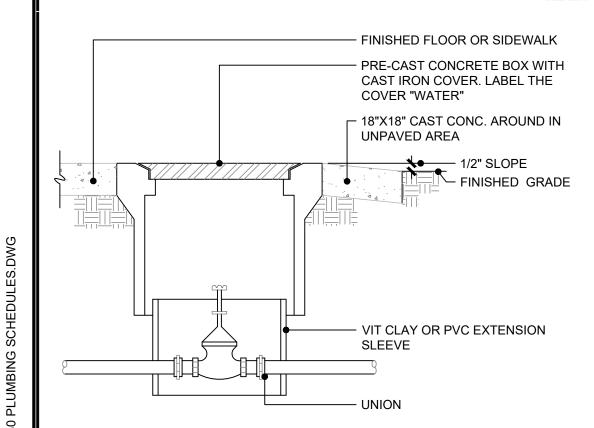
WALL CLEANOUT 24"X24"X6" DEEP CAST CONCRETE IN PAVED AREA. LABEL COVER "SEWER" - CLEANOUT PLUG. CAST IRON FERRULE & BRASS PLUG PRE-CAST CONCRETE BOX WITH CAST IRON COVER NO-HUB COUPLING W/STAINLESS

STEEL SHIELD (TYP)

PLUGGED WYE AT END OF RUNS

FLOOR CLEAN-OUT

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



WATER SHUT-OFF VALVE

ROVIDE AN EXPANSION TANK ON THE WATER SIDE OF THE WATER HEATER 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 FLEXIBLE WATER CONNECTIONS VENT SHALL TERMINATE NOT LESS -THAN 5-FEET FROM THE DRAFT HOOD OR FLUE COLLAR. 2X FRAMING AT 16" O.C. 2X4 LEDGER -MIN. 26 GA. 1 1/2" WIDE -GALVANIZED METAL STRAP OR CALIFORNIA STATE ARCHITECT APPROVED EARTHQUAKE STRAPPING PRODUCT. 2X4 LEDGER -FLEXIBLE GAS CONNECTION -WATER TIGHT PAN BENEATH -WATER HEATER WITH DRAIN TO 18" HT. MIN. W/H PLATFORM (IF —— LOCATED IN GARAGE) GYPSUM WALLBOARD -**ELEVATION VIEW** 2X FRAMING AT 16" O.C. 2X4 LEDGER -3/8" X 3 1/2" LAG SCREWS THROUGH BLOCK TO STUDS MIN. 26 GA. 1 1/2" WIDE -GALVANIZED METAL STRAP OR CALIFORNIA STATE ARCHITECT 2" MIN. APPROVED EARTHQUAKE STRAPPING PRODUCT. VENT SHALL TERMINATE NOT -LESS THAN 5-FEET FROM THE 4" MIN.

WATER HEATER TO BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF OR LESS THAN 6 INCHES ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. TERMINATING INSIDE THE GARAGE IS NOT PERMITTED.

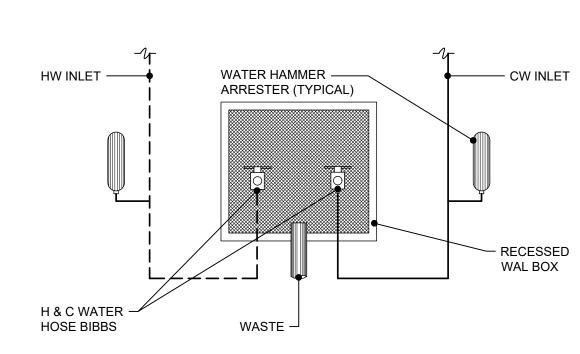
GAS WATER HEATER

6" MAX.

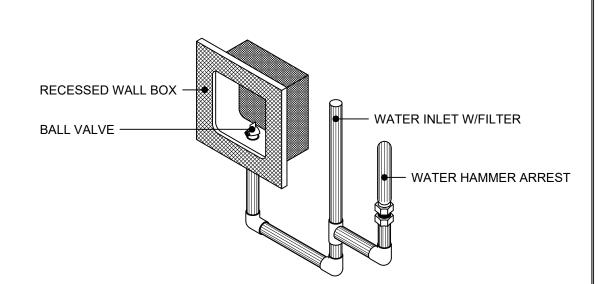
DRAFT HOOD OR FLUE

COLLAR.

WATER HEATER



CLOTHES WASHER BOX



REFRIGERATOR SUPPLY

PLUMBING SCHEDULE

FIXTURE (UNIT TABLE		.E 610. ETERN		WATE	R PIPE	AND				
		_	R SIZE					SI			
METER /	BUILDING	MAXIMUM ALLOWABLE LENGTH IN FEET (METERS)									
STREET SERVICE	SUPPLY / BRANCH	40 (12)	60 (18)	80 (24)	100 (30)	150 (46)	200 (61)				
3/4"	1/2"	6	5	4	3	2	1	1			
3/4"	3/4"	16	16	14	12	9	6	(S			
3/4"	1"	29	25	23	21	17	15				
1"	1"	36	31	27	25	20	17	(S			
3/4"	1 1/4"	36	33	31	28	24	23				
1"	1 1/4"	54	47	42	38	32	28	1 "			
1 1/2"	1 1/4"	78	68	57	48	38	32	co			
1"	1 1/2"	85	84	79	65	56	48	1			
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	\vdash			
2"	2"	370	327	292	265	217	185	1.)			
2"	2 1/2"	445	418	390	370	330	300	2.)			

WATER CALCULATIONS

PLUMBING DRAINAGE / VENT TABLE

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

1. EXCLUDING TRAP ARM. . EXCEPT SINKS, URINALS, AND DISHWASHERS- EXCEEDING 1 FIXTURE UNIT. . EXCEPT SIX-UNIT TRAPS OR WATER CLOSETS.

4. 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

5. BASED ON 1/4 INCH PER FOOT (20.8 MM/M) SLOPE. FOR 1/8 OF AN INCH PER FOOT (10 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 (32M NOR LESS THAN ONE-HALF THE DIAMETER OF THE DRAIN TO WHICH IT IS CONNECTED. IXTURE 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 HORIZONT POSITION. WHERE VENTS ARE INCREASED ONE PIPE SIZE FOR THEIR ENTIRE LENGTH, THE MAXIMUM LENGTH LIMITATIONS SPECIFIED IN THIS TABLE DO NOT APPLY. THIS TAB IS IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 901.2. PROVIDE A MINIMUM ONE-INCH AIR GAP AT ALL FLOOR SINKS.

SOAKING TUB

PIPE SIZE REQUIRED IN INCHES

LATERAL PIPE SIZE (INCHES)

NATURAL GAS INLET PRESSURE SUPPLED(PSI)

1 1/2"

MAIN PIPE SIZE (INCHES)

REMOTE OUTLET)

PLUMBING MATERIAL TABLE

AND			TYPE 'K' COPPER	1	SCHEDULE 40 PVC	PEX	CPVC	GALVANIZED STEEL	NO-HUB CAST IRON	TYPE "DWV" COPPER	SCHEDULE 40 ABS DWV	SCHEDULE 40 BLACK STEEL	
т —	SERVICE	LOCATION						MATERIAL					FITTINGS
•		ABOVE GRADE		Х									PLASTIC PIPE AS ALLOWED BY AHJ.
200 (61)	WATER	UNDER SLAB	х	х									TYPE "M" COPPER PIPE MAY BE USED UNDERGROUND OUTSIDE OF STRUCTURES.
1	WASTE	ABOVE GRADE							Х	Х	Х	Х	PLASTIC PIPE AS ALLOWED BY AHJ.
6	(SANITARY)	UNDER SLAB							х		x	x	GALVANIZED PIPE MAY NOT BE USED FOR DRAINAGE UNDERGROUND. CPC 701.1.1
15	VENT	ABOVE GRADE							Х	Х	Х	Х	PLASTIC PIPE AS ALLOWED BY AHJ.
17	(SANITARY)	UNDER SLAB							Х		Х	Х	PLASTIC PIPE AS ALLOWED BY AHJ.
23	INDIRECT	INSIDE							х	Х	Х	Х	PLASTIC PIPE AS ALLOWED BY AHJ.
28	WASTE	OUTSIDE							х		Х	Х	PLASTIC PIPE AS ALLOWED BY AHJ.
32	CONDENSER	ABOVE GRADE							Х	Х	Х	Х	LEAD FREE SOLDERED FITTINGS, INSULATED
48	DRAIN	BELOW GRADE							х		Х	Х	LEAD FREE SOLDERED FITTINGS, INSULATED
57		ABOVE GRADE								х			FIELD THREADING OF METALLIC PIPE PER
64	GAS	ADOVE GIVADE											CPC TABLE 1208.5.7.2.
85	0/10	UNDER SLAB								x			PROTECT UNDERGROUND GAS PIPING FROM CORROSION IN AN APPROVED MANNER.
138			•	•		•	•	NO	ΓES:	•			

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 . JILDING ABOVE GRADE- TYPE "L" COPPER TUBE WITH RECESSED SHOULDER FITTINGS. WHERE APPROVED BY GOVERNING AGENCY. TYPE "M" MAY BE USED.

ESPONSIBILITY 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

TANDARDS 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 AUTHORIT 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

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

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

NTAL -l, -ABLE	FIXTURE	CYMPOL	WA	STE	VENT	COLD	WATER	нот у	VATER
	FIXTURE	SYMBOL	BRANCH	OUTLET	VENI	BRANCH	OUTLET	BRANCH	OUTLET
10.4	WATER CLOSET	WC-1	4"	3"	2"	3/4"	3/4"		
	URINAL	UR-1	2"	2"	2"	1/4"	1/4"		
MM)	LAVATORY SINK	LS-1	2"			3/4"	1/2"	3/4"	1/2"
J.	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"
NTAL ⊣	HOSE BIBB	HB-1				3/4"	3/4"		
ABLE	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"

FIX	(TURE	UNI	T TA	BLE			PLUMBING FIXTURE SCHEDULE							
FIXTURE	V	WATER		V	VASTE		SYMBOL	ITEM	DESCRIPTION					
FIXIUKE	NUMBER	UNITS	TOTAL	NUMBER	UNITS	TOTAL								
WATER CLOSET	2	4.0	8.0	2	4.0	8.0	1		FLOOR MOUNT, VITREOUS CHINA, 1.28 GALLONS PER FLUSH, INTEGRAL TRAP, CLOSE COUPLED 2-PIECE					
LAVATORY SINK	2	2.0	4.0	2	1.0	2.0	WC-1	WATER CLOSET	TOILET, 12" ROUGH-IN. PROVIDE SUPPLIES AND STOPS.					
KITCHEN SINK	1	4.0	4.0	1	4.0	4.0			REFER TO BUILDER'S AND ARCHITECT'S SPECIFICATIONS					
SHOWER / TUB	1	4.0	4.0	1	3.0	3.0			FOR MODEL AND HCP REQUIREMENTS.					
DISHWASHER	1	4.0	4.0	1	2.0	2.0	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					
		TOTAL	24.0			19.0	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					
NATUR	RAL GA	S SI	ZING	TAB	LE	·			REQUIREMENTS.					
DESCRIP*			NUMBE		J/HR	CFH			KITCHEN SINK: DOUBLE BOWL, CENTER MOUNTED, HOLES					
WATER HEATER-TANK			1		35,000	31.82	KS-1	KITCHEN SINK	ON 8" CENTERS. FAUCET: SINGLE LEVER, 8" CENTERS, SWING SPOUT. DISPOSAL: 1/3 HP, 110V, 1PH WITH PLUG					
ROOF TOP UNIT 4 TON			1		48,000	43.64	_	KITCHEN SINK	AND WIRE. MAXIMUM CONTINUOUS FLOW OF 1.5 GALLONS PER MINUTE AT 60 PSI PER CPC 403.6					
TOTAL MAXIMUM DEMAN	ND:				83,000	75.45			DISHWASHER: PROVIDED AND INSTALLED BY OTHERS, ROUGH-IN AND CONNECT ½" HW, CONNECT FLEXIBLE					
TOTAL LENGTH IN FEET (ME	TER TO MOST	-	100.00				DW-1	DISH-WASHER	HOSE TO APPROVED AIR-GAP FITTING AND CONNECT TO					

CFH

50

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

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ARCHITECT

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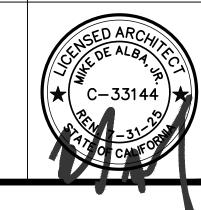
CONTRACTOR:

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		REVISIONS	
	NO.	DESCRIPTION	DAT
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-			

REGULATORY AUTHORITIES STAMP

ENGINEER'S SEAL | ARCHITECT'S SEAL



PLUMBING SCHEDULES AND DETAILS

SHEET TITLE

LENGTH

2.00

3/4"

LENGTH

100

100

100

100

100

1 1/4"

ICE MAKER BOX: BOX WITH REMOVABLE SHANK VALVE

WASHING MACHINE BOX WITH REMOVABLE SHANK

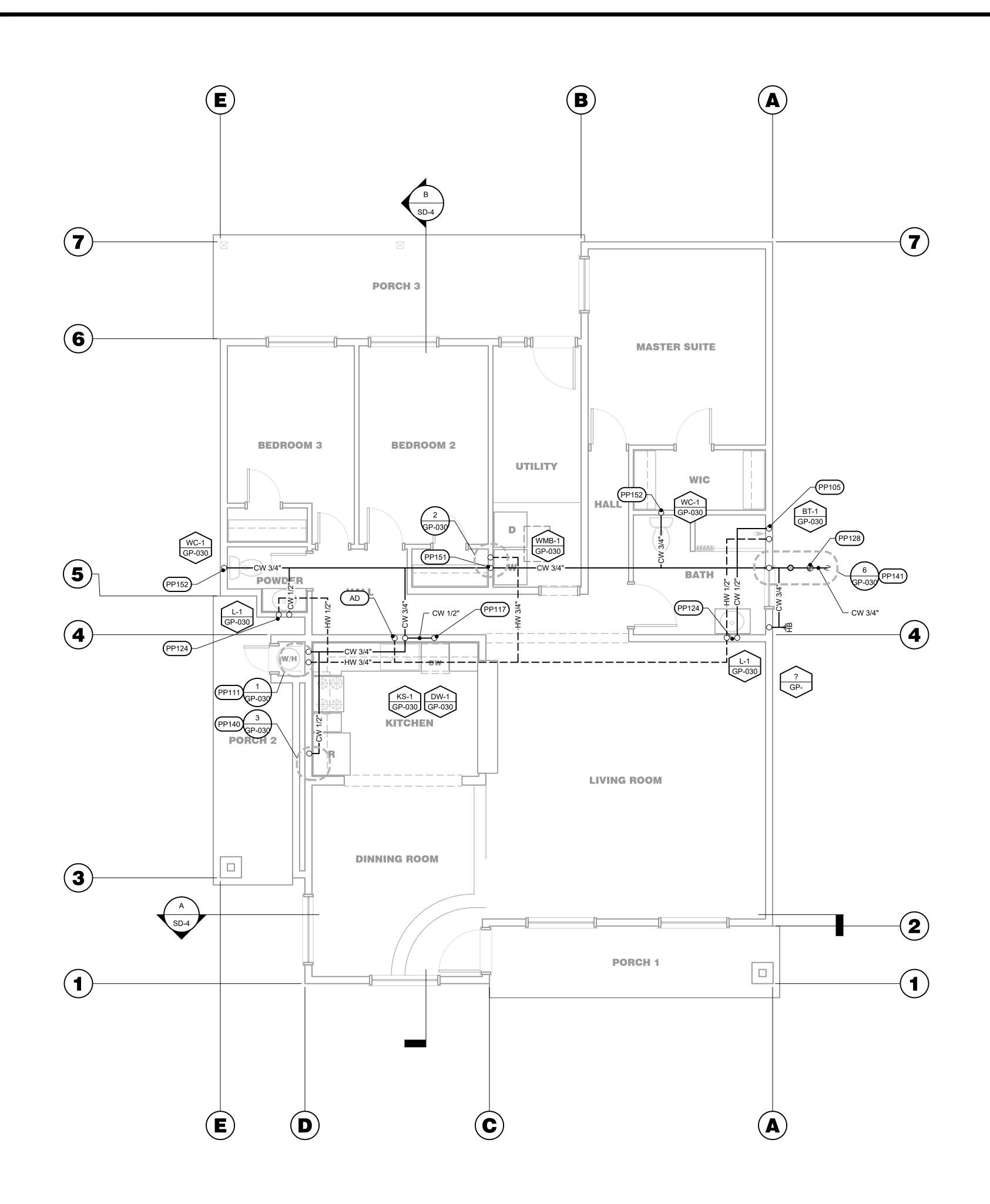
VALVES, WASTE CONNECTION, AND INTEGRAL WATER

DISHWASHER FITTING ON DISPOSAL

AND WATER HAMMER ARRESTOR.

MACHINE BOX HAMMER ARRESTOR

DRAWN BY: TAYLOR APPROVED BY: M.D.





PLUMBING FIXTURE LEGEND SYMBOLS ABBREVIATION **DESCRIPTION** CONDENSATION DRAIN CD COLD WATER —cw— CW – — FS — -FS FIRE SPRINKLER —**G**— - —нw — -HW HOT WATER HOT WATER RETURN **HWR** OVERFLOW LEADER $-\mathsf{OFL}-$ OFL ——SD—— STORM DRAIN SD <u> —</u>w— W/S WASTE / SANITARY SEWER ACCESS DOOR / ACCESS PANEL TRV TEMPERATURE AND PRESSURE RELIEF VALVE GC GAS COCK - \bigcirc -GAS COCK REGULATOR GCR BFP BACKFLOW PREVENTER COTG CLEANOUT TO GRADE $\rightarrow \rightarrow$ FCO FLOOR CLEANOUT \otimes SHUT-OFF VALVE IN BOX SOV VB VALVE IN BOX WM WATER METER CAP PIPE CAP PIPE DROP D PIPE RISER HOSE BIBB -+∦HВ HB \bigcirc POINT OF CONNECTION VENT THRU ROOF VTR WALL CLEANOUT

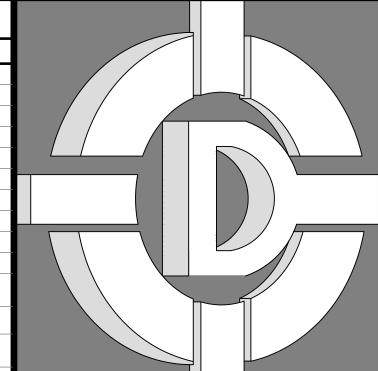
PLUMBING KEY NOTES

#	DESCRIPTION	l
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.	1
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.



DE ALBA ARCHITECTURE

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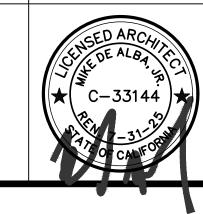
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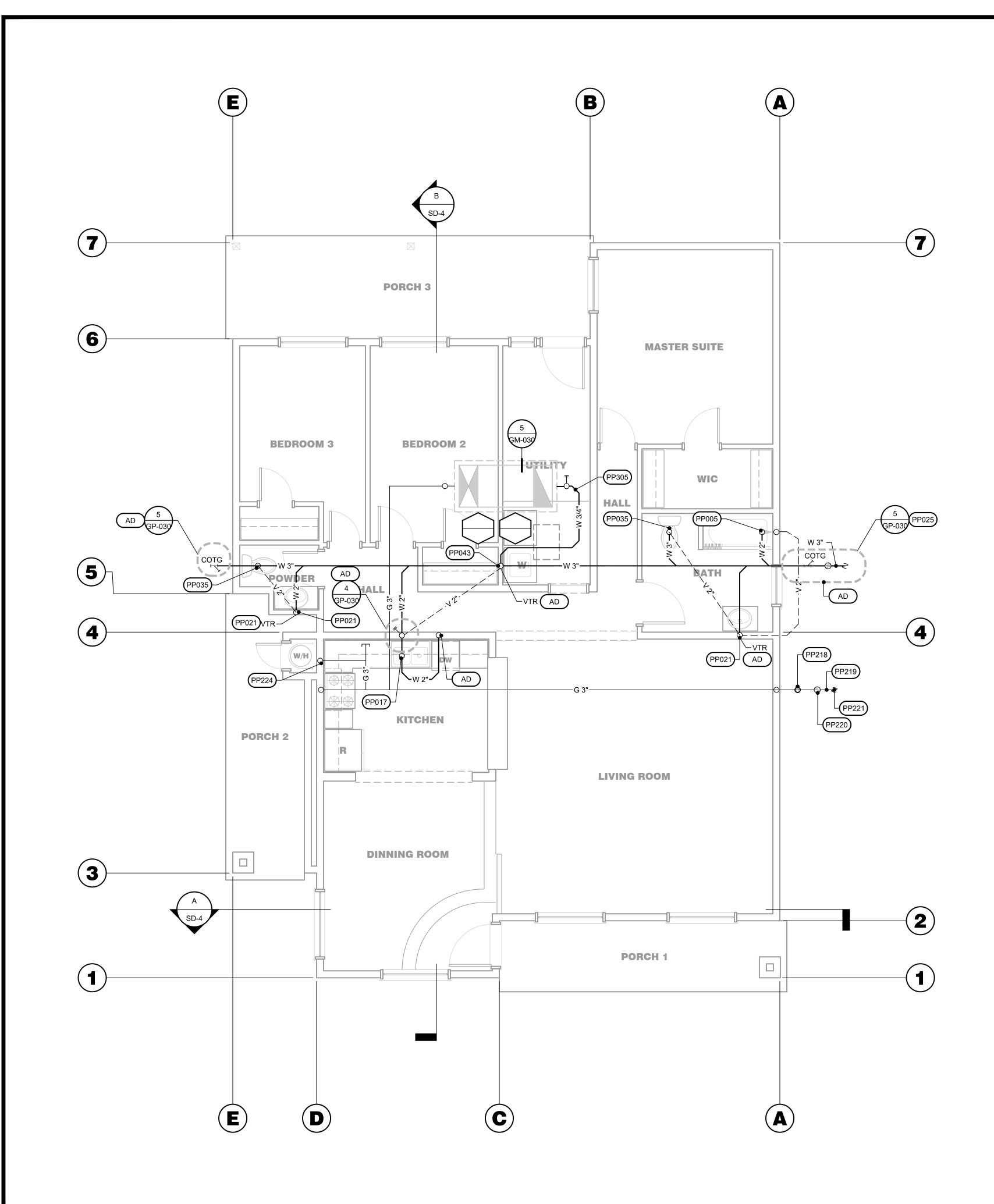
ENGINEER'S SEAL ARCHITECT'S SEAL



COLD AND HOT WATER PLAN

SHEET TITLE

DRAWN BY: TAYLOR APPROVED BY: M.D.A



WASTE, VENT, AND GAS PLAN



PLUMBING FIXTURE LEGEND SYMBOLS ABBREVIATION **DESCRIPTION** CONDENSATION DRAIN CD —cw— CW COLD WATER - — FS — -FS FIRE SPRINKLER $-\mathsf{G}-$ - —HW — -HOT WATER HW HOT WATER RETURN **HWR** OFL-OFL OVERFLOW LEADER —SD— SD STORM DRAIN WASTE / SANITARY SEWER —w— W/S ACCESS DOOR / ACCESS PANEL TRV TEMPERATURE AND PRESSURE RELIEF VALVE GC GAS COCK GCR GAS COCK REGULATOR BFP BACKFLOW PREVENTER COTG CLEANOUT TO GRADE -4 FCO FLOOR CLEANOUT \otimes SHUT-OFF VALVE IN BOX SOV VB VALVE IN BOX WM WATER METER CAP PIPE CAP D PIPE DROP PIPE RISER -+НВ HOSE BIBB -POINT OF CONNECTION

PLUMBING KEY NOTES

VTR

#	DESCRIPTION					
P005	ROUTE 2" DRAIN PIPING TO BATH TUB / SHOWER. REFER TO PLUMBING FIXTU					
	COLLEGE HE FOR ARRITIONAL INFORMATION AND RECUIREMENTS					

VENT THRU ROOF

WALL CLEANOUT

SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS. PP017 ROUTE 2" DRAIN PIPING TO KITCHEN SINK. REFER TO PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

PO21|ROUTE 2" DRAIN PIPING TO LAVATORY. REFER TO PLUMBING FIXTURE

P025 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. PO35 ROUTE 3" DRAIN PIPING TO WATER CLOSET. REFER TO PLUMBING FIXTURE

SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

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.

P219 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.

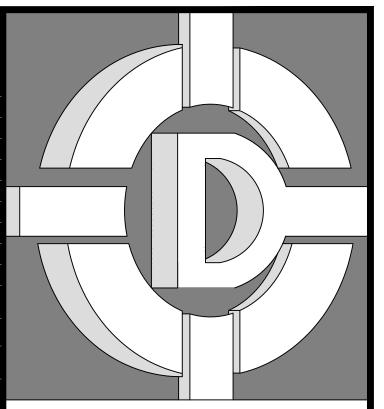
PP220 POINT OF CONNECTION TO EXISTING GAS METER. VERIFY WITH GAS COMPANY EXACT CONNECTION AND METER INSTALLATION REQUIREMENTS PRIOR TO WORK REFER TO PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

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. ROUTE 1" CONDENSATE DRAIN PIPING WITH "P" TRAP AS HIGH AS POSSIBLE ABOVE

CEILING AND DOWN CONCEALED IN WALL TO DISCHARGE INDIRECTLY INTO MOP PP305 | SERVICE BASIN / FLOOR SINK. PROVIDE WITH MINIMUM 2" AIR GAP ROM 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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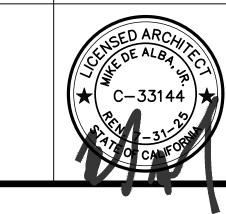
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WASTE, VENT AND GAS PLAN

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DRAWN BY: TAYLOR APPROVED BY: M.D.

- 128 UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL PER CGBSC
- 129 ENVIRONMENTAL AIR DUCTS: ALL ENVIRONMENTAL AIR DUCTS (CLOTHES DRYER MOISTURE EXHAUST DUCTS, DOMESTIC KITCHEN RANGE HOOD DUCTS) SHALL BE CONSTRUCTED OF GALVANIZED STEEL SHEET METAL DUCT WITH SMOOTH INTERIOR SURFACES. ALL DUCTS SHALL BE CONSTRUCTED PER CMC CHAPTER 6
- INTERIOR SURFACES. ALL DUCTS SHALL BE CONSTRUCTED PER CMC CHAPTER 6

 130 DRYER VENTS: 2016 CMC 504.3 ALL INSTALLED DRYER VENTS SHALL MEET
 (MAXIMUM 14', (2) 90° ELBOWS WITH 4" DIAMETER DUCT).
- 131 ALL DUCT OPENINGS AND OTHER RELATED DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION PER CALGREEN CODE 4.504.1.
 132 ENVIRONMENTAL AIR EXHAUST DUCTS SHALL TERMINATE A MINIMUM OF 3'-0"
- AWAY FROM OPENINGS INTO THE BUILDING, PER CMC 504.5.

 133 PROVIDE MINIMUM 10'-0" LENGTH OF DUCT AT JUMP DUCTS.
- PROVIDE HIGH AND LOW COMBUSTION AIR IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND THE C.M.C. ONE OPENING SHALL BE LOCATED WITHIN THE UPPER 12 INCHES OF THE ENCLOSURE AND ONE OPENING SHALL BE WITHIN THE LOWER 12 INCHES OF THE ENCLOSURE.
- ALL GAS, HYDRONIC, AND CONDENSATE PIPING SHALL BE FURNISHED AND INSTALLED BY THE PLUMBING CONTRACTOR IN ACCORDANCE WITH THE 2016 CPC,
- 136 PROVIDE PIPING SLEEVE FOR REFRIGERANT LINES THROUGH CONCRETE SLAB.
- SLEEVE TO BE A MINIMUM OF 1/2" CLEARANCE AROUND PIPE INSULATION.

 137 REFRIGERANT LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING TYPE
 TAMPER-RESISTANT CAPS OR SHALL BE PROTECTED FROM UNAUTHORIZED
- ACCESS BY MEANS ACCEPTABLE TO ENFORCING AGENCY PER 2019 CMC.

 138 BOND METALLIC GAS AND WATER PIPES TO THE SERVICE SHALL BE GROUNDED PER NEC 250-89- (A) AND (B).
- REFRIGERANT PORT PROTECTION: AIR CONDITIONING REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS WITH LOCKING TYPE TAMPER-RESISTANT CAPS OR IN A MANNER APPROVED BY THE AUTHORITY HAVING JURISDICTION PER 2016 CMC 1106.14
- 140 PLUMBING CONTRACTOR: GAS, WATER AND CONDENSATE PIPING INCLUDING FINAL CONNECTIONS WITH SHUT-OFF VALVE.
- 141 ALL AIR CONDITIONERS TO BE EQUIPPED WITH AN APPROVED CONDENSATE DRAIN. RUN IN AN APPROVED MANNER TO AN APPROVED LOCATION.
- 142 | ELECTRICAL:

 ALL HIGH VOLTAGE POWER WIRING, DISCONNECTS AND CONDUIT TO BE INSTALLED BY ELECTRICAL CONTRACTOR.
- 143 ALL LOW VOLTAGE CONTROL WIRING FOR HVAC EQUIPMENT PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR.
- 144 LIGHT, VENTILATION, AND HEATING PER CBC SECTION R303.
- 145 PROVIDE A PERMANENT ELECTRIC OUTLET AND SWITCHED LIGHT FIXTURE.
 146 ELECTRICAL VOLTAGE: AIR CONDITIONING CONTRACTOR SHALL CONFIRM ALL SYSTEM VOLTAGES BEFORE BIDDING AND ORDERING EQUIPMENT AND ALLOW
- FOR BUCK AND BOOST TRANSFORMERS ON EACH PHASE IF REQUIRED.

 147 ELECTRICAL CONTRACTOR: ALL POWER AND CONTROL. PROVIDE WITH P OUTLET WITHIN 25'-0" FROM EQUIPMENT AND QUICK DISCONNECT. NO FIELD SUPPLIED ELECTRICAL DEVICE SHALL BE MOUNTED ON AIR CONDITIONING UNITS AND NO RIDGE ELECTRICAL CONNECTIONS SHALL BE MADE.
- 148 CONDUIT, WIRING DISCONNECTS AND FINAL CONNECTIONS, UNLESS OTHERWISE NOTED ON MECHANICAL PLAN. NO FIELD SUPPLIED ELECTRICAL DEVICE SHALL BE MOUNTED ON AIR CONDITIONING UNITS AND NO RIDGE ELECTRICAL CONNECTIONS SHALL BE MADE.
- MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL HAVE A FLAME-SPREAD INDEX OF 25 MAXIMUM AND A SMOKE-DEVELOPED RATING OF 50 MAXIMUM.

 150 DWELLING, GARAGE, OPENING / PENETRATIONS, AND FIRE SEPARATION PER CBC
- SECTION R302.5 AND SECTION R302.6.

 151

 DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS
 SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A
 MINIMUM NUMBER 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND
 SHALL HAVE NO OPENINGS INTO THE GARAGE PER CBC SECTION R302.5.2. OTHER
 PENETRATIONS THROUGH THE SEPARATION REQUIRED IN CBC SECTION R302.6
 SHALL BE PROTECTED AS REQUIRED BY CBC SECTION R302.11, ITEM 4.
- THE INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450.
- DUCT CHASES, SOFFITS, AND DROPPED CEILINGS: SOME CHASES, SOFFITS OR DROPPED CEILINGS THAT APPEAR ON THE MECHANICAL PLANS MAY NOT APPEAR ON THE ARCHITECTURAL OR STRUCTURAL PLANS. CHASES, SOFFITS, AND DROPPED CEILINGS SHALL BE CONSTRUCTED SO AS NOT TO PINCH, CRIMP, CRUSH, OR OTHERWISE OBSTRUCT THE DUCTWORK. A GENERAL RULE OF THUMB IS TO HAVE AN INSIDE CLEAR CHASE DIMENSION EQUAL TO THAT OF THE DUCT DIAMETER PLUS 2 INCHES (INCLUDING INSULATION THICKNESS IN CALCULATION). ENSURE THAT FLEXIBLE DUCTS TO MAINTAIN A MINIMUM RADIUS OF TURN OR PROVIDE SHEET METAL ELBOWS AS REQUIRED.
- 154 PROVIDE REQUIRED CLEARANCES FOR DUCT WORK AND TO COMBUSTIBLES.
- 155 ALL PENETRATIONS OF FIRE ASSEMBLIES SHALL MEET THE REQUIREMENTS OF THE C.R.C. R302 AND SECTION 7D.
- 156 PROVIDE ELASTOMERIC MEMBRANE MATERIALS AT ALL PENETRATIONS OF THE WATER-RESISTIVE MEMBRANE AT EXTERIOR WALLS.

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. PLYWOOD, GYPSUM BOARD, OSB, WOOD/METAL STUDS, ETC. ARE APPROVED MATERIALS. BOXED-IN FRAMING MEMBERS, "PLATFORM RETURNS", PANNED JOISTS, AND STUD BAYS AND OTHER

NON-DUCTED BUILDING CAVITIES ARE PROHIBITED.

UL-181 AND NFP-OA AND B.

INSULATION SHALL BE SEALED.

- 092 FIBERGLASS DUCT WORK:
 INSULATED FLEXIBLE DUCT WORK: CONTINUOUS INTERNAL LINER BONDED TO
 GALVANIZED STEEL WIRE HELIX. 1 POUND/CUBIC FEET FIBERGLASS INSULATION 1"
 THICK WHERE DUCT WORK IS WITHIN THE JOINTS AND SEAMS OF DUCT SYSTEMS
 AND THEIR COMPONENTS SHALL NOT BE SEALED WITH CLOTH BACK RUBBER
 ADHESIVE DUCT TAPE UNLESS SUCH TAPE IS USED IN COMBINATION WITH MASTIC
- 093 INSULATED FLEXIBLE DUCT WORK: CONTINUOUS INTERNAL LINER BONDED TO GALVANIZED STEEL WIRE HELIX. 1 POUND/CUBIC FEET FIBERGLASS INSULATION 1" THICK WHERE DUCT WORK IS WITHIN THE BUILDING THERMAL INSULATION ENVELOPE, 1 1/2" THICK WHERE DUCT WORK IS OUTSIDE THE BUILDING THERMAL INSULATION ENVELOPE. SEAMLESS VAPOR BARRIER JACKETS EACH LENGTH WILL HAVE A FACTORY INSTALLED SLEEVE AT EACH END. DUCT SHALL COMPLY WITH
- 094 WHENEVER OBSTRUCTIONS REQUIRE A CHANGE IN DUCT SHAPE, MAINTAIN EQUIVALENT AREAS, ALL SIZES SHOW ON THE DRAWINGS ARE NET DIMENSIONS. FORCED AIR UNITS SHALL BE ISOLATED FROM DUCTING WITH CANVAS VIBRATION COLLARS WHERE APPROPRIATE.
- 095 INSULATION:
 SUPPLY DUCTS OUTSIDE OF THE CONDITIONED SPACES SHALL BE INSULATED
 WITH 3" OF #75 ULTRA-LITE OR EQUAL WITH THE INSULATION SECURELY WIRED ON
 WITH OVERLAPPING JOINTS SO THAT THERE ARE NO VOIDS. RAW EDGES OF
- THE INSIDE OF THE SUPPLY AND RETURN DUCTS FROM THE AIR CONDITIONER SHALL BE LINED FROM THE AIR HANDLING EQUIPMENT TO A DISTANCE OF 10' FROM THE UNIT, OR AS INDICATED ON THE DRAWING WITH ULTRA-LITE #300-1/2" THICK OR APPROVED DUCT LINER ACOUSTICAL BOARD. THIS MATERIAL SHALL BE FITTED CAREFULLY ON THE INSIDE OF THE DUCT AND SHALL BE FASTENED ON THE CEMENT SUPPLEMENTED BY SCREWS AND WASHERS ON TOP AND SIDES OF DUCT OR USE FIBERGLASS DUCTS.
- 097 ALL INSULATION WORK SHALL BE PERFORMED BY A RECOGNIZED INSULATION CONTRACTOR AND MANUFACTURER'S RECOMMENDATIONS.
- 098 ALL INSULATION SHALL HAVE A MAXIMUM FUEL CONTRIBUTED OF 50. MAXIMUM SMOKE DEVELOPMENT OF 50. MAXIMUM FLAME SPREAD OF 25. DUCT DIMENSIONS ARE NET INSIDE.
- 099 ALL HEATING AND COOLING DUCTS LOCATED OUTSIDE THE BUILDING ENERGY ENVELOPE SHALL HAVE ALL JOINTS AND SEAMS SEALED AND SHALL BE INSULATED WITH A MINIMUM OF 1 FOOT THICK (0.6 POUNDS PER CUBIC FEET) FIBROUS INSULATION.
- 100 THE ATTIC ACCESS SHALL BE WEATHER STRIPPED AND INSULATION EQUIVALENT TO THAT OF THE CEILING.
- 101 R-DUCT INSULATION VALVE EQUAL 6.0 OR GREATER.
- 102 INSULATION MATERIALS APPLIED TO THE EXTERIOR OF THE DUCTS LOCATED IN THE BUILDING SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 25 AND SMOKE-DENSITY NOT TO EXCEED 50.
 103 PIPE INSULATION: THE SUCTION REFRIGERANT LINE FROM THE INDOOR COIL TO
- 103 PIPE INSULATION: THE SUCTION REFRIGERANT LINE FROM THE INDOOR COIL TO THE OUTDOOR UNIT (AC OR HEAT PUMP) SHALL BE INSULATED WITH A MINIMUM R-3 INSULATION. INSULATION USED FOR REFRIGERANT SUCTION LINES SHALL BE WATER RETARDANT AND PROTECTED FROM PHYSICAL DAMAGE AND UV DETERIORATION PER 2016 CALIFORNIA ENERGY CODE SECTION 150(J)2B.
- 104 PROVIDE MINIMUM 30"x30" ATTIC ACCESS OPENING WITH FULLY WEATHER-STRIPPED DOOR AND PASSAGEWAY CONTINUOUS TO THE FURNACE AND ITS CONTROLS. A 22"x30" ACCESS OPENING FULLY WEATHER-STRIPPED DOOR MAY BE USED PROVIDED THE LARGEST PIECE OF EQUIPMENT CAN BE
- REMOVED THROUGH THE OPENING.

 105 DUCTS: CONSTRUCTED, INSTALLED, AND INSULATED PER C.M.C.
- REGISTERS, DIFFUSERS, AND GRILLES:
 REGISTERS, DIFFUSERS, AND GRILLES SHALL BE FURNISHED AND INSTALLED IN SIZES AND AT LOCATIONS SHOWN ON THE DRAWING. ACCESSORIES SUCH AS DAMPERS, AIR VOLUME EXTRACTORS SHALL BE PROVIDED AS NOTED ON THE DRAWING. REGISTERS SHALL BE EQUIPPED WITH A GASKET BEHIND THE FACE FLANGE WHICH CAN MAKE AN AIR-TIGHT SEAL WITHOUT BENDING OR BOWING. THE FACE FLANGE OF THE OUTLET SHALL BE INSTALLED PLUMB, LEVEL, AND
- PARALLEL TO THE BUILDING WALLS OR FLOORS.

 107 ALL VISIBLE SURFACES BEHIND GRILLE FACES SHALL BE PAINTED FLAT BLACK.
- 108 DUCT LINING MATERIALS SHALL HAVE A MOLD, HUMIDITY, AND EROSION RESISTANT SURFACE THAT MEETS THE REQUIREMENTS OF UL 181. DUCT LINING IN SYSTEMS OPERATING WITH AIR VELOCITIES EXCEEDING 2,000 FEET PER MINUTE SHALL BE FASTENED WITH BOTH ADHESIVE AND MECHANICAL FASTENERS, AND EXPOSED EDGES SHALL HAVE ADEQUATE TREATMENT TO WITHSTAND THE OPERATING VELOCITY.
- 109 ALL FACTORY-MADE DUCTWORK TO BE CLASS 1 PER 2016 CMC 602.3.
- 110 EXCAVATION, CUTTING, AND FITTING:
 PERFORM THE EXCAVATION, CUTTING, FITTING, REPAIRING, AND FINISHING OF
 THE WORK NECESSARY FOR THE INSTALLATION OF THE EQUIPMENT, NO CUTTING
 OF THE WORK. OF OTHER TRADES OR OF ANY STRUCTURAL MEMBERS SHALL BE
 DONE WITHOUT THE CONSENT OF THE ARCHITECT.
- 111 VENTILATION:
 PROVIDE TYPE 'B' GAS APPLIANCE VENTS.
- BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS, AND SIMILAR ROOMS SHALL HAVE MECHANICAL VENTILATION. MECHANICAL VENTILATION SHALL PROVIDE 5 AIR CHANCES PER HOUR. THE POINT OF DISCHARGE SHALL BE AT LEAST 3' FROM ANY OPENING THAT ALLOWS AIR ENTRY INTO THE OCCUPIED PORTIONS OF THE BUILDING.
- 113 PROVIDE INSULATION MARKERS IN ATTIC INSUFFICIENT NUMBER TO VERIFY DEPTH OF INSULATION AND BATT INSULATION WHERE ACCESS IS NOT AVAILABLE AND AT PITCHED CEILINGS. PROVIDE SUFFICIENT ATTIC ACCESS TO ALLOW INSPECTION OF INSULATION IN ACCORDANCE WITH INSULATION ORDINANCE.

 114 UNDERCUT ALL DOORS (1" MINIMUM) AT BATHROOMS AND OFFICE.
- 115 ALL EXHAUST SYSTEMS SHALL BE VENTED TO THE OUTSIDE AIR.
- 116 THERMOSTAT TO BE MOUNTED AT 48" ABOVE THE FINISH FLOOR.117 EXHAUST DUCTWORK SHALL BE UNINSULATED ROUND METALLIC DUCT.
- 117 EXHAUST DUCTWORK SHALL BE UNINSULATED ROUND METALLIC DUC 118 ALL DUCTWORK DIMENSIONS SHOWN ARE CLEAR INSIDE DIMENSIONS.
- 119 THERMOSTATS SHALL BE PROGRAMMABLE TYPE AND BE CAPABLE OF TERMINATING COOLING AT 75° FAHRENHEIT AND HEATING AT 68° FAHRENHEIT. THERMOSTATS SHALL HAVE AN ADJUSTABLE RANGE UP TO 10° FAHRENHEIT. MOUNT THERMOSTAT ON WALL AT 60" ABOVE FINISHED FLOOR. PULL A MINIMUM OF THREE (3) WIRES BETWEEN THERMOSTAT AND CONDENSER TO ALLOW FOR FITURE CHANGES.
- 120 COMBUSTION VENTS SHALL TERMINATE AT LEAST 3'-0" ABOVE THE HIGHEST POINT WHERE IT PASSES THROUGH THE ROOF OF A BUILDING, AND BE AT LEAST TWO FEET HIGHER THAN ANY PORTION OF THE BUILDING WITHIN A HORIZONTAL DISTANCE OF 10'-0" PER 2016 CMC 802.
- 121 ENVIRONMENTAL AIR DUCTS SHALL TERMINATE AT LEAST 3'-0" AWAY FROM PROPERTY LINES OR ANY OPENING INTO THE BUILDING PER 2016 CMC 504.5.
- 122 A MINIMUM OPENING OF 100 SQUARE INCHES OF NET FREE AREA FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR BY OTHER APPROVED MEANS AT LAUNDRY ROOM WITH DRYER PER 2016 CMC SECTION 504.3.1.
- 123 THE CLOTHES DRYER EXHAUST DUCTS SHALL BE CONSTRUCTED OF RIGID METALLIC MATERIAL AND SHALL NOT BE ASSEMBLED WITH SCREWS OR OTHER FASTENING MEANS THAT EXTEND INTO THE DUCT AND THAT WOULD CATCH LINT AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CLOTHES DRYER MANUFACTURERS INSTALLATION INSTRUCTIONS, PER 2019 CMC 905.4.
- 124 ALL EXHAUST DUCTING FROM FANS AND DRYER SHALL BE EQUIPPED WITH A LISTED BACK DRAFT DAMPER AT OUTSIDE TERMINATION.
 125 AIR-DISTRIBUTION AND VENTILATION SYSTEM DUCTS, PLENUMS, AND FANS PER
- CEC SECTION 150.0(M).

 126 VENTILATION FOR INDOOR AIR QUALITY PER CEC SECTION 150.0 (O).
- 127 EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS PER CMC 504.

MECHANICAL NOTES

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.

 048 MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING AND INSTALLING ANY FIRE DAMPERS AS REQUIRED BY BUILDING OR FIRE
- INSTALLING ANY FIRE DAMPERS AS REQUIRED BY BUILDING OR FIRE DEPARTMENT. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL LINES AND LOW VOLTAGE CONDUIT, LINE VOLTAGE WIRING, OVERLOAD PROTECTION, DISCONNECTS AND STARTERS AND FINAL CONNECTIONS TO EQUIPMENT, LOW VOLTAGE BY MECHANICAL CONTRACTOR.
- 049 EVERY GAS BURNING APPLIANCE, UNLESS APPROVED BY A NATIONALLY RECOGNIZED TESTING AGENCY FOR UNVENTED USE, SHALL BE CONNECTED TO AN EFFECTIVE FLUE OR VENT COLLAR ON THE APPLIANCE. PROVIDE BACKDRAFT
- DAMPERS IN ALL FAN SYSTEMS EXHAUSTING AIR FROM THE ENERGY ENVELOPE.

 O50 ALL MATERIALS SHALL HAVE A MINIMUM PERFORMANCE TEMPERATURE RATING PER UL-181 (DUCTS), UL-181 (CLOSURE SYSTEMS FOR RIGID FIBERGLASS DUCTS) UL-181B-FX (CLOSURE SYSTEMS FOR FLEXIBLE DUCTS) AND/OR UL-181BM (MASTIC); BUTYL BACKED TAPE MAY ALSO BE USED TO SEAL DUCT, DUCT BOARD AND METAL DUCTS.
- 051 CLOTH BACKED; RUBBER ADHESIVE TAPES (TYPICAL DUCT TAPE) SHALL NOT BE USED EVEN IF UL-181 RATED.
 052 ALL MATERIALS SHALL HAVE A MAXIMUM FLAME SPREAD RATING OF NO MORE
- THAN 25 AND A MAXIMUM SMOKE DEVELOPED RATING OF 50.

 O53 ALL FACTORY FABRICATED DUCT SYSTEMS SHALL INCLUDE UL-181 LISTED DUCTS WITH APPROVED CLOSURE SYSTEMS INCLUDING BUT NOT LIMITED TO COLLARS,
- CONNECTIONS, AND SPLICES.

 054 ALL PRESSURE SENSITIVE AND HEAT ACTIVATED TAPES USED IN THE MANUFACTURE OF RIGID FIBERGLASS DUCTS SHALL BE UL-181A LISTED.
- 055 ALL PRESSURE SENSITIVE TAPES AND MASTICS USED IN THE MANUFACTURE OF FLEXIBLE DUCTS SHALL BE UL-181B-FX (TAPE) OR UL-181BM (MASTIC) LISTED.

 056 FACTORY MADE DUCT FOR FIELD-FABRICATED DUCT SYSTEMS SHALL BE UL-181
- 057 SEALANTS SHALL BE UL-181BM LISTED, NON-TOXIC, AND WATER RESISTANT.
 058 SEALANTS FOR INTERIOR APPLICATIONS SHALL PASS THE AMERICAN SOCIETY
- FOR TESTING AND MATERIALS TESTS C-731 (EXTRUDABILITY AFTER AGING) AND D-2202 (SLUMP TEST ON VERTICAL SURFACES).
- 059 SEALANTS AND MESHES SHALL BE RATED FOR EXTERIOR USE.
 060 SEALANTS FOR EXTERIOR APPLICATIONS SHALL PASS AMERICAN SOCIETY FOR TESTING AND MATERIALS TESTS C-731, C-732 (ARTIFICIAL WEATHER TESTING),
- 061 ALL TAPE USED FOR FLEXIBLE DUCT CONNECTIONS SHALL BE UL-181B-FX LISTED OR BE ALUMINUM-BACKED BUTYL ADHESIVE TAPE (15 MIL MINIMUM THICKNESS).

 062 TAPE USED FOR DUCT BOARD SHALL BE UL-181A LISTED AND SO INDICATED WITH
- A UL-181A MARKING OR BE ALUMINUM BACKED BUTYL ADHESIVE TAPE (15 MIL MINIMUM THICK).

 O63 DRAW BANDS SHALL BE EITHER STAINLESS STEEL WORM DRIVE HOSE CLAMPS OR UV RESISTANT NYLON DUCT TIES. ALL DRAW BANDS SHALL HAVE A MINIMUM TENSILE STRENGTH RATING OF 150 POUNDS AND A MINIMUM PERFORMANCE
- TYPE TEST). ALL DRAW BANDS SHALL BE TIGHTENED AS RECOMMENDED BY THE MANUFACTURER WITH AN ADJUSTABLE TENSIONING TOOL.

 064 INSULATE ALL UNLINED INTERIOR SUPPLY AND RETURN DUCTWORK WITH 1" THICK

TEMPERATURE RATING OF 165 DEGREES FAHRENHEIT (CONTINUOUS PER UL-181A

- 1 1/2 POUND DENSITY FIBERGLASS. SEAL ALL JOINTS PRIOR TO INSULATING.

 065 INTERNALLY LINE SUPPLY AND RETURN AIR PLENUMS WITH 1" THICK, 1 1/2 POUND
- DENSITY DUCT LINER. ALL DIMENSIONS SHOWN ARE CLEAR INSIDE.

 066 INSTALLATION OF SPECIFIC APPLIANCES PER CMC CHAPTER 9.
- 066 INSTALLATION OF SPECIFIC APPLIANCES PER CMC CHAPTER 9.

 067 SERVICE AND ACCESS TO EQUIPMENT AND APPLIANCES PER CMC SECTION 304
- 068 RANGE EXHAUST FAN SHALL EXHAUST TO THE EXTERIOR.

 069 ANY APPLIANCE FOR WHICH THERE IS A CALIFORNIA STANDARD ESTABLISHED IN THE APPLIANCE EFFICIENCY STANDARDS MAY BE INSTALLED ONLY IF THE MANUFACTURER HAS CERTIFIED TO THE COMMISSION AS SPECIFIED IN THOSE REGULATIONS THAT THE APPLIANCE COMPLIES WITH THE APPLICABLE STANDARD
- FOR THAT APPLIANCE.

 070 FURNACE TO BE INSTALLED IN ATTIC OR ON 16" HIGH PLATFORM AT LIVING AREA,
- OR ON 18" HIGH PLATFORM AT GARAGE AS REQUIRED BY THE C.M.C.

 O71 PROVIDE AN UNOBSTRUCTED CONTINUOUS SOLID FLOOR PASSAGEWAY NOT LESS THAN 24" WIDE AND NOT TO EXCEED 20' FROM THE ATTIC ACCESS OPENING TO
- 072 PROVIDE A LEVEL WORKING PLATFORM 30" DEEP IN FRONT OF THE ENTIRE FIREBOX SIDE OF THE FURNACE AND TO ALL SERVICEABLE CONTROLS, FILTERS, ETC.
- 073 FUEL BURNING EQUIPMENT LOCATED IN GARAGES AND SUBJECT TO MECHANICAL DAMAGE FROM THE NORMAL VEHICULAR PATH SHALL BE PROTECTED AS INDICATED IN DRAWINGS AND AS REQUIRED BY C.M.C.

074 ALL HVAC EQUIPMENT SHALL BE APPROVED PRIOR TO INSTALLATION PER

- NATIONALLY RECOGNIZED STANDARDS AND EVIDENCED BY LISTING AND LABEL OF AN APPROVED AGENCY. PER C.M.C.

 075 COMBUSTION AIR FROM OUTSIDE SHALL BE SUPPLIED TO ALL FUEL BURNING
- APPLIANCES PER C.M.C.

 076 ALL FIXED APPLIANCES ARE REQUIRED TO BE SECURELY FASTENED IN PLACE.
- PROVIDE SEISMIC BRACING OR ANCHOR UNIT TO PLATFORM.

 O77 PAD SUPPORTING CONDENSER OR COMPRESSOR FROM GROUND MUST NOT BE
- LESS THAN 3" ABOVE GRADE. C.M.C.

 078 LOUVERED DOORS: SIZE AND MATERIAL TO MATCH TYPICAL INTERIOR DOORS.
 LOUVERS PROVIDED AT SERVICE ROOMS SHALL PROVIDE A MINIMUM 100 SQUARE
- 079 DAMPERS: PROVIDE APPROVED AUTOMATIC FIRE DAMPERS OR MINIMUM
 26-GAUGE CORROSION RESISTANT METAL MATERIAL WITH SEATED EDGES AT ALL
 DUCTWORK PENETRATING FIRE RATED WALLS, FLOORS OR CEILINGS AS
 REQUIRED AND ALLOWED BY THE C.M.C. ALL FAN SYSTEMS EXHAUSTING AIR
 FROM THE BUILDING ENVELOPE TO THE OUTSIDE SHALL BE PROVIDED WITH
 BACKDRAFT DAMPERS.

INCHES. NET OPENING FOR MAKEUP AIR IN THE DOOR.

080 METAL DUCT WORK:

THE FURNACE.

- DUCTS SHALL BE FABRICATED BY SKILLED MECHANICS AND INSTALLED IN A WORKMAN-LIKE MANNER.
- TRANSITION FITTING AND ELBOWS SHALL BE CONSTRUCTED TO OFFER A MINIMUM OF NOISE AND RESISTANCE. WHERE SPACE PERMITS HAVE A RADIUS OF 1 1/2 TIMES THE WIDTH (OR DEPTH) AND TRANSITIONS SHALL BE GRADUAL WITH CHANGES NOT EXCEEDING 1" IN 4". WHEN STRUCTURAL CONDITIONS NECESSITATE FITTING AND ELBOWS SHALL BE MADE SHARPLY AS REQUIRED BUT WITH VANES AS RECOMMENDED BY ASHRAE GUIDE. RIGHT-ANGLE BRANCH TAKE-OFFS TO GRILLES AND FROM THE MAIN SHALL BE MADE WITH THE USE OF EXTRACTORS.
- 082 DUCTS WILL BE SECURED WITH SHEET METAL STRAPS OR IRON ANGLES. GENERALLY, DUCTS SHALL BE SUPPORTED BY OVERHEAD MEMBERS.
- O83 SHEET METAL DUCTS SHALL BE INSULATED EXTERNALLY WITH 75 POUND/CUBIC FEET 1/2" THICK FIBERGLASS BLANKET. UNFACED, EXCEPT THOSE DUCTS INTERNALLY LINED. ALL DUCTS NOTED OR SHOWN "ACOUSTICALLY LINED" SHALL BE INTERNALLY INSULATED WITH BLACK MAT FACED DIMENSION 1 1/2" THICK 1 1/2" POUND/CUBIC FEET DENSITY. DUCT DIMENSION IS NET INSIDE.
- HANGERS AND SUPPORTS: USE BAND IRON HANGERS FOR DUCT 36" OR SMALLER IN WIDTH, BEND EACH HANGER OVER ON BOTTOM OF DUCT AND FASTENED WITH METAL SCREW. USE TRAPEZE HANGERS.
 BUILDING THERMAL INSULATION ENVELOPE 1 1/2" BUILDING THERMAL ENVELOPE
- SEAMLESS VAPOR BARRIER JACKET. EACH LENGTH SHALL HAVE A FACTORY INSTALLED METAL SLEEVE AT EACH END. DUCT SHALL COMPLY WITH UL-181 AND NFPA 90A AND 90B.

 086 DUCT SIZING APPROACH: DUCT SYSTEM SIZED PER 2019 CALIFORNIA MECHANICAL
- CODE.
- 087 ALL BRANCH DUCTS SHALL HAVE BALANCING DAMPERS WITH ACCESSIBLE LOCKING TYPE QUADRANT.

 088 ALUMINUM FLEX DUCT IS ALLOWED FOR EXHAUST ONLY.

AND EROSION RESISTANT SURFACE.

089 ALL DUCT WORK AND EQUIPMENT SHALL COMPLY WITH THE LATEST SMACNA STANDARDS AND ALL APPLICABLE BUILDING CODES.
 090 AN APPROVED LINING MATERIAL SHALL BE INSTALLED HAVING MOLD, HUMIDITY

COORDINATED WITH AVAILABLE STRUCTURAL AND ARCHITECTURAL PLANS PROVIDED TO CALIFORNIA LIVING AND ENERGY AT THE TIME THE DESIGN WAS PERFORMED. SUBSEQUENT CHANGES TO THE PROVIDED SPECIFICATIONS OR DRAWINGS MAY ADVERSELY AFFECT THE FEATURES OF THE MECHANICAL DESIGN. EVERY REASONABLE ATTEMPT HAS BEEN MADE TO BE CONSISTENT WITH THE BUILDING STRUCTURAL DESIGNS AND PLANS AND TO FOREWARN THE BUILDER/OWNER OF POTENTIAL STRUCTURAL CONFLICTS OR CONSTRAINTS OR MODIFICATIONS REQUIRED. IT IS THE OWNER/BUILDER'S RESPONSIBILITY TO PROVIDE FIELD COORDINATION OF THESE PLANS WITH FRAMING, WALLS, ROOFS, ETC., AND OTHER TRADES PRIOR TO CONSTRUCTION. CONTACT THE ARCHITECT AND / OR THE MECHANICAL ENGINEER IF CONFLICTS ARISE MAKING MODIFICATION NECESSARY. SPECIAL CARE MUST BE TAKEN WHEN LAYING OUT FLOOR

018 COORDINATION WITH OTHER TRADES: THESE PLANS WERE CLOSELY

LOWER OPENING OF ANY VERTICAL DUCT CHASE.

019 ALL CALCULATIONS AND SPECIFIED EQUIPMENT OR DEVICES ARE CONSISTENT WITH THE ENERGY CRITERIA AND FEATURES PROVIDED TO CALIFORNIA LIVING AND ENERGY AT THE TIME OF DESIGN. ANY SUBSEQUENT CHANGES TO THE SUPPLIED CRITERIA MAY AFFECT FEATURES OF THE DESIGN INCLUDING BUT NOT LIMITED TO EQUIPMENT SIZES, DUCT SIZES AND LOCATIONS, OUTLET/INLET DEVICE SIZES AND LOCATIONS ETC.

JOISTS / TRUSSES OR ROOF JOISTS/TRUSSES AS NOT TO IMPEDE THE UPPER OR

THE EQUIPMENT, DUCT SIZING, AND ROOM-TO-ROOM CUBIC FEET PER MINUTE REFLECTED ON DRAWINGS HAS BEEN SIZED BY ACCA APPROVED MANUAL S, D, AND J. ANY CHANGE IN SIZING FOR EQUIPMENT, DUCTING, DUCT RUN LENGTHS OR INSTALL DEVIATIONS WILL NOT BE WARRANTED UNDER CURRENT DESIGN

ASHRAE GUIDE, SMACNA MANUALS AND CHAPTER 6 OF THE 2016 CMC.

- UNLESS APPROVED IN WRITING BY CLE PRIOR TO INSTALLATION.

 021 FABRICATE AND INSTALL DUCTWORK IN ACCORDANCE WITH LATEST EDITION OF
- 022 AFTER INSTALLING THE INSULATION, THE INSTALLER OF THE INSULATION SHALL POST, IN A CONSPICUOUS LOCATION IN THE BUILDING, AN INSULATION CERTIFICATE, SIGNED BY THE INSTALLER AND THE BUILDER, STATING THAT THE INSULATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 2 CHAPTER 2-53 OF THE CALIFORNIA ADMINISTRATIVE CODE.
- 023 AFTER INSTALLING HVAC EQUIPMENT AND WATER HEATING SYSTEM, THE INSTALLER SHALL POST, IN A CONSPICUOUS LOCATION AT THE BUILDING SITE, AN "INSULATION CERTIFICATE" (CF-6R FORMS), SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODE, AND EFFICIENCY) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. ALL EQUIPMENT LISTING SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE
- 024 OWNER IS NOT RESPONSIBLE FOR PROPER SYSTEM PERFORMANCE IF THE INSTALLATION DOES NOT CONFORM TO OUR DESIGN AND MATCH ALL SIZED COMPONENTS.

TIME OF INSPECTION.

025 CONTRACTOR MUST CONTACT ARCHITECT WITHIN 24 HOURS OF ANY FIELD ISSUES THAT PREVENT A QUALITY INSTALLATION. CLE WILL NOT BE RESPONSIBLE FOR FIELD ISSUES NOT REPORTED WITHIN THIS TIMELINE.

026 ALL WORK TO BE IN CONFORMANCE WITH ACOUSTICAL REQUIREMENTS AS NOTED

- IN ACOUSTICAL REPORT. AN ATTIC FURNACE SHALL COMPLY WITH THE C.M.C. AND THE FOLLOWING:

 1027 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.

 1028 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.

 029 CONTRACTOR TO SUPPLY AND SUBMIT TO THE BUILDING DEPARTMENT
 CALCULATIONS AND DRAWINGS FOR APPROVAL. SUBMIT 1 SET TO THE
 ARCHITECT FOR REVIEW FOR CONFORMANCE WITH THE VISUAL DESIGN CONCEPT
 PRIOR TO COMMENCING WORK. EQUIPMENT SHALL COMPLY WITH STATE ENERGY
 REQUIREMENTS FOR EFFICIENCY. DUCT WORK "R" VALUE SHALL ALSO COMPLY
- WITH STATE ENERGY REQUIREMENTS.

 030 ALL EQUIPMENT SHALL COMPLY WITH THE CALIFORNIA ENERGY COMMISSION STANDARD AND SHALL BE CERTIFIED BY THE MANUFACTURER.
- 031 THE MECHANICAL CONTRACTOR SHALL PROVIDE THE OWNER WITH COPIES OF OPERATION, MAINTENANCE AND PREVENTIVE MAINTENANCE MANUALS FOR EACH MODEL AND TYPE OF MECHANICAL EQUIPMENT.
 032 ALL ROOF MOUNTED EQUIPMENT SHALL BE PERMANENTLY LABELED AS TO THE
- AREA OR SPACE THAT IT SERVES.

 033 COORDINATE EXACT LOCATION OF AIR TERMINALS WITH THE ARCHITECTURAL
- REFLECTED CEILING PLAN AND STRUCTURAL FRAMING.

 034 EQUIPMENT INDICATED ON THESE DRAWINGS ARE SHOWN IN APPROXIMATE LOCATIONS, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS
- AND EQUIPMENT LOCATIONS.

 035 ALL ROOF MOUNTED EQUIPMENT OF 400 POUNDS OR MORE SHALL NOT BE PLACED IN THE ROOF WITHOUT THE WRITTEN CONSENT OF ARCHITECT.
- O36 EACH HVAC SYSTEM SHALL BE EQUIPPED WITH AT LEAST ONE AUTOMATIC DEVICE FOR REDUCING HVAC ENERGY USE DURING PERIODS OF NON-USE OR ALTERNATE USES OF THE BUILDING SPACES OR ZONES SERVED BY THE SYSTEM (I.E., PROGRAMMABLE THERMOSTAT).
- 037 EACH SYSTEM SHALL BE ABLE TO MAINTAIN SPACE TEMPERATURE SET POINTS FROM 55 DEGREES FAHRENHEIT TO 85 DEGREES FAHRENHEIT. TWO OR MORE REPLACEABLE FIXED SET POINT DEVICES SHALL BE PERMITTED IF INSTALLED TO MAINTAIN SPACE TEMPERATURE SET POINTS IN THE ZONE THAT THEY CONTROL.
- 038 ON MECHANICAL VENTILATION SUPPLY AND EXHAUST SYSTEMS CAPABLE OF MOVING MORE THAN 5,000 CUBIC FEET PER MINUTE OF AIR, AUTOMATIC DAMPERS INTER-LOCKED AND CLOSED ON FAN SHUTDOWN SHALL BE PROVIDED. ON GRAVITY VENTILATING SYSTEMS, EITHER AUTOMATIC OR READILY ACCESSIBLE MANUALLY OPERATED DAMPERS IN ALL OPENINGS TO THE OUTSIDE, OTHER THAN COMBUSTION AIR OPENINGS, SHALL BE PROVIDED.
- AIR-MOVING SYSTEMS SUPPLYING AIR IN EXCESS OF 2,000 CUBIC FEET PER MINUTE TO ENCLOSED SPACES WITHIN BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC SHUT-OFF. AUTOMATIC SHUT-OFF SHALL BE ACCOMPLISHED BY INTERRUPTING THE POWER SOURCE OF THE AIR-MOVING EQUIPMENT UPON DETECTION OF SMOKE IN THE MAIN SUPPLY AIR-DUCT SERVED BY SUCH EQUIPMENT, WHERE FIRE DETECTION OR ALARM SYSTEMS ARE PROVIDED FOR THE BUILDING. THE SMOKE DETECTORS REQUIRED SHALL BE SUPERVISED BY SUCH SYSTEMS, AUTOMATIC SHUT-OFF IS NOT REQUIRED WHEN ALL OCCUPIED ROOMS SERVED BY THE AIR-HANDLING EQUIPMENT HAVE DIRECT EXIT TO THE
- EXTERIOR AND THE TRAVEL DISTANCE DOES NOT EXCEED 100 FEET.

 040 EQUIPMENT SUBSTITUTIONS: EQUIPMENT SUBSTITUTION MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION AND MUST ACCURATELY DEMONSTRATE EQUIVALENCE OF UNIT CAPACITIES, AIRFLOW PERFORMANCE BASED UPON DETAILED DESIGN CONDITIONS, INCLUDING BUT NOT LIMITED TO: SEASONAL ENERGY EFFICIENCY RATIO'S, ENERGY EFFICIENCY RATIO'S, HEATING SEASONAL PERFORMANCE FACTOR'S, COEFFICIENT OF PERFORMANCE'S, ANNUAL FUEL UTILIZATION EFFICIENCY'S, SENSIBLE CAPACITIES AT DESIGN CONDITIONS, AIRFLOWS AT DESIGN STATIC PRESSURES, HEATING OUTPUT CAPACITIES, COIL STATIC PRESSURE DROPS, EQUIVALENT LENGTH OF FITTINGS ETC. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.
- 041 A MAINTENANCE LABEL SHALL BE AFFIXED TO MECHANICAL EQUIPMENT AND OPERATION AND MAINTENANCE MANUALS SHALL BE PROVIDED TO THE OWNER.
 042 INSTALL AL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH THE 2019 CMC, LOCAL CODES AND REGULATIONS, AND MANUFACTURER INSTALLATION
- INSTRUCTIONS. A COPY OF THE INSTALLATION INSTRUCTIONS WILL BE PROVIDED TO THE INSPECTOR AT THE TIME OF INSPECTION.

 043 EQUIPMENT AND MATERIALS:
 AIR-CONDITIONING UNIT MOUNTING AT ALL FRAMES SHALL BE BOLTED OR LAG
 SCREWED TO STRUCTURAL MEMBERS AT EACH CORNER WITH MINIMUM 3/8"y3"
- SCREWED TO STRUCTURAL MEMBERS AT EACH CORNER WITH MINIMUM 3/8"x3"
 PENETRATION INTO SOLID WOOD. A/C UNIT SHALL BE BOLTED TO THE SUPPORT
 FRAME WITH 3/8" MINIMUM BOLTS AT EACH CORNER.

 044 THERMOSTATS SHALL BE HONEYWELL, T/300 WITH SUB-BASE WITH "ON-AUTO" FAN
- SWITCH AND "HEAT-OFF-COOL-AUTO" SWITCH. PROVIDE LOW VOLTAGE (24V)
 WIRING IN CONDUIT BETWEEN COMPONENTS AND EQUIPMENT.

 045 PROVIDE CATWALK WITH RAILING AT A ROOF MOUNTED A/C UNITS WHEN PITCH IS
 OVER 5:12 (AND SOLID PLATFORM FOR ATTIC FURNACES).
- 046 ALL ROOF MOUNTED EQUIPMENT WITH ROTATING COMPONENTS SHALL BE MOUNTED ON RUBBER-IN SHEAR VIBRATING ISOLATORS UNLESS OTHERWISE NOTED

- 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. THE
 CONTRACTOR IS TO FURNISH LABOR MATERIAL, COMPLETE AND OPERATIVE
 SYSTEMS. THE CONTRACTOR IS TO FURNISH LABOR MATERIAL,
 TRANSPORTATION, EQUIPMENT, AND MISCELLANEOUS SERVICES ETC. REQUIRED
 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
- O02 SCOPE:
 SUPPLY ALL LABOR, TRANSPORTATION, MATERIALS, ETC., FOR INSTALLATION OF A COMPLETE HEATING AND AIR CONDITIONING SYSTEM TO OPERATE ACCORDING TO THE BEST PRACTICES OF THE TRADE INCLUDING, BUT NOT LIMITED TO:
 MECHANICAL UNITS, DUCTS, REGISTERS, CATWALKS, GRILLES, BOOTS, VENT PIPES, DAMPERS, COMBUSTION AIR, FANS, VENTILATORS, REFRIGERANT LINES, REFRIGERANT, ETC. ALL MATERIALS, WORK, ETC., TO COMPLY WITH ALL REQUIREMENTS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION, INCLUDING ALL COUNTY AND STATE ORDINANCES. FURNISH AND INSTALL ALL EQUIPMENT COMPLETE AND OPERABLE. VERIFY ALL MATERIAL AND INSTALLATION REQUIREMENTS AND LIMITATIONS AT FIRE AND SOUND ASSEMBLIES.

SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO

003 VERIFY THAT "ATTIC" TRUSSES PROVIDE REQUIRED CLEARANCES FOR HORIZONTAL F.A.U.S.

THESE CODES.

- 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 DESIGNER IS NOT SUPERVISING THE JOB. THE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS IN ANY CONTRACT DOCUMENTS OR DRAWINGS UNLESS SUCH ERRORS IN ANY CONTRACT ARE REPORTED TO THE DESIGNER PRIOR TO ANY WORK IN PARTICULAR PART OF 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.

 005 SUBMITTALS: CONTRACTOR SHALL SUBMIT A COPY OF EQUIPMENT BROCHURES FOR EACH ITEM FURNISHED. DATA SHALL INCLUDE MANUFACTURES APPROVED INSTALLATION INSTRUCTIONS. SUBMITTALS SHALL BE COMPLETE AND SHALL BE BOUND, INDEXED, AND TABBED.
- 006 TEST AND ADJUSTMENTS: CONTRACTOR SHALL TEST ALL EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS, SYSTEM SHALL BE FREE OF OBJECTIONABLE NOISE AND VIBRATION. SYSTEM SHALL BE BALANCED FOR EVEN DISTRIBUTION OF HEATING AND COOLING.
- OPERATING INSTRUCTIONS: CONTRACTORS SHALL PROVIDE OWNER WITH 2
 COPIES OF OPERATING AND MAINTENANCE INSTRUCTIONS, MANUFACTURERS
 EXTEND WARRANTIES, AND CONTRACTORS WRITTEN WARRANTIES, ALL BOUND,
 INDEXED, AND TABBED. MAINTENANCE INSTRUCTIONS SHALL INCLUDE
 MAINTENANCE WHICH IS REQUIRED TO KEEP EQUIPMENT OPERATING AT MAXIMUI
 EFFICIENCY.
- WARRANTY: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OR FROM DATE OF OWNER'S SUBSTANTIAL USAGE OR OCCUPANCY, WHICHEVER IS EARLIER.

 DAMAGE DUE TO VOLTAGE FLUCTUATION, FIRE, ACTS OF THE ELEMENTS, ACTS OF THE OWNER OR OTHER PARTIES, IMPROPER MAINTENANCE OR NEGLECT ARE SPECIFICALLY EXCLUDED FROM THE GUARANTEE. ALL REPAIRS SHALL BE PERFORMED DURING NORMAL WORKING HOURS AND SHALL BE MADE PROMPTLY AFTER NOTICE OF FAILURE. IF OWNER REQUEST THAT WORK BE PERFORMED ON OVERTIME, OWNER SHALL PAY THE DIFFERENCE BETWEEN REGULAR AND OVERTIME LABOR AT STANDARD BILLING RATES.
- 009 MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL EQUIPMENT DUCTS GRILLS, REGISTERS, CONTROLS, THERMOSTATS, AND CONDENSATE LINES NECESSARY TO COMPLETE THE JOB. CONTRACTOR SHALL CHALK MARK HIGH AND LOW VOLTAGE ELECTRICAL CONDUIT POINTS OF PENETRATION TO MATCH AIR CONDITIONING UNIT REQUIREMENTS ON THE SHEATHING WHEN FLASHING IS INSTALLED ON SHEATHING. BEFORE ROOFING IS STARTED, CONTRACTOR SHALL ALSO MARK THE GAS AND CONDENSATE PIPING POINTS OF PENETRATION OF THE ROOF SHEATHING.
- ROOF SHEATHING.

 010 CONTRACTOR SHALL START, TEST, AND ADJUST ALL SYSTEMS FOR THE PROPER WORKING OF THE SYSTEMS TO THE SATISFACTION OF THE OWNER AND TENANT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INITIAL START-UP FOR A PERIOD OF ONE YEAR FROM THE DATE OF ISSUANCE OF THE CERTIFICATE OF
- OCCUPANCY.

 011 FURNISH AND INSTALL COMPLETE AND OPERATING HVAC SYSTEMS. INCLUDING,
 BUT NOT LIMITED TO, AIR CONDITIONING UNITS, FORCED AIR UNITS, AIR
 HANDLERS, HEAT PUMPS, DX COILS, DUCTS, DAMPERS, GRILLES, CONTROLS, AND
 REFRIGERANT LINES ETC., AS GENERALLY DELINEATED ON THE MECHANICAL
- DRAWINGS.

 012 ALL WORK, MATERIAL AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE INSPECTING AUTHORITY HAVING JURISDICTION. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT THE INSTALLATION OF WORK, MATERIAL OR EQUIPMENT NOT CONFORMING TO THESE OR OTHER CODES APPLICABLE TO THE
- A. 2022 CALIFORNIA BUILDING CODE TITLE 24 PART 2, CCR
 B. 2022 CALIFORNIA RESIDENTIAL CODE TITLE 24 PART 2.5, CCR
 C. 2022 CALIFORNIA ELECTRICAL CODE TITLE 24 PART 3, CCR
 D. 2022 CALIFORNIA MECHANICAL CODE TITLE 24 PART 4, CCR
 E. 2022 CALIFORNIA PLUMBING CODE TITLE 24 PART 5, CCR
 F. 2022 CALIFORNIA FIRE CODE TITLE 24 PART 9, CCR
 G. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE TITLE 24 PART 11, CCR
 H. 2022 EDITION OF TITLE 24, TITLE 24 CALIFORNIA CODE OF REGULATIONS
 I. 2022 CALIFORNIA ENERGY CODE
- J. VENTILATION REQUIREMENT PER ASHRAE STANDARD 62.2-2016

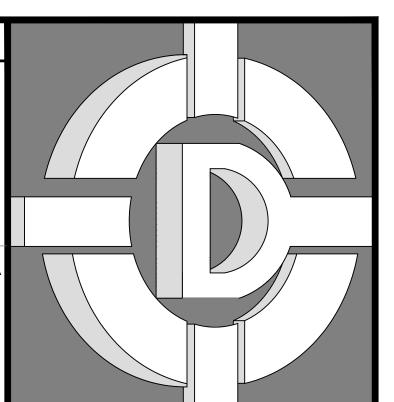
 013 WORKMANSHIP: ALL WORKMANSHIP SHALL BE DONE IN A NEAT WORKMANLIKE MANNER ACCORDING TO THE BEST TRADE PRACTICES BY THOSE SKILLED IN THAT PARTICULAR TRADE. EQUIPMENT, DUCTS, GRILLES ETC., SHALL BE PLUMB, LEVEL, SQUARE OR CENTERED ETC., TO PROVIDE A NEAT AND PLEASING APPEARANCE. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE PARTICULAR MANUFACTURER'S RECOMMENDATIONS.
- 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.
- AND BOOST TRANSFORMERS IF REQUIRED.

 015 DUCT SIZING AND AIR BALANCE: THE AIR DISTRIBUTION SYSTEM (DUCTWORK AND DEVICES) HAS BEEN SIZED AND BALANCED TO DELIVER THE SPECIFIED AIR QUANTITIES AS NOTED ON THE PLANS, FOLLOWING THE PROCEDURES AND REQUIREMENTS OF THE LATEST EDITION OF THE ACCA MANUAL "J" AND MANUAL "D". BALANCING SHALL BE PER PROCEDURAL STANDARDS FOR TESTING, BALANCING, AND ADJUSTING ENVIRONMENTAL AIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ACCESSIBLE AND ADJUSTABLE VOLUME DAMPERS (SHOWN OR NOT) AS REQUIRED TO BALANCE THE SYSTEMS AND MAINTAIN A NOISE CRITERIA LEVEL NOT TO EXCEED 25-30. CONTRACTOR TO ENSURE SYSTEM IS BALANCED.
- O16 LOCATION, SIZE, MATERIAL ETC., OF EXISTING SYSTEMS, STRUCTURES, COMPONENTS, PIPING, ETC., IS DEEMED TO BE RELIABLE BUT IS NOT GUARANTEED. THE CONTRACTOR SHALL FIELD VERIFY ALL DATA BEFORE PROCEEDING WITH ANY WORK. NO EXTRA COST SHALL BE ALLOWED FOR CONDITIONS NOT AS SHOWN.

D17 PLANS ARE DIAGRAMMATIC. THE POSITION/LOCATION OF EQUIPMENT,

MAY BE SHOWN AS IS FOR CLARITY PURPOSES. ACTUAL LOCATIONS FOR EQUIPMENT SHALL TAKE INTO CONSIDERATION ACCESSIBILITY, SERVICE REQUIREMENTS, LOCATION OF TRUSSES AND JOISTS, ETC. THE CONTRACTOR SHALL CONFIRM ALL DIMENSIONS, LOCATIONS AND CLEARANCES OF AC UNITS, FURNACES, AIR HANDLERS, EQUIPMENT, FANS, WALLS, PARTITIONS, BEAMS, TRUSSES ETC., AGAINST ARCHITECTURAL AND STRUCTURAL DESIGN PLAN FOR LOCATION, CONSISTENCY AND ACCURACY PRIOR TO COMMENCING ANY WORK. IF ACTUAL DUCT FIELD LOCATIONS VARY TO SIGNIFICANTLY AFFECT FINAL AIR FLOW IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO CONTACT THE MECHANICAL ENGINEER PRIOR TO INSTALLATION.

REGISTERS, GRILLES, DUCTS ETC., SHOWN ON PLANS ARE APPROXIMATE AND



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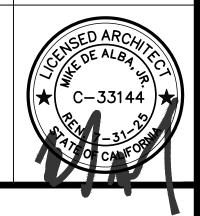
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559-801-6514 CONTRACTOR:

BIDDING

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ENGINEER'S SEAL ARCHITECT'S SEAL



MECHANICAL NOTES

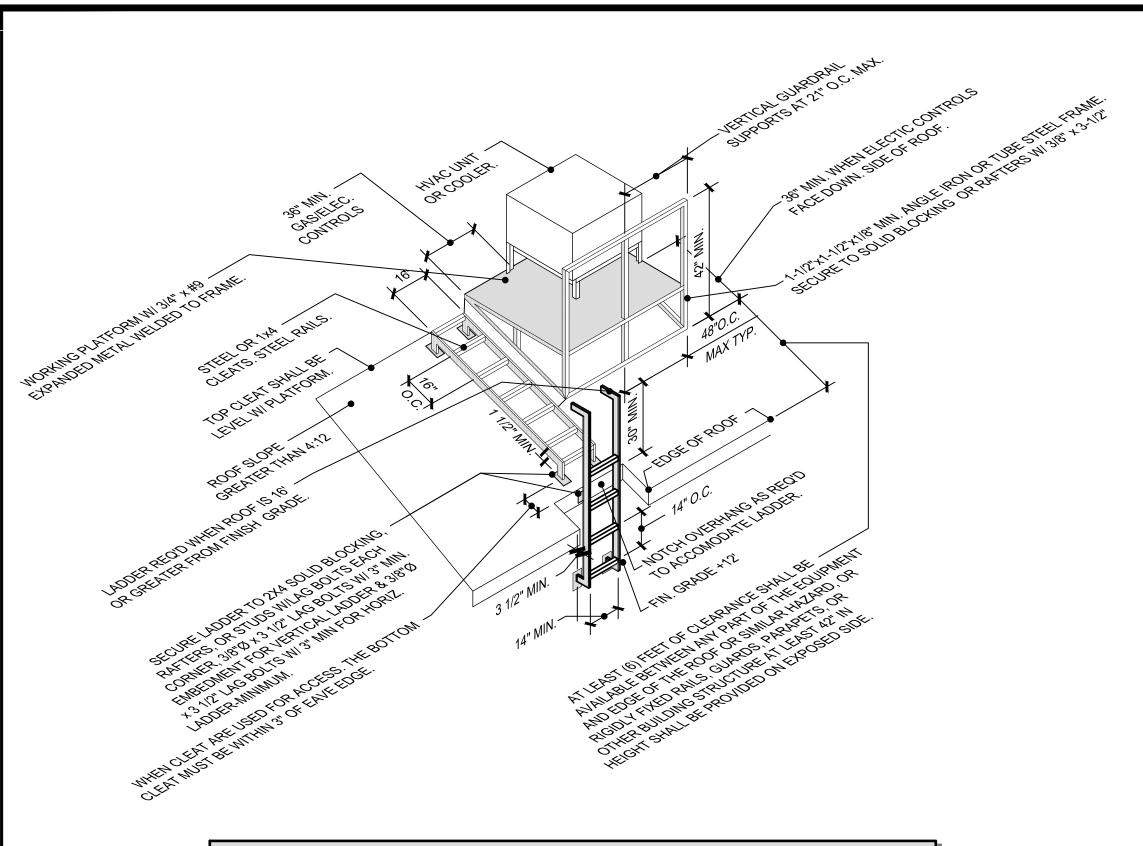
SHEET TITLE

JOB#: 221204

DATE: February 22, 2023

DRAWN BY: CHRISTINE

APPROVED BY: M.D.A.

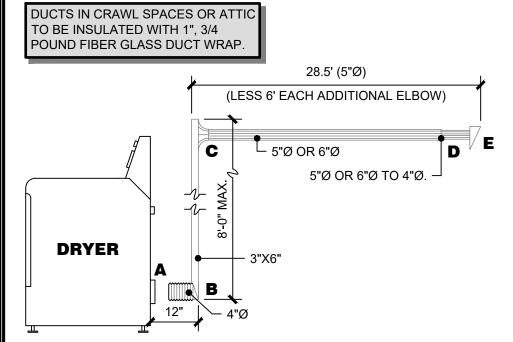


1. DUCTWORK SHALL BE INSTALLED PER CMC CHAPTER 6. AND SMACNA DUCT
WHEN CONTROLS ARE ON OPPOSITE SIDES OF A.C. UNIT, A CONTINOUS 3-SIDES PLATFORM SHALL BE REQ'D WITH THE DOWNSIDE PLATFORM A MINIMUM OF STRUCTURE OF A CONTINOUS 3-SIDES PLATFORM.

λ. STANDARD PRE-APPROVED PLATFORM. ANY SIGNIFICANT DEVIATIONS FROM THIS MODEL FORM WILL REQUIRE DRAWINGS TO BE SUBMITTED FOR APPROVAL . AIR CONDITIONING EQUIPMENT DESIGNED TO BE IN A FIXED POSITION SHALL BE SECURELY FASTENED 110 V WATER PROOF OUTLET WITHIN 25'-0" OF UNIT ON THE SAME LEVEL.). MECHANICAL QUICK DISCONNECTS MUST BE ADJACENT TO AND IN SIGHT

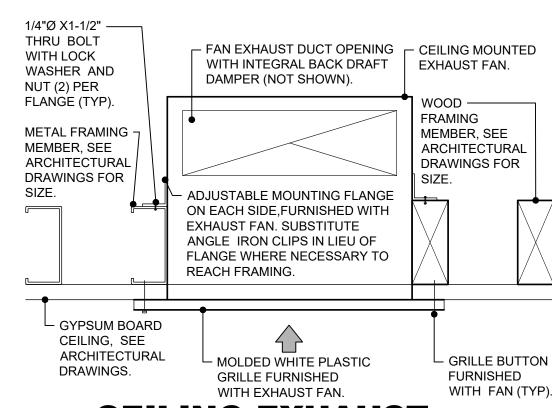
ROOF UNIT

SCALE: N.T.S.

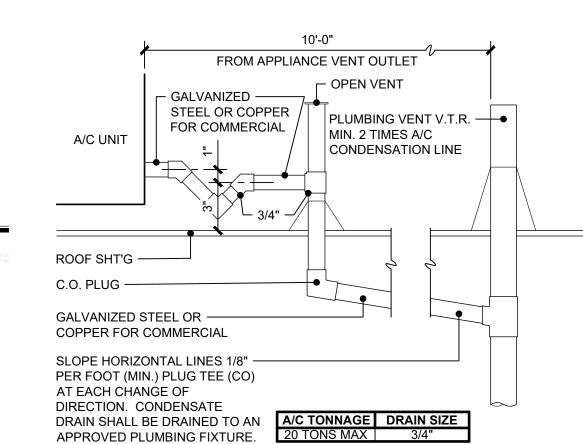


SECTION	ITEM	SIZE (INCHES)	LENGTH (FEET)	FEET	VELOCITY (FPM)	VELOCITY PRESSURE (INCHES W.G)	PRESSURE DROP (INCHES W.G.)
A-B	DUCT	4"	1'	0.0100	1400	-	0.01
В	ELBOW	4" TO 3" X 6"	-	0.4200	1400	1.12	0.05
B-C	DUCT	3"X6"	8'	0.0052	1070	-	0.04
С	ELBOW	3"X5" TO 5"	-	0.4200	1070	1.07	0.03
C-D	DUCT	5"	28.5'	0.0032	875	-	0.09
D-E	TRANS.	5" TO 4"	-	0.0500	1400	0.12	0.01
Е	OUTLET	4"	-	0.5500	1400	0.12	0.07
TOT	ΔΙ		37 5'				0.029

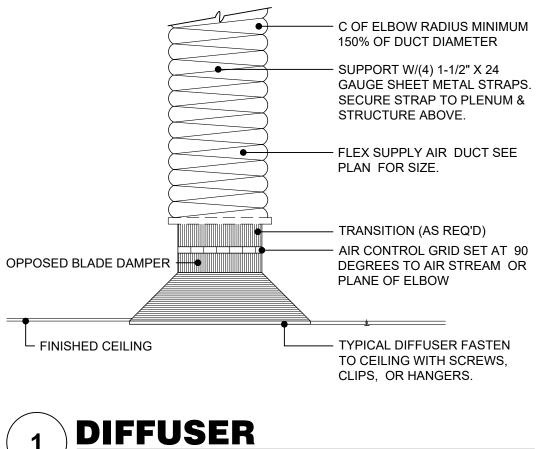
8 DRYER VENT



CEILING EXHAUST FAN MOUNTING



CONDENSATION DRAIN



- NO. 8 GAGE GALV. STEEL WIRE - SUPPORT STRAPS PER TABLE └ INSULATED ROUND DUCT DUCT DIA. STRAPS 26 GAGE, 1-1/2" WIDE, 10' ON CENTERS UP TO 14" Ø

VER 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 22 GAGE, 1-1/2" WIDE, 4' ON CENTERS . FLEXIBLE DUCTS SHALL NOT EXCEED 5 FEET IN ACCORDANCE WITH CMC 603.4.1

CONSTRUCTION (NO FLEX DUCT). . 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. HE USE OF SEISMIC RESTRAINT GUIDELINES PER "SMACNA"IS ALSO APPLICABLE.

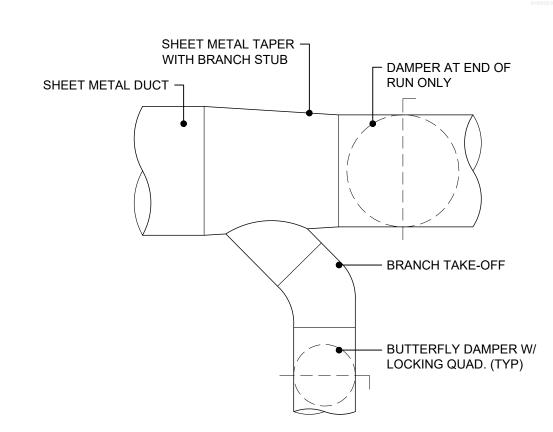
AND SHALL NOT BE USED IN LIEU OF RIGID ELBOWS AND CONNECTIONS.

B. ALL DUCTS LARGER THAN 18"Ø SHALL BE OF GALVANIZED SHEET METAL

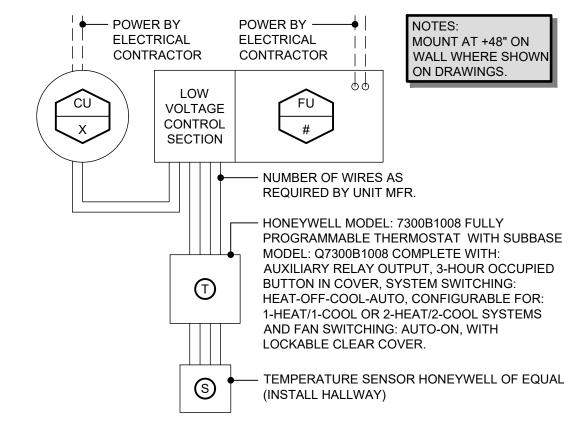
ROUND DUCT SUPPORT

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

SCALE: 3/4" = 1'-0"



DUCT BRANCH



THERMOSTAT

			SCHEDULE	
	CRIPTION	RTU_4		
TYPE		ROOF TOP UNIT		
/OLTS/PHAS	E/HERTZ	208/230-1PH-60		
RLA		21.2		
	CUIT AMPACITY /ER CURRENT	33.3 50		
SEASONAL E	NERGY EFFICIENCY GY EFFICIENCY	16.0/12.0		
JNIT SIZE		4		
MINIMUM OU	TSIDE AIR CFM	-		
TOTAL CFM		1300		
THERMAL EF	FICIENCY	NOT APPLICABLE		
	HORSEPOWER	0.25		
	SUPPLY CUBIC FEET PER MINUTE	1300		
BLOWER	E.S.P. (IN. WC.)	1		
BLOWER	MINIMUN OVERALL (CUBIC FEET PER MINUTE)	-		
	DRIVE	DIRECT		
	TOTAL COOLING CAPACITY (MBH)	45.5		
2001	SENSIBLE CAP. (MBH)	32.8		
COOL	E.A. DB (F)	100.0		
	E.A. WB (F)	67.0		
	AMB. TEMPERATURE (F)	95.0		
	INPUT (MBH)	100		
HEAT	OUTPUT (MBH)	78		
	FUEL	NATURAL GAS		
EVAP. COIL	SIZE (SQ.FT.)	5.7		
EVAP. COIL	ROWS	4/14		
	HORSEPOWER	0.25		
COND. FAN MOTOR	COOLING	1300		
WIOTOK	WHEEL	22/3		
	NUMBER	1		
FILTERS	SIZE (SQ.FT.)	20X20X2		
	TYPE	35% PLEATED		
OPER. WEIGH	HT (POUNDS)	500		
MANUFACTU	RER	GOODMAN		
MODEL		GPC1624H45		

 PROVIDE AND INSTALL 100% ECONOMIZER PACKAGE AT RTU-1 AND RTU-2. . CONTRACTOR SHALL PROVIDE UNITS WITH PRE-FABRICATED (14") ROOF CURB. . PROVIDE UNIT WITH 7-DAY PROGAMMABLE THREMOSTATS WITH TNIGHT SET BACK CAPABILITIES.

. PROVIDE UNITS WITH ANITCYCLE TIME DELAY AND HIGH AND LOW PRESSURE

5. ADJUST OUTSIDE AIR DAMPERS AT RTU-1 AND RTU-2 TO CUBIC FEET PER MINUTE 6. INTERLOCK RTU-1 WITH EF-1 AND MUA-1. RTU-1 AND MUA-1 MUST BE OPERATING WHEN SYMBOL

. VERIFY ELECTRECAL 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.

	MECHANICAL SCHEDULES							
	ROOF TO	P UNIT SC	HEDULE	EXHAUST FAN SCHEDULE				
DES	CRIPTION	RTU_4		DESCRIPTION	EF_1	EF_2		
 E		ROOF TOP UNIT		TYPE	CENTRIFUGAL	CENTRIFUGAL		
TS/PHAS	E/HERTZ	208/230-1PH-60		MOUNTING	CEILING	CEILING		
		21.2		AMPS	0.3	0.3		
MUM CIF	CUIT AMPACITY	33.3		VOLTS/PHASE	120/ 1	120/ 1		
MUM OVER CURRENT FECTION		50		CUBIC FEET PER MINUTE	61	116		
	NERGY EFFICIENCY		+	E.S.P. (IN. WC)	-	-		
	GY EFFICIENCY	16.0/12.0		DRIVE	DIRECT	DIRECT		
0				SONES	0.7	0.8		
SIZE		4		OPER. WEIGHT (POUNDS)	11.5	14.6		
MUM OUTSIDE AIR CFM		-		MANUFACTURER	AIR KING	AIR KING		
AL CFM		1300		MODEL	AK80LS	AK150LS		
RMAL EFFICIENCY		NOT APPLICABLE		GENERAL NOTES				
	HORSEPOWER	0.25		1. PROVIDE 4" DIAMETER DUCT THROUGH ROOF WITH FLASHING, ADD WEATHER CAP.				THER CAP.
	SUPPLY CUBIC	1300		2. SEPARATE SWITCH WIT	H LIGHTS AND P	ROVIDE TIME DEL	AY SWITCH.	
	FEET PER MINUTE E.S.P. (IN. WC.)	1		3. PROVIDE SOLID STATE S	SPEED CONTROI	L SWITCH.		
OWER	MINIMUN OVERALL	1		4. ELECTRICALLY INTERLO	CKED WITH LIGI	HT SWITCH WITH	MANUAL OVER-	RIDE SWITCH.
	(CUBIC FEET PER MINUTE)	-		5. INTERLOCK WITH FANS EMERGENCY SHUT-OFF.			OD CONTROLS A	AND
	DRIVE	DIRECT		6. PROVIDE ROOF CURB A				
	TOTAL COOLING CAPACITY (MBH)	45.5		7. ALL BATHROOMS WITH LAUNDRY ROOMS SHALL E	BE PROVIDED WI	TH A MECHANICA	L VENTILATION	SYSTEM
	SENSIBLE CAP. (MBH)	32.8		REQUIRED EXHAUST RATE OPERABLE WINDOWS, WIT	S PER ASHRAE	62.2 AND THE 202	22 CMC REGARD	LESS OF ANY
OOL	E.A. DB (F)	100.0		8. 26-GAUGE FLEXIBLE DU	CT MAY BE USE	O AND INSTALLED	PER CMC APPE	ENDIX A PART B.
	E.A. WB (F)	67.0		DUCTS TO BE ROUTED AN	D SIZED AS SHO	WN ON THE VENT	TILATION PLAN.	
	AMB. TEMPERATURE (F)	95.0		9. THE PRESCRIPTIVE SIZI DUCT.	NG PER 2022 AS	HRAE 62.2 TABLE	7.1 IS BASED U	PON FLEXIBLE
	INPUT (MBH)	100		10. PROVIDE APPROPRIAT		RMINATION CAP,	BACKDRAFT DA	MPER, AND
IEAT	OUTPUT (MBH)	78		SWITCHING (PER UTILITY PLAN).				
	FUEL	NATURAL GAS		11. FANS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AS DEFINED IN THE MANUFACTURER'S PRODUCT INSTALLATION				
D 00::	SIZE (SQ.FT.)	5.7		DOCUMENTATION.	ALD HA HIE MAIN	OI AOI UNLA S PA	CDUCT INSTALI	-AHON
P. COIL	ROWS	4/14		12. REFER TO INDIVIDUAL	MECHANICAL PL	ANS FOR EXHAUS	ST FAN DUCT SI	ZES.
	HORSEPOWER	0.25		13. BATHROOM EXHAUST I				BE DUCTED TO
ND. FAN	COOLING	1300		TERMINATE OUTSIDE THE BUILDING PER 2022 CGBC SECTION 4.506.				

ALTERNATE FAN THAT MEETS OR EXCEEDS THE ABOVE SPECIFICATIONS MAY BE INSTALLED AND VERIFIED WITH A CF-6R FORM. 6. THE LAUNDRY ROOM FAN WILL RUN CONTINUOUSLY TO MEET THE WHOLE BUILDING VENTILATION REQUIREMENTS. EXHAUST FAN SWITCH NEEDS TO BE LABELED AS "WHOLE BUILDING VENTILATION CONTROL" 7. PROVIDE FACTORY BACKDRAFT DAMPER

14. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM,

BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT PER 2022 CGBC SECTION

15. THE ABOVE FANS HAVE BEEN SPECIFIED TO MEET THE MINIMUM REQUIREMENTS. AN

BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT

8. PROVIDE FACTORY SOLID STATE SPEED CONTROLLER MOUNTED). PROVIDE DUCT THROUGH ROOF WITH FLASHING, WEATHER CAP, AND BIRD SCREEN 20. SEPARATE SWITCH WITH LIGHTS

1-WAY SIDE WALL REGISTER FOR CEILING MOUNT OR SIDE

RETURN WALL SURFACE MOUNTING. SHOEMAKER 1075 SERIES.

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

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

MANUFACTURER'S 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

TG-1 SHALL BE MINIMUM 1 SIZE LARGER THAN JUMP DUCT SIZE (I.E. JUMP DUCT = 8"Ø, TG-SHALL BE 10"X10"). JUMP DUCT SIZE SHALL BE MINIMUM 1 SIZE LARGER THAN SUPPLY

PER CEC-400-2012-004-CMF-REV2 SECTION 150.0(H) 1.A.B.C. BUILDING HEATING, COOLING

SMACNA RESIDENTIAL COMFORT SYSTEM INSTALLATION STANDARDS MANUAL; OR THE

THE DUCTWORK HAS BEEN SIZED FOR ALL 4-CARDINAL ORIENTATION. THEREFORE, THE

MANUAL VOLUME DAMPERS AT THE SUPPLY PLENUM COLLARS ARE REQUIRED FOR

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

FINAL DUCT AND SUPPLY REGISTER LOCATION MAY BE ADJUSTED BY MECHANICAL

CONTRACTOR WITH APPROVAL OF ARCHITECT TO MAINTAIN STRUCTURAL INTEGRITY.

CONDENSERS SHALL MEET THE MATCHED RATINGS AS PROVIDED BY THAT

OF THE FOLLOWING: THE ASHRAE HANDBOOK, EQUIPMENT VOLUME, ETC.; OR THE

THE THROW PATTERN SHALL MATCH THE PLANS. ALTERNATE SIZES OR

DUCT SIZE (I.E. SUPPLY DUCT = 7"Ø, JUMP DUCT SHALL BE 8"Ø).

COMFORT BALANCING BASED UPON ORIENTATION.

21. PROVIDE ALL ALUMINUM CONSTRUCTION **AIR DISTRIBUTION SCHEDULE**

RD-1

& COOLEY, LIMA, AND TRU-AIR.

MANUFACTURER'S CRITERIA.

ACCA MANUAL J,D, AND S.

MANUFACTURER.

SPECIFIC MANUFACTURER'S DATA FOR SIZING.

IN DIGINIDO HON GOHEDULE				REVISIONS	
TYPE		DESCRIPTION		INE VISIOIVS	
	1176	DESCRIPTION	NO.	DESCRIPTION	DATE
		PERFORATED FACE CURVED BLADE DIFFUSER WITH FRAME		52001 11011	+
SUPPLY	FOR LAY-IN T-BAR CEILING FLUSH FACE MOUNTING AND				
		DPPOSED BLADE DAMPER SHOEMAKER 700 MA SERIES.			+
-					
RETURN	PERFORATED FACE CURVED BLADEDIFFUSER WITH FRAME				
	RETURN	FOR LAY-IN-T-BAR CEILING FLUSH FACE MOUNTING AND OPPOSED BLADE DAMPER SHOEMAKER 105 FG SERIES.			
		3-WAY SIDE WALL REGISTER FOR CEILING MOUNT OR SIDE			
SUPPLY	WALL SURFACE MOUNTING AND OPPOSED BLADE DAMPER		SULATORY AUTHORITIES S	ГАМР	
		SHOEMAKER 845 SERIES.			

LOADS, AND DUCT DESIGN SHALL BE DETERMINED USING A METHOD BASED ON ANY ONE ENGINEER'S SEAL | ARCHITECT'S SEAL

DE ALBA ARCHITECTURE

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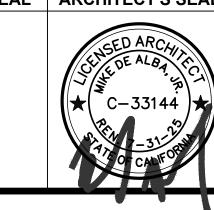
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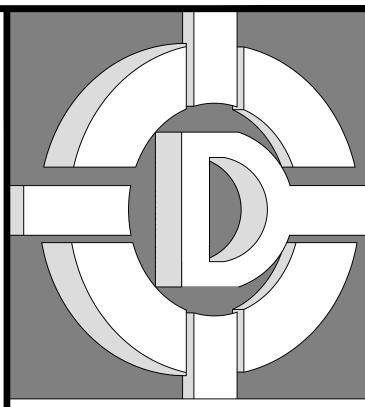


MECHANICAL SCHEDULES AND DETAILS

SHEET TITLE

DRAWN BY: TAYLOR APPROVED BY: M.D.





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REGULATORY AUTHORITIES STAMP

ENGINEER'S SEAL ARCHITECT'S SEAL



MECHANICAL PLAN

SHEET TITLE

DRAWN BY: TAYLOR APPROVED BY: M.D.A

COORDINATE LOCATIONS WITH STRUCTURAL PLANS.

160 ALL NEW ELECTRICAL EQUIPMENT SHALL BE SECURELY FASTENED TO STRUCTURE(S TO MEET SEISMIC REQUIREMENTS FOR THE BAY AREA LOCATION. 161| ALL NEW ELECTRICAL PANELS AND DISCONNECT SWITCHES SHALL BE MOUNTED AT

+6'-6" ABOVE FINISH FLOOR (ABOVE FINISH GRADE) TO TOP OF TRIM UNLESS OTHERWISE NOTED ON THE DRAWINGS. 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. 163 PROVIDE W4 NYLON PULL CORD IN ALL NEW CONDUITS INCLUDING CONDUITS WHERE WIRING IS BEING INSTALLED.

164 ALL NEW ELECTRICAL EQUIPMENT INSTALLED OUTDOORS AND OTHER WET LOCATIONS SHALL BE WEATHERPROOF, NEMA-3R, AND SHALL BE PROVIDED WITH | EPOXY PAINT FINISH OR TWO COATS ENAMEL. COLOR TO MATCH ADJACENT EXISTING SURFACES OR AS DIRECTED BY THE ARCHITECT

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.

166 UG SERVICE TERMINATION ENCLOSURE, MAIN DISCONNECT FOR SINGLE FAMILY DWELLINGS SHALL BE PER PG&E GREENBOOK DOCUMENT 058817

167 SERVICE LATERAL TRENCHING, CONDUIT, AND BACKFILL SHALL BE PER PG&E GREENBOOK DOCUMENT 063927.

168 FOR SERVICE LATERALS 75 FEET OR GREATER IN LENGTH, CONTACT PG&E TO VERIFY CONDUIT AND TERMINATION REQUIREMENTS. ADJUST CONDUIT AND MAIN SERVICE SIZE ACCORDINGLY PER GREENBOOK DOCUMENT 063927

169 LOCATION OF THE METER PANEL COMBINATION. EQUIPMENT MAY BE INSTALLED AT OPPOSITE END OF BUILDING AS REQUIRED, BASED ON TRANSFORMER LOCATION, REFER TO SITE UTILITY PLAN. 170 | THE MAIN OR SUB ELECTRICAL SERVICE 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. 171 DISCONNECTING MEANS SHALL BE PROVIDED FOR THE OUTDOOR HVAC UNIT, REFER

TO MECHANICAL PLANS FOR THE EXACT LOCATION OF THE UNIT 172 ALL EQUIPMENT INSTALLED OUTDOORS AND EXPOSED TO WEATHER SHALL BE

WEATHERPROOF. 173 | PANEL BOXES: CIRCUIT BREAKER TYPE, RECESSED FLUSH MOUNTED, GALVANIZED AND PRIME COATED WITH LATCH. PROVIDE TYPEWRITTEN CARD IDENTIFYING

174 | SIZE PER REQUIREMENTS, MINIMUM 200A 1" DIAMETER, 3 WIRE SERVICE. 175 VERIFY ALL REQUIREMENTS WITH GOVERNING UTILITY COMPANY

LOCAL EXHAUST FAN TO BE 'AIR KING' MODEL #BFQ50 APPROVED BY ASHRAE 62.2

CUBIC FEET PER MINUTE 50 AND .05 SONES AND SNAP-IN INSTALLATION. 177 BATHROOM AND SERVICE ROOM FANS: WHERE PERMITTED BY CODE, SWITCH FANS SEPARATELY FROM LIGHT. PROVIDE EXHAUST FANS AT AREAS WITH TUBS, SHOWERS, AND LAUNDRIES AND AT AREAS WITH LAVATORIES AND TOILETS WHERE NATURAL VENTILATION DOES NOT OCCUR PER C.R.C. R303.3.

178 | SERVICE EQUIPMENT SINGLE FAMILY DWELLINGS WILL NORMALLY HAVE THEIR SERVICES LOCATED ON A CORNER WHICH IS NEAREST TO THE COMPANY'S LINE.

179 A SERVICE FROM OVERHEAD LINES SHALL BE LOCATED AT THE CORNER NEAREST TO COMPANY POLE. 80 A SERVICE FROM UNDERGROUND LINES SHALL BE LOCATED AT THE CORNER

NEAREST TO THE TRANSFORMER INSTALLATION OR UNDERGROUND SERVICE ENCLOSURE. 181 THE SERVICE SHALL NOT REQUIRE THE COMPANY'S LINE TO CROSS AN ADJACENT

IPROPERTY. 182 A MAXIMUM OF SIX DISCONNECTS ARE PERMITTED TO BE INSTALLED AT THE SERVICE ENTRANCE. ALL THESE DISCONNECTS MUST BE GROUPED TOGETHER AT A SINGLE

I OCATION. 183 SERVICE CONDUCTORS RUN ALONG THE EXTERIOR OF A BUILDING OR ARE ENCASED IN 2" OF CONCRETE WITHIN THE BUILDING.

184 PG&E SERVICE GUIDELINES:

FOR SERVICE LATERALS 75 FEET OR GREATER IN LENGTH, CONTACT PG&E TO VERIFY SERVICE CONDUIT AND TERMINATION REQUIREMENTS. ADJUST CONDUITS AND MAIN SERVICE SITE ACCORDINGLY PER UG-1 GREENBOOK DOCUMENT 063927, TABLE 2. 185 UG SERVICE TERMINATION ENCLOSURE, MAIN DISCONNECT, AND MULTI-UNIT

METERING ASSEMBLY SHALL BE PER PG&E UG-1 SERVICES GREENBOOK DOCUMENT 186 CONSULT A PG&E COORDINATOR DURING THE INITIAL CONSTRUCTION OF THE

PROJECT TO DETERMINE THE METERING EQUIPMENT. 187 THE WORKING SPACE MUST BE CLEAR AND UNOBSTRUCTED AND SHALL BE AS PER PG&E GREENBOOK SECTION 5.4.3.

188 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.

ELECTRICAL NOTES

AS REQUIRED BY LOCAL ENFORCING AGENCY. FLAME SEAL AS MANUFACTURED BY THE ENERGY STANDARDS REQUIRE VACANCY SENSORS TO CONTROL AT LEAST ONE NELSON ELECTRIC OR OWNER / CLIENT SELECTED SUBSTITUTE. ALL ELECTRICAL LUMINAIRE IN THE FOLLOWING ROOM TYPES: BATHROOMS, UTILITY / LAUNDRY NONMETALLIC, SHEATHED CABLE "ROMEX" IS NOT APPROVED FOR PENETRATIONS OF 086 ALL 3-WAY, 4-WAY AND OTHER LIGHTING CIRCUITS CONTROLLED BY MORE THAN ONE SWITCH. A LIGHTING CIRCUIT CONTROLLED BY MORE THAN ONE SWITCH WHERE A

129 PENETRATIONS TO FIRE-RATED MATERIALS SHALL BE RESTORED TO EQUAL RATING

131 EXPOSED NM CABLE (ROMEX) SHALL BE PROTECTED FROM PHYSICAL DAMAGE PER

ITS LENGTH SHOWING MANUFACTURER'S NAME, MAXIMUM ALLOWABLE VOLTAGE.

134 IF ALUMINUM FEEDER CONDUCTORS ARE APPROVED FOR SUBSTITUTION, COPPER

"HYPRESS" TOOL OR OTHER MANUFACTURER'S RECOMMENDATIONS. PROVIDE

ANTI-OXIDE COMPOUND ON ALL ALUMINUM TERMINATIONS. NO ALUMINUM

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

138 CONTRACTOR SHALL PROVIDE A GROUND WIRE IN EACH CONDUIT WHETHER A

ONLY WITHIN UNITS, AND INSTALLED, FINAL CONNECTIONS TO VIBRATING EQUIPMENT

SHALL BE COPPER ONLY AND ALL ALUMINUM TERMINATIONS SHALL BE MADE USING A

UNDERGROUND GAS PIPES SHALL NOT BE USED AS A GROUNDING ELECTRODE PER

GROUND WIRE IS SHOWN ON THE DRAWING OR NOT. SIZE OF THE GROUND WIRE

REQUIRES #4 COPPER WIRE, 20'-0" LONG, EMBEDDED INTO CONCRETE AND PROVIDE

RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS

SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY

139 THE COMPLETE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH

POWER SOURCE: IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTORS SHALL

BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW

141|FOR EXISTING RESIDENCE (REMODELS, ADDITION, OR ALTERNATIONS) AND NEW

142 rack LOCATION WITHIN DWELLING UNITS: 1. SMOKE ALARMS AND SMOKE DETECTORS

SHALL NOT BE LOCATED WHERE AMBIENT CONDITIONS, INCLUDING HUMIDITY AND

BE LOCATED WITHIN UNFINISHED ATTICS OR GARAGE OR OTHER SPACES WHERE

SURFACE COULD BECOME CONSIDERABLY WARMER OR COOLER THAN THE ROOM,

EXTERIOR WALL, SMOKE ALARMS, AND SMOKE DETECTORS SHALL BE MOUNTED ON

SUCH AS A POORLY INSULATED CEILING BELOW AN UNFINISHED ATTIC OR AN

143 SMOKE ALARMS OR SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FEET

HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE

EXCEPTION: IONIZATION SMOKE ALARMS WITH AN ALARM SILENCING SWITCH OR

AREA AND ADJACENT SPACES HAVE NO CLEAR INTERIOR PARTITIONS AND THE 10

FEET DISTANCE WOULD PROHIBIT THE PLACEMENT OF A SMOKE ALARM OR SMOKE

DETECTOR REQUIRED BY OTHER SECTIONS OF THE CODE. SMOKE ALARMS LISTED

144 INSTALLATION NEAR BATHROOMS: SMOKE ALARMS SHALL BE INSTALLED NOT LESS

PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTIONS OF THE CODE.

145 SMOKE ALARMS AND SMOKE DETECTOR SHALL NOT BE INSTALLED WITHIN A 36 INCH

HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR

146 SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36 INCH

147 WHERE STAIRS LEAD TO OTHER OCCUPIED LEVELS, A SMOKE ALARM OR SMOKE

148 FOR STAIRWAYS LEADING UP FROM A BASEMENT, SMOKE ALARM OR SMOKE

HORIZONTAL PATH FROM THE TIP OF THE BLADE OF A CEILING-SUSPENDED (PADDLE)

DETECTOR SHALL BE LOCATED SO THAT SMOKE RISING IN THE STAIRWAY CANNOT BE

PREVENTED FROM REACHING THE SMOKE ALARM OR SMOKE DETECTOR BY AN

DETECTORS SHALL BE LOCATED ON THE BASEMENT CEILING NEAR THE ENTRY TO

DETECTORS SHALL BE INSTALLED ON THE HIGHEST PORTION OF THE CEILING OR ON

THE SLOPED PORTION OF THE CEILING WITHIN 12 INCHES VERTICALLY DOWN FROM

149 FOR TRAY-SHAPED CEILINGS (COFFERED CEILINGS), SMOKE ALARMS, AND SMOKE

150 | SMOKE ALARMS AND SMOKE DETECTORS INSTALLED IN ROOMS WITH JOISTS OR

151 HEAT ALARMS AND DETECTORS INSTALLED IN ROOMS WITH JOIST OR BEAMS SHALL

FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE

APPLIANCES ARE INSTALLED; AND IN DWELLING UNITS THAT HAVE ATTACHED

GARAGES. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN NEW DWELLING

A. CO-ALARM BY 'KIDDLE' MODEL KN-COB-IC 120 VOLTS AC WITH 9-VOLT BATTERY

B. MULTI-PURPOSE CARBON MONOXIDE ALARMS COMBINED WITH SMOKE ALARMS

SHALL COMPLY WITH SECTION R315 AND ALL APPLICABLE STANDARDS FOR LISTING

SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH IS

REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT

SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY

BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED

THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE

EXCEPTION: INTERCONNECTION IS NOT REQUIRED IN EXISTING DWELLING UNITS OR

WITHIN SLEEPING UNITS WHERE REPAIRS DO NOT RESULT IN THE REMOVAL OF ALL

REQUIRED FOR ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING ONE THOUSAND

DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED

ALARMS SHALL ONLY BE REQUIRED IN SPECIFIC DWELLING UNIT OR SLEEPING UNIT

BE LISTED AS COMPLYING WITH THE REQUIREMENT OF UL 2034. CARBON MONOXIDE

DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2075.

INSTALLED IN ACCORDANCE WITH THIS CODE, THE CURRENT EDITION OF NFPA 720

"STANDARD FOR THE INSTALLATIONS OF CARBON MONOXIDE (CO) DETECTION AND

WARNING EQUIPMENT" AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

OTHER CARBON MONOXIDE ALARM AND DETECTION DEVICES AS RECOGNIZED IN

GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON

156 | ALARM REQUIREMENTS: SINGLE- AND MULTIPLE- STATION MONOXIDE ALARMS SHALL

CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE

MONOXIDE ALARM IN ACCORDANCE WITH SECTION 420.4.1 CARBON MONOXIDE

AND CEILING FINISHES, THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT, OR

CRAWL SPACE, AND NO PREVIOUS METHOD FOR INTERCONNECTION EXISTED.

155 WHERE REQUIRED IN EXISTING DWELLINGS OR SLEEP UNITS: WHERE A PERMIT IS

153 POWER SUPPLY: FOR NEW CONSTRUCTION, REQUIRED CARBON MONOXIDE ALARMS

BACK-UP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT

154 | INTERCONNECTION: WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS

ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING

UNITS AND EXISTING DWELLING (REMODELS, ADDITION, OR ALTERNATIONS) PER CRC

BEAMS SHALL COMPLY WITH THE REQUIREMENTS OF 17.7.3.2.4.

SECTION R315.2.2 IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

BACKUP AND INTERCONNECTED (CBC R315.1.1 AND R315.1.2).

APPROVAL BY THE STATE FIRE MARSHAL (CBC 315.3.1).

COMPLY WITH THE REQUIREMENTS OF 17.6.3.

COOLING SYSTEM AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW FROM

THAN A 3 FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A

FOR USE IN CLOSE PROXIMITY TO A PERMANENTLY INSTALLED COOKING APPLIANCE.

BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT

PUBLISHED INSTRUCTIONS. 2. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT

TEMPERATURES CAN FALL BELOW 40' F OR EXCEED 100' F. 3. WHERE THE MOUNTING

TEMPERATURE, ARE OUTSIDE THE LIMITS SPECIFIED BY THE MANUFACTURER'S

WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER

CONSTRUCTION, SMOKE ALARMS SHALL BE INSTALLED PER CRC SECTION R314.2.2:

B. 1020-VOLT AC POWERED WITH 9-VOLT BATTERY BACKUP AND INTERCONNECTED

. ALARMS SHALL BE INSTALLED A MINIMUM OF 3 FEET FROM THE KITCHEN AND SIDE

THE PRESENTLY ADOPTED EDITION OF THE C.E.C., ART #250. UFER GROUND

SYSTEM CONDUCTORS SHALL BE INSTALLED IN APPROVED RACEWAYS.

130 | ALL CONDUIT ONLY INSTALLATIONS SHALL HAVE A PULL WIRE OR ROPE

132 CONDUIT, CABLE, WIRE: PER PRESENTLY ADOPTED EDITION OF THE C.E.C

FIRE RATED ASSEMBLIES.

SITE IN UNBROKEN PACKAGES

CONDUCTOR SMALLER THAN #4 AWG.

SHALL BE AS REQUIRED PER NEC.

140 SMOKE DETECTION AND NOTIFICATION ALARM:

. SMOKE ALARM BY 'KIDDLE' MODEL #PE120.

THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION.

OF RETURN AIR, AND 3 FEET FROM ALL HVAC SUPPLY REGISTERS

BOND TO GAS OR WATER LINE

CBC R314.4 AND R314.5.

AN INSIDE WALL

THOSE REGISTERS

THE STAIRS.

THE HIGHEST POINT.

152 CARBON MONOXIDE ALARMS:

FOR OVERCURRENT PROTECTION.

FOR WHICH THE PERMIT WAS OBTAINED.

NFPA 720 ARE ALSO ACCEPTABLE.

INTERVENING DOOR OBSTRUCTION.

N.E.C.

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(k) THE DIMMER OR VACANCY SENSOR SHALL BE CERTIFIED TO THE ENERGY

133 CONDUCTORS SHALL BE CODE GRADE, 600-VOLT CLASS, COPPER, MARKED 24" ALONG COMMISSION THAT IT COMPLIES WITH THE APPLICABLE CEC DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO AND SIZE. CONDUCTORS SHALL BE TYPE "THWN"- WET. DELIVER THE WIRE TO THE HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8. EXCEPTIONS: (1) CLOSETS LESS THAN 70 SQUARE FEET AND (2) HALLWAYS.

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

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)

089 ALL INTERIOR LIGHTING SHALL BE SWITCHED OR CONTROLLED BY A VACANCY SENSOR OR DIMMER, EXCEPT CLOSETS SMALLER THAN 70 SQUARE FEET AND

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 (ECMS) MAY BE USED TO COMPLY WITH

DIMMER AND VACANCY SENSOR REQUIREMENTS 093 ALL LIGHTING SWITCHES SHALL BE INSTALLED MAXIMUM AT 48" ABOVE FINISHED FLOOR TO CENTERLINE. ALL RECEPTACLE OUTLETS SHALL BE INSTALLED AT LEAST 16" ABOVE FINISHED FLOOR TO CENTERLINE.

094 SWITCHED OUTLETS SHALL BE 1/2 HOT.

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 STEP LIGHTS TO BE +6" ABOVE SKIRT BOARD, WHEN THEY OCCUR. 099 SWITCHES: SILENT TYPE.

100 SWITCH PLATES, COVERS, ETC.: AS SELECTED BY OWNER / CLIENT. 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 208/240-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 PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED 10 FEET OR PANEL AND / OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT GREATER FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED GREATER THAN 6 FEET FROM NSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

A PERMANENTLY INSTALLED COOKING APPLIANCE WHERE THE KITCHEN OR COOKING 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, DENS, 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 'YPE INSTALLED TO PROVIDE 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. 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

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. 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.

116 | ALL LIVING SPACES NOT PROTECTED BY GROUND-FAULT CIRCUIT INTERRUPTER (GFCI OR GFI) 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 AL BE SEALED 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.

120 THE TOTAL BRANCH POWER, LIGHTING CIRCUITS, CONDUITS, AND RACEWAY ROUTING HAVE NOT BEEN SHOWN ON THE PLANS. PROVIDE CONTINUOUS CONDUITS, RACEWAYS, AND CIRCUIT CONDUCTORS AS REQUIRED BETWEEN DEVICES SHOWN (I.E. RECEPTACLES, LIGHTING FIXTURES, METERS, MECHANICAL EQUIPMENT, PANELS ETC.) WITH RESPECTIVE CIRCUIT NUMBERS SHOWN ON PANEL SCHEDULES. 121 REFER TO PANEL SCHEDULE FOR BRANCH CIRCUITING NUMBERS.

122 AT LEAST ONE ADDITIONAL 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLES. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.

123 AT LEAST ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT SHALL BE INSTALLED TO SUPPLY RECEPTACLES IN ATTACHED AND DETACHED GARAGES. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS. 124 AT LEAST ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED FOR THE

FURNACE LOCATED IN THE ATTIC. 125 LIGHTING BRANCH CIRCUITS SHALL NOT BE COMBINED WITH RECEPTACLES OR CONDUITS INTO MULTI-WIRE BRUNCH CIRCUIT UNLESS SO INDICATED ON THE

126 PROVIDE SEPARATE CIRCUITS EACH FOR DISHWASHER, GARBAGE DISPOSAL,

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.

040 ALL HEIGHTS GIVEN ARE TO BOTTOM OF FIXTURE OR OUTLET. HEIGHTS TO MEET ALL APPLICABLE ACCESSIBILITY REQUIREMENTS

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, 050 ALL OUTLETS PRIOR TO INSTALLATION OF GYPSUM WALLBOARD. LOCATE ALL

SWITCHES AND FIXTURES FROM FINISHED FLOOR PER ELECTRICAL PLANS AND

051 INTERIOR OUTLETS: DUPLEX TYPE, 15A, 125 VOLTS.

052 EXTERIOR OUTLETS: SINGLE WEATHERPROOF TYPE, G.F.C.I. 053 OUTLETS AND PULL BOXES: GALVANIZED.

054 RECESSED INCANDESCENT LIGHT FIXTURES: IN THE PROXIMITY OF ATTIC, CEILING, OR FLOOR INSULATION SHALL BE I.C. TYPE ZERO CLEARANCE INSULATION COVER.

CEILING SUSPENDED (PADDLE) FANS SHALL BE SUPPORTED INDEPENDENTLY OF AN OUTLET BOX OR BY LISTED OUTLET BOX OR OUTLET BOX SYSTEMS IDENTIFIED FOR

056 FIXTURES USED TO MEET FLUORESCENT LIGHTING REQUIREMENTS SHALL NOT CONTAIN MEDIUM-BASE INCANDESCENT LAMP SOCKETS

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

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 LUMINARY OR LAMP HOLDER MAY BE ATTACHED. BOXES SHALL BE REQUIRED TO SUPPORT A LUMINARY WEIGHING A MINIMUM OF 50 POUNDS.

A LUMINARY 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

060 A SCHEDULE OF ALL INTERIOR LUMINARIES AND LAMPS INSTALLED MUST BE DELIVERED 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 LUMINARIES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT

PERMIT LUMINARIES 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 410.16 064 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 065 ALL LED LIGHTING MUST BE CERTIFIED TO CEC. IF THE LIGHTING IS NOT CERTIFIED, I MUST BE CONSIDERED AS "LOW EFFICACY LIGHTING". ALL LED LIGHTING USED AS

"HIGH EFFICACY" MUST HAVE THE DATA 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.

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 OR 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.

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

070 CONNECT ALL WALL MOUNTED LIGHTS AT GARAGES TO CENTRAL HOUSE PANEL WITH

071 RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS. LUMINAIRES RECESSED INTO CEILING SHALL NOT CONTAIN SCREW BASED SOCKETS 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.

. HAVE ALL AIR LEAKS PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK.

. FOR LUMINAIRES WITH HARDWIRED 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. . 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. 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 ISTANDARDS. 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.

078 CLEARANCES:

CONTROLLED BY THE DISCONNECT.

THE WORKING CLEARANCE REQUIRED BY SECTION 110-16 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

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 PANELS THAR ARE DESIGNED TO ALLOW ACCESS TO THE EQUIPMENT OR TO OBSCURE THE EQUIPMENT NAMEPLATE AS PER CEC 440.14.

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.

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

BE RATED AT OR ABOVE THE AVAILABLE INTERRUPTING CURRENT 002 A GROUNDING ELECTRODE COMPLYING WITH SECTION 250-BO(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 SERVICES IN EXCESS 400 AMPS A MINIMUM OF TWO RODS, SPACED AT LEAST SIX FEET APART, SHALL BE USED.

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 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&E

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

009 CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR DAMAGES TO ALL WALLS, FLOOR AND CEILINGS INCURRED DURING ELECTRICAL CONSTRUCTION. IF ANY DAMAGE OCCURS DURING ELECTRICAL CONSTRUCTION, ELECTRICAL 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

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 MATERIA AND INSTALLATION REQUIREMENTS AND LIMITATIONS AT FIRE AND SOUND

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

017 SHOULD A CONFLICT ARISE BETWEEN THIS SPECIFICATION, THE DRAWINGS OR ANOTHER ELECTRICAL SPECIFICATION ISSUED AS PART OF THESE DOCUMENTS, THE MORE STRINGENT SHALL PREVAIL.

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 THE 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 TH DIVISION OF INDUSTRIAL SAFETY AND ALL GOVERNING BODIES HAVING JURISDICTION MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE TANDARDS ESTABLISHED BY A.N.S.I., U.L., N.E.M.A. AND N.B.F.U. INSTALL PER

MANUFACTURER'S RECOMMENDATIONS. 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 ARCHITECTS.

022 **RECEPTACLES**: ALL 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. 027 ON ISLAND AND PENINSULAR COUNTERTOPS, RECEPTACLES MAY BE MOUNTED A MAXIMUM OF 12 INCHES BELOW 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 CORD CONNECTED FIXTURES, HANGING FIXTURES, LIGHTING TRACK, PENDANTS, OR CEILING SUSPENDED (PADDLE) 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 TAMPERED-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) 1-5 032 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 OPENING, AND ON ANY WALL SPACE

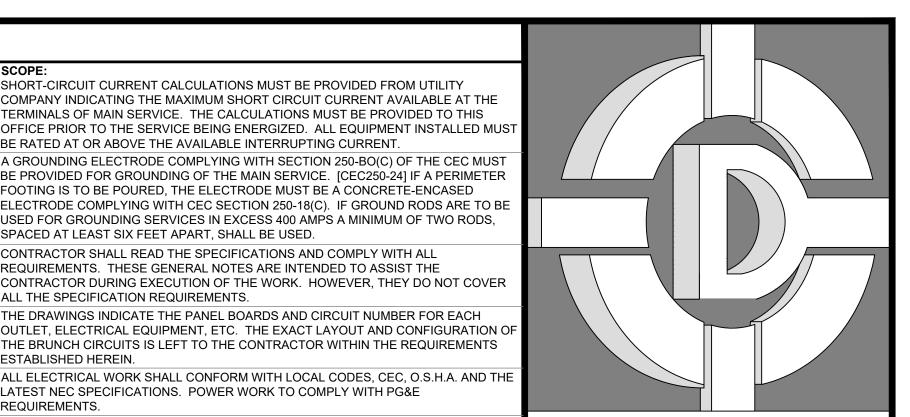
AT LEAST 24 INCHES WIDE. 034 RANGES AND DRYERS REQUIRE A 4-WIRE GROUNDED RECEPTACLE OUTLET REGARDLESS OF WHERE CIRCUIT ORIGINATES.

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. 037 SIZE OUTLET BOXES IN CONFORMITY WITH NEC FOR NUMBER AND GAUGE OF CONDUCTORS THEREIN, 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 | ELECTRICAL NOTES BE RATED AND INSTALLED TO MEET THE REQUIREMENTS OF THE C.R.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 CONSTRUCTED WITH INDIVIDUAL 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; OF BY OTHER LISTED MATERIALS AND METHODS.

039 PROVIDE LOW VOLTAGE STUB OUT FOR HOUSE NUMBERS IF LOCAL CODE REQUIRES ILLUMINATION.



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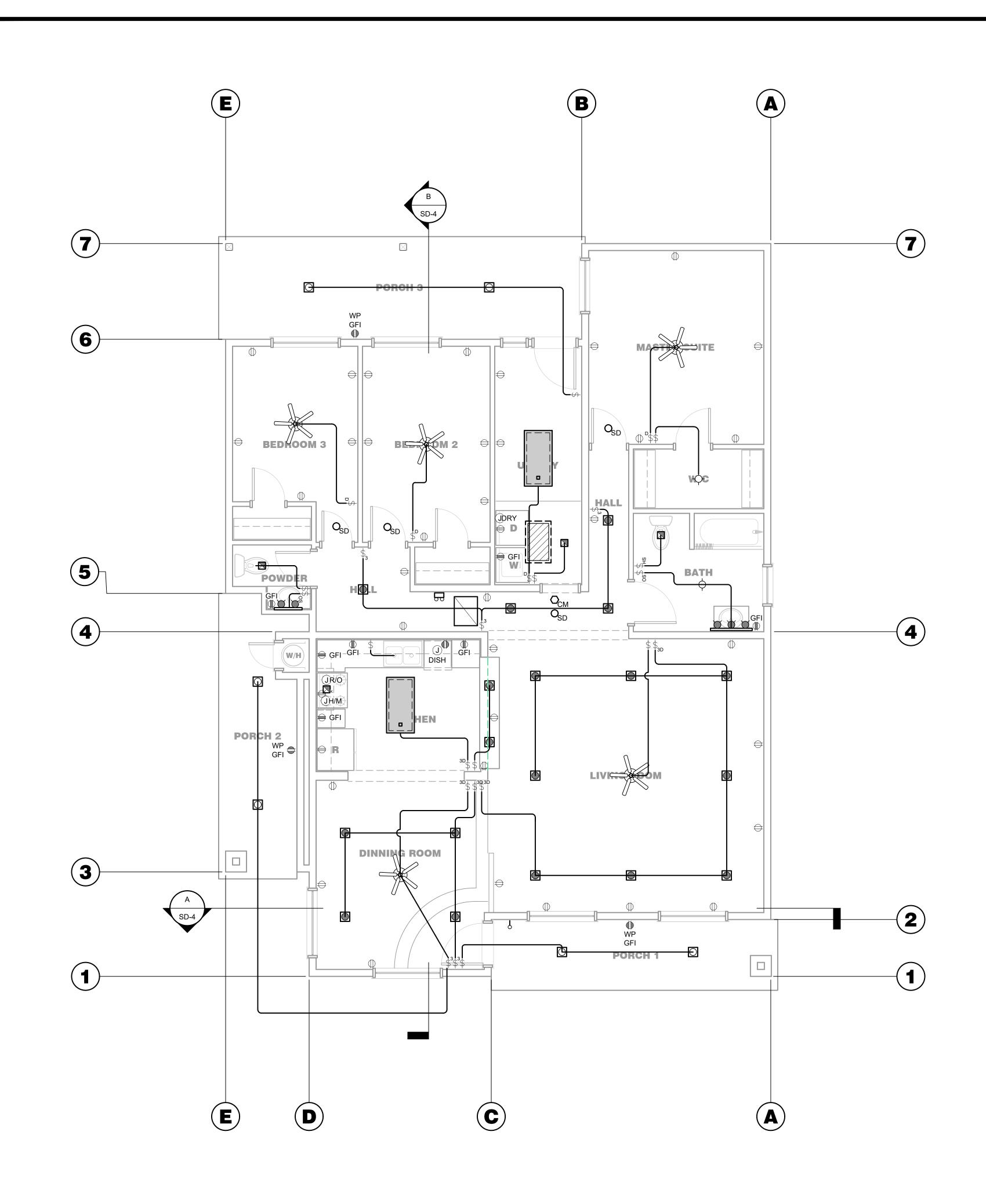
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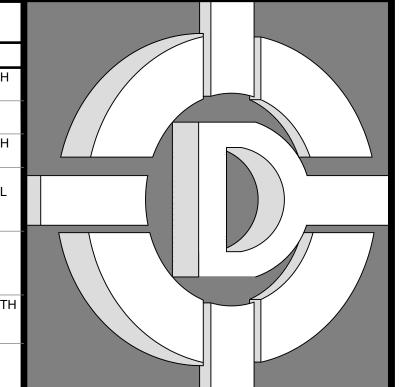
SHEET TITLE

DRAWN BY: CHRISTINE APPROVED BY: M.D.





SYMBOLS	ELECTRICAL DESCRIPTION	SYMBOLS	DESCRIPTION
			SINGLE POLE SWITCH WITH
\$	SINGLE POLE SWITCH.	\$.	DIMMER.
\$ 3	3-WAY SWITCH.	\$ 3D	3-WAY SWITCH WITH DIMMER.
\$ os	OCCUPANCY SENSOR	\$ _{HS}	SINGLE POLE SWITCH WITH HUMIDISTAT SENSOR.
Ψ U3	SWITCH.	₩ пъ	SMOKE ALARM. REFER TO
	SWITCH CIRCUIT.	Osp	SHEET GE-020 ELECTRICAL NOTES NUMBER 141 FOR
			SPECIFICATIONS.
	CARBON MONOXIDE ALARM. REFER TO SHEET GE-020		DUPLEX CEILING OUTLET
СМ	ELECTRICAL NOTES NUMBER	₩clg	VERIFY LOCATION WITH OWNER.
	152 FOR SPECIFICATIONS.	<u> </u>	WATERPROOF OUTLET WITH
$\overline{\mathbb{Q}}$	DUPLEX OUTLET.	WP GFI	GROUND FAULT INTERPRETER AT WALL.
	DUPLEX OUTLET WITH		DISHWASHER: GROUND
$\overline{\mathbb{O}}_{GFI}$	GROUND FAULT	J DISH	FAULT INTERPRETER RECEPTACLE UNDER
	INTERPRETER.	O 5.6.1	CABINET.
	222/ 011 57		HOOD / MICROWAVE:
	220V OUTLET.	J _{H/M}	RECEPTACLE ABOVE CABINET.
J	110 V - JUNCTION BOX DEDICATED CIRCUIT.	J _{DRY}	DRYER: 120 / 240V, 30 AMP 1/2"C, (3)#10 (1)#10 GND CU.
$J_{R/O}$	RANGE / OVEN: 120 / 240V, 30 AMP 1/2"C, (3)#10 (1)#10 GND		
	CU. ELECTRICAL VEHICLE SUPPLY	FOI IIDMENIT /E	
	DIAMETER) LISTED RACEWAY	TO ACCOMMOD	PATÉ DEDICATED 208 / 240
	VOLT BRANCH CIRCUIT. THE F		ANEL SHALL HAVE MINIMUM DEDICATED BRANCH
JEVSE	CIRCUIT AND SPACES RESERV	/ED TO PERMIT	INSTALLATION OF A BRANCH
	CIRCUIT OVERCURRENT PROT CAPABLE SHALL BE POSTED II		
	PANEL OF SUBPANEL AND NEX		
	RECESSED SUSPENDED CEILING LIGHT FIXTURE WITH		CEILING MOUNTED FIXTURE.
	PLASTIC DIFFUSER. (LED)	<u> </u>	(LED)
	EXTERIOR CEILING		CEILING MOUNTED RECESSED CAN FIXTURE.
	MOUNTED RECESSED CAN FIXTURE WITH MOTION		(LED)
	SENSOR AND INTEGRAL PHOTO CONTROL. PROVIDE		CEILING FAN WITH LIGHT (SEPARATE SWITCH FOR
	SWITCH TO FIXTURE. (LED)		LIGHT). (LED)
MM	CEILING MOUNTED TRACK	T	THERMOSTAT.
0	LIGHT FIXTURE. (LED)	۵۵	
<u></u>	DOOR BELL BUTTON.		CHIME ASSEMBLY.
\$-6-	DEDICATED 120V OUTLET FOR CONNECTION TO FORCED AIR		
	CONTRACTOR. LIGHT, SWITCH		D DEDICATED 110V OUTLET IN
<u></u>	ATTIC WHERE FAU OCCURS.	NI DOV WITH HE	25'-0" OF MECHANICAL UNIT ON
	THE SAME LEVEL. MUST BE AL	-	
K_K	KITCHEN HOOD EXHAUST FAN ADDITIONAL INFORMATION.	I. REFER TO ARG	CHITECTURAL DRAWINGS FOR
	CEILING MOUNTED INTERMITT		
H	SENSOR VENTED TO THE EXT		
<u> </u>	THEN 3-SONE.		
	WHOLE BUILDING CONTINUOL 60 CFM SHALL BE LABELED "TI		
IAQ	QUALITY VENTILATION FOR THAIR QUALITY IS VERY POOR."		
	CEILING MOUNTED INTERMITT	ENT LOCAL EXI	HAUST FAN VENTED TO THE
	EXTERIOR WITH A BACKDRAFT OF 100 CFM AND A SONE RATI		
	WHOLE HOUSE FAN. REFER TO		
<u></u> WH	ADDITIONAL INFORMATION. ELECTRICAL SERVICE WITH M	ETER OWNED	O VERIEV WITH LOCAL
4	UTILITY COMPANY. REFER TO	SITE PLAN AND	ELECTRICAL LOAD
	CALCULATION "PANEL / SUBPA CONCRETE ENCASED ELECTR		
	ELECTRICAL SUB PANEL. VERI	IFY WITH OWNE	R FOR EXACT LOCATION. FOR
	SIZE, REFER TO ELECTRICAL L FEEDER / CONDUIT".	LOAD CALCULA	TION "PANEL / SUBPANEL /
	STREET ADDRESS NUMERALS		
	MOUNTED ON A CONTRASTING STREET (ILLUMINATED).	G BACKGROUNE	CLEARLY VISIBLE FROM THE



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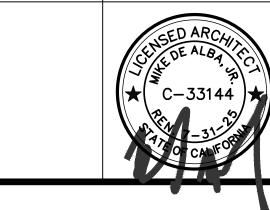
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ENGINEER'S SEAL ARCHITECT'S SEAL



ELECTRICAL PLAN

SHEET TITLE

DRAWN BY: TAYLOR APPROVED BY: M.D.A

MIKE DE ALBA, JR. ARCHITECT

ARCHITECT'S SEAL















