

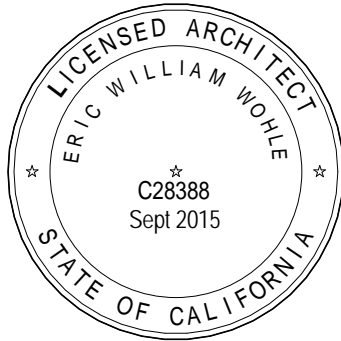
PROPOSED PROJECT TYPE FOR



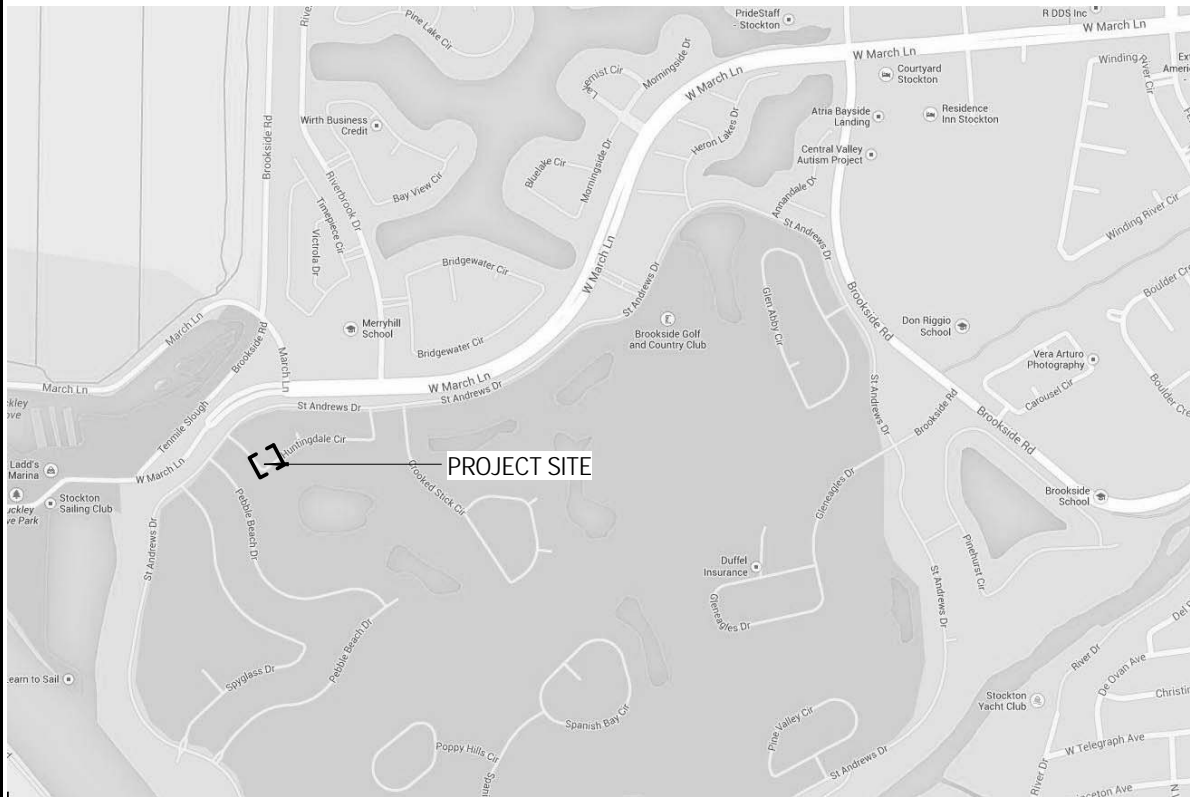
MR. & MRS. ALEXANDROS ECONOMOU

RESIDENCE REMODEL

6030 HUNTINGDALE CIRCLE
STOCKTON, CA



VICINITY MAP



GENERAL NOTES

- THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND THE EXISTING FIELD CONDITIONS, AND SHALL AT ONCE REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY, OR OMISSION HE MAY DISCOVER. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT APPROVED CONTRACT DOCUMENTS OR WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT LITERATURE, DATA, SAMPLES OR INSTALLATION INSTRUCTIONS.
- THE CONTRACT DOCUMENTS INDICATE THE EXTENT AND APPROXIMATE LOCATION OF ELEMENTS OF THE BUILDING AND SITE. ALL CONDITIONS, LOCATIONS, DEVICES AND ELEMENTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING THE WORK.
- ALL WORK PERFORMED IN CONNECTION WITH THESE CONTRACT DOCUMENTS SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION. THIS PROJECT SHALL COMPLY WITH TITLE 24, 2010 CBC, CMC, CPC, CFC, CEC BASED ON THE 2008 NEC, UMC, UPC, UFC, CALIFORNIA ENERGY CODE BASED ON THE 2008 CALIFORNIA ENERGY STANDARDS, AND CA GREEN BLDG. CODE.
- IT SHALL BE UNDERSTOOD THAT THE INTENT OF THESE CONSTRUCTION DOCUMENTS IS TO CONSTRUCT THE FACILITY IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES. SHOULD ANY CONDITION BE UNCOVERED OR DEVELOP DURING THE EXECUTION OF THESE DOCUMENTS, WHICH IS NOT DEFINED HEREIN, THE CONTRACTOR SHALL CEASE WORK AND NOTIFY THE ARCHITECT AT ONCE.
- THE TYPICAL DETAILS SHOWN IN THESE PLANS SHALL APPLY IN ALL SIMILAR CASES UNLESS SPECIFICALLY NOTED OTHERWISE. WHERE NO DETAIL IS SHOWN, CONSTRUCTION SHALL BE AS INDICATED FOR OTHER SIMILAR WORK AND, OR APPLICABLE INDUSTRY PRACTICE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION OF INSTALLATION, INSPECTION, AND FINAL APPROVAL OF ALL UTILITIES.
- IT IS NOT THE INTENT OF THESE CONTRACT DOCUMENTS TO SEPARATE THE WORK INTO SUBTRADE DIVISIONS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DIVIDE THE WORK AND ORGANIZE ALL WORK AS REQUIRED TO COMPLETE THE WORK AS INTENDED BY THESE DOCUMENTS.
- ALL SITE WORK SHALL COMPLY WITH THE STATE OF CALIFORNIA TITLE 24, AND ALL APPLICABLE CODES, ORDINANCES, AND ZONING REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. HE SHALL BE RESPONSIBLE FOR THE LOCATION AND PRESERVATION OF ALL SUCH FACILITIES IN THE AREA OF CONSTRUCTION, AND SHALL NOTIFY UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION (UNDERGROUND SERVICE ALERT 1-800-227-2800).
- GENERAL DEMOLITION: WHENEVER EXISTING FACILITIES OR MATERIALS ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF WORK COVERED BY THE DRAWINGS AND SPECIFICATIONS, SAID FACILITIES AND MATERIALS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. SAID FACILITIES OR MATERIALS SHALL BE EQUAL TO OR BETTER THAN THE ORIGINAL FACILITIES OR MATERIALS. THE FINISH PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE COUNTY AND ITS AGENTS.
- NO WORK SHALL COMMENCE AT THE PROJECT SITE BEFORE A BUILDING PERMIT IS FULLY EXECUTED AND AVAILABLE FOR POSTING AT THE JOB SITE.
- CONSTRUCTION LIMITS: CONTRACTOR AND SUB-CONTRACTORS, WORKERS AND OTHER PERSONNEL RELATED TO THIS SCOPE OF WORK, SHALL BE CONFINED WITH THE AREAS DESIGNATED AS CONSTRUCTION LIMITS AS INDICATED BY THESE DRAWINGS AND RELATED AREAS. AREAS BEYOND THIS SCOPE OF WORK SHALL BE OFF LIMITS, AND THEIR USE SHALL BE PROHIBITED WITHOUT PRIOR AUTHORIZATION OF OWNER. THE GENERAL CONTRACTOR SHALL VERIFY THESE LIMITS AND BE RESPONSIBLE TO INFORM THE APPROPRIATE PERSONNEL AND ENFORCE THESE LIMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, FITTING, OR PATCHING THAT MAY BE REQUIRED TO COMPLETE THE INTENT OF THESE CONSTRUCTION DOCUMENTS, TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY. THE CONTRACTOR SHALL PATCH ARCHITECTURAL FINISHES AS NECESSARY TO ACCOMPLISH WORK DEFINED IN STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND ARCHITECTURAL DRAWINGS. EXISTING FIELD CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AND ACCEPTED AS CONDITIONS OF THIS SCOPE OF WORK.
- CONTRACTOR SHALL FLUSH ALL WATER, SEWER, AND DRAIN LINES PRIOR TO HOOK UP.
- DIMENSIONS SHALL BE MEASURED TO FACE OF FRAMING, U.N.O.
- DO NOT SCALE THE DRAWINGS.

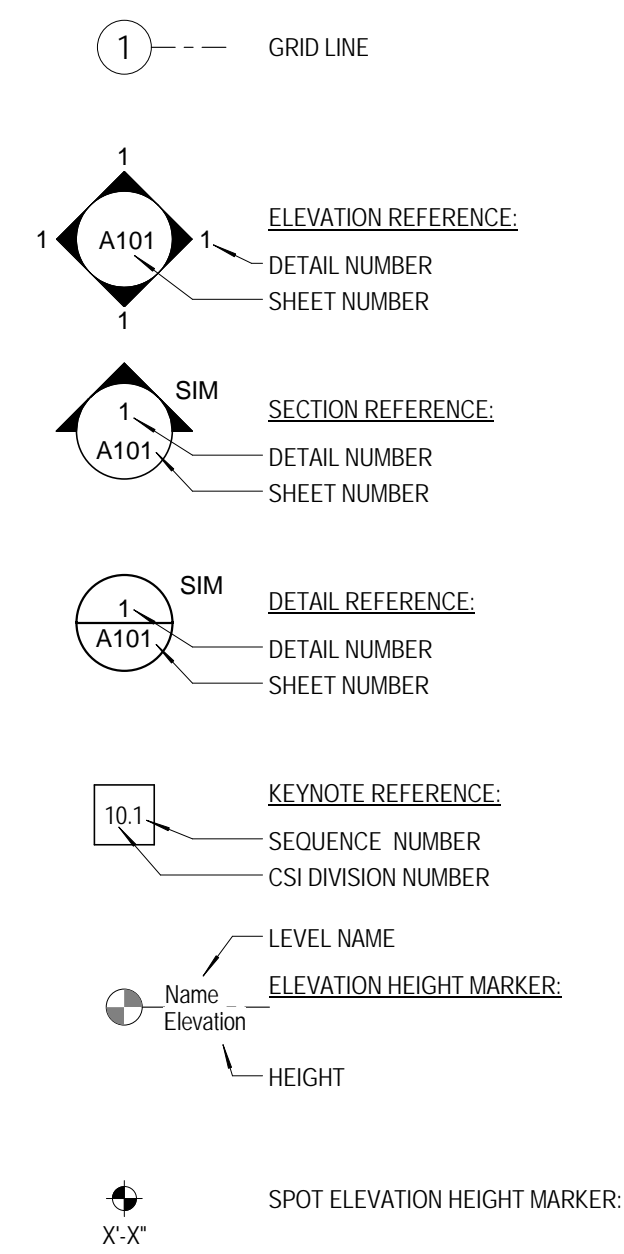
ABBREVIATIONS

ABV	ABOVE	G.S.M.	GALVANIZED SHEET METAL	S	SOUTH
ACOUS	ACOUSTICAL	GAL	GALLON	SAFB	SOUND ATTENUATION FIBER BATT
ACT	ACoustical CEILING TILE	GALV	GALVANIZED	SC	SCUPPER
AD	AREA DRAIN	GB	GRAB BAR	SCHED	SCHEDULE
ADJ	ADJUSTABLE	GC	GENERAL CONTRACTOR	SEAL	SEALANT
AFF	ABOVE FINISH FLOOR	GL	GLASS	SECT	SECTION
ALT	ALTERNATE	GND	GROUND	SF	SQUARE FOOT
ALUM	ALUMINUM	GWB	GYPsum BOARD	SHt	SHEET
APPROX	APPROXIMATE	GYP	GYPsum	SM	SIMILAR
ARCH	ARCHITECT	H.W.H.	HOT WATER HEATER	SPEC	SPECIFICATION
B.O.	BOTTOM OF	HDWD	HARDWOOD	SQ	SQURE
BALC	BALCONY	HDWR	HARDWARE	SS	STAINLESS STEEL
BD	BOARD	HM	HOLLOW METAL	STD	STANDARD
BET	BETWEEN	HORIZ	HORIZONTAL	STL	STEEL
BLDG	BUILDING	HR	HOUR	STOR	STORAGE
BLKG	BLOCKING	HT	HEIGHT	STRUCT	STRUCTURAL
BLW	BELOW	ID	INNER DIAMETER	SUSP	SUPSPENDED
BM	BEAM	INCAN	INCANDESCENT	SYM	SYMMETRICAL
ROT	BOTTOM	INSUL	INSULATION	T	TREAD
BRKT	BRACKET	INT	INTERIOR	T&G	TONGUE & GROOVE
BULKHD	BULKHEAD	JAN	JANITOR	TEL	TELEPHONE
BUR	BUILT UP ROOF	JST	JOIST	TER	TERRAZZO
C.G.	CORNER GUARD	JT	JOINT	THK	THICK
CAB	CABINET	LAM	LAMINATE	THR	THRESHOLD
CALK	CAULKING	LAV	LAVATORY	TO	TOP OF
CEM	CEMENT	LB(S)	POUNDS	TYP	TYPICAL
CER	CERAMIC	LDG	LANDING	UC	UNDERCUT
CJ	CONTROL JOINT	LT	LIGHT	UNFIN	UNFINISHED
CLG	CEILING	MAX	MAXIMUM	UNO	UNLESS NOTED OTHERWISE
CLOS	CLOSET	CLR	CLEAR	UON	UNLESS OTHERWISE NOTED
CLR	CASED OPENING	MECH	MECHANICAL	UTL	UTILITY
CO	COLUMN	MEMB	MEMBRANE	VCT	VINYL COMPOSITION TILE
COL	COLUMN	MFR	MANUFACTURER		
CONC	CONCRETE	MN	MINIMUM	VERT	VERTICAL
CONT	CONTINUOUS	MISC	MISCELLANEOUS	VIF	VERIFY IN FIELD
CPT	CERAMIC TILE	MO	MASONRY OPENING	VTR	VENT TERMINATION PIPE
CT	CENTER	MTD	MOUNTED	WVC	VINYL WALL COVERING
CTR	CENTER	MTL	METAL	W	WEST
DBL	DOUBLE	N	NORTH	W/	WITH
DET	DETAIL	NIC	NOT IN CONTRACT	W/O	WITHOUT
DIA	DIAMETER	NO	NUMBER	WC	WATERCLOSET
DIM	DIMENSION	NOM	NOMINAL	WIN	WINDOW
DN	DOWN	NTS	NOT TO SCALE	WP	WATERPROOF
DR	DOOR	O.P.	OVERFLOW PIPE	WS	WETSTACK
DS	DOWN SPOUT	OA	OVERALL	WSCOT	WAINSCOT
DW	DISHWASHER	OC	ON CENTER	WT	WEIGHT
DWG	DRAWING	OD	OUTSIDE DIAMETER		
E	EAST	OFF	OFFICE		
EA	EACH	OH	OPPOSITE HAND		
EIFS	EXTERIOR INSULATION & FINISH SYSTEM	OPG	OPENING		
		OPP	OPPOSITE		
ELEC	ELECTRIC	PART	PARTITION		
ELEV	ELEVATION	PERM	PERIMETER		
EMER	EMERGENCY	PG	PAINT GRADE		
ENCL	ENCLOSURE	PLAM	PLASTIC LAMINATE		
EOS	EDGE OF SLAB	PLAS	PLASTER		
EQ	EQUAL	PLYWD	PLYWOOD		
EQUIP	EQUIPMENT	PR	PAIR		
ETR	EXISTING TO REMAIN	PT	PAINT		
EW	EACH WAY	PTD	PAINTED		
EXP. JT.	EXPANSION JOINT	R	RISER		
EXST	EXISTING	RAD	RADIUS		
F.O.	FACE OF	RCP	REFLECTED CEILING PLAN		
FA	FIRE ALARM	RD	ROOF DRAIN		
FAP	FIRE ANNUNCIATOR PANEL	RE	REFER		
FD	FLOOR DRAIN	REF	REFRIGERATOR		
FE	FIRE EXTINGUISHER	REINF	REINFORCED		
FEC	FIRE EXTINGUISHER CABINET	REQD	REQUIRED		
FG	FINISH GROUP	RESIL	RESILIENT		
FH	FIRE HYDRANT	RM	ROOM		
FHC	FIRE HOSE CABINET	RO	ROUGH OPENING		
FIN	FINISH	RTU	ROOF TOP UNIT (MECH)		
FLR	FLOOR				
FLUOR	FLUORESCENT				
FRP	FIBER REINFORCED PLASTIC				
FT	FOOT OR FEET				
FUR	FURRING				

CONTACTS

OWNER: Mr. and Mrs. Alexandros Economou ADDRESS: 6030 Huntingdale Circle Stockton, CA 95219 PHONE: 209-955-2514 CONTACT: Alexandros Economou EMAIL: aeconomou@agspanos.com	MECHANICAL ENGINEER: Alexander Schello and Associates, Inc. ADDRESS: 2926 Pacific Ave. P.O. Box 4183 Stockton, CA 95204 PHONE: 209-948-9761 FAX: (209) 948-1258 CONTACT: Mitch Schello EMAIL: mitch@aschelloeng.com
ARCHITECT: LDA Partners, LLP ADDRESS: 4 S. Central Ct. Stockton, CA 95204 PHONE: 209-943-0405 FAX: 209-943-0415 CONTACT: Michael Donaldson EMAIL: mcdonaldson@dapartners.com CONTACT: Wesley Mitchell EMAIL: wtmitchell@dapartners.com	PLUMBING ENGINEER: Alexander Schello and Associates, Inc. ADDRESS: 2926 Pacific Ave. P.O. Box 4183 Stockton, CA 95204 PHONE: 209-948-9761 FAX: (209) 948-1258 CONTACT: Mitch Schello EMAIL: mitch@aschelloeng.com
STRUCTURAL ENGINEER: Harris & Sloan, Inc. ADDRESS: 2295 Gateway Oaks Dr., Suite 165 Sacramento, CA 95833 PHONE: (916) 570-1404 FAX: (916) 921-2878 CONTACT: Tim Sloan EMAIL: tsloan@hscgi.com	

LEGEND



PROJECT DATA

REFERENCE	DESCRIPTION	INTERPRETATION
DESCRIPTION SCOPE	INTERIOR REMODEL INCLUDING KITCHEN AND OFFICE AT FIRST FLOOR AND MASTER BATH AND NEW ADDITION TO MASTER BEDROOM AT SECOND FLOOR TO EXISTING RESIDENCE	
LOCATION	6030 HUNTINGDALE CIRCLE STOCKTON, CA	
ZONING	R-3	
APN	118-17-005	
GENERAL INFORMATION	EXISTING 1ST FLOOR AREA EXISTING 2ND FLOOR AREA EXISTING TOTAL FLOOR AREA PROPOSED ADDITIONAL(CONDITIONED) FLOOR AREA TOTAL BUILDING AREA ACTUAL BUILDING HEIGHT ACTUAL NUMBER OF STORIES	2,413 S.F. 1,569 S.F. 3,982 SF 123 SF 4,105 SF +32' 4" 2 STORY
OCCUPANCY	GROUP R-3	
CBC 303.1	AUTOMATIC FIRE SPRINKLERS	NA
CBC 508.3	CONSTRUCTION TYPE	TYPE VB
CBC TABLE 601	LOT COVERAGE LOT AREA EXISTING BUILDING AREA EXISTING LOT COVERAGE LOT AREA NEW BUILDING AREA NEW LOT COVERAGE	 (.35 ACRES) 15,035 S.F. +3,982 S.F. +2,413 S.F. +-.16% (.35 ACRES) 15,035 S.F. 123 SF +-.17%

SHEET INDEX

GENERAL	C0.00	COVER SHEET
ARCHITECTURAL	A1.01	SITE PLAN
	A2.01	FIRST FLOOR DEMOLITION PLAN
	A2.02	SECOND FLOOR DEMOLITION PLAN
	A3.01	FIRST FLOOR PLAN
	A3.02	SECOND FLOOR PLAN
	A4.01	1ST AND 2ND FLOOR CEILING PLANS AND ROOF PLAN
	A6.01	EXTERIOR ELEVATIONS
	A6.02	EXTERIOR ELEVATIONS
	A7.01	BUILDING SECTIONS
	A8.01	INTERIOR ELEVATIONS
	AD.01	DETAILS
	AD.02	DETAILS
STRUCTURAL	S1	FOUNDATION PLAN
	S2	FLOOR FRAMING PLAN
	S3	ROOF FRAMING PLAN
	SD.1	STRUCTURAL DETAILS
	SD.2	STRUCTURAL DETAILS
	SN.1	STANDARD NOTES
	SN.2	STANDARD DETAILS
MECHANICAL	DM2.01	DEMOLITION MECHANICAL FIRST FLOOR PLAN
	DM2.02	DEMOLITION MECHANICAL SECOND FLOOR PLAN
	M3.01	MECHANICAL FIRST FLOOR PLAN
	M3.02	MECHANICAL SECOND FLOOR PLAN
	M8.01	MECHANICAL SCHEDULE DETAILS
	M8.02	MECHANICAL DETAILS
PLUMBING	DP2.01	DEMOLITION PLUMBING FIRST FLOOR PLAN
	DP2.02	DEMOLITION PLUMBING SECOND FLOOR PLAN
	P3.01	PLUMBING FIRST FLOOR PLAN
	P3.02	PLUMBING SECOND FLOOR PLAN
	P8.01	PLUMBING SCHEDULE DETAILS
ELECTRICAL	E0.01	FIRST FLOOR ELECTRICAL PLAN
	E0.02	SECOND FLOOR ELECTRICAL PLAN

PRELIMINARY SET

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DATE: December 20, 2013

DRAWN: WM

CHECKED: MD

REVISIONS:

NO.	DESCRIPTION	DATE	BY
-----	-------------	------	----

CLIENT

Mr. & Mrs.
Alexandros
Economou

6030 Huntingdale Circle
Stockton, CA

PROJECT

JOB NO.: 602-02-09

Economou Residence
Remodel

6030 Huntingdale Circle
Stockton, CA

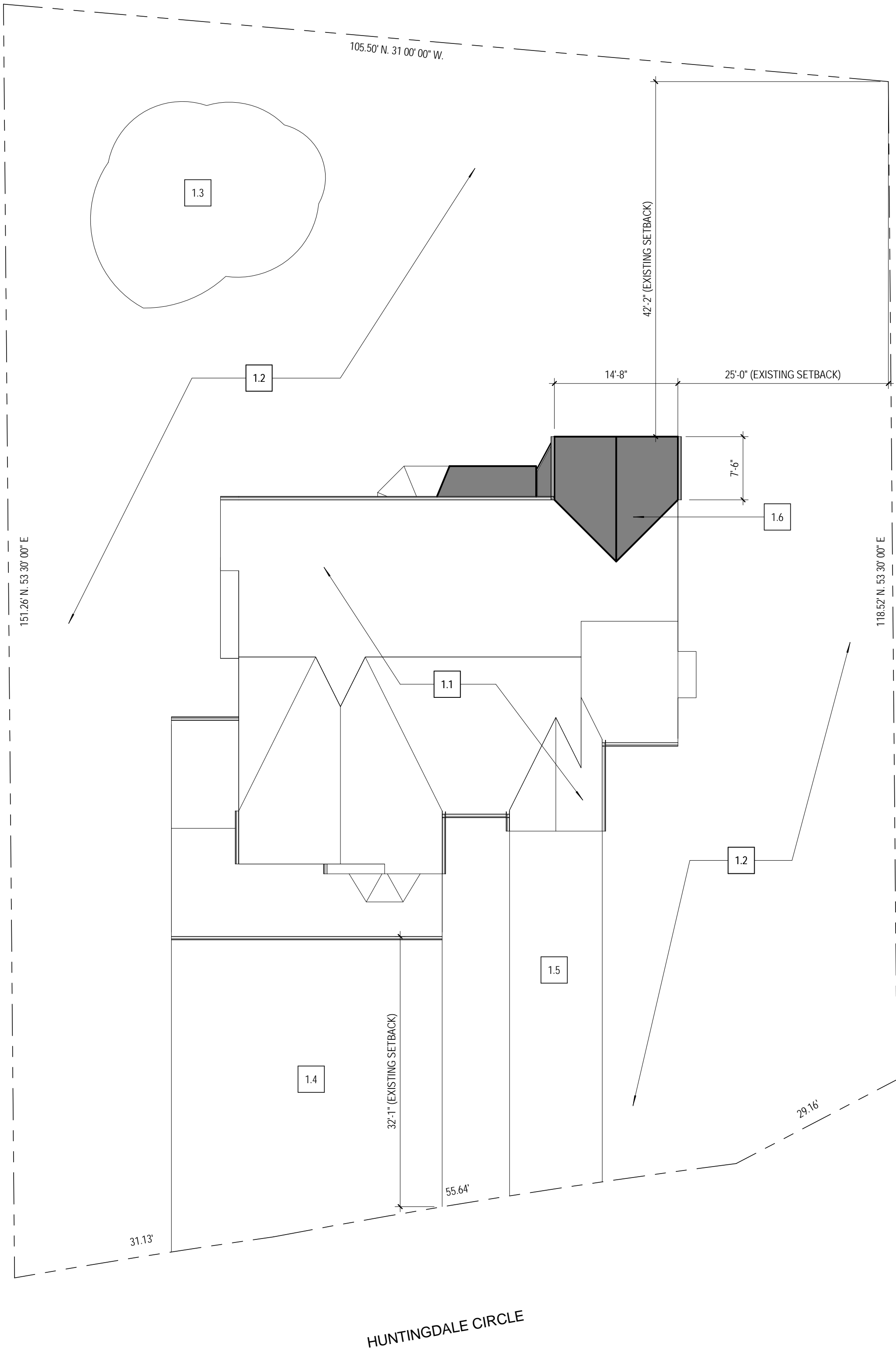
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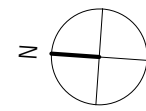
SHEET NO.

G0.00

OF xx SHEETS

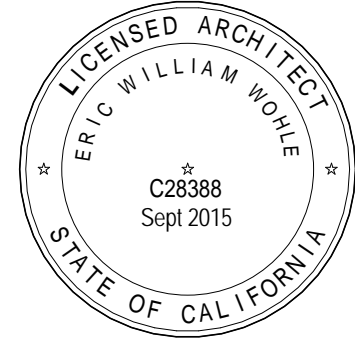


1 SITE PLAN
A1.01 1" = 10'-0"



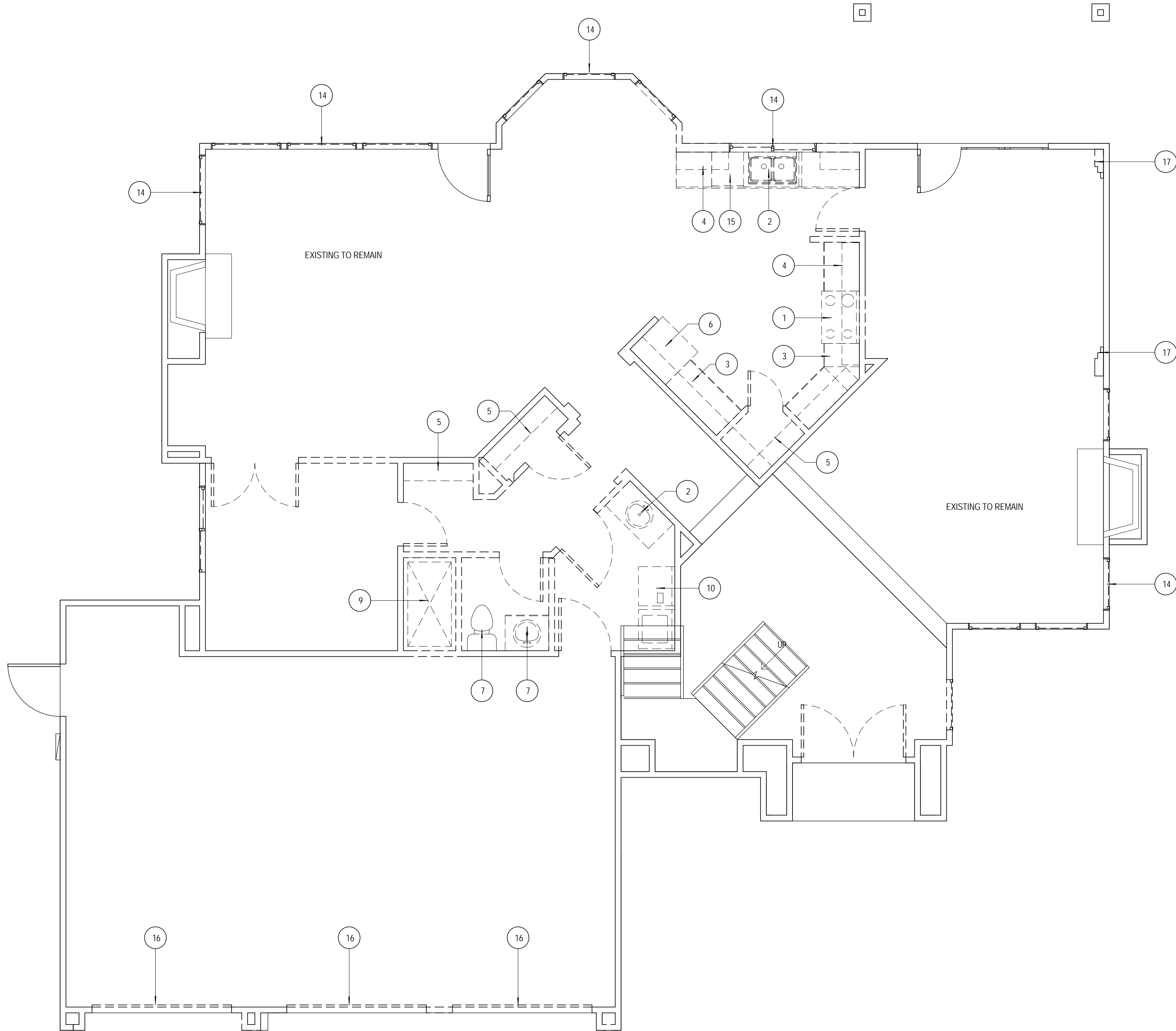
KEY NOTES

- 1.1 EXISTING HOUSE
- 1.2 EXISTING LAWN
- 1.3 EXISTING POOL
- 1.4 EXISTING DRIVEWAY
- 1.5 EXISTING CONC. WALK
- 1.6 NEW ADDITION

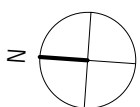


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CHECKED:	MD		
REVISIONS:			
NO.	DESCRIPTION	DATE	BY

CLIENT	
Mr. & Mrs. Alexandros Economou	
6030 Huntingdale Circle Stockton, CA	
PROJECT	
JOB NO: 602-02-09	
Economou Residence Remodel	
6030 Huntingdale Circle Stockton, CA	
SHEET INFO	
SITE PLAN	
SHEET NO.	
A1.01	
OF xx SHEETS	



1 FIRST FLOOR DEMOLITION PLAN
A2.01 1/4" = 1'-0"



LEGEND

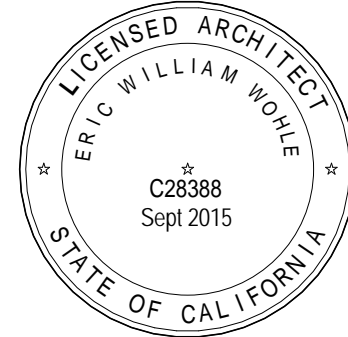
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- DEMOLITION KEY NOTE - REFER TO LEGEND BELOW

DEMOLITION NOTES

- CONTRACTOR SHALL NOT CUT OR ALTER STRUCTURAL MEMBERS UNLESS INDICATED TO DO SO IN THE CONTRACT DOCUMENTS OR WRITTEN APPROVAL RECEIVED FROM THE ARCHITECT.
- UNLESS OTHERWISE NOTED ON DRAWINGS, ALL MATERIAL INDICATED TO BE REMOVED SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR. DISPOSAL OF SUCH MATERIAL SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MADE OUTSIDE OF THE PROJECT SITE.
- CONTRACTOR TO CUT, CAP, AND REMOVE EXISTING UTILITIES AS SHOWN. IF UTILITIES OTHER THAN THOSE SHOWN ARE ENCOUNTERED, IMMEDIATELY NOTIFY THE ARCHITECT. CEASE OPERATION IN THE IMMEDIATE AREA AND DO NOT DISTURB UNTIL THE ARCHITECT DIRECTS THE DISPOSITION OF SUCH UTILITY.
- DEMOLITION SHOWN IS DIAGRAMMATIC AND GENERAL. PERFORM ALL DEMOLITION SHOWN AND REQUIRED FOR THE CONSTRUCTION OF THE PROJECT INCLUDING ALL ITEMS IN THE WAY OF NEW WORK WHETHER OR NOT SPECIFICALLY SHOWN.

KEY NOTES

- REMOVE (E) OVEN/RANGE
- REMOVE (E) SINK
- REMOVE (E) BASE CABINET
- REMOVE (E) UPPER CABINET
- REMOVE (E) SHELVING
- REMOVE (E) REFRIGERATOR
- REMOVE (E) VANITY
- REMOVE (E) SHOWER
- REMOVE AND RELOCATE (E) WASHER AND DRYER
- REMOVE (E) WINDOW
- REMOVE (E) DISH WASHER
- REMOVE (E) GARAGE DOOR
- REMOVE (E) FURRED WALL



PRELIMINARY SET

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REVISIONS:

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JOB NO: 602-02-09

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Remodel**

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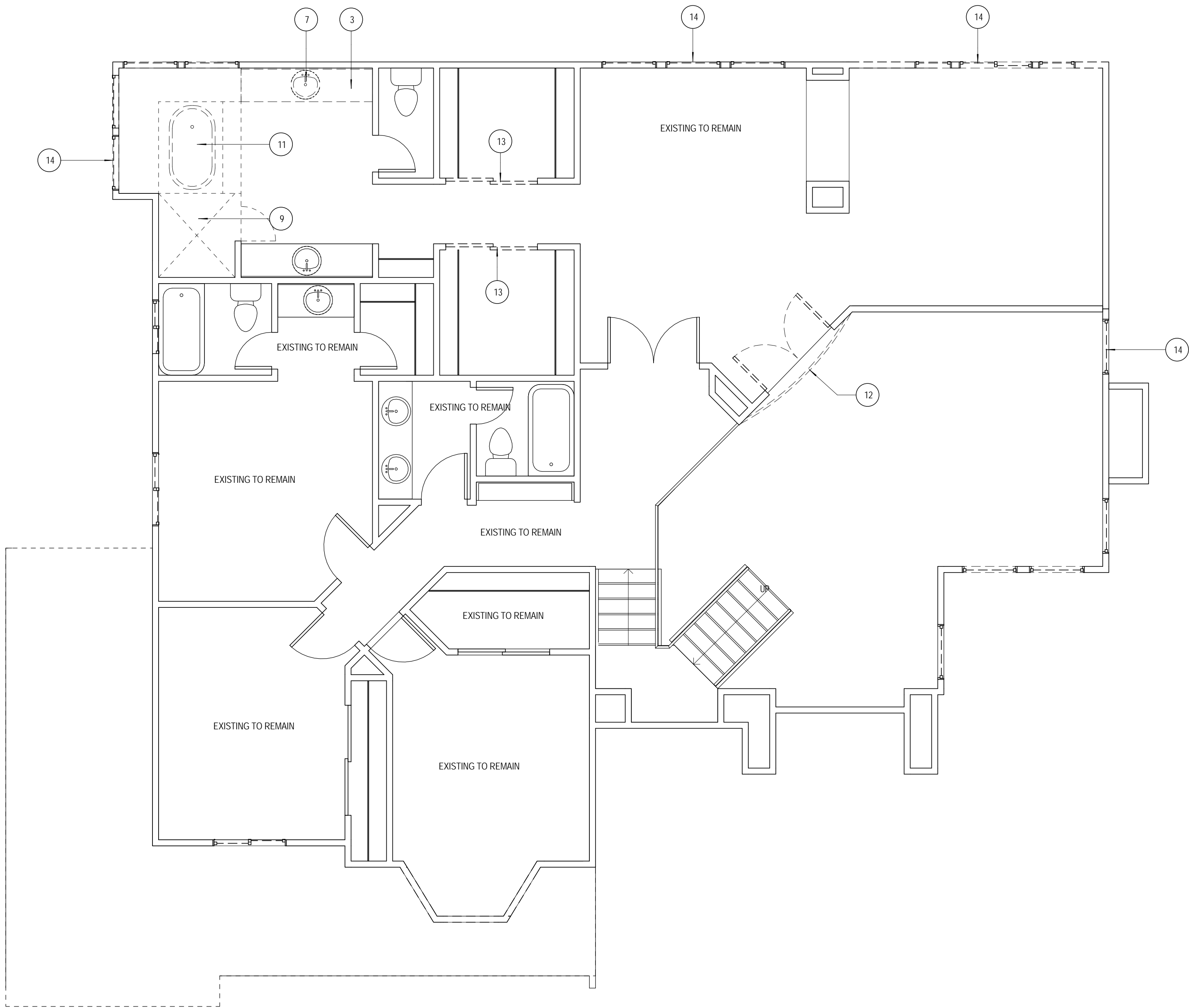
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**FIRST FLOOR
DEMOLITION PLAN**

SHEET NO.

A2.01

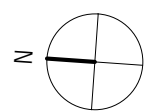
OF xx SHEETS



1
A2.02

SECOND FLOOR DEMOLITION PLAN

1/4" = 1'-0"



LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO BE REMOVED

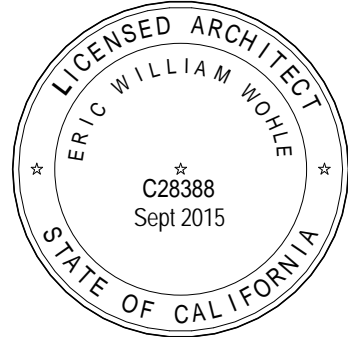
1 DEMOLITION KEY NOTE - REFER TO LEGEND BELOW

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DEMOLITION KEY NOTES

- 3 REMOVE (E) BASE CABINET
- 7 REMOVE (E) VANITY
- 9 REMOVE (E) SHOWER
- 11 REMOVE AND RELOCATE (E) BATH TUB
- 12 REMOVE (E) GUARD RAIL
- 13 REMOVE (E) CLOSET DOORS
- 14 REMOVE (E) WINDOW



PRELIMINARY SET

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REVISIONS:

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JOB NO: 602-02-09

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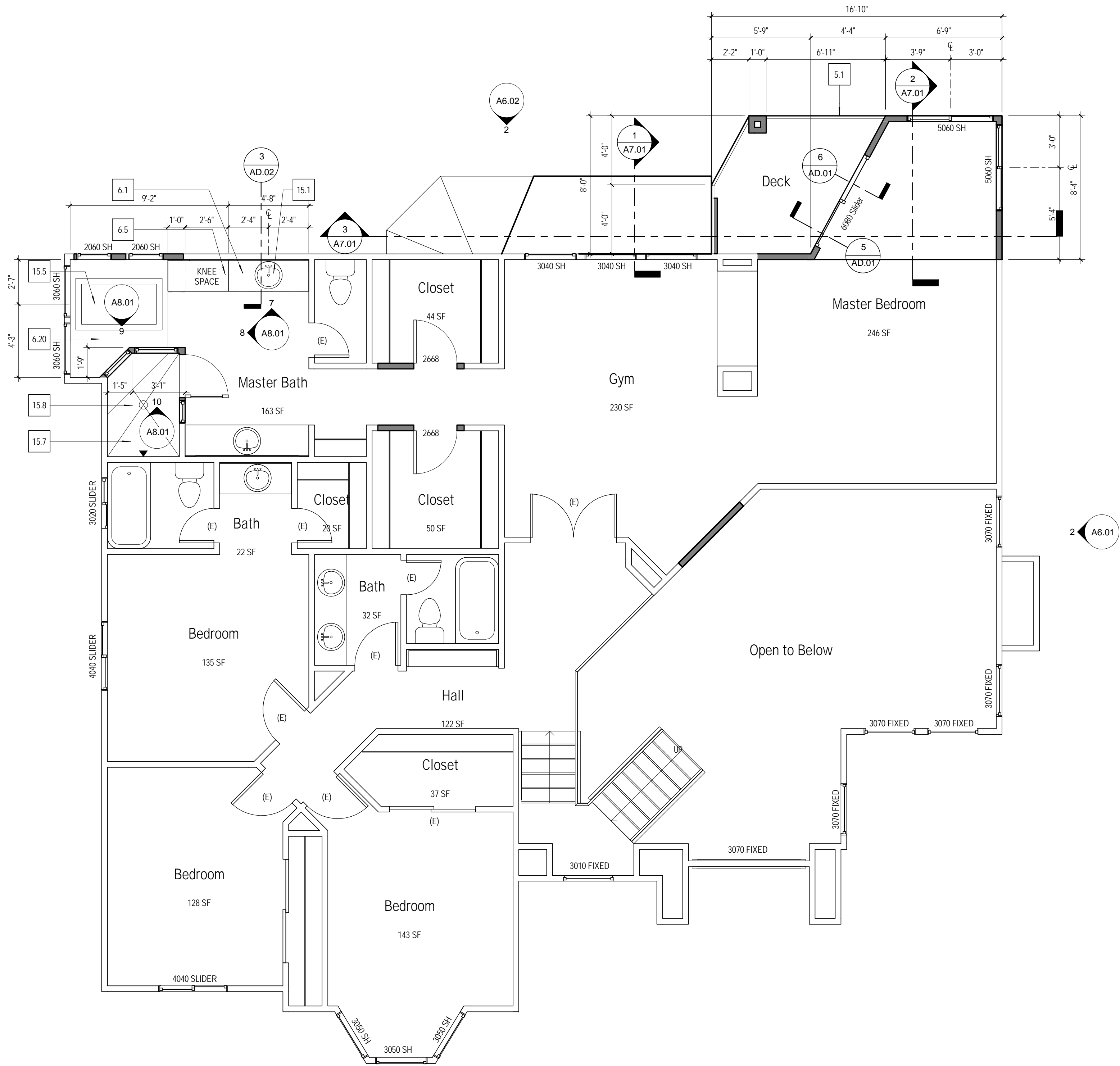
SHEET INFO

**SECOND FLOOR
DEMOLITION PLAN**

SHEET NO.

A2.02

OF xx SHEETS



FLOOR LEGEND

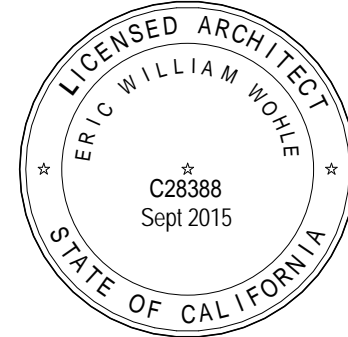
- 2X6 STUDS @ 16" O.C. W/IR-21 BATT INSULATION @ EXTERIOR WALLS ONLY & 1/2" GYP. BD. @ INTERIOR
- FULL BRICK VENEER OV. 2X6 STUDS @ 16" O.C. W/IR-21 BATT INSULATION @ EXTERIOR WALLS ONLY & 1/2" GYP. BD. @ INTERIOR
- 2X4 STUDS @ 16" O.C. @ INTERIOR WALLS
- DOOR - ALL DOORS PROVIDED BY OWNER - INSTALLED BY CONTRACTOR
- WINDOW - ALL WINDOWS PROVIDED BY OWNER - INSTALLED BY CONTRACTOR
- DETAIL REFERENCE MARKER
- INTERIOR ELEVATION MARKER
- SHEAR WALL MARKER - REFER TO SHEAR WALL SCHEDULE, SHEET A4.0 FOR TYPE

GENERAL NOTES

- PROVIDE 36" WIDE CONCRETE LANDINGS @ ALL EXTERIOR DOORS (IN ONE DIRECTION OF TRAVEL)
- PROVIDE FIRE STOPS AT ALL CONCEALED SPACES.
- ALL ROSE BIBS SHALL HAVE A BACK FLOW PREVENTION DEVICE.
- ALL PLUMBING WALLS TO BE 2X6 CONSTRUCTION. WATER HEATERS SHALL BE SECURED TO RESIST EARTHQUAKES PER MANUFACTURER'S INSTRUCTIONS AND UBC 510.5.
- ATTIC FURNACE INSTALLATION SHALL HAVE THE FOLLOWING:
 - 30"x30" ACCESS W/ MIN. 30" HIGH HEADROOM CLEARANCE. VERIFY ACCESS SIZE W/ HVAC CONTRACTOR.
 - MIN. 30"x30" PASSAGE WAY TO THE FURNACE & CONTROLS.
 - THE FURNACE LOCATED NOT GREATER THAN 20 FT. FROM ATTIC ACCESS.
 - A LEVEL WORKING PLATFORM 30" IN DEPTH IN FRONT OF THE ENTIRE FIREBOX SIDE.
 - A PERMANENT ELECT. OUTLET & LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED @ THE ATTIC ACCESS SHOULD BE PROVIDED @ OR NEAR THE FURNACE.
- T&P VALVE SHALL DISCHARGE TO EXTERIOR OF BUILDING POINTING DOWN WITHIN 24" TO 6" ABOVE GROUND. UPC, SECTION 608.5.
- ATTIC ACCESS SHALL BE 22"x30" MIN. W/ WEATHER STRIPPING LOCATED IN A READILY ACCESSIBLE LOCATION W/ A MIN. 30" HIGH HEADROOM CLEARANCE. SECTION 1505.1.
- POLY CEL ALL PENETRATIONS.
- DOORS MAY SWING OVER LANDING THAT IS NOT MORE THAN 1 1/2" BELOW DOOR THRESHOLD.

KEY NOTES

- 5.1 MTL. GUARD RAIL
- 6.1 BASE CABINET W/ DRAWERS, DOORS, & PULL OUT SHELVING
- 6.5 SOLID SURFACE COUNTERTOP & BACK SPLASH
- 6.20 RAISED PLATFORM AT BATH TUB
- 15.1 VANITY - REFER TO PLUMB DWGS
- 15.5 BATH TUB - REFER TO PLUMB DWGS
- 15.7 SHOWER PAN - REFER TO PLUMB DWGS
- 15.8 DRAIN - REFER TO PLUMB. DWGS



PRELIMINARY SET

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DATE: December 20, 2013

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REVISIONS:

NO.	DESCRIPTION	DATE	BY
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CLIENT

Mr. & Mrs. Alexandros Economou

6030 Huntingdale Circle
Stockton, CA

PROJECT

JOB NO: 602-02-09

Economou Residence Remodel

6030 Huntingdale Circle
Stockton, CA

SHEET INFO

SECOND FLOOR PLAN

SHEET NO.

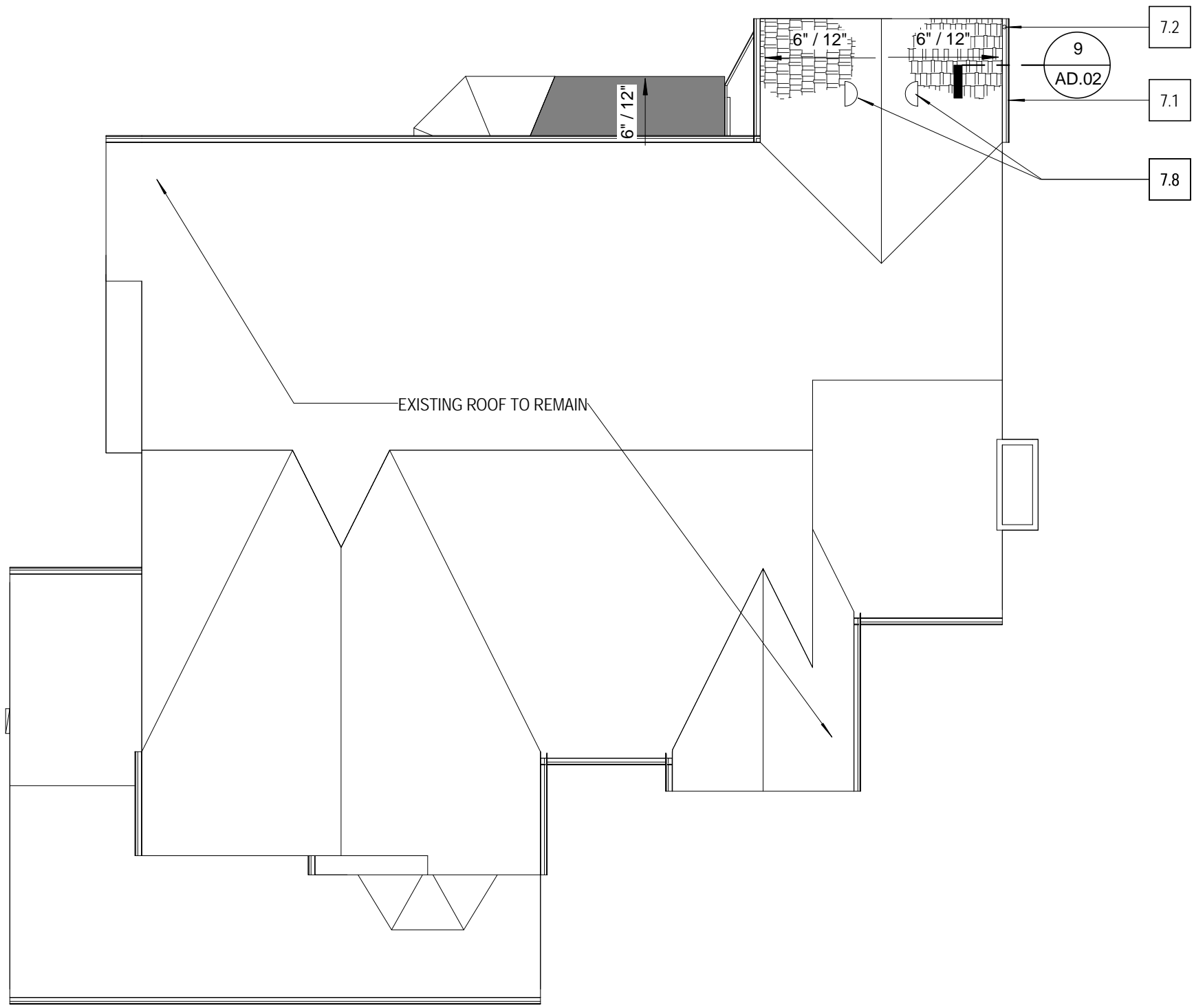
A3.02

OF xx SHEETS

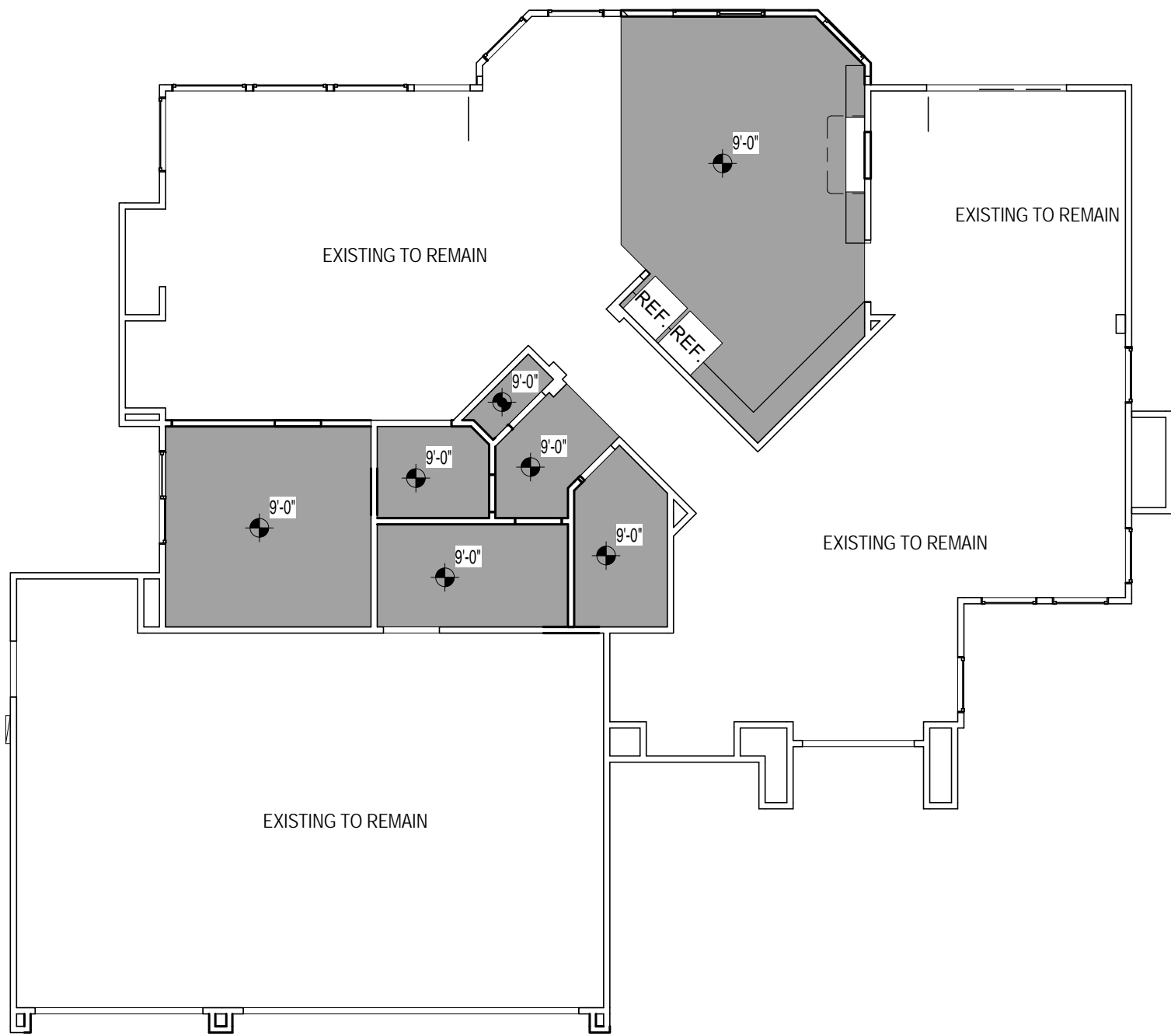
SECOND FLOOR PLAN

1/4" = 1'-0"

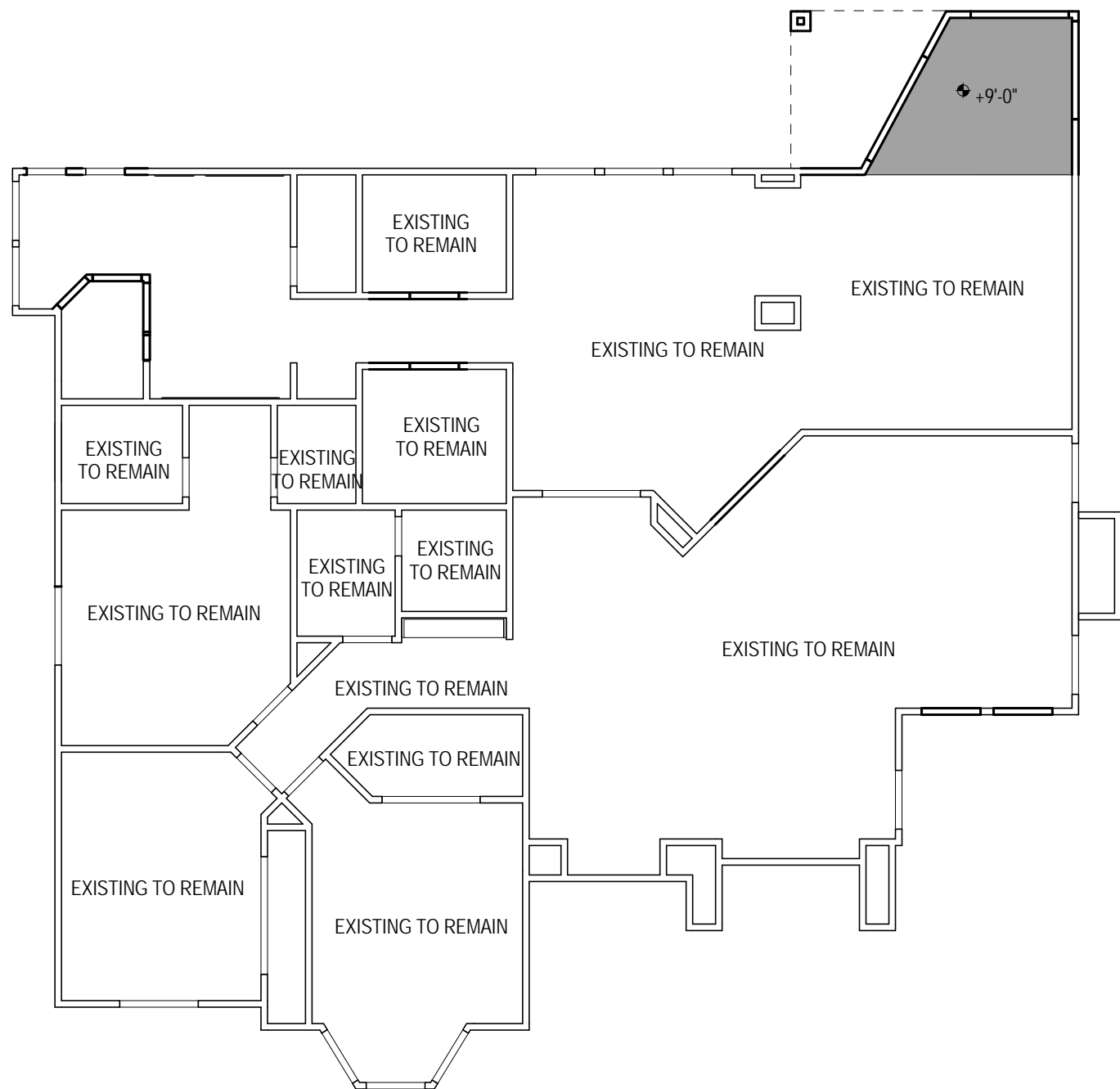
12/20/2013 9:25:14 AM



4
A4.01
1/8" = 1'-0"



1
A4.01
1/8" = 1'-0"



3
A4.01
1/8" = 1'-0"

CEILING PLAN LEGEND

- 1-LAYER 5/8" GYPSUM BOARD OV. 2X6 CEILING JOISTS @ 16" O.C. - PAINT
- 9'-0" CEILING HEIGHT REFERENCE TARGET
- RECESSED DOWN LIGHT
- CEILING FAN
- COMBO. EXHAUST FAN LIGHT
- SMOKE DETECTOR
- CLOSET LIGHT
- SURFACE MOUNTED FLOURESCENT LIGHT FIXTURE
- FLOOD LIGHT
- CARBON MONOXIDE DETECTOR TO COMPLY W/SECTION R315, ALL APPLICABLE STANDARDS, & REQUIREMENTS FOR LISTING & APPROVAL BY OFFICE OF STATE FIRE MARSHAL, FOR SMOKE ALARMS

ROOF LEGEND

- FLAT CONCRETE ROOF TILES TO MATCH EXISTING
- METAL ROOF TO MATCH EXISTING
- METAL DOWNSPOUT

VENTILATION CALCS.

VENTILATION REQUIRED:
ATTIC AREA = 183 S.F. / 150 = 1.22 S.F. REQUIRED
VENTILATION PROVIDED:
18" X 24" GABLE VENT NET FREE AREA = 88 S.F.
(1) 18" X 24" GABLE VENT = 88 S.F.
9" X 18" ROOF VENT NET FREE AREA = .35 S.F.
(2) 9" X 18" ROOF VENTS = .70 S.F.
TOTAL VENTILATION PROVIDED = 1.58 S.F.

KEY NOTES

- 7.1 20 GA. SHT METAL GUTTER
- 7.2 20 GA. SHT. METAL DOWNSPOUT
- 7.8 9" X 18" ROOF VENT

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CLIENT

**Mr. & Mrs.
Alexandros
Economou**

6030 Huntingdale Circle
Stockton, CA

PROJECT

JOB NO: 602-02-09

**Economou Residence
Remodel**

6030 Huntingdale Circle
Stockton, CA

SHEET INFO

**1ST AND 2ND FLOOR
CEILING PLANS AND
ROOF PLAN**

SHEET NO.

A4.01

OF xx SHEETS



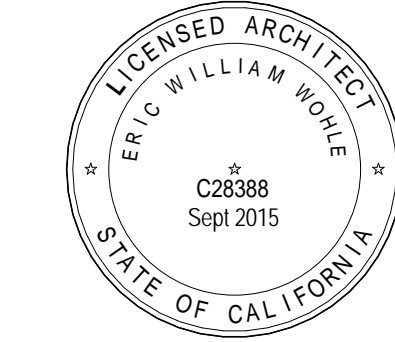
1 NORTH ELEVATION
A6.01 1/4" = 1'-0"



2 SOUTH ELEVATION
A6.01 1/4" = 1'-0"

KEY NOTES

- 3.1 NEW 4" THICK CONCRETE PATIO SLAB
- 5.1 MTL. GUARD RAIL
- 7.1 20 GA. SHT. METAL GUTTER
- 7.2 20 GA. SHT. METAL DOWNSPOUT
- 7.6 FLAT CONCRETE TILE TO MATCH EXISTING
- 7.8 9" X 18" ROOF VENT
- 9.1 5/8" CEMENT PLASTER
- 9.5 PAINT AT CEMENT PLASTER - BENJAMIN MOORE - WEIMARANER AF-155
- 9.6 PAINT AT GUTTER/FASCIA - BENJAMIN MOORE - WENGE AF-180
- 16.2 EXISTING ELECTRICAL PANEL - 200 AMP



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CLIENT			
Mr. & Mrs. Alexandros Economou			
6030 Huntingdale Circle Stockton, CA			
PROJECT			
JOB NO: 602-02-09			
Economou Residence Remodel			
6030 Huntingdale Circle Stockton, CA			
SHEET INFO			
EXTERIOR ELEVATIONS			
SHEET NO.			

CLIENT			
Mr. & Mrs. Alexandros Economou			
6030 Huntingdale Circle Stockton, CA			
PROJECT			
JOB NO: 602-02-09			
Economou Residence Remodel			
6030 Huntingdale Circle Stockton, CA			
SHEET INFO			
EXTERIOR ELEVATIONS			
SHEET NO.			
A6.01			
OF xx SHEETS			



WEST ELEVATION

1
A6.02
1/4" = 1'-0"

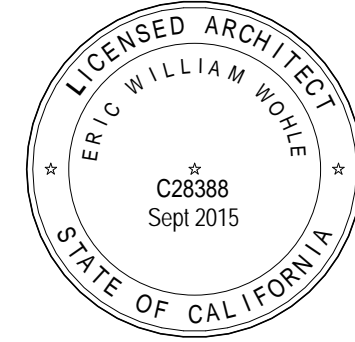


EAST ELEVATION

2
A6.02
1/4" = 1'-0"

KEY NOTES

- 3.1 NEW 4" THICK CONCRETE PATIO SLAB
- 5.1 MTL. GUARD RAIL
- 6.16 2X8 FASCIA BD.
- 7.1 20 GA. SHT METAL GUTTER
- 7.5 12" X 24" GABLE VENT
- 7.7 METAL ROOF TO MATCH EXISTING
- 8.1 SOLID CORE WOOD DOOR
- 8.2 GARAGE DOOR - "IMPRESSION MODEL #982" WALNUT STAIN
- 9.1 5/8" CEMENT PLASTER
- 9.5 PAINT AT CEMENT PLASTER - BENJAMIN MOORE - WEIMARANER AF-155
- 9.6 PAINT AT GUTTER/FASCIA - BENJAMIN MOORE - WENGÉ AF-180
- 9.7 PAINT AT WINDOW SURROUND - BENJAMIN MOORE - MASCARPONE AF-20



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SHEET INFO

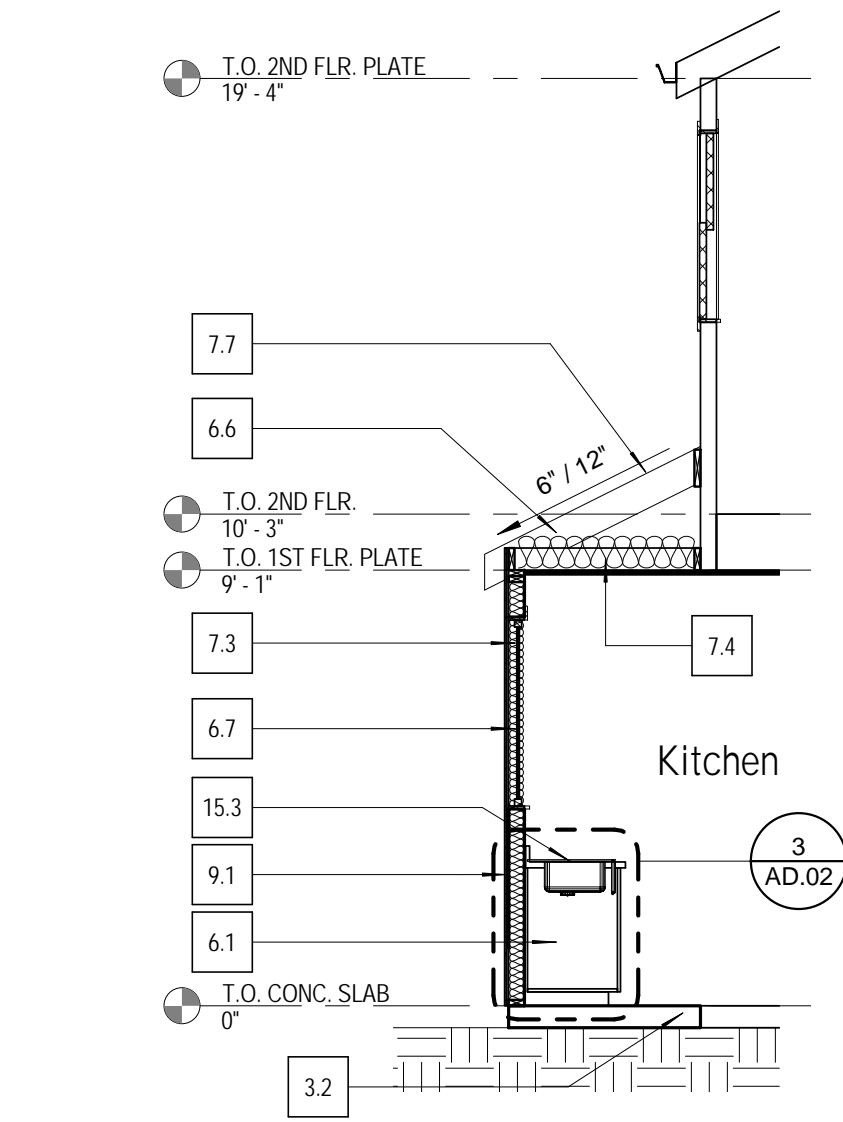
**EXTERIOR
ELEVATIONS**

SHEET NO.

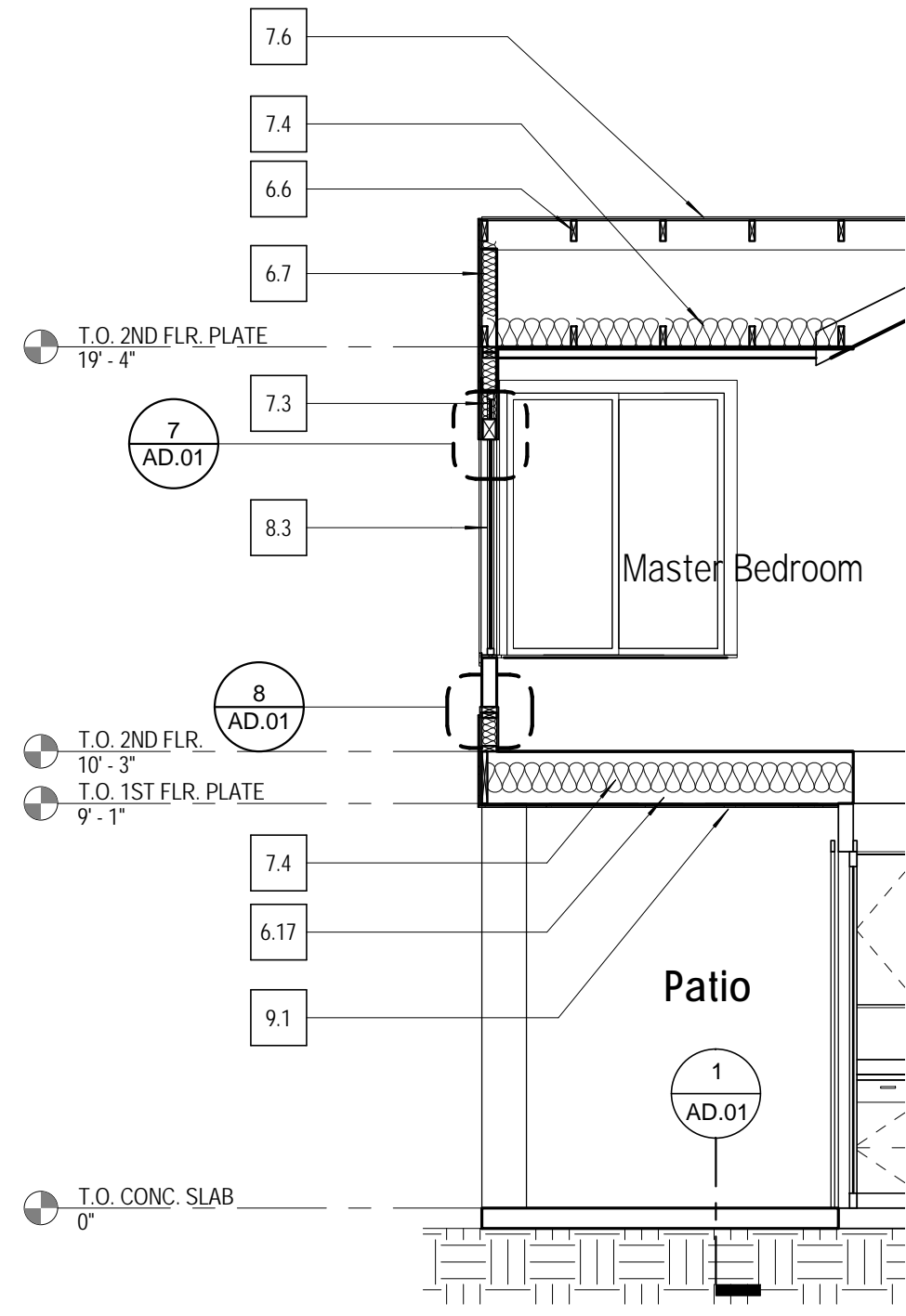
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OF xx SHEETS

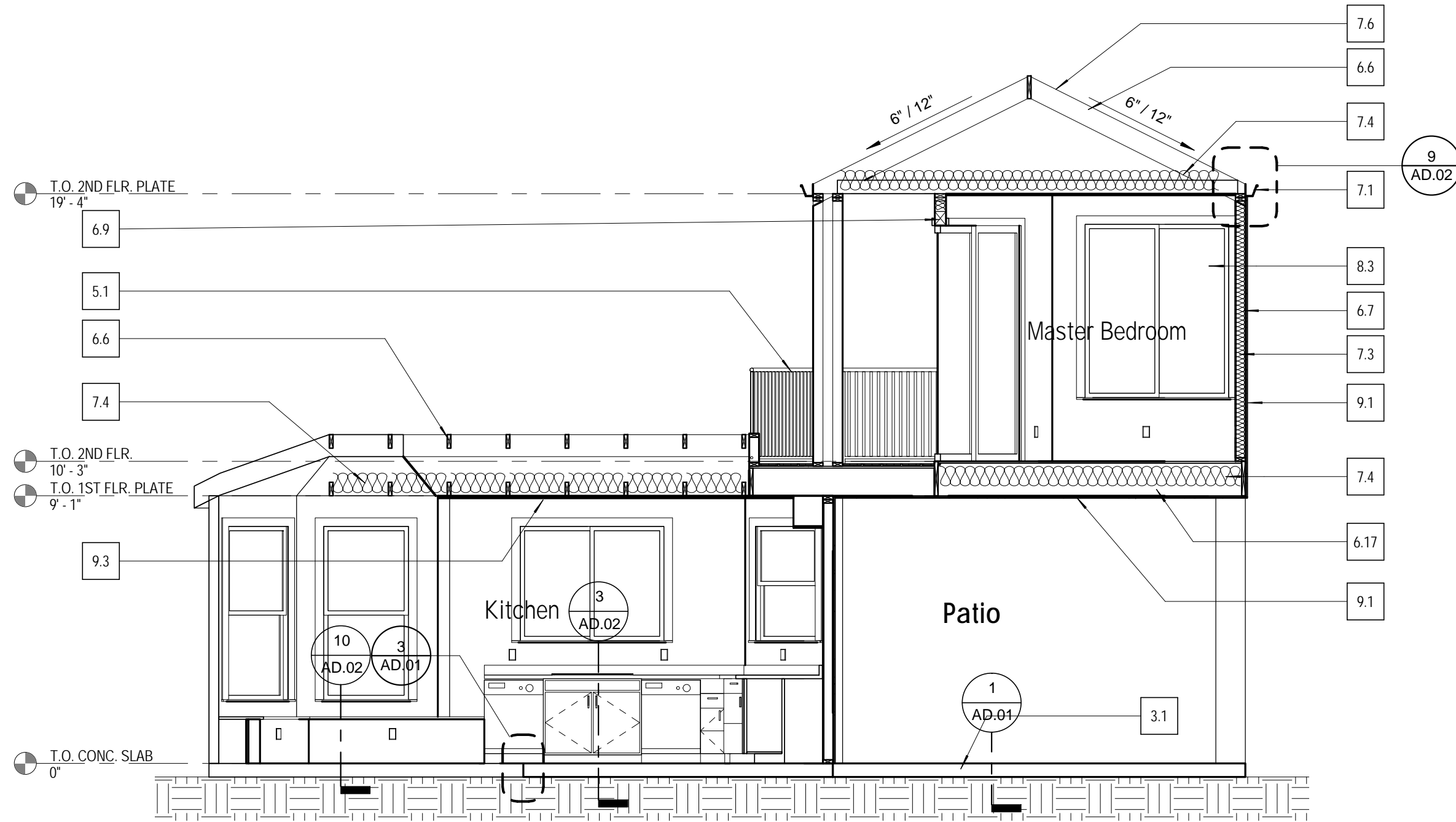
1/22/2013 10:56 AM



1
A7.01
NEW WALL AT KITCHEN SECTION
1/4" = 1'-0"



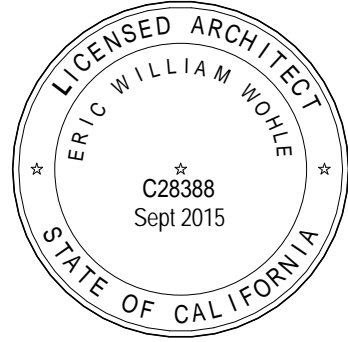
2
A7.01
MASTER BEDROOM SECTION
1/4" = 1'-0"



3
A7.01
NEW ADDITION SECTION
1/4" = 1'-0"

KEY NOTES

- 3.1 NEW 4" THICK CONCRETE PATIO SLAB
- 3.2 NEW CONC. SLAB - SEE STRUCT.
- 5.1 MTL. GUARD RAIL
- 6.1 BASE CABINET W/DRAWERS, DOORS, & PULL OUT SHELVING
- 6.6 ROOF FRAMING - REFER TO STRUCT
- 6.7 WALL FRAMING - REFER TO STRUCT
- 6.9 HEADER - SEE STRUCT
- 6.17 FLOOR FRAMING - REFER TO STRUCT
- 7.1 20 GA. SHT METAL GUTTER
- 7.3 R-19 INSULATION - TYP.
- 7.4 R-30 INSULATION - TYP.
- 7.6 FLAT CONCRETE TILE TO MATCH EXISTING
- 7.7 METAL ROOF TO MATCH EXISTING
- 8.3 DUAL PANE WINDOW
- 9.1 5/8" CEMENT PLASTER
- 9.3 1/2" GYP BD CEILING - REFER TO ROOM FINISH SCHEDULE
- 15.3 SINK - REFER TO PLUMB DWGS



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JOB NO: 602-02-09

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Stockton, CA

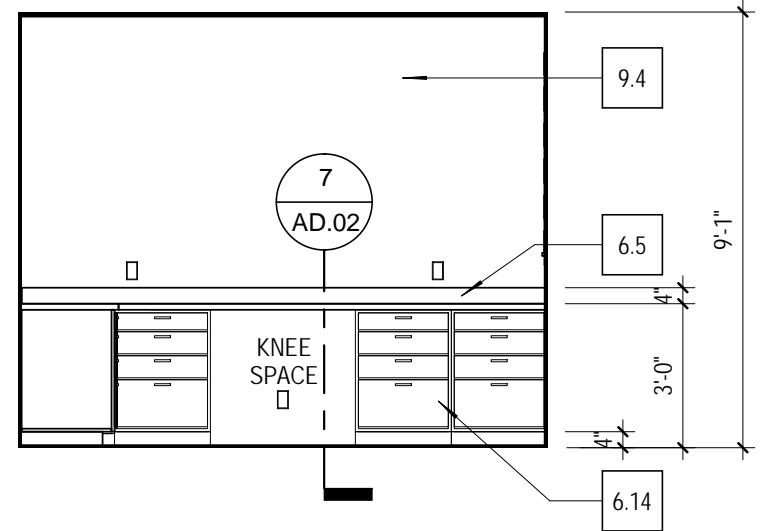
SHEET INFO

BUILDING SECTIONS

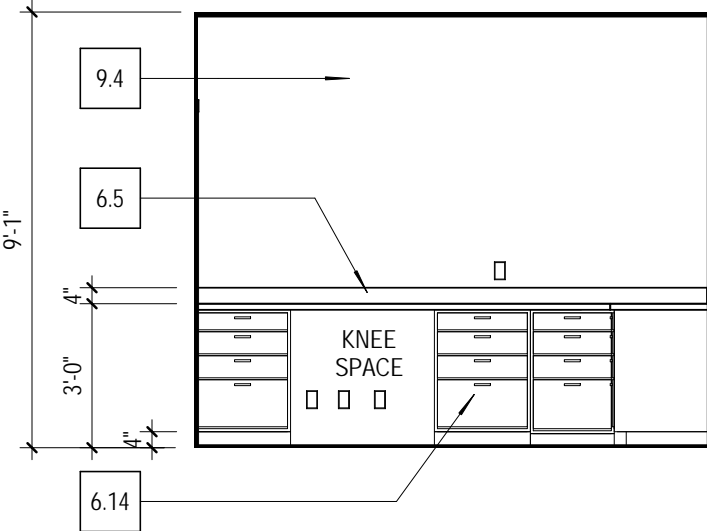
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A7.01

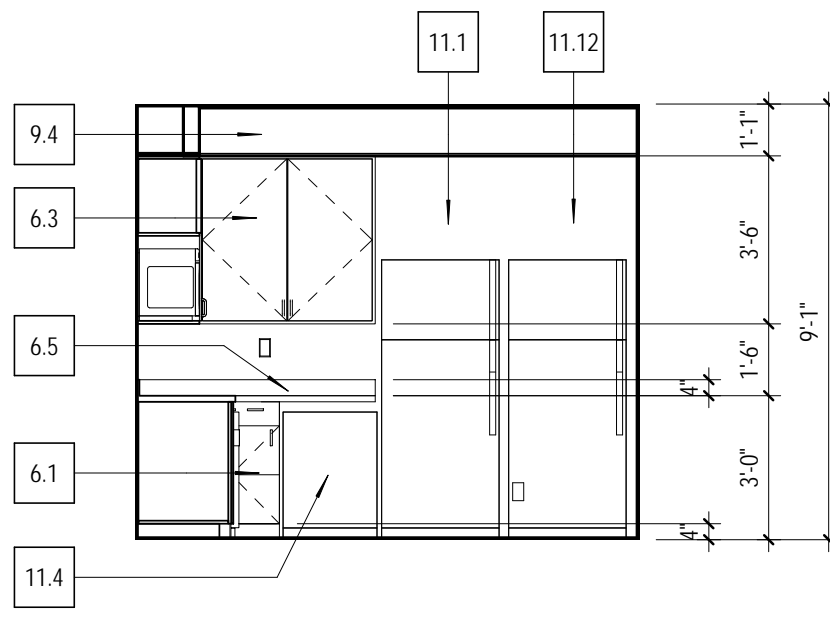
OF xx SHEETS



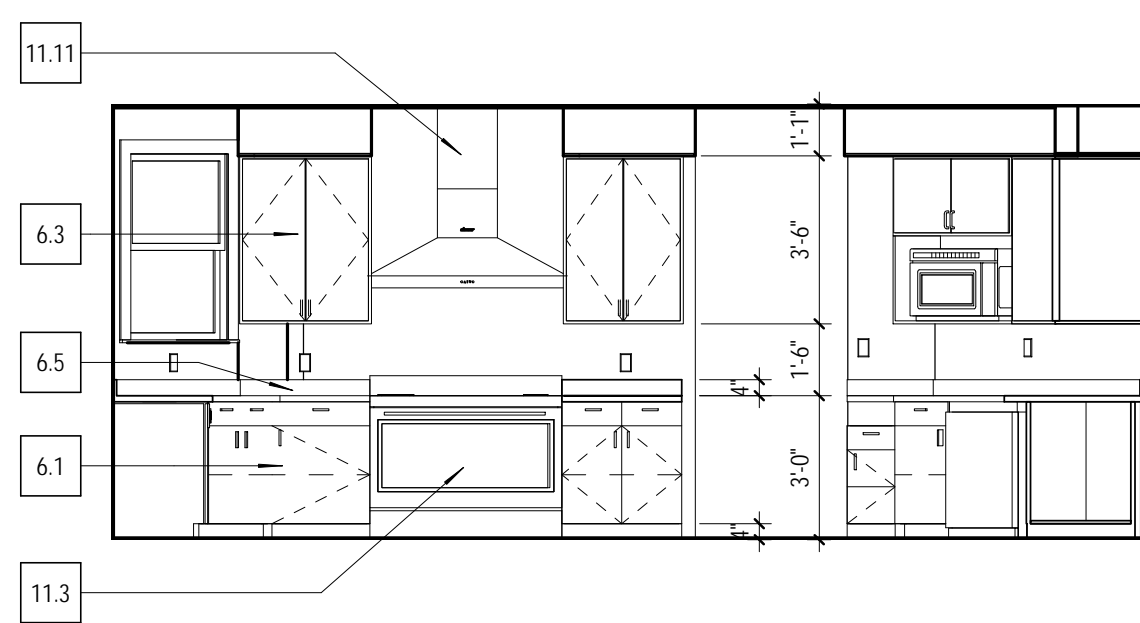
1 Office - West
A8.01 1/4" = 1'-0"



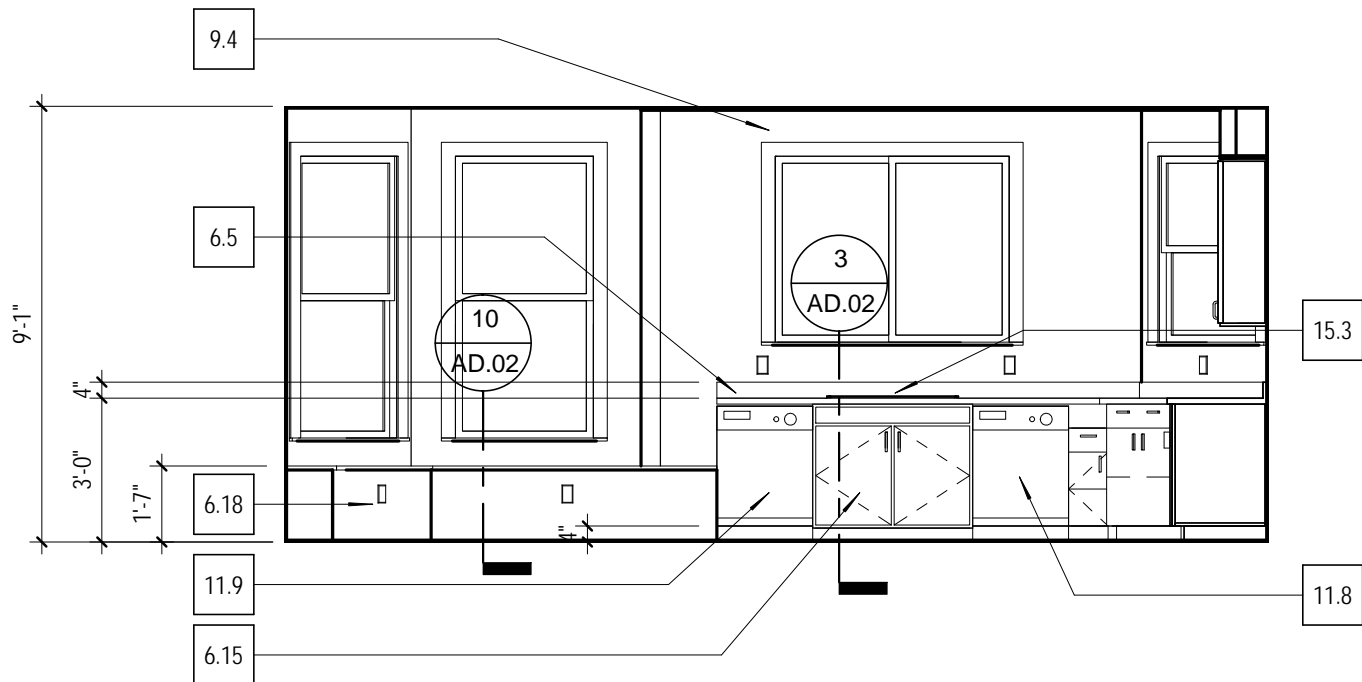
2 Office - South
A8.01 1/4" = 1'-0"



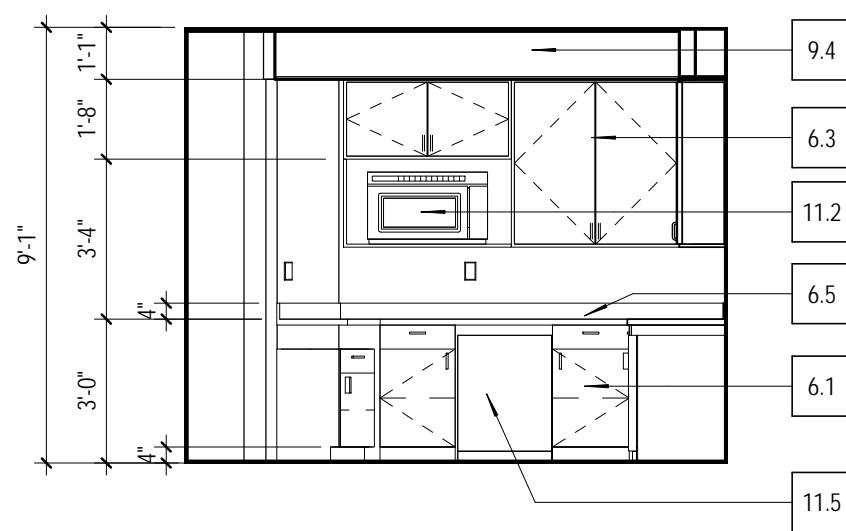
3 Kitchen - Northwest
A8.01 1/4" = 1'-0"



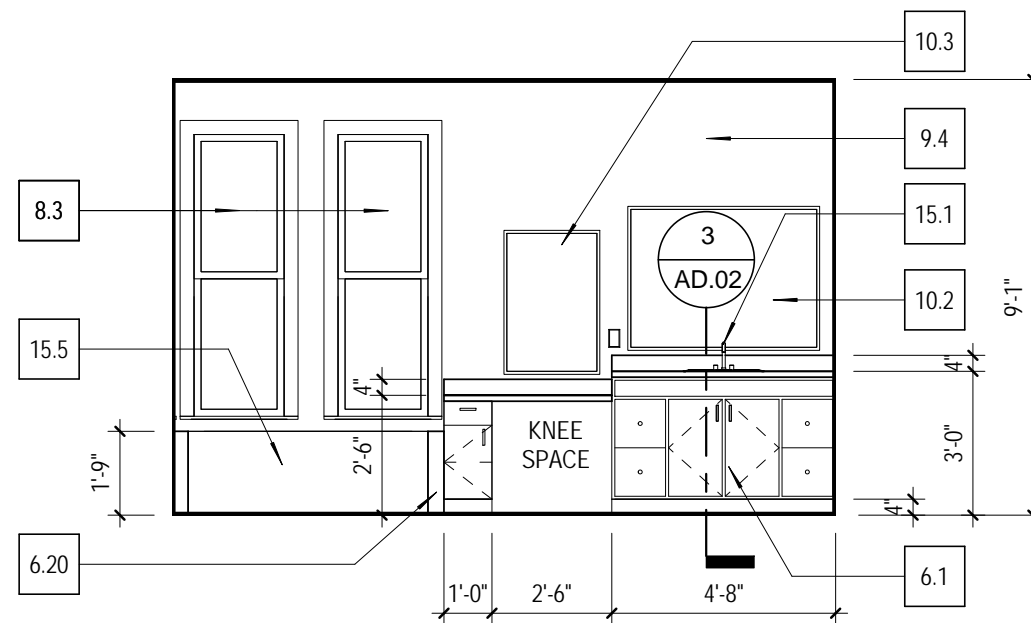
4 Kitchen - South
A8.01 1/4" = 1'-0"



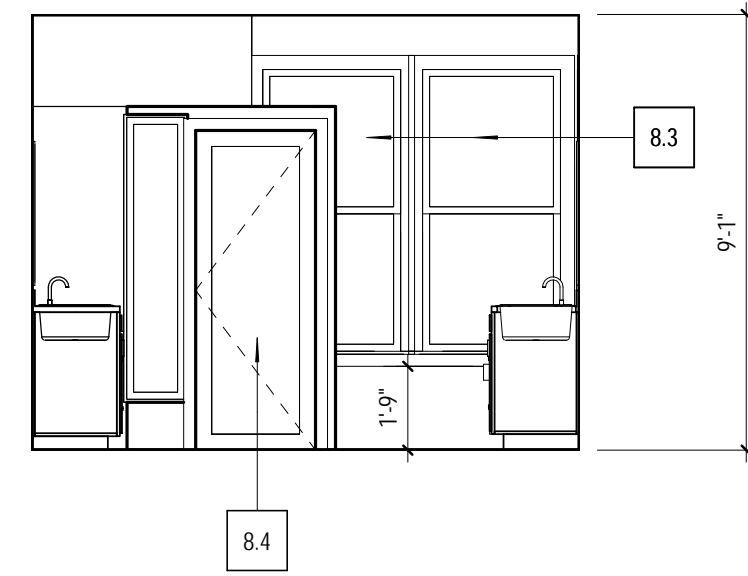
5 Kitchen - East
A8.01 1/4" = 1'-0"



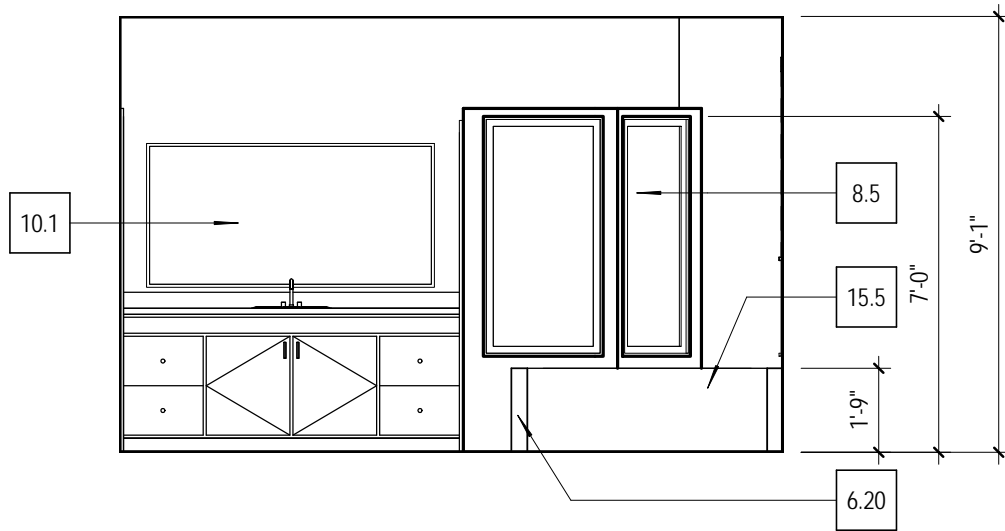
6 Kitchen - Southwest
A8.01 1/4" = 1'-0"



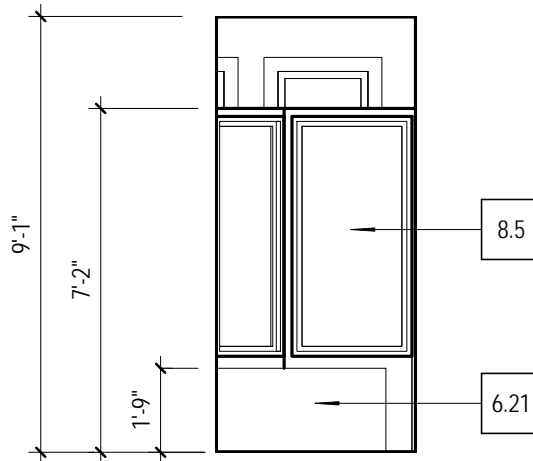
7 Master Bath - East
A8.01 1/4" = 1'-0"



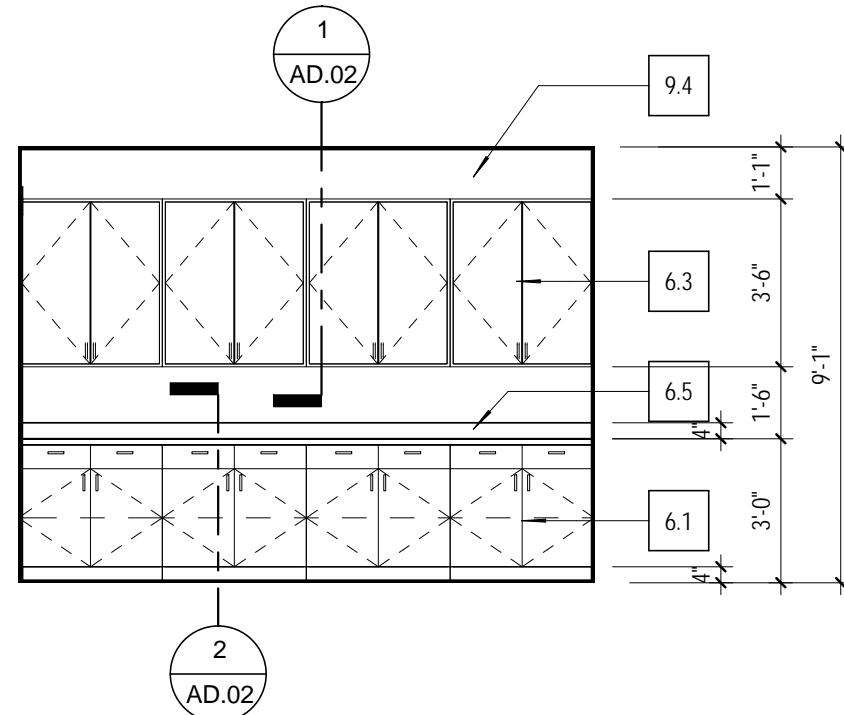
8 Master Bath - North
A8.01 1/4" = 1'-0"



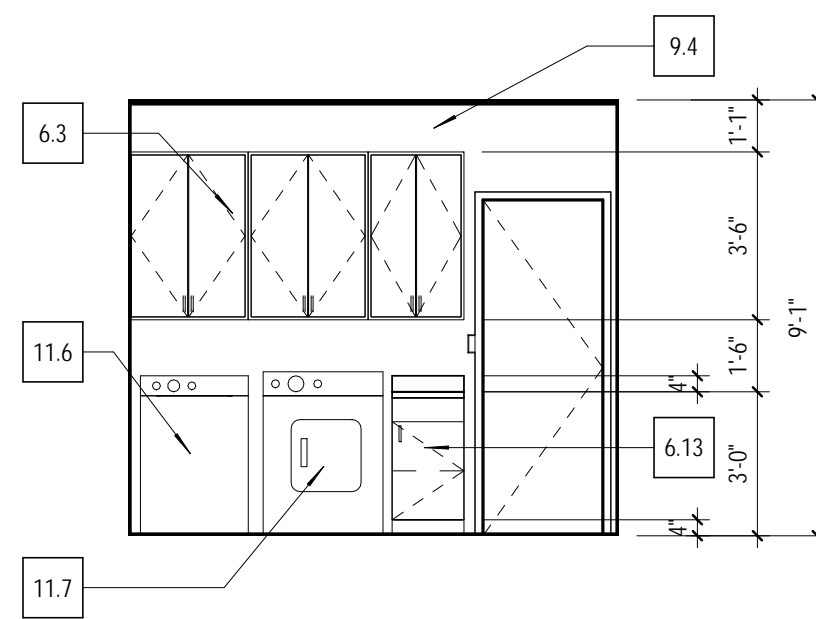
9 Master Bath - West
A8.01 1/4" = 1'-0"



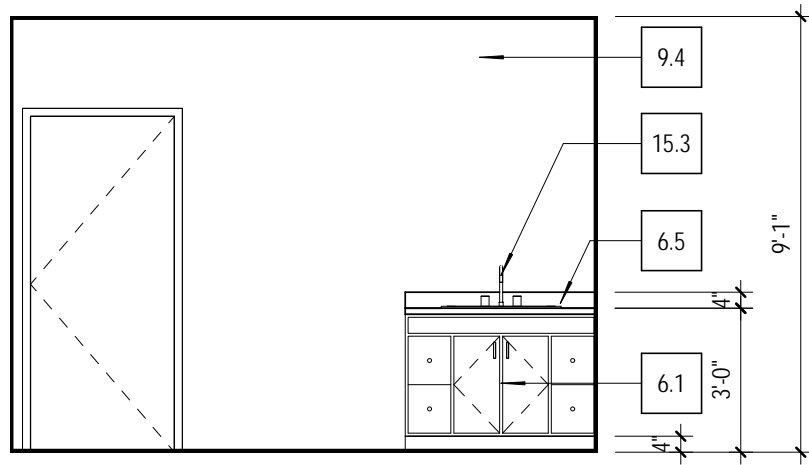
10 Shower - East
A8.01 1/4" = 1'-0"



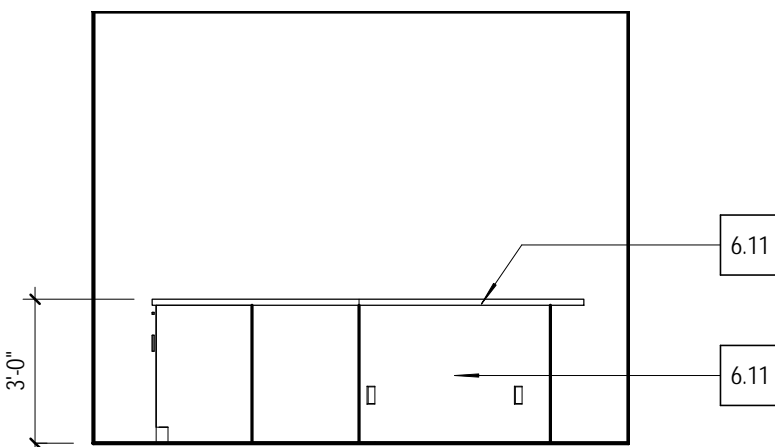
11 Dining - South
A8.01 1/4" = 1'-0"



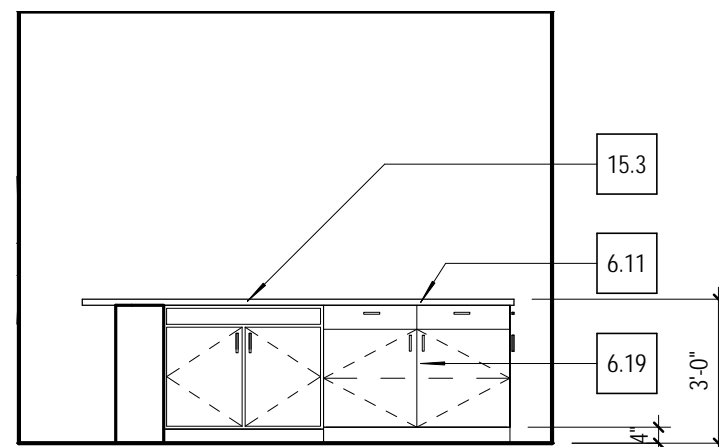
12 Laundry - East
A8.01 1/4" = 1'-0"



13 Garage - East
A8.01 1/4" = 1'-0"



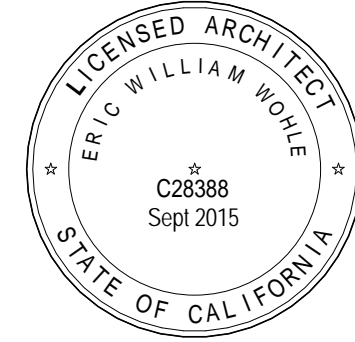
14 Kitchen Island - North
A8.01 1/4" = 1'-0"



15 Kitchen Island - South
A8.01 1/4" = 1'-0"

KEY NOTES

- 6.1 BASE CABINET W/DRAWERS, DOORS, & PULL OUT SHELVING
6.3 UPPER CABINETS W/DOORS & ADJ. SHELVING
6.5 SOLID SURFACE COUNTERTOP & BACK SPLASH
6.11 SOLID SURFACE COUNTERTOP
6.13 BASE CABINET W/DOORS & PULL OUT SHELVING
6.14 BASE CABINET W/DRAWERS
6.15 BASE CABINET W/DOORS
6.18 BUILT IN BENCH SEAT
6.19 ISLAND BASE CABINETS W/DRAWERS, DOORS, & PULL OUT SHELVING
6.20 RAISED PLATFORM AT BATH TUB
6.21 SHOWER SEAT
8.3 DUAL PANE WINDOW
8.4 GLASS SHOWER DOOR
8.5 SHOWER WINDOW
9.4 5/8" GYP. BD WALL FINISH - REFER TO ROOM FINISH SCHEDULE
10.1 3'-0" X 6'-0" MIRROR
10.2 3'-0" X 4'-0" MIRROR
10.3 3'-0" X 2'-0" MIRROR
11.1 REFRIGERATOR - OWNER FURNISHED
11.2 MICROWAVE - OWNER FURNISHED
11.3 OVEN/RANGE
11.4 UNDER COUNTER WINE REFRIGERATOR
11.5 UNDER COUNTER BEVERAGE REFRIGERATOR
11.6 (E) WASHER
11.7 (E) DRYER
11.8 DISH WASHER
11.9 STACKED DISH WASHER
11.11 HOOD VENT
11.12 FREEZER - OWNER FURNISHED
15.1 VANITY - REFER TO PLUMB DWGS
15.3 SINK - REFER TO PLUMB DWGS
15.5 BATH TUB - REFER TO PLUMB DWGS



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DATE: December 20, 2013

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CLIENT

Mr. & Mrs.
Alexandros
Economou

6030 Huntingdale Circle
Stockton, CA

PROJECT

JOB NO: 602-02-09

**Economou Residence
Remodel**

6030 Huntingdale Circle
Stockton, CA

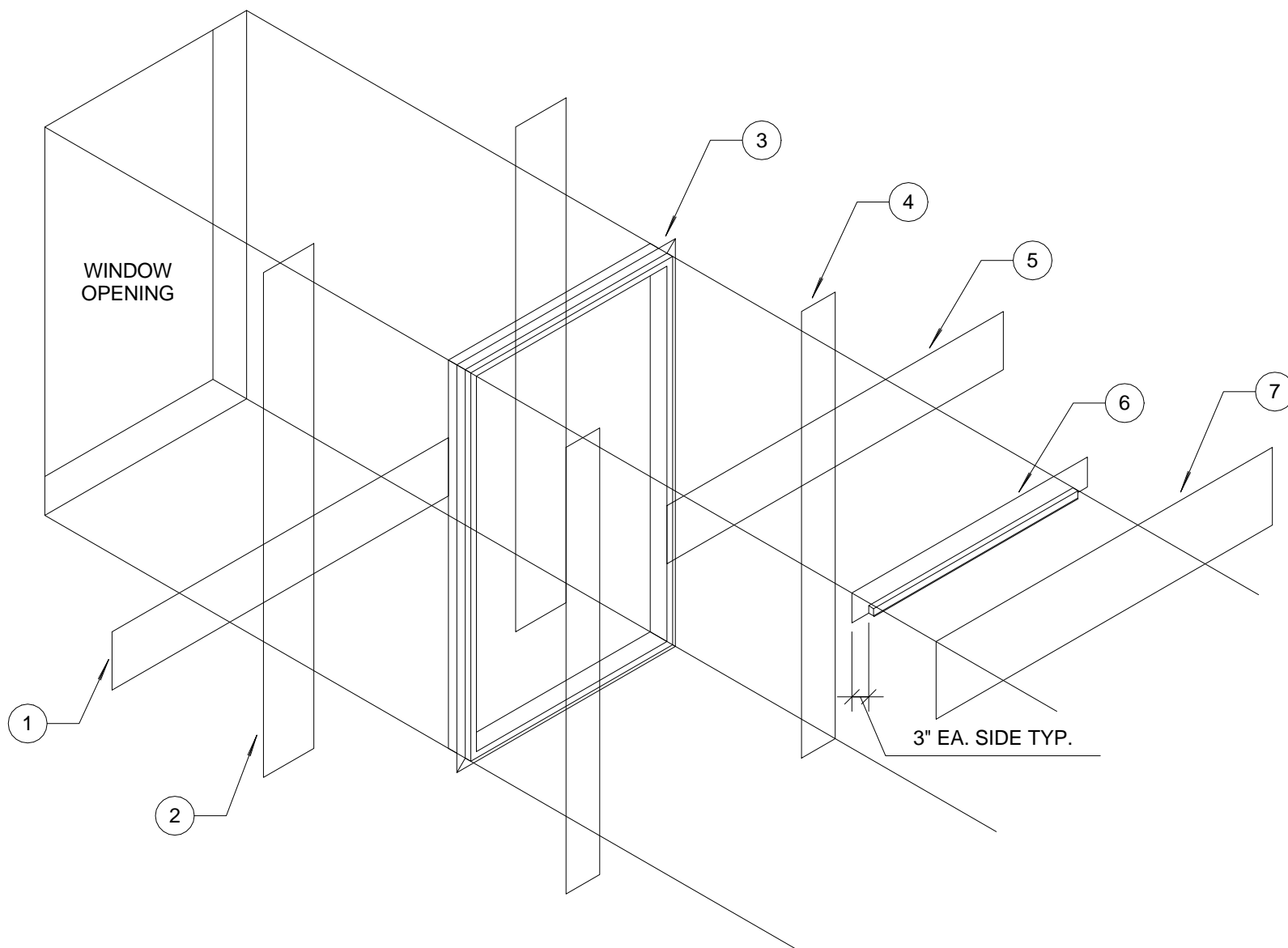
SHEET INFO

**INTERIOR
ELEVATIONS**

SHEET NO.

A8.01

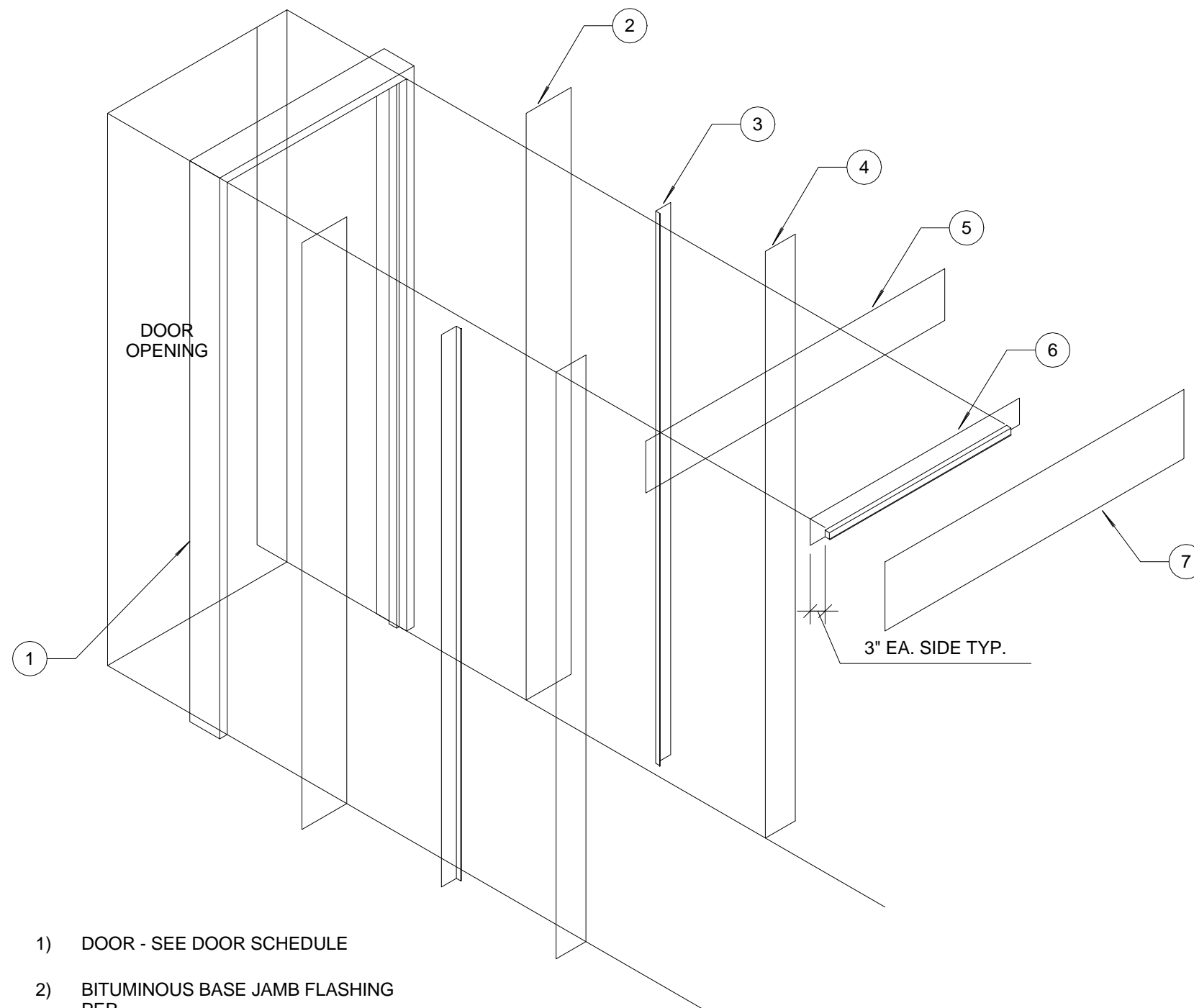
OF xx SHEETS



- 1) BITUMINOUS BASE SILL FLASHING PER MANUF. SPECIFICATIONS
- 2) BITUMINOUS BASE JAMB FLASHING PER MANUF. SPECIFICATIONS
- 3) WINDOW - EMBED IN CONT. BEAD OF SEALANT - SEAL FASTENERS - PER MANUF. SPECIFICATIONS
- 4) BITUMINOUS JAMB FLASHING PER MANUF. SPECIFICATIONS
- 5) BITUMINOUS BASE HEAD FLASHING PER MANUF. SPECIFICATIONS
- 6) ALUMINUM FLASHING W/ WELDED END DAMS - WIDTH OF WINDOW - PRIME & PAINT - TYP.
- 7) BITUMINOUS HEAD FLASHING PER MANUF. SPECIFICATIONS
- 8) INTEGRATE WINDOW FLASHING WEATHER-BOARD FASHION AT HEAD & SILL W/ BUILDING PAPER PER MANUF. SPECIFICATIONS

WINDOW FLASH SEQUENCE

18
AD.01 1/2" = 1'-0"



- 1) DOOR - SEE DOOR SCHEDULE
- 2) BITUMINOUS BASE JAMB FLASHING PER MANUF. SPECIFICATIONS
- 3) BITUMINOUS FLASHING - HGT. OF DOOR - PRIME & PAINT - TYP.
- 4) BITUMINOUS JAMB FLASHING PER MANUF. SPECIFICATIONS
- 5) BITUMINOUS BASE HEAD FLASHING PER MANUF. SPECIFICATIONS
- 6) ALU. FLASHING W/ SOLDERED END DAMS - WIDTH OF DOOR - PRIME & PAINT
- 7) BITUMINOUS HEAD FLASHING PER MANUF. SPECIFICATIONS

DOOR FLASH SEQUENCE

16
AD.01 1/2" = 1'-0"

*** NOTE ***
INTEGRATE WINDOW FLASHING WEATHER-BOARD FASHION AT HEAD, JAMB, & SILL W/ BUILDING PAPER PER MANUF. SPECIFICATIONS

*** NOTE ***
FLASHING DETAILS ARE DIAGRAMATIC. ALL FLASHING SHALL BE CONSTRUCTED IN ACCORDANCE W/ SHEET METAL & AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION (SMACNA) MANUAL

*** NOTE ***
FLASHING SEQUENCE IS DIAGRAMATIC. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR WIDTH & LAP DIMENSIONS OF BITUMINOUS FLASHING, BUILDING PAPER AND SEALANT.

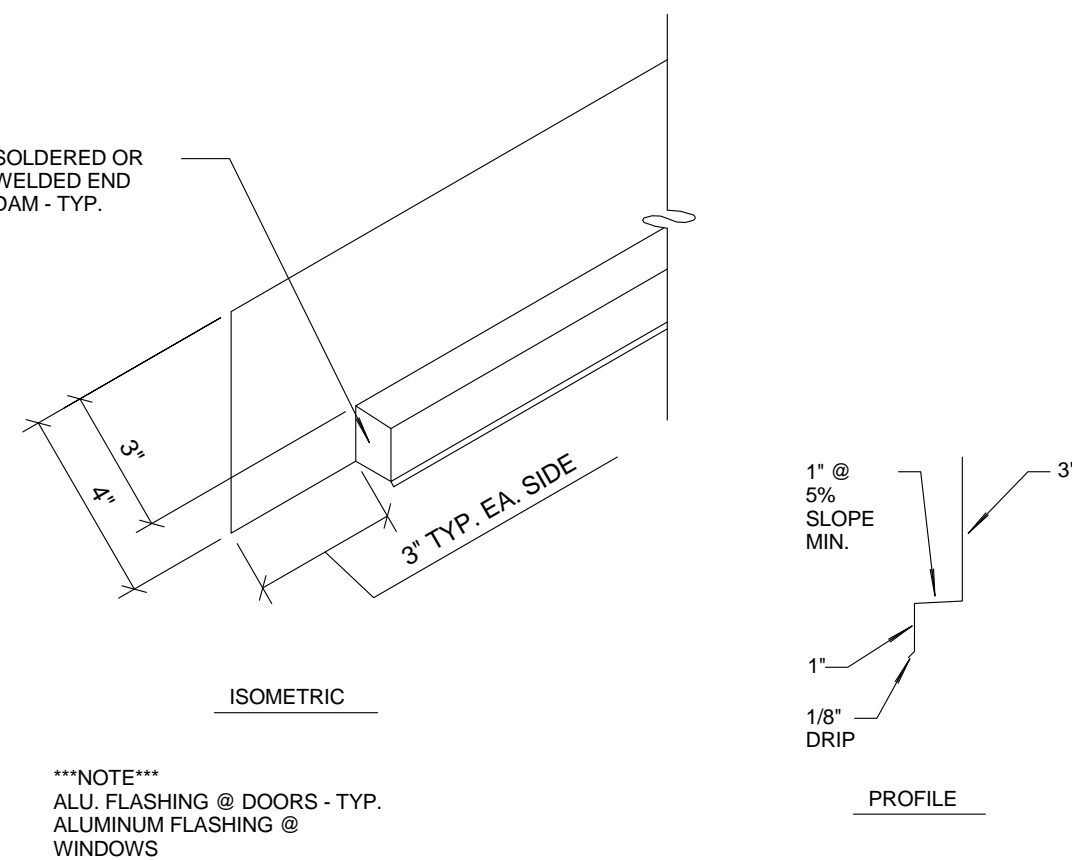
8"x24" EXP. MTL. LATH CORNER REINFORCEMENT OV. STUCCO WIRE LATH - TYP. @ CORNERS

OPENING (IE. WINDOW, DOOR, VENT, ETC.)

*** NOTE ***
TYPICAL @ ALL STUCCO PENETRATIONS

PENETRATION REINFORCING

9
AD.01 1/2" = 1'-0"



NOTE
ALU. FLASHING @ DOORS - TYP.
ALUMINUM FLASHING @ WINDOWS

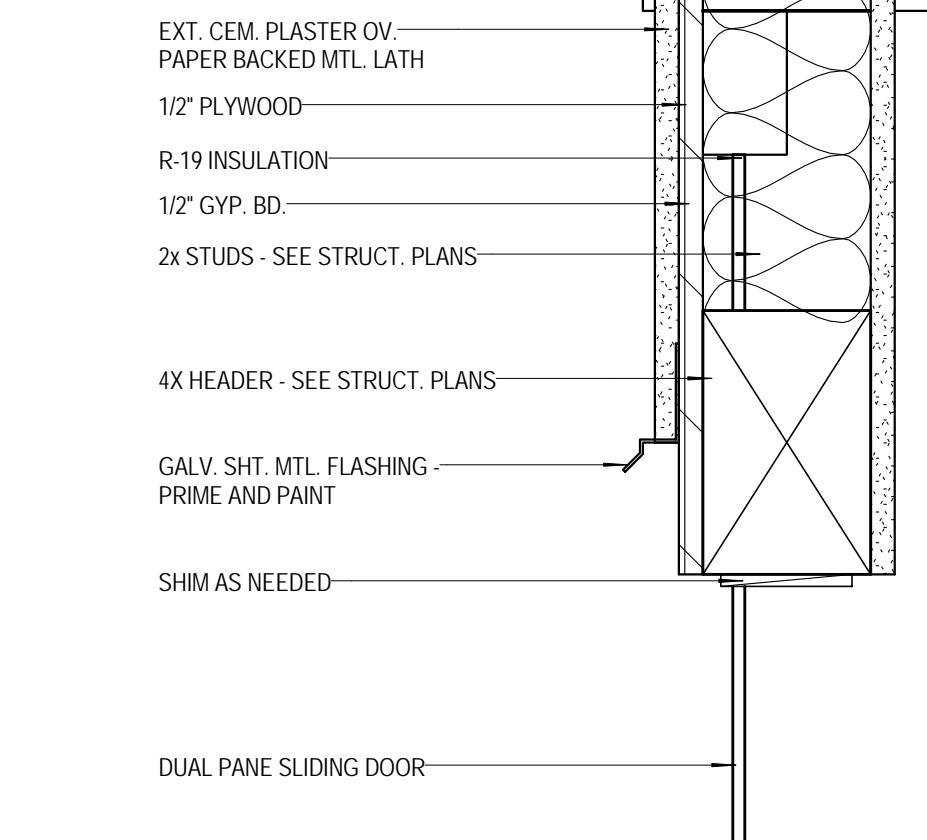
HEAD FLASH

10
AD.01 3" = 1'-0"

*** NOTE ***
INTEGRATE WINDOW FLASHING WEATHER-BOARD FASHION AT HEAD, JAMB, & SILL W/ BUILDING PAPER PER MANUF. SPECIFICATIONS

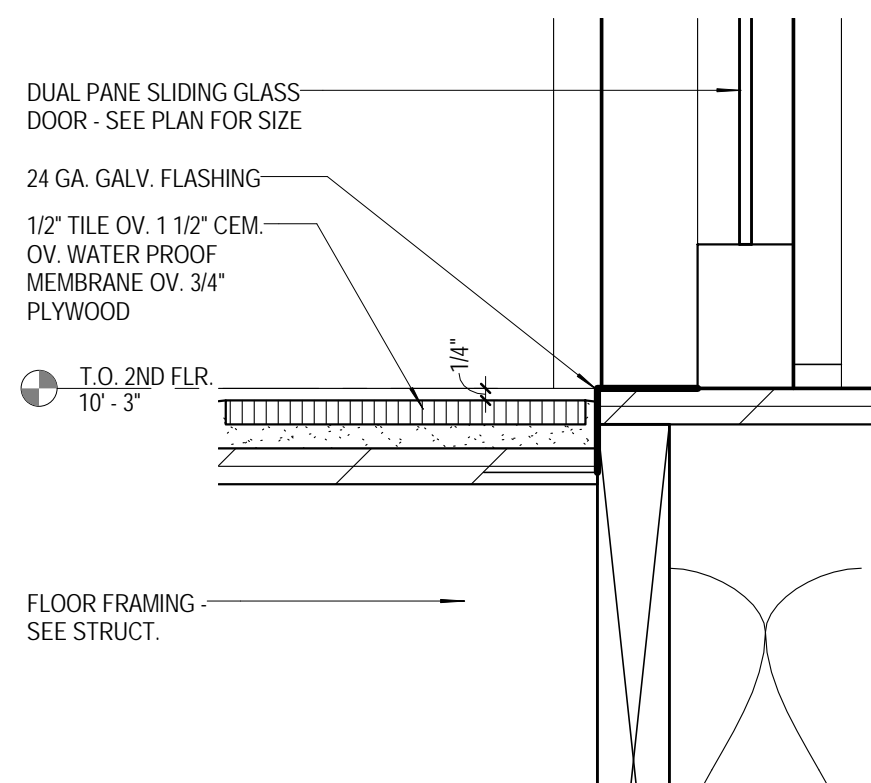
*** NOTE ***
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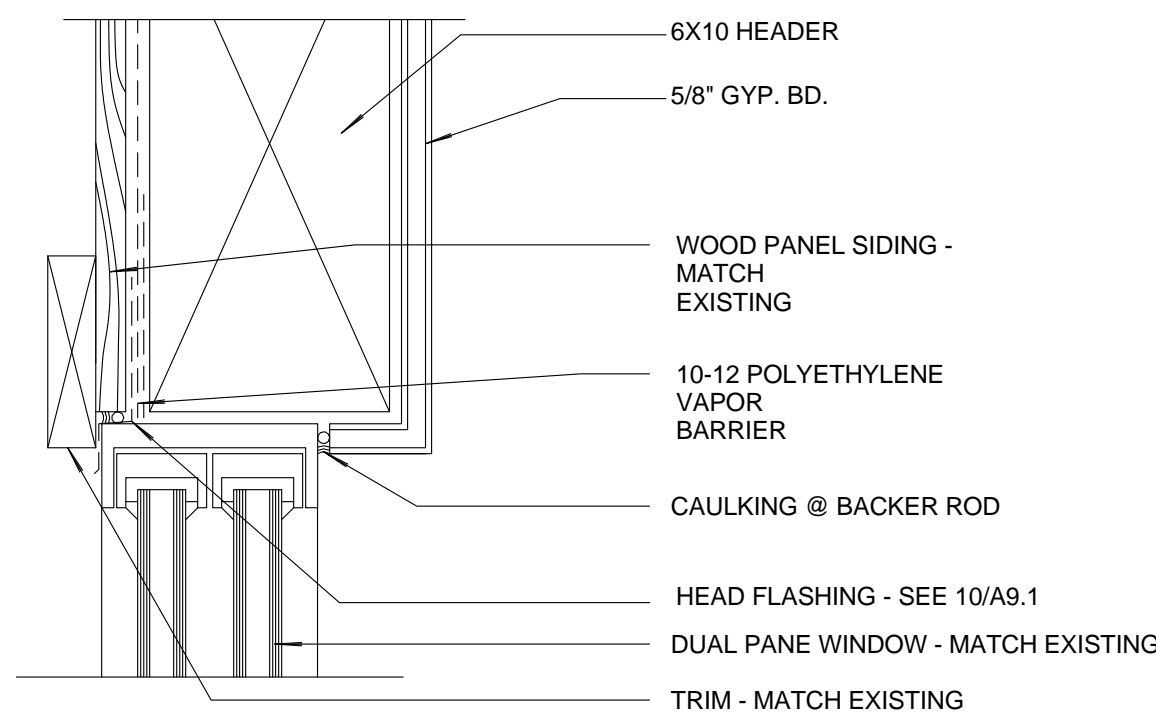
SLIDING DOOR HEAD

5
AD.01 3" = 1'-0"



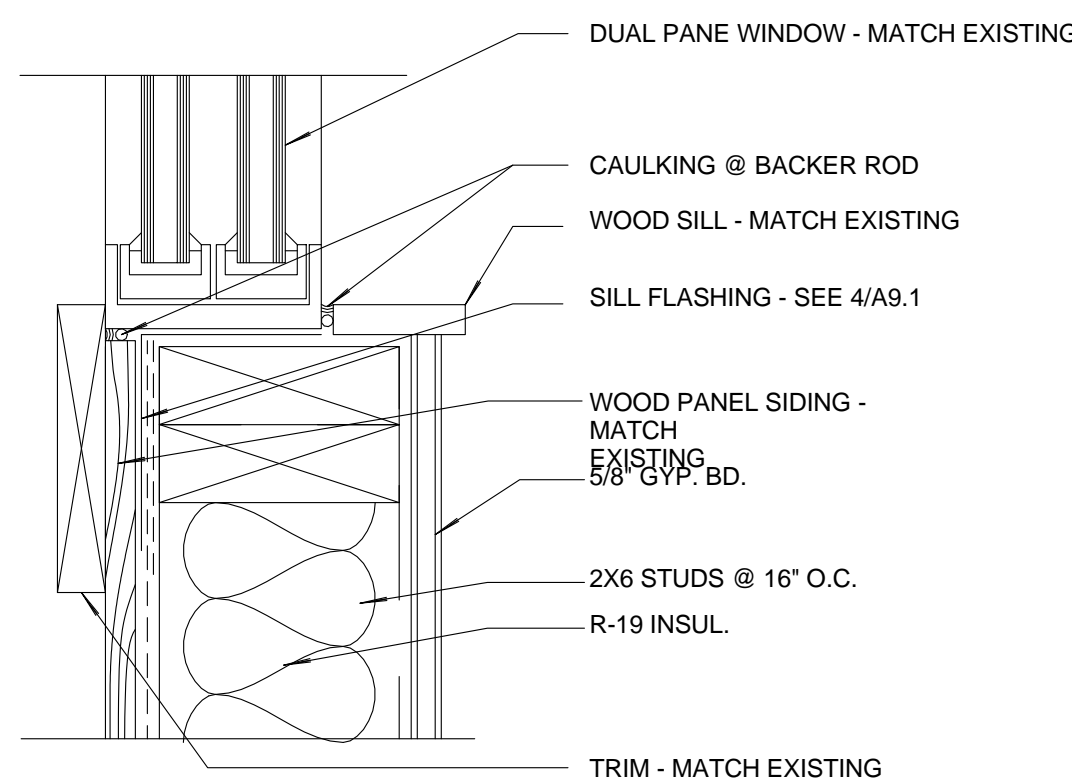
SLIDING DOOR THRESHOLD

6
AD.01 3" = 1'-0"



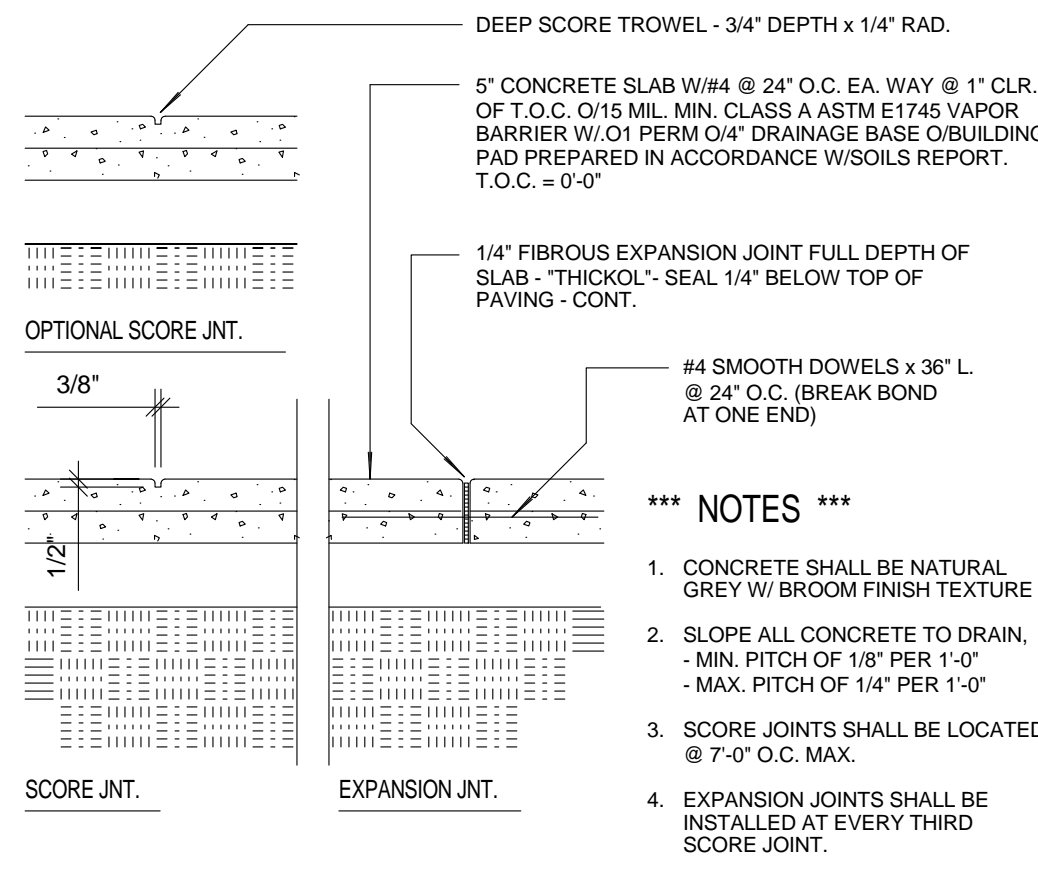
WINDOW HEAD

7
AD.01 3" = 1'-0"



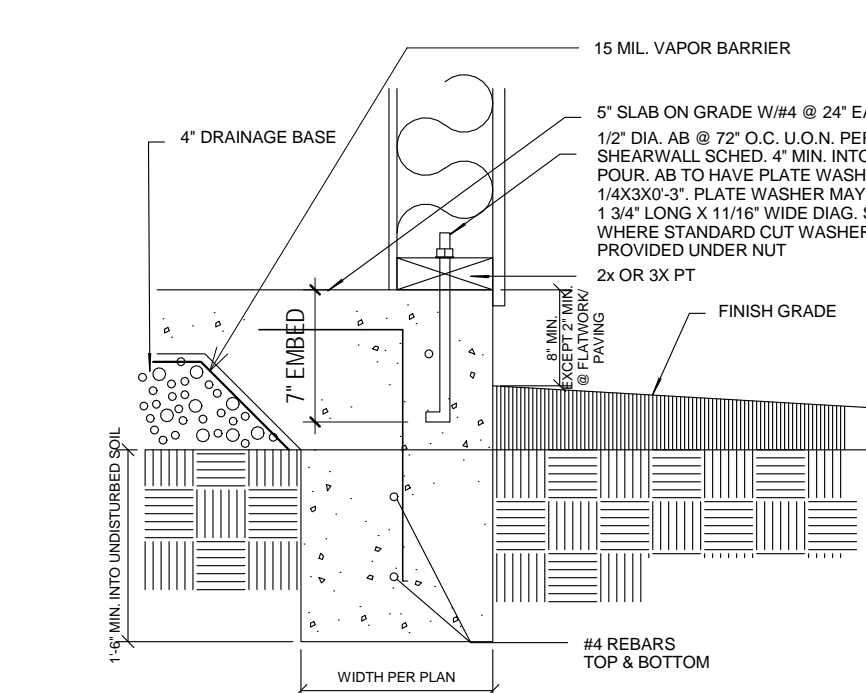
WINDOW SILL

8
AD.01 3" = 1'-0"



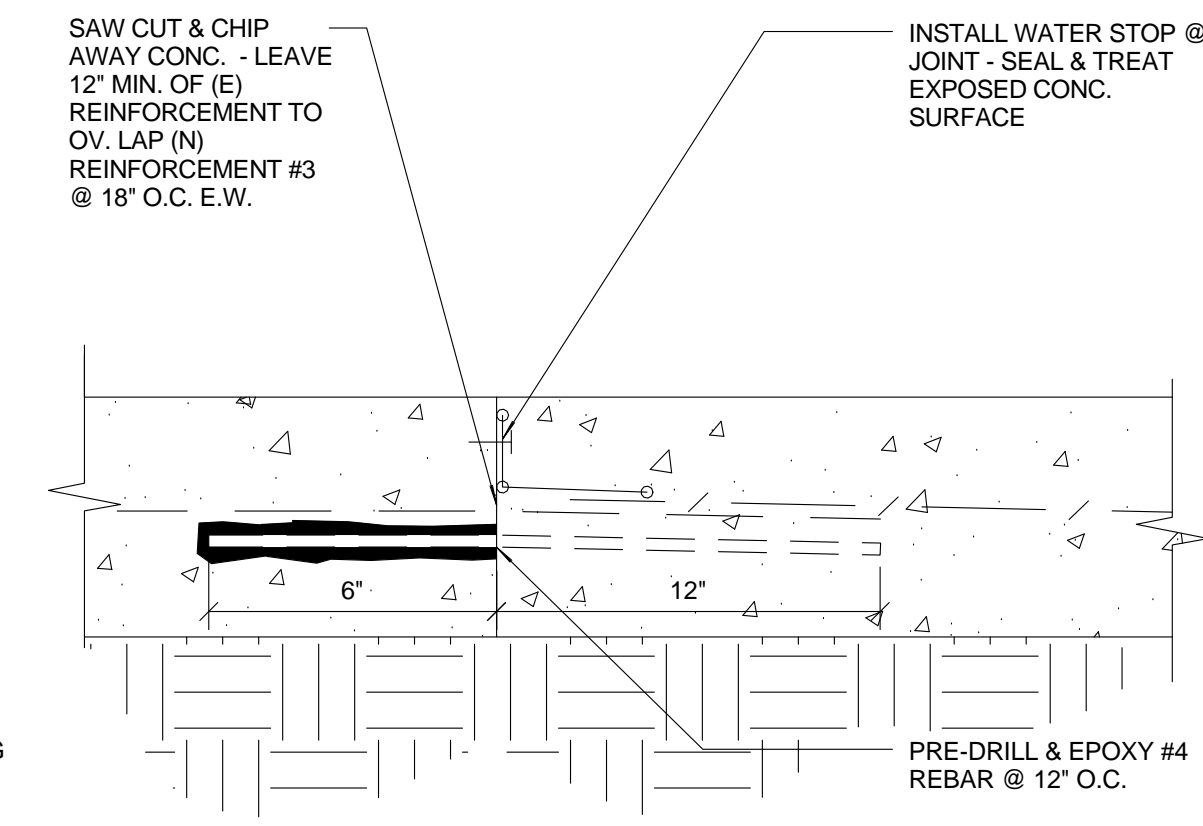
CONCRETE PAVING

1
AD.01 1" = 1'-0"



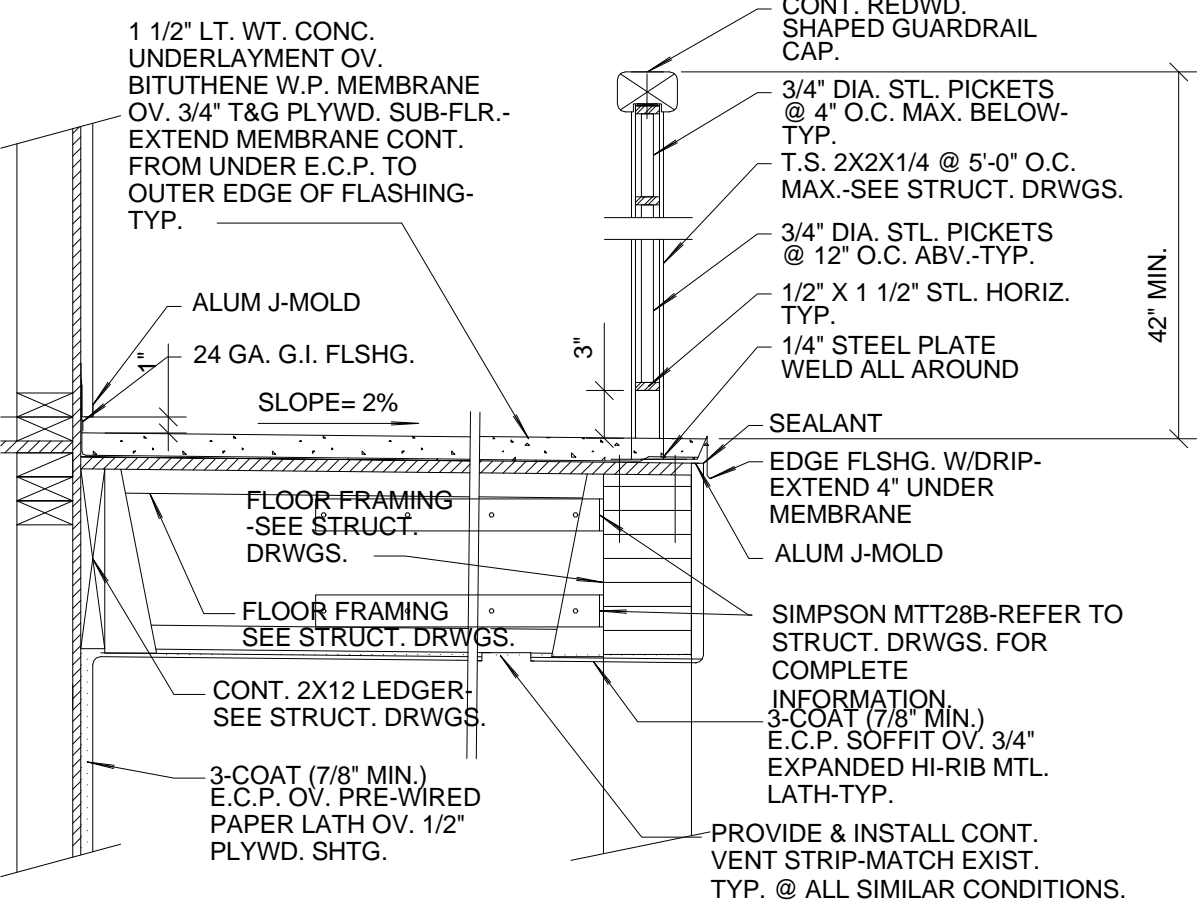
PERIMETER FTG

2
AD.01 1" = 1'-0"



CONC WATER STOP

3
AD.01 3" = 1'-0"



DECK SECTION

4
AD.01 1/4" = 1'-0"

PRELIMINARY SET

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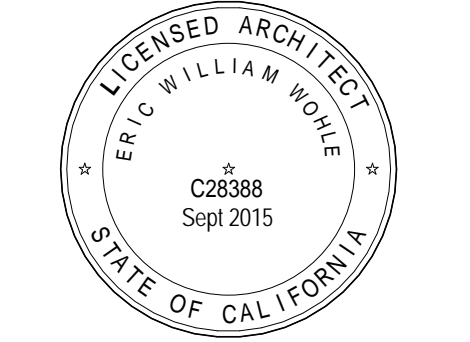
SHEET INFO

DETAILS

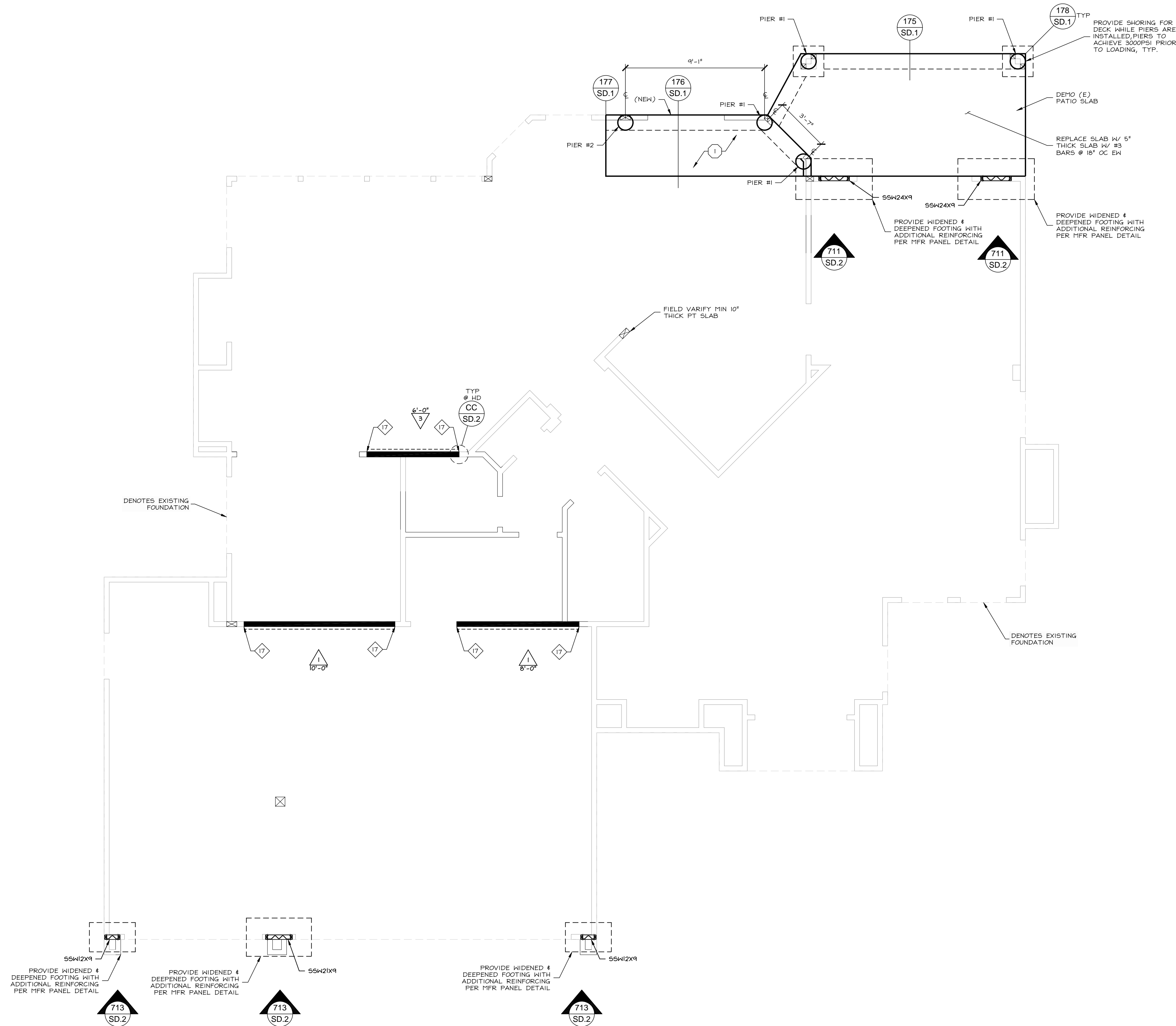
SHEET NO.

AD.01

OF xx SHEETS



CLIENT
Mr. & Mrs. Alexandros Economou
6030 Huntingdale Circle Stockton, CA
PROJECT
JOB NO: 602-02-09
Economou Residence Remodel
6030 Huntingdale Circle Stockton, CA
SHEET INFO
DETAILS
SHEET NO.
AD.02
OF xx SHEETS



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

ELEVATION A

FOR PLAN REVIEW & PERMIT SUBMITTAL
PRIOR TO BUILDING DEPARTMENT APPROVAL, THESE CONSTRUCTION DOCUMENTS ARE SUBJECT TO CHANGE AND SHALL NOT BE USED FOR CONSTRUCTION. ANY CONSTRUCTION PERFORMED BEFORE PERMIT ISSUANCE IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY REVISIONS TO BIDS MADE BEFORE PERMIT ISSUANCE ARE THE RESPONSIBILITY OF THE BIDDER.

FIRE PROTECTION
PROVIDE AUTOMATIC SPRINKLER SYSTEM PER CBC 903.3. THESE STRUCTURAL PLANS HAVE NOT BEEN DESIGNED TO ACCOUNT FOR ANY FIRE PROTECTION REQUIREMENTS PER CBC/IBC TABLE 602. IF FIRE PROTECTION IS REQUIRED PLEASE CONTACT HARRIS & SLOAN CONSULTING GROUP, INC. PRIOR TO CONSTRUCTION, AS STRUCTURAL ELEMENTS ARE SUBJECT TO CHANGE.

GEOTECHNICAL
GEOTECHNICAL ENGINEER TO REVIEW FOUNDATION PLAN PRIOR TO CONSTRUCTION

GENERAL NOTES
SEE SHEET SN.1 FOR ALL INFORMATION NOT SPECIFIED WITHIN THIS SET OF FRAMING PLANS.
IT IS THE CONTRACTORS/OWNERS/DEVELOPERS RESPONSIBILITY TO REVIEW ALL NOTES SPECIFIED ON SHEET SN.1 AND ALL DETAILS SPECIFIED ON SHEET SN.2, AS THEY ARE TO BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.

FOUNDATION SPECIFICATIONS
FOOTING DEPTH.....18"
FOOTING WIDTH.....12"
PIER SKIN FRICTION #400 PSF
FOUNDATION DESIGNED PER CODE MINIMUMS OR SOILS REPORT PROVIDED BY:
WALLACE-KUHL & ASSOC. REPORT: 0917.01
3050 INDUSTRIAL BLVD. DATE: 11-22-2013
WEST SACRAMENTO, CA 95691
ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH, $f_c=3000$ PSI.
CONCRETE WATER TO CEMENT RATIOS SHALL NOT EXCEED 0.50 UNO.
CONTINUOUS FOOTINGS SHALL BE REINFORCED WITH (2) #5 BAR TOP & BOTTOM, (4) TOTAL U.N.O. AT SPECIAL LOADS.

KEYNOTES
1 10"± THICK CONCRETE SLAB W/ #5 BARS @ 12" OC EA WAY, CENTERED IN SLAB, OVER OPTIONAL 1/2" PEA-GRAVEL LAYER, OVER MINIMUM 10 MIL VAPOR RETARDER, OVER PREPARED SUB-GRADE. REFER TO FOUNDATION NOTES #11-#15 ON SHEET SN.1 FOR ADDITIONAL RECOMMENDATIONS

HOLDOWN SCHEDULE					
TYPE	SIMPSON TYPE	MIN ² HD POST	HD TO POST CONNECTION	HOLDOWN ANCHOR	MIN. ANCHOR EMBEDMENTS ³
17	HDU4	4X	(10) SDS 1/4X2 1/2 SCREWS	5/8" F1554 GR36	8"
1. SEE DETAIL CC ON SN.2 FOR TYPICAL HOLDOWN INSTALLATION. 2. HOLDOWN POSTS TO MATCH WALL DEPTH. 3. USE SIMPSON SET-XP EPOXY. SPECIAL INSTRUCTION REQUIRED					

PIER SCHEDULE			
PIER #	DIM	MIN LENGTH	MIN CAPACITY ^K
PIER 1	12"	12.5'	10 ^K
PIER 2	12"	16'	16.5 ^K
1. AS DETERMINED BY GEOTECH. 2. HELICAL ANCHORS MAY BE SUBSTITUTED AS A DESIGN BUILD ELEMENT. STRAPPED & SIGNED CALCULATIONS AND DETAILS MEETING CAPACITY MUST BE SUBMITTED PRIOR TO CONSTRUCTION.			

SYMBOLS LEGEND	
	DENOTES SHEARWALL TYPE & MINIMUM LENGTH REQUIRED. REFER TO SHEARWALL SCHEDULE ON THIS SHEET.
	WHERE OCCURS, DENOTES ALIGNMENT WITH HOLDOWN ABOVE
	DENOTES HOLDOWN & POST SIZE REQUIRED AT END OF SHEARWALL. REFER TO HOLDOWN SCHEDULE ON THIS SHEET.
	DENOTES KEYNOTE SPECIFICATION. REFER TO KEYNOTE SCHEDULE ON THIS SHEET.
	DENOTES DETAIL REFERENCE.
	REFER TO DENOTED SHEET #.
	DENOTES 2X PRESSURE TREATED SLEEPER EMBEDDED INTO CONCRETE. PROVIDE (2) 30# AT EACH END AND AT 24" OC, TYP AT DOORS WITH THRESHOLD.
	DENOTES PLUMBING FIXTURE (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
	DENOTES CONTINUOUS EXTERIOR FOOTING. REFER TO DESIGN CRITERIA ON SHEET SN.1 FOR FOOTING SPECIFICATIONS.
	DENOTES CONTINUOUS FOOTING WITH STEPW/LL. REFER TO DESIGN CRITERIA ON SHEET SN.1 FOR FOOTING SPECIFICATIONS.
	DENOTES CONTINUOUS INTERIOR FOOTING. REFER TO DESIGN CRITERIA ON SHEET SN.1 FOR FOOTING SPECIFICATIONS.

TYPE	APA RATED ¹ SHEATHING	2/2" SILL PLATE	ANCHOR SPACING ³ ANCHOR ⁴ BOLTS	FRAMING ⁵ MEMBER AT ADJOINING PANEL EDGE	SOLE PLATE CONNECTION ⁶ TO BEAM/ BLOCKING TO RIM
1	3/8" ONE FACE W/ 8d @ 6" OC EDGE, 12" OC FIELD	2X	5/8" @ 10" AB @ 46" OC	2X	16d @ 6" OC
3	3/8" ONE FACE W/ 8d @ 3" OC EDGE, 12" OC FIELD	2X 3X	5/8" @ 10" AB @ 14" OC 5/8" @ 12" AB @ 22" OC	3X OR (2) 2X W/ (2) ROWS 16d @ 6" OC STAGGERED	(2) ROWS 16d @ 4" OC & LTP5 @ 36" OC
1. SHEATHING TO BE 4'-0" X 8'-0" MIN EXCEPT AT BOUNDRIES OR AT CHANGES IN FRAMING WHERE MIN WIDTH IS TO BE 16" (TYP) PROVIDE MIN 2X FRAMING MEMBER AT ALL BOUNDRIES UNO 2. 3X SILLS TO BE SINGLE MEMBERS AND REQUIRE STAGGERED NAILING. AT 3X SILL PLATES ANCHOR BOLTS TO BE 12" LONG AND HASA ANCHORS TO BE INSTALLED WITH (4) 10d NAILS. 3. SEE RETRO FIT SPECIFICATIONS ON SHEET SN.1 4. NOT USED 5. 3X FRAMING MEMBERS TO BE SINGLE MEMBERS AND REQUIRE STAGGERED NAILING. 6. SOLE PLATE TO BE 2X UNO ON PLAN. SOLE PLATE CONNECTION OCCURS ABOVE FOUNDATION PLATE LEVEL AT RAISED FLOOR AND/OR SECOND FLOOR APPLICATIONS ONLY. ALL SHEARWALL NAILING TO SOLE PLATE TO BE STAGGERED WHEN SPACING IS LESS THAN 4" OC. 7. TJI STRANDGUARD SILL PLATES MAY BE USED IN LIEU OF DF SILL PLATES. STRANDGUARD SILL PLATES TO BE 3X WHERE SHEARWALL EDGE NAILING IS CLOSER THAN 4" OC. 8. SEE DETAIL D ON SHEET SN.2 FOR TYPICAL SHEARWALL FRAMING ILLUSTRATION.					

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PROJECT: TS
DESIGNER: TS
DRAWN BY: JB
CHECKED BY: TS
ISSUE DATE: 12-19-2013

REVISIONS:
THIS SIGNATURE HAS BEEN APPLIED ELECTRONICALLY

SHEET TITLE: FOUNDATION PLAN
SHEET NUMBER: S1
JOB NUMBER: HS13157

PRIOR TO BIDDING DEPARTMENT APPROVAL, THESE CONSTRUCTION DOCUMENTS ARE SUBJECT TO CHANGE AND SHALL NOT BE USED FOR CONSTRUCTION. ANY CONSTRUCTION PERFORMED BEFORE PERMIT ISSUANCE IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY REVISIONS TO BIDS MADE BEFORE PERMIT ISSUANCE ARE THE RESPONSIBILITY OF THE BIDDER.

PROVIDE AUTOMATIC SPRINKLER SYSTEM PER CBC 903.3. THESE STRUCTURAL PLANS HAVE NOT BEEN DESIGNED TO ACCOUNT FOR ANY FIRE PROTECTION REQUIREMENTS PER CBC/IBC TABLE 602. IF FIRE PROTECTION IS REQUIRED PLEASE CONTACT HARRIS & SLOAN CONSULTING GROUP, INC. PRIOR TO CONSTRUCTION, AS STRUCTURAL ELEMENTS ARE SUBJECT TO CHANGE.

IT IS ACCEPTABLE FOR (2) MAX 2" ϕ HOLES TO BE BORED MID-DEPTH OF ANY BEAM PROVIDED HOLES ARE LOCATED IN CENTER 1/3 OF SPAN, MIN 4" CLEAR BTWN HOLES AND MIN 24" FROM ANY PERPENDICULAR BEAMS SUPPORTED BY BEAM.

SEE SHEET SN.1 FOR ALL INFORMATION NOT SPECIFIED WITHIN THIS SET OF FRAMING PLANS.

IT IS THE CONTRACTORS/OWNERS/DEVELOPERS RESPONSIBILITY TO REVIEW ALL NOTES SPECIFIED ON SHEET SN.1 AND ALL DETAILS SPECIFIED ON SHEET SN.2, AS THEY ARE TO BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.

5	DOUBLE 2X STUD POST
6	4X4 POST
8	4X8 POST
10A	C516 STRAPS BEAM TO TOP PLATE/BEAM. SEE DETAIL 216/SD.1.
10B	C516 STRAPS TOP PLATE TO TOP PLATE WHERE TOP PLATES ARE NOT CLAPPED PER B/SN.2. MIN (13) bd NAILS TO TOP PLATE AT EA END OF EA STRAP. STRAPS MAY BE INSTALLED ON TOP OR SIDE OF TOP PLATES.
16A	H5766C STRAP BEAM TO TOP PLATE/BEAM. SEE DETAIL 216/SD.1.
21F	HGU5414 HANGER.
29	CLIP THIS END OF BEAM TO UNDERSIDE OF ROOF SHTG AND MATCH ROOF SLOPE. DO NOT OVERCUT. SEE DETAIL 535/SD.1.



BEAM SCHEDULE			
BEAM #	SIZE & SPECIFICATION ¹	NOTES	
BEAM #1	5 1/4" X 14' 1.9E SCL		
BEAM #2	5 1/4" X 14' 1.9E SCL		
BEAM #3	7" X 14' 1.9E SCL		
BEAM #4	1 3/4" X 14' 1.9E SCL		
BEAM #7	5 1/4" X 14' 1.9E SCL		
BEAM #8	6" X 12"		

1. HSGGI USES SCL AS A GENERIC TERM FOR ALL MANUFACTURED LSL, OSU, LVL, SPL MEMBERS. SEE "WOOD SPECIFICATIONS" NOTE 3 ON SHEET SN1 FOR MIN. DESIGN STRENGTHS.

1ST FLOOR BEARING WALL HEADER SCHEDULE			
LENGTH	SIZE	SPECIFICATION	TRIMMER
4'-0" MAX.	4X8		(1) 2X
6'-0" MAX.	4X10		(1) 2X
6'-0" MAX. ² @ GABLE	4X6		(1) 2X

LENGTH

— DENOTES SHEARWALL TYPE 4 MINIMUM LENGTH REQUIRED. REFER TO SHEARWALL SCHEDULE ON THIS SHEET.

— DENOTES KEYNOTE SPECIFICATION. REFER TO KEYNOTE SCHEDULE ON THIS SHEET.

— DENOTES DETAIL REFERENCE.

— REFER TO DENOTED SHEET #.

— DENOTES DETAIL REFERENCE IS AN ELEVATION. REFER TO DENOTED SHEET #.

— DENOTES EXTENTS OF BLOCKED & EDGE NAILED DIAPHRAGM. REFER TO APPLICABLE KEYNOTE.

— DENOTES (E) HALL.

— DENOTES (N) BEARING WALL.

DENOTES SHEATHING REQUIRED AT NON-SHEARWALL LOCATION. HRPK WALL FULL HEIGHT. DASHING THICKNESS AND NAILING AS NOTED ON PLAN

— DENOTES (N) NON-BEARING WALL.

— DENOTES (E) BEAM OR HEADER.

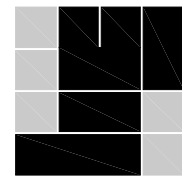
— DENOTES (N) BEAM OR HEADER. REFER TO BEAM/SHEATHING WALL HEADER SCHEDULE ON THIS SHEET.

DENOTES PLUMBING FIXTURE ABOVE (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS). ADJUST JOIST LAYOUT AS REQUIRED. NOT TO EXCEED MAXIMUM SPACING AS NOTED ON PLANS.

SHEARWALL SCHEDULE							
TYPE	APA RATED ¹ SHEATHING	SILL, ² PLATE	ANCHOR SPACING ³		FRAMING ⁵ MEMBER AT ADJOINING PANEL EDGE	SOLE PLATE CONNECTION ⁶	
			ANCHOR BOLTS			TO BEAM/ BLOCKING	TO RIM
1	3/8" ONE FACE W/ 6d @ 6" OC EDGE, 12" OC FIELD	2X	5/8"x 8" X 10" AB @ 46" OC		2X	16d @ 6" OC	16d @ 6" OC
3	3/8" ONE FACE W/ 6d @ 3" OC EDGE, 12" OC FIELD	2X	5/8"x 8" X 10" AB @ 14" OC		3X OR (2) 2X W/ (2) RWDs 16d @ 4" OC	(2) RWDs 16d @ 4" OC STAGGERED	6d @ 4" OC & LTPS @ 36" OC
		3X	5/8"x 12" X 12" AB @ 22" OC				

1. SHEATHING TO BE 4'-0" X 8'-0" MIN EXCEPT AT BOUNDRIES OR AT CHANGES IN FRAMING WHERE MIN WIDTH IS TO BE 16" (TYP) PROVIDE MIN 2X FRAMING MEMBER AT ALL BOUNDARIES UNO
2. 3X SILL TO BE SINGLE MEMBERS AND REQUIRE STAGGERED NAILING, AT 3X SILL PLATES ANCHOR BOLTS TO BE 12" LONG AND MASA ANCHORS TO BE INSTALLED WITH (4) 10J NAILS.
3. SEE RETRO FIT SPECIFICATIONS ON SHEET SN.1
4. NOT USED
5. 3X FRAMING MEMBERS TO BE SINGLE MEMBERS AND REQUIRE STAGGERED NAILING.
6. SOLE PLATE TO BE 2X UNO ON PLAN. SOLE PLATE CONNECTION OCCURS ABOVE FOUNDATION PLATE LEVEL AT RAISED FLOOR AND/OR SECOND FLOOR APPLICATIONS ONLY. ALL SHEARNAIL NAILS TO SOLE PLATE TO BE STAGGERED WHEN SPACING IS LESSER THAN 4' OC.
7. T/JI STRANDGUARD SILL PLATES MAY BE USED IN LIEU OF D/SILL PLATES. STRANDGUARD SILL PLATES TO BE 3X WHERE SHEARNAIL EDGE NAILING IS CLOSER THAN 4' OC.
8. SEE DETAIL D ON SHEET SN.2 FOR TYPICAL SHEARNAIL FRAMING ILLUSTRATION.

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STOCKTON, CA

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209-955-2514

PROJECT:

CLIENT:

PROJECT MANAGER: TS

DESIGNER: TS

DRAWN BY: JB

CHECKED BY: TS

ISSUE DATE: 12-19-2013

REVISIONS:

STAMP:



THIS SIGNATURE HAS BEEN
APPLIED ELECTRONICALLY

PLAN
NUMBER

SHEET

SHEET
TITLE:

FLOOR FRAMING PLAN

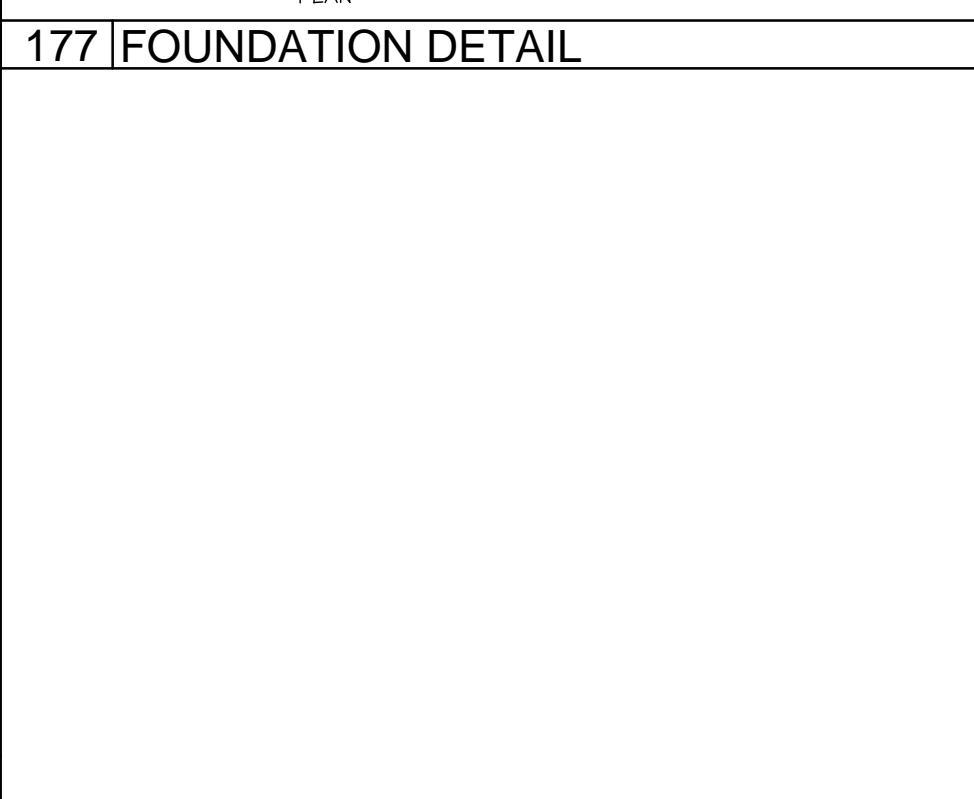
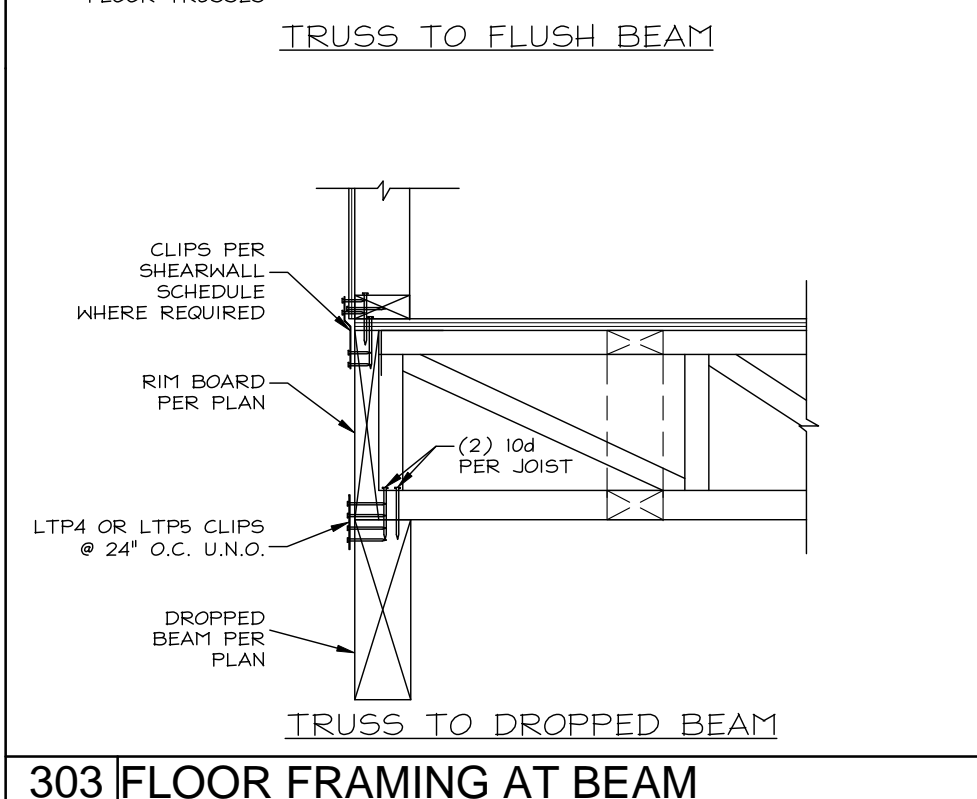
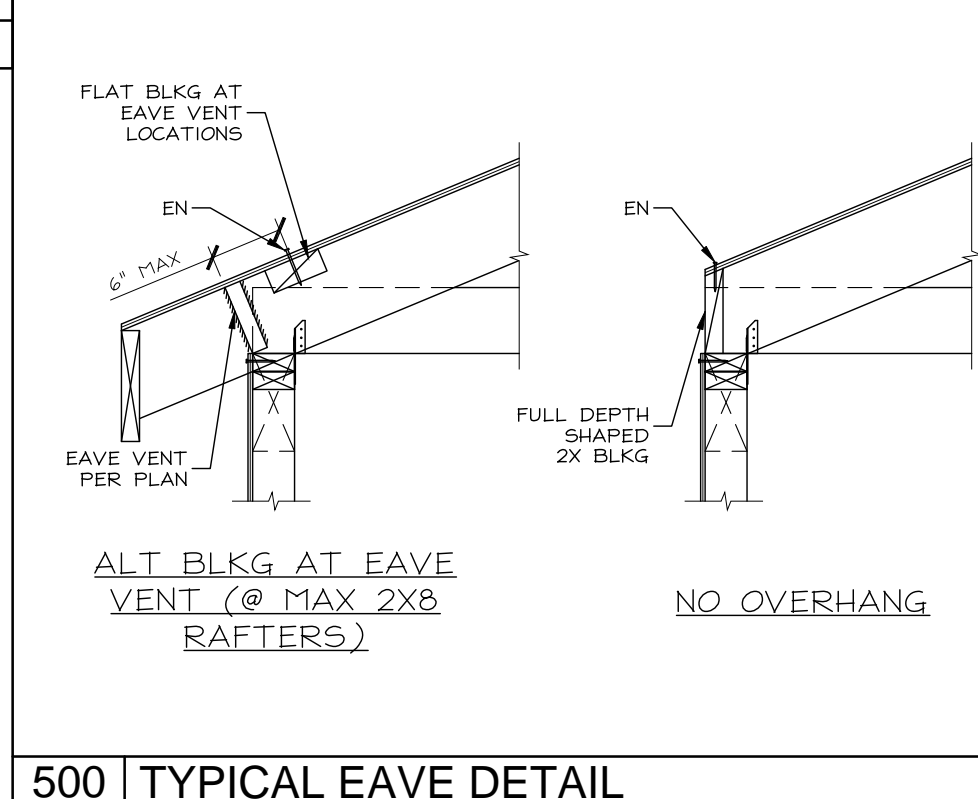
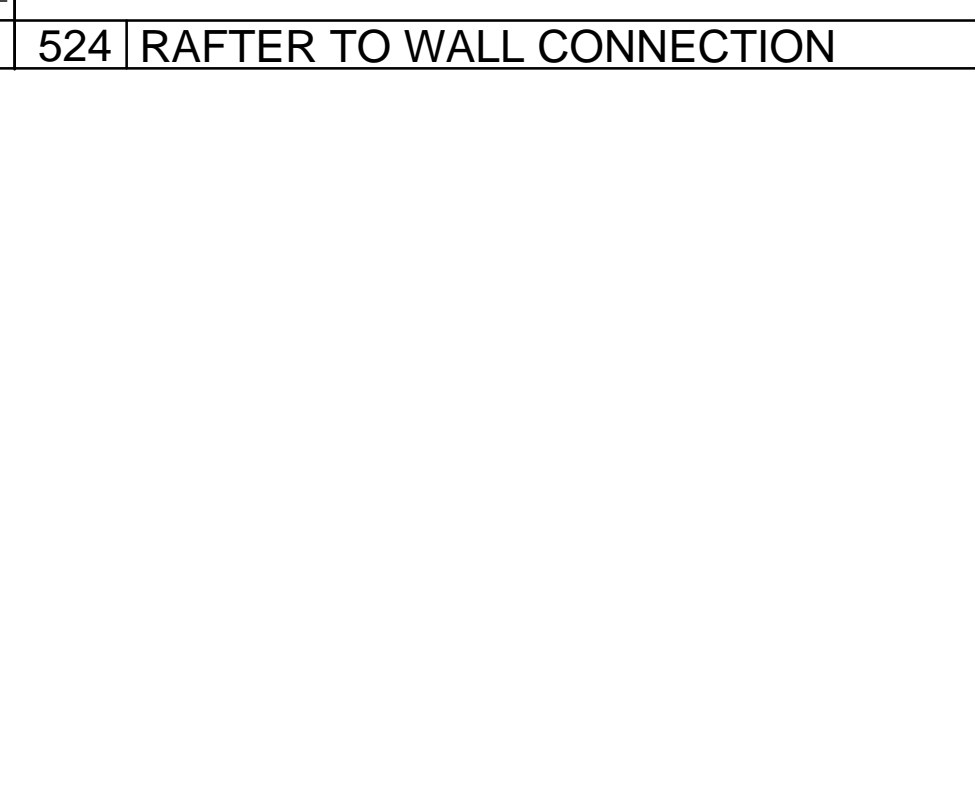
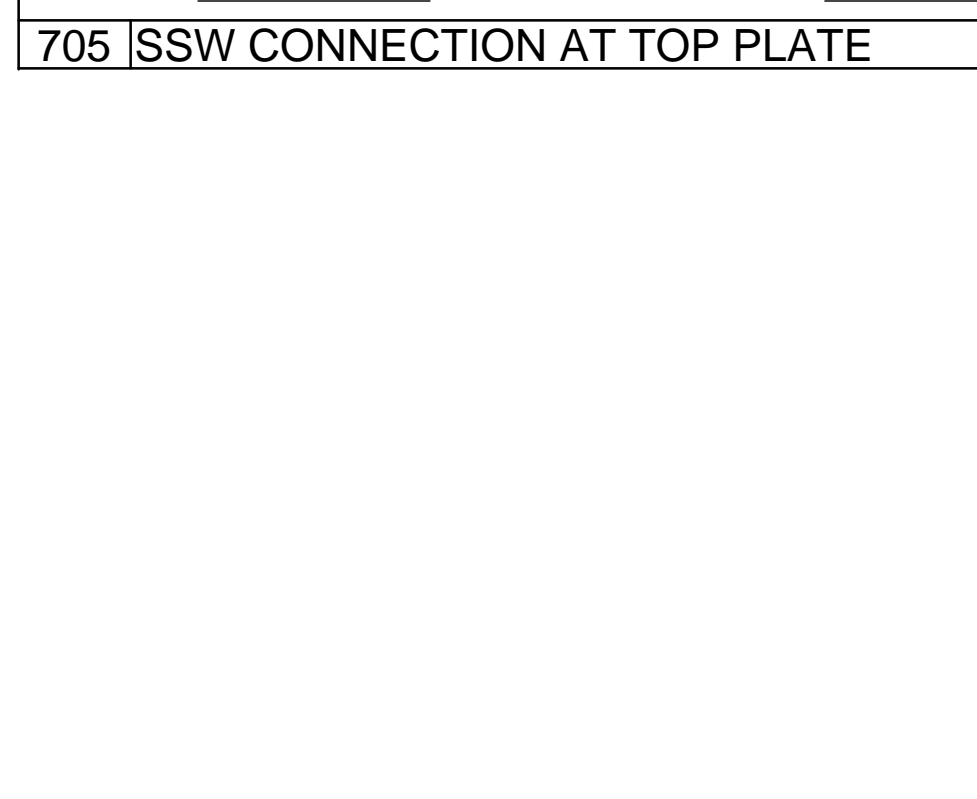
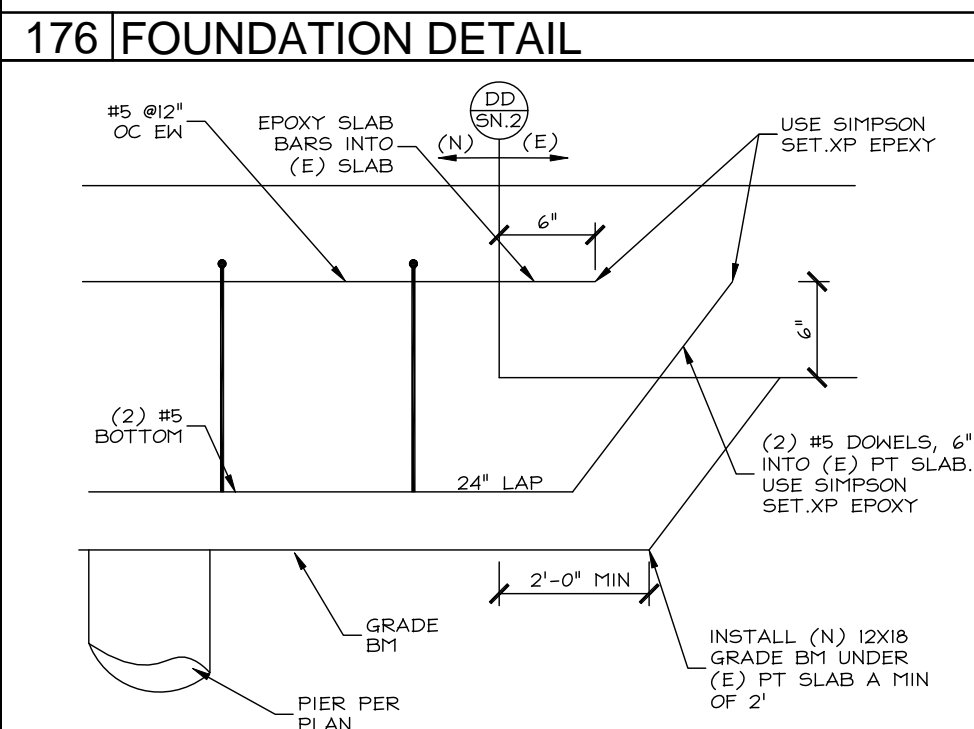
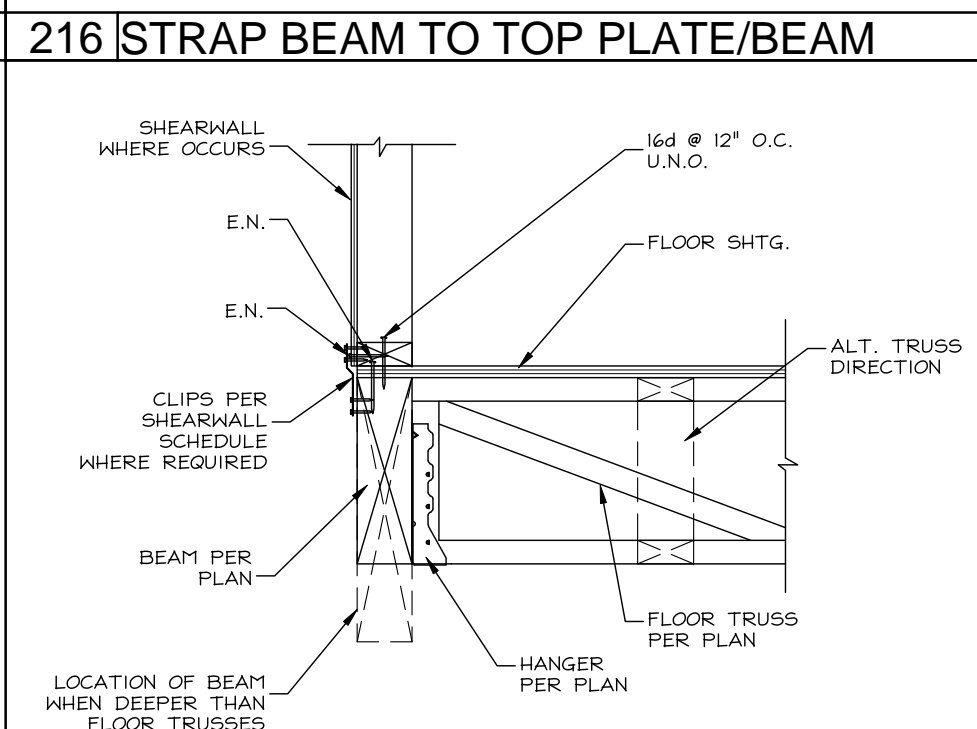
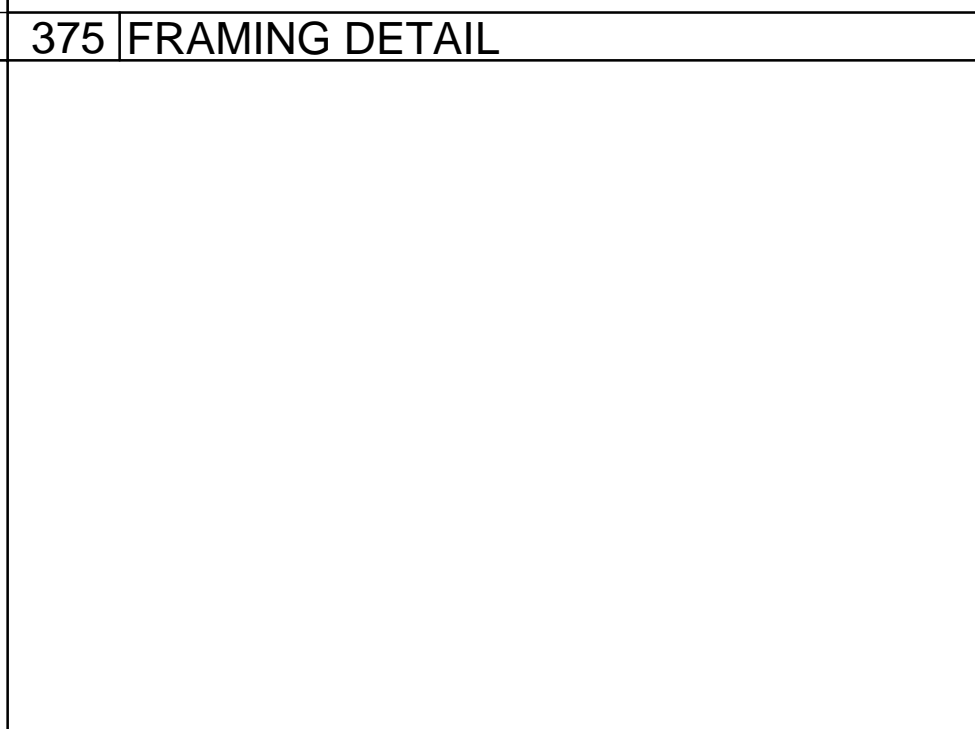
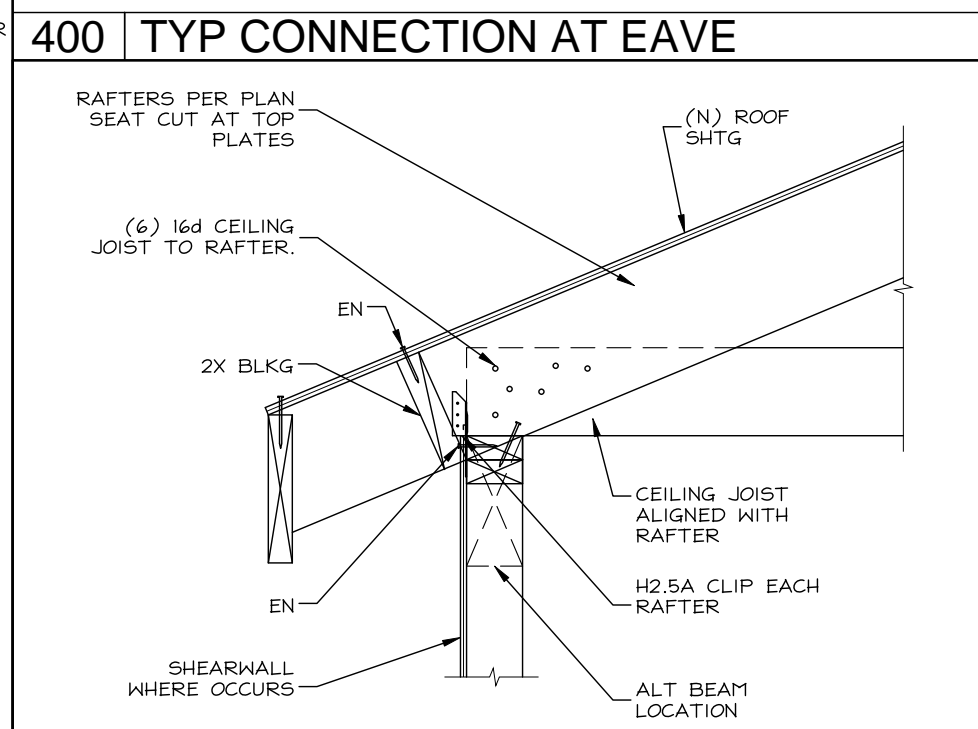
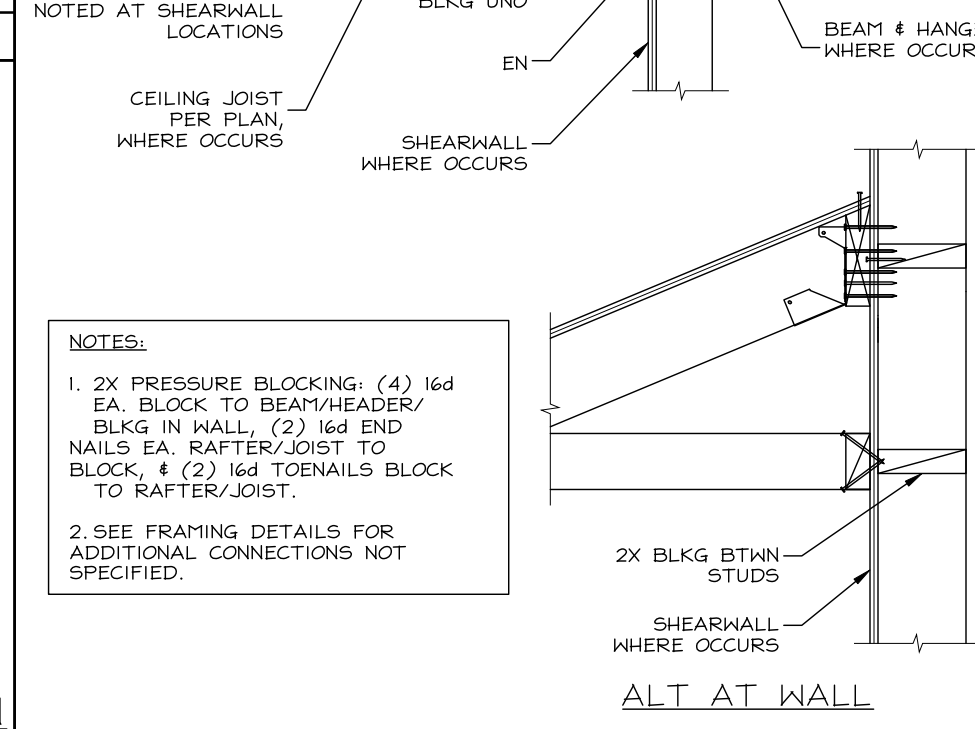
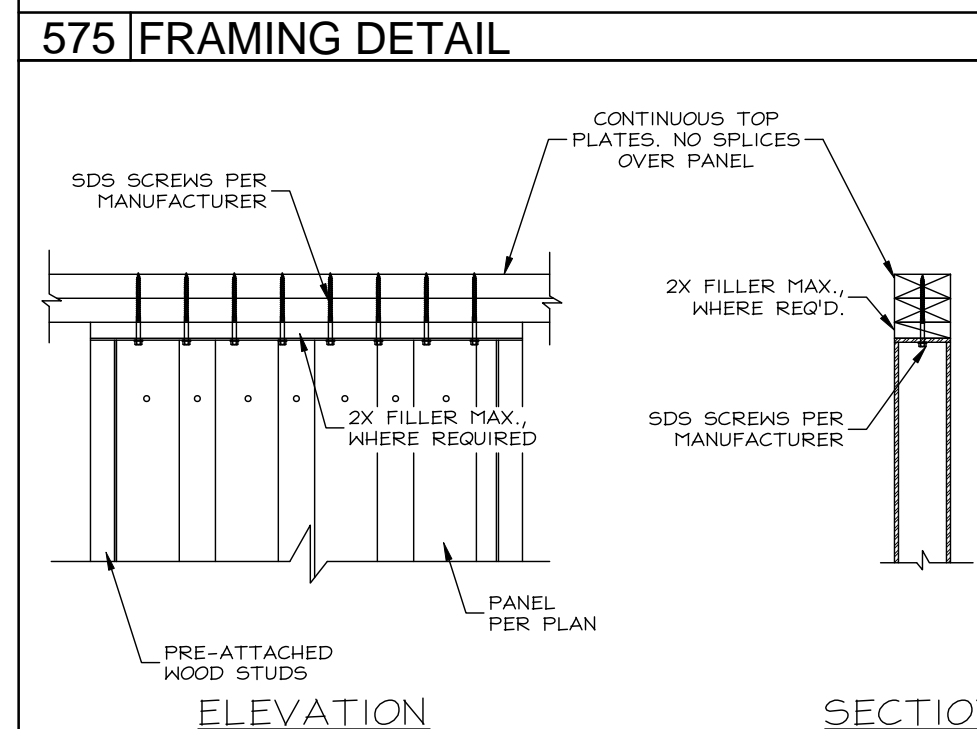
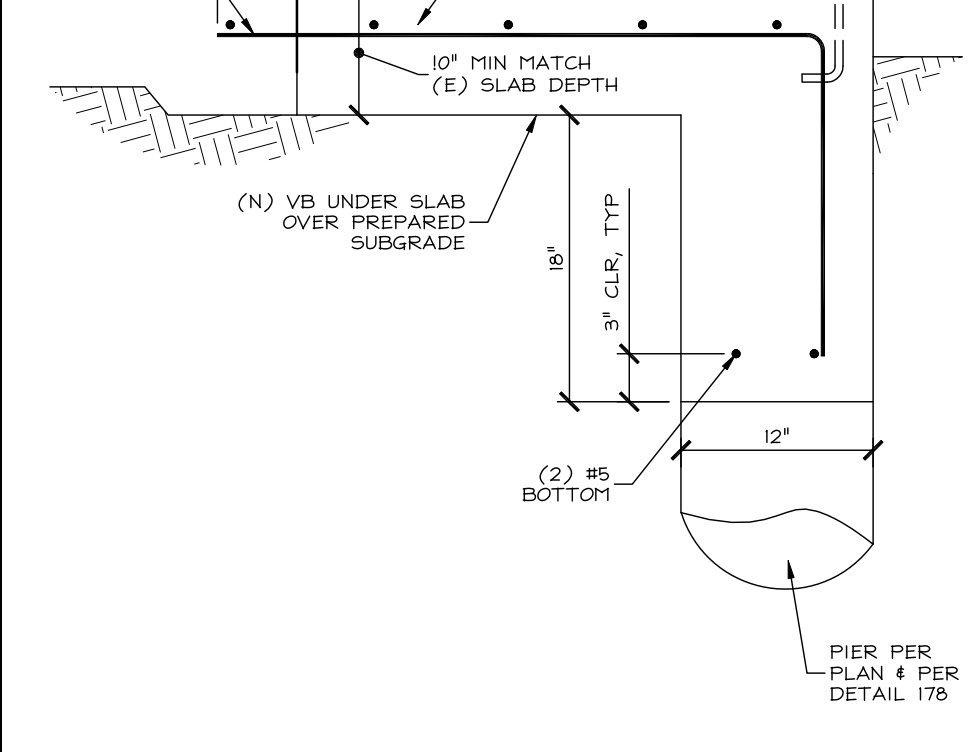
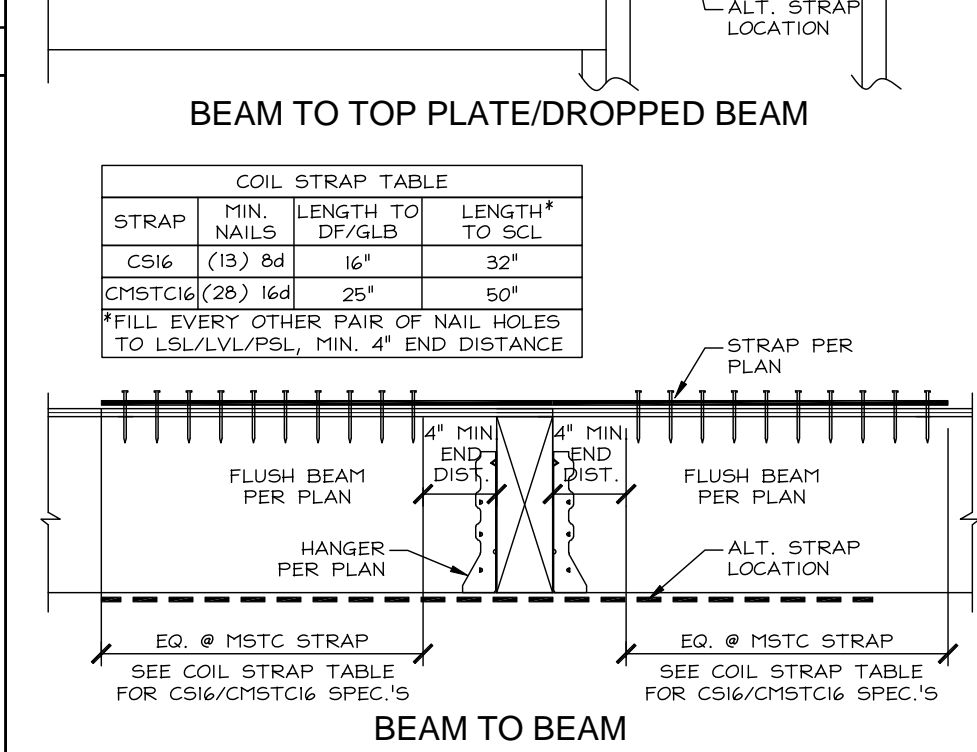
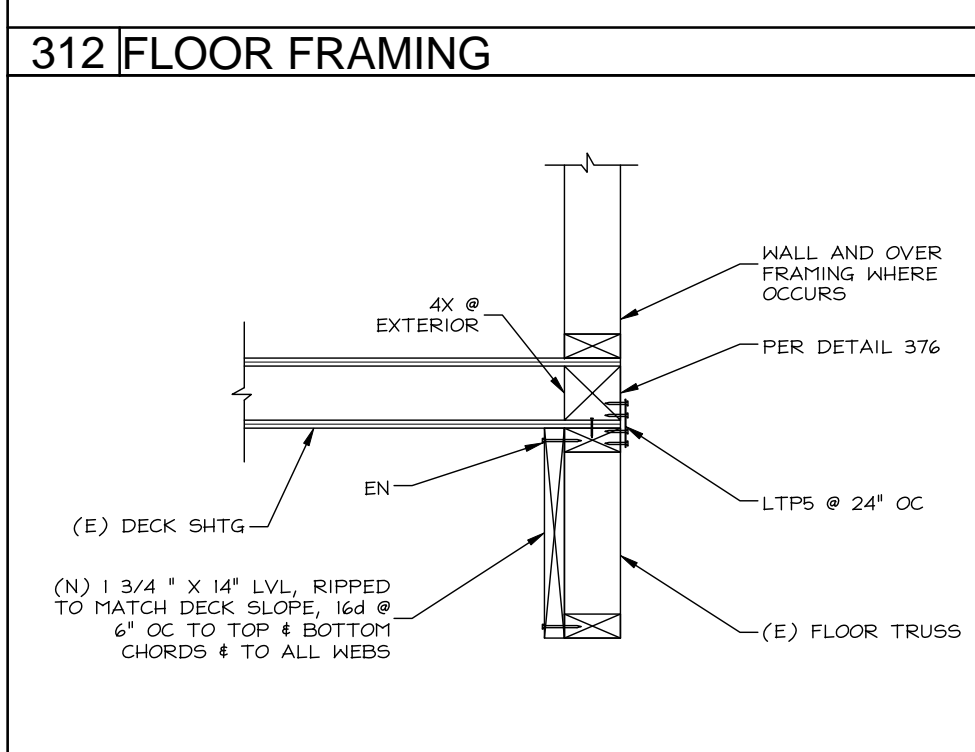
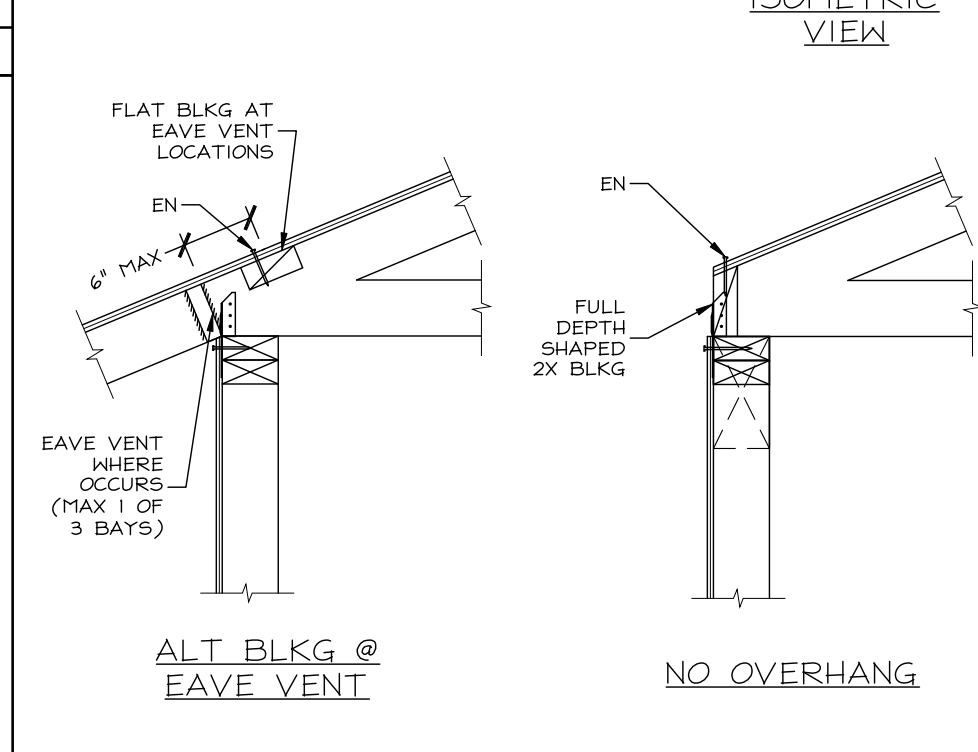
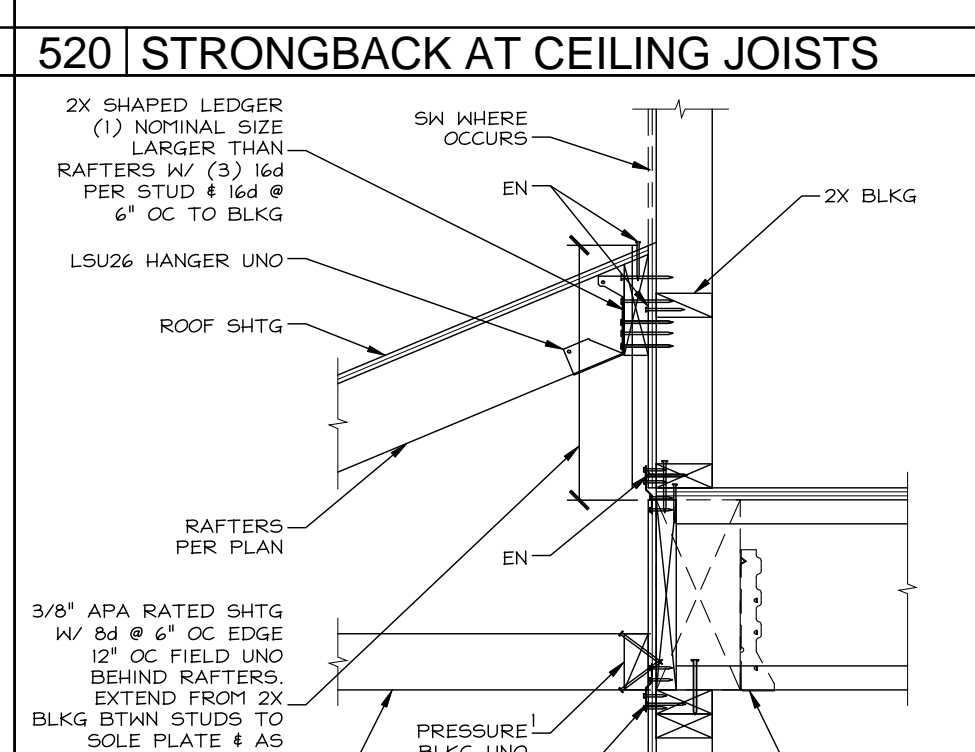
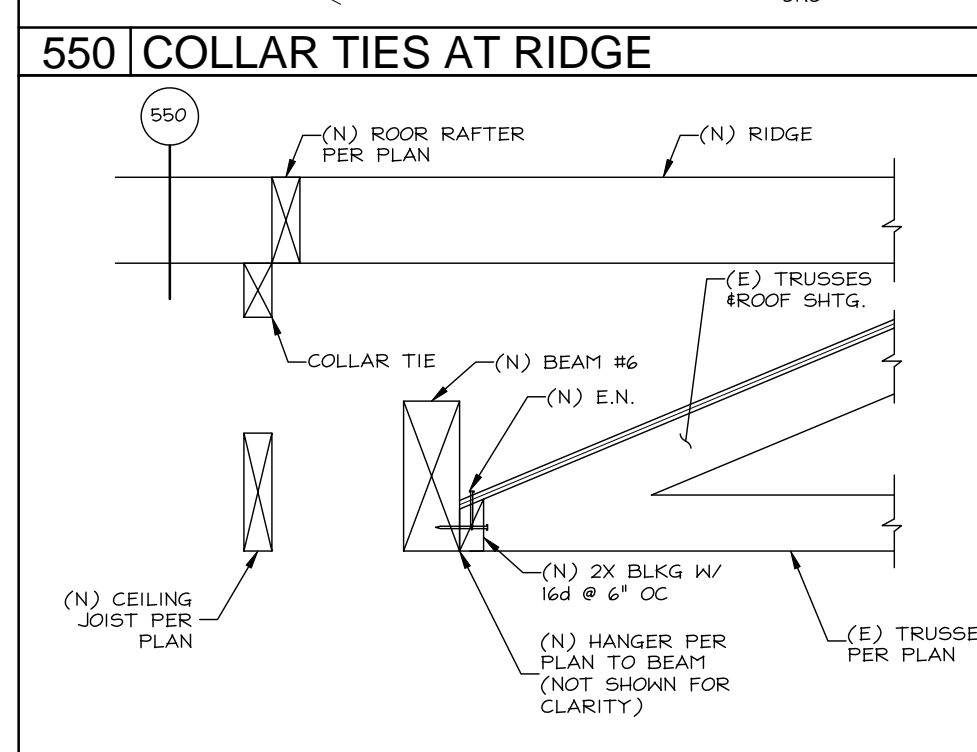
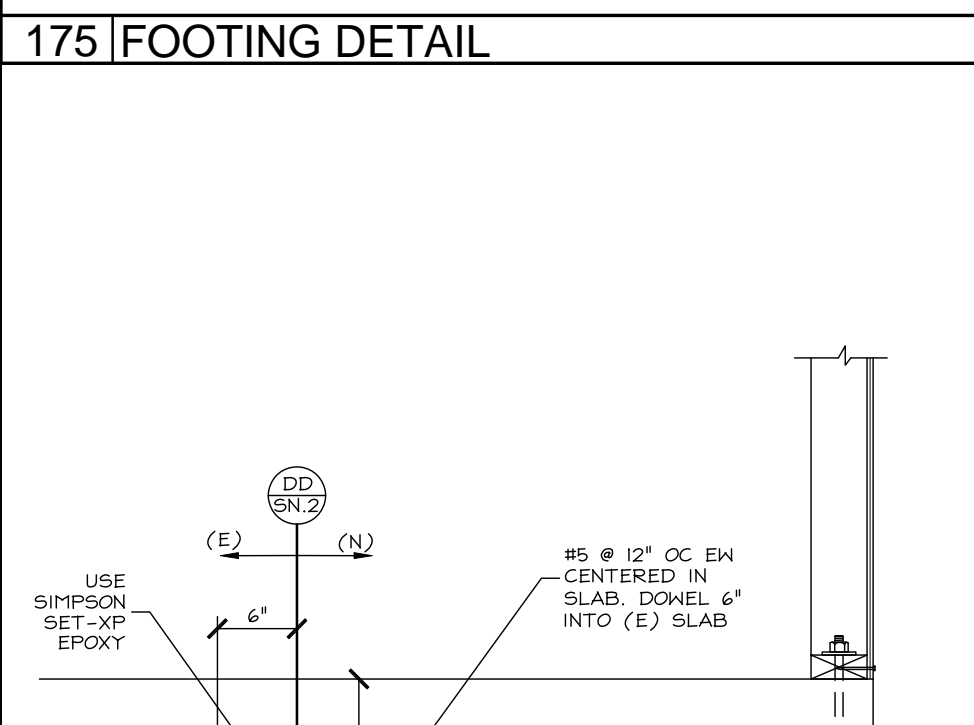
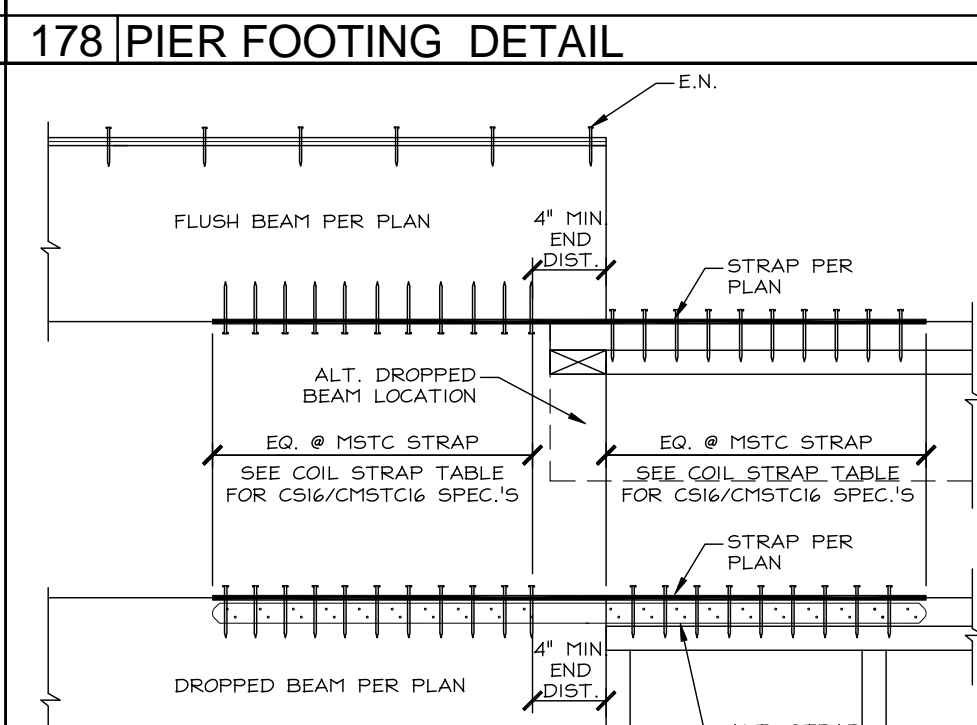
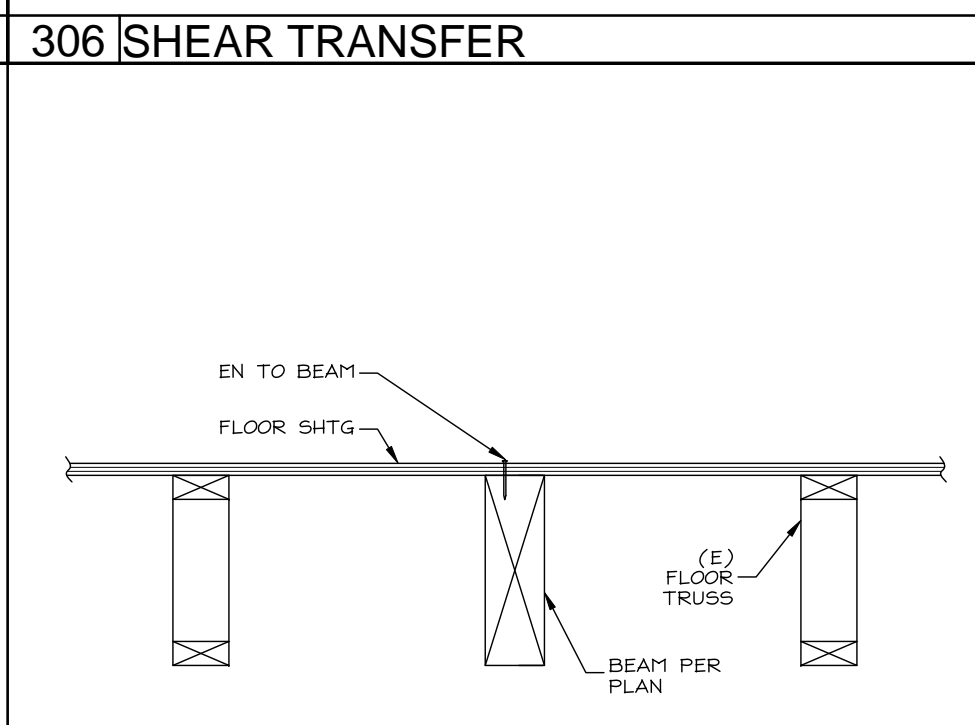
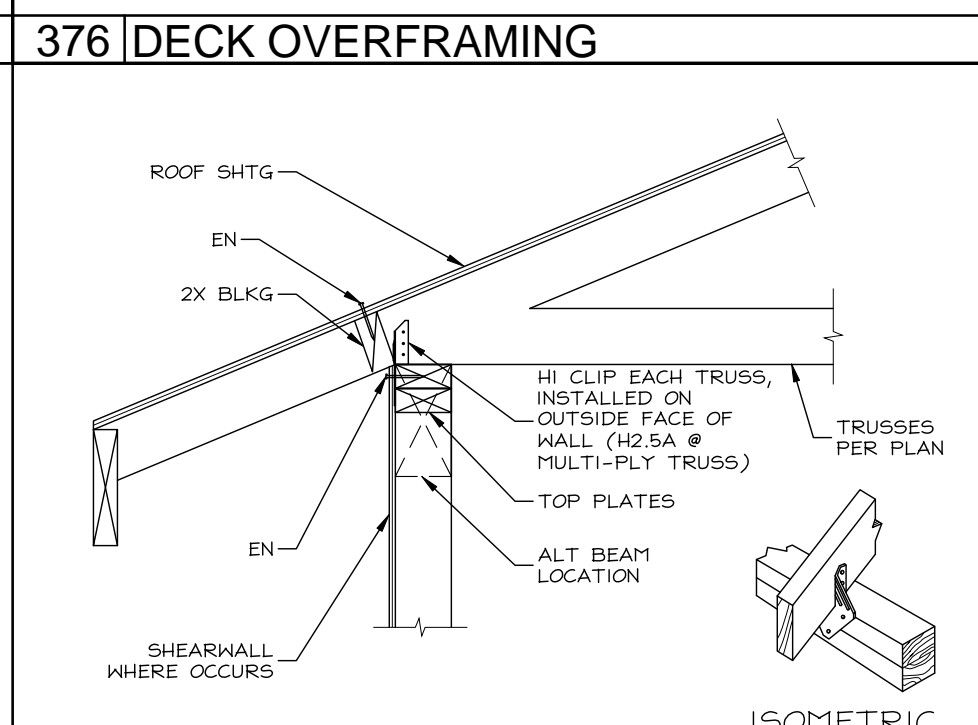
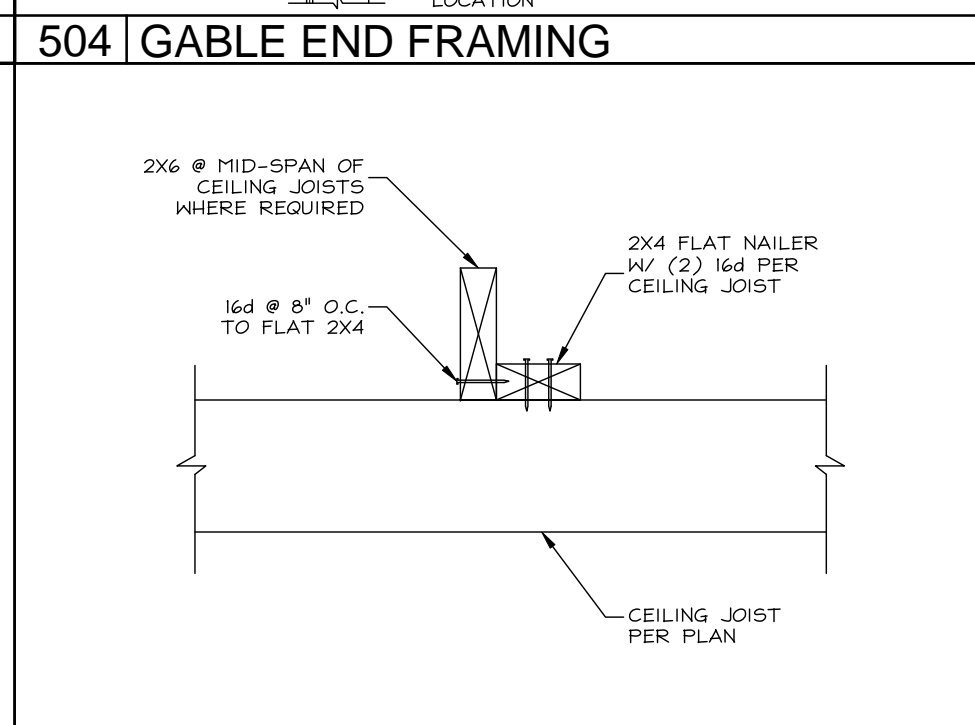
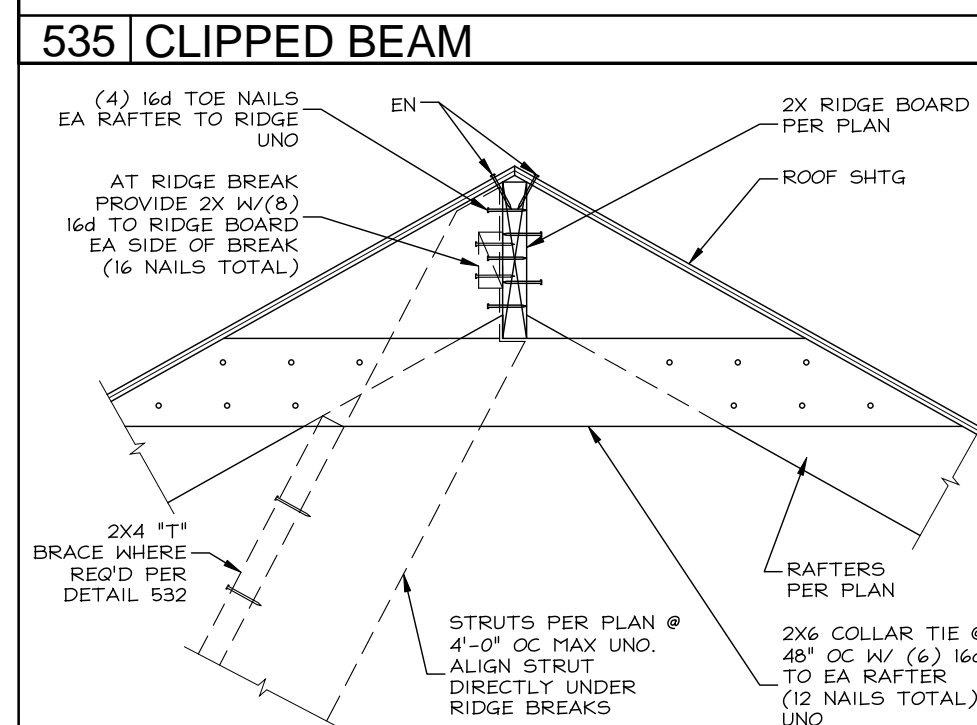
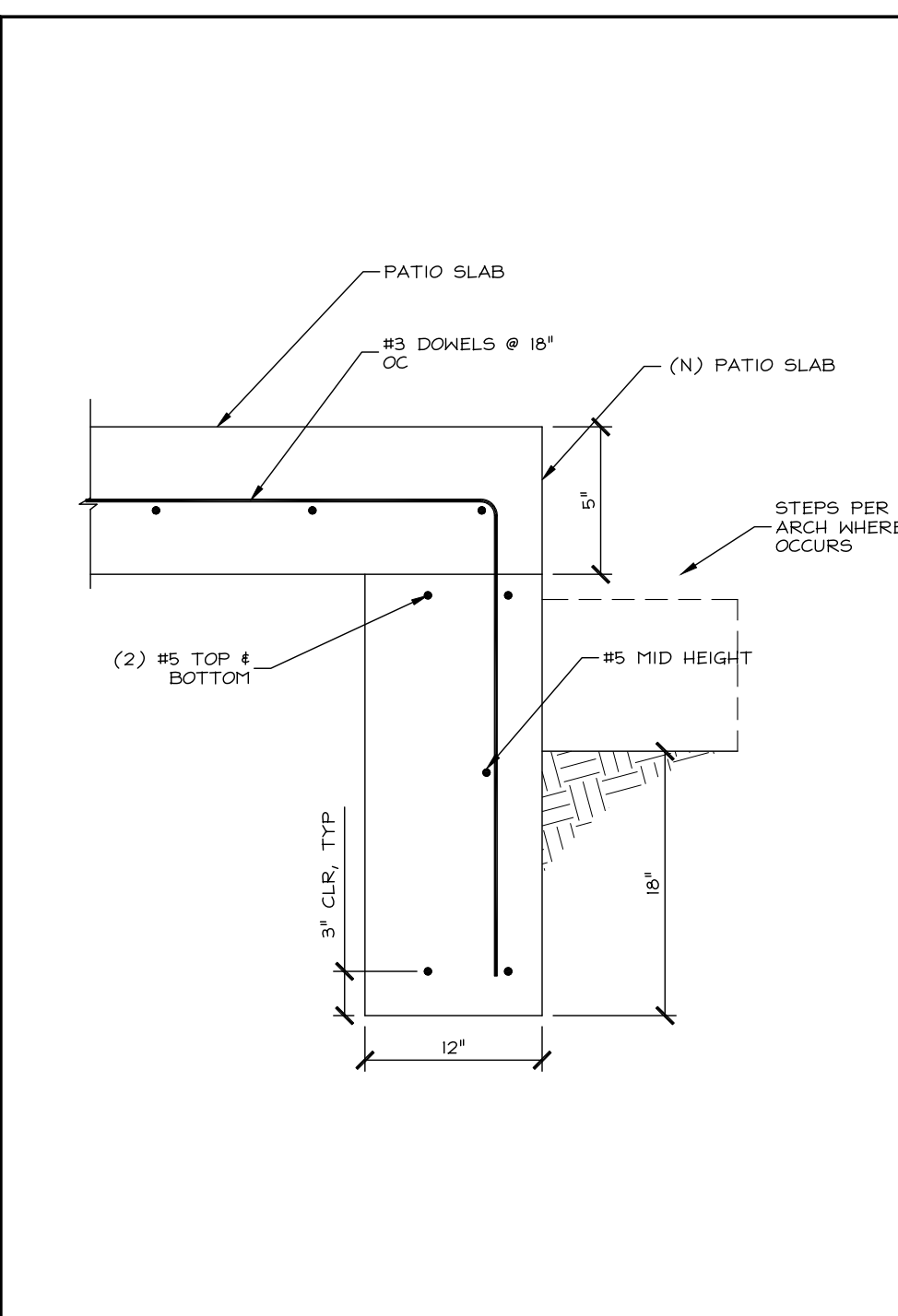
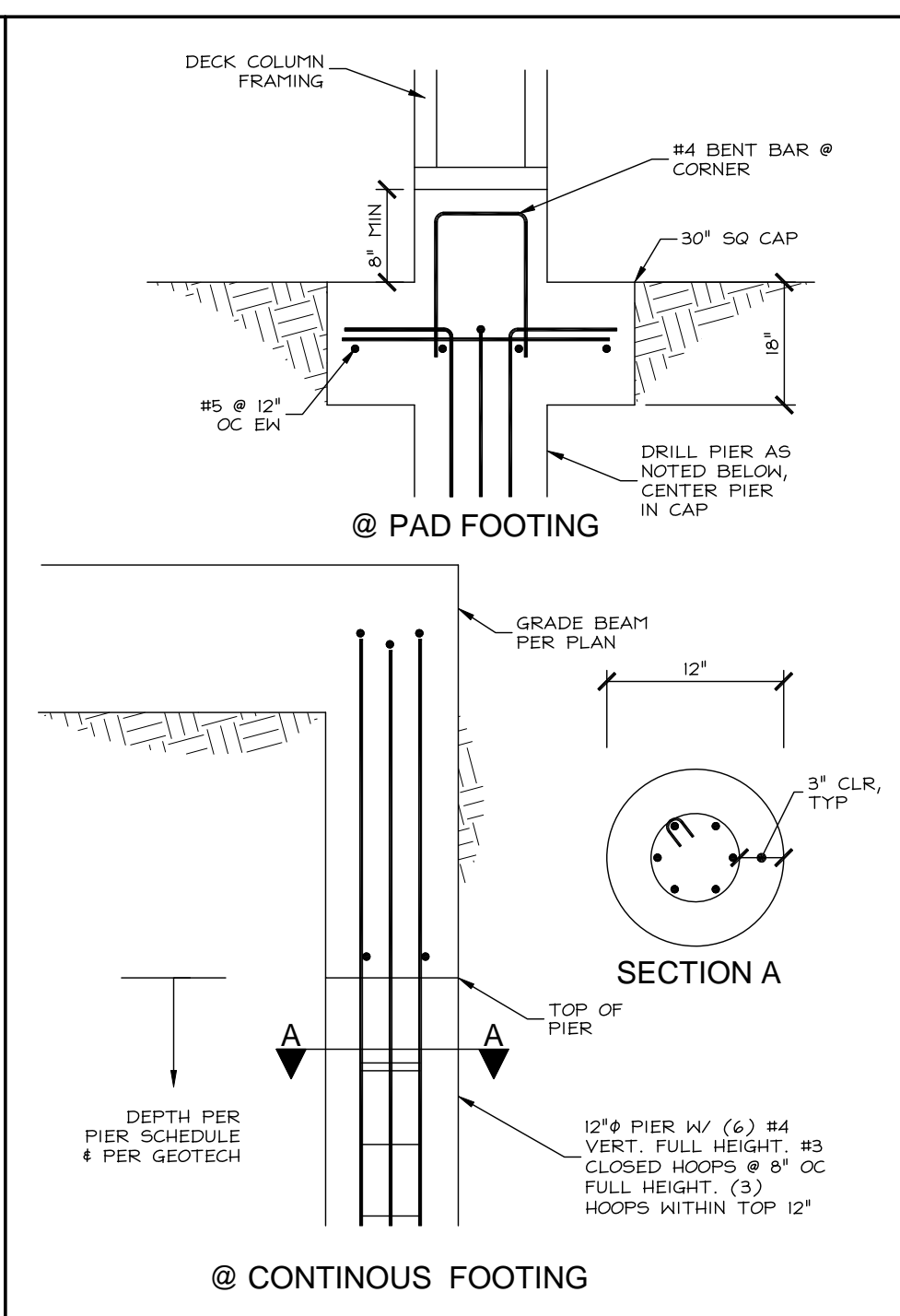
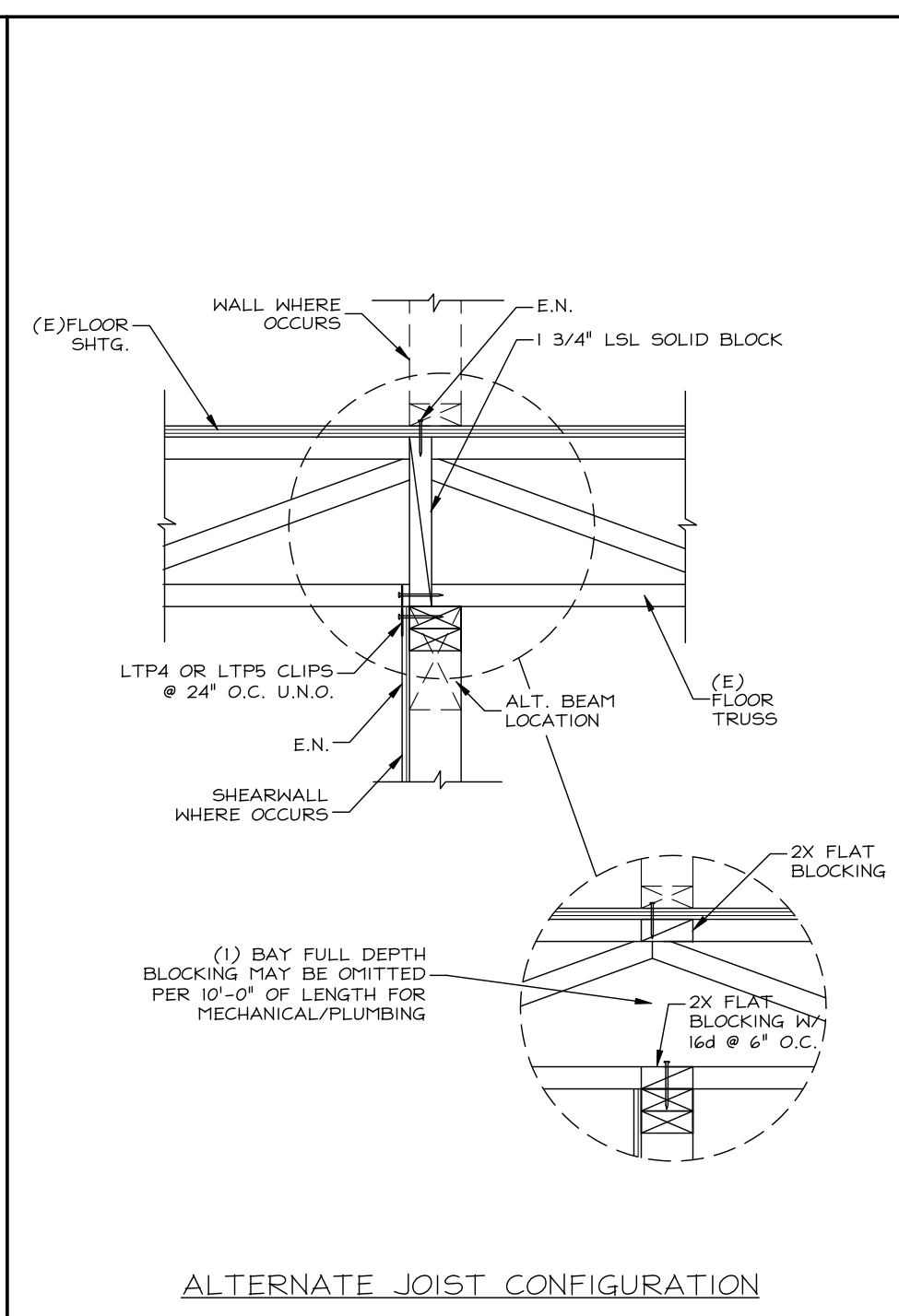
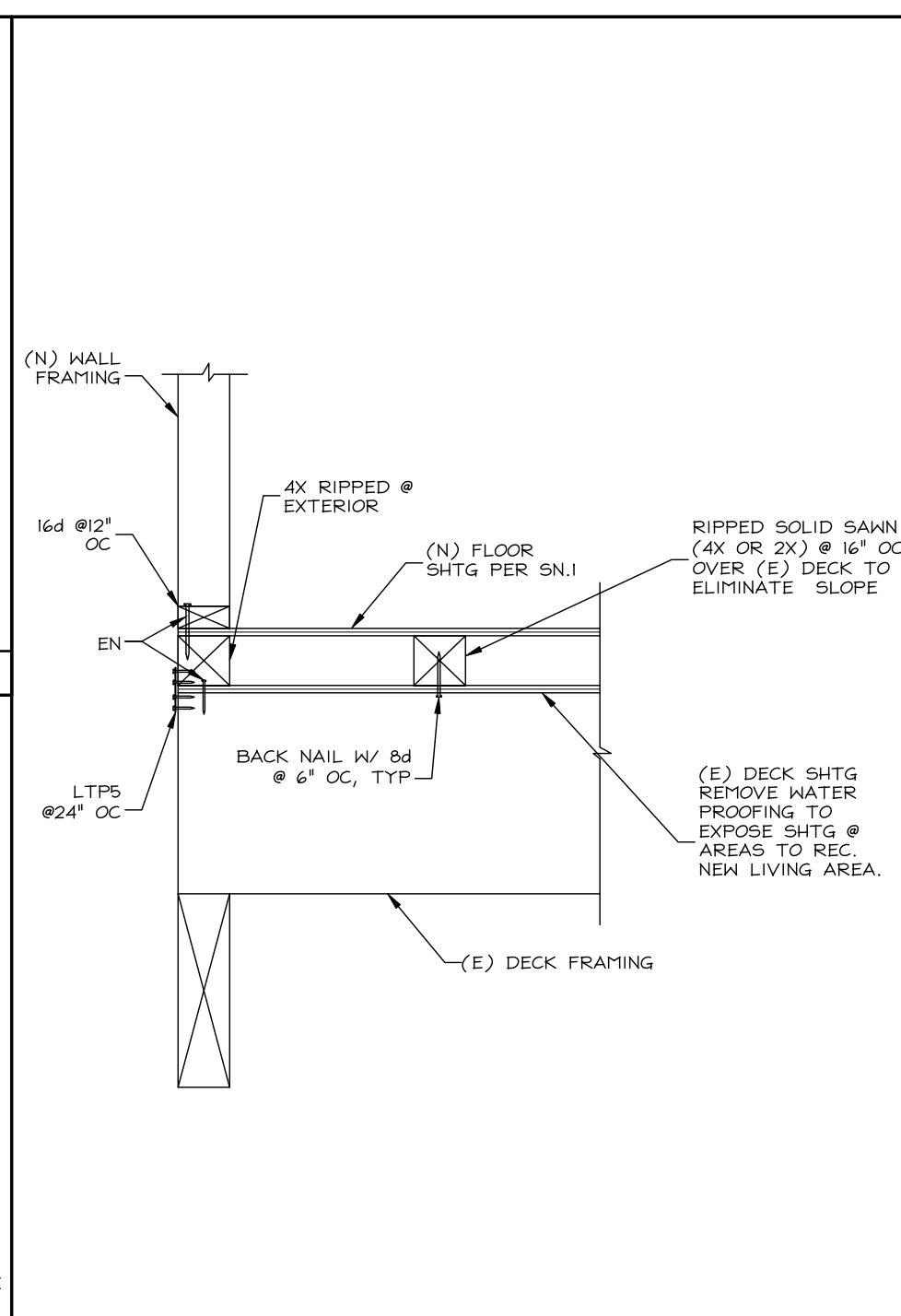
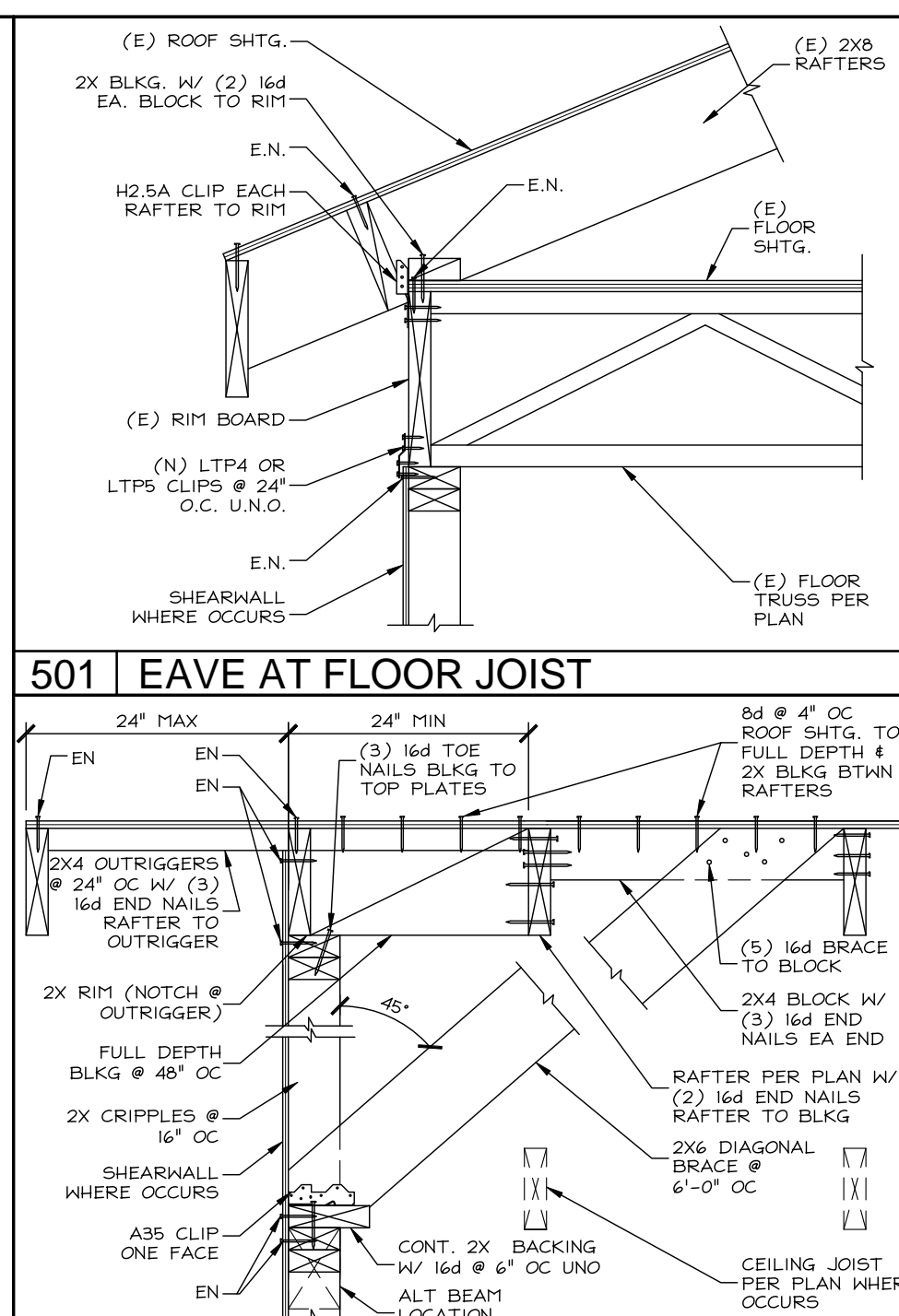
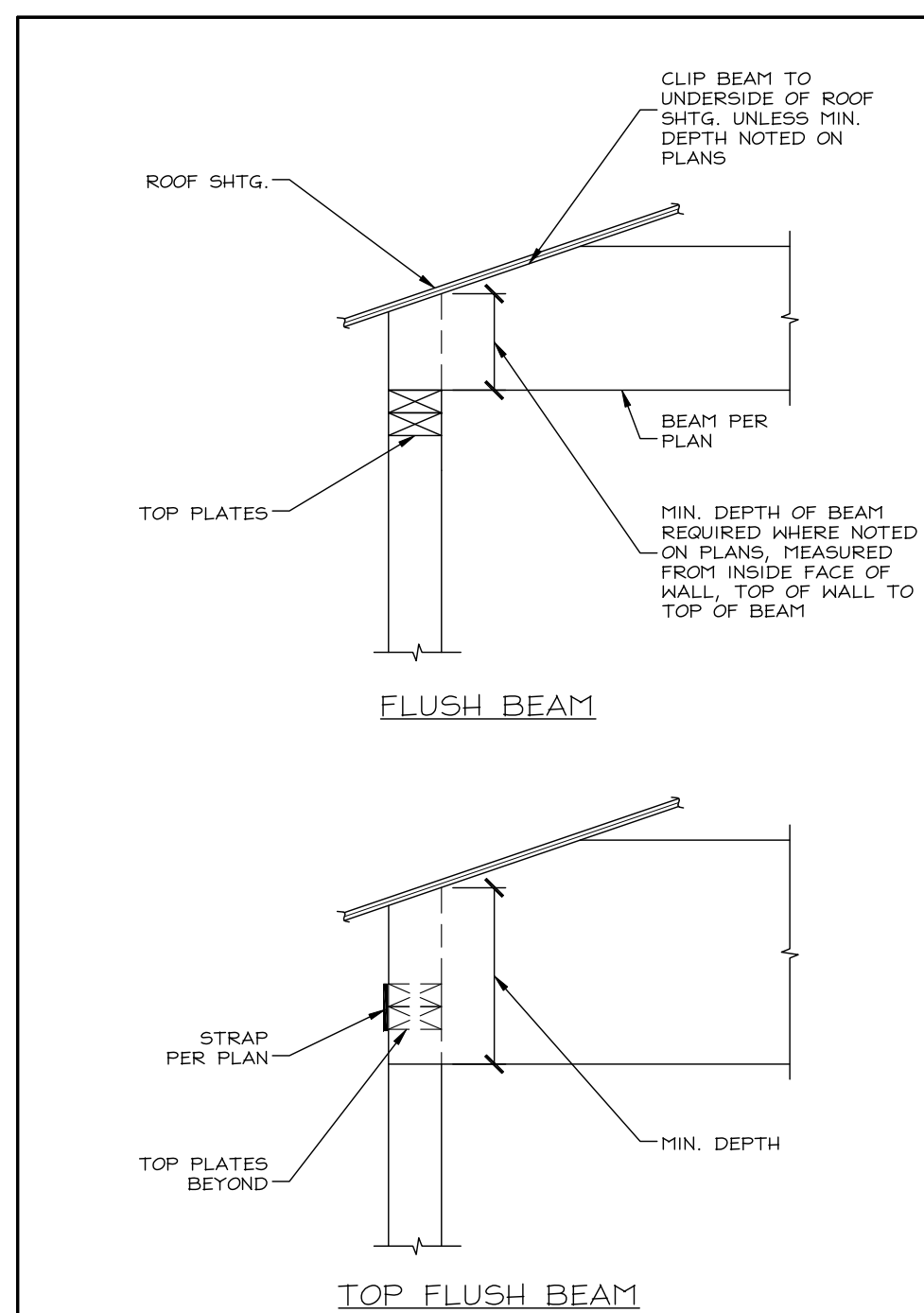
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NUMBER

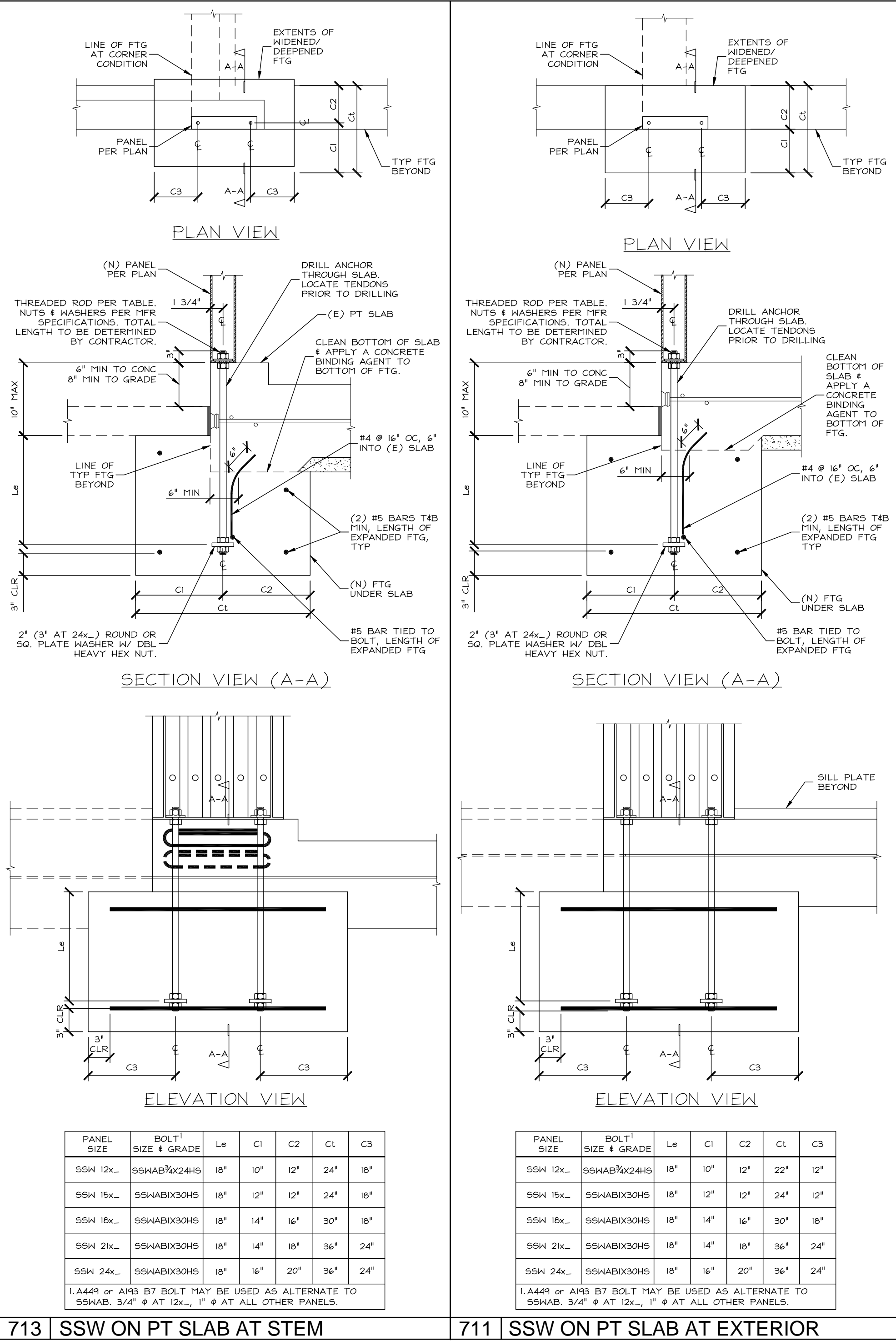
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JOB NUMBER: HSI3157

- ## FLOOR FRAMING NOTES

- ## RETROFIT SPECIFICATIONS

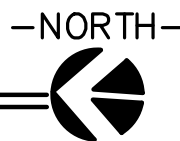
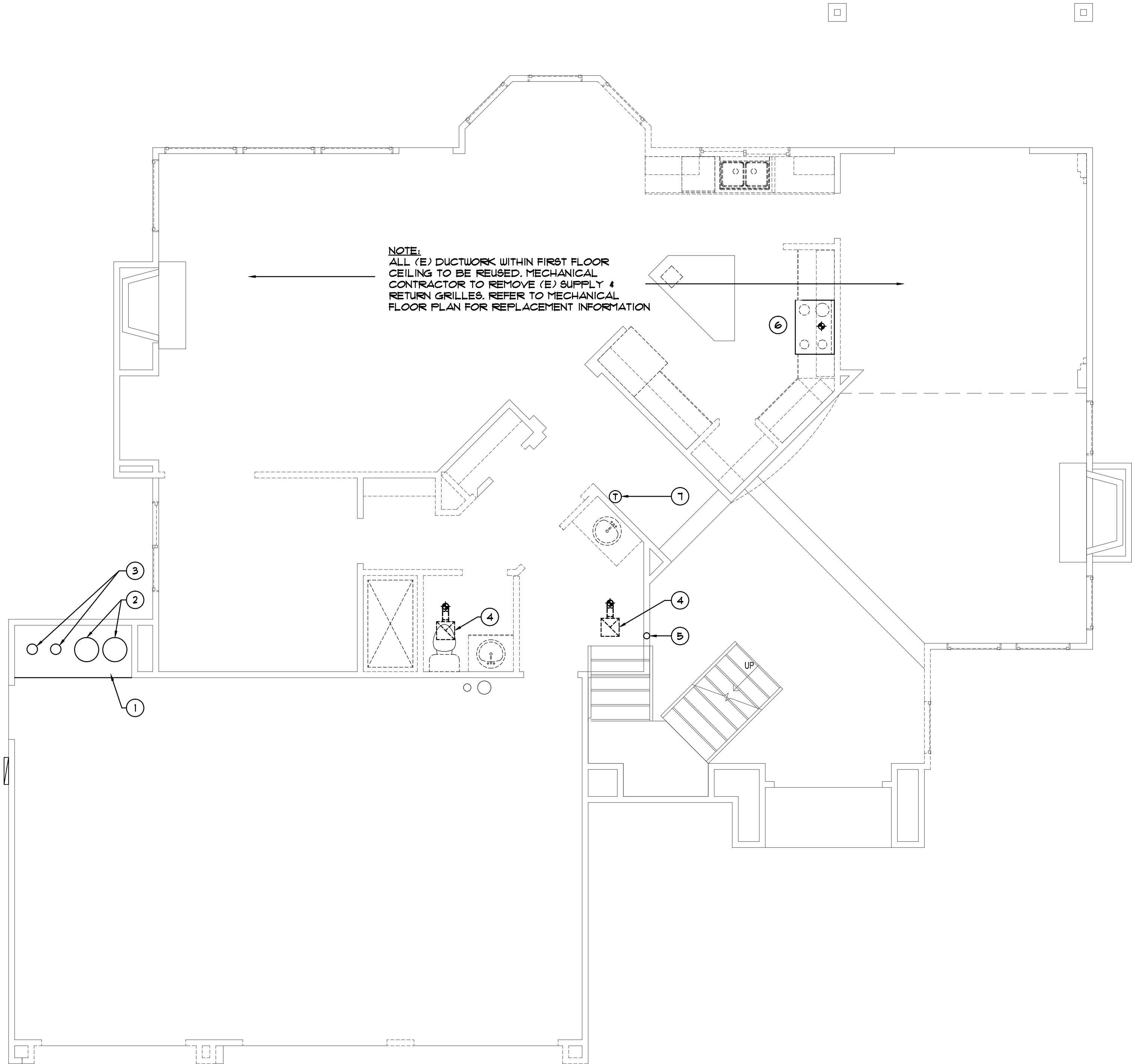




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DEMOLITION MECHANICAL FIRST FLOOR PLAN

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



KEY NOTES

- (E) FURNACE AND (E) WATER HEATER PLATFORM TO REMAIN. (E) FURNACE AND WATER HEATER HAVE ALREADY BEEN REMOVED.
- (E) SUPPLY AND RETURN AIR DUCT OPENINGS TO BE RE-USED. REFER TO MECHANICAL FLOOR PLAN FOR FURTHER INFORMATION.
- REMOVE (E) WATER HEATER FLUE AND FURNACE FLUE. REFER TO MECHANICAL FLOOR PLAN FOR REPLACEMENT INFORMATION.
- REMOVE (E) CEILING EXHAUST FAN. REFER TO MECHANICAL FLOOR PLAN FOR REPLACEMENT INFORMATION.
- REMOVE (E) DRYER VENT IN WALL UP TO CEILING. REFER TO MECHANICAL FLOOR PLAN FOR P.O.C. INFORMATION.
- REMOVE (E) RANGE HOOD. REFER TO MECHANICAL FLOOR PLAN FOR REPLACEMENT AND P.O.C. INFORMATION.
- REMOVE (E) THERMOSTAT. (MECHANICAL CONTRACTOR TO CONFIRM EXACT LOCATION). REFER TO MECHANICAL FLOOR PLAN FOR REPLACEMENT INFORMATION.

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DATE: December 19, 2013

DRAWN: M.G., J.C.

CHECKED: M.S.

REVISIONS:

CLIENT

Mr. & Mrs.
Alexandros
Economou

6030 Huntingdale Circle
Stockton, CA

PROJECT

JOB NO: 602-02-09

Economou Residence
Remodel

6030 Huntingdale Circle
Stockton, CA

SHEET INFO

DEMOLITION
MECHANICAL
FIRST FLOOR PLAN

SHEET NO.

DM2.01

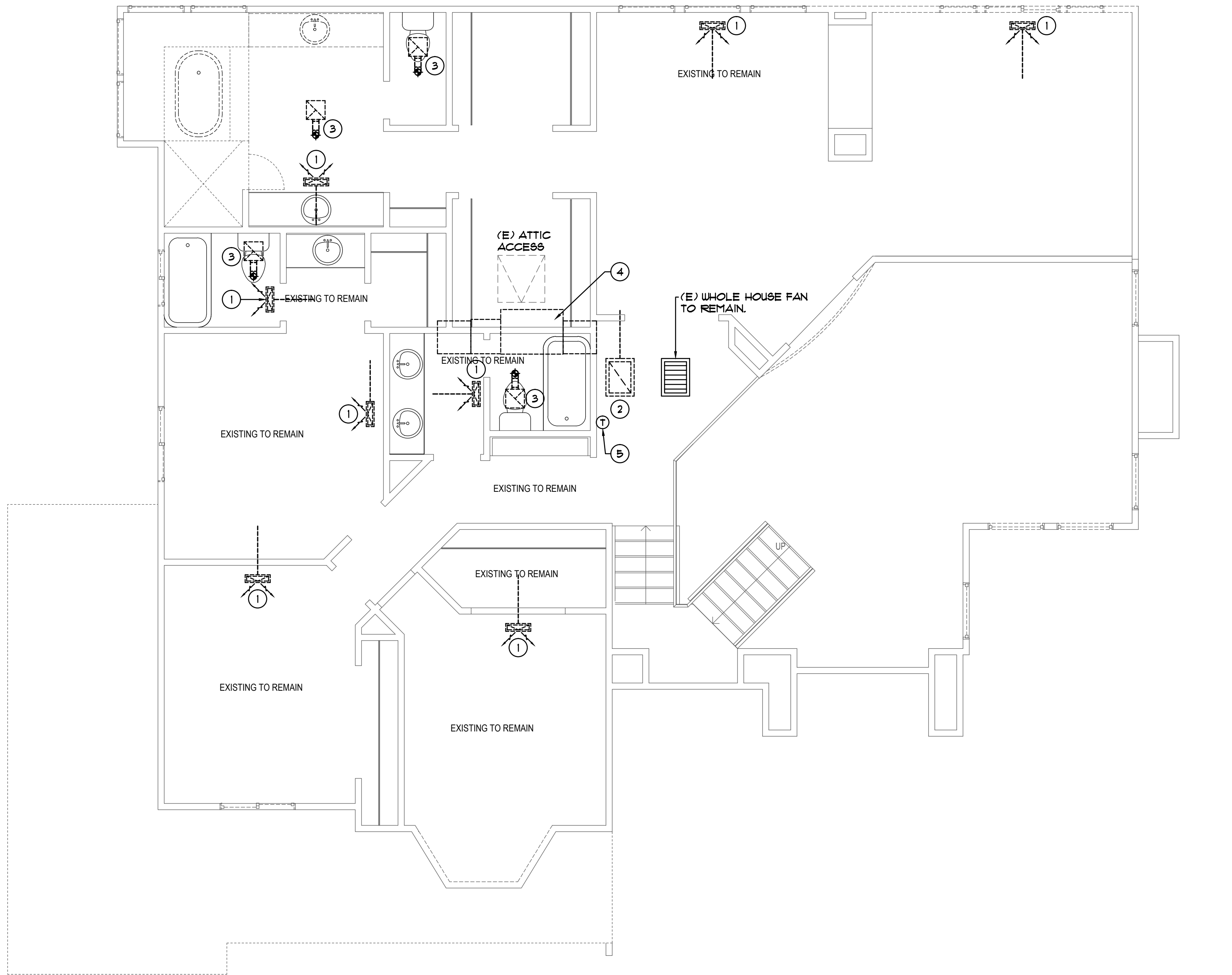
OF xx SHEETS



ALEXANDER SCHEFLO
and ASSOCIATES, Inc.
Mechanical Engineers (209) 948-9761
2926 Pacific Ave. Stockton, Ca. 95204

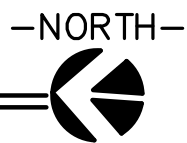
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DEMOLITION MECHANICAL SECOND FLOOR PLAN

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



KEY NOTES

- 1 REMOVE (E) S.A. GRILLE AND ALL SUPPLY DUCTING WITHIN ATTIC. REFER TO MECHANICAL FLOOR PLAN FOR REPLACEMENT INFORMATION.
- 2 REMOVE (E) R.A. GRILLE AND ALL RETURN DUCTING WITHIN ATTIC. REFER TO MECHANICAL FLOOR PLAN FOR REPLACEMENT INFORMATION.
- 3 REMOVE (E) CEILING EXHAUST FAN. REFER TO MECHANICAL FLOOR PLAN FOR P.O.C. AND REPLACEMENT INFORMATION.
- 4 REMOVE (E) HORIZONTAL FURNACE, DX COIL, SUPPLY PLENUM/ SUPPLY DUCT DISTRIBUTION, RETURN PLENUM/RETURN DUCT DISTRIBUTION AND FLUE. REFER TO MECHANICAL FLOOR PLAN FOR REPLACEMENT INFORMATION.
- 5 REMOVE (E) THERMOSTAT. (MECHANICAL CONTRACTOR TO CONFIRM EXACT LOCATION). REFER TO MECHANICAL FLOOR PLAN FOR REPLACEMENT INFORMATION.

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DATE: December 19, 2013

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Economou

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Stockton, CA

PROJECT

JOB NO: 602-02-09

Economou Residence
Remodel

6030 Huntingdale Circle
Stockton, CA

SHEET INFO

DEMOLITION
MECHANICAL
SECOND FLOOR
PLAN

SHEET NO.

DM2.02

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WHOLE HOUSE VENTILATION FLOW RATE

ASHRAE SECTION 62.2
THE FOLLOWING IS TABLE 4-7 THAT VERIFIES ADEQUATE WHOLE BUILDING VENTILATION
TO MEET THE REQUIREMENTS PER ASHRAE SECTION 62.2

Table 4-7 - Continuous Whole-building Ventilation Rate (cfm)

Conditioned Floor Area (ft ²)	Bedrooms				
	0-1	2-3	4-5	6-7	>7
≤1500	30	45	60	75	90
1501-3000	45	60	75	90	105
3001-4500	60	75	90	105	120
4501-6000	75	90	105	120	135
6001-7500	90	105	120	135	150
>7500	105	120	135	150	165

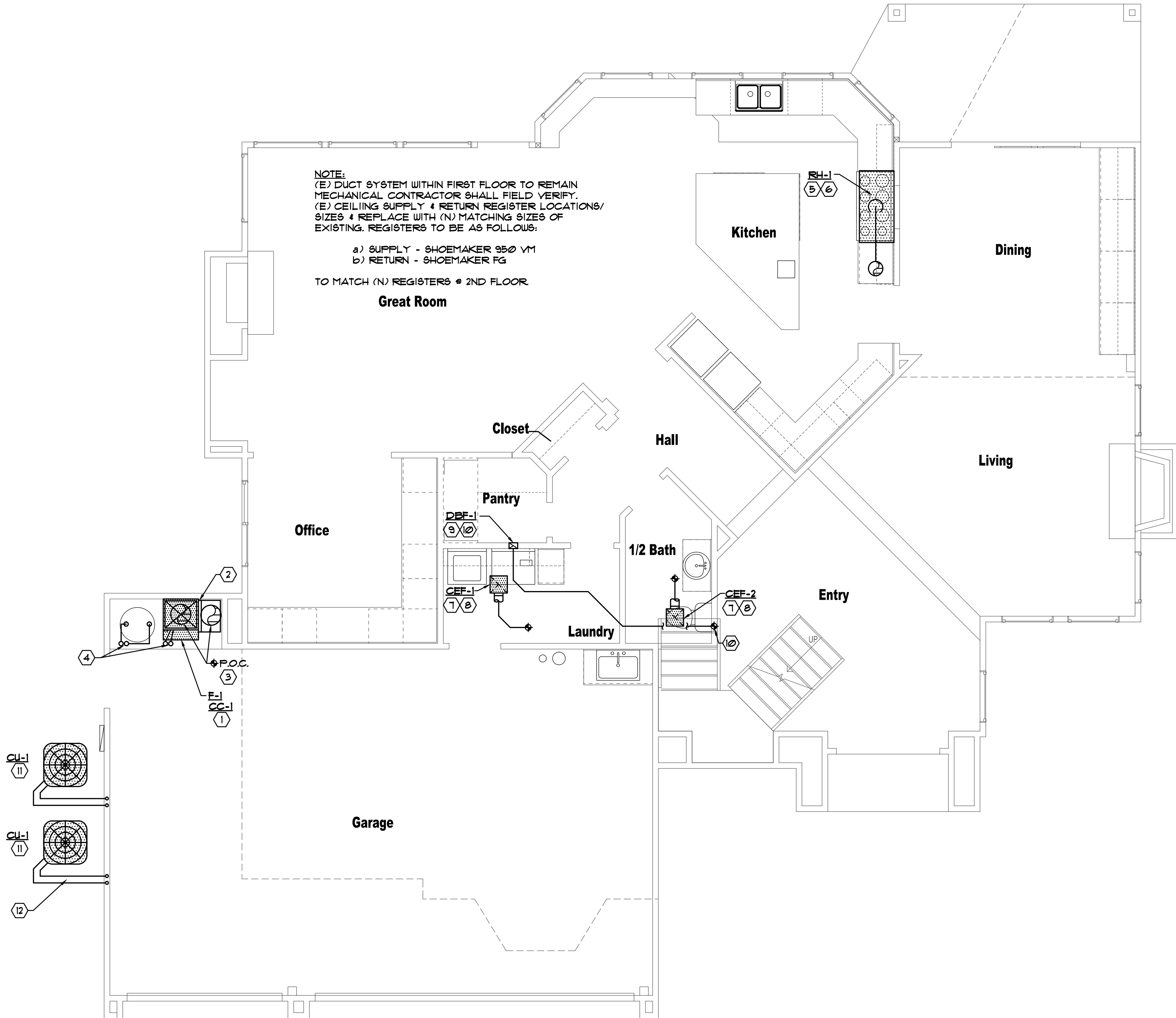
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KEY NOTES

- VERTICAL FURNACE/DX COIL. REFER TO MOUNTING DETAIL.
- ELECTRONIC AIR CLEANER AT INLET TO FURNACE. INSTALL PER MANUFACTURER'S WRITTEN LITERATURE.
- Φ P.O.C. CONNECT (N) 16" SA & RA DUCTS TO (E) 16" SA & RA OPENINGS. MECHANICAL CONTRACTOR TO FIELD VERIFY WHICH (E) DUCT IS SUPPLY AND WHICH IS RETURN. IF DIFFERENT THAN WHAT IS SHOWN IN PLAN, CONTRACTOR SHALL SWITCH LOCATIONS OF FURNACE AND RETURN TO ACCOMMODATE.
- EXTEND 3" PVC COMBUSTION AIR AND FLUE GAS UP TO CONCENTRIC FLUE CAP AT ROOF. OFFSET AS REQUIRED TO MAINTAIN MINIMUM CLEARANCES FROM WALL OR WINDOW OPENING.
- RANGE HOOD TO BE PROVIDED BY OWNER. MECHANICAL CONTRACTOR SHALL PROVIDE ROUGH-IN AND FINAL HOOK-UP OF HOOD.
- CONNECT FULL SIZE EXHAUST HOOD DISCHARGE TO OWNER. PROVIDED HOOD. EXTEND DUCT WITH SIZE AS REQUIRED BY HOOD MANUFACTURER'S & EXTEND UP IN VOID SPACE NEXT TO UPSTAIRS FIREPLACE.
- INSTALL CEILING EXHAUST FAN IN LOCATION INDICATED. Φ P.O.C. CONNECT FULL SIZE DISCHARGE TO (E) EA DUCT THAT EXTENDS TO WALL OR ROOF CAP.
- PROVIDE CEILING EXHAUST FAN TO MEET REQUIREMENTS OF ASHRAE 62.2. PROVIDED 91cfm. SEE FAN SCHEDULE FOR FURTHER INFORMATION.
- PROVIDE DRYER VENT BOX. REFER TO DETAIL.
- LENGTH OF DRYER VENT EXCEEDS 14' AND (2) 90° ELBOWS. PROVIDE DBF-I WITH LINT TRAP WITHIN TOP OF CABINET. EXTEND 4" DISCHARGE AND Φ P.O.C. CONNECT (N) 4" TO (E) 4". MECHANICAL CONTRACTOR TO CONFIRM (E) DRYER DUCT LOCATION.
- INSTALL (N) CONDENSER IN LOCATION INDICATED. MECHANICAL CONTRACTOR TO CONFIRM EXACT LOCATION OF CONDENSERS WITH OWNER. MECHANICAL CONTRACTOR TO PROVIDE ADDITIONAL REFRIGERANT PIPE AS REQUIRED TO LOCATE AS INDICATED.
- REFER TO REFRIGERANT CHANGE OUT NOTES FROM RE-USE OF R-22 REFRIGERANT LINES FOR (N) R-410A REFRIGERANT SYSTEM.

GENERAL NOTES

- ALL EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS, TYPICAL.
- CERTIFICATE OF ACCEPTANCE (MECH-1-A) AND ALL RELATED ACCEPTANCE DOCUMENTS SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THESE FORMS ARE REVIEWED AND APPROVED.



MECHANICAL FIRST FLOOR PLAN

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

—NORTH—



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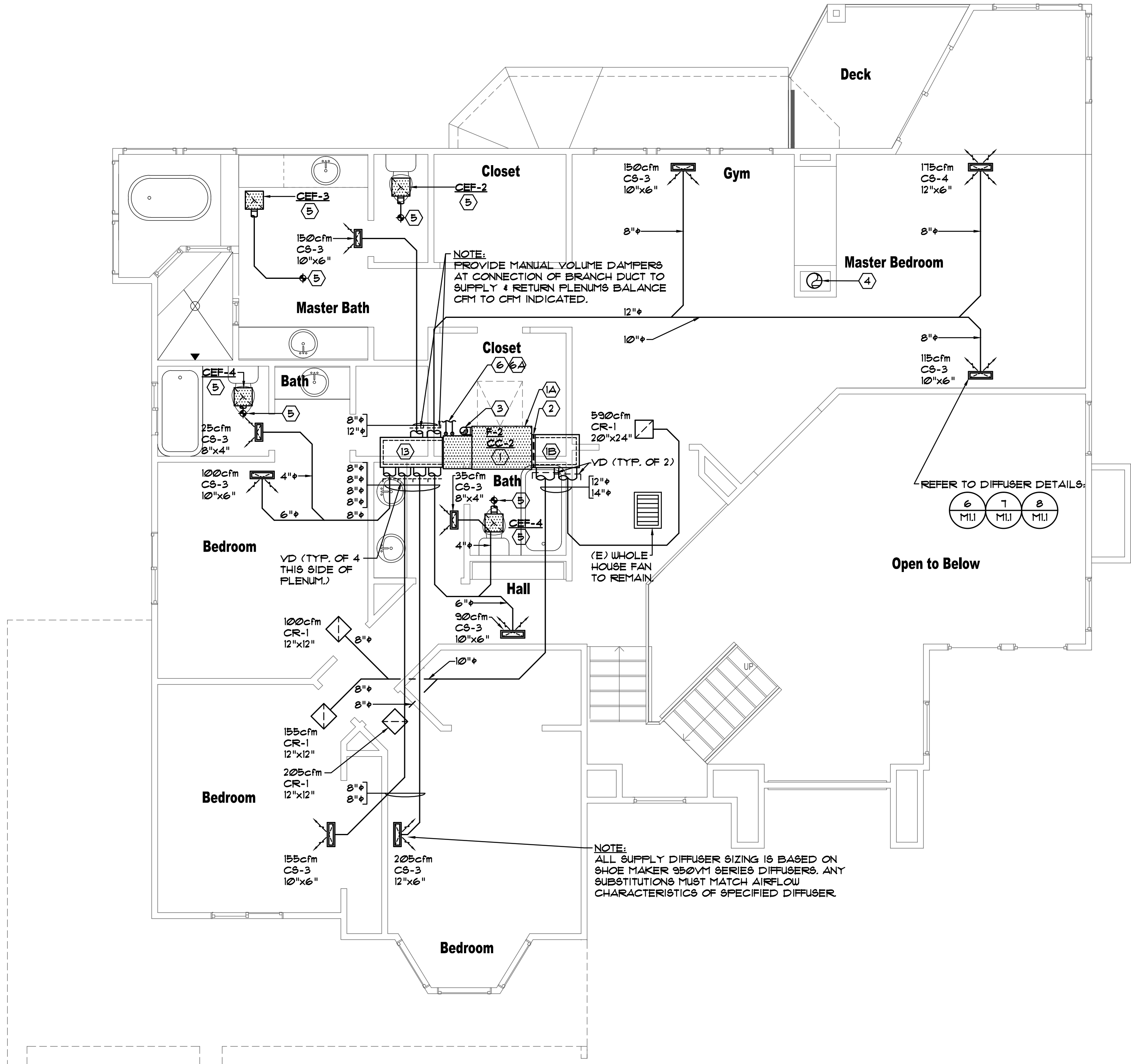
MECHANICAL
FIRST FLOOR
PLAN

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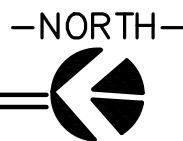
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MECHANICAL SECOND FLOOR PLAN

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



KEY NOTES

- HORIZONTAL FURNACE/DX COIL. REFER TO MOUNTING DETAILS.
- ELECTRONIC AIR CLEANER AT INLET TO FURNACE. INSTALL PER MANUFACTURERS WRITTEN LITERATURE.
- EXTEND FULL SIZE COMBUSTION AIR & FLUE VENT PIPE VENT PIPE UP TO CONCENTRIC FLUE & ROOF. REFER TO DETAIL.
- EA DUCT RISER FROM RANGE HOOD. COORDINATE SIZE WITH OWNER PROVIDED RANGE HOOD SPECIFICATIONS.
- INSTALL CEILING EXHAUST FAN IN LOCATION INDICATED. P.O.C. CONNECT FULL SIZE DISCHARGE TO (E) EA DUCT THAT EXTENDS TO WALL OR ROOF CAP.
- REFER TO REFRIGERANT CHANGE OUT NOTES FROM RE-USE OF R-22 REFRIGERANT LINES FOR (N) R-410A REFRIGERANT SYSTEM.
- P.O.C. CONNECT (E) REFRIGERANT LINES TO (N) CONNECTIONS & COIL W/SIZES TO MATCH (E).

GENERAL NOTES

- ALL EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS, TYPICAL.
- CERTIFICATE OF ACCEPTANCE (MECH-1-A) AND ALL RELATED ACCEPTANCE DOCUMENTS SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THESE FORMS ARE REVIEWED AND APPROVED.

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SECOND FLOOR
PLAN

SHEET NO.

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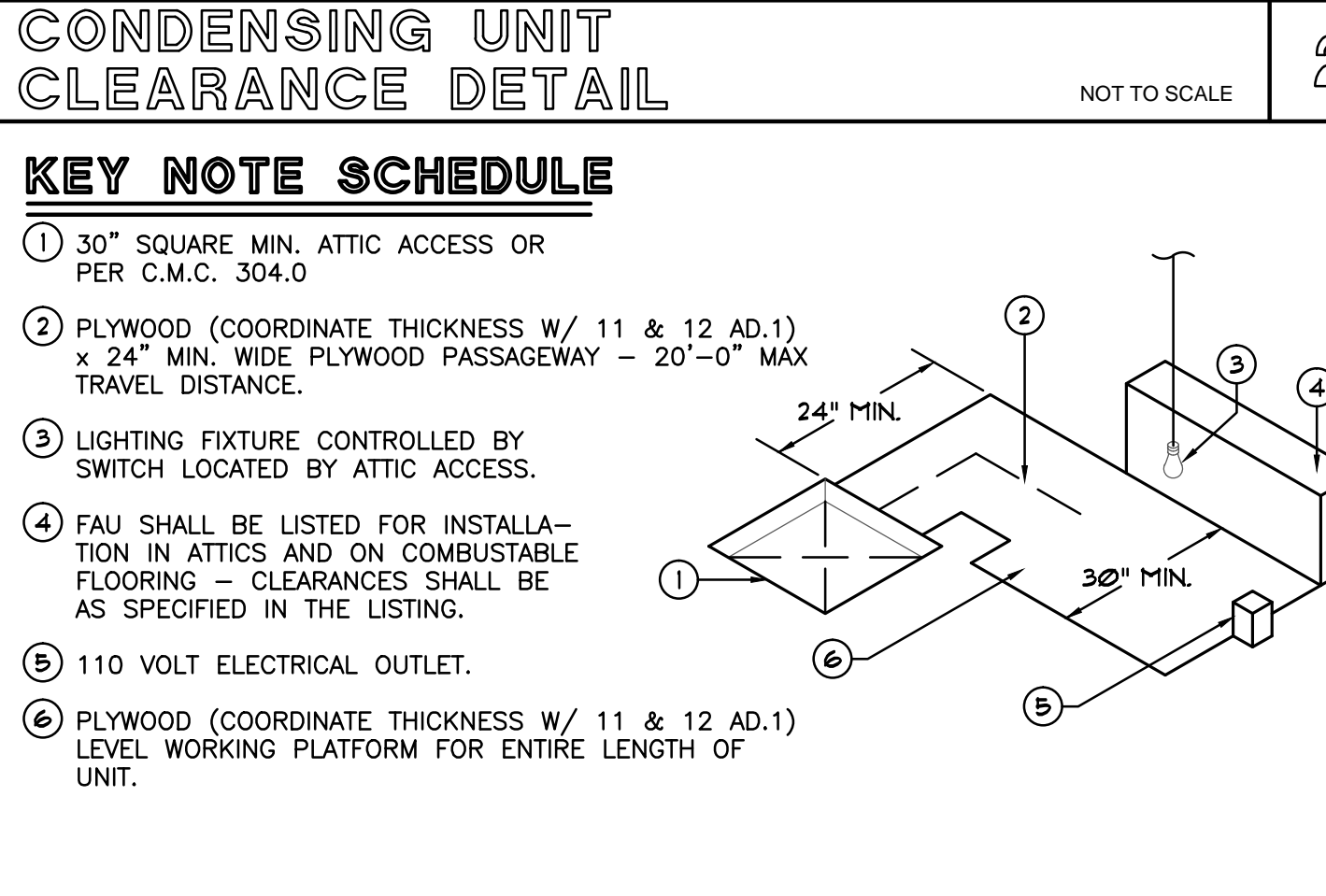
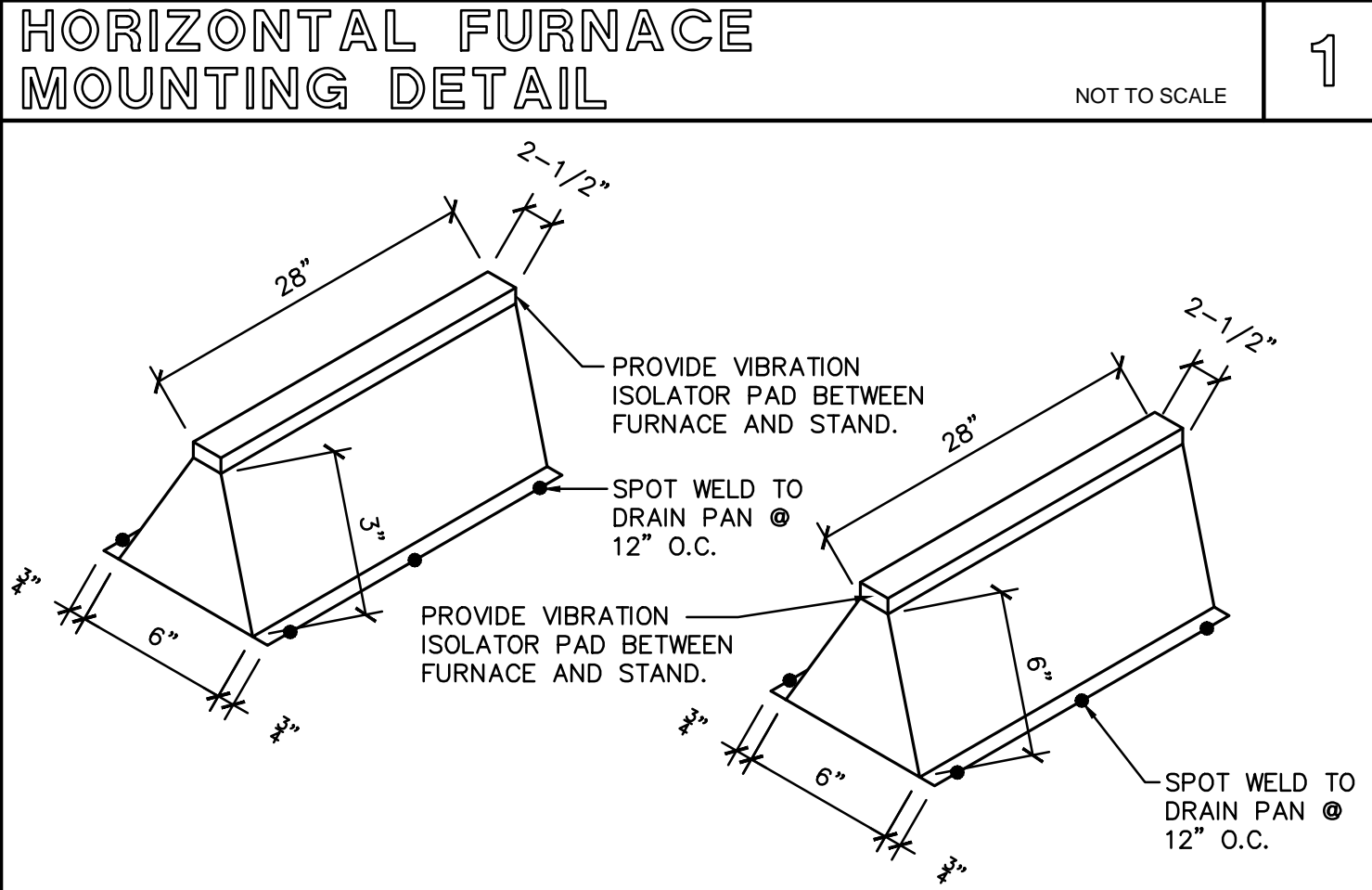
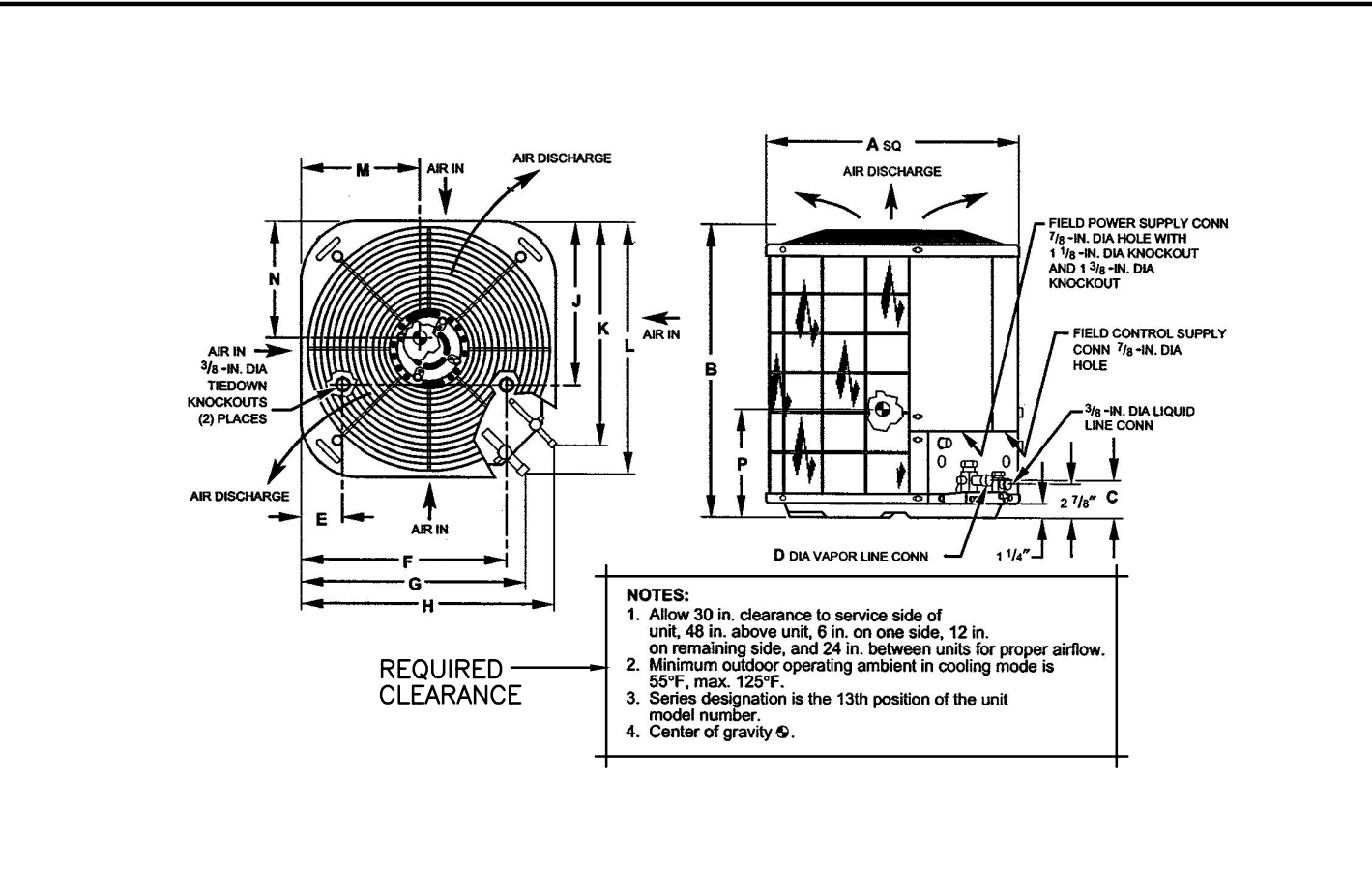
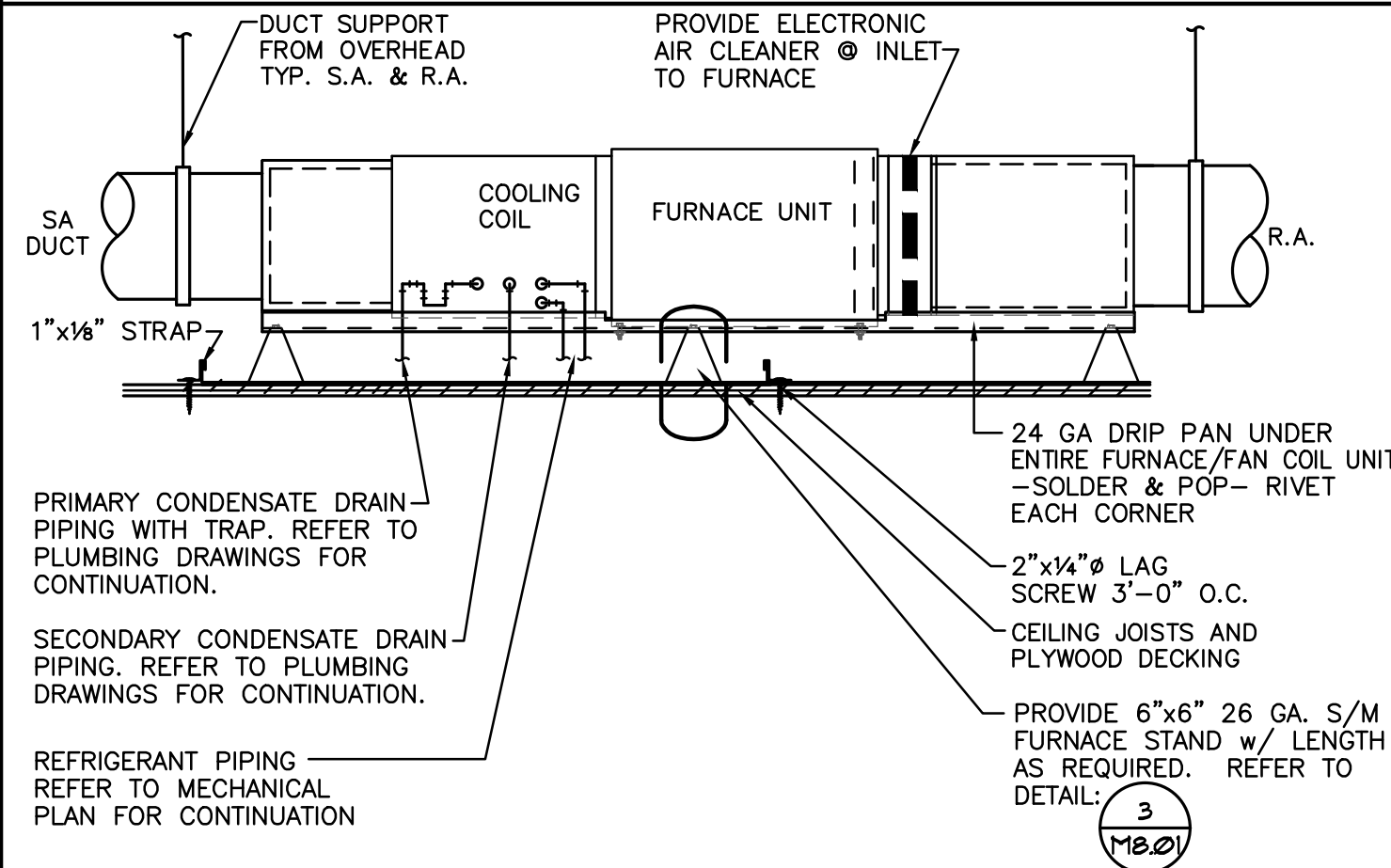
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MATERIAL SPECIFICATIONS	
1.	ALL MATERIALS SHALL HAVE A MINIMUM PERFORMANCE TEMPERATURE RATING PER UL-181 (DUCTS), UL-181 (CLOSURE SYSTEMS FOR RIGID FIBERGLASS DUCTS) UL-181B-FX (CLOSURE SYSTEMS FOR FLEXIBLE DUCTS) AND/OR UL-181B1 (MASTIC) BUTYL BACKED TAPE MAY ALSO BE USED TO SEAL DUCT, DUCTBOARD AND METAL DUCTS.
2.	CLOTH BACKED RUBBER ADHESIVE TAPES (TYPICAL DUCT TAPE) SHALL NOT BE USED EVEN IF UL-181 RATED.
3.	ALL MATERIALS SHALL HAVE A MAXIMUM FLAME SPREAD RATING OF NO MORE THAN 25 AND A MAXIMUM SMOKE DEVELOPED RATING OF 50.
4.	ALL FACTORY FABRICATED DUCT SYSTEMS SHALL INCLUDE UL-181 LISTED DUCTS WITH APPROVED CLOSURE SYSTEMS INCLUDING BUT NOT LIMITED TO COLLARS, CONNECTIONS, & SPLICES.
5.	ALL PRESSURE SENSITIVE & HEAT ACTIVATED TAPES USED IN THE MANUFACTURE OF RIGID FIBERGLASS DUCTS SHALL BE UL-181A LISTED.
6.	ALL PRESSURE SENSITIVE TAPES AND MASTICS USED IN THE MANUFACTURE OF FLEXIBLE DUCTS SHALL BE UL-181B-FX (TAPE) OR UL-181B1 (MASTIC) LISTED.
7.	FACTORY MADE DUCT FOR FIELD-FABRICATED DUCT SYSTEMS SHALL BE UL-181 LISTED.
8.	SEALANTS SHALL BE UL-181B1 LISTED, NON-TOXIC AND WATER RESISTANT.
9.	SEALANTS FOR INTERIOR APPLICATIONS SHALL PASS THE ASTM TESTS C-131 (EXTRUDABILITY AFTER AGING) & D-2202 (SLUMP TEST ON VERTICAL SURFACES).
10.	SEALANTS AND MESHES SHALL BE RATED FOR EXTERIOR USE.
11.	SEALANTS FOR EXTERIOR APPLICATIONS SHALL PASS ASTM TESTS C-131, C-132 (ARTIFICIAL WEATHER TESTING), AND D-202.
12.	ALL TAPE USED FOR FLEXIBLE DUCT CONNECTIONS SHALL BE UL-181B-FX LISTED OR BE ALUMINUM-BACKED BUTYL ADHESIVE TAPE (8 MIL MINIMUM THICKNESS)
13.	DRAUBANDS SHALL BE EITHER STAINLESS STEEL WORM DRIVE HOSE CLAMPS OR UV RESISTANT NYLON DUCT TIES. ALL DRAUBANDS SHALL HAVE A MINIMUM TENSILE STRENGTH RATING OF 150 LBS & A MINIMUM PERFORMANCE TEMPERATURE RATING OF 145 DEGREES FAHRENHEIT (CONTINUOUS PER UL-181A TYPE TEST). ALL DRAUBANDS SHALL BE TIGHTENED AS RECOMMENDED BY THE MANUFACTURER WITH AN ADJUSTABLE TENSIONING TOOL.

MECHANICAL GENERAL NOTES	
1. SCOPE:	FURNISH AND INSTALL COMPLETE AND OPERATING AIR CONDITIONING SYSTEMS INCLUDING BUT NOT LIMITED TO AIR CONDITIONING UNITS, FORCED AIR UNITS, AIR HANDLERS, CONDENSERS, DX COILS, DUCTS, DAMPERS, GRILLES, CONTROLS AND REFRIGERANT LINES ETC., AS GENERALLY DELINEATED ON THE MECHANICAL DRAWINGS.
2. CODES:	ALL WORK, MATERIAL AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE INSPECTING AUTHORITY HAVING JURISDICTION, NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT THE INSTALLATION OF WORK, MATERIAL OR EQUIPMENT NOT CONFORMING TO THESE OR OTHER CODES APPLICABLE TO THE PROJECT: A. 2010 CALIFORNIA BUILDING CODE - TITLE 24 PART 2, CCR B. 2010 CALIFORNIA RESIDENTIAL CODE - TITLE 24 PART 2.5, CCR C. 2010 CALIFORNIA ELECTRICAL CODE - TITLE 24 PART 3, CCR D. 2010 CALIFORNIA MECHANICAL CODE - TITLE 24 PART 4, CCR E. 2010 CALIFORNIA PLUMBING CODE - TITLE 24 PART 5, CCR F. 2010 CALIFORNIA FIRE CODE - TITLE 24 PART 9, CCR G. 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE - TITLE 24 PART II, CCR H. 2008 EDITION OF TITLE 24, TITLE 24 CALIFORNIA CODE OF REGULATIONS I. 2008 CALIFORNIA ENERGY CODE J. VENTILATION REQUIREMENT PER ASHRAE STD. 62.2-2001
3. WORKMANSHIP:	ALL WORKMANSHIP SHALL BE DONE IN A NEAT WORKMANLIKE MANNER ACCORDING TO THE BEST TRADE PRACTICES BY THOSE SKILLED IN THAT PARTICULAR TRADE. EQUIPMENT, DUCTS, GRILLES ETC., SHALL BE PLUMB, LEVEL, SQUARE OR CENTERED ETC., TO PROVIDE A NEAT AND PLEASING APPEARANCE. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE PARTICULAR MANUFACTURER'S RECOMMENDATIONS.
4. AVAILABLE POWER:	THE AIR CONDITIONING CONTRACTOR SHALL CONFIRM ALL SYSTEM VOLTAGES BEFORE BIDDING OR ORDERING EQUIPMENT AND ALLOW FOR BUCK & BOOST TRANSFORMERS IF REQUIRED.
5. DUCT SIZING & AIR BALANCE:	THE AIR DISTRIBUTION SYSTEM (DUCTWORK & DEVICES) SHALL BE SIZED & BALANCED TO DELIVER THE SPECIFIED AIR QUANTITIES AS NOTED ON THE PLANS, FOLLOWING THE PROCEDURES & REQUIREMENTS OF THE LATEST EDITION OF THE ACCA MANUAL 'J' & MANUAL 'D'. BALANCING SHALL BE PER PROCEDURAL STANDARDS FOR TESTING, BALANCING & ADJUSTING ENVIRONMENTAL AIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ACCESSIBLE & ADJUSTABLE VOLUME DAMPERS (SHOWN OR NOT) AS REQUIRED TO BALANCE THE SYSTEMS AND MAINTAIN A NOISE CRITERIA LEVEL NOT TO EXCEED 25-30.
6. EXISTING INFORMATION:	LOCATION, SIZE, MATERIAL, ETC., OF EXISTING SYSTEMS, STRUCTURES, COMPONENTS, PIPING, ETC., IS DEEMED TO BE RELIABLE BUT IS NOT GUARANTEED. THE CONTRACTOR SHALL FIELD VERIFY ALL DATA BEFORE PROCEEDING WITH ANY WORK. NO EXTRA COST SHALL BE ALLOWED FOR CONDITIONS NOT AS SHOWN.
7. ACCURACY:	PLANS ARE DIAGRAMMATIC. THE POSITION, LOCATION OF EQUIPMENT, REGISTERS, GRILLES, DUCTS ETC., SHOWN ON PLANS ARE APPROXIMATE AND MAY BE SHOWN AS IS FOR CLARITY PURPOSES. ACTUAL LOCATIONS FOR EQUIPMENT SHALL TAKE INTO CONSIDERATION ACCESSIBILITY, SERVICE REQUIREMENTS, LOCATION OF TRUSSES AND JOISTS, ETC. THE CONTRACTOR SHALL CONFIRM ALL DIMENSIONS, LOCATIONS & CLEARANCES OF AC UNITS, FURNACES, AIR HANDLERS, EQUIPMENT, FANS, WALL PARTITIONS, BEAMS, TRUSSES ETC. AGAINST ARCHITECTURAL & STRUCTURAL DESIGN PLANS FOR LOCATION, CONSISTENCY & ACCURACY PRIOR TO COMMENCING ANY WORK. IF ACTUAL DUCT FIELD LOCATIONS VARY TO SIGNIFICANTLY AFFECT FIELD INSTALLATION, THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO CONTACT THE MECHANICAL ENGINEER PRIOR TO INSTALLATION.

8. COORDINATION WITH OTHER TRADES:	THESE PLANS WERE CLOSELY COORDINATED WITH AVAILABLE STRUCTURAL & ARCHITECTURAL PLANS PROVIDED TO ALEXANDER SCHEFLO AND ASSOCIATES AT THE TIME THE DESIGN WAS PERFORMED. SUBSEQUENT CHANGES TO THE PROVIDED SPECIFICATIONS OR DRAWINGS MAY ADVERSELY AFFECT THE FEATURES OF THE MECHANICAL DESIGN. EVERY REASONABLE ATTEMPT HAS BEEN MADE TO BE CONSISTENT WITH THE BUILDING STRUCTURAL DESIGNS AND PLANS AND TO FOREWARN THE BUILDER/OWNER OF POTENTIAL STRUCTURAL CONFLICTS OR CONSTRAINTS OR MODIFICATIONS REQUIRED. IT IS THE OWNER/BUILDER'S RESPONSIBILITY TO PROVIDE FIELD COORDINATION OF THESE PLANS WITH FRAMING, WALLS, ROOFS, ETC., AND OTHER TRADES PRIOR TO CONSTRUCTION. CONTACT THE ARCHITECT AND/OR THE MECHANICAL ENGINEER IF CONFLICTS ARISE MAKING MODIFICATION NECESSARY. SPECIAL CARE MUST BE TAKEN WHEN LAYING OUT FLOOR JOISTS/TRUSSES OR ROOF JOISTS/TRUSSES AS NOT TO IMPEDE THE UPPER OR LOWER OPENING OF ANY VERTICAL DUCT CHASE.
9. ENERGY FEATURES:	ALL CALCULATIONS AND SPECIFIED EQUIPMENT OR DEVICES ARE CONSISTENT WITH THE ENERGY CRITERIA & FEATURES PROVIDED BY ALEXANDER SCHEFLO AND ASSOCIATES AT THE TIME OF DESIGN. ANY SUBSEQUENT CHANGES TO THE SUPPLIED CRITERIA MAY AFFECT FEATURES OF THE DESIGN INCLUDING BUT NOT LIMITED TO EQUIPMENT SIZES, DUCT SIZES & LOCATIONS, OUTLET/INLET DEVICE SIZES & LOCATIONS ETC.
10. EQUIPMENT SUBSTITUTION:	EQUIPMENT SUBSTITUTION MUST ACCURATELY DEMONSTRATE EQUIVALENCE OF UNIT CAPACITIES, AIR FLOW PERFORMANCE BASED UPON DETAILED DESIGN CONDITIONS, INCLUDING BUT NOT LIMITED TO SEER'S, EER'S, HSPF'S, COP'S, ARIE'S, SENSIBLE CAPACITIES & DESIGN CONDITIONS, AIRFLOW AT DESIGN STATIC PRESSURES, HEATING OUTPUT CAPACITIES, COIL STATIC PRESSURE DROPS, EQUIVALENT LENGTH OF FITTINGS ETC. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.
11. UNDUCTED PLUMBING - PROHIBITED:	ALL CAVITIES/SPACES INTENDED TO CONVEY SUPPLY, RETURN OR EXHAUST AIR SHALL BE PROVIDED WITH APPROVED TYPE DUCT BOARD, SHEET METAL DUCT, FLEXIBLE DUCT OR OTHER APPROVED MATERIAL FOR THAT SPECIFIC PURPOSE. PLYWOOD, GYPSUM BOARD, OSB, WOOD/METAL STUDS, ETC. ARE APPROVED MATERIALS. BOXED-IN FRAMING MEMBERS, "PLATFORD RETURNS", PAINED JOISTS AND STUD BAYS AND OTHER NON-DUCTED BUILDING CAVITIES ARE PROHIBITED.
12. DUCT CHASES, SOFFITS & DROPPED CEILINGS:	SOME CHASES, SOFFITS OR DROPPED CEILINGS THAT APPEAR ON THE MECHANICAL PLANS MAY NOT APPEAR ON THE ARCHITECTURAL OR STRUCTURAL PLANS. CHASES, SOFFITS, AND DROPPED CEILINGS SHALL BE CONSTRUCTED SO AS NOT TO PINCH, CRUSH OR OTHERWISE OBSTRUCT THE DUCTWORK. A GENERAL RULE OF THUMB IS TO HAVE AN INSIDE CLEAR CHASE DIMENSION EQUAL TO THAT OF THE DUCT DIAMETER PLUS 2 INCHES (INCLUDING INSULATION THICKNESS IN CALCULATION). ENSURE THAT FLEXIBLE DUCTS TO MAINTAIN A MINIMUM RADIUS OF TURN OR PROVIDE SHEET METAL ELBOWS AS REQUIRED.
13. ENVIRONMENTAL AIR DUCTS:	ALL ENVIRONMENTAL AIR DUCTS (CLOTHES DRYER MOISTURE EXHAUST DUCTS, CEILING EXHAUST AND DOMESTIC KITCHEN RANGE HOOD DUCTS) SHALL BE CONSTRUCTED OF GALVANIZED STEEL SHEET METAL DUCT WITH SMOOTH INTERIOR SURFACES. ALL DUCTS SHALL BE CONSTRUCTED PER CMC CHAPTER 6.
14. PIPE INSULATION:	THE SUCTION REFRIGERANT LINE FROM THE INDOOR COIL TO THE OUTDOOR UNIT (AC OR HEAT PUMP) SHALL BE INSULATED WITH A MINIMUM R-3 INSULATION. INSULATION USED FOR REFRIGERANT SUCTION LINES SHALL BE WATER RETARDANT AND PROTECTED FROM PHYSICAL DAMAGE AND UV DETERIORATION PER 2008 BUILDING ENERGY EFFICIENCY STANDARDS, SECTION 150.6.1.3.
15. DRYER VENTS:	ALL INSTALLED DRYER VENTS SHALL MEET 2010 CMC 504.3 (MAX 14", (2) 90° ELBOWS W/ 4" DUCT).







FURNACE EQUIPMENT SCHEDULE																
MARK	MAKE & MODEL	DESCRIPTION	CFM	MIN OA	ESP	CAPACITY				ELECT. CHARACTERISTICS				REMARKS		
						HEATING MBH IN	AFUE	COOLING MBH SEN	EER	ITEM	LOAD	VOLTS	Ø			
①	F-1	CARRIER 59TN6A100V21**22	MULTIPOISE GAS-FIRED FURNACE	1400	--	.80	100	98	96.7	--	--	HP	1	115	1	OPER. WT. = 150#
①	F-2	CARRIER 59TN6A080V21**20	MULTIPOISE GAS-FIRED FURNACE	1200	--	.80	80	78	96.2	--	--	HP	1/2	115	1	OPER. WT. = 175#

COOLING COIL EQUIPMENT SCHEDULE													
MARK	MAKE & MODEL	DESCRIPTION	CFM	MIN OA	CAPACITY				ELECT. CHARACTERISTICS				REMARKS
					ESP (IN.)	HEATING MBH IN	ROW	SEER	ITEM	LOAD	VOLTS	Ø	
CC-1	CARRIER CNPVP4221ACA	UP / DOWNFLOW FURN. DX COOLING COIL	1400	--	MAX AP=288	--	--	--	TO MATCH CU-1				OPER.WT.=60#
CC-2	CARRIER CNPVP3621ACA	UP / DOWNFLOW FURN. DX COOLING COIL	1200	--	MAX AP=217	--	--	--	TO MATCH CU-1				OPER.WT.=51#

CONDENSING UNIT EQUIPMENT SCHEDULE – R410A															
MARK	MAKE & MODEL	DESCRIPTION	CFM	CAPACITY					ELECT. CHARACTERISTICS					REMARKS	
				MIN OA	SP	HEATING MBH IN	SEER	ITEM	LOAD	VOLTS	Ø				
CU-1	CARRIER 24ABC642-3	AIR COOLED COND. UNIT	--	--	--	--	--	29.12	39.07	15.0 12.5	FLA	19.10	208/230	1	OPER.WT.= 215#
CU-2	CARRIER 24ABC636-3	AIR COOLED COND. UNIT	--	--	--	--	--	24.58	32.44	15.5 12.5	FLA	14.60	208/230	1	OPER.WT.= 165#

KITCHEN HOOD SCHEDULE												
MARK	MAKE & MODEL	CONTROL	SIZE	CFM	E.S.P.	RPM	SONES	ELECT.CHARACTERISTICS				REMARKS
								ITEM	LOAD	VOLTS	Ø	
RH-1	-----SELECTED BY OWNER-----											

RESIDENTIAL FAN EQUIPMENT SCHEDULE													
MARK	MAKE & MODEL	CONTROL	ENERGY STAR	CFM	E.S.P.	RPM	SONES	ELECT.CHARACTERISTICS				KEYNOTE REFERENCE	REMARKS
								ITEM	LOAD	VOLTS	Ø		
CEF-1	PANASONIC WHISPER CEILING FV-11VQ5	TO OPERATE CONTINUOUSLY	YES	91	.25	1161	.5	WATTS	20.7	115	1		OP.WT.=11#
CEF-2	PANASONIC WHISPER CEILING FV-08VQ5	INTERLOCK w/LIGHTSWITCH	YES	62	.25	1089	.4	WATTS	14.5	120	1		OP.WT.=11#
CEF-3	PANASONIC WHISPER CEILING FV-15VQ5	INTERLOCK w/ LIGHT SWITCH / HUMIDITY SENSOR	YES	127	.25	911	.5	WATTS	27.3	120	1		OP.WT.=12#
CEF-4	PANASONIC WHISPER SENSE FV-11VQ5	INTERLOCK w/ LIGHT SWITCH / HUMIDITY SENSOR	YES	91	.25	1170	.5	WATTS	24.2	120	1		OP.WT.=13#
DBF-1	FANTECH PRODUCTS MODEL DBF110 w/DBLT4 SECONDARY LINT TRAP	OPERATES WHEN DRYER IS ACTIVE THRU SENSING TUBE		150	.20	-	-	WATTS	80	---	1		OP.WT.=7#

DIFFUSER & REGISTER SCHEDULE					
MARK	MAKE & MODEL	SIZE	BLOW	O.B.D.	REMARKS
CS-3 WS-1	SHOEMAKER SERIES 950 VM	SEE PLAN	DOUBLE DEFLECTING	YES	CEILING SUPPLY
CR-1	SHOEMAKER SERIES FG	SEE PLAN	---	---	CEILING RETURN GRILLE w/MERV 8 FILTER
NOTES:					
1. THE FG SERIES FILTER GRILL IS A HIGH QUALITY GRILLE WITH AIRFOIL BLADES. IF A STAMPED FACE RETURN IS USED IN LIEU OF ABOVE SPECIFIED ITEM, THE CONTRACTOR SHALL PROVIDE A LARGER SIZE AND/OR LARGER NUMBER OF GRILLES. REFER TO SPECIFIC MANUFACTURER'S DATA FOR SIZING.					
2. THE THROW PATTERN SHALL MATCH THE PLANS. ALTERNATE SIZES OR MANUFACTURERS MAY BE UTILIZED. THE CONTRACTOR SHALL BASE THE ALTERNATE SELECTIONS UPON A MAXIMUM PRESSURE DROP OF 0.03 @ DEVICE & A MAXIMUM FACE VELOCITY FOR SUPPLY GRILLES OF 600 FEET PER MINUTE. THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE SUBSTITUTED DEVICES MANUFACTURER'S CRITERIA.					
3. ACCEPTABLE ALTERNATE MANUFACTURERS SHALL BE AIRMATE, CONTINENTAL, HART & COOLEY, J&J/LIMA, METAL FAB, PRO SELECT, & TRU AIRE.					

EXHAUST FAN SCHEDULE KEY NOTE SCHEDULE	
<input type="checkbox"/>	PROVIDE CEILING MOUNTED EXHAUST FAN WITH THE FOLLOWING OPTIONS: A) BAROMETRIC BACKDRAFT DAMPER
<input checked="" type="checkbox"/>	FAN TO BE USED TO MEET REQUIREMENTS OF ASHRAE 62.2. FAN TO RUN CONTINUOUS AT 91cfm.
<input checked="" type="checkbox"/>	PROVIDE CEILING MOUNTED EXHAUST FAN WITH THE FOLLOWING OPTIONS: A) BAROMETRIC BACKDRAFT DAMPER B) HUMIDISTAT TO SECONDARY BATHROOMS CONTAINS SHOWERS AND/OR BATHTUBS

FURNACE SCHEDULE	
------------------	--

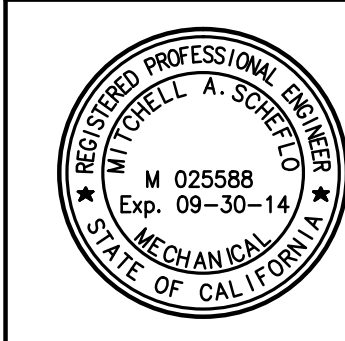
EXHAUST FAN SCHEDULE	
KEY NOTE SCHEDULE	
1	PROVIDE CEILING MOUNTED EXHAUST FAN WITH THE FOLLOWING OPTIONS: A) BAROMETRIC BACKDRAFT DAMPER
1A	FAN TO BE USED TO MEET REQUIREMENTS OF ASHRAE 62.2. FAN TO RUN CONTINUOUS AT 91cfm.
1B	PROVIDE CEILING MOUNTED EXHAUST FAN WITH THE FOLLOWING OPTIONS: A) BAROMETRIC BACKDRAFT DAMPER B) HUMIDISTAT TO SECONDARY BATHROOMS CONTAINS SHOWERS AND/OR BATHTUBS

FURNACE SCHEDULE	
KEY NOTE SCHEDULE	
1	PROVIDE WITH THE FOLLOWING: A) ELECTRONIC AIR CLEANER SIZED PER DESIGN CFM B) CONCENTRIC FLUE

MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
	SA-SUPPLY AIR DUCT SECTION
	OSA-OUTSIDE AIR DUCT SECTION
	RA-RETURN AIR DUCT SECTION
	300cfm = CUBIC FEET PER MINUTE CS-4 1ST LETTER-LOC 2ND LETTER-SERVICE NUMBER 14"x6" = NECK SIZE
	DOOR LOUVER
1	KEY NOTE DESIGNATION
FALE,AL,CA	AIR LOUVER FRESH, EXH, COMB AIR
RAD,FAD,EA	AIR DAMPER, RTN, FRESH, EXH AIR
N.I.M.C.	NOT IN MECHANICAL CONTRACT
1-8	THERMOSTAT, UNIT NO., ZONE NO.
10	TIME CLOCK W/UNIT NUMBER
10	BYPASS TIMER
10	SMOKE DETECTOR
-RL--RS-	REFRIGERANT LIQUID, SUCTION
MBH	THOUSANDS OF BTU PER HOUR
(A.F.F.)	ABOVE FINISHED FLOOR
(B.F.C.)	BELOW FINISHED CEILING
(E)	EXISTING
(N)	NEW
S.A.	SUPPLY AIR
R.A.	RETURN AIR
E.A.	EXHAUST AIR
	SINGLE LINE S.A. OR R.A. DUCT
	WALL SUPPLY OR TOE SUPPLY GRILLE
	WALL RETURN GRILLE
2-WAY OR 3-WAY	4-WAY
	CEILING SUPPLY REGISTER
	CEILING RETURN REGISTER
	CEILING EXHAUST REGISTER
	SUPPLY DROP OR RISER
	RETURN DROP OR RISER
CEE	CEILING EXHAUST FAN
F	FURNACE UNIT
CC	COOLING COIL
CU	CONDENSING UNIT
RH	RANGE HOOD

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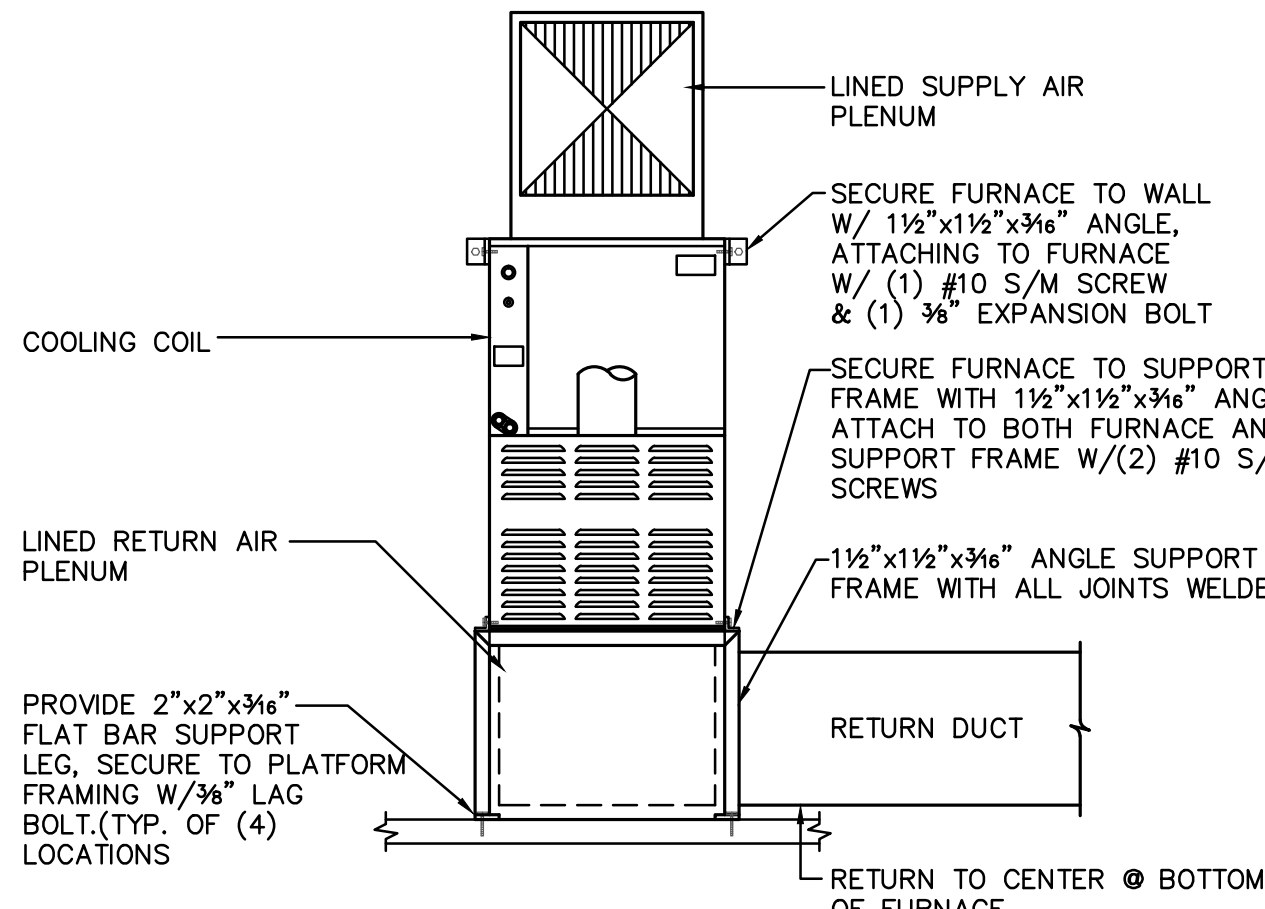
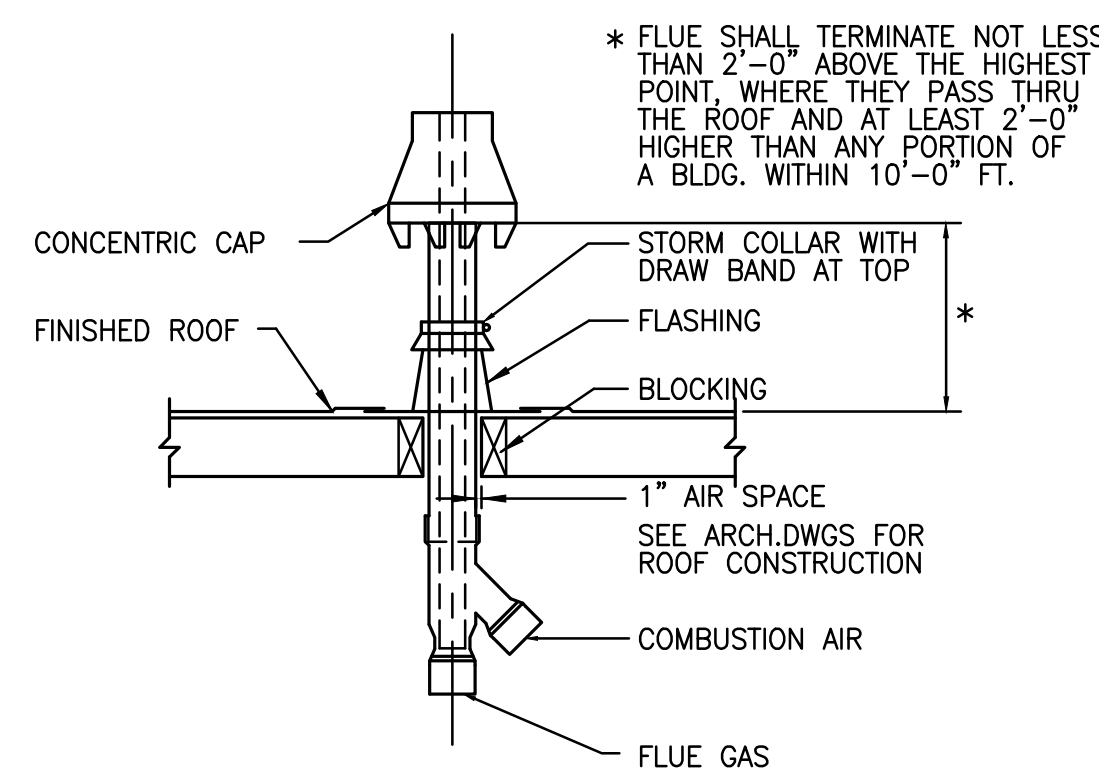
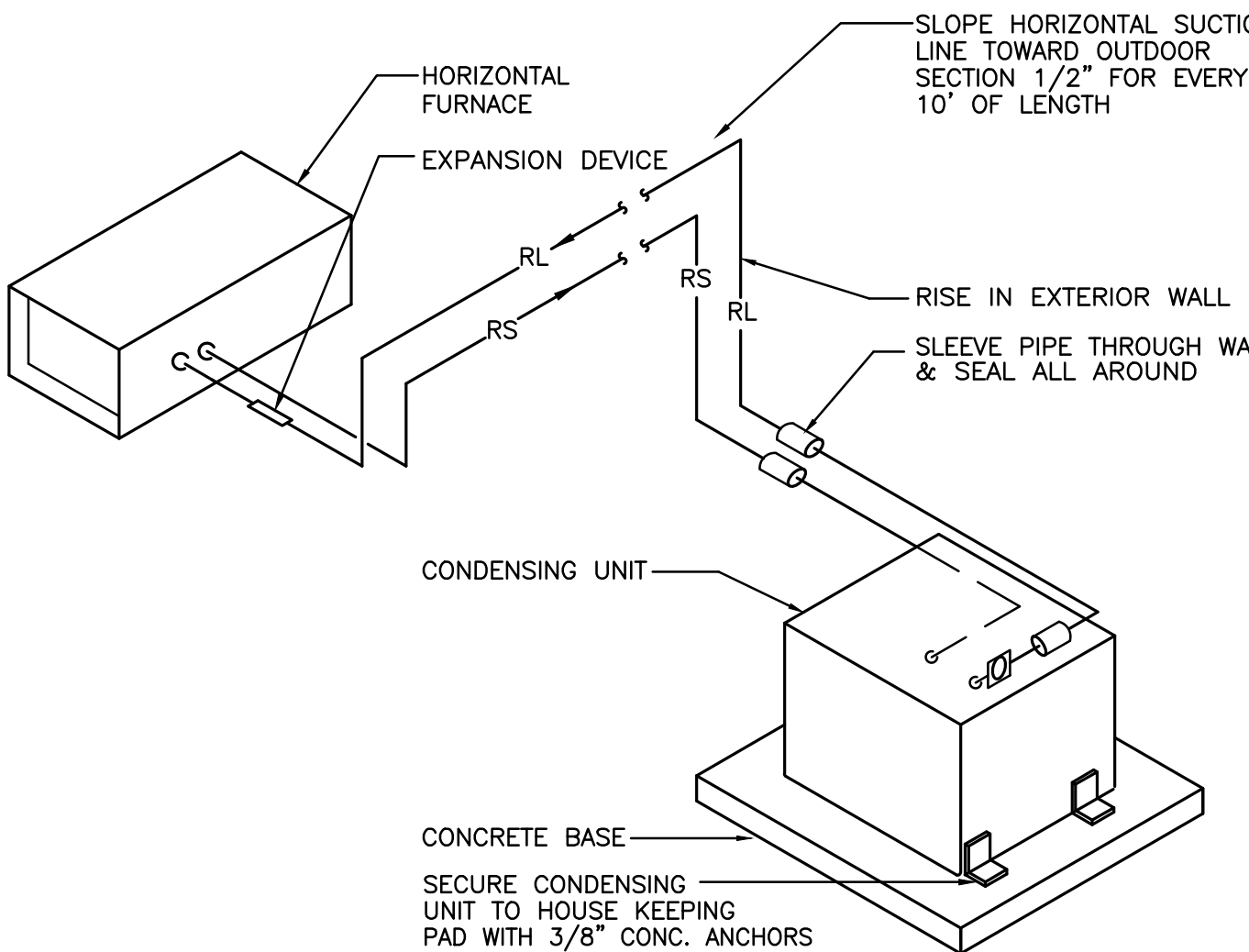
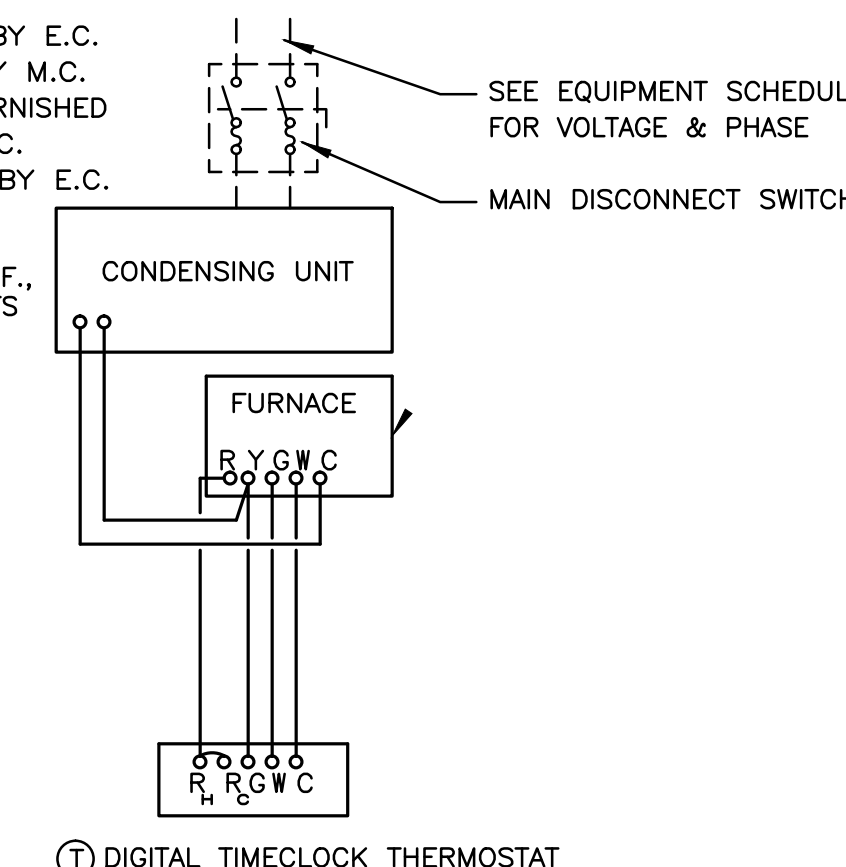
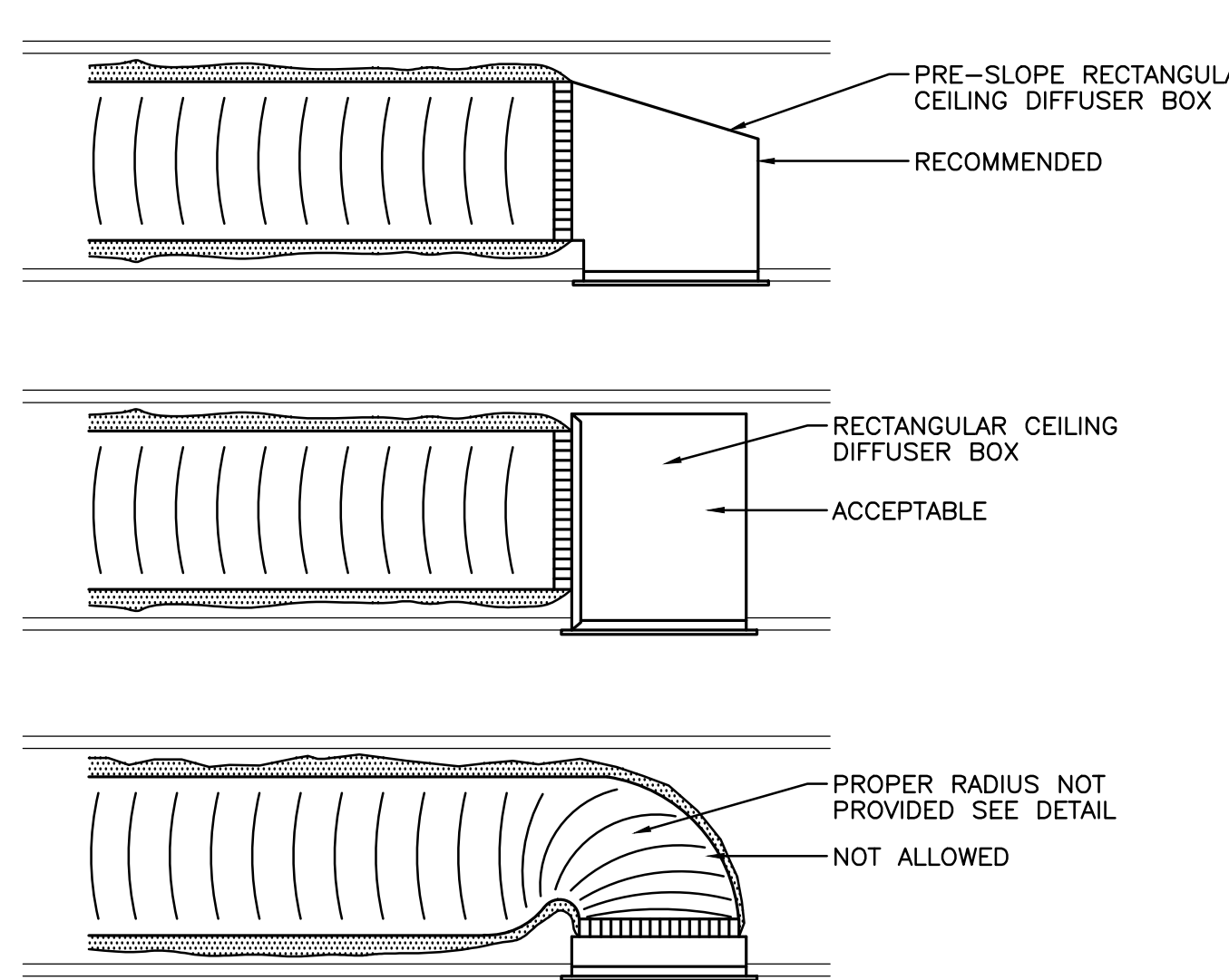
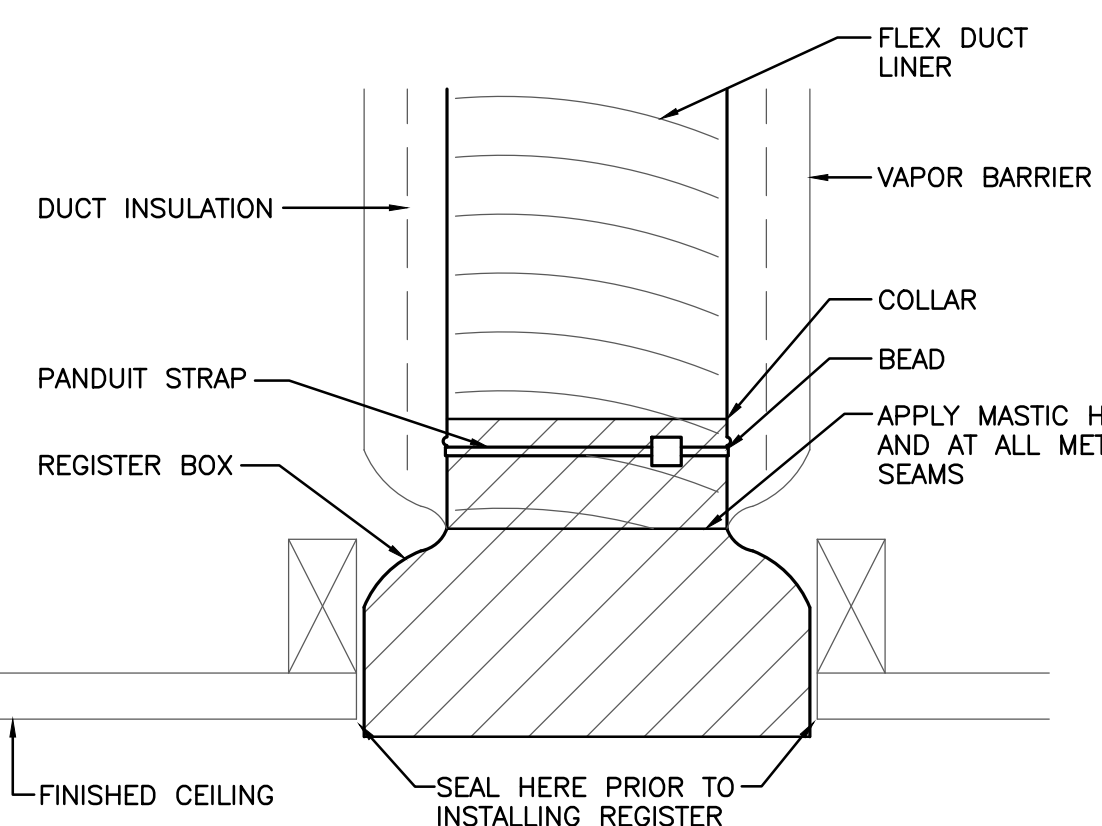
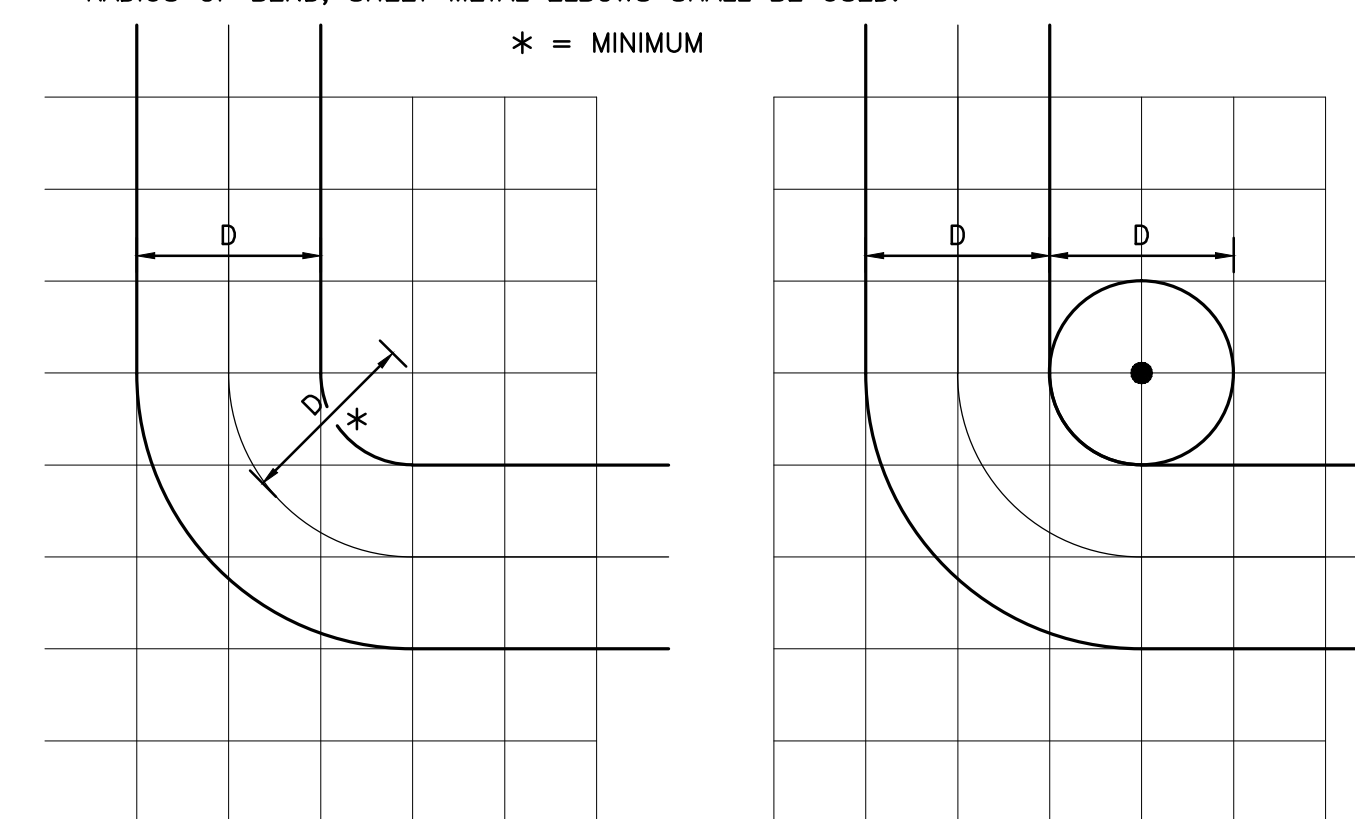
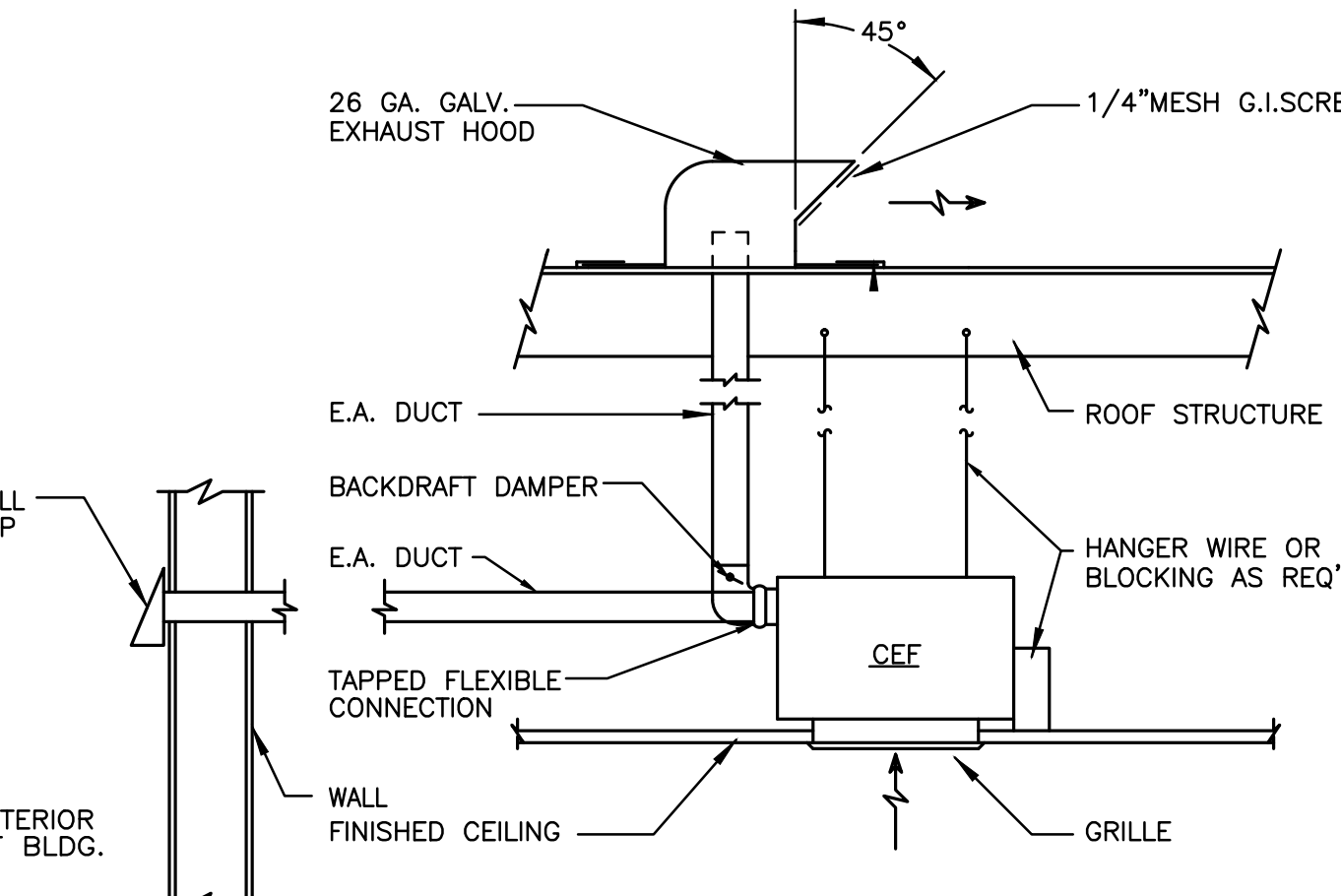
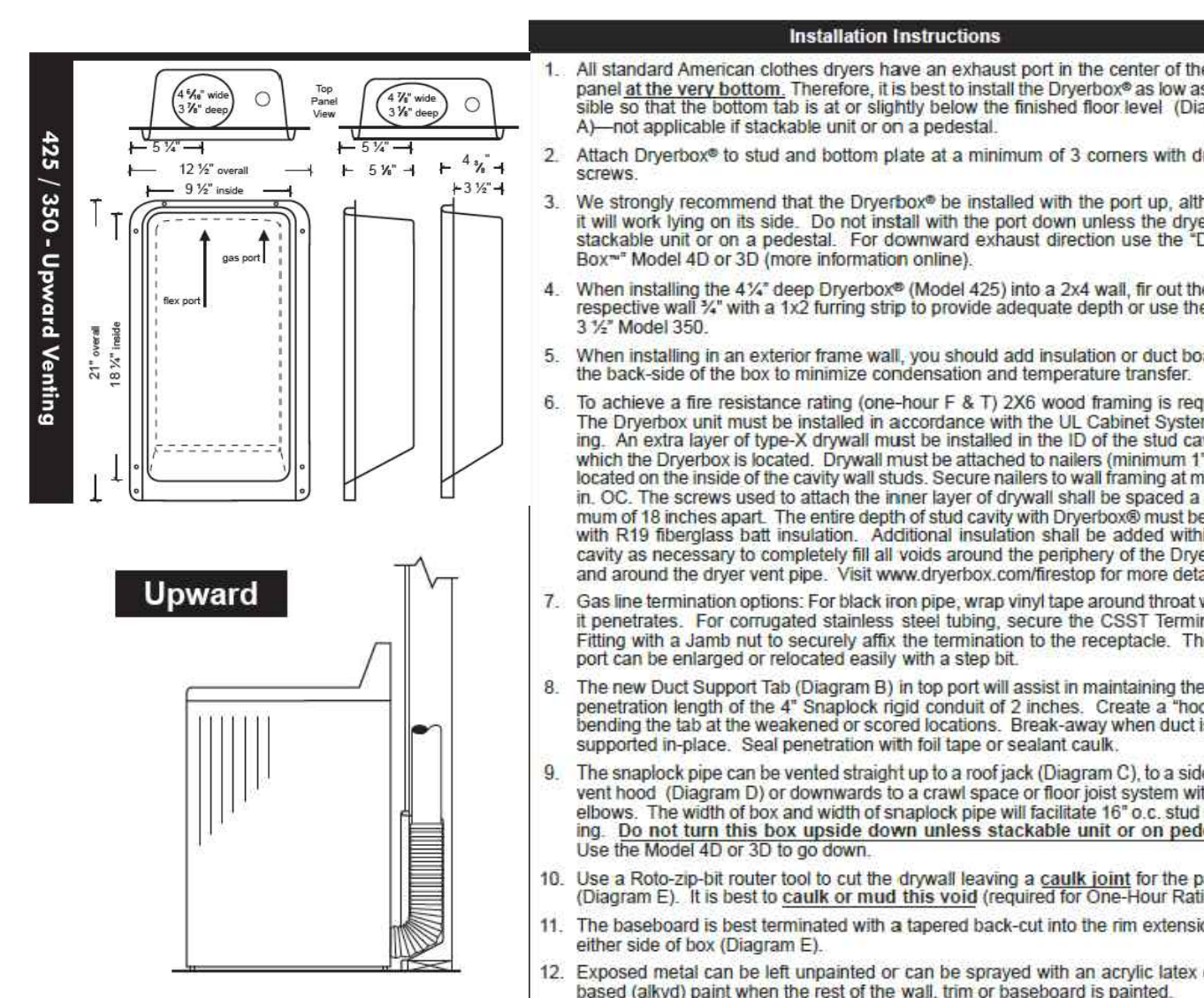
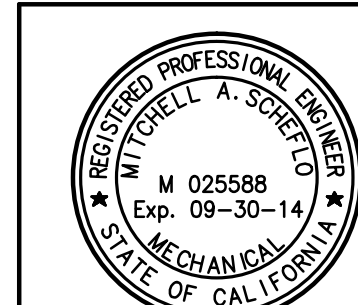
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MECHANICAL SCHEDULE DETAILS	
SHEET NO.	
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OF xx SHEETS	



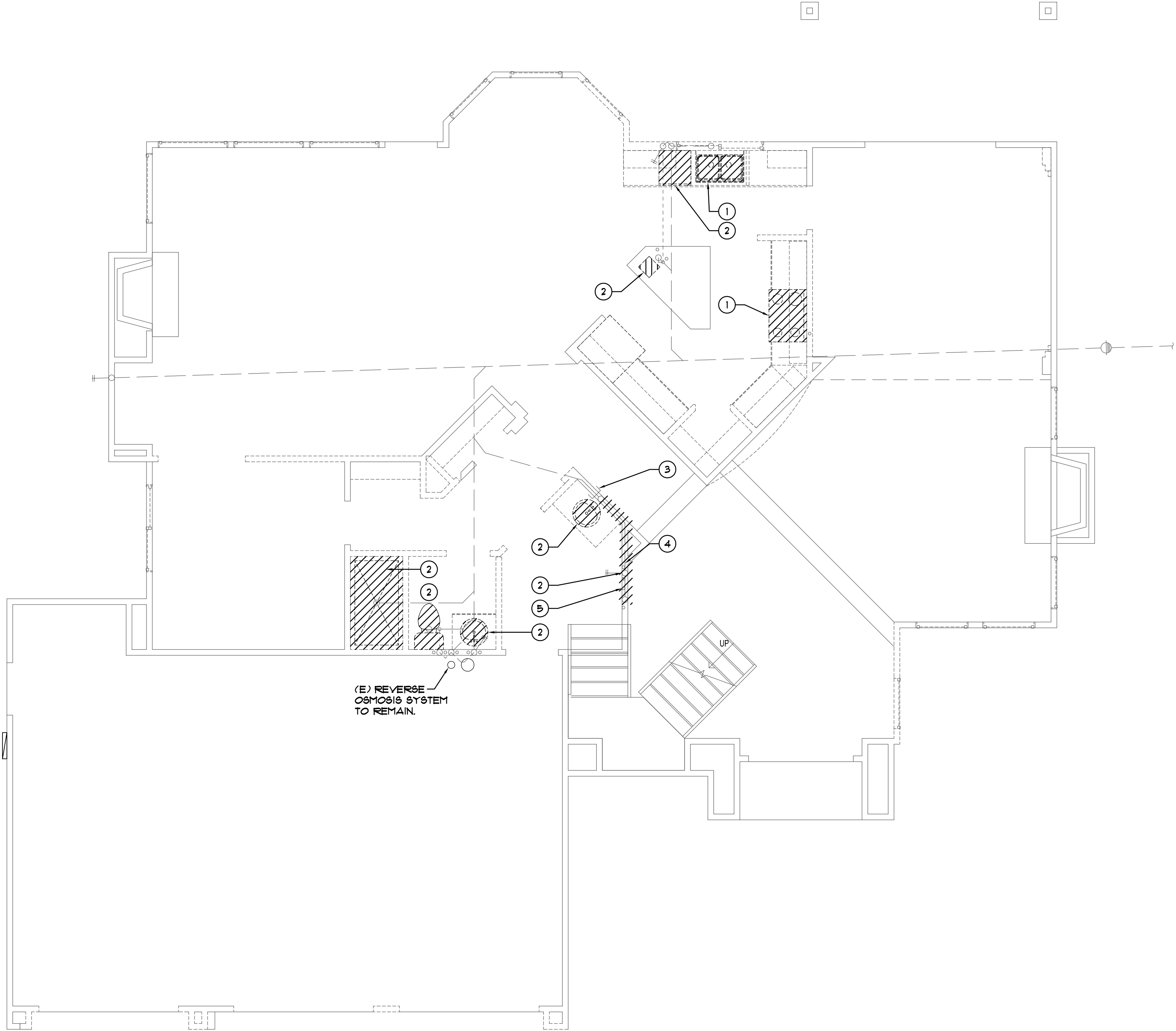
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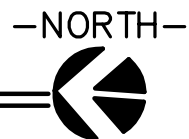
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		VERTICAL FURNACE MOUNTING DETAIL NOT TO SCALE		1			2			3	REFRIGERANT PIPING DIAGRAM NOT TO SCALE		4	<p>NOTE: R-410a REFRIGERANT OIL IS NOT COMPATIBLE WITH R-22 REFRIGERANT OIL.</p> <p>REFRIGERANT CHANGEOUT PROTOCOL:</p> <ol style="list-style-type: none">REMOVE ALL R-22 REFRIGERATION FROM THE LINESET - RECLAIM REFRIGERANT INTO AN APPROVED CONTAINER AND DISPOSE AT AN EPA APPROVED RECYCLING AND RECLAMATION CENTER.FLUSH EXISTING LINESET WITH NITROGEN OR OTHER APPROVED FLUSHING AGENT.INSPECT EXISTING LINESET FOR SIGNS OF BURN -OUTS, SLUDGE OR CARBON. * IF SIGNS OF WEAR OR DAMAGE ARE VISIBLE, REPLACE THE LINESET (DO NOT PERFORM "PATCHWORK" REPAIRS).INSURE THAT THE NEW EVAPORATOR COIL INCLUDES AN R-410a TXV.A SUCTION-LINE FILTER DRYER SUITABLE FOR R-410a SHALL BE PROVIDED.WHEN INSTALLING THE COMPRESSOR, IT IS VERY IMPORTANT NOT TO LEAVE THE COMPRESSOR EXPOSED TO THE ATMOSPHERE FOR MORE THAN 15 MINUTES - TUBING SHOULD BE READY TO ACCEPT THE COMPRESSOR BEFORE THE COMPRESSOR PLUGS ARE REMOVED.MECHANICAL CONTRACTOR TO FIELD VERIFY (E) REFRIGERANT SUCTION & LIQUID LINE SIZES. MECHANICAL CONTRACTOR SHALL INSURE THAT THE NEW CONDENSER MANUFACTURER WILL ALLOW THE USE OF THESE LINESETS WITHOUT WARRANTY VIOLATION PRIOR INSTALLATION.	
<p>NOTE:</p> <ol style="list-style-type: none">VERIFY VOLTAGEDOTTED LINE WORK BY E.C.SOLID LINE WORK BY M.C.CONTROL DEVICES FURNISHED & INSTALLED BY M.C.CONDUIT INSTALLED BY E.C.THERMOSTAT TO BE MOUNTED WITH TOP BETWEEN 36"-48" A.F.F., PER ADA REQUIREMENTS 		FURNACE CONTROL DIAGRAM NOT TO SCALE		5			6			7	<p>IF STRUCTURAL CONSTRAINTS, DO NOT ALLOW THE MINIMUM RADIUS OF BEND, SHEET METAL ELBOWS SHALL BE USED.</p> <p>* = MINIMUM</p> 		8	FLEX DUCT MINIMUM RADIUS DETAIL NOT TO SCALE	
		CEILING EXHAUST FAN MTG. DETAIL NOT TO SCALE		9			10	DRYER VENT BOX DETAIL NOT TO SCALE							
		ALEXANDER SCHEFFLO and ASSOCIATES, Inc. Mechanical Engineers (209) 948-9761 2926 Pacific Ave. Stockton, Ca. 95204		<p>ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ENGINEER AND THE SAME MAY NOT BE USED, DUPLICATED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.</p> <p>© Alexander Schefflo & Assoc., Inc</p>											

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



KEY NOTES

- 1 REMOVE (E) PLUMBING FIXTURE AND REFER TO PLUMBING FLOOR PLAN FOR P.O.C. INFORMATION FOR RE-USE OF SERVICES.
- 2 REMOVE (E) PLUMBING FIXTURE AND CAP (E) SERVICES BEHIND FINISHED SURFACE.
- 3 CAP (E) SEWER LINE.
- 4 (E) ABANDONED SEWER LINE IN GROUND TO BE FILLED WITH CONCRETE AND CAPPED ON BOTH SIDES.
- 5 (E) GAS SOURCE AT LOCATION OF (E) DRYER TO BE RE-USED. REFER TO PLUMBING FLOOR PLAN FOR FURTHER RE-USE OF SERVICES.

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JOB NO: 602-02-09

**Economou Residence
Remodel**

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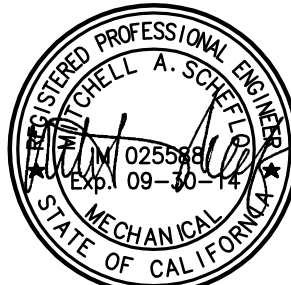
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**DEMOLITION
PLUMBING
FIRST FLOOR
PLAN**

SHEET NO.

DP2.01

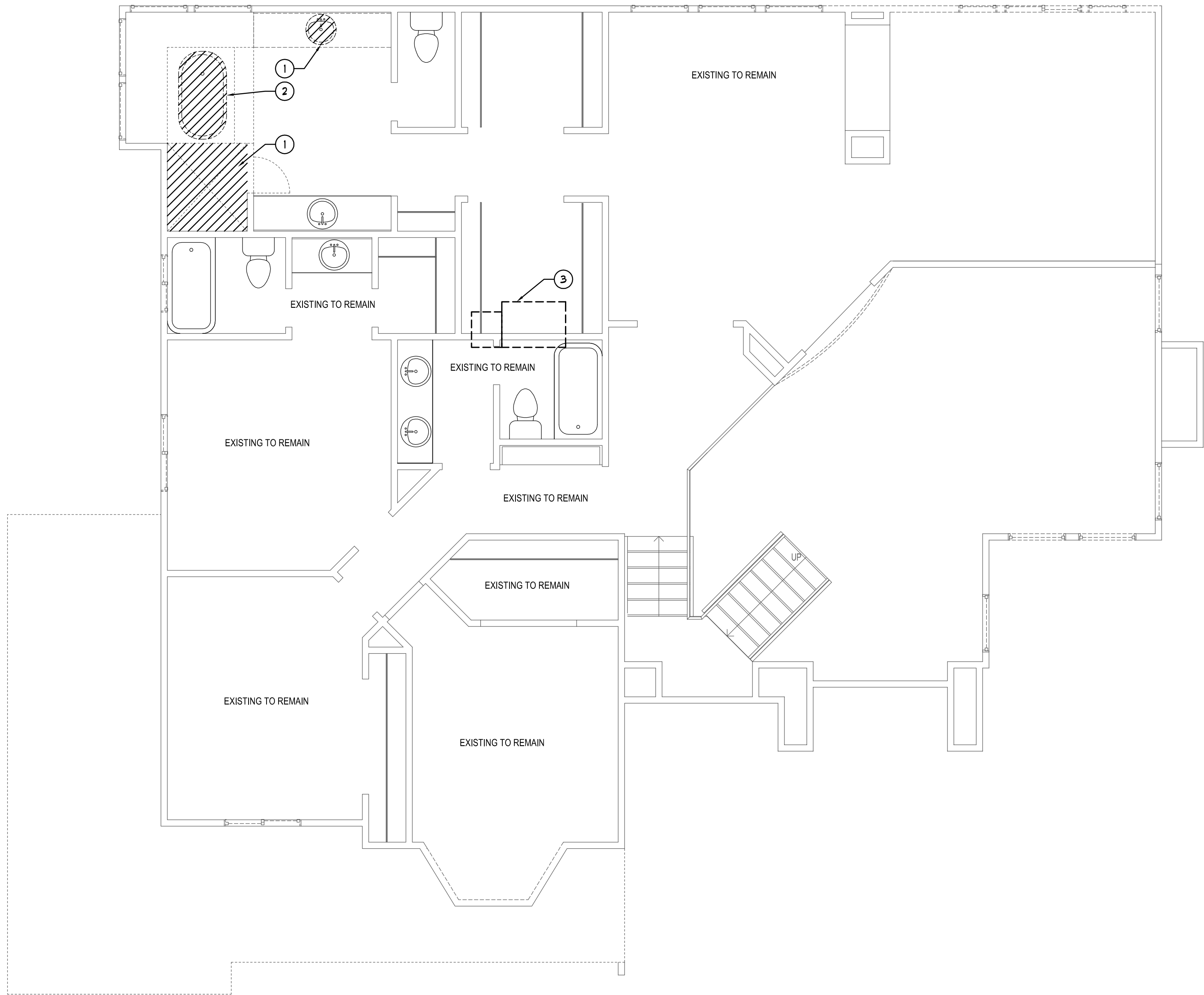
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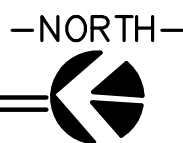
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DEMOLITION PLUMBING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



KEY NOTES

- 1 REMOVE (E) PLUMBING FIXTURE AND REFER TO PLUMBING FLOOR PLAN FOR P.O.C. INFORMATION FOR RE-USE OF SERVICES.
- 2 REMOVE (E) BATHTUB AND REFER TO PLUMBING FLOOR PLAN FOR NEW ORIENTATION. RE-USE ALL PLUMBING SERVICES.
- 3 DISCONNECT (E) GAS & CONDENSATE SERVING FURNACE BEING REMOVED. REFER TO PLUMBING FLOOR PLANS FOR FURTHER INFORMATION.

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SHEET INFO

DEMOLITION
PLUMBING
SECOND FLOOR
PLAN

SHEET NO.

DP2.02

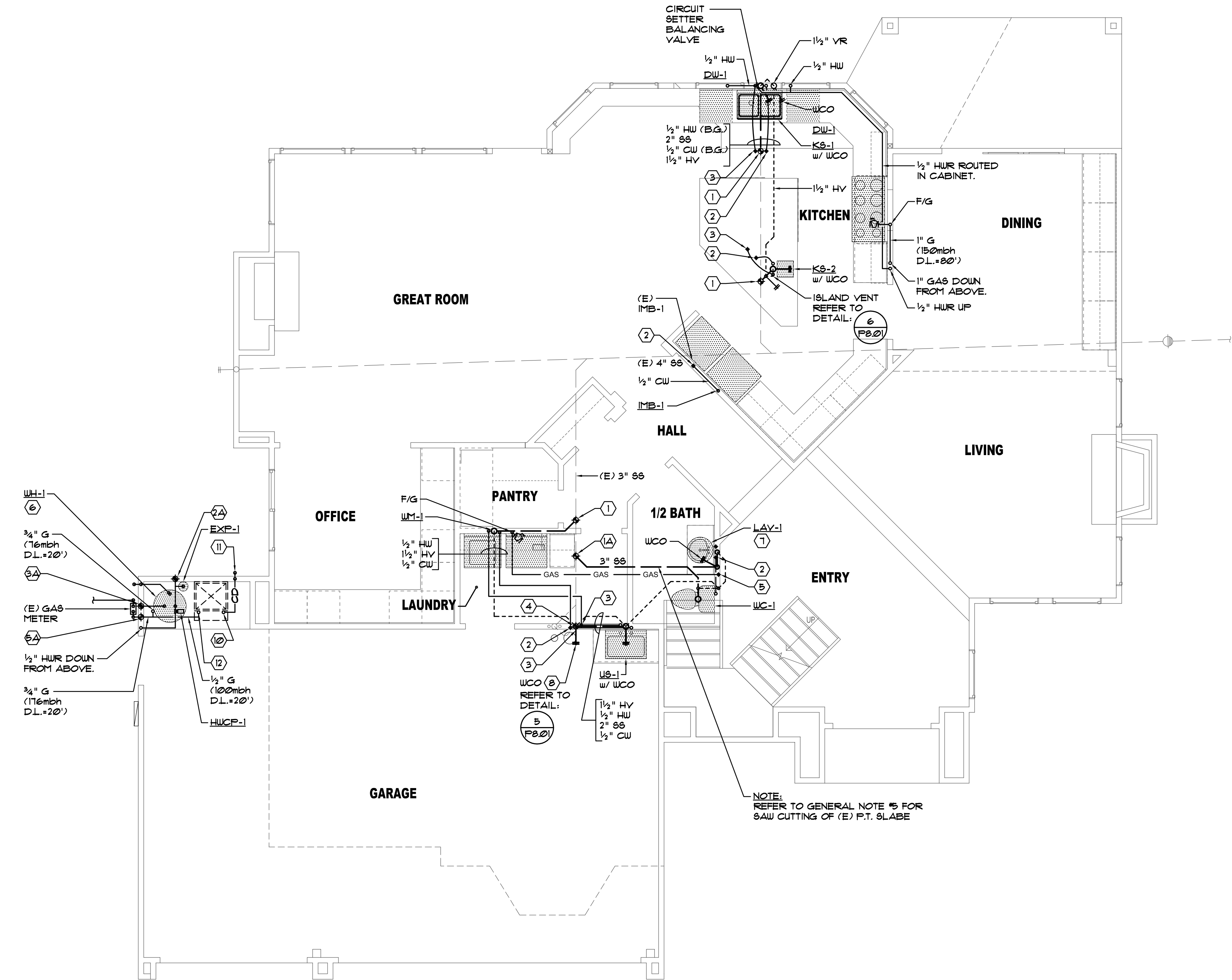
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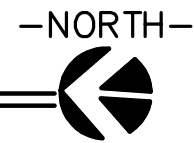
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PLUMBING FIRST FLOOR PLAN

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



KEY NOTES

1. P.O.C. CONNECT (N) 2" SS TO (E) 2" SS. (3)
- 1A. P.O.C. CONNECT (N) 3" SS TO (E) 3" SS. (3)
2. P.O.C. CONNECT (N) 1/2" CW TO (E) 1/2" CW. (3)
- 2A. P.O.C. CONNECT (N) 3/4" CW TO (E) 3/4" CW. (3)
3. P.O.C. CONNECT (N) 1/2" HW TO (E) 1/2" HW. (3)
- 3A. P.O.C. CONNECT (N) 3/4" HW TO (E) 3/4" HW. (3)
4. P.O.C. CONNECT (N) 2" HV TO (E) 2" VENT. (3)
- 4A. P.O.C. CONNECT (N) 1/2" HV TO (E) VTR. (3)
5. P.O.C. CONNECT (N) 1/2" G TO (E) GAS. (3)
- 5A. P.O.C. CONNECT (N) 1/4" G TO (E) GAS METER DISCHARGE. (3)
6. WH-1 w/ 3/4" CW & 3/4" HW CONNECTIONS. SPILL FULL SIZED TYP RELIEF THRU WALL AT 12" AFG. w/ ELBOW TURNED DOWN. REFER TO DETAIL. (1 F8.0)
7. P.O.C. CONNECT (N) 1/2" CW & 1/2" HW TO WATER SERVICES OF REMOVED CLOTHES WASHER BOX. (3)
8. PROVIDE (N) CLEANOUT WITH OPENING INTO GARAGE. (E) WCO WITH OPENING IN DEIOD RESTROOM TO BE REMOVED.
9. PLUMBING CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL EXISTING SERVICES AND TO MAKE NECESSARY OFFSETS AND ADJUSTMENTS TO CARRY OUT THE INTENT OF THE DESIGN.
10. PROVIDE 3/4" CD w/ TRAP AS REQUIRED BY UNIT MFR. REFER TO DETAIL. (2 F8.0)
11. SPILL 3/4" CD THRU WALL AT 12" AFG. w/ ELBOW TURNED DOWN.
12. PROVIDE GAS w/ SIZE AS INDICATED TO FURNACE. PROVIDE WITH GAS COCK AND FLEXIBLE CONNECTION.

GENERAL NOTES

1. FOR FIX. CONNECTION SIZES TO THE VARIOUS FIXTURES, REFER TO THE FIX. CONNECTION SCHEDULE ON SHEET F8.0.
2. SLOPE ALL SANITARY SEWER LINES WITHIN BUILDING AT 1/4" / FT.
3. ALL HOT WATER PIPING SHALL BE COPPER AND INSULATED WITH 3/4" FIBERGLASS JACKET TYPE INSULATION.
4. PLUMBING CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR AND ELECTRICAL CONTRACTOR TO ELIMINATE ANY SPACE CONFLICTS.
5. INSTALLATION OF NEW WASTE LINE REQUIRES SAW CUTTING OF FLOOR. (E) CONCRETE SLAB IS A POST TENSION. PLUMBING CONTRACTOR TO COORDINATE PROPOSED SAW CUTTING WITH OWNER PRIOR TO CUTTING INTO SLAB.



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6030 Huntingdale Circle
Stockton, CA

PROJECT

JOB NO:

Economou Residence
Remodel

6030 Huntingdale Circle
Stockton, CA

SHEET INFO

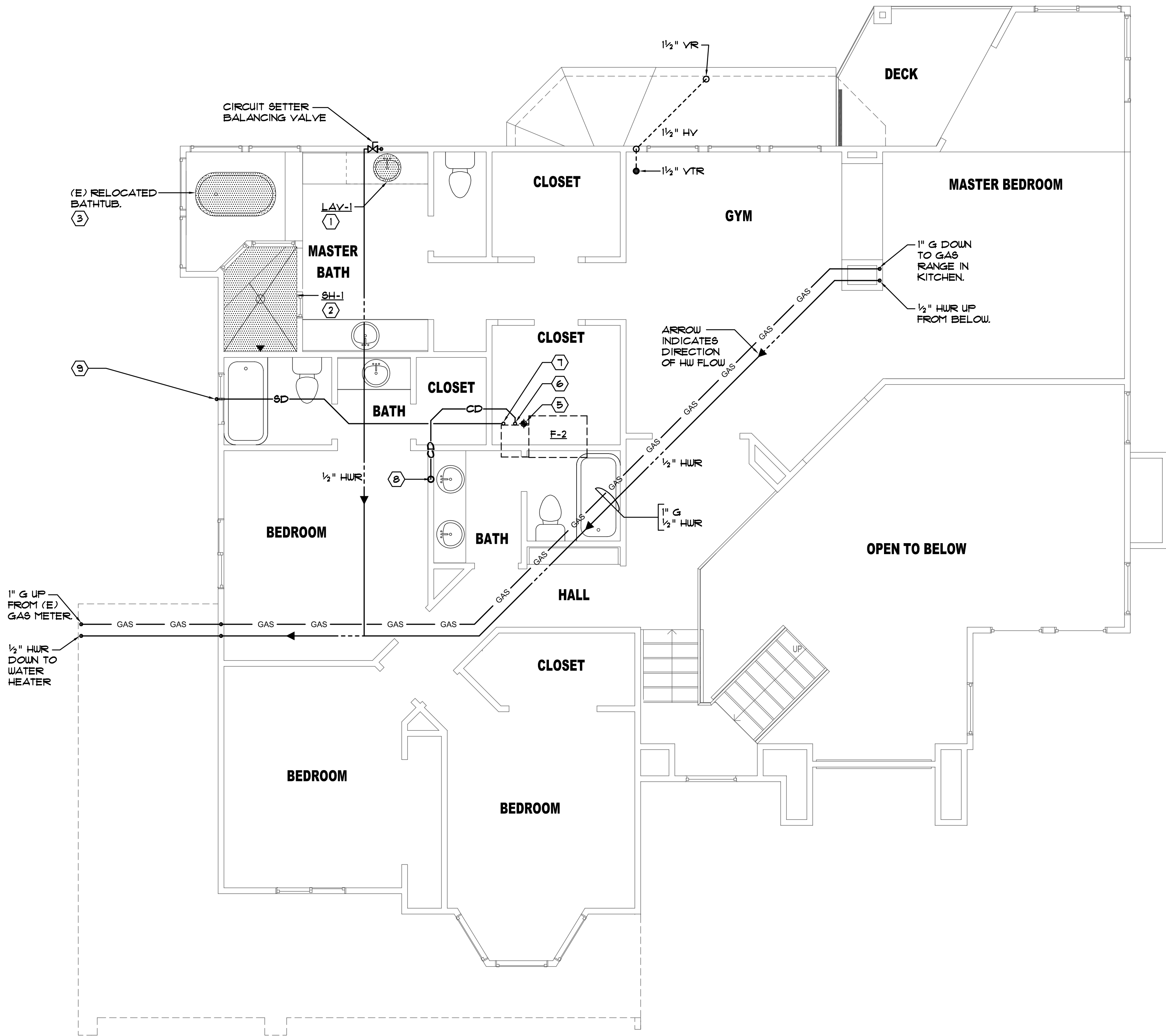
PLUMBING
FIRST FLOOR
PLAN

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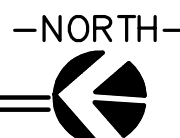
P3.01

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



KEY NOTES

- CONNECT (N) LAV-1 TO SERVICES OF REMOVED LAVATORY. (4)
- CONNECT (N) SH-1 TO SERVICES OF REMOVED SHOWER. (4)
- CONNECT PLUMBING SERVICES OF RELOCATED BATHTUB TO (E) SERVICES. (4)
- PLUMBING CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL EXISTING SERVICES AND TO MAKE NECESSARY OFFSETS AND ADJUSTMENTS TO CARRY OUT THE INTENT OF THE DESIGN.
- P.O.C. CONNECT (N) GAS TO (E) GAS OF REMOVED FURNACE UNIT AND EXTEND TO NEW FURNACE UNIT. PROVIDE GAS COCK AT CONNECTION TO FURNACE.
- PROVIDE 3/2" CD w/ TRAP AS REQUIRED BY UNIT MFGR AND SPILL TO LAVATORY TAILPIECE. REFER TO (2) P8.01
- PROVIDE 3/4" SECONDARY CONDENSATE AND ROUTE AS INDICATED.
- SPILL 3/2" CD TO LAVATORY TAILPIECE. REFER TO (4) P8.01
- SPILL 3/4" SECONDARY DRAIN LINE OVER WINDOW

GENERAL NOTES

- FOR FIX. CONNECTION SIZES TO THE VARIOUS FIXTURES, REFER TO THE FIX. CONNECTION SCHEDULE ON SHEET P8.01.
- SLOPE ALL SANITARY SEWER LINES WITHIN BUILDING AT 1/4"/FT.
- ALL HOT WATER PIPING SHALL BE COPPER AND INSULATED WITH 3/4" FIBERGLASS JACKET TYPE INSULATION.
- PLUMBING CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR AND ELECTRICAL CONTRACTOR TO ELIMINATE ANY SPACE CONFLICTS.
- INSTALLATION OF NEW WASTE LINE REQUIRES SAW CUTTING OF FLOOR. (E) CONCRETE SLAB IS A POST TENSION. PLUMBING CONTRACTOR TO COORDINATE PROPOSED SAW CUTTING WITH OWNER PRIOR TO CUTTING INTO SLAB.

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Remodel

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SHEET INFO

PLUMBING
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PLAN

SHEET NO.

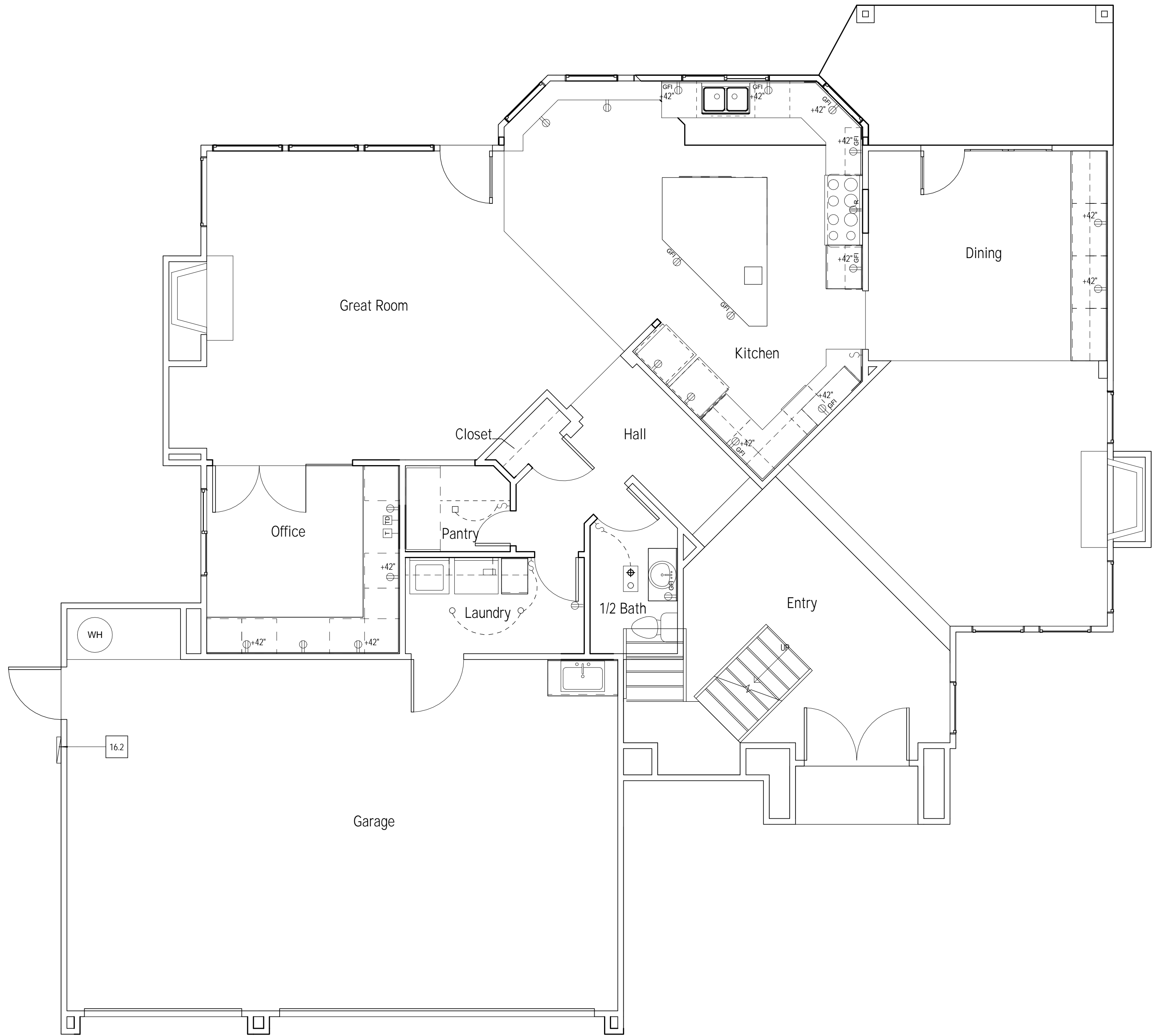
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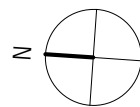


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2 FIRST FLOOR ELECTRICAL PLAN
E0.01 1/4" = 1'-0"

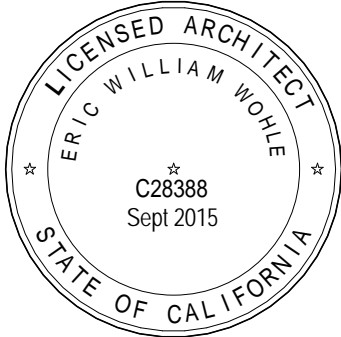


ELECTRICAL LEGEND

- RECESSED DOWN LIGHT - SEE ELEC. DWGS.
- S SINGLE POLE SWITCH
- ⌘ 3-WAY SWITCH
- ⌘ 110 VOLT DUPLEX RECEPTACLE
- *GFCI/WP 110 VOLT ON GROUND FAULT INTERRUPT CIRCUIT/WATERPROOF
- ⌘ CEILING FAN
- ⌘ COMBO. EXHAUST FAN LIGHT
- ⌘ TELEPHONE JACK
- ⌘ SMOKE DETECTOR
- CLOSET LIGHT
- ⌘ CABLE TV
- ⌘ SURFACE MOUNTED FLOURESCENT LIGHT FIXTURE
- ⌘ FLOOD LIGHT
- ⌘ CARBON MONOXIDE DETECTOR TO COMPLY W/SECTION R315, ALL APPLICABLE STANDARDS, & REQUIREMENTS FOR LISTING & APPROVAL BY OFFICE OF STATE FIRE MARSHAL, FOR SMOKE ALARMS

ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH THE 2010 CALIFORNIA ELECTRICAL CODE(CEC).
- PROVIDE SERVICE PANEL W/20' U.F.E.R. GROUND & BARE COPPER WIRE BONDED TO MIN. OF 10' UNDERGROUND COLD WATER PIPE (VERIFY SIZE OF EQUIPMENT ON PLAN & DETERMINE LOCATION ON SITE).
- PROVIDE 110V & 3/4" GAS SUPPLY TO FORCED AIR UNIT. PROVIDE A QUICK DISCONNECT AT ALL MECHANICAL EQUIPMENT & AN OUTLET WITHIN 25'.
- PROVIDE APPROVED CEILING MOUNTED SMOKE DETECTORS AS SHOWN ON PLAN W/PERMANENT WIRE & BATTERY BACK UP. PROVIDE AN ADDITIONAL DETECTOR NEAR THE TOP OF A VAULTED OR HIGH CEILING. IF THE VAULT IS MORE THAN 24" HIGHER THAN THE HALLWAY TO THE BEDROOMS, DETECTORS SHALL BE INSTALLED A MIN. OF 24' FROM ROOM REGISTERS. DETECTORS SHALL BE INTERCONNECTED.
- PROVIDE SMOKE DETECTOR MOUNTED IN ATTIC ABOVE ANY MECHANICAL EQUIPMENT, WITH ALARM LOCATED IN LIVING AREA OF HOUSE.
- PROVIDE PERMANENT ELECT. OUTLET & LIGHT FIXTURE @ ATTIC FURNACE. LOCATE LIGHT SWITCH @ ATTIC ACCESS DOOR.
- ALL OUTLETS IN BATHROOM SHALL HAVE GFCI CIRCUIT PROTECTION.
- PROVIDE SEPARATE CIRCUIT FOR ALL ANTICIPATED LOAD USES GREATER THAN 20 AMPS.
WIRE SIZE TABLE:
20A = 12 GA.
30A = 10 GA.
- BATHROOM LIGHTING SHALL HAVE AN EFFICIENCY OF NOT LESS THAN 40 LUMENS PER WATT.
- IF THERE IS MORE THAN ONE FIXTURE IN A BATHROOM, AT LEAST ONE SHALL BE FLOURESCENT. THE FIRST SWITCH ENCOUNTERED WHEN ENTERING A BATHROOM SHALL BE WIRED TO THE FLOURESCENT FIXTURE. THE SECOND SWITCH SHALL BE WIRED TO THE INCANDESCENT LIGHT. EXHAUST FANS SHALL BE ON THEIR OWN SWITCH.
- INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED AREAS MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER(IC) BY U.L. OR OTHER TESTING LAB RECOGNIZED BY ICBO.
- LIGHTS IN CLOTHES CLOSETS TO COMPLY W/NEC 410.8.
- 20A CIRCUIT FOR BATHROOM RECEPTACLES. NO OTHER LIGHTING FIXTURES OR OUTLETS ARE ALLOWED TO BE PLACED ON THE CIRCUIT. THE 20A CIRCUIT MAY BE SHARED BY MORE THAN ONE BATHROOM.
- SMOKE DETECTOR PROVIDED FOR THE PROTECTION OF SLEEPING AREAS MUST BE IN FRONT OF RETURN AIR GRILL. BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING, LIGHTING SYSTEMS & CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
- ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15-20 AMP OUTLETS TO DWELLING UNITS MUST BE ARC-FAULT PROTECTED.
- ALL ELECTRICAL EQUIPMENT AND MATERIALS SHALL BE LISTED, LABELED, AND INSTALLED PER A RECOGNIZED ELECTRICAL TESTING LABORATORY.
- THE AMPACITY OF CONDUCTOR SIZES #14 THROUGH #1 SHALL BE RATED AT 60 DEGREE CENTIGRADE.
- ALL RECEPTACLES TO BE TAMPER-RESISTANT.
- ALL SWITCHES TO HAVE OCCUPANCY SENSOR.
- ALL OUTDOOR LIGHTING TO BE CONTROLLED BY MOTION SENSOR AND PHOTO CONTROL.



PRELIMINARY SET

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DATE: December 20, 2013

DRAWN: Author

CHECKED: Checker

REVISIONS:

NO.	DESCRIPTION	DATE	BY
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CLIENT

Mr. & Mrs.
Alexandros
Economou

6030 Huntingdale Circle
Stockton, CA

PROJECT

JOB NO: 602-02-09

Economou Residence
Remodel

6030 Huntingdale Circle
Stockton, CA

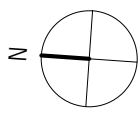
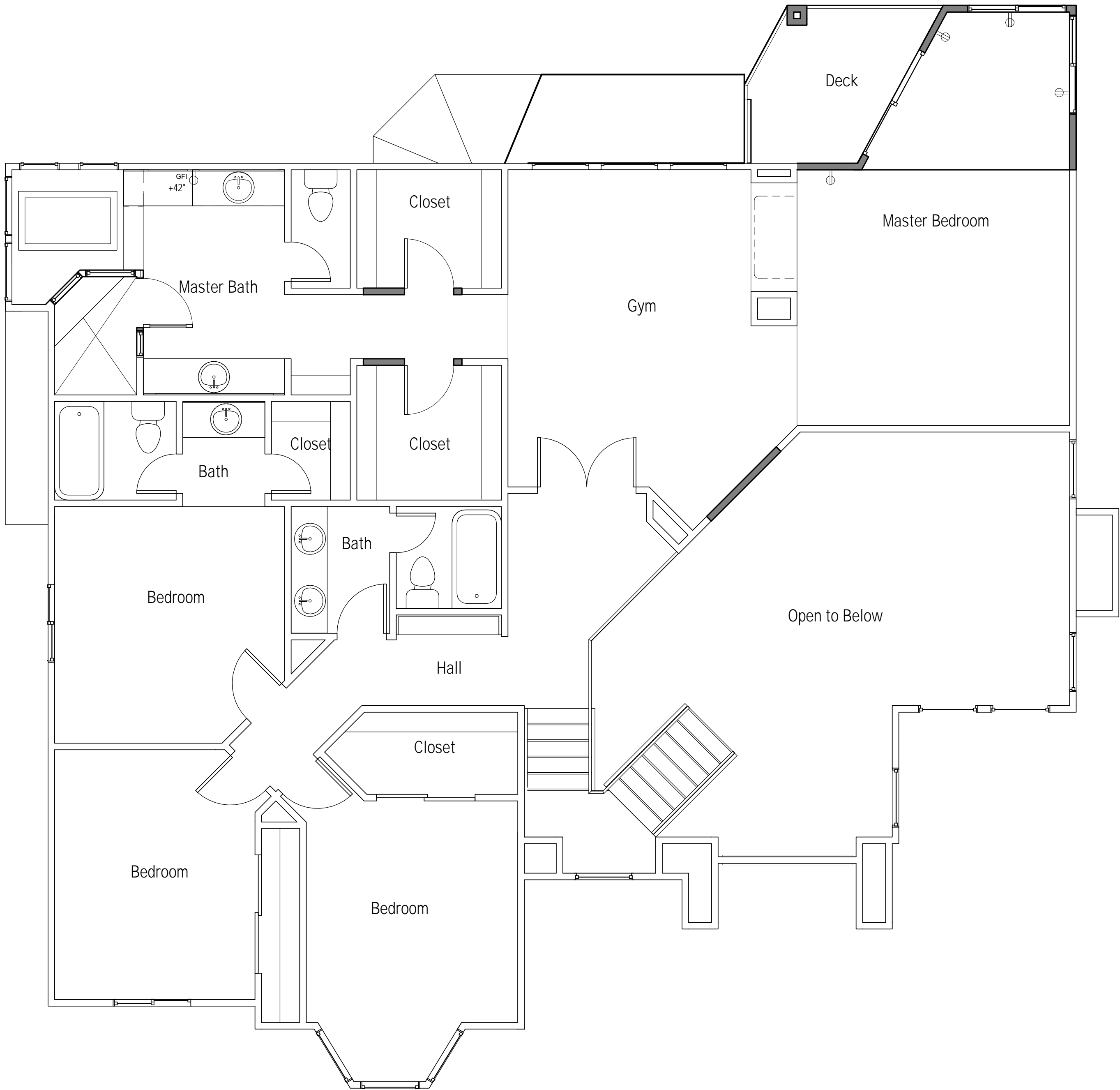
SHEET INFO

FIRST FLOOR
ELECTRICAL PLAN

SHEET NO.

E0.01

OF xx SHEETS



1
E0.02

SECOND FLOOR ELECTRICAL PLAN

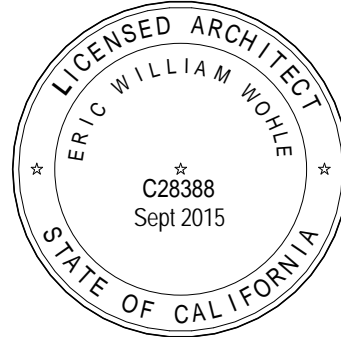
1/4" = 1'-0"

ELECTRICAL LEGEND

- RECESSED DOWN LIGHT - SEE ELEC. DWGS.
- S SINGLE POLE SWITCH
- ⌚ 3-WAY SWITCH
- # 110 VOLT DUPLEX RECEPTACLE
- #GFCI/MP 110 VOLT ON GROUND FAULT INTERRUPT CIRCUIT/WATERPROOF
- ✕ CEILING FAN
- ⊕ COMBO. EXHAUST FAN LIGHT
- ⚡PH TELEPHONE JACK
- ⬠ SMOKE DETECTOR
- CLOSET LIGHT
- ⚡TV CABLE TV
- ⊕ SURFACE MOUNTED FLOURESCENT LIGHT FIXTURE
- ▷ FLOOD LIGHT
- Ⓢ CARBON MONOXIDE DETECTOR TO COMPLY W/SECTION R315, ALL APPLICABLE STANDARDS, & REQUIREMENTS FOR LISTING & APPROVAL BY OFFICE OF STATE FIRE MARSHAL, FOR SMOKE ALARMS

ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH THE 2010 CALIFORNIA ELECTRICAL CODE(CEC).
- PROVIDE SERVICE PANEL W/20' U.F.E.R. GROUND & BARE COPPER WIRE BONDED TO MIN. OF 10' UNDERGROUND COLD WATER PIPE (VERIFY SIZE OF EQUIPMENT ON PLAN & DETERMINE LOCATION ON SITE).
- PROVIDE 110V & 3/4" GAS SUPPLY TO FORCED AIR UNIT. PROVIDE A QUICK DISCONNECT AT ALL MECHANICAL EQUIPMENT & AN OUTLET WITHIN 25'.
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CLIENT

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Alexandros
Economou**

6030 Huntingdale Circle
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PROJECT

JOB NO: 602-02-09

**Economou Residence
Remodel**

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SHEET INFO

**SECOND FLOOR
ELECTRICAL PLAN**

SHEET NO.

E0.02

OF xx SHEETS