

ABBREVIATIONS

A	AB	ANCHOR BOLT	E	(E)/EXIST	EXISTING
	ABV	ABOVE	E	EAST	EAST
	AC	AIR CONDITIONING	EA	EACH	EACH
	ACOUST	ACOUSTICAL	EB	EXPANSION	BOLT
	ACRE-FT	ACRE-FOOT	ELEC	ELECTRICAL	
	AD	AREA DRAIN	ELEV	ELEVATION	
	ADJ	ADJUSTABLE	ENCL	ENCLOSURE	
	AFF	ABOVE FINISH FLOOR	ENGR	ENGINEER	
	AGG	AGGREGATE	EPB	ELECTRICAL PANEL BOARD	
	ALT	ALTERNATE	EQ	EQUAL	
	ALUM/AL	ALUMINUM	EQUIP	EQUIPMENT	
	ANCH	ANCHOR	EW	EACH WAY	
	ANOD	ANODIZED	EXP	EXPOSED/EXPOSED	
	AP	ACCESS PANEL	EXT	EXTERIOR	
	APPROX	APPROXIMATE			
	ARCH	ARCHITECT/ARCHITECTURAL	F	(F)	FUTURE
	ASPH	ASPHALT/ASPHALTIC	FABR	FABRICATE	
	AVG	AVERAGE	FAR	FLOOR AREA RATIO	
B			FB	FLOOR BAR	
	BD	BOARD	FD	FLOOR DRAIN	
	BITUM	BITUMINOUS	FDTN	FOUNDATION	
	BLDG	BUILDING	FF	FINISH FLOOR	
	BLK	BLOCK	FH	FULL HEIGHT	
	BLKG	BLOCKING	FHMS	FLAT HEAD MACHINE	
	BM	BEAM		SCREW	
	BOT	BOTTOM	FHWS	FLAT HEAD WOOD SCREW	
	BRKT	BRACKET	FIN	FINISH	
	BRT	BRITISH THERMAL UNITS	FIXT	FIXTURE	
	BUR	BUILT-UP ROOFING	FLASH	FLASHING	
			FLR	FLOOR	
C	C/C	CENTER TO CENTER	FLOOR	FLOORESCENT	
	CB	CATCH BASIN	FO	FINISHED OPENING	
	CEM	CEMENT	FOC	FACE OF CONCRETE	
	CER	CERAMIC	FOF	FACE OF FINISH	
	CLG	CEILING	FOM	FACE OF MASONRY	
	CLKG	CAULKING	FOS	FACE OF STUD	
	CLR	CLEAR	FOT	FACE OF TREAD	
	CMU	CONCRETE MASONRY UNIT	FRPF	FIREPROOFING	
	CNTR	COUNTER	FS	FULL SIZE	
	COL	COLUMN	FT	FOOT	
	COMB	COMBINATION	FTG	FOOTING	
	CONC	CONCRETE	FURR	FURRING	
	CONST	CONSTRUCTION			
	CONT	CONTINUOUS	G	GAS	
	CONTR	CONTRACTOR	G	GAUGE	
	CPT	CARPET	GALV	GALVANIZED	
	CT	CERAMIC TILE	GB	GRAB BAR	
	CTR	CENTER	GD	GARBAGE DISPOSAL	
	CTSK	COUNTERSUNK	GEN	GENERAL	
	CW	COLD WATER	GFCI	GROUND FAULT CIRCUIT INTERRUPTED	
D			GFI	GROUND FAULT INTERRUPTED	
	DBL	DEEP/DEPTH	GL/GLAZ	GLASS/GLAZED	
	DEG	DEGREE	GND	GRADE	
	DEMO	DEMOLITION	GR	GRADE	
	DEPT	DEPARTMENT	GR	GRADE	
	DET	DETAIL	GSM	GALVANIZED SHEET METAL	
	DIA	DIAMETER	GYP	GYPSPUM	
	DIAG	DIAGONAL	GYP BD	GYPSPUM BOARD	
	DIM	DIMENSION			
	DN	DOWN			
	DR	DOOR			
	DS	DOWNSPOUT			
	DW	DISHWASHER			
	DWG	DRAWING			
	DWR	DRAWER			

H	HIGH	N	(N)	NEW
HB	HOSE BIBB	N	N	NORTH
HC	HOLLOW CORE	NIC	NOT IN CONTRACT	
HCWD	HOLLOW CORE WOOD	NIC	NUMBER	
	DOOR	NOM	NOMINAL	
HDWR	HARDWARE	NRCA	NATIONAL ROOFING CONTRACTORS ASSOCIATION	
HM	HOLLOW METAL			
HORIZ	HORIZONTAL			
HP	HIGH POINT	NTS	NOT TO SCALE	
HR	HOOR			
HT	HEIGHT	O	O/	OVER
HVAC	HEATING, VENTILATING & AIR CONDITIONING	OA	OVERALL	
		OC	ON CENTER	
HW	HOT WATER	OD	OUTSIDE DIMENSION	
HWH	HOT WATER HEATER	OFCI	OWNER FURNISHED/ CONTRACTOR INSTALLED	
I	ID	OFI	OWNER FURNISHED/ CONTRACTOR INSTALLED	
	INSIDE DIAMETER/ DIMENSION	OH	OPPOSITE HAND	
IN	INCH	OPNG	OPENING	
INCAD	INCANDESCENT	OPP	OPPOSITE	
INFO	INFORMATION	OPY	OXYGEN	
INSUL	INSULATION			
INT	INTERIOR	P	PERFORATED	
J	J-BOX	PERP	PERPENDICULAR	
JST	JOIST	PL	PLATE	
JT	JOINT	PLAM	PLASTIC LAMINATE	
K	KD	PLAS	PLASTER	
KIT	KILN DRIED	PLUMB	PLUMBING	
	KITCHEN	PLYWD	PLYWOOD	
L	L	PNT	PAINT/ PAINTED	
	LONG/LENGTH	PRCST	PRECAST	
LAM	LAMINATE	PREFAB	PREFABRICATED	
LAV	LAVATORY	PSF	POUNDS PER SQUARE FOOT	
LB	POUND			
LCD	LIQUID CRYSTAL DIODE	PSI	POUNDS PER SQUARE INCH	
LD	LINEAR DIFFUSER	PT	POINT/ PRESSURE TREATED	
LP	LOW POINT	PWR	POWER	
LT	LIGHT	Q	QT	QUARRY TILE
LTG	LIGHTING	QTY	QUANTITY	
M	MACH	R	(R)	REMOVE
MAT	MACHINE MATERIAL	R	R	RISER
MAX	MAXIMUM	RD	RADIUS	
MBR	MODIFIED BITUMEN ROOFING	RB	RUBBER BASE	
MECH	MECHANICAL	RCP	REFLECTED CEILING PLAN	
MEMB	MEMBRANE	RD	RAIN	
MEZZ	MEZZANINE	REBAR	REINFORCING	
MFR	MANUFACTURER	RECEP	RECEPTACLE	
MID	MIDDLE	RECT	RECTANGULAR	
MIN	MINIMUM/MINUTE	REF	REFERENCE	
MIRR	MIRROR	REFR	REFRIGERATOR	
MISC	MISCELLANEOUS	REINF	REINFORCED	
MO	MASONRY OPENING	REOD	REQUIRED	
MP	METAL PANEL	RESIL	RESILIENT	
MS	MOTION SENSOR	RETG	RETAINING	
MTD	MOUNTED	REV	REVISION	
MTG	MOUNTING	RGTR	REGISTER	
MTL	METAL	RM	ROOM	
MULL	MULLION	RND	ROUND	
NW	MICROWAVE	RO	ROUGH OPENING	
		RWL	RAIN WATER LEADER	

S	SOUTH/SWITCH	U	UNIFORM BUILDING CODE
SCD	SOLID CORE	UL	UNDERWRITER'S
SCHED	SEE CIVIL DRAWINGS		LABORATORY
SCR	SCHEDULE	UNF	UNFINISHED
SCWD	SCREEN	UON	UNLESS OTHERWISE NOTED
SECT	SOLID CORE WOOD DOOR SECTION		
SF	SQUARE FOOT	V	VERTICAL
SHT	SHEET	VEST	VESTIBULE
SHTHG	SHEATHING	VG	VERTICAL GRAIN
SHWR	SHOWER	VIF	VERIFY IN FIELD
SM	SIMILAR		
S.D	SEE LANDSCAPE DRAWINGS	W	WEST/WIDE/WIDTH
SKYL	SKYLIGHT	W	WITH
SMACMA	SHEET METAL/AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION	WD	WOOD
		WH	WATER HEATER
SMD	SEE MECHANICAL DRAWING	WIN	WINDOW
SMS	SHEET METAL SCREW	WO	WHERE OCCURS
SMWP	SHEET MEMBRANE WATERPROOFING	W/O	WITHOUT
		WP	WATERPROOF
SPEC	SPECIFICATIONS/SPECIAL SUPPLY REGISTER	WR	WATER RESISTANT
SR	SQUARE	WT	WEIGHT
SQ	SEE STRUCTURAL DRAWINGS	WTR	WATER
SSD	STAINLESS STEEL		
SST	STANDARD	& AND	
STD	STAGGER	∠	ANGLE
STGR	STEEL	⊙	AT
STL	STORAGE	∠	CENTER LINE
STOR	STRUCTURAL	°	DEGREES
STR	SURFACE	⊙	DIAMETER
SUR	SUSPENDED	"	INCH
SUSP	SERVICE	#	NUMBER
SVC	SURVEY	±	PLUS/MINUS
SVY	SYMMETRICAL		
SYM			
T	TREAD/THERMOSTAT		
T&B	TOP & BOTTOM		
T&G	TONGUE & GROOVE		
TB	TOWEL BAR		
TBD	TO BE DETERMINED		
TCA	TILE COUNCIL OF AMERICA		
TD	TRENCH DRAIN		
TEL	TELEPHONE		
TEMP	TEMPERED		
THK	THICK		
THRES	THRESHOLD		
TOC	TOP OF CONCRETE		
TOP	TOP OF PAVEMENT		
TOPO	TOPOGRAPHY		
TOS	TOP OF STEEL		
TOW	TOP OF WALL		
TV	TELEVISION		
TYP	TYPICAL		


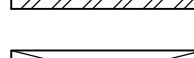
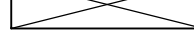
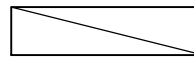
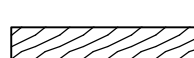

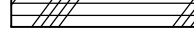
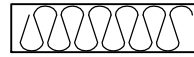


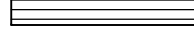
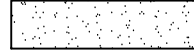


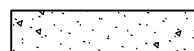
GENERAL NOTES

1. THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT BETWEEN THE OWNER AND CONTRACTOR, CONDITIONS OF THE CONTRACT (GENERAL, SUPPLEMENTARY AND OTHER CONDITIONS), DRAWINGS, SPECIFICATIONS, ADDENDA AND MODIFICATIONS ISSUED PRIOR TO OR AFTER EXECUTION OF THE CONTRACT, AND OTHER DOCUMENTS LISTED IN THE AGREEMENT.
2. THE WORK INCLUDED UNDER THIS CONTRACT CONSISTS OF ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS, AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT LEAVING ALL WORK READY FOR USE.
3. THE CONTRACT DOCUMENTS DESCRIBE SPECIFIC DESIGN INTENT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROVISION OF COMPLETE OPERATIONAL SYSTEMS AND INSTALLATIONS. THE PLANS INDICATE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL INCLUSIVE. ALL DEMOLITION AND NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THE DRAWING IS INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES.
4. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. THE GENERAL CONTRACTOR (AND ANY OTHER SUBCONTRACTORS REQUIRED) SHALL EXAMINE THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT HIS WORK. CONTRACTORS SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY THEMSELVES AS TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. THE GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCT WORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. EXPOSED OR CONCEALED ELEMENTS SHALL BE DETERMINED AND REVIEWED WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
6. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF THE CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL THE SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
7. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
8. ALL DIMENSIONS ARE TO FACE OF FINISHING, UNLESS OTHERWISE NOTED. DIMENSIONS NOTED AS "CLR" ARE TO BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS NOTED AS "+/-".
9. ALL DIMENSIONS NOTED "VF" ARE TO BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION. IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT.
10. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
11. "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEPT AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR.
12. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
13. FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.
14. GRID LINES ARE SHOWN TO FACE OF FRAMING U.O.N. AND ARE FOR REFERENCE.
15. OWNER WILL PROVIDE WORK NOTED "NC" UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.

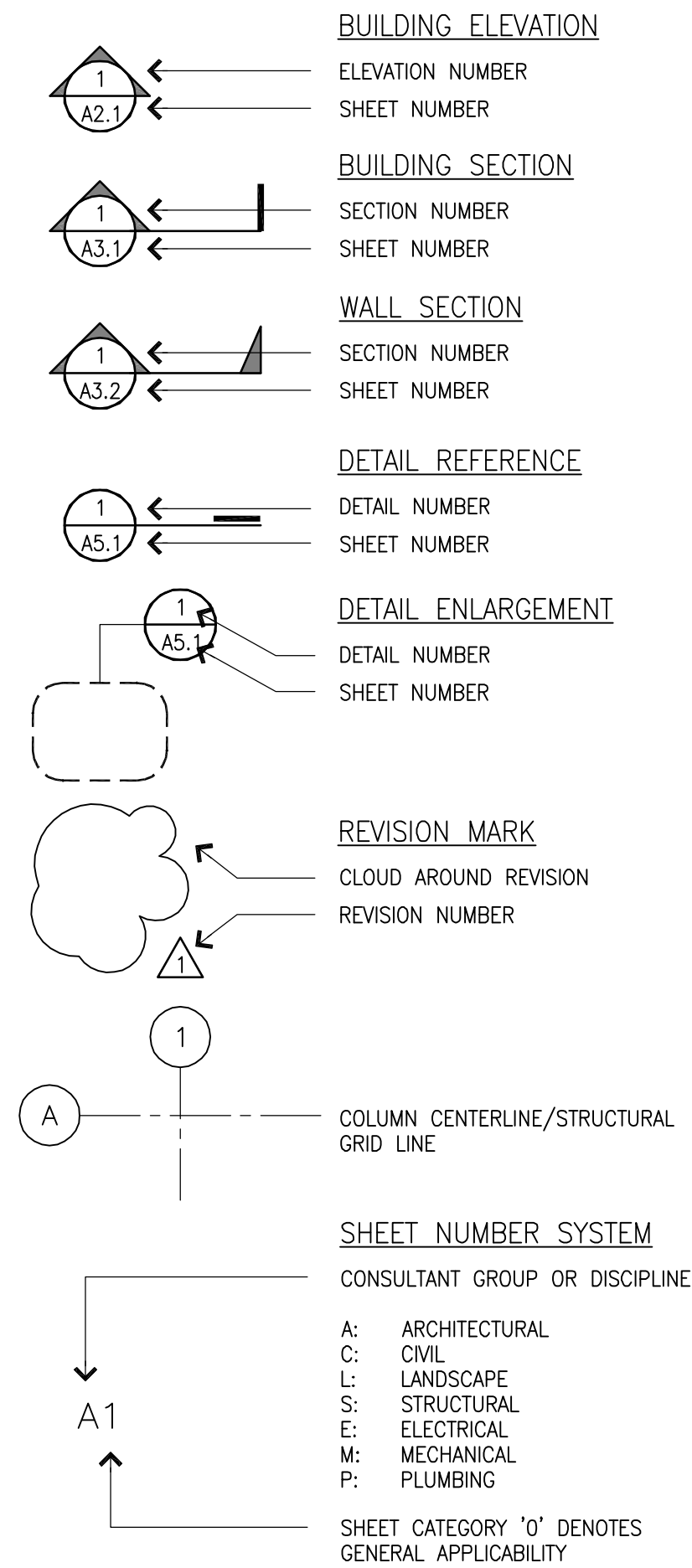
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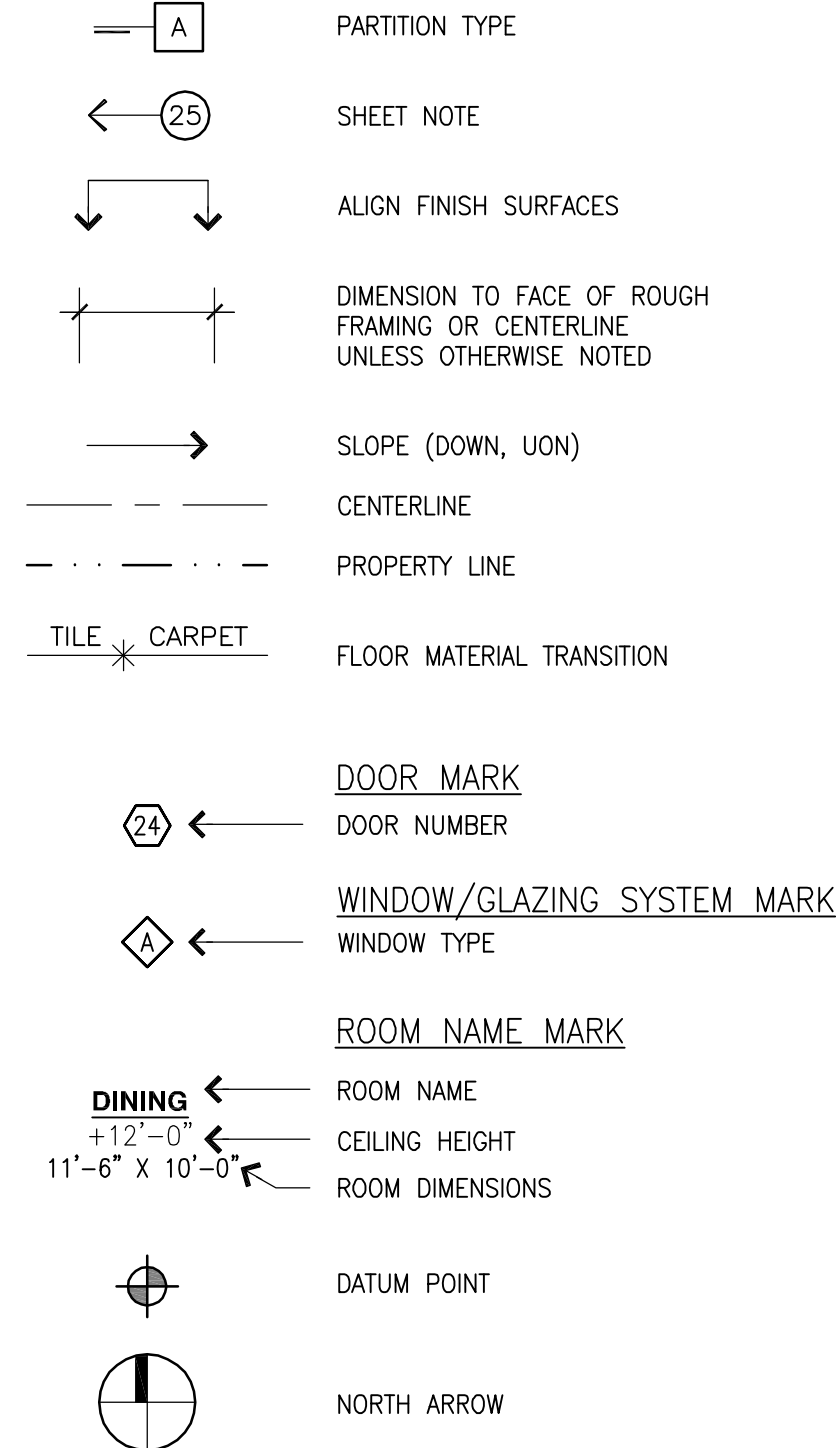
MATERIAL SYMBOLS

	STONE
	METAL—DETAIL AND LARGE SCALE ONLY
	WOOD, ROUGH
	WOOD, BLOCKING
	WOOD, FINISH
	PLYWOOD
	BATT INSULATION
	RIGID INSULATION
	GLASS, PLASTIC
	SAND/MORTAR/PLASTER/ GYPSUM BOARD
	CERAMIC TILE— DETAIL AND LARGE SCALE ONLY
	CONCRETE
	EARTH
	GRANULAR FILL
	NEW PARTITION

REFERENCE SYMBOLS



DRAWING SYMBOLS



CODES

1. ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING CODES:
- * 2006 INTERNATIONAL BUILDING CODE AMENDED BY THE 2007 CALIFORNIA BUILDING CODE
 - * 2006 CALIFORNIA MECHANICAL CODE AS AMENDED BY THE 2007 CALIFORNIA MECHANICAL CODE
 - * 2006 NATIONAL ELECTRICAL CODE AS AMENDED BY THE 2007 CALIFORNIA ELECTRICAL CODE
 - * 2000 UNIFORM PLUMBING CODE AS AMENDED BY THE 2007 CALIFORNIA PLUMBING CODE
 - * 2004 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS, TITLE 24
 - * 2007 CALIFORNIA FIRE CODE
 - * ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES

IN THE EVENT OF CONFLICTS IN CODE REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. ANY CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS AND ABOVE CODES AND ORDINANCES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.

PARISI-DUNNE REMODEL

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PACIFICA, CA 94044

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Issue

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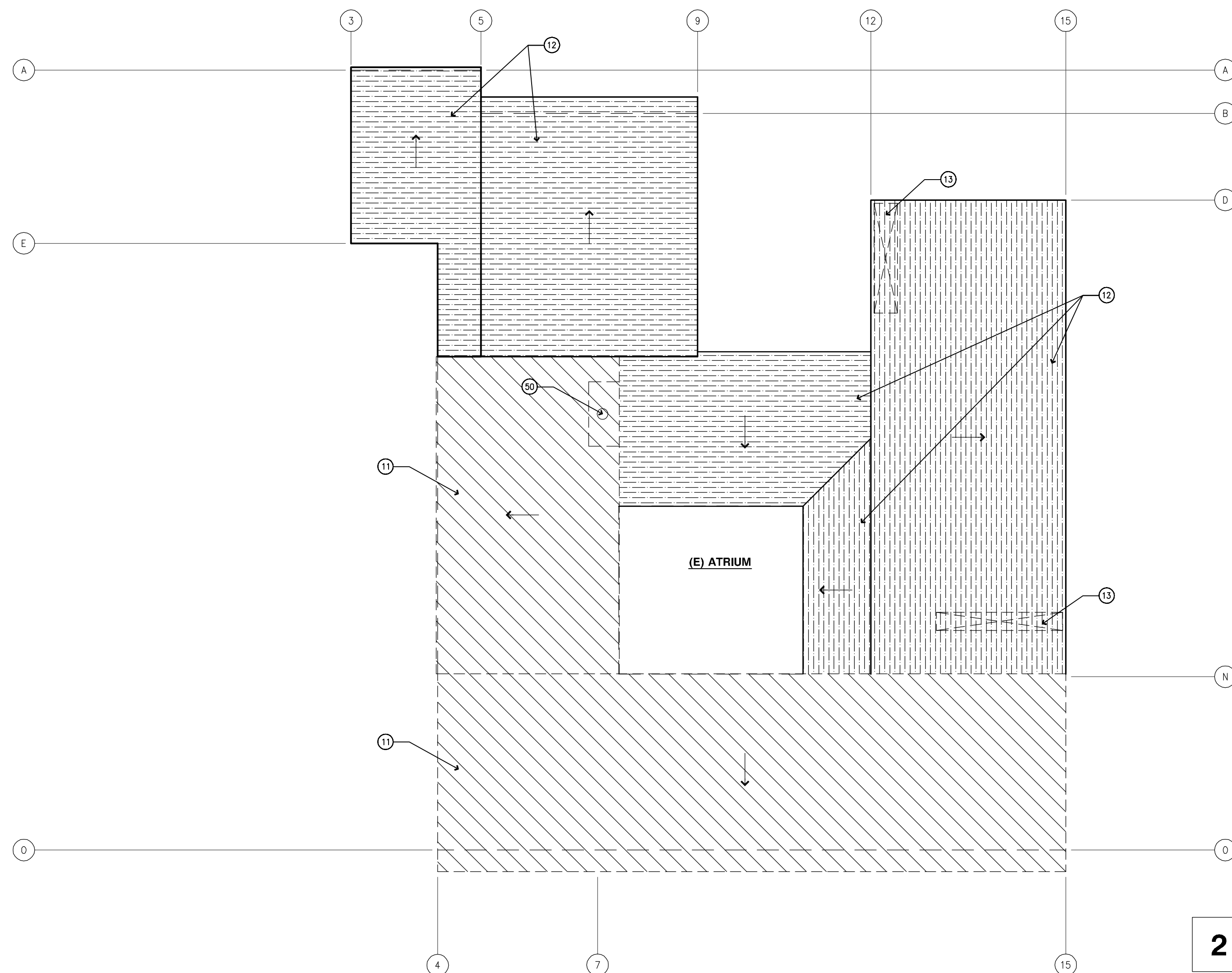
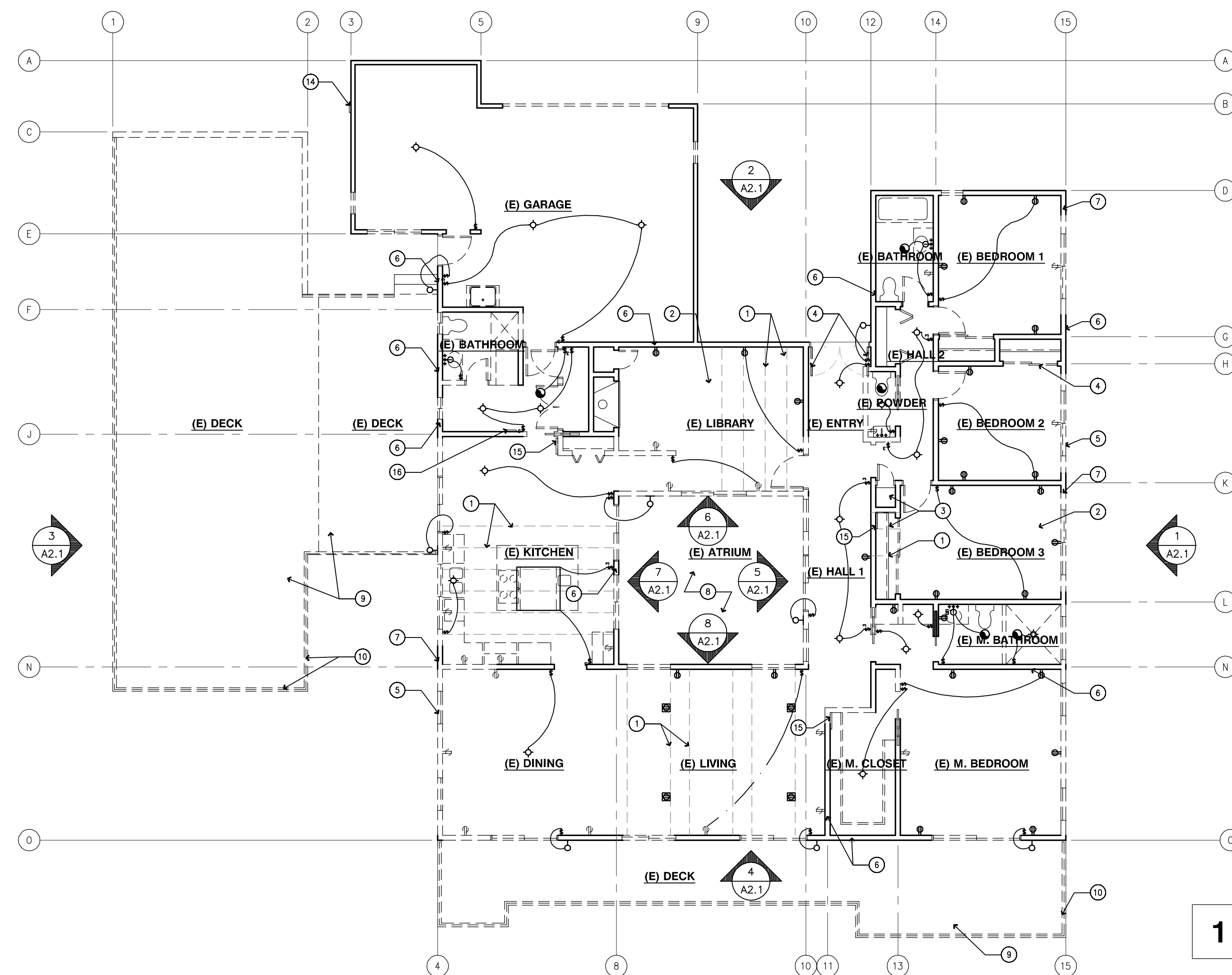
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GENERAL NOTES, ABBREVIATIONS, & SYMBOLS

A0.1

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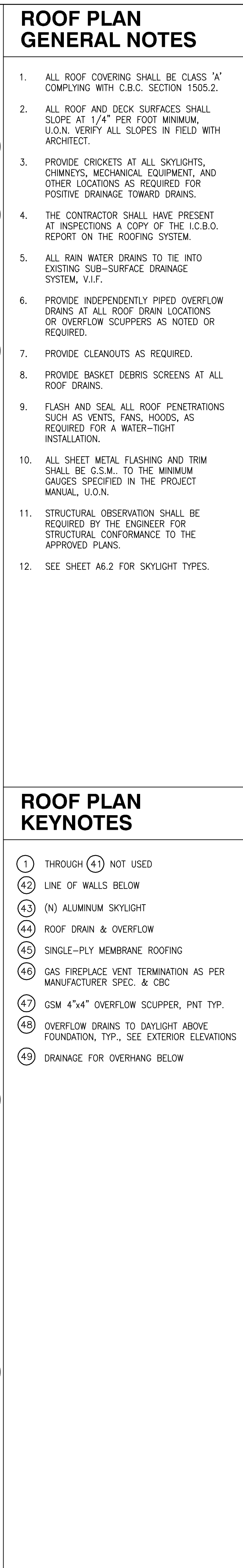
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1. DECONSTRUCTION: AT THE GENERAL CONTRACTOR'S DISCRETION THE EXISTING WALL FRAMING MAY REMAIN.
2. AT (E) WALLS WITH MINIMAL WORK, IT IS UP TO THE CONTRACTOR'S DISCRETION TO SUBSTITUTE A NEW FINISH COAT OF CEMENT PLASTER OVER EXISTING IN LIEU OF NEW 3-COAT SYSTEM, TYP.
3. REFER TO EXISTING/DEMOLITION FLOOR PLANS SHT. A1.1 FOR ADDITIONAL INFORMATION.

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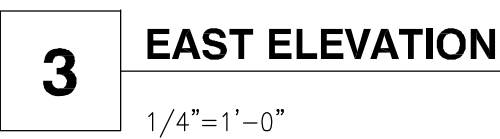
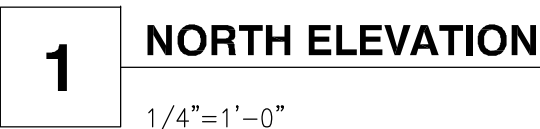
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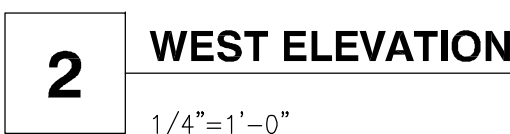
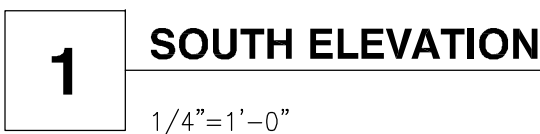
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EXTERIOR ELEVATIONS

A2.3

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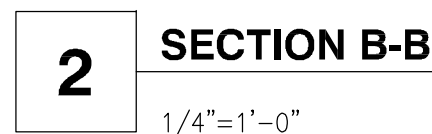
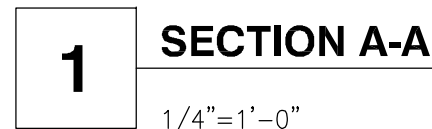
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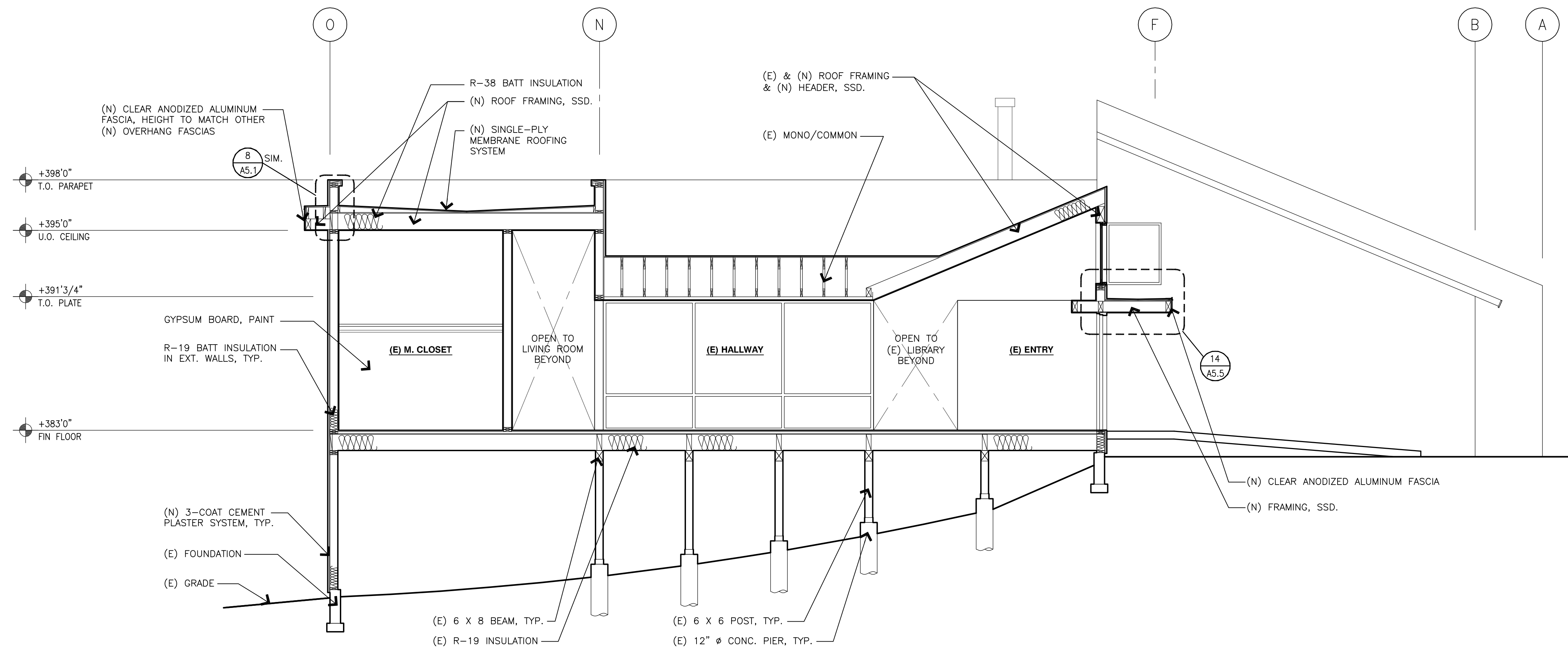
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BUILDING SECTIONS

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1 SECTION C-C

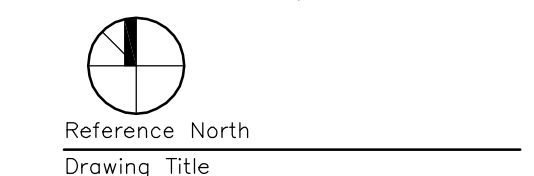
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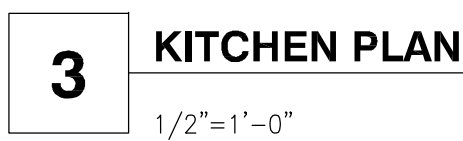


KITCHEN INTERIOR ELEVATIONS

A4.1

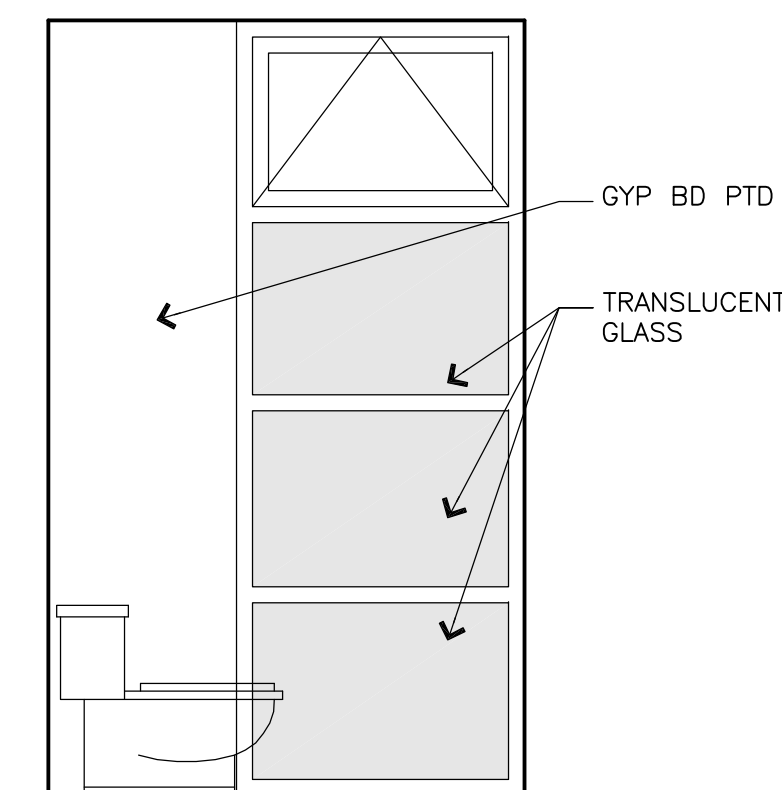
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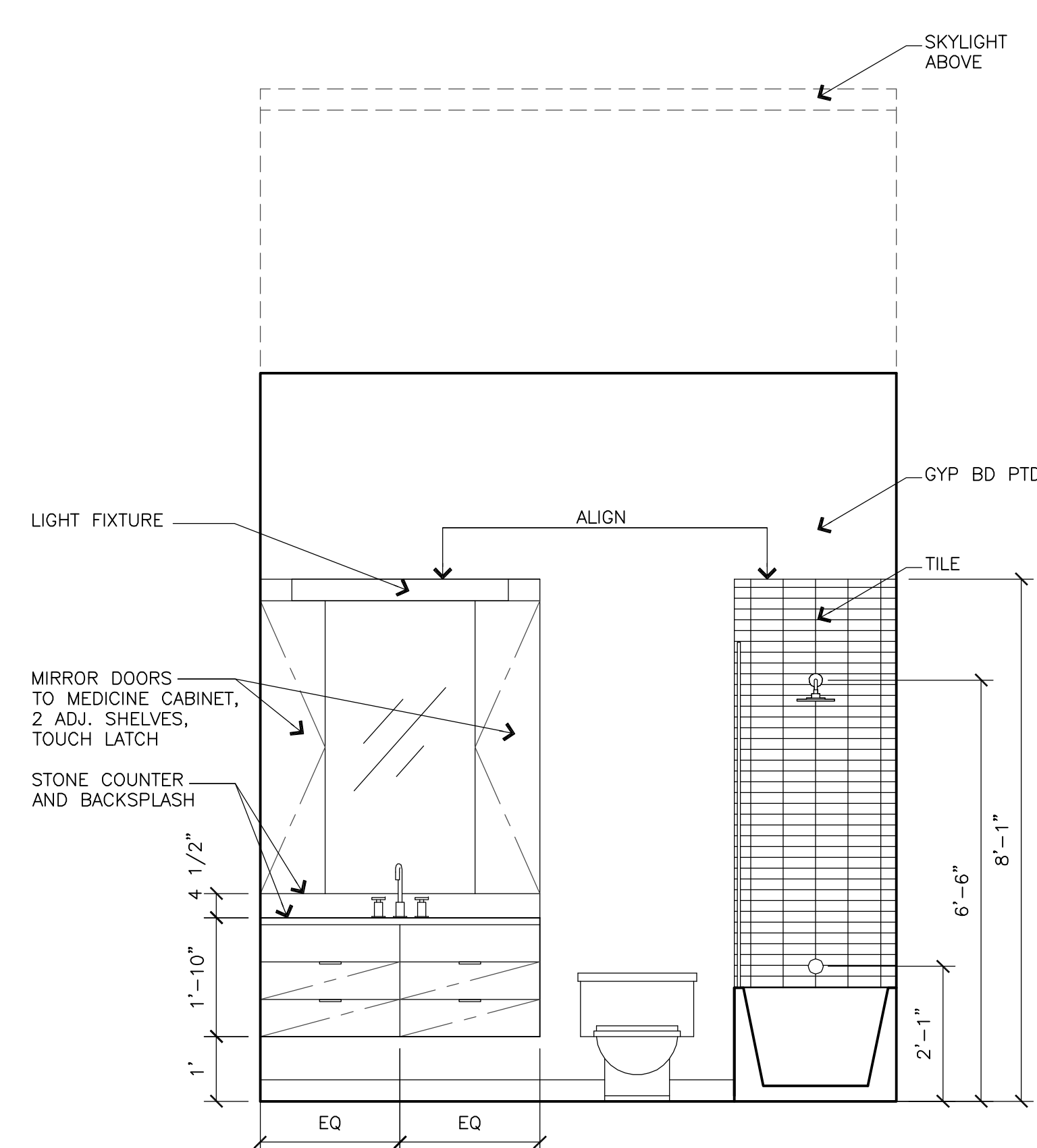


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WEST

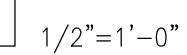


A
WEST

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Architectural floor plan of a bathroom. The plan shows a stone countertop on the left, a bathtub in the center, and a tile tub deck on the right. Dimensions are provided for the countertop (2'-3" and 3'-4") and the tub deck (3'-6"). A diamond-shaped area is labeled with 'D' at the top, 'B' at the bottom, 'A' on the left, and 'C' on the right, with the number '2' inside and 'A4.3' below it.

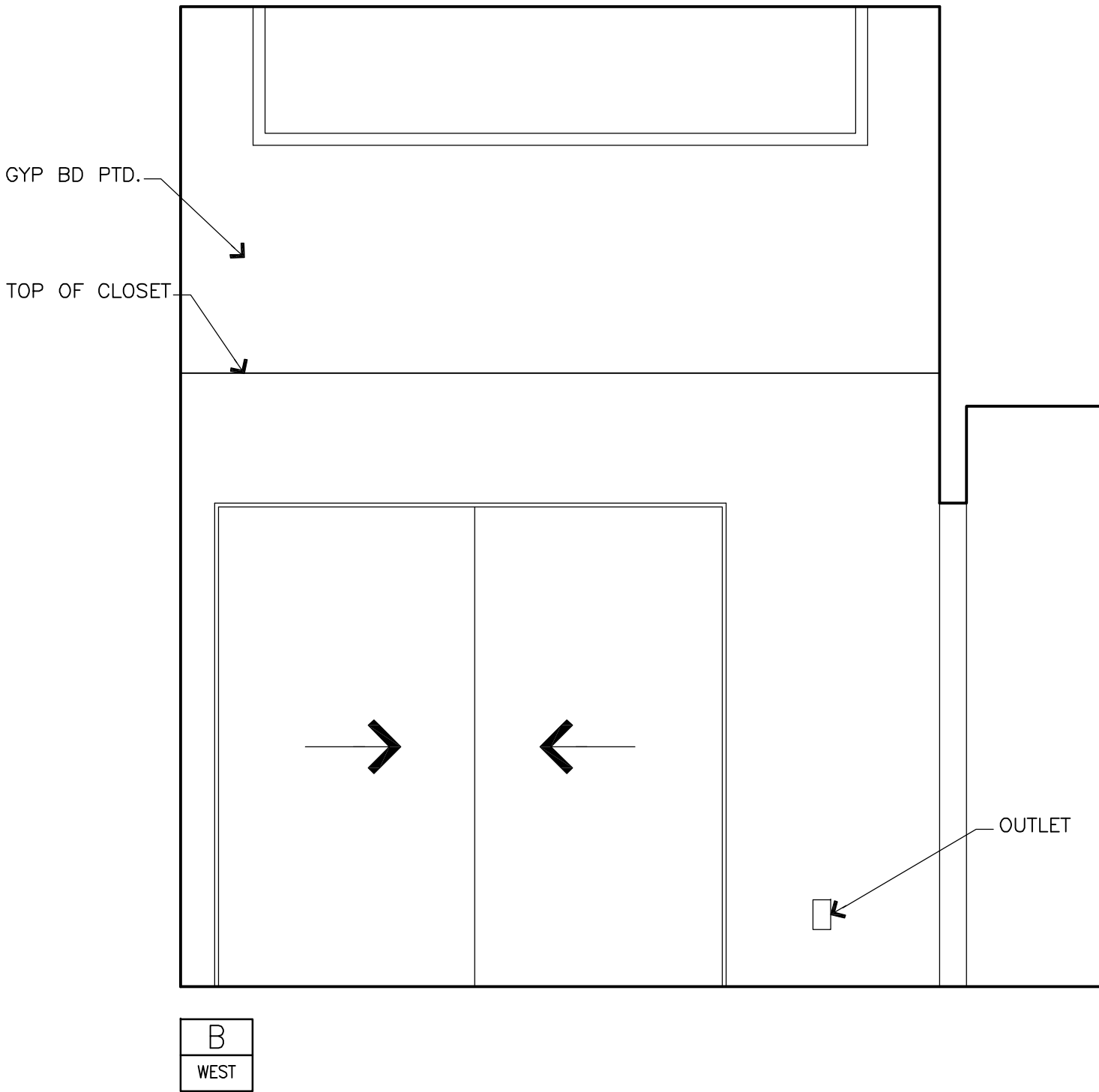
$$\frac{1}{2}'' = 1' - 0''$$



3

$$1/2'' = 1' - 0''$$

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$$1/2'' = 1' - 0''$$

$$1/2'' = 1' - 0'$$

APN: 018-061-010

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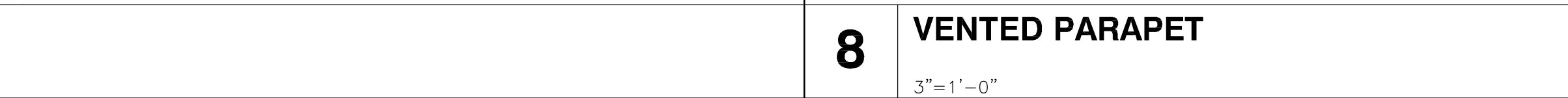
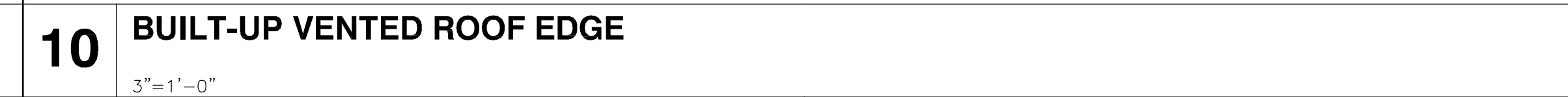
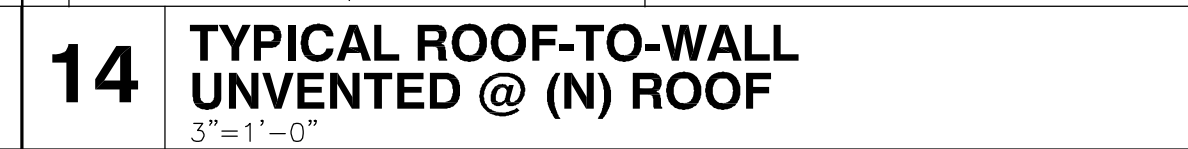
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Checked By SS
Job No. 0915
Issue Date 06/07/10
Scale 1/2"=1'-0"

Reference North
Drawing Title

A4.4

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17	NOT USED 3"=1'-0"	13	SLIDING DOOR JAMB 3"=1'-0"	9	TYPICAL INTERIOR DOOR JAMB (HEAD SIM) 3"=1'-0"	5	GARAGE DOOR HEAD 3"=1'-0"	1	PORCELAIN TILE ASSEMBLY O/ WOOD FRAMING AT DECK 3"=1'-0"
18	NOT USED 3"=1'-0"	14	BIFOLD DOOR HEAD & SILL 3"=1'-0"	10	INTERIOR POCKET DOOR HEAD 3"=1'-0"	6	GARAGE DOOR THRESHOLD 3"=1'-0"	2	WEEP SCREED AT CEMENT PLASTER 3"=1'-0"
19	NOT USED 3"=1'-0"	15	BIFOLD DOOR JAMB 3"=1'-0"	11	INTERIOR POCKET DOOR JAMB 3"=1'-0"	7	TYPICAL ROOF-TO-WALL UNVENTED @ (E) ROOF 3"=1'-0"	3	TYPICAL DECK DRAIN 3"=1'-0"
20	NOT USED 3"=1'-0"	16	NOT USED 3"=1'-0"	12	SLIDING DOOR HEAD & SILL 3"=1'-0"	8	TYPE 'A' - REVEAL WALLBASE HALF-SIZE	4	GARAGE DOOR JAMB 3"=1'-0"

200 DARDENELLE
PACIFICA, CA 94044

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Job No. 0915
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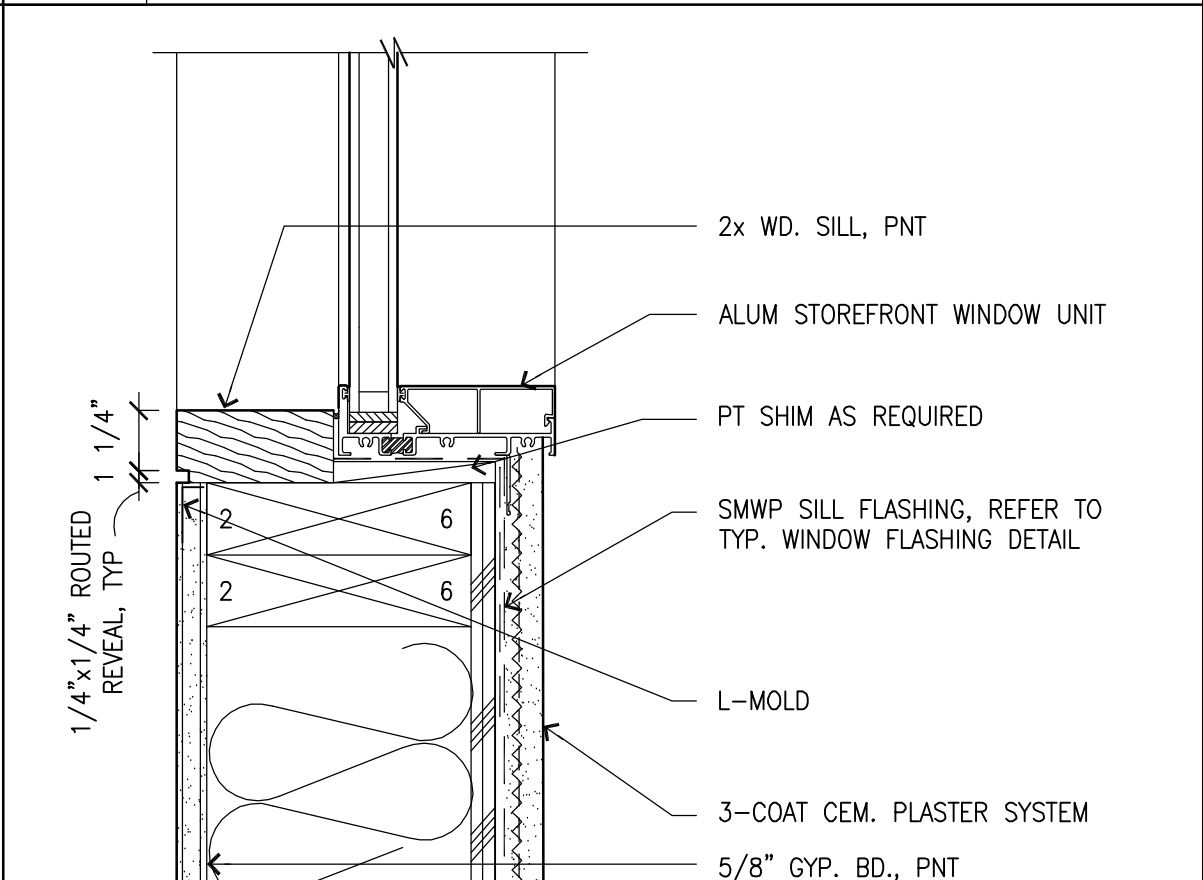
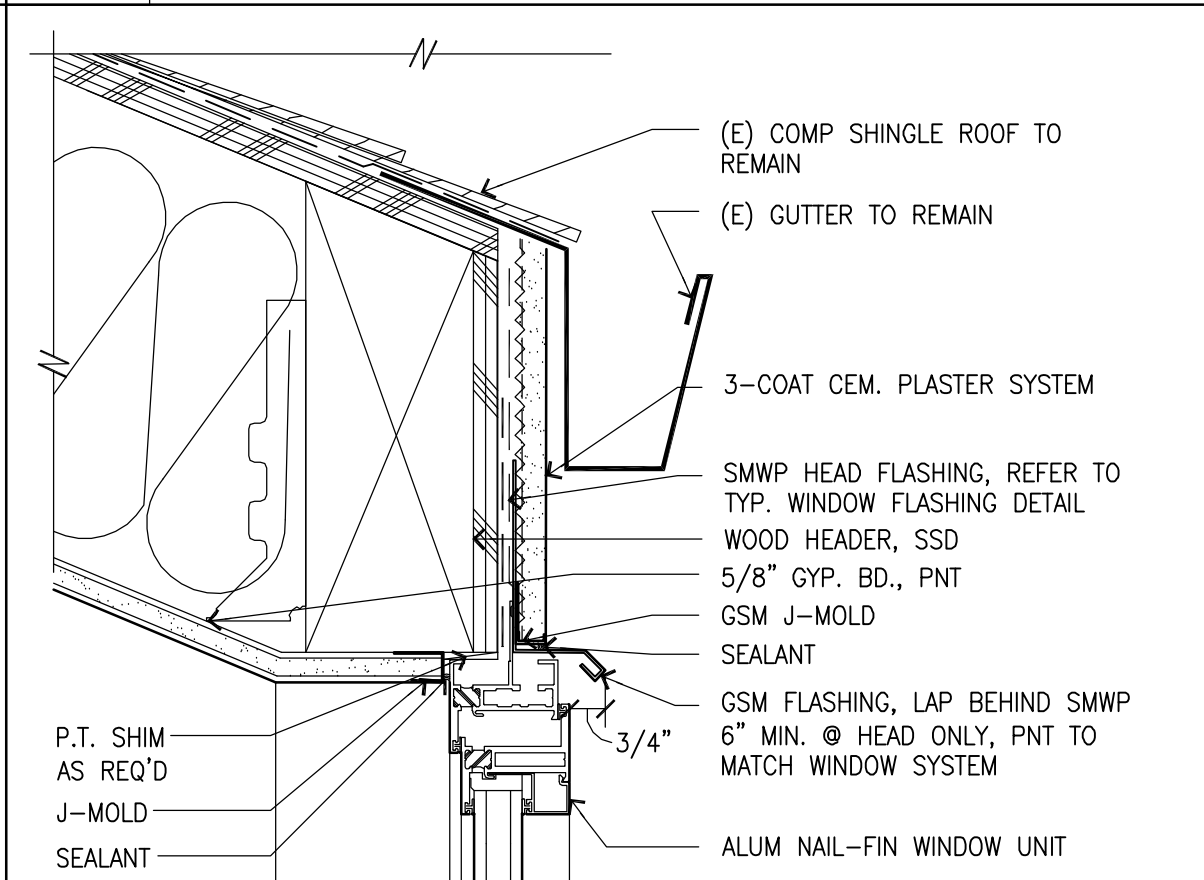
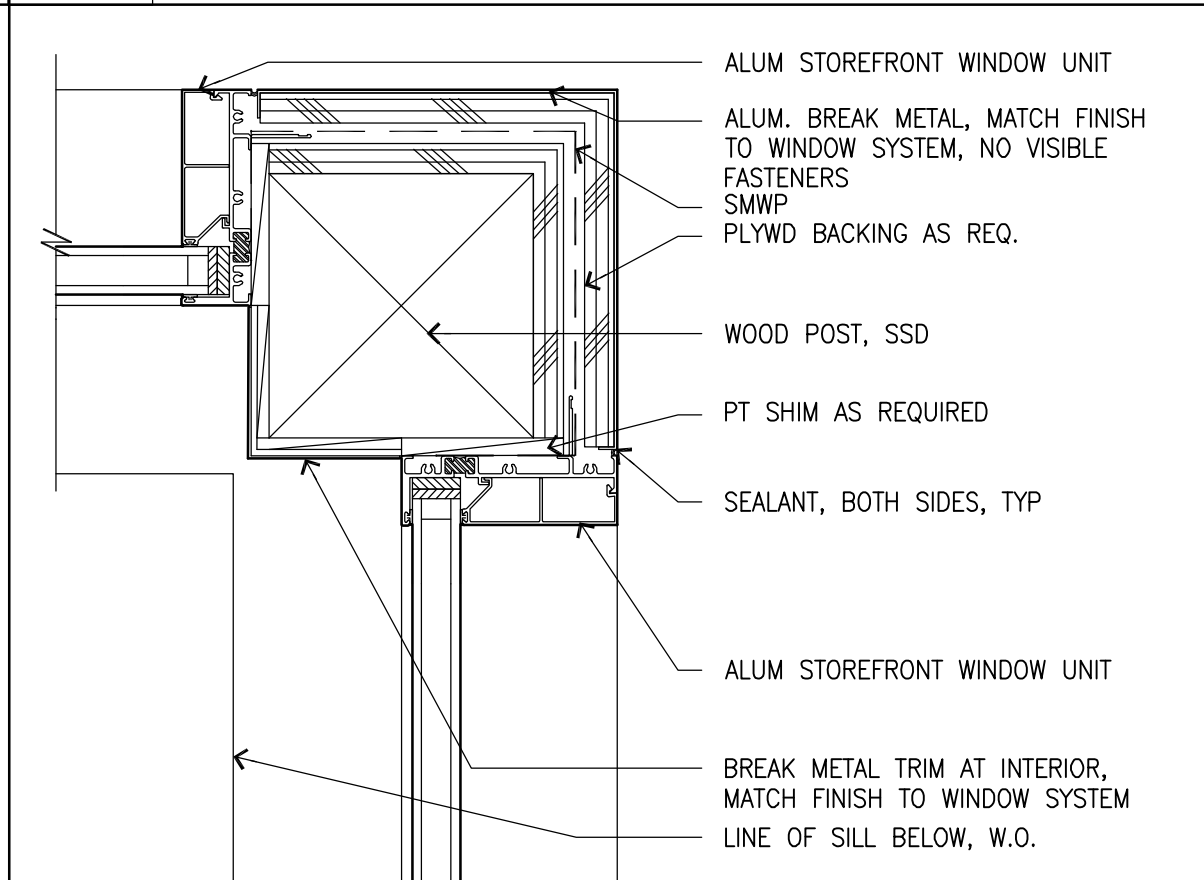
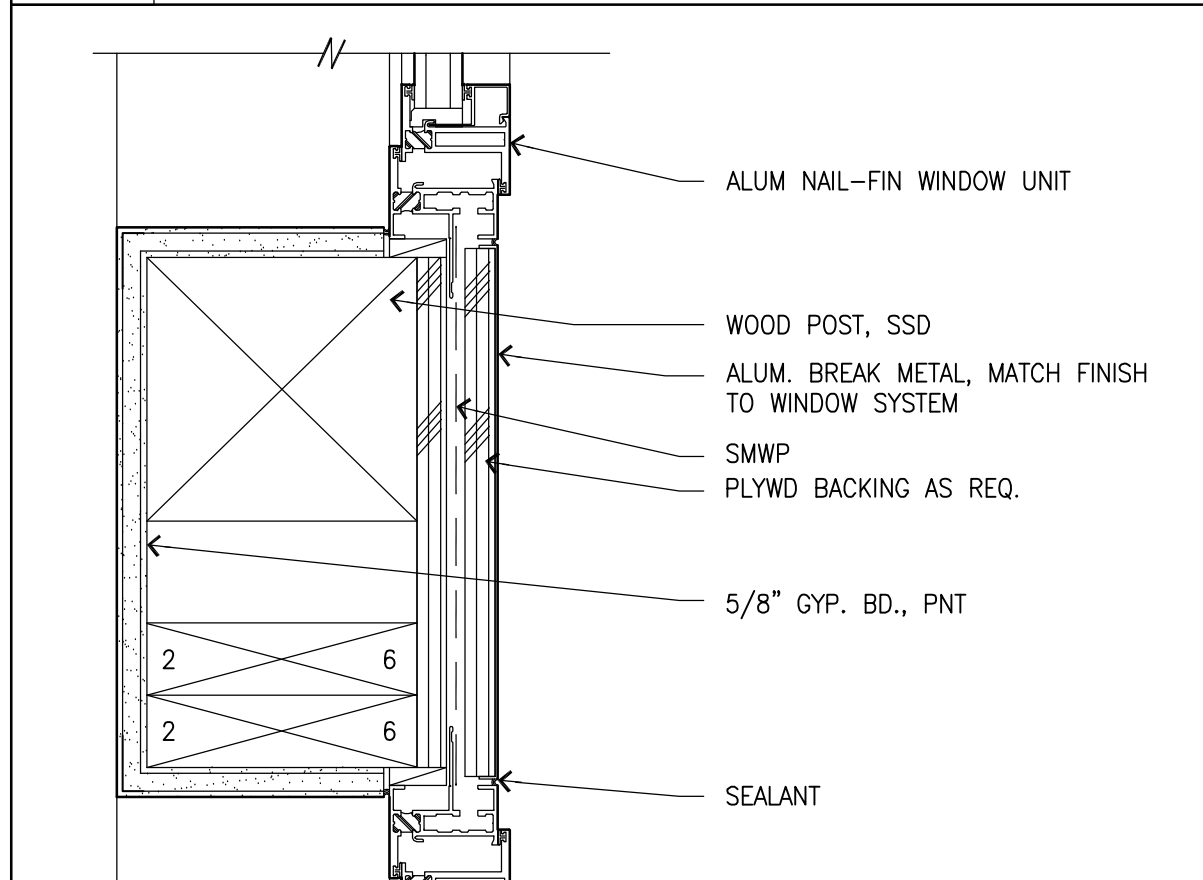
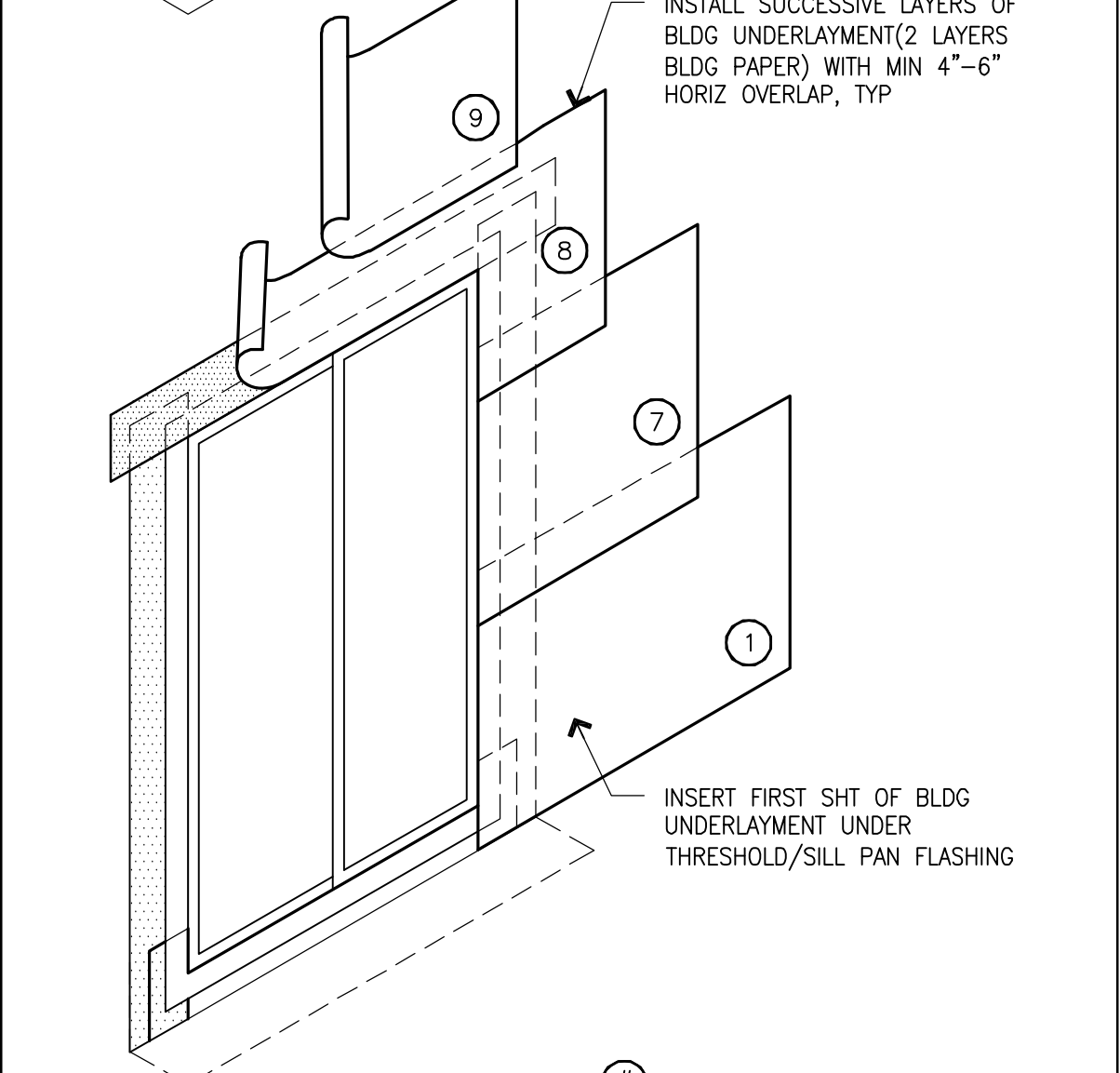
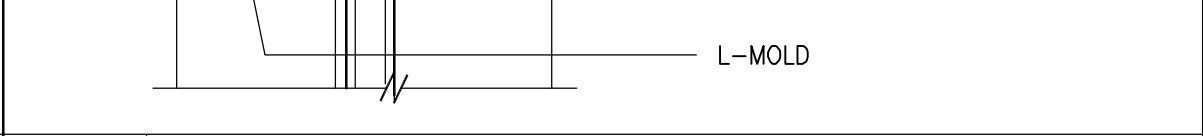
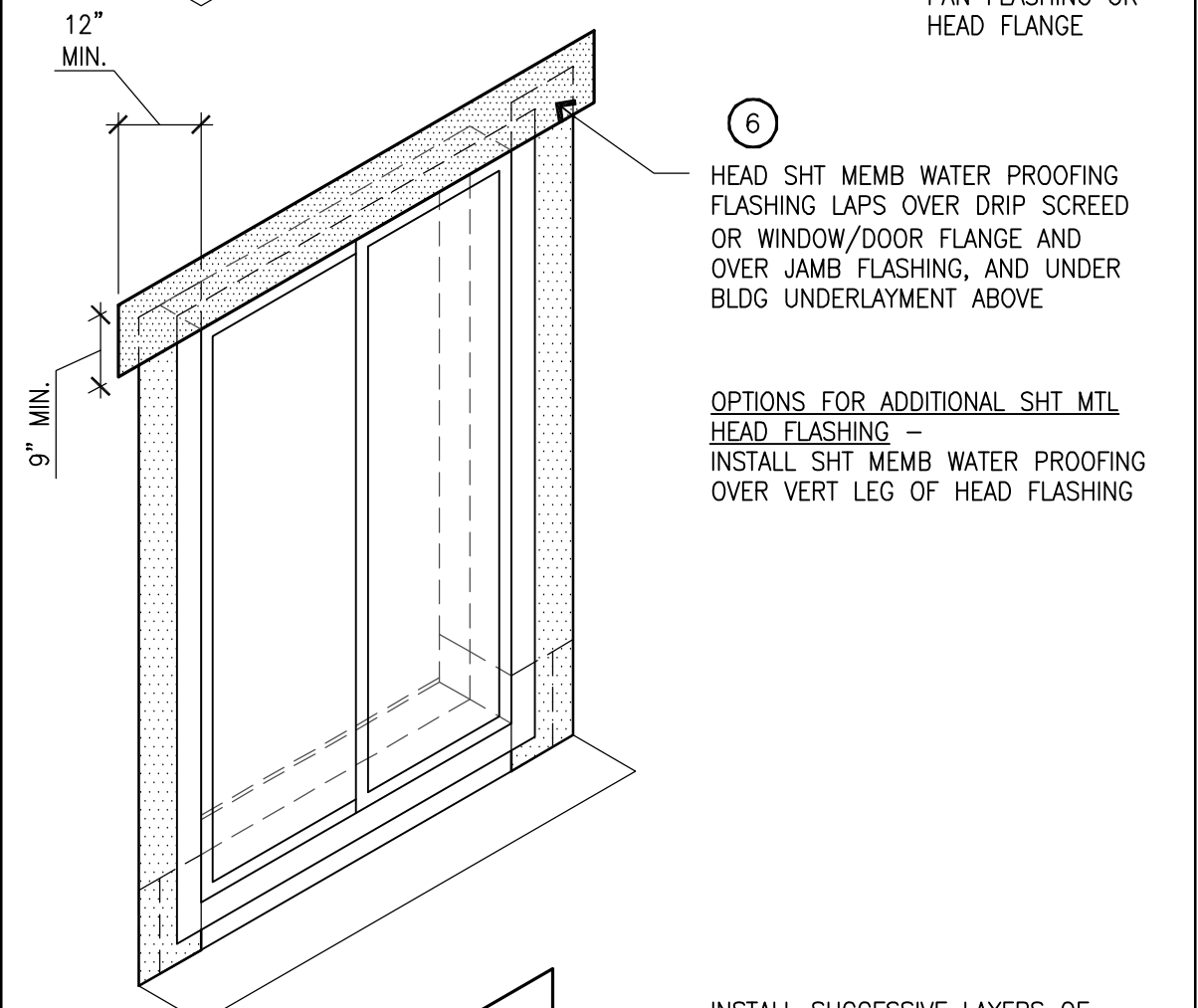
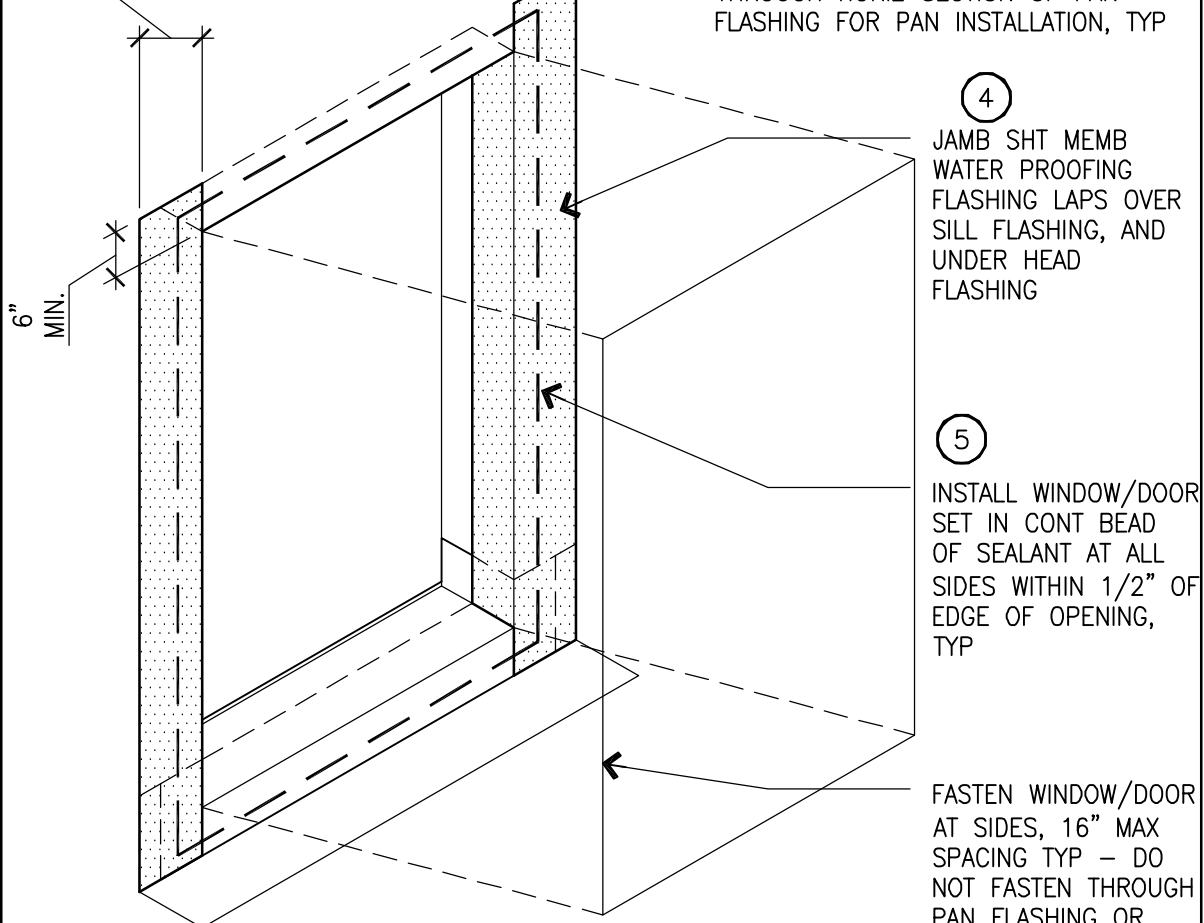
Drawing Title

EXTERIOR & INTERIOR DETAILS

A5.2

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Issue

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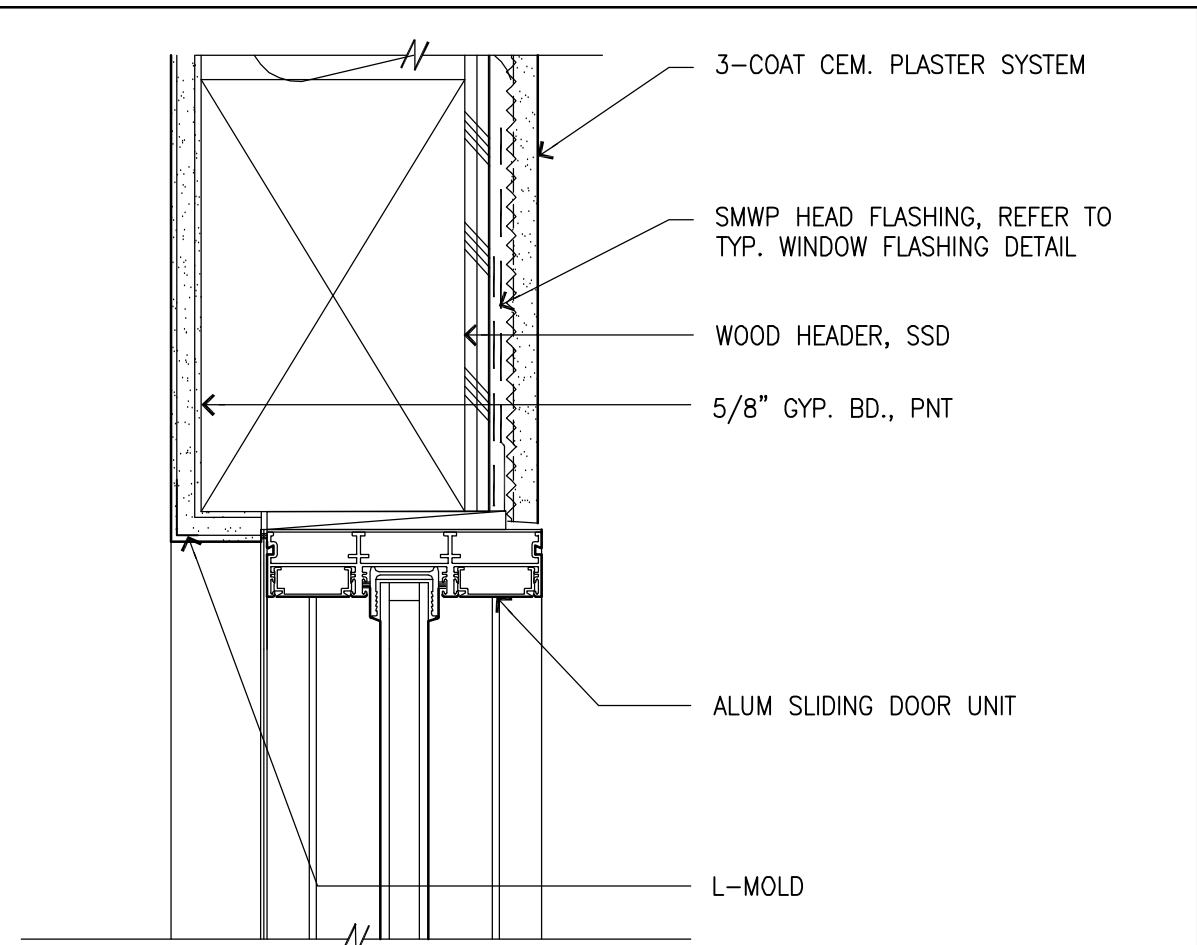
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Checked By	SS
Job No.	0915
Issue Date	06/07/10
Scale	3"=1'-0"

Reference North
Drawing Title

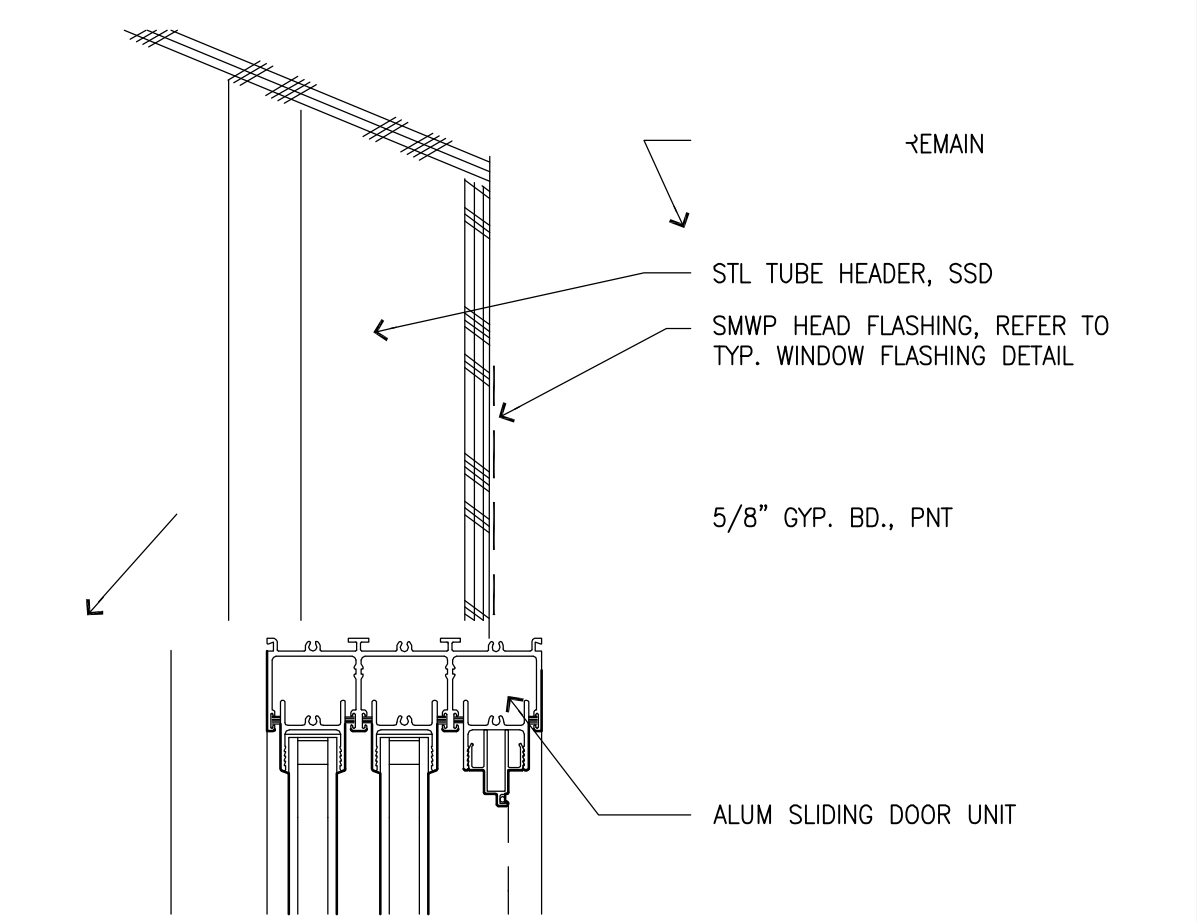
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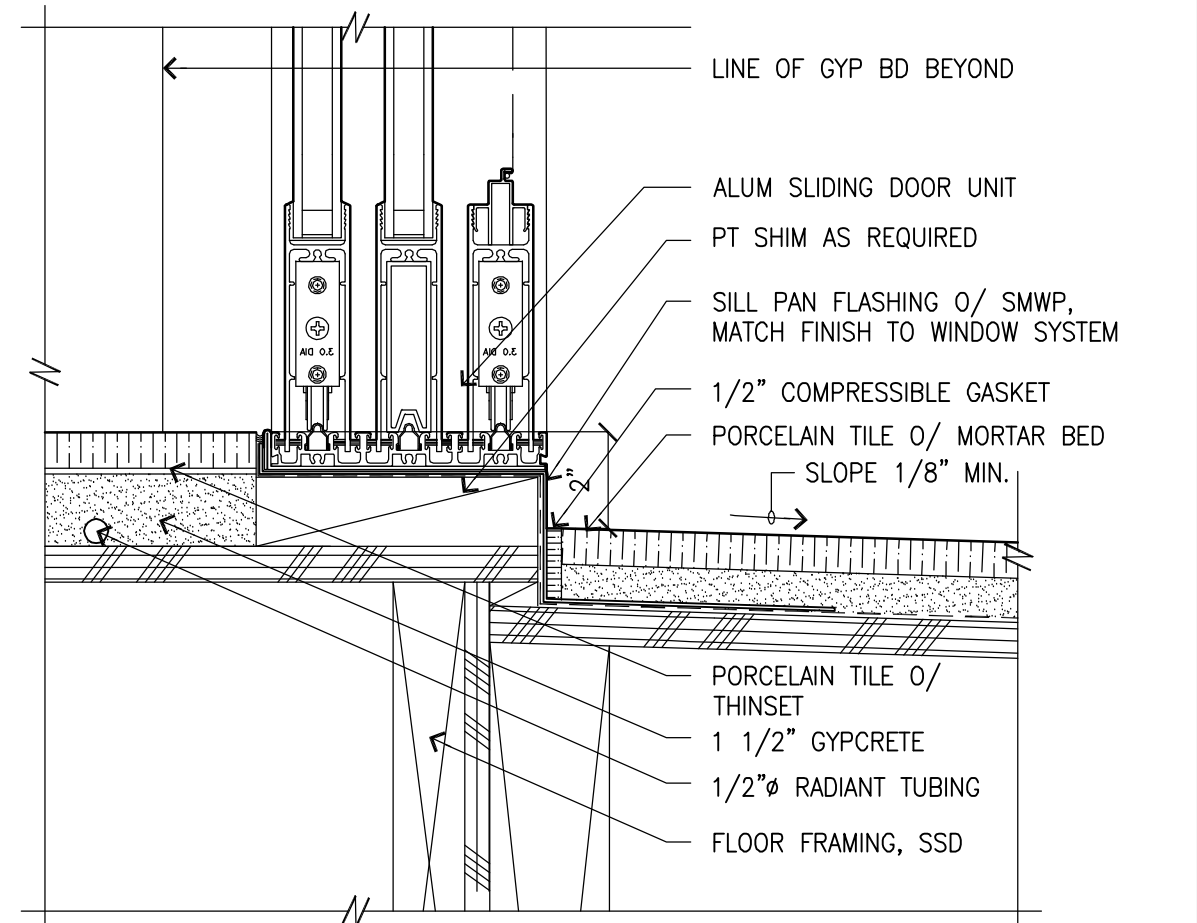
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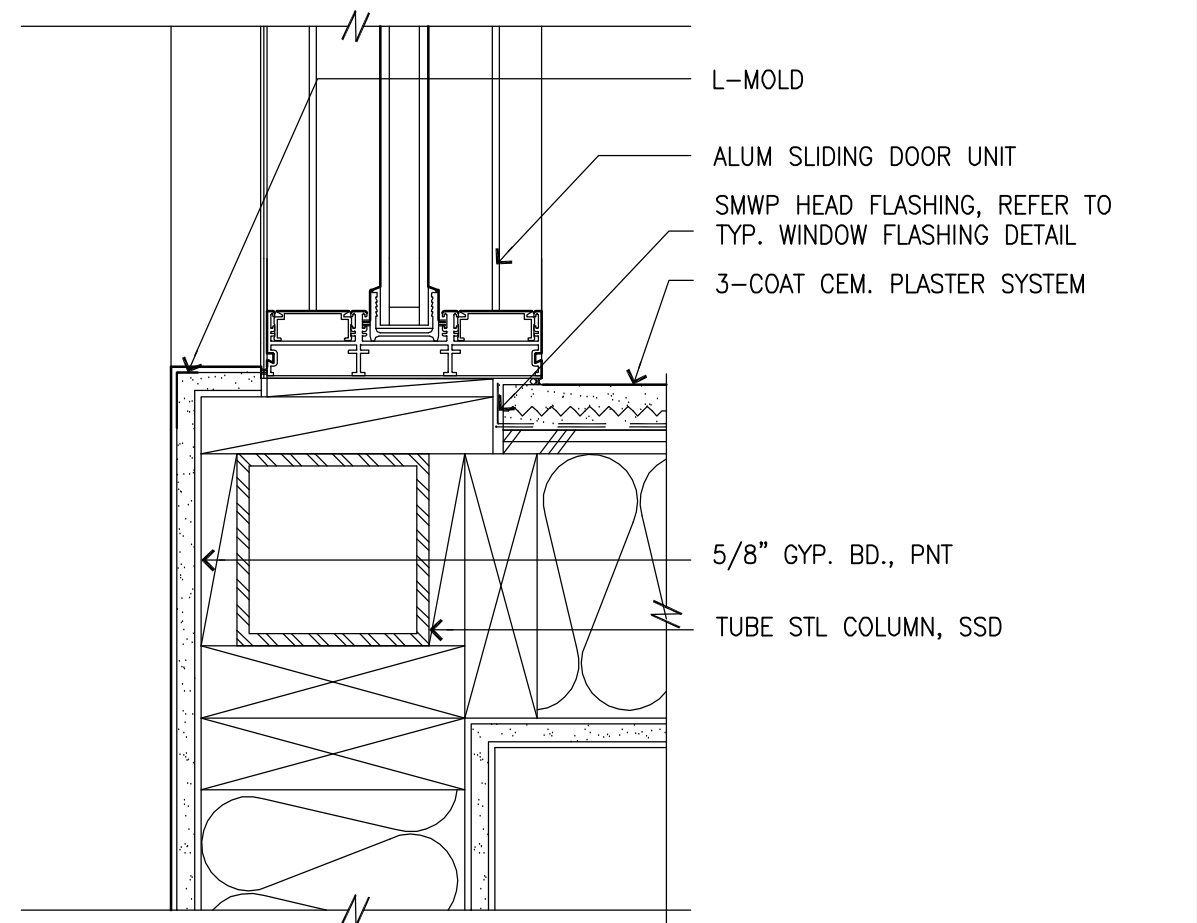
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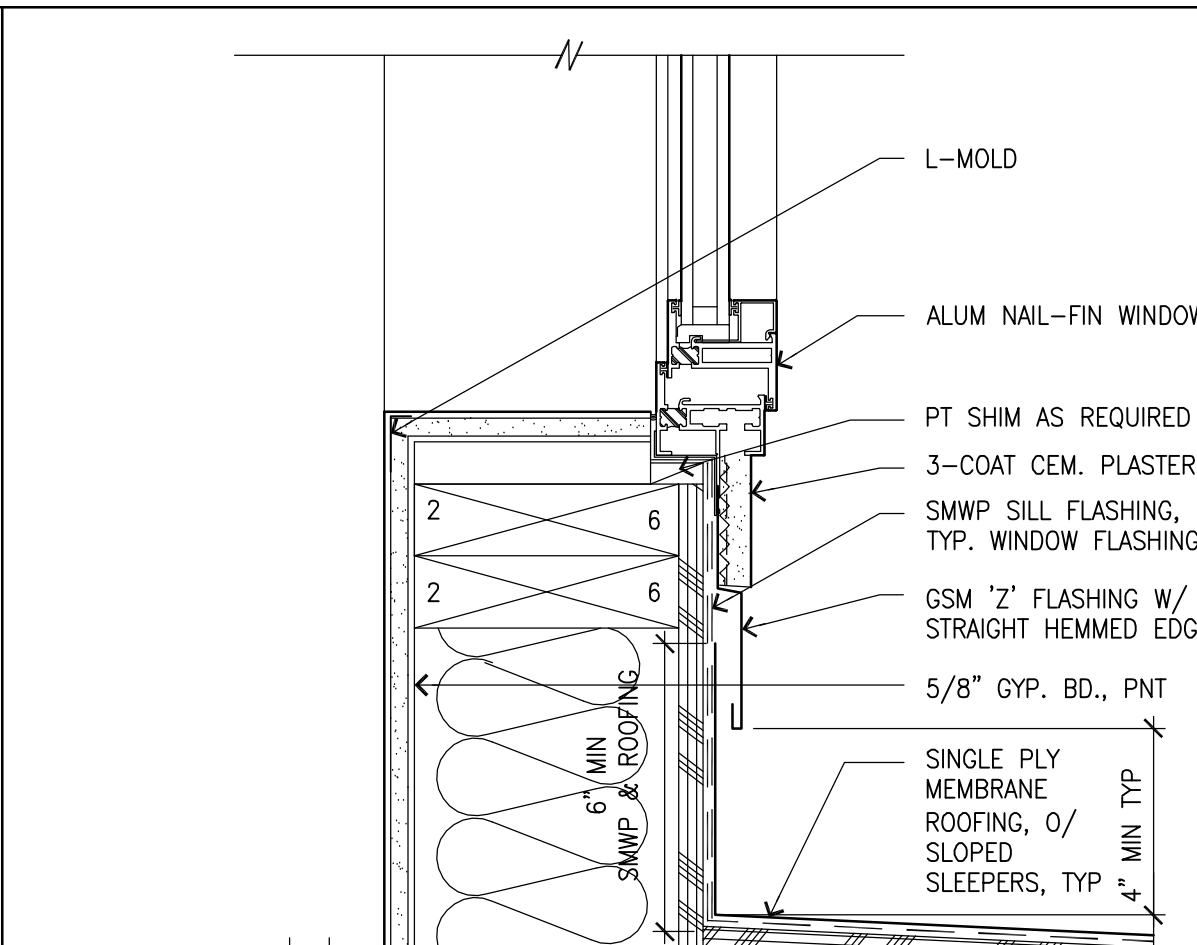
14 SILL: NAIL-FIN WINDOW / CEM. PLASTER EYEBROW ROOF @ ENTRY
3"=1'-0"



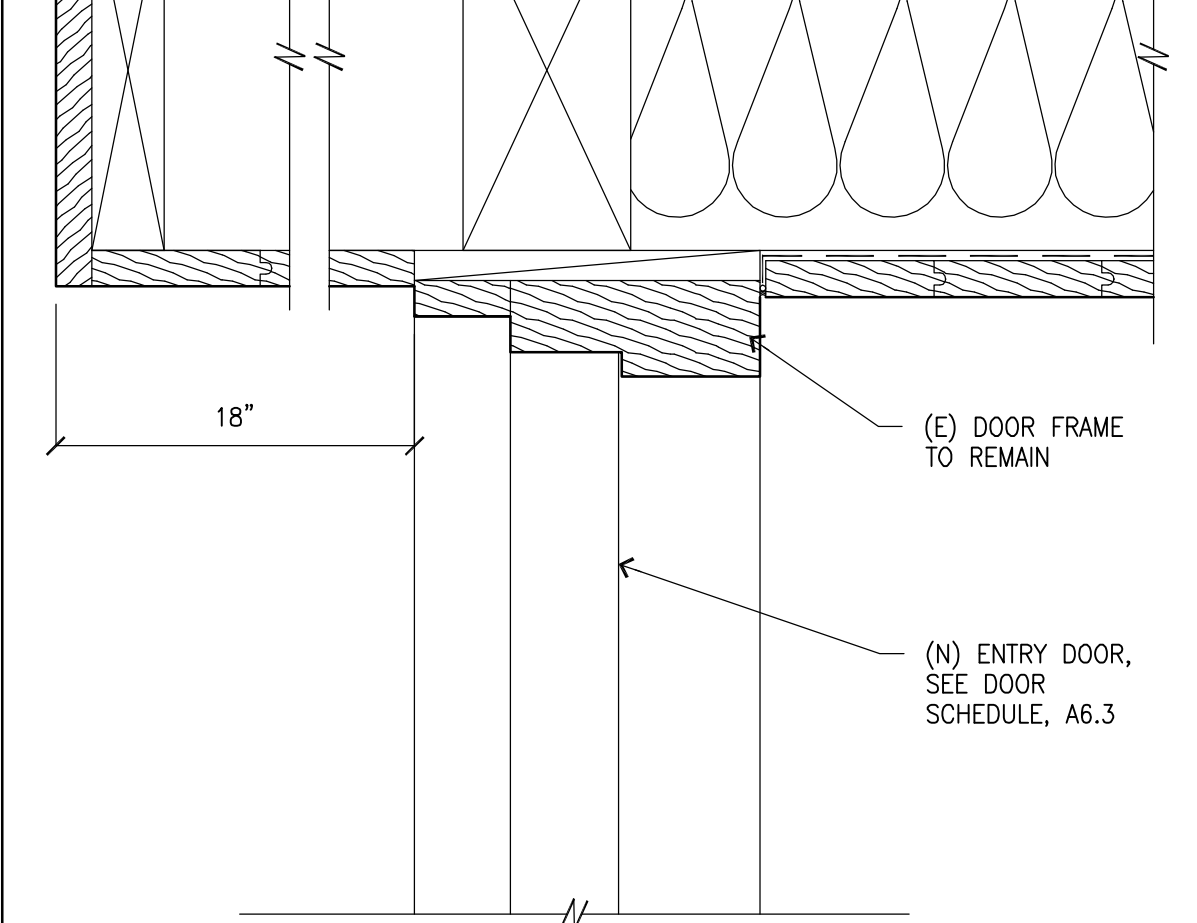
19 SILL: SLIDING GLASS DOOR @ ATRIUM
3"=1'-0"



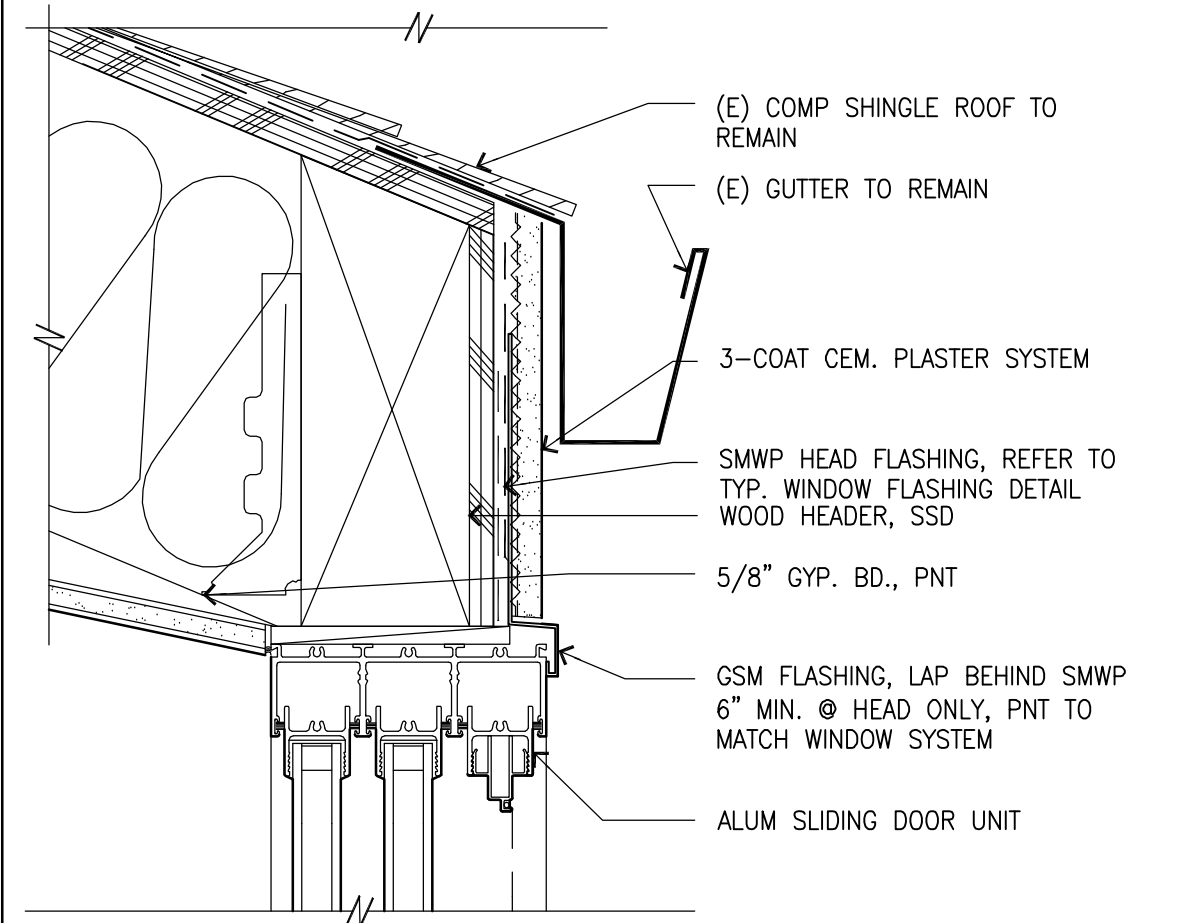
20 JAMB: SLIDING GLASS DOOR / CEM. PLASTER / INSIDE CORNER
3"=1'-0"



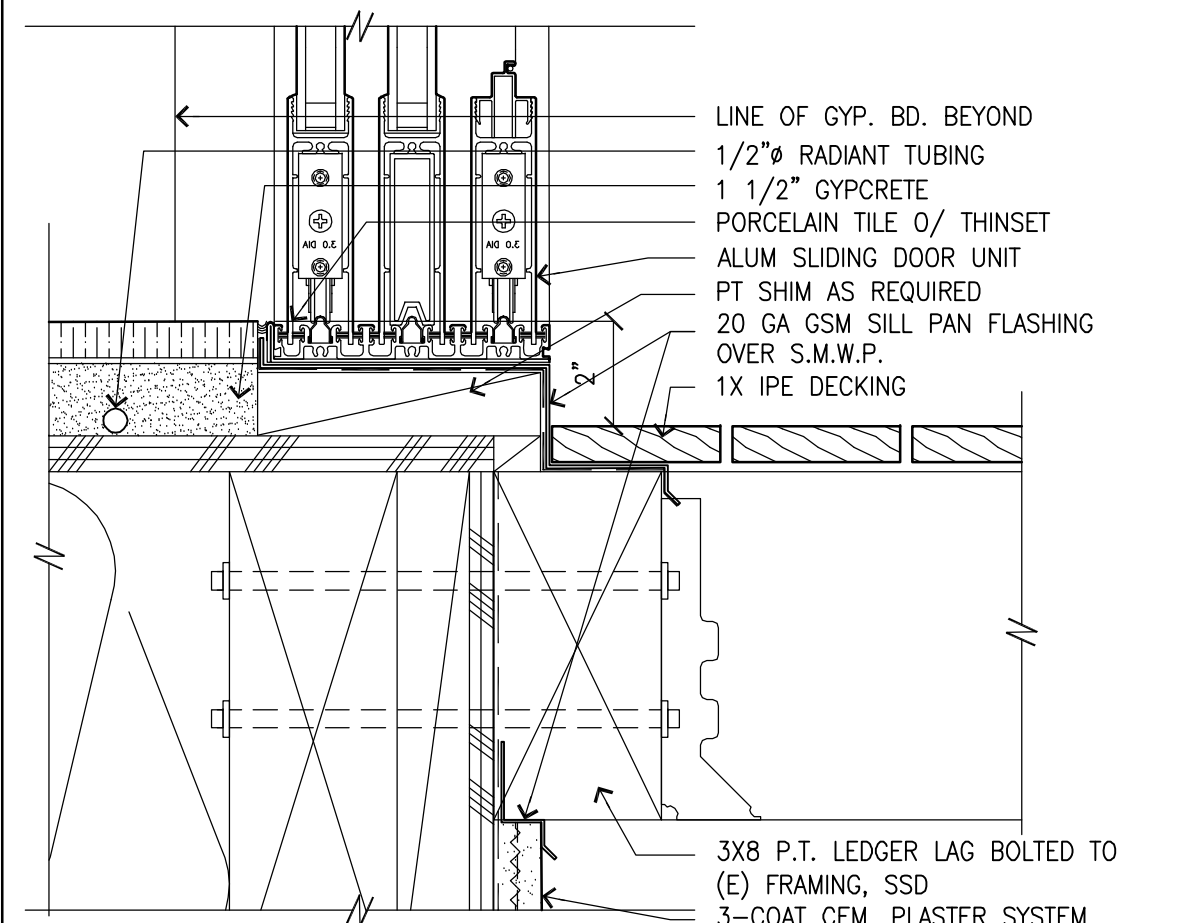
9 HEAD: NAIL-FIN WINDOW / CEM. PLASTER SLOPED CEILING
3"=1'-0"



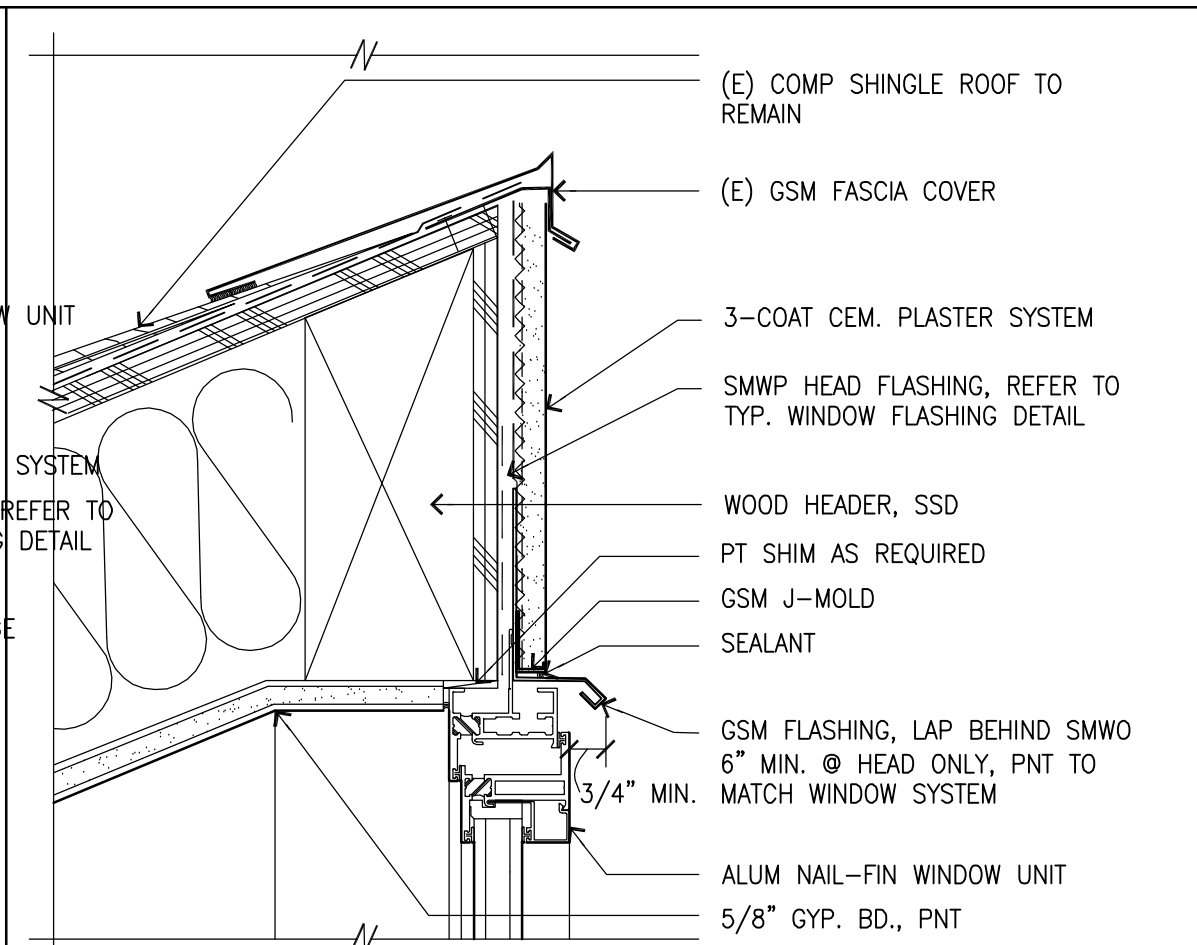
5 HEAD: STOREFRONT WINDOW / SLOPED ROOF
3"=1'-0"



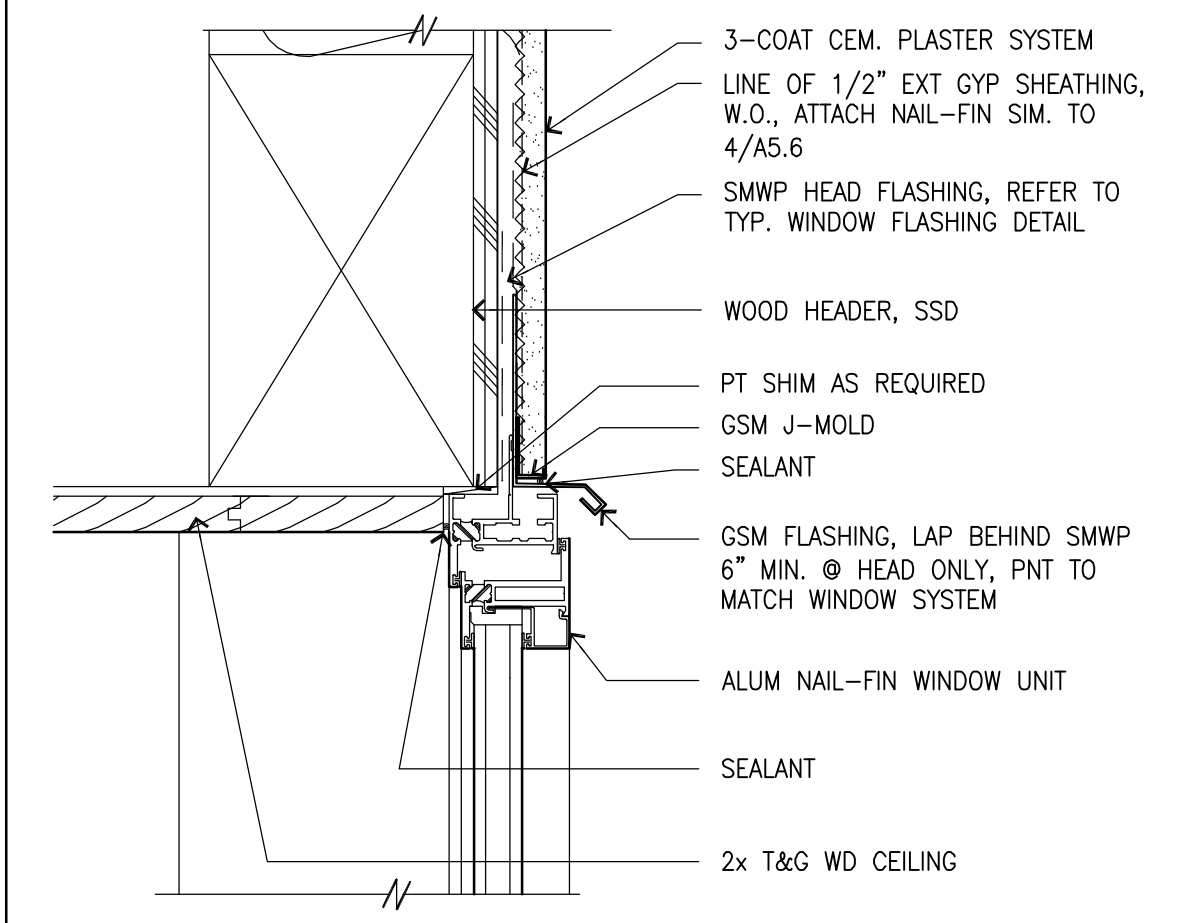
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3"=1'-0"



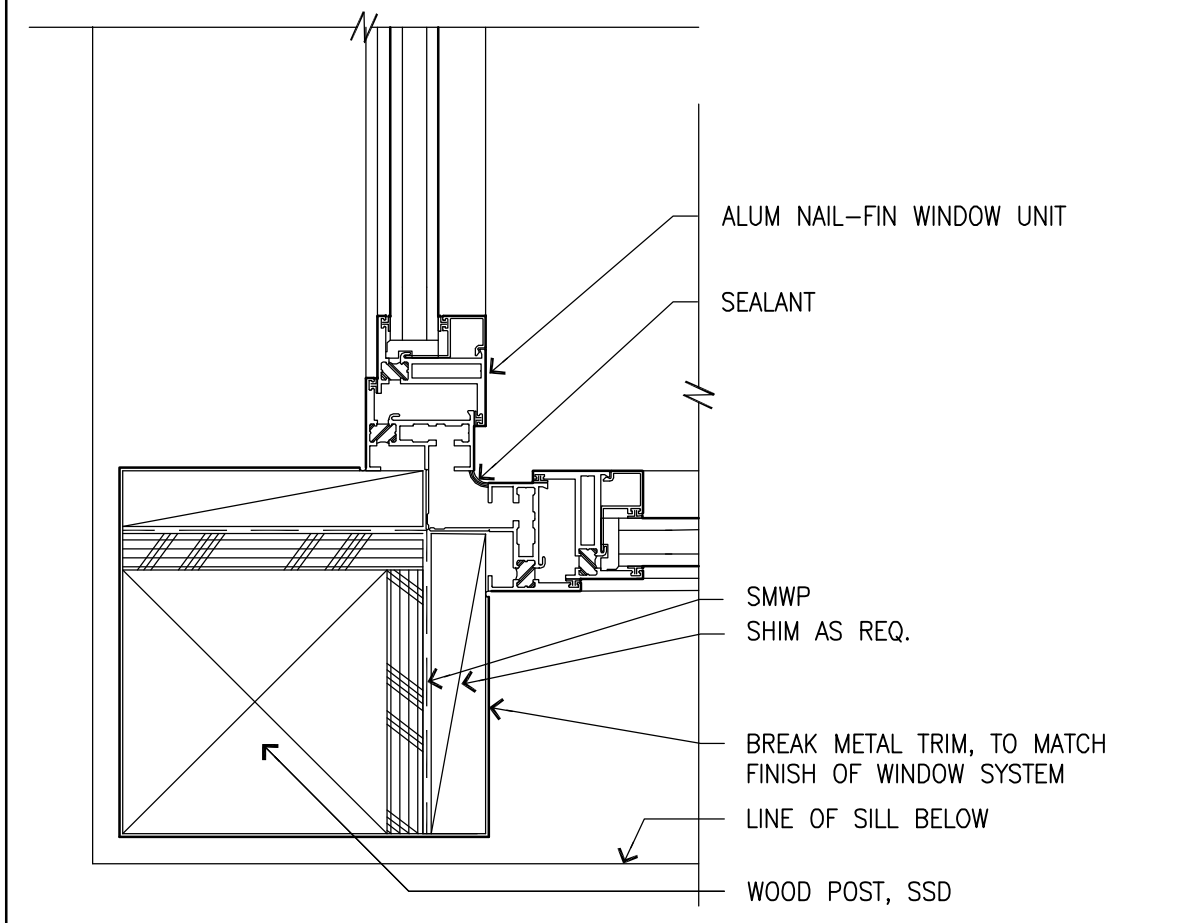
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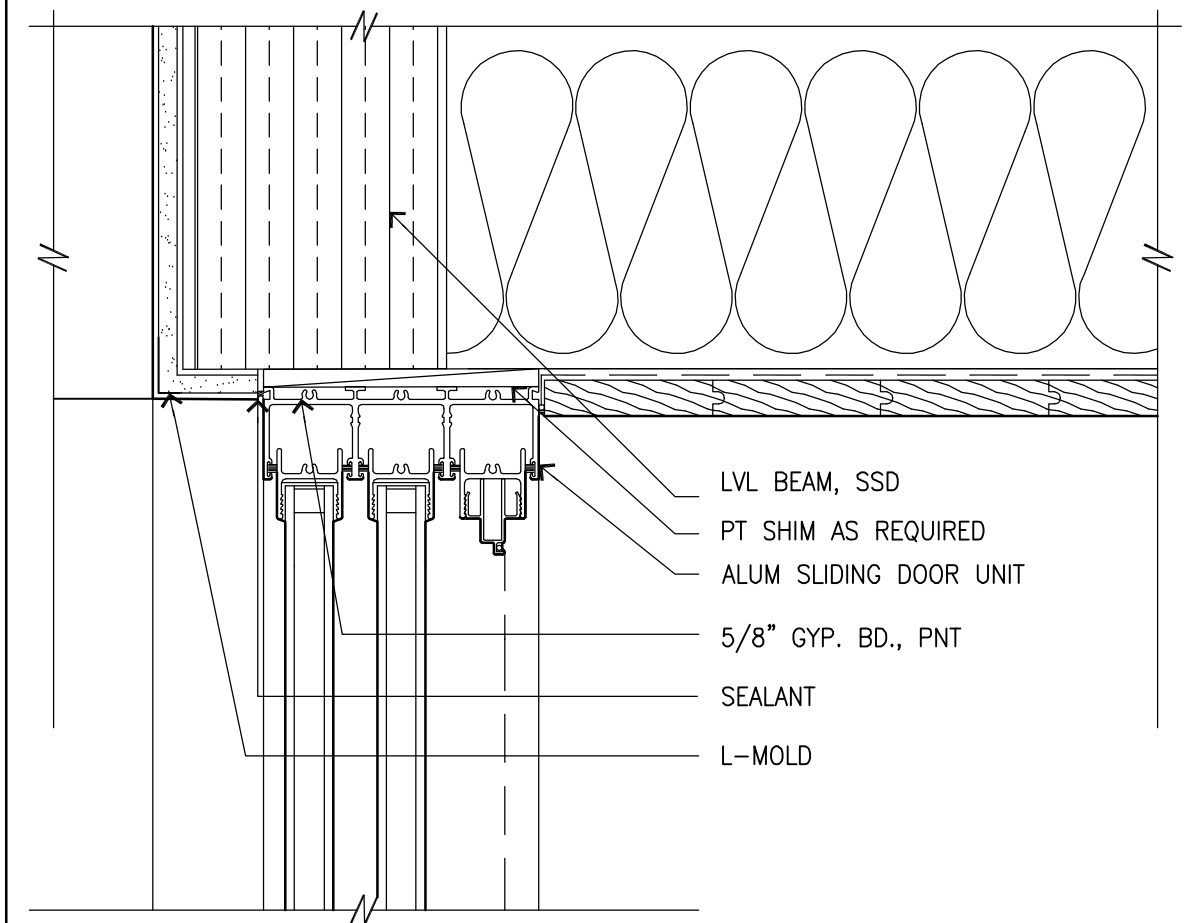
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3"=1'-0"



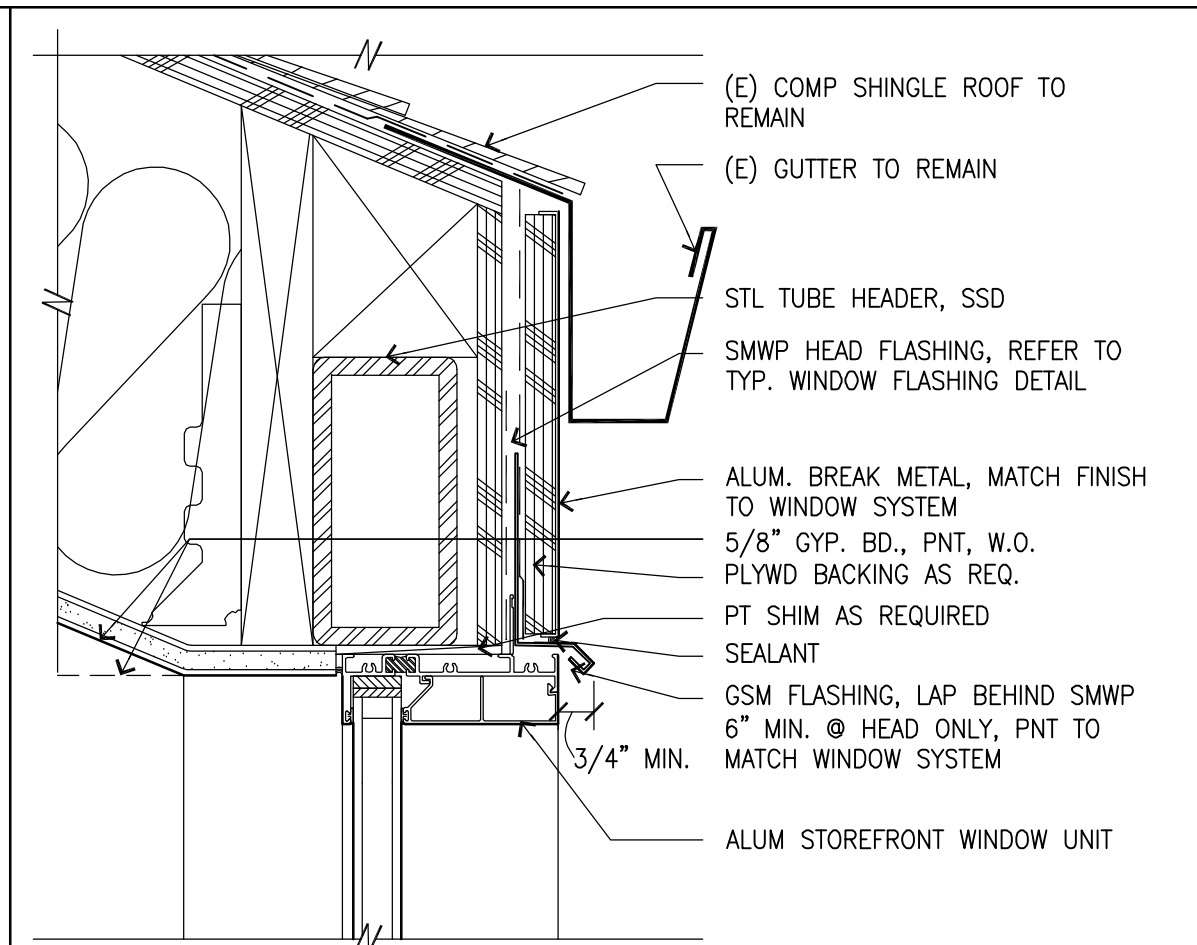
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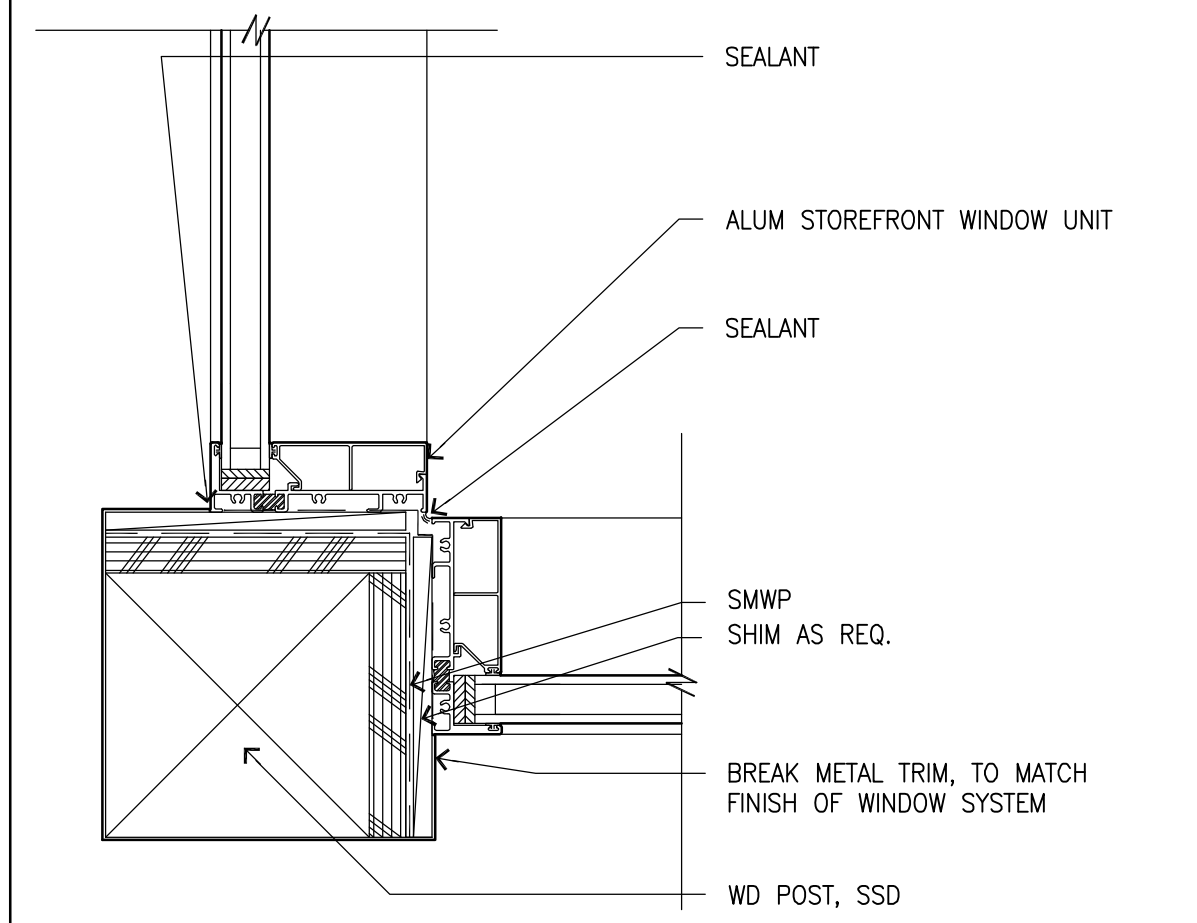
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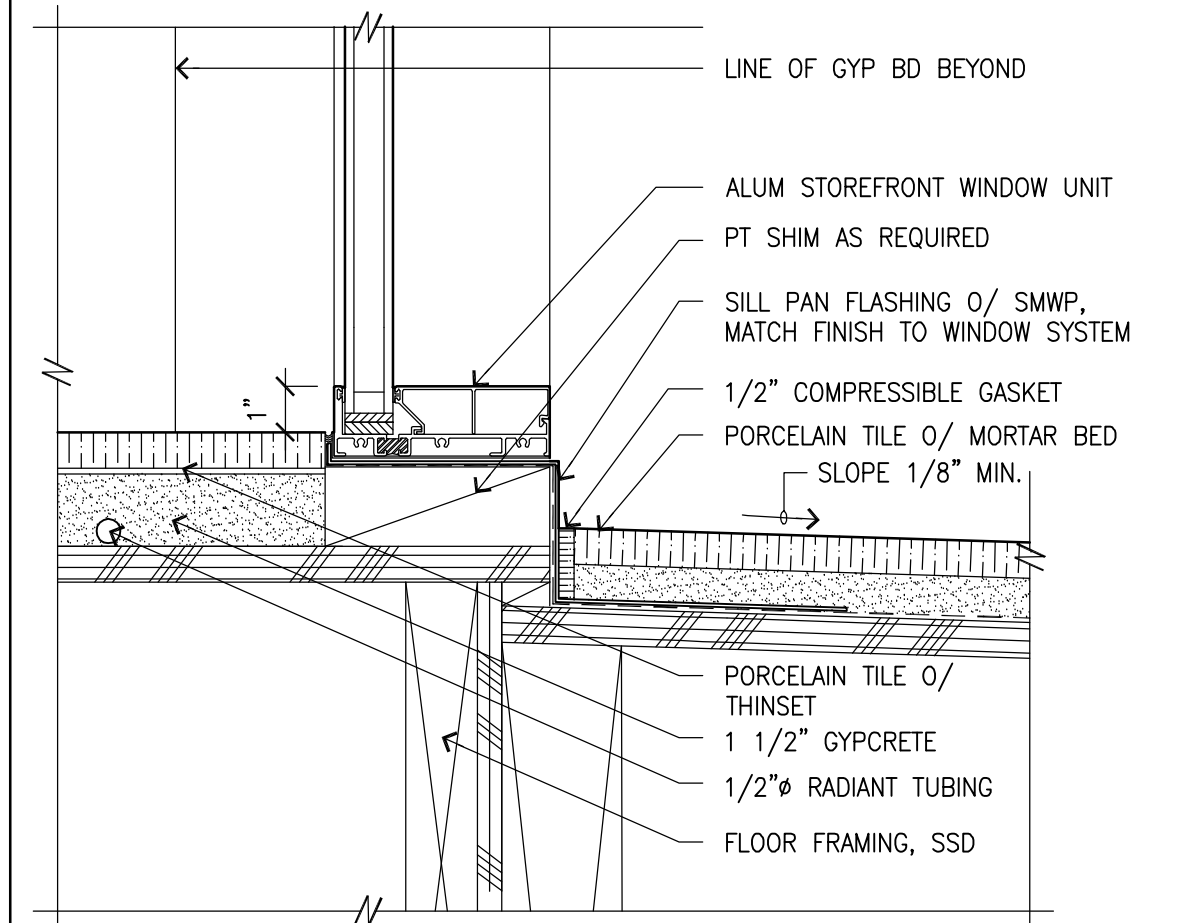
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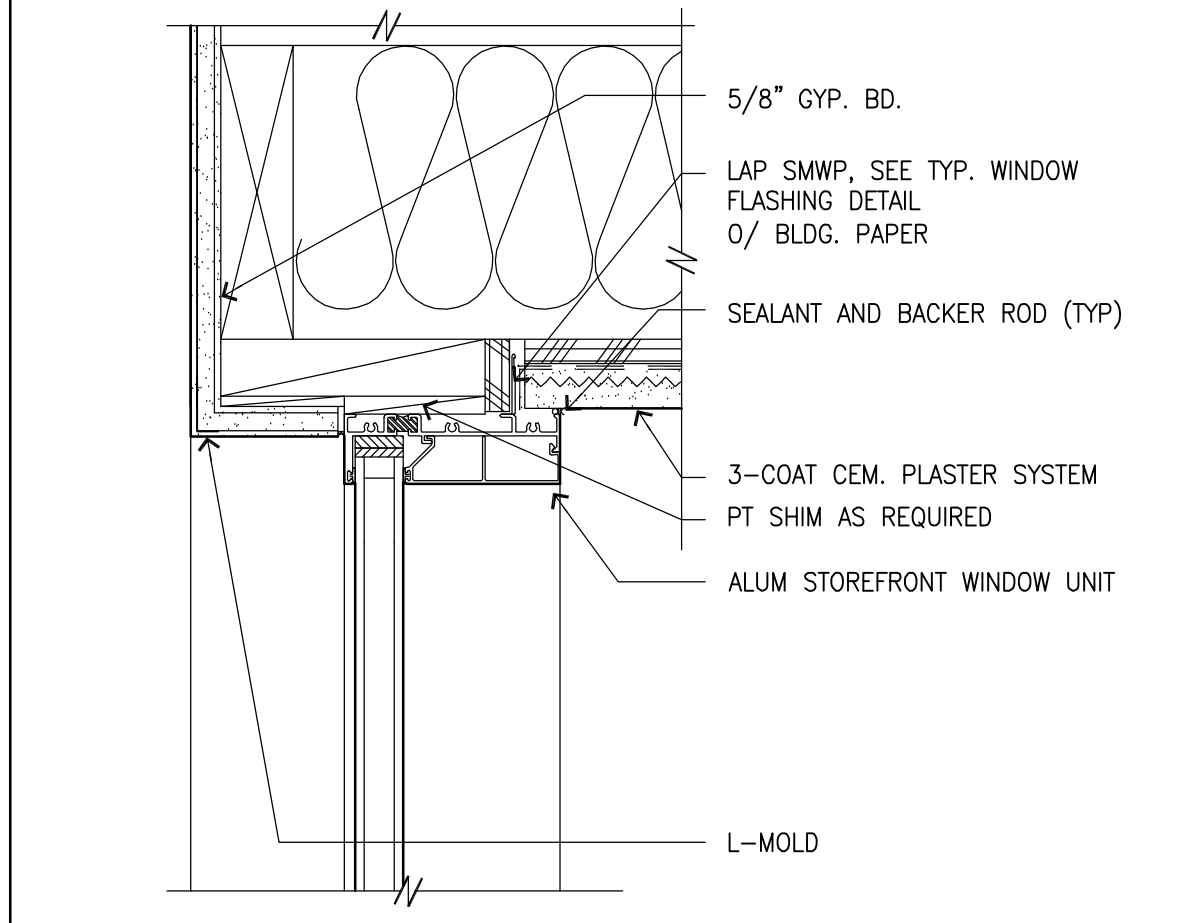
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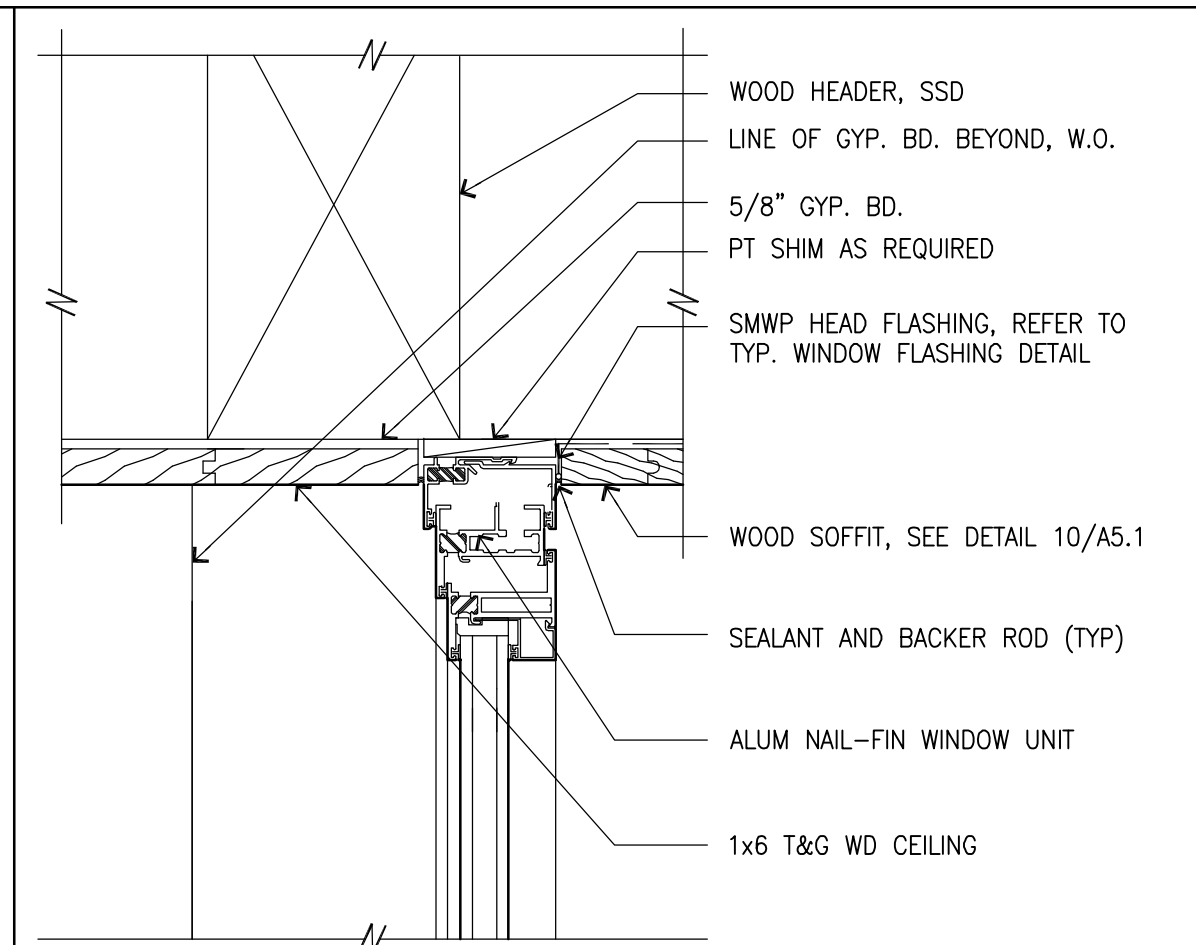
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3"=1'-0"



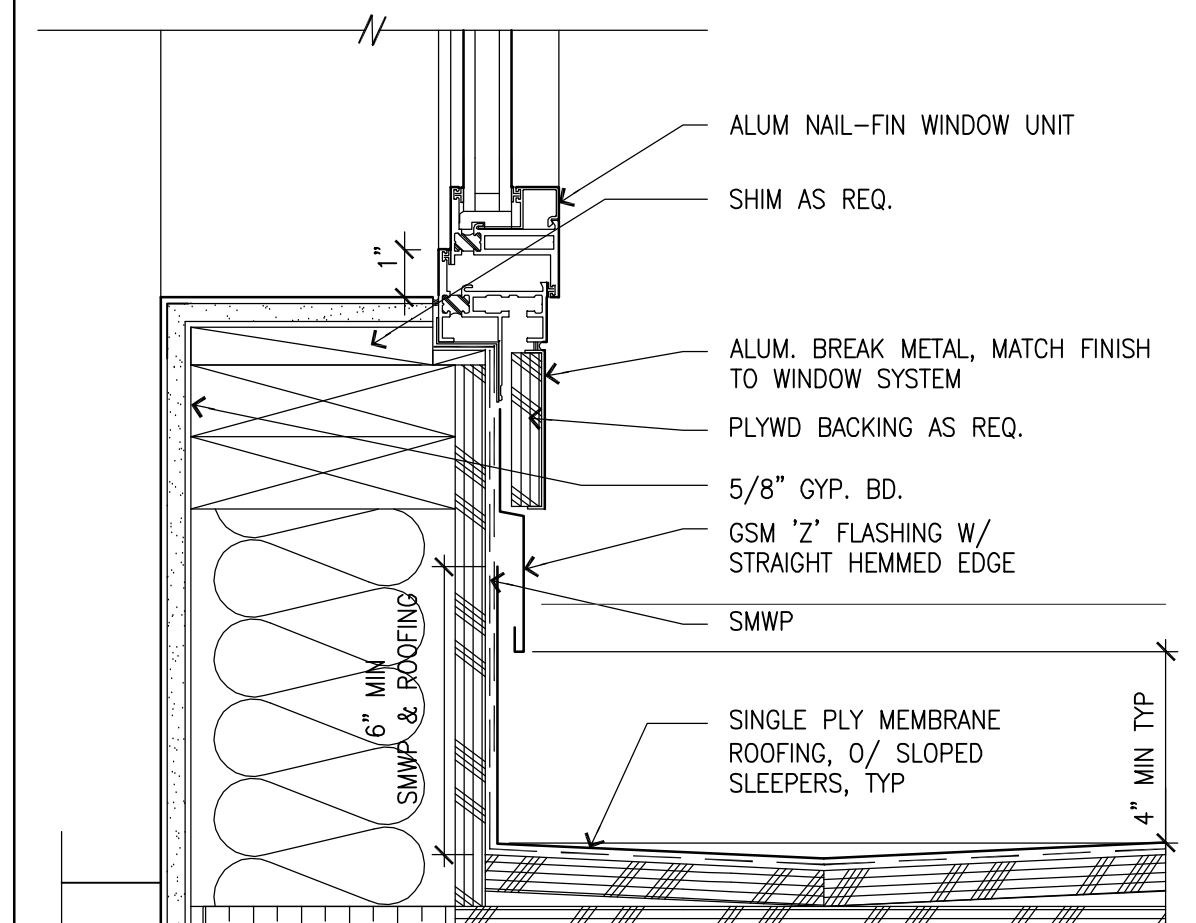
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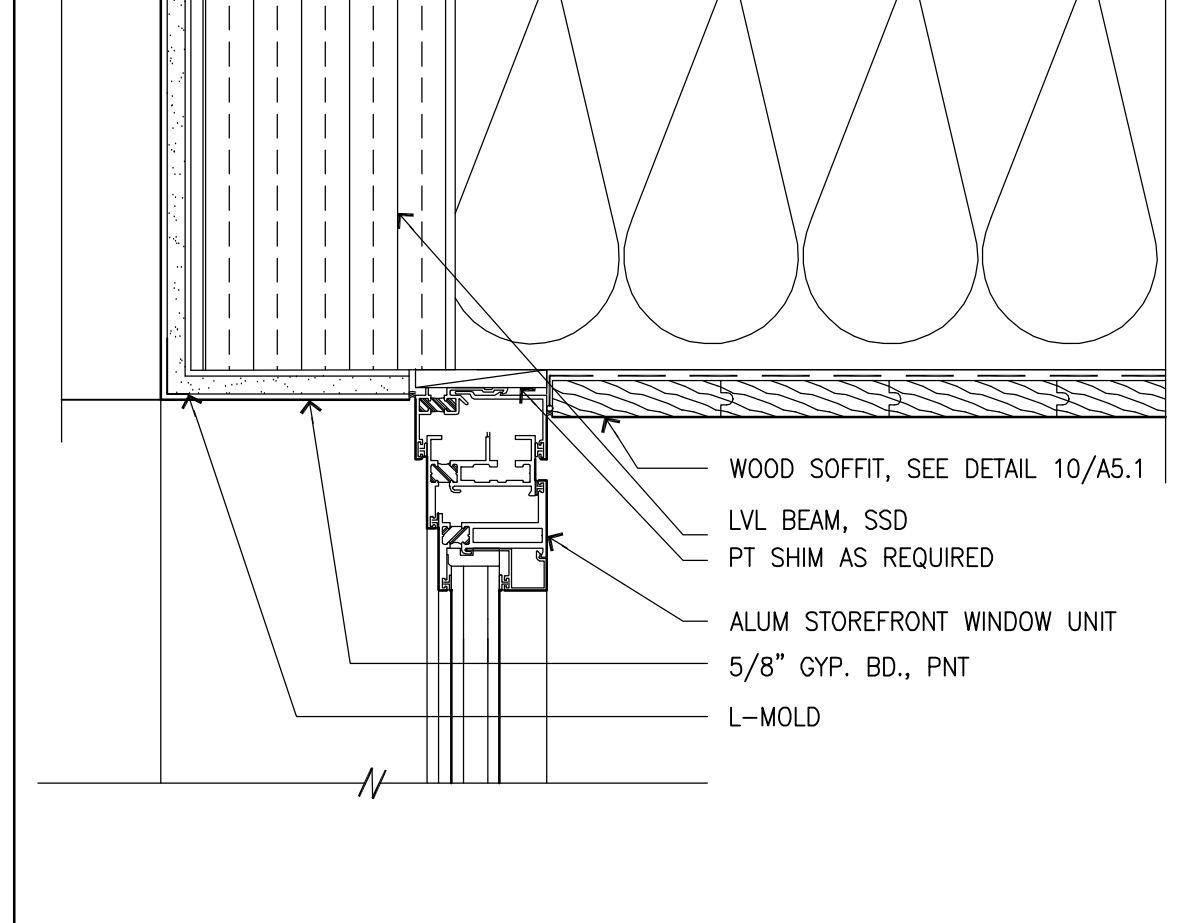
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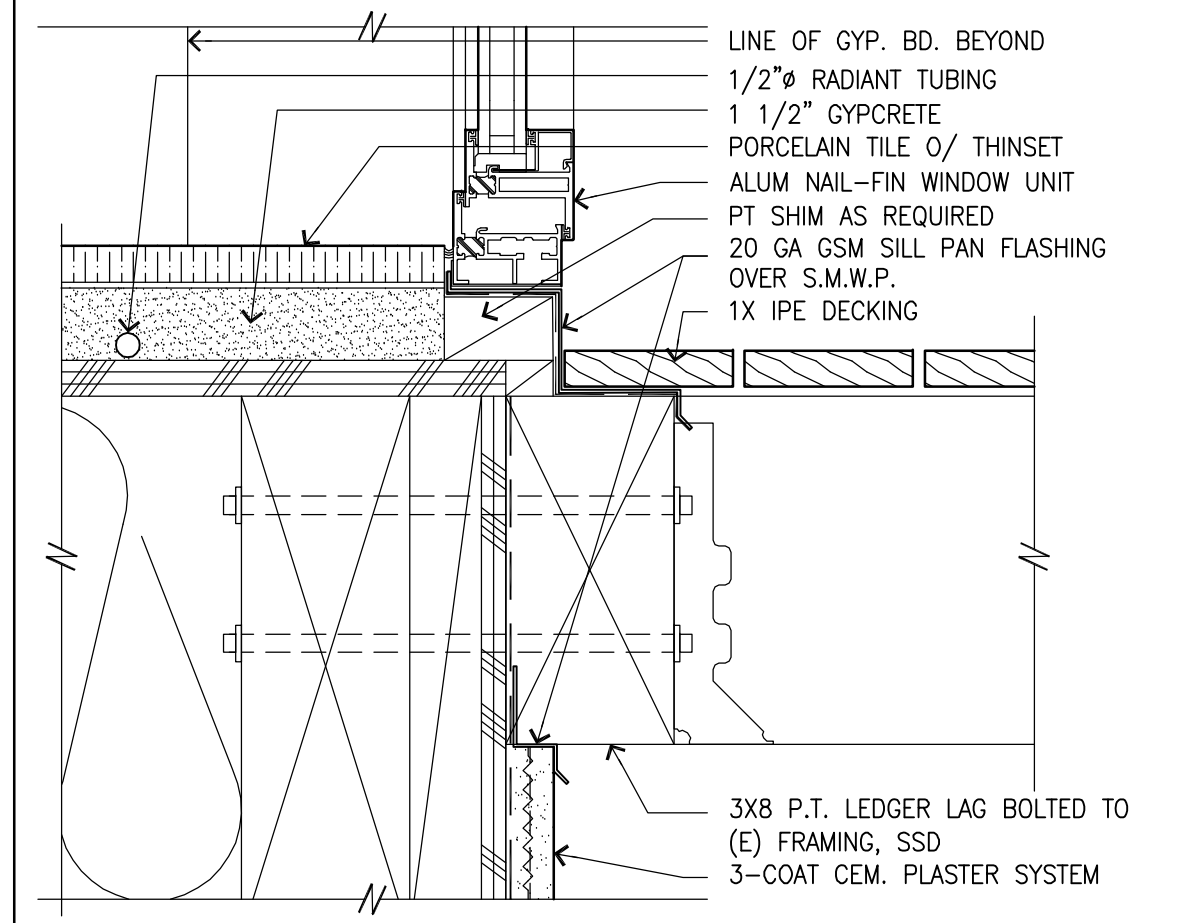
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3"=1'-0"



5 HEAD: STOREFRONT WINDOW / SLOPED ROOF
3"=1'-0"



1 JAMB: STOREFRONT WINDOW / WOOD SOFFIT
3"=1'-0"



1 HEAD: STOREFRONT WINDOW / WOOD SOFFIT
3"=1'-0"

PARISI-DUNNE
REMODEL

200 DARDENELLE
PACIFICA, CA 94044

APN: 018-061-010

Issue

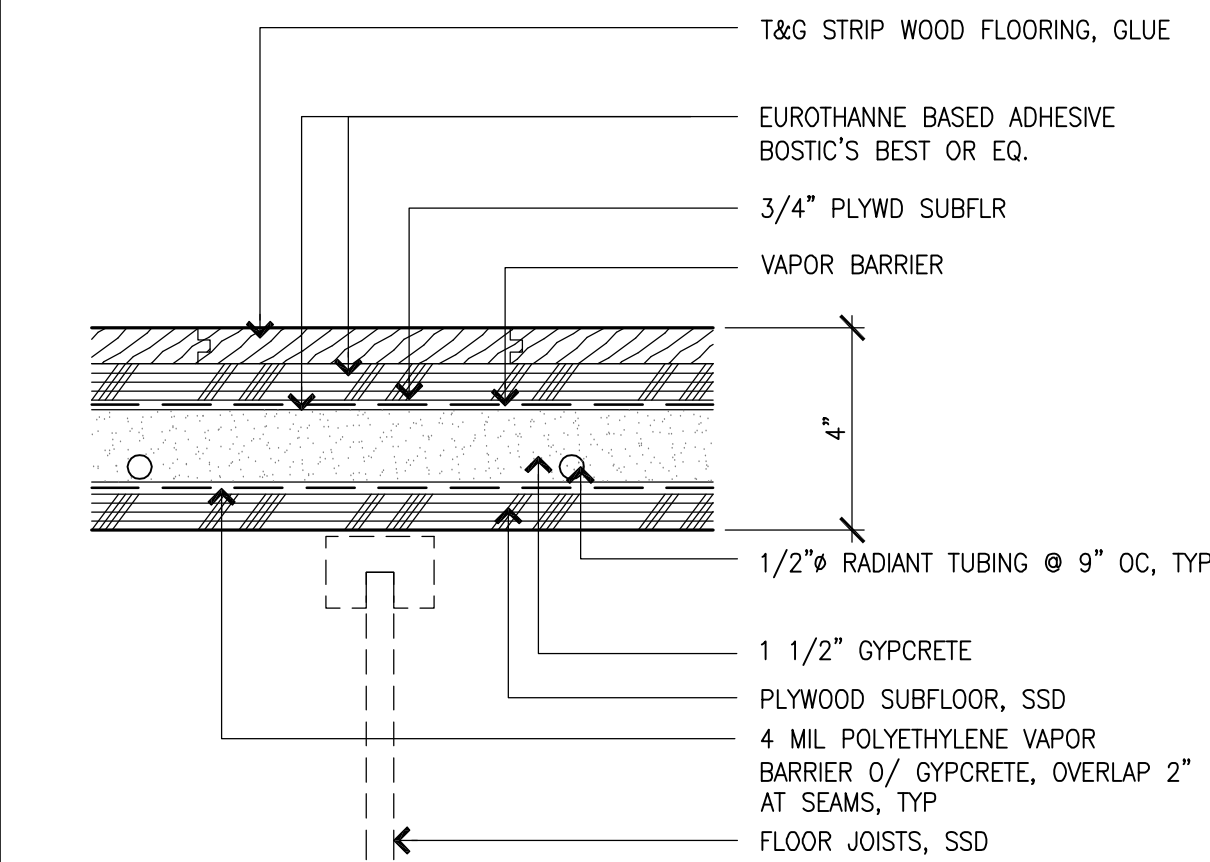
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6/07/10 MM BD SET

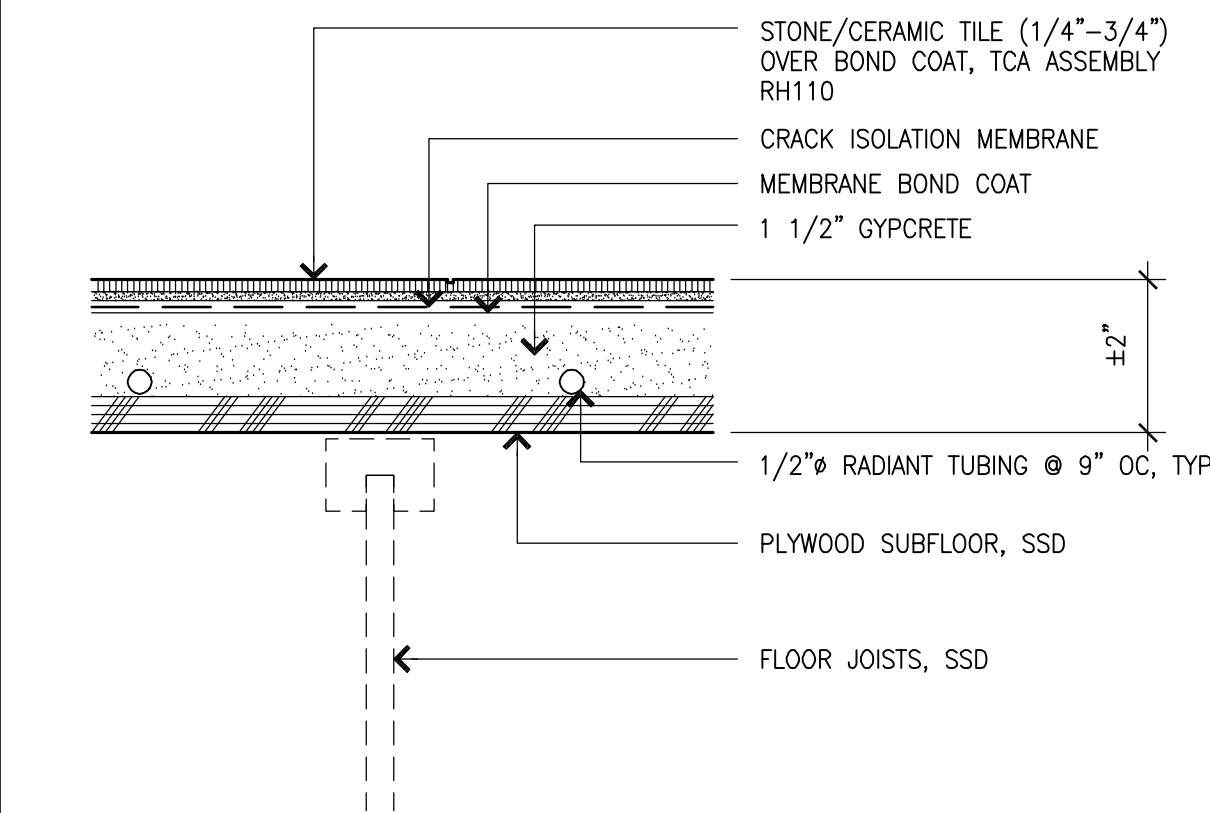
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PORCELAIN TILE FLOOR O/RADIANT HEATING



PARISI-DUNNE REMODEL

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APN: 018-061-010

Issue

[illegible]

Drawn By	MM
Checked By	SS
Job No.	0915
Issue Date	06/07/10
Scale	AS NOTED

Reference North
Drawing Title

PARTITION SCHEDULE

A6.1

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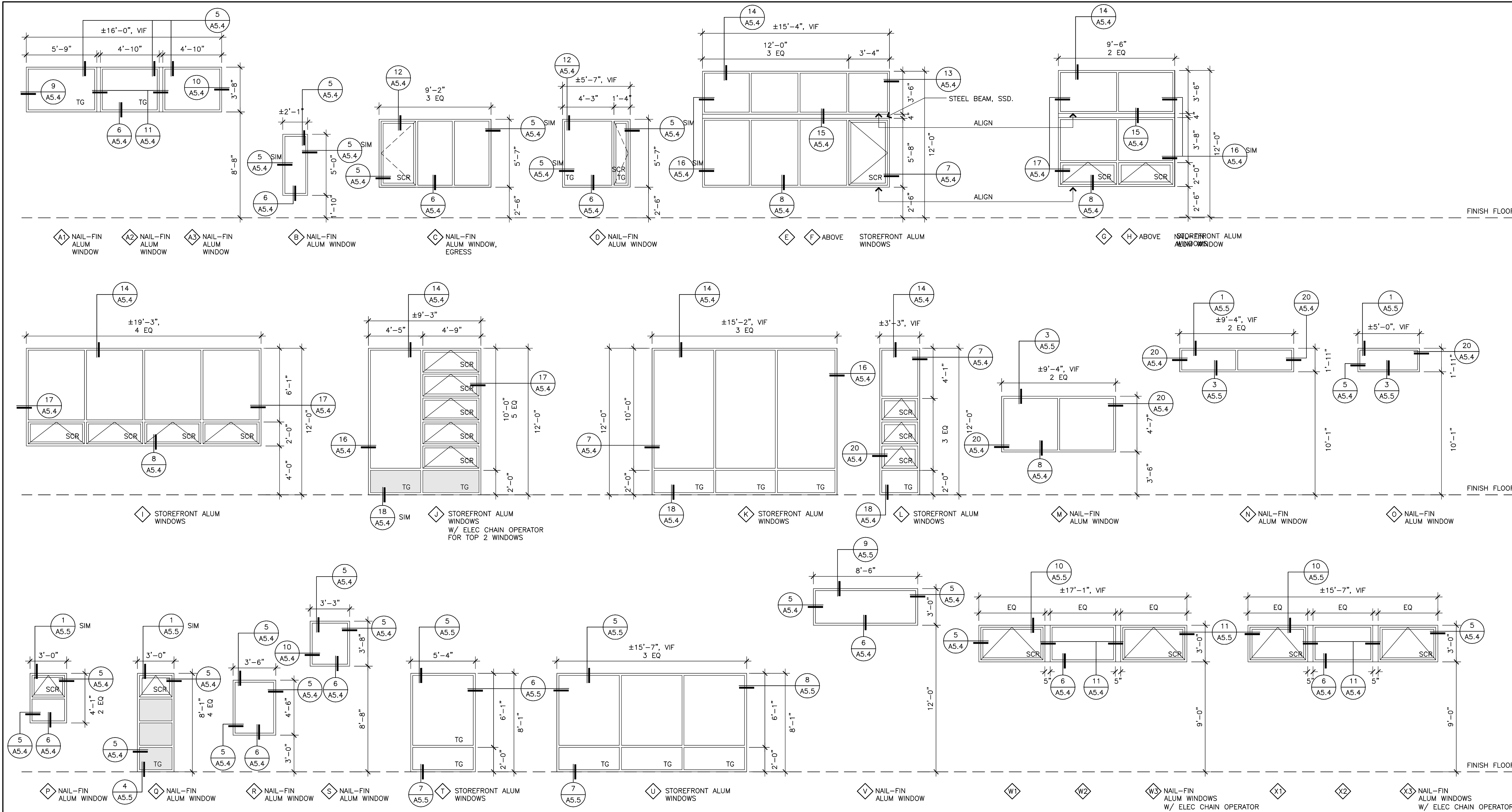
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Job No.	0915
Issue Date	04/07/10
Scale	1/4"=1'-0"

Reference North
Drawing Title

A6.2

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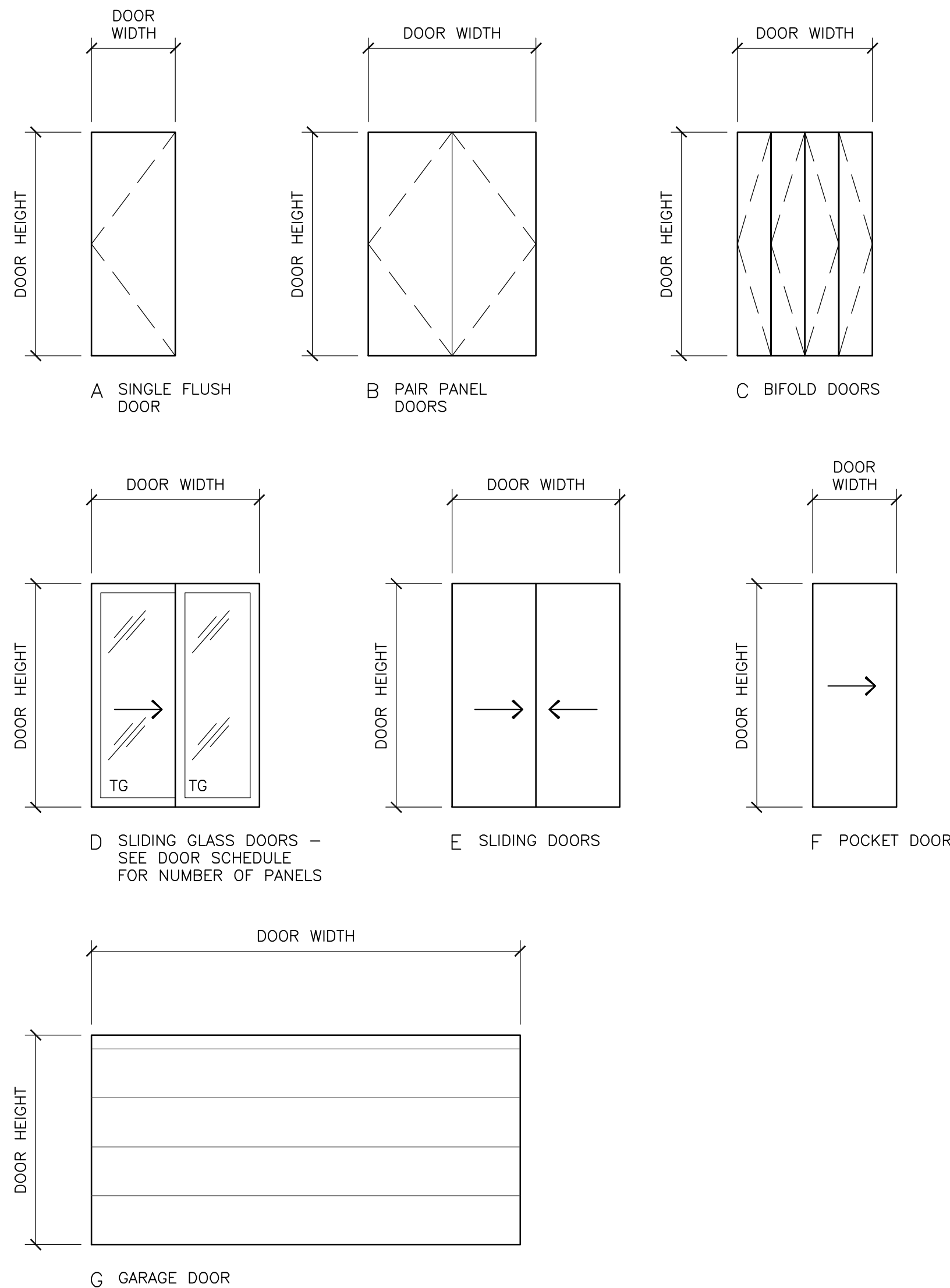
1. ALUMINUM WINDOW SYSTEM BY FLEETWOOD WINDOWS AND DOORS.
2. ALL WINDOWS ARE DOUBLE GLAZED UNLESS NOTED AS SINGLE GLAZE ("SG").
3. ALL DOUBLE GLAZED WINDOWS TO BE LOW-E2 GLAZING.
4. ALL GLAZING MUST HAVE A MINIMUM PERFORMANCE U-FACTOR VALUE OF 0.40 AND A SOLAR HEAT GAIN COEFFICIENT OF 0.40.
5. PROVIDE SCREENS AT ALL OPERABLE WINDOWS AND WHERE NOTED ("SCR").
6. VERIFY REQUIRED ROUGH OPENINGS SIZES IN FIELD.
7. EGRESS WINDOW: ALL EGRESS WINDOWS TO COMPLY WITH CBC SECTION 1203.3. VERIFY THAT ALL EGRESS WINDOWS HAVE OPENABLE AREA OF 5.7 SF MIN. WITH 24" MIN. CLEAR OPENABLE HEIGHT AND 20" MIN. CLEAR OPENABLE WIDTH. FINISHED SILL HEIGHT NOT TO BE MORE THAN 44" ABOVE THE FINISHED FLOOR.
8. SKYLIGHTS MUST HAVE A MINIMUM PERFORMANCE U-FACTOR VALUE OF 0.30 AND A SOLAR HEAT GAIN COEFFICIENT OF 0.20.
9. ALL WINDOWS AT LOCATIONS ADJACENT TO EXTERIOR/INTERIOR DOOR AND AT BOTTOM/TOP OF STAIR SHALL HAVE TEMPERED GLASS IN ALL PANELS WITHIN 18" OF FIN. FLOOR AND WITHIN A 24" ARC FROM THE VERTICAL EDGE OF ANY DOOR OPENINGS. PROVIDE TEMPERED GLASS AT ALL LOCATIONS NOTED AND AS REQUIRED BY ALL ORDINANCES AND REGULATIONS ADOPTED BY GOVERN AGENCIES: CITY, COUNTY, STATE AND FEDERAL AS THEY APPLY. "TG" DENOTES TEMPERED GLASS PANELS.
10. ALL WINDOWS WITH AN EXPOSED AREA OF GLAZING GREATER THAN 95F SHALL HAVE TEMPERED GLASS.
11. WINDOWS SHOWN AS SHADED TO BE TRANSLUCENT GLASS.

NOTE: SKYLIGHTS TO BE CUSTOM-FIXED SKYLIGHTS BY ROYALTY.

Architectural section drawing showing three skylights (AA, BB, CC) and their structural details. The drawing includes dimensions and labels for the skylights and their structural components.

- Skylight AA:** A vertical rectangular skylight with a height of 10'-2" V.I.F. and a width of 2'-4". It is labeled "AA SKYLIGHT".
- Skylight BB:** A horizontal rectangular skylight with a width of 12'-7" V.I.F. and a height of 2'-0". It is labeled "BB SKYLIGHT".
- Skylight CC:** A horizontal rectangular skylight with a width of 6'-1" and a height of 2'-4". It is labeled "CC SKYLIGHT".

The drawing also shows structural details such as the roof structure, walls, and floor. Various dimensions and labels are provided for the structural components and the skylights.



DOOR SCHEDULE

[illegible]

DOOR SCHEDULE GENERAL NOTES

1. VERIFY REQUIRED ROUGH OPENINGS SIZES IN FIELD.
2. ALL EXTERIOR DOOR GLAZING ARE DOUBLE GLAZED UNLESS NOTED AS SINGLE GLAZE ("SG").
3. ALL GLAZING MUST HAVE A MINIMUM PERFORMANCE U-FACTOR VALUE OF 0.4 AND A SOLAR HEAT GAIN COEFFICIENT OF 0.35.
4. PROVIDE TEMPERED GLASS AT ALL LOCATIONS NOTED AND AS REQUIRED BY ALL ORDINANCES AND REGULATIONS ADOPTED BY GOVERNING AGENCIES: CITY, COUNTY, STATE AND FEDERAL AS THEY APPLY. "TG" DENOTES TEMPERED GLASS PANELS.

DOOR SCHEDULE ABBREVIATIONS

CONSTRUCTION

AL	ALUMINUM
GL	GLASS
HCWD	HOLLOW CORE WOOD DOOR
HM	HOLLOW METAL
SCWD	SOLID CORE WOOD DOOR
STL	STEEL
WD	WOOD

FACING/FINISH

ANOD	ANODIZED
MP	METAL PAINTED
WP	WOOD PAINTED
WS	WOOD STAINED

GLASS

TG TEMPERED GLASS

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Scale	1/4"=1'-0"

Reference North

DOOR SCHEDULE

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[illegible]

FINISH SCHEDULE CODE			
FLOORS			
F1	PORCELAIN TILE. SIZE: TBD		
F2	CONCRETE SLAB, EXISTING		
NOTES:	SEE SPECIFICATIONS, APPENDIX A, PRODUCT SCHEDULE FOR DETAILED SPECIFICATIONS.		
BASE			
B1	REVEAL BASE	B3	APPLIED WOOD BASE, PAINTED
B2	FLUSH PORCELAIN TILE BASE		
NOTES:	SEE SPECIFICATIONS, APPENDIX A, PRODUCT SCHEDULE FOR DETAILED SPECIFICATIONS.		
WALLS			
W1	GYPSUM BOARD LEVEL 5 FINISH	W4	TILE. SIZE: TBD
W2	GYPSUM BOARD, LEVEL 4 FINISH		
W3	MIRROR		
NOTES:	SEE SPECIFICATIONS, APPENDIX A, PRODUCT SCHEDULE FOR DETAILED SPECIFICATIONS.		
CEILINGS			
C1	GYPSUM BOARD, LEVEL 5 FINISH		
C2	GYPSUM BOARD, LEVEL 4 FINISH		
NOTES:	SEE SPECIFICATIONS, APPENDIX A, PRODUCT SCHEDULE FOR DETAILED SPECIFICATIONS.		
CASEWORK			
CK1	WOOD VENEER. SPECIES: TO BE SELECTED	CK3	WOOD PAINT GRADE, COLOR: TO BE SELECTED
CK2	MELAMINE. SEMI-EXPOSED SURFACES. COLOR: WHITE		
NOTES:	SEE SPECIFICATIONS, APPENDIX A, PRODUCT SCHEDULE FOR DETAILED SPECIFICATIONS.		
COUNTERTOPS AND BACKSPLASH			
CT1	STONE SLAB. COLOR: TO BE SELECTED	CT4	MELAMINE. COLOR, WHITE
CT2	CAESAR STONE. COLOR: TO BE SELECTED		
CT3	WOOD VENEER. SPECIES: TO BE SELECTED		
NOTES:	SEE SPECIFICATIONS, APPENDIX A, PRODUCT SCHEDULE FOR DETAILED SPECIFICATIONS.		

FINISH SCHEDULE GENERAL NOTES	
1.	THE FINISHES NOTED ON THE PLANS INDICATES THE TYPES AND EXTENT OF FINISHES. REFER TO OTHER CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION.
2.	SUBMIT SAMPLES IN ACCORDANCE WITH SPECIFICATIONS OF EACH FINISH AND FLOOR COVERING TO THE ARCHITECT FOR REVIEW AND APPROVAL BEFORE BEGINNING WORK. THE ARCHITECT HAS TEN (10) WORKING DAYS TO PROCESS SHOP DRAWINGS.
3.	SUBSTITUTIONS, REVISIONS OR CHANGES MUST HAVE APPROVAL OF THE ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.
4.	VERIFY WITH ARCHITECT AT BEGINNING OF PROJECT WHAT ELEMENTS ARE TO BE PAINTED.
5.	PAINT AT ALL INTERIOR WALLS TO BE LOW SHEEN AND CEILINGS TO BE FLAT LATEX, UNLESS OTHERWISE NOTED.
6.	NO GYP. BD. SURFACES EXPOSED TO VIEW SHALL BE LEFT UNFINISHED OR UNPAINTED.
7.	"WATER RESISTANT" GYP. BD. AND/OR CEMENTITIOUS BOARD AT ALL BATHROOMS, POWDER ROOM, AND UTILITY ROOM.
8.	VERIFY WITH MANUFACTURER'S SPECIFICATIONS THAT FLOOR FINISHES ARE COMPATIBLE WITH EXISTING RADIANT FLOOR HEATING SYSTEM.
9.	ALL FINISH SURFACES OF MILLWORK TO BE FILLED, SEALED, AND SANDED SMOOTH. PAINT FINISHES AT MILL WORK TO BE SPRAYED ON FOR A SMOOTH FINISH FREE OF STREAKS, DROPS, BLOBS, ETC.
10.	PROVIDE METAL TRIM OR CASING AT ALL EDGES OF PLASTER OR GYPSUM BOARD WHERE IT TERMINATES OR MEETS ANY OTHER MATERIAL, EXCEPT FLOORS.
11.	IN ALL CASES, PROVIDE ISOLATION OF ALUMINUM FROM ADJACENT STEEL OR COAT SURFACES IN CONTACT WITH BITUMINOUS PAINTS.
	<p>**NOTE: CASEWORK AND FINISHES ARE NOT FINAL. PROVIDED FOR SCOPE AND REFERENCE ONLY.</p>

ALUM	ALUMINUM
CONC	CONCRETE
CRPT	CARPET
GLAZ	GLASS/GLAZING
GYP BD	GYPSUM BOARD
MTL	METAL
PTD	PAINT/PAINTED
SEALED	CLR SEALED
STONE	STONE TILE
SST	STAINLESS STEEL
STAIN	STAIN/VARNISH
TILE	CERAMIC TILE
WOOD/WD	WOOD STRIP FLOORING OR 1x6 WD SIDING
RESIL	RESILIENT

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Issue

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Drawn By MM
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Scale

Reference North
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





































M/E/P GENERAL NOTES & SYMBOLS

MEP0.1

Sheet

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ELEC/MECH SYMBOLS

	DUPLEX RECEPTACLE OUTLET
	QUADRUPLUX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET W/ GROUND FAULT INTERRUPTER
	WATERPROOF OUTLET W/ GROUND FAULT INTERRUPTER
	HALF-SWITCHED CONVENIENCE OUTLET
	FLOOR DUPLEX OUTLET
	RECESSED CONVENIENCE OUTLET W/ GROUND FAULT INTERRUPTER
	SPECIAL PURPOSE OUTLET
	TELEPHONE OUTLET
	TELEPHONE/DATA OUTLET
	TELEVISION OUTLET
	SINGLE-POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DIMMER SWITCH
	MOTION SENSOR SWITCH
	GAS OUTLET
	RECESSED HOSE BIBB
	<u>LIGHT FIXTURE MARK</u>
	← LIGHT FIXTURE TYPE, SEE SPECIFICATIONS
	RECESSED DOWNLIGHT FIXTURE
	RECESSED WALL WASHER FIXTURE
	RECESSED AIMABLE LIGHT FIXTURE
	RECESSED FLUORESCENT DOWNLIGHT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE
	CEILING PENDANT LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	FLUORESCENT CEILING FIXTURE
	LED STRIP LIGHT FIXTURE
	FLUORESCENT CEILING OR UNDERCOVER LIGHT
	STEP LIGHT
	EXTERIOR FLOOD UPLIGHT FIXTURE
	J-BOX
	SMOKE ALARM
	CHIME
	PUSH BUTTON
	GARBAGE DISPOSAL
	SHOWER HEAD
	FLOOR SUPPLY REGISTER
	CEILING SUPPLY REGISTER
	SIDE WALL SUPPLY REGISTER
	SLOT AIR DIFFUSER
	RETURN AIR REGISTER
	DUCT DAMPER
	CEILING FAN

ELEC/MECH GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE ALL STRUCTURAL FRAMING WITH ARCHITECTURAL LIGHTING, REFLECTED CEILING PLANS, MECHANICAL, PLUMBING, AND ELECTRICAL INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO, RECESSED AND SEMI-RECESSED LIGHTING, MECHANICAL DUCTS AND PIPING, FIRE SPRINKLER PIPE AND HEADS AND PLUMBING DRAINS, WASTE AND SUPPLY LINES.
2. PROVIDE CEILING ACCESS AS INDICATED AND/OR AS REQUIRED FOR EQUIPMENT MAINTENANCE. VERIFY MANUFACTURER RECOMMENDATIONS, ACCESS LOCATIONS OTHER THAN AS SHOWN IN THE DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT PRIOR TO EXECUTION.
3. PROVIDE BLOCKING/BACKING AND REINFORCEMENT ABOVE CEILINGS FOR SUPPORT OF LIGHT FIXTURES, PROJECTION SCREENS AND ANY OTHER CEILING MOUNTED ITEM.
4. COORDINATE ALL WORK RELATED TO SPECIAL EQUIPMENT WITH MANUFACTURER'S AND/OR INSTALLER'S RECOMMENDATIONS, SPECIFICATIONS AND INSTRUCTIONS.
5. FURNITURE, WHERE SHOWN, IS FOR REFERENCE.
6. PROVIDE MIN ±4" CLEARANCE FROM EARTH FOR ALL DUCTS IN CRAWLSPACE.

FIRE PROTECTION GENERAL NOTES

1. THE CONTRACTOR SHALL PROVIDE A DESIGN/BUILD AUTOMATIC FIRE SPRINKLER SYSTEM. THE SYSTEM SHALL COMPLY WITH ALL REQUIREMENTS OF THE NFPA STANDARD 13.130 AND/OR 25, WITH OUT THE FIRST FIVE LISTED EXCEPTIONS TO SECTION 4-6 "LOCATION OF SPRINKLERS" IN CHAPTER 4 "SYSTEM DESIGN" OF STANDARD 130.
2. LAYOUT OF SPRINKLERS MUST BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
3. FAST RESPONSE FIRE SPRINKLER HEADS SHALL BE INSTALLED IN THE GARAGE AND ALL CONTIGUOUS AREAS WITHIN THE STRUCTURE UTILIZED FOR WORKSHOP OR STORAGE PURPOSES IN ACCORDANCE WITH NFPA 130.
4. FIRE SPRINKLER SOUNDERS SHALL BE INDEPENDENT OF ANY PRIVATE ALARM SYSTEM.
5. FIRE SPRINKLER SYSTEM SHALL BE REVIEWED AND APPROVED BY CENTRAL FIRE DISTRICT PRIOR TO ISSUANCE OF PERMIT.
6. INSTALL SMOKE DETECTORS IN ACCORDANCE WITH THE SPECIFICATIONS AND IN CONFORMANCE WITH LOCAL FIRE MARSHALL REQUIREMENTS AND PER CBC SECTION 907.2.10.
7. SMOKE DETECTION SHALL BE POWERED BY BUILDING WIRING CURRENT WITH BATTERY BACK UP.
8. GLASS SUBJECT TO HUMAN IMPACT SHALL BE OF SAFETY GLAZING MATERIAL AND ALL GLASS AND GLAZING USED IN THIS PROJECT SHALL CONFORM TO REQUIREMENTS OF CHAPTER 54, 1991 UBC AND ALL FEDERAL REQUIREMENTS.
9. ALL REQUIRED EXITS SHALL BE OPENABLE FROM INSIDE, WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

PLUMBING GENERAL NOTES

1. PROVIDE 100 SQUARE INCHES (MIN) MAKE UP / COMBUSTION AIR AT MECHANICAL ROOM AND LAUNDRY ROOM. VERIFY REQUIREMENTS WITH MANUFACTURERS FOR GAS DRYERS.
2. ULTRA-LOW FLUSH TOILETS W/ 1.6 GAL. MAX. PER FLUSH SHALL BE INSTALLED.
3. SECURE WATER HEATERS TO RESIST HORIZONTAL DISPLACEMENT. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS, UNLESS TANKLESS WATER HEATERS ARE USED.
4. PROVIDE WATER HEATER PRESSURE / TEMPERATURE RELIEF VALVE WITH DRAIN TO OUTSIDE OF BUILDING.
5. PROVIDE ANTI-SCALDING VALVE FOR SHOWER AND TUB WITH SHOWERS (CPC 420.0).
6. PROVIDE 30" MIN. CLR. WORKING SPACE IN FRONT OF WH AND FAU AS PER UPC SECTION 305.0.
7. ALL BUILDING WATER SUPPLY SYSTEMS IN WHICH QUICK-ACTING VALVES ARE INSTALLED SHALL BE PROVIDED WITH DEVICES TO ABSORB THE HAMMER CAUSED BY PRESSURE SURGES RESULTING FROM THE QUICK CLOSING OF THESE VALVES. WATER HAMMER PROTECTION SHALL BE SUPPLIED AT THE DISHWASHER AND CLOTHES WASHER. (CPC 609.10).

ELECTRICAL GENERAL NOTES

1. REFER TO SHTS, MEP-11 FOR LOCATION OF ELECTRICAL, TELEPHONE, AND COMMUNICATION OUTLETS. INSTALLATION SHALL BE IN COMPLIANCE WITH ALL LAWS APPLICABLE AND ENFORCED BY LOCAL AUTHORITIES. DISCREPANCIES SHALL BE RESOLVED BY THE ARCHITECT BEFORE PROCEEDING WITH ANY INSTALLATION OF CONDUIT OR CABLES. ALL TELEPHONE AND DATA WORK SHALL BE COORDINATED BY THE GENERAL CONTRACTOR WITH THE OWNER AND ARCHITECT.
2. VERIFY ALL OUTLET SWITCH AND CEILING FIXTURE LOCATIONS WITH ARCHITECT PRIOR TO CORING, WIRING OR INSTALLATION OF GYPSUM BOARD. VERIFY THAT CORE LOCATION WILL NOT DAMAGE INTEGRITY OF STRUCTURAL MEMBERS.
3. VERIFY ALL UTILITY SERVICED METER INSTALLATION REQUIREMENTS WITH UTILITY COMPANY(S).
4. FINISHED CEILINGS TO BE LEVEL WITHIN A TOLERANCE OF 1/8" IN 12'-0".
5. CONTRACTOR TO PROVIDE FOR ALL CEILING REPAIRS CAUSED BY RELOCATING FIXTURES DUE TO LIGHT FIXTURE CONFLICTS.
6. LIGHTING OTHER THAN IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES, UNLESS THEY ARE CONTROLLED BY A DIMMER SWITCH OR A MANUAL-ON, OCCUPANT SENSOR-OFF SWITCH.
7. KITCHEN LIGHTING, UP TO 50 PERCENT OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS MAY BE IN LUMINAIRES THAT ARE NOT HIGH EFFICACY LUMINAIRES PROVIDED THAT THESE LUMINAIRES ARE CONTROLLED BY SWITCHES SEPARATE FROM THOSE CONTROLLING THE HIGH EFFICACY LUMINAIRES.
7. CLOSET LIGHT FIXTURES SHALL BE FLUORESCENT FIXTURES. LUMINAIRES THAT ARE NOT HIGH EFFICACY LUMINAIRES SHALL BE ALLOWED IN CLOSETS LESS THAN 70 SQUARE FEET. LIGHT FIXTURE CLEARANCES SHALL CONFORM TO CALIFORNIA ELECTRIC CODE 410-8.
8. ALL RECESSED LIGHT FIXTURES SHALL BE IC RATED AND LABELED AIR-TIGHT, AND SEALED WITH A GASKET OR SEALANT BETWEEN THE HOUSING AND CEILING.
9. LUMINAIRES PROVIDING OUTDOOR LIGHTING AND PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES UNLESS THEY ARE CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTO CONTROL.
10. LIGHT FIXTURES LOCATED OVER TUBS OR SHOWERS SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS" (CEC 410-4(A)).
11. GROUNDING CONDUCTORS ARE REQUIRED IN ALL PIPES AND CONDUITS.
12. RECEPTABLES FOR FIXED APPLIANCES SHALL BE ACCESSIBLE, NOT BEHIND APPLIANCES.
13. APPLIANCES FIXED IN PLACE, SUCH AS DISHWASHER, ETC., SHALL BE PROVIDED WITH A SEPARATE BRANCH CIRCUIT RATED FOR THE APPLIANCE LOAD SERVED.
14. PROVIDE A DEDICATED 20-AMP CIRCUIT TO SERVE BATHROOM OUTLETS (CEC 210-11(C)).
15. PROVIDE MINIMUM OF TWO SEPARATE 20A BRANCH CIRCUITS FOR KITCHEN LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS ONLY (CEC210-11(C), 210-52(B)). VERIFY POWER REQUIREMENTS AND LAYOUT FOR APPLIANCES W/ ARCHITECT.
16. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION FOR ALL 125-VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTABLE OUTLETS IN RESIDENTIAL DWELLING UNIT BEDROOMS (CEC 210-12).
17. PROVIDE A MINIMUM OF ONE SEPARATE 20A CIRCUIT TO LAUNDRY APPLIANCES (CEC 220-4(C)).
18. U.O.N. ALL WALL SOCKETS TO BE 8" O.C. FROM FIN. FLR.
19. U.O.N. ALL WALL SOCKET AT COUNTERTOPS TO BE 3'-6" O.C. FROM FIN. FLR, TYP.
20. OUTLETS SHOWN BACK TO BACK ON PARTITION WALLS SHALL BE OFFSET AS REQUIRED BY PROPER INSTALLATION.
21. HORIZONTAL DIMENSIONS FOR ELECTRICAL OUTLETS ARE TO/FROM CENTER LINE OF SINGLE OR THREE (3) ADJACENT OUTLETS, AND MID-POINT BETWEEN TWO (2) ADJACENT OUTLETS. ADJACENT OUTLETS TO BE MINIMUM DISTANCE APART.
22. VERTICAL DIMENSIONS ARE TO THE HORIZONTAL CENTER LINE OF AN OUTLET. LIGHT SWITCHES SHALL BE MOUNTED AS SHOWN (U.O.N. OR REQUIRED BY OTHER CONDITIONS REFERRED TO IN NOTES). ANY CONFLICTS OF SWITCH LOCATIONS AND DRYWALL "REVEALS" OBSTRUCTIONS, ETC., SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION. IF ADJUSTMENTS IN VERTICAL DIMENSION FOR AN OUTLET IS REQUIRED, THEN ALL NEARBY OR ADJACENT LIGHT SWITCHES, THERMOSTATS, ETC., SHALL ALIGN. ALIGN TOP EDGES OF TRIM OR FACE PLATES.
23. MULTIPLE OUTLETS AND SWITCHES TO HAVE A SINGLE COVER PLATE.
24. ELECTRICAL SWITCH AND WALL OUTLET COVER PLATES AND WALL TELEPHONE COVER PLATES SHALL BE "WHITE" IN COLOR U.O.N. ALL EXPOSED POWER AND SIGNAL ELEMENTS SHALL BE REVIEWED BY ARCHITECT FOR COLOR AND DESIGN PRIOR TO ORDERING.
25. OUTLETS THAT ARE NOT DIMENSIONED MAY BE LOCATED AT STUD NEAREST LOCATION SHOWN.
26. CONDUIT SIZES AND OTHER REQUIREMENTS FOR TELECOMMUNICATIONS, SECURITY SYSTEMS AND COMPUTER EQUIPMENT TO BE VERIFIED AND COORDINATED WITH OWNER OR OTHER CONTRACTOR EMPLOYED BY OWNER.
27. JUNCTION BOXES ABOVE GYPSUM BOARD CEILINGS REQUIRING ACCESS NOT ACCEPTABLE.
28. PROVIDE SURGE PROTECTION FOR ALL CABLE AND DATA CONNECTIONS.

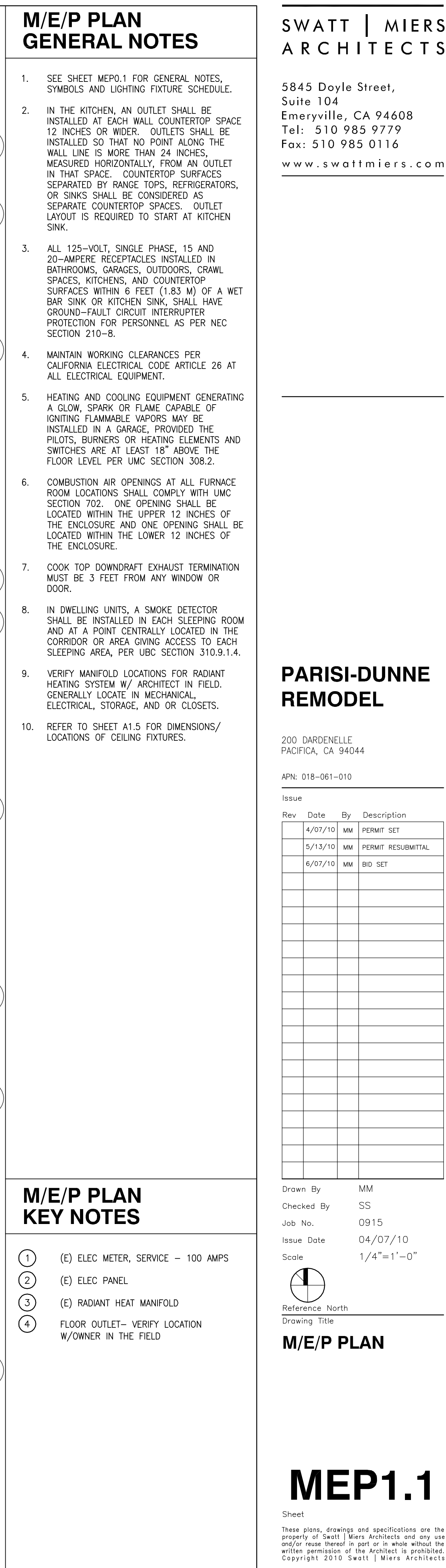
PERFORMANCE CERTIFICATE: Residential (Part 1 of 5) CF-1R									
Project Name PARISI - DUNNE RES.		Building Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone		Date 4/2/2010					
Project Address 200 DARDENELLE PACIFICA		California Energy Climate Zone CA Climate Zone 03		Total Core Floor Area 2,694		Addition 12		# of Stories 1	
FIELD INSPECTION ENERGY CHECKLIST									
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No HERS Measures -- If Yes, A CF-4R must be provided per Part 2 of 5 of this form. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Special Features -- If Yes, see Part 2 of 5 of this form for details.									
INSULATION									
Construction Type	Area (ft ²)	Special Features (see Part 2 of 5)	Status						
Floor	Wood Framed w/Crawl Space	R-13	2,692	Existing					
Wall	Wood Framed	R-11	2,320	Existing					
Door	Double Door		34	New					
Wall	Wood Framed	R-13	32	New					
Roof	Wood Framed Rafter	R-30	2,354	Existing					
Roof	Wood Framed Attic	R-38	252	New					
Floor	Wood Framed w/Crawl Space	R-13	12	New					
Wall	Wood Framed	R-19	38	New					
FENESTRATION									
Orientation	Area (ft ²)	U-Factor	SHGC	Overhang	Sidelins	Shades	Status		
Front (NE)	76.4	0.400	0.40	none	none	Bug Screen	Altered		
Front (NE)	37.1	0.400	0.40	none	none	Bug Screen	New		
Rear (SW)	391.6	0.400	0.40	2.0	none	Bug Screen	New		
Rear (SW)	120.9	0.400	0.40	2.0	none	Bug Screen	Altered		
Left (SE)	144.5	0.400	0.40	none	none	Bug Screen	Altered		
Left (SE)	276.8	0.400	0.40	none	none	Bug Screen	New		
Right (NW)	287.2	0.400	0.40	none	none	Bug Screen	New		
Right (NW)	143.6	0.400	0.40	none	none	Bug Screen	Altered		
Skylight	64.8	0.390	0.29	none	none	None	New		
HVAC SYSTEMS									
Qty.	Heating	Min. Eff.	Cooling	Min. Eff.	Thermostat	Status			
1	Combined Hydronic		No Cooling	13.0 SEER	Setback	Existing			
HVAC DISTRIBUTION									
Location	Heating	Cooling	Duct Location	Duct R-Value	Status				
Res HVAC - Existing Syst	Radiant Floor	Ducted	Attic, Ceiling Ins, vented	8.0	Existing				
WATER HEATING									
Qty.	Type	Gallons	Min. Eff.	Distribution	Status				
EnergyPro 5.0 by EnergySoft User Number: 1348 RunCode: 2010-04-02114-33-4 ID: 121458 Page 3 of 18									

PERFORMANCE CERTIFICATE: Residential (Part 1 of 5) CF-1R									
Project Name PARISI - DUNNE RES.		Building Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone		Date 4/2/2010					
Project Address 200 DARDENELLE PACIFICA		California Energy Climate Zone CA Climate Zone 03		Total Core Floor Area 2,694		Addition 12		# of Stories 1	
FIELD INSPECTION ENERGY CHECKLIST									
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No HERS Measures -- If Yes, A CF-4R must be provided per Part 2 of 5 of this form. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Special Features -- If Yes, see Part 2 of 5 of this form for details.									
INSULATION									
Construction Type	Area (ft ²)	Special Features (see Part 2 of 5)	Status						
Roof	Wood Framed Rafter	R-38	12	New					
FENESTRATION									
Orientation	Area (ft ²)	U-Factor	SHGC	Overhang	Sidelins	Shades	Status		
HVAC SYSTEMS									
Qty.	Heating	Min. Eff.	Cooling	Min. Eff.	Thermostat	Status			
HVAC DISTRIBUTION									
Location	Heating	Cooling	Duct Location	Duct R-Value	Status				
WATER HEATING									
Qty.	Type	Gallons	Min. Eff.	Distribution	Status				
EnergyPro 5.0 by EnergySoft User Number: 1348 RunCode: 2010-04-02114-33-4 ID: 121458 Page 4 of 18									

PERFORMANCE CERTIFICATE: Residential (Part 2 of 5) CF-1R									
Project Name PARISI - DUNNE RES.		Building Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone		Date 4/2/2010					
SPECIAL FEATURES INSPECTION CHECKLIST									
<p>The enforcement agency should pay special attention to the items specified in this checklist. These items require special written justification and documentation, and special verification to be used with the performance approach. The enforcement agency determines the adequacy of the justification, and may reject a building or design that otherwise complies based on the adequacy of the special justification and documentation submitted.</p> <p>The HVAC System Existing Radiant Floor does not include a cooling system, field verification is not necessary.</p> <p>The HVAC System Res HVAC - Existing system is a combined hydronic system that uses a boiler for DHW and space heating. System details are on Part 5 of the CF-1R.</p>									
HERS REQUIRED VERIFICATION									
<p>This certificate of compliance is for field testing and/or verification by a certified HERS Rater. The inspector must receive a completed CF-4R form for each of the measures listed below for final to be given.</p>									
EnergyPro 5.0 by EnergySoft User Number: 1348 RunCode: 2010-04-02114-33-4 ID: 121458 Page 5 of 18									

PERFORMANCE CERTIFICATE: Residential (Part 3 of 5) CF-1R									
Project Name PARISI - DUNNE RES.		Building Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone		Date 4/2/2010					
ANNUAL ENERGY USE SUMMARY									
TDV (kBtu/ft ² -yr)	Proposed	Might							
Space Heating	30.97	31.30	-0.33						
Space Cooling	1.80	1.80	0.00						
Fans	4.82	4.31	0.52						
Domestic Hot Water	0.00	0.00	0.00						
Pumps	0.00	0.00	0.00						
Totals	46.43	46.22	0.21						
Percent Better Than Standard:			2.4%						
BUILDING COMPLIES - NO HERS VERIFICATION REQUIRED									
<p>Building Front Orientation: (NE) 45 deg Ext. Walls/Roof Wall Area Penetration Area</p> <p>Number of Dwelling Units: 1.00 (NE) 887 714</p> <p>Fuel Available at Site: Natural Gas (NG) 1,043 415</p> <p>Raised Floor Area: 2,004 (SW) 1,024 908</p> <p>Slab on Grade Area: 0 (NW) 928 491</p> <p>Average Ceiling Height: 10.0 Roof 2,993 85</p> <p>Fenestration Average U-Factor: 0.40 TOTAL: 1,532</p> <p>Average SHGC: 0.40 Fenestration/CFA Ratio: 55.9%</p>									
REMARKS									
<p>www.brcdata.com e-mail: me-24@brcdata.com One Day Service since 1978</p>									
STATEMENT OF COMPLIANCE									
<p>This certificate of compliance lists the building features and specifications needed to comply with Title 24, Part 6 Administrative Regulations and Part 6 the Efficiency Standards of the California Code of Regulations.</p>									
<p>The documentation author hereby certifies that the documentation is accurate and complete.</p>									
Documentation Author									
<p>Company: The 3rd Generation Corporation Address: 533 Monterey Tr. (P.O. Box 2190) Name: David A. McCain R08-07-1580 / 4/2/2010 City/State/Zip: Frazier Park, CA 93225 Phone: (805) 237-8824 Signed: Date:</p>									
<p>The individual with overall design responsibility hereby certifies that the proposed building design represented in this set of construction documents is consistent with the other compliance forms and worksheets, with the specifications, and with any other calculations submitted with the permit application, and recognizes that compliance using duct design, duct sealing, verification of refrigerant charge, insulation installation quality, and building envelope sealing require installer testing and certification and field verification by an approved HERS rater.</p>									
Designer or Owner (per Business & Professions Code)									
<p>Company: SWATT MIERS ARCHITECTS Address: 5845 DOYLE ST. - SUITE 104 Name: MYA MURRAY City/State/Zip: EMERYVILLE, CA 94608 Phone: (510) 985-8400 Signed: License #: Date:</p>									
EnergyPro 5.0 by EnergySoft User Number: 1348 RunCode: 2010-04-02114-33-4 ID: 121458 Page 6 of 18									


CERTIFICATE OF COMPLIANCE: Residential (Part 4 of 5) CF-1R									
Project Name PARISI - DUNNE RES.		Building Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone		Date 4/2/2010					
OPAQUE SURFACE DETAILS									
Surface	Type	Area	Factor	SHGC	U-Factor	SHGC	U-Factor	Status	Location/Comments
Door	2,692	0.400	0.40	0.40	0.40	0.40	0.40	Existing	First Floor Existing
Wall	100	0.110	0.11	1.22	1.22	1.22	1.22	Existing	First Floor Existing
Door	37	0.500	None	45	60	None	45	Existing	First Floor Existing
Wall	171	0.100	0.10	1.22	1.22	1.22	1.22	Existing	First Floor Existing
Door	17	0.500	None	45	60	None	45	Existing	First Floor Existing
Wall	100	0.110	0.11	1.22	1.22	1.22	1.22	Existing	First Floor Existing
Door	37	0.500	None	45	60	None	45	Existing	First Floor Existing
Wall	171	0.100	0.10	1.22	1.22	1.22	1.22	Existing	First Floor Existing
Door	17	0.500	None	45	60	None	45	Existing	First Floor Existing
Wall	100	0.110	0.11	1.22	1.22	1.22	1.22	Existing	First Floor Existing
Door	37	0.500	None	45	60	None	45	Existing	First Floor Existing
Wall	171	0.100	0.10	1.22	1.22	1.22	1.22	Existing	First Floor Existing
Door	17	0.500	None	45	60	None	45	Existing	First Floor Existing
Wall	100	0.110	0.11	1.22	1.22	1.22	1.22	Existing	First Floor Existing
Door	37	0.500	None	45	60	None	45	Existing	First Floor Existing
Wall	171	0.100	0.10	1.22	1.22	1.22	1.22	Existing	First Floor Existing
Door	17	0.500	None	45	60	None	45	Existing	First Floor Existing
Wall	100	0.110	0.11	1.22	1.22	1.22	1.22	Existing	First Floor Existing
Door	37	0.500	None	45	60	None	45	Existing	First Floor Existing
Wall	171	0.100	0.10	1.22	1.22	1.22	1.22	Existing	First Floor Existing
Door	17	0.500	None	45	60	None	45	Existing	First Floor Existing
Wall	100	0.110	0.11	1.22	1.22	1.22	1.22	Existing	First Floor Existing
Door	37	0.500	None	45	60	None	45	Existing	First Floor Existing
Wall	171	0.100	0.10	1.22	1.22	1.22	1.22	Existing	First Floor Existing
Door	17	0.500	None	45	60	None	45	Existing	First Floor Existing
Wall	100	0.110	0.11	1.22	1.22	1.22	1.22	Existing	First Floor Existing
Door	37	0.500	None	45	60	None	45	Existing	First Floor Existing
Wall	171	0.100	0.10	1.22	1.22	1.22	1.22	Existing	First Floor Existing
Door	17	0.500	None	45	60	None	45	Existing	First Floor Existing
Wall	100	0.110	0.11	1.22	1.22	1.22	1.22	Existing	First Floor Existing
Door	37	0.500	None	45	60	None	45	Existing	First Floor Existing
Wall	171	0.100	0.10	1.22	1.22	1.22	1.22	Existing	First Floor Existing
Door	17	0.500	None	45	60	None	45	Existing	First Floor Existing
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Wall	100	0.110	0.11	1.22	1.22	1.22	1.22	Existing	First Floor



200 DARDENELLE
PACIFICA, CA 94044

[illegible]

Drawn By	MM
Checked By	SS
Job No.	0915
Issue Date	04/07/10
Scale	1/4" = 1' - 0"



Reference North

M/E/P PLAN

GENERAL NOTES

GENERAL

THESE NOTES APPLY TO THE "S" SERIES OF STRUCTURAL DRAWINGS LISTED ON THIS SHEET. ALL WORK SHALL COMPLY WITH THE DRAWINGS AND AS WELL AS, THE MINIMUM REQUIREMENTS OF THE 2007 CALIFORNIA BUILDING CODE (CBC).

NOTES, TYPICAL DETAILS AND SCHEDULES APPLY TO ALL DRAWINGS UNLESS OTHERWISE SHOWN, NOTED OR SPECIFIED.

WHERE DIMENSIONS ARE NOT INTERFERABLE FROM THE FRAMING PLAN AND FRAME ELEVATION DRAWINGS, CONTRACTOR MAY SCALE THE DRAWINGS ONLY TO ESTIMATE THE LENGTH OF MEMBERS. DRAWINGS SHALL NOT BE SCALED FOR THE PURPOSE OF PREPARING SHOP DRAWINGS OR CONSTRUCTION.

DETAILS OF THE CONSTRUCTION NOT FULLY SHOWN OR NOTED ON THE DRAWINGS SHALL BE OF THE SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN AND NOTED, SUBJECT TO REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT JOB SITE. THE CONTRACTOR SHALL COMPARE STRUCTURAL DRAWINGS WITH EXISTING CONDITIONS AND WITH ARCHITECTURAL, CIVIL, LANDSCAPE, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS BEFORE COMMENCING WITH THE WORK, AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES REQUIRING CLARIFICATION OR REVISION. DO NOT SCALE STRUCTURAL DRAWINGS. CONTACT OWNER'S REPRESENTATIVE FOR CLARIFICATION.

WHERE A SPECIAL SEQUENCE OF CONSTRUCTION IS REQUIRED FOR STRUCTURAL STABILITY AND SAFETY, THE CONTRACTOR SHALL OBSERVE THE SEQUENCE CALLED FOR IN THE DRAWINGS AND/OR SPECIFICATIONS, AND THE INSTRUCTIONS OF THE OWNER'S REPRESENTATIVE.

NOTES, TYPICAL DETAILS AND SCHEDULES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE SHOWN, NOTED OR SPECIFIED.

FOR PROPER FIELD OBSERVATION BY THE STRUCTURAL ENGINEER, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE VARIOUS CONSTRUCTION PHASES.

OBSERVATION VISITS TO THE JOB SITE BY THE ENGINEER'S FIELD REPRESENTATIVE SHALL BE CONSTRUED AS NEITHER INSPECTION NOR APPROVAL OF CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND SHORING THE PARTIALLY COMPLETED PORTIONS OF WORK.

NO OPENINGS, CHASES, NOTCHES, ETC. SHALL BE PLACED IN COLUMNS, JOISTS, BEAMS, BEARING WALLS AND SHEARWALLS UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW SUCH OPENINGS.

EXCAVATION NOTES

PROVIDE EXCAVATION AND TEMPORARY SHORING AS REQUIRED.

SEE GEOTECHNICAL REPORT PREPARED BY BALDWIN-WRIGHT, INC. DATED JUNE 6, 1989 FOR RECOMMENDATIONS.

ALL EXCAVATIONS SHALL BE RETAINED BY A SOIL RETENTION SYSTEM AS REQ'D. THE DESIGN, INSTALLATION, MAINTENANCE, MONITORING AND REMOVAL SHALL BE THE COMPLETE AND SOLE RESPONSIBILITY OF THE CONTRACTOR.

THE CONTRACTOR SHALL COORDINATE ALL ELEMENTS OF THE SOIL RETENTION SYSTEM WITH ALL ELEMENTS OF THE PERMANENT BUILDING, EXISTING UTILITIES/CONDITIONS, ADJACENT STRUCTURES ETC.

THE CONTRACTOR SHALL PROVIDE POSITIVE PROTECTION (MAT/SHEET COVERINGS) FOR ALL EXCAVATION SLOPES TO PROTECT SLOPES FROM INSTABILITY AND DETERIORATION DUE TO RAIN, WIND, ETC.

THE CONTRACTOR SHALL PROVIDE DEWATERING SYSTEMS INCLUDING SURFACE DRAINAGE CHANNELS, SUMPS, SUMPS PUMPS, ETC., TO PROTECT ALL EXCAVATIONS FROM FLOODING.

CONSTRUCTION NOTES

PRIOR TO PROCEEDING WITH CONSTRUCTION, VERIFY EXISTING CONDITIONS OF AREAS TO RECEIVE THE WORK.

IN SLABS, SPLICES OF REINFORCING SHALL NOT BE MADE AT POINTS OF MAXIMUM STRESS WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER. SPLICES SHALL PROVIDE SUFFICIENT LAP TO TRANSFER THE STRESSES BETWEEN BARS THROUGH BOND AND/OR SHEAR. SEE DETAIL AND SCHEDULE FOR SPLICE LENGTHS.

NO FOUNDATION OR SLABS ON GRADE SHALL BE PLACED INTO OR AGAINST SUBGRADE CONTAINING FREE WATER. SHOULD WATER HOWEVER SLIGHT, ENTER A FOUNDATION EXCAVATION AFTER SUBGRADE APPROVAL, THE SUBGRADE SHALL BE RE-INSPECTED AND APPROVED BY THE OWNER'S GEOTECHNICAL CONSULTANT AFTER A REMOVAL OF WATER.

PROVIDE TEMPORARY REMOVAL OF WATER FROM ANY SOURCE DURING CONSTRUCTION. DEWATERING SHALL BE CAREFULLY AND PROPERLY PERFORMED TO AVOID DISTURBING THE FOUNDATIONS.

PRIOR TO PLACING CONCRETE, CLEAN THE AREA ALL DEBRIS. ALL REINFORCING SHALL BE CLEANED THOROUGHLY IMMEDIATELY PRIOR TO PLACING CONCRETE. TEMPLATES SHALL BE USED TO SET ANCHOR BOLTS.

ALL FOUNDATIONS, BASEMENT WALLS AND MAT FOUNDATION CONCRETE SHALL USE ASTM C150, TYPE I CEMENT AND HAVE MINIMUM 28-DAY STRENGTH SHOWN.

FOOTINGS AND GRADE BEAMS SHALL BE CAST IN NEAT TRENCHED EXCAVATIONS (1" WIDER THAN DIMENSIONS SHOWN). IF FOOTINGS CANNOT BE CAST IN TRENCHES, FORM FOOTINGS TO DIMENSIONS SHOWN.

THE SPECIAL INSPECTION REQUIREMENTS OF SECTION 1701, 2007 CBC APPLY TO FILL AND BACKFILL OPERATIONS. FOOTING EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLACING REINFORCING STEEL.

SEE ARCHITECTURAL DRAWINGS FOR WATERPROOFING AND DAMPROOFING DETAILS.

PLYWOOD

WALL AND ROOF SHEATHING SHALL BE PS1, APA STRUCTURAL 1, EXTERIOR TYPE DOUGLAS FIR, GRADE C-C. ALL EXTERIOR WALLS SHALL BE PLYWOOD SHEATHED. FLOOR SHEATHING SHALL BE PS1, APA STURD-I-FLOOR, EXTERIOR TYPE, DOUGLAS FIR GRADE C-C PLUGGED.

PLYWOOD FACE GRAIN SHALL BE PERPENDICULAR TO JOISTS. BLOCK ALL UNSUPPORTED PLYWOOD SHEET EDGES WITH 2x BLOCKING, STAGGER FLOOR AND ROOF SHEATHING. MINIMUM SHEET WIDTH SHALL NOT BE LESS THAN 24 INCHES.

PLYWOOD SHEETS SHALL ABUT ALONG THE CENTERLINE OF FRAMING MEMBERS WITH NAILING NOT LESS THAN 3/8" FROM EDGE OF SHEETS AT THE FOLLOWING SPACINGS:

PLYWOOD NAILING SCHEDULE:					
PLYWOOD LOCATION	PLYWOOD THICKNESS	NAIL SIZE	NAIL TYPE	NAIL SPACING	
				EDGE/COLLECTOR	INTERMEDIATE
ROOF	5/8"	8d	COMM.	6"	12"
FLOOR	3/4"	10d	COMM.	6" (U.O.N.)	10"
NON-SHEAR WALL	1/2"	8d	COMM.	6"	12"

FIELD NAIL INTERIOR OF WOOD SHEATHED SHEARWALL WITH 8d (10d) AT 12" O.C.

ALL SHEATHING SHALL BE APPLIED DIRECTLY TO THE STUD WITH STUD SPACING NO GREATER THAN 16" O.C.

BLOCK ALL EDGES OF WOOD SHEATHED SHEARWALL.

PROVIDE 3x (OR 4x) MEMBERS (OR DOUBLE 2x TOP PLATE) AT ALL PLYWOOD EDGES FOR SHEARWALL WHERE NAILING IS EQUAL OR LESS THAN 4" O.C.

SHEARWALLS SHALL RUN AND BE CONNECTED TO UNDERSIDE OF ROOF OR FLOOR SHEATHING WITH APPROVED BLOCKING AS REQUIRED AND SHALL CONNECT WITH FLOOR OR FOUNDATION BELOW.

PLATES AND STUDS IN SHEARWALLS SHALL NOT HAVE ANY HOLES LARGER THAN 1" IN DIAMETER OR ANY NOTCHES WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.

ENGINEERED TIMBER

PARALLAM PSL BEAMS:

USE TRUSS JOIST MACMILLAN 2.0E PARALLAM PSL OR EQUAL WITH THE FOLLOWING MINIMUM ALLOWABLE DESIGN STRESSES:

FLEXURAL STRESS F_b =2900 psi MODULUS OF ELASTICITY E =2.0x10⁶ psi SHEAR STRESS F_v =290 psi

MICROLAM LVL BEAMS:

USE TRUSS JOIST MACMILLAN 1.9E PARALLAM OR EQUAL WITH THE FOLLOWING MINIMUM ALLOWABLE DESIGN STRESSES:

FLEXURAL STRESS F_b =2600 psi MODULUS OF ELASTICITY E =1.9x10⁶ psi SHEAR STRESS F_v =285 psi

TJI JOISTS: USE TRUSS JOIST MACMILLAN "TJI" SERIES OR EQUAL PRODUCT.

FABRICATION SHALL BE BY A LICENSED FABRICATOR. SUBMIT INSPECTION CERTIFICATES TO THE ARCHITECT UPON REQUEST EXCEPT INSPECTION CERTIFICATES FOR GLULAM SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FRAME INSPECTION.

CONCRETE

ALL CONCRETE CONSTRUCTION SHALL BE PER CBC CHAPTER 19 AND IN ACCORDANCE WITH ACI 301-05 STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE.

CONCRETE MIX SHALL MEET REQUIREMENTS OF CBC SECTION 1905, BUT SHALL MEET THESE MINIMUM CONCRETE MIX REQUIREMENTS: MAXIMUM OF 4" SLUMP, MAXIMUM WATER-CEMENT RATIO OF 0.45 FOR SLABS. CEMENT SHALL CONFORM TO ASTM C150, TYPE II (OR ENGINEERED MAXIMUM DESIGN TO STRENGTH). TYPE V CEMENT WHERE SOIL CONTAINS MORE THAN 0.2 % SULFATE CONCENTRATIONS. ALL ALTERNATE CONCRETE MIX DESIGN AND TEST STRENGTHS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

HARD ROCK AGGREGATES SHALL CONFORM TO ASTM C33. MAXIMUM NORMAL SIZE OF AGGREGATE SHALL NOT EXCEED 1½ INCHES FOR FOUNDATION CONCRETE AND 1 INCH FOR STRUCTURAL CONCRETE ABOVE THE FOUNDATION. SEE ALSO THE REQUIREMENTS IN ACI STANDARD SPECIFICATIONS. MAXIMUM NORMAL SIZE SHALL ALSO BE SELECTED SUCH THAT WORKABILITY AND PLACABILITY OF CONCRETE ARE FACILITATED.

REINFORCEMENT SUPPORTS IN CONTACT WITH EXPOSED SURFACES SHALL BE PLASTIC TIPPED.

UNLESS NOTED OTHERWISE, MINIMUM CONCRETE CLEAR COVER TO BARS SHALL COMPLY WITH THE FOLLOWING, BUT SHALL IN NO CASE BE LESS THAN ONE BAR DIAMETER:

FOUNDATION AND TIE BEAMS (FORMED):		WALLS (WITH WATERPROOFING):	
3" - BOTTOM		2" - FROM EXTERIOR FORMED SURFACE	
2" - TOP BARS & SIDE STIRRUPS		1 1/2" - FROM INTERIOR FORMED SURFACE	
CONCRETE CAST AGAINST SOIL:		CENTERED - BARS IN SINGLE CURTAIN:	
3" - NOT FORMED			
2" - FORMED.			
SLAB-ON-GRADE:			
3" - BOTTOM BARS			
1" - TOP BARS.			

ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH THE PROCEDURES AND REQUIREMENTS OUTLINED IN THE LATEST EDITION OF THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI 318 AND THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", ACI 315 AND 2007 CBC AND THE LOCAL BUILDING CODES.

ALL REINFORCING SPLICES SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE 2007 CBC, UNLESS NOTED OTHERWISE.

ALL CONSTRUCTION JOINTS SHALL BE WIRE BRUSHED AND CLEANED, PRIOR TO POURING ADJACENT SECTIONS OF CONCRETE. CONSTRUCTION JOINTS SHALL BE LOCATED WHERE SHOWN, AND IF NOT SHOWN, WHERE DIRECTED BY THE OWNER REPRESENTATION. THEY SHALL BE LOCATED SO AS TO LEAST IMPAIR THE STRENGTH OF THE STRUCTURE AND TO MINIMIZE THE SHRINKAGE. PROVED DOWELS AND KEYS AS DETAILED AND DIRECTED.

ANCHOR BOLTS, STRAP ANCHORS, DOWELS, REINFORCING BARS, AND OTHER INSERTS SHALL BE SET AND SECURELY FASTENED PRIOR TO POURING CONCRETE.

USE THE FOLLOWING MATERIAL PROPERTIES U.N.O.

NORMAL WEIGHT CONCRETE: FOOTINGS AND SLABS; 2,500 PSI DRILLED PIER; 2,500 PSI

ALL REINFORCEMENT BAR LAPS, ANCHORAGES, SPLICES, BENDS, AND OTHER DETAILS SHALL BE IN CONFORMANCE WITH ACI-318, BUT IN NO CASE SHALL LAPS AND SPLICES BE LESS THAN 36 BAR DIAMETERS. UNLESS OTHERWISE NOTED, LOCATIONS OF LAPS AND SPLICES SHALL BE IN ACCORDANCE WITH CONSTRUCTION JOINT LOCATIONS, DETAILS AND SHALL BE SHOWN ON THE REINFORCING SHOP DRAWINGS.

ALL HORIZONTAL WALL AND WALL FOOTING REINFORCEMENTS SHALL BEND AROUND ALL CORNERS AND EXTEND 36 BAR DIAMETERS UNLESS NOTED OTHERWISE.

THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POUR SEQUENCES AND CONSTRUCTION PROCEDURES FOR ALL CONCRETE WORK TO ACCOUNT FOR TEMPERATURE DIFFERENTIALS AND SHRINKAGE OCCURRING DURING THE CONSTRUCTION PHASE UNTIL THE BUILDING IS PERMANENTLY IN A MECHANICALLY CONTROLLED ENVIRONMENT.

THE CONCRETE SHALL CONTAIN AN ACCEPTABLE WATER REDUCING, PLASTICIZING ADMIXTURE. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE WITHOUT PRIOR APPROVAL.

ALL REINFORCING STEEL SHALL BE NEW BILLET, HOT ROLLED, DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60 (MINIMUM YIELD STRENGTH OF 60 KSI).

REINFORCING BARS SHALL BE IN AS LONG LENGTHS AS PRACTICABLE AND AS DETAILED, AND SHALL BE LAPPED AT SPLICES AND CORNERS NOT LESS THAN THE LAP SPLICE LENGTH SHOWN IN THE "MINIMUM REINFORCING LAP SCHEDULE" ON THE DRAWING, UNLESS OTHERWISE SHOWN. STAGGER HORIZONTAL WALL BAR SPLICES. VERTICAL REINFORCING AT COLUMNS, PILASTERS AND WALLS SHALL BE DOWELED TO SUPPORTING FOOTINGS WITH BARS OF SAME SIZE AND SPACING AS VERTICAL REINFORCING UNLESS OTHERWISE SHOWN ON DRAWINGS. IN GENERAL, BAR SPLICES SHALL BE MADE AT POINTS OF MINIMUM STRESS. STAGGER SPLICES IN ADJACENT BARS. SPLICE NO MORE THAN 50% OF BARS AT ANY SECTION. SPLICES SHALL BE MADE AT POINTS OF MINIMUM STRESS. STAGGER SPLICES IN ADJACENT BARS.

DOWELS SHALL MATCH SIZE AND NUMBER OF MAIN REINFORCING.

SEE ARCHITECTURAL DRAWINGS FOR TYPE AND LOCATION OF ALL FLOOR AND WALL FINISHES, AND FLOOR DEPRESSIONS.

NOTES FOR FORMED SURFACES:

- SEE ARCHITECTURAL DRAWINGS FOR FINISHES FOR FORMED SURFACES.
- EXPOSED FORMED SURFACES, PAINTED OR UNPAINTED:
REMOVE FINIS, PATCH TIE HOLES, AND STONE THE JOINT MARKS AND OUT-OF-PLANE SURFACES TO WITHIN 1/16" (1.5 MM) OF FLUSH. RUB WITH CARBORUNDUM STONE USING ONLY ENOUGH WATER TO DEVELOP A CEMENT PASTE FROM THE CONCRETE MORTAR AND TO PRODUCE UNIFORMLY DENSE AND SMOOTH CONCRETE.
- EXPOSED FORMED SURFACES, SMOOTH AS-CAST FINISH:
MAINTAIN CONCRETE FREE FROM LAITANCE CAUSED BY SPILLAGE, LEAKING FORMS OR OTHER CONTAMINANTS. DO NOT ALLOW LAITANCE TO PENETRATE, STAIN OR HARDEN ON FINISHED SURFACES. DO NOT ATTEMPT SURFACE PATCHING OR CLEANING, IF REQUIRED, UNLESS ACCEPTABLE TO ARCHITECT.
- BASEMENT AND PLANTER WALLS TO RECEIVE WATERPROOFING:
PREPARE SURFACES OF THE HOLES AND FILL WITH NON-METALLIC, NON-SHRINK GROUT OF EQUAL OR GREATER COMPRESSIVE STRENGTH PER MANUFACTURERS RECOMMENDATIONS.

SEE MECHANICAL, PLUMBING, ELECTRICAL DRAWINGS FOR ALL CONDUIT SLABS. CONDUITS SHALL BE RUN GENERALLY AT MIDBAY AND PARALLEL. CONDUITS SHALL BE SPACED AT THREE DIAMETERS ON CENTER MINIMUM. CONDUIT SIZES SHALL NOT EXCEED 1/4TH OF THE SLAB THICKNESS AND SHALL BE LOCATED AT MID-THICKNESS OF THE SLAB. PREPARE AND SUBMIT TO THE ARCHITECT FOR REVIEW, LOCATION OF CONDUITS, PULL BOXES AND OTHER ITEMS EMBEDDED IN STRUCTURAL CONCRETE.

SHEARWALL SCHEDULE

TYPE	PLYWOOD	EDGE NAILING	SILL FASTENING		JOISTS OR BLKG TO TOP PLATES OF WALL
			TO CONCRETE	TO WOOD FLOOR	
	1/2" PLYWOOD ONE SIDE	10d @6" O.C.	5/8" @32" O.C.	16d @4" O.C. STAGGER	LTP4 OR A35 @16" O.C.
	1/2" PLYWOOD ONE SIDE	10d @4" O.C.	5/8" @24" O.C.	16d @3" O.C. STAGGER	LTP4 OR A35 @12" O.C.
	1/2" PLYWOOD ONE SIDE	10d @3" O.C.	5/8" @16" O.C. OR 3/4" @24" O.C.	SIMPSON SDS1/4" SCREW @6" O.C. EMB 3" MIN.	LTP4 OR A35 @8" O.C.
	1/2" PLYWOOD ONE SIDE	10d @2" O.C.	3/4" @16" O.C.	SIMPSON SDS1/4" SCREW @4" O.C. EMB 3" MIN.	LTP4 OR A35 @6" O.C.
	DENOTES DOUBLE SIDED SHEAR WALL. APPLY THE ABOVE SCHEDULED REQUIREMENTS TO EACH SIDE AND DOUBLE SILL FASTENING AND JOISTS/BLOCKING TO TOP PLATES CONNECTORS.				
SIMPSON STRONG-WALL	PER MANUFACTURE'S SPECIFICATION				

NOTES:

- THIS SCHEDULE IS BASED ON CBC TABLE 2306.4.1.
- USE COMMON NAILS FOR ALL NAILING.
- THIS SCHEDULE SHALL APPLY TO NAILING AT ALL STUDS, AT PLYWOOD JOINTS, TOP AND BOTTOM PLATES AND BLOCKING.
- NAILING AT INTERMEDIATE MEMBERS SHALL BE SPACED AT 12" O.C.
- PLYWOOD SHALL BE APPLIED OVER STUDS SPACED AT 16" O.C.
- ALL EXTERIOR FOOTING SHALL HAVE AS A MINIMUM 5/8"x12" ANCHOR BOLTS AT 48" O.C. U.N.O. IN THE TABLE ABOVE.
- ANCHOR BOLTS SHALL BE EMBEDDED 8" MIN. IN CONCRETE
- SHEAR WALLS MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE VERTICALLY OR HORIZONTALLY STAGGERED SPLICED JOINTS AT CONTINUOUS HORIZONTAL JOINTS. THE BLOCKING SHALL BE 3x MEMBER OR THICKER.
- FOUNDATION SILL PLATES SHALL NOT BE LESS THAN 3x MEMBER.
- USE DOUBLE 2x RIM BOARD OR BLOCKING AT SHEAR WALLS WITH EDGE NAIL OF 4" OR LESS.

CARPENTRY

ALL WOOD CONSTRUCTION SHALL BE PER CBC, CHAPTER 23.

ALL FRAMING SHALL BE DOUGLAS FIR. No. 2 GRADE OR BETTER, EXCEPT BEAMS, POSTS AND TRUSS SHALL BE No. 1 OR BETTER GRADE.

ALL STRUCTURAL LUMBER SHALL BE HAVE THE FOLLOWING MAXIMUM MOISTURE CONTENT: MC 19%.

ALL LUMBER IN CONTACT WITH CONCRETE TO BE PRESERVATIVE TREATED.

ALL FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE GALVANIZED WITH G185 GALVANIZATION.

BOLTS SHALL BE A307 UNFINISHED MACHINE BOLTS OF SIZES SHOWN ON THE DRAWINGS. NUTS SHALL BE TIGHTENED WHEN PLACED AND RETIGHTENED BEFORE CLOSING JOB WITH FINAL CONSTRUCTION. WHERE BOLTS BEAR AGAINST WOOD, PROVIDE SQUARE PLATE WASHERS. ALL HEADS AND NUTS IN THE FOLLOWING SIZES:

BOLT SIZE	STEEL PLATE WASHERS AGAINST WOOD (EXCEPT AT SILL PLATE)
1/2" DIAM. AND 5/8" DIAM.	3" X 3" X 0.229"
3/4" DIAM. AND 7/8" DIAM.	3" X 3" X 0.229"
1" DIAM. AND 1 1/4" DIAM.	3" X 3" X 0.229"

MANUFACTURED TIMBER FASTENERS ARE INDICATED ON THE DRAWINGS USING THE SIMPSON COMPANY CATALOG DESIGNATIONS. THESE SYMBOLS ARE USED ONLY FOR IDENTIFICATION. NAILING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, WITH A NAIL PROVIDED FOR EACH PUNCHED HOLE.

NAILS SHALL BE GALVANIZED COMMON WIRE NAILS. USE STAINLESS STEEL COMMON NAILS WHERE EXPOSED TO WEATHER. MINIMUM NAILING SHALL BE IN ACCORDANCE WITH THE 2007 CBC, TABLE 2304.9.1.

ALL MEMBERS NOTED D.S., DRAG STRUT, SHALL RECEIVE EDGE NAILING.

PROVIDE THE FOLLOWING BLOCKING AND BRIDGING AS A MINIMUM, UNLESS OTHERWISE SHOWN:

- 2" x FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER SUPPORTS.
- 2" x FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER AND BELOW PARTITION WALLS.
- 2 x 3 CROSS BRIDGING AT MID-SPAN OF ALL JOISTS WHERE SPAN EXCEEDS 8'-0".
- 2 x 4 MIN. FLAT BLOCKING FOR PLYWOOD EDGE JOINTS. CONTINUOUS 2x STUD WIDTH HORIZONTAL BLOCKING AT STUD WALLS; PROVIDE AT MID-HEIGHT AND AT SPACING NOT TO EXCEED 8'-0", WHICHEVER IS LESS.

LAG SCREWS PER ANSI/ASME STANDARD B18.2.1 PROVIDE LEAD HOLE SAME DIAMETER AND DEPTH AS SHANK AND THEN DRILL HOLE 60% - 70% OF SHANK DIAMETER FOR THREADED PORTIONS.

ALL SHEATHING TO BE STAMPED BY THE AMERICAN PLYWOOD ASSOCIATION (APA) AND SHALL CONFORM TO THE U.S. PRODUCT STANDARD (PS 1) WITH EXTERIOR GLUE, COMPOSITE OR NON-VENEERED PANELS SHALL COMPLY WITH NATIONAL RESEARCH BOARD REPORT NER-108, SUBFLOOR ADHESIVE: APA SPECIFICATION AFG-01. INSTALL PLYWOOD AND NON-VENEERED PANELS PER APA CONSTRUCTION GUIDE, LATEST EDITION. SEE ARCHITECTURAL FRAMING PLANS FOR THICKNESS AND TYPE OF FLOOR AND ROOF SHEATHING. (MINIMUM SHEET SIZE 24"). ALL FLOOR AND SHEARWALL PLYWOOD SHALL BE STRUCTURAL I.

UNLESS NOTED OTHERWISE, ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE BOLTED TO THE CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS AT 4'-0" O.C WITH 0.229"x3"x3" SQUARE PLATE WASHER.

ALL BOLT HEADS AND NUTS WHICH BEAR AGAINST THE FACE OF WOOD MEMBERS SHALL BE PROVIDED WITH WASHERS. NO UPSET THREADS ARE ALLOWED.

PROVIDE MULTIPLE STUDS FOR SOLID BEARING AT THE ENDS OF MISCELLANEOUS BEAMS OR GIRDER WHERE POSTS ARE NOT SHOWN.

PROVIDE DOUBLE FLOOR JOISTS UNDER PARALLEL PARTITIONS.

PROVIDE SOLID BLOCK AT BEARING WALLS, UNDER PERPENDICULAR PARTITIONS AND ELSEWHERE AS REQUIRED PER CBC 2304.11. PROVIDE FULL DEPTH BLOCKING AT ENDS AND AT 10' O.C. MAXIMUM SPACING.

MINIMUM SPLICE NAILING OF DOUBLE PLATES TO BE AS FOLLOWS UNLESS NOTED OTHERWISE: TWELVE (12) 16d EACH SIDE OF SPLICE WITH NO ADJACENT SPLICE WITHIN 4'-0". SEE TYPICAL DETAIL ON GENERAL DETAIL SHEET.

PROVIDE 2X3 CROSS BRIDGING OR 2x SOLID BLOCKING AT A MINIMUM OF 8'-0" O.C. FOR JOISTS (CONTACT METAL BRIDGING OR EQUAL MAY BE USED) WHERE SHEATHING OR GYPSUM BOARD IS NOT APPLIED TO TOP AND BOTTOM OF JOISTS FOR ENTIRE LENGTH OF JOIST.

RETIGHTEN ALL BOLTS BEFORE CLOSING IN.

ALL BOLTS, SCREWS, NAILS AND HARDWARE EXPOSED TO THE WEATHER SHALL BE GALVANIZED WITH G185 GALVANIZATION.

STRUCTURAL STEEL

STEEL MATERIALS SHALL CONFORM TO THE FOLLOWING:

HSS SECTIONS	ASTM A500, GRADE B	ANCHOR BOLTS	ASTM A36
ELECTRODS	ASTM E70XX	MACHINE BOLTS	ASTM A352-X
BASE PLATES	ASTM A36		
SHAPES AND PLATES FOR NON-MOMENT FRAME	ASTM A992		
SHAPES AND PLATES FOR MOMENT AND BRACE FRAME	ASTM A572 GRADE 50		

ALL STRUCTURAL STEEL SHALL CONFORM TO AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEELWORK BUILDINGS. BOLT HOLES SHALL BE 1/16" OVERSIZED, EXCEPT AT BASE PLATES WHERE THEY CAN BE 5/16" OVERSIZED.

ALL SHOP AND FIELD WELDING SHALL BE INSPECTED BY AN APPROVED TESTING LABORATORY. SPECIAL INSPECTION REQUIREMENTS OF SECTION 1701, 2007 CBC, APPLY TO ALL WELDING.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO FABRICATION. FABRICATE FROM REVIEWED DRAWINGS ONLY.

ALL WELDING TO CONFORM TO THE REQUIREMENTS OF AWS 2006 STRUCTURAL WELDING CODE AND SHALL BE PERFORMED BY CERTIFIED WELDERS.

ALL WELDS NOT SPECIFIED SHALL BE CONTINUOUS FILLET WELDS, USING NOT LESS THAN THE MINIMUM SIZES BASED ON THICKNESS OF THICKER PART JOINED PER AISC/AWS, AND IN NO CASE LESS THAN 1/4 INCH U.N.O.

ALL PRINCIPAL NON-FRAME STRUCTURAL BOLTED CONNECTIONS (BEAM TO BEAM, BEAM TO GIRDER, GIRDER/BEAM TO COLUMN) SHALL BE MADE WITH ASTM A325-X HIGH STRENGTH BOLTS WITH THREADS EXCLUDED FROM THE SHEAR PLANE. USE ONE INCH DIAMETER MINIMUM BOLTS UNLESS NOTED OTHERWISE. THE MINIMUM NUMBER OF BOLTS PER CONNECTION SHALL BE TWO.

ALL ADDITIONAL STEEL REQUIRED FOR ERECTION PURPOSES SHALL BE PROVIDED AT NO ADDITIONAL COST AND SHALL BE REMOVED UNLESS APPROVED BY THE CONSTRUCTION MANAGER IN WRITING.

STRUCTURAL OBSERVATIONS

THE FOLLOWING WORK REQUIRE STRUCTURAL OBSERVATION:

FOUNDATION REINFORCING	SHEARWALL NAILING	STEEL FRAMING
REINFORCED CONCRETE	ANCHOR BOLT AND HOLDOWN INSTALLATION	

SPECIAL INSPECTION

THE FOLLOWING WORK REQUIRE SPECIAL INSPECTION:

SHEARWALL NAILING w/EDGE NAIL SPACING 4"o.c. OR LESS	STRUCTURAL WELDING
DRILL-AND-EPOXY DOWELS AND ANCHOR BOLTS	DRILLED PIER

DESIGN CRITERIA:

GRAVITY LOADS:	LIVE LOADS
DEAD LOADS	FLOOR = 40psf
FLOOR = 12psf	DECK = 40psf
TILE DECK = 44psf	ROOF = 20psf
WOOD DECK = 12psf	
ROOF = 13psf	

FOUNDATION

SPREAD FOOTING ALLOWABLE BEARING PRESSURE: 3000psf FOR DEAD LOAD AND LIVE LOAD

SPREAD FOOTING ALLOWABLE BEARING PRESSURE: 3500psf FOR ALL LOADS INCLUDING SEISMIC AND WIND

DRILLED PIER ALLOWABLE PASSIVE PRESSURE 350pcf

DRILLED PIER SKIN FRICTION 6000pcf

(BASED ON GEOTECHNICAL REPORT PREPARED BY BALDWIN-WRIGHT, INC. DATED JUNE 6, 1989)

SEISMIC DESIGN DATA

IMPORTANCE FACTOR I = 1.0, OCCUPANCY CATEGORY II

S_s = 1.941, S_i = 1.020, SITE CLASS = B, S₀ = 1.294, S₀₁ = 1.020

BASIC SEISMIC RESISTING SYSTEM: PLYWOOD SHEARWALLS

DESIGN BASE SHEAR: BASE SHEAR, V = C_sW, WHERE W = EFFECTIVE SEISMIC WEIGHT

AND SEISMIC RESPONSE COEFFICIENT, C_s = 0.199

RESPONSE MODIFICATION FACTOR R = 6.5

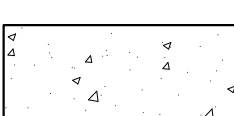
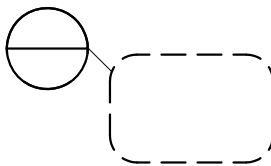

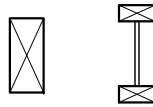
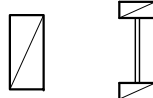
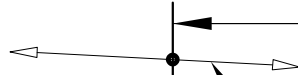
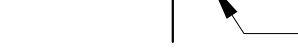
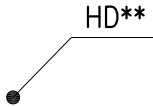

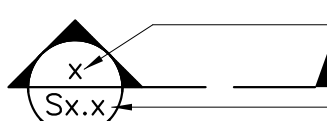
WIND DESIGN DATA

BASIC WIND SPEED: 85MPH

IMPORTANCE FACTOR I = 1.0, OCCUPANCY CATEGORY II

EXPOSURE CATEGORY C

SYMBOLS

	CONCRETE
	DETAIL REFERENCE SYMBOL
	DETAIL NUMBER SHEET NUMBER
	CONTINUOUS WOOD MEMBER IN SECTION
	WOOD BLOCKING MEMBER IN SECTION
	FRAMING MEMBER
	DIAGRAMMATIC EXTENT OF FRAMING
	SIMPSON HOLD DOWN, SEE PLAN AND DETAIL
	CHANGE IN ELEVATION SYMBOL
	LETTER OR NUMBER OF SECTION SHEET ON WHICH ELEVATION OCCURS



PARISI-DUNNE REMODEL AND ADDITION

200 DARDENELLE AVENUE
PACIFICA CA 94044

APN: 018-061-010

Issue

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Checked By	PY
Job No.	1003
Issue Date	
Scale	NONE



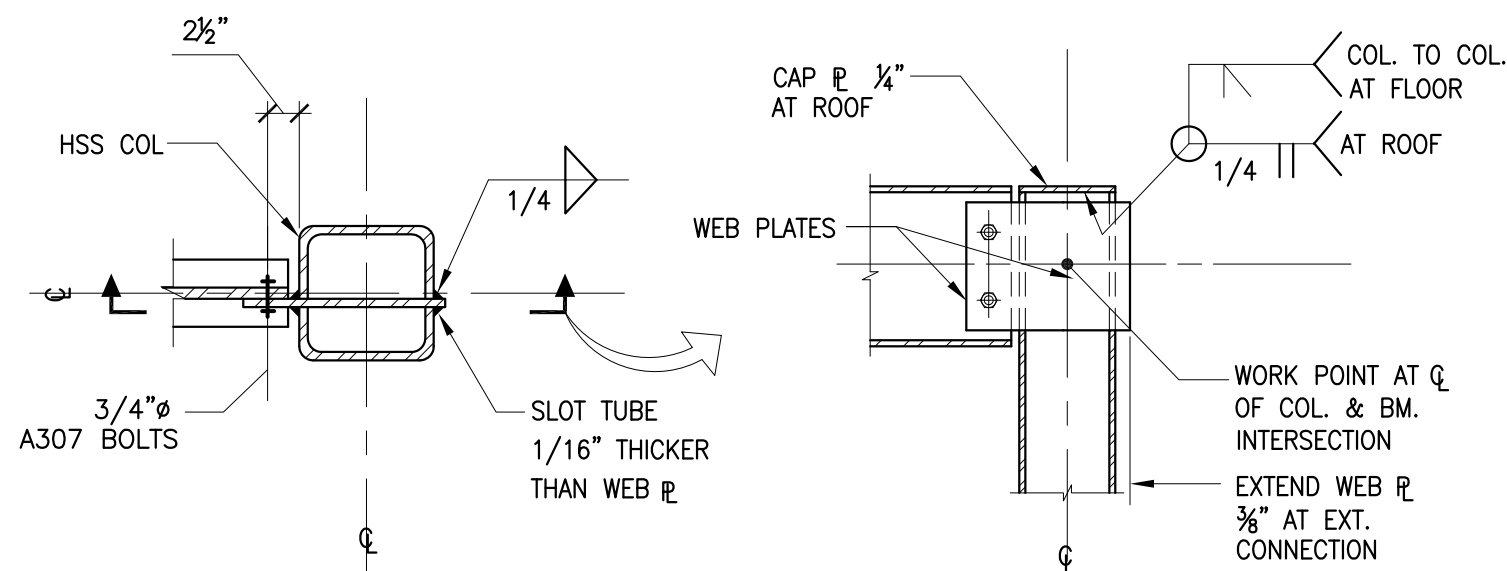
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TYPICAL DETAILS II

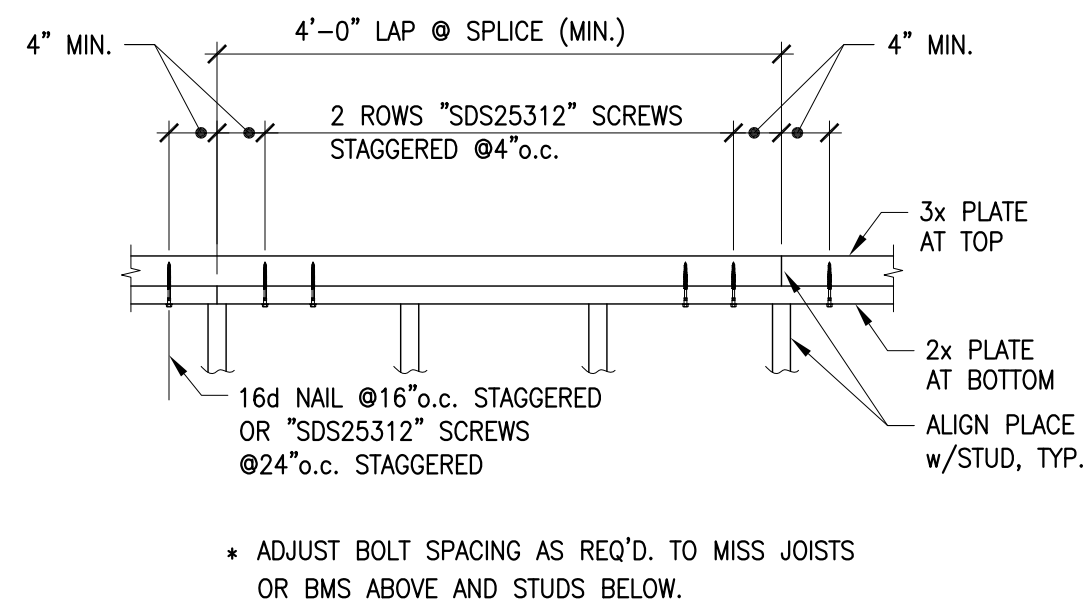
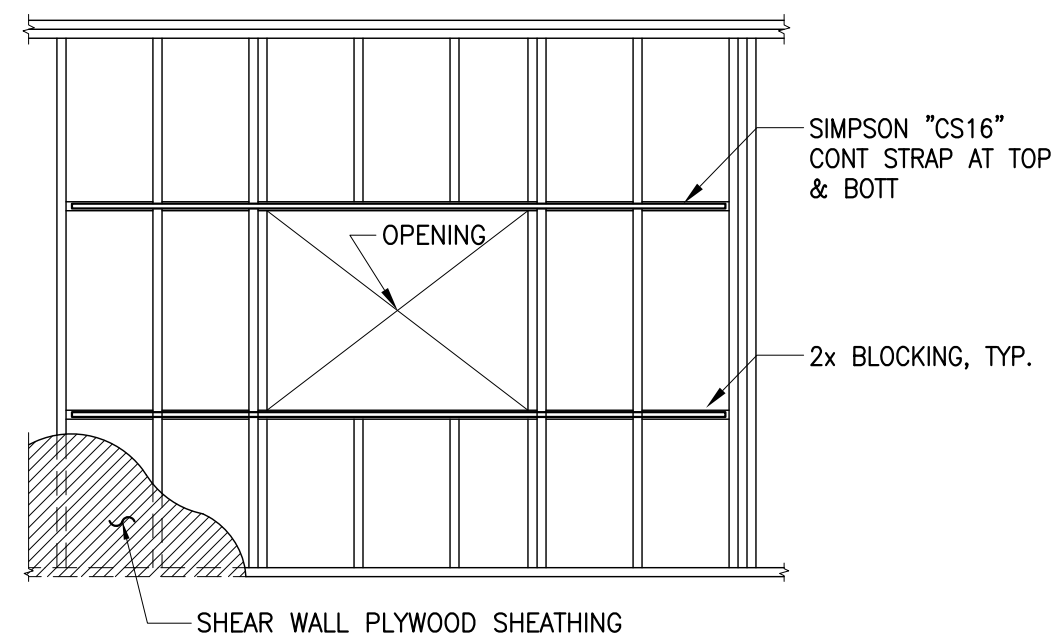
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Sheet

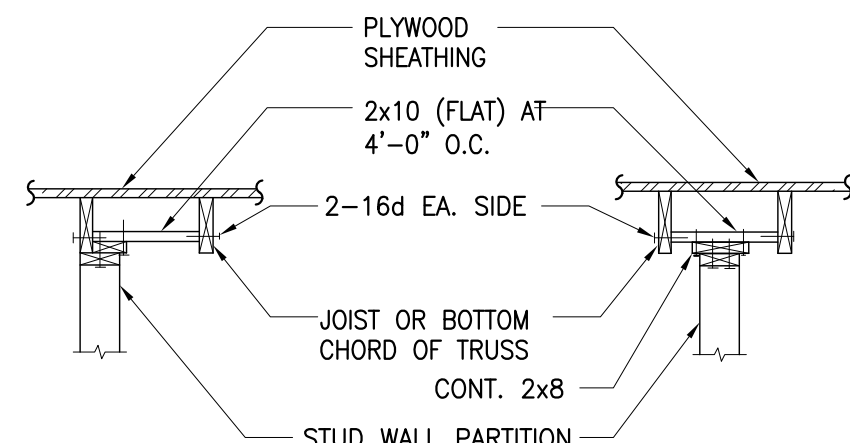
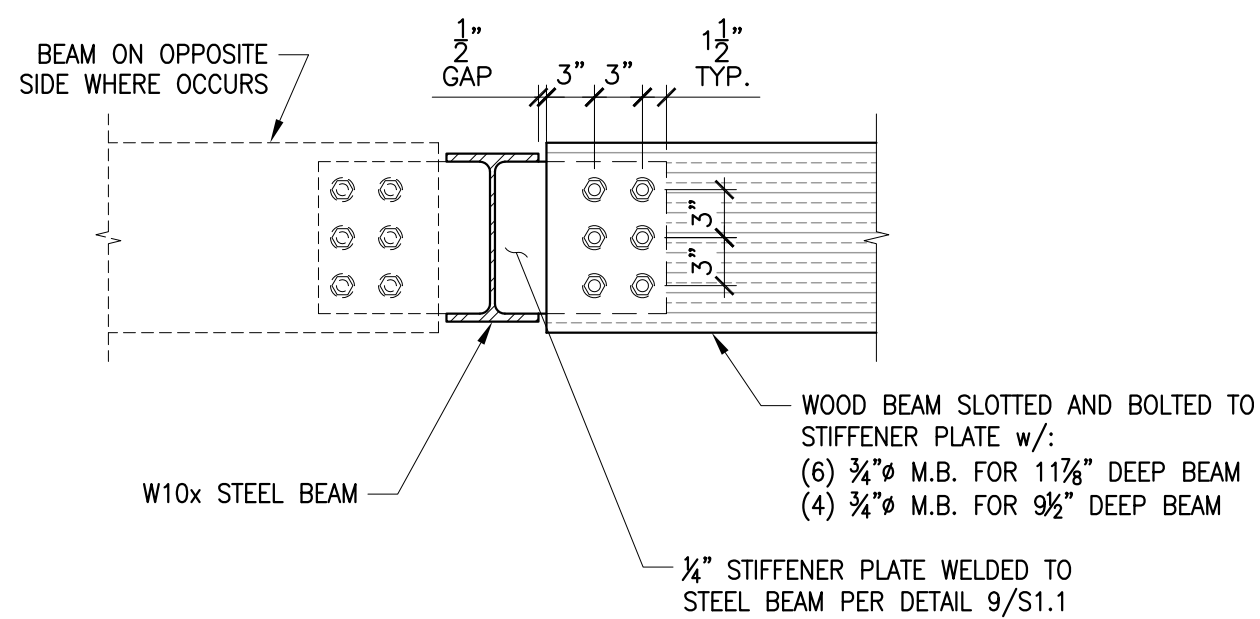
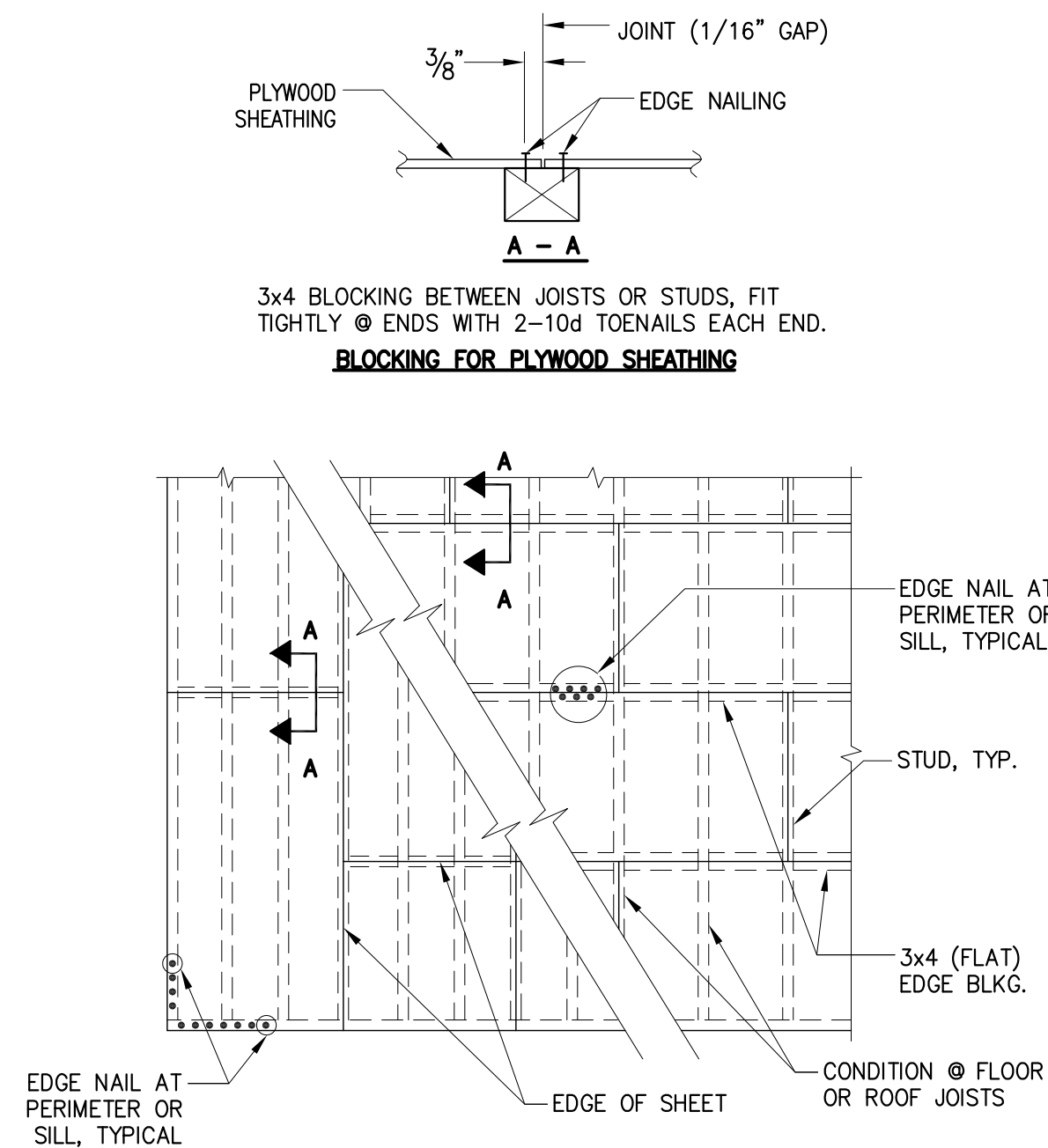
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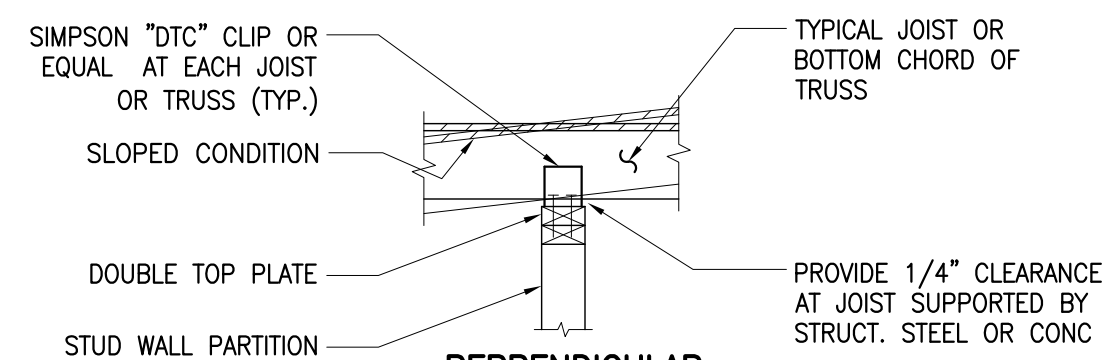
BEAM WEB CONNECTION SCHEDULE				
SHEAR PLATE CONNECTION				
MEMBER (DEPTH)	# OF BOLTS	CONN. PLATE t	WELD SIZE A	MIN. TOP OF BEAM TO C 1ST BOLT
< 8" – 8"	2	3/8"	1/4"	2 1/2"
10"	2	3/8"	1/4"	3"
12" – 14"	3	3/8"	1/4"	3"
16"	4	1/2"	5/16"	3"
18" – 21"	5	1/2"	5/16"	3"



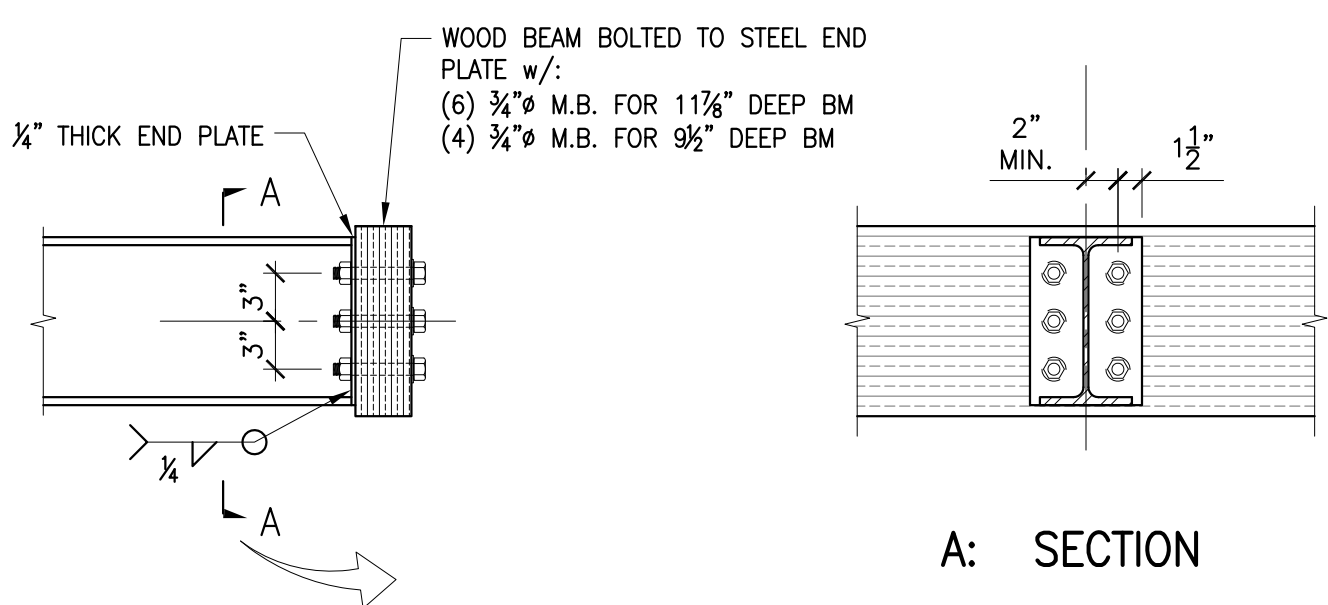
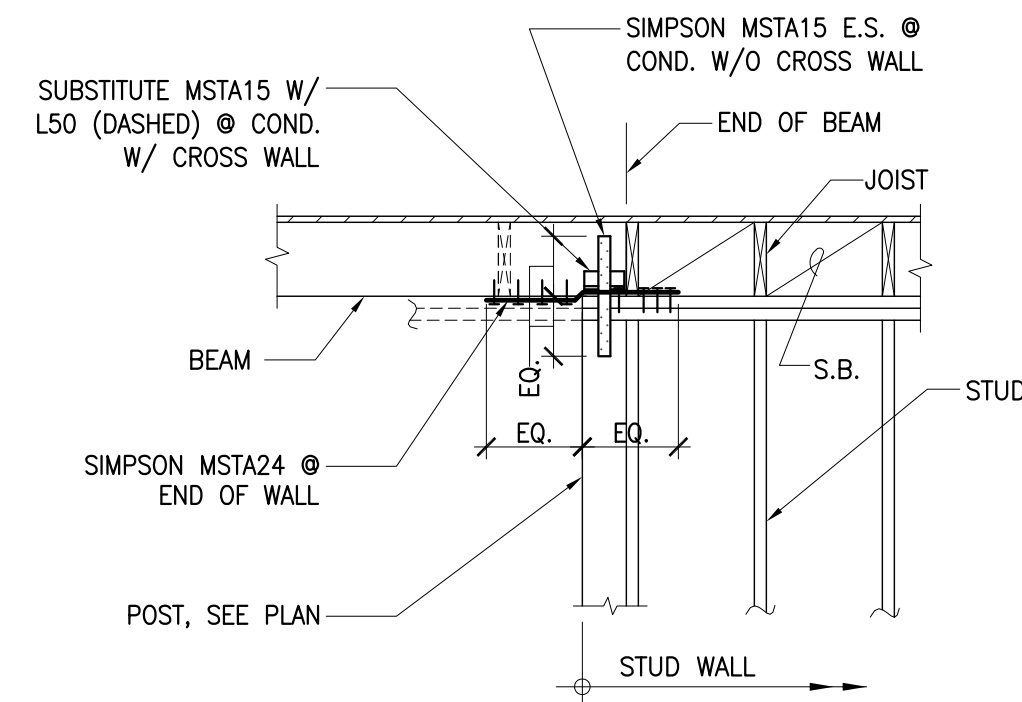
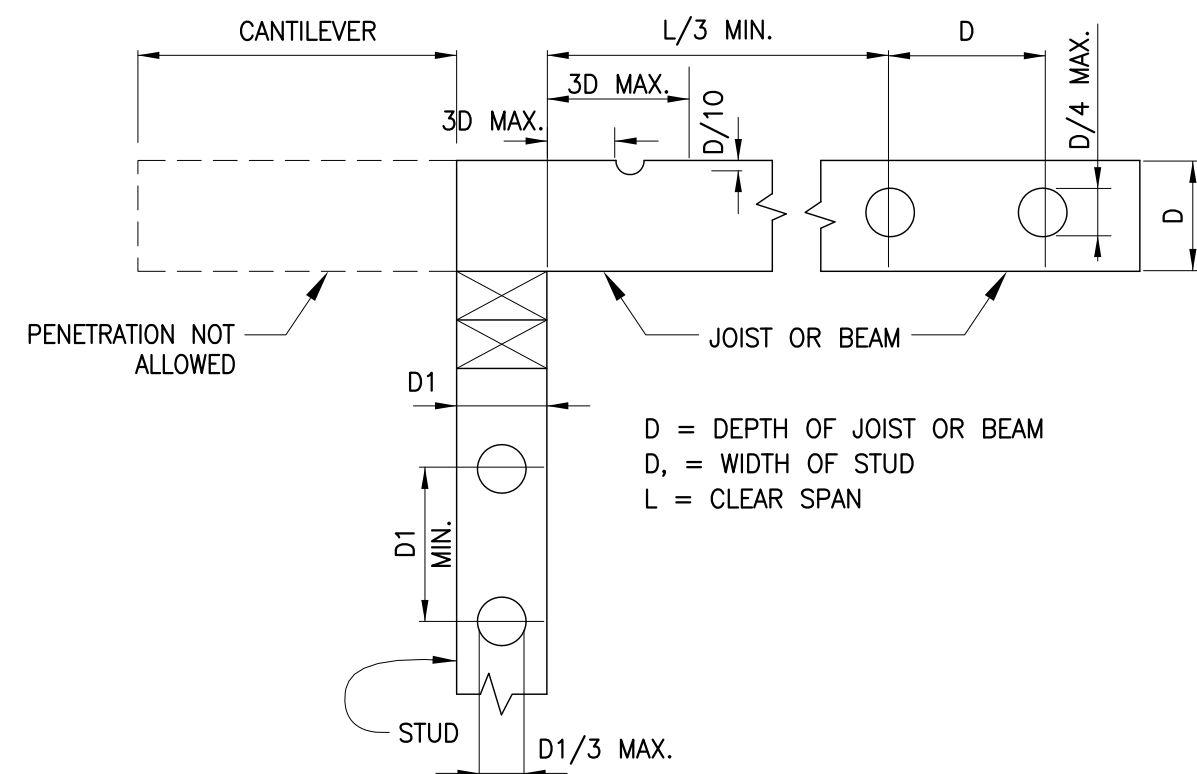
NOTE: USE ONLY WHERE REFERENCED ELSEWHERE
OTHERWISE USE NAILED SPLICE PER 



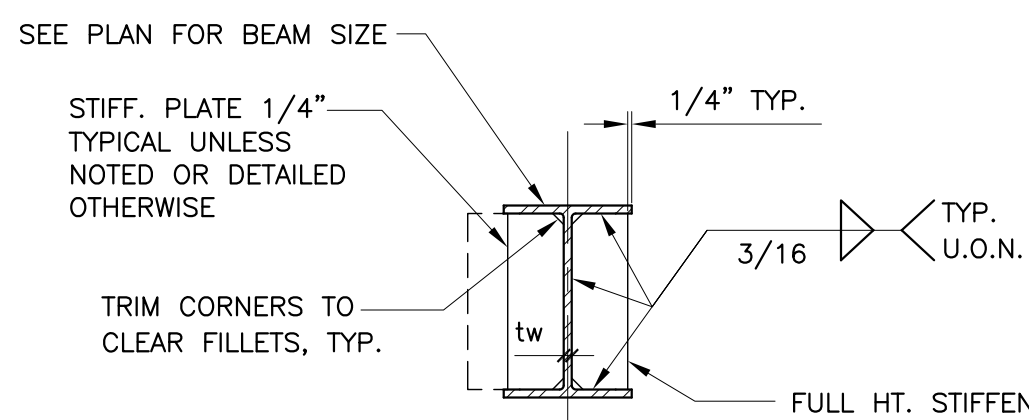
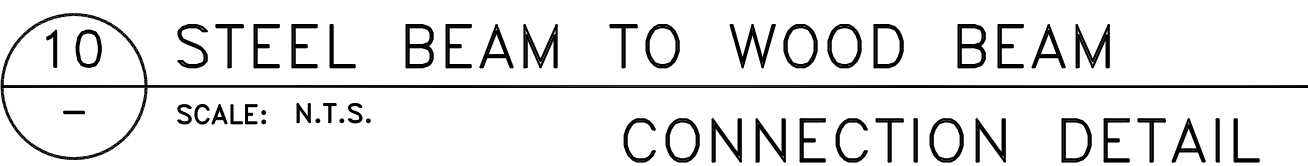
PARALLEL



PERPENDICULAR

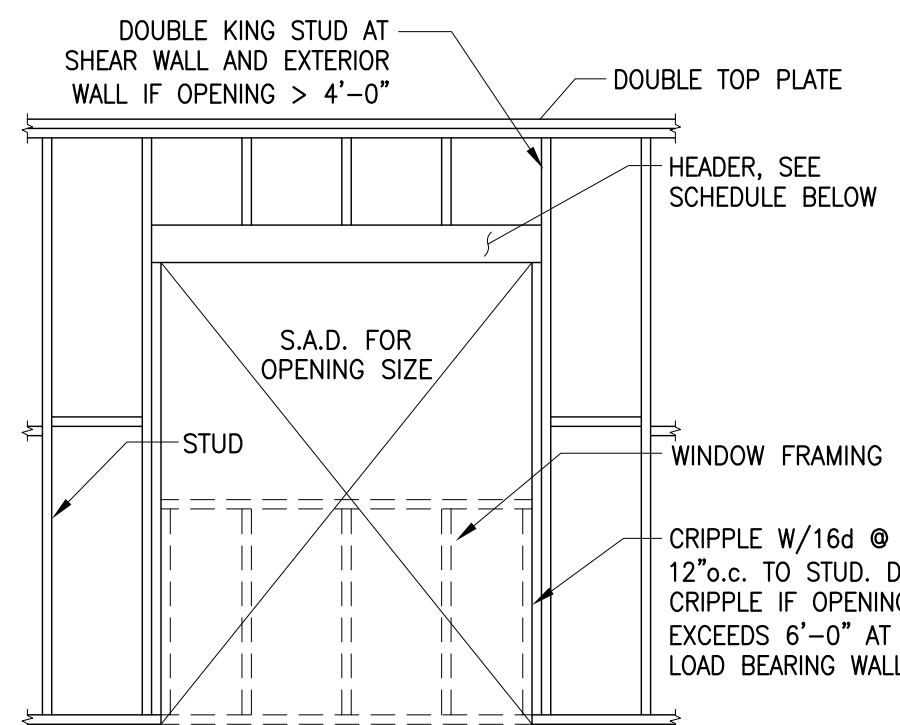


A: SECTION



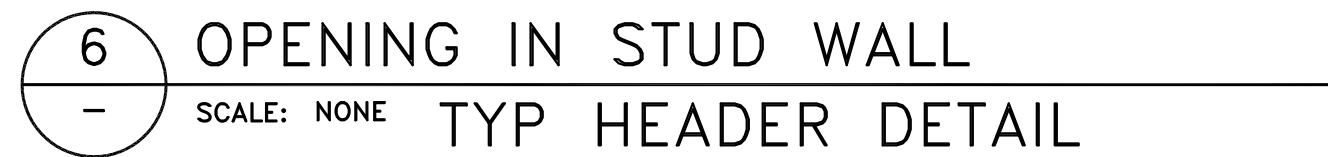
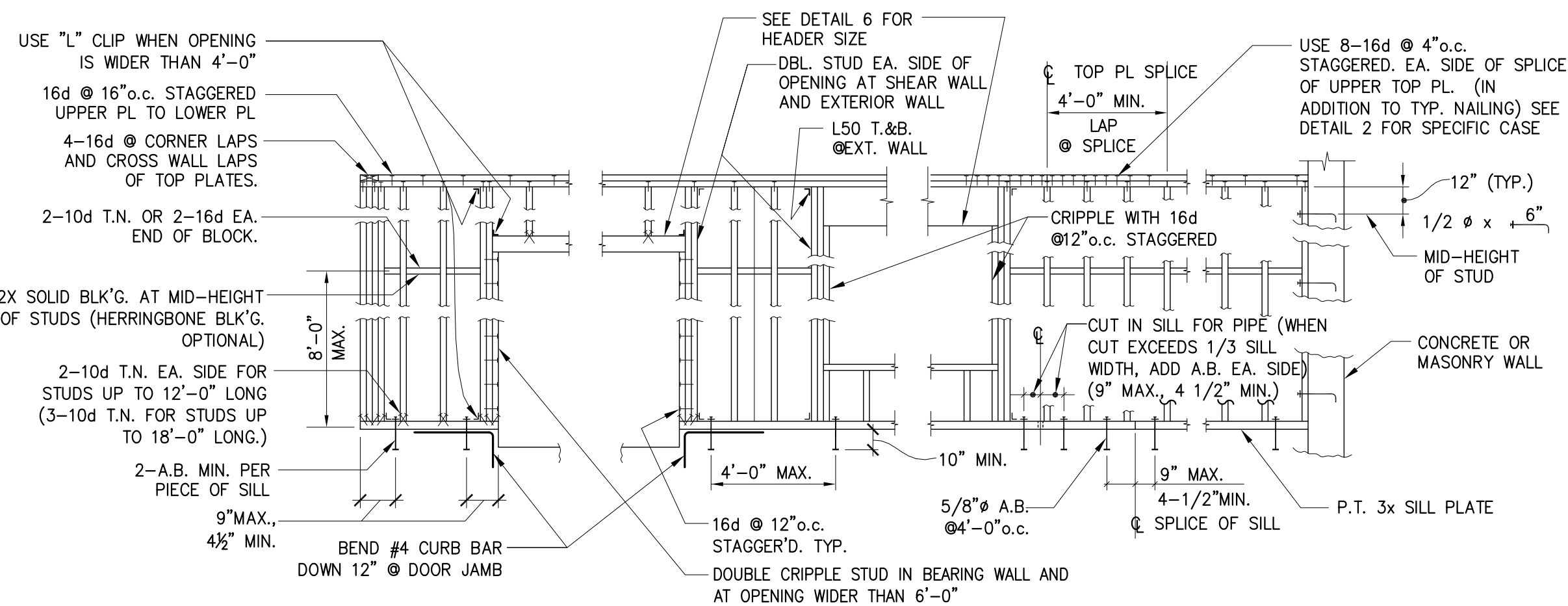
NOTES:

1. USE LARGER PLATE AND WELD AS MAY BE REQUIRED BY BEAM CONNECTION SCHEDULE.
2. STIFFENER PLATE WELD SHALL NOT EXCEED BEAMS WEB THICKNESS (t_w) AND SHALL NOT BE LESS THAN AISC MINIMUM.



MAX. SPAN	MIN. HEADER SIZE	
	NON-BEARING	BEARING
3'-6"	3½"x5½" LSL	3½"x5½" LVL
6'-0"	3½"x5½" LSL	3½"x7¼" LVL
9'-0"	3½"x7¼" LSL	3½"x9½" LVL
12'-0"	3½"x9½" LSL	3½"x11¾" LVL
OVER 12'	PER PLAN	PER PLAN

NOTE:
CONNECTIONS AND HEADER
SIZES ON THIS DETAIL APPLY
TO ALL OPENINGS UNLESS
NOTED OTHERWISE.



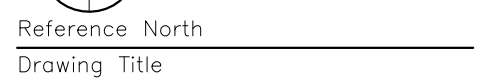
200 DARDENELLE AVENUE
PACIFICA CA 94044

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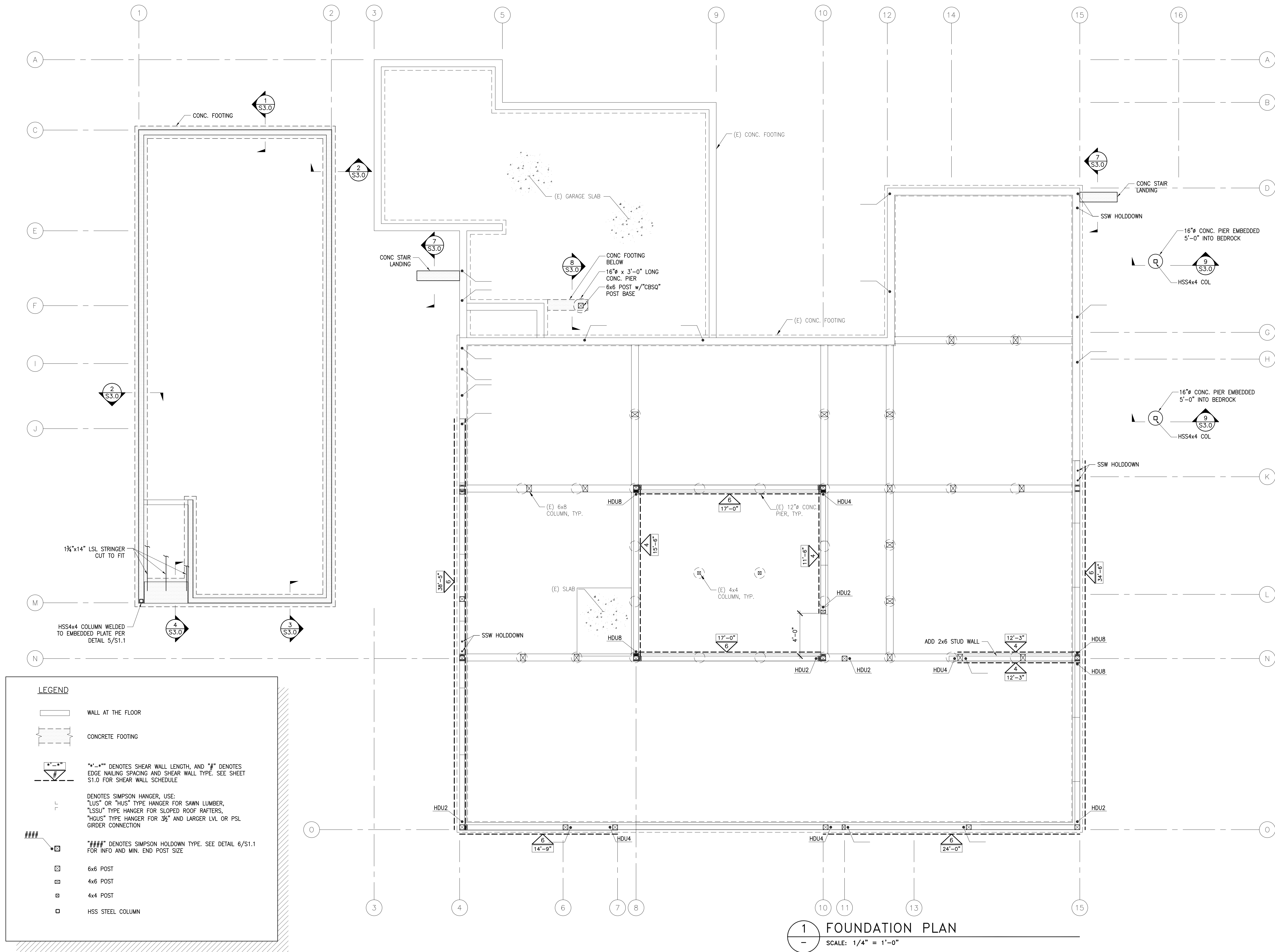
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S2.0

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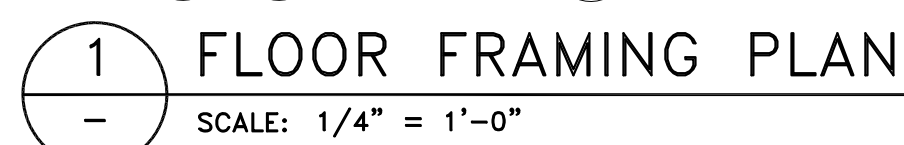
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Drawing Title

S2.1

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CEILING AND SOFFIT FRAMING PLAN

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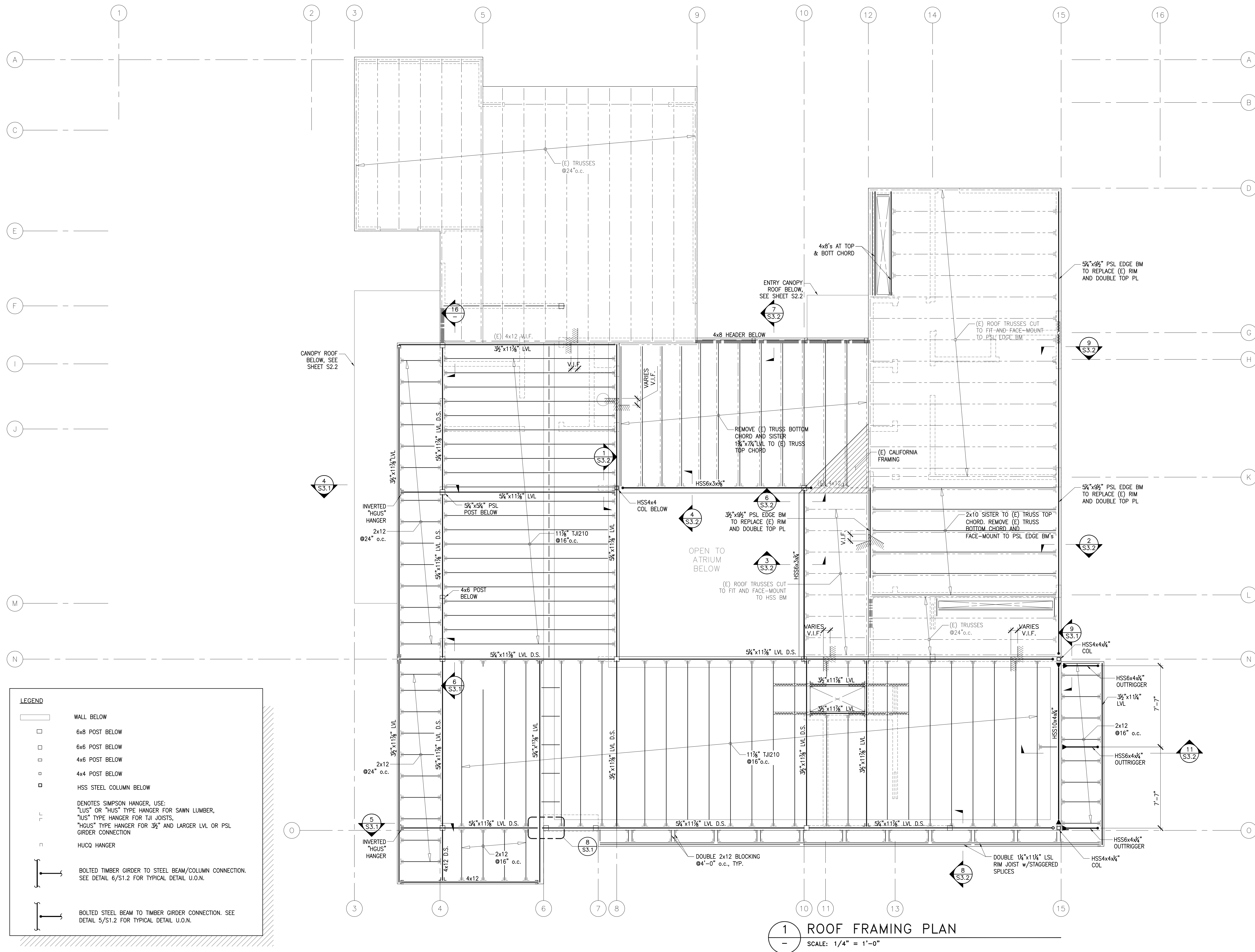
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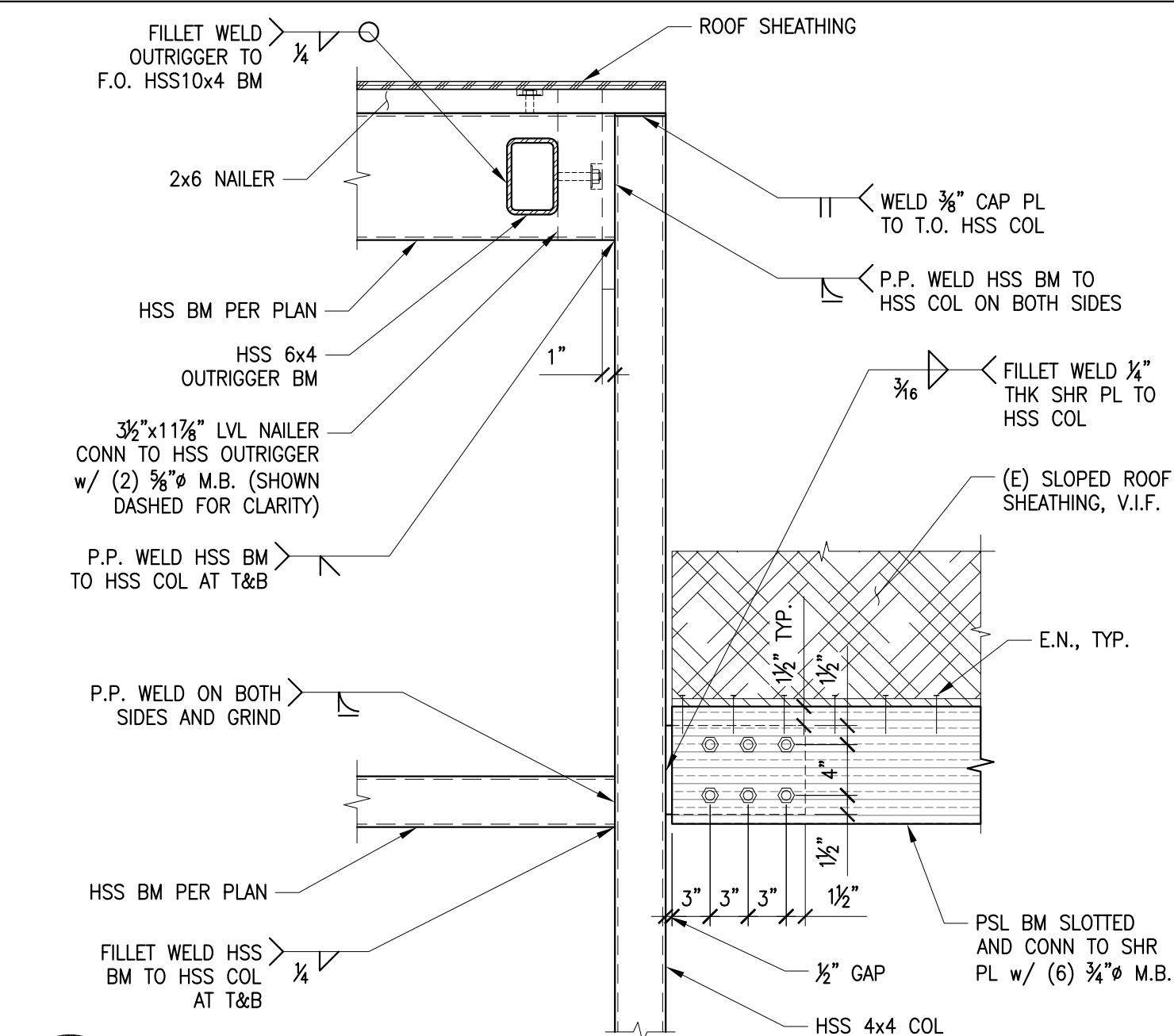
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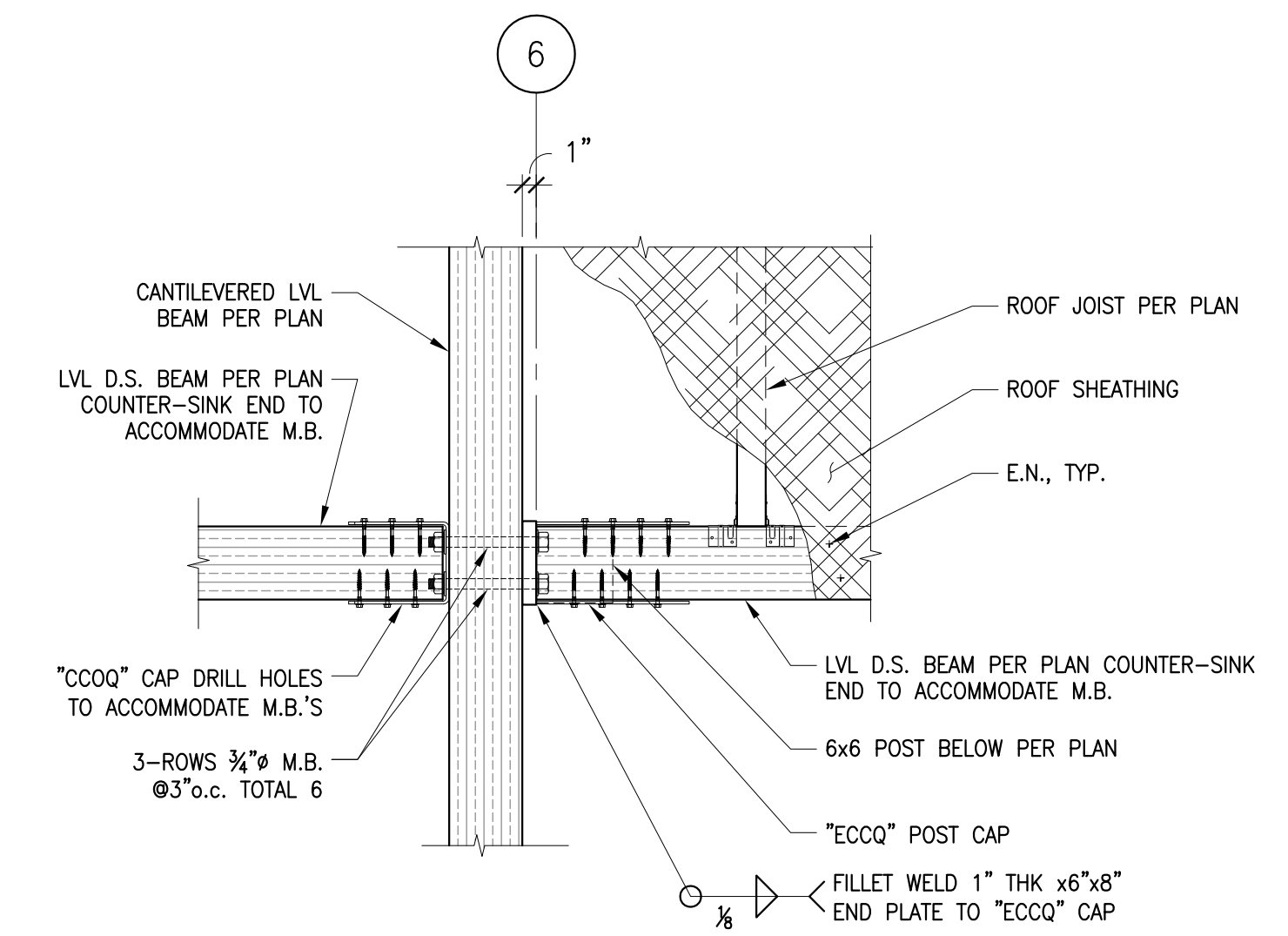
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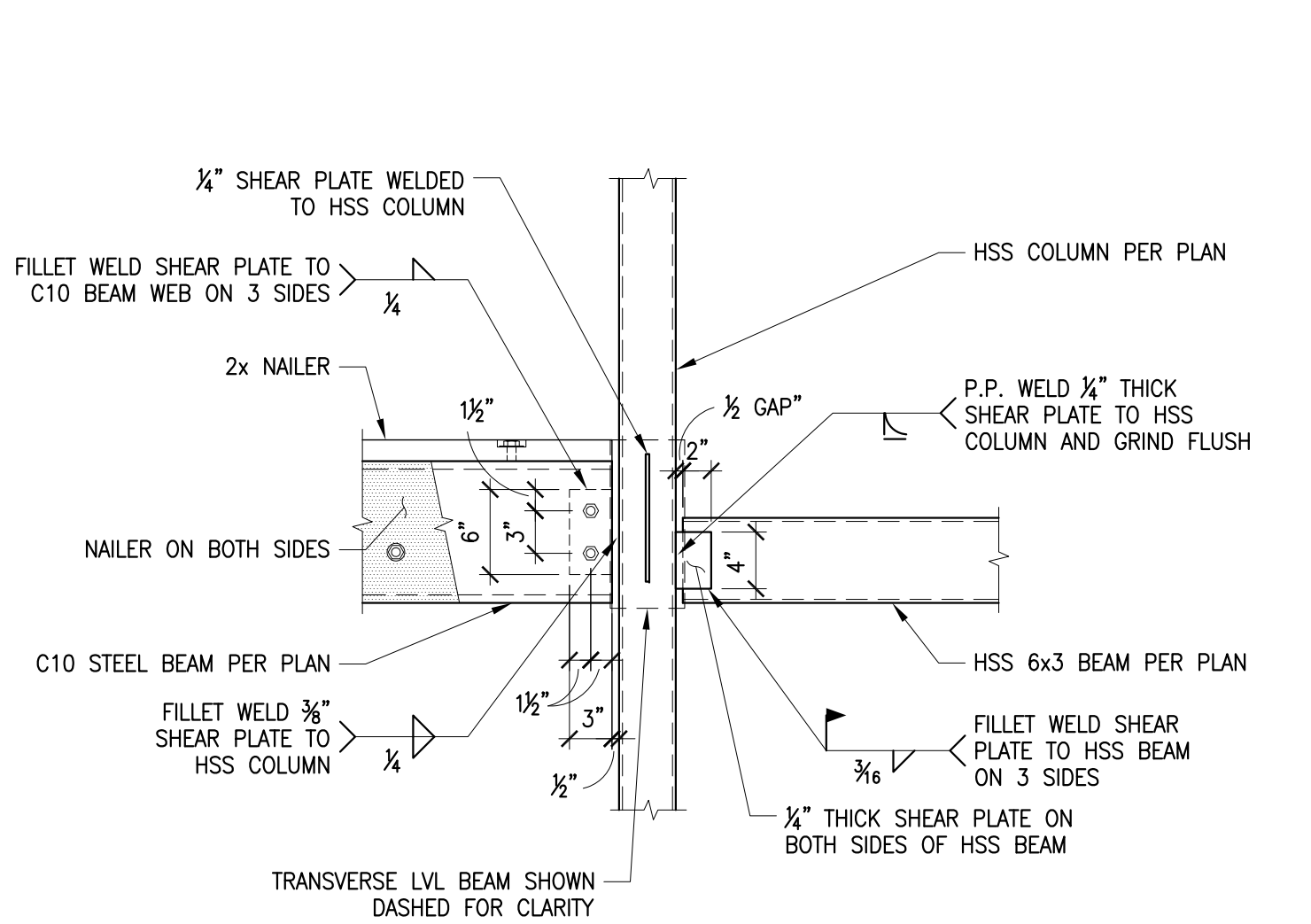




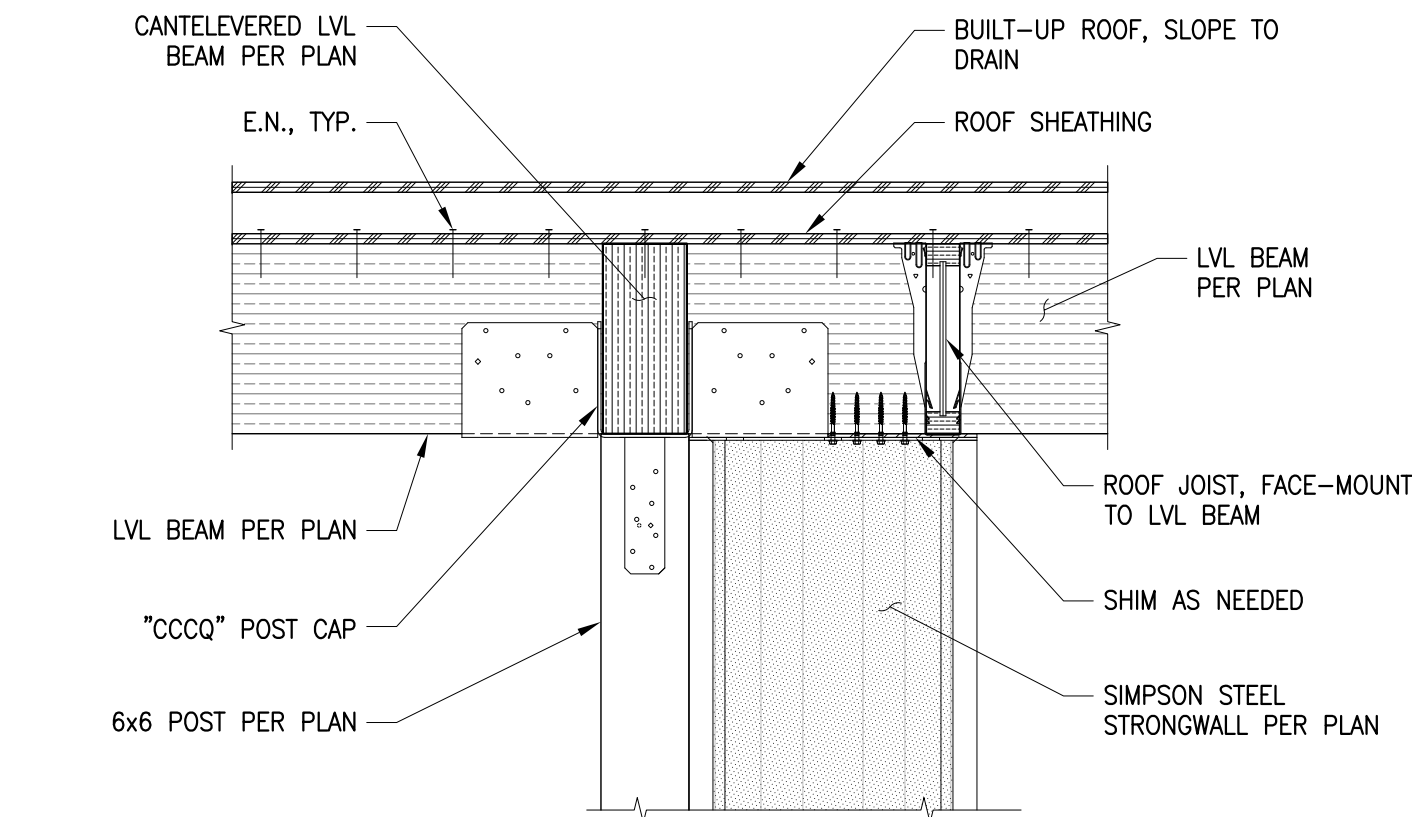
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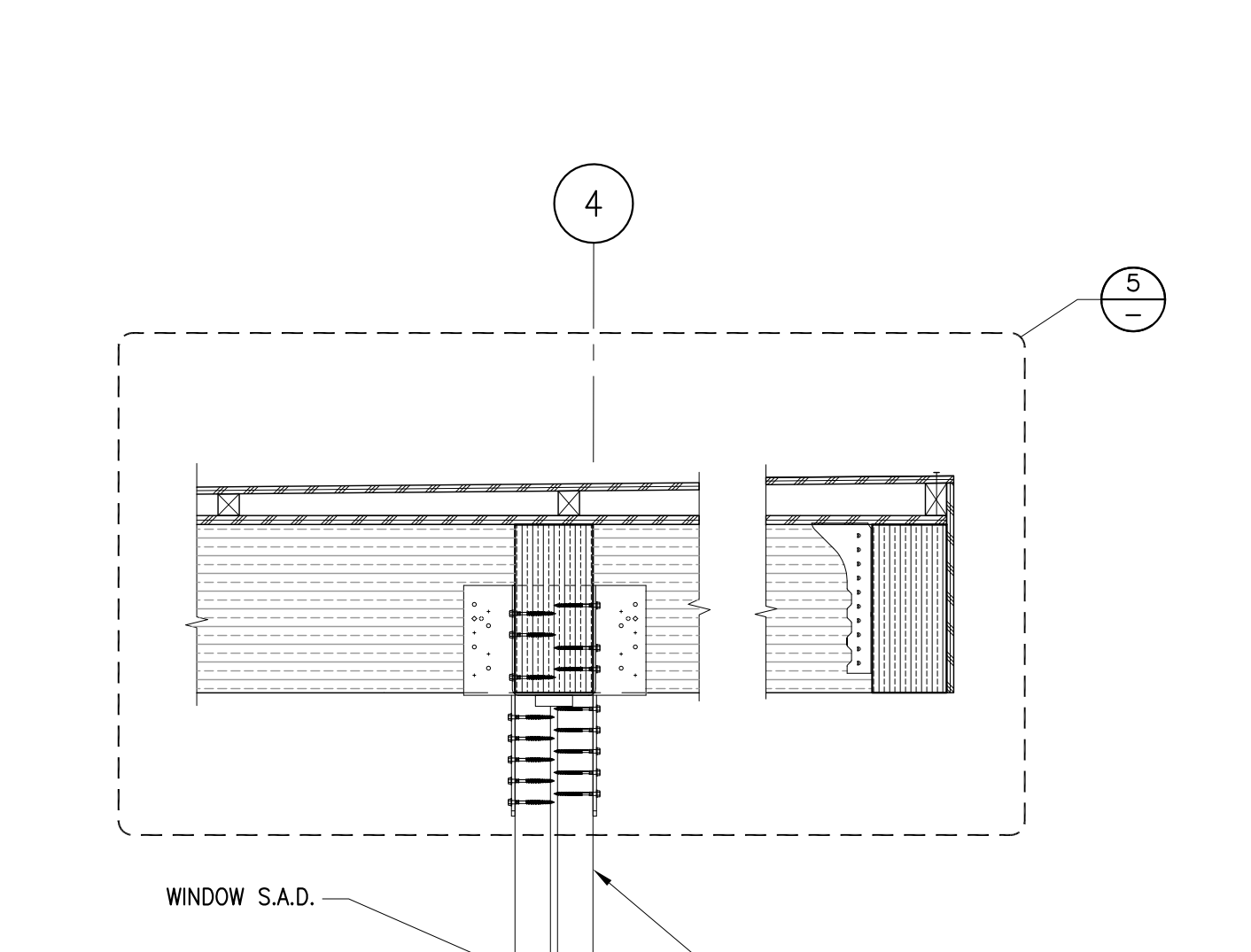
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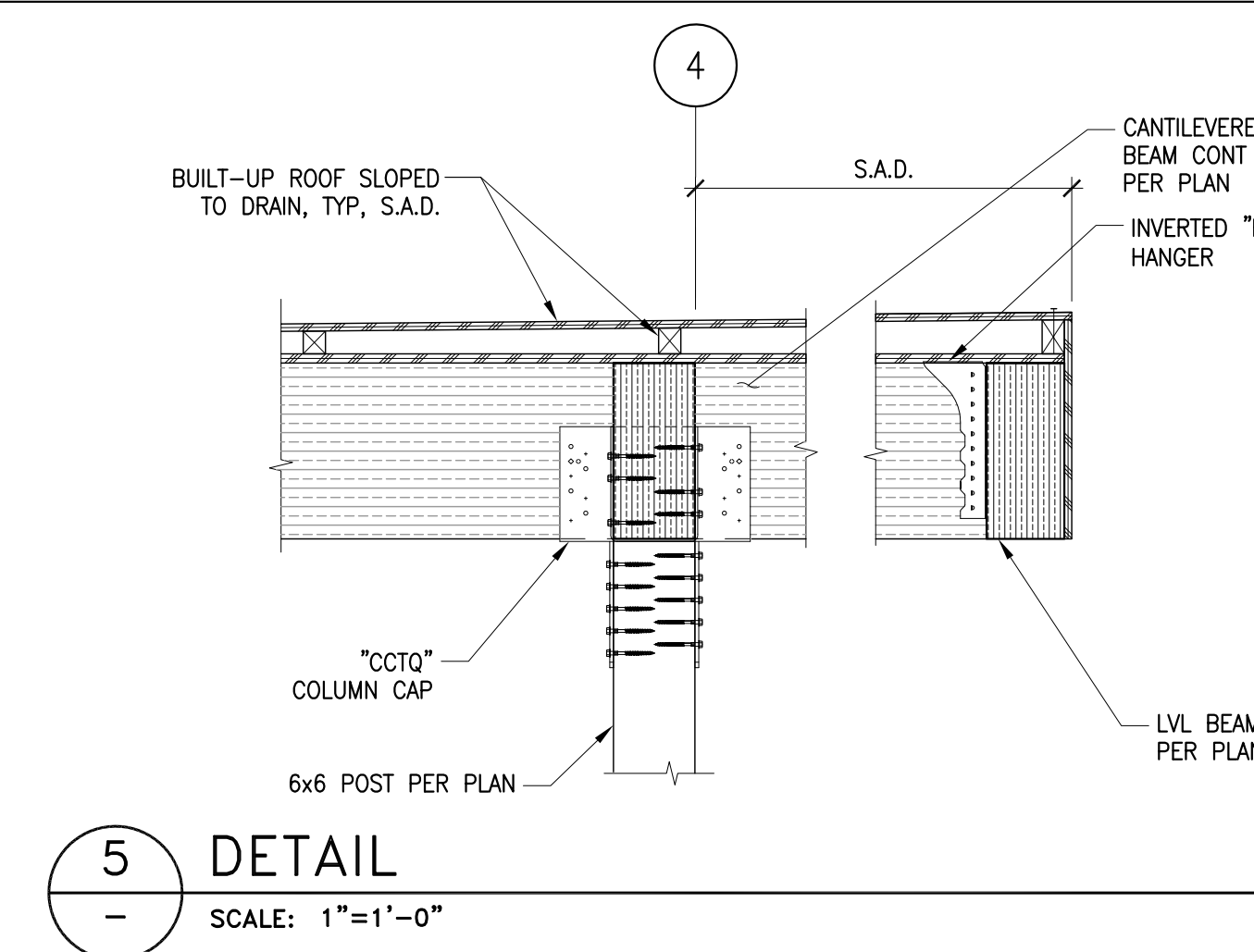
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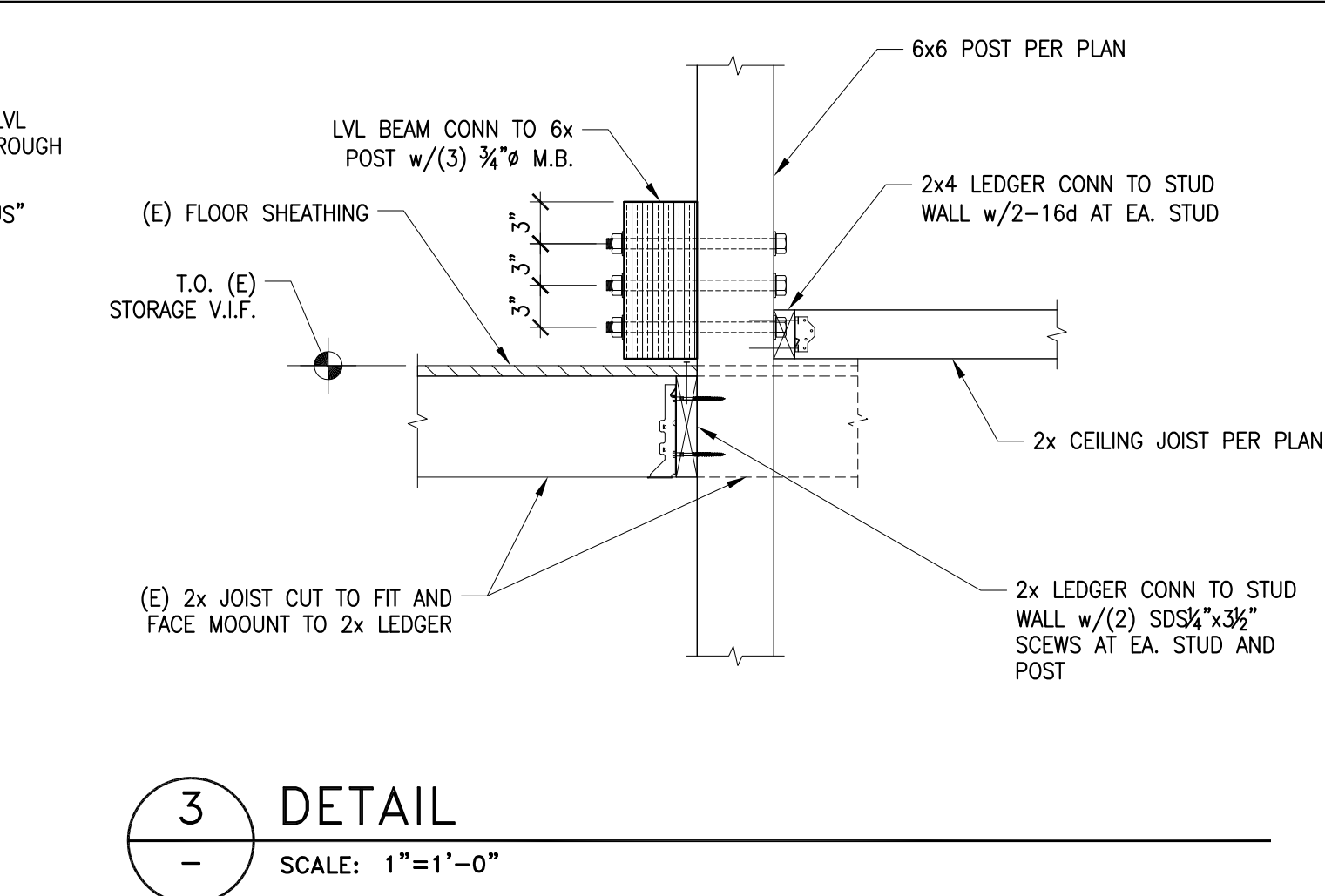
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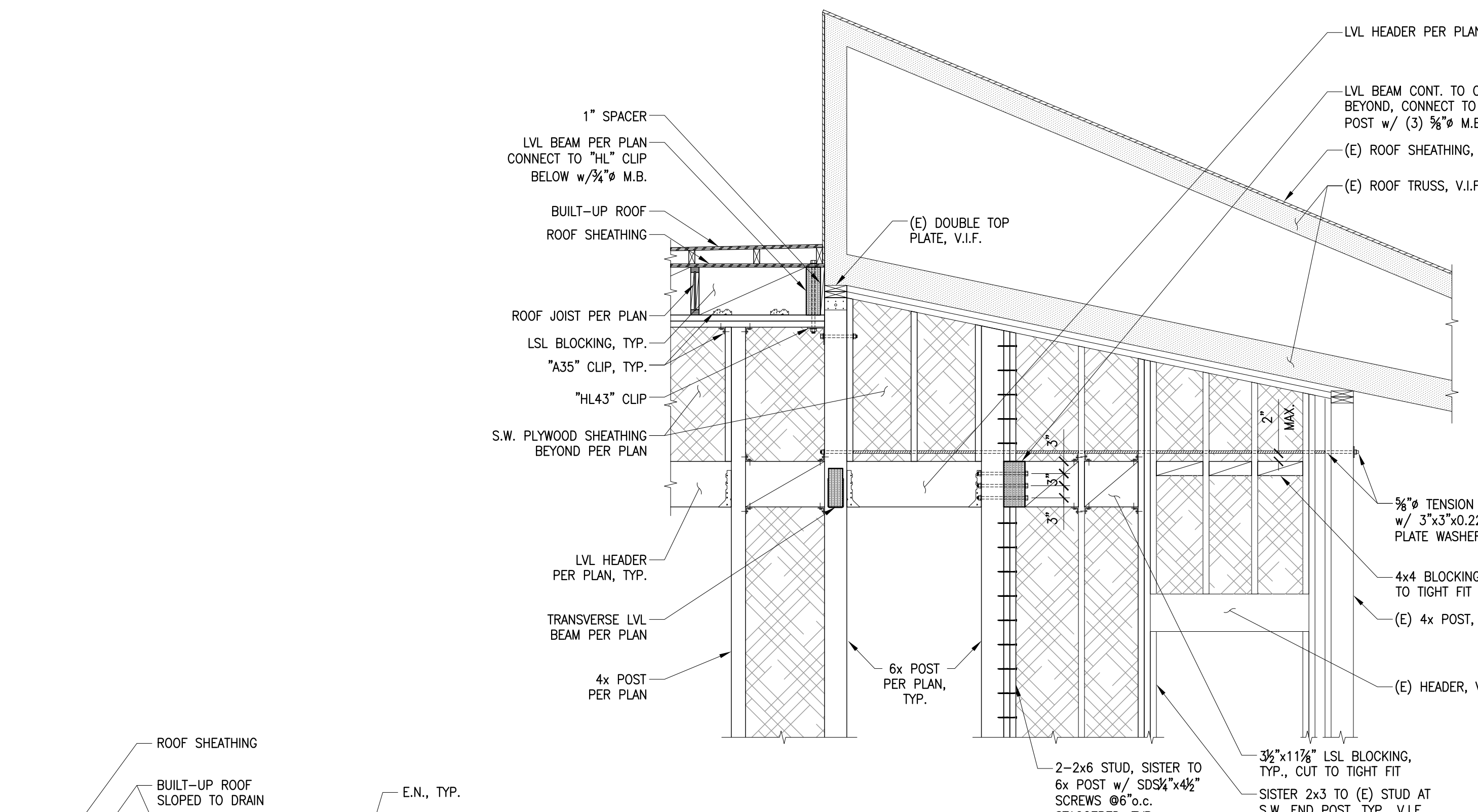
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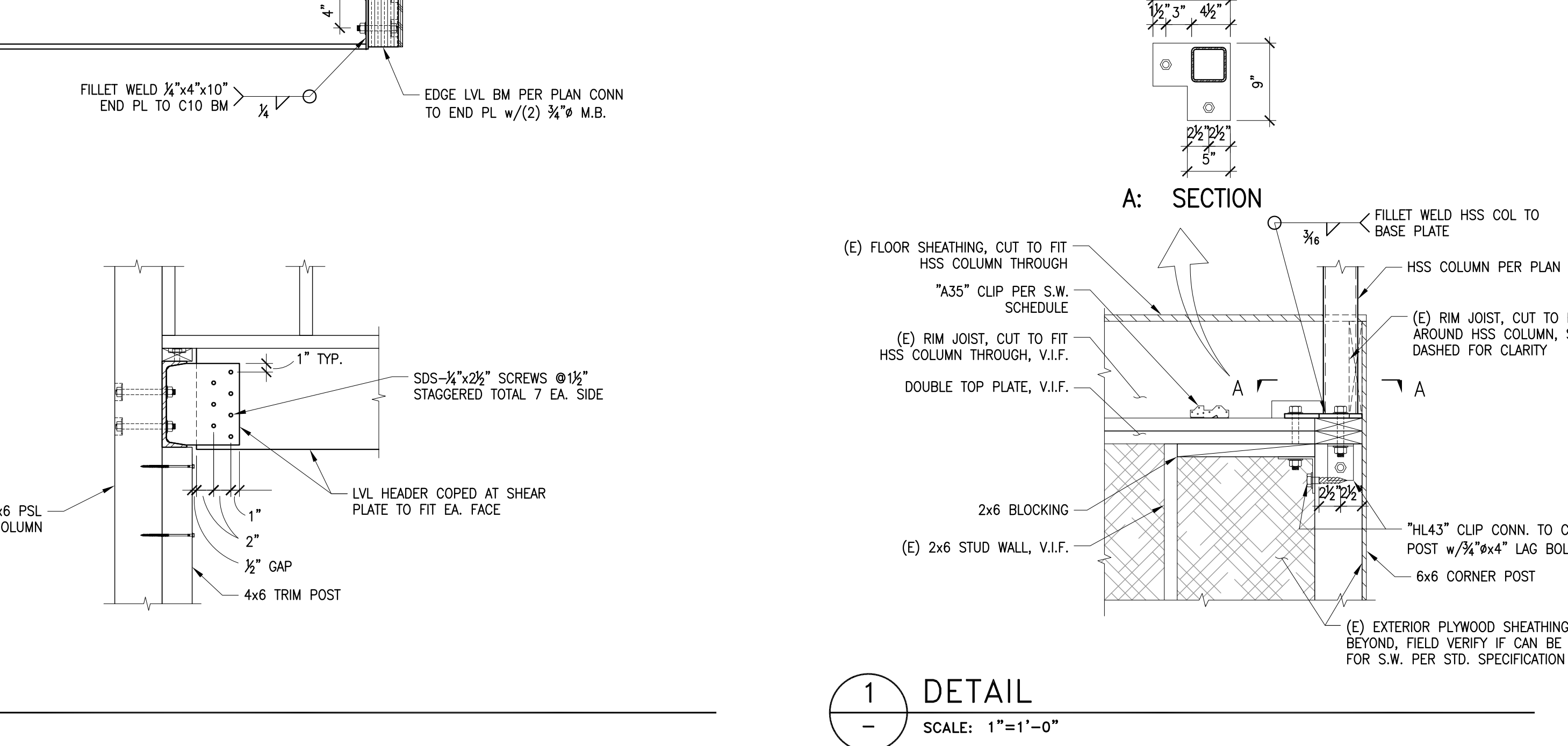
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3 DETAIL
SCALE: 1"=1'-0"



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



1 DETAIL
SCALE: 1"=1'-0"

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PARISI-DUNNE REMODEL AND ADDITION

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PACIFICA CA 94044

APN: 018-061-010

Issue

Rev Date By Description

04/05/10 TL PERMIT SET

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PACIFICA CA 94044

APN: 018-061-010

APN: 018-061-010

APN: 018-061-010

Issue

Issue

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Job No. 0xxx

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Drawing Title

DETAILS III

S3.2

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