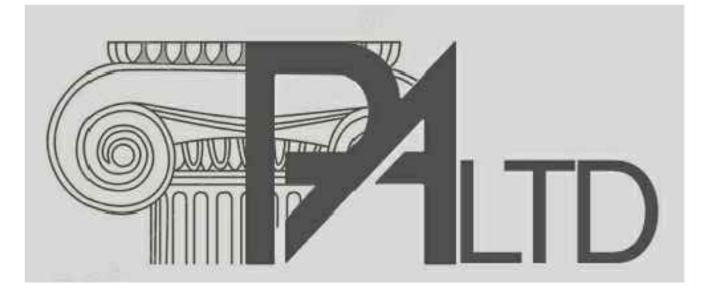
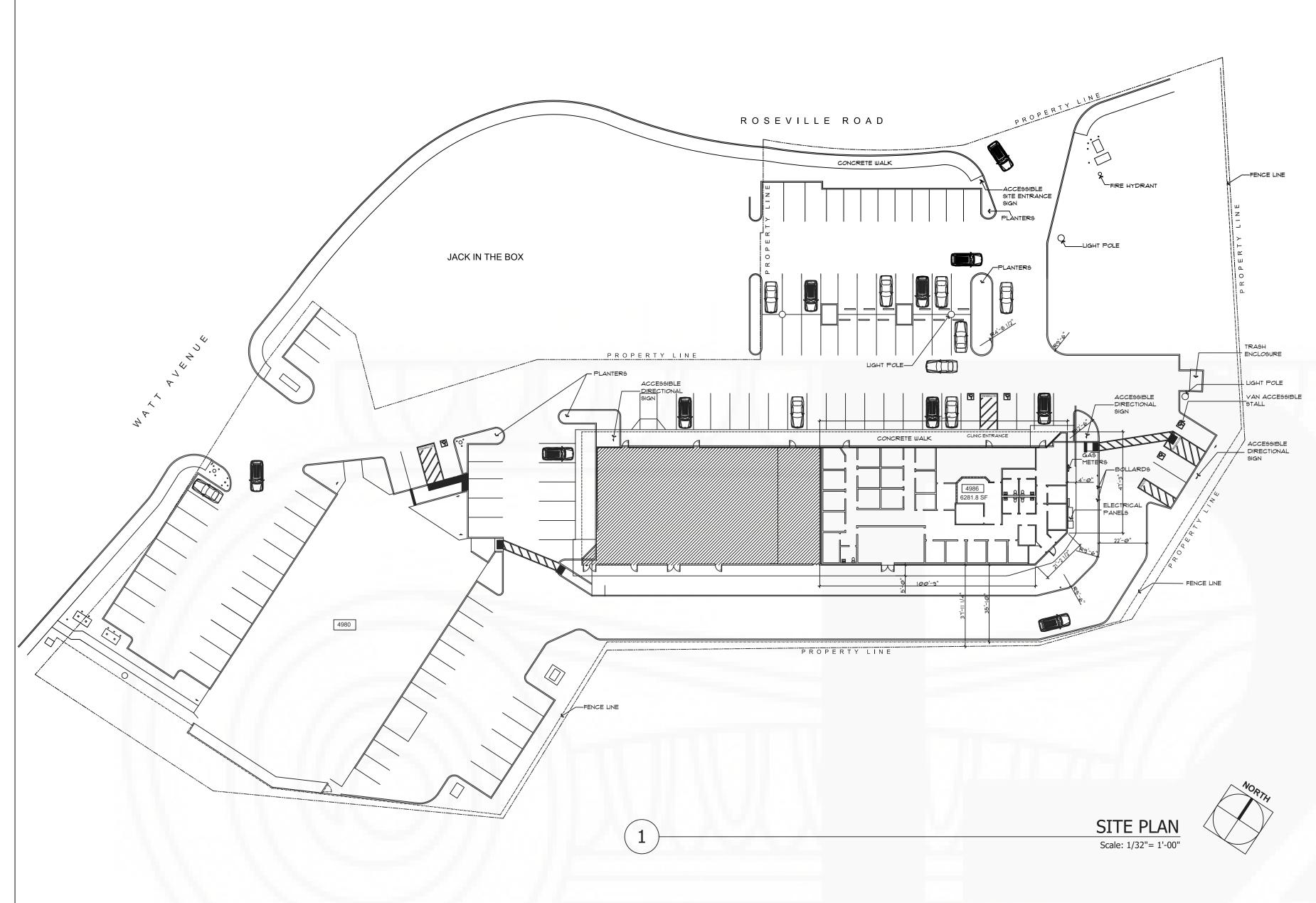


# COVER SHEET PROPOSED HEALTHCARE CENTER

4986Watt Ave, Suite D North Highlands, CA 95660



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PARCEL NUMBER PARCEL ZONING

GC-F GENERAL COMMERCIAL - FLOOD ZONE

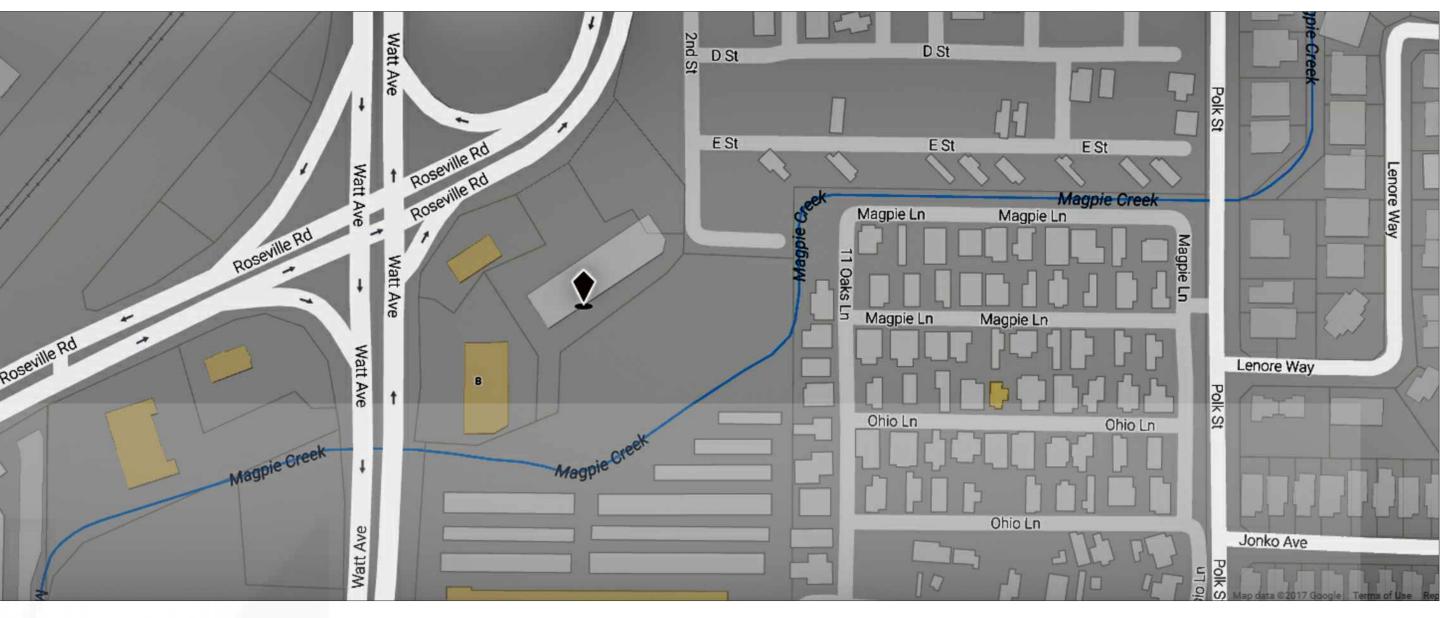
**BUILDING AREA** PARKING REQUIRED 6281.8 SF 4.5 STALLS PER 1,000 SF BUILDING AREA 28 PARKING STALLS

PARKING PROVIDED 96 STANDARD STALLS 18 COMPACT STALLS (15.25%) 3 HANDICAP STALLS 117 TOTAL PARKING STALLS

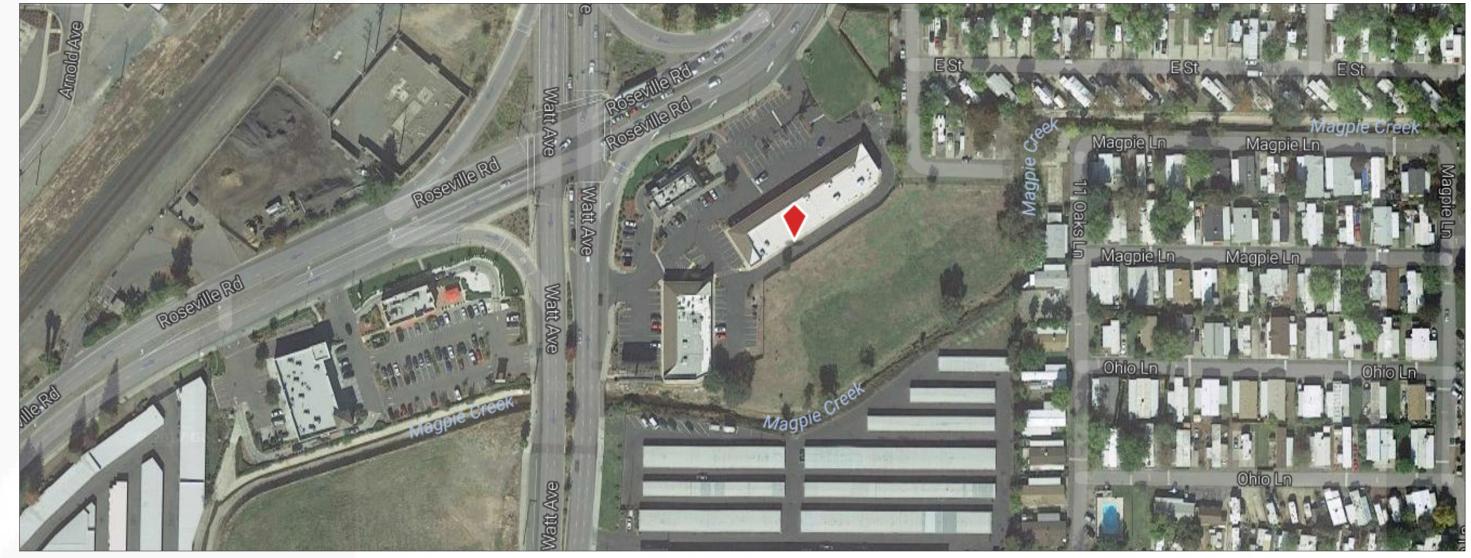
228-0251-30

## **GENERAL NOTES:**

- THIS PARCEL IS CURRENTLY LOCATED WITHIN A COUNTY FLOOD ZONE. THE MINIMUM FLOOR ELEVATION SHOWN 812' BEEN ESTABLISHED BY SACRAMENTO COUNTY DEPARTMENT OF WATER RESOURCES.
- ALL PROPERTY LINES AND COUNTY EASEMENTS, BOTH EXISTING BUILDINGS AND PROPOSED, ARE SHOWN ON THIS PLAN.



#### **VICINITY MAP**



#### **AERIAL PHOTO**

## **SITE PLAN KEYNOTES**

Dashed line indicates 2' car overhang space.

6" formed concrete curb. Extruded type curb at vacant building pads only where shown slashed. Main electrical meter panel and telephone cabinet locations.

Gas meter locations. See floor plans for exact locations.

4" diameter concrete-filled pipe bollards set in concrete footings. Electrical transformer pad location. See electrical drawings.

Underground electrical pull box. See electrical drawings.

COMP indicates "COMPACT" painted white in 8" tall Helvetica-style lettering with 2" wide

strokes (Typical). Handicap parking stall.

Landscape planter area.

3" painted white parking lines.

4" thick (min.) concrete walk with light broom finish. Slope for positive drainage per civil drawings (1/8": 12" min.). See building floor plans for expansion and control joint locations.

Prefabricated trash bin vault.

A.C. paved parking/driveway area.

17" x 22" metal sign mounted on steel pole stating, "Unauthorized vehicles not displaying distinguishing placecards or license plates issued for physically handicapped persons may be

towed away at owner's expense. " Underground telephone "pull box" vault.

Pole mounted light fixture in concrete barrier. See electrical drawings. Paint pole & concrete base as directed by architect.

Underground electrical pull box with traffic Lid. Align with and locate in venter of parking stall. Line of roof canopies shown dashed.

Stationary bicycle racks for 6 bicycles, designed to secure the frame and both wheels of the bicycles, where the bicyclist supplies only a padlock. Racks to be "class II" as per Sacramento county requirements.

Line of roof canopies shown dashed.



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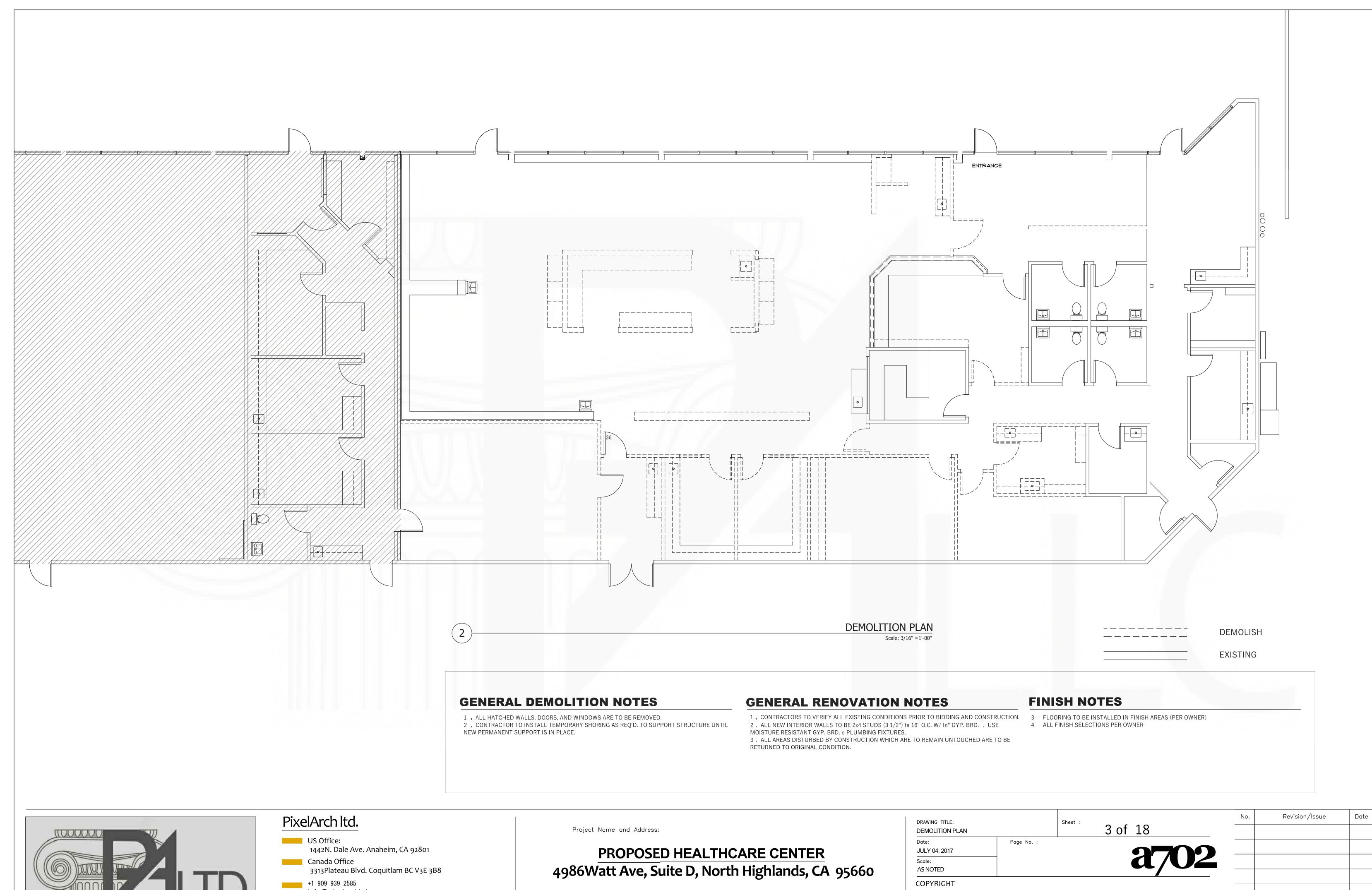
B-2

V-N (FIRE SPRINKLED)

U.B.C. OCCUPANCY TYPE

U.B.C. CONSTRUCTION TYPE

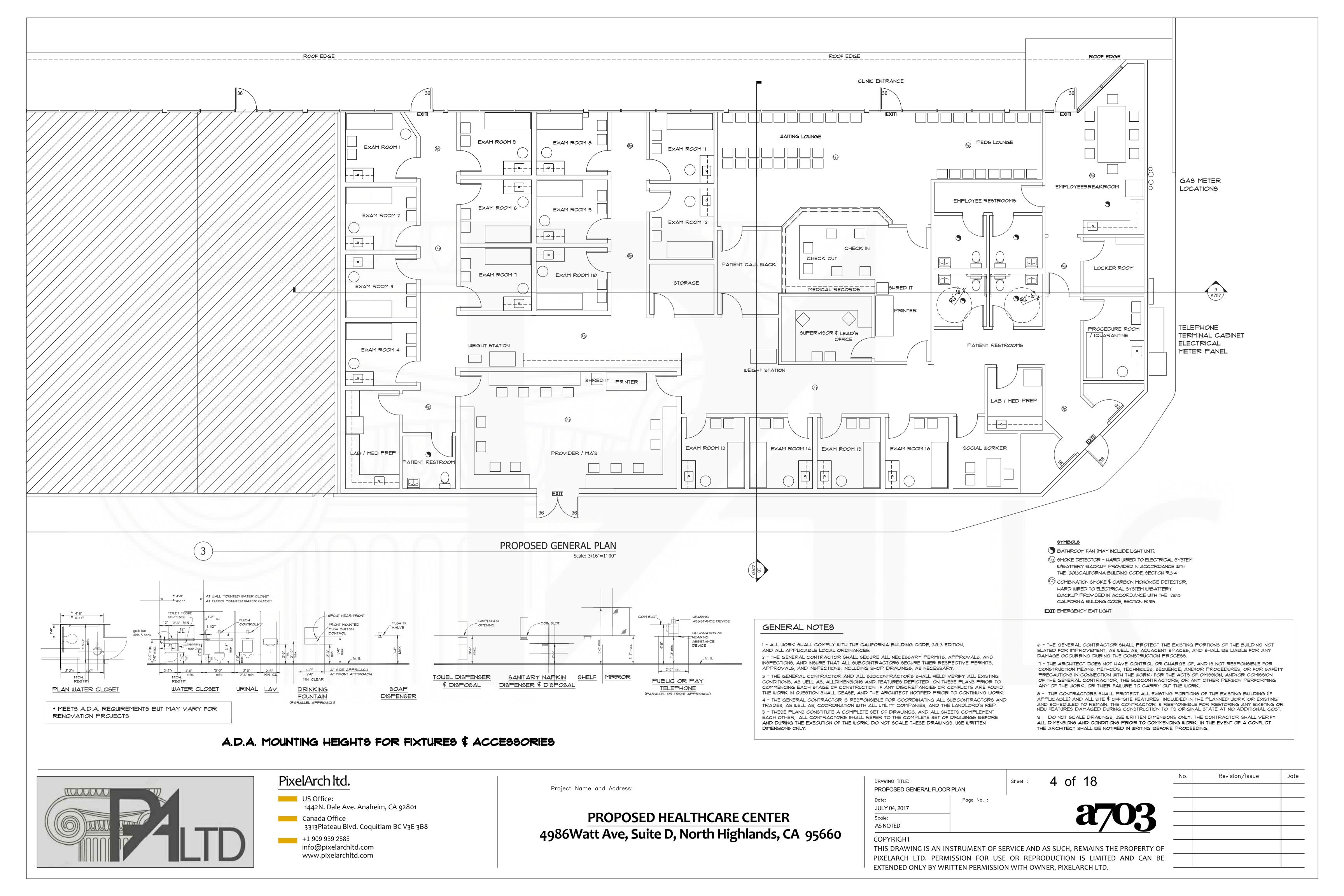
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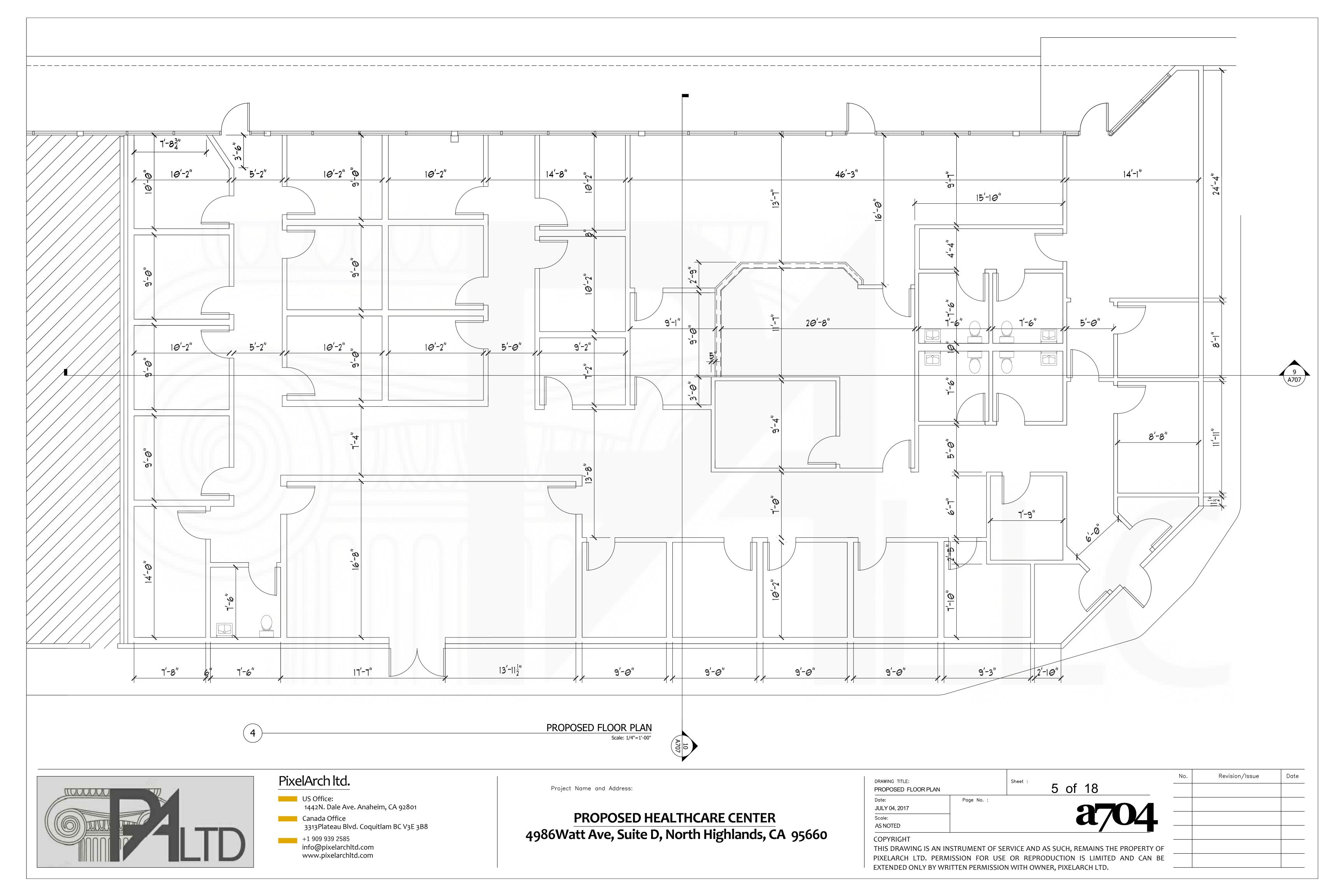


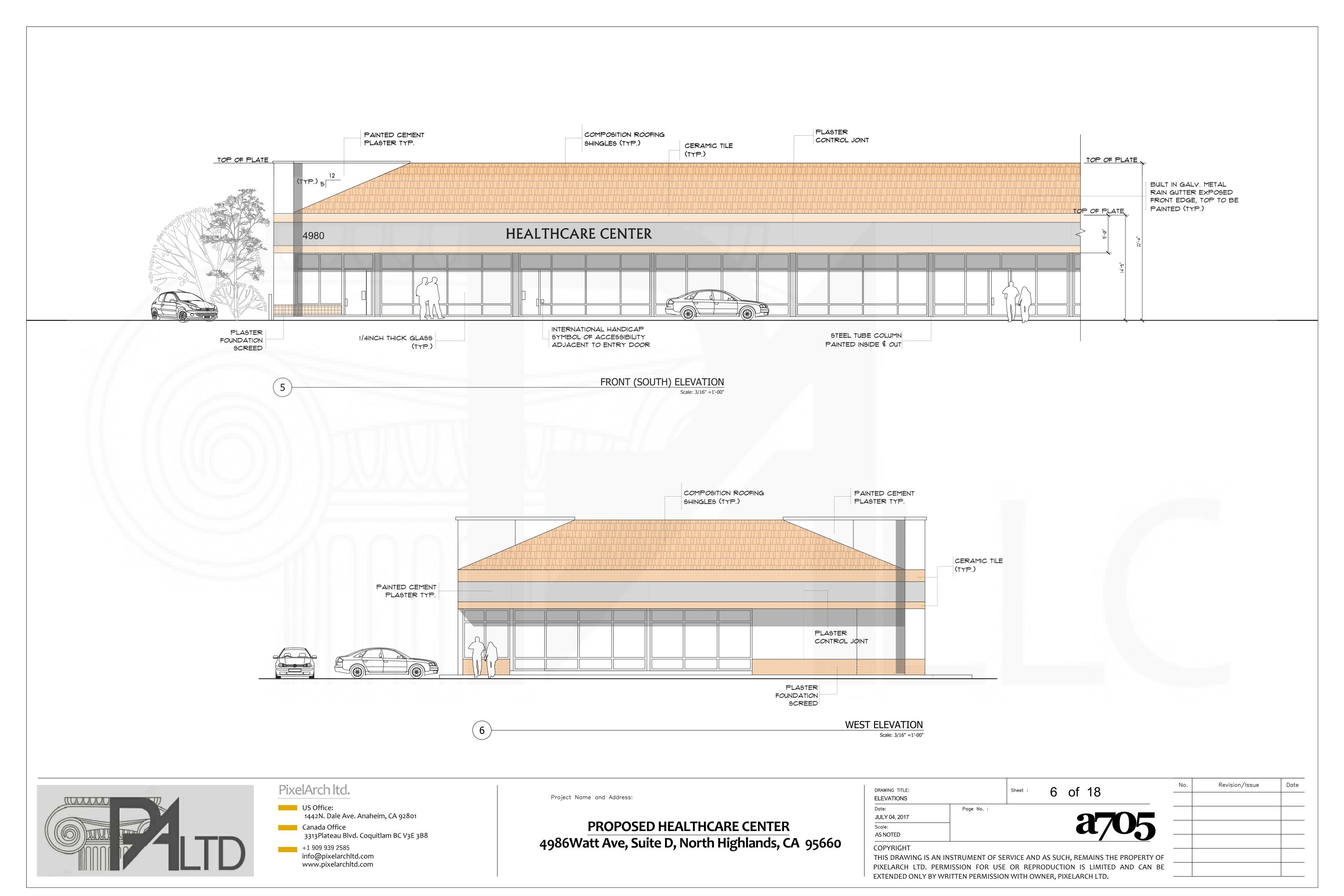


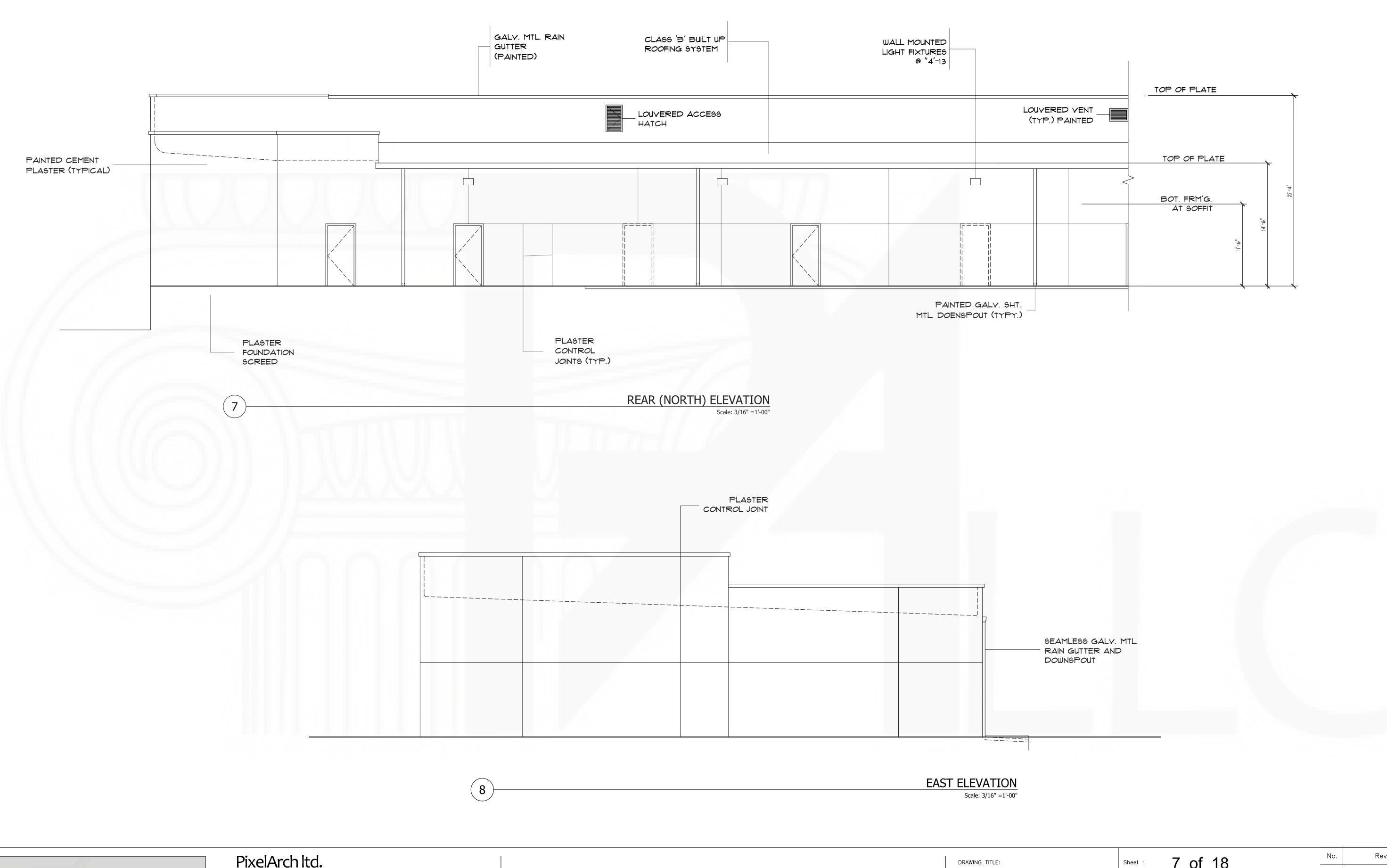
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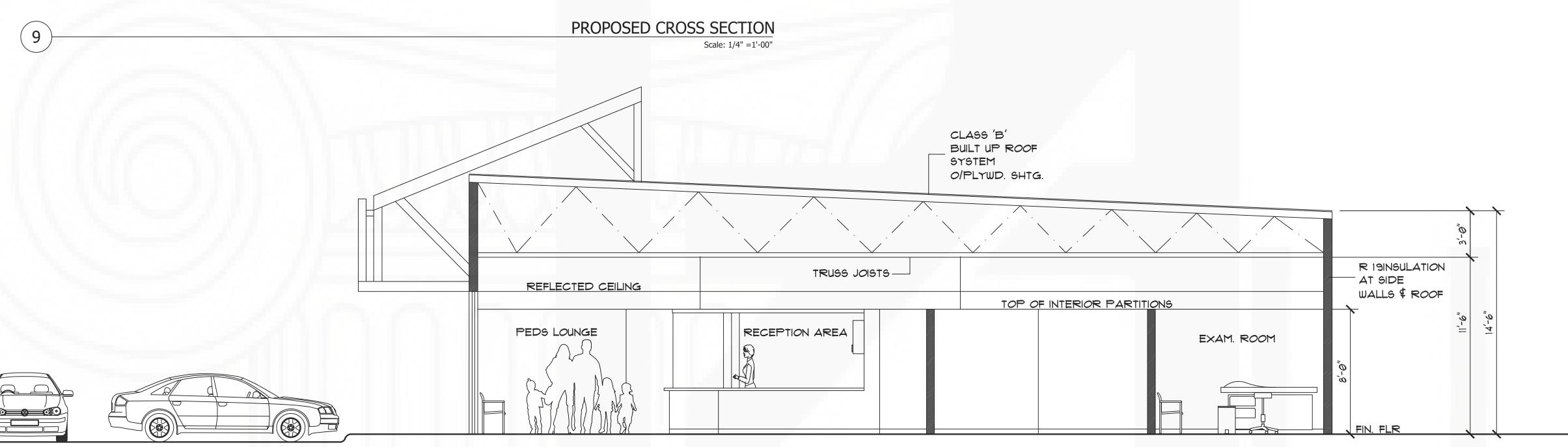












10

PROPOSED CROSS SECTION

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



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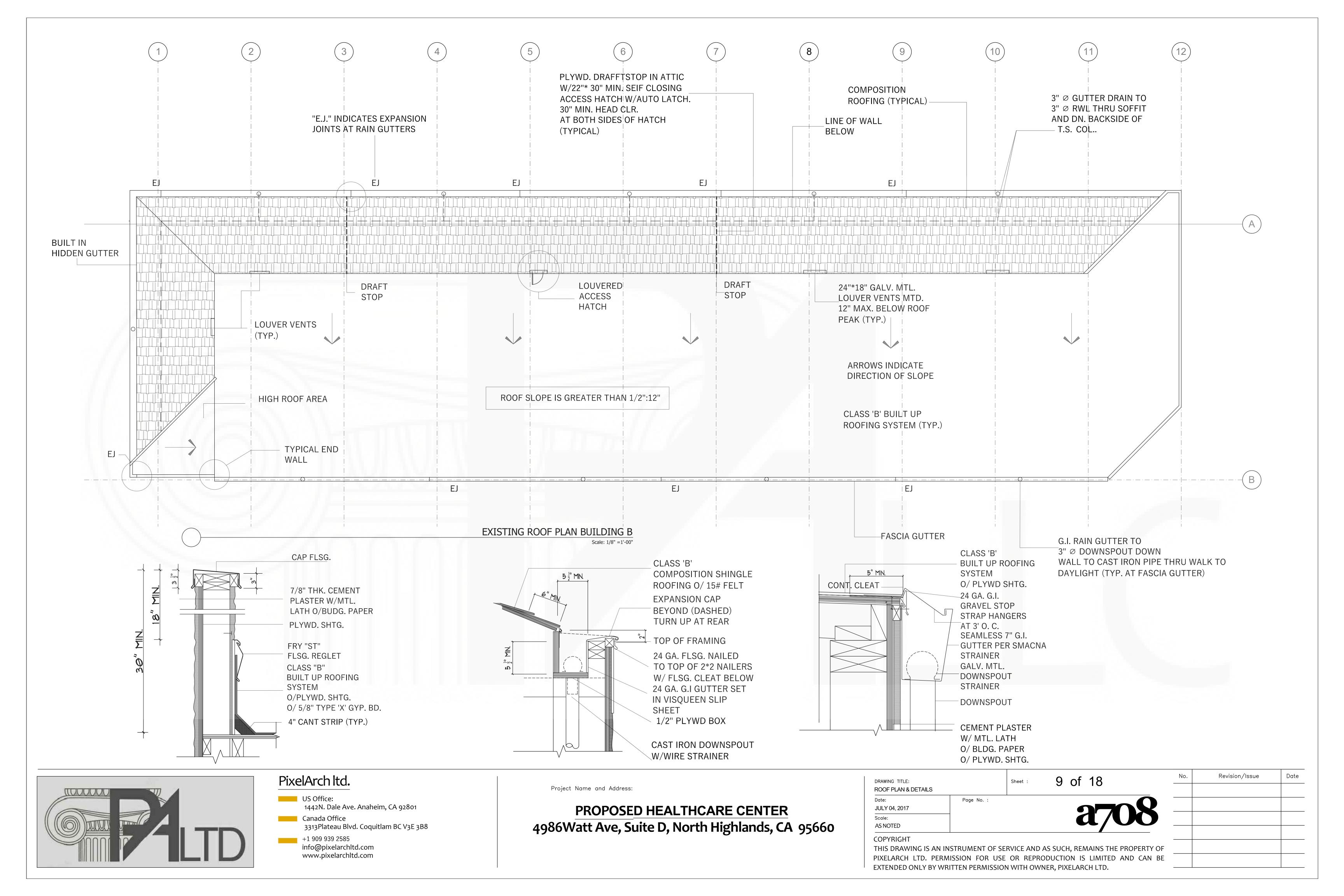
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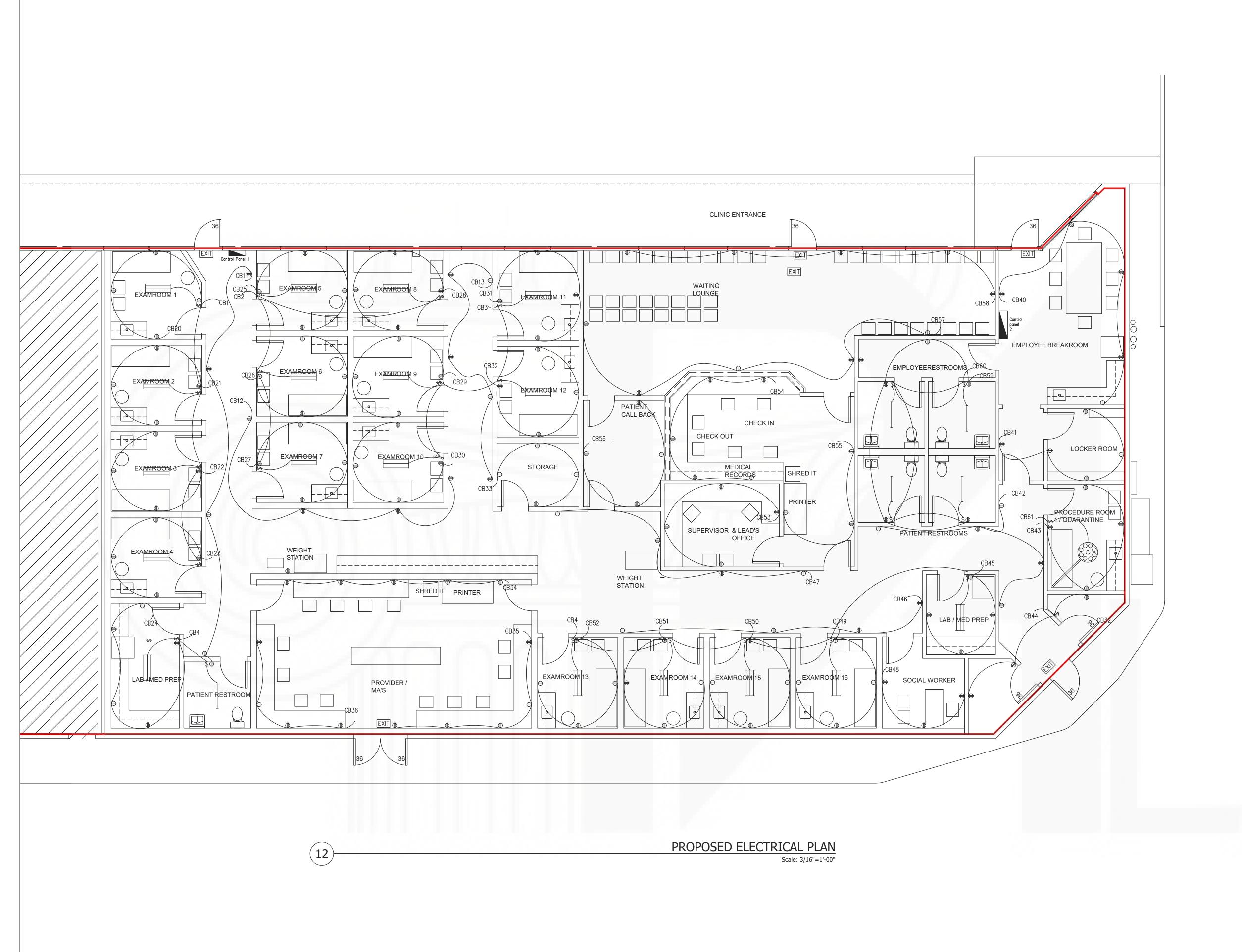
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Revision/Issue





#### EL ELECTRICAL SYMBOLS

NOTE: NOT ALL NECESSARILY OCCUR ON THIS PAGE.

1. ALL OUTLETS LOCATED IN GARAGE, KITCHEN, LAUNDRY, BATHROOMS 4 ON EXTERIOR TO BE GF.I. CIRCUIT.

2. ALL OUTLETS LOCATED ON EXTERIOR TO BE WATERPROOFED ELECTRICAL LAYOUT FOR GENERAL BIDDING.

3. PROVIDE EXTERIOR WATERPROOF GFI RECEPTIACLE WITHIN 251-0" OF A/C CONDENSING UNIT. 4. ALL BRANCH CIRCUITS THAT SUPPLY 125V, SINGLE PHASE, 15 AMP 4 20 AMP OUTLETS IN BEDROOMS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER LISTED TO

PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT PER 2009 IRC. 5. PROVIDE INTER-SYSTEM BONDING TERMINAL FOR GROUNDING COMMUNICATION SYSETEMS

(CABLE TV 4 SATELLITE DISHES) 6.IF THE UNDERGROUND METAL WATER PIPE IS USED AS THE GROUNDING ELECTRODE, THE CONNECTION MUST BE MADE TO THE PIPE WITHIN 51-0" OF POINT OF ENTRANCE TO THE BUILDING. A SUPPLEMENTAL GROUNDING ELECTRODE SHALL BE PROVIDED AS SPECIFIED IN

1. ELECTRICAL CONTRACTOR RESPONSIBLE FOR ALL CODE REQUIREMENTS AND ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.

● 110 V DUPLEX OUTLET

110 V DUPLEXOUTLET-SPLIT WIRED (1/2 SWITCHED)

NEC SECTIONS 250-50 AND 250-53.

220 V OUTLET

110 V DUPLEX OUTLET WITH GROUND FAULT INTERUPTION (GFI)

110 Y DUPLEX OUTLET WITH GFI AND WEATHER PROOF (WP) COVER 110 Y DUPLEX OUTLET

WITH ARC FAULT INTERUPTION (AF)

SINGLE POLE SWITCH

MULTIPLE SINGLE POLE SWITCHES GANGED

WALL LIGHT FIXTURE

O INCANDESCENT LIGHT FIXTURE

INCANDESCENT LIGHT FIXTURE WITH PULL CHAIN

INCANDESCENT DOUBLE FLOOD LIGHTS

50 CFM MIN. EXHAUST FAN VENTED TO EXTERIOR

SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP AND LISTED IN ACCORDANCE WITH UL 211 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 12-01.

CARBON MONOXIDE DETECTOR SHALL COMPLY WITH UI\_2034-2008



# CL) CLOSET LIGHTING CLEARANCE REQUIREMENTS

.1 INSTALL LUMINARIES IN CLOTHES CLOSETS PER 2009IRC.

.2 TYPES OF LUMINARIES SHALL BE LIMITED TO SURFACE-MOUNTED OR RECESSED INCANDESCENT LUMINARIES WITH COMPLETELY ENCLOSED LAMPS, AND SURFACE-MOUNTED OR RECESSED FLUORESCENT LUMINARIES.

.3 INCANDESCENT LUMINARIES WITH OPEN OR PARTIALLY ENCLOSED LAMPS AND PENDANT LUMINARIES OR LAMP-HOLDERS SHALL BE PROHIBITED.

.4 LUMINARIES INSTALLATIONS SHALL BE IN ACCORDANCE WITH ONE OR MORE OF THE

- SURFACE-MOUNTED INCANDESCENT LUMINARIES SHALL BE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MINIMUM CLEARANCE OF -12INCHES BETWEEN THE FIXTURE AND THE NEAREST POINT OF A STORAGE SPACE. SURFACE-MOUNTED FLUORESCENT LUMINARIES SHALL BE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDE THERE IS A MINIMUM CLEARANCE OF -6INCHES BETWEEN THE FIXTURE AND THE NEAREST POINT OF A STORAGE SPACE.

RECESSED INCANDESCENT LUMINARIES WITH A COMPLETELY ENCLOSED LAMP SHALL BE INSTALLED IN THE WALL OR THE CEILING PROVIDED THERE IS A MINIMUM CLEARANCE OF -6INCHES BETWEEN THE LUMINARIES AND THE NEAREST POINT OF A STORAGE SPACE.

RECESSED INCANDESCENT LUMINARIES SHALL BE INSTALLED IN THE WALL OR ON THE CEILING PROVIDED THERE IS A MINIMUM CLEARANCE OF -6INCHES BETWEEN THE FIXTURE AND THE NEAREST POINT OF A STORAGE SPACE.



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PROPOSED HEALTHCARE CENTER 4986Watt Ave, Suite D, North Highlands, CA 95660 PROPOSED ELECTRICAL - ONE LINE WIRING DIAGRAM

10 of 18

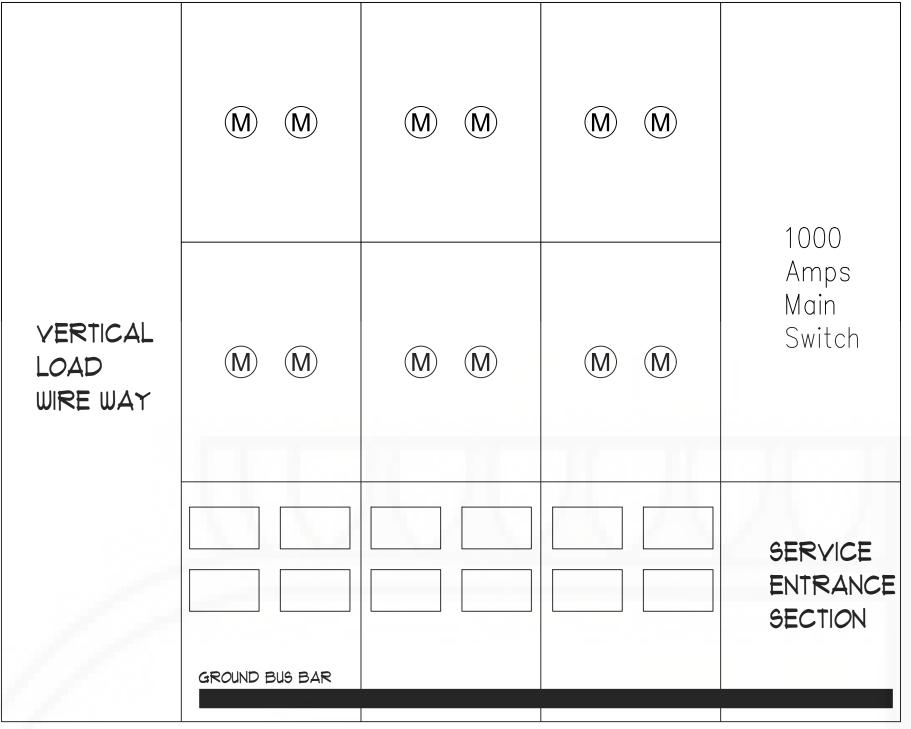
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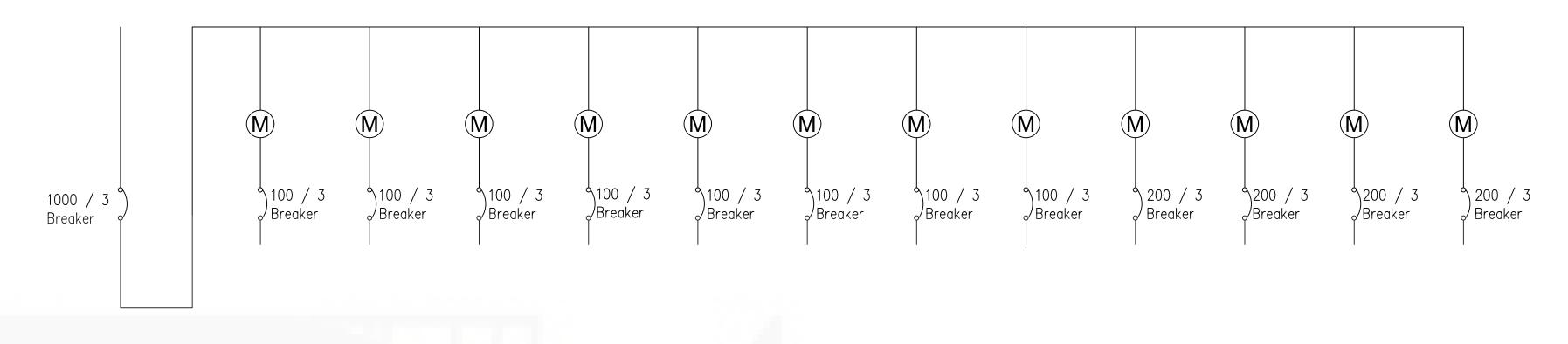
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MAIN SWITCH BOARD ELEVATION



# ONE LINE DIAGRAM 208 / 120 VOLTS 3PHASE 4W



CONTROL PANEL 100A 3PHASE 36LINE CONTROL PANEL 1 CB1 to CB 36 CONTROL PANEL 2CB 40to CB 59

OTHER LOAD 15370W | 128=15370/120=AMPS43 \* 3= AMPS 100AMPS 3PHASE HOUSE PANEL RETAIL SHOPS 1100S.F 3. \* W.S.F 1.25. \* D.F= 4125W SLGHN CIRCUIT 1500W 1.25\* D.F. 11005.F. SMALL POWER 1.5\* W 1650W MECHANICAL LOAD WATER HEATER 1200W SHOW WINDOW OUTLETS 3200W 231= 27750/120AMPS 77\* 3= AMPS → 100AMPS 3PHASE PANEL MAIN SWITCHBOARD 11LEASE SPACES @ 27.75KW EACH 305=KW HOUSE PANEL FUTURE LOAD 35KW 355KW TOTAL ESTIMATED DMAND LOAD 355KW @ 3 120/208PASE 4W SERVICE 988= AMPS SESIGN 1000AMPS 3 120/208PAHSE 4W SERVICE



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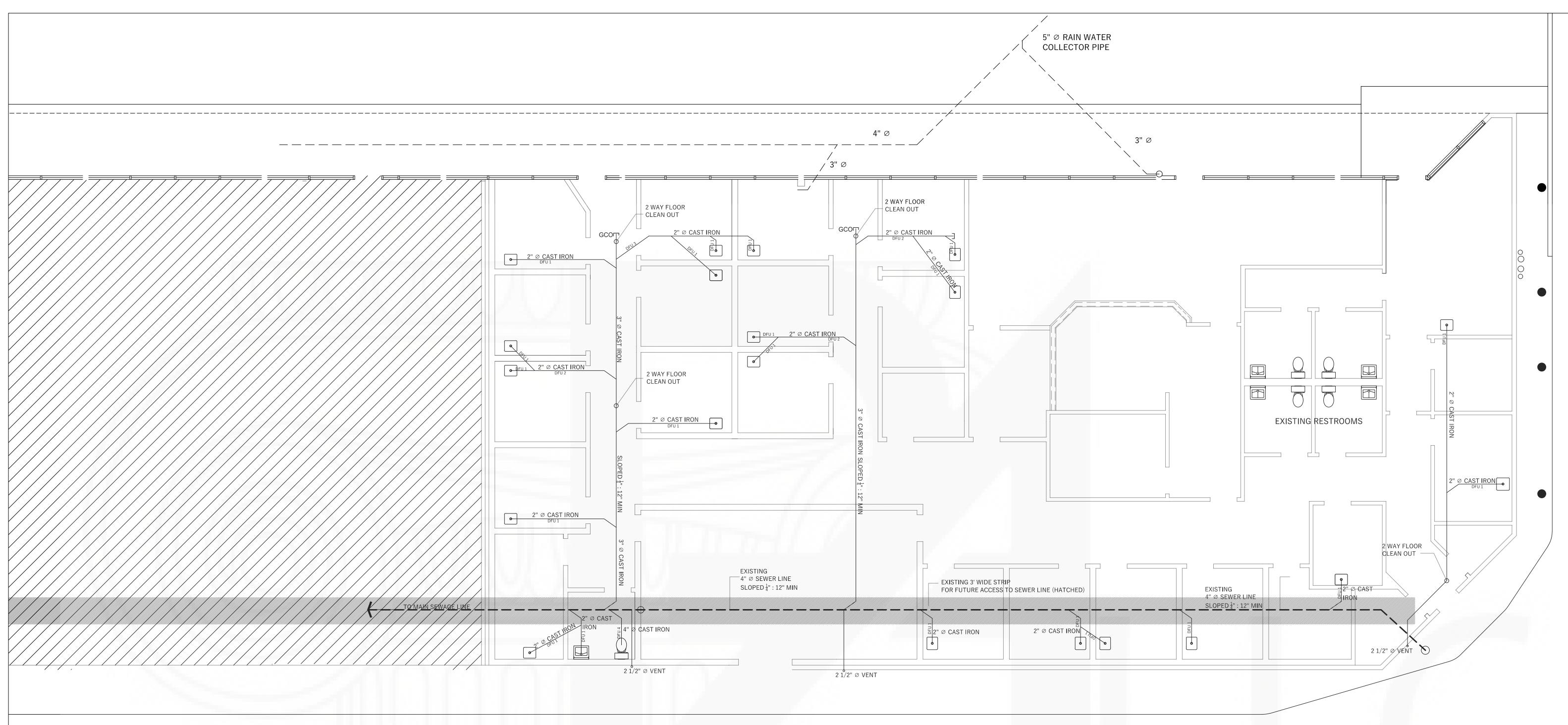
of 18 11 DRAWING TITLE: LOAD CALCULATION & ONE LINE SWITCH DIAGRAM

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 $\hat{1}$ 

THE UTILITY TRENCHES SHOULD PROPERLY BACKFILLED AND COMPACTED.

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

12

WASTE WATER AND VENT PLAN

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

PLUMBING SYMBOL LEGEND									
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION				
	WASTE, SOIL AND STORM	•	BUTTERFLY VALVE	ηı	UNION				
	BURIED PIPE	12	CHECK VALVE	0	CIRCULATING PUMP				
	COLD	Å	PRESSURE REDUCING VALVE	8	FLOOR DRAIN				
	нот	<b>*</b>	BACKFLOW PREVENTER	0	ROOF DRAIN				
	RECIRCULATION	ıФı	PLUG VALVE	——II	CLEAN OUT				
	VENT	Ĵ.	CONTROL VALVE		THERMOMETER				
<u>_</u>	BALL VALVE	<u>-</u>	HOSE BIBB	—o	PIPE ELBOW UP				
M	GATE VALVE	L <sub>X</sub>	PRESSURE RELIEF VALVE	— <u> </u>	PIPE ELBOW DN				
<u></u>	OS&Y GATE VALVE	$\Box$	STRAINER	=	CAP				

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



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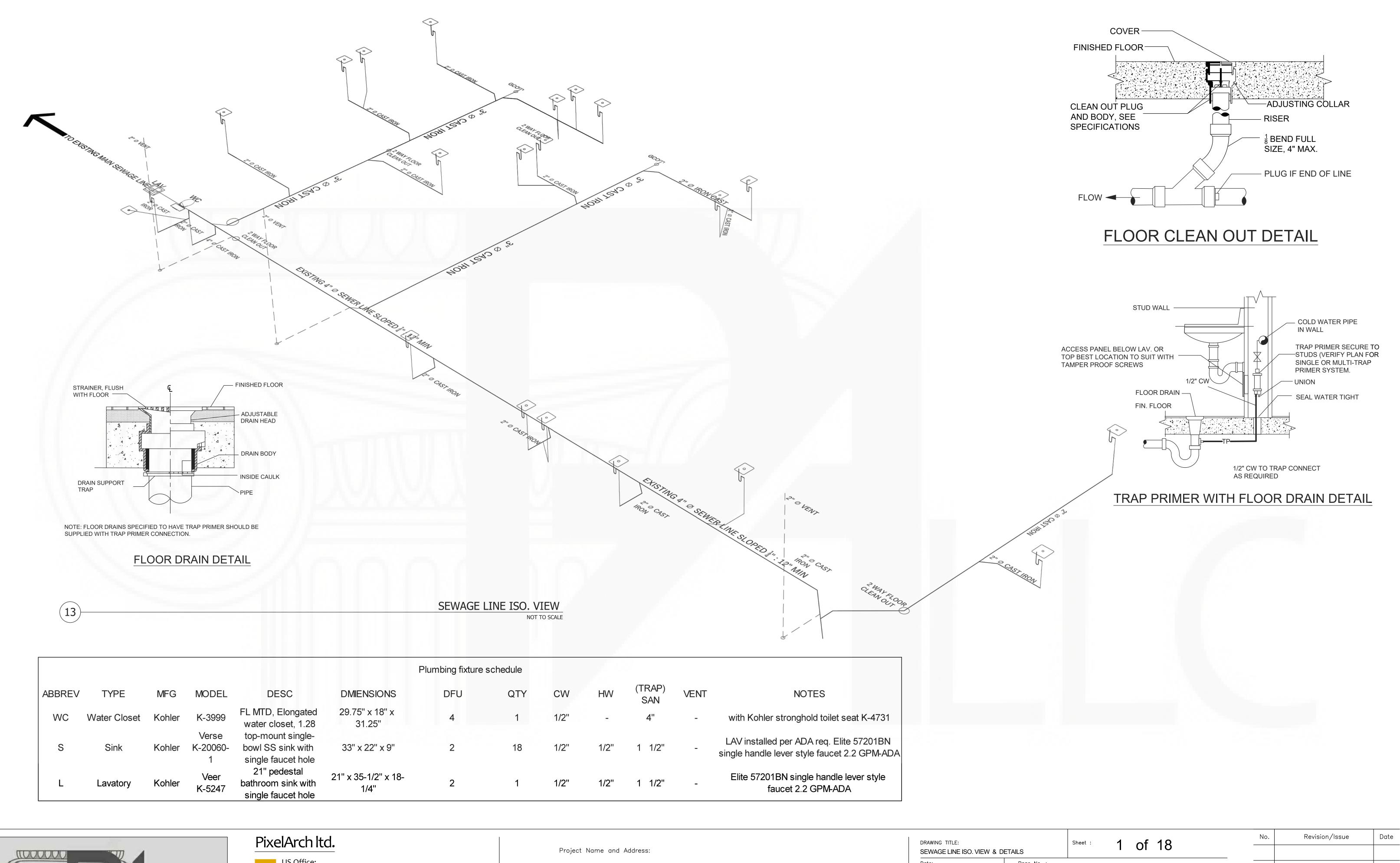
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WASTE WATER & VENT PLAN	I		12 01 10			
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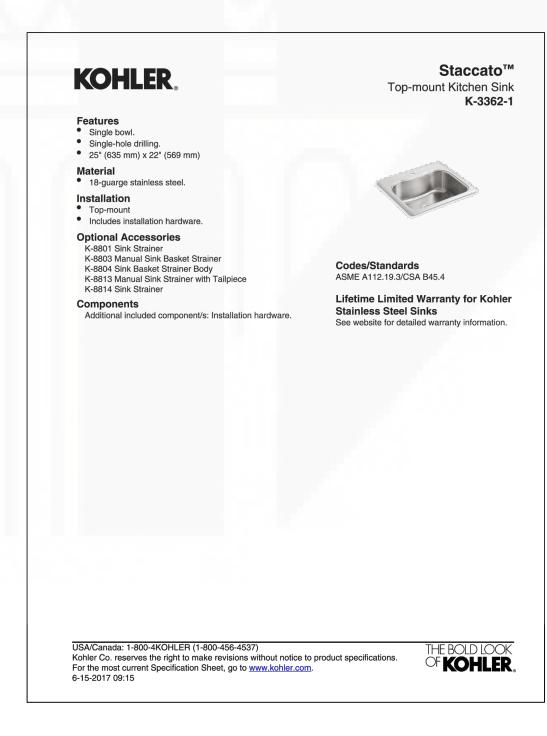
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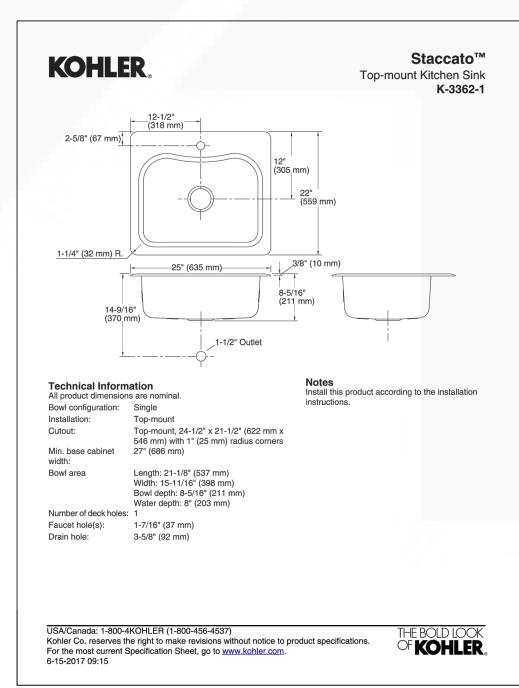
	Plumbing fixture schedule											
ABBREV	TYPE	MFG	MODEL	DESC	DMIENSIONS	DFU	QTY	CW	HVV	(TRAP) SAN	VENT	NOTES
WC	Water Closet	Kohler	K-3999	FL MTD, Elongated water closet, 1.28	29.75" x 18" x 31.25"	4	1	1/2"	-	4"	-	with Kohler stronghold toilet seat K-4731
S	Sink	Kohler	Verse K-20060- 1	top-mount single- bowl SS sink with single faucet hole	33" x 22" x 9"	2	18	1/2"	1/2"	1 1/2"	-	LAV installed per ADA req. Elite 57201BN single handle lever style faucet 2.2 GPM-ADA
L	Lavatory	Kohler	Veer K-5247	21" pedestal bathroom sink with single faucet hole	21" x 35-1/2" x 18- 1/4"	2	1	1/2"	1/2"	1 1/2"	-	Elite 57201BN single handle lever style faucet 2.2 GPM-ADA

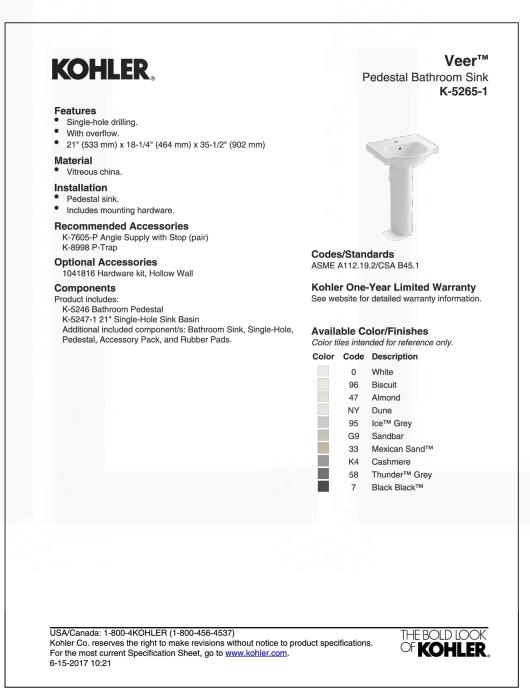
Plumbing fixture schedule												
ABBREV	TYPE	MFG	MODEL	DESC	DMIENSIONS	QTY	CW	HVV	(TRAP) SAN	VENT	REMARKS	
WC	Water Closet	Kohler	K-3999	FL MTD, Elongated water closet, 1.28	29.75" x 18" x 31.25"	1	1/2"	-	4"	-	-	
S	Sink	Kohler	Verse K-20060- 1	top-mount single-bowl SS sink with single faucet hole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

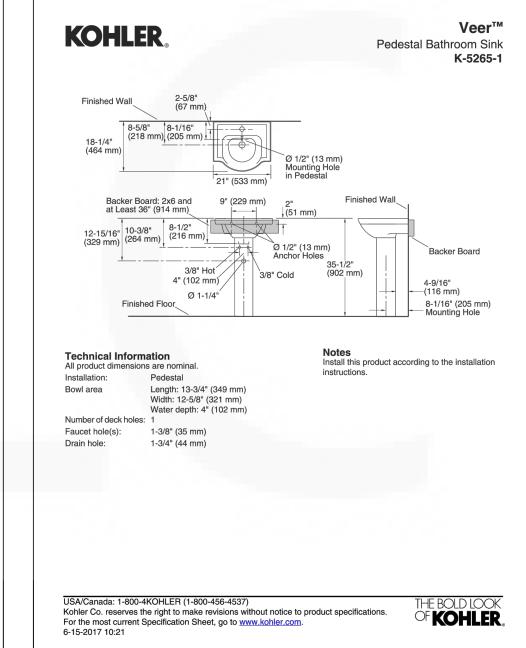
		N						
	WATER C	WATER CLOSETS		URINALS		ATORIES	BATHTUBS/ SHOWERS	DRINKING FOUNTAIN
	No. of persons	no. of fixures	No. of persons	no. of fixures	No. of persons	no. of fixures	No. of persons	no. of fixures
Buildings or structures containing employees	1 - 15	2	1	Н	1 - 15	1		1 for each 75 persons per floor

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









**GENERAL PLUMBING NOTES** 

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

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

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

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

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

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

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



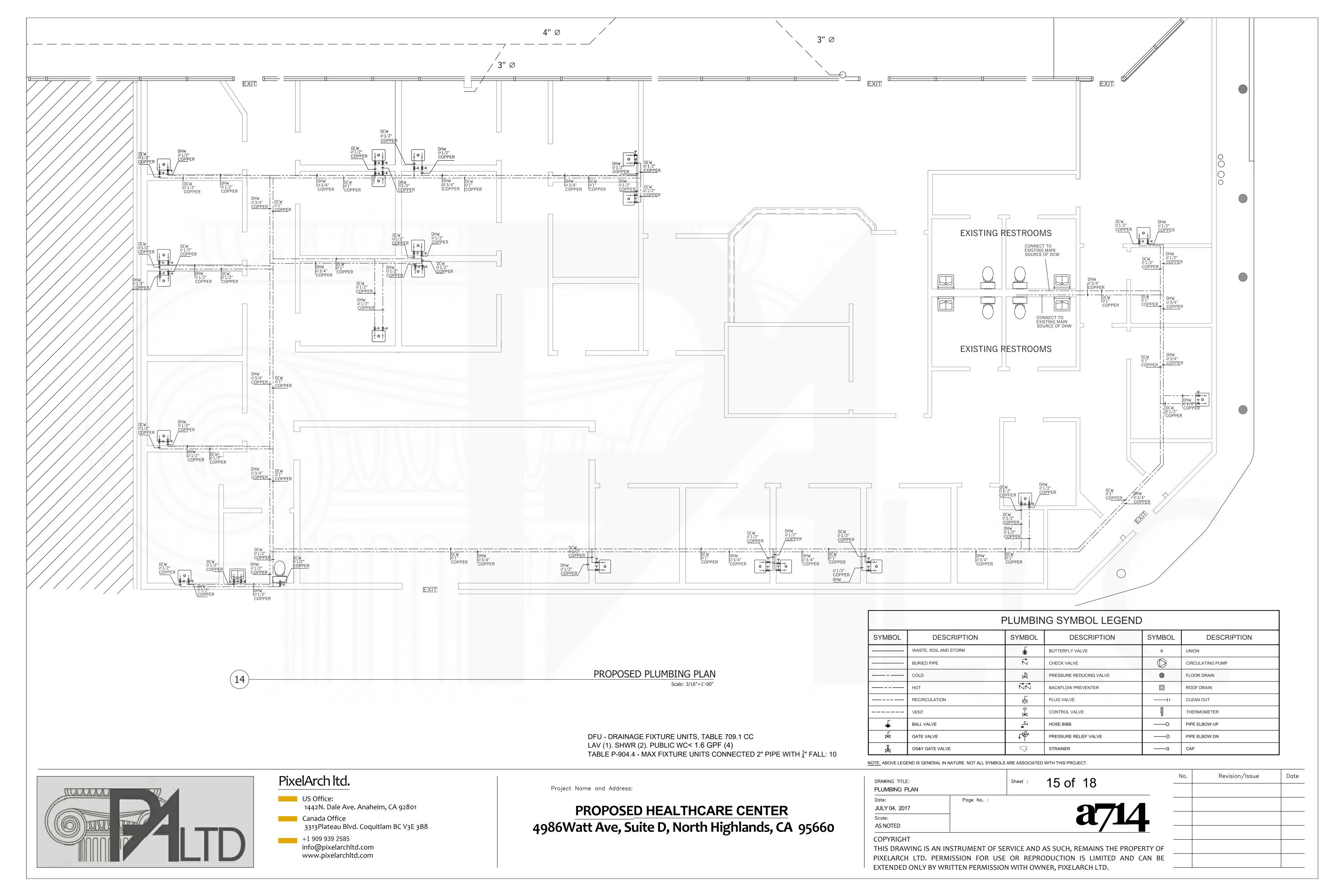
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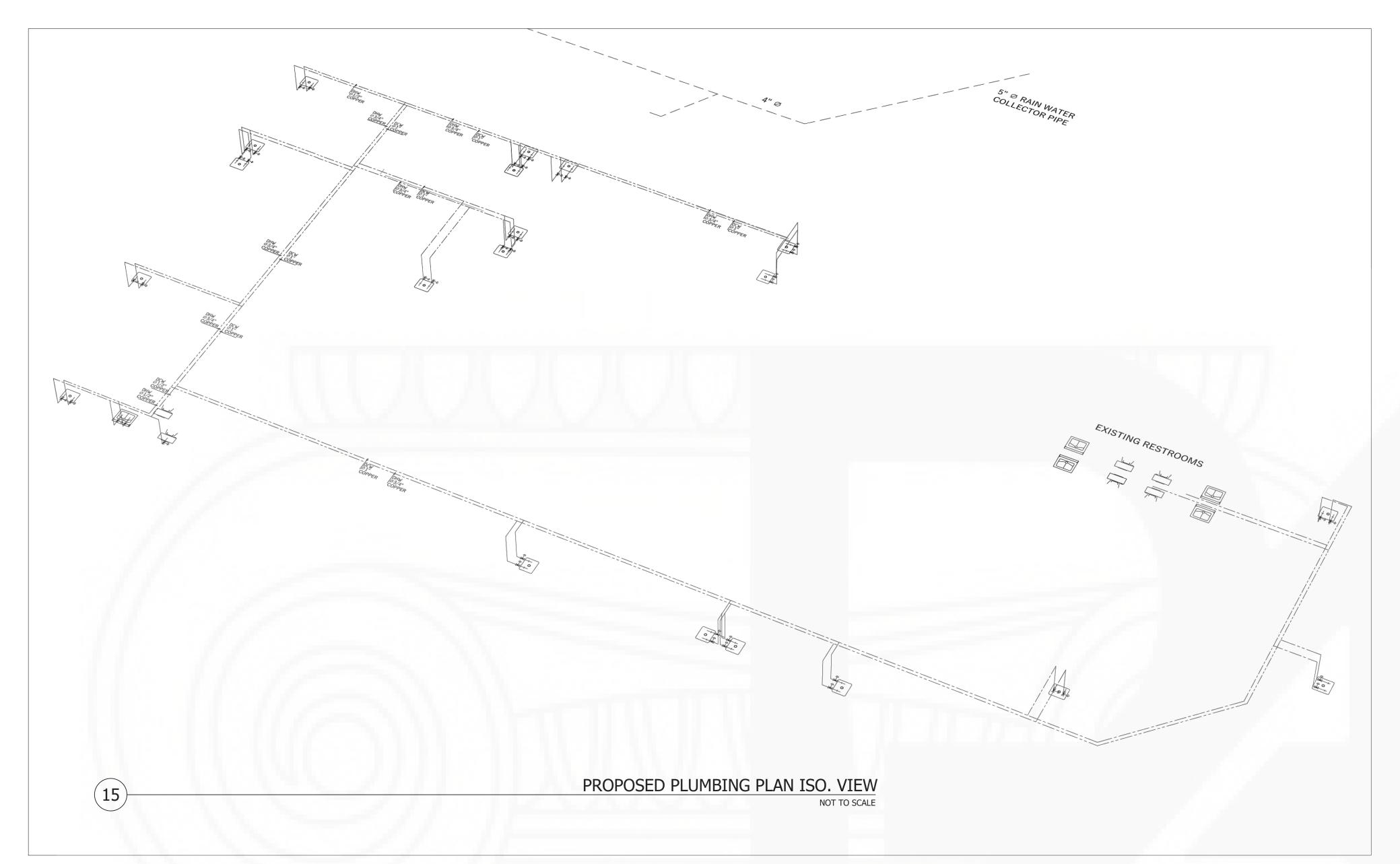
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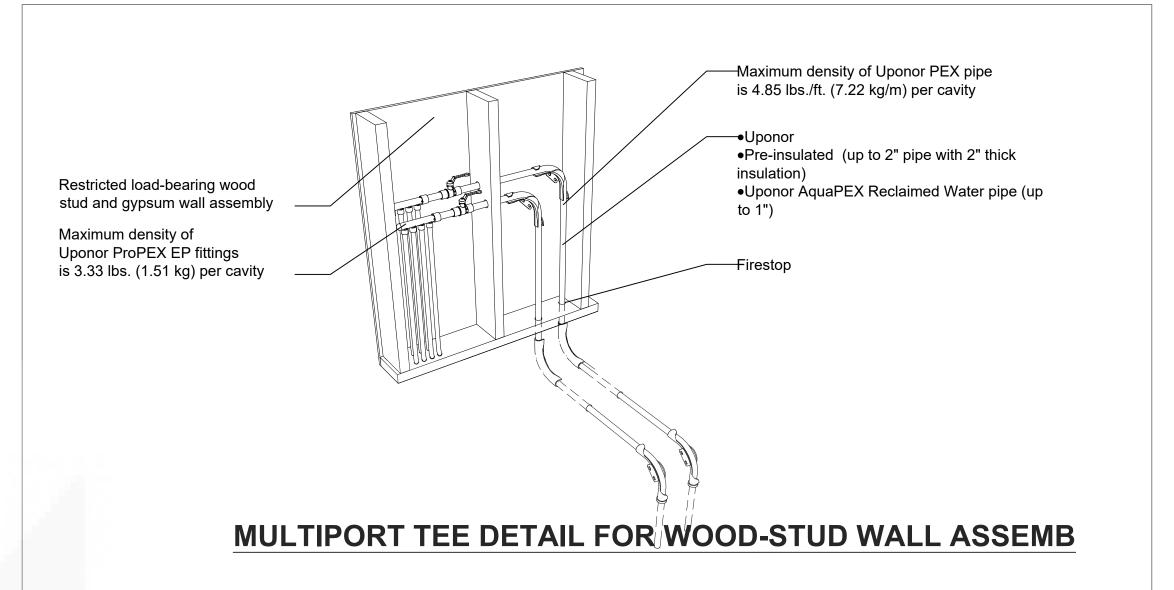
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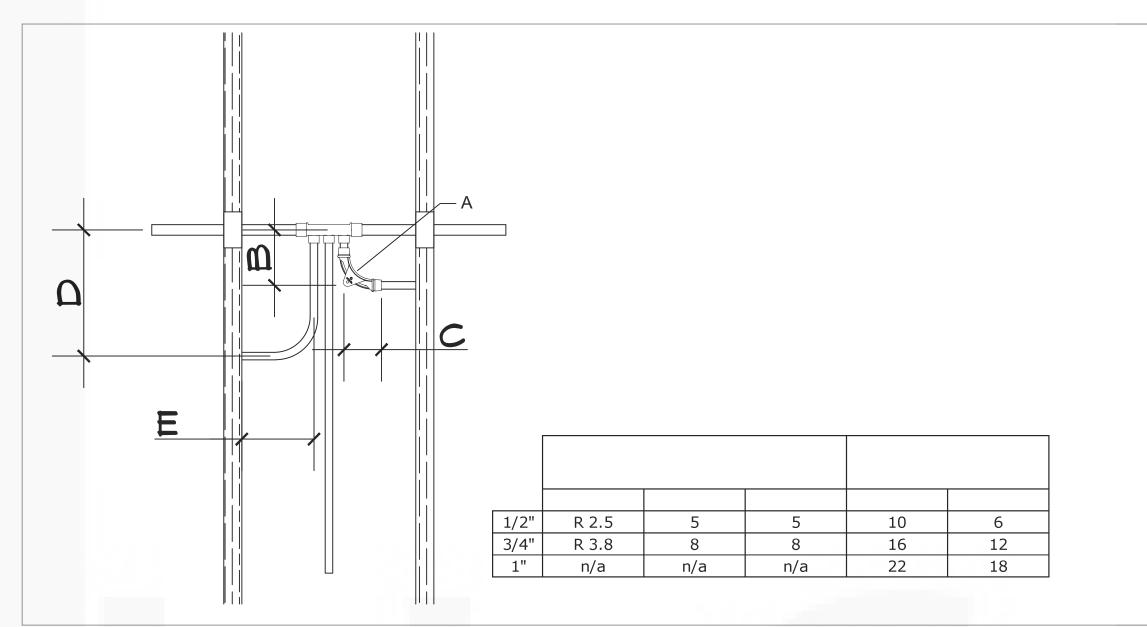
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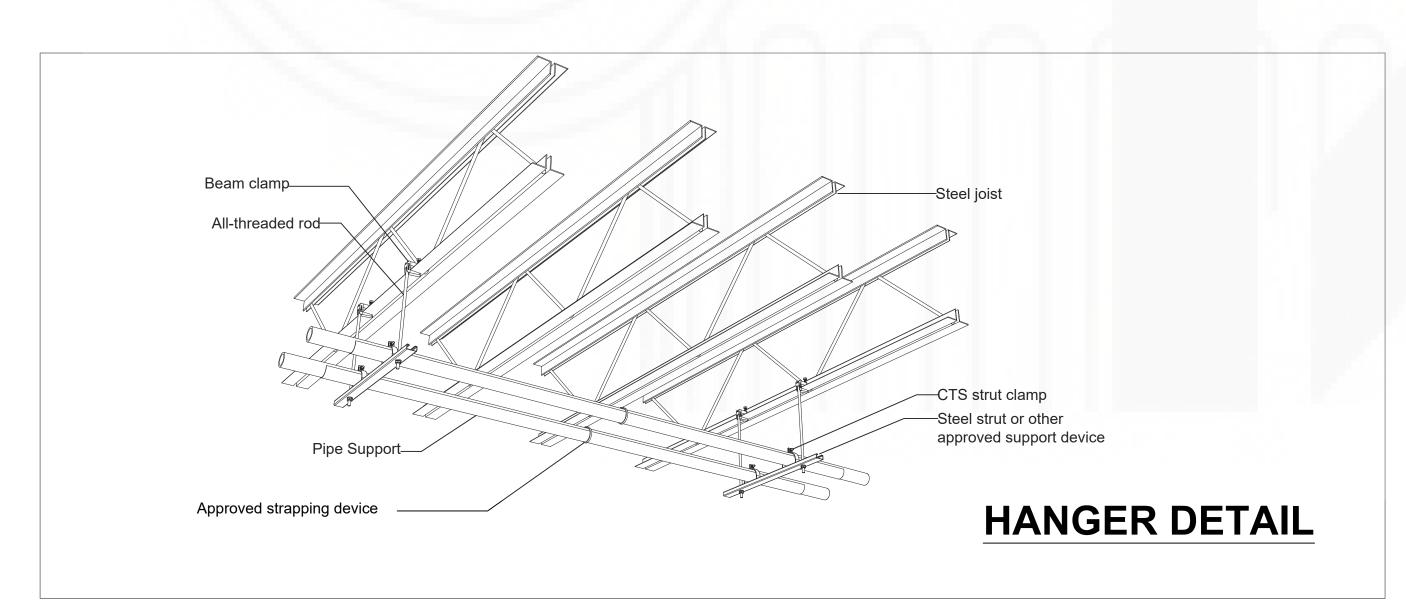
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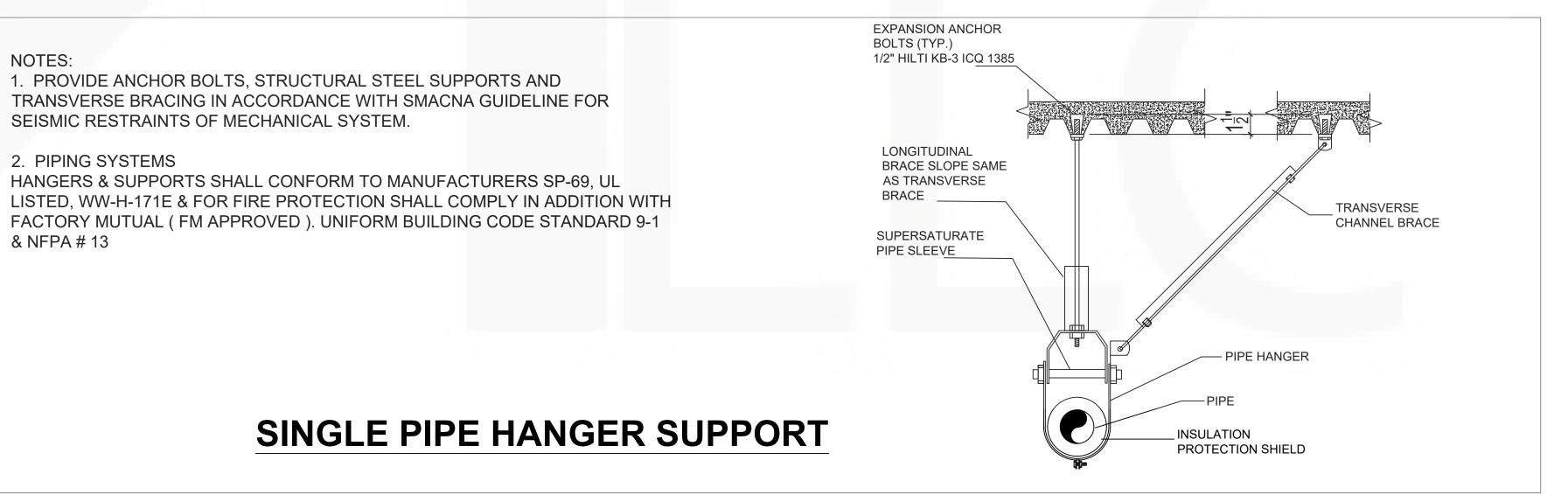


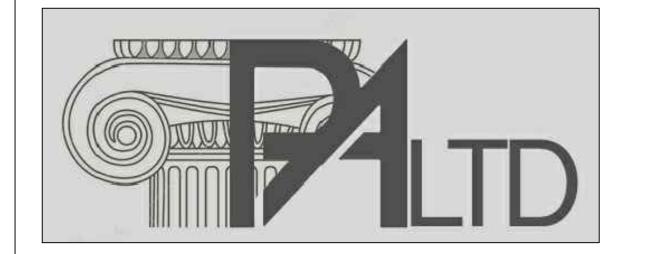




# BEND SUPPORT DETAIL

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#### RESIDENTIAL NOTES

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

- I. INTERIOR FINISH MATERIALS SHALL NOT HAVE A FLAME SPREAD EXCEEDING 200. 2. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM NE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR
- 3. PROVIDE 4" (MIN) CONCRETE STEP DOWN AT ALL HOUSE ACCESS DOORS.

APPROVED WIRE GLASS, OR APPROVED SHATTER RESISTANT PLASTIC.

- 4. ALL ACCESS DOORS SHALL BE 1-3/4" SOLID CORE. 5. ALL PATIO DOORS, SHOWER OR TUB DOORS OR ENCLOSURES, WINDOWS OVER TUBS, OR GLASS WITHIN 12" OF DOORS, SHALL BE FULLY TEMPERED, LAMINATED SAFETY,
- 6 DROPPED CEILINGS BELOW WOOD JOIST OR ATTCHED DIRECTLY TO WOOD FLOOR TRUSSES SHALL BE DRAFT STOPPED AT 500 SQ. FT. INTERVALS AND PARALLEL TO FRAMING MEMBERS, A 22"X30" MIN. ACCESS OPENING REQUIRED FOR ATTIC AREAS IL/IAIGI-I HAVE A CLEAR HEIGHT OF AT LEAST 30" ACCESS DOORS IN DRAFTSTOPPING SHALL BE SELF-CLOSING AND OF APPROVED MATERIALS.

#### FOUNDATION

- 1. BOTTOM OF WALL FOOTINGS SHALL BE A MINIMUM OF 30" BELOW FINISH GRADE. 2 PROVIDE APPROVED "SIMPSON" OR EQ. POST SHOE WITH 1/2"X12" ANCHOR BOLT SET IN A MINIMUM OF 8" IN CONCRETE FOR ALL WOOD PORCH AND DECK POSTS. 3. GARAGE FLOOR SHALL SLOPE A MINIMUM OF 2" TO THE OVERHEAD DOOR.
- 4. PROVIDE 4" MINIMUM CONCRETE CURB IN GARAGE. 5. CONCRETE SHALL TEST 3,000PSI (MIN) AT 25 DAYS. ALL CONCRETE SHALL BE
- 6. FINISH GRADES AT THE BUILDING SHALL BE A MINIMUM OF 8" BELOW THE TOP OF FOUNDATION. FINISH GRADES SHALL SLOPE AWAY FROM NE BUILDING 6" FOR A DISTANCE

#### CONCRETE SLABS

- . CONCRETE FLOORS TO BE POURED ON 4" (MIN) OF GRAVEL OR CRUSHED STONE OVER CUT VIRGIN (UNDISTURBED) SOIL ANY FILL DEEPER THAN NE REQUIRED 4" SHALL ALSO BE GRAVEL OR CRUSHED
- 2. 6-MIL POLYETHYLENE VAPOR BARRIER UNDER ALL GROUND SLABS.
- 3. SMOOTH TROWEL FINISH ON ALL INTERIOR SLABS. 4. SLAB THICKNESS AND WIRE MESH (WWF) AS PER PLAN.
- 5. SLOPE FINISH AS REQUIRED FOR DRAINAGE.
- 6. EXTERIOR SILL TO BE SLOPED. 1. SLOPE EXTERIOR SLABS WITHIN 101-0" OF BUILDING 2-PERCENT (MIN) AWAY FROM BUILDING.

#### 8. SLOPE GARAGE SLAB 2" (MIN) TOWARD OVERHEAD DOOR. CONCRETE

- MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE
- 2500 PSI BASEMENT SI ARS 3000 PSI - BASEMENT WALLS, FOUNDATION WALLS, AND FOOTINGS 3500 PSI - PORCHES, WALKS, PATIOS, STEPS, GARAGE AND CARPORT FLOOR SLABS AND
- 2. CONCRETE FOR ALL BASEMENT WALLS, FOUNDATION WALLS, PORCHES, WALKS, PATIOS, STEPS, GARAGE AND CARPORT FLOOR SLABS AND DRIVEWAYS SHALL BE AIR-ENTRAINED.
- 3. FOUNDATION TO BE WATERPROOFED WITH 6-MIL POLYETHYLENE, JONTS TO BE LAPPED 6" AND SEALED PER MANUFACTURER'S INSTALLATION INSTRUCTION.
- 4. WATERPROOFING TO BE APPLIED FROM NE BOTTOM OF NE WALL TO AT LEAST 12" ABOVE THE WATER TABLE ELEVATION. THE REMAINDER OF THE WALL TO BE DAMPPROOFED.
- 5. ALL JOINTS IN WALLS AND FLOORS TO BE WATER TIGHT
- 6. DOWNSPOUT DISCHARGE SHALL BE DIRECTED AWAY FROM FOUNDATION. 1. SUMP PUMP DISCHARGE SHALL BE PIPED TO STORM DRAIN OR TO APPROVED WATER COARSE. DISHARGING TO OR WITHIN 10' OF A SIDEWALK, DRIVEWAY, STREET OR TO CREATE A NUISANCE TO ADJOING PROPERTIES IS PROHIBITED.
- 8. DRAINAGE SYSTEM SHALL DISCHARGE BY GRAVITY TO DAYLIGHT OR BE CONNECTED TO AN APPROVED SUMP (15" IN DIAMETER  $\times$  18" DEEP WITH FITTED COVER) HAVING A SUMP PUMP THAT DISCHARGES INTO AN APPROVED DISPOSAL SYSTEM. 9. PROVIDE WATERPROOFING MEMBRANE UNDER FLOOR SLAB OF POLYETHYLENE WITH JONTS LAPPED
- A MINIMUM OF 6 INCHES AND SEALED. CONCRETE

#### 1. ALL FRAMING LUMBER SHALL BE MINIMUM 2012 NDS SOUTHERN YELLOW PINE (TYPICAL UNLESS NOTED OTHERWISE ON PLANS

- 2. FLOOR JOISTS SHALL BE FASTENED TO FNDN. SILL WITH THREE 8-PENNY NAILS AT EA. JOIST. 3 TIE FLOOR JOIST TOGETHER WITH THREE IG-PENNY NAILS AT EACH TIE
- 4. NAIL IX3 TO BOTTOM OF FLOOR JOST ON EACH SIDE OF ALL STEEL BEAMS 5. ALL EXTERIOR WALLS TO BE BRACED PER ST. LOUIS COUNTY'S SIMPLIFIED BRACING METHOD FOR ONE AND TWO FAMILY DWELLINGS WHEN THE ENTIRE STRUCTURE IS SHEATHED WITH WOOD STRUCTURAL
- 6. FIRE STOPPING SHALL BE PROVIDED AT ALL SOFFITS, DROP CEILINGS AND AT V-0" MAX. VERTICAL
- 7. ALL LINTELS SHALL BE TWO 2XIO'S UNLESS OTHERWISE NOTED.
- 8. ALL EXPOSED MATERIALS FOR PORCHES, CARPORTS, SOFFITS, OVERHANGS, CARPORT CEILINGS, AND ETC. TO BE EXTERIOR GRADE MATERIALS.
- 9. SILL PLATE AND ALL OTHER WOOD IN CONTACT WITH CONCRETE SHALL BE TRIO. MATERIAL 10.CUTTING, NOTCHING, AND/OR BORING HOLES ON WOOD BEAMS, JOISTS, RAFTERS, OR STUDS SHALL NOT EXCEED THE LIMITATIONS NOTED IN SECTIONS 85028, R602.6, AND R602.6,I OF 2009 IRC
- . REINFORCEMENT OF STUDS SHALL BE DONE IN ACCORDANCE WITH SECTION 86023 2009 IRC. 12. NAILING AND FASTENING OF FLOOR, ROOF/CEILING, WALL AND ROOF SHEATHING, AND GYPSUM CONSTRUCTION SHALL BE IN ACCORDANCE WITH TABLES R6023(1) AND R602.3(2) OF 2009 IRC 13. DRAFTSTOP FLOOR TRUSSES EVERY 500 SOFT (MIN)
- 14. BASEMENT FOUNDATION FUR WALLS SHALL BE FIREBLOCKED AS PER THE FOLLOWING: - FILL THE FLOOR JOIST CAVITY SOLID WITH MINERAL WOOL OR DRYWALL DIRECTLY ABOVE ANY WALL THAT SEPARATES A FINISHED AREA FROM AN UNFINISHED AREA.
- INSTALL VERTICAL FIREBLOCKING AT 101-0" INTERVALS IN FURRED OUT WALLS AGAINST A CONCRETE FOUNDATION WALL INSTALL FIREBLOCKING AT THE INTERSECTION OF CONCEALED VERTICAL SPACES AND CONCEALED

#### HORIZONTAL SPACES INSULATION

- . MINIMUM INSULATION VALUES SHALL BE AS FOLLOWS ROOF/CEILING FRAME:
- FLOOR OVER UNHEATED CRAWL SPACE: FINISHED BASEMENT FOUNDATION WALL:
- UNFINISHED BASEMENT FOUNDATION WALL: R-5 (20% MIN. OF EXPOSED FNDN.) SLAB ON GRADE FLOORS: R-10 (NO DUCTWORK IN THE SLAB) R-15 (DUCTWORK IN THE SLAB) DUCTWORK IN NON-CONDITIONED SPACE:
- 2. THE BASEMENT FOUNDATION WALL INSULATION SHALL EXTEND DOWN TO THE
- BASEMENT FLOOR SLAB OR TO A MINIMUM OF 24" BELOW OUTSIDE FINISHED GRADE WHEN THE GRADE IS ABOVE THE FLOOR SLAB ELEVATION. 3. BATT OR BLANKET INSULATION INCLUDING THE VAPOR RETARDER BREATHER PAPER OR OTHER COVERINGS SHALL NOT BE LEFT EXPOSED IN UNFINISHED BASEMENTS
- UNLESS THE MATERIAL HAS A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 450 OR LESS
- 4. ALL FOAM PLASTIC INSULATION SHALL BE SEPARATED FROM THE INTERIOR OF THE
- BUILDING BY A THERMAL BARRIER OF 1/2" GYPSUM WALLBOARD. 5. ALL FOAM PLASTICS SHALL HAVE A FLAME SPREAD RATING OF 15 OR LESS AND A

#### SMOKE DEVELOPMENT RATING OF 450 OR LESS. SOUND TRANSMISSION

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

## TRANSMISSION OF THE 2009 IRC.

- DOWNSPOUTS AND FOUNDATION DRAINS WILL NOT BE CONNECTED TO SANITARY SEWER 2. "NO LEAD" SOLDER IS REQUIRED FOR ALL COPPER WATER SUPPLY PIPING.
- 3. NOTE THAT THE WATER SERVICE PIPE AND THE BUILDING SEWER ARE TO BE A MINIMUM OF 10' APART HORIZONTALLY
- 4. BASEMENT AREA WAY DRAINS AND FOUNDATION DRAIN TILES ARE NOT TO BE CONNECTED TO A SANITARY SEWER 5. WATER SERVICE LINE SIZE 4 LOCATION PER FOUNDATION PLAN
- 6. PROVIDE 50 GALLON ELECTRIC WATER HEATER
- 1. PROVIDE EXPANSION TANK FOR WATER HEATERS ABOVE 30 GALLONS 8. PROVIDE FLOOR DRAIN. SLOPE SLAB TOWARD.

- 1. ELECTRICAL WORK SHALL INCLUDE THE WIRING FOR ALL ELECTRICAL EQUIPMENT WHICH IS A PART OF THE BUILDING ITSELF. INCLUDING BUT NOT LIMITED TO: HEATING UNITS, AIR CONDITIONING UNITS, TOILET FANS, ELECTRICAL PANEL, TO BE UL. LISTED AND A.C. POWERED AND INSTALLED ACCORDING TO

CURRENT NF.PA. SPECS. ALL UNITS SHALL BE INTERCONNECTED.

#### DRYWALL

- I. DRYWALL INSTALLATION MUST BE ACCORDANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDATIONS IN THICKNESS, NAILING, TAPING, AND ON CORRECT STUD SPACING. FIRE RATED TYPES SHALL BE INSTALLED IN ACCORDANCE WITH TEST ASSEMBLIES. 2. APPROVED WATER RESISTANT GYPSUM BACKER BOARD IS REQUIRED IN BATHTUB AND
- 3. PROVIDE 5/8" TYPE "X" DRYWALL AT REQUIRED FIRE PARTITIONS AND FIRE CEILINGS. 4. ALL FIRE RATED DRYWALL ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROVED TEST ASSEMBLY.

5. NAILING AND FASTENING OF GYPSUM CONSTRUCTION SHALL BE IN ACCORDANCE WITH TABLE

#### HYAC/GENERAL MECHANICAL

R6023(1) AND R602.3(2) OF 2009 IRC.

- 1. EACH GAS APPLIANCE SHALL HAVE A GAS SHUTOFF VALVE AND GROUND JOINT UNION. A SEDIMENT TRAP IS REQUIRED AT EACH APPLIANCE OR GROUP OF APPLIANCES. 2. GAS PIPING SHALL BE IDENTIFIED PER 2009 IRC AND ANY PREVAILING CODES. 3. FLEXIBLE GAS PIPING MAY ONLY BE USED IN CONJUNCTION WITH THE MANUFACTURES
- 4. CLOTHES DRYERS EXHAUST SHALL BE 4". (MIN) SMOOTH INTERIOR METAL DUCT, INDEPENDENT OF ALL OTHER SYSTEMS, AND EXHAUSTED TO THE EXTERIOR WITH A 25' -0"

PROPRIETARY NAIL PLATES TO PROTECT AGAINST ACCIDENTAL PUNTCURE.

5. RESIDENTIAL BATHROOMS WITHOUT WINDOWS FOR NATURAL VENTILATION SHALL EXHAUST 50 CFM MINIMUM TO THE EXTERIOR IT IS NOT PERMISSIBLE TO DISCHARGE EXHAUST TO

6. KITCHEN RANGE HOODS: A 100 CFM FAN, (INTERMITTENT USE) OR A FAN CONTINUOUSLY

EXHAUSTING 25 CFM SHALL BE INSTALLED. 1. ANY EXHAUST FAN OVER 600 CFM WILL BE REQUIRED TO HAVE AN INTERGRAL AND AUTOMATIC MAKE-UP AIR FEATURE

## 8. ALL DUCT WOW AND CHASE SEAMS AND JOINTS ARE TO BE SEALED TIGHT.

- 1. CLASS A, B, OR C ROOFING SHALL BE REQUIRED WHERE THE EDGE OF THE ROOF IS LESS THAN 31-0" TO THE PROPERTY LINE 2. ALL UNDERLAYMENT TO BE A MINIMUM OF TYPE-I PER ASTM D226-91A OR TYPE-I PER ASTM
- D4869-88(1993)F (TYPF-LIS COMMONLY CALLED NO. 15 ASPHALT FELT) 3. INDICATE CORROSION-RESISTANT FLASHING AT ALL WALL AND ROOF INTERSECTION, CHANGES! IN ROOF SLOPE OR DIRECTION, AROUND ALL ROOF OPENINGS, INTERSECTIONS WITH CHIMNEYS, INERSECTION OF EXTERIOR WALLS AND PORCHES AND DECKS, ETC. VALLEY FLASHING SHALL BE INSTALLED PER 89052.82 4. BUILT-UP MEMBRANE ROOF SLOPE IS 1/4:12 WITH APPROVED LOW-SLOPE ROOF COVERING
- MATERIALS. A COLA-TAR BUILT-UP MEMBRANE MAY BE INSTALLED ON 1/8:12 SLOPE. 5. MINERAL SURFACED ROLL ROOFING SHALL CONFORM TO ASTM D 224, D 249, D 311, D3909. IT SHALL NOT BE INSTALLED ON ROOF SLOPES BELOW 1:12
- 6. UNDERLAYMENT FOR ASPHALT SHINGLES: SLOPES OF 2:12 TO LESS THAN 4:12 SHALL BE PROTECTED WITH TWO LAYERS OF UNDERLAYMENT. APPLY A 19" STRIP OF UNDERLAYMENT FELT PARALLEL WITH AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD INTO PLACE, STARTING AT THE EAVE, APPLY 36" WIDE SHEETS OF UNDERLAYMENT, SUCCESSIVE 36" WIDE SHEETS OF UNDERLAYMENT SHALL OVERLAP THE PREVIOUS 36" WIDE SHEET BY IR. ALL UNDERLAYMENT SHALL BE FASTENED SUFFICIENTLY TO HOLD INTO PLACE.
- SLOPES EQUALING OR EXCEEDING 4:12 SHALL BE PROTECTED WITH ONE LAYER OF UNDERLAYMENT. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHON, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2", FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6'-0".

#### FLASHING. CAULKING AND SEALANT

- I. EXTERIOR JOINTS AROUND WINDOW AND DOORFRAMES BETWEEN WALL CAVITIES AND WINDOW OR DOOR FRAMES, BETWEEN WALL AND FOUNDATION, BETWEEM WALL AND ROOF, BETWEEN WALL PANELS AT PENETRATIONS OR UTILITY SERVICES THROUGH WALLS, FLOORS, AND ROOFS, AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED IN APPROVED MANNER
- 2. CORROSION-RESISTANT FLASHING IS REQUIRED AT THE TOP AND SIDES OF ALL EXTERIOR WINDOW AND DOOR OPENINGS AND AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTUCTION AND FRAME WALLS. 3. SEE ABOVE FOR ROOF VALLEY TREATMENT.

4. ALL WALLS ABOVE THE FOUNDATION SHALL BE WRAPPED WITH "TYVEK"

#### INSTALLED IN ACCORD WITH THE MANUFACTURES WINDOWS (MANUFACTURE TO BE JELD-WEN)

- WINDOW SIZES ARE NOMINAL INDUSTRY GLASS SIZES. CHECK BRAND REQUIREMENTS. 2. ONE WINDOW IN EACH BEDROOM MUST MEET 2009 IRC EGRESS REQUIREMENTS.
- ALL MEASUREMENTS MUST BE CLEAR OPENINGS MINIMUM HEIGHT 24 INCHES

MINIMUM AREA OF CLEAR OPENING

- 5.1 SQ. FT. AT GROUND LEVEL 5.1 SQ. FT. ABOVE GROUND LEVEL BOTTOM OF CLEAR OPENING CAN NOT BE MORE THAN 44" ABOVE FLOOR 3. GLAZING IN STOW DOORS, EXTERIOR OR INTERIOR DOORS, PATIO DOORS, SHOWER AND BATHTUB ENCLOSURE WALLS, PANELS AN DOORS TO BE FULLY TEMPERED TYPE-2
- LAMINATED SAFETY GLASS, OR APPROVED SHATTER RESISTANCE PLASTIC. 4. WINDOW 4 DOOR U-VALUES SHALL BE DETERMINED IN ACCORDANCE WITH NFRCIOO-2004, AND LABELED OR CERTIFIED BY THE MANUFACTURE, OR SHALL BE ASSIGNED THE U-VALUES LISTED IN TABLES NII 015(1) AND NII 015(2).

#### BASEMENT EGRESS

- ALL BASEMENTS TO HAVE ONE (1) OPENABLE EMERGENCY EGRESS WINDOW. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE (1) OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING.
- 2. DOORS CAN BE INSTALLED IN LIEU OF WINDOWS. 3. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NO MORE THAN 44" ABOVE THE FLOOR 4. WHERE A DOOR OPENING, HAVING A THRESHOLD BELOW THE ADJACENT GROUND LEVEL, SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING, AND IS PROVIDED WITH A BULKHEAD
- ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION 83103 OF 2009 IRC. 5. EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDE WITH A WINDOW WELL, IN ACCORDANCE WITH SECTION 83102 OF 2009 IRC

#### WINDOW WELLS

- 1. THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9-90FT WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36". THE AREA OF THE WINDOW WELL SHALL ALLOW
- THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. 2. EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION R3IO2.1 SHALL BE PERMITTED TO ENCROACH A MAXIMUM OF 6" INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL. 3. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44" SHALL BE EQUIPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN
- 4. LADDERS OR RUNGS SHALL HAVE A INSIDE WIDTH OF AT LEAST 12" AND SHALL PROJECT AT LEAST 3" FROM THE WALL AND SHALL BE SPACED NOT MORE THAN IS" ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL
- 5. BULKHEAD ENCLOSURES SHALL PROVIDE DIRECT ACCESS TO THE BASEMENT 6. A BULKHEAD ENCLOSURE WITH THE DOOR PANELS IN THE FULLY OPEN POSITION SHALL PROVIDE THE MINIMUM NET CLEAR OPENING REQUIRED BY SECTION R310.1.

9. WINDOW WELL AREAWAY DRAINS TO BE 2" OR 3" AS PER PLAN.

1. BULKHEAD ENCLOSURES SHALL COMPLY WITH SECTION 8311.582. 8. BARS, GRILLS, COVERS AND SCREENS OR SIMILAR DEVICES ARE PERMITTED TO BE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS, BULKHEAD ENCLOSURES, OR WINDOW WELLS THAT SERVE SUCH OPENINGS, PROVIDED THE MINIMUM NET CLEAR OPENING SIZE COMPLIES WITH SECTIONS R310.1.1 TO R310.13, AND SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESUCE OPENING.

#### FLOOR PLAN NOTES

#### (EL) ELECTRICAL SYMBOLS

- NOT ALL NECESSARILY OCCUR ON THIS PAGE.
- I. ALL OUTLETS LOCATED IN GARAGE, KITCHEN, LAUNDRY, BATHROOMS 4 ON EXTERIOR TO BE 2. ALL OUTLETS LOCATED ON EXTERIOR TO BE WATERPROOFED ELECTRICAL LAYOUT FOR GENERAL BIDDING
- 3. PROVIDE EXTERIOR WATERPROOF GFI RECEPTIACLE WITHIN 251-0" OF A/C CONDENSING UNIT. 4. ALL BRANCH CIRCUITS THAT SUPPLY 125V, SINGLE PHASE, 15 AMP 4 20 AMP OUTLETS IN BEDROOMS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT PER 2009 IRC.
- 5. PROVIDE INTER-SYSTEM BONDING TERMINAL FOR GROUNDING COMMUNICATION SYSETEMS (CABLE TV 4 SATELLITE DISHES) 6.IF THE UNDERGROUND METAL WATER PIPE IS USED AS THE GROUNDING ELECTRODE, THE CONNECTION MUST BE MADE TO THE PIPE WITHIN 51-0" OF POINT OF ENTRANCE TO THE
- BUILDING. A SUPPLEMENTAL GROUNDING ELECTRODE SHALL BE PROVIDED AS SPECIFIED IN NEC SECTIONS 250-50 AND 250-53. 1. ELECTRICAL CONTRACTOR RESPONSIBLE FOR ALL CODE REQUIREMENTS AND ALL WORK
- SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
- ₩ 110 V DUPLEX OUTLET
- 110 Y DUPLEXOUTLET-SPLIT WIRED (1/2 SWITCHED) 220 V OUTLET
- 110 V DUPLEX OUTLET WITH GROUND FAULT INTERUPTION (GFI)
- GFI/WP 110 Y DUPLEX OUTLET WITH GFI AND WEATHER PROOF (WP) COVER 110 Y DUPLEX OUTLET

#### AF) WITH ARC FAULT INTERUPTION (AF)

- \$ SINGLE POLE SWITCH MULTIPLE SINGLE POLE SWITCHES GANGED
- MALL LIGHT FIXTURE INCANDESCENT LIGHT FIXTURE

INCANDESCENT LIGHT FIXTURE WITH PULL CHAIN

- INCANDESCENT DOUBLE FLOOD LIGHTS 50 CFM MIN. EXHAUST FAN VENTED TO EXTERIOR
- SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP AND LISTED IN ACCORDANCE WITH UL 211 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 12-01. CARBON MONOXIDE DETECTOR SHALL COMPLY WITH UI\_2034-2008

## PADDLE FAN WITH INCANDESCENT LIGHT

#### (CL) CLOSET LIGHTING CLEARANCE REQUIREMENTS

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

CLEARANCE OF 6-INCHES BETWEEN THE LUMINAIRE AND THE NEAREST POINT OF A

#### (RN) RAILING NOTES

- GUARDRAILS SHALL BE 36" HIGH (MIN) 2. INTERIOR HANDRAILS SHALL BE 34" ABOVE AND EXTERIOR HANDRAILS SHALL BE 34" (MIN) TO 3- CHECK PLAN FOR LOCATION OF COLUMNS FOR SIZE OF ISOLATED PADS. 38" ABOVE AND PARALLEL TO A LINE TOUCHING THE FRONT OF STAIR NOSING. 36" (MIN) ON OPEN 4- IF "PI" RESTS ON OR SUPPORTS WOOD, SIZE PLATES AND PROVIDE BLOCKING SO THAT THE
- 3. THE MAXIMUM SPACE BETWEEN PICKETS OR RAILS SHALL NOT ALLOW A 4" DIA. SPHERE TO PASS 4. HANDRAILS SHALL BE ROUND. 125" (MIN) 4 2" (MAX) DIAMETER THERE SHALL BE A MINIMUM OF 1.5"
- BETWEEN HANDRAIL AND WALL. THE MAXIMUM PROTRUSION INTO REQUIRED STAIR WIDTH IS 3.5" 5. HANDRAIL ENDS SHALL RETURN TO A WALL OR NEWEL POST

- FIREPLACE SHALL BE AN APPROVED MANUFACTURED PREFAB UNIT. BUILDER OR OWNER TO OBTAIN CURRENT INSTALLATION MANUALS OF MODEL TO BE USED AND FILE REQUIRED COPIES OF SAME WITH THESE PRINTS. HEARTH SHALL EXTEND 12" (MIN) EITHER SIDE OF AND 20" (MIN) IF FRONT OF FACE OPENING. HEARTH SHALL BE 4" (MIN) MASONRY ON BACKER BOARD.
- FIREPLACE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURES INSTALL MANUAL. INSTALLATION INSTRUCTIONS TO REMAIN ON SITE AT ALL TIMES.
- PROVIDE 5/8" TYPE "X" DRYWALL ON CEILING AND GARAGE SIDE OF INTERIOR PARTITIONS OF ATTACHED GARAGES. IF GARAGE IS IN BASEMENT OR HAS HABITABLE SPACE ABOVE, USE 5/8"
- 2. ALL BEARING WALLS, BEAMS, AND COLUMNS SUPPORTING THE FLOOR/CEILING ASSEMBLY MUST PROTECTED WITH 1/2" (MIN) GYP. BRD. 3. PROVIDE 4" (MIN) STEP DOWN AT INTERIOR DOORS, DROP SLAB 4" (MIN) AT INTERIOR PARTITIONS FOR
- BASEMENT GARAGES. DROP SLAB 4" (MIN) BELOW TOP OF HOUSE FOUNDATION POUR, IF ATTACHED. 4. CONNECTING DOORS BETWEEN HOUSE AND GARAGE SHALL BE 13/4" SOLID CORE WOOD DOOR OR SOLID HONEYCOMB CORE STEEL DOOR
- 5. SLOPE CONCRETE SLAB 2" (MIN) TOWARD OVERHEAD DOOR (RN) WOOD SUPPORT COLUMNS (ABOYE FOUNDATION LEVEL) PROVIDE A MINIMUM OF FOUR (4) STUDS, IF 2X4 FRAMING, AND THREE (3) STUDS, IF 2X6
- FRAMING, UNLESS NOTED OTHERWISE. STUD POSTS SHALL BE GLUED AND NAILED TOGETHER ALL STUDS SHALL BE RILL LENGTH. 2. PROVIDE BLOCKING UNDER GANGED STUDS BETWEEN FLOOR JOIST SO THAT ENTIRE AREA OF STUDS IS SUPPORTED.
- 3. SUPPORT SHALL BE FROM UNDERSIDE OF BEAM TO FOUNDATION, MAIN BEAM OR CONCRETE 4. PROVIDE APPROVED TIES AT ALL CONNECTIONS TO PREVENT MOVEMENT DUE TO WIND 4
- 5. BLOCKING REQUIRED AT ALL CONTINUOUS POINT LOADS (SEE "SN" SYMBOLS)

#### FOUNDATION NOTES

NOT ALL NECESSARILY OCCUR ON THIS PAGE.

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

BE TREATED MATERIAL FOUNDATION

- NOTE: FOUNDATION CONTRACTOR SHALL CHECK WITH OTHER TRADES FOR REQUIRED POCKETS AND OPENINGS. VERIFY ALL ROUGH OPENINGS SIZES BEFOR STARTING POUR
  - BASEMENT WALL: THICKNESS AND HEIGHT, AS WELL AS FOOTING SIZE SHALL BE AS

I. SILL PLATES AND ALL OTHER WOOD IN CONTACT W/ CONCRETE OR WITHIN 8" OF GRADE IS TO

- 2. 2 GARAGE OR PORCH: 8"X21-6" POUR ON 8"X22" FOOTING, UNLESS NOTED OTHERWISE. 3. 3 - FROST WALL FOR SLAB FLOOR: 8"X21-6" POUR ON 8"X22" FTG. UNLESS NOTED OTHERWISE. SET 1/2" $\times12$ " ANCHOR BOLTS AT 4'- $\theta$ " O.C. (MIN) AND TWO (2) IN EACH SILL PLATE (MIN) ALL BOLTS TO BE EMBEDDED 8" (MIN) AND 2 1/2" ABOVE POUR PROVIDE WASHER AND NUT AT EACH. BOLTS SHALL
- BE 3" IN FROM OUTSIDE SURFACE FOR FRAME 4. CONSTRUCTION, AND 3" FROM INSIDE SURFACE OF CONCRETE FOR BOTH BRICK VENEER AND LOG
- 5. 4 SEE SECTIONS AND DETAILS FOR REINFORCING DETAILS. 6 5 - WATERPROOFING/DAMPPROOFING FOUNDATION BELOW GRADE:

INDICATED ON PLAN. (SEE SECTIONS 4 DETAILS FOR ADDITIONAL INFORMATION)

-IF SOILS ENGINEER REPORT ALLOWS USE SPRAY ON ASPHALT EMULSION DAMPROOFING. IF REPORT DOES NOT ALLOW OR, WITHOUT REPORT, USE MODIFIED POLYMER ASPHALT MEMBRANE WATERPROFFING. -GROUNDWATER PRESENT - PROVIDE DRAIN TILE, PERFORATED PIPE, OR OTHER APPROVED FOUNDATION DRAINAGE SYSTEM BOTH INSIDE AND OUTSIDE OF FOUNDATION. -DRAINAGE SYSTEM SHALL DISCHARGE BY GRAVITY TO DAYLIGHT OR BE CONNECTED TO AN APPROVED SUMP (15" IN DIAMETER X IS" DEEP WITH FITTED COVER) HAVING A SUMP PUMP THAT DISCHARGES INTO AN APPROVED DISPOSAL

## (SN) SLAB NOTES

- ALL CONCRETE SLABS ARE NOMINAL 4" THICK WITH 6"X6" 10/10 ULF ADDED TO EXTERIOR AND GARAGE SLABS.
- TIE EXTERIOR SLABS TO MAIN FOUNDATION WITH 44 RODS AT 12" O.C. WITH EXP. JOINTS. SLOPE ALL SLABS FOR PROPER DRAINAGE. ONLY GRAVEL OR CRUSHED ROCK ALLOWED AS FILL UNDER ALL SLABS, 4" (MIN) SLAB MUST BE DAMP PROOFED OR WATERPROOFED DEPENDING ON PRESENCE OR

#### ABSENCE OF GROUND WATER (FJ) FLOOR JOISTS

1 - FLOOR JOISTS AT 16" O.C. (MAX), UNLESS NOTED OTHERWISE. 2 - ALL FLOOR JOISTS TO BE IZ SOUTHERN YELLOW PINE UNLESS NOTED OTHERWISE. 3 - PROVIDE DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS.

## (PP) PORCH PIERS

- I PROVIDE TREATED ENGINEERED BEAM ON 6"X6" TREATED POSTS (OPT, 8X8 HOLLOW FLUTED STL COL) ON 8" MIN. DIAMETER PIERS. (SEE PLAN FOR PIER LOCATION AND FOOTING SIZES) 2 - BOTTOM OF FOOTING MUST BE 24" (MIN) INTO SOLID SOIL AND 30" (MIN) BELOW FINISH GRADE
- ON UNDISTURBED SOIL 3 - PROVIDE APPROVED POST SHOES AND CAPS. 4 - SEPARATE PIER FROM ANY SLAB TOUCHING IT WITH EXPANSION JOINTS.

- I BEAMS SHALL BE SIZED AS NOTED AT ON PLAN
- 2 PROVIDE 3" DIA. X 158 LB. PIPE COLUMNS. 3 PROVIDE 30" × 30" × 12" THICK COLUMN FOOTINGS, UNLESS NOTED OTHERWISE.
- 4 NAIL IX3 TO BOTTOM OF JOISTS ON BOTH SIDES OF ALL BEAMS. 5 MINIMUM BEAM BEARING SHALL BE 3" ON CONCRETE 6 BEAM POCKET SHALL ALLOW I" CLEARANCE AROUND BEAM TO ALLOW ADJUSTMENT, SHIMMING
- I SHIM MIN. BEAM WITH STEEL SHIMS AND GROUT IN PLACE. ALL STEEL SHALL BE FACTORY PRIME PAINTED.

- (PI) PIPE COLUMN SUPPORT FOR BEAMS 1- PIPE COLUMN SHALL BE A MINIMUM SIZE OF 3" DIA. imes 1.58 LBS. PER FOOT 2- COLUMNS SHALL REST ON OTHER BEAMS, FOUNDATIONS, PIERS OR ISOLATED PADS.
- MAXIMUM PSI DOES NOT EXCEED THE COMPRESSIVE STRENGTH OF THE WOOD PERPENDICULAR TO 5- PROVIDE SADDLES OR OTHER APPROVED CONNECTIONS WHERE "PI" SUPPORTS OR RESTS ON

6- PROVIDE APPROVED TIES AT ALL CONNECTIONS TO PREVENT MOVEMENT DUE TO WIND 4 SEISMIC

#### (EF) ELECTRIC FURNACE

I- PROVIDE HI-EFFICIENCY ELECTRIC FURNACE OR HEAT PUMP. HEATING CONTRACTOR SHALL PROVIDE HEAT LOSS AND GAIN CALCULATIONS, DUCT LAYOUT AND SIZE UNITS. 2- PROVIDE 50 GALLON ELECTRIC WATER HEATER

# ELEVATION NOTES

4- PROVIDE FLOOR DRAIN. SLOPE SLAB TOWARD.

1 - TOP OF FOUNDATION SHALL BE 8" (MIN) ABOVE FINISH GRADE AT ALL POINTS. 2 - BOTTOM OF FOOTING SHALL BE 30" (MIN) BELOW FINISH GRADE AT ALL POINTS.

3 - FINISH GRADE SHALL SLOPE AWAY FROM BUILDING 6" FOR A DISTANCE OF 101-0" (MIN)

3- PROVIDE EXPANSION TANK FOR WATER HEATERS ABOVE 30 GALLONS

#### 4 - IMPERVIOUS SURFACES WITHIN 101-0" OF BUILDING FOUNDATION SHALL BE SLOPED 2-PERCENT (MIN) AWAY FROM BUILDING.

(DF) DROP FOOTINGS I- DROP FOOTING AS REQUIRED ANON INCREASE HEIGHT OF POUR TO MAINTAIN BOTTOM

#### OF FOOTING AND 30" (MIN) BELOW FINISH GRADE AND 24" (MIN) INTO UNDISTURBED SOLID SOIL. DROP DISTANCE TO BE IN MULTIPLES OF 6" INCREMENTS.

- PROVIDE GUTTER, DOWN SPOUTS AND ELBOWS TO WITHIN 6" FROM GRADE AT BOTTOM TO

#### 2 - DO NOT CONNECT DOWN SPOUTS OR DRAIN TILE TO SANITARY SEWER PC) PORCH COLUMNS

I - PROVIDE APPROVED POST SHOE WITH 1/2'' DIA. imes 12" ANCHOR BOLTS SET 8" IN CONCRETE FOR ALL PORCH AND DECK COLUMNS. 2 - WHERE PORCH COLUMN SITS ON WOOD PORCH FLOOR PROVIDE APPROVED TIE BETWEEN COLUMN AND PORCH STRUCTURE OR PIER BELOW. 3 - PROVIDE APPROVED POST CAPS FOR ALL PORCH AND DECK COLUMNS TO PREVENT

I - PROVIDE GALV. METAL FLASHING AT ALL MEETING LINES WHERE ROOFING MEETS

#### 2 - WALLS, DORMERS, FLUES, OR OTHER ROOFS. PROVIDE PROPER FLASHING AND DRIP EDGE AROUND ALL OTHER OPENINGS. 3 - SEE ROOFING NOTES ON LAST PAGE FOR VALLEYS.

(FL) FLASHING

- (ML) MASONRY LINTEL SIZES 1 - OPENININGS UP TO 41-0" WIDE: 3-1/2"××3-1/2"×1/4" STEEL ANGLE 2 - OPENININGS 41-1" TO 1'-0" WIDE: 5"×4"×5/16" STEEL ANGLE
- 3 OPENININGS 11-1" TO 111-0" WIDE: 6"×4"×3/8" STEEL ANGLE 4 - OPENININGS 111-1" TO 161-0" WIDE: 6"X4"X1/2" STEEL ANGLE

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**GENERAL NOTES** 

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1 - ALL HATCHED WALLS, DOORS, AND WINDOWS ARE TO BE REMOVED.

GENERAL DEMOLATION NOTES

2 - CONTRACTOR TO INSTALL TEMPORARY SHORING AS REQ'D. TO SUPPORT STRUCTURE UNTIL NEW PERMANENT SUPPORT IS IN PLACE. 3 - REMOVE EXISTING ROOF FRAMING AS INDICATED BY DASHED AREAS ON PLAN. 4 - REMOVE EXISTING SIDING MATERIAL AS REQ'D. AND PREPARE FOR NEW PER PLAN.

## GENERAL RENOVATION NOTES

1- CONTRACTORS TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING AND 2- ALL NEW INTERIOR WALLS TO BE 2X4 STUDS (3 1/2") FA 16" O.C. W/ IN" GYP. BRD. -USE MOISTURE RESISTANT GYP. BRD. E PLUMBING FIXTURES. 3- ALL AREAS DISTURBED BY CONSTRUCTION WHICH ARE TO REMAIN UNTOUCHED ARE

#### 4- STRUCTURAL HEADERS \$ BEAMS (2) 2XIØ'S (MIN) \$ POSTS 2-STUD (MIN) S.Y.P. #2 (UNLESS NOTED OTHERWISE) FINISH NOTES

TO BE RETURNED TO ORIGINAL CONDITION

- 1 NEW CEILING TO BE 1/2" GYP. BRD 2 - ALL GYP. BRD. TO BE PAINTED.
- 3 FLOORING TO BE INSTALLED IN FINISH AREAS (PER OWNER) 4 - ALL FINISH SELECTIONS PER OWNER
- DOOR NOTES

#### 1 - ALL DOORS TO BE PRE-HUNG - ALL DOORS \$ FRAMES TO MATCH EXISTING BUILDING STANDARD.

#### - VERIFY SIZE OF EXISTING ELECTRIC 4 WATER SERVICE AND UPGRADE AS REQUIRED TO ACCOMMODATE NEW ADDITION

2 - INSTALL NEW HYAC \$ WATER HEATER AS REQUIRED TO ACCOMMODATE NEW ADDITION.

#### BUILDING CODE REQUIRMENTS DESIGNED IN ACCORDANCE WITH FOLLOWING CODES AND ORDINANCES

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

2009 INTERNATIONAL BUILDING CODE

## SIMPLIFIED BRACING METHOD

THE INTERNATIONAL BUILDING CODE, 2009 EDITION.

SEE NOTES AND DETAILS SHEET A2 THE EXISTING BUILDING WITH THE PROPOSED MODIFICATIONS COMPLIES WITH THE LATERAL BRACING PROVISIONS OF SECTION R602.10 OF THE INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION OR SECTION 2305 OF

## ENGINEERED LUMBER REQUIREMENTS

ALL ENGINEERED LUMBER 4 1-JOIST TO BE TRUS JOIST MACMILLAN OR EQUAL PSL - PARALLAM E: 2.0 × 10" PSI FB = 2,900 PSI F, = 290 PSI LVL - MICROLLAM E: 1. 9 10" PSI FB: 2600 PSI F,: 285 PSI LSL - TIMBERSTRAND E : 1.55 × 10" PSI FB : 2,325 PSI FV = 310 PSI

I-JOIST - TJI SERIES 110, 210, 230, 360, 560, OR EQUAL PER MFG. DRAWINGS



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PROPOSED HEALTHCARE CENTER 4986Watt Ave, Suite D, North Highlands, CA 95660 JULY 04, 2017 **AS NOTED** 

Revision/Issue

Date