



COVER SHEET

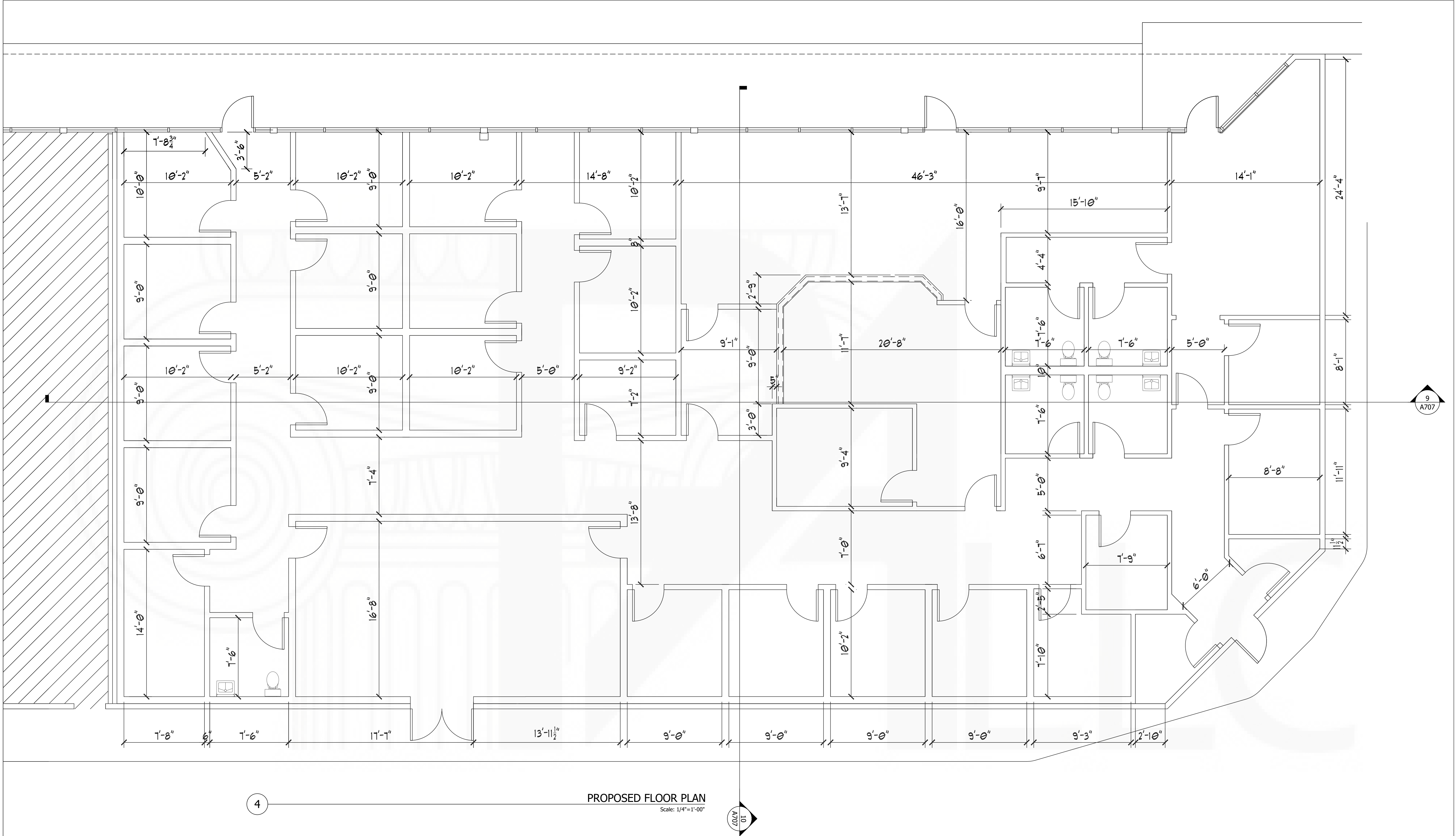
PROPOSED HEALTHCARE CENTER

a700

**4986 Watt Ave, Suite D
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Project Name and Address:

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

DRAWING TITLE:
PROPOSED FLOOR PLAN

Date:
JULY 04, 2017

Scale:
AS NOTED

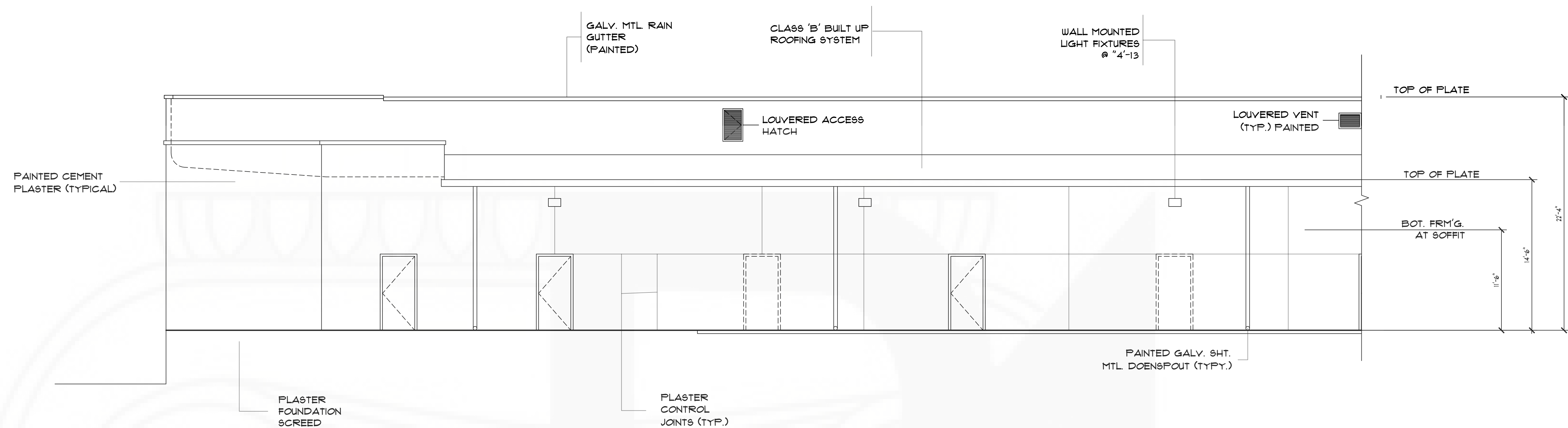
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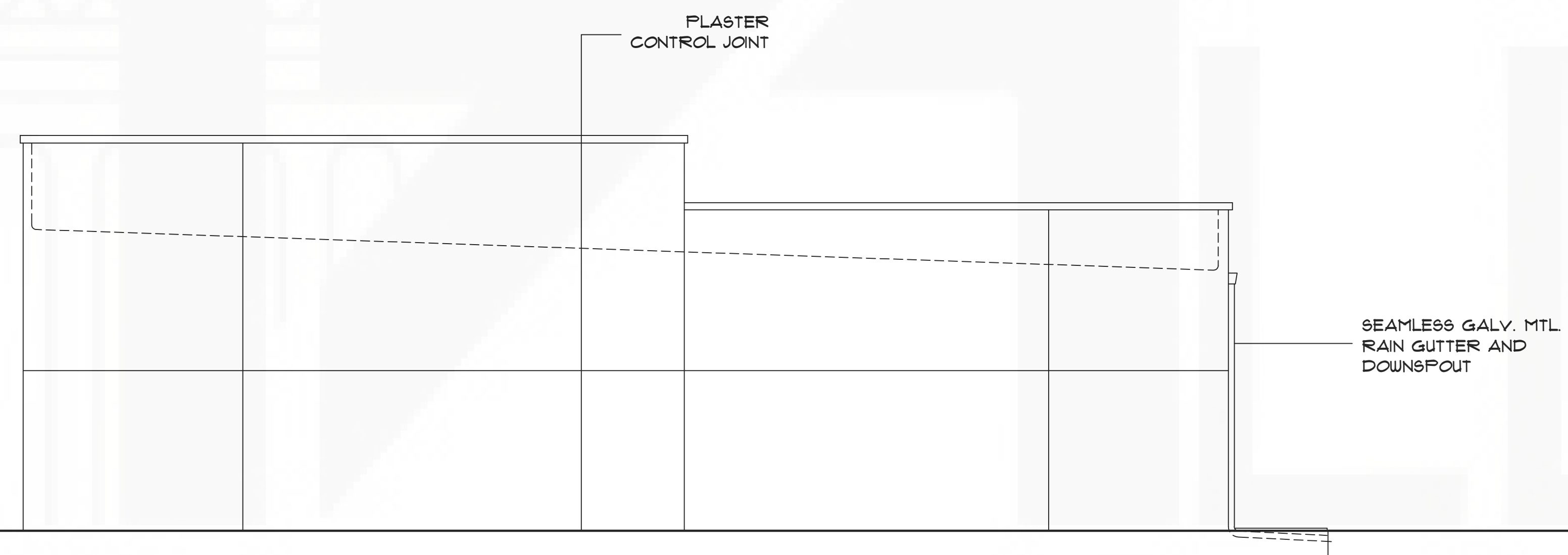
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REAR (NORTH) ELEVATION

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



EAST ELEVATION

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



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DRAWING TITLE:
ELEVATIONS

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JULY 04, 2017

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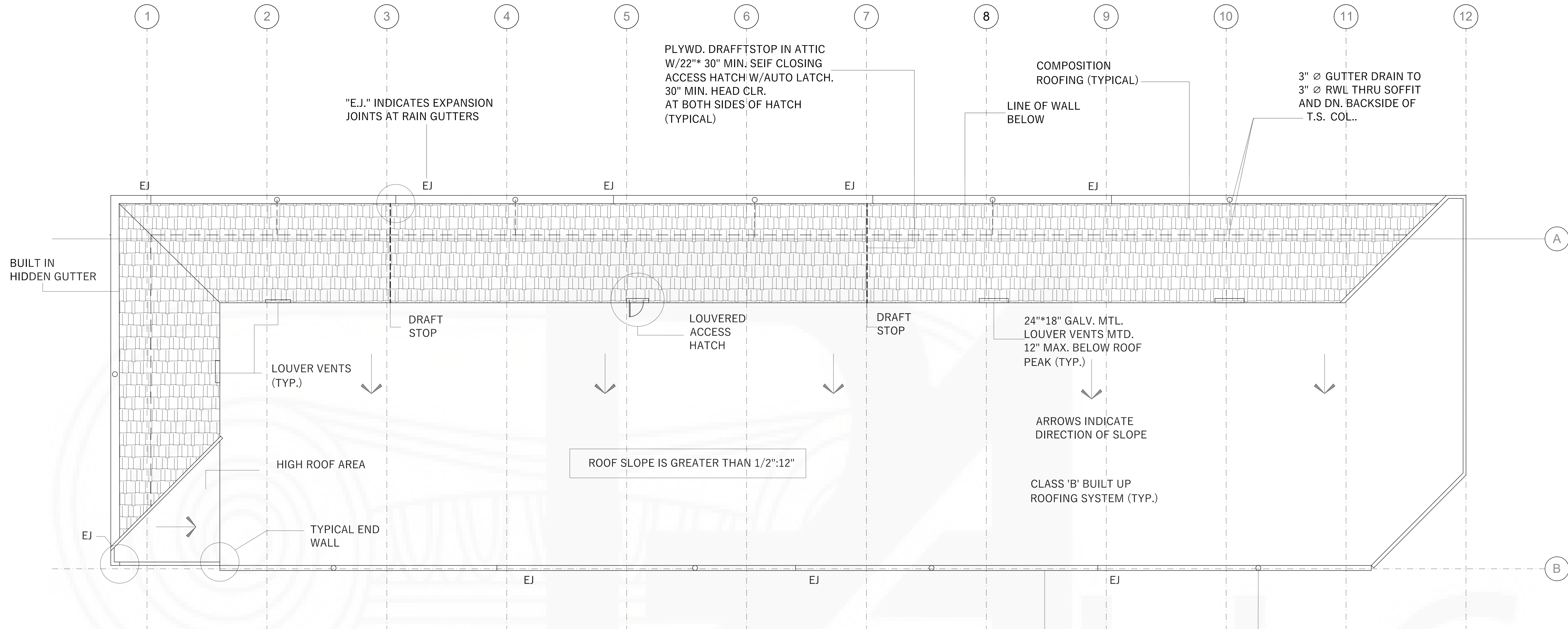
Architectural section drawing of a building. The drawing shows a cross-section with a sloped roof. Key features include:

- CLASS 'B' BUILT UP ROOF SYSTEM O/PLYWD. SHTG.** (Over Plywood Sheathing)
- REFLECTED CEILING** (on the left side of the roof structure)
- TRUSS JOISTS** (supporting the roof structure)
- TOP OF INTERIOR PARTITIONS** (horizontal line indicating the top of the interior walls)
- R-19 INSULATION AT SIDE WALLS & ROOF** (indicated by a vertical line and text on the right side)
- FIN. FLR** (Finished Floor line)
- Interior Spaces:**
 - PEDS LOUNGE** (leftmost area with figures of people)
 - RECEPTION AREA** (middle area with a reception counter and figure)
 - EXAM. ROOM** (rightmost area with a desk and chair)
- Dimensions:**
 - Overall height: 14'-6"
 - Height from FIN. FLR to TOP OF INTERIOR PARTITIONS: 8'-0"
 - Height from TOP OF INTERIOR PARTITIONS to REFLECTED CEILING: 11'-6"
 - Height from TOP OF INTERIOR PARTITIONS to CLASS 'B' BUILT UP ROOF SYSTEM: 3'-0"

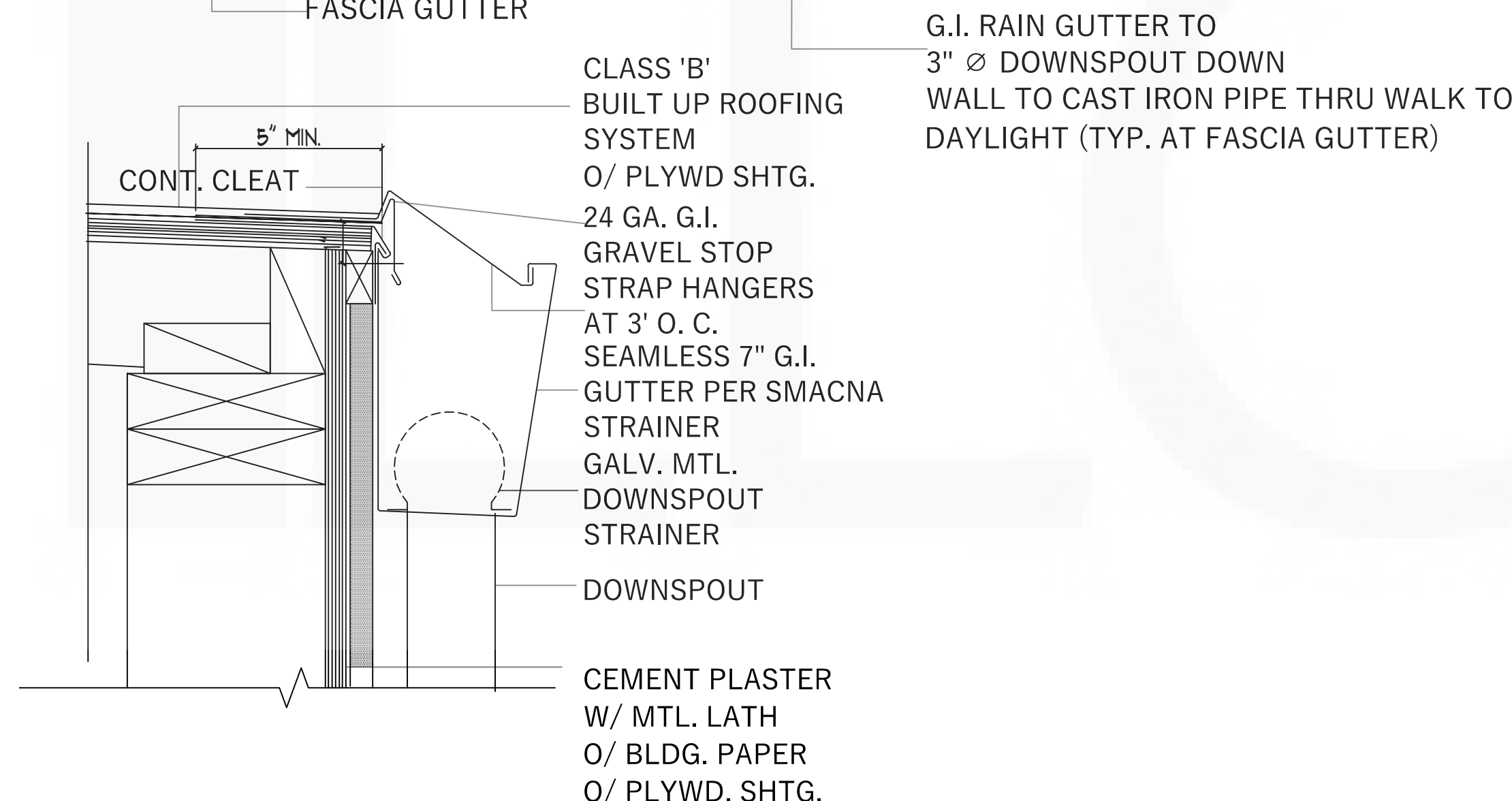
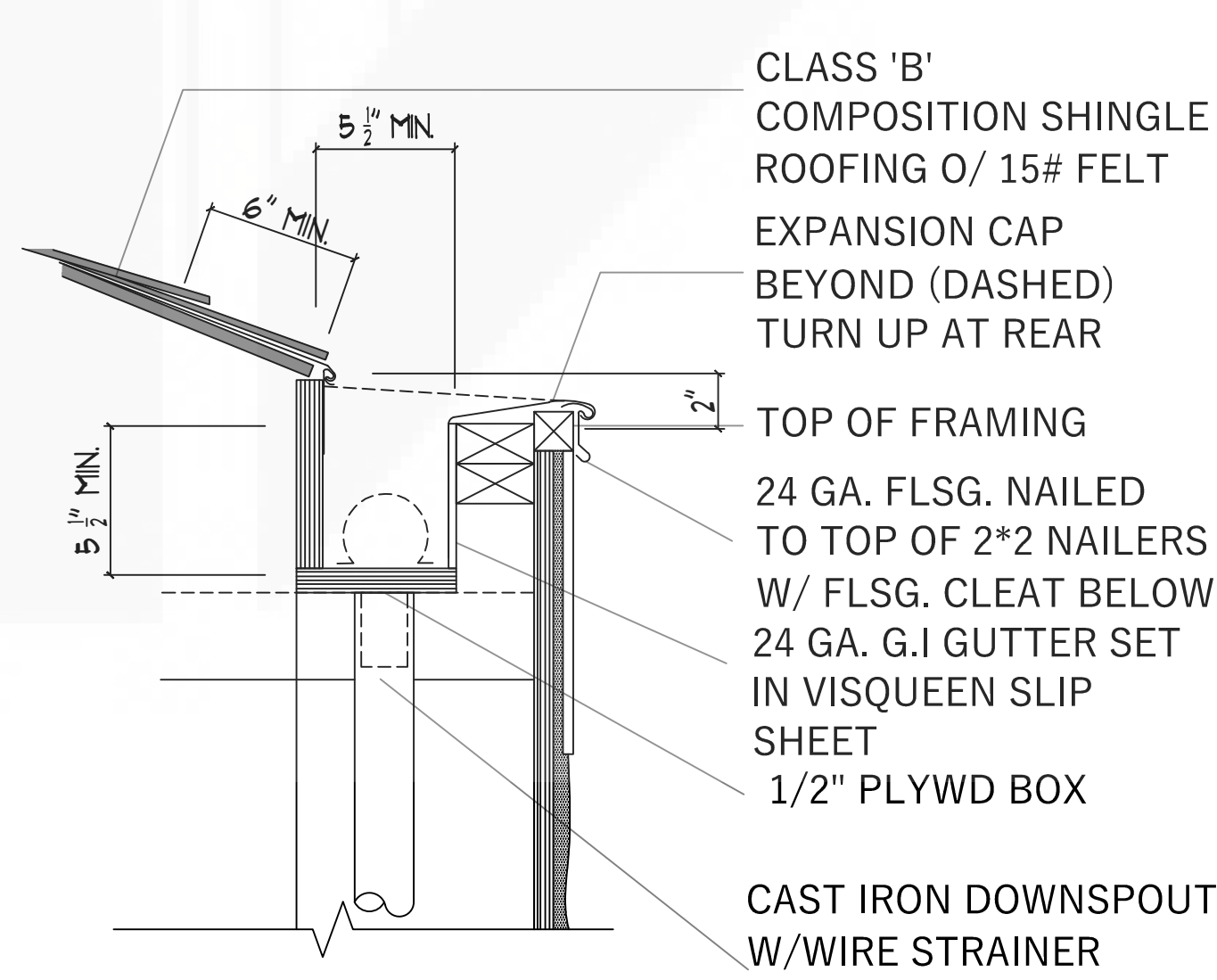
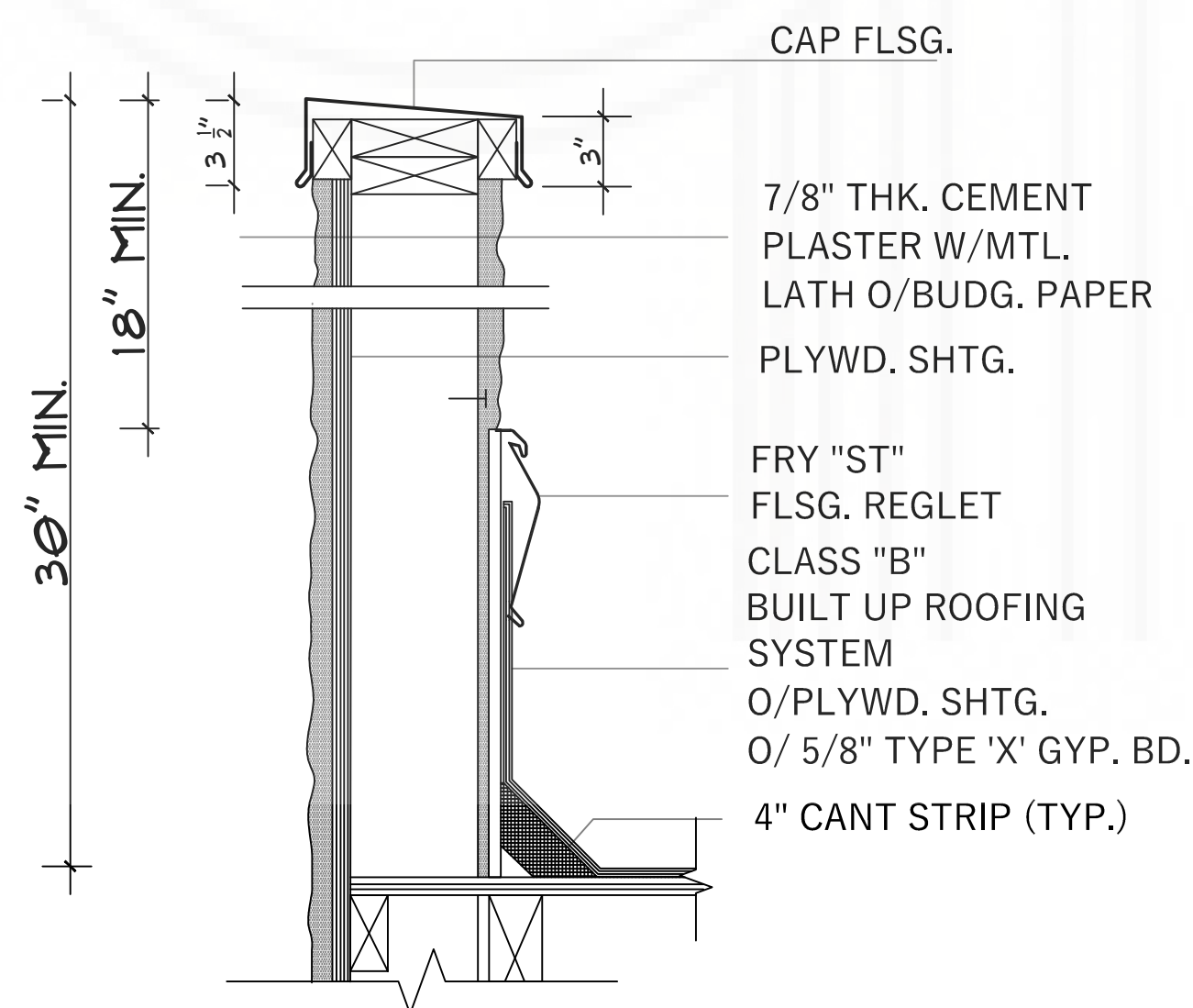


ADA service counter requirements, should be provided, a counter located adjacent to a clear floor space of at least 30" by 48" within the accessible route with additional clear floor space required for a wheelchair turn space. This counter is to be no lower than 28" and no more than 36" maximum above 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.

[illegible]



EXISTING ROOF PLAN BUILDING B
Scale: 1/8" = 1'-00"



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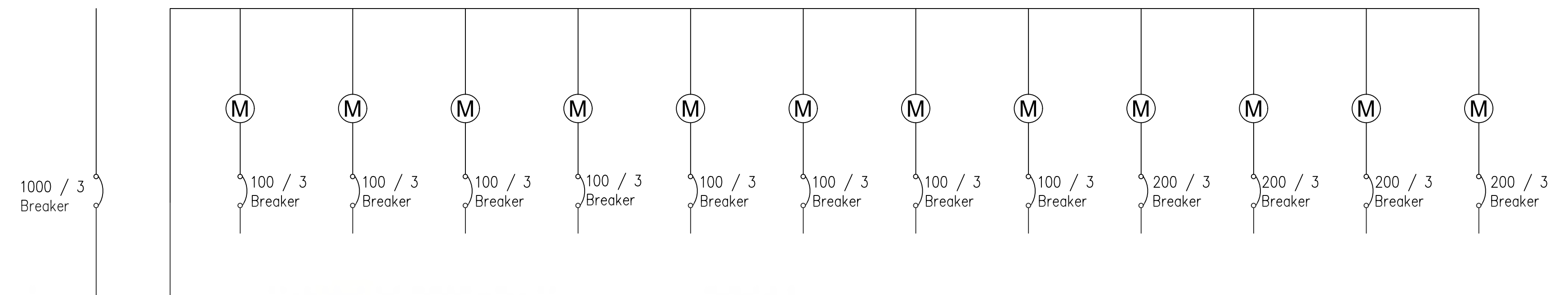
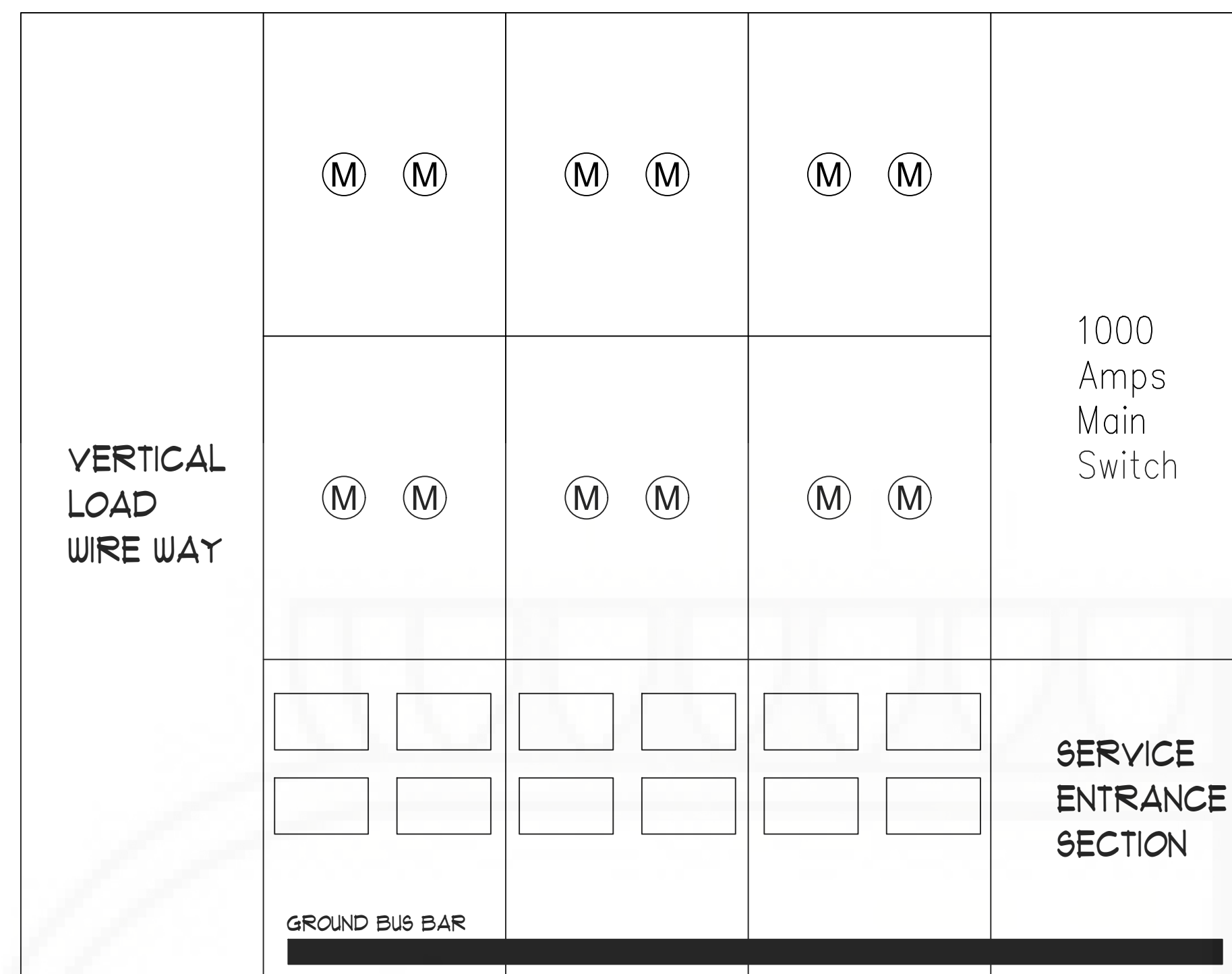
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DRAWING TITLE: ROOF PLAN & DETAILS		Sheet : 9 of 18	No.	Revision/Issue	Date
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HOUSE PANEL LOAD CALCULATION BLDG.B	
SOFFIT LIGHTS	3000W
ELV (EXTRA LOW VOLTAGE)	1500W
PARKING LIGHTS	4000W
SPARE	3620W
FIRE ALARM	1500W
TOTAL WATT	13620W
LIGHTING 1000W 1.25* D.F.	8750W
OTHER LOAD	6620W
15370W	
W= VI	
I=W/V	112875370/120=94543.3 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.	1875W
1100S.F. SMALL POWER 1.5* W	1650W
MECHELANAL BOARD	15000W
WATER HEATER	1200W
25LARGEST MOTOR 3H.P.	700W
SHOW WINDOW OUTLETS	3200W
TOTAL	27150W
231= 27150/120AMPS 11* 3= AMPS	
→ 100AMPS 3PHASE PANEL	
MAIN SWITCHBOARD	
11LEAS 9SPACES @ 27.75KW EACH	305=KW
HOUSE PANEL	15KW
FUTURE LOAD	35KW
355KW	
TOTAL ESTIMATED DMAND LOAD	
355KW @ 3 120/208PHASE 4W SERVICE 988= AMPS	
DESIGN 1000AMPS 3 120/208PHASE 4W SERVICE	

Plumbing fixture schedule											
ABBREV	TYPE	MFG	MODEL	DESC	DMIENSIONS	QTY	CW	HW	(TRAP) SAN	VENT	REMARKS
WC	Water Closet	Kohler	K-3999	FL MTD, Elongated water closet, 1.28	29.75" x 18" x 31.25"	1	1/2"	-	4"	-	-
S	Sink	Kohler	Verse K-20060-1	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"	-	-

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

KOHLER

Veer™ Pedestal Bathroom Sink K-5265-1

Technical Information
All product dimensions are nominal.

Installation:
Length: 13-3/4" (349 mm)
Width: 12-5/8" (321 mm)
Water depth: 4" (102 mm)

Number of deck holes: 1

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

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

Notes
Install this product according to the Installation instructions.

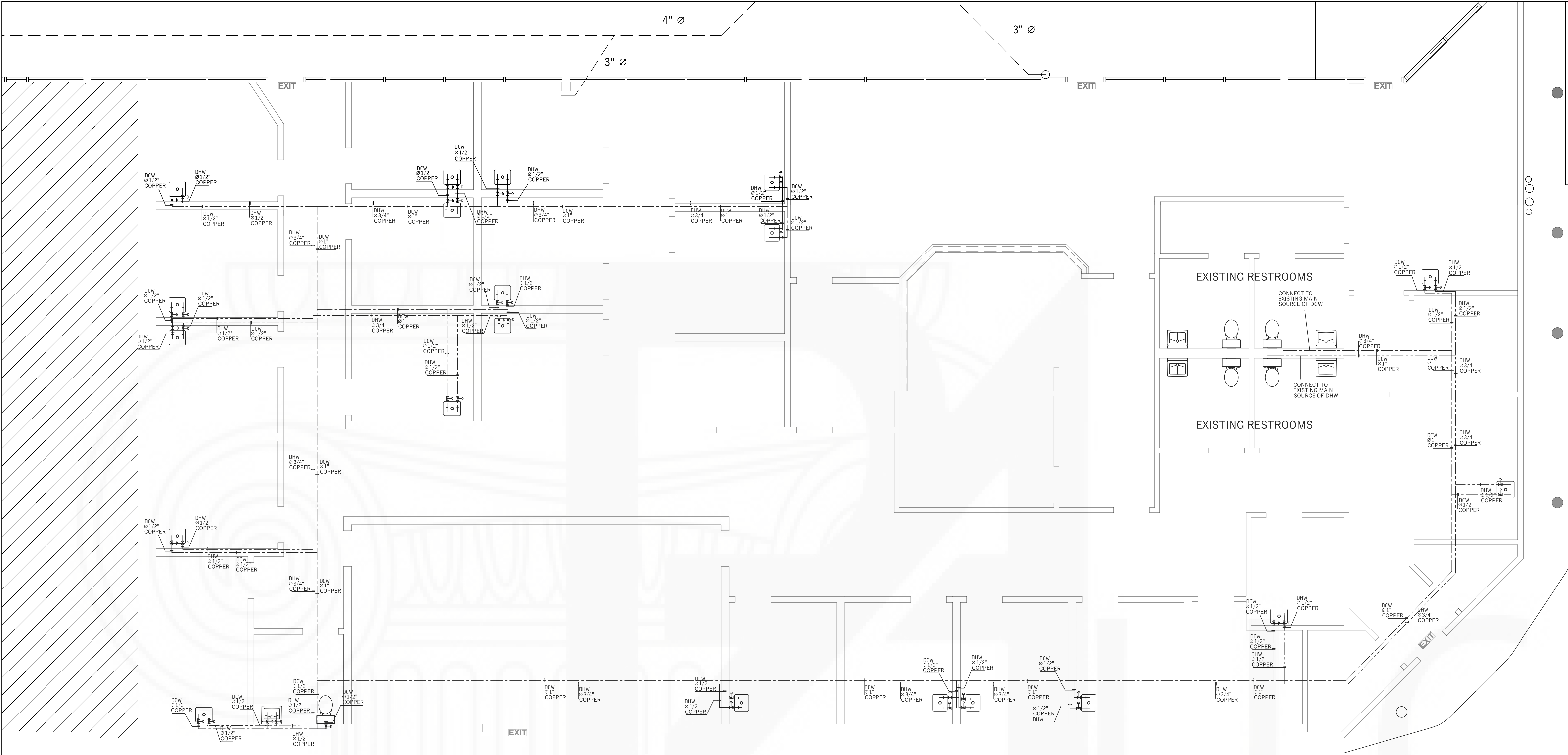
USA/CANADA: 1-800-4A KOHLER (1-800-458-4527)
Kohler Co. reserves the right to make revisions without notice to product specifications.
For the most current Specification Sheet, go to www.kohler.com.
6-15-2017 15:21

THE KOHLER GROUP
KOHLER



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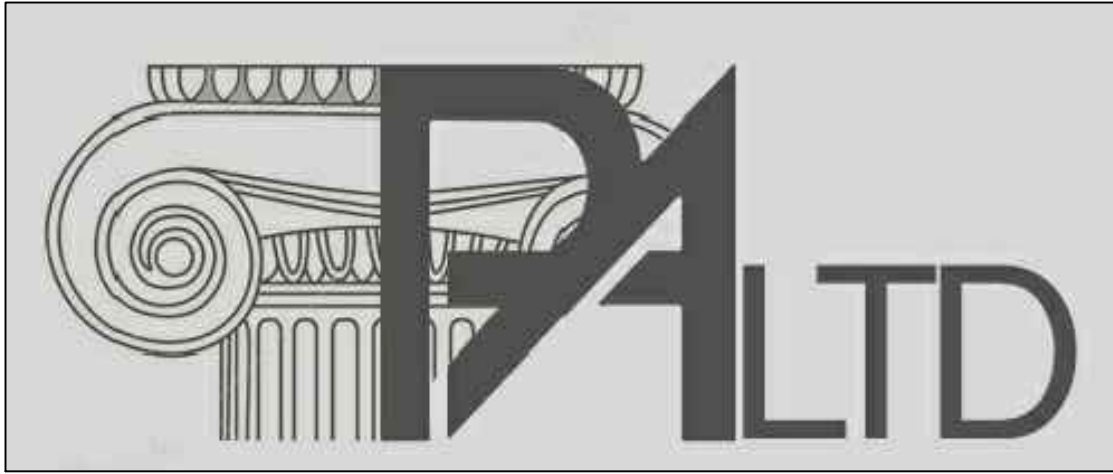
PROPOSED PLUMBING PLAN

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

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

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

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



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DRAWING TITLE:
PLUMBING PLAN

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JULY 04, 2017

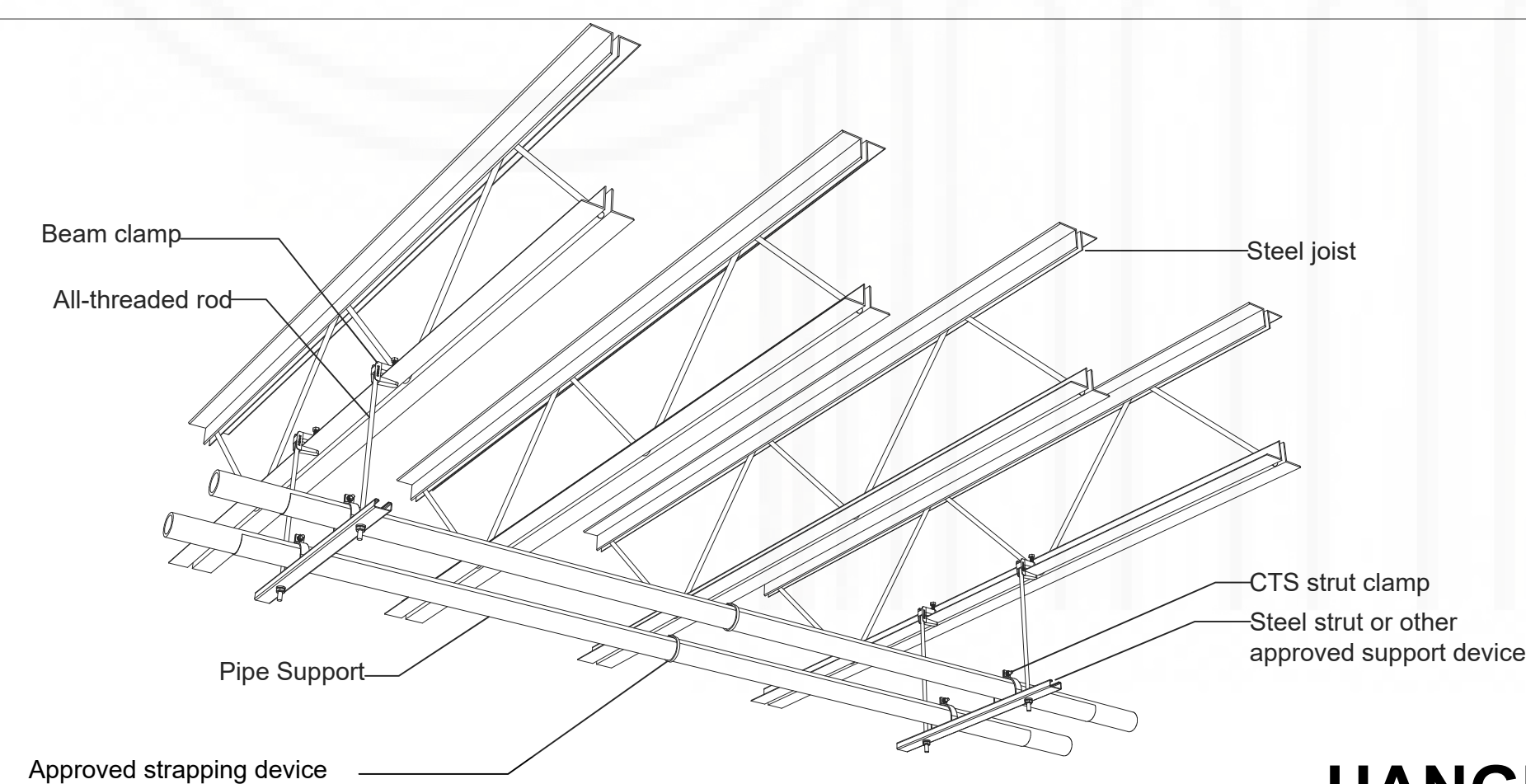
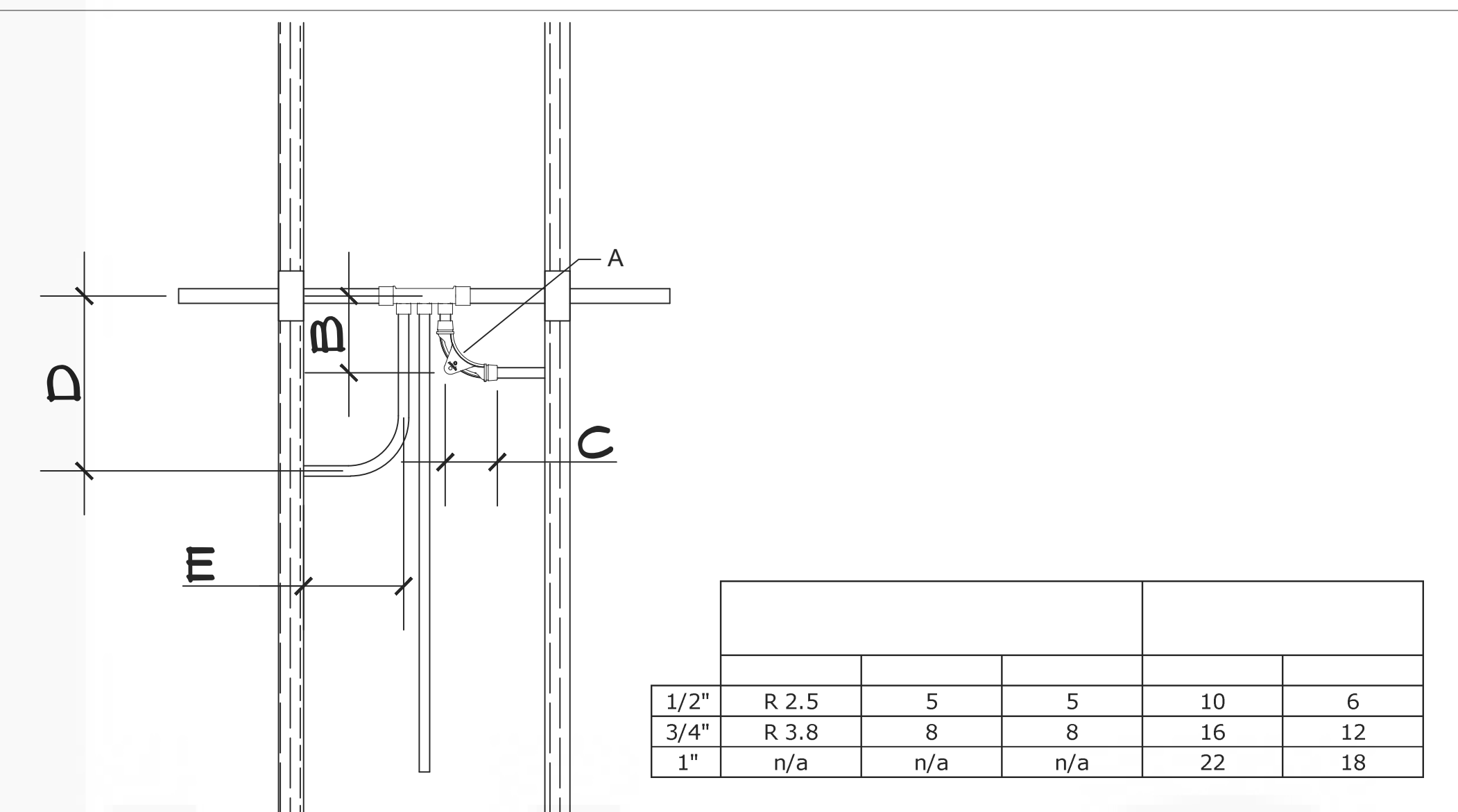
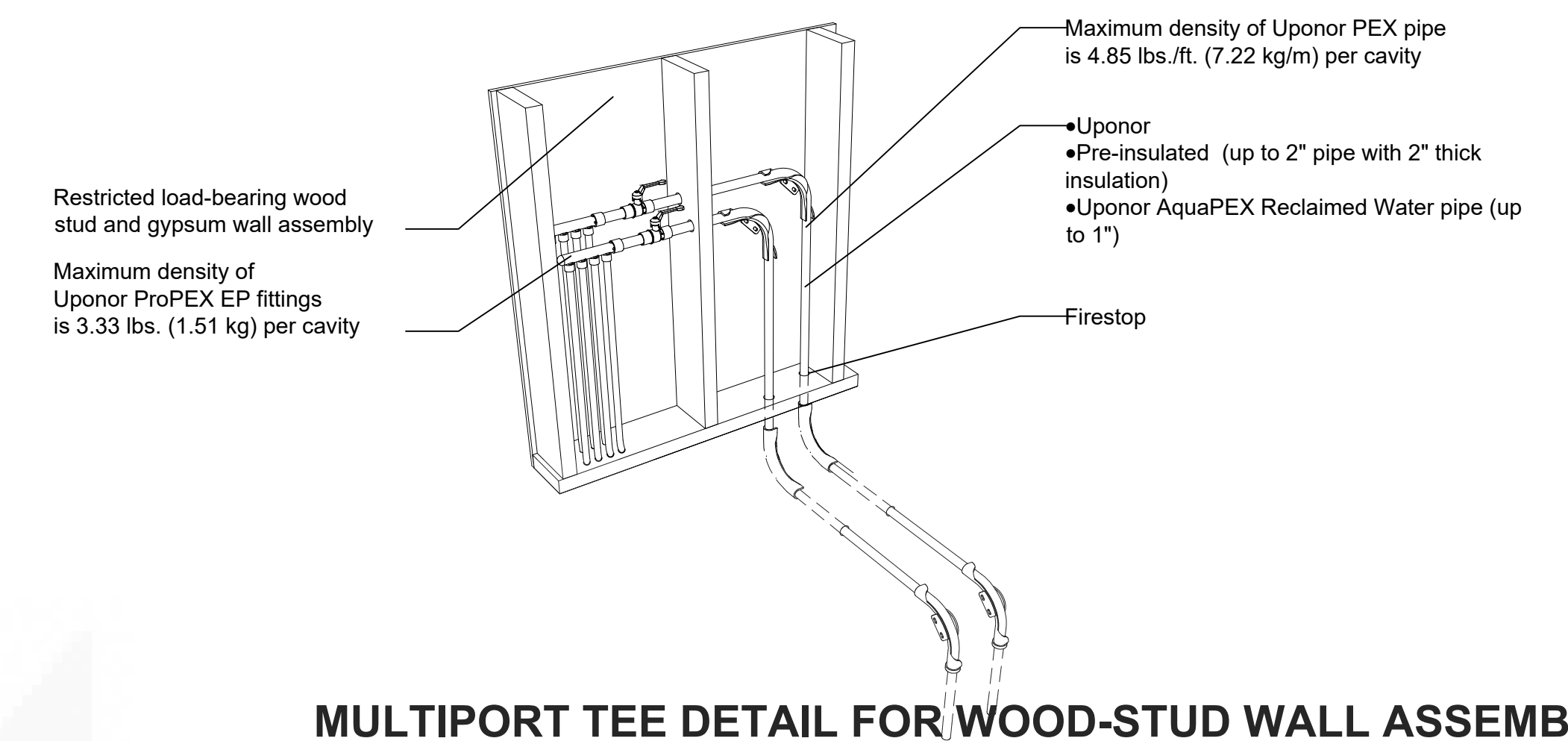
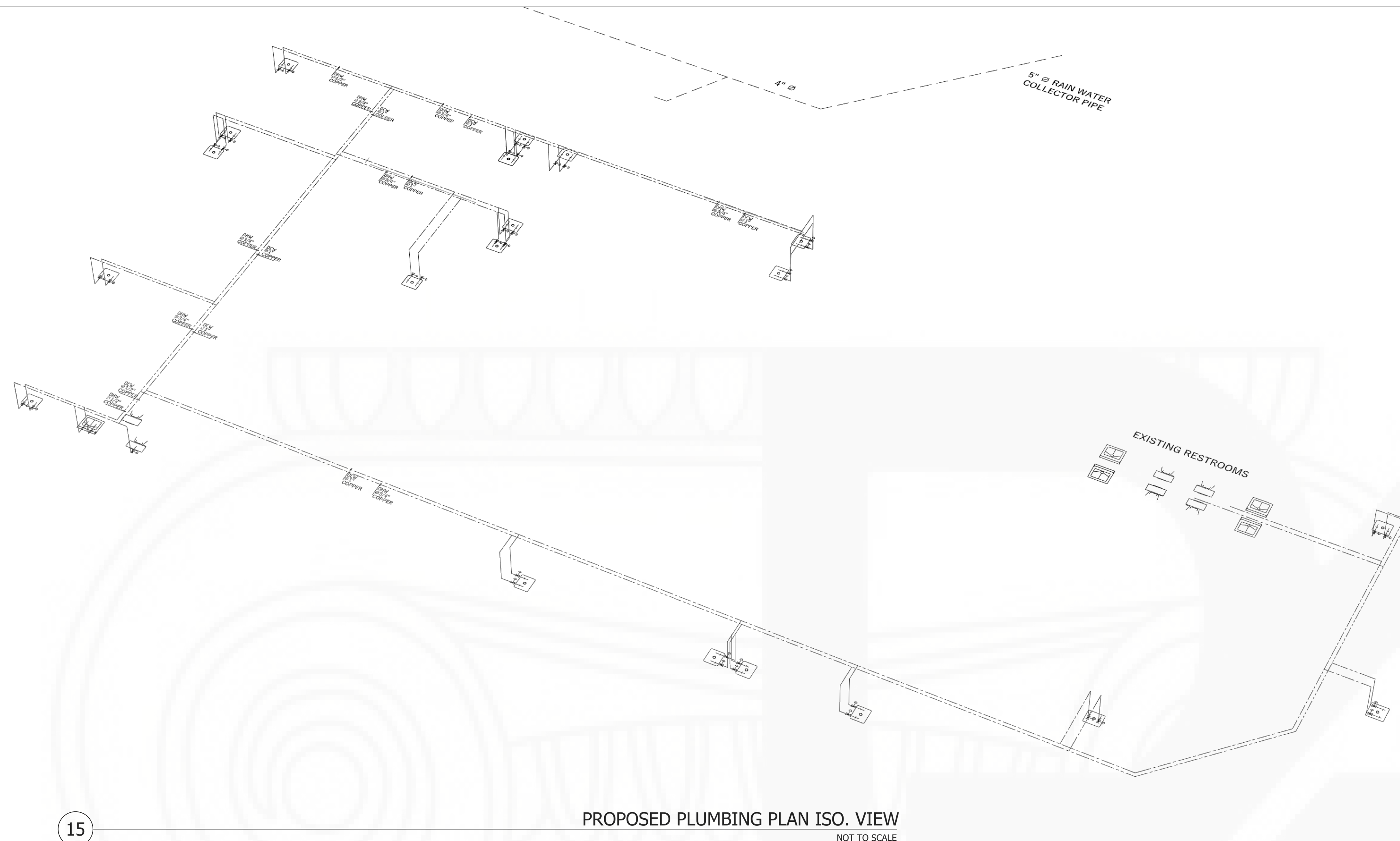
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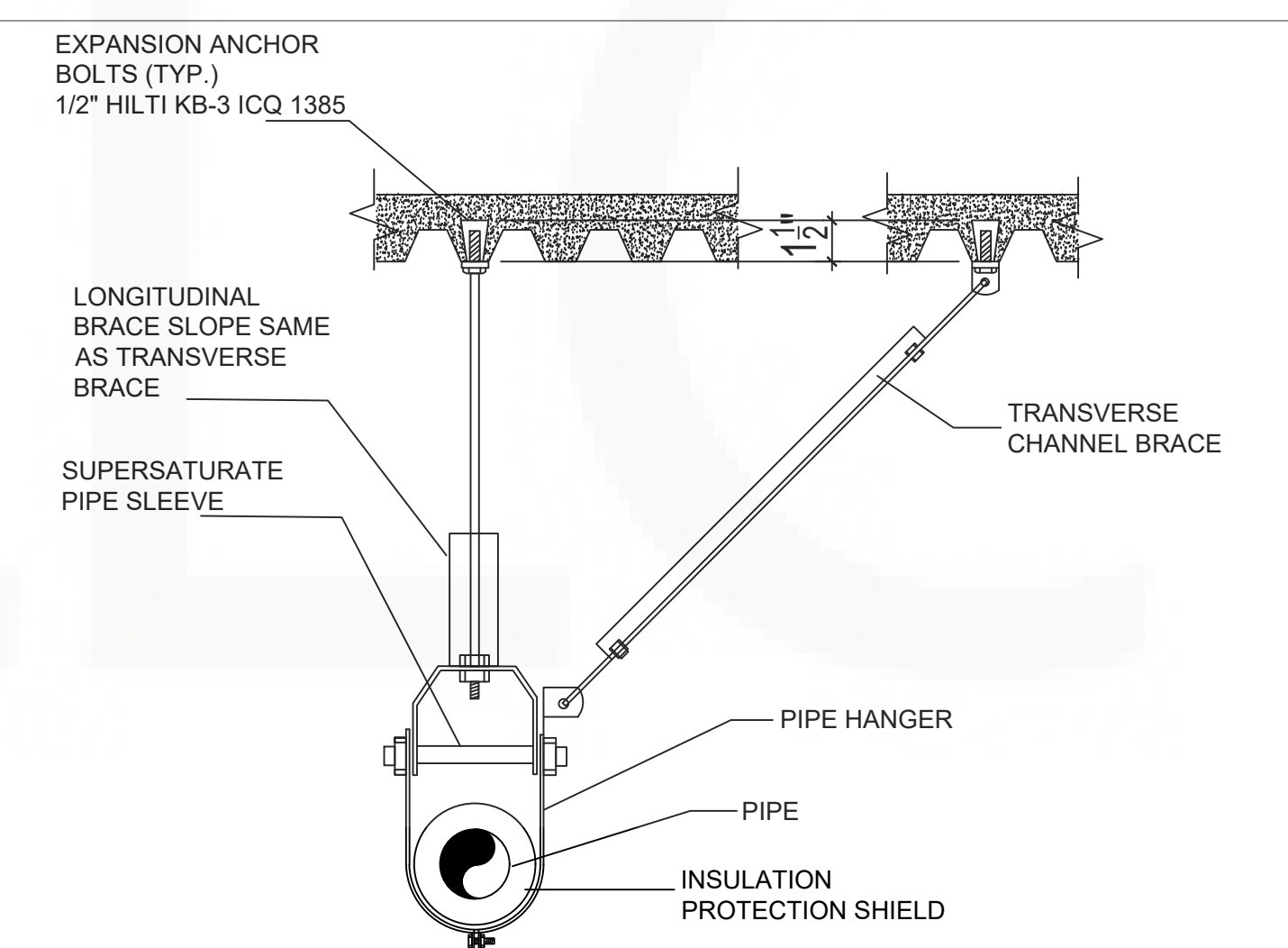
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NOTES:

1. PROVIDE ANCHOR BOLTS, STRUCTURAL STEEL SUPPORTS AND TRANSVERSE BRACING IN ACCORDANCE WITH SMACNA GUIDELINE FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEM.
2. PIPING SYSTEMS
HANGERS & SUPPORTS SHALL CONFORM TO MANUFACTURERS SP-69, UL LISTED, WW-H-171E & FOR FIRE PROTECTION SHALL COMPLY IN ADDITION WITH FACTORY MUTUAL (FM APPROVED). UNIFORM BUILDING CODE STANDARD 9-1 & NFPA # 13



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PLUMBING ISO. VIEW & DETAILS	
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[illegible]

RESIDENTIAL NOTES

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

GENERAL

- INTERIOR FINISH MATERIALS SHALL NOT HAVE A FLAME SPREAD EXCEEDING 200.
- ALL EGRESS DOORS SHALL BE READY TO OPENABLE FROM THE INSIDE FROM UNLOCKED. EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- PROVIDE 4" (MIN) CONCRETE STEP DOWN AT ALL HOUSE ACCESS DOORS.
- ALL ACCESS DOORS SHALL BE 1-3/4" SOLID CORE.
- ALL PATIO DOORS, SHOWER OR TUB DOORS OR ENCLOSURES, WINDOWS OVER TUBS, OR GLASS WITHIN 12" OF DOORS, SHALL BE FULLY TEMPERED, LAMINATED SAFETY, APPROVED WIRE GLASS, OR APPROVED SHATTER RESISTANT PLASTIC.
- DROPPED CEILINGS BELOW WINDOW JOIST OR ATTACHED DIRECTLY TO WOOD FLOOR TRUSSES SHALL BE DRAFT STOPPED AT 500 SQ. FT. INTERVALS AND PARALLEL TO FRAMING MEMBERS. A 27"x30" (MIN) ACCESS OPENING REQUIRED FOR ATTIC AREAS.
- 11/4"IC11 HAVE A CLEAR HEIGHT OF AT LEAST 30". ACCESS DOORS IN DRAFTSTOPPING SHALL BE SELF-CLOSING AND OF APPROVED MATERIALS.

FOUNDATION

- BOTTOM OF WALL FOOTINGS SHALL BE A MINIMUM OF 30" BELOW FINISH GRADE.
- PROVIDE APPROVED "SIMPSON" OR EQ. POST SHOE WITH 1/2"x12" ANCHOR BOLT SET IN A MINIMUM OF 8" IN CONCRETE FOR ALL WOOD PORCH AND DECK POSTS.
- GARAGE FLOOR SHALL SLOPE A MINIMUM OF 2" TO THE OVERHEAD DOOR.
- PROVIDE 4" MINIMUM CONCRETE CURB IN GARAGE.
- CONCRETE SHALL TEST 3,000PSI (MIN) AT 28 DAYS. ALL CONCRETE SHALL BE AIR-ENTRAINED.
- FINISH GRADES AT THE BUILDING SHALL BE A MINIMUM OF 8" BELOW THE TOP OF FOUNDATION. FINISH GRADES SHALL SLOPE AWAY FROM THE BUILDING 6" FOR A DISTANCE OF 10'-0".

CONCRETE SLABS

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

CONCRETE

- MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE:
 - 2500 PSI - BASEMENT SLABS
 - 3000 PSI - BASEMENT WALLS, FOUNDATION WALLS, AND FOOTINGS
 - 3000 PSI - PORCHES, WALKS, PATIOS, STEPS, GARAGE AND CARPORT FLOOR SLABS AND DRIVEWAYS.
- CONCRETE FOR ALL BASEMENT WALLS, FOUNDATION WALLS, PORCHES, WALKS, PATIOS, STEPS, GARAGE AND CARPORT FLOOR SLABS AND DRIVEWAYS SHALL BE AIR-ENTRAINED.
- FOUNDATION TO BE WATERPROOFED WITH 6-MIL POLYETHYLENE. JOINTS TO BE LAPPED 6" AND SEALED PER MANUFACTURER'S INSTALLATION INSTRUCTION.
- UNDERPROOFING TO BE APPLIED FROM THE BOTTOM OF THE WALL TO AT LEAST 12" ABOVE THE WATER TABLE ELEVATION. THE REMAINDER OF THE WALL TO BE DAPPROOFED.
- ALL JOINTS IN WALLS AND FLOORS TO BE WATER TIGHT.
- DOWNPUMP DISCHARGE SHALL BE DIRECTED AWAY FROM FOUNDATION.
- SUMP PUMP DISCHARGE SHALL BE PIPED TO STORM DRAIN OR TO APPROVED WATER COARSE DISCHARGING TO OR WITHIN 10' OF A RESIDUAL W/ VALLEY, STREET OR TO CREATE A RUNOFF TO ADJOINING PROPERTIES IS PROHIBITED.
- DRAINAGE SYSTEM SHALL DISCHARGE BY GRAVITY TO DAYLIGHT OR BE CONNECTED TO AN APPROVED SUMP 15" IN DIAMETER X 18" DEEP WITH FITTED COVER) HAVING A SUMP PUMP THAT DISCHARGES INTO AN APPROVED DISPOSAL SYSTEM.
- PROVIDE WATERPROOFING MEMBRANE UNDER FLOOR SLAB OF POLYETHYLENE WITH JOINTS LAPPED A MINIMUM OF 6 INCHES AND SEALED.

CONCRETE

- ALL FRAMING LUMBER SHALL BE MINIMUM 2012 NDS SOUTHERN YELLOW PINE (TYPICAL UNLESS NOTED OTHERWISE ON PLAN).
- FLOOR JOISTS SHALL BE FASTENED TO RICH SILL WITH THREE 8-PENNY NAILS AT EA JOIST.
- THE FLOOR JOIST TOGETHER WITH THREE 8-PENNY NAILS AT EACH END.
- NAIL JOIST TO BOTTOM OF FLOOR JOIST ON EACH SIDE OF ALL STEEL BEAMS.
- ALL EXTERIOR WALLS TO BE BRACED PER ST. LOUIS COUNTY'S SHUTTERED BRACING METHOD FOR ONE AND TWO FAMILY DWELLINGS WHEN THE ENTIRE STRUCTURE IS SHEATHED WITH WOOD STRUCTURAL PANELS.
- FIRE STOPPING SHALL BE PROVIDED AT ALL SORTS, DROP CEILINGS AND AT 9'-0" MAX. VERTICAL INTERVALS.
- ALL UNITS SHALL BE TWO 2X4'S UNLESS OTHERWISE NOTED.
- ALL EXPOSED MATERIALS FOR PORCHES, CARPORTS, SORTS, OVERHANGS, CARPORT CEILINGS, AND ETC. TO BE EXTERIOR GRADE MATERIALS.
- SILL PLATE AND ALL OTHER WOOD IN CONTACT WITH CONCRETE SHALL BE TRO MATERIAL.
- NO CUTTING, NOTCHING, AND/OR BORING HOLES ON WOOD BEAMS, JOISTS, RAFTERS, OR STUDS SHALL NOT EXCEED THE LIMITS NOTED IN SECTIONS 800.09, 800.10, 800.11, AND 800.12 OF 2009 IRC.
- REINFORCEMENT OF STUDS SHALL BE DONE IN ACCORDANCE WITH SECTION 800.03 OF 2009 IRC.
- NAILING AND FASTENING OF FLOOR, ROOF/CEILING, WALL AND ROOF SHEATHING, AND GYPSUM CONSTRUCTION SHALL BE IN ACCORDANCE WITH TABLES R602.03 AND R602.03.02 OF 2009 IRC.
- DRAFTSTOP FLOOR TRUSSES EVERY 24" BELOW FINISH GRADE.
- BASEMENT FOUNDATION FUR WALLS SHALL BE FIREBLOCKED AS PER THE FOLLOWING:
 - FILL THE FLOOR JOIST CAVITY SOLID WITH MINERAL WOOL OR DRYWALL DIRECTLY ABOVE ANY WALL THAT SEPARATES A FINISHED AREA FROM AN UNFINISHED AREA.
 - INSTALL VERTICAL FIREBLOCKING AT 16'-0" INTERVALS IN TURNED 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	R-38
WALL 4 BAND JOISTS	R-13
FLOOR OVER UNHEATED CRAWL SPACE	R-19
FINISHED BASEMENT FOUNDATION WALL	R-13 (FULL HEIGHT)
UNFINISHED BASEMENT FOUNDATION WALL	R-5 (20% MIN. OF EXPOSED FNDN)
SLAB ON GRADE FLOORS	R-10 (NO DUCTWORK IN THE SLAB)
DUCTWORK IN NON-CONDITIONED SPACE	R-5 (DUCTWORK IN THE SLAB)
- 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.
- BATT OR BLANKET INSULATION INCLUDING THE VAPOR RETARDER BREATHER PAPER OR OTHER COVERINGS SHALL NOT BE LEFT EXPOSED IN UNFINISHED BASEMENTS UNLESS THE MATERIAL HAS A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 450 OR LESS.
- ALL FOAM PLASTIC INSULATION SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY A THERMAL BARRIER OF 1/2" GYPSUM WALLBOARD.
- ALL FOAM PLASTICS SHALL HAVE A FLAME SPREAD RATING OF 15 OR LESS AND A SMOKE DEVELOPMENT RATING OF 450 OR LESS.

SOUND TRANSMISSION

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

PLUMBING

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

FLOOR PLAN NOTES

ELECTRICAL SYMBOLS

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

110 V DUPLEX OUTLET

110 V DUPLEX/OUTLET-8P/UT W/UT (2 SWITCHED)

220 V OUTLET

110 V DUPLEX OUTLET WITH GROUND FAULT INTERRUPTION (GFI)

110 V DUPLEX OUTLET WITH GFI AND WEATHER PROOF (WIP) COVER 110 V DUPLEX OUTLET

WITH ARC FAULT INTERRUPTION (AFI)

SINGLE POLE SWITCH

MULTIPLE SINGLE POLE SWITCHES GANGED

WALL LIGHT FIXTURE

INCANDESCENT LIGHT FIXTURE

INCANDESCENT LIGHT FIXTURE WITH FULL CHAIN

INCANDESCENT DOUBLE FLOOD LIGHTS

50 CFM MIN EXHAUST FAN VENTED TO EXTERIOR

SHOCK 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 72-01.

CARBON MONOXIDE DETECTOR SHALL COMPLY WITH UL 2934-2008

PADDLE FAN WITH INCANDESCENT LIGHT

CLOSET LIGHTING CLEARANCE REQUIREMENTS

- INSTALL LUMINAIRES IN CLOTHES CLOSETS PER 2009 IRC.
- IF TYPE OF LUMINAIRES SHALL BE LIMITED TO SURFACE-MOUNTED OR RECESSED INCANDESCENT LUMINAIRES OR COMBINATION WITH COMPLETELY ENCLOSED LAMPS AND PENDANT LAMPS.
- INCANDESCENT LUMINAIRES WITH OPEN OR PARTIALLY ENCLOSED LAMPS AND PENDANT LAMPS SHALL BE INSTALLED IN THE WALL OR ON THE CEILING, PROVIDED THERE IS A MINIMUM CLEARANCE OF 6-INCHES BETWEEN THE LUMINAIRE AND THE NEAREST POINT OF A STORAGE SPACE.
- RECESSED INCANDESCENT LUMINAIRES WITH A COMPLETELY ENCLOSED LAMP SHALL BE INSTALLED IN THE WALL OR ON THE CEILING PROVIDED THERE IS A MINIMUM CLEARANCE OF 6-INCHES BETWEEN THE LUMINAIRE AND THE NEAREST POINT OF A STORAGE SPACE.
- RECESSED INCANDESCENT LUMINAIRES SHALL BE INSTALLED IN THE WALL OR ON THE CEILING PROVIDED THERE IS A MINIMUM CLEARANCE OF 6-INCHES BETWEEN THE LUMINAIRE AND THE NEAREST POINT OF A STORAGE SPACE.

RAILING NOTES

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

FIREPLACE

FIREPLACE SHALL BE AN APPROVED MANUFACTURED PREFAB UNIT. BUILDER OR OWNER TO OBTAIN CURRENT INSTALLATION MANUALS OF MODEL TO BE USED AND FILE REQUIRED COPIES OF SAME WITH THESE PRINTS.

HEARTH SHALL EXTEND 12" (MIN) EITHER SIDE OF AND 20" (MIN) IF FRONT OF FACE OPENING.

HEARTH SHALL BE 4" (MIN) MASONRY ON BACKER BOARD.

FIREPLACE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTALL MANUAL.

INSTALLATION INSTRUCTIONS TO REMAIN ON SITE AT ALL TIMES.

GARAGE WALL

- PROVIDE 5/8" TYPE "X" DRYWALL ON CEILING AND GARAGE SIDE OF INTERIOR PARTITIONS OF ATTACHED GARAGES. IF GARAGE IS IN BASEMENT OR HAS HABITABLE SPACE ABOVE, USE 5/8" TYPE "X".
- ALL BEARING WALLS, BEAMS, AND COLUMNS SUPPORTING THE FLOOR/CEILING ASSEMBLY MUST BE PROTECTED WITH 1/2" (MIN) GYP. BRD.
- PROVIDE 4" (MIN) STEP DOWN AT INTERIOR DOORS, DROP SLAB 4" (MIN) AT INTERIOR PARTITIONS FOR BASEMENT GARAGES, DROP SLAB 4" (MIN) BELOW TOP OF HOUSE FOUNDATION FOUR IF ATTACHED.
- CONNECTING DOORS BETWEEN HOUSE AND GARAGE SHALL BE 1 3/4" SOLID CORE WOOD DOOR OR SOLID HONEYCOMB CORE STEEL DOOR.
- SLOPE CONCRETE SLAB 2" (MIN) TOWARD OVER-HEAD DOOR.

WOOD SUPPORT COLUMNS (ABOVE FOUNDATION LEVEL)

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

FOUNDATION NOTES

SYMBOLS

NOTE: NOT ALL NECESSARILY OCCUR ON THIS PAGE.

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

LUMBER

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

FOUNDATION

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

- BASEMENT WALL THICKNESS AND HEIGHT, AS WELL AS FOOTING SIZE SHALL BE AS INDICATED ON PLAN. (SEE SECTIONS 4 DETAILS FOR ADDITIONAL INFORMATION).
- 2 - GARAGE OR PORCH 8'X16' FOUR ON 8'X22' FOOTING, UNLESS NOTED OTHERWISE.
- 3 - FRONT WALL FOR SLAB FLOOR 8'X16' FOUR ON 8'X22' FTG, UNLESS NOTED OTHERWISE. SET 1/2"X12" ANCHOR BOLTS AT 4'-0" O.C. (MIN) AND TWO (2) IN EACH SILL PLATE (MIN) ALL BOLTS TO BE EMBEDDED 8" (MIN) AND 1/2" ABOVE FOUR PIERE WASHER AND NUT AT EACH BOLTS SHALL BE 3" IN FROM OUTSIDE SURFACE FOR FRAME.
- 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/DAMP-PROOFING FOUNDATION BELOW GRADE.
- IF SOLS ENGINEER REPORT ALLOWS USE SPRAY ON ASPHALT EMULSION DAMPROOFING, IF REPORT DOES NOT ALLOW OR IF REPORT REQUIRES USE OF POLYMER ASPHALT MEMBRANE WATERPROOFING, "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 18" DEEP WITH FITTED COVER) HAVING A SUMP PUMP THAT DISCHARGES INTO AN APPROVED DISPOSAL SYSTEM.

SLAB NOTES

- ALL CONCRETE SLABS ARE NOMINAL 4" THICK WITH 6"x6" 10/10 WLF ADDED TO EXTERIOR AND GARAGE SLABS.
- THE EXTERIOR SLABS TO MAIN FOUNDATION WITH 44 RODS AT 12" O.C. WITH EXP. JOINTS.
- SLOPE ALL SLABS FOR PROPER DRAINAGE.
- ONLY GARAGE 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.

FLOOR JOISTS

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

PORCH PIERS

- PROVIDE TREATED EMBEDED BEAM ON 6"x6" TREATED POSTS (GFI, 8X8 HOLLOW TUBED SILL COL) ON 8" (MIN) DIAMETER PIERS. (SEE PLAN FOR PIER LOCATION AND FOOTING SIZES).
- BOTTOM OF FOOTING MUST BE 24" (MIN) INTO SOLID SOL AND 30" (MIN) BELOW FINISH GRADE ON UNDISTURBED SOIL.
- PROVIDE APPROVED POST SIZES AND CAPS.
- SEPARATE PIER FROM ANY SLAB TOUCHING IT WITH EXPANSION JOINTS.

BEAM NOTES

- BEAMS SHALL BE SIZED AS NOTED AT PLAN.
- PROVIDE 3" DIA. X 150 LB. PIPE COLUMNS.
- PROVIDE 30" X 30" X 1/2" THICK CONCRETE FOOTINGS, UNLESS NOTED OTHERWISE.
- NAIL JOIST TO BOTTOM OF JOISTS ON BOTH SIDES OF ALL BEAMS.
- MINIMUM BEAM BEARING SHALL BE 3" ON CONCRETE.
- BEAM POCKET SHALL ALLOW 1" CLEARANCE AROUND BEAM TO ALLOW ADJUSTMENT, SHIMMING AND EXPANSION.
- 8MM MIN. BEAM WITH STEEL SHIMS AND GROUT IN PLACE.
- ALL STEEL SHALL BE FACTORY PRIME PAINTED.

PIPE COLUMN SUPPORT FOR BEAMS

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

ELECTRIC FURNACE

- PROVIDE 4-EFFICIENCY ELECTRIC FURNACE OR HEAT PUMP. HEATING CONTRACTOR SHALL PROVIDE HEAT LOSS AND GAIN CALCULATIONS, DUCT LAYOUT AND SIZE UNITS.
- PROVIDE 50 GALLON ELECTRIC WATER HEATER.
- PROVIDE EXPANSION TANK FOR WATER HEATERS ABOVE 30 GALLONS.
- PROVIDE FLOOR DRAIN SLOPE SLAB TOWARD.

ELEVATION NOTES

GRADE NOTES

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

DROP FOOTINGS

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

GUTTERS

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

PORCH COLUMNS

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

FLASHING

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

MASONRY UNTEL SIZES

- OPENINGS UP TO 4'-0" WIDE: 3-1/2"x30-1/2"x14" STEEL ANGLE.
- OPENINGS 4'-1" TO 1'-0" WIDE: 5"x4"x5/16" STEEL ANGLE.
- OPENINGS 11'-1" TO 11'-0" WIDE: 6"x4"x3/8" STEEL ANGLE.
- OPENINGS 11'-1" TO 16'-0" WIDE: 6"x4"x1/2" STEEL ANGLE.

GENERAL DEMOLITION NOTES

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

GENERAL RENOVATION NOTES

- CONTRACTORS TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
- ALL NEW INTERIOR WALLS TO BE 2X4 STUDS (3 1/2") PA 16" O.C. W/ 1/2" GYP. BRD. - USE MOISTURE RESISTANT GYP. BRD. E PLUMBING FIXTURES.
- ALL AREAS DISTURBED BY CONSTRUCTION WHICH ARE TO REMAIN UNTOUCHED ARE TO BE RETURNED TO ORIGINAL CONDITION.
- STRUCTURAL HEADERS 8" BEAMS (2) 2X10'S (MIN) & POSTS 2-STUD (MIN) 8"X" 12" (UNLESS NOTED OTHERWISE).

FINISH NOTES

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

DOOR NOTES

- ALL DOORS TO BE PRE-HUNG.
- ALL DOORS & FRAMES TO MATCH EXISTING BUILDING STANDARD.

MEP NOTES

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

BUILDING CODE 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

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 THE INTERNATIONAL BUILDING CODE, 2009 EDITION.

ENGINEERED LUMBER REQUIREMENTS

ALL ENGINEERED LUMBER 4 JOIST TO BE TRUE JOIST MACMILLAN OR EQUAL

PSL - PARALLAM	E : 2.0 X 10 ⁶ PSI	FB : 2,500 PSI	F _v : 250 PSI
LVL - MICROLAM	E : 1.9 X 10 ⁶ PSI	FB : 2,600 PSI	F _v : 285 PSI
LSL - TIMBERSTRAND	E : 1.55 X 10 ⁶ PSI	FB : 2,325 PSI	F _v : 310 PSI

4-JOIST - TJ SERIES 110, 210, 230, 360, 560, OR EQUAL PER MFG. DRAWINGS

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GENERAL NOTES

Date:

JULY 04, 2017

Scale:

AS NOTED

Sheet :

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