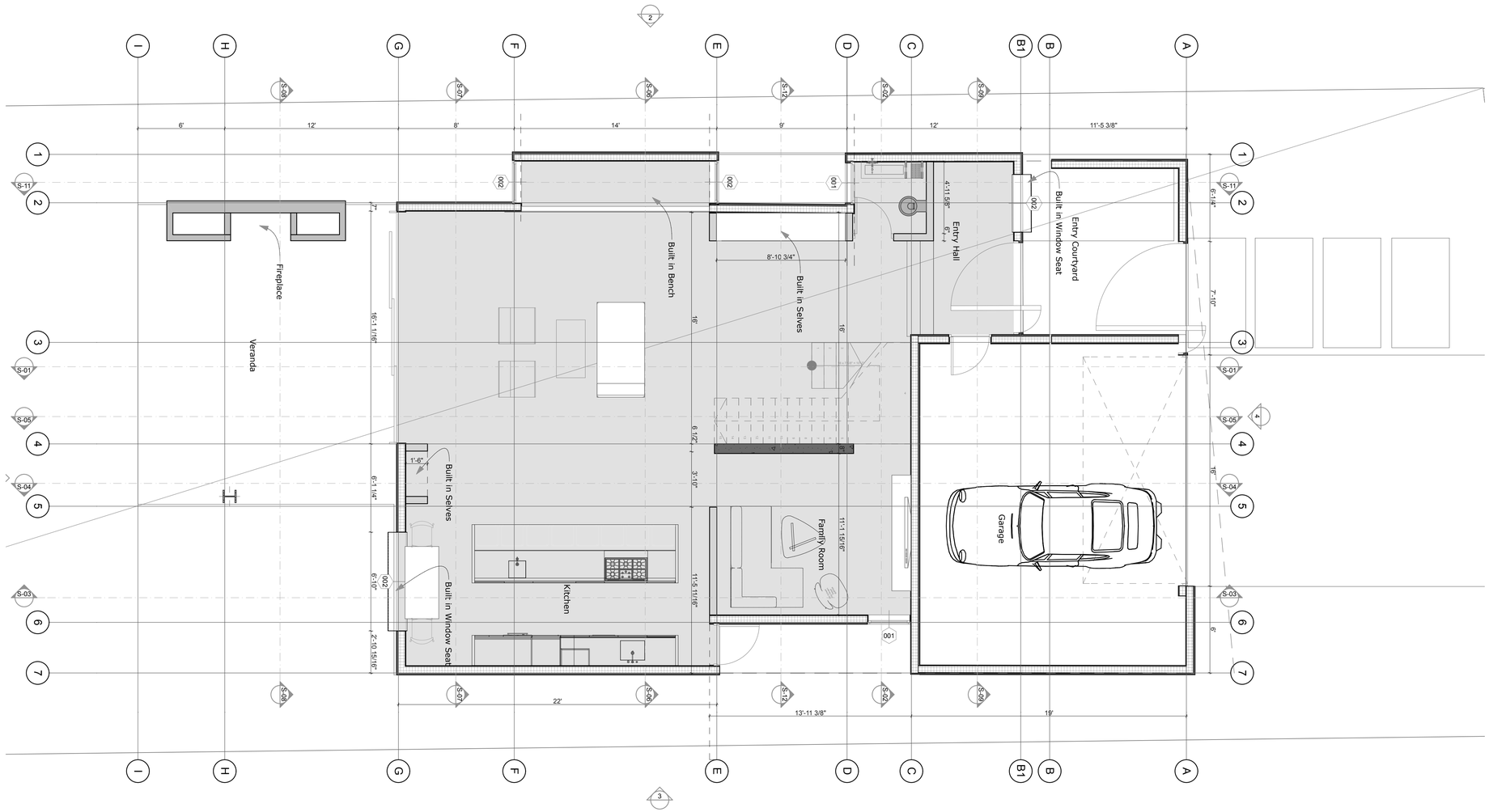


0. 1st Floor
SCALE: 1/4" = 1'-0"

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EXISTING WALLS
DEMO WALLS
NEW INT. WALLS
NEW EXT. WALLS

PLUMBING

TO PROVIDE A 12" MINIMUM ACCESS PANEL TO BATHTUB TRAP CONNECTION UNLESS PLUMBING IS WITHOUT SLIP JOINTS.

TO PROVIDE LOW FLOW TOILETS (1.6 GALLON/ FLUSH), SHOWER-HEADS (2.5 GPM) AND FAUCETS (2.5 GPM).

TO PROVIDE INDIVIDUAL CONTROL CALCES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE FOR SHOWERS AND TUB SHOWERS

FOR GAS-BURNING WATER HEATERS TO PROVIDE TWO 100 SQUARE INCHES NET AIR OPENINGS DIRECTLY TO THE OUT SIDE

TO PROVIDE 30" VERTICAL CLEARANCE ABOVE COOKING TOP TO UNPROTECTED COMBUSTIBLE MATERIALS

MECHANICAL

SIZE AND BTU/HR RATING FOR UNITS PER ENERGY CALCULATIONS ON SHEET T24
ONE FURNACE TO BE LOCATED IN MECHANICAL ROOM OF BASEMENT – LOCATION TO COMPLY REQUIRED CLEARANCES FOR MAINTENANCE AND REPLACEMENT: COMPPARTMENT WORKING SPACE CLEARANCE OF 12" WIDER THAN THE UNIT, 3" MINIMUMCLEAR ON SIDES AND BACK AND 6" ALONG THE FRONT COMBUSTION CHAMBER SIDE
MINIMUM CLEARANCE TO COMBUSTIBLE CONSTRUCTION FOR LISTED HEAT – PRODUCING EQUIPMENT. SECOND FURNACE ON ATTIC OVER 2ND FLOOR HALLWAY
ATTIC ACCES 30" X 60" ON ROOF DECK PARAPET WALL. LIGHT OVER EQUIPMENT WITH SWITCH ACCESS.
COOLING EQUIPMENT LOCATED ON ROOF DECK
DRYER EXHAUST SHALL TERMINATE AT LEAST 3 FEET FROM THE PROPERTY LINE AND FROM ANY OPENINGS INT THE BUILDING

ELECTRICAL

TO PROVIDE A RECEPTACLE OURLET WITHIN SIX FEET OF ANY POINT ALONG WALLS IN LIVABLE ROOMS (210-52 (A) CEC)
SEE ON PLANS GROUND-FAULT CIRCUIT INTERRUPTERS (GFI) PROTECTION FOR ALL 125 VOLT SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED IN BEDROOMS, GARAGES OUTDOORS, CRAWL SPACES, BASEMENTS AND COUNTER-TOP RECEPTACLES WITH 6' OF A KITCHEN SINK/ WET BAR.
PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION FOR ALL 125-VOLT AMPERE RECEPTACLES INSTALLED IN BEDROOMS
TO LOCATE SERVICE DISCONNECT (S) NEAREST THE POINT OF ENTRANCE OF THE SERVICE ENTRANCE CONDUCTORS (230-70(A) CEC.
TO PROVIDE FOR EACH BUILDING, SEPARATE MEANS FOR DISCONNECTING ALL UNDERGROUND CONDUCTORS (225-8(B) CEC).

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ALL OUTDOOR LIGHTING ATTACHED TO BUILDINGS MUST BE HIGH EFFICACY OR CONTROLLED BY A MOTION SENSOR WITH PHOTO CONTROL. PHOTO CONTROL IS AN ELECTRIC DEVICE THAT DETECTS CHANGES IN ILLUMINATION, THEN CONTROLS ITS ELECTRIC LOAD AT PREDETERMINED ILLUMINATION LEVELS. [§150(k)(13) CEnC] [§101 CEnC]

ENERGY

DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL BE FULLY WEATHER – STRIPPED.
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GENERAL LIGHTING IN KITCHEN AND BATHROOMS SHALL HAVE AN EFFICIENCY OF A LEAST 40 LUMENS PER WATT
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METHOD OF COMPLIANCE WITH THE 2010 CALIFORNIA ENERGY CODE (CENC).

THE ENVELOPE, SPACE-CONDITIONING, LIGHTING, AND SERVICE WATER-HEATING SYSTEMS OF NEW LOW-RISE RESIDENTIAL BUILDINGS SHALL MEET EITHER THE PERFORMANCE STANDARDS (ENERGY BUDGETS) OR THE PRESCRIPTIVE STANDARDS (ALTERNATIVE COMPONENT PACKAGES) SET FORTH FOR THE CLIMATE ZONE IN WHICH THE BUILDING WILL BE LOCATED. [§151(A) CENC].

Preliminary Drawings

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310 998 8894 FAX
info@minarc.com

MARK	DATE	DESCRIPTION
	7/5/12	

PROJECT NO: #Pln
DRAWN BY:
CHK'D BY:
SCALE: 1/4" = 1'-0"

SHEET TITLE
1st FLOOR PLAN

SHEET 8
A2.1

THIS PRELIMINARY DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT. THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL, ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORM AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE TERMS OF THE GENERAL SCOPE INDICATED OR DESCRIBED THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION ALL COMPLETION OF THE WORK. DECISIONS OF THE DESIGNER AS THE TERMS OF THE WORK INCLUDED WITHIN THE SCOPE OF THE DOCUMENTS SHALL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.

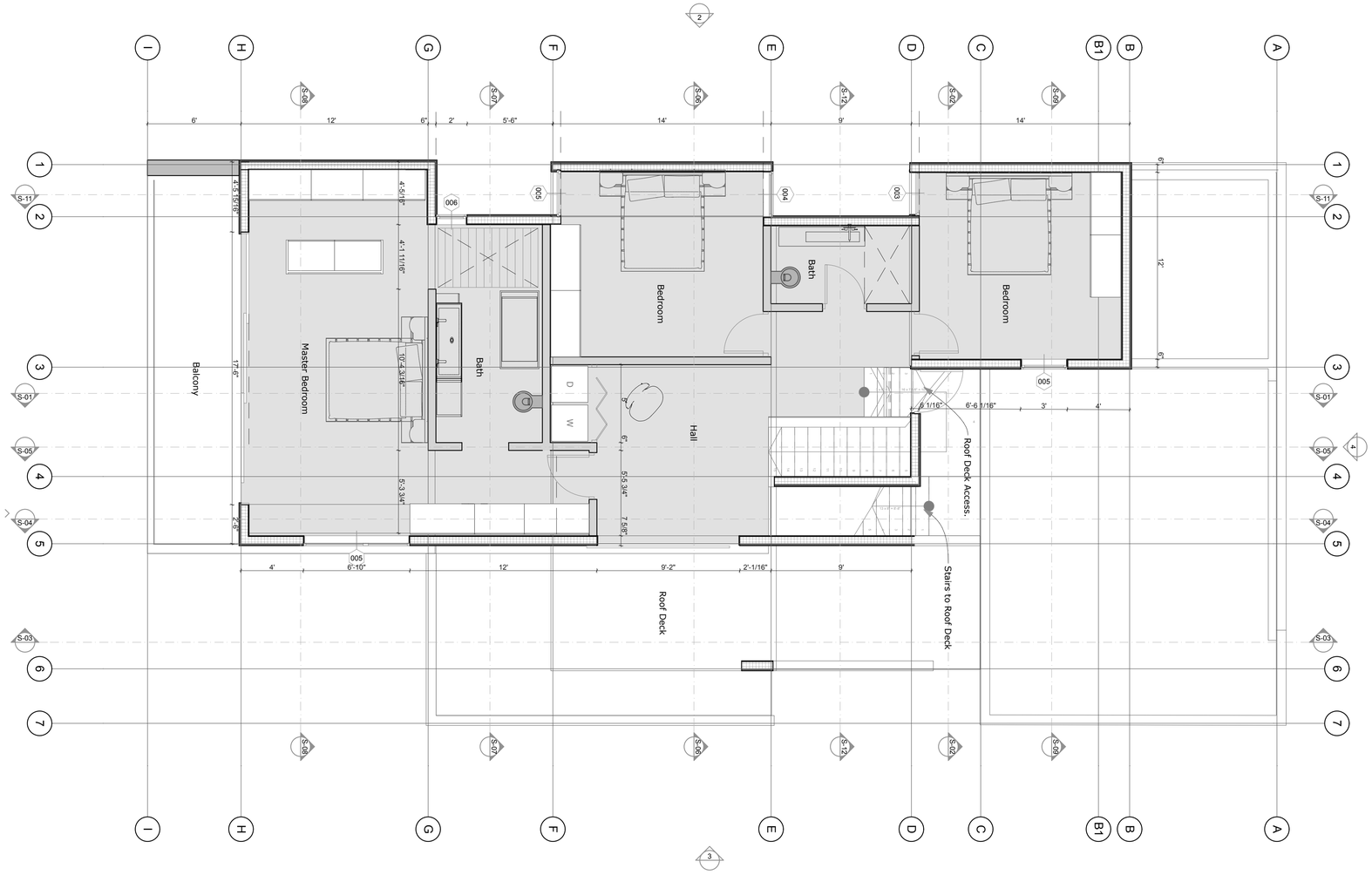
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EXISTING WALLS

DEMO WALLS

NEW INT. WALLS

NEW EXT. WALLS



1. 2nd Floor Plan (1)
SCALE: 1/4" = 1'-0"

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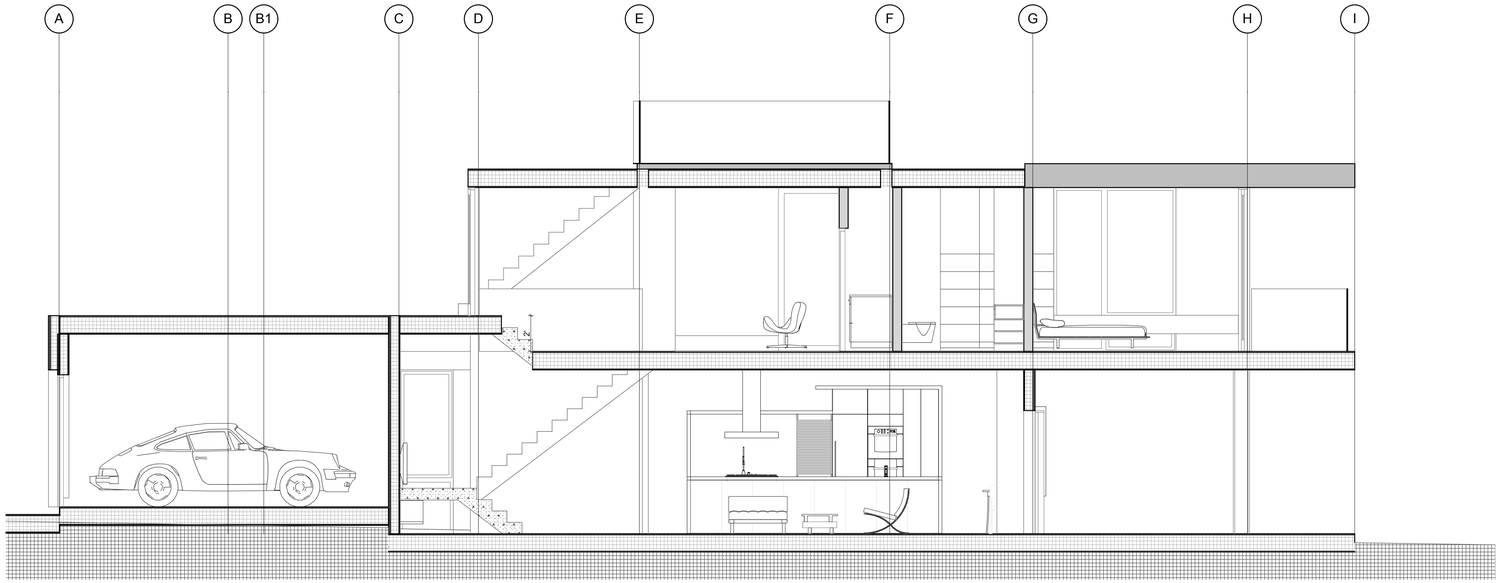
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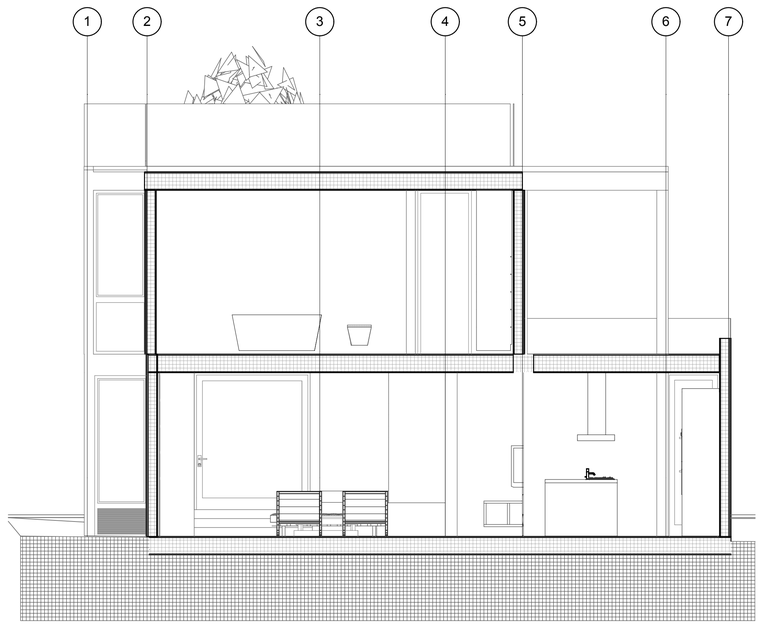
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PROJECT NO:		#Pln
DRAWN BY:		
CHK'D BY:		
SCALE:		1/4" = 1'-0"

SHEET TITLE
2nd FLOOR PLAN

SHEET 9
A2.2



S-01 Building Section
SCALE: 1/4" = 1'-0"



S-07 Building Section
SCALE: 1/4" = 1'-0"

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EXISTING

NEW

INTERIOR ENVIROMENT

I1 PROVIDE UNDER-FLOOR VENTILATION.
MIN 1/150 OF FLOOR AREA. (1203.31)

I2 PROVIDE MIN 18"X24" UNDER FLOOR ACCESS OPENING.
ALL OPENING TO BE SCREENED.

I3 ATTIC: PROVID 10 SQ. IN, FOR EACH 10 SQ. FT. OF VENTILATION.
ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT NOCOMBUSTIBLE WIRE MESH WITH 1/4" OPENING OR EQUIVALENT.

Insulation Note;

Exterior Walls	**R-19**
Exterior Roof	**R-30**
Underfloor	**R-30**

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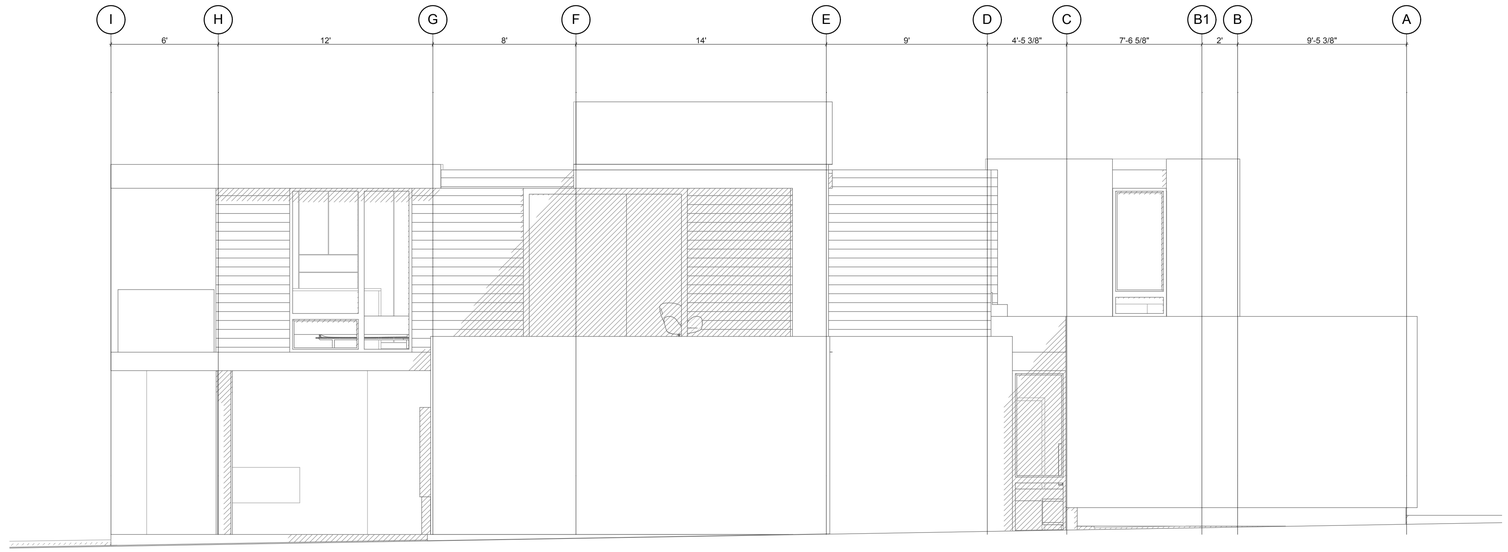
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SHEET TITLE
SECTIONS

SHEET 11
A3.1

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

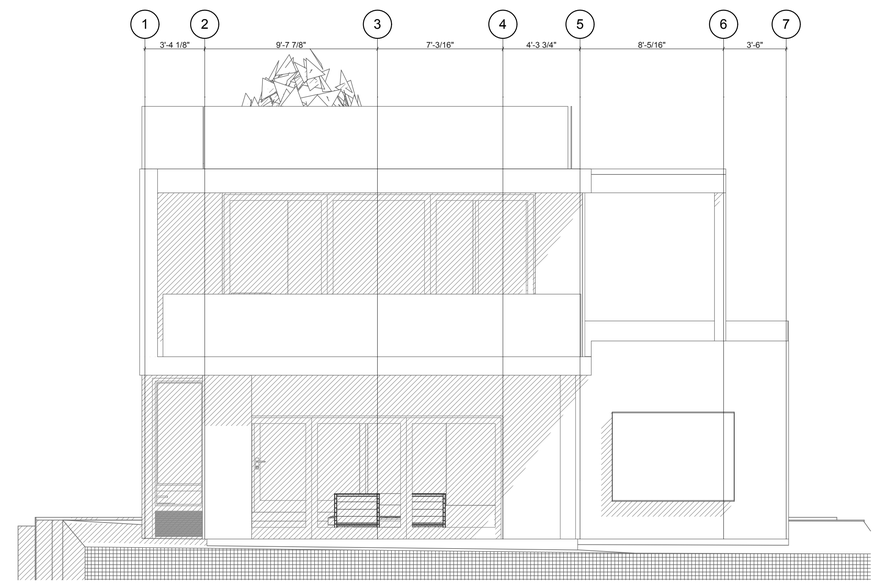
1 Clear Cedar Channel Siding:
Western Red Cedar graded to meet
NLGA "Grading Standards,"
Grade: A Clear and Better.

2 Cement board wall panels shall comply with ASTM C-1186-91 Norm, standard specification for flat non- asbestos fiber-cement sheets, Grade 1.
Materials shall be Cem- Clad or equal as supplied by mnm-MOD.

3 Reglet and Counter-flashing (flashing):
Reglet frame shall be extruded aluminum and counter-flashing shall be roll formed aluminum .032" mill finish.

4 Glass Guardrail System consists of 1⁄2-inch thick fully tempered glass, extruded aluminum rail base, quick setting anchoring compound, and top rail.

5 Mixed species stacked reclaimed wood.



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

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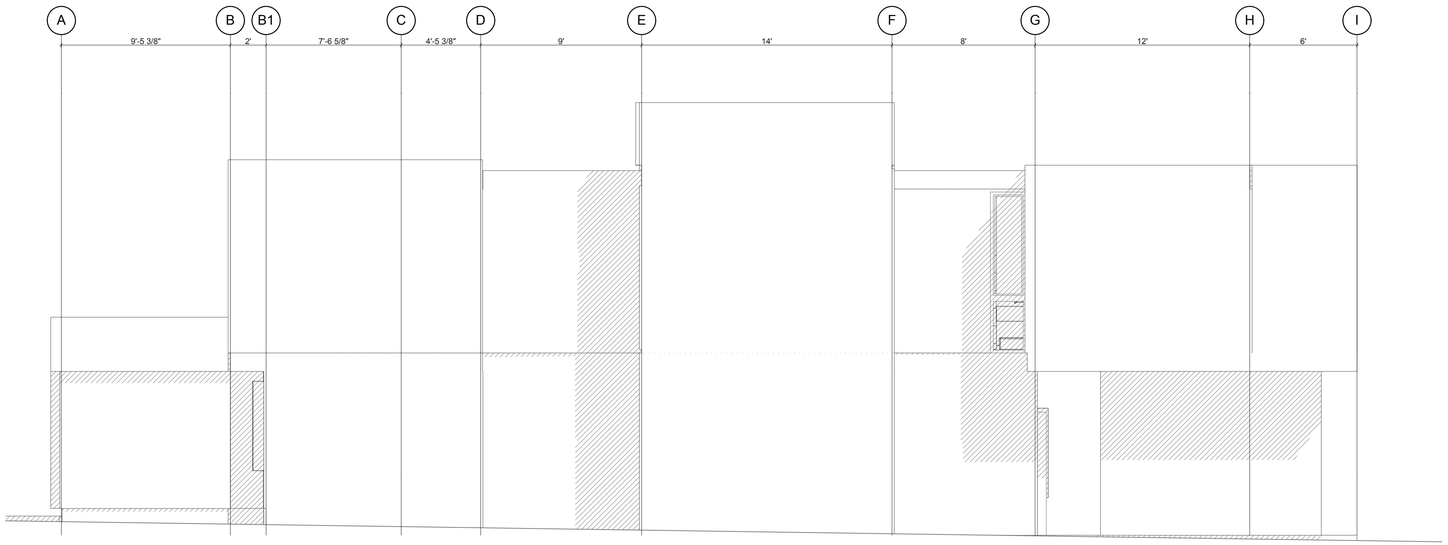
PROJECT NO: #Pln
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CHK'D BY:
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SHEET TITLE
ELEVATIONS

SHEET 12
A4.1

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2 East Elevation
SCALE: 1/4" = 1'-0"

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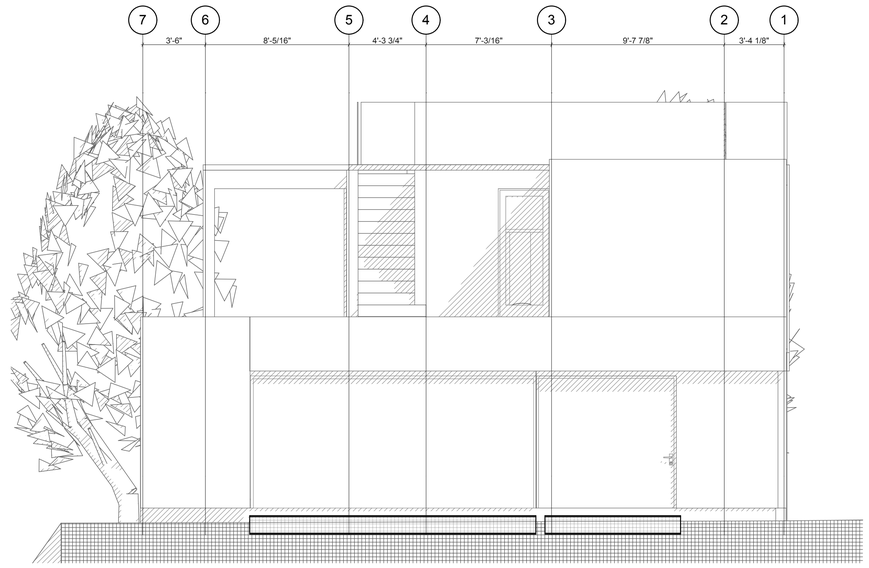
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5 Mixed species stacked reclaimed wood.

6 TBD



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

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SHEET TITLE
ELEVATIONS

SHEET 13
A4.2