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MOTHERSHIP  
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JOB# 2107



COVER SHEET

## Revisions

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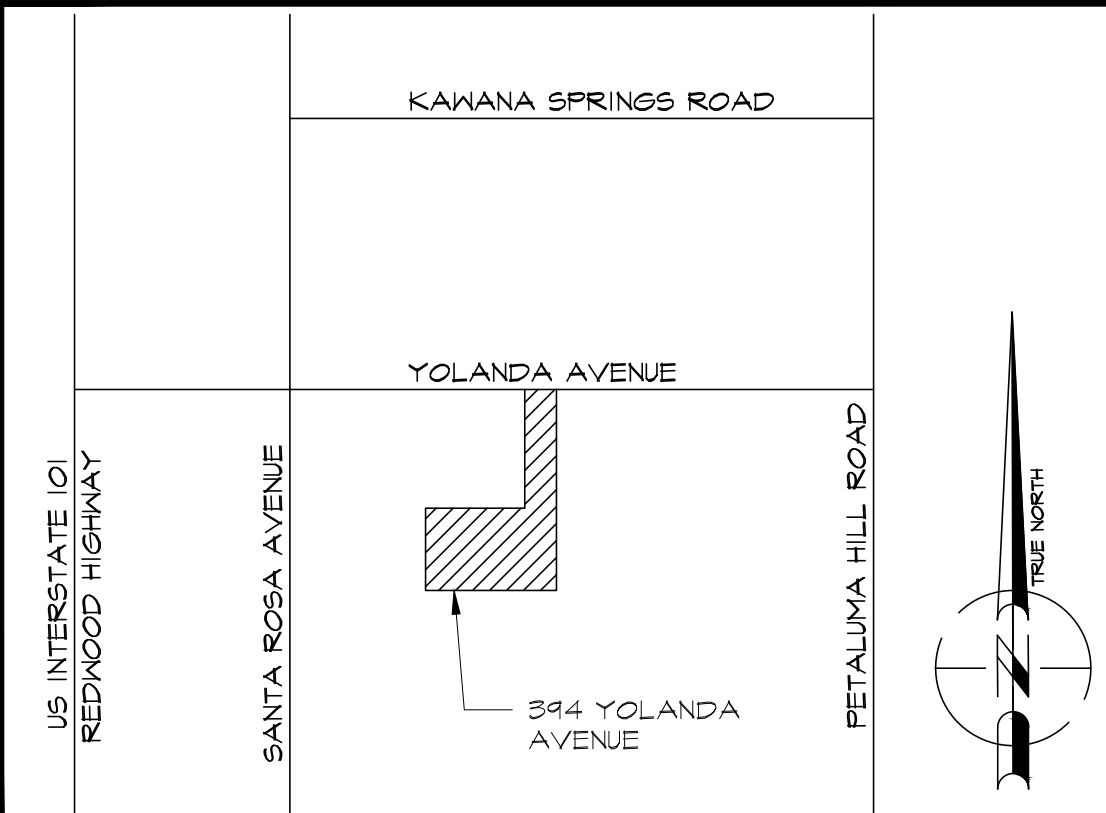
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## DRAWING INDEX

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JOB CARD SHALL BE POSTED IN A CONSPICUOUS PLACE ON THE SITE AND READILY AVAILABLE FOR SIGNATURES.

## VICINITY MAP



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APPROVAL STAMP





7.11. PROVIDE MINIMUM NO. 26 GALVANIZED STEEL GAUGE CORROSION -RESISTANT METAL ON ROOF VALLEY FLASHING, WHICH SHALL ALSO EXTEND AT LEAST 12" FROM THE CENTERLINE EACH WAY. SECTIONS OF FLASHING HAVE END LAP OF NOT LESS THAN 4".

8. DIVISION VIII: DOORS AND WINDOWS

8.1. GLAZING IDENTIFICATION SHOWING ANY SPECIAL CHARACTERISTICS AND THICKNESS SHALL BE ETCHING OR OTHER PERMANENT IDENTIFICATION THAT SHALL BE VISABLE AFTER THE GLASS IS GLAZED.

8.2. ALL WINDOWS SHALL MEET THE AIR FILTRATION STANDARDS OF THE 1972 ANSI AND SHALL BE CERTIFIED AND LABELED.

8.3. ALL GLASS PANELS AND DOORS SHALL BE FULLY CAULKED, WEATHERSTRIPPED AND FLASHED AT THE PERIMETER, SO AS TO RENDER WEATHER TIGHT, TO CONFORM WITH CALIFORNIA TITLE 24 ENERGY REQUIREMENTS.

8.4. WHERE SIZE/LOCATION IS SUBJECT TO HUMAN IMPACT, TEMPERED GLAZING IS REQUIRED. SEE TITLE 24 FOR SPECIFICATIONS.

8.5. WINDOWS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" AFF IN A BATHROOM IS REQUIRED TO BE TEMPERED.

8.6. ALL WINDOWS WITHIN 24" INCHES OF DOOR OPENING OR DOOR SKING TO BE TEMPERED SAFETY GLAZING.

8.7. ALL WINDOWS INCLUDING FRENCH & ATRIUM DOORS TO BE DUAL PANE UNLESS NOTED.

8.8. SKYLIGHTS SHALL COMPLY WITH CBC REQUIREMENTS FOR GLAZED, OR PLASTIC SKYLIGHTS TEMPERED GLASS WITH SCREEN OR DOUBLE GLASS WITH WIRED INTERIOR LAYER.

8.9. EACH LIGHT SHALL BEAR THE MANUFACTURER'S IDENTIFICATIONS SHOWING ANY SPECIAL CHARACTERISTIC AND THICKNESS BY ETCHING OR OTHER PERMANENT IDENTIFICATION THAT SHALL BE VISIBLE AFTER THE GLASS IS GLAZED

8.10. ALL WINDOWS ARE TO BE ENERGY STAR CERTIFIED WITH 6LOW-E 212A GLAZING, TEMPERED GLASS

9. DIVISION IX: FINISHES

9.0. ALL GYPSUM BOARD WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR THE AFFLICATION AND FINISHING OF GYPSUM WALLBOARD.

9.1. ALL INTERIOR WALL COVERINGS TO MEET OR EXCEED CLASS III FLAMESPREAD REQUIREMENTS.

9.2. CERAMIC TILE SHALL BE INSTALLED IN ACCORDANCE WITH THE AFFLICABLE RECOMMENDATIONS OF THE TPCA HANDBOOK FOR CERAMIC GLASS AND STONE TILE INSTALLATION, THE ANSI SPECIFICATIONS FOR INSTALLATION OF CERAMIG TILE AS WELL AS THE RECOMMENDATIONS OF THE MANUFACTURERS PRODUCT INSTALLATION INSTRUCTIONS.

9.3. HARDWOOD/LAMINATE FLOORING SHALL BE INSTALLED IN ACCORDANCE WITH THE AFFLICABLE RECOMMENDATIONS OF THE NATIONAL WOOD FLOORING ASSOCIATION (NWFA) AS WELL AS THE RECOMMENDATIONS OF THE MANUFACTURERS PRODUCT INSTALLATION INSTRUCTIONS.

9.4. STUCCO LATH SHALL BE THREE (3) COAT WITH A CONTINUOUS MINIMUM THICKNESS OF 7/8" INCH FROM FRACE OF PLYWOOD SHEATHING. PROVIDE A CONTINUOUS GSM FLASHING WEEP SCREED AT THE BASE OF STUCCO LATH. INSTALL SIX (6) INCHES MINIMUM ABOVE GRADE AND TWO (2) INCHES ABOVE PAVED AREAS.

9.5. CABINET CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR OWNERS APPROVAL PRIOR TO BUILDING OF CABINETRY.

9.6. GYPSUM WALLBOARD SHALL BE (1/2) INCH THICK, UNLESS OTHERWISE NOTED. ALL WORK SHALL BE IN ACCORDANCE WITH AS APPROVED WITH 'AMERICAN STANDARDS ASSOCIATION AND FINISHING GYPSUM WALLBOARD' AS APPROVED BY THE AMERICAN STANDARD ASSOCIATION, LATEST EDITIONS.

9.7. LATH SHALL BE 'KEYMESH' OR EQUAL, SELF-FURRING PAPERBACK LATH, OR PROPER TYPE FOR SPACING OF FRAMING MEMBERS, INSTALLED PER CODE. PLASTER SHALL BE 3-COAT WORK, (7/8) INCH MINIMUM THICKNESS FROM FACE OF FRAMING, WITH COLOR AND TEXTURE AS SELECTED BY OWNER. PROVIDE A CONTINUOUS METAL SHEEP SCREEDS AT THE BASE OF ALL PLASTER WORK, INSTALL A MINIMUM (4) INCHES ABOVE THE EARTH OR (2) INCHES ABOVE PAVED AREA.

9.8. BUG SCREENS TO BE INSTALLED PRIOR TO FINAL.

9.9. 5/8" GYPSUM BOARD AT CEILINGS TYPICAL, TAPERED EDGES W/LEVEL 644 LIGHT ORANGE FEEL FINISH, U.O.N.

9.10. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS AND SOFFITS TO BE COVERED WITH 1/2" TYPE X GYPSUM BOARD, TAPED AND SEALED.

10. DIVISION X: SPECIALITIES

10.1. DRAWINGS INDICATE DIAGRAMMATICALLY THE ARRANGEMENT OF PLUMBING LINES AND SHALL NOT BE CONSIDERED COMPLETE IN DETAIL. IT IS INTENDED TO SHOW ONLY GENERAL ROUTING OF PIPING.

10.2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLUMBING LINES SIZES

10.3. ROUTE (3/4) INCH (FULL LINE SIZE) DISCHARGE OF PRESSURE AND TEMPERATURE RELIEF VALVES FROM WATER HEATER TO EXTERIOR OF BUILDING, DAYLIGHT AT +/- (6) INCHES ABOVE FINISH GRADE AND ELBOW DOWN. DO NOT DISCHARGE TO WALKWAYS OR OTHER AREAS WHICH A HAZARD TO PEDESTRIANS. USE GALVANIZED STEEL OR HARD DRAWN COPPER.

C) INCLUDE FURRING OR STRIPPING, PROPERLY SHIMMED AND LEVELED WHERE SHOWN OR REQUIRED FOR CEILING FINISHES.

6.1. FURRING, BLOCKING, AND BACKING SHALL BE FURNISHED AND INSTALLED WHERE REQUIRED FOR RECEPTION OF WALL BOARD, FORMATION OF ARCHITECTURAL FEATURES, CONCEALMENT OF PIPES, CONDUITS, DUCTS ATTACHMENT OF SUPPORTS FOR TOLLET ROOM ACCESSORIES, BUILDING SPECIALTIES, AND SET FURRING AND BLOCKING THEY REQUIRE. BLOCK SOLID BEHIND ALL WALL MOUNTED STOPS.

6.2. NAILING, BOLTING, AND METAL CONNECTIONS OF WOOD MEMBERS SHALL CONFORM TO MINIMUM REQUIREMENTS OF THE CURRENT ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE, CHAPTER 23, AND AS SPECIFIED HEREIN AND SHOWN ON THE DRAWINGS.

6.3. CONNECTORS AND ROUGH HARDWARE SHALL BE 'SIMPSON' OR APPROVED EQUIVALENT, OF TYPES AND SIZES SHOWN ON DRAWINGS AND/OR NOTES/SPECIFICATIONS.

6.4. ALL FURLINS SHALL BE 2X MEMBERS (DEPTH TO MATCH RAFTERS) WITH 2X4 BRACES AT (48) INCHES O.C. (MAXIMUM UNBRACED LENGTH OF STRUTS SHALL BE NOT 18' FEET). MINIMUM SLOPE OF THE STRUTS SHALL NOT BE LESS THAN A (45) DEGREE ANGLE FROM THE HORIZONTAL. BRACES ARE TO REST ON BEARING WALLS ONLY.

6.5. BLOCK ALL HORIZONTAL MEMBERS AND SUPPORTS.

6.6. MINIMUM HEAD HEIGHT CLEARANCE ABOVE STAIR TREADS IS (6) FOOT (8) INCHES.

6.7. PROVIDE DOUBLE CEILING JOISTS AT ALL EDGES OF ALL COFFERED CEILINGS.

6.8. PROVIDE DOUBLE CEILING JOISTS AT ALL SUPPORTS OF CEILING-MOUNTED HVAC EQUIP.

6.9. FINGER JOINTED STUDS NOT ALLOWED IN STRUCTURAL WALLS, BEARING, OR SHEAR.

6.10. NO WAFER BOARD TO BE USED IN PLACE OF SHEAR PANELS NOTED.

6.11. WALLS CONTAINING PLUMBING PIPING 1-1/2" DIA. OR GREATER SHALL HAVE A MINIMUM OF 2X6 NOMINAL STUDS.

6.12. WALLS AND PARTITIONS SHALL BE PLUMB AND CORNERS AND ANGLES SOLID. BLOCKS SHALL BE CUT IN WHERE NECESSARY TO GIVE NAILING. HEADERS AND TRIMMERS SHALL BE FRAMED AROUND OPENINGS AS NOTED. ALL STUDS SHALL BE FULL LENGTH AND CONTIGUOUS TO POINT OF LATERAL SUPPORT.

6.13. STAIR RISERS SHALL NOT BE MORE THAN 7-3/4" IN HT. U.N.O. OPEN RISERS MORE THAN 30" AFF SHALL NOT ALLOW THE PASSAGE OF A 4" DIA. SPHERE.

6.14. MIN. TREAD DEPTH SHALL NOT BE LESS THAN 10" IN DEPTH; U.N.O. NOSING RADIUS SHALL NOT BE GREATER THAN 1/2" AND NOT PROJECT LESS THAN 3/4" AND NO MORE THAN 1-1/4".

6.15. HANDRAILS PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FOUR OR MORE RISERS. HANDRAIL HEIGHT SHALL BE NOT LESS THAN 34" INCHES AND NOT MORE THAN 38".

6.16. INTERIOR/EXTERIOR STAIRWAYS TO BE 36" MIN. CLEAR IN WIDTH; HANDRAILS NOT TO PROJECT MORE THAN 4-1/2" ON EITHER SIDE.

7. DIVISION VIII: THERMAL & MOISTURE PROTECTION

7.1. ALL EXTERIOR DOORS AND WINDOWS SHALL BE FULLY CAULKED AND WEATHER SEALED TO CONFORM WITH TITLE 24 REQUIREMENTS.

7.2. APPLY WATERPROOFING MEMBRANE OVER EXTERIOR CONCRETE AT BUILDING FOUNDATION WHERE EXPOSED TO GRADE. APPLICATION TO BE 6 INCHES MINIMUM ABOVE GRADE.

7.3. INSULATION SHALL CONFORM TO FRAMESPREAD RATINGS AND SMOKE DENSITY REQUIREMENTS OF THE LATEST VERSION OF THE CALIFORNIA BUILDING CODE.

7.4. INSULATION SUBCONTRACTOR SHALL PROVIDE A CERTIFICATE OF INSULATION, PROPERLY SIGNED BY ALL REQUIRED PARTIES AND POST IT WITH THE BUILDING PERMIT FOR INSPECTION.

7.5. DEPTH MARKER SHALL BE PROVIDE IN ATTIC SPACES WHERE PNEUMATICALLY PLACED INSULATION IS TO BE INSTALLED. A SUFFICIENT NUMBER OF MARKERS SHALL BE INSTALLED IN ORDER THAT AN INSPECTION CAN REASONABLY SUBSTANTIATE INSULATION DEPTH FROM THE ATTIC ACCESS OPENING WITHOUT CRAWLING IN THE ATTIC.

7.6. MARKERS SHALL BE PLACED WITH THE BOTTOMS EVEN WITH THE BOTTOM OF CEILING JOISTS. THEY SHALL BE REASONABLY SUBSTANTIAL MATERIAL (SUCH AS HEAVY-GAUGED CARDBOARD OR WOOD) TO PREVENT BENDING OR DISLODGEMENT OF INSULATION.

7.7. MARKERS SHALL TRICOLORED AS FOLLOWS:

7.7.1. BOTTOM OF MARKER TO (6) INCHES - BLUE;

7.7.2.FROM +/- (6) INCHES TO (9) INCHES - RED;

7.7.3.FROM (9) INCHES TO (12) INCHES - WHITE.

7.8. MARKERS SHALL BE IN PLACE AT THE TIME OF THE FRAMING INSPECTION.

7.9. ALL WEATHER EXPOSED SURFACES SHALL HAVE AN APPROVED WEATHER-RESISTIVE BARRIER UNDER THE SIDING, OR BE OF APPROVED WEATHER PROOF PANELS. TWO LAYERS OF 15# FELT OVER PLYWOOD PANELS.

7.10. BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, AND SIMILAR SURFACES EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHALL BE WATERPROOFED WITH ICG APPROVED MATERIALS AND SLOPED A MINIMUM OF 1/4" PER FOOT FOR DRAINAGE.

4.7. MASONRY TIES SHALL BE CORRUGATED GALVANIZED METAL, SET AT A MAXIMUM SPACING OF (1) PER EACH (2) SQUARE FEET (OR AS NOTED ON DRAWINGS). PROVIDE #1 GAUGE RIBBON REINFORCEMENT AT ALL JOINTS CONTAINING METAL VENEER TIES. TIES AND/OR REINFORCEMENT SHALL CONFORM TO DRAWINGS AND DETAILS.

5. DIVISION V: METALS

5.1. MISCELLANEOUS METAL WORK SHALL BE FABRICATED IN ACCORDANCE WITH DRAWINGS. ROLLED STRUCTURAL SHAPES SHALL BE ASTM A-36 OR A-7. MILLED STEEL SHALL BE ASTM A-283.

5.2. STEEL REINFORCEMENT BARS SHALL BE INTERMEDIATE GRADE, CONFORMING TO THE STANDARD SPECIFICATIONS FOR BILLET-STEEL FOR CONCRETE REINFORCEMENTS, ASTM A615-TO GRADE 60, BARS LARGER THAN #3 SHALL BE DEFORMED. BARS SHALL BE CLEAN, FREE FROM OIL, EXCESSIVE MILL SCALE, PITS, OR LOOSE RUST.

5.3. SHEET METAL WORK SHALL BE PROVIDED AND DETAILED AS REQUIRED TO MAKE THE JOB WATERTIGHT, INCLUDING FLASHINGS, GRAVEL STOPS, WEEP SCREED, ETC. SHEET METAL SHALL BE A MINIMUM OF (26) GAUGE UNLESS OTHERWISE INDICATED ON PLANS.

5.4. VERTICAL AND HORIZONTAL SPLICES OF STEEL REINFORCEMENTS SHALL HAVE A MINIMUM LAP OF (40) BAR DIAMETERS.

5.6. FLEXIBLE FACTORY-MADE AIR DUCTS SHALL BE SUPPORTED WITH (20) GAUGE X (1 1/2) INCH GALVANIZED IRON STRAPS AT (4) MAXIMUM O.C. UNLESS OTHERWISE REQUIRED BY MANUFACTURER'S FIELD INSTALLATION.

6. DIVISION VI: WOOD - ROUGH CARPENTRY

6.1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO ANY FRAMING.

6.2. ALL WOOD FRAMING SHALL MEET ALL REQUIREMENTS AS SHOWN ON THE DRAWINGS, AND SHALL CONFORM TO CHAPTER 23 OF THE CURRENT ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE.

6.3. LUMBER SHALL BE SURFACED ON (4) SIDES, EXPECT WHEN OTHER SURFACING REQUIREMENTS ARE INDICATED OR SPECIFIED, TO FACILITATE APPROXIMATE EQUILIBRIUM WITH AVERAGE LOCAL ATOMSPHERE MOISTURE CONDITION, LUMBER SHALL HAVE BEEN AIR SEASONED FOR NOT LESS THAN 30 DAYS; HOWEVER, THE MOISTURE CONTENT SHALL NOT EXCEED (18%) WHEN INCORPORATED INTO THE WALK. MATERIAL SHALL BE KILN DRIED WHEN SPECIFICALLY NOTED OR WHEN COMMON PRACTICE OF THE INDUSTRY REQUIRES SUCH PROCEDURE.

6.4. ALL LUMBER SHALL BE GRADED ACCORDING TO THE AMERICAN LUMBER STANDARDS ASSOC. & THE WEST COAST LUMBER INSPECTION BUREAU, SIZED & GRADED AS FOLLOWS: (D/F) TYP.

A) LIGHT FRAMING, STUDS, BLOCKING, BRIDGING, CEILING JOISTS 2X4 AND LARGER #2 (OR BETTER)

B) ROOF RAFTERS 2X4 AND LARGER #2 (OR BETTER)

C) FLOOR JOISTS AND FLANKS GENERAL USE, 2"- 4" THICK #1 (OR AS NOTED ON DRAWINGS)

D) BEAMS, HEADERS, AND STRINGERS ALL 4X MEMBERS AND UP #1 (OR AS NOTED ON DRAWINGS)

E) POSTS AND TIMBER ALL 4X MEMBERS AND UP #1 (OR AS NOTED ON DRAWINGS)

F) LAMINATED STRUCTURAL MEMBERS PROVIDE GLU-LAM BEAM CERTIFICATION BY AN INSPECTION AGENCY TO THE DIVISION OF BUILDING AND SAFETY, AND CALL FOR INSPECTION ON MEMBERS PRIOR TO ERECTION. EACH MEMBER SHALL BE STAMPED WITH AN IDENTIFYING AS TO SPECIFIC JOB SITE AND SPECIFIC LOCATION FOR THAT JOB SITE. SUPPLY AITC CERTIFICATE OF COMPLIANCE (PROVIDE CERTIFICATE TO GOVERNING AGENCY PRIOR TO FRAMING INSPECTION). SIZE, CAMBER, AND APPEARANCE GRADE SHALL BE AS NOTED ON THE DRAWINGS.

6.1. ALL PLYWOOD SHEATHING SHALL BE GROUPED (1) SPECIES MEETING THE REQUIREMENTS OF U.S. PRODUCT STANDARD PS 1-66, OF THE SIZES AND THICKNESS SHOWN ON THE DRAWINGS. EACH PANEL SHALL CARRY THE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION ALONG WITH THE 'DPPA' QUALITY STAMP. ALL DIAPHRAGMS (ROOFS AND WALLS), AND ALL FLOOR SHEATHING SHALL BE GRADE-MARKED 60-C (PLUGGED) EXT. DPPAA, OR AS SPECIFICALLY NOTED ON THE DRAWINGS OR STRUCTURAL CALCULATIONS:

A) INSTALL WITH FACE GRAIN PERPENDICULAR TO JOISTS; END JOINTS OCCURRING OVER THE JOISTS.

B) ALLOW (1/16) INCH SPACE AT THE END JOINTS AND (1/8) INCH AT EDGE JOINTS.

C) REFER TO DRAWINGS FOR SIZE, STRUCTURAL CHARACTERS, AND NAILING PATTERNS.

D) STAGGER PANEL END JOINTS.

6.1. FIRESTOPPING SHALL BE 2X SOLID WOOD, TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH VERTICAL AND HORIZONTAL, AND SHALL FORM AN INEFFECTIVE BARRIER BETWEEN STORIES AND TOP STORY AND ROOF SPACE, IN EXTERIOR OR INTERIOR STUD WALLS, CEILINGS, FLOOR LEVELS, AND IN ALL FURRED SPACES THE MAXIMUM DIMENSION SHALL NOT EXCEED (10) FEET.

6.2. JOISTS AND RAFTERS:

A) JOISTS OR RAFTORS SHALL BE SET WITH THE CROWNING UP WHERE OPENINGS OCCUR; HEADERS AND SUPPORTING JOISTS SHALL BE DOUBLED OR TRIPLED AS THE MAY BE, AND THE HEADERS AND TAIL JOISTS SHALL BE HUNG ON METAL HANGERS. JOISTS ABUTTING MASONRY SHALL BE ANCHORED AS INDICATED ON DRAWINGS. PROVIDE SOLID BLOCKING BETWEEN JOISTS OVER ALL BEAMS AND BEARING PARTITIONS.

B) FRAMING SYSTEMS AND SIZES SHALL BE AS SHOWN. INSTALL (2) INCH SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL POINTS OF SUPPORT AND AT ALL POINTS WHERE SHEATHING IS DISCONTINUED. CROSSING-BRIDGES OR SOLID BLOCKING IN SPANS SHALL NOT EXCEED (8) FEET OR AS SHOWN ON DRAWINGS.

5. DIVISION III: CONCRETE

5.1. THE CONCRETE CONTRACTOR IS TO VERIFY THE DIMENSIONS OF THE FOUNDATION PLAN WITH THOSE ON THE FLOOR PLAN AND ALL OTHER SITE CONDITIONS PRIOR TO ANY WORK. DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT FOR RESOLUTION PRIOR TO ANY WORK. THE CONCRETE CONTRACTOR SHALL ALSO VERIFY ALL HOLDDOWN AND ANCHOR BOLT LOCATIONS, AS WELL AS QUANTITIES, PRIOR TO POURING ANY CONCRETE.

5.2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF (2500) POUNDS PER SQUARE INCH IN (28) DAYS.

5.3. ALL CONCRETE PLACEMENT SHALL MEET CALIFORNIA BUILDING CODE.

5.4. ALL CONCRETE SLABS SHALL HAVE A SMOOTH STEEL TROWEL FINISH, UNLESS OTHERWISE NOTED ON THE PLANS.

5.5. ALL CONCRETE WALKS SHALL BE A MINIMUM OF (1) INCH ABOVE THE FINISHED GRADE OF LAWN AREAS; (2) INCHES MINIMUM ABOVE THE FINISHED GRADE OF PLANTING AREAS.

5.6. CONCRETE SHALL BE PROTECTED ADEQUATELY FROM INJURIOUS ACTION BY THE SUN, RAIN, WIND, FLOWING WATER, FROST AND MECHANICAL INJURY, AND SHALL NOT BE ALLOWED TO DRY OUT FROM THE TIME IT IS PLACED UNTIL THE EXPIRATION OF MINIMUM CURING PERIODS. A FINE FOG SPRAY SHALL BE USED TO REDUCE PLASTIC SHRINKAGE CRACKS DURING FINISHING OPERATIONS IMMEDIATELY AFTER THE WET CONCRETE HAS BEEN BROUGHT TO A FLAT SURFACE AND THE SHINY SURFACE HAS DISAPPEARED. ADDITIONAL MOISTURE SHALL BE APPLIED TO RESTORE SHINE, USING AN ATOMIZING TYPE FOG SPRAYER. FREQUENT LIGHT APPLICATION OF MOISTURE SHALL BE PROVIDED AS REQUIRED BY WEATHER CONDITIONS.

5.7. ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF (7) INCHES INTO CONCRETE. ANCHOR BOLTS SHALL BE (5/8) INCH DIAMETER X (10) INCH LONG AT (6) FEET O.C., AND MAXIMUM (12) INCHES FROM CORNERS AND SPLICES (UNLESS OTHERWISE NOTED). POWER-DRIVEN FASTENERS SHALL BE #8171A DNT2 (ICBO #1240) OR EQUAL, (3) FEET O.C. (FOR NON-BEARING PARTITIONS), AND FOR BEARING PARTITIONS WHEN SPECIFICALLY CALCULATED WITHIN STUCTURAL CALCULATIONS.

5.8. ALL FOUNDATIONS PLATES, SILLS, SLEEPERS, AND HEADERS SHALL BE PRESSURE TREATED WOOD OR FOUNDATION-GRADE REDWOOD; ALL SHALL BE MARKED BY AN APPROVED AGENCY.

5.9. TIE WIRE FOR REINFORCEMENT SHALL BE #16 GAUGE WHERE NOTED OR SPECIFIED BLACK OR GALVANISED STEELWIRE, CONFORMING TO ASTM A82-70.

5.10. PLACE REINFORCING AT MID-THICKNESS FOR SLABS ON GROUND; MAINTAIN POSITION OF REINFORCING STEEL WITH CHAIRS ACCEPTABLE TO THE DESIGNER.

5.11. ALL HORIZONTAL AND VERTICAL SPLICES IN CONTINUOUS REINFORCEMENT OR REINFORCING AS USED IN WALLS, WALL FOOTINGS, ETC. SHALL BE NOT LESS THAN (4) FOOT (0) INCHES APART. VERTICAL WALL BARS SHALL BE SPLICED AT OR NEAR FLOOR LINES. BARS MAY BE WIRED TOGETHER AT SPLICES OR LAPS, EXPECT FOR TOP REINFORCEMENT OF BEAMS AND SLABS, OR WHERE SPECIFICALLY DETAILED TO BE SEFERATED.

5.12. HORIZONTAL CONSTRUCTION JOINTS SHALL HAVE AN ENTIRE SURFACE REMOVED TO EXPOSE CLEAN AGGREGATE SOLIDLY EMBEDDED.

5.13. THE CONTRACTOR SHALL FURNISH AND INSTALL (1/2) INCH PRE-MOLDED EXPANSION JOINTS IN ALL EXTERIOR WALKS AND SLABS AS INDICATED ON PLANS (OR AS NOTED WITHIN THESE SPECIFICATIONS).

5.14. LANDING TO BE "BROOM" FINISH.

5.15. CONCRETE LANDING SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE DOOR THRESHOLD PROVIDED THE DOOR SWINGS OVER THE LANDING.

5.16. CONCRETE LANDING SHALL NOT BE MORE THAN 7-1/2" LOWER THAN THE TOP OF THE DOOR THRESHOLD WHEN DOOR DOES NOT SWING OVER THE LANDING.

4. DIVISION IV: MASONRY

4.1. ALL MASONRY UNITS SHALL BE SOLID OR HOLLOW LOAD BEARING UNITS, AS SPECIFIED ON THE DRAWINGS.

4.2. ALL MASONRY WORK SHALL CONFORM TO CHAPTER 21 OF THE CURRENT ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE AND AS MAY BE AMENDED BY THE GOVERNING JURISDICTION.

4.3. ALL UNITS SHALL BE NEW, FREE FROM CRACKS, COLOR IMPERFECTIONS OR OTHER DEFECTS AND STORED OFF THE GROUND TO PREVENT CONTAMINATION BY MUD, DUST, CHEMICALS, OR MATERIALS LIKELY TO CAUSE STAINING OR OTHER DEFECTS.

4.4. ALL MASONRY TIES AND/OR REINFORCEMENT SHALL CONFORM TO THE DRAWINGS AND DETAILS.

4.5. WALLS SHALL BE STRAIGHT, PLUMB, AND TRUE, WITH ALL COURSES TRUE TO LINE AND LEVEL, BUILT TO DIMENSIONS SHOWN. CELLS CONTAINING STEEL REINFORCEMENT SHALL BE FILLED SOLID WITH GROUT AND WHERE SHOWN OR NOTED ON DRAWINGS, BLOCKS SHALL BE LAID UP IN RUNNING BOND PATTERN (OR AS INDICATED ON DRAWINGS). WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY OF THE TRADE; MORTAR JOINTS SHALL BE EVEN, STRAIGHT AND PLUMB, AND SMOOTHLY AND UNIFORMLY TOOLED.

4.6. BOTH VERTICAL AND HORIZONTAL JOINTS SHALL BE UNIFORM (3/8) INCH THICK, WITH FULL MORTAR COVERAGE AT BOTH VERTICALS AND HORIZONTAL.

DIVISION I: GENERAL REQUIREMENTS

1.1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS AND HE SHALL CORRELATE AT THE JOB SITE ALL SUCH ITEMS.

1.2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES TO PROVIDE ALL MATERIALS AND LABOR SHOWN OR INFERRED ON THESE PLANS TO RENDER THE WORK COMPLETE.

1.3. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR FOR THE SUPERVISION OF THE WORK AND NOTIFICATION TO THE ARCHITECT OF POSSIBLE ERROS OR OMISSIONS SHOWN OR INFERRED ON THESE PLANS.

1.4. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK AND/OR POSSIBLE ERROS AND OMISSIONS SHOWN OR INFERRED ON THESE DRAWINGS OR SPECIFICAITONS OR PROPER EXECUTION OF THE SAME.

1.5. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY PRIOR TO COMMENCEMENT OF WORK. CONTINUATION OR COMMENCEMENT OF WORK WITHOUT WRITTEN RESOLUTION FROM THE ARCHITECT CONSTITUTES ACCEPTANCE BY THE CONTRACTOR AND/OR SUBCONTRACTOR AND SHALL RELIEVE THE ARCHTECT OF ALL RESPONSIBILITIES AND LIABILITIES ASSOCIATED WITH SUCH ACCEPTANCE.

1.6. CONTRACTOR SHALL SECURE AND PAY ALL PERMIT AND FEES.

1.7. THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE. HOWEVER, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RENDER THE WORK COMPLETE, AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOWN OR INFERRED HEREIN, THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES.

1.8. JOB SITE ADDRESS SHALL BE POSTED AT ALL TIMES AT THE SITE AND AT THE ROAD; VISABLE FROM BOTH DIRECTIONS.

1.9. ALL PRODUCTS AND MATERIALS SHALL BE NEW.

1.10. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.

1.11. RECYCLE OF ALL CONSTRUCTION DEBRIS WILL BE THE RESPONSIBILITY FO THE GENERAL CONTRACTOR AND IN ACCORDANCE WITH LOCAL JURISDICTION ORDIANCES.

1.12. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING AN APPROVED WASTE REDUCTION AND RECYCLING PLAN PRIOR TO OBTAINING PERMIT.

1.13. REVIEW SOIL REPORT AND STRUCTURAL PLANS FOR FILL, CUT AND FOUNDATIONS.

2. DIVISION II: SITE WORK

2.1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTLY LOCATING ALL LINES AND GRADES REQUIRED FOR CONSTRUCTION OF THIS CONTRACT FROM THE ESTABLISHED REFERENCE POINTS AND THE DATUM FURNISHED ON THE DRAWINGS.

2.2. CONTRACTOR SHALL BE REQUIRED TO LOCATE AND STAKE OUT THE BUILDINGS AND ALL FACILITIES, THE STATED LOCATION AND ALIGNMENT OF THE BUILDING AND FACILITIES SHALL BE CHECKED AND APPROVED BY THE CONTRACTOR OR HIS SUBCONTRACTORS. ACCEPTANCES OR APPROVAL OF THE SURVEYING BY THE DESIGNER WILL NOT CONSTITUTE RELIEF ON THE CONTRACTORS RESPONSIBILITY FOR ACCURACY.

2.3. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE CORRECTNESS OF THE LAYOUTS AND FOR ESTABLISHING THE LOCATION OF BURIED UTILITY LINES. IN THE EVENT THERE ARE ANY CONFLICTS BETWEEN ACTUAL CONDITIONS AND THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY AND SHALL NOT PROCEED WITH THE WORK UNTIL DIRECTED BY THE ARCHITECT.

2.4. PROVIDE MINIMUM TWO (2) PERCENT SLOPE FOR INITIAL TEN (10) FEET DISTANCE AWAY FROM THE BUILDING. SLOPE LOT MINIMUM 0.5% FROM REAR PROPERTY LINE TO FRONTAGE AT PUBLIC STREET OR TO AN APPROVED DRAINAGE FACILITY. MAXIMUM DIFFERENCE IN ELEVATION RELATIVE TO ADJACENT PROPERTY SHALL NOT EXCEED TWELVE (12) INCHES WITHOUT A RETAINING WALL.

2.5. ALL STAKES, AND BOUNDARY LINES, CORNER MARKERS, BENCH MARKS, OR SURVEY MARKERS, ETC., WHICH HAVE BEEN OR MAY BE ESTABLISHED IN ANY PART OF THE SITE, SHALL BE CAREFULLY PRESERVED AND RESPECTED BY THE CONTRACTOR, AND SHALL BE RESTORED TO THE CONTRACTORS EXPENSE IF LOST OR DESTROYED AS A RESULT OF HIS OPERATIONS. MARKERS SHALL BE RESET BY A CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.

2.6. THE BUILDING SITE SHALL BE CLEARED AND GRUBBED OF ALL STUMP, ROOTS, OR OTHER FOREIGN MATTER, ACCEPTABLE TO THE BUILDING OFFICIAL.

2.11. NO DRAINAGE ONTO ADJACENT PROPERTY SHALL BE PERMITTED.

2.12. CUT SLOPES FOR PERMANENT EXCAVATIONS SHALL NOT BE STEEPER THAN (2) HORIZONTAL TO (1) VERTICAL, AND SLOPES FOR PERMANENT FILLS SHALL NOT BE STEEPER THAN (2) HORIZONTAL TO (1) VERTICAL.

2.13. ALL DRIVES, APPROACHES, AND PARKING AREAS TO BE PAVED IN ACCORDANCE WITH PUBLIC WORKS STANDARD. ALL APPROACHES SHALL BE CONSTRUCTED PER PUBLIC WORKS STANDARD OF PER LOCAL STANDARDS.



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**JOB# 2107**



**GENERAL**  
**NOTES**

**Revisions**

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**Date:** 03/15/2021

**Job Captain:** CC



- 16.8. CONDUCTORS:  
WIRE SHALL BE COPPER TYPE, THW 600V, MINIMUM SIZE (PER CODE) UNLESS OTHERWISE NOTED. OIL OR GREASE IS PROHIBITED AS A CONDUCTOR LUBRICANT. USE OF WIRE NUT CONNECTORS ARE NOT ALLOWED EXPECT AT FIXTURE. ALL CONDUCTORS ENTERING ANY PANEL OR TERMINAL BOX SHALL BE IDENTIFIED BY THE USE OF BRADY LABELS. COLOR CODE IN ACCORDANCE WITH NEC REQUIREMENTS.

16.9. PANELS SHALL BE AS SHOWN ON PLANS.

16.10. LOCATE ALL FLOOR OUTLETS WITH THE OWNER PRIOR TO POURING FOUNDATION. ALL CONDUIT SHALL BE PLACED BELOW ALL SAND FILL AND ALL TRENCHES AND EXCAVATION SHALL BE RECOMPACTED TO A MINIMUM OF (90%).

16.11. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND DEPTHS AS INDICATED HERON AND SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCIES BETWEEN THESE PLANS AND EXISTING CONDITIONS AND EXISTING CONDITIONS PRIOR TO SUBMITTAL AID.

16.12. ALL EQUIPMENT SHALL HAVE A TESTING LABORATORY LABEL ATTACHED (IE. UL, CSA, ETC.).

16.13. SWITCHES SHALL BE A MAXIMUM OF (48) INCHES AND A MINIMUM (36) INCHES TO CENTER FROM FLOOR.

16.14. RECEPTACLES SHALL BE A MINIMUM OF (12) INCHES TO CENTER FROM FLOOR.

16.15. LIGHTING FIXTURES IN CLOTHES CLOSETS TO COMPLY WITH NEC.

16.16. PANELS SHALL NOT BE LOCATED IN CLOTHES CLOSETS.

16.17. PROVIDE QUICK DISCONNECT AT ALL HVAC EQUIPMENT.

16.18. LIGHT FIXTURES USED FOR PRIMARY LIGHTING IN KITCHEN AND BATHROOMS SHALL HAVE AN EFFICIENCY OF NOT LESS THAN (40) LUMENS/WATTS. THIS REQUIREMENT SHALL BE MET BY THE INSTALLATION OF FLUORESCENT LIGHT FIXTURES. SECONDARY LIGHTING MAY BE OF ANY TYPE.

16.19. PROVIDE PROPER GROUNDING OF THE ELECTRICAL SERVICE TO THE NEC REQUIREMENTS, BOND TO (10) FOOT MINIMUM METAL COLD WATER PIPE LOCATED IN GROUND AND (20) FOOT X #4 REBAR UFFER.

16.20. RECESSED LIGHTS INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER BY UL.

16.21. INTERIOR SWITCHES AND CONTROLS. EXHAUST FANS MUST BE SWITCHED SEPERATELY FROM LIGHTING SYSTEMS.

16.22. INTERIOR SWITCHES AND CONTROLS. CONTROLS AND EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

16.23. INTERIOR SWITCHES AND CONTROLS. NO CONTROL MUST BYPASS A DIMMER OR VACANCY SENSOR FUNCTION IF THE CONTROL IS INSTALLED TO COMPLY ISO.0(K)

16.24. INTERIOR SWITCHES AND CONTROLS. IN RESTROOMS AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES MUST BE CONTROLLED BY A VACANCY SENSOR.

16.25. INTERIOR SWITCHES AND CONTROLS. DIMMERS OR VACANCY SENSORS MUST CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JAB, EXCEPT LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET AND LUMINAIRES IN HALLWAYS.

16.26. INTERIOR SWITCHES AND CONTROLS. UNDERCABINET LIGHTING MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.

16.27. INTERNALLY ILLUMINATED ADDRESS SIGNS, INTERNALLY ILLUMINATED ADDRESS SIGNS MUST COMPLY WITH CODE OR MUST CONSUME NO MORE THAN 5 WATTS OF POWER AS DETERMINED ACCORDING.

16.28. MAIN ELECTRICAL SERVICE PANEL. THE MAIN ELECTRICAL SERVICE PANEL MUST HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.

16.29. MAIN ELECTRICAL SERVICE PANEL. THE MAIN ELECTRICAL SERVICE PANEL MUST HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE MUST BE, POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION; AND PERMANENTLY MARKED AS 6FOR FUTURE SOLAR ELECTRICA.

16.30. LIGHTS IN ALL HABITABLE ROOMS MUST BE HIGH EFFICACY, OR CONTROLLED BY A 'MANUAL-ON' MOTION SENSOR, OR CONTROLLED BY A DIMMER.

16.31. ALL 120 VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN BRANCH UNITS BEDROOMS, FAMILY, LIVING, DINING ROOMS, CLOSETS, HALLWAYS, STAIRWAYS AND GARAGES PER CEC

16.32. PROVIDE A CONCRETE-ENGASED ELECTRODE FOR NEW ELECTRICAL PANELS (WHERE A NEW FOOTING IS AVAILABLE)

16.33. LIGHTS IN BREAKROOM SHALL BE HIGH EFFICACY LUMINARIES. UP TO 50% OF THE WATTAGE OF PERMANENTLY INSTALLED LUMINARIES IN KITCHENS MAY BE IN LUMINARIES THAT ARE NOT HIGH EFFICACY LUMINARIES. PROVIDED THAT THESE LUMINARIES ARE CONTROLLED BY SWITCHES SEPARATE FROM THOSE CONTROLLING THE HIGH EFFICACY LUMINARIES.

10.5. CONTRACTOR SHALL PROVIDE MAIN SHUT OFF VALVE FOR COLD WATER SUPPLY TO BUILDING.

10.6. CONTRACTOR SHALL PROVIDE TWO-WAY CLEANOUT(S) AT HOUSE-DRAIN/ BUILDING SEWER CONNECTION.

10.7. ALL FLOOR DRAINS, FLOOR SINKS, AND OTHER SIMILAR FIXTURES TO INFREQUENT USE SHALL BE PROVIDED WITH A TRAP PRIMER AS PER THE LATEST ADOPTED EDITION OF THE CPC.

10.9. HORIZONTAL DRAIN LINES OVER (5) FEET IN LENGTH FROM THE MAIN LINE SHALL BE PROVIDED WITH A CLEANOUT AT THE END OF TERMINATION.

10.10. VENT PIPING SHALL BE TAKEN OFF, ABOVE THE KEIR OF EACH TRAP.

10.11. ALL PLUMBING VENTS THROUGH THE ROOF SHALL BE (10) FEET AWAY FROM ANY FRES-AIR INTAKES, A/C UNIT, EVAPORATE COOLER, WINDOW, ETC.

10.12. CONTRACTOR SHALL VERIFY AND COORDINATE ALL PLUMBING SERVICE CONNECTIONS WITH AFFROPRIATE AGENCIES PRIOR TO COMMENCEMENT OF WORK.

10.13. SERVICE HOT WATER SUPPLY AND RECIRCULATING PIPING TO BE INSULATED WITH MINIMUM OF R-4 INSULATION FROM WATER HEATER TO INSULATED WALL.

10.14. CUTTING, NOTCHING, OR BORING OF PLATES OR STUDS SHAL CONFORM TO THE CURRENT ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE, AND OTHER APPLICABLE STANDARDS.

10.15. ALL PLUMBING LINES THAT PENETRATE A COMMON PARTY WALL, SOUND RATED, SHALL BE FULLY CAULKED AT THE INTERSECTION OF THE WALL AND THE PIPE.

10.16. PROVIDE AIR GAP ON DISCHARGE SIDE OF WASTE LINE AT ALL DISHWASHERS.

10.17. NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE IS REQUIRED ON ALL HOSE BIBS.

10.18. SANITARY DRAINAGE SYSTEMS TO BE SIZED AND INSTALLED PER CPC, CHAPTER 7

10.19. GAS PIPING TO BE SIZED PER TABLES 1216.2 AND INSTALLED PER CPC, CHAPTER 12

10.20. RESTROOM SINK FAUCETS MAXIMUM FLOW RATE OF 1.2 GPM AT 60 PSI. THE MINIMUM FLOW RATE SHALL NOT BE LESS THAN 0.8 GPM AT 20 PSI.

11. DIVISION XI: EQUIPMENT

11.1. PROVIDE WATER SUPPLY BIB FOR REFRIGERATOR ICE MAKER UNIT.

11.2. VENTILATION FAN; SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE THE BUILDING; CONTROLLED BY HUMIDITY CONTROL CAPABLE OF ADJUSTMENT RANGE LESS OR EQUAL TO 50% TO A MAX. OF 80%; PROVIDING 100 CFM AIR CIRCULATION.

14. DIVISION XIV: MECHANICAL SYSTEMS

14.1. FAU SIZE AND DUCT INSTALLATION PER TITLE 24 ENERGY CALCULATIONS. DUCTS IN GARAGE SIDE OF GARAGE/DWELLING SEPARATION TO BE MIN. OF 26 GA. WNO OPENINGS ON THE GARAGE SIDE OF THE SEPARATION.

14.2. MECHANICAL VENTILATION SYSTEM TO OPERATE AT LEAST (1) HOUR PER DAY AND MUST OPERATE 10% OF THE TIME. FAN IS TO BE RATED AT 1.0 SONES OR LESS.

14.3. DUCTS USED FOR DOMESTIC KITCHEN RANGE VENTILATION SHALL BE OF METAL AND SHALL SMOOTH INTERIOR SURFACES. DUCTS FOR DOMESTIC RANGE HOODS SHALL ONLY SERVE COOKING APPLIANCES, CMC 504.3

16. DIVISION XVI: ELECTRICAL

16.1. CONTRACTOR SHALL VERIFY ALL ELECTRICAL AND TELEPHONE SERVICE CONNECTIONS WITH APPROPRIATE AGENCIES PRIOR TO COMMENCEMENT OF WORK.


16.2. OUTDOOR LIGHTING SHALL BE HOODED, ARRANGED, AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE TO STREET TRAFFIC OR THE SURROUNDING LIVING ENVIRONMENT.

16.3. UFFER TYPE GROUNDING FOR THE ELECTRICAL SYSTEM SHALL BE PROVIDED.

16.4. SMOKE DETECTOR SHALL BE CEILING OR WALL MOUNTED AND DIRECTED WIRED TO 110V SYSTEM.

16.5. SMOKE DETECTORS SHALL BE LOCATED A MINIMUM OF (2) FEET FROM RETURN AIR REGISTER. DETECTORS SHALL BE INTERCONNECTED AND SOUND AN ALARM WITHIN THE SLEEPING AREA OF DWELLING UNIT IN WHICH IT IS LOCATED. NOTE; THIS IS TO INSURE THAT ALL SMOKE DETECTORS SOUND IN ALL SLEEPING AREAS SIMULTANEOUSLY.)

16.6. PROVIDE NEW POWER OUTLETS, ETC., WITH ALL WIRING AND APPURTENANCES NEEDED FOR A COMPLETE AND OPERATIVE ELECTRICAL SYSTEM INCLUDING RACEWAYS FOR SPECIAL SYSTEMS (IF ANY ARE SHOWN).

16.7. FURNISH AND INSTALL WIRING SYSTEMS, DISCONNECT SWITCHES, AND ELECTRICAL CONNECTIONS TO EQUIPMENT COVERED BY OTHER DRAWINGS WITHIN THIS SET OF CONSTRUCTION DOCUMENTS.
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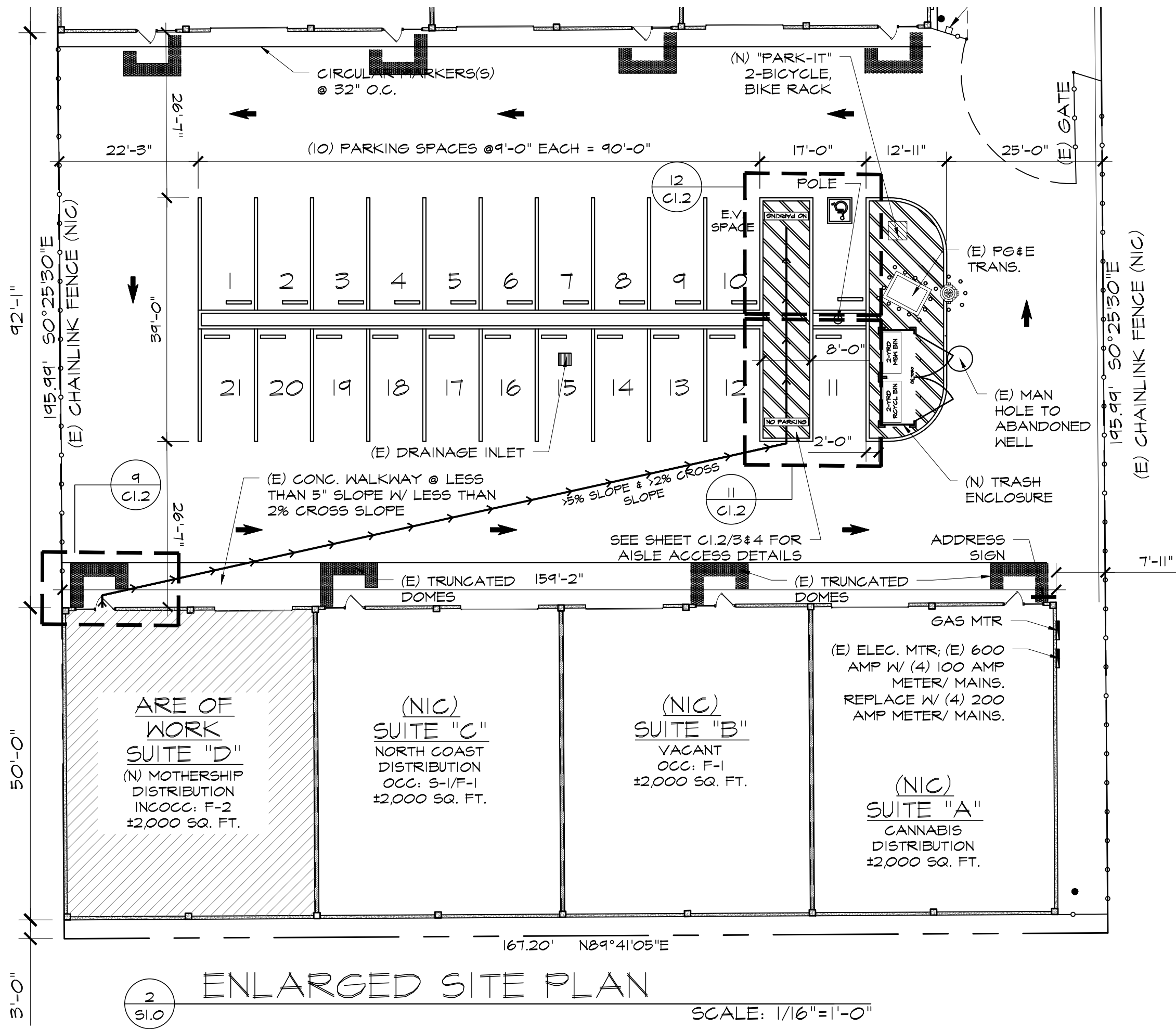
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- GENERAL**  
**NOTES**
- | Revisions |      |             |
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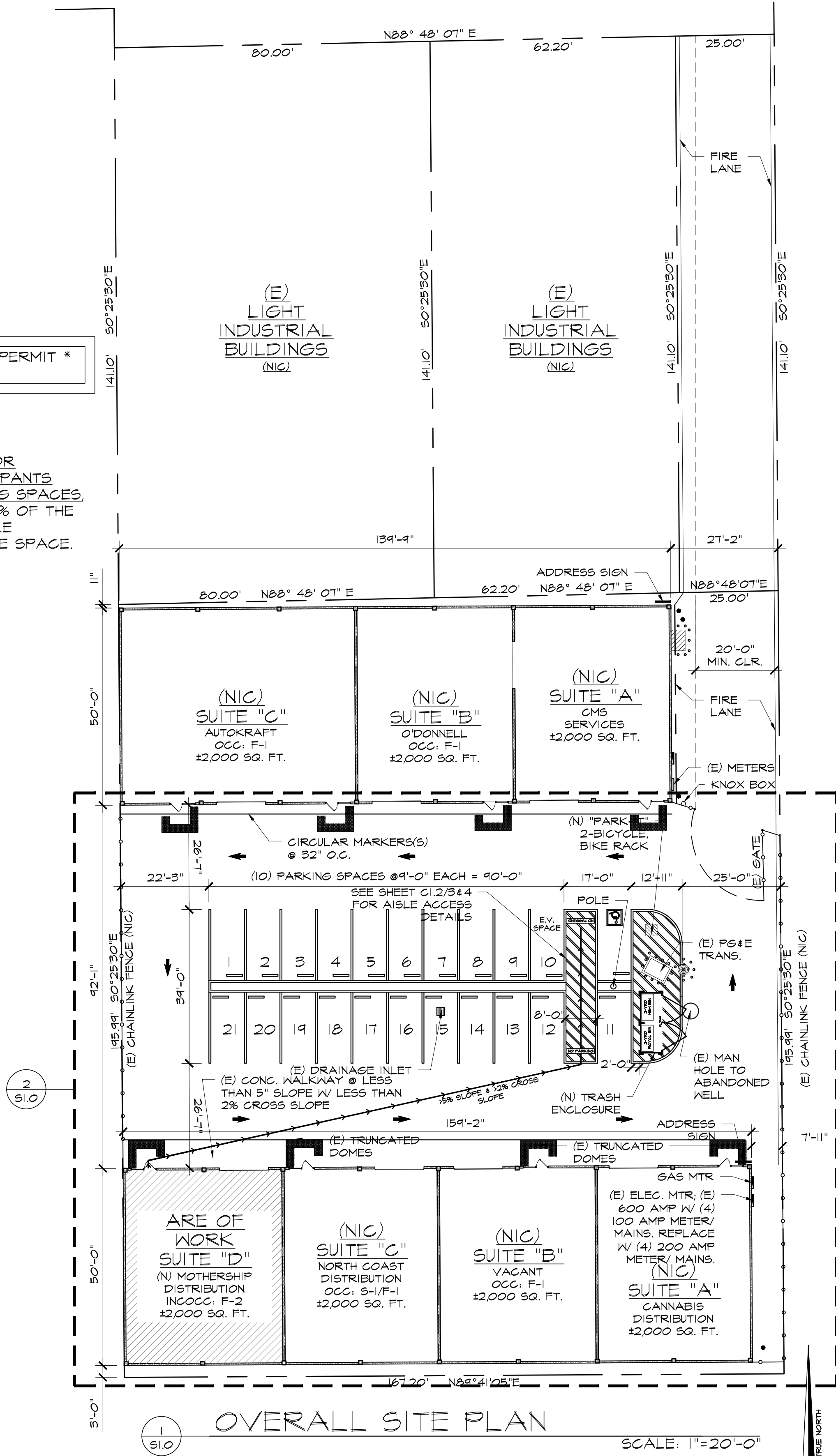
PARKING ANALYSIS FOR 386-394 YOLANDA AVE.				
PROPOSED USES				
SUITE	USE	SQ. FT.	PARKING RATIO	MIN. REQUIRED PARKING SPACES
386 YOLANDA				
A	CANNABIS DISTRIBUTION	2,000	1:1,000	2
B	VACANT	2,000	1:1,000	1
C	CANNABIS DISTRIBUTION	2,000	1:1,000	1
D	CANNABIS DISTRIBUTION	2,000	1:1,000	1
394 YOLANDA				
A	CANNABIS MANUFACTURING	1,000	1:350	3
	CANNABIS DISTRIBUTION	1,000	1:1,000	1
B	CANNABIS MANUFACTURING	1,000	1:350	3
	CANNABIS DISTRIBUTION	1,000	1:1,000	1
C	VACANT	2,000	1:1,000	1
D	VACANT	2,000	1:1,000	1
TOTAL PARKING SPACES REQUIRED (PROPOSED USES)				13
CURRENT USES				
SUITE	USE	SQ. FT.	PARKING RATIO	MIN. REQUIRED PARKING SPACES
386 YOLANDA				
B	FUTURE CANNABIS	1,000	1:350	3
	FUTURE CANNABIS	1,000	1:1,000	1
D	FUTURE CANNABIS	1,000	1:350	3
	FUTURE CANNABIS	1,000	1:1,000	1
394 YOLANDA				
C	FUTURE CANNABIS MANUFACTURING	1,000	1/SERVICE BAY + 1/EMPLOYEE	1
TOTAL PARKING SPACES REQUIRED (CURRENT USES)				8
TOTAL PARKING SPACES AVAILABLE				21

\* PARKING IMPROVEMENTS UNDER SEPARATE PERMIT \*  
\*PERMIT NUMBER B19-0722\*

CALGREEN NOTES:  
5.106.4.2 LONG-TERM BICYCLE PARKING: FOR BUILDINGS WITH 10 OR MORE TENANT- OCCUPANTS THAT ADD 10 OR MORE VEHICULAR PARKING SPACES, PROVIDE SECURE BICYCLE PARKING FOR 5% OF THE ADDITIONAL MOTORIZED CLEAN AIR VEHICLE PARKING CAPACITY, WITH A MINIMUM OF ONE SPACE.



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0 8' 16' 32'  
SCALE: 1/16" = 1'-0"

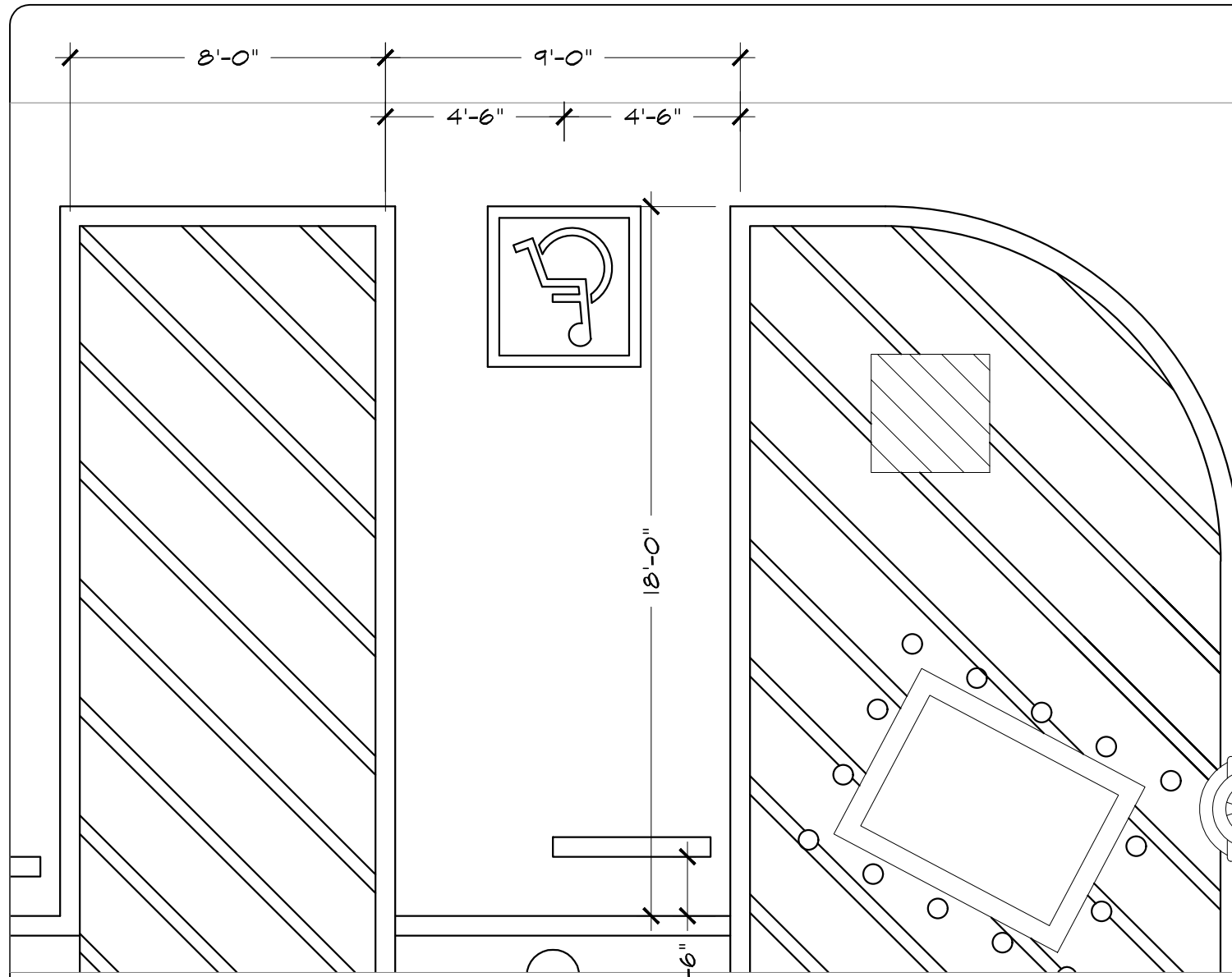


Revisions	
DATE	DESCRIPTION

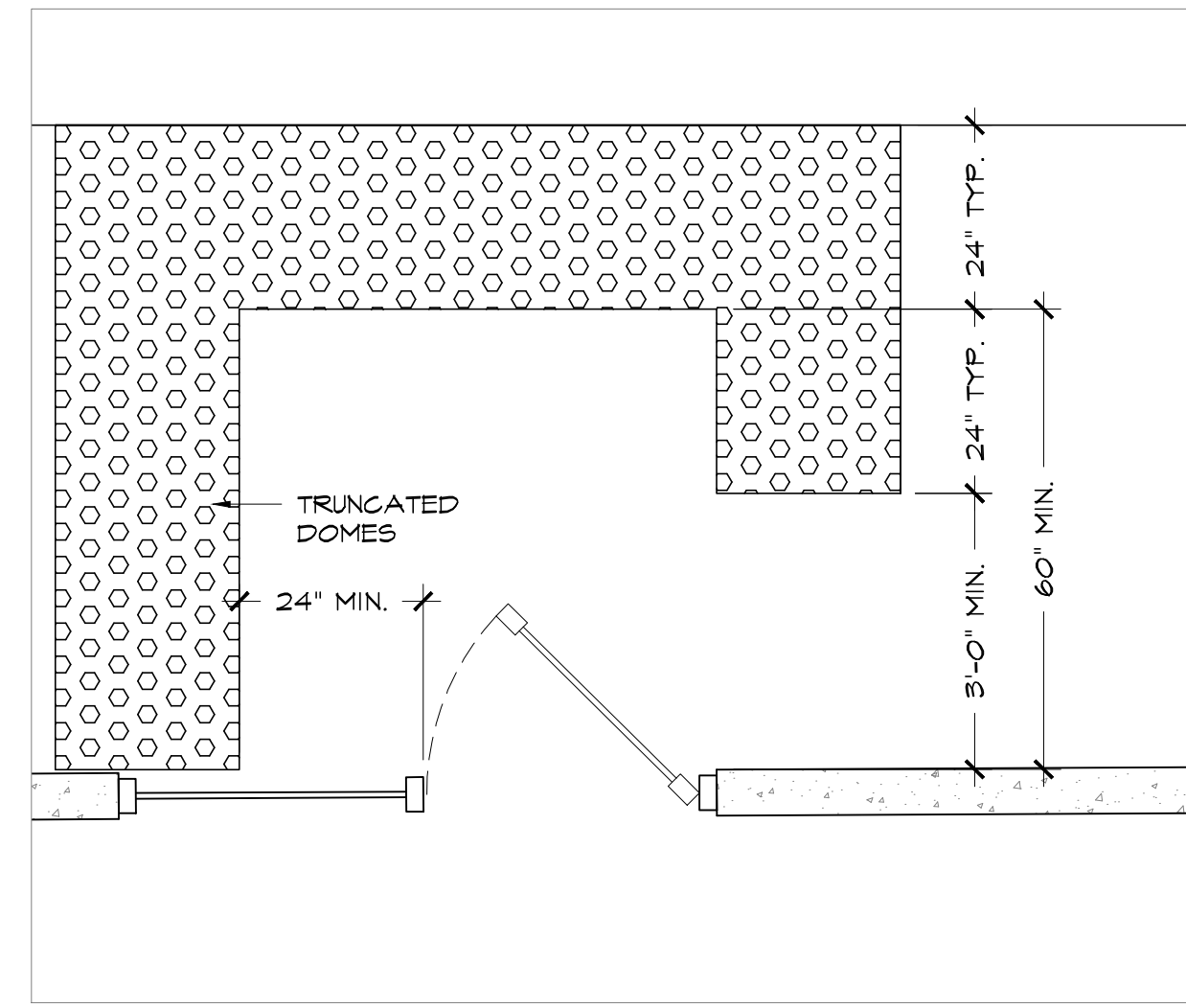
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12 SITE PARKING STALLS  
SCALE: NTS



9 TYP. TRUNCATED DOMES  
SCALE: NTS

UNAUTHORIZED VEHICLES  
PARKED IN DESIGNATED  
ACCESSIBLE SPACES  
NOT DISPLAYING  
DISTINGUISHING PLACARDS  
OR SPECIAL LICENSE  
PLATES ISSUED FOR PERSONS  
WITH DISABILITIES WILL BE  
TOWED AWAY AT THE  
OWNERS EXPENSE  
TOWED VEHICLES MAY BE  
RECLAIMED AT:  
OR BY TELEPHONING:

SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE PER CBC 11B-502.8

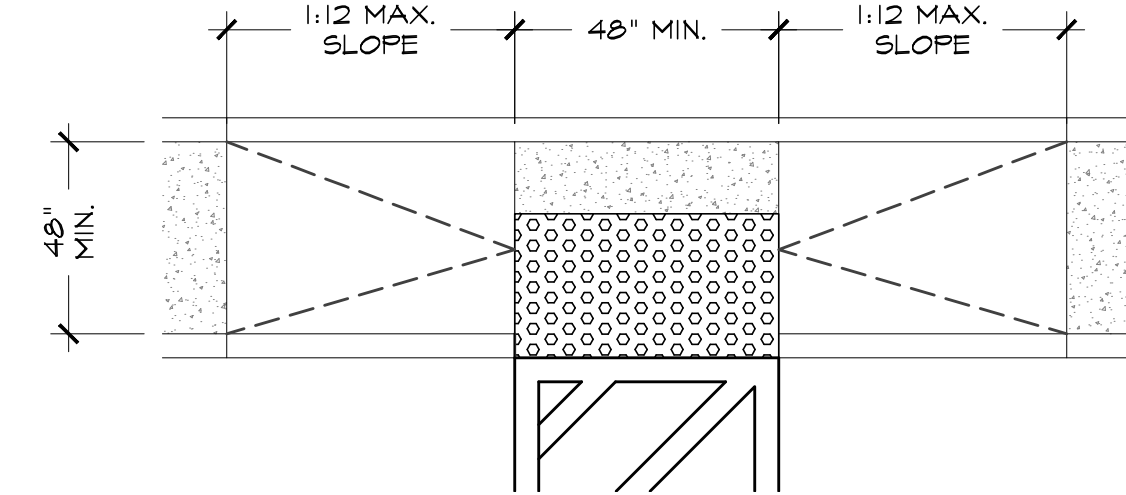
SIGN SHALL NOT BE LESS THAN 17" WIDE BY 22" HIGH PER CBC 11B-502.8.1

SIGN SHALL CLEARLY STATE IN LETTERS WITH A MIN. 1" FONT; BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN PER CBC 11B-502.8.2

SIGN SHALL BE 60" MIN. ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED FROM THE BOTTOM OF THE SIGN PER CBC 11B-502.6

EXCEPTION: SIGNS LOCATED WITHIN A CIRCULATION PATH SHALL BE A MINIMUM OF 80" ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.

6 UNAUTHORIZED VEHICLE PARKING SIGN  
SCALE: NTS  
CBC 11B-502



11B-406.3.1 SLOPE: THE RUNNING SLOPE OF THE CURB RAMP SEGMENTS SHALL BE IN-LINE WITH THE DIRECTION OF THE SIDEWALK. TRAVEL, RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

11B-406.3.2 TURNING SPACE: A TURNING SPACE 48" MIN. BY 48" MIN. SHALL BE PROVIDED AT THE BOTTOM OF THE CURB RAMP. THE SLOPE OF THE TURNING SPACE IN ALL DIRECTIONS SHALL BE 1:48 MAX.

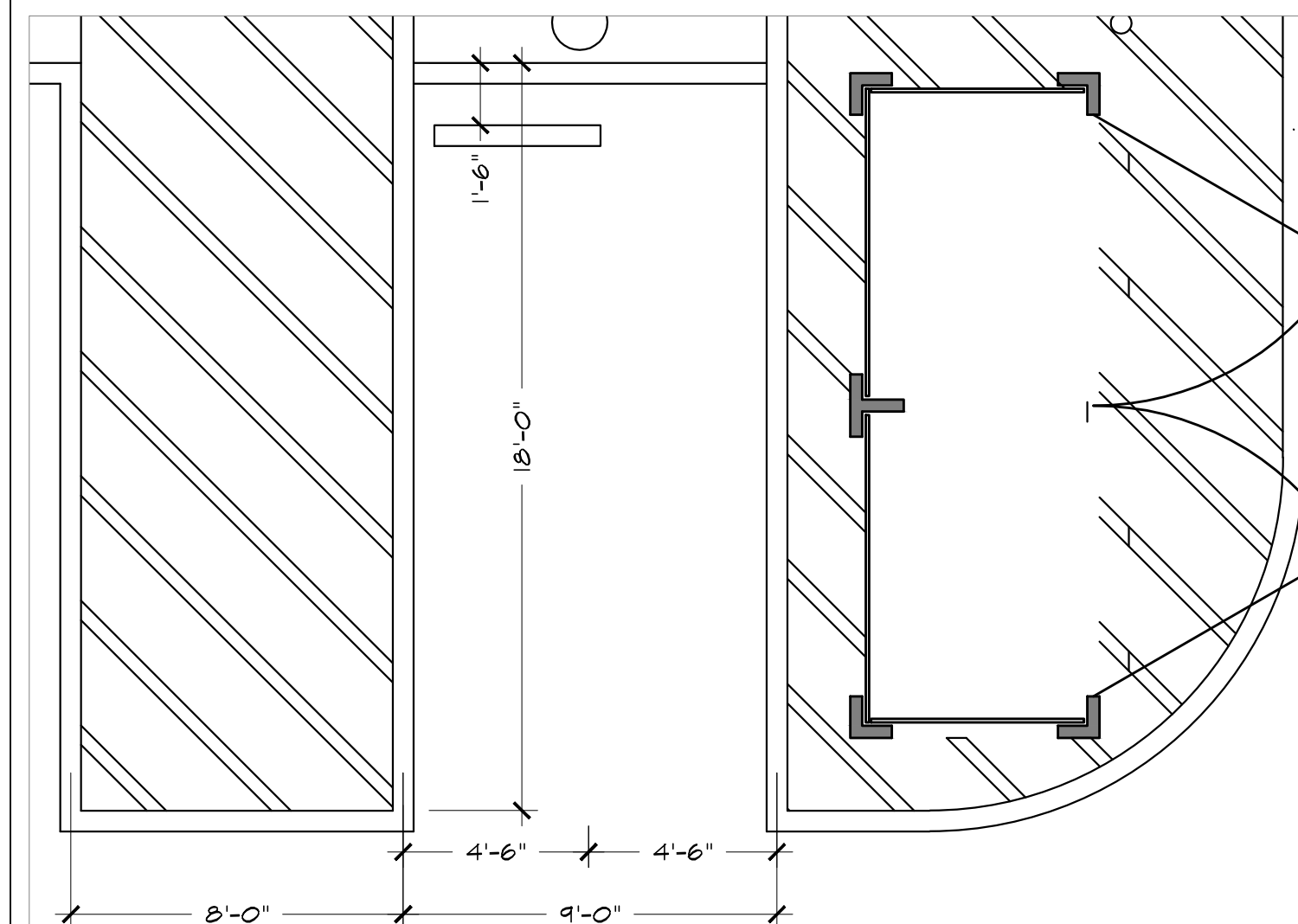
11B-406.3.1 LOCATION: CURB RAMPS SHALL BE LOCATED SO THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES OR PARKING ACCESS AISLES.

11B-406.3.2 WIDTH: THE CLEAR WIDTH OF CURB RAMP RUNS, BLENDED TRANSITIONS AND TURNING SPACES SHALL BE 48" MIN.

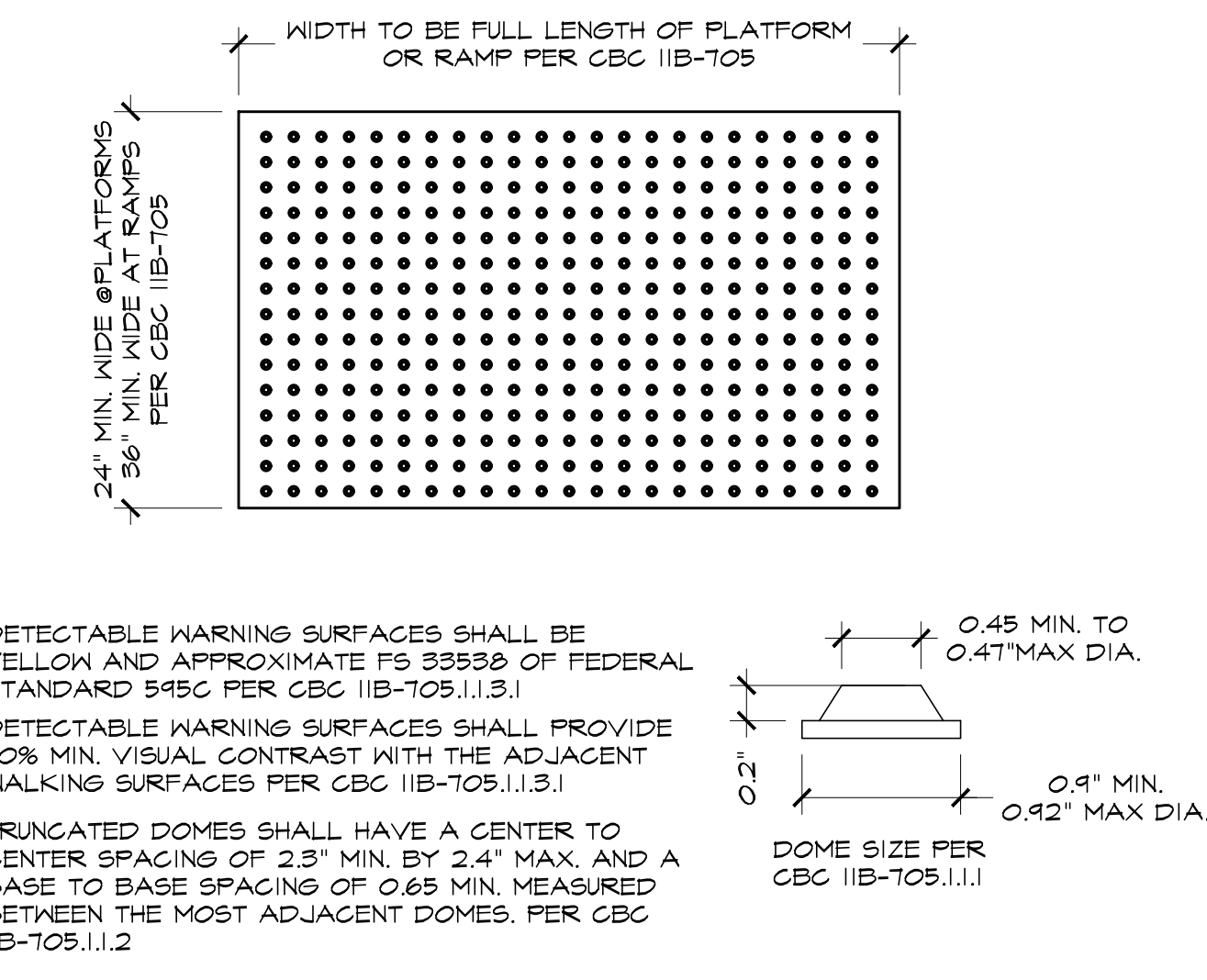
11B-406.3.3 LANDINGS: LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS AND BLENDED TRANSITIONS. LANDING CLEAR LENGTH SHALL BE 48" MIN. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE CURB RAMP EXCLUDING BLENDED TRANSITION LEADING TO THE LANDING. THE SLOPE OF THE LANDING IN ALL DIRECTIONS SHALL BE 1:48 MIN.

11B-406.3.7 CROSS SLOPE: THE CROSS SLOPE OF CURB RAMPS SHALL BE 1:48 MAX.

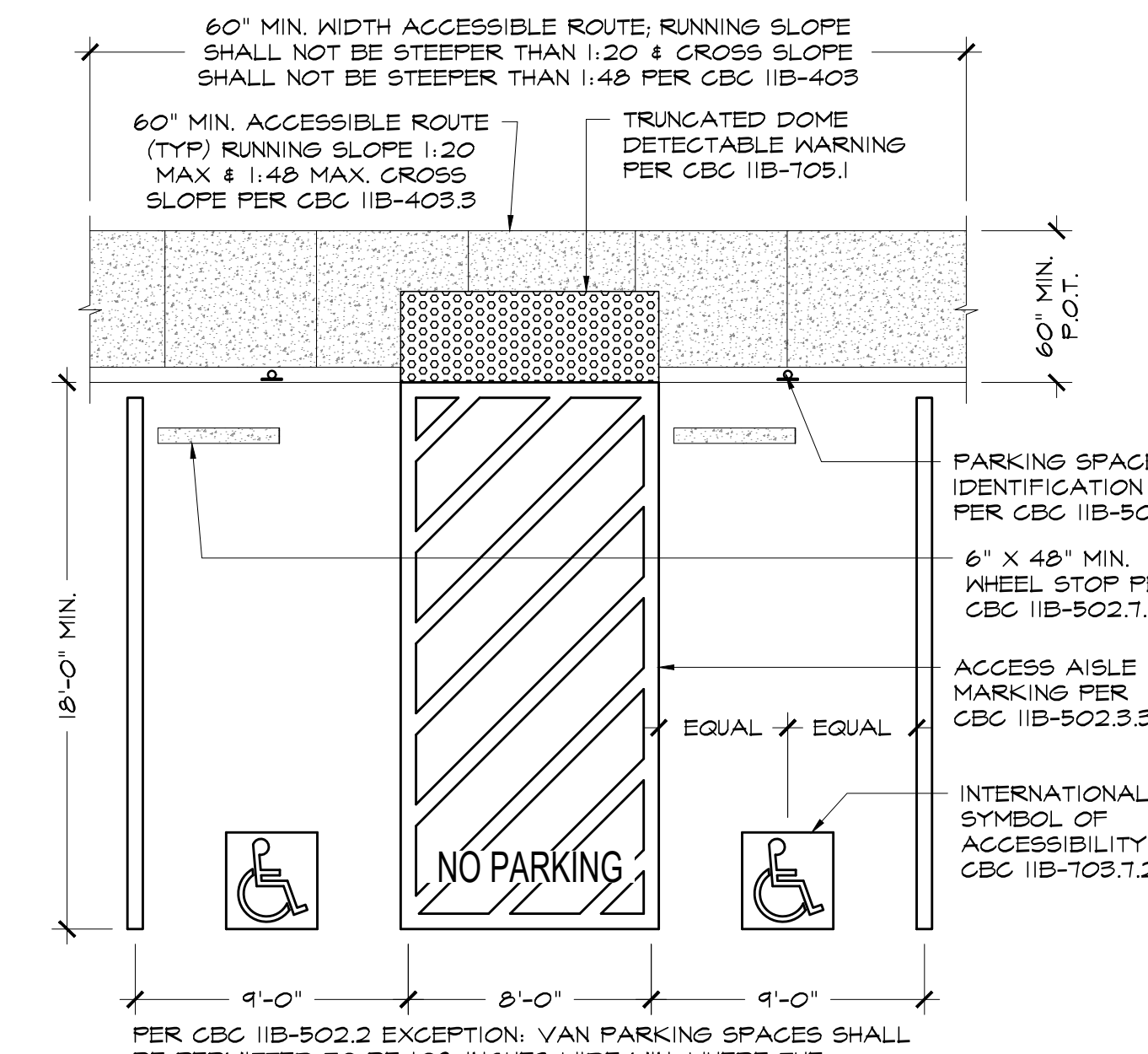
3 TYPICAL PARALLEL CURB RAMP  
SCALE: NTS  
CBC 11B-406.3



11 SITE PARKING STALLS  
SCALE: NTS

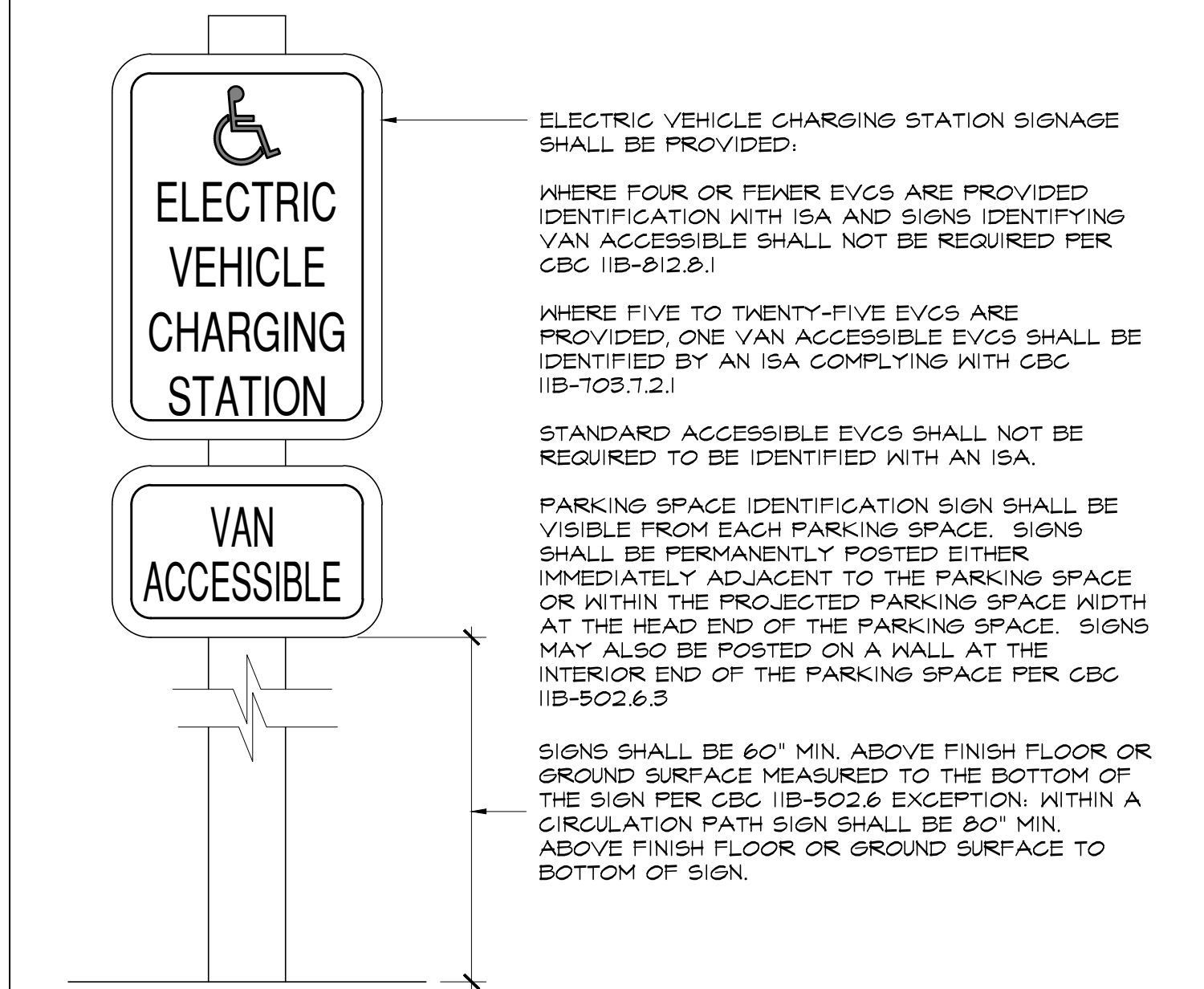


8 TRUNCATED DOME DETAIL  
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CBC 11B-105

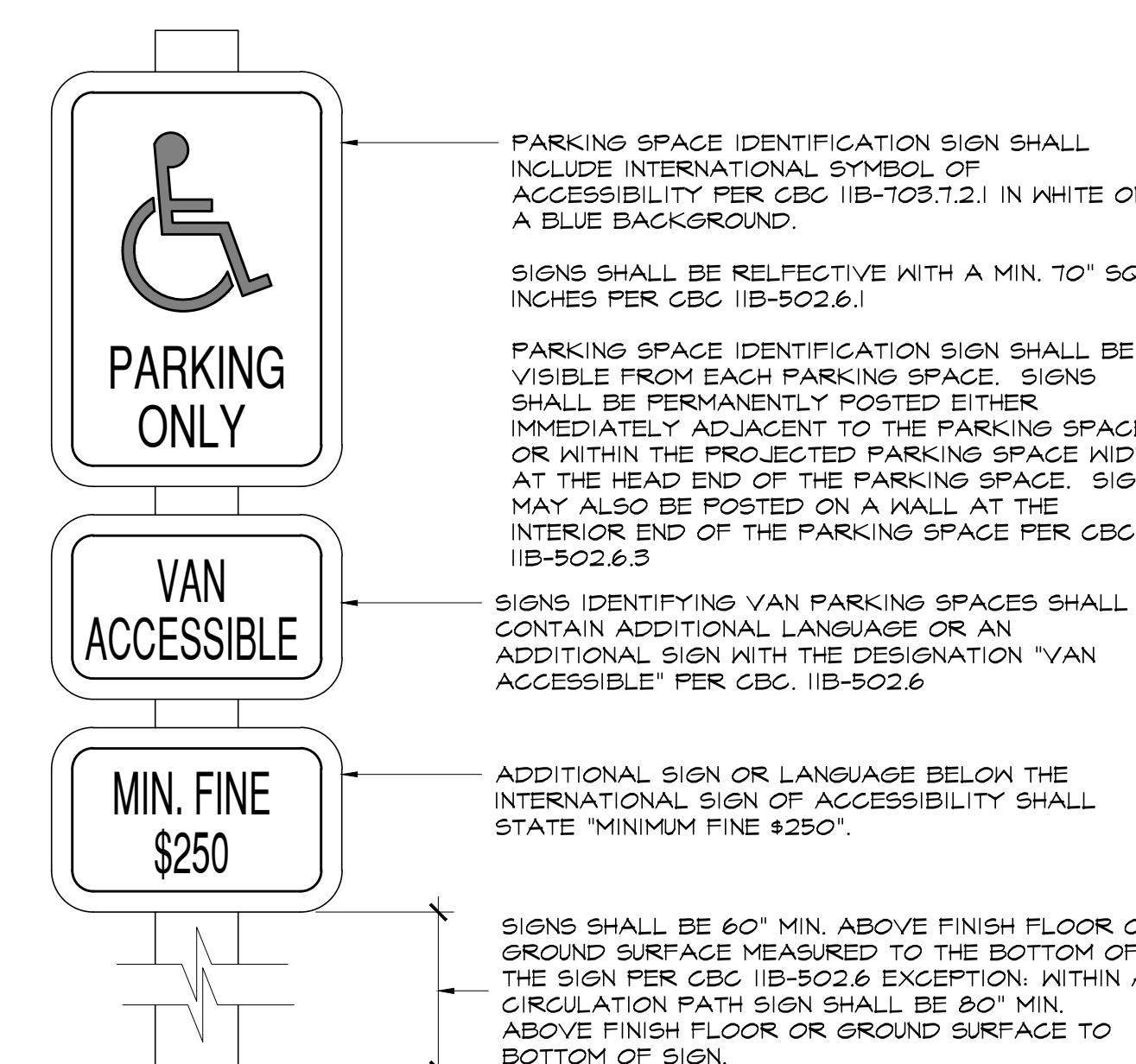


5 ACCESS. ALTERNATE PARKING STALL  
SCALE: NTS  
CBC 11B-502

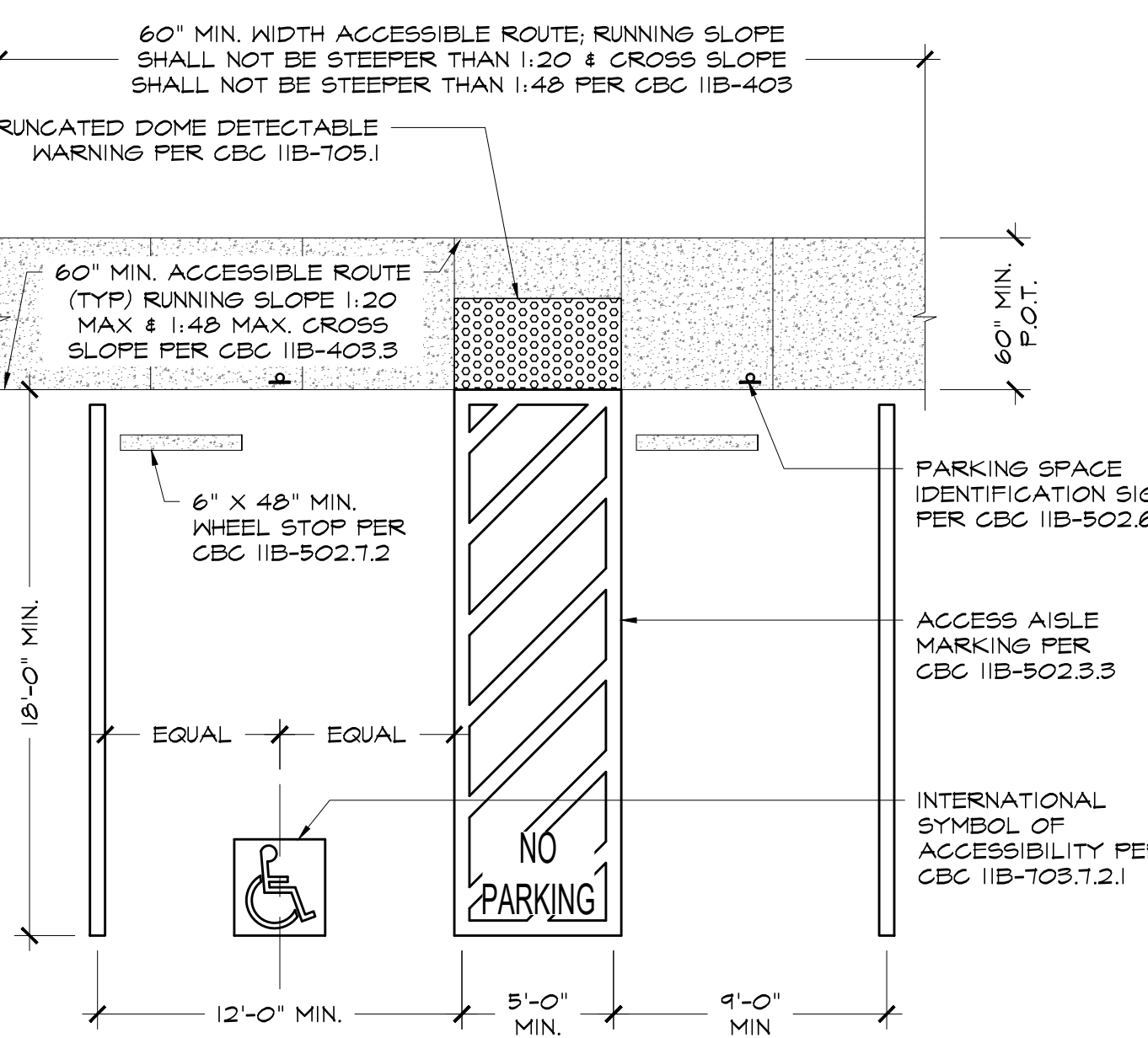
2 NOT USED  
SCALE: NTS



10 EVCS IDENTIFICATION SIGNAGE  
SCALE: NTS  
CBC 11B-812



7 PARKING SPACE IDENTIFICATION SIGNAGE  
SCALE: NTS  
CBC 11B-502



4 ACCESS. SINGLE PERP. PARKING STALL  
SCALE: NTS  
CBC 11B-502 (W/O RAISED ACCESS. ROUTE)

TOTAL NUMBER OF PARKING SPACES PROVIDED IN A PARKING FACILITY	ACCESSIBLE PARKING SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2% OF TOTAL
1001 AND OVER MINIMUM NUMBER OF REQUIRED	20, PLUS (1) FOR EACH 100 OR FRACTION THEREOF, OVER 1000

CBC 11B-208.2 MINIMUM NUMBER: WHERE MORE THAN ONE PARKING FACILITY IS PROVIDED ON A SITE, THE NUMBER OF ACCESSIBLE SPACES PROVIDED ON THE SITE SHALL BE CALCULATED ACCORDING TO THE NUMBER OF SPACES FOR EACH PARKING FACILITY.

CBC 11B-208.2.4 VAN PARKING SPACES: FOR EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED AT LEAST ONE SHALL BE VAN PARKING SPACE COMPLYING WITH SECTION 11B-502.

CBC 11B-208.3.1 LOCATION: ACCESSIBLE PARKING SPACES THAT SERVE A PARTICULAR BUILDING OR FACILITY SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM THE PARKING TO AN ENTRANCE.

CBC 11B-228.3.2 PUBLIC USE OR COMMON USE EVCS: WHERE EVCS ARE PROVIDED FOR PUBLIC USE OR COMMON USE, SHALL BE PROVIDED IN ACCORDANCE WITH 11B-228.3.2.1

1 FACILITY ACCESS. PARKING REQUIREMENTS  
SCALE: NTS  
CBC 11B-208

DATE	DESCRIPTION



OCCUPANCY TABLE					
ROOM NO. #	NAME	SQ. FT.	TYPE	FACTOR	LOAD
1	GARAGE	1850	U	200	10
2	UNI-SEX RESTROOM	80	ACCESSORY		



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**MOTHERSHIP DISTRIBUTION INC**

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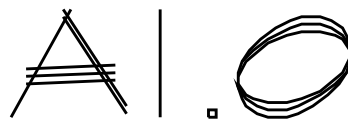


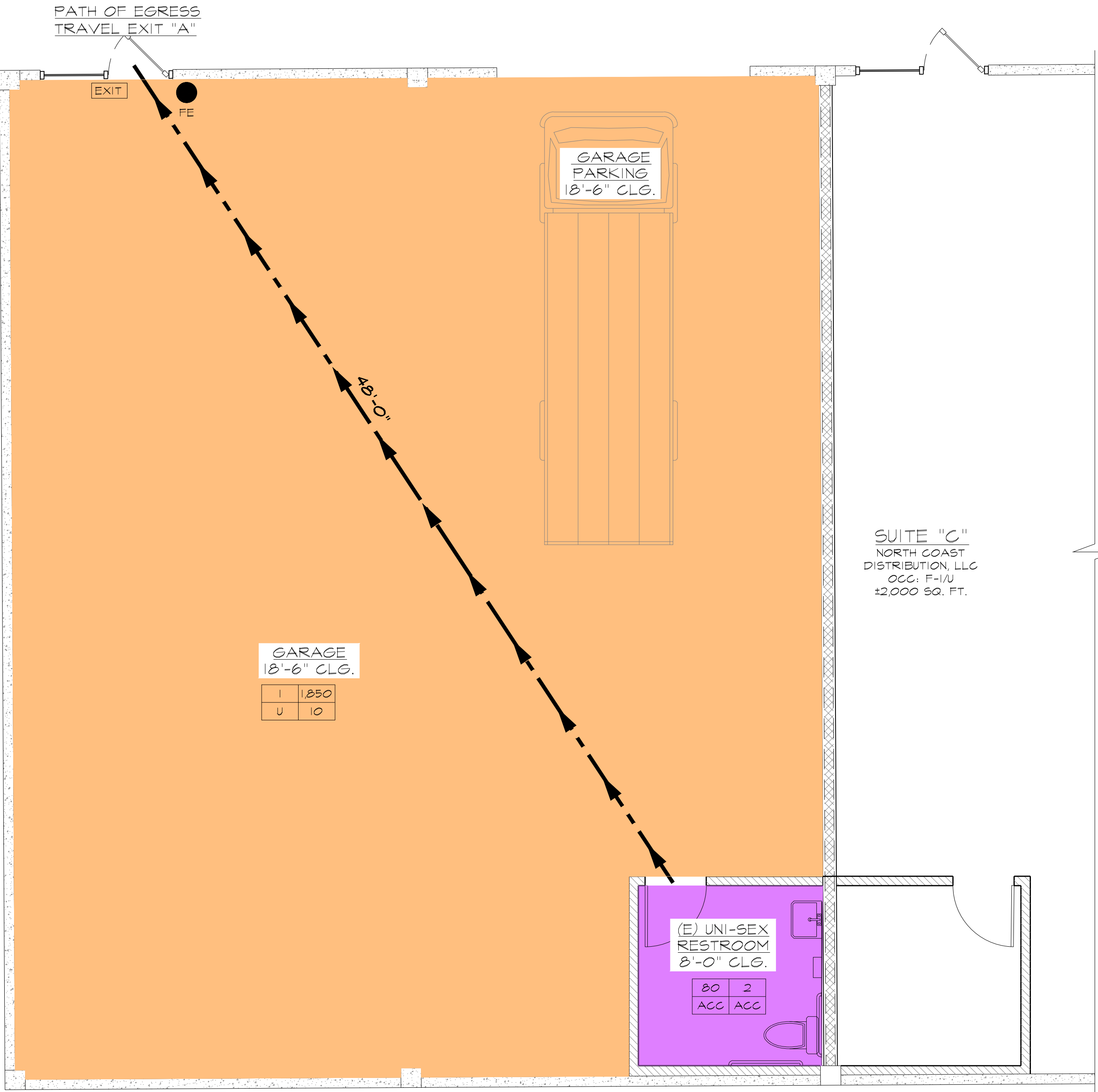
**OCCUPANCY & EGRESS PLAN**

Revisions	
DATE	DESCRIPTION

Date: 03/15/2021  
Job Captain: CC

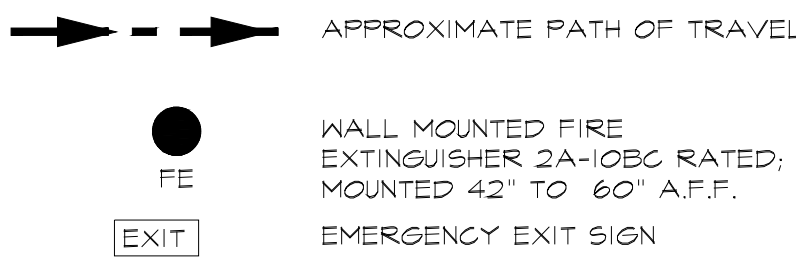
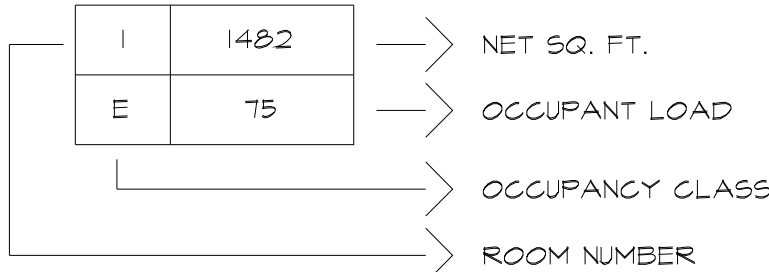
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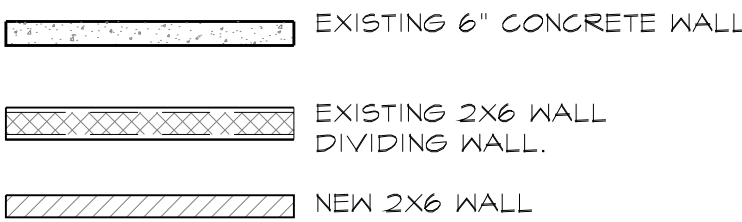


OCCUPANCY & EGRESS PLAN  
SCALE: 1/4"=1'-0"

ROOM LABEL



WALL LEGEND

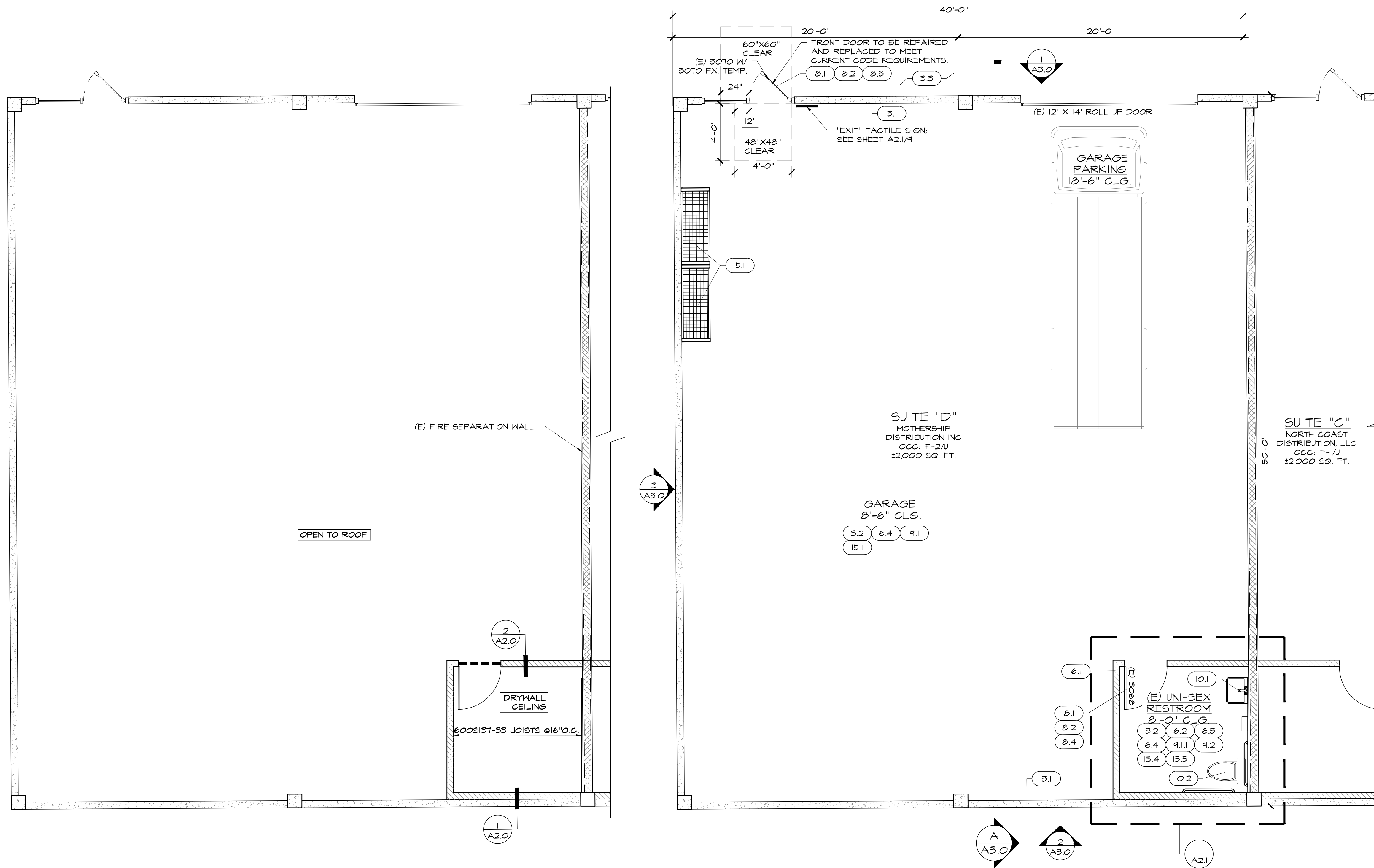


OCCUPANCY COLOR LEGEND



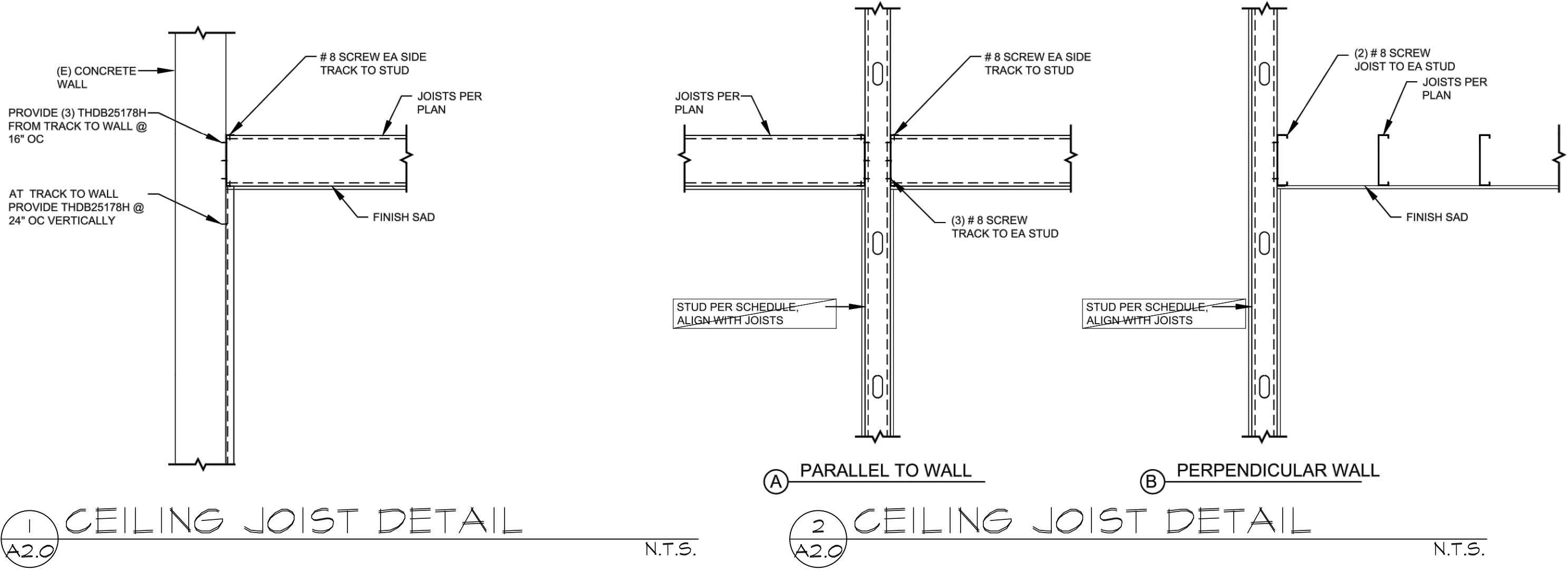
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PROPOSED CEILING PLAN  
SCALE: 1/4"=1'-0"

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

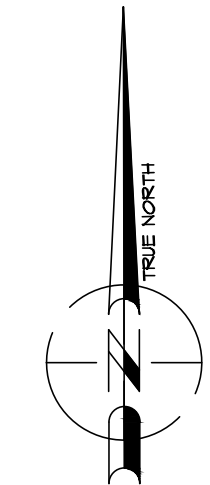


1 CEILING JOIST DETAIL  
A2.0 N.T.S.

2 CEILING JOIST DETAIL  
A2.0 N.T.S.

FLOOR PLAN NOTES

- 1. GENERAL REQUIREMENTS
  - 1.1. JOB ADDRESS MUST BE POSTED AT THE SITE AND AT THE ROAD, VISIBLE FROM BOTH DIRECTIONS.
  - 1.2. ALL WORK AND MATERIALS SHALL BE NEW WITH EXCEPTION TO RECYCLED OR RECLAIMED MATERIALS AS INDICATED PER PLANS.
  - 1.3. THE GREEN BUILDING CODE AND LOCAL GREEN BUILDING CODE STANDARDS.
- 2. SITE WORK
  - 2.1. RECYCLE ALL DEBRIS PER LOCAL JURISDICTIONAL WASTE MANAGEMENT REQUIREMENTS.
- 3. CONCRETE
  - 3.1. EXISTING TILT-UP CONCRETE WALLS TO REMAIN.
  - 3.2. (E) CONC. SLAB FLOOR TO REMAIN.
  - 3.3. (E) CONCRETE LANDING TO REMAIN (WIDTH TO MATCH DOOR WIDTH +6" AT EA. SIDE); 2% MIN. SLOPE AWAY FROM DOOR W/1/2" MAX. THRESHOLD. V.I.F
- 5. METALS
  - 5.1. SHELVING UNIT; HUSKY BLACK 5-TIER HEAVY DUTY INDUSTRIAL WELDED STEEL GARAGE SHELVING UNIT (65 IN. H X 34 IN. H X 24 IN. D), MODEL #HER652454K9. INSTALL PER MANUFACTURE INSTALLATION INSTRUCTIONS. SHELVING TO BE ANCHORED WITH 1/2" REDHEAD ANCHOR BOLTS PER MANUFACTURERS SPECIFICATIONS.
- 6. WOOD/PLASTIC
  - 6.1. (E) 2X6 STUD WALLS @16" O.C., TYPICAL WHERE INDICATED; FULLY INSULATED, W/ TWO LAYER 5/8" GYP BOARD SEE WALL LEGEND & DETAILS FOR FURTHER INFORMATION.
  - 6.2. 8'-4" FLOOR TO PLATE U.O.N
  - 6.3. 2x WOOD BLOCKING IN CEILINGS & WALLS FOR INSTALLATION OF FIXTURE.
  - 6.4. 4" SQUARE EDGE DOOR & WINDOW MDF TRIM & 8" SQUARE EDGE BASEBOARD AT DOORS, 2-1/2" MDF STOOL
- 8. DOORS & WINDOWS
  - 8.1. ALL DOORS SHALL NOT EXCEED 5LBS. OF OPENING FORCE AT THE LATCH SIDE OF THE DOOR. LATCHES SHALL RELEASE WHEN SUBJECTED TO A MINIMUM OF 15LBS OF FORCE AND SET IN MOTION WHEN SUBJECTED TO A 50LBS FORCE AND SWING TO FULL OPEN POSITION.
  - 8.2. DOOR THRESHOLDS SHALL NOT EXCEED 1/2" ABOVE THE FINISH FLOOR OR AT EXTERIOR LANDINGS.
  - 8.3. (E) 3/0 x 1-3/4" THK. ALUMINUM 'STOREFRONT' DOOR, WITH TEMPERED GLAZING TO REMAIN.
  - 8.3.1. REPLACE (E) INTERIOR DOOR HARDWARE W/(N) SERIES 10 RIGHT HAND REVERSE BEVEL CROSSBAR RIM PANIC HARDWARE EXIT DEVICE.
  - 8.3.2. PANIC HARDWARE AT EXTERIOR DOORS SHALL NOT BE INSTALLED AT A HEIGHT NO LESS THAN 42" INCHES FROM FIN. FLR. AND SHALL NOT EXCEED 5LBS. OF UNLATCHING FORCE FOR INTERIOR DOORS AND EXTERIOR DOORS.
  - 8.3.3. REPLACE (E) EXTERIOR DOOR PUSH BAR WITH (N) 1"Ø ALUMINUM ASTRAL PUSH HANDLE BAR.
  - 8.3.4. INSTALL (N) ANSI GRADE 1 LIGHT DUTY SURFACE DOOR CLOSER; SHALL NOT EXCEED 5LBS. OF OPENING FORCE.
  - 8.4. INTERIOR DOORS TO BE PRIMED MDF SINGLE PANELED DOORS; HOLLOW-CORE. SEE FLOOR PLANS FOR SIZES.
- 9. FINISHES
  - 9.1. GYPSUM BOARD WALLS 5/8" MIN. THICKNESS, TAPERED EDGES, SQ. CORNERS + WINDOW JAMBS/HEADS; FINISH TO MATCH EXISTING. PROVIDE FIRE-RATED/TYPE "X" AT RATED PARTITIONS.
  - 9.1.1. GYPSUM BOARD 'GREEN BOARD' /TYPE 'WR' AT RESTROOM.
  - 9.2. CEMENT FIBER BOARD UNDERLAYMENT, 'HARDI-BACKER' (OR EQUAL) INSTALL MOISTURE RESISTANT CFB FOR RESTROOM.
- 10. SPECIALTIES
  - 10.1. (N) WALL MOUNTED 'L'IKERNE' SINK BY AMERICAN STANDARD OR SIMILAR W/ SINGLE CONTROL CENTER SET 'MONTEREY' FAUCET BY AMERICAN STANDARDS OR SIMILAR; MAX FLOW RATE OF NOT MORE THAN 0.5 GPM @ 60 PSI.
  - 10.2. (N) FLOOR MOUNT WATER CLOSET/TOILETS 'MADERA' 128 GPM ADA DUAL FLUSH TOILET BY AMERICAN STANDARD OR SIMILAR.
- 15. MECHANICAL / PLUMBING APPLIANCES
  - 15.1. GRAVITY INTAKE VENTILATOR TO MEET THE ODOR MITIGATION REQUIREMENTS; SEE SHEET M1.0/ SHEET NOTE #4.
  - 15.2. (E) GAS METER & ELECTRICAL METERS/SUB PANELS; SEE SITE PLAN FOR MAIN SERVICE METER LOCATIONS.
  - 15.3. PROVIDE FIRE SUPPRESSION SYSTEM PER LOCAL REQUIREMENTS.
  - 15.4. HOT WATER HEATER: TANKLESS GAS OV/RESTROOM CEILING; MOUNTED TO INTERIOR WALL & VENT CONNECT TO EXTERIOR W/PIPING W/ELECTRIC UNIONS, ABV. RESTROOM.
  - 15.4.1. INSTALLATION PER MANUFACTURERS SPECIFICATIONS, OWNER TO SPECIFY BRAND BASED ON THE TITLE 24 ENERGY REPORT.
  - 15.5. VENTILATION FAN; SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE THE BUILDING; CONTROLLED BY HUMIDITY CONTROL CAPABLE OF ADJUSTMENT RANGE LESS OR EQUAL TO 50% TO A MAX OF 80% PROVIDING AIR CIRCULATION.



0 4' 8' 16'  
SCALE: 1/4" = 1'-0"

WALL LEGEND

- EXISTING 6" CONCRETE WALL
- EXISTING 2X6 WALL DIVIDING WALL.
- NEW 2X6 WALL

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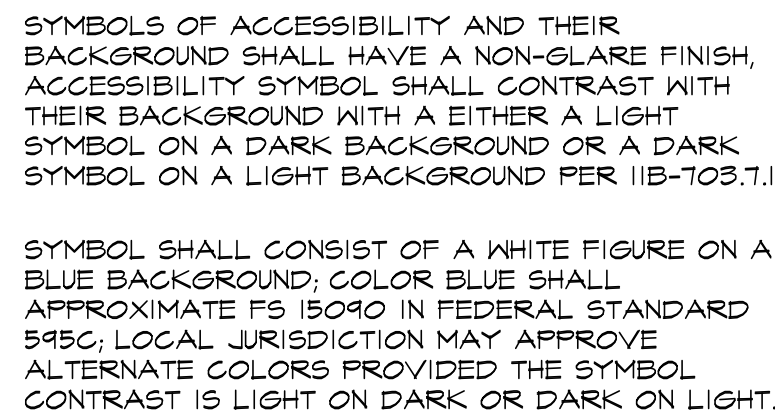
PROPOSED FLOOR PLAN & CEILING PLAN

Revisions		
DATE	DESCRIPTION	

Date: 03/15/2021  
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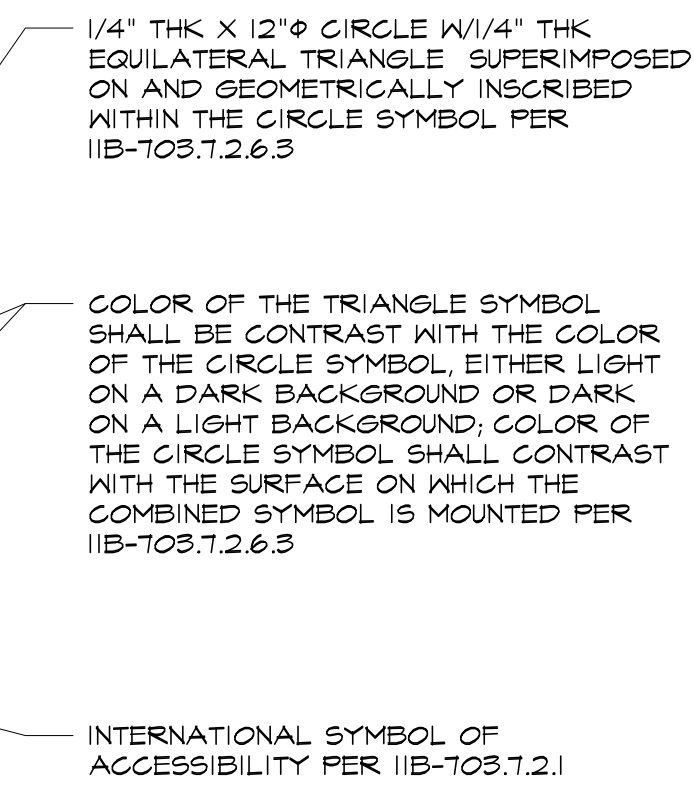


7  
A2.1


INTERNATIONAL SYMBOL OF ACCESSIBILITY


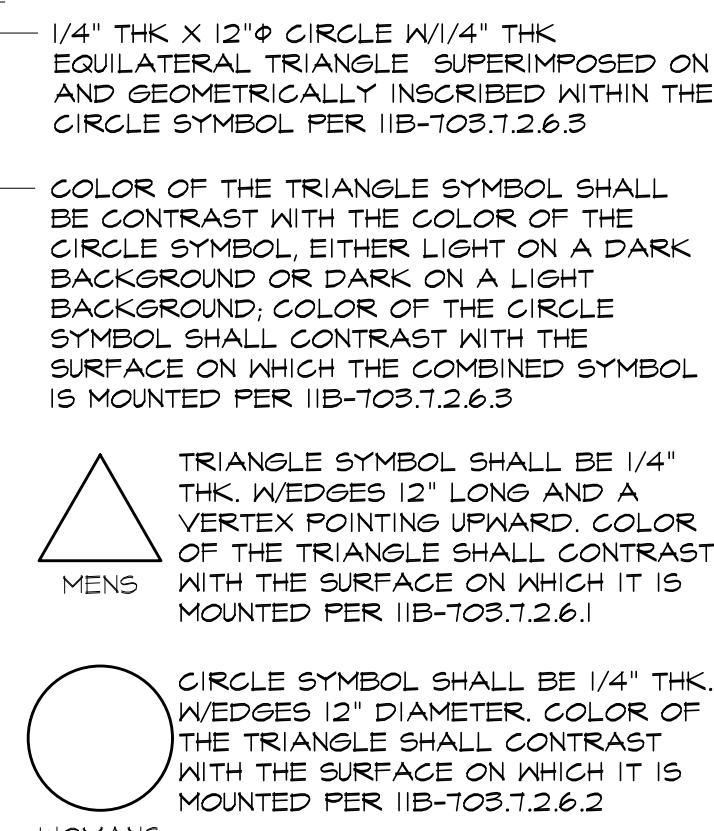
SCALE: 3" = 1'-0"

PER IIB-703.7



INTERNATIONAL SYMBOL OF  
ACCESSIBILITY PER IIB-703.7.2.1

 SINGLE USER "UNI-SEX" DOOR SIGN  
SCALE: 3" = 1'-0"



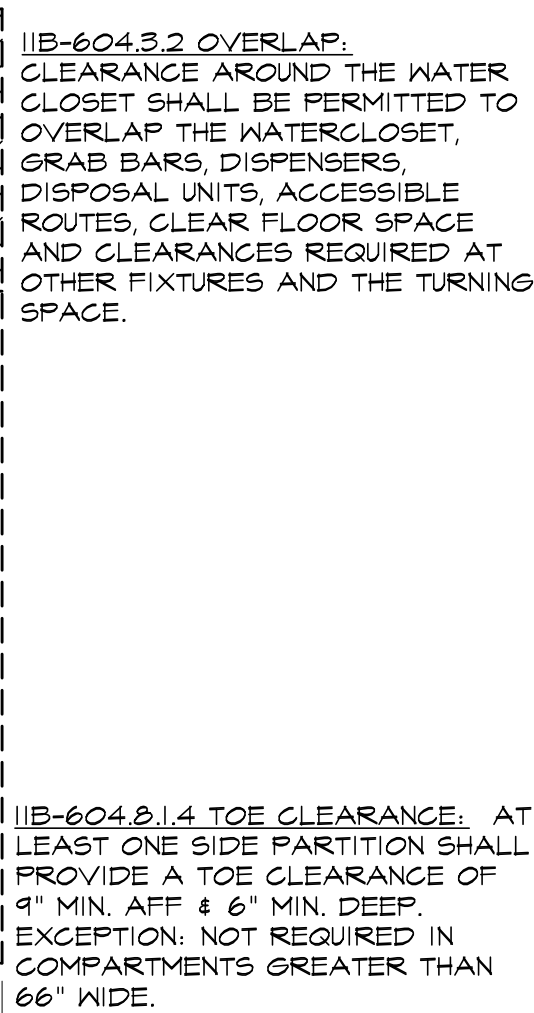
CIRCLE SYMBOL SHALL BE 1/4" THK.  
WEDGES 12" DIAMETER. COLOR OF  
THE TRIANGLE SHALL CONTRAST  
WITH THE SURFACE ON WHICH IT IS  
MOUNTED PER IIB-703.7.2.6.2

5  
A2.1

TYPICAL ADA TOILET SYMBOL DETAIL

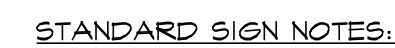
SCALE: 3/4" = 1'-0"

REF: UB-703.26



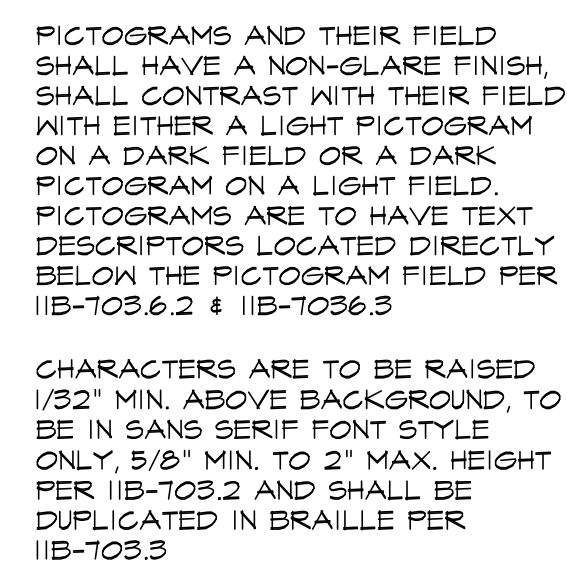
11B-604.8.1.4 TOE CLEARANCE: AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9" MIN. AFF & 6" MIN. DEEP. EXCEPTION: NOT REQUIRED IN COMPARTMENTS GREATER THAN 66" WIDE.

2 TYPICAL ADA WATER CLOSET DETAIL  
A2.1 SCALE: 3/4" = 1'-0" PER 11B-60431



1. ALL CHARACTERS ARE TO BE UPPERCASE, MEASURED VERTICALLY FROM THE BASELINE 5/8" MIN. TO 2" MAX., HEIGHT BASED ON THE UPPER CASE LETTER "I" AND SHALL BE RAISED 1/32" MIN. ABOVE THE BASELINE, MEASURED TO THE TOP OF THE SANS SERIF. WIDTH IS TO BE 60% MIN. OF THE UPPER CASE LETTER "O" AND 110% MAX. OF THE HEIGHT OF THE UPPER CASE LETTER "I". SPACING BETWEEN CHARACTERS SHALL BE 1/8" MIN.
2. BRAILLE SHALL BE CONTRACTED "GRADE 2" AND SHALL COMPLY WITH CBC 11B-103.3 AND 11B-103.4.
3. TACTILE CHARACTERS ON SIGNS SHALL BE 48" MIN. ABOVE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS, AND 60" MAX. ABOVE FINISH FLOOR. FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.

9 TACTILE EXIT SIGN DETAIL  
A2.1 SCALE: NTS



CHARACTERS ARE TO BE RAISED  
1/32" MIN. ABOVE BACKGROUND, TO  
BE IN SANS SERIF FONT STYLE  
ONLY, 5/8" MIN. TO 2" MAX. HEIGHT  
PER IIB-703.2 AND SHALL BE  
DUPLICATED IN BRAILLE PER  
IIB-703.3

BRaille DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE AND SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT PER IIB-103.3 AND 48" MIN. ABOVE THE FINISH FLOOR MEASURED FROM THE BASELINE OF THE LOWEST BRaille CELLS AND 60" MAX. ABOVE THE FINISH FLOOR FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.

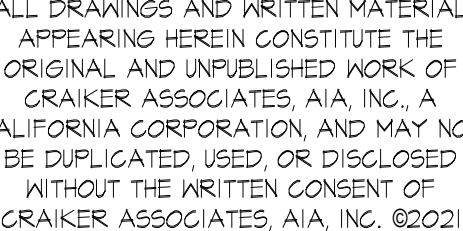
TACTILE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE; PROVIDING A CLEAR FLOOR SPACE OF 18" MIN. BY 18" MIN. CENTERED ON THE TACTILE CHARACTERS PER IIB-703.4.2

6 TYPICAL ADA TACTILE SIGN DETAIL  
A2.1 SCALE: 1-1/2" = 1'-0" PER 11B-T03.2, T03.3, T03.4, T03.5 & T03.6

3  
A2.1

TYPICAL ADA WATER CLOSET DETAIL

SCALE: 3/4" = 1'-0" PER IIB-604.5.1 & IIB-604.7



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# RESTROOM ACCESSIBILITY STANDARD DETAILS

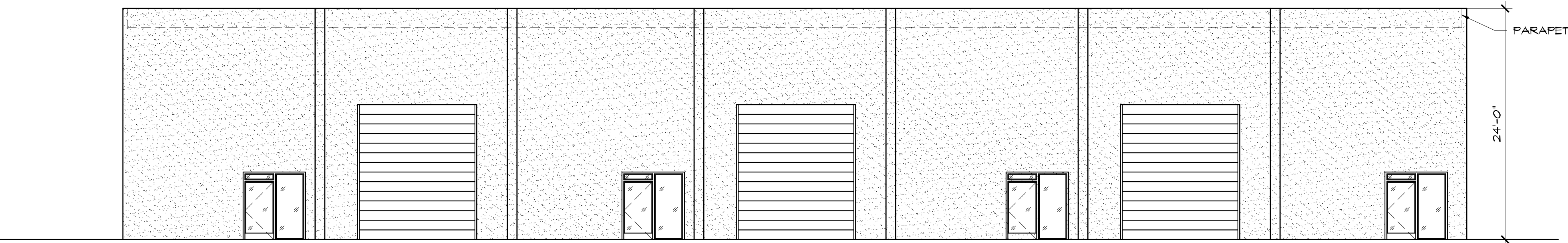
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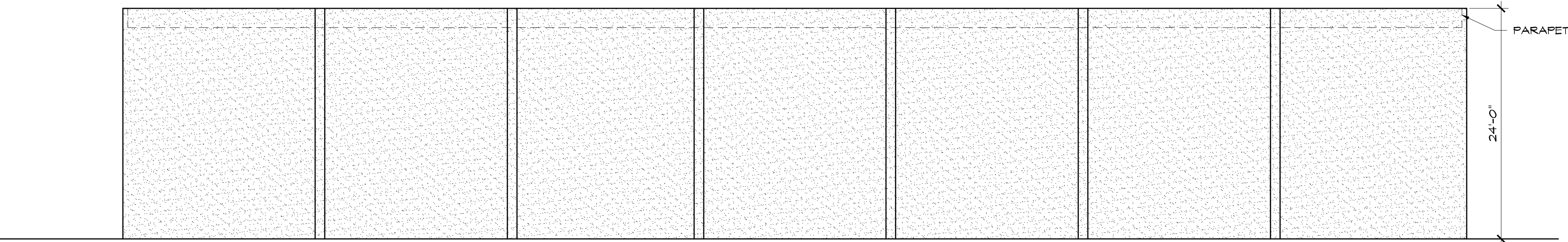
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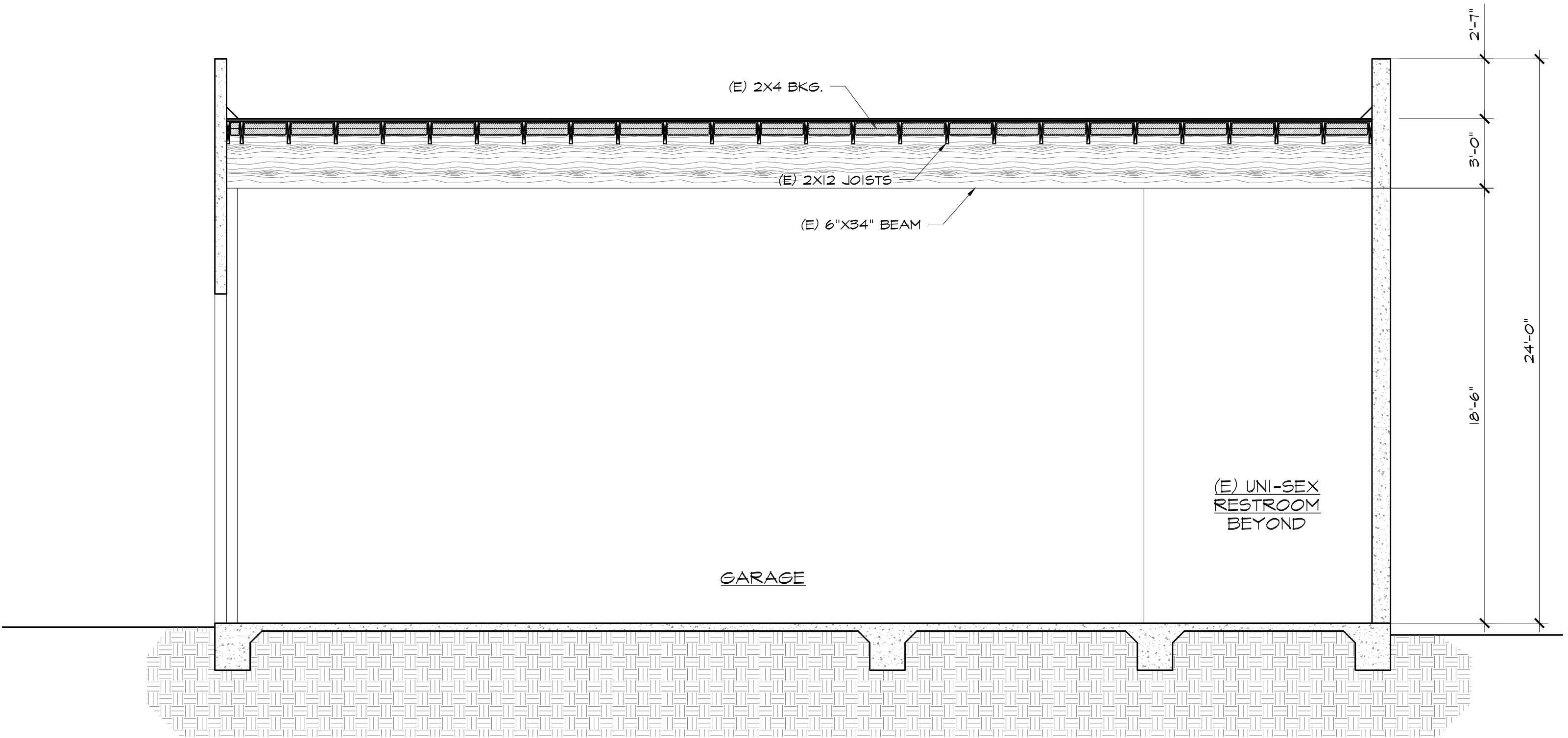




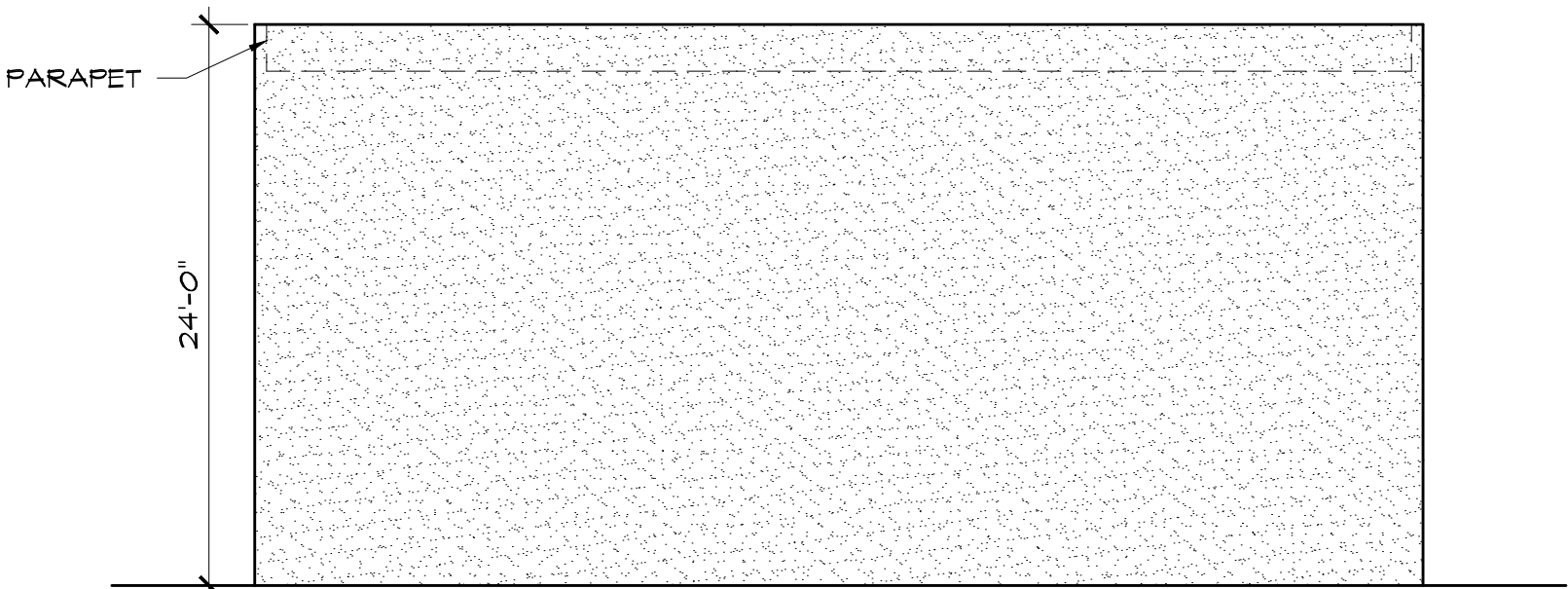
1 NORTH ELEVATION  
A3.0 SCALE: 1/8"=1'-0"



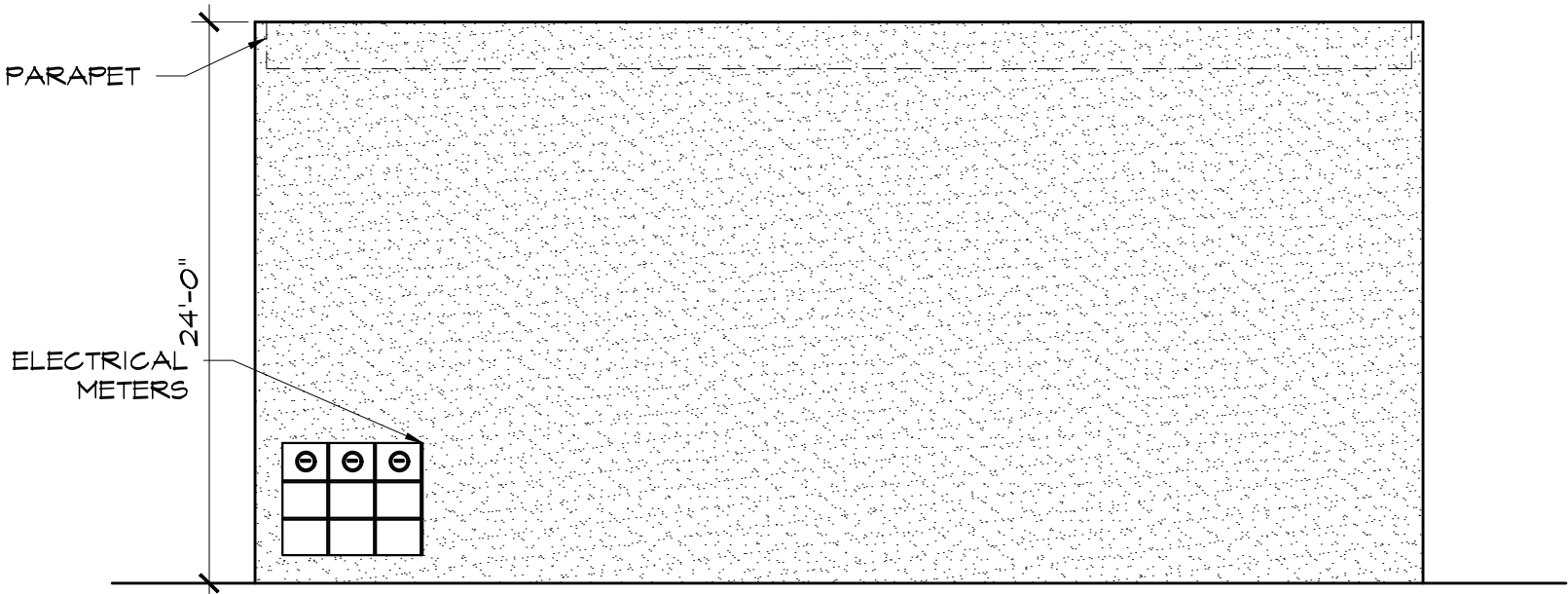
2 SOUTH ELEVATION  
A3.0 SCALE: 1/8"=1'-0"



A CROSS SECTION  
A3.0 SCALE: 1/4"=1'-0"

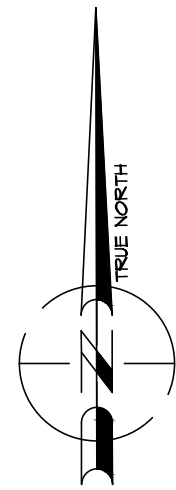


3 WEST ELEVATION  
A3.0 SCALE: 1/8"=1'-0"



4 EAST ELEVATION  
A3.0 SCALE: 1/8"=1'-0"

0 4" 6" 1'-0"  
SCALE: 1/4" = 1'-0"



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**ELEVATIONS  
&  
CROSS  
SECTIONS**

Revisions		
DATE	DESCRIPTION	
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**A3.0**







12

NOT USED

SCALE: N.T.S.

9

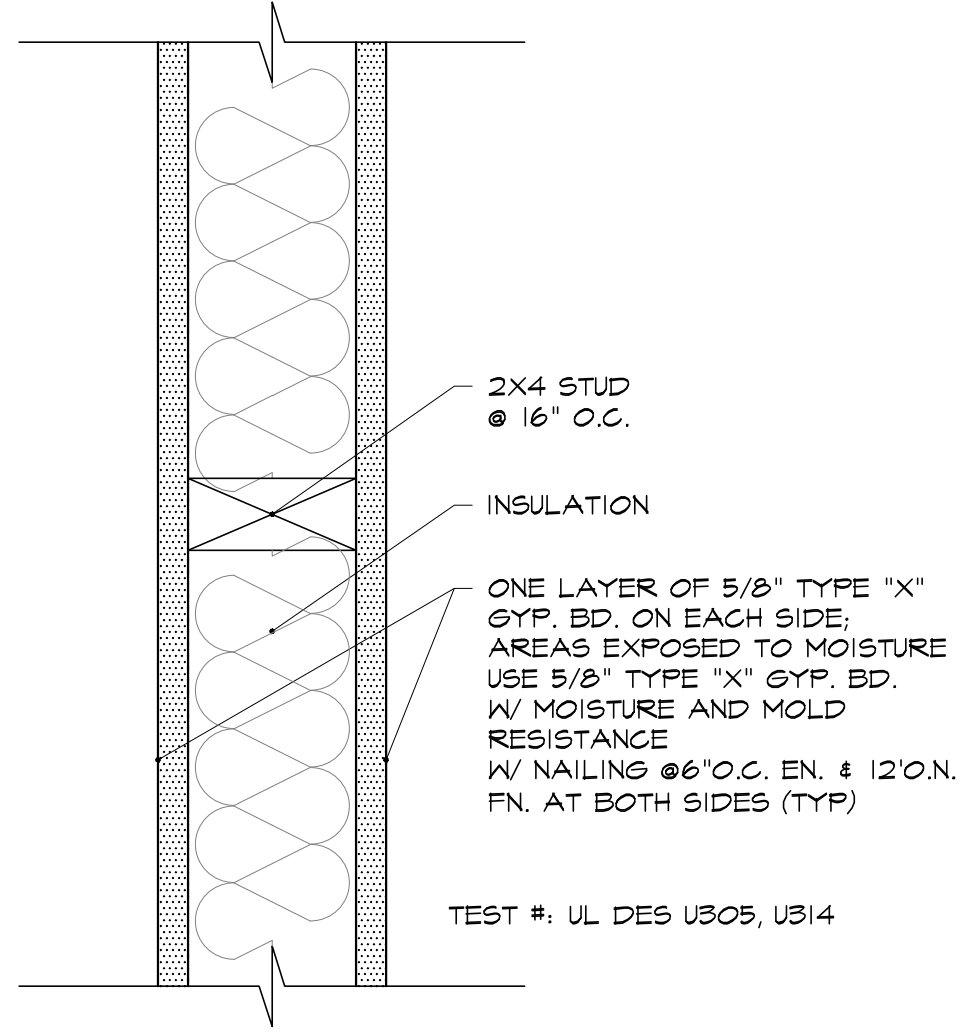
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6

(TYP.) 1-HR FIRE RATED WALL

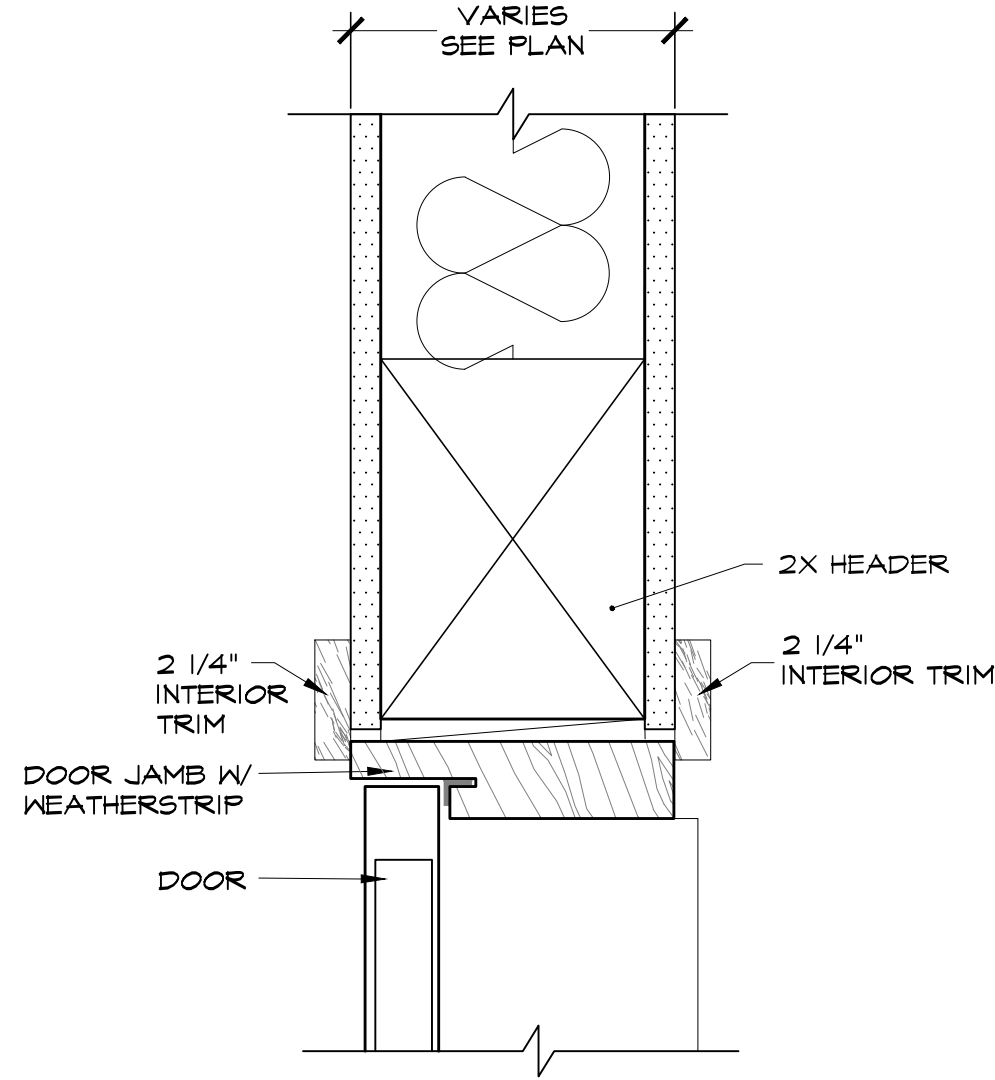
SCALE: 3/8"=1'-0"



3

INTERIOR DOOR HEADER

SCALE: 3/8"=1'-0"



11

NOT USED

SCALE: N.T.S.

8

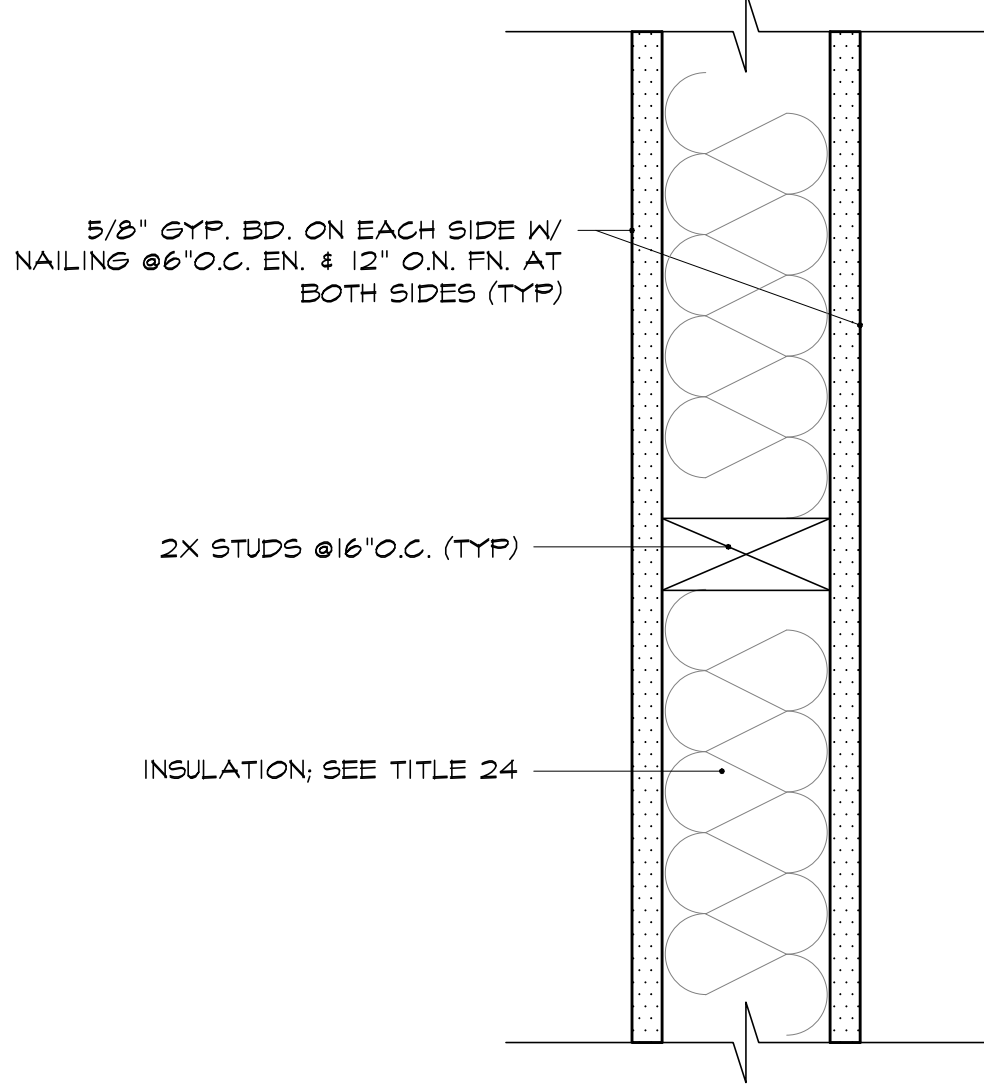
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5

(TYP.) INTERIOR WALL

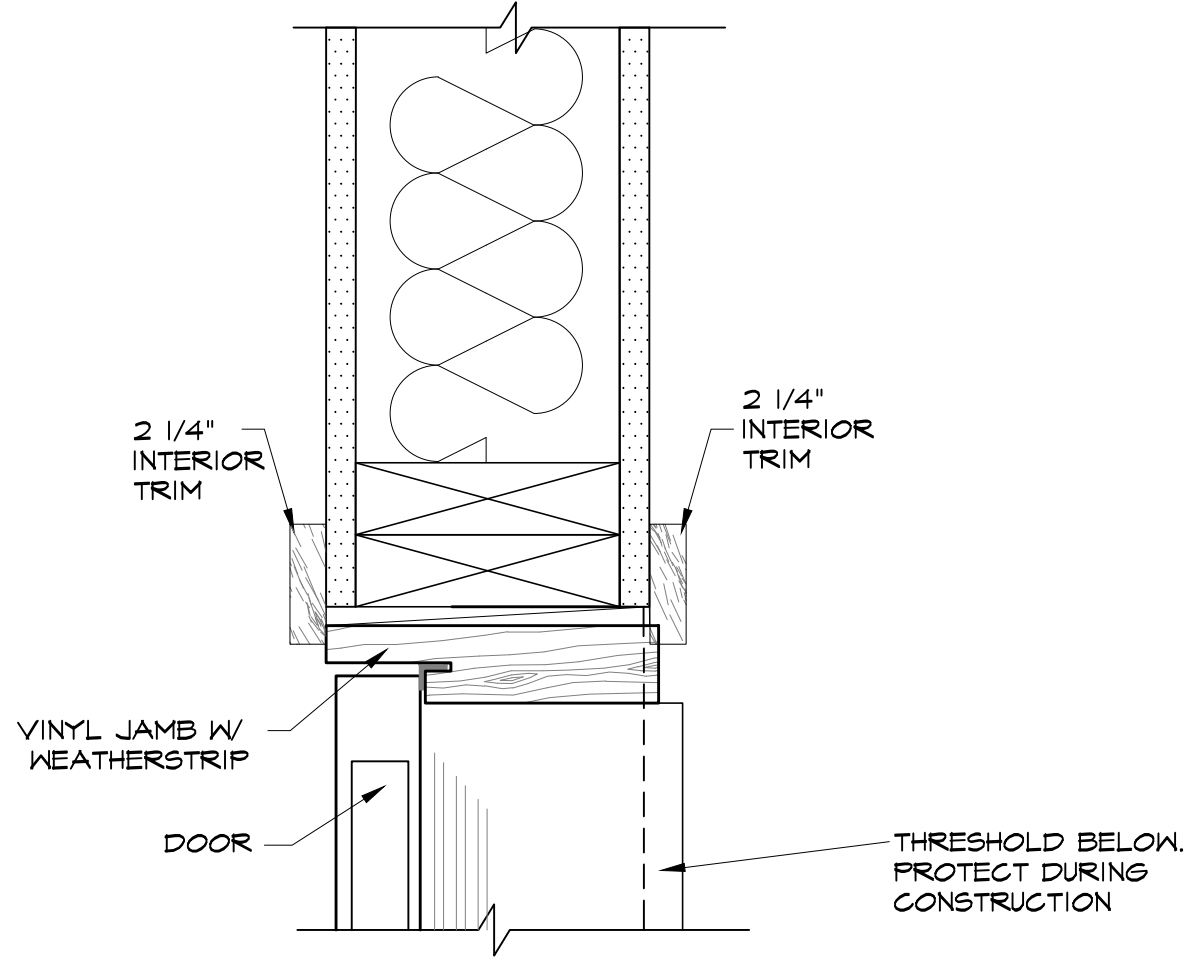
SCALE: 3/8"=1'-0"



2

INTERIOR DOOR JAMB

SCALE: 3/8"=1'-0"



10

NOT USED

SCALE: N.T.S.

7

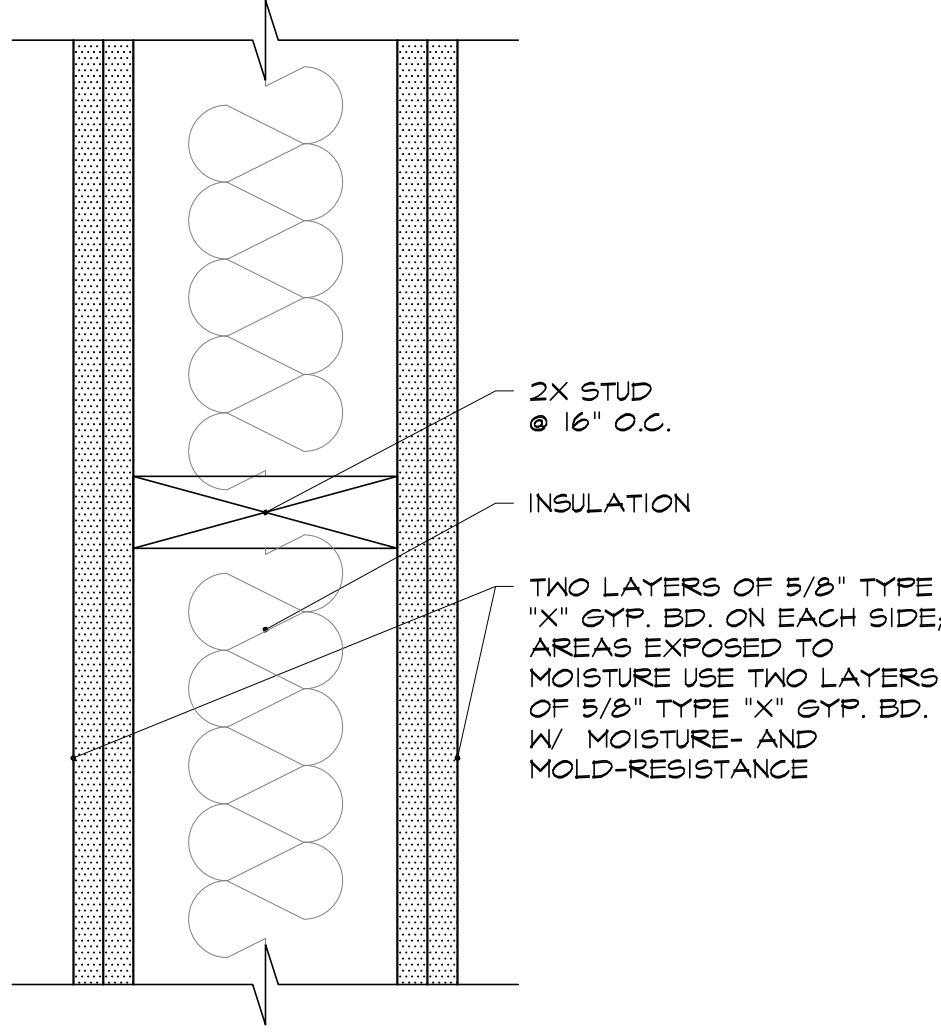
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4

(TYP.) TWO - HOUR FIRE SEPARATION

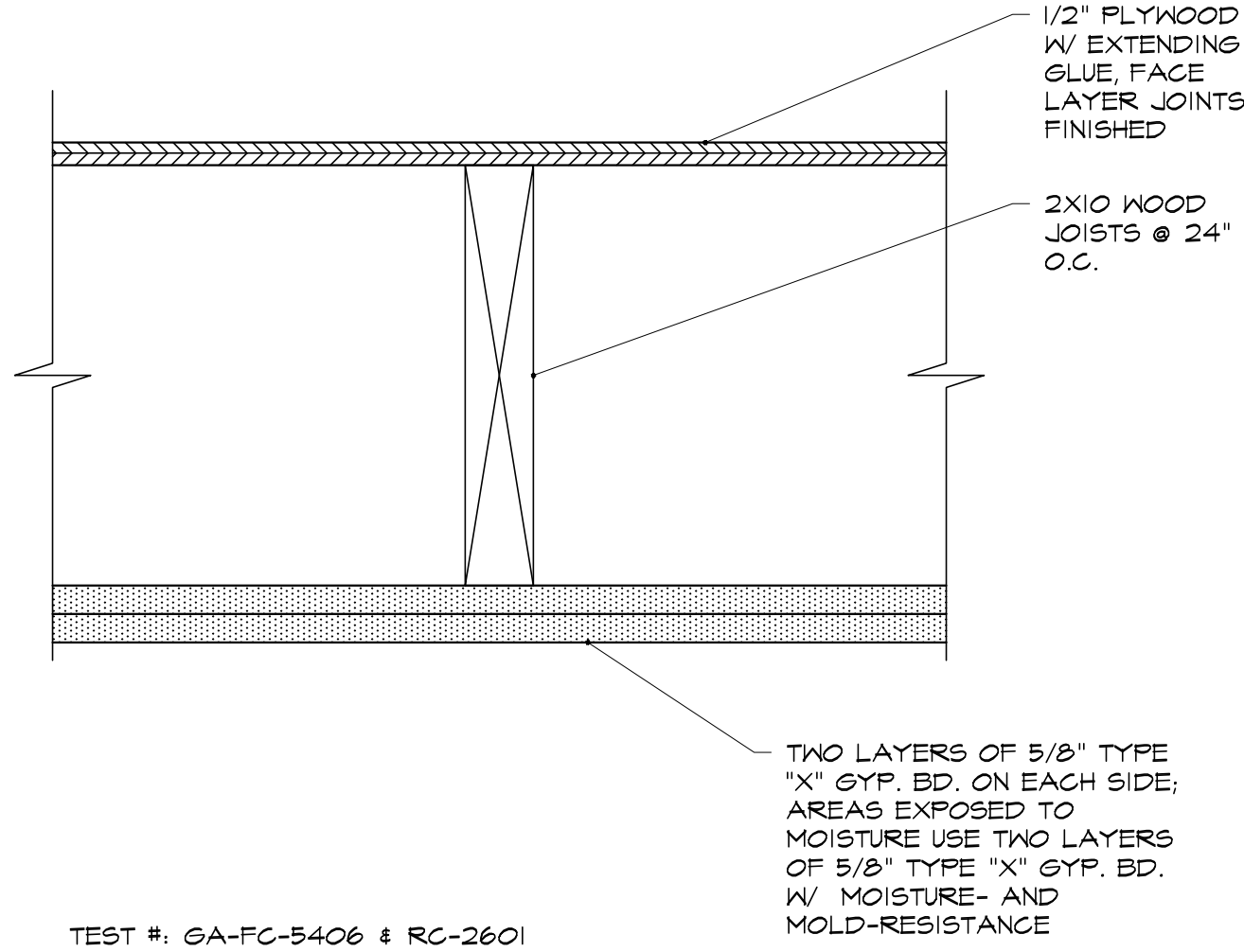
SCALE: 3/8"=1'-0"



1

(TYP.) 1-HR FIRE RATED CEILING

SCALE: 3/8"=1'-0"

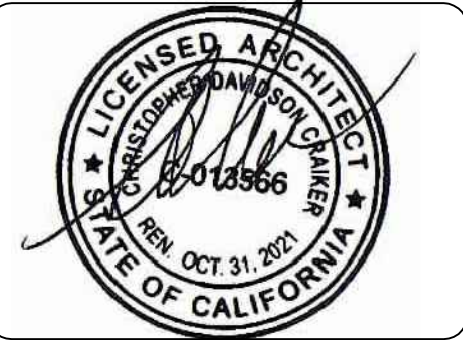


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