

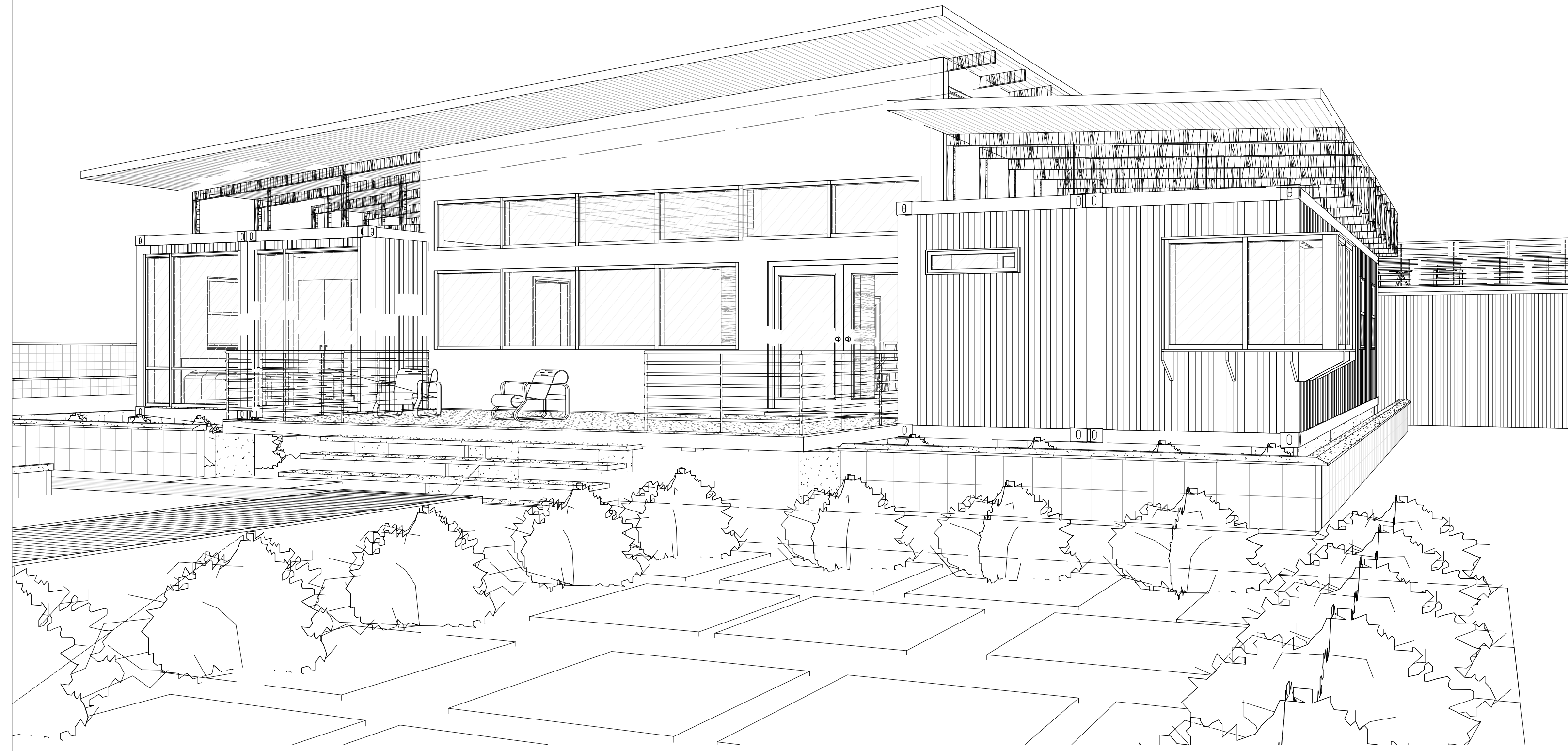
Abbreviations

AC	Acoustical	NIC	Not in Contract
ADJ	Adjustable	NTS	Not to Scale
AFF	Above Finish Floor	NOM	Nominal
ALUM	Aluminum	OC	On Center
ANOD	Anodized	OPP HD	Opposite Hand
APPROX	Approximate	OPNG	Opening
		O/O	Outside face to outside face
BD	Board	PF	Prefabricated
BTWN	Between	PLWD	Plywood
BRK	Brick	PLMG	Plumbing
BOS	Back of Steel	PLAM	Plastic Laminate
		PTD	Painted
CLG	Ceiling	PTN	Partition
CMU	Concrete Masonry Unit		
COL	Column	RE	Refer to
CONC	Concrete	RES	Resilient
CONT	Continuous	RQD	Required
CPT	Carpet	RQS	Requirements
CLR	Clearance	R	Radius
COOR	Coordinate	R/A	Return Air
CL	Center Line	RAG	Return Air Grill
CORR	Corridor	RO	Rough Opening
DS	Downspout	SC	Solid Core
DTL	Detail	SQ	Square
DP	Deep	SQ FT	Square Footage
DIA	Diameter	STRUCT	Structural
DRWG	Drawing	SHT	Sheet
DIM	Dimension	SAN	Sanitary
		SHT MTL	Sheet Metal
EA	Each	SIM	Similar
EDF	Electric Drinking Fountain	SS	Stainless Steel
EQ	Equal	STL	Steel
EWC	Electric Water Cooler	SPEC	Specifications
EWB	Electric Water Heater		
EXG	Existing	STD	Standard
EJ	Expansion Point	SUSP	Suspended
ELEC	Electrical		
EXPD	Exposed		
		TOB	Top of Brick
FD	Flood Drain	TEL	Telephone
FEC	Fire Extinguisher Cabinet	THK	Thick
FF	Finish Floor	TYP	Typical for similar conditions
FIXT	Fixture	TCP	Textured Concrete paving
FOB	Face of Brick	TOP	Top of Paving
FV	Field Verify		
GA	Gauge	UNO	Unless Noted Otherwise
GALV	Galvanized		
GWB	Gypsum Wall Board	VOL	Volume
		VCT	Vinyl Composite Tile
		VIF	Verify in Field
HFS	Half Full Scale	VERT	Vertical
HM	Hollow Metal	VWC	Vinyl Wall Covering
HC	Hollow Core		
HDWR	Hardware	WC	Water Closet
HPC	Handicap	WWF	Welded Wire Fabric
HT	Height	W	With
HORZ	Horizontal	WP	Working Point
INSUL	Insulation	WD	Wood
INT ELEV	Interior Elevation		
JT	Joint		
LAV	Lavatory		
MO	Masonry Opening		
MECH	Mechanical		
MFD	Manufactured		
MFR	Manufacturer		
MIN	Minimum		
MTD	Mounted		
MTRL	Material		
MBM	Metal Building Manufacturer		

The above listing of abbreviations is included for the convenience of the contractor and is not intended as a complete listing of all abbreviations used on Contract Documents. Other abbreviations may be used and shall have the same meaning as is common or normal technical language.

SYMBOLS

	PROPERTY LINE		PARTITION TYPE TAG
	CENTER LINE		ALIGN TAG
	MATCH LINE		CONTROL OR DATUM POINT
	COLUMN GRID		REVISION AND DELTA
	EXTERIOR ELEVATION		
	SECTION		
	INTERIOR ELEVATION		
	DETAIL REGION CALLOUT		
	DOOR TAG		
	WINDOW/STOREFRONT TAG		
	MATERIAL TAG		
	EQ-EQUIPMENT/FN-FURNITURE/PL-PLUMBING/MM-MILLWORK TAG		
	KEYNOTE TAG		



REFERENCED CODES

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE FOLLOWING INTERNATIONAL CODES, 2019 CALIFORNIA BUILDING STANDARDS CODE (CAL. CODE REGS., TITLE 24 )  
 COMPLIANCE WITH CITY OF LANCASTER MUNICIPAL CODES.  
 CALGREEN CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11 OF TITLE 24  
 CBC CALIFORNIA BUILDING CODE (PART 2 OF TITLE 24)  
 2019 CALIFORNIA RESIDENTIAL CODE AND CALIFORNIA FIRE CODE.  
 CCR CALIFORNIA CODE OF REGULATIONS  
 CEC CALIFORNIA EXISTING BUILDING CODE (PART 10 OF TITLE 24)  
 CEC CALIFORNIA ELECTRICAL CODE (PART 3 OF TITLE 24)  
 CEC CALIFORNIA ENERGY CODE (PART 6 OF TITLE 24)  
 CEC CALIFORNIA ENERGY COMMISSION  
 CMC CALIFORNIA MECHANICAL CODE (PART 4 OF TITLE 24)  
 CPC CALIFORNIA PLUMBING CODE (PART 5 OF TITLE 24)  
 CRSC CALIFORNIA REFERENCED STANDARDS CODE (PART 12 OF TITLE 24)  
 DPH IDENTIFIES CODE PROVISIONS BY THE DEPARTMENT OF PUBLIC HEALTH  
 IBC INTERNATIONAL BUILDING CODE  
 IFC INTERNATIONAL FIRE CODE  
 IEBC INTERNATIONAL EXISTING BUILDING CODE  
 IRC INTERNATIONAL RESIDENTIAL CODE  
 NEC NATIONAL ELECTRICAL CODE  
 NFPA NATIONAL FIRE PROTECTION ASSOCIATION

SHEET INDEX

ARCHITECTURAL

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A.012	PROPOSED DECK PLAN			M3.0	MECHANICAL SCHEDULES
A.013	PROPOSED ENLARGED KITCHEN PLAN	C.0	COVER PAGE	M4.0	MECHANICAL CALCULATIONS
A.014	PROPOSED HANGER FLOOR PLAN	C.1	GENERAL NOTES	E1.0	ELECTRICAL LEGEND
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A.016	PROPOSED EAST & SOUTH ELEVATIONS	C.3	DRAINAGE AREA MAP	E3.0	POWER PLAN
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A.020	DOOR SCHEDULE			P1.0	PLUMBING SPECS
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		S.2	FOUNDATION PLAN	P3.0	DRAINAGE PLAN



VICINITY MAP

PROJECT DATA

SCOPE OF WORK:  
 NEW RESIDENTIAL CONSTRUCTION, STORAGE AND DETACHED GARAGE.

PROPERTY ADDRESS:  
 ST. E AVE LANCASTER, CA 93535

LEGAL DESCRIPTION:  
 SEC. 12

INST. NO. 2018-1019471

ZONING CLASSIFICATION:  
 A2-5

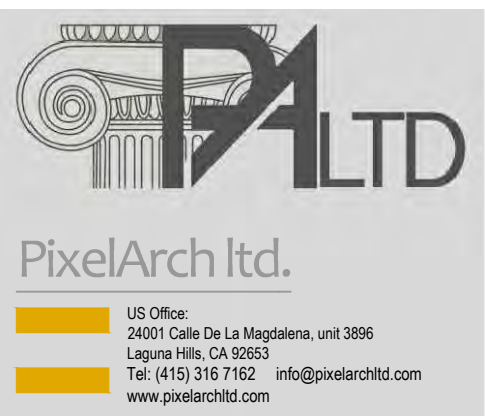
APN: 3350-008-052

OCCUPANCY GROUP:  
 LOW DENSITY

CONSTRUCTION TYPE: TYPE V-B

SETBACKS/HEIGHT:  
 (P)FRONT/EAST SETBACK: 60'  
 (P) NORTH SETBACK: 88'-9"  
 (P) SOUTH SETBACK: 175'-10"  
 (P)REAR/WEST SETBACK: 181'

MAX. BUILDING HEIGHT: '  
 LOT SIZE: 48148.5 SF = 1.1 ACRES  
 TOTAL HABITABLE AREA: 2080 SF  
 FLOOR AREA RATIO (FAR):  
 2080/48148.5 X100 = 4.3%



Project Name and Address:  
**NEW RESIDENCE**  
**ST. E AVE. LANCASTER, CA 93535**  
**APN: 3350-008-052**

Date	Description

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Drawing Title:  
**COVER SHEET**

PROJECT TEAM

Owner: **KN**

Architect: **PixelArch, LTD., Architecture and Civil, Structural & Mechanical Engineering**

Civil Engineer:

PE on board:

*Energy Consult LLC*  
 (424) 247-7658  
[www.title24ez.com](http://www.title24ez.com)

DEFERRED SUBMITTAL

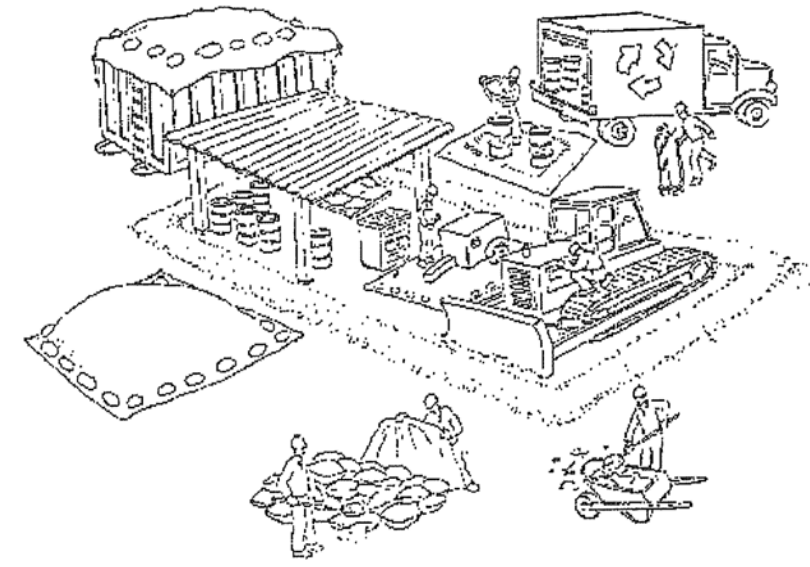
- ROOF TRUSS DESIGN
- FIRE SPRINKLER SYSTEM
- SOLAR ENERGY SYSTEM

**A.001**





# Clean Bay Blue Print



## Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Lancaster requirements.

### Materials storage & spill cleanup

#### Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with **City of Fremont** Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- ✓ Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- ✓ Cover all dumpsters with a tarp at the end of every work day or during wet weather.

#### Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- ✓ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

#### Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc. ) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Dispose of all containment and cleanup materials properly.
- ✓ Report any hazardous materials spills immediately! Dial 911

#### Construction Entrances and Perimeter

- ✓ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ✓ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

### Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



### Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it will not collect in the street.
- ✓ Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.

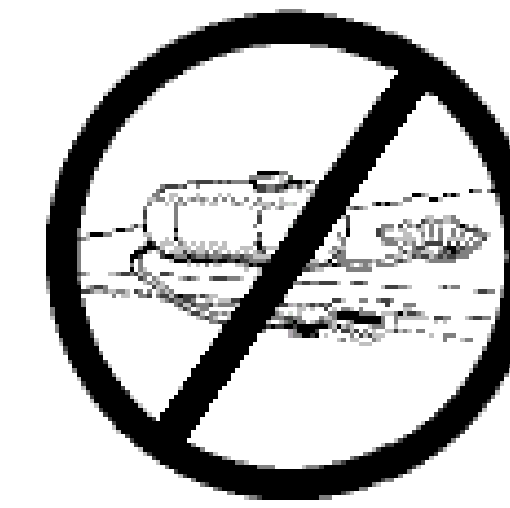


- ✓ Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.

- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.

### Dewatering operations

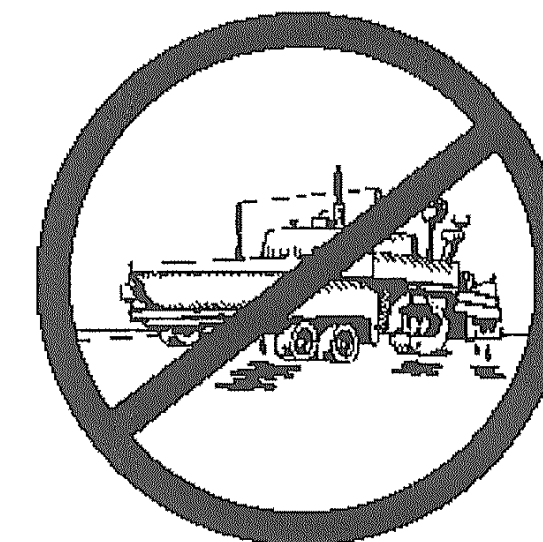
- ✓ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



### Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

### Paving/asphalt work



- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

### Concrete, grout, and mortar storage & waste disposal

- ✓ Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.



- ✓ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.

### Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



### Landscape Materials

- ✓ Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- ✓ Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

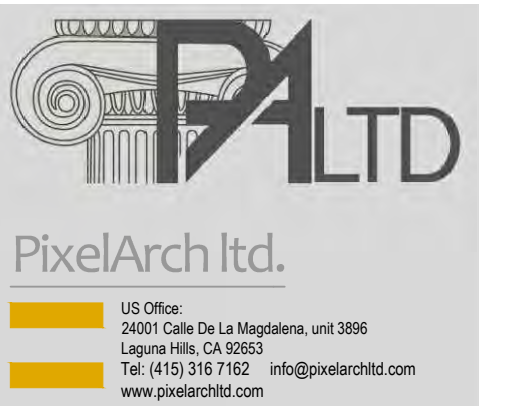
# 2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. \*Exceptions may apply.  
(01/2020)

Building Envelope Measures:	
§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.*
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(j) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.*
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(e)	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.*
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)4:	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.*
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

# 2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer
§ 150.0(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j)3:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(n)2:	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*
§ 150.0(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*
§ 150.0(m)13:	Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*



Project Name and Address:  
**NEW RESIDENCE**  
**ST. E AVE. LANCASTER, CA 93535**  
**APN: 3350-008-052**

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REVISION NOTES:

Drawing Title:  
 2019 LOW-RISE  
 RESIDENTIAL  
 MANDATORY  
 MEASURES SUMMARY

Scale:  
 Date: FEB. 03, 2023

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# 2019 Low-Rise Residential Mandatory Measures Summary

# 2019 Low-Rise Residential Mandatory Measures Summary



Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1C:	Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	Multifamily Attached Dwelling Units. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	Multifamily Building Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	Kitchen Range Hoods. Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*
Lighting Measures:	
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B:	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	Night Lights, Step Lights, and Path Lights. Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*
§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1H:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2C:	Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k)2D:	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.

§ 150.0(k)2G:	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	Interior Switches and Controls. A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	Interior Switches and Controls. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*
§ 150.0(k)2K:	Interior Switches and Controls. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aiii (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	Single Family Residences. Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	Low-rise Multifamily Buildings. Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.*
§ 110.10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

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**ST. E AVE. LANCASTER, CA 93535**  
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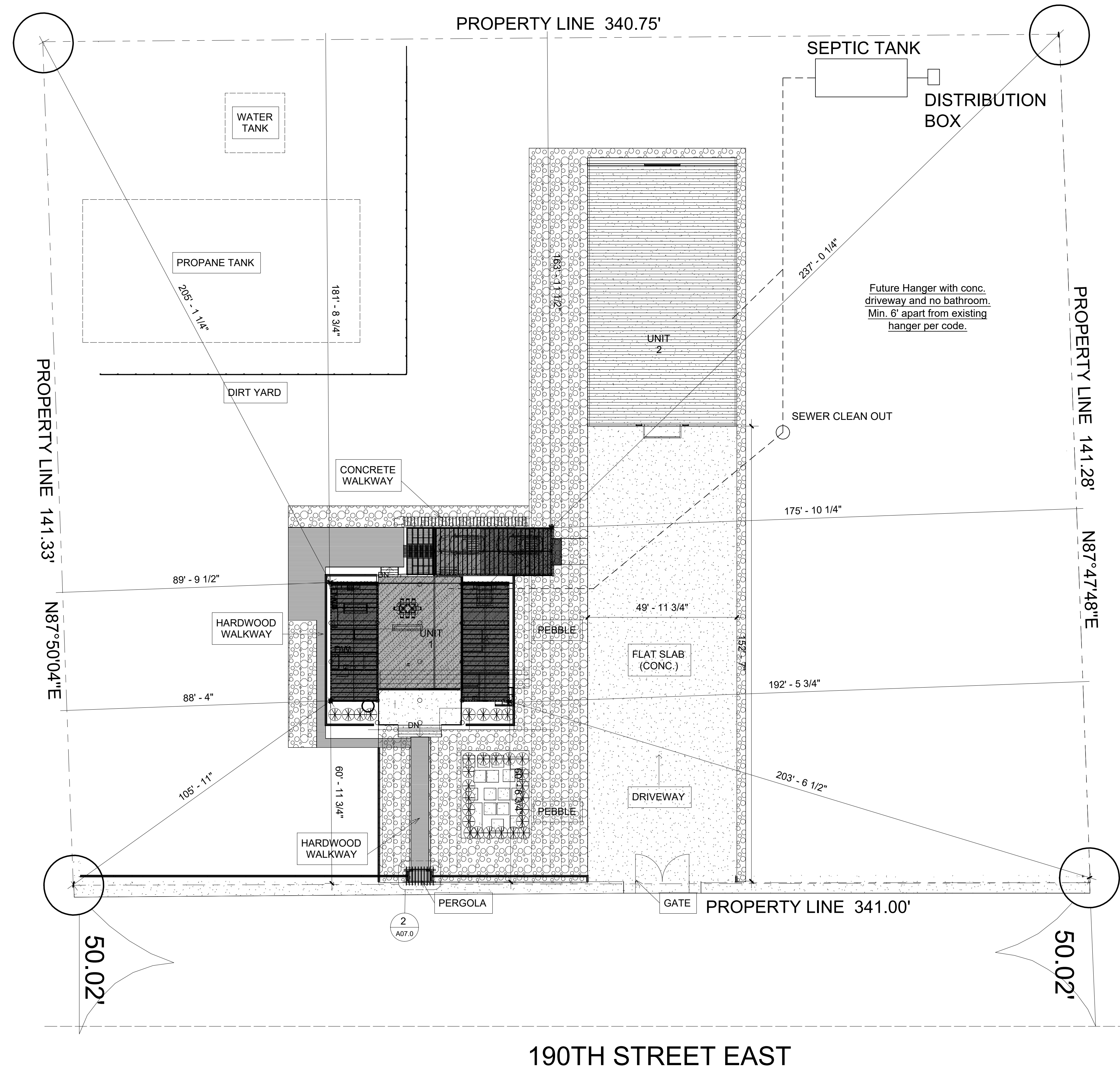
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 2019 LOW-RISE  
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1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET THE APPROVAL OF THE ARCHITECT AND THE OWNER.
2. EXISTING UTILITY INFORMATION SHOWN IS NOT GUARANTEED TO BE ACCURATE AND ALL INCLUSIVE. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR IN ADVANCE OF HIS CONSTRUCTION. ANY CONFLICT OR DISCREPANCY DISCOVERED MUST IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION.
3. THE CONTRACTOR ON BEHALF OF THE OWNER, SHALL OBTAIN ALL CONSTRUCTION PERMITS PRIOR TO THE COMMENCEMENT OF WORK.
4. ANY DAMAGE TO EXISTING PUBLIC UTILITIES MUST BE REPAIRED IMMEDIATELY. THE CONTRACTOR MUST NOTIFY THE APPROPRIATE UTILITY OWNER, WHO WILL MAKE THE REPAIRS AT THE CONTRACTOR'S EXPENSE.
5. THE WORK AREA SHALL BE BARRICADED AND ILLUMINATED DURING DARKNESS AND PERIODS OF INACTIVITY, WHEN IN AN AREA OF DIRECT PUBLIC ACCESS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF MATERIAL AND EQUIPMENT IN A SAFE AND WORKMAN LIKE MANNER TO PREVENT INJURIES, DURING AND AFTER WORKING HOURS UNTIL PROJECT COMPLETION. THERE SHALL BE NO PAYMENT MADE TO THE CONTRACTOR FOR STORED MATERIAL.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING THE PARKING LOTS AND ROADWAYS, AND FINISH GRADE ELEVATIONS THROUGHOUT THE ENTIRE SITE.
8. THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT IN THE FIELD FOR INSPECTION BY THE ARCHITECT. THE CONTRACTOR SHALL NOT PROCEED UNTIL HE RECEIVES WRITTEN APPROVAL FROM THE ARCHITECT.
9. ALL DIMENSIONS ARE TO FACE OF STRUCTURE/FACE OF CURB, UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL CHECK ALL GRADES AND FINAL DIMENSIONS ON THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY TO ARCHITECT.
11. FINISHED GRADES ADJACENT TO BUILDING SHALL HAVE A MINIMUM 2% SLOPE AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL EXCESS MATERIAL. EXCESS MATERIAL SHALL BE SPREAD AND COMPACTED IN CONTROLLED FILL CONDITION, IF REQUIRED.
13. PROVIDE SMOOTH AND UNIFORM TRANSITIONS BETWEEN GRADE CHANGES THROUGHOUT THE ROAD AND PARKING AREA.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ANY TEMPORARY EROSION CONTROL THAT MAY BE REQUIRED BY STATE OR LOCAL AGENCIES.

Project Name and Address:

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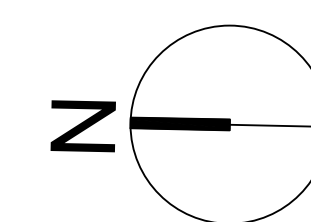
PROPOSED SITE PLAN

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



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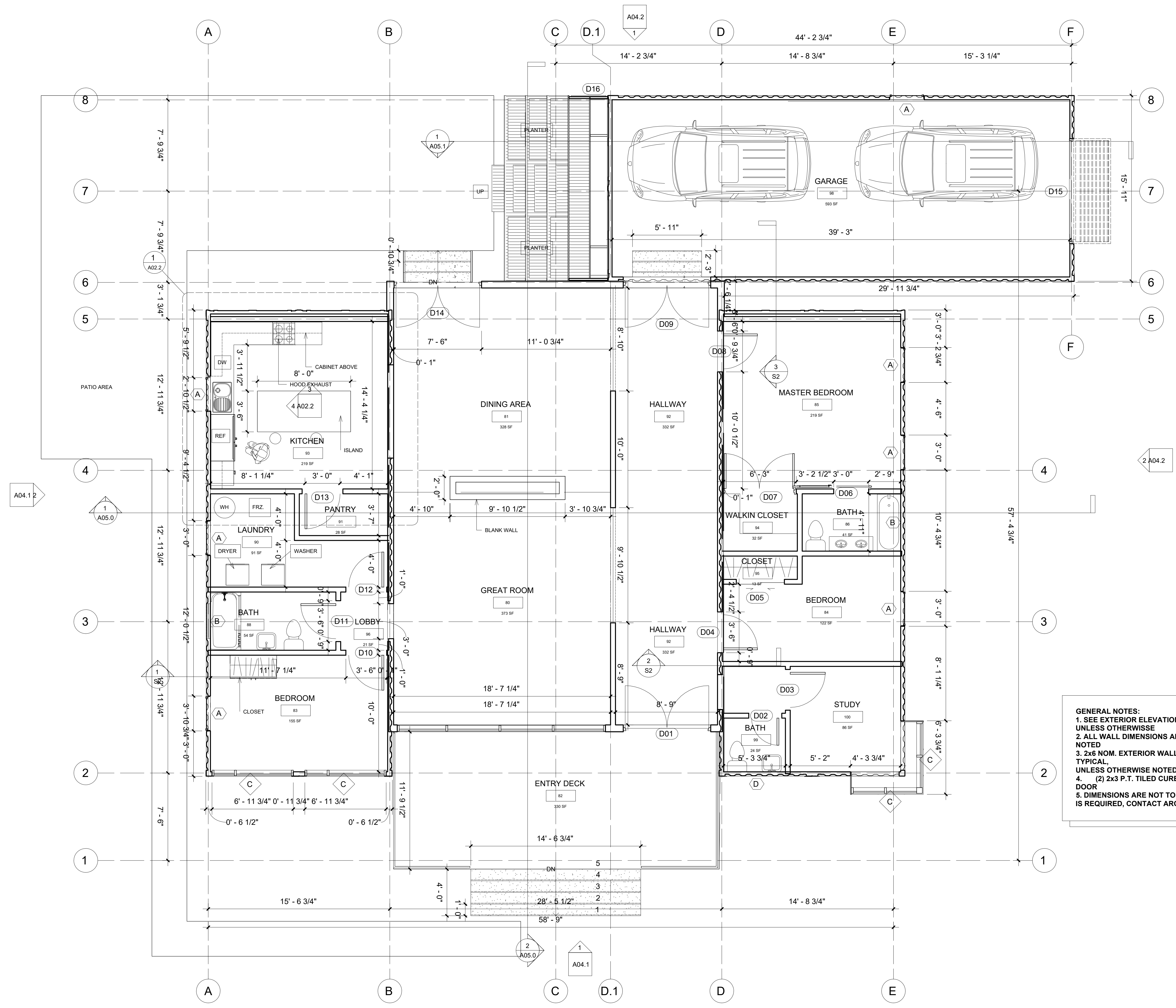
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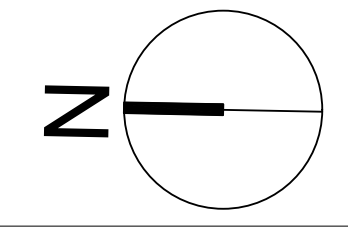
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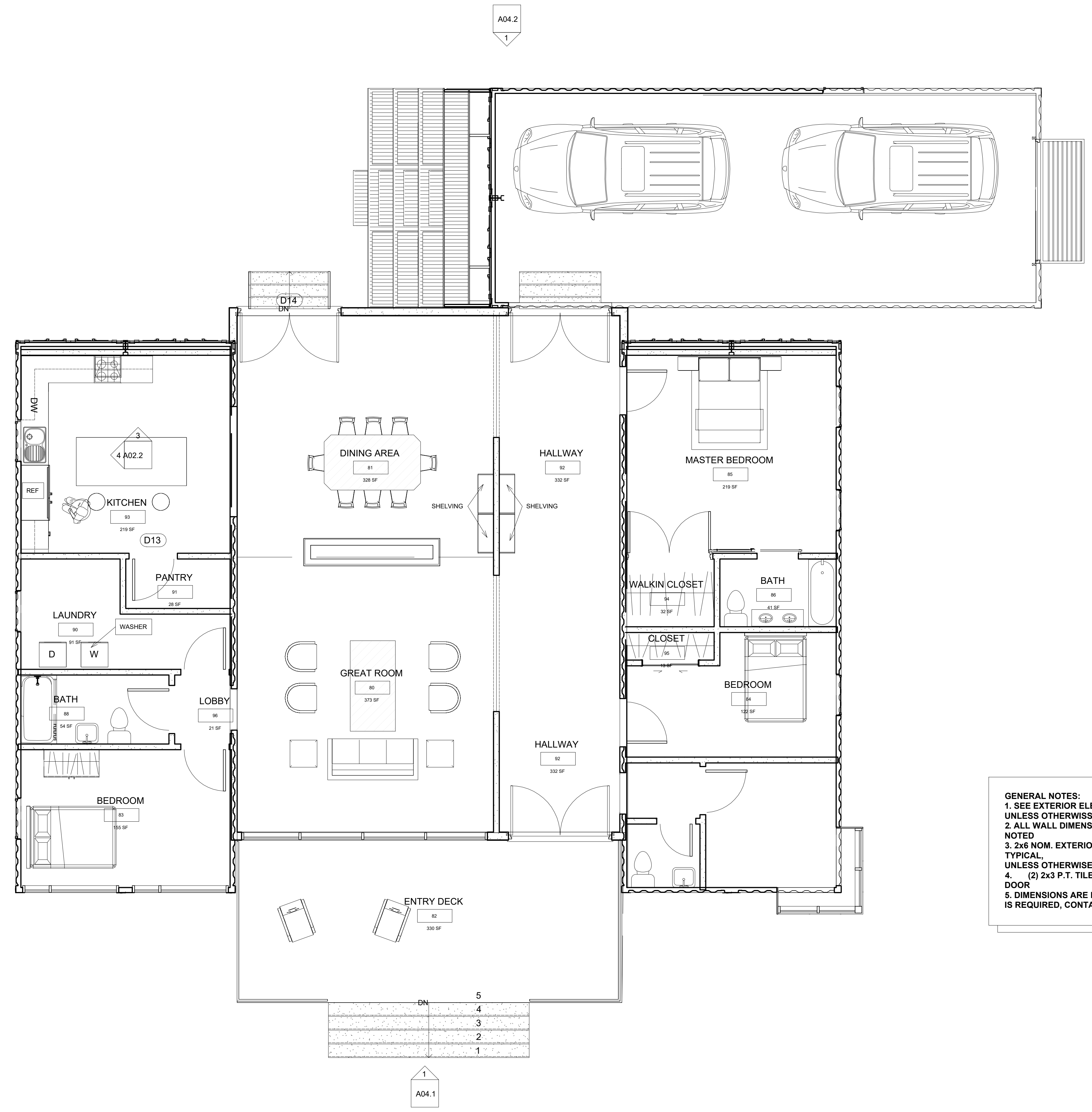


**GENERAL NOTES:**  
 1. SEE EXTERIOR ELEVATIONS & SECTIONS FOR ALL R.O. & TOP PLATE HEIGHTS, UNLESS OTHERWISE NOTED  
 2. ALL WALL DIMENSIONS ARE TO FACE OF STUD/ FRAMING, UNLESS OTHERWISE NOTED  
 3. 2x6 NOM. EXTERIOR WALL FRAMING & 2x4 NOM. INTERIOR WALL FRAMING, TYPICAL, UNLESS OTHERWISE NOTED.  
 4. (2) 2x3 P.T. TILED CURB @ SHOWER ENCLOSURE w/ TEMP. FRAMELESS GLASS & DOOR  
 5. DIMENSIONS ARE NOT TO BE SCALED FROM THE DRAWINGS. WHERE CLARITY IS REQUIRED, CONTACT ARCHITECT OR ENGINEER

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

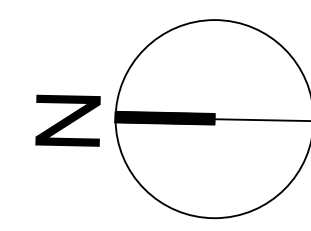






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**1 FURNITURE PLAN**  
 SCALE: 1/4" = 1'-0"



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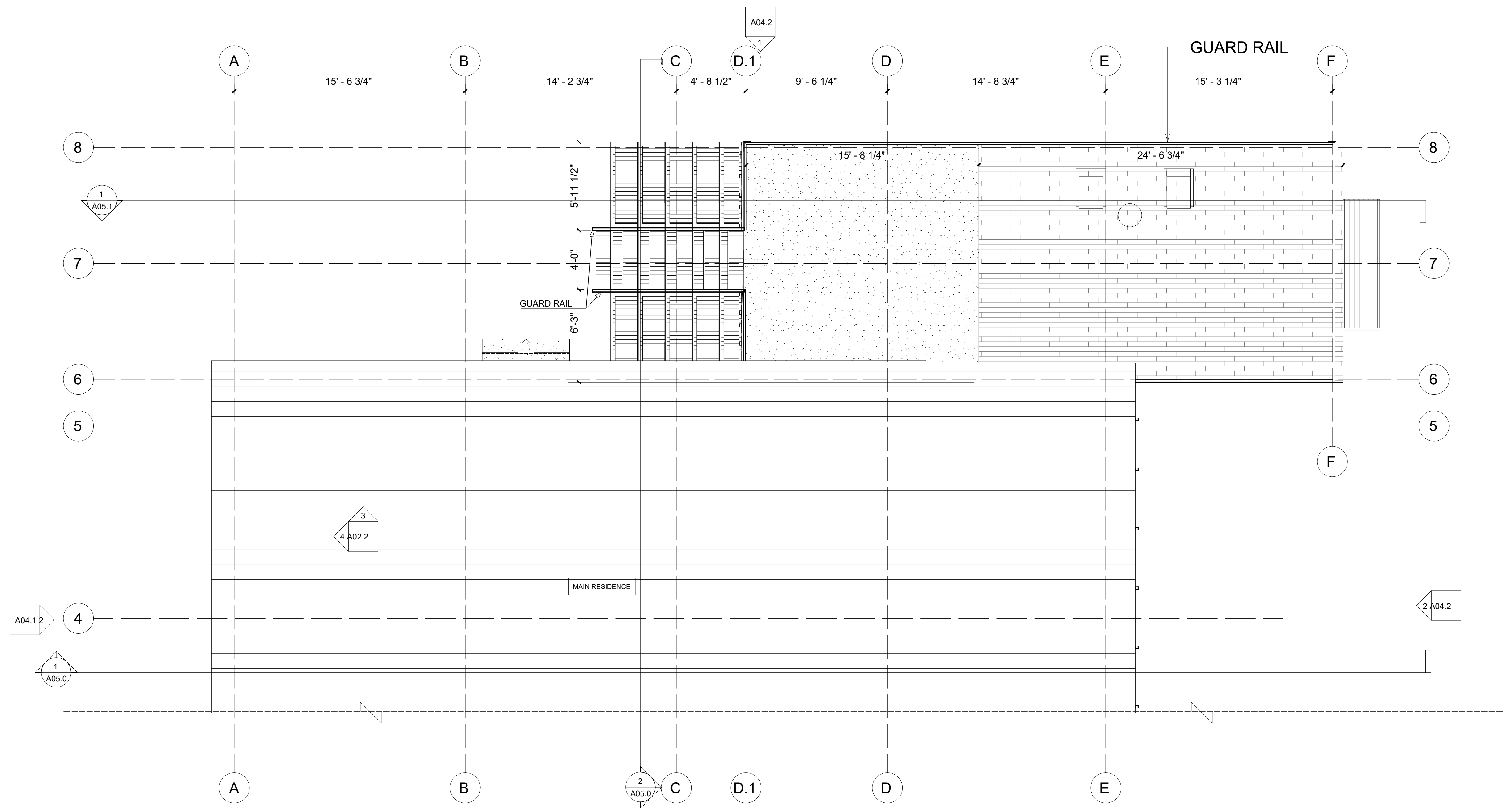
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**PROPOSED DECK  
 PLAN**

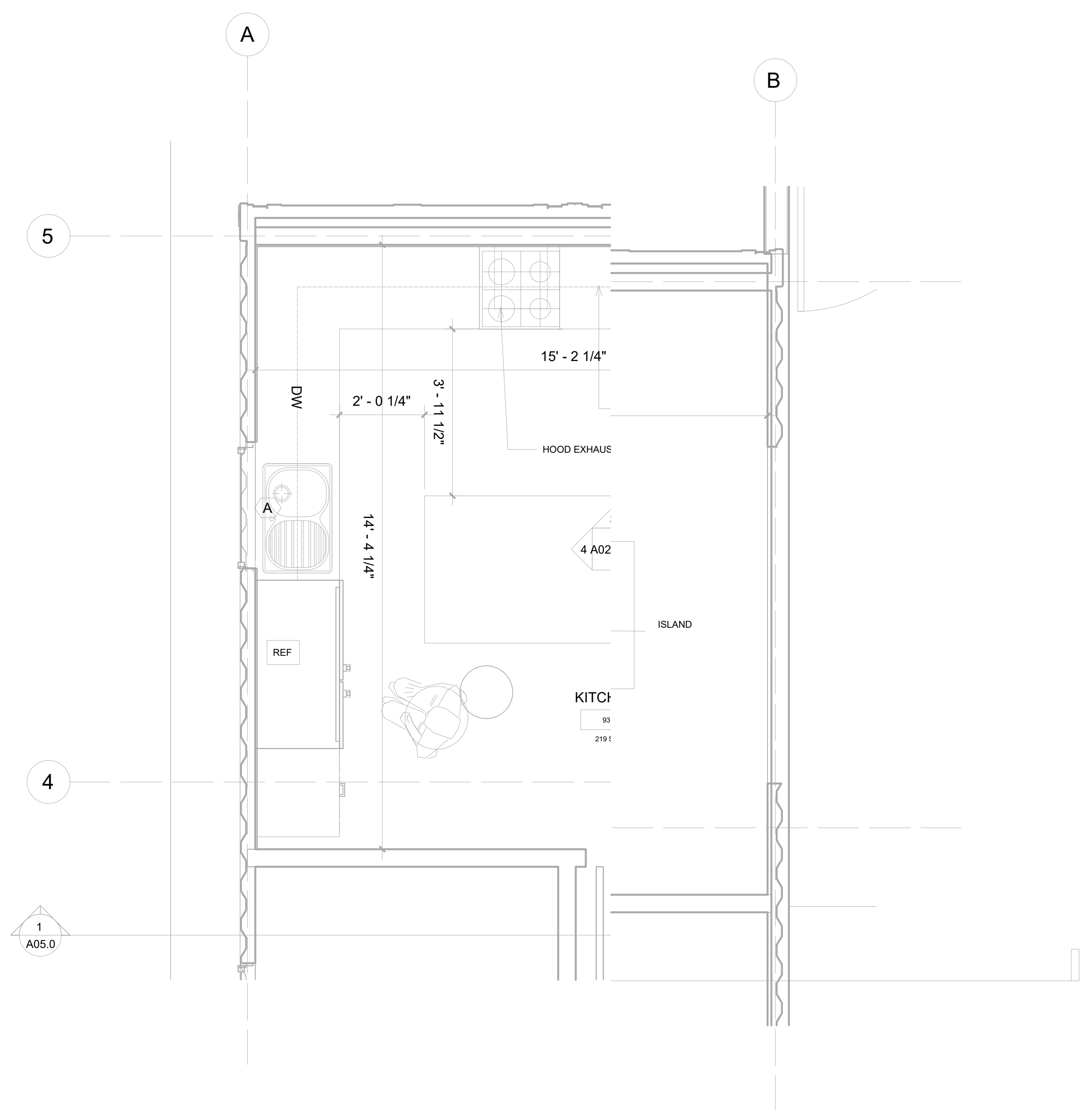
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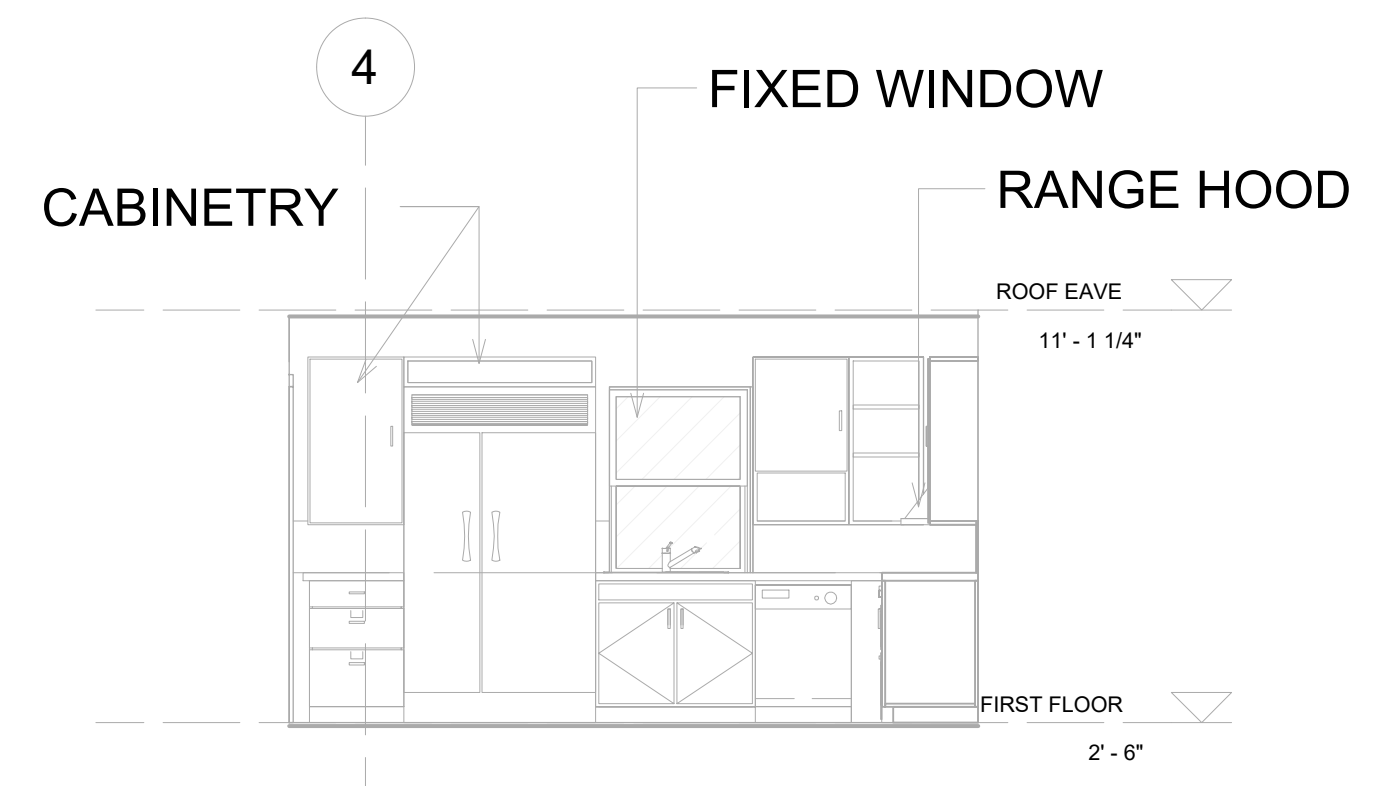


**1 DECK PLAN (GARAGE)**  
 SCALE: 1/4"=1'-0"

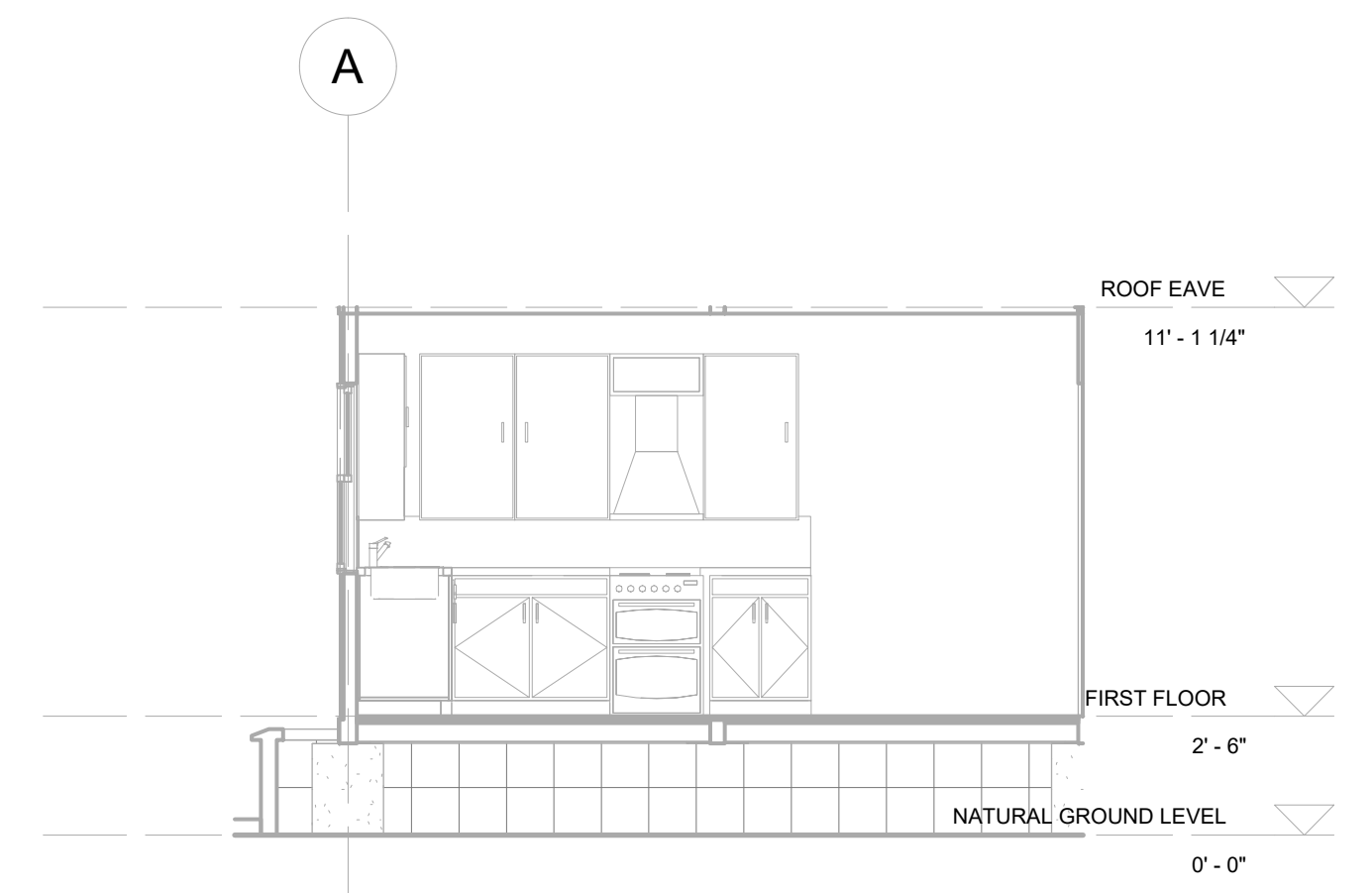
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 5. DIMENSIONS ARE NOT TO BE SCALED FROM THE DRAWINGS. WHERE CLARITY IS REQUIRED, CONTACT ARCHITECT OR ENGINEER



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



1 ELEVATION-A4  
 SCALE: 1/4"=1'-0"



1 ELEVATION-B3  
 SCALE: 1/4"=1'-0"

**GENERAL NOTES:**

1. SEE EXTERIOR ELEVATIONS & SECTIONS FOR ALL R.O.& TOP PLATE HEIGHTS UNLESS OTHERWISE NOTED
2. ALL WALL DIMENSIONS ARE TO FACE OF STUD/FRAMING, UNLESS OTHERWISE NOTED.
3. 2X6 NOM. EXTERIOR WALL FRAMING & 2X4 NOM INTERIOR WALL FRAMING, TYPICAL, UNLESS OTHERWISE NOTED.
4. (2) 2X3 P.T. TILED CURB @ SHOWER ENCLOSURE w/ TEMP. FRAME LESS GLASS & DOOR.
5. DIMENSIONS ARE NOT TO BE SCALED FROM THE DRAWINGS. WHERE CLARITY IS REQUIRED, CONTACT ARCHITECT OR ENGINEER.

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 APN: 3350-008-052

Seal:

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Drawing Title:  
 PROPOSED  
 ENLARGED KITCHEN  
 PLAN

Scale:  
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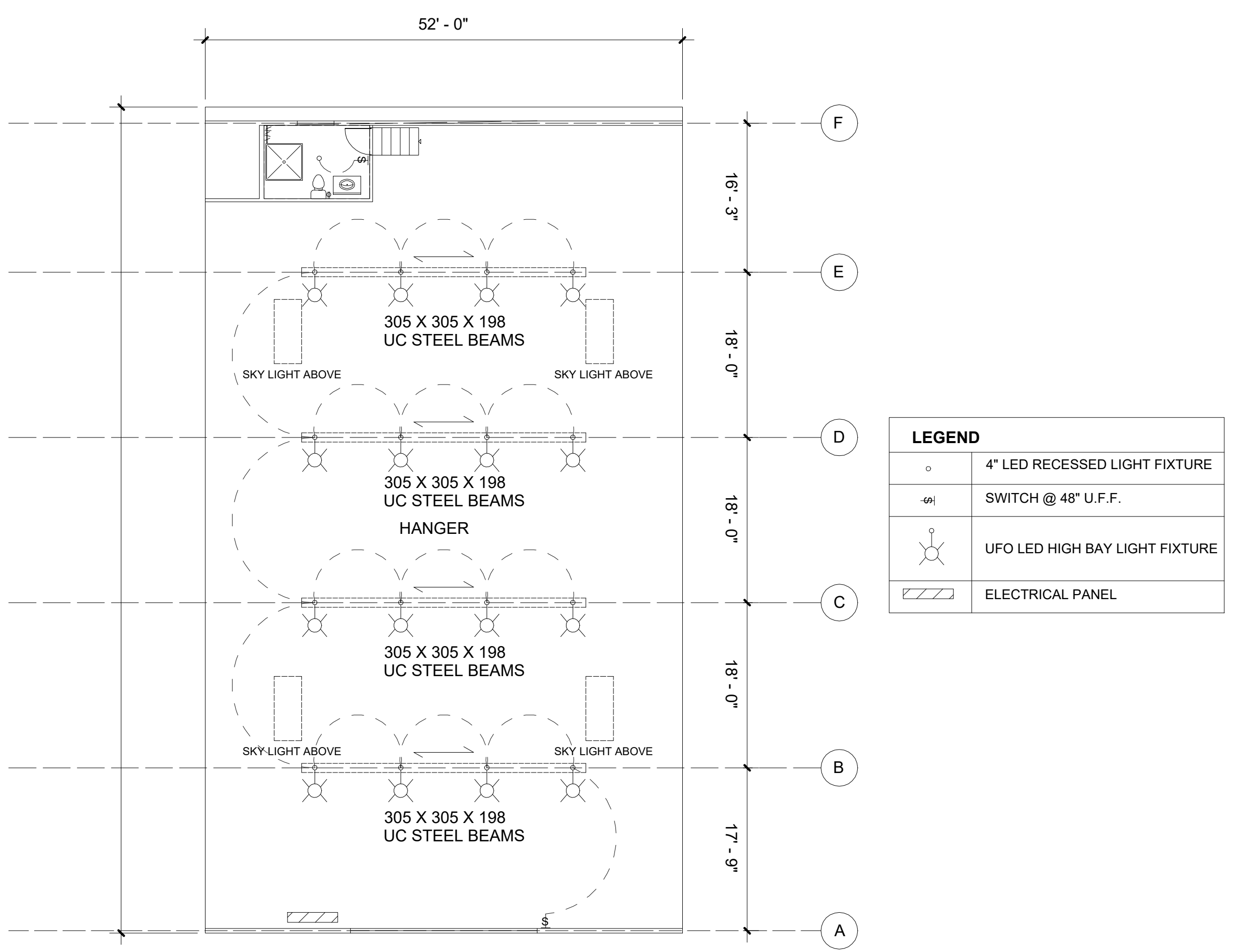
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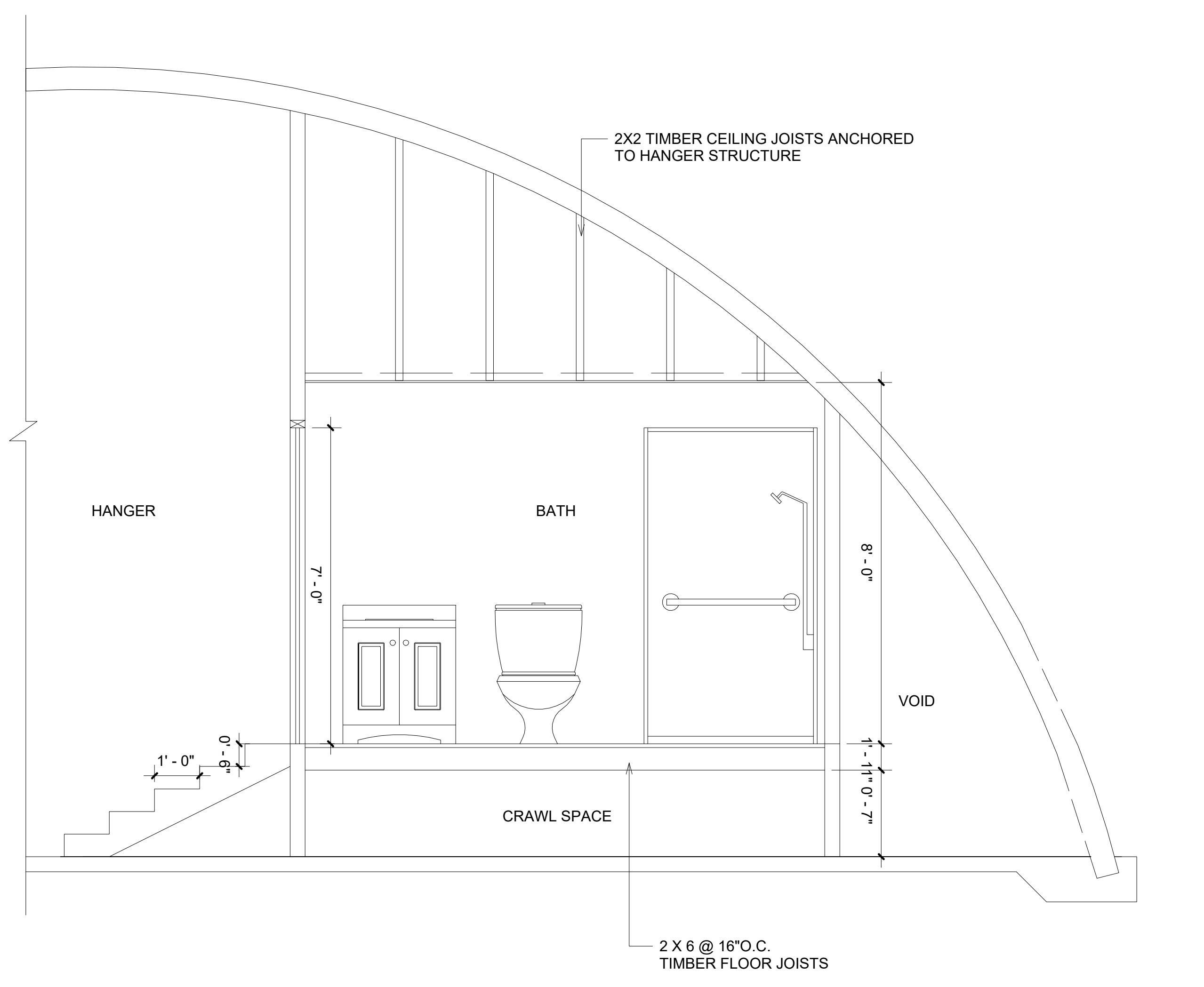
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 FLOOR PLAN**

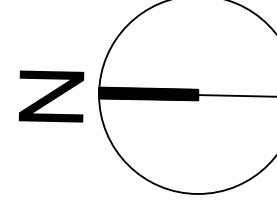
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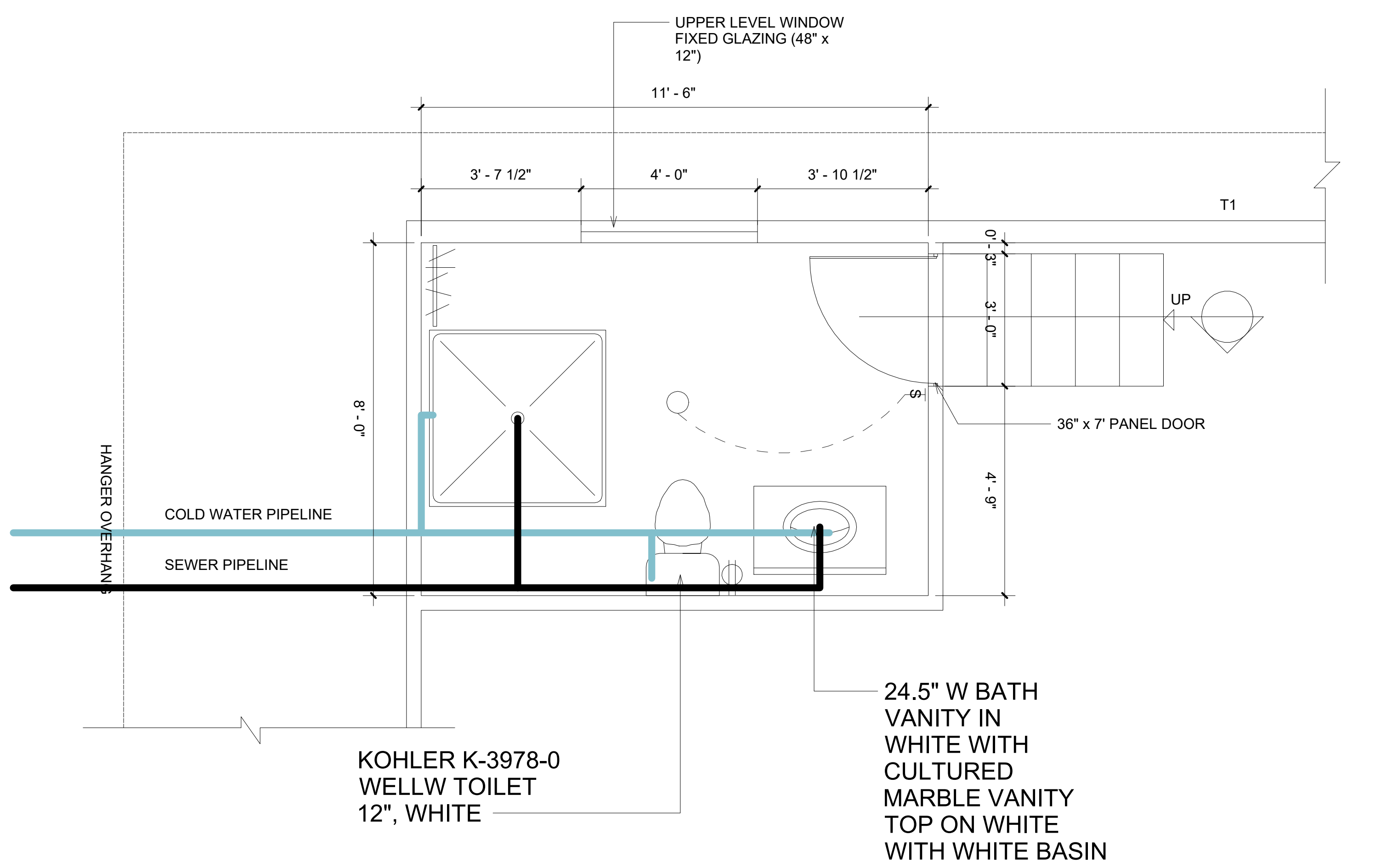
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**1 HANGER FLOOR PLAN**  
 SCALE: 1/4"=1'-0" 



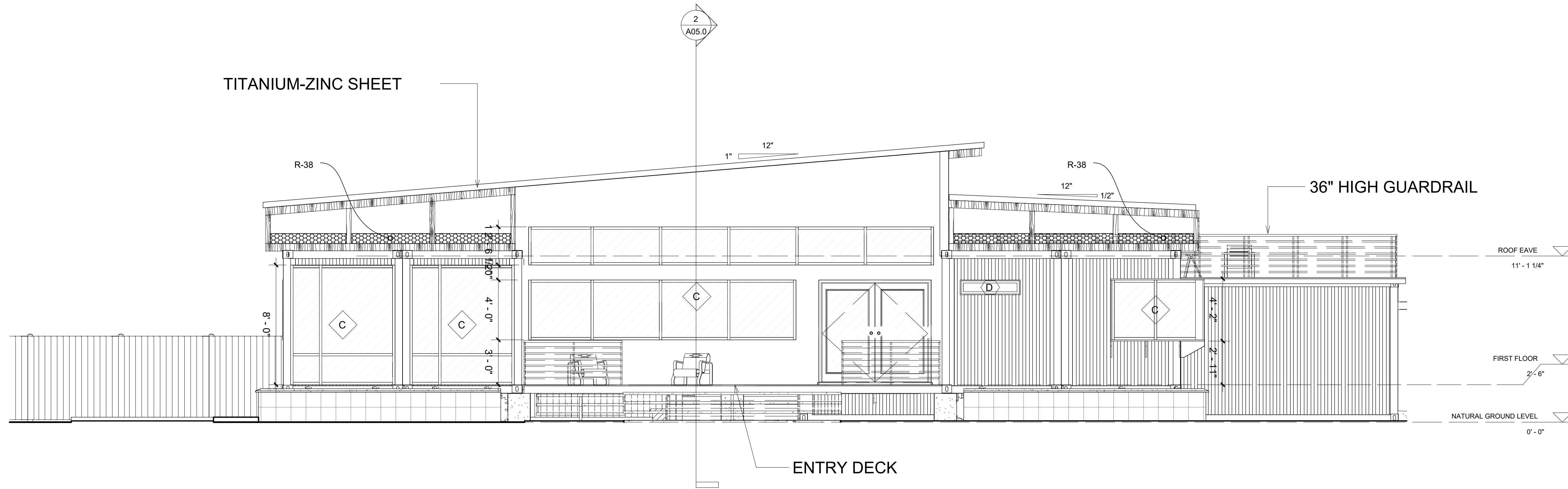
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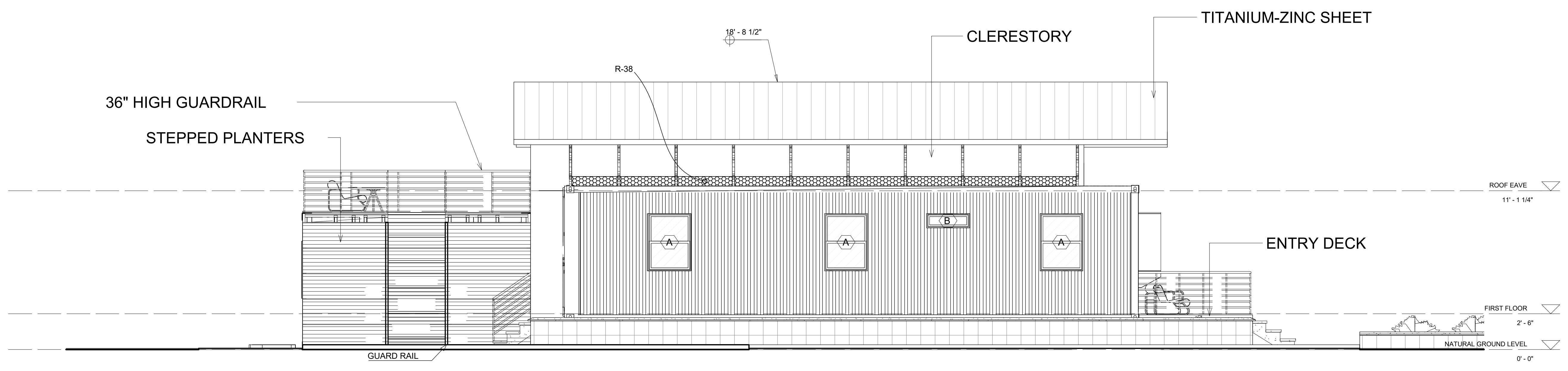
**1 FLOOR PLAN (BATH)**  
 SCALE: 1/4"=1'-0" 

**GENERAL NOTES:**

1. SEE EXTERIOR ELEVATIONS & SECTIONS FOR ALL R.O. & TOP PLATE HEIGHTS, UNLESS OTHERWISE NOTED
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3. 2x6 NOM. EXTERIOR WALL FRAMING & 2x4 NOM. INTERIOR WALL FRAMING, TYPICAL, UNLESS OTHERWISE NOTED.
4. (2) 2x3 P.T. TILED CURB @ SHOWER ENCLOSURE w/ TEMP. FRAMELESS GLASS & DOOR
5. DIMENSIONS ARE NOT TO BE SCALED FROM THE DRAWINGS. WHERE CLARITY IS REQUIRED, CONTACT ARCHITECT OR ENGINEER



**1 WEST ELEVATION**  
 SCALE: 1/4"=1'-0"



**1 NORTH ELEVATION**  
 SCALE: 1/4"=1'-0"

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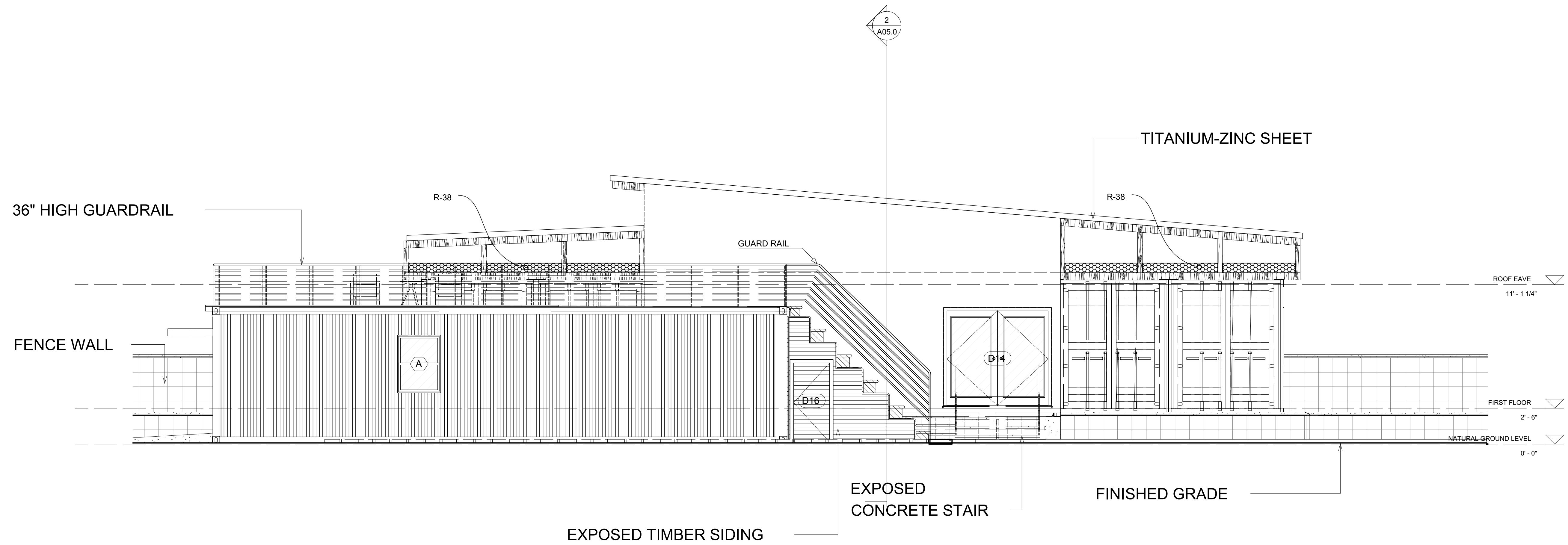
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**PROPOSED WEST & NORTH  
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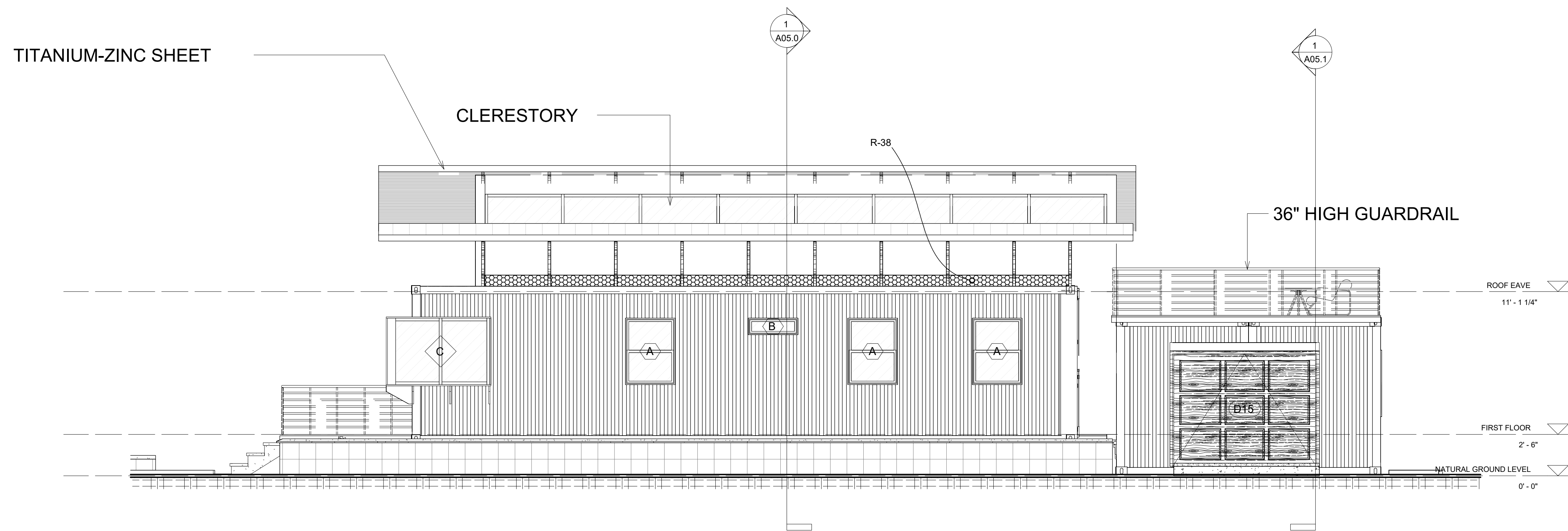
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Date: FEB. 03, 2023

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**1 EAST ELEVATION**  
 SCALE: 1/4"=1'-0"



**1 SOUTH ELEVATION**  
 SCALE: 1/4"=1'-0"

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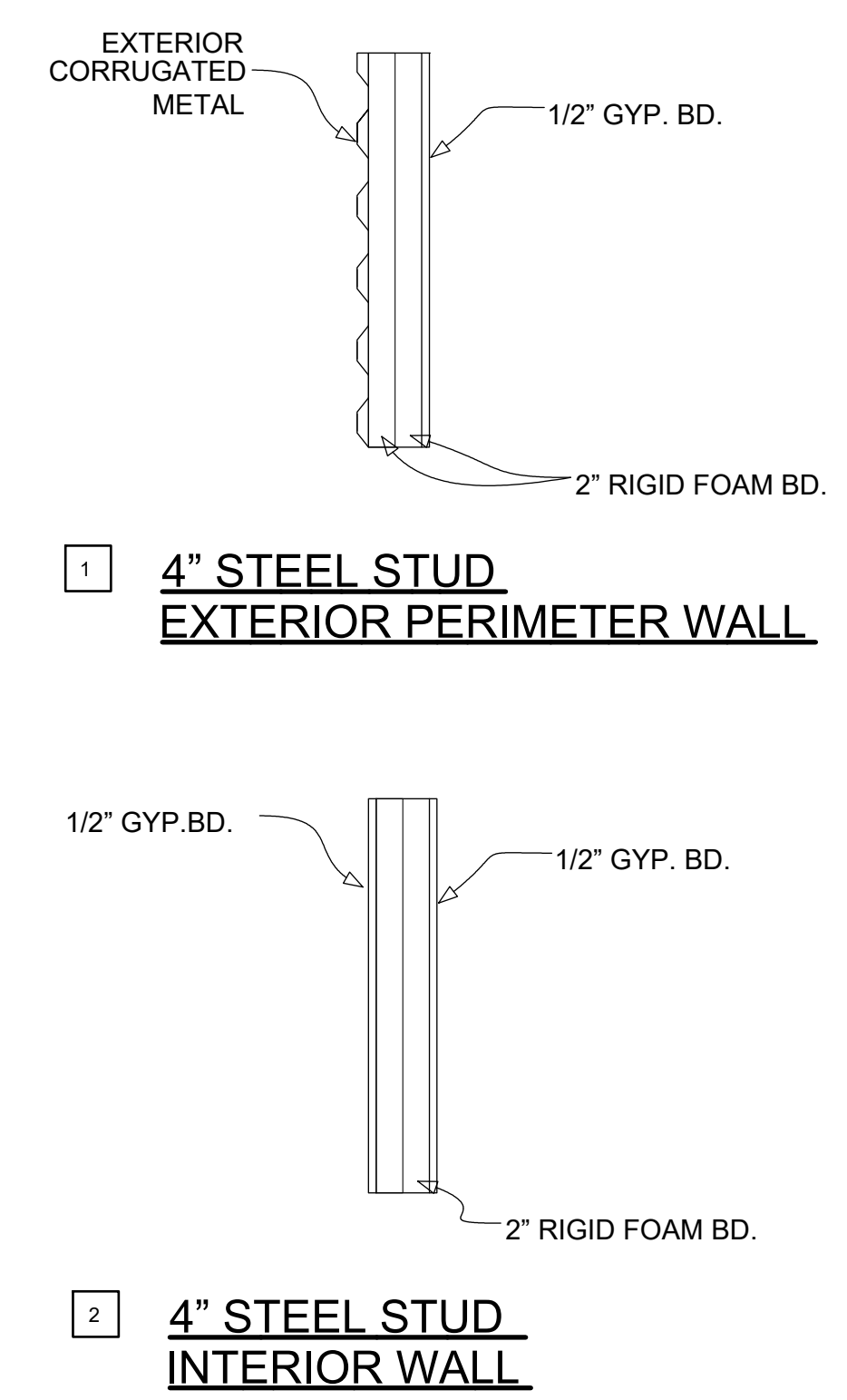
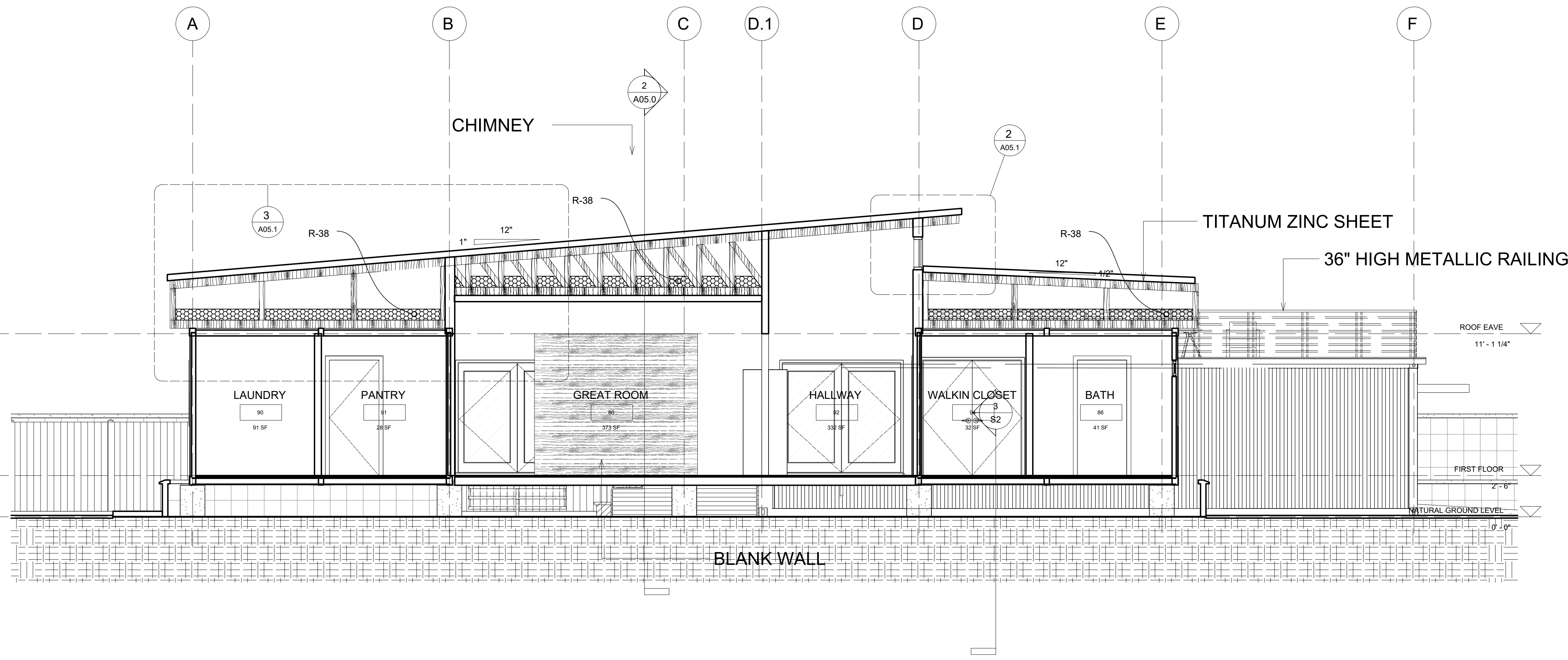
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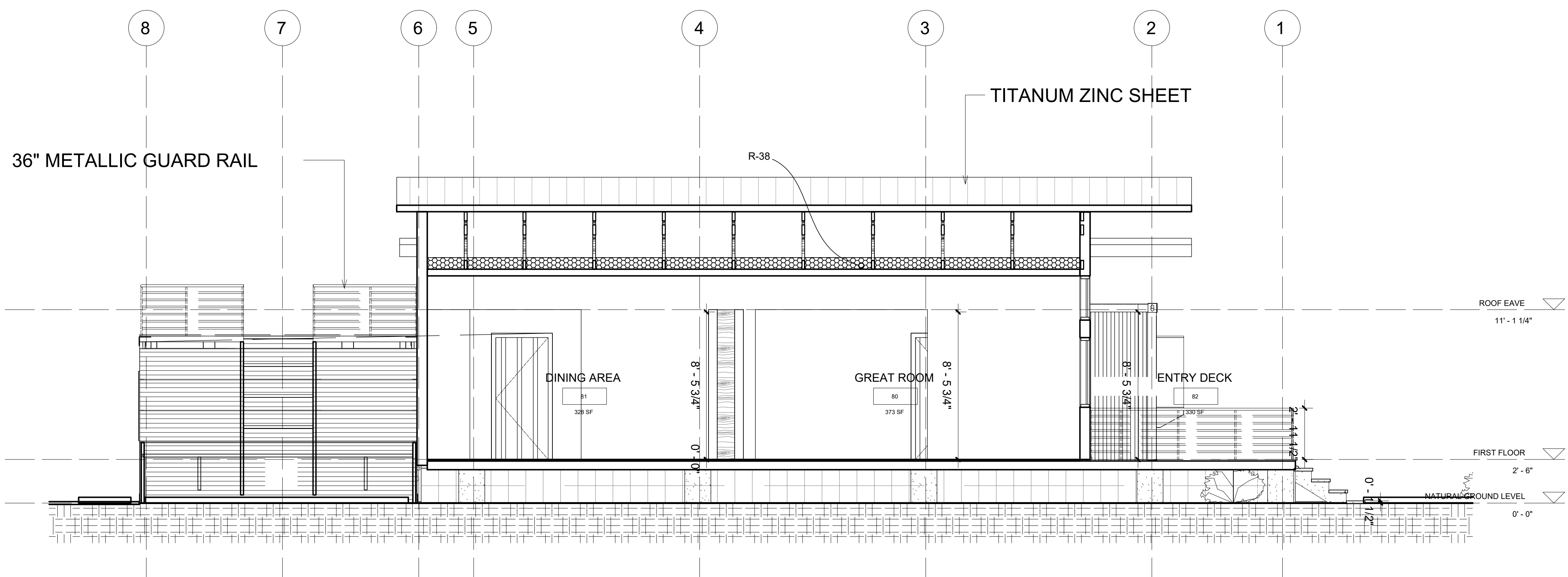
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**PROPOSED EAST & SOUTH  
 ELEVATIONS**

Scale:  
 Date: **FEB. 03, 2023**

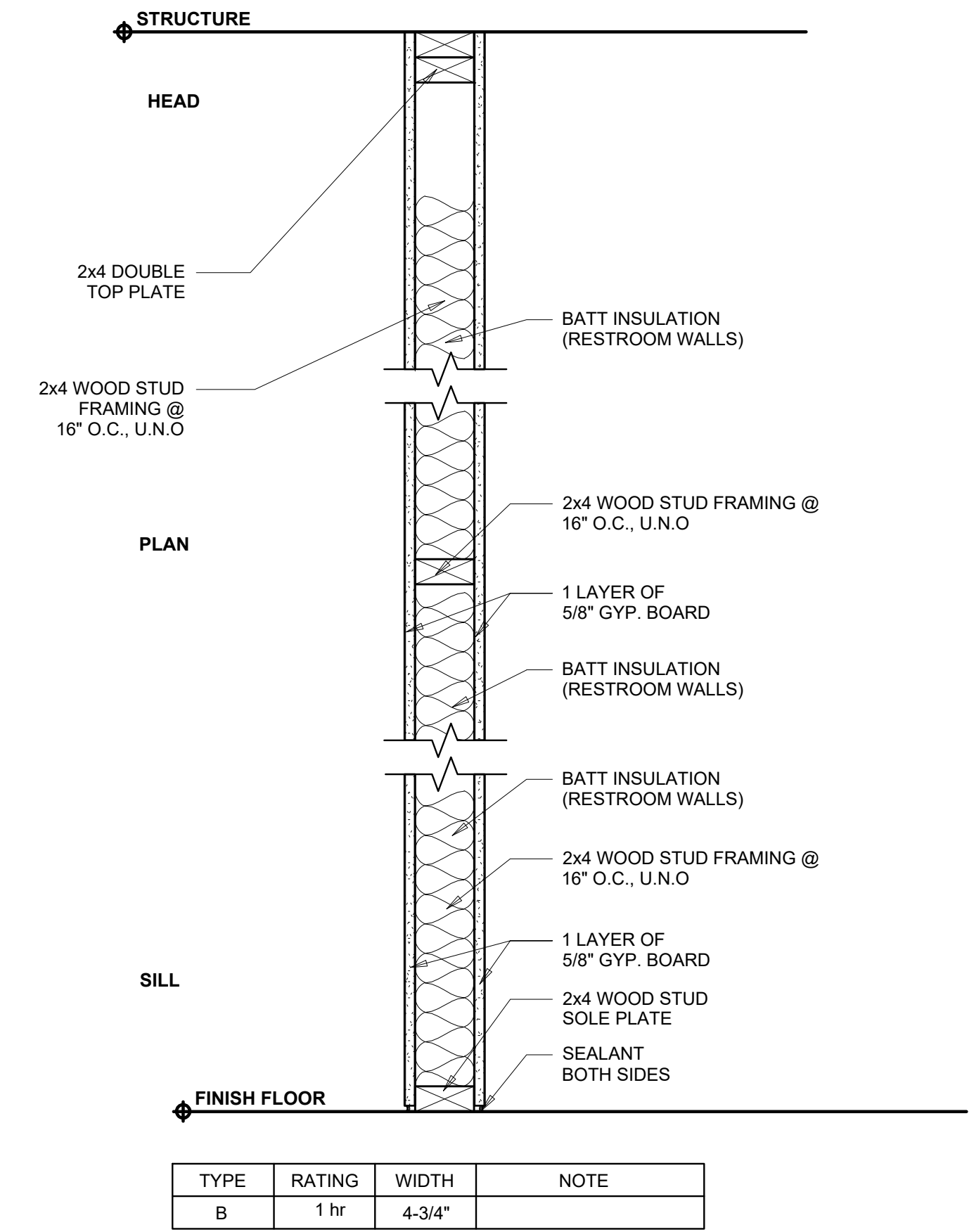
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**1 SECTION-1**  
 SCALE: 1/4"=1'-0"



**1 SECTION-2**  
 SCALE: 1/4"=1'-0"



TYP. INT. WALL DETAIL

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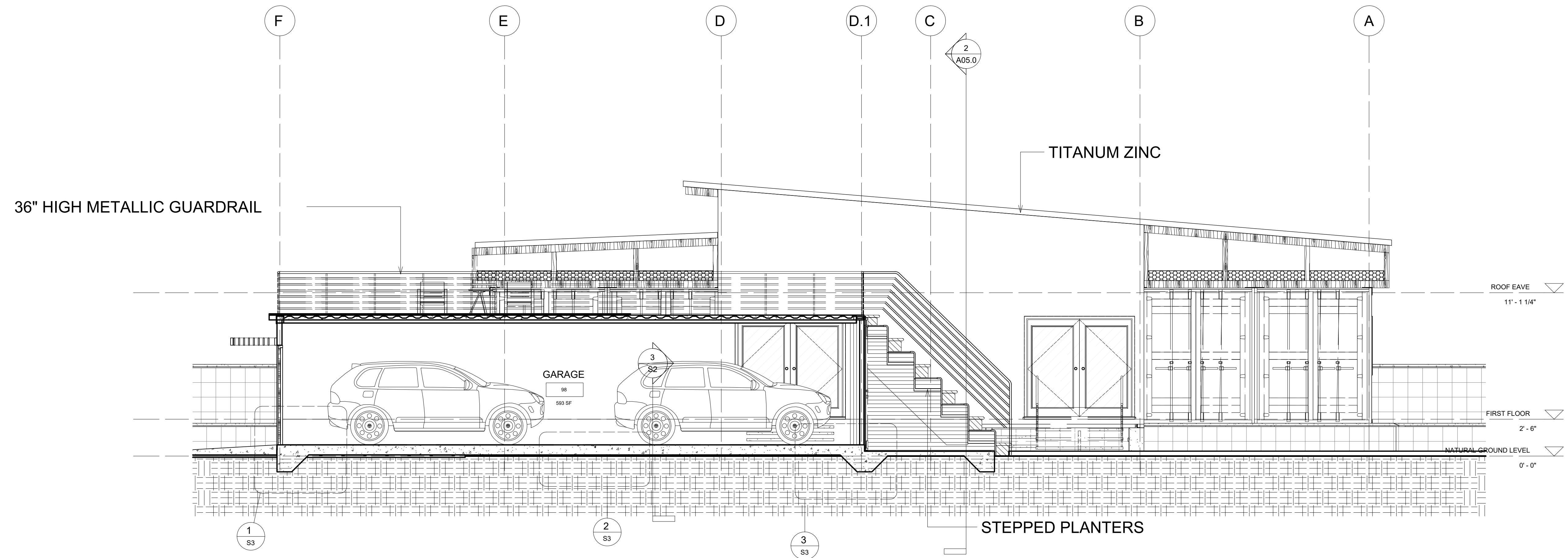
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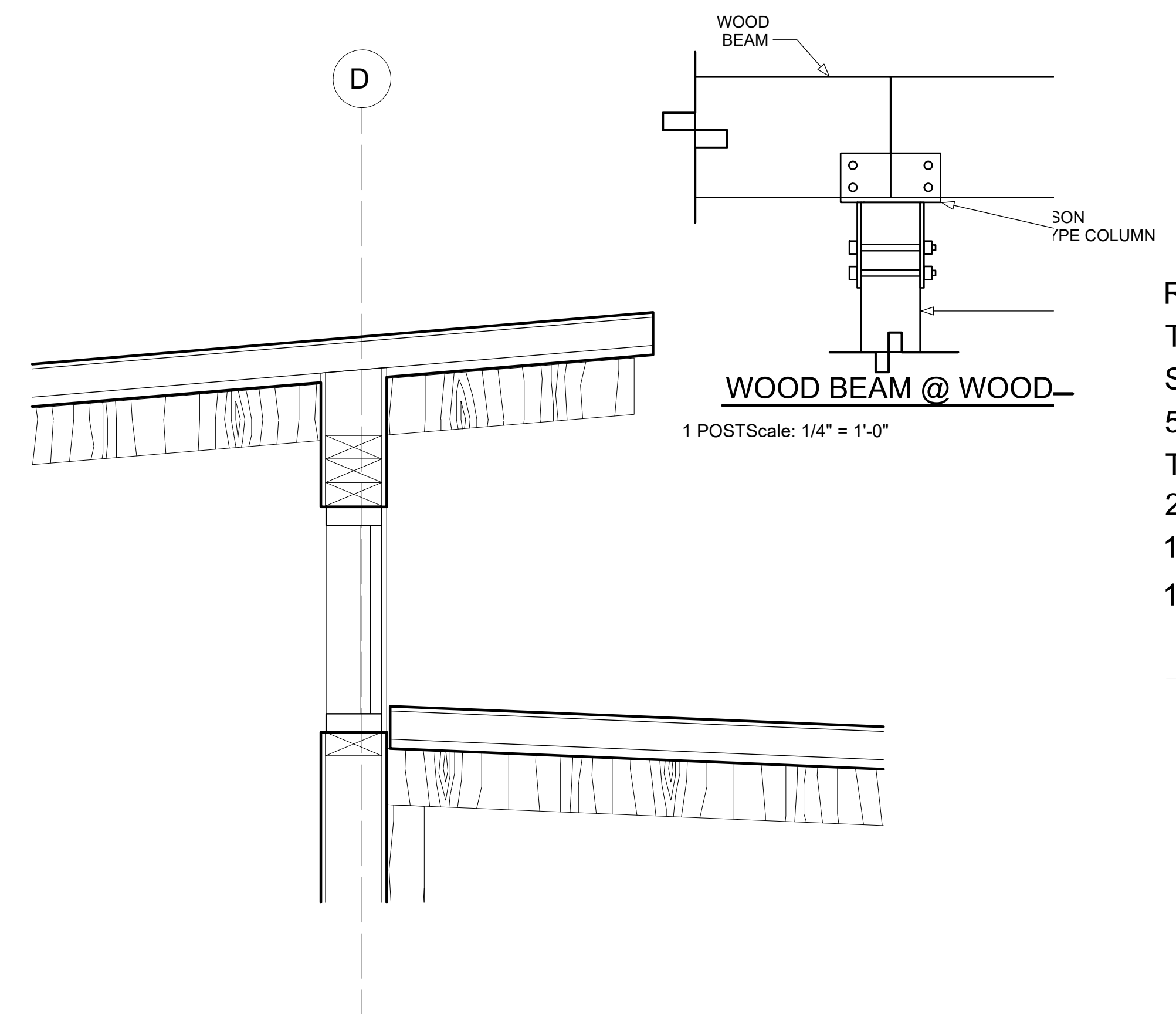
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**PROPOSED SECTIONS**

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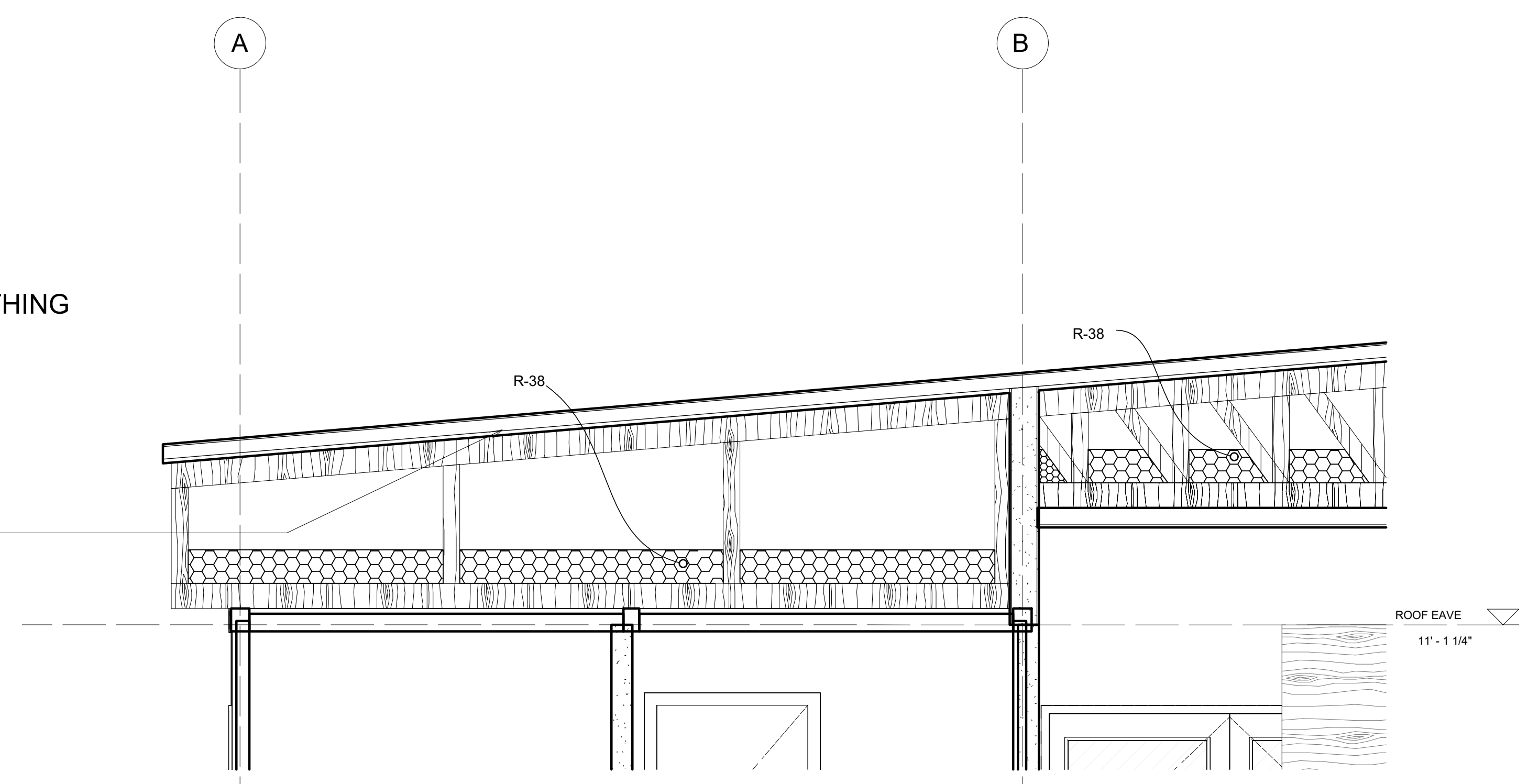


**1 SECTION-3**  
 SCALE: 1/4" = 1'-0"



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

ROOF  
 TITANUM ZINC SHEET  
 SPRAY FOAM INSULATION  
 5/8" ZIP SYSTEM PLYWD. SHEATHING  
 TIMBER TRUSSES AT 4' O.C.  
 2" x 8" CLG. JOISTS @ 16" O.C.  
 1" x 3" WD. FURRING @ 16" O.C.  
 1/2" GYP BOARD, PAINT



**1 SECTION-2-Callout**  
 SCALE: 1/4" = 1'-0"

Project Name and Address:  
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Date	Description

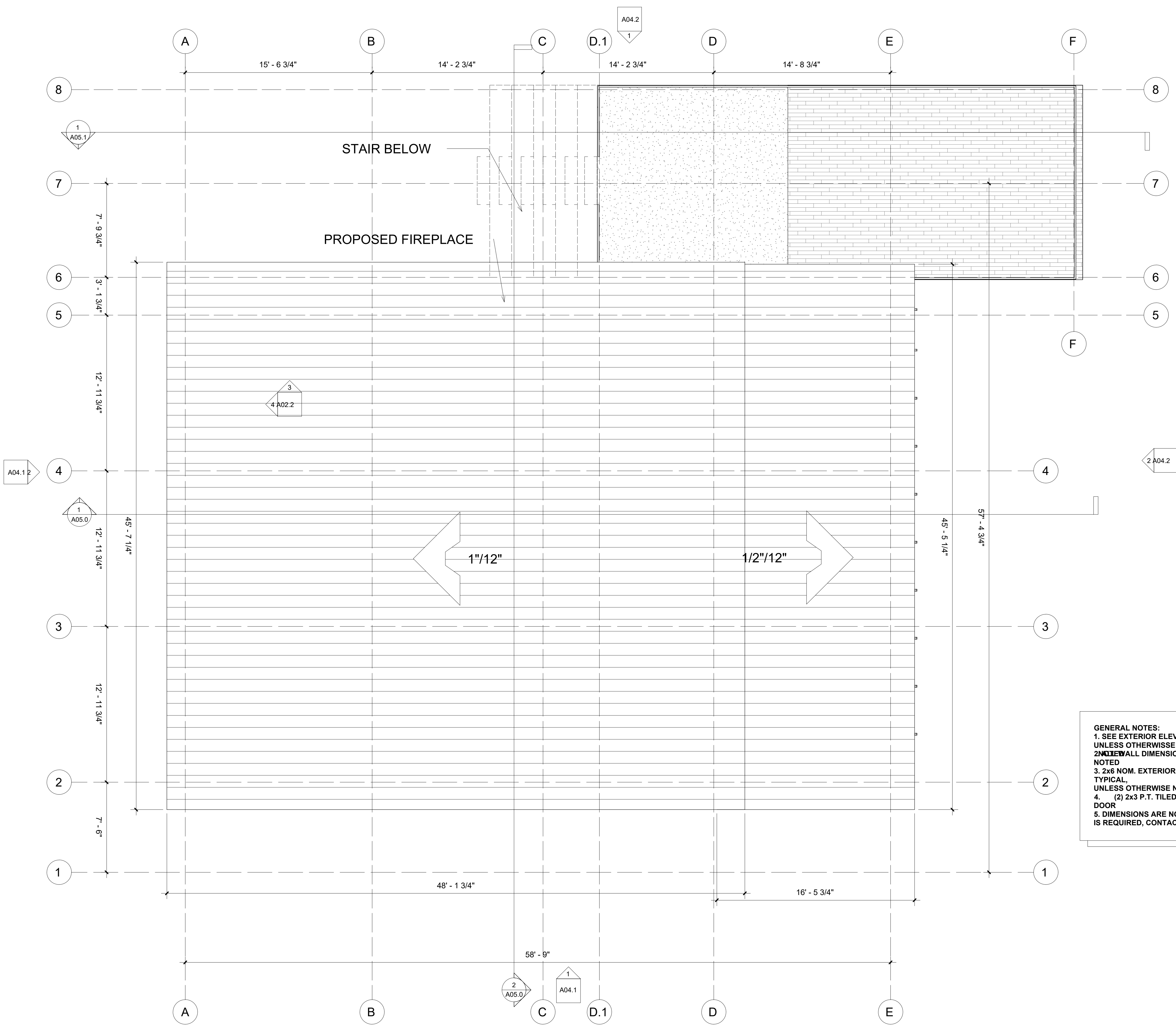
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**PROPOSED SECTIONS**

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**GENERAL NOTES:**  
 1. SEE EXTERIOR ELEVATIONS & SECTIONS FOR ALL R.O. & TOP PLATE HEIGHTS, UNLESS OTHERWISE NOTED  
 2. EXTERIOR WALL DIMENSIONS ARE TO FACE OF STUD/ FRAMING, UNLESS OTHERWISE NOTED  
 3. 2x6 NOM. EXTERIOR WALL FRAMING & 2x4 NOM. INTERIOR WALL FRAMING, TYPICAL, UNLESS OTHERWISE NOTED.  
 4. (2) 2x3 P.T. TILED CURB @ SHOWER ENCLOSURE w/ TEMP. FRAMELESS GLASS & DOOR  
 5. DIMENSIONS ARE NOT TO BE SCALED FROM THE DRAWINGS. WHERE CLARITY IS REQUIRED, CONTACT ARCHITECT OR ENGINEER

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

Project Name and Address:  
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**PROPOSED ROOF PLAN**

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**A.019**

**GENERAL NOTES:**

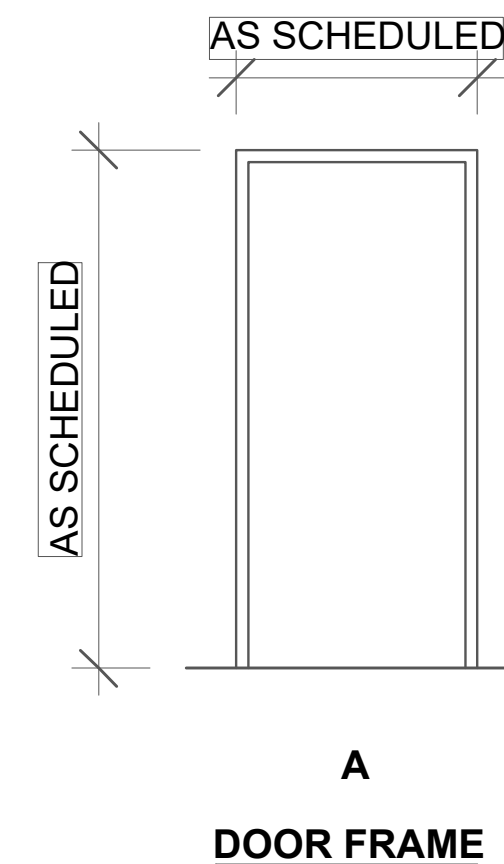
- G.C. SHALL ENSURE AFTER DOOR & HARDWARE ARE INSTALLED THAT THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF TO DEG. THE DOOR WILL TAKE AT LEAST "3" SECONDS TO MOVE TO A POINT 3" FROM LATCH, MEASURED TO THE LEADING EDGE, ENSURE DOOR OPENING FORCE @ ALL INTERIOR HINGED DOOR = 5 IB/FT
- RE: DOOR HARDWARE SPECIFICATION FOR HARDWARE SET NO.

D-1	TYP. ALUM/GLASS DOOR
HARDWARE/THRESHOLD TO BE PROVIDED BY ALUMINUM STOREFRONT DOOR MANUFACTURER. COMPLETE SET OF HARDWARE INCLUDES HINGES, PUSH, PULLS, CLOSER, FLOOR STOP, LOCK AND PANIC DEVICE.	
D-2	TYP. INTERIOR OFFICE/CLOSET
3 EA. HAGER PLAIN BEARING HINGES 1279 4-1/2 x 4 US26D 1 EA. TRIMCO DOME STOP W1212ES US26D 1 EA. SARGENT LOCK SET 8205 LNB US26D	
D-3	HOLLOW MTL. DOOR W/ EXIT DEVICE
4 EA. HAGER BALL BEARING HINGES BB1279 4-1/2 x 4 NR[ US26D 1 EA. SARGENT EXIT DEVICE 8813 ETL US32D 1 EA. SARGENT LOCK SET 8205 LNB US26D 1 EA. TRIMCO GOOSENECK STOP 1201ES US26D 1 EA. NATIONAL GUARD PRODUCTS THRESHOLD 896V-36" ALUMINUM 1 EA. NATIONAL GUARD PRODUCTS WEATHER STRIPPING 160V-36"x 84" 1 EA. NATIONAL GUARD PRODUCTS SWEEP 200N-36" ALUMINUM	
D-4	PRIVATE RESTROOM
3 EA. HINGES 1-1/2 PAIR BUTTS 1 EA. PRIVACY LOCK 1 EA. SURFACE CLOSER 1 EA. DOOR STOP 1 EA. SEALS	

**HARDWARE NOTES:**

- CONTRACTOR IS TO SUBMIT COMPLETE HARDWARE SCHEDULE FOR ARCHITECT'S REVIEW.
- EXTERIOR HARDWARE FINISHES SHALL BE BUILDING STANDARD.
- ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR ANY SPECIAL KNOWLEDGE OR PARTICULAR EFFORT.
- ALL CLOSERS SHALL CONFORM TO ADA AND STATE REQUIREMENTS. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED FIVE POUNDS (5 LBS.) FOR INTERIOR AND EXTERIOR DOORS AND FIFTEEN POUNDS (15 LBS.) FOR FIRE RATED DOORS. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. ALL DOOR CLOSERS SHALL BE MOUNTED INSIDE ROOM WITH PARALLEL ARM SO IT IS NOT VISIBLE FROM OUTSIDE.
- DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
- INSTALL DOORS WITH ALL HARDWARE FITTINGS, ACCESSORIES AND PARTITION REINFORCEMENT AS REQUIRED FOR THE SPECIFIC INSTALLATION. PROVIDE ANY SPECIAL ITEMS REQUIRED FOR CODE COMPLIANCE OR OPERATION AT SPECIAL DOOR LOCATIONS.
- ALL HARDWARE LOCKSETS AND LATCHES SHALL BE LEVER STYLE TO COMPLY WITH ACCESSIBILITY REQUIREMENTS.
- PROVIDE SIGNS AT THE INTERIOR SIDE THAT READS: "THIS DOOR SHALL REMAIN UNLOCKED WHILE OCCUPIED" DIRECTLY ABOVE THE EXIT DOOR.

Door Schedule						
Mark	Family	Type	Count	Width	Height	Description
D01	ExtDbl (2)	7'-6" x 7'	1	7'-6"	7'-0"	Main Entry Doorway
D02	M_Single-Flush	2'-4" X 7'-0"	1	2'-4"	7'-0"	Provide in Baths, Pantry
D03	M_Single-Flush	3' x 7'	1	3'-0"	7'-0"	Provide in Bedrooms, Study
D04	M_Single-Flush	3' x 7'	1	3'-0"	7'-0"	Provide in Bedrooms, Study
D05	Sliding - Double-Flush (NZ)	4' x 7'	1	4'-0"	7'-0"	Provide in Closets
D06	Interior_barn_door_18732	Interior_barn_door_18732	1	3'-0"	7'-0"	Provide in Master Bath
D07	HM_Frame_Door - Interior or Double_3898	6'-0" x 7'-0" Metal_5.75" x 2"	1	6'-0"	7'-0"	Provide in Walkin Closet
D08	M_Single-Flush	3' x 7'	1	3'-0"	7'-0"	Provide in Bedrooms, Study
D09	ExtDbl (2)	7'-6" x 7'	1	7'-6"	7'-0"	Main Entry Doorway
D10	M_Single-Flush	3' x 7'	1	3'-0"	7'-0"	Provide in Bedrooms, Study
D11	M_Single-Flush	3' x 7'	1	3'-0"	7'-0"	Provide in Bedrooms, Study
D12	M_Single-Flush	3' x 7'	1	3'-0"	7'-0"	Provide in Bedrooms, Study
D13	M_Single-Flush	3' x 7'	1	3'-0"	7'-0"	Provide in Bedrooms, Study
D14	ExtDbl (2)	7'-6" x 7'	1	7'-6"	7'-0"	Main Entry Doorway
D15	Garage - 9 Pnl	9' x 7'	1	9'-0"	7'-0"	Provide in Garage
D16	M_Single-Flush	2'-6" x 5'-6"	1	2'-6"	5'-6"	Provide in Store



**MATERIALS LEGEND:**

- SCW - SOLID CORE WOOD
- HCW - HOLLOW CORE WOOD
- HM - HOLLOW METAL
- AL - ALUMINUM FRAME
- GLS - GLASS
- PLAM - PLASTIC LAMINATE
- ANOD - ANODIZED ALUMINUM
- STL - STEEL

Seal:

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Date	Description

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Drawing Title:  
**DOOR SCHEDULE**

Scale:  
 Date: FEB. 03, 2023

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**GLAZING/WINDOW GENERAL NOTES:**



- CONTRACTOR MUST VERIFY REQUIREMENTS AND COORDINATE THE WORK REQUIRED AT EACH OPENING. INCLUDE REQUIRED SHIMS, SEALANT, STAINLESS STEEL FASTENERS, STAINLESS STEEL AND EXTRUDED ALUMINUM CLIP ANGLES, ALUMINUM BREAK METAL AND ALUMINUM TRIM TO MATCH WINDOW FRAMES. PROVIDE REINFORCEMENT AS REQUIRED FOR GRAVITY AND WIND LOADING. REINFORCEMENT MAY INCLUDE HEAVIER OR ADDITIONAL EXTRUSIONS OR STEEL WITHIN EXTRUSIONS.
- FINISH ON ALL ALUMINUM PRODUCTS IS SILVER ANODIZED.
- ALL EXTERIOR ALUMINUM PRODUCTS ARE THERMALLY BROKEN.
- PROVIDE SAFETY GLASS WHERE NOTED AND WHERE REQUIRED. THESE LOCATIONS INCLUDE BUT ARE NOT LIMITED TO DOORS AND SIDELIGHTS. WHERE FIRE RATING IS INDICATED FOR AN ASSEMBLY USE WIRED GLASS.
- ALUMINUM WINDOW BASIS OF DESIGN IS KAWNEER TRIFAB 451.
- ALUMINUM STOREFRONT BASIS OF DESIGN IS KAWNEER TRIFAB 451.
- INSTALL TEMPERED OR SAFETY GLASS IN OPENINGS WHERE REQUIRED BY CODE
- SET WINDOW SUB SILL IN CONTINUOUS BEAD OF SEALANT
- TURN SUB SILLS AND FLASHING MEMBRANE UP AT JAMBS TO FORM END DAMS
- SPACE ANCHORS OF WINDOW FRAMES NO MORE THAN 16" O.C.
- VERIFY HEAD HEIGHTS OF OPENINGS ON THE EXTERIOR AND INTERIOR ELEVATIONS. INFORM ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING
- ALL EXTERIOR GLAZING TO BE 1" INSULATED AND ALL INTERIOR GLAZING TO BE 1/4" FLOAT GLASS, UNLESS NOTED OTHERWISE RE: SPECS FOR GLASS TYPES
- ALUMINUM WINDOW FRAMES MUST HAVE CLOSER PLATES ON THE BACK OF THE JAMBS AND HEAD.

**GLAZING NOTES:**

- SOLARBAN 60 (2) CLEAR + CLEAR OR EQUAL
- NFRC CERTIFIED U-FACTOR EQUAL TO OR BETTER THAN 0.5
- MAX. SHGC 0.23
- KAWNEER TRIFAB VERSAGLAZE 451/451T FRAME SYSTEM (4-1/2" DEEP WITH 2" SIGHTLINE) OR APPROVED EQUAL

**ALUMINUM FRAME GENERAL NOTES**

- WINDOW FRAME: SILVER ANODIZED ALUMINUM
- SET WINDOW SUB SILL IN CONTINUOUS BEAD OF SEALANT
- SPACE ANCHORS OF DOORS AND WINDOWS NO MORE THAN 16" O.C.
- ALL ENTRANCE DOORS MUST HAVE STABILIZERS
- STOREFRONT SYSTEM MANUFACTURER SHALL SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY A TEXAS LICENSED STRUCTURAL ENGINEER DETAILING SYSTEM'S COMPLIANCE WITH MINIMUM WIND DESIGN OF 139 MPH (3 SECOND GUST).
- CONTRACTOR SHALL CONFIRM DOOR CONFIGURATION FOR EACH BAY WITH OWNER PRIOR TO MANUFACTURING STOREFRONT SYSTEM.
- ALL STOREFRONT WINDOW AND DOOR SYSTEMS SHALL FULLY COMPLY WITH 2015 INTERNATIONAL ENERGY CODE AND LOCAL BUILDING CODES.

-  DOUBLE PANEL INSULATED GLASS CLEAR WITH LOW E CLEAR ANODIZED ALUM. FRAME.
-  DOUBLE PANEL INSULATED SAFETY GLASS WITH LOW E CLEAR ANODIZED ALUM. FRAME.

WINDOW SCHEDULE								
Type Mark	Family	Count	Head Height	OmniClass Title	Width	Height	Sill Height	Description
A	Double Hung	1	7'-0"	Double-Hung Windows	3'-0"	4'-0"	0"	3'-0" Dual pane, one Low-E coating, Argon filled, 0.260 U-value Provide in Bedrooms and Kitchen
A	Double Hung	1	7'-0"	Double-Hung Windows	3'-0"	4'-0"	0"	3'-0" Dual pane, one Low-E coating, Argon filled, 0.260 U-value Provide in Bedrooms and Kitchen
A	Double Hung	1	7'-0"	Double-Hung Windows	3'-0"	4'-0"	0"	3'-0" Dual pane, one Low-E coating, Argon filled, 0.260 U-value Provide in Bedrooms and Kitchen
A	Double Hung	1	7'-0"	Double-Hung Windows	3'-0"	4'-0"	0"	3'-0" Dual pane, one Low-E coating, Argon filled, 0.260 U-value Provide in Bedrooms and Kitchen
A	Double Hung	1	7'-0"	Double-Hung Windows	3'-0"	4'-0"	0"	3'-0" Dual pane, one Low-E coating, Argon filled, 0.260 U-value Provide in Bedrooms and Kitchen
B	M_Fixed	1	7'-0"	Fixed Windows	3'-0"	1'-0"	0"	6'-0" Dual pane, one Low-E coating, Argon filled, 0.260 U-value Provide in Bathrooms
B	M_Fixed	1	7'-0"	Fixed Windows	3'-0"	1'-0"	0"	6'-0" Dual pane, one Low-E coating, Argon filled, 0.260 U-value Provide in Bathrooms
A	Double Hung	1	7'-0"	Double-Hung Windows	3'-0"	4'-0"	0"	3'-0" Dual pane, one Low-E coating, Argon filled, 0.260 U-value Provide in Bedrooms and Kitchen
A	Double Hung	1	5'-1"	Double-Hung Windows	3'-0"	4'-0"	0"	1'-1" Dual pane, one Low-E coating, Argon filled, 0.260 U-value Provide in Bedrooms and Kitchen
D	M_Fixed	1	7'-0"	Fixed Windows	4'-0"	1'-0"	0"	6'-0" Dual pane, one Low-E coating, Argon filled, 0.260 U-value Provide in Bathrooms

Project Name and Address:  
**NEW RESIDENCE**  
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 APN: 3350-008-052

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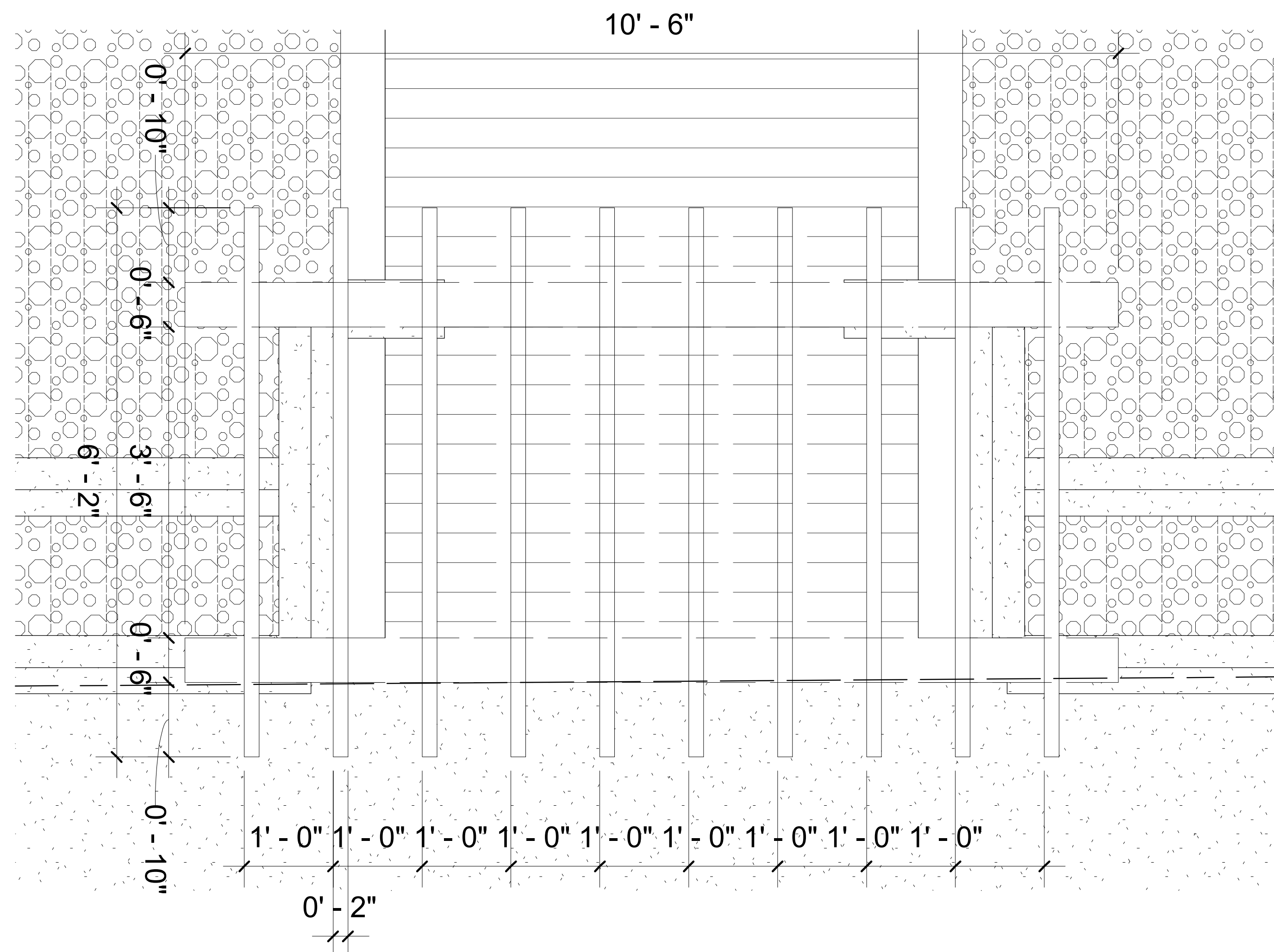
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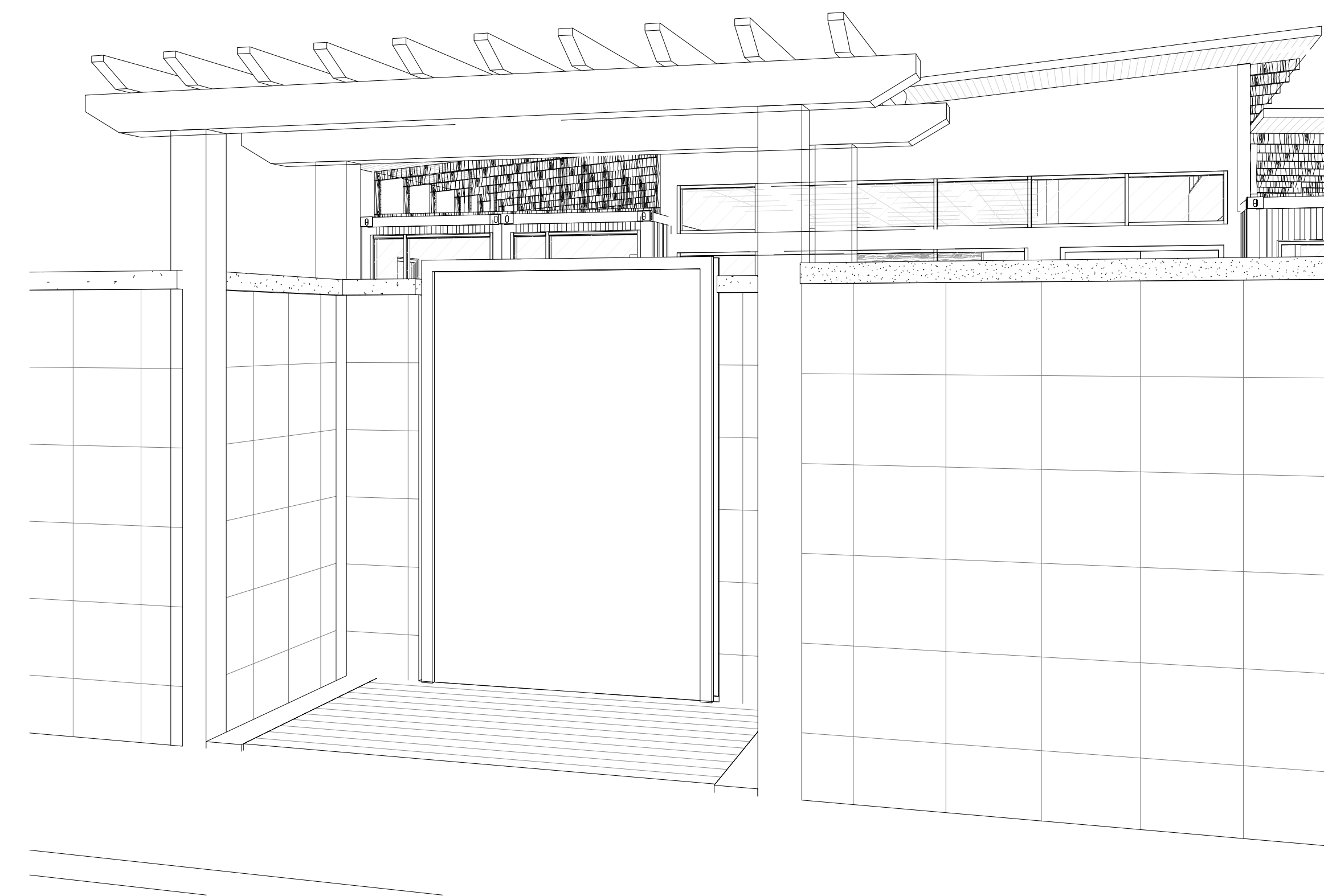
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 WINDOW SCHEDULE

Scale:  
 Date: FEB. 03, 2023

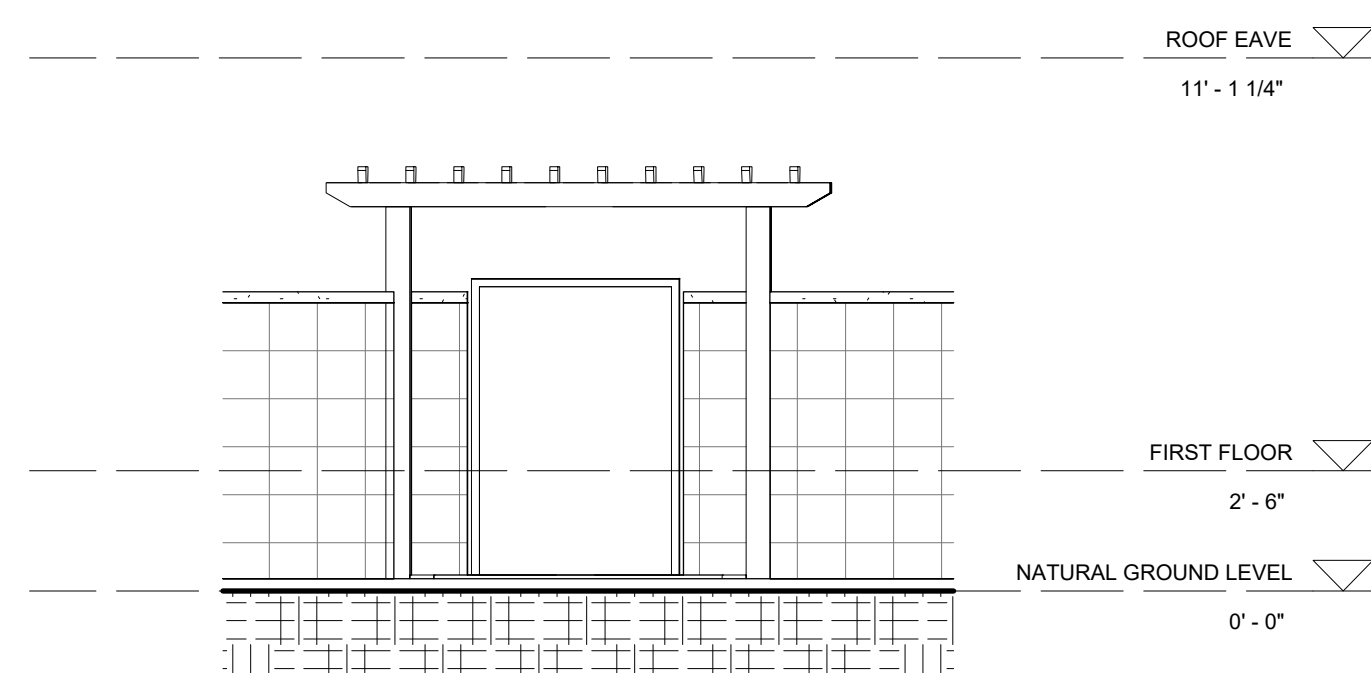
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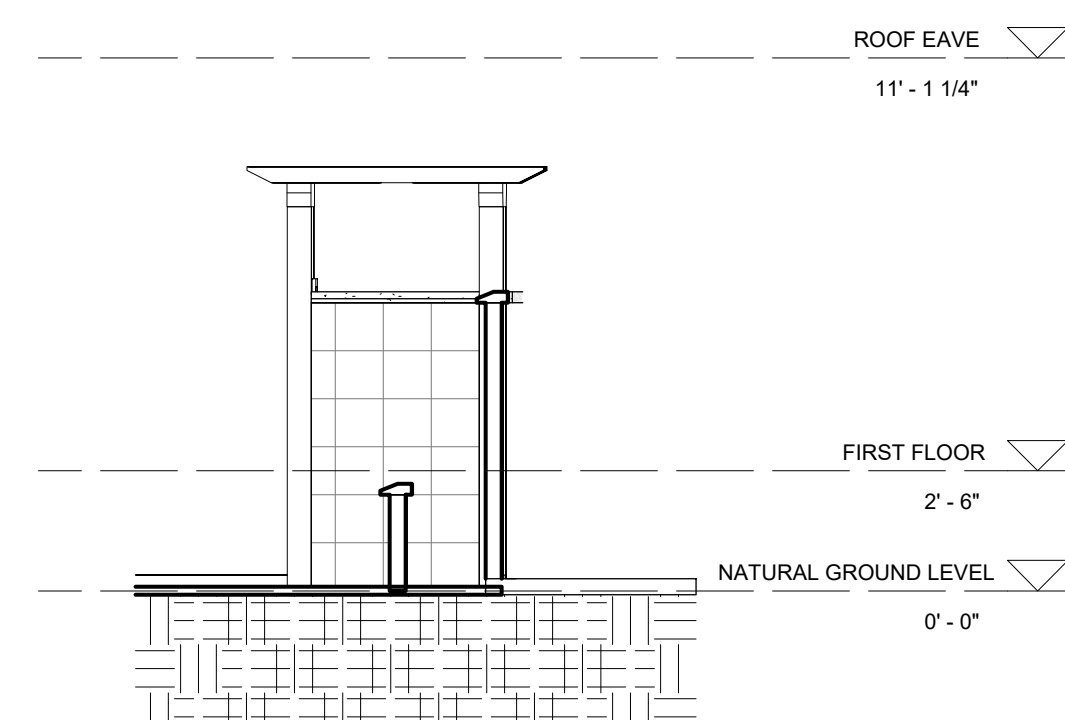
1 PERGOLA-SITE PLAN  
SCALE: 1/2"=1'-0"



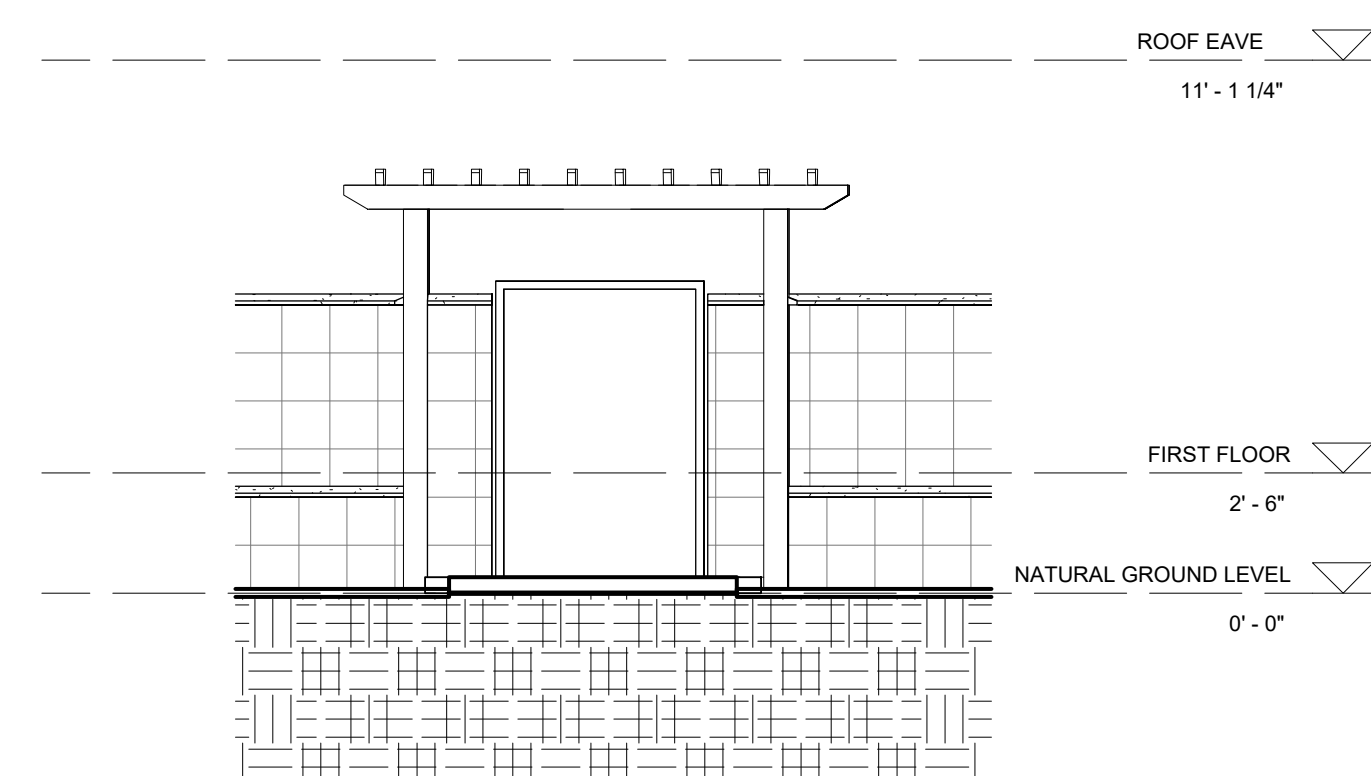
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SCALE: 1/4"=1'-0"



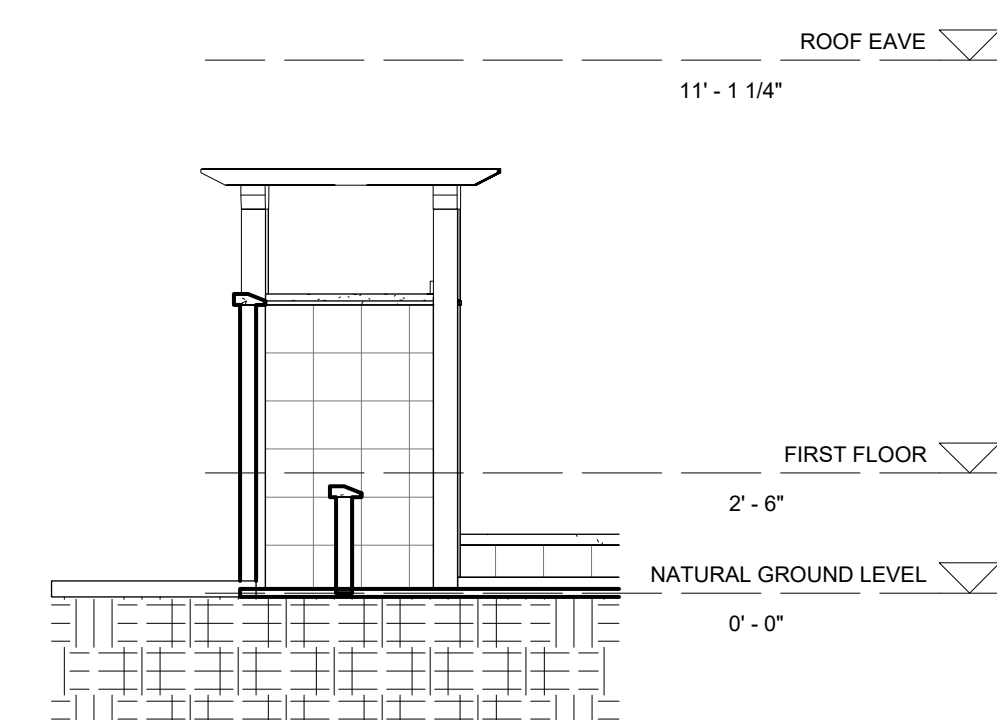
1 PERGOLA- F. ELEVATION  
SCALE: 1/4"=1'-0"



1 PERGOLA- LS. ELEVATION  
SCALE: 1/4"=1'-0"



1 PERGOLA- R. ELEVATION  
SCALE: 1/4"=1'-0"



1 PERGOLA- RS. ELEVATION  
SCALE: 1/4"=1'-0"

- GENERAL NOTES:**
1. SEE EXTERIOR ELEVATIONS & SECTIONS FOR ALL R.O. & TOP PLATE HEIGHTS, UNLESS OTHERWISE NOTED
  2. ALL WALL DIMENSIONS ARE TO FACE OF STUD/ FRAMING, UNLESS OTHERWISE NOTED
  3. 2x6 NOM. EXTERIOR WALL FRAMING & 2x4 NOM. INTERIOR WALL FRAMING, TYPICAL, UNLESS OTHERWISE NOTED.
  4. (2) 2x3 P.T. TILED CURB @ SHOWER ENCLOSURE w/ TEMP. FRAMELESS GLASS & DOOR
  5. DIMENSIONS ARE NOT TO BE SCALED FROM THE DRAWINGS. WHERE CLARITY IS REQUIRED, CONTACT ARCHITECT OR ENGINEER

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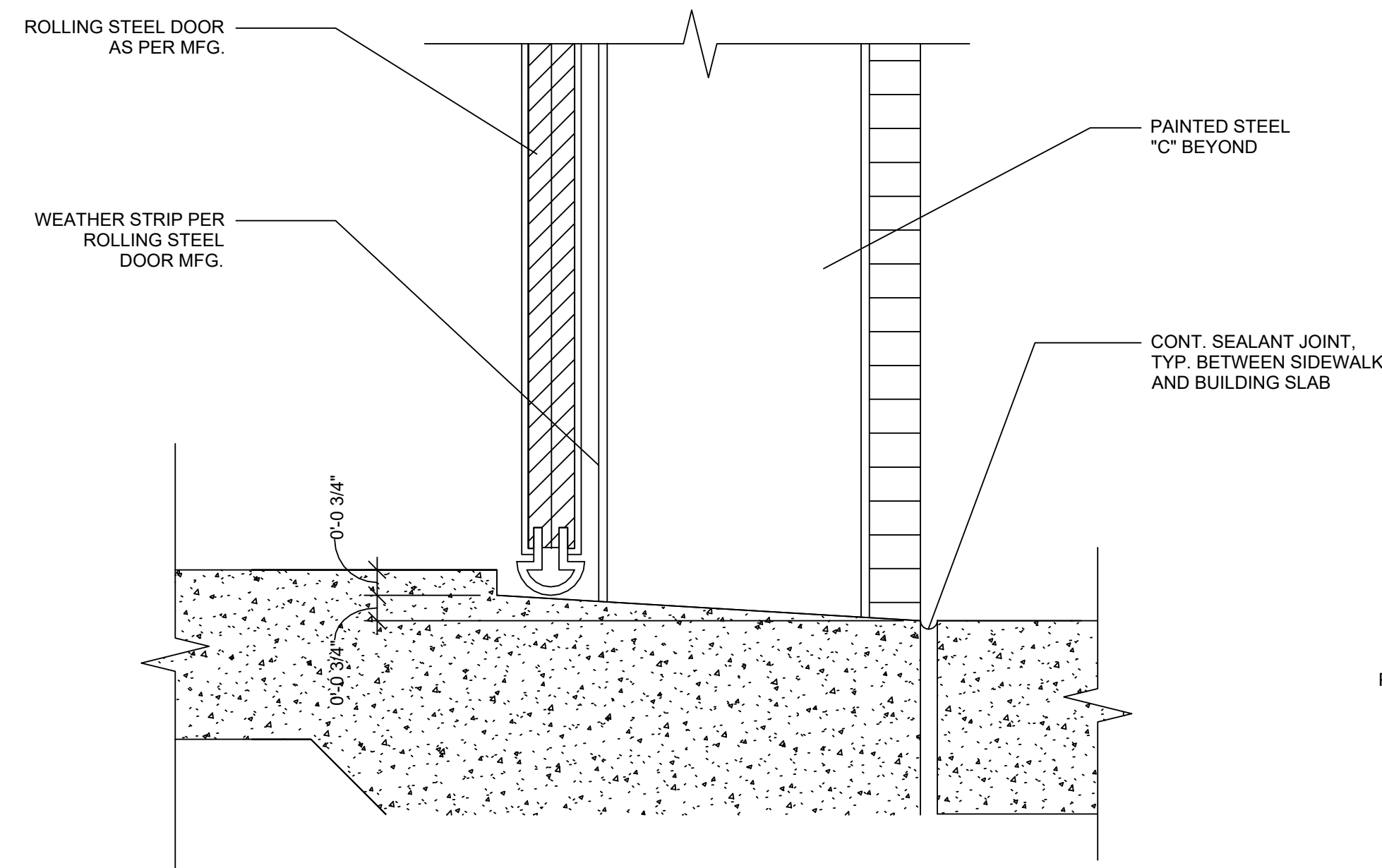
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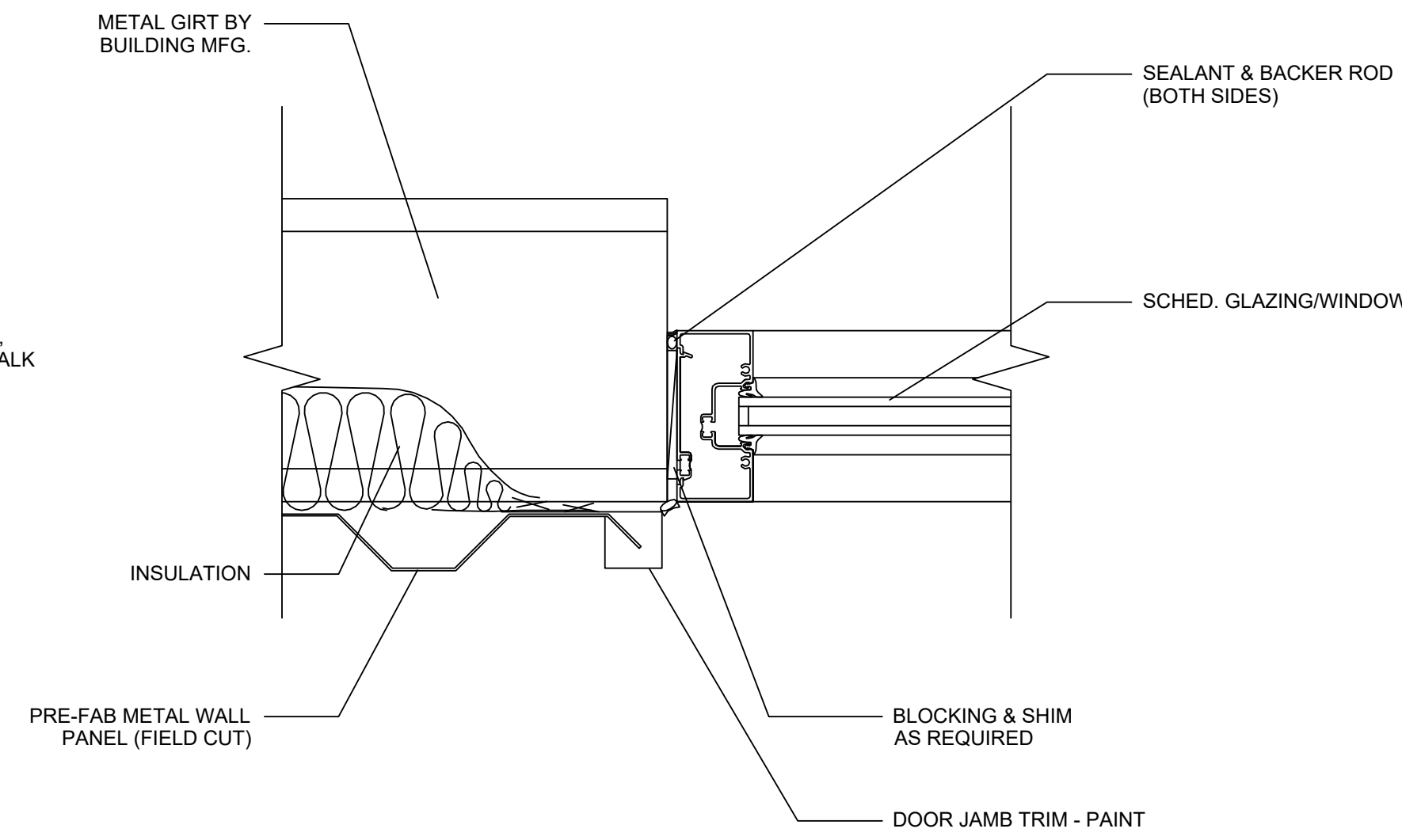
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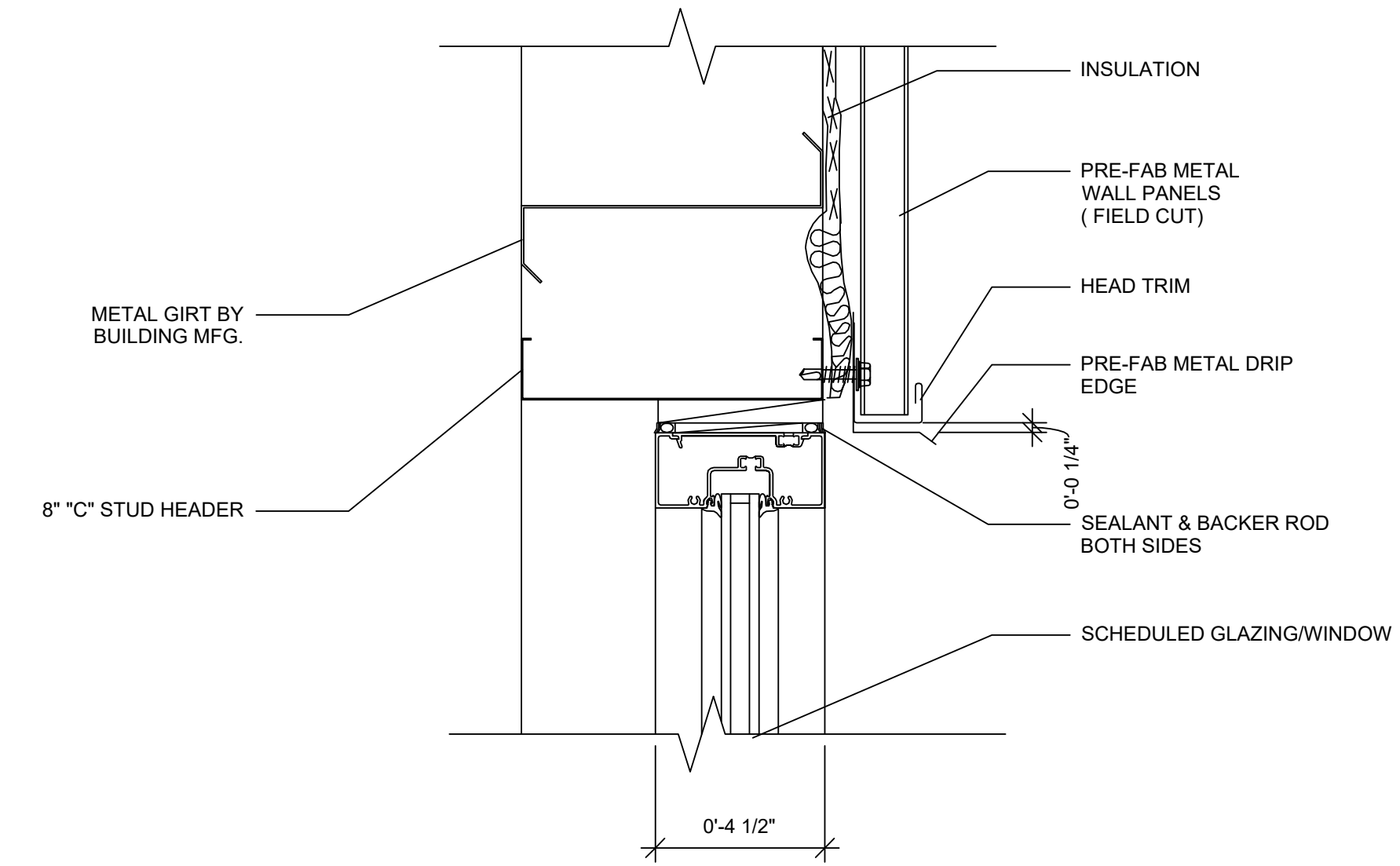
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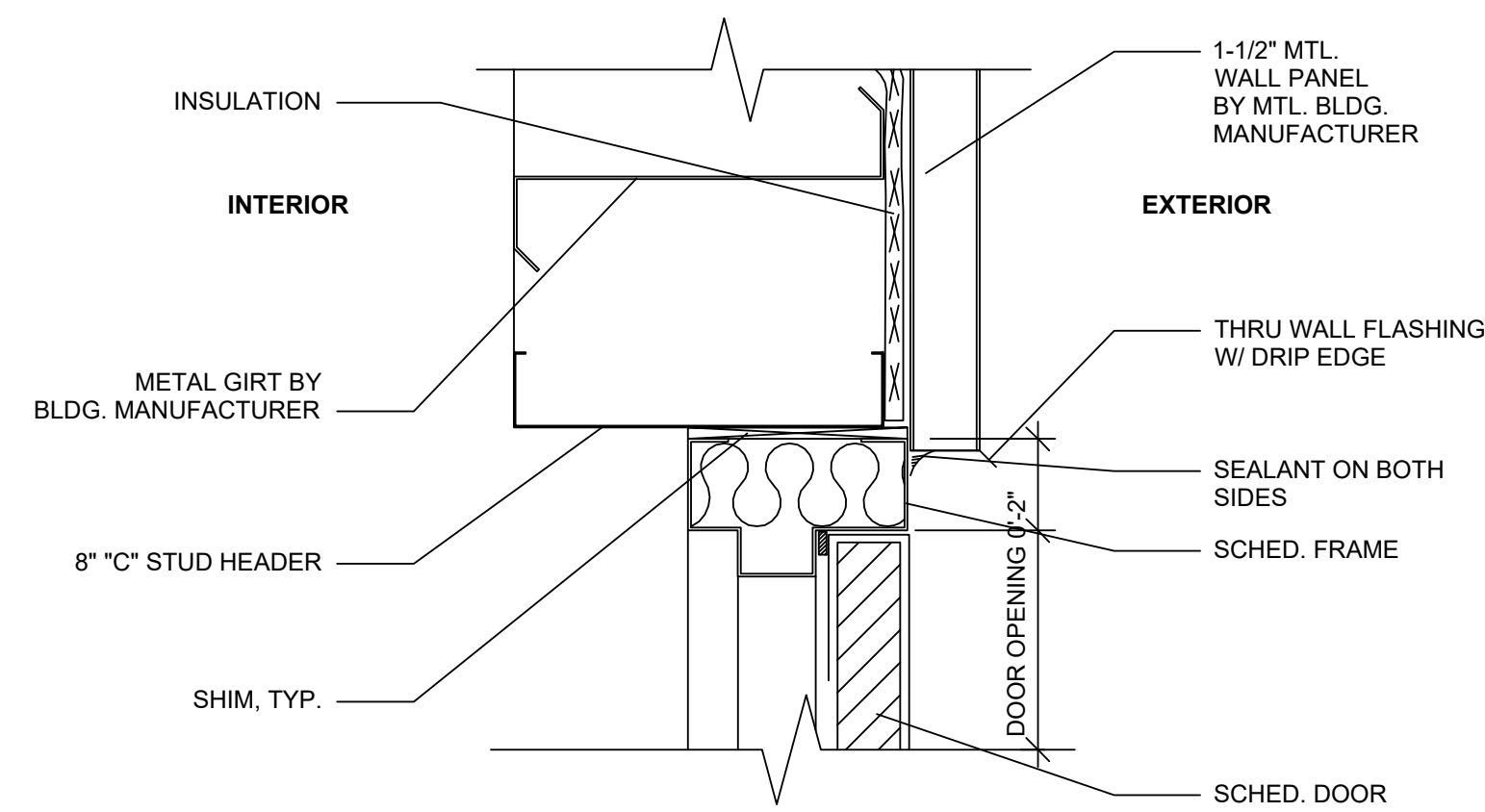
ROLLING DOOR SILL 9



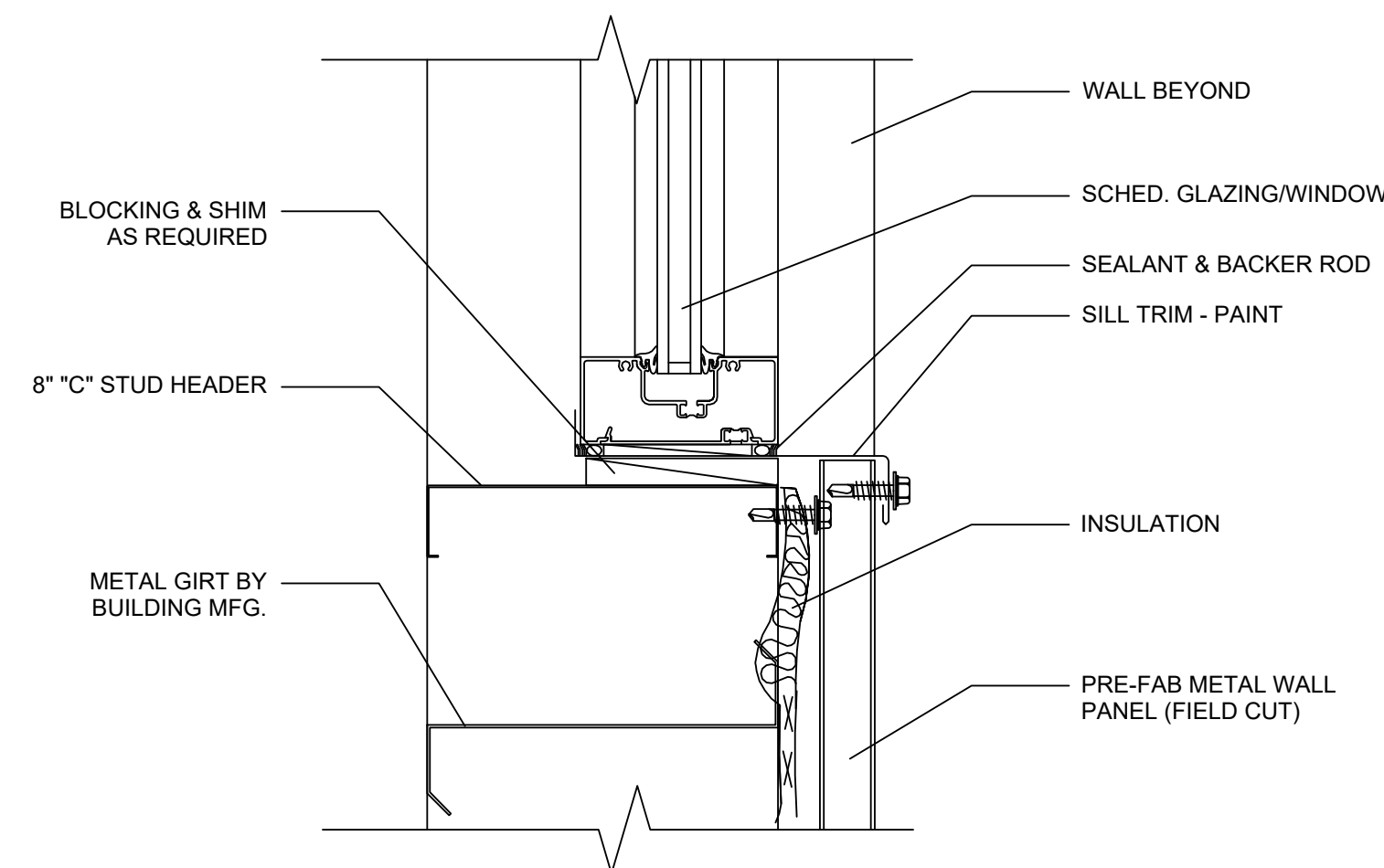
ALUM. WINDOW JAMB DETAIL 6



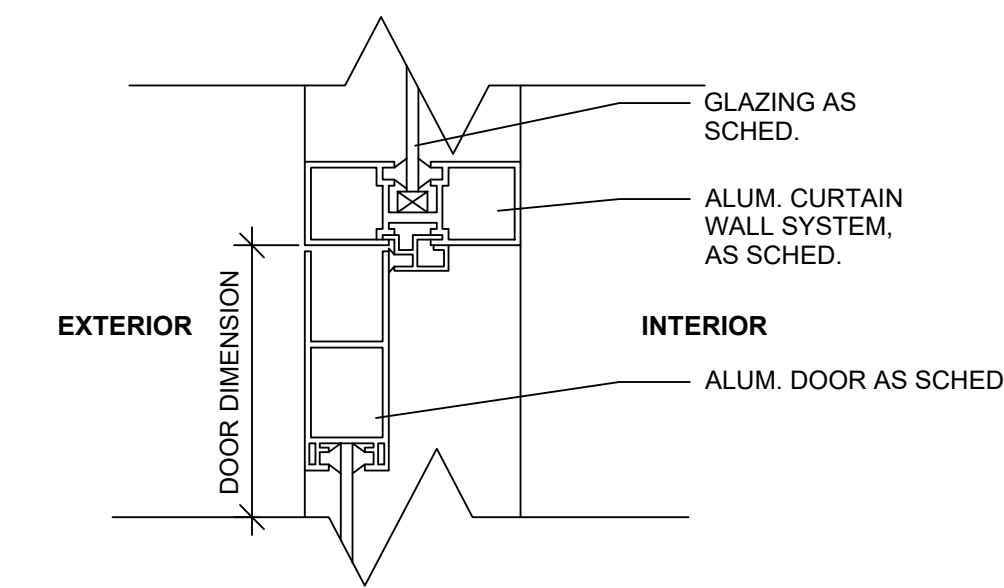
TYP. ALUM. WINDOW HEAD DETAIL 3



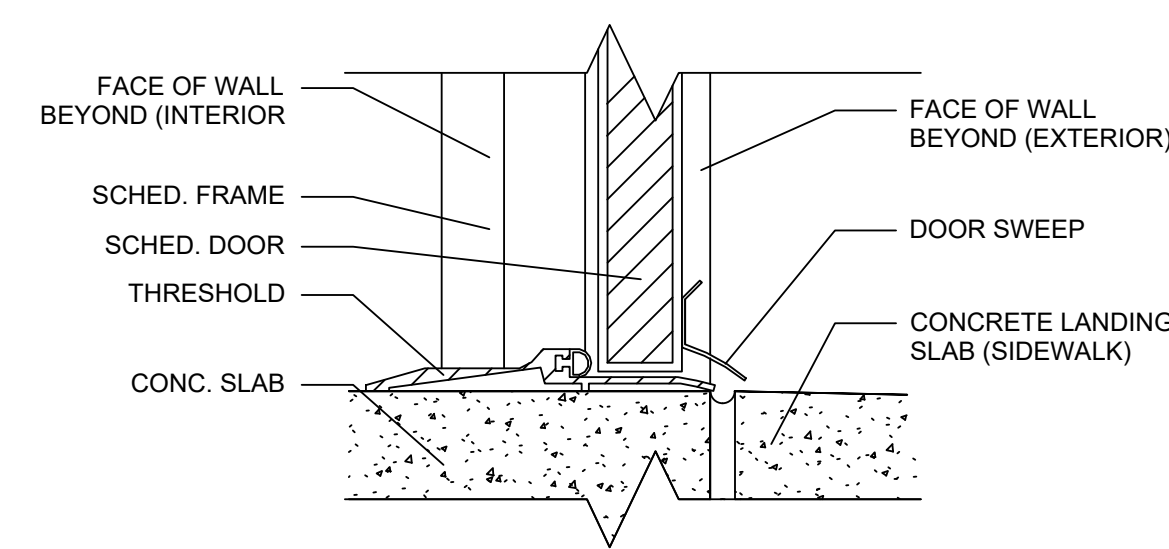
EXT. H.M. DOOR HEAD 8



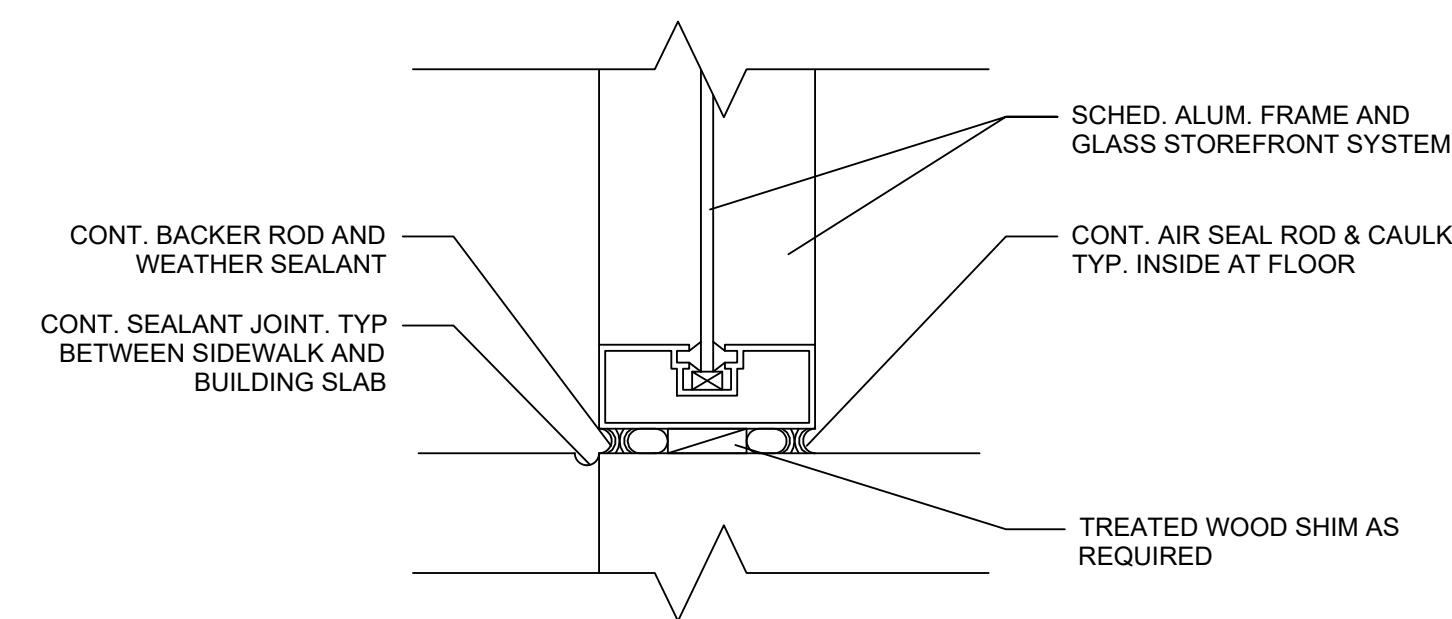
ALUM. WINDOW SILL DETAIL 5



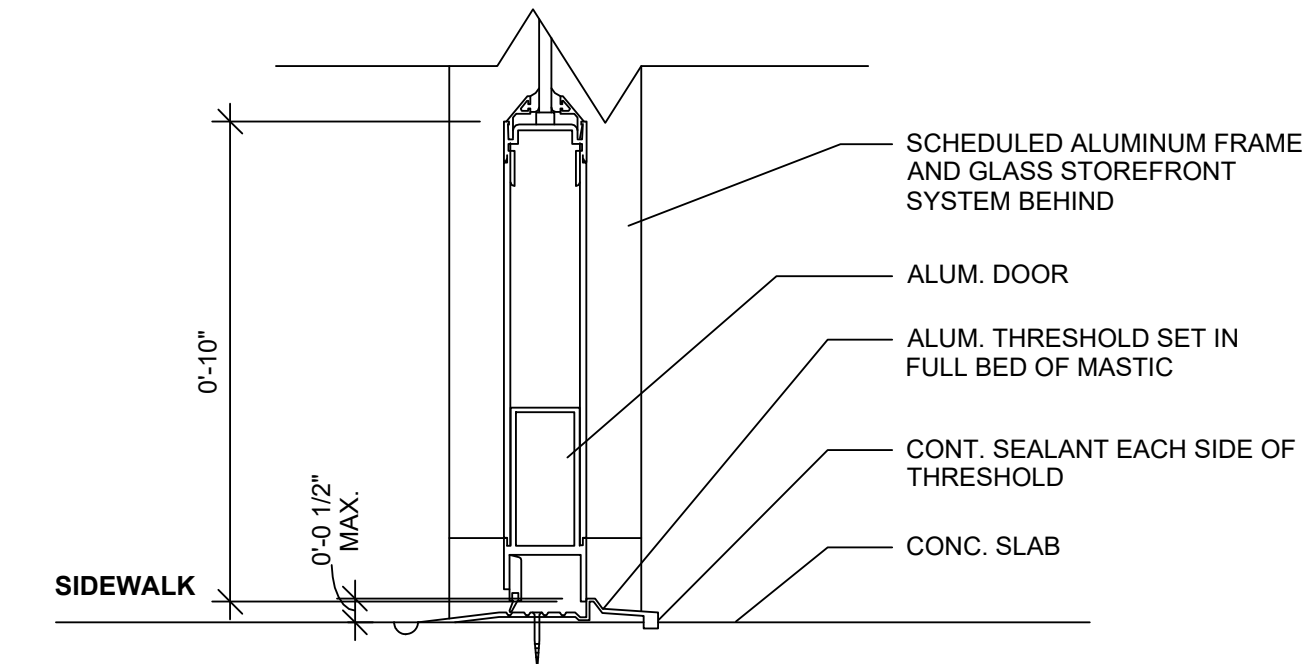
STOREFRONT HEAD/JAMB 2



EXT. H.M. DOOR SILL 7



STOREFRONT SILL 4



STOREFRONT ENTRANCE SILL 1

Project Name and Address:

**NEW RESIDENCE**  
 ST. E AVE. LANCASTER, CA 93535  
 APN: 3350-008-052

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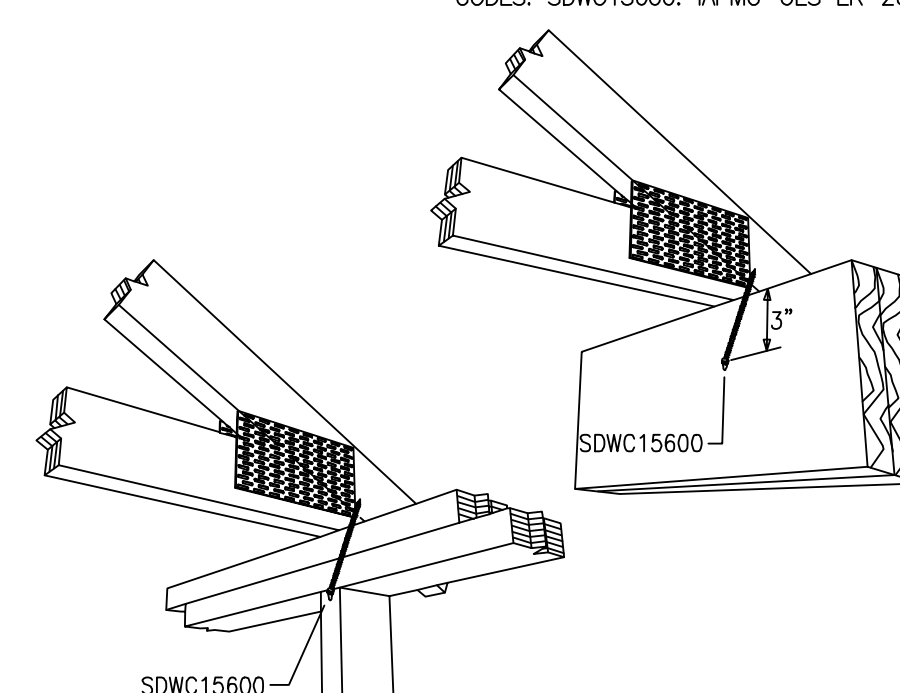
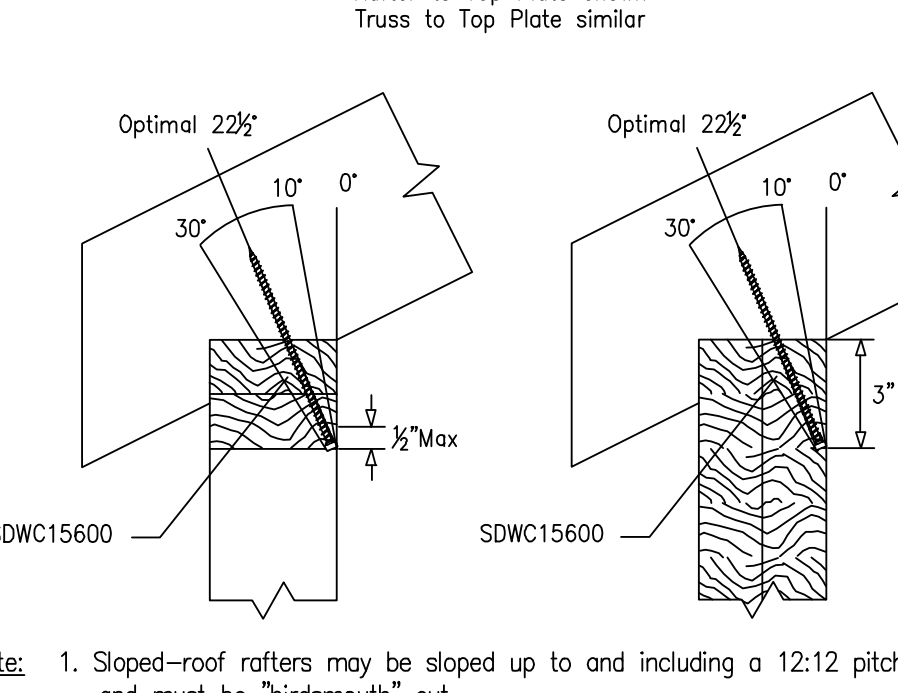
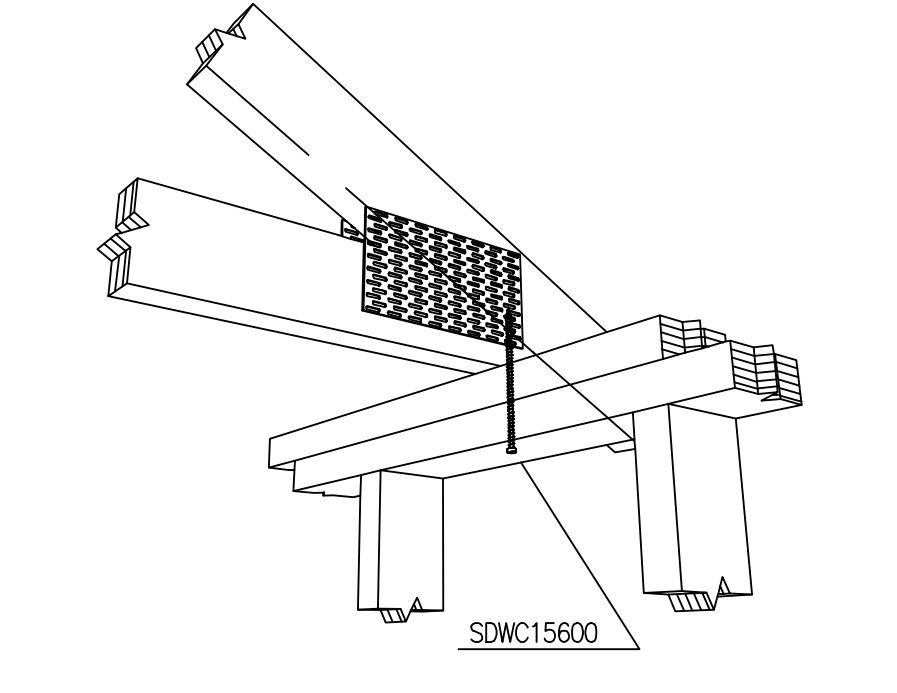
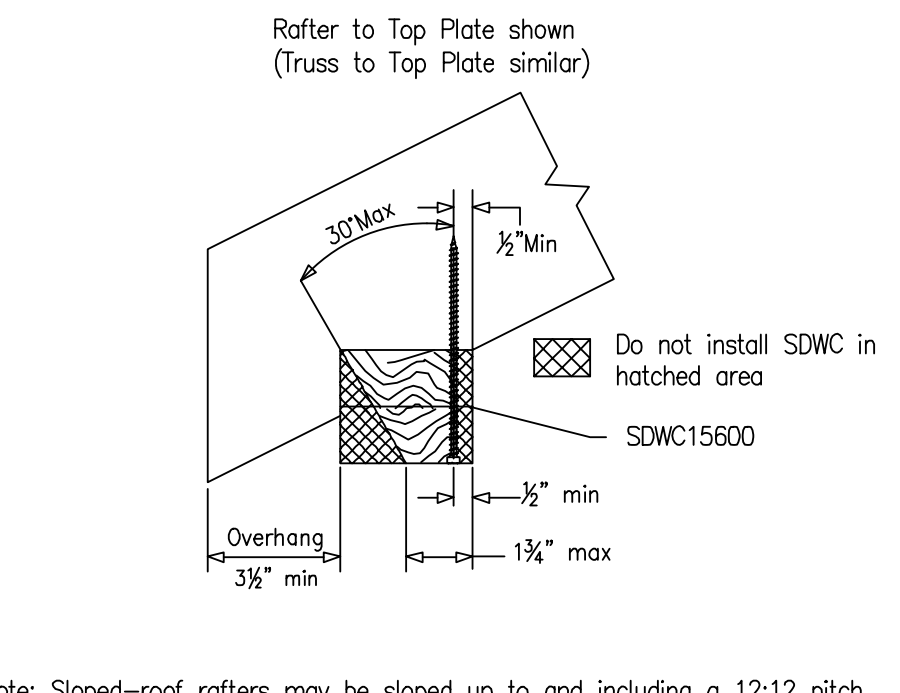
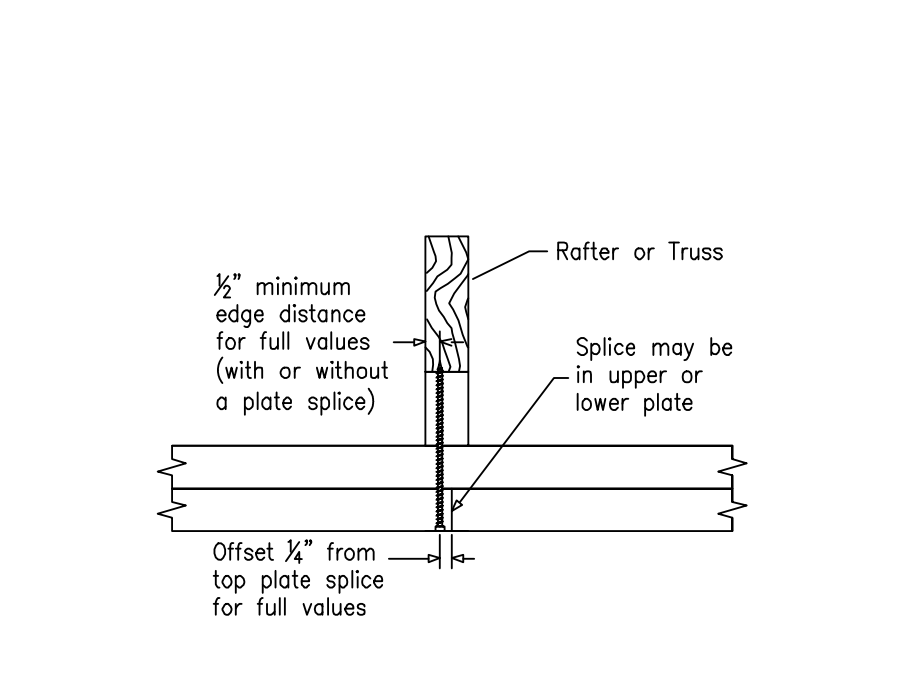
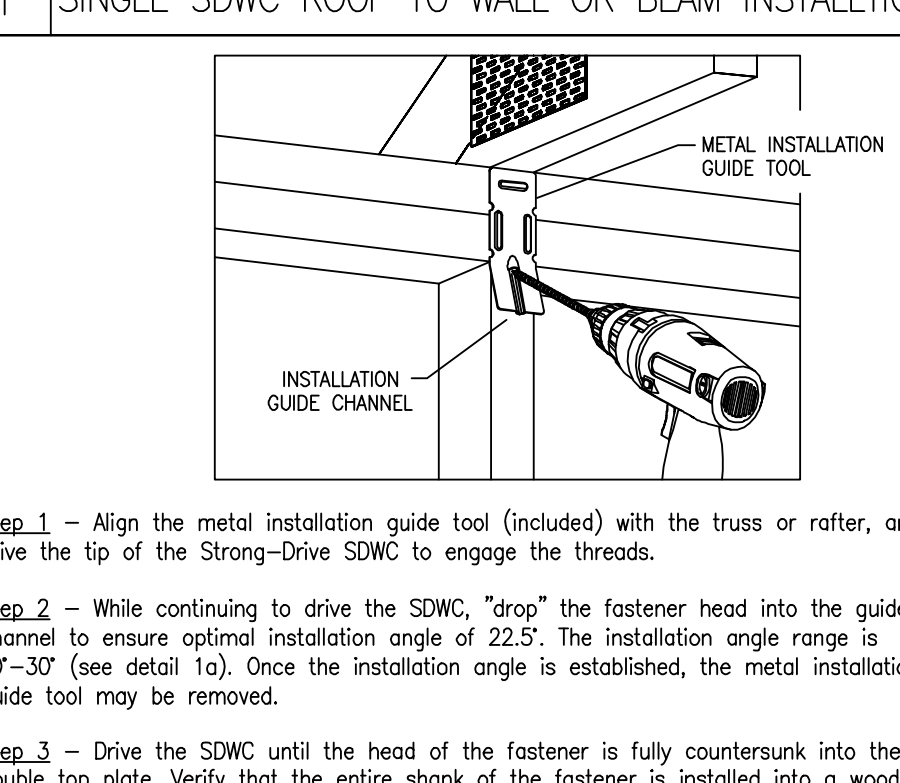
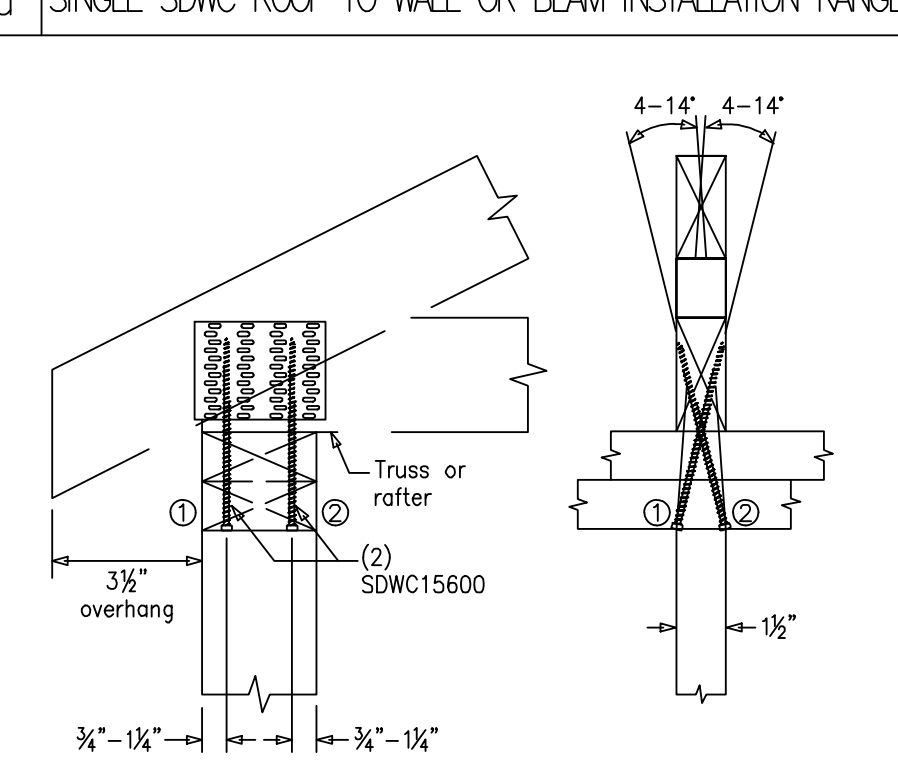
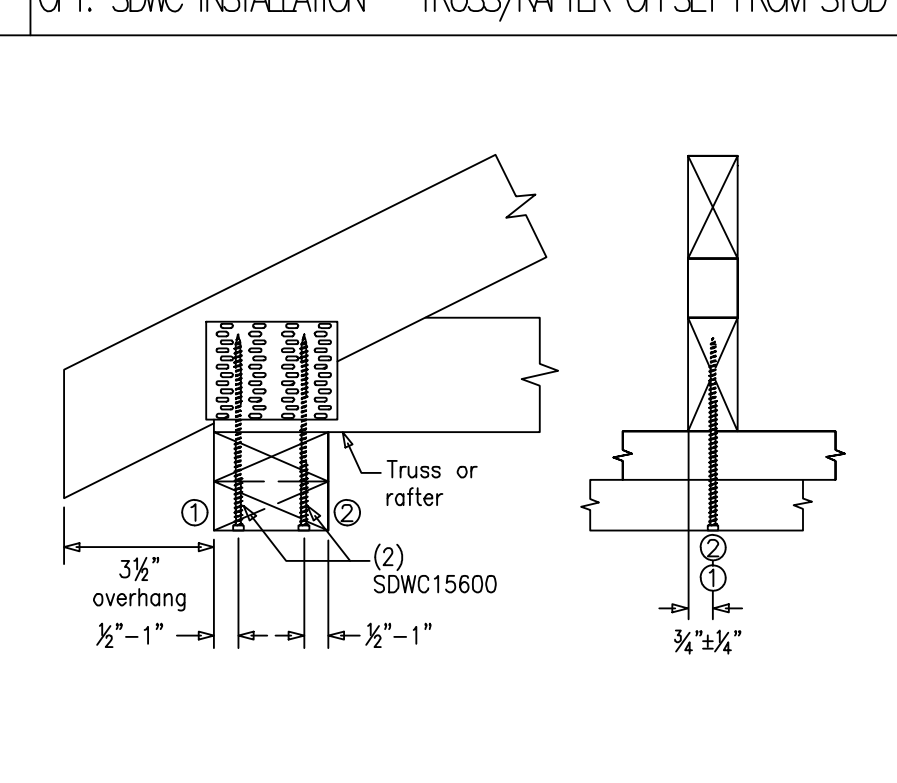
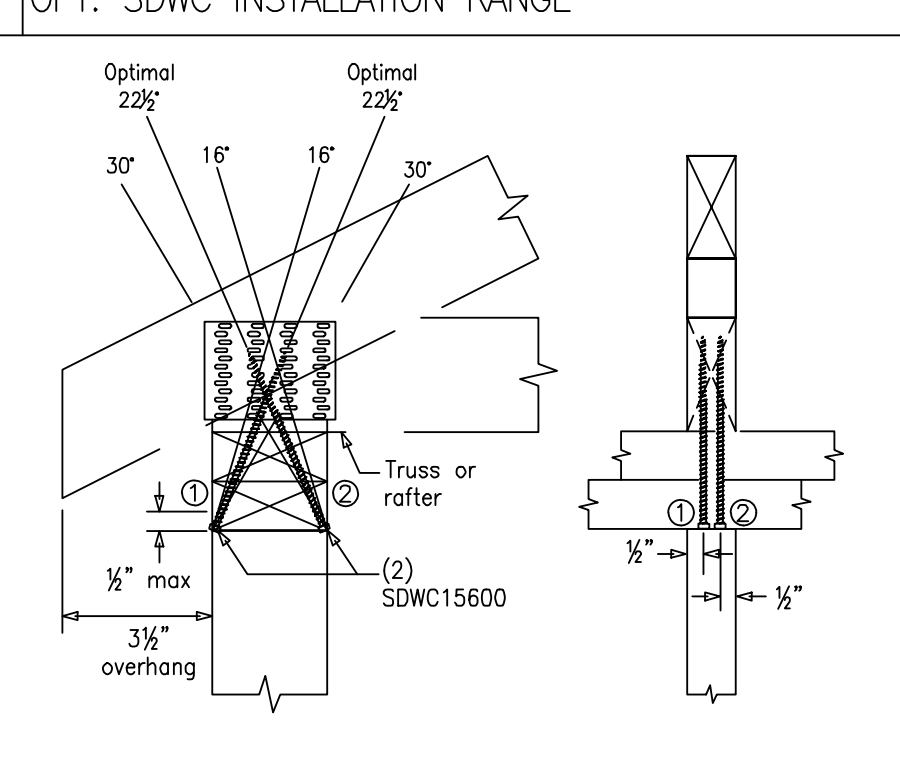
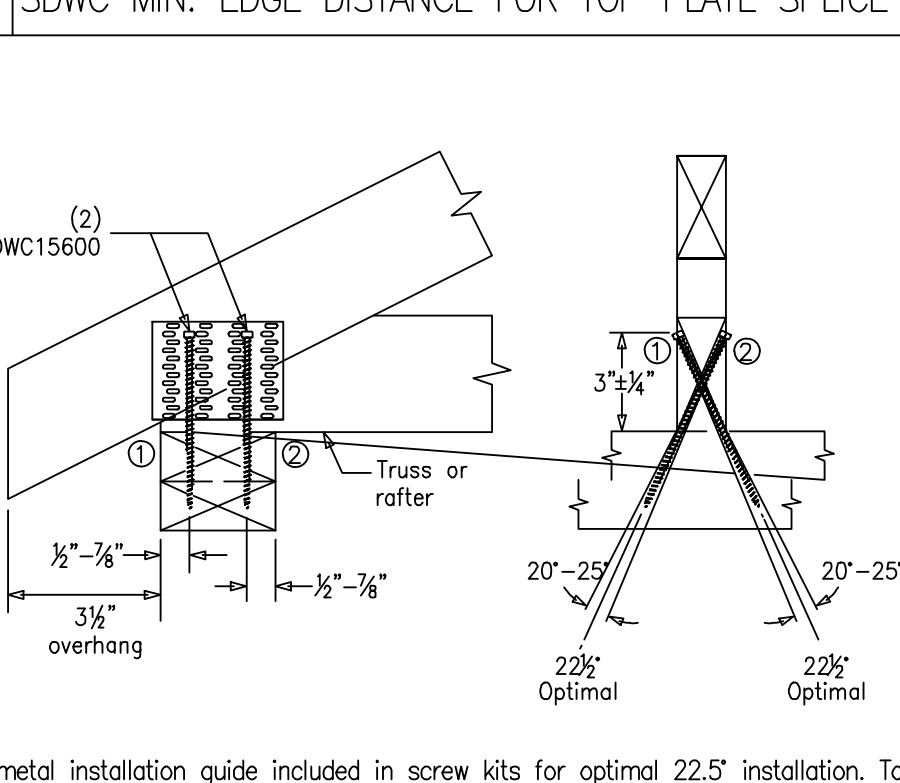
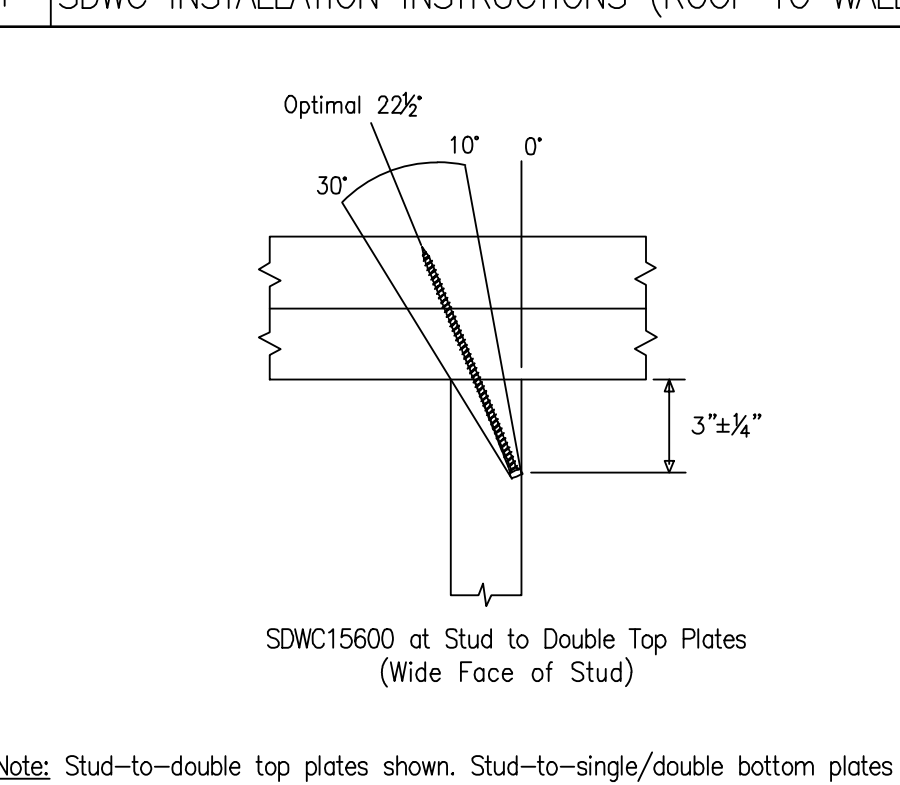
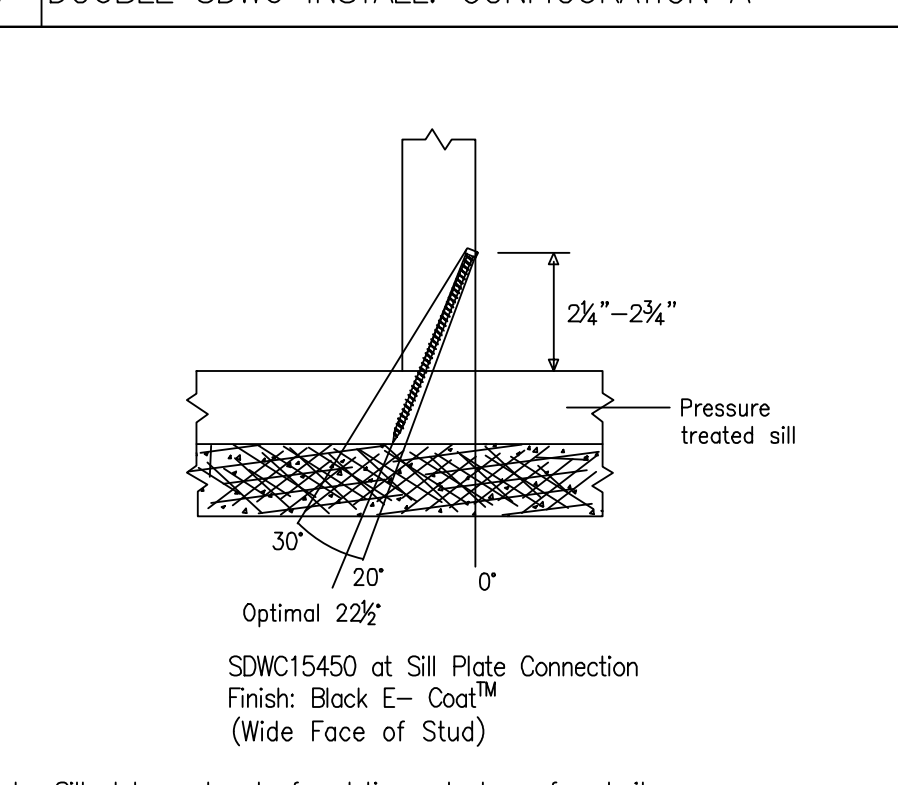
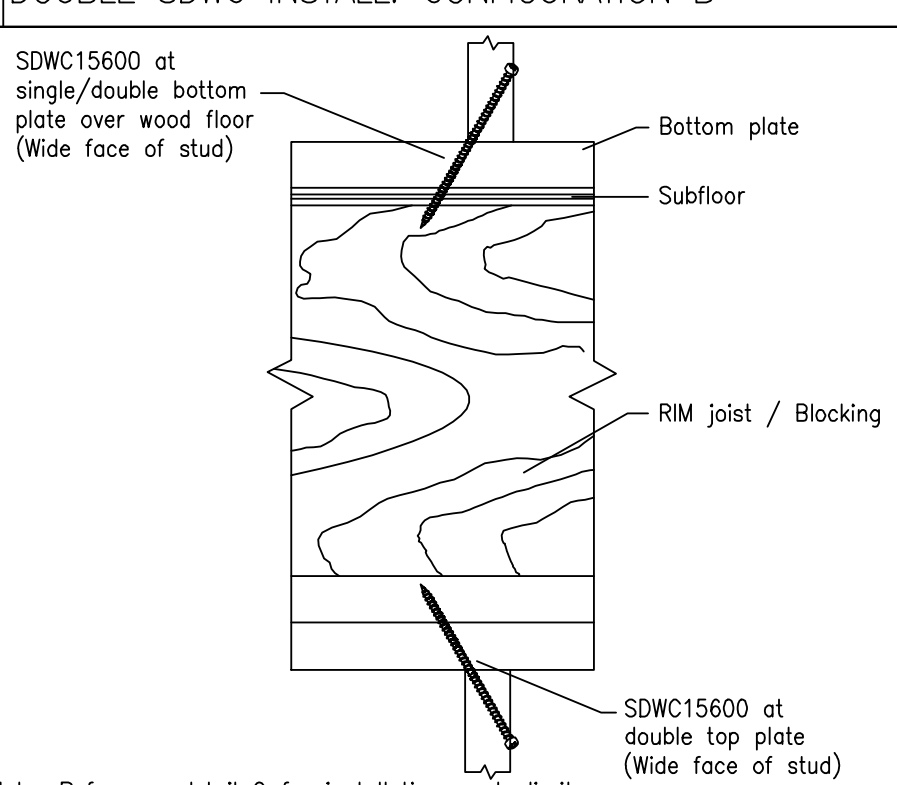
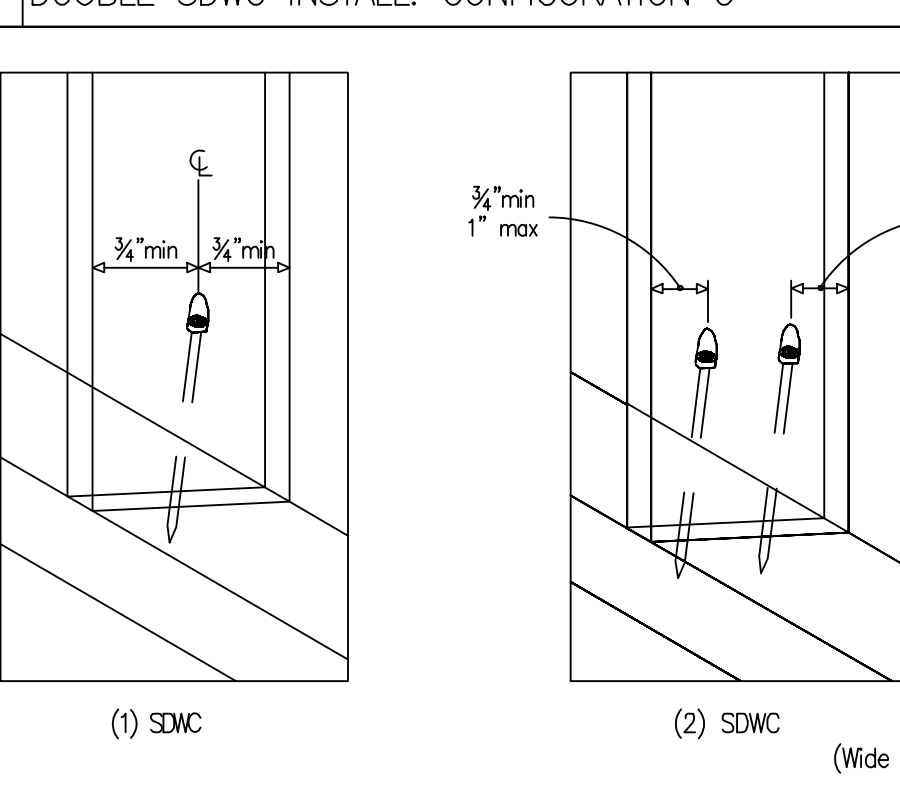
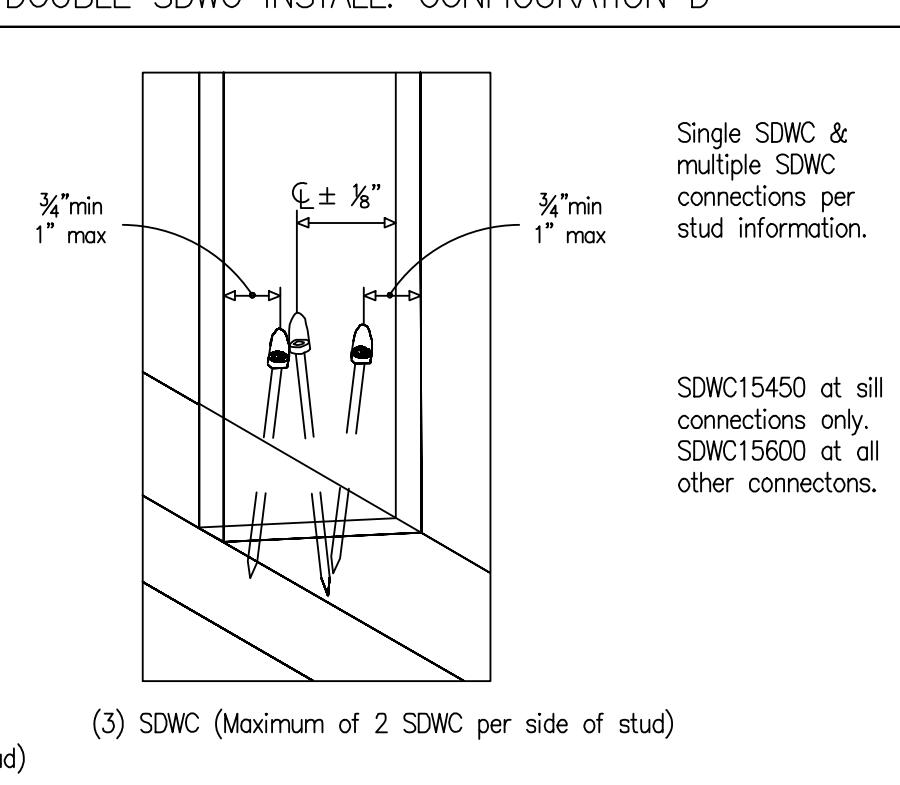
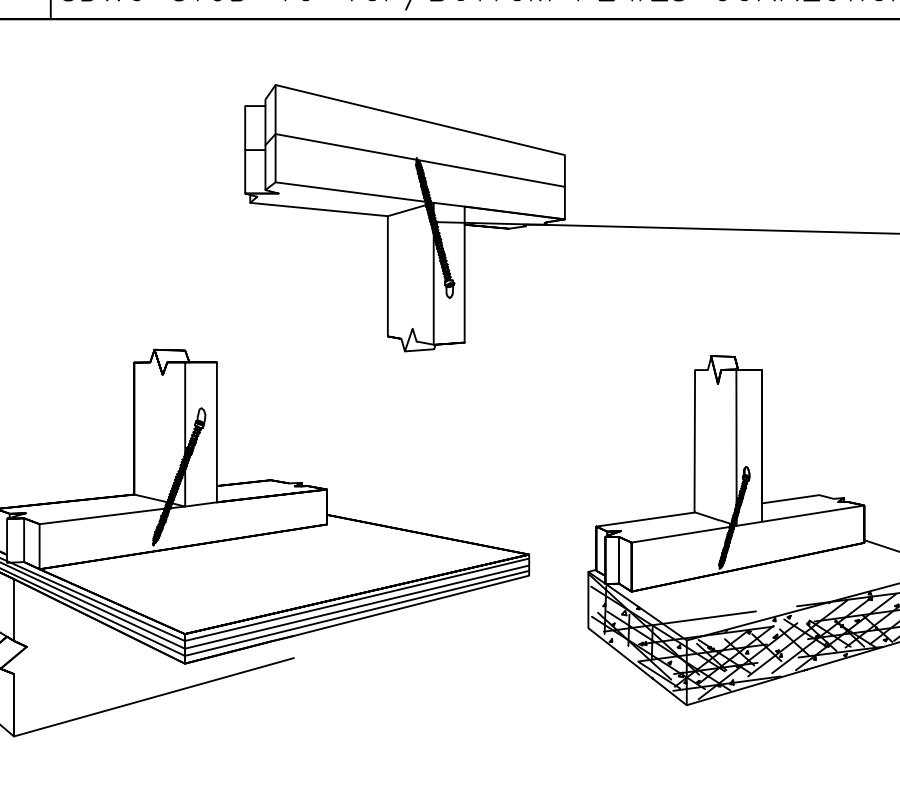
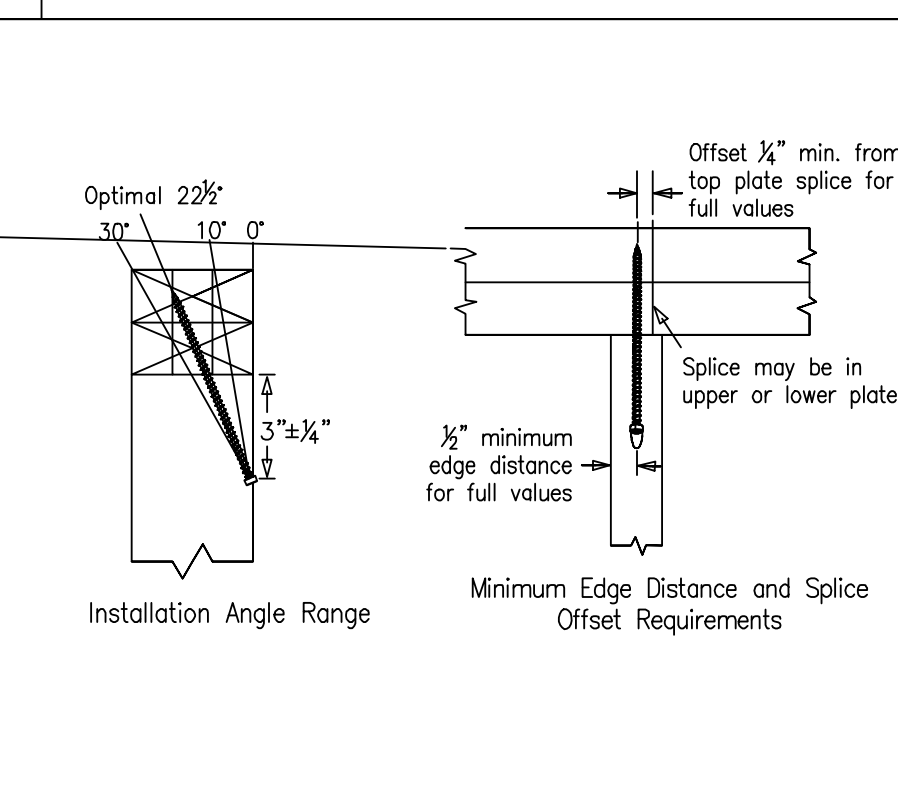
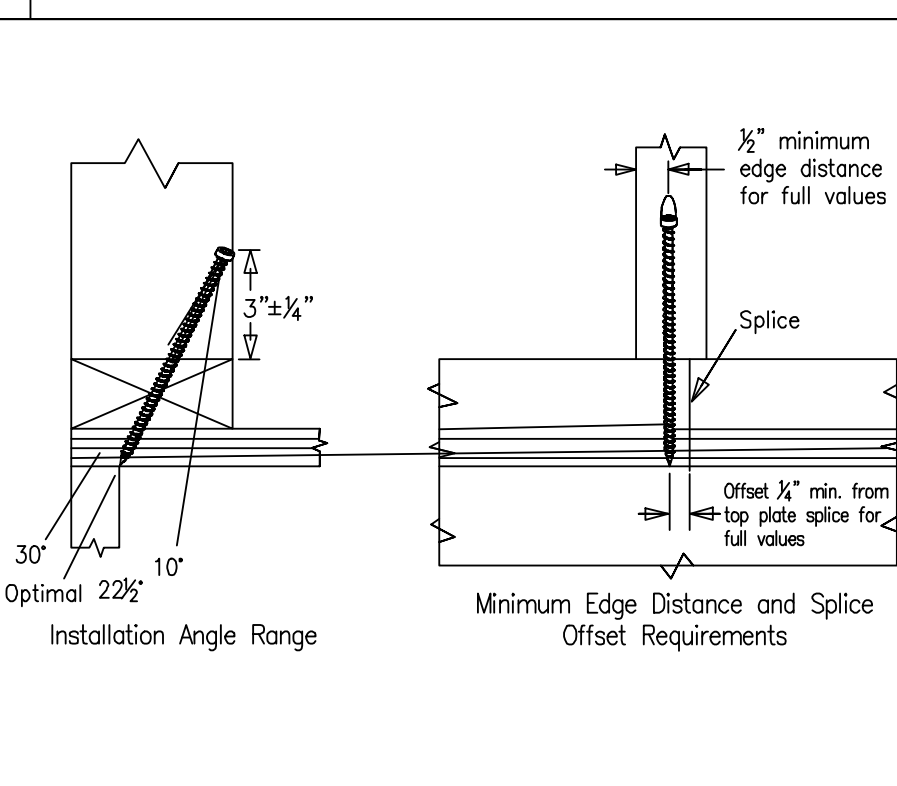
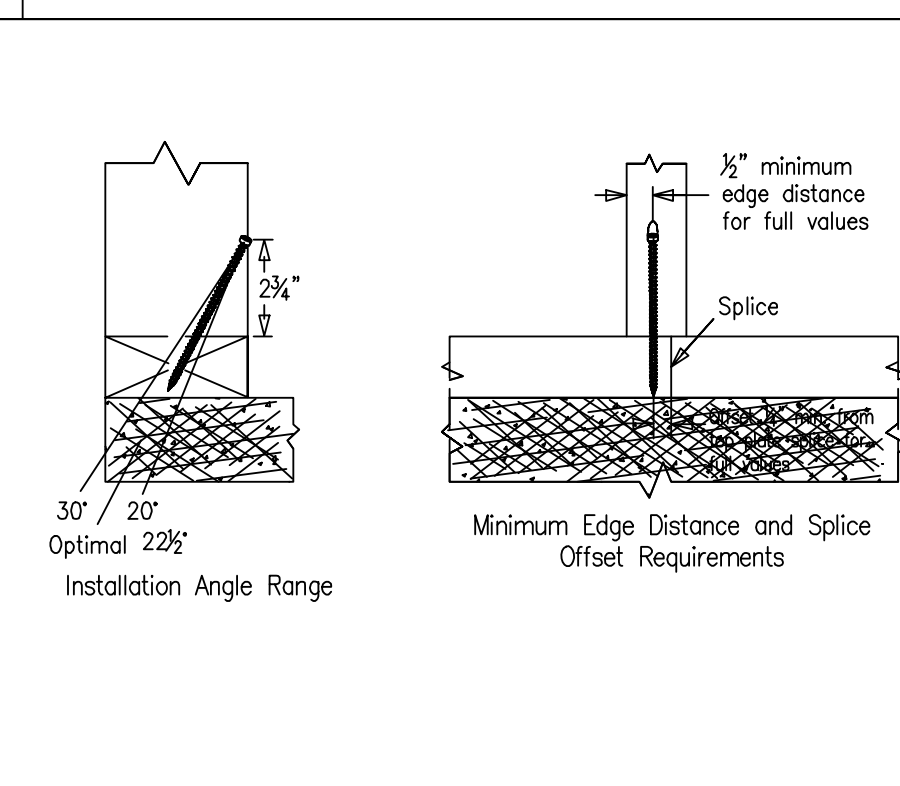
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DETAILS

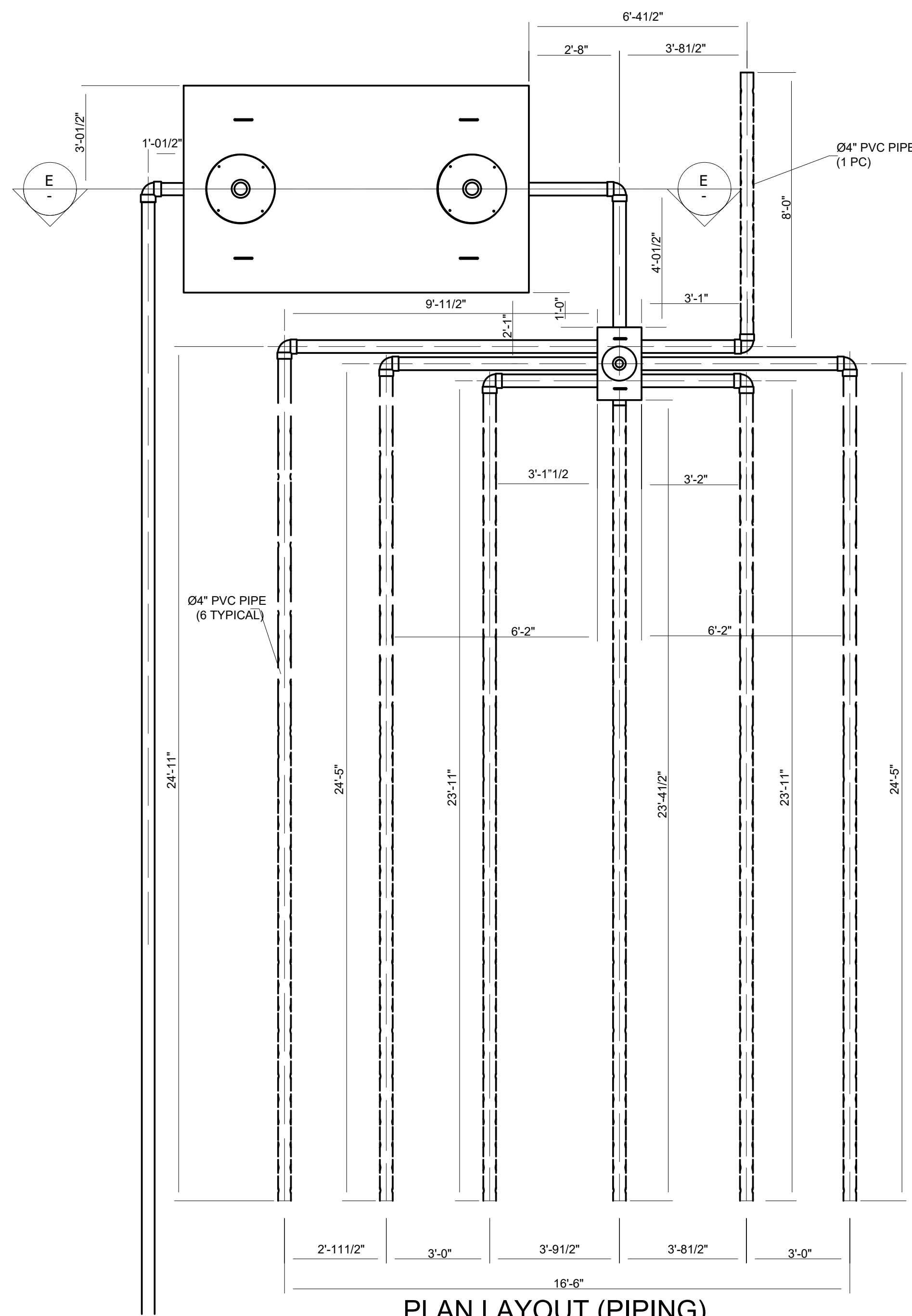
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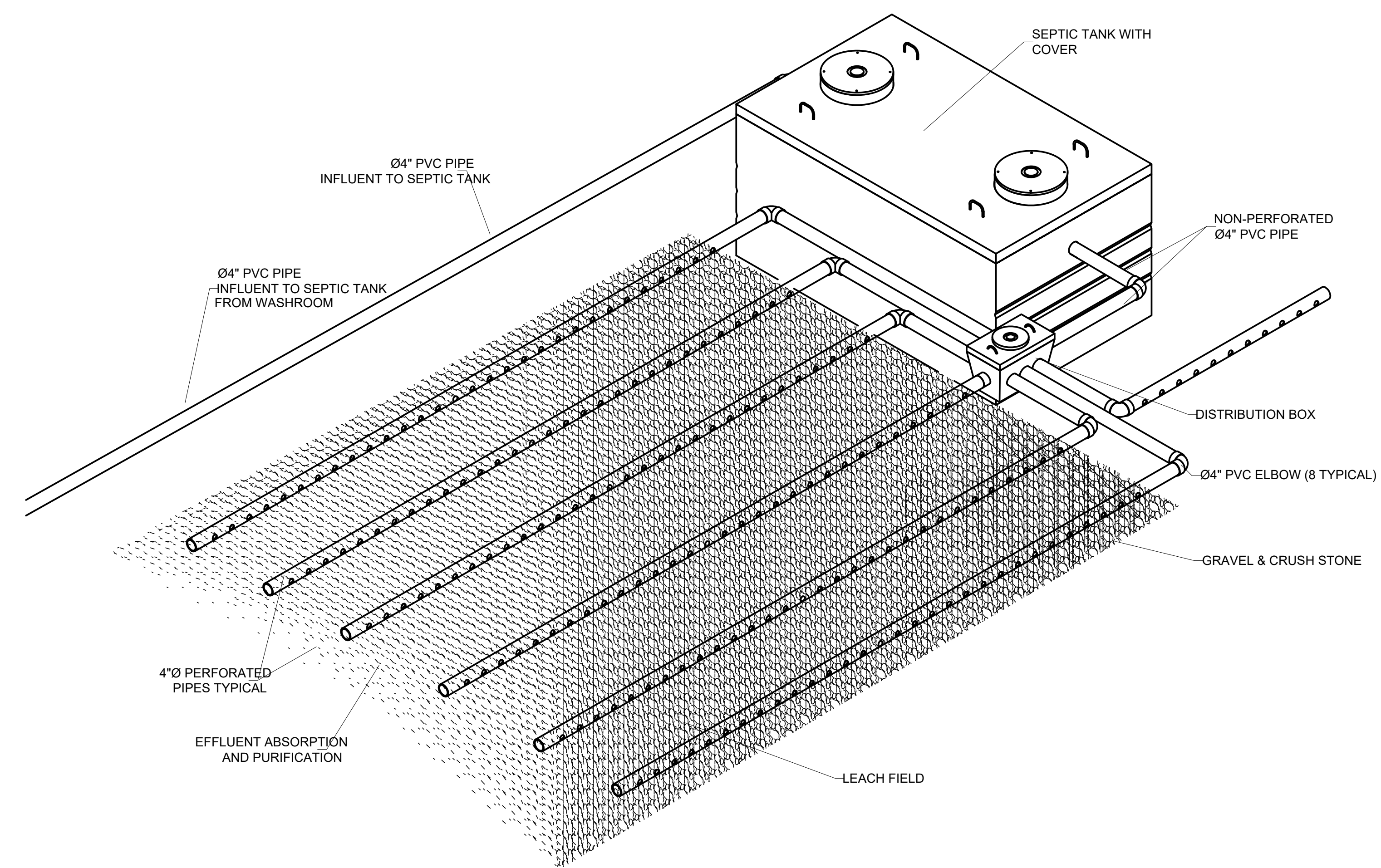
Page No.:

<p>CODES: SDWC15600: IAFMO-UES ER-262</p> 	<p>Rafter to Top Plate shown Truss to Top Plate similar</p>  <p>Note: 1. Sloped-roof rafters may be sloped up to and including a 12:12 pitch and must be "birds-mouth" cut. 2. Reference detail 4 for installation instructions.</p>	 <p>Note: Reference detail 2a for installation angle limit</p>	<p>Rafter to Top Plate shown (Truss to Top Plate similar)</p>  <p>Note: Sloped-roof rafters may be sloped up to and including a 12:12 pitch and must be "birds-mouth" cut.</p>	
<p>1 SINGLE SDWC ROOF TO WALL OR BEAM INSTALLTION</p>  <p>Step 1 - Align the metal installation guide tool (included) with the truss or rafter, and drive the tip of the Strong-Drive SDWC to engage the threads. Step 2 - While continuing to drive the SDWC, "drop" the fastener head into the guide channel to ensure optimal installation angle of 22.5°. The installation angle range is 10°-30° (see detail 1a). Once the installation angle is established, the metal installation guide tool may be removed. Step 3 - Drive the SDWC until the head of the fastener is fully countersunk into the double top plate. Verify that the entire shank of the fastener is installed into a wood member.</p>	<p>1a SINGLE SDWC ROOF TO WALL OR BEAM INSTALLATION RANGE</p> 	<p>2 OPT. SDWC INSTALLATION - TRUSS/RAFTER OFFSET FROM STUD</p>  <p>Both screws installed ±5°.</p>	<p>2a OPT. SDWC INSTALLATION RANGE</p>  <p>Use metal installation guide included in screw kits for optimal 22.5° installation.</p>	<p>3 SDWC MIN. EDGE DISTANCE FOR TOP PLATE SPLICE</p>  <p>Use metal installation guide included in screw kits for optimal 22.5° installation. To predrill through truss plates, use a 1/8" drill bit.</p>
<p>4 SDWC INSTALLATION INSTRUCTIONS (ROOF TO WALL)</p>  <p>Note: Stud-to-double top plates shown. Stud-to-single/double bottom plates over wood floor similar.</p>	<p>5 DOUBLE SDWC INSTALL: CONFIGURATION A</p>  <p>Note: Sill plate anchor to foundation not shown for clarity.</p>	<p>6 DOUBLE SDWC INSTALL: CONFIGURATION B</p>  <p>Note: Reference detail 9 for installation angle limit</p>	<p>7 DOUBLE SDWC INSTALL: CONFIGURATION C</p>  <p>Note: Stud-to-Bottom Plate shown. All other installations similar.</p>	<p>8 DOUBLE SDWC INSTALL: CONFIGURATION D</p>  <p>Single SDWC &amp; multiple SDWC connections per stud information. SDWC15450 at sill connections only. SDWC15600 at all other connectors.</p>
<p>9 SDWC STUD-TO-TOP/BOTTOM PLATES CONNECTION</p> 	<p>10 SDWC STUD-TO-SILL PLATE CONNECTION</p> 	<p>11 SDWC STUD-TO-BOTT. PLATE CONNECTION OVER WOOD FLOOR</p> 	<p>12 SDWC EDGE DISTANCE AND SPACING INFORMATION</p> 	<p>1. STRONG-DRIVE STRUCTURAL WOOD SCREWS FOR TRUSS/RAFTER, STUD-TO-PLATE, AND FLOOR-TO-FLOOR CONNECTIONS ARE MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY, INC." HOME OFFICE: 5856 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099. FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY, INC." IS AN ISO 9001 REGISTERED COMPANY. 2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT. 3. THESE PRODUCTS ARE PART OF THE OVERALL WIND UPLIFT FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S MAIN WIND FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER UPLIFT FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE SPECIFIER. 4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS. 5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PRIOR TO INSTALLATION OF ANY STRONG-DRIVE SCREWS FOR THE WIND UPLIFT RESISTING SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE SPECIFIER FOR CLARIFICATION PRIOR TO CONSTRUCTION. 6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE SPECIFIER. 7. SIMPSON STRONG-TIE COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES. 8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.</p>
<p>13 NARROW FACE OF STUD CONNECTIONS</p>	<p>14 NARROW FACE OF STUD TO TOP PLATE INSTALLATION</p>	<p>15 NARROW FACE OF STUD TO BOTTOM PLATE INSTALLATION</p>	<p>16 NARROW FACE OF STUD TO SILL PLATE INSTALLATION</p>	<p>17 NOTES</p> <p>NOTE: SIMPSON SDWC ATTACHMENT DETAILS HAVE BEEN INCLUDED FOR INFORMATION PURPOSES ONLY. ALL FINAL SPECS FOR PRE ENGINEERED COMPONENTS ARE THE RESPONSIBILITY OF THE MANUFACTURER. SIMPSON SDWC SCREWS ARE TO BE USED IN LIEU OF STRAPPING WHERE AVAILABLE. HOWEVER, WHERE SDWC SCREWS CANNOT BE INSTALLED IN ACCORDANCE W/ MANUFACTURERS SPECIFICATIONS, STRAPPING SHALL BE USED. MORE STRINGENT MANUF. REQUIREMENTS SHALL CONTROL. CONTRACTOR SHALL CONSULT WITH MANUFACTURER TO CONFIRM REQUIREMENTS PRIOR TO INSTALLATION OF SYSTEM.</p>

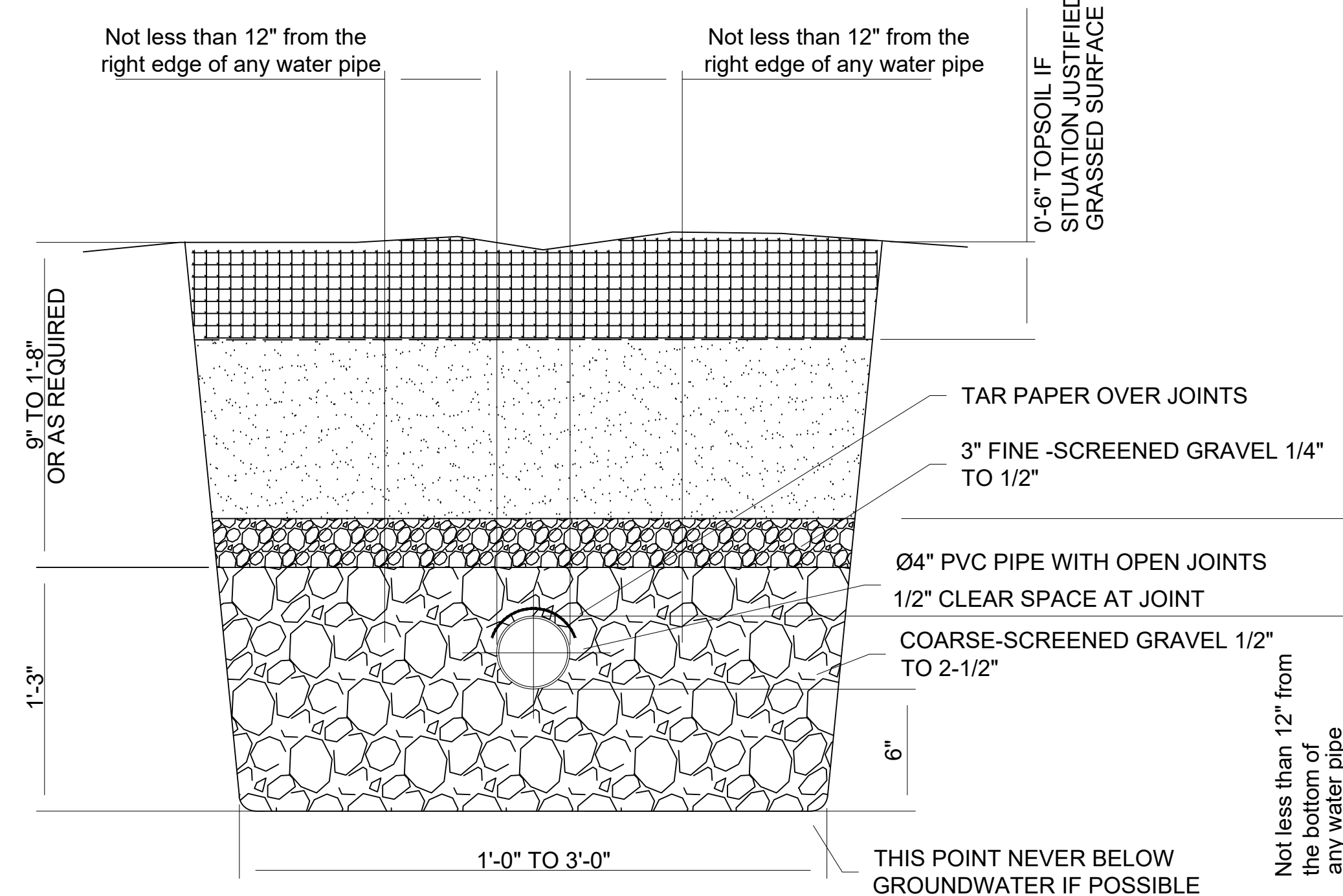
THIS SHEET DESCRIBES THE USE OF, THE SDWC SCREW SYSTEM.  
 INSTALL PER MANUFACTURER'S SPECIFICATIONS.



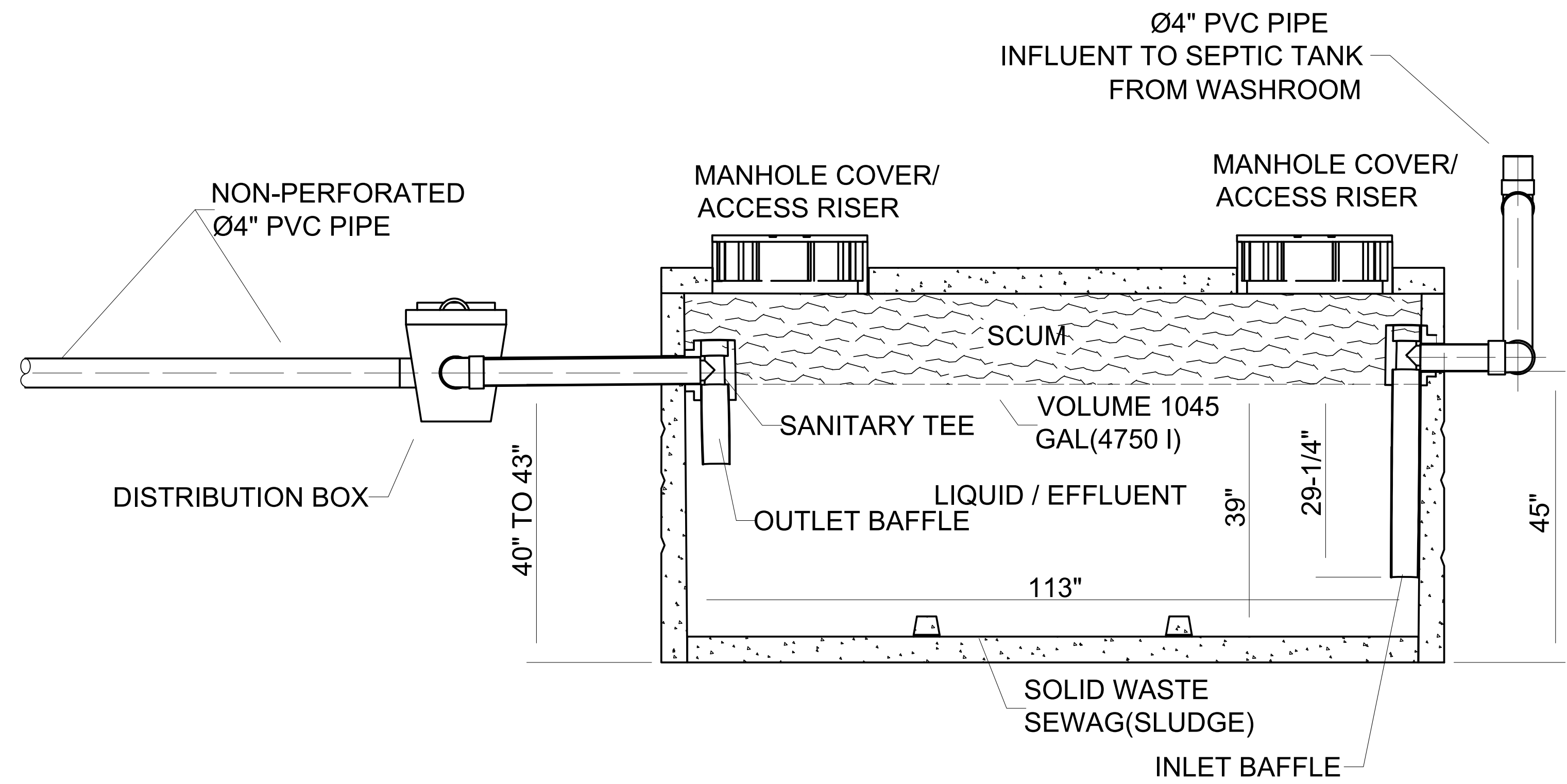
**PLAN LAYOUT (PIPING)**  
 SCALE: 1/2" = 1'-8"



**ISOMETRIC 1000 GALLON SEPTIC TANK**  
 SCALE: 1/2" = 1'-8"



**TYPICAL SECTION TRENCH**  
 SCALE: 1" = 8'



**SECTION E-E**  
 SCALE: 1/2" = 1'-0"

Project Name and Address:  
**NEW RESIDENCE**  
 ST. E AVE. LANCASTER, CA 93535  
 APN: 3350-008-052

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Revision Notes	Date	Description

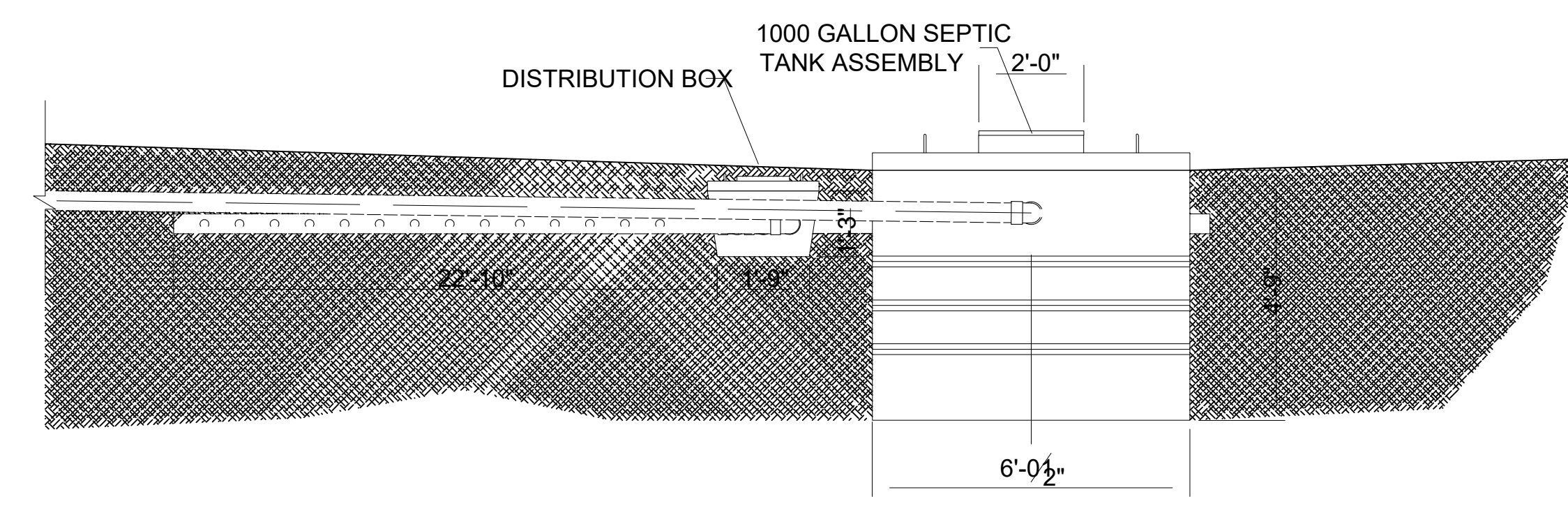
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**PROPOSED SEPTIC TANK  
 DETAILS**

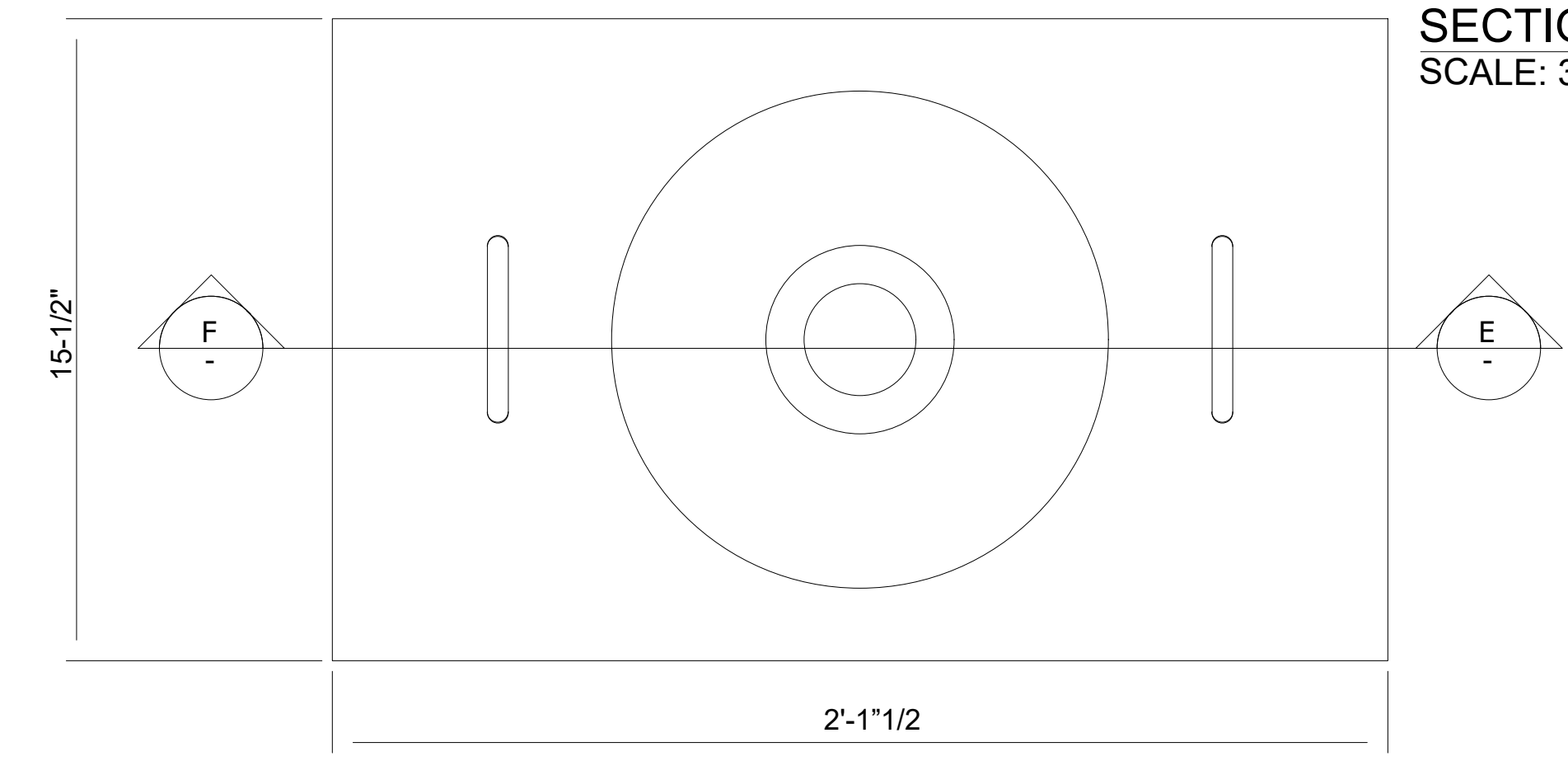
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Date: FEB. 03, 2023

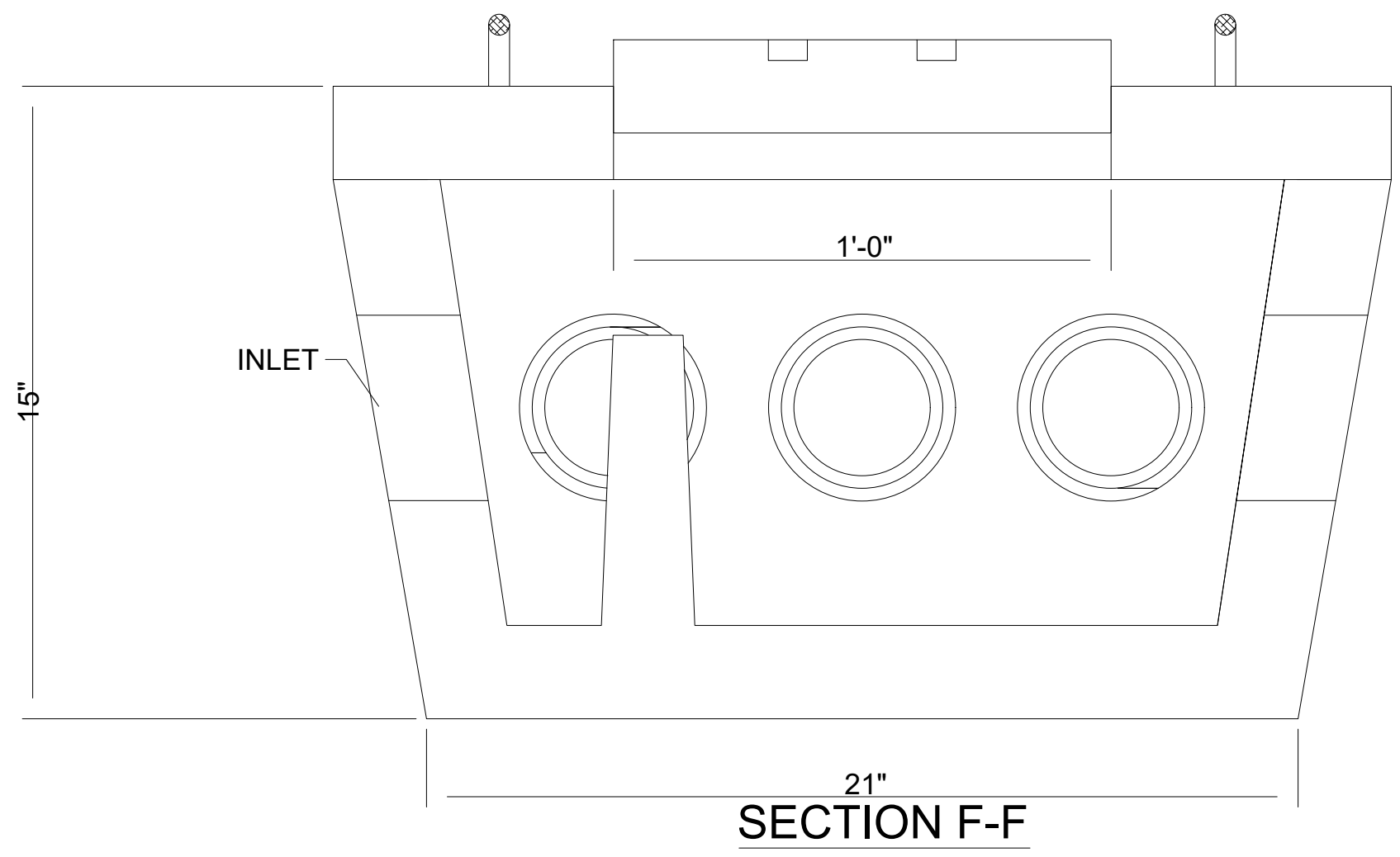
Page No.:



**SECTION SEPTIC TANK PIPING CONNECTION**  
 SCALE: 3/8"=1'-0" ( SOUTH OF THE BUILDING)

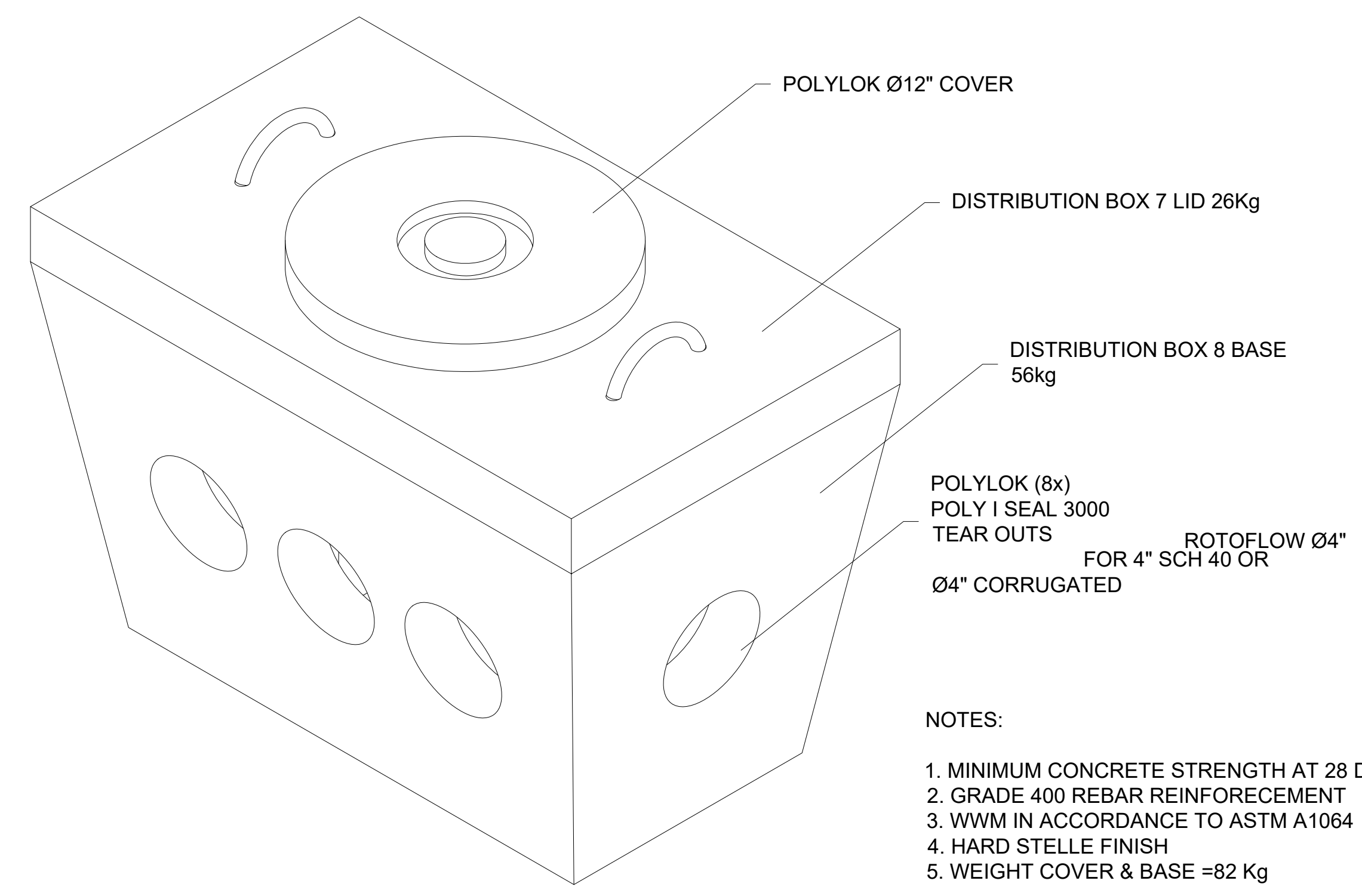


**TOP VIEW**



**SECTION F-F**

**DISTRIBUTION BOX 8 HOLE**  
 SCALE: 3"=1'-0"



**ISOMETRIC VIEW**

- NOTES:**
1. MINIMUM CONCRETE STRENGTH AT 28 DAYS: 32mpa
  2. GRADE 400 REBAR REINFORCEMENT
  3. WWM IN ACCORDANCE TO ASTM A1064
  4. HARD STELLE FINISH
  5. WEIGHT COVER & BASE =82 Kg

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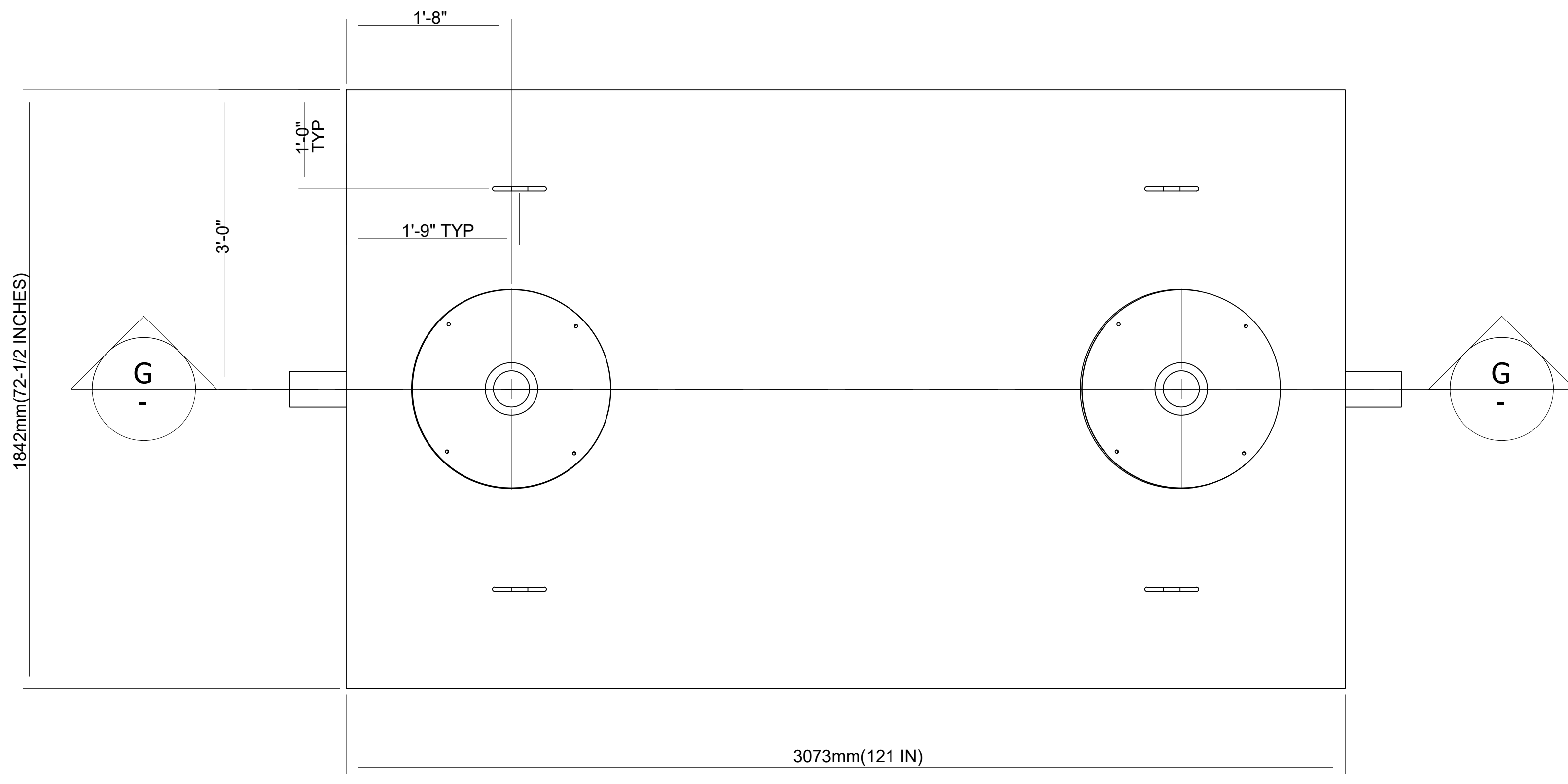
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**PROPOSED SEPTIC  
 TANK DETAILS**

Scale:  
 Date: FEB. 03, 2023

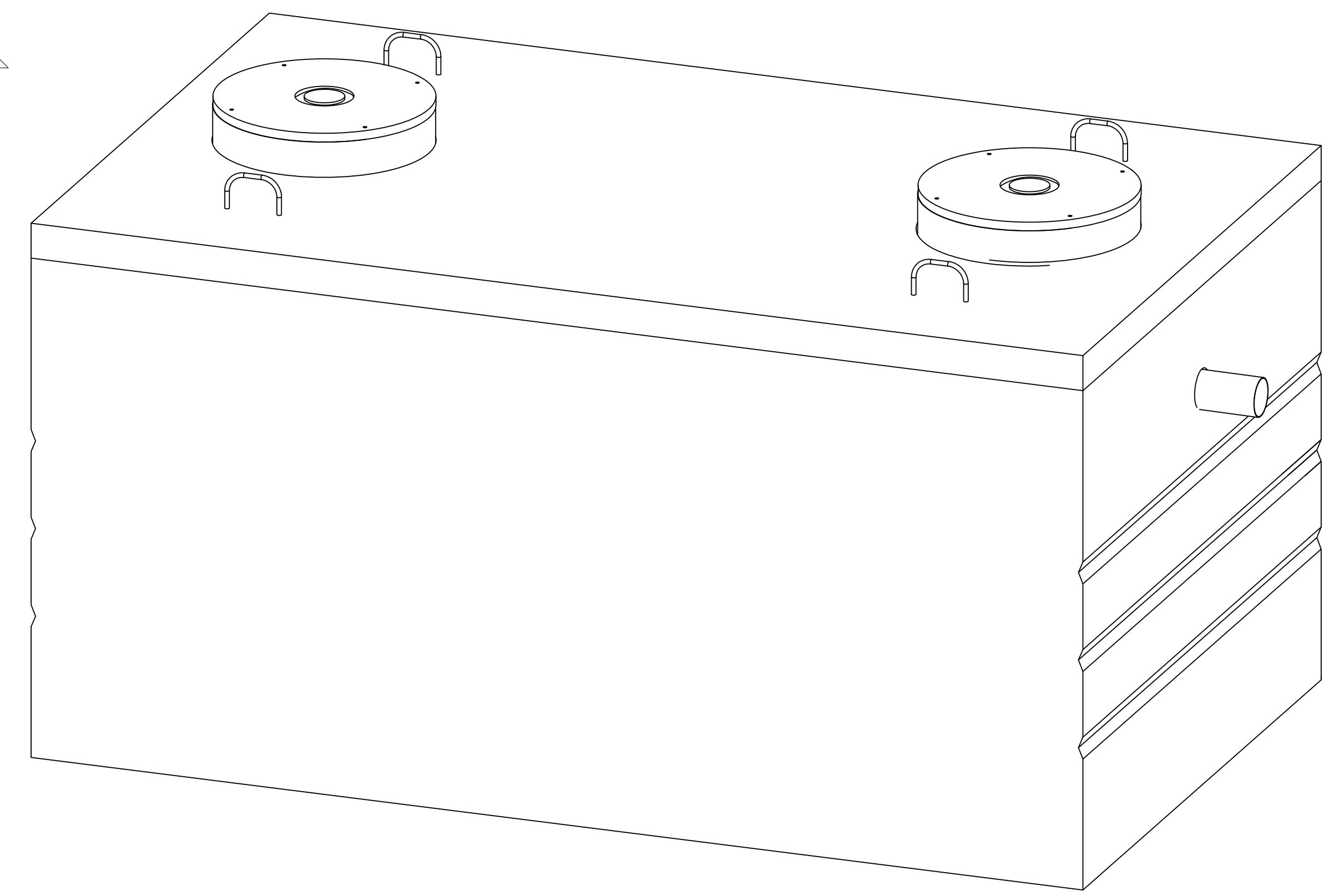
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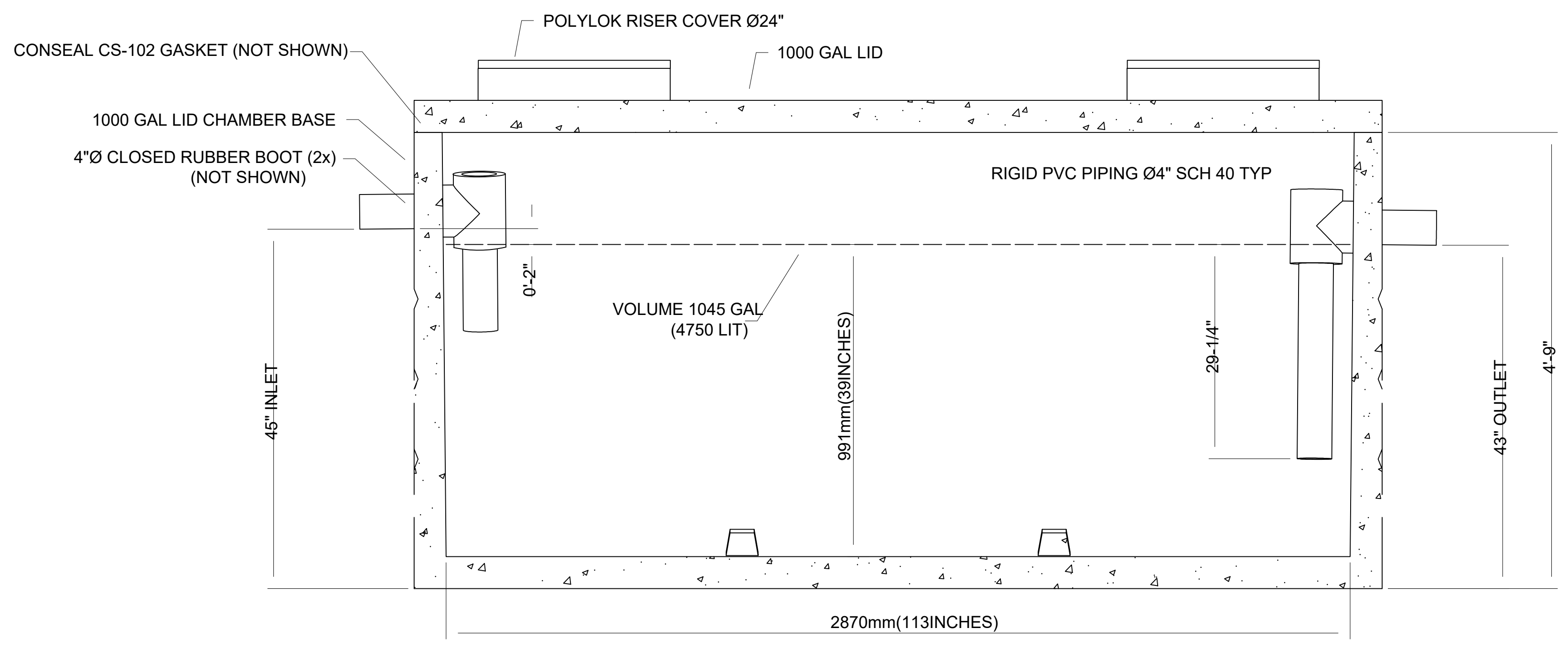




**TOP VIEW**  
 SCALE: 1"=1'-0"



**ISOMETRIC 1000 GAL TANK (3D VIEW)**  
 SCALE: 1"=1'-0"



**SECTION G-G**  
 SCALE: 1"=1'-0"

**SECTION 1000 GALLON SEPTIC TANK**  
 SCALE: 1"=1'-0"

**NOTES:**

1. MINIMUM CONCRETE STRENGTH AT 28 DAYS : 32MPA
2. MAX WATER CEMENT RATIO OF 0.45 AND AIR CONTENT OF 5-8%
3. GRADE 400 REBAR REINFORCEMENT
4. WWM IN ACCORDANCE TO ASTM A1064
5. HARD STEEL FINISH
6. 25.64 GAL/IN (45.87 LIT/CM)

Project Name and Address:  
**NEW RESIDENCE**  
 ST. E AVE. LANCASTER, CA 93535  
 APN: 3350-008-052

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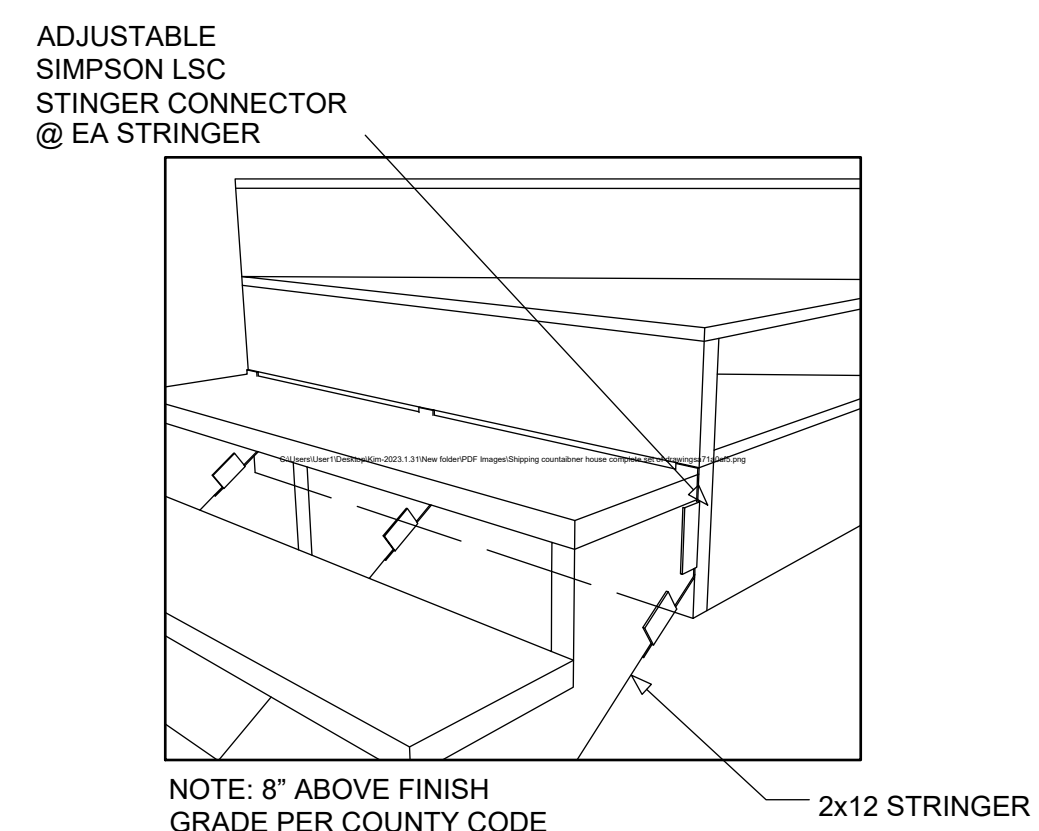
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**PROPOSED SEPTIC  
 TANK DETAILS**

Scale:  
 Date: FEB. 03, 2023

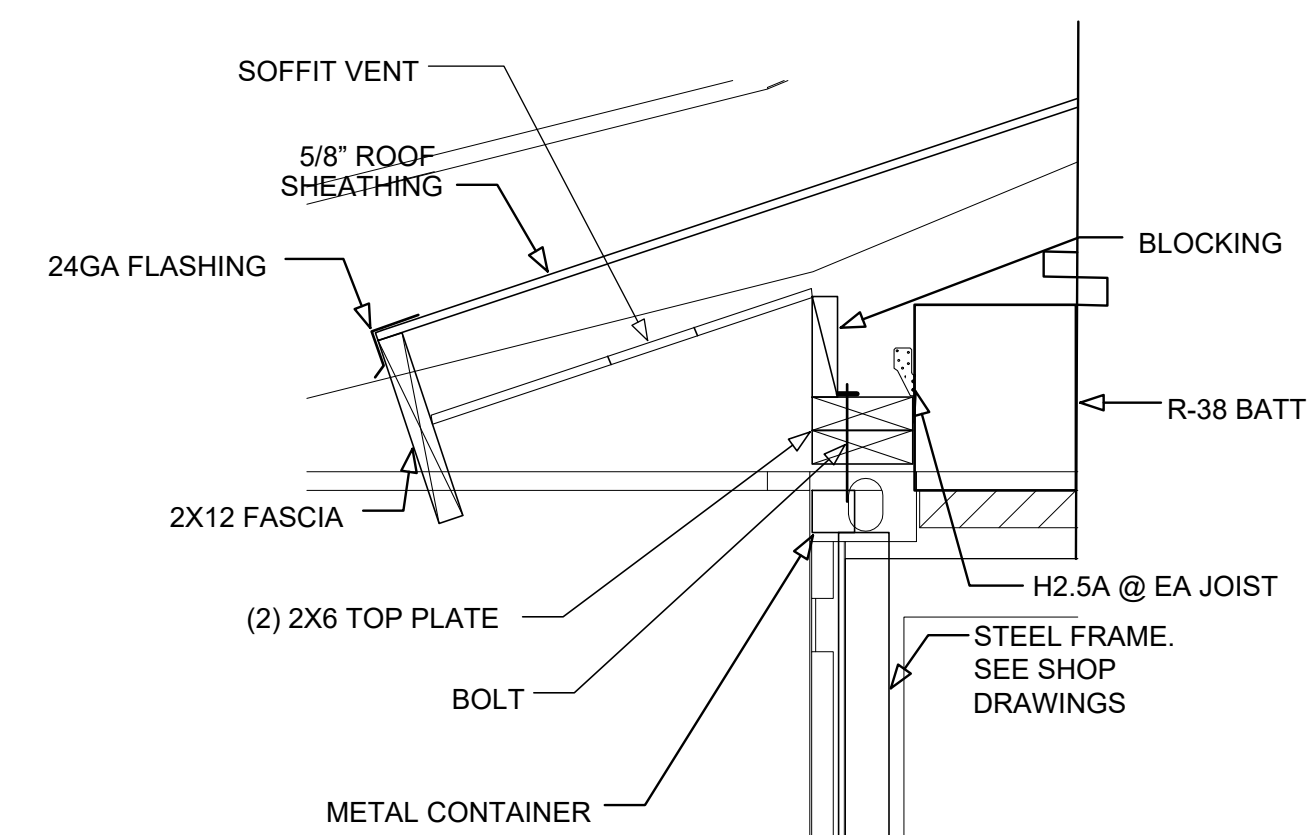
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Date	Description

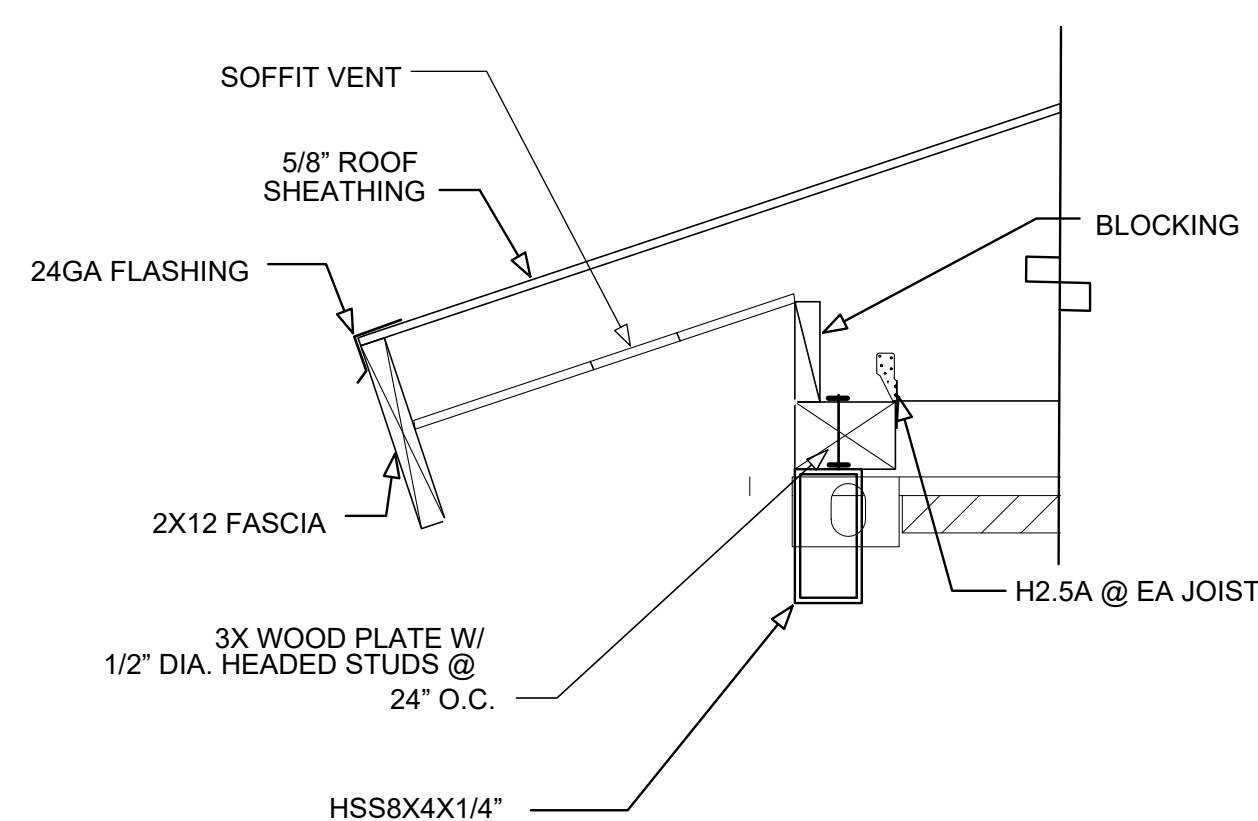
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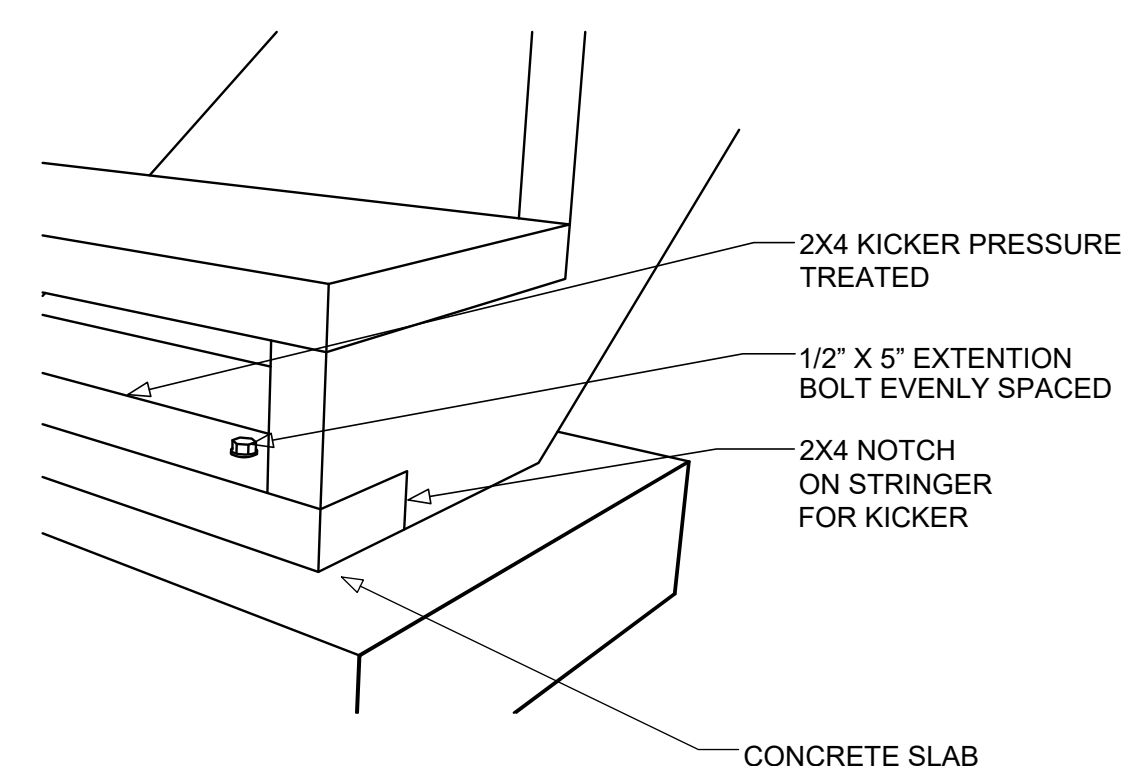
**8 STAIR @ LANDING**  
NOT TO SCALE



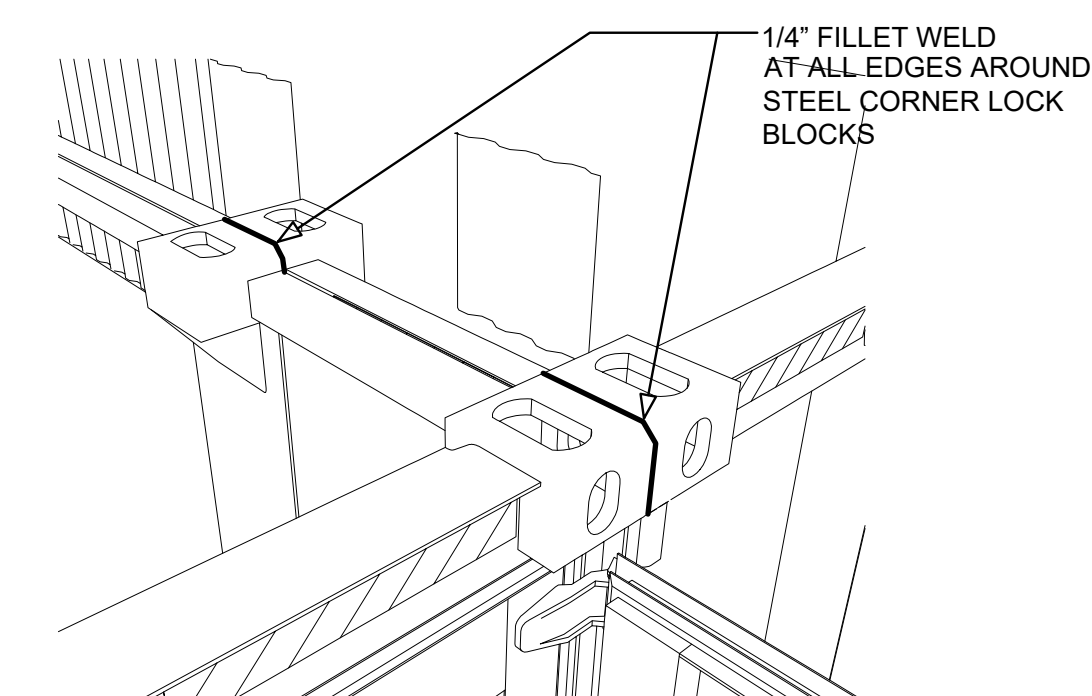
**4 RAFTER @ CONTAINER**  
Scale: 1:12



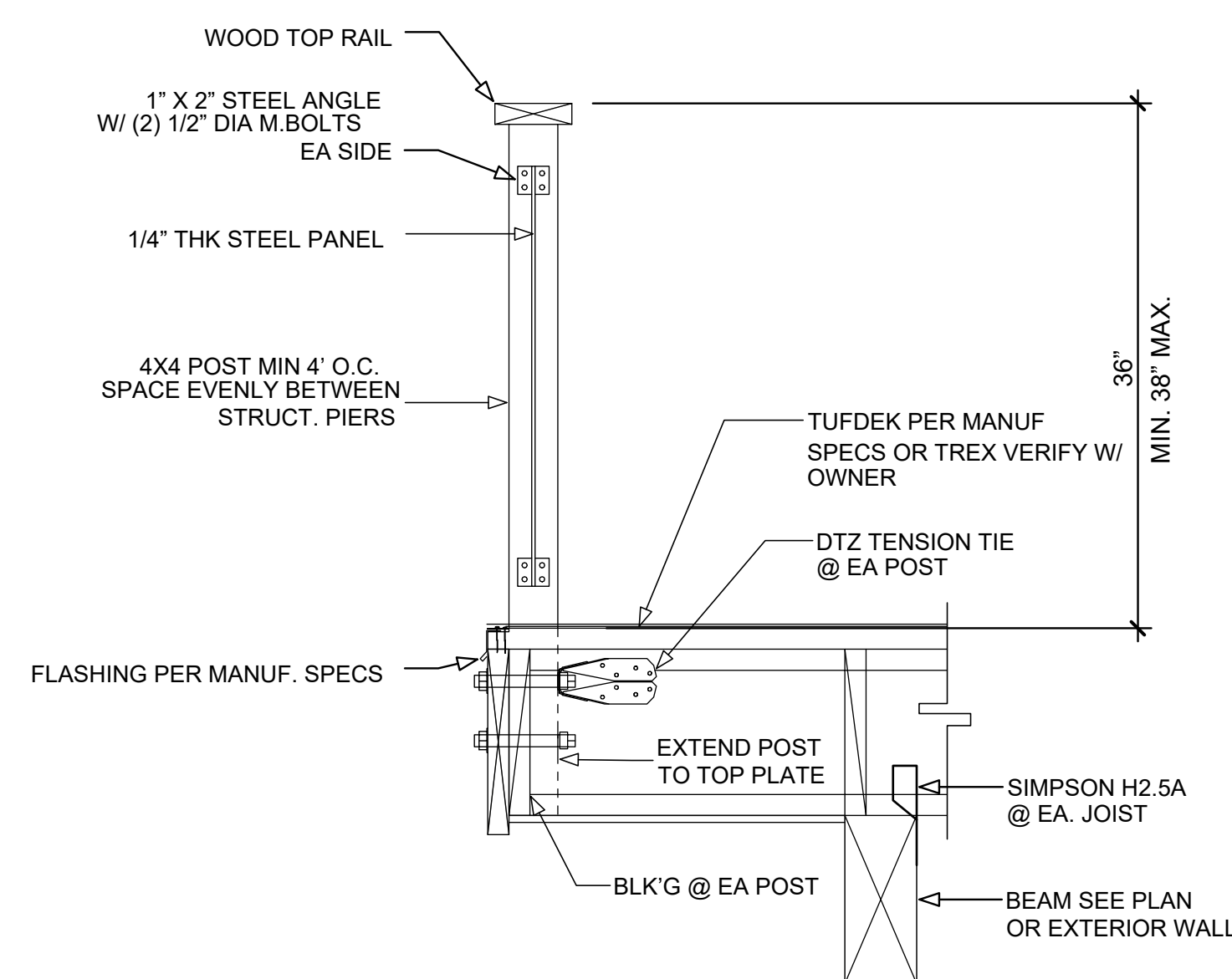
**10 STEEL LINTEL @ OPENING**  
Scale: 1" = 1'-0"



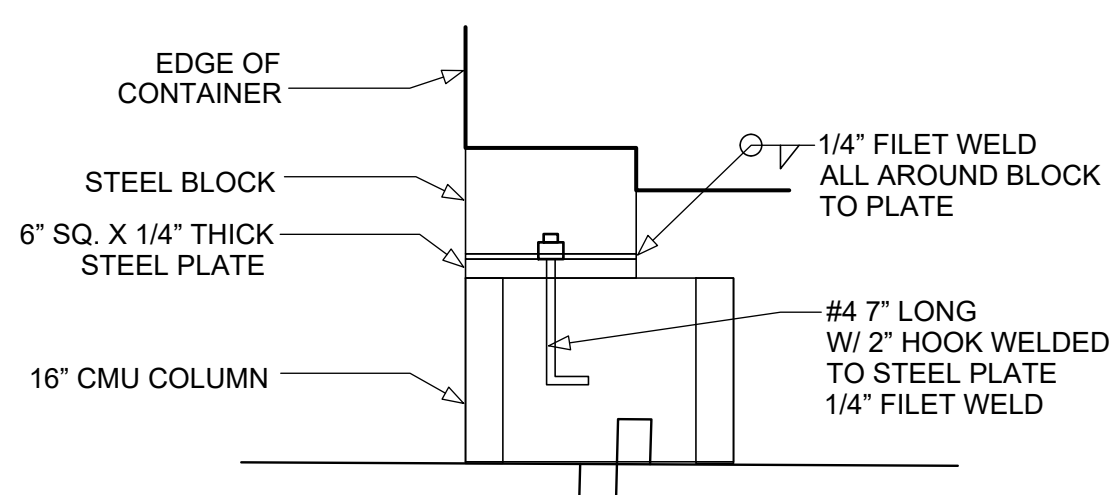
**7 STAIR @ KICKER**  
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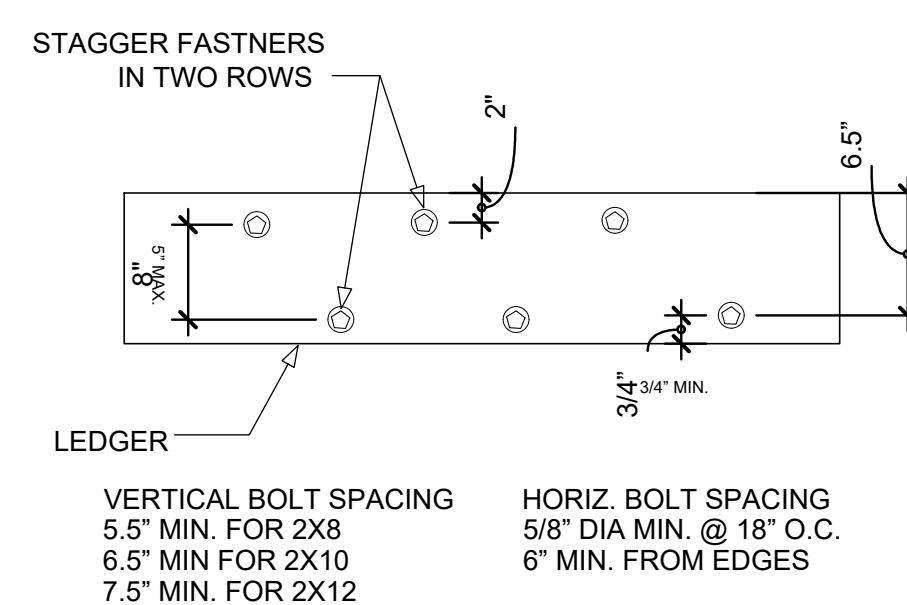
**3 CONTAINERS TO CONTAINER CONNECTION**  
NOT TO SCALE



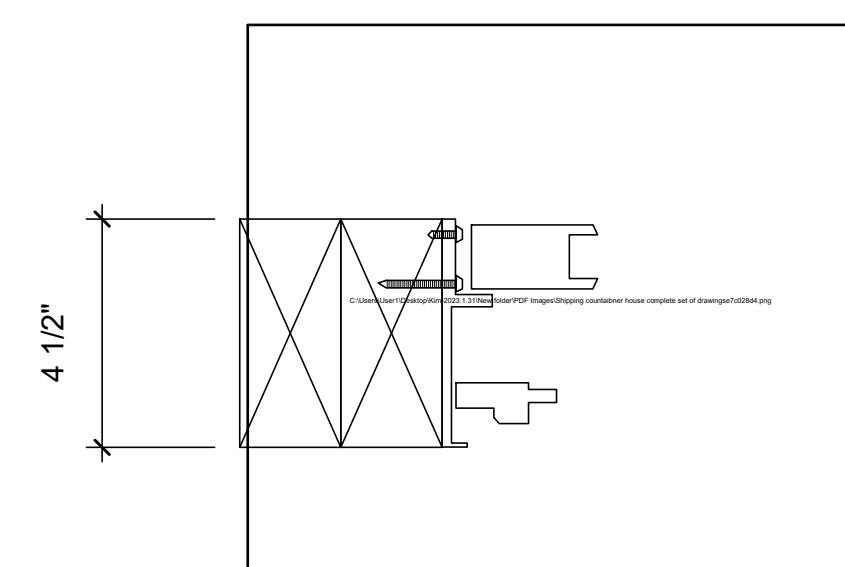
**9 GUARDRAIL @ ROOF**  
Scale: 1 1/2" = 1'-0"



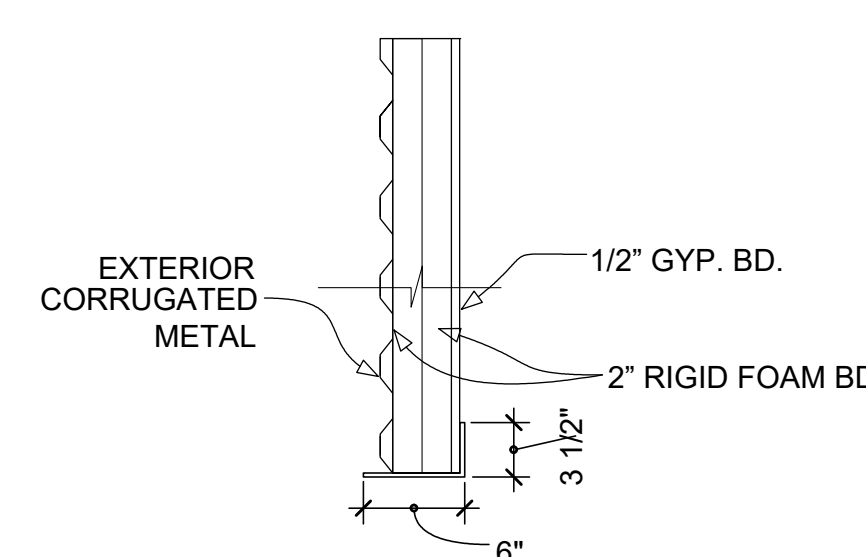
**6 CONTAINER CONNECTION**  
Scale: 1" = 1'-0"



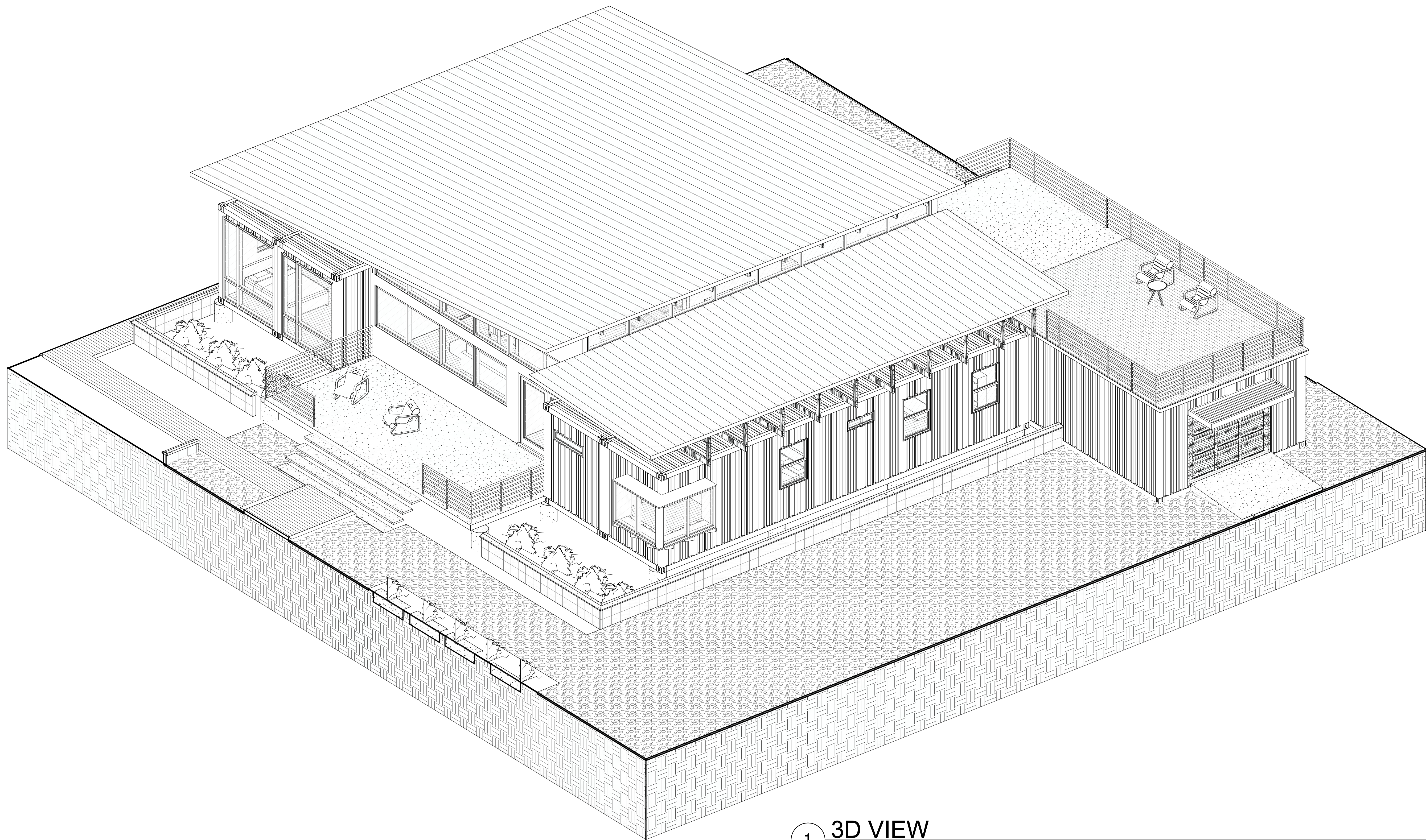
**5 LEDGER BOLT PATTERN**  
NOT TO SCALE



**2 JAMB**  
Scale: 3" = 1'-0"



**1 JAMB @ OPENING**  
Scale: 1" = 1'-0"



1 3D VIEW

Project Name and Address:  
**NEW RESIDENCE**  
 ST. E AVE. LANCASTER, CA 93535  
 APN: 3350-008-052

Seal:

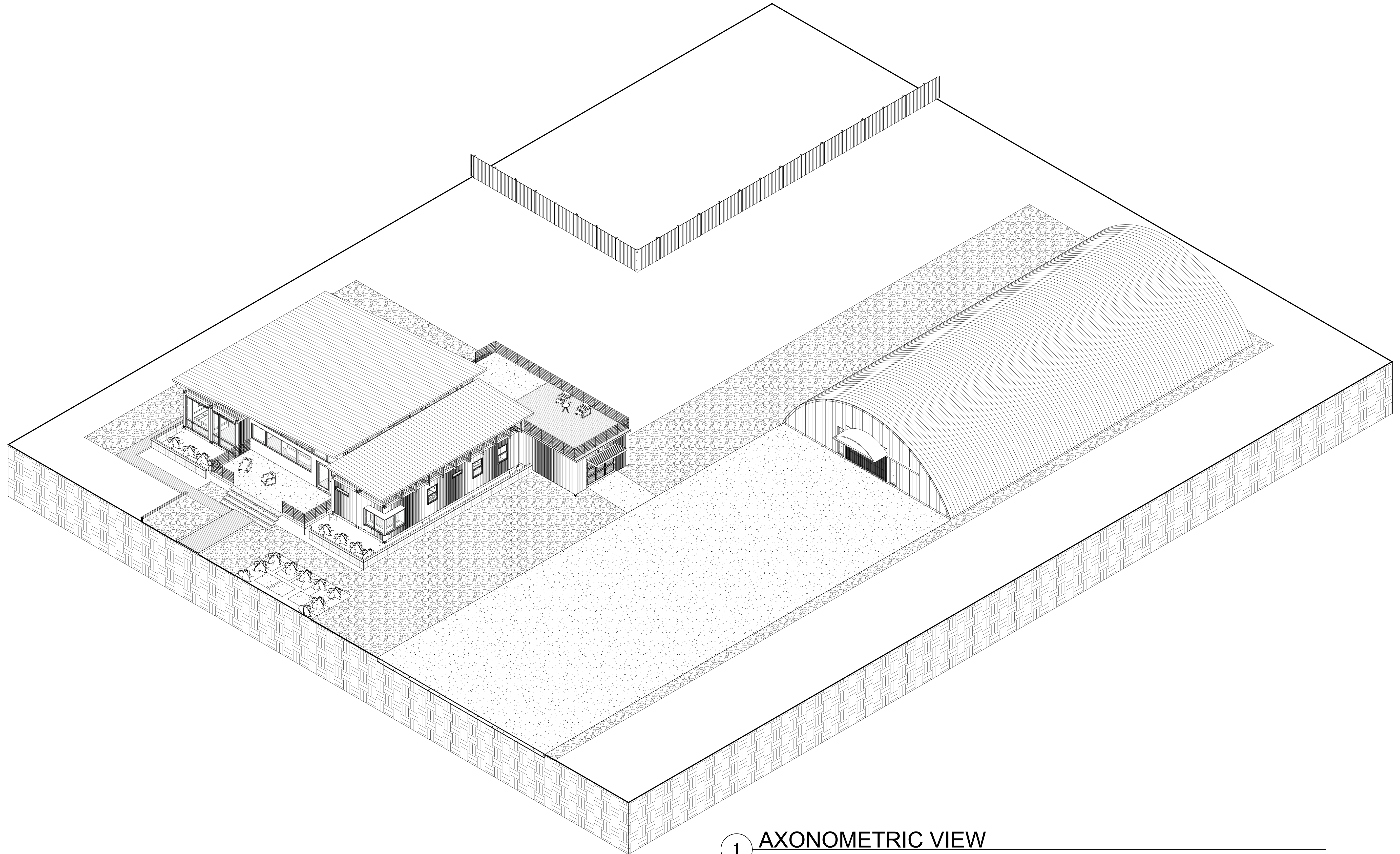
Revision Notes	Date	Description

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Drawing Title:  
  
 3D VIEW

Scale:  
 Date: FEB. 03, 2023

Page No. :



1 AXONOMETRIC VIEW

Project Name and Address:  
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Drawing Title:  
  
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 VIEW

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 Date: FEB. 03, 2023

Page No.:



1 3D VIEW

**Project Name and Address:**  
**NEW RESIDENCE**  
**ST. E AVE. LANCASTER, CA 93535**  
**APN: 3350-008-052**

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Page No.:

# CIVIL PLANS FOR NEW RESIDENTIAL CONSTRUCTION

## ST. E AVE LANCASTER, CA, 93535

### APN: 3350-008-052



#### SITE INFORMATION

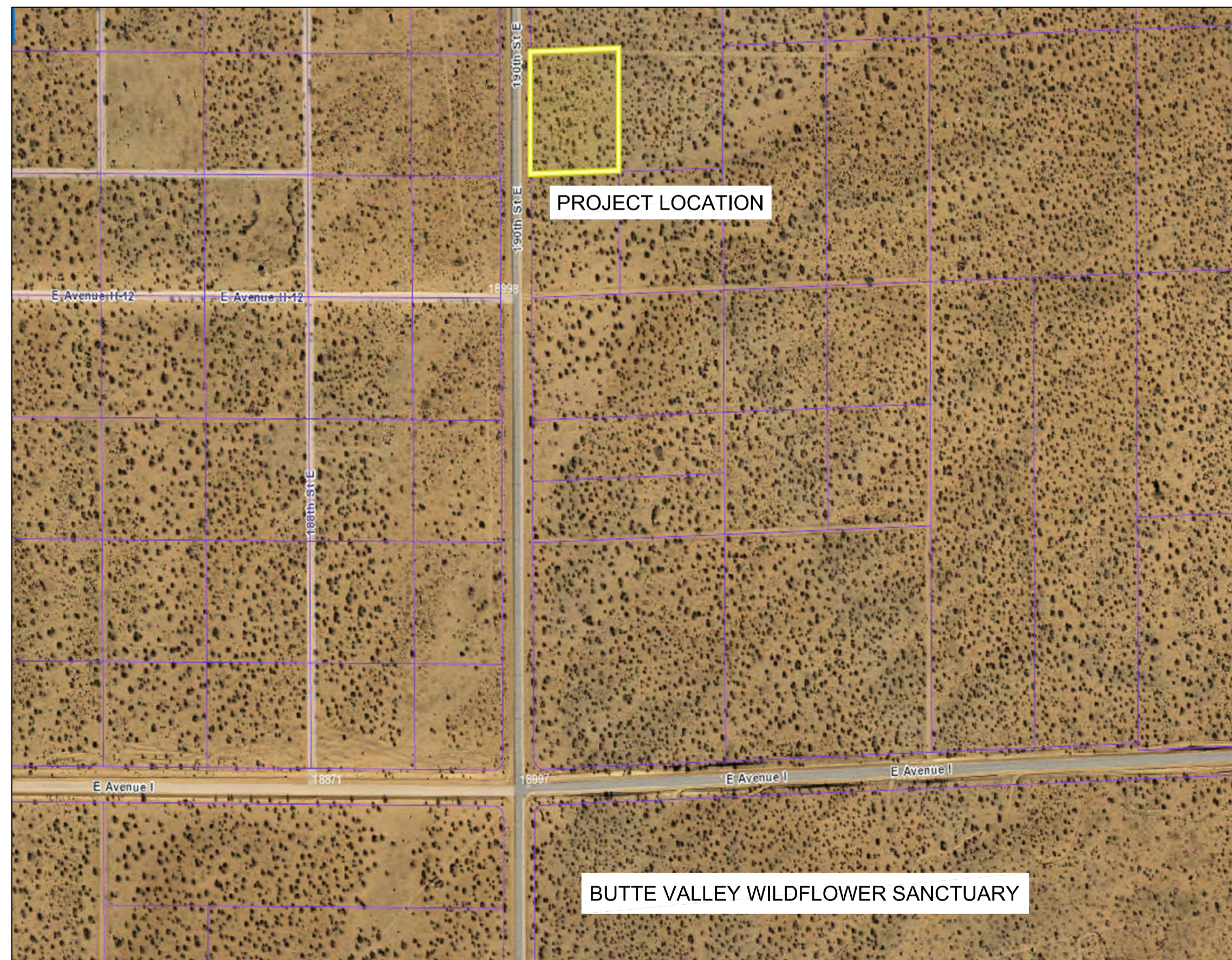
APN: 3350-008-052  
 ZONE: A2-5  
 ADDRESS: ST. E AVE LANCASTER, CA, 93535  
 TOTAL SQFT: 96,703  
 LAND W' X D': 341 x 282  
 USE CODE: 580V (VACANT LAND)  
 5 = DRY FARM  
 8 = DESERT  
 0 = UNUSED OR UNKNOWN CODE (NO MEANING)  
 V = VACANT LAND

ASSESSOR'S RESPONSIBLE DIVISION  
 DISTRICT: LANCASTER OFFICE  
 REGION: A1  
 CLUSTER: 01001 HI VISTA

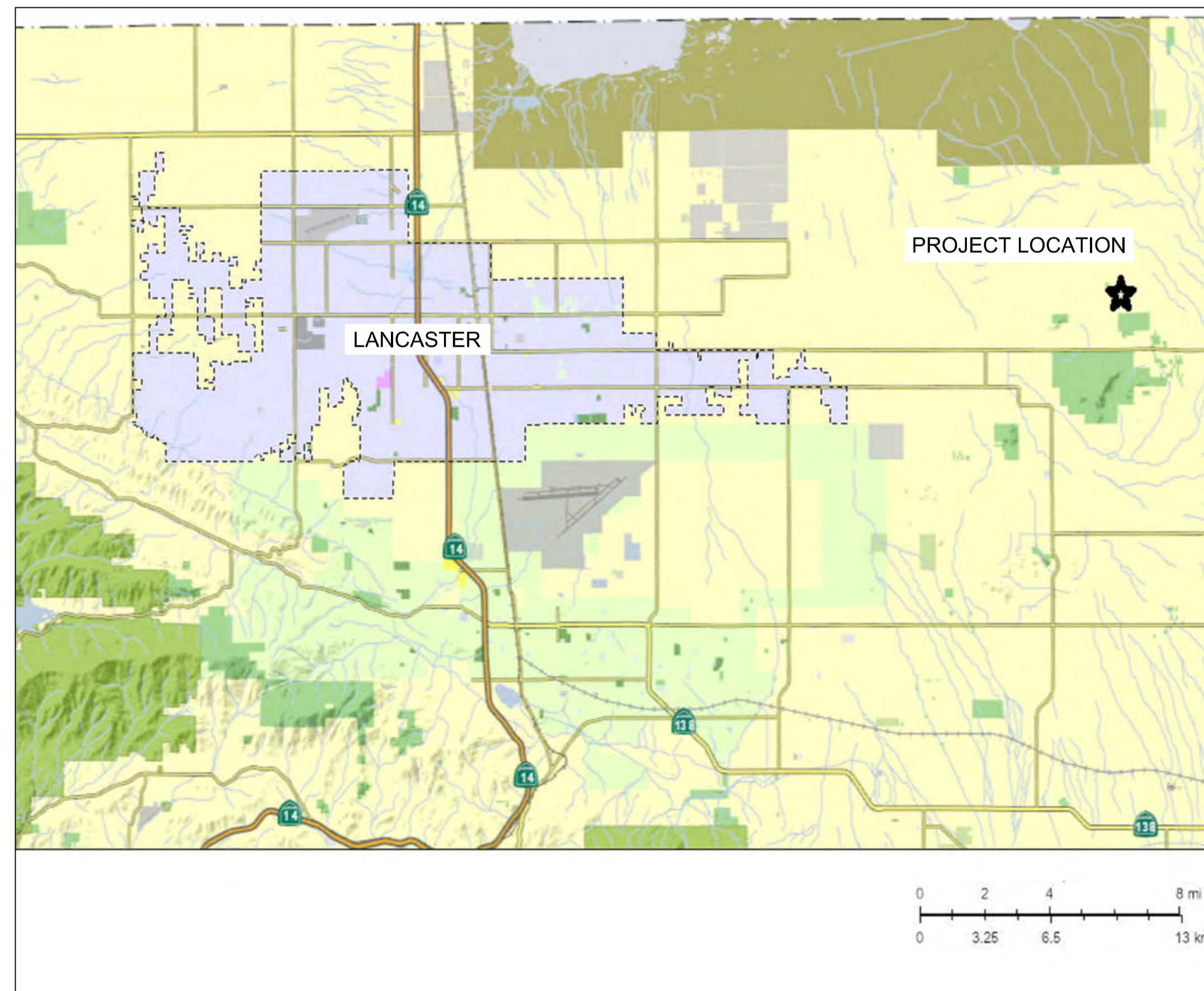
HOME OWER INFO:  
 NAME: KN  
 EMAIL: KIMKANSELL@GMAIL.COM  
 ADDRESS: PO BOX 2043 LONG BEACH, CA 90801

#### SHEET LIST

- C1 GENERAL NOTES
- C2 EROSION & SEDIMENTATION CONTROL
- C3 DRAINAGE AREA MAP
- C4 UTILITIES PLAN
- C5 SITE PLAN



ARIAL VIEW (N.T.S)



VICINITY MAP

Project Name and Address:  
**Civil Plans**  
 ST. E AVE LANCASTER CA 93535  
 APN: 3350-008-052

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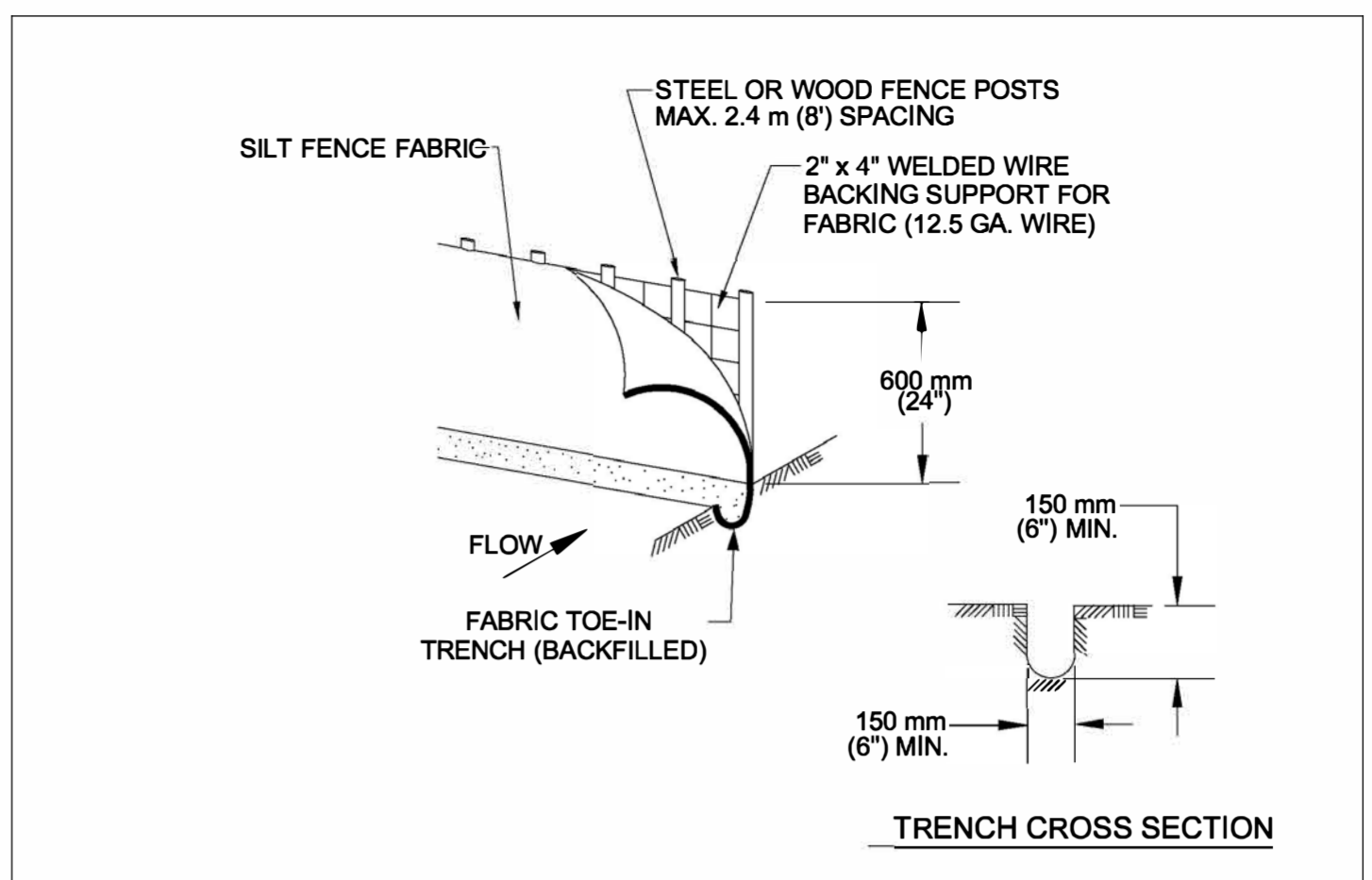
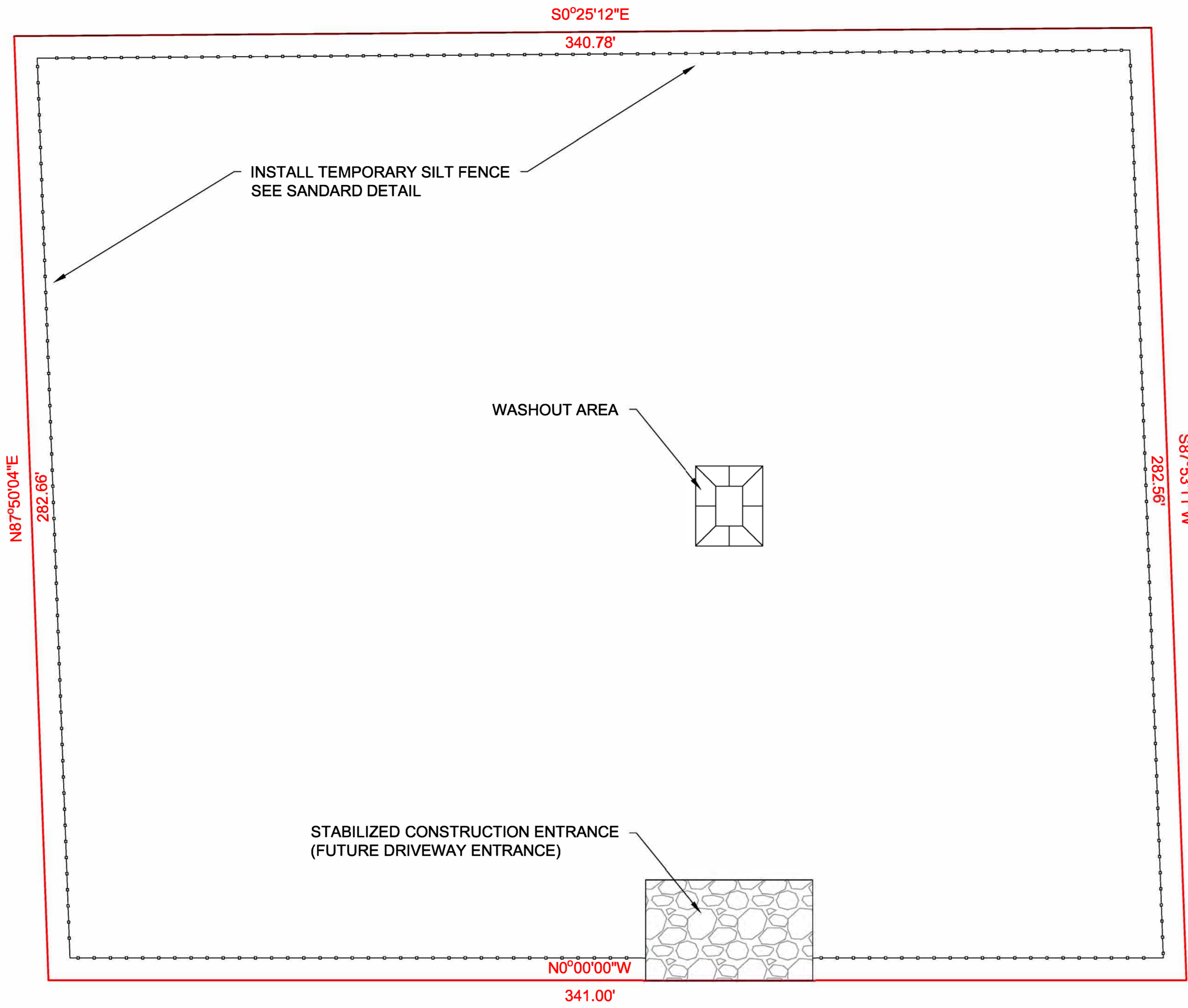
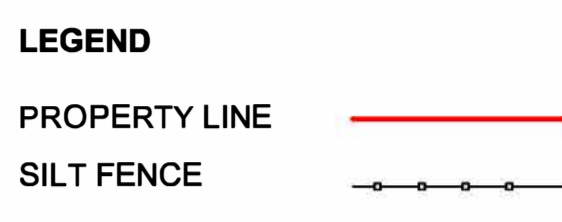
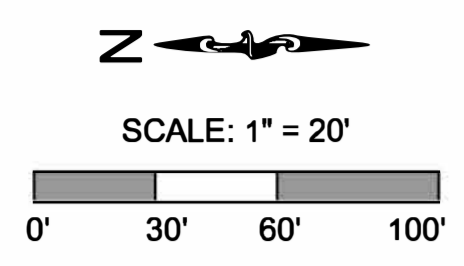
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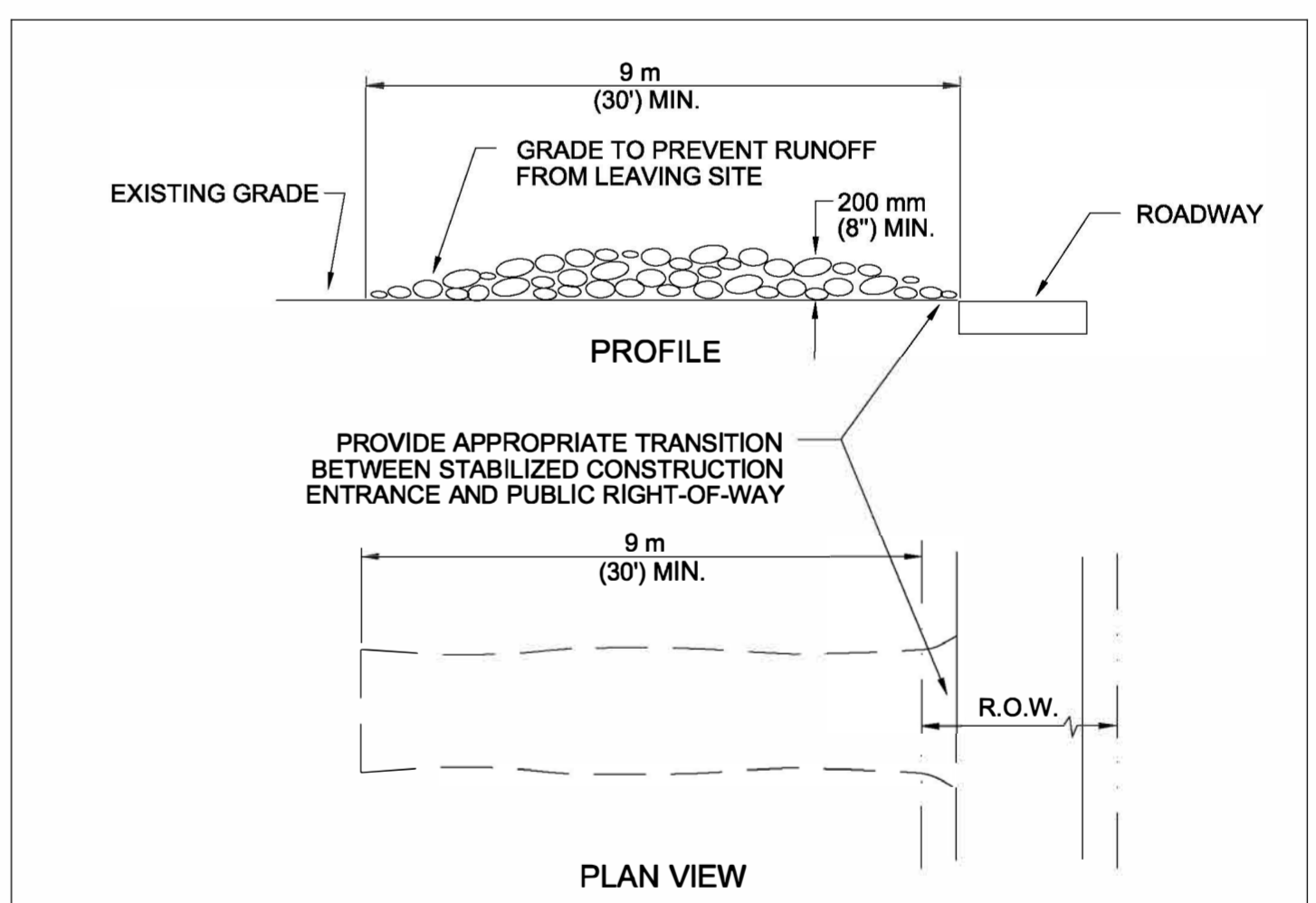
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1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 inches) DEPTH, USE STEEL POSTS.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SILT FENCE



1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 9 m (30').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

STABILIZED CONSTRUCTION ENTRANCE

**NOTES:**

1. SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE. USING STRUCTURAL DRAINAGE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
2. CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJACENT PROPERTIES BY WIND OR RUNOFF.
3. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REMOVE SEDIMENTS AND POLLUTANTS.
4. PROTECT SLOPES AND CHANNELS.
5. PROVIDE STORM DRAIN SYSTEM STENCILING AND SIGNAGE (IF APPLICABLE).
6. DIVERT ROOF RUNOFF TO VEGETATED AREAS BEFORE DISCHARGE UNLESS THE DIVERSION WOULD RESULT IN SLOPE INSTABILITY.
7. DIRECT SURFACE FLOW TO VEGETATED AREAS BEFORE DISCHARGE UNLESS THE DIVERSION WOULD RESULT IN SLOPE INSTABILITY.
8. USE EROSION CONTROL BLANKETS AS TEMPORARY, DEGRADABLE, ROLLED EROSION CONTROL PRODUCTS TO REDUCE SOIL EROSION AND ASSIST IN THE ESTABLISHMENT AND GROWTH OF VEGETATION.
9. TO ENSURE THE PROPER IMPLEMENTATION AND FUNCTIONING OF WATER POLLUTION CONTROL PRACTICES, THE CONTRACTOR SHALL REGULARLY INSPECT AND MAINTAIN THE CONSTRUCTION SITE FOR THE WATER POLLUTION CONTROL PRACTICES AS FOLLOWS:
  - 9.1. AT A MINIMUM ONCE EVERY WEEK.
  - 9.2. WITHIN 48 HOURS PRIOR TO A QUALIFYING RAIN EVENT (1/2 INCH OR MORE OF PRECIPITATION WITH A 48 HOUR OR GREATER PERIOD BETWEEN RAIN EVENTS);
  - 9.3. WITHIN 48 HOURS AFTER A QUALIFYING RAIN EVENT
  - 9.4. AT LEAST EVERY 24 HOURS DURING EXTENDED PRECIPITATION EVENTS.
10. PRESERVE EXISTING VEGETATION AT AREAS ON A SITE WHERE NO CONSTRUCTION ACTIVITY IS REQUIRED BY THE CONTRACT.
11. ON A YEAR-ROUND BASIS, TEMPORARY FENCING SHALL BE INSTALLED AT THE LIMITS CLEARING AND GRUBBING OPERATIONS AND OTHER SOIL-DISTURBING ACTIVITIES. THE TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRUBBING OPERATIONS AND OTHER SOIL-DISTURBING ACTIVITIES.
12. CLEARING AND GRUBBING OPERATIONS SHALL BE STAGED TO PRESERVE EXISTING VEGETATION.
13. PLACE THE SILT FENCES BELOW THE TOE OF EXPOSED AND ERODIBLE SLOPES, DOWN-SLOPE OF EXPOSED SOIL AREAS, AROUND TEMPORARY STOCKPILES, ALONG STREAMS AND CHANNELS, ALONG THE PERIMETER OF THE BUILDINGS.
14. THE FOLLOWING TYPES OF TEMPORARY STREAM CROSSINGS SHALL BE CONSIDERED:
  - 14.1. CULVERTS - USED ON PERENNIAL AND INTERMITTENT STREAMS.
  - 14.2. DRY FORDS - APPROPRIATE DURING THE DRY SEASON ONLY. USED ON DRY WASHES, STREAMS, AND CHANNELS.
  - 14.3. CELLULAR CONFINEMENT SYSTEM (CCS) CROSSING STRUCTURES CONSIST OF CLEAN, WASHED GRAVEL AND CELLULAR CONFINEMENT SYSTEM BLOCKS. USED ON DRY WASHES AND EPHEMERAL STREAMS, AND LOW FLOW PERENNIAL STREAMS.
  - 14.4. BRIDGES - APPROPRIATE FOR STREAMS WITH HIGH FLOW VELOCITIES, STEEP GRADIENTS AND/OR WHERE TEMPORARY RESTRICTIONS IN THE CHANNEL ARE NOT ALLOWED.

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**Civil Plans**  
 ST. LEAVE LANCASTER CA 93535  
 APN: 3550-006-052

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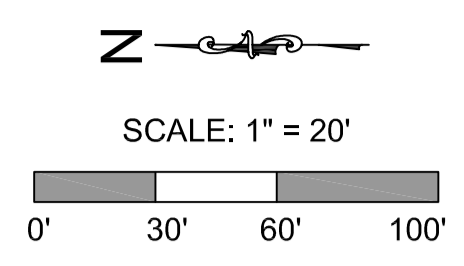
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**Erosion & Sedimentation Control**

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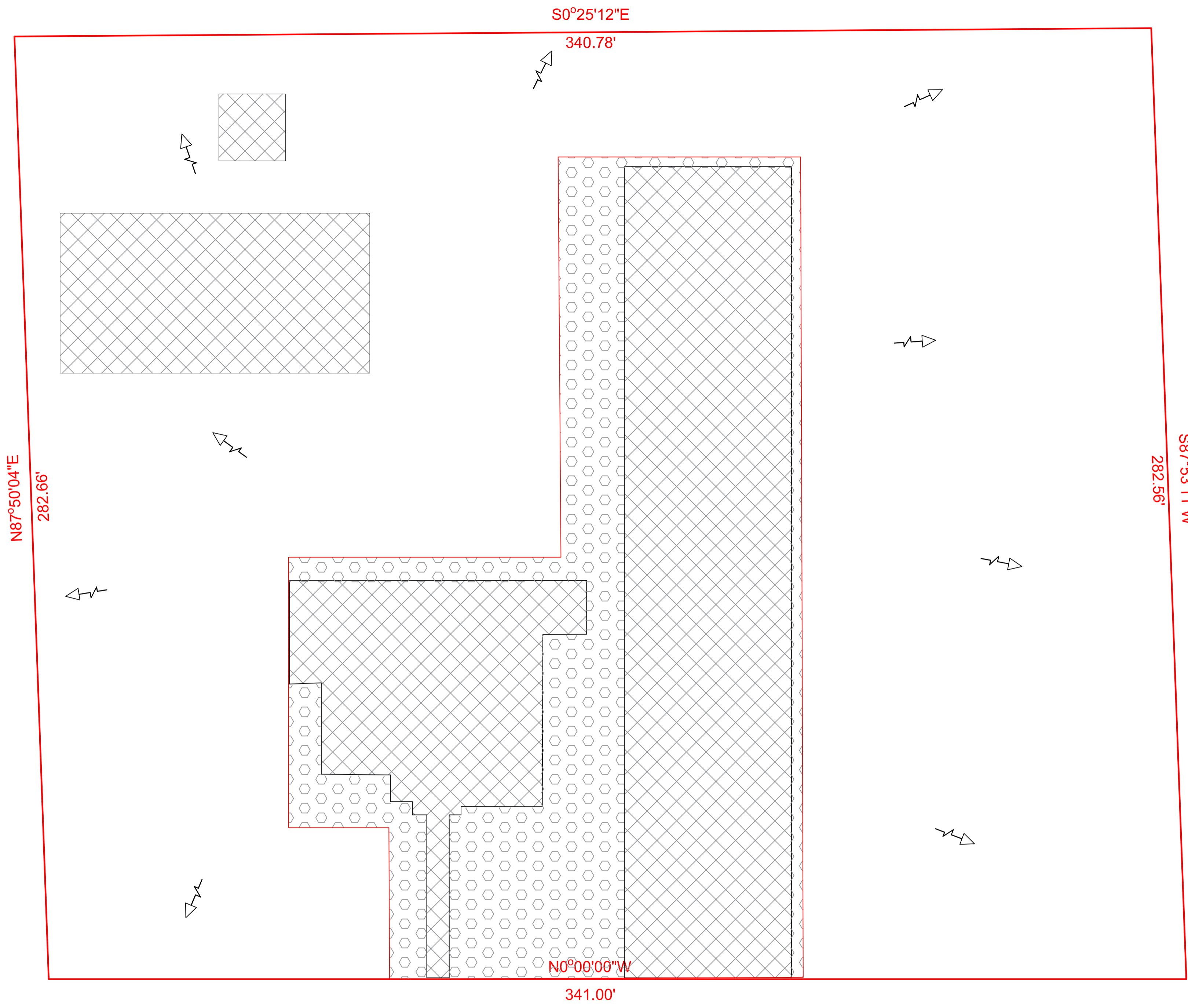
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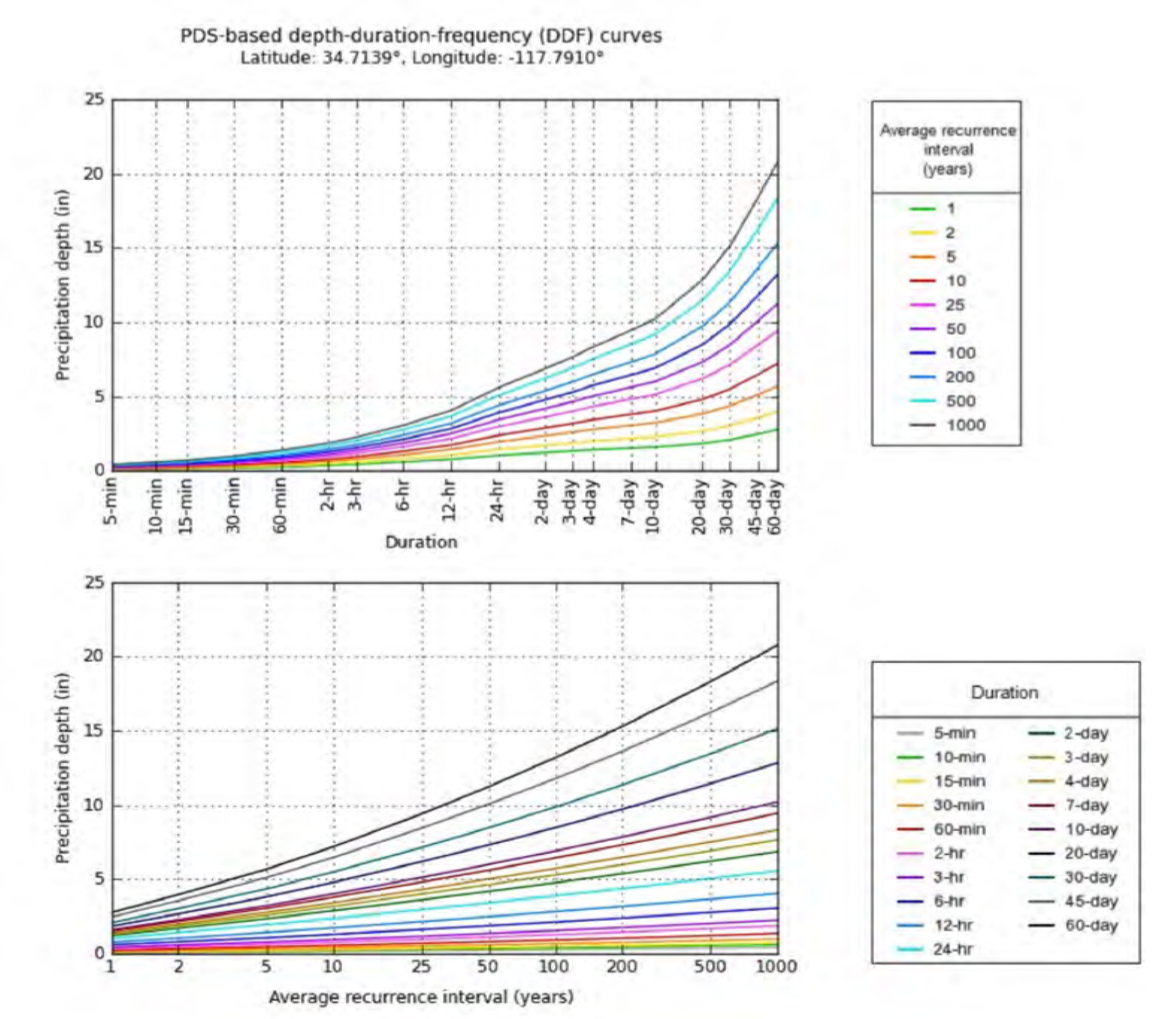


- LEGEND**
- PROPERTY LINE —
  - IMPERVIOUS SURFACE (ROOF/DRIVEWAY)
  - LANDSCAPING WITH PEBBLES
  - SURFACE WATER FLOW



DRAIN AREA NO.	AREA (ACRES)	IMPERVIOUS (ACRES - %)	PERVIOUS (ACRES - %)	T <sub>c</sub> (MIN)	RUNOFF COEFF. C	5-YR STORM RUNOFF PEAK (CFS)	5-YR STORM RUNOFF INTENSITY (IN/HR)	10-YR STORM RUNOFF PEAK (CFS)	10-YR STORM RUNOFF INTENSITY (IN/HR)	25-YR STORM RUNOFF PEAK (CFS)	25-YR STORM RUNOFF INTENSITY (IN/HR)	100-YR STORM RUNOFF PEAK (CFS)	100-YR STORM RUNOFF INTENSITY (IN/HR)
EXISTING	2.22	0 - 0%	2.22 - 100%	10.0	0.11	0.274	1.12	0.337	1.38	0.427	1.75	0.569	2.33
PROPOSED	2.22	0.12 - 5%	2.10 - 95%	10.0	0.17	.0423	1.12	0.521	1.38	0.660	1.75	0.879	2.33
<b>DIFFERENCE</b>	-	-	-	--	--	<b>0.149</b>	-	<b>0.184</b>	-	<b>0.233</b>	-	<b>0.310</b>	-

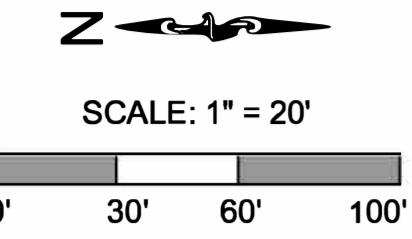
Note: Partcipaton Intensity values are obtained from NOAA Atlas ([https://hdsc.nws.noaa.gov/hdsc/pfds/pfds\\_map\\_cont.html](https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html)).  
 Location information: Latitude: 34.7139° Longitude: -117.7910° Elevation: 2989 ft



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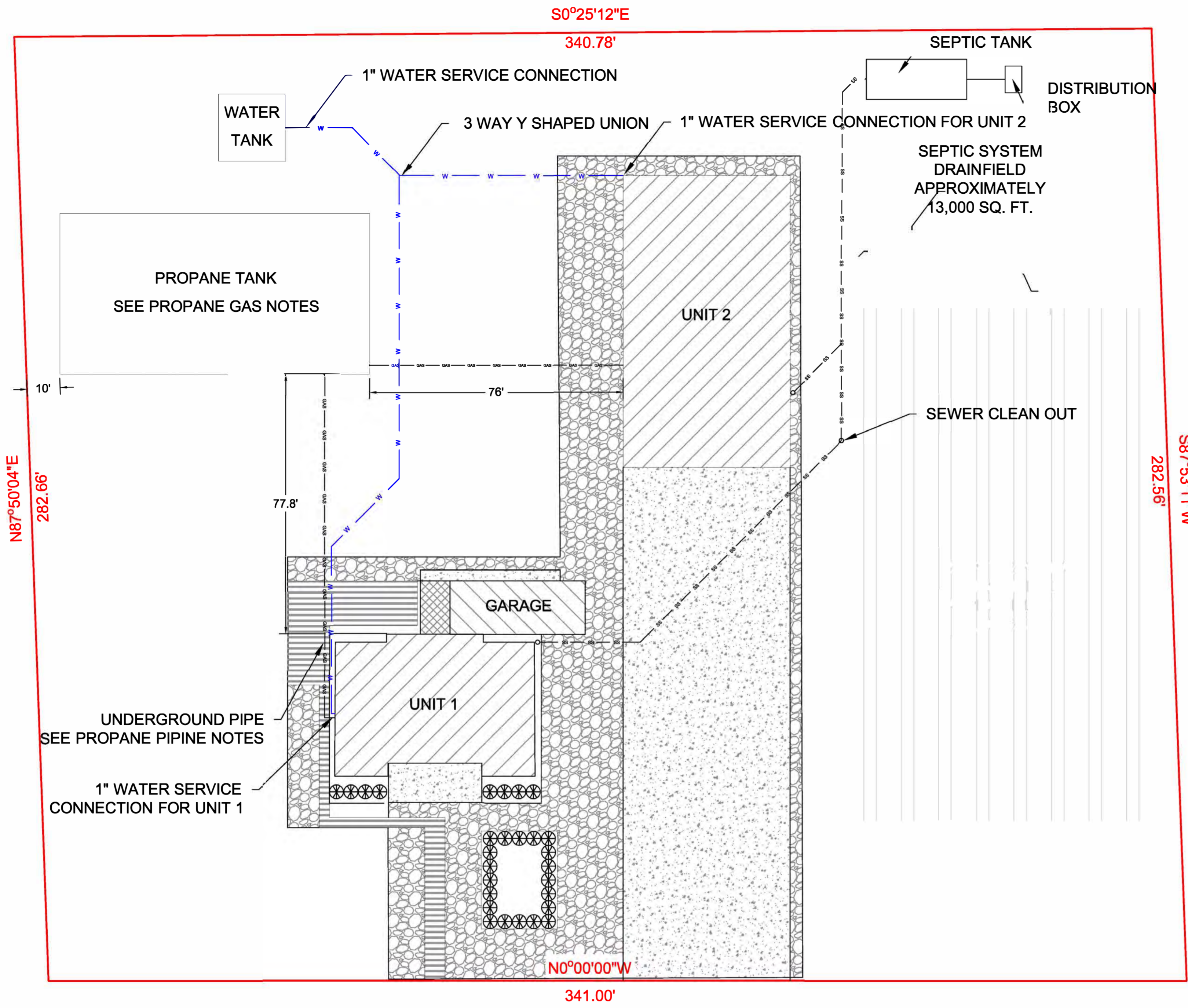
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**C3  
 Drainage Area  
 Map**

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**LEGEND**

PROPERTY LINE	— — — — —
PROPANE GAS LINE YARD	— GAS — GAS —
WATER PIPE	— W — W —
SEWER PIPE	— SS — SS — SS —



**CALCULATING SEPTIC TANK VOLUME (HOUSEHOLD OF FIVE PERSONS)**

ITEM	WATER USE PER PERSON	WATER USE PER HOUSEHOLD
COOKING	N/A	5 LITERS
BATHING & TOILET	85	425 LITERS
WASHING (CLOTH & DISHES)	N/A	30 LITERS
CLEANING	N/A	10 LITERS
OTHER	N/A	10 LITERS
<b>TOTAL</b>		<b>480 LITERS PER DAY</b>

Size of Septic Tank for Cleaning Interval of 10Days  $480 \times 10 = 4800$  Liters  
1268 Gallons

**Surface Area Calculation for the Drainfield (Leach Bed)**

$$A = \frac{T + 6.24}{29} \times \frac{C}{2} = \frac{3 + 6.24}{29} \times \frac{4800}{2} = 765 \text{ m}^2 \text{ or } 8234 \text{ ft}^2$$

Where A = Square feet of dispersal area required  
T = Time in minutes for the 6th inch of water to drain  
C = Proposed septic tank capacity

**GENERAL NOTES:**

- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE ENGINEERING DESIGN AND CONSTRUCTION MANUAL OF THE CITY OF LANCASTER, CALIFORNIA.
- THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AND MAINTAIN ALL NECESSARY WARNING AND SAFETY DEVICES (FLASHING LIGHTS, BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE CITY.
- COMMENCEMENT OF WORK BY ANY CONTRACTOR OR SUBCONTRACTOR SHALL BE CONSIDERED EVIDENCE THAT HE HAS INSPECTED AND ACCEPTED ALL CONDITIONS INVOLVED IN HIS WORK AND FINDS THEM SATISFACTORY.
- PRIOR TO THE COMMENCEMENT OF ANY WORK THE CONTRACTOR SHALL ANALYZE THE JOBSITE CONDITIONS, ALL DIMENSIONS, SETBACKS, PROPERTY LIMITS, UTILITY CONDITIONS. IF THE CONTRACTOR OBSERVES ANY ERRORS OR OMISSIONS IN THE CONTRACT DOCUMENTS HE SHALL PROMPTLY NOTIFY THE ARCHITECT FOR CLARIFICATION. IF SUCH WORK PROCEEDS WITHOUT CLARIFICATION IT IS AT THE RISK OF THE CONTRACTOR. ANY CHANGES MADE BY CONTRACTOR PRIOR TO ARCHITECT'S CLARIFICATION SHALL BE AT THE CONTRACTOR'S RISK. THE SETTLEMENT OF ANY COMPLICATIONS OR DISPUTES ARISING FROM THIS SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
- CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES.
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED. SEDIMENT TRACKED ONTO EXISTING STREETS SHALL BE REMOVED IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS, PAYMENT OF ANY FEES AND PROVIDING BONDS NECESSARY FOR WORK IN ANY PUBLIC R.O.W.'S AS REQUIRED BY ANY GOVERNMENTAL AUTHORITY.
- ALL PLUMBING LINES, ELECTRICAL CONDUITS AND PVC SLEEVES TO BE IMBEDDED IN 12" OF SAND, BACKFILLED AND COMPACTED WITH SELECT FILL. ALL EMPTY CONDUITS TO HAVE END CAPS. CONDUIT FOR ELECTRICAL TO HAVE PULL STRINGS

**PROPANE TANK NOTES:**

- FILLING CONNECTION AND FIXED LIQUID LEVEL GAUGE SHALL BE AT LEAST 10' FROM ANY EXTERNAL SOURCE OF IGNITION (IE: ELECTRICAL SERVICE, OPEN FLAME, FURNACE, A/C COMPRESSOR, ETC.) INTAKE TO A DIRECT VENTED GAS APPLIANCE OR INTAKE TO A MECHANICAL VENTILATION SYSTEM.
- TANKS UP TO 125 GALLONS SHALL BE AT LEAST 5' FROM BUILDINGS AND PROPERTY LINES.
- TANKS OF 126 TO 500 GALLONS SHALL BE AT LEAST 10' FROM BUILDINGS AND PROPERTY LINES.
- TANKS OF 501 TO 2000 GALLONS SHALL BE AT LEAST 25' FROM BUILDINGS AND PROPERTY LINES.
- A SINGLE TANK NOT EXCEEDING 1,200 GALLONS MAY BE 10' FROM BUILDINGS AND PROPERTY LINES PROVIDED THERE ARE NO OTHER TANKS WITHIN 25'.
- FOR INSTALLATIONS ABOVE 5000' ELEVATION INSTALLATION SHALL BE AS PRESCRIBED BY THE LOCAL FIRE DISTRICT.
- WEEDS, GRASS, BRUSH, TRASH AND OTHER COMBUSTIBLE MATERIALS SHALL BE KEPT NOT LESS THAN 10' FROM GAS TANKS OR CONTAINERS

**UNDERGROUND PROPANE PIPING NOTES:**

- GAS PIPING WHICH IS ABOVE GRADE MAY BE WROUGHT IRON, STEEL (BLACK OR GALVANIZED), YELLOW BRASS OR INTERNALLY TINNED COPPER.
- UNDERGROUND GAS PIPING MAY BE PLASTIC (PE) RATED FOR USE WITH GAS, OR FACTORY COATED STEEL PIPE.
- THE MINIMUM COVER SHALL BE SHALL NOT BE LESS THAN 12". WHERE EXTERNAL DAMAGE TO THE PIPE FROM EXTERNAL FORCES IS LIKELY TO DAMAGE PIPE COVER SHALL NOT BE LESS THAN 18".
- FIELD APPLIED WRAPPING SHALL BE LIMITED TO SHORT SECTIONS WHICH HAVE BEEN STRIPPED FOR THREADING PURPOSES AND FIELD JOINTS. SPIRALLY WRAP AS LISTED, MINIMUM 10 MIL TAPE TO A 40 MIL THICKNESS 6" BEYOND THE JOINTS.
- UNDERGROUND PLASTIC PIPING MUST HAVE A TRACER WIRE (MINIMUM 14 AWG) OR TAPE FOR ITS FULL LENGTH, ONE END SHALL BE BROUGHT ABOVE GROUND AT BUILDING WALL OR RISER.
- PLASTIC PIPE MAY TERMINATE ABOVE GROUND WHERE AN ANODELESS RISER IS USED.

**IRRIGATION NOTES:**

- THE WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL INCLUDE FURNISHING ALL LABOR, MATERIAL, TOOLS, MACHINERY AND EQUIPMENT NECESSARY TO INSTALL A COMPLETE SPRINKLER SYSTEM AS SHOWN ON THE IRRIGATION PLANS, INCLUDING TRENCHING, BACKFILLING, ETC.
- IF IT IS FOUND DURING INSTALLATION THAT THE SITE VARIES FROM THE DRAWINGS. NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- COORDINATE THE INSTALLATION OF ALL SPRINKLER MATERIALS, INCLUDING PIPE, WITH THE LANDSCAPE DRAWINGS TO AVOID INTERFERING WITH THE PLANTING OF TREES, SHRUBS OR OTHER PLANTING.
- RECORD ACCURATELY ON ONE SET OF REPRODUCIBLE PRINTS OF THE DRAWINGS AN AS-BUILT PLAN KEPT UP TO DATE AS THE PROJECT IS UNDER CONSTRUCTION IN ADDITION, DIMENSIONS FROM TWO PERMANENT POINTS OF REFERENCE THE LOCATION OF THE PRESSURE SUPPLY LINE ROUTING, ALL VALVES, PLUG TEES AND CONTROL WIRE.
- ALL SPRINKLER HEADS AND PIPING SHALL BE INSTALLED PER THEIR DETAILS. IN THEIR RESPECTIVE LOCATIONS, AND SHALL BE OF THE MFG. NOTES UNLESS OTHERWISE APPROVED.
- TRENCHES SHALL BE EXCAVATED TO SUFFICIENT DEPTH TO PROVIDE COVERAGE OF 18" OVER ALL PRESSURE. SUPPLY LINES AND 12" OVER ALL NON-PRESSURE LINES.
- BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A DRY DENSITY EQUAL TO THE ADJACENT UNDISTURBED SOIL, AND SHALL CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS, OR OTHER IRREGULARITIES.
- ALL NON-PRESSURE LINES SHALL BE SCHEDULE 200 POLYVINYL CHLORIDE PLASTIC PIPE. UNLESS OTHERWISE NOTED.
- ALL PRESSURE SUPPLY LINES SHALL BE SCHEDULE 40 POLYVINYL CHLORIDE PLASTIC PIPE. UNLESS OTHERWISE NOTED. MINIMUM OPERATING PRESSURE IS 30 PSI.
- INITIAL BACKFILL ON PLASTIC LINES SHALL BE OF A FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER LARGER THAN 1/2" IN SIZE.
- PLASTIC FITTINGS SHALL BE OF SCHEDULE 40 POLYVINYL CHLORIDE INJECTION MOLDED AND SIDE GATED. WHERE THREADS ARE REQUIRED. THESE SHALL BE INJECT ION MOLDED ALSO.
- SUPPLY AS PART OF THIS CONTRACT THE FOLLOWING TOOLS: (A) ONE WRENCH FOR DISASSEMBLING EACH TYPE OF SPRINKLER HEAD SUPPLIED. (B) THREE KEYS FOR OPERATION OF HOSE BIBBS. (C) TWO KEYS FOR CONTROLLER.

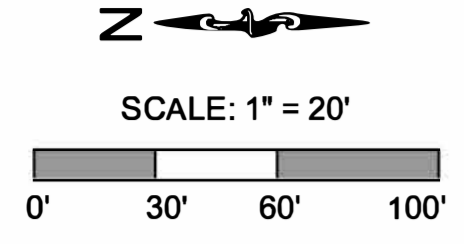
PixelArch Ltd.  
Office: 24001 Calle De La Magdalena, unit 3896  
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info@pixelarchltd.com  
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Project Name and Address:  
**Civil Plans**  
301 E AVE LANCASTER CA 93535  
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Utilities Plan**

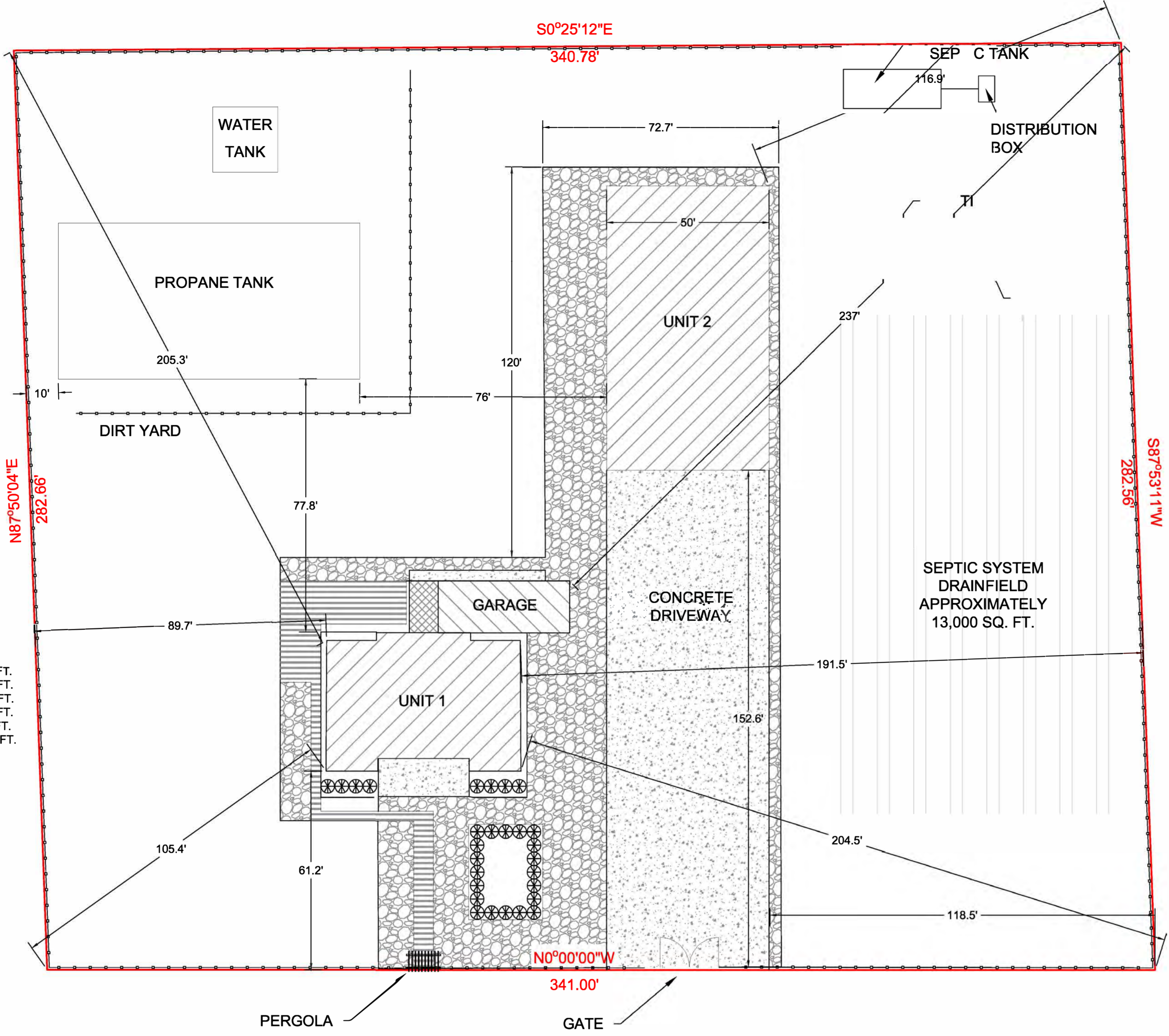
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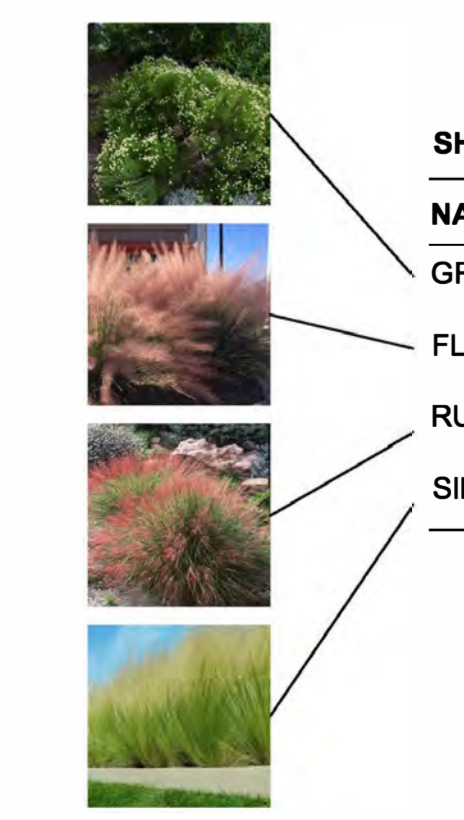
- LEGEND**
- PROPERTY LINE
  - HARDWOOD WALKWAY
  - CONCRETE WALKWAY/DRIVEWAY
  - PEBBLE COVER
  - BUILDING/GARAGE
  - DESERT SHRUB
  - WOOD FENCE (POST & PICKET)

**SITE INFORMATION (APPROX. AREA)**

HARDWOOD WALKWAY	1,240 SQ. FT.
CONCRETE WALKWAY/DRIVEWAY	8,110 SQ. FT.
PEBBLE COVER	8,555 SQ. FT.
BUILDING FOOTPRINT	6,730 SQ. FT.
GARAGE	644 SQ. FT.
TOTAL SITE	96,703 SQ. FT.

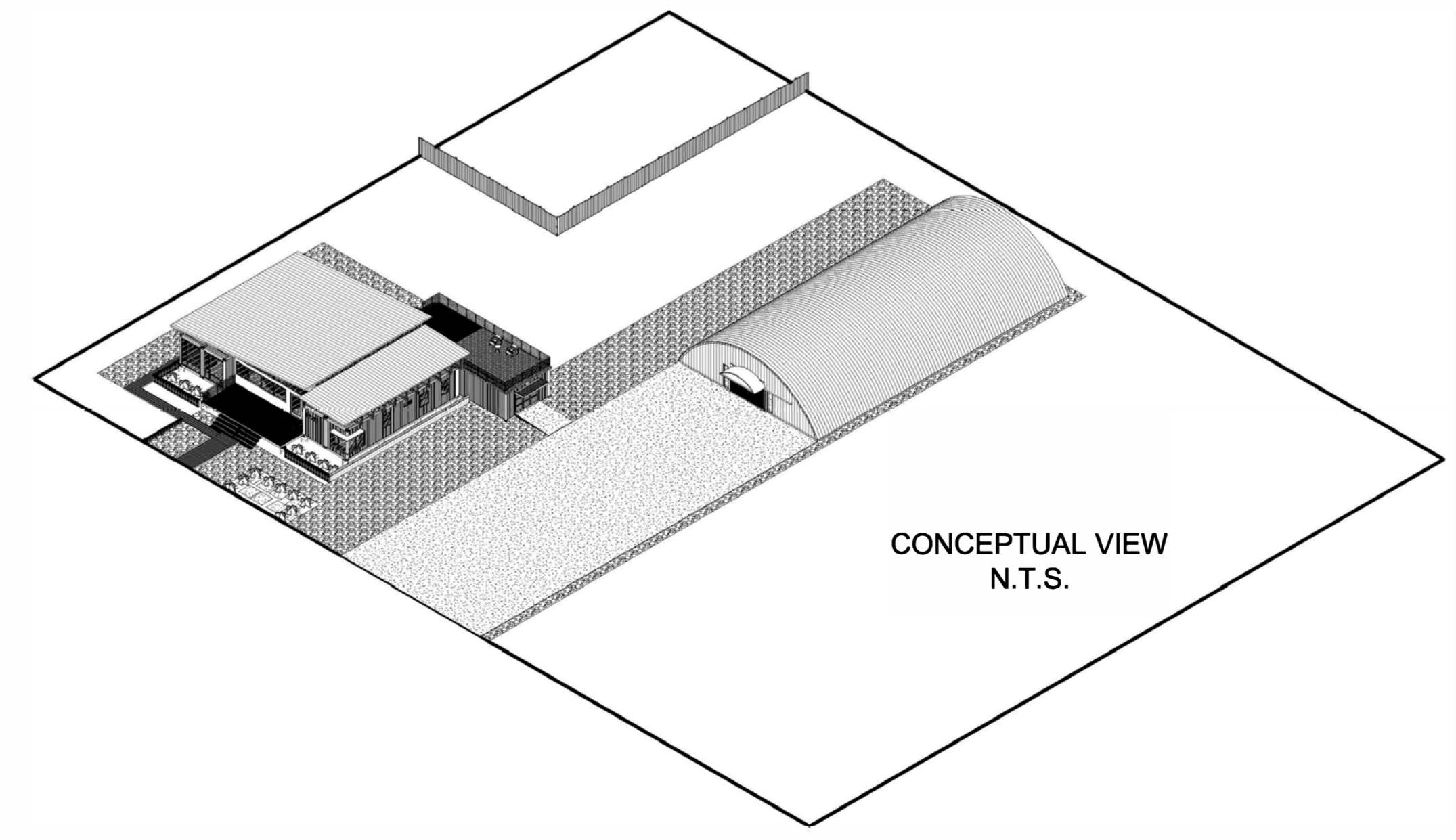
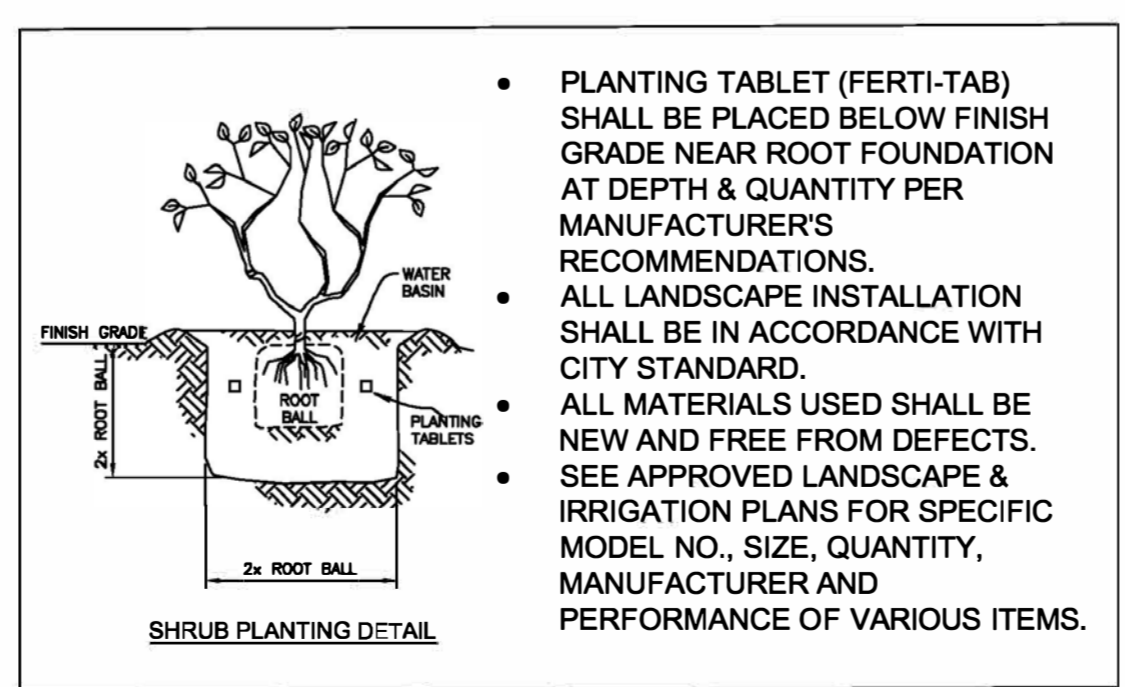


- GENERAL NOTES:**
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET THE APPROVAL OF THE ARCHITECT AND THE OWNER.
  - EXISTING UTILITY INFORMATION SHOWN IS NOT GUARANTEED TO BE ACCURATE AND ALL INCLUSIVE. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR IN ADVANCE OF HIS CONSTRUCTION. ANY CONFLICT OR DISCREPANCY DISCOVERED MUST IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION.
  - THE CONTRACTOR ON BEHALF OF THE OWNER, SHALL OBTAIN ALL CONSTRUCTION PERMITS PRIOR TO THE COMMENCEMENT OF WORK.
  - ANY DAMAGE TO EXISTING PUBLIC UTILITIES MUST BE REPAIRED IMMEDIATELY. THE CONTRACTOR MUST NOTIFY THE APPROPRIATE UTILITY OWNER, WHO WILL MAKE THE REPAIRS AT THE CONTRACTOR'S EXPENSE.
  - THE WORK AREA SHALL BE BARRICADED AND ILLUMINATED DURING DARKNESS AND PERIODS OF INACTIVITY, WHEN IN AN AREA OF DIRECT PUBLIC ACCESS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF MATERIAL AND EQUIPMENT IN A SAFE AND WORKMAN LIKE MANNER TO PREVENT INJURIES, DURING AND AFTER WORKING HOURS UNTIL PROJECT COMPLETION. THERE SHALL BE NO PAYMENT MADE TO THE CONTRACTOR FOR STORED MATERIAL.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING THE PARKING LOTS AND ROADWAYS, AND FINISH GRADE ELEVATIONS THROUGHOUT THE ENTIRE SITE.
  - THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT IN THE FIELD FOR INSPECTION BY THE ARCHITECT. THE CONTRACTOR SHALL NOT PROCEED UNTIL HE RECEIVES WRITTEN APPROVAL FROM THE ARCHITECT.
  - ALL DIMENSIONS ARE TO FACE OF STRUCTURE/FACE OF CURB, UNLESS NOTED OTHERWISE.
  - THE CONTRACTOR SHALL CHECK ALL GRADES AND FINAL DIMENSIONS ON THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY TO ARCHITECT.
  - FINISHED GRADES ADJACENT TO BUILDING SHALL HAVE A MINIMUM 2% SLOPE AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL EXCESS MATERIAL. EXCESS MATERIAL SHALL BE SPREAD AND COMPACTED IN CONTROLLED FILL CONDITION, IF REQUIRED.
  - PROVIDE SMOOTH AND UNIFORM TRANSITIONS BETWEEN GRADE CHANGES THROUGHOUT THE ROAD AND PARKING AREA.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ANY TEMPORARY EROSION CONTROL THAT MAY BE REQUIRED BY STATE OR LOCAL AGENCIES. (A) THREE KEYS FOR OPERATION OF HOSE BIBBS. (B) THREE KEYS FOR OPERATION OF HOSE BIBBS. (C) TWO KEYS FOR CONTROLLER.



**SHRUB PLANTING OPTIONS**

NAME	LIGHT REQUIREMENTS	WATER TOLERANCE	MATURE HEIGHT	MATURE SPREAD
GREEN SANTOLINA	FULL SUN	XERIC	12-24" TALL	24-36" WIDE
FLAMINGO MUHLY GRASS	FULL SUN	LOW WATER	48-60" TALL	15-18" WIDE
RUBY MUHLY GRASS	FULL SUN	LOW WATER	24-36" TALL	18-24" WIDE
SILKY THREAD GRASS	FULL SUN	LOW WATER	18" TALL	12" WIDE



Project Name and Address:  
**Civil Plans**  
 3011 ST. E AVE UNICASTER CA 93535  
 APN: 3550-006-052

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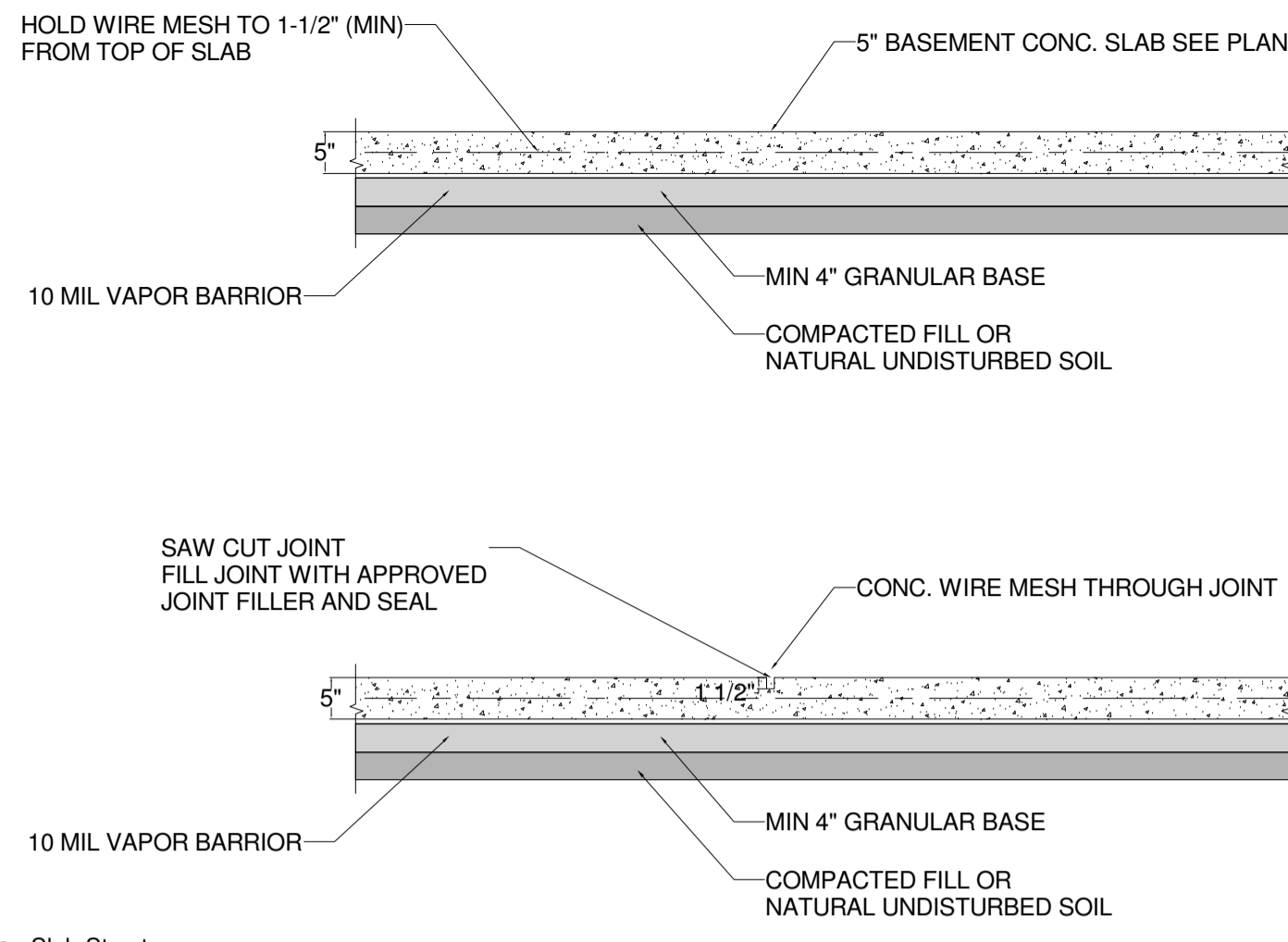
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**C5 Site Plan**

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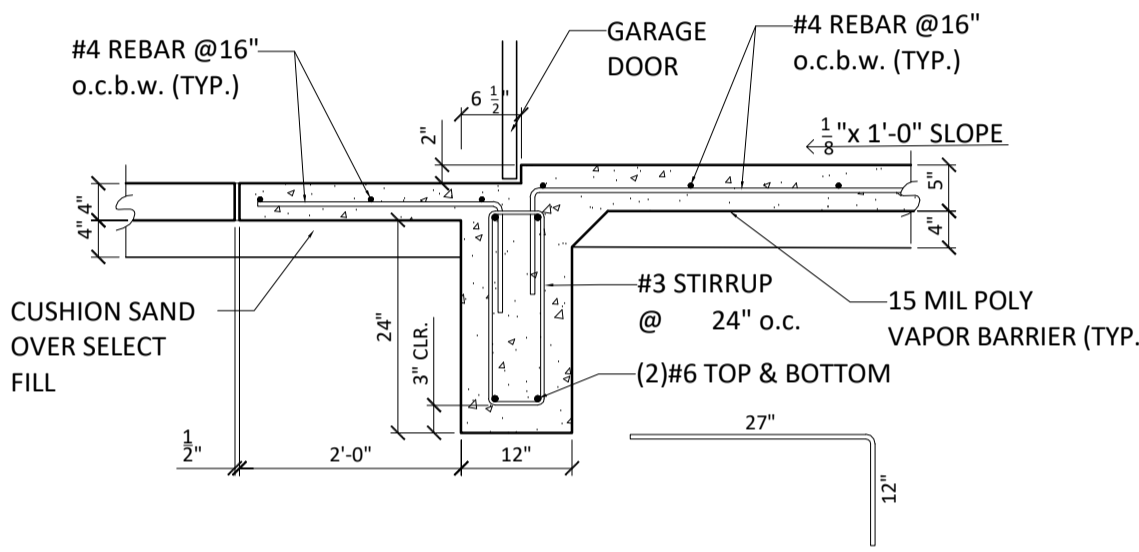
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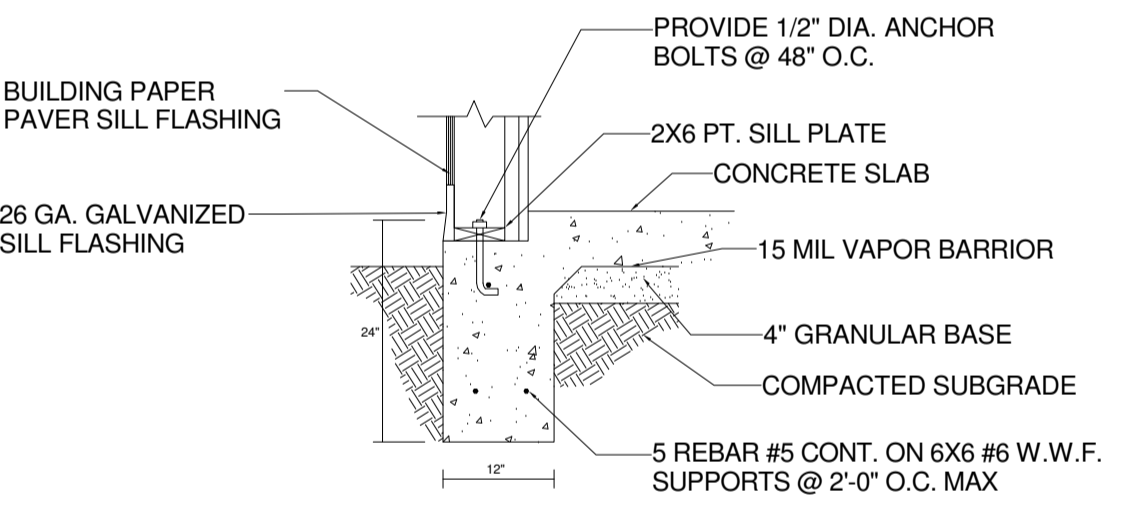




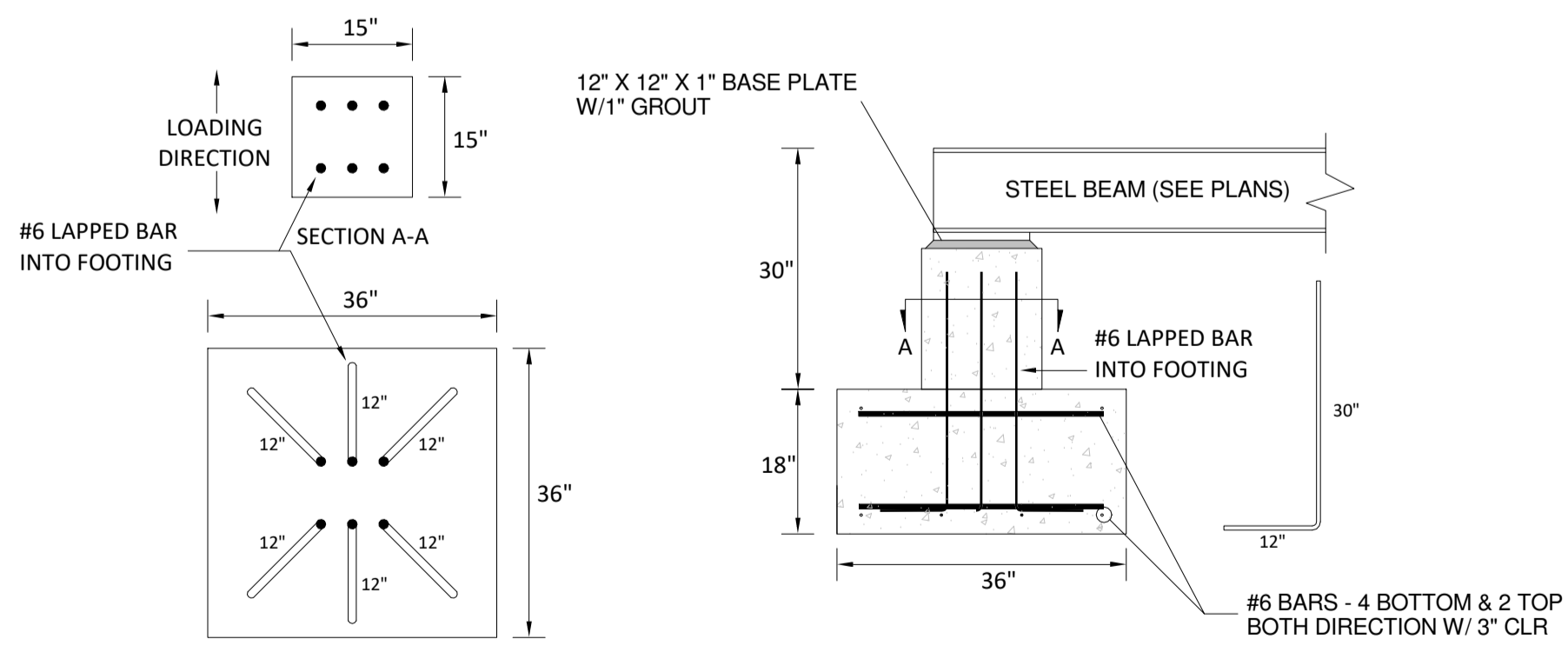
2 Slab Structure  
3/4" = 1'-0"



3 Garage Slab Details  
3/4" = 1'-0"



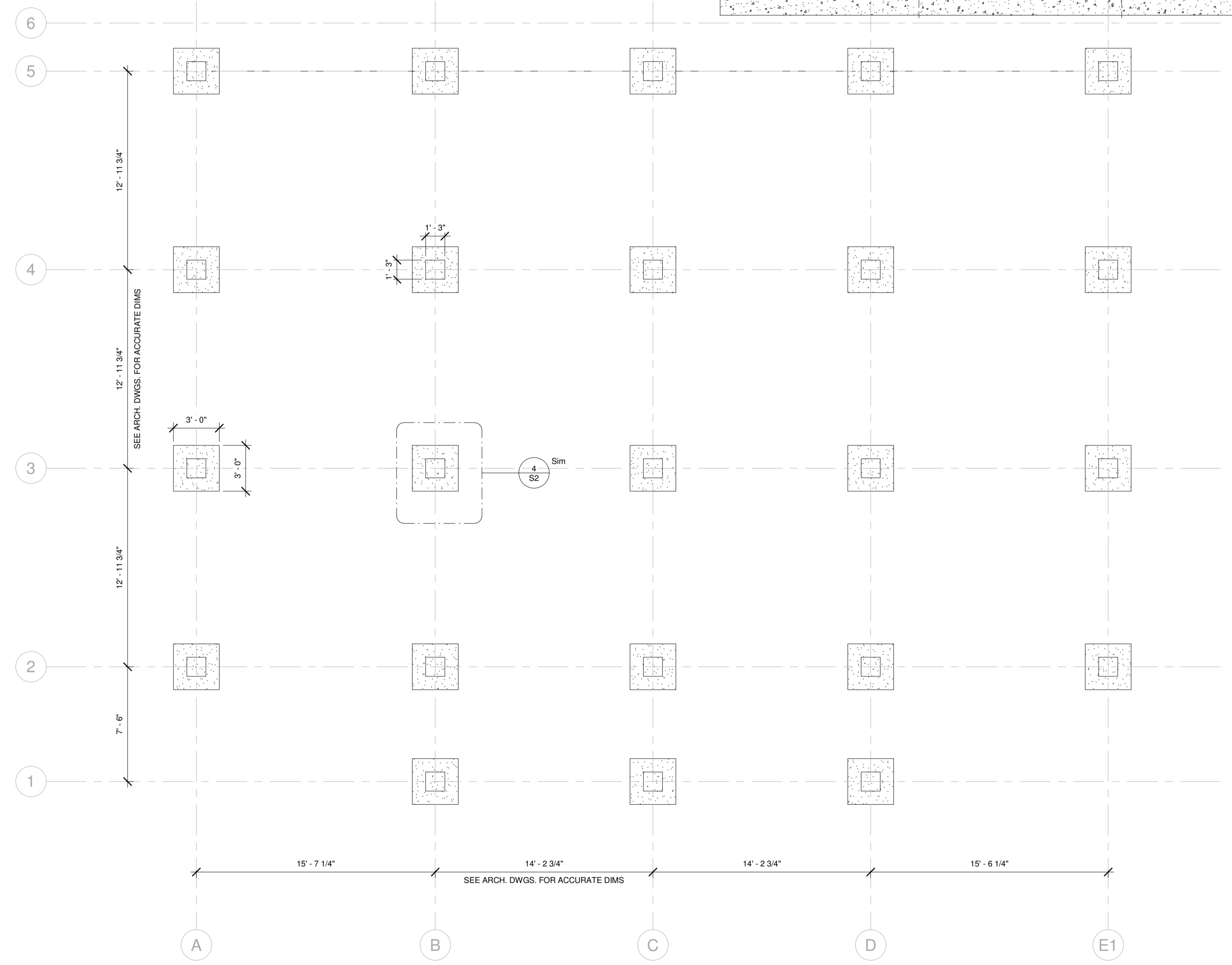
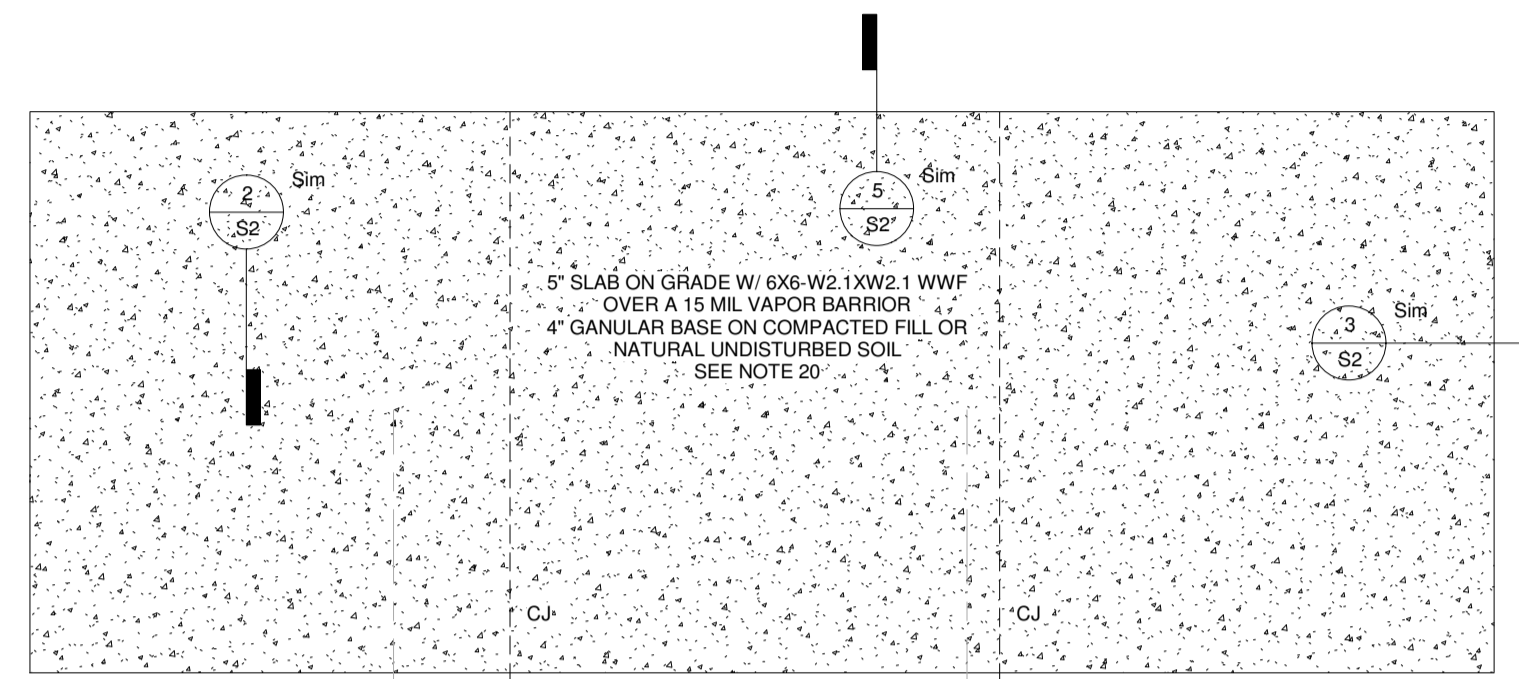
5 Turn-down Slab  
3/4" = 1'-0"



4 Footing Detail  
3/4" = 1'-0"

- FOUNDATION NOTES:**
- ALL FINISHED CONCRETE SURFACES SHALL BE A MINIMUM OF 1 INCH ABOVE THE FINISHED GRADE.
  - ANY IMPORTED FILL MATERIAL UTILIZED TO ACHIEVE FINISH SUB-GRADE ELEVATIONS SHALL BE SELECT FILL HAVING A PLASTICITY INDEX OF AT LEAST 4 BUT NOT GREATER THAN 12 WITH NO MORE THAN 40% PASSING THE NO. 200 SIEVE.
  - ALL IMPORTED FILL SHALL BE PLACED IN 8" MAXIMUM LOOSE LIFTS AND COMPACTED TO WITHIN 98% OF STANDARD PROCTOR DENSITY AT 2 POINTS ABOVE OPTIMUM MOISTURE CONTENT. ALL SOIL WORK MUST BE SUPERVISED BY A LICENSED GEOTECHNICAL ENGINEER.
  - CONSTRUCTION JOINTS - TO BE USED AT CONTRACTOR'S OPTION/OPITION AT ANY CONTROL JOINT LOCATION.
  - COMPACT ALL SUB-GRADES TO 95% S.P.D. AT OPTIMUM MOISTURE CONTENT.
  - CUSHION SAND LAYER BENEATH CONCRETE FLATWORK AND WALKS TO BE 4 INCHES IN DEPTH. CONCRETE STRENGTH TO BE 3,500 PSI AT 28 DAYS. STEEL REBAR STRENGTH TO BE 60,000 PSI.
  - ALL CONCRETE WORK SHOULD BE PERFORMED IN COMPLIANCE WITH THE LATEST EDITION OF ASTM CODE.
  - ALL CONCRETE TO BE PUMPED FROM A DELIVERY TRUCK. HAND-MIXING IS UNACCEPTABLE.
  - ALL WORK PROCEDURES SHOULD BE SUPERVISED BY A LICENSED STRUCTURAL ENGINEER(S) TO ENSURE SAFETY AND QUALITY.
  - CONTRACTOR TO FOLLOW ALL REQUIRED ACI, ASCI, ASTM, AND IBC CODES.
  - EXCAVATION AND CONSTRUCTION WORK TO BE PERFORMED DURING THE DRY SEASON.
  - THE FOUNDATION DESIGN HAS NOT BEEN DESIGNED BASED ON THE SOIL TEST (GEOTECHNICAL SUBSURFACE INVESTIGATION).
  - CJ ON PLAN DENOTES CONTROL JOINT, APPROXIMATE SPACING IS 12 FT. CONTROL JOINTS - BETWEEN EACH UNIT AND AS REQUIRED.
  - DROP FOOTING FOR PLUMBING PIPE AS NECESSARY.
  - HOLD DOWNS, ANCHOR BOLTS, DOWEL INSERTS, ETC. SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE AND FOUNDATION INSPECTION.
  - REINFORCEMENT SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE AND FOUNDATION INSPECTION.
  - ALL ORGANIC SURFACE MATERIAL AND DEBRIS, INCLUDING ORGANICALLY RICH TOPSOIL ESTIMATED TO BE 2-4 INCHES DEEP, SHALL BE STRIPPED PRIOR TO ANY OTHER GRADING OPERATIONS AND TRANSPORTED AWAY FROM ALL AREAS THAT ARE TO RECEIVE IMPROVEMENTS OR STRUCTURAL FILL. THESE ORGANICALLY CONTAMINATED SOILS MAY BE STOCKPILED FOR LATER USE IN LANDSCAPING AREAS.

- FOUNDATION NOTES (Cont):**
- THE DEPRESSIONS LEFT BY THE REMOVAL OF ANY SURFACE AND SUBSURFACE STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND BACKFILLED WITH CLEAN, NATIVE, ON-SITE SOIL. THIS BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 90% RELATIVE COMPACTION IN ACCORDANCE WITH ASTM TEST PROCEDURE D1557-12.
  - ALL STRUCTURAL FILL WHETHER IMPORTED OR NATIVE SOIL SHALL BE PLACED IN UNIFORM HORIZONTAL LIFTS OF NOT MORE THAN 8 TO 8 INCHES IN UNCOMPLICATED THICKNESS AND COMPACTED TO NOT LESS THAN 90% RELATIVE COMPACTION USING THE ASTM TEST PROCEDURE D1557-12. FIVE FEET AROUND THE ENTIRE PERIMETER OF THE BUILDING PAD SHALL ALSO BE COMPACTED TO NOT LESS THAN 90% RELATIVE COMPACTION USING THE ABOVE-MENTIONED PROCEDURE.
  - REPLACE EXISTING SOIL AS RECOMMENDED BY GEOTECHNICAL REPORT.
  - SITE SHOULD BE GRADED TO SHED ALL RAIN WATER AWAY FROM THE STRUCTURE. NO WATER POND ALLOWED AROUND THE BUILDING.
  - SOIL REPORT IS A PART OF THE CONSTRUCTION DOCUMENTS. IT IS CONTRACTOR'S RESPONSIBILITY TO REVIEW THIS REPORT FOR SITE PREPARATION AND DRILLED SHAFTS. IN CASE SAND IS ENCOUNTERED ON SITE, CASING MUST BE USED FOR DRILLED SHAFTS INSTALLATION.
  - CONTRACTOR TO CHECK FOR UNDERGROUND UTILITIES BEFORE DIGGING OR DRILLING PIERS. CONTRACTOR TO CONTACT GEOTECHNICAL ENGINEER FOR PRESENCE OF ANY TREES AND PROCEDURES FOR REMOVAL OF TREES FROM THE PROJECT SITE.



1 Foundation  
1/4" = 1'-0"



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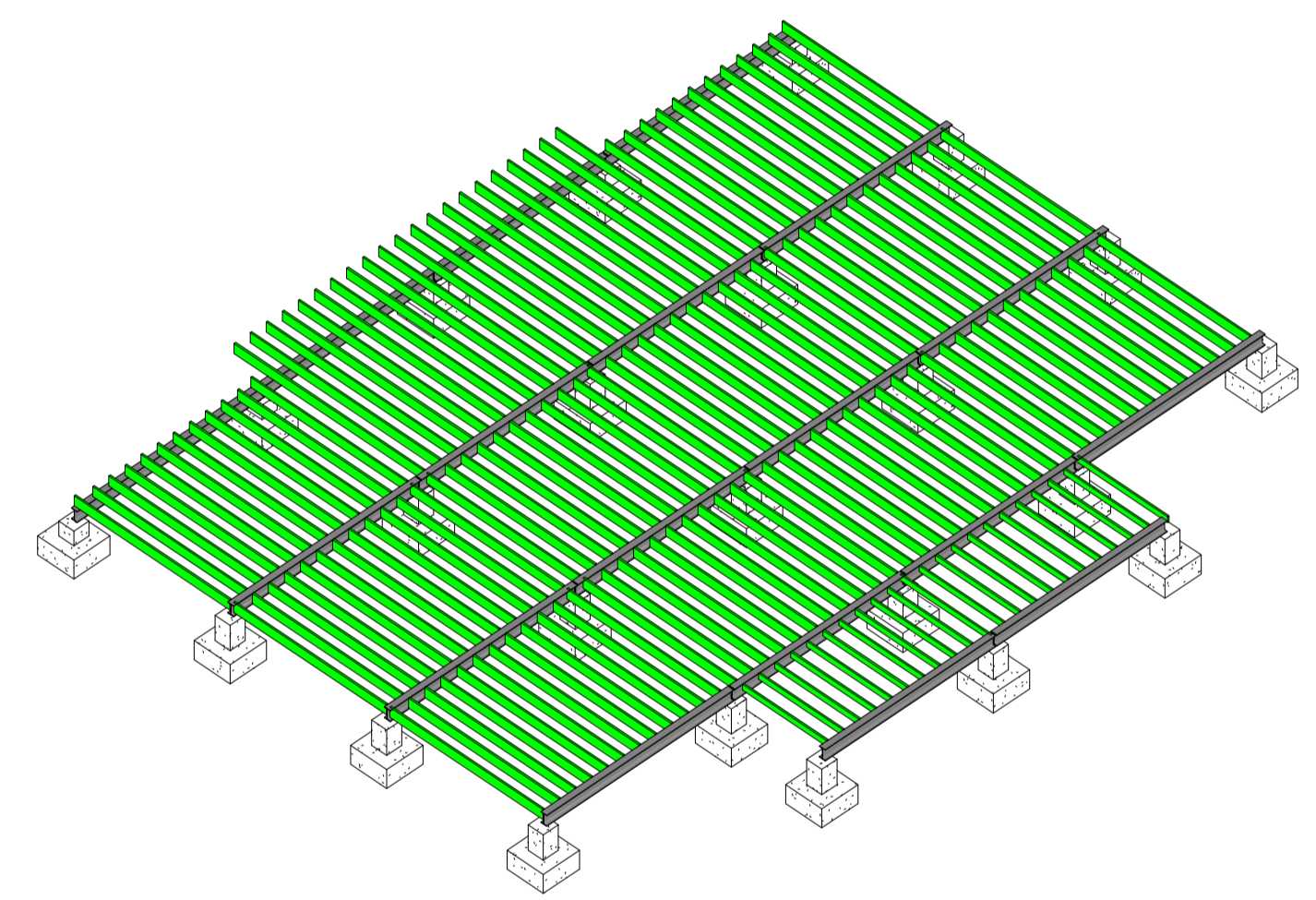
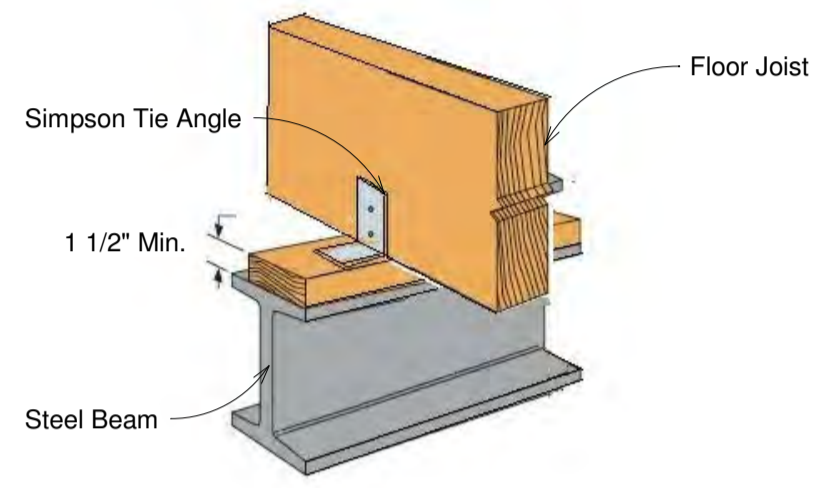
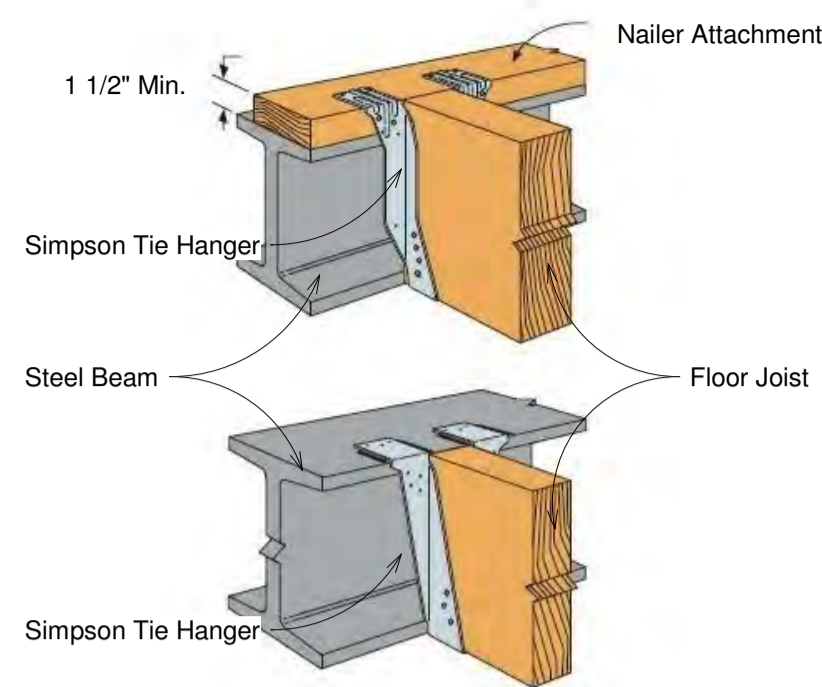
**Foundation  
Plan**

Scale **As indicated**

Date **02/15/23**

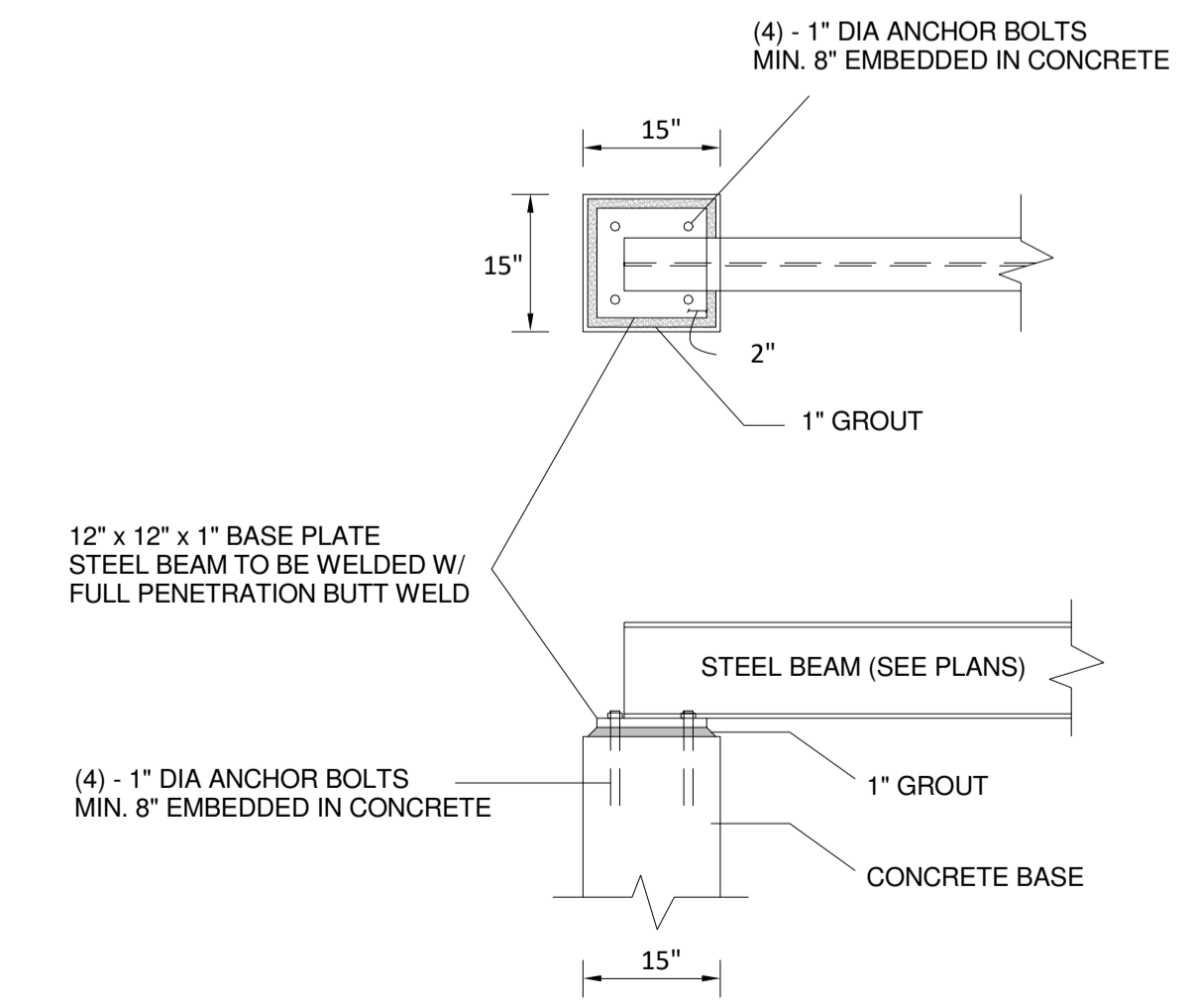
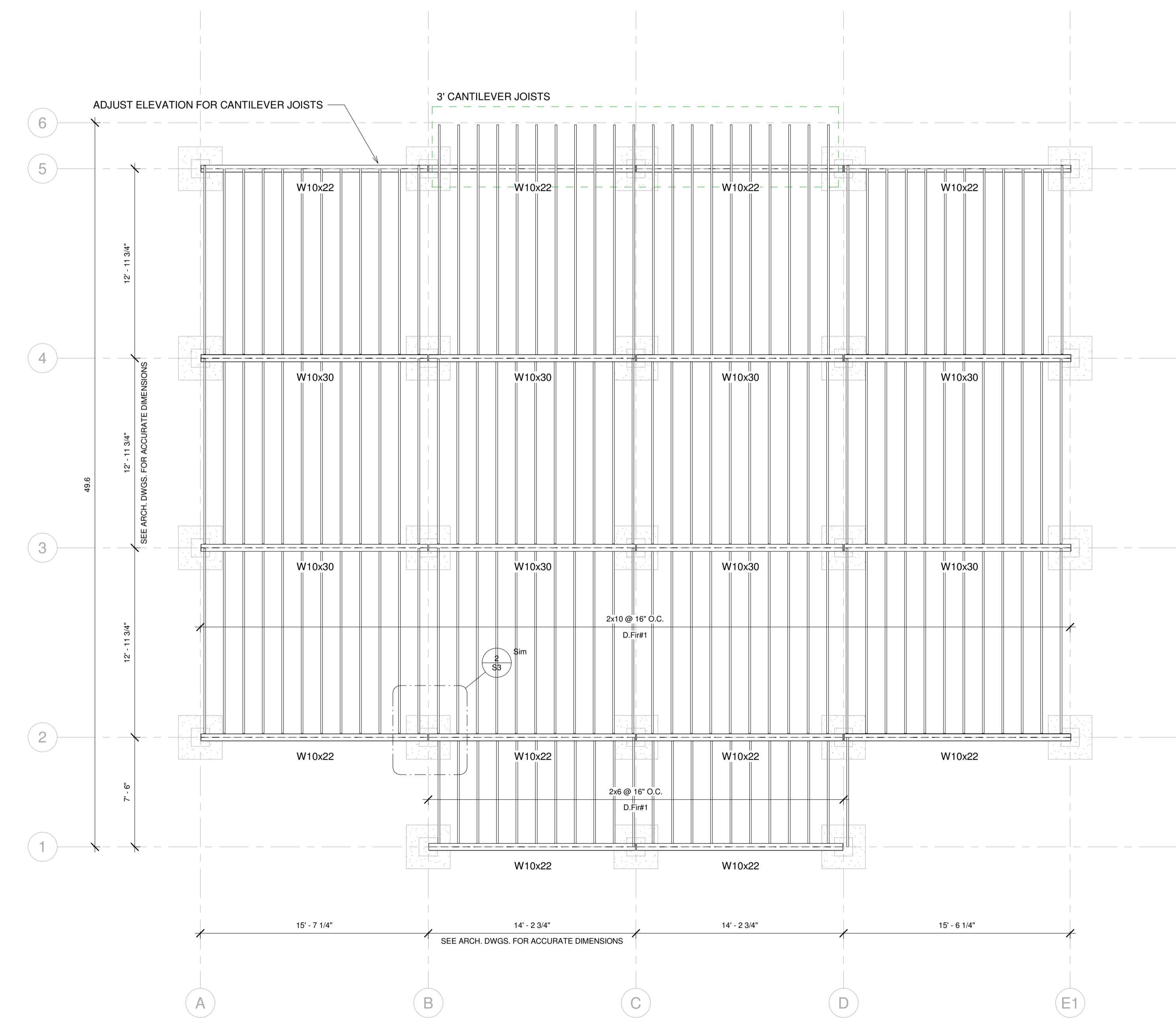
Page No.

**S2**



Steel Beam Schedule				
Description	Type	Count	Aprox. Length	Aprox. Total Length
Steel Beam	W10X22	6	14.1'	85.4'
Steel Beam	W10X22	3	15.5'	46.8'
Steel Beam	W10X30	4	14.1'	56.9'
Steel Beam	W10X30	5	15.5'	78.1'
Grand total:	18			267.2'

Floor Joists Schedule				
Description	Type	Count	Aprox. Length	Aprox. Total Length
Wood Joists	2x6	20	7'	150'
Wood Joists	2x6	2	7.5'	15'
Wood Joists	2x10	78	12.5'	990.6'
Wood Joists	2x10	32	12.7'	406'
Wood Joists	2x10	4	12.9'	51.7'
Wood Joists	2x10	30	15.6'	466.7'
Wood Joists	2x10	20	15.7'	317.3'
Wood Joists	2x10	1	16'	15.9'
Grand total:	187			2413.1'



2 Base Plate Detail  
3/4" = 1'-0"

1 Floor Framing Plan  
1/4" = 1'-0"

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Drawing Title

Framing Plan  
(Floor)

Scale As indicated

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S3

FRAMING NOTES:

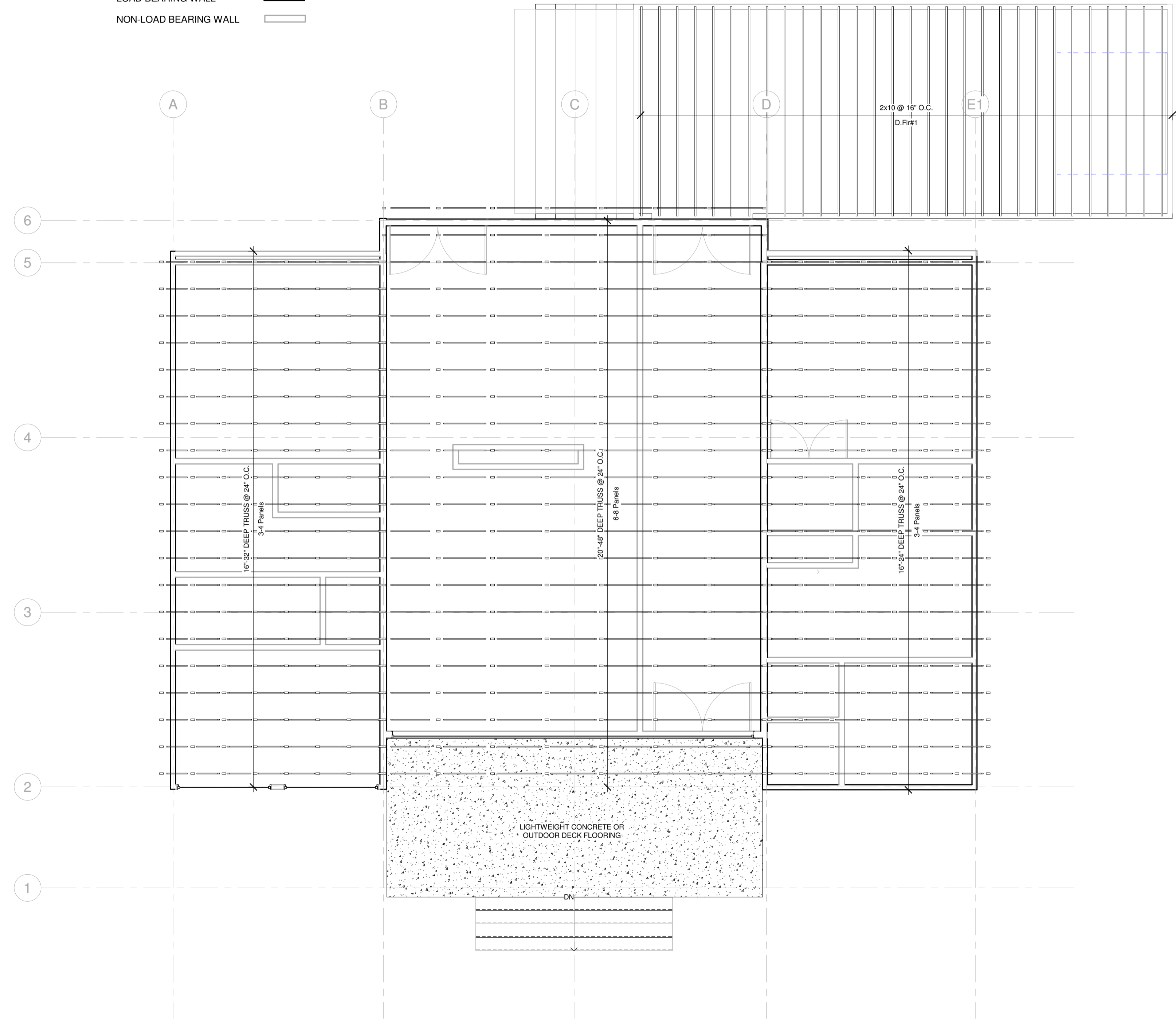
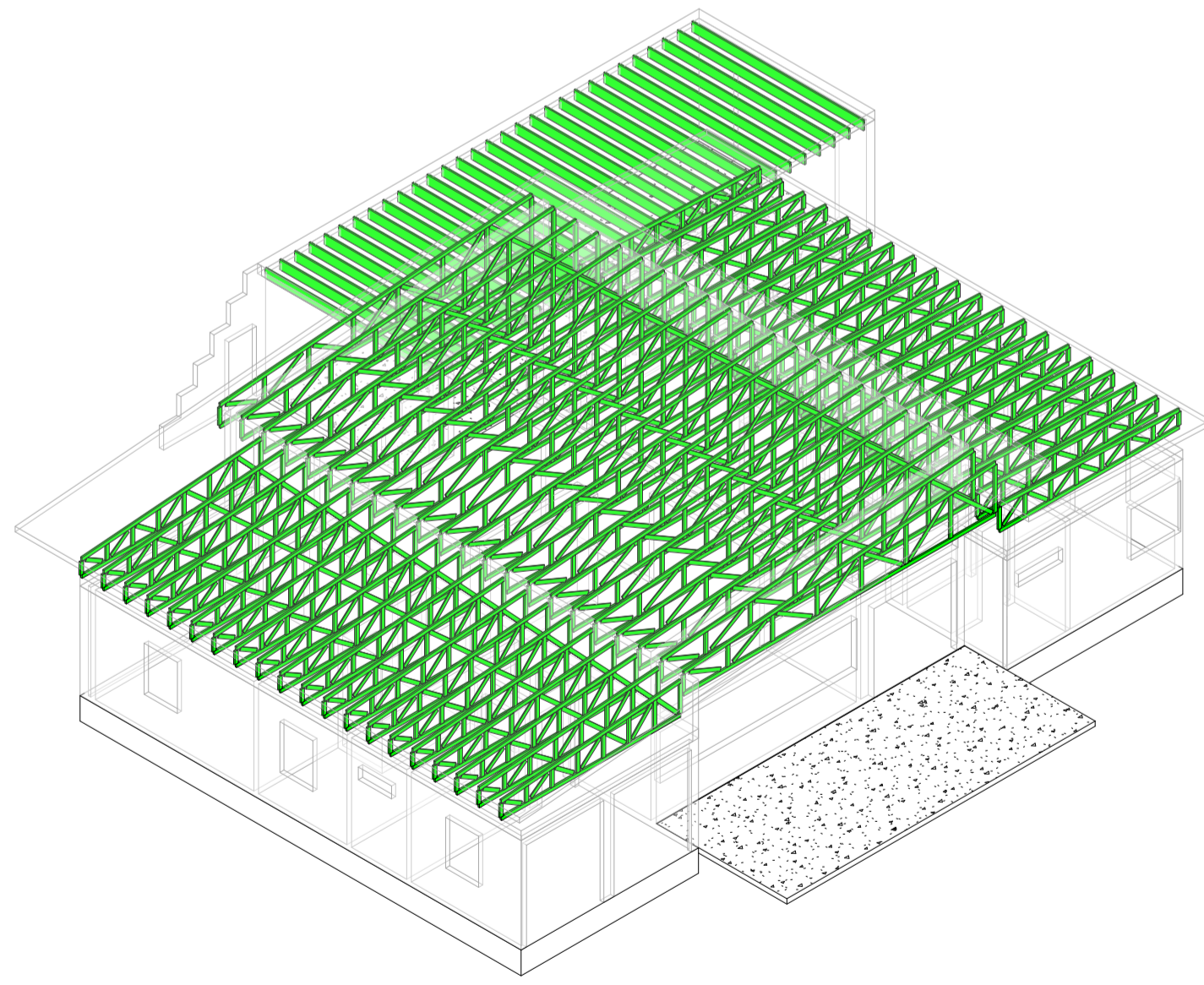
1. ALL EXTERIOR WALL STUDS SHALL BE 2"x6" AT 16" ON CENTERS UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALL STUDS SHALL BE 2"x4" AT 16" ON CENTERS, WITH 5/8" GYPSUM BOARD ON BOTH SIDES, UNLESS NOTED OTHERWISE.
3. BEAM TO COLUMN CONNECTIONS TO USE SIMPSON STRONG-TIE LCE4 OR EQUAL.
4. CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL METHOD USED. MINIMUM SHEATHING THICKNESS IS 1/2".
5. ALL CONNECTOR PLATES TO BE 16 GA. SIMPSON STRONG-TIE OR APPROVED EQUAL. SEE DETAILS FOR NAILING PATTERNS.
6. ALL LUMBER TO BE GRADE NO. 1, UNLESS NOTED OTHERWISE.
7. CONTRACTOR MUST VERIFY ALL OF THE DIMENSIONS PRIOR TO CONSTRUCTION.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ANY AND ALL SHOP DRAWINGS AND ASK FOR OWNER/ENGINEER APPROVAL PRIOR TO CONSTRUCTION.
9. WORK PROVIDED BY THE CONTRACTOR TO FACILITATE THE SUCCESSFUL COMPLETION OF THE PROJECT FOR WHICH NO BID ITEM HAS BEEN PROVIDED, SHOULD ALSO BE CONSIDERED AS SUBSIDIARY TO THE TOTAL AMOUNT BID OR THE ITEM IT PERTAINS TO.
10. CONTRACTOR TO BE COVERED WITH ALL REQUIRED AND INDUSTRY RECOMMENDED INSURANCE COVERAGES.
11. CONTRACTOR TO FOLLOW ALL REQUIRED AGI, ASCI, ASTM, AND IBC CODES.
12. ALL LUMBER SHALL CONFORM TO NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION WITH 2012 SUPPLEMENT.
13. LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
14. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF "AMERICAN SOFTWOOD LUMBER STANDARDS".
15. MOISTURE CONTENT SHALL BE 19% MAXIMUM.
16. LUMBER ON SITE SHALL BE PROTECTED FROM WEATHER AND STORED ABOVE GROUND WITH SUPPORTS. DRY-IN EACH BUILDING FRAME IMMEDIATELY ONCE FRAMING IS COMPLETE.
17. ALL MULTIPLE MEMBERS ARE TO BE FASTENED TOGETHER WITH 16d NAILS AT 12" ON CENTER (2) ROWS FOR BEAMS/JOISTS 9"-12" DEEP, (3) ROW FOR BEAMS/JOISTS 14"-18" DEEP (STAGGERED).
18. PLYWOOD SHALL BE IDENTIFIED WITH THE DFPA GRADE-TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
19. PROVIDE 2" NOMINAL THICKNESS FULL DEPTH SOLID BLOCKING FOR JOISTS AT ENDS AND AT SUPPORTS. OMD SOLID BLOCKING WHEN JOISTS ARE NAILED TO A CONTINUOUS HEADER.
20. LAP JOISTS FRAMING FROM OPPOSITE SIDES OF A BEAM, GIRDER OR PARTITION AT LEAST 6".
21. LOAD STIFFENERS ARE RECOMMENDED IN AREAS WHERE A CONCENTRATED LOAD IS GREATER THAN 1500 LBF --TO THE TOP FLANGE OR BETWEEN THE SUPPORT AND THE CANTILEVER TIP.
22. SECURE JOISTS FRAMED END TO END WITH METAL STRAPS. USE APPROVED FRAMING ANCHORS TO SUPPORT JOISTS FRAMING INTO THE SIDES OF WOOD OR STEEL BEAMS.
23. FLOOR JOISTS SHALL BE NAILED TO WALLS AND TO THE ENDS OF RAFTERS.
24. ENDS OF FLOOR JOISTS SHALL BE LAPPED AT LEAST 3" AND BE FASTENED WITH 3-16d NAILS.
25. WHERE FLOOR JOISTS ARE PLACED AT RIGHT ANGLES TO THE WALLS, THE LOOKOUT JOIST OR TIES SHALL BE FASTENED TO THE PARALLEL CEILING JOISTS USING ENGINEERED CLIPS, STRAPS OR HANGERS.
26. STAIR LANDING JOISTS ARE DOUBLE 2X8 SPF #1/#2 AT 16" O.C. MAX. UNO. USE SIMPSON HANGER LU26 OR EQUAL TO 2X8 JOISTS TO BEAM.
27. USE SIMPSON HANGER LUS28-2 OR EQUAL TO CONNECT BEAM TO BEAM AT STAIR LANDING FRAMING.
28. FASTENMASTER TRUSSLOK®, SIMPSON STRONG-TIE SDW OR SDS, AND USP WS SCREWS MAY ALSO BE USED TO CONNECT MULTIPLE MEMBER LVL BEAMS.
29. ROOF DECK SHALL BE MIN 1/2" EXTERIOR PLYWOOD SHEATHING WITH PANEL EDGE CLIP SUPPORTS BETWEEN TRUSS SUPPORTS (3/4" EXTERIOR GRADE PLYWOOD SHEATHING IS RECOMMENDED).
30. ROOF JOISTS SHALL BE NAILED TO WALLS AND TO THE ENDS OF RAFTERS.
31. ENDS OF ROOF TRUSSES SHALL BE LAPPED AT LEAST 3" AND BE FASTENED WITH 3-16d NAILS.
32. PROVIDE GUTTER GUARDS AT THE GUTTERS TO COMPLY WITH THE REQUIREMENTS OF THE WILD LIFE-URBAN INTERFACE ZONE
33. THE ENTIRE ROOF COVERING SHALL BE A FIRE-RETARDANT ROOF COVERING THAT IS AT LEAST CLASS C.
34. INSTALL HORIZONTAL 2X6 STRONGBACKS AT 10-FT. INTERVALS TO DISTRIBUTE LOADS AND PREVENT TWISTING, WHICH CAN LOOSEN TRUSS PLATES.
35. TRUSS PLATES SHOWN ARE THE RESPONSIBILITY OF THE TRUSS DESIGNER.
36. FASTENERS ARE PERMITTED TO BE INSTALLED THROUGH METAL TRUSS PLATES WHEN APPROVED BY THE TRUSS DESIGNER. DO NOT DRIVE NAILS THROUGH THE TRUSS PLATE ON THE OPPOSITE SIDE OF SINGLE-PLY TRUSSES WHICH COULD FORCE THE PLATE OFF THE TRUSS.
37. NO ONE SHOULD BE ALLOWED ON THE OPEN JOIST FLOOR SYSTEM UNTIL ALL HANGERS, BLOCKING, RIM BOARD AND TEMPORARY BRACING ARE COMPLETELY INSTALLED.
38. OPEN WEB TRUSSES MUST BE HELD STRAIGHT AND PLUMB AT THEIR DESIGN-SPECIFIED SPACING WHILE ALL BLOCKING, RIM BOARD AND BRACING ARE INSTALLED.
39. TEMPORARY BRACING IS REQUIRED AT ALL SUPPORTS AND AT THE INTERVAL SHOWN ON THE DRAWING UNTIL PERMANENT BRACING ELEMENTS AND/OR SHEATHING ARE INSTALLED.
40. CANTILEVERED TRUSSES REQUIRE LATERAL BRACING AT ENDS.

FRAMED OPENING HEADER/CRIPPLE TABLE

Wall Type	Minimum Header Size and No./Size of Cripple(s) at each end			
	Up to 4' span	Up to 8' span	Up to 12' span	Up to 16' span
2X4 Load Bearing	(2)-2x10 / 1-2x4	(2)-2x12 / 1-2x4	(2)-1 3/4"x12"LVL	(2)-1 3/4"x14"LVL / 3-2x4
2X4 Non-Load Bearing	(2)-2x8 / 1-2x4	(2)-2x10 / 1-2x4	(2)-2x12 / 1-2x4	(2)-1 3/4"x14"LVL / 2-2x4
2X6 Load Bearing	(3)-2x8 / 1-2x6	(3)-2x10 / 1-2x6	(3)-2x12 / 2-2x6	(3)-1 3/4"x12"LVL / 3-2x6
2X6 Non-Load Bearing	(2)-2x8 / 1-2x6	(2)-2x10 / 1-2x6	(2)-2x12 / 1-2x6	(3)-2x12 / 2-2x6

WALL LEGEND

- LOAD BEARING WALL
- NON-LOAD BEARING WALL



1 Roof Framing Plan  
1/4" = 1'-0"



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Drawing Title

**Framing Plan (Roof)**

Scale 1/4" = 1'-0"

Date 02/15/23

Page No.

S4

NOTES:

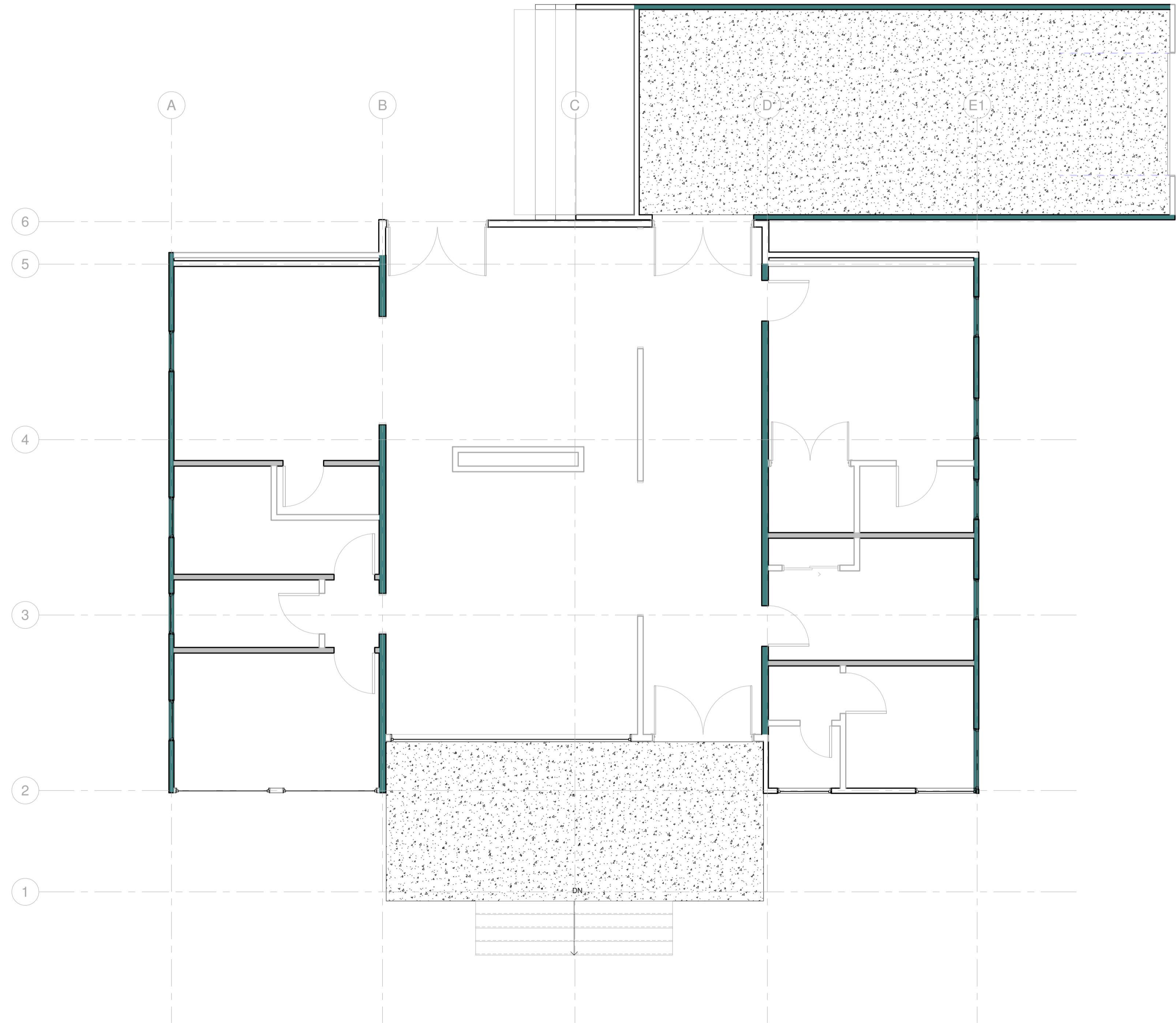
1. ALL LUMBER SHALL CONFORM TO NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION WITH 2016 SUPPLEMENT.
2. LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
3. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF "AMERICAN SOFTWOOD LUMBER STANDARDS".
4. MOISTURE CONTENT SHALL BE 19% MAXIMUM.
5. LUMBER ON SITE SHALL BE PROTECTED FROM WEATHER AND STORED ABOVE GROUND WITH SUPPORTS. DRY-IN EACH BUILDING FRAME IMMEDIATELY ONCE FRAMING IS COMPLETE.
6. ALL MULTIPLE MEMBERS ARE TO BE FASTENED TOGETHER WITH 16d NAILS AT 12" ON CENTER (2) ROWS FOR BEAMS/JOISTS 9"-12" DEEP, (3) ROW FOR BEAMS/JOISTS 14"-18" DEEP (STAGGERED).
7. PLYWOOD SHALL BE IDENTIFIED WITH THE DFPA GRADE-TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
8. PROVIDE 2" NOMINAL THICKNESS FULL DEPTH SOLID BLOCKING FOR JOISTS AT ENDS AND AT SUPPORTS. OMD SOLID BLOCKING WHEN JOISTS ARE NAILED TO A CONTINUOUS HEADER.
9. LAP JOISTS FRAMING FROM OPPOSITE SIDES OF A BEAM, GIRDER OR PARTITION AT LEAST 6".
10. SECURE JOISTS FRAMED END TO END WITH METAL STRAPS. USE APPROVED FRAMING ANCHORS TO SUPPORT JOISTS FRAMING INTO THE SIDES OF WOOD OR STEEL BEAMS.
11. SHEAR PANELS SHALL APPLY ON BOTH SIDES OF WALL. PANEL EDGES MAY BE OFFSET TO OCCUR ON DIFFERENT STUDS IN LIEU OF USING 2X STUDS.

SHERWALL SCHEDULE:

FUNCTION	MIN. PENETRATION IN FRAMING	STUD SIZE @ FRAMING EDGES & BOUNDARIES	PLYWOOD OR OSB	NAILING	SHEAR TRANSFER		HOLD-DOWNS	COMMENTS
					A35 OR LTP4	NAILS		
EXTERIOR	1 1/2"	3x STUDS 4x @ PLY EDGES	23/32"	10d(3"x0.148") @ 3" O.C. EN @ 2 1/2" O.C. BN @ 6" O.C. FN	LTP4 4" O.C.	20d @ 12" O.C	5/8" @ 6"	HDU11-SDS2.5  4x SILL 3 ROWS OF FASTENERS
INTERIOR	1 1/2"	2x STUDS 3x @ PLY EDGES	15/32"	8d(2 1/2"x0.131") @ 2" O.C. EN @ 2 1/2" O.C. BN @ 4" O.C. FN	LTP4 4" O.C.	20d @ 12" O.C	5/8" @ 6"	HDU5-SDS2.5  3x SILL 2 ROWS OF FASTENERS

SHEAR WALL LEGEND

- EXTERIOR SHEAR & LOAD BEARING WALL
- INTERIOR SHEAR WALL
- EXTERIOR SHEAR WALL
- NON LOAD BEARING WALL



1 Shearwall  
1/4" = 1'-0"



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Drawing Title

Shearwall  
Plan

Scale 1/4" = 1'-0"

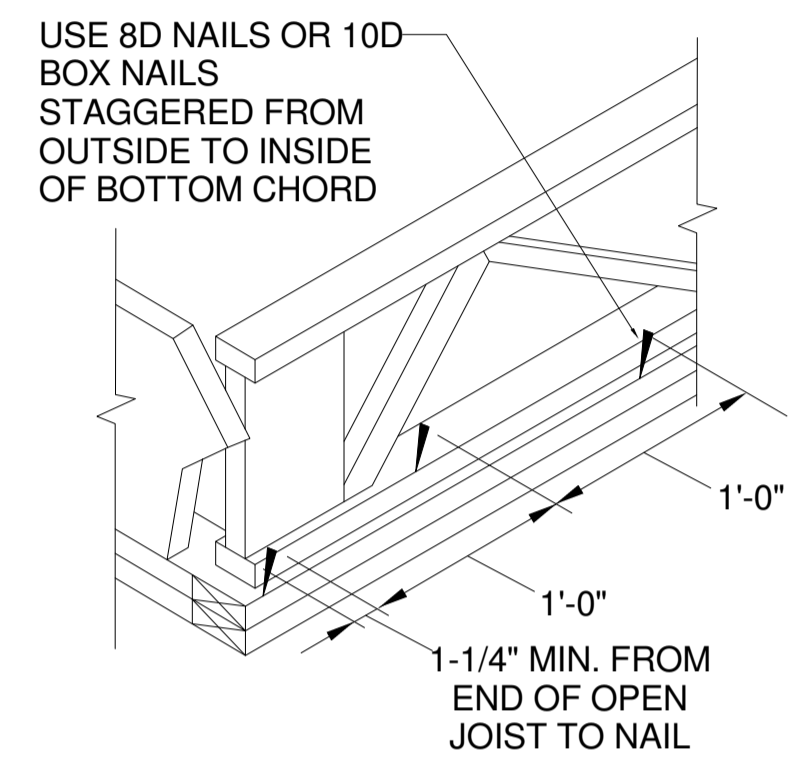
Date 02/15/23

Page No.

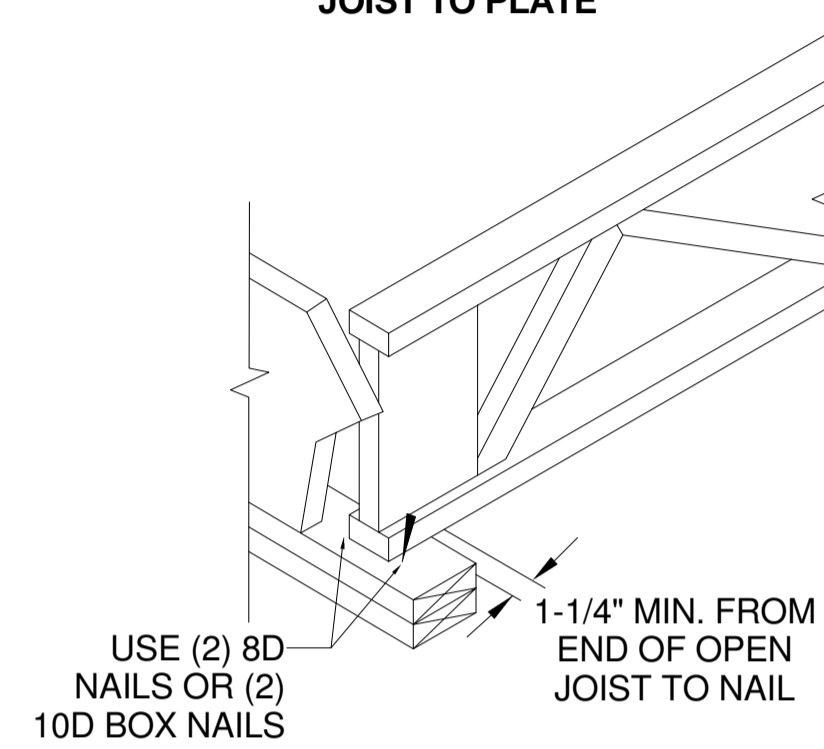
S5



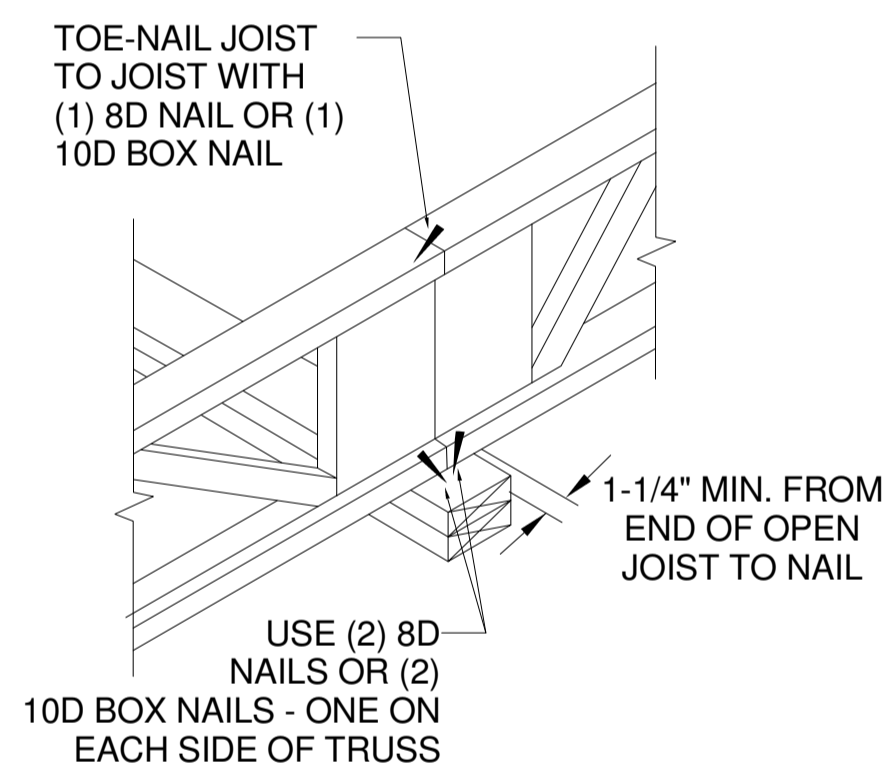
**JOIST TO PLATE**



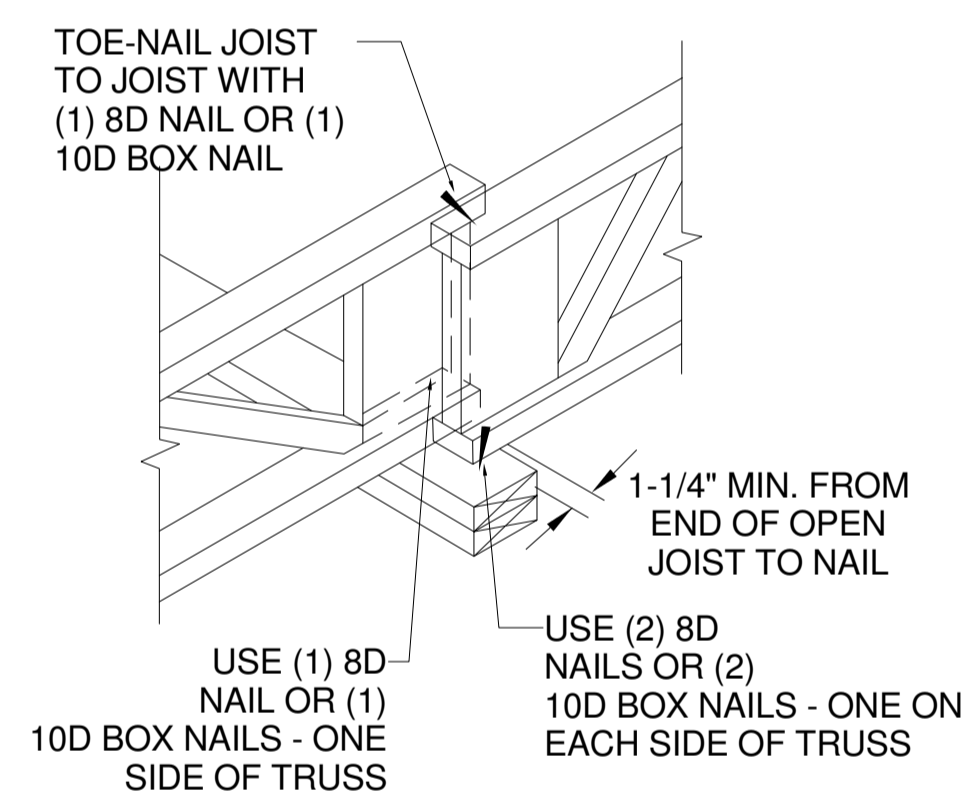
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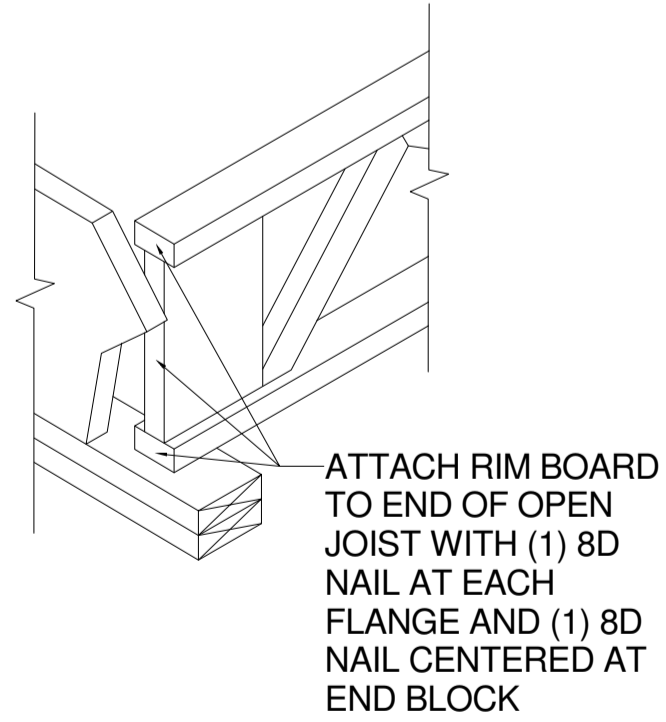
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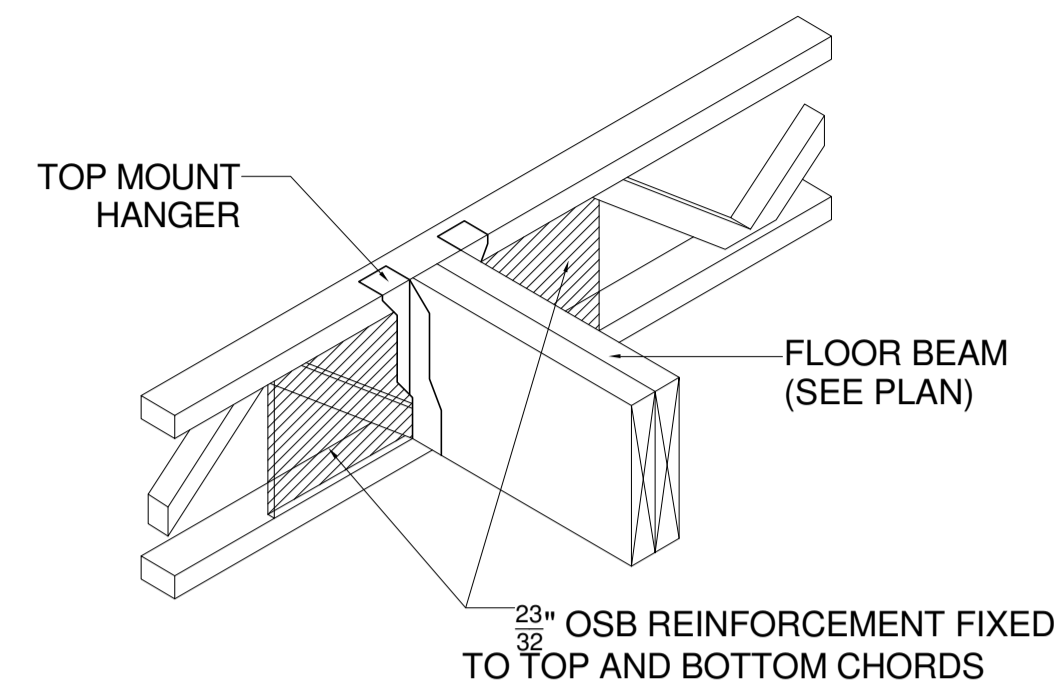
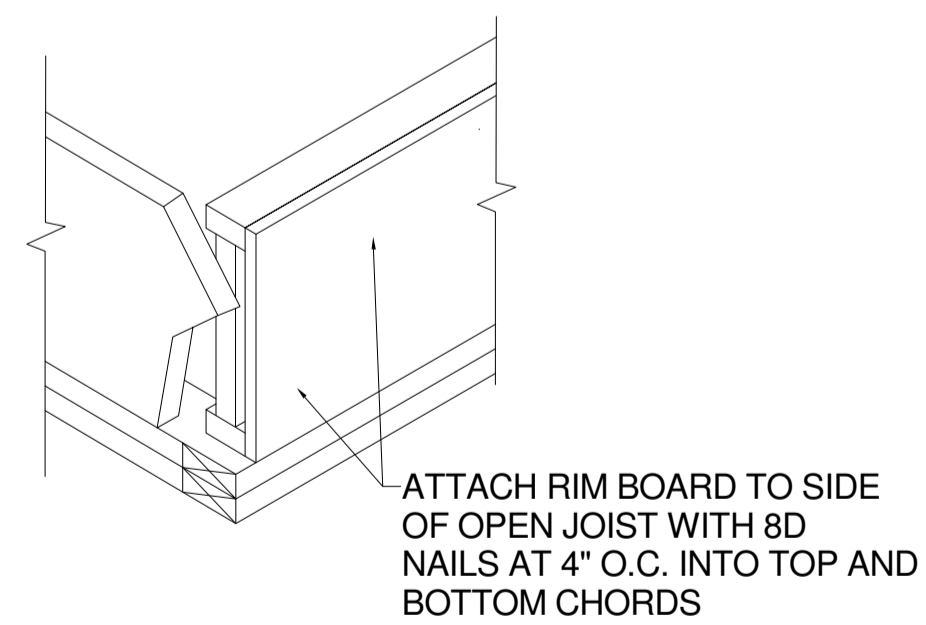
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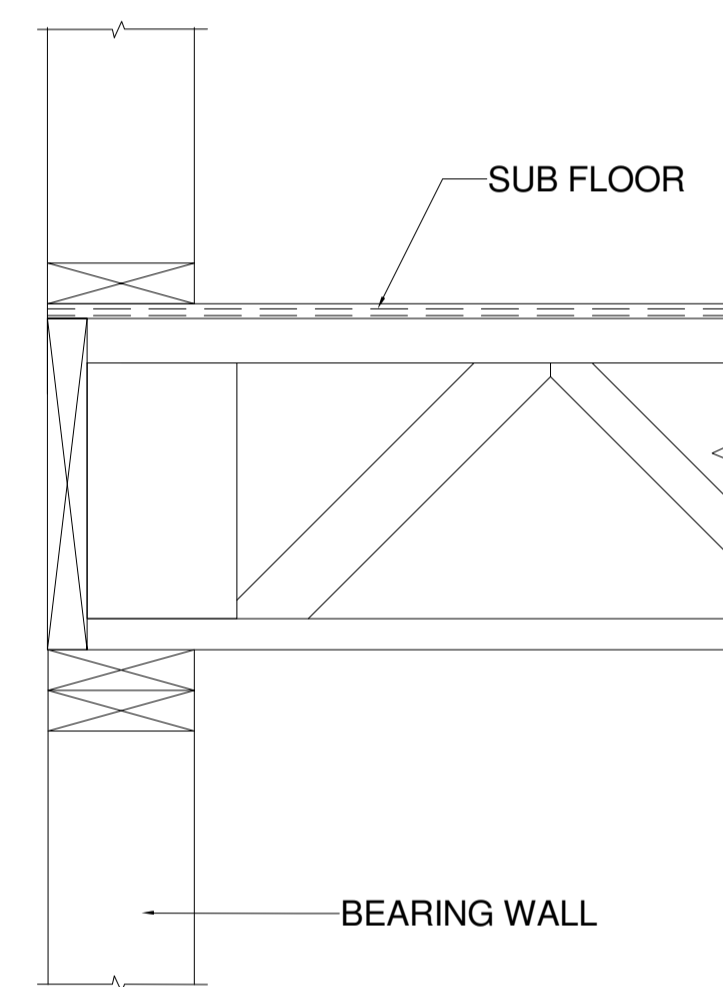
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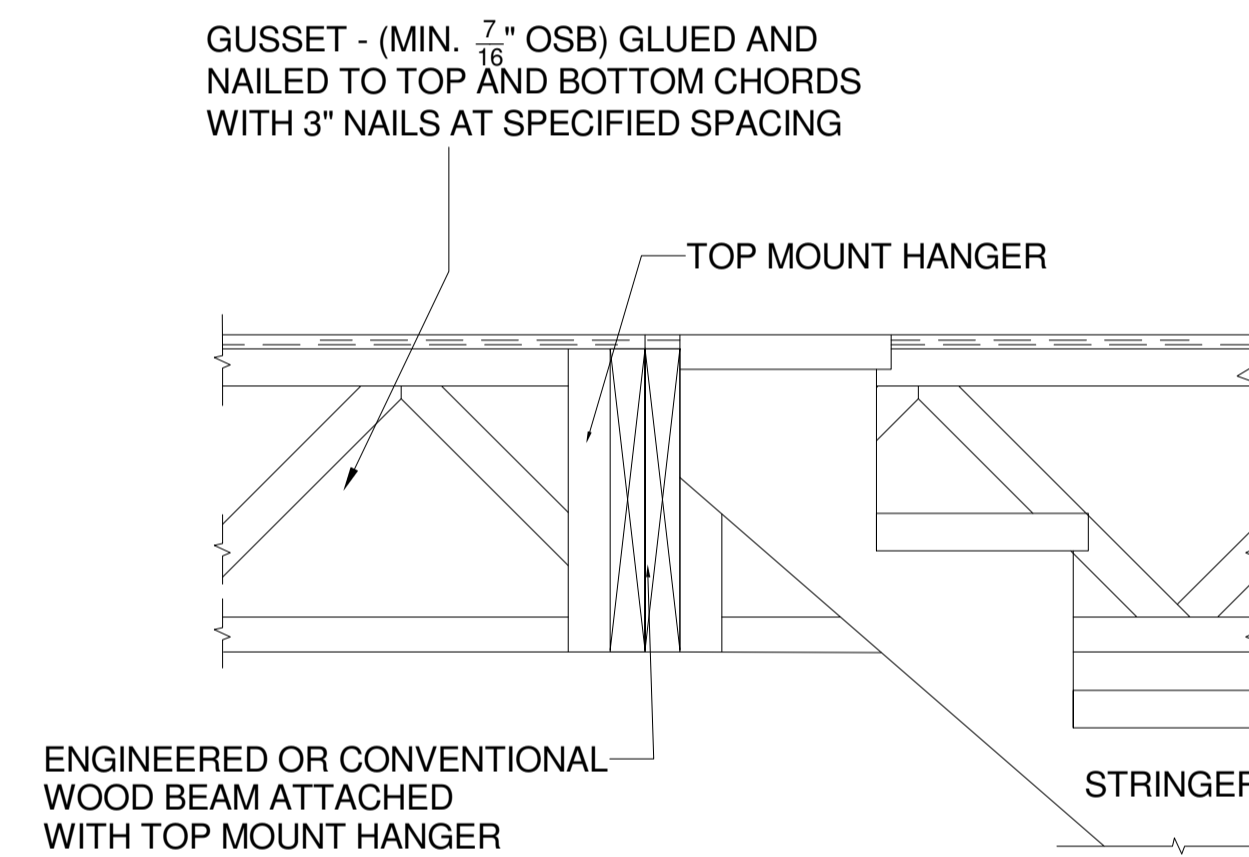
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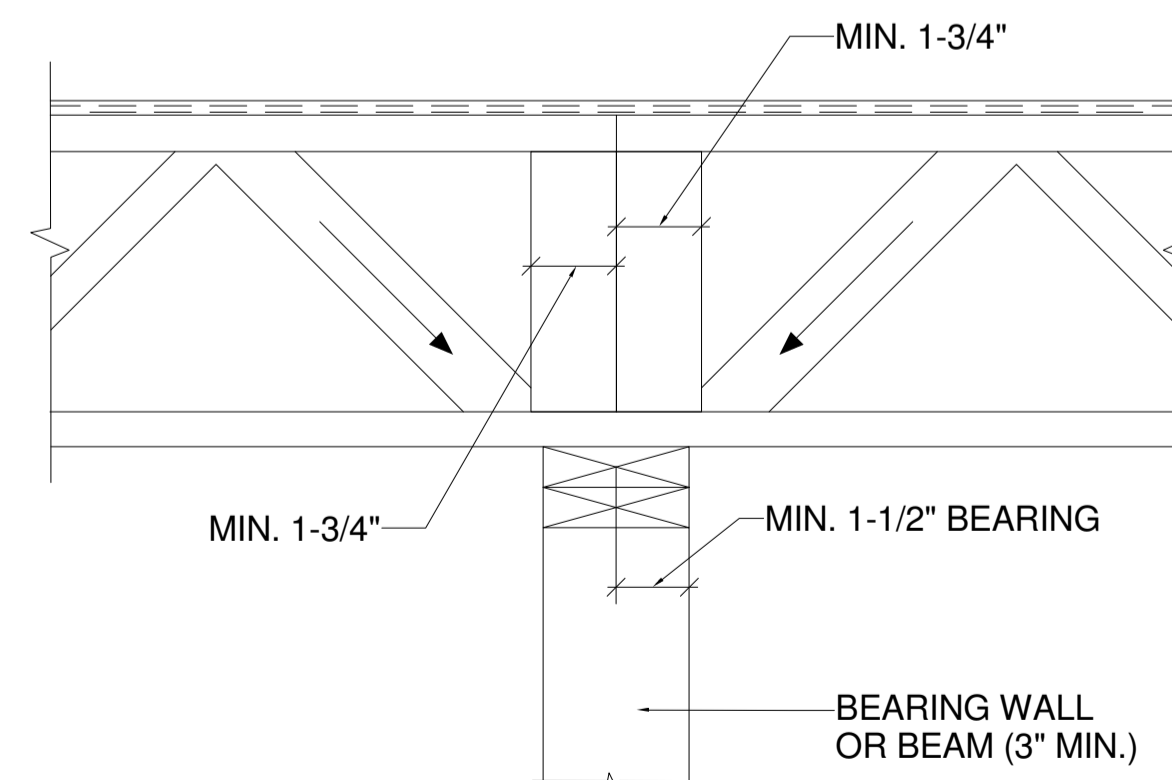
1 Beam to Truss Connection  
N.T.S.



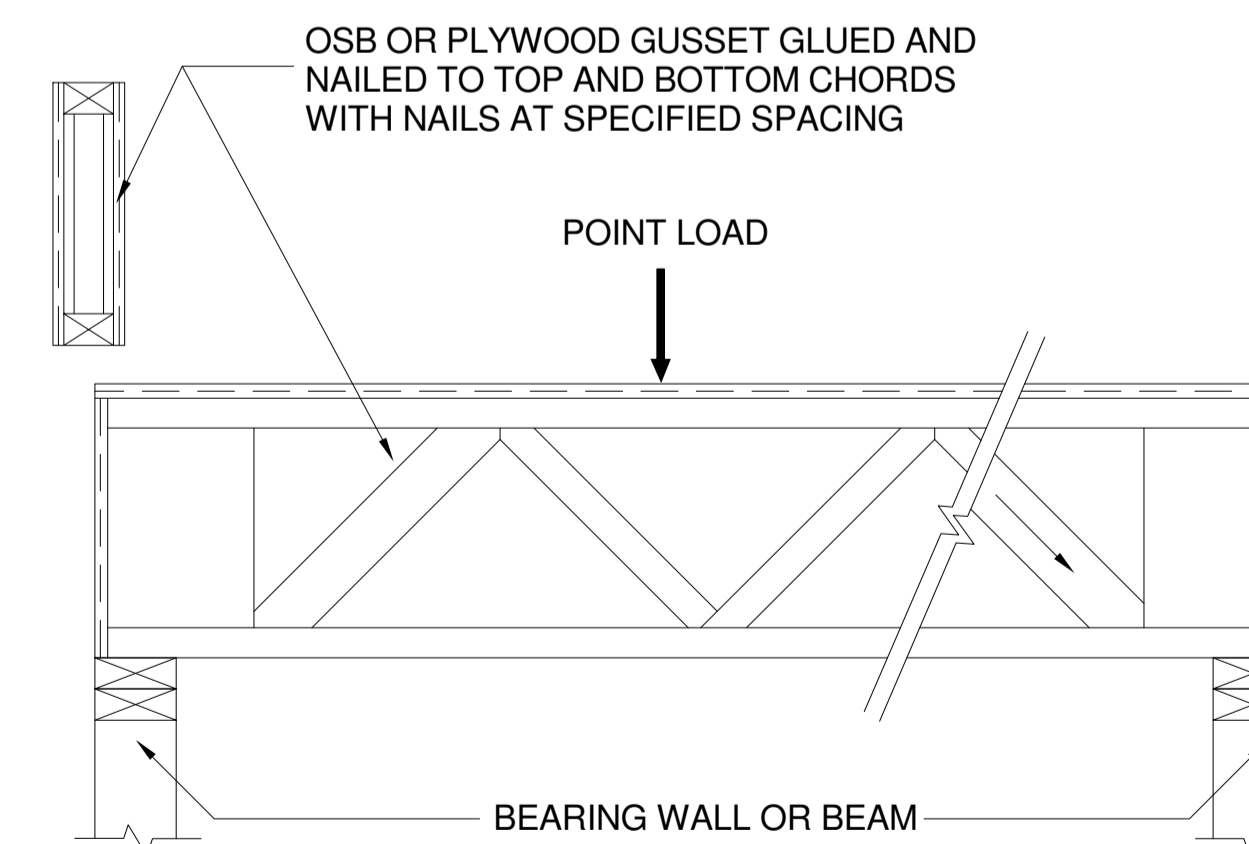
3 Truss to End Bearing Wall  
N.T.S.



4 Stair Header  
N.T.S.



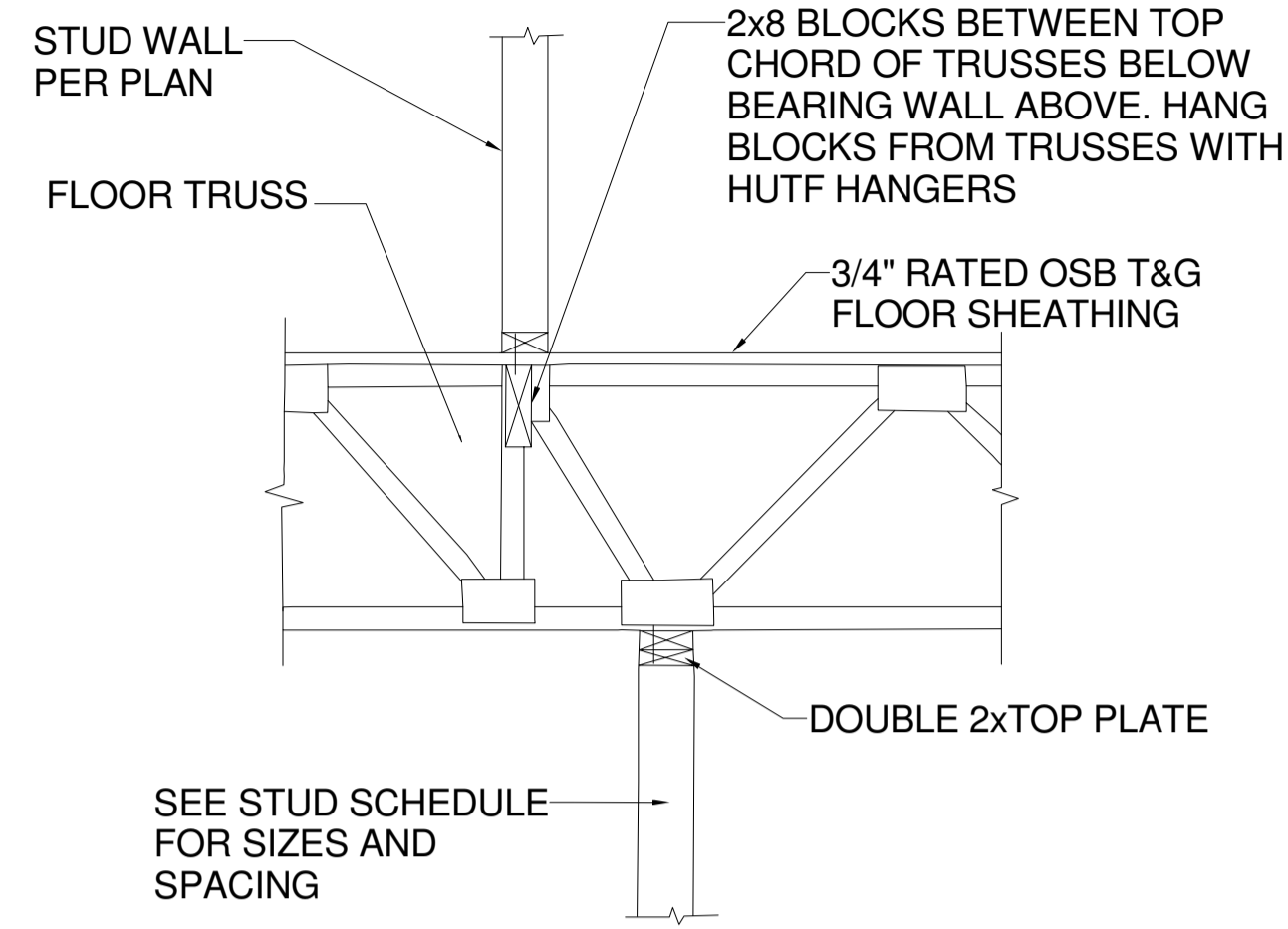
5 Truss in Interior Bearing Wall  
N.T.S.



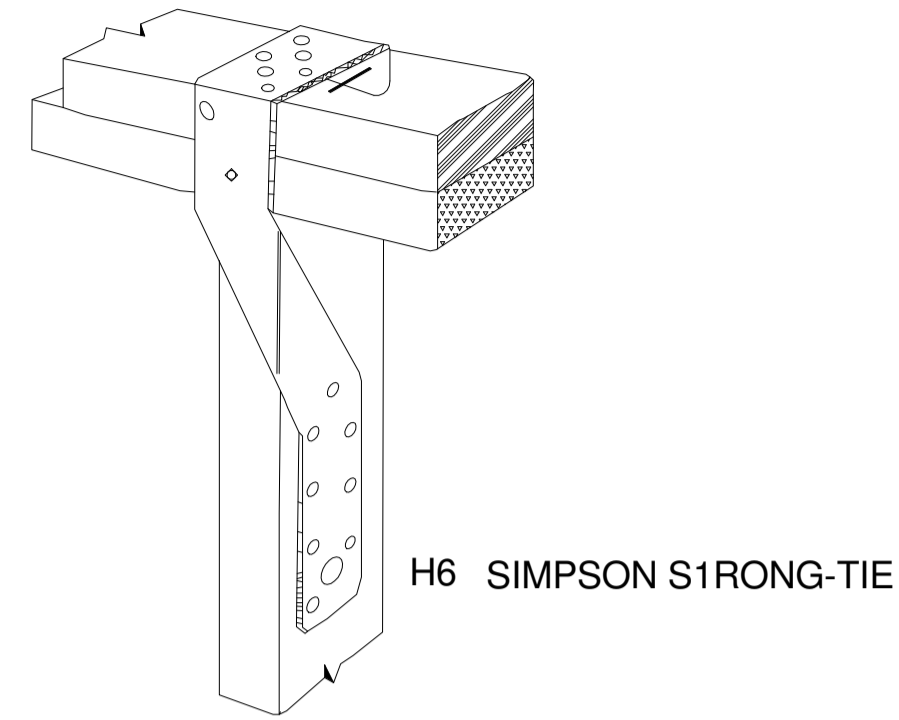
6 Reinforcement for Point Load  
N.T.S.

8 Typical Nailing Conditions  
N.T.S.

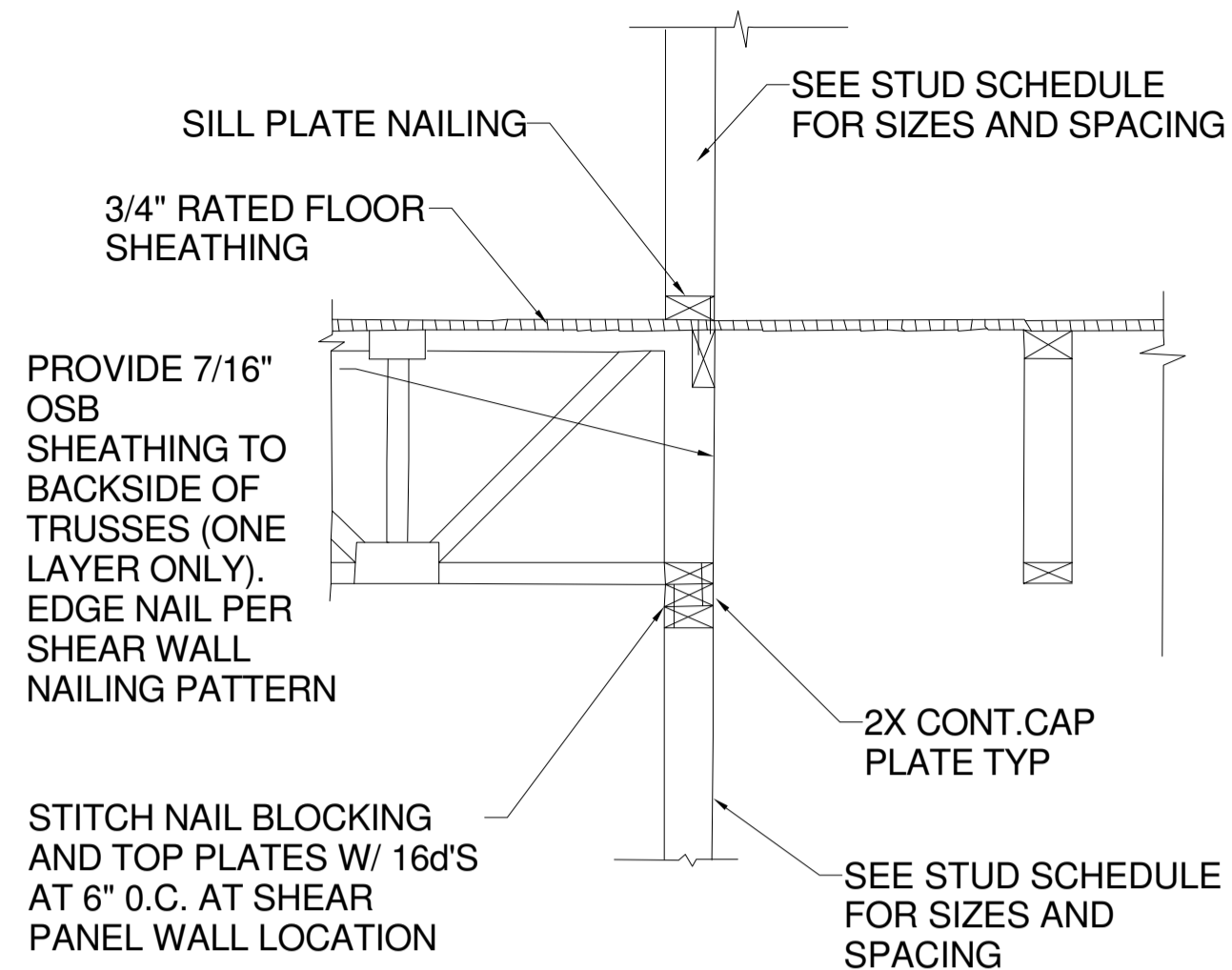
DESIGN TRUSSES TO SUPPORT THE LOAD FROM THE OFFSET BEARING WALL . (480 PLF DEAD . 380 PLF ROOF LIVE)  
DECREASE TRUSS SPACING IN THIS AREA IF REQUIRED



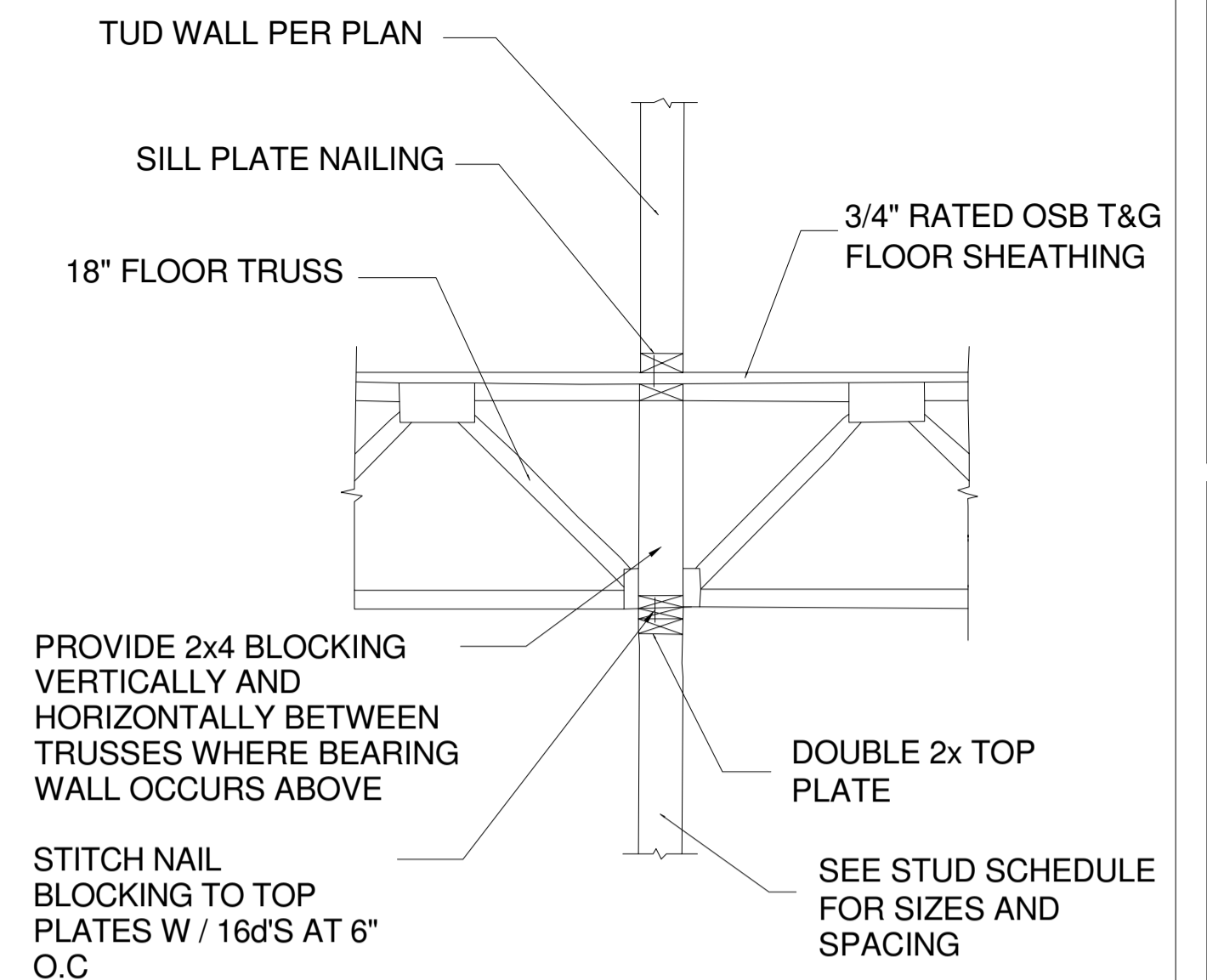
1 OFFSET BEARING WALL CONDITION  
N.T.S.



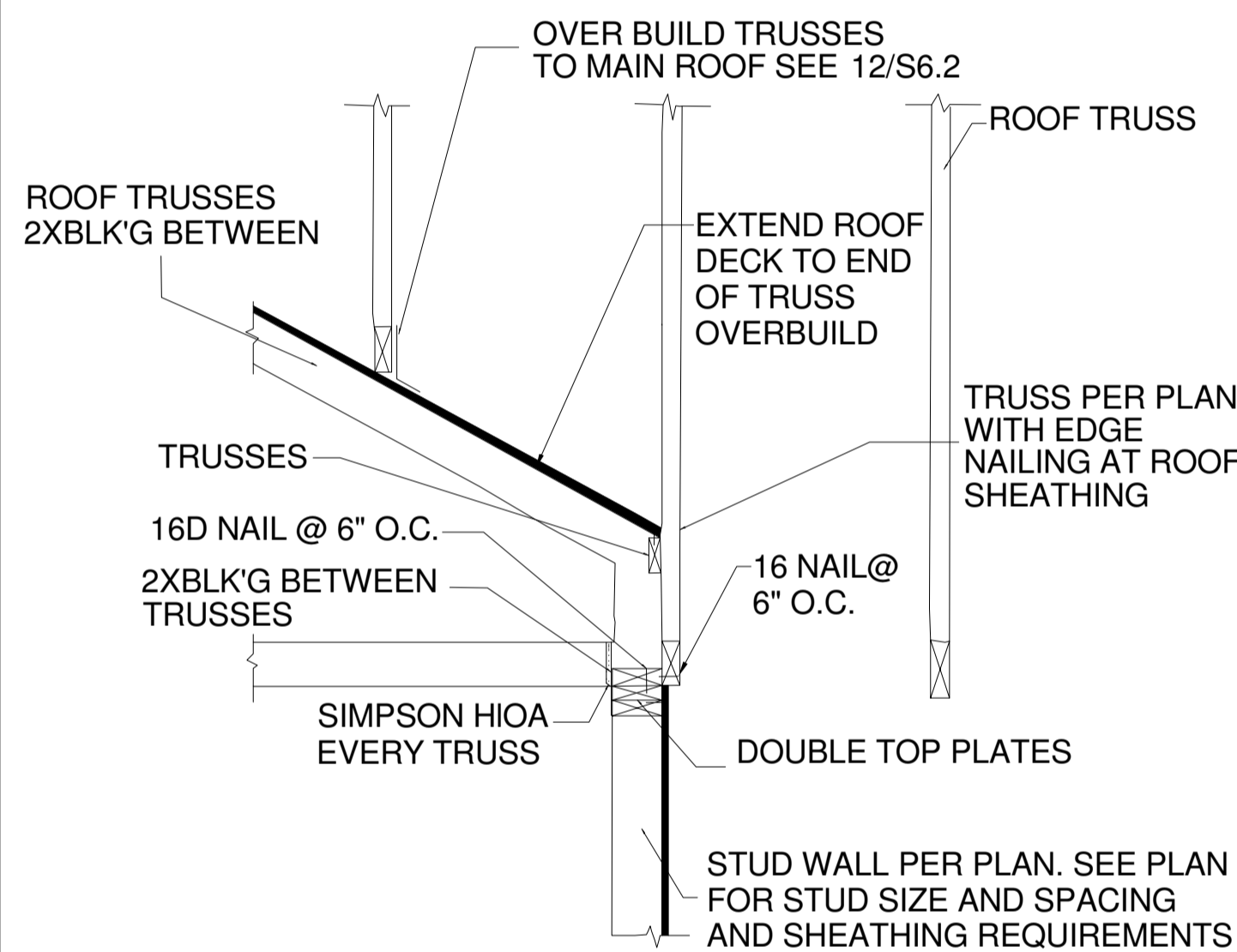
2 H6 TIE CONFIGURATION AT TOP PLATE  
N.T.S.



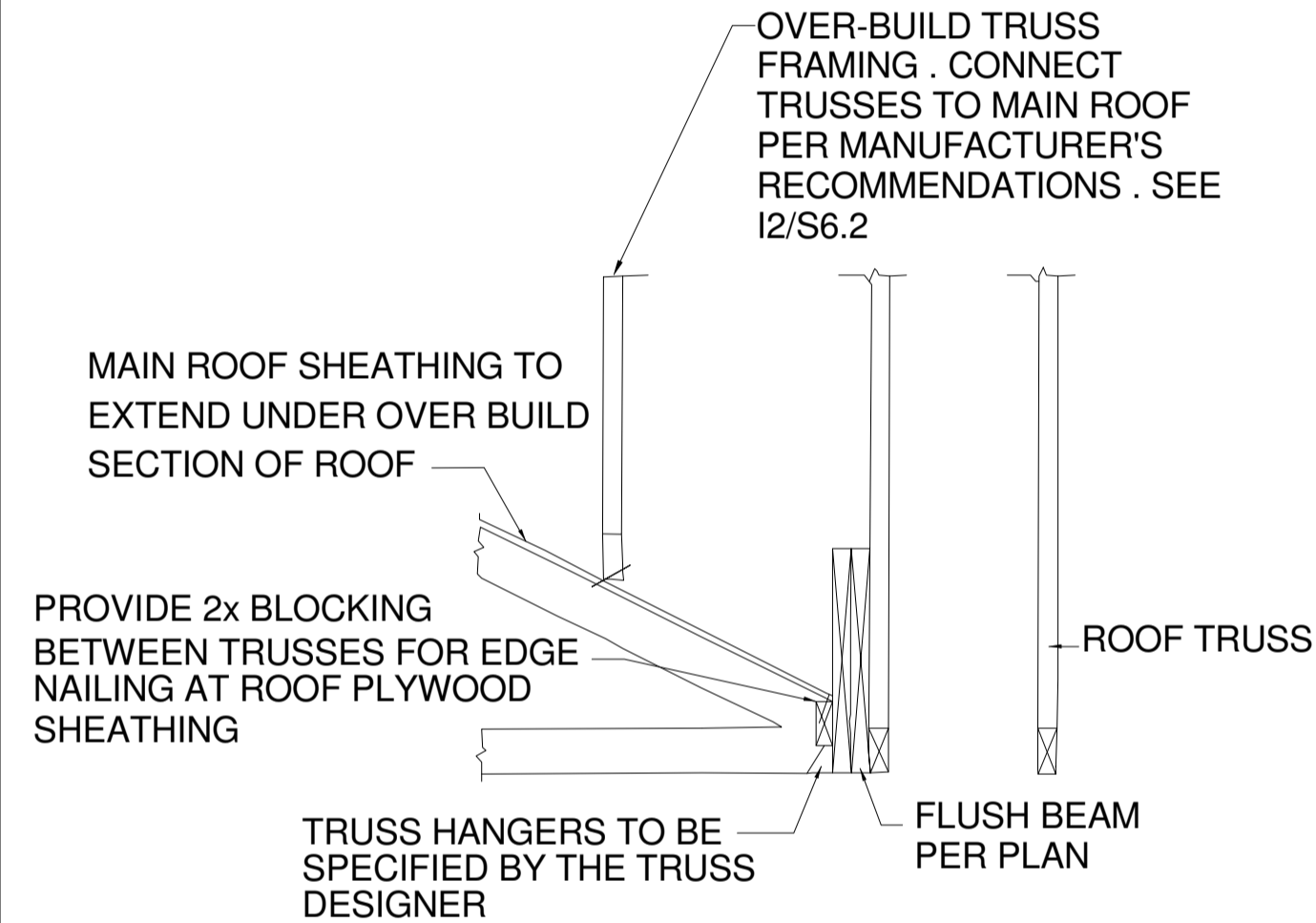
3 FLOOR TRUSS DIRECTION CHANGE  
N.T.S.



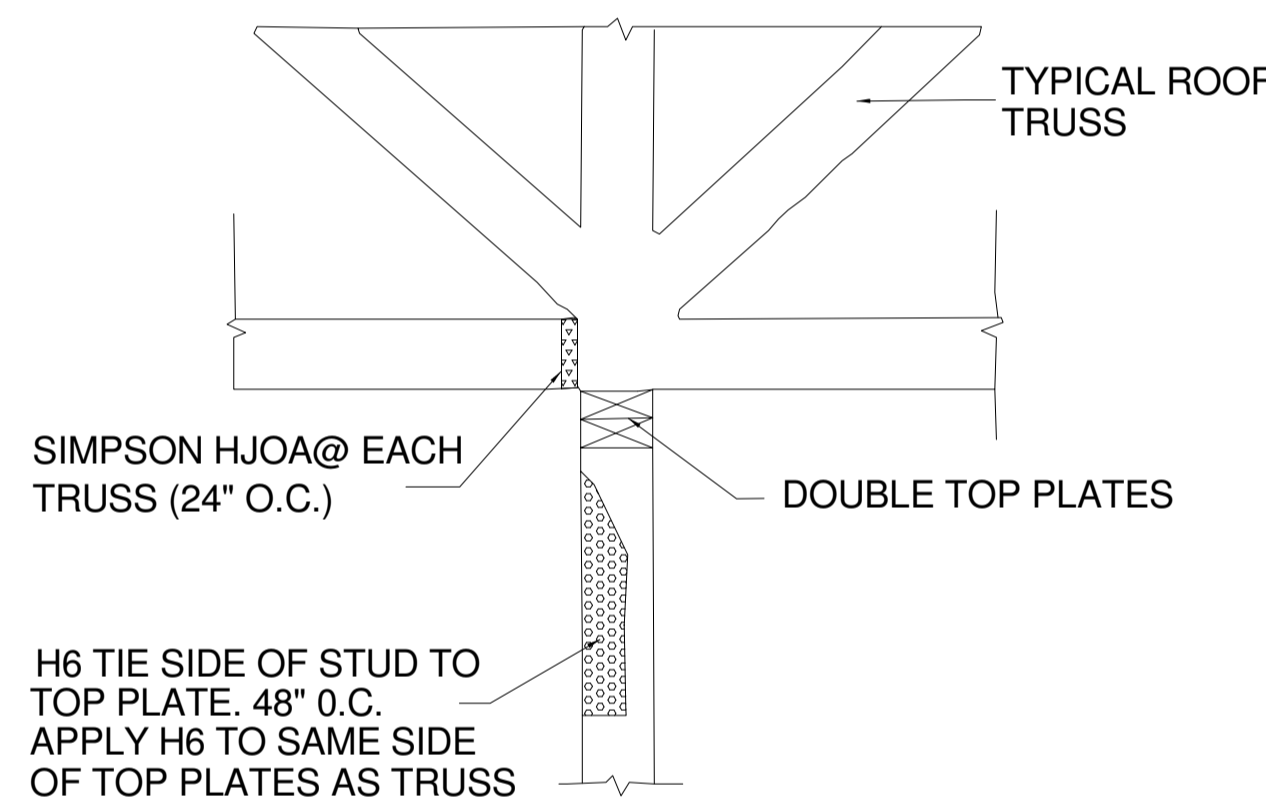
4 INTERIOR BEARING  
N.T.S.



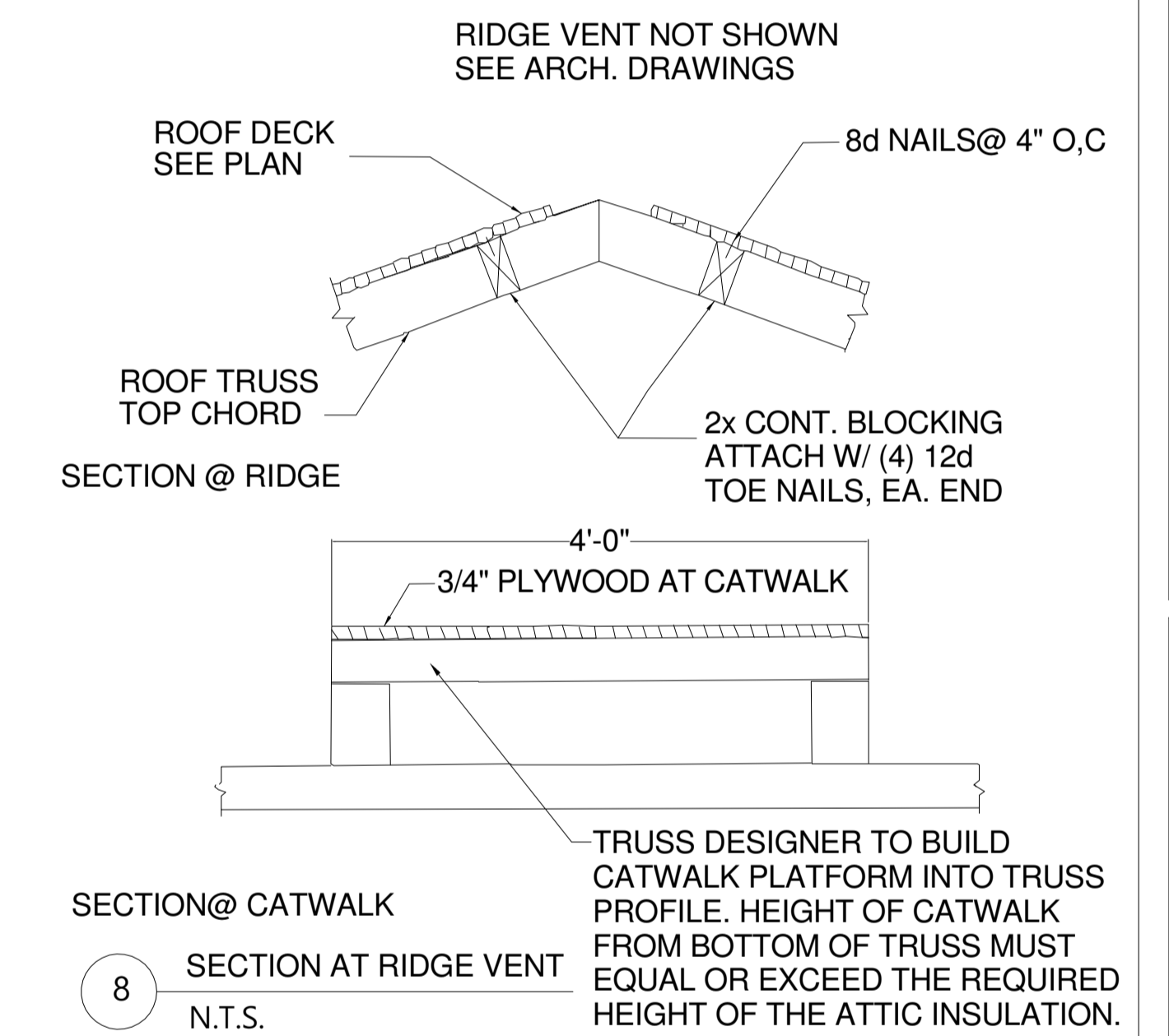
5 TRUSS DIRECTION CHANGE AT BEARING WALL  
N.T.S.



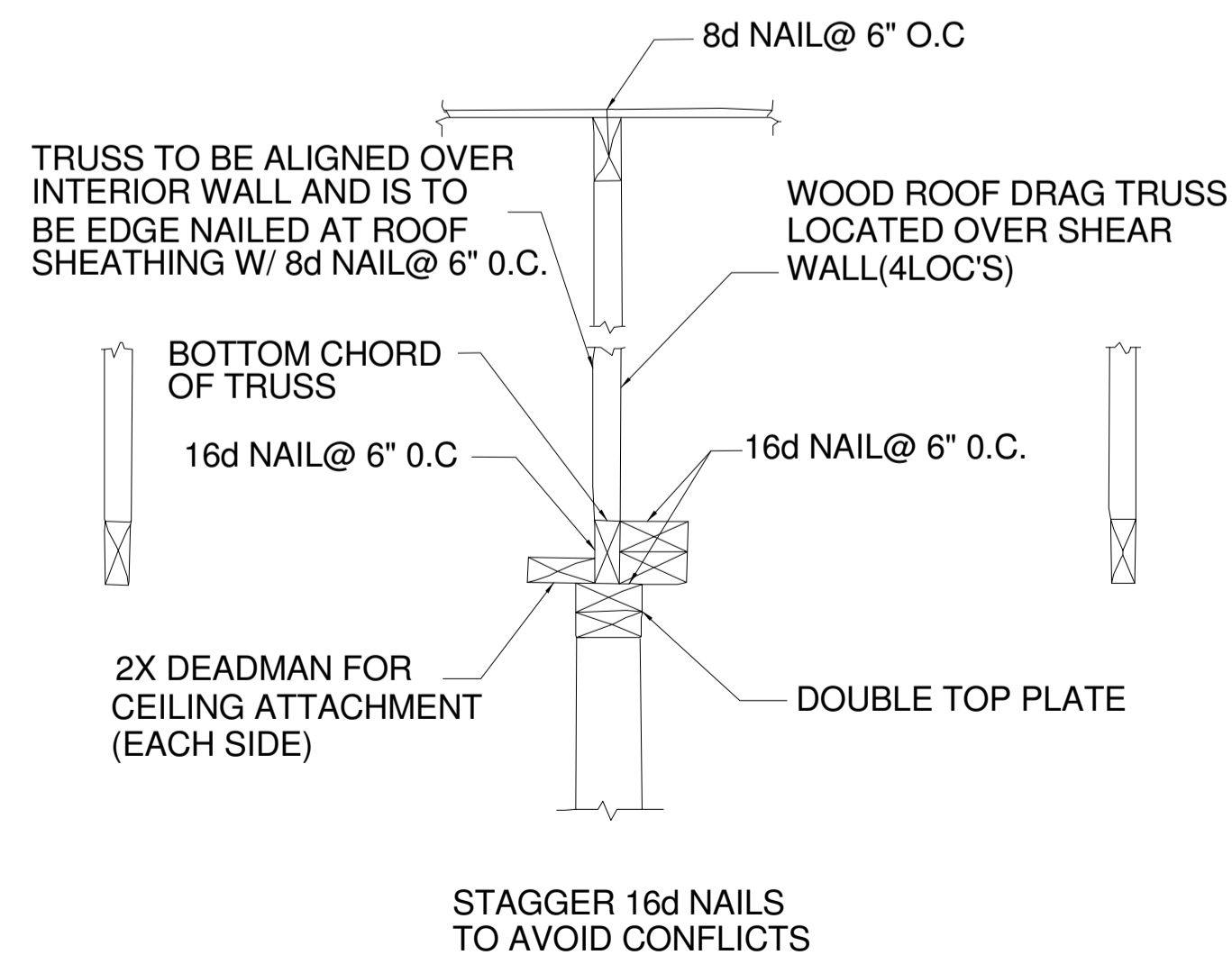
6 FLUSH BEAM AT ROOF TRUSSES  
N.T.S.



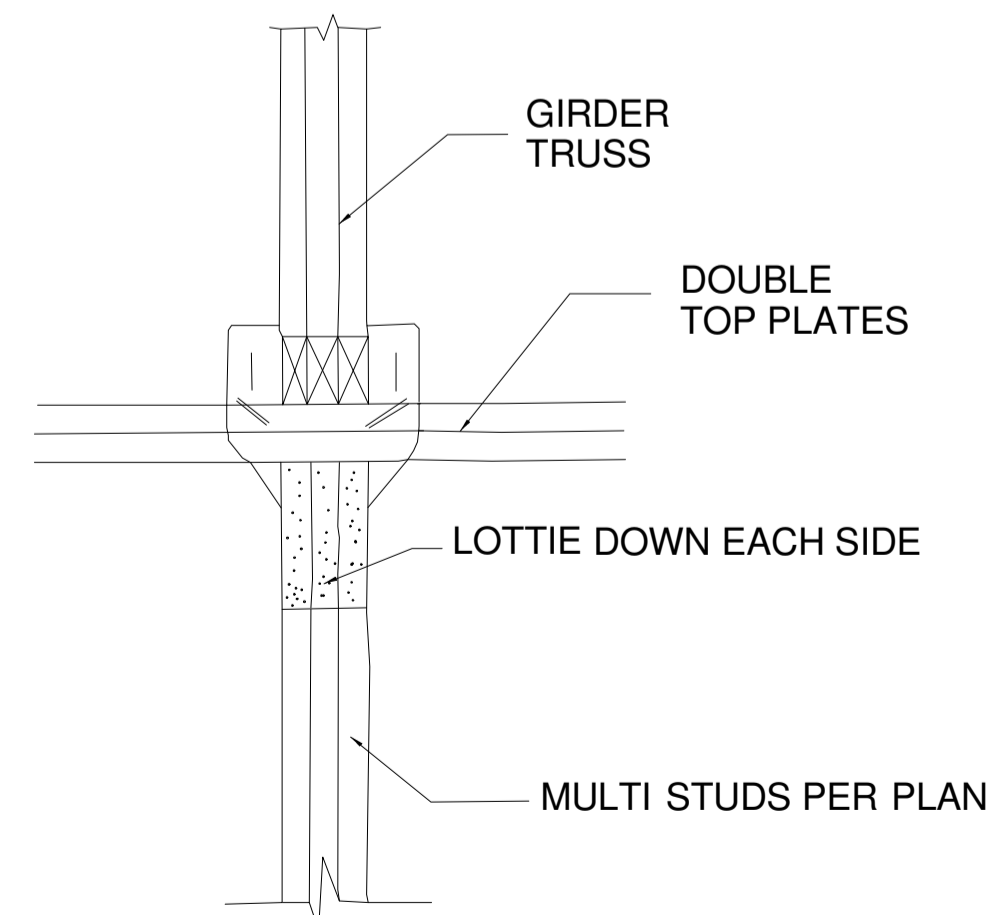
7 ROOF TRUSS BEARING AT WALL  
N.T.S.



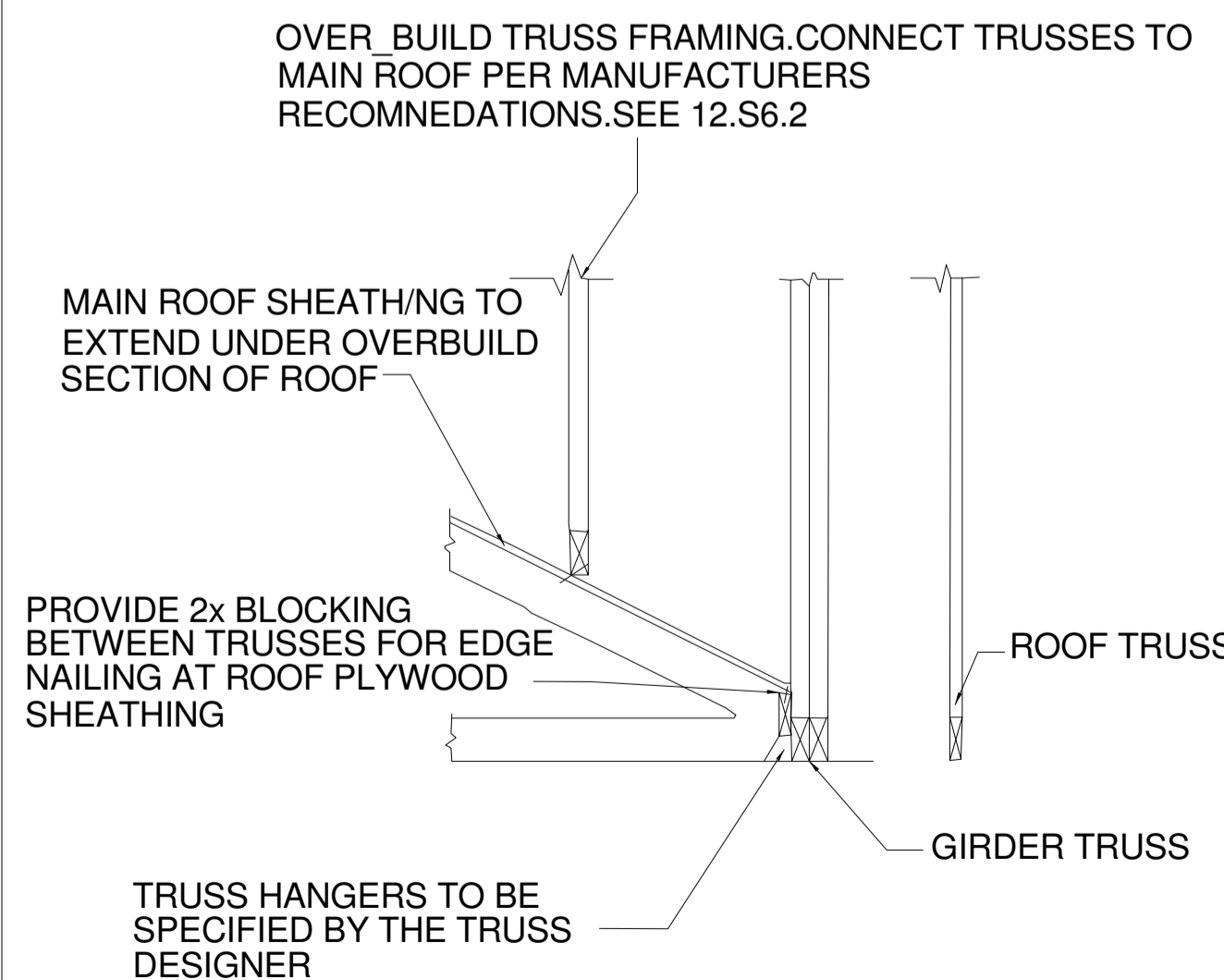
8 SECTION AT RIDGE VENT  
N.T.S.



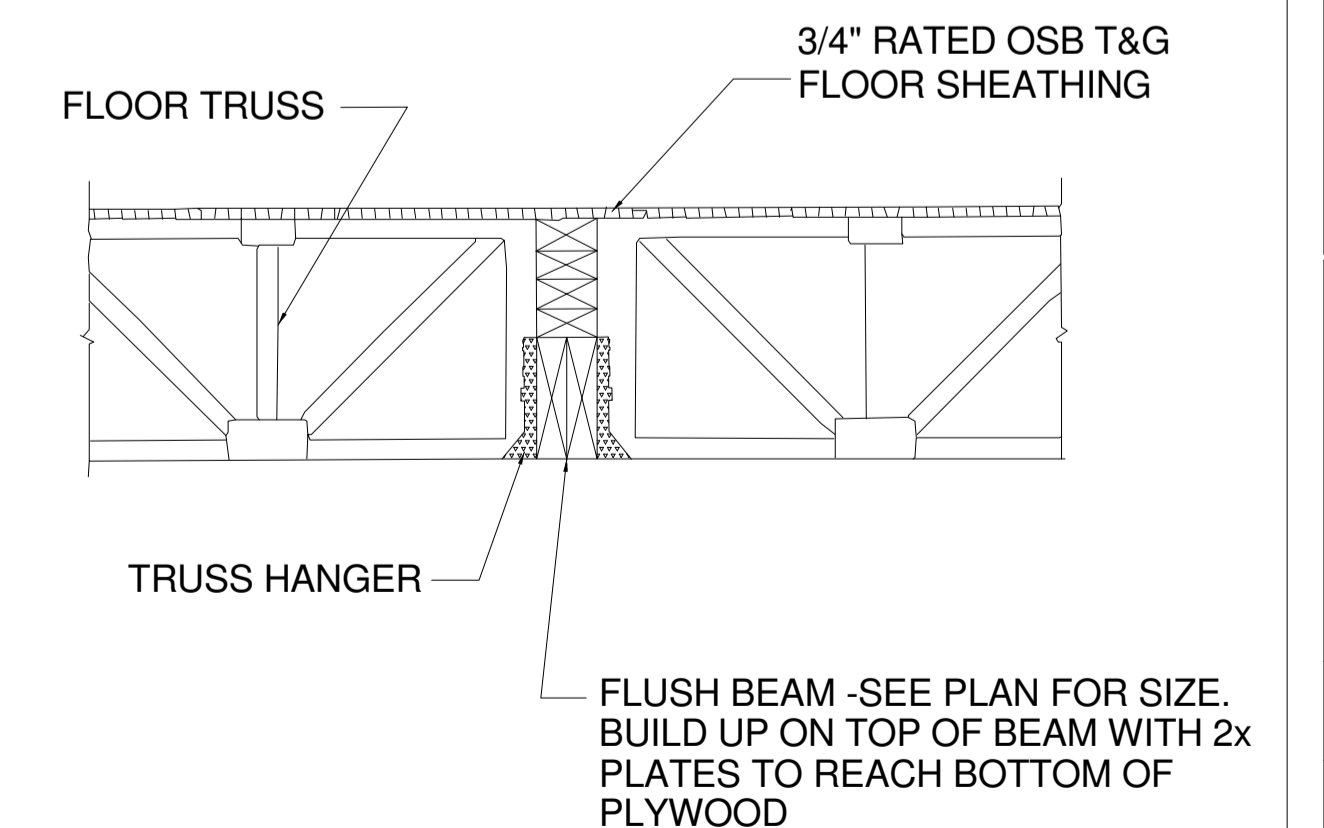
9 SHEAR TRANSFER AT PARALLEL WALL  
N.T.S.



10 GIRDER TRUSS TIE DOWN  
N.T.S.



11 SECTION AT GIRDER TRUSS  
N.T.S.



12 FLUSH BEAM AT FLOOR TRUSSES  
N.T.S.



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Project Name and Address:

ST. E AVE LANCASTER CA 93555  
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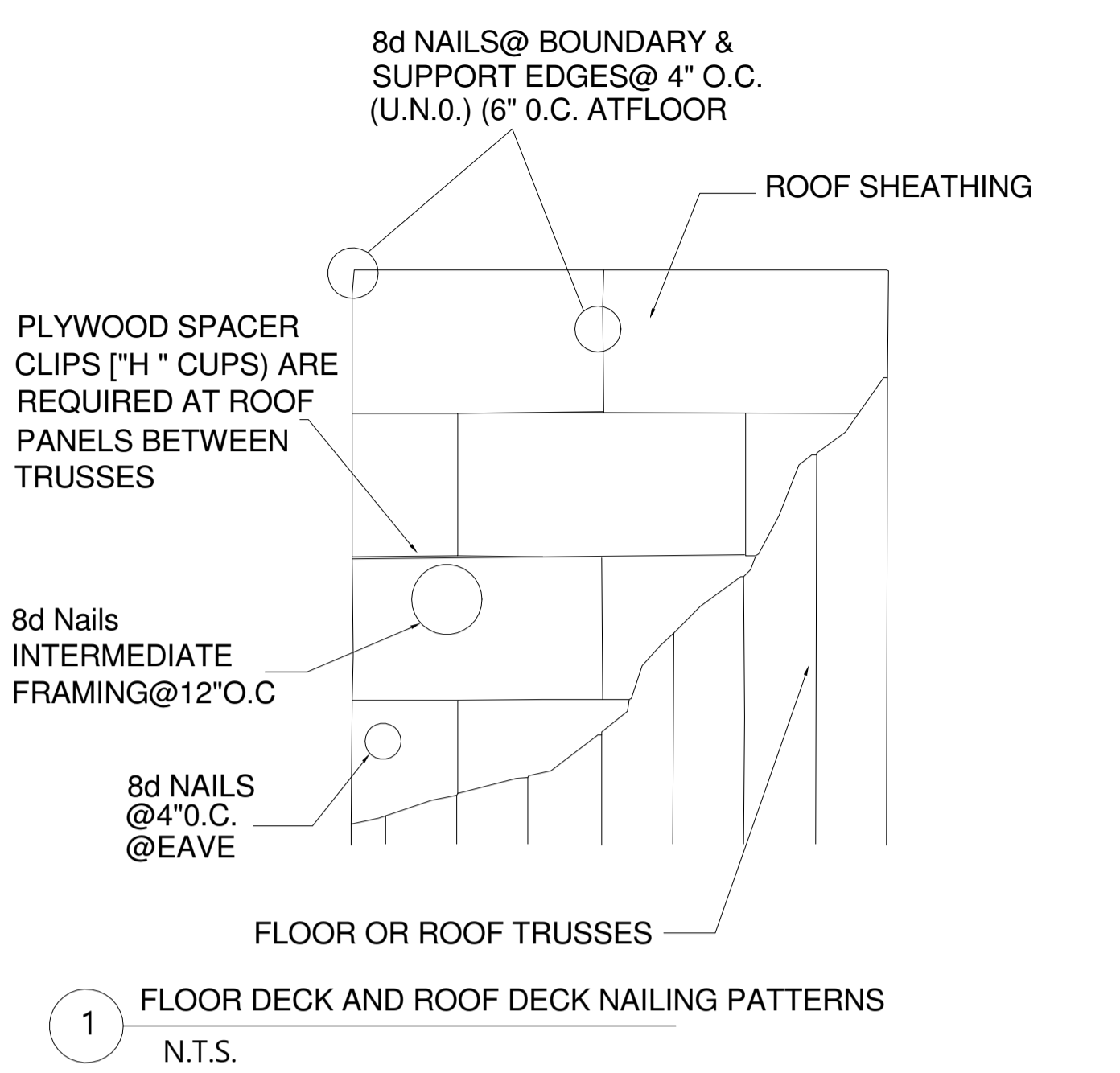
Standard Details-1

Scale N.T.S.

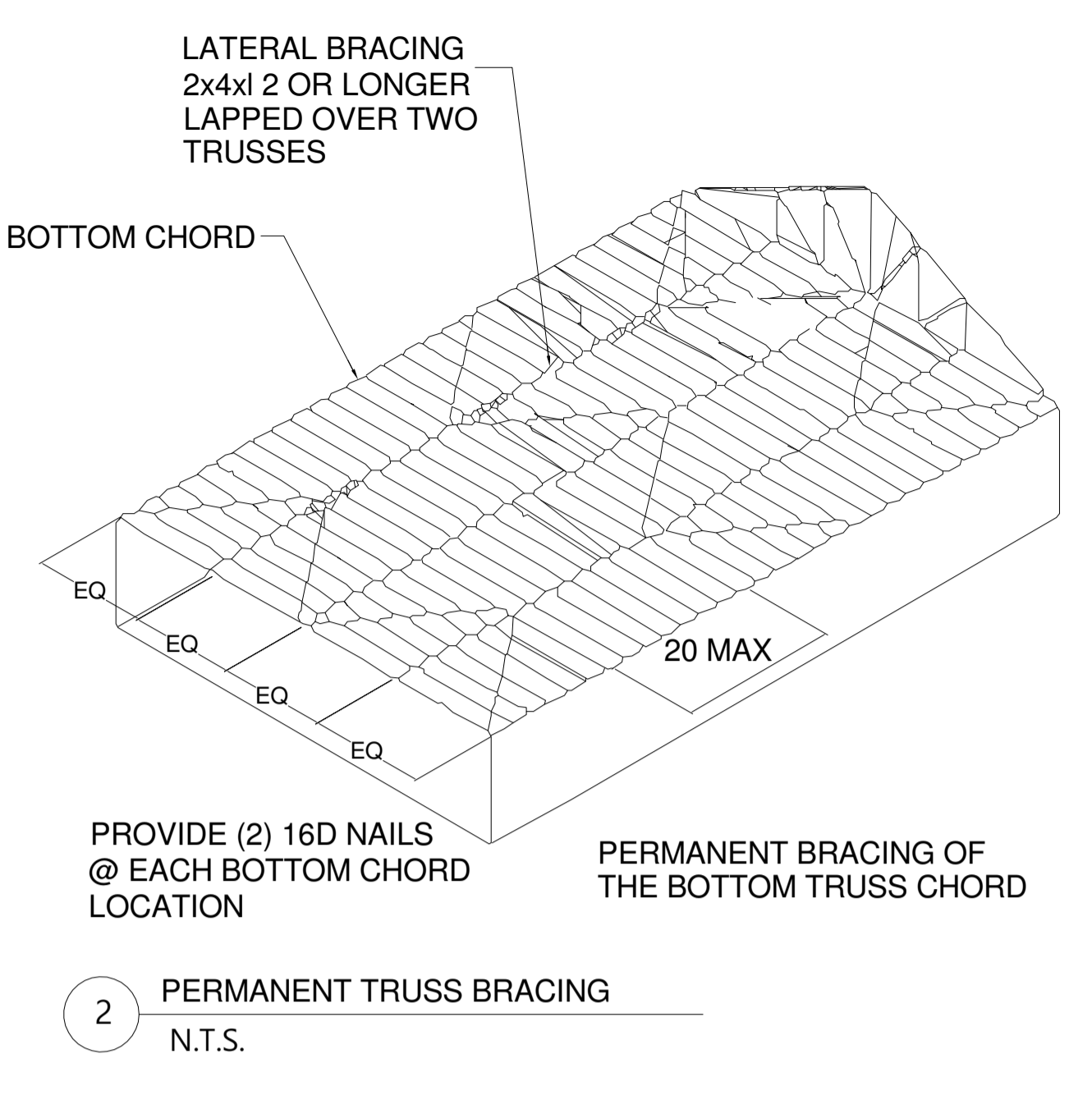
Date 02/15/23

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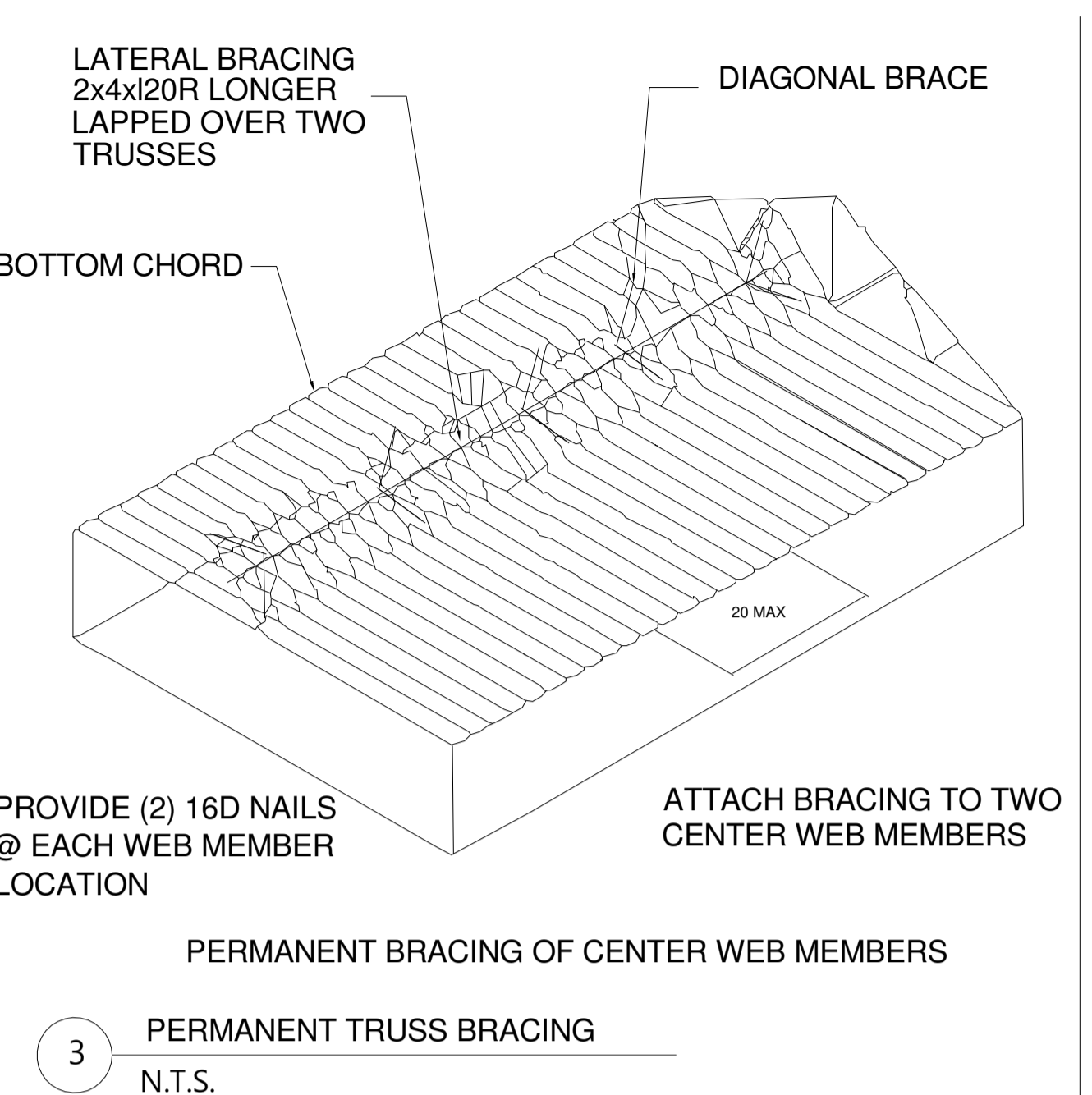
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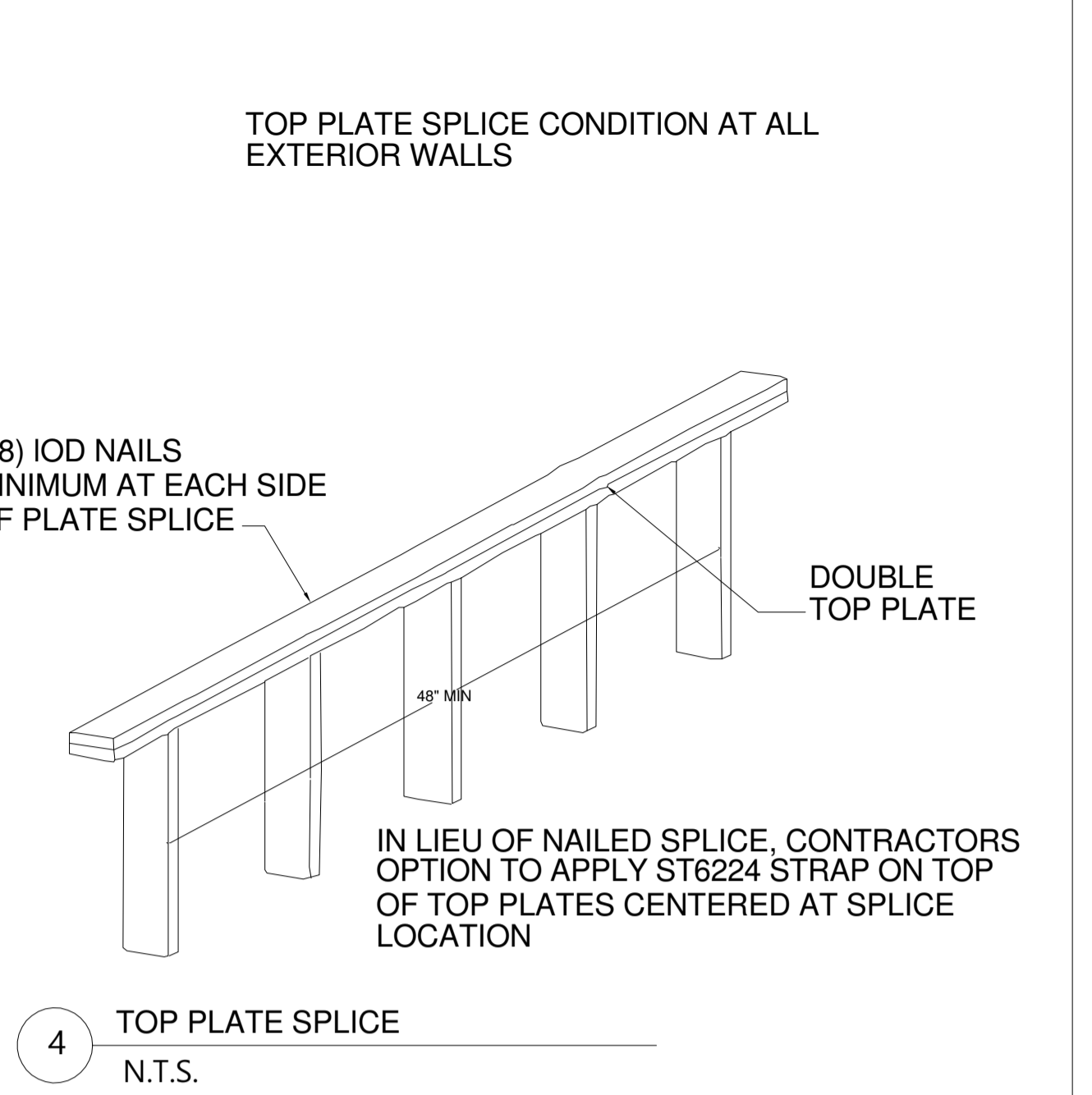
1 FLOOR DECK AND ROOF DECK NAILING PATTERNS  
N.T.S.



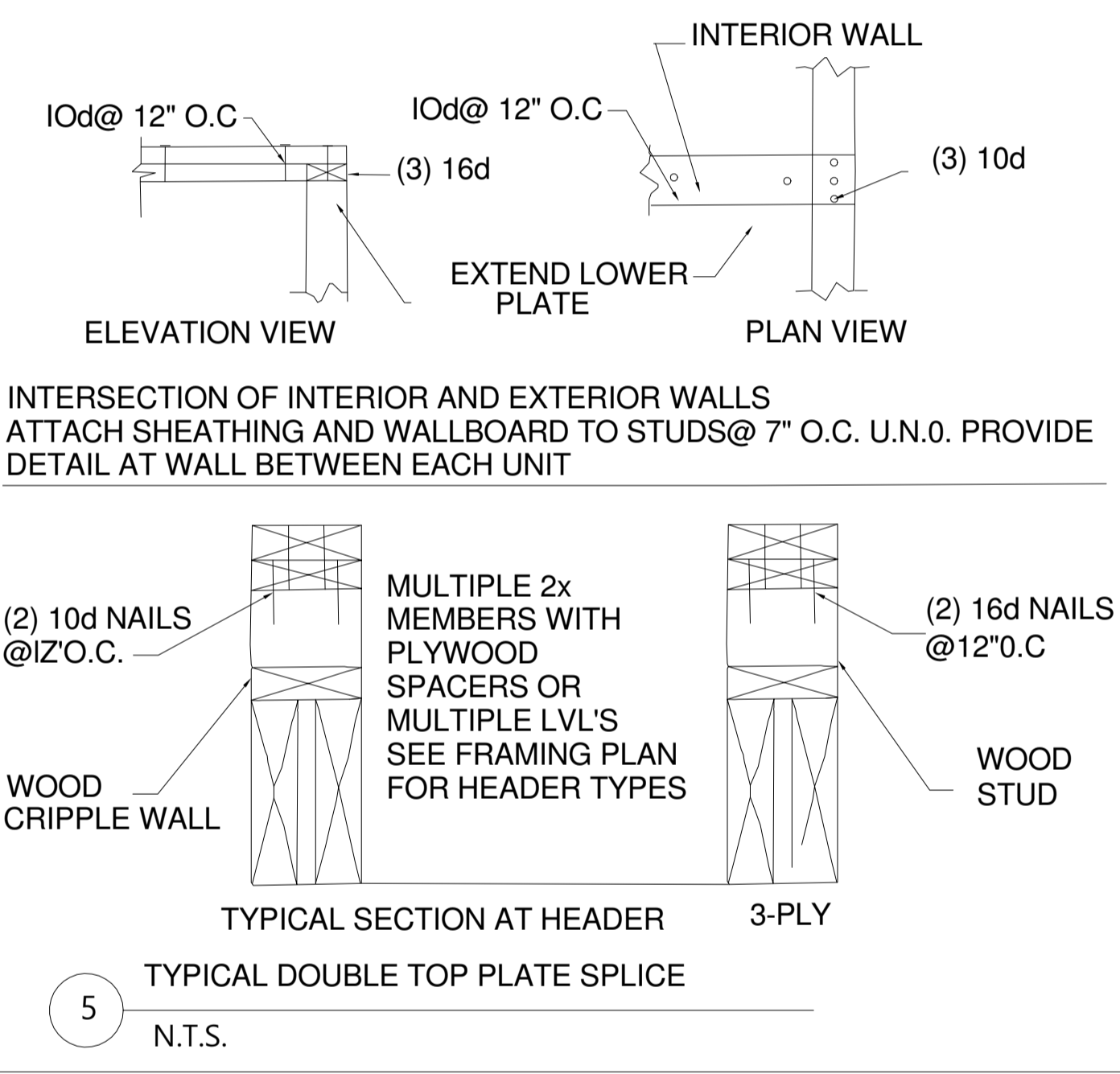
2 PERMANENT TRUSS BRACING  
N.T.S.



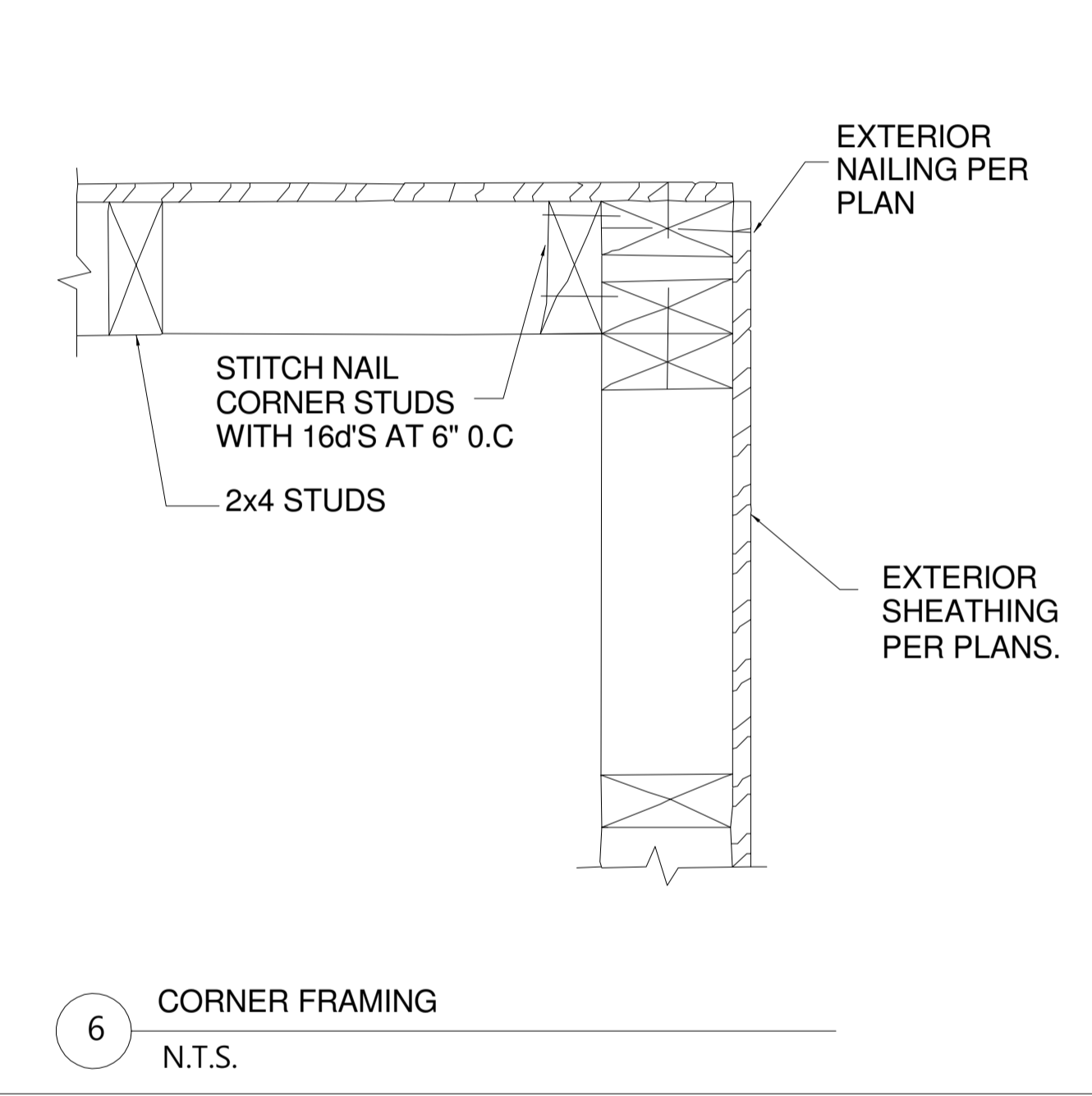
3 PERMANENT TRUSS BRACING  
N.T.S.



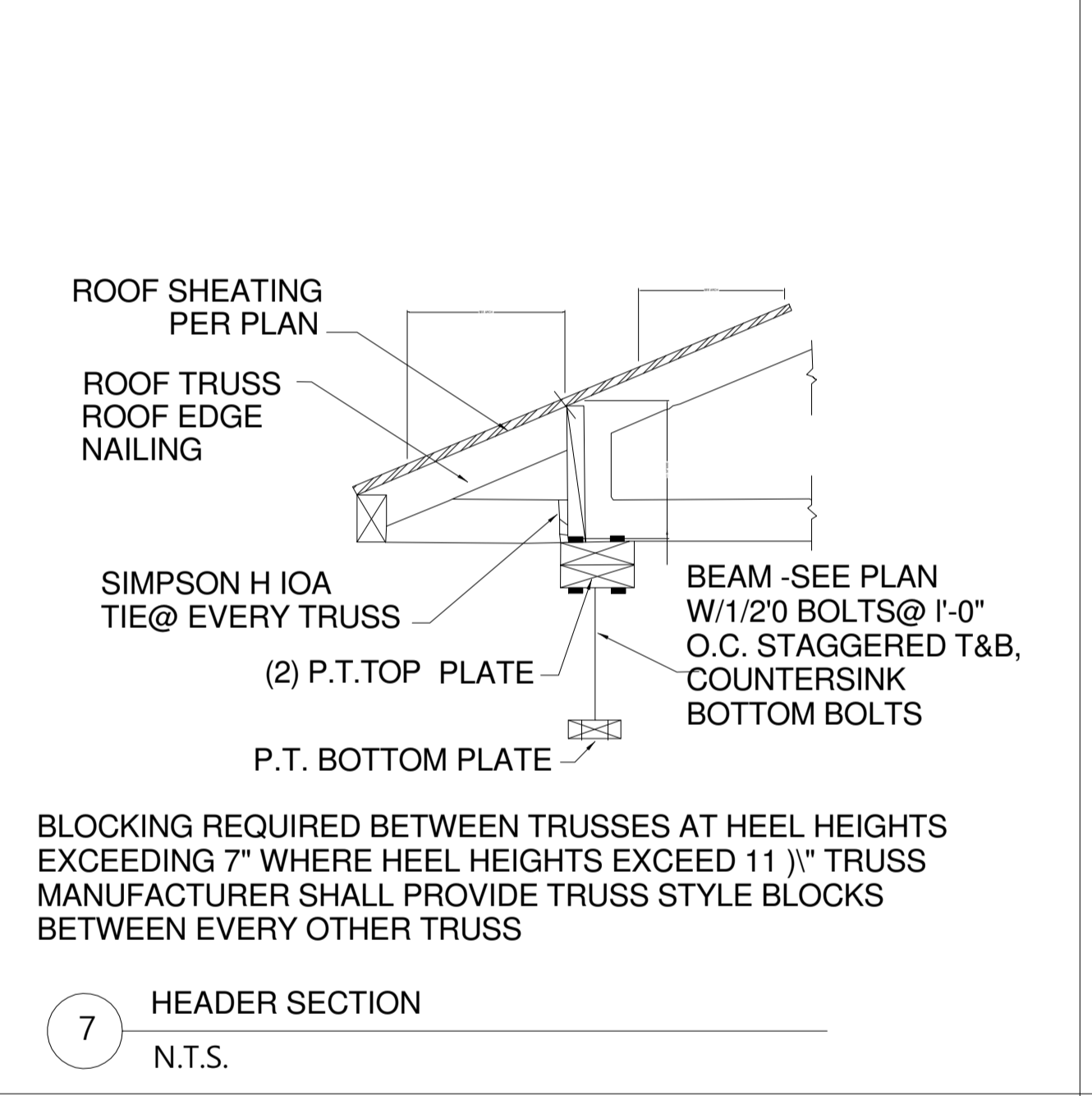
4 TOP PLATE SPLICE  
N.T.S.



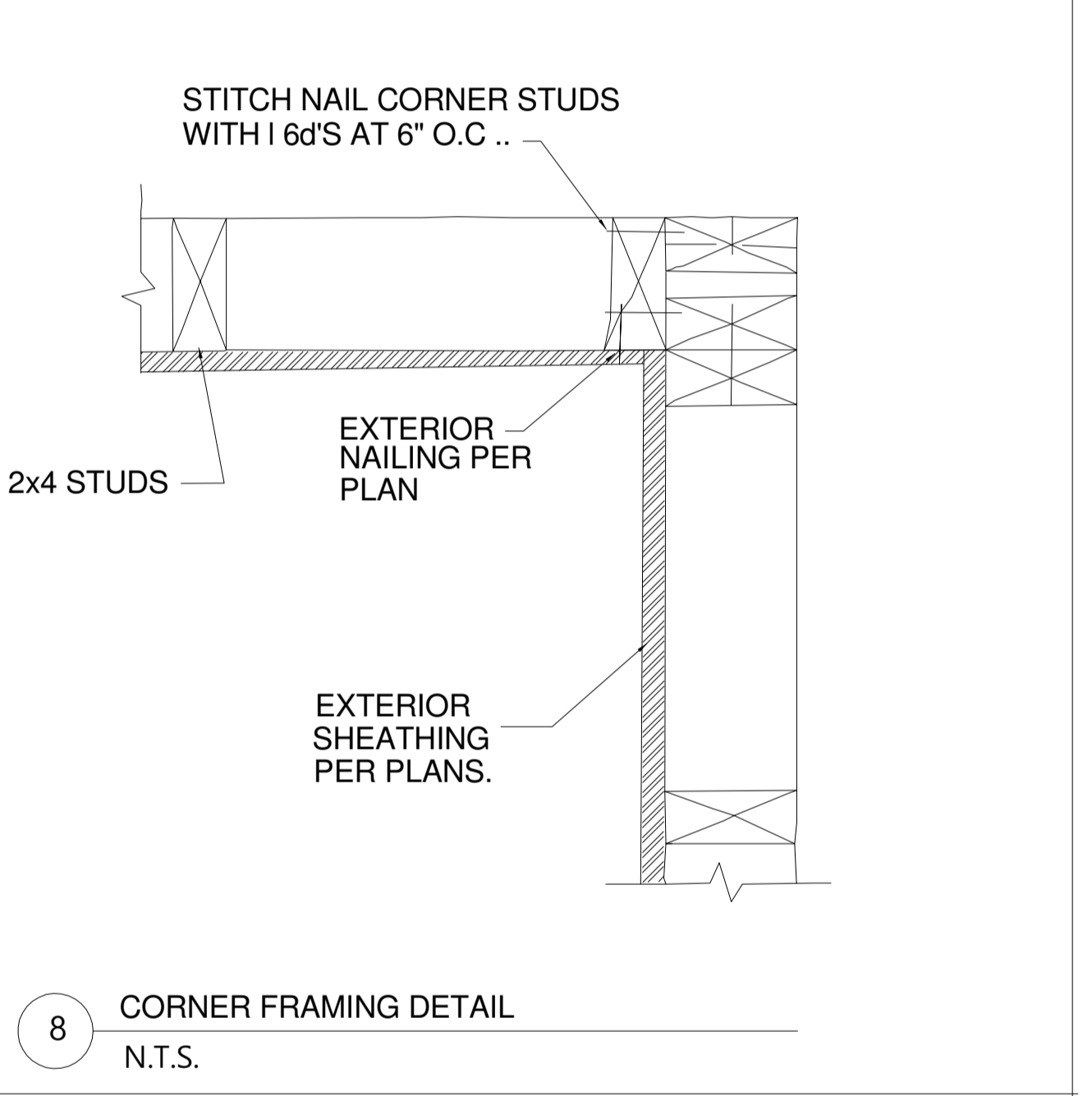
5 TYPICAL DOUBLE TOP PLATE SPLICE  
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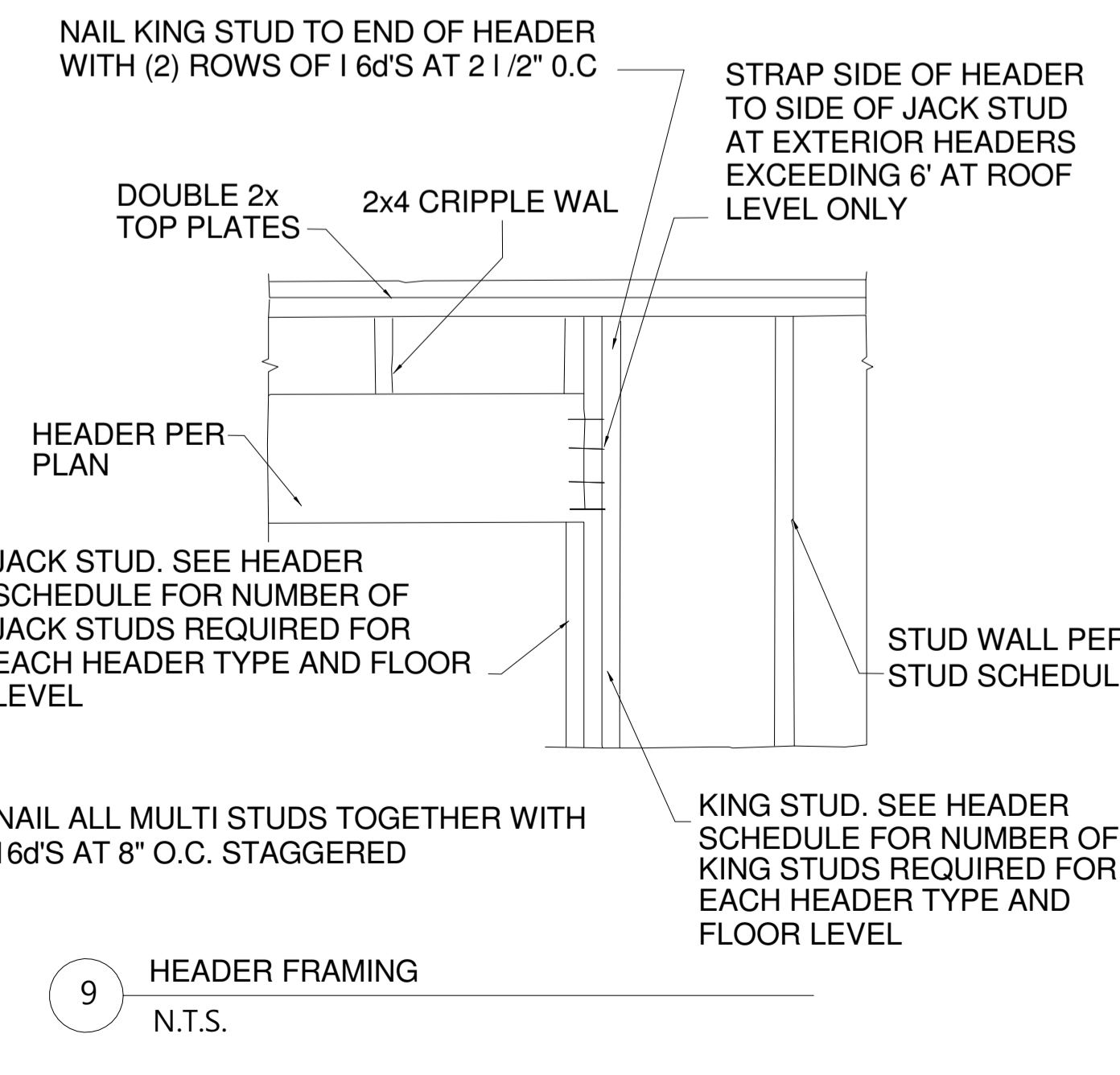
6 CORNER FRAMING  
N.T.S.



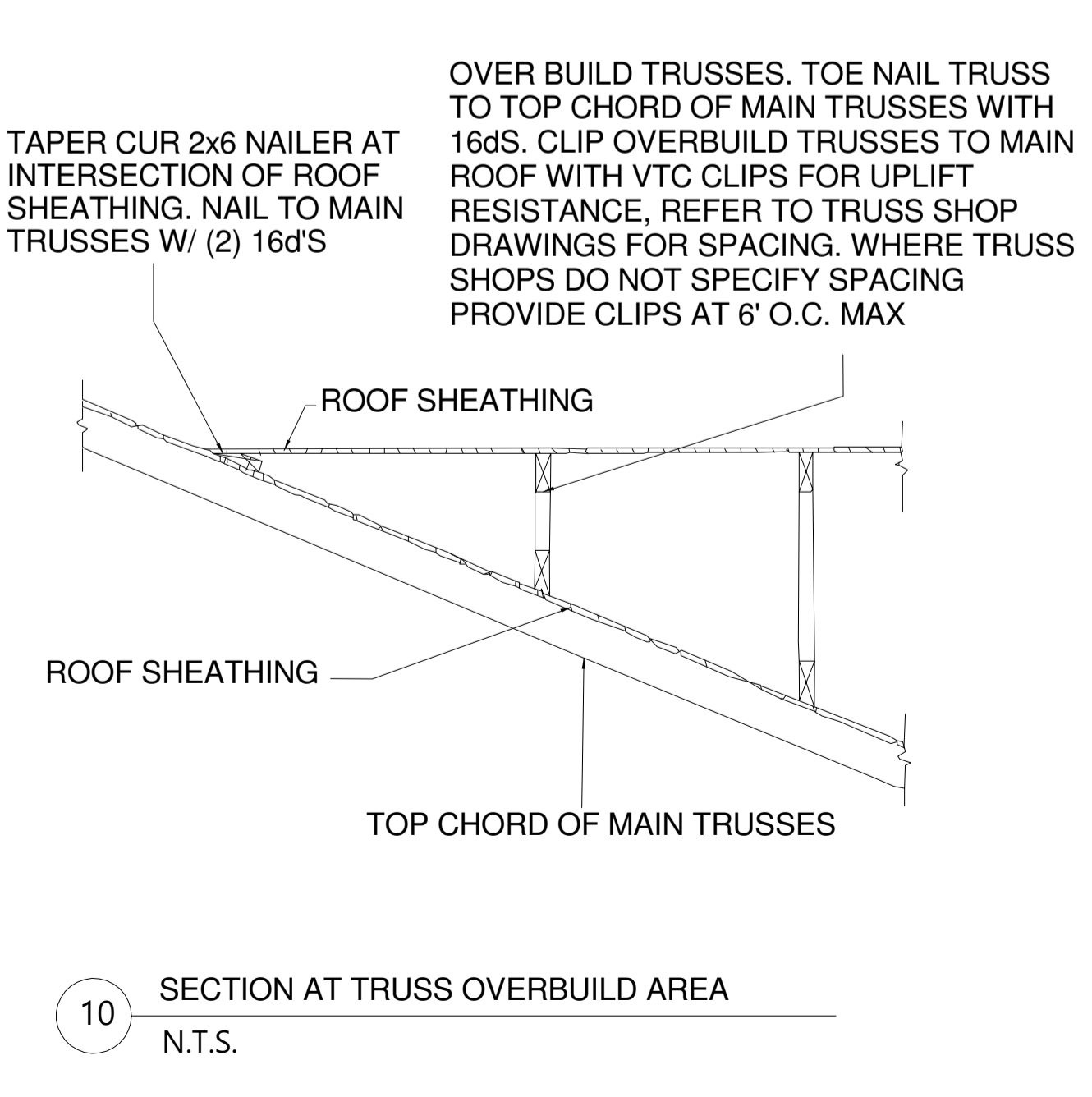
7 HEADER SECTION  
N.T.S.



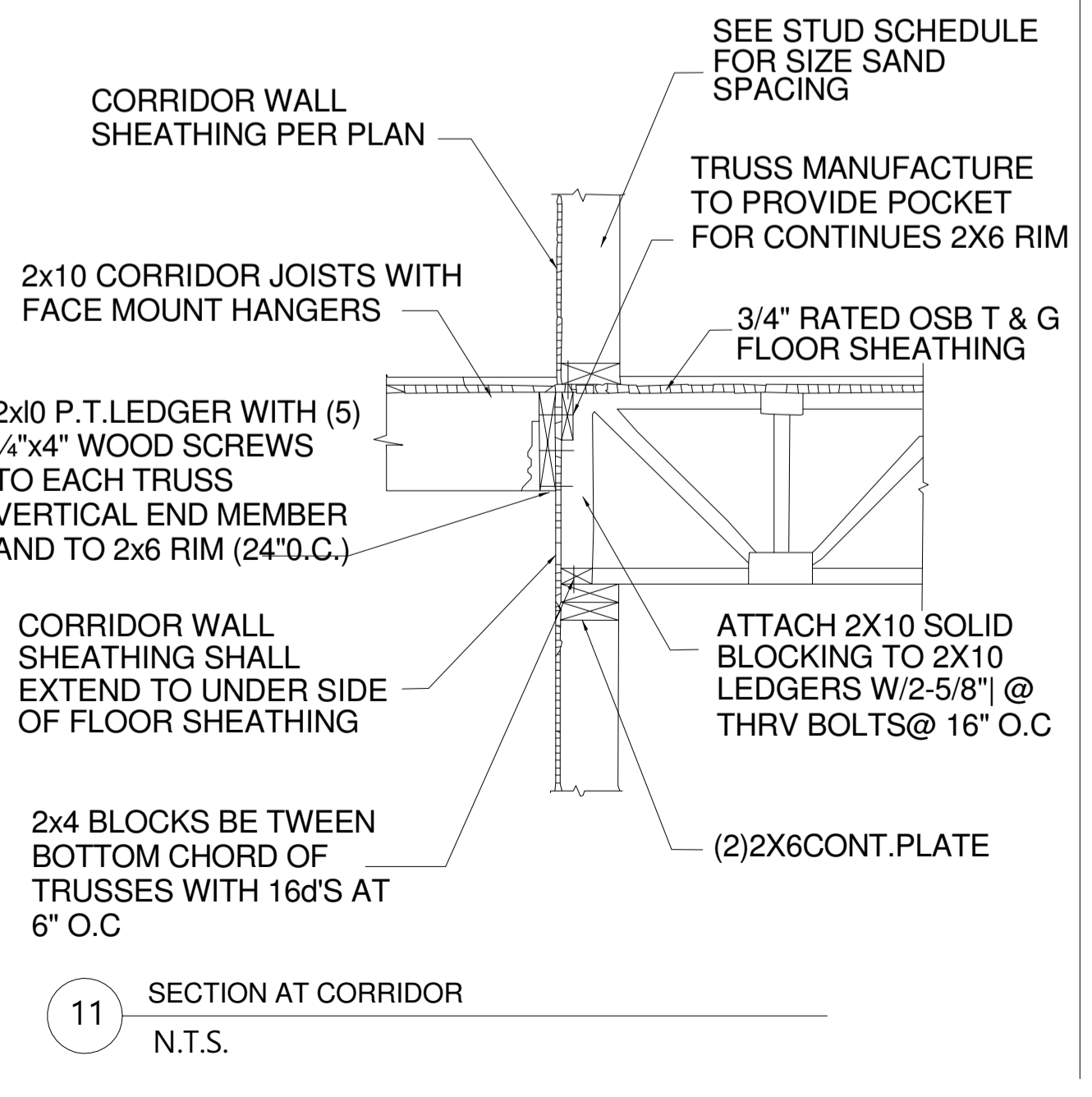
8 CORNER FRAMING DETAIL  
N.T.S.



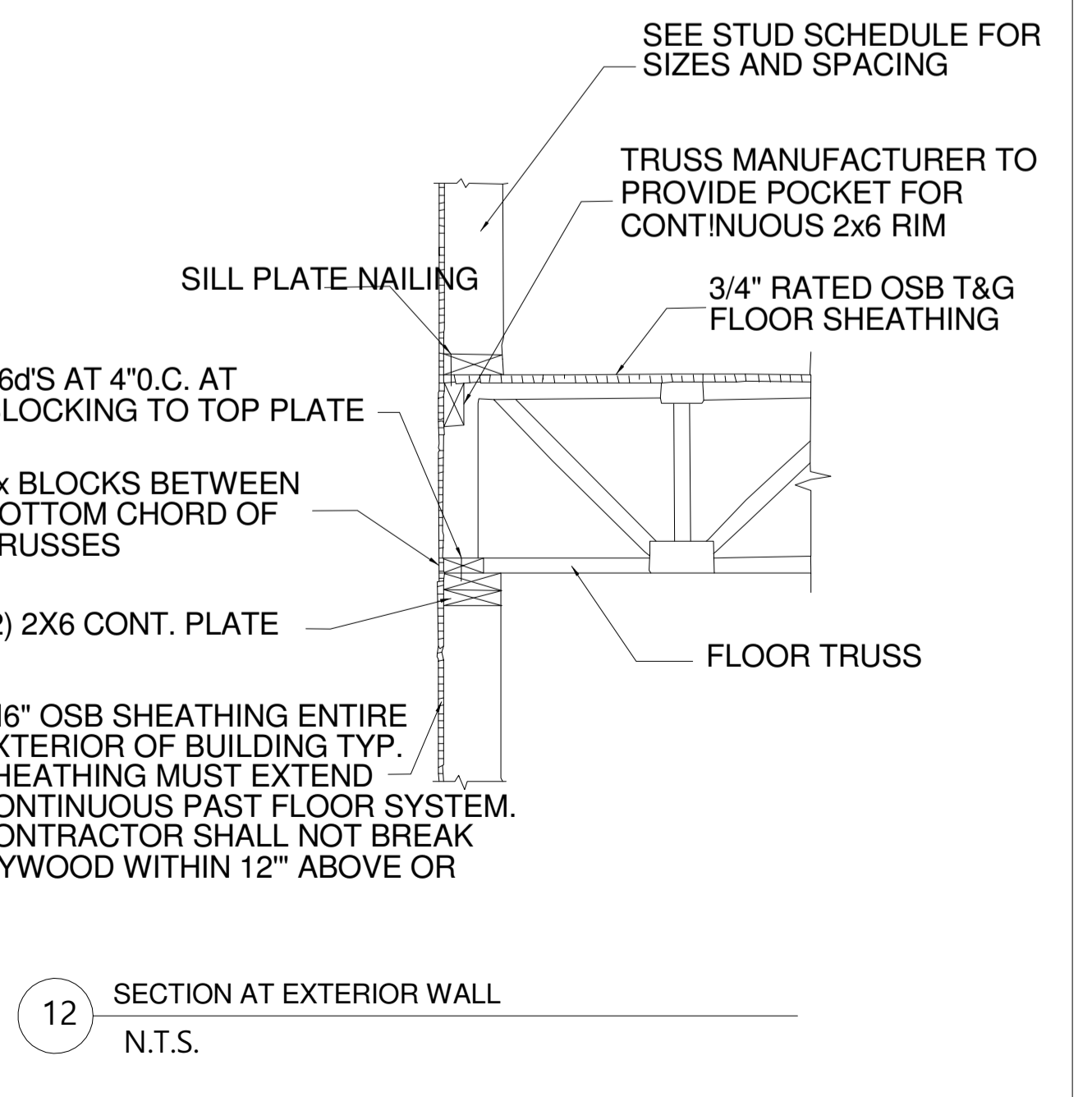
9 HEADER FRAMING  
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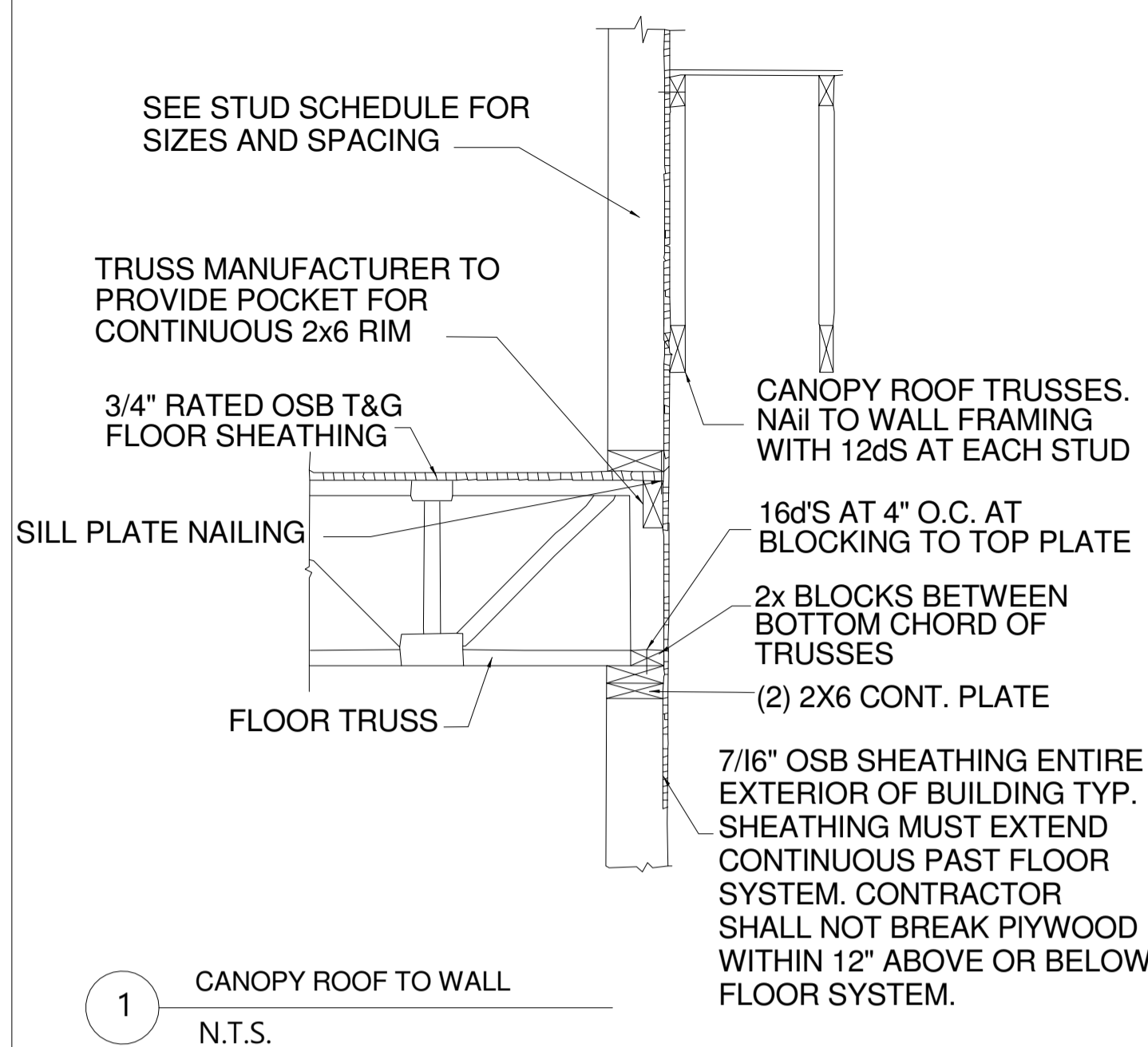
10 SECTION AT TRUSS OVERBUILD AREA  
N.T.S.



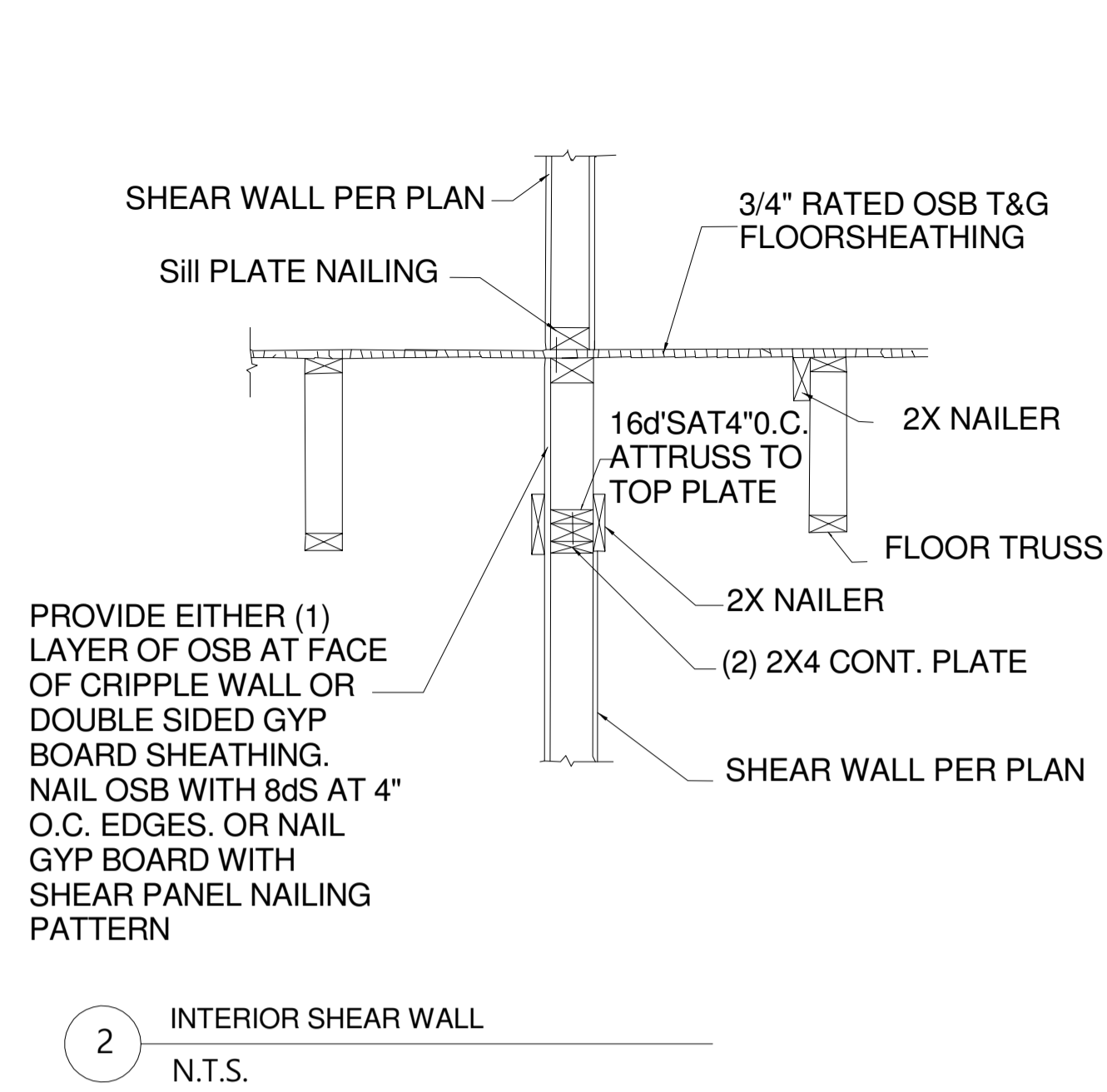
11 SECTION AT CORRIDOR  
N.T.S.



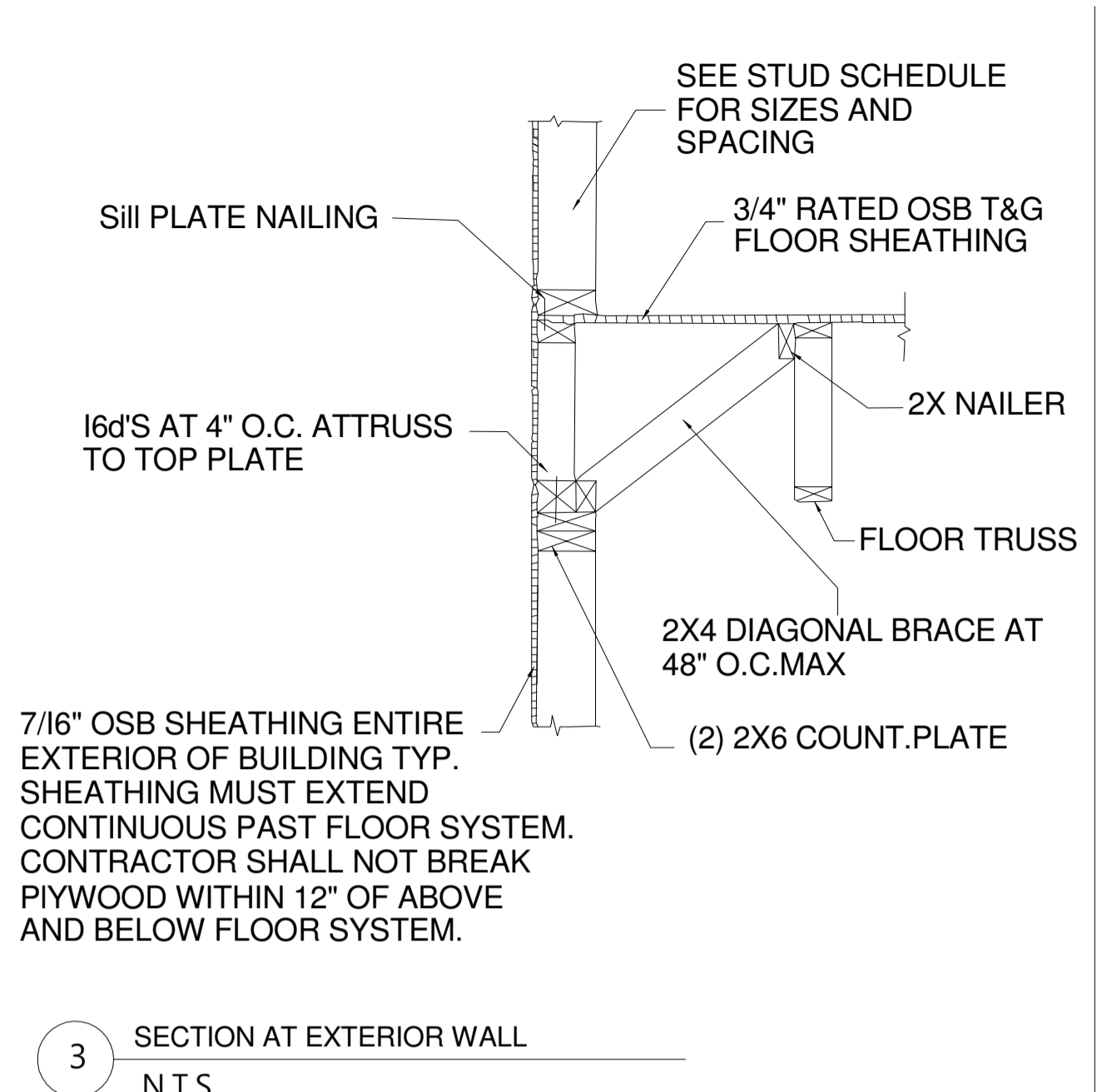
12 SECTION AT EXTERIOR WALL  
N.T.S.



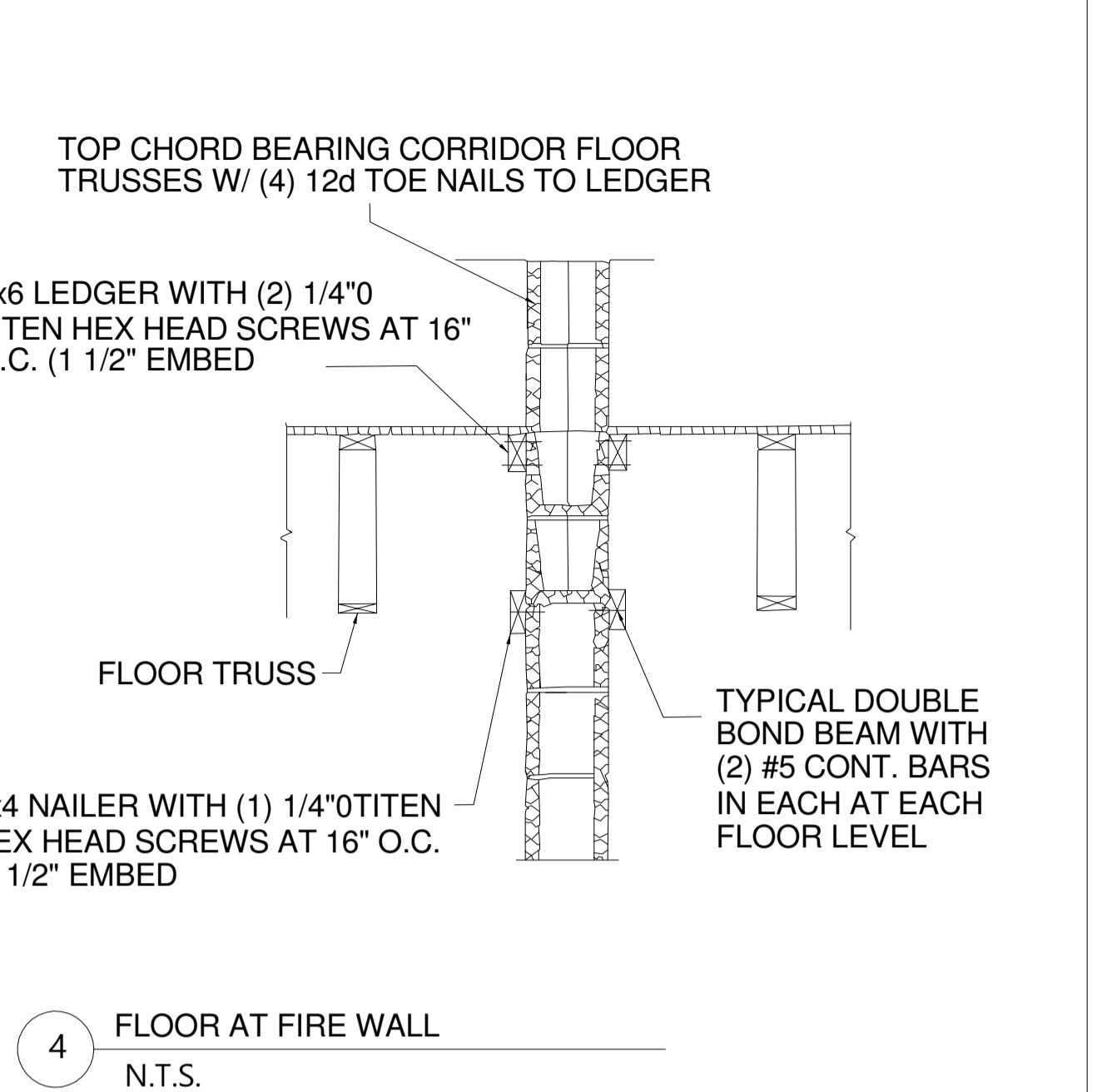
1 CANOPY ROOF TO WALL  
N.T.S.



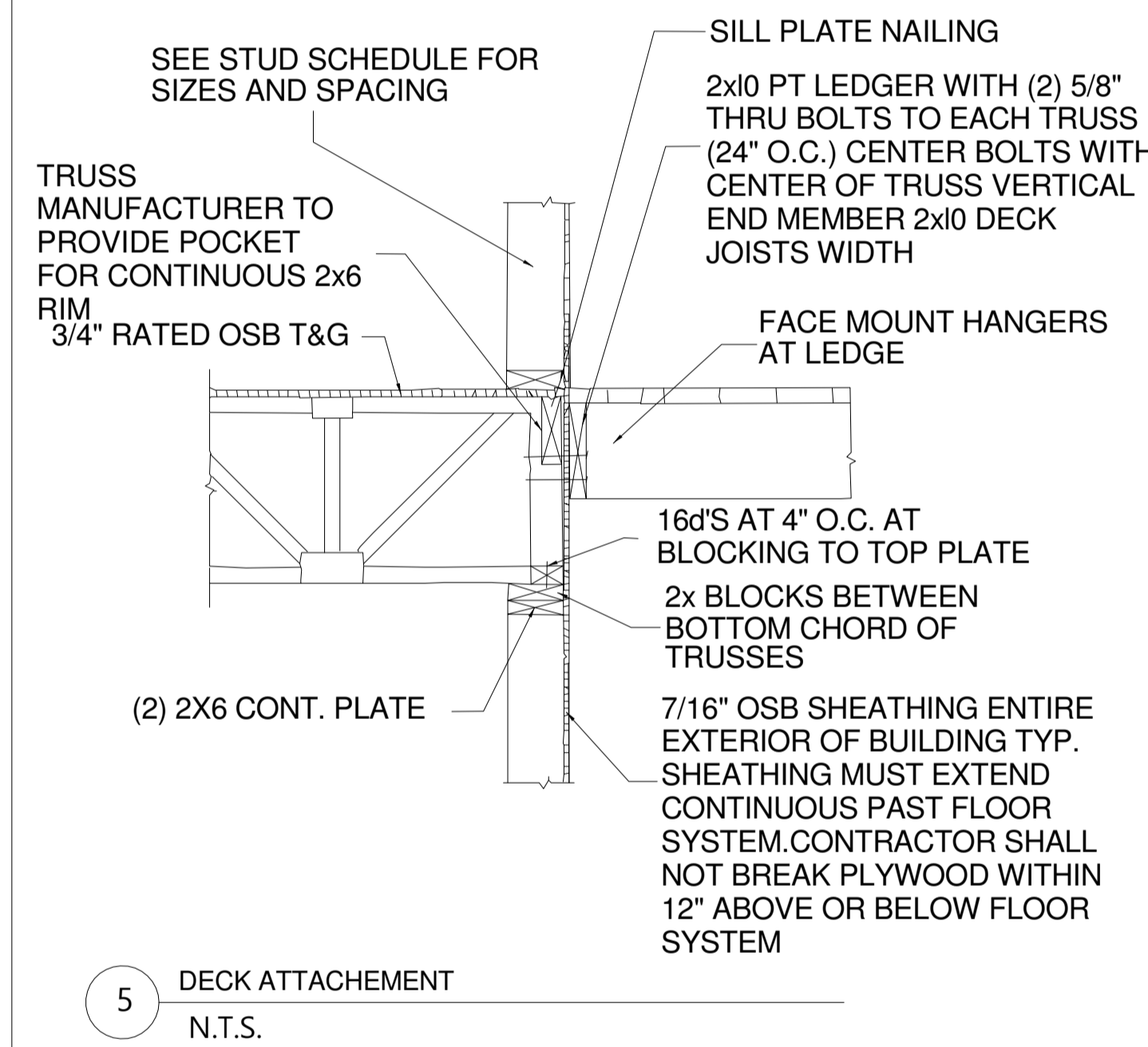
2 INTERIOR SHEAR WALL  
N.T.S.



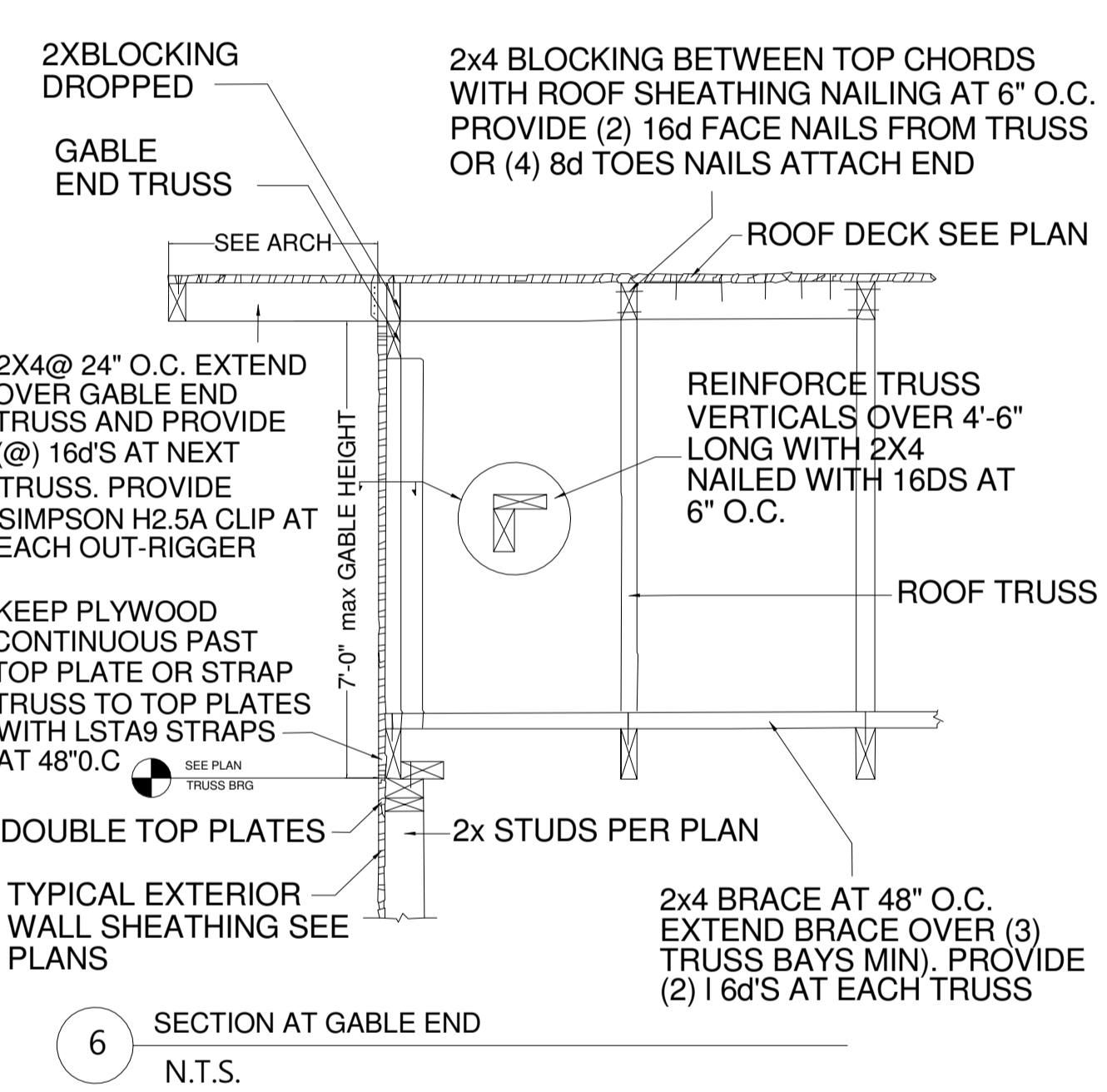
3 SECTION AT EXTERIOR WALL  
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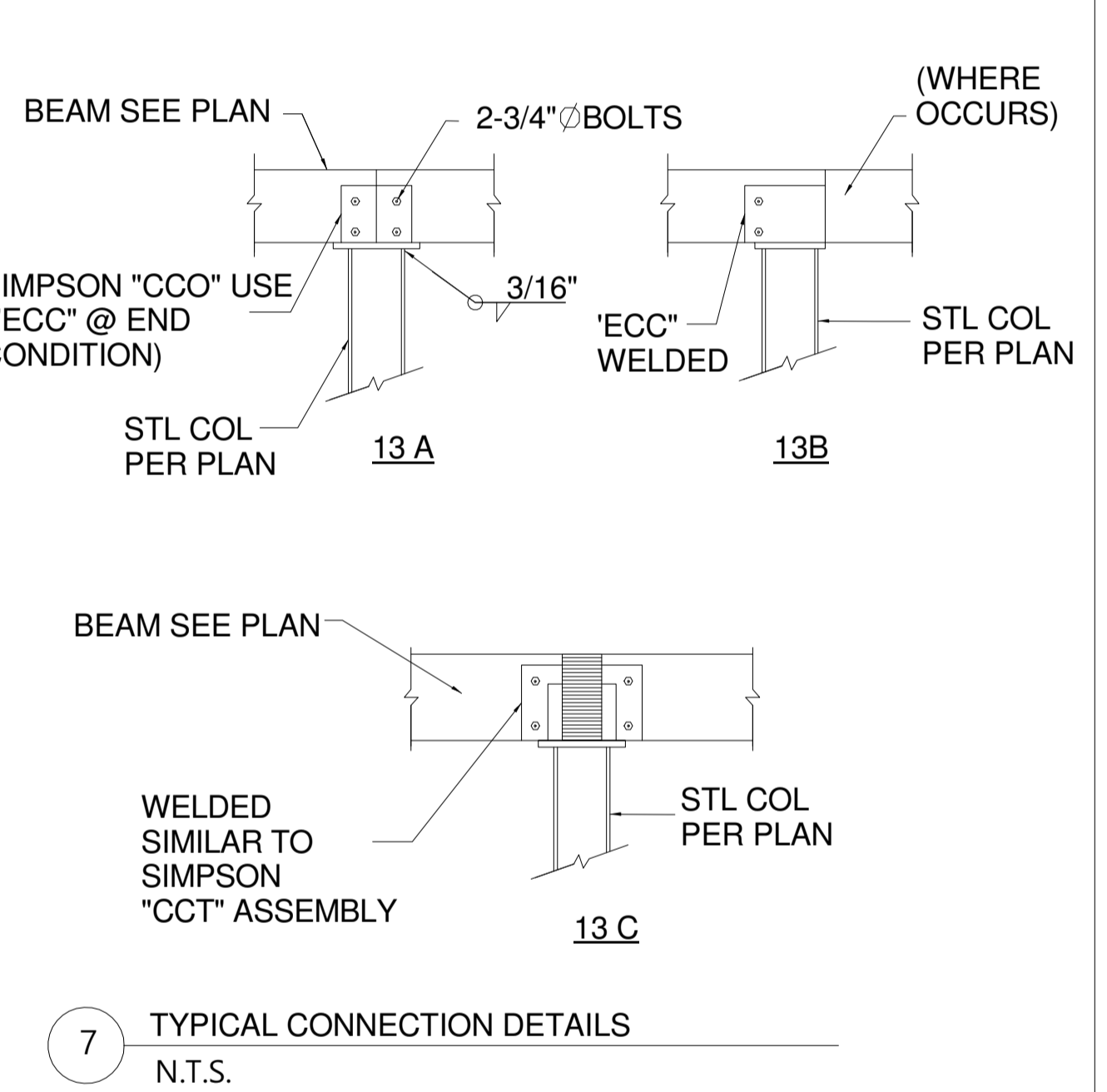
4 FLOOR AT FIRE WALL  
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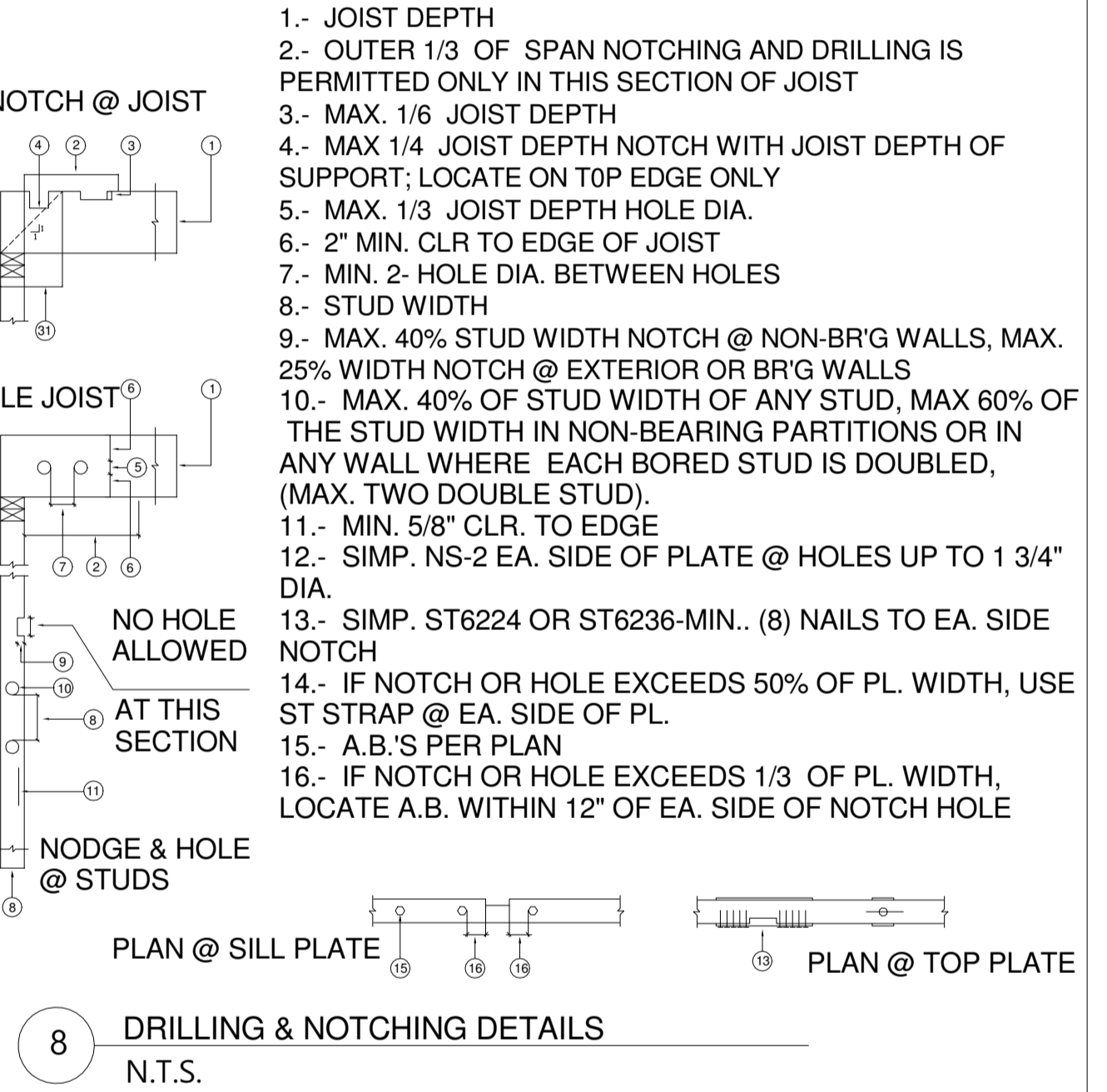
5 DECK ATTACHEMENT  
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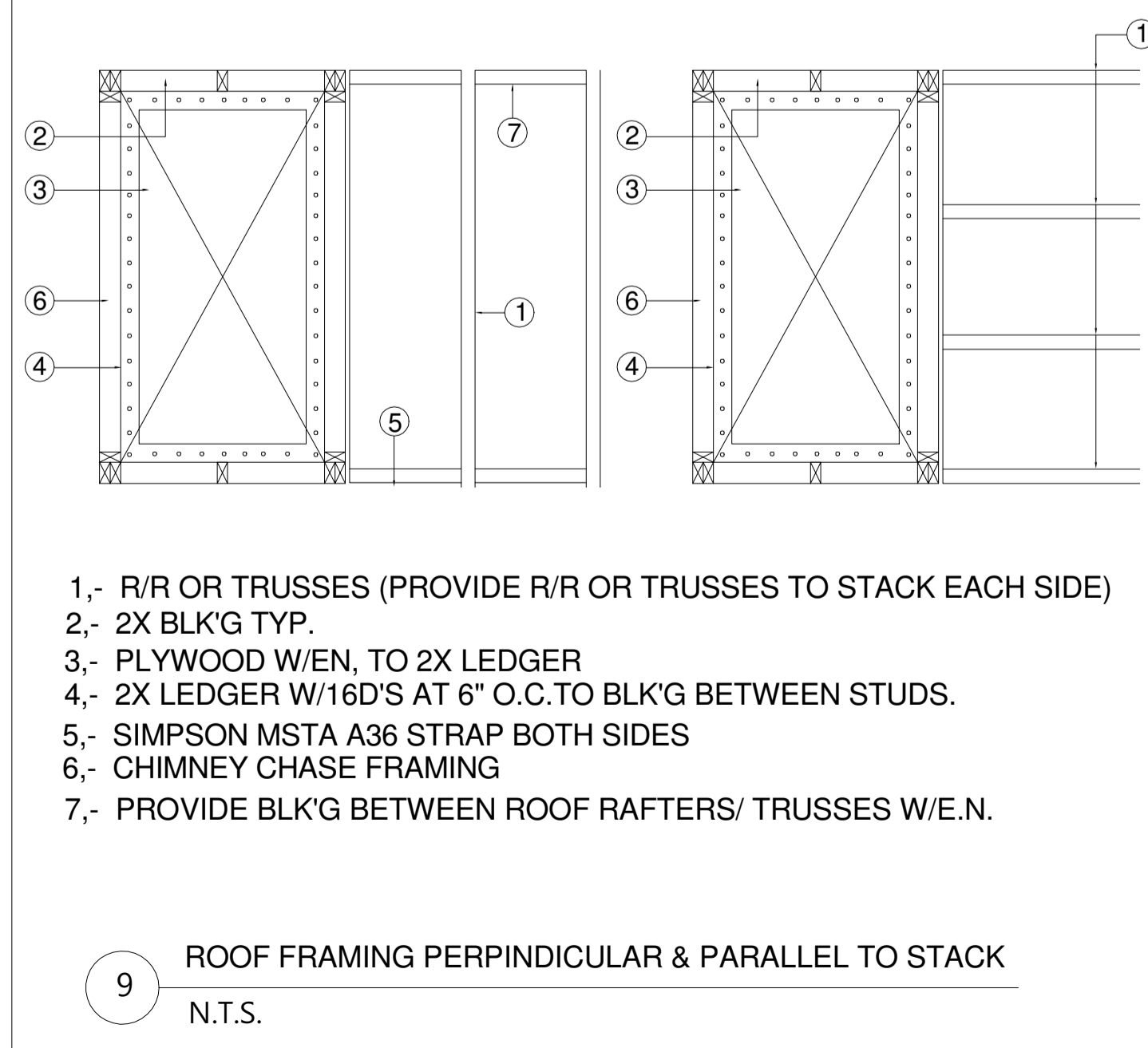
6 SECTION AT GABLE END  
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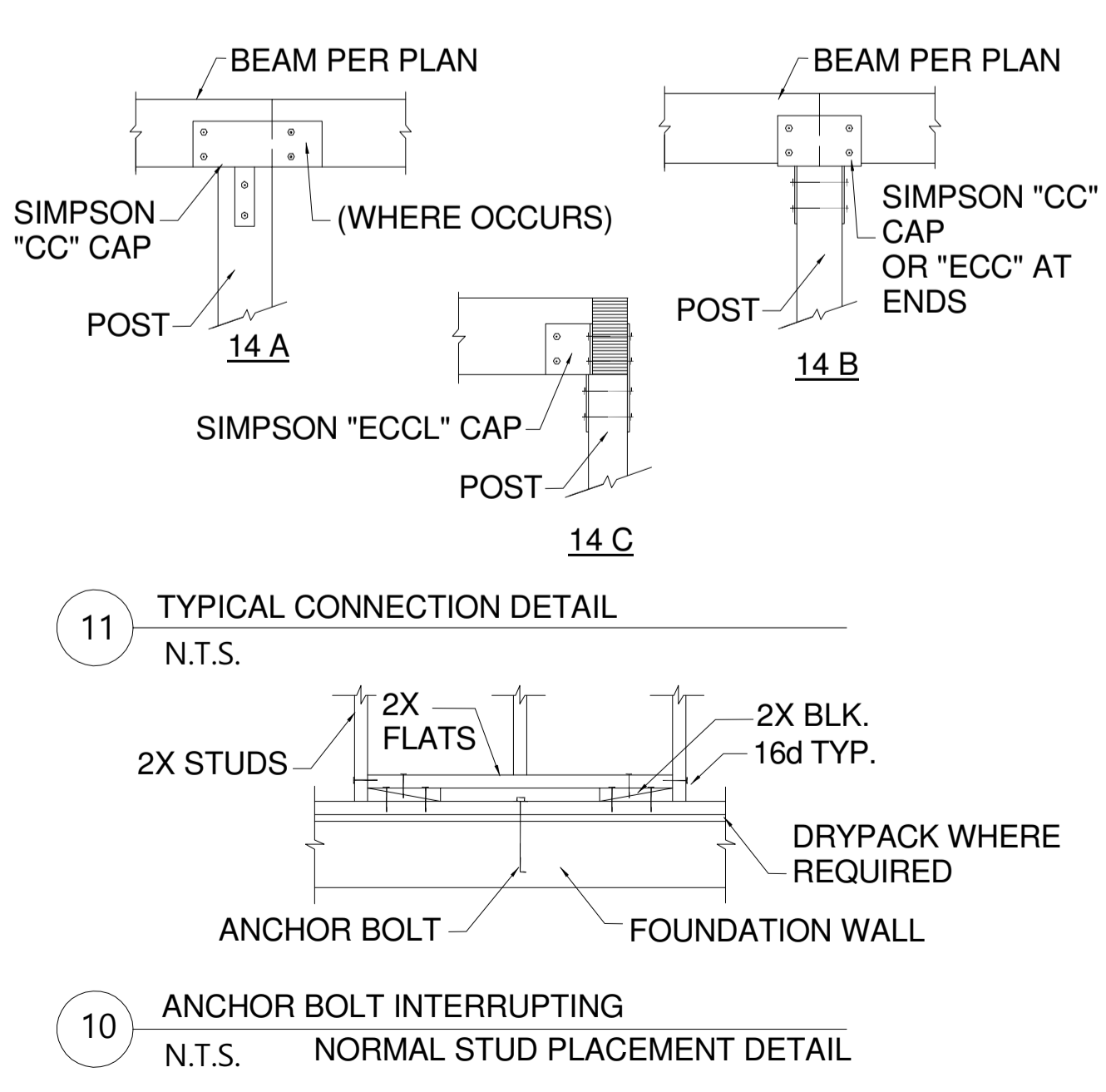
7 TYPICAL CONNECTION DETAILS  
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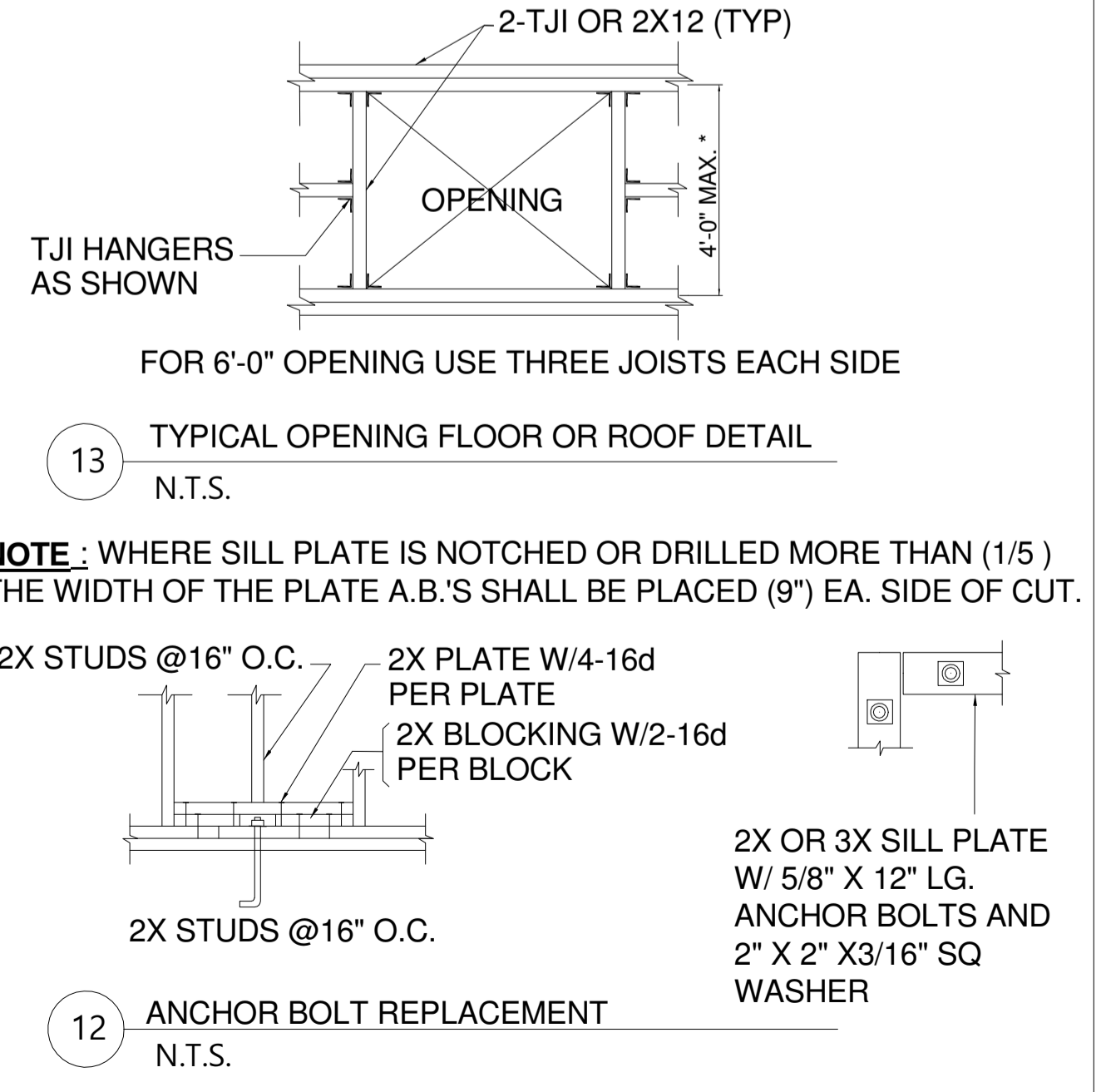
8 DRILLING & NOTCHING DETAILS  
N.T.S.



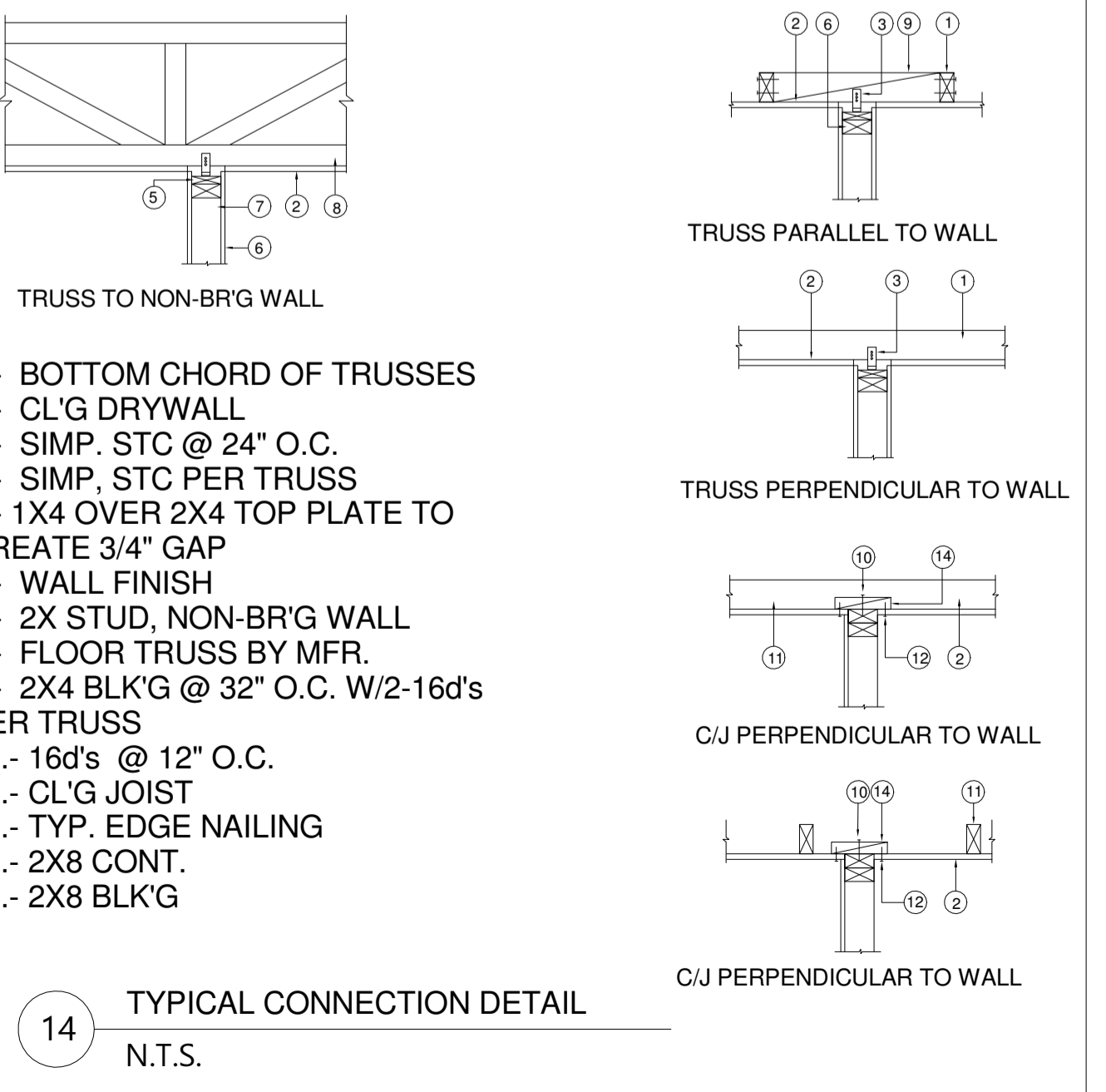
9 ROOF FRAMING PERPINDICULAR & PARALLEL TO STACK  
N.T.S.



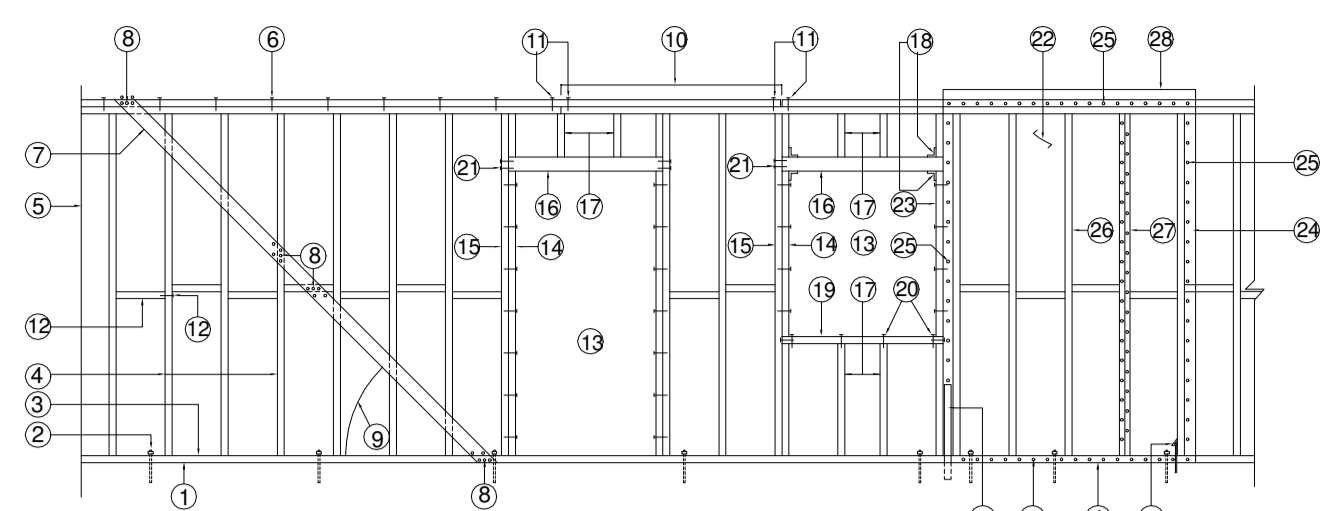
10 ANCHOR BOLT INTERRUPTING  
NORMAL STUD PLACEMENT DETAIL  
N.T.S.



11 TYPICAL CONNECTION DETAIL  
N.T.S.

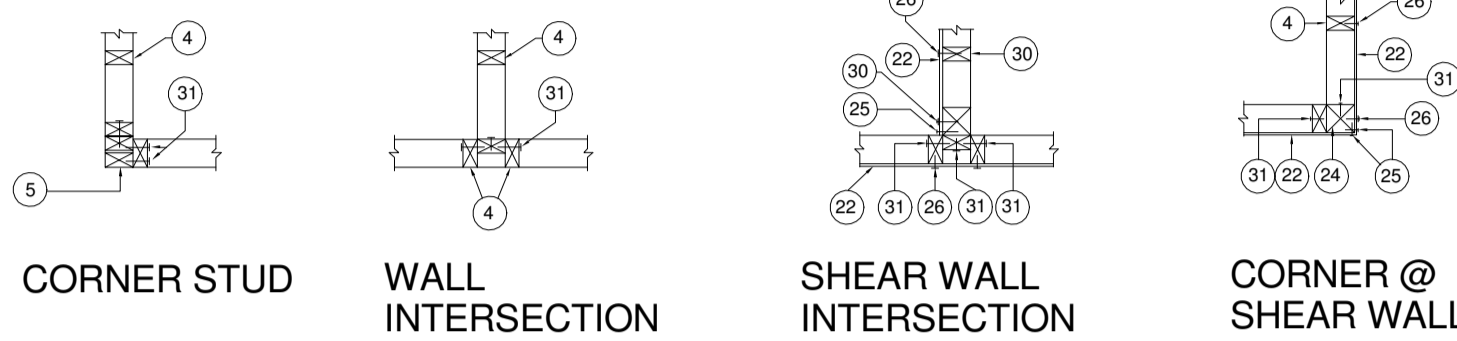


12 TYPICAL CONNECTION DETAIL  
N.T.S.

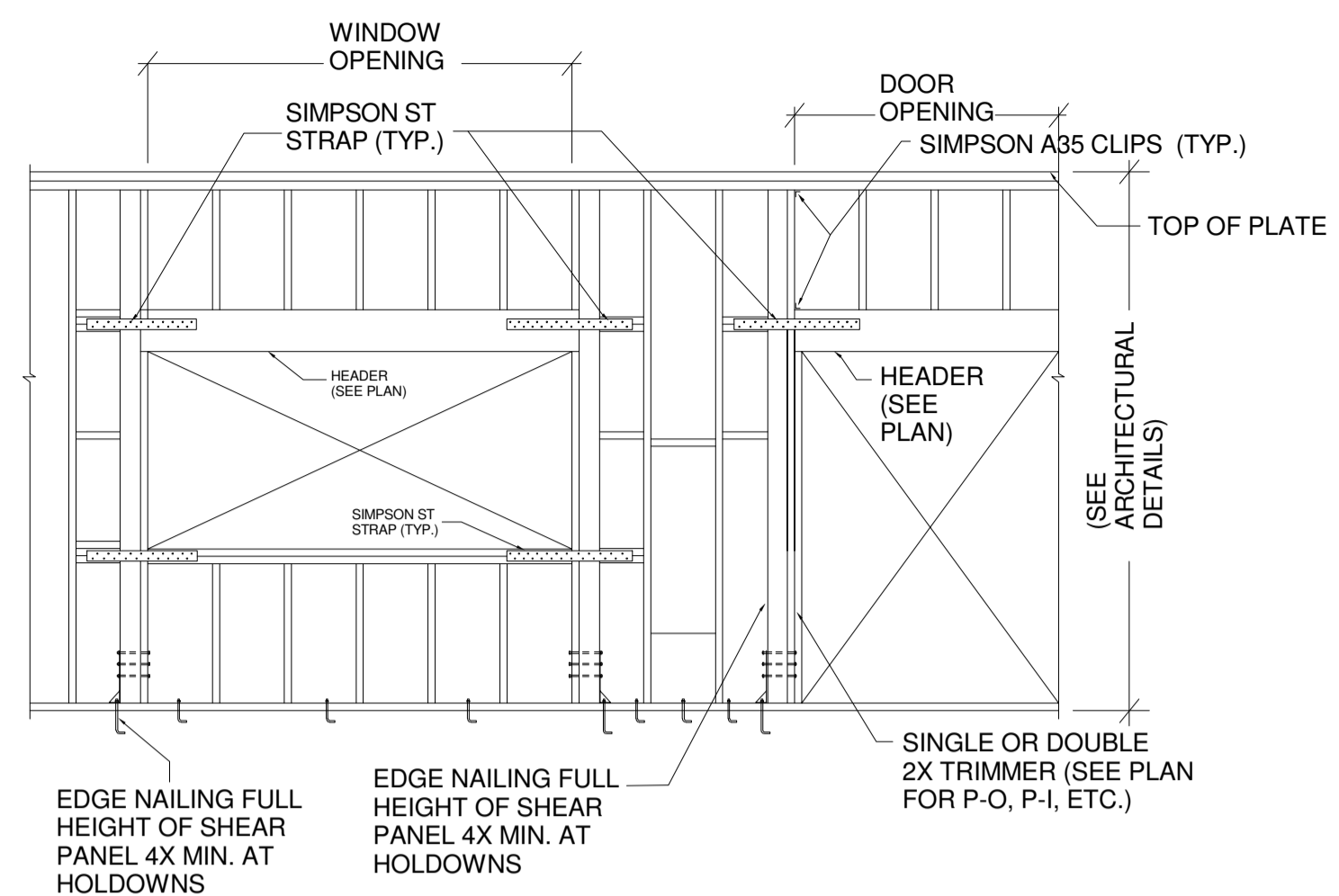


WALL FRAMING ELEVATION

- 1.- TOP OF SLAB OR FOUNDATION WALL PER PLAN.
- 2.- ANCHOR BOLTS PER PLAN-MAX. SPACING: 72" O/C AND WITHIN 12" OF SILL ENDS; MIN. (2) A.B.'S PER PIECE OF SILL PLATE (U.N.O.)
- 3.- 2X SILL PLATE
- 4.- 2X STUDS @ 16" O.C. U.N.O. W/ (2) 16d END NAILS OR 4- 8d TOE NAILS EA. END TO TOP & SILL PLATES.
- 5.- CORNER STUDS OR POSTS PER PLAN.
- 6.- (2) 2X TOP PLATE, NAILED TOGETHER W/16d @ 16" O/C U.N.O.
- 7.- AS A TEMPORARY BRACING, USE 1X4 OR 1X6 DIAGONAL LET-IN BRACE @ EA. CORNER (OR NEAR THE CORNER) & @ MAX. 25' INTERVALS, ALT. SIMPSON WB STRAPS, INSTALLED IN PAIRS
- 8.- NAIL BRACE TO PLATES, STUDS, & BLOCKING w/ (2) 8d @ EA. BRG
- 9.- MIN. 45 , MAX 60 , BRACE TO COVER MIN. (3) STUD SPACES.
- 10.- TOP PLATE SPLICES TO OCCUR DIRECTLY ABOVE STUD OR POST & SHALL LAP MIN. 48"
- 11.- (2) 16d END NAILS EA. SIDE JOINT @ SPICE LAPS & INTERSECTING PARTITIONS
- 12.- 2X BLOCKING AS REQUIRED PER U.B.C.
- 13.- OPENING WHERE OCCURS
- 14.- 2X TRIMMER W/ 16d @ 12" O/C STAGGERED TO KING STUD U.N.O.
- 15.- 2X KING STUD, USE DBL. KING STUD @ OPENINGS OVER 8'-10" WIDE, U.N.O.
- 16.- HEADER PER PLAN
- 17.- CRIPPLE STUDS @ 16" O/C U.N.O.
- 18.- ATTACH HEADER TO TRIMMER & KING STUD W/ SIMPSON A34 EA. END @ OPENINGS OVER 10'-0" WIDE (U.N.O.)
- 19.- 2X WINDOW SILL, U.N.O.
- 20.- (2) 16d FACE NAILS OR (3) 8d TOE NAILS U.N.O.
- 21.- (2) 16d END NAILS PER 2" OF HEADER DEPTH
- 22.- PLYWOOD SHEAR PANEL PER PLAN
- 23.- TRIMMER @ SHEAR PANEL PER PLAN
- 24.- POST @ END OF SHEAR PANEL PER PLAN
- 25.- SHEAR PANEL EDGE NAIL'G PER SCHEDULE
- 26.- SHEAR PANEL FIELD NAIL'G PER SCHEDULE
- 27.- USE 3X STUD @ PANEL JOINT IF SHEAR PANEL EDGE NAILING IS SPACED @ 2" O.C., STAGGER NAILS
- 28.- EXTEND PLYWOOD ABOVE TOP PLATE IF INDICATED ON PLAN OR DETAILS
- 29.- HOLDOWN OR POST ANCHOR PER PLAN
- 30.- INSTALL POST ANCHOR PER PLAN ON OUTSIDE FACE OF PLYWOOD SHEAR PANEL U.N.O.
- 31.- NAIL CORNER & MULTIPLE STUDS TOGETHER W/16d @ 12" O/C STAGGERED



1 WALL FRAMING DETAILS  
N.T.S.

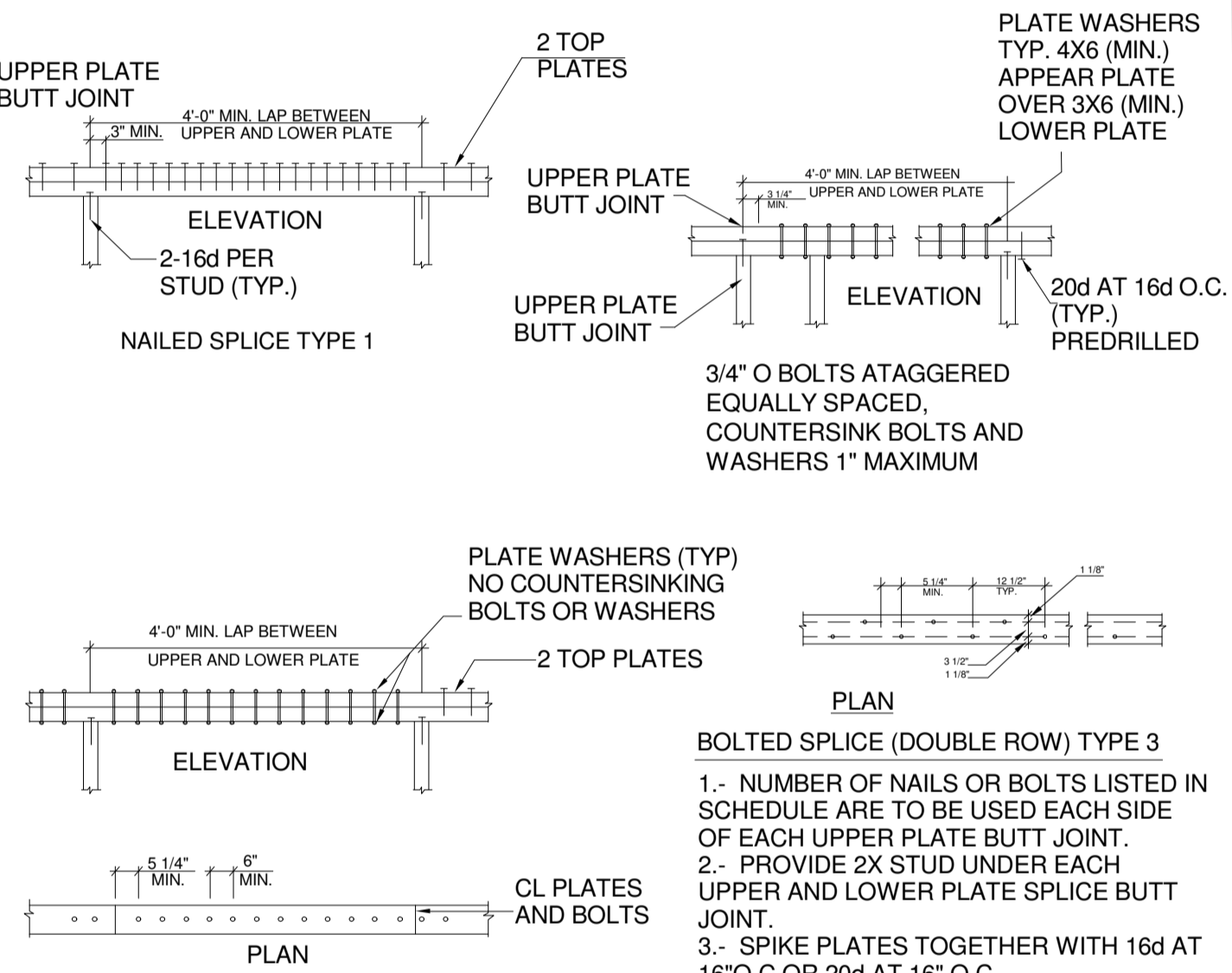


CLEAR OPENING

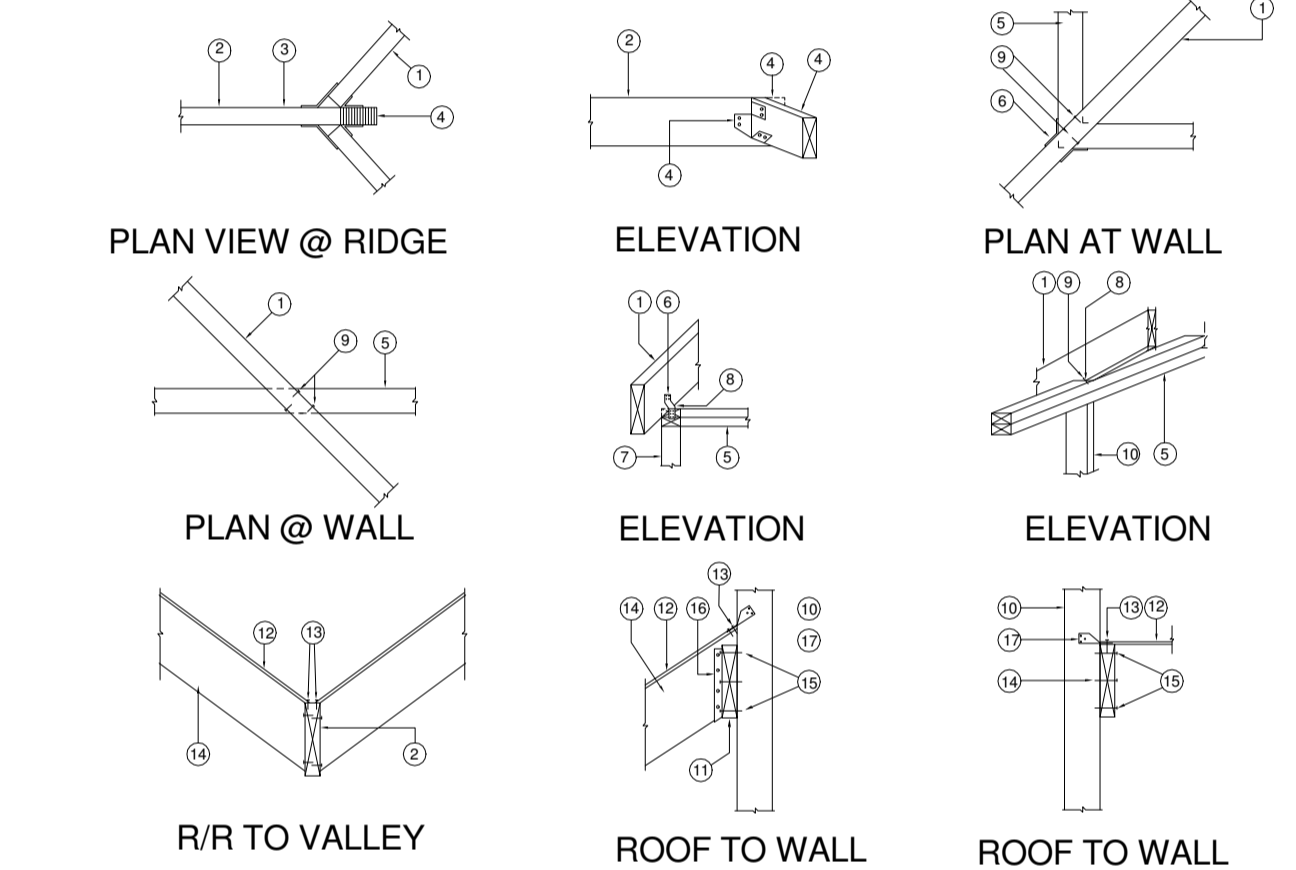
CLEAR OPENING	HEADER SIZE	REMARKS
TO 4'-0"	4X4 OR 4X6	
4'-0" TO 6'-0"	4X6 OR 6X6	
6'-1" TO 8'-0"	4X8 OR 6X6	
8'-1" TO 10'-0"	4X10 OR 6X8	USE DBL. TRIMMERS
10'-1" TO 12'-0"	4X10 OR 6X10	USE DBL. TRIMMERS
12'-1" TO 14'-0"	4X14 OR 6X12	USE DBL. TRIMMERS
14'-1" TO 16'-0"	4X16 OR 6X14	USE DBL. TRIMMERS
16'-1" TO 18'-0"	6X16	USE DBL. TRIMMERS

NOTE: 1. USE ABOVE SCHEDULE SIZES ONLY WHERE SIZE IS NOT INDICATED ON PLANS OR DETAILS.  
2. PROVIDE 2X TRIMMER AND KING STUD, TYPICAL U.O.N. NAILING PER NAILING SCHEDULE.

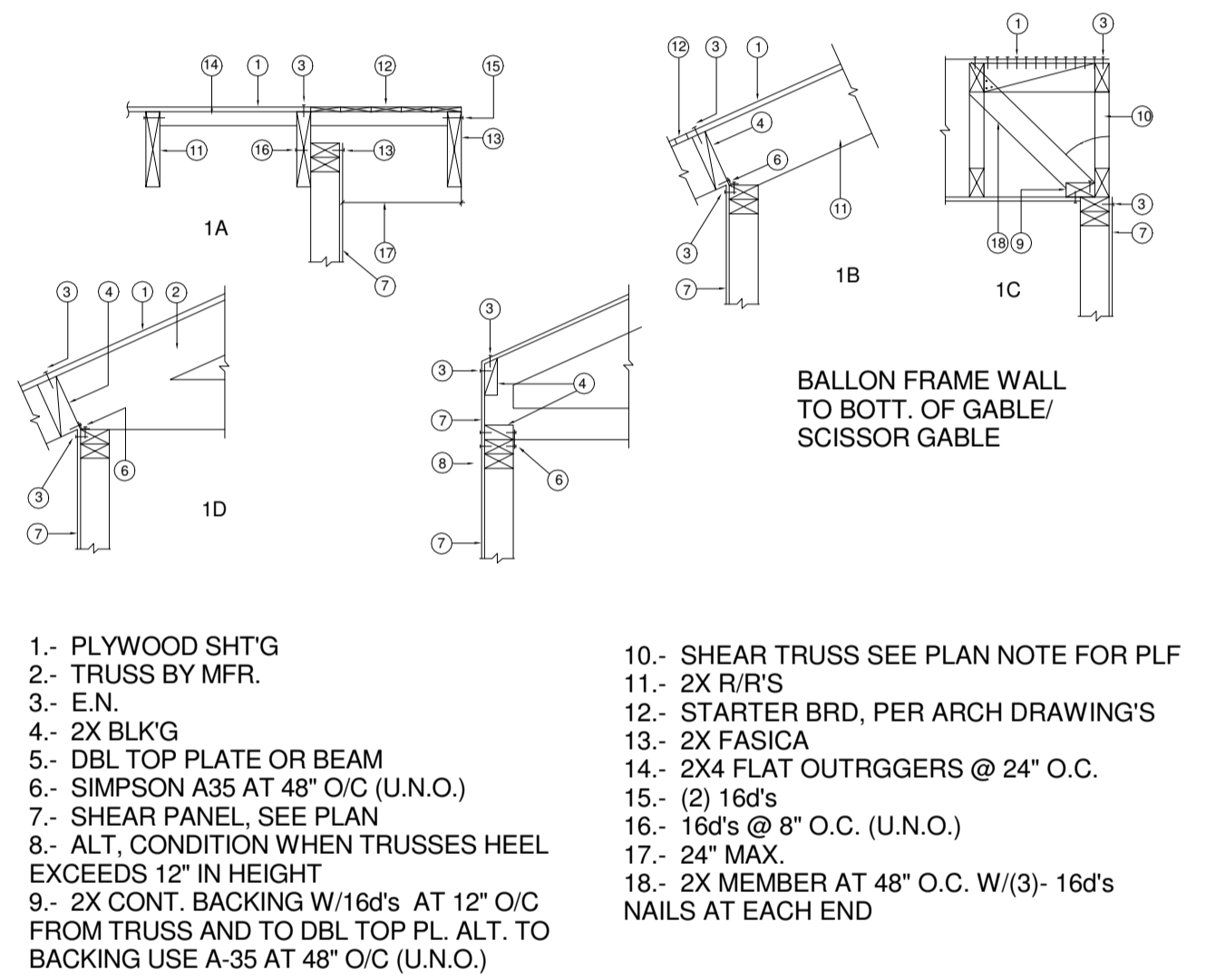
3 TYPICAL WALL ELEVATION AND HEADER SCHEDULE  
N.T.S.



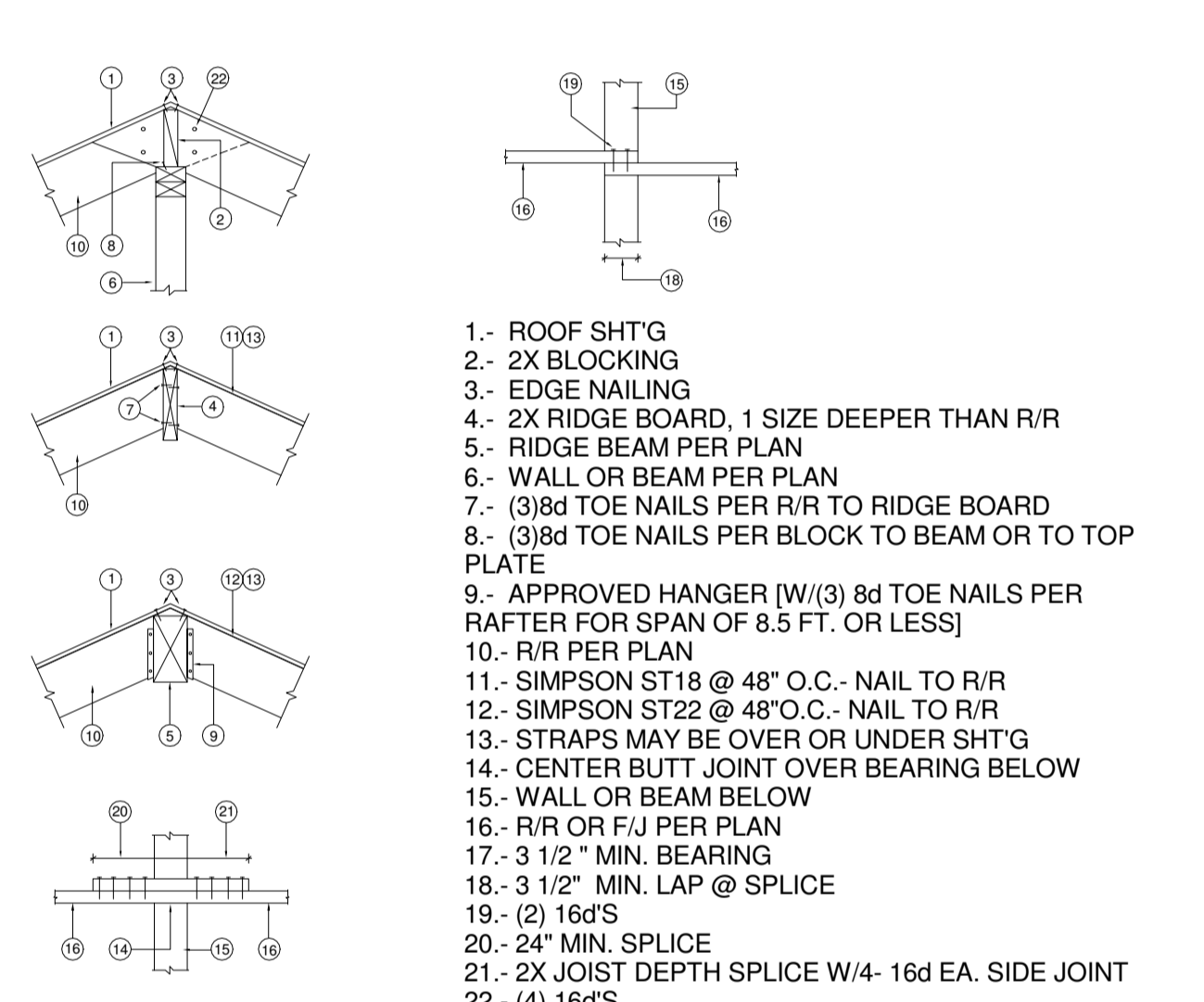
5 TYPICAL PLATE SLICE DETAIL  
N.T.S.



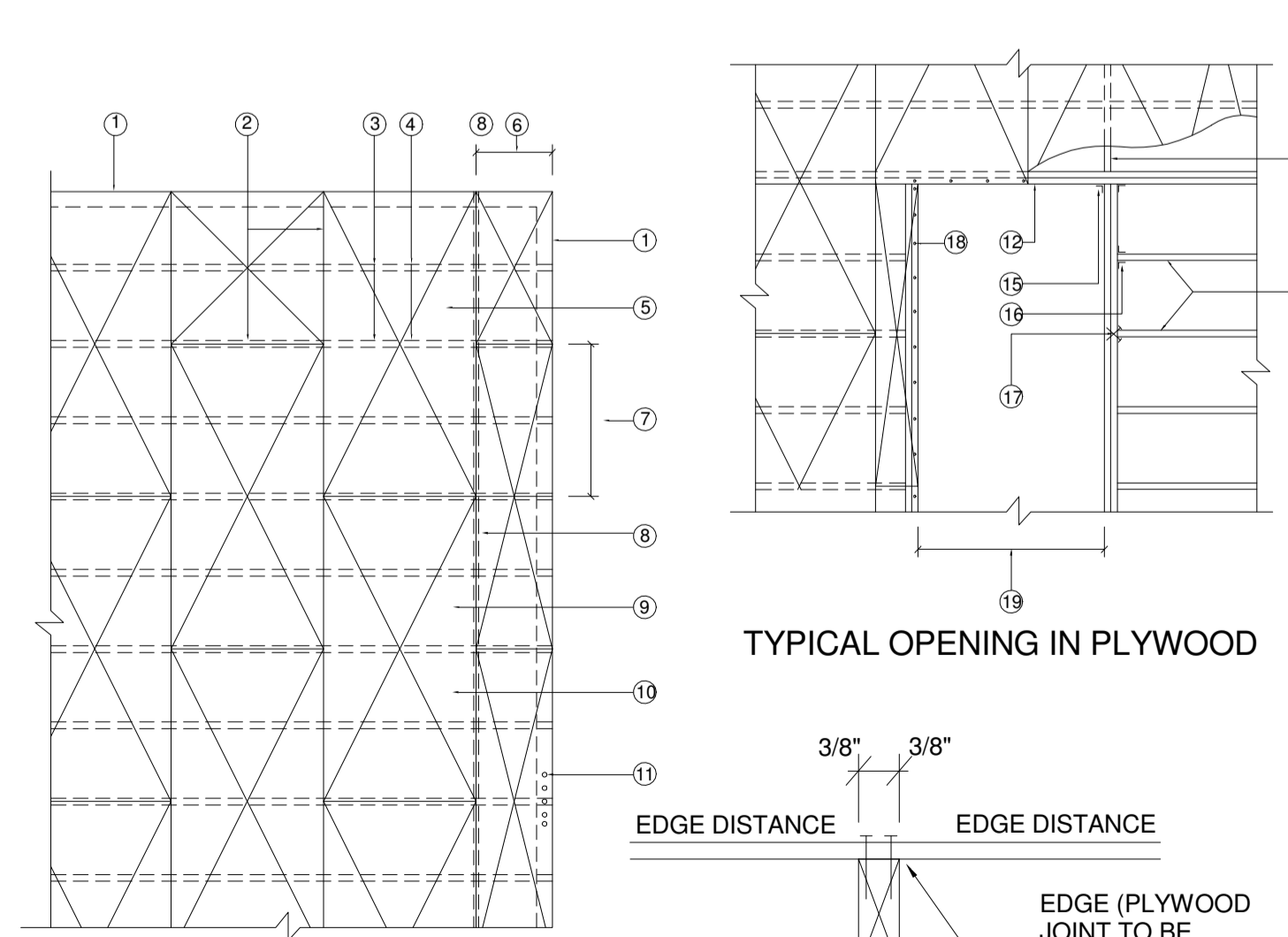
6 ROOF FRAMING DETAILS  
N.T.S.



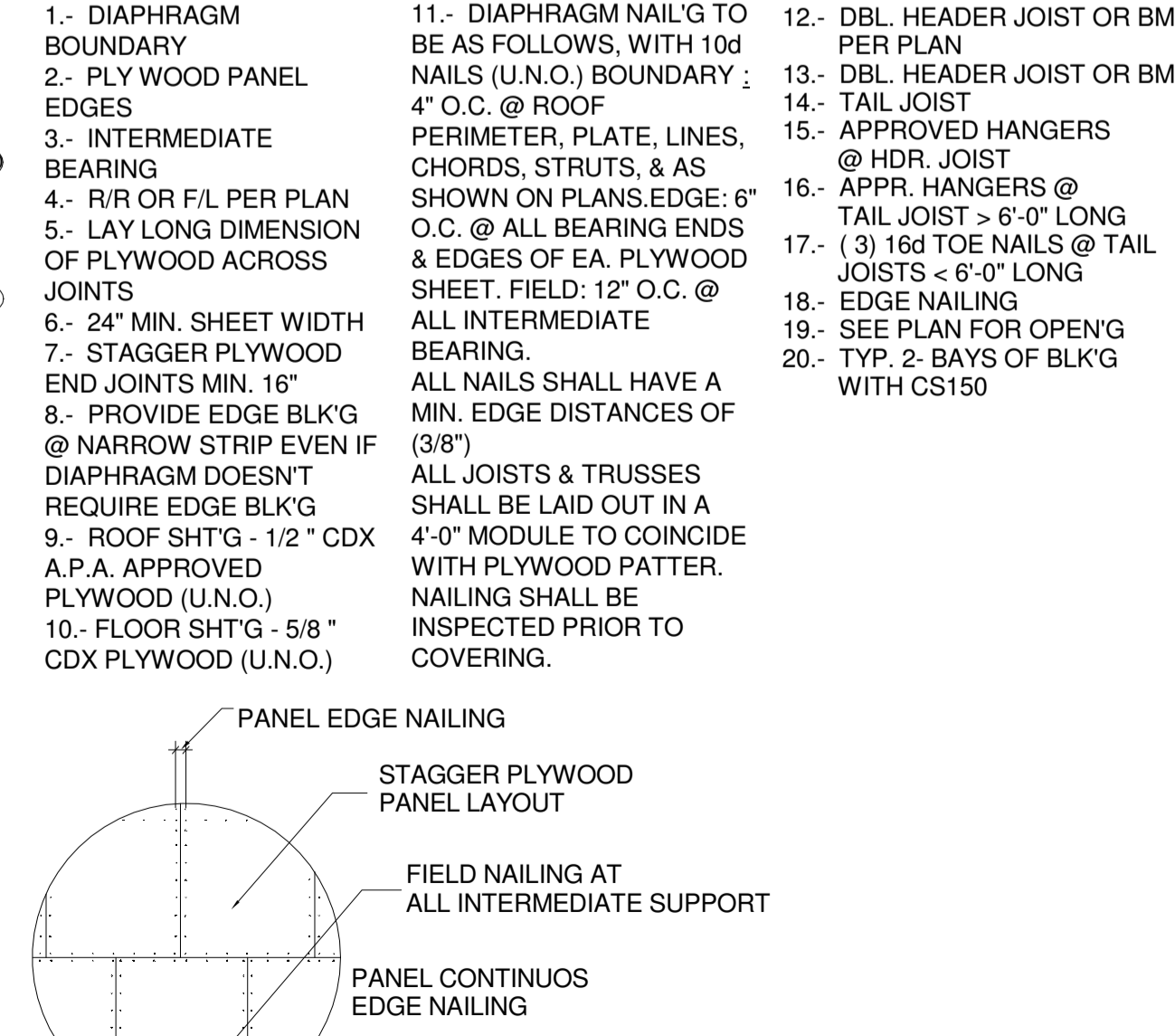
7 TYPICAL CONNECTION DETAILS  
N.T.S.



8 ROOF RIDGE & FLOOR JOIST DETAILS  
N.T.S.



9 TYPICAL PLYWOOD LAYOUT  
N.T.S.



12 BEAM TO POST DETAILS  
N.T.S.

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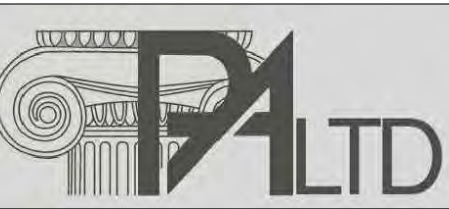
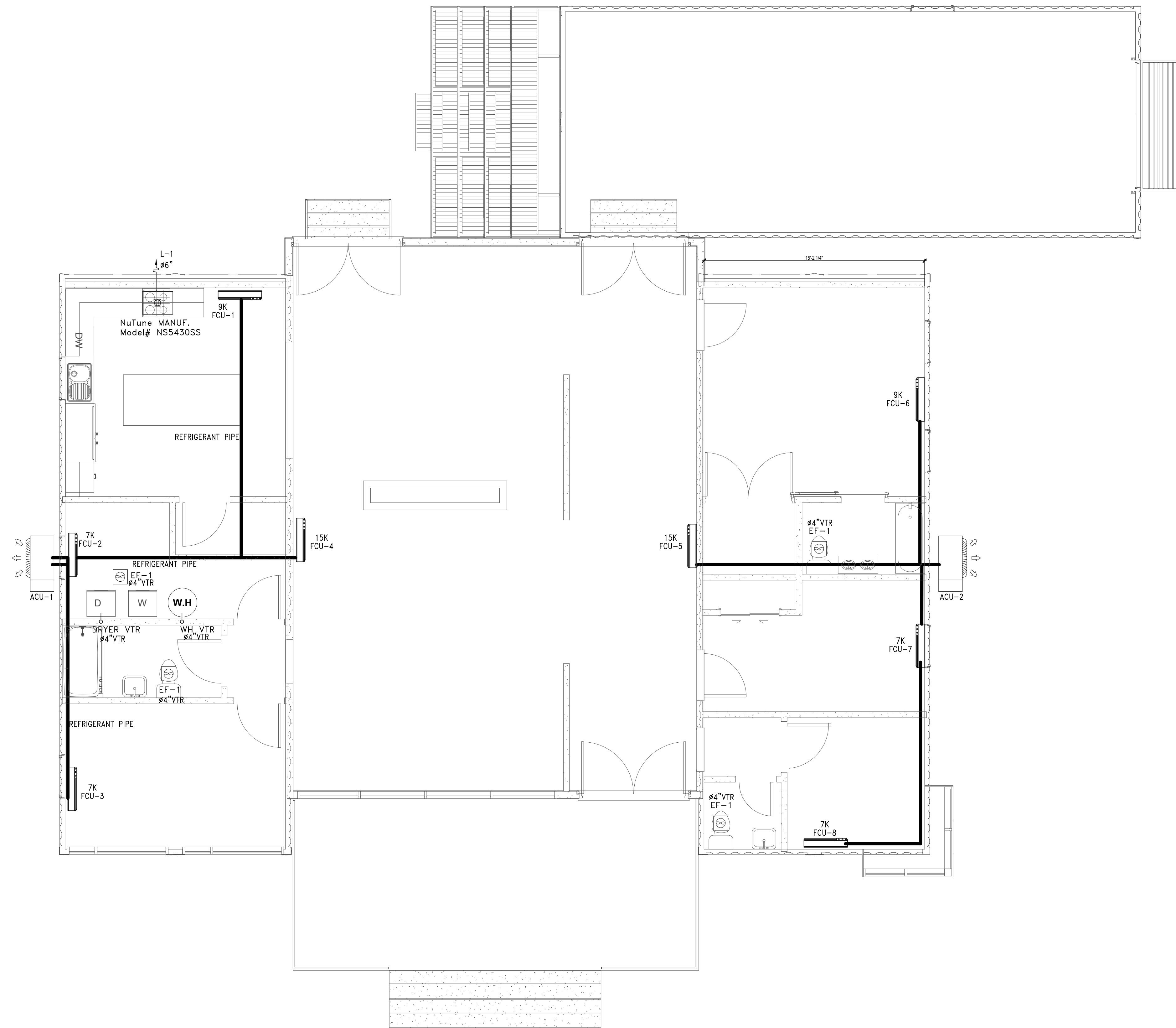
**Standard  
Details-4**

Scale **N.T.S.**

Date **02/15/23**

Page No.

**S10**



Project Name and Address:

**NEW RESIDENCE**  
ST. E AVE. LANCASTER, CA 93535  
APN: 3350-008-052

Seal:

Revision Notes:

Date	Description

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Drawing Title:

**MECHANICAL  
PLAN**

Scale: NTC

Date: FEB. 03, 2023

Page No.:

**M1.0**

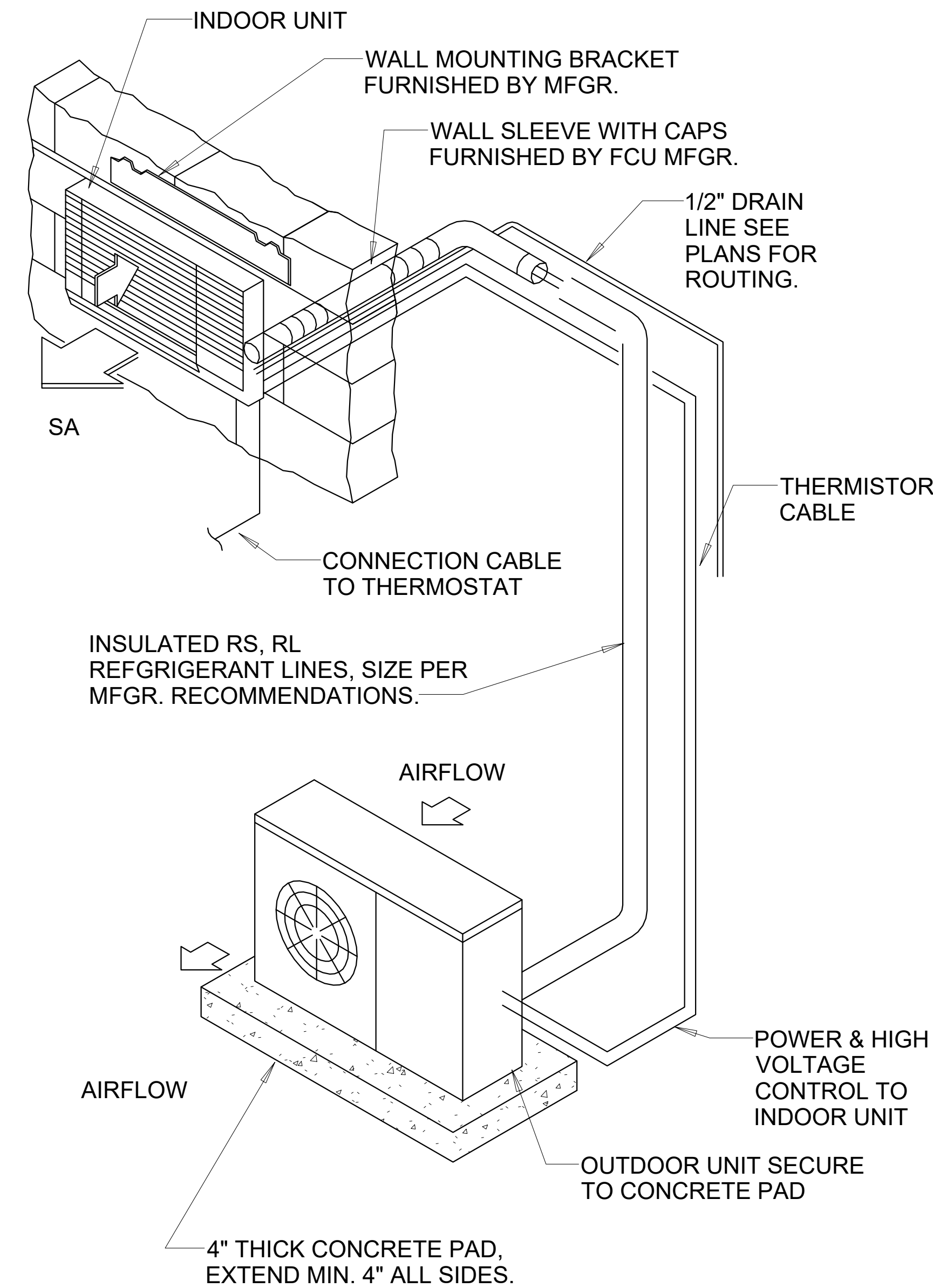


Exhaust Ultra-Silent Humidity-Sensing Ventilation Fan schedule							
TAG NUMBER	AREA SERVED	MANUFATURER/MODEL	AIR DIRECTION	WATTS	AMPS	VOLTAGE / HZ	CFM
EF-1	SEE PLAN	PANASONIC / FV-0511VQCL1	EXHAUST	5.90	0.27	120 /60	80
REMARKS:							
1. DISCONNECT SWITCH/STARTER							
2. PROVIDE MANUFACTURER VIBRATION ISOLATION KIT							
3. BACKDRAFT DAMPER							
4. EQUIVALENT MODEL OR EQUAL							

OUTDOOR DUCTLESS UNIT SCHEDULE						
NAME MARK	MANUFACTURER/MODEL	RATED COOLING(BTU/H)	RATED HEATING (BTU/H)	MCA	BREAKER SIZE	VOLT/ PHASE / HZ
ACU-1	4MXS36RMVJU	36000	36000	23.9	25	208/230 , 1-PH , 60
ACU-2	4MXS36RMVJU	36000	36000	23.9	25	208/230 , 1-PH , 60

INDOOR DUCTLESS UNIT SCHEDULE				
NAME MARK	OUTDOOR UNIT	MANUFACTURER/MODEL	COOLING CAPACITY (BTU/H)	HEATING CAPACITY (BTU/H)
FCU-1	ACU-1	FTXS09LVJU	9000	9000
FCU-2	ACU-1	CTXS07LVJU	7000	7000
FCU-3	ACU-1	CTXS07LVJU	7000	7000
FCU-4	ACU-1	FTXS15LVJU	15000	15000
FCU-5		FTXS15LVJU	15000	15000
FCU-6	ACU-2	FTXS09LVJU	9000	9000
FCU-7	ACU-2	CTXS07LVJU	7000	7000
FCU-8	ACU-2	CTXS07LVJU	7000	7000

LOUVER SCHEDULE				
TAG	TYPE	CFM	PR. DROP W.G.	MANUFACTURER MODEL
L-1	INTAKE AIR	110	0.03	RUSKIN ELF6375DX



**DUCTLESS SPLIT SYSTEM DETAIL**

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**MECHANICAL SCHEDULES**

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# M3.0

Job Name: \_\_\_\_\_  
Tag# \_\_\_\_\_



## Submittal Data Sheet 4MXS36RMVJU 4 Port, 3-Ton Outdoor Heat Pump



	Efficiency		
	SEER	EER	HSPF
Non-Ducted	17.7	9.2	12.2
Ducted	14	7.9	8.2
Mixed	15.85	8.55	10.2

Performance	
Cooling (Btu/hr)	
Rated	36,000
Operating Range	14°F - 115°F
Rated Cooling Conditions:	Indoor: 80°F DB/67°F WB Outdoor: 95°F DB/75°F WB

Performance	
Heating (Btu/hr)	
Rated	36,000
Operating Range	5°F - 60°F
Rated Heating Conditions:	Indoor: 70°F DB/60°F WB Outdoor: 47°F DB/43°F WB

Electrical		
	208/60/1	230/60/1
System MCA	23.9	23.9
System MFA	25	25
Compressor RLA	17.5	17.5
Outdoor fan motor FLA	.42	.42
Outdoor fan motor W	122	122

MFA: Max. fuse amps MCA: Min. circuit amps (A) FLA: Full load amps (A)  
RLA: Rated load amps (A) W: Fan motor rated output (W)

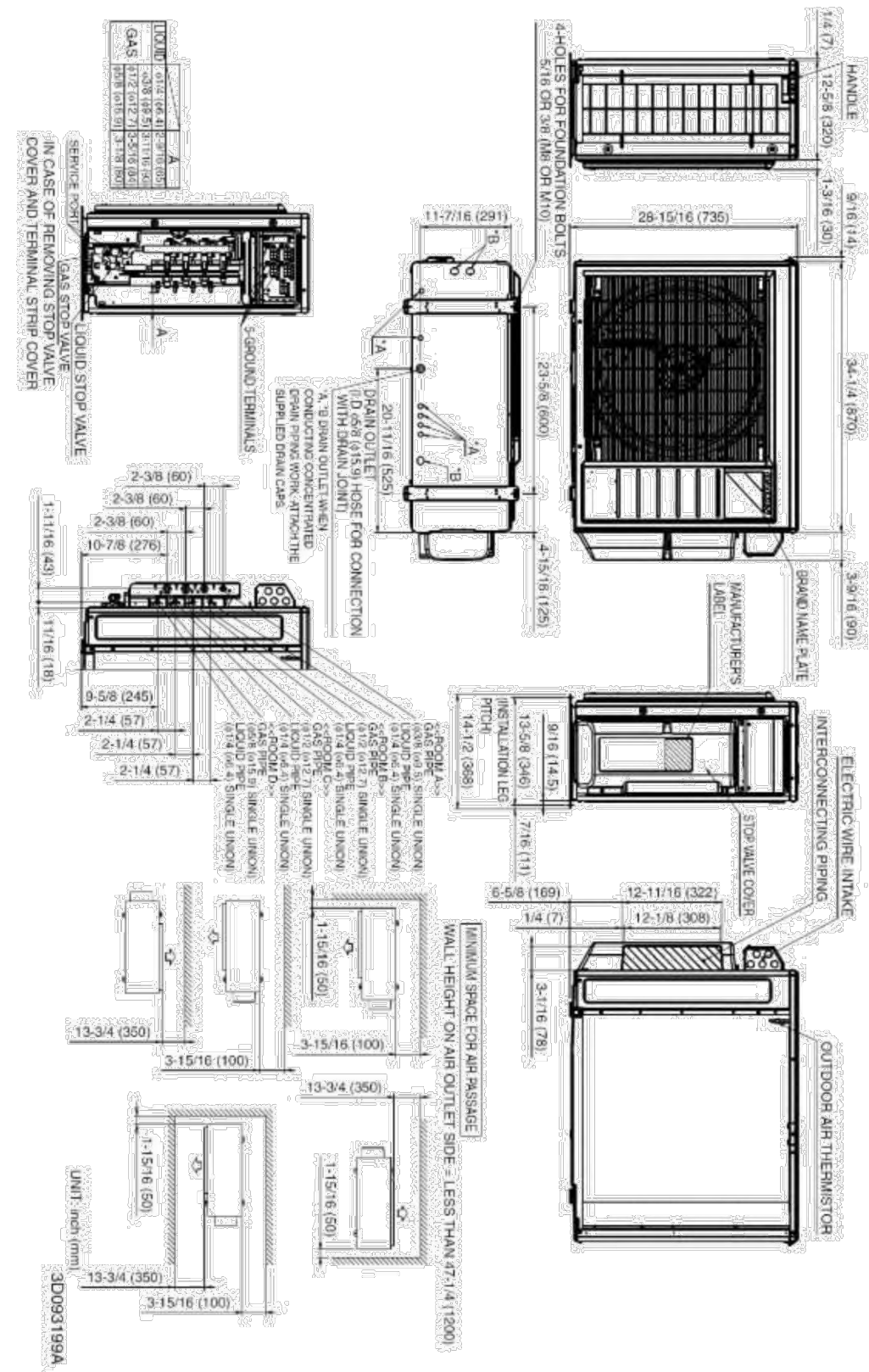
Piping	
Liquid (in)	3/4 x 4
Gas (in)	3/8 x 1, 5/8 x 2, 5/8 x 1
Drain (in)	1/2
Max. Interunit Piping Length (ft)	230
Max. Interunit Height Difference (ft)	49.25
Chargeless (ft)	131.6
Additional Charge of Refrigerant (oz/ft)	.21

Complete warranty details available from your local dealer or at [www.daikincomfort.com](http://www.daikincomfort.com). To receive the 12-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Quebec. If product is installed in a commercial application, limited warranty period is 5 years.

Outdoor Specifications			
Compressor	Hermetically Sealed Swing Type		
Refrigerant	R-410A		
Refrigerant Oil	PVE (FVC50K)		
Airflow Rate (cfm)	Cooling	H	2,613
		M	2,440
	Heating	M	2,210
		L	1,727
Sound Power Level (dBa)	54 / 56		
Dimensions (H x W x D) (in)	28-15/16 x 34-1/4 x 12-5/8		
Weight (Lbs)	139		

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## 4MXS36RMVJU Dimensional Data



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## Optional Accessories



Included	Part Number	Description
	DACA-WB-3	Mounting Bracket
	KEH063A4E	Drain Pan Heater 2/3-4MXS & 2/3MXL
	KPW063A4	Air Adjustment Grille
	KKC063A42	Back protection wire net
	KKC063A43	Side protection wire net
	KPS063A41	Snow hood (intake side plate)
	KPS063A44	Snow hood (intake rear plate)
	KPS063A47	Snow hood (outlet)

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## 4MXS36RMVJU Capacity Tables



Combination of indoor unit	Cooling Capacity of each indoor unit					Total Indoor Unit Capacity
	Heating Capacity of each indoor unit					
	A room	B room	C room	D room	Rating (min ~ max)	
07	7.60	—	—	—	7.60	8.80 ~ 9.40
09	8.80	—	—	—	8.80	8.30 ~ 9.70
12	13.00	—	—	—	13.00	11.20 ~ 13.60
15	16.30	—	—	—	16.30	8.30 ~ 18.00
18	19.50	—	—	—	19.50	10.50 ~ 20.90
24	26.00	—	—	—	26.00	8.20 ~ 21.60
07+07	7.60	7.60	—	—	15.20	10.30 ~ 34.40
07+09	8.80	8.80	—	—	17.60	8.20 ~ 34.40
07+12	7.60	11.11	—	—	20.00	8.20 ~ 22.80
07+15	7.60	14.83	—	—	23.80	9.30 ~ 26.40
07+18	6.70	20.40	—	—	26.80	9.30 ~ 30.00
07+24	6.59	28.81	—	—	31.80	9.60 ~ 34.40
09+09	7.10	26.20	—	—	32.20	9.60 ~ 39.80
09+12	11.75	11.75	—	—	23.50	10.20 ~ 25.00
09+15	10.33	14.47	—	—	24.80	10.30 ~ 29.70
09+18	8.67	17.33	—	—	26.00	9.30 ~ 28.80
09+24	8.38	20.12	—	—	28.50	9.30 ~ 31.50
12+12	8.72	24.78	—	—	33.50	9.60 ~ 35.80
12+15	13.00	13.00	—	—	26.00	8.50 ~ 28.80
12+18	11.74	16.76	—	—	28.50	9.40 ~ 31.50
12+24	12.06	17.24	—	—	29.30	9.60 ~ 37.80
15+15	14.42	14.42	—	—	28.80	9.40 ~ 33.60
15+18	11.61	19.89	—	—	31.50	9.60 ~ 39.20
15+24	11.89	24.11	—	—	36.00	9.70 ~ 38.00
18+18	15.50	15.50	—	—	31.00	10.00 ~ 35.80
18+24	15.75	19.51	—	—	35.00	9.30 ~ 39.20
24+24	18.00	18.00	—	—	36.00	10.20 ~ 38.00
07+07+07	7.60	7.60	7.60	—	22.80	9.20 ~ 29.20
07+07+09	8.77	8.77	8.77	—	26.30	9.60 ~ 29.70
07+07+12	7.66	7.66	7.66	—	23.00	9.30 ~ 27.60
07+07+15	8.05	8.05	8.05	—	23.10	9.60 ~ 31.50
07+07+18	7.39	7.39	7.39	—	22.10	9.40 ~ 30.70
07+07+24	7.61	7.61	7.61	—	22.80	9.20 ~ 30.60
07+07+12+15	6.73	6.73	16.78	—	30.20	10.00 ~ 37.80
07+07+18	6.54	6.54	19.62	—	32.70	10.00 ~ 35.10
07+07+24	6.65	6.65	19.80	—	33.10	10.30 ~ 40.50
	6.49	6.49	23.08	—	36.00	10.20 ~ 38.00

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ELECTRICAL LEGEND

Table with 2 columns: SYMBOL and DESCRIPTION. Lists various electrical symbols and their corresponding descriptions, including switches, receptacles, outlets, and lighting fixtures.

GENERAL NOTES

- 1. WORKMANSHIP SHALL BE OF THE HIGHEST ORDER... 2. ELECTRICAL PLANS ARE DIAGRAMMATIC ONLY... 3. THE ELECTRICAL PLANS SHOW CONCEPTUAL UNDERGROUND CONDUIT ROUTING... 4. ALL EXISTING ELECTRICAL INFORMATION... 5. ALL EQUIPMENT SHALL HAVE AN INDEPENDENT TESTING LABORATORY LABEL... 6. WORKING CLEARANCES ABOVE ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF NEC ARTICLE 110 AND ARTICLE 408.18... 7. THE ELECTRICAL CONTRACTOR SHALL PERFORM ANY AND ALL TRENCHING, EXCAVATION AND BACKFILLING AND FURNISH ALL NECESSARY SCAFFOLDING...

RESIDENTIAL NOTES

- 1. PRIOR TO BEGINNING THE PROJECT, THE CONTRACTOR SHALL WALK THE SITE AND COMPILE (E) THE CONDITION INFORMATION SHOWN ON THESE DRAWINGS... 2. THE CONTRACTOR SHALL NOT ORDER ANY EQUIPMENT WITHOUT SUBMITTING THE PRODUCT DATA SHEETS TO THIS ENGINEER FOR APPROVAL... 3. VERIFY UTILITY COMPANY REQUIREMENTS AND PROVIDE ALL TELEPHONE EQUIPMENT REQUIRED INCLUDING: RACEWAY, CONDUCTORS, TERMINAL BLOCKS, CABINETS, BACKBOARDS, OUTLET BOXES, TELEPHONE JACKS AND COVER PLATES... 4. SERVICE ENTRANCE EQUIPMENT SHALL BE PER NEC 230 REQUIREMENTS... 5. LIGHT FIXTURE MTS SUPPORT AND LOCATIONS SHALL BE PER NEC 410 REQUIREMENTS... 6. AS PERMITTED BY THE AHJ (AUTHORITY HAVING JURISDICTION), THE USE OF NONMETALLIC-SHEATHED CABLE (OR "ROMEX") MAY BE USED FOR BRANCH CIRCUIT WIRING... PER NEC 334. IN LIEU OF THE CONDUIT AND WIRING CALLED FOR IN THESE PLANS...

CERTIFIED ELECTRICIAN NOTE

THE CALIFORNIA STATE LICENSE BOARD (CSLB) "ZERO TOLERANCE POLICY" IS IN EFFECT FOR NON-COMPLIANT ELECTRICIANS. IN CALIFORNIA, ELECTRICAL WORK SHALL ONLY BE DONE BY STATE CERTIFIED ELECTRICIANS, PER LABOR CODE SECTIONS 3099 AND 3099.2, SECTIONS 209.0 AND THE AB 831. AS OF JANUARY 2006, ENFORCEMENT OF LEGAL ACTION WILL BE ISSUED TO ANY C-10 CONTRACTOR WHO WILLFULLY EMPLOY AN "UNCERTIFIED ELECTRICIAN" TO PERFORM ELECTRICAL WORK IN THE STATE OF CALIFORNIA.

FIRE WALL PENETRATIONS

PENETRATIONS IN A FIRE RATED WALL SHALL BE PROTECTED BY AN APPROVED FIRE STOP MATERIAL IN ACCORDANCE WITH CBC SECTION 714.3.2 EXP. 2. MEMBRANE PENETRATIONS OF MAXIMUM 2 HR. FIRE RESISTANCE RATED WALL AND PARTITIONS BY STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENINGS DO NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES.

RESIDENTIAL CALGREEN CODE NOTES

CALGREEN, DIV. 4.5, SEC. 4.506.1: BATHROOM EXHAUST FANS - REQUIRED IN EACH BATHROOM. SHALL BE ENERGY STAR COMPLIANT & DUCTED OUTSIDE. IF SEPARATE FROM WHOLE HOUSE VENTILATION, MUST HAVE HUMIDITY CONTROLS.

- 1. CAPABLE OF AUTOMATIC OR MANUAL ADJUSTMENT OF < 50% TO MAX OF 80%
2. MAY BE A SEPARATE COMPONENT, NOT REQUIRED TO BE INTEGRAL TO FAN.

APPLICABLE CODES & STANDARDS

APPLICABLE CODES AS OF JANUARY 1, 2020

Table with columns: LISTING, CODE, and TITLE. Lists various codes and standards including California Building Standards Administrative Code, California Building Code, California Electrical Code, California Energy Code, California Elevator Safety Orders, California Fire Code, California Green Building Standards Code, California Referenced Standards Code, Americans with Disabilities Act - Public Accommodations, 2022 Life Safety Code, National Electrical Safety Code, and Illuminating Engineers Society of North America.

ELECTRICAL ABBREVIATIONS

NOTE: SOME ABBREVIATIONS MAY NOT APPLY TO THIS PROJECT

Table with columns: Symbol, Abbreviation, and Description. Lists common electrical abbreviations such as 1Ø (Single Phase), 3Ø (Three Phase), 3W (Three Wire), 4W (Four Wire), AF (Alternating Current), etc.

- SD Smoke Detector
C Carbon Monoxide Detector

LIGHTING FIXTURE SCHEDULE

Table with columns: Type, Symbol, Type Location Description, Mfg. Catalog #, Lamps, Watts, Voltage, Notes. Lists various lighting fixtures including recessed, ceiling, track, and high bay fixtures with their specifications.

Note:

Outdoor Lighting shall be equipped with manual control switch, photocell and motion sensor with no override to on, and by either photocontrol and automatic time switch, astronomical time clock with no override to on, or energy management control system per CENC 150.0(k)3.

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ELECTRICAL LEGEND

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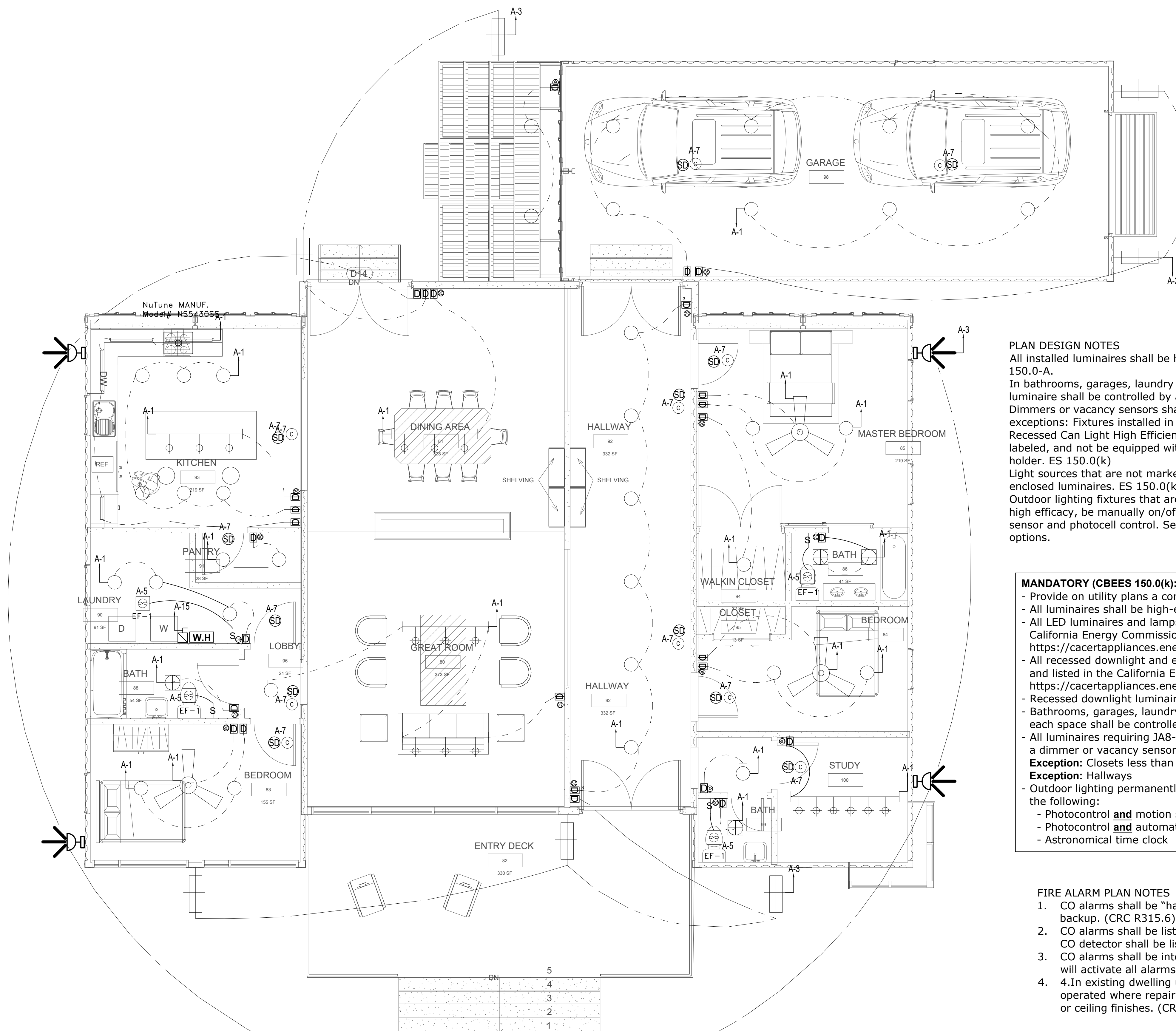
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**PLAN DESIGN NOTES**  
All installed luminaires shall be high-efficacy in accordance with ES TABLE 150.0-A.  
In bathrooms, garages, laundry rooms, and utility rooms at least one luminaire shall be controlled by a vacancy sensor.  
Dimmers or vacancy sensors shall control all LED style luminaires. Two exceptions: Fixtures installed in hallways or (closets under 70 square feet). Recessed Can Light High Efficiency fixtures shall be IC listed, air-tight labeled, and not be equipped with a standard medium base screw shell lamp holder. ES 150.0(k)  
Light sources that are not marked "JA8-2022-E" shall not be installed in enclosed luminaires. ES 150.0(k)  
Outdoor lighting fixtures that are attached to a building are required to be high efficacy, be manually on/off switch controlled and have both motion sensor and photocell control. See ES 150.0(k) 3 for additional control options.

**MANDATORY (CBEES 150.0(k)):**  
- Provide on utility plans a complete lighting fixture schedule.  
- All luminaires shall be high-efficacy in accordance with CBEES Table 150.0-A  
- All LED luminaires and lamps shall be marked JA8-2022 and listed in the California Energy Commission database at <https://cacertappliances.energy.ca.gov/Pages/ApplianceSearch.aspx>  
- All recessed downlight and enclosed luminaires shall be marked JA8-2016-E and listed in the California Energy Commission database at <https://cacertappliances.energy.ca.gov/Pages/AppliancesSearch.aspx>  
- Recessed downlight luminaires in ceilings shall not be screw-based.  
- Bathrooms, garages, laundry rooms, and utility rooms: At least one luminaire in each space shall be controlled by a vacancy sensor.  
- All luminaires requiring JA8-2022 or JA8-2022-E marking shall be controlled by a dimmer or vacancy sensor.  
**Exception:** Closets less than 70 s.f.  
**Exception:** Hallways  
- Outdoor lighting permanently mounted to building shall be controlled by one of the following:  
- Photocontrol and motion sensor  
- Photocontrol and automatic time-switch control  
- Astronomical time clock

**FIRE ALARM PLAN NOTES**  
1. CO alarms shall be "hard wired" and shall be equipped with battery backup. (CRC R315.6)  
2. CO alarms shall be listed in accordance with UL 2034 (CRC R315.1.1). CO detector shall be listed in accordance with UL 2705 (CRC R315.7.1).  
3. CO alarms shall be interconnected such that the activation of one alarm will activate all alarms in the individual dwelling unit. (CRC R315.5)  
4. In existing dwelling unit a CO alarm is permitted to be battery operated where repair or alteration do not result in the removal of wall or ceiling finishes. (CRC R315.5 exceptions 1)

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# LIGHTING PLAN

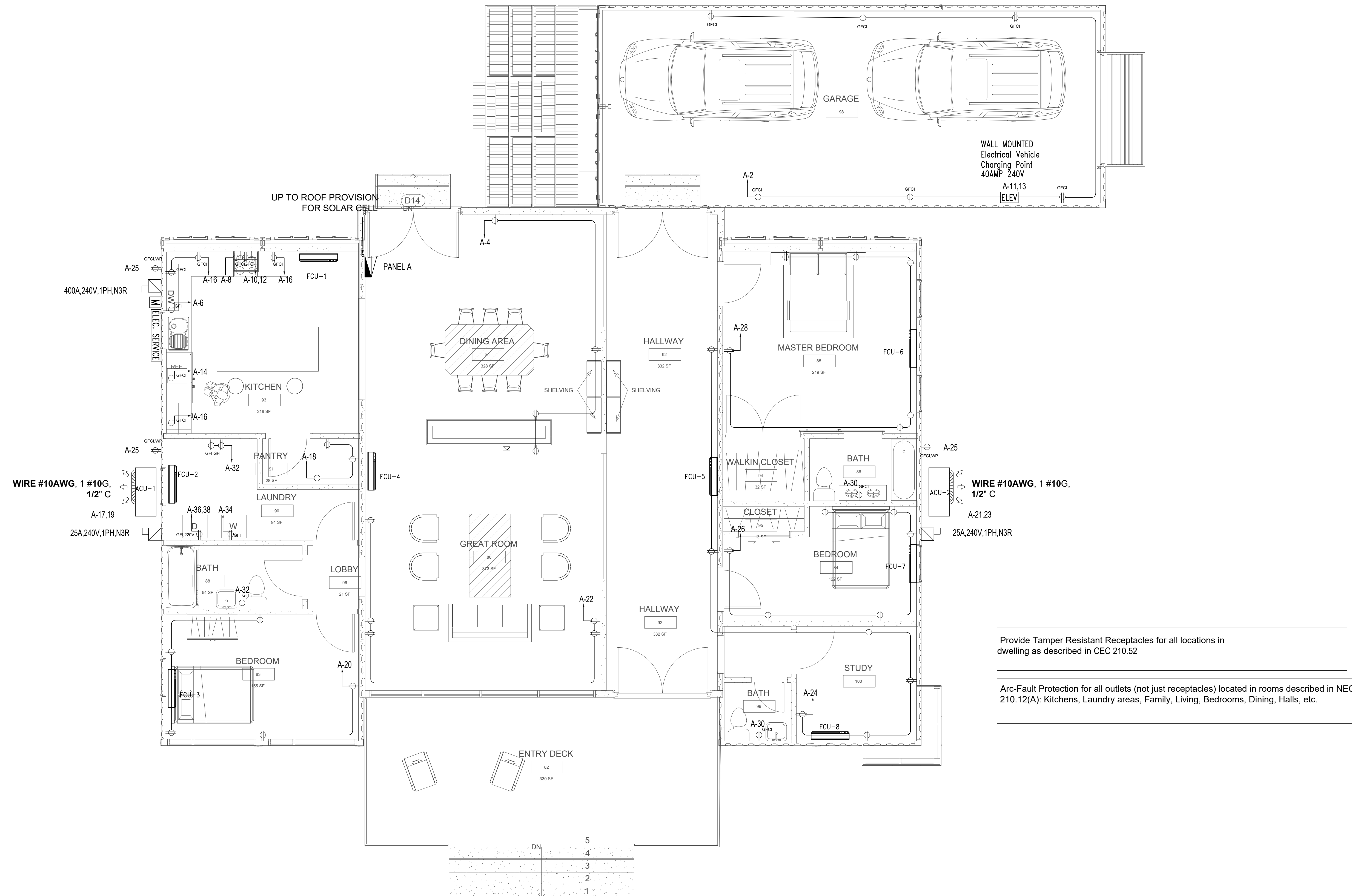
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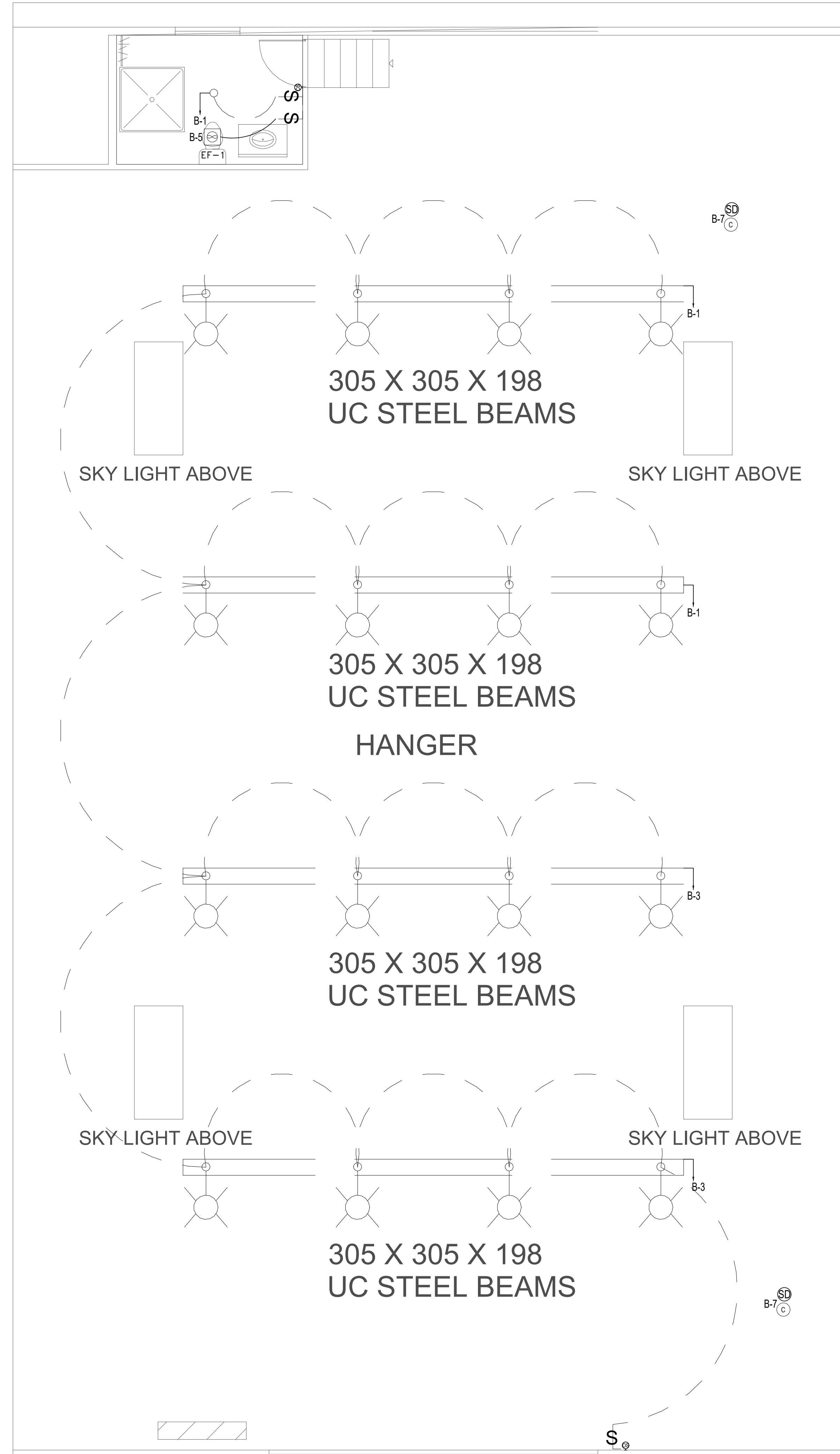
Drawing Title:

**POWER PLAN**

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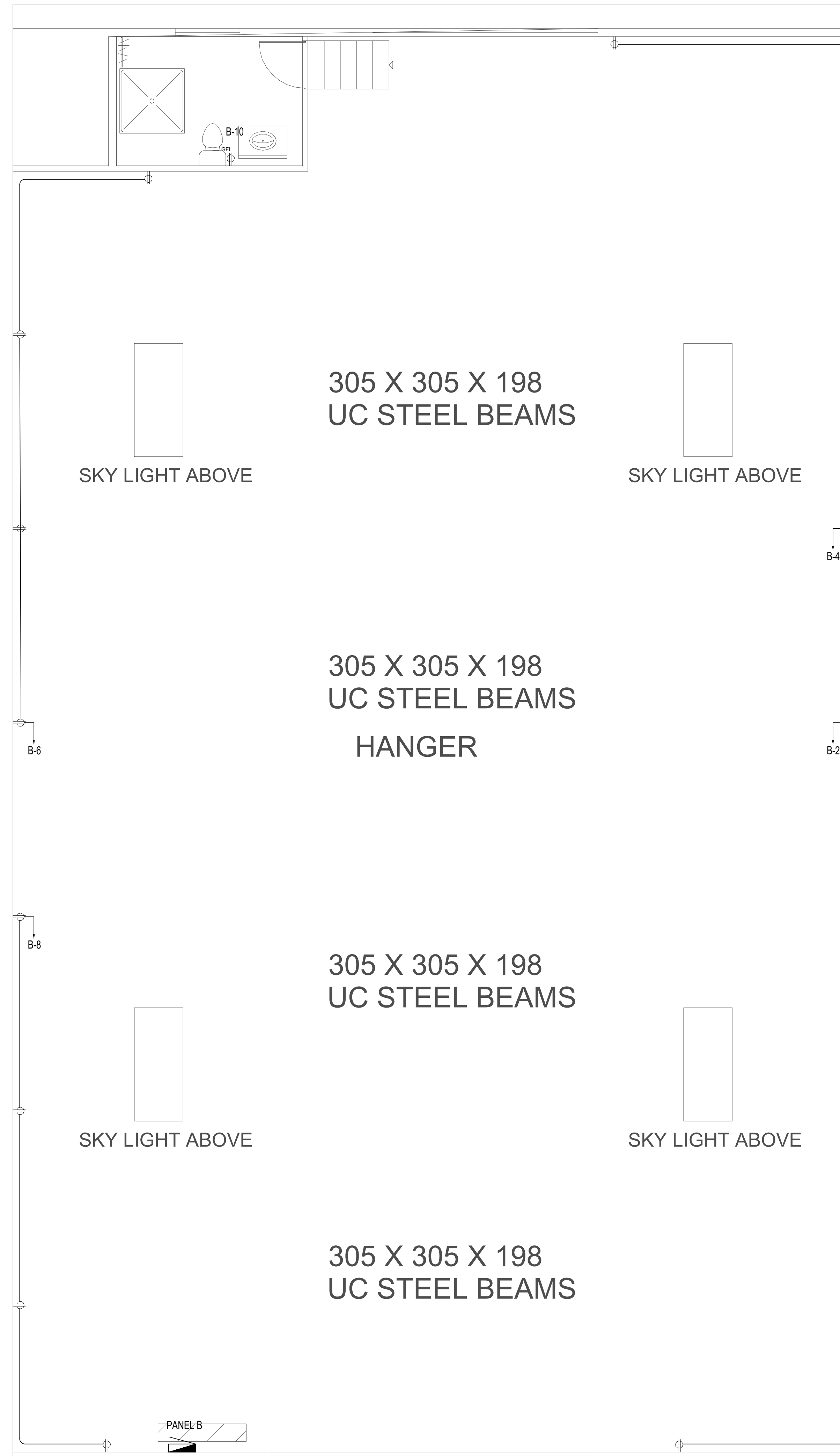
**HANGER  
LIGHTING  
PLAN**

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

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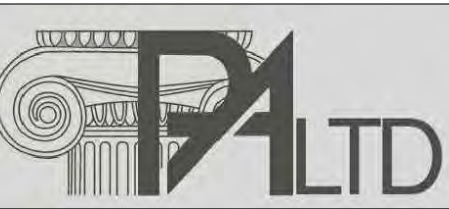
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**HANGER  
POWER  
PLAN**

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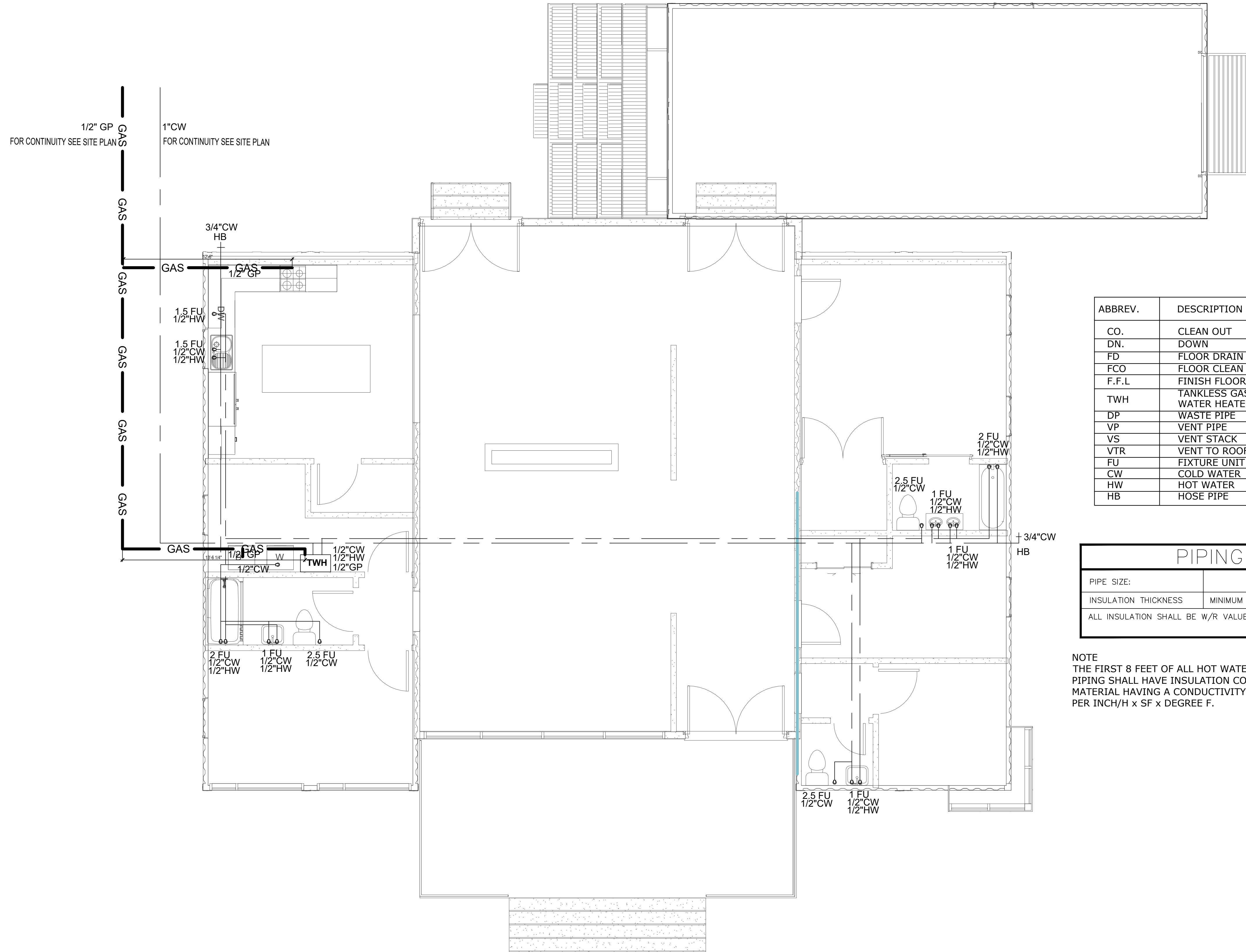
Drawing Title:

**WATER SUPPLY PLAN**

Scale: NTC

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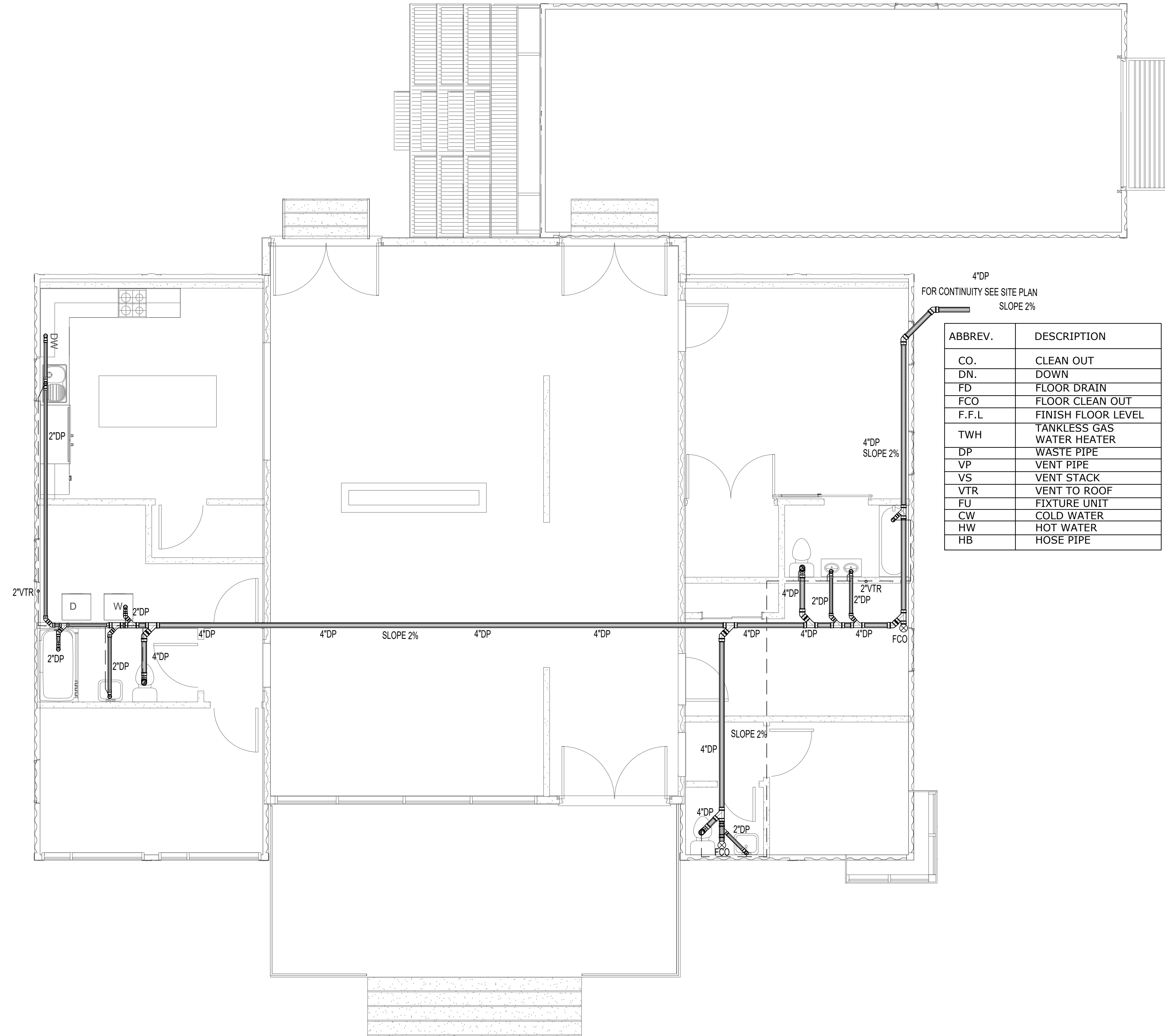
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ABBREV.	DESCRIPTION
CO.	CLEAN OUT
DN.	DOWN
FD	FLOOR DRAIN
FCO	FLOOR CLEAN OUT
F.F.L	FINISH FLOOR LEVEL
TWH	TANKLESS GAS WATER HEATER
DP	WASTE PIPE
VP	VENT PIPE
VS	VENT STACK
VTR	VENT TO ROOF
FU	FIXTURE UNIT
CW	COLD WATER
HW	HOT WATER
HB	HOSE PIPE

PIPING INSULATION SCHEDULE			
PIPE SIZE:	UP TO 1.5"	1.5" AND LARGER	
INSULATION THICKNESS	MINIMUM PIPE DIAMETER SIZE	2"	
ALL INSULATION SHALL BE W/R VALUES OF 4.0 TO 4.6			

NOTE  
THE FIRST 8 FEET OF ALL HOT WATER & TEMPERED HOT WATER PIPING SHALL HAVE INSULATION CONSISTING 0.5 INCH OF MATERIAL HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU PER INCH/H x SF x DEGREE F.



ABBREV.	DESCRIPTION
CO.	CLEAN OUT
DN.	DOWN
FD	FLOOR DRAIN
FCO	FLOOR CLEAN OUT
F.F.L	FINISH FLOOR LEVEL
TWH	TANKLESS GAS WATER HEATER
DP	WASTE PIPE
VP	VENT PIPE
VS	VENT STACK
VTR	VENT TO ROOF
FU	FIXTURE UNIT
CW	COLD WATER
HW	HOT WATER
HB	HOSE PIPE



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**DRAINAGE  
 PLAN**

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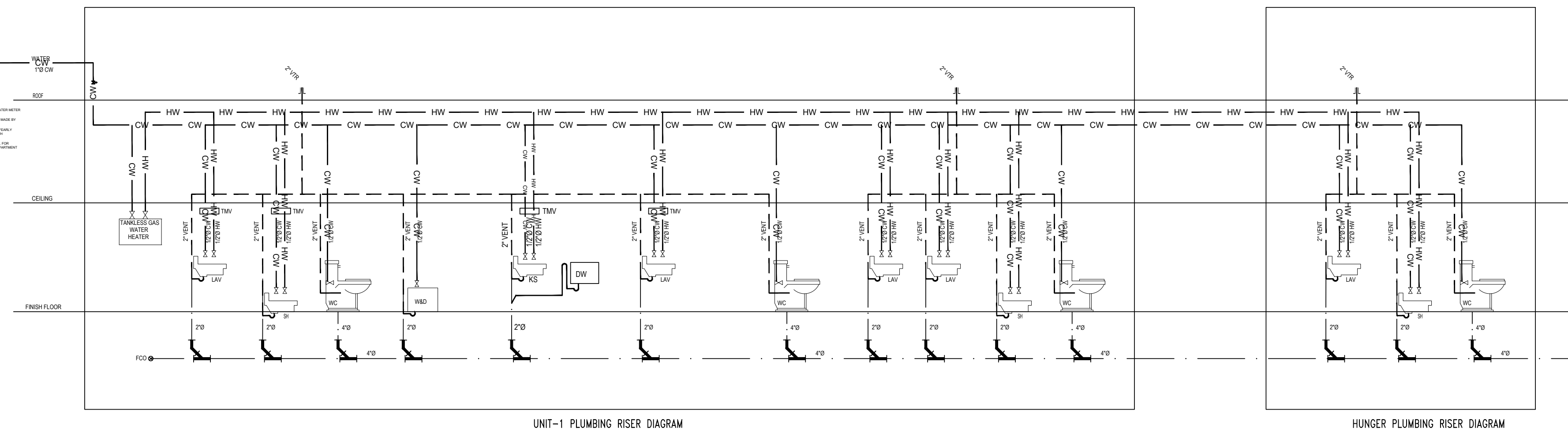
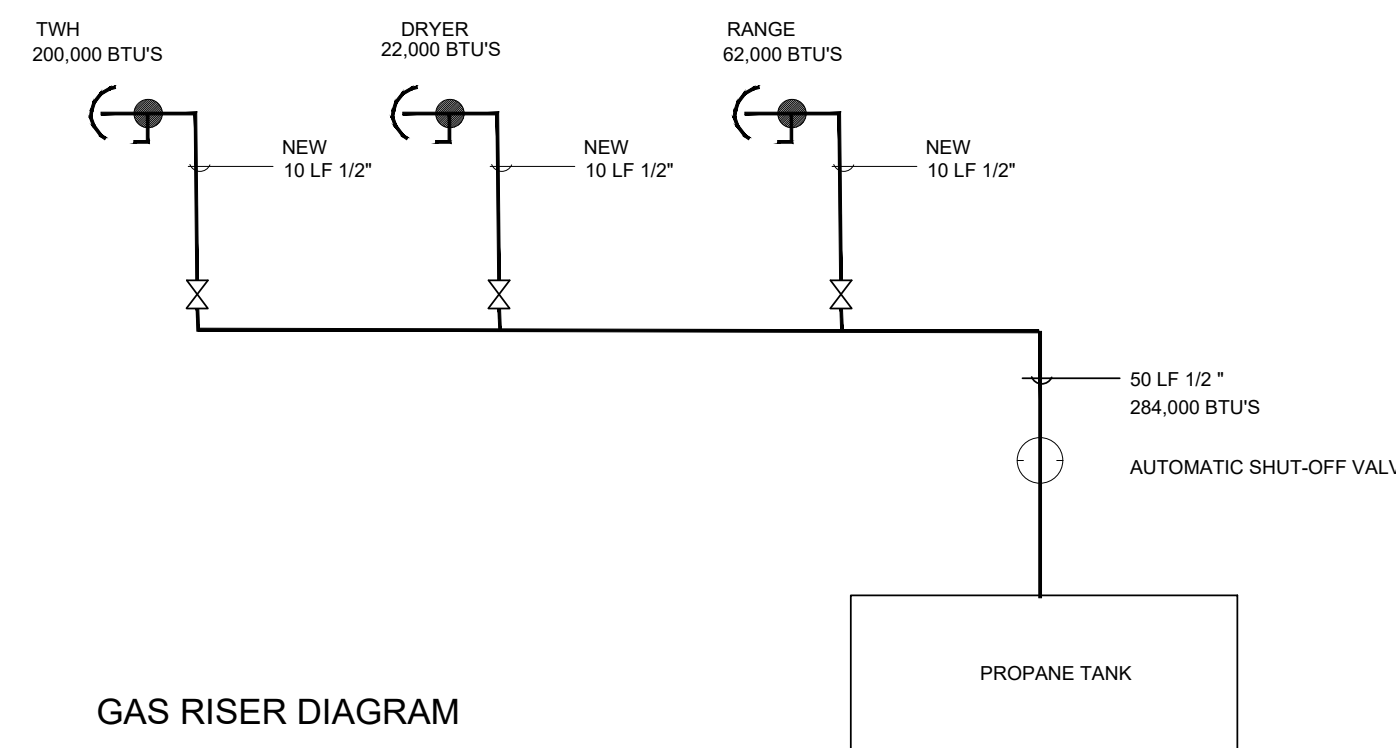


TABLE 1216.1.2(5)  
 SCHEDULE 40 METALLIC PIPE [NFPA 54: TABLE 6.3(D)]\*

INTENDED USE: PIPE SIZING BETWEEN FIRST STAGE (HIGH PRESSURE) REGULATOR AND SECOND STAGE (LOW PRESSURE) REGULATOR	PIPE SIZE (inch)																											
	1/2	3/4	1	1 1/4	1 1/2	2	2 1/2	3	4																			
	NOMINAL INSIDE:	5/8	1	1 1/8	1 3/8	1 3/4	2 1/8	2 3/8	3 1/4																			
	ACTUAL:	0.622	0.824	1.049	1.380	1.610	2.067	2.469	3.068	4.026																		
CAPACITY IN THOUSANDS OF BTU PER HOUR	LENGTH (feet)	10	20	30	40	50	60	70	80	90	100	125	150	175	200	250	300	350	400	450	500	550	600	650	700	750	800	850
	CAPACITY (Thousands of BTU per Hour)	5890	12300	23200	32700	40500	47600	53600	59100	64700	70900	77800	84800	91900	99000	106100	113200	120300	127400	134500	141600	148700	155800	162900	170000	177100	184200	191300



GAS RISER DIAGRAM

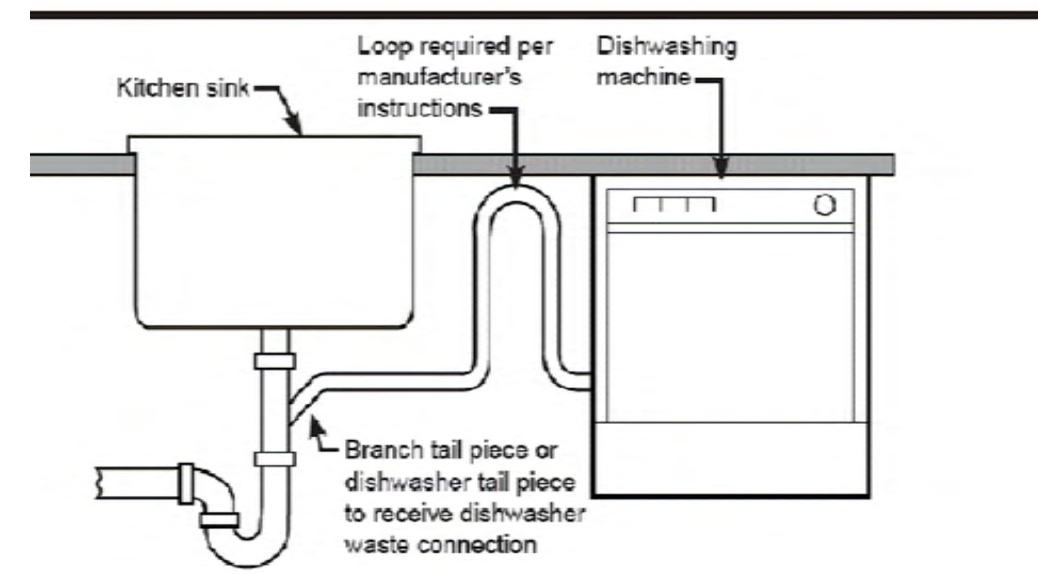
PLUMBING FIXTURE SUMMARY FOR THE HOUSE

FIXTURE	QTY.	DRAIN				COLD WATER		HOT WATER		
		F.U.	SAN WASTE	TOTAL F.U. (SAN)	GREASE WASTE	TOTAL F.U. (GREASE)	F.U. CW	TOTAL CW	F.U. HW	TOTAL HW
WATER CLOSET (Private)	4	4.0	4.0	16.0			2.5	10.0		0
WATER CLOSET (Public)	6	6	0	0			5.5	0.0		0
LAVATORY (Private)	4	1	1	4			1.0	4	1	4
LAVATORY (Public)	1	1	0	0			1	0	1	0
URINAL (Private)	2	2	0	0			2	0	0	0
URINAL (Public)	2	2	0	0			2	0	0	0
SHOWER (Private)	3	2	2	6			2	6	2	6
SHOWER (Public)	2	2	0	0			2	0	2	0
LAUNDRY SINK	2	2	0	0			1.5	0	1.5	0
HAND SINK (HAND SINK)	2	0	2	0			2	0	2	0
PREP (1-COMP) SINK (A3 5L)**	2	0	2	0			2	0	2	0
3-COMP SINK (D40) **	6	0	6	0			4	0	4	0
HOSE BIB (WHD)	2	0	0	2.5			0	0	0	0
FLOOR DRAIN	2	2	0	0			0	0	0	0
FLOOR SINK (1.5" Trap)	2	0	0	2						
FLOOR SINK (2" Trap)	4	0	0	4						
FLOOR SINK (3" Trap)	6	0	0	6						
FLOOR SINK (4" Trap)	8	0	0	8						
DISHWASHER	1	2	0	0			1.5	2	1.5	2
DRINKING FOUNTAIN	0.5	0.5	0	0			0.5	0		
KITCHEN SINK (Private)	1	2	2	2			1.5	2	1.5	2
KITCHEN SINK (Public)	2	0	2	0			1.5	0	1.5	0
MOP SINK (MS-1) (Private)		0	0	0			1.5	0	1.5	0
MOP SINK (MS-1) (Public)	3	3	0	0			3	0	3	0
clothes washer (Private)	3	3	0	0			4	0	0	0
clothes washer (Public)	1	3	3	3			4	4	0	0
OTHERS	2	2	0	0			1	0	0	0
TOTAL				31.0			0.0	27.0		13.0

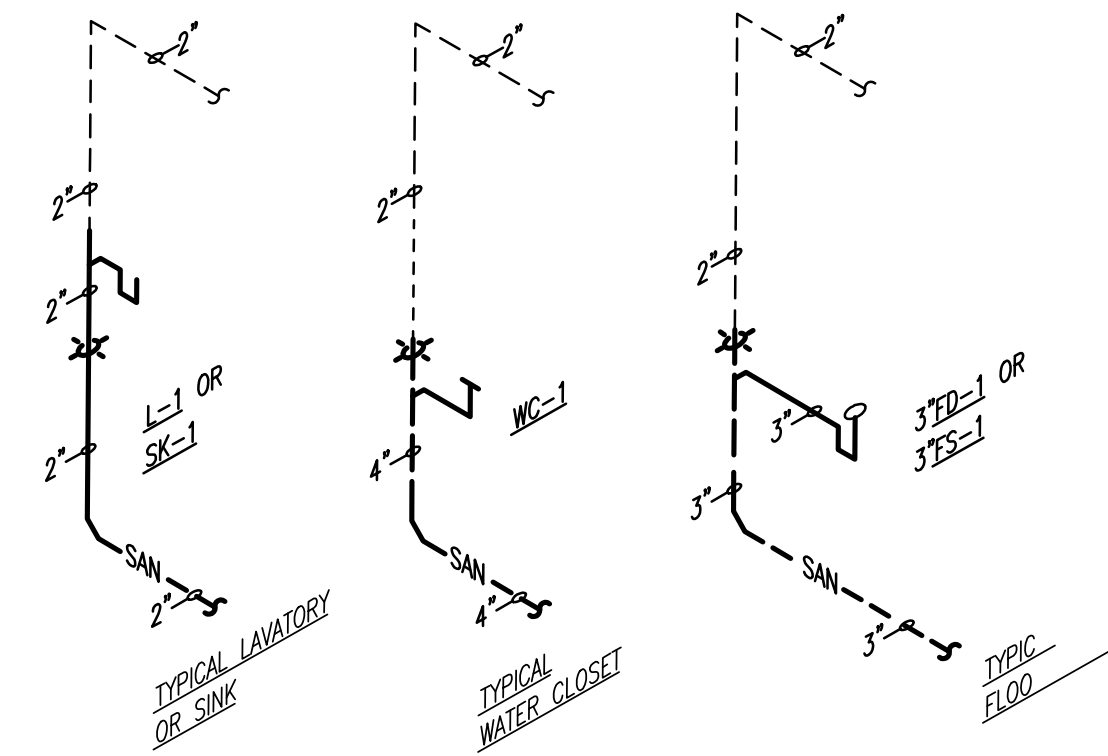
ITEM	FIXTURE	TRAP	COLD WATER	HOT WATER	WASTE	VENT	DESCRIPTION
WC	WATER CLOSET	1/2"	1/2"		3"	2"	1.38 GPM EFFECTIVE FLUSH TANK VERIFY SELECTION W/ ARCH/OWNER
LAV	LAVATORY SINK	1-1/2"	1/2"	1/2"	2"	2"	1.2 GPM VERIFY SELECTION W/ ARCH/OWNER
KS	KITCHEN SINK	1-1/2"	1/2"	1/2"	2"	2"	1.8 GPM VERIFY SELECTION W/ ARCH/OWNER
LS	LAUNDRY SINK	1-1/2"	1/2"	1/2"	2"	2"	1.8 GPM VERIFY SELECTION W/ ARCH/OWNER
TUB	BATH TUB	1-1/2"	1/2"	1/2"	2"	2"	SELECTION W/ ARCH/OWNER
SH	SHOWER	1-1/2"	1/2"	1/2"	2"	2"	SELECTION W/ ARCH/OWNER
DW	DISH WASHER	-	1/2"	1/2"	-	-	SELECTION W/ ARCH/OWNER, ENERGY-STAR CERTIFIED
W/D	WASHER/DRYER	-	1/2"	1/2"	2"	-	SELECTION W/ ARCH/OWNER, ENERGY-STAR CERTIFIED
FD	FLOOR DRAIN	-	1/2"	-	-	-	WATTS DRAINAGE FD-320-Y EPOXY COATED CAST IRON AREA DRAIN WITH ANCHOR FLANGE, WEEPHOLES, 8" DIAMETER FIXED TOP WITH HEEL PROOF DUCTILE IRON GRATE, AND NO HUB (STANDARD) OUTLET
FS	FLOOR SINK	-	1/2"	-	-	-	WATTS DRAINAGE FS-790 12" SQUARE X 6" DEEP 14 GA. TYPE 304 STAINLESS STEEL SANITARY FLOOR SINK WITH LOOSE SET CAST STAINLESS STEEL GRATE, DOME BOTTOM STRAINER, AND NO HUB (STANDARD) OUTLET.
FCO	FLOOR CLEAN OUT	-	-	-	-	-	WATTS DRAINAGE CO-200-S EPOXY COATED CAST IRON FLOOR CLEANOUT WITH 5"X5" SQUARE ADJUSTABLE GASKETED NICKEL BRONZE TOP, REMOVABLE GAS TIGHT GASKETED BRASS CLEANOUT PLUG, AND NO HUB (STANDARD) OUTLET.
HB	HOSE BIBB	-	1/2"	-	-	-	SELECTION W/ ARCH/OWNER, PROVIDE ANTI-SIPHONE DEVICE

WATER REDUCTION FIXTURE FLOW RATES

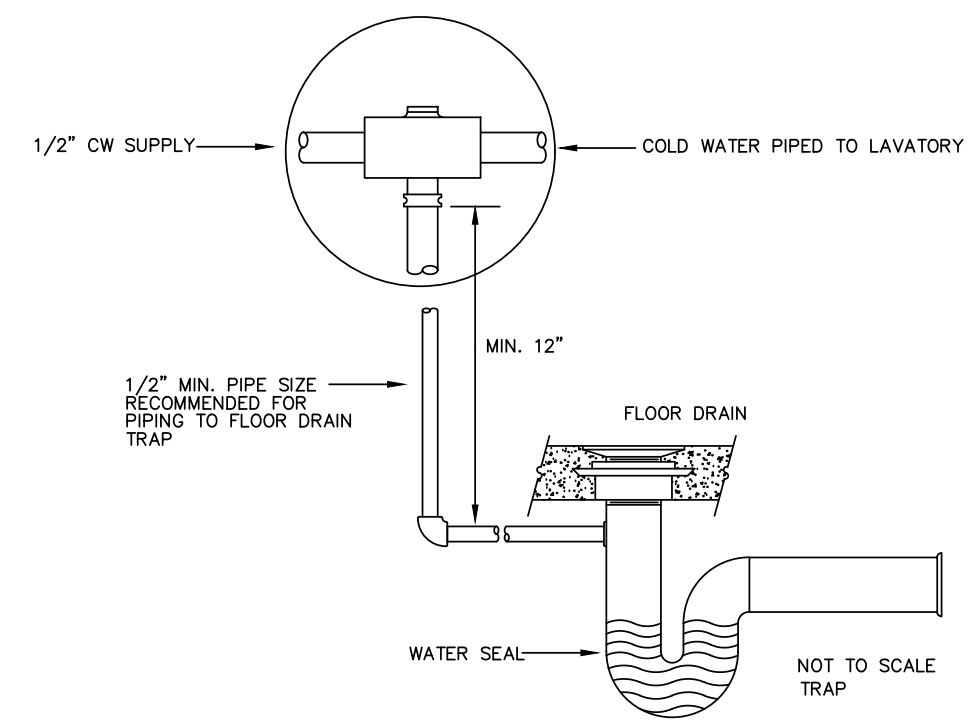
FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi
Lavatory Faucets, nonresidential	0.4 gpm @ 60 psi
Kitchen faucets	1.5 gpm @ 60 psi
Wash fountains	1.8 gpm for every 20 in. of rim space @60 psi
Metering faucets	0.2 gallons/cycle
Metering faucets for wash fountains	0.2 gpm for every 20 in. of rim space @ 60 psi
Gravity tank type water closets	1.28 gallons/flush
Flushometer tank water closets	1.28 gallons/flush
Flushometer valve water closets	1.28 gallons/flush
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified



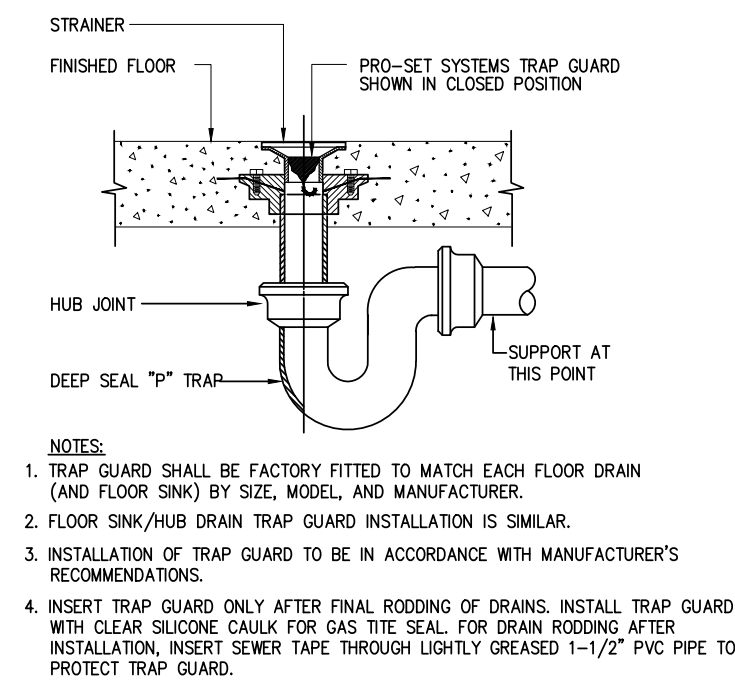
13 DISHWASHER INSTALLATION DETAIL



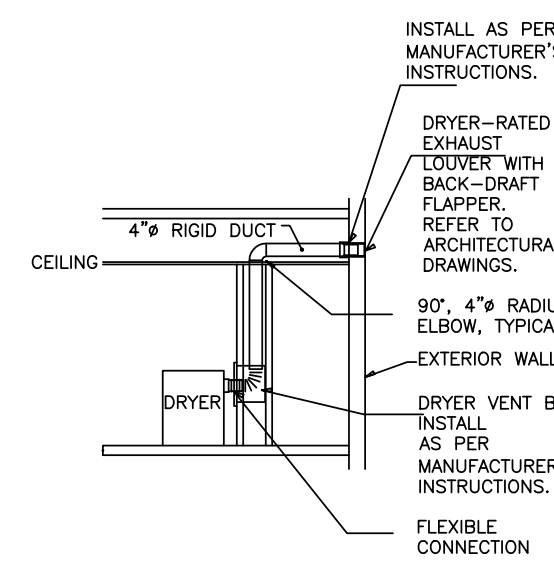
11 TYPICAL WASTE AND VENT RISERS  
SCALE: NONE



5 TRAP PRIMER



4 FLOOR DRAIN WITH TRAP SEAL PROTECTION  
SCALE: NONE



- NOTES:
1. THE MALE END OF THE OVERLAPPED DUCT JOINTS SHALL EXTEND IN THE DIRECTION OF AIRFLOW.
  2. NO SCREWS SHALL BE ALLOWED IN THE DRYER EXHAUST DUCT AND ALL JOINTS SHALL BE SEALED WITH FOIL FACED TAPE.
  3. DRYER EXHAUST SYSTEM IS DESIGNED BASED ON A WASHER/DRYER AS MANUFACTURED BY GE MODEL GFN100L. CONTRACTOR SHALL USE SHEET METAL ROUND DUCTWORK AND MINIMIZE THE USE OF FLEXIBLE DUCTWORK.

MAXIMUM LENGTH OF 4 INCH DIAMETER RIGID METAL DUCT

No. of ELBOW FEET	MAXIMUM LENGTH (FEET)
0	90
1	60
2	45
3	35
4	25

DRYER EXHAUST DETAIL "A"  
NOT TO SCALE

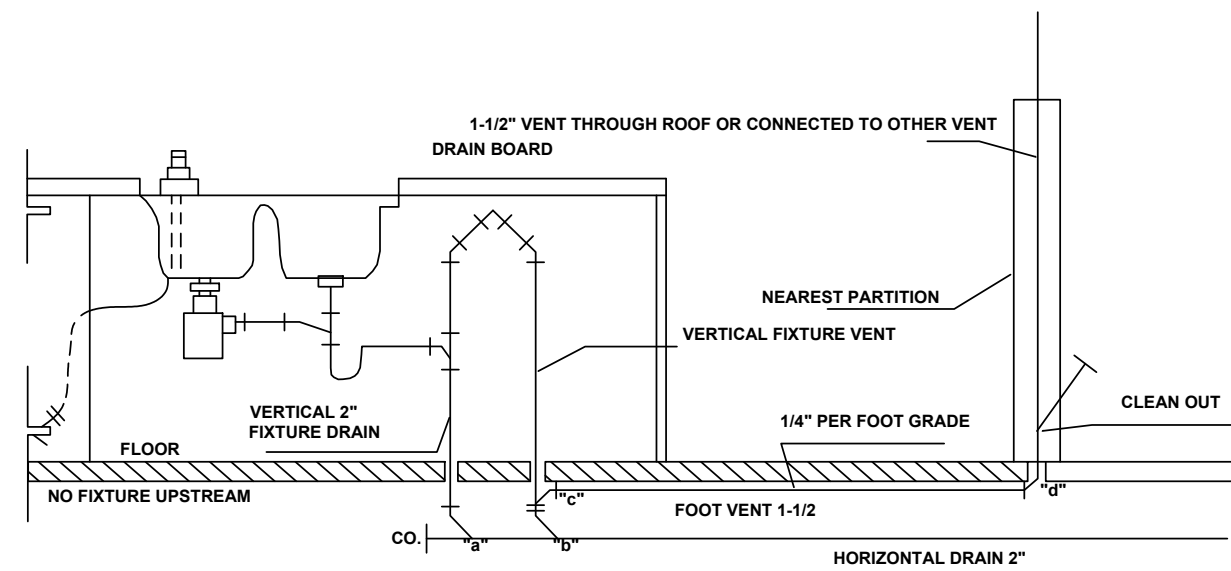
12 DRYER VENT  
SCALE: NONE

TRAPS FOR ISLAND SINKS AND SIMILAR EQUIPMENT SHALL BE TOUGHED IN ABOVE THE FLOOR AND MAY BE VENTED BY EXTENDING THE VENT AS HIGH AS POSSIBLE, BUT NOT LESS THAN THE DRAINBOARD HEIGHT. THE VENT IS THEN RETURNED DOWNWARD AND CONNECTED TO THE HORIZONTAL SINK DRAIN IMMEDIATELY DOWNSTREAM FROM THE VERTICAL FIXTURE DRAIN.

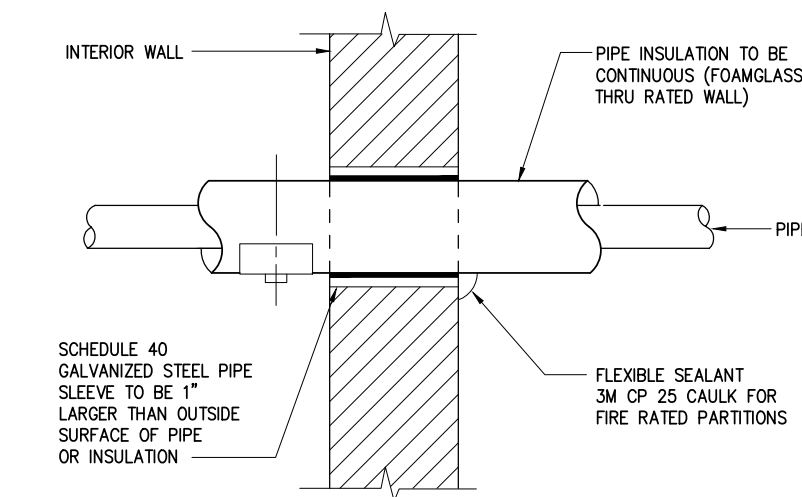
THE RETURNED VENT SHALL BE CONNECTED TO THE HORIZONTAL DRAIN THROUGH A WYE-BRANCH FITTING AND SHALL IN ADDITION BE PROVIDED WITH A FOOT VENT TAKEN OFF THE FLOOR. THIS FOOT VENT EXTENDS TO THE NEAREST PARTITION AND THENCE THROUGH THE ROOF TO THE OPEN AIR - OR MAY BE CONNECTED TO OTHER VENTS AT A POINT NOT LESS THAN SIX(6) INCHES ABOVE THE FLOOR LEVEL RIM TO OF THE FIXTURE SERVED.

DRAINAGE FITTINGS SHALL BE USED ON ALL PARTS OF THE VENT BELOW THE FLOOR LINE THIS INCLUDES FITTINGS NOTED AS A,B,C AND D. THE FOOT VENT SHALL MAINTAIN A MINIMUM SLOPE OF ONE - QUARTER (1/4) INCH PER FOOT BACK TO DRAIN - THE RETURN BEND USED UNDER THE DRAIN BOARD SHALL BE A ONE PIECE FITTING - OR AN ASSEMBLY OF A 45 DEGREE - A 90 DEGREE AND A 45 DEGREE ELBOW IN THE ORDER NAMED - PIPE SIZING SHALL BE REQUIRED IN THE CODE.

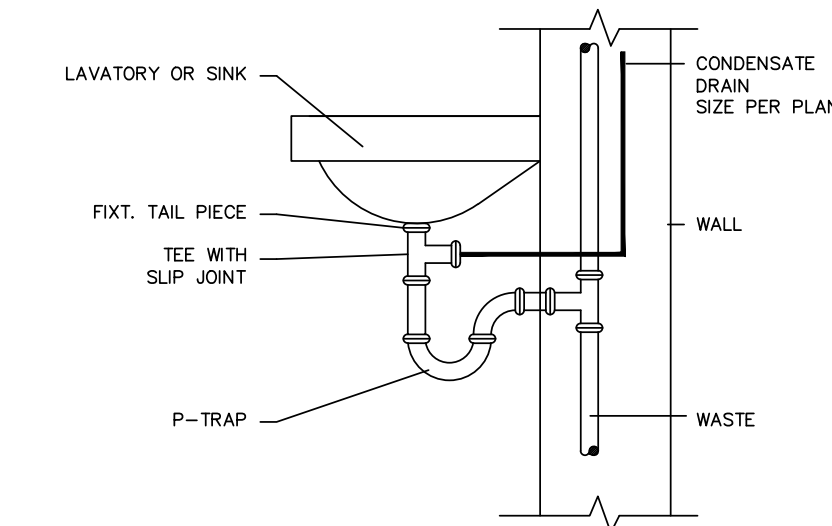
SPECIAL VENTING FOR ISLAND FIXTURE IS A METHOD FOR VENTING A FIXTURE IN AN ISOLATED LOCATION WHERE VENT PIPES INSTALLED AS NORMALLY REQUIRED IN UPC WOULD NOT BE PRACTICAL.



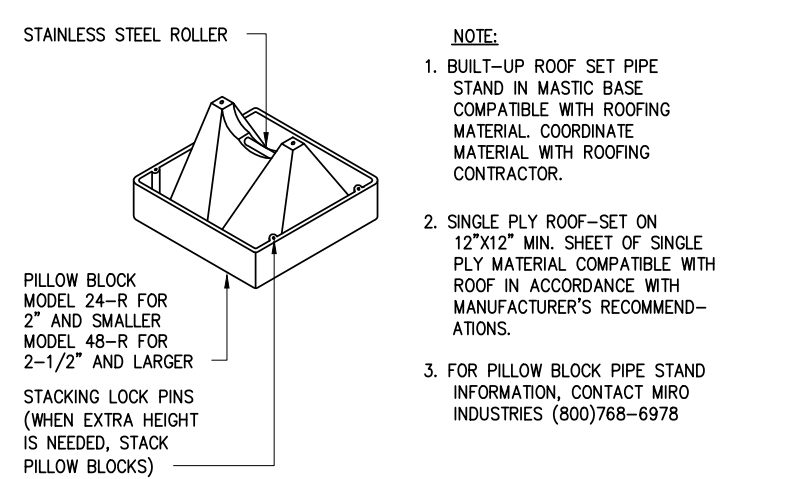
10 ISLAND SINK VENT



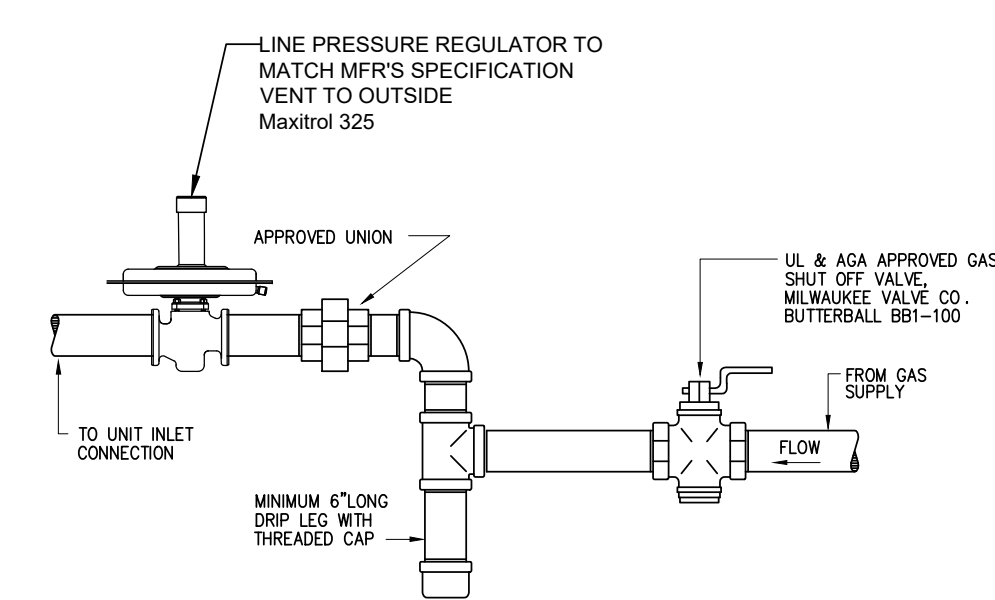
6 INTERIOR WALL PENETRATION  
SCALE: NONE



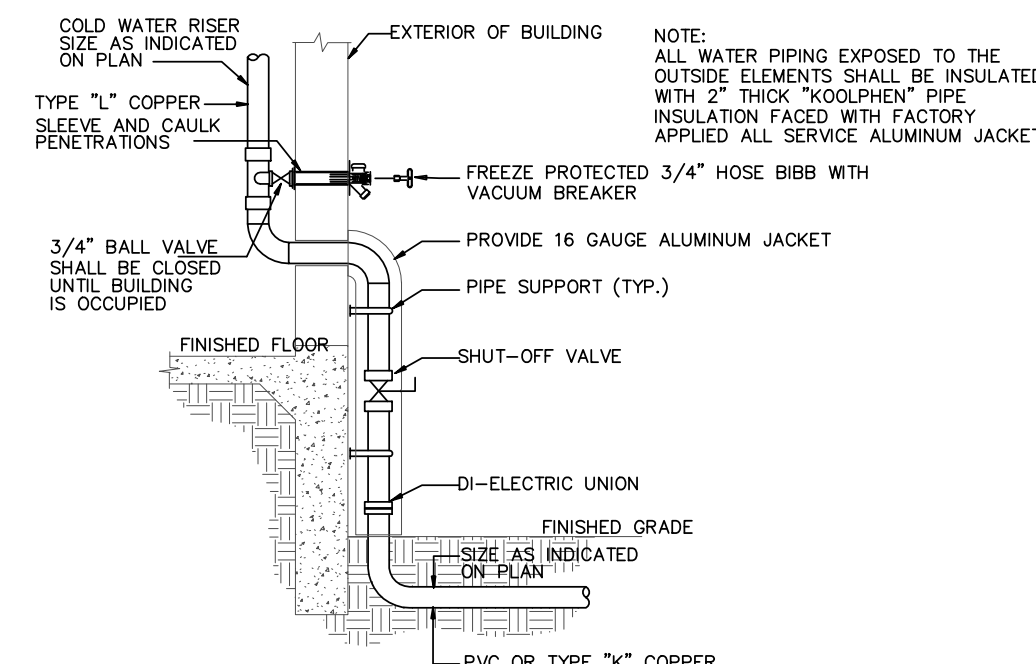
3 CONDENSATE TERMINATION  
SCALE: NONE



7 PIPE SUPPORT ON ROOF  
SCALE: NONE



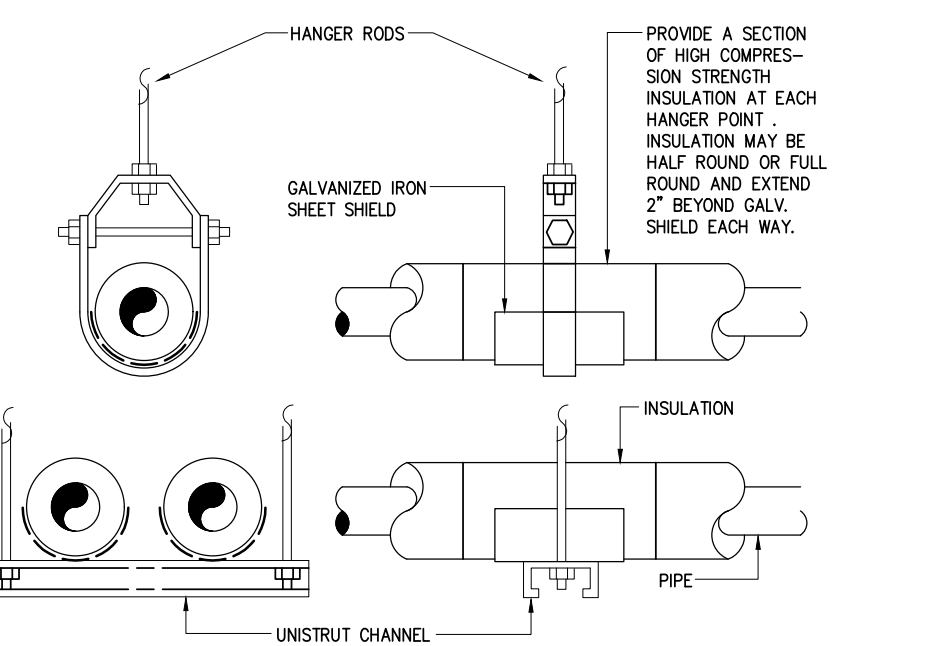
2 GAS CONNECTION TO EQUIPMENT  
SCALE: NONE



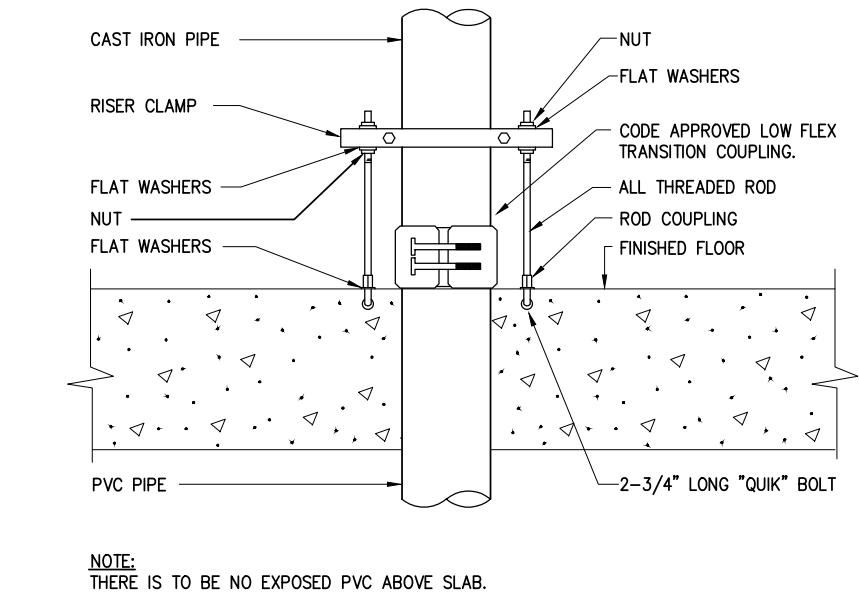
9 WATER ENTRY DETAIL  
SCALE: NONE

MINIMUM DIMENSIONS OF GALVANIZED SHEETMETAL PROTECTION SHIELDS AT PIPE HANGERS

NOMINAL SIZE PIPE	SHIELD LENGTH MIN. (IN.)	GAUGE THICKNESS
1/2" & 3/4"	12	18
1" - 2-1/2"	12	18
3" - 4"	12	18
6"	12	16



8 HANGER FOR WATER PIPING  
SCALE: NONE



1 CAST IRON TO PVC PIPE TRANSITION  
SCALE: NONE



Project Name and Address:  
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FEB. 03, 2023

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**P5.0**

**TANKLESS HIGH EFFICIENCY CONDENSING WATER HEATERS**

Ultra-Low NOx gas tankless water heaters with condensing technology featuring an unprecedented 0.95 Energy Factor which lowers operating costs and is environmentally friendly.

**FEATURES:**  
**CONTINUOUS MAXIMUM FLOW RATES UP TO 10.0 GPM**

**ENERGY STAR® QUALIFIED**  
**AVAILABLE IN NATURAL GAS OR PROPANE (LP)**

**540 MODELS**

- Can be used in residential and commercial applications
- Easy-link up to 4 heaters
- Multi-link up to 20 heaters

**INDOOR MODEL**

- Includes integrated temperature controls and advanced diagnostics to simplify troubleshooting
- Factory-installed power cord

**OUTDOOR MODEL**

- Includes a wall mount temperature remote controller and advanced diagnostics to simplify troubleshooting

**DURABLE HEAT EXCHANGER:**

- Primary heat exchanger is constructed of a commercial-grade copper that is more resilient to erosion. Copper is 25% better at heat transfer than stainless steel thus stabilizing outgoing water temperatures quicker.
- Secondary Heat Exchanger is made of Type 316L Stainless Steel to protect against corrosion.

**COMMON VENT UP TO 8 UNITS**

**COMPLIES WITH LEAD FREE STANDARDS**

**SAFETY FEATURES:**

- Air-Fuel Ratio (AFR) Sensor
- Exhaust & Water Temperature Safety Control
- Overheat Cut-Off Fuse

**INTERNAL FREEZE PROTECTION SYSTEM**

**POWER DIRECT VENT DESIGN**

- Category III or IV venting can be used
- Exhaust, 3" PVC Venting up to 70 Feet or 4" PVC Venting up to 100 Feet
- Provides flexible venting with PVC, CPVC, or ABS Pipe for Intake and Exhaust (solid core only). Canadian Installations Require ULCS636 Listed PVC or CPVC Pipe for Venting.

**ACCESSORIES**

- Pipe Cover
- Neutralizer Kit
- Isolation Valve Kits
- Concentric Termination
- Product Preservers® Anti-Scale System
- Multi-Unit Controller (540 Model Only)
- Commercial Remote Temperature Control (540 Model Only)

**WARRANTY**

- 15-year limited warranty on heat exchanger in residential applications
- 6-year limited warranty on heat exchanger in commercial applications
- 5-year warranty on all parts

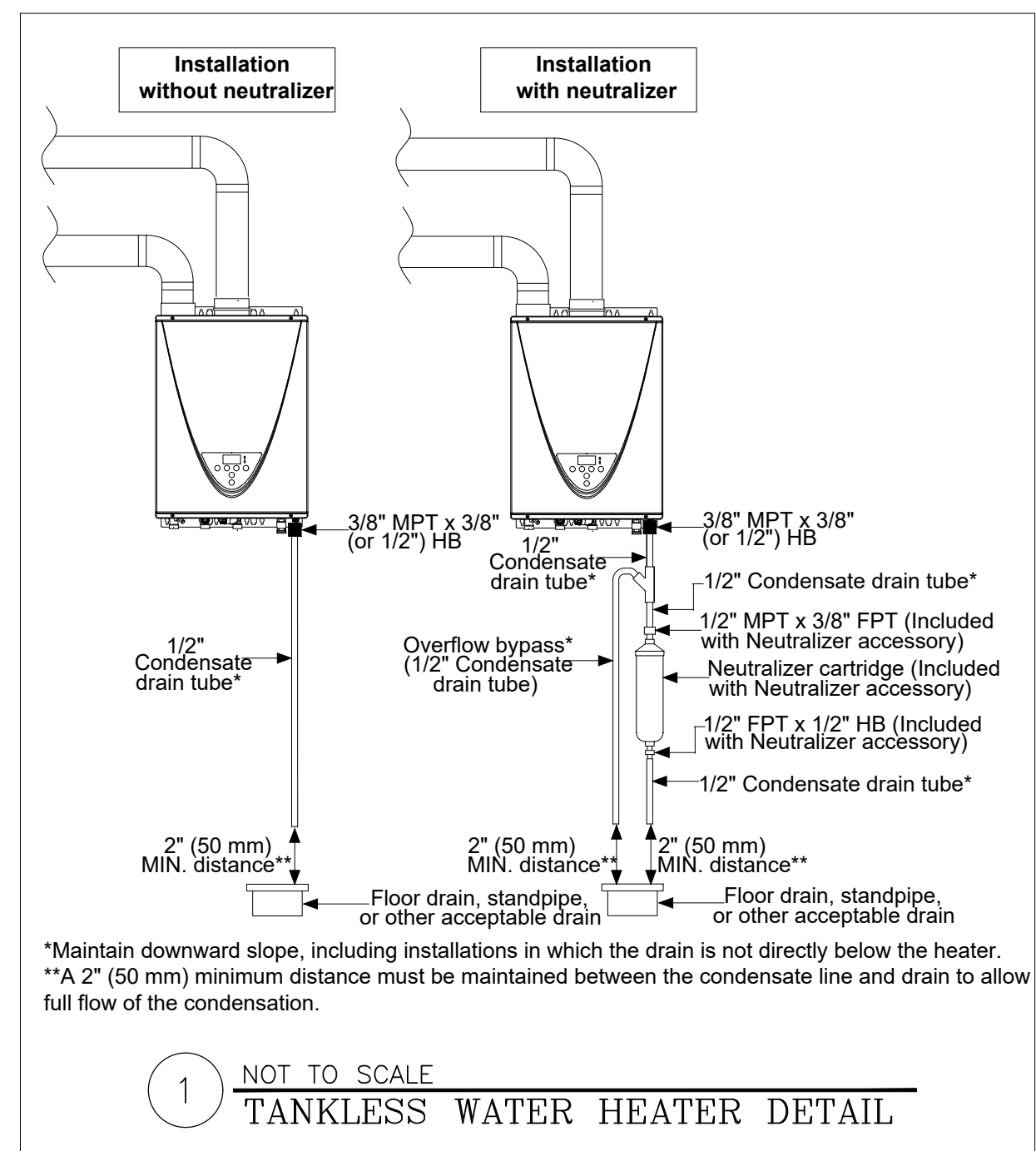
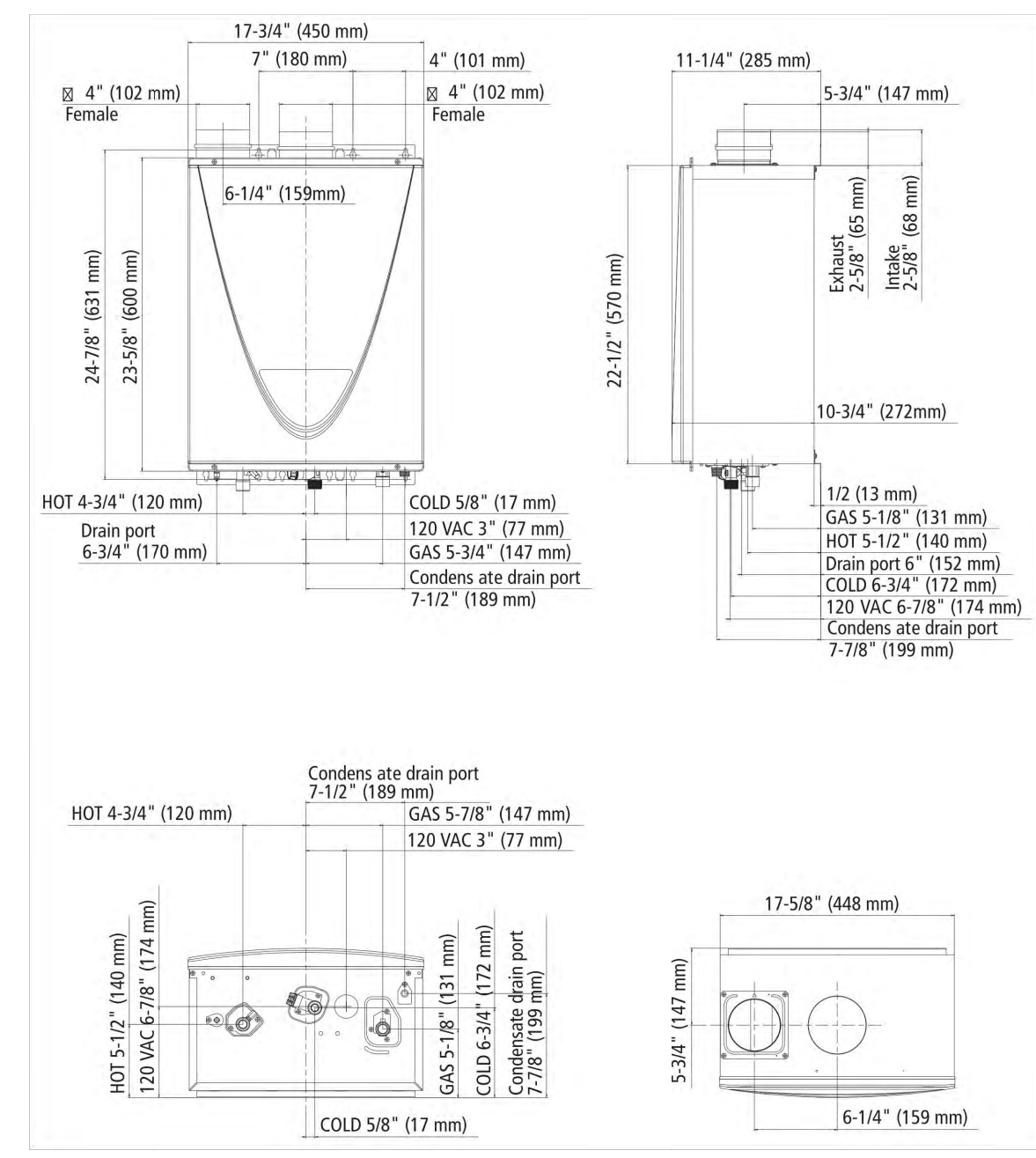


**TANKLESS HIGH EFFICIENCY CONDENSING MODELS**

Model Number	Type	Gas Consumption Input		Inlet Gas Pressure		Energy Factor (EF)	Maximum GPM*	Hot/Cold Connections	Gas Connection	Dimensions in Inches			Unit Weight (lbs)
		Minimum BTU/H	Maximum BTU/H	Minimum in. W.C.	Maximum in. W.C.					Height	Width	Depth	
<b>Indoor Models</b>													
ATi-240H-N	Natural	15,000	160,000	4.0	10.5	0.95	6.6	3/4" NPT	3/4" NPT	23-5/8"	17-3/4"	11-1/4"	58
ATi-240H-P	Propane	13,000	160,000	8.0	14.0	0.95	6.6	3/4" NPT	3/4" NPT	23-5/8"	17-3/4"	11-1/4"	58
ATi-340H-N	Natural	15,000	180,000	4.0	10.5	0.95	8	3/4" NPT	3/4" NPT	23-5/8"	17-3/4"	11-1/4"	58
ATi-340H-P	Propane	13,000	180,000	8.0	14.0	0.95	8	3/4" NPT	3/4" NPT	23-5/8"	17-3/4"	11-1/4"	58
ATi-540H-N	Natural	15,000	199,000	4.0	10.5	0.95	10	3/4" NPT	3/4" NPT	23-5/8"	17-3/4"	11-1/4"	59
ATi-540H-P	Propane	13,000	199,000	8.0	14.0	0.95	10	3/4" NPT	3/4" NPT	23-5/8"	17-3/4"	11-1/4"	59
<b>Outdoor Models</b>													
ATO-240H-N	Natural	15,000	160,000	4.0	10.5	0.95	6.6	3/4" NPT	3/4" NPT	23-5/8"	17-3/4"	11-1/4"	58
ATO-240H-P	Propane	13,000	160,000	8.0	14.0	0.95	6.6	3/4" NPT	3/4" NPT	23-5/8"	17-3/4"	11-1/4"	58
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15-150 PSI Water Pressure. 40 PSI or above recommended for maximum flow.  
 \*Current numbers based on factory testing; 0.5 GPM for activation; 0.4 GPM required for continuous fire after initial ignition.  
 Indoor models are certified from sea level to 10,100 ft. elevations. Outdoor models are certified from sea level to 6,000 ft. elevation.

**INDOOR MODEL**



1 NOT TO SCALE  
**TANKLESS WATER HEATER DETAIL**



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**WATER HEATER DETAILS**

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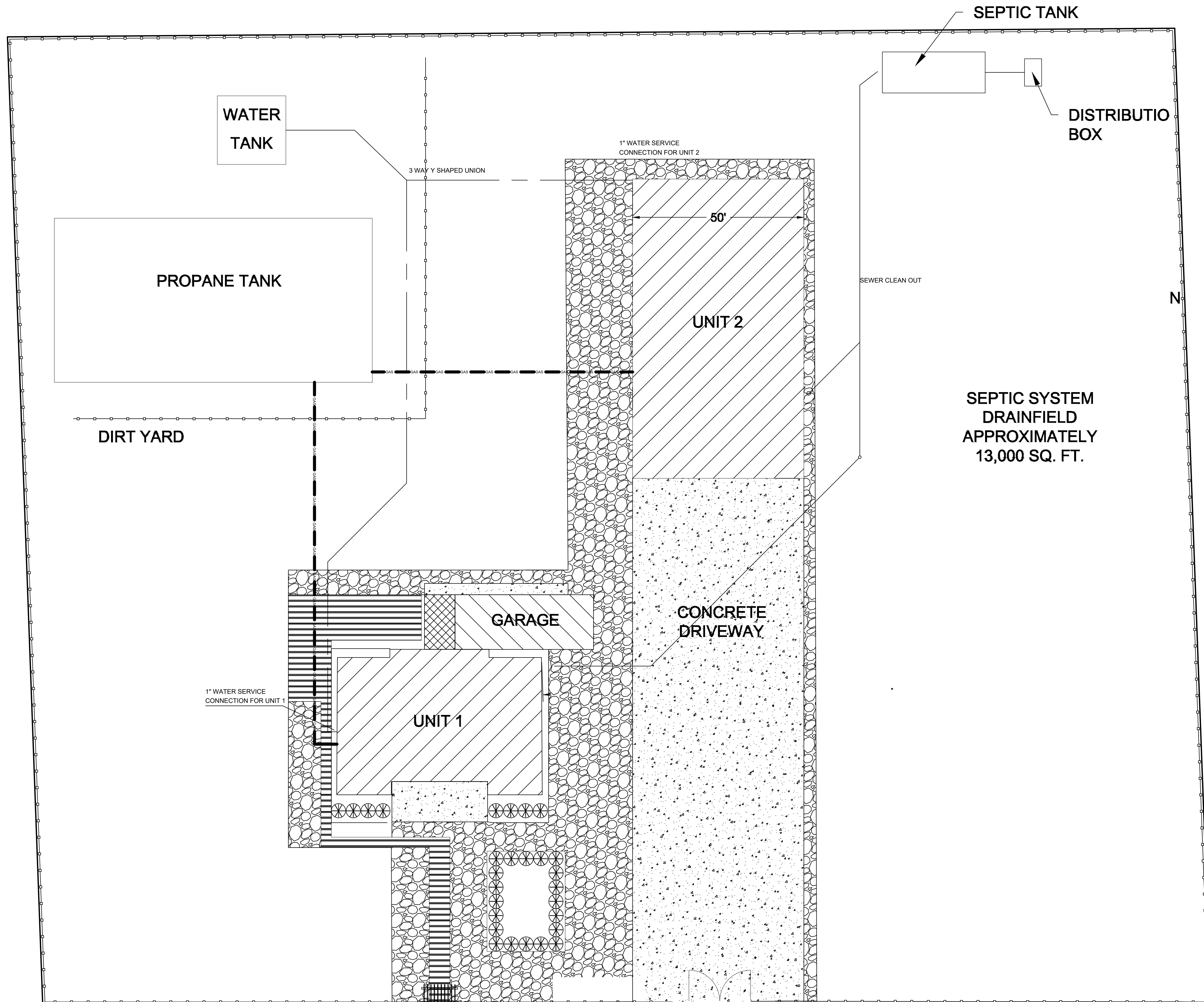
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**P6.0**



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**SITE PLAN**

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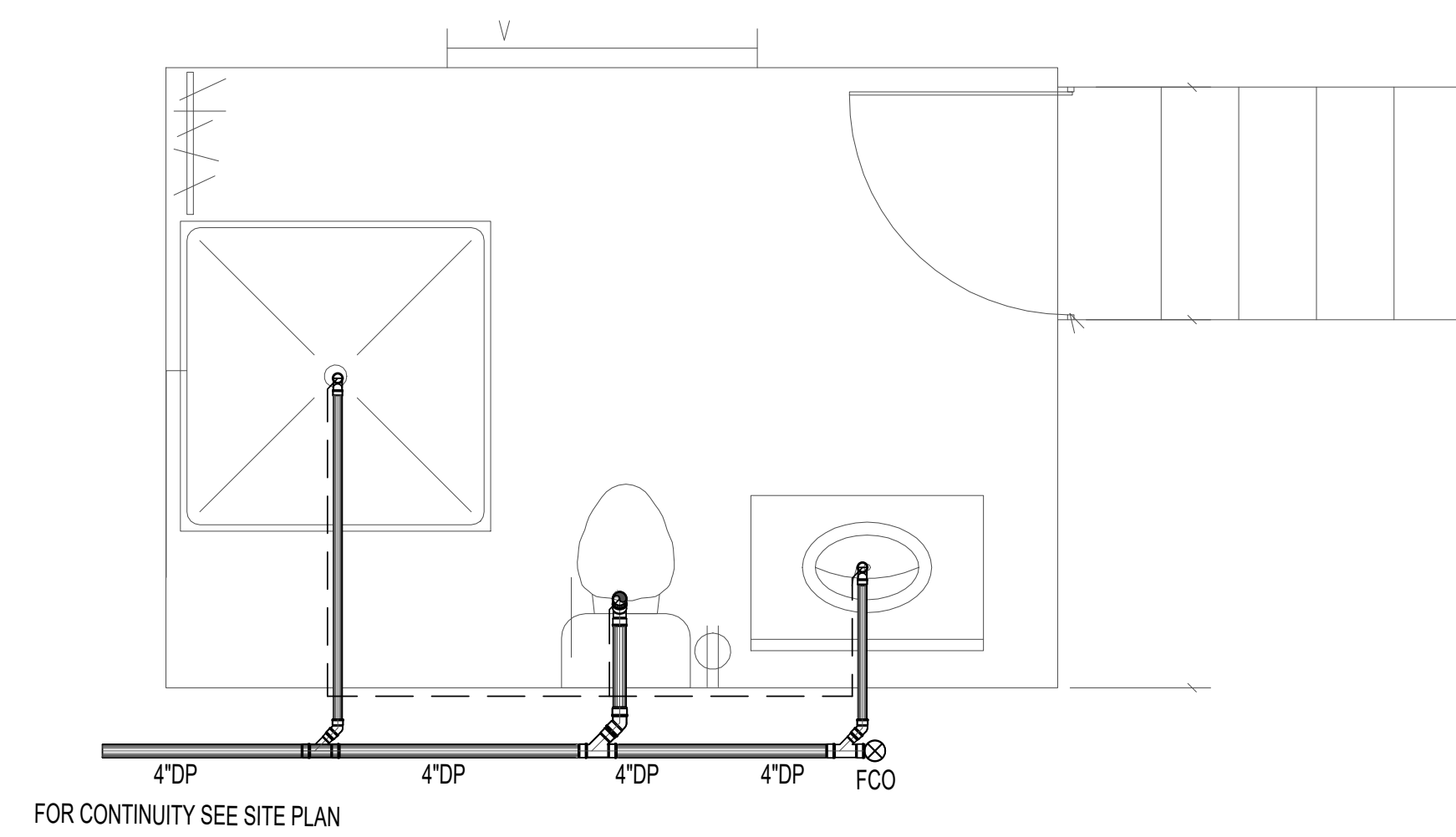
**HANGER  
PLUMBING  
PLAN**

Scale: NTC

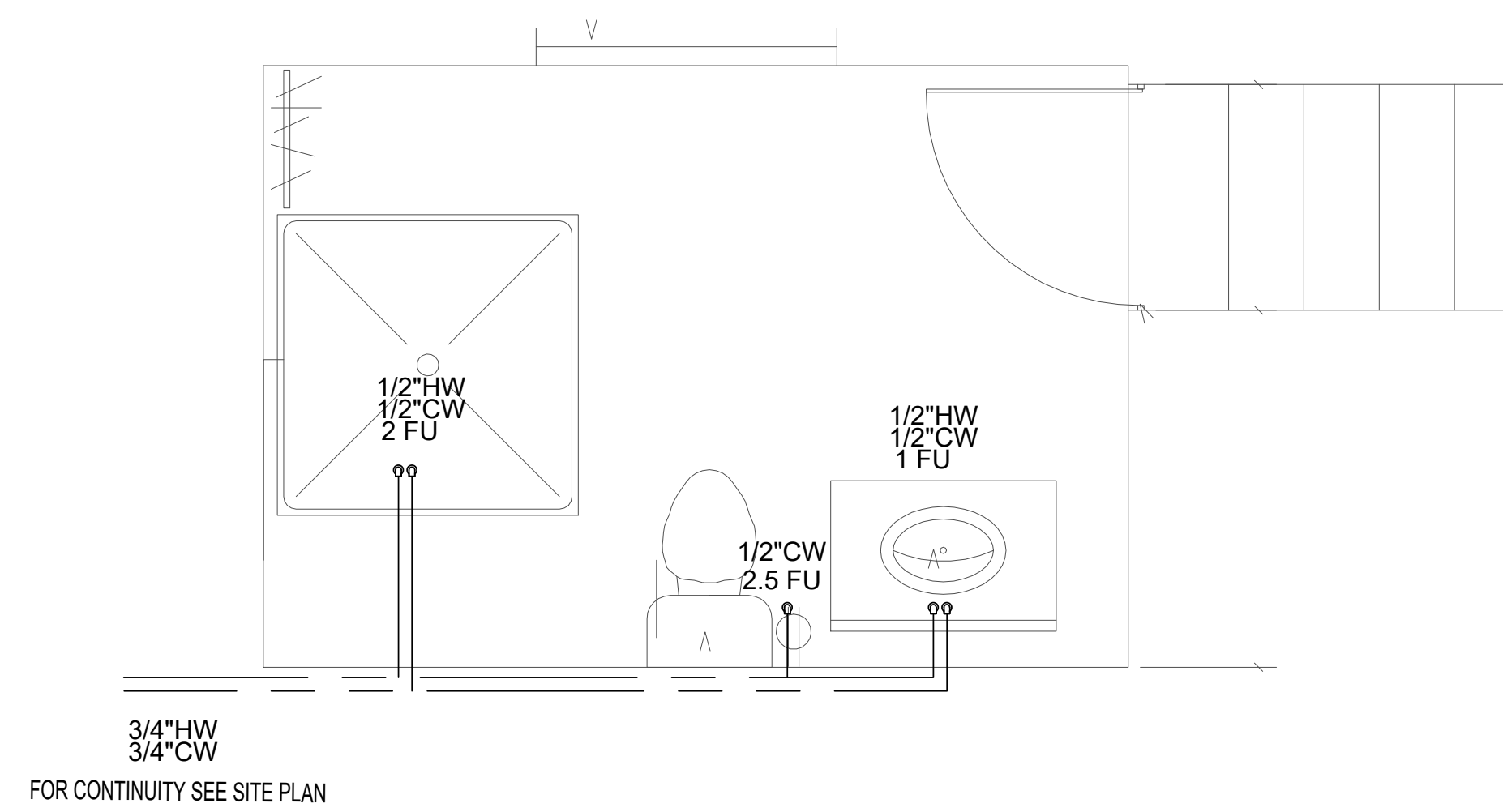
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**P8.0**



DRAINAGE PLAN



WATER SUPPLY PLAN