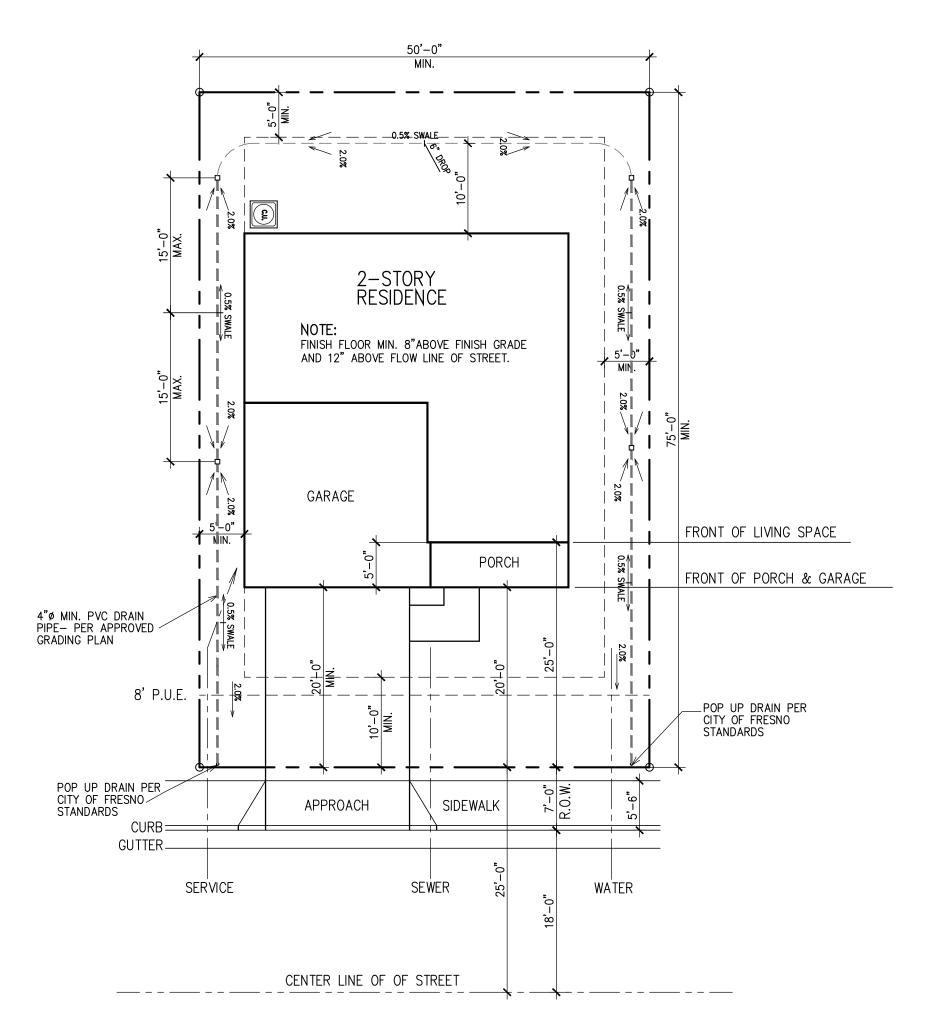
E NI A R

CONTRACTORS LICENSE # 728102

CLEMENTINE SERIES

IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA



TRAFFIC ENG. **COND. APPROVED BY**

TYP. MIN. SITE PLAN SCALE: 3/32" = 1'-0"

7514 (DEWBERRY)

SITE PREPARATION NOTES

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, VERIFYING AND STAKING OUT ALL DIMENSIONS, GRADES AND OTHER CONDITIONS AT JOBSITE PRIOR TO THE START OF ANY WORK. ACCEPTANCE OR APPROVAL BY THE DESIGNER SHALL NOT CONSTITUTE RELIEF OF THE CONTRACTOR'S RESPONSIBILITY OF ACCURACY.

CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTNESS OF LAYOUTS AND ESTABLISHED LOCATIONS OF BURIED UTILITY LINES. ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. CONTACT APPLICABLE GOVERNING AGENCIES REGARDING ARRANGEMENT AND COORDINATION OR WORK. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSE TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY 2-WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREE

RIGHT-OF-WAY AND/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICE ALERT (USA). CALL 1-800-642-2444 THE ENTIRE SITE SHALL HAVE A MINIMUM OF 0.5 PERCENT SLOPE FOR DRAINAGE. ALL WATER DRAINAGE SHALL BE TO THE STREET (OR OTHER APPROVED LOCATION). NO ON-SITE WATER RETENTION OR DRAINAGE ONTO ADJACENT PROPERTIES SHALL BE PERMITTED. PROVIDE 6" WATER SLOPED AWAY FROM THE BUILDING FOR A MIN. OF 10' PER CRC SECTION R401.3. IMPERVIOUS SURFACES SHALL BE SLOPED OF 2% AWAY FROM THE BUILDING PER EXCEPTION.

ANY GRADE DIFFERENTIALS GREATER THAN ONE FOOT SHALL BE DONE WITH AN APPROVED RETAINING WALL ANY HYAC EQUIPMENT LOCATED ON SITE SHALL NOT BE LOCATED WITHIN THE BUILDING SET—BACKS. JOB ADDRESS SHALL BE POSTED IN A VISIBLE LOCATION PRIOR TO FIRST INSPECTION. DRIVEWAYS TO RESIDENTIAL GARAGES SHALL HAVE A MAX. SLOPE OF 12 PERCENT FOR A MIN. OF 20 -0" FROM THE GARAGE. NO PORTION OF THE DRIVEWAY SHALL EXCEED A GRADE OF 18 PERCENT.

SITE GRADING NOTES:

- A. LOTS SHALL BE GRADED TO DRAIN WATER AWAY FROM ALL FOUNDATIONS AT A SLOPE OF 5% WITHIN 10 FEET OF THE BUILDING.
- (CRC SECTION R401.3) B. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING SHALL BE
- SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING. C. ALL OUTSIDE GRADING OF THE BUILDING ENVELOPE IS REQUIRED TO BE A MINIMUM OF 0.5% DIRECTED TOWARDS THE STREET

OBTAIN FIRE SPRINKLER FINAL INSPECTION APPROVAL PRIOR TO

STAND-ALONE FIRE SPRINKLER SYSTEM TO BE INSTALLED ON THIS PLAN W/ A RESIDENTIAL SPRINKLER STANDARD PLAN NO.

AT THE TIME OF FINAL INSPECTION. THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION. CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

THIS project does incorporate landscaping in conformance to the MWELO requirements per Title 23 of the California Code of Regulations, Division 2, Chapter 2.7. Refer to Landscape Plan for design and installation requirements.

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

5. The Designer shall not be liable for the Owner's inability to estimate, meet or otherwise comply with the

budgetary requirements of the design process or the cost of construction of the Owner's approved Design as indicated in the Plans and Specifications.

6. In case of Additions, Remodels, Renovation and similar Projects, the Designer shall not be responsible for any additional costs incurred for necessary revisions to the plans or modification to construction due to existing conditions or conditions beyond the control of the Designer that were unknown or not apparent at the time of design development. Such revisions are considered a normal part of the construction process and

shall not be deemed as corrective work.

GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING CODES AS AMENDED BY THE LOCAL GOVERNING AGENCIES.

 2019 CALIFORNIA RESIDENTIAL CODE

 2019 CALIFORNIA BUILDING CODE

 2019 CALIFORNIA ELECTRICAL CODE

 2019 CALIFORNIA PLUMBING CODE

 2019 CALIFORNIA MECHANICAL CODE

 2019 CALIFORNIA FIRE CODE

 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

 3019 CALIFORNIA ENERGY CODE based on 2019 BUILDING ENERGY EFFICIENCY STANDARDS.)

- 2. THE JOB CARD IS REQUIRED TO BE POSTED IN A HIGHLY VISIBLE LOCATION. IT WILL BE UNDERSTOOD THAT IF NO JOB CARD IS OBSERVED. NO INSPECTION WILL TAKE PLACE.
- 3. ALL WINDOWS AND GLASS DOORS SHALL BE DUAL GLAZED PER TITLE-24. PROVIDE WEATHER-STRIPPING OR OTHER MEANS OF LIMITING INFILTRATION.
- 4. MAXIMUM SILL HEIGHT TO NET WINDOW OPENING OF 44-INCHES ABOVE THE FINISHED FLOOR FOR ALL THE WINDOWS USED FOR EMERGENCY EXIT WITH MIN. 20"W AND 24"H OPENING WITH A MIN. OPEN AREA OF 5.7 SQ. FT.
- 5. ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS FOR NATURAL LIGHT. THE MINIMUM OPENABLE AREA TO THE
- OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. (CRC R303.1) 6. LABELED SAFETY GLAZING SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS (CRC R308.4)

 • GLAZING IN ENCLOSURES FOR BATHTUBS AND SHOWERS.

 • GLAZING IN ENCLOSURES FOR OR WALLS FACING BATH TUBS AND SHOWERS WHERE THE BOTTOM
- EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. GLAZING ADJACENT TO A DOOR, WHERE THE NEAREST EDGE IS WITHIN 24" ARC OF EITHER THE
- DOOR ON A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR. • GLAZING GREATER THAN 9 SQ. FT. WHERE THE TOP EDGE IS GREATER THAN 36" AND THE
- BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
 GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS. GLAZING ADJACENT TO STAIRWAYS AND LANDINGS WHERE THE BOTTOM EDGE IS LESS THAN 60"
 ABOVE WALKING SURFACE OR NOSE OF THE TREAD.
- 7. COMPLY WITH SECURITY CODE ORDINANCE:
- A) PEEP HOLE OR VISION PANEL AT MAIN DOOR. B) STEEL PLATE AT THE DEAD BOLT STRIKER, SOLID SHIM 6" ABOVE & BELOW W/ $2-\#8\times2$ " SCREWS. C) WINDOWS TO MEET THE MIN. STANDARDS AS ESTABLISHED BY THE CRC STDS. D) DEAD BOLT AT ALL EXTERIOR DOORS.
- 8. MINIMUM CEILING HEIGHT IN HABITABLE SPACE, HALLWAYS, BATHROOMS, TOILET ROOMS, ETC. SHALL HAVE A CEILING HEIGHT NOT LESS THAN 7 FEET. FOR ROOM WITH SLOPE CEILINGS, AT LEAST 50% OF THE REQUIRED FLOOR AREA OF THE ROOM MUST HAVE A CEILING HEIGHT OF AT LEAST 7 FEET AND NO PORTION OF THE REQUIRED AREA MAY HAVE A CEILING HEIGHT OF LESS THE 5 FEET.
- 9. MINIMUM WIDTH OF HALLWAY SHALL BE NOT LESS THAN 3 FEET.
- 10. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET, ONE HALF OF WHICH MUST BE OPENABLE. GLAZED AREAS NOT REQUIRED WHERE ARTIFICIAL LIGHT AND MECHANICAL VENTILATION ARE PROVIDED. (CRC R303.3)
- 11. ALL WATER CLOSET COMPARTMENTS MUST BE PROVIDED WITH A MINIMUM 30" WIDE AND 24" CLEAR IN FRONT OF FIXTURE.
- 12. ALL WATER CLOSETS SHALL BE LOW FLOW TYPE (MAX. 1.28 GAL. PER FLUSH) 13. PROVIDE 12"X 12" TUB ACCESS OR WELDED PLASTIC OR BRASS FERRULE, OVER FLOW AND DRAIN.
- 14. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. USE FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS.
- 15. FLAME SPREAD AND SMOKE INDEX FOR WALL AND CEILING FINISHES SHALL BE IN ACCORDANCE WITH SECTIONS R302.9.1 THROUGH R302.9.4
- 16. DRYER, RANGE HOOD, AND EXHAUST FAN VENTS SHALL HAVE BACK DRAFT DAMPERS AND EXTEND TO EXTERIOR OF BUILDING.
- 17. ALL APPLIANCES SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 THE INSTALLER SHALL PROVIDE THE OWNER W/ ANY DOCUMENTATION, INCLUDING INSTRUCTIONS
 ON THE SAFE AND CORRECT OPERATION OF THE APPLIANCES.
- 18. CONFORM TO REQUIREMENTS FOR WOOD SHEAR WALLS AND DIAPHRAGMS PER SECTION OF THE LATEST SHEET USED IN THE CONSTRUCTION OF DIAPHRAGMS AND SHEAR WALLS SHALL NOT BE LESS MINIMUM SIZE SHEET AT BOUNDARIES AND CHANGES IN FRAMING SHALL BE 24" UNLESS BLOCKED.
- 19. PROVIDE APPROVED FLASHING AND COUNTER FLASHING FOR EXTERIOR OPENINGS, PARAPET WALLS, CHIMNEYS AND ROOF TO WALL CONNECTIONS IN COMPLIANCE WITH THE C.R.C.
- 20. GARAGE DOOR ASSEMBLIES SHALL CARRY TAGS PER CALIFORNIA STATE REQUIREMENTS.

SPECIFY NAIL SIZE, SPACING AND TYPE.

- 21 ROOF COVERING SHALL CONFORM TO THE STANDARD OF C.R.C. SHINGLE NAILS SHALL BE GALVANIZED OR COPPER. ROOF SHEATHING SHALL COMPLY WITH LATEST C.R.C. CODE.
- 22 THE INSULATION SHALL CONFORM TO THE FLAME—SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE C.R.C.
- 23. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT AN "REGISTERED INSTALLATION CERTIFICATE" (CF-2R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE FURREY DOCIMENTATION
- 24. <u>REGISTERED</u> COPY OF THE <u>CF—3R</u> FORMS TO BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY THE CERTIFIED BY HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
- 25. PROVIDE INSULATION MARKERS IN ATTIC IN SUFFICIENT NUMBER TO VERIFY DEPTH OF INSULATION. USE BATT INSULATION WHERE ACCESS IS NOT AVAILABLE AND AT PITCHED CEILINGS GREATER THEN 2.5 IN 12 SLOPE. PROVIDE SUFFICIENT ATTIC ACCESS TO ALLOW A VISUAL INSPECTION OF INSULATION.
- 26. PROVIDE MIN. 4'-O" LONG BAFFLES WHERE LOOSE FILLED INSULATION IS PLACED NEAR EAVE VENTS SO AS NOT TO ALLOW INSULATION TO RESTRICT FREE FLOW OF VENTILATION
- 27. PROVIDE A NON-REMOVABLE TYPE BACK FLOW PREVENTION DEVICE ON ALL HOSE BIBS. 28. DRYWALL SHALL BE 1/2" THICK GYPSUM BOARD, AS MANUFACTURED BY GYPSUM ASSO.
 AND SHALL BE INSTALLED WITH PROPER NAILS, CORNER BEADS AND REINFORCING AS
 REQUIRED. ALL HOLES AND JOINTS SHALL BE PROPERLY TAPED AND SANDED. PROVIDE
 5/8" TYPE 'X' 1 HR. DRYWALL AS REQUIRED PER PLAN. UNLESS OTHERWISE INDICATED ON
 PLANS, ALL WALLS SHALL RECEIVE A SKIP TROWEL TEXTURE.
- 29. CLOSET POLES SHALL BE 1-3/8" INCH DIAMETER, MOUNTED AT THE FOLLOWING HEIGHTS: SINGLE POLE +64", DOUBLE POLE @ LOW OF +40" & @ HIGH OF +80" LIGHT FIXTURES IN CLOSETS SHALL BE 18" MIN. FROM COMBUSTIBLE MATERIALS.
- 30. CABINETS SHALL BE OF UNSELECT BIRCH WITH RAISED PANEL DOORS, SUITABLE FOR STAIN FINISH (VERIFY WOOD SPECIES AND GRADE PRIOR TO BIDDING OR BUILDING). CABINET HARDWARE SHALL BE BY CABINET CONTRACTOR. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR OWNER'S APPROVAL PRIOR TO BUILDING OF CABINETRY. 31. PROVIDE 22" X 30" (MINIMUM) ATTIC ACCESS WITH MINIMUM 30" HEADROOM. IF HVAC EQUIPMENT IS LOCATED IN ATTIC, PROVIDE 30" X 30" (MINIMUM) ACCESS LOCATED NOT MORE THAN 20'-0" FROM EQUIPMENT. ATTIC ACCESS SHALL BE INSULATED WITH BATT TYPE INSULATION EQUIVALENT TO THAT OF THE CEILING, AND WEATHER—STRIPPED.
- 32. DOOR LANDING NOTES:
 A. WIDTH NOT LESS THAN THE WIDTH OF DOOR SERVED AND A LENGTH IN THE DIRECTION OF
- TRAVEL NOT LESS THAN 36". B. NO MORE THAN $1\frac{1}{2}$ " LOWER THAN THE TOP OF THE THRESHOLD. C. NOT MORE THAN 73" BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LÂNDING OR FLOOR.
- MINIMUM NET HEIGHT OF THE REQUIRED EGRESS DOOR TO BE NOT LESS THAN 78" MEASURED FROM THE TOP OF THRESHOLD TO THE BOTTOM OF THE DOOR STOP.
- 33. CHEMICAL TOILET IS REQUIRED ON JOB SITE DURING CONSTRUCTION.

errors or discrepancies overlooked by the Contractor, or for the cost of correcting work done prior to notification of the Designer of a deficiency in the Plans. 8. The Designer shall be limited in liability to the amount of fees paid to the Designer for services rendered to the Owner. The Owner shall idemnify and hold harmless the Designer from all liability and claims of third parties, including but not limited to the costs of defense and attorneys fees to the fullest extent as allowed by law.

STATEMENT OF RESPONSIBILITY

PROJECT DATA STATISTICS **AREAS** 1ST FLOOR ----- 920 SQ. FT ZONE ----- R-1 2ND FLOOR ----- 1,166 SQ. FT. OCCUPANCY----- R-3/L RESIDENCE ----- 2,086 SQ. FT. CONST. TYPE ----- V-B 2-CAR GARAGE ----- 418 SQ. FT. PORCH ----- 77 SQ. FT. NO. OF STORIES ----- 2 PATIO ----- 0 SQ. FT. SPRINKLED ----- YES TOTAL AREA ----- 2,581 SQ. FT.

. Owner acknowledges and accepts that the Designer does not represent itself as "Architect" or "Architectural

2. The Designer shall not be liable for damages or increased costs resulting from the failure of the Owner to provide required information, documents or services, or to meet required deadlines, expressed or implied by

the Owner, Designer, Building Department, Covenants, Conditions and Restrictions of said Development; or any damages caused by the Owner's revisions or changes in the scope or plans for the project, inactivity, nonpayment resulting in project delay or abandonment, or any such action by the Owner or his agents or assigns which results in the failure of the project to proceed as scheduled.

IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO VERIFY ALL FIELD MEASUREMENTS AND CONDITIONS FOR THE CONFORMANCE OF THESE PLANS. SHOULD THERE BE ANY ERRORS, OMISSIONS AND/OR DISCREPANCIES IN THE PLANS, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR PROJECT ENGINEER FOR CORRECTION / CLARIFICATION. THE CONTRACTOR AND DESIGNER OR PROJECT ENGINEER SHALL RESOLVE ANY ERRORS. OMISSIONS AND/OR DISCREPANCIES PRIOR TO COMMENCING WITH THAT PORTION OF THE WORK AFFECTED. ANY CHANGES MADE TO THE PLANS SHALL REQUIRE THE APPROVAL OF THE OWNER, DESIGNER AND/OR THE PROJECT ENGINEER.

unavailable or otherwise not produced at the time of design development which may or may not change the

4. The Designer shall not be liable for the services, workmanship or timely performance by Consultants or the

project scope, plans or documents or cause additional fees or costs for the project.

Contractor, or for their failure to detect errors and ommisions in the Plans.

PLANS SHALL NOT BE SCALED UNLESS OTHER MEANS OF ASCERTAINING MEASUREMENTS ARE NOT GIVEN THERIN, AND THEN ONLY WHEN THE SCALE OF THE DRAWING IS PLAINLY MARKED. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER, PROJECT ENGINEER AND/OR THE OWNER.

DISCREPANCIES OR ERRORS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CORRECTION BEFORE THE WORK AFFECTED THEREBY IS BIDDED OR EXECUTED. ALL WORK SHALL COMPLY IN EVERY RESPECT WITH CURRENT GOVERNING LAWS, CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES. CONTRACTORS SHALL OBTAIN AND PAY FOR ANY PERMITS, NOTICES, INSPECTIONS OR

TESTS THAT ARE REQUIRED FOR THEIR PARTICULAR WORK. EACH CONTRACTOR SHALL VISIT THE SUBJECT PROPERTY AND INSPECT THE PREMISES AND SHALL VERIFY THE WORK TO BE DONE, THE EXISTING CONDITIONS AND SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY AND ALL DISCREPANCIES PRIOR TO SUBMITTING A BID AND/OR STARTING ANY WORK.

ALL WORK SHALL BE DONE WITH THE BEST WORKMANSHIP POSSIBLE AND SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENT OF ALL LOCAL GOVERNING AGENCIES. ALL WORK SHALL ALSO MEET WITH THE APPROVAL OF THE OWNER.

ALL MATERIALS. EQUIPMENT AND SYSTEMS SPECIFIED IN THE PLANS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S LATEST SPECIFICATIONS. CONTRACTORS SHALL MAINTAIN THE PREMISES IN A CLEAN AND ORDERLY CONDITION AT ALL TIMES. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL UNUSED MATERIALS, ANY DEBRIS ASSOCIATED WITH THEIR RESPECTIVE WORK AND LEAVING THE

ANY SUBSTITUTIONS TO MATERIAL, EQUIPMENT OR SYSTEMS SPECIFIED IN THESE DRAWING SHALL BE DONE ONLY WITH PRIOR APPROVAL FROM THE OWNER. CONTRACTORS SHALL SUBMIT A REQUEST FOR SUBSTITUTIONS AT THE TIME OF BID SUBMISSION. THIS PROJECT SHALL COMPLY WITH THE FOLLOWING: 2019 EDITIONS OF THE C.R.C., C.B.C., C.F.C., C.P.C., C.M.C., C.E.C., C.Green C. AND THE 2019 C.En.C. based on 2019 BUILDING ENERGY EFFICIENCY STANDARDS.

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2019 CALIFORNIA GREEN BUILDING STANDARDS

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OPTION ONE

CONSULTING ENGINEERS

2755 BRISTOL STREET SUITE 100, COSTA MESA, 92626 PHONE: (714) 556-1916 FAX: (714) 556-1952 www.option-1.com

SHEET NO.

U3 OF SHEETS