

GENERAL NOTES

1. Double joists required under parallel partitions.
2. Impact glass at doors, tubs, etc., to be fully tempered.
3. Gas fired appliances shall have intermittent ignition devices, not continuously burning pilot lights; i.e., furnaces under 175,000 BTU, all fan-type furnaces, clothes dryers, stoves, etc.
4. Heating equipment shall comply with efficiency standards.
5. All interior finish materials shall meet class II flame spread classification.
6. Degree of nailing required for all materials and all joists when in place. Corner boards to be nailed.
7. All new glazing shall comply with standards of the U.S. Consumer Product Safety Commission. Manufacturer to supply Certificate of Compliance to owner.
8. All new work shall conform with the minimum standards of the City of San Francisco and the applicable California and Federal codes.
9. All dimensions are taken to stud / concrete surfaces, unless noted otherwise. On additions or remodels allow rough framing to existing.
10. Provide 1-hour fire resistance for all exterior doors and walls when area under stairs is enclosed, at party walls, and all wall / floor assemblies come to garage area. Provide 5/8" type W x gypsum board throughout.
11. Provide one layer of 15# lead lath over exterior walls.
12. Exterior doors and windows, and their hardware shall conform to the security provisions of the applicable CBC.
13. Installation compliance card shall be posted at a conspicuous location within the dwelling.
14. Re-circulating hot water piping in attics, garages, crawl spaces or unheated spaces shall be insulated.
15. The new forced air unit compartment dimensions shall have 3" clearance on sides and backs; 6" minimum clearance from front of equipment to combustion air intake. Area of combustion air openings of one sq. inch per 1,000 BTU (200 sq. in. min.); is required into compartment. Half of area shall be placed within 12 inches of the ceiling and half within 12 inches of the floor.
16. Provide fire-rated water heaters with 12" minimum clearances of combustion air opening within 12 inches of the ceiling and 100 sq. inches within 12 inches of the floor, and shall have a compartment access door of 24 inches minimum width. Water heaters with rigid water connections shall be strapped for lateral support.
17. Sliding glass doors and sliding glass windows shall be capable of withstanding the tests set forth in California Building Code.
18. All steel bear floor-entry building code.
19. Glazing and insulation shall conform to the State Energy Insulation Standards.
20. All swinging door, casings, and windows shall be protected by bars, screens or grills or the locks shall be key-operated from the inside.
21. Dutch doors shall be equipped with a deadbolt and a dead locking latch, both key-operated from the outside. Deadbolt shall have a hardened insert one inch minimum thick and 5/16" diameter.
22. Swinging wooden door and panels of wooden doors shall be not less than 1-3/8" inch thick, unless key-operated from the inside.
23. Door stop and jamb of in-swinging doors shall be one-piece construction or joined by rabbet.
24. Windows and door lights within 40 inches of the locking device of the door shall be fully tempered, approved safety glass, protected by bars, screens or grills or the locks shall be key-operated from the inside.
25. Baths not vented by natural means shall be provided with an exhaust fan capable of removing a change of air per hour.
26. Provide a 22" x 30" (minimum) attic access to attic space with a minimum 30" clear headroom above opening.
27. Provide 28 GA. galvanized (corrosion resistant) weep screed at mudsills for all exterior stoop walls.
28. Provide a 24" wide x 18" high crawl-hole or door to underfloor area, not more than 20' away from exterior wall. Plumbing cleanouts or Forced Air Pipes, ducts and other mechanical construction components shall not interfere with accessibility.
29. Provide 1/8" x 6" continuous diagonal let-in bracing, let into studs spaces not over 16" apart. Bracing shall be installed in the wall at least five studs in a wall height of (8) eight feet. Braces shall be nailed at plates and studs by (3) 8 penny nails.
30. Gas and electric meters must clear the property lines by (3) three feet minimum.
31. Garage door springs shall have break retainers and manufacturer's label.
32. Prefabricated fireplaces shall be I.C.C. or UL listed and installed per manufacturer's instructions.
33. All water heaters shall be strapped for lateral support within the top 1/3 and within the lower 1/3 of the tank. Lower top to be a minimum of 4" above the controls.
34. Protect all heat producing appliances that are located within the garage from automobile.
35. Elevate heat producing appliances (18) eighteen inches above the garage floor.
36. Soil sump collection report shall be provided to the Building Department for all fills.
37. All original walls exceeding (4) four feet in height shall be framed of studs having the required size for an additional story and bracing.
38. A certificate of fabrication shall be submitted to the Building Department by the fabricator for the welding.
39. Provide sub-drains for all retaining walls.
40. Provide staggered bolting with 1/2" diameter machine bolts at (24) twenty-four inch center to center or triple plate end brace, except where noted.
41. All smoke detectors shall be located within (12) twelve inches of the ceiling.
42. Eave projections directly over required openings used for light/ventilation shall be 30" from eave line. Eave over projections to be a min of 24" from property line CBC 503.2.1 & 1204
43. Combustible eave overhangs within 3' of property line shall be of one hour fire-resistivity or heavy timber construction conforming to section 605.6
44. For buildings more than 2 stories in height (which this int se sub-level) the min width of the yard shall be increased by 1' per story CBC 1203.4.2.
45. Exterior lath. Provide 2 layers of grade D paper over all wood based sheathing (CBC 2506.4)
46. Show a weep screed for stucco at the foundation plate line a min 4"
47. All exterior walls over 2' above grade or 2' above ground shall be finished with moisture resistant.
48. Wall coverings shall be cement plaster, tile or approved equal to 70" above drain outlet and 10" below drain outlet. All other than structural elements to be moisture resistant. (CBC 807.1.3 & 2512)
49. All common property lines, exclusive of the front set back shall have a 6' high masonry or masonry wall. The masonry wall shall be composed of min 30% masonry 70% timber projects may only utilize existing property line walls when they are to be on a consist line masonry 40% timber.
50. Removal of any parkway tree requires prior approval from city's parks department.
51. Bay windows or architectural projections into the side yard shall not contain floor area.
52. Protection of joint penetrations in fire rated assemblies shall not be concealed from view until inspected and approved - CBC section 108.5.1.1

SITE RELATED NOTES

- 1) Contractor to provide automatic sprinkler system to cover all vegetated areas. Timer and valve locations to be approved by contractor. Quantity and location of sprinkler fixtures to be determined by general purpose standards and to be in conformance with Residential Mandatory Measures section 4-304 Outdoor Water Use. See sht A7
- 2) See A1 for grading information and drainage plan for all site drainage information and all natural grade elevation heights
- 3) Construction Stop Control- during construction stop control measures shall be required in accordance with city stop control ordinance. Grading shall be discontinued during first stage snow stop and suspended during high winds (15mph+). All trucks shall have loads covered or wetted and load below the sideboards to minimize dust.
- 4) A shoring permit shall be required for any cut / fill that is greater than 5' in height engineers plans as per section CBC 330.02
- 5) See sheet A2 for general construction specifications and hierarchy of architectural and structural notes

✓ INDICATES NOT APPLICABLE TO THIS PROJECT

MATERIAL NOTES

- 1 - R13 BATT INSULATION MINIMUM TO BE USED IN ALL NEW OR RENOVATED EXTERIOR AND PARTY WALLS
- 2 - FMC FIRE PLACE OR ICC APPROVED EQUAL
- 3 - DECK FLOOR FINISH DEXTOTEX OR APP. EQUAL WOOD TILES TO BE PROVIDED OVER DECK SURFACE FOR WALKING
- 4 - BASEMENT WALL MATERIAL ELASTO-DECK BT A WATERPROOFING MATERIAL FOR SUBTERRANEAN WALLS AND SLABS C.I.A. REPORT No. - RR24350
- 5 - BRISTOLITE SKYLIGHTS ICBO #2469

DESIGN DATA	
APPLICABLE CODES	C.B.C. (2016) EDITION C.M.C. (2016) EDITION C.P.C. (2016) EDITION C.F.C. (2016) EDITION C.E.C. (2016) EDITION C.E.C. (2016) EDITION T-24 ACCESSIBILITY CODE L.A.GREEN BUILDING CODE (2017) EDITION ALL PLANS AND WORK ON THIS PROJECT SHALL CONFORM TO THESE CODES WITH CITY OF LOS ANGELES AMENDMENTS

BEST MANAGEMENT PRACTICES REQUIREMENTS

1. All persons working at the site should obtain, read and understand the Best Management Practices pamphlet for the type(s) of construction being done
2. Stockpiles of soil, demolition debris, cement, sand, top soil, etc. must be covered with a waterproof material or be covered to prevent being washed off site.
3. Fuels, oils, paints, solvents, and other liquid materials must be kept inside bermed areas. Spills must not be washed to the street.
4. Waste concrete must not be washed into street, storm drain catch basins, or public right-of-way. All dust and slurry from concrete cutting must be removed using a wet-dry vacuum or equivalent.
5. Trash and other construction solid wastes must be placed in a covered trash receptacle.
6. Eroded soil from disturbed slopes must be contained using berms, silt fences, setting basins, or good erosion management practices such as reseeded.
7. Wash water from cleaning construction vehicles and equipment must be kept on-site within a containment area.

BUILDING SUMMARY																																								
JOB ADDRESS	1918 EL REY ROAD - SAN PEDRO, CA 90732																																							
JOB DESCRIPTION	NEW SINGLE FAMILY RESIDENCE																																							
CLIENT NAME	SEAN WOOD																																							
CLIENT TELEPHONE	619-385-5961																																							
BLDG. OCCUPANCY	R-3																																							
CONSTRUCTION TYPE	V-B																																							
ZONING	RG - LDR GEN PLAN AREA																																							
BUILDING CODE	C.B.C. 2022 EDITION																																							
HEIGHT MAXIMUM	20'-0" MAX RESIDENCE - 16' MAX ADU																																							
NO OF STORIES	1 STORY																																							
LEGAL DESCRIPTION	TRACT # 17102 LOT 658																																							
APN #	7559-022-005																																							
<u>LOT COVERAGE</u> LOT SIZE LC PROPOSED $150 \times 300 = 45,000 \text{ SF}$ $4,100 \text{ SF} / 45,000 = 9.11\%$																																								
<table border="0" style="width: 100%;"> <tr> <td style="width: 30%;"><u>BUILDING SUMMARY</u></td> <td style="width: 30%; text-align: center;">NEW AREA</td> <td style="width: 40%;"></td> </tr> <tr> <td>MAIN RESIDENCE</td> <td></td> <td style="text-align: center;">TOTALS</td> </tr> <tr> <td>HABITABLE</td> <td style="text-align: right;">2,400 SF</td> <td style="text-align: right;">2,400 SF</td> </tr> <tr> <td>DECK AREA</td> <td style="text-align: right;">900 SF</td> <td style="text-align: right;">900 SF</td> </tr> <tr> <td colspan="3" style="padding-top: 20px;">FUTURE ADU AREA</td> </tr> <tr> <td>HABITABLE</td> <td style="text-align: right;">400 SF</td> <td style="text-align: right;">400 SF</td> </tr> <tr> <td>DECK AREA</td> <td style="text-align: right;">400 SF</td> <td style="text-align: right;">400 SF</td> </tr> <tr> <td colspan="3" style="padding-top: 20px;">OPEN SPACE AREA</td> </tr> <tr> <td></td> <td style="text-align: right;">40,900 SF</td> <td style="text-align: right;">40,900 SF</td> </tr> <tr> <td colspan="3" style="padding-top: 20px;">TOTALS</td> </tr> <tr> <td>HABITABLE</td> <td style="text-align: right;">2,800 SF</td> <td style="text-align: right;">2,800 SF</td> </tr> <tr> <td>DECK/PATIO AREA</td> <td style="text-align: right;">1,300 SF</td> <td style="text-align: right;">1,300 SF</td> </tr> <tr> <td>OPEN SPACE AREA</td> <td style="text-align: right;">40,900 SF</td> <td style="text-align: right;">40,900 SF</td> </tr> </table>		<u>BUILDING SUMMARY</u>	NEW AREA		MAIN RESIDENCE		TOTALS	HABITABLE	2,400 SF	2,400 SF	DECK AREA	900 SF	900 SF	FUTURE ADU AREA			HABITABLE	400 SF	400 SF	DECK AREA	400 SF	400 SF	OPEN SPACE AREA				40,900 SF	40,900 SF	TOTALS			HABITABLE	2,800 SF	2,800 SF	DECK/PATIO AREA	1,300 SF	1,300 SF	OPEN SPACE AREA	40,900 SF	40,900 SF
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GENERAL LEGEND	
INTERIOR ELEVATION NOTATION	(Numbered Elevations are shown).
FLOW	FACE OF WALL, (FINISH SURFACE).
FOS	FACE OF STUD (on Floor Plans, Framing Plans, & Face of concrete on Foundation Plan).
G.I.	GALVANIZED IRON (SHEET METAL)
D.S.	DOWNSPOUT
NOTE: Dimensions shown on Site Plan are to finish surfaces. All other plans are dimensioned to Face of Stud.	

SHEET INDEX	
SHEET NO	SHEET TITLE
	ARCHITECTURAL
A1	SITE PLAN- GENERAL NOTES
A2	GEN. NOTES & SPECIFICATIONS
A3	GEN. NOTES & SPECIFICATIONS
A4.1	RESIDENCE FLOOR PLAN
A4.2	RESIDENCE ELEVATIONS
A4.3	RESIDENCE ELEVATIONS
A4.4	RESIDENCE SECTIONS
A5.1	GUEST HOUSE FLOOR PLAN
A5.2	GUEST HOUSE ELEVATIONS
A5.3	GUEST HOUSE SECTIONS
A7	DOOR & WINDOW FINISH & FIXTURE SCHEDULES
A8.1,2	INTERIOR ELEVATIONS
AD1	ARCHITECTURAL DETAILS
t24	ENERGY CALCULATION FORMS
GR1-2	GREEN BUILDING REQUIREMENTS

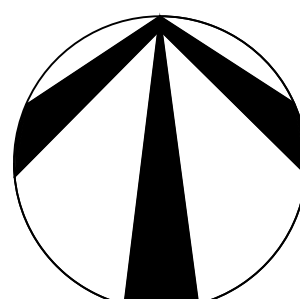
	MECH-ELECTCL-PLUMBG PLANS
MEP-1	RESIDENCE MEP
MEP-2	GUEST HOUSE MEP
	CIVIL
C1	TOPOGRAPHIC SURVEY
SP-01	CIVIL SITE PLAN
GP-01	GRADING PLAN
	STRUCTURAL
S0.1	STRUCTURAL NOTES
S1.1	RESIDENCE FOUNDATION PLAN
S1.2	RESIDENCE ROOF FRAMING PLAN
S1.3	ADU FOUNDATIONS & FRAMING PLANS
S2.0	STRUCTURAL DETAILS
S2.1	STRUCTURAL DETAILS



HOA SUBMITTAL
01-10-23

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A 10x10 grid of dots, intended for drawing a 10-sided polygon.



Job No. 11521222	Scale: 3/16"=1'-0"
1200 Artesia Blvd. # 300 Hermosa Bch., California 90254 (310) 379-8222	

A1

SPECIFICATION DIVISION INDEX

1. GENERAL REQUIREMENTS
2. SITE WORK
3. CONCRETE
4. MASONRY
5. METALS (STRUCTURAL AND MISC.)
6. CARPENTRY
7. MOISTURE PROTECTION
8. DOORS, WINDOWS & GLASS
9. FINISHES
10. SPECIALITIES
11. EQUIPMENT
12. FURNISHING
13. SPECIAL CONSTRUCTION
14. CONVEYING SYSTEMS
15. MECHANICAL
16. ELECTRICAL

1A. GENERAL REQUIREMENTS

1. All details, sections and notes on the drawings are intended to be typical and shall apply to similar situations elsewhere, unless noted otherwise.
2. The Contractor shall verify all dimensions and conditions at the project site.
3. The details shall be used wherever applicable, unless noted otherwise on the drawings.
4. All workmanship and materials shall conform to the requirements of the governing building code.
5. All ASTM designations shall be as amended to date, unless noted otherwise.
6. All omissions or conflicts between the various elements of the working drawings and/or specifications shall be brought to the attention of the architect before proceeding with any work involved.
7. All design and construction shall be in accordance with the latest edition of the CBC –California Building Code.
8. Construct barricades when required by code.
9. Contractor shall pay for Plan Check and Building Department fees.
10. Contractor shall provide temporary toilet facilities installed on the job site as required by code.

2A. SITE WORK

1. See civil drawings, (where applicable, and specifications for additional information.
2. All footings shall bear a minimum of 18" below adjacent grade or controlled compaction, or as noted on the plans. Refer to soils report, if any, for additional information and requirements.
3. All backfill shall be compacted to a minimum of 90% of maximum density.
4. Allowable soil bearing pressure, 1000 psi. with increases for width and depth. where allowable by local jurisdiction.
5. All debris shall be removed from the foundation excavations prior to the placement of concrete.
6. All water shall be removed from the foundation excavations prior to the placement of concrete.
7. No person is allowed to descend into trenches or excavations of 5 feet or more in depth, unless necessary permits have been obtained from the State of California Division of Industrial Safety, and all required precautions have been installed/provided.

3A. CONCRETE

1. Cement shall conform to ASTM C150, Type I of II.
2. Coarse aggregate of crushed stone or gravel shall be hard and durable, as graded per ASTM C33.
3. Sand shall be clean, washed, and free from silt, loam or clay.
4. Mixing water shall be clean and free from injurious amounts of oil, acids, alkalies, organic materials or other deleterious substances.
5. Concrete Mix: 1- 2-1/2; 3-1-2 parts with a maximum water content of 7-1/2 gallons per sack of cement.
6. Material shall be so proportioned so as to produce concrete with a minimum compressive strength of 2,000 psi. at 28 days. Class "C" concrete.
7. Fill, puddle and tamp under all concrete walks and landings.
8. Provide non-slip finish on all concrete stair treads and where specified on the working drawings.
9. All pipes and ducts through concrete to be sleeved. Verify openings with the Plumbing and Electrical Contractor/Sub-contractor.
10. Foundation cripple walls and other lumber in direct contact with concrete must be pressure treated or wolmanized Douglas Fir. Set mudsills in neat cement grout, where required for uneven surfaces.
11. All exposed flatwork shall have a salt finish, unless noted otherwise. Salt finish shall be a heavy pattern of medium and heavy rock salt, well trowled into concrete.
12. Foundation Wall waterproofing – Pacific Polymers ELASTODECK BT-LA RR#24350 csi (#07140)– Install as per manufacturers recommendations.

3B. REINFORCING STEEL

1. Reinforcing steel shall be deformed bars conforming to ASTM designation #A 615–40, intermediate grade.
2. Wire fabric shall be electrically welded steel, as per ASTM A185.
3. All dowels, anchor bolts and other hardware inserts shall be secured in place prior to the placement of concrete.
4. Anchor bolts shall be spaced at 72" on center (maximum), 12" from ends of sill plates, extending a minimum of 7" into foundation, unless noted otherwise.

4A. BLOCK MASONRY

1. Units shall be lightweight concrete block conforming to ASTM C90 with an ultimate compressive strength f = 1,500 psi. and shall be stored under cover at the project site.
2. Grout shall be of fluid consistency. Grout mix shall ne one part cement, three parts sand and may contain an additional two parts pea gravel, if grout spaces are 4" or more in every direction. F'c = 2,000 psi. at 28 days.
3. Mortar shall conform to ASTM C270–52T. Mortar shall be one part cement, three parts sand, 1-1/2 part lime putty or hydrated lime. F'c = 2,000 psi. at 28 days.
4. All block reinforcing shall have a minimum bar lap of 40 diameters of the specified bar size.
5. Grout fill all cells unless noted otherwise.
6. No continuous inspection is required for all block work, unless shown or noted otherwise.

5A. STRUCTURAL STEEL & MISCELLANEOUS METAL

1. Structural steel shall conform to ASTM A–36. Bolts and nuts shall conform to ASTM A–307.
2. All welding shall conform to the Standard Code for Arc & Gas welding. Use the electric arc process E–70 Electrodes. Low hydrogen electrodes for welding bolts and rebar. All welding to be done by licensed Contractors, and approved by local ordinances.
3. Design fabrication and erection as per the specification for structural steel buildings and/or steel plate design based on applicable design current code requirements and the 2016 AISC code of standard practices.

6A. CARPENTRY, FRAMING, LUMBER AND MILLWORK

1. GENERAL:
All lumber shall be Douglas Fir, Coast Region #1 or #2 grade or better except as noted. Studs, plates, sheathing and braces may be composed of #2 grade lumber. All plywood sheathing shall be Douglas Fir Plywood conforming to product standards P.S. 1-09 U.S. Department of Commerce, standard #1 grade for shear panels and roof sheathing, unless noted otherwise.
All wood members bolted to concrete, masonry, or steel shall have a bolt within 12" of each end of member. A minimum of 2 bolts per member is required at each connection. For bolt sizes and spacing, see details. Holes in wood members shall be the same size as nominal bolt diameter. Holes in steel members shall be 1/16" larger than nominal bolt diameter. Provide a steel washer under all bolt heads and nuts that bear directly on wood member. All bolts shall conform to ASTM A–307.
Wood design shall comply w/ chapter 23 and based on the 2010 NDS and subsequent revisions
2. NAILING SCHEDULE: table 23–II–b1 (Unless detailed otherwise)
- | CONNECTION | NAILING (common nails) |
|--|--------------------------------|
| Stud to plate – end nailing..... | 2–16d |
| Stud to plate – toe nail..... | 3–16d or 4–8d |
| Top plates – spike together..... | 16d @ 12" O.C. |
| Top plates – laps & intersections..... | 3–16d |
| Ceiling joist to nailer – toe nail..... | 4–8d |
| Ceiling joist to stud..... | 2–16d |
| 2" cut-in bracing or blocking..... | 2–16d |
| Corner studs, double studs & angles..... | 16d @ 24" O.C. |
| 1X6 let-in brace..... | 2–8d @ corners & every 25 feet |
| Top plate splice..... | 12–16d at each side of splice. |
- TYPICAL NAILING (Where otherwise not noted)
- | | |
|-------------------------|-------|
| 1" nominal members..... | 2–8d |
| 2" nominal members..... | 2–16d |
3. FRAMING LUMBER (Douglas Fir, MC19 North Region)
- | | |
|--------------------------------|-------------------|
| 2X floor joists..... | No. 2 |
| 2X roof joists..... | No. 2 |
| 4X beams or greater..... | No. 1 |
| 6X beams or greater..... | Select Structural |
| 2X4 or 4X4 studs or posts..... | Std./Stud Grade |
| 6X posts or greater..... | Select Structural |
| 2X6 studs of greater..... | No. 2 |
- 4a. BORING OF HOLES IN STUDS:
A hole not greater in diameter than 40% of the stud width may be bored into any wood stud. Bored holes not greater than 60% of the width of the stud are permitted in nonbearing partitions or in any wall where each bored stud is doubled, provided not more than two such successive doubled studs are so bored.
In no case shall the edge of the bored hole be nearer than 5/8 inch to the edge of the stud. Bored holes shall not be located at the same section of stud as a cut or notch.
- 4b. CUTTING AND NOTCHING IN STUDS:
In exterior walls and bearing partitions, any wood stud may be cut or notched to a depth not exceeding 25% of its width. Cutting or notching of studs to a depth not greater than 40% of the width of the stud is permitted in nonbearing partitions supporting no loads other than the weight of the partition.
Holes and notches, unless otherwise detailed, shall meet the following requirements: Beams or joists may be notched at the ends and shall not exceed 1/4 the depth of the member. Holes bored in members shall not be within 2" of the top or bottom of the member and the diameter of any such hole shall not exceed 1/3 the depth of that member. Notches in the top or bottom of the members shall not exceed 1/6 the depth and shall not be located in the middle third of the span.

6A. (Continued...)

4C. CRIPPLE WALLS

Foundation cripple walls shall be framed of studs not less in size than the studding above with a minimum length of 14 inches, or shall be framed of solid blocking. When exceeding 4 feet in height, such walls shall be framed of studs having the size required for an additional story.

Such walls having a stud height exceeding 14 inches shall be considered to be first–story walls for the purpose of determining the bracing required by latest edition of the C.B.C. Solid blocking or plywood sheathing may be used to brace cripple walls having a stud height of 14 inches or less.

4D. PIPES IN WALLS

Stud partitions containing plumbing, heating, or other pipes shall be so framed and the joists underneath so spaced as to give proper clearance for the piping. Where a partition containing such piping runs parallel to the floor joists, the joists underneath such partitions shall be doubled and spaced to permit the passage of such pipes and shall be bridged. Where plumbing, heating or other pipes are placed in or partly in a partition, necessitating the cutting of the soles or plates, a metal tie not less than 1/8 Inch thick and 1–1/2 inches wide shall be fastened to the plate across and to each side of the opening with not less than four 16d nails.

5A. ROOF SHEATHING (Exposed Beams)

2X6 Tongue and Groove Select Cedar decking, face grain across supports, Nail with 2–16d each bearing, nailing to be inspected before covering.

5B. ROOF SHEATHING (Plywood)

5/8" thick Std. Int–DFPA plywood index #32/16 PS 1–09, nail with 8d @ 6" O.C. along panel edges and 12" O.C. along intermediate supports. Stagger panel end joints. Nailing to be inspected before covering.

6A. FLOOR SHEATHING

3/4" thick Std. Int–DFPA plywood Index #40/20 PS 1–09, nailed with deformed shear 10d @ 6" O.C. along panel edges and 10d @ 10" O.C. at intermediate supports. Lay panels with face grain across supports. Stagger panel end joints. Use Tongue and Groove panels or provide 2X solid blocking at edges. Nailing to be inspected before covering. Glue all panels to joists in addition to nailing.

7A. FOUNDATION PLATES OR SILLS

Foundation plates or sills resting on concrete or masonry foundation shall be bolted as required by Structural Engineer, or as noted otherwise on plans. All lumber in contact with concrete shall be pressure treated or wolmanized Douglas Fir.

Sills and plates at shear walls shall be continuous and free of cuts and notches. Perforations shall be allowed with a maximum of 1–3/4" diameter and shall be located as close to center as possible. Sill bolts to be set with a minimum of 7" embedment into concrete and a maximum of 12" from ends of sills and corners.

8A. FLOOR JOISTS

Bearing partitions perpendicular to joists shall not be offset from supporting girders, walls or partitions more than the joist depth. Joists under and parallel to bearing partitions shall be doubled. Provide 2x blocking at 8'–0" O.C. and at supports.

8B. BUILT–UP BEAMS

2–2X..... 10d @ 12" O.C., Staggered
3–2X or up to 5–2X..... 1/2" diameter machine bolts @ 18" O.C. Staggered

Bolt fastening shall be placed at a maximum of 1/4 of the beam depth from top and bottom edges.

9A. EXTERIOR AND BEARING STUD WALL REQUIREMENTS

MAXIMUM HEIGHT	STUD SIZE / SPACING
Up to 10' height.....	2X4 @ 16" O.C. – Bearing wall
Up to 14' height.....	2X4 @ 24" O.C. – Nonbearing wall
Up to 10' height.....	3X4 @ 16" O.C. – Bearing wall
Up to 14' height.....	3X4 @ 24" O.C. – Nonbearing wall
Up to 10' height.....	2x6 @ 16" O.C. – Bearing wall
Up to 20' height.....	2X6 @ 24" O.C. – Nonbearing wall

All wall studs shall be 2X4 @ 16" O.C. unless noted otherwise.

10. GLU–LAMINATED TIMBER BEAMS

- A. Provide Industrial appearance grade.
- B. All members shall be composed of 1–1/2" laminations, fb = 2,400 psi., dry use condition. Each member shall bear specific identification for location and shall be accompanied by a Certificate of Inspection by the Inspection Agency.
- C. Prior to fabrication, shop drawings shall be prepared and submitted to the Architect for approval. Taper seats for level bearing.
- D. Design, fabrication and construction of structural glue–laminated members shall conform in all applicable respects to the following governing standards listed below:
1. The American Institute of Timber Construction Std. Manual No. 310.
 2. The Commercial Std. for Structural, glued laminated timber, CS–253.
 3. Std. specifications for Structural, glued laminated Douglas Fir Timber of the WCLA, Comb. – F, D.F.
 4. WCLIB Certificate on lumber grades.
 5. Approved inspection certificate on gluing procedures.
 6. Each piece to be imprinted with standard identification marks.

6B. INSULATION

An Insulation Compliance Card shall be posted at a conspicuous location within the dwelling and/or structure.

1. Exposed Beam Roof: 2–11/16" thick rigid insulation. Min R–19 Thermal Resistance. Installation as per manufacturer's specifications. OV/RF sheathing Celotex TF400 Rigid Insulation (L.A. Research Report #24050). See Energy Calcs
2. Ceilings or Rafters: Batt Fiberglass, Min R–19 Thermal Resistance. See Calcs
3. Exterior Walls and Floors: Batt fiberglass, Min R–13 Thermal Resistance. See calcs

6C. FIRE AND DRAFT STOPS

1. GENERAL

In combustible construction, firestopping and draftstopping shall be installed to cut off all concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space, and shall subdivide attic spaces, concealed roof spaces and floor / ceiling assemblies. The integrity of all fire and draft stops shall be maintained.

2. FIRE STOPS (Where required)

Firestopping shall be provided in the following locations:

- A. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor levels and at 10 foot intervals along the length of the wall.

EXCEPTION: Fire stops may be omitted at floor and ceiling levels when approved smoke–actuated fire dampers are installed at these levels.

- B. At all Interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
- C. In concealed spaces between stair stringers at the top and bottom of the run and between studs along and in line with the run of stairs if the walls that are under the stairs are unfinished.
- D. In openings around vents, pipes, ducts, chimneys, fireplaces and similar openings which afford a passage for fire at ceiling and floor levels, with noncombustible materials.

3. FIRE STOP CONSTRUCTION

Except as provided in Item D above, firestopping shall consist of 2 inches of nominal lumber or two thicknesses of 1–inch nominal lumber with broken lap joints or one thickness of 23/32–inch plywood with joints backed by 23/32–inch plywood or one thickness of 3/4–inch Type 2–M particleboard with joints backed by 3/4–inch Type 2–M particleboard.

Fire stops may also be of gypsum board, mineral fiber, glass fiber or other approved materials securely fastened in place.

Walls having parallel or staggered studs for sound–transmission control shall have fire stops of mineral fiber or glass fiber or other approved nonrigid materials.

4. DRAFT STOPS (Where required)

Draftstopping shall be provide in the following locations:

- A. FLOOR–CEILING ASSEMBLIES: Single–family dwellings. When there is usable space above and below the concealed space of a floor–ceiling assembly in a single–family dwelling, draft stops shall be installed so that the area of the concealed space does not exceed 1,000 square feet. Draftstopping shall divide the concealed space into approximately equal areas.

5. DRAFT STOP CONSTRUCTION

Draftstopping materials shall be not less than 1/2–inch gypsum board, 3/8–inch plywood, 3/8–inch Type 2–M particleboard or other approved materials adequately supported.

Openings in the partitions shall be protected by self–closing doors with automatic latches constructed as required for the partitions.

Ventilation of concealed roof spaces shall be maintained in accordance with Section 3205 of the latest edition of the Uniform Building Code.

7A. ROOFING

1. GENERAL REQUIREMENTS

This work shall result in a waterproof enclosure of good appearance. The Contractor shall cooperate fully with all related trades. The beginning of this work indicates acceptance of the base to which it is applied. Based on his experience, the Contractor shall advise the Architect if anything will interfere with the intention of this work. The Contractor shall guarantee in writing for FIVE (5) YEARS from the time of the filing for the Notice of Completion, and that all of the materials and application of the roof are free from defect and comply with the specifications.

2. FINISH ROOFING – See Roof Plan for Specs.

7B. SHEET METAL

1. GENERAL REQUIREMENTS

The work so indicated or required shall result in a reliable water–tight enclosure and good appearance. Based on his experience, this Contractor shall advise the Architect if this water–tightness or appearance will not be met by the installation called for.

2. SCOPE OF WORK

The work includes, but it is not limited to, all sheet metal shown on the drawings and specified herein;

- A. All roof flashing and counterflashing.
- B. Exhaust fan ducts, roof vents and jacks.
- C. All metal screeds along the foundation wall.
- D. All metal combo flashing along the parapet walls at decks
- E. Thru–wall scupper and downspouts.
- F. Chimney caps and saddles.

All metal flashing to be 26 gauge galvanized iron.

7C. DECK COATING MATERIAL SPECS

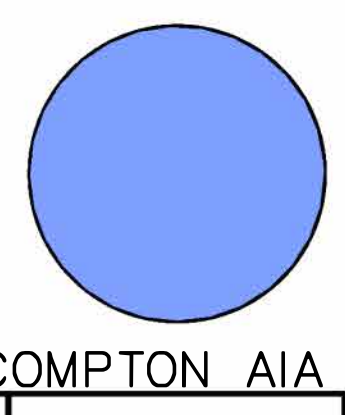
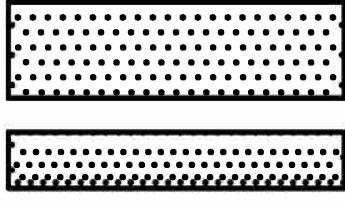
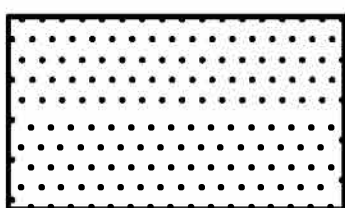
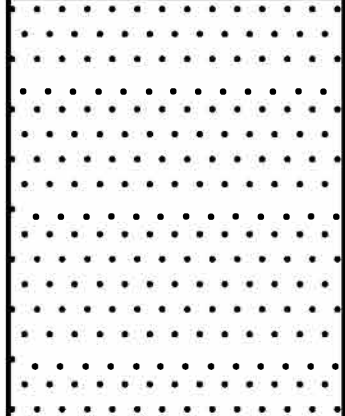
1. DEX–O–TEX DECK COATING–CROSSFIELD PRODUCTS

ONE HOUR CONST REQMTS– The Dex–o–tex Weatherwear Roof Deck covering installed according to this report over 5/8" T and G plywood min. exterior grade, All Edges Blocked over 2"x 10" min joists at 16" o.c. Plywood to be adequately fastened by means of countersunk wood screws or screw nails equivalent to 8d ring shank nails at 6" oc min. Nails to have minimum penetration into beams or joists supporting the plywood as required by code. Ply surface to be clean, dry, and free of all foreign materials such as paint, grease, oil and dust. Cracks to be sealed with caulking compound. ICC# ESR–1557

ISSUANCE
HOA SUBMITTAL
01–10–23

REVISION

SPECIFICATIONS
WOOD RESIDENCE
Lot 45 Mount Union Center, Ca. 92561



GERALD W. COMPTON AIA
Job No. 11521222 Scale: NONE
1200 Artesia Blvd. Ste 300A
Hermosa Beach, California
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GWC ARCHITECTS
A2

8A. DOORS

See Door Schedule.

8B. WINDOWS

See Window Schedule.

8C. GLASS, GLAZING, AND MIRRORS

1. GENERAL REQUIREMENTS

This Contractor shall supply and install all fixed glass panels, glass shelves and mirrors. Installation shall result in a safe, weather-tight enclosure. Any discrepancies shall be reported to the Architect before placing order.

Plate glass and tempered plate glass shall be 1/4" polished plate glass as manufactured by LOF Company of Pittsburg Plate Glass Co.

Sheet glass shall be 3/16" crystal type for panels up to 50 square feet with maximum dimensions of 10'-0" wide by 5'-0" high or 3/32" D.S. for panels up to 16 square feet with 5'-0" maximum dimensions.

Mirrors shall be 1/4" polished plate glass with heavy silver film protected with electroplated copper exposed. Edges of all mirrors to be polished. Surface-mount rosettes shall not be used. Mirrors shall be supported on aluminum channel where mounted on medicine cabinet door.

Measurements for actual sizes of glass shall be taken from the sash or frames on the job.

All glass shall be bedded in clear sealant.

All sealant shall be neatly and cleanly run with traces of oil completely removed.

SAFETY: All glass shall be efficiently "crayoned" or marked to make aware of its presence during construction.

8D. GLASS BLOCK

See Glass Block Specification Sheet (Where glass block occurs on project)

8E. WEATHER STRIPPING

1. Where noted under energy notes and CF-1R forms.

9A. PLASTER AND GYPSUM BOARD

1. Lath-plaster and gypsum wall board as per the latest edition of the California Building Code. Gypsum board nailing shall be inspected prior to covering with tape and joint compound.

9B. EXTERIOR FINISH

9C. PAINTING

1. GENERAL REQUIREMENTS

The Painting Contractor shall inspect the work of others prior to the application of paint or finishing material. If any surface to be finished cannot be put in proper condition for finishing by the customary cleaning, sanding and puttying operations, the Painting Contractor shall notify the General Contractor or assume responsibility for and rectify any unsatisfactory finish.

All materials used on the work shall be exactly as specified in brand and quality. No claims by the Painting Contractor as to the unsuitability of any material specified, or his unwillingness to use same, or his inability to produce first-class work with same, will be entertained unless such claims are made in writing and submitted with his bid. All paints, varnished, enamels, lacquers, stains, paste fillers and similar materials must be delivered in the original containers, with the seals unbroken and the label intact.

All colors shall be selected or approved by the Architect: the number of colors to be used on the job shall be determined by the Architect. If required, panels for finish and color shall be prepared by the Painting Contractor in advance with materials as specified for the approval of the Architect.

2. PAINTING SCHEDULE

- A. Sheet metal, roof jacks, vents, flashing and counter-flashing shall receive one-coat of P & L No. 25 zinc chromate primer and one coat of P & L Vapex masonry paint. All roof vents to match dominant color of roof covering. All exposed sheet metal to be colored to match related surface being flashed.
- B. Exterior and interior D.F. and cedar woodwork, including exposed posts, casing, trim, etc., shall be applied prior to installation and the final coat after plastering. Interior siding shall receive one coat of transparent stain after installation.
- C. Light fixture trim and registers: Paint to match background. Verify with Architect.

9D. FINISH HARDWARE

1. Finish hardware shall be selected by owner and installed by Finish Carpenter.

9E. FLOORING

1. Selected by owner, installed by Contractor; see Room Finish Schedule.

11. EQUIPMENT

1. All equipment shall be selected by Owner and installed by Contractor.

15A. PLUMBING

1. GENERAL

- A. Furnish all material and equipment and perform all labor required to install plumbing complete; as required by governing code, and as specified herein.
- B. Permits, licenses, utilities, connection fee, acreage of frontage charges shall be obtained as necessary and paid by the Plumber; furnish signed, certified, and acceptable copies of permit, licenses and receipts to the owner for his records. The Plumber shall arrange for and pay for all meters, service connections, main extensions and valves.

2. WORK

The work shall include, but not be limited to the following items:

- A. Domestic cold water system including hose bibbs, where indicated. Furnish and install all pressure reducing valves and backflow prevention devices, where required.
- B. Domestic hot water system including a National 40 gallon heater with a 10 year guarantee.
- C. Fuel gas system including complete log lighter and approved shut-off valves for each outlet.
- D. Plumbing fixtures, including their fittings and trim. Installation of decorative fittings furnished by the Owner.
- E. All plumbing rough-ins for equipment furnished by others.
- F. All trenching and back-filling required for plumbing work.

3. PIPING AND FITTINGS

- A. Soil and waste lines shall be service weight bell and spigot hubless cast iron pipe and fittings. Line serving water closets and house sewer line shall be not less than 4" in size.
- B. Soil lines five feet or more from building shall be extra strength vitrified clay pipe and fittings.
- C. Vent lines 2-1/2" and smaller shall be schedule 40 galvanized steel pipe with standard black cast iron screwed fittings. Vent lines 3" and larger and underground vent lines shall be service weight cast iron soil pipe and fittings. Where possible, tie vents together and break through roof so as not to be visible from the front of the house and/or structure. All roof openings shall be flashed and counterflashed.
- D. Fuel gas lines shall be schedule 40 black steel pipe with standard weight malleable iron screwed fittings. Pipes and fittings below grade shall be spirally wrapped with 20±mil. polyethylene tape lapped one-half the width of the tape, double thickness.
- E. Water piping shall be type "L" or "M" copper above ground and type "K" copper below ground with wrought copper connecting dissimilar materials.
- F. Bronze clean out plugs shall be provided at all changes in direction and wherever required for convenient access to system or where required by code.

4. PLUMBING SPECIALTIES

- A. Gate valves shall be Crane No. 1320. Furnish and install a gate valve for building shut-off. Valves shall be the same size as main that services the area.
- B. Furnish and install shut-off stops at all fixtures.
- C. Water pressure regulator shall be Wilkins with integral strainer where incoming pressures exceed 80 P.S.I.C. Furnish and install pressure relief valve at discharge side of regulator and extend discharge to nearest approved drain.
- D. Pipe flashing shall be one piece galvanized steel extending 8" around pipe and 5" up. Counterflashing shall be by means of a cast iron sleeve and perma-seal caulking material.
5. PLUMBING EQUIPMENT, ACCESSORIES AND APPURTENANCES
- A. Gate Valves shall be Crane No. 1320.
- B. Unions shall be Crane No. 1280.
- C. Gas stops shall be Crane No. 1228 and 320.
- D. Hose bibbs shall be Acorn 8120 BK rough bronze finish, connected to house / structure system.
- E. Washing machine valves shall be Acorn 8130 with polished chromium plating.
- F. Garbage disposals shall be Kitchen-Aid C.H.P., 120 volt, single phase.
- G. Wall clean out shall be O.P. Smith No. 4475.

6. PLUMBING WORK FOR EQUIPMENT FURNISHED BY OTHERS

Furnish and install piping, valves, traps, stops, hoses, tubing, drains, etc., and make final connection to all equipment furnished by others. The work shall include but not be limited to the following items:

- A. Ice-maker in the Refrigerator.
- B. Water Filter and Kitchen Sink.
- C. Washer and Dryer.
- D. Dishwasher with air gap fitting.

7. CLEANING EQUIPMENT AND PREMISES

Thoroughly clean all parts of the apparatus and equipment. The Contractor shall carefully clean up after his crew and shall leave the premises and all portions of the building in which he is working, free from debris, and in a clean and safe condition.

8. TEST AND ADJUSTMENTS

- A. No piping work, fixtures, or equipment shall be concealed or covered until they have been inspected and approved by the owner or his representative and the inspector.

15A. PLUMBING (Continued...)

- B. All piping shall be tested in accordance to the local governing codes.
- C. Each piece of plumbing equipment shall be adjusted as required to insure proper functioning.

9. GUARANTEE

All plumbing work shall be guaranteed in WRITING to be free of defective work, materials or parts for a period of one year after acceptance of the work.

15B. MECHANICAL

1. GENERAL CONDITIONS

- A. Furnish all materials and equipment and perform all labor required to install heating, ventilating, and exhausting, complete: as required by governing code, and as specified herein. This structure will not be mechanically cooled.
- B. Permits, licenses, and inspections shall be obtained as necessary and paid for by the Heating and Ventilating Contractor. Furnish signed, certified and acceptable copies of permits, licenses and receipts to the owner for his records.

2. WORK

The work shall include, but not be limited to the following items:

- A. Gas fired Furnaces.
- B. Exhaust fan and duct work.
- C. Duct work.
- D. Registers, Diffusers, Louvers and Dampers.

3. WORK NOT INCLUDED

- A. Plumbing work
- B. Cutting and Patching of the Building Structures.
- C. Electrical Wiring and Conduit.
- D. Painting Work — All painting except the black painting of duct work and plenum in back of Air Registers and grilles.

4. GAS FIRED FURNACES

Gas fired furnaces shall be selected by owner. Selection will be from a list of equipment that is provided by the Energy Engineer Consultant that is incorporated in the CF-1R forms. All equipment list will be certified for compliance of the State Energy Efficiency Standards.

5. EXHAUST FANS

Exhaust fans shall be as specified on the Mechanical / Electrical Plan. Electrical Contractor to provide units. Heating Contractor to install duct work.

6. DUCT WORK

All duct work and plenums shall be fabricated of the best galvanized sheet metal. Sheet metal shall be installed of gauges and with bracing, joints, hangers and supports all in accordance with the latest edition of the A.S.H.R.A.E. Guide and the S.M.A.C.N.A. Duct Manual. All duct sized indicated are net inside clear. Where approved, ducts may be constructed of fiber-glass.

7. DUCT INSULATION

- A. All duct work shall be firmly wrapped with 1" thick, 1 lb. density fiberglass sheets with joints lapped 2" fastened in place with 16 ga. soft annealed wire spaced 12" on center for straight runs and 4" on center for elbows and fittings.
- B. All plenums indicated to be lined shall be lined with 1" thick, 1 lb. density fiberglass of monolithic construction, approved by the governing authorities.

8. REGISTERS,DIFFUSERS, LOUVERS AND DAMPERS

- A. Side wall registers (S.W.R.) shall be Titus L-274.
- B. Return air registers (R.A.R.) shall be Titus RL-251.
- C. Ceiling Diffusers (C.D.) shall be Titus L-2025.
- D. Fresh air louvers shall be Titus OXL-F6.
- E. Balancing Dampers shall be single blade equipped with quadrant damper adjustment.

9. OPERATING AND MAINTENANCE INSTRUCTIONS

Furnish two (2) copies of operating and maintenance instructions to the Architect and/or the owner.

10. CLEANING UP

All surfaces of material and equipment shall be left smooth and clean. The entire premises shall be cleaned of unused material, rubbish, debris, etc., to the satisfaction of the Architect and Owner.

11. GUARANTEE

Furnish written guarantee to the Architect that workmanship and materials are free from mechanical defects and guaranteeing to replace and/or repair defective equipment, materials or workmanship. The guarantee begins from date of final acceptance for one (1) full year.

16A. ELECTRICAL

1. GENERAL REQUIREMENTS

All work under this contract shall comply with all governing codes and building authorities and any special requirements of the local power company. The Contractor shall take out and pay for any permits, including all service charges by the power company.

16A. ELECTRICAL (Continued...)

2. WORK INCLUDED

- A. Main Switchboard, meter sockets and loops and required pull boxes.
- B. Lighting panels, conduits, outlets, subfeeders, cable and wiring devices.
- C. Telephone services conduit.
- D. Complete connection to all motors and motor controls as indicated or required.
- E. Complete connection to all fixtures indicated on the drawings.
- F. Supply and installation of all items noted on electrical schedule, except those items noted selected by Owner.
- G. Installation of bracket and hanging fixtures selected by Owner.
- H. Arranging for, and installation of temporary power.
- I. Trenching and back-filling.
- J. In addition to convenience outlets shown on the Plans, provide additional outlets if required by code.

3. EXCAVATING, CUTTING, ETC.

This Contractor shall do all excavating necessary for the installation of his work and shall back-fill and thoroughly settle all such excavations. He shall advise the framing contractor of his requirements for locating his work and shall be responsible for the accurate placement and centering of all installations.

4. WIRING SYSTEM AND MAIN SERVICE

- A. The current characteristics shall be 120/240 volt, single phase, three wire, 60 cycle for lighting and power distribution. Main service shall be a minimum 100 AMPS and shall be circuit breaker type.
- B. Electric Panel shall have capacity and space for installation of breakers for future Air Conditioning loads and Pool / Spa Equipment if applicable.

5. CONDUITS

- A. In normal wood framing, branch circuit wiring shall be flexible metal conduit installed in accordance with governing electrical code.
- B. In masonry, in or below concrete floors and underground locations, conduit shall be standard wall-galvanized pipe or P.V.C. schedule 40, where permitted.

6. TELEPHONE SERVICE

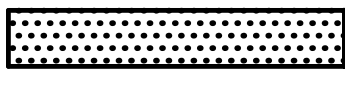
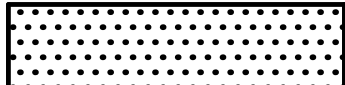
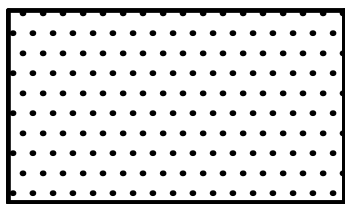
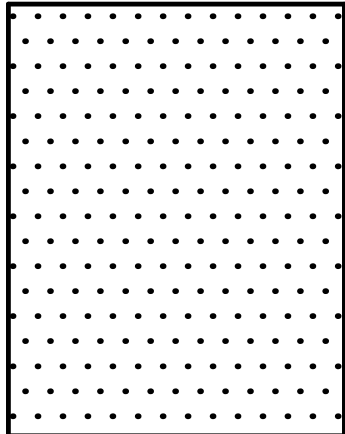
Install 2" plastic conduit with a pull wire from the telephone panel to the main service location. Provide a pull box at midpoint of run.

7. LIGHTING FIXTURES

Provide and install all lighting fixtures as per electrical schedule, and/or plans, complete with lamps and tubes. All fixtures to have city approved U.L. label and union label. Lamps for all fixtures except those supplied by the Owner shall be included in this Contract.

17. APPROVAL CONTINGENCIES

In the event that the Architect is not available the Owner shall assume the responsibility of material and construction approvals, and acceptance of all warranties or guarantees.



GERALD W. COMPTON AIA

Job No. 11521222	Scale: NONE
1200 Artesia Blvd., Ste. 300A Hermosa Bch., California 90254 (310) 379-8222	GWC ARCHITECTS
	A3

WOOD RES.

SPECIFICATIONS

WOOD RESIDENCE
Lot 45 Mountain Center, Ca. 92561

HOA SUBMITTAL
01-10-23

WOOD RESIDENCE
Lot 45 Mountain Center, Ca. 92561

WOOD RES.

1. DARK GRAY STANDING SEAM ALUM. ROOFING
2. 1X6 GREY STAINED SIDING UNDER EAVES
3. 1X6 VERTICAL HARDI-PLANK SIDING
MATT BLACK TYPICAL
4. DARK GREY WINDOW DOOR AND EAVE TRIM
5. DBL GLAZED WINDOW SASH WITH LOW
"E" GLASS
6. 42" GUARDRAILS W/ SS CABLE LINE
INFILL AT 4" MAXIMUM ON CENTER
7. 6"x8"x8" CMU CURVED GARDEN WALL
8. HEAVY TIMBER STAIRS AT ADU ACCESS
9. ENTRY WING WALLS AT MAIN ENTRY DOOR
10. PARKING ADJACENT TO RESIDENCE
11. NEW DRIVEWAY AND PARKING LOCATIONS
12. CULVERT BRIDGE OVER DRAINAGE CHANNEL

NEW DRIVEWAY
PROVIDE 6" DECOMPOSED GRANITE BASE
COMPACTED TO 95% W/ PERMIABLE
FABRIC BASE SHEET AND EDGED WITH
NATURAL ROCK WHERE AVAILABLE

FAU UNIT AT ATTIC-
PROVIDE 7'-6" DROP CEILING AT
BATHROOM AND CLOSET FOR FAU
EQUIPMENT W/ EXPOSED DUCTWORK
ACROSS GREATROOM TO MASTER →

VALLEY VIEW

DECK

4303.83 FD

PARKING

4304.5 FG

4307 TW
- 6" WALL STEP
TYPICAL

TOE OF SLOPE

NORTH

GERALD W. COMPTON

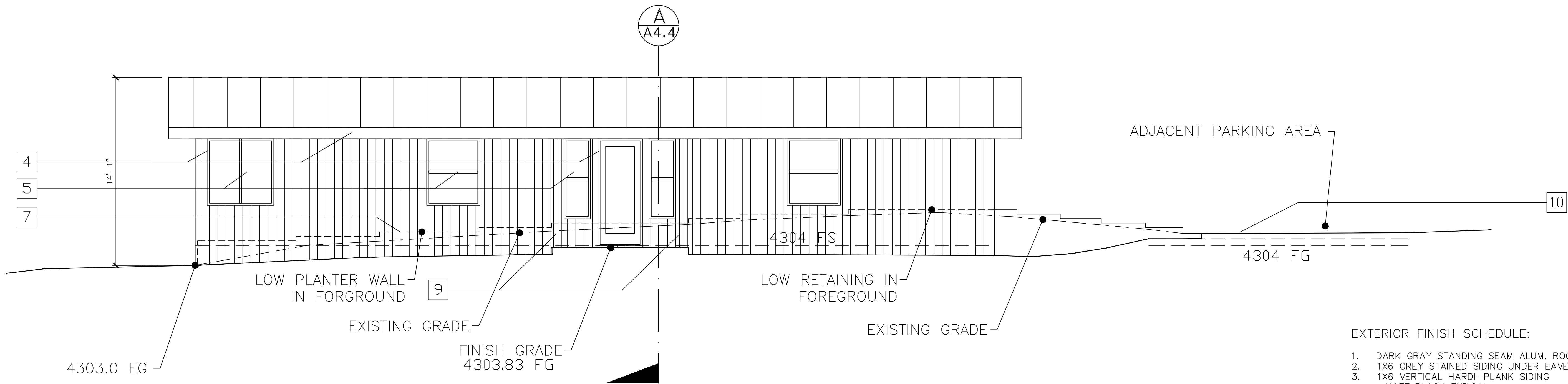
Job No. 11521222

1200 Artesia Blvd. # 300
Hermosa Bch., California
90254 (310) 379-8222

GWC
ARCHITECTS

A4.1

RESIDENCE FLOOR PLAN 1/4"=1'-0"

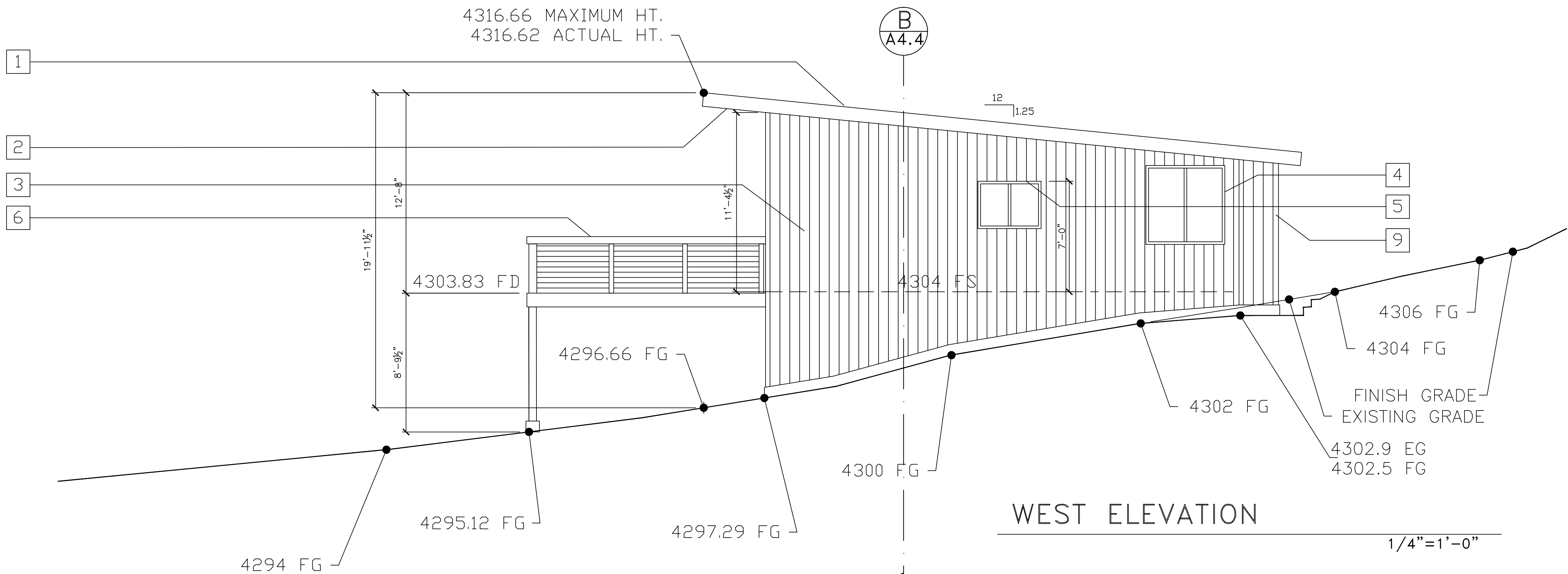


SOUTH ELEVATION

1/4"=1'-0"

EXTERIOR FINISH SCHEDULE:

1. DARK GRAY STANDING SEAM ALUM. ROOFING
2. 1X6 GREY STAINED SIDING UNDER EAVES
3. 1X6 VERTICAL HARDI-PLANK SIDING
MATT BLACK TYPICAL
4. DARK GREY WINDOW DOOR AND EAVE TRIM
5. DBL GLAZED WINDOW SASH WITH LOW
"E" GLASS
6. 42" GUARDRAILS W/ SS CABLE LINE
INFILL AT 4" MAXIMUM ON CENTER
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11. NEW DRIVEWAY AND PARKING LOCATIONS
12. CULVERT BRIDGE OVER DRAINAGE CHANNEL



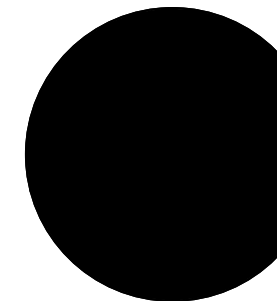
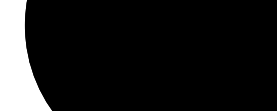
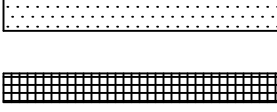
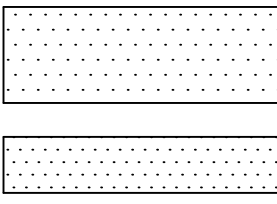
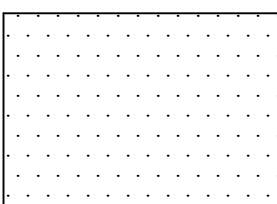
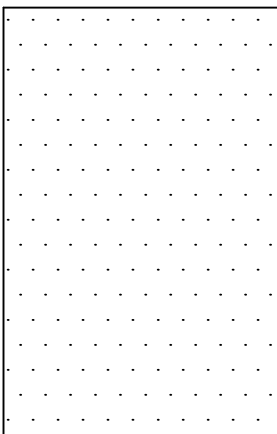
WEST ELEVATION

1/4"=1'-0"

ISSUANCE
HOA SUBMITTAL 01-10-23

REVISION

RESIDENCE ELEVATIONS
WOOD RESIDENCE Lot 45 Mountain Center, Ca. 92561



GERALD W. COMPTON

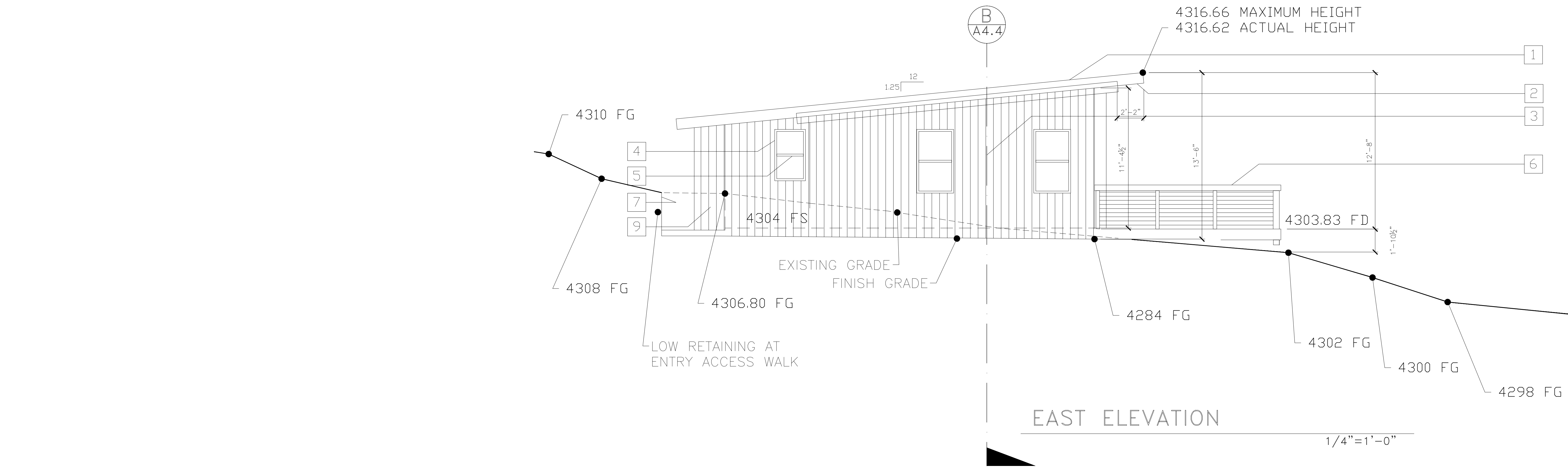
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GWC
ARCHITECTS

A4.2

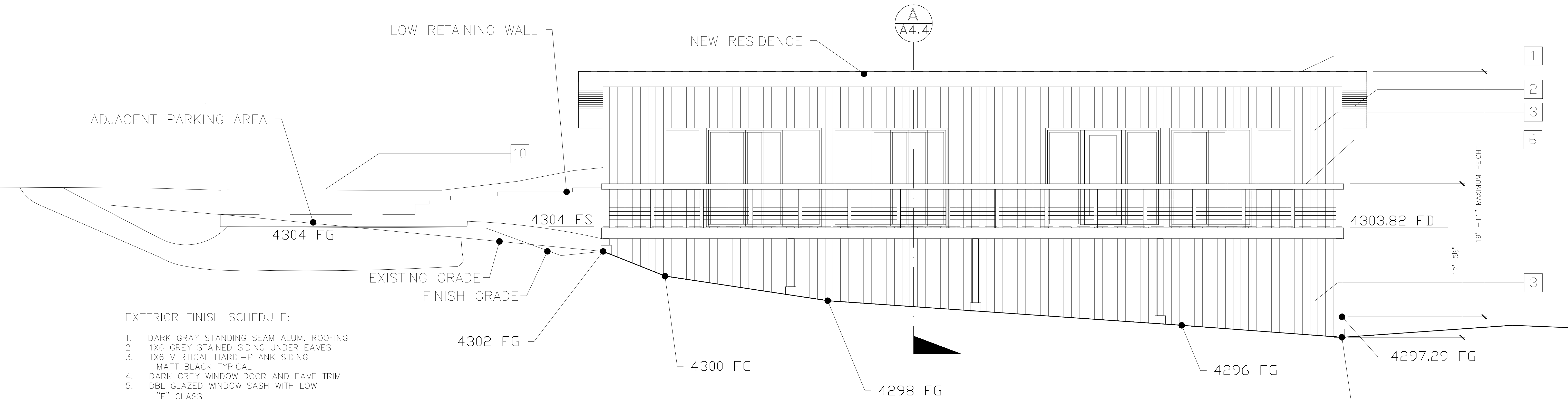
WOOD RES.



EAST ELEVATION

1/4"=1'-0"

4280 DATUM



NORTH ELEVATION

1/4"=1'-0"

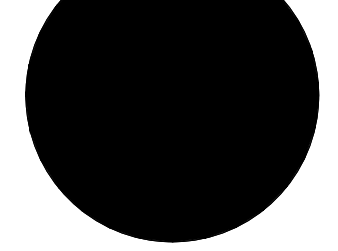
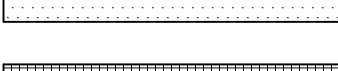
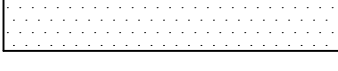
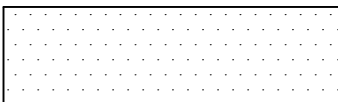
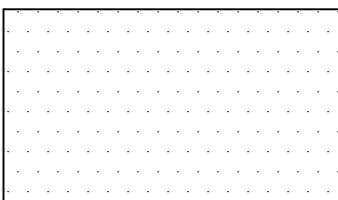
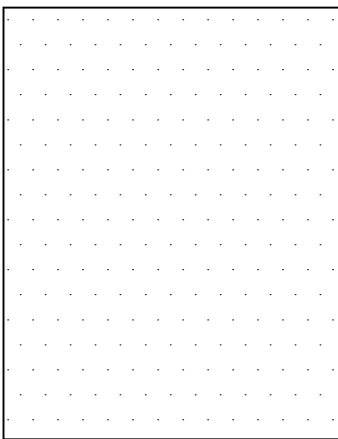
4280 DATUM

- EXTERIOR FINISH SCHEDULE:
1. DARK GRAY STANDING SEAM ALUM. ROOFING
 2. 1X6 GREY STAINED SIDING UNDER EAVES
 3. 1X6 VERTICAL HARDI-PLANK SIDING
 4. MATT BLACK TYPICAL
 5. DARK GREY WINDOW DOOR AND EAVE TRIM
 6. DBL GLAZED WINDOW SASH WITH LOW "E" GLASS
 7. 42" GUARDRAILS W/ SS CABLE LINE INFILL AT 4" MAXIMUM ON CENTER
 8. 6"x8"x8" CMU CURVED GARDEN WALL
 9. HEAVEY TIMBER STAIRS AT ADU ACCESS
 10. ENTRY WING WALLS AT MAIN ENTRY DOOR
 11. PARKING ADJACENT TO RESIDENCE
 12. NEW DRIVEWAY AND PARKING LOCATIONS
 12. CULVERT BRIDGE OVER DRAINAGE CHANNEL

ISSUANCE
HOA SUBMITTAL 01-10-23

REVISION

RESIDENCE ELEVATIONS
WOOD RESIDENCE Lot 45 Mountain Center, Ca. 92561

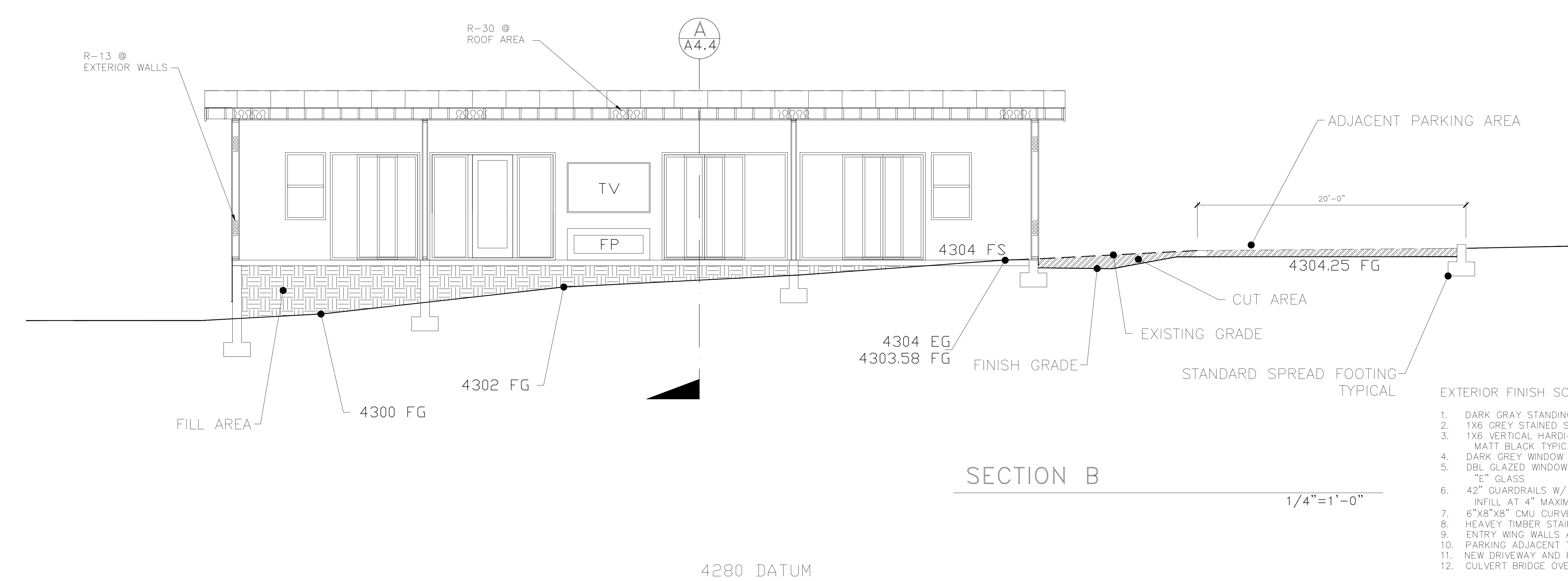


GERALD W. COMPTON

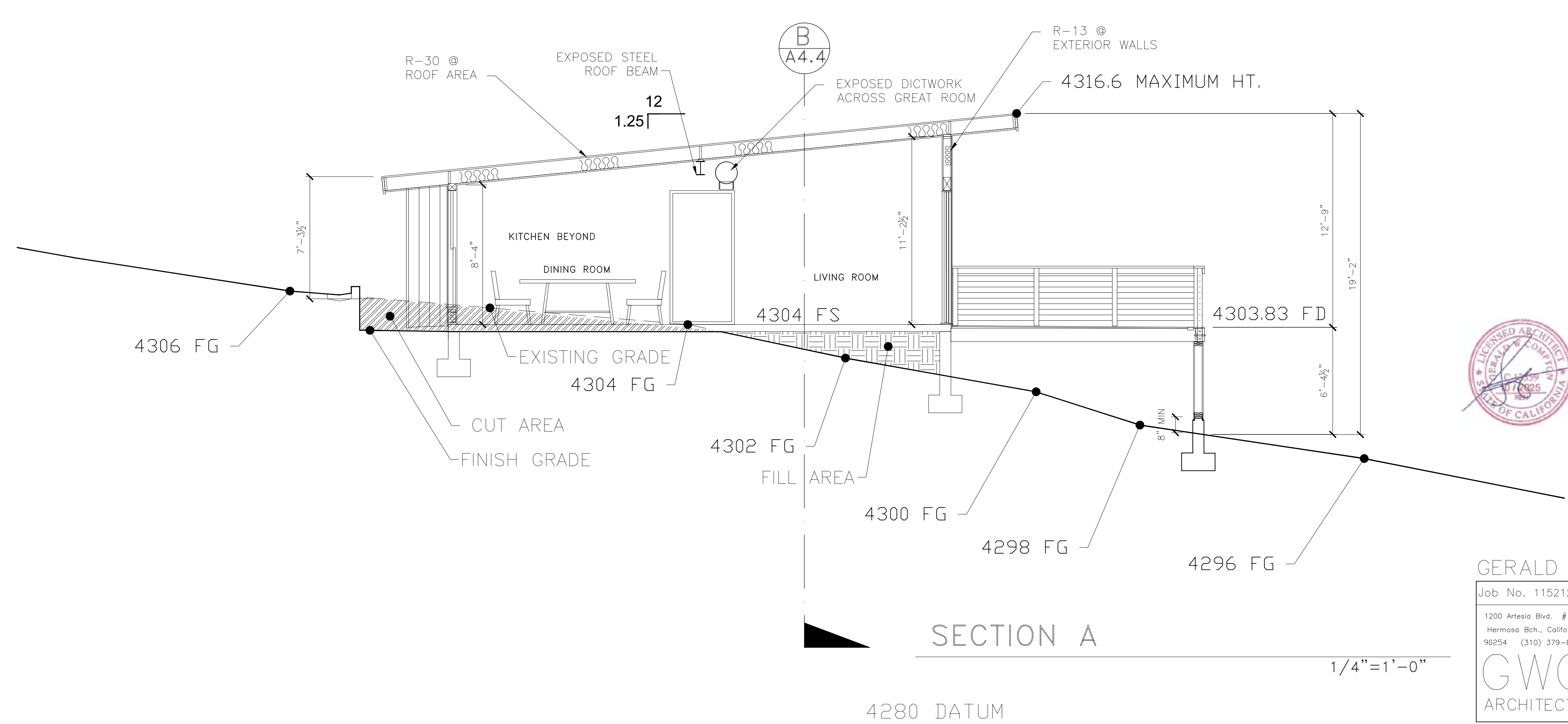
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1200 Artesia Blvd. # 300 Hermosa Bch., California 90254 (310) 379-8222	GWC ARCHITECTS

A4.3

WOOD RES.



- EXTERIOR FINISH SCHEDULE:
1. DARK GRAY STANDING SEAM ALUM. ROOFING
 2. 1X6 GREY STAINED SIDING UNDER EAVES
 3. 1X6 VERTICAL HARDI-PLANK SIDING MATT BLACK TYPICAL
 4. DARK GREY WINDOW DOOR AND EAVE TRIM
 5. DBL GLAZED WINDOW SASH WITH LOW "E" GLASS
 6. 42" GUARDRAILS W/ SS CABLE LINE INFILL AT 4" MAXIMUM ON CENTER
 7. 6"x8"x8" CMU CURVED GARDEN WALL
 8. HEAVEY TIMBER STAIRS AT ADU ACCESS
 9. ENTRY WING WALLS AT MAIN ENTRY DOOR
 10. PARKING ADJACENT TO RESIDENCE
 11. NEW DRIVEWAY AND PARKING LOCATIONS
 12. CULVERT BRIDGE OVER DRAINAGE CHANNEL



GERALD W. COMPTON

Job No. 11521222 Scale: 1/4"=1'-0"

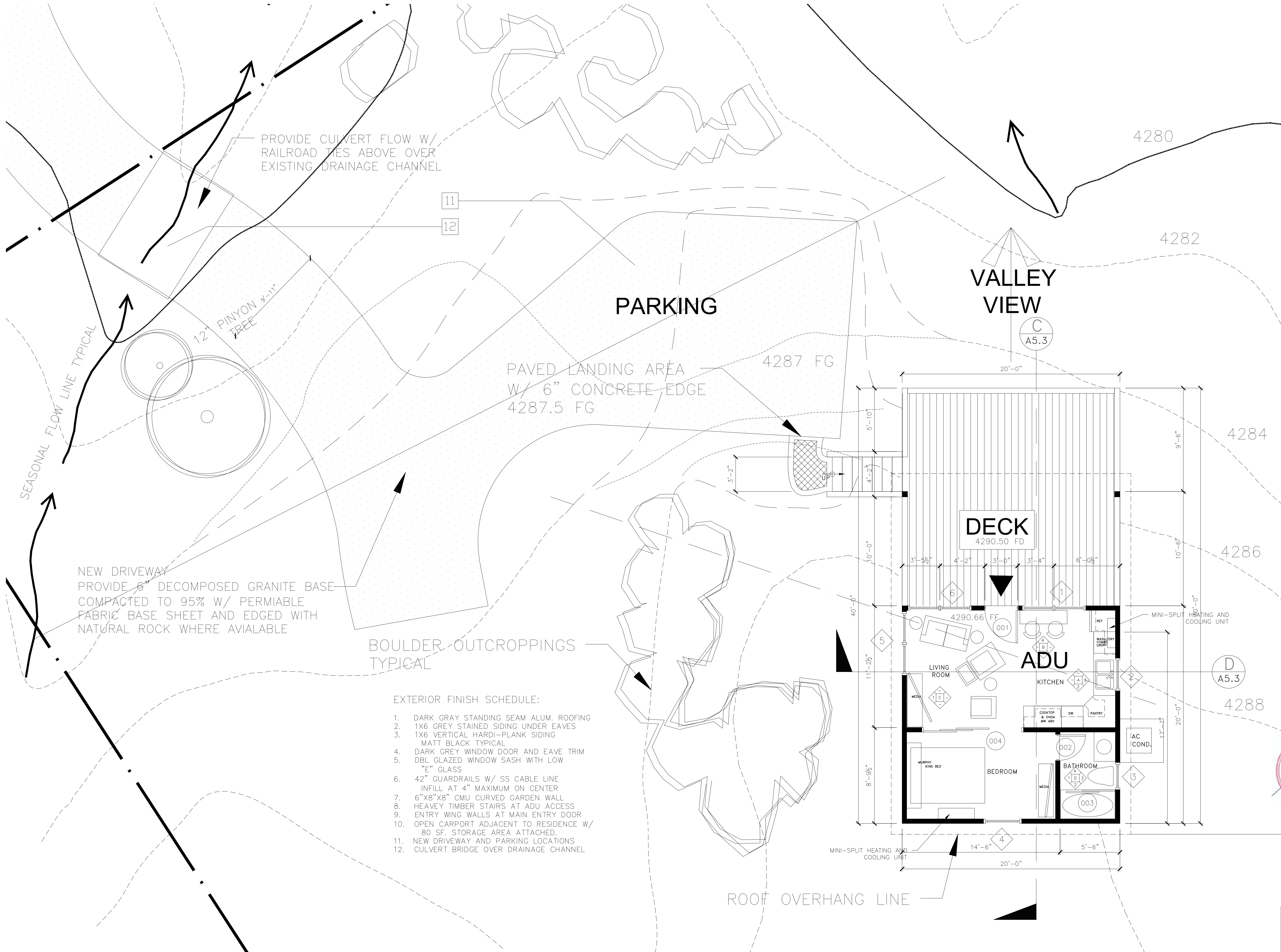
1200 Artesia Blvd. # 300
Hermosa Bch., California
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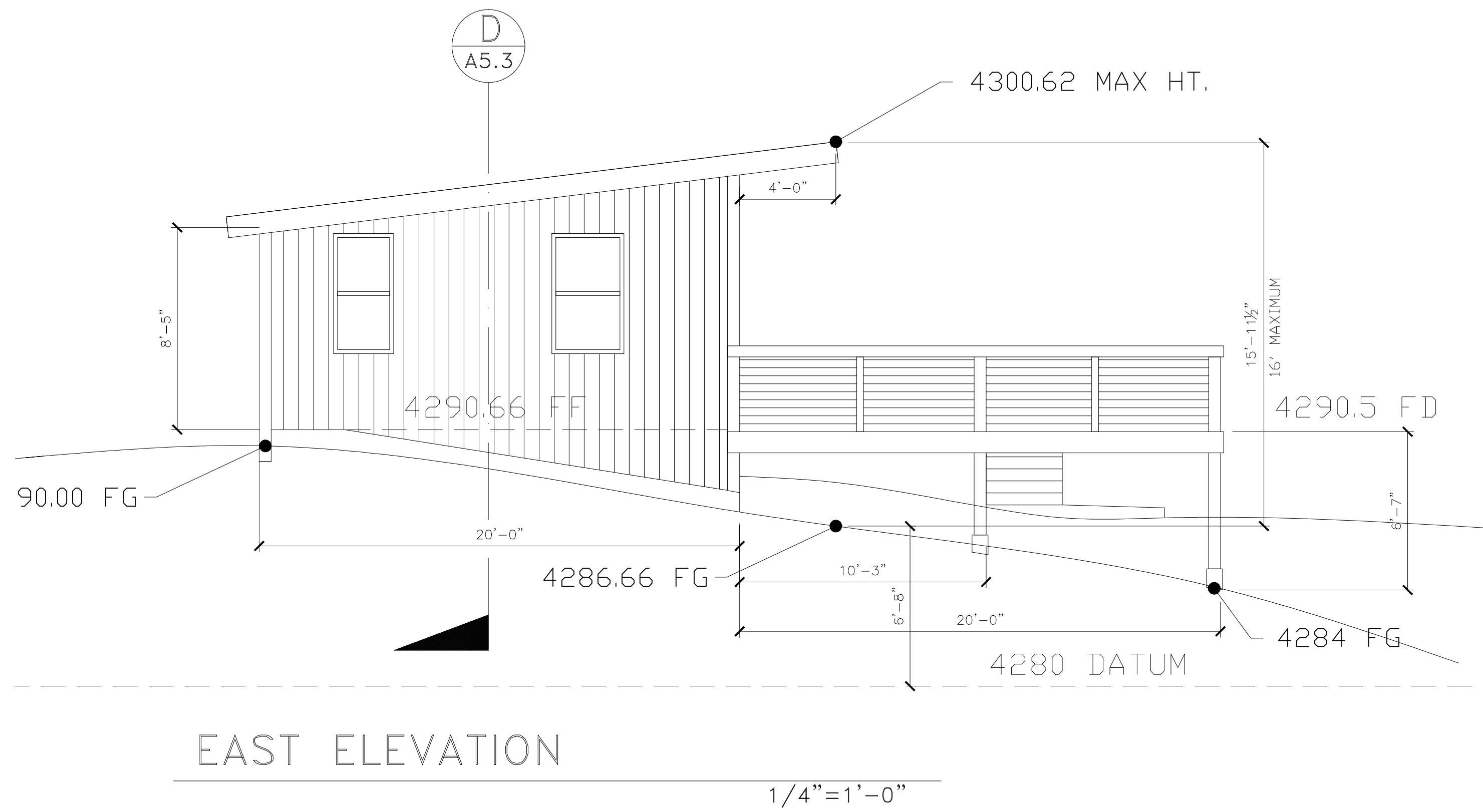
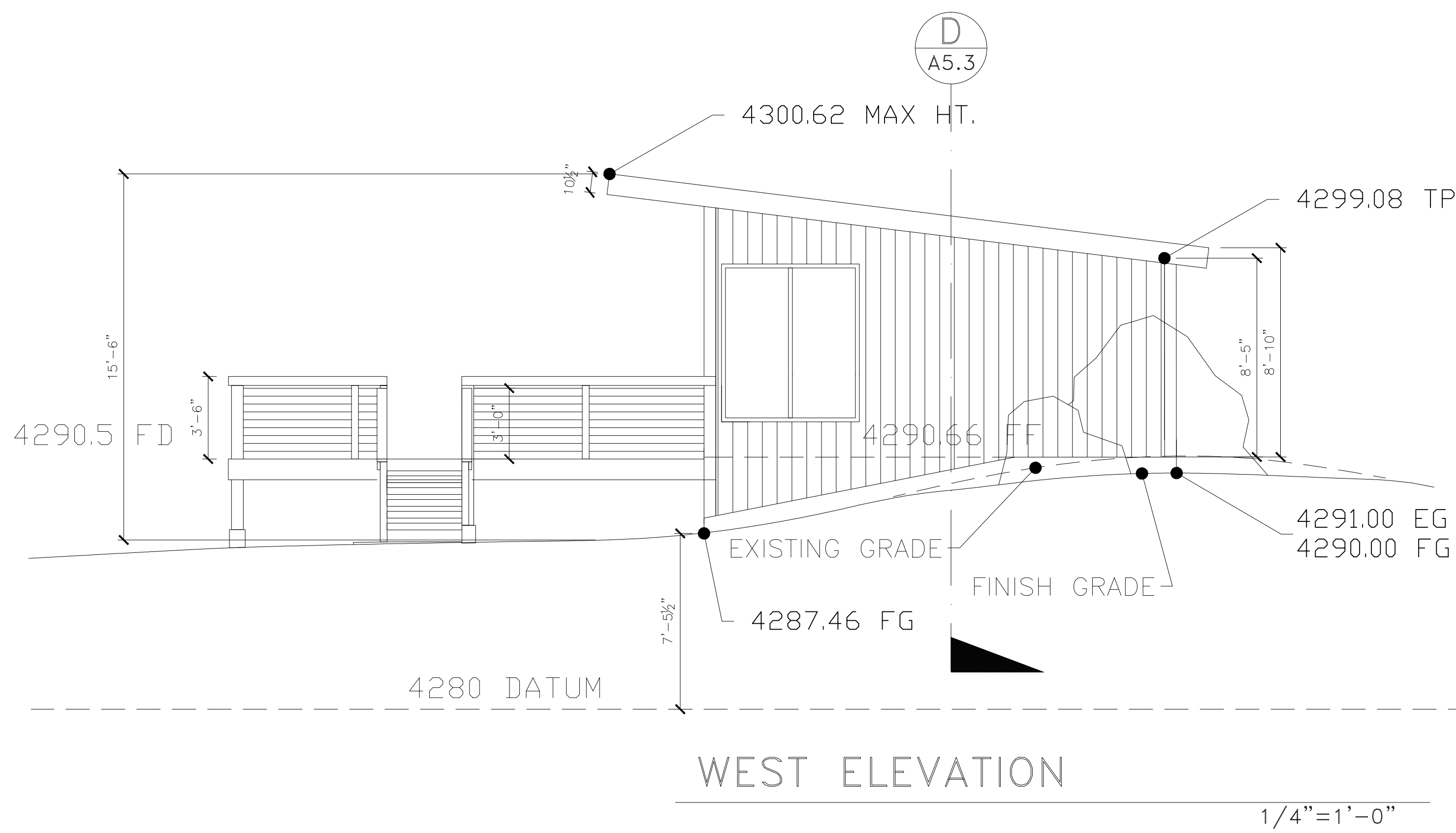
GWC ARCHITECTS

A4.4

ISSUANCE	
HOA SUBMITTAL	01-10-23
REVISION	
RESIDENCE SECTIONS	
WOOD RESIDENCE	Lot 45 Mountain Center, Ca. 92561

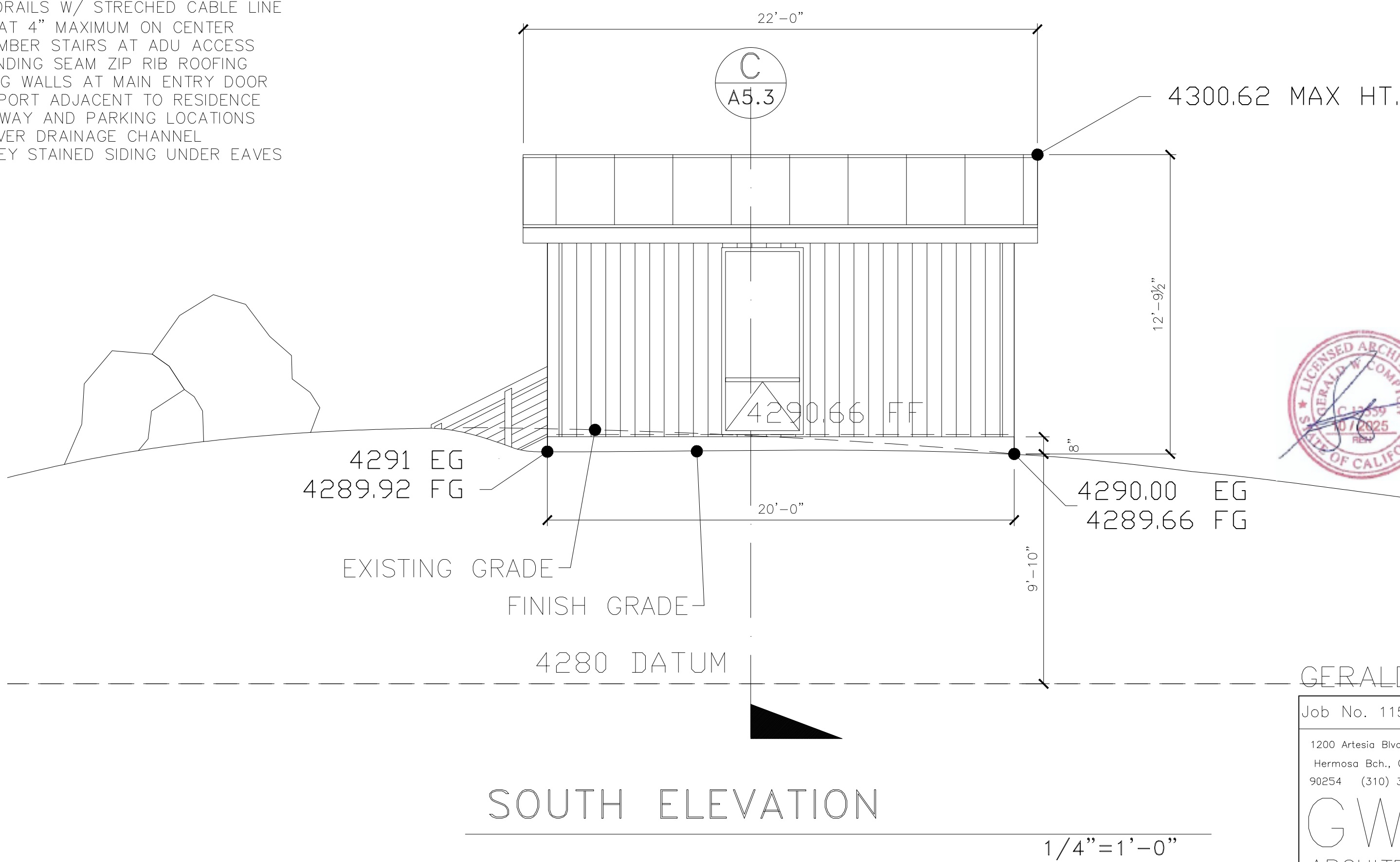
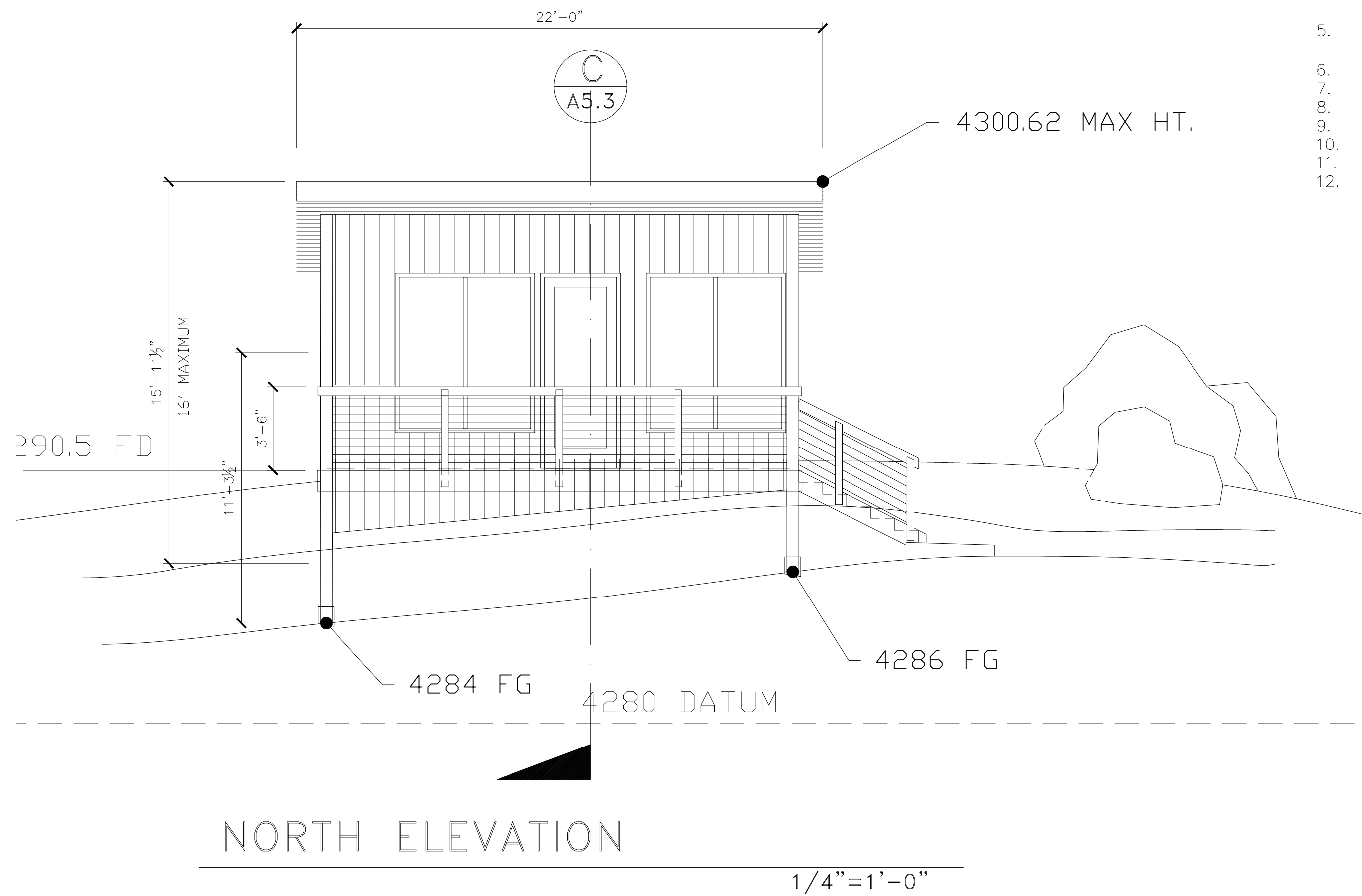
WOOD RES.





EXTERIOR FINISH SCHEDULE:

1. 1X6 VERTICAL HARDI-PLANK SIDING LT. GRAY TYPICAL
2. DK.GREY WINDOW DOOR AND EAVE TRIM
3. 6"X8"X8" CMU CURVED GARDEN WALL
4. DBL GLAZED WINDOW SASH WITH LOW "E" GLASS
5. 42" GUARDRAILS W/ STRECHED CABLE LINE PANELS AT 4" MAXIMUM ON CENTER
6. HEAVEY TIMBER STAIRS AT ADU ACCESS
7. GRAY STANDING SEAM ZIP RIB ROOFING
8. ENTRY WING WALLS AT MAIN ENTRY DOOR
9. OPEN CARPORT ADJACENT TO RESIDENCE
10. NEW DRIVEWAY AND PARKING LOCATIONS
11. BRIDGE OVER DRAINAGE CHANNEL
12. 1X6 LT GREY STAINED SIDING UNDER EAVES



GERALD W. COMPTON

Job No. 11521222 Scale: 1/4"=1'-0"

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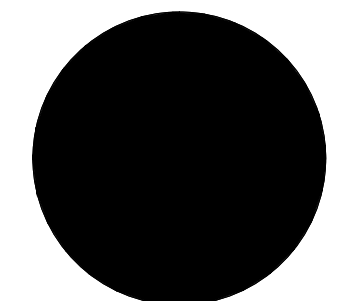
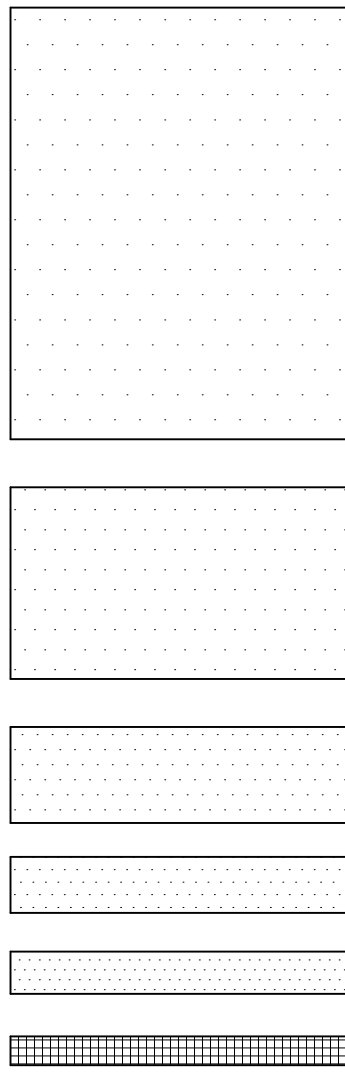
GWC
ARCHITECTS

A5.2

ISSUANCE
HOA SUBMITTAL 01-10-23

REVISION

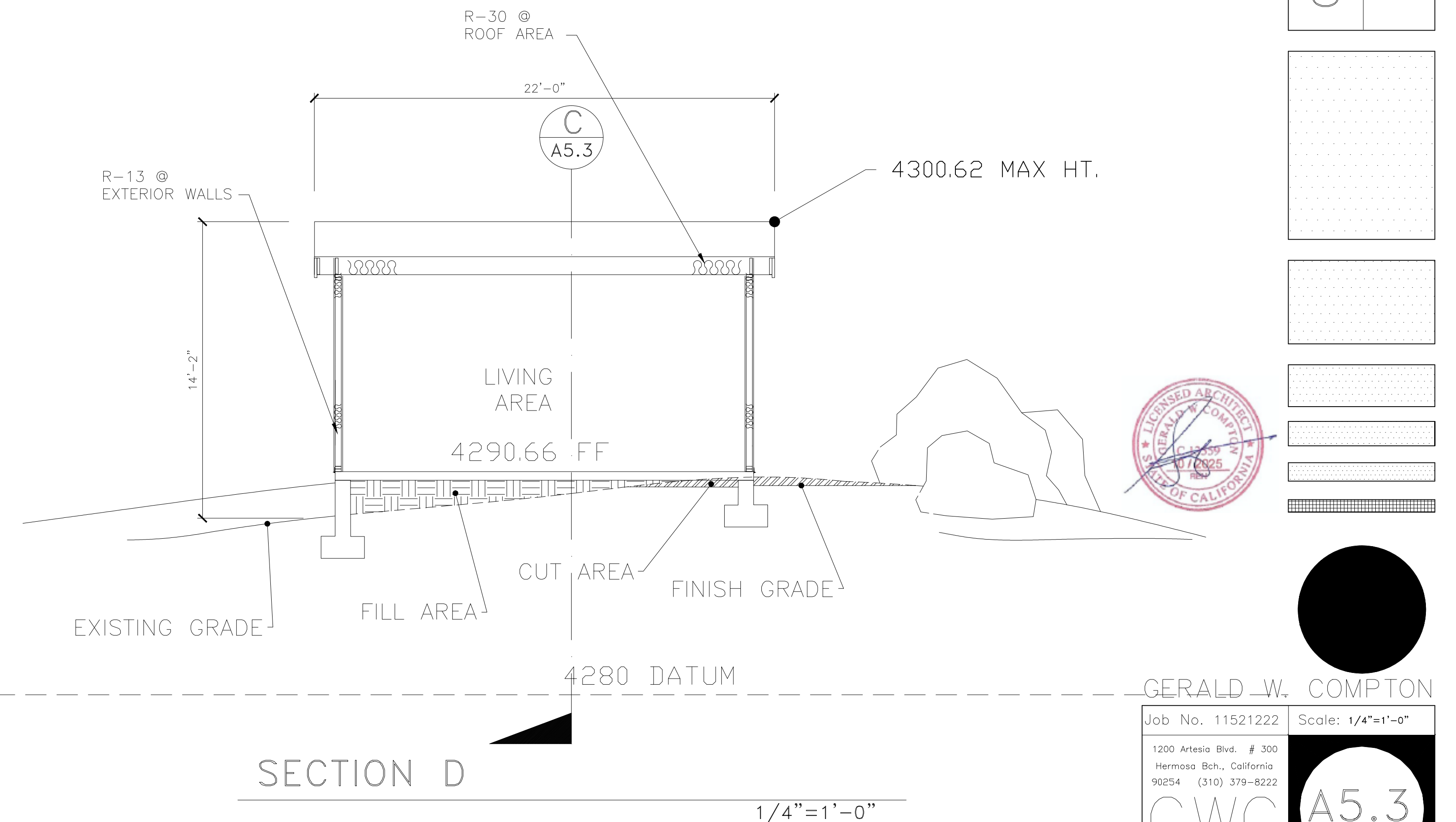
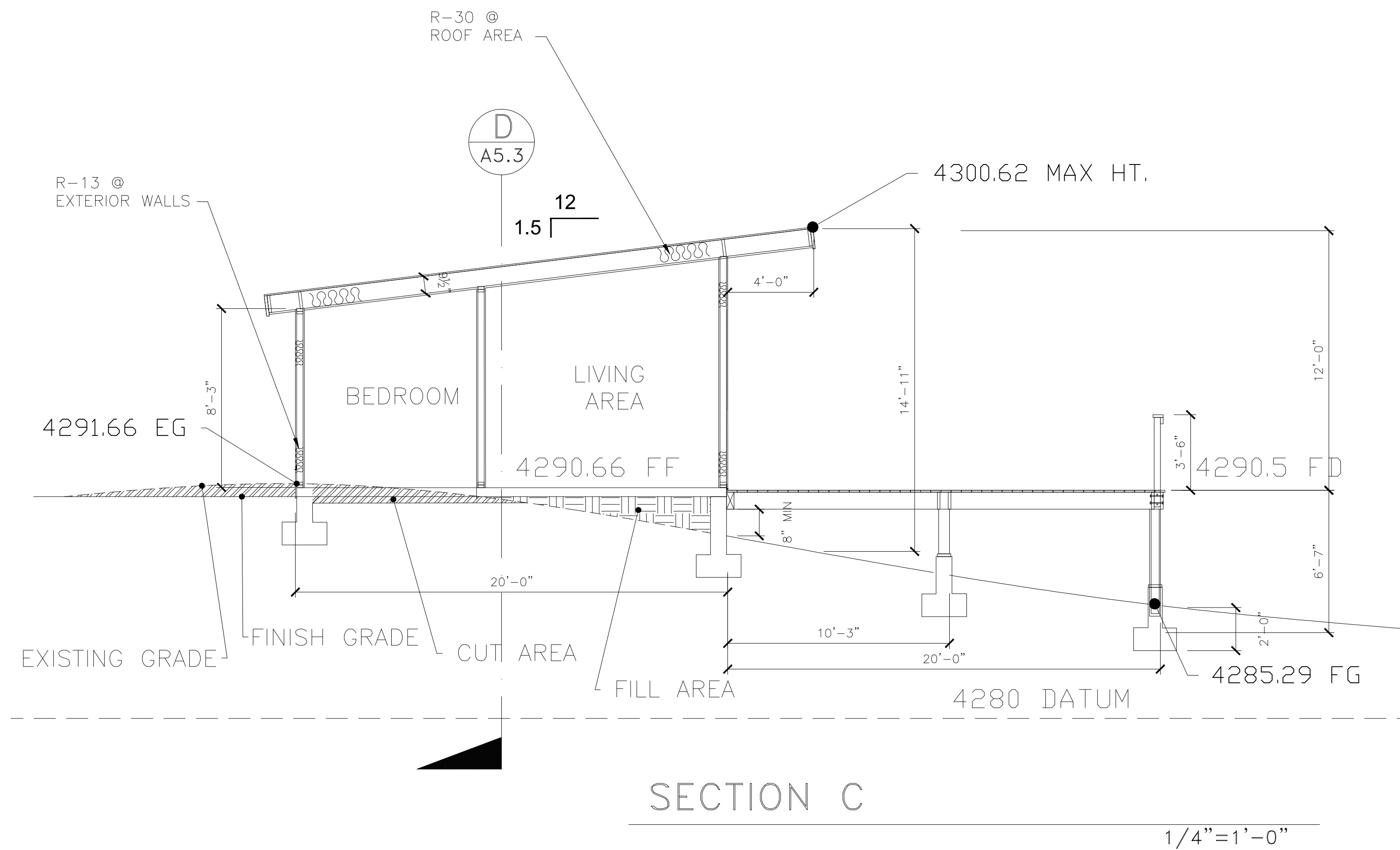
GUEST HOUSE ADU PLANS
WOOD RESIDENCE Lot 45 Mountain Center, Ca. 92561



WOOD RES.

EXTERIOR FINISH SCHEDULE:

1. 1X6 VERTICAL HARDI-PLANK SIDING
LT. GRAY TYPICAL
2. DK.GREY WINDOW DOOR AND EAVE TRIM
3. 6"x8"x8" CMU CURVED GARDEN WALL
4. DBL GLAZED WINDOW SASH WITH LOW
"E" GLASS
5. 42" GUARDRAILS W/ STRECHED CABLE LINE
PANELS AT 4" MAXIMUM ON CENTER
6. HEAVY TIMBER STAIRS AT ADU ACCESS
7. GRAY STANDING SEAM ZIP RIB ROOFING
8. ENTRY WING WALLS AT MAIN ENTRY DOOR
9. OPEN CARPORT ADJACENT TO RESIDENCE
10. NEW DRIVEWAY AND PARKING LOCATIONS
11. BRIDGE OVER DRAINAGE CHANNEL
12. 1X6 LT GREY STAINED SIDING UNDER EAVES



GERALD W. COMPTON

Job No. 11521222	S
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ARCHITECTS

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

A5.3

ROOM FINISH SCHEDULE					
ROOM NAME	FLOOR	BASE	WALLS	CEILING	NOTES:
ENTRY	HARDWOOD FLOOR	PAINTED WD BASE	EGGSHELL PAINT	FLAT PAINT	CATHEDRAL CEILING
KITCHEN	TILE	TILE	SEMI GLOSS PAINT	SEMI GLOSS PAINT	CATHEDRAL CEILING
LIVING ROOM	HARDWOOD FLOOR	PAINTED WD BASE	FLAT PAINT	FLAT PAINT	CATHEDRAL CEILING
DINING ROOM	HARDWOOD FLOOR	PAINTED WD BASE	FLAT PAINT	FLAT PAINT	CATHEDRAL CEILING
MASTER BED #1	HARDWOOD FLOOR	PAINTED WD BASE	FLAT PAINT	FLAT PAINT	CATHEDRAL CEILING
MASTER BATH #1	TILE	TILE	TILE SEMI GLOSS PAINT	SEMI GLOSS PAINT	CATHEDRAL CEILING
M #2 WIC	HARDWOOD FLOOR	PAINTED WD BASE	FLAT PAINT	CLEAR COAT	CATHEDRAL CEILING
BED #2	HARDWOOD FLOOR	PAINTED WD BASE	FLAT PAINT	FLAT PAINT	CATHEDRAL CEILING
BATH #2	TILE	TILE	TILE SEMI GLOSS PAINT	SEMI GLOSS PAINT	DROPPED FLAT CEILING
BED #3	HARDWOOD FLOOR	PAINTED WD BASE	FLAT PAINT	FLAT PAINT	CATHEDRAL CEILING
LAUNDRY	VINYL PLANK FLOOR	PAINTED WD BASE	SEMI GLOSS PAINT	SEMI GLOSS PAINT	DROPPED FLAT CEILING
LIVING AREA ADU	VINYL PLANK FLOOR	PAINTED WD BASE	EGGSHELL PAINT	FLAT PAINT	CATHEDRAL CEILING
BEDROOM ADU	VINYL PLANK FLOOR	PAINTED WD BASE	EGGSHELL PAINT	FLAT PAINT	CATHEDRAL CEILING
BATH ADU	TILE	TILE	TILE SEMI GLOSS PAINT	SEMI GLOSS PAINT	DROPPED FLAT CEILING

PLUMBING FIXTURE SCHEDULES:

GROUND FLOOR			
KITCHEN ITEM	MAKE	MODEL NO#	NOTES
COOKTOP/OVEN			48"
SS HOOD			54"
MICROWAVE			22"
REFRIGERATOR			Stainless Steel
DISHWASHER	Bosch		Stainless Steel
DOUBLE SINK	FRANKE	GNX120-SS	Stainless Steel
SINK FAUCET	Grohe		Brushed Nickel
WASTE-DSP	Insinkerator	777SS	
Acces- Faucet	Everhot	LVH500	Builder to provide instant hot water & Filtration unit for Hot & Cold

MASTR-BTH ITEM	MAKE	MODEL NO#	NOTES
SINK (2)	KOHLER		White
FAUCETS(2)	Grohe		Brushed Nickel
SHOWER HEAD	Grohe		Brushed Nickel
Thermotrim	Grohe		Brushed Nickel
Thermovalve	Grohe		Brushed Nickel
Volume Control (2)	Grohe		Brushed Nickel
Wall Bar w/ handshower holder	Grohe		Brushed Nickel
Handshower	Grohe		Brushed Nickel
Hose	Grohe		Brushed Nickel
Body Sprays (5)	Grohe		Brushed Nickel
Steam Generator	TBD		Brushed Nickel
12" Rain Head	Grohe		Brushed Nickel
Toilet	Toto		White

BATH 2 ITEM	MAKE	MODEL NO#	NOTES
Tub	Kohler		White
Toilet	Toto		White
Sink	Kohler	K-2211	Undermount 17X14 White
Faucet	Grohe		Brushed Nickel
Shower Head	Grohe		Brushed Nickel
Thermotrim	Grohe		Brushed Nickel
Thermovalve	Grohe		Brushed Nickel
Vol. Control (1)	Grohe		Brushed Nickel

LAUNDRY ITEM	MAKE	MODEL NO#	NOTES
Sink	Kohler		DEEP UTILITY 17X15 White
FAUCET	GROHE		BRUSHED NICKLE
RECESSED IRONING CENTER			VERIFY W/ OWNER

NOTE:
SEE MANDATORY MEASURES LIST ATTACHED FOR MINIMUM
FIXTURE STANDARDS.

EACH PLUMBING FIXTURE AND FITTING SHALL MEET THE
REDUCED FLOW RATES SPECIFIED IN TABLE 4-303.2 OR
PROVIDE CALCULATIONS DEMONSTRATING A 20% REDUCTION IN
POTABLE WATER USE INSIDE THE BUILDING.

DOOR SCHEDULE						
EXT	MARK	SIZE			MATERIAL	REMARKS
		WD	HGT	THK		
INT ↓ EXT	001	3'-0"	8'-0"	1 3/4"	SC W/GLAZ'G	ENTRY DOOR W/14 SF TEMP GLAZING
	002	6'-0"	8'-0"	1 3/4"	VINYL-GLASS	TEMP GLS SLIDER
	003	3'-0"	8'-0"	1 3/4"	SC W/GLAZ'G	ENTRY DOOR W/14 SF TEMP GLAZING
	004	9'-0"	8'-0"	1 3/4"	VINYL-GLASS	9X8'OPENING W/3 PANEL SLIDER □□
	005	9'-0"	8'-0"	1 3/4"	VINYL-GLASS	9X8'OPENING W/3 PANEL SLIDER □□
	006	6'-0	6'-8"	-	MIRRORED	CLST SLIDING CLOSET DOORS
	007	2'-8"	6'-8"	1 3/8"	SC	BEDROOM
	008	2'-8"	6'-8"	1 3/8"	SC	BATH 1
	009	-	-	-	TEMP GLASS	TEMP GLS TUB/SHWR ENCLS
	010	2'-8"	6'-8"	1 3/8"	SC	BEDROOM
	011	6'-0	6'-8"	-	MIRRORED	CLST SLIDING CLOSET DOORS
	012	3'-0"	6'-8"	1 3/8"	SC	M/BEDROOM
	013	2'-8"	6'-8"	1"	HC	POCKET SLIDER M/BATH/CLOSET
	014	2'-8"	6'-8"	1"	HC	POCKET SLIDER LAUNDRY/CLOSET
	015	3'-0"	6'-8"	1 3/8"	SC	LAUNDRY
	016	-	-	-	TEMP GLASS	TEMP GLS TUB/SHWR ENCLS W/2'-2" ENTRY
	017	2'-6"	6'-8"	1 3/8"	SC	M/BATH
	018					
	019					

DOOR SCHEDULE ADU						
EXT	MARK	SIZE			MATERIAL	REMARKS
		WD	HGT	THK		
INT ↓ EXT	001	3'-0"	8'-0"	1 3/4"	SC W/GLAZ'G	ENTRY DOOR W/14 SF TEMP GLAZING
	002	2'-4"	6'-8"	1 3/4"	SC	BATH
	003	-	-	-	TEMP GLASS	TEMP GLS TUB/SHWR ENCLS
	004	9'-0"	8'-0"	1 3/4"	VINYL-GLASS	9X8'OPENING W/3 PANEL SLIDER □□□

WINDOW SCHEDULE						
MARK	SIZE		TYPE	MATERIAL	GLASS	NOTES
	WIDTH	HEIGHT				
1	2'-0"	6'-0"	DH	MILGARD VINYL	DBL GLAZED	TEMP
2	2'-0"	6'-0"	DH			TEMP
3	3'-8"	5'-0"	DH			TEMP
4	5'-0"	5'-0"	DH			EGRESS
5	5'-0"	5'-0"	DH			
6	4'-0"	3'-0"	SLDR			TEMP OBSCURE GLS 6'--8" WINDOW HT
7	3'-0"	5'-0"	DH			TEMP
8	2'-0"	6'-0"	DH			TEMP
9	2'-0"	6'-0"	DH			TEMP
10	3'-0"	5'-0"	DH			TEMP
11	3'-0"	5'-0"	DH			
12	3'-0"	5'-0"	DH			
13	2'-8"	4'-0"	DH			TEMP OBSCURE GLS
14	4'-0"	5'-0"	DH			TEMP
15	4'-0"	5'-0"	DH			TEMP OBSCURE GLS

WINDOW SCHEDULE ADU						
MARK	SIZE		TYPE	MATERIAL	GLASS	NOTES
	WIDTH	HEIGHT				
1	5'-6"	6'-0"	SLDR	MILGARD VINYL	DBL GLAZED	TEMP
2	3'-0"	5'-0"	DH			
3	2'-6"	5'-0"	DH			TEMP OBSCURE GLS
4	3'-6"	8'-0"	FIX/TRAM			TEMP □ TOP FIXED,LOWER TRAMSON SEE ELEV
5	5'-6"	6'-0"	SLDR			
6	5'-6"	6'-0"	SLDR			TEMP OBSCURE GLS

NOTE:
U-FACTOR = 0.39 AND SHGC = 37 PER TITLE 24 ENERGY CALCULATIONS.

001 DOOR TAG

1 WINDOW TAG

T 1 WINDOW TAG W/TEMPERD GLASS

E 1 WINDOW TAG W/EGRESS FEATURES



GERALD W. COMPTON

Job No. 11521222Scale: 1/4"=1'-0"

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ARCHITECTS

A7

FINISH FIXTURE & MATL SCHEDULES

WOOD RESIDENCE
Lot 45 Mountain Center, Ca. 92561

WOOD RES.

ISSUANCE
HOA SUBMITTAL
01-10-23

REVISION

FINISH NOTES:

CABINETS – CUSTOM CABINETS – STYLE AND TYPE TO BE CHOSEN BY CLIENT. PROVIDE UNDERMOUNT BALL BEARING STEEL DRAWER GLIDES AND ROLLING OPEN SHELVES AT BASE CABINETS. PROVIDE SOFT CLOSE GLIDES AND HINGES TYP AT DOORS AND DRAWERS. HEAVY USE GLIDES AT ROLLING DRAWERS ADJACENT TO RANGE. WOOD PREFINISHED INTERIORS AND BLIND HINGES TYPICAL AT KITCHEN AND BATH CABINETS.

COUNTER TOPS – ¾" CUSTOM EDGE QUARTZ OR GRANITE WORKTOPS COLOR AND EDGE TREATMENT TO BE CHOSEN BY CLIENT

DOORS – SEE DOOR SCHEDULE FOR SIZES – SIMPLE SLAB PAINT GRADE DOORS UNO – INCLUDE INSTALLATION OF PRE-HUNG, THREE HINGE DOORS

HARDWOOD FLOORS – SEE FINISH SCHEDULE

CERAMIC TILE FLOORS – FLOORS FINISH AND TYPE TO BE CHOSEN BY CLIENT

CARPETED FLOORS – CARPET TYPE TO BE CHOSEN BY CLIENT

PAINTED WALLS – COLOR TO BE CHOSEN BY CLIENT –EGGSHELL OR SEMIGLOSS @ WALLS AND FLAT AT CEILINGS EXCEPT KITCHEN, BATHROOMS AND LAUNDRY (SEMIGLOSS) SEE FINISH SCHEDULE

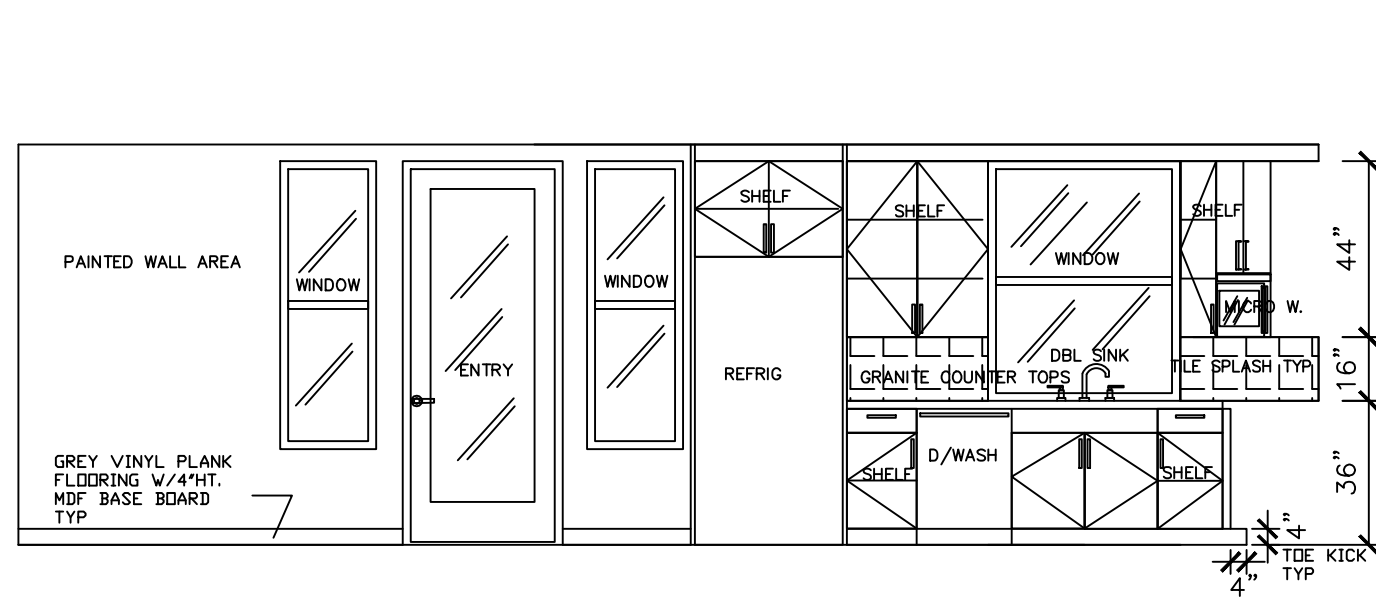
TILED WALLS – SEE INTERIOR ELEVATIONS FOR TILE WALL LOCATIONS AND TILE TYPES.

BASE,CASE & FINISH WORK –

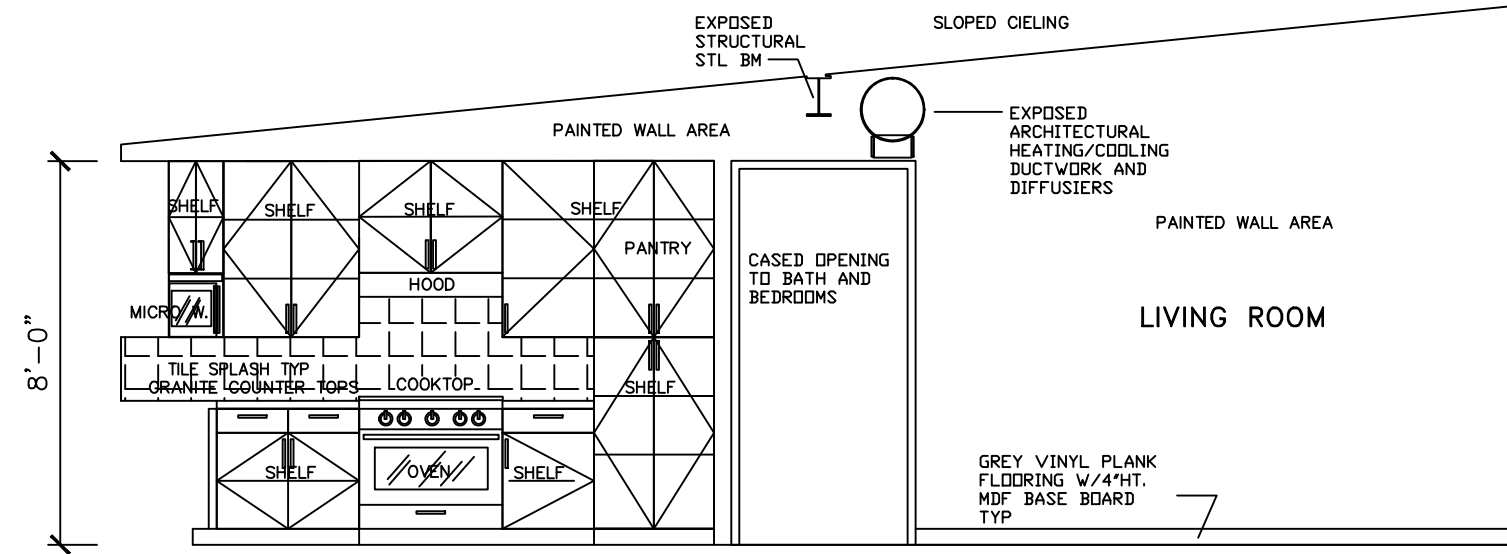
1. PROVIDE ¾" X 2 ½" PAINT GRADE MDF BASE BOARDS AT ALL HARDWOOD FLOOR AND CARPET AREAS.
2. TILE AREAS TO HAVE TILE BASE.
3. PROVIDE DRYWALL WINDOW CASINGS AND SILLS AT ALL WINDOWS EXCEPT AT TILE SILL AREAS.
4. PROVIDE HEAVY DRYWALL EDGE AT ALL DOOR FRAMES – MOLDING LESS – AROUND ALL INTERIOR DOORS

DOOR HANDLES & CABINET HARDWARE – BRUSHED NICKEL FINISH LONG BAR CABINET HANDLES AND BRUSHED NICKEL FINISH LEVER DOOR HANDLES TO BE CHOSEN AND PROVIDED BY OWNER.

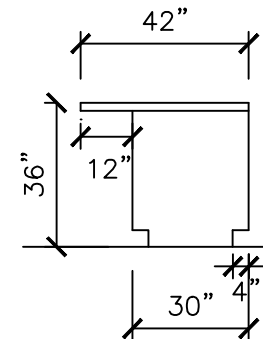
A2 ENTRY AND KITCHEN



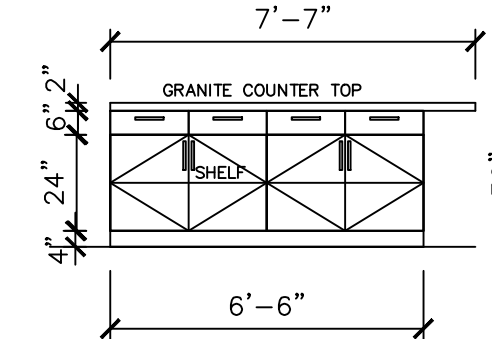
A1 KITCHEN AND LIVING ROOM



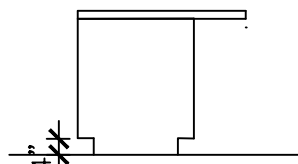
B1 KITCHEN ISLAND



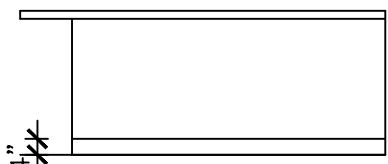
B4 KITCHEN ISLAND



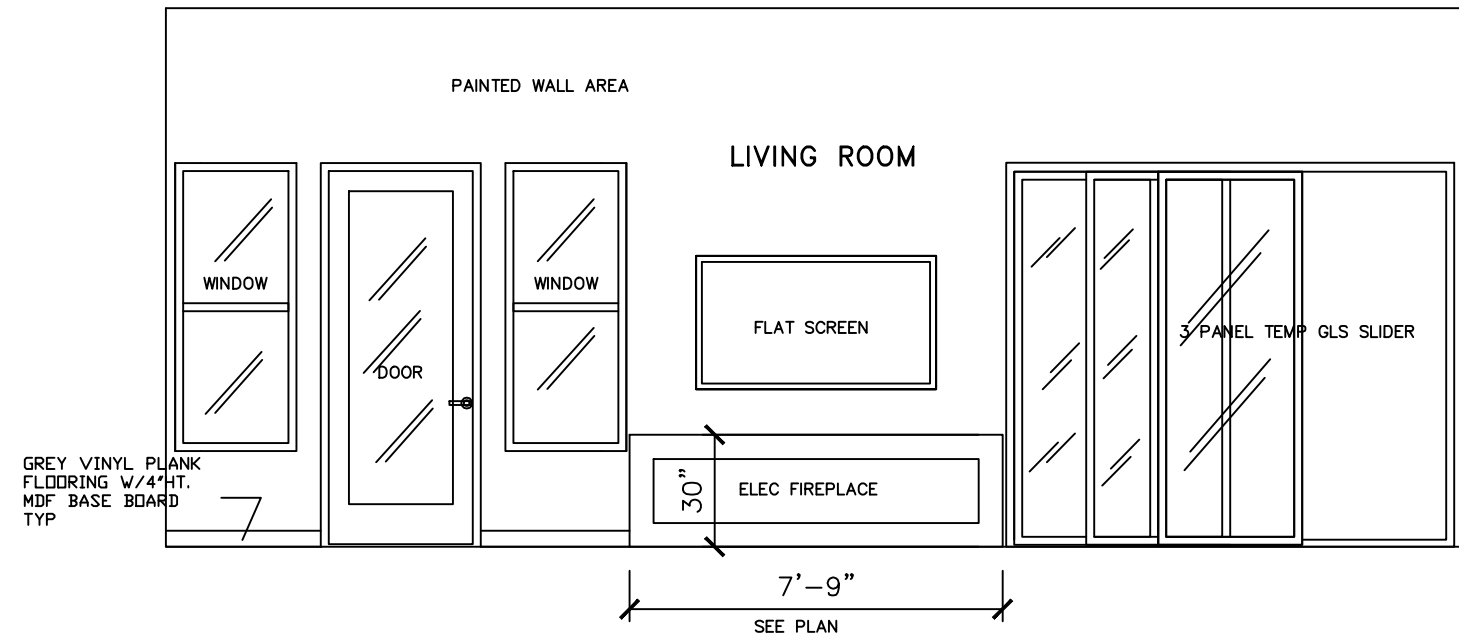
B3 KITCHEN ISLAND



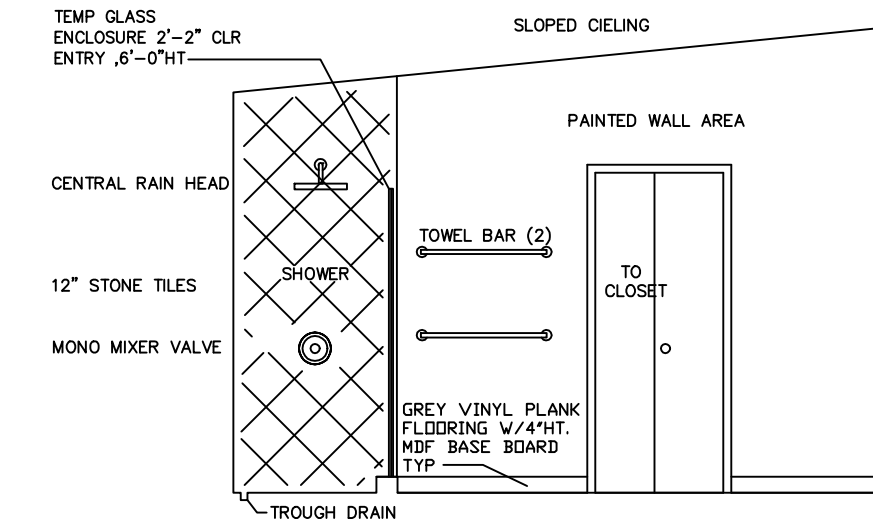
B2 KITCHEN ISLAND



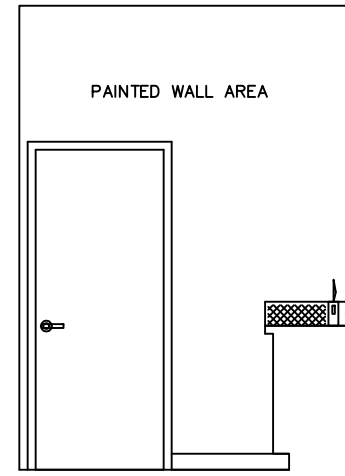
C4 LIVING ROOM W/FIREPLACE



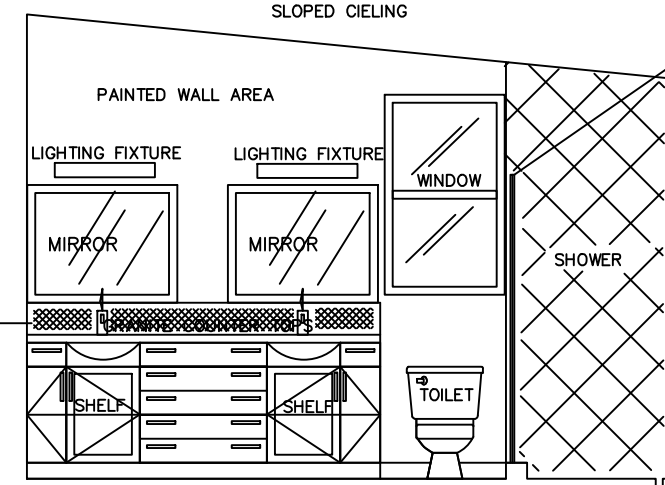
D1 MASTER BATH



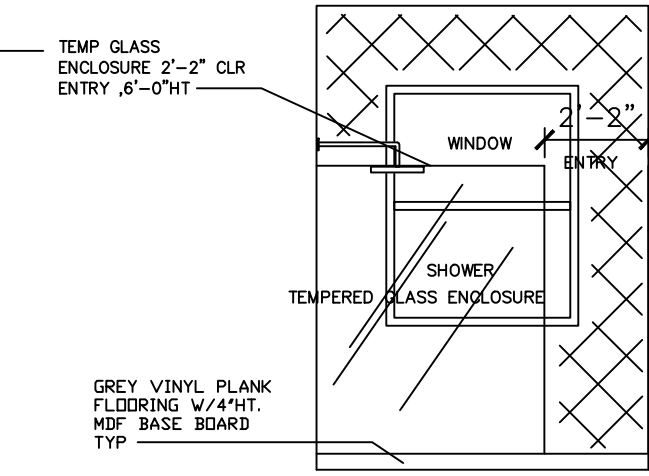
D4 MASTER BATH



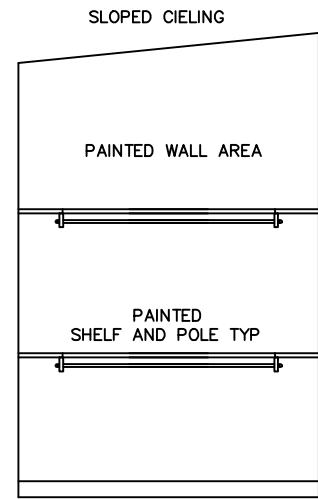
D3 MASTER BATH



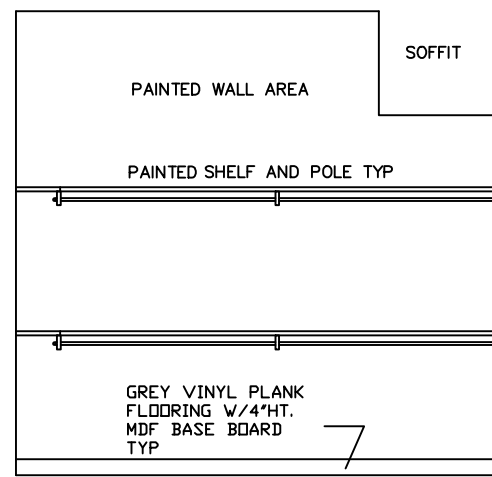
D2 MASTER BATH



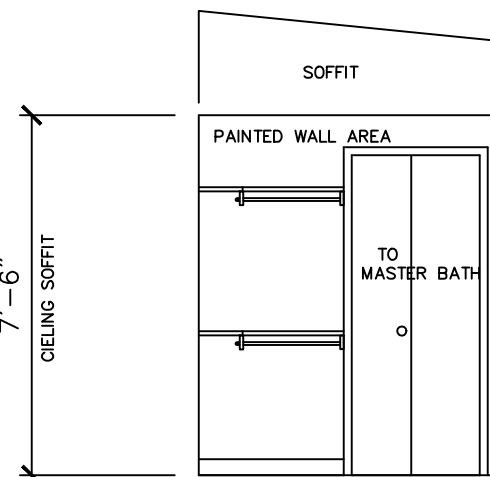
E1 CLOSET



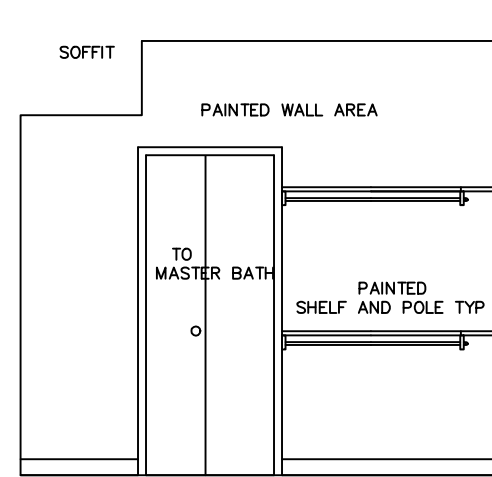
E4 CLOSET



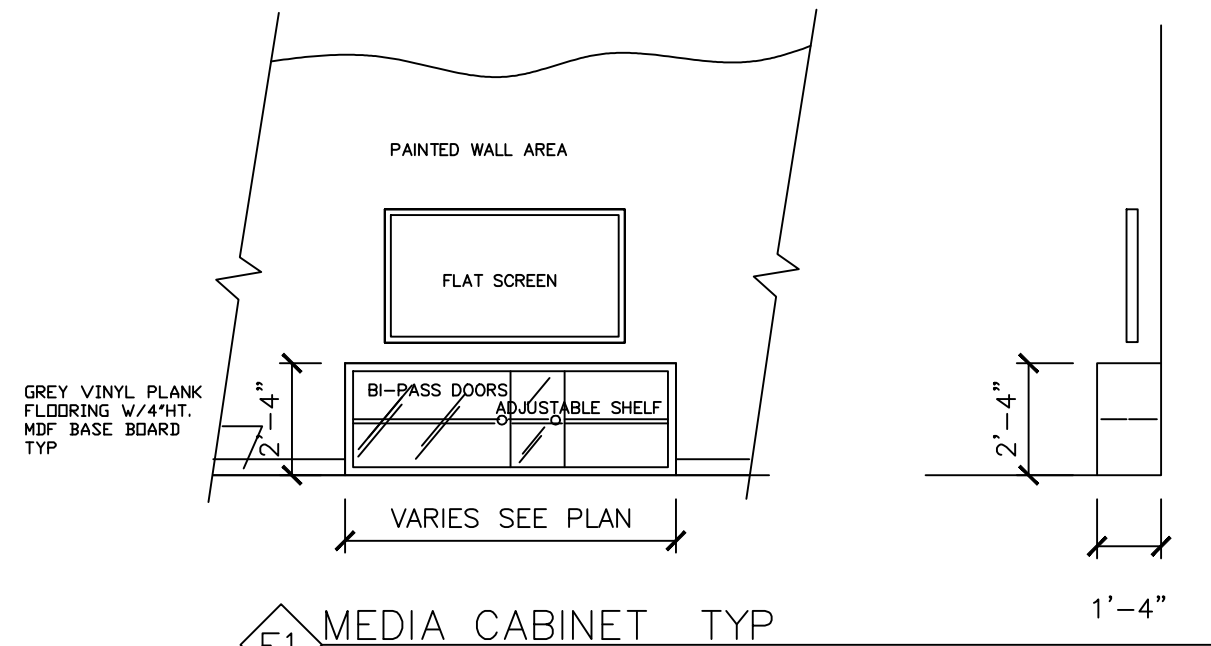
E3 CLOSET



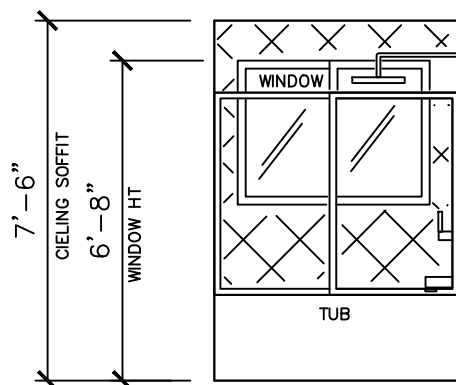
E2 CLOSET



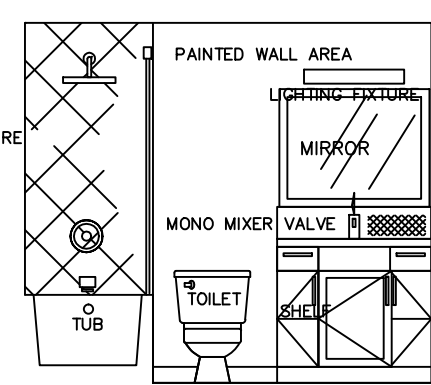
F1 MEDIA CABINET TYP



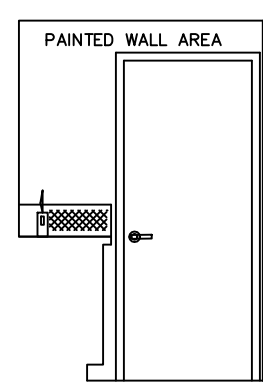
G1 BATHROOM 1



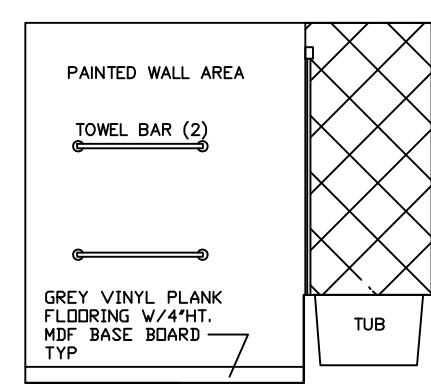
G4 BATHROOM 1



G3 BATHROOM 1



G2 BATHROOM 1



GERALD W. COMPTON

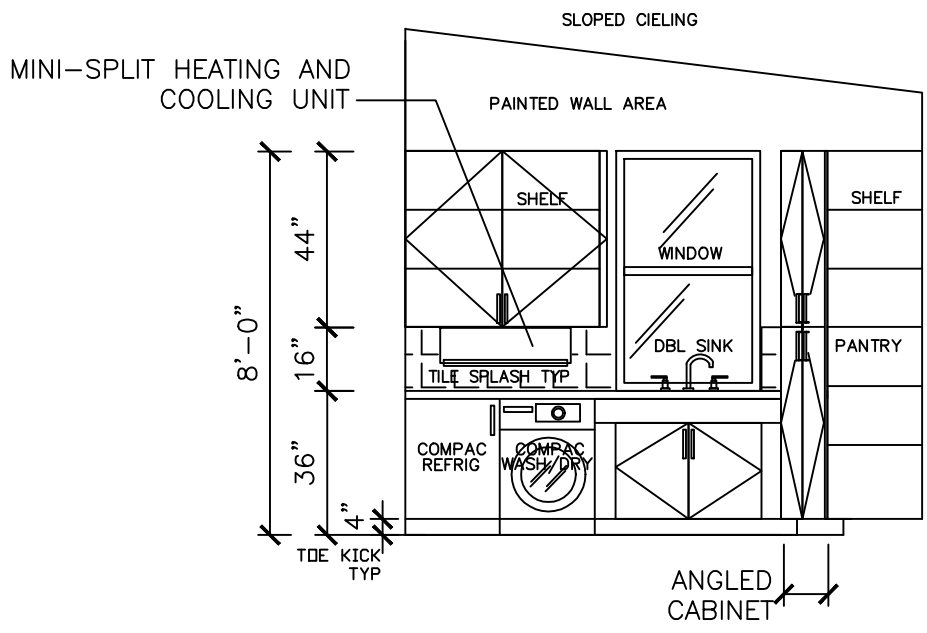
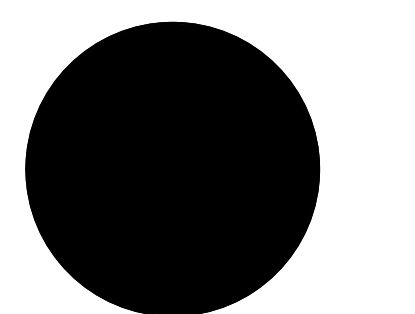
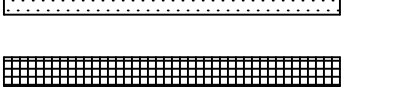
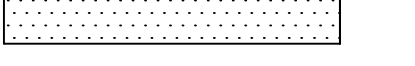
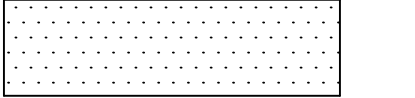
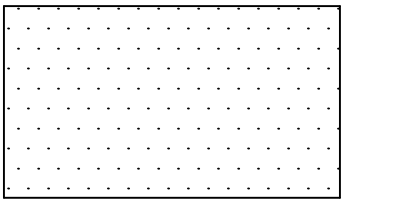
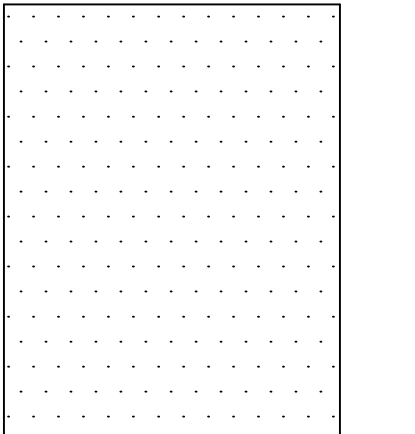
INTERIOR ELEVATIONS RESIDENCE

WOOD RESIDENCE
Lot 45 Mountain Center, Ca. 92561

REVISION

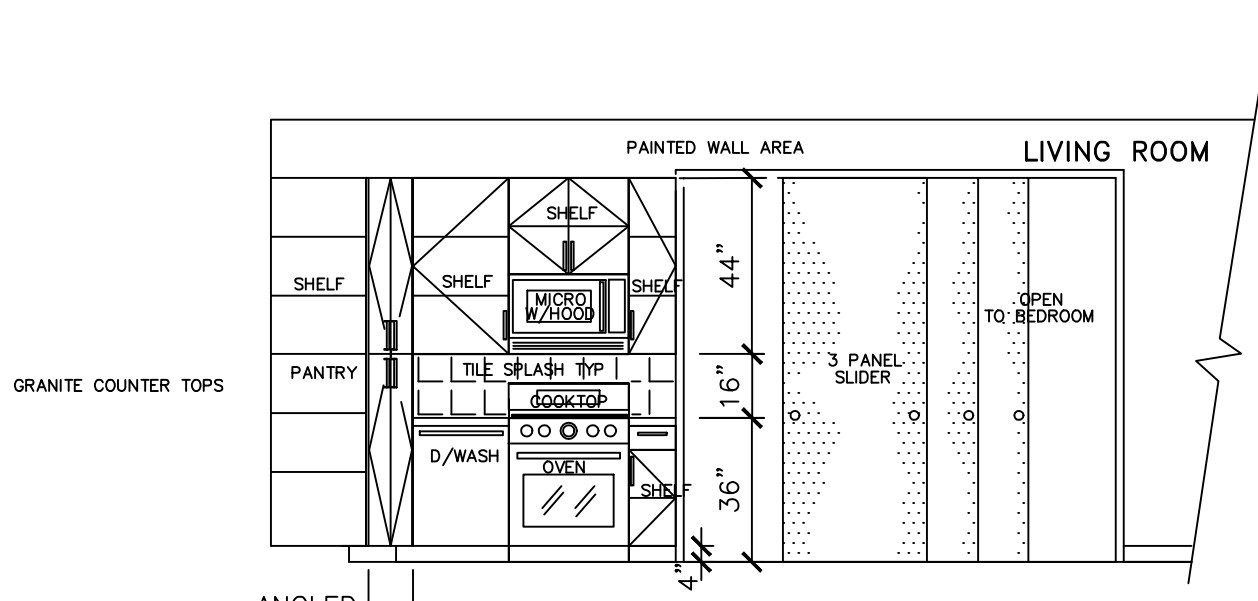
ISSUANCE
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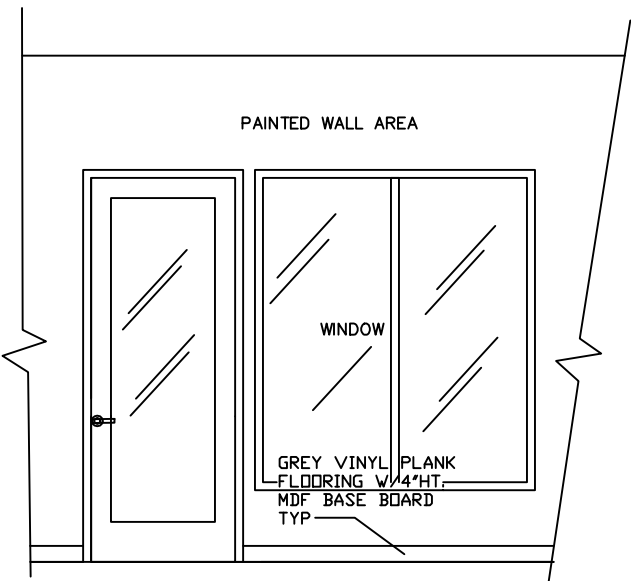
A3

ADU KITCHEN



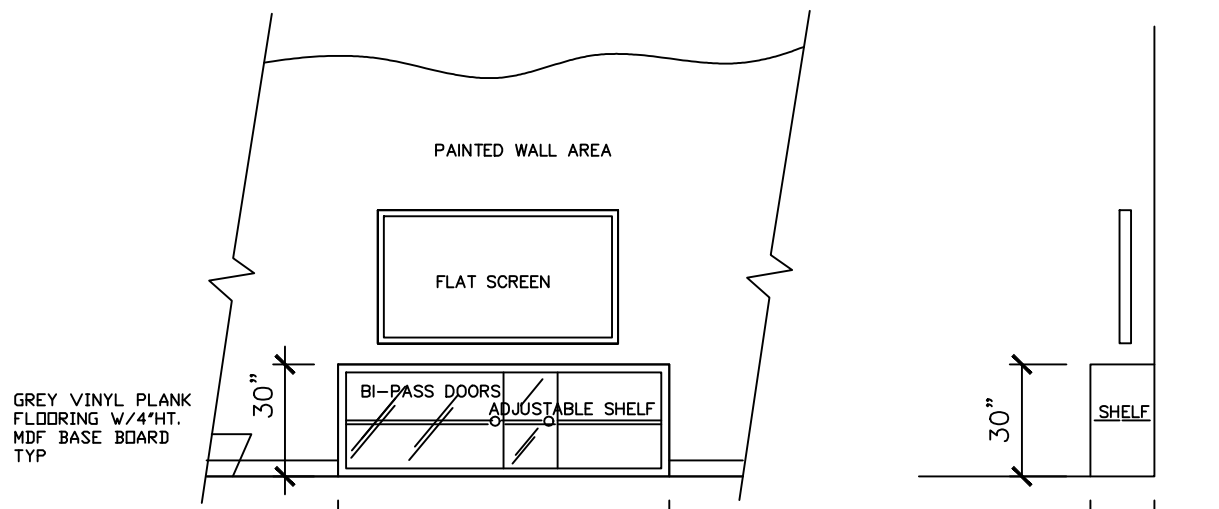
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ADU KITCHEN AND LIVING



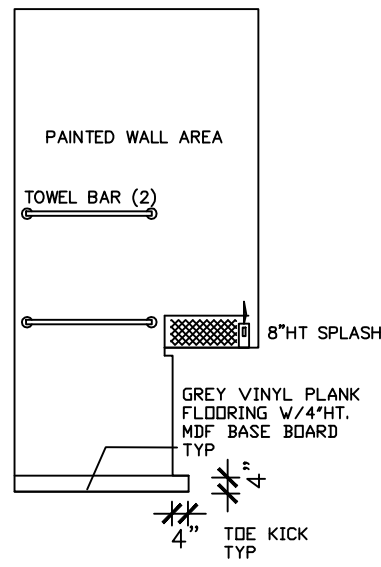
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ADU ENTRY



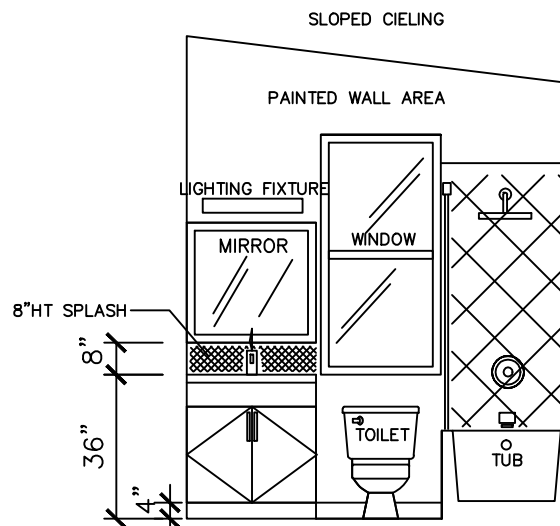
C1

ADU MEDIA CABINET TYP



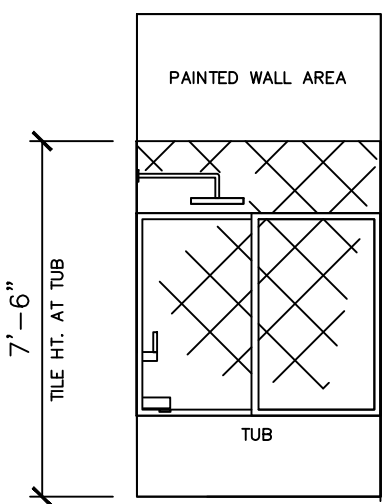
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ADU BATHROOM



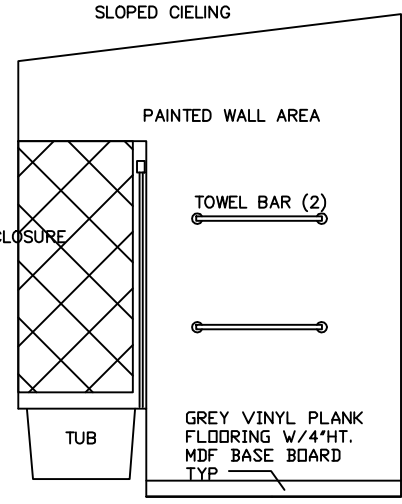
D3

ADU BATHROOM



D2

ADU BATHROOM



D1

ADU BATHROOM

FINISH NOTES:

CABINETS – CUSTOM CABINETS – STYLE AND TYPE TO BE CHOSEN BY CLIENT. PROVIDE UNDERMOUNT BALL BEARING STEEL DRAWER GLIDES AND ROLLING OPEN SHELVES AT BASE CABINETS. PROVIDE SOFT CLOSE GLIDES AND HINGES TYP AT DOORS AND DRAWERS. HEAVY USE GLIDES AT ROLLING DRAWERS ADJACENT TO RANGE. WOOD PREFINISHED INTERIORS AND BLIND HINGES TYPICAL AT KITCHEN AND BATH CABINETS.

COUNTER TOPS – ¾" CUSTOM EDGE QUARTZ OR GRANITE WORKTOPS COLOR AND EDGE TREATMENT TO BE CHOSEN BY CLIENT

DOORS – SEE DOOR SCHEDULE FOR SIZES – SIMPLE SLAB PAINT GRADE DOORS UNO – INCLUDE INSTALLATION OF PRE-HUNG, THREE HINGE DOORS

HARDWOOD FLOORS – SEE FINISH SCHEDULE

CERAMIC TILE FLOORS – FLOORS FINISH AND TYPE TO BE CHOSEN BY CLIENT

CARPETED FLOORS – CARPET TYPE TO BE CHOSEN BY CLIENT

PAINTED WALLS – COLOR TO BE CHOSEN BY CLIENT –EGGSHELL OR SEMIGLOSS @ WALLS AND FLAT AT CEILINGS EXCEPT KITCHEN, BATHROOMS AND LAUNDRY (SEMIGLOSS) SEE FINISH SCHEDULE

TILED WALLS – SEE INTERIOR ELEVATIONS FOR TILE WALL LOCATIONS AND TILE TYPES.

BASE,CASE & FINISH WORK –

1. PROVIDE 5/8 X 2 1/2" PAINT GRADE MDF BASE BOARDS AT ALL HARDWOOD FLOOR AND CARPET AREAS.
2. TILE AREAS TO HAVE TILE BASE.
3. PROVIDE DRYWALL WINDOW CASINGS AND SILLS AT ALL WINDOWS EXCEPT AT TILE SILL AREAS.
4. PROVIDE HEAVY DRYWALL EDGE AT ALL DOOR FRAMES – MOLDING LESS – AROUND ALL INTERIOR DOORS

DOOR HANDLES & CABINET HARDWARE – BRUSHED NICKEL FINISH LONG BAR CABINET HANDLES AND BRUSHED NICKEL FINISH LEVER DOOR HANDLES TO BE CHOSEN AND PROVIDED BY OWNER.



MAXIMUM SIZES AS FOLLOWS:

A) BORED HOLES - MAXIMUM SIZE HOLE 40% OF WIDTH

2X4 - 1.4" (1-3/8") DIAM. HOLE
2X6 - 2.2" (3-3/16") DIAM. HOLE

B) NOTCHES - MAXIMUM DEPTH, 25% OF WIDTH

2X4 - .87" (7/8") DEEP NOTCH
2X6 - 1.37" (1-3/8") DEEP NOTCH

C) PORTION OF STUD REMAINING AT NOTCHES OR HOLES SHALL BE SOUND WOOD WITHOUT EXCESSIVE STRENGTH-REDUCING PROPERTIES SUCH AS KNOTS, BREAKS, SPLITS, EXCESSIVE SLOPE OF GRAIN, ETC.

*** 5/8" MINIMUM EDGE DISTANCE**

WIDTH

'A'

'C'

'B'

D17-1

MAXIMUM SIZES AS FOLLOWS:

MAXIMUM SIZES AS FOLLOWS:

A) BORED HOLES - MAXIMUM SIZE HOLE, 60% OF WIDTH

2X4 - 2.1" (2-1/8") DIAM. HOLE
2X6 - 3.3" (3-5/16") DIAM. HOLE

BORED HOLES IN DOUBLE STUDS - MAXIMUM SIZE HOLE IN DOUBLE STUDS IS 60% OF WIDTH, NO MORE THAN TWO ADJOINING DOUBLE STUDS TO BE BORED.

2X4 - 2.1" (2-1/8") DIAM. HOLE
2X6 - 3.3" (3-5/16") DIAM. HOLE

B) NOTCHES - MAXIMUM DEPTH, 40% OF WIDTH

2X4 - 1.4" (1-3/8") DEEP NOTCH
2X6 - 2.2" (2-3/16") DEEP NOTCH

C) PORTION OF STUD REMAINING AT NOTCHES OR HOLES SHALL BE SOUND WOOD WITHOUT EXCESSIVE STRENGTH-REDUCING PROPERTIES SUCH AS KNOTS, BREAKS, SPLITS, EXCESSIVE SLOPE OF GRAIN, ETC.

The image contains two technical drawings of window and door frames, labeled 'TYPICAL WINDOW' and 'TYPICAL DOOR'. Both drawings show a cross-section of the frame assembly. The 'TYPICAL WINDOW' drawing includes labels for 'HEADER', 'OPENING', 'KING STUD', 'FULL HEIGHT TRIMMER', 'FLOATER', and 'SILL'. The 'TYPICAL DOOR' drawing includes labels for 'HEADER' and 'OPENING'. A shared label '16d NAILS AT ENDS (TYPICAL)' points to the top corners of both frames. The drawings illustrate the structural components and their assembly, including the use of king studs, trimmers, floaters, and sills to support the opening.

GAF COOL ROOF
 BLACK THICK BUTT COMPOSITION SHINGLES
 AT SLOPED AREAS -TORCH DOWN AT FLAT AREAS.

MINIMUM
 1"

PLYWOOD SH'T'G OVER
 2x * ROOF RAFTERS
 @ 16"O.C. W/ R-19 INSUL.

2x BLOCKING W/ 3 2" HOLES
 FOR VENTILATION

26 GA G.I. FLASHING
 TYPICAL @ ROOF EDGE

2X TRIM W/
 HARDIE SOFFIT OV.

2x KILN DRIED FASCIA

CEILING JOISTS
 WHERE OCCURS

5/8" DRYWALL

2x4 STUD WALL
 W/ R-13 INSUL.

18" MAX

FD APPROVED EAVE
 VENTS - VULCAN VENTS
 CONFORMING TO
 ASTM E 2886 TYP

7/8" STUCCO
 OR HARDI-PLANK SIDING WHERE
 OCCURS

F3-E2

2X4 FACIA

NOTCH END JOIST TO ACCEPT FLAT 2X4 OUTLOOKER AT 4'-0" OC TO SUPPORT EAVE FACIA - PROVIDE BACKING FOR EAVE STUCCO LID AND INTERIOR DRYWALL TYP

1

2

3

APPROVED EXTERIOR SURFACE

[illegible]

42" GLASS RAIL

1/2" TEMPERED GLASS

WATERPROOF SEALANT

1/4" STEEL CHANNEL W/ SCREW HOLES AT 8" TO 12" ON CENTER AND 4-H14 WOOD SCREWS AT 16" OC

G1 EDGE FLASHING

FINISH FLOOR

BITUTHANE FLASHING 2 LAYERS- OVER AND UNDER STEEL CHANNEL

2X FACIA BD

4X RIM JOIST

ALUMINUM, WOOD OR STAINLESS STEEL CAP

FILL W/ POUR ROCK

ANODIZED ALUMINUM SH RAILING BY CRL

MODEL #B5S

MAX 4'-0" GLASS SECTION

PROVIDE DRAIN BLOCKS AT EACH SCREW LOCATION

MINIMUM 4 SCREWS PER GLASS PANEL

1/2" CAP SCREWS TO 1/4" STEEL CHANNEL

8 12" OC MAX.

CAULK HOLES' B4 SCREW

DEXTDEX DECK FINISH

OVER PLYWOOD SH'T-G - SEE PLANS FOR SIZE

DECK JOIST - SEE PLANS FOR SIZE

(2) A35'S @ EA. JOIST.

INSULATION

SIDING

SLOPE 1/4" / FT

J7-A14-3

ICC REPORT # ESR 3269 GUARDRAIL SYSTEM

REV 1-6-16

NOTE: ALL EXPOSED STEEL MEMBERS SHALL BE FULLY GALVANIZED

1-1/2"x5/16" STEEL TOP RAIL

3/4" Ø STEEL PICKETS @ 4 1/2" O.C. OPENING<4" REQD.

1 1/2" SQ 7GA STL TUBE OR 2" Ø STL TUBE @ 4'-0" MAX

1' x 1/2" Ø STEEL

3/8"x3.5"x7.5" STL PLATE W/ (6) 3/8" x 5" LAG BOLTS

3/16"

LESS THAN 4" CLR

3/4" MINIMUM

4x BLOCK @ CORNER POST CONNECTION

HARDWOOD RAIL SHAPED FOR HANDRAIL MAX. 2" GRIP OR PREMILLED WOOD RAIL

NOTE: ALL STEEL PARTS FULLY GALVANIZED

3/8"x3.5"x7.5" STL PLATE W/ (6) 3/8" x 5" LAG BOLTS

7 1/2"

3 1/2"

3/4"

3 1/2"

FLOOR JOIST OR STRINGER OR CONCRETE STEPS WHERE OCCURS (RECESS PLATE 2" AT CONCRETE STEPS)

J5-E1 2-15-03

DOOR FRAME
 THRESHOLD
 PLYWOOD SHEATHING OVER
 2X FLOOR JOISTS @ 16" O.C.
 SEE PLANS AND SECTION
 FOR SIZES, NOTCH & TAPER
 JOISTS @ DECK TO DRAIN
 MIN 2X10 FJ &
 5/8" PLYWOOD)
 (ICC#1757
 DEX-O-TEX
 DECK COATING
 O/ PLYWOOD
 SHEATHING
 RIP FOR
 SLOPE WITH
 TILE OVER
 1 1/2" MIN
 1" MAX AT OUT
 SWINGING DOOR
 2X BLOCKING
 WOOD BEAM - SEE
 PLANS FOR SIZE
 2-2X4 PLATES
 (WHERE OCCURS)
 2X4 STUDS @ 16" O.C.
 (WHERE OCCURS)
 16d NAILS
 @ 8" O.C.
 A36 AT 32" ON
 CENTER WHERE
 WALL OCCURS
 H4-C2A
 REV. 9/12

NOTE: 36" MINIMUM CLEAR WIDTH TYPICAL AT ALL STAIRS

1-1/8" PLYWOOD TREAD AND RISER (TYPICAL)

10" MIN. TREAD

7.75" MAX. RISER

2-2X

SIMPSON FRAMING ANGLE A-35 (2) @ EACH STRINGER

2X14 STRINGER @ 16' O.C.

5/8" DRYWALL (PROVIDE 5/8" TYPE 'X' DRYWALL AT STORAGE)

SIMPSON FRAMING ANGLE A-35 (2) @ EACH STRINGER

2-2X

STUCCO OR DRYWALL WHERE OCCURS

2" MAX
1 1/4" MIN

1-1/2" MIN.

2" MAX, 1 1/4" MIN. DIA. HANDRAIL
34"-38" ABOVE
TREAD NOSING W/
ENDS TURNED TO WALL

1 1/2"

1/4" X 3" DIA. STEEL
PLATE @ 6'-0" O.C. W/ (2) 1/4" DIA. X
3" SCREWS. ATTACHMENT TO VERTICLE STUDS.
OR WELDED TO STL POST WHERE OCCURS

34"- 38" ABOVE NOSING

4X6 BLOCKING @ 6'-0" O.C.

2X4 STUDS @ 16' O.C.

NOTE: ALL EXPOSED STEEL MEMBERS SHALL BE FULLY GALVANIZED

J4-H1

REV. 3/01

Technical drawing of a deck railing cross-section. The drawing shows a railing assembly with a top rail, balusters, and a base. Key components and dimensions are labeled:

- TOP OF RAILING**: Dimensioned as 42" MINIMUM from the deck level to the top of the railing.
- ANY POINT**: Dimensioned as 24" from the top of the railing to the base.
- 4"**: Dimensioned from the deck level to the base of the railing.
- 2X4 PARAPET FRAMING**: The vertical support structure.
- 2X BLK'G**: Blocking or bracing.
- FHA-9 @ 16" O.C.**: Fasteners or anchors.
- 2X BLK'G OR RIM JST**: Blocking or rim joist.
- 2X BLK'G**: Additional blocking.
- LINE OF EXTERIOR FINISH**: The outer edge of the deck.
- TS-9 @ 16"OC**: Top rail fasteners.
- 26 GA G.I. COMBO FLASHING**: Flashing material.
- 4" HIGH X 6" WIDE SCUCCER AND OVERFLOW FOR DECK DRAINAGE - 1/4" / FT SLOPE TO DRAIN TYPICAL**: Scupper and overflow for deck drainage.
- PLYWOOD SHEATHING W/ APPROVED DECKING**: The deck surface.
- DECK LEVEL**: The reference level for the deck.

J5-G2C1

3/4" PLY TREAD

1/2" PLY RISER

10" MIN RUN

7.75" MAX RISE

2X12 STRINGERS @ 16" O.C.

2XPT.D.F W/3/16" DIA. RAM-SET PIN @ 12" O.C.

CONCRETE SLAB

Diagram illustrating a drainage system cross-section. The components labeled are:

- DRAIN SCREEN PLATE
- CONC SLAB OR BRICK PAVERS WHERE OCCURS
- SAND BED
- GRADE
- DRAIN PIPE

NAILING SCHEDULE

	* PERIMETER NAILING OF SHEATHING TO SOLID BLOCKING SHALL BE 6" O.C. MAX
	* FRAMING ANCHORS SHALL BE SIMPSON A-35 SPACED @ 16" O.C. MAX
	* SOLE PLATE NAILING TO SOLID BLOCKING SHALL BE 16d NAILS @ 8" O.C. MAX.
	* 5/8" ANCHOR BOLTS BY 12" LONG SPACED 48" O.C. MAX.
	* UNLESS NOTED OTHERWISE BY SHEAR PANEL REQUIREMENTS.

GERALD

Job No. 115
1200 Artesia Blvd. Hermosa Bch., C 90254 (310) 3

GWA

 * PERIMETER NAILING OF SHEATHING TO SOLID BLOCKING SHALL BE 6" O.C. MAX.

 * FRAMING ANCHORS SHALL BE SIMPSON A-35 SPACED @ 16" O.C. MAX.

 * SOLE PLATE NAILING TO SOLID BLOCKING SHALL BE 16d NAILS @ 8" O.C. MAX.

 * 5/8" ANCHOR BOLTS BY 12" LONG SPACED 48" O.C. MAX.

* UNLESS NOTED OTHERWISE BY SHEAR PANEL REQUIREMENTS.



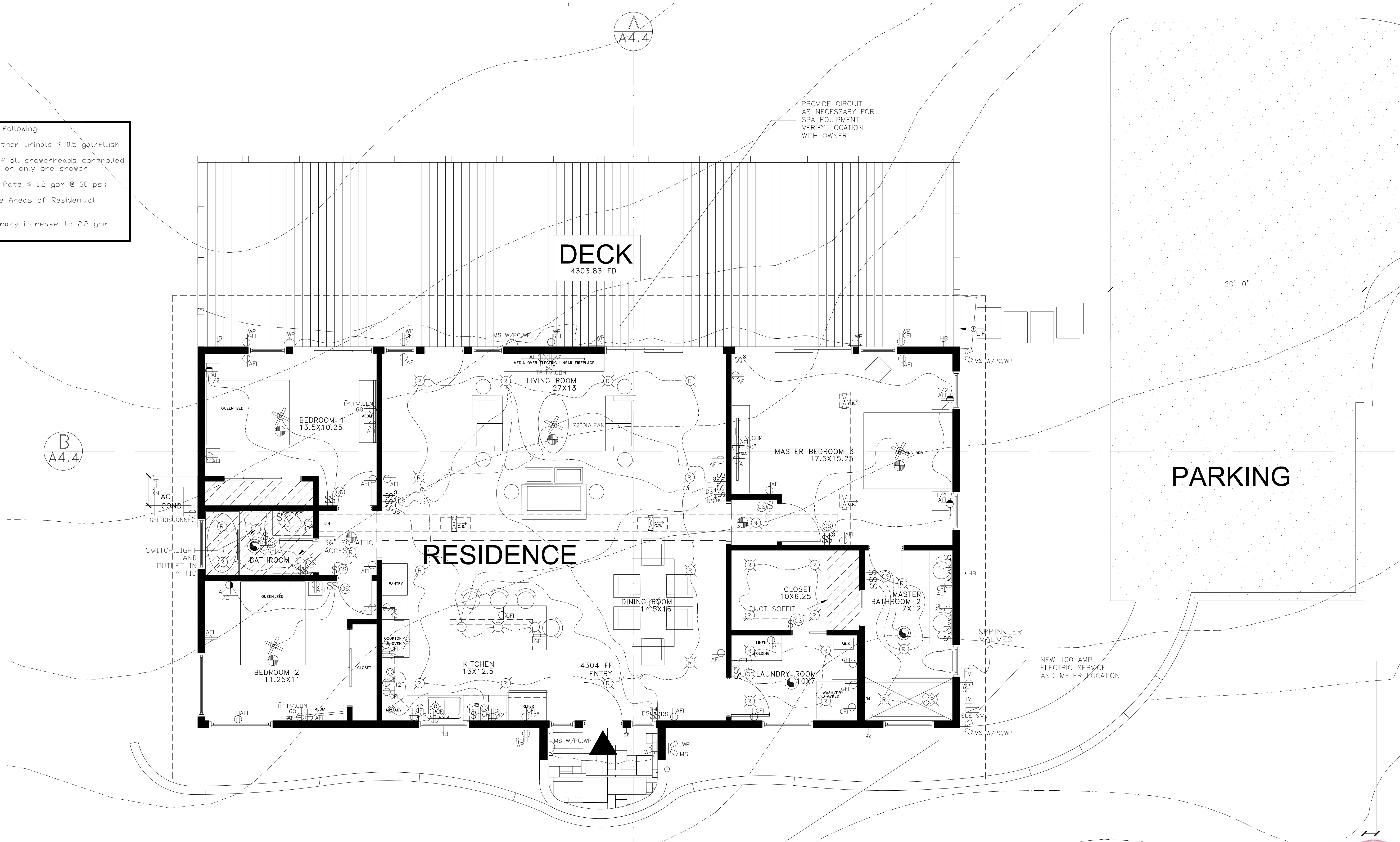
1200 Artesia Blvd. Ste 300A
Hermosa Bch., California
90254 (310) 379-8222

GWC
ARCHITECTS

AD1

FIXTURE FLOW ALLOWANCES:

Plumbing fixtures and fittings shall comply with the following:
4.303.1.1 Water Closets: ≤ 1.28 gal/Flush
4.303.1.2 Wall Mounted Urinals: ≤ 0.125 gal/Flush; all other urinals ≤ 0.5 gal/Flush
4.303.1.3.1 Single Showerheads: ≤ 2.0 gpm @ 80 psi
4.303.1.3.2 Multiple Showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 2.0 gpm @ 80 psi, or only one shower outlet is to be in operation at a time
4.303.1.4.1 Residential Lavatory Faucets: Maximum Flow Rate ≤ 1.2 gpm @ 60 psi; Minimum Flow Rate ≥ 0.8 gpm @ 20 psi
4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas of Residential Buildings: ≤ 0.5 gpm @ 60 psi
4.303.1.4.3 Metering Faucets: ≤ 0.25 gallons per cycle
4.303.1.4.4 Kitchen Faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm



RESIDENTIAL ENERGY CONSERVATION:

- HIGH EFFICIENCY LIGHTING [LED-FLOURESCENT] IS REQUIRED FOR ALL KITCHEN LIGHTING.
- HIGH EFFICIENCY LIGHTING [LED-FLOURESCENT] IN BATHROOMS SHALL BE CONTROLLED BY MANUAL-ON OCUPANT SENSORS.
- HIGH EFFICIENCY LIGHTING [LED-FLOURESCENT] IN HALLWAYS, HABITABLE ROOMS, BEDROOMS AND CLOSETS SHALL BE CONTROLLED BY MANUAL ON OCCUPANT SENSORS OR DIMMER SWITCHES.
- OUTDOOR LIGHTING ATTACHED TO THE BUILDING SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTO CONTROL.
- LUMINARIES RECESSED IN INSULATED CEILING MUST BE RATED FOR DIRECT INSULATION CONTACT [IC], CERTIFIED AS AIRTIGHT CONSTRUCTION AND MUST HAVE A SEALED GASKET OR CAULKING BETWEEN THE HOUSING AND CEILING.
- CONTRACTOR SHALL POST THE INSTALLATION CERTIFICATE [CF6R] FORM AND INSULATION CERTIFICATE [IC-1] FORM IN A CONSPICUOUS LOCATION OR KEPT WITH PLANS AND MADE AVAILABLE TO THE INSPECTOR.
- CONTRACTOR SHALL PROVIDE COPIES OF THE CALIFORNIA HOME ENERGY GUIDE, CF-1R, MF-1R, CF-6R AND IC-1 FORMS TO THE BUILDING OWNER.

MECH/ELECT/PLMBG NOTES:

- Provide individual control valves of the pressure balance of thermostatic mixing valve type for showers and tub shower combinations.
- Water heater shall be strapped top third and bottom third per UPC 510-5
- Condensate drain to approved plumbing fixture and overflow drain shall be separate from required condensate drain and point of discharge to location where it is readily observable - DMC 1105
- Provide device to absorb high pressures resulting from the quick closing of fast acting valves from the dishwasher etc -UPC 609.10
- A dedicated 20amp circuit is required to serve the required bathroom receptacles -CEC 210.16(c)
- Provide a GFI receptical for each lavatory -CEC 210.52(d)
- Two 20amp small appliance branch circuits serving the kitchen counter top recepticals shall have no other outlets-CEC 210.52(b)
- All bedroom recepticals shall be protected by an arc-fault circuit interrupter listed to provide protection to the entire branch circuit-CEC 210.12(b)
- All lighting in bathrooms, the laundry room and the powder room shall be LED or fluorescent lighting fixtures controlled with motion sensors.
- All lighting in the building shall be led or fluorescent lighting fixtures.
- All exterior lighting fixtures shall be high efficiency fixtures controlled by combination of motion sensor and photo sensor.
- 100% of lighting wattage in the Kitchen shall be high efficiency lightings.
- Lighting fixtures in the clothes closet shall be surface mounted or recessed led fixtures with a completely enclosed lamp per CEC Article 410.8(B), the lighting fixture shall have a 6" clearance from the storage space.
- A dedicated 20 amp circuit is required to serve the required bathroom receptacles per CEC Article 210.11(c)(3).
- All new plumbing fixtures shall be certified low flow fixtures.
- Control valve for shower tub shall be of the pressure balance or thermostatic mixing valve type per CPC 420.0.

MECHANICAL-ELECTRICAL-PLUMBING-LOW VOLTAGE LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	THERMOSTAT LOCATION		DUPLEX RECEPTACLE 220V
	RETURN AIR GRILL		DUPLEX RECEPTACLE
	RETURN AIR GRILL-CEILING		QUAD RECEPTACLE
	FORCED AIR UNIT (FURNACE, AIR CONDITIONER OR EXHAUST FAN SEE PLANS AND CALCS)		DUPLEX RECEPTACLE 1/2 TO SWITCH
	AC COMPRESSOR		LED WALL SCONCE
	WALL REGISTER		LIGHT FIXTURE-LED WALL MOUNTED
	FLOOR REGISTER 12" ABOVE FLOOR		LIGHT FIXTURE-LED CEILING MOUNTED
	CEILING REGISTER		INCANDESCENT BULB STRIP
	EXHAUST FAN 50 CFM MIN WITH MOISTURE SENSOR AT BATHROOMS		LED TRACK LIGHT OR CABLE LIGHT
	VENTILATING FAN		DUAL FLOOD W/ MOTION SENSOR
	EXHAUST FAN W/ CIRCLELINE FLOURESCENT - 40 LUMENS/WATT		LED OR FLOURESCENT STRIP LIGHT
			UNDER CABINET PUCK LIGHTS
			UF GROUND
			ELECTRIC SERVICE BOX LOCATION

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DUPLEX RECEPTACLE 220V		RECESSED CAN LIGHT FLOURESCENT OR LED TYPICAL
	DUPLEX RECEPTACLE		RECESSED CAN LIGHT (LOW VOLTAGE)
	QUAD RECEPTACLE		CEILING FAN (L=WITH LIGHT)
	DUPLEX RECEPTACLE 1/2 TO SWITCH		DECK/STEP RECESSED OR LED LIGHT
	LED WALL SCONCE		LED STRIP LIGHT
	LIGHT FIXTURE-LED WALL MOUNTED		SWITCH
	LIGHT FIXTURE-LED CEILING MOUNTED		THREE-WAY SWITCH
	INCANDESCENT BULB STRIP		GARBAGE DISPOSAL W/ AIR SWITCH
	LED TRACK LIGHT OR CABLE LIGHT		FUEL GAS OUTLET (FIRELOG KEY)
	DUAL FLOOD W/ MOTION SENSOR		HOSE BIB
	LED OR FLOURESCENT STRIP LIGHT		BODY SPRAYS
	UNDER CABINET PUCK LIGHTS		SHOWER HEAD-WALL OR CLG MOUNT
	UF GROUND		GAS METER
	ELECTRIC SERVICE BOX LOCATION		

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	RECESSED CAN LIGHT FLOURESCENT OR LED TYPICAL		SMOKE DETECTOR-ICC APP. HARDWIRED WITH BATTERY BACKUP INTERCONNECTED TO ALL LOCATIONS
	RECESSED CAN LIGHT (LOW VOLTAGE)		CARBON MONOXIDE DETECTOR ICC APPROVED - HARDWIRED INTERCONNECTED TO ALL LOCATIONS
	CEILING FAN (L=WITH LIGHT)		COMPUTER JACK-CAT 6 LAN OUTLET
	DECK/STEP RECESSED OR LED LIGHT		INCOMING PHONE BOX-HOME RUNS
	LED STRIP LIGHT		SPEAKER-CEILING MOUNTED
	SWITCH		SPEAKER CONTROL OUTLET
	THREE-WAY SWITCH		STERIO LOCATION-SP HOME RUNS
	GARBAGE DISPOSAL W/ AIR SWITCH		TELEPHONE OUTLET
	FUEL GAS OUTLET (FIRELOG KEY)		RG6 TV OUTLET
	HOSE BIB		DOOR BELL
	BODY SPRAYS		
	SHOWER HEAD-WALL OR CLG MOUNT		
	GAS METER		

SYMBOL	DESCRIPTION
	SMOKE DETECTOR-ICC APP. HARDWIRED WITH BATTERY BACKUP INTERCONNECTED TO ALL LOCATIONS
	CARBON MONOXIDE DETECTOR ICC APPROVED - HARDWIRED INTERCONNECTED TO ALL LOCATIONS
	COMPUTER JACK-CAT 6 LAN OUTLET
	INCOMING PHONE BOX-HOME RUNS
	SPEAKER-CEILING MOUNTED
	SPEAKER CONTROL OUTLET
	STERIO LOCATION-SP HOME RUNS
	TELEPHONE OUTLET
	RG6 TV OUTLET
	DOOR BELL

ABBREVIATIONS

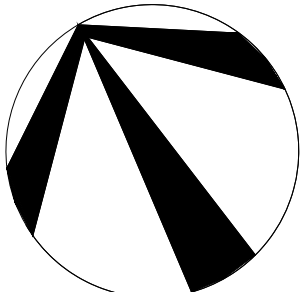
AFI = ARC FAULT INTERRUPTER
GFI = GROUND FAULT INTERRUPTER
WP = WATER PROOF EXT FIXTURE
R = RECESSED FIXTURE
LV = LOW VOLTAGE FIXTURE
PC = PHOTO-CELL
TM = TIMER
MS = MOTION SENSOR
D = DIMMER SWITCH
DS = OCCUPANT SENSOR
OS = DOOR SWITCH
AS = AIR SWITCH
RW = REF WATER / ICE
CH = CHANDELIER-PROVIDE BLKG
P = PENDANT FIXTURE
VAC= VACANCY SENSOR

RESIDENCE FLOOR PLAN 1/4"=1'-0"

1/4"=1'-0"



NORTH



GERALD W. COMPTON

Job No. 11521222

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

1200 Artesia Blvd. # 300
Hermosa Bch., California
90254 (310) 379-8222

GWC
ARCHITECTS

MEP-1

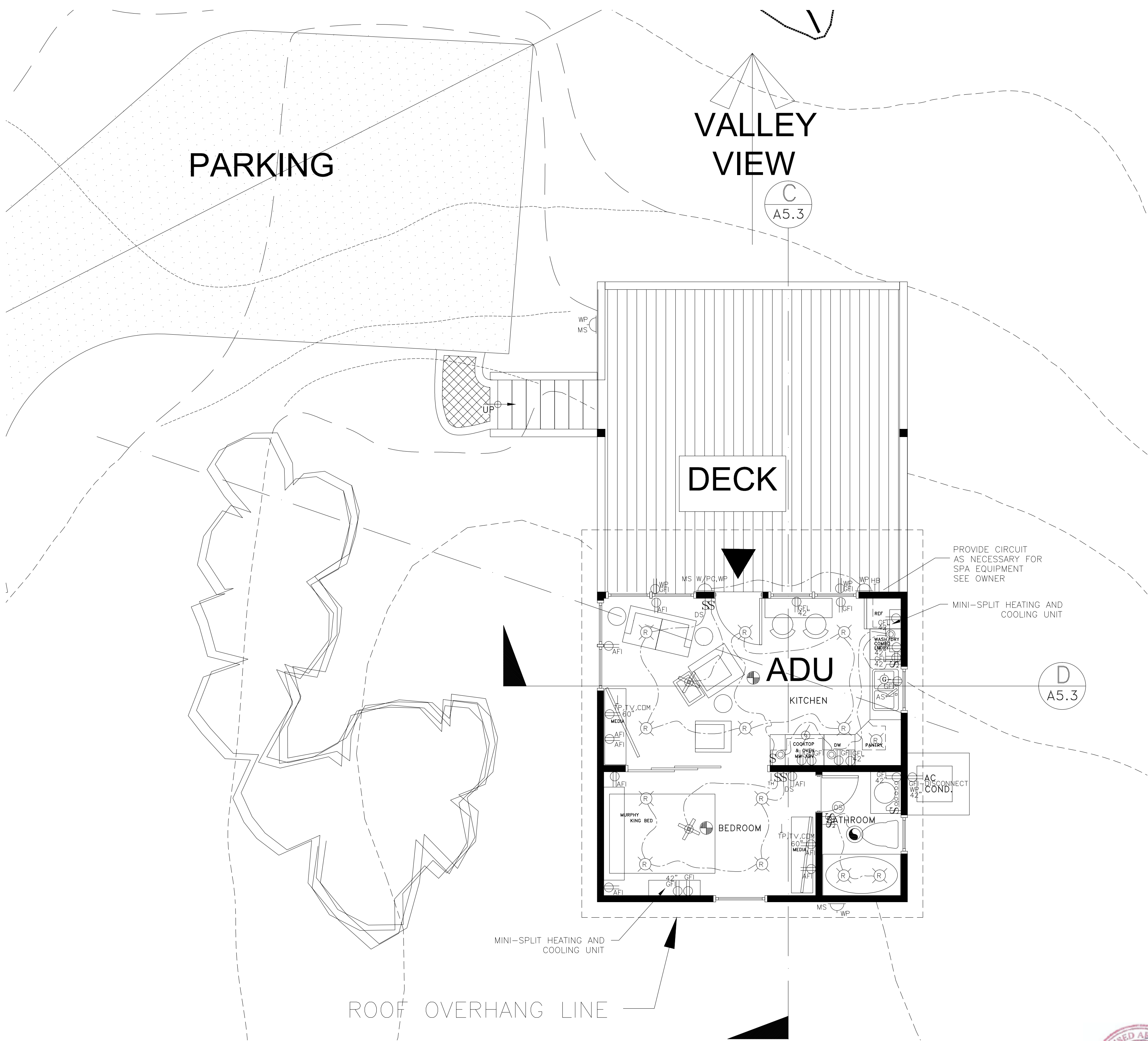
RESIDENCE FLOOR PLANS

WOOD RESIDENCE
Lot 45 Mountain Center, Ca. 92561

ISSUANCE
HOA SUBMITTAL
01-10-23

REVISION

WOOD RES.



FIXTURE FLOW ALLOWANCES:

Plumbing fixtures and fittings shall comply with the following:
4.303.1.1 Water Closets: ≤ 1.28 gal/flush
4.303.1.2 Wall Mounted Urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush
4.303.1.3.1 Single Showerheads: ≤ 2.0 gpm @ 80 psi
4.303.1.3.2 Multiple Showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 2.0 gpm @ 80 psi, or only one shower outlet is to be in operation at a time
4.303.1.4.1 Residential Lavatory Faucets: Maximum Flow Rate ≤ 1.2 gpm @ 60 psi; Minimum Flow Rate ≥ 0.8 gpm @ 20 psi
4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas of Residential Buildings: ≤ 0.5 gpm @ 60 psi
4.303.1.4.3 Metering Faucets: ≤ 0.25 gallons per cycle
4.303.1.4.4 Kitchen Faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm

RESIDENTIAL ENERGY CONSERVATION:

- HIGH EFFICIENCY LIGHTING [LED-FLOURESCENT] IS REQUIRED FOR ALL KITCHEN LIGHTING.
- HIGH EFFICIENCY LIGHTING [LED-FLOURESCENT] IN BATHROOMS SHALL BE CONTROLLED BY MANUAL-ON OCUPANT SENSORS.
- HIGH EFFICIENCY LIGHTING [LED-FLOURESCENT] IN HALLWAYS, HABITABLE ROOMS, BEDROOMS AND CLOSETS SHALL BE CONTROLLED BY MANUAL-ON OCCUPANT SENSORS OR DIMMER SWITCHES.
- OUTDOOR LIGHTING ATTACHED TO THE BUILDING SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTO CONTROL.
- LUMINARIES RECESSED IN INSULATED CEILING MUST BE RATED FOR DIRECT INSULATION CONTACT [IC], CERTIFIED AS AIRTIGHT CONSTRUCTION AND MUST HAVE A SEALED GASKET OR CAULKING BETWEEN THE HOUSING AND CEILING.
- CONTRACTOR SHALL POST THE INSTALLATION CERTIFICATE [CF6R] FORM AND INSULATION CERTIFICATE [IC-1] FORM IN A CONSPICUOUS LOCATION OR KEPT WITH PLANS AND MADE AVAILABLE TO THE INSPECTOR.
- CONTRACTOR SHALL PROVIDE COPIES OF THE CALIFORNIA HOME ENERGY GUIDE, CF-1R, MF-1R, CF-6R AND IC-1 FORMS TO THE BUILDING OWNER.

MECH/ELECT/PLMBG NOTES:

- Provide individual control valves of the pressure balance of thermostatic mixing valve type for showers and tub shower combinations.
- Water heater shall be strapped top third and bottom third per UPC 510-5
- Condensate drain to approved plumbing fixture and overflow drain shall be separate from required condensate drain and point of discharge to location where it is readily observable - DMC 1105
- Provide device to absorb high pressures resulting from the quick closing of fast acting valves from the dishwasher etc -UPC 609.10
- A dedicated 20amp circuit is required to serve the required bathroom receptacles -CEC 210.16(c)
- Provide a GFI receptical for each lavatory -CEC 210.52(d)
- Two 20amp small appliance branch circuits serving the kitchen counter top recepticals shall have no other outlets-CEC 210.52(b)
- All bedroom recepticals shall be protected by an arc-fault circuit interrupter listed to provide protection to the entire branch circuit-CEC 210.12(b)
- All lighting in bathrooms, the laundry room and the powder room shall be LED or fluorescent lighting fixtures controlled with motion sensors.
- All lighting in the building shall be led or fluorescent lighting fixtures.
- All exterior lighting fixtures shall be high efficiency fixtures controlled by combination of motion sensor and photo sensor.
- 100% of lighting wattage in the Kitchen shall be high efficiency lightings.
- Lighting fixtures in the clothes closet shall be surface mounted or recessed led fixtures with a completely enclosed lamp per CEC Article 410.8(B).
- the lighting fixture shall have a 6" clearance from the storage space.
- A dedicated 20 amp circuit is required to serve the required bathroom receptacles per CEC Article 210.11(c)(3).
- All new plumbing fixtures shall be certified low flow fixtures.
- Control valve for shower tub shall be of the pressure balance or thermostatic mixing valve type per CPC 420.0.

MECHANICAL-ELECTRICAL-PLUMBING-LOW VOLTAGE LEGEND

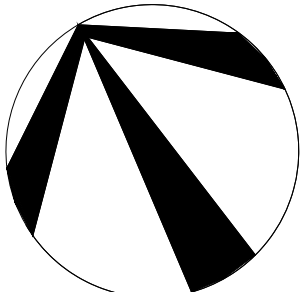
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	THERMOSTAT LOCATION		DUPLEX RECEPTACLE 220V		RECESSED CAN LIGHT		SMOKE DETECTOR-ICC APP.		AFI = ARC FAULT INTERRUPTER
	RETURN AIR GRILL		DUPLEX RECEPTACLE		RECESSED CAN LIGHT		CARBON MONOXIDE DETECTOR		WP = WATER PROOF EXT FIXTURE
	RETURN AIR GRILL-CEILING		QUAD RECEPTACLE		RECESSED CAN LIGHT		INTERCONNECTED TO ALL LOCATIONS		R = RECESSED FIXTURE
	FORCED AIR UNIT (FURNACE, AIR CONDITIONER OR EXHAUST FAN SEE PLANS AND CALCS)		DUPLEX RECEPTACLE 1/2 TO SWITCH		CEILING FAN (L=WITH LIGHT)		COMPUTER JACK-CAT 6 LAN OUTLET		LV = LOW VOLTAGE FIXTURE
	AC COMPRESSOR		LED WALL SCONCE		DECK/STEP RECESSED OR LED LIGHT		INCOMING PHONE BOX-HOME RUNS		PC = PHOTO-CELL
	WALL REGISTER		LIGHT FIXTURE-LED WALL MOUNTED		LED STRIP LIGHT		SPEAKER-CEILING MOUNTED		TM = TIMER
	FLOOR REGISTER		LIGHT FIXTURE-LED CEILING MOUNTED		SWITCH		SPEAKER CONTROL OUTLET		MS = MOTION SENSOR
	CEILING REGISTER		INCANDESCENT BULB STRIP		THREE-WAY SWITCH		STERIO LOCATION-SP HOME RUNS		D = DIMMER SWITCH
	EXHAUST FAN 50 CFM MIN WITH MOISTURE SENSOR AT BATHROOMS		LED OR FLUORESCENT STRIP LIGHT		GARBAGE DISPOSAL W/ AIR SWITCH		TELEPHONE OUTLET		DS = OCCUPANT SENSOR
	VENTILATING FAN		UNDER CABINET PUCK LIGHTS		FUEL GAS OUTLET (FIRELOG KEY)		RG6 TV OUTLET		DS = DOOR SWITCH
	EXHAUST FAN W/ CIRCLELINE		ELECTRIC SERVICE BOX LOCATION		HOSE BIB				AS = AIR SWITCH
	FLUORESCENT - 40 LUMENS/WATT				BODY SPRAYS				RW = REF WATER / ICE
					SHOWER HEAD-WALL OR CLG MOUNT				CH = CHANDELIER-PROVIDE BLKG
					GAS METER				P = PENDANT FIXTURE
									VAC= VACANCY SENSOR

GUEST HOUSE ADU FLOOR PLAN

1/4"=1'-0"



NORTH



GERALD W. COMPTON

Job No. 11521222

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

1200 Artesia Blvd. # 300
Hermosa Bch., California
90254 (310) 379-8222

GWC
ARCHITECTS

MEP-2

YES
NOT APPLICABLE
RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER,
OWNER, CONTRACTOR, INSPECTOR ETC.)

**RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER,
OWNER, CONTRACTOR, INSPECTOR ETC.)**

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

Y	N/A	RESPON. PARTY
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TABLE 4.504.2 - SEALANT VOC LIMIT	
(Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^{2,3}	
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS ¹	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

- GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
- THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
- VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
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WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program) and Certified under the Collaborative for High Performance Schools (CHPS) Floorcovering program.
3. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
 - a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
 - b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CALIFORNIA GREEN BUILDING REQUIREMENTS FOR THIS PROJECT. SPECIFICATIONS FOR THOSE ELEMENTS REQUIRED WILL BE PROVIDED ON EITHER GR1 OR GR2 SHEETS.

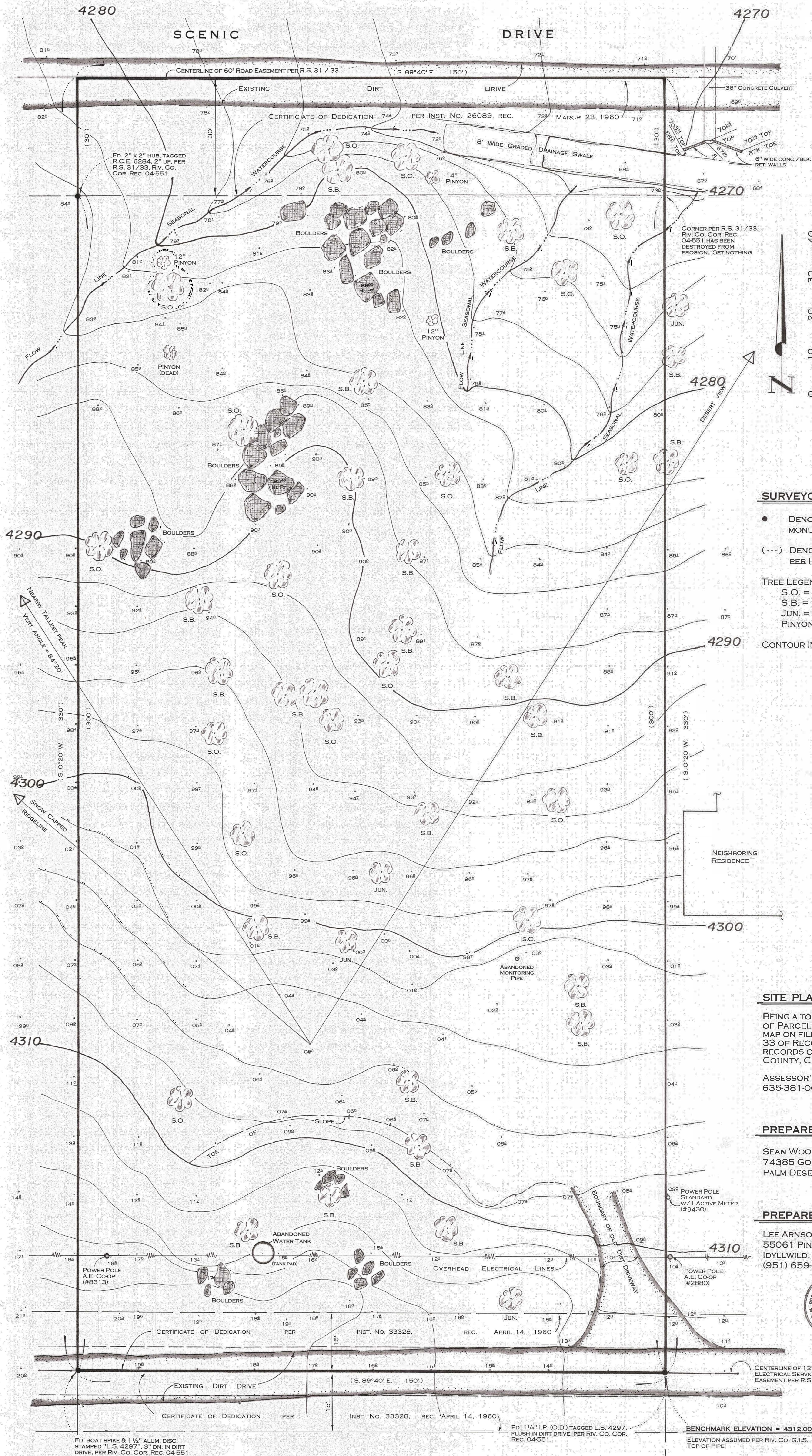
GERALD W. COMPTON AIA

Job No. 11521222

1200 Artesia Blvd. Ste 300A
Hermosa Bch., California
90254 (310) 379-8222

GWC
ARCHITECTS

GR2



SURVEYOR'S NOTES

- DENOTES FOUND MONUMENTS AS NOTED.
- (---) DENOTES RECORD DATA PER R.S. 31/33.
- TREE LEGEND:
 - S.O. = SCRUB OAK
 - S.B. = SUGAR BUSH
 - JUN. = JUNIPER
 - PINYON = PINYON PINE
- CONTOUR INTERVAL = 2'

SITE PLAN

BEING A TOPOGRAPHIC SURVEY OF PARCEL 45, AS SHOWN BY MAP ON FILE IN BOOK 31, PAGE 33 OF RECORDS OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ASSESSOR'S PARCEL NUMBER: 635-381-003

PREPARED FOR

SEAN WOOD
74385 GOLETA AVENUE
PALM DESERT, CA 92260

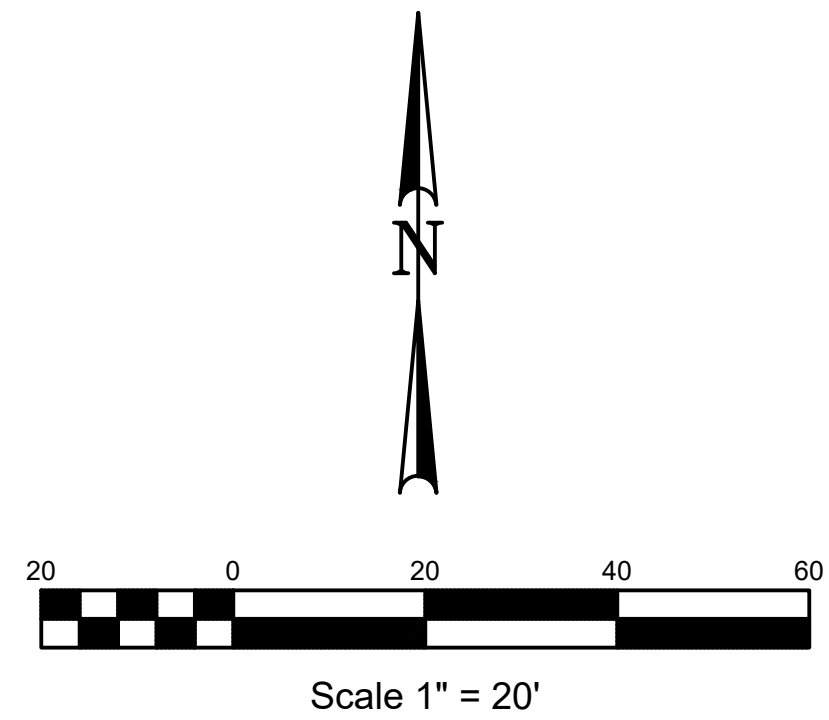
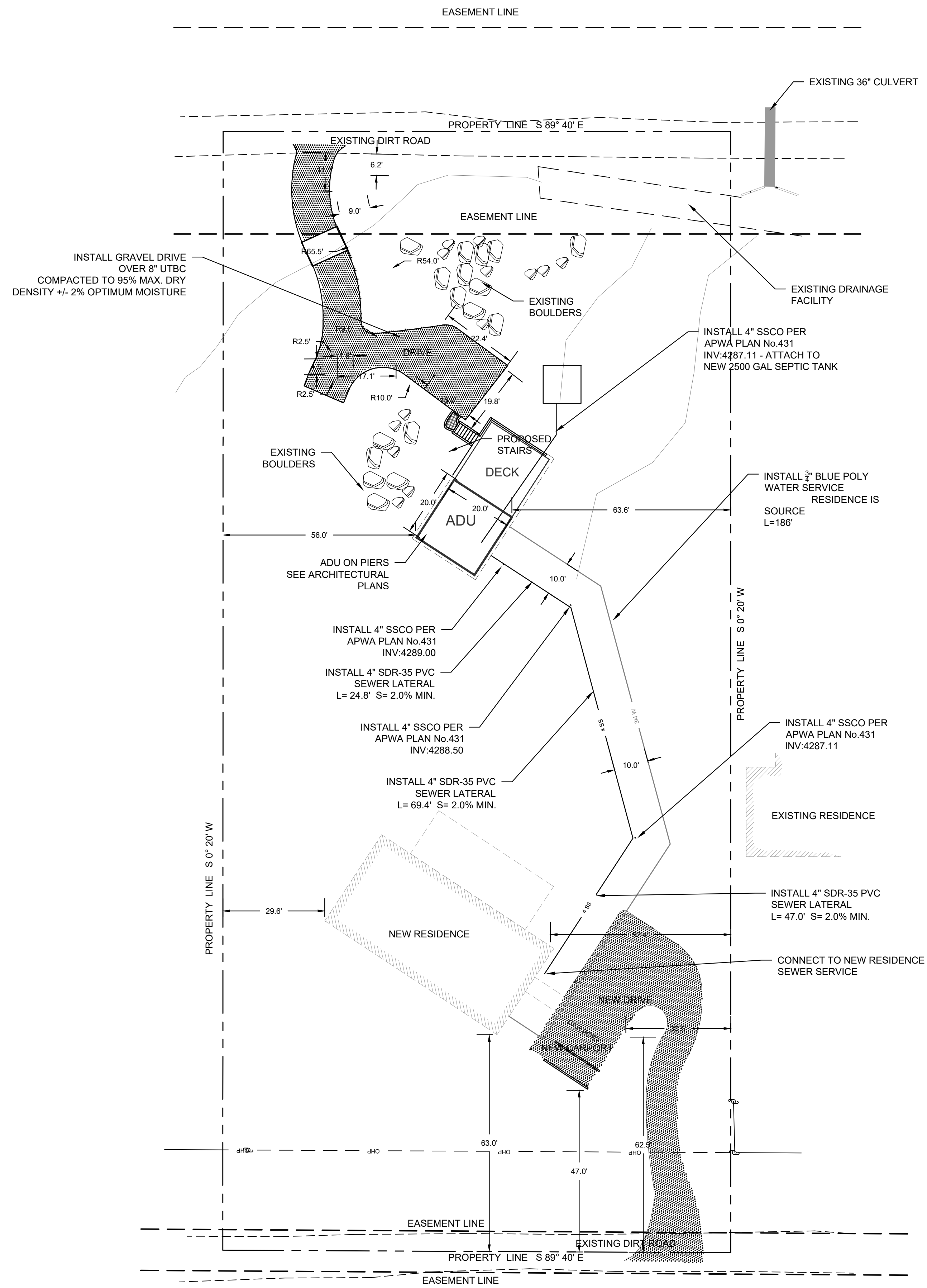
PREPARED BY

LEE ARNOLD, P.L.S. 8389
55061 PINE CREST AVENUE
IDYLLWILD, CA 92549
(951) 659-4458



C1

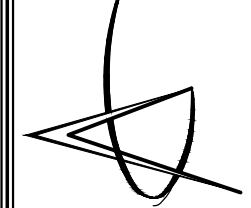
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WOOD RESIDENCE - ADU
PINYON CREEK MOUNTAIN CENTER
CALIFORNIA
SITE PLAN

231 West 600 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying

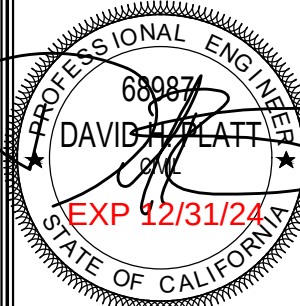
PH: 801.487.8040



CLIENT: Wright - California
DWG: SITE PLAN3.DWG
JOB No:
SCALE: 1" = 20'
DATE: 06/20/2024
REVISIONS AND NOTES ARE PRECEDENT

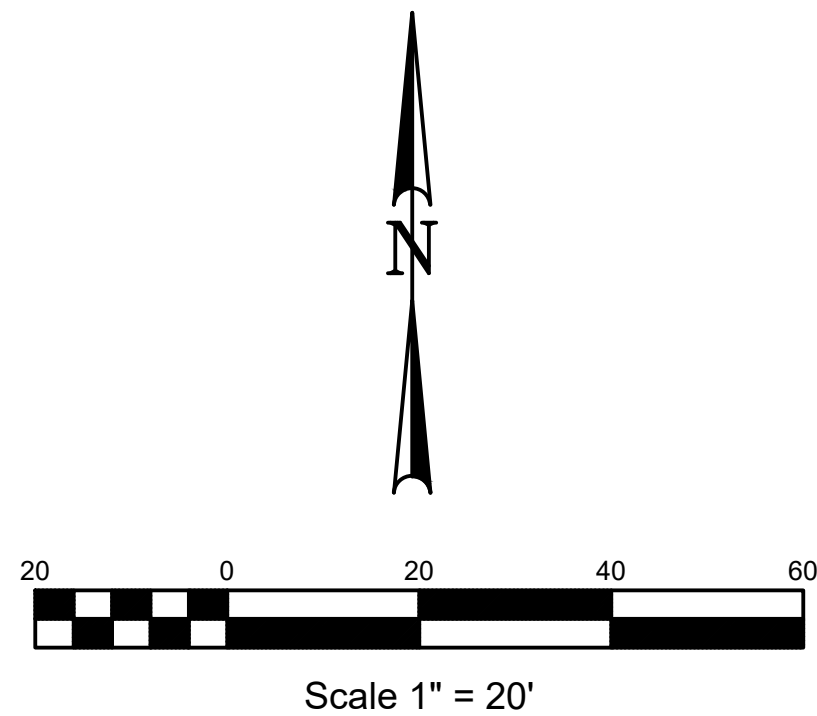
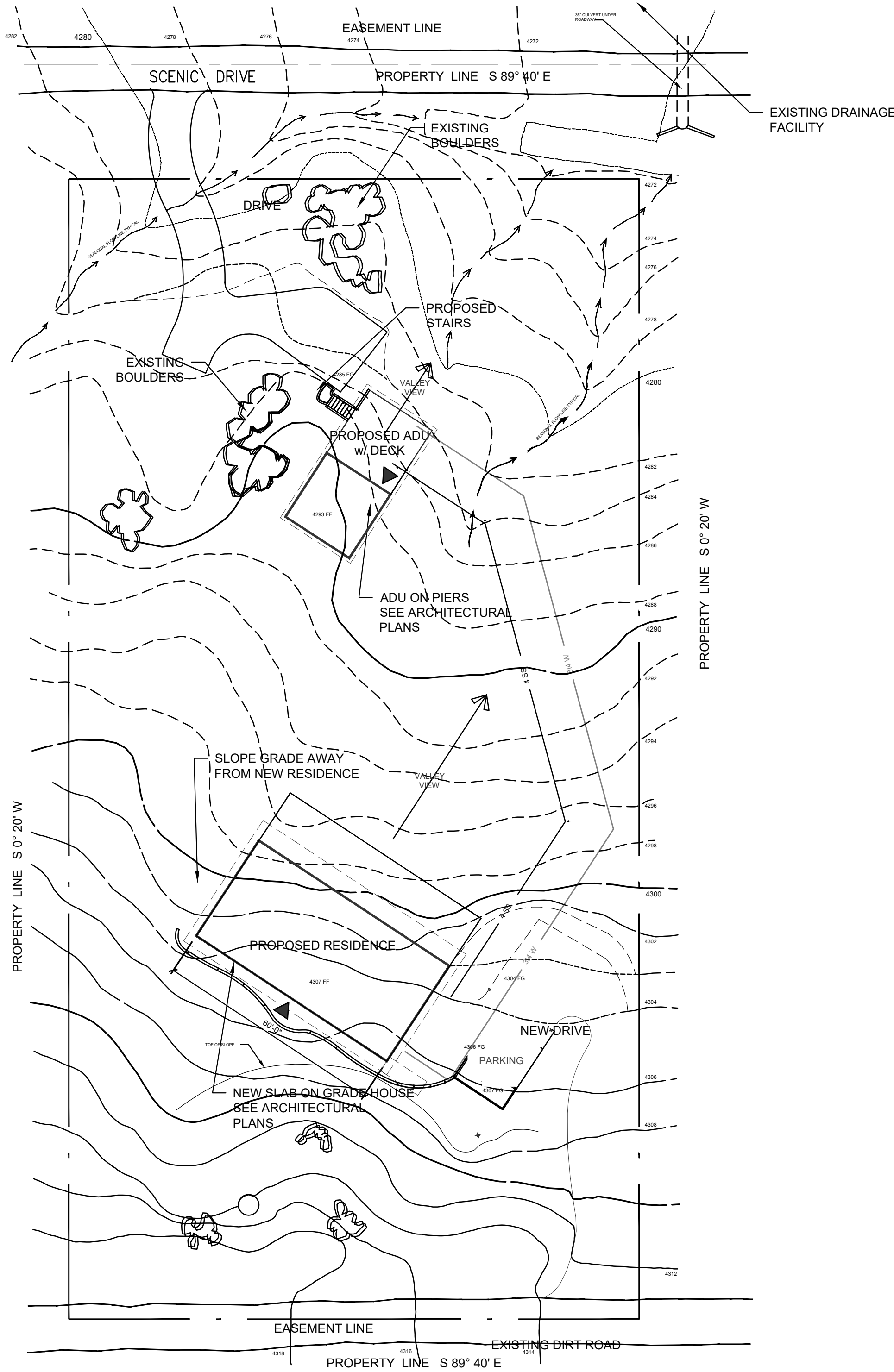
DRAWN BY: cdr
DESIGN BY: arch
CHECKED BY: AUS
DATE: 06/20/2024

REVISIONS



SHEET

SP-01



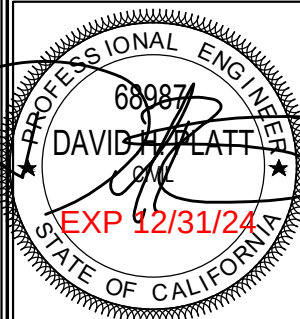
WOOD RESIDENCE - ADU
PINYON CREEK MOUNTAIN CENTER
CALIFORNIA
GRADING PLAN

231 West 900 South, Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8040

CLIENT: Wright - California
DWG: GRADING PLAN.DWG
JOB No:
SCALE: 1" = 20'
DATE: 06/20/2024

DRAWN BY: cdr
DESIGN BY: arch
CHECKED BY: AUS
DATE: 06/20/2024

REVISIONS



SHEET
GP-01

GENERAL

1. TYPICAL DETAILS AND SECTIONS SHALL APPLY WHERE SPECIFIC DETAILS ARE NOT SHOWN.
2. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS. IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN IN THE CONTRACT DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE FABRICATION OR CONSTRUCTION OF ANY EFFECTED ELEMENTS.
3. OMISSIONS OR CONFLICTS BETWEEN THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN CASE OF CONFLICT, FOLLOW THE MOST STRINGENT REQUIREMENT AS DIRECTED BY THE ARCHITECT/ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
4. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH ANY CHANGES, SUBSTITUTIONS OR MODIFICATIONS. ANY WORK DONE BY THE CONTRACTOR BEFORE RECEIVING WRITTEN APPROVAL WILL BE AT THE CONTRACTORS RISK.
5. THE CONTRACTOR SHALL COORDINATE WITH ALL TRADES ANY ITEMS THAT ARE TO BE INTEGRATED INTO THE STRUCTURAL SYSTEM SUCH AS OPENINGS, PENETRATIONS, MECHANICAL AND ELECTRICAL EQUIPMENT, ETC. SIZES AND LOCATIONS OF MECHANICAL AND OTHER EQUIPMENT THAT DIFFERS FROM THOSE SHOWN ON THE CONTRACT DRAWINGS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER.
6. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING AS REQUIRED FOR HIS METHOD OF ERECTION. SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL FINAL CONNECTIONS FOR THE PERMANENT MEMBERS ARE COMPLETED. THE BUILDING SHALL NOT BE CONSIDERED STABLE UNTIL ALL CONNECTIONS ARE COMPLETED. WALLS SHALL NOT BE CONSIDERED SELF-SUPPORTING AND SHALL BE BRACED UNTIL THE FLOOR/ROOF SYSTEM IS COMPLETED.
7. SITE OBSERVATIONS BY THE STRUCTURAL ENGINEER SHALL NOT BE CONSTRUED AS APPROVAL OF CONSTRUCTION PROCEDURES NOR SPECIAL INSPECTION.
8. REVIEW OF SHOP DRAWING SUBMITTALS BY STRUCTURAL ENGINEER IS FOR GENERAL COMPLIANCE ONLY AND IS NOT INTENDED FOR APPROVAL. THE SHOP DRAWING REVIEW SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF COMPLETING THE PROJECT ACCORDING TO THE CONTRACT DOCUMENTS.

BASIS OF STRUCTURAL DESIGN

- | | |
|----------------------------|--------------------------------|
| 1. GOVERNING BUILDING CODE | CALIFORNIA BUILDING CODE 2022. |
| a. ROOF LIVE LOAD | 20 PSF |
| b. ROOD DEAD LOAD | 15 PSF |
3. FLOOR LOADS
- | | |
|---------------------|--------|
| a. RESIDENTIAL LIVE | 40 PSF |
| b. DECKS LIVE | 60 PSF |
| c. FLOOR DEAD LOAD | 20 PSF |
4. SEISMIC LOADS
- | | |
|---|--|
| a. SHORT PERIOD MAPPED SPECTRAL ACCELERATION | S _s = 1.415 , S ₁ = .531 |
| b. SOIL SITE CLASS | D |
| c. SHORT PERIOD SITE COEFFICIENT | F = 1.0 |
| d. 5% DAMPED DESIGN SPECTRAL RESPONSE ACCELERATION | S = 2/3*F *S =.943 |
| e. SEISMIC IMPORTANCE FACTOR | S* = 3/4*F *S1=531 |
| f. RESPONSE MODIFICATION COEFFICIENT (WOOD SHEAR WALLS) | I _{de} = 1.00, CAT II |
| g. SEISMIC RESPONSE COEFFICIENT | C = S *I _d /R |
| h. W | DEAD LOADS OF STRUCTURE |
| i. BUILDING SEISMIC DESIGN CATEGORY | D _s = " |
| j. SYSTEM OVERSTRENGTH FACTOR | 3 |
| k. DEFLECTION AMPLIFICATION FACTOR | 4 |
| l. BASE SHEAR | V=C*W = 0.181 W (STRENGTH) |
| H. EQUIVALENT LATERAL FORCE | |
5. WIND LOADS
- | | |
|----------------------------------|-------------------------|
| a. WIND VELOCITY (3 SECOND GUST) | 125 MPH |
| b. EXPOSURE TYPE | C |
| c. WIND IMPORTANCE FACTOR | 1.0 , CAT II |
| d. INTERNAL PRESSURE COEFFICIENT | Cp=.8 FOR WINDWARD WALL |
| e. COMPONENTS AND CLADDING | Cp=-.07 |

EPOXY

1. EPOXY SHALL BE SET-XP EPOXY-TIE BY SIMPSON STRONG TIE OR APPROVED EQUAL.
2. ALL DRILLED HOLES FOR BARS OR ANCHORS RODS 1" DIAMETER AND SMALLER SHALL BE 1/8 INCH LARGER THAN THE BAR OR ANCHOR ROD BEING INSTALLED. FOR BARS OR ANCHOR RODS GREATER THAN 1" DIAMETER SHALL BE SMALLER 1/4 INCH LARGER THAN THE BAR OR ANCHOR ROD BEING INSTALLED.
3. AFTER DRILLING THE PROPER SIZE HOLE, CLEAN THE WALLS AND BOTTOM OF THE DRILLED HOLE OF ALL DUST AND DEBRIS USING A NYLON BRUSH IN CONJUNCTION WITH OIL FREE COMPRESSED AIR. THE HOLE SHALL BE FREE OF DUST, DEBRIS AND STANDING WATER.
4. FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS FOR EPOXY INSTALLATION.
5. MINIMUM EMBEDMENT SHALL BE 3"

CONCRETE

1. MATERIALS, UNLESS NOTED OTHERWISE:
- | | |
|--|--|
| a. NORMAL WEIGHT AGGREGATES | ASTM C 33 |
| b. REINFORCING STEEL | ASTM 615 GRADE 60 (Fy=60 ksi) USE GRADE 40 (Fy=40 ksi) FOR FIELD BENT DOWELS WITH SPACINGS INDICATED REDUCED BY 1/3. |
| c. ANCHOR RODS | ASTM F1554, GRADE 36, WITH ASTM A563 HEAVY HEX NUTS AND HARDENED WASHERS GRADE A |
| d. ADMIXTURES | |
| i. AIR-ENTRAINING ADMIXTURES COMPLY WITH ASTM C 260 (WHEN USED). | |
| ii. CALCIUM CHLORIDE SHALL NOT BE ADDED TO THE CONCRETE MIX. | |
| e. TYPE I/II CEMENT COMPLYING WITH ASTM C-150 SHALL BE USED FOR ALL CONCRETE. | |
| f. THE WATER/CEMENT RATIOS SHALL MEET THE REQUIREMENTS OF ACI 318. | |
| g. PROVIDE AIR ENTRAINING AS RECOMMENDED BY ACI 318. | |
| h. NO ALUMINUM CONDUIT OR PRODUCT CONTAINING ALUMINUM OR ANY OTHER MATERIAL INJURIOUS TO CONCRETE SHALL BE EMBEDDED IN CONCRETE. | |
2. COMPRESSIVE STRENGTHS OF CONCRETE AT 28 DAYS SHALL BE AS FOLLOWS:
- | | |
|---------------------------------|-----------|
| a. FOOTINGS..... | 3,000 psi |
| b. INTERIOR SLABS ON GRADE..... | 3,000 psi |
| c. FOUNDATION WALLS..... | 3,000 psi |
| d. ALL SITE CONCRETE..... | 4,000 psi |
- 2500 psi DESIGN STRENGTH – NO SPECIAL INSPECTION REQUIRED
3. ONLY ONE GRADE OR TYPE OF CONCRETE SHALL BE POURED ON THE SITE AT ANY GIVEN TIME.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, DETAILING, CARE, PLACEMENT AND REMOVAL OF ALL FORMWORK AND SHORES.
- a. SUPPORTING FORMS AND SHORING SHALL NOT BE REMOVED UNTIL STRUCTURAL MEMEBERS HAVE ACQUIRED SUFFICIENT STRENGTH TO SAFELY SUPPORT THEIR OWN WEIGHT AND ANY CONSTRUCTION LOAD TO WHICH THEY MAY BE SUBJECTED. IN NO CASE, HOWEVER, SHALL FORMS AND SHORING BE REMOVED IN LESS THAN 24 HOURS AFTER CONCRETE PLACEMENT.
5. REINFORCEMENT SHALL HAVE THE FOLLOWING CONCRETE COVER:
- | | |
|---|-------------|
| CAST-IN-PLACE CONCRETE:..... | CLEAR COVER |
| a. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH..... | 3" |
| b. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER: | |
| #6 THRU #18 BARS..... | 2" |
| #5 AND SMALLER BARS..... | 1-1/2" |
- c. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTRACT WITH GROUND:
- | | |
|---|------|
| SLABS, WALLS: #11 BARS AND SMALLER..... | 3/4" |
| TIES, STIRRUPS, SPIRALS..... | 3/4" |
6. CONSTRUCTION JOINTS AND CONTROL JOINTS:
- a. PROVIDE A FORMED AND BEVELED 2x4 CONTINUOUS KEYWAY IN ALL HORIZONTAL AND VERTICAL CONSTRUCTION JOINTS INCLUDING BETWEEN TOP OF FOOTING AND FOUNDATION WALLS, UNLESS NOTED OTHERWISE. IN ADDITION, ALL JOINTS SHALL BE INTENTIONALLY ROUGHENED TO A FULL AMPLITUDE OF APPROXIMATELY 1/4 INCH.
- b. CONTROL JOINTS SHALL BE INSTALLED IN SLABS ON GRADE SO THE LENGTH TO WIDTH RATIO OF THE SLAB IS NO MORE THAN 1.25:1. CONTROL JOINTS SHALL BE COMPLETED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
- CONTROL JOINTS MAY BE INSTALLED BY:
- | | |
|--|--|
| i. SAW CUT A DEPTH OF 1/4 THE THICKNESS OF THE SLAB | |
| ii. TOOLED JOINTS A DEPTH OF 1/4 THE THICKNESS OF THE SLAB | |
- c. INSTALL CONSTRUCTION OR CONTROL JOINTS IN SLABS ON GRADE AT A SPACING NOT TO EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION FOR UNREINFORCED SLABS AND 75 TIMES THE SLAB THICKNESS IN ANY DIRECTION FOR REINFORCED SLABS, UNLESS NOTED OTHERWISE. CONSTRUCTION JOINTS SHALL NOT EXCEED A DISTANCE OF 25'-0" O.C. IN ANY DIRECTION.
7. CONSTRUCTION
- a. USE CHAIRS OR OTHER SUPPORT DEVICES RECOMMENDED BY THE CRSI TO SUPPORT AND TIE REINFORCEMENT BARS AND WWF PRIOR TO PLACING CONCRETE. WWF SHALL BE CONTINUOUSLY SUPPORTED AT 36" O.C. MAXIMUM. REINFORCING STEEL FOR SLABS ON GRADE SHALL BE ADEQUATELY SUPPORTED ON PRECAST CONCRETE UNITS. LIFTING THE REINFORCING OFF THE GRADE DURING PLACEMENT OF CONCRETE IS NOT PERMITTED.
- b. CONCRETE TO BE MECHANICALLY CONSOLIDATED DURING PLACEMENT PER ACI STANDARDS.
- c. CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL OPENINGS, CURBS, DOWELS, SLEEVES, CONDUITS, BOLTS, INSERTS AND OTHER EMBEDDED ITEMS PRIOR TO CONCRETE PLACEMENT.
- d. ALL EMBEDS AND DOWELS SHALL BE SECURELY TIED TO FORMWORK OR TO ADJACENT REINFORCING PRIOR TO THE PLACEMENT OF CONCRETE.
- e. NO PIPES, DUCTS, SLEEVES, ETC SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. PENETRATIONS THROUGH WALLS WHEN APPROVED SHALL BE BUILT INTO THE WALL PRIOR TO CONCRETE PLACEMENT. PENETRATIONS WILL NOT BE ALLOWED IN FOOTINGS OR GRADE BEAMS UNLESS DETAILED. PIPING SHALL BE ROUTED AROUND THESE ELEMENTS AND FOOTINGS STEPPED TO AVOID PIPING.
- f. REINFORCING BARS SHALL NOT BE WELDED.
8. DETAILING
- a. LAP SPlice LENGTHS SHALL BE DETAILED TO COMPLY WITH THE "CONCRETE REINFORCING BAR LAP SPlice SCHEDULE". SPlices MAY BE MADE WITH MECHANICAL SPICES CAPABLE OF 125% TENSION CAPACITY OF THE BAR BEING SPliced. MECHANICAL SPICES SHALL BE THE POSITIVE CONNECTING TYPE COUPLER AND SHALL MEET ALL UNIFORM BUILDING CODE REQUIREMENTS. USE "CADWELD", "LENTON" STANDARD COUPLERS. "BAR-LOCK" OR EQUAL WITH INTERNAL PROTECTOR. IF MECHANICAL SPICES ARE USED, SPICES OR COUPLERS ON ADJACENT BARS SHALL BE STAGGERED A MINIMUM OF 24" APART ALONG THE LONGITUDINAL AXIS OF THE REINFORCING BARS.
- b. AT JOINTS PROVIDE REINFORCING DOWELS TO MATCH THE MEMBER REINFORCING. UNLESS NOTED OTHERWISE.
- c. AT ALL DISCONTINUOUS CONTROL OR CONSTRUCTION SLAB ON GRADE JOINTS, PROVIDE 2-#4x48 INCHES.
- d. PROVIDE CORNER BARS AT INTERSECTING WALL CORNERS USING THE SAME BAR SIZE AND SPACING AS THE HORIZONTAL WALL REINFORCING.
- e. ALL VERTICAL REINFORCING SHALL BE DOWELED TO FOOTINGS, OR TO THE STRUCTURE BELOW WITH THE SAME SIZE AND SPACING AS THE VERTICAL REINFORCING FOR THE ELEMENT ABOVE. DOWELS EXTENDING INTO FOOTINGS SHALL TERMINATE WITH A 90 DEGREE STANDARD HOOK AND SHALL EXTEND TO WITHIN 4" OF THE BOTTOM OF THE FOOTING. FOOTING DOWELS (#8 BARS AND SMALLER) WITH HOOKS NEED NOT EXTEND MORE THAN 20" INTO FOOTINGS.
- f. HORIZONTAL WALL REINFORCING SHALL TERMINATE AT ENDS OF WALLS AND OPENINGS INTO THE FAR END OF THE JAMB COLUMN WITH A 90-DEGREE STANDARD HOOK PLUS A 6 BAR DIAMETER EXTENSION. HORIZONTAL WALL REINFORCING SHALL BE CONTINUOUS THROUGH CONSTRUCTION AND CONTROL JOINTS.

DEFERRED SUBMITTALS

FOR THE PURPOSE OF THIS SECTION, DEFERRED SUBMITTALS ARE DEFINED AS PER SECTION 106.3.4.2 OF THE IBC SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ENGINEER/ARCHITECT FOR THEIR REVIEW FOR GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. DEFERRED STRUCTURAL SUBMITTALS FOR THIS PROJECT ARE:

1. PRE-ENGINEERED TRUSSE

2. STEEL STAIRS AND CONNECTIONS

FOOTING FOUNDATION, & SLABS ON GRADE

- a.1. SOILS REPORT BY: NONE
- b.SOIL BEARING PRESSURE: 1,500
- c.LATERAL EARTH PRESSURE:
- | | |
|------------------------------|---------|
| ACTIVE | 36 pcF |
| AT REST..... | 55 pcF |
| PASSIVE..... | 330 pcF |
| COEFFICIENT OF FRICTION..... | 0.35 |
- d.
- e.

1. ALL FOOTINGS ARE DESIGNED BASED ON AN ALLOWABLE SOIL BEARING PRESSURE SPECIFIED IN THE SOIL'S REPORT (IF AVAILABLE) OR INDICATED IN THE BUILDING CODE ADAPTED BY THE LOCAL BUILDING OFFICIAL. ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THOSE USED FOR DESIGN OF FOOTINGS AS OUTLINED IN WORKING DRAWINGS AND IN SOIL'S REPORT (IF AVAILABLE) SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
2. NO FOOTING SHALL BE PLACED IN WATER OR ON FROZEN GROUND.
3. ALL EXCAVATIONS ADJACENT TO AND BELOW FOOTING ELEVATION FOR OTHER TRADES SHALL BE ACCOMPLISHED PRIOR TO POURING ANY FOOTINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LATERALLY SUPPORTING ALL RETAINING TYPE FOUNDATION WALLS WHILE COMPACTING BEHIND WALLS AND UNTIL ALL SUPPORTING MEMBERS HAVE BEEN PLACED (SUCH AS FLOOR SLABS). ALL OPEN EXCAVATIONS AND TRENCHES SHALL BE SUPPORTED AND BARRICADED BY CONTRACTOR TO CONFORM WITH "OSHA" SAFETY STANDARDS.
5. ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.
6. ALL SLABS ON GRADE SHALL BE OVER 4 IN. OF 3/4 IN. FREE-DRAINING GRANULAR FILL.
7. SEE SOILS REPORT FOR ADDITIONAL REQUIREMENTS.

SPECIAL INSPECTION AND QUALITY ASSURANCE

SPECIAL INSPECTION AND QUALITY ASSURANCE, AS REQUIRED BY SECTION 1704 OF THE IBC, SHALL BE PROVIDED BY AN INDEPENDENT AGENCY EMPLOYED BY THE OWNER UNLESS WAIVED BY THE BUILDING OFFICIAL. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE REQUIRED INSPECTIONS. ALL TESTING AND INSPECTION REPORTS SHALL BE SENT WITHIN 24 HOURS OF THE TEST TO THE ARCHITECT, ENGINEER AND CONTRACTOR FOR REVIEW. SPECIAL INSPECTION DURING FABRICATION IS NOT REQUIRED IF THE FABRICATOR IS REGISTERED AND APPROVED TO PERFORM SUCH WORK WITH OUT SPECIAL INSPECTION. ITEMS REQUIRING SPECIAL INSPECTION AND QUALITY ASSURANCE ARE:

1. SOILS (IBC 1704.7)

 a. PRIOR TO PLACEMENT OF THE PREPARED FILL, THE SPECIAL INSPECTOR SHALL DETERMINE THAT THE SITE HAS BEEN PREPARED IN ACCORDANCE WITH THE SOILS REPORT.

 b. DURING PLACEMENT AND COMPACTION OF THE FILL MATERIAL, THE SPECIAL INSPECTOR SHALL DETERMINE THAT THE MATERIAL BEING USED AND THE MAXIMUM LIFT THICKNESS COMPLY WITH THE SOILS REPORT.

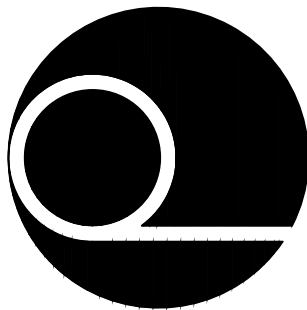
 c. THE SPECIAL INSPECTOR SHALL DETERMINE THAT THE IN-PLACE DRY DENSITY OF THE COMPACTED FILL MATERIAL COMPLIES WITH THE SOILS REPORT.

2. EPOXY ANCHORS (IBC SECTION 1704.13)

 a. SPECIAL INSPECTION SHALL VERIFY ALL DRILLED HOLES SIZE AND DEPTH PRIOR TO INSTALLATION OF EPOXY AND ANCHOR ROD.

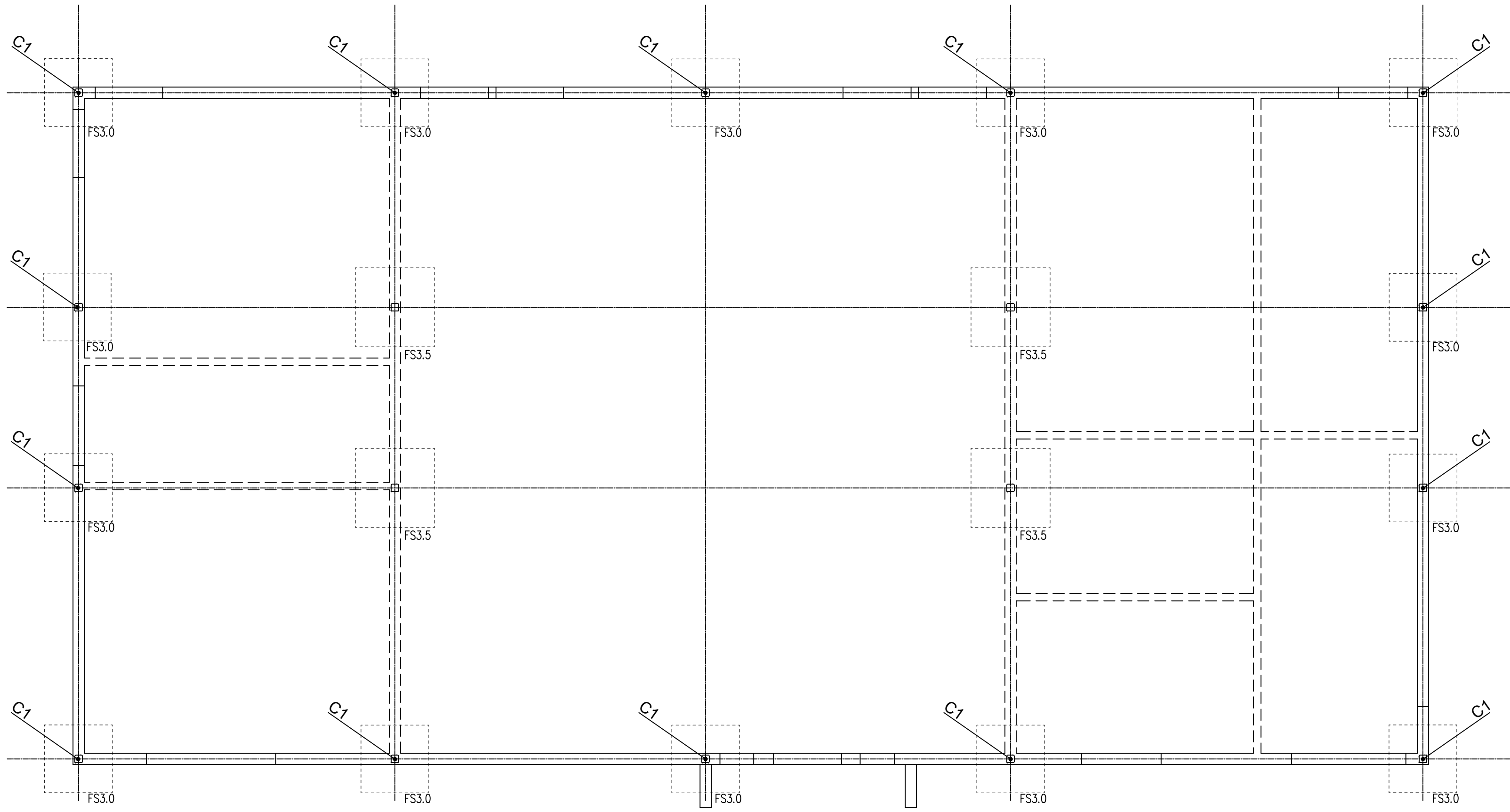
STRUCTURAL STEEL

1. MATERIAL:
- | | |
|-------------------------------|---|
| a. WIDE FLANGES SECTION | ASTM A992 (50 ksi) |
| b. OTHER SHAPES & PLATES | ASTM A36 OR AS NOTED |
| d. STEEL HSS | ASTM A500 GRADE B (46 ksi) |
| e. DEFORMED BAR ANCHORS (DBA) | ASTM A496 |
| f. HEADED STUD ANCHORS (HSA) | ASTM A108 |
| g. ANCHOR RODS | ASTM F1554, GRADE 36, WITH ASTM A563 HEAVY HEX NUTS AND HARDENED WASHERS GRADE A. |
| h. BOLTED CONNECTIONS | ASTM A325 |
2. FABRICATION AND CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING CODES AND STANDARDS.
- a. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, WITH "COMMENTARY".
- b. AISC " CODE OF STANDARD PRACTICE" EXCLUDING THE FOLLOWING: SECTION 3.4 SECTION 4.4 SECTION 4.4.1.
- c. AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS"
- d. AMERICAN WELDING SOCIETY (AWS), STRUCTURAL WELDING CODE (SPECIFIC ITEMS DO NOT APPLY WHEN THEY CONFLICT WITH THE AISC REQUIREMENTS).
- e. AISC "SEISMIC PROVISION FOR STRUCTURAL STEEL BUILDINGS"
3. WELDING
- a. ALL WELDING AND CUTTING SHALL BE PERFORMED BY AWS CERTIFIED WELDERS.
- b. USE E-70 XX OR AS NOTED OTHERWISE. E60 XX MAY BE USED FOR WELDING STEEL FLOOR AND ROOF DECKS.
- c. ALL INTERSECTING STEEL SHAPES WHICH ARE NOT BOLTED SHALL BE CONNECTED BY A FILLET WELD ALL AROUND, UNLESS NOTED OTHERWISE. WHERE FILLET WELD SIZES ARE NOT SHOWN THEY SHALL BE 1/16" LESS THAN THE THINNEST OF THE CONNECTED PARTS FOR THICKNESSES 1/4" AND LARGER. FILLET WELDS ON PLATES LESS THAN 1/4" SHALL BE OF THE SAME SIZE AS THE THINNEST OF THE CONNECTED PART.
- d. REINFORCING BARS: DO NOT WELD REBAR EXCEPT AS SPECIFICALLY DETAILED IN THE DRAWINGS. IN SUCH CASES, USE ONLY AWS STANDARDS. DO NOT SUBSTITUTE REINFORCING BARS FOR DEFORMED BAR ANCHORS (DBAs), MACHINE BOLTS, OR HEADED STUD ANCHORS (HSAs).
- e. DO NOT WELD ANCHOR BOLTS, INCLUDING "TACK" WELDS.
- f. HEADED STUD ANCHORS (HSAs) WELDING AND DEFORMED BAR ANCHOR WELDING SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
4. BOLTED CONNECTIONS
- a. USE ASTM A325N BOLTS FOR STEEL TO STEEL CONNECTIONS, AS NOTED HEREIN OR AS NOTED ON THE DRAWINGS. A325N BOLTS SHALL BE USED IN CONNECTIONS FOR SIMPLE SPAN FRAMING AND BEAM (OR GIRDER) TO BEARING PLATE CONNECTIONS. TIGHTEN BOLTS TO A SNUG TIGHT CONDITION.
- b. USE HARDENED WASHERS BENEATH THE TURNED ELEMENT OF ALL BOLTS OR NUTS. USE HARDENED BEVELED WASHERS, TO COMPENSATE FOR THE LACK OF PARALLELISM, WHERE THE OUTER FACE OF THE BOLTED PARTS HAS A SLOPE GREATER THAN ONE IN TWENTY WITH RESPECT TO THE PLANE NORMAL TO THE BOLT AXIS. AT OVERSIZED HOLES HARDENED WASHERS OR PLATES SHALL CONFORM WITH ASTM F-436 AND SHALL COMPLETELY COVER THE SLOT AFTER INSTALLATION.
- c. WHERE A STEEL TO STEEL BEAM CONNECTION IS NOT SHOWN, PROVIDE A STANDARD AISC FRAMED CONNECTION FOR ONE HALF THE TOTAL UNIFORM LOAD CAPACITY OF THE BEAM FOR THE SPAN AND STEEL SPECIFIED.
- d. BOLTS, NUTS AND WASHERS SHALL NOT BE REUSED.
5. PROVIDE FULL DEPTH WEB-STIFFENER PLATES AT EACH SIDE OF ALL BEAMS AT ALL BEARING POINTS. STIFFENER PLATES SHALL BE THE THICKNESS CALLED OUT BELOW UNLESS NOTED OTHERWISE AND SHALL BE WELDED BOTH SIDES WITH FILLET WELDS ALL AROUND:
- | | | |
|--------------------|---------------------|-----------|
| FLANGE WIDTH | STIFFENER THICKNESS | WELD SIZE |
| LESS THAN 8 1/4" | 1/4" | 3/16" |
| 8 1/4" TO 12 1/4" | 3/8" | 1/4" |
| 12 1/4" TO 16 1/2" | 1/2" | 5/16" |
| 16 1/2" TO 20 3/4" | 5/8" | 3/8" |



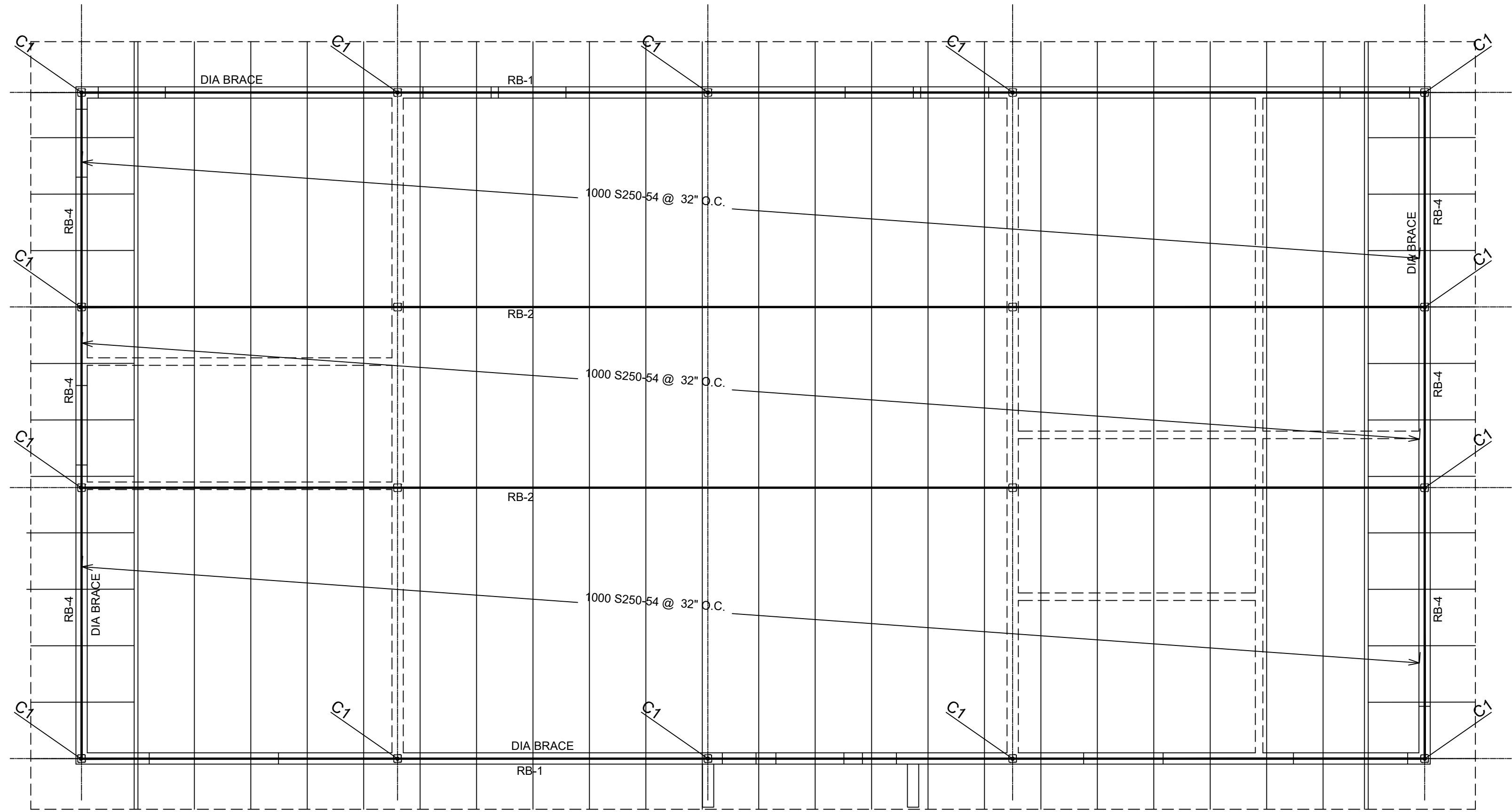
#	REV.	Date

FOOTING SCHEDULE												
MARK	WIDTH	LENGTH	THICK	LONGITUDINAL REINFORCEMENT				CROSSWISE REINFORCEMENT				
				NO.	SIZE	LENGTH	SPACING	NO.	SIZE	LENGTH	SPACING	
FC2.0	2'-0"	CONT.	12"	3	#4	CONT	EQ					
FS3.0	3'-0"	3'-0"	12"	4	#4	2'-6"	EQ	4	#4	2'-6"	EQ	
FS3.5	3'-6"	3'-6"	12"	5	#4	3'-0"	EQ	5	#4	3'-0"	EQ	



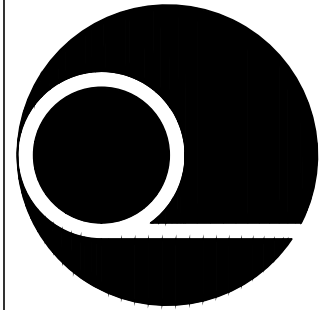
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

#	REV.	Date



ROOF BEAM SCHEDULE				
MARK	SIZE	TYPE	GRADE	COMMENTS
RB-1	W10x12	STL	50	
RB-2	W10x15	STL	50	
RB-3	W10x15	STL	50	

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

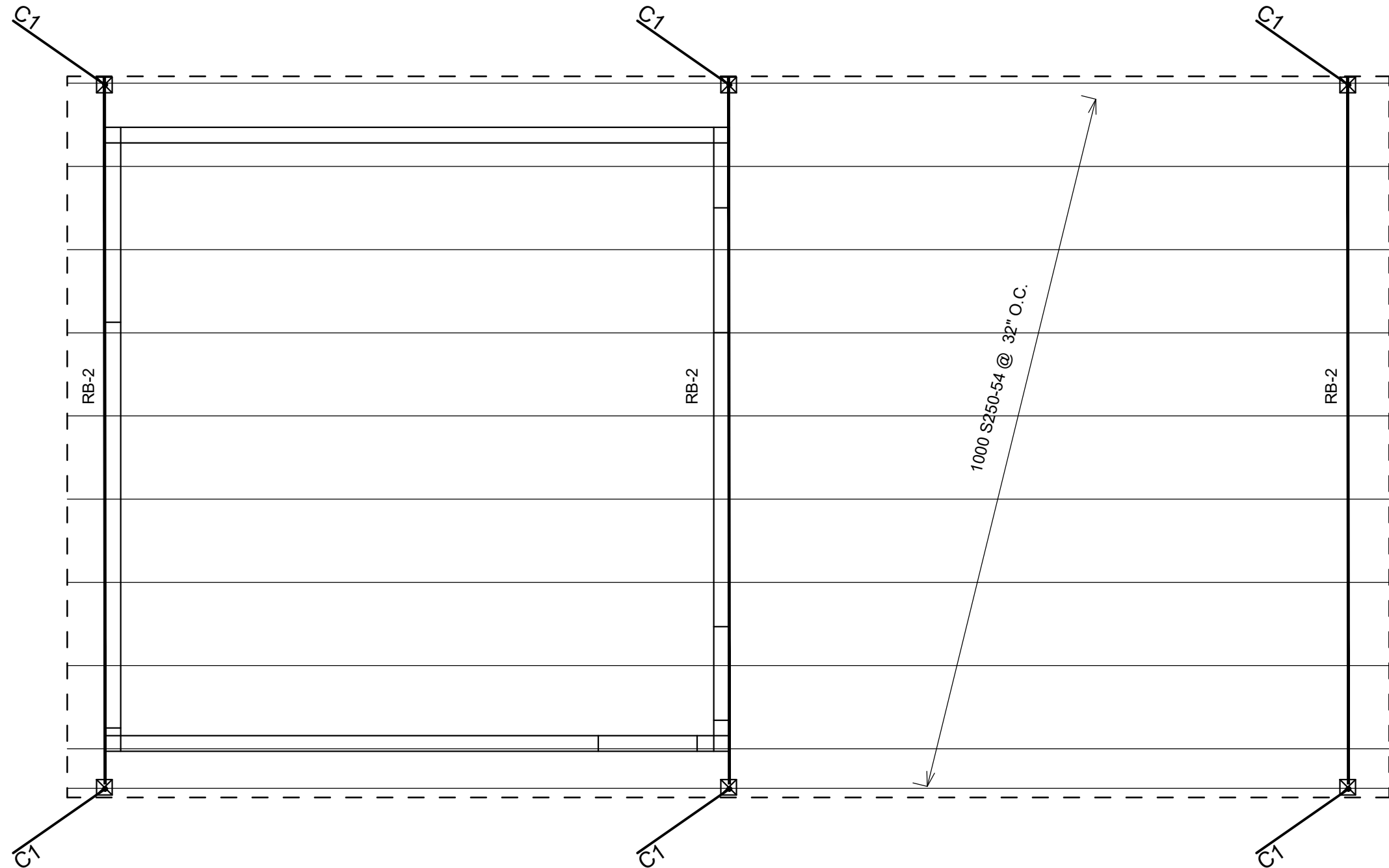


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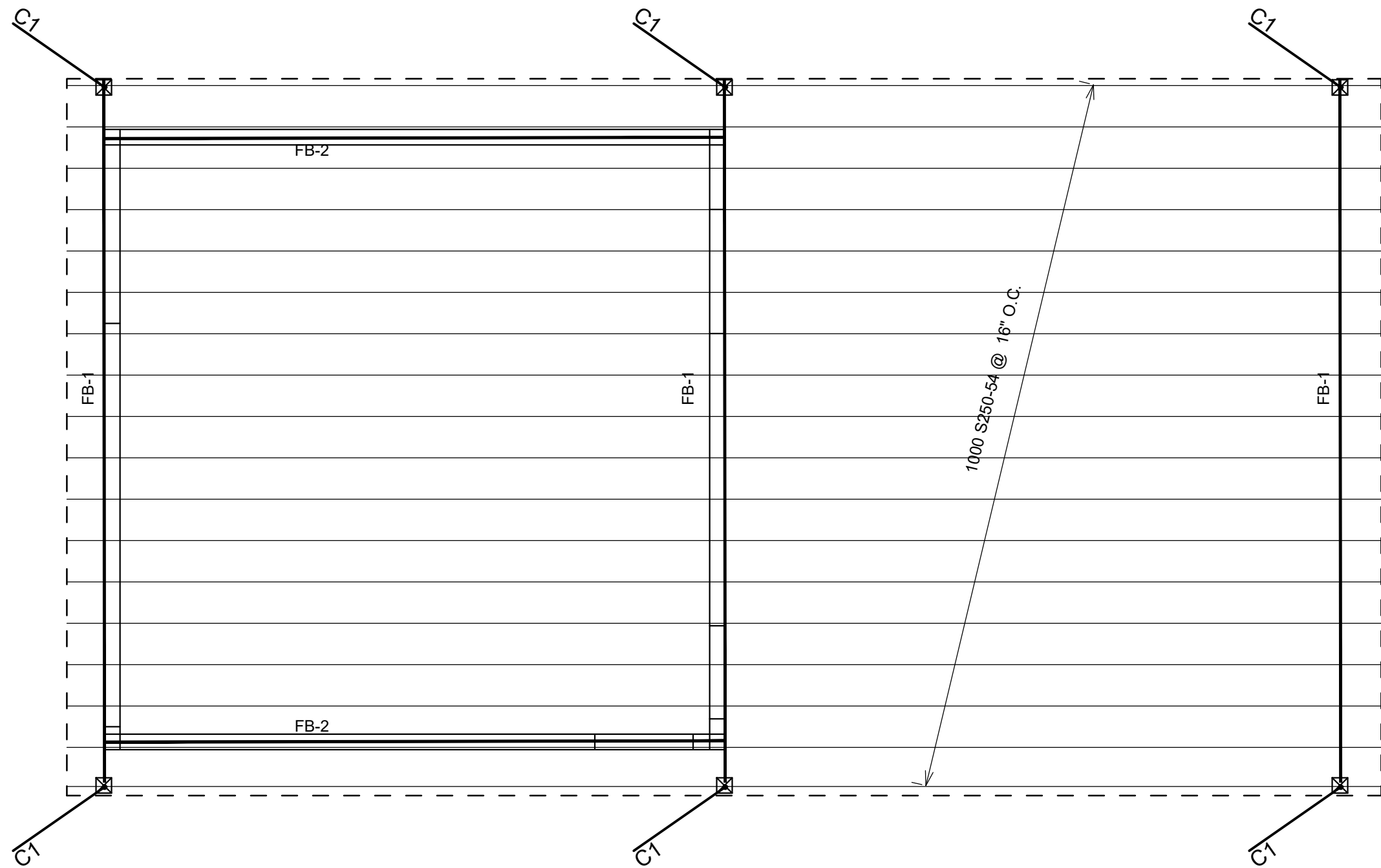
SHEET TITLE

SHEET NUMBER



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

ROOF BEAM SCHEDULE				
MARK	SIZE	TYPE	GRADE	COMMENTS
RB-1	W10x12	STL	50	
RB-2	W10x15	STL	50	
RB-3	W10x15	STL	50	



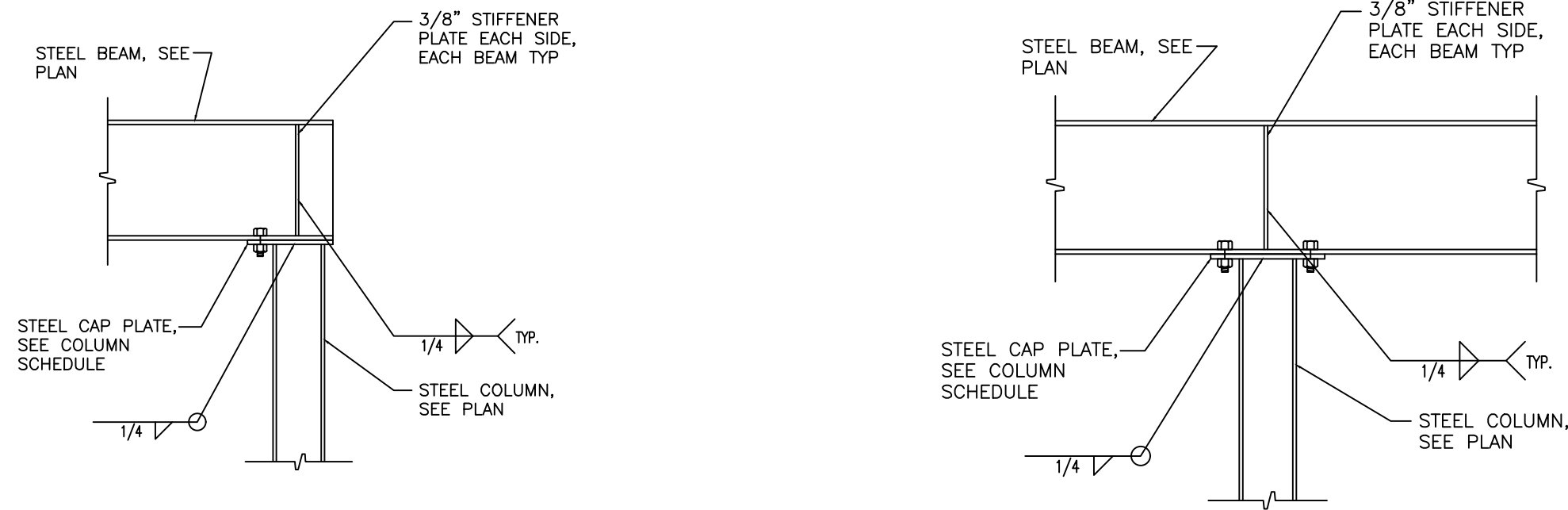
FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

ROOF BEAM SCHEDULE				
MARK	SIZE	TYPE	GRADE	COMMENTS
FB-1	W10x22	STL	50	
FB-2	W10x15	STL	50	

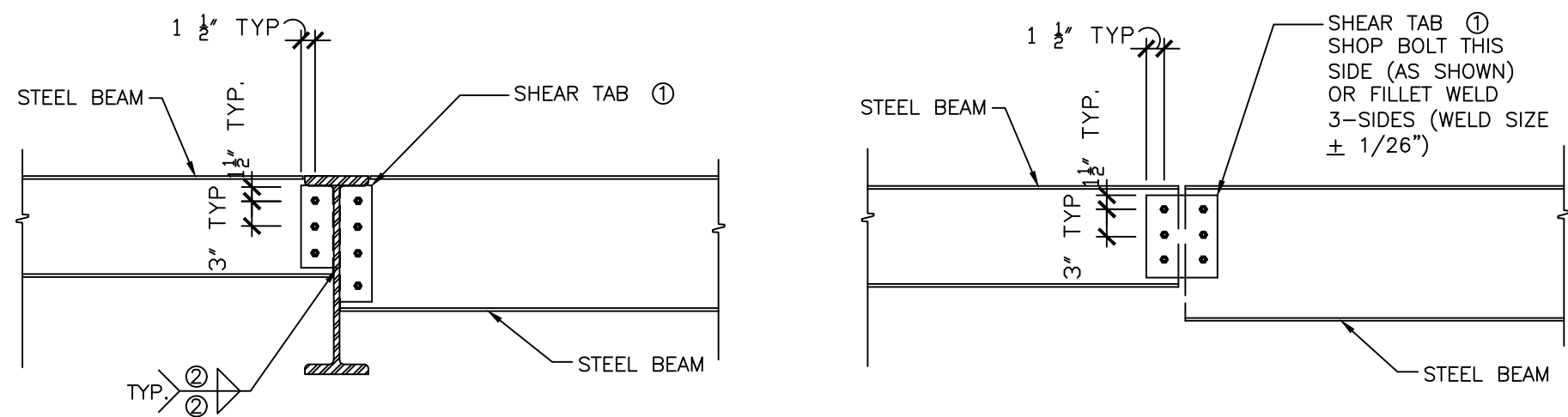
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SHEET TITLE

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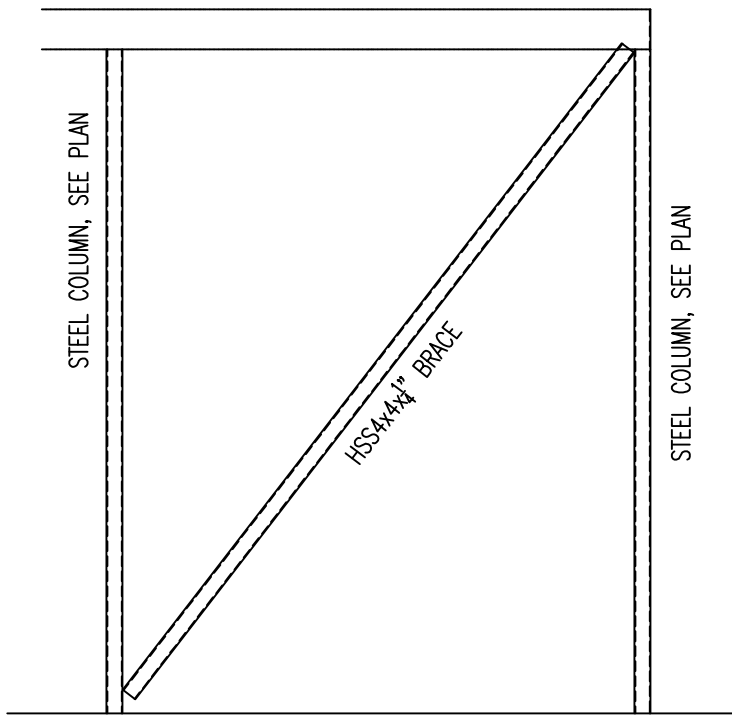
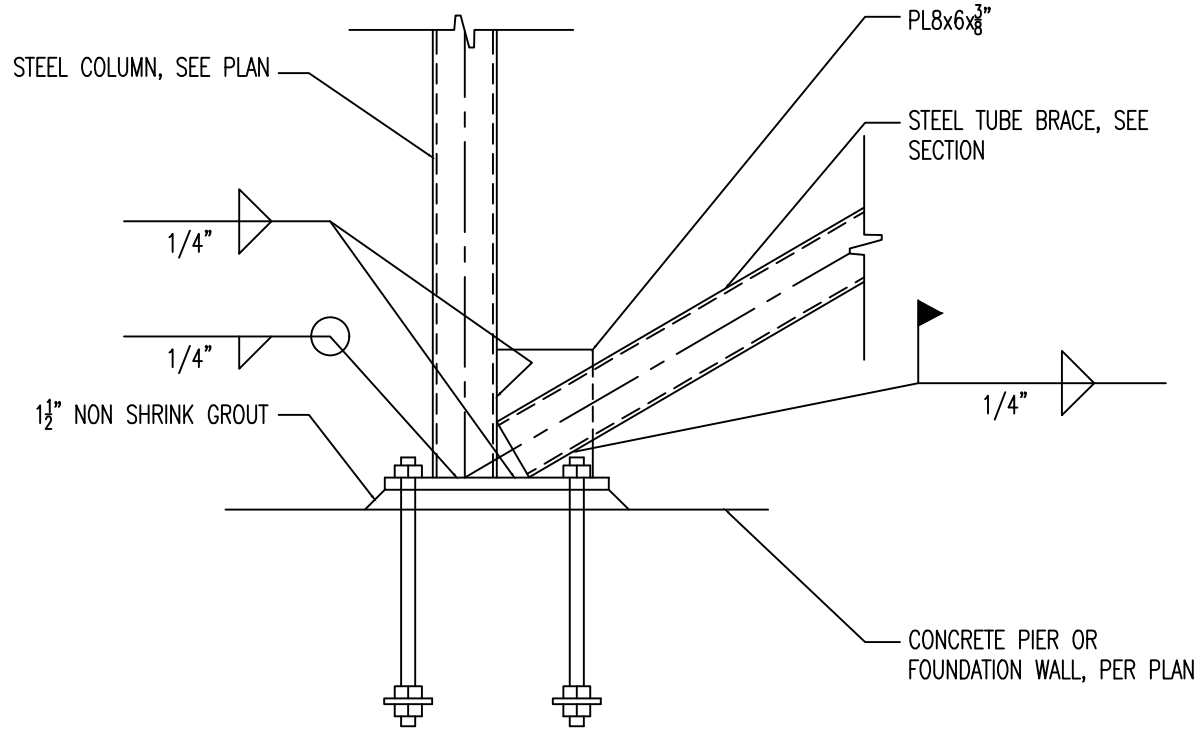
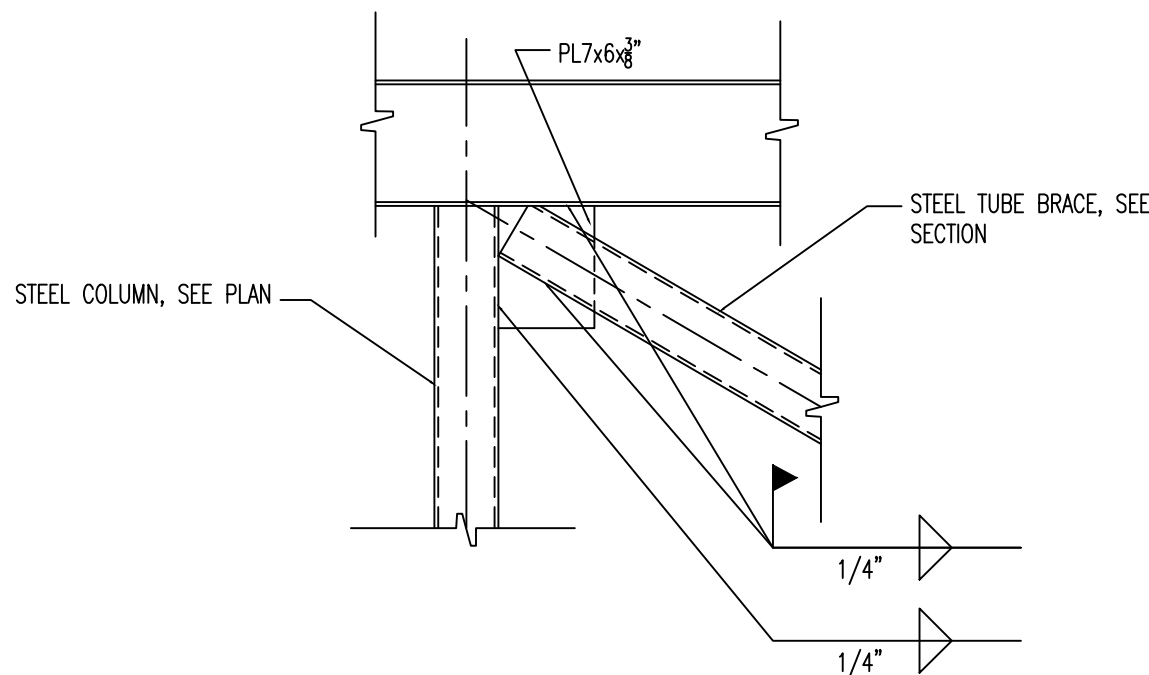
BEAM TO HSS COLUMN SHEAR TAB CONNECTION



BEAM TO BEAM SHEAR TAB CONNECTION

BEAM TO PARALLEL BEAM SHEAR TAB CONNECTION

TYPICAL BOLTED WEB PLATE CONNECTIONS WITH BOLT SCHEDULE
N.T.S.



STEEL COLUMN SCHEDULE				
MARK	SIZE	STEEL BASE PLATE	STEEL CAP PLATE	NOTES
C-1	HSS 3x3x1/4	3/4" SBP-1&2	1/2" SCP-1&2	
C-2				
C-3				
C-4				
C-5				

STEEL COLUMN NOTES:

- UNLESS NOTED OTHERWISE, ALL COLUMNS SHALL BE INSTALLED WITH (4) 3/4"Ø ANCHOR BOLTS WITH 3" MINIMUM HOOKS. PROJECT ANCHOR BOLTS 3" MINIMUM ABOVE THE TOP OF THE BASE PLATE. EMBEDMENT SHALL BE 9" MINIMUM. ALL BOLTS SHALL BE INSTALLED WITH HARDENED WASHERS BENEATH THE NUT. ANY BOLT HOLES LARGER THAN THE BOLT DIAMETER PLUS 5/16" SHALL HAVE 5/16" PLATE WASHERS INSTALLED BENEATH THE HARDENED WASHERS.
- ALL CAP PLATE BOLTS SHALL BE 3/4"Ø A325N BOLTS, TYPICAL UNLESS NOTED OTHERWISE.
- ANCHOR BOLTS SHALL NOT BE WELDED (INCLUDING TACK WELDS).

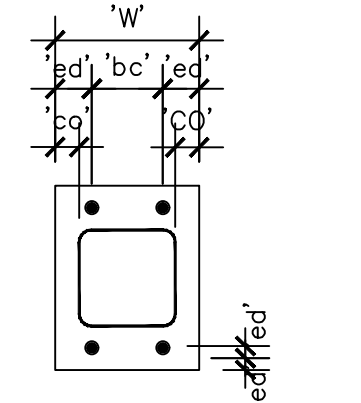
STEEL BASE PLATE TYPES: NOTES FOR ADDITIONAL REQUIREMENTS

- BASE PLATE LEGEND:
- co= 1/2" MINIMUM
 - ed=1 1/2" MINIMUM
 - bc= 3" MINIMUM

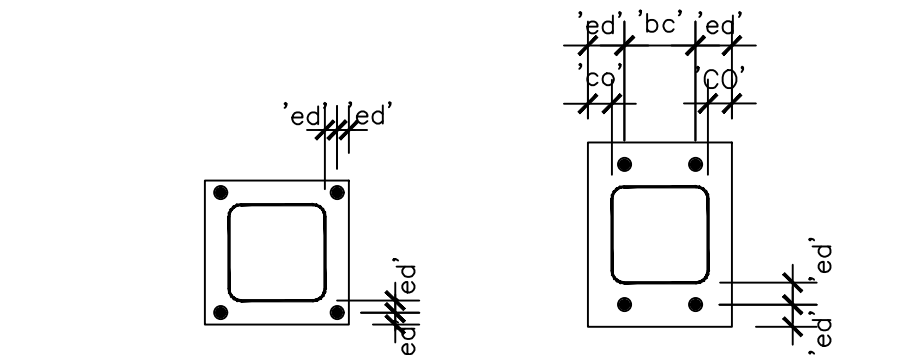
STEEL CAP PLATE TYPES :

CAP PLATE TYPES:

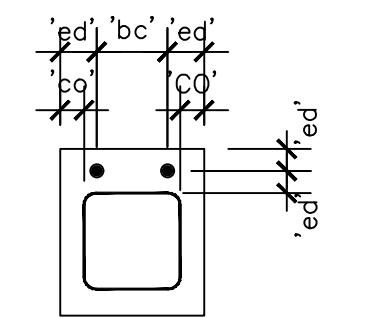
- co= 1/2" MINIMUM
- ed=1 1/2" MINIMUM
- bc= BEAM OR GIRDER CAGE
- W = BEAM OR GIRDER CAGE +3 OR BEAM OR GIRDER WIDTH +1 OR COLUMN WIDTH +1 WHICHEVER IS GREATER



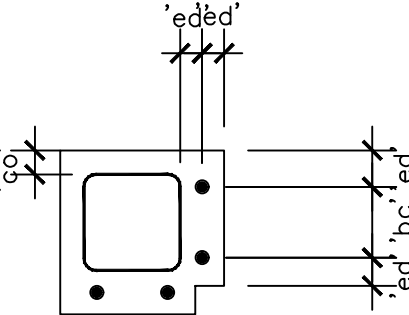
CAP PLATE SCP-1



BASE PLATE SBP-1 BASE PLATE SBP-2



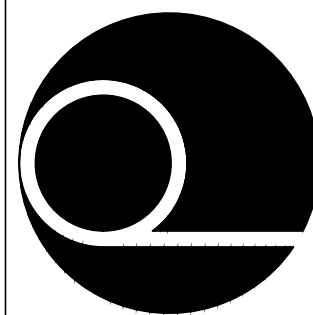
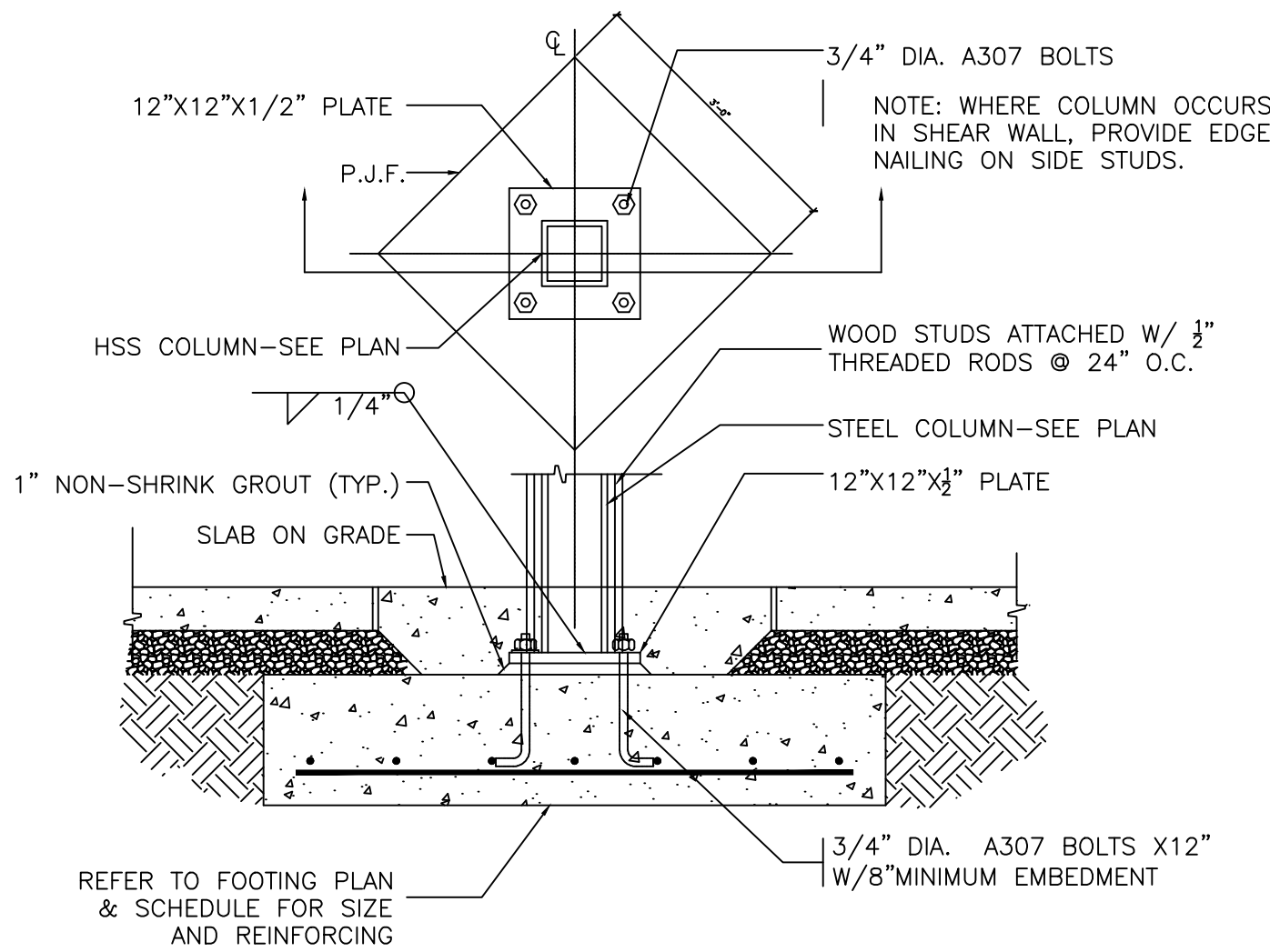
CAP PLATE SCP-2



BASE PLATE SBP-3

STEEL COLUMN SCHEDULE

SCALE: NTS



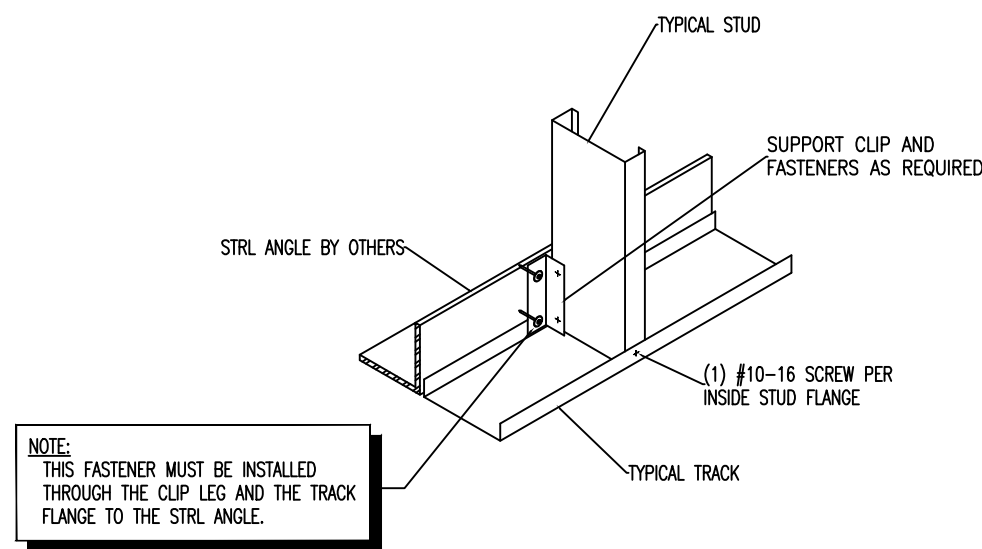
7.18.2023

#	REV.	Date

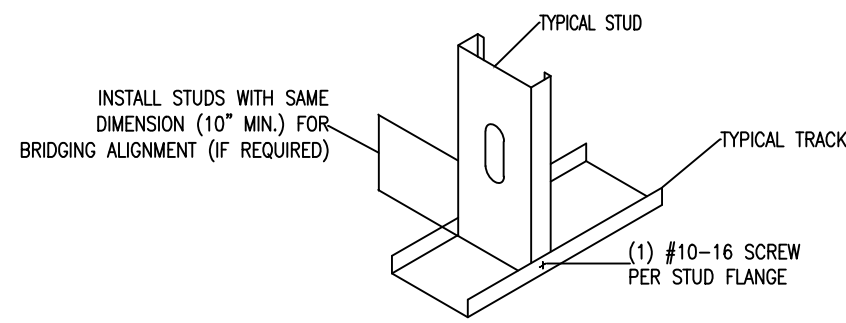
SHEET TITLE

SHEET NUMBER

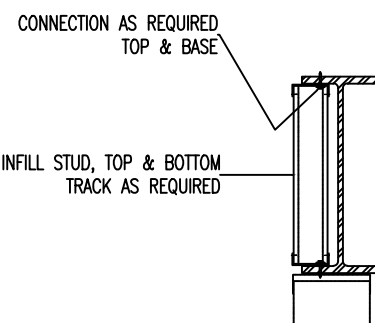
S2.0



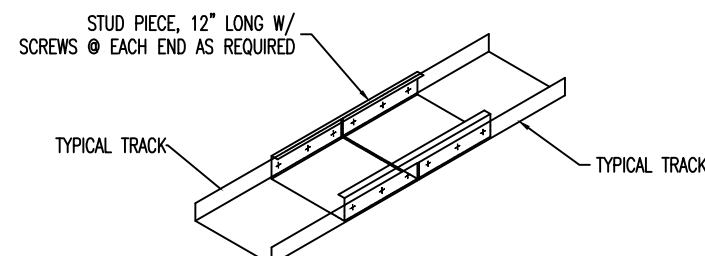
CONNECTION TO STRL ANGLE



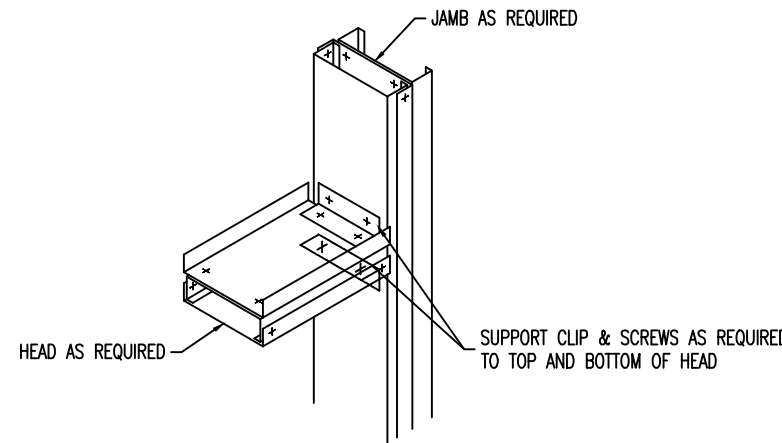
STUD BASE DETAIL



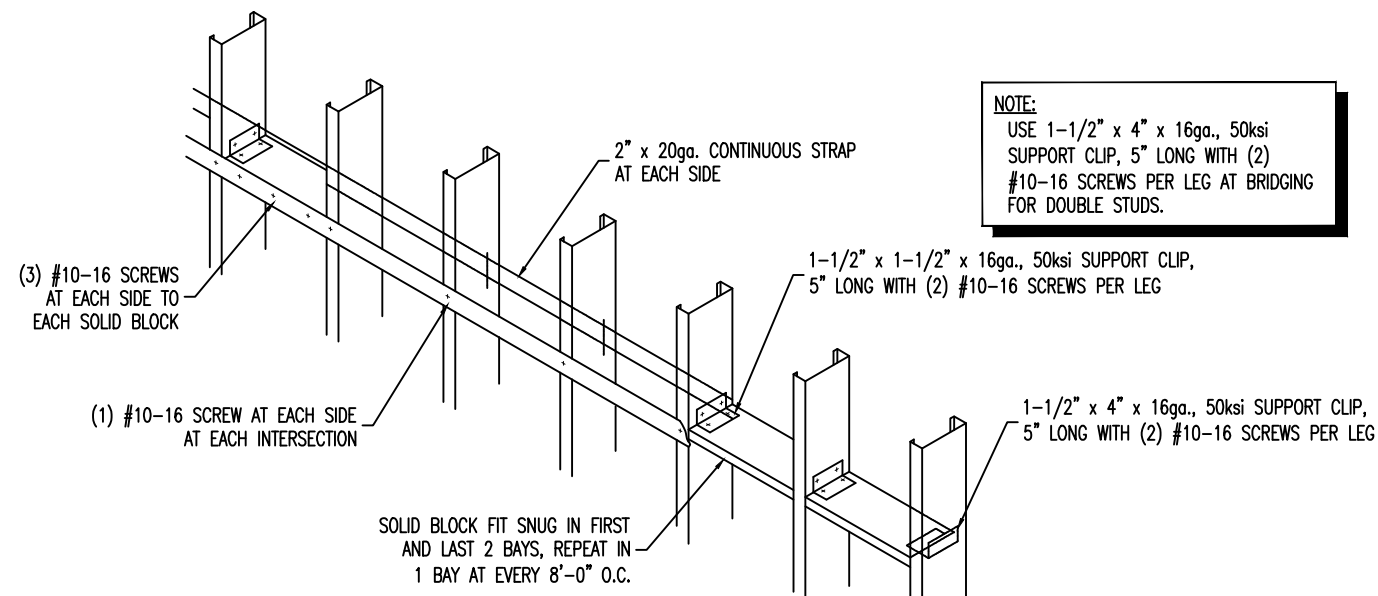
CONNECTION DETAIL



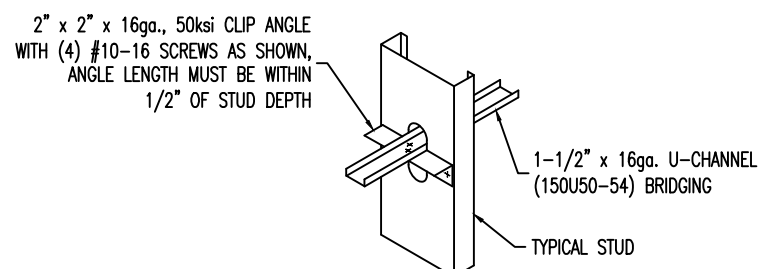
TRACK SPLICE CONNECTION



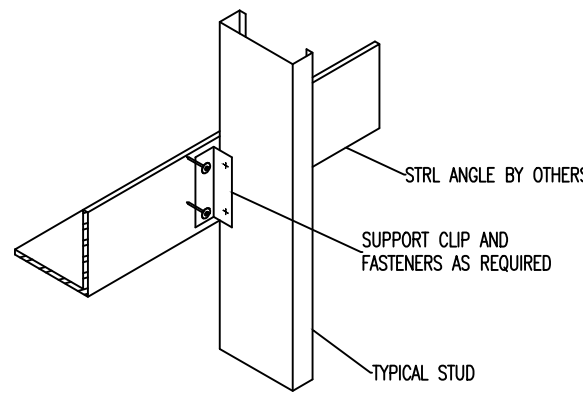
HEAD DETAIL



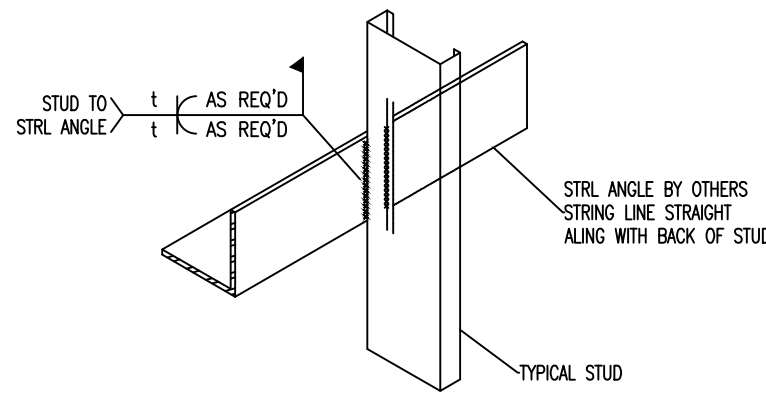
BLOCK AND STRAP BRIDGING



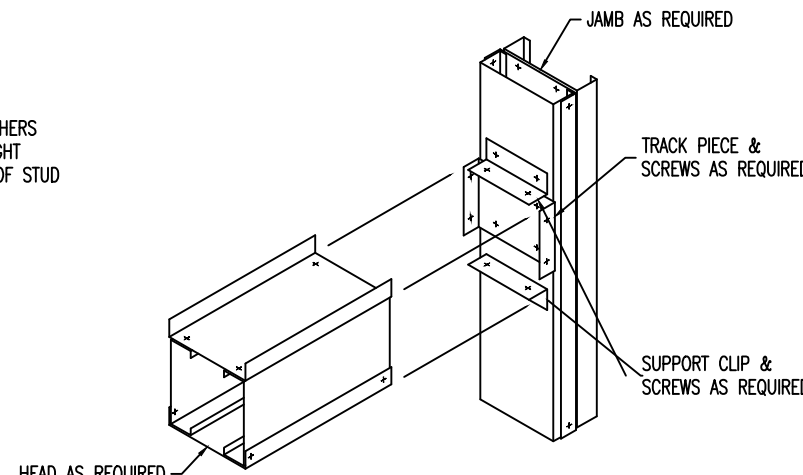
U-CHANNEL BRIDGING DETAIL



ALTERNATE A

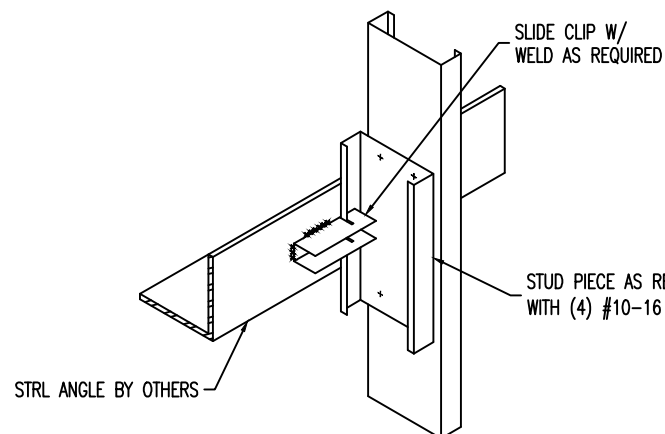


ALTERNATE B

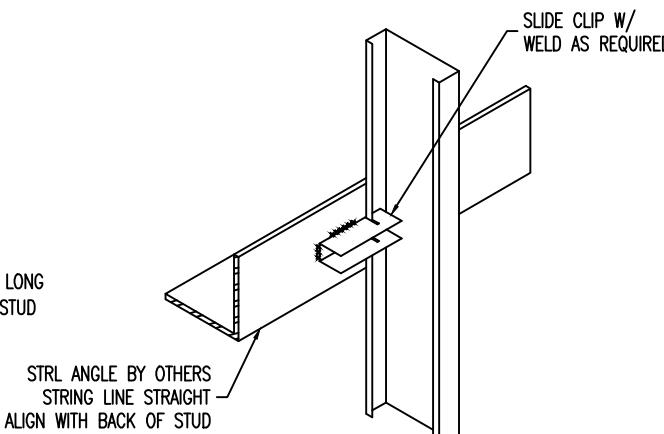


HEAD DETAIL

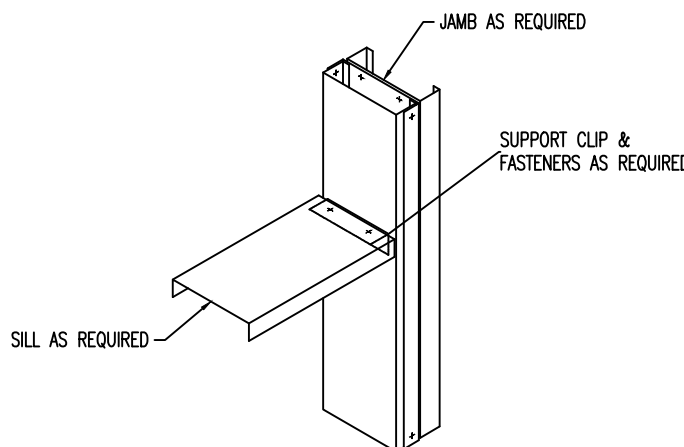
NOTES:
1) STUD PIECE MUST BE CENTERED ABOUT SLIDE CLIP.
2) AT DOUBLE STUDS (1) SLIDE CLIP IS REQUIRED PER STUD



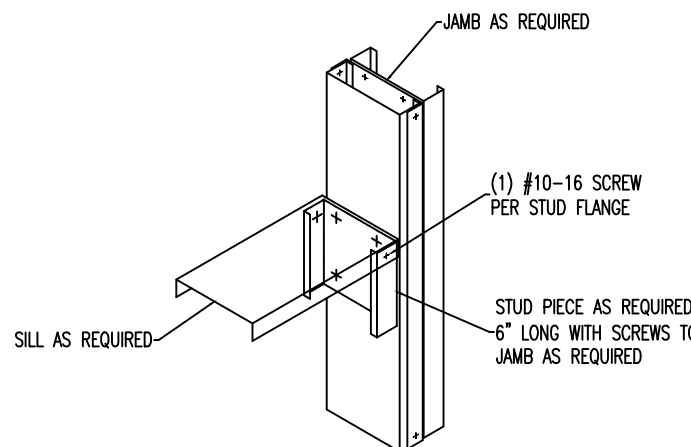
ALTERNATE A



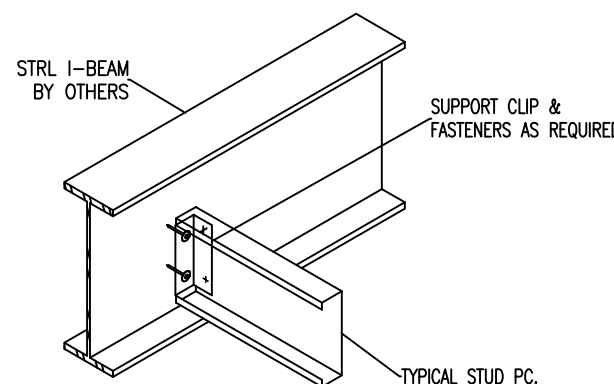
ALTERNATE B



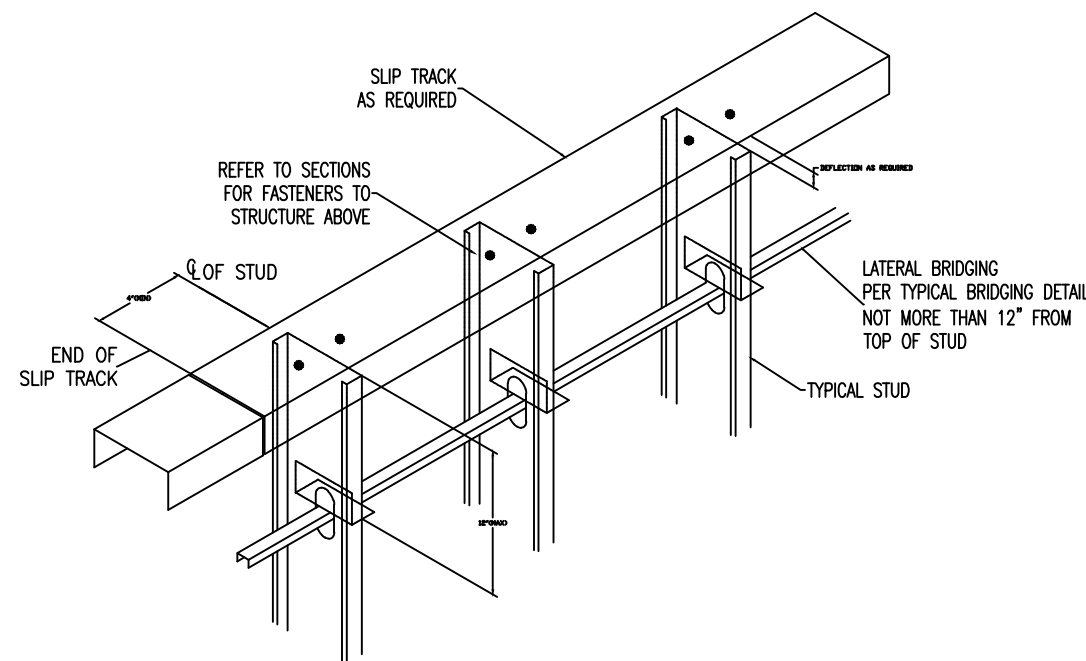
SILL DETAIL



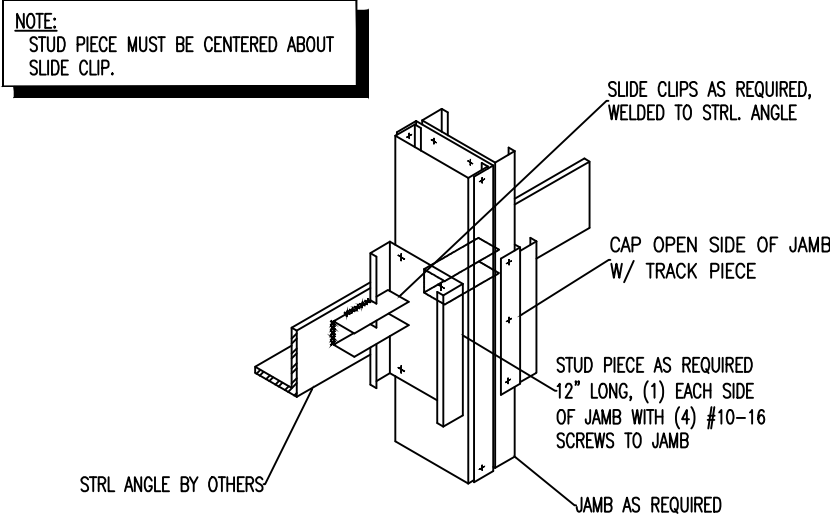
SILL DETAIL



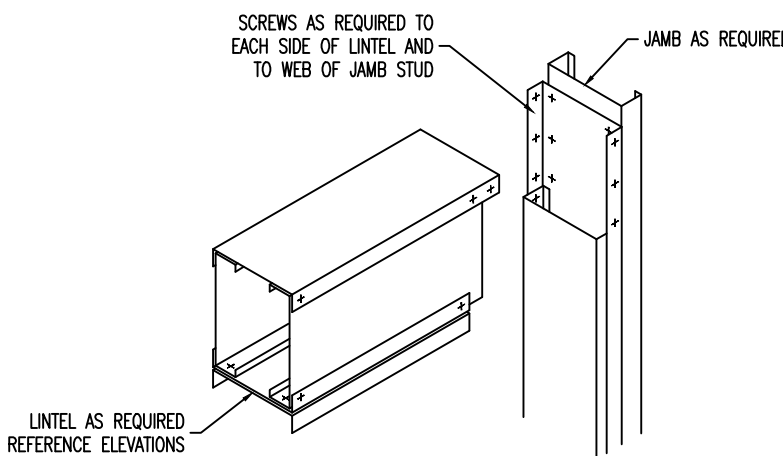
CONNECTION DETAIL



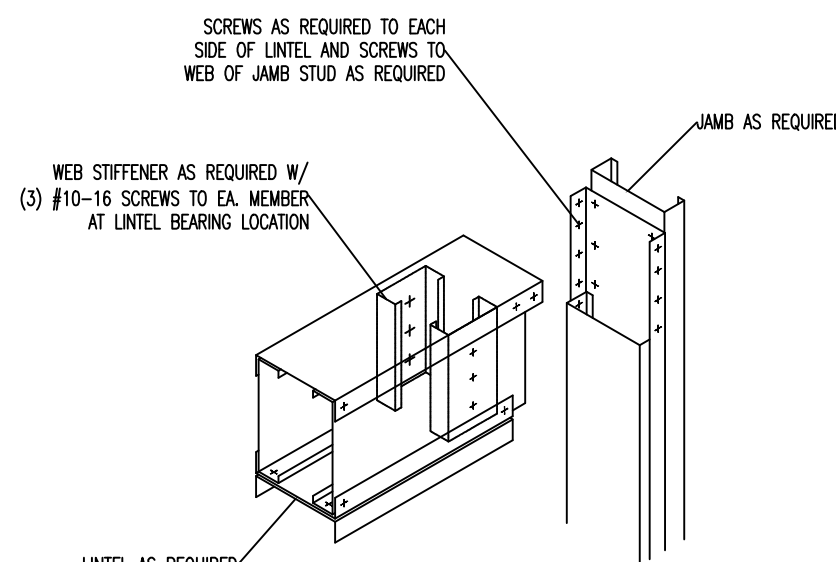
SLIP TRACK DETAIL



SLIDE CLIP DETAIL



LINTEL DETAIL



LINTEL DETAIL

#	REV.	Date