

THE YOUNG FAMILY APARTMENT/OFFICE COMPLEX COTATI, CALIFORNIA

DATE: 10-01
 REV. 10/01
 CITY OF COTATI
 NOTES: OCT 9 2001
 DATE PRINTED: DATE CHECKED
 CONTRACTOR: COVER/TITLE SHEET / NOTES
 DESIGN FOR: THE YOUNG FAMILY
 1818 LA PLAZA, COTATI, CALIFORNIA
 avila architects
 Merle Avila architect
 5850 Commerce Blvd., Rohnert Park, CA. 94928
 (707) 585-3711
 (707) 795-4511
 FAX 585-2499

ABBREVIATIONS

A.B.	ANCHOR BOLTS	I.D.	INSIDE DIAMETER
ACOUS.	ACOUSTICAL	INSUL.	INSULATION
ADM.	ADMINISTRATIVE	JT.	JOINT
A.F.F.	ABOVE FINISH FLOOR	JST.	JOIST
A.F.S.	ABOVE FINISHED SLAB	L	LONG(LENGTH)
ALT.	ALTERNATE	MAX.	MAXIMUM
ALUM.	ALUMINUM	M.S.	MACHINE BOLTS
APPROX.	APPROXIMATE	MECH.	MECHANICAL
ARCH.	ARCHITECTURAL	MET.	METAL
A.S.	AIR SPACE	MEZZ.	MEZZANINE
BLDG.	BUILDING	MFR.	MANUFACTURER
BLK.	BLOCK	MIN.	MINIMUM
BLVG.	BLOCKING	N/A	NOT APPLICABLE
BM.	BEAM	N.I.C.	NOT IN CONTRACT
B.N.	BOUNDARY NAIL	NOM.	NOMINAL
BOT.	BOTTOM	N.T.S.	NOT TO SCALE
BRD.	BOARD	O.C.	ON CENTER
CAB.	CABINET	O.H.	OPPOSITE HAND
CAC	CALIFORNIA ADMIN- ISTRATIVE CODE	OLA	OFFICE OF LOCAL ASSISTANCE
CAT.	CATWALK	OPP.	OPPOSITE
CEM. PLAS.	CEMENT PLASTER	OSA	OFFICE OF THE STATE ARCHITECT
CEP.	CERAMIC	PERIM.	PERIMETER
C.J.	CONSTRUCTION JOINT	P.C.C.	PRECAST CONCRETE
CLG.	CLEAR	PL	PLATE
CLR.	COLUMN	P.L.	PROPERTY LINE
CONC.	CONCRETE	P.LAM.	PLYWOOD LAMINATE
CONN.	CONNECTION	P.L.V.D.	PLYWOOD
CONT.	CONTINUOUS	P.N.	PLATE NAIL
CONTR.	CONTRACTOR	P.S.F.	POUNDS PER SQUARE FOOT
C.M.U.	CONCRETE MASONRY UNIT	P.S.I.	POUNDS PER SQUARE INCH
DB	DOUBLE	P.T.	PRESSURE TREATED
DET.	DETAIL	PT.	POINT
DF	DOUGLAS FIR	R	RISER
DAG.	DIAGONAL	RAD.	RADIUS
DIA.	DIAMETER	REIN.	REINFORCEMENT
DN.	DOWN	REQU.	REQUIRED
DP.	DEEP	RESIL.	RESILIENT
D.S.	DOWNSPOUT	R.O.	ROUGH OPENING
EA.	EACH	R.S.	ROUGH SAWN
E.F.	EACH FACE	REDWOOD	REDWOOD
E.J.	EXPANSION JOINT	RO.	ROUGH
ELEV.	ELEVATION	R.W.L.	RAIN WATER LEADER
ELEC.	ELECTRICAL	SHT.	SHEET
E.N.	EDGE NAIL	S.H.	SINGLE HUNG
E.O.	EQUAL	SM.	SMALL
EQPT.	EQUIPMENT	SFM	STATE FIRE MARSHALL
ES	EDGE STRIP	SLDR.	SLIDER
E.S.	EACH SIDE	S.O.G.	SLAB ON GRADE
E.W.	EACH WAY	SPC(S)	SPECIFICATIONS(S)
EXT.	EXISTING	ST.	STEEL
EXP.	EXPANSION	S.S.	STAINLESS STEEL
EXT.	EXTERIOR	STL.	STEEL
FDN.	FOUNDATION	STRUC.	STRUCTURAL
F.G.	FLAT GLASS	SYM.	SYMMETRICAL
FIN.	FINISH	T.	TREAD
FN. FL.	FINISH FLOOR	T & B.	TOP AND BOTTOM
F.J.	FLOOR JOIST	T & G.	TONGUE AND GROOVE
FL.	FLOOR	T.C.	TOP OF CURB
FLUOR.	FLUORESCENT	TEL.	TELEPHONE
F.N.	FIELD NAIL	TERR.	TERRAZZO
F.O.C.	FACE OF CONCRETE	T.O.C.	TOP OF CONCRETE
F.O.F.	FACE OF FINISH	T.O.F.L.	TOP OF FINISH LINE
F.O.H.C.	FACE OF HEART CENTER	T.O.S.	TOP OF STEEL
F.O.M.	FACE OF MASONRY	T.O.S.F.	TOP OF SURFLOOR
F.O.S.	FACE OF STUD	T.O.W.	TOP OF WALL
FRMG.	FRAMING	T.P.	TOP OF PAVEMENT
FT.	FOOT/FEET	TR.	TRANSVERSE
FTG.	FOOTING	TR.	TREATED
GAL.	GALLON	TR.	TYPICAL
GALV.	GALVANIZED	U.O.N.	UNLESS OTHERWISE NOTED
G.I.	GALVANIZED IRON	VERT.	VERTICAL
GLB	GLUE LAMINATED BEAM	VG.	VERTICAL GRAIN
GRD.	GRADE	V.I.F.	VERIFY IN FIELD
G.S.M.	GALVANIZED SHEET METAL	W.	WIDE
GYP. BD.	GYP. BOARD	WASH.	WASHER
H.	HIGH	W.	WITH
H.D.	HOLD-DOWN	W/C	WATER CLOSET
HORIZ.	HORIZONTAL	W/O	WITHOUT
H.S.B.	HIGH STRENGTH BOLTS	W/P	WATERPROOF
HT.	HEIGHT	W/PF.	WEATHERPROOF
H.W.	HOT WATER	X	CROSS
HDR.	HEADER	X	CROSS

SYMBOLS

∩	AND
L	ANGLE
⊙	AT
⊕	CENTER LINE
⊘	DIAMETER OR ROUND LINE
(E)	EXISTING
⊥	PERPENDICULAR
#	POUND OR NUMBER
⊞	PLATE
(N)	NEW
WP	WORK POINT
⊕	NOMINAL FLOOR LEVEL OR MATCH LINE
⊕	COLUMN GRID
⊕	KEY NOTES
⊕	WINDOW SYMBOL
⊕	SKYLIGHT SYMBOL
⊕	SECTION SYMBOL
⊕	SECTION NUMBER
⊕	SECTION NUMBER
⊕	DETAIL SYMBOL
⊕	DETAIL NUMBER
⊕	DETAIL NUMBER
⊕	INTERIOR ELEVATION SYMBOL
⊕	DETAIL NUMBER
⊕	DETAIL NUMBER
⊕	REVISION SYMBOL
⊕	NORTH ARROW

DRAWING INDEX

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CF-1R-2	TITLE 24 CALCULATIONS (COMMERCIAL)
CF-1R-3	TITLE 24 CALCULATIONS (COMMERCIAL)

PROJECT TEAM

ARCHITECT: AVILA ARCHITECTS 5850 COMMERCE BLVD. ROHNERT PARK, CA. 94928 TEL: (707) 585-3711 FAX: (707) 585-2499 ATTN: MERLE AVILA/RUSSELL BUNCH	CONTRACTOR: GLASCOCK CONSTRUCTION 7436 E. EVANS CREEK ROAD, ROUGE RIVER, OREGON TEL: (541) 582-1370 FAX: (541) 582-1370 ATTN: BOB GLASCOCK
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PROJECT DATA

PROJECT & LOCATION:	TENANT IMPROVEMENT FOR: THE YOUNG FAMILY 1818 LA PLAZA COTATI, CALIFORNIA TEL: (707) 795-4511 FAX: (707) 585-2499
A.P.#:	144-263-004
ZONING:	C-1 (GENERAL COMMERCIAL)
SITE AREA:	15,035.10 SQ. FT.
SEISMIC ZONE:	4
APPLICABLE CODES:	1998 CALIFORNIA BUILDING CODE (C.B.C.) 1998 CALIFORNIA MECHANICAL CODE (C.M.C.) 1998 CALIFORNIA PLUMBING CODE (C.P.C.) NATIONAL ELECTRICAL CODE (N.E.C.) CURRENT EDITION

PROJECT SUMMARY

OCCUPANCY CLASSIFICATION PER C.B.C. CHAPTER 3:	OFFICE	GROUP B	
	APARTMENTS	GROUP R, DIV. 3	
CONSTRUCTION:		TYPE V, N	
(NOTE: AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT BUILDING.)		ISSUE CLEARANCE	
STORIES:		TWO (2) PUBLIC WORKS	
FLOOR AREA CALCULATIONS:			
ALLOWABLE FLOOR AREA:	OFFICE: 8,000 S.F.	UNLIMITED	
	APARTMENT: 3,688 S.F.	3,016 S.F.	
ACTUAL FLOOR AREA:	OFFICE: 9,222 S.F.	9.22 OCC./UNIT	
	APARTMENT: 10 OCC. MAX./UNIT		
OCCUPANT LOAD:			
OFFICE: (922 S.F./UNIT + 100)			
APARTMENTS:			
EXITS:	REQUIRED	PROVIDED	WIDTH PROVIDED
OFFICE:	2 PER UNIT	2 PER UNIT	6.0 FT./UNIT
APARTMENT:	1 PER UNIT	1 PER UNIT	3.0 FT./UNIT
TOILET ROOMS:	REQUIRED (PER UNIT)	PROVIDED (PER UNIT)	
OFFICE:	1 UNISEX, ACCESSIBLE	1 UNISEX, ACCESSIBLE	

21146

BUILDING INSPECTION
 DEPARTMENT
 COMPLETED
 5-21-02
 ISSUE CLEARANCE
 DATE: 5/20/02
 5-5-02

CITY OF COTATI
 FILE COPY
 LICENSED ARCHITECT
 MERLE AVILA
 No. C-2486
 State of California
 REN. 10-31-02

REVISIONS

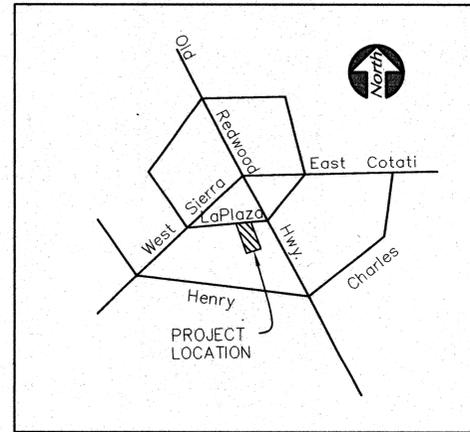
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avila architects

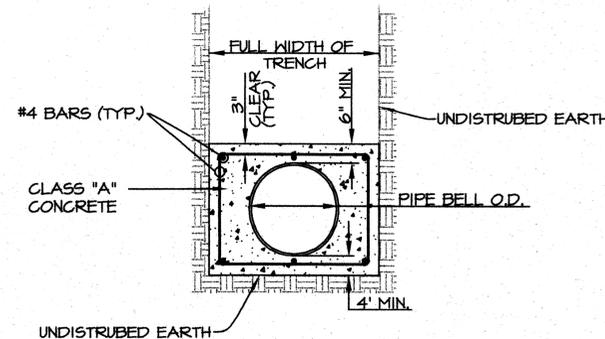
YOUNG FAMILY IMPROVEMENT PLANS COTATI, CALIFORNIA

GENERAL NOTES

- ALL WORK SHALL BE IN CONFORMANCE WITH THE CURRENT CITY OF COTATI AND THE SONOMA COUNTY WATER AGENCY STANDARD SPECIFICATIONS, UNIFORM CONSTRUCTION STANDARDS, AND CITY ORDINANCES.
- NO GRADING SHALL BE COMMENCED PRIOR TO OBTAINING A GRADING PERMIT FROM THE CITY ENGINEER.
- NO TREES SHALL BE REMOVED PRIOR TO OBTAINING A TREE REMOVAL PERMIT FROM THE CITY PLANNING DEPARTMENT. TREES TO BE SAVED SHALL BE FENCED OR PROTECTED AS DIRECTED BY THE CITY ENGINEER.
- CUT AND FILL SLOPES SHALL BE ROUNDED AT THEIR EDGES.
- ALL BANKS AND GRADED AREAS SHALL BE HYDROSEED TO CONTROL EROSION BY OCTOBER 15.
- EXCESS MATERIAL MUST BE PLACED AT AN APPROVED FILL SITE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PREPARED BY PJC AND ASSOCIATES AND DATED SEPT. 11, 2001.
- TRAFFIC CONTROL SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST "MANUAL OF TRAFFIC CONTROLS" PUBLISHED BY THE CALIFORNIA DEPARTMENT OF TRANSPORTATION.
- EROSION, SEDIMENTATION AND POLLUTION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH ABAG'S BEST MANAGEMENT PRACTICES (BMP), CURRENT EDITION.
- NO WORK SHALL START UNTIL AN ENCROACHMENT PERMIT IS OBTAINED FROM THE CITY ENGINEER.
- THE ENGINEERING DIVISION SHALL BE NOTIFIED TWO WORKING DAYS PRIOR TO COMMENCEMENT OF WORK.
- ELEVATION DATUM IS ASSUMED.
- ALL UTILITIES, INCLUDING CABLE TV FACILITIES SHALL BE UNDERGROUND.
- TRENCHES 5 FEET DEEP OR MORE SHALL BE SHORED AND BRACED PER STATE LAW.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY WORK.
- THE CONTRACTOR SHALL HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY OR DAMAGE ARISING FROM HIS CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
- ANY DAMAGE CAUSED AS A RESULT OF THIS WORK SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER OR ENGINEER.
- ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COTATI STANDARD SPECIFICATIONS AND DRAWINGS.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF COTATI 48 HOURS PRIOR TO STARTING ANY SEWER WORK.
- THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS AND DEPTHS WITH THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF COTATI IMMEDIATELY OF ANY CONFLICT BETWEEN SEWERS AND OTHER UNDERGROUND FACILITIES.
- ALL SEWER LATERALS SHALL BE 4 INCHES IN DIAMETER AND SHALL HAVE A MINIMUM SLOPE OF 2.0% AND A MINIMUM DEPTH OF COVER AT THE PROPERTY LINE OF 4.0 FEET (MEASURED FROM THE TOP OF CURB), UNLESS NOTED OTHERWISE ON THE PLANS.
- THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS PRIOR TO NEEDING INSPECTIONS.
- THE CONTRACTOR SHALL PROVIDE ONE SET OF DETAILED "AS BUILT PLANS" SHOWING ALL DEVIATIONS, CHANGES, ADDITIONS, AND DELETIONS TO THE PROJECT ENGINEER.
- PIPE MATERIALS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:
 - ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS NOTED OTHERWISE ON THE PLANS.
 - ALL SANITARY SEWER PIPE SHALL BE PVC SDR-35, OR C-900 WHERE SPECIFIED ON PLANS.
 - ALL WATER MAIN SHALL BE PVC C-900, CLASS 150.



VINCITY MAP
NO SCALE



CONCRETE ENCASEMENT
NO SCALE

LEGEND

ABBREVIATIONS

AB.	Aggregate Base	L.P.	Low Point
A.E.	Access Easement	Max.	Maximum
C+G	Curb & Gutter	Min.	Minimum
CB	Catch Basin	PL	Property Line
CL	Center Line	P.U.E.	Public Utility Easement
DI	Drop Inlet	R/W	Right of Way
EP	Edge of Pavement	RCP	Reinforced Concrete Pipe
FG	Finished Grade elevation	SDMH	STORM DRAIN MANHOLE
FL	Flow Line	SD	Storm Drain
GB	Grade Break	SSMH	Sanitary Sewer Manhole
H.P.	High Point	SS	SANITARY SEWER MAIN
Hyd	Fire Hydrant	TC	Top of Curb
LF	Linear Feet		

PROPOSED	EXISTING	DESCRIPTION
		Storm Drain Line & Manhole
		Catch Basin
		Sanitary Sewer Main & Manhole
		Sanitary Sewer Lateral
		Water Line & Valve
		Fire Hydrant
		Water Meter
		Center Line
		R/W AND LOT LINE
		Fence Line
		Street Monument
		Joint Pole
		Joint Trench
		Street Light
		Contours
		Existing Gas Main
		Existing Electric
		Existing Telephone

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- C2. GRADING PLAN
- C3. STORM DRAIN & SANITARY SEWER PLAN & PROFILE
- C4. UTILITY PLAN
- C5. HORIZONTAL LAYOUT

LDSI
Land Development Solutions, Inc.
1510 Grant Ave., Suite 102
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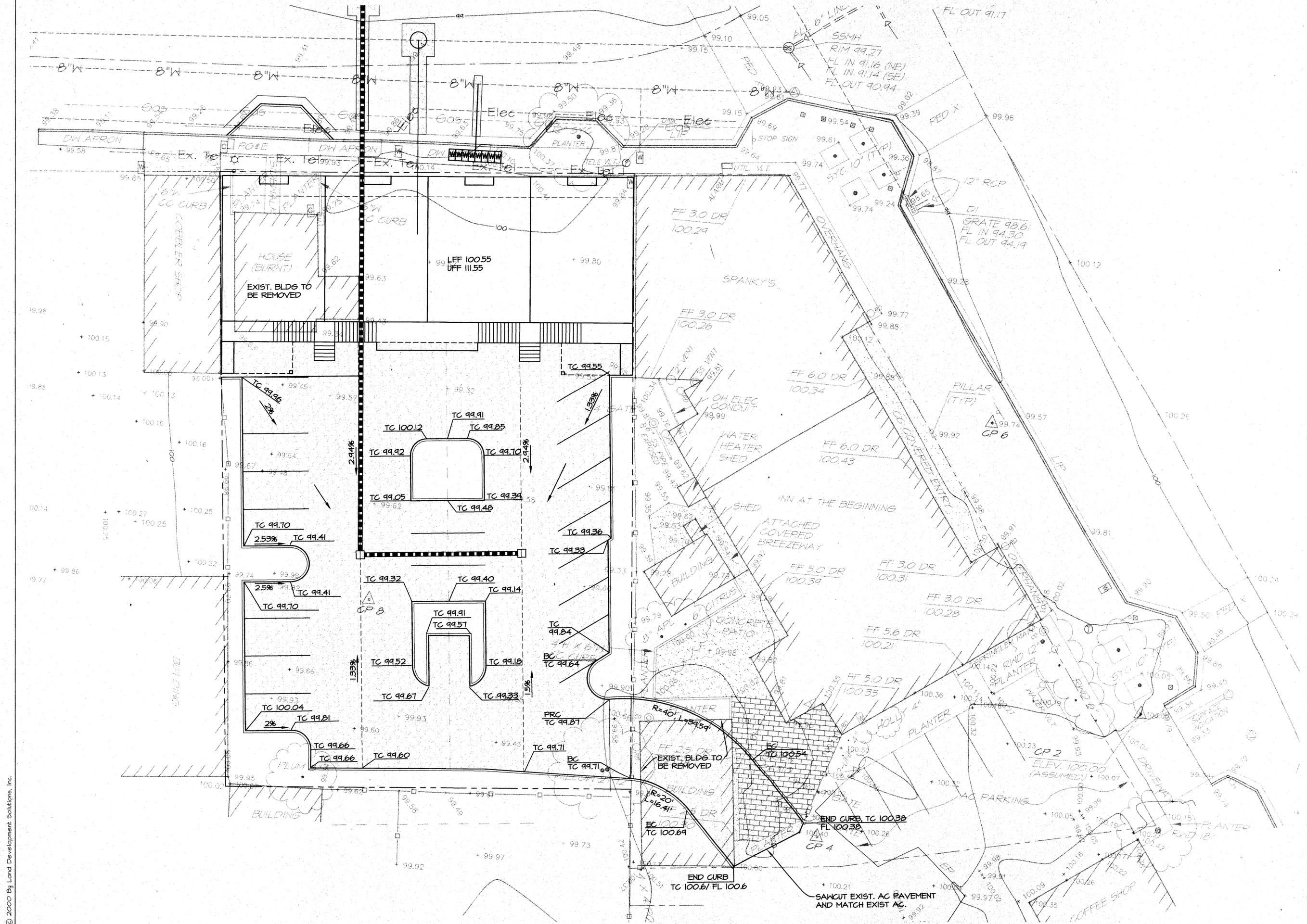
Michael L. Tamoff
RCE 48546
Exp. 6/30/04

YOUNG FAMILY
NOTES, LEGEND & SECTIONS
1818 LA PLAZA
COTATI, SONOMA COUNTY, CALIFORNIA

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Designed	MPG
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Rev. Date	
Scale	NO SCALE

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Job No. 0198-020
File name 1048-020v1



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YOUNG FAMILY
GRADING PLAN
 1818 LA PLAZA
 COTATI, SONOMA COUNTY, CALIFORNIA

#	Date	By	Revision

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 Rev. Date
 Scale **1"=10'**

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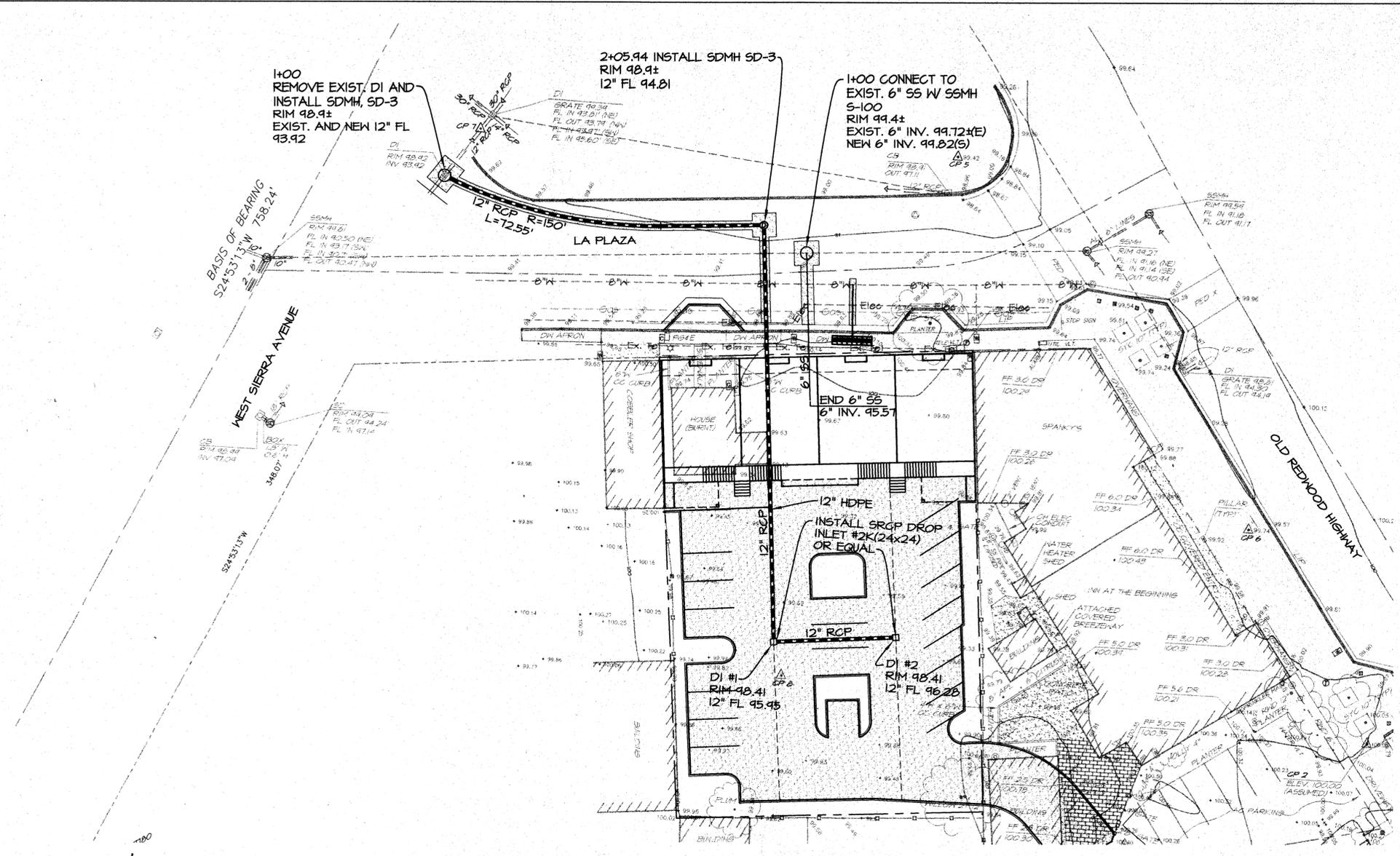
 Michael L. Tornoff
 RCE 48546
 Exp. 6/30/04

YOUNG FAMILY
**STORM DRAIN & SANITARY SEWER
 PLAN & PROFILE**
 1818 LA PLAZA
 COTATI, SONOMA COUNTY, CALIFORNIA

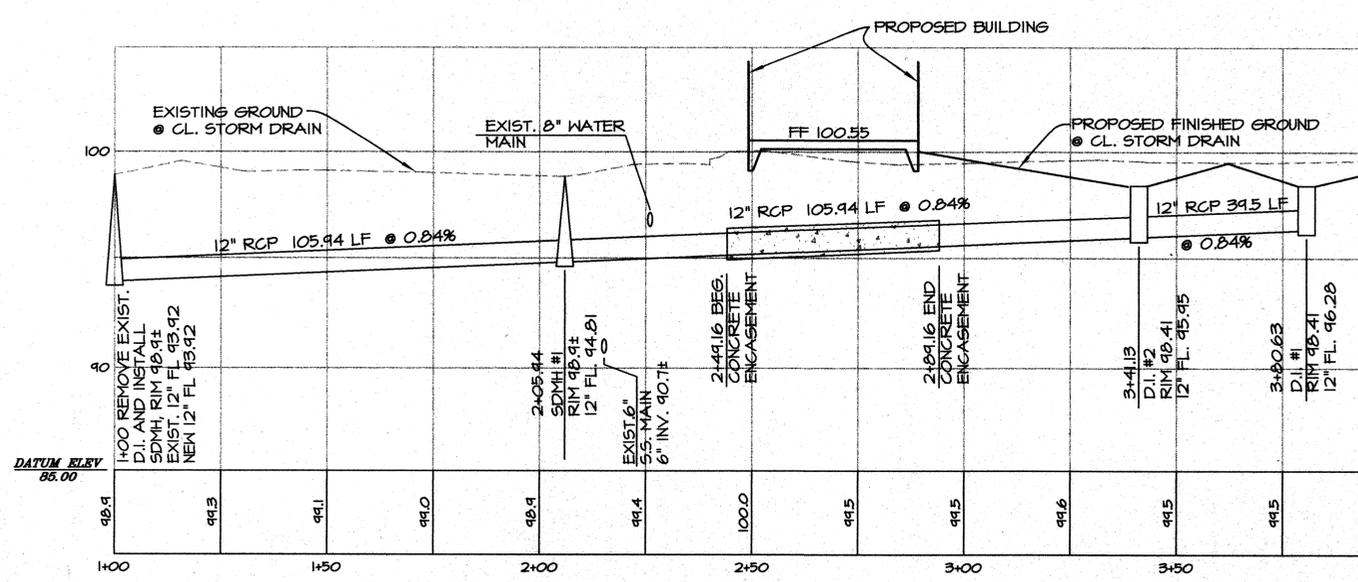
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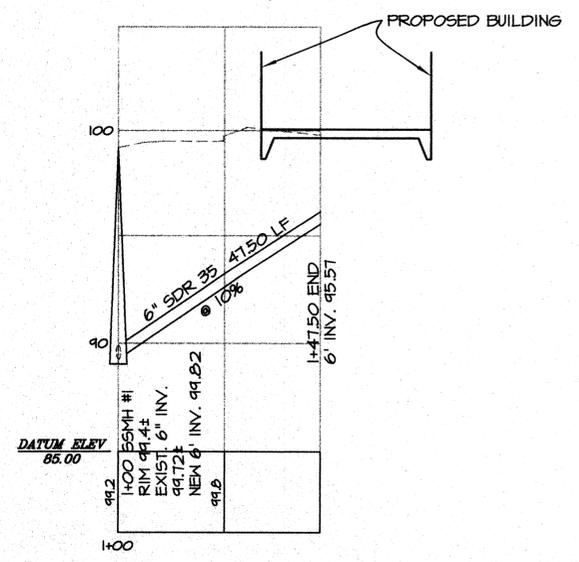
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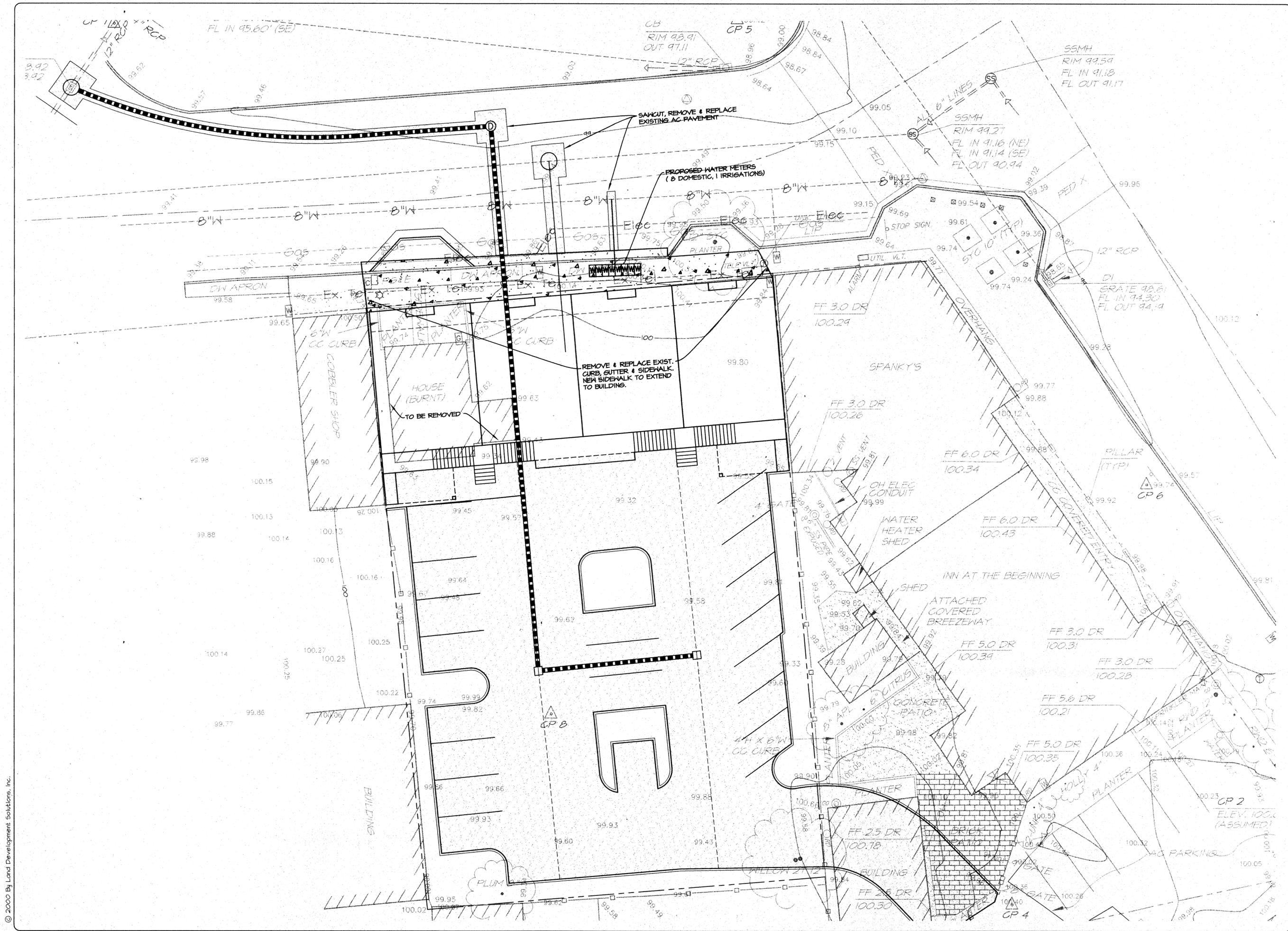
PLAN
 1"=20'



STORM DRAIN PROFILE
 HORZ. 1"=20'; VERT. 1"=4'



SANITARY SEWER PROFILE
 HORZ. 1"=20'; VERT. 1"=4'



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YOUNG FAMILY
UTILITY PLAN
1818 LA PLAZA
 COATATI, SONOMA COUNTY, CALIFORNIA

Date	By	Revision

Drawn	MFG
Designed	MFG
Checked	MLT
Date	
Rev. Date	
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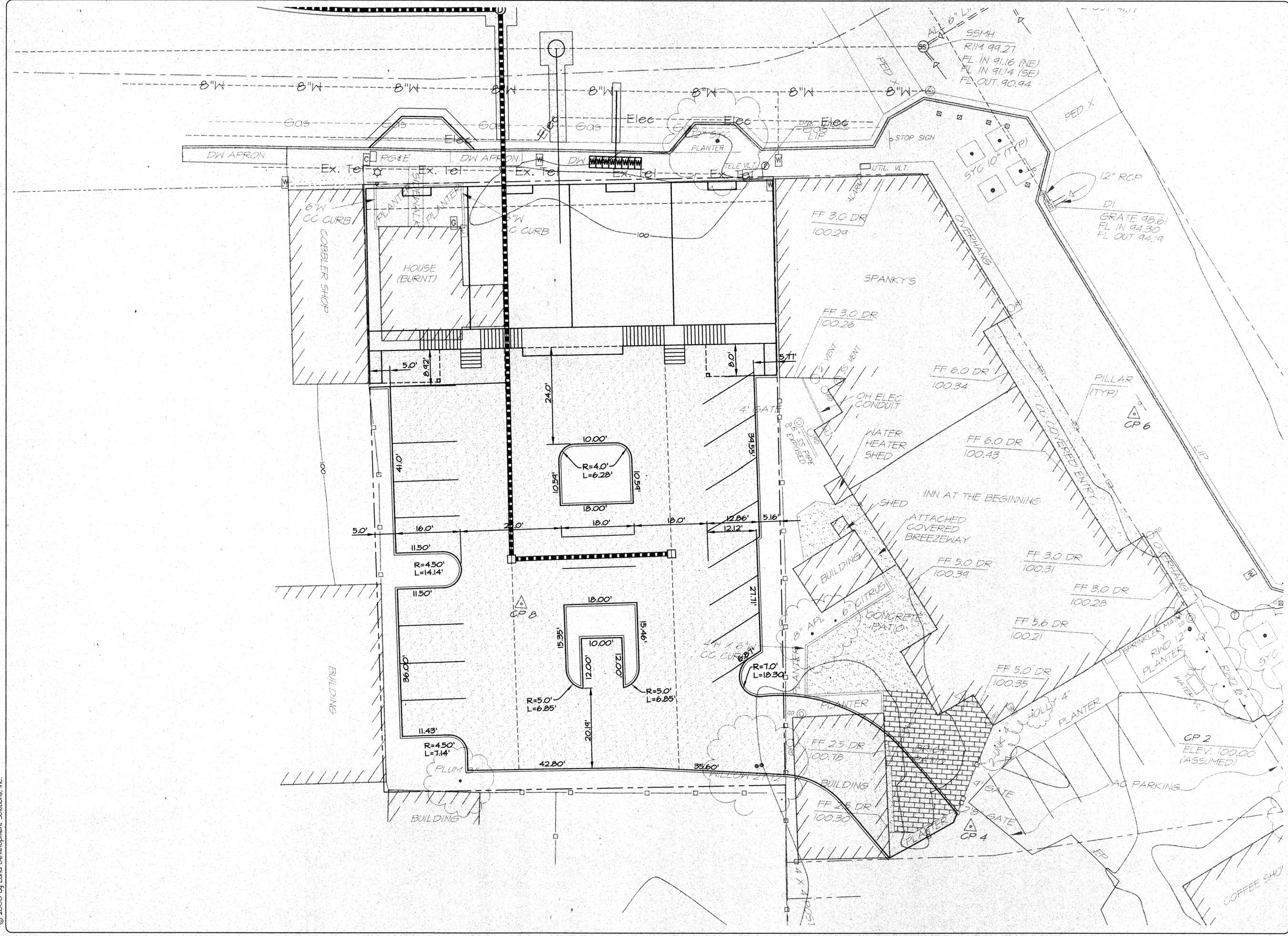
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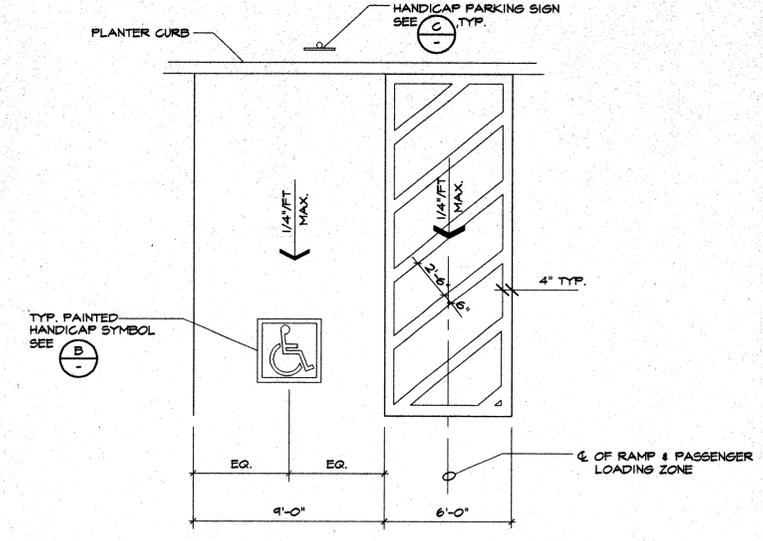
YOUNG FAMILY
HORIZONTAL LAYOUT
1818 LA PLAZA
 COTATI, SONOMA COUNTY, CALIFORNIA

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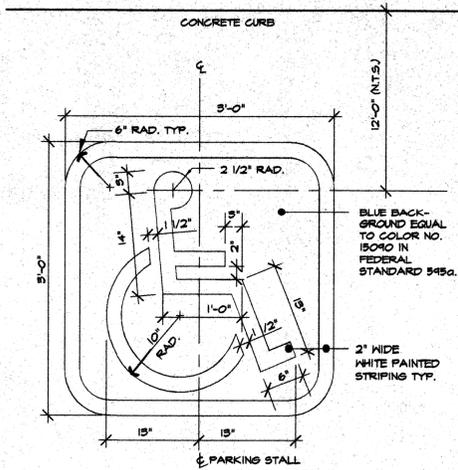
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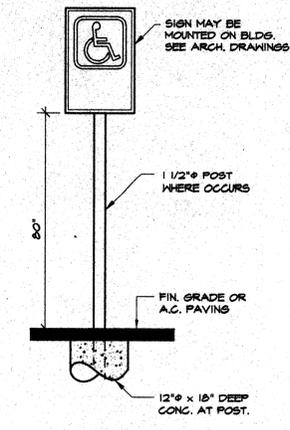




A TYP. MIN. H/C PARKING REQUIREMENTS N.T.S.

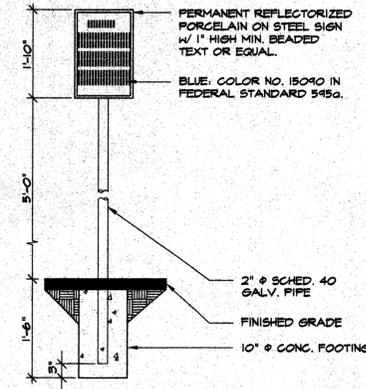


B HANDICAP SYMBOL N.T.S.



C PARKING POLE & SIGNS N.T.S.

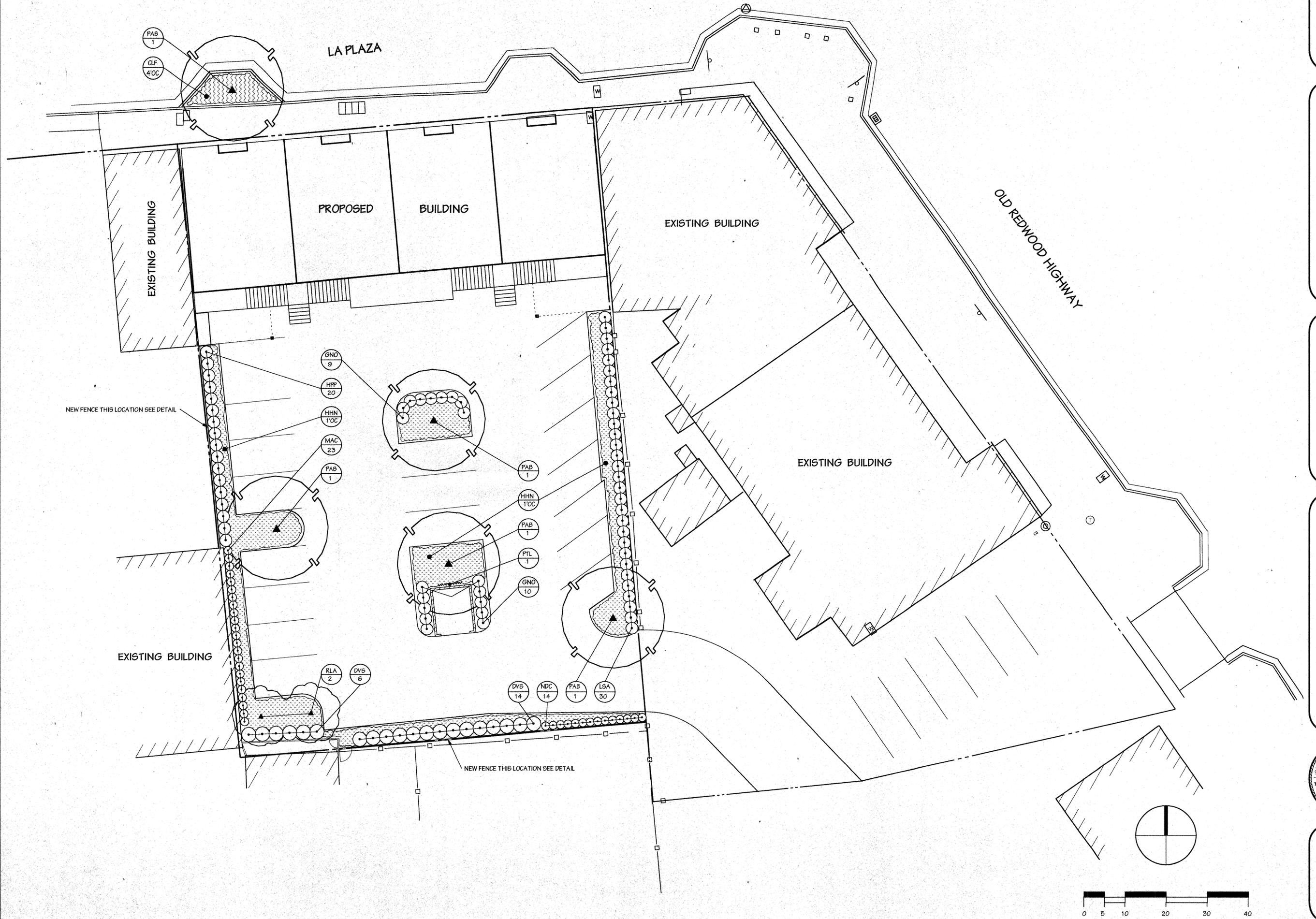
- PARKING SPACE SIGN:**
1. EACH PARKING SPACE TO HAVE PERMANENT (TO SQ. IN.) REFLECTORIZED PORCELAIN ENAMELED SIGN.
 2. BUMPERS ARE REQUIRED WHEN NO CURB OR BARRIER IS PROVIDED WHICH WILL PREVENT ENCROACHMENT OF CARS OVER WALKWAYS.
 3. WHEELCHAIR USERS MUST NOT BE FORCED TO GO BEHIND PARKED CARS OTHER THAN THEIR OWN.



D DRIVEWAY HANDICAP SIGN N.T.S.

- PARKING LOT SIGN:**
1. OFF-STREET PARKING FACILITIES TO HAVE SIGN AT STREET ENTRANCE NOT LESS THAN 17'-22" IN SIZE
 2. SIGN TEXT TO BE BEADED (OR EQUAL) TO STATE THE FOLLOWING: "UNAUTHORIZED VEHICLES NOT DISPLAYING DISTINGUISHING PLACARD OR LICENSE PLATE ISSUED FOR PHYSICALLY HANDICAPPED PERSONS MAY BE TOWED AWAY AT OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONING _____"





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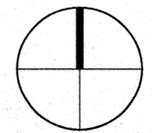
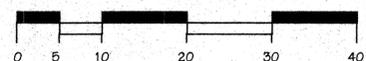
BALCERAK DESIGN
 LANDSCAPE ARCHITECTURE • ARBORICULTURE
 1330 North Dutton Avenue Suite 102 Santa Rosa, CA 95401
 Phone (707) 573-8234

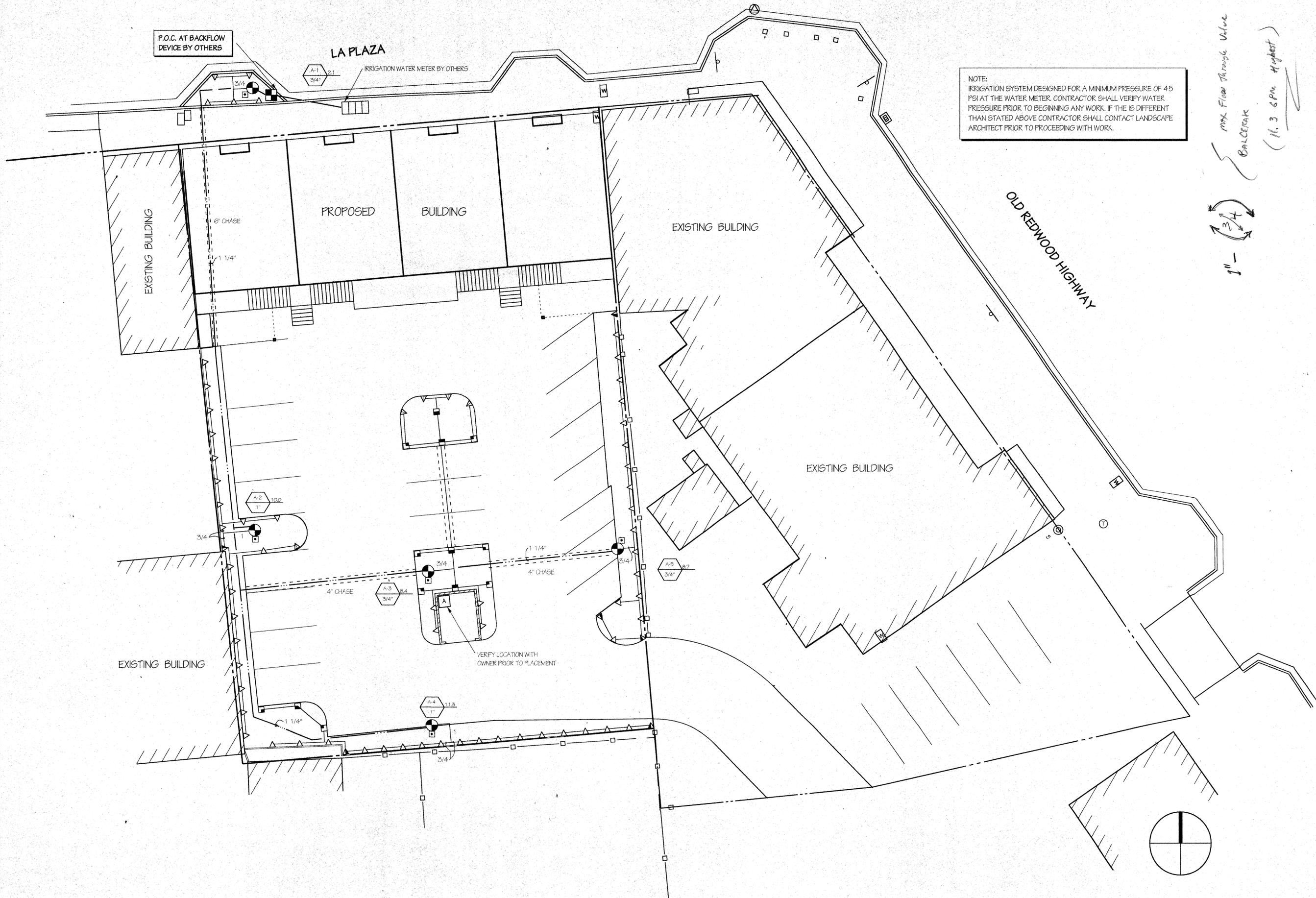
PLANTING PLAN

THE YOUNG FAMILY
 1818 LA PLAZA
 COTATI, CALIFORNIA



Date: 7/30/01
 Scale: 1" = 10'-0"
 Drawn: GFB
 Job: 0024
 Sheet
L-1
 Of 4 Sheets





NOTE:
 IRRIGATION SYSTEM DESIGNED FOR A MINIMUM PRESSURE OF 45 PSI AT THE WATER METER. CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO BEGINNING ANY WORK. IF THE IS DIFFERENT THAN STATED ABOVE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

max Flow Through Valve
 Balcerak
 (11.3 GPM Highest)
 1" - (3/4")

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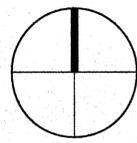
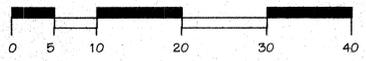
BALCERAK DESIGN
 LANDSCAPE ARCHITECTURE • ARBORICULTURE
 1330 North Dutton Avenue Suite 102 • Santa Rosa, CA 95401
 Phone (707) 573-8234

IRRIGATION PLAN

THE YOUNG FAMILY
 1818 LA PLAZA
 COTATI, CALIFORNIA

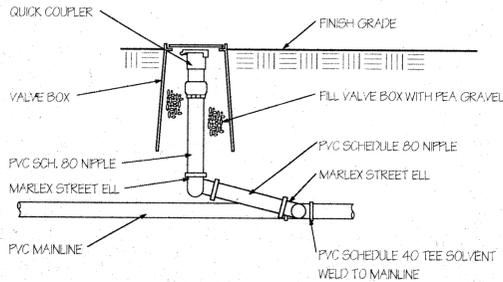
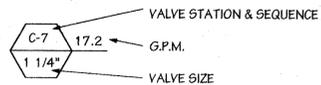


Date: 7/30/01
 Scale: 1" = 10'-0"
 Drawn: GFB
 Job: CO24
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L-2
 Of 4 Sheets

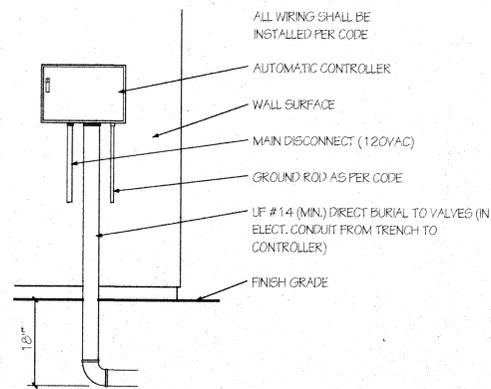


IRRIGATION LEGEND

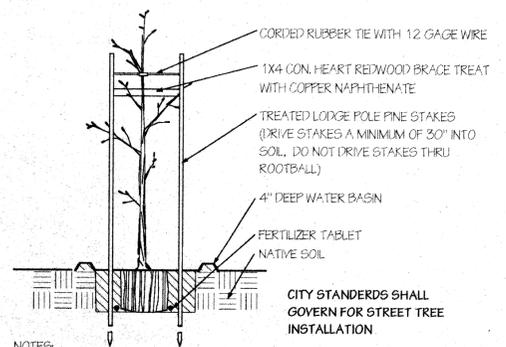
KEY	TYPE OF EQUIPMENT	MANUFACT.	LAWN	SHRUB	ARC	PSI	GPM	RAD	REMARKS
----	IRRIGATION CHASE								SEE SPECIFICATIONS
---	LATERAL								SEE SPECIFICATIONS
----	MAINLINE								SEE SPECIFICATIONS
□	QUICK-COUPLER	RAIN BIRD		330RC					
■	REDUCED PRESSURE BACKFLOW	FEBCO		825Y					1" SIZE
⊖	ELECTRIC VALVE	HARDIE		700-					ULTRAFLOW SERIES
⊞	CONTROLLER	HARDIE		MC-12 PLUS-B					WALL MOUNT
▲	POP-UP SPRINKLER	TORO		570Z-12P-B-Q	80'	30	0.24	8'	NOZZLE MPR PLUS WITH PCD
△	POP-UP SPRINKLER	TORO		570Z-12P-B-T	120'	30	0.30	8'	NOZZLE MPR PLUS WITH PCD
▲	POP-UP SPRINKLER	TORO		570Z-12P-B-H	180'	30	0.50	8'	NOZZLE MPR PLUS WITH PCD
⊖	POP-UP SPRINKLER	TORO		570Z-12P-B-TT	240'	30	0.70	8'	NOZZLE MPR PLUS WITH PCD
▲	POP-UP SPRINKLER	TORO		570Z-12P-B-TQ	270'	30	0.76	8'	NOZZLE MPR PLUS WITH PCD
▲	POP-UP SPRINKLER	TORO		570Z-12P-B-F	360'	30	1.00	8'	NOZZLE MPR PLUS WITH PCD
□	POP-UP SPRINKLER	TORO	570Z-4P-10-Q	570Z-12P-10-Q	90'	30	0.40	10'	NOZZLE MPR PLUS WITH PCD
□	POP-UP SPRINKLER	TORO	570Z-4P-10-T	570Z-12P-10-T	120'	30	0.52	10'	NOZZLE MPR PLUS WITH PCD
□	POP-UP SPRINKLER	TORO	570Z-4P-10-H	570Z-12P-10-H	180'	30	0.71	10'	NOZZLE MPR PLUS WITH PCD
□	POP-UP SPRINKLER	TORO	570Z-4P-10-TT	570Z-12P-10-TT	240'	30	0.97	10'	NOZZLE MPR PLUS WITH PCD
□	POP-UP SPRINKLER	TORO	570Z-4P-10-TQ	570Z-12P-10-TQ	270'	30	1.04	10'	NOZZLE MPR PLUS WITH PCD
□	POP-UP SPRINKLER	TORO	570Z-4P-10-F	570Z-12P-10-F	360'	30	1.48	10'	NOZZLE MPR PLUS WITH PCD



QUICK COUPLER DETAIL

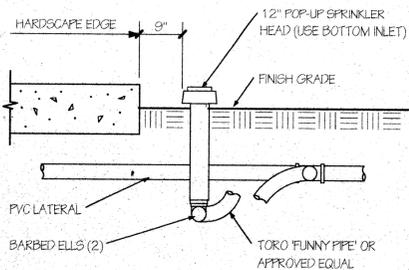


CONTROLLER DETAIL

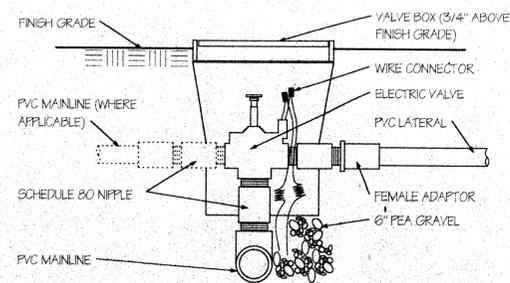


- NOTES:
1. NO TREES ARE TO BE STAKED EXCEPT AT THE DIRECTION OF THE LANDSCAPE ARCHITECT. NO TREES SHALL BE PRUNED EXCEPT AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
 2. TREES REQUIRING STAKES SHALL BE STAKED AT THE LOWEST POSSIBLE POINT ON THE TRUNK AT WHICH THE TRUNK WILL RETURN TO A VERTICAL POSITION AFTER BEING DEFLECTED, THE STAKES SHALL BE CUT OFF 3" ABOVE TREE TIES.
 3. PLANTING HOLE SHALL BE TWICE THE WIDTH OF THE ROOT BALL. ALL SIDES OF PLANTING HOLE SHALL BE SCARIFIED. ROOTBALL SHALL BEAR ON UNDISTURBED SOIL. BACKFILL SOIL SHALL BE NOT LESS THAN 75% NATIVE SOIL.
 4. BREAK THROUGH HARD PAN, STRUCTURAL FILL, OR ANY POOR DRAINING SOILS.

TREE STAKING DETAIL

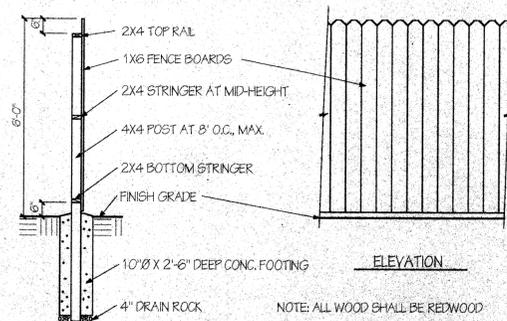


SHRUB HEAD DETAIL

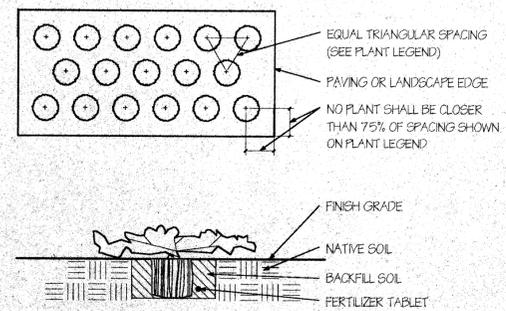


- NOTES:
1. ALL WIRING SHALL MEET ALL APPLICABLE CODES.
 2. PROVIDE 18" EXPANSION LOOP AT VALVE. BUNDLE AND TAPE CONTROL WIRES EVERY 10'.

ELECTRIC VALVE DETAIL



FENCE DETAIL



GROUNDCOVER DETAIL

PLANTING LEGEND

KEY	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
TREES				
PAB	#15	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	
RLA	#15	RHUS LANCEA	AFRICAN SUMAC	
SHRUBS				
DYS	#5	DODONAEA VISCOSA 'SAKATOGA'	HOPSEED BUSH	
GNO	#5	GREVILLEA 'NOELL'	GREVILLEA	
HPP	#5	HEBE 'PATTY'S PURPLE'	HEBE	
LSA	#5	LEPTOSPERMUM SCOPARIUM 'APPLE BLOSSOM'	NEW ZEALAND TEA TREE	
MAC	#5	MAHONIA AQUIFOLIUM 'COMPACTA'	OREGON GRAPE	
NDC	#5	NANDINA DOMESTICA 'COMPACTA'	HEAVENLY BAMBOO	
VINES				
PTL	#1	PARTHENOCISSUS TRICUSPIDATA 'LOWIE'	BOSTON IVY	
GROUNDCOVERS				
QLF	#1	COTONEASTER 'LOWFAST'	COTONEASTER	4" O.C. TRI. SPACING
HHN	PLATS	HEPRA HELIX 'NEEDLEPOINT'	IVY	12" O.C. TRI. SPACING

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Phone (717) 573-8224

LEGENDS
AND DETAILS

THE YOUNG FAMILY
1818 LA PLAZA
COTATI, CALIFORNIA



Date: 7/30/01
Scale: AS NOTED
Drawn: GFB
Job: 0024
Sheet

INSTRUCTIONS TO BIDDERS

The bidder shall carefully examine the location of the proposed work, and shall familiarize himself with all of the physical and climatic conditions. The bidder shall carefully examine the Drawings and Specifications and shall make his proposal in accordance therewith.

Any explanation desired by the bidders regarding the meaning or interpretation of the Drawings and Specifications must be requested in writing. Oral explanation or instructions given before the award of the contract will not be binding. Any interpretations made will be in the form of an addendum to the specifications or drawings and shall be furnished to all bidders.

In the instance where any item is not fully specified the contractor shall provide an allowance, in his bid for said item. The allowance shall be in the form of cost per unit, not a lump sum.

SECTION 1 SITE EXAMINATION

1.1 Site Conditions

A. Contractor shall visit site and become familiar with existing site conditions prior to submitting bid. Site dimensions, water pressure and general conditions shall be verified. Any discrepancies between the site conditions and the Construction Documents shall be brought to the immediate attention of the Landscape Architect.

B. It will be assumed that the Contractor has investigated and is satisfied as to the conditions to be encountered. As well as the character, quality, and quantities of work to be performed and materials to be furnished, and the requirements of these Specifications.

C. Site dimensions, grade elevations, and other general conditions are taken from drawings as provided by others and shall be verified by Contractor prior to beginning any work on the site. **BALCERAK DESIGN** is not responsible for the accuracy of any information not directly prepared by them. Written dimensions shall take precedence over scaled dimensions.

D. If field conditions are different from those shown on the drawings the Contractor shall notify the Landscape Architect in writing and ask for a revision. If the Contractor does not ask for a revision the Contractor shall be responsible for all cost incurred to bring the work up to the standards of the original design, to the satisfaction of the Landscape Architect.

1.2 General Conditions

A. The work in general consists of, but is not limited to, the following: furnishing all labor, materials, equipment and transportation to complete the installation and maintenance of the landscape as indicated on the Construction Documents and specified herein.

B. The Contractor shall be solely responsible for the determination and execution of the methods of construction, including all temporary conditions and supports. Site visits by the Landscape Architect will not include inspection of the means or methods of construction, or inspection of safety measures.

C. The Contractor shall be solely responsible for the protection of adjacent properties, structures, streets, and utilities.

D. The Contractor shall contact the USA Notification Service (800-642-2444) for all underground conditions prior to beginning work.

E. Drawings indicate general and typical details of construction, similar conditions shall be built in accordance with the information shown, subject to the Landscape Architect's approval. Contractor shall notify the Landscape Architect of all conflicting or missing information prior to proceeding with work.

F. Any work performed beyond that shown on Construction Documents or established by the Landscape Architect, or any work performed without written authority shall be considered unauthorized and will not be paid for. Work so performed may be ordered, at the discretion of the Landscape Architect, removed at the Contractor's expense.

G. If work is installed that is not of the quality required by the Construction Documents, the Landscape Architect may require that it be redone until the workmanship meets the standards set herein, at no additional cost to the Owner.

H. Wherever the terms "approve", "approval", or "approved" are used in the Drawings and Specifications, they mean approval of Landscape Architect in writing. Written acceptance by the Landscape Architect is required prior to proceeding with work. Installation of any approved substitution is the Contractor's responsibility. Any changes required for installation of any approved substitution must be made to the satisfaction of the Landscape Architect, and without additional cost to the Owner.

1.3 Qualifications

A. The Contractor must be licensed to perform the work set forth in the Construction Documents. Upon request of the Landscape Architect, the Contractor shall be required to submit a list of completed projects similar in scope and complexity. All persons performing labor related to the installation and maintenance of the proposed work shall be qualified and experienced in these phases of work.

1.4 Codes

A. All work and materials to be in full accordance with the latest rules and regulations of the appropriate City, County, local agencies, and all applicable laws and regulations. The Contractor shall procure and pay for all licenses and permits necessary to complete all phases of the described work.

B. Nothing in the Construction Documents shall be construed to permit work not conforming to applicable codes. Should the Construction Documents be at variance with applicable codes the Contractor shall notify the Landscape Architect prior to commencing any work.

1.5 Sanitary Provisions

A. The Contractor shall provide and maintain in a neat and sanitary condition such accommodations for the use of the employees as may be necessary to comply with all applicable laws, ordinances and regulations pertaining to the public health and sanitation of dwellings and camps. Enclosed toilets shall be provided for the use of the employees engaged on any work under these Specifications.

1.6 Coordination

A. Protect all existing site conditions, plants, and utilities that are to remain. Should any damage occur, the Contractor shall repair damage to the original condition at his own expense. All existing conditions and site dimensions shall be verified by the Contractor before any work is started. Any discrepancies shall be brought to the immediate attention of the Landscape Architect.

SECTION 2 SITE WORK

2.1 Clearing and Grubbing

A. Clearing and grubbing shall consist of removal of all objectionable material within the limits of work as shown on the plans and as directed by the Landscape Architect. Objectionable materials shall include, but are not limited to, all abandoned pipes, conduits, waste concrete, and construction debris. Objectionable material may not be buried or left on job site.

2.2 Site Preparation

A. Prior to beginning any grading Contractor shall spray weeds with a non-selective herbicide. Herbicide shall be applied only by qualified personnel and in full accordance with all manufacturer recommendations and instructions. A second spraying may be required if weeds are not killed.

B. The Contractor shall be responsible for all actions, damage, and effects arising out of any and all herbicide use. The Contractor shall obtain and pay for all required permits and licenses prior to application.

2.3 Site Grading

A. Contractor shall provide all labor and equipment necessary to relocate existing fill soil present on site to the satisfaction of the Landscape Architect.

B. Contractor shall grade site to provide smooth even grades, without abrupt changes in slope, to the satisfaction of the Landscape Architect.

SECTION 3 IRRIGATION

3.1 General

A. Irrigation system layout is diagrammatic. The Contractor shall change or adjust the system to meet the actual field conditions, subject to the approval of the Landscape Architect. Overspray on to structures, walls, fences, or areas that would create a hazard shall not be permitted. The contractor shall notify the Landscape Architect if a potential hazard exist prior to proceeding with work.

B. All irrigation equipment shall be located as shown on the drawings except where conditions prohibit. Contractor may alter the layout to better fit the field conditions, but any changes shall adhere as good, or better, coverage than the original design. The Landscape Architect reserves the right to reject any work that is not up to the standards of the original design.

C. Contractor shall make certain that the water pressure is sufficient to operate all equipment within the guidelines as stated in the manufacturer's literature. Contractor shall not only be responsible for inadequate pressure, but also excessive pressure. Contractor shall notify the Landscape Architect if the water pressure is outside the manufacturer's guidelines prior to beginning work.

3.2 Coordination

A. Where pipes or wires must be installed under paving, the Contractor shall install a chase to accommodate the pipes or wires. The pipe chase shall be a minimum of 18 inches deep, and extend a minimum of 9 inches into the landscape area. Chase shall be kept free of debris. Lack of pipe chase coordination will not relieve the Contractor's responsibility of installing the pipes and wires as shown on drawings, or as necessary for the completion of the irrigation system as designed. All pipe chases shall be Class 200 solvent-weld.

3.3 Products

A. All products shall be installed per manufacturer's instructions. Should a conflict arise between the Construction Documents and the manufacturer's specifications, the Contractor shall notify Landscape Architect prior to commencing with the work.

B. All materials shall be new, and as indicated on the Drawings and Specifications. If two or more products are specified for the same item the contractor shall notify the Landscape Architect and ask for written clarification.

C. Mainline (2 inch size and greater) shall be Class 315 PVC. Mainline up to and including 1-1/2 inch size shall be Schedule 40 PVC. Minimum size of all mainline shall be 1 inch. All laterals shall be Class 200 PVC. Minimum size of all laterals shall be 3/4 inch. All fittings shall be Schedule 40 PVC, except as noted. Connections between mainline and valves shall be Schedule 80 PVC.

D. Control wire shall be solid copper wire, U. approved for direct burial in ground, minimum #14. Common ground wire shall be white, color for control wires. Wire shall be labeled with the valve number at the controller and at the valve. All wire splices shall be made in valve boxes only. Wire splices shall be made with approved water proof connectors.

3.4 Site

A. The site shall be kept clean. Refuse and excess dirt shall be removed from the site. All walks and paved areas shall be cleaned daily. Any damage to the work of others shall be fixed at the expense of the Contractor.

3.5 Execution

A. Trenches for irrigation work shall be free of all rubbish and large rocks. Pipes shall have a firm, uniform bearing, for the entire length of each pipe to prevent uneven settlement. Welding or hooking of pipe shall not be permitted.

B. Install all pipe in accordance with manufacturer's instructions. Solvent-weld PVC pipe and fittings using materials and methods recommended by manufacturer. All threaded fittings shall use Teflon tape. Make all connections between PVC pipe and metal pipe or fittings using PVC male adapters only.

C. Clean pipe and fittings of dirt and moisture before assembly. PVC pipe may be assembled on ground surface beside trench. Seal pipe from side to side in trench to allow for thermal expansion and contraction.

D. Install control wires with mainline and laterals in common trenches wherever possible. Lay control wires to the side of mainline. Provide expansion loop of 18 inches at valve; snake wires in trench to allow for contraction of wires. Bundle and tape wires at 10 foot intervals.

E. All mainline shall be at a minimum depth of 18 inches. All laterals shall be at a minimum depth of 12 inches. Backfill for all trenches shall be compacted. The trenches shall be carefully backfilled with the excavated materials approved for backfilling. Backfill material shall include earth, loam, sand or sandy clay, free from large clods of earth or stones. Compact trenches by thoroughly flooding the backfill. If there is subsequent settlement of backfill Contractor shall recompact soil to provide a smooth finish grade at no additional cost to Owner.

F. Prior to installing heads and valves all lines shall be flushed free of rust, dirt, and debris.

G. Remote control valves shall be installed where shown on drawings and installed as shown in valve detail. When grouped together, allow sufficient space between valves to service each valve. Valves shall not be located in drainage swales, low areas, or any area where they may be damaged or create a hazard.

H. The automatic controller shall be installed as per manufacturer's instructions. Remote control valves shall be connected to controller in numerical sequence as shown on the drawings. All control wires shall be a minimum depth of 18 inches. All control wires shall be in Schedule 40 electrical conduit from trench to controller.

3.6 General Oversight

A. Landscape Architect shall be contacted a minimum of 48 hours prior to any observation, so that a mutually agreeable time can be determined.

B. Work under this section shall be accepted by Landscape Architect upon satisfactory completion of all work. Upon final acceptance the Owner shall assume responsibility for maintenance of the work. Said assumption does not relieve Contractor of his obligations as related to the warranty.

3.7 Pressure Test

A. When welded plastic joints have cured a minimum of 24 hours, a continuous static water pressure of 100 PSI shall be applied to all piping on the pressure side of control valves. Test for a continuous period of 2 hours. Leaks resulting from test shall be repaired and test repeated until system passes.

B. All testing shall be done prior to backfilling the trenches.

3.8 Irrigation Observation

A. The Contractor shall ask for an observation by the Landscape Architect to observe the operation of each valve prior to planting to insure correct functioning of the system as designed. All testing shall be done prior to any planting.

3.9 As-Built

A. Contractor shall provide Owner with a set of reproducible drawings showing all field changes made to the irrigation design. This as-built shall be drafted by qualified personnel only.

3.10 Guarantee

A. It is the responsibility of the Contractor to fully instruct the Owner in the operation and maintenance of the system.

B. In addition to manufacturer's guarantee or warranties, all work shall be warranted for one year from the date of final acceptance against defects in material, equipment, and workmanship by Contractor.

C. Warranty shall also cover repair of damage to any part of the premises resulting from leaks or other defects in materials, equipment and workmanship to the satisfaction of the Landscape Architect.

SECTION 4 PLANTING

4.1 Description

A. Notify Landscape Architect in any case where Contractor feels grading or other construction called for by Construction Documents may damage existing plants to remain. Do not proceed with such work until directed by Landscape Architect.

B. It is the intent of the Drawings and Specifications to provide a landscape in vigorous condition, ready for the Owner's use. Any item not specifically shown in the drawings or called for in the Specifications, but normally required to conform with such intent, are to be considered as part of the work.

4.2 Coordination

A. Planting locations which interfere with underground utilities or footings, or where obstructions can not be removed, shall be adjusted to new locations as approved by Landscape Architect.

4.3 Plants

A. Plants shall be as specified on plans and shall be nursery grown container stock of first quality. All plants shall be healthy, shapely, well rooted, free from pests, insects or plant diseases and properly acclimatized. Plants shall be protected from damage during transit and after delivery to the site.

B. The roots shall be healthy and extend to the sides and bottoms of the container. The roots shall not show any signs of restriction due to linked, circular, or distorted growth. All plants shall be labeled as to species and nursery in which they originated.

C. No trees will be accepted that will not stand on their own after the nursery stakes have been removed. Pruning shall not be done except as directed by the Landscape Architect.

D. Contractor shall stake only those trees as directed by the Landscape Architect. Contractor shall use staking material necessary to meet the requirements of the specifications, subject to the approval of the Landscape Architect. Tree stakes shall be 2 inch in diameter by 8 feet long, lodgopole pine pressure treated stakes, construction heart grade. Stakes are not to be driven through rootball. Tree ties shall be corded rubber ties (18" long) without wire. Cross ties shall be 1 x 4 construction grade fir.

E. Substitution of plant material will not be permitted unless authorized in writing by Landscape Architect. If proof is submitted that any plant specified is not obtainable, Landscape Architect shall substitute an alternate with corresponding adjustment of contract price.

4.4 Execution

A. The site shall be kept clean. Refuse and excess dirt shall be removed from the site. All walks and paved areas shall be cleaned daily. Any damage to the work of others shall be fixed at the expense of the Contractor.

4.5 Preparation

A. All areas to be planted shall be cleared, weeded, and cultivated to a minimum of eight inches and shall be loose and friable. No rock, one inch in diameter or larger shall be visible on the finished surface of the shrub/groundcover areas.

B. Apply soil amendment (reduced sand/soil treated with urea) at a rate of five cubic yards per 1000 square feet to all planting areas. Apply fertilizer (16-6-6) at a rate of 20 pounds per 1000 square feet, in those areas to receive cutting groundcovers and annuals. Thoroughly work amendment and fertilizer into top six inches of soil.

C. In groundcover areas finish grades shall be three inches below landscape surfaces. Mulch shall be one inch below paved surfaces or borders.

D. Slope slopes and swales with no abrupt change of gradient. All mounds and swales indicated on the plans shall be constructed and approved before soil preparation is started.

4.6 Installation

A. Upon approval by Landscape Architect, Contractor shall excavate pits to the following dimensions: Pit shall be twice the width of the rootball and to a depth equal to the height of the rootball. No plant shall be planted at a height lower than the original soil level which was established in the nursery can. If a plant subsides Contractor shall replant to the correct height.

B. The crown of the rootball shall be one inch above finished grade. Set plant plumb and brace rigidly in position until backfill has been tamped solidly around the rootball. When the pit has been backfilled to approximately 2/3 full, water thoroughly saturating the rootball, eliminating all air pockets, prior to installing the remaining soil. Planting areas that have been compacted for any reason, either before or after planting shall be re-cultivated by the Contractor at his expense.

C. Container stock shall receive Agriform 21 gram (20-10-5) planting tablets at a rate of: 1 tablet per #1 plant, 2 tablets per #5 plant, 4 tablets per #15 plant, and 6 tablets per box size plants.

D. Groundcovers adjacent to pavement, structures or other landscape edges shall be no closer than 75% of their spacing.

E. All plants shall be watered immediately after installation. Remove all nursery stakes, nursery tape, and plant labels after installation of each plant.

F. All planter areas shall receive a minimum of two inches of bark mulch. Mulch shall be 3/4 inch to 1-1/2 inch size chip. Contractor shall submit a sample of proposed mulch to Landscape Architect for approval prior to installation.

4.7 General Oversight

A. Landscape Architect shall be contacted a minimum of 48 hours prior to any observation, so that a mutually agreeable time can be determined.

B. The final grading and soil preparation of all planted areas shall be observed prior to installation of plant material.

C. Landscape Architect shall observe and approve plant material upon delivery to site. Approval of plant material at time of delivery shall not preclude subsequent observations and/or rejections of plant material not meeting the Specifications. Landscape Architect reserves the right to refuse observation if, in his judgment, a sufficient number of plants are not available for observation.

4.8 Plant Layout Observation

A. Contractor shall schedule an observation with the Landscape Architect to review the layout of the plants prior to planting. Contractor shall layout plants (in containers) in locations shown on drawings. Landscape Architect shall check location of plants in the field and adjust to exact location position prior to beginning installation. Landscape Architect reserves the right to refuse observations if, in his opinion, an insufficient quantity of plants are present for layout review.

4.9 Preliminary Acceptance

A. Contractor shall begin maintenance after each plant or groundcover area is installed and shall continue until final acceptance. The 60-day maintenance period shall begin upon completion of work, and written approval by Landscape Architect.

B. Keep all work areas clean, neat, and orderly at all times. Clean up and remove all debris, and materials from the entire site prior to final acceptance, to the satisfaction of the Landscape Architect. The Contractor shall ensure proper surface drainage of all planted areas.

4.10 Maintenance Observation

A. Upon completion of all work a pre-maintenance walk-through shall be conducted. If approved, the maintenance period shall begin. The maintenance period shall be for a period of sixty (60) calendar days. Upon final acceptance the Owner shall assume responsibility for maintenance.

B. Contractor shall protect all planted areas and plants at all times against damage of all kinds, including vandalism for the duration of the maintenance period. Maintenance includes temporary fencing, barriers, and signs as required for protection. If any plant becomes damaged or injured, the Contractor shall treat or replace as directed by the Landscape Architect, at no additional cost to the Owner.

C. Maintenance of landscape shall include watering, cultivating, weeding, mulching, re-staking trees, resetting plants to proper grade and position, and other practices to produce a landscape in thriving condition.

4.11 Final Observation

A. At the completion of the formal maintenance period, the final observation shall be performed. The Contractor shall request the observation with the Landscape Architect. In writing, five (5) working days before the completion of work so that a mutually agreeable time may be arranged.

B. If after the observation, the Landscape Architect is of the opinion that all work has been performed as per the Drawings and Specifications, and that all plant materials are in satisfactory growing condition and the irrigation system is operating correctly, he will give the Contractor written Notice of Final Acceptance and the end of the formal maintenance period.

C. Work requiring corrective action or replacement shall be performed within seven (7) calendar days after the final observation. Corrective work and materials replacement shall be in accordance with the Drawings and Specifications, and shall be made by the Contractor at no additional cost to the Owner.

4.12 Guarantee

A. All plant material shall be guaranteed for one year from the date of final acceptance by the Landscape Architect. Improper watering and/or maintenance procedures by others, during this period that result in the death or damage to plant material shall relieve the Contractor of the responsibility under this guarantee. Contractor shall not be held responsible for failures due to neglect by Owner, vandalism, etc., during warranty period. All final decisions as to the responsible party shall lie with the Landscape Architect.

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SPECIFICATIONS

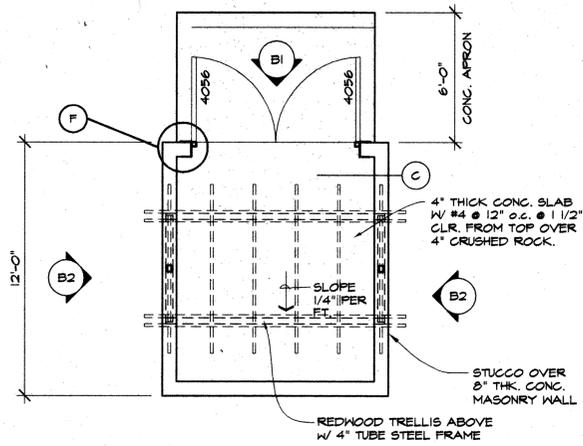
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1818 LA PLAZA
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Date 7/30/01
Scale NONE
Drawn GFB
Job 0024
Sheet

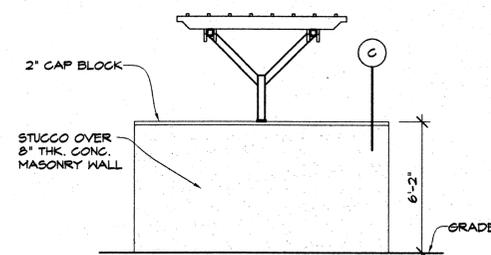
L-4

Of 4 Sheets



A PLAN OF TRASH ENCLOSURE

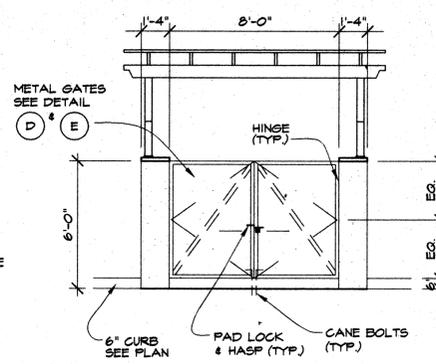
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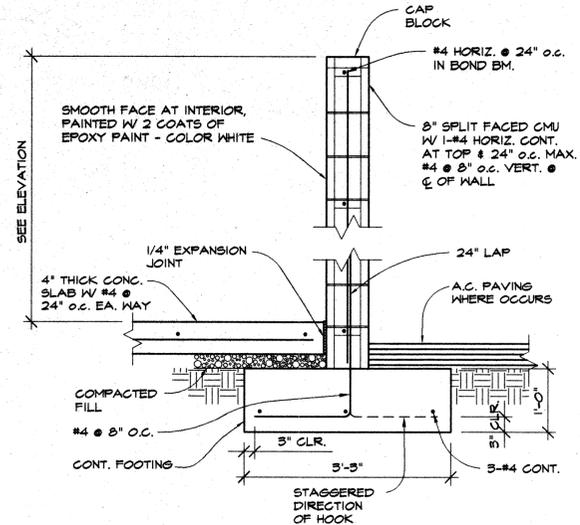
2 ELEVATION

B ENCLOSURE ELEVATIONS

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



1 ELEVATION



C SECTION AT TRASH ENCLOSURE

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

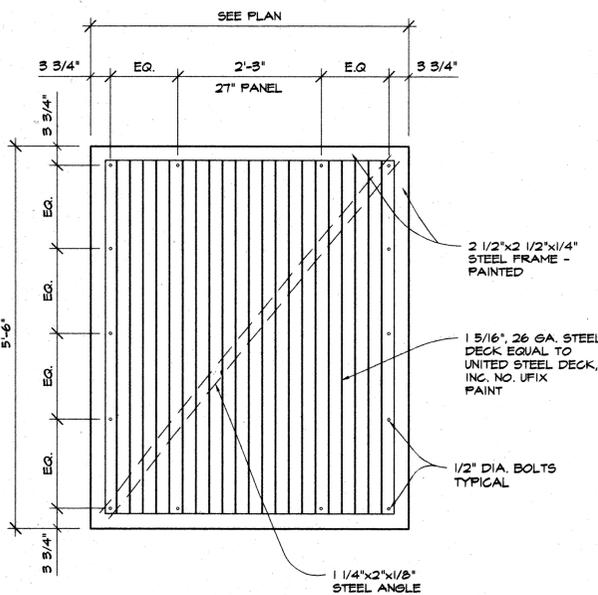
STEEL

- ALL WORK SHALL BE IN CONFORMANCE WITH THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION.
- ALL STRUCTURAL WELDING SHALL BE DONE IN ACCORDANCE WITH AWS D11, LATEST EDITION AND SHALL HAVE SPECIAL CONTINUOUS INSPECTION PER U.B.C. SECTION 1701. ALL SPECIAL INSPECTIONS SHALL BE DONE BY AN INDEPENDENT TESTING AGENCY. ALL SPECIAL INSPECTED WORK SHALL CONFORM TO AN APPROVED DETAIL. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER. EXCEPTION: ALL SINGLE-PASS FILLET WELDS MAY HAVE PERIODIC INSPECTION WITH PRIOR SEPARATE APPROVAL OF THE BUILDING OFFICIAL UNLESS OTHERWISE NOTED AS CONTINUOUS INSPECTION REQUIRED.

- ALL SHOP AND FIELD WELDERS SHALL BE CERTIFIED ACCORDING TO AWS PROCEDURES FOR THE WELDING PROCESS AND WELDING POSITION USED.
- STEEL PLATES AND SHAPES SHALL CONFORM TO ASTM A56.
- HOLES IN FLANGES SHALL BE AT STANDARD GAGE U.O.N.
- STEEL PIPES SHALL CONFORM TO ASTM A500, GRADE B.
- STEEL PIPES SHALL CONFORM TO ASTM A501 OR ASTM A55, GRADE B.
- WELD METAL SHALL MATCH BASE METAL WITH A MINIMUM OF 70 KSI FOR A56 STEEL.
- ALL STEEL EXPOSED TO WET CONDITIONS SHALL BE GALVANIZED.

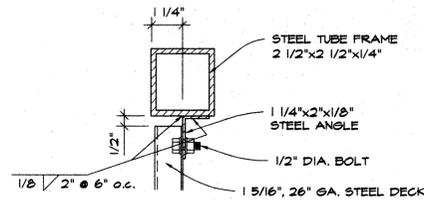
MASONRY

- CONCRETE BLOCK (CMU) SHALL BE GRADE N LIGHTWEIGHT UNITS CONFORMING WITH ASTM SPECIFICATION C90. COMPRESSIVE 28 DAY STRENGTH OF COMPLETED MASONRY SHALL BE 1500 PSI BASED ON THE FOLLOWING UNIT STRENGTH METHOD:
 - CMU MIN. COMPRESSIVE STRENGTH: 1400 PSI; MANUFACTURER CERTIFICATION OR TESTING REQUIRED.
 - MORTAR MIN. COMPRESSIVE STRENGTH: 1800 PSI.
 - GROUT MIN. COMPRESSIVE STRENGTH EQUAL TO OR GREATER THAN CMU COMPRESSIVE STRENGTH, 2000 PSI MIN.; SUPPLIER CERTIFICATION OR TESTING REQUIRED.
 IF COMPLIANCE IS MET, NO SPECIAL INSPECTION IS REQUIRED.
- GROUT SHALL BE PROPORTIONED PER UBC TABLE 21-B
- MORTAR SHALL BE TYPE S CONFORMING TO UBC STANDARD 21-15, WITH PROPORTIONS PER UBC TABLE 21-A.
- ALL CELLS SHALL BE FULLY GROUTED WITH NO VOIDS. GROUT SPACES SHALL NOT CONTAIN MORTAR PROJECTIONS GREATER THAN 1/2 INCH.
- GROUT MAY BE PLACED IN 5'-4" LIFTS WITHOUT CLEANOUTS. LIFTS GREATER THAN 4'-0" REQUIRE CLEANOUTS AT THE BOTTOM OF ALL CELLS. NO LIFTS SHALL EXCEED 8'-0". GROUT FOR EACH POUR SHALL BE STOPPED 1-1/2" BELOW THE TOP OF THE LAST COURSE. ALL GROUT IS TO BE THOROUGHLY CONSOLIDATED BY VIBRATING IMMEDIATELY AFTER PLACING.
- PLACE BLOCK IN RUNNING BOND UNLESS OTHERWISE NOTED.
- REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60 FOR #5 BARS AND LARGER, AND GRADE 40 FOR #4 BARS AND SMALLER. STEEL SHALL BE KEPT CLEAN AND FREE OF RUST SCALES. ALL REINFORCING STEEL BARS SHALL BE SECURELY TIED AT EACH END, OR AS NEAR THERE TO AS POSSIBLE, AND AT A MAXIMUM OF 48" O.C. LAP ALL BARS 40 BAR DIAMETERS MINIMUM AT SPLICES, CORNERS AND INTERSECTIONS UNLESS DETAILED OTHERWISE.
- ALL HORIZONTAL STEEL SHALL BE PLACED IN BOND BEAM BLOCKS.
- ALL REINFORCING BARS SHALL BE SECURELY TIED AT EACH END, AT THE TOP AND BOTTOM OF EACH FOUR AND AT A MAXIMUM OF 1/2 BAR DIAMETERS O.C.

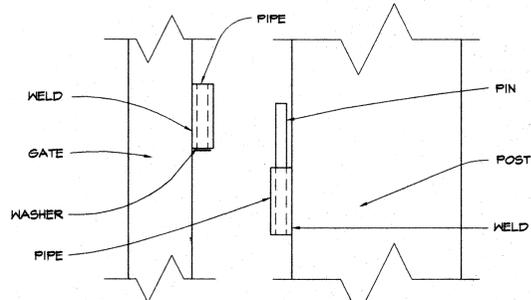


D GATE LEAF AT ENCLOSURE

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



1 FRAME DETAIL

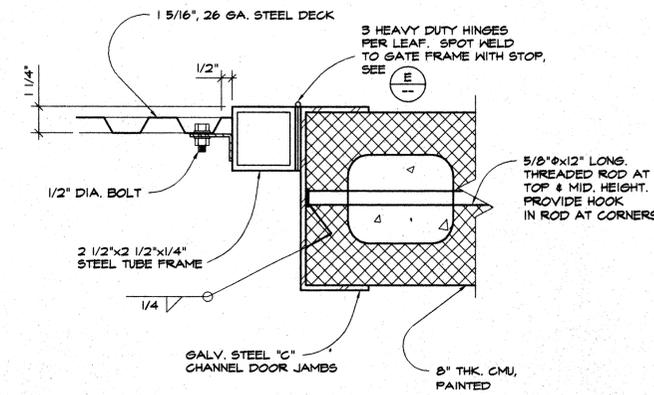


NOTE: PROVIDE THREE (3) HINGES PER PANEL

2 HINGE DETAIL

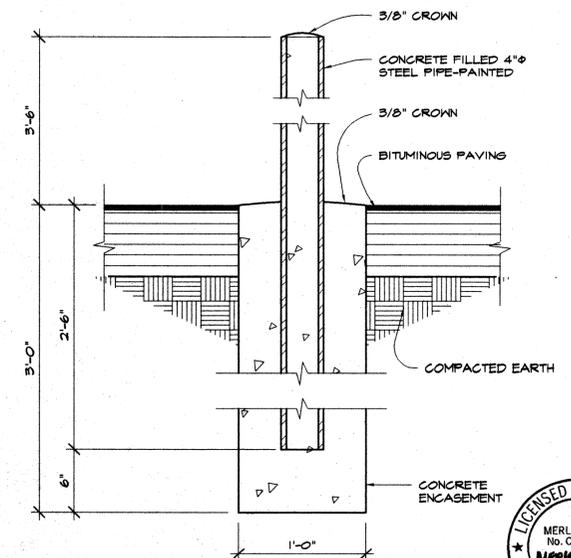
E ENCLOSURE GATE DETAIL - SECTION

SCALE: 3" = 1'-0"



F GATE POST DETAIL

SCALE: 3" = 1'-0"



G STEEL PIPE BOLLARD - SECTION

SCALE: 1 1/2" = 1'-0"



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

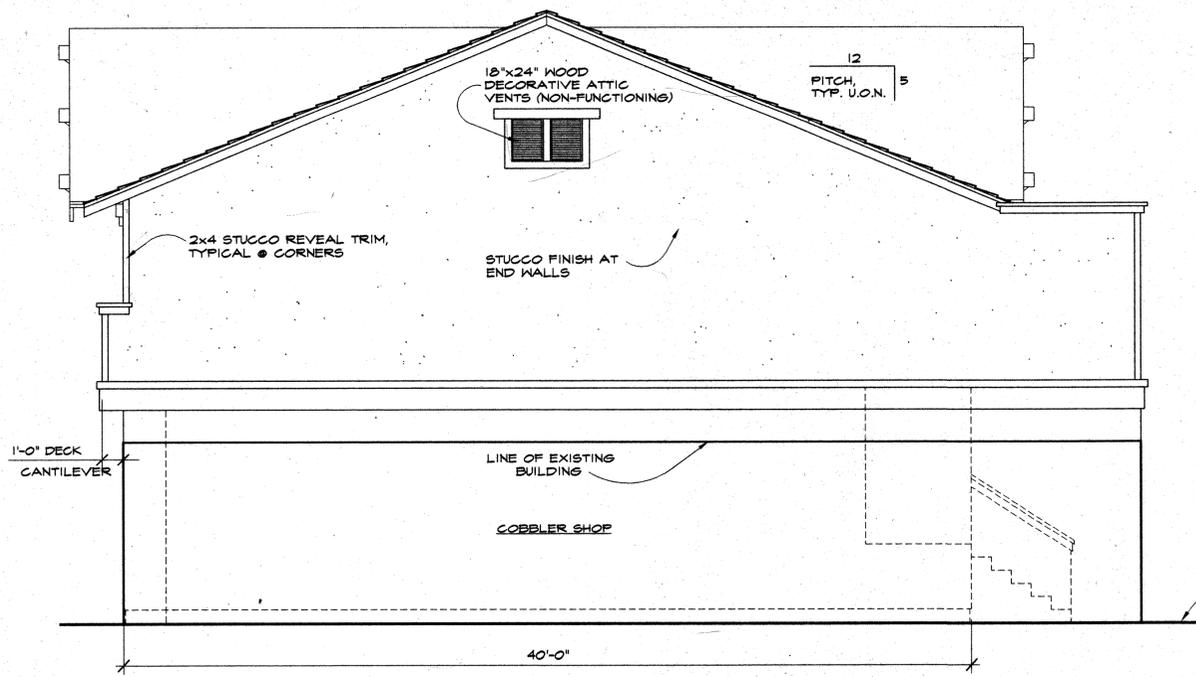
- ELEVATION MATERIALS**
- | | |
|---|---|
| <ol style="list-style-type: none"> 1. 1x8 HORIZONTAL WD. LAP SIDING OVER 'TYVEK' BLD'G. PAPER OVER STRUCT. SHEATH. PER (A6) (S) (12) TYP. U.O.N. 2. WOOD SHINGLE SIDING OVER 'TYVEK' BLD'G. PAPER OVER STRUCT. SHEATH. NAIL PER (A6) (S) (12) TYP. U.O.N. 3. COMPOSITION SHINGLE ROOF (CLASS 'A' MIN.) 4. 7 1/4" S.I. FASCIA GUTTERS 5. 2x4 WD. CORNER, WINDOW AND DOOR TRIM 6. 2x4 WD. PROFILE TRIM AT DOORS & WINDOWS 7. 2x6 WD. HORIZ. HEADER TRIM W/ 6" OVERHANG 8. 2x6 WD. BASE TRIM AT DORMER 9. 2x6 WD. CAP TRIM AT POSTS 10. 2x8 WD. BASE TRIM AT GABLE END | <ol style="list-style-type: none"> 11. 2x8 WD. BARGE BOARDS W/ 1x3 WD. EDGE TRIM 12. 2xWD FASCIA BOARD AT FLOOR LINE 13. 4x4 DECOR. WD. CORBELS AT 50" o.c. AT FLOOR LINE 14. 6x6 WD. POSTS AT GABLE W/ 1x WOOD FACING 15. DECOR. ANGLE BRACES W/ 4x8 WD. CORBELS AT GABLES 16. DUAL PANE WINDOWS W/ MUNTIN BARS AS SHOWN 17. WOOD FRENCH/STORE FRONT DOORS 18. CONCRETE WALK WAYS 19. BRICK VENEER W/ BRICK CAP OVER 2 LAYERS GRADE 'D' BLD'G. PAPER OVER STRUCT. SHEATH. NAIL PER (A6) (S) (12) TYP. U.O.N. 20. UNIT SIGNAGE UNDER SEPERATE PERMIT. |
|---|---|

- COLOR SELECTIONS**
- ROOF: 'ELK PRESTIQUE' - SABLEWOOD
- BODY: Woodchester (SW 2849)
SHERWIN WILLIAMS - SW2103-YEARLING
- TRIM: Alpine White (SW 2427)
SHERWIN WILLIAMS - SW2196-BURL BROWN
- ACCENT: Chelsea Gray (SW 2850)

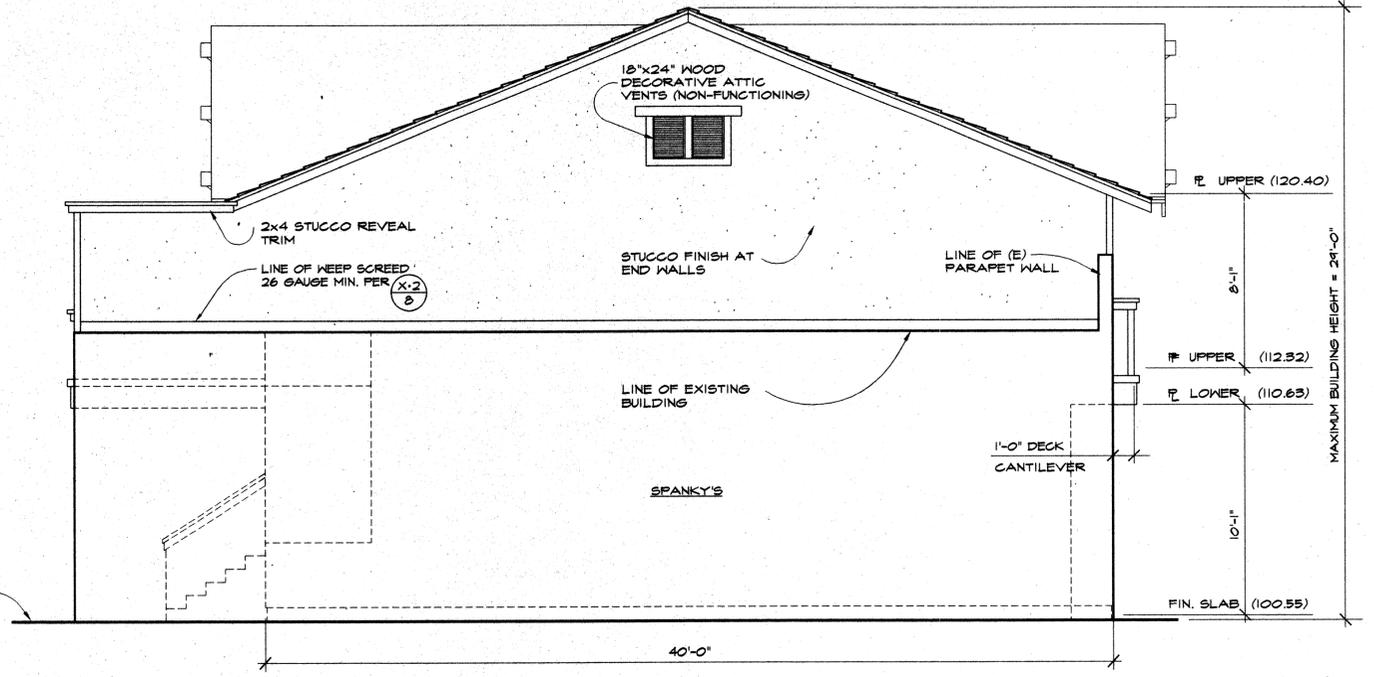


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

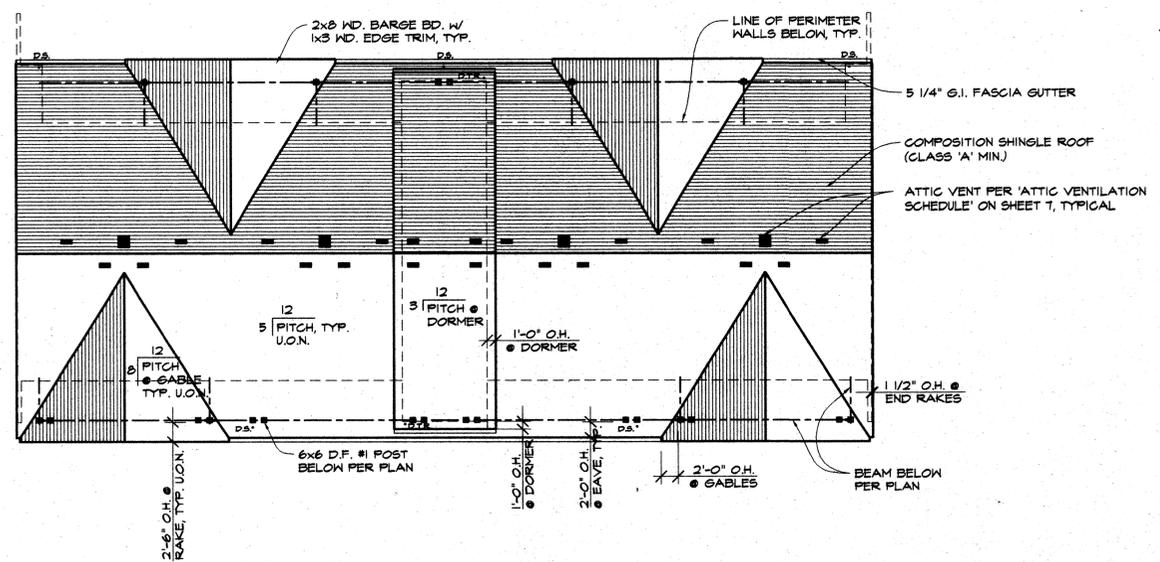




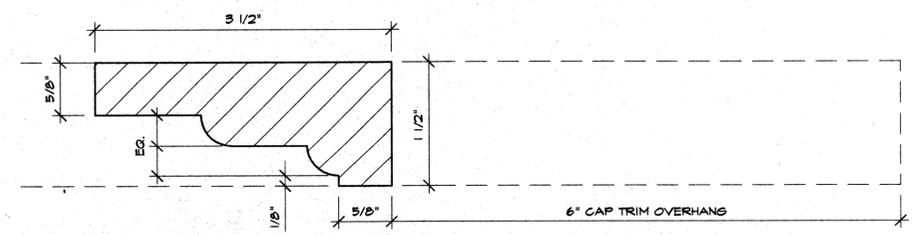
WEST ELEVATION
SCALE : 1/4" = 1'-0"



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



ROOF PLAN
SCALE: 1" = 10'-0"

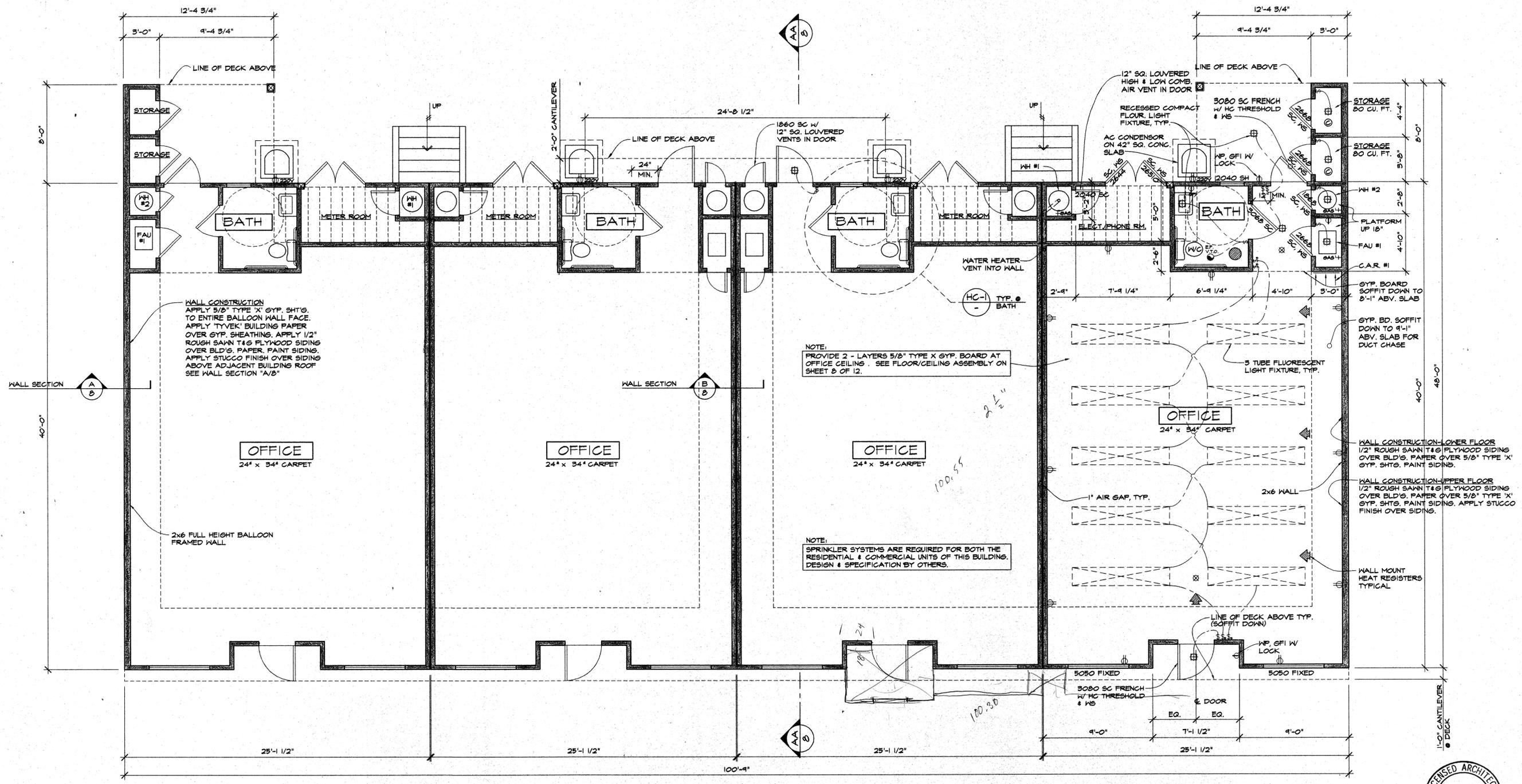


A WINDOW TRIM
FULL SCALE



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LOWER FLOOR PLAN 922 SQ. FT. PER UNIT
SCALE: 1/4"=1'-0"



FLOOR PLAN NOTES

- SEE FRAMING PLANS FOR SHEAR WALL INFORMATION AND LOCATIONS OF POSTS IN WALLS.
- WINDOW AND DOOR HEADER HEIGHTS SHALL BE 6'-8" A.F.F. AT UPPER FLOOR; 8'-0" A.F.F. AT LOWER FLOOR.
- PROVIDE 1/2" GYP. BD. AT ALL WALLS AND CEILINGS SUPPORTED BY FRAMING MEMBERS AT 16" O.C. OR LESS. PROVIDE 5/8" GYP. BD. WHEN FRAMING MEMBERS EXCEED 16" O.C. TAPE ALL JOINTS AND TEXTURE.
- PROVIDE 5/8" TYPE 'X' GYP. BD. AT WALLS AND CEILINGS OF GARAGE TO PROVIDE A ONE HOUR FIRE PROTECTION. TAPE JOINTS ONLY.
- ALL DOORS SHALL BE HOLLOW CORE UNLESS OTHERWISE NOTED.
- ALL GLASS IN DOORS SHALL BE TEMPERED.
- PROVIDE PRESSURE RELIEF VALVE, DRAIN TO OUTSIDE AND VENT TO OUTSIDE AT WATER HEATER(S).
- STAIRS SHALL HAVE 7 3/4" RISERS W/ 1 1/4" TREADS W/ A MAXIMUM VARIATION OF 3/8". WATERPROOF DECKING IS TO BE APPLIED OVER THESE TREADS AND RISERS.
- PROVIDE 2'-0" MINIMUM HORIZONTAL SEPARATION BETWEEN OUTLETS OR SWITCHES AT OPPOSITE SIDES OF FIREWALLS.
- PROVIDE COMBUSTION AIR AT INTERIOR W.H. AND FURNACE PER U.M.C. CHAPTER 6. INSULATE WALLS PER EXTERIOR WALL REQUIREMENTS.
- CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME.

SYMBOL LEGEND

⊕	DUPLEX ELECTRICAL OUTLET
⊕	FOURPLEX ELECTRICAL OUTLET
⊕	1/2 SWITCHED ELECTRICAL OUTLET
⊕	FLOOR ELECTRICAL OUTLET
⊕	EXHAUST FAN (SEE "GENERAL NOTE" #11)
⊕	SMOKE DETECTOR (SEE "GENERAL NOTE" #12)
⊕	OVERHEAD LIGHT
⊕	RECESSED LIGHT
⊕	FLUORESCENT LIGHT
⊕	DOOR BELL PUSH BUTTON
⊕	DOOR BELL CHIMES
⊕	CEILING HEAT REGISTER
⊕	WALL HEAT REGISTER

GENERAL NOTES

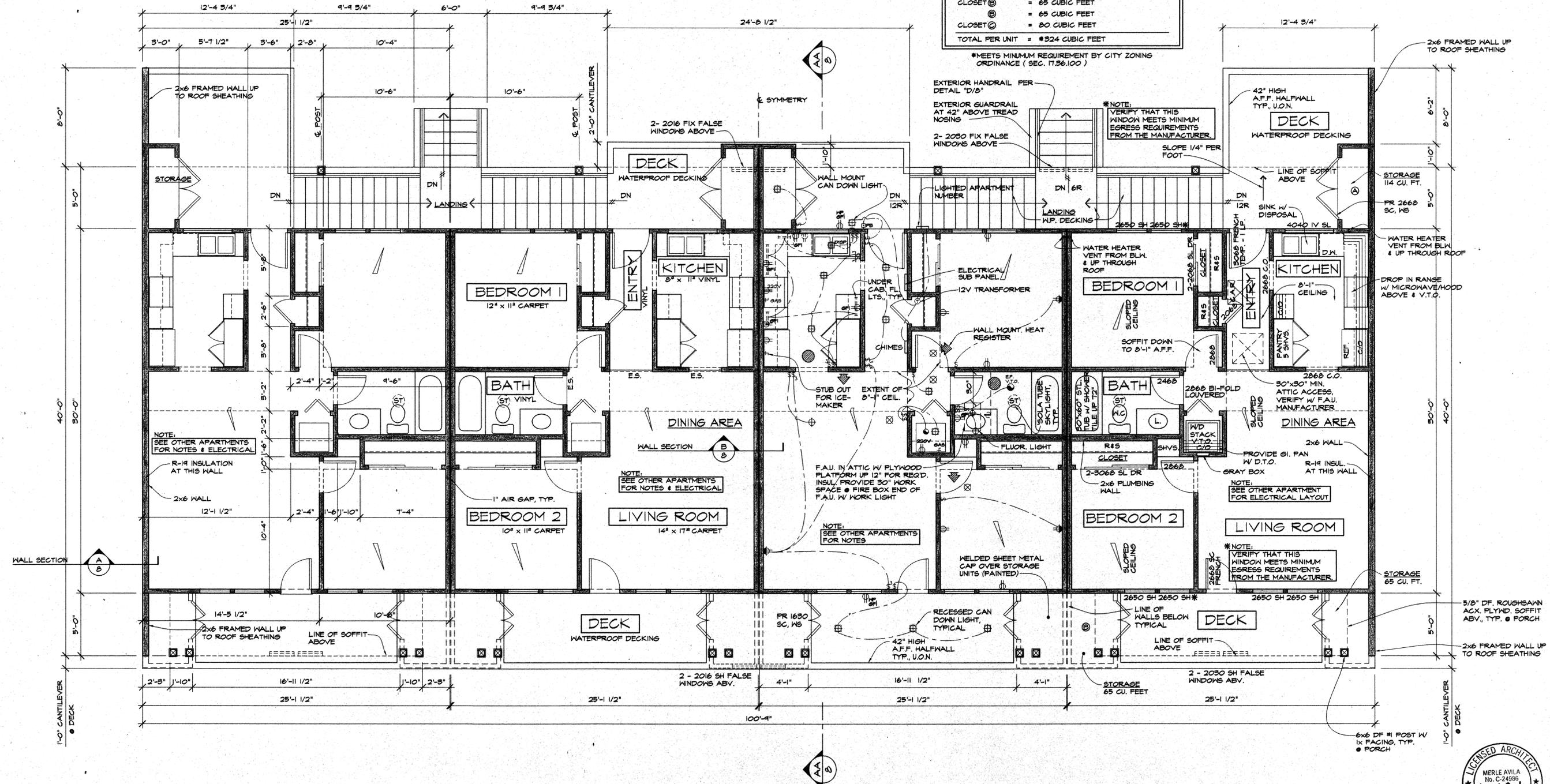
- COMPLY WITH ALL PROVISIONS OF U.B.C. (1997), U.P.C. (1997), U.M.C. (1997), N.E.C. (1996), CALIFORNIA BUILDING CODE (1998), CALIFORNIA PLUMBING CODE (1998), CALIFORNIA MECHANICAL CODE (1998) & CALIFORNIA ELECTRICAL CODE (1998).
- ALL NAILING SHALL COMPLY WITH MINIMUM U.B.C. STANDARDS AS PROVIDED IN U.B.C. TABLE 23-11-B-1 "NAILING SCHEDULE", UNLESS OTHERWISE NOTED.
- R-15 INSULATION AT ALL EXTERIOR WALLS, R-19 INSULATION AT ALL 2x6 EXTERIOR WALLS, R-30 INSULATION AT ALL EXPOSED FLOORS, R-50 INSULATION AT ALL CEILINGS, R-4.2 INSULATION AT ALL DUCTS.
- F.A.U. SHALL MAINTAIN TO DEGREES AT 36" ABOVE FINISH FLOOR IN ALL HABITABLE ROOMS, AND SHALL BE 80% EFFICIENT OR BETTER.
- ALL WINDOWS SHALL HAVE WOOD SASH, TYPICAL U.O.N. SEE SHEET CF-IR (SPECIAL FEATURES) FOR SASH DESIGN CRITERIA.
- SEE HEAT LOSS CALCS FOR ACTUAL GLASS AREA. ALL GLASS IS TO BE DUAL GLAZED SEE SHT. CF-IR FOR GLASS DESIGN CRITERIA. NO TINTED GLASS SHALL BE ON THE LOWER FLOOR. NO REFLECTIVE GLASS WILL BE ON THE UPPER FLOOR.
- WEATHERSTRIP ALL EXTERIOR DOORS AND WINDOWS.
- PROVIDE 2-20 AMP BRANCH CIRCUITS MINIMUM AT KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM PER N.E.C.
- BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUITS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. N.E.C. SEC. 210-52(d)
- WASHER AND DRYER SHALL BE ON A SEPARATE 20 AMP CIRCUIT.
- PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST FANS. EXHAUST FANS SHALL PROVIDE A MINIMUM OF 5 AIR CHANGES PER HOUR.
- PROVIDE VACUUM BREAKERS AT ALL HOSE BIBBS (NON-REMOVABLE).
- USE LOW-FLUSH WATER CLOSETS (1.5 GAL. MAX.).
- PROVIDE MOISTURE RESISTANT GYP. BOARD AT ALL TUB AND SHOWER ENCLOSURES UP 12" ABOVE DRAIN INLET.
- FIREBLOCK AT CEILINGS, FLOORS, FURRED DOWN CEILINGS, SHOWERS, SOFFITS AND AT CONCEALED DRAFT OPENINGS NOT TO EXCEED 10 FOOT INTERVALS, BOTH VERTICAL & HORIZONTAL. U.B.C. SECT. 709.2.1(i)
- PROVIDE 5/8" TYP. 'X' GYP. BOARD @ ALL WALLS & CEILING OF SPACE UNDER EXTERIOR STAIRS.

- SECURE WATER HEATER 1/3rd TOP & BOTTOM @ 4" ABOVE W.H. CONTROLS TO STUDS BEYOND WITH 1 1/2" BY 16 GA. STRAPS & 5/16"x3" LAG SCREWS.
- ALL SMOKE DETECTORS WILL BE 110V WITH BATTERY BACKUP.
- ALL SHOWER AND/OR TUB-SHOWER COMBOS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. THE MAX. WATER TEMP. SETTING IS 120° F (44° C).
- ALL SHOWER AND/OR TUB-SHOWER COMBOS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. THE MAX. WATER TEMP. SETTING IS 120° F (44° C).
- ALL TENANT SIGNAGE FOR THE COMMERCIAL SPACES SHALL BE APPLIED UNDER SEPARATE PERMIT. ALL SIGNS SHALL CONFORM TO THE 'LA PLAZA' SPECIFIC PLAN.
- STUB OUT FOR ROOF SOLAR COLLECTORS TO SERVE THE RESIDENTIAL UNITS' WATER HEATERS PER CITY REQUIREMENTS.

UNIT STORAGE CALCULATION

CLOSET A	= 114 CUBIC FEET
CLOSET B	= 65 CUBIC FEET
CLOSET C	= 65 CUBIC FEET
CLOSET D	= 80 CUBIC FEET
TOTAL PER UNIT	= 324 CUBIC FEET

*MEETS MINIMUM REQUIREMENT BY CITY ZONING ORDINANCE (SEC. 17.56.100)

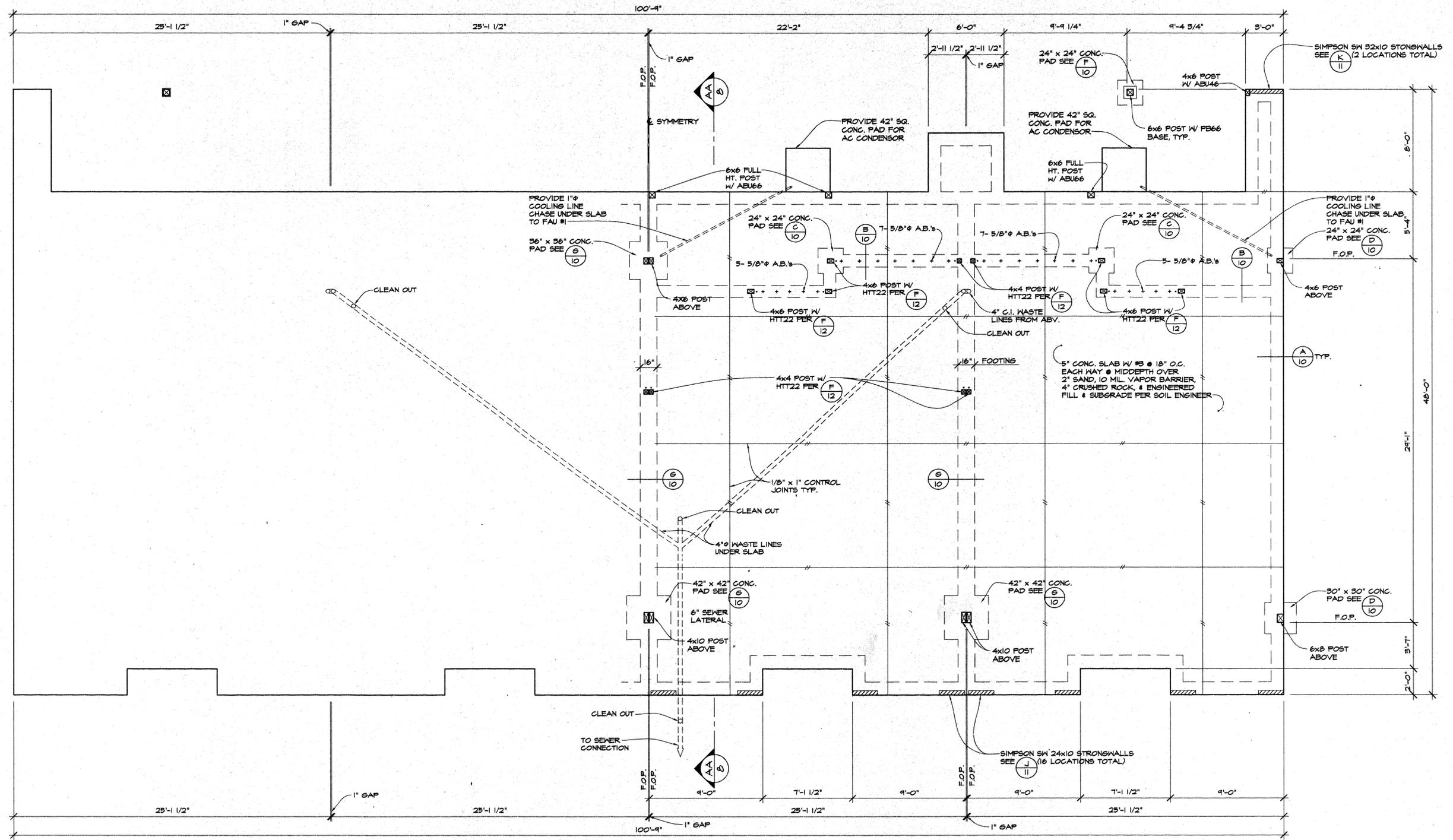


UPPER FLOOR PLAN 154 SQ. FT. PER UNIT
SCALE: 1/4"=1'-0"

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SHEET NO: 4 of 12
 JOB NO: 00101
 DESIGN FOR: THE YOUNG FAMILY
 1818 LA PLAZA, COTATI, CALIFORNIA
 CONTRACTOR: GLASCOCK CONSTRUCTION
 NOVATO, CALIFORNIA
 DATE PRINTED: DATE CHECKED
 NOTES: DATE CHECKED
 DATE: 10 0 01
 REV: 10/10/01
 CITY OF COTATI
 Merle Avila architect
 5850 Commerce Blvd. Rohnert Park, CA. 94928
 (707) 585-3711
 (707) 795-4511
 FAX 585-2499
 avila architects





FOUNDATION NOTES

1. SEE SHEETS 9, 10, 11 & 12 FOR STANDARD CONSTRUCTION DETAILS AND GENERAL STRUCTURAL NOTES.
2. PROVIDE 1/8" WIDE BY 1" DEEP CONTROL JOINTS IN SLABS @ 12'-0" O.C. MAX. SPACINGS IN EACH DIRECTION, UNLESS OTHERWISE NOTED.
3. DO NOT SCALE DRAWINGS.
4. CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME.

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



Engineer's seal and signature on this drawing indicates that the structural items have been reviewed by MKM & Associates for general conformance with the design intent, current code compliance and common construction practices. MKM & Associates is not responsible for coordination with other portions of the plans, accuracy of dimensions, pre-manufactured items and miscellaneous architectural features.



ROOF FRAMING NOTES

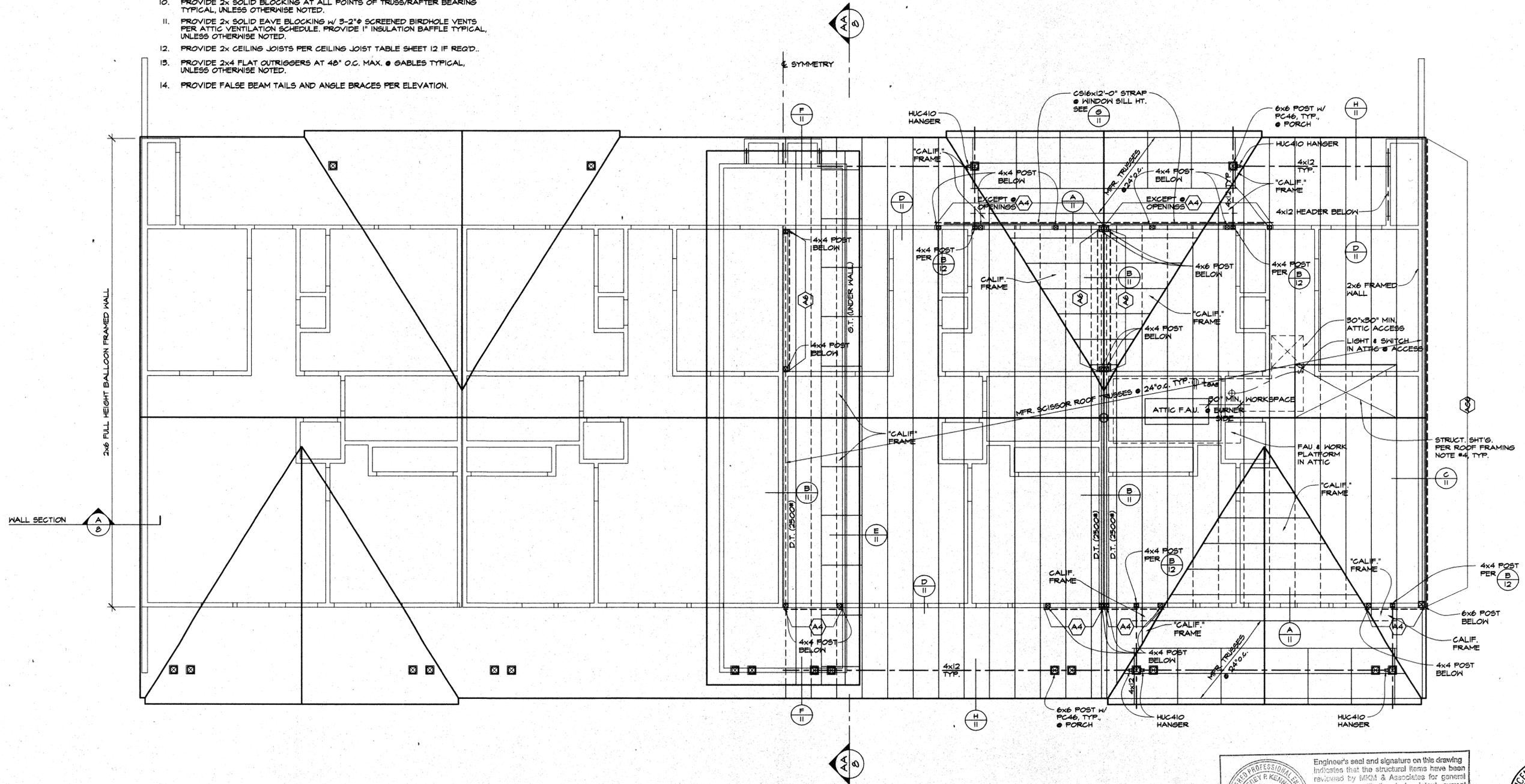
- SEE SHEETS 9, 11 & 12 FOR STANDARD CONSTRUCTION DETAILS AND GENERAL STRUCTURAL NOTES.
- STRUCTURAL SHEATHED WALLS ARE DESIGNATED WITH "O" AND ARE BELOW THE LEVEL OF FRAMING SHOWN U.O.N. SEE "STRUCTURAL WALL SHEATHING SCHEDULE" ON SHEET 12 FOR SPECIFIC AND GENERAL REQUIREMENTS.
- SHEATH ALL EXTERIOR WALLS AND CRIPPLE WALLS PER (A4) UNLESS OTHERWISE NOTED. SHEATH ALL SPECIFIED INTERIOR WALLS PER PLANS & "STRUCTURAL WALL SHEATHING SCHEDULE" ON SHEET 12.
- ROOF SHALL BE SHEATHED WITH APA RATED SHEATHING, 24/0, EXPOSURE 1, 15/32" MINIMUM THICKNESS. INSTALL SHEETS WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. STAGGER SHEETS AND NAIL WITH 2d @ 6" O.C. EDGES AND 12" O.C. FIELD TYPICAL UNLESS OTHERWISE NOTED.
- ALL ROOF OPENINGS SHALL BE BETWEEN RAFTERS OR TRUSSES UNLESS OTHERWISE NOTED ON DRAWINGS.
- INTERIOR BEARING WALLS ARE SHOWN SHADED. PROVIDE FULL BEARING AT INTERIOR BEARING CONDITIONS. USE HARDWOOD SHIMS AS NECESSARY. ALL EXTERIOR WALLS ARE BEARING WALLS UNLESS OTHERWISE NOTED.
- BUILDING HAS BEEN DESIGNED FOR ROOFING WITH A MAXIMUM WEIGHT OF 5 P.S.F.
- SEE DETAIL "A/12" FOR FRAMING @ HEADERS. SEE "HEADER SCHEDULE" SHT. 12 FOR TYPICAL HEADER SIZE, U.O.N.
- ALL EXTERIOR EXPOSED BEAMS SHALL BE D.F. #1, UNLESS OTHERWISE NOTED.
- PROVIDE 2x SOLID BLOCKING AT ALL POINTS OF TRUSS/RAFTER BEARING TYPICAL, UNLESS OTHERWISE NOTED.
- PROVIDE 2x SOLID EAVE BLOCKING W/ 3-2" SCREENED BIRDHOLE VENTS PER ATTIC VENTILATION SCHEDULE. PROVIDE 1" INSULATION BAFFLE TYPICAL, UNLESS OTHERWISE NOTED.
- PROVIDE 2x CEILING JOISTS PER CEILING JOIST TABLE SHEET 12 IF REQ'D.
- PROVIDE 2x4 FLAT OUTRIGGERS AT 48" O.C. MAX. @ GABLES TYPICAL, UNLESS OTHERWISE NOTED.
- PROVIDE FALSE BEAM TAILS AND ANGLE BRACES PER ELEVATION.

ATTIC VENT SCHEDULE

MAIN ATTIC AREA	5630 SQ.FT. x 1/300	= 12.1 SQ. FT.	REQUIRED VENTILATION
94 - BLOCKS W/ 3-2" SCREENED VENTS @ .065 SQ. FT. PER BLOCK		= 6.11 SQ. FT. (LOW)	
16 - "SILVER" V20A EYEBROW ROOF VENT @ 0.25 SQ. FT. PER VENT		= 4.00 SQ. FT. (HIGH)	4 PER APARTMENT ATTIC
4 - "SILVER" V2645 ROOF DORMER VENT @ 0.56 SQ. FT. PER VENT		= 2.52 SQ. FT. (HIGH)	1 PER APARTMENT ATTIC
TOTAL VENTILATION PROVIDED		= 12.45 SQ. FT.	
ATTIC AREA @ DORMER	348 SQ.FT. x 1/300	= 1.35 SQ. FT.	REQUIRED VENTILATION
11 - BLOCKS W/ 3-2" SCREENED VENTS @ .065 SQ. FT. PER BLOCK		= 0.71 SQ. FT. (LOW)	
4 - "SILVER" V20A EYEBROW ROOF VENT @ 0.25 SQ. FT. PER VENT		= 1.00 SQ. FT. (HIGH)	
TOTAL VENTILATION PROVIDED		= 1.71 SQ. FT.	

NOTE:

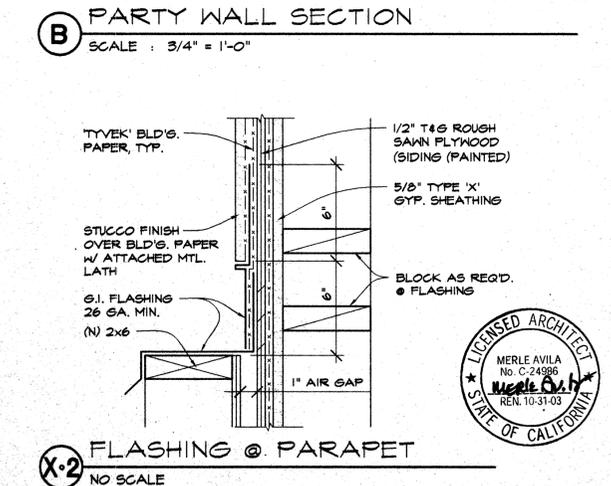
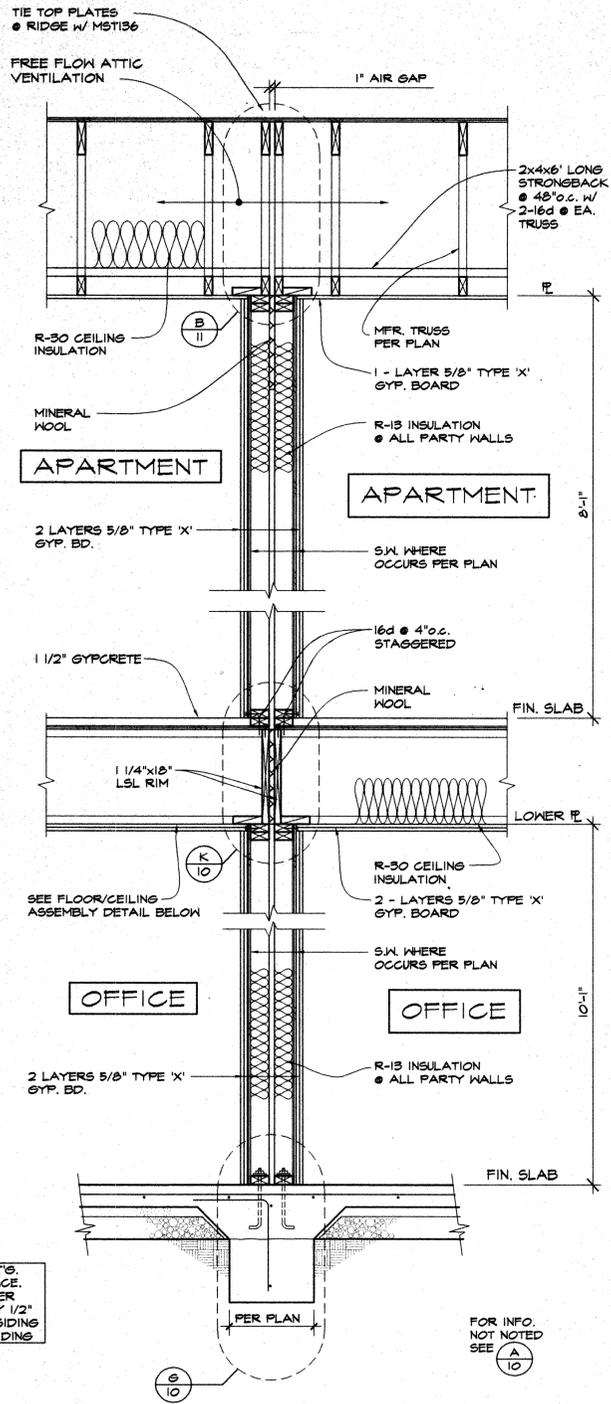
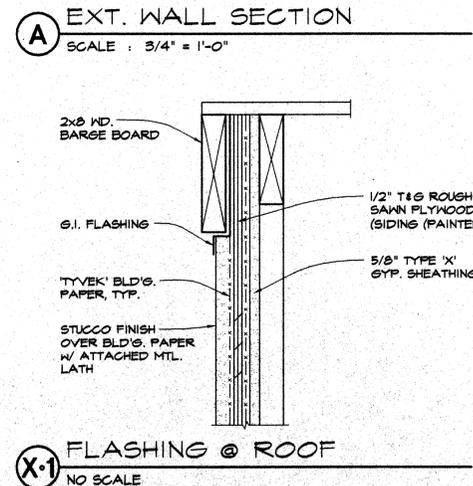
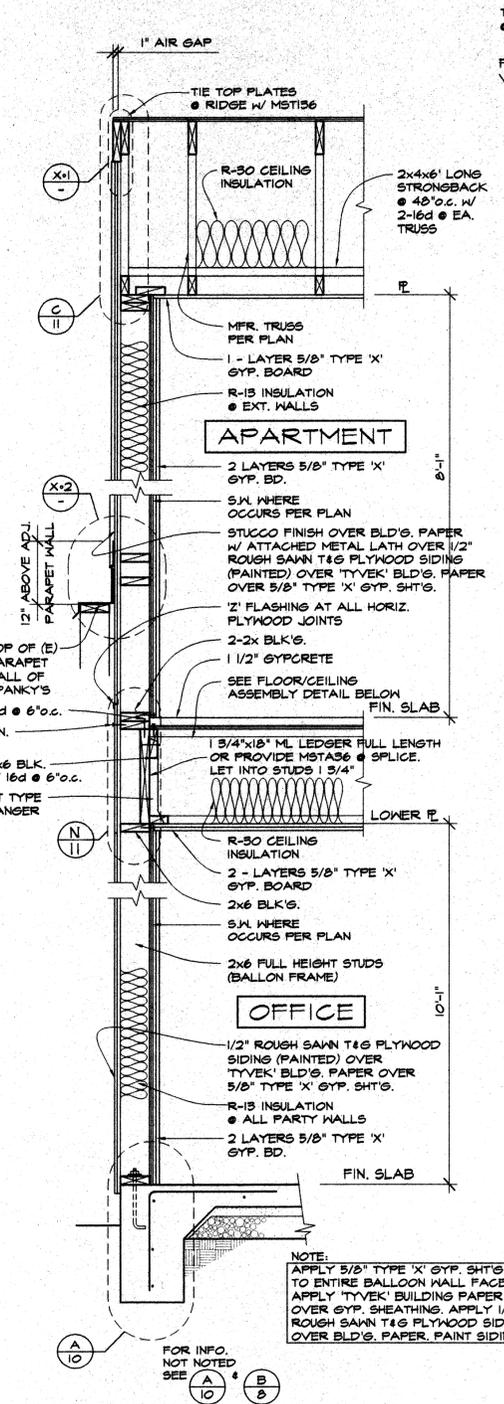
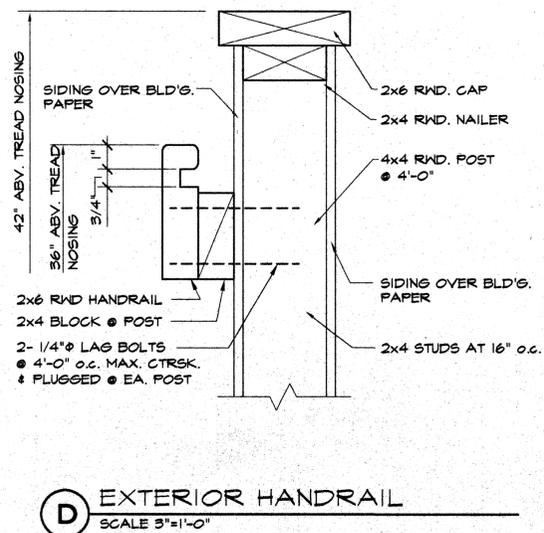
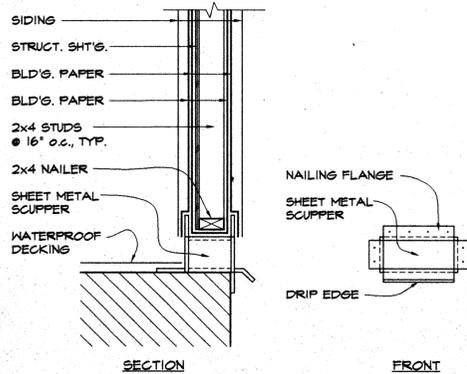
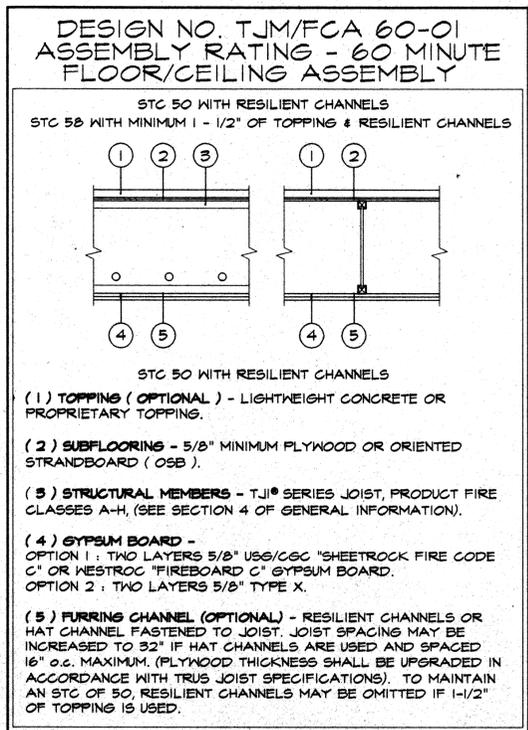
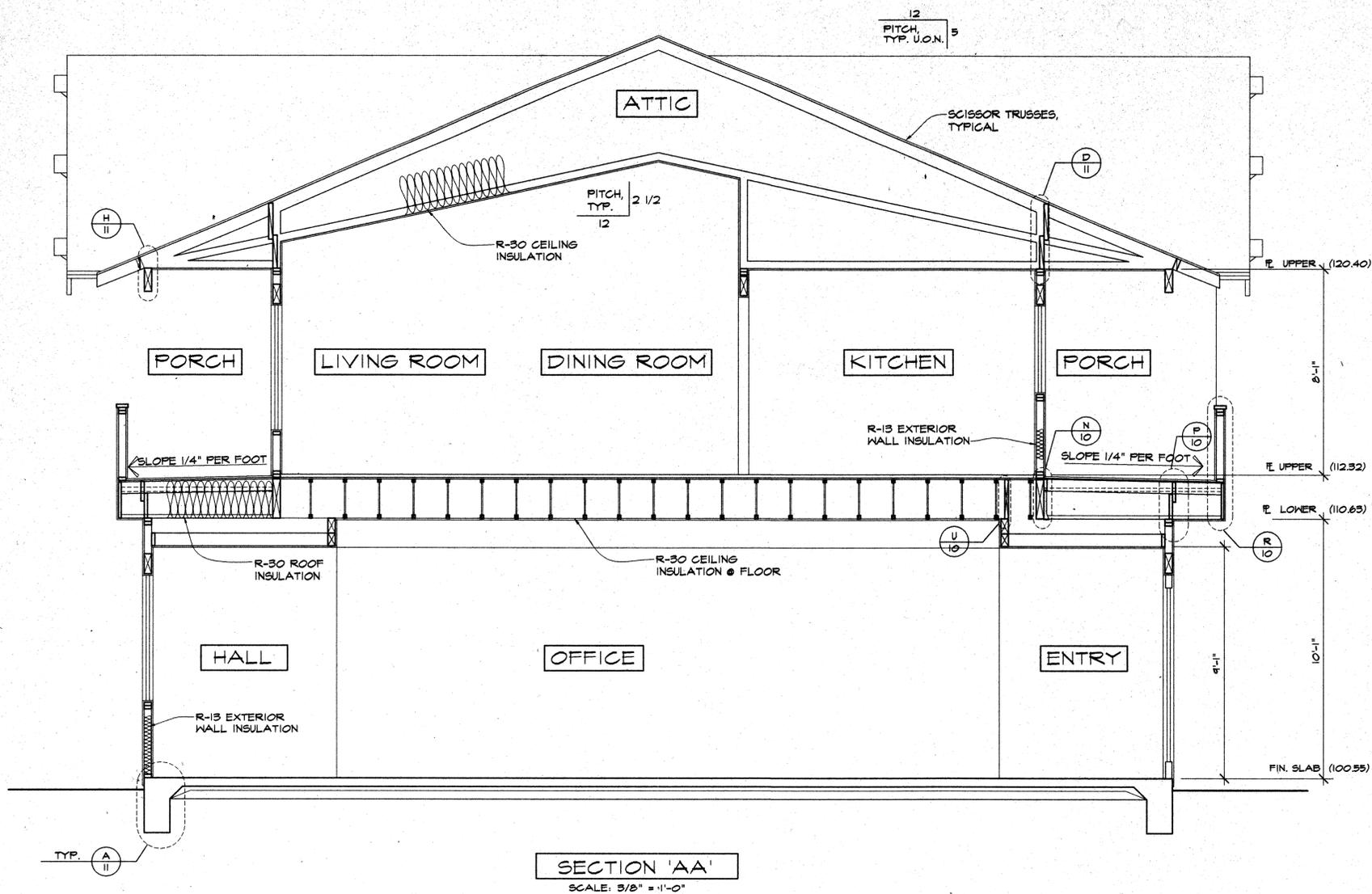
- PROVIDE VENTILATION THRU SHEATHING @ "CALIF." FRAMED AREAS W/ 2 - 24" SQ. OPENINGS MINIMUM AT EACH LOCATION.
- PROVIDE VENT BLOCK AT EVERY AVAILABLE LOCATION.



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

Engineer's seal and signature on this drawing indicates that the structural items have been reviewed by MKM & Associates for general conformance with the design intent, current code compliance and common construction practices. MKM & Associates is not responsible for coordination with other portions of the plans, accuracy of dimensions, pre-manufactured items and miscellaneous architectural features.





STRUCTURAL NOTES

GENERAL

- ALL WORK SHALL BE IN CONFORMANCE WITH THE UNIFORM BUILDING CODE, (1941 EDITION, AND ANY APPLICABLE LOCAL ORDINANCES.
- THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES ON DRAWINGS REQUIRING CLARIFICATION OR REVISIONS BEFORE COMMENCING WITH THE WORK.
- DRAWINGS SHALL NOT BE SCALED.
- DETAILS NOT SPECIFICALLY SHOWN SHALL BE OF THE SAME NATURE AS OTHER SIMILAR CONDITIONS.
- DETAILS MAY BE DEPICTED DIAGRAMMATICALLY. DETAILS SHALL BE UNDERSTOOD IN CONTEXT WITH OTHER DRAWINGS CONVEYING STRUCTURAL AND ARCHITECTURAL DESIGN INTENT.
- STRUCTURAL DESIGN OR REVIEW OF TEMPORARY SHORING, ADDITIONAL REINFORCING, BRACING, FORMWORK, SCAFFOLDING, ERECTION METHODS, ETC. REQUIRED FOR PROPER CONSTRUCTION OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

DESIGN CRITERIA

1. VERTICAL LOADS

ROOF	DEAD LOAD (DL) LIVE LOAD (LL)
FLOOR	50 PSF 40 PSF

2. LATERAL LOADS

WIND SPEED:	80 MPH
WIND EXPOSURE:	B
SEISMIC ZONE:	4
SEISMIC BASE SHEAR:	0.14 DL (WORKING STRESS)

3. FOUNDATION

ALLOWABLE SOIL BEARING PRESSURE:	
A. DL + LL:	2000 PSF
B. DL + LL + WIND/SEISMIC:	2667 PSF

STRUCTURAL OBSERVATION

- A. MKM & ASSOCIATES HIGHLY RECOMMENDS THAT CONSTRUCTION OBSERVATION BE PERFORMED IN ORDER TO CHECK FOR GENERAL PLAN CONFORMANCE AND MITIGATE THE RISK OF PROBLEMS DURING THE COURSE OF CONSTRUCTION. STUDIES BY THE FEDERAL GOVERNMENT, MAJOR ASSOCIATIONS OF DESIGN PROFESSIONALS, AND A MAJOR PROFESSIONAL LIABILITY INSURER SHOW CLEARLY THAT CONSTRUCTION OBSERVATION BY THE DESIGN PROFESSIONALS OF RECORD IS THE BEST DEFENSE AGAINST PROBLEMS DURING AND AFTER CONSTRUCTION. THAT THE ABSENCE OF THIS SERVICE CAN BE ASSOCIATED WITH NUMEROUS PROBLEMS THAT HAVE RESULTED IN CLAIMS AND LOSSES.
- IN THE EVENT THAT MKM & ASSOCIATES IS NOT RETAINED TO PROVIDE STRUCTURAL CONSTRUCTION OBSERVATION SERVICES, IT IS UNDERSTOOD AND AGREED THAT THE WORK PERFORMED BY MKM & ASSOCIATES IS LIMITED TO THE PREPARATION OF BASIC STRUCTURAL DOCUMENTS AND THAT MKM & ASSOCIATES HAS NO CONTROL WHATSOEVER WITH REGARD TO THE PROPER AND COMPLETE CONSTRUCTION OF THE PROJECT IN CONFORMANCE WITH THE APPROVED DRAWINGS.
- MKM & ASSOCIATES WILL BE UNABLE TO ACCEPT RESPONSIBILITY OR LIABILITY FOR PROBLEMS THAT COULD HAVE BEEN PREVENTED OR MITIGATED THROUGH OUR OBSERVATION OF CONSTRUCTION. PLEASE CONTACT MKM & ASSOCIATES IF CONSTRUCTION OBSERVATION IS DESIRED.

PRODUCT SUBSTITUTIONS

- MATERIAL SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO USE. SUBSTITUTION REVIEWS MAY REQUIRE ADDITIONAL DESIGN COSTS. THESE ADDITIONAL COSTS SHALL BE PAID BY THE PERSON OR COMPANY REQUESTING THE SUBSTITUTION.
- SUBSTITUTED PRODUCTS SHALL HAVE I.C.B.O. APPROVAL AND SHALL BE INSTALLED PER PRODUCT MANUFACTURER'S SPECIFICATIONS. SUBSTITUTED PRODUCT MATERIALS, FINISHES, DETAILS, AND INSTALLATION SHALL BE OF A NATURE SIMILAR TO ORIGINALLY SPECIFIED PRODUCT SO AS TO NOT CONFLICT WITH ANY INTENDED STRUCTURAL OR ARCHITECTURAL DESIGN CONDITIONS, WHETHER DEFINED OR IMPLIED ON PLANS OR SPECIFICATIONS. THE SUBSTITUTED PRODUCT SHALL HAVE DESIGN VALUES (I.E. DESIGN LOADS, IMPACT RESISTANCE, ETC.) WHICH SHALL BE EQUAL TO OR GREATER THAN THE ORIGINALLY SPECIFIED PRODUCT. ANY AND ALL WARRANTIES OFFERED BY THE ORIGINALLY SPECIFIED PRODUCT MANUFACTURER FOR THE ITEM TO BE SUBSTITUTED SHALL HAVE SIMILAR WARRANTIES OFFERED BY THE SUBSTITUTED PRODUCT MANUFACTURER.
- SUBMIT TO THE ARCHITECT A LIST OF ONLY THE ITEMS TO BE SUBSTITUTED. COMPLETE WITH ALL PERTINENT MATERIAL INCLUDING BUT NOT LIMITED TO MANUFACTURER'S SUPPLIED DESIGN LOADS LISTED FOR THE ORIGINALLY SPECIFIED PRODUCT AND THE PROPOSED SUBSTITUTION PRODUCT.

CONCRETE & REINFORCEMENT

- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
- MINIMUM REINFORCING STEEL COVER REQUIREMENTS:
A. EXPOSED TO EARTH: 3"
B. FORMED SURFACES: 2"
- REINFORCING STEEL SHALL CONFORM TO ASTM A-615, (INCLUDING SUPPLEMENTS S1), GRADE 60 FOR #5 BARS AND LARGER AND GRADE 40 FOR #4 BARS AND SMALLER. STEEL SHALL BE KEPT CLEAN AND FREE OF RUST SCALES.
- REINFORCING BARS SHALL BE IN LENGTHS AS LONG AS PRACTICABLE. REINFORCING BARS REQUIRING BENDING IN THE FIELD SHALL BE "COLD BENT". AT CORNERS AND INTERSECTIONS BARS SHALL RETURN A MINIMUM OF 18". ALL BAR SPLICES SHALL HAVE 24" LAPS MINIMUM UNLESS OTHERWISE NOTED.
- REINFORCING ANCHOR BOLTS AND INSERTS SHALL BE RIGIDLY HELD IN PLACE PRIOR TO PLACING CONCRETE.
- WELDED WIRE FABRIC SHALL CONFORM WITH ASTM A-185, AND SHALL BE LAPPED 4" MINIMUM AT SPLICES. WWF SHALL BE PLACED AT CENTERLINE OF SLAB.

FOUNDATIONS/SITE WORK

- ALL SITE WORK, DRAINAGE SYSTEMS, FOUNDATIONS AND OTHER SOIL CONSIDERATIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE SOIL REPORT AND ANY SUBSEQUENT RECOMMENDATIONS MADE BY THE SOIL ENGINEER OF RECORD.

SOIL ENGINEER: P.J.C. & ASSOCIATES

TITLE: 1818 LA PLAZA

JOB NO: 88701

DATE: 9/11/01

- SOIL ENGINEER SHALL REVIEW AND APPROVE SITE PLANS, FOUNDATION PLANS, AND FOUNDATION DETAILS FOR CONFORMANCE WITH DESIGN INTENT OF SOIL REPORT PRIOR TO ALL SITE WORK.
- SEE SOIL REPORT AND SPECIAL INSPECTION SECTION FOR ALL GRADING, FILL PLACEMENT AND BUILDING PAD PREPARATION REQUIREMENTS
- FILL PLACEMENT SHALL BE OBSERVED BY THE SOIL ENGINEER. THE SOIL ENGINEER SHALL PREPARE COMPACTION TEST RESULTS OF THE COMPACTED SOIL IN ORDER TO PROVIDE A PROFESSIONAL OPINION AS TO CONFORMANCE OF THE GRADING WITH THE RECOMMENDATIONS OF THE SOIL REPORT
- SOIL ENGINEER SHALL REVIEW AND APPROVE ALL FOOTING/PIER DEPTHS BEFORE PLACEMENT OF REINFORCEMENT AND FORMS. SEE SPECIAL INSPECTION SECTION.

SPECIAL INSPECTION

- GENERAL
 - IN ADDITION TO THE INSPECTIONS REQUIRED BY SECTION 108 OF THE UBC, THE OWNER SHALL EMPLOY A SPECIAL INSPECTOR DURING CONSTRUCTION ON THE TYPES OF WORK INDICATED BELOW. ALL SPECIAL INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 1701 OF THE UBC.
 - INSPECTIONS: SPECIAL INSPECTIONS THAT ARE REQUIRED BY THE BUILDING CODES, LOCAL BUILDING DEPARTMENTS, OR THESE PLANS SHALL BE PERFORMED BY THE FIRM NOTED IN SECTION 3.
- SPECIAL INSPECTOR DUTIES
 - AFTER DUE NOTICE FROM THE ARCHITECT AND/OR CONTRACTOR, PROVIDE QUALIFIED PERSONNEL AS NECESSARY.
 - PERFORM INSPECTIONS AS FOLLOWS:
 - PERFORM SPECIFIED REVIEWS, INSPECTIONS, SAMPLING AND TESTING OF MATERIALS AS INDICATED BELOW.
 - VERIFY CONFORMANCE OF ALL SPECIAL INSPECTED WORK WITH THE APPROVED PLANS.
 - VERIFY THAT THE WORK COMPLIES WITH SPECIFIED STANDARDS AND METHODS OF CONSTRUCTION.
 - ASCERTAIN COMPLIANCE OF MATERIALS WITH REQUIREMENTS OF THE APPROVED PLANS.
 - PROMPTLY NOTIFY ARCHITECT AND CONTRACTOR OF OBSERVATION IRREGULARITIES OR DEFICIENCIES WITHIN ONE WORKING DAY. IF IRREGULARITIES OR DEFICIENCIES ARE UNCORRECTED, THE SPECIAL INSPECTOR SHALL NOTIFY THE ARCHITECT AND THE GOVERNING AGENCY. PROMPTLY SUBMIT WRITTEN REPORT OF EACH TEST AND INSPECTION WITH A COPY EACH TO THE ARCHITECT, ENGINEER, OWNER, CONTRACTOR, GOVERNING AGENCY AND OTHER DESIGNATED PERSONS WITHIN THREE WORKING DAYS. EACH REPORT SHALL INCLUDE:
 - DATE ISSUED
 - PROJECT TITLE AND NUMBER
 - TESTING LABORATORY NAME, ADDRESS AND TELEPHONE NUMBER
 - NAME AND SIGNATURE OF LABORATORY TEST OR INSPECTION
 - DATE AND TIME OF SAMPLING, TEST OR INSPECTION
 - TYPE OF INSPECTION OR TEST
 - LOCATION OF SAMPLE OR TEST IN THE PROJECT
 - TEST RESULTS. REPORT SHALL INDICATE COMPLIANCE OR NONCOMPLIANCE WITH APPROVED DETAILS AND PLANS.
 - IN ADDITION TO THE ABOVE REQUIRED REPORTS, THE SPECIAL INSPECTOR SHALL AFTER EACH SIGNED REPORT STATE WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS TO THE BEST OF HIS KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND THE APPLICABLE PROVISIONS OF THE UNIFORM BUILDING CODE.
- SCOPE OF WORK
 - SEALING, EXCAVATION AND FILL DURING EARTHWORK EXCAVATIONS, GRADINGS AND FILLING OPERATIONS. P.J.C. & ASSOCIATES
 - FOUNDATION EXCAVATIONS DURING EXCAVATION OF DRILLED PIERS AND/OR FOOTINGS. P.J.C. & ASSOCIATES

CARPENTRY

- MATERIALS
 - ALL CARPENTRY SHALL CONFORM TO THE CONVENTIONAL CONSTRUCTION PROVISIONS OF THE UBC SECTION 2320 UNLESS DETAILED OTHERWISE.
 - ALL FRAMING LUMBER SHALL BE DOUGLAS FIR AND MEET OR EXCEED THE FOLLOWING COMMERCIAL GRADES, U.O.N.; GRADING SHALL BE PER WEST COAST LUMBER INSPECTION BUREAU (INCLIB) STANDARDS OR WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) STANDARDS.
 - * STUDS LESS THAN 10' PLATES AND BLOCKING: STANDARD OR BETTER
 - * JOISTS, RAFTERS, LEDGERS, AND 4X BEAMS AND POSTS: NO. 2
 - * BEAMS AND POSTS 6X AND LARGER: NO. 1
 - LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 14% AT TIME OF INSTALLATION.
 - PRESSURE TREATED LUMBER
 - ALL PRESSURE TREATED LUMBER SHALL BE DOUGLAS FIR WITH GRADE PER PLAN, (P.T.D.F.)
 - TREATMENT SHALL BE ACZA, CCA OR ACA AND SHALL CONFORM TO ANPA STANDARD C2 WITH THE FOLLOWING RETENTIONS:
 - ALL WOOD IN CONTACT WITH FOUNDATION CONCRETE "ABOVE GROUND" 0.25 RETENTION
 - ALL WOOD EMBEDDED IN CONCRETE OR IN CONTACT WITH EARTH "BELOW GROUND" 0.25 RETENTION
 - ALL PRESSURE TREATED LUMBER SHALL BE CLEAN, DRY AND FREE FROM SURFACE RESIDUE.
 - FIELD TREAT CUTS, NOTCHES, BORINGS, ETC. AND HANDLE TREATED LUMBER IN ACCORDANCE WITH ANPA STANDARD M4.
 - ALL PRESSURE TREATED LUMBER SHALL CARRY THE QUALITY MARK OF AN INDEPENDENT INSPECTION AGENCY QUALIFIED BY ALSG.
- ALL STRUCTURAL SHEATHING PANELS SHALL BE IDENTIFIED WITH THE APPROPRIATE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF U.S. PRODUCT STANDARD FOR SHEATHING PANELS WHICH HAVE ANY EDGE OR SURFACE PERMANENTLY EXPOSED GRADE, TO THE WEATHER SHALL BE CLASSIFIED EXTERIOR. PANEL THICKNESS, AND GROUP NUMBER OR SPAN RATING SHALL BE AT LEAST EQUAL TO THAT SHOWN ON THE DRAWINGS. APPLICATION SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION.
- GULLAM'S BEAMS
 - GULLAM'S SHALL BE DF/DF COMBINATION 24F-V4 FOR SIMPLE SPAN CONDITIONS AND 24F-V8 FOR CONTINUOUS AND CANTILEVER BEAMS WITH A 3500' RADIUS GAMBER, UNLESS OTHERWISE NOTED. EACH STRUCTURAL GLUE LAMINATED BEAM SHALL BE STAMPED BY A GRADE MARK OR HAVE A CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY. CERTIFICATION OF INSPECTION TO THE BUILDING DEPARTMENT. GULLAM BEAMS SHALL CONFORM TO ANSI/AITC 190.1 AND ASTM D2951.
 - MANUFACTURED "I" JOISTS
 - WOOD "I" JOISTS SHALL BE AS MANUFACTURED BY TRUS JOIST OR APPROVED EQUIVALENT. WOOD "I" JOISTS SHALL BE INSTALLED AND BRACED PRIOR TO SHEATHING ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
 - UNLESS OTHERWISE NOTED ON PLAN, JOIST HANGERS SHALL BE "TIT" OR "UT" TYPE PER SIMPSON CO., SAN LEANDRO, CA. FILL ALL HOLES WITH SIMPSON "NIC" NAILS (10d x 1 1/2").
 - HOLES IN "I" JOIST KEES SHALL NOT BE PERMITTED UNLESS THEIR SIZE AND PLACEMENT CONFORM TO MANUFACTURER'S SPECIFICATIONS.
 - DO NOT CUT OR NOTCH TOP OR BOTTOM FLANGES OF "I" JOISTS.
 - WOOD "I" JOIST SHALL BE PROTECTED FROM MOISTURE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
 - MICROLLAM OR PARALLAM LUMBER
 - MICROLLAM OR PARALLAM LUMBER SHALL BE AS MANUFACTURED BY TRUS JOIST OR APPROVED EQUIVALENT AND SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
 - E = 1.8 x 10⁶ PSI
 - FB = 2600 PSI
 - FV = 285 PSI
 - MULTIPLE PIECE MICROLLAM OR PARALLAM BEAMS SHALL NOT BE SUBSTITUTED FOR FULL SIZE PARALLAM BEAMS UNLESS SPECIFICALLY NOTED ON DRAWINGS.
 - NAIL BUILT-UP 1-3/4" WIDE BEAMS WITH THREE ROWS OF 16d NAILS AT 12" O.C. STAGGERED, TYPICAL UNLESS OTHERWISE NOTED.

2. FASTENERS/CONNECTORS

- ALL NAILING NOT SPECIFICALLY CALLED OUT ON PLANS SHALL BE PER TABLE 23-11.3 OF THE UNIFORM BUILDING CODE AND TABLE BELOW:

CONNECTION	NAILING
JOIST TO SILL OR GIRDER, TOENAIL	5-8d
BRIDGING TO JOIST OR STUD, TOENAIL EACH END	2-8d
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
SOLE PLATE TO JOIST OR BLOCKING, TYP. FACE NAIL	16d @ 16" O.C.
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	3-16d PER 16" O.C.
STUD TO SOLE PLATE	2-16d
DOUBLE STUDS, FACE NAIL	4-8d TOENAIL OR 2-16d END NAIL
DOUBLED TOP PLATES, TYPICAL FACE NAILS	16d AT 24" O.C.
DOUBLED TOP PLATES, LAP SPLICE	8-16d
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
RIM JOIST TO TOP PLATE, TOENAIL	2d @ 6" O.C.
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	5-8d
CEILING JOIST TO PLATE, TOENAIL	3-8d
CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-8d
RAFTER TO PLATE, TOENAIL	3-8d
BUILT-UP CORNER STUDS	16d AT 24" O.C.
BUILT-UP BEAMS	16d AT 24" O.C. AT TOP AND BOTTOM STAGGERED
- NAILS SHALL BE AS INDICATED BELOW U.O.N. ON PLANS.
 - SHOAR AND FLOOR SHEATHINGS... COMMON NAILS
 - ROOFWALL SHEATHINGS... TUBED GALVANIZED OR UNPAINTED GALVANIZED (ELECTROPLATED) BOX NAILS ARE NOT ACCEPTABLE). COMMON BOX, OR COATED SINKER NAILS U.O.N.
- FRAMING
 - METAL CONNECTORS... NAILS SHALL BE AS SPECIFIED BY MANUFACTURER U.O.N.
 - WHERE EXPOSED TO WEATHER, USE GALVANIZED NAILS.
 - WHERE WOOD TENDS TO SPLIT, REPLACE MEMBER AND PREDRILL HOLES.
 - MACHINE BOLTS AND ANCHOR BOLTS SHALL CONFORM TO ASTM A-307. THREADED ROUND STOCK SHALL CONFORM TO ASTM A36. PROVIDE STANDARD WASHERS CONFORMING TO ANSI B18.22.1 UNDER HEAD AND NUT WHERE BEARING IS AGAINST WOOD U.O.N. BOLT HOLES IN WOOD SHALL BE 1/16" LARGER THAN BOLT SIZES U.O.N. NUTS SHALL BE TIGHTENED WHEN PLACED AND RETIGHTENED BEFORE CLOSING IN.
 - JOIST HANGERS, METAL CONNECTORS AND OTHER MISCELLANEOUS TIMBER CONNECTORS SHALL BE PER SIMPSON CO., SAN LEANDRO, CALIFORNIA. NAIL OR BOLT AT ALL PRE-DRILLED HOLES. PER MANUFACTURERS INSTRUCTIONS, UNLESS OTHERWISE NOTED. ALL STRAPS SHALL BE CENTERED ON SPLICE UNLESS OTHERWISE NOTED.
 - EXPANSION BOLTS SHALL BE ICBO APPROVED. EXPANSION BOLTS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AT STANDARD EMBEDMENT UNLESS OTHERWISE NOTED. ACCEPTABLE MANUFACTURERS: HILTI KB-II (ICBO 4627) ITW RAMSEY / REDHEAD (ICBO 1372)
- INSTALLATION
 - SOLID BLOCK UNDER ALL BEAMS AND POSTS TO PROVIDE CONTINUOUS SUPPORT TO FOUNDATION OR POST BELOW.
 - ALL BEAMS, JOISTS AND RAFTERS SHALL BE SUPPORTED LATERALLY AT EACH END AND AT INTERIOR SUPPORTS BY SOLID BLOCKING OR SIMILAR FRAMING TO PREVENT ROTATION OF MEMBER.
 - DO NOT NOTCH BEAMS, JOISTS, RAFTERS AND STUDS UNLESS OTHERWISE NOTED OR APPROVED BY ENGINEER. SEE DETAIL "G/12".
 - ALL OPENINGS SHALL BE BETWEEN FRAMING MEMBERS, UNLESS OTHERWISE NOTED ON DRAWINGS.
 - UNLESS OTHERWISE NOTED, BRACE CALIFORNIA FRAMING TO TYPICAL FRAMING BELOW 16" O.C. MAXIMUM IN EACH DIRECTION. TYPICAL ROOF FRAMING AND STRUCTURAL SHEATHING SHALL BE CONTINUOUS BELOW CALIFORNIA FRAMED AREAS. PROVIDE SOLID BLOCK OR CONTINUOUS FLAT 2X MEMBER UNDER ENDS OF ALL RAFTERS.
 - STUD WALLS SHALL BE FRAMED WITH 2X4 STUDS AT 16" O.C., UNLESS OTHERWISE NOTED. FRAME ALL STUD WALLS FULL HEIGHT, CONTINUOUS TO BOTTOM OF FLOOR JOISTS OR RAFTERS. PROVIDE STUD WALLS GREATER THAN 10 FEET HIGH SHALL HAVE 2X4 STUDS AT 16" O.C., UNLESS OTHERWISE NOTED.
 - WHERE CRIPPLE WALLS ARE FRAMED WITH STUDS LESS THAN 14" HIGH, PROVIDE SOLID BLOCKING.
 - CARE SHALL BE TAKEN TO ALLOW FOR THE EFFECTS OF LUMBER SHRINKAGE. IF NECESSARY TO AVOID SAGGING, JOISTS, RAFTERS AND BEAMS SHALL BE BRACED MIDSPAN UNTIL LUMBER HAS REACHED A STABLE MOISTURE CONTENT.
 - STRUCTURAL SHEATHING NAILS SHALL BE DRIVEN SO THAT THEIR HEAD IS FLUSH WITH SURFACE OF THE SHEATHING.

MANUFACTURED ROOF TRUSSES

- FOR TRUSS SHAPES, DIMENSIONS, ETC. SEE ARCHITECTURAL DRAWINGS.
- ALL TRUSSES SHALL BE DESIGNED AND MANUFACTURED IN CONFORMANCE WITH THE TRUSS PLATE INSTITUTE'S (TPI) NATIONAL DESIGN STANDARD ANSI/TPI 1-1988 AND APPENDIX "A" OF THE COMMENTARY.
- CONTRACTOR SHALL SUBMIT DEFERRED MANUFACTURED TRUSS DESIGN DRAWINGS (SIGNED BY A STRUCTURAL OR CIVIL ENGINEER LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED) TO THE ARCHITECT AND ENGINEER-OF-RECORD ALONG WITH THE TRUSS PLACEMENT PLAN. THESE TRUSS DOCUMENTS SHALL BE FORWARDED WITH A NOTARIZED INVESTIGATION THAT THEY HAVE BEEN REVIEWED BY THE ENGINEER-OF-RECORD AND HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE WORKING DRAWINGS. TRUSSES SHALL NOT BE FABRICATED PRIOR TO APPROVAL BY THE BUILDING OFFICIAL.
- PROVIDE MULTIPLE STUD AND/OR SOLID BLOCKING UNDER ALL MULTIPLE TRUSSES.
- MANUFACTURED ROOF TRUSS DESIGN LOADS:

WIND LOAD:	80 MPH EXPOSURE B
TOP CHORD:	DEAD LOAD 1 PSF
	LIVE LOAD 16 PSF
BOTTOM CHORD:	DEAD LOAD 5 PSF
	LIVE LOAD 10 PSF

 (BOTTOM CHORD LIVE LOAD DOES NOT ACT SIMULTANEOUSLY WITH OTHER IMPOSED LIVE LOADS)
- TRUSS DESIGNATIONS:
 - DT (XXXX) = DRAG TRUSS, DESIGN TRUSS TO TRANSFER THE LATERAL FORCE NOTED FROM TOP CHORD TO BOTTOM CHORD; NAIL STRUCTURAL SHEATHING TO TOP CHORD WITH 8d @ 6" O.C.
 - GT = GIRDER TRUSS, DESIGN TRUSS TO CARRY TRIBUTARY DL AND LL LOADS. GT/DT (XXXX) = GIRDER TRUSS/DRAG TRUSS, DESIGN TRUSS FOR BOTH DT AND GT LOADS. NAIL STRUCTURAL SHEATHING TO TOP CHORD WITH 8d @ 6" O.C.
- TRUSS DESIGNER SHALL DESIGN GABLE END TRUSSES FOR WIND LOADS PERPENDICULAR TO FACE OF TRUSS.
- SUPERIMPOSED LOADS FROM JACK TRUSSES, SECONDARY FRAMING, ARCHITECTURAL FINISHES, MECHANICAL UNITS, ELECTRICAL FIXTURES, PLUMBING, ETC. SHALL BE INCLUDED IN DESIGN OF SUPPORTING TRUSSES.
- TRUSS DESIGNER IS RESPONSIBLE FOR THE DESIGN AND SPECIFICATION OF ALL TRUSS TO TRUSS CONNECTIONS, TRUSS TO BEAM CONNECTIONS, ERECTION BRACING AND PERMANENT BRACING.
- CONTRACTOR WILL VERIFY REQUIREMENT FOR AND INSTALL ALL CONNECTORS, ERECTION BRACING AND PERMANENT TRUSS BRACING AS SPECIFIED BY TRUSS DESIGNER.
- "SCISSOR" TYPE TRUSSES SHALL BE DESIGNED FOR A MAXIMUM DEFLECTION UNDER DEAD PLUS LIVE LOADS AS FOLLOWS:
 - MIDSPAN: 1/2" VERTICAL
 - SUPPORTS: 1/2" HORIZONTAL
- CALIFORNIA FRAMING SHALL BE 2X6 RAFTERS @ 24" O.C. & 2X8 RIDGE AND HIPS UNLESS OTHERWISE NOTED. BRACE CALIFORNIA FRAMING TO FRAMING BELOW AT 40" O.C. MAXIMUM IN EACH DIRECTION. TYPICAL ROOF FRAMING AND PLYWOOD SHEATHING SHALL BE CONTINUOUS BELOW CALIFORNIA FRAMED AREAS. PROVIDE SOLID BLOCK OR CONTINUOUS FLAT 2X MEMBER UNDER ENDS OF ALL CALIFORNIA FRAMED RAFTERS.

ABBREVIATIONS

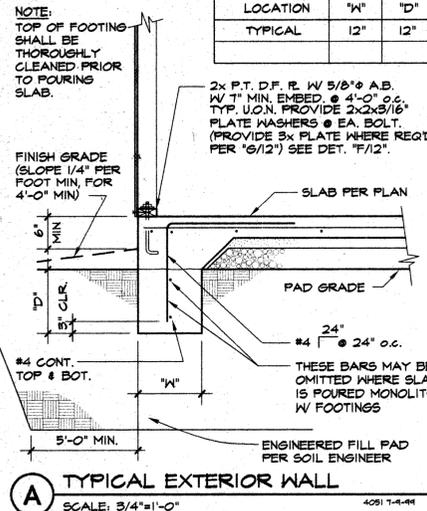
4	ANGLE	JST	JOIST JOINT
AB	ANCHOR BOLT	JT	JOINT
ABV	ABOVE	KD	KILN DRIED
AC	ASPHALTIC CONCRETE	K.P.	KINGS POST
ADDL	ADDITIONAL		
ADZEN	ALTERNATE	LBS OR #	POUNDS
ALT	ALTERNATE	LS	LONGS
APA	AMERICAN PLYWOOD ASSOCIATION	LL	LIVE LOAD
APRX	APPROXIMATE	MAX	MAXIMUM
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MB	MACHINE BOLT
AYC	ALASKAN YELLOW CEDAR	MFR	MANUFACTURER
		MKM	MCK & ASSOCIATES
		MIM	MALLEABLE IRON WASHER
		MIN	MINIMUM
		MISG	MISCELLANEOUS
		ML	MICROLLAM™ BY TRUS JOIST
		MTL	METAL
		(N)	NEH NOT APPLICABLE
		N/A	NOT IN CONTRACT
		N.C. OR #	NUMBER
		N.S.	NON-SHRINK
		N.T.S.	NOT TO SCALE
		O/	OVER (ON) CENTER
		O.H.	OPPOSITE HAND
		OPNS	OPENING
		OPF	OPPOSITE
		OPT	OPTIONAL
		PARL	PARALLEL
		PERP	PERPENDICULAR
		P.F.F.	POWER DRIVEN FASTENER
		PERF	PERFORATED
		PL	PLATE
		P.F.	PARTIAL PENETRATION
		P.S.I.	POUNDS PER SQUARE INCH
		PLM	PARALLAM™ BY TRUS JOIST
		P.T.	PRESSURE TREATED
		R.	RADIUS
		REIN	REINFORCING
		RET	RETAINING
		REQD	REQUIRED
		R.O.	ROUGH OPENING
		R.H.J.S.	ROUND HEAD WOOD SCREW
		RWD	REDWOOD
		S.A.D.	SEE ARCHITECTURAL DRAWINGS
		SCHED	SCHEDULE
		SH	SHEET
		SHTS	SHEATHING
		SIM	SIMILAR
		SP	SPACE(S)
		SPEC	SPECIFICATIONS
		SQ	SQUARE
		S.S.	SELECT STRUCTURAL
		STAG	STAGGERED
		STD	STANDARD
		STIFF	STIFFENER
		STL	STEEL
		STR	STRUCTURAL
		S.W.	STRUCTURAL SHEATHED WALL
		SYMM	SYMMETRICAL
		T&B	TOP & BOTTOM
		T&G	TONGUE & GROOVE
		THK	THICK OR THICKNESS
		THR	THREADED
		TN	TIE
		TS	TUBE STEEL
		TYP	TYPICAL
		UBC	UNIFORM BUILDING CODE
		U.O.N.	UNLESS OTHERWISE NOTED
		VERT	VERTICAL
		V.I.F.	VERIFY IN FIELD
		W/	WITH
		WD	WOOD
		W/P	WATERPROOF
		W.P.T.	WIND POINT
		WT	WEIGHT
		W/F	WELDED WIRE FABRIC

SYMBOLS LEGEND

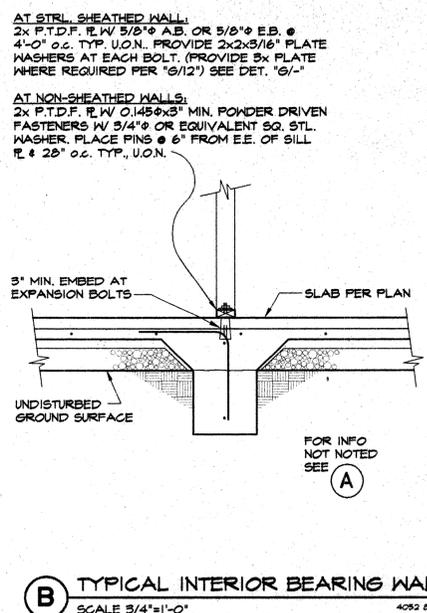
	DETAIL REFERENCE (DETAIL NUMBER OVER SHEET NUMBER)
	WALL ELEVATION REFERENCE OR SECTION REFERENCE (DETAIL NUMBER OVER SHEET NUMBER)
	REVISION AREA
	REVISION NUMBER
	ELEVATION ABOVE 0'-0"
	POST WITH HOLDDOWN (PLAN VIEW)
	POST ABOVE FRAMING/FOUNDATION
	WOOD MEMBER (CONTINUOUS)
	WOOD MEMBER (BLOCKING)
	STRUCTURAL STEEL PER PLAN
	SAND
	ROCK
	EARTH
	METAL
	WOOD SHEATHING
	FRAMING MEMBER WITH EDGE NAILING
	BEARING WALL BELOW (SHADED)
	NON-BEARING WALL BELOW (UNSHADED)
	WALL ABOVE (DASHED)
	CONCRETE SLAB CONTROL JOINT
	STRUCTURAL SHEATHED WALL DESIGNATION SHEAR WALL TYPE PER SHEAR WALL SCHEDULE
	STRUCTURAL SHEATHED WALL DESIGNATION SHEAR WALL TYPE PER SHEAR WALL SCHEDULE

Engineer's seal and signature on this drawing indicates that the structural items have been reviewed by MKM & Associates for general conformance with the design intent, current code compliance and common construction practices. MKM & Associates is not responsible for coordination with other portions of the project and related beams and miscellaneous architectural features.

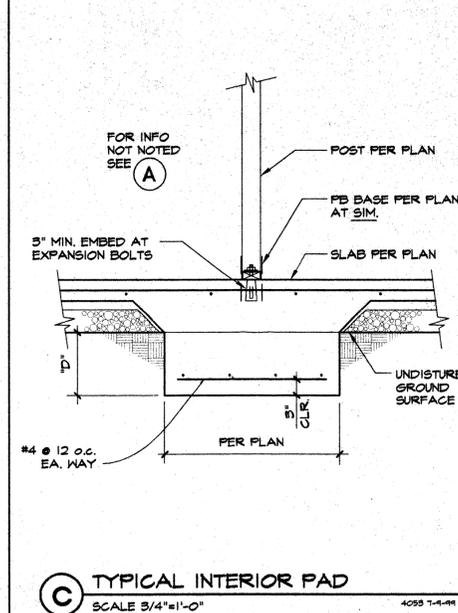




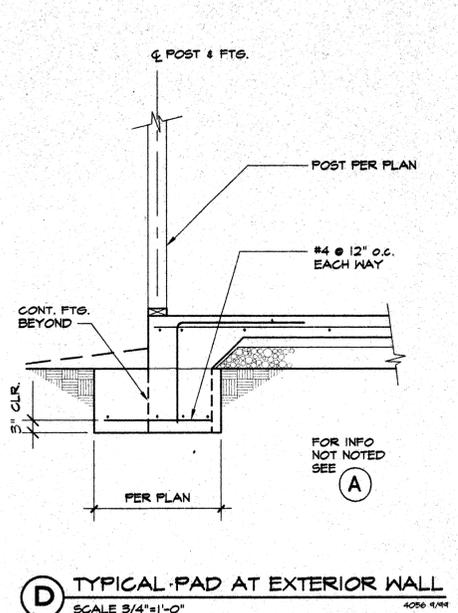
A TYPICAL EXTERIOR WALL
SCALE: 3/4"=1'-0"
4052 1-4-99



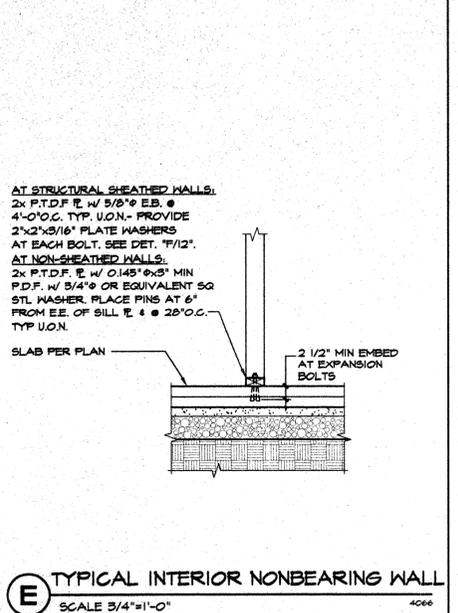
B TYPICAL INTERIOR BEARING WALL
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4052 2/4/99



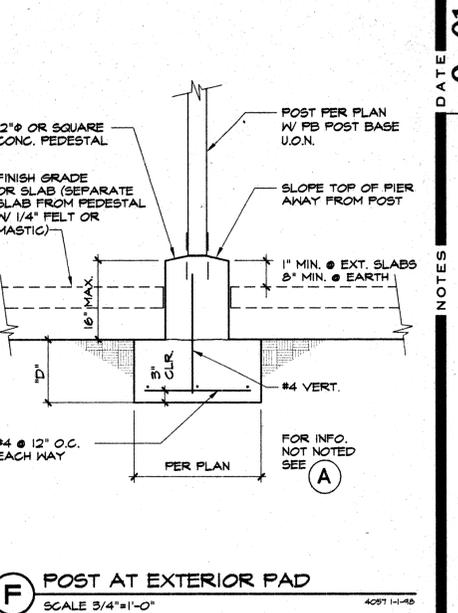
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SCALE: 3/4"=1'-0"
4052 1-4-99



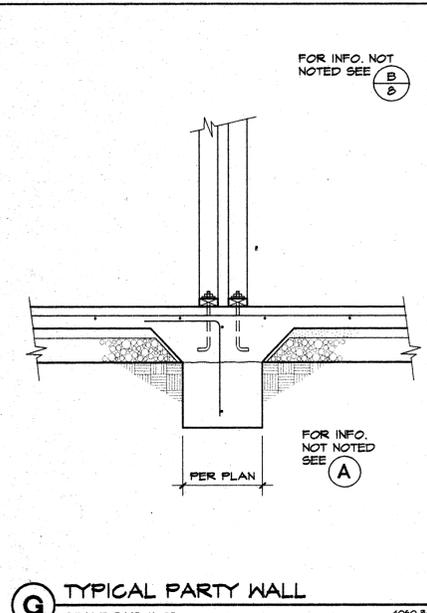
D TYPICAL PAD AT EXTERIOR WALL
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4056 4/94



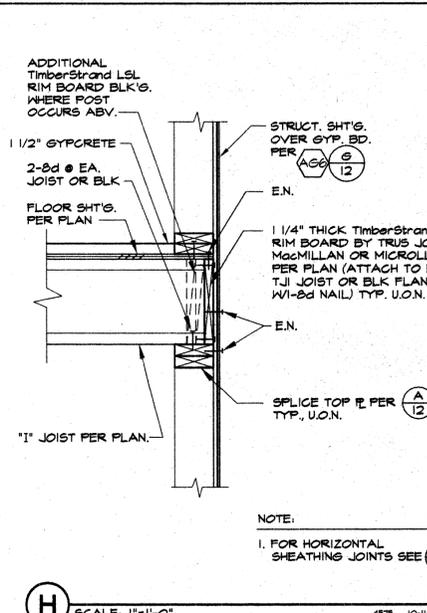
E TYPICAL INTERIOR NONBEARING WALL
SCALE: 3/4"=1'-0"
4056



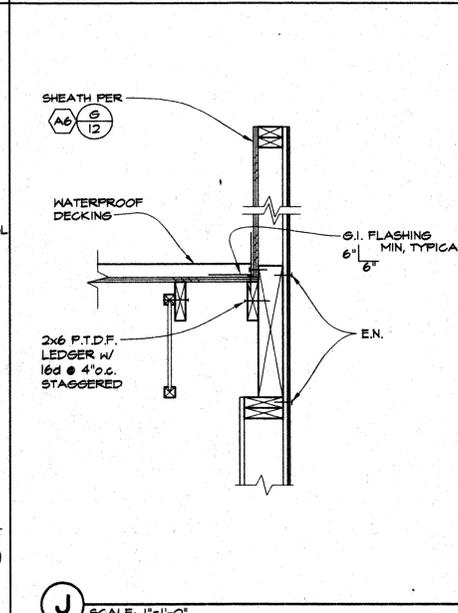
F POST AT EXTERIOR PAD
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4091 1-1-95



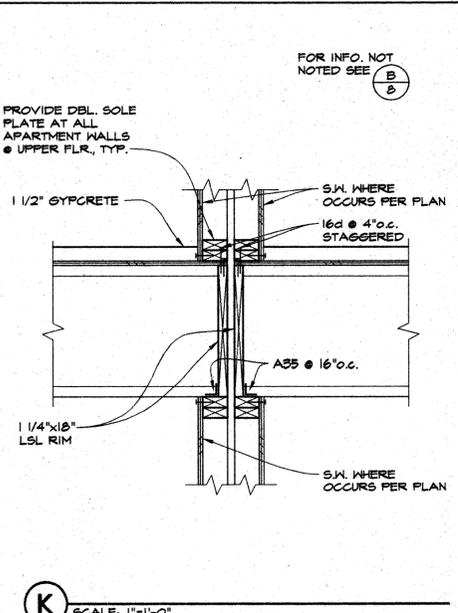
G TYPICAL PARTY WALL
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4080 3-96



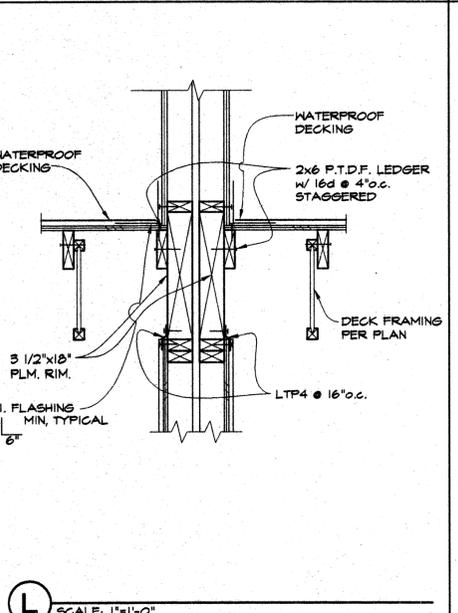
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4875 10-11-00



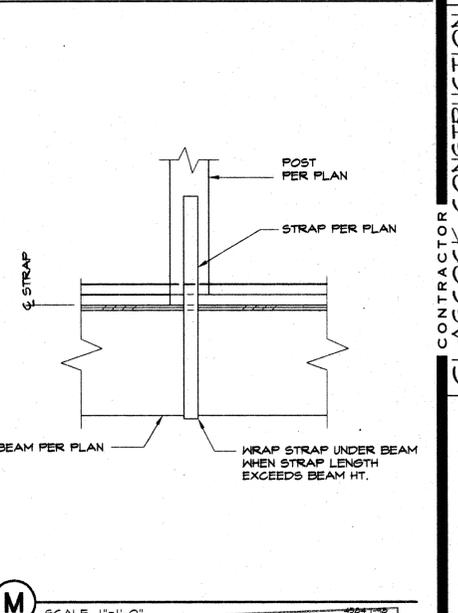
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4875 10-11-00



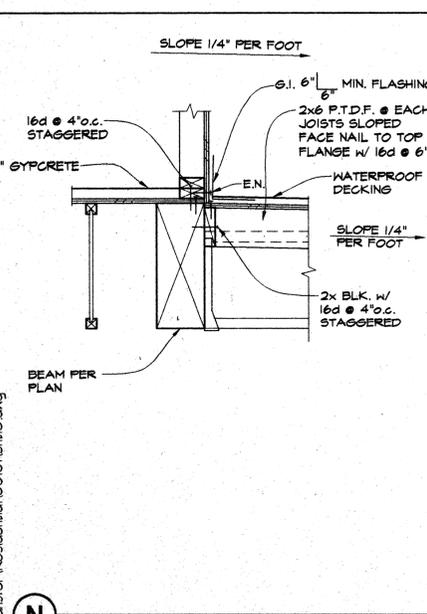
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4875 10-11-00



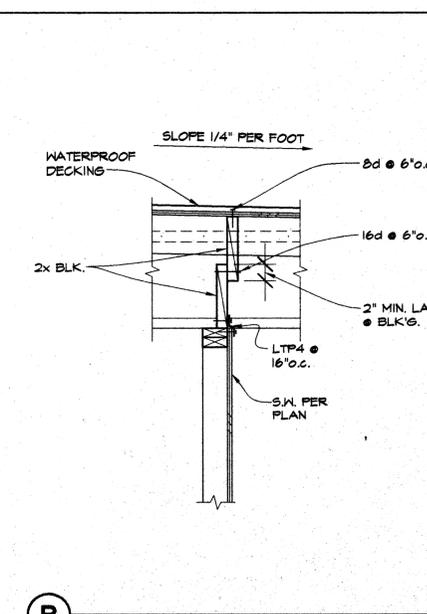
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4875 10-11-00



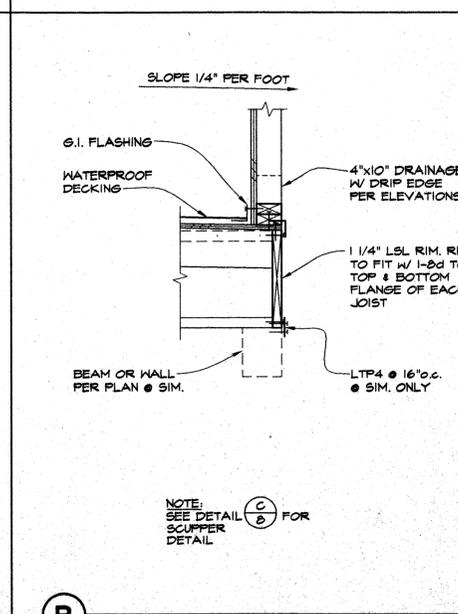
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4875 10-11-00



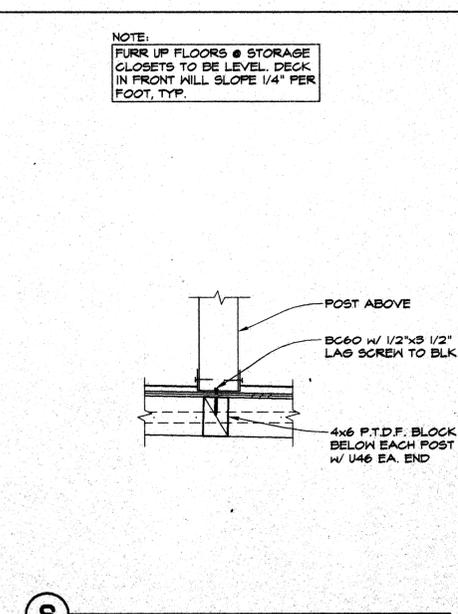
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4875 10-11-00



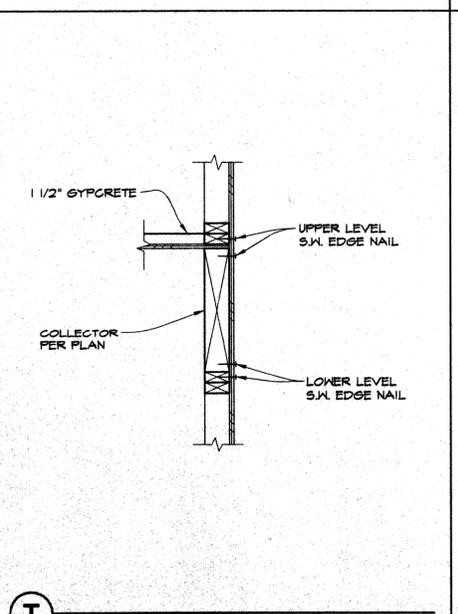
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4875 10-11-00



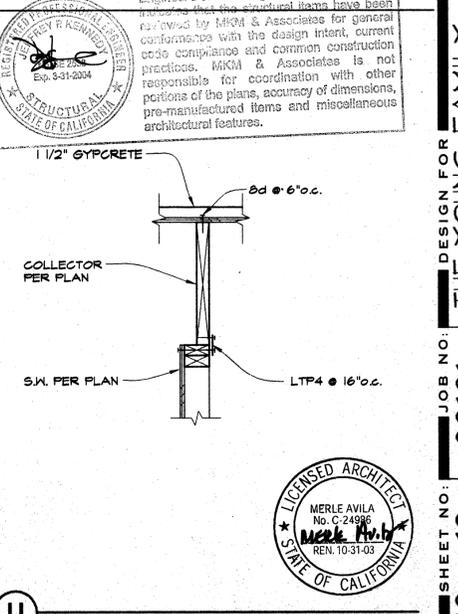
R SCALE: 1"=1'-0"
4875 10-11-00



S SCALE: 1"=1'-0"
4875 10-11-00



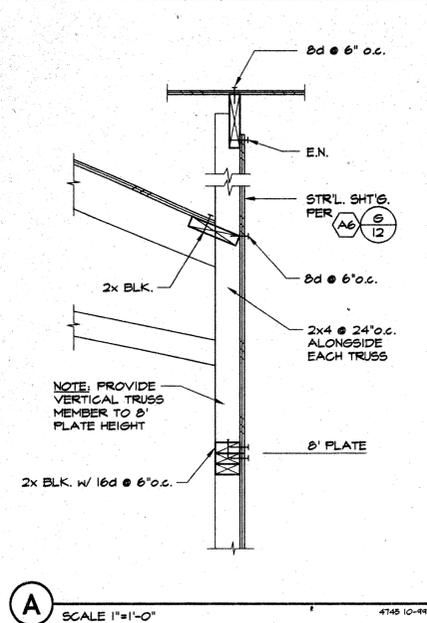
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4875 10-11-00



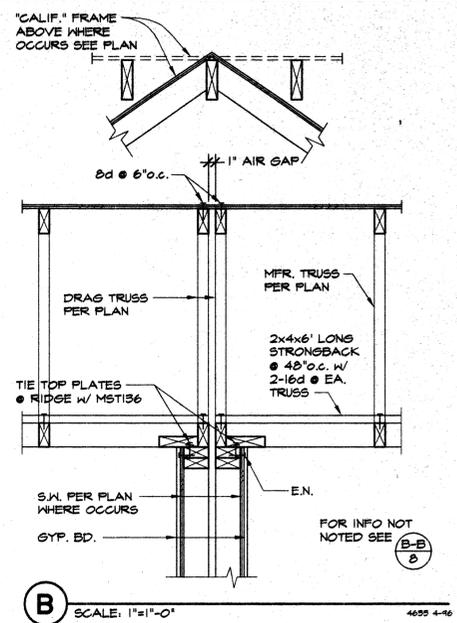
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4875 10-11-00

D:\Transfer\Residential\001001\1810.dwg

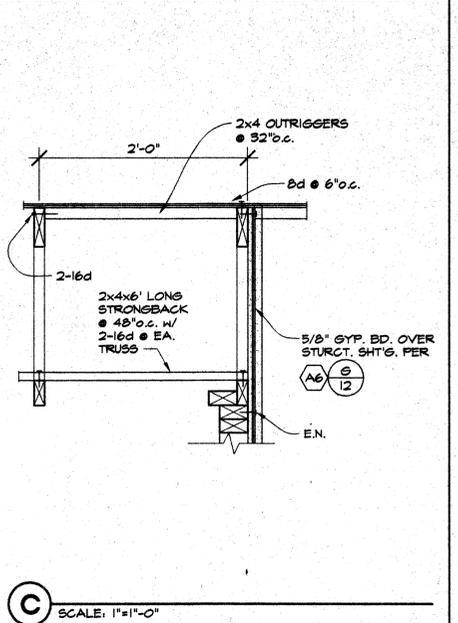




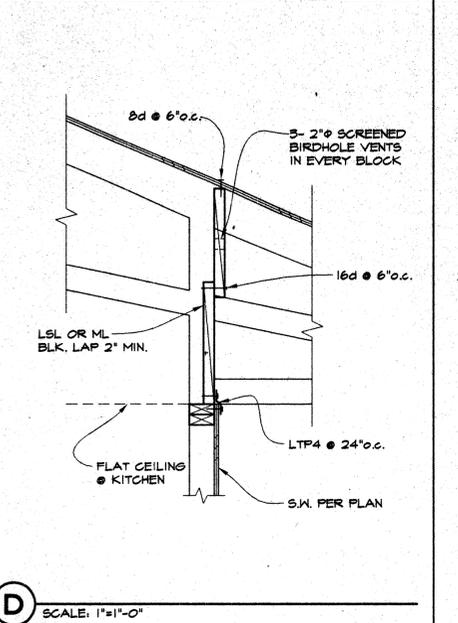
A SCALE: 1"=1'-0" 4749-10-14



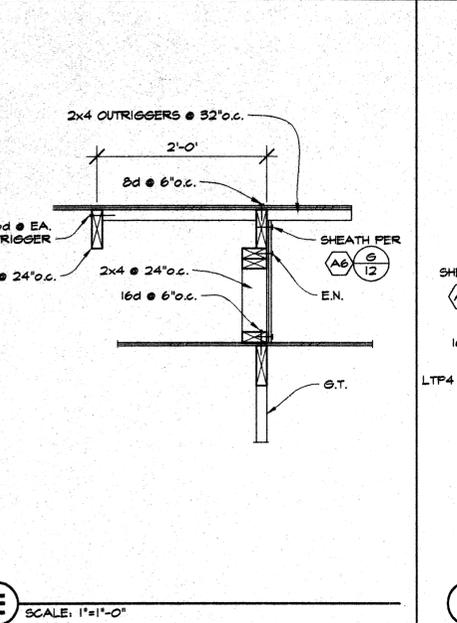
B SCALE: 1"=1'-0" 4699-4-16



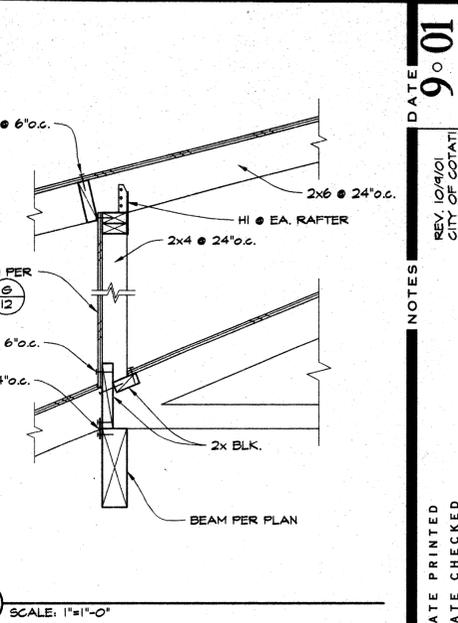
C SCALE: 1"=1'-0"



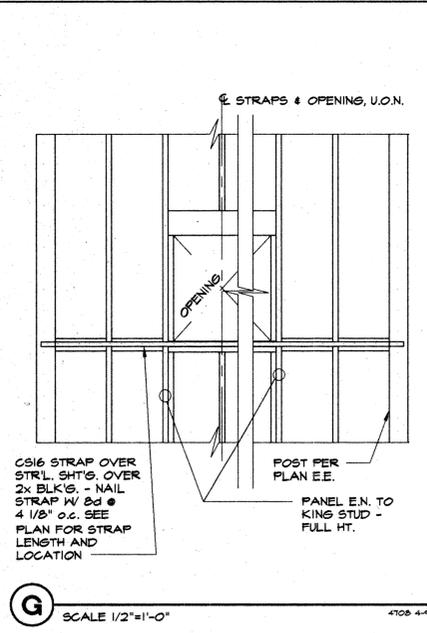
D SCALE: 1"=1'-0"



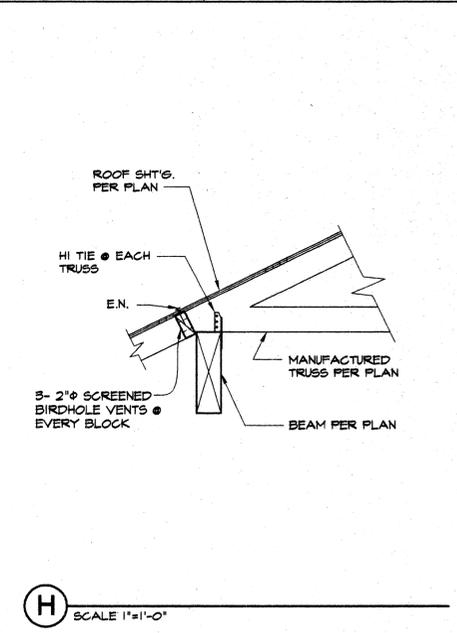
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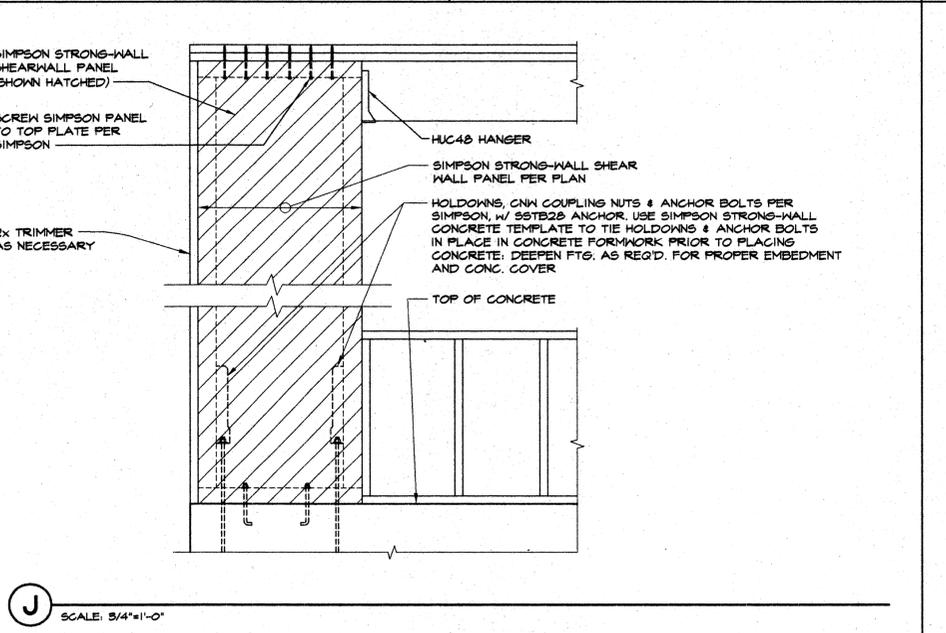
F SCALE: 1"=1'-0"



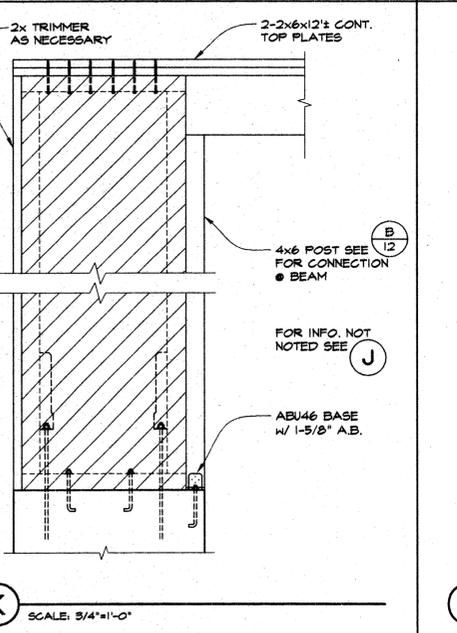
G SCALE: 1/2"=1'-0" 4708-4-16



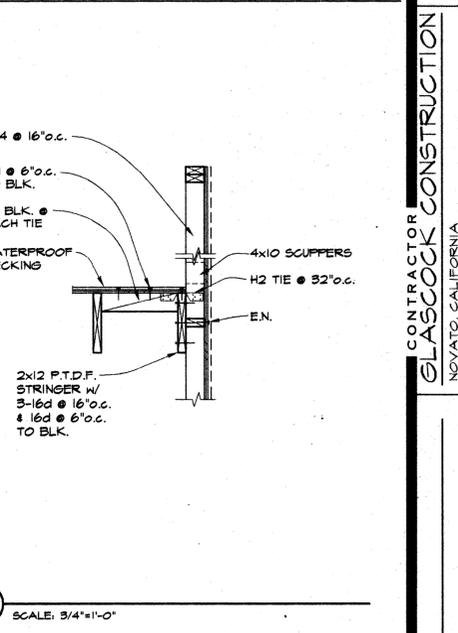
H SCALE: 1"=1'-0"



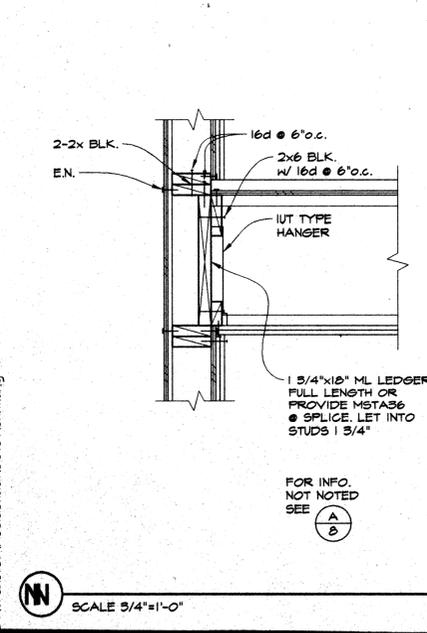
J SCALE: 3/4"=1'-0"



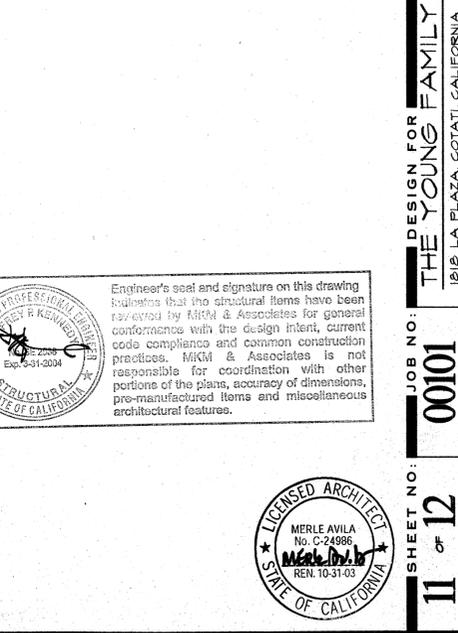
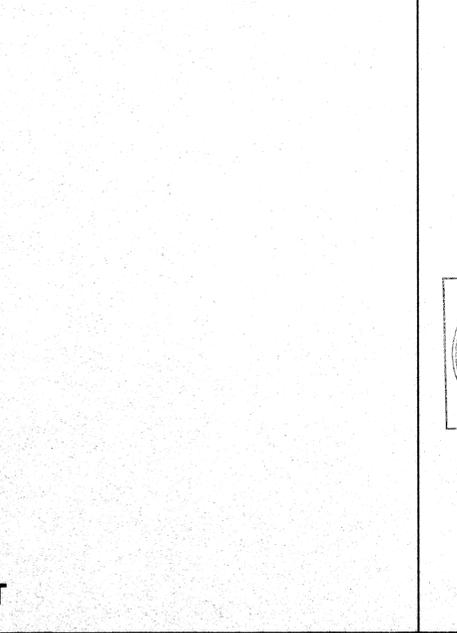
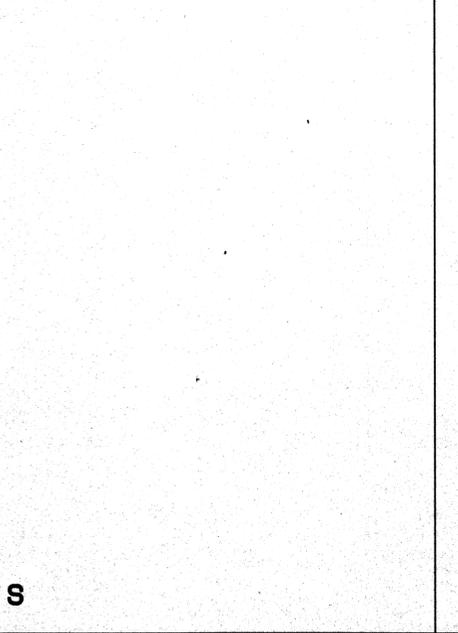
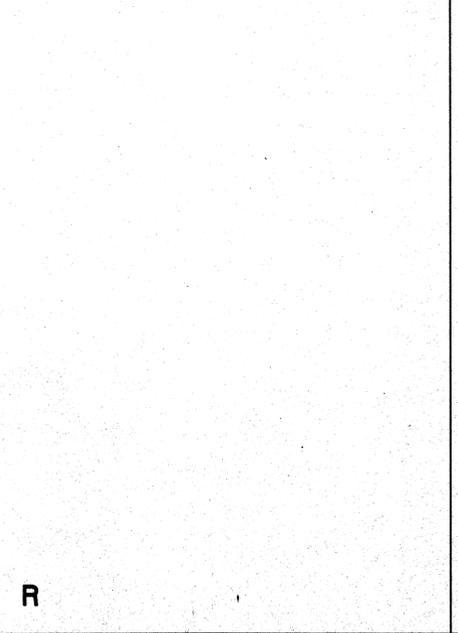
K SCALE: 3/4"=1'-0"



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



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



Engineer's seal and signature on this drawing indicates that the structural items have been reviewed by MKM & Associates for general conformance with the design intent, current code compliance and common construction practices. MKM & Associates is not responsible for coordination with other portions of the plans, accuracy of dimensions, pre-manufactured items and miscellaneous architectural features.



CERTIFICATE OF COMPLIANCE Part 1 of 2 **ENV-1**

PROJECT NAME: The Young Family Non-Residential DATE: 7/28/2001
 PROJECT ADDRESS: 1818 La Plaza Cotati
 PRINCIPAL DESIGNER - ENVELOPE: Avila Architects TELEPHONE: (707) 585-3711 Building Permit #
 DOCUMENTATION AUTHOR: Save Energy Consulting TELEPHONE: (707) 838-8505 Checked by Date: [Signature] Enforcement Agency Use

GENERAL INFORMATION
 DATE OF PLANS: BUILDING CONDITIONED FLOOR AREA: 3,612 sq. ft. CLIMATE ZONE: 2
 BUILDING TYPE: NONRESIDENTIAL HIGH RISE RESIDENTIAL HOTEL/MOTEL GUEST ROOM
 PHASE OF CONSTRUCTION: NEW CONSTRUCTION ADDITION ALTERATION EXISTING + ADDITION
 METHOD OF ENVELOPE COMPLIANCE: COMPONENT OVERALL ENVELOPE PERFORMANCE

STATEMENT OF COMPLIANCE
 The Certificate of Compliance lists the building features and performance specifications needed to comply with Title 24, Parts 1 and 6 of the California Code of Regulations. This certificate applies only to building envelope requirements.

The documentation preparer hereby certifies that the document is accurate and complete.

DOCUMENTATION AUTHOR: Sker SIGNATURE: [Signature] DATE: 7-28-01

The Principal Envelope Designer hereby certifies that the proposed building design represented in this set of construction documents is consistent with the other compliance forms and worksheets, with the specifications, and with any other calculations submitted with this permit application. This proposed building has been designed to meet the envelope requirements contained in Sections 110, 118 through 119, and 140, 142, 143 or 146 of Title 24, Part 6.

Please check one:
 I hereby affirm that I am eligible under the provisions of Division 3 of the Business and Professions Code to sign this document as the person responsible for its preparation; and that I am licensed in the state of California as a civil engineer or mechanical engineer, or I am a licensed architect.
 I affirm that I am eligible under the exemption to Division 3 of the Business and Professions Code by Section 5537.2 or 6737.3 to sign this document as the person responsible for its preparation; and that I am a licensed contractor performing this work.
 I affirm that I am eligible under Division 3 of the Business and Professions Code to sign this document because it pertains to a structure or type of work described as exempt pursuant to Business and Professions Code Sections 5537, 5538, and 6737.1.

PRINCIPAL ENVELOPE DESIGNER - NAME: Avila Architects SIGNATURE: [Signature] DATE: 7-30-01 LIC. #: C-24986

ENVELOPE MANDATORY MEASURES
 Indicate location on plans of Note Block for Mandatory Measures

INSTRUCTIONS TO APPLICANT
 For detailed instructions on the use of this and all Energy Efficiency Standards compliance forms, please refer to the Nonresidential Manual published by the California Energy Commission.
 ENV-1: Required on plans for all submittals. Part 2 may be incorporated in schedules on plans.
 ENV-2: Used for all submittals; choose appropriate version depending on method of envelope compliance.
 ENV-3: Optional. Use if default U-values are not used. Choose appropriate version for assembly U-value to be calculated.

EnergyPro 3.1 By EnergySoft User Number: 4369 Job Number: Page 2 of 30

ENVELOPE COMPLIANCE SUMMARY Part 2 of 2 **ENV-1**

PROJECT NAME: The Young Family Non-Residential DATE: 7/28/2001

OPAQUE SURFACES

#	Type	Framing Type	Area	U-Fac.	Act. U-Fac.	TIR	Y/N	Form 3 Reference	Location / Comments
1	Roof	Wood	148	0.035	0.035	22	X	R-30 Roof Deck (R 30.2x12.18)	Office East
2	Wall	Wood	182	0.095	0.095	90	X	R-19 Wall (W 19.2x6.18)	Office East
3	Wall	Wood	323	0.095	0.095	90	X	R-19 Wall (W 19.2x6.18)	Office East
4	Wall	Wood	83	0.095	0.095	90	X	R-19 Wall (W 19.2x6.18)	Office East
5	Roof	Wood	148	0.035	0.035	22	X	R-30 Roof Deck (R 30.2x12.18)	Office Middle 1
6	Wall	Wood	180	0.095	0.095	90	X	R-19 Wall (W 19.2x6.18)	Office Middle 1
7	Wall	Wood	93	0.095	0.095	90	X	R-19 Wall (W 19.2x6.18)	Office Middle 1
8	Roof	Wood	148	0.035	0.035	22	X	R-30 Roof Deck (R 30.2x12.18)	Office Middle 2
9	Wall	Wood	180	0.095	0.095	90	X	R-19 Wall (W 19.2x6.18)	Office Middle 2
10	Wall	Wood	93	0.095	0.095	90	X	R-19 Wall (W 19.2x6.18)	Office Middle 2
11	Roof	Wood	148	0.035	0.035	22	X	R-30 Roof Deck (R 30.2x12.18)	Office West
12	Wall	Wood	180	0.095	0.095	90	X	R-19 Wall (W 19.2x6.18)	Office West
13	Wall	Wood	83	0.095	0.095	90	X	R-19 Wall (W 19.2x6.18)	Office West
14	Wall	Wood	323	0.095	0.095	90	X	R-19 Wall (W 19.2x6.18)	Office West

FENESTRATION SURFACES

Site Assembled Glazing Check box if Building is >= 100,000 sqft of CFA and >= 10,000 sqft vertical glazing then NFRC Certification is required. Follow NFRC 100-200 Procedures and submit NFRC Label Certificate Form.

#	Type	Area	U-Fac.	Act. U-Fac.	SHGC	Glazing Type	Location / Comments
1	Window	25	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office East
2	Window	25	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office East
3	Window	24	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office East
4	Window	8	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office East
5	Window	20	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office East
6	Window	25	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office Middle 1
7	Window	25	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office Middle 1
8	Window	24	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office Middle 1
9	Window	8	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office Middle 1
10	Window	20	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office Middle 1
11	Window	25	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office Middle 2
12	Window	25	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office Middle 2
13	Window	24	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office Middle 2
14	Window	8	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office Middle 2
15	Window	20	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office Middle 2
16	Window	25	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office Middle 2
17	Window	25	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office West
18	Window	24	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office West
19	Window	8	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office West
20	Window	20	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office West

EXTERIOR SHADING

#	Exterior Shade Type	SHGC	Window Hgt. Wd.	Overhang Len. Hgt.	Left Fin Dist. Len. Hgt.	Right Fin Dist. Len. Hgt.
1	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
2	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
3	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
4	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
5	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
6	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
7	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
8	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
9	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
10	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
11	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
12	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
13	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
14	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
15	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
16	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
17	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
18	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
19	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
20	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		

EnergyPro 3.1 By EnergySoft User Number: 4369 Job Number: Page 3 of 30

ENVELOPE COMPLIANCE SUMMARY Part 2 of 2 **ENV-1**

PROJECT NAME: The Young Family Non-Residential DATE: 7/28/2001

OPAQUE SURFACES

#	Type	Framing Type	Area	U-Fac.	Act. U-Fac.	TIR	Y/N	Form 3 Reference	Location / Comments
1	Roof	Wood	148	0.035	0.035	22	X	R-30 Roof Deck (R 30.2x12.18)	Office East
2	Wall	Wood	182	0.095	0.095	90	X	R-19 Wall (W 19.2x6.18)	Office East
3	Wall	Wood	323	0.095	0.095	90	X	R-19 Wall (W 19.2x6.18)	Office East
4	Wall	Wood	83	0.095	0.095	90	X	R-19 Wall (W 19.2x6.18)	Office East
5	Roof	Wood	148	0.035	0.035	22	X	R-30 Roof Deck (R 30.2x12.18)	Office Middle 1
6	Wall	Wood	180	0.095	0.095	90	X	R-19 Wall (W 19.2x6.18)	Office Middle 1
7	Wall	Wood	93	0.095	0.095	90	X	R-19 Wall (W 19.2x6.18)	Office Middle 1
8	Roof	Wood	148	0.035	0.035	22	X	R-30 Roof Deck (R 30.2x12.18)	Office Middle 2
9	Wall	Wood	180	0.095	0.095	90	X	R-19 Wall (W 19.2x6.18)	Office Middle 2
10	Wall	Wood	93	0.095	0.095	90	X	R-19 Wall (W 19.2x6.18)	Office Middle 2
11	Roof	Wood	148	0.035	0.035	22	X	R-30 Roof Deck (R 30.2x12.18)	Office West
12	Wall	Wood	180	0.095	0.095	90	X	R-19 Wall (W 19.2x6.18)	Office West
13	Wall	Wood	83	0.095	0.095	90	X	R-19 Wall (W 19.2x6.18)	Office West
14	Wall	Wood	323	0.095	0.095	90	X	R-19 Wall (W 19.2x6.18)	Office West

FENESTRATION SURFACES

Site Assembled Glazing Check box if Building is >= 100,000 sqft of CFA and >= 10,000 sqft vertical glazing then NFRC Certification is required. Follow NFRC 100-200 Procedures and submit NFRC Label Certificate Form.

#	Type	Area	U-Fac.	Act. U-Fac.	SHGC	Glazing Type	Location / Comments
1	Window	25	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office East
2	Window	25	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office East
3	Window	24	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office East
4	Window	8	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office East
5	Window	20	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office East
6	Window	25	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office Middle 1
7	Window	25	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office Middle 1
8	Window	24	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office Middle 1
9	Window	8	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office Middle 1
10	Window	20	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office Middle 1
11	Window	25	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office Middle 2
12	Window	25	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office Middle 2
13	Window	24	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office Middle 2
14	Window	8	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office Middle 2
15	Window	20	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office Middle 2
16	Window	25	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office Middle 2
17	Window	25	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office West
18	Window	24	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office West
19	Window	8	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office West
20	Window	20	0.420	0.353	0.34	DR Wood Clad Marvin LowE	Office West

EXTERIOR SHADING

#	Exterior Shade Type	SHGC	Window Hgt. Wd.	Overhang Len. Hgt.	Left Fin Dist. Len. Hgt.	Right Fin Dist. Len. Hgt.
1	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
2	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
3	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
4	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
5	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
6	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
7	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
8	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
9	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
10	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
11	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
12	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
13	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
14	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
15	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
16	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
17	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
18	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
19	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		
20	None	0.78	5.0 5.0	2.0 2.0 2.0 2.0		

EnergyPro 3.1 By EnergySoft User Number: 4369 Job Number: Page 4 of 30

CERTIFICATE OF COMPLIANCE Part 1 of 3 **LTG-1**

PROJECT NAME: The Young Family Non-Residential DATE: 7/28/2001

PROJECT ADDRESS: 1818 La Plaza Cotati

PRINCIPAL DESIGNER - LIGHTING: Avila Architects TELEPHONE: (707) 585-3711 Building Permit #

DOCUMENTATION AUTHOR: Save Energy Consulting TELEPHONE: (707) 838-8505 Checked by Date: [Signature] Enforcement Agency Use

GENERAL INFORMATION
 DATE OF PLANS: BUILDING CONDITIONED FLOOR AREA: 3,612 sq. ft. CLIMATE ZONE: 2
 BUILDING TYPE: NONRESIDENTIAL HIGH RISE RESIDENTIAL HOTEL/MOTEL GUEST ROOM
 PHASE OF CONSTRUCTION: NEW CONSTRUCTION ADDITION ALTERATION EXISTING + ADDITION
 METHOD OF LIGHTING COMPLIANCE: COMPLETE BUILDING AREA CATEGORY TAILORED PERFORMANCE

STATEMENT OF COMPLIANCE
 The Certificate of Compliance lists the building features and performance specifications needed to comply with Title 24, Parts 1 and 6 of the California Code of Regulations. This certificate applies only to building lighting requirements.

The documentation preparer hereby certifies that the documentation is accurate and complete.

DOCUMENTATION AUTHOR: Sker SIGNATURE: [Signature] DATE: 7-28-01

The Principal Lighting Designer hereby certifies that the proposed building design represented in this set of construction documents is consistent with the other compliance forms and worksheets, with the specifications, and with any other calculations submitted with this permit application. The proposed building has been designed to meet the lighting requirements contained in Sections 110, 119, 130 through 132, and 146 or 148 of Title 24, Part 6.

Please check one:
 I hereby affirm that I am eligible under the provisions of Division 3 of the Business and Professions Code to sign this document as the person responsible for its preparation; and that I am licensed in the State of California as a civil engineer or electrical engineer, or I am a licensed architect.
 I affirm that I am eligible under the provisions of Division 3 of the Business and Professions Code by Section 5537.2 or 6737.3 to sign this document as the person responsible for its preparation; and that I am a licensed contractor performing this work.
 I affirm that I am eligible under the exemption to Division 3 of the Business and Professions Code to sign this document because it pertains to a structure or type of work described as exempt pursuant to Business and Professions Code Sections 5537, 5538 and 6737.1.

PRINCIPAL LIGHTING DESIGNER - NAME: Avila Architects SIGNATURE: [Signature] DATE: 7-30-01 LIC. #: C-24986

LIGHTING MANDATORY MEASURES
 Indicate location on plans of Note Block for Mandatory Measures

INSTRUCTIONS TO APPLICANT
 For detailed instructions on the use of this and all Energy Efficiency Standards compliance forms, please refer to the Nonresidential Manual published by the California Energy Commission.
 LTG-1: Required on plans for all submittals. Part 2 and 3 may be incorporated in schedules on plans.
 LTG-2: Required on all submittals.
 LTG-3: Optional. Use only if lighting control credits are taken.
 LTG-4: Optional. Use only if Tailored method is used.
 LTG-5: Optional. Use only if Tailored method is used.

EnergyPro 3.1 By EnergySoft User Number: 4369 Job Number: Page 14 of 30

LIGHTING COMPLIANCE SUMMARY Part 2 of 3 **LTG-1**

PROJECT NAME: The Young Family Non-Residential DATE: 7/28/2001

INSTALLED LIGHTING SCHEDULE

Code	LUMINAIRE DESCRIPTION	TYPE	DESCRIPTION	LAMPS	Watts	Total Watts
(2) 13w Compact Fluorescent Twin 2 Pin	CF13W/GG23	2	13 Magnetic Standard	2.0	8	34.0
SF032-16 Elec	SF32T	3	32 Electronic	1.0	40	90.0
						3,672

Subtotal from this Page: 3,672
 Total: 3,672
 Portable Lighting (From LTG-1): 698
 Less Control Credit Watts (From LTG-3): 0
 Adjusted Actual Watts: 4,370

Lighting Schedule on Plans Show Exterior Lighting Meets
 Efficacy and Control Requirement of 180(c)
 Control Requirements of 80(f)

MANDATORY AUTOMATIC CONTROLS

CONTROL LOCATION (Room #)	CONTROL IDENTIFICATION	CONTROL TYPE (Auto Time Switch, Exterior, etc.)	SPACE CONTROLLED	NOTE TO FIELD

CONTROLS FOR CREDIT

CONTROL LOCATION (Room # or Dwg. #)	CONTROL IDENTIFICATION	CONTROL TYPE (Occupant, Daylight, Dimming, etc.)	LUMINAIRE CONTROLLED (
-------------------------------------	------------------------	--	------------------------

CERTIFICATE OF COMPLIANCE Part 2 of 2 **MECH-1**

PROJECT NAME: The Young Family Non-Residential DATE: 7/28/2001

SYSTEM NAME	MECHANICAL SYSTEMS		NOTE TO FIELD
	Hvac System: Zone Middle 2	Hvac System: Zone West	
TIME CONTROL	Programmable Switch	Programmable Switch	
SETBACK CONTROL	Heating Required	Heating Required	
ISOLATION ZONES	n/a	n/a	
HEAT PUMP THERMOSTAT?	n/a	n/a	
ELECTRIC HEAT?	n/a	n/a	
FAN CONTROL	Constant Volume	Constant Volume	
VAV MINIMUM POSITION CONTROL?	No	No	
SIMULTANEOUS HEAT/COOL?	No	No	
HEATING SUPPLY RESET	Constant Temp	Constant Temp	
COOLING SUPPLY RESET	Constant Temp	Constant Temp	
HEAT REJECTION CONTROL	n/a	n/a	
VENTILATION	Air Balance	Air Balance	
OUTDOOR DAMPER CONTROL	Auto	Auto	
ECONOMIZER TYPE	No Economizer	No Economizer	
DESIGN AIR CFM (MECH-3, COLUMN 1)	135 cfm	135 cfm	
HEATING EQUIPMENT TYPE	Gas Furnace	Gas Furnace	
HEATING EQUIPMENT EFFICIENCY	81% AFUE	81% AFUE	
COOLING EQUIPMENT TYPE	Packaged DX	Packaged DX	
COOLING EQUIPMENT EFFICIENCY	10.0 SEER / 8.8 EER	10.0 SEER / 8.8 EER	
MAKE AND MODEL NUMBER	CARRIER 48SS0004002	CARRIER 48SS0004002	
HEATING DUCT LOCATION R-VALUE	Ducts in Attic: 4.2	Ducts in Attic: 4.2	
COOLING DUCT LOCATION R-VALUE	Ducts in Attic: 4.2	Ducts in Attic: 4.2	
PIPE/DUCT INSULATION PROTECTED?	Yes	Yes	
PIPE TYPE (SUPPLY, RETURN, ETC.)			
PIPE INSULATION REQUIRED?	Yes	Yes	
VERIFIED SEALED DUCTS IN CEILING/ROOF SPACE	No	No	

CODE TABLES: Enter code from table below into columns above.

HEAT PUMP THERMOSTAT?	TIME CONTROL	SETBACK CTRL.	ISOLATION ZONES	FAN CONTROL
	R: Prog. Switch O: Occupancy S: Sensor	H: Heating C: Cooling B: Both	Enter Number of Isolation Zones.	I: Inlet Vavcs V: VFD O: Other C: Curve
	Y: Yes N: No	M: Manual Timer		
VENTILATION	OUTDOOR DAMPER	ECONOMIZER	O.A. CFM	
B: Air Balance C: Outside Air Cert. H: Out. Air Recovery D: Demand Control N: Manual	A: Auto G: Gravity	A: Air W: Water N: Not Required E: Economizer C: Control See Section 144(a)3	Enter Outdoor Air CFM. Note: This shall be no less than Col. H on MECH-3.	

NOTES TO FIELD - For Building Department Use Only
EnergyPro 3.1 By EnergySoft User Number: 4390 Job Number: Page 21 of 30

ENVELOPE MANDATORY MEASURES ENV-MM

PROJECT NAME: The Young Family Non-Residential DATE: 7/28/2001

DESCRIPTION	Designer	Enforcement
<input checked="" type="checkbox"/> § 118(a) Installed Insulating Material shall have been certified by the manufacturer to comply with the California Quality Standards for Insulating Material, Title 20, Chapter 4, Article 2.		
<input checked="" type="checkbox"/> § 118(b) All Insulating Materials shall be installed in compliance with the flame spread rating and smoke density requirements of Sections 2802 and 707 of Title 24, Part 2.		
<input checked="" type="checkbox"/> § 117(a) All Exterior Joints and openings in the building that are observable sources of air leakage shall be caulked, gasketed, weatherstripped or otherwise sealed.		
<input checked="" type="checkbox"/> § 118(b) Site Constructed Doors, Windows and Skylights shall be caulked between the unit and the building, and shall be weatherstripped (except for unframed glass doors and fire doors).		
<input checked="" type="checkbox"/> § 118(a) Manufactured Doors and Windows installed shall have air infiltration rates not exceeding those shown in Table Number 1-E, of the Standards. Manufactured fenestration products must be labeled for U-values according to NFRC procedures.		
<input checked="" type="checkbox"/> § 118(a) Denoting Walls in Nonresidential Buildings: The opaque portions of framed denoting walls in nonresidential buildings shall have insulation with an installed R-value of no less than R-11 between framing members.		

EnergyPro 3.1 By EnergySoft User Number: 4390 Job Number: Page 13 of 30

MECHANICAL MANDATORY MEASURES Part 1 of 2 **MECH-MM**

PROJECT NAME: The Young Family Non-Residential DATE: 7/28/2001

DESCRIPTION	Designer	Enforcement
<input checked="" type="checkbox"/> § 111 Any appliances for which there is a California standard established in the Appliance Efficiency Regulations will comply with the applicable standard.		
<input checked="" type="checkbox"/> § 118(a) Fan type central furnaces shall not have a pilot light.		
<input checked="" type="checkbox"/> § 123 Piping, except that conveying fluids at temperatures between 60 and 195 degrees Fahrenheit, or within HVAC equipment, shall be insulated in accordance with Standards Section 123.		
<input checked="" type="checkbox"/> § 124 Air handling duct systems shall be installed and insulated in compliance with Sections 901, 903 and 904 of the Uniform Mechanical Code.		
Controls		
<input checked="" type="checkbox"/> § 122(a) Each space conditioning system shall be installed with one of the following:		
<input checked="" type="checkbox"/> § 122(a)1A Each space conditioning system serving building types such as offices and manufacturing facilities (and all others not explicitly exempt from the requirements of Section 112 (d)) shall be installed with an automatic time switch with an accessible manual override that allows operation of the system during off-hours for up to 4 hours. The time switch shall be capable of programming different schedules for weekdays and weekends; incorporate an automatic holiday "shut-off" feature that turns off all loads for at least 24 hours, then resumes the normally scheduled operation; and has program lockout capabilities that prevent the loss of the device's program and time setting for at least 16 hours if power is interrupted; or		
<input type="checkbox"/> § 122(a)1B An occupancy sensor to control the operating period of the system; or		
<input type="checkbox"/> § 122(a)1C A 4-hour timer that can be manually operated to control the operating period of the system.		
<input checked="" type="checkbox"/> § 122(a)2 Each space conditioning system shall be installed with controls that temporarily restart and temporarily operate the system as required to maintain a setback heating and/or a setback cooling thermostat setpoint.		
<input type="checkbox"/> § 122(a)3 Each space conditioning system serving multiple zones with a combined conditioned floor area more than 25,000 square feet shall be provided with isolation zones. Each zone: shall not exceed 25,000 square feet; shall be provided with isolation devices, such as valves or dampers, that allow the supply of heating or cooling to be setback or shut off independently of other isolation areas; and shall be controlled by a time control device as described above.		
<input checked="" type="checkbox"/> § 122(a)4 Each space conditioning system shall be controlled by an individual thermostat that responds to temperature within the zone. Where used to control heating, the control shall be adjustable down to 64 degrees F or lower. For cooling, the control shall be adjustable up to 80 degrees F or higher. Where used for both heating and cooling, the control shall be capable of providing a deadband of at least 4 degrees F within which the supply of heating and cooling is shut off or reduced to a minimum.		
<input checked="" type="checkbox"/> § 122(a)5 Thermostats shall have numeric setpoints in degrees Fahrenheit (F) and adjustable setpoint steps accessible only to authorized personnel.		
<input type="checkbox"/> § 112(b) Heat pumps shall be installed with controls to prevent electric resistance supplementary heater operation when the heating load can be met by the heat pump alone.		

EnergyPro 3.1 By EnergySoft User Number: 4390 Job Number: Page 28 of 30

MECHANICAL MANDATORY MEASURES Part 2 of 2 **MECH-MM**

PROJECT NAME: The Young Family Non-Residential DATE: 7/28/2001

Description	Designer	Enforcement
Ventilation		
<input checked="" type="checkbox"/> § 121(a) Controls shall be provided to allow outside air dampers or devices to be operated at the ventilation rates as specified on these plans.		
<input checked="" type="checkbox"/> § 122(b) Gravity or automatic dampers interlocked and closed on fan shutdown shall be provided on the outside air intakes and discharges of all space conditioning and exhaust systems.		
<input checked="" type="checkbox"/> § 122(b) All gravity venting systems shall be provided with automatic or readily accessible manually operated dampers in all openings to the outside, except for combustion air openings.		
<input type="checkbox"/> § 121(f) Air Balancing: The system shall be balanced in accordance with the National Environmental Balancing Bureau (NEBB) Procedural Standards (1983), or Associated Air Balance Council (AABC) National Standards (1989); or		
<input checked="" type="checkbox"/> § 121(g) Outside Air Certification: The system shall provide the minimum outside air as shown on the mechanical drawings, and shall be measured and certified by the installing licensed C-39 mechanical contractor and certified by (1) the design mechanical engineer, (2) the installing licensed C-39 mechanical contractor, or (3) the person with overall responsibility for the design of the ventilation system; or		
<input type="checkbox"/> § 121(h) Outside Air Measurement: The system shall be equipped with a calibrated local or remote device capable of measuring the quantity of outside air on a continuous basis and displaying that quantity on a readily accessible display device; or		
<input type="checkbox"/> § 121(i) Another method approved by the Commission.		
Service Water Heating Systems		
<input checked="" type="checkbox"/> § 112(b)2 If a circulating hot water system is installed, it shall have a control capable of automatically turning off the circulating pump(s) when hot water is not required.		
<input checked="" type="checkbox"/> § 112(b)29 Lavatories in restrooms of public facilities shall be equipped with controls to limit the outlet temperature to 110 degrees F.		
<input checked="" type="checkbox"/> § 112(b)2C Lavatories in restrooms of public facilities shall be equipped with one of the following: Outlet devices that limit the flow of hot water to a maximum of 0.4 gallons per minute. Foot actuated control valves, and outlet devices that limit the flow of hot water to a maximum of 0.76 gallons per minute. Proximity sensor actuated control valves, and outlet devices that limit the flow of hot water to a maximum of 0.75 gallons per minute. Self-closing valves, and outlet devices that limit the flow of hot water to a maximum of 2.5 gallons per minute, and 0.36 gallons/cycle (circulating system). Self-closing valves, and outlet devices that limit the flow of hot water to a maximum of 2.5 gallons per minute, and 0.50 gallons/cycle (non-circulating system). Self-closing valves, and outlet devices that limit the flow of hot water to a maximum of 2.5 gallons per minute, and 0.75 gallons/cycle (foot valves and proximity sensor controls).		

EnergyPro 3.1 By EnergySoft User Number: 4390 Job Number: Page 30 of 30

LIGHTING MANDATORY MEASURES LTG-MM

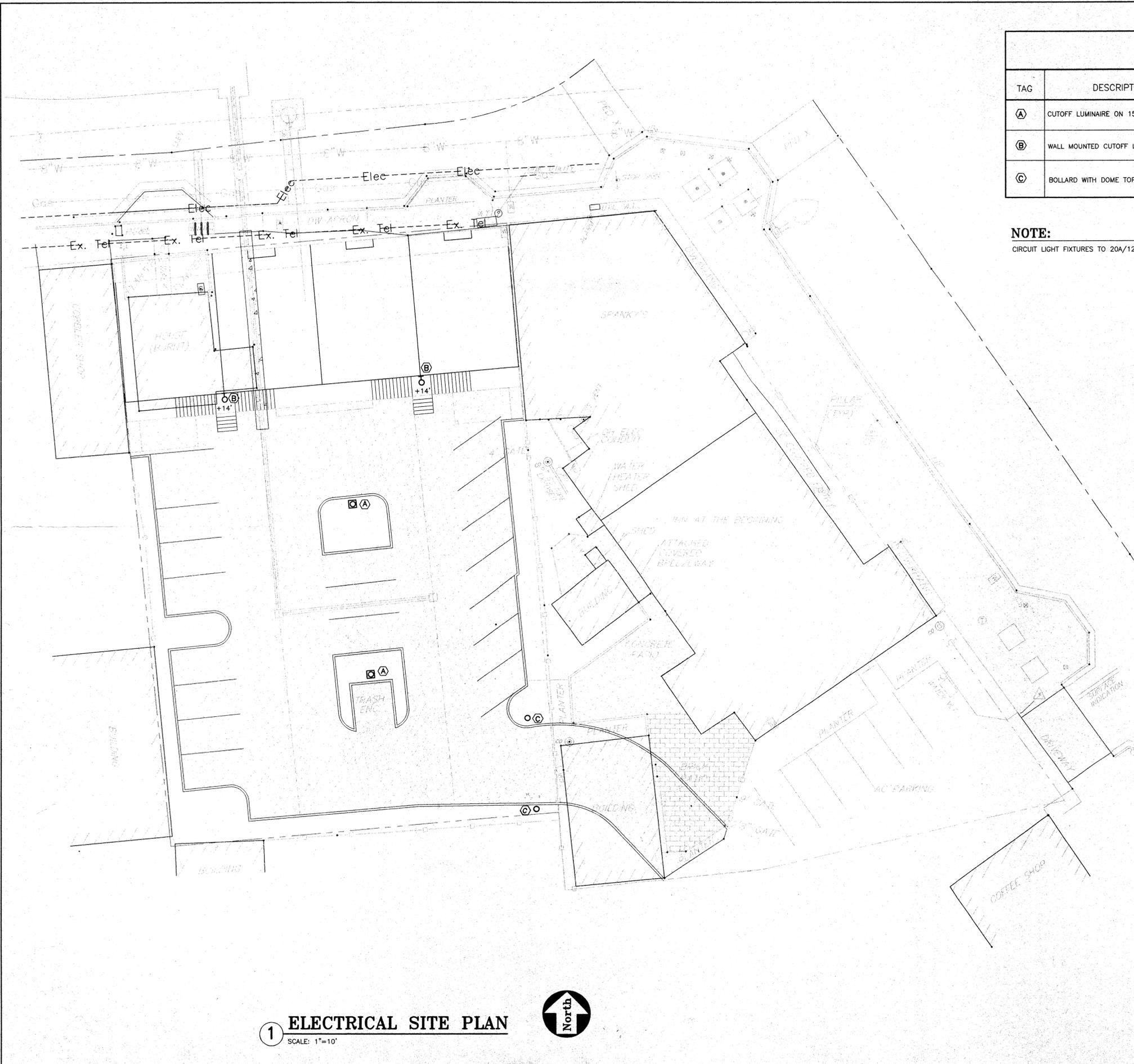
PROJECT NAME: The Young Family Non-Residential DATE: 7/28/2001

DESCRIPTION	Designer	Enforcement
<input checked="" type="checkbox"/> § 131(d)1 For every floor, all interior lighting systems shall be equipped with a separate automatic control to shut off the lighting. This automatic control shall meet the requirements of Section 119 and may be an occupancy sensor, automatic time switch, or other device capable of automatically shutting off the lighting.		
<input checked="" type="checkbox"/> § 131(d)2 Override for Building Lighting Shut-off: The automatic building shut-off system is provided with a manual, accessible override switch in sight of the lights. The area of override is not to exceed 8,000 square feet.		
<input checked="" type="checkbox"/> § 118(b) Automatic Control Devices Certified: All automatic control devices specified are certified, all alternate equipment shall be certified and installed as directed by the manufacturer.		
<input checked="" type="checkbox"/> Fluorescent Ballast and Luminaire Certified: All fluorescent fixtures specified for the project are certified and listed in the Directory. All installed fixtures shall be certified.		
<input checked="" type="checkbox"/> § 132 Tandem Wiring for One and Three Lamp Fluorescent Fixtures: All one and three lamp fluorescent fixtures are tandem wired with two lamp ballasts where required by Standards Section 132; or all three lamp fluorescent fixtures are specified with electronic high-frequency ballasts and are exempt from tandem wiring requirements.		
<input checked="" type="checkbox"/> § 131(a) Individual Room/Area Controls: Each room and area in this building is equipped with a separate switch or occupancy sensor device for each area with floor-to-ceiling walls.		
<input checked="" type="checkbox"/> § 131(b) Uniform Reduction for Individual Rooms: All rooms and areas greater than 100 square feet and more than 8.5 watts per square foot of lighting load shall be controlled with bi-level switching for uniform reduction of lighting within the room.		
<input checked="" type="checkbox"/> § 131(c) Daylight Area Control: All rooms with windows and skylights that are greater than 200 square feet and that allow for the effective use of daylight in the area shall have 80% of the lamps in each daylight area controlled by a separate switch; or the effective use of daylight cannot be accomplished because the windows are continuously shaded by a building on the adjacent lot. Diagram of shading during different times of the year is included on plans.		
<input checked="" type="checkbox"/> § 131(d) Control of Exterior Lights: Exterior mounted fixtures served from the electrical panel inside the building are controlled with a directional photo cell control on the roof and a corresponding relay in the electrical panel.		
<input type="checkbox"/> § 131(a) Display Lighting: Display lighting shall be separately switched on circuits that are 20 amps or less.		

EnergyPro 3.1 By EnergySoft User Number: 4390 Job Number: Page 18 of 30

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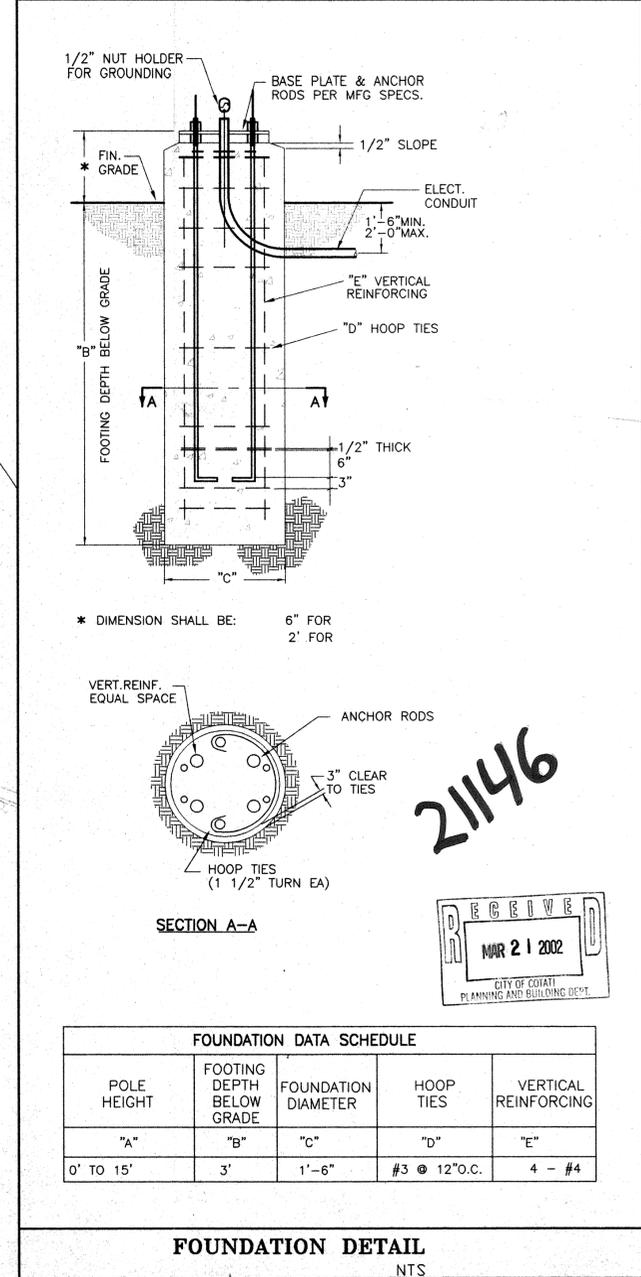




LIGHT FIXTURE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	LAMPS	WATTS
(A)	CUTOFF LUMINAIRE ON 15' POLE	HOLOPHANE HALLBROOK EXTENDED-175W MH -120V-BOWL REFRACTOR-BRONZE-15' POLE HB175MH00X51X	1-175W MH	210
(B)	WALL MOUNTED CUTOFF LUMINAIRE	HOLOPHANE HALLBROOK EXTENDED-175W MH -120V-BOWL REFRACTOR-BRONZE-WALL MTD. HB175M00X55X	1-175W MH	210
(C)	BOLLARD WITH DOME TOP	RUUD, HCD410-D	1-100W MH	127

NOTE:
CIRCUIT LIGHT FIXTURES TO 20A/120V HOUSE PANEL CIRCUIT VIA PHOTOCELL ON NORTH SIDE OF BUILDING.



FOUNDATION DATA SCHEDULE

POLE HEIGHT	FOOTING DEPTH BELOW GRADE	FOUNDATION DIAMETER	HOOP TIES	VERTICAL REINFORCING
"A"	"B"	"C"	"D"	"E"
0' TO 15'	3'	1'-6"	#3 @ 12" O.C.	4 - #4

FOUNDATION DETAIL
NTS

1 ELECTRICAL SITE PLAN
SCALE: 1"=10'



MAR 21 2002

BRUCE WISHARD
 ELECTRICAL ENGINEER
 437 Carrillo Street
 Santa Rosa, CA 95401
 (707) 526-0606
 FAX (707) 526-0607

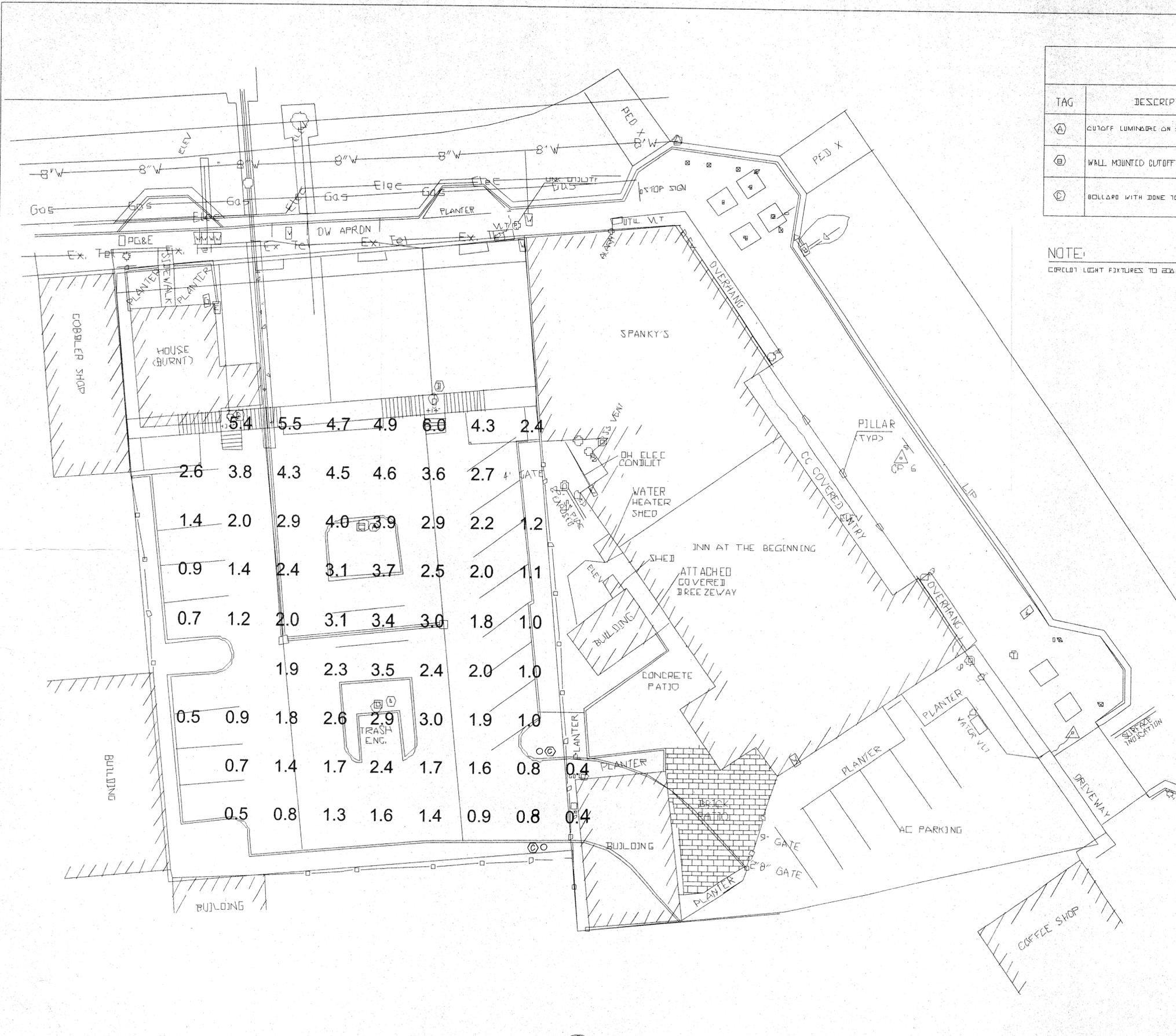


THE YOUNG FAMILY
PARKING LOT LIGHTING
 18 18 La PLAZA
 COTATI, CALIFORNIA

21146



Revision Block
 Drawn: G.L.B.
 Designed: B.W.
 Checked: B.W.
 Date: 02-11-02
 Scale: 1" = 10'
 Sheet No.
E-1
 File: Y-E1A



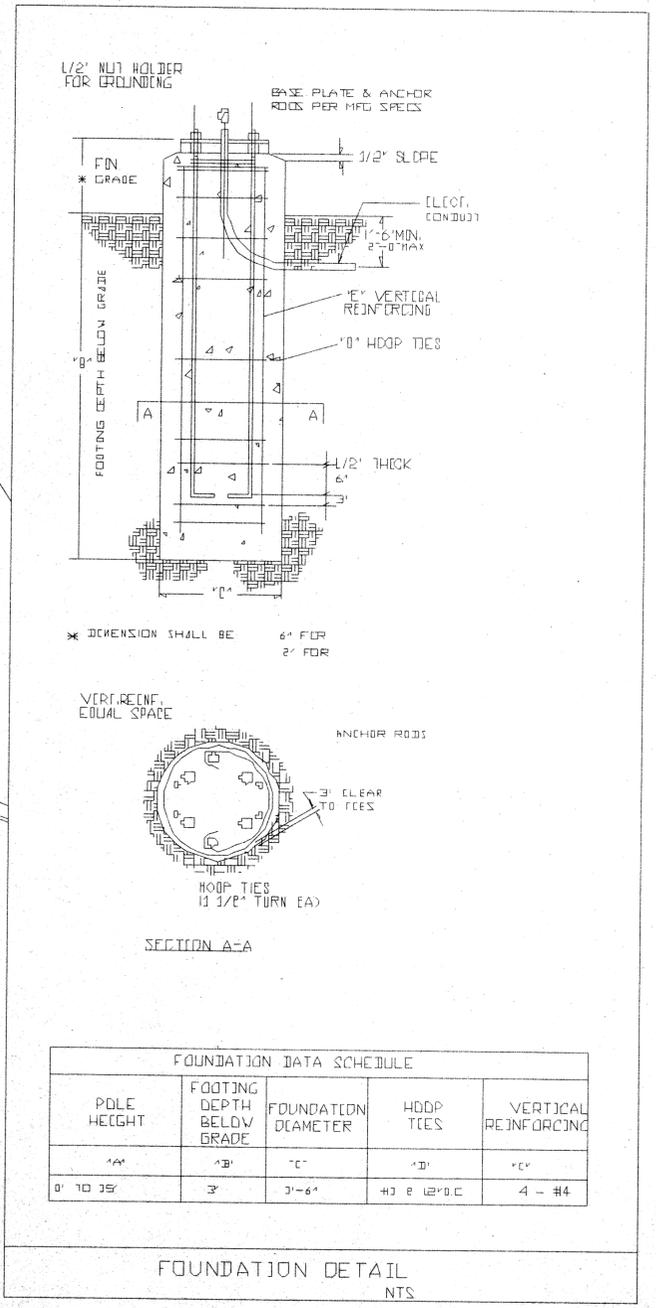
1 ELECTRICAL SITE PLAN
SCALE: 1"=10'



LIGHT FIXTURE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	LAMPS	WATTS
(A)	CUTOFF LUMINAIRE ON 35' POLE	HOLOPHANE HALLBROOK EXTENDED-173V MH -324V-80V/L RETRACTOR-BRONZE-15' POLE	L-175W MH	210
(B)	WALL MOUNTED CUTOFF LUMINAIRE	HOLOPHANE HALLBROOK EXTENDED-173V MH -120V-30V/L RETRACTOR-BRONZE-WALL MOUNTED	L-175W MH	210
(C)	BOLLARD WITH DOME TOP	RLUD, HCD&D-0	1-100W MH	327

NOTE:
CORRECT LIGHT FIXTURES TO 200/120V HOUSE PANEL CIRCUIT VIA PHOTOCELL ON NORTH SIDE OF BUILDING



FOUNDATION DATA SCHEDULE

POLE HEIGHT	FOOTING DEPTH BELOW GRADE	FOUNDATION DIAMETER	HODP TIES	VERTICAL REINFORCING
0' TO 35'	3'	3'-6"	#3 @ 12" O.C.	4 - #4

FOUNDATION DETAIL
NTS

APR 21 2012

BRUCE WISHARD
ELECTRICAL ENGINEER
437 Carrillo Street
Santa Rosa, CA 95401
(707) 526-0609
FAX (707) 526-0607



THE YOUNG FAMILY
PARKING LOT LIGHTING
18 18 Lo PLAZA
COTATI, CALIFORNIA

Revised By: [Blank]
Drawn: G.L.B.
Designed: B.W.
Checked: B.W.
Date: 02-11-12
Scale: 1" = 10"
SHEET NO.



CONTRACTOR:
Vann Construction
12210 Brooks Road
Windsor, Ca 95892

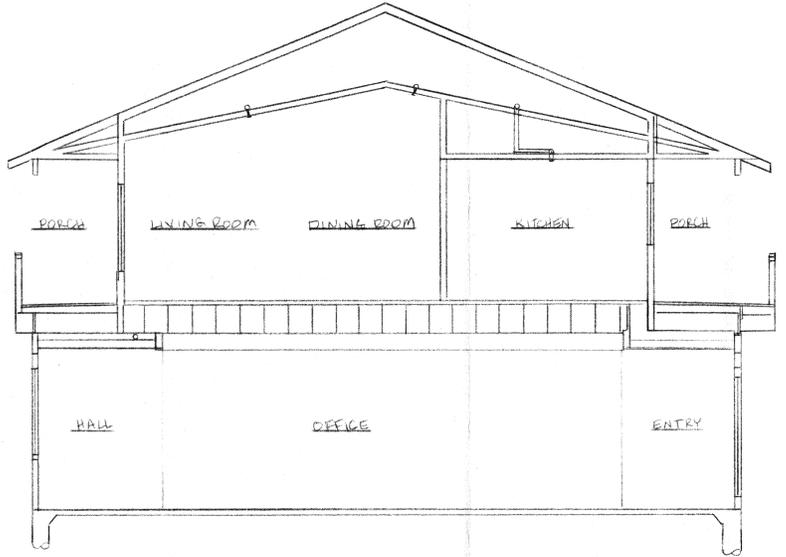
PROJECT:
Young Family Project
1818 La Plaza
Contra Costa, Ca.

DRAWN BY: M.J. RUZICKA
FOR: **Alpha Fire Suppression Systems, Inc.**
1821 N. Main St.
Stockton, Ca. 95210
Tel: (209) 957-4407
Fax: (209) 957-4407
Lic. No. 4407

Date: 8-8-02
Scale: 1/4" = 1'-0"
Drawn: M.J.R.
Job: 02-693
Sheet: 1
Of 2 Sheets

GENERAL NOTES:

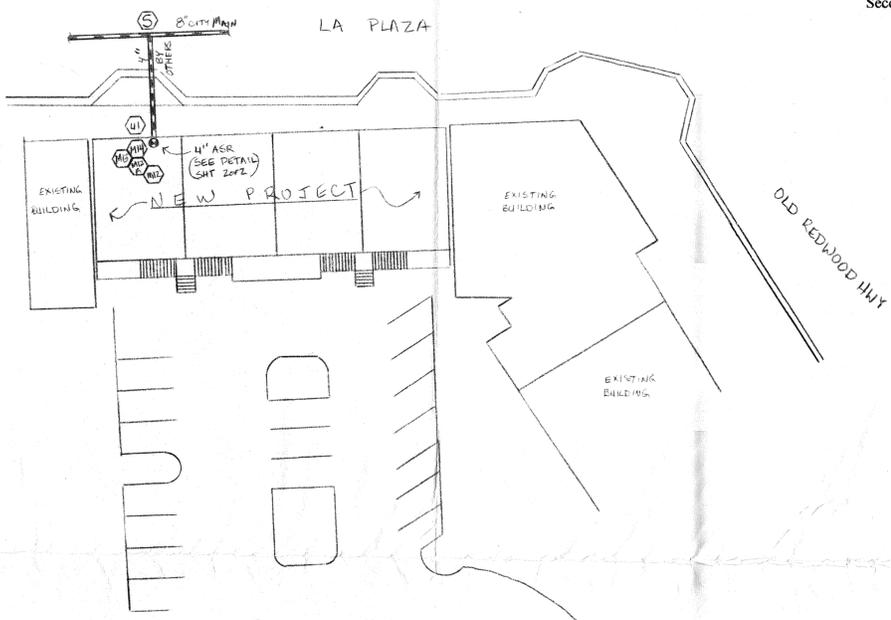
- Design and installation shall be per NFPA #13 (First Floor) and NFPA 13R (Second Floor), 1996 edition and the City of Cotati's requirements for Commercial and Multi Family Residential applications.
- All piping and fittings on First Floor shall be Dyna-Flow or Dyna-Thread pipe listed for Fire Protection.
- All piping and fittings on Second Floor shall be "Blazemaster" CPVC pipe listed for Fire Protection.
- All material is to be new and U.L. listed and approved.
- System shall be pressure tested @ 200 lbs upon completion of installation.
- Sprinkler spacing on First Floor is not to exceed 125 sq. ft. maximum area for 9 head calculation.
- Sprinkler spacing on Second Floor is not to exceed 256 sq. ft. maximum area for 4 head calculation.
- Actual location of sprinklers may vary due to field conditions.
- All electrical wiring of flow switch and bells to be done by others.
- First Floor Hangers: Fire Sprinkler Mains: Hangermate #2, #4 w/ Rod and Ring
Branch Lines - U-Hooks w/ #18 Drive Screws
- Second Floor Hangers: Tolco #22, #23, #24 CPVC pipe strap hangers and Erico "No Block" hangers
- New Fire Sprinkler Heads:
First Floor: Ordinary Hazard - NFPA 13
 - = (62) Pendant Heads shall be Viking, Microfast 'M', Chrome, 155", 1/2" orifice, 5.6 k-factor, w/Chrome 2 piece trim. SIN #VK302
 - = (22) Upright heads shall be Viking, Microfast 'M', Brass, 200", 1/2" orifice, 5.6 k-factor. SIN #VK300
Second Floor: Multi-Family - NFPA 13R
 - = (40) Pendant Heads shall be Viking, M-4 Recessed, White, 155", 1/2" orifice, 4.3 k-factor, w/ White 2 piece trim. SIN #VK430
 - ⊗ = (8) Upright Heads shall be Viking Microfast 'M', Brass, 200", 1/2" orifice, 5.6 k-factor. SIN #VK300



SECTION A
NTS

Hydraulic Calculation Data
Actual Pressure: Static - 78 psi Residual - 48 psi Flow - 1114 gpm
Design Pressure: Static - 70.2 psi Residual - 43.2 psi Flow - 1002.6 gpm

System Requirements
First Floor: 232.4 gpm @ 52.1 psi at Node 12A (BOR)
Second Floor: 75.1 gpm @ 44.5 psi at Node 12A (BOR)



SITE PLAN
1" = 20'-0"

*ALL U.G. IS BY OTHERS,
SHOWN HERE FOR CALCULATION
PURPOSES ONLY

BRACE INFORMATION		SEISMIC BRACE ATTACHMENTS STRUCTURAL ATTACHMENT FITTINGS:			
LENGTH OF BRACE:	7'0" MAXIMUM	MAKE: TOLCO	MODEL: 909 SWIVEL		
DIAMETER OF BRACE:	1"	PIPE ATTACHMENT FITTINGS:			
TYPE OF BRACE:	SCHEDULE 40	MAKE: TOLCO	MODEL: Fig. 1000		
ANGLE OF BRACE:	45°-59° DEGREES	SEISMIC BRACE ASSEMBLY DETAIL:			
LEAST RADIUS OF GYRATION:	0.42				
L/R VALUE:	200				
MAXIMUM HORIZONTAL LOAD: (TABLE 4-14.4.3.5.5)	2500 LBS.	<input type="checkbox"/> 4-WAY BRACE <input checked="" type="checkbox"/> LATERAL BRACE <input type="checkbox"/> LONGITUDINAL BRACE			
FASTENER INFORMATION					
ORIENTATION OF CONNECTING SURFACE: (TABLE 4-14.4.3.5.6)					
FASTENER: (TABLE 4-14.4.3.5.6)					
TYPE: THROUGH BOLT					
DIAMETER: 1/2"					
LENGTH OF BOLT: 1 1/2"					
MAX LOAD: 507					
BRACE IDENTIFICATION NUMBER TO BE USED ON PLANS:					
SPRINKLER SYSTEM SEISMIC LOAD CALCULATION TABLE A-4-6.4.3.5.2					
DIA.	TYPE	LENGTH (FT.)	TOTAL (FT.)	1/2 WEIGHT PER FT.	TOTAL WEIGHT
1 1/2"	DYNA-FLOW	20'-6"	20'-6"	1.36 LBS./FT.	27.9 LBS.
1 1/2"	DYNA-THRD	142'-4"	142'-4"	1.61 LBS./FT.	230 LBS.
1 1/4"	DYNA-THRD	40'	40'	1.27 LBS./FT.	50.8 LBS.
1"	DYNA-THRD	10'	10'	.88 LBS./FT.	8.8 LBS.
MAXIMUM DISTANCE BETWEEN BRACES: 30'					
NOTES: USED DYNA FLOW & DYNA THREAD FOR WEIGHTS					
TOTAL 1/2 WEIGHT OF WATER FILLED PIPE					317.5 LBS.
WEIGHT OF FITTINGS - ADD 15%					47.7
TOTAL WEIGHT OF WATER FILLED PIPE AND FITTINGS					365.2 LBS.

BRACE INFORMATION		SEISMIC BRACE ATTACHMENTS STRUCTURAL ATTACHMENT FITTINGS:			
LENGTH OF BRACE:	7'0" MAXIMUM	MAKE: TOLCO	MODEL: 909 SWIVEL		
DIAMETER OF BRACE:	1"	PIPE ATTACHMENT FITTINGS:			
TYPE OF BRACE:	SCHEDULE 40	MAKE: TOLCO	MODEL: Fig. 4A Pipe Clamp		
ANGLE OF BRACE:	45°-59° DEGREES	SEISMIC BRACE ASSEMBLY DETAIL:			
LEAST RADIUS OF GYRATION:	0.42				
L/R VALUE:	200				
MAXIMUM HORIZONTAL LOAD: (TABLE 4-14.4.3.5.5)	2500 LBS.	<input type="checkbox"/> 4-WAY BRACE <input type="checkbox"/> LATERAL BRACE <input checked="" type="checkbox"/> LONGITUDINAL BRACE			
FASTENER INFORMATION					
ORIENTATION OF CONNECTING SURFACE: (TABLE 4-14.4.3.5.6)					
FASTENER: (TABLE 4-14.4.3.5.6)					
TYPE: THROUGH BOLT					
DIAMETER: 1/2"					
LENGTH OF BOLT: 1 1/2"					
MAX LOAD: 509					
BRACE IDENTIFICATION NUMBER TO BE USED ON PLANS:					
SPRINKLER SYSTEM SEISMIC LOAD CALCULATION TABLE A-4-6.4.3.5.2					
DIA.	TYPE	LENGTH (FT.)	TOTAL (FT.)	1/2 WEIGHT PER FT.	TOTAL WEIGHT
1 1/2"	DYNA-FLOW	20'-6"	20'-6"	1.36 LBS./FT.	27.9 LBS.
MAXIMUM DISTANCE BETWEEN BRACES: 30'					
NOTES: USED DYNA FLOW & DYNA THREAD FOR WEIGHTS					
TOTAL 1/2 WEIGHT OF WATER FILLED PIPE					4.2 LBS.
WEIGHT OF FITTINGS - ADD 15%					4.2 LBS.
TOTAL WEIGHT OF WATER FILLED PIPE AND FITTINGS					32.1 LBS.

COUNTY OF SONOMA
DEPARTMENT OF EMERGENCY SERVICES
APPROVED
FOR: **Alpha Fire Suppression Systems, Inc.**
BY: **A.A.**
DATE: 8-26-02

21146
COTATI



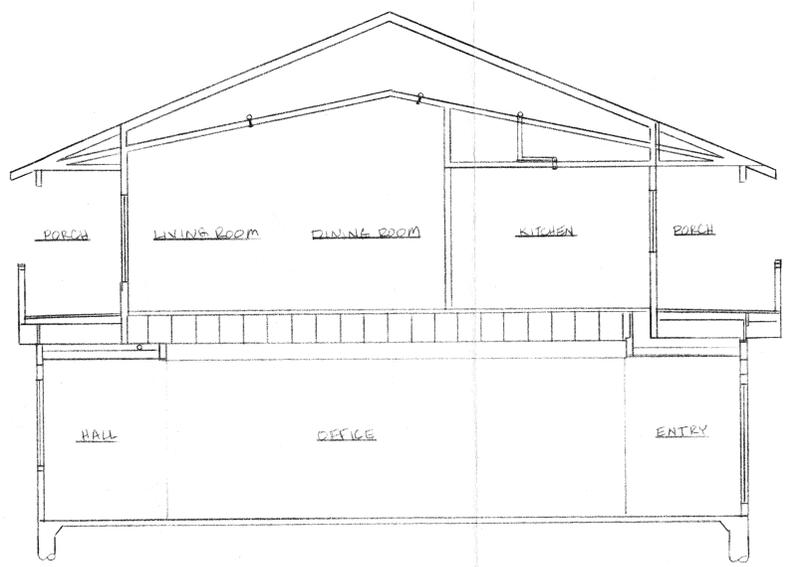
CONTRACTOR:
Yann Construction
12210 Brooks Road
Winchester, Ca 95902

PROJECT:
Young Family Project
1818 La Plaza
- Cotati, Ca.

DRAWN BY: M.J. RUZICKA
ALPHA FIRE SUPPRESSION SYSTEMS, INC.
1821 Hamilton Way
Shasta County, Ca. 96084

GENERAL NOTES:

- Design and installation shall be per NFPA #13 (First Floor) and NFPA 13R(Second Floor), 1996 edition and the City of Cotati's requirements for Commercial and Multi Family Residential applications.
- All piping and fittings on First Floor shall be Dyna-Flow or Dyna-Thread pipe listed for Fire Protection.
- All piping and fittings on Second Floor shall be "Blazemaster" CPVC pipe listed for Fire Protection.
- All material is to be new and U.L. listed and approved.
- System shall be pressure tested @ 200 lbs upon completion of installation.
- Sprinkler spacing on First Floor is not to exceed 125 sq. ft. maximum area for 9 head calculation.
- Sprinkler spacing on Second Floor is not to exceed 256 sq. ft. maximum area for 4 head calculation.
- Actual location of sprinklers may vary due to field conditions.
- All electrical wiring of flow switch and bells to be done by others.
- First Floor Hangers: Fire Sprinkler Mains: Hangermate #Z 845 w/ Rod and Ring
Branch Lines - U-Hooks w/ #18 Drive Screws
- Second Floor Hangers: Tolo #22, #23, #24 CPVC pipe strap hangers and Erico "No Block" hangers
- New Fire Sprinkler Heads:
First Floor: Ordinary Hazard - NFPA 13
● = (62) Pendent Heads shall be Viking, Microfast 'M', Chrome, 155°, 1/2" orifice, 5.6 k-factor, w/Chrome 2 piece trim. SIN #VK302
● = (22) Upright heads shall be Viking, Microfast 'M', Brass, 200°, 1/2" orifice, 5.6 k-factor. SIN #VK300
Second Floor: Multi-Family - NFPA 13R
● = (40) Pendent Heads shall be Viking, M-4 Recessed, White, 155°, 1/2" orifice, 4.3 k-factor, w/ White 2 piece trim. SIN #VK430
● = (8) Upright Heads shall be Viking Microfast 'M', Brass, 200°, 1/2" orifice, 5.6 k-factor. SIN #VK300



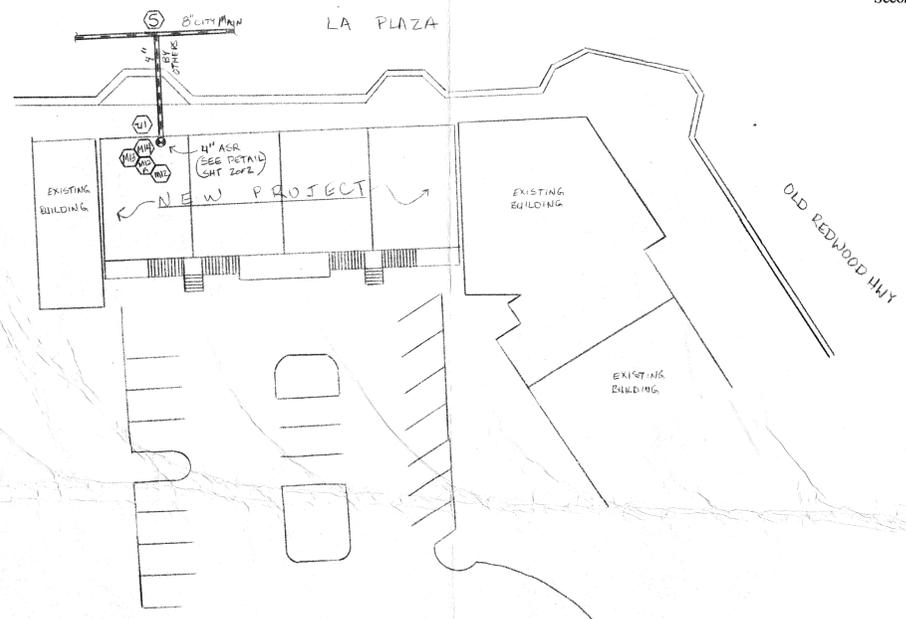
SECTION A
N.T.S.

Hydraulic Calculation Data
Actual Pressure: Static - 78 psi Residual - 48 psi Flow - 1114 gpm
Design Pressure: Static - 70.2 psi Residual - 43.2 psi Flow - 1002.6 gpm

System Requirements
First Floor: 232.4 gpm @ 52.1 psi at Node 12A (BOR)
Second Floor: 75.1 gpm @ 44.5 psi at Node 12A (BOR)

BRACE INFORMATION		SEISMIC BRACE ATTACHMENTS STRUCTURAL ATTACHMENT FITTINGS:			
LENGTH OF BRACE:	7'0" MAXIMUM	MAKE: TOLCO	MODEL: 909 SWIVEL		
DIAMETER OF BRACE:	1"	PIPE ATTACHMENT FITTINGS:			
TYPE OF BRACE:	SCHEDULE 40	MAKE: TOLCO	MODEL: Fig. 1000		
ANGLE OF BRACE:	45°-59° DEGREES	SEISMIC BRACE ASSEMBLY DETAIL:			
LEAST RADIUS OF GYRATION:	0.42				
L/R VALUE:	200				
MAXIMUM HORIZONTAL LOAD: (TABLE 4-14.4.3.5.5)	2500 LBS.	BRACE IDENTIFICATION NUMBER TO BE USED ON PLANS:			
FASTENER INFORMATION		4-WAY BRACE: <input type="checkbox"/>			
ORIENTATION OF CONNECTING SURFACE: (TABLE 4-14.4.3.5.6)	H	LONGITUDINAL BRACE: <input type="checkbox"/>			
FASTENER: (TABLE 4-14.4.3.5.6)					
TYPE:	THROUGH BOLT				
DIAMETER:	1/2"				
LENGTH OF BOLT:	1 1/2"				
MAX LOAD:	507				
SPRINKLER SYSTEM SEISMIC LOAD CALCULATION TABLE A-4-6.4.3.5.2					
DIA.	TYPE	LENGTH (FT.)	TOTAL (FT.)	1/2 WEIGHT PER FT.	TOTAL WEIGHT
1 1/2"	DYNA-FLOW	20-6"	20-6"	1.36 LBS./FT.	27.9 LBS.
1 1/2"	DYNA-THRD	142-4"	142-4"	1.61 LBS./FT.	230 LBS.
1 1/4"	DYNA-THRD	40"	40"	1.27 LBS./FT.	50.8 LBS.
1"	DYNA-THRD	10"	10"	.88 LBS./FT.	8.8 LBS.
MAXIMUM DISTANCE BETWEEN BRACES: 30'					
NOTES: USED DYNA FLOW & DYNA THREAD FOR WEIGHTS					
TOTAL 1/2 WEIGHT OF WATER FILLED PIPE					317.5 LBS.
WEIGHT OF FITTINGS - ADD 15%					47.7
TOTAL WEIGHT OF WATER FILLED PIPE AND FITTINGS					365.2 LBS.

BRACE INFORMATION		SEISMIC BRACE ATTACHMENTS STRUCTURAL ATTACHMENT FITTINGS:			
LENGTH OF BRACE:	7'0" MAXIMUM	MAKE: TOLCO	MODEL: 909 SWIVEL		
DIAMETER OF BRACE:	1"	PIPE ATTACHMENT FITTINGS:			
TYPE OF BRACE:	SCHEDULE 40	MAKE: TOLCO	MODEL: Fig. 4A Pipe Clamp		
ANGLE OF BRACE:	45°-59° DEGREES	SEISMIC BRACE ASSEMBLY DETAIL:			
LEAST RADIUS OF GYRATION:	0.42				
L/R VALUE:	200				
MAXIMUM HORIZONTAL LOAD: (TABLE 4-14.4.3.5.5)	2500 LBS.	BRACE IDENTIFICATION NUMBER TO BE USED ON PLANS:			
FASTENER INFORMATION		4-WAY BRACE: <input type="checkbox"/>			
ORIENTATION OF CONNECTING SURFACE: (TABLE 4-14.4.3.5.6)	E	LONGITUDINAL BRACE: <input checked="" type="checkbox"/>			
FASTENER: (TABLE 4-14.4.3.5.6)					
TYPE:	THROUGH BOLT				
DIAMETER:	1/2"				
LENGTH OF BOLT:	1 1/2"				
MAX LOAD:	509				
SPRINKLER SYSTEM SEISMIC LOAD CALCULATION TABLE A-4-6.4.3.5.2					
DIA.	TYPE	LENGTH (FT.)	TOTAL (FT.)	1/2 WEIGHT PER FT.	TOTAL WEIGHT
1 1/2"	DYNA-FLOW	20-6"	20-6"	1.36 LBS./FT.	27.9 LBS.
MAXIMUM DISTANCE BETWEEN BRACES: 30'					
NOTES: USED DYNA FLOW & DYNA THREAD FOR WEIGHTS					
TOTAL 1/2 WEIGHT OF WATER FILLED PIPE					4.2 LBS.
WEIGHT OF FITTINGS - ADD 15%					4.2 LBS.
TOTAL WEIGHT OF WATER FILLED PIPE AND FITTINGS					32.1 LBS.



SITE PLAN
1/4"=20'-0"

*ALL U.G. IS BY OTHERS,
SHOWN HERE FOR CALCULATION
PURPOSES ONLY

COUNTY OF SONOMA
DEPARTMENT OF EMERGENCY SERVICES
APPROVED
FOR: *[Signature]*
BY: *[Signature]*
DATE: 8-26-02

FILE
COTATI

