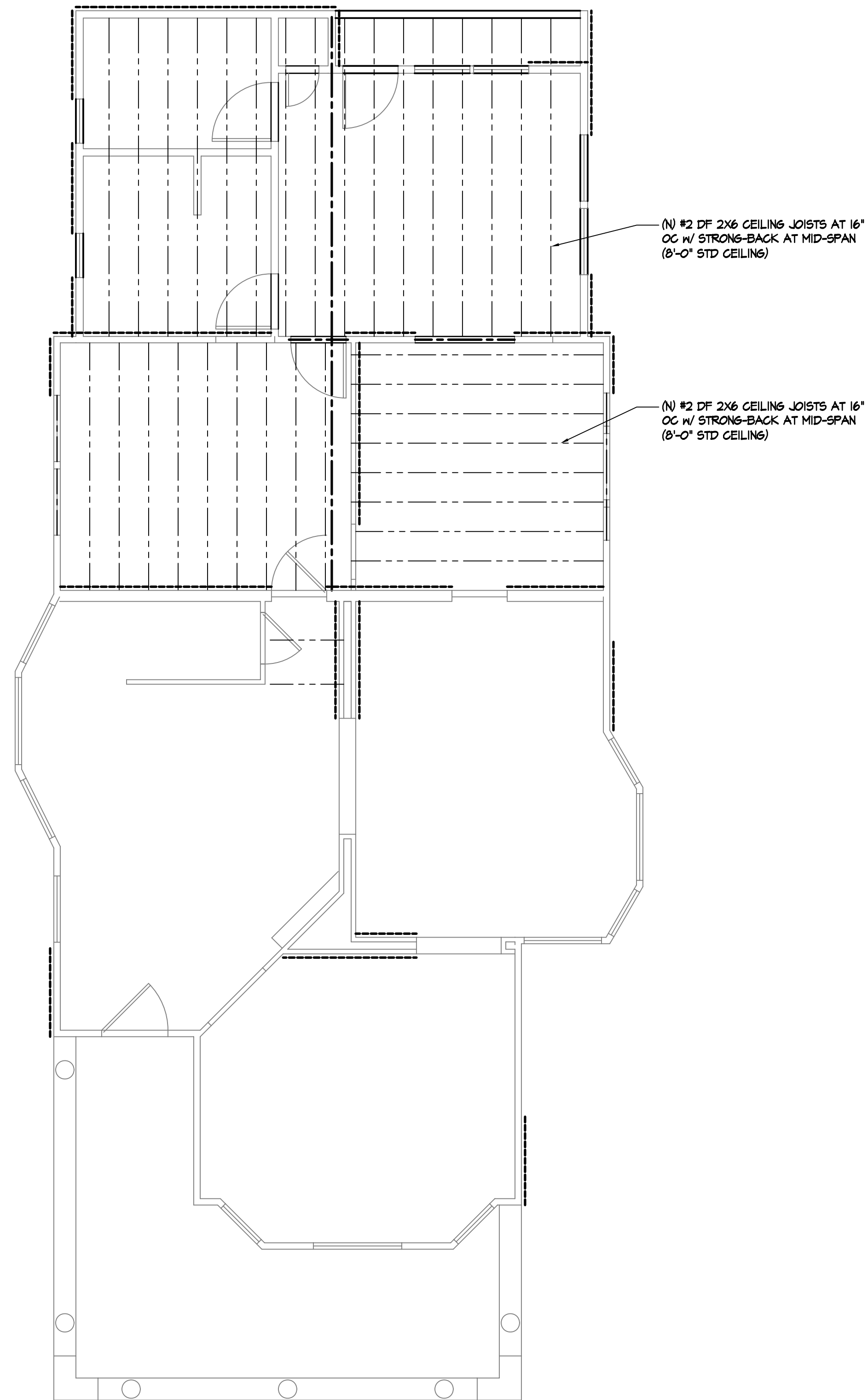
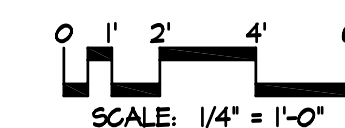
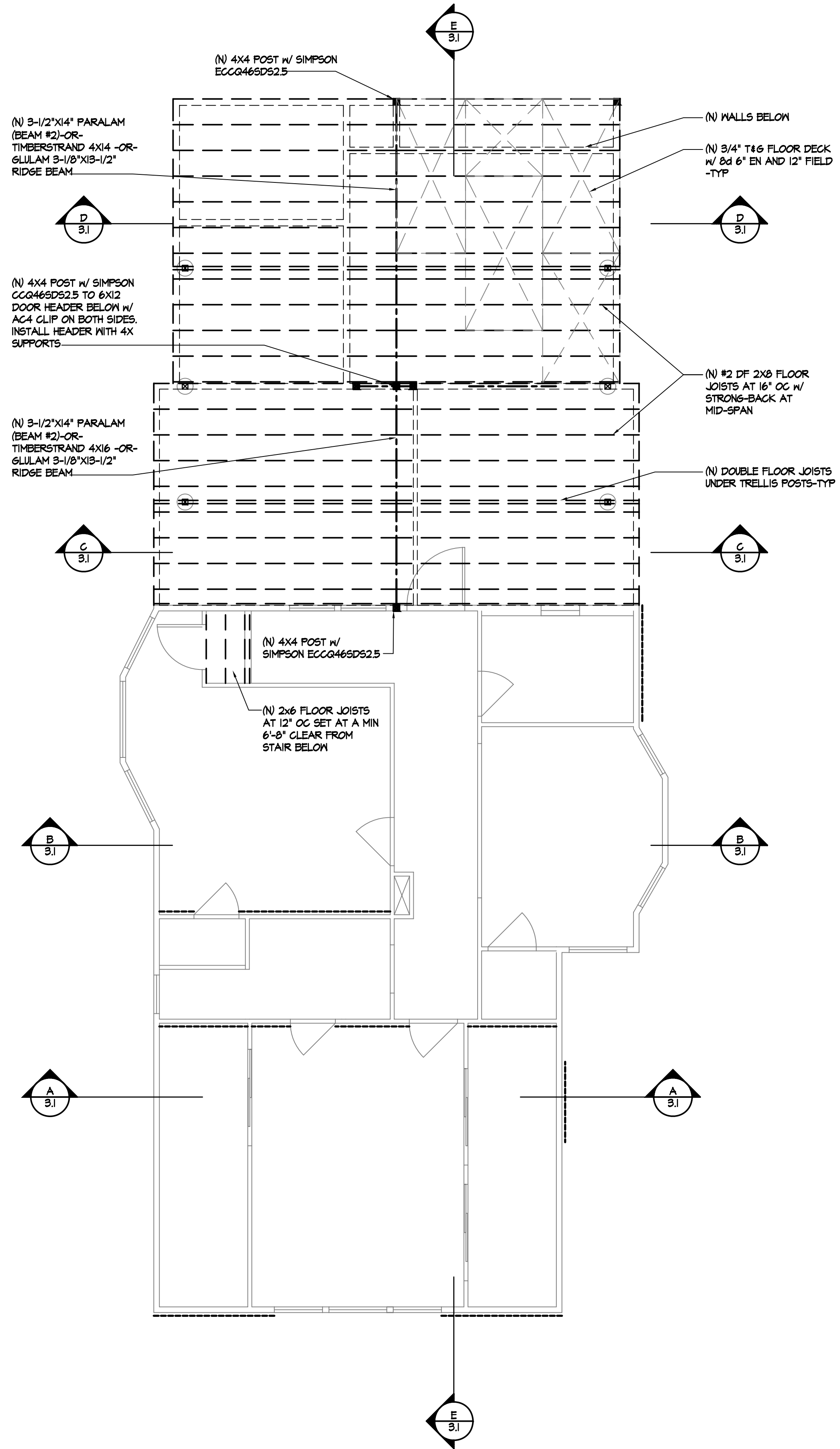


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SECOND FLOOR CEILING FRAMING PLAN



THIRD FLOOR FRAMING PLAN



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TITLES:
 SECOND FLOOR
 FRAMING PLANS

CONSTRUCTION DOCUMENTS 2009.11.16

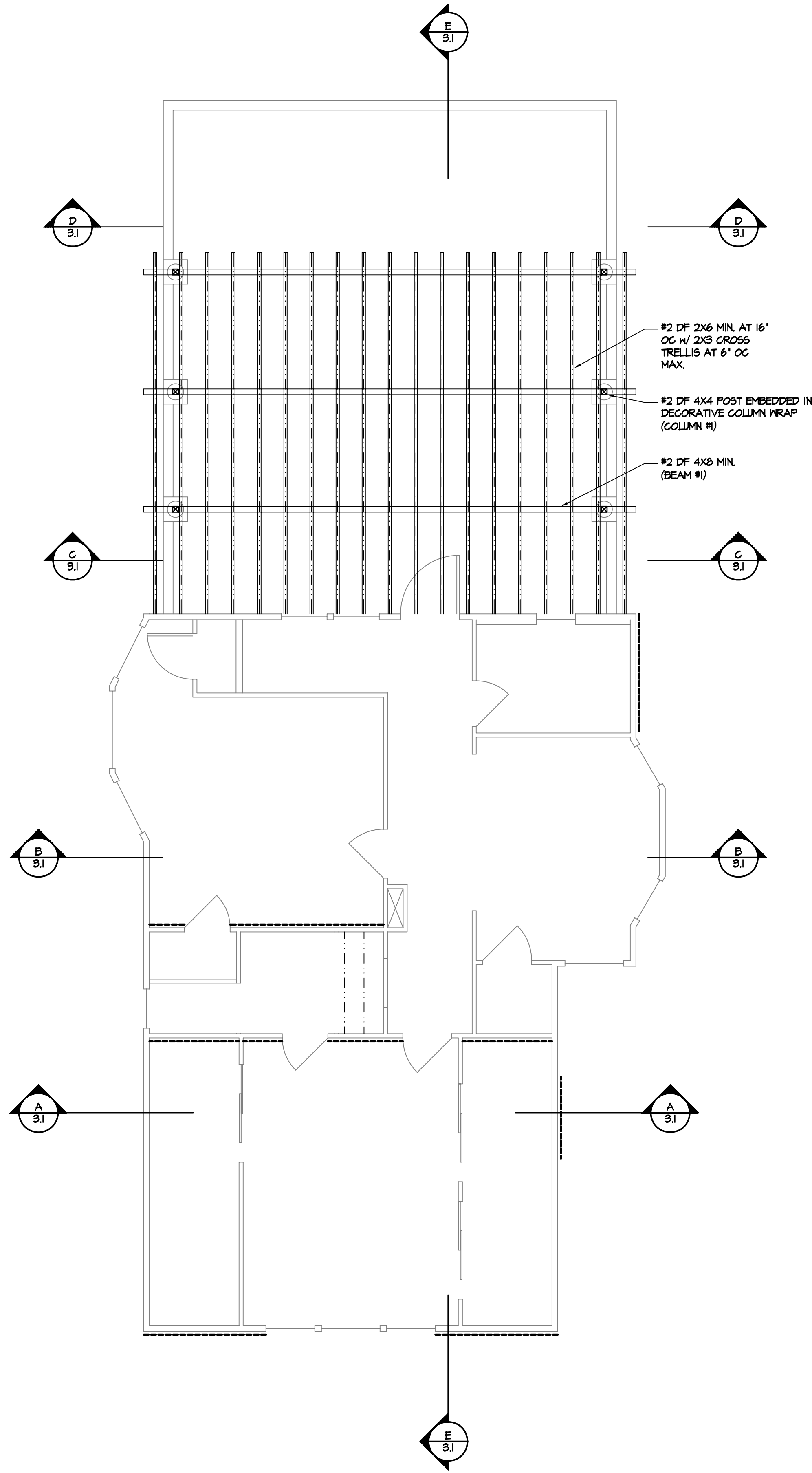
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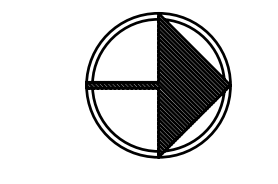
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THIRD FLOOR TRELLIS FRAMING PLAN



0 1' 2' 4' 6'
SCALE: 1/4" = 1'-0"

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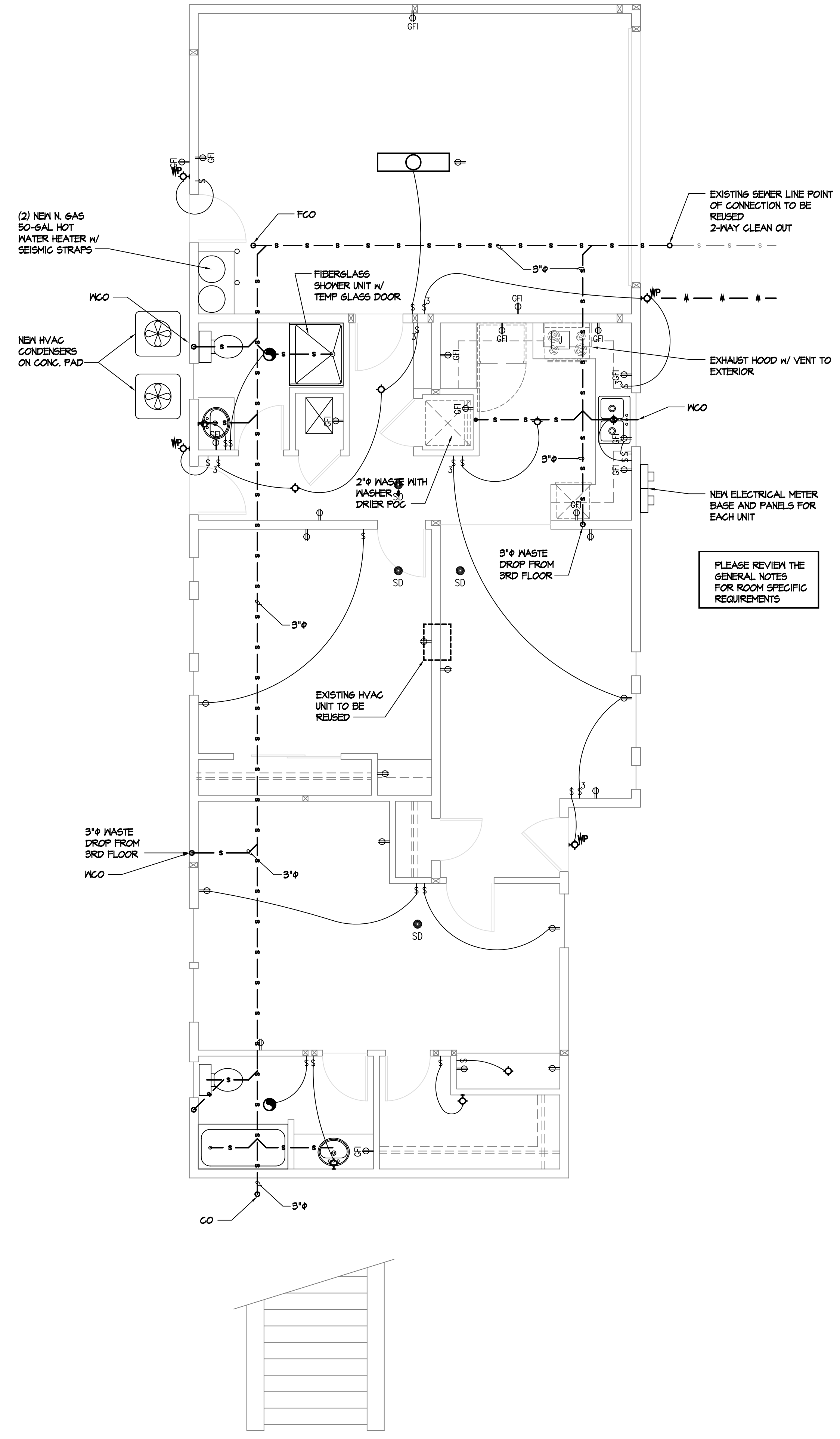
LEGEND

- ⊕ DUPLEX RECEPTACLE
- ⊕ 220 VOLT RECEPTACLE
- ⊕ 6FI RECEPTACLE
- ⊕ WP WATER PROOF 6FI DUPLEX RECEPTACLE
- ◇ SURFACE CEILING LIGHT FIXTURE
- ◆ RECESSED MOUNTED LIGHT FIXTURE
- ◆ SURFACE MOUNTED LIGHT FIXTURE
- FL SURFACE MOUNTED FLOOD LT.
- ⊕ SINGLE POLE SWITCH
- ⊕ THREE POLE SWITCH
- ⊕ SMOKE DETECTOR
- ⊕ CEILING FAN W/ SEPARATELY SWITCHED LIGHT
- SURFACE MOUNTED FLORESCENT LIGHT WRAP AROUND LENS

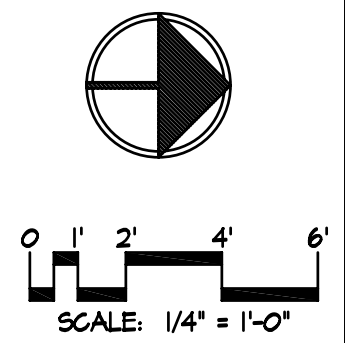
PLUMB. FIXTURE ROUGH-IN SCHED.

FIXTURE	VENT		WASTE		COLD		HOT		F.U. (PRIV.)	
	BR.	OUT.	BR.	OUT.	BR.	OUT.	BR.	OUT.	W	S
WATER CLOSET (1.6 GPF)	2	3	3	1/2	-	-	-	-	2.5	3
LAVITORY	1 1/2	2	1 1/2	3/4	1/2	3/4	1/2	1	1	1
SHOWER	2	2	2	3/4	1/2	3/4	1/2	2	2	2
TUB/SHOWER	2	2	2	3/4	3/4	-	-	4	3	3
DISHWASHER, SINK	1 1/2	2	1 1/2	1/2	1/2	1/2	1/2	1.5	2	2
BAR SINK	1 1/2	2	1 1/2	1/2	1/2	1/2	1/2	1	1	1
CLOTHES WASHER	2	2	2	1/2	1/2	1/2	1/2	4	3	3
HOSE BIBB	-	-	-	3/4	3/4	-	-	2.5H	-	-

- GENERAL UTILITY NOTES:**
- ALL MECHANICAL & ELECTRICAL CODES TO BE APPLICABLE 2007 CFC, CMC, CEC & CA ENERGY CODE.
 - CONTRACTOR IS TO COORDINATE WITH LOCAL UTILITY COMPANY ALL CONNECTIONS AND EQUIPMENT LOCATIONS.
 - ALL PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS ARE TO BE A COMPLETE SYSTEM. IF NOTIFY THE ARCHITECT IF THE CONDITION CAN NOT BE RECTIFIED AT NO ADDITIONAL COST TO THE OWNER.
- GENERAL PLUMBING NOTES:**
- ALL PLUMBING FIXTURES ARE TO BE COORDINATED WITH OWNER AS TO MANF., STYLE AND COLOR.
 - ALL MISC. PLUMBING FITTING ARE TO BE INCLUDED WITH INSTALLATION.
 - PIPING DIAGRAMS ARE SCHEMATIC. EXACT LOCATION OF PIPING IS SUBJECT TO FIELD CONDITIONS. IF A DISCREPANCY IS FOUND, PLEASE NOTIFY THE ARCHITECT IF THE CONDITION CAN NOT BE RECTIFIED AT NO ADDITIONAL COST TO THE OWNER.
 - PROVIDE INSULATED PIPE WRAP FOR ALL HOT WATER LINES.
- GENERAL HVAC NOTES:**
- MECHANICAL CONTRACTOR TO PROVIDE HVAC DESIGNS PER TITLE 24 CALCS. MECHANICAL GRILL LOCATIONS (IF SHOWN) ARE APPROXIMATE LOCATIONS.
 - PROVIDE 22"X30" MIN. ACCESS TO ATTIC AND INSTALL 24" WIDE PLATFORM PATH FROM ACCESS OPENING ANY ATTIC MECHANICAL EQUIPMENT. PROVIDE LIGHT SWITCH AT OPENING AND OUTLET RECEPTACLE AT FAN PER CMC 908.
- GENERAL ELECTRICAL NOTES:**
- PROVIDE DEDICATED CIRCUITS FOR PER CEC.
 - CONTRACTOR TO PURCHASE AND INSTALL ALL LIGHTING FIXTURES.
 - ALL EXTERIOR, GARAGE AND BATH ROOM OUTLETS TO BE 6FCI PROTECTED. EXTERIOR RECEPTACLES TO BE WEATHER PROTECTED.
 - CONTRACTOR TO DETERMINE APPROPRIATE CIRCUITS & CAPACITY. ELECTRICAL FIXTURE LOCATIONS ARE APPROXIMATE. EXACT LOCATION TO BE DETERMINE ON SITE W/ OWNER.
 - 110V SMOKE DETECTORS W/ BATTERY BACKUP IN ALL BEDROOMS, HALLWAYS AND CORRIDORS PER CEC 310.4.1
 - PROVIDE ARC-FAULT CIRCUITS-INTERUPTER PROTECTION TO ALL DWELLING UNITS BEDROOMS PER CEC 210-12(B).
 - PROVIDE 3/4" RACEWAY OR A 3-WIRE WITH GROUND NM OR NM CABLE RATED AT A MIN. 40 AMPS FOR THE SERVICE PANEL TO A 2-GANG BOX LOCATED IN THE GARAGE BETWEEN 18" AND 48" A.F.F. FOR FUTURE ELECTRIC VEHICLE CHARGING CIRCUIT PER SAC. CO. CODE 2.
 - BOND METALLIC GAS AND WATER PIPES TO THE SERVICE GROUND PER CEC 250-40 (A4B).
 - FIXTURES MORE THAN 16" IN ANY DIMENSION OR WEIGHS OVER 6 POUNDS SHALL NOT BE SUPPORTED BY THE SCREW SHELL OF THE LAMP HOLDER AND CEILING FANS CAN NOT BE SUPPORTED BY THE OUTLET BOX SOLELY.
 - PROVIDE 2 OR MORE 20 AMP SMALL APPLIANCE BRANCH CIRCUITS EVENLY PROPORTIONED IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM OR SIMILAR AREA. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS PER CEC 210-52 (B) AND 220-4(B).
 - PROVIDE 1 OR MORE 20 AMP BRANCH CIRCUIT FOR BATHROOM(S). SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS PER CEC 210-52(BD).
 - PROVIDE STEEL ELECTRICAL BOX IN FIRE-RESISTIVE CEILING AND WALLS. SEPARATE ELECT. BOXES BACK TO BACK IN FIRE-RESISTIVE WALLS BY A MINIMUM OF 24" HORIZ. BOX AREA SHALL NOT EXCEED 16 SQ. IN. PER CEC 709.1.
 - PROVIDE CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND A FOUR-PRONG OUTLET FOR DRYERS AND COOKING UNITS PER CEC 250-140.
 - LUMINAIRES IN BATHROOM, LAUNDRY ROOM, UTILITY ROOM, GARAGE, ALL OTHER ROOMS AND CLOSETS GREATER THAN 10SOFT SHALL BE HIGH EFFICACY OR CONTROLLED BY AN OCCUPANCY SENSOR AS PER 2005 CALIFORNIA ENERGY CODE, SECTION 150(K).
 - LUMINAIRES IN ALL ROOMS OTHER THAN BATHROOMS, LAUNDRY ROOMS, UTILITY ROOMS, GARAGES AND CLOSETS MORE THAN 10SOFT SHALL BE HIGH EFFICACY OR CONTROLLED BY AN OCCUPANCY SENSOR OR DIMMER AS PER 2005 CALIFORNIA ENERGY CODE, SECTION 150(K).
 - ALL OUTDOOR LIGHTING PROVIDED BY LUMINAIRES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR CONTROLLED BY AN PHOTO CONTROL / MOTION SENSOR COMBO. AS PER 2005 CALIFORNIA ENERGY CODE, SECTION 150(K).
 - ALL LUMINAIRES THAT ARE RECESSED INTO INSULATED CEILINGS SHALL BE RATED FOR INSULATION CONTACT (IC RATED). THE HOUSING SHALL BE AIR TIGHT AS PER 2005 CALIFORNIA ENERGY CODE, SECTION 150(K).
 - RECEPTACLE OUTLETS TO BE SPACED NO MORE THAN 12' APART AND 6' MAXIMUM FROM ANY WALL END OR OPENING. RECEPTACLE OUTLETS ARE REQUIRED IN ANY WALL 2' OR GREATER AS PER CEC, ARTICLE1210-52 (A).



FIRST FLOOR UTILITY PLAN



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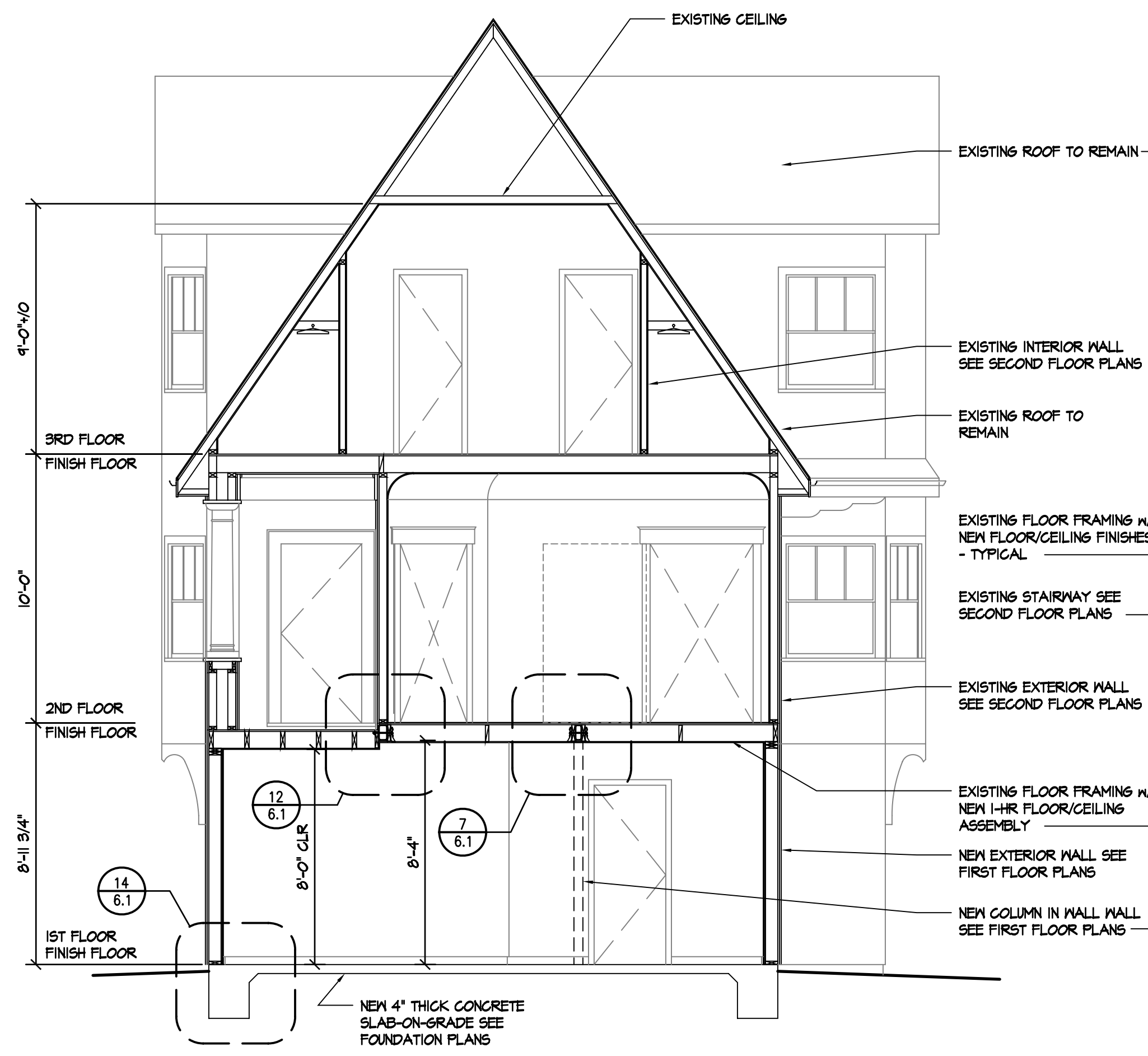
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TITLES:
 UTILITY PLANS

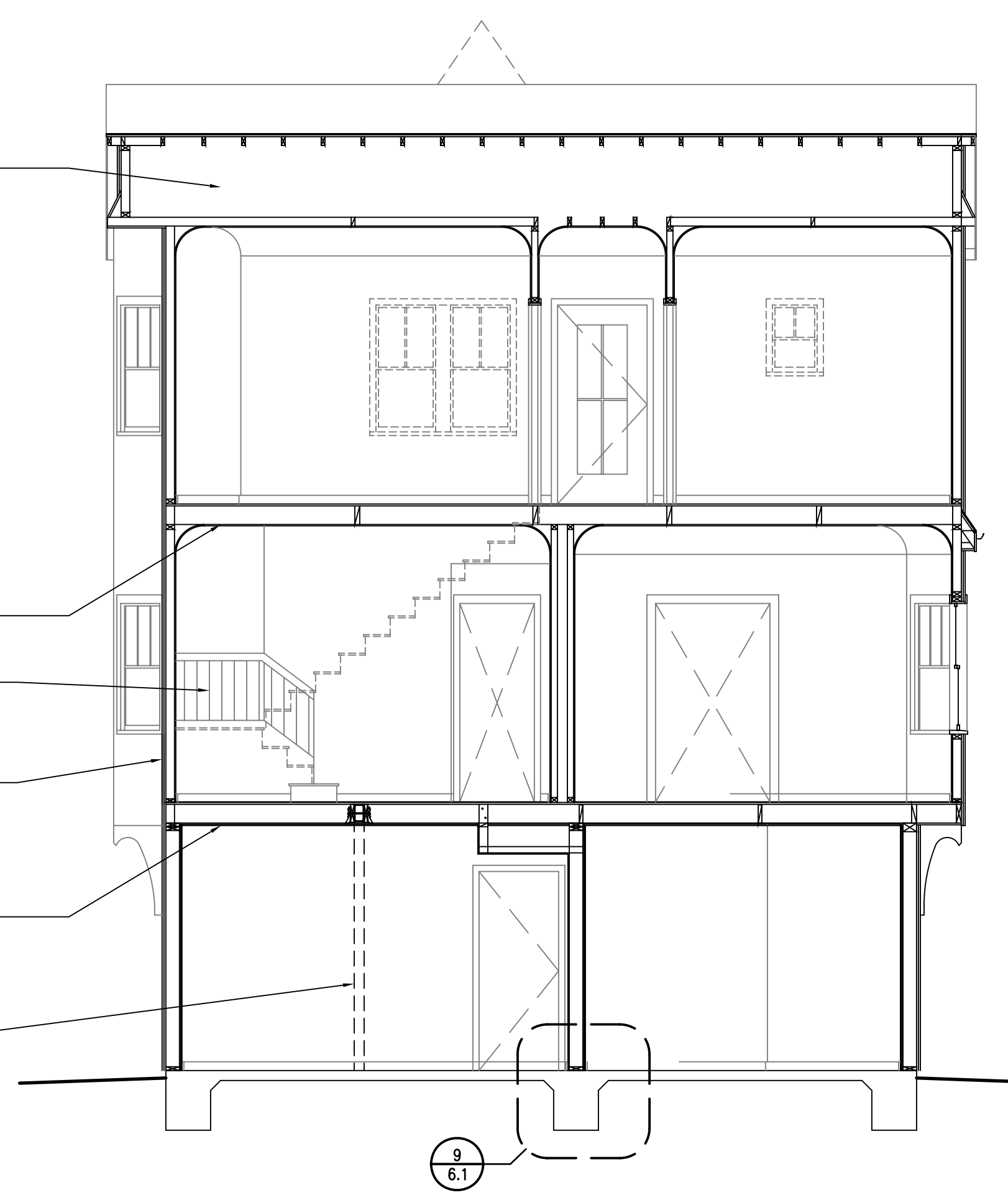
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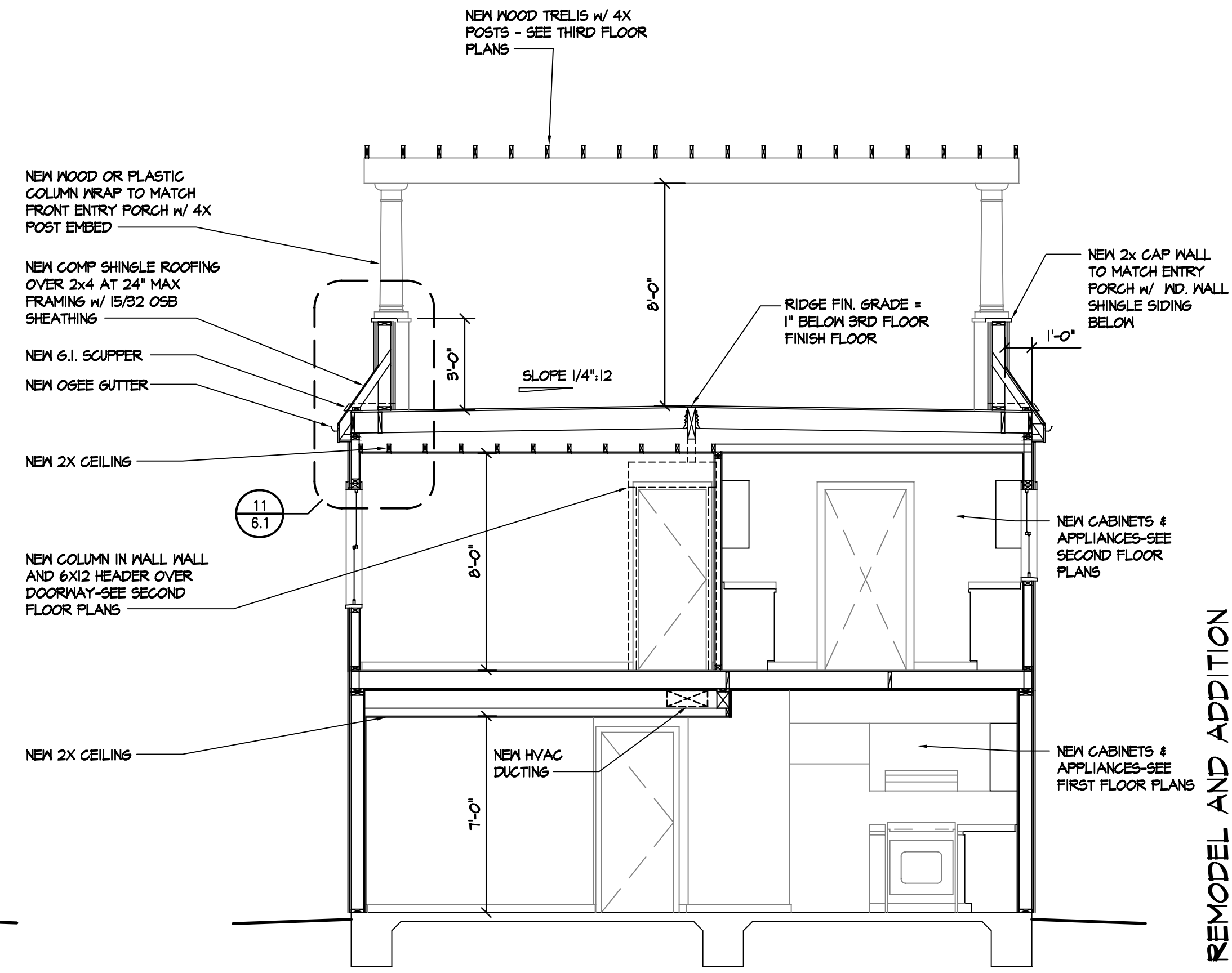
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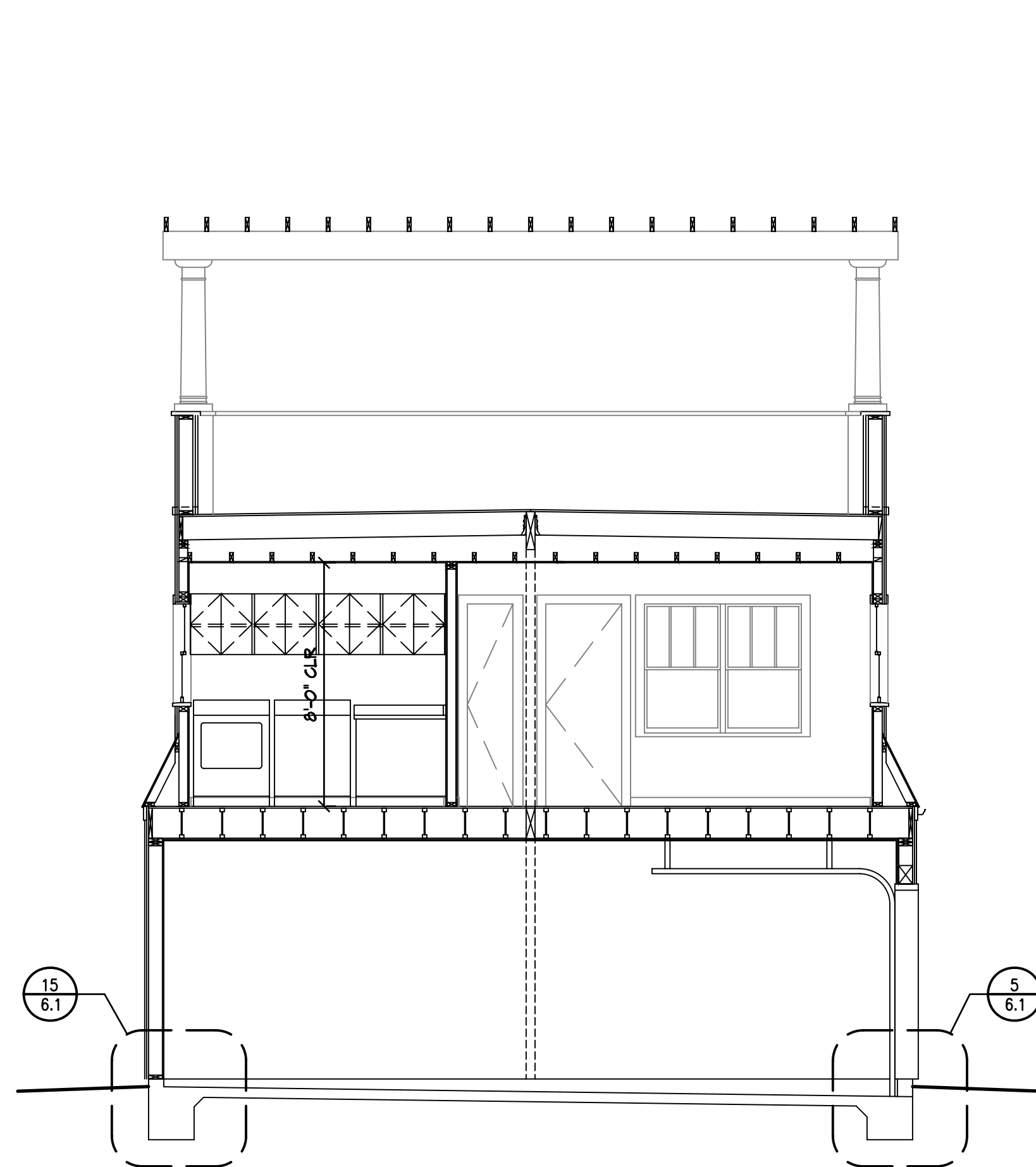
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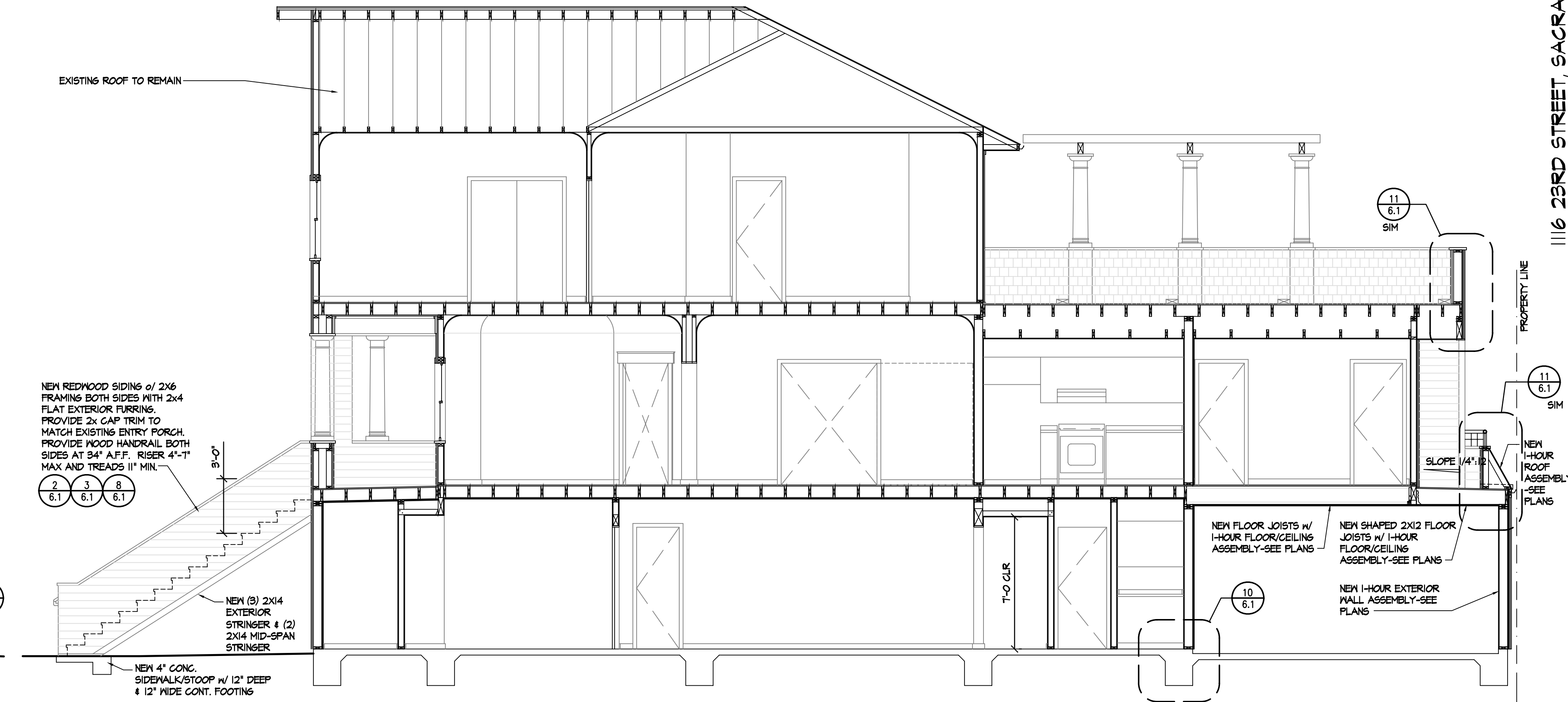
SECTION 'B'



SECTION 'C'



SECTION 'D'



SECTION 'E'

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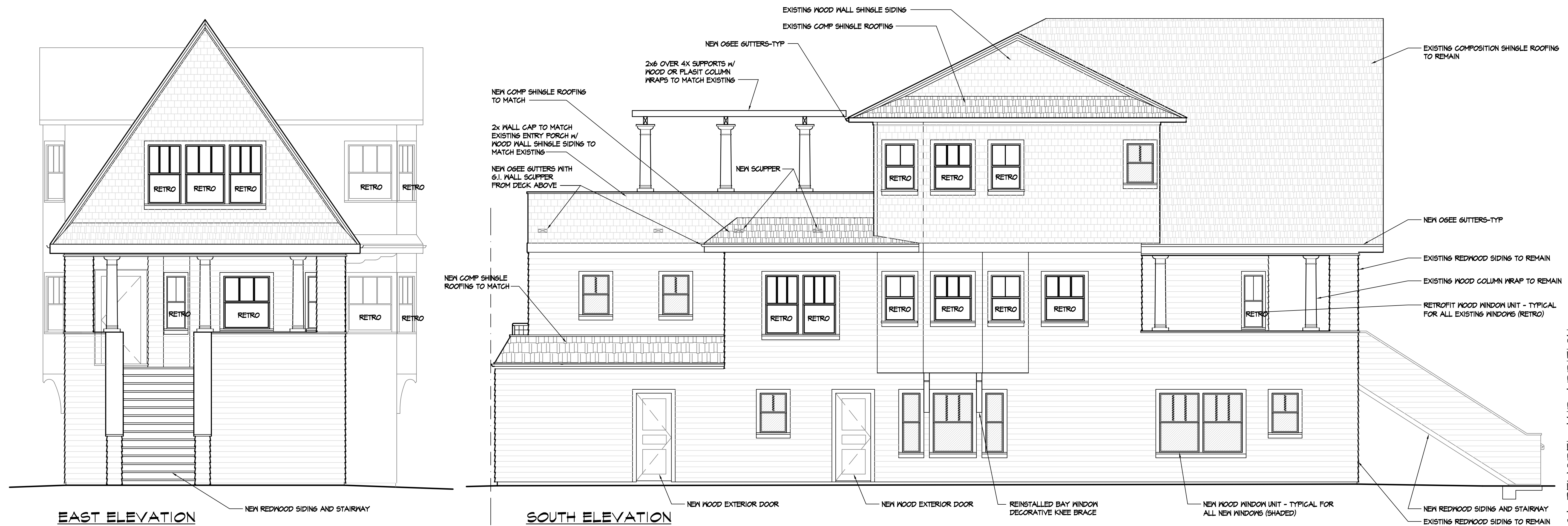
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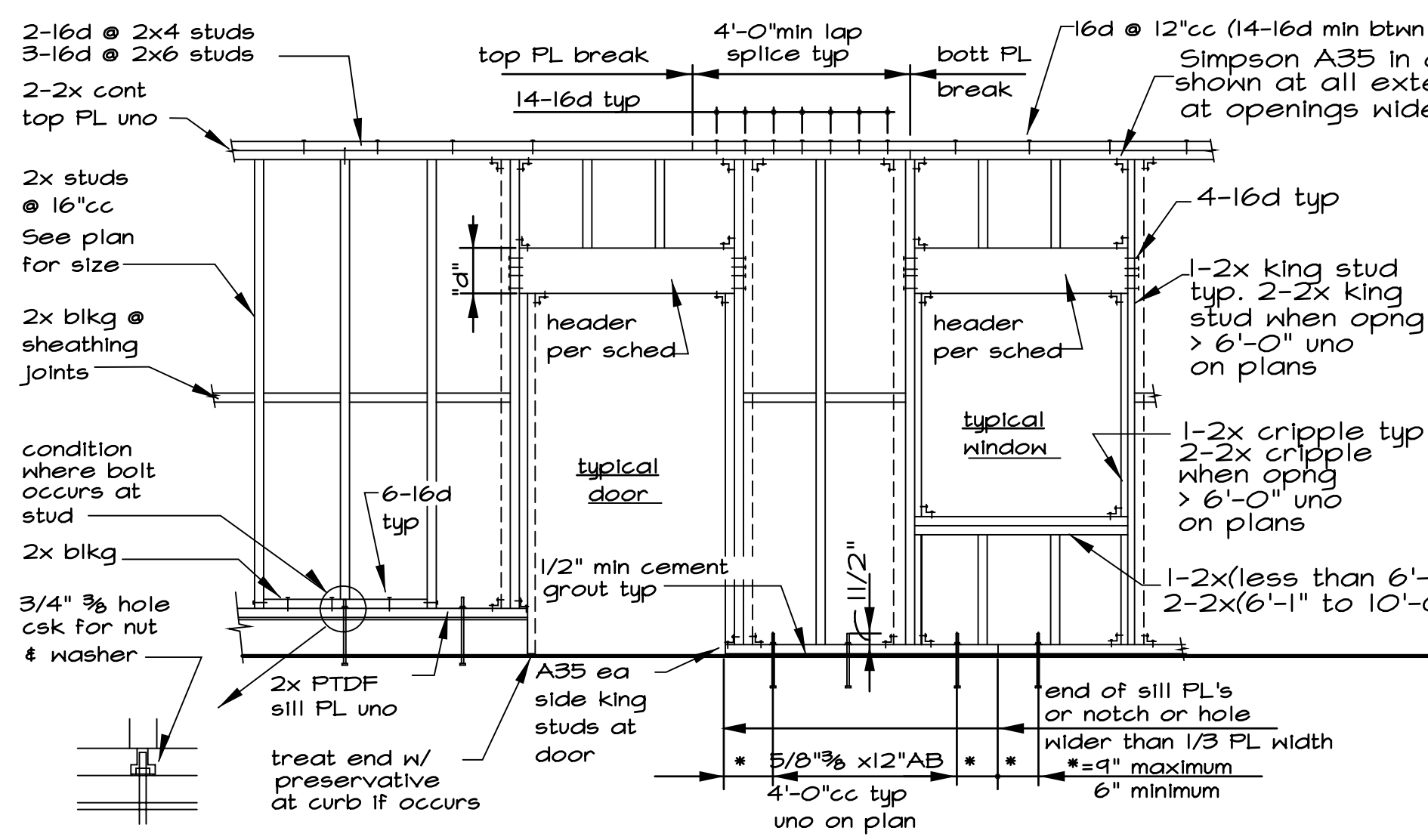
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TITLE:
 EXTERIOR ELEVATIONS

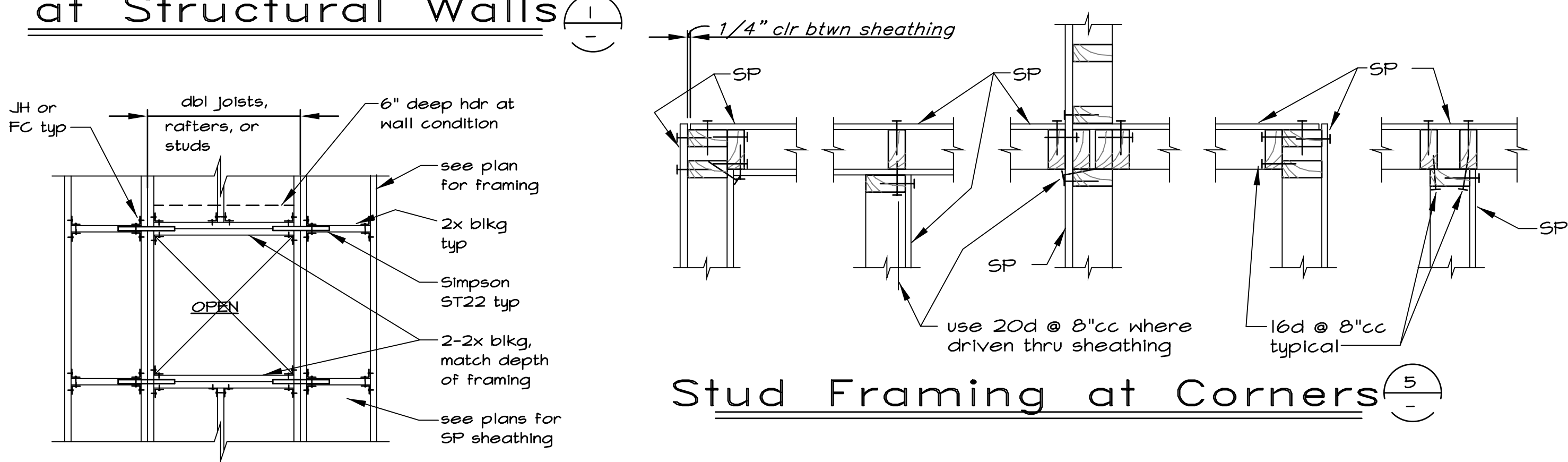
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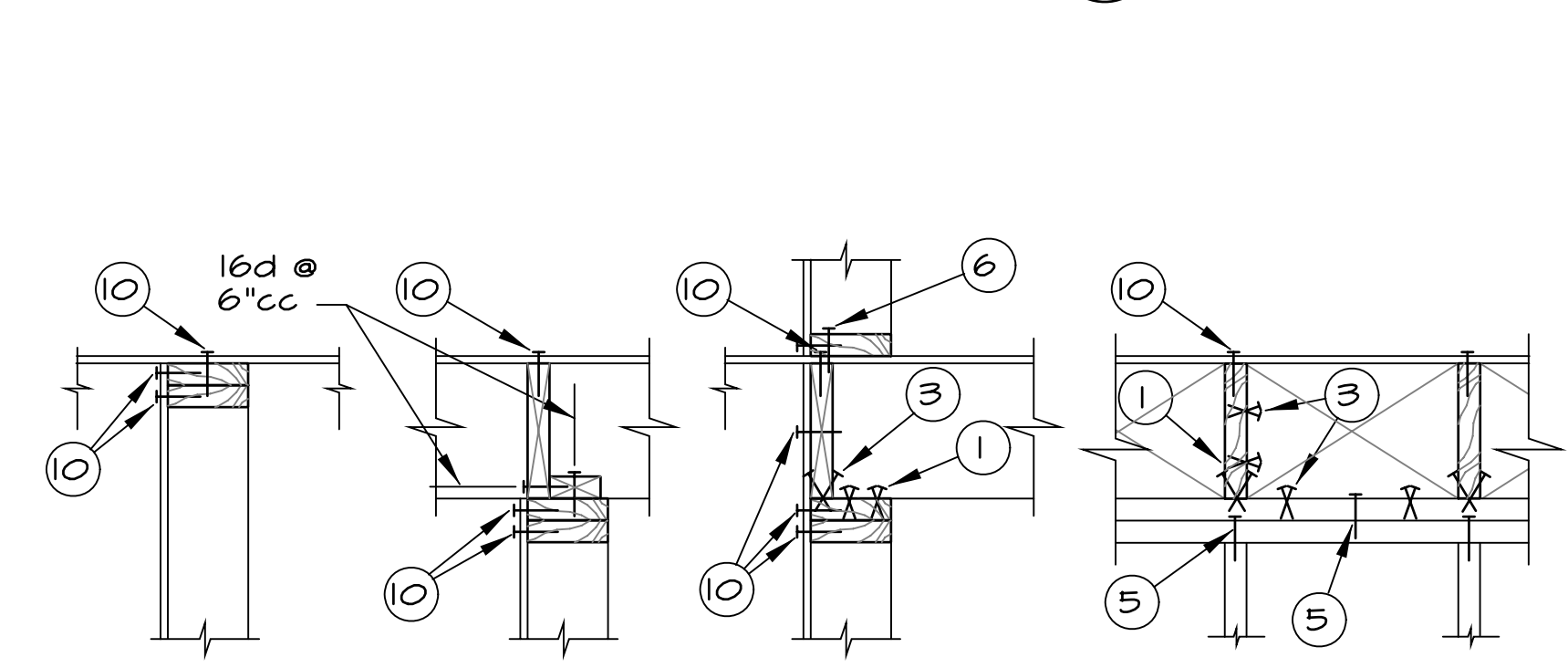


Typical Stud Wall and Opening Framing at Structural Walls (1)

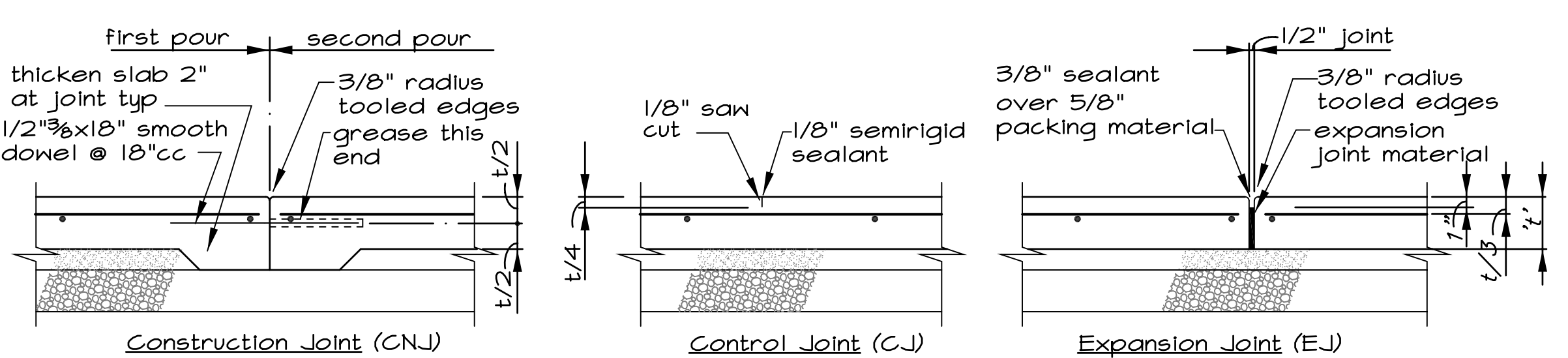


Stud Framing at Corners (5)

Typical Opening in Roof, Floor or Wall Plywood Diaphragm (4)

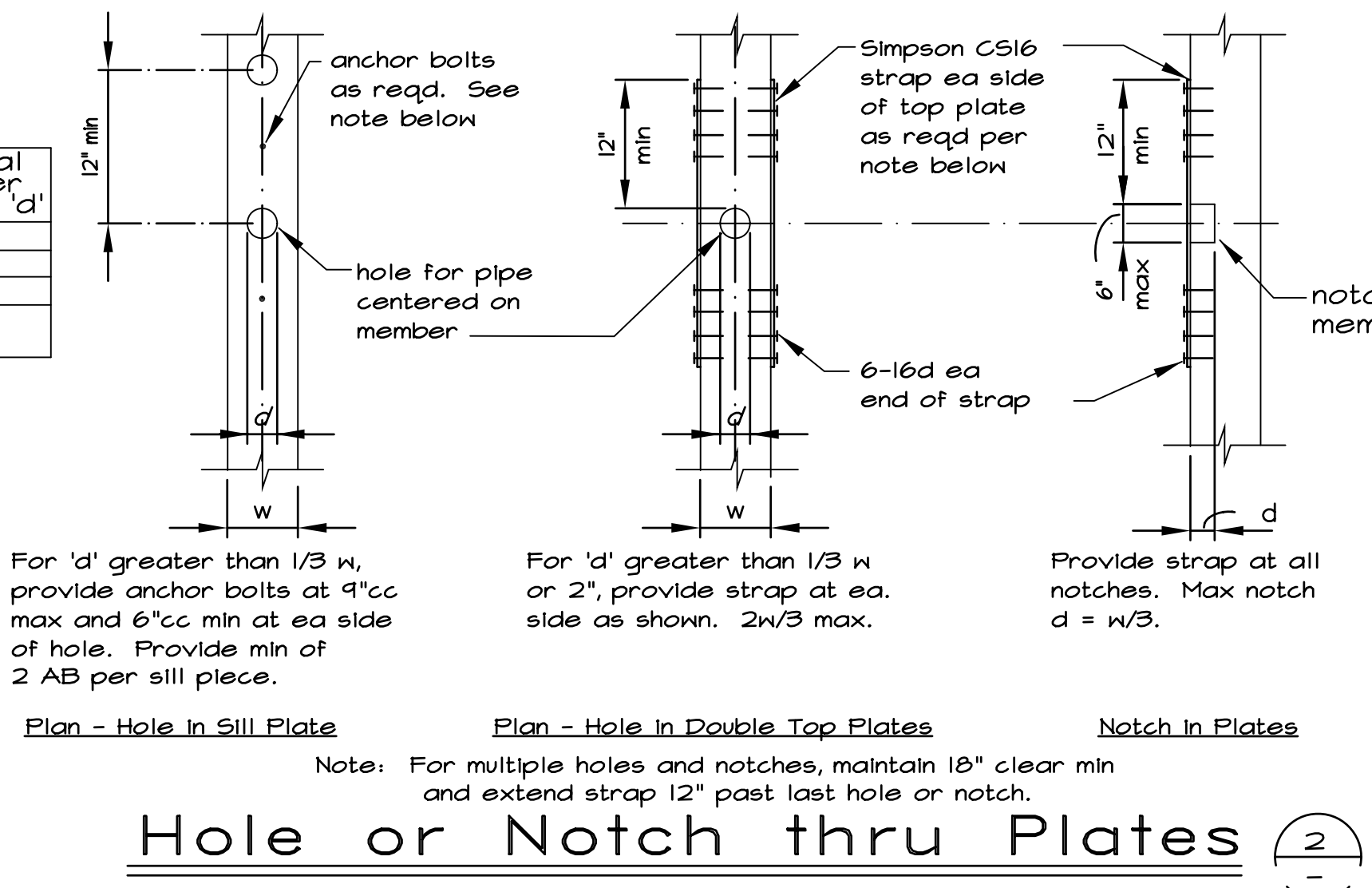


Typical Nailing Examples (8)

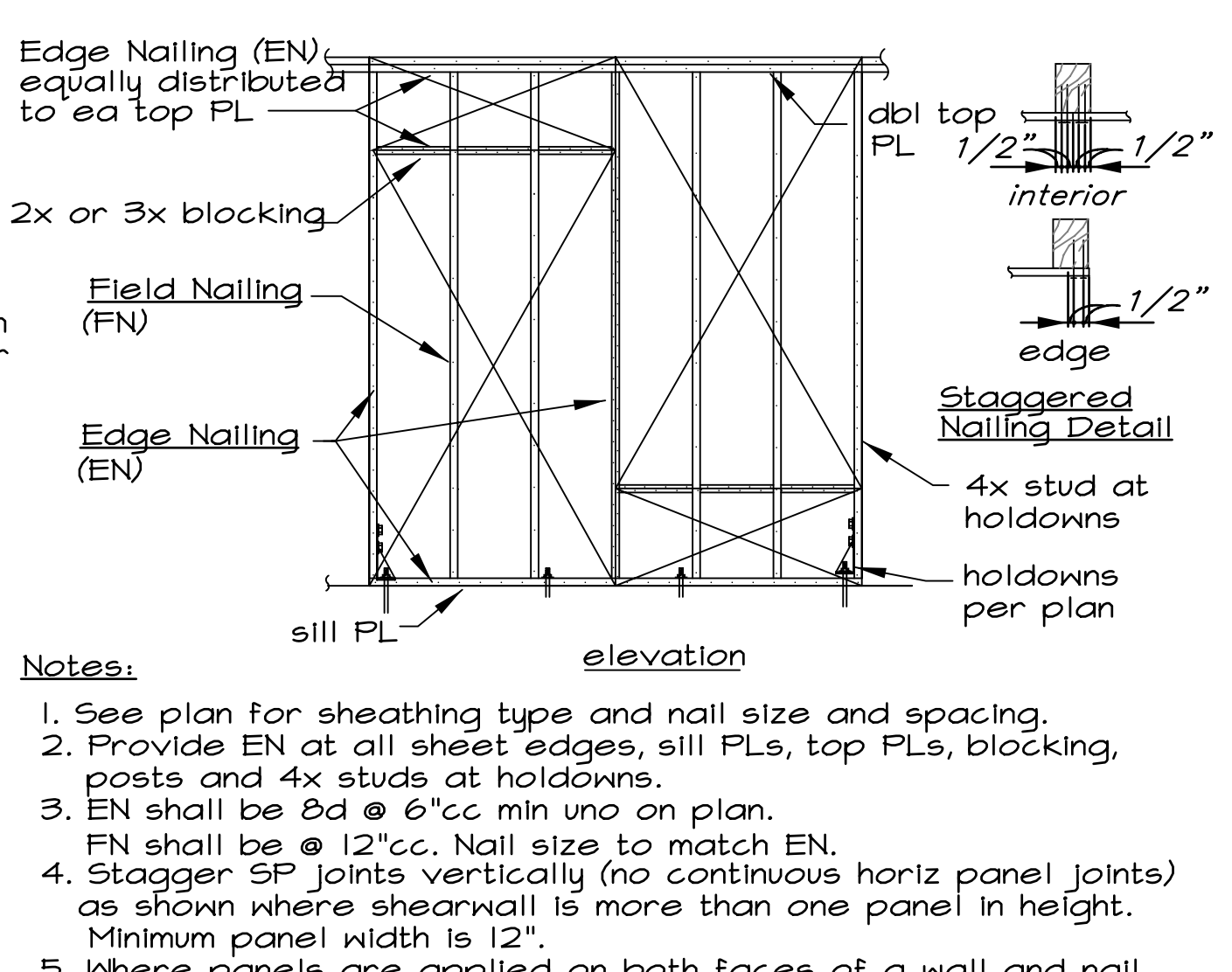


Note: Construction joints and control joints shall divide slab into areas not exceeding 225 sq ft without reentrant corners and with length to width ratios not exceeding 11/2 to 1. Contractor shall submit layout plan showing proposed control and construction joint locations. Joint spacing shall not exceed 15 feet in either direction. Semirigid sealant to be Euclid Evco #100 or equal.

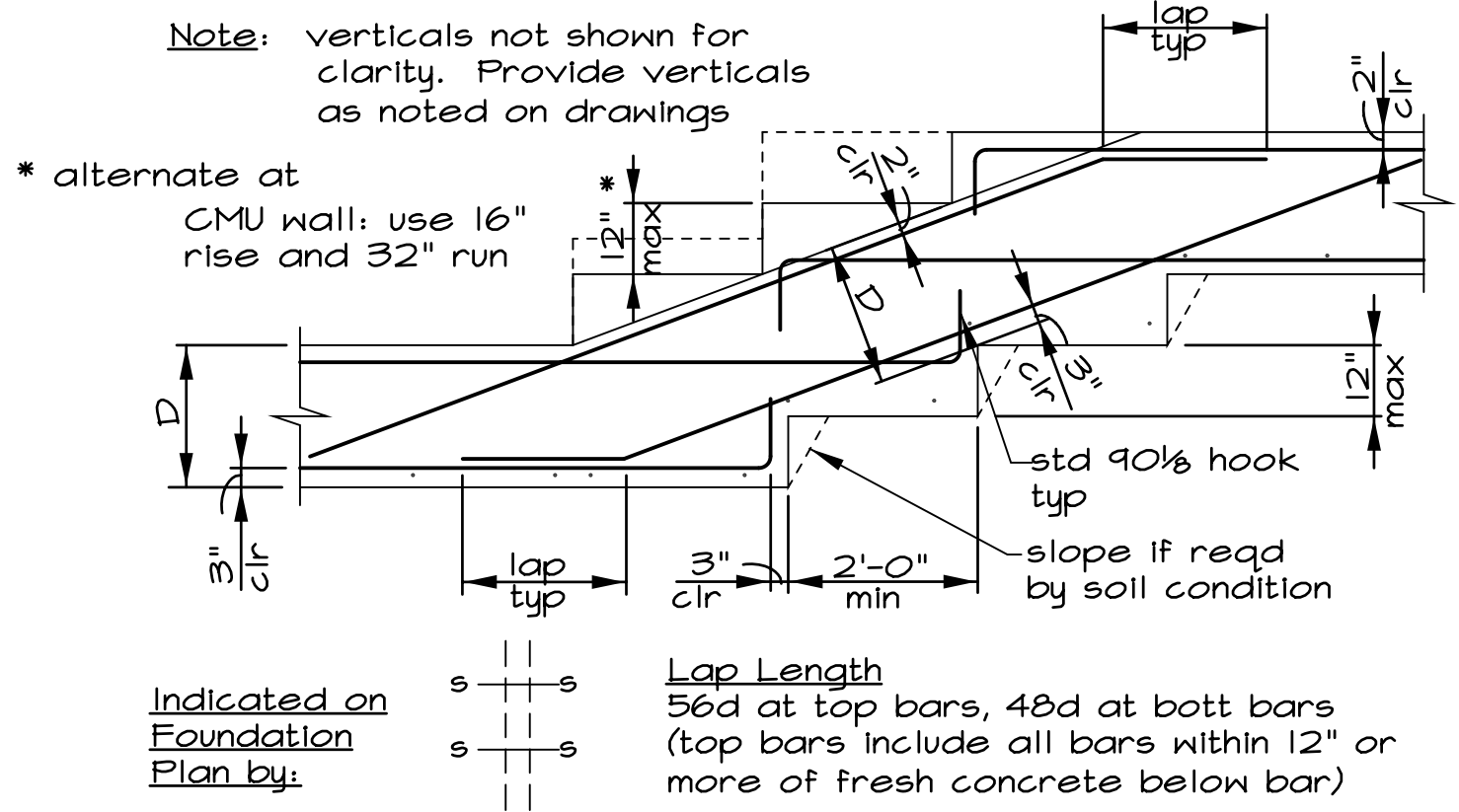
Slab-On-Grade Joints (10)



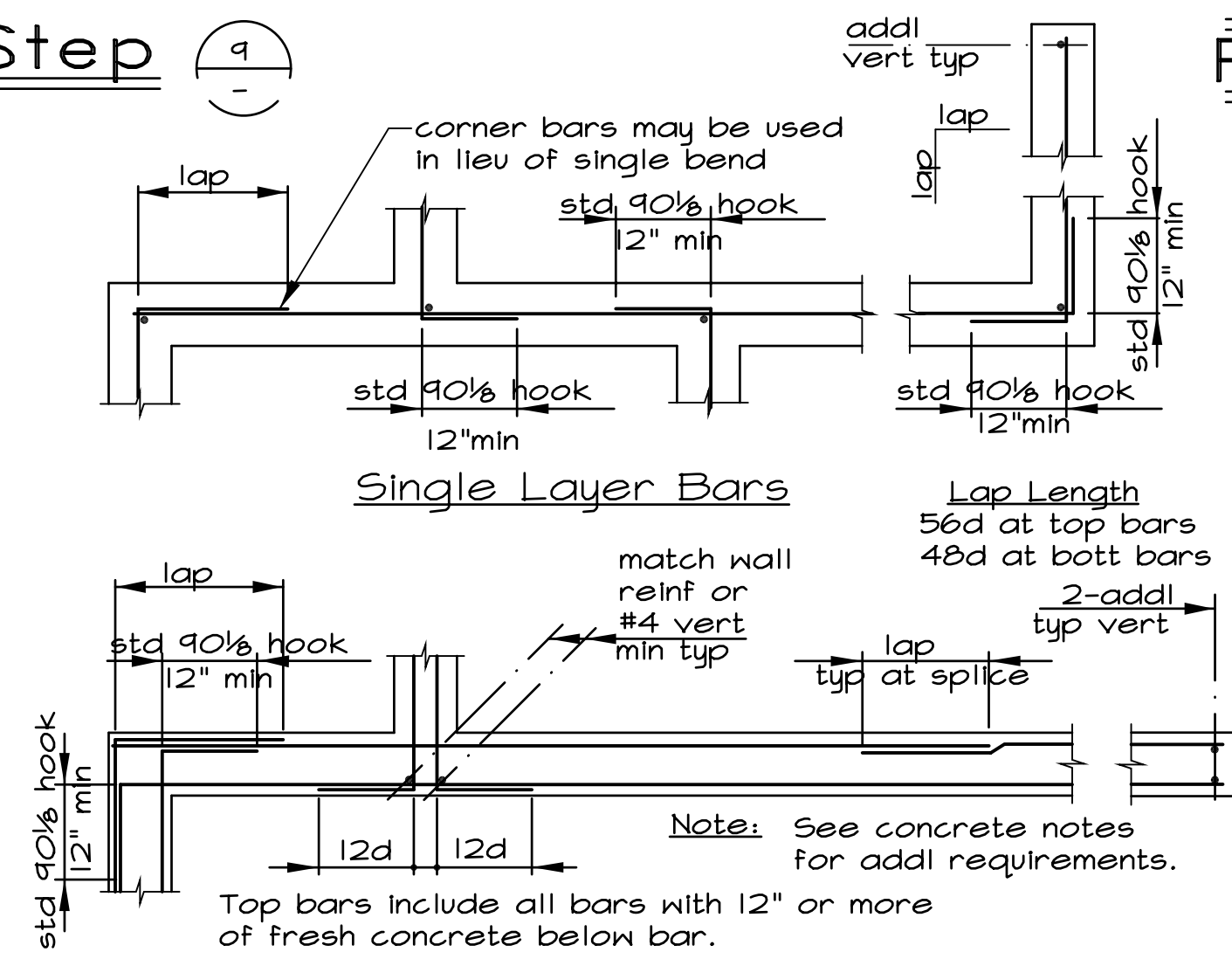
Hole or Notch thru Plates (2)



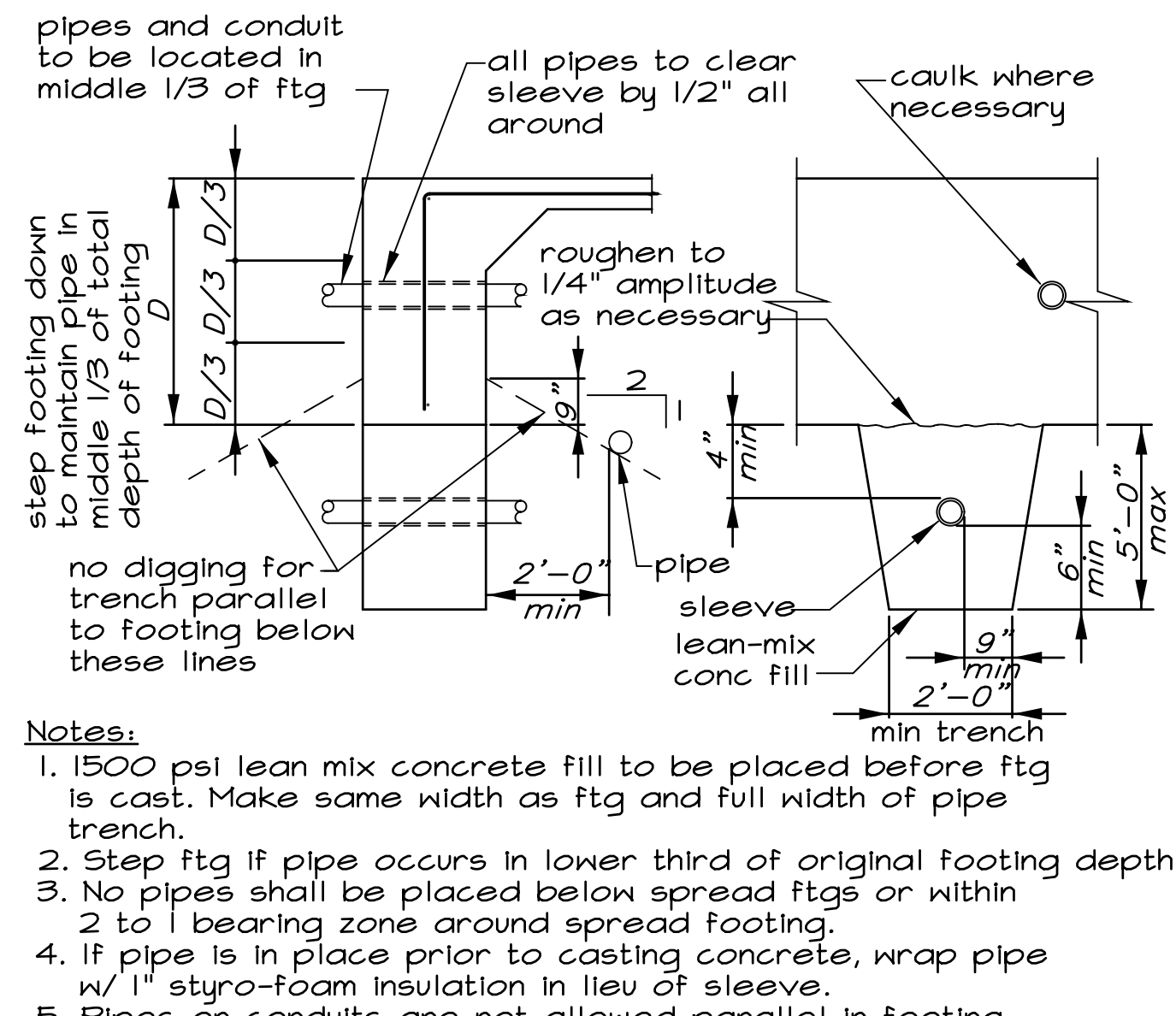
Shear Wall Nailing (3)



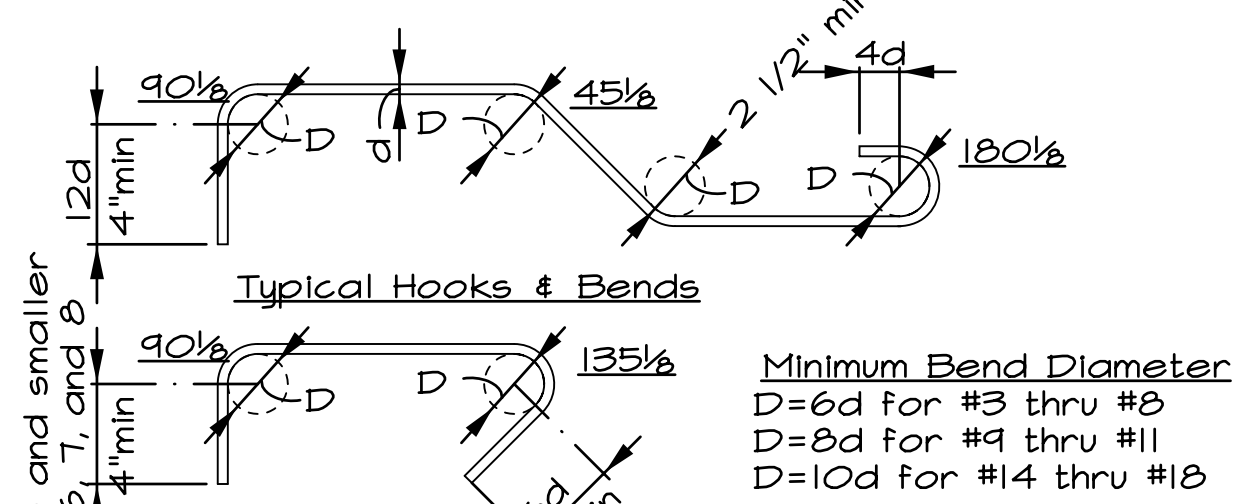
Typical Footing Step (9)



Corner Reinforcing at Concrete Walls & Ftgs (11)



Concrete Footings at Pipes & Conduits (7)



Standard Rebar Hooks and Bends (12)

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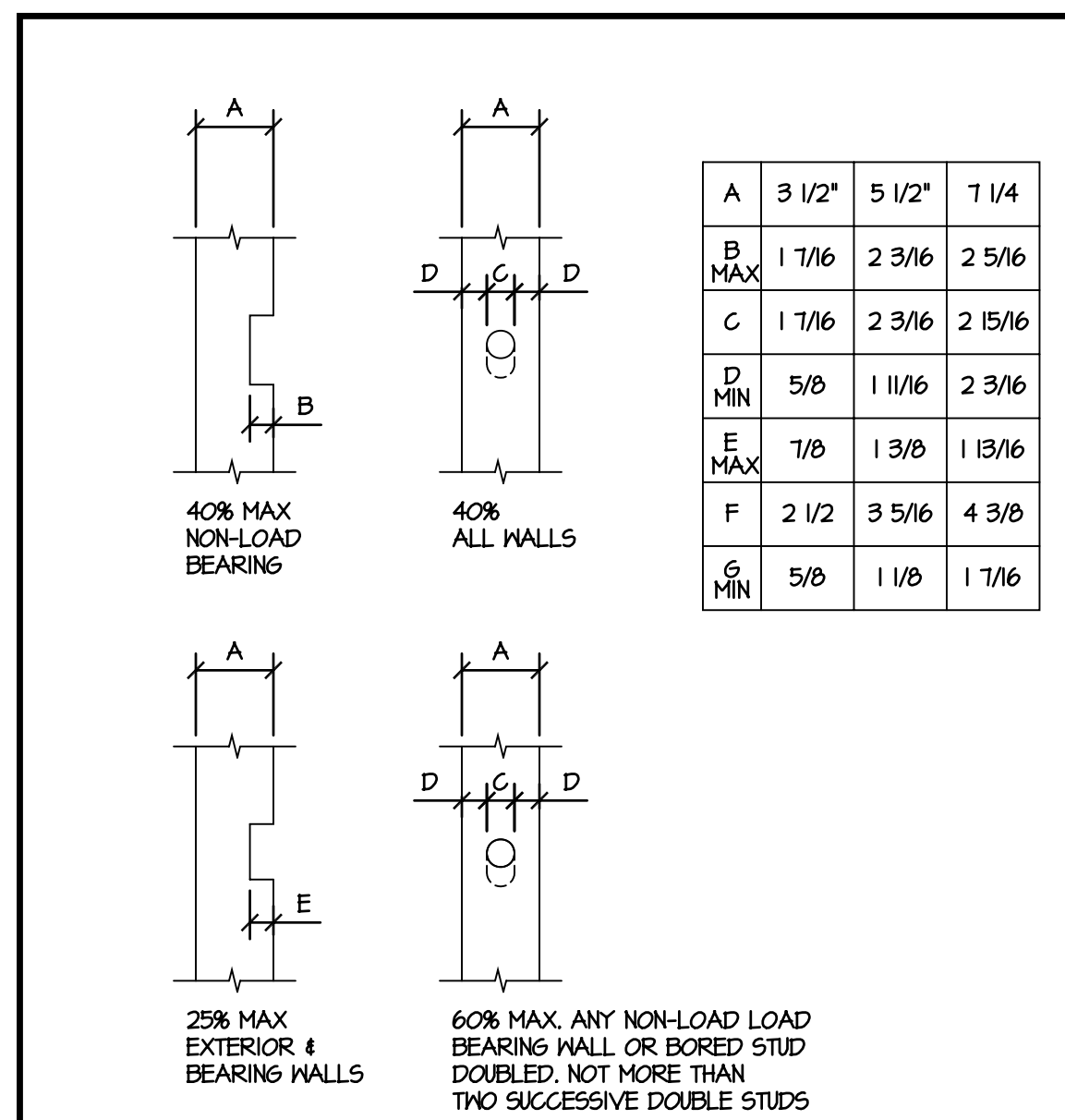
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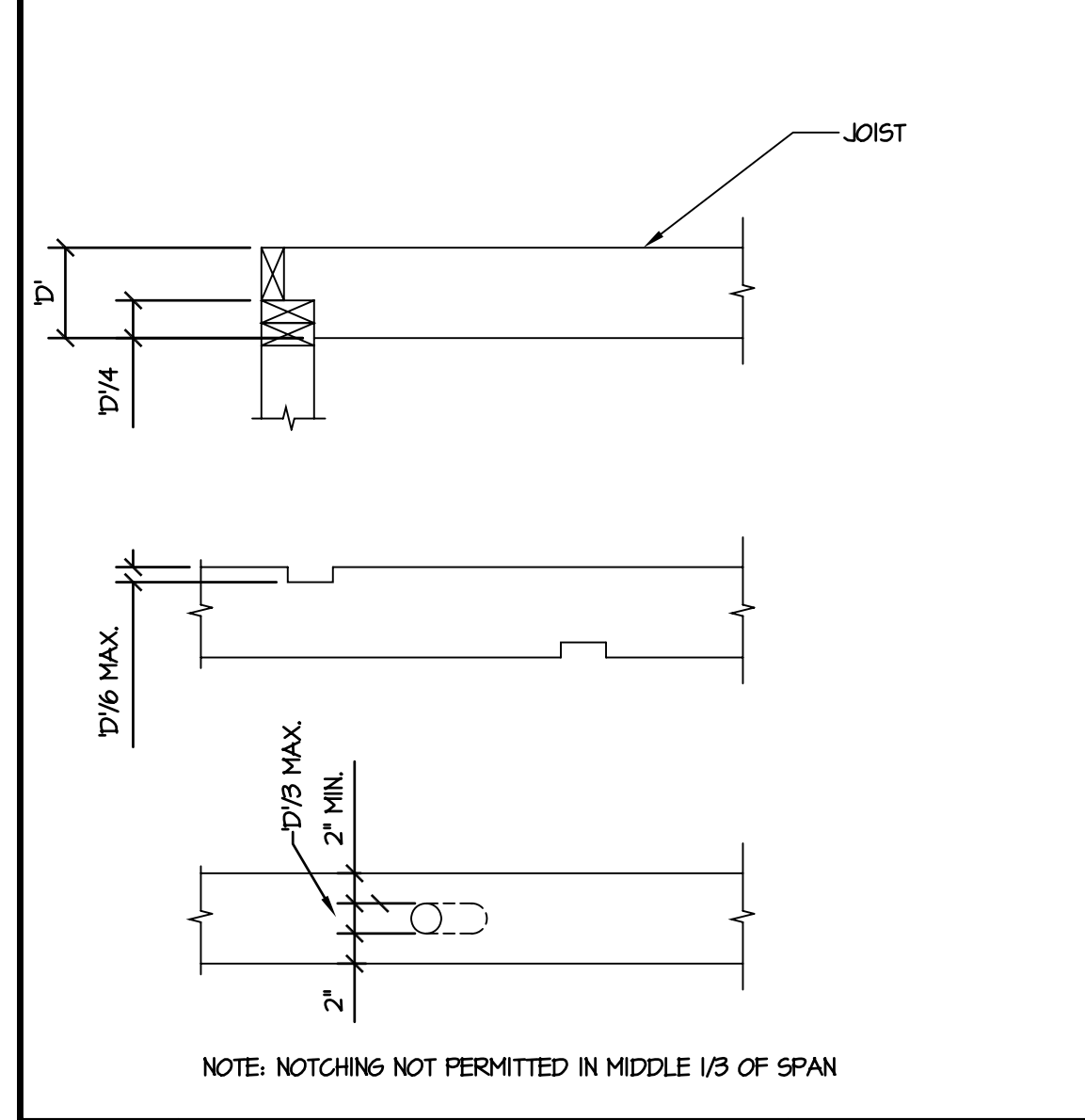
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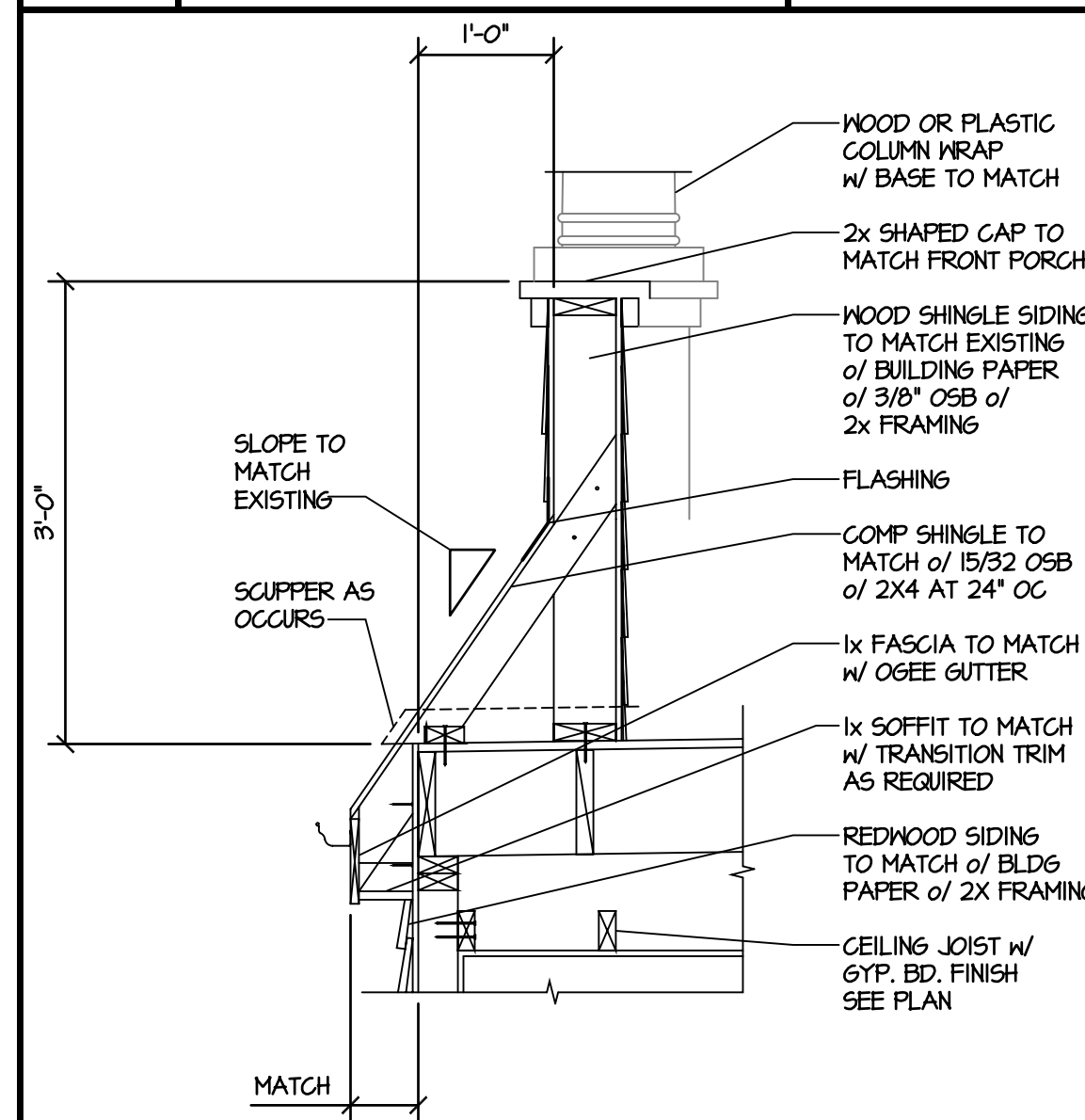
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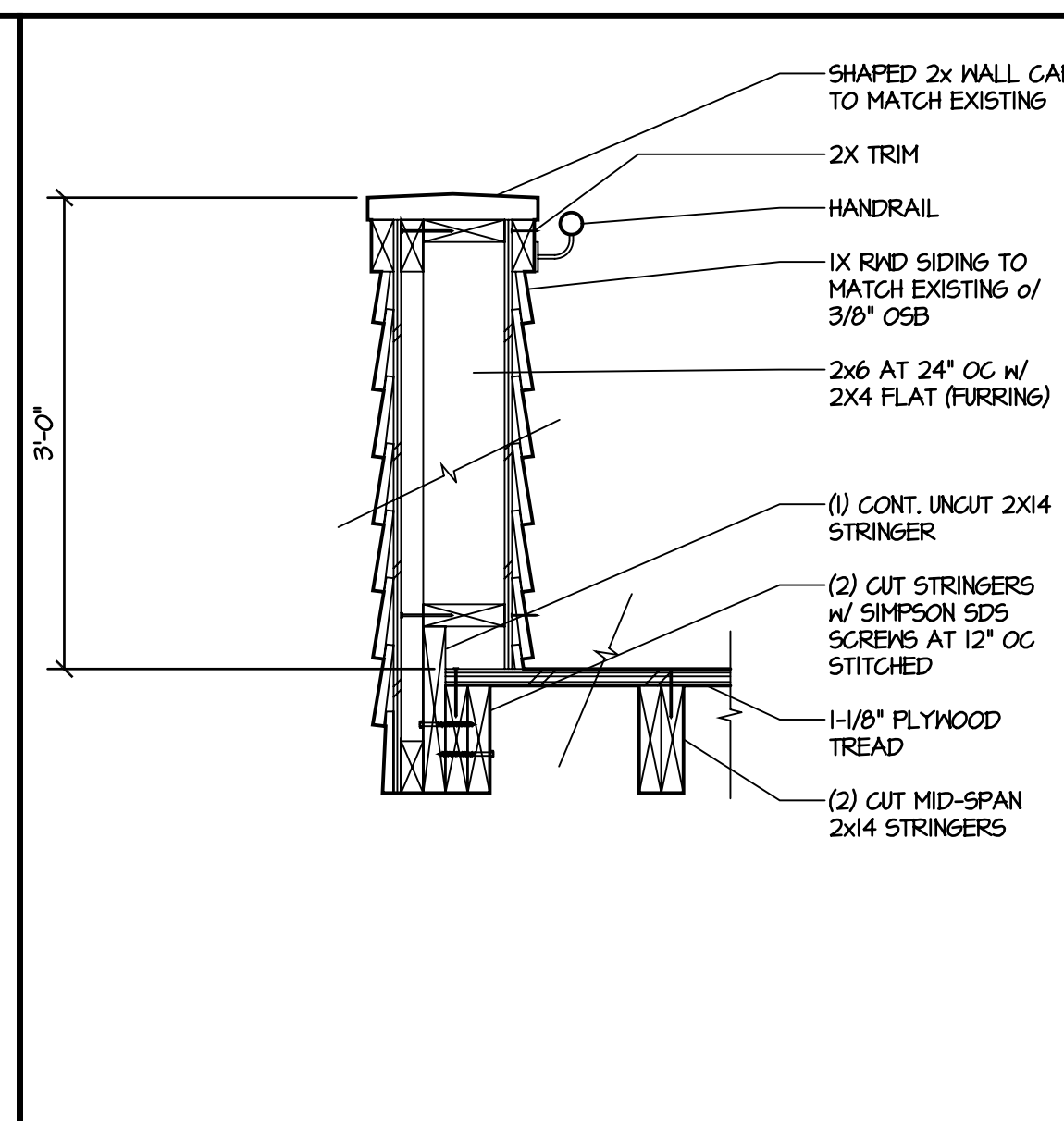
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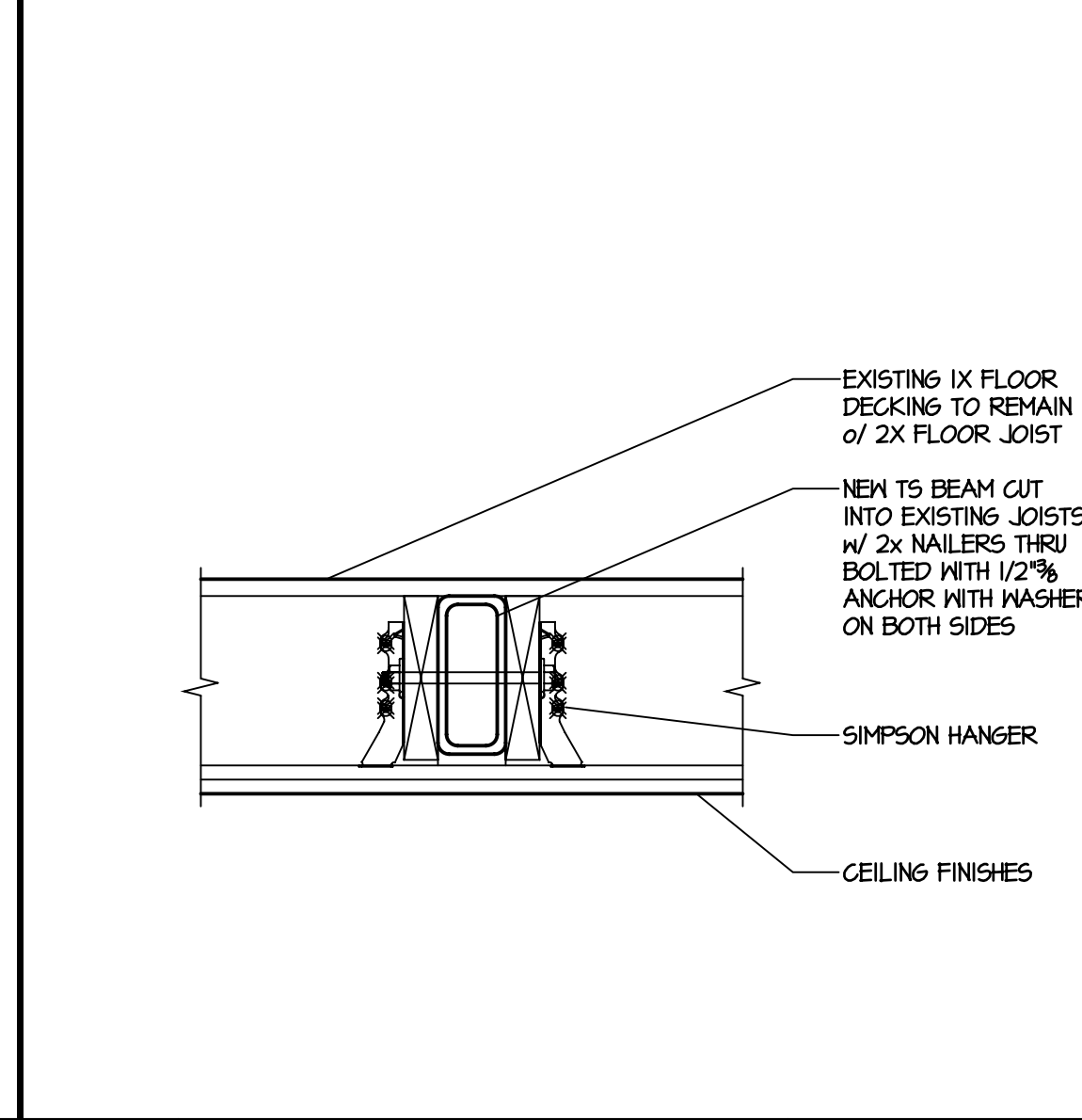
6 JOIST NOTCHING NO SCALE



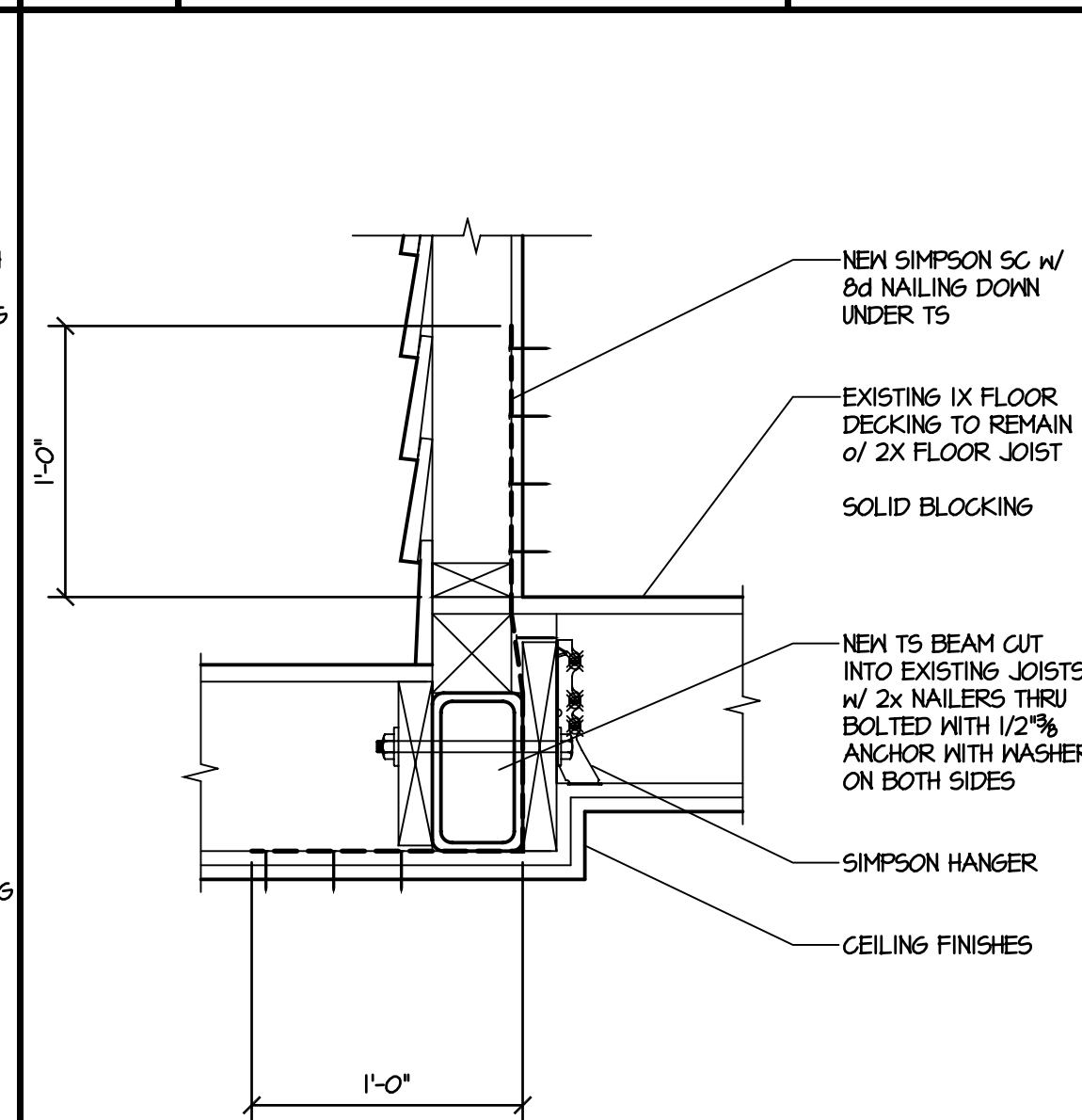
11 PARAPET SCALE: 3/4" = 1'-0"



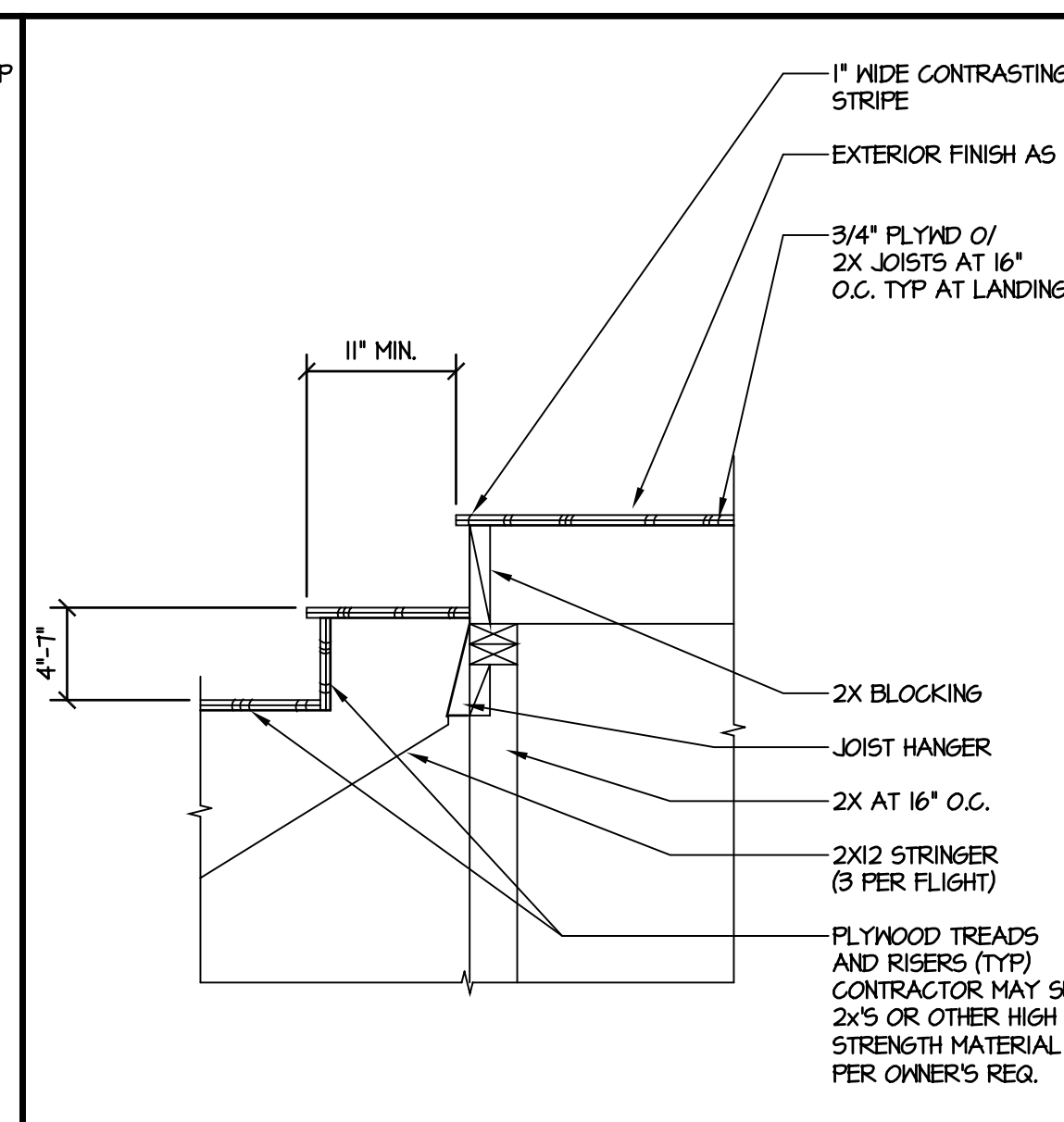
2 GUARDRAIL SCALE: 1" = 1'-0"



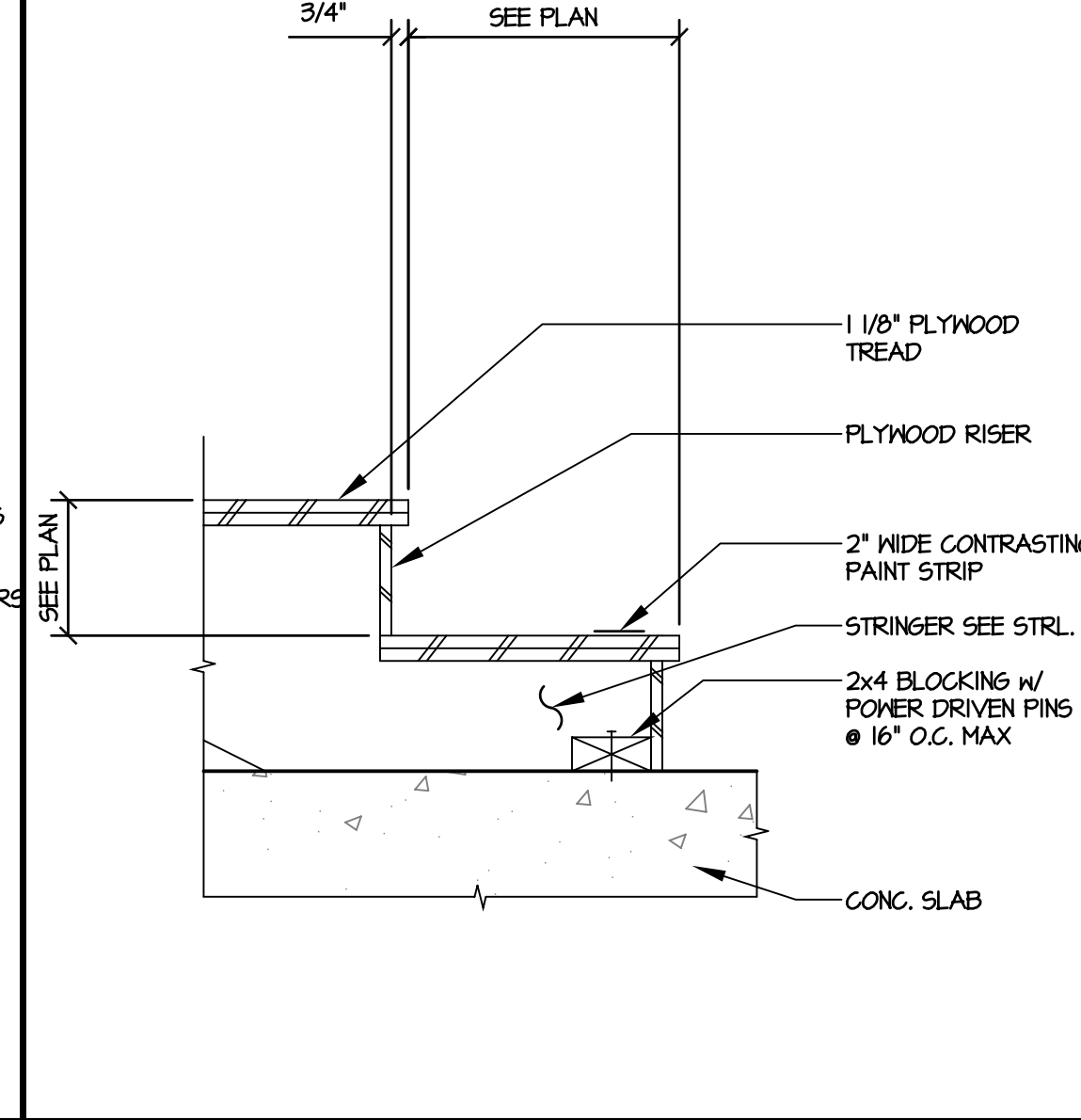
7 TS BEAM SCALE: 1 1/2" = 1'-0"



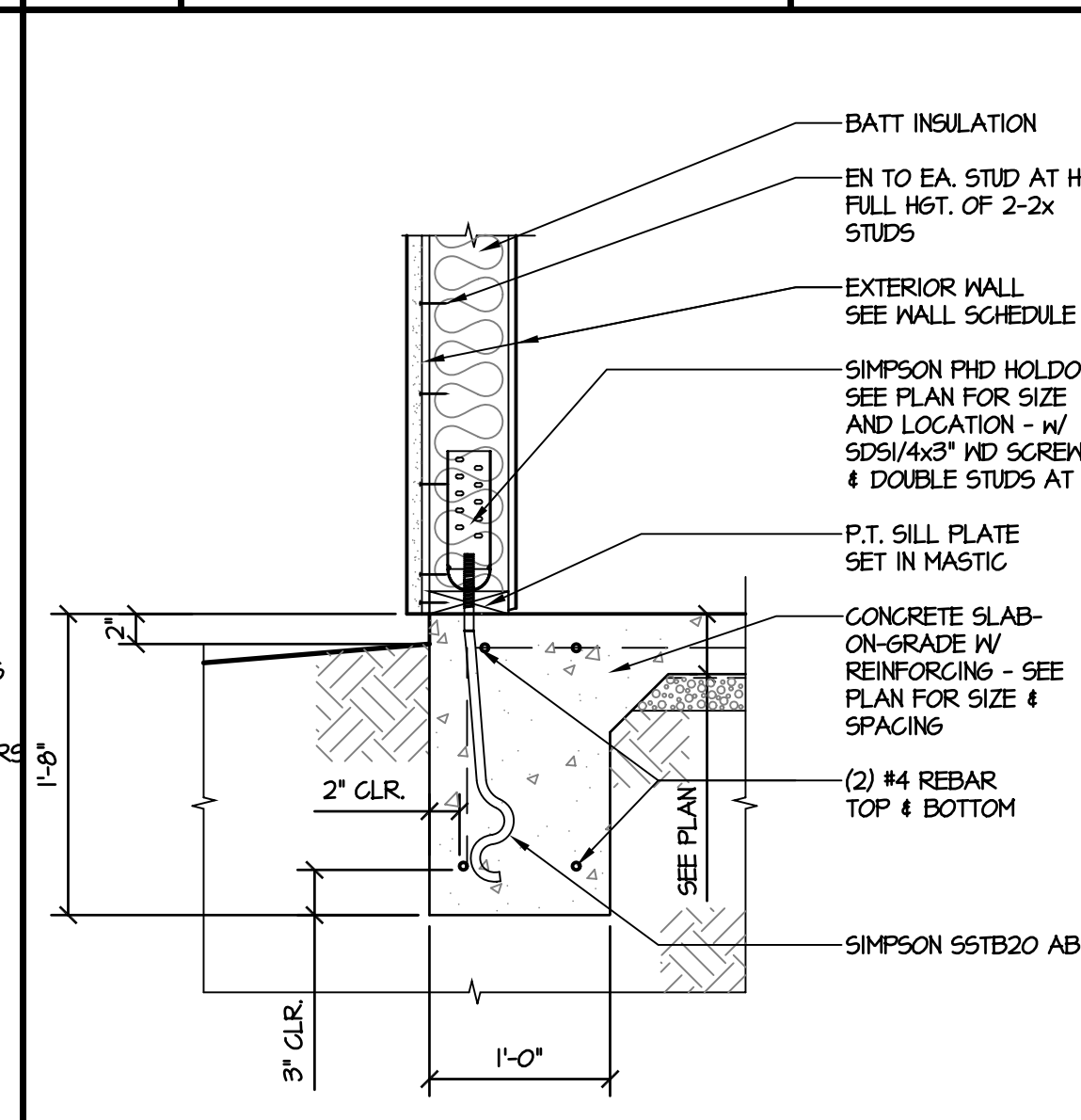
12 TS BEAM SCALE: 1 1/2" = 1'-0"



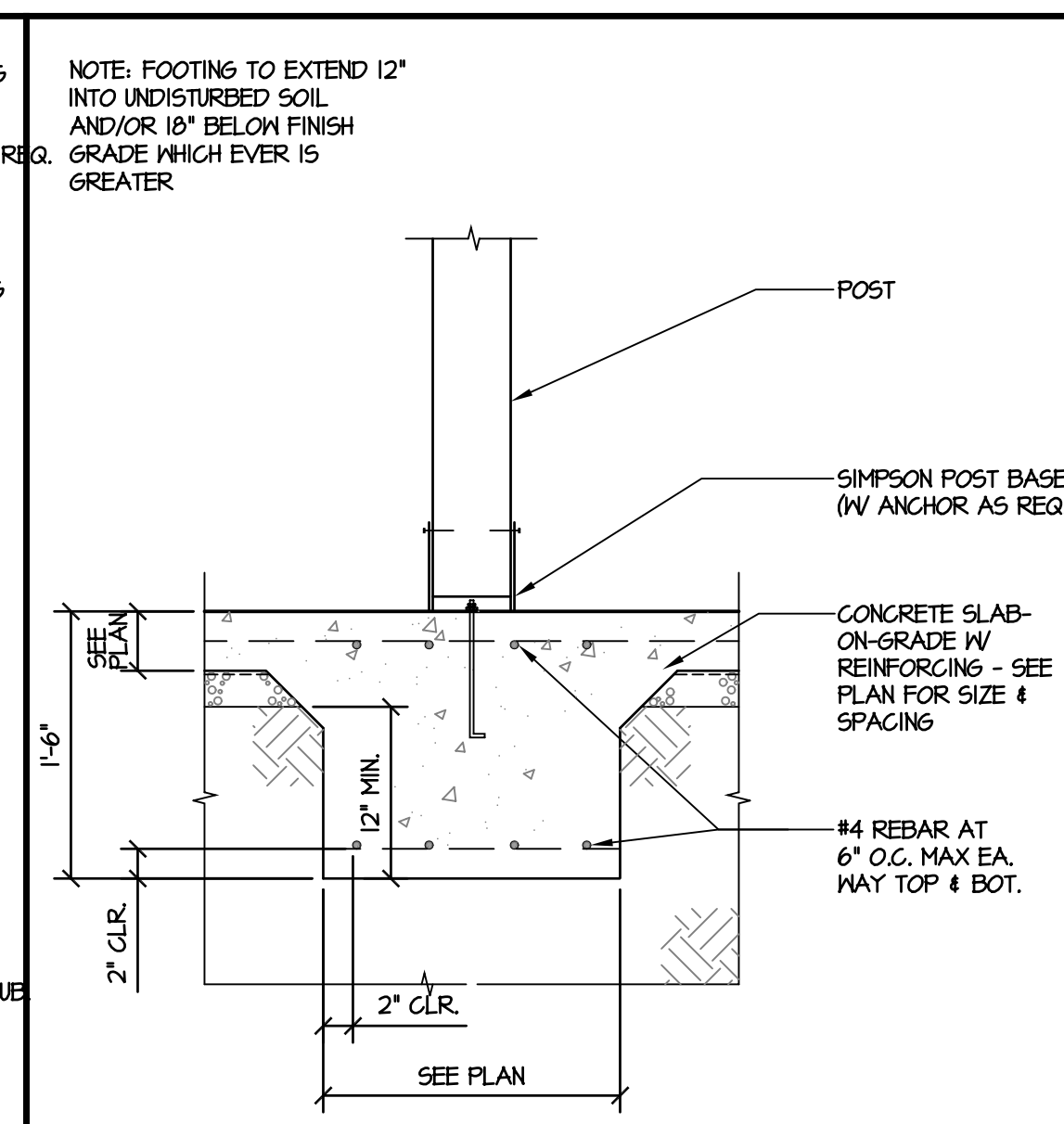
3 STAIR SCALE: 1" = 1'-0"



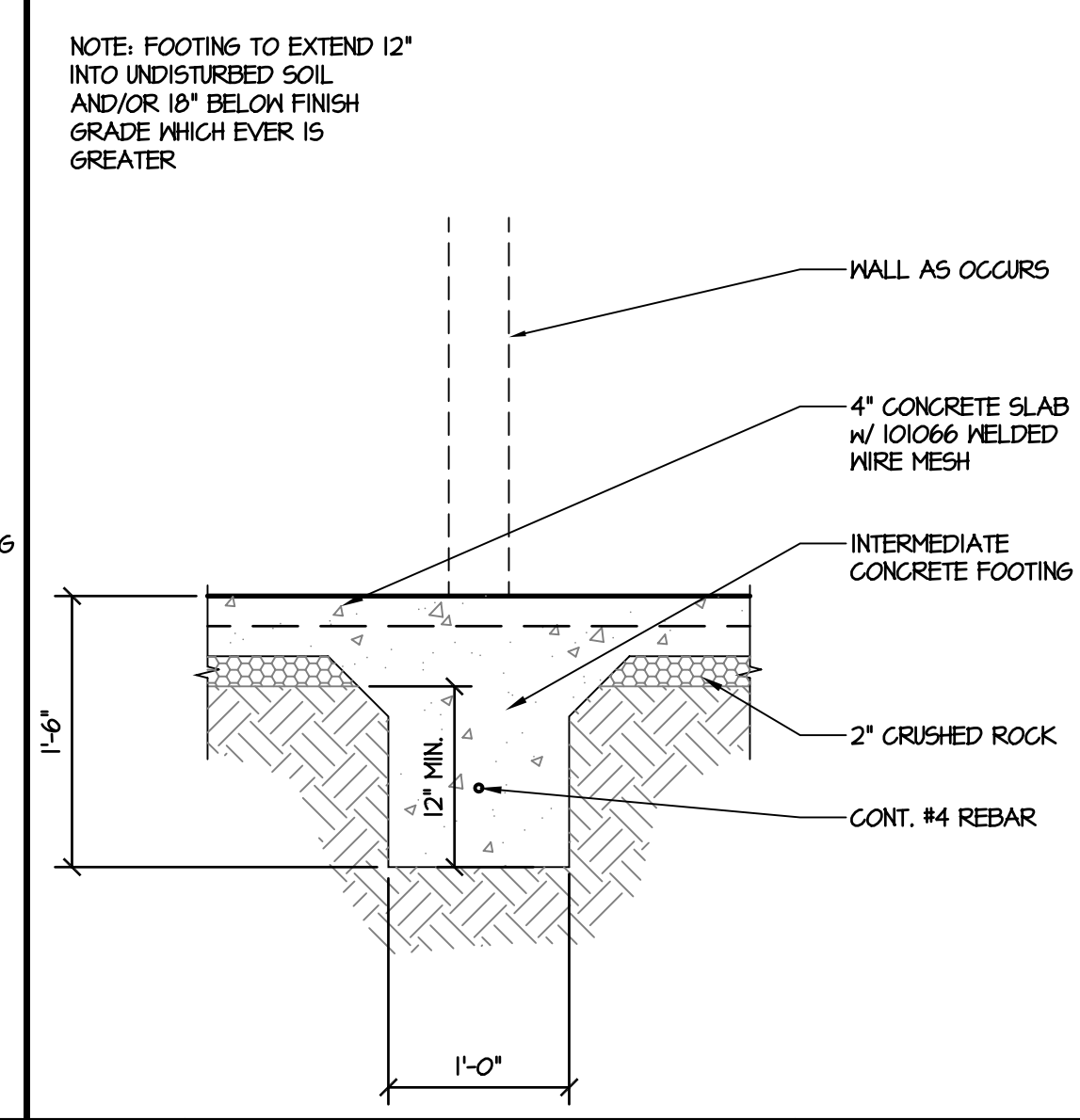
8 STAIR TOE SCALE: 1 1/2" = 1'-0"



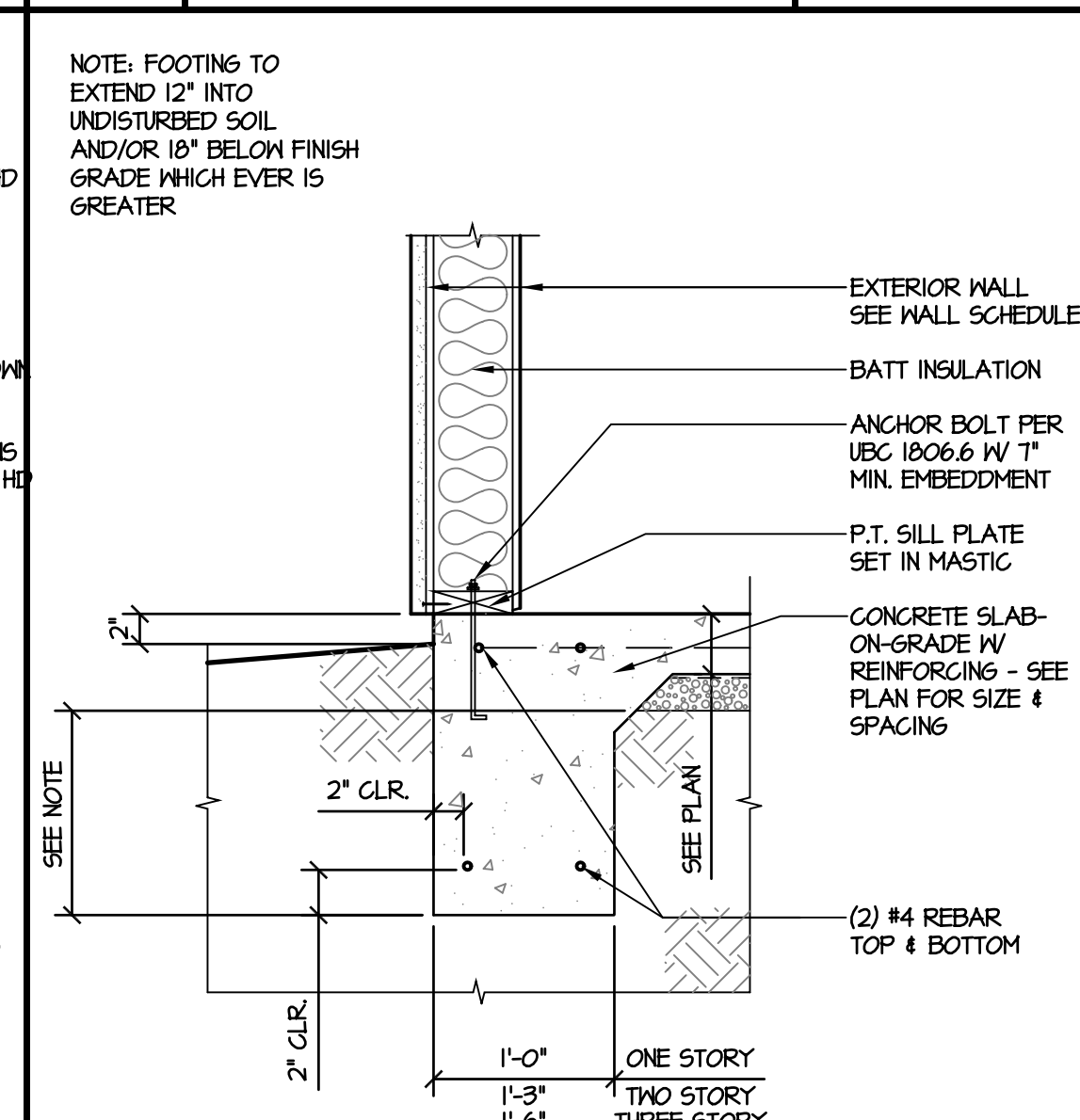
13 PHD SCALE: 1" = 1'-0"



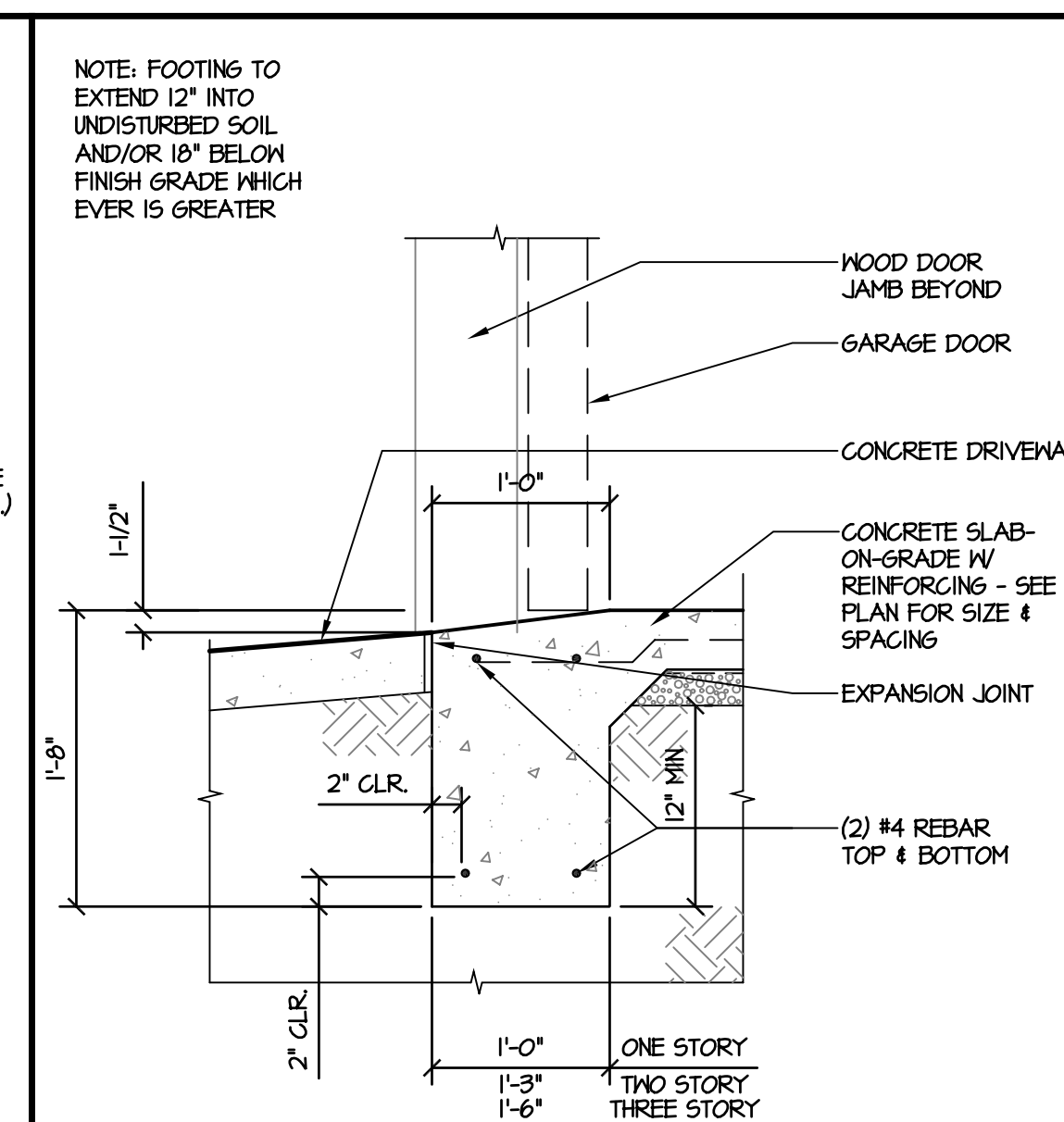
4 PIER FOOTING SCALE: 1" = 1'-0"



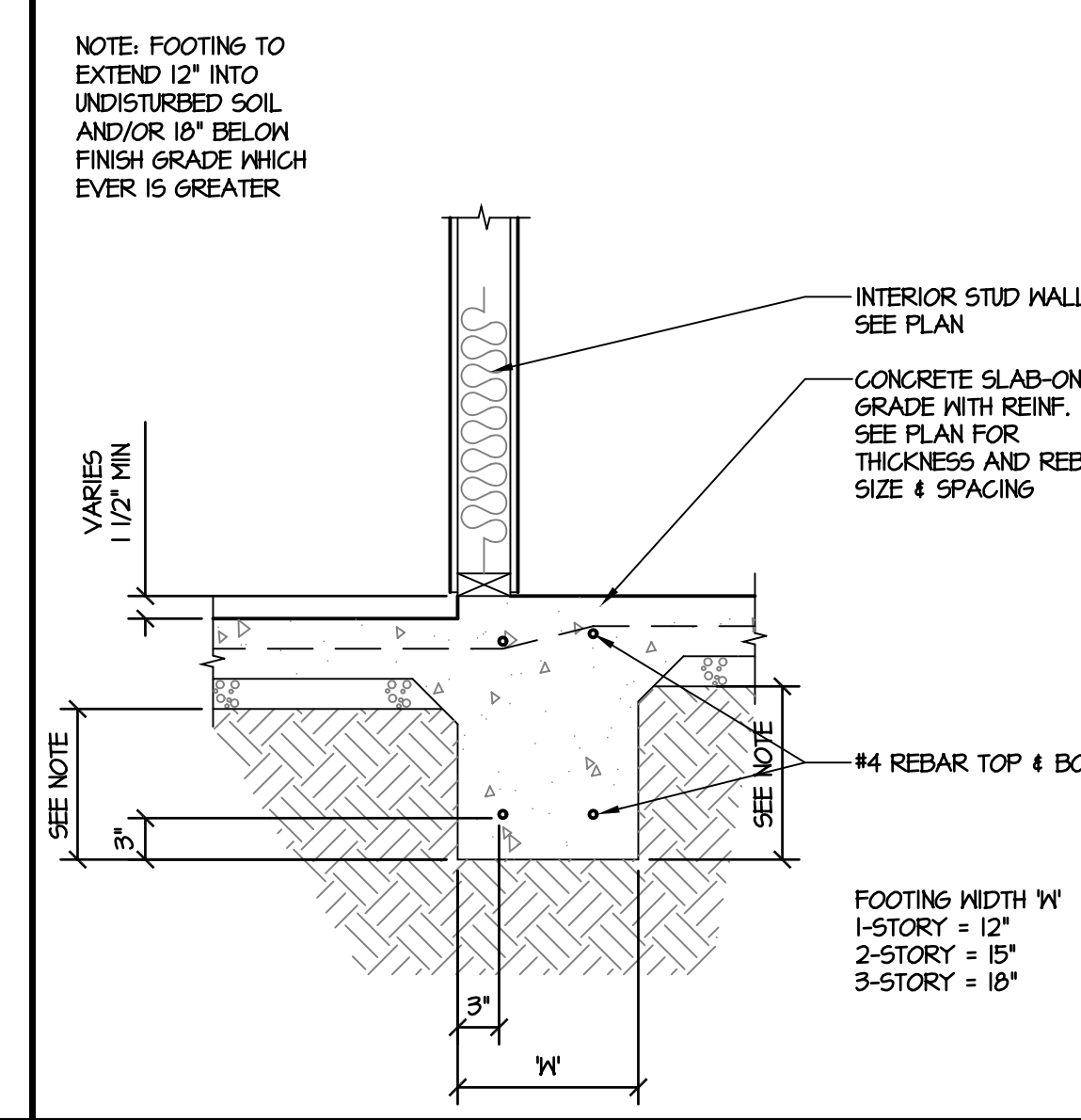
9 INTERMEDIATE SCALE: 1" = 1'-0"



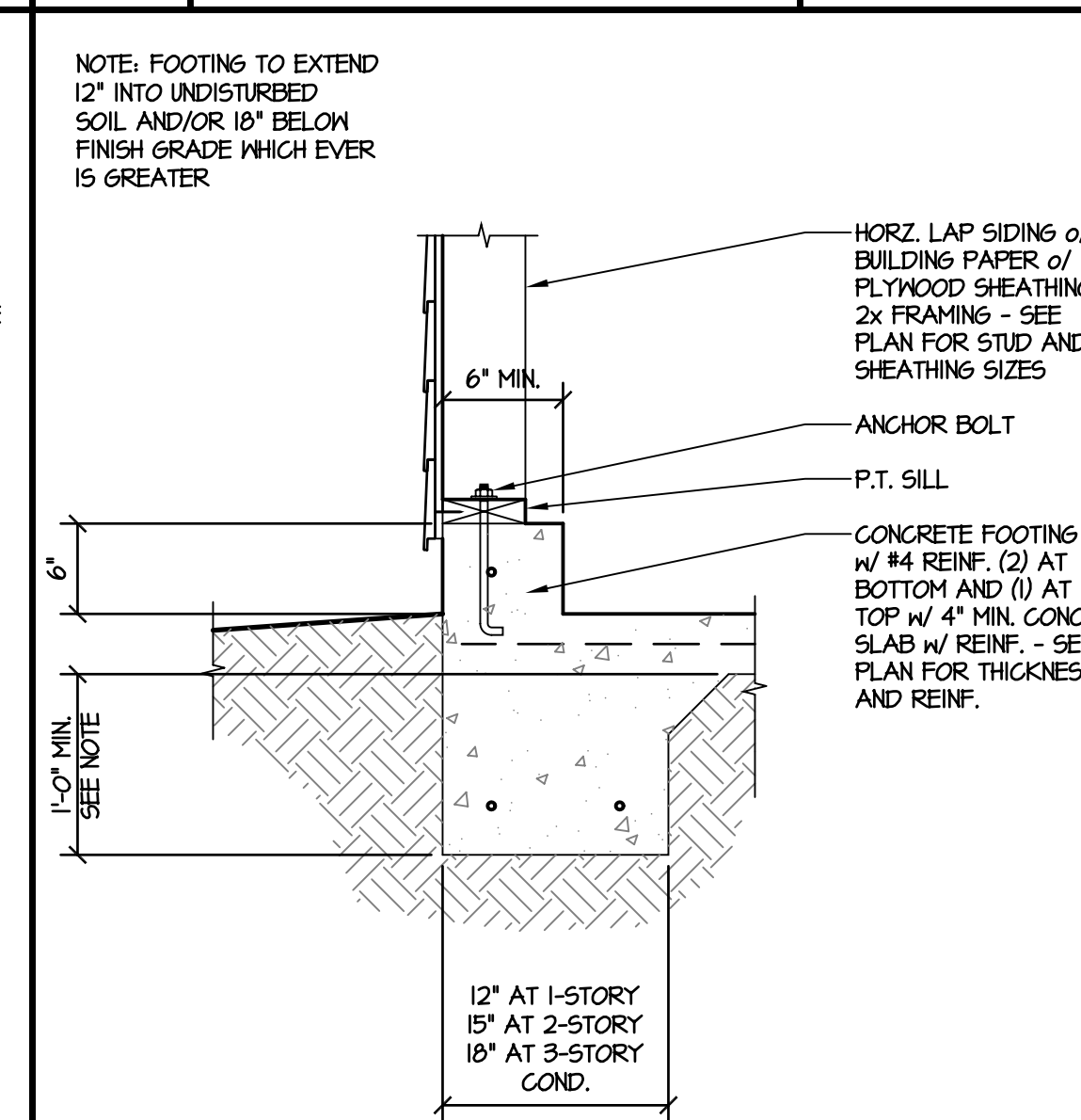
14 FOOTING SCALE: 1" = 1'-0"



5 GARAGE SCALE: 1" = 1'-0"



10 TRANSITION SCALE: 1" = 1'-0"



15 GARAGE FT'G SCALE: 1" = 1'-0"

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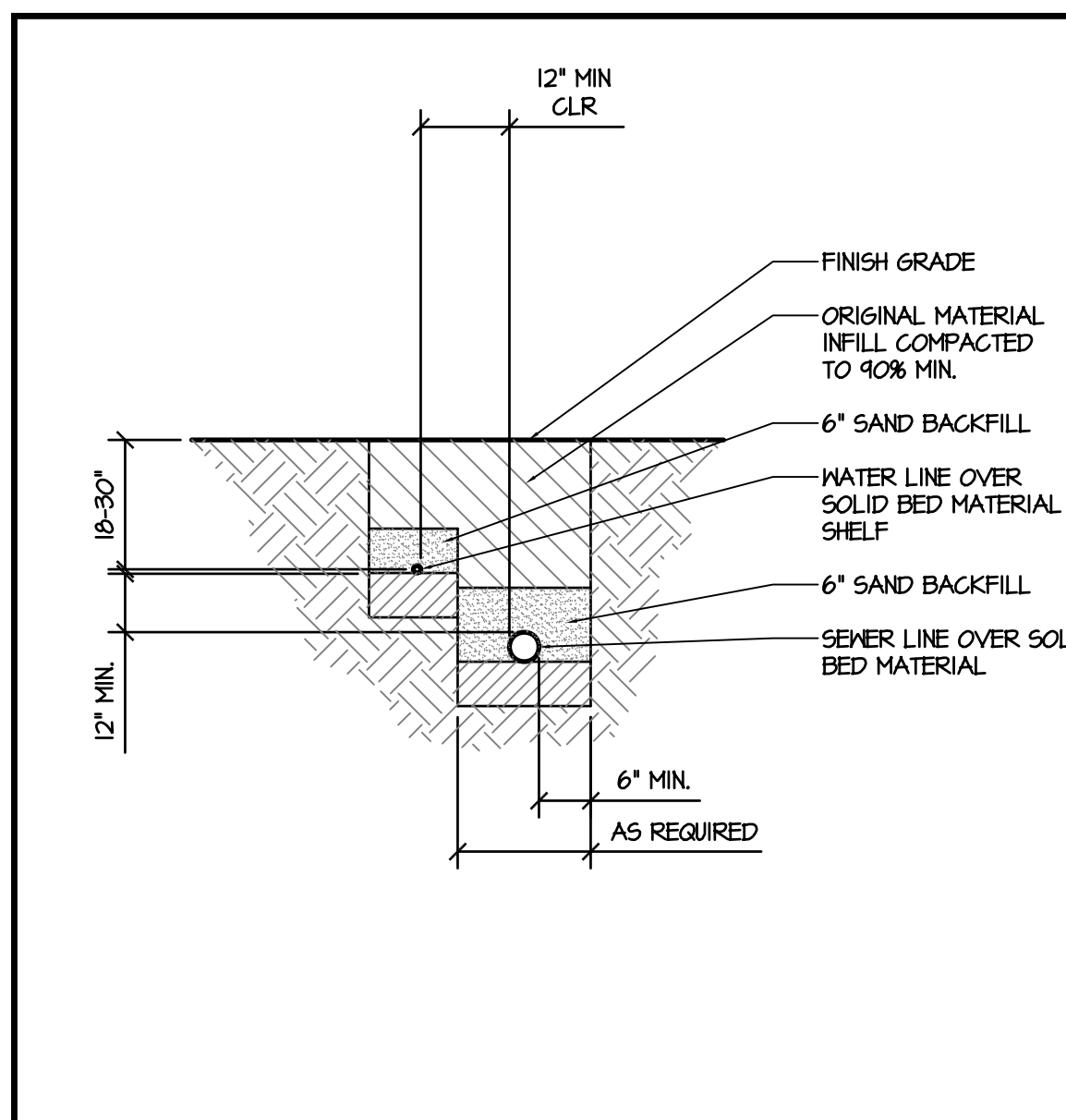
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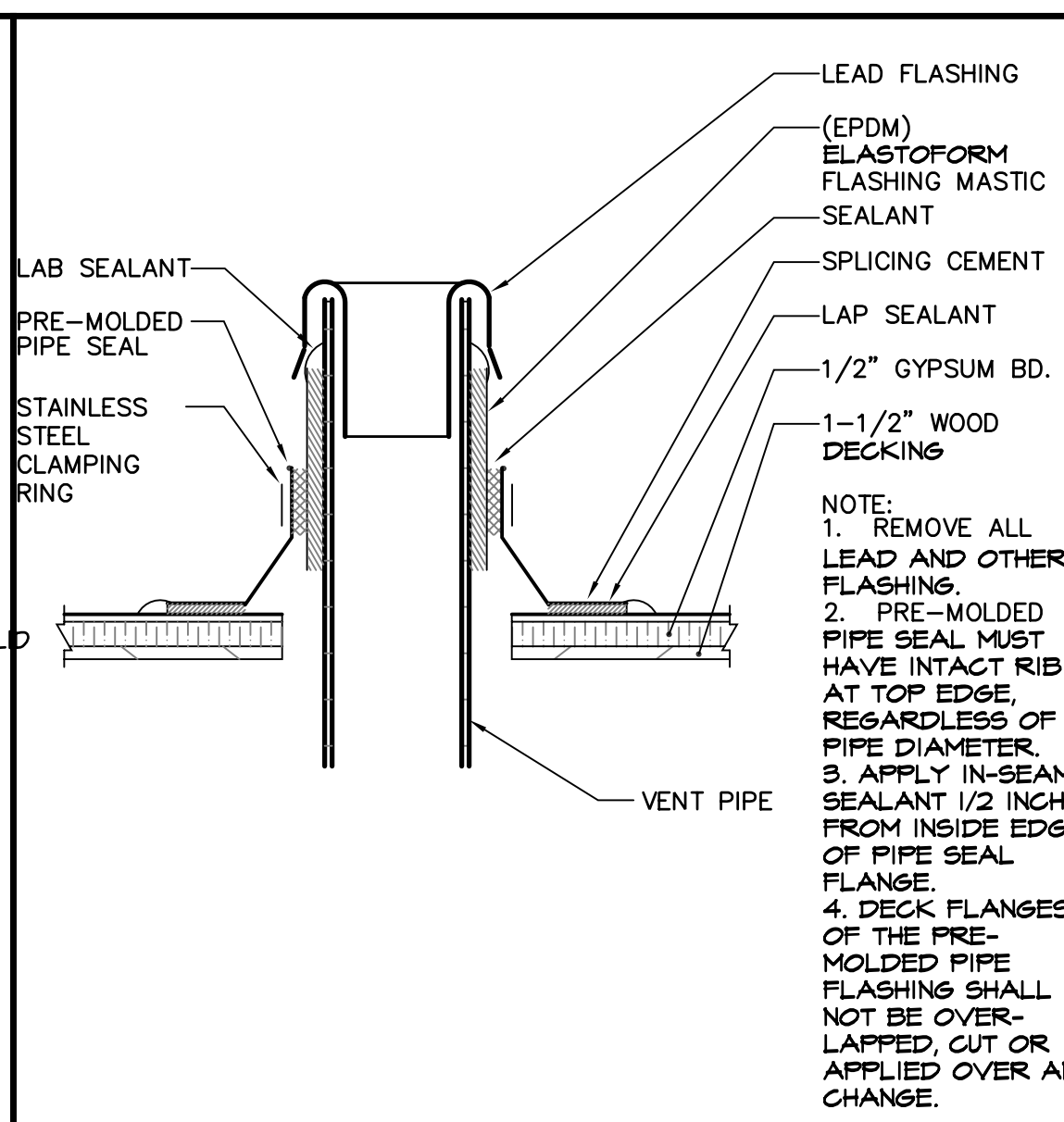
SHEET:
6.1
SHEET: OF SHEETS

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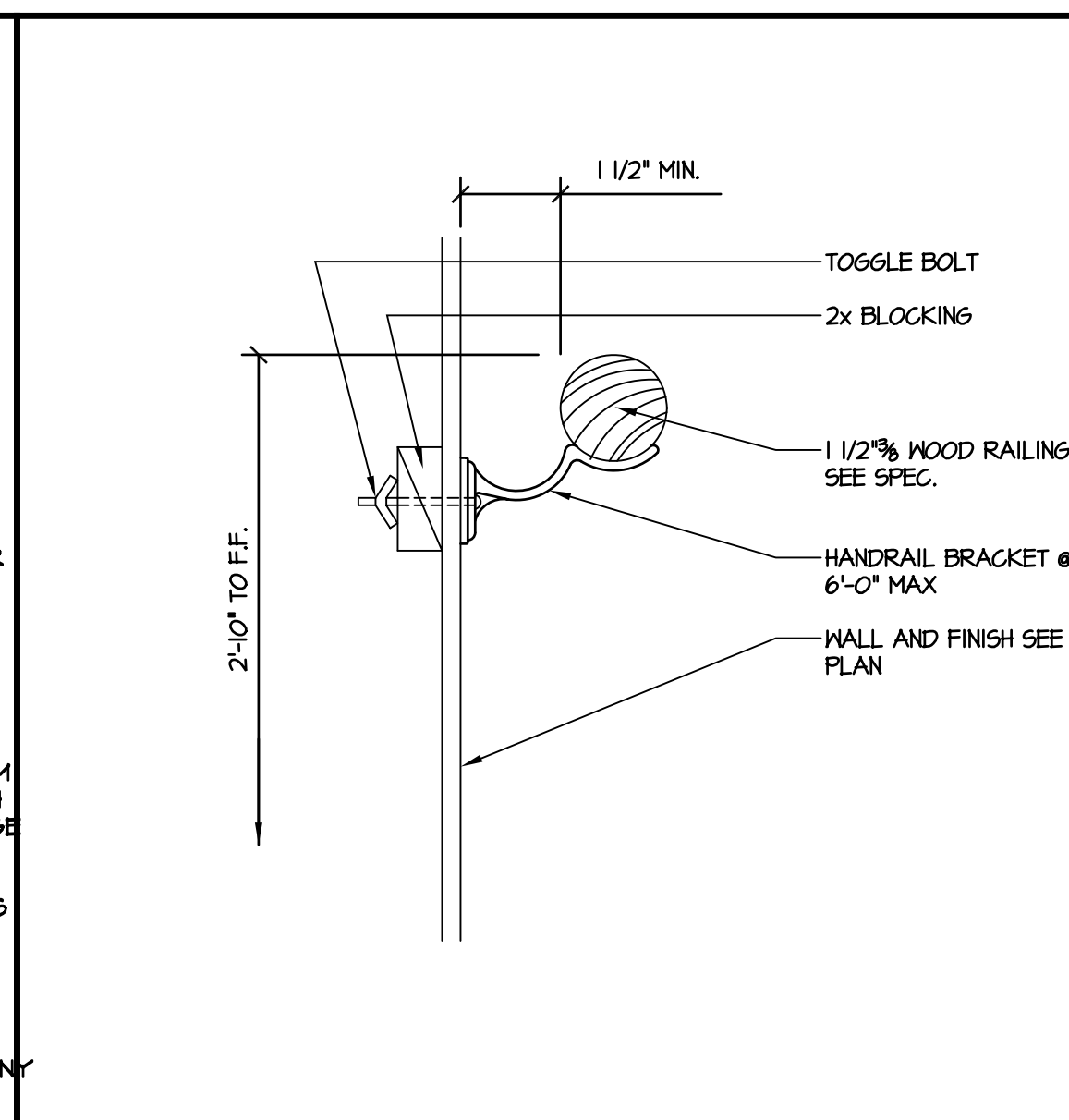
THE CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS AND DIMENSIONS BEFORE BEGINNING WORK. SACRAMENTO DESIGN GROUP LIMITS ITS RESPONSIBILITY TO INFORMATION REPRESENTED THEREIN AND THE INTENDED USE THEREOF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AS-BUILT CONDITIONS.



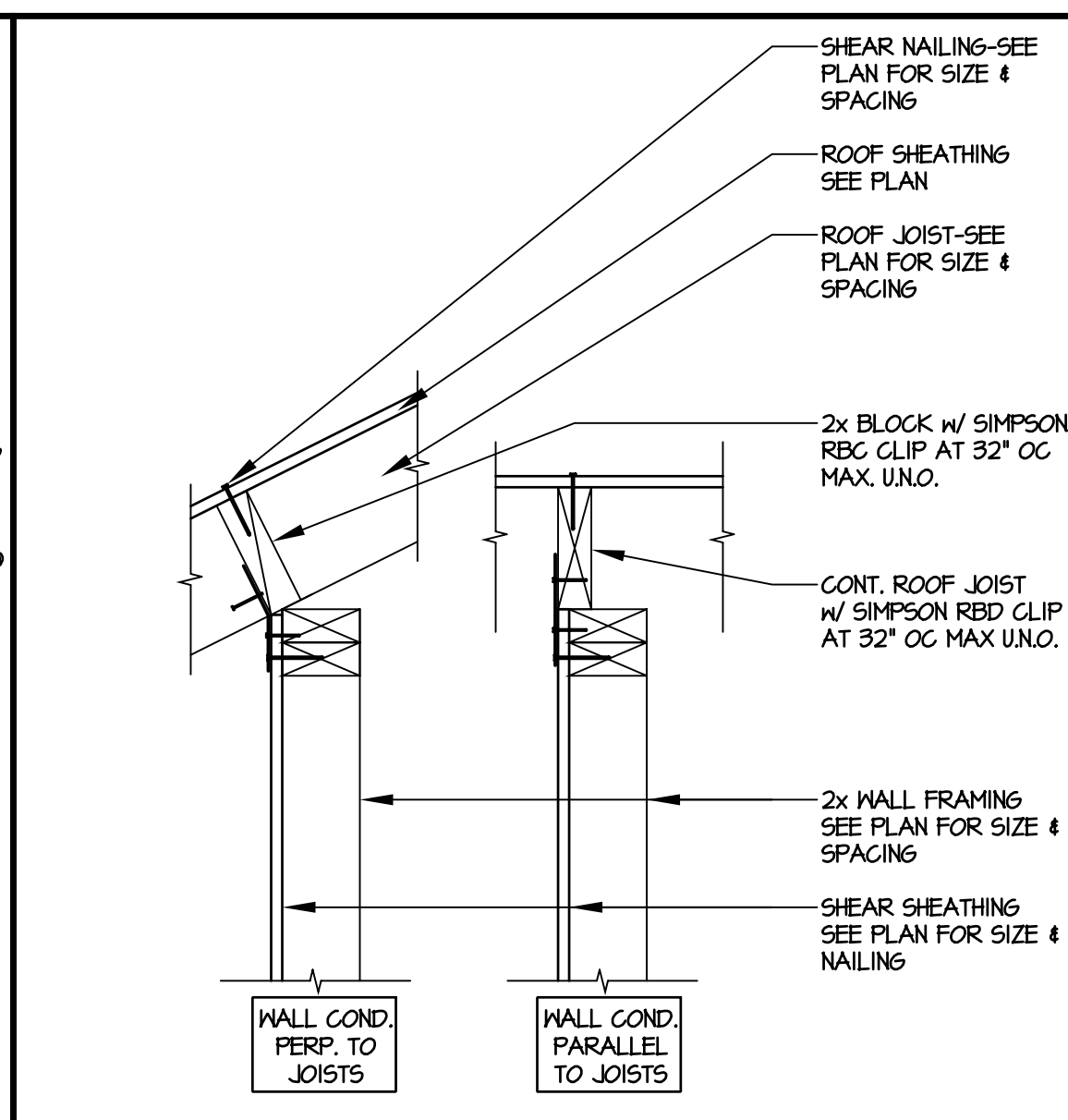
1 JOINT TRENCH
SCALE: 1/2" = 1'-0"



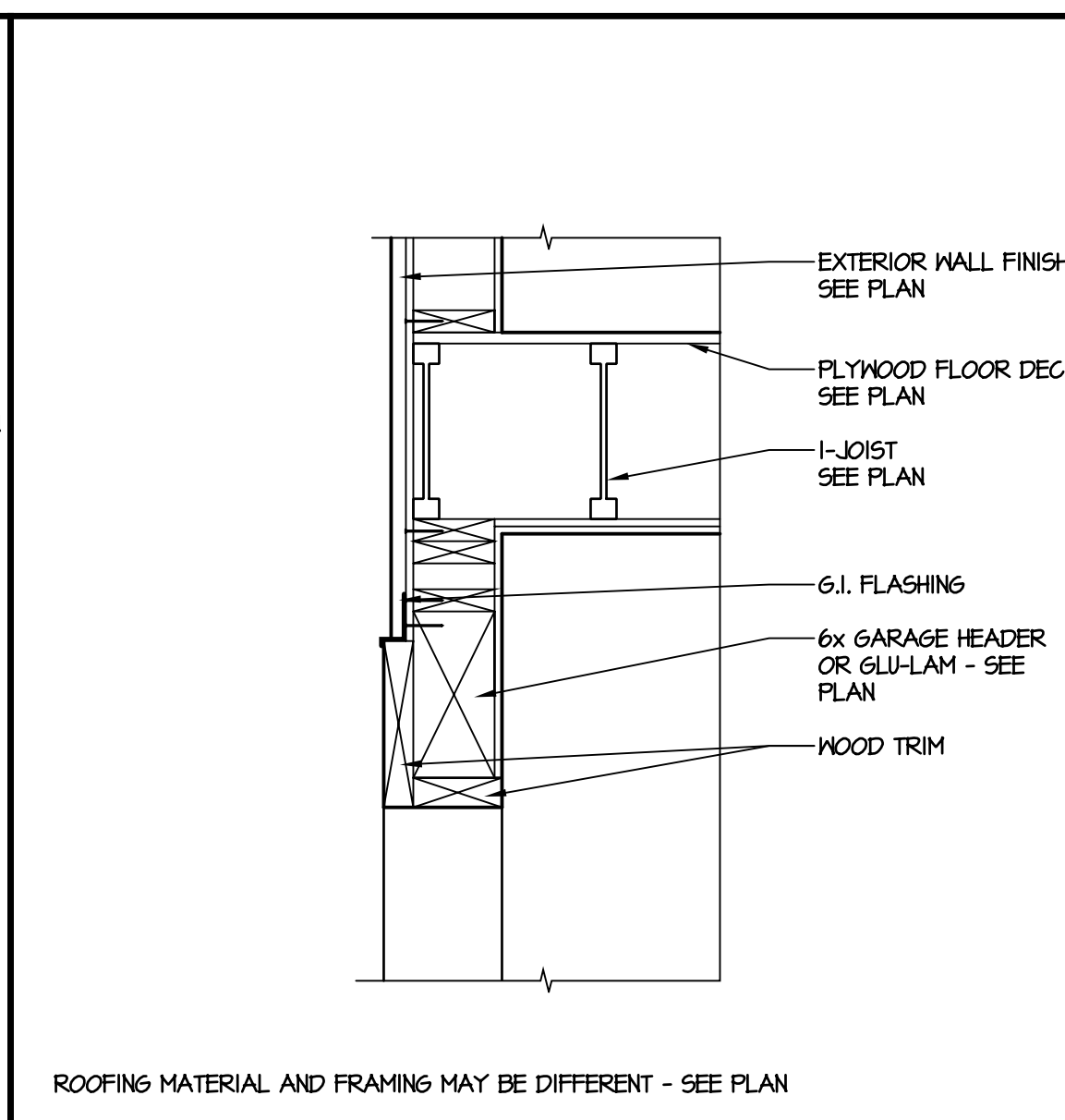
2 PLUMBING VENT



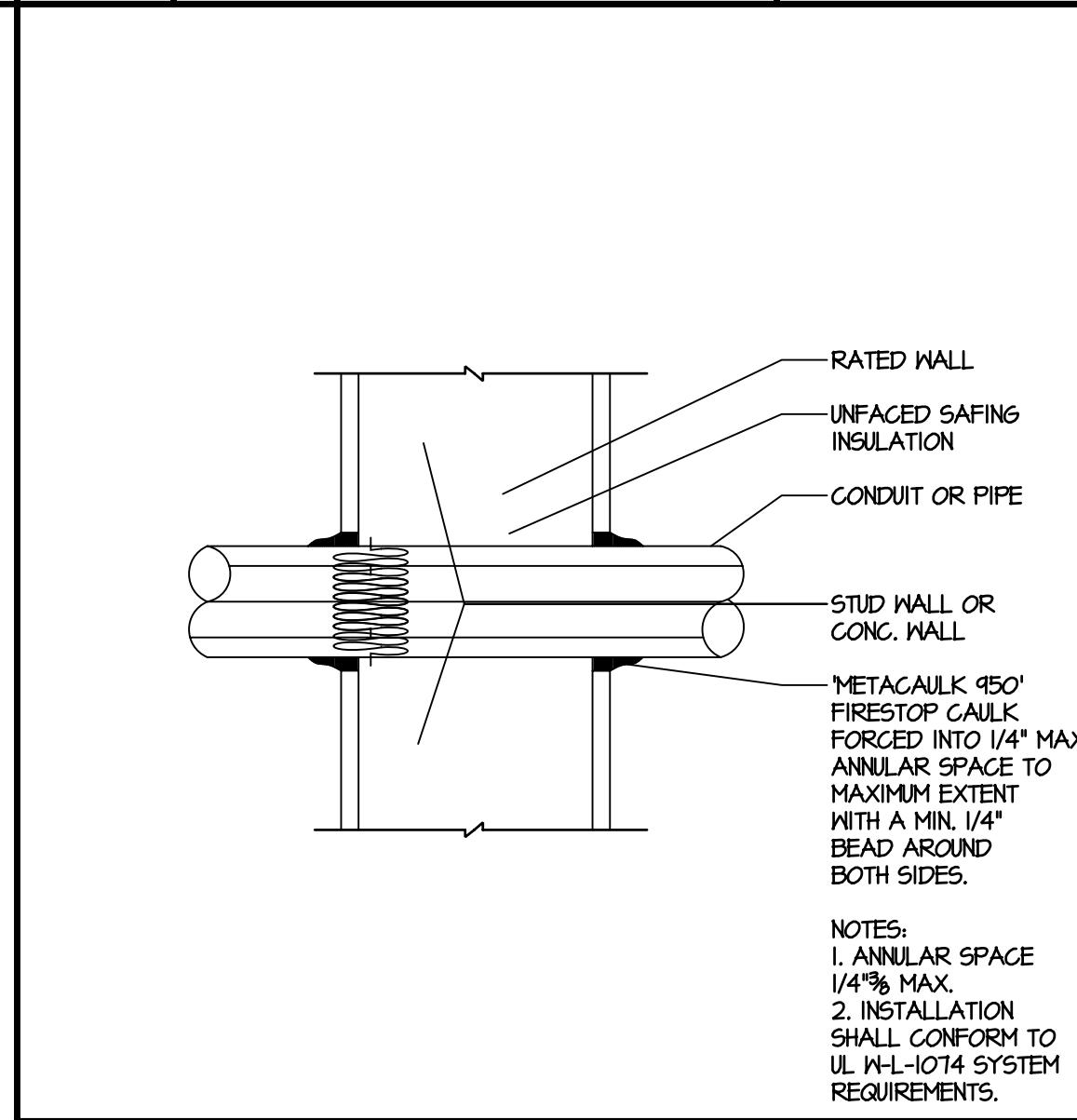
3 HANDRAIL
SCALE: 1" = 1'-0"



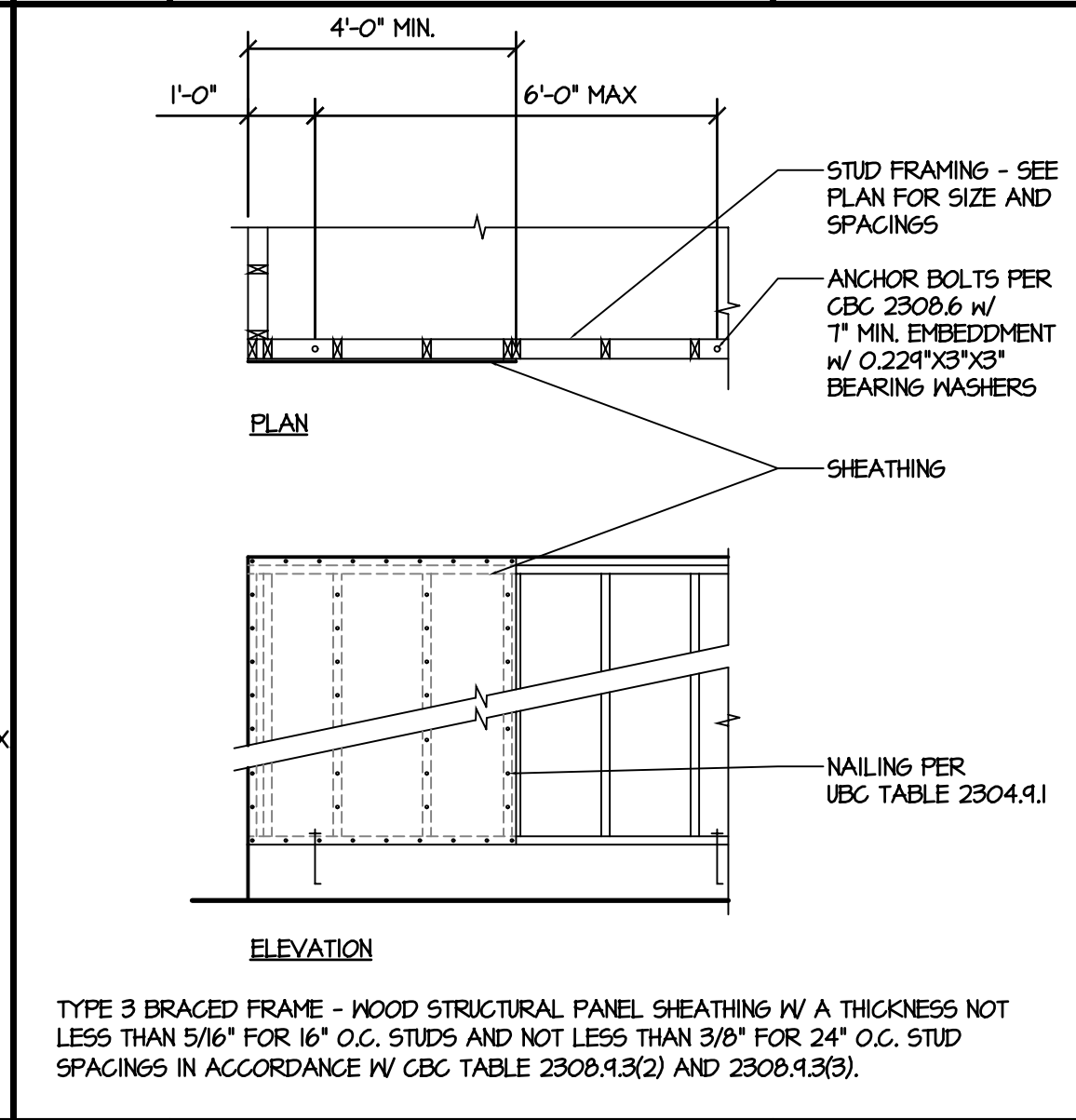
4 TRANSFER
SCALE: 1/2" = 1'-0"



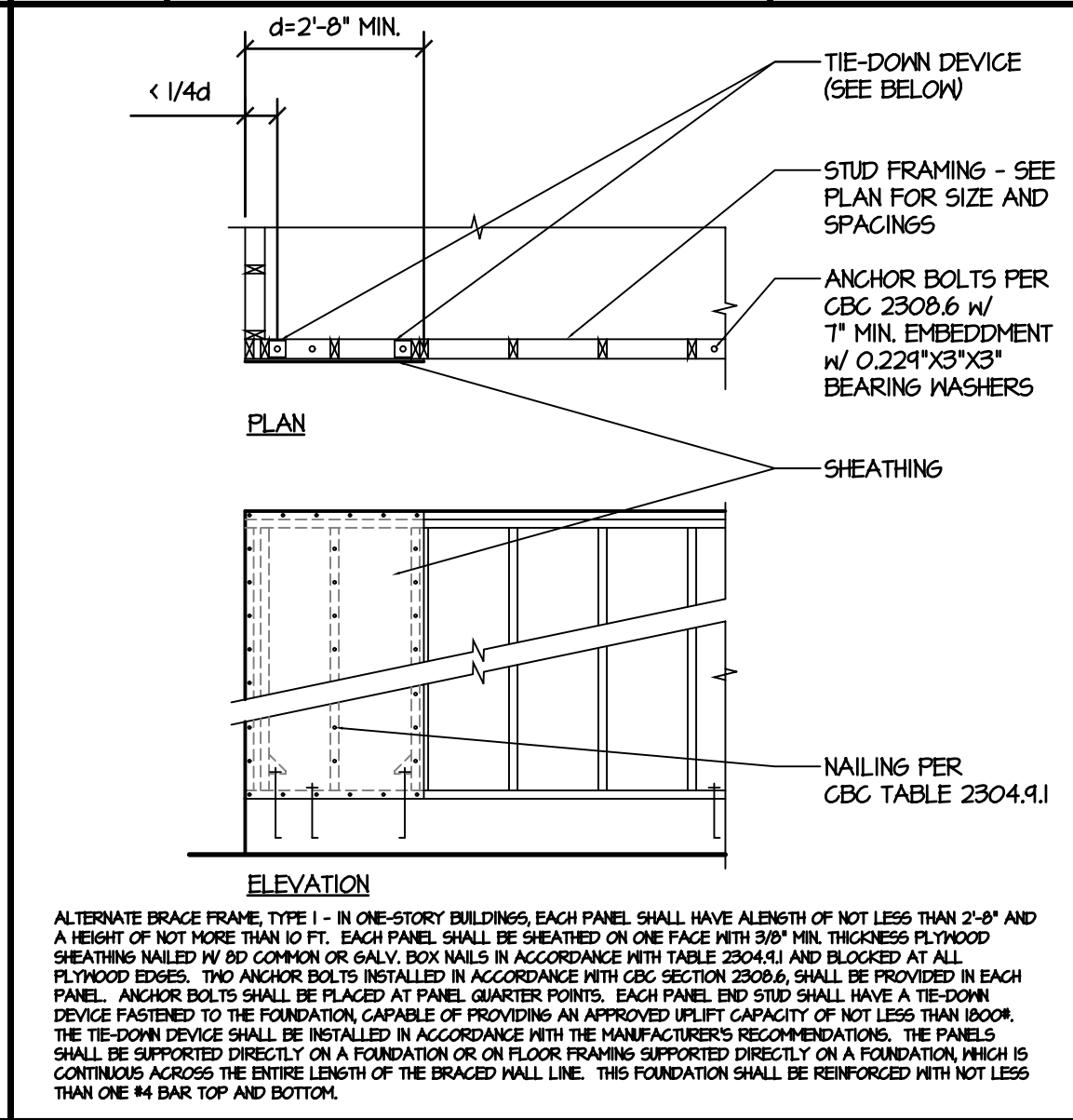
5 FRAMING
SCALE: 1" = 1'-0"



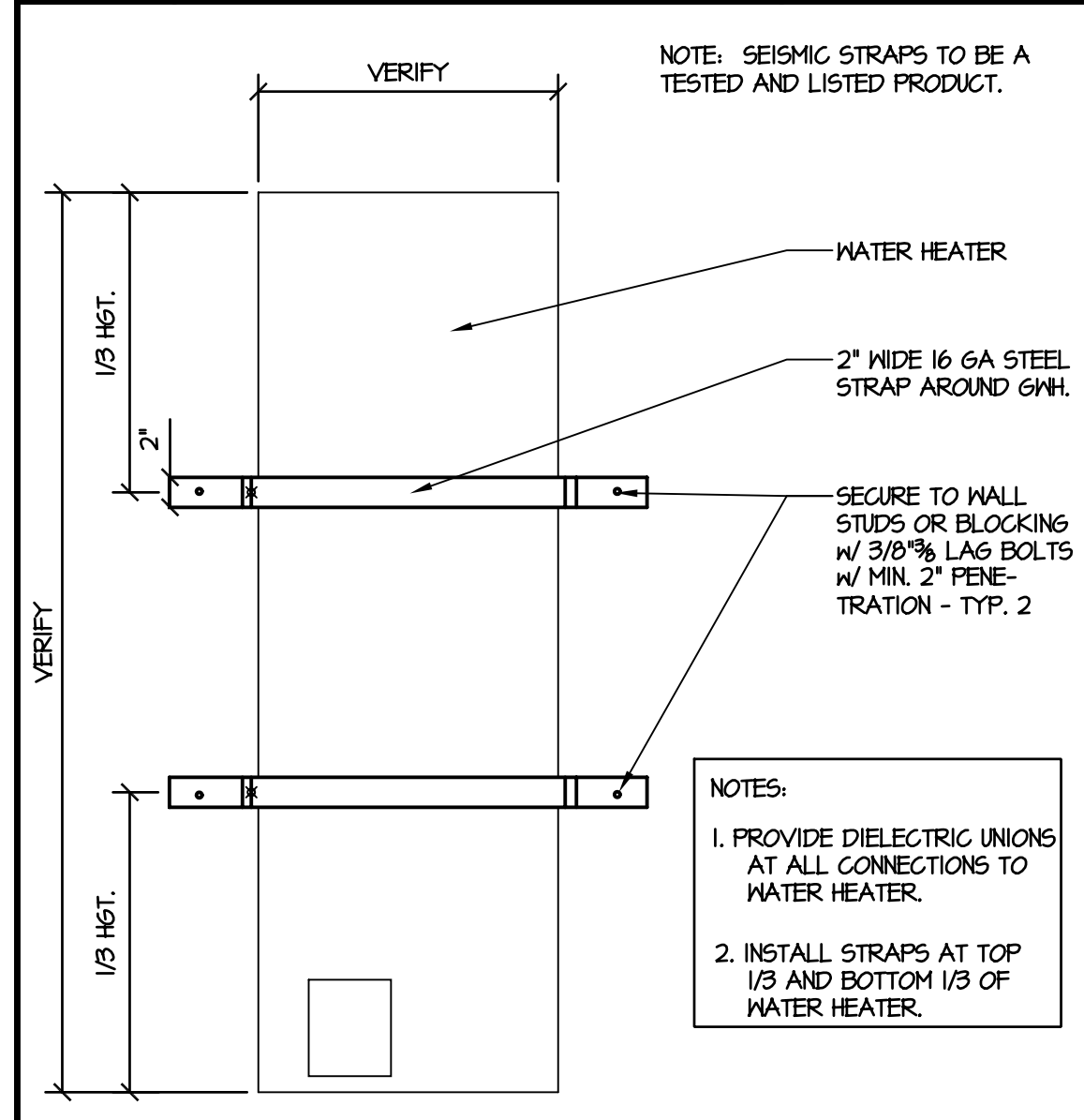
8 I-HR PENETRATION



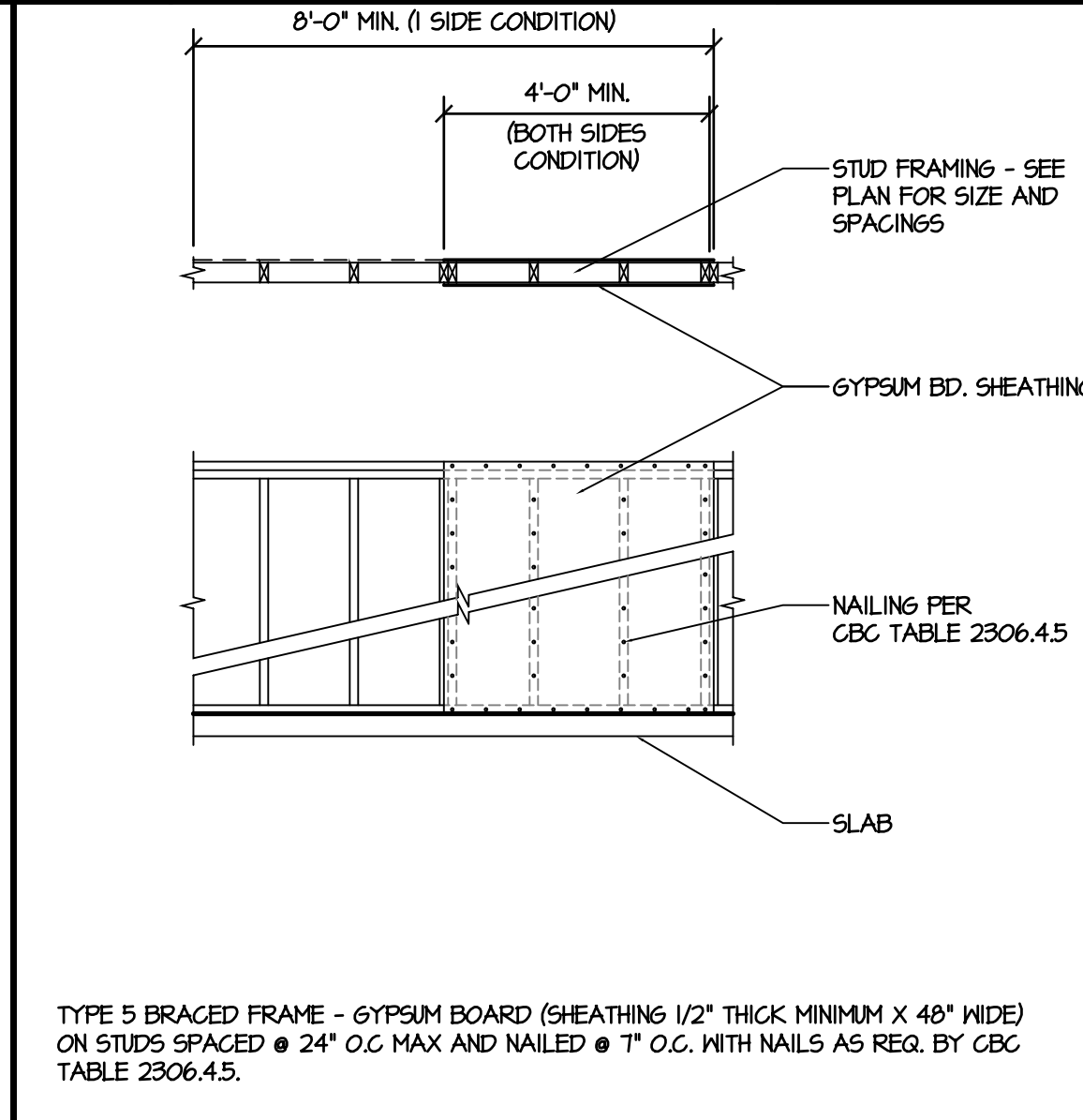
9 TYPE 3 BRACE
SCALE: 3/8" = 1'-0"



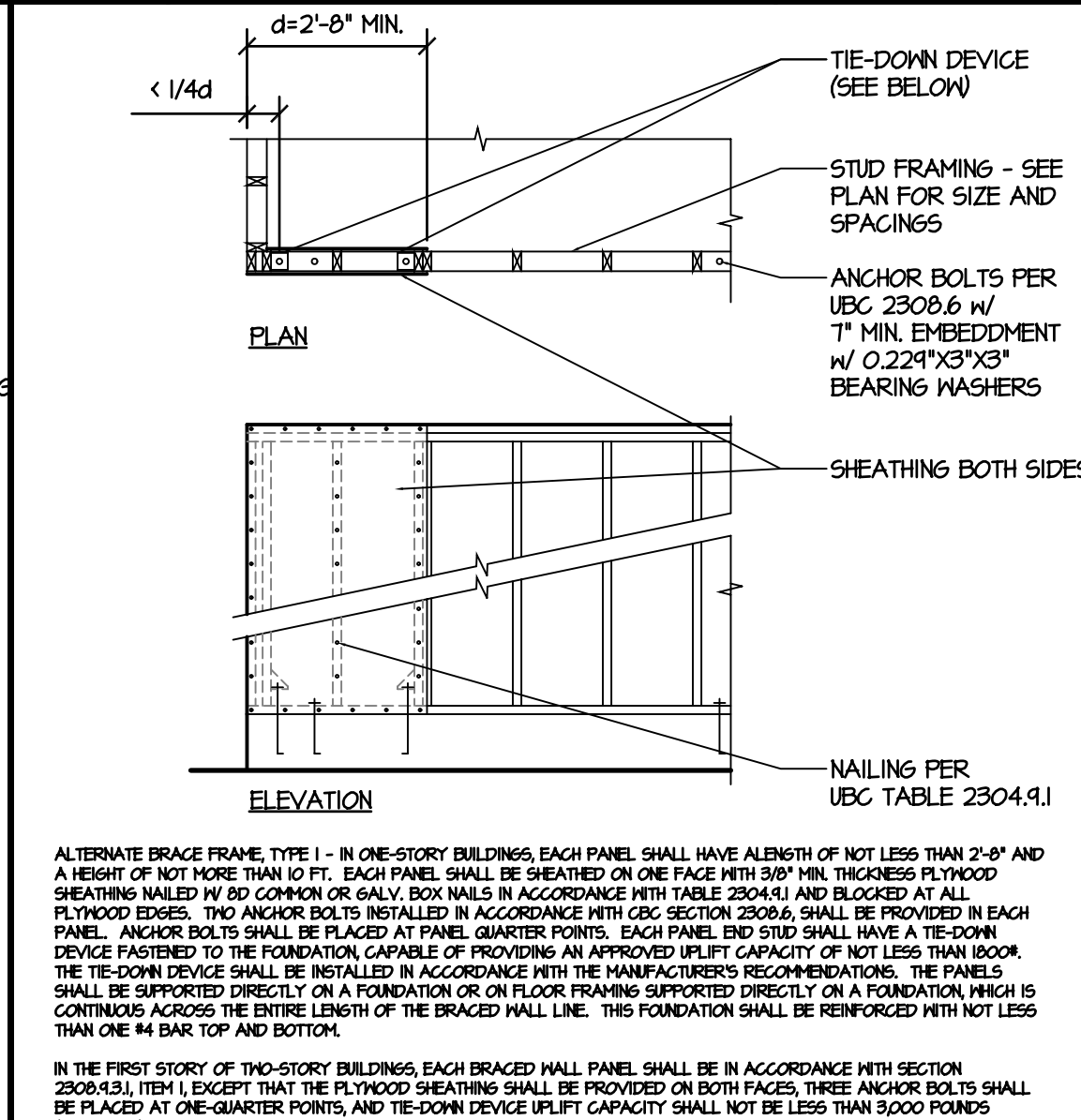
10 ALT. BRACE #1
SCALE: 3/8" = 1'-0"



13 WH STRAPS
SCALE: 1" = 1'-0"



14 TYPE 5 BRACE
SCALE: 3/8" = 1'-0"



15 ALT. BRACE #2
SCALE: 3/8" = 1'-0"

1116 23RD STREET, SACRAMENTO, CA REMODEL AND ADDITION

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SHEET:
6.2
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