



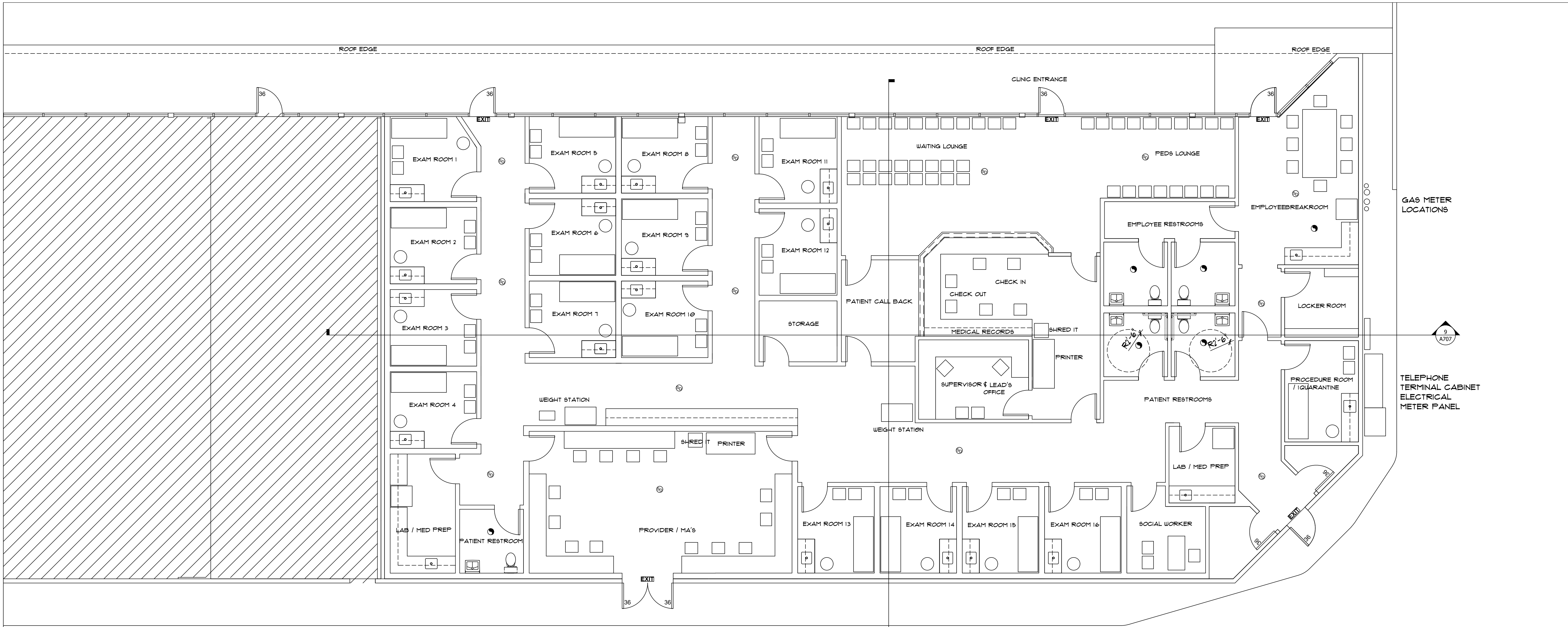
COVER SHEET **PROPOSED HEALTHCARE CENTER**

a700

**4986 Watt Ave, Suite D
North Highlands, CA 95660**



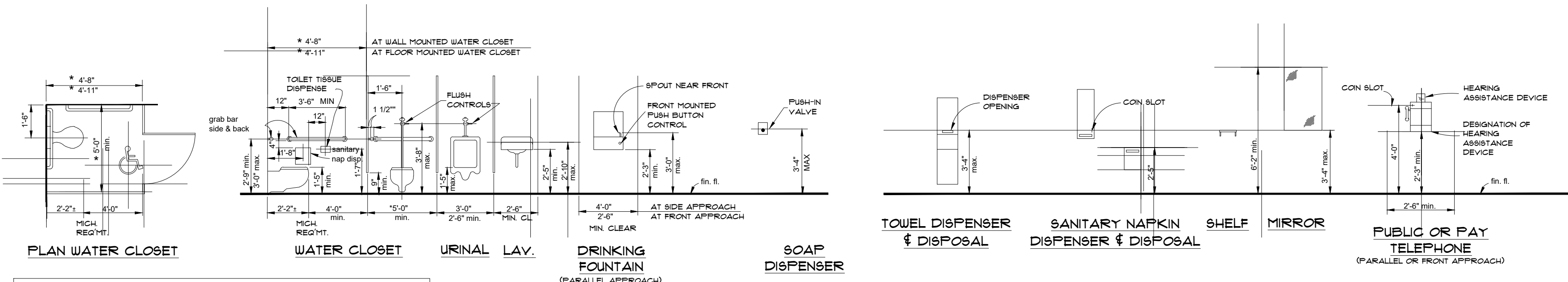
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Canada Office
3313 Plateau Blvd. Coquitlam BC V3E 3B8
+1 909 939 2585
info@pixelarchltd.com www.pixelarchltd.com



PROPOSED GENERAL PLAN
Scale: 3/16" = 1'-00"

- SYMBOLS**
- ⊙ BATHROOM FAN (MAY INCLUDE LIGHT UNIT)
 - ⊕ SMOKE DETECTOR - HARD WIRED TO ELECTRICAL SYSTEM WITH BATTERY BACKUP PROVIDED IN ACCORDANCE WITH THE 2013 CALIFORNIA BUILDING CODE, SECTION R314
 - ⊕ COMBINATION SMOKE & CARBON MONOXIDE DETECTOR, HARD WIRED TO ELECTRICAL SYSTEM WITH BATTERY BACKUP PROVIDED IN ACCORDANCE WITH THE 2013 CALIFORNIA BUILDING CODE, SECTION R315
 - EXIT EMERGENCY EXIT LIGHT

3



* MEETS A.D.A. REQUIREMENTS BUT MAY VARY FOR RENOVATION PROJECTS

A.D.A. MOUNTING HEIGHTS FOR FIXTURES & ACCESSORIES

GENERAL NOTES

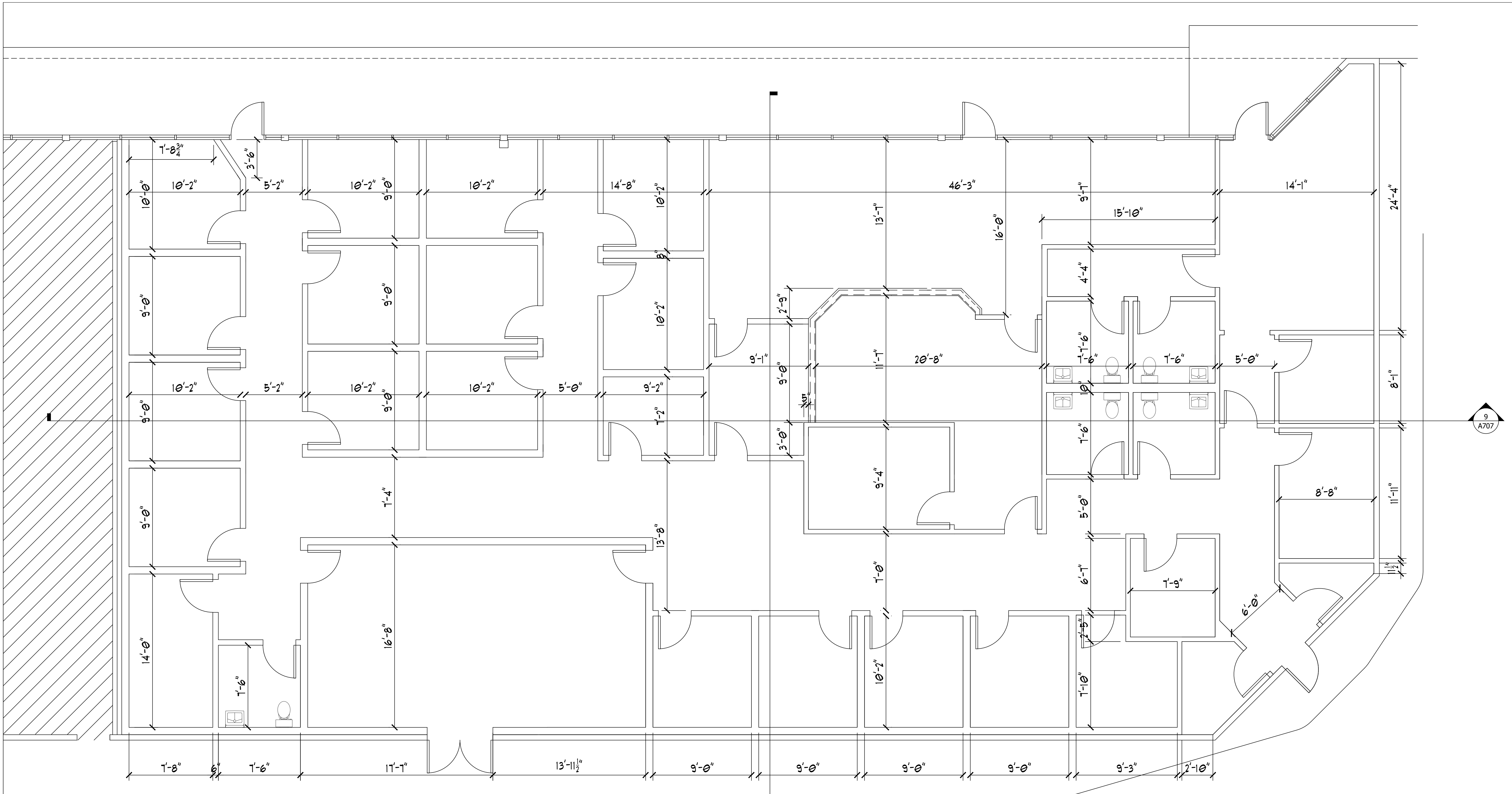
- 1 - ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE, 2013 EDITION, AND ALL APPLICABLE LOCAL ORDINANCES.
- 2 - THE GENERAL CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS, APPROVALS, AND INSPECTIONS, AND INSURE THAT ALL SUBCONTRACTORS SECURE THEIR RESPECTIVE PERMITS, APPROVALS, AND INSPECTIONS, INCLUDING SHOP DRAWINGS, AS NECESSARY.
- 3 - THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FIELD VERIFY ALL EXISTING CONDITIONS, AS WELL AS, ALL DIMENSIONS AND FEATURES DEPICTED ON THESE PLANS PRIOR TO COMMENCING EACH STAGE OF CONSTRUCTION. IF ANY DISCREPANCIES OR CONFLICTS ARE FOUND, THE WORK IN QUESTION SHALL CEASE, AND THE ARCHITECT NOTIFIED PRIOR TO CONTINUING WORK.
- 4 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SUBCONTRACTORS AND TRADES, AS WELL AS, COORDINATION WITH ALL UTILITY COMPANIES, AND THE LANDLORD'S REP.
- 5 - THESE PLANS CONSTITUTE A COMPLETE SET OF DRAWINGS, AND ALL SHEETS COMPLEMENT EACH OTHER. ALL CONTRACTORS SHALL REFER TO THE COMPLETE SET OF DRAWINGS BEFORE AND DURING THE EXECUTION OF THE WORK. DO NOT SCALE THESE DRAWINGS, USE WRITTEN DIMENSIONS ONLY.
- 6 - THE GENERAL CONTRACTOR SHALL PROTECT THE EXISTING PORTIONS OF THE BUILDING NOT SLATED FOR IMPROVEMENT, AS WELL AS, ADJACENT SPACES, AND SHALL BE LIABLE FOR ANY DAMAGE OCCURRING DURING THE CONSTRUCTION PROCESS.
- 7 - THE ARCHITECT DOES NOT HAVE CONTROL OR CHARGE OF, AND IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND/OR PROCEDURES, OR FOR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK. FOR THE ACTS OF OMISSION, AND/OR COMMISSION OF THE GENERAL CONTRACTOR, THE SUBCONTRACTORS, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR THEIR FAILURE TO CARRY OUT THE WORK.
- 8 - THE CONTRACTORS SHALL PROTECT ALL EXISTING PORTIONS OF THE EXISTING BUILDING (IF APPLICABLE) AND ALL SITE & OFF-SITE FEATURES INCLUDED IN THE PLANNED WORK OR EXISTING AND SCHEDULED TO REMAIN. THE CONTRACTOR IS RESPONSIBLE FOR RESTORING ANY EXISTING OR NEW FEATURES DAMAGED DURING CONSTRUCTION TO ITS ORIGINAL STATE AT NO ADDITIONAL COST.
- 9 - DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING WORK. IN THE EVENT OF A CONFLICT THE ARCHITECT SHALL BE NOTIFIED IN WRITING BEFORE PROCEEDING.



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 Canada Office:
 3313 Plateau Blvd. Coquitlam BC V3E 3B8
 +1 909 939 2585
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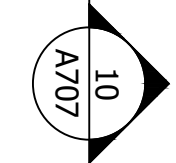
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DRAWING TITLE: PROPOSED GENERAL FLOOR PLAN	Sheet : 4 of 18	No.	Revision/Issue	Date
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PROPOSED FLOOR PLAN
Scale: 1/4" = 1'-00"



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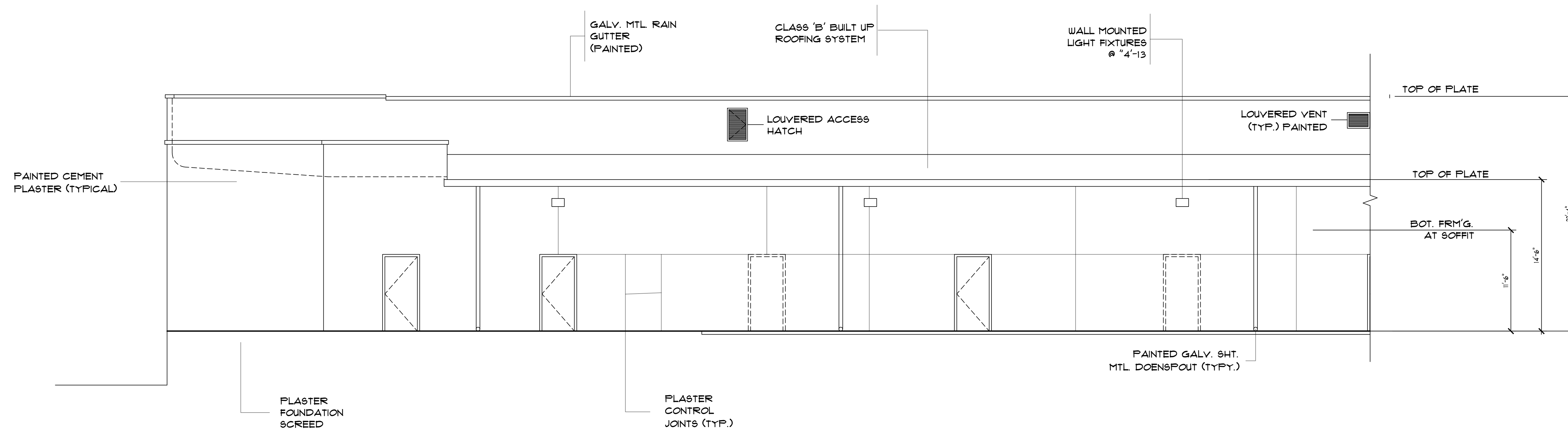
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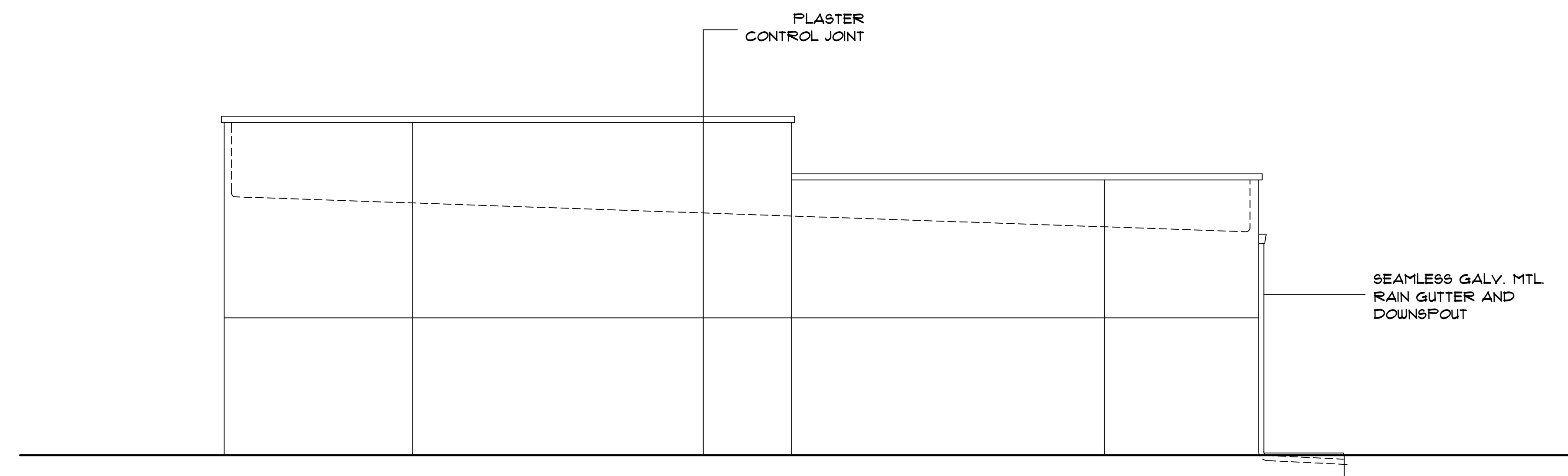
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7

REAR (NORTH) ELEVATION

Scale: 3/16" = 1'-00"



8

EAST ELEVATION

Scale: 3/16" = 1'-00"



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 ELEVATIONS
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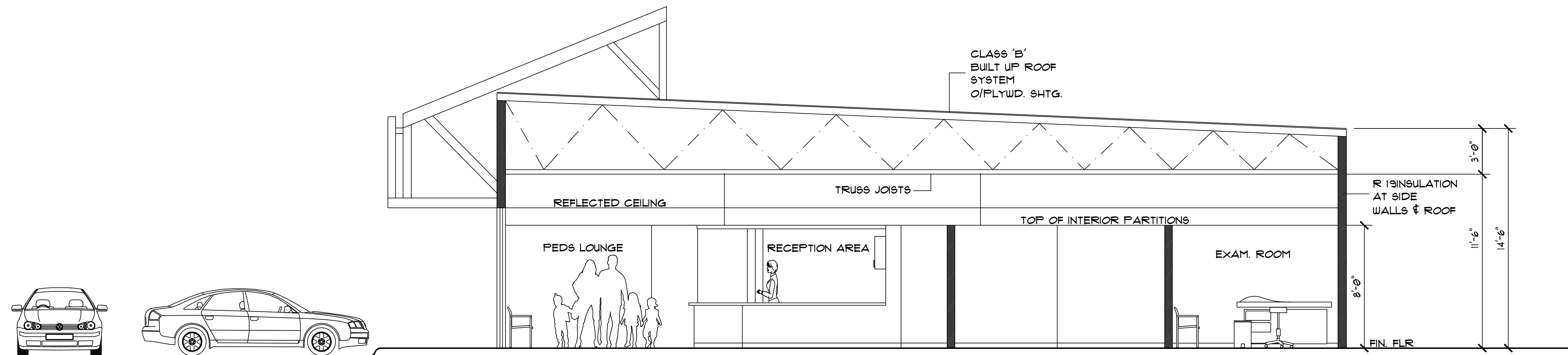
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9

PROPOSED CROSS SECTION

Scale: 1/4" = 1'-00"



10

PROPOSED CROSS SECTION

Scale: 1/4" = 1'-00"

ADA service counter requirements, should be provided, a counter located adjacent to a clear floor space of at least 30" by 48" within the accessible route with additional clear floor space required for a wheelchair turn space. This counter is to be no lower than 28" and no more than 36" maximum above the floor. The non-ADA transaction counter that is used by the patient is typically 42" high, for reference. The ADA counter is to have a 36" minimum length for a parallel approach or a 30" minimum length for a forward approach. A forward approach needs to have 12" of knee space under the counter.



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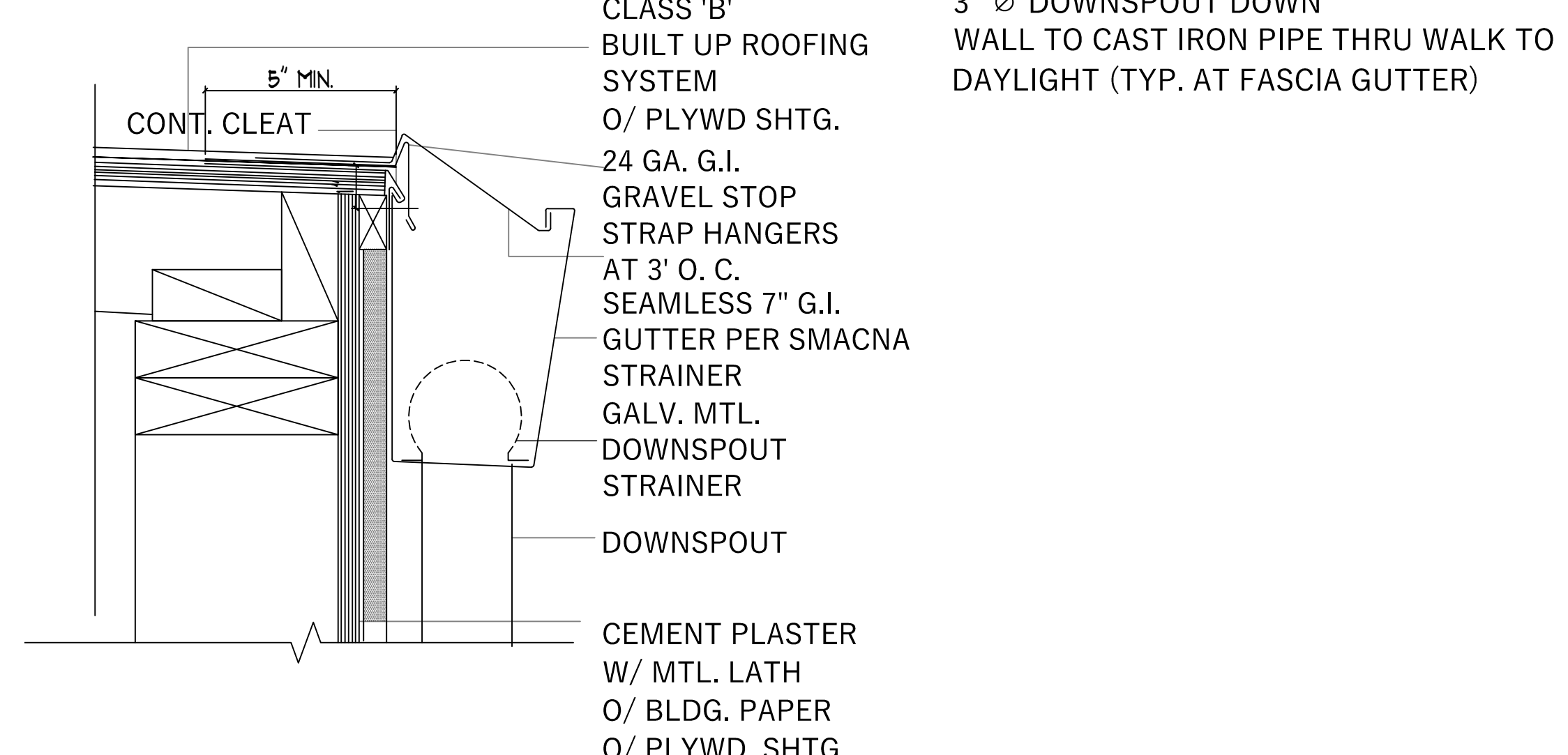
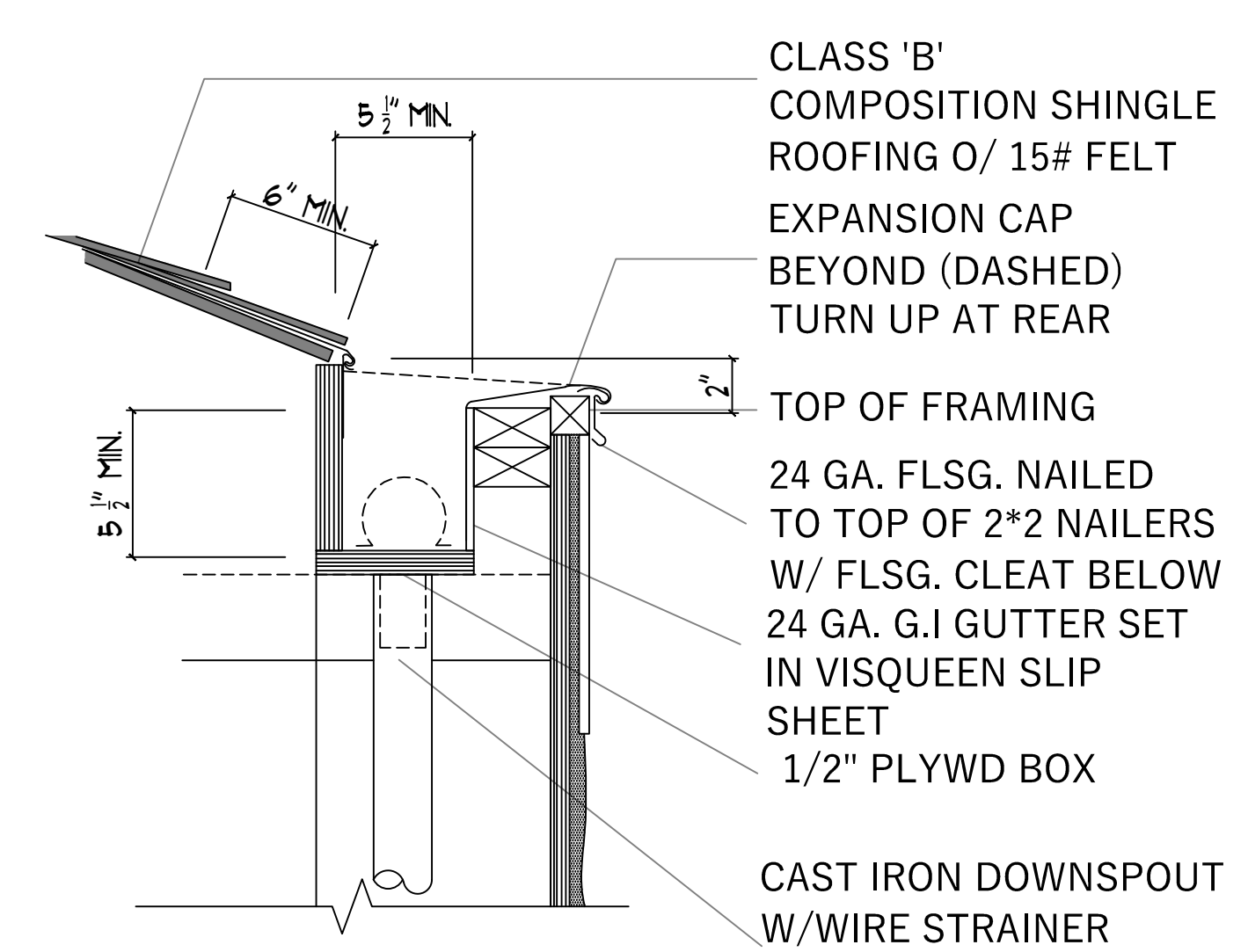
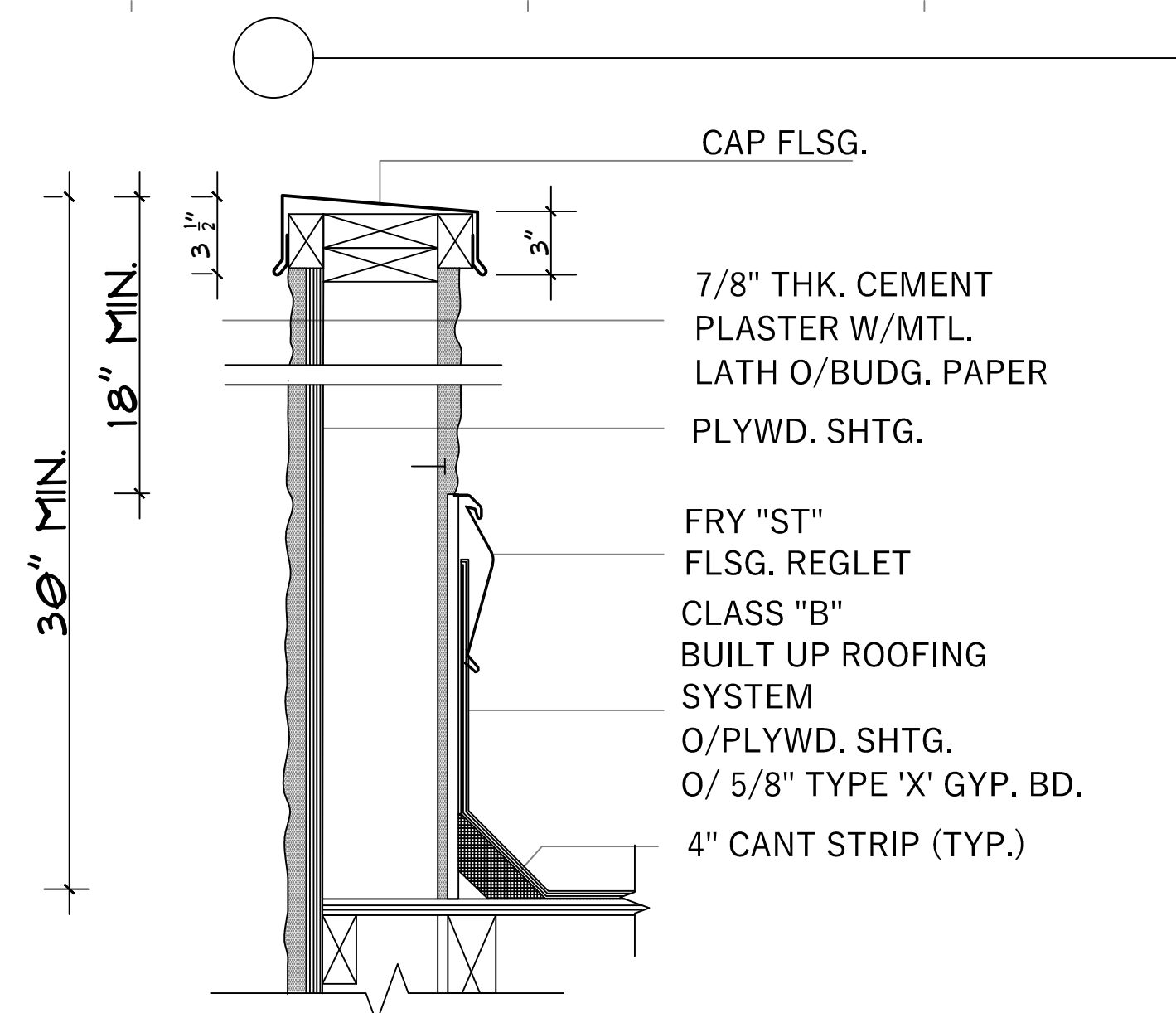
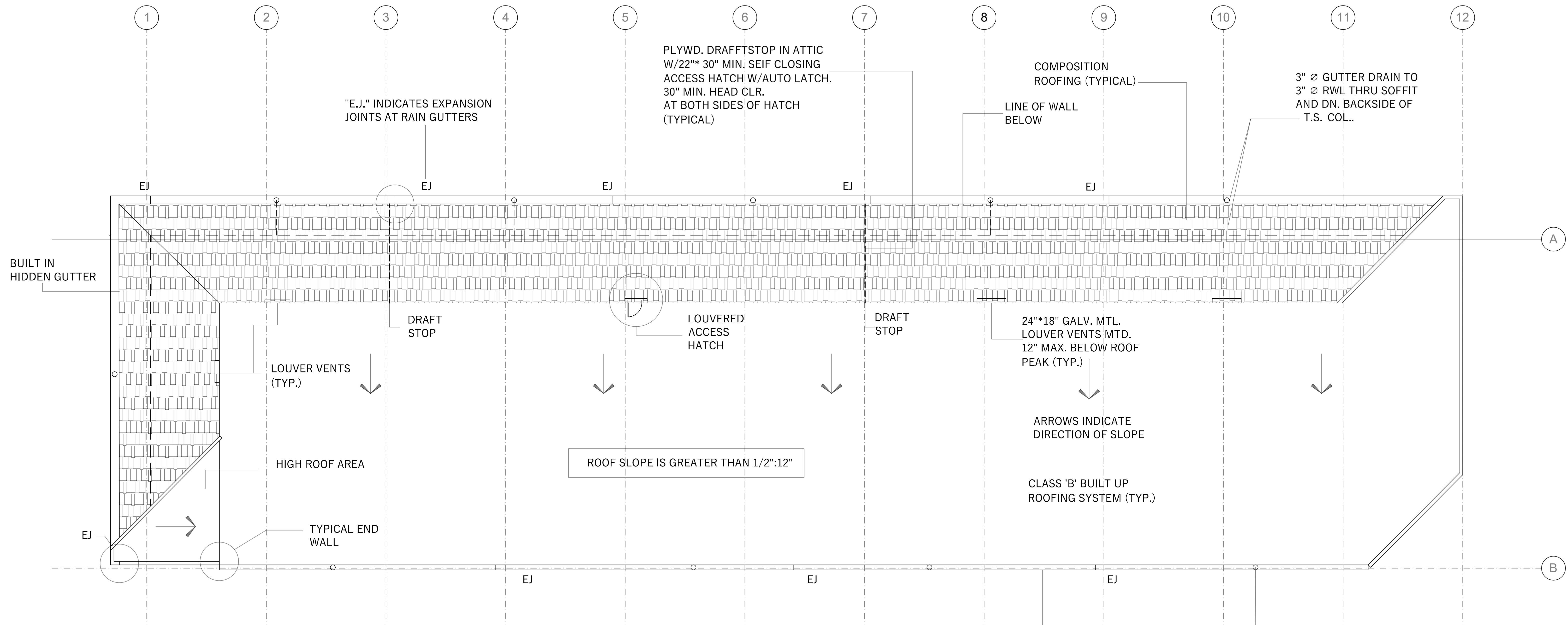
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ROOF PLAN & DETAILS

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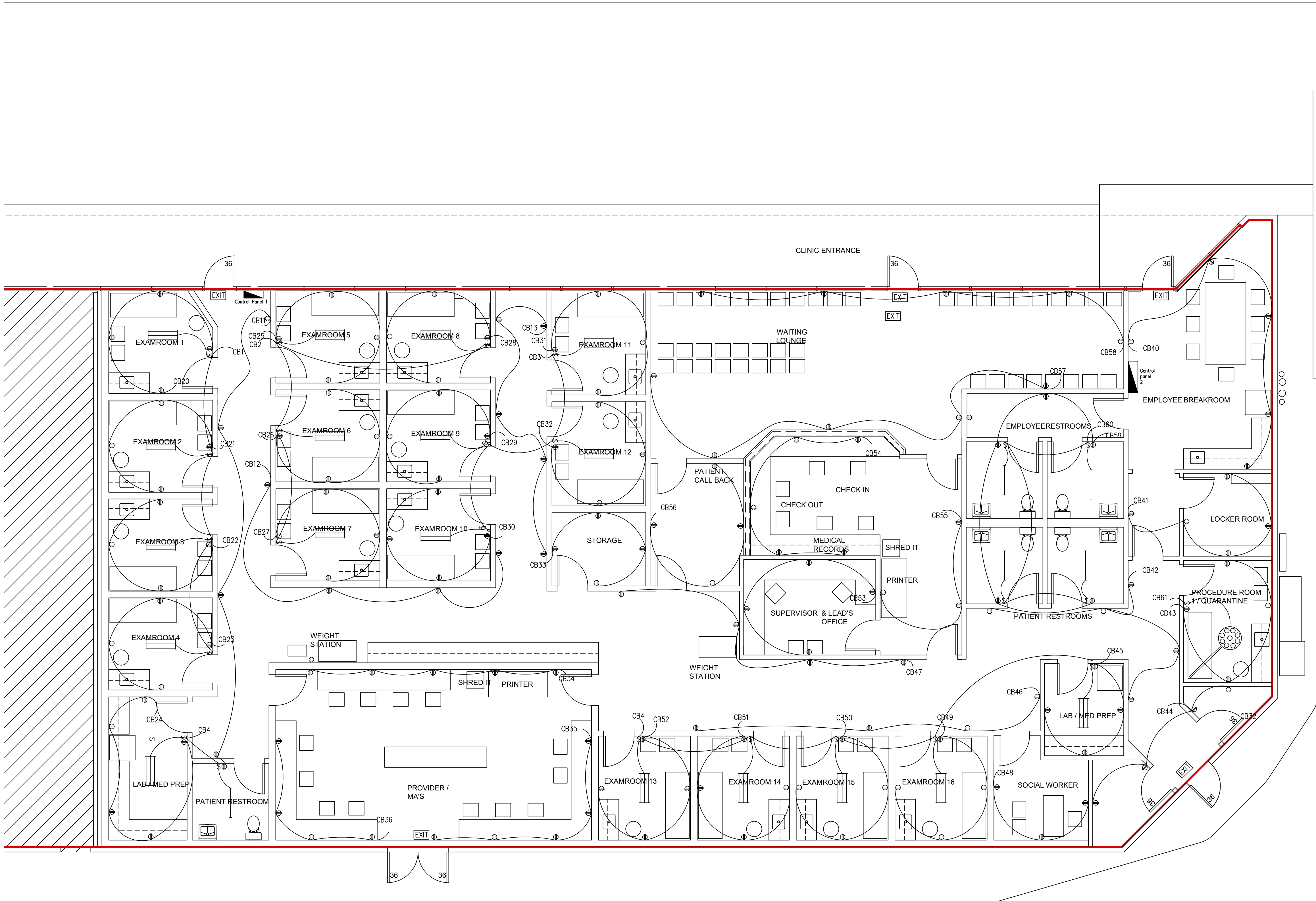
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EL ELECTRICAL SYMBOLS

- NOTE: NOT ALL NECESSARILY OCCUR ON THIS PAGE
1. ALL OUTLETS LOCATED IN GARAGE, KITCHEN, LAUNDRY, BATHROOMS 4 ON EXTERIOR TO BE GFI CIRCUIT.
 2. ALL OUTLETS LOCATED ON EXTERIOR TO BE WATERPROOFED ELECTRICAL LAYOUT FOR GENERAL BIDDING.
 3. PROVIDE EXTERIOR WATERPROOF GFI RECEPTACLE WITHIN 25'-0" OF A/C CONDENSING UNIT.
 4. ALL BRANCH CIRCUITS THAT SUPPLY 120V, SINGLE PHASE, 15 AMP, 4 20 AMP OUTLETS IN BEDROOMS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT PER 2009 IRC.
 5. PROVIDE INTER-SYSTEM BONDING TERMINAL FOR GROUNDING COMMUNICATION SYSTEMS (CABLE TV, 4 SATELLITE DISHES)
 6. IF THE UNDERGROUND METAL WATER PIPE IS USED AS THE GROUNDING ELECTRODE, THE CONNECTION MUST BE MADE TO THE PIPE WITHIN 5'-0" OF POINT OF ENTRANCE TO THE BUILDING. A SUPPLEMENTAL GROUNDING ELECTRODE SHALL BE PROVIDED AS SPECIFIED IN NEC SECTIONS 250-50 AND 250-53.
1. ELECTRICAL CONTRACTOR RESPONSIBLE FOR ALL CODE REQUIREMENTS AND ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE

- ⊕ 110 V DUPLEX OUTLET
- ⊕ 110 V DUPLEX OUTLET-3/PLT WIRED (1/2 SWITCHED)
- ⊕ 220 V OUTLET
- ⊕ 110 V DUPLEX OUTLET WITH GROUND FAULT INTERRUPTION (GFI)
- ⊕ 110 V DUPLEX OUTLET WITH GFI AND WEATHER PROOF (WP) COVER 110 V DUPLEX OUTLET WITH ARC FAULT INTERRUPTION (AF)
- ⊕ SINGLE POLE SWITCH
- ⊕ MULTIPLE SINGLE POLE SWITCHES GANGED
- ⊕ WALL LIGHT FIXTURE
- ⊕ INCANDESCENT LIGHT FIXTURE
- ⊕ INCANDESCENT LIGHT FIXTURE WITH PULL CHAIN
- ⊕ INCANDESCENT DOUBLE FLOOD LIGHTS
- ⊕ 50 CFM MIN. EXHAUST FAN VENTED TO EXTERIOR
- ⊕ SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP AND LISTED IN ACCORDANCE WITH UL 211 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 12-01.
- ⊕ CARBON MONOXIDE DETECTOR SHALL COMPLY WITH UL 2034-2008
- ⊕ FADDLE FAN WITH INCANDESCENT LIGHT

CL CLOSET LIGHTING CLEARANCE REQUIREMENTS

1. INSTALL LUMINARIES IN CLOTHES CLOSETS PER 2009IRC.
2. TYPES OF LUMINARIES SHALL BE LIMITED TO SURFACE-MOUNTED OR RECESSED INCANDESCENT LUMINARIES WITH COMPLETELY ENCLOSED LAMPS, AND SURFACE-MOUNTED OR RECESSED FLUORESCENT LUMINARIES.
3. INCANDESCENT LUMINARIES WITH OPEN OR PARTIALLY ENCLOSED LAMPS AND PENDANT LUMINARIES OR LAMP-HOLDERS SHALL BE PROHIBITED.
4. LUMINARIES INSTALLATIONS SHALL BE IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWINGS:
 - SURFACE-MOUNTED INCANDESCENT LUMINARIES SHALL BE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MINIMUM CLEARANCE OF 12-INCHES BETWEEN THE FIXTURE AND THE NEAREST POINT OF A STORAGE SPACE.
 - SURFACE-MOUNTED FLUORESCENT LUMINARIES SHALL BE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MINIMUM CLEARANCE OF 6-INCHES BETWEEN THE FIXTURE AND THE NEAREST POINT OF A STORAGE SPACE.
 - RECESSED INCANDESCENT LUMINARIES WITH A COMPLETELY ENCLOSED LAMP SHALL BE INSTALLED IN THE WALL OR THE CEILING PROVIDED THERE IS A MINIMUM CLEARANCE OF 6-INCHES BETWEEN THE LUMINARIES AND THE NEAREST POINT OF A STORAGE SPACE.
 - RECESSED INCANDESCENT LUMINARIES SHALL BE INSTALLED IN THE WALL OR ON THE CEILING PROVIDED THERE IS A MINIMUM CLEARANCE OF 6-INCHES BETWEEN THE FIXTURE AND THE NEAREST POINT OF A STORAGE SPACE.

12

PROPOSED ELECTRICAL PLAN
Scale: 3/16"=1'-00"



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 1442N. Dale Ave. Anaheim, CA 92801
 Canada Office
 3313Plateau Blvd. Coquitlam BC V3E 3B8
 +1 909 939 2585
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 www.pixelarchltd.com

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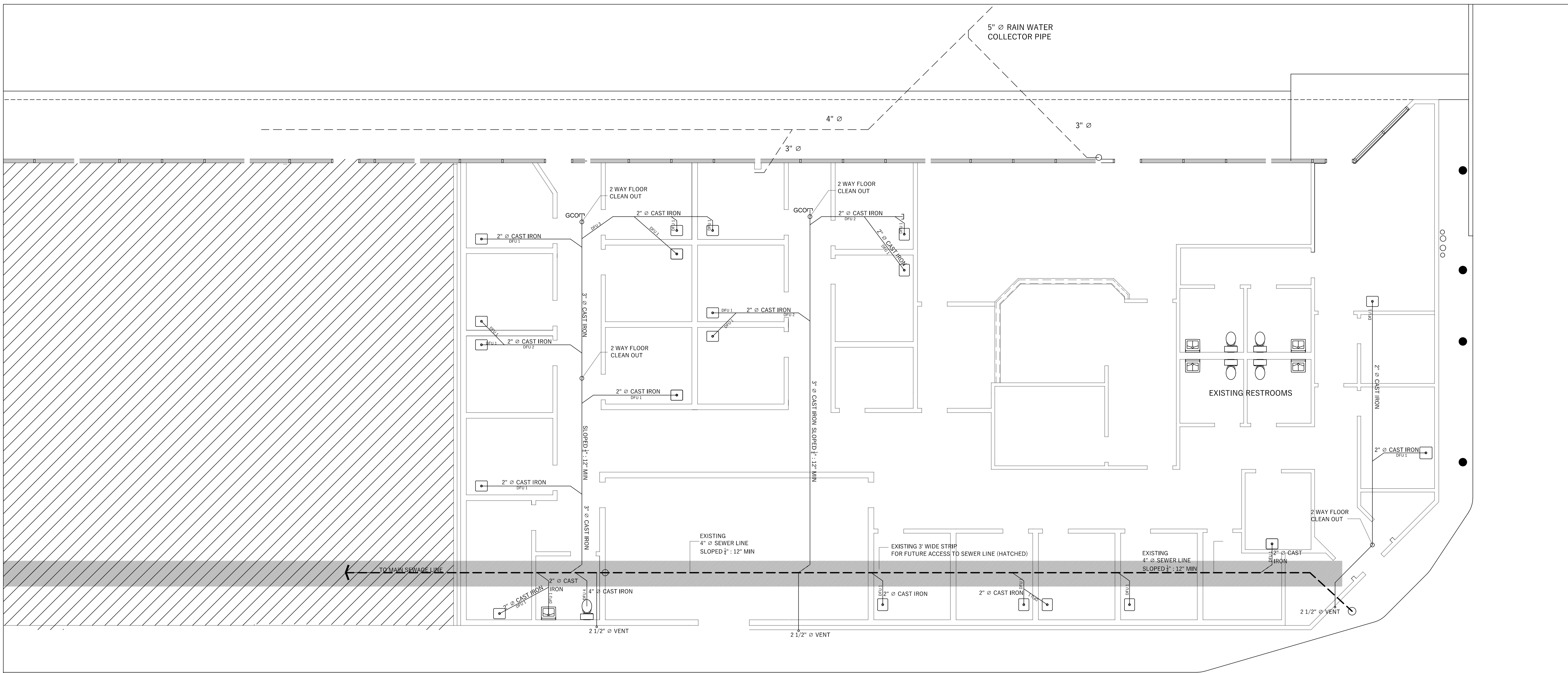
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1 THE UTILITY TRENCHES SHOULD PROPERLY BACKFILLED AND COMPACTED.

DFU - DRAINAGE FIXTURE UNITS, TABLE 709.1 CC
 LAV (1). SHWR (2). PUBLIC WC < 1.6 GPF (4)
 TABLE P-904.4 - MAX FIXTURE UNITS CONNECTED 2" PIPE WITH 1/4" FALL: 10

12 WASTE WATER AND VENT PLAN
 Scale: 3/16"=1'-00"

PLUMBING SYMBOL LEGEND					
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	WASTE, SOIL AND STORM		BUTTERFLY VALVE		UNION
	BURIED PIPE		CHECK VALVE		CIRCULATING PUMP
	COLD		PRESSURE REDUCING VALVE		FLOOR DRAIN
	HOT		BACKFLOW PREVENTER		ROOF DRAIN
	RECIRCULATION		PLUG VALVE		CLEAN OUT
	VENT		CONTROL VALVE		THERMOMETER
	BALL VALVE		HOSE BIBB		PIPE ELBOW UP
	GATE VALVE		PRESSURE RELIEF VALVE		PIPE ELBOW DN
	OS&Y GATE VALVE		STRAINER		CAP

NOTE: ABOVE LEGEND IS GENERAL IN NATURE. NOT ALL SYMBOLS ARE ASSOCIATED WITH THIS PROJECT.



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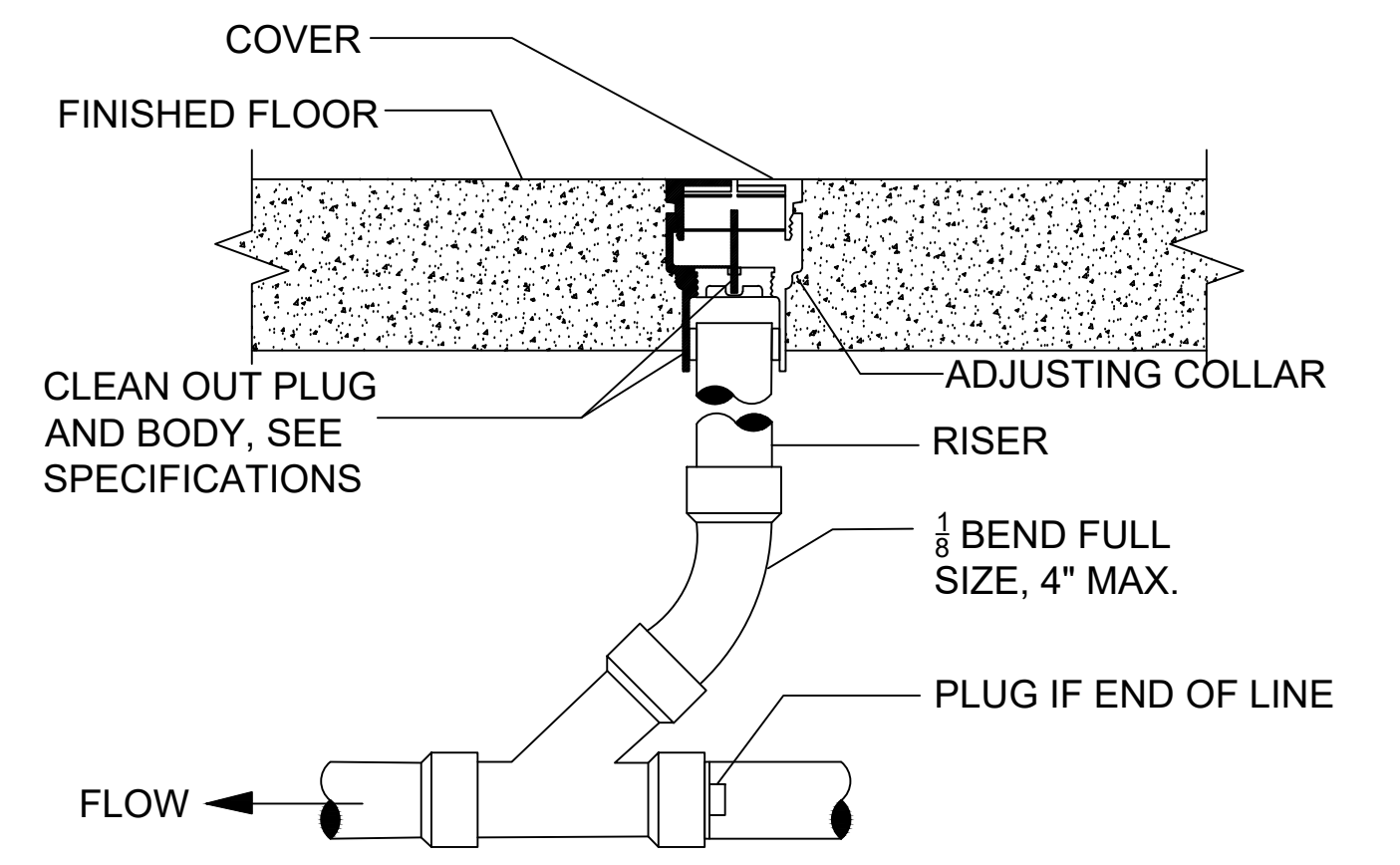
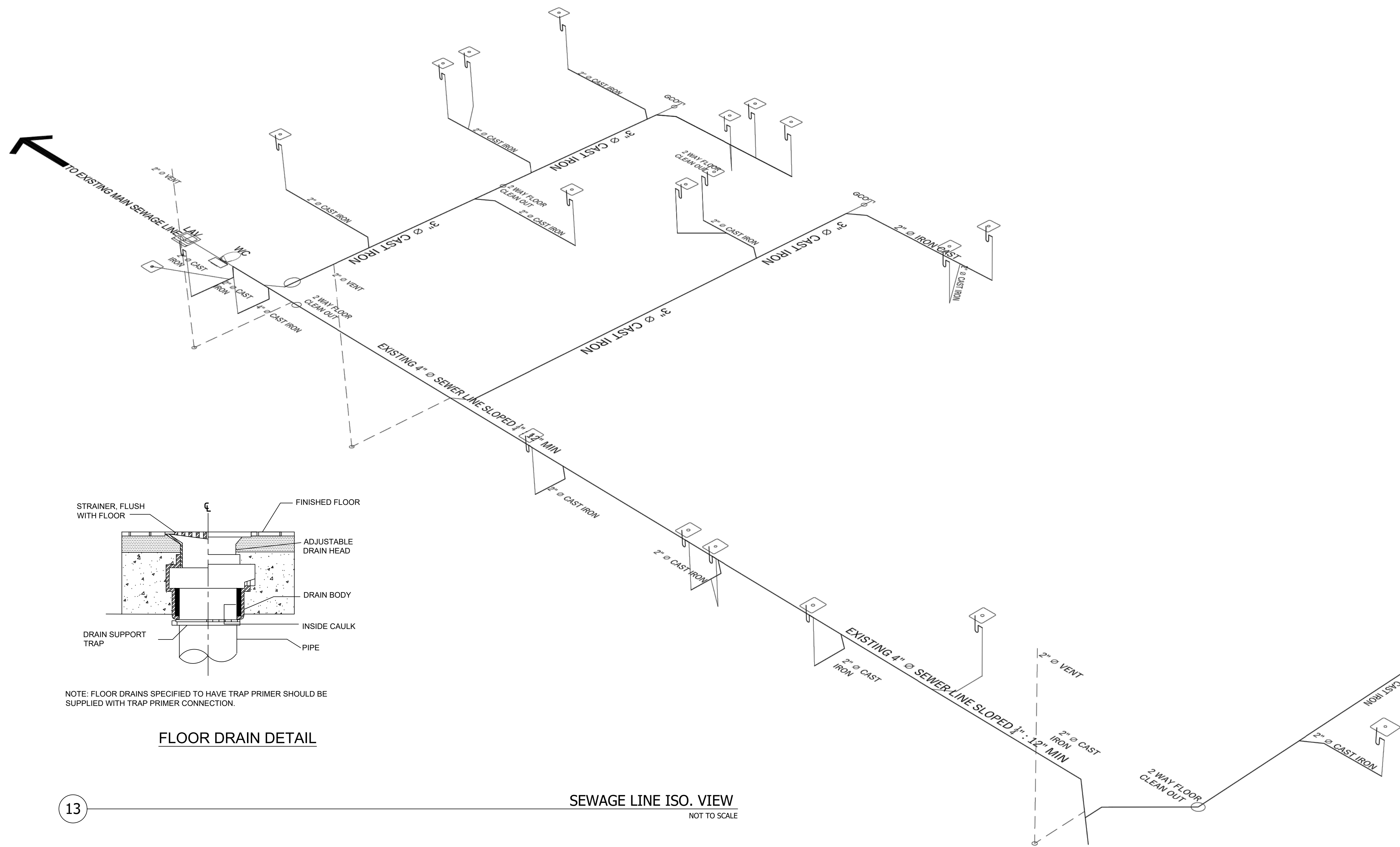
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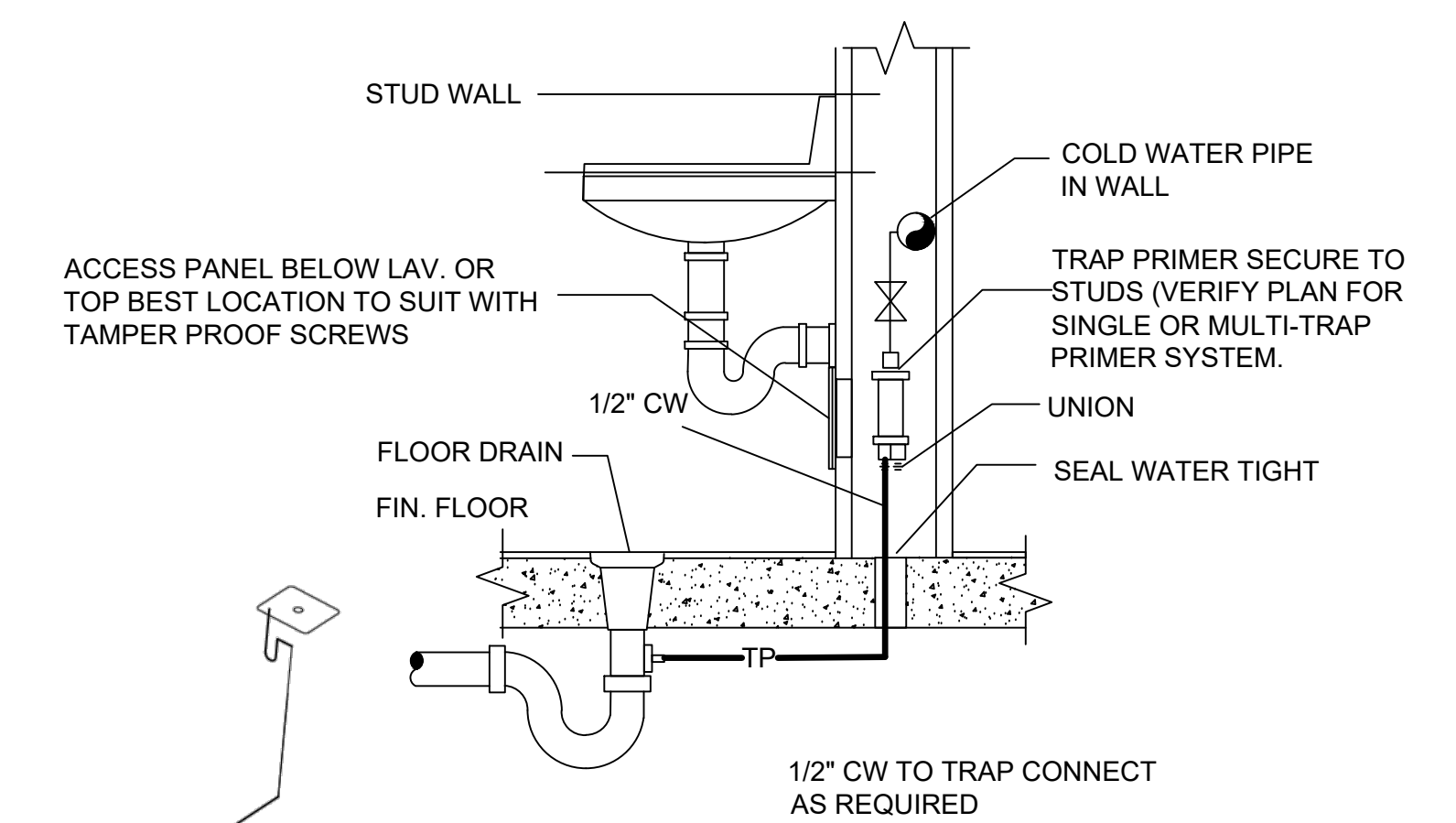


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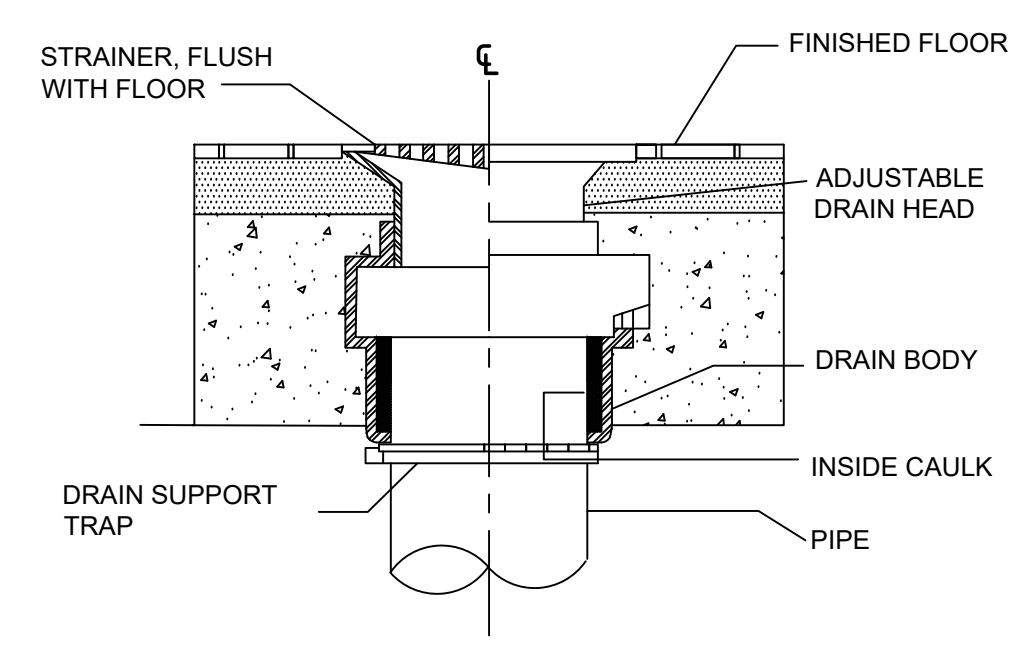
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FLOOR CLEAN OUT DETAIL



TRAP PRIMER WITH FLOOR DRAIN DETAIL



FLOOR DRAIN DETAIL

13

SEWAGE LINE ISO. VIEW
NOT TO SCALE

Plumbing fixture schedule												
ABBREV	TYPE	MFG	MODEL	DESC	DMENSIONS	DFU	QTY	CW	HW	(TRAP) SAN	VENT	NOTES
WC	Water Closet	Kohler	K-3999	FL MTD, Elongated water closet, 1.28	29.75" x 18" x 31.25"	4	1	1/2"	-	4"	-	with Kohler stronghold toilet seat K-4731
S	Sink	Kohler	K-20060-1	Verse top-mount single-bowl SS sink with single faucet hole	33" x 22" x 9"	2	18	1/2"	1/2"	1 1/2"	-	LAV installed per ADA req. Elite 57201BN single handle lever style faucet 2.2 GPM-ADA
L	Lavatory	Kohler	Veer K-5247	21" pedestal bathroom sink with single faucet hole	21" x 35-1/2" x 18-1/4"	2	1	1/2"	1/2"	1 1/2"	-	Elite 57201BN single handle lever style faucet 2.2 GPM-ADA



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 US Office:
 1442N. Dale Ave. Anaheim, CA 92801
 Canada Office
 3313Plateau Blvd. Coquitlam BC V3E 3B8
 +1 909 939 2585
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Plumbing fixture schedule												
ABBREV	TYPE	MFG	MODEL	DESC	DMIENSIONS	DFU	QTY	CW	HW	(TRAP) SAN	VENT	NOTES
WC	Water Closet	Kohler	K-3999	FL MTD, Elongated water closet, 1.28	29.75" x 18" x 31.25"	4	1	1/2"	-	4"	-	with Kohler stronghold toilet seat K-4731
S	Sink	Kohler	K-20060-1	Verse top-mount single-bowl SS sink with single faucet hole	33" x 22" x 9"	2	18	1/2"	1/2"	1 1/2"	-	LAV installed per ADA req. Elite 57201BN single handle lever style faucet 2.2 GPM-ADA
L	Lavatory	Kohler	Veer K-5247	21" pedestal bathroom sink with single faucet hole	21" x 35-1/2" x 18-1/4"	2	1	1/2"	1/2"	1 1/2"	-	Elite 57201BN single handle lever style faucet 2.2 GPM-ADA

Plumbing fixture schedule												
ABBREV	TYPE	MFG	MODEL	DESC	DMIENSIONS	QTY	CW	HW	(TRAP) SAN	VENT	REMARKS	
WC	Water Closet	Kohler	K-3999	FL MTD, Elongated water closet, 1.28	29.75" x 18" x 31.25"	1	1/2"	-	4"	-	-	
S	Sink	Kohler	K-20060-1	Verse top-mount single-bowl SS sink with single faucet hole	33" x 22" x 9"	18	1/2"	1/2"	4"	-	-	
L	Lavatory	Kohler	Veer K-5247	21" pedestal bathroom sink with single faucet hole	21" x 35-1/2" x 18-1/4"	1	1/2"	1/2"	4"	-	-	

	MINIMUM NUMBER OF PLUMBING FIXTURES								
	WATER CLOSETS		URINALS		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAIN	
	No. of persons	no. of fixtures	No. of persons	no. of fixtures	No. of persons	no. of fixtures	No. of persons	no. of fixtures	
Buildings or structures containing employees	1 - 15	2	-	-	1 - 15	1	-	1 for each 75 persons per floor	

GENERAL PLUMBING NOTES

Adequate insurance shall be provided by the contractor for protection against public liability and property damage for the duration of work.

The contractor shall review the plans and specifications of all trades prior to bid in order to assure an accurate understanding of the exact project scope. Any items requiring clarification shall be brought to the attention of the engineers' office in writing prior to the bid date. It is the contractor's responsibility to be assured all design documents are reviewed prior to submitting bids. This includes, but is not limited to: scaled drawings, specifications, correspondence, contract proposals, utility connection arrangements, addendum, and any other information that could affect material selection, installation requirements, and/or final approvals. Verify with the owner, architect, and the engineering office that these documents have been received and are a part of this contractor's fee proposal.

These drawings are diagrammatic and are not intended to indicate all necessary piping offsets or fittings. The contractor shall install material and equipment in a manner as to conform to structure, avoid obstructions, preserve headroom, and keep openings and passageways clear. All installations shall be consistent with normally acceptable industry standards. The contractor shall notify the managing office in writing of any discrepancies or conflicts that would affect the system performance of which would incur additional costs. This notification shall be made prior to the installation of the items concerned.

Refer to architectural documents for mounting locations of all fixtures, especially for ADA compliance. Where architect does not note specific mounting instructions, refer to manufacturer's guidelines to assure compliance. This includes RIM heights, clearance to valve actuators, wheel chair access, etc...

New and/or existing equipment indicated on this drawing is shown in approximate positions(s). Contractor shall field verify all conditions including equipment locations, P.O.C.'s and structural members prior to installation. In all cases, adequate access (per manufacturer's recommendations and code compliance) for maintenance and replacement of equipment shall be provided.

Contractor shall verify all equipment model numbers, capacities, sizes, voltages and other scheduled information of all trades with the manufacturer prior to ordering and installation.

It shall be the contractor's responsibility to coordinate with all trades and the building owner and/or tenants, for the phasing of any work that has the potential to hinder plumbing service to all areas within or outside of this project's scope. All plumbing shutdowns and tie-ins shall be coordinated with those listed above with no less than 24hours' notice. It shall be the contractor's responsibility to coordinate all trades around these scheduled service interruptions.

Total number of water supply fixture units					
Fixture	WSFU	#	Total	Hot	
WC	2.2	1	2.2	-	
SINK	0.7	19	13.3	13.3	
SH	-	-	-	-	
WSP	-	-	-	-	

KOHLER Staccato™ Top-mount Kitchen Sink K-3362-1

Features

- Single bowl.
- Single-hole drilling.
- 25" (635 mm) x 22" (569 mm)

Material

- 18-gauge stainless steel.

Installation

- Top-mount.
- Includes installation hardware.

Optional Accessories

- K-8801 Sink Strainer
- K-8803 Manual Sink Basket Strainer
- K-8804 Sink Basket Strainer Body
- K-8813 Manual Sink Strainer with Tailpiece
- K-8814 Sink Strainer

Codes/Standards

ASME A112.19.3/CSA B45.4

Lifetime Limited Warranty for Kohler Stainless Steel Sinks

See website for detailed warranty information.

KOHLER Staccato™ Top-mount Kitchen Sink K-3362-1

Technical Information

All product dimensions are nominal.

Bowl configuration: Single

Installation: Top-mount

Output: Top-mount, 24-1/2" x 21-1/2" (622 mm x 546 mm) with 1" (25 mm) radius corners

Min. base cabinet width: 27" (686 mm)

Bowl area: Length: 21-1/8" (537 mm) Width: 15-1/16" (386 mm) Bowl depth: 8-5/16" (211 mm) Water depth: 8" (203 mm)

Number of deck holes: 1

Faucet hole(s): 1-7/16" (37 mm)

Drain hole: 3-5/8" (92 mm)

Notes

Install this product according to the installation instructions.

KOHLER Veer™ Pedestal Bathroom Sink K-5265-1

Features

- Single-hole drilling.
- With overflow.
- 21" (533 mm) x 18-1/4" (464 mm) x 35-1/2" (902 mm)
- Vitreous china.

Installation

- Pedestal sink.
- Includes mounting hardware.

Recommended Accessories

- K-7602 P-Angle Supply with Stop (pair)
- K-8988 P-Trap

Optional Accessories

- 104118 Hardware Kit, Hollow Wall

Components

Product includes: K-5246 Bathroom Pedestal K-8247-1 21" Single-Hole Sink Basin

Additional included components: Bathroom Sink, Single-Hole, Pedestal, Accessory Flank, and Rubber Pads.

Codes/Standards

ASME A112.19.2/CSA B45.1

Kohler One-Year Limited Warranty

See website for detailed warranty information.

Available Color/Finishes

Color key: 0 White, 47 Almond, NY Dune, 95 Ice™ Grey, 09 Sandbar, 33 Mexican Sand™, K4 Cashmere, 88 Thunder™ Grey, 7 Black Back™

KOHLER Veer™ Pedestal Bathroom Sink K-5265-1

Technical Information

All product dimensions are nominal.

Installation: Pedestal

Bowl area: Length: 13-3/4" (349 mm) Width: 15-5/8" (391 mm) Water depth: 4" (102 mm)

Number of deck holes: 1

Faucet hole(s): 1-3/8" (35 mm)

Drain hole: 1-3/4" (44 mm)

Notes

Install this product according to the installation instructions.



PixelArch Ltd.

US Office:
1442N. Dale Ave. Anaheim, CA 92801

Canada Office
3313Plateau Blvd. Coquitlam BC V3E 3B8

+1 909 939 2585
info@pixelarchltd.com
www.pixelarchltd.com

Project Name and Address:

PROPOSED HEALTHCARE CENTER
4986Watt Ave, Suite D, North Highlands, CA 95660

DRAWING TITLE:
SEWAGE SYSTEM TABLES AND DESCRIPTIONS

Date:
JULY 04, 2017

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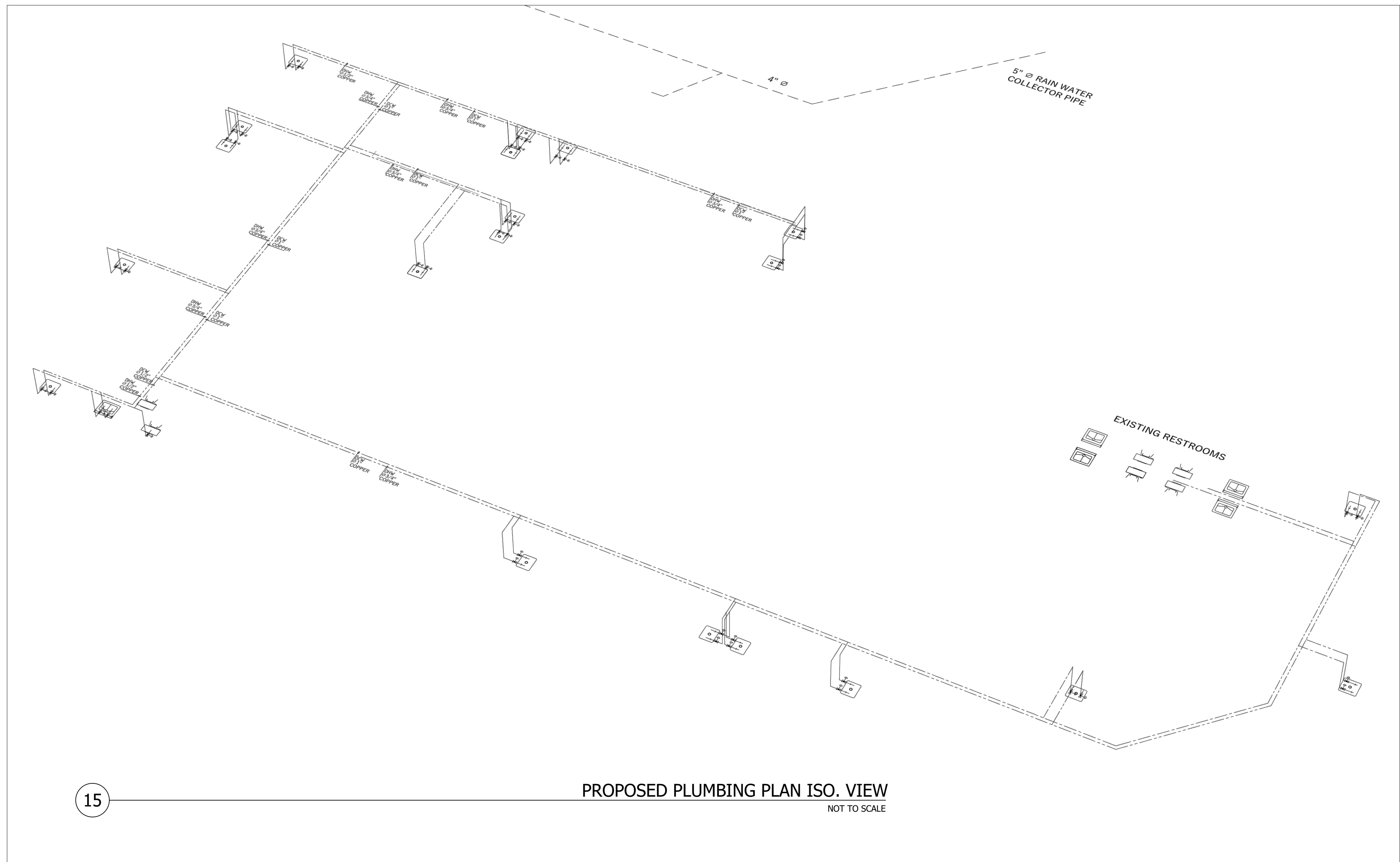
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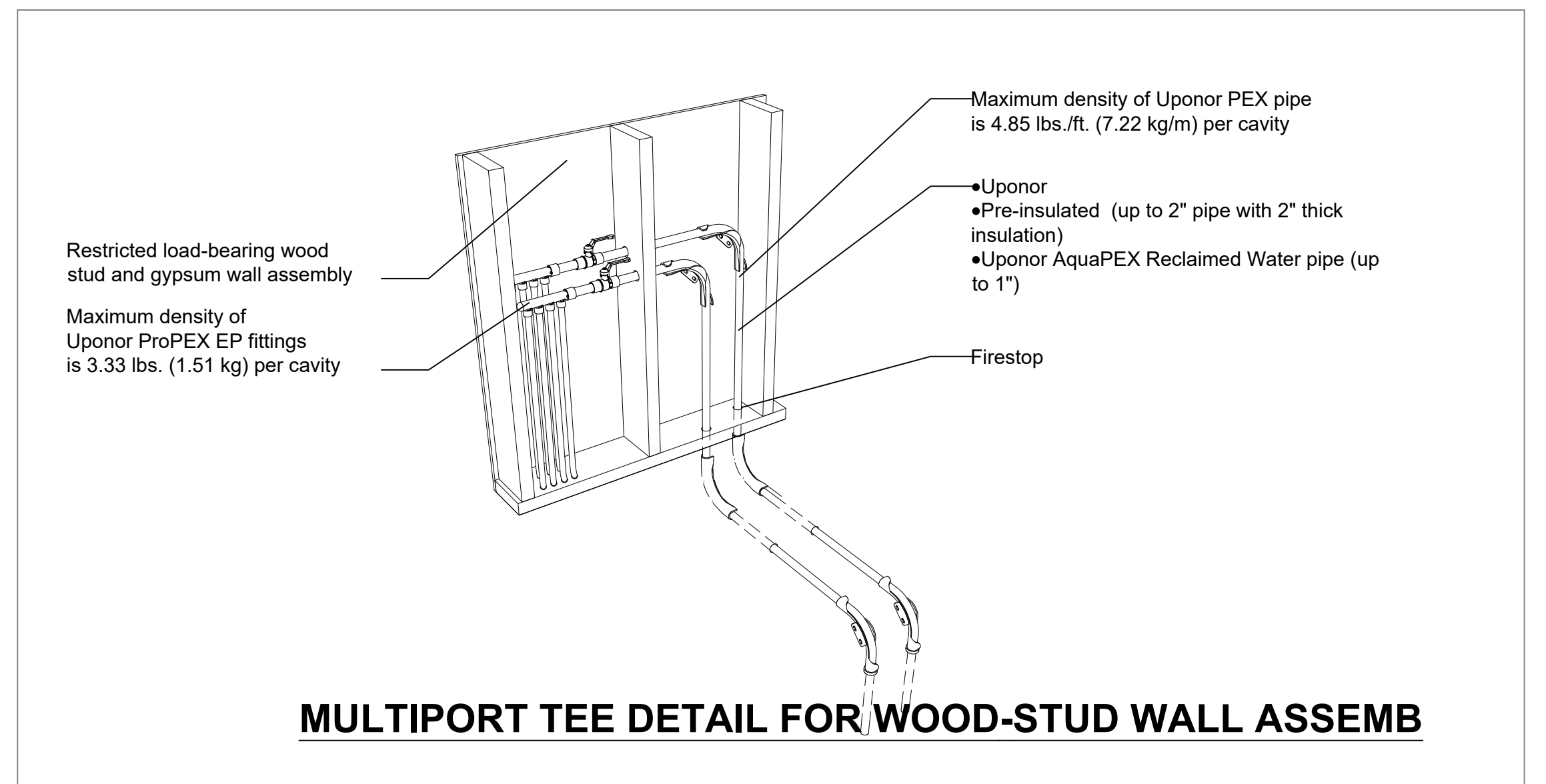
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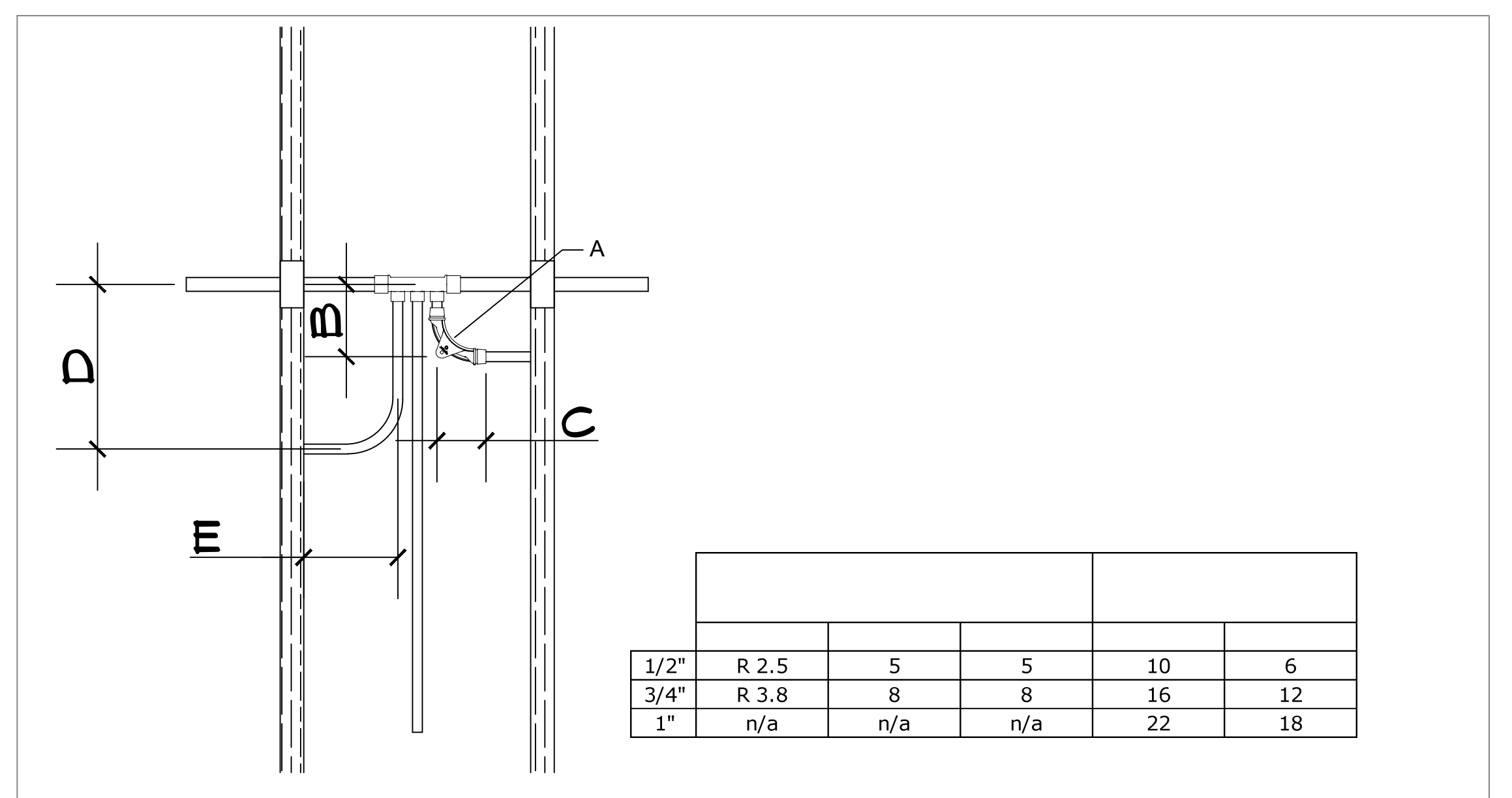
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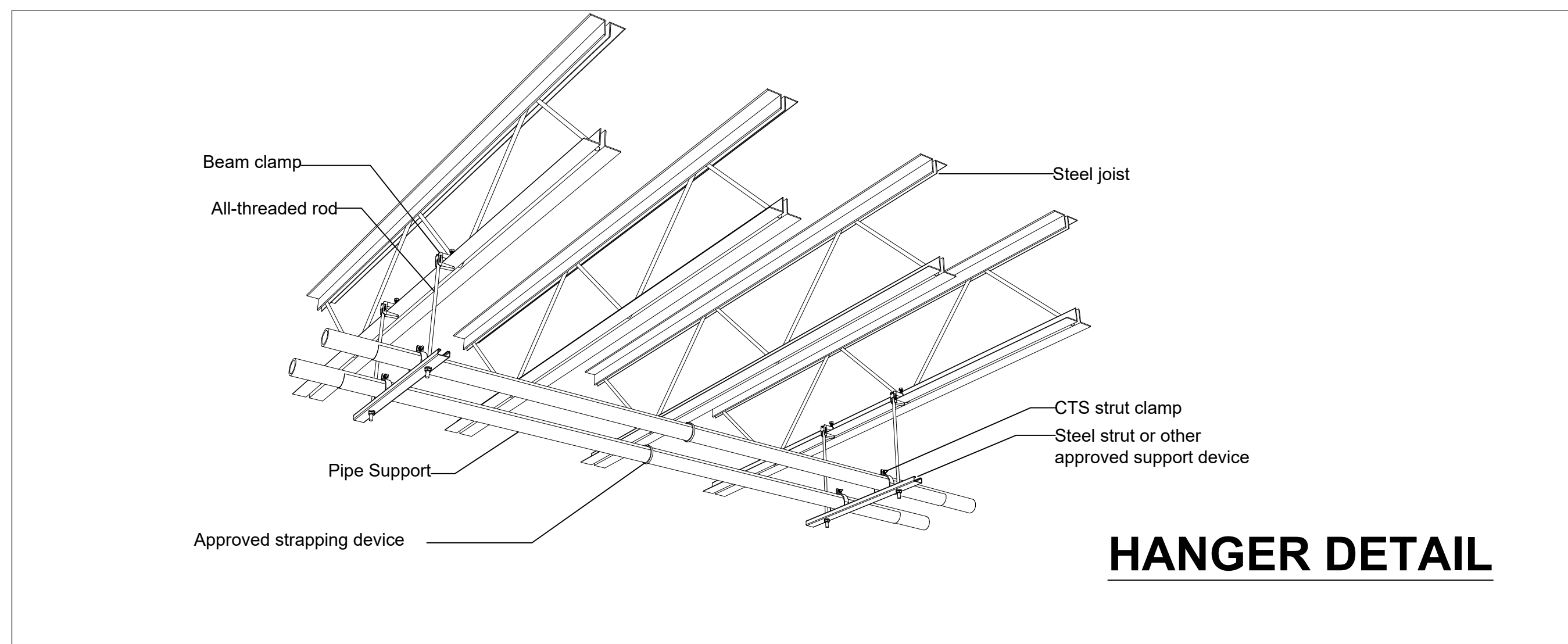
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MULTIPORT TEE DETAIL FOR WOOD-STUD WALL ASSEMB



BEND SUPPORT DETAIL



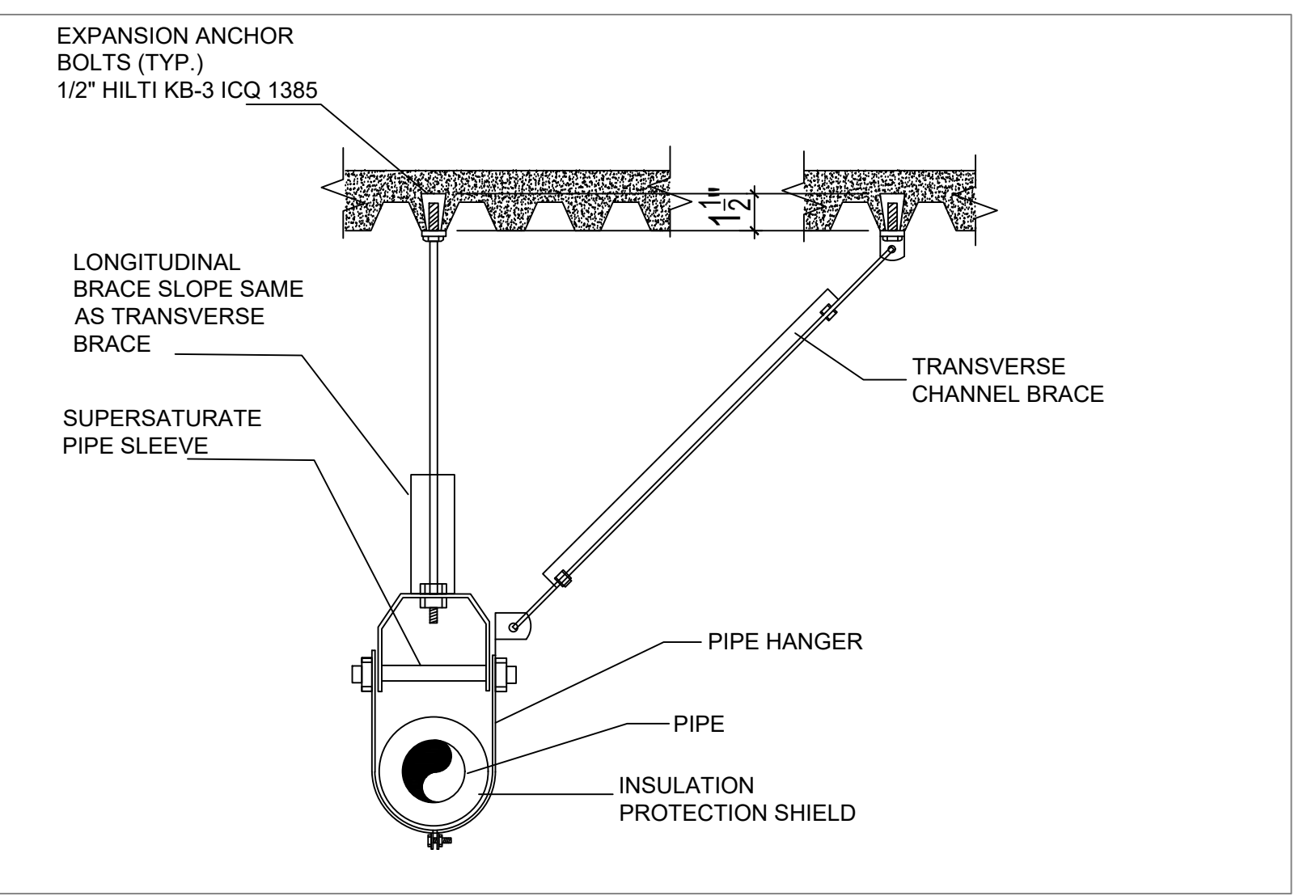
HANGER DETAIL

NOTES:

1. PROVIDE ANCHOR BOLTS, STRUCTURAL STEEL SUPPORTS AND TRANSVERSE BRACING IN ACCORDANCE WITH SMACNA GUIDELINE FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEM.

2. PIPING SYSTEMS HANGERS & SUPPORTS SHALL CONFORM TO MANUFACTURERS SP-69, UL LISTED, WW-H-171E & FOR FIRE PROTECTION SHALL COMPLY IN ADDITION WITH FACTORY MUTUAL (FM APPROVED). UNIFORM BUILDING CODE STANDARD 9-1 & NFPA # 13

SINGLE PIPE HANGER SUPPORT



PixelArch Ltd.

US Office:
1442N. Dale Ave. Anaheim, CA 92801

Canada Office
3313Plateau Blvd. Coquitlam BC V3E 3B8

+1 909 939 2585
info@pixelarchltd.com
www.pixelarchltd.com

Project Name and Address:

PROPOSED HEALTHCARE CENTER
4986Watt Ave, Suite D, North Highlands, CA 95660

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RESIDENTIAL NOTES

NOTE: THESE NOTES ESTABLISH MINIMUM STANDARDS FOR OFFICE BUILDING PERMIT SUBMITTALS. THERE MAY BE SOME NOTES THAT HAVE NO APPLICATION TO THIS PARTICULAR JOB. IF THERE ARE ANY VARIANCES BETWEEN THESE NOTES AND NOTES FOUND ELSEWHERE IN THESE PLANS THEN WHICHEVER ARE THE MOST STRINGENT SHALL APPLY.

GENERAL

- INTERIOR FINISH MATERIALS SHALL NOT HAVE A FLAME SPREAD EXCEEDING 200.
- ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE INSIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- PROVIDE 4" (MIN) CONCRETE STEP DOWN AT ALL HOUSE ACCESS DOORS.
- ALL ACCESS DOORS SHALL BE 1-1/4" SOLID CORE.
- ALL PATIO DOORS, SHOWER OR TUB DOORS OR ENCLOSURES, WINDOWS OVER TUBS, OR GLASS WITHIN 17" OF DOORS, SHALL BE FULLY TEMPERED, LAMINATED SAFETY, APPROVED WIRE GLASS, OR APPROVED SHATTER RESISTANT PLASTIC.
- DROPPED CEILING BELOW WOOD JOIST OR ATTACHED DIRECTLY TO WOOD FLOOR TRUSSES SHALL BE DRAFT STOPPED AT 90° 90. FT. INTERVALS AND PARALLEL TO FRAMING MEMBERS, A 2" X 3/8" MIN. ACCESS OPENING REQUIRED FOR ATTIC AREAS UNLESS OTHERWISE SPECIFIED.
- ALL ACCESS DOORS AT LEAST 30". ACCESS DOORS IN DRAFTSTOPPING SHALL BE SELF-CLOSING AND OF APPROVED MATERIALS.

FOUNDATION

- BOTTOM OF WALL FOOTINGS SHALL BE A MINIMUM OF 36" BELOW FINISH GRADE.
- PROVIDE APPROVED SIMPSON OR EQ. POST SHOE WITH 1/2"x12" ANCHOR BOLT SET IN A MINIMUM OF 8" IN CONCRETE FOR ALL WOOD PORCH AND DECK POSTS.
- GARAGE FLOOR SHALL SLOPE A MINIMUM OF 2" TO THE OVERHEAD DOOR.
- PROVIDE 4" MINIMUM CONCRETE CURB IN GARAGE.
- CONCRETE SHALL TEST 3,000PSI (MIN) AT 28 DAYS. ALL CONCRETE SHALL BE AIR-ENTRAINED.
- FINISH GRADES AT THE BUILDING SHALL BE A MINIMUM OF 8" BELOW THE TOP OF FOUNDATION. FINISH GRADES SHALL SLOPE AWAY FROM THE BUILDING 6" FOR A DISTANCE OF 10'-0".

CONCRETE SLABS

- CONCRETE FLOORS TO BE POURED ON 4" (MIN) OF GRAVEL OR CRUSHED STONE OVER CUT VIRGIN (UNDISTURBED) SOIL. ANY FILL DEEPER THAN RE REQUIRED 4" SHALL ALSO BE GRAVEL OR CRUSHED STONE.
- 6"-ML POLYETHYLENE VAPOR BARRIER UNDER ALL GROUND SLABS.
- SMOOTH TROUBLE FINISH ON ALL INTERIOR SLABS.
- SLAB THICKNESS AND WIRE REINFORCEMENT AS PER PLAN.
- FINISH FINISH AS REQUIRED FOR DRAINAGE.
- EXTERIOR SLL TO BE SLOPED.
- SLOPE EXTERIOR SLABS WITHIN 10'-0" OF BUILDING 2-PERCENT (MIN) AWAY FROM BUILDING.
- SLOPE GARAGE SLAB 2" (MIN) TOWARD OVERHEAD DOOR.

CONCRETE

- MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE:
 - 2500 PSI - BASEMENT SLABS
 - 3000 PSI - BASEMENT WALLS, FOUNDATION WALLS, AND FOOTINGS
 - 3500 PSI - PORCHES, WALKS, PATIOS, STEPS, GARAGE AND CARPORT FLOOR SLABS AND DRIVEWAYS.
- CONCRETE FOR ALL BASEMENT WALLS, FOUNDATION WALLS, PORCHES, WALKS, PATIOS, STEPS, GARAGE AND CARPORT FLOOR SLABS AND DRIVEWAYS SHALL BE AIR-ENTRAINED.
- FOUNDATION TO BE WATERPROOFED WITH 6-MIL POLYETHYLENE JOINTS TO BE LAPPED 6" AND SEALED PER MANUFACTURER'S INSTALLATION INSTRUCTION.
- UNDERLAPPING TO BE APPLIED FROM THE BOTTOM OF THE WALL TO AT LEAST 12" ABOVE THE WATER TABLE ELEVATION. THE REMAINDER OF THE WALL TO BE DAMPROOFED.
- ALL JOINTS IN WALLS AND FLOORS TO BE WATER TIGHT.
- DOWNSPOUT DISCHARGE SHALL BE DIRECTED AWAY FROM FOUNDATION.
- SUMP PUMP DISCHARGE SHALL BE PIPED TO STORM DRAIN OR TO APPROVED WATER COURSE. DISCHARGING TO OR WITHIN 10' OF A SEWER/STORM DRAIN, STREET OR TO CREATE A NUISANCE TO ADJACENT PROPERTIES IS PROHIBITED.
- DRAINAGE SYSTEM SHALL DISCHARGE BY GRAVITY TO DAYLIGHT OR BE CONNECTED TO AN APPROVED SUMP (6" IN DIAMETER X 18" DEEP WITH FITTED COVER) HAVING A SUMP PUMP THAT DISCHARGES INTO AN APPROVED DISPOSAL SYSTEM.
- PROVIDE WATERPROOFING MEMBRANE UNDER FLOOR SLAB OF POLYETHYLENE WITH JOINTS LAPPED 4" MINIMUM OF 6-INCHES AND SEALED.

CONCRETE

- ALL FRAMING LUMBER SHALL BE MINIMUM 2012 ND8 SOUTHERN YELLOW PINE (TYPICAL UNLESS NOTED OTHERWISE OR PLAN).
- FLOOR JOISTS SHALL BE FASTENED TO FND. SILL WITH THREE 8-PENNY NAILS AT EA. JOIST.
- THE FLOOR JOIST TOGETHER WITH THREE 8-PENNY NAILS AT EACH JOIST.
- NAIL TO BOTTOM OF FLOOR JOIST ON EACH SIDE OF ALL STEEL BEAMS.
- ALL EXTERIOR WALLS TO BE BRACED PER ST. LOUIS COUNTY'S SIMPLIFIED BRACING METHOD FOR ONE AND TWO FAMILY DWELLINGS WHEN THE ENTIRE STRUCTURE IS SHEATHED WITH WOOD STRUCTURAL PANELS.
- FIRE STOPPING SHALL BE PROVIDED AT ALL SORTS, DROP CEILING AND AT V-0" MAX. VERTICAL INTERVALS.
- ALL LINTEL BEAMS SHALL BE TWO 2X6'S UNLESS OTHERWISE NOTED.
- ALL EXPOSED MATERIALS FOR PORCHES, CARPORTS, SORTS, OVERHANGS, CARPORT CEILING, AND ETC. TO BE EXTERIOR GRADE MATERIALS.
- SILL PLATE AND ALL OTHER WOOD IN CONTACT WITH CONCRETE SHALL BE TRO MATERIAL.
- CUTTING, NOTCHING, AND/OR BORING HOLES ON WOOD BEAMS, JOISTS, RAFTERS, OR STUDS SHALL NOT EXCEED THE LIMITS NOTED IN SECTIONS 2605.6 AND 2605.6 OF 2009 IRC.
- REINFORCEMENT OF STUDS SHALL BE DONE IN ACCORDANCE WITH SECTION 8603.2009 IRC.
- NAILING AND FASTENING OF FLOOR, ROOF/CEILING, WALL AND ROOF SHEATHING, AND GYPSUM CONSTRUCTION SHALL BE IN ACCORDANCE WITH TABLES R6020 AND R6023.02 OF 2009 IRC.
- DRAFTSTOP FLOOR TRUSSES EVERY 12" TO BE COVERED WITH 1/2" GYPSUM WALLBOARD.
- BASEMENT FOUNDATION FUR WALLS SHALL BE FIREBLOCKED AS PER THE FOLLOWING:
 - FILL THE FLOOR JOIST CAVITY SOLID WITH MINERAL WOOL OR DRYWALL DIRECTLY ABOVE ANY WALL THAT SEPARATES A FINISHED AREA FROM AN UNFINISHED AREA.
 - INSTALL VERTICAL FIREBLOCKING AT 16'-0" INTERVALS IN FURRED OUT WALLS AGAINST A CONCRETE FOUNDATION WALL.
 - INSTALL FIREBLOCKING AT THE INTERSECTION OF CONCEALED VERTICAL SPACES AND CONCEALED HORIZONTAL SPACES.

INSULATION

- MINIMUM INSULATION VALUES SHALL BE AS FOLLOWS:

ROOF/CEILING FRAMES	R-38
WALL 4 BAND JOISTS	R-13
FLOOR OVER UNHEATED CRAWL SPACE	R-19
FINISHED BASEMENT FOUNDATION WALL	R-13 (FULL HEIGHT)
UNFINISHED BASEMENT FOUNDATION WALL	R-5 (20% MIN. OF EXPOSED FNDN)
SLAB ON GRADE FLOORS	R-10 (NO DUCTWORK IN THE SLAB)
DUCTWORK IN NON-CONDITIONED SPACE	R-15 (DUCTWORK IN THE SLAB)
- THE BASEMENT FOUNDATION WALL INSULATION SHALL EXTEND DOWN TO THE BASEMENT FLOOR SLAB OR TO A MINIMUM OF 24" BELOW UNFINISHED GRADE WHEN THE GRADE IS ABOVE THE FLOOR SLAB ELEVATION.
- BATT OR BLANKET INSULATION INCLUDING THE VAPOR RETARDER BREATHER PAPER OR OTHER COVERINGS SHALL NOT BE LEFT EXPOSED IN UNFINISHED BASEMENTS UNLESS THE MATERIAL HAS A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 450 OR LESS.
- ALL FOAM PLASTIC INSULATION SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY A THERMAL BARRIER OF 1/2" GYPSUM WALLBOARD.
- ALL FOAM PLASTICS SHALL HAVE A FLAME SPREAD RATING OF 15 OR LESS AND A SMOKE DEVELOPMENT RATING OF 450 OR LESS.

SOUND TRANSMISSION

- AIR-BORNE SOUND INSULATION FOR WALL AND FLOOR-CEILING ASSEMBLIES SHALL MEET A SOUND TRANSMISSION CLASS (STC) RATING OF 45 (OR GREATER) WHEN TESTED IN ACCORDANCE WITH ASTM E 90. SEE APPENDIX K - SOUND TRANSMISSION OF THE 2009 IRC.

PLUMBING

- DOWNSPOTS AND FOUNDATION DRAINS WILL NOT BE CONNECTED TO SANITARY SEWER.
- NO LEAD SOLDER IS REQUIRED FOR ALL COPPER WATER SUPPLY PIPING.
- NOTE THAT THE WATER SERVICE PIPE AND THE BUILDING SEWER ARE TO BE A MINIMUM OF 18" APART HORIZONTALLY.
- BASEMENT AREA DRAIN DRAINS AND FOUNDATION DRAIN TILES ARE NOT TO BE CONNECTED TO A SANITARY SEWER.
- WATER SERVICE LINE SIZE 4 LOCATION PER FOUNDATION PLAN.
- PROVIDE 50 GALLON ELECTRIC WATER HEATER.
- PROVIDE EXPANSION TANK FOR WATER HEATERS ABOVE 30 GALLONS.
- PROVIDE FLOOR DRAIN, SLOPE SLAB TOWARD.

FLOOR PLAN NOTES

ELECTRICAL SYMBOLS

- NOTE: NOT ALL NECESSARILY OCCUR ON THIS PAGE.
- ALL OUTLETS LOCATED IN GARAGE, KITCHEN, LAUNDRY, BATHROOMS 4 ON EXTERIOR TO BE GFI CIRCUIT.
 - ALL OUTLETS LOCATED ON EXTERIOR TO BE WATERPROOFED ELECTRICAL LAYOUT FOR GENERAL BUILDING.
 - PROVIDE EXTERIOR WATERPROOF GR. RECEIPTABLE WITHIN 25'-0" OF A/C CONDENSING UNIT.
 - ALL BRANCH CIRCUITS THAT SUPPLY 120V, SINGLE PHASE, 15 AMP 4 20 AMP OUTLETS IN BEDROOMS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT PER 2009 IRC.
 - IF THE UNDER-SYSTEM BONDING TERMINAL FOR GROUNDING COMMUNICATION SYSTEMS (TABLE IV 4 SATELLITE DISHES).
 - IF THE INTERSTALL METAL WATER PIPE IS USED AS THE GROUNDING ELECTRODE, THE CONNECTION MUST BE MADE TO THE PIPE WITHIN 8'-0" OF POINT OF ENTRANCE TO THE BUILDING. A SUPPLEMENTAL GROUNDING ELECTRODE SHALL BE PROVIDED AS SPECIFIED IN NEC SECTIONS 250-50 AND 250-53.
 - ELECTRICAL CONTRACTOR RESPONSIBLE FOR ALL CODE REQUIREMENTS AND ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.

- 110 V DUPLEX OUTLET
- 110 V DUPLEXOUTLET-8PULT WIRED 1/2 SWITCHED
- 220 V OUTLET
- 110 V DUPLEX OUTLET WITH GROUND FAULT INTERRUPTION (GFI)
- 110 V DUPLEX OUTLET WITH GFI AND WEATHER PROOF (WP) COVER 110 V DUPLEX OUTLET WITH ARC FAULT INTERRUPTION (GFI)
- SINGLE POLE SWITCH
- MULTIPLE SINGLE POLE SWITCHES GANGED
- WALL LIGHT FIXTURE
- INCANDESCENT LIGHT FIXTURE
- INCANDESCENT LIGHT FIXTURE WITH PULL CHAIN
- 50 CPW MIN. EXHAUST FAN VENTED TO EXTERIOR
- SHOCK ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP AND LISTED IN ACCORDANCE WITH 12-21 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72-01
- CARBON MONOXIDE DETECTOR SHALL COMPLY WITH UL_2934-2008
- PADDLE FAN WITH INCANDESCENT LIGHT

CLOSET LIGHTING CLEARANCE REQUIREMENTS

- INSTALL LUMINAIRES IN CLOTHES CLOSETS PER 2009 IRC.
- TYPE'S OF LUMINAIRES SHALL BE LIMITED TO SURFACE-MOUNTED OR RECESSED INCANDESCENT LUMINAIRES WITH COMPLETELY ENCLOSED LAMPS, AND SURFACE-MOUNTED OR RECESSED FLUORESCENT LUMINAIRES.
- INCANDESCENT LUMINAIRES WITH OPEN OR PARTIALLY ENCLOSED LAMPS AND PENDANT LUMINAIRES OR LAMP-HOLDERS SHALL BE PROHIBITED.
- LUMINAIRE INSTALLATIONS SHALL BE IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
 - SURFACE-MOUNTED INCANDESCENT LUMINAIRES SHALL BE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MINIMUM CLEARANCE OF 12-INCHES BETWEEN THE FIXTURE AND THE NEAREST POINT OF A STORAGE SPACE.
 - SURFACE-MOUNTED FLUORESCENT LUMINAIRES SHALL BE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MINIMUM CLEARANCE OF 6-INCHES BETWEEN THE FIXTURE AND THE NEAREST POINT OF A STORAGE SPACE.
 - RECESSED INCANDESCENT LUMINAIRES WITH A COMPLETELY ENCLOSED LAMP SHALL BE INSTALLED IN THE WALL OR ON THE CEILING PROVIDED THERE IS A MINIMUM CLEARANCE OF 6-INCHES BETWEEN THE LUMINAIRE AND THE NEAREST POINT OF A STORAGE SPACE.
 - RECESSED INCANDESCENT LUMINAIRES SHALL BE INSTALLED IN THE WALL OR ON THE CEILING PROVIDED THERE IS A MINIMUM CLEARANCE OF 6-INCHES BETWEEN THE FIXTURE AND THE NEAREST POINT OF A STORAGE SPACE.

RAILING NOTES

- GUARDRAILS SHALL BE 36" HIGH (MIN)
- INTERIOR HANDRAILS SHALL BE 34" ABOVE AND EXTERIOR HANDRAILS SHALL BE 34" (MIN) TO 38" ABOVE AND PARALLEL TO A LINE TOUCHING THE FRONT OF STAIR NOSING 36" (MIN) ON OPEN SIDES.
- THE MAXIMUM SPACE BETWEEN PICKETS OR RAILS SHALL NOT ALLOW A 4" DIA. SPHERE TO PASS THRU.
- HANDRAILS SHALL BE ROUND, 1 1/2" (MIN) TO 2" (MAX) DIAMETER THERE SHALL BE A MINIMUM OF 1 1/2" BETWEEN HANDRAIL AND WALL. THE MAXIMUM PROTRUSION INTO REQUIRED STAIR WIDTH IS 3/8".
- HANDRAIL ENDS SHALL RETURN TO WALL OR NEEL POST.

FIREPLACE

- FIREPLACE SHALL BE AN APPROVED MANUFACTURED PREFAB UNIT. BUILDER OR OWNER TO OBTAIN CURRENT INSTALLATION MANUALS OF MODEL TO BE USED AND FILE REQUIRED COPIES OF SAME WITH THESE PRINTS.
- HEARTH SHALL EXTEND 12" (MIN) EITHER SIDE OF AND 20" (MIN) IF FRONT OF FACE OPENING. HEARTH SHALL BE 4" (MIN) MASONRY ON BACKER BOARD.
- FIREPLACE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTALL MANUAL INSTALLATION INSTRUCTIONS TO REMAIN ON SITE AT ALL TIMES.

GARAGE WALL

- PROVIDE 5/8" TYPE "X" DRYWALL ON CEILING AND GARAGE SIDE OF INTERIOR PARTITIONS OF ATTACHED GARAGES. IF GARAGE IS IN BASEMENT OR HAS HATCHED SPACE ABOVE, USE 5/8" TYPE "X".
- ALL BEARING WALLS, BEAMS, AND COLUMNS SUPPORTING THE FLOOR/CEILING ASSEMBLY MUST BE PROTECTED WITH 1/2" (MIN) GYP. BRD.
- PROVIDE 4" (MIN) STEP DOWN AT INTERIOR DOORS. DROP SLAB 4" (MIN) AT INTERIOR PARTITIONS FOR BASEMENT GARAGES. DROP SLAB 4" (MIN) BELOW TOP OF HOUSE FOUNDATION FOUR IF ATTACHED.
- CONNECTING DOORS BETWEEN HOUSE AND GARAGE SHALL BE 1 1/4" SOLID CORE WOOD DOOR OR SOLID HONEYCOMB CORE STEEL DOOR.
- SLOPE CONCRETE SLAB 2" (MIN) TOWARD OVERHEAD DOOR.

WOOD SUPPORT COLUMNS (ABOVE FOUNDATION LEVEL)

- PROVIDE A MINIMUM OF FOUR (4) STUDS, IF 2X4 FRAMING, AND THREE (3) STUDS, IF 2X6 FRAMING, UNLESS NOTED OTHERWISE. STUD POSTS SHALL BE GLUED AND NAILED TOGETHER ALL STUDS SHALL BE FULL LENGTH.
- PROVIDE BLOCKING UNDER GANGED STUDS BETWEEN FLOOR JOIST SO THAT ENTIRE AREA OF STUDS IS SUPPORTED.
- SUPPORT SHALL BE FROM UNDERSIDE OF BEAM TO FOUNDATION, MAIN BEAM OR CONCRETE PAD.
- PROVIDE APPROVED TIES AT ALL CONNECTIONS TO PREVENT MOVEMENT DUE TO WIND 4 SEISMIC FORCES.
- BLOCKING REQUIRED AT ALL CONTINUOUS POINT LOADS (SEE "BN" SYMBOLS)

FOUNDATION NOTES

SYMBOLS

NOTE: NOT ALL NECESSARILY OCCUR ON THIS PAGE.

- CONCENTRATED POST LOAD BREAKING POINT LOCATION CONTINUOUS TO BEARING.
- INDICATES BEARING POINT CONT. FROM ABOVE. INSTALL BLOCKING AS REQ'D.
- INDICATES PLUMBING STACK/FLUE LOCATION ABOVE.

LUMBER

- SILL PLATES AND ALL OTHER WOOD IN CONTACT W/ CONCRETE OR WITHIN 8" OF GRADE IS TO BE COVERED MATERIAL.
- FRAME WALL BRICK MASONRY WALL INTERIOR BEARING WALL DEMO WALL

FOUNDATION

NOTE: FOUNDATION CONTRACTOR SHALL CHECK WITH OTHER TRADES FOR REQUIRED POCKETS AND OPENINGS. VERIFY ALL ROUGH OPENINGS SIZES BEFORE STARTING FOUR.

- BASEMENT WALL THICKNESS AND HEIGHT, AS WELL AS FOOTING SIZE SHALL BE AS INDICATED ON PLAN. (SEE SECTIONS 4 DETAILS FOR ADDITIONAL INFORMATION)
- GARAGE OR PORCH 8"X6" FOUR ON 8"X22" FOOTING, UNLESS NOTED OTHERWISE.
- FRONT WALL FOR SLAB FLOOR 8"X6" FOUR ON 8"X22" FTG, UNLESS NOTED OTHERWISE. SET 1/2"X12" ANCHOR BOLTS AT 4'-0" O.C. (MIN) AND 7/16" (MIN) IN EACH SILL PLATE (MIN) ALL BOLTS TO BE EMBEDDED 8" (MIN) AND 1/2" ABOVE FOUR PROVIDE WASHER AND NUT AT EACH BOLT. SHALL BE 3" FROM OUTSIDE SURFACE FOR FRAME.
- CONSTRUCTION AND 3" FROM INSIDE SURFACE OF CONCRETE FOR BOTH BRICK VENEER AND LOG.
- SEE SECTIONS AND DETAILS FOR REINFORCING DETAILS.
- WATERPROOFING/DAMP-PROOFING FOUNDATION BELOW GRADE.
- IF SOLS ENGINEER REPORT ALLOWS USE SPRAY ON APPLIED EMBLION DAMPROOFING. IF REPORT DOES NOT ALLOW, USE BITUMASTOL WITH COMPLETELY ENCLOSED MEMBRANE WATERPROOFING. -GROUND WATER PRESENT - PROVIDE DRAIN TILE PERFORATED PIPE, OR OTHER APPROVED FOUNDATION DRAINAGE SYSTEM BOTH INSIDE AND OUTSIDE OF FOUNDATION. -DRAINAGE SYSTEM SHALL DISCHARGE BY GRAVITY TO DAYLIGHT OR BE CONNECTED TO AN APPROVED SUMP (6" IN DIAMETER X 30" DEEP WITH FITTED COVER) HAVING A SUMP PUMP THAT DISCHARGES INTO AN APPROVED DISPOSAL SYSTEM.

FLOOR JOISTS

- ALL CONCRETE SLABS ARE NOMINAL 4" THICK WITH 6"x6" 10/10 ULF ADDED TO EXTERIOR AND GARAGE SLABS.
- THE EXTERIOR SLABS TO MAIN FOUNDATION WITH 44 RODS AT 12" O.C. WITH EXP. JOINTS.
- SLOPE ALL SLABS FOR PROPER DRAINAGE.
- ONLY GRAVEL OR CRUSHED ROCK ALLOWED AS FILL UNDER ALL SLABS, 4" (MIN)
- SLAB MUST BE DAMP PROOFED OR WATERPROOFED DEPENDING ON PRESENCE OR ABSENCE OF GROUND WATER.

CONCRETE

- FLOOR JOISTS AT 16" O.C. (MAX) UNLESS NOTED OTHERWISE.
- ALL FLOOR JOISTS TO BE SOUTHERN YELLOW PINE UNLESS NOTED OTHERWISE.
- PROVIDE DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS.

PORCH PIERS

- PROVIDE TREATED EMBEDDED BEAM ON 6"x6" TREATED POSTS (GFI 2X6 HOLLOW TREATED SILL COL) ON 8" MIN DIAMETER PIERS. (SEE PLAN FOR PIER LOCATION AND FOOTING SIZES)
- BOTTOM OF FOOTING MUST BE 24" (MIN) INTO SOLID SOIL AND 30" (MIN) BELOW FINISH GRADE ON UNDISTURBED SOIL.
- PIERS SHALL BE 6" DIA. MINIMUM FOR ALL SIZES AND CAPS.
- SEPARATE PIER FROM ANY SLAB TOUCHING IT WITH EXPANSION JOINTS.

BEAM NOTES

- BEAMS SHALL BE SIZED AS NOTED AT PLAN.
- PROVIDE 3" DIA. X 150 LBS. PIPE COLUMNS.
- PROVIDE 30" X 30" X 12" THICK COLUMN FOOTINGS, UNLESS NOTED OTHERWISE.
- NAIL 1X3 TO BOTTOM OF JOISTS ON BOTH SIDES OF ALL BEAMS.
- MINIMUM BEAM BEARING SHALL BE 3" ON CONCRETE.
- BEAM FROM POST SHALL ALLOW 1" CLEARANCE AROUND BEAM TO ALLOW ADJUSTMENT, SHIMMING AND EXPANSION.
- 8MM MIN. BEAM WITH STEEL SHIMS AND GROUT IN PLACE.
- ALL STEEL SHALL BE FACTORY PRIME PAINTED.

PIPE COLUMN SUPPORT FOR BEAMS

- PIPE COLUMN SHALL BE A MINIMUM SIZE OF 3" DIA. X 150 LBS. PER FOOT.
- COLUMN MUST REST ON OTHER BEAMS, FOUNDATIONS, PIERS OR ISOLATED PADS.
- CHECK PLAN FOR LOCATION OF COLUMNS FOR SIZE OF ISOLATED PADS.
- IF "PI" RESTS ON OR SUPPORTS WOOD, USE PLATES AND PROVIDE BLOCKING SO THAT THE RESTS DO NOT EXCEED THE COMPRESSIVE STRENGTH OF THE WOOD PERPENDICULAR TO THE GRAIN.
- PROVIDE SADDLES OR OTHER APPROVED CONNECTIONS WHERE "PI" SUPPORTS OR RESTS ON WOOD.
- PROVIDE APPROVED TIES AT ALL CONNECTIONS TO PREVENT MOVEMENT DUE TO WIND 4 SEISMIC FORCES.

ELECTRIC FURNACE

- PROVIDE 14-ENERGY ELECTRIC FURNACE OR HEAT PUMP. HEATING CONTRACTOR SHALL PROVIDE HEAT LOSS AND GAS CALCULATIONS, DUCT LAYOUT AND SIZE UNITS.
- PROVIDE 50 GALLON ELECTRIC WATER HEATER.
- PROVIDE EXPANSION TANK FOR WATER HEATERS ABOVE 30 GALLONS.
- PROVIDE FLOOR DRAIN, SLOPE SLAB TOWARD.

ELEVATION NOTES

GRADE NOTES

- TOP OF FOUNDATION SHALL BE 8" (MIN) ABOVE FINISH GRADE AT ALL POINTS.
- BOTTOM OF FOOTING SHALL BE 30" (MIN) BELOW FINISH GRADE AT ALL POINTS.
- FINISH GRADE SHALL SLOPE AWAY FROM BUILDING 6" FOR A DISTANCE OF 10'-0" (MIN)
- IMPERVIOUS SURFACES WITHIN 10'-0" OF BUILDING FOUNDATION SHALL BE SLOPED 2-PERCENT (MIN) AWAY FROM BUILDING.

DROP FOOTINGS

- DROP FOOTING AS REQUIRED AND/OR INCREASE HEIGHT OF FOUR TO MAINTAIN BOTTOM OF FOOTING AND 30" (MIN) BELOW FINISH GRADE AND 24" (MIN) INTO UNDISTURBED SOLID SOIL. DROP DISTANCE TO BE IN MULTIPLES OF 6" INCREMENTS.

GUTTERS

- PROVIDE GUTTER, DOWN SPOUTS AND ELBOWS TO WITHIN 6" FROM GRADE AT BOTTOM TO SPLASH BLOCK.
- DO NOT CONNECT DOWN SPOUTS OR DRAIN TILE TO SANITARY SEWER.

PORCH COLUMNS

- PROVIDE APPROVED POST SHOE WITH 1/2" DIA. X 12" ANCHOR BOLTS SET 8" IN CONCRETE FOR ALL PORCH AND DECK COLUMNS.
- WHERE PORCH COLUMN SITS ON WOOD PORCH FLOOR PROVIDE APPROVED TIE BETWEEN COLUMN AND PORCH STRUCTURE OR PIER BELOW.
- PROVIDE APPROVED POST CAPS FOR ALL PORCH AND DECK COLUMNS TO PREVENT WIND LIFT.

FLASHING

- PROVIDE GALV. METAL FLASHING AT ALL MEETING LINES WHERE ROOFING MEETS.
- WALLS, DORMERS, FLUES, OR OTHER ROOFS.
- PROVIDE PROPER FLASHING AND DRIP EDGE AROUND ALL OTHER OPENINGS.
- SEE ROOFING NOTES ON LAST PAGE FOR VALLEYS.

MASONRY LINTEL SIZES

- OPENINGS UP TO 41'-0" WIDE 3-1/2"x93-1/2"x14" STEEL ANGLE
- OPENINGS 41'-1" TO 1'-0" WIDE 8"x4"x9/16" STEEL ANGLE
- OPENINGS 11'-1" TO 11'-0" WIDE 6"x4"x3/8" STEEL ANGLE
- OPENINGS 11'-1" TO 161'-0" WIDE 6"x4"x1/2" STEEL ANGLE

GENERAL DEMOLITION NOTES

- ALL HATCHED WALLS, DOORS, AND WINDOWS ARE TO BE REMOVED.
- CONTRACTOR TO INSTALL TEMPORARY SHORINGS AS REQ'D. TO SUPPORT STRUCTURE UNTIL NEW PERMANENT SUPPORT IS IN PLACE.
- REMOVE EXISTING ROOF FRAMING AS INDICATED BY DASHED AREAS ON PLAN.
- REMOVE EXISTING BRICK MATERIAL AS REQ'D. AND PREPARE FOR NEW PER PLAN.

GENERAL RENOVATION NOTES

- CONTRACTORS TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
- ALL NEW INTERIOR WALLS TO BE 2X4 STUDS (3 1/2") PA 16" O.C. W/ 1/2" GYP. BRD. - USE MOISTURE RESISTANT GYP. BRD. E PLUMBING FIXTURES.
- ALL AREAS DISTURBED BY CONSTRUCTION WHICH ARE TO REMAIN UNTOUCHED ARE TO BE RETURNED TO ORIGINAL CONDITION AS REQ'D. AND PREPARE FOR NEW PER PLAN.
- STRUCTURAL HEADERS & BEAMS (2) 2X10'S (MIN) & POSTS 2-2UD (MIN) 8" X 8" (UNLESS NOTED OTHERWISE)

FINISH NOTES

- NEW CEILING TO BE 1/2" GYP. BRD.
- ALL GYP. BRD. TO BE PAINTED.
- FLOORING TO BE INSTALLED IN FINISH AREAS (PER OWNER)
- ALL FINISH SELECTIONS PER OWNER.

DOOR NOTES

- ALL DOORS TO BE FIRE-RATING.
- ALL DOORS & FRAMES TO MATCH EXISTING BUILDING STANDARD.

MFP NOTES

- VERIFY SIZE OF EXISTING ELECTRIC 4 WATER SERVICE AND UPGRADE AS REQUIRED TO ACCOMMODATE NEW ADDITION.
- INSTALL NEW HVAC & WATER HEATER AS REQUIRED TO ACCOMMODATE NEW ADDITION.

BUILDING CODE REQUIREMENTS

DESIGNED IN ACCORDANCE WITH FOLLOWING CODES AND ORDINANCES

- 2009 INTERNATIONAL RESIDENTIAL CODE
- 2008 NATIONAL ELECTRICAL CODE
- 2009 UNIFORM PLUMBING CODE
- 2009 INTERNATIONAL BUILDING CODE

SLAB NOTES

- ALL CONCRETE SLABS ARE NOMINAL 4" THICK WITH 6"x6" 10/10 ULF ADDED TO EXTERIOR AND GARAGE SLABS.
- THE EXTERIOR SLABS TO MAIN FOUNDATION WITH 44 RODS AT 12" O.C. WITH EXP. JOINTS.
- SLOPE ALL SLABS FOR PROPER DRAINAGE.
- ONLY GRAVEL OR CRUSHED ROCK ALLOWED AS FILL UNDER ALL SLABS, 4" (MIN)
- SLAB MUST BE DAMP PROOFED OR WATERPROOFED DEPENDING ON PRESENCE OR ABSENCE OF GROUND WATER.

SIMPLIFIED BRACING METHOD

SEE NOTES AND DETAILS SHEET A2

THE EXISTING BUILDING WITH THE PROPOSED MODIFICATIONS COMPLIES WITH THE LATERAL BRACING PROVISIONS OF SECTION R602.10 OF THE INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION OR SECTION 2309.0 OF THE INTERNATIONAL BUILDING CODE, 2009 EDITION.

ENGINEERED LUMBER REQUIREMENTS

ALL ENGINEERED LUMBER 4 1/8" JOIST TO BE TRUS JOIST MACMILLAN OR EQUAL

- | | | | |
|--------------------|------------------|----------------|--------------------------|
| PSL - PARALLALL | E 2.0 X 10' PSL | FB = 2,500 PSI | F _v = 250 PSI |
| LVL - MICROLAM | E 1.5 X 10' PSL | FB = 2,600 PSI | F _v = 285 PSI |
| LSL - TIMBERSTRAND | E 1.55 X 10' PSL | FB = 2,325 PSI | F _v = 310 PSI |

1-JOIST - T.J SERIES 110, 210, 230, 360, 560, OR EQUAL PER MFG. DRAWINGS



PixelArch Ltd.

- US Office:
1442N. Dale Ave. Anaheim, CA 92801
- Canada Office:
3313Plateau Blvd. Coquitlam BC V3E 3B8
- +1 909 939 2585
info@pixelarchltd.com
www.pixelarchltd.com

Project Name and Address:

PROPOSED HEALTHCARE CENTER 4986Watt Ave, Suite D, North Highlands, CA 95660

DRAWING TITLE:

GENERAL NOTES

Date:

JULY 04, 2017

Scale:

AS NOTED

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