

MERRYWOOD COURT CONDOMINIUMS



874 E. ARROW HIGHWAY,
POMONA, CALIFORNIA

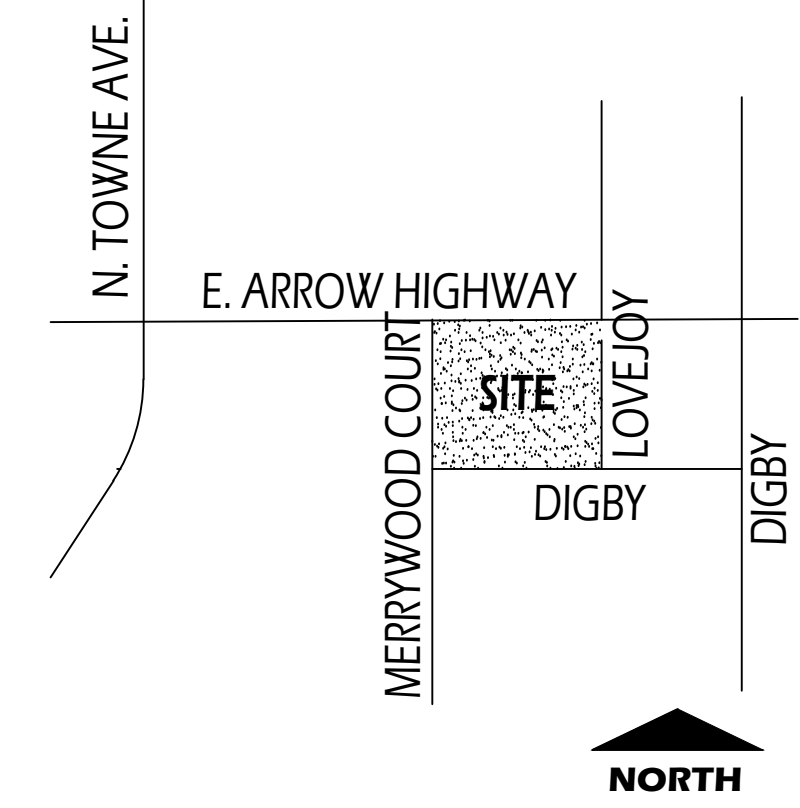
874 ARROW 2024, LLC
JOHN BEGIN
133 E. BONITA AVE., SUITE 201,
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 MICHAEL McHALE, ARCHITECT
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MERRYWOOD COURT CONDOMINIUMS

21 TOWNHOMES

874 E. ARROW HIGHWAY, POMONA, CA



VICINITY MAP

LOTS 36, 37, 38, 39, 40 AND 41 OF TRACT NO. 20848, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 572, PAGES 2 THROUGH 16, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTION

ALL GROUND FLOOR DWELLING UNITS IN A NON-ELEVATOR BUILDING SHALL BE ADAPTABLE AND ON AN ACCESSIBLE ROUTE PER CBC SECTION 1104.1

ACCESSIBILITY

THE IAQ FAN LOCATED IN A BATHROOM SHALL BE ON AT ALL TIMES WHEN THE BUILDING IS OCCUPIED.
CEN: 150.0(a) ASHRAE 62.2

IAQ REQMTS

APPLICANT:
JOHN BEGIN
133 E. BONITA AVE, SUITE 201
SAN DIMAS, CA 91773
(909)261-6802

CONTRACTOR:
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133 E. BONITA AVE, SUITE 201
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ARCHITECT:
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574 E. LAMBERT, BREA, CA 92821
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C (657) 221-5512
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STRUCTURAL ENGINEER:
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GEO TECHNICAL/SOILS:
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LANDSCAPE ARCHITECT:
ALAN DUNN
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PROJECT TEAM

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 NATIONAL ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
POMONA MUNICIPAL CODE

ALL NEW WORK SHALL COMPLY WITH THE ABOVE EDITIONS OF THESE MODEL CODES

CODES

STRUCTURAL CONCRETE OVER 2500 PSI

SPECIAL INSPECTIONS

APN: 8317-007-001, 002, 003 & 004

APN

874 ARROW HIGHWAY, POMONA, CA

PROJECT ADDRESS

874 ARROW 2024, LLC
133 E. BONITA AVE, SUITE 201
SAN DIMAS, CA 91773
(909)261-6802

DEVELOPER

JOHN BEGIN
133 E. BONITA AVE, SUITE 201
SAN DIMAS, CA 91773
(909)261-6802

CONTACT DIG ALERT (811) AND COMPLY AND VERIFY THAT EXCAVATION SAFETY BE FOLLOWED IN ACCORDANCE WITH GOVERNMENT CODE 4216 PRIOR TO ANY EXCAVATION TAKING PLACE.

SIGNATURE OF OWNER OR OWNER'S CONTRACTOR

DIG ALERT

SOLAR
LIGHT POLES
WALLS/FENCES/GATES
FIRE SPRINKLERS
FIRE ALARM
GRADING
LANDSCAPE
FIRE UNDERGROUND
MONUMENTAL SIGN AND/OR DIRECTIONAL SIGNS WITH ELECTRICAL

SEPARATE PERMITS

- THIS PROJECT REQUIRES SOLAR ENERGY AND WILL BE SUBMITTED UNDER SEPARATE PERMIT.
- SOLAR WILL BE LOCATED ON THE ROOFS

SOLAR

ALL WALLS AROUND TOILETS AND BATH/SHOWERS SHALL BE PROVIDED WITH GRAB BAR BACKING PER AGING IN PLACE REQUIREMENTS PER CBC 328. SEE INTERIOR ELEVATIONS FOR BACKING LOCATIONS.

AGING IN PLACE

- THIS PROJECT IS PRIVATELY FUNDED
- RESIDENTIAL UNITS SHALL COMPLY WITH CBC CHAPTER 11A
- CLUBHOUSE SHALL COMPLY WITH CHAPTERS 11A & 11B.

NOTES

ZONE: CX2-LM2
CONSTRUCTION TYPE: TYPE V-8 SPRINKLERED
OCCUPANCY TYPE: CONDOMINIUMS: R-3
CLUBHOUSE: B

PROJECT DATA

FIRE UNDERGROUND
PREFABRICATED ROOF TRUSSES
FIRE SPRINKLERS
SOLAR

DEFERRED SUBMITTALS

THE FOLLOWING ANCILLARY STRUCTURES ARE INCLUDED "WITHIN SCOPE" OF THIS PERMIT:
1. LIGHT STANDARDS - LOCATED ON ELECTRICAL PLANS - SEE STRUCTURAL CALCS FOR DESIGN
2. TRASH ENCLOSURES - LOCATED ON SITE PLAN - SEE STRUCTURAL CALCS FOR STRUCTURAL DESIGN

SCOPE OF WORK

SEPARATED OCCUPANCIES SHALL BE UTILIZED PER CBC SECTION 508.4

OCC. SEPARATION

UNITS SUMMARY			
UNIT NO.	UNIT S.F.	BALCONY S.F.	GARAGE S.F.
BLDG 1			
1	1,982 S.F.	118 S.F.	430 S.F.
2	1,982 S.F.	118 S.F.	430 S.F.
3	1,982 S.F.	118 S.F.	430 S.F.
4	1,982 S.F.	118 S.F.	430 S.F.
5	2,246 S.F.	118 S.F.	430 S.F.
TOTAL	10,174 S.F.	590 S.F.	2,150 S.F.
BLDG 2			
6	2,101 S.F.	118 S.F.	430 S.F.
7	1,982 S.F.	118 S.F.	430 S.F.
8	1,982 S.F.	118 S.F.	430 S.F.
9	1,982 S.F.	118 S.F.	430 S.F.
10	1,982 S.F.	118 S.F.	430 S.F.
TOTAL	10,029 S.F.	590 S.F.	2,150 S.F.
BLDG 3			
11	2,246 S.F.	118 S.F.	430 S.F.
12	1,982 S.F.	118 S.F.	430 S.F.
13	1,982 S.F.	118 S.F.	430 S.F.
14	1,982 S.F.	118 S.F.	430 S.F.
15	1,982 S.F.	118 S.F.	430 S.F.
TOTAL	10,174 S.F.	590 S.F.	2,150 S.F.
BLDG 4			
16	2,301 S.F.	118 S.F.	430 S.F.
17	1,982 S.F.	118 S.F.	430 S.F.
18	1,982 S.F.	118 S.F.	430 S.F.
19	1,982 S.F.	118 S.F.	430 S.F.
20	1,982 S.F.	118 S.F.	430 S.F.
21	1,982 S.F.	118 S.F.	457 S.F.
TOTAL	12,211 S.F.	708 S.F.	2,607 S.F.
CLUBHOUSE		924 S.F.	
LAVAI		574 S.F.	

PROJECT SUMMARY

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- G-2 SCHEMATIC SITE PLAN
- G-3 GENERAL NOTES
- G-4 GENERAL NOTES
- G-5 CALGREEN RESIDENTIAL MANDATORY MEASURES CHECKLIST
- G-6 CALGREEN RESIDENTIAL MANDATORY MEASURES CHECKLIST

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- A-0.2 BLDG 4 PERCENTAGE OF OPENINGS

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- A-1.2 2ND FLOOR PLAN
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- A-3.1 1ST FLOOR PLAN
- A-3.1 2ND FLOOR PLAN
- A-3.1 3RD FLOOR PLAN

- A-3.2 ROOF PLAN
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- A-4.1 1ST FLOOR PLAN
- A-4.1 2ND FLOOR PLAN
- A-4.1 3RD FLOOR PLAN

- A-4.2 ROOF PLAN
- A-4.2 ATTIC VENT CALCS
- A-4.2 SLAB INTERFACE & DIMENSION PLAN

- A-4.3 EXTERIOR ELEVATIONS
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- AD-3 ARCHITECTURAL DETAILS
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- P-4.0 COLD / HOT WATER FLOOR PLANS BUILDING #1
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- P-4.2 COLD / HOT WATER FLOOR PLANS BUILDING #3

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- P-6.3 COLD / HOT WATER RISER DIAGRAM UNIT #1

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- P-6.6 COLD / HOT WATER RISER DIAGRAM UNIT #15

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- P-8.1 SPECIFICATION SHEETS

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- M-3.2 MECHANICAL FLOOR PLANS BUILDING #1
- M-3.2 TYPICAL FOR BLDG #2

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- M-4.1 MECHANICAL FLOOR PLANS BUILDING #3

- M-4.2 MECHANICAL FLOOR PLANS BUILDING #3

- M-4.3 MECHANICAL ROOF PLAN BUILDING #3

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- M-5.1 MECHANICAL FLOOR PLANS BUILDING #4

- M-5.2 MECHANICAL FLOOR PLANS BUILDING #4

- M-5.3 MECHANICAL ROOF PLAN BUILDING #4

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- M-7.4 TITLE 24 SUBMITTALS

- M-7.5 TITLE 24 SUBMITTALS

- M-7.6 TITLE 24 SUBMITTALS

- M-7.7 TITLE 24 SUBMITTALS

- M-7.8 TITLE 24 SUBMITTALS

- M-7.9 TITLE 24 SUBMITTALS

- M-7.10 TITLE 24 SUBMITTALS

- M-7.11 TITLE 24 SUBMITTALS

- M-7.12 TITLE 24 SUBMITTALS

- M-7.13 TITLE 24 SUBMITTALS

- M-7.14 TITLE 24 SUBMITTALS

- M-7.15 TITLE 24 SUBMITTALS

- M-7.16 TITLE 24 SUBMITTALS

- M-7.17 TITLE 24 SUBMITTALS

- M-7.18 TITLE 24 SUBMITTALS

- M-7.19 TITLE 24 SUBMITTALS

- M-7.20 TITLE 24 SUBMITTALS

- M-7.21 TITLE 24 SUBMITTALS

- M-7.22 TITLE 24 SUBMITTALS

- M-7.23 TITLE 24 SUBMITTALS

- M-7.24 TITLE 24 SUBMITTALS

- M-7.25 TITLE 24 SUBMITTALS

- M-7.26 TITLE 24 SUBMITTALS

- M-7.27 TITLE 24 SUBMITTALS

- M-7.28 TITLE 24 SUBMITTALS

- M-7.29 TITLE 24 SUBMITTALS

- M-7.30 TITLE 24 SUBMITTALS

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- S-3.0 FOUNDATION PLAN

- S-3.1 FOUNDATION PLAN

- S-3.2 FOUNDATION PLAN

- S-3.3 FOUNDATION PLAN

- S-3.4 FOUNDATION PLAN

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- S-3.6 FOUNDATION PLAN

- S-3.7 FOUNDATION PLAN

- S-3.8 FOUNDATION PLAN

- S-3.9 FOUNDATION PLAN

- S-3.10 FOUNDATION PLAN

- S-3.11 FOUNDATION PLAN

- S-3.12 FOUNDATION PLAN

- S-3.13 FOUNDATION PLAN

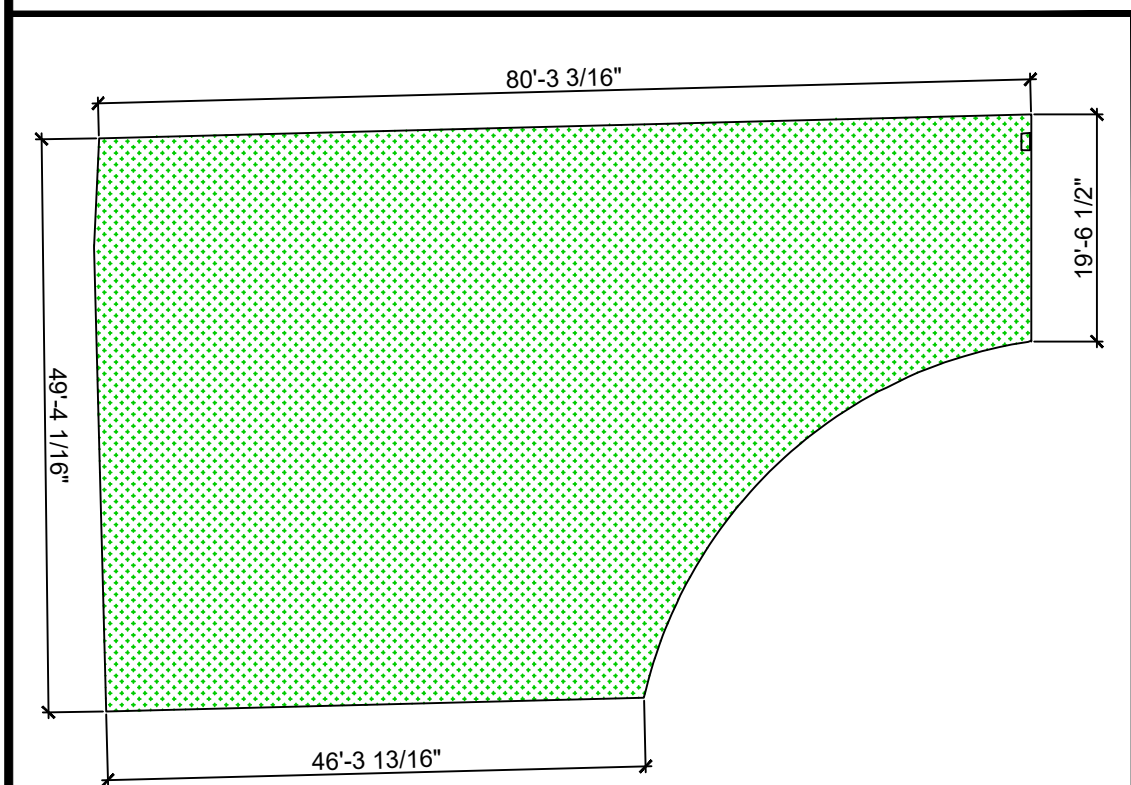
- S-3.14 FOUNDATION PLAN

- S-3.15 FOUNDATION PLAN

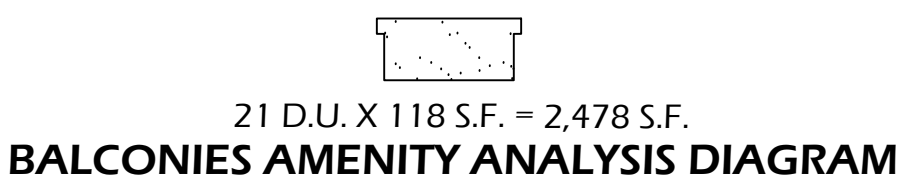
- S-3.16 FOUNDATION PLAN

- S-3.17 FOUNDATION PLAN

- S-3.18 FOUNDATION PLAN



REC. AREA AMENITY ANALYSIS DIAGRAM



AMENITY AREA ANALYSIS

- FIRE LANES SHALL BE MARKED WITH RED CURBS AND STRIPING WITH "FIRE LANE - NO PARKING" CVC 22500.1".
- STENCILING OR APPROVED POSTED SIGNS (CFC 503.3)
- RED CURB FOR FIRE ACCESS

FIRE DEPARTMENT LEGEND

CURB STRIPING

- PATH OF TRAVEL (P.O.T.)
A.D.A. PATH OF TRAVEL SHALL COMPLY WITH ALL REQUIREMENTS OF DIV. II, CHAPTER 11A
- ALL SIDEWALKS ARE A PATH OF TRAVEL
 - ALL WALKWAYS SHALL HAVE MAX. SLOPE OF 2% IS ALL DIRECTIONS.

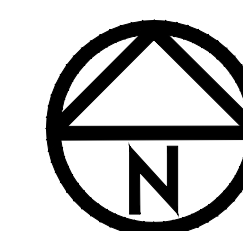
PATH OF TRAVEL

SEE SHEET A-6.1 FOR TRASH ENCLOSURES

TRASH ENCLOSURES

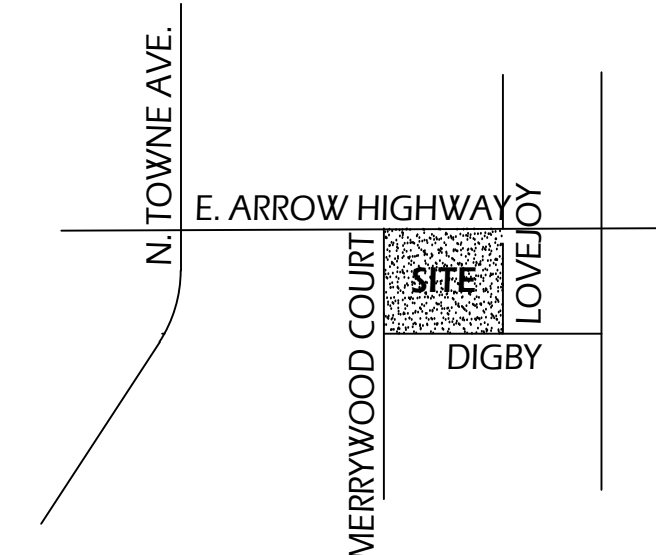
- ALL ON-SITE AMENITIES ARE FOR RESIDENT USE ONLY.
- ALL DOORS IN THE COMMON USE AREAS SHALL COMPLY WITH CBC SEC. 1126A.
- ALL DOORS SERVING THE PUBLIC AND THEIR GUESTS SHALL COMPLY WITH CBC SEC. 11B-404.

NOTES



LEGEND

- FIRE HYDRANT
- WALL-MOUNTED LIGHT FIXTURE



VICINITY MAP

A.D.A. WALKWAYS

HANDICAP WALKWAY PATH OF TRAVEL SHALL NOT EXCEED 2% & 2% SIDE-TO-SIDE

ARROW HIGHWAY FRONTAGE

FRONTAGE REQUIRED: 180 L.F.
225 L.F. X 80%
FRONTAGE PROVIDED: 183 L.F.
136 L.F. + 47 L.F.

LANDSCAPING SUMMARY

FRONTAGE REQUIRED: 2,126 S.F.
7,089 S.F. X 30%
FRONTAGE PROVIDED: 4,493 S.F.
OVERALL SITE REQUIRED: 7,842 S.F.
39,211 S.F. X 20%
OVERALL SITE PROVIDED: 8,186 S.F.
SITE LANDSCAPING: 5,480 S.F.
R.O.W. LANDSCAPING: 2,706 S.F.

PARKING ANALYSIS

PARKING REQUIRED: 2 SPACES/TOWNHOME X 21 D.U. = 42 SPACES
PARKING PROVIDED: 2 SPACES/TOWNHOME X 21 D.U. = 42 SPACES
PARKING SPACE TYPE: 42 GARAGE SPACES (20' WIDE X 21'-6" DEEP)

OUTDOOR AMENITY SPACE ANALYSIS & SUMMARY

NET SITE AREA: 39,211 S.F.
AMENITY SPACE REQ'D: 5,882 S.F. (15%)
AMENITY SPACE PROVIDED: 5,982 S.F. (15.25%)
BALCONIES:
(21 S.F. X 120 D.U.) 2,520 S.F.
RECREATION AREA: 3,462 S.F.
AMENITY SPACE PROVIDED: 5,982 S.F. (15.25%)

BUILDINGS COVERAGE SUMMARY

18,393 S.F. / 39,211 S.F. = 46.9% SITE COVERAGE

DRIVE AISLE COVERAGE SUMMARY

9,455 S.F. / 39,211 S.F. = 24.1% SITE COVERAGE

OPEN SPACE COVERAGE SUMMARY

11,643 S.F. / 39,211 S.F. = 29.7% SITE COVERAGE

UNITS SUMMARY

UNIT #	UNIT S.F.	BALCONY S.F.	GARAGE S.F.
BLDG 1			
1	1,982 S.F.	118 S.F.	430 S.F.
2	1,982 S.F.	118 S.F.	430 S.F.
3	1,982 S.F.	118 S.F.	430 S.F.
4	1,982 S.F.	118 S.F.	430 S.F.
5	2,246 S.F.	118 S.F.	430 S.F.
TOTAL 10,174 S.F.			

BLDG 2			
6	2,101 S.F.	118 S.F.	430 S.F.
7	1,982 S.F.	118 S.F.	430 S.F.
8	1,982 S.F.	118 S.F.	430 S.F.
9	1,982 S.F.	118 S.F.	430 S.F.
10	1,982 S.F.	118 S.F.	430 S.F.
TOTAL 10,029 S.F.			

BLDG 3			
11	2,246 S.F.	118 S.F.	430 S.F.
12	1,982 S.F.	118 S.F.	430 S.F.
13	1,982 S.F.	118 S.F.	430 S.F.
14	1,982 S.F.	118 S.F.	430 S.F.
15	1,982 S.F.	118 S.F.	430 S.F.
TOTAL 10,174 S.F.			

BLDG 4			
16	2,301 S.F.	118 S.F.	430 S.F.
17	1,982 S.F.	118 S.F.	430 S.F.
18	1,982 S.F.	118 S.F.	430 S.F.
19	1,982 S.F.	118 S.F.	430 S.F.
20	1,982 S.F.	118 S.F.	430 S.F.
21	1,982 S.F.	118 S.F.	457 S.F.
TOTAL 12,211 S.F.			

CLUBHOUSE 924 S.F.

LANAI 574 S.F.

PROJECT SUMMARY

APN NO. 8317-007-001
ZONE: CX2; LM2
GROSS SITE AREA: 0.900 ACRES (39,211 S.F.)
NET SITE AREA: 0.900 ACRES (39,211 S.F.)
NO. OF DWELLING UNITS: 21 D.U.
ALLOWABLE DENSITY: 19.24 D.U./ ACRE
DENSITY PROVIDED: 23.33 D.U./ ACRE
CONSTRUCTION TYPE: TYPE V-B, SPRINKLERED
OCCUPANCY TYPES: R-2, B

LEGAL DESCRIPTION

LOTS 36, 37, 38, 39, 40 AND 41 OF TRACT NO. 20848, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 572, PAGES 2 THROUGH 8, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN 8317-007-001

SCHEMATIC SITE PLAN W/ FIRE DEPT. CURB MARKINGS

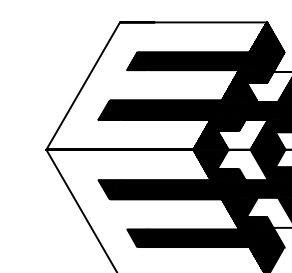
1" = 16'-0"

CITY PERMIT NO. -



MICHAEL McHALE
ARCHITECT

601 W. SANTA FE E-29
PLACENTIA, CA 92870
(949) 566-4951



21 UNIT CONDOMINIUM PROJECT
MERRYWOOD COURT CONDOMINIUMS
874 ARROW HIGHWAY, POMONA, CA

874 ARROW 2024, LLC

133 E. BONITA AVE., SUITE 201, SAN DIMAS, CA 91773
CONTACT: JOHN BEGIN
(909) 251-6802

DATE	-
PROJECT NO.	
SCALE	

△	△
△	△
△	△
△	△
△	△
△	△

MERRYWOOD CONDOMINIUMS

- SCHEMATIC SITE PLAN
- FIRE DEPT. CURB MARKINGS

G-2

DIVISION 1 - GENERAL CONDITIONS		DIVISION 2 - SITE WORK		DIVISION 6 - WOOD & PLASTICS		DIVISION 7 - THERMAL & MOISTURE PROTECTION	
1.01	THESE PLANS ARE A "BUILDER'S SET"; THIS SET IS SUFFICIENT TO OBTAIN A BUILDING PERMIT. HOWEVER, ALL METHODS AND MATERIALS NECESSARY TO CONSTRUCT THIS PROJECT ARE NOT NECESSARILY DESCRIBED IN A "BUILDER'S SET". THEY ARE NOT EXHAUSTIVELY DETAILED, NOR FULLY SPECIFIED. THE CONTRACTOR AND ALL HIS SUB-CONTRACTORS ARE ASSUMED TO BE KNOWLEDGEABLE WITH ALL CODES AND METHODS OF CONSTRUCTION NECESSARY TO COMPLETE THIS PROJECT PROPERLY.	2.01	SOILS REPORT: -	6.01	STRUCTURAL ENGINEER'S GENERAL NOTES AND SPECIFICATIONS TAKE PRECEDENT OVER THIS DIVISION WHEN DISCREPANCIES OCCUR.	7.29	FLASHING SHALL BE PROVIDED FOR ALL OPENINGS SUCH AS DOORS, WINDOWS, VENTS, ETC. FLASHING SHALL BE PROVIDED A 4-HOUR MINIMUM PROTECTION FROM WATER PENETRATION WHEN TESTED IN ACCORDANCE WITH ASTM D799. SEALANT SHALL COMPLY TO F.S. IT-5-1657.
1.02	DO NOT SCALE THESE PLANS OR DETAILS FOR DIMENSIONAL ACCURACY.	2.02	PERFORM ALL EARTH-WORK IN CONFORMANCE WITH THE SOILS REPORT AND LOCAL GRADING ORDINANCES. REFER TO SITE PLAN AND/OR FOUNDATION PLAN DOCUMENTS FOR SPECIFIC REQUIREMENTS. CONVENTIONAL FOOTINGS ARE DESIGNED FOR A SOILS BEARING PRESSURE PER THE SOILS REPORT.	6.02	ALL WOOD FRAME CONSTRUCTION SHALL CONFORM TO 2022 CBC. ALL LUMBER SHALL BE GRADE-MARKED AND SHALL CONFORM WITH THE LATEST STANDARD GRADING AND DRESSING RULES OF THE WEST COAST LUMBER INSPECTION BUREAU. ALL PLYWOOD SHALL CONFORM TO PS-1-83, AND SHALL BEAR THE APA GRADE STAMP.	7.30	FLASHING SHALL BE AT LEAST 12" WIDE, APPLIED IN A WEATHERBOARD FASHION, BEGINNING WITH THE SILL, WITH A STRIP LONG ENOUGH TO PROJECT BEYOND THE JAMB FLASHING TO BE APPLIED. THEN APPLY THE JAMB FLASHINGS TO EACH JAMB, WITH SUFFICIENT FLASHING TO EXTEND BEYOND THE SILL FLASHING AND THE HEAD FLASHING TO BE APPLIED. APPLY THE HEAD FLASHING LAST, WITH SUFFICIENT FLASHING TO EXTEND BEYOND THE JAMB FLASHING. FOR FIXTURES WITHOUT NAIL-ON FLANGES, THE FLASHING SHALL BE 12" MINIMUM WIDTH AND EXTEND INTO THE ROUGH FRAME AT THE JAMB & SILL. FOR NAIL-ON FLANGES INSTALL BY PRESSING FLANGE POSITIVELY INTO A CONTINUOUS BEAD OF SEALANT WHICH EXTENDS AROUND THE OPENING. FINALLY APPLY THE REMAINING WALL SHEATHING PAPER IN A WEATHERBOARD FASHION WITH THE SILL FLASHING LAPPING OVER THE TOP AND HEAD AND JAMB FLASHINGS BELOW.
1.03	THE CONTRACTOR SHALL KEEP A COPY OF ALL CONSTRUCTION DOCUMENTS AND REPORTS, ETC. NECESSARY TO COMPLETE THIS PROJECT, INCLUDING ALL UPDATES, ON THE JOB SITE AT ALL TIMES. THIS INCLUDES, BUT NOT LIMITED TO THE FOLLOWING: SOILS REPORT ACOUSTICAL REPORT STRUCTURAL CALCULATIONS ENERGY COMPLIANCE REPORT	2.03	ALL FOOTINGS SHALL REST ON FIRM NATURAL SOIL OR APPROVED COMPACTED FILL. REFER TO SOILS REPORT FOR RECOMMENDATIONS AND SPECIAL CONDITIONS.	6.03	GRADING SHALL BE PER THE AMERICAN SOFTWOOD LUMBER STANDARD PS-20-70 AND RECOMMENDED BY NATIONAL FOREST PRODUCTS ASSOCIATION. MAXIMUM MOISTURE CONTENT SHALL BE 16%.	7.31	SHEET MEMBRANE FLASHING SHALL BE W.R. GRACE "BITUTHENE SYSTEM 4000." ALL PRODUCTS AND COMPONENTS SHALL BE APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND SPECIFICATIONS.
1.04	THE DEVELOPER WILL OBTAIN AN "OWNER CONTROLLED INSURANCE POLICY" (AKA "WRAP INSURANCE") AND ALL SUBCONTRACTORS SHALL PARTICIPATE IN THIS POLICY.	2.04	THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER FOR INSTRUCTIONS PRIOR TO CONTINUATION OF ANY WORK SHOULD ANY UNUSUAL CONDITION BECOME APPARENT DURING GRADING OR FOUNDATION EXCAVATION OR CONSTRUCTION.	6.04	THE FRAMING CONTRACTOR SHALL USE DUE CARE IN THE HANDLING OF ALL BUILDING MATERIALS USED OR TO BE USED IN THE FRAMING CONSTRUCTION. THIS MEANS THAT MATERIALS ON THE JOB SITE IN ADVANCE OF THE ACTUAL TIME FOR THEIR INCORPORATION IN THE STRUCTURE SHALL BE STOCKPILED AND MAINTAINED BY THE CONTRACTOR IN A MANNER CALCULATED TO MINIMIZE WARPAGE, TWISTING, WEATHERING, AND OTHER FORMS OF DETERIORATION.	7.32	CAULKING AND SEALANTS SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND SPECIFICATIONS. CONSULT MANUFACTURER WHEN SEALANT OR CAULKING CANNOT BE APPLIED WITHIN RECOMMENDED TEMPERATURE RANGE. ALL EXPOSED CAULKING SHALL BE FREE OF OF WRINKLES, SAGS, AIR POCKETS, AND EMBEDDED IMPURITIES. AFTER JOINTS ARE COMPLETELY FILLED, THEY SHALL BE TOOLED TO A SLIGHT, NEAT CONCAVE JOINT.
1.05	THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND JOB SITE CONDITIONS PRIOR TO COMMENCING WORK. CONTRACTOR IS RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING(S) ON THE SITE.	2.05	THE SLAB SHALL BE DESIGNED AND INSTALLED PER THE RECOMMENDATIONS OF THE SOILS REPORT. THE CONCRETE SLAB THICKNESS, ALL STEEL OR WELDED WIRE MESH, SAND AND VAPOR BARRIER SHALL BE PER THE SOILS REPORT.	6.05	ALL WALLS SHALL BE PLUMB, STRAIGHT AND SQUARE, IN ACCORDANCE WITH INDUSTRY STANDARDS. IF SHIMMING IS REQUIRED TO BRING A WALL TO A LEVEL CONDITION, SUCH SHIMMING SHALL BE DONE ONLY AT THE BOTTOM PLATE, AND ANY SPACE BETWEEN THE BOTTOM PLATE AND THE CONCRETE SLAB SHALL BE PROMPTLY DRY-PACKED WITH A SUITABLE MIXTURE OF SAND AND CEMENT.	7.33	DECKING: CORRIDOR, STAIRS, DECK AND BALCONY WATERPROOF MEMBRANE SHALL BE CLASS "A" DEX-O-TEX "WEATHERWEAR" AS MANUFACTURED BY CROSSFIELDS PRODUCTS CORP. INSTALLATION PER SECTIONS 4.2.2 AND 4.3. ICC-ES EVALUATION REPORT ESR-1757
1.06	THE CONTRACTOR SHALL FURNISH AND PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS NECESSARY TO COMPLETE THE WORK INDICATED ON THE PLANS, AS REQUIRED BY ALL CURRENT CODES AND REGULATIONS.	3.01	NOTE: SEE THE STRUCTURAL ENGINEER'S SPECIFICATIONS / GENERAL NOTES / DRAWINGS / DETAILS FOR ADDITIONAL INFORMATION. THE STRUCTURAL ENGINEER'S REQUIREMENTS SHALL SUPERSEDE THIS SECTION AS LONG AS THE STRUCTURAL ENGINEER'S REQUIREMENTS ARE MORE STRICT THAN THIS SECTION.	6.06	FRAMING CONTRACTOR SHALL PROVIDE ALL WATERPROOF BUILDING PAPER USED AT EXTERIOR DOOR AND WINDOW FRAMES, INCLUDING MOISTOP, TYVEK AND BITUTHENE AS DETAILED IN THE CONSTRUCTION DOCUMENTS. MOISTOP SHALL BE A MINIMUM OF 12" WIDE, OR OWNER APPROVED EQUAL.		
1.07	THERE SHALL BE NO SUBSTITUTIONS WITHOUT THE WRITTEN APPROVAL BY THE OWNER, ARCHITECT AND ANY APPLICABLE ENGINEERS. IF SUBSTITUTIONS ARE MADE WITHOUT THE ABOVE APPROVALS THE CONTRACTOR WILL BE SOLEY RESPONSIBLE FOR THE REMOVAL OF THE UNAPPROVED PRODUCT AND PROVIDING THE CORRECT PRODUCT & INSTALLATION TO THE SATISFACTION OF THE OWNER, ARCHITECT AND ANY ENGINEER INVOLVED IN THE PRODUCT.	3.02	ALL CONCRETE WORK SHALL COMPLY TO 2022 CBC. REINFORCEMENT AND PLACEMENT SHALL BE IN ACCORDANCE WITH ACI-318.	6.07	FRAMING CONTRACTOR SHALL SUPPLY AND APPLY APPROVED MASTIC CAULKING MATERIAL AT ALL POINTS IN THE FRAMING WHERE, IN THE OPINION OF THE OWNER, LEAKS ARE APT TO OCCUR. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO CERTAIN SILLS, FLASHINGS, WINDOWS, ETC. SPECIAL CARE SHALL BE USED IN THE APPLICATION OF ALL WATERPROOF BUILDING PAPER TO PREVENT LEAKS, USING WATERPROOF LAP OVER ALL DOORS AND WINDOWS.		
1.08	ALL ADDITIONS, CHANGES OR DELETIONS IN THE SCOPE OF WORK AS SHOWN IN THE CONSTRUCTION DOCUMENTS SHALL BE BY WRITTEN CHANGE ORDER ONLY. ANY ADDITIONS, CHANGES OR DELETIONS SHALL REQUIRE THE BUILDING OFFICIAL'S APPROVAL BEFORE ANY CHANGES IN CONSTRUCTION.	3.03	REFER TO FOUNDATION SLAB AND FOOTING REQUIREMENTS AS STATED IN THE SOILS REPORT PRIOR TO COMMENCING WORK. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150. FINE AND COARSE AGGREGATE PER ASTM C-33. CONTRACTOR SHALL BRING PAD TO OPTIMUM MOISTURE LEVEL PER THE SOILS REPORT RECOMMENDATIONS.	6.08	THE DIMENSIONS OF THE ACTUAL CONSTRUCTION SHALL CONFORM IN ALL RESPECT TO THE DIMENSIONS SPECIFIED IN THESE CONSTRUCTION DOCUMENTS, OR TO SUCH DIMENSIONS AS ARE OF NECESSITY PROVIDED BY OR AGREED TO, BY THE CONTRACTOR. ALL WALLS SHALL BE PLUS OR MINUS THE SPECIFIED DIMENSIONS, AND SHALL BE WITHIN AN ACCEPTABLE ALLOWABLE INDUSTRY STANDARD: 1/8" PER 20' RECOMMENDED.		
1.09	THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION INCLUDING SHORING AND TEMPORARY BRACING AND SHALL TAKE ALL NECESSARY MEASURES TO INSURE THE SAFETY OF ALL PERSONS AND STRUCTURES NEAR OR ADJACENT TO THE CONSTRUCTION SITE.	3.04	CONCRETE MACHINE MIX - CONCRETE SHALL REACH A MINIMUM COMPRESSION STRENGTH IN 28 DAYS PER THE SOILS REPORT.	6.09	ALL WOOD FRAMING MEMBERS SHALL BE WELL NAILED IN ACCORDANCE WITH THE FPA MINIMUM PROPERTY STANDARDS AND/OR CALIFORNIA BUILDING CODE SECTIONS APPLICABLE, WHICHEVER IS THE MORE STRICT. ALL EXTERIOR NAILS SHALL BE GALVANIZED. ALL EXTERIOR GRADE PLYWOOD, SANDED T&G, SUBFLOOR AND DECK PLYWOOD SHALL BE GLUED AND SCREWED (NAILED OPTIONAL IF SYSTEM INCLUDES LIGHTWEIGHT CONCRETE) WHEN USED AS FLOOR SHEATHING. ALL NAILS PROTRUDING THROUGH FINISH SURFACES (SHINNERS) SHALL BE REMOVED AND REPLACED, WHERE DESIRED BY THE OWNER, SUCH AS POSTS, BEAMS, HANDRAILS, AND OTHER FINISH MEMBERS INSTALLED IN THE ROUGH SHALL BE FASTENED WITH MACHINE BOLTS OR LAG BOLTS IN LIEU OF NAILS. ALL NAILS IN WOOD SIDING SHALL BE SET FLUSH WITH THE SURFACE OF WOOD USING NAILS SET TO AVOID HAMMER MARKS. ALL NAILS SHALL BE GALVANIZED. ALL T&G PLYWOOD SHALL HAVE A MINIMUM PLYWOOD INDEX #32/16.		
1.10	ALL PRODUCTS SHALL BE INSTALLED IN COMPLIANCE WITH THEIR MANUFACTURERS REQUIREMENTS.	3.05	REINFORCING STEEL PER PLANS AND SPECIFICATIONS. WELDED WIRE MESH SHALL CONFORM TO ASTM A-185-61T. REINFORCING BARS SHALL CONFORM TO AST A-615-68. LAP WELDED WIRE MESH MINIMUM 2'. EXTEND 1' LOWER FOOTING BAR UP 18" ABOVE FINISH FLOOR FOR ELECTRICAL GROUND PER SERVICE PANEL. BAR SHALL BE A MINIMUM OF 20' LONG.	6.10	ALL WALLS SHALL BE TEMPORARILY BRACED UNTIL JOISTS OR RAFTERS ARE NAILED IN PLACE; SUFFICIENT ADDITIONAL BRACES SHALL ALSO BE EMPLOYED TO MAINTAIN THE PLUMBNESS, SQUARENESS AND STRAIGHTNESS OF ALL WALLS UNTIL THE CONSTRUCTION HAS ADVANCED TO A POINT WHERE ALL PORTIONS OF THE BUILDING ARE HELD RIGIDLY IN THE PROPER POSITION. WHEN TEMPORARY BRACES ARE REMOVED, FRAMING CONTRACTOR SHALL REMOVE ALL NAILS PLACED IN CONNECTION THEREWITH, LEAVING THE FRAMING FREE OF RANDOM MISCELLANEOUS NAILS.		
1.11	ALL SHOP DRAWINGS REQUIRED BY THE CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED TO THE OWNER PRIOR TO FABRICATION FOR REVIEW OF COMPLIANCE OF DESIGN CONCEPT, THE ARCHITECT'S OR ENGINEER'S REVIEW OF A SEPARATE ITEM SHALL NOT INDICATE REVIEW OF AN ASSEMBLY IN WHICH THE ITEM IS A PART.	3.06	PROVIDE 5/8" DIA. X 12" LONG STEEL ANCHOR BOLTS AT 6'-0" MAXIMUM, U.N.O., 12" MAXIMUM FROM CORNERS AND SPLICES, 12" FROM GLASS DOORS, AND EMBEDDED 7" MINIMUM INTO CONCRETE FOOTINGS AT EXTERIOR WALLS AND AT INTERIOR SHEAR PANELS U.N.O. REFER TO FOUNDATION PLAN FOR HOLDDOWN ANCHORS AND SPECIAL BOLTING REQUIREMENTS.	6.11	PARTICULAR CARE SHALL BE USED IN FRAMING WALLS ADJACENT TO THE LOCATION IN THE FINISH OF CABINET WORK, COUNTER, MARBLE, FORMICA, CERAMIC TILE, STAIRWAYS, WARDROBES, LAUNDRY AREAS, BATHTUBS, SHOWERS, EXTERIOR DOOR FRAMES, SLIDING DOORS AND ANY OTHER FINISH WORK DEPENDENT UPON CORRECT AND SUFFICIENT FRAMING. ALL LUMBER THAT IS CUT TO FIT OTHER LUMBER WILL BE TIGHT FIT TO WITHIN 0 INCH.		
1.12	THE ARCHITECT WILL NOT BE PROVIDING THE OWNER WITH CONTINUOUS OR REGULAR ON-SITE CONTRACT ADMINISTRATION AND IS AVAILABLE ONLY AT THE REQUEST OF THE OWNER. THE CONTRACTOR IS SOLEY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT.	3.07	FILL, PUDDLE AND TAMP CONCRETE SLAB. REFER TO SOILS REPORT FOR SPECIAL CONDITIONS AND RECOMMENDATIONS. INTERIOR SLABS SHALL HAVE A SMOOTH TOWELED FINISH AND SHALL BE LEVEL WITHIN 1/8" IN 10'-0". EXTERIOR FLATWORK SHALL HAVE A LIGHT BROOM FINISH, PLACED OVER 2" OF SAND, AND SHALL SLOPE AWAY FROM THE STRUCTURE.	6.12	ALL WALLS SHALL BE PLUMB WITHIN ACCEPTED INDUSTRY STANDARDS FOR A DISTANCE OF 8 FEET. 1/16" MAXIMUM IS RECOMMENDED. WALLS SHALL BE STRAIGHT WITHIN ACCEPTED INDUSTRY STANDARDS A DISTANCE OF 16 FEET. 1/8" IS MAXIMUM RECOMMENDED. ALL CORNERS SHALL BE SQUARED AND PLUMB. STUDS MUST FIT TIGHTLY AT TOP AND BOTTOM PLATES.		
1.13	ALL CONTRACTOR'S WORKMANSHIP SHALL BE OF QUALITY TO PASS INSPECTIONS BY LOCAL AUTHORITIES, LENDING INSTITUTIONS, OR PROJECT OWNER. ANY ONE, OR ALL, OF THE ABOVE MENTIONED MAY INSPECT WORKMANSHIP AT ANY TIME, AND ANY CORRECTIONS NEEDED TO BRING WORKMANSHIP UP TO INDUSTRY AND/OR PROJECT QUALITY STANDARDS SHALL BE PERFORMED IMMEDIATELY BY THE CONTRACTOR OR HIS SUBCONTRACTORS.	3.08	CONCRETE CONTRACTOR SHALL ASSURE HIMSELF THAT FOUNDATION PLANS CONFORM TO THE FLOOR PLANS BEFORE COMMENCING WORK. ALL FORM WORK SHALL CONFORM EXACTLY TO THE PLAN DIMENSIONS. WHEN FORMS ARE SQUARED, DIAGONALS SHALL BE WITHIN 3/8" OF EQUAL. VERIFY LOCATION OF ALL SPECIAL TIE DOWN ANCHOR BOLTS AS SHOWN ON STRUCTURAL DETAILS SHEETS. CONCRETE CONTRACTOR SHALL VERIFY WITH THE FRAMING CONTRACTOR THE LOCATIONS OF ALL ANCHOR BOLTS, HOLDDOWNS, STRAPS, ETC.	6.13	WHERE PAPER MEETS ANY OPENING, THE PAPER SHALL BE CAREFULLY LAPPED OVER THE FRAME TO PREVENT THE PASSAGE OF WATER BEHIND THE FRAME.		
1.14	SCHEDULE: CONTRACTOR SHALL START HIS WORK PROMPTLY, PURSUE IT DILIGENTLY, AND COMPLETE IT IN ACCORDANCE WITH THE OWNER'S BUILDING SCHEDULE. IT IS MUTUALLY UNDERSTOOD THAT SCHEDULE IS SUBJECT TO CHANGE WITHOUT NOTICE AS CIRCUMSTANCES WARRANT.	3.09	ALL FORM LUMBER SHALL BE STRAIGHT. ALL SCREEDS SHALL BE STRAIGHT. ALL POINTS ON THE BUILDING SLABS SHALL BE WITHIN PLUS OR MINUS 1/8" OF ESTABLISHED GRADE ELEVATION WITHIN ANY 12' RADII.	6.14	AT EACH OPENING, ONE TRIMMER SHALL BE NAILED SOLID TO KING STUD, THE OTHER TRIMMER SHIMMED NO MORE THAN 1" FROM ITS KING STUD. TRIMMERS SHALL BE SHIMMED WITH SHIMS SOLIDLY WITH 16G NAILS. NO NENT NAILS OR LOCK NAILS SHALL BE USED AT EDGES OF TRIMMERS.		
1.15	MATERIALS STORAGE: ALL MATERIALS, MACHINERY, AND EQUIPMENT SHALL BE STORED IN A MANNER APPROVED BY THE OWNER, IN A PLACE DESIGNATED BY THE OWNER. FIRE HAZARD SHALL BE MINIMIZED BY ALL REASONABLE MEANS. STORAGE PLACES SHALL BE PROMPTLY VACATED UPON REQUEST BY OWNER AND LEFT IN BROOM-CLAN CONDITION.	3.10	HEIGHT AND WIDTH OF ALL FOOTING TRENCHES SHALL BE PER PLAN. ALL FOOTINGS SHALL BE CLEANED BEFORE CONCRETE IS POURED. SLABS SHALL BE TOWELED SMOOTH AND LEVEL AROUND ALL PLUMBING PIPES, ELECTRICAL CONDUITS, AND MISCELLANEOUS METAL STRAPS PROTRUDING THEREFROM. SLABS SHALL BE SPROYED WITH HUNT'S PROCESS CURING COMPOUND IMMEDIATELY AFTER FINISH TOWELING. PLAN DIMENSIONS SHALL BE CHANGED ONLY WITH THE CONSENT AND APPROVAL OF PROJECT SUPERINTENDENT AND ARCHITECT, IN WRITING.	6.15	DOOR JAMBS SHALL BE PLUMB WITHIN 1/16 INCH TOLERANCE; BOTTOM AND HEAD SHALL BE LEVEL WITHIN 1/16 INCH TOLERANCE. AMPLE NAILS SHALL BE USED IN FASTENING WINDOW AT TOP, BOTTOM, AND SIDES TO PREVENT FRAME FROM BEING TWISTED OUT OF LINE. FOLLOW ALL WINDOW MANUFACTURER'S INSTALLATION REQUIREMENTS FOR FASTENING OF FRAMES.		
1.16	CLEANUP: CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP AND REMOVING FROM THE JOB SITE ALL TRASH AND DEBRIS. OWNER WILL DETERMINE HOW SOON AFTER CONTRACTOR AND/OR HIS SUBCONTRACTORS COMPLETE EACH PHASE OF HIS WORK THE TRASH WILL HAVE TO BE MOVED FROM THE JOB SITE.	3.11	AFTER COMPLETION OF POURING EACH SLAB, CONCRETE CONTRACTOR SHALL REMOVE ALL FORM LUMBER AND MISCELLANEOUS LUMBER AND CEMENT/CONCRETE DEBRIS, LEAVING THE JOB SITE CLEAN AND GRADED SMOOTH FOR OTHER WORKMEN.	6.16	NOT USED		
1.17	CODE REQUIREMENTS: ALL CONSTRUCTION, ELECTRICAL, PLUMBING, HEATING AND VENTILATING MATERIALS AND INSTALLATION SHALL COMPLY WITH ALL THE CODES AS LISTED ON SHEET G-1 WHICH ARE ADOPTED BY THE LOCAL GOVERNING AGENCY. ALL STATE AND FEDERAL LAWS ARE APPLICABLE. VERIFY WITH LOCAL AGENCIES. CONSTRUCTION SHALL FOLLOW OSHA AND CAL-OSHA GUIDELINES.	3.12	CONCRETE CONTRACTOR SHALL PROPERLY REMOVE ANY ANCHOR BOLTS OR OTHER STEEL INADVERTENTLY MISPLACED IN OR AT OPENINGS AND SHALL PATCH ANY SURFACE DAMAGE CAUSED BY THE REMOVAL THEREOF.	6.17	STUD WALLS SHALL BE 2X4, 3X4 OR 2X6 AT 16" O.C. INTERIOR, 2X4, 3X4 OR 2X6 AT 16" O.C. EXTERIOR WALLS U.N.O., WITH DOUBLE 2X TOP PLATES, WITH MINIMUM 48" SPLICE.		
1.18	ANY MECHANICAL, ELECTRICAL OR PLUMBING PLANS SHOWN HEREIN ARE FOR INTENT ONLY. THESE SYSTEMS SHALL BE DESIGNED BY THE RESPECTIVE ENGINEERS, AND ALL CONSTRUCTION DOCUMENTATION AND PERMITS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.	3.13	CONCRETE CONTRACTOR SHALL FURNISH ALL CONCRETE, ROCK, SAND, MESH, MEMBRANE, ANCHOR BOLTS WITH NUTS AND WASHERS, ANCHOR STRAPS, FORM MATERIALS, HUNT'S PROCESS COMPOUND, REINFORCING STEEL, ETC., INCLUDING WHAT IS NEEDED FOR PLUMBING TRENCHES, BACKFILL, ETC. ALL SPECIAL HARDWARE SHALL BE SUPPLIED BY CONCRETE CONTRACTOR.	6.18	ALL NONBEARING BALLOON-FRAMED WALLS NOT EXCEEDING 10' IN HEIGHT AND NOT SUPPORTED BY CEILING JOISTS AT EITHER SIDE SHALL BE FRAMED WITH 2X4 OR 2X6 STUDS AT 16" O.C.		
1.19	ARCHITECTURAL DRAWINGS AND SPECIFICATIONS ERRORS AND OMISSIONS: A. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN WRITING, OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS IN THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH CONSTRUCTION. B. THE CONTRACTOR/SUBCONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WHICH THE CONTRACTOR FAILS TO NOTIFY THE PRIMARY CONTRACTOR OR BEFORE CONSTRUCTION AND/OR FABRICATION OF ANY WORK.	3.14	DESIGN: DEPTH OF FOOTINGS IN COMPLIANCE WITH LOCAL CODES AND PER THE SOILS ENGINEER'S AND STRUCTURAL ENGINEER'S RECOMMENDATIONS.	6.19	PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL NONBEARING PARTITIONS AND SOLID BLOCKING BETWEEN JOISTS UNDER ALL PARTITIONS PERPENDICULAR TO JOISTS.		
1.20	"OR EQUAL": THE CONTRACTOR SHALL SUBMIT FOR THE OWNER'S AND ARCHITECT'S REVIEW & APPROVAL ALL MATERIALS OR EQUIPMENT WHICH ARE CONSIDERED "OR EQUAL" TO THAT SPECIFIED. NO SUBSTITUTIONS WILL BE CONSIDERED OTHERWISE.	3.15	ONLY AFTER THE APPROVAL OF THE STRUCTURAL ENGINEER, APPROVED POWER-DRIVEN STUDS AT 3'-0" O.C. MAY BE USED IN LIEU OF ANCHOR BOLTS ON INTERIOR NONBEARING WALLS. ALL SHOT PINS SHALL BE 3/16" DIA. RAMSET #3348 INSTALLED PER CURRENT ICC ESR-1799 EVALUATION REPORT. MINIMUM EMBEDMENT SHALL BE 1 1/2". ALL SHOT PINS SHALL HAVE STANDARD WASHER. SEE SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS AT SHEAR WALLS.	6.20	NO EDGE OR SURFACE OF ROOF SHEATHING SHALL BE EXPOSED TO THE WEATHER UNLESS EXTERIOR TYPE PLYWOOD AND GLUE IS USED. ROOF SHEATHING SHALL BE INSPECTED BY OWNER BEFORE COVERING.		
1.21	IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR/SUBCONTRACTOR SHALL BEAR ALL EXPENSE OR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PROSECUTION OF THIS WORK.	3.16	ALL HOLDDOWNS SHALL BE SIMPSON OR APPROVED EQUAL. REQUIRED EMBEDMENT SHALL BE INTO FIRST POUR OF A TWO-POUR SYSTEM.	6.21	PROVIDE SOLID FULL-WIDTH BLOCKING OR POST BELOW ALL STRUCTURAL POSTS, CONTINUOUS TO THE FOUNDATION.		
1.22	THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES.	3.17	PIPES OR DUCTS EXCEEDING 1/3 THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN. LOCATION SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.	6.22	PROVIDE BLOCKING AND NAILERS FOR ALL FINISHES, CABINETS AND FIXTURES AS REQUIRED.		
1.23	THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND THE WORKERS AT ALL TIMES. EACH CONTRACTOR/SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE JOB SITE SAFETY AND SECURITY OF HIS EMPLOYEES, MATERIALS, TOOLS AND EQUIPMENT.	3.18	DESIGN: DEPTH OF FOOTINGS IN COMPLIANCE WITH LOCAL CODES AND PER THE SOILS ENGINEER'S AND STRUCTURAL ENGINEER'S RECOMMENDATIONS.	6.23	ALL FRAMING LUMBER SHALL BE INSTALLED WITH THE CROWN SIDE UP, EXCEPT AT CANTILEVERS.		
1.24	ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS SHALL BE LEFT IN A BROOM CLEAN CONDITION AT ALL TIMES.	3.19	ONLY AFTER THE APPROVAL OF THE STRUCTURAL ENGINEER, APPROVED POWER-DRIVEN STUDS AT 3'-0" O.C. MAY BE USED IN LIEU OF ANCHOR BOLTS ON INTERIOR NONBEARING WALLS. ALL SHOT PINS SHALL BE 3/16" DIA. RAMSET #3348 INSTALLED PER CURRENT ICC ESR-1799 EVALUATION REPORT. MINIMUM EMBEDMENT SHALL BE 1 1/2". ALL SHOT PINS SHALL HAVE STANDARD WASHER. SEE SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS AT SHEAR WALLS.	6.24	ALL FRAMING LUMBER SHALL HAVE A SOLID LEVEL BEARING OF 1-1/2" AT EACH END.		
1.25	CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, SERVICES, SUPPLIES, TAXES, PERMITS, INSURANCE, GOVERNMENTAL LICENSES, SUPERVISION AND FACILITIES NECESSARY TO COMPLETE WORK IN A GOOD AND WORKMANSHIP LIKE MANNER.	3.20	DESIGN: DEPTH OF FOOTINGS IN COMPLIANCE WITH LOCAL CODES AND PER THE SOILS ENGINEER'S AND STRUCTURAL ENGINEER'S RECOMMENDATIONS.	6.25	PROVIDE 2X6 BACKING FOR TOWEL BARS, HANDICAP BARS, ETC. - VERIFY LOCATION.		
1.26	INSTALLATION SHALL BE IN ACCORDANCE WITH DRAWINGS & SPECIFICATIONS AND THE MINIMUM REQUIREMENTS OF ALL LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION. IN CASE OF CONFLICT, THE MORE RESTRICTIVE REQUIREMENT SHALL GOVERN.	3.21	CONFORM TO 2022 CBC, AND AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION.	6.26	ALL NAILS IN STRAP CONNECTORS SHALL BE 16d HARDENED SCREW-TYPE NAILS OR 16d COMMON NAILS WITH LEAD WASHERS.		
1.27	THE CONTRACTOR SHALL TAKE ALL NECESSARY ACTIONS REQUIRED TO ENSURE THAT ALL ENVIRONMENTAL MITIGATION MEASURES ARE INCORPORATED INTO THE CONDITIONS OF APPROVAL FOR THIS PROJECT ARE COMPLIED WITH AND IMPLEMENTED DURING ALL PHASES OF CONSTRUCTION.	3.22	WELDING SHALL BE IN CONFORMANCE WITH THE STANDARD CODE FOR WELDING IN BUILDING CONSTRUCTION, LATEST EDITION.	6.27	Holes FOR BOLTS SHALL BE BORED 1/32" TO 1/16" LARGER THAN NOMINAL BOLT DIAMETER. ALL BOLTS BEARING ON WOOD SHALL HAVE WASHERS UNDER HEAD AND/OR NUT. ALL BOLTS SHALL BE RE-TIGHTENED PRIOR TO APPLICATION OF DRYWALL OR PLASTER.		
1.28	THE CONTRACTOR SHALL COMPLY WITH ALL THE CALIFORNIA GREEN STANDARDS, INCLUDING BUT NOT LIMITED TO DEBRIS REMOVAL.	3.23	ORNAMENTAL AND MISCELLANEOUS IRON SHALL BE PER PLANS. ALL IRON SHALL BE GIVEN ONE COAT OF RED OR BLUE LEAD PRIMER ON CLEAN BARE METAL AT SHOP, INCLUDING ALL WELDED SURFACES. WELDED SURFACES SHALL BE GROUND SMOOTH PRIOR TO PRIMING AND PAINTING.	6.28	PROVIDE SOLID BLOCKING MID-HEIGHT OF WALL FOR FIRST 4 STUD SPACES AT CORNERS.		
		3.24	REINFORCING STEEL: A. ALL REINFORCING, ANCHOR BOLTS, AND OTHER INSERTS SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE OR GROUTED MASONRY. B. #5 OR LARGER REINFORCING BARS SHALL NOT BE REBENT WITHOUT APPROVAL OF STRUCTURAL ENGINEER.	6.29	FIRE BLOCKING SHALL OCCUR IN THE FOLLOWING LOCATIONS: HORIZONTAL SPACES EXCEEDING 10'; VERTICALLY BETWEEN THE CEILING AND FLOOR LEVELS; AT VENTS, PIPES, DUCTS, ETC. BETWEEN THE CEILING AND FLOOR LEVELS		
		3.25	ORNAMENTAL WROUGHT IRON AT RECESSED AREAS AND OVER OPENINGS SHALL BE POWDER-COATED.	6.30	TERMITE PROTECTION SHALL COMPLY WITH CRC SECTION R318.		
		3.26	WROUGHT IRON GUARDRAILS SHALL BE POWDER-COATED.				
DIVISION 3 - CONCRETE				DIVISION 7 - THERMAL & MOISTURE PROTECTION			
		3.01		INSULATION: INSULATION SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF TITLE 24, ENERGY CONSERVATION REGULATIONS FOR NEW RESIDENTIAL BUILDINGS. INSULATION SPECIFIED OR INSTALLED SHALL MEET CALIFORNIA ENERGY COMMISSION QUALITY STANDARDS AND THE REQUIREMENTS PER THE PROJECT TITLE 24 REPORT.			
		3.02		7.01			
		3.03		7.02			
		3.04		7.03			
		3.05		7.04			
		3.06		7.05			
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		3.23		7.22			
		3.24		7.23			
		3.25		7.24		</	

DIVISION 9 - FINISHES

<u>EXTERIOR PLASTER (3 COAT SYSTEM)</u>	
9.01	LATH & PLASTER SHALL CONFORM TO THE APPLICABLE PORTIONS OF THE 2022 C.R.C., ASTM, SMA AND PLASTERING INFORMATION BUREAU.
9.02	EXTERIOR PLASTER (STUCCO) SHALL BE A 3-COAT SYSTEM. APPLICATION SHALL COMPLY TO THE APPLICABLE PORTIONS OF ANSI A42.2 PORTLAND CEMENT AND PORTLAND CEMENT-LIME PLASTERING, EXTERIOR (STUCCO) AND INTERIOR, AND ANSI A42.3 LATHING AND FURRING FOR PORTLAND CEMENT AND PORTLAND CEMENT-LIME PLASTERING, EXTERIOR (STUCCO) AND INTERIOR.
9.03	PORTLAND CEMENT: ASTM C-150, TYPE I NATURAL COLOR.
9.04	SPECIAL FINISH HYDRATED LIME ASTM C-206, TYPE S.
9.05	AGGREGATES: ASTM C-144, ALL SAND TO PASS #8 SIEVE.
9.06	CEMENT PLASTER FINISH COAT: A PACKAGED BLEND OF PORTLAND CEMENT (ASTM C-150), HYDRATED LIME (ASTM C-206), AND PROPERLY GRADED QUALITY 20 MESH AGGREGATE WITH INTEGRAL COLOR.
9.07	JOB-MIXED CEMENT PLASTER MIX, BOND-CRETE OR MORTAR SEAL MASON'S LIME WITH PORTLAND CEMENT AND SAND IN ACCORDANCE WITH ANSI A42.2, TYPE L.
9.08	THE PROPORTIONS SHALL BE AS FOLLOWS: A. SCRATCH COAT: 1 BAG PORTLAND CEMENT, 3/4 TO 1 BAG LIME TO 6 CU. FT. SAND. B. BROWN COAT: 1 BAG PORTLAND CEMENT, 3/4 TO 1 BAG LIME, 6 TO 7 CU. FT. SAND. C. FINISH COAT: 1 BAG PORTLAND CEMENT, 2 BAGS LIME, 7 TO 10 CU. FT. SAND. FINISH COAT SHALL BE INTEGRAL COLOR STUCCO.
9.09	THE MAXIMUM SLUMP SHALL BE 2-1/2", USING SLUMP TEST ASTM C143, MODIFIED SLUMP CONE 2"x4"x6".
9.10	WALL METAL LATH AT VERTICAL SURFACES SHALL BE #17 GAUGE GALVANIZED STUCCO NETTING MEETING FEDERAL SPECIFICATIONS QQ-L-101 WITH 2 HORIZONTAL # 19 GAUGE GALVANIZED WIRES AT 6" O.C. OVER 1 ADDITIONAL LAYER 60 MIN. PAPER.
9.11	LATH AT HORIZONTAL SOFFITS SHALL BE GALVANIZED MESH, 3.4 LBS./SQ. YD. OVER 60 MIN. PAPER.
9.12	STAPLES SHALL BE #14 GAUGE WIRE STAPLES, DIVERGENT POINTS, 3/4" CROWN, LINEAR LEGS. NAILS SHALL BE 1-3/4", 11 GAUGE, 3/8" HEAD, 3/4" WASHER.
9.13	PROVIDE PLASTIC OR GALVANIZED WEEP SCREED WITH A 3.5" FLANGE AT FOUNDATION PLATE LINE AT ALL EXTERIOR STUD WALLS TO ALLOW TRAPPED WATER TO DRAIN TO EXTERIOR. 6" MIN. FROM FIN. GRADE, 2" FROM HARD SURFACES. BOTTOM 48" OF EXTERIOR PLASTER WALL SHALL BE PROTECTED WITH A SEALER COAT.
9.14	KEEP WET FOR 48 HOURS MINIMUM AFTER EACH COAT.
9.15	NO ADMIXTURES OR PLASTIC CEMENTS SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE OWNER AND ARCHITECT.
<u>GYPSUM WALLBOARD</u>	
9.16	GYPSUM BOARD MATERIAL, APPLICATION AND FINISH SHALL COMPLY TO APPLICABLE SECTIONS OF ASTM C840 STANDARD SPECIFICATION FOR APPLICATION AND FINISHING OF GYPSUM BOARD, AND ITS REFERENCED STANDARDS, AND 2022 C.R.C., GYPSUM ASSOCIATION GA-216, RECOMMENDATIONS FOR APPLICATIONS, AND THE "AMERICAN STANDARD NOTES FOR APPLICATION AND FINISHING OF GYPSUM BOARD", BY ANSI. SPECIFIC ASSEMBLIES FOR FIRE-RESISTIVE AND SOUND TRANSMISSION CONTROL CONSTRUCTION SHALL BE AS SPECIFIED IN GA-600 FIRE-RESISTIVE AND SOUND CONTROL DESIGN MANUAL FOR GYPSUM PRODUCTS, U.N.O.
9.17	PRODUCT APPLICATION: USE 5/8" GYPSUM BOARD ON ALL WALLS AND CEILINGS PER ASTM C-36. USE 5/8" WATER-RESISTANT GYPSUM BOARD AT ALL WALL AREAS SUBJECT TO MOISTURE PER ASTM C-630. USE 5/8" TYPE "X" GYPSUM BOARD AT ALL WALL AND CEILING AREAS OF FIRE-RESISTIVE CONSTRUCTION PER ASTM C-36 AND ASTM C-630.
9.18	RADIUS CORNER BEADS SHALL BE USED AT ALL VERTICAL OUTSIDE CORNERS EXCEPT AT WINDOWS.
9.19	ALL PAINTED AREAS SHALL RECEIVE A TEXTURE. THE TEXTURE SHALL BE A LIGHT ORANGE PEEL FINISH. USE PREP-COAT AS REQUIRED TO PROVIDE FOR A LEVEL SURFACE BEFORE PAINTING.
9.20	PROVIDE PERMANENTLY RESILIENT SEALANT AT SOUND CONTROL JOINTS AS RECOMMENDED BY MANUFACTURER.
9.21	RESILIENT CHANNELS SHALL BE PROVIDED IN PROPER GAUGE AND SPACING FOR FIRE OR SOUND RATED ASSEMBLIES.
<u>CERAMIC TILE- GRANITE</u>	
9.22	TILE MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF TCA HANDBOOK FOR CERAMIC TILE INSTALLATION, AND ITS REFERENCED STANDARDS. QUARRY AND CERAMIC TILE: ANSI 137.1; GRANITE: ASTM 615; MARBLE: ASTM C-503; SLATE: ASTM C-629; LIMESTONE: ASTM C-568.
9.23	ALL TILE FLOORING SHALL BE NON-SLIP.
9.24	CERAMIC TILE AND GROUT SHALL BE SELECTED BY THE OWNER.
9.25	FLOOR TILE INSTALLED OVER WOOD FRAMED FLOORS SHALL BE THICKSET PER TCA F-141.
9.26	TILE IN SHOWERS SHALL EXTEND TO 72" HIGH MINIMUM. REFER TO CONSTRUCTION DOCUMENTS FOR PRECISE HEIGHT. TILE SHALL BE THICKSET OVER 15# PAPER.
9.27	SHOWER PANS SHALL BE TESTED WITH A FULL HEAD OF WATER FOR A PERIOD OF NOT LESS THAN 24 HOURS, INSPECTED AND REPAIRED BEFORE PAN IS COVERED WITH FINISH MATERIALS.
9.28	WAIT AT LEAST 24 HOURS AFTER TILING TO GROUT. ALL TILE SHALL BE SEALED UPON COMPLETION WITH APPROPRIATE PRODUCTS, NO SOONER THAN 48 HOURS AFTER GROUTING.
9.29	VINYL SHEET TILE SHALL MEET FS L-F-475A, TYPE II, GRADE A.
9.30	VINYL SHEET TILE SHALL BE SELECTED BY OWNER.
9.31	CARPETING AND PAD SHALL BE SELECTED BY OWNER.
9.32	PAINTING MATERIALS AND SYSTEM APPLICATIONS SHALL COMPLY TO PDCA ARCHITECTURAL SPECIFICATIONS MANUAL.
9.33	PAINTING SHALL INCLUDE, BUT NOT BE LIMITED TO GYPSUM BOARD, DOORS AND FRAMES, EXPOSED WOOD AND EXPOSED METAL.
9.34	PAINT ALL METAL REGISTERS AND GRILLS THAT ARE NOT PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.

DIVISION 10 - SPECIALTIES

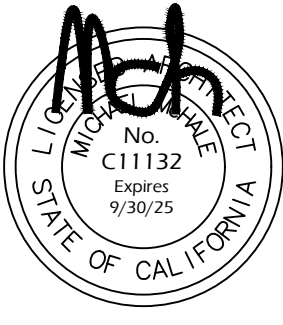
<u>METAL FIREPLACES:</u>	
10.01	NONE

DIVISION 11 - EQUIPMENT

11.01	PROVIDE PROPER CLEARANCES AND PROTECTION OF COMBUSTIBLE MATERIAL ABOVE RANGE. 30" MINIMUM TO COMBUSTIBLE MATERIAL.
11.02	ALL GAS-FIRED EQUIPMENT, INCLUDING FURNACES, COOKING EQUIPMENT, WATER HEATERS AND CLOTHES DRYERS SHALL CONFORM TO TITLE 20, REGULATIONS FOR APPLIANCE EFFICIENCY STANDARDS. GAS COOKING APPLIANCES SHALL HAVE INTERMITTENT IGNITION DEVICES.
11.03	HVAC EQUIPMENT, WATER HEATERS, SHOWER HEADS AND FAUCETS SHALL BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION.
<u>DIVISION 15 - MECHANICAL</u>	
15.01	MECHANICAL AND PLUMBING SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DESIGN, INSTALLATION, PLACEMENT AND PERFORMANCE.
15.02	ALL WORK AND MATERIALS SHALL CONFORM TO THE 2022 C.M.C. AND 2022 C.P.C.
15.03	FIRE SPRINKLER SYSTEMS AS REQUIRED BY THE CITY OF POMONA SHALL BE DESIGN/BUILD BY A LICENSED INSTALLER AND ARE NOT A PART OF THESE CONSTRUCTION DOCUMENTS. FIRE SPRINKLER SYSTEM PLANS AND CALCULATIONS SHALL BE SUBMITTED TO AND APPROVED BY THE CITY OF POMONA PRIOR TO INSTALLATION.
15.04	GAS METERS SHALL BE SO LOCATED AS TO BE NOT VISIBLE FROM ANY PUBLIC STREET.
15.05	FAU ANCHORS OR STRAPS SHALL BE PROVIDED TO RESIST SEISMIC MOTION PER C.P.C., AND C.M.C.
15.06	VERIFY LOCATIONS OF ALL REGISTERS AND THERMOSTATS PRIOR WITH OWNER PRIOR TO INTERIOR FINISH.
15.07	COMBUSTION AIR: PROVIDE ONE OPENING WITHIN 12" OF THE FLOOR AND 12" OF THE CEILING. PROVIDE 1 SQ. IN. FOR EACH 2000 BTUS WHERE CONNECTED TO OUTSIDE AIR BY HORIZONTAL DUCTS. WHERE CONNECTED TO OUTSIDE AIR BY VERTICAL DUCTS PROVIDE 1 SQ. IN. PER 4000 BTUS. WHERE ONE OPENING IS PROVIDED, LOCATE OPENING WITHIN 12" OF THE CEILING AND PROVIDE A MINIMUM OF 1 SQ. IN. FOR EACH 3000 BTUS.
15.08	WARM-AIR FURNACES THAT ARE INSTALLED IN ATTICS SHALL INCLUDE THE FOLLOWING: A. A MINIMUM 30"x30" ATTIC ACCESS PANEL, LOCATED NOT MORE THAN 20' FROM FURNACE. B. CONTINUOUS SOLID FLOORING, NOT LESS THAN 30" WIDE, WITH A 30" HIGH CLEARANCE, FROM ACCESS PANEL TO FURNACE WORK SPACE. C. A LEVEL WORKING PLATFORM A MINIMUM 30" IN DEPTH, THE ENTIRE FIREBOX SIDE OF THE FURNACE. D. A PERMANENT 110V. ELECTRICAL OUTLET AND LIGHT FIXTURE (SWITCHED AT THE ATTIC ACCESS PANEL) AT OR NEAR THE FURNACE. E. FAU SHALL BE LISTED FOR INSTALLATION IN ATTICS. CLEARANCES SHALL BE SPECIFIED PER C.M.C. PROVIDE GAS STUB-OUT ADJACENT TO FAU.
15.09	CONDENSATE LINES FROM MECHANICAL EQUIPMENT SHALL DISCHARGE TO A PLUMBING FIXTURE OR STORM DRAIN BY MEANS OF AN INDIRECT WASTE PIPE. CONDENSATE LINES SHALL NOT TERMINATE IN LANDSCAPE OR YARD AREAS. (309 CM/C)
15.10	A PAD 3" ABOVE GRADE SHALL BE PROVIDED FOR GRADE-MOUNTED CONDENSERS.
15.11	THE OWNER WILL SELECT ALL PLUMBING FIXTURES.
15.12	SEE CALIFORNIA GREEN CODE MANDATORY REQUIREMENTS FOR PLUMBING FIXTURE WATER FLOW REQUIREMENTS, SHEET G-5.
15.13	CLEANOUTS SHALL BE INSTALLED PER C.P.C. CLEANOUTS SHALL BE SO LOCATED AS TO NOT BE EXPOSED, WHEN POSSIBLE. EXPOSED CLEANOUTS SHALL BE FLUSH WITH FINISHED WALLS. CLEANOUTS IN KITCHENS SHALL BE AT LEAST 6" ABOVE FLOOR.
15.14	CONTRACTOR SHALL PROVIDE ALL RAT-PROOFING.
15.15	WASTE AND VENT SYSTEMS SHALL BE APPROVED ABS PER LOCAL CODE, U.N.O. ALL SOIL/WASTE PIPES PENETRATING RATED FIREWALLS SHALL BE CAST IRON. PROVIDE 1/4"/FT SLOPE HORIZONTAL FOR DRAINAGE PIPES PER C.P.C.
15.16	ALL HOSE BIBBS SHALL BE 6" ABOVE FINISHED FLOOR LEVEL.
15.17	ALL ROOF PENETRATIONS SHALL BE TO THE REAR SIDE OF THE RIDGE WHEN POSSIBLE.
15.18	WATER SERVICE MAIN PIPING SHALL BE PER PLUMBING ENGINEERING OR LARGER, PER LOAD AND PRESSURE REQUIREMENTS. HOT AND COLD WATER SUPPLY SHALL BE COPPER. PROVIDE A NON-REMOVABLE BACKFLOW PREVENTOR OR VACUUM BREAKER AT ALL HOSE BIBBS PER C.P.C.
15.19	DOMESTIC GAS SERVICE PIPING SHALL BE GALVANIZED OR BLACK STEEL, U.N.O. ALL EXPOSED PIPING SHALL BE KEPT 6" ABOVE GRADE OR STRUCTURE PER C.P.C. GAS PIPING SHALL BE SLOPED NOT LESS THAN 1/4" IN 15' 2022 C.M.C.
15.20	PLUMBING PROJECTING THROUGH OR EMBEDDED IN CONCRETE OR MASONRY SHALL BE PLACED IN A OVERSIZED SLEEVE OR APPROVED EXPANSION RAP THAT ALLOWS FOR EXPANSION, CONTRACTION AND STRUCTURAL MOVEMENT PER C.P.C.
15.21	PROVIDE 1/8" RUBBER BETWEEN ALL WATER PIPING WHERE CONTACT IS POSSIBLE. PROVIDE 1/4" FELT CUSHIONING BETWEEN PIPES AND ANY STRUCTURE OR FRAMING MEMBER WHERE CONTACT IS POSSIBLE. WHEN PIPING PASSES THROUGH A FRAMING MEMBER PROVIDE A STRIP OF ROCK WOOL BATT, PACKED IN PLACE.
15.22	ALL COPPER PIPE CONNECTIONS TO FERROUS PIPING SHALL BE MADE WITH DIELECTRIC COUPLINGS OR ISOLATION FLANGES.
15.23	OPENINGS IN PIPES, DRAINS AND FITTINGS SHALL BE KEPT COVERED DURING CONSTRUCTION.
15.24	"NO ACCESS REQUIRED" PLASTIC WASTE AND OVERFLOW FOR TUBS SHALL BE AS MANUFACTURED BY TIP-TOE, INC. OR EQUAL.
15.25	ALL BATHS, TOILET COMPARTMENTS AND LAUNDRY ROOMS NOT VENTILATED BY NATURAL MEANS SHALL BE PROVIDED WITH AN EXHAUST FAN CAPABLE OF PRODUCING 5 AIR CHANGES EVERY HOUR, DIRECTLY TO THE OUTSIDE. FAN SHALL BE CONTROLLED BY SELF-CONTAINED SWITCH OR AN INDEPENDENT WALL SWITCH. PROVIDE BACK-DRAFT DAMPER TO PREVENT AIR LEAKAGE WHEN FAN IS NOT IN USE. DUCTLESS FANS SHALL NOT BE USED.
15.26	THE DISCHARGE POINT FOR ALL EXHAUST AIR SHALL BE AT LEAST 3' AWAY FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO THE OCCUPIED PORTIONS OF THE STRUCTURE.
15.27	SHOWER AND TUB/SHOWER COMBINATION CONTROL VALVES MUST BE PRESSURE-BALANCED OR THERMOSTATIC MIXING VALVES.

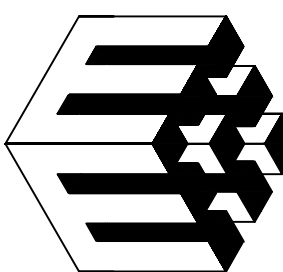
DIVISION 16 - ELECTRICAL

16.01	ELECTRICAL WORK SHALL CONFORM TO THE 2022 CALIFORNIA ELECTRICAL CODE, ASTM, AND U.L. (UNDERWRITER'S LABORATORIES, INC.).
16.02	ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS.
16.03	THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, PLACEMENT AND PERFORMANCE.
16.04	ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND LISTED BY UNDERWRITER'S LABORATORY, INC. (U.L.), AND SHALL BEAR THEIR LABEL WHEREVER STANDARDS HAVE BEEN ESTABLISHED AND THEIR LABEL SERVICES ARE REGULARLY FURNISHED.
16.05	ANY NEW EXTERIOR ELECTRICAL METER PANEL SHALL BE RECESSED INTO WALL AND LOCATED OUT OF VIEW OF PUBLIC STREET. MAIN SERVICE PANEL ELECTRICAL LOAD CALCULATIONS SHALL CONFORM TO 2022 C.E.C. INSTALL A MAIN SERVICE DISCONNECT PER C.E.C. PROVIDE GROUNDING PER C.E.C. THE BRANCH LOAD DISTRIBUTION SHALL CONFORM TO C.E.C.
16.06	PANELS AND SUB-PANELS SHALL NOT BE LOCATED IN ANY RESIDENTIAL CLOSET OR CONFINED SPACE PER C.E.C.
16.07	PROVIDE SEPARATE CIRCUITS FOR GARBAGE DISPOSAL, DISHWASHER, RANGE, OVEN, MICROWAVE (OPTIONAL), WASHER, DRYER, FAU, ETC. AS REQUIRED BY THE C.E.C.
16.08	PROTECTION OF WIRING SHALL BE PER C.E.C. ALL ELECTRICAL WIRING IN GARAGE NOT COVERED BY GYPSUM BOARD SHALL BE IN CONDUIT.
16.09	ALUMINUM WIRE SHALL NOT BE USED.
16.10	OUTLET BOXES SHALL COMPLY WITH C.E.C. ANY OUTLET BOXES ON OPPOSITE SIDES ON A RATED WALL SHALL BE SEPARATED BY AT LEAST 24" PER C.E.C.
16.11	PROVIDE GFCI (GFI) PROTECTION AND ARC-FAULT (ARC) PER 2022 C.E.C.
16.12	INSTALL OUTLET BOXES 15" ABOVE FINISHED FLOOR U.N.O.
16.13	ALL SWITCHED OUTLETS SHALL BE 1/2 HOT. WALL SWITCHES CONNECTED TO OUTLETS SHALL OPERATE TOP RECEPTACLE ONLY.
16.14	OWNER SHALL SELECT ALL LIGHTING FIXTURES. ALL LIGHT FIXTURES SHALL COMPLY WITH 2022 C.E.C. AND CALIFORNIA ENERGY CODE FOR TYPE, RATINGS AND INSTALLATION. FIXTURE LOCATIONS SHALL COMPLY WITH C.E.C.
16.15	ALL LIGHTING FIXTURES SHALL INCLUDE BULBS.
16.16	ALL FLUSH RECESSED LIGHT FIXTURES AT INSULATED CEILINGS SHALL BE U.L. APPROVED FOR DIRECT CONTACT WITH INSULATION (I.C.T. FIXTURES).
16.17	EXTERIOR WALL-MOUNTED LIGHT FIXTURES SHALL BE LOCATED 6'-6" MINIMUM ABOVE FINISHED GRADE.
16.18	FIXTURES LOCATED IN CLOSETS SHALL COMPLY TO C.E.C.
16.19	CEILING MOUNTED JUNCTION BOXES SHALL BE CAPABLE OF SUPPORTING A LOAD OF 60# MINIMUM AND SUPPORTED PER C.E.C.
16.20	SWITCHES SHALL BE LOCATED AT 42" ABOVE FINISHED FLOOR.
16.21	PROVIDE PHONE LINE HOMERUN FROM ALL PHONE JACKS TO COAT CLOSET AS SHOWN ON PLANS.
16.22	BOTH SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE 110V., GETTING THEIR PRIMARY POWER FROM THE BUILDING'S POWER SOURCE, WITH BATTERY BACKUP PER C.B.C., SECTION 310.9.1, AND CONFORMING TO N.F.P.A. 74.



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ARCHITECT

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21 UNIT CONDOMINIUM PROJECT
MERRYWOOD COURT CONDOMINIUMS
874 ARROW HIGHWAY, POMONA, CA

874 ARROW 2024, LLC

133 E. BONITA AVE., SUITE 201, SAN DIMAS, CA 91773
CONTACT: JOHN BEGIN
(909) 251-6802

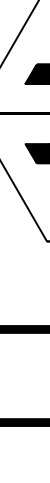
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MERRYWOOD CONDOMINIUMS

• GENERAL NOTES

Y	=	YES
N/A	=	NOT APPLICABLE
RESPON. PARTY	=	RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.)

	
MICHAEL McHALE ARCHITECT 601 W. SANTA FE, E-29 PLACENTIA, CA 92870 (949) 566-4951	
	
MERRYWOOD COURT CONDOMINIUMS 874 ARROW HIGHWAY, POMONA, CA 874 ARROW 2024, LLC 133 E BONITA AVE., SUITE 201, SAN DIMAS, CA 91773 CONTACT: JIM BEGIN (909) 251-4802	
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MERRYWOOD CONDOMINIUMS	
CALGREEN RESIDENTIAL MANDATORY MEASURES CHECKLIST	
G-5	

Y	N/A	RESPON. PARTY
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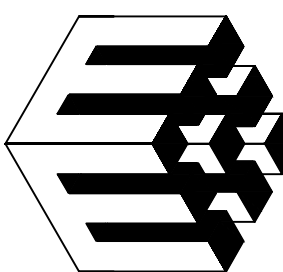
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MERRYWOOD CONDOMINIUMS

G-6



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21 UNIT CONDOMINIUM PROJECT
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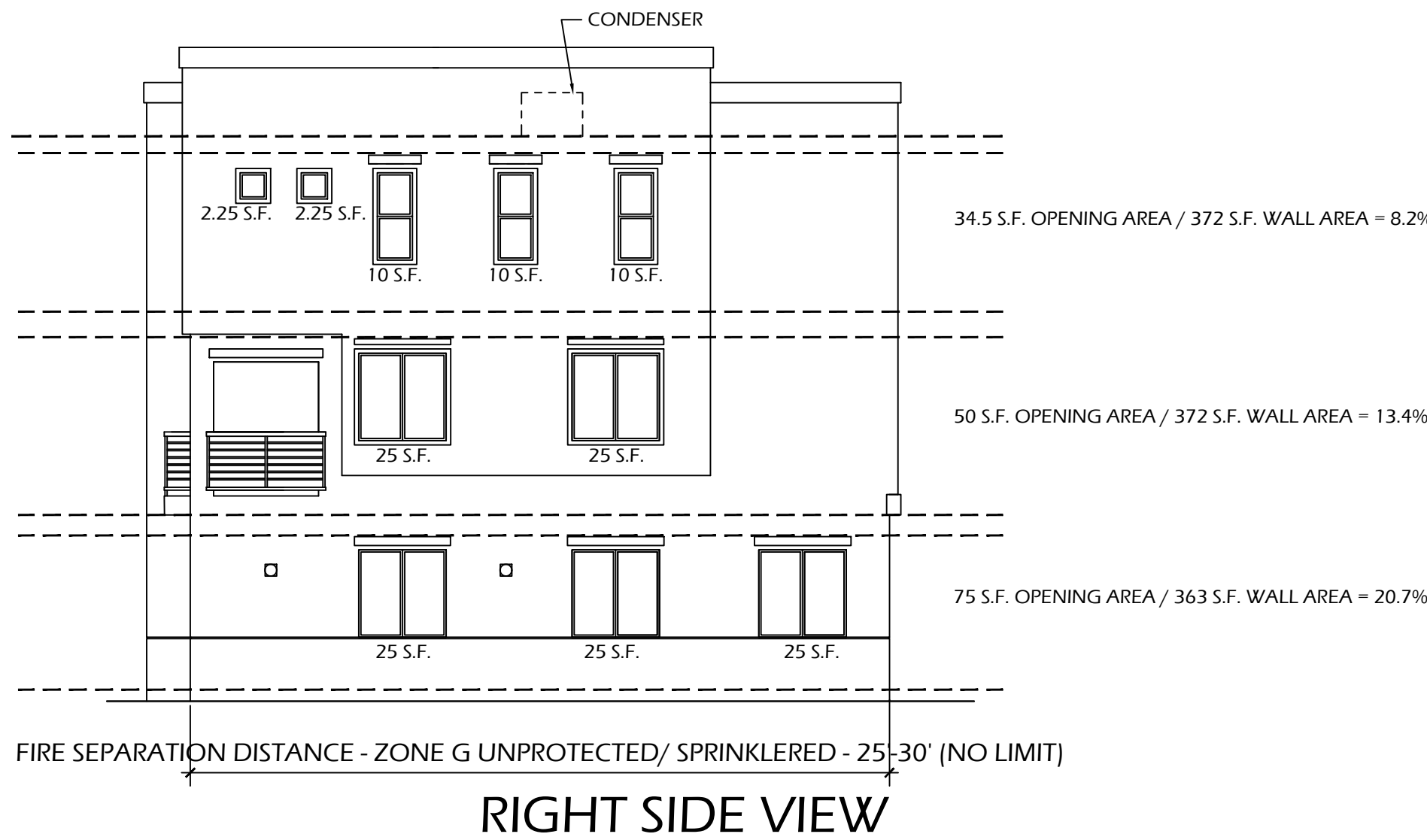
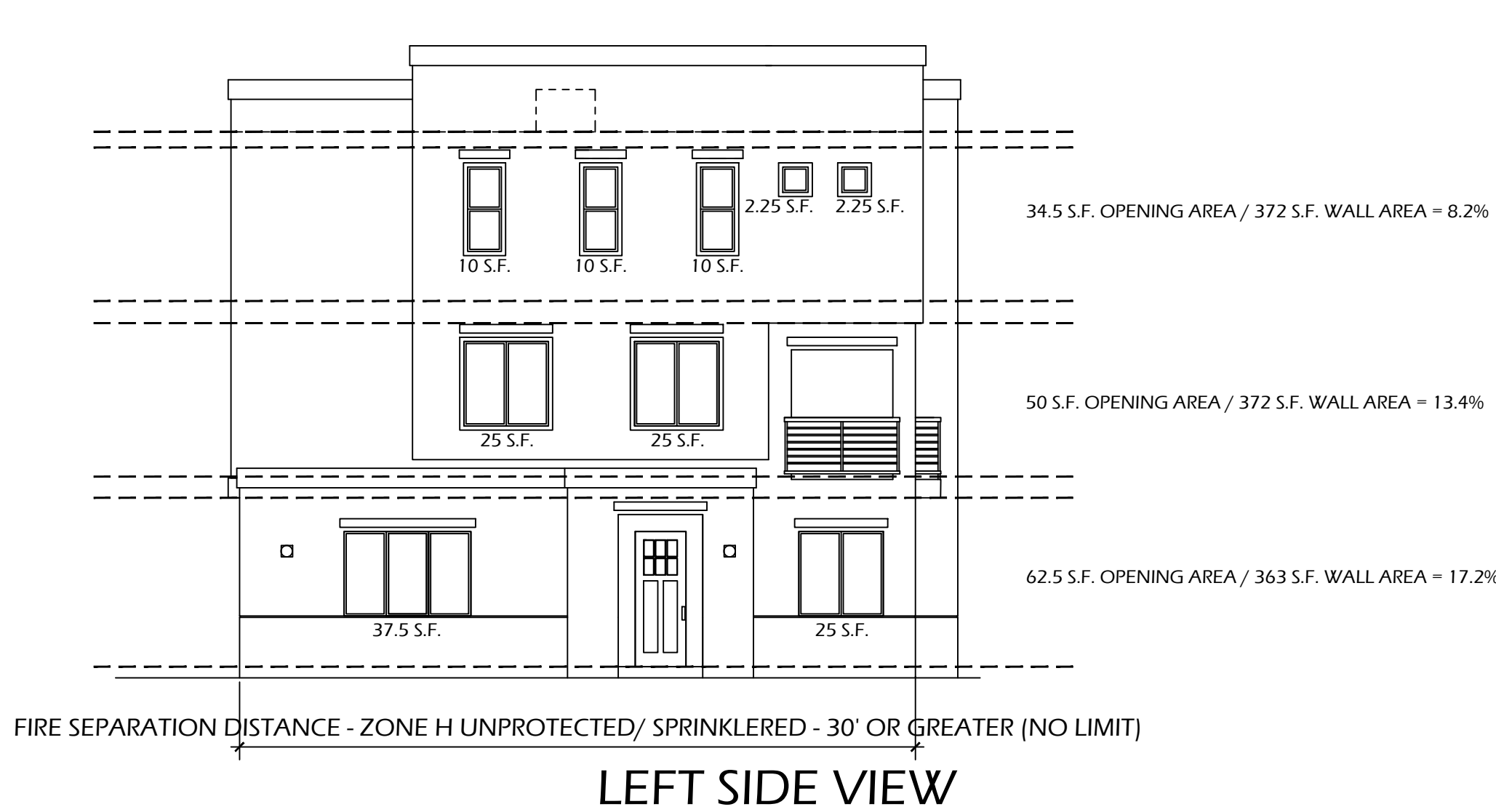
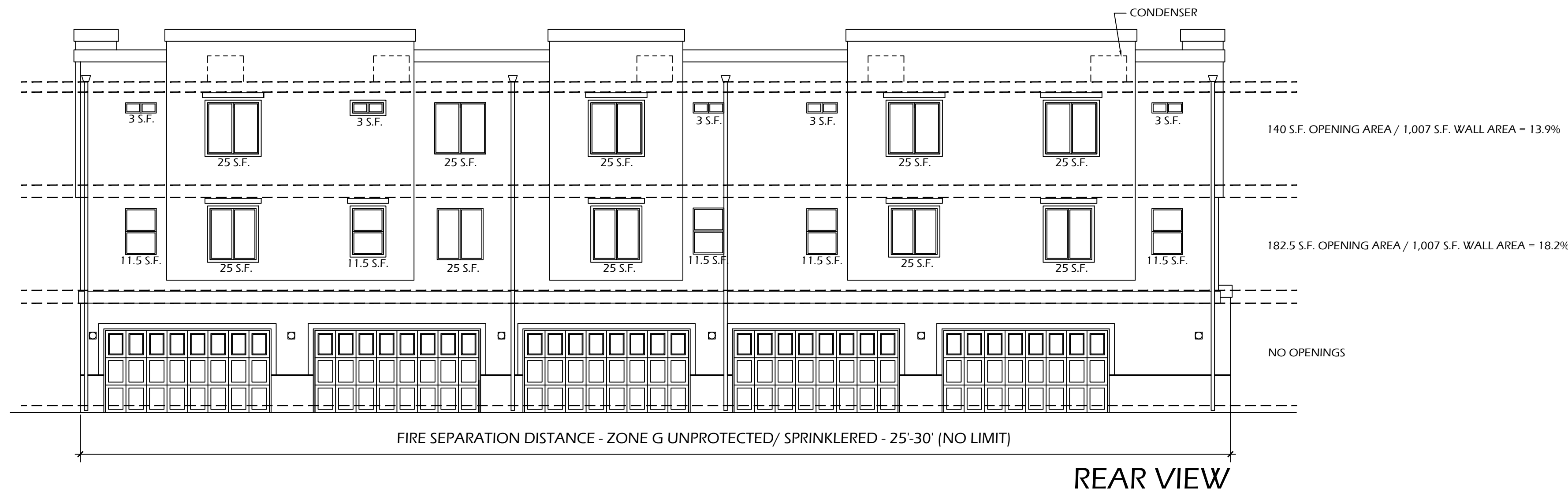
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MERRYWOOD CONDOMINIUMS

• BUILDINGS 1, 2 & 3:
PERCENTAGE OF
EXTERIOR OPENINGS

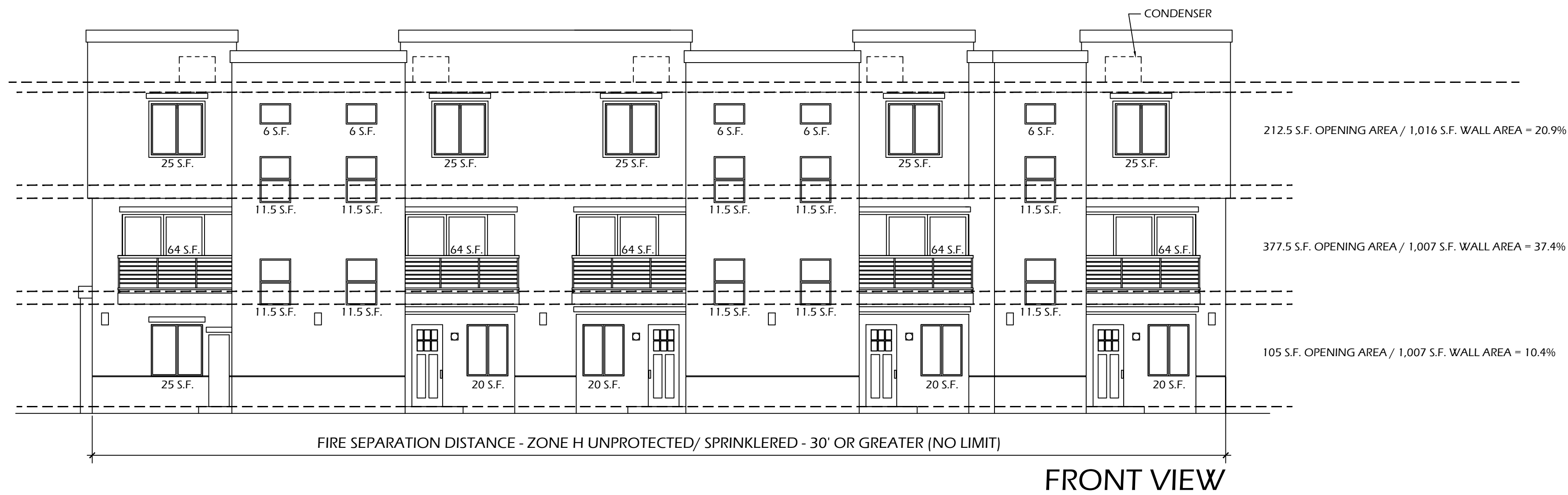
BUILDINGS 1, 2 & 3

A-0.1



MAXIMUM AREA OF EXTERIOR WALL OPENINGS
BASED UPON FIRE SEPARATION DISTANCE
AND DEGREE OF OPENING PROTECTION

	ZONE A	ZONE B	ZONE C	ZONE D	ZONE E	ZONE F	ZONE G	ZONE H
CLASSIFICATION OF OPENING	0' TO < 3'	3' TO < 5'	5' TO < 10'	10' TO < 15'	15' TO < 20'	20' TO < 25'	25' TO < 30'	30' OR GREATER
UNPROTECTED/ NON-SPRINKLERED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
UNPROTECTED/ SPRINKLERED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT



EXCERPT FROM CBC TABLE 705B:
AS DEFINED BY CBC 702, THE FIRE SEPARATION DISTANCE SHALL BE MEASURED FROM THE FACE OF BUILDING TO THE CLOSEST INTERIOR LOT LINE, TO THE CENTERLINE OF A STREET, AN ALLEY OR PUBLIC WAY, OR TO AN IMAGINARY LINE BETWEEN TWO BUILDINGS ON THE PROPERTY.

PER CBC 705.8.1:
1. UNLIMITED UNPROTECTED OPENINGS ARE PERMITTED IN THE 1ST STORY ABOVE GRADE PLANE.
1.1 WHERE THE WALL FACES A STREET AND HAS A FIRE SEPARATION DISTANCE OF MORE THAN 15 FEET.
1.2 WHERE THE WALL FACES AN UNOCCUPIED SPACE, OR ON THE SAME LOT OR DEDICATED TO PUBLIC USE, 30' OR GREATER FIRE SEPARATION.
2. BUILDINGS WHOSE EXTERIOR WALLS, EXTERIOR NONBEARING WALLS AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PERMITTED AND TO HAVE UNLIMITED UNPROTECTED OPENINGS.

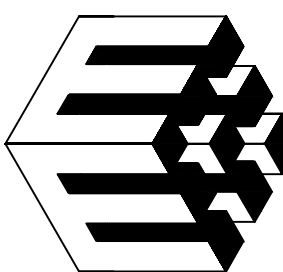
FIRE RESISTIVE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (TABLE B02):
1. FIRE SEPARATION DISTANCE GREATER THAN OR EQUAL TO 10' FOR TYPE VB CONSTRUCTION AND R2 OCCUPANCY SHALL BE ZERO (NON-RATED).
2. FIRE SEPARATION DISTANCE LESS THAN 10' FOR TYPE VB CONSTRUCTION AND R2 OCCUPANCY SHALL BE ONE HOUR.

BUILDINGS 1, 2 & 3 PERCENTAGE OF EXTERIOR OPENINGS

1/8" = 1'-0"



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21 UNIT CONDOMINIUM PROJECT
MERRYWOOD COURT CONDOMINIUMS
874 ARROW HIGHWAY, POMONA, CA
874 ARROW 2024, LLC
133 E. BONITA AVE., SUITE 201, SAN DIMAS, CA 91773
CONTACT: JOHN BEGIN
(909) 251-6602

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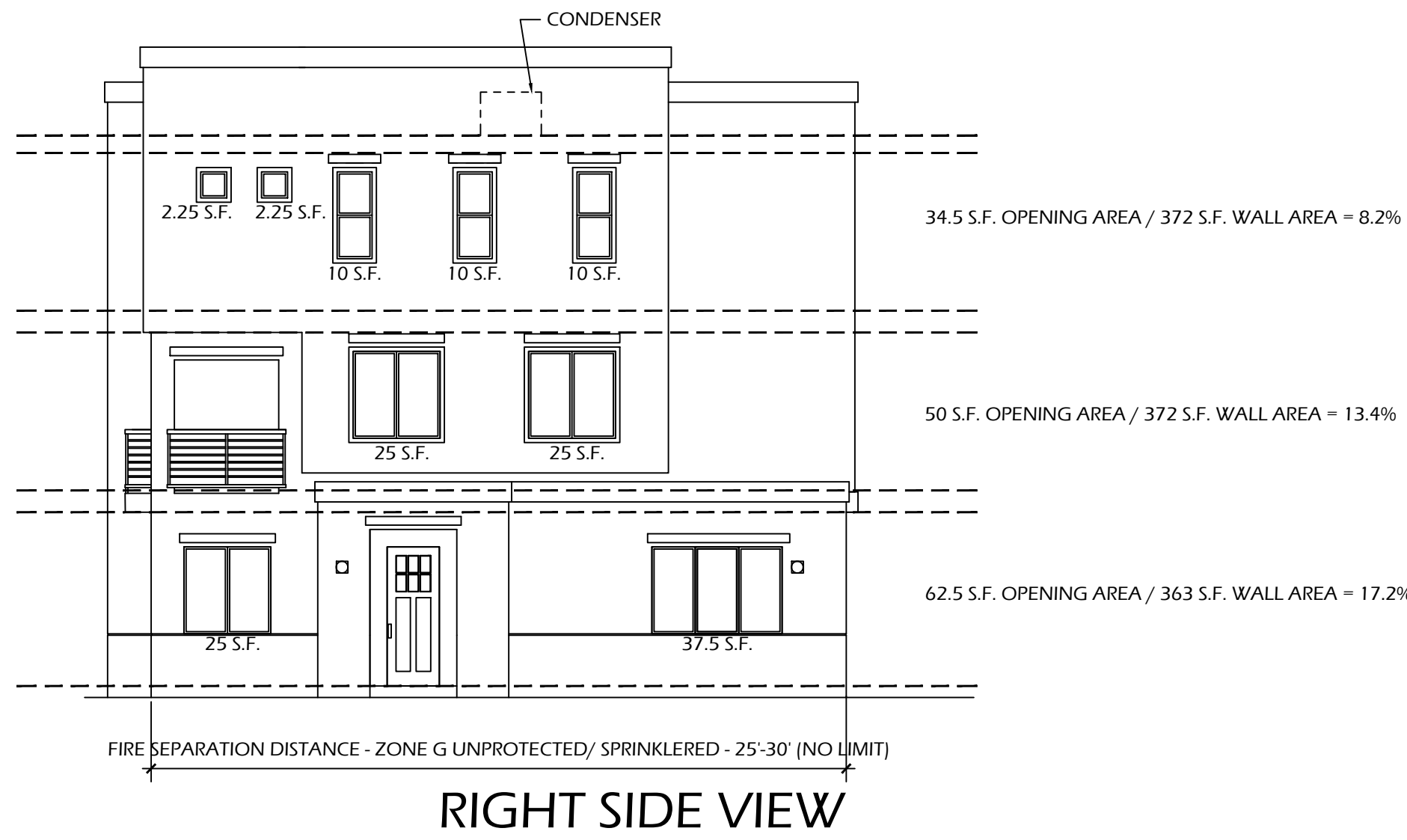
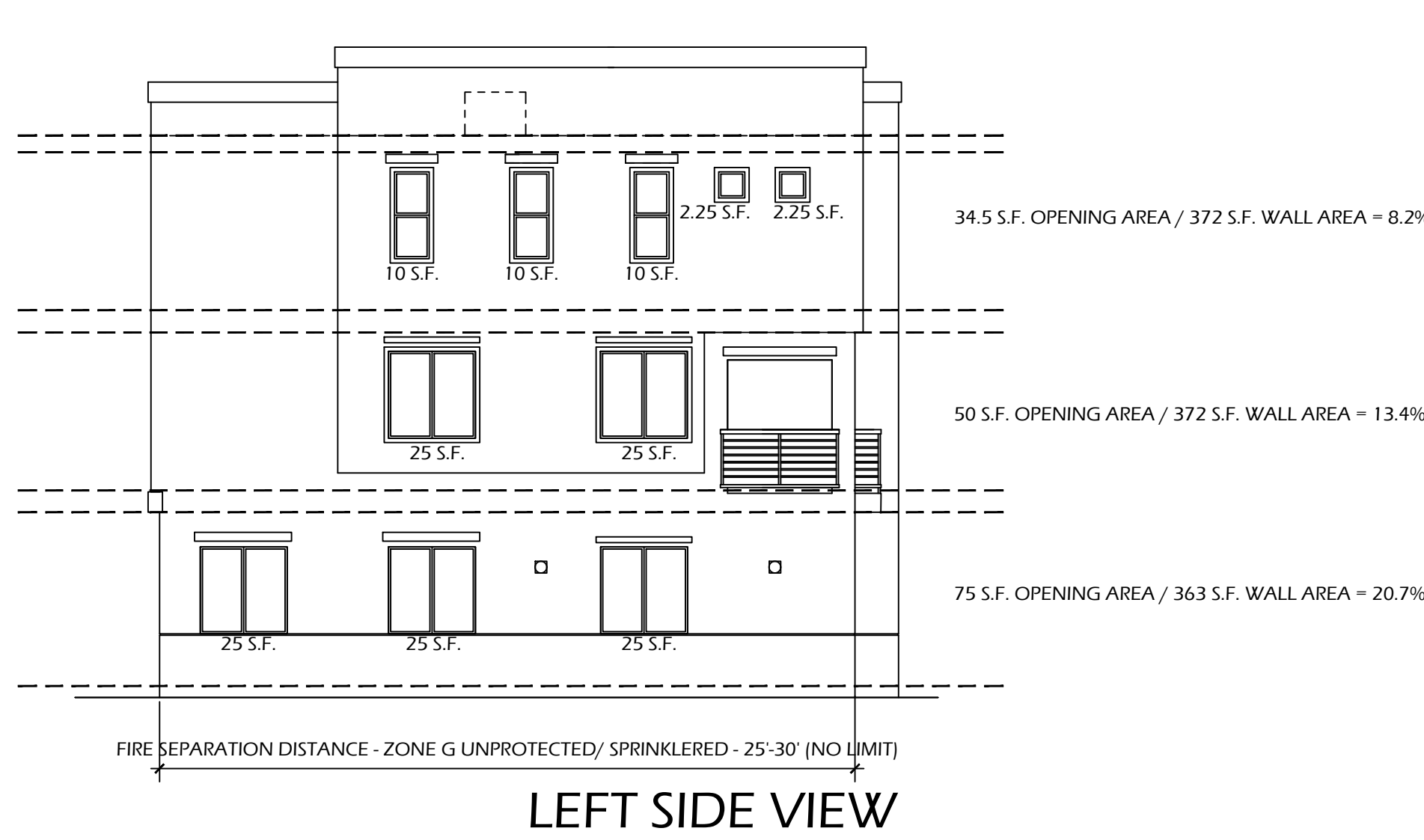
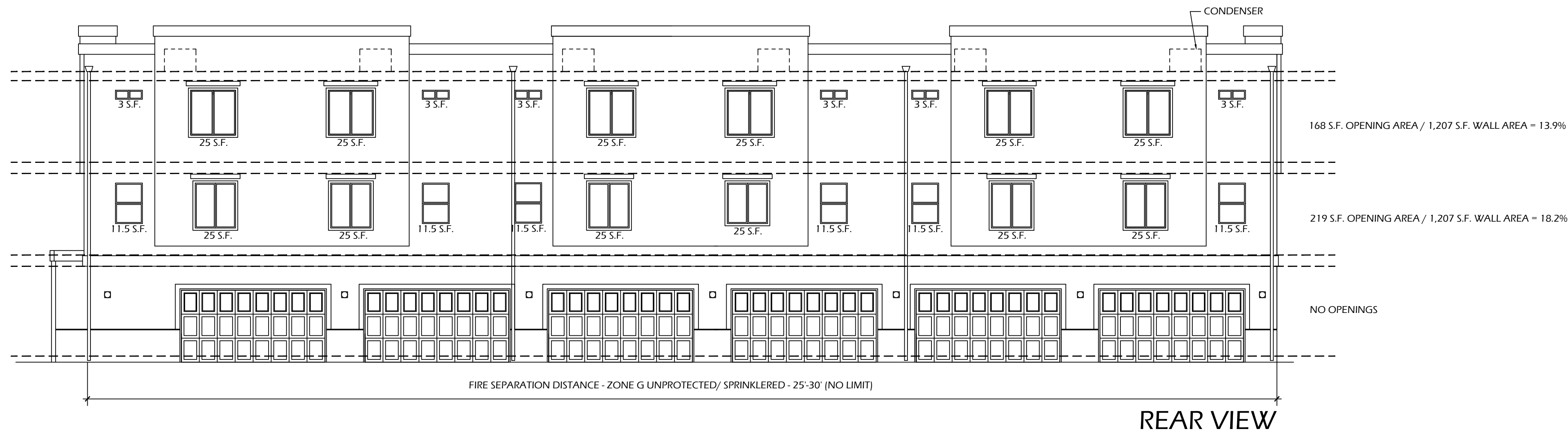
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MERRYWOOD CONDOMINIUMS

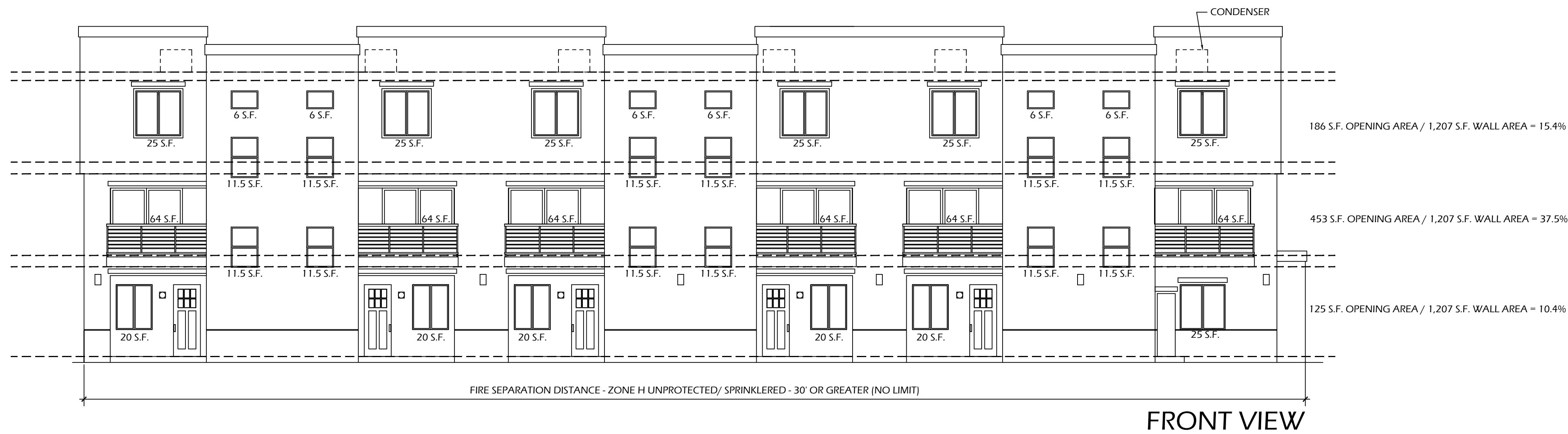
BUILDING 4:
PERCENTAGE OF
EXTERIOR OPENINGS

BUILDING 3

A-0.2



	ZONE A	ZONE B	ZONE C	ZONE D	ZONE E	ZONE F	ZONE G	ZONE H
CLASSIFICATION OF OPENING	0' TO < 3'	3' TO < 5'	5' TO < 10'	10' TO < 15'	15' TO < 20'	20' TO < 25'	25' TO < 30'	30' OR GREATER
UNPROTECTED/ NON-SPRINKLERED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
UNPROTECTED/ SPRINKLERED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT



EXCERPT FROM CBC TABLE 705B:
AS DEFINED BY CBC 702, THE FIRE SEPARATION DISTANCE SHALL BE MEASURED FROM THE FACE OF BUILDING TO THE CLOSEST INTERIOR LOT LINE, TO THE CENTERLINE OF A STREET, AN ALLEY OR PUBLIC WAY, OR TO AN IMAGINARY LINE BETWEEN TWO BUILDINGS ON THE PROPERTY.

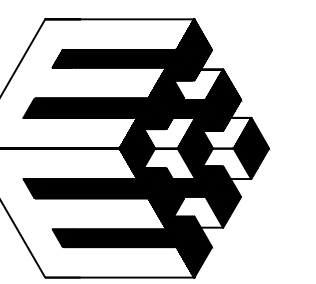
PER CBC 705.8.1:
1. UNLIMITED UNPROTECTED OPENINGS ARE PERMITTED IN THE 1ST STORY ABOVE GRADE PLANE.
1.1 WHERE THE WALL FACES A STREET AND HAS A FIRE SEPARATION DISTANCE OF MORE THAN 15 FEET.
1.2 WHERE THE WALL FACES AN UNOCCUPIED SPACE, OR ON THE SAME LOT OR DEDICATED TO PUBLIC USE, 30' OR GREATER FIRE SEPARATION.
2. BUILDINGS WHOSE EXTERIOR WALLS, EXTERIOR NONBEARING WALLS AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PERMITTED AND TO HAVE UNLIMITED UNPROTECTED OPENINGS.

FIRE RESISTIVE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (TABLE B02):
1. FIRE SEPARATION DISTANCE GREATER THAN OR EQUAL TO 10' FOR TYPE VB CONSTRUCTION AND R2 OCCUPANCY SHALL BE ZERO (NON-RATED).
2. FIRE SEPARATION DISTANCE LESS THAN 10' FOR TYPE VB CONSTRUCTION AND R2 OCCUPANCY SHALL BE ONE HOUR.



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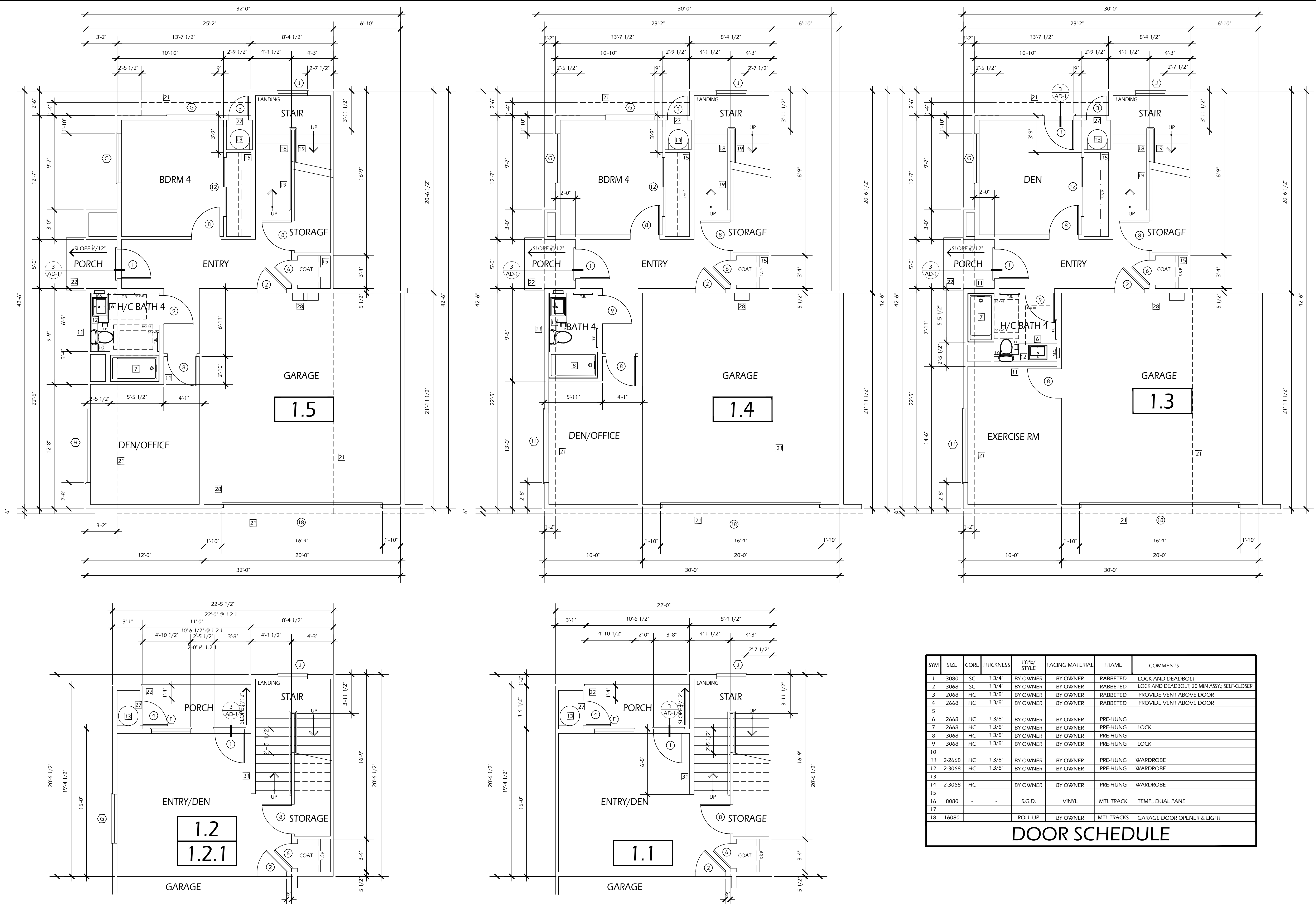
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MERRYWOOD CONDOMINIUMS

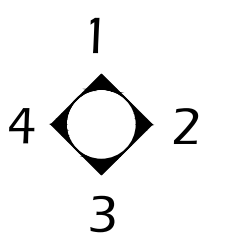
• UNITS' 1ST FLOOR PLANS

A-1.1



SYM	SIZE	CORE	THICKNESS	TYPE/STYLE	FACING MATERIAL	FRAME	COMMENTS
1	3080	SC	1 3/4"	BY OWNER	BY OWNER	RABBETED	LOCK AND DEADBOLT
2	3068	SC	1 3/4"	BY OWNER	BY OWNER	RABBETED	LOCK AND DEADBOLT, 20 MIN ASSY; SELF-CLOSER
3	2068	HC	1 3/8"	BY OWNER	BY OWNER	RABBETED	PROVIDE VENT ABOVE DOOR
4	2668	HC	1 3/8"	BY OWNER	BY OWNER	RABBETED	PROVIDE VENT ABOVE DOOR
5	2668	HC	1 3/8"	BY OWNER	BY OWNER	PRE-HUNG	
6	2668	HC	1 3/8"	BY OWNER	BY OWNER	PRE-HUNG	LOCK
8	3068	HC	1 3/8"	BY OWNER	BY OWNER	PRE-HUNG	
9	3068	HC	1 3/8"	BY OWNER	BY OWNER	PRE-HUNG	LOCK
10							
11	2-2668	HC	1 3/8"	BY OWNER	BY OWNER	PRE-HUNG	WARDROBE
12	2-3068	HC	1 3/8"	BY OWNER	BY OWNER	PRE-HUNG	WARDROBE
13							
14	2-3068	HC		BY OWNER	BY OWNER	PRE-HUNG	WARDROBE
15							
16	8080	-		S.G.D.	VINYL	MTL TRACK	TEMP., DUAL PANE
17							
18	16080			ROLL-UP	BY OWNER	MTL TRACKS	GARAGE DOOR OPENER & LIGHT

DOOR SCHEDULE



UNITS' 1ST FLOOR PLANS

1/4" = 1'-0"

SYM	SIZE	TYPE	FRAME	BREAK-UP TOTAL/HORIZ	TEMP	COMMENTS
A	1616	FIXED	VINYL			
B	3020	FIXED	VINYL			
C						
D	3010	SLIDER	VINYL			
E	3010	SLIDER	VINYL			
F	4050	SLIDER	VINYL			
G	5050	SLIDER	VINYL			
H	7650	SLIDER	VINYL			XOO
J	3046	SLIDER	VINYL			
K	2050	S. HUNG	VINYL			
L						

1. ALL WINDOW GLAZING SHALL BE DUAL PANE.
2. SAFETY GLAZING SHALL BE ETCH-MARKED PER 2022 C.B.C.
3. EGRESS WINDOWS SHALL HAVE A CLEAR NET WIDTH OF 20",
NET CLEAR HEIGHT OF 24", AND 5.7 SF OF OPENING.
4. FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT
LABELS.

M.C.	MEDICINE CABINET
T.P.	TISSUE PAPER ROLL HOLDER - PROVIDE 2X6 BACKING EXCEPT @ CABINETS
T.B.	TOWEL BAR - PROVIDE 2X6 BACKING
S.P.	SHELF & POLE
S.D.P.	SHELF & DOUBLE POLE
4" NOMINAL WALL	
6" NOMINAL WALL	
8" NOMINAL WALL	
30" x 48" H/C ACCESSIBLE AREA	

WINDOW SCHEDULE

LEGEND

24	MEDICINE CABINET
27	VENT ABOVE DOOR PER CODE
28	FUTURE LOCATION FOR ELECTRIC VEHICAL CHARGER - REFER TO MANUFACTURER FOR ADDITIONAL INFORMATION
29	STOCKTON PRODUCTS 4" WIDE BALCONY SOFFIT VENT
30	36" X 42" FIBERGLAS SHOWER W/ ENCLOSURE
31	2X6 42" HIGH GUARDRAIL

44	FORCED AIR UNIT
45	PAINT GRADE WOOD OR VINYL-COATED WIRE SHELF, 12" DEEP AT 67" A.F.F.
46	42" HIGH POWDER-COATED W.I. GUARDRAIL
47	BULKHEAD
48	42" HIGH DRYWALL WALL
49	HANDRAIL - SEE SHEET A-1, FOR REQUIREMENTS
20	BUILDING OUTLINE BELOW
21	BUILDING OUTLINE ABOVE
22	CONCRETE STOOP- SLOPE 1" PER 12" AWAY FROM BUILDING; SEE LANDSCAPE PLANS
23	CEILING HEIGHT CHANGE
24	WASHER SPACE
25	DRYER SPACE

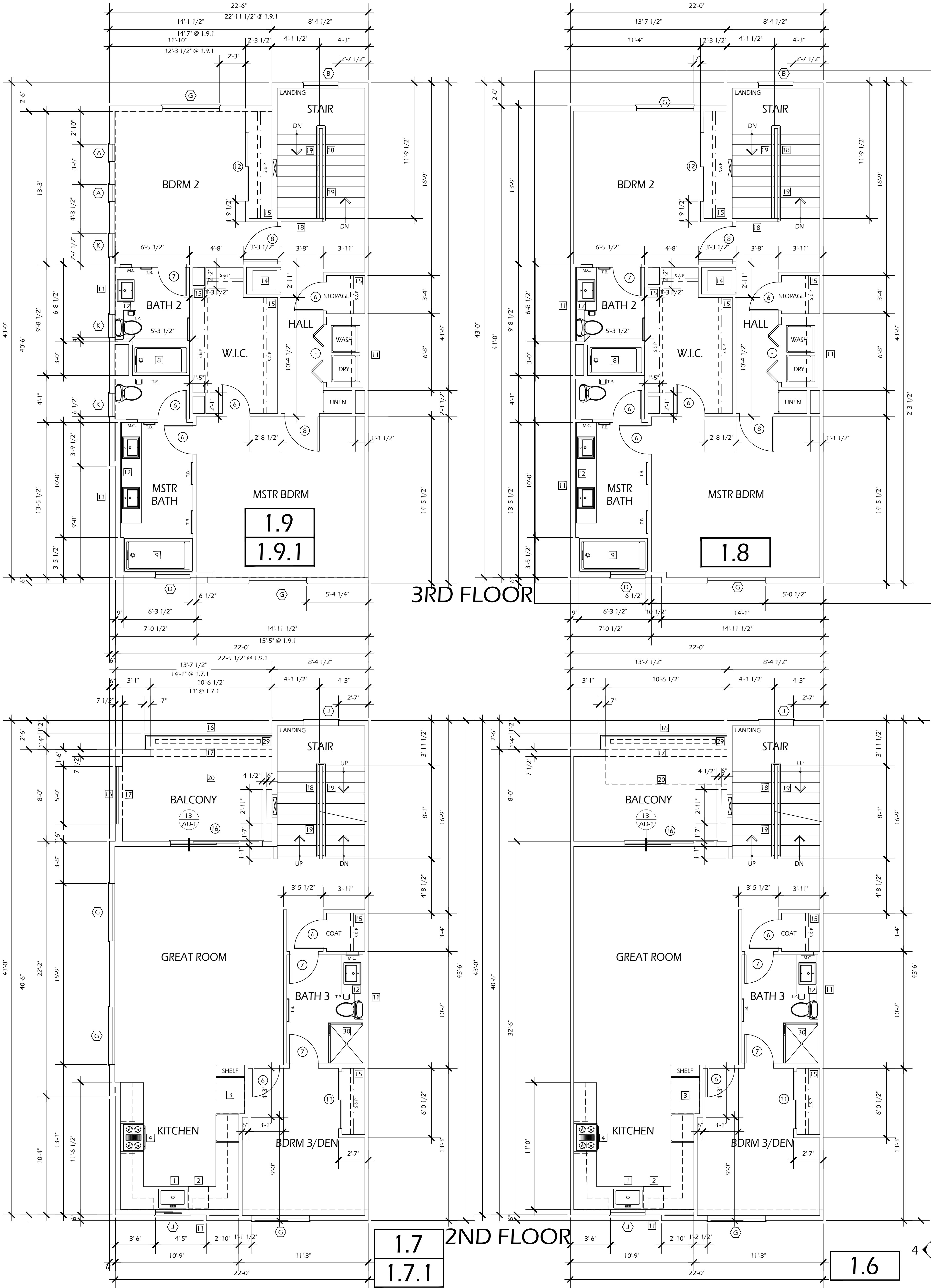
71	32" X 60" FIBERGLAS TUB/SHOWER, PROVIDE MIN. 72" HIGH A.F.F. FIBERGLAS SURROUND & CURTAIN ROD AT 1ST FLOOR HANDICAP BATHROOMS AT ADAPTABLE UNITS AND PROVIDE SHOWER HEAD AT +76". PROVIDE BACKING FOR FUTURE HANDICAP GRAB BARS TO WITHSTAND 250# POINT LOAD & SHEAR TENSION AT ALL SHOWER WALLS
81	32" X 60" FIBERGLAS TUB/SHOWER, PROVIDE MIN. 72" HIGH A.F.F. FIBERGLAS SURROUND & SHOWER ENCLOSURE AND PROVIDE SHOWER HEAD AT +76".
91	32" X 72" FIBERGLAS TUB/SHOWER, PROVIDE MIN. 72" HIGH A.F.F. FIBERGLAS SURROUND & SHOWER ENCLOSURE AND PROVIDE SHOWER HEAD AT +76".
101	WATER CLOSET VERTICAL BACKING ABLE TO WITHSTAND A 250# POINT LOAD AND SHEAR TENSION FOR AN A.D.A. COMPLIANT RETRACTABLE GRAB BAR
111	2X PLUMBING WALL
121	MIRROR
131	WATER HEATER WITH EARTHQUAKE STRAPPING

11	30" WIDE DOUBLE SINK WITH GARBAGE DISPOSAL - AIR GAP IF REQUIRED
21	DISHWASHER - PROVIDE SURFACE MTD AIR GAP IF REQ'D - VERIFY DIMENSIONS
31	39" CLEAR REFR SPACE - PROVIDE RECESSED COLD WATER SUPPLY
41	SLIDE-IN RANGE WITH LIGHT & HOOD/MICROWAVE VENTED TO OUTSIDE AIR THRU CABINET SOFFIT - PROVIDE COUNTERTOP MICROWAVE AT ACCESSIBLE UNITS
51	15" WIDE BREAD BOARD
61	CABINET DOORS, SHELVES & TOE SPACE BELOW 1ST FLOOR BATHROOMS SINK SHALL BE REMOVABLE WITHOUT THE USE OF SPECIAL TOOLS OR KNOWLEDGE. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES OR EDGES BELOW THE SINK. PROVIDE FINISHED FLOORING BELOW THE SINK. CABINET SIDES AT SINK SHALL BE FINISHED PANELS

KEYNOTES

SYM	SIZE	CORE	THICKNESS	TYPE/ STYLE	FACING MATERIAL	FRAME	COMMENTS
1	3080	SC	1 3/4"	BY OWNER	BY OWNER	RABBETED	LOCK AND DEADBOLT
2	3068	SC	1 3/4"	BY OWNER	BY OWNER	RABBETED	LOCK AND DEADBOLT; 20 MIN ASSY.; SELF-CLOSER
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5							
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7	2668	HC	1 3/8"	BY OWNER	BY OWNER	PRE-HUNG	LOCK
8	3068	HC	1 3/8"	BY OWNER	BY OWNER	PRE-HUNG	WARDROBE
9	3068	HC	1 3/8"	BY OWNER	BY OWNER	PRE-HUNG	LOCK
10							
11	2-2668	HC	1 3/8"	BY OWNER	BY OWNER	PRE-HUNG	WARDROBE
12	2-3068	HC	1 3/8"	BY OWNER	BY OWNER	PRE-HUNG	WARDROBE
13							
14	2-3068	HC	1 3/8"	BY OWNER	BY OWNER	PRE-HUNG	WARDROBE
15							
16	8080	-	-	S.G.D.	VINYL	MTL TRACK	TEMP., DUAL PANE
17							
18	16080			ROLL-UP	BY OWNER	MTL TRACKS	GARAGE DOOR OPENER & LIGHT

DOOR SCHEDULE



1ST FLOOR WATER CLOSET SHALL BE A.D.A. COMPLIANT.
WATER CLOSETS SHALL BE MAXIMUM 1.28 GALLONS PER FLUSH.
PROVIDE 2X6 BACKING AT 40" ABOVE FINISHED FLOOR FOR ALL TOWEL BARS.
PROVIDE 2X6 BACKING FOR FUTURE GRAB BAR AT WATER CLOSET PER MANUFACTURER ON 1ST FLOOR

NOTES

SYM	SIZE	TYPE	FRAME	BREAK-UP TOTAL/HORIZ	TEMP	COMMENTS
A	1616	FIXED	VINYL			
B	3020	FIXED	VINYL			
C						
D	3010	SLIDER	VINYL			
E	3010	SLIDER	VINYL			
F	4050	SLIDER	VINYL			
G	5050	SLIDER	VINYL			
H						
J	3046	SLIDER	VINYL			
K	2050	S. HUNG	VINYL			
L						

- ALL WINDOW GLAZING SHALL BE DUAL PANE
- SAFETY GLAZING SHALL BE ETCH-MARKED PER 2022 C.B.C.
- EGRESS WINDOWS SHALL HAVE A CLEAR NET WIDTH OF 20". NET CLEAR HEIGHT OF 24" AND 5.7 SF OF OPENING.
- FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS.

WINDOW SCHEDULE

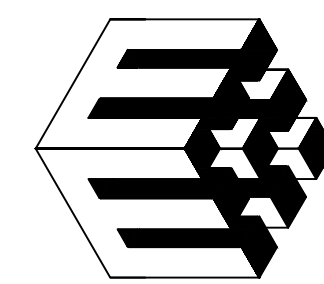
- MC MEDICINE CABINET
TP TISSUE PAPER ROLL HOLDER - PROVIDE 2X6 BACKING EXCEPT @ CABINETS
TB TOWEL BAR - PROVIDE 2X6 BACKING
SHELF & POLE
SHELF & DOUBLE POLE
- 4" NOMINAL WALL
6" NOMINAL WALL
8" NOMINAL WALL
12" NOMINAL WALL
- 30" x 48" H/C ACCESSIBLE AREA

LEGEND

- 30" WIDE DOUBLE SINK WITH GARBAGE DISPOSAL - AIR GAP IF REQUIRED
- DISHWASHER - PROVIDE SURFACE MTD AIR GAP IF REQ'D - VERIFY DIMENSIONS
- 39" CLEAR REFR SPACE - PROVIDE RECESSED COLD WATER SUPPLY
- SLIDE-IN RANGE WITH LIGHT & HOOD/MICROWAVE VENTED TO OUTSIDE AIR THRU CABINET SOFFIT PROVIDE COUNTERTOP MICROWAVE AT ACCESSIBLE UNITS
- 15" WIDE BREAD BOARD
- CABINET DOORS, SHELVES & TOE SPACE BELOW 1ST FLOOR BATHROOMS SINK SHALL BE REMOVABLE WITHOUT THE USE OF SPECIAL TOOLS OR KNOWLEDGE. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES OR EDGES BELOW THE SINK. PROVIDE FINISHED FLOORING BELOW THE SINK. CABINET SIDES AT SINK SHALL BE FINISHED PANELS
- 32" X 60" FIBERGLAS TUB/SHOWER. PROVIDE MIN. 72" HIGH A.F.F. FIBERGLAS SURROUND & CURTAIN ROD AT 1ST FLOOR HANDICAP BATHROOMS AT ADAPTABLE UNITS AND PROVIDE SHOWER HEAD AT +76". PROVIDE BACKING FOR FUTURE HANDICAP GRAB BARS TO WITHSTAND 250# POINT LOAD & SHEAR TENSION. AT ALL SHOWER WALLS
- 32" X 60" FIBERGLAS TUB/SHOWER. PROVIDE MIN. 72" HIGH A.F.F. FIBERGLAS SURROUND & SHOWER ENCLOSURE. AND PROVIDE SHOWER HEAD AT +76".
- 32" X 72" FIBERGLAS TUB/SHOWER. PROVIDE MIN. 72" HIGH A.F.F. FIBERGLAS SURROUND & SHOWER ENCLOSURE. AND PROVIDE SHOWER HEAD AT +76".
- WATER CLOSET VERTICAL BACKING ABLE TO WITHSTAND A 250# POINT LOAD AND SHEAR TENSION FOR AN A.D.A. COMPLIANT RETRACTABLE GRAB BAR
- 2X PLUMBING WALL
- MIRROR
- WATER HEATER WITH EARTHQUAKE STRAPPING
- FORCED AIR UNIT
- PAINT GRADE WOOD OR VINYL-COATED WIRE SHELF, 12" DEEP AT 67" A.F.F.
- 42" HIGH POWDER-COATED W.I. GUARDRAIL
- BULKHEAD
- 42" HIGH DRYWALL WALL
- HANDRAIL - SEE SHEET A-1. FOR REQUIREMENTS
- BUILDING OUTLINE BELOW
- BUILDING OUTLINE ABOVE
- CONCRETE STOOP, SLOPE 1/4" PER 12" AWAY FROM BUILDING; SEE LANDSCAPE PLANS
- CEILING HEIGHT CHANGE
- WASHER SPACE
- DRYER SPACE
- MEDICINE CABINET
- VENT ABOVE DOOR PER CODE
- FUTURE LOCATION FOR ELECTRIC VEHICAL CHARGER - REFER TO MANUFACTURER FOR ADDITIONAL INFORMATION
- STOCKTON PRODUCTS 4" WIDE BALCONY SOFFIT VENT
- 36" X 42" FIBERGLAS SHOWER W/ ENCLOSURE



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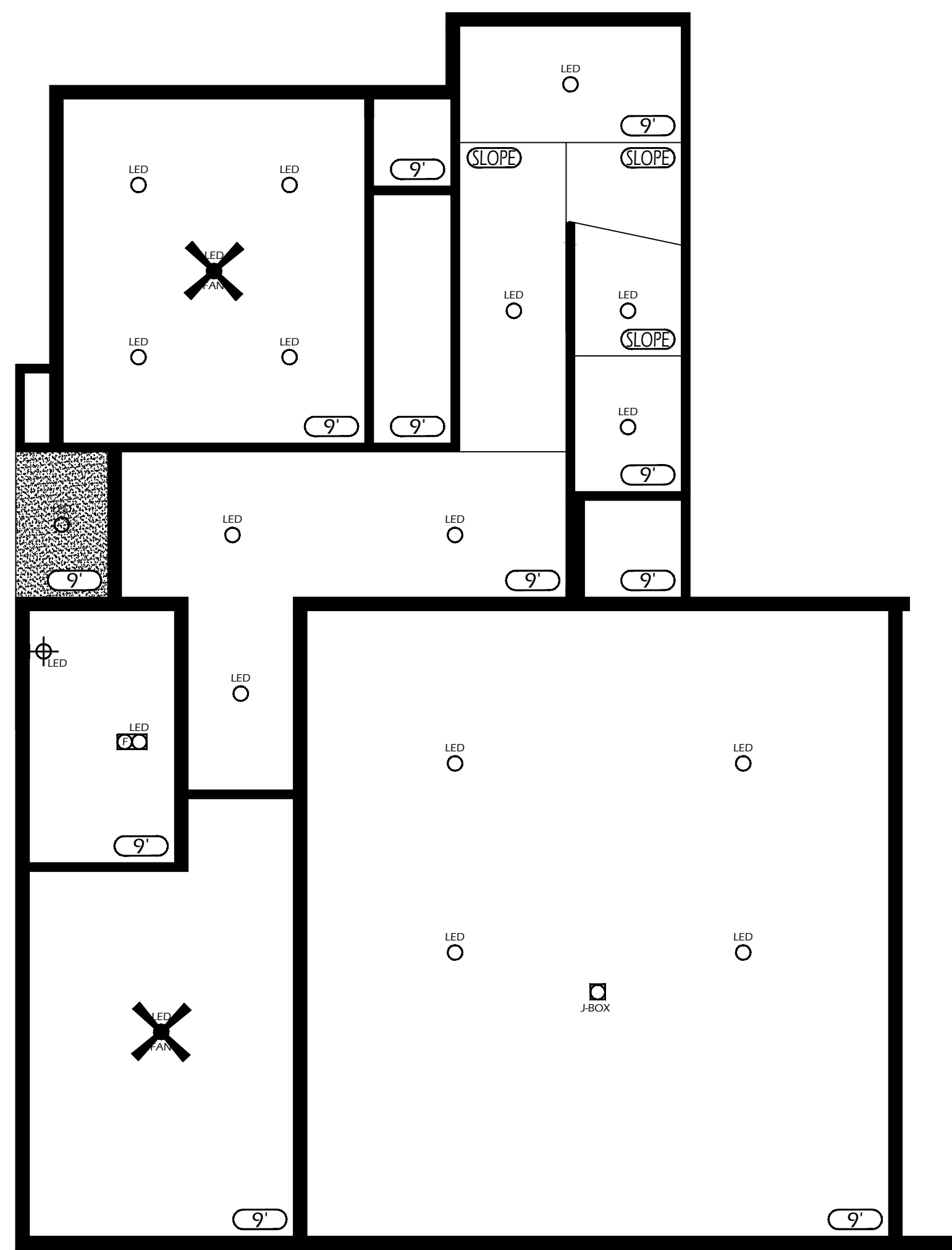
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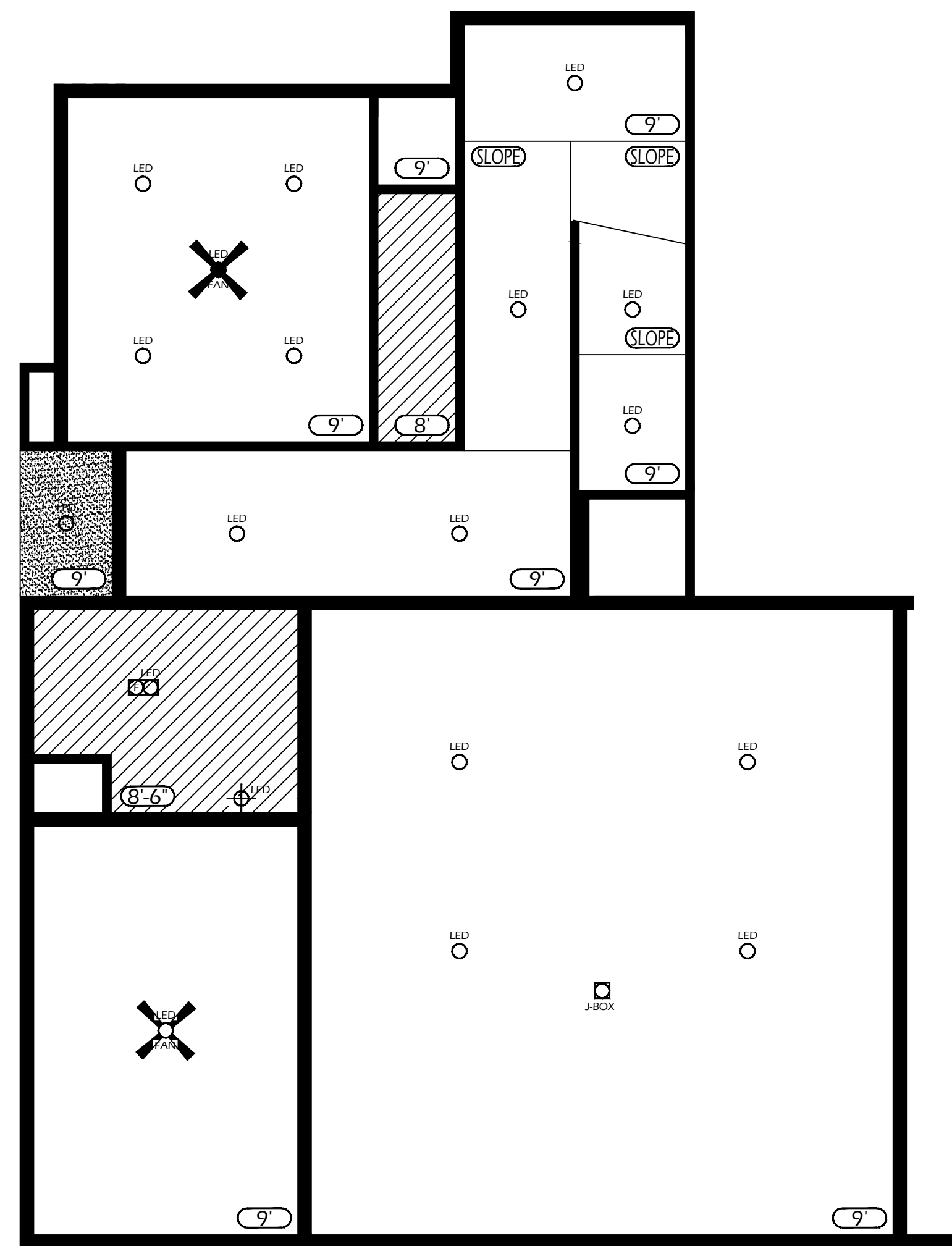
MERRYWOOD CONDOMINIUMS

UNITS:
2ND FLOOR PLANS
3RD FLOOR PLANS

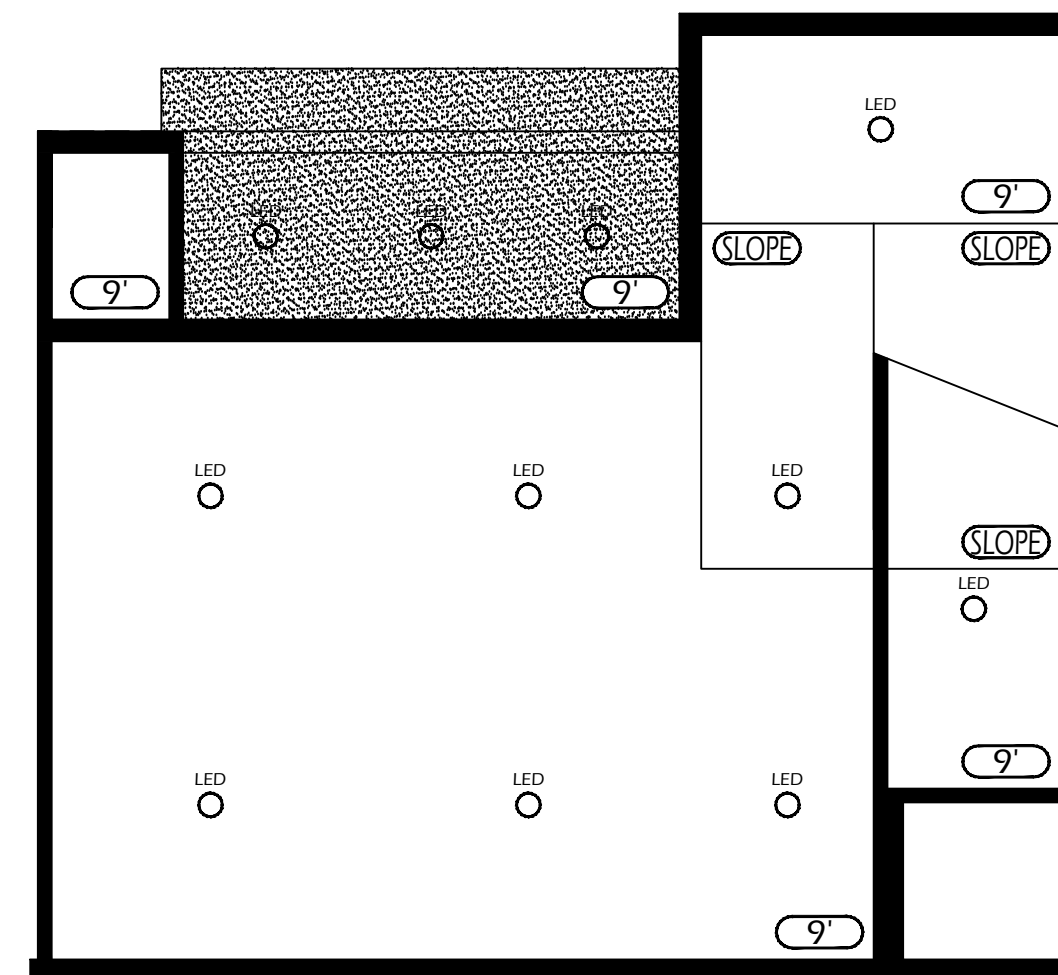
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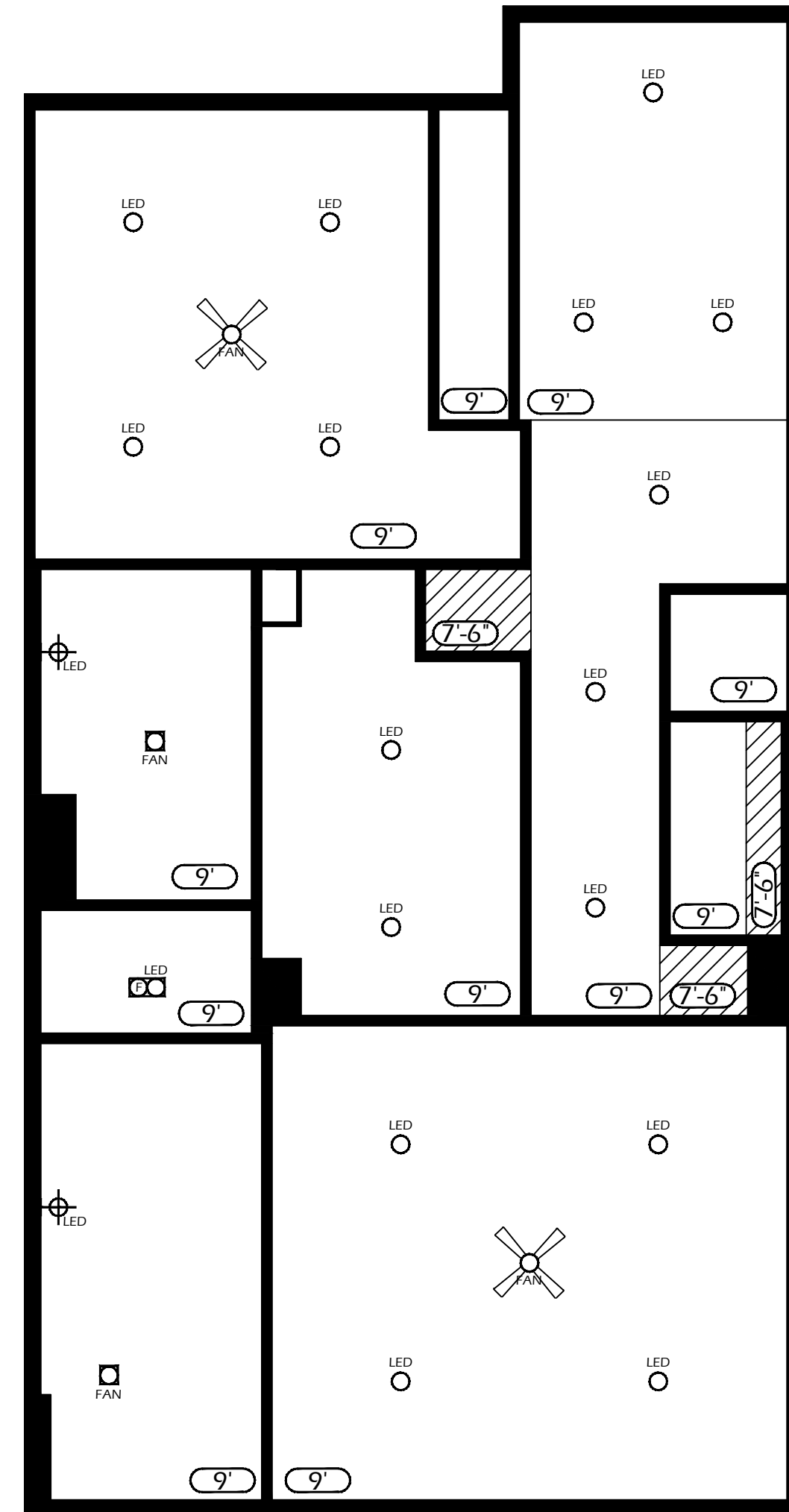
1ST FLOOR 2 BD



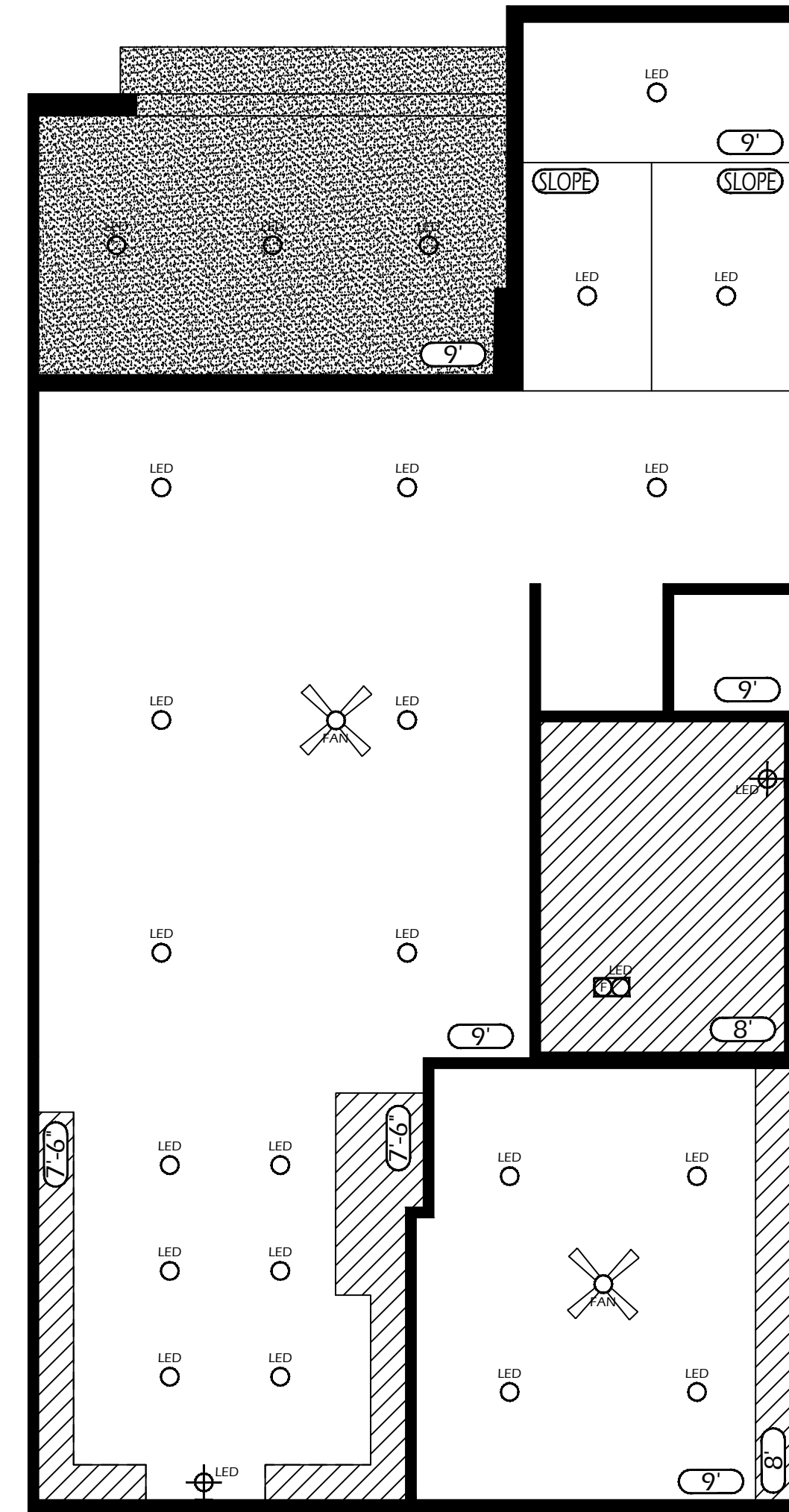
1ST FLOOR 1BD/OFFICE



1ST FLOOR ENTRY



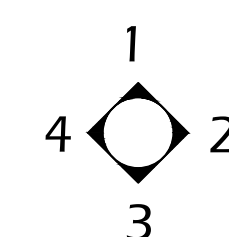
3RD FLOOR



2ND FLOOR

REFLECTED CEILING PLANS

1/4" = 1'-0"



FIRE SPRINKLER LOCATIONS NOT SHOWN.
REFER TO PLANS EXECUTED BY THE FIRE
SPRINKLER CONTRACTOR.

FIRE SPRINKLERS

ALL LIGHT FIXTURES SHALL BE HIGH EFFICACY
TYPE.
REFER TO ELECTRICAL PLANS FOR ADDITIONAL
LIGHTING

LIGHT FIXTURES

- SURFACE-MOUNTED LED LIGHT FIXTURE
- RECESSED LED DOWNLIGHT LIGHT FIXTURE ELITE LD6IC-AT
- J-BOX FOR FUTURE FAN/LIGHT FIXTURE OR GARAGE DOOR
- RECESSED LED LIGHT FIXTURE & FAN
- WALL SURFACE-MOUNTED LED LIGHT FIXTURE
- SURFACE-MOUNTED LED LIGHT FIXTURE W/ FAN
- RECESSED FAN - 5 AIR CHANGES PER HOUR (W.H. = WHOLE HOUSE FAN)

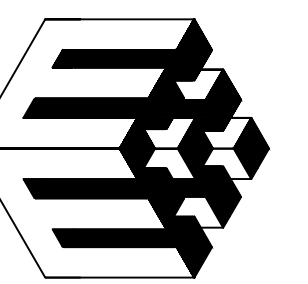
LIGHTING LEGEND

- GYPSUM BOARD DROPPED CEILING
- GYPSUM BOARD CEILING
- EXTERIOR PLASTER
- ROUGH FRAMING CEILING HEIGHT

LEGEND



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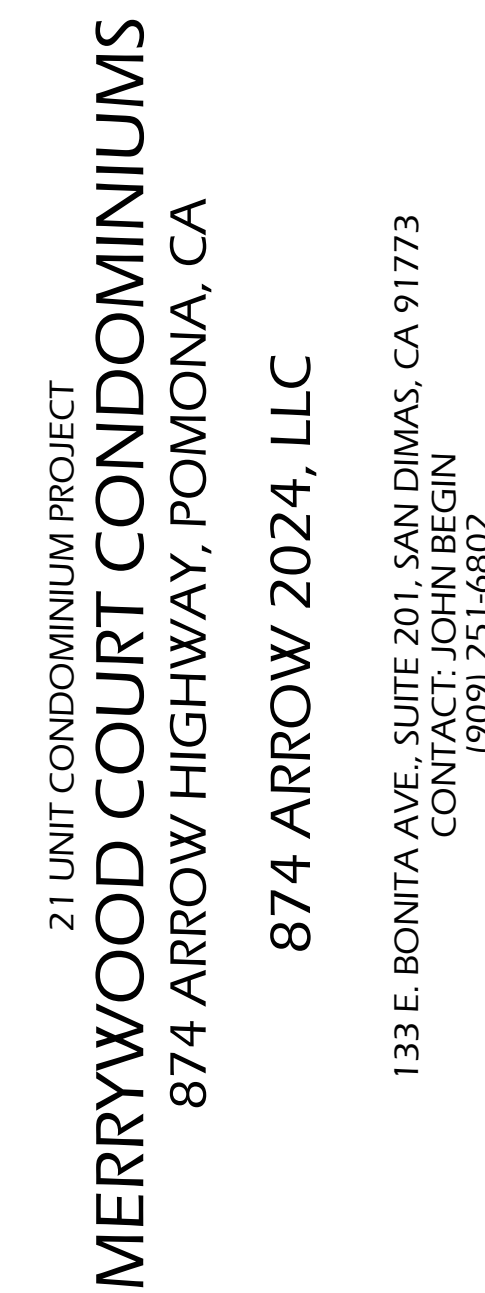
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MERRYWOOD CONDOMINIUMS

REFLECTED CEILING PLANS

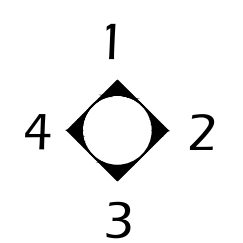
A-1.3



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3		10	
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5		12	
6		13	
7		14	

- STAIRS

A-1.4



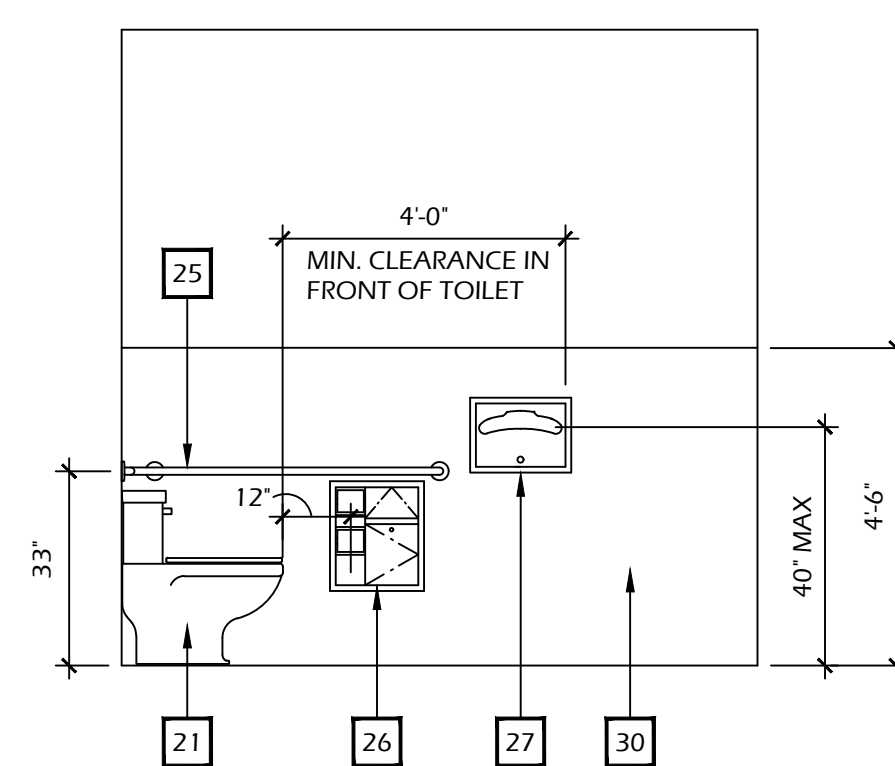
$1/2'' = 1'-0''$

- | | | | | |
|--|--|--|----|--|
| 10. MINIMUM 36" WIDE CLEAR WIDTH. | 7. HANDRAILS (TYPE II) WITH A PERIMETER GREATER THAN 6 1/4" SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. RECESSES SHALL BEGIN WITHIN 3/4" FROM THE TALLEST PORTION OF THE PROFILE AND BE AT LEAST 5/16" DEEP WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8" TO A LEVEL THAT IS NOT LESS THAN 1 3/4" BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH ABOVE THE RECESS SHALL BE 1 1/4" TO 2 3/4". | 1. MINIMUM CLEAR HEADROOM ABOVE NOSE OF STAIR TREADS SHALL BE 6'-8". | 1 | 3/4" PLYWOOD TREADS |
| 11. HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP EDGES | | 2. MAXIMUM STAIR RISER HEIGHT SHALL BE 7 1/2". | 2 | 3/4" PLYWOOD RISERS |
| 12. HANDRAILS & GUARDS: 2022 CBC CODE - SECTION 1607.8.1.1
CONCENTRATED LOAD: HANDRAILS ASSEMBLIES & GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LB. APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND NO ATTACHMENT DEVICE OR SUPPORTING STRUCTURE TO TRANSFER THE LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING. | 8. SPACE BETWEEN THE STAIR / GUARDRAIL SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THRU RAILS. 6" AT THE BOTTOM OF THE HANDRAIL BETWEEN THE RISER AND THE TREAD | 3. MINIMUM STAIR TREAD RUN SHALL BE 11 5/8". | 3 | 3x14 STRINGERS - SEE STRUCTURAL PLANS |
| | 9. THE TOP OF HANDRAILS AND HANDRAIL EXTENSIONS SHALL NOT BE PLACED LESS THAN 34 INCHES NOR MORE THAN 38 INCHES ABOVE LANDINGS AND NOSING OF TREADS. | 4. LANDING SHALL BE NOT LESS THAN THE STAIR WIDTH. | 4 | 34" - 38" HIGH HANDRAIL (35" PREFERRED) |
| | | 5. THE LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" IN THE DIRECTION OF TRAVEL. | 5 | FLOOR FRAMING - SEE STRUCTURAL PLANS |
| | | 6. HANDRAILS (TYPE II) SHALL BE AT LEAST 1 1/2" AND NOT MORE THAN 2" OUTSIDE DIAMETER IF HANDRAIL IS NOT CIRCULAR. IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6.25" AND A MAXIMUM CROSS-SECTIONAL DIMENSION OF 2.25". | 6 | 2x6 PT. SILL PLATE |
| | | | 7 | 5/8" TYPE 'C' GYPSUM BOARD AT WALLS AND CEILING BELOW STAIRS |
| | | | 8 | 3/4" PLYWOOD SUBFLOOR |
| | | | 9 | CONCRETE SLAB |
| | | | 10 | 42" HIGH SOLID GUARD |
| | | | 11 | STAIR OUTLINE BEYOND |

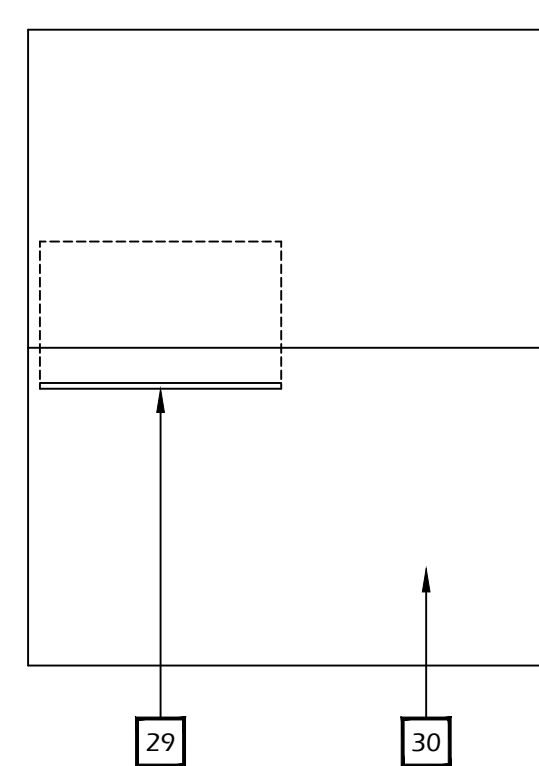
NOTES

KEYNOTES

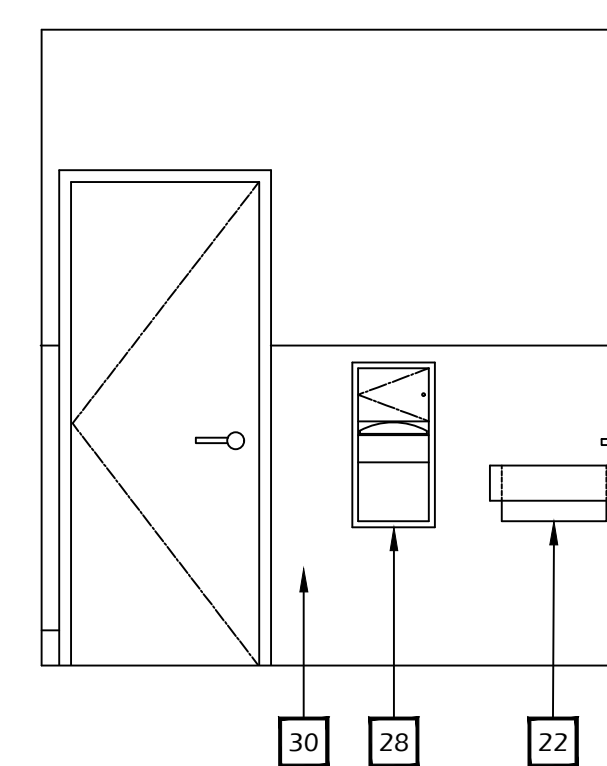
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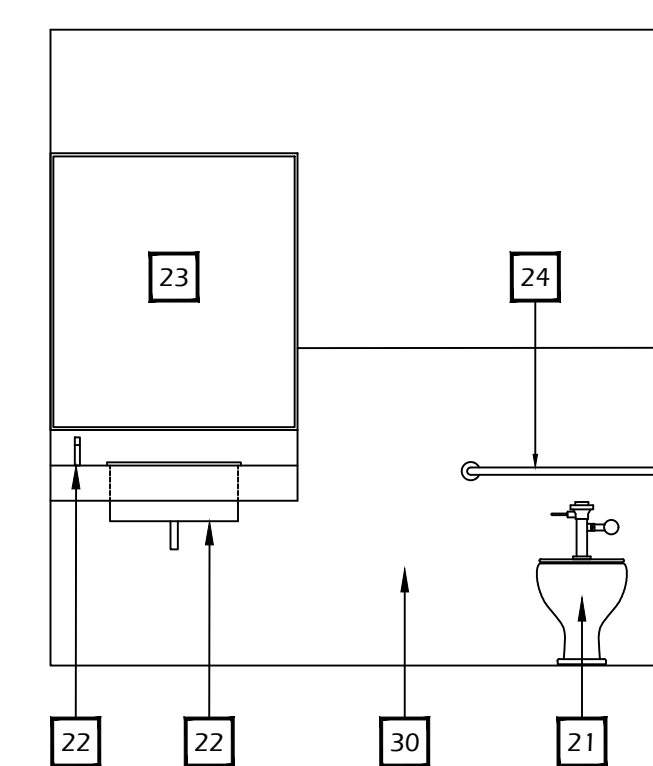
1



2



3



4

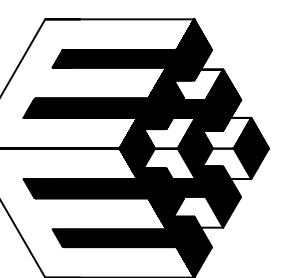
CLUBHOUSE BUILDING

- | | |
|----|---|
| 1 | CABINETS - STYLE BY OWNER |
| 2 | FINISHED WOOD END PANEL |
| 3 | FIXED SHELF(VE)S |
| 4 | 4" TOE SPACE |
| 5 | QUARTZ COUNTERTOP WITH 6" OR 4" SPLASH - SIZE AND COLOR BY OWNER |
| 6 | QUARTZ COUNTERTOP - SIZE AND COLOR BY OWNER |
| 7 | DOUBLE SINK WITH GARBAGE DISPOSAL |
| 8 | DISHWASHER - VERIFY SIZE |
| 9 | SLIDE - IN RANGE |
| 10 | HOOD/FAN/ MICROWAVE - VERIFY SIZE |
| 11 | REFRIGERATOR SPACE - VERIFY WIDTH AND HEIGHT; PROVIDE COLD WATER SUPPLY |
| 12 | LAUNDRY SINK |
| 13 | 14" DEEP GYPSUM BOARD COVERED DROPPED SOFFIT ABOVE CABINETS - SEE PLAN FOR HEIGHT |
| 14 | 26" DEEP GYPSUM BOARD COVERED DROPPED SOFFIT ABOVE CABINETS - SEE PLAN FOR HEIGHT |
| 15 | LAVATORY |
| 16 | MIRROR - 1/4" POLISHED PLATE GLASS SET IN J-METAL FRAME AT TOP OF SPLASH |
| 17 | RECESSED MEDICINE CABINET |
| 18 | SURFACE-MOUNTED LIGHT FIXTURE |
| 19 | 36" DEEP X 42" WIDE PREFABRICATED FIBERGLASS SHOWER WITH SURROUND TO -68" PROVIDE SHATTERPROOF SHOWER ENCLOSURE |
| 20 | 32" DEEP X 50" WIDE PREFABRICATED FIBERGLASS TUB/SHOWER UNIT WITH WALLS TO -84" PROVIDE SHATTERPROOF SHOWER ENCLOSURE |
| 21 | FLOOR MOUNTED TOILET |
| 22 | WALL MOUNTED COUNTERTOP WITH SINK AND 6" FRONT PANEL AND SPLASH PROVIDE ADA COMPLIANT PIPE PROTECTION |
| 23 | MIRROR - 1/4" POLISHED PLATE GLASS SET IN J-METAL FRAME AT TOP OF SPLASH |
| 24 | 36" LONG GRAB BAR - PROVIDE 2X BACKING TO SUPPORT 250 LBS. MIN. |
| 25 | 42" LONG GRAB BAR - PROVIDE 2X BACKING TO SUPPORT 250 LBS. MIN. |
| 26 | TOILET PAPER DISPENSER |
| 27 | TOILET SEAT COVER DISPENSER |
| 28 | PAPER TOWEL DISPENSER / WASTE RECEPTACLE |
| 29 | RECESSED FOLD DOWN CHANGING TABLE |
| 30 | CERAMIC TILE WAINSCOAT AT -54" A.F.F. |
| 31 | SOAP DISPENSER |



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21 UNIT CONDOMINIUM PROJECT
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874 ARROW 2024, LLC
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[909] 251-4802

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MERRYWOOD CONDOMINIUMS

- CLUBHOUSE INTERIOR ELEVATIONS

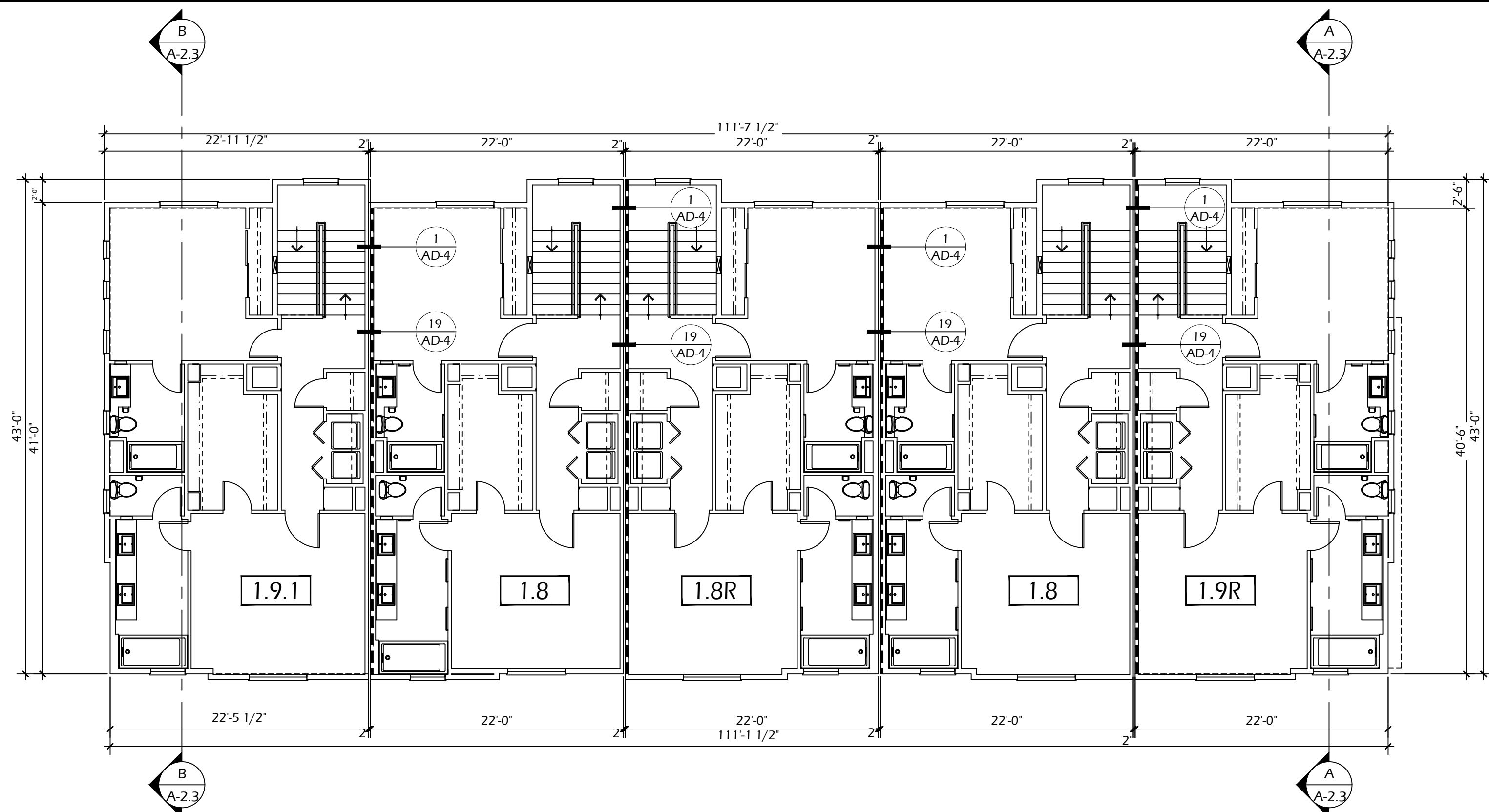
A-1.5

CLUBHOUSE INTERIOR ELEVATIONS

$3/8" = 1'-0"$

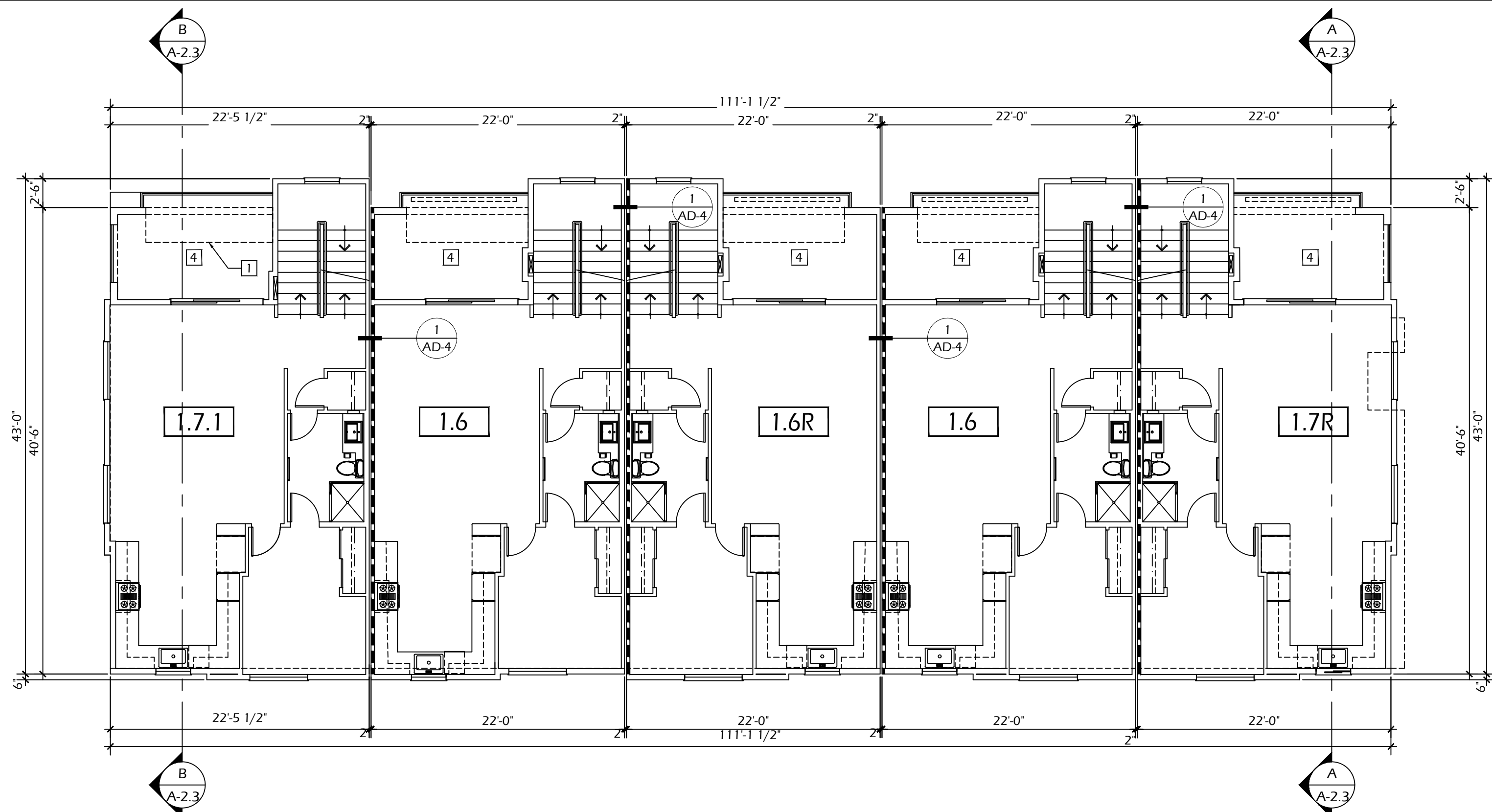
KEYNOTES

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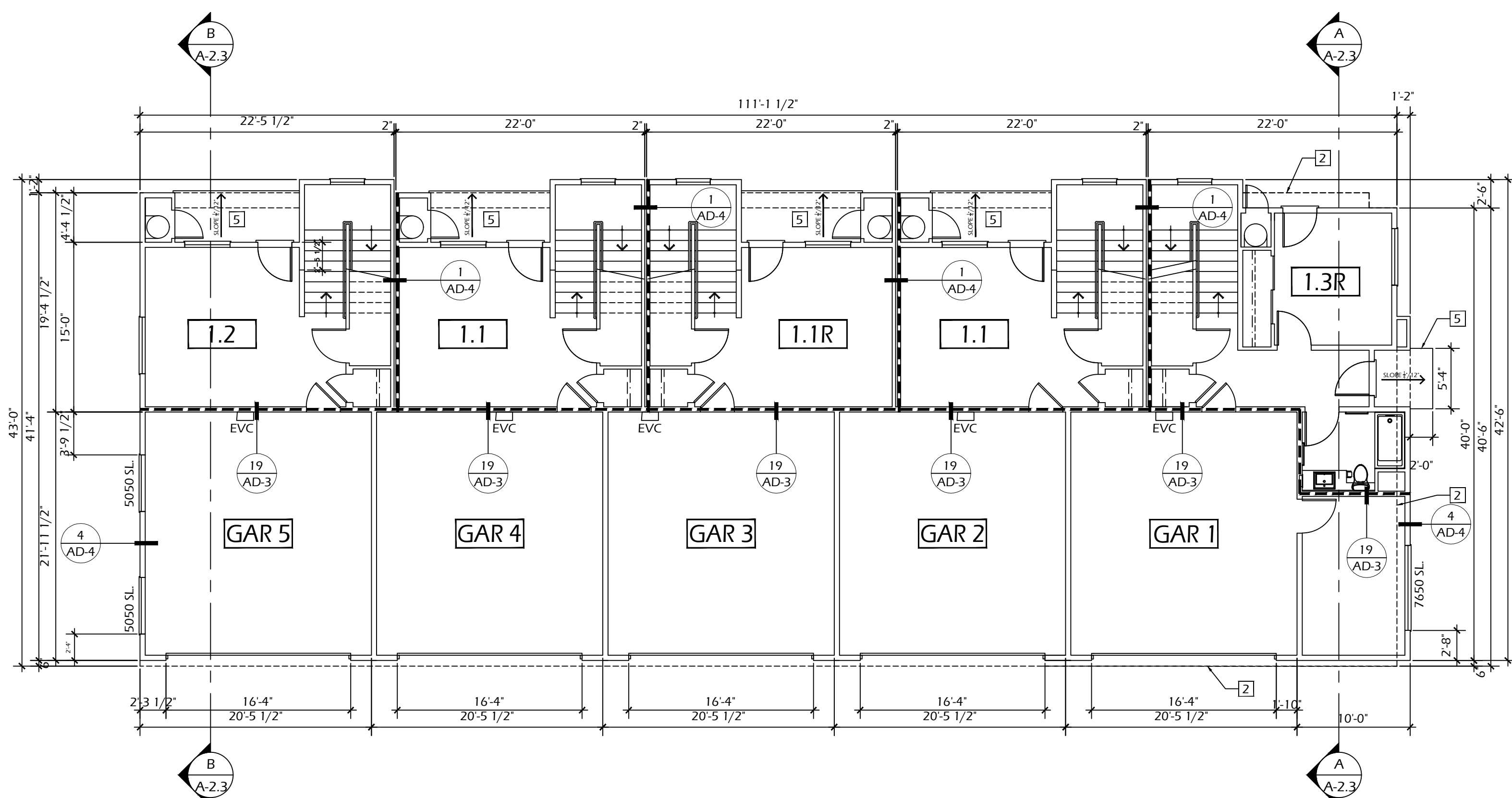
BUILDING #1 & BUILDING #2-REVERSE 3RD FLOOR

1/8" = 1'-0"



BUILDING #1 & BUILDING #2-REVERSE 2ND FLOOR

1/8" = 1'-0"



BUILDING #1 & BUILDING #2-REVERSE 1ST FLOOR

1/8" = 1'-0"

BUILDING ELEMENT	TYPE VA	TYPE VB
PRIMARY STRUCTURAL FRAME	1-HOUR	0-HOUR
BEARING WALLS		
EXTERIOR	1-HOUR	0-HOUR
INTERIOR	1-HOUR	0-HOUR
NON-BEARING WALLS AND PARTITIONS		
EXTERIOR	1-HOUR	0-HOUR
INTERIOR	1-HOUR	0-HOUR
FLOOR CONSTRUCTION & SECONDARY MEMBERS	1-HOUR	0-HOUR
ROOF CONSTRUCTION & SECONDARY MEMBERS	1-HOUR	0-HOUR

CONSTRUCTION TYPE: TYPE-V-B SPRINKLERED

CONSTRUCTION TYPE

SLOPE ALL BALCONIES 1/8" PER 12" TO DRAIN.

BALCONIES

FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. SUCH IDENTIFICATION SHALL:

- BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES.
- BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION AND
- INCLUDE LETTERING NOT LESS THAN 3 INCH IN HEIGHT WITH A MINIMUM 3/8 INCH STROKE IN CONTRASTING COLOR. THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS", OR OTHER WORDING.

FIRE WALLS

- 4" NOMINAL WALL
- 6" NOMINAL WALL
- 8" NOMINAL WALL
- 12" NOMINAL WALL
- K BOX 1200 SERIES KNOX BOX 6" HIGH

F.E. FIRE EXTINGUISHER (CABINET) LOCATED MAX. 50' TRAVEL DISTANCE TO ANY POINT IN GARAGE, MAX. 75' IN RESIDENTIAL.

SEPARATION WALL - 1 HOUR FIRE PARTITION PER 2022 C.B.C., SECTION 708, EXCEPTION 2

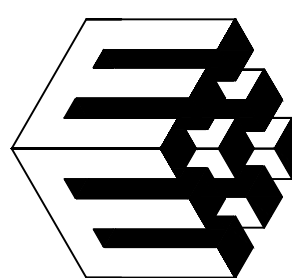
LEGEND

- BUILDING OUTLINE BELOW
- BUILDING OUTLINE ABOVE
- 42" HIGH GUARDRAIL
- ELASTOMERIC WATERPROOF MEMBRANE AT BALCONIES
- LEVEL SLIP-RESISTANT CONCRETE STOOP

KEYNOTES



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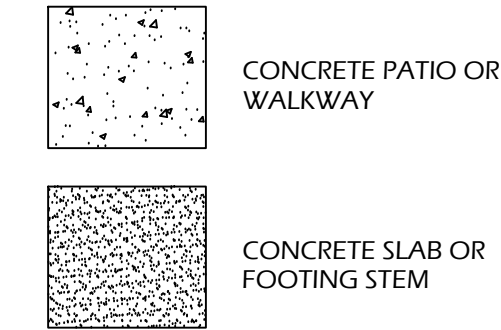
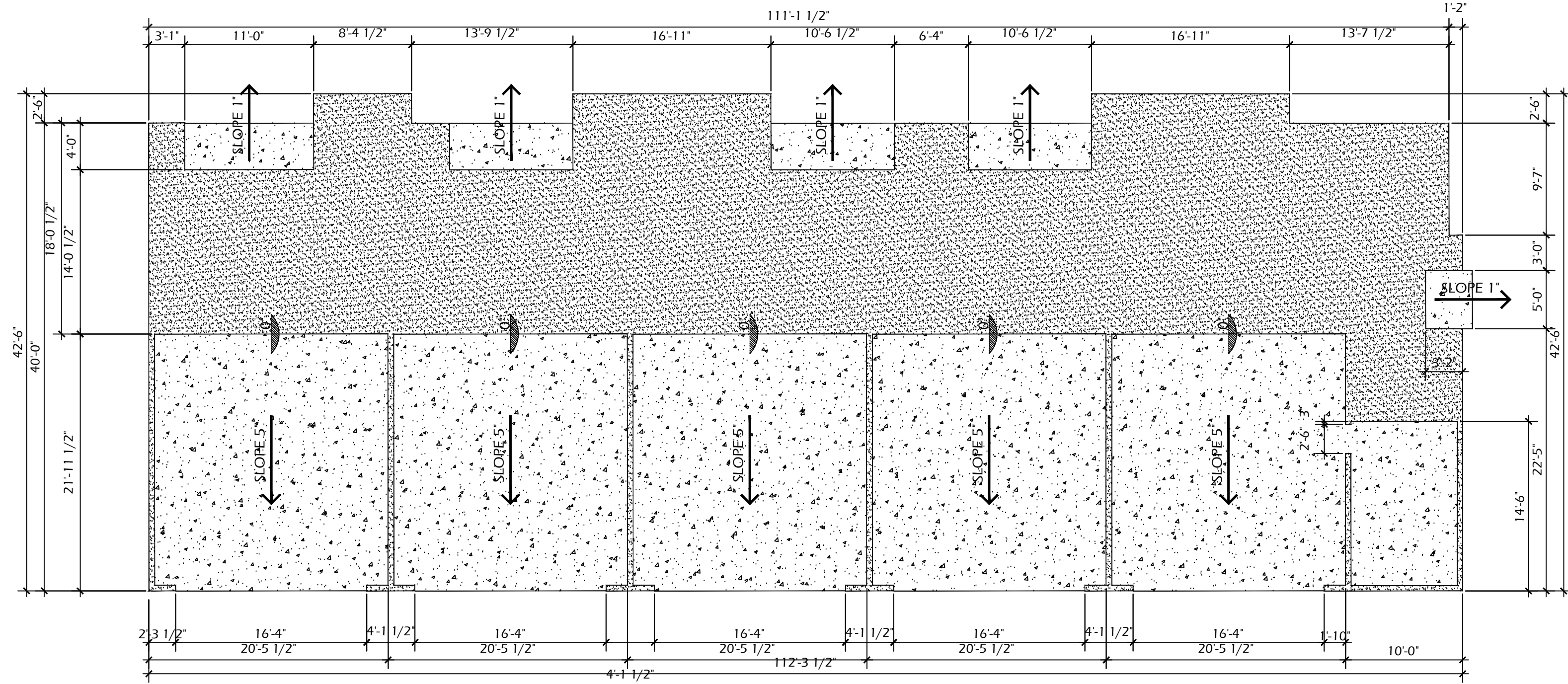
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MERRYWOOD CONDOMINIUMS

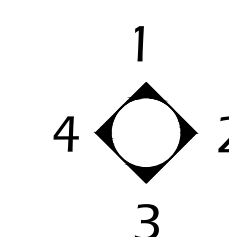
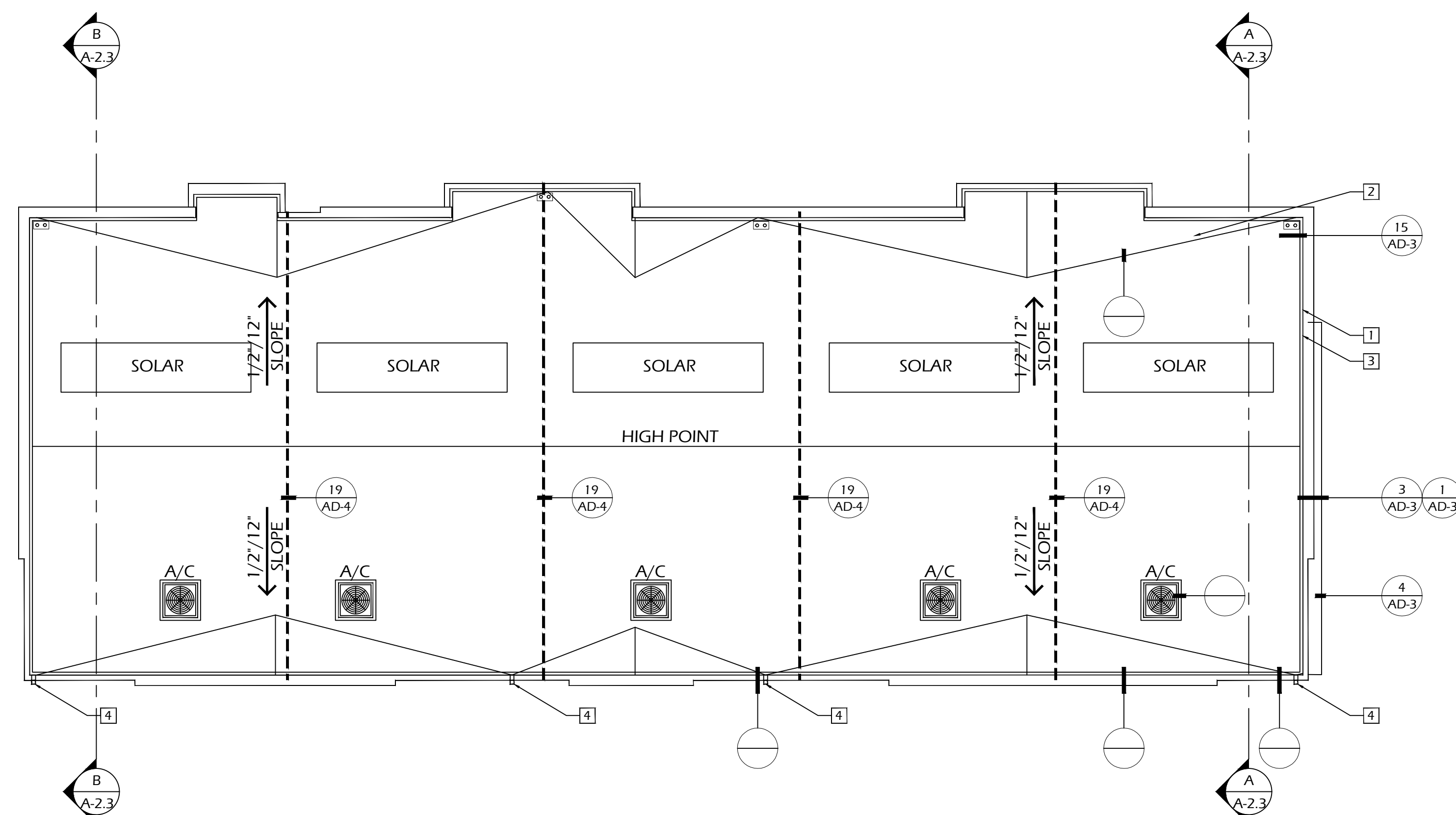
• BUILDINGS 1 & 2 REVERSE:
1ST FLOOR PLAN
2ND FLOOR PLAN
3RD FLOOR PLAN

A-2.1



BUILDING #1 & BUILDING #2-REVERSE SLAB INTERFACE & DIMENSION PLAN (NON-STRUCTURAL)

1/8" = 1'-0"



BUILDING #1 & BUILDING #2-REVERSE ROOF PLAN

1/4" = 1'-0"

THE SOLAR REQUIRED FOR THE BUILDING WILL BE PROVIDED ON THE DEFERRED SOLAR SUBMITTAL. AT THAT TIME A DOCUMENT WILL BE PROVIDED TO CONFORM TO ALL APPLICABLE REQUIREMENTS.

SOLAR

ROOF SLOPE SHALL BE 1/2" / 12" TYPICAL UNLESS NOTED OTHERWISE

ROOFING MATERIAL SHALL BE EVERGUARD SINGLE-PLY ROOF MEMBRANE SYSTEM (TPO) AS MANUFACTURED BY GAF
ICC ESR-4676 EVALUATION REPORT

ROOF SHALL BE CLASS A

ALL ROOF DRAINS SHALL HAVE DOWNSPOUTS TO CONCRETE SPLASHBLOCKS. FINAL DESIGN SHALL BE PROVIDED BY THE INSTALLATION CONTRACTOR AND APPROVED BY THE OWNER & PROJECT SOILS ENGINEER BEFORE INSTALLATION

ROOF VENTS SHALL BE

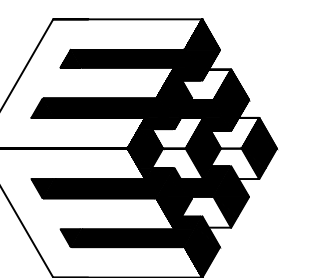
ROOF NOTES

- 1 ROOF OUTLINE
- 2 EXTERIOR GRADE PLYWOOD BUILT-UP SADDLE.
- 3 CANT STRIP
- 4 SCUPPER & DOWNSPOUT - TERMINATE DOWNSPOUTS OVER A SITE DRAIN OR SPLASHBLOCK. IF OVER A SITE DRAIN PROVIDE A 3" SEPARATION BETWEEN DOWNSPOUT AND SITE DRAIN.
- 5 CONDENSER PLATFORM - VERIFY DIMENSIONS WITH CONDENSER MANUFACTURER

ROOF KEYNOTES



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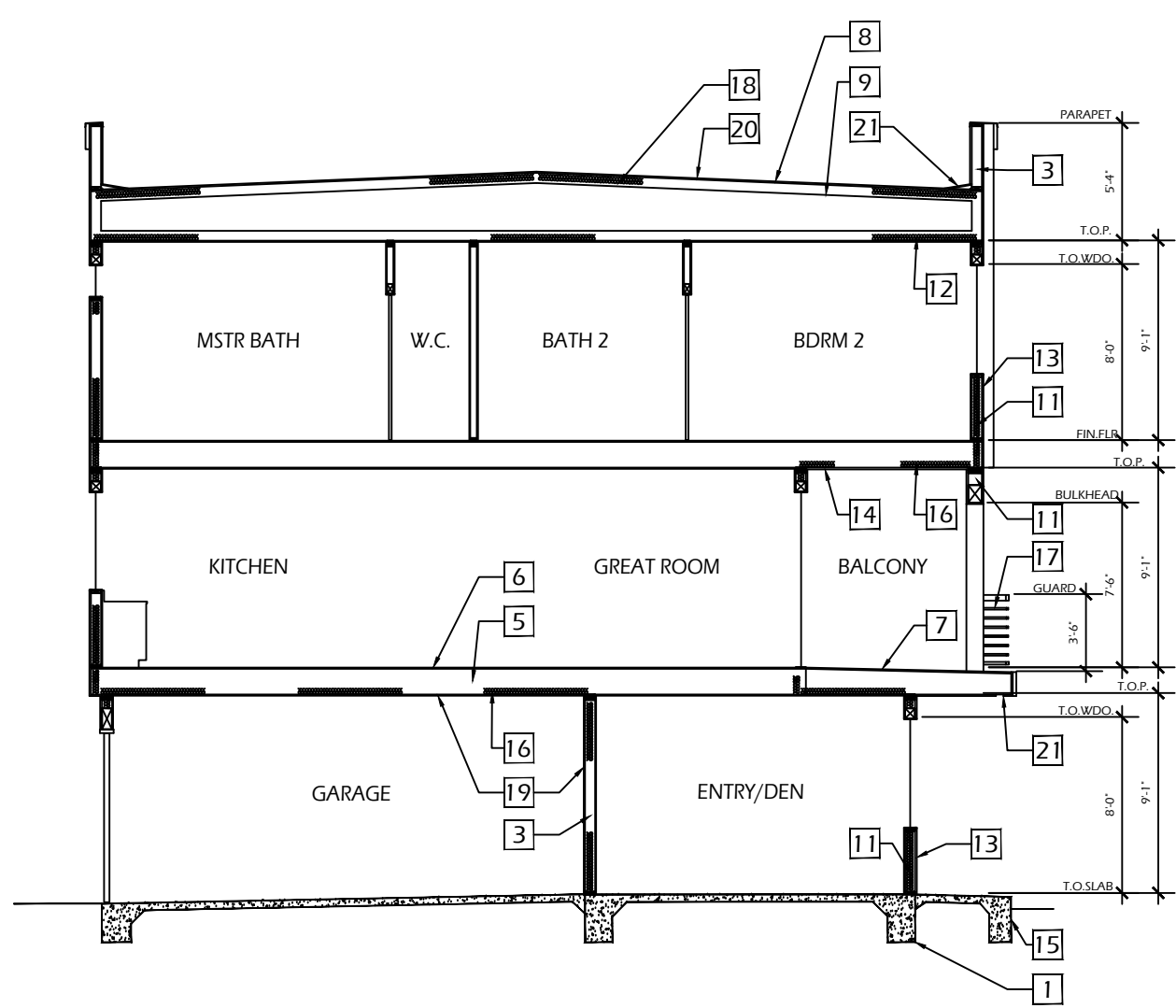
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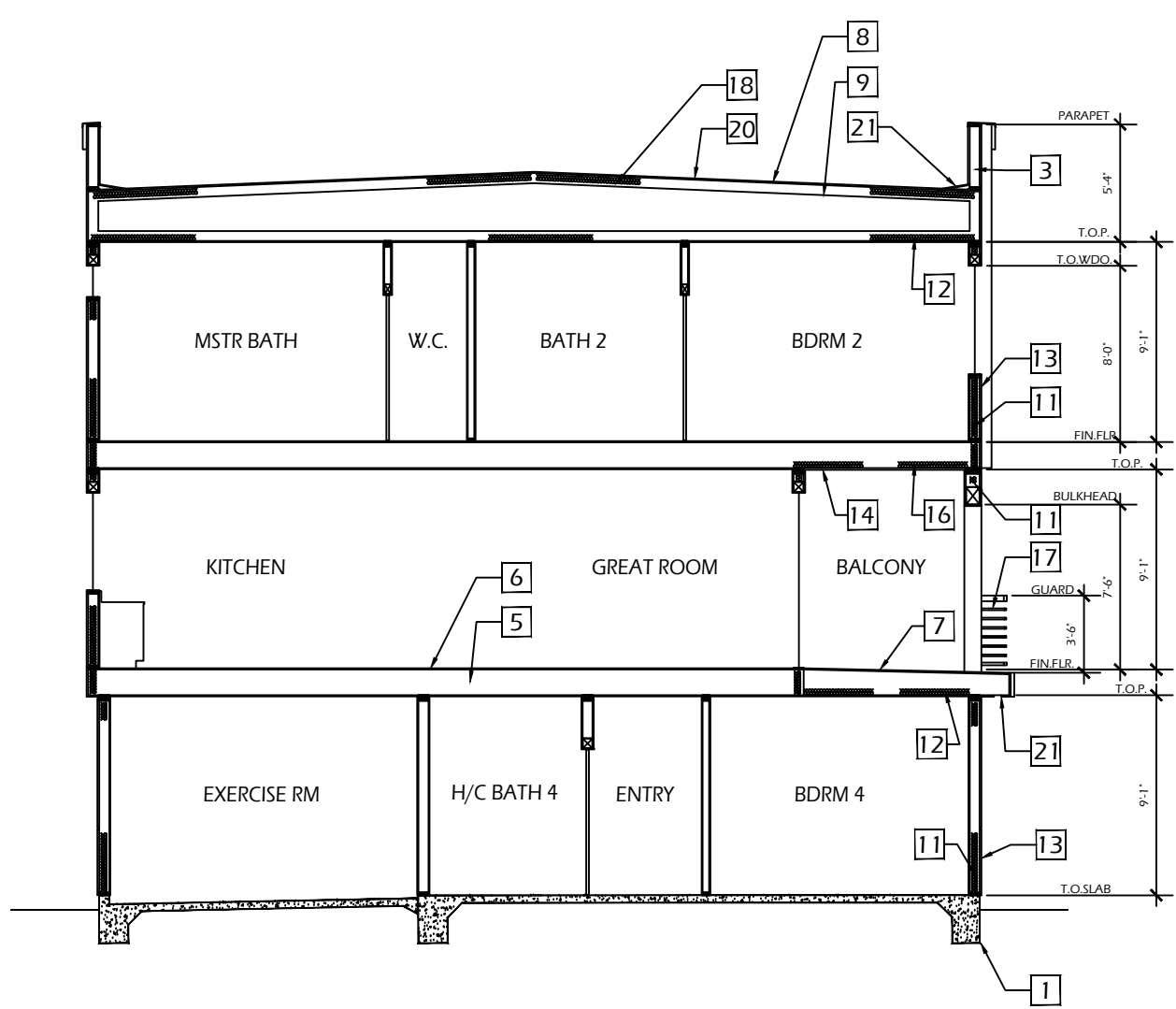
MERRYWOOD CONDOMINIUMS

• BUILDINGS 1 & 2 REVERSE:
ROOF PLAN
SLAB INTERFACE &
DIMENSION PLAN

A-2.2



SECTION BB



SECTION AA

REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS

INSULATION AREA:

ROOF: R-13
EXTERIOR WALLS: R-21
FLOOR BETWEEN UNITS: R-30
FLOOR OVER UN-CONDITIONED SPACE: R-30
CEILINGS EXPOSED TO OUTSIDE AIR: R-38
DUCTING: R-42
SLAB EDGE: NONE

DROPPED CEILING HEIGHTS SHALL BE VERIFIED WITH THE MECHANICAL CONTRACTOR AND ANY CHANGES SHALL BE APPROVED IN WRITING BY THE CONTRACTOR, OWNER AND ARCHITECT.

INSULATION NOTES

ALL EXTERIOR WALLS SHALL BE EXTERIOR PLASTER.

ALL BETWEEN-UNITS WALLS SHALL BE 5/8" TYPE "X" FIRE-RATED GYPSUM BOARD.

UNITS FLOORING SYSTEM SHALL BE 3/4" PLYWOOD.

DECK AND BALCONY FLOORING SYSTEM SHALL BE 3/4" EXT. GRADE PLYWOOD O/ 2X FRAMING - REFER TO STRUCTURAL DRAWINGS.

ALL LANDINGS AND BALCONIES SHALL BE SLOPED 1/4" PER FOOT MAX.

REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION, FLOOR AND ROOF FRAMING INFORMATION.

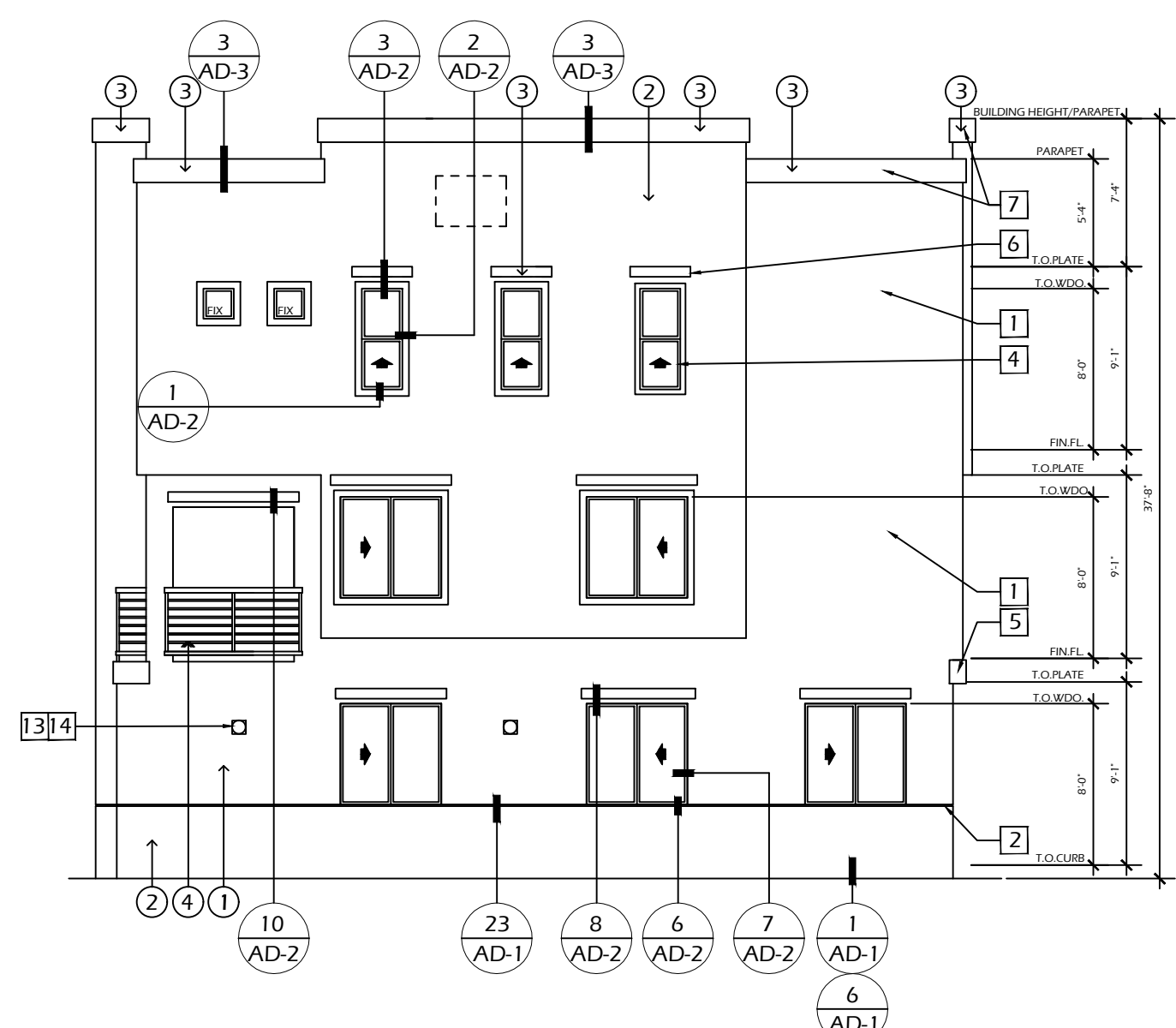
- 1 CONCRETE SLAB - REFER TO STRUCTURAL DRAWINGS FOUNDATION PLAN FOR FOOTING LOCATIONS AND SOILS REPORT FOR SLAB THICKNESS
- 2 2X4 STUD WALL - SEE UNIT PLANS
- 3 2X6 STUD WALL - SEE UNIT PLANS
- 4 NOT USED
- 5 FLOOR TRUSSES - SEE STRUCTURAL PLANS FOR FURTHER INFORMATION
- 6 3/4" PLYWOOD FLOOR SHEATHING
- 7 3/4" EXT. GR. PLYWOOD SUBFLOOR W/ WATERPROOF MEMBRANE OVER
- 8 PREFABRICATED ROOF TRUSSES - REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR LOCATION, ETC.
- 9 1/2" THICK EXTERIOR GRADE ROOF SHEATHING - REFER TO STRUCTURAL DRAWINGS
- 10 5/8" X GYPSUM BOARD AT WALLS BETWEEN UNITS & AND 5/8" CEILING BOARD AT CEILINGS.
- 11 R-21 BATT INSULATION AT ALL EXTERIOR WALLS
- 12 R-38 BATT INSULATION AT ALL CEILINGS EXPOSED TO OUTSIDE AIR OR UNCONDITIONED SPACES
- 13 EXTERIOR CEMENT PLASTER AT VERTICAL SURFACES
- 14 EXTERIOR CEMENT PLASTER W/ K-LATH BACKING AT HORIZONTAL SERVICES
- 15 4" CONCRETE THICK PORCH/STOOP/WALKWAY - SLOPE 1/4" PER 12" AWAY FROM BUILDING
- 16 R-30 BATT INSULATION AT FLOOR EXPOSED TO OUTSIDE AIR
- 17 42" HIGH W.I. GUARDRAIL
- 18 R-13 BATT INSULATION AT UNDERSIDE OF ROOF SHEATHING
- 19 5" TYPE "X" GYPSUM BOARD AT GARAGE WALLS & CEILING
- 20 CLASS A BUILT-UP ROOFING

BUILDING #1 & BUILDING #2-REVERSE BUILDING SECTIONS

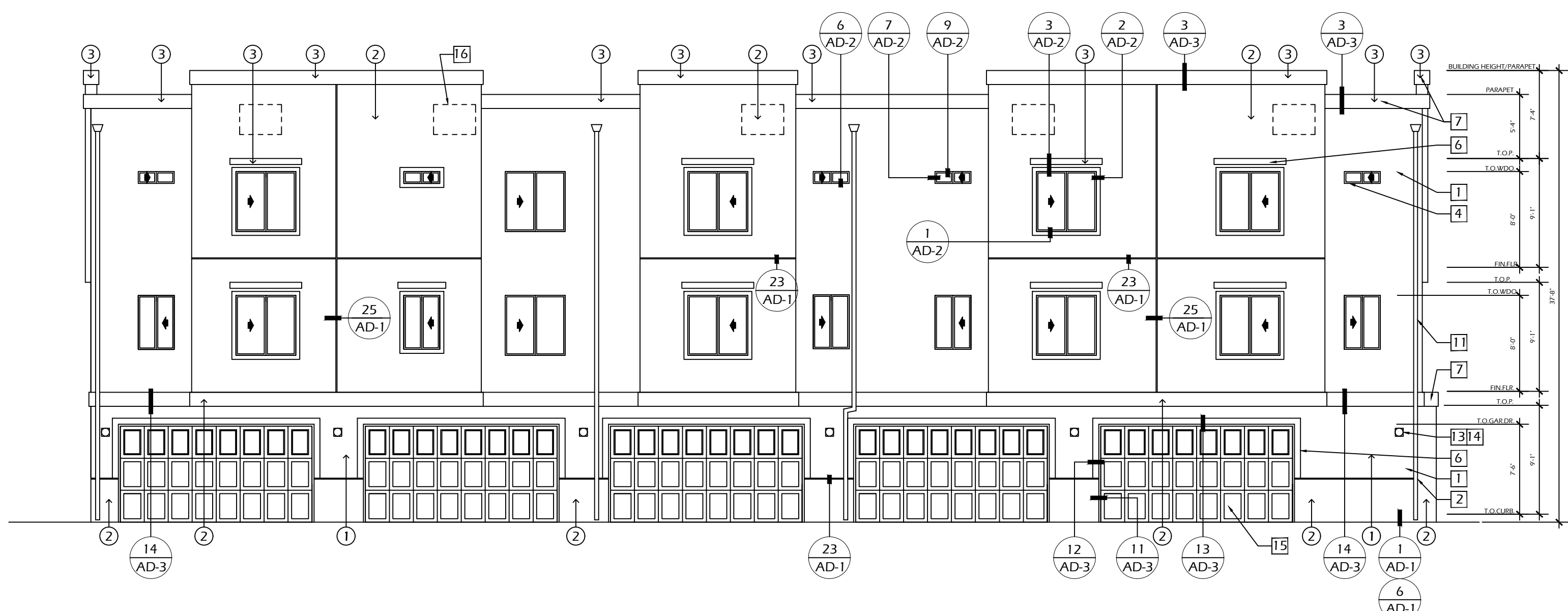
1/8" = 1'-0"

NOTES

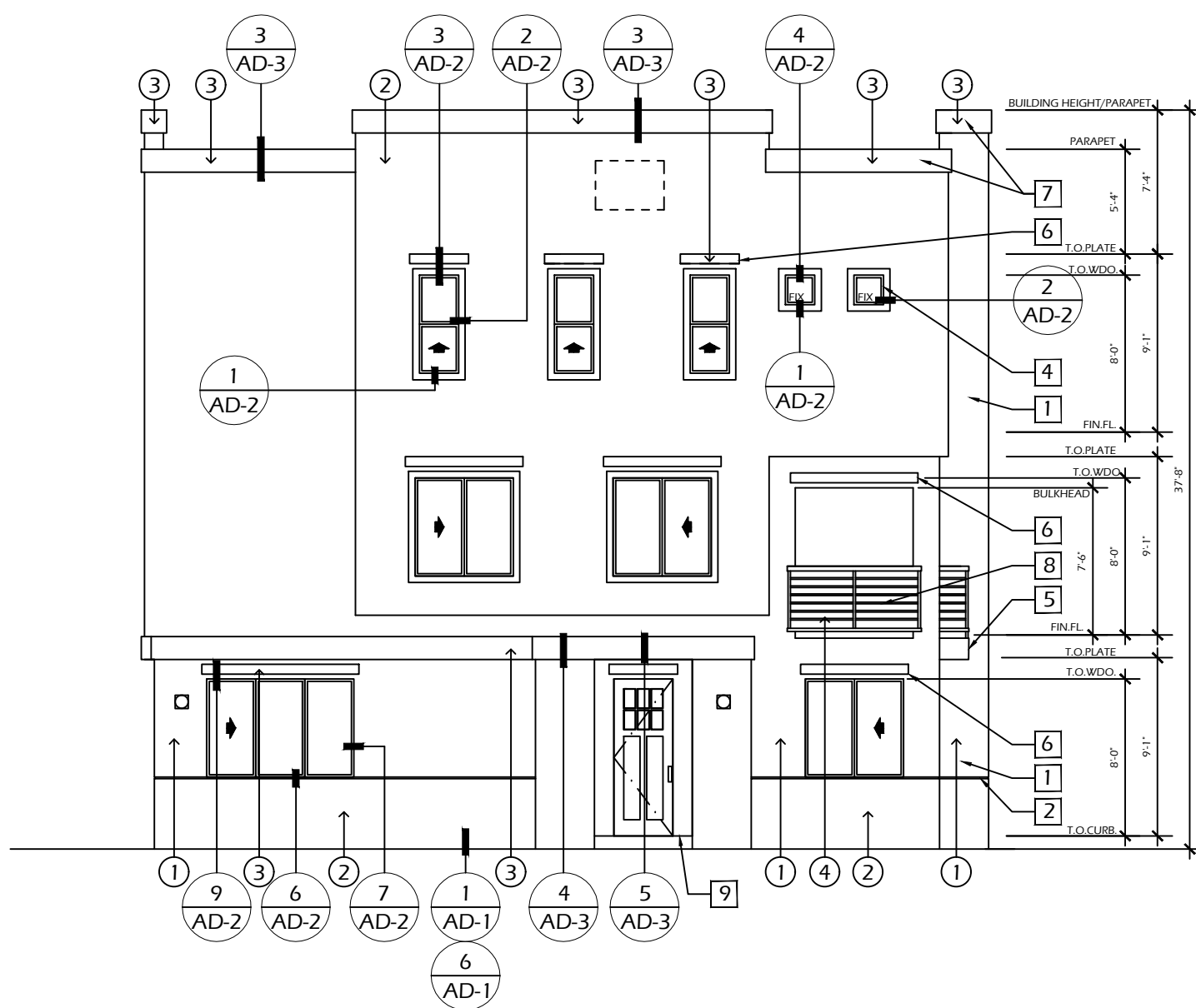
SECTION KEYNOTES



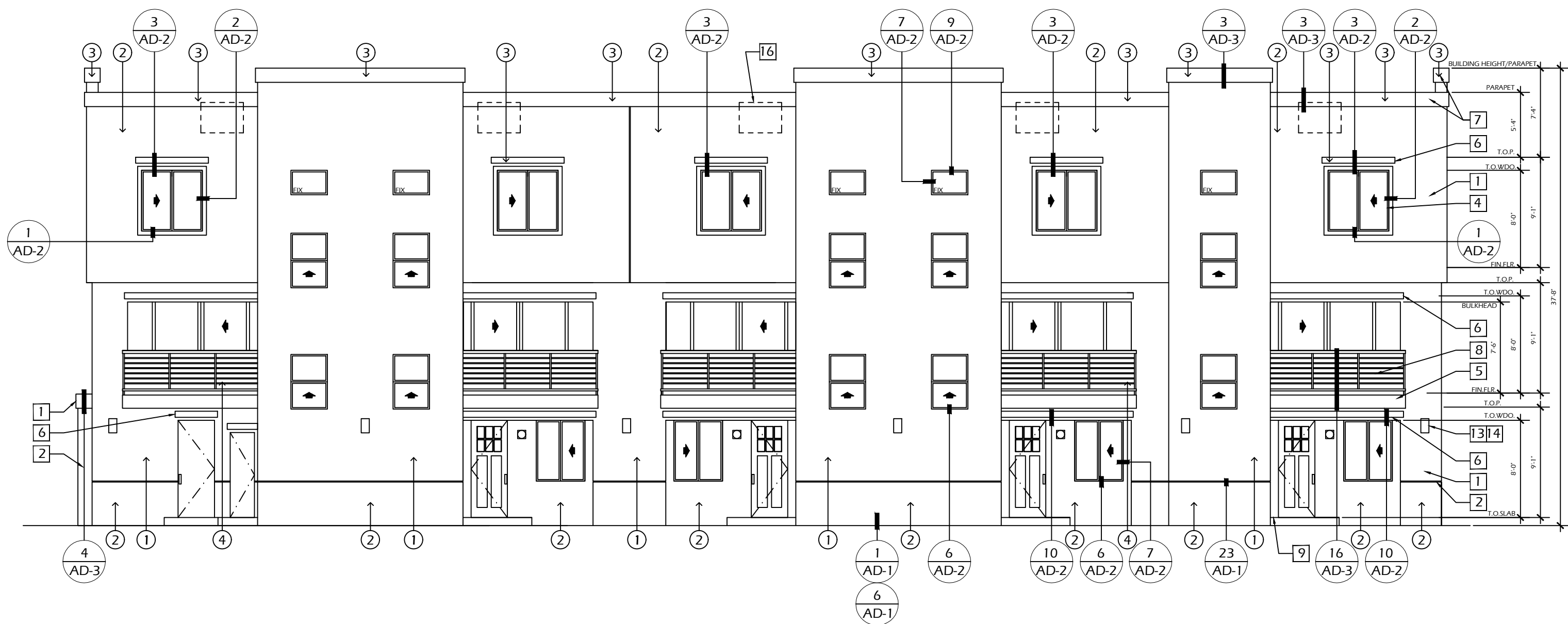
RIGHT SIDE VIEW



REAR VIEW



LEFT SIDE VIEW



FRONT VIEW

BUILDING #1 & BUILDING #2-REVERSE EXTERIOR ELEVATIONS

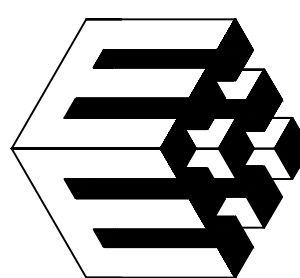
1/8" = 1'-0"

KEYNOTES

- EXTERIOR COLORS:
STUCCO MANUFACTURER IS MERLEY
PAINT MANUFACTURER IS CARDINAL
- 1 WAINSCOT: P-1661 TITANIUM
 - 2 MAIN WALL: X-50 CRYSTAL WHITE
 - 3 6" POPOUT: P-1661 TITANIUM
 - 4 CORNICE / TRIM: P-2090 THUNDER SKY
 - 5 GUARDRAIL: BK08 BLACK
- 1 EXTERIOR CEMENT PLASTER WITH GALVANIZED IRON WEEP SCREEN - TYPICAL AT ALL SLAB EDGE CONDITIONS
 - 2 1" WIDE METAL REVEAL
 - 3 EXTERIOR CEMENT SOFFIT WITH K-LATH AS SHOWN AND DETAILED
 - 4 VINYL WINDOW FRAMES
 - 5 PAINTED SHAPED FOAM PLASTIC (2#) TRIM
 - 6 2" X 6" PAINTED SHAPED FOAM PLASTIC(2#) TRIM AS SHOWN AND DETAILED
 - 7 2" X 14" WIDE SHAPED FOAM PLASTIC(2#) CORNICE AS SHOWN AND DETAILED
 - 8 42" HIGH POWDER-COATED W.I. GUARDRAIL AS DETAILED - HORIZONTAL ELEMENTS SHALL BE SPACED LESS THAN 4" APART.
 - 9 CONCRETE STOOP/PATIO - SEE FLOOR PLANS
 - 10 ILLUMINATED BLDG. ADDRESS NUMBERS. NUMBERS SHALL CONTRAST WITH THE BACKGROUND. BE ARABIC, OR ALPHABETICAL LETTERS, AND BE A MIN. OF 4" HIGH WITH A MAXIMUM STROKE OF 1/2"
 - 11 DOWNSPOUT - PAINT TO MATCH EXT. PLASTER
 - 12 EXPANSION JOINT
 - 13 SURFACE-MOUNTED LIGHT FIXTURE - SELECTION BY OWNER
 - 14 PROVIDE QUICKFLASH AT ALL PENETRATIONS
 - 15 ROLL-UP GARAGE DOOR
 - 16 ROOF-MOUNTED CONDENSER



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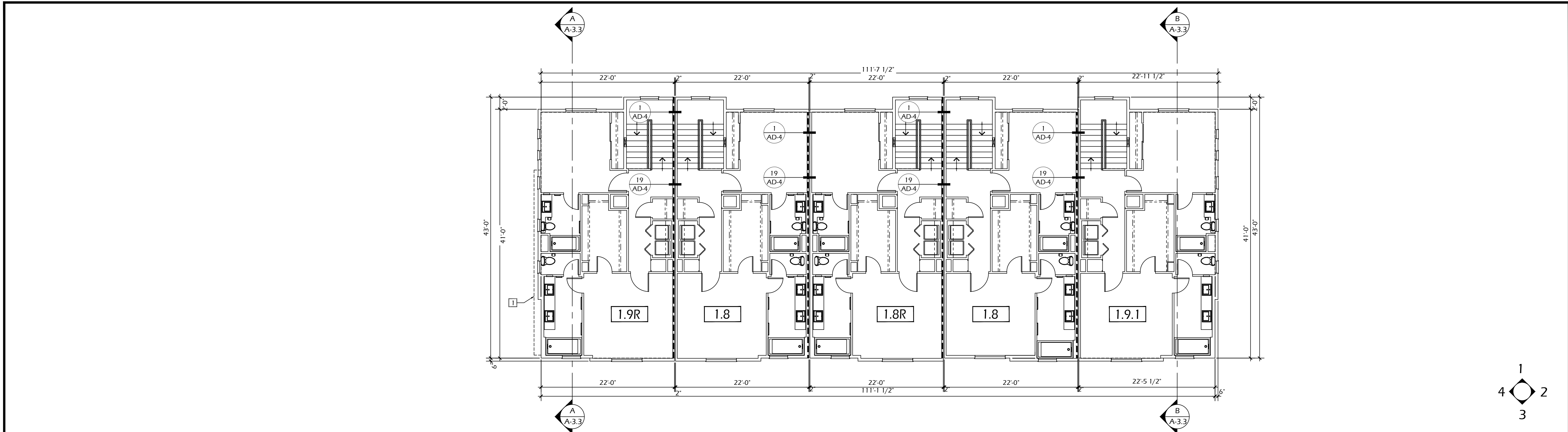
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MERRYWOOD CONDOMINIUMS

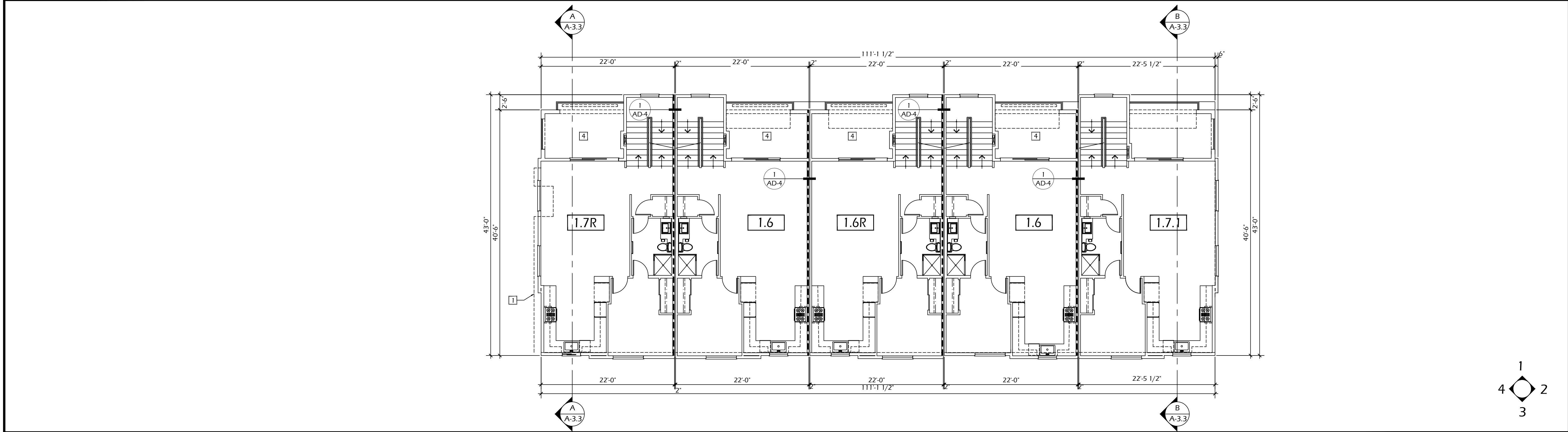
• BUILDINGS 1 & 2 REVERSE:
EXTERIOR ELEVATIONS
BUILDING SECTIONS

A-2.3



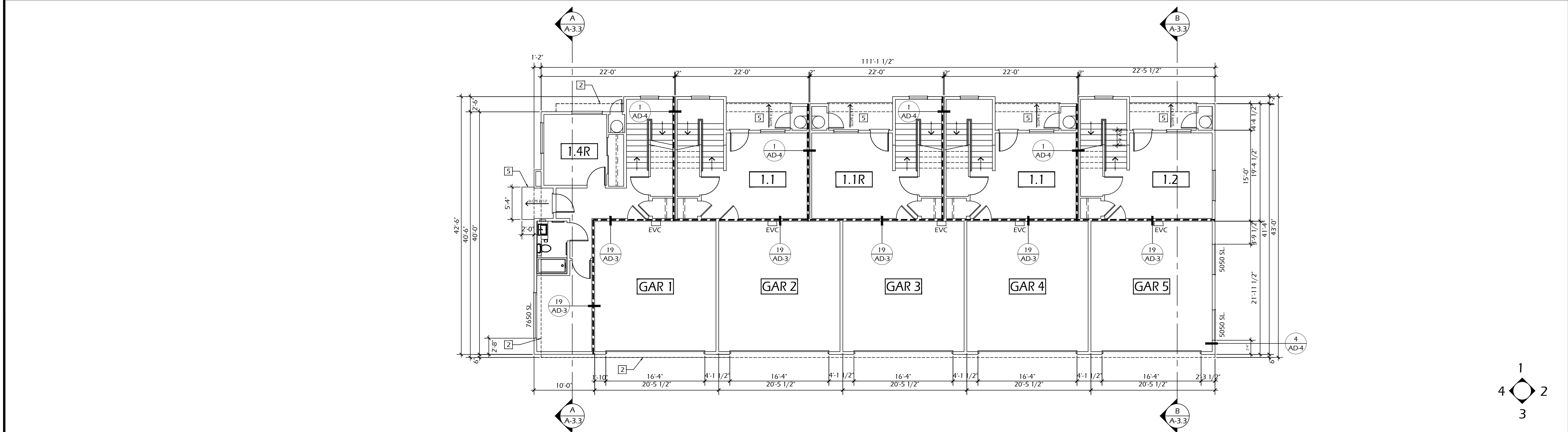
BUILDING # 3 3RD FLOOR

1/8" = 1'-0"



BUILDING # 3 2ND FLOOR

1/8" = 1'-0"



BUILDING # 3 1ST FLOOR

1/8" = 1'-0"

BUILDING ELEMENT	TYPE VA	TYPE VB
PRIMARY STRUCTURAL FRAME	1-HOUR	0-HOUR
BEARING WALLS		
EXTERIOR	1-HOUR	0-HOUR
INTERIOR	1-HOUR	0-HOUR
NON-BEARING WALLS AND PARTITIONS		
EXTERIOR	1-HOUR	0-HOUR
INTERIOR	1-HOUR	0-HOUR
FLOOR CONSTRUCTION & SECONDARY MEMBERS	1-HOUR	0-HOUR
ROOF CONSTRUCTION & SECONDARY MEMBERS	1-HOUR	0-HOUR

CONSTRUCTION TYPE: TYPEV-B SPRINKLERED

CONSTRUCTION TYPE

SLOPE ALL BALCONIES $\frac{1}{8}$ " PER 12" TO DRAIN.

BALCONIES

FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. SUCH IDENTIFICATION SHALL:

A. BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES.

B. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION; AND

C. INCLUDE LETTERING NOT LESS THAN 3 INCH IN HEIGHT WITH A MINIMUM $\frac{3}{8}$ -INCH STROKE IN CONTRASTING COLOR. THE SUGGESTED WORDING: 'FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS', OR OTHER WORDING.

FIRE WALLS

4" NOMINAL WALL
6" NOMINAL WALL
8" NOMINAL WALL
12" NOMINAL WALL
K BOX
1200 SERIES KNOX BOX 6' HIGH
FIRE EXTINGUISHER (CABINET) LOCATED MAX 50' TRAVEL DISTANCE TO ANY POINT IN GARAGE, MAX. 75' IN RESIDENTIAL.
SEPARATION WALL - 1 HOUR FIRE PARTITION PER 2022 C.B.C., SECTION 708, EXCEPTION 2

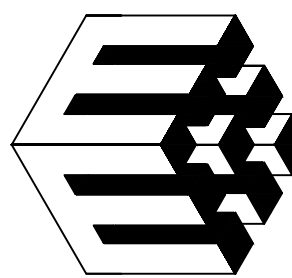
LEGEND

- 1 BUILDING OUTLINE BELOW
- 2 BUILDING OUTLINE ABOVE
- 3 42" HIGH GUARDRAIL
- 4 ELASTOMERIC WATERPROOF MEMBRANE AT BALCONIES
- 5 LEVEL SLIP-RESISTANT CONCRETE STOOP

KEYNOTES



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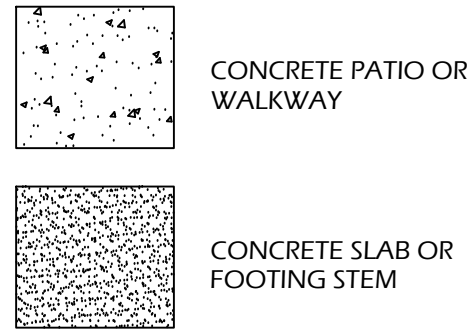
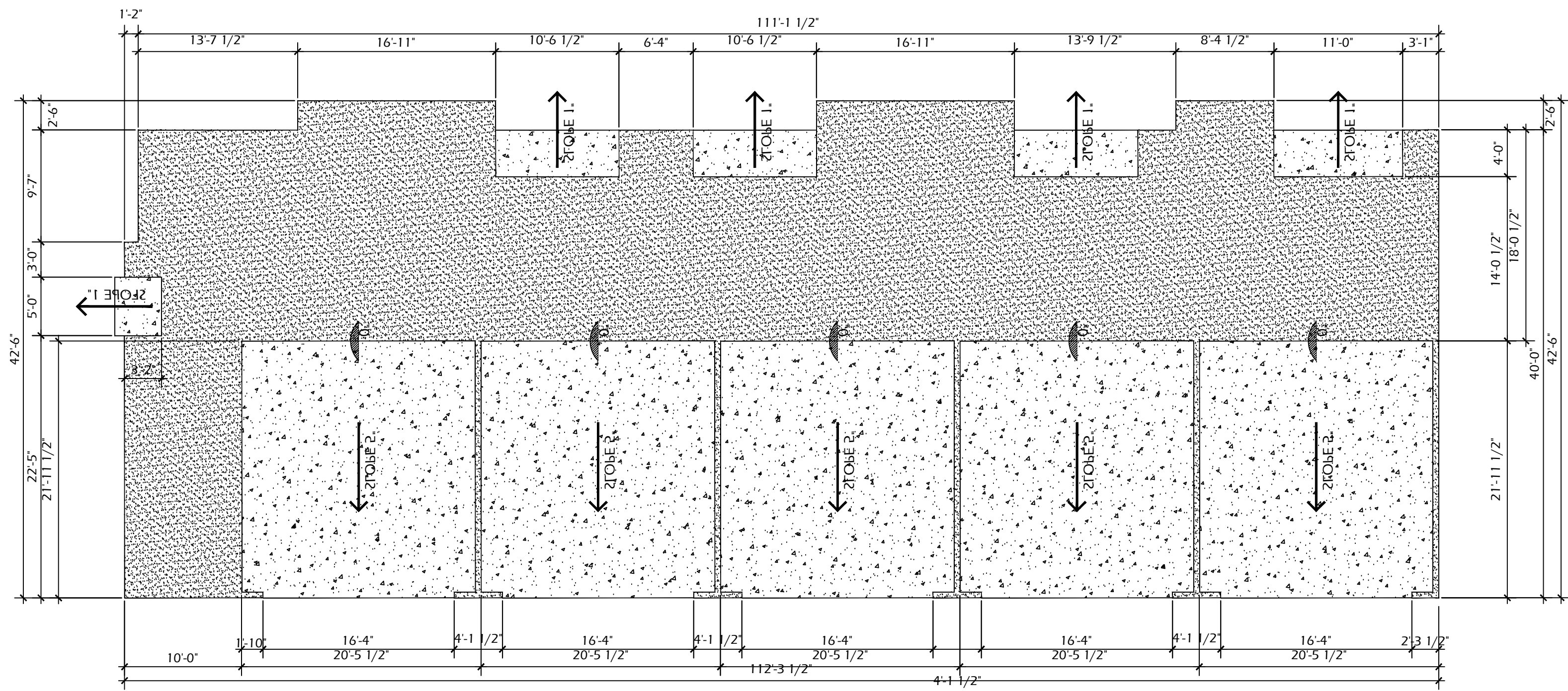
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MERRYWOOD CONDOMINIUMS

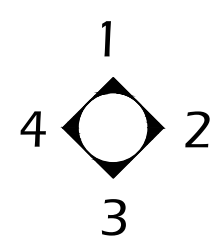
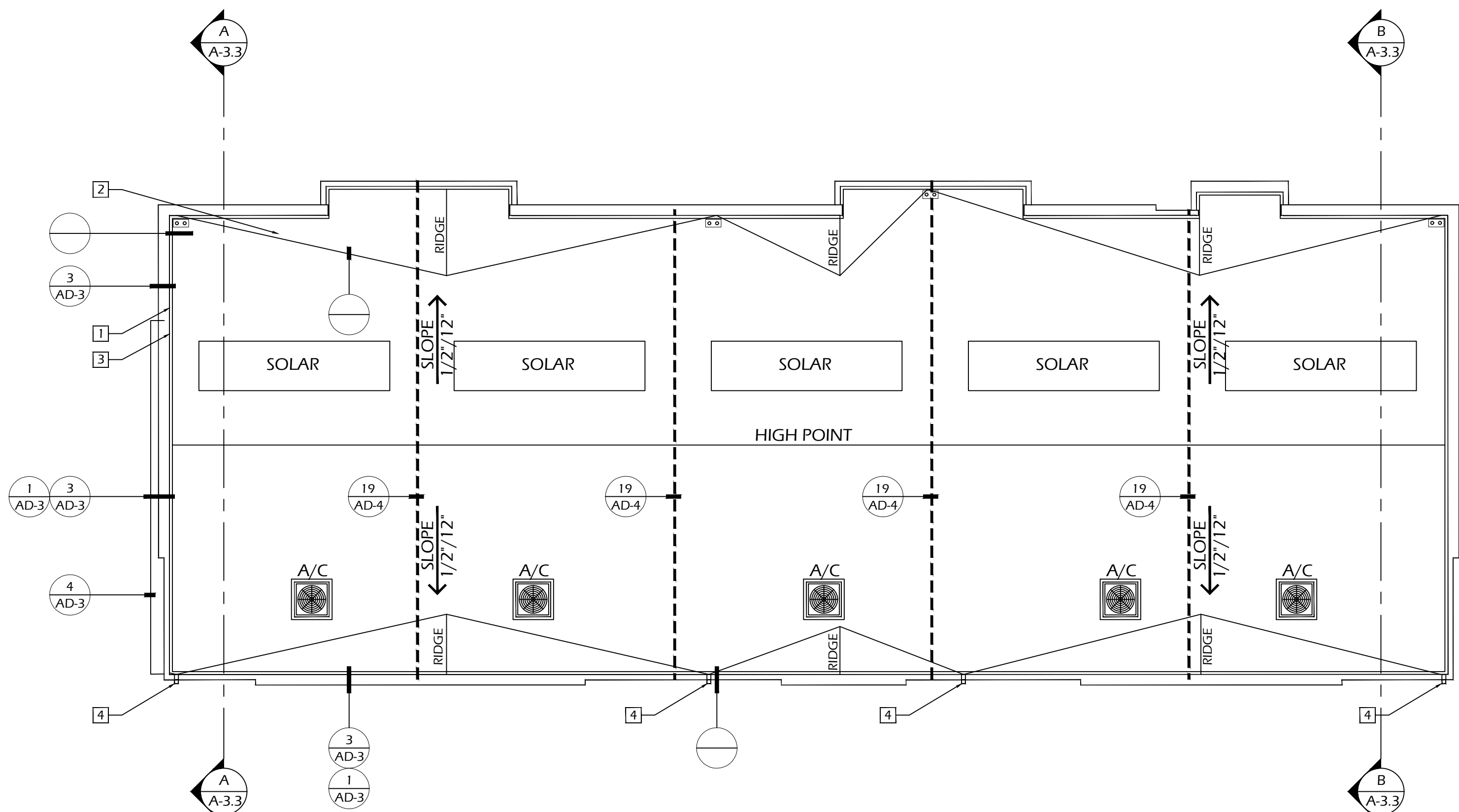
- BUILDING 3:
1ST FLOOR PLAN
2ND FLOOR PLAN
3RD FLOOR PLAN

A-3.1



BUILDING # 3 SLAB INTERFACE & DIMENSION PLAN (NON-STRUCTURAL)

1/8" = 1'-0"



BUILDING # 3 ROOF PLAN

1/8" = 1'-0"

THE SOLAR REQUIRED FOR THE BUILDING WILL BE PROVIDED ON THE DEFERRED SOLAR SUBMITTAL AT THAT TIME A DOCUMENT WILL BE PROVIDED TO CONFORM TO ALL APPLICABLE REQUIREMENTS.

SOLAR

ROOF SLOPE SHALL BE 1/2"=12". TYPICAL UNLESS NOTED OTHERWISE

ROOFING MATERIAL SHALL BE EVERGUARD SINGLE-PLY ROOF MEMBRANE SYSTEM (TPO) AS MANUFACTURED BY GAF
ICC ESR-4676 EVALUATION REPORT

ROOF SHALL BE CLASS A

ALL ROOF DRAINS SHALL HAVE DOWNSPOUTS TO CONCRETE SPLASHBLOCKS. FINAL DESIGN SHALL BE PROVIDED BY THE INSTALLATION CONTRACTOR AND APPROVED BY THE OWNER & PROJECT SOILS ENGINEER BEFORE INSTALLATION

ROOF VENTS SHALL BE

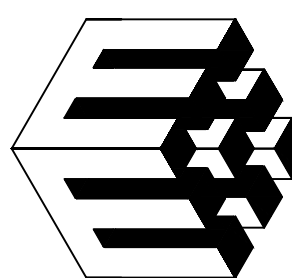
ROOF NOTES

- 1 ROOF OUTLINE
- 2 EXTERIOR GRADE PLYWOOD BUILT-UP SADDLE.
- 3 CANT STRIP
- 4 SCUPPER & DOWNSPOUT - TERMINATE DOWNSPOUTS OVER A SITE DRAIN OR SPLASHBLOCK. IF OVER A SITE DRAIN PROVIDE A 3" SEPARATION BETWEEN DOWNSPOUT AND SITE DRAIN.
- 5 CONDENSER PLATFORM - VERIFY DIMENSIONS WITH CONDENSER MANUFACTURER

ROOF KEYNOTES



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21 UNIT CONDOMINIUM PROJECT
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874 ARROW HIGHWAY, POMONA, CA
874 ARROW 2024, LLC
133 E. BONITA AVE., SUITE 201, SAN DIMAS, CA 91773
CONTACT: JOHN BEGIN
(909) 251-6802

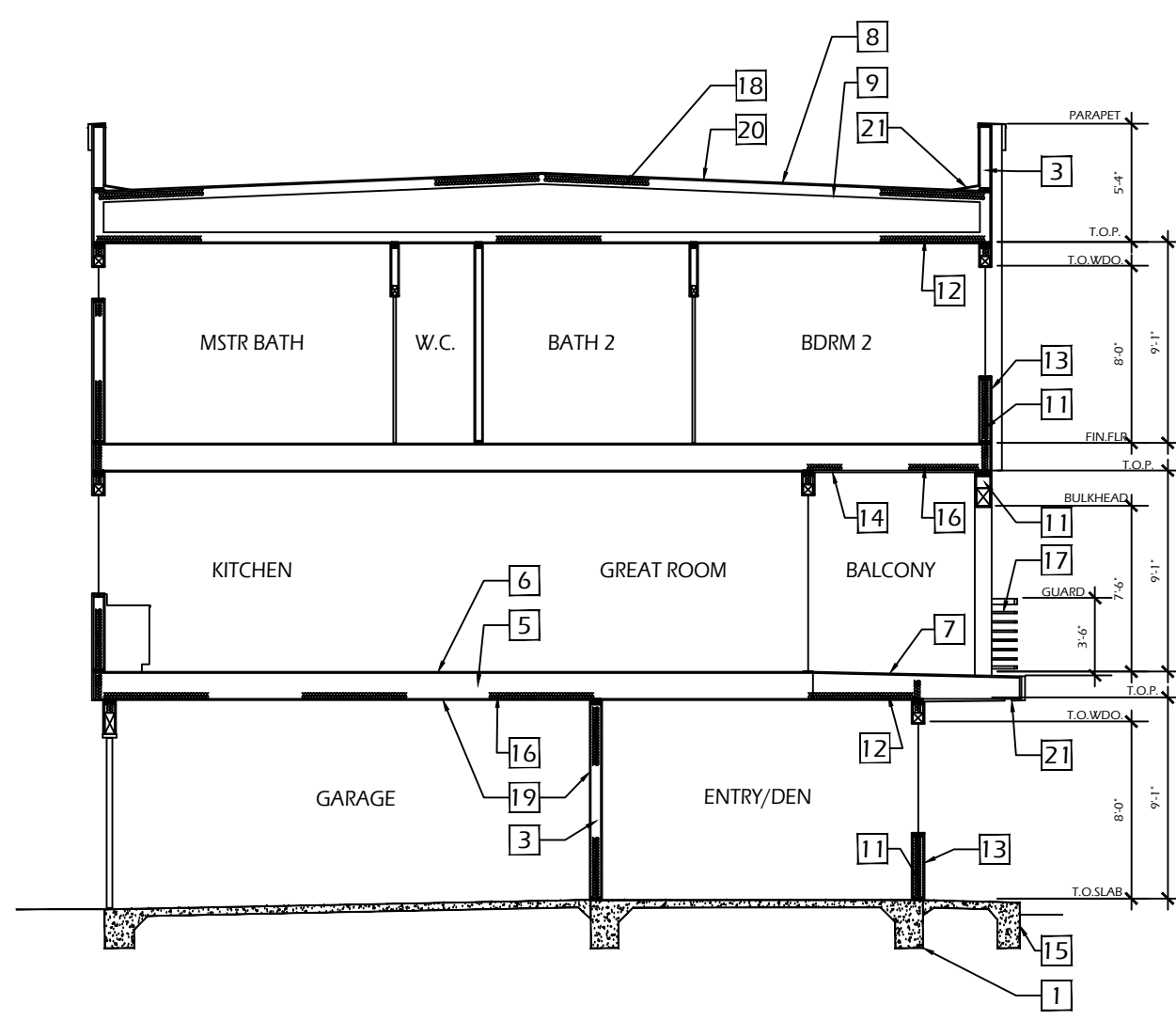
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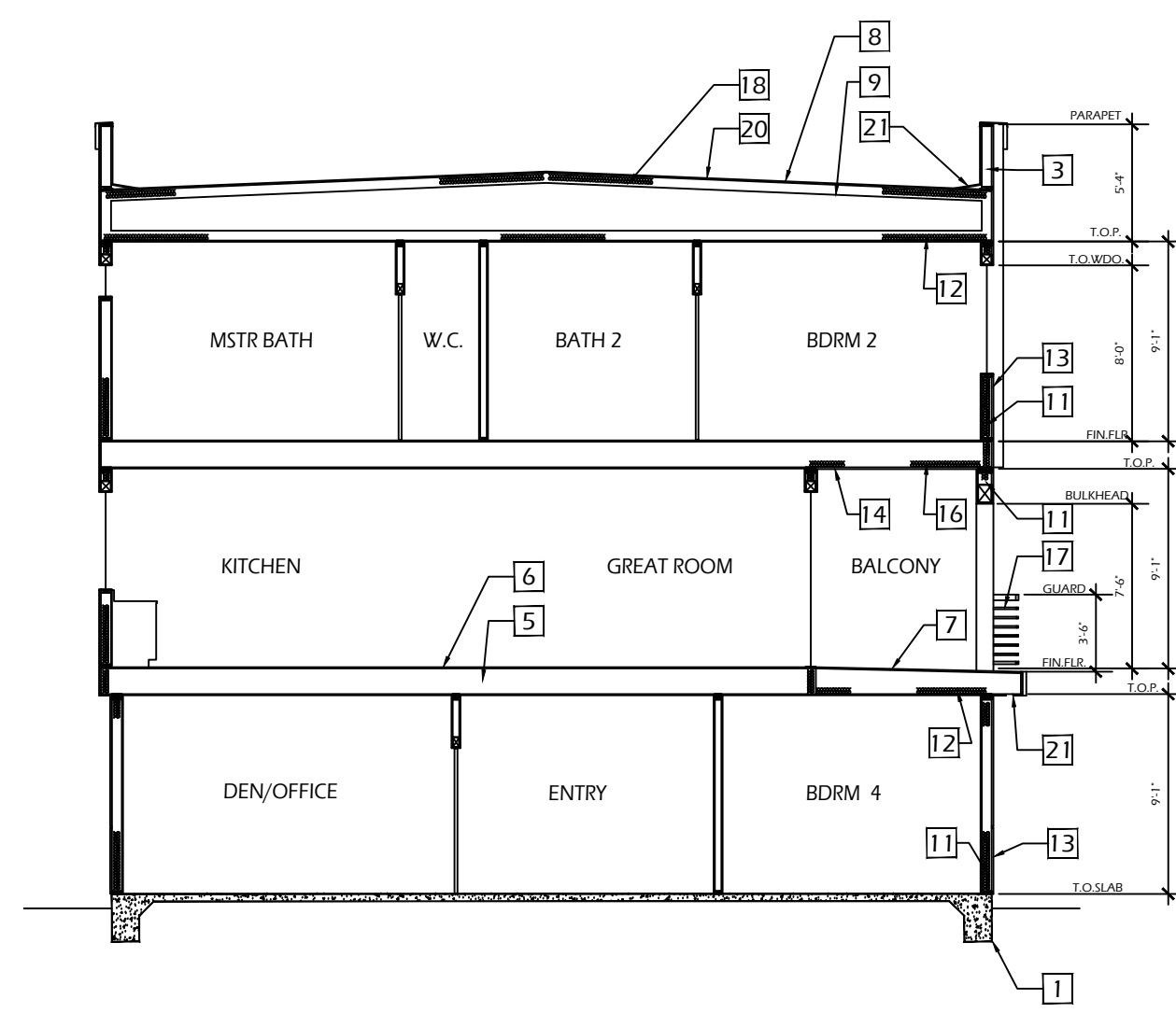
MERRYWOOD CONDOMINIUMS

• BUILDING 3:
ROOF PLAN
SLAB INTERFACE &
DIMENSION PLAN

A-3.2



SECTION BB



SECTION AA

REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS

INSULATION AREA:

ROOF: R-13
EXTERIOR WALLS: R-21
FLOOR BETWEEN UNITS: R-30
FLOOR OVER UN-CONDITIONED SPACE: R-30
CEILINGS EXPOSED TO OUTSIDE AIR: R-38
DUCTING: R-42
SLAB EDGE: NONE

DROPPED CEILING HEIGHTS SHALL BE VERIFIED WITH THE MECHANICAL CONTRACTOR AND ANY CHANGES SHALL BE APPROVED IN WRITING BY THE CONTRACTOR, OWNER AND ARCHITECT.

INSULATION NOTES

ALL EXTERIOR WALLS SHALL BE EXTERIOR PLASTER.

ALL BETWEEN-UNITS WALLS SHALL BE 5/8" TYPE "X" FIRE-RATED GYPSUM BOARD.

UNITS FLOORING SYSTEM SHALL BE 3/4" PLYWOOD.

DECK AND BALCONY FLOORING SYSTEM SHALL BE 3/4" EXT. GRADE PLYWOOD O/ 2X FRAMING - REFER TO STRUCTURAL DRAWINGS.

ALL LANDINGS AND BALCONIES SHALL BE SLOPED 1/4" PER FOOT MAX.

REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION, FLOOR AND ROOF FRAMING INFORMATION.

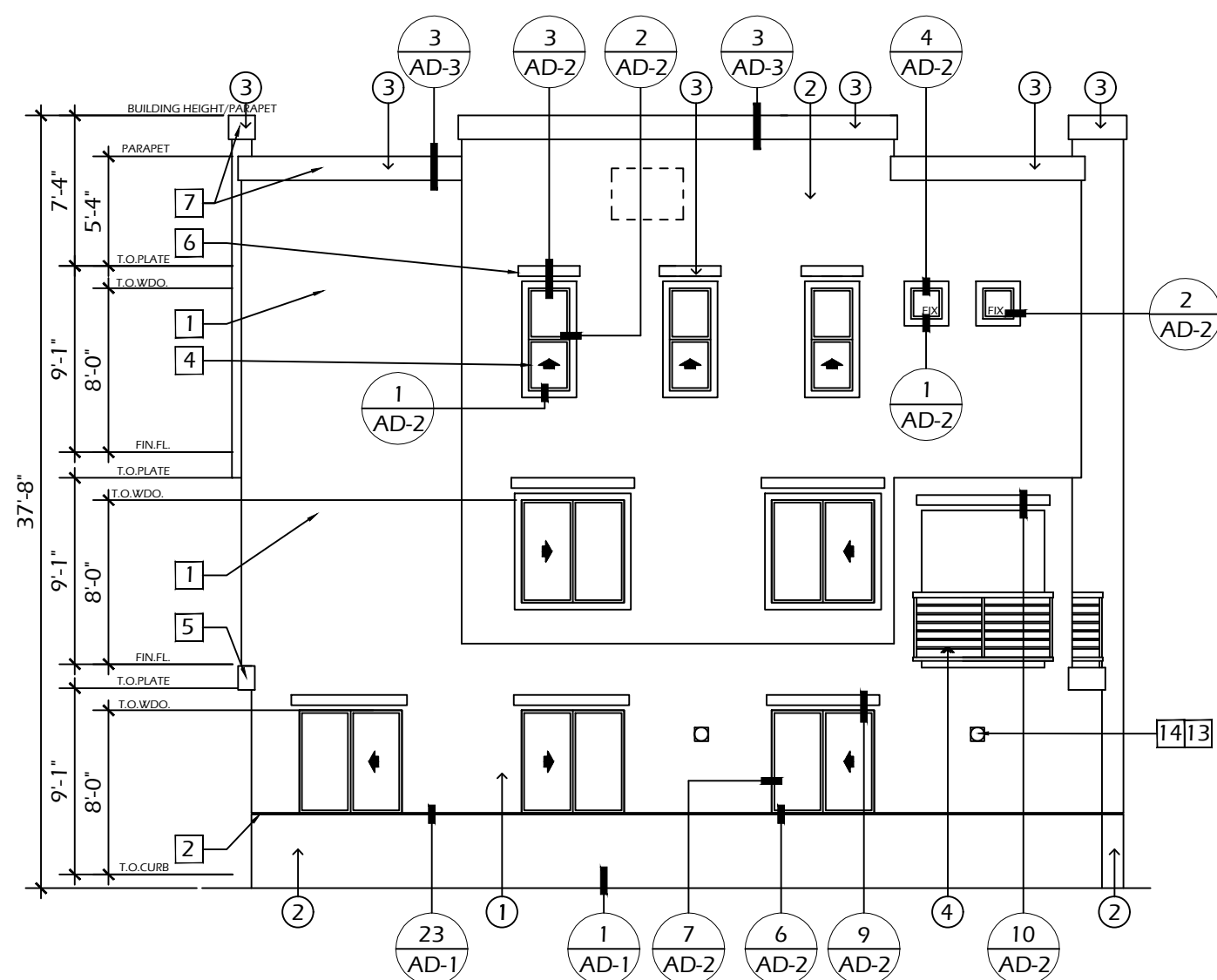
- 1 CONCRETE SLAB - REFER TO STRUCTURAL DRAWINGS FOUNDATION PLAN FOR FOOTING LOCATIONS AND SOILS REPORT FOR SLAB THICKNESS
- 2 2X4 STUD WALL - SEE UNIT PLANS
- 3 2X6 STUD WALL - SEE UNIT PLANS
- 4 2X8 STUD WALL - SEE UNIT PLANS
- 5 FLOOR TRUSSES - SEE STRUCTURAL PLANS FOR FURTHER INFORMATION
- 6 3/4" PLYWOOD FLOOR SHEATHING
- 7 3/4" EXT. GR. PLYWOOD SUBFLOOR W/ WATERPROOF MEMBRANE OVER
- 8 PREFABRICATED ROOF TRUSSES - REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR LOCATION, ETC.
- 9 1/2" THICK EXTERIOR GRADE ROOF SHEATHING - REFER TO STRUCTURAL DRAWINGS
- 10 5/8" X GYPSUM BOARD AT WALLS BETWEEN UNITS & AND 5/8" CEILING BOARD AT CEILINGS.
- 11 R-21 BATT INSULATION AT ALL EXTERIOR WALLS
- 12 R-38 BATT INSULATION AT ALL CEILINGS EXPOSED TO OUTSIDE AIR OR UNCONDITIONED SPACES
- 13 EXTERIOR CEMENT PLASTER AT VERTICAL SURFACES
- 14 EXTERIOR CEMENT PLASTER W/ K-LATH BACKING AT HORIZONTAL SERVICES
- 15 4" CONCRETE THICK PORCH/STOOP/WALKWAY - SLOPE 1/4" PER 12" AWAY FROM BUILDING
- 16 R-30 BATT INSULATION AT FLOOR EXPOSED TO OUTSIDE AIR
- 17 42" HIGH W.I. GUARDRAIL
- 18 R-13 BATT INSULATION AT UNDERSIDE OF ROOF SHEATHING
- 19 5" TYPE "X" GYPSUM BOARD AT GARAGE WALLS & CEILING
- 20 CLASS A BUILT-UP ROOFING

BUILDING # 3 BUILDING SECTIONS

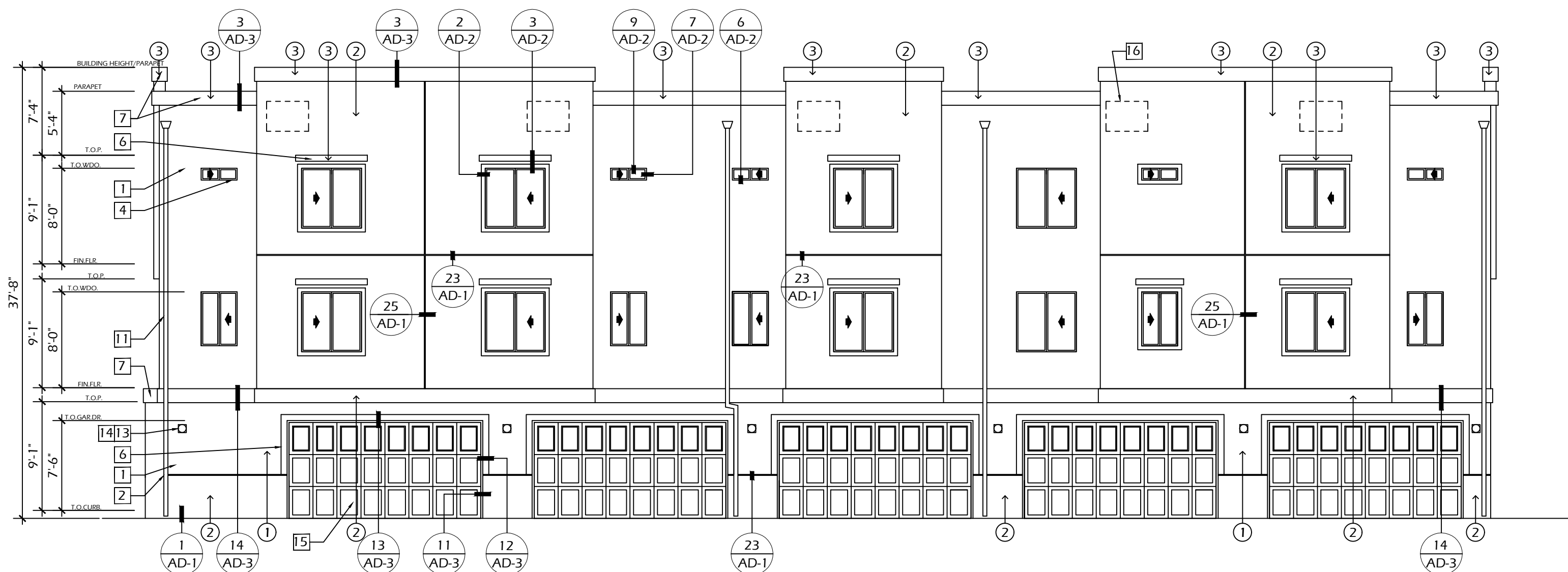
1/8" = 1'-0"

NOTES

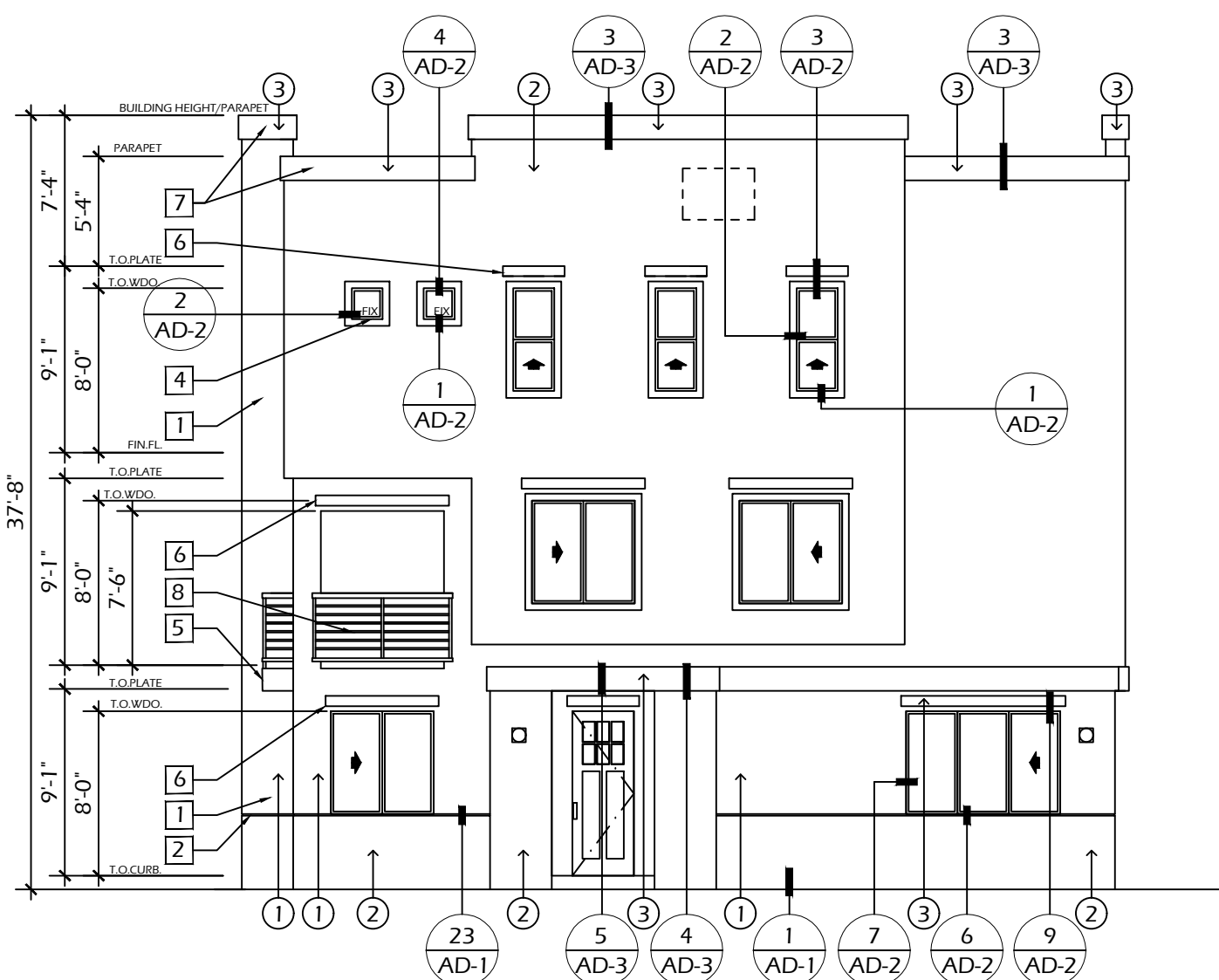
SECTION KEYNOTES



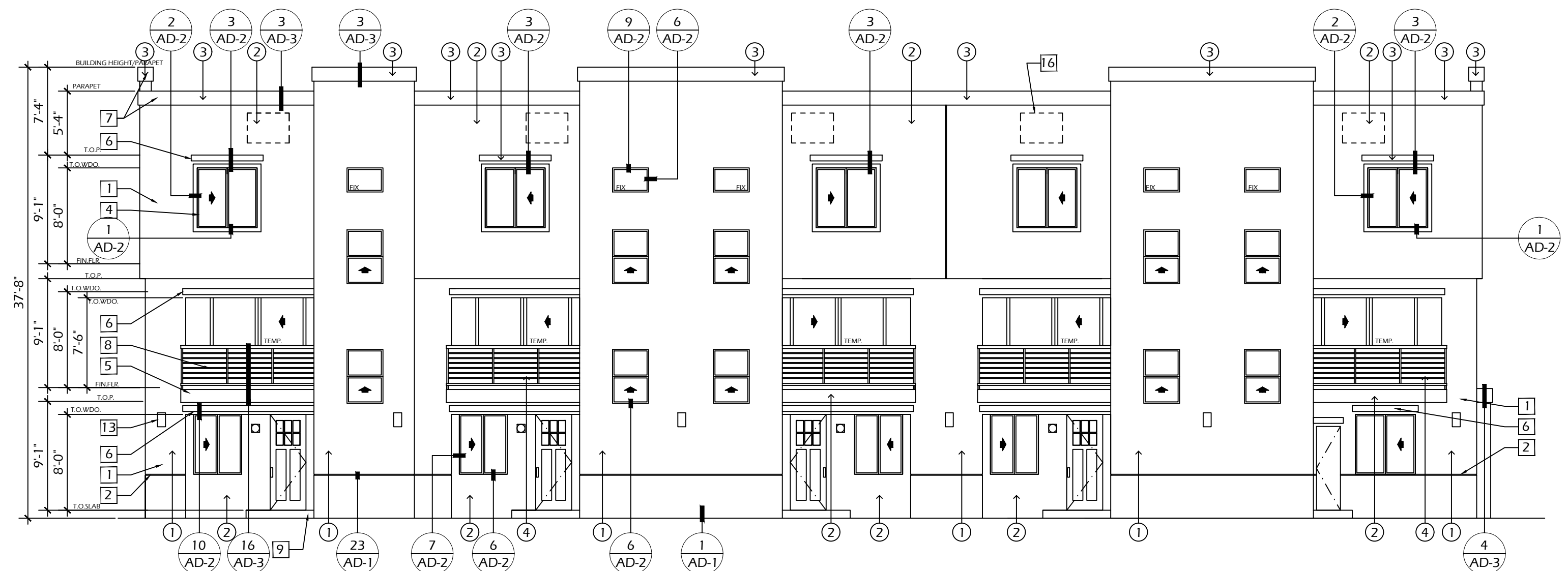
LEFT SIDE VIEW



REAR VIEW



RIGHT SIDE VIEW



FRONT VIEW

BUILDING # 3 EXTERIOR ELEVATIONS

1/8" = 1'-0"

KEYNOTES

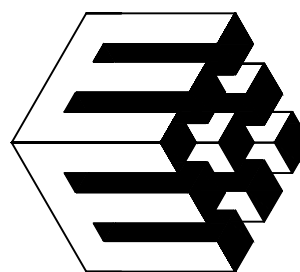
EXTERIOR COLORS:
STUCCO MANUFACTURER IS MERLEV
PAINT MANUFACTURER IS CARDINAL

- 1 WAINSCOT: P-1661 TITANIUM
- 2 MAIN WALL: X-50 CRYSTAL WHITE
- 3 6" POPOUT: P-1661 TITANIUM
- 4 CORNICE / TRIM: P-2090 THUNDER SKY
- 5 GUARDRAIL: BK08 BLACK

- 1 EXTERIOR CEMENT PLASTER WITH GALVANIZED IRON WEEP SCREED - TYPICAL AT ALL SLAB EDGE CONDITIONS
- 2 1" WIDE METAL REVEAL
- 3 EXTERIOR CEMENT SOFFIT WITH K-LATH AS SHOWN AND DETAILED
- 4 VINYL WINDOW FRAMES
- 5 PAINTED SHAPED FOAM PLASTIC (2#) TRIM
- 6 2" X 6" PAINTED SHAPED FOAM PLASTIC (2#) TRIM AS SHOWN AND DETAILED
- 7 2" X 14" WIDE SHAPED FOAM PLASTIC (2#) CORNICE AS SHOWN AND DETAILED
- 8 42" HIGH POWDER-COATED W.I. GUARDRAIL AS DETAILED - HORIZONTAL ELEMENTS SHALL BE SPACED LESS THAN 4" APART.
- 9 CONCRETE STOOP/PATIO - SEE FLOOR PLANS
- 10 ILLUMINATED BLDG. ADDRESS NUMBERS. NUMBERS SHALL CONTRAST WITH THE BACKGROUND. BE ARABIC, OR ALPHABETICAL LETTERS, AND BE A MIN. OF 4" HIGH WITH A MAXIMUM STROKE OF 1/2"
- 11 DOWNSPOUT - PAINT TO MATCH EXT. PLASTER
- 12 EXPANSION JOINT
- 13 SURFACE-MOUNTED LIGHT FIXTURE - SELECTION BY OWNER
- 14 PROVIDE QUICKFLASH AT ALL PENETRATIONS
- 15 ROLL-UP GARAGE DOOR
- 16 ROOF-MOUNTED CONDENSER



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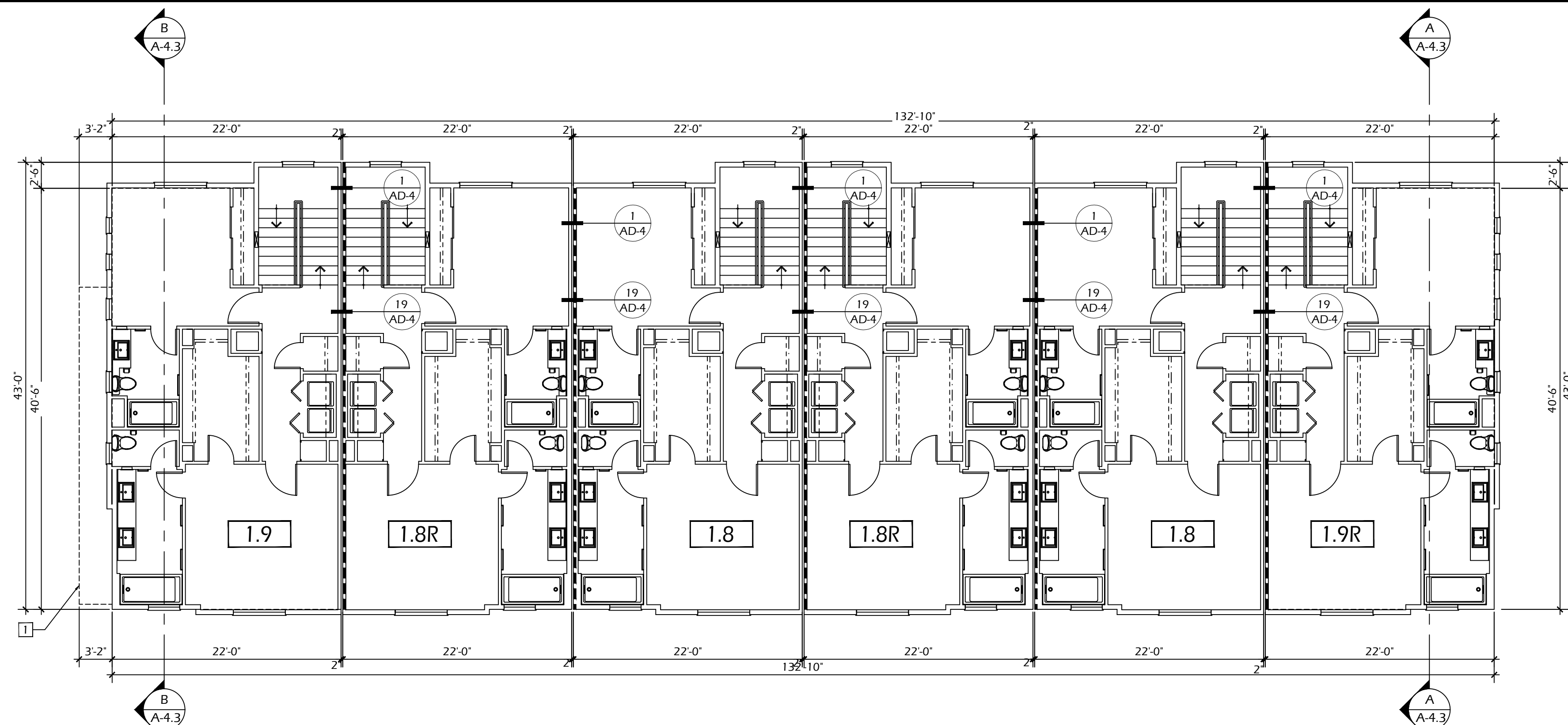
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MERRYWOOD CONDOMINIUMS

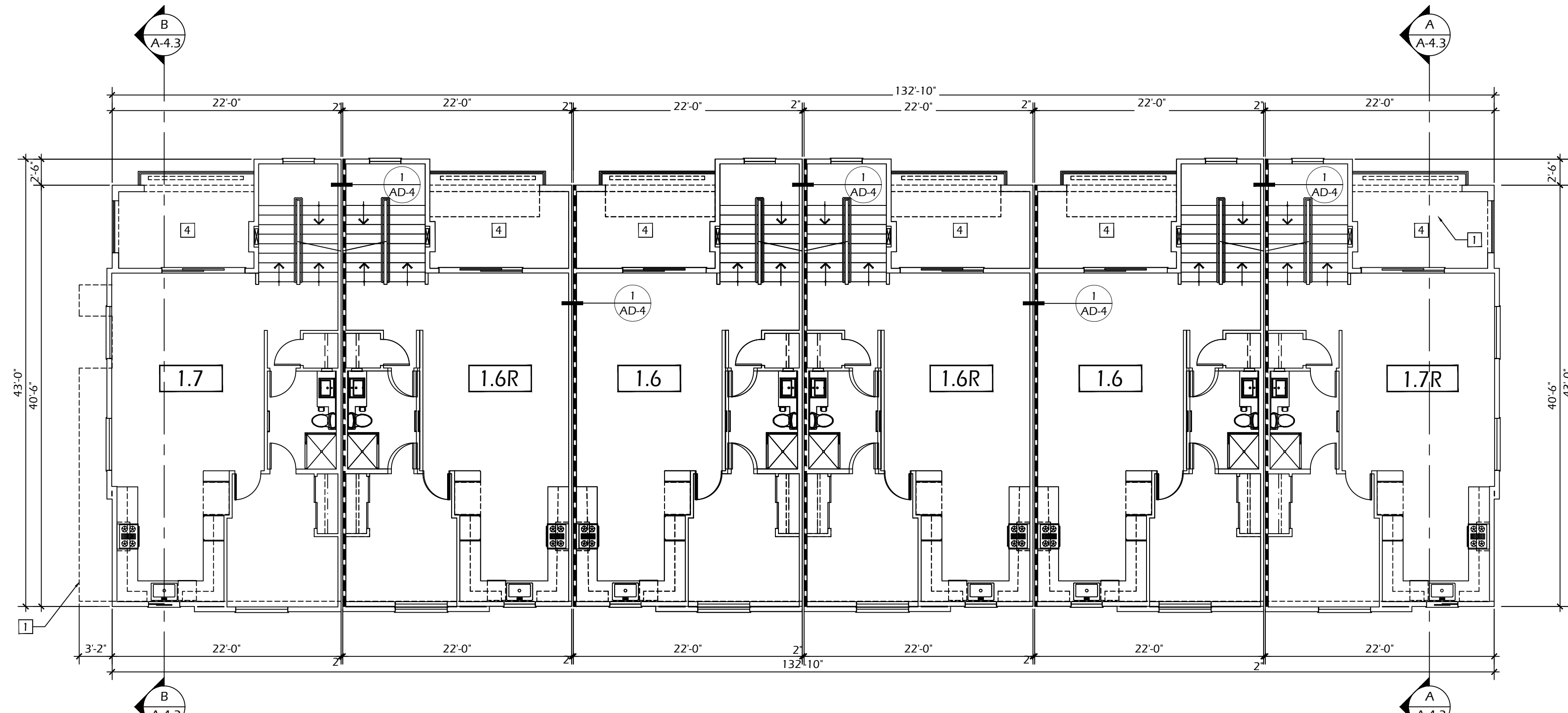
• BUILDING 3:
EXTERIOR ELEVATIONS
BUILDING SECTIONS

A-3.3



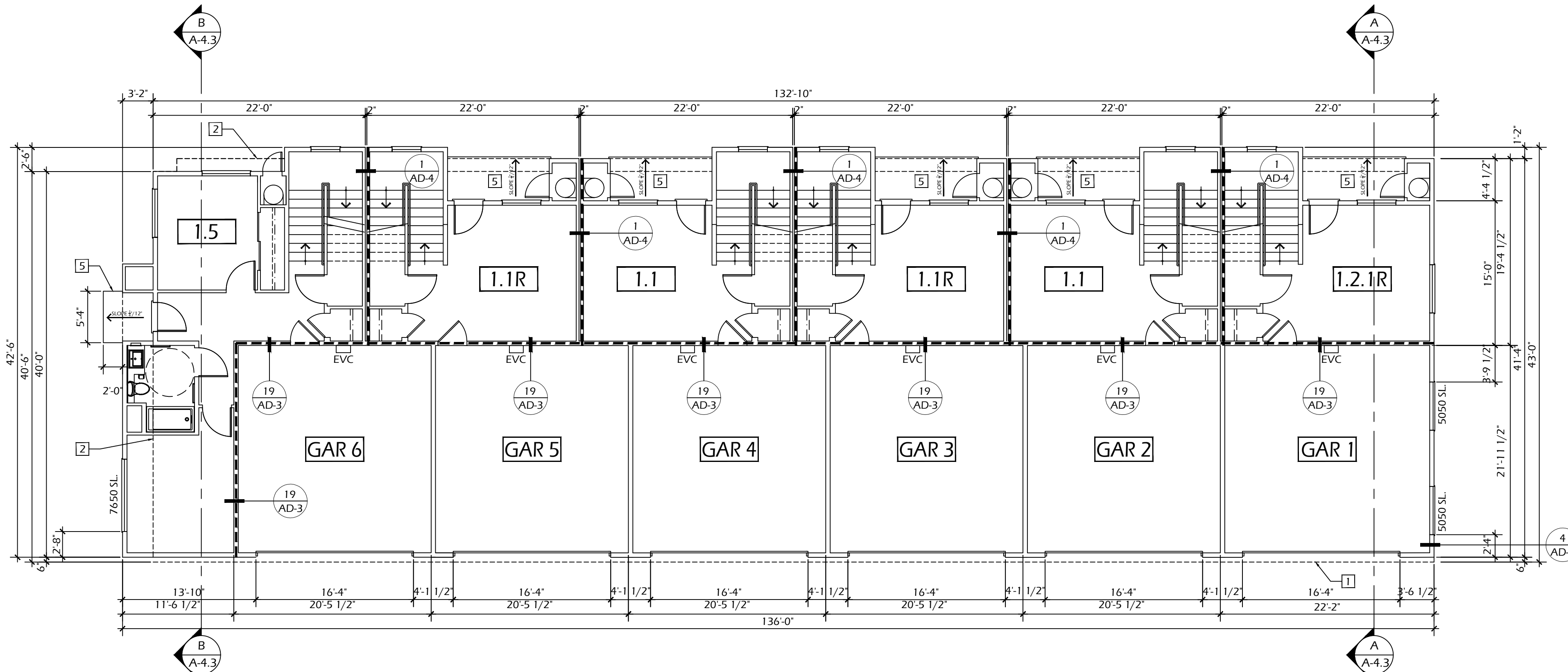
BUILDING # 4, TYPE C 3RD FLOOR

1/8" = 1'-0"



BUILDING # 4, TYPE C 2ND FLOOR

1/8" = 1'-0"



BUILDING # 4, TYPE C 1ST FLOOR

1/8" = 1'-0"

BUILDING ELEMENT	TYPE VA	TYPE VB
PRIMARY STRUCTURAL FRAME	1-HOUR	0-HOUR
BEARING WALLS		
EXTERIOR	1-HOUR	0-HOUR
INTERIOR	1-HOUR	0-HOUR
NON-BEARING WALLS AND PARTITIONS		
EXTERIOR	1-HOUR	0-HOUR
INTERIOR	1-HOUR	0-HOUR
FLOOR CONSTRUCTION & SECONDARY MEMBERS	1-HOUR	0-HOUR
ROOF CONSTRUCTION & SECONDARY MEMBERS	1-HOUR	0-HOUR

CONSTRUCTION TYPE: TYPE-V-B SPRINKLERED

CONSTRUCTION TYPE

SLOPE ALL BALCONIES 1/8" PER 12" TO DRAIN.

BALCONIES

FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. SUCH IDENTIFICATION SHALL:

- A. BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES.
- B. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION AND
- C. INCLUDE LETTERING NOT LESS THAN 3 INCH IN HEIGHT WITH A MINIMUM 3/8 INCH STROKE IN CONTRASTING COLOR. THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS", OR OTHER WORDING.

FIRE WALLS

- 4" NOMINAL WALL
- 6" NOMINAL WALL
- 8" NOMINAL WALL
- 12" NOMINAL WALL
- 1200 SERIES KNOX BOX 6' HIGH
- FIRE EXTINGUISHER (CABINET) LOCATED MAX. 50' TRAVEL DISTANCE TO ANY POINT IN GARAGE, MAX. 75' IN RESIDENTIAL.
- SEPARATION WALL - 1 HOUR FIRE PARTITION PER 2022 C.B.C., SECTION 708, EXCEPTION 2

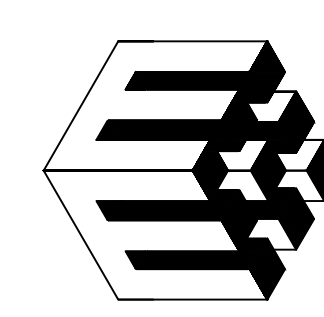
LEGEND

- 1 BUILDING OUTLINE BELOW
- 2 BUILDING OUTLINE ABOVE
- 3 42" HIGH GUARDRAIL
- 4 ELASTOMERIC WATERPROOF MEMBRANE AT BALCONIES
- 5 LEVEL SLIP-RESISTANT CONCRETE STOOP

KEYNOTES



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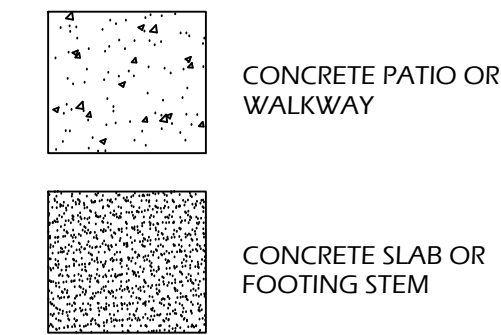
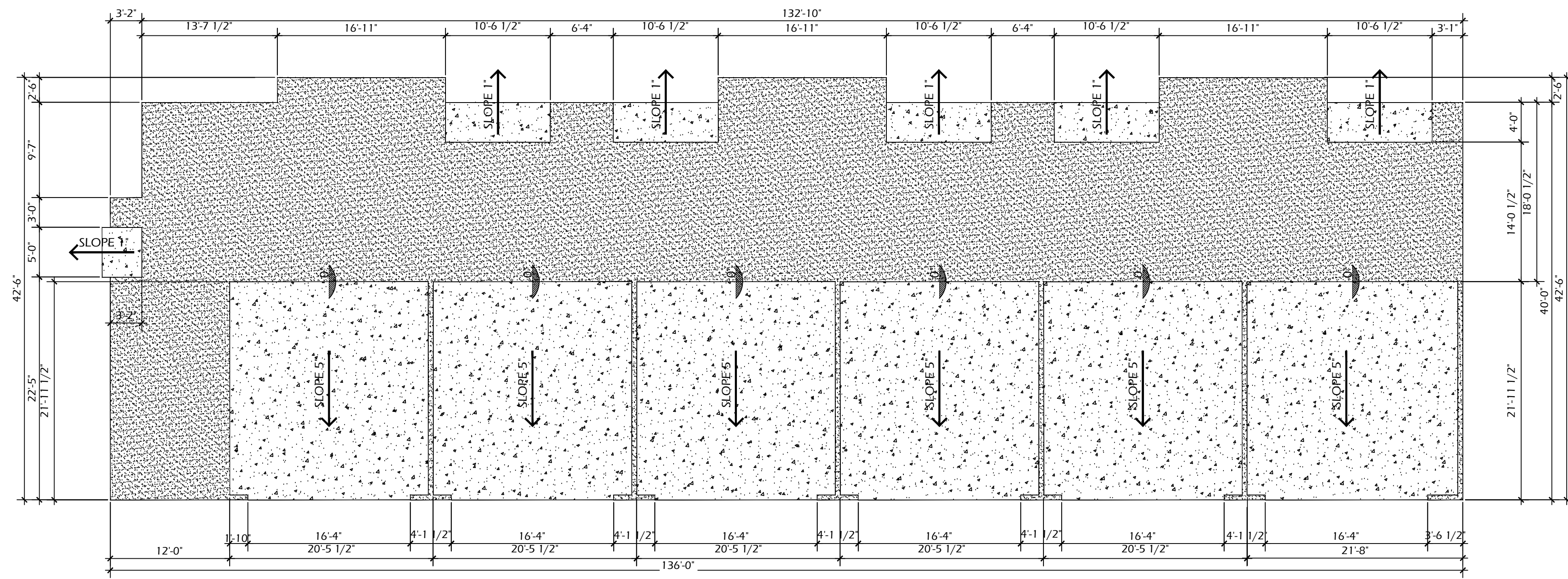
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MERRYWOOD CONDOMINIUMS

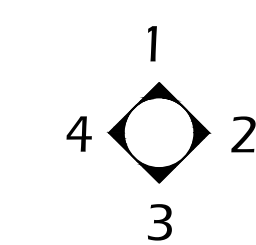
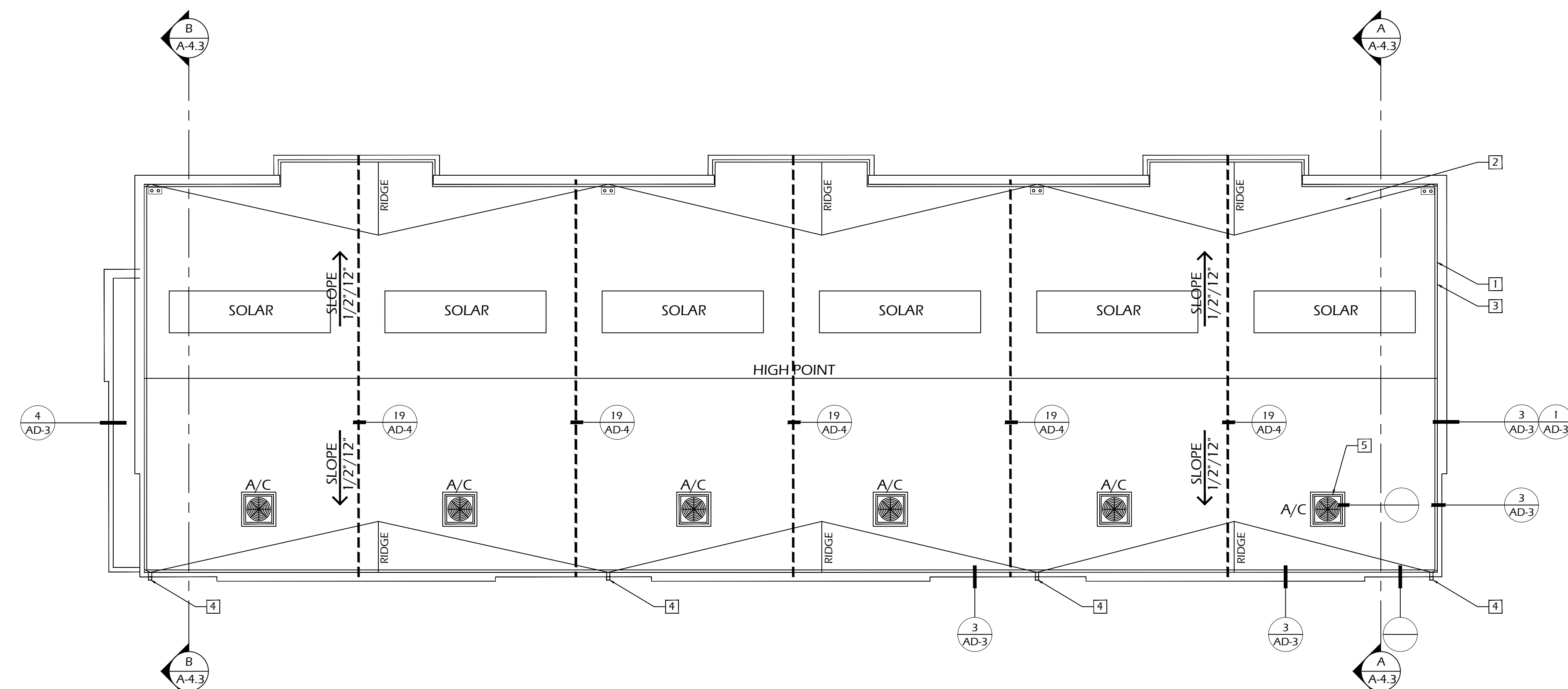
• BUILDING 4:
1ST FLOOR PLAN
2ND FLOOR PLAN
3RD FLOOR PLAN

A-4.1



BUILDING # 4, TYPE C SLAB INTERFACE & DIMENSION PLAN (NON-STRUCTURAL)

1/8" = 1'-0"



BUILDING # 4, TYPE C ROOF PLAN

1/8" = 1'-0"

THE SOLAR REQUIRED FOR THE BUILDING WILL BE PROVIDED ON THE DEFERRED SOLAR SUBMITTAL AT THAT TIME A DOCUMENT WILL BE PROVIDED TO CONFORM TO ALL APPLICABLE REQUIREMENTS.

SOLAR

ROOF SLOPE SHALL BE 1/2/12" TYPICAL UNLESS NOTED OTHERWISE

ROOFING MATERIAL SHALL BE EVERGUARD SINGLE-PLY ROOF MEMBRANE SYSTEM (TPO) AS MANUFACTURED BY GAF
ICC ESR-4676 EVALUATION REPORT

ROOF SHALL BE CLASS A

ALL ROOF DRAINS SHALL HAVE DOWNSPOUTS TO CONCRETE SPLASHBLOCKS. FINAL DESIGN SHALL BE PROVIDED BY THE INSTALLATION CONTRACTOR AND APPROVED BY THE OWNER & PROJECT SOILS ENGINEER BEFORE INSTALLATION

ROOF VENTS SHALL BE

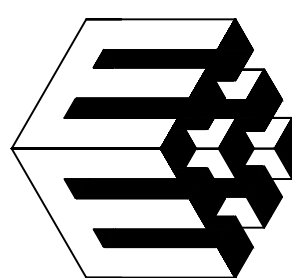
ROOF NOTES

- 1 ROOF OUTLINE
- 2 EXTERIOR GRADE PLYWOOD BUILT-UP SADDLE.
- 3 CANT STRIP
- 4 SCUPPER & DOWNSPOUT - TERMINATE DOWNSPOUTS OVER A SITE DRAIN OR SPLASHBLOCK. IF OVER A SITE DRAIN PROVIDE A 3" SEPARATION BETWEEN DOWNSPOUT AND SITE DRAIN.
- 5 CONDENSER PLATFORM - VERIFY DIMENSIONS WITH CONDENSER MANUFACTURER

ROOF KEYNOTES



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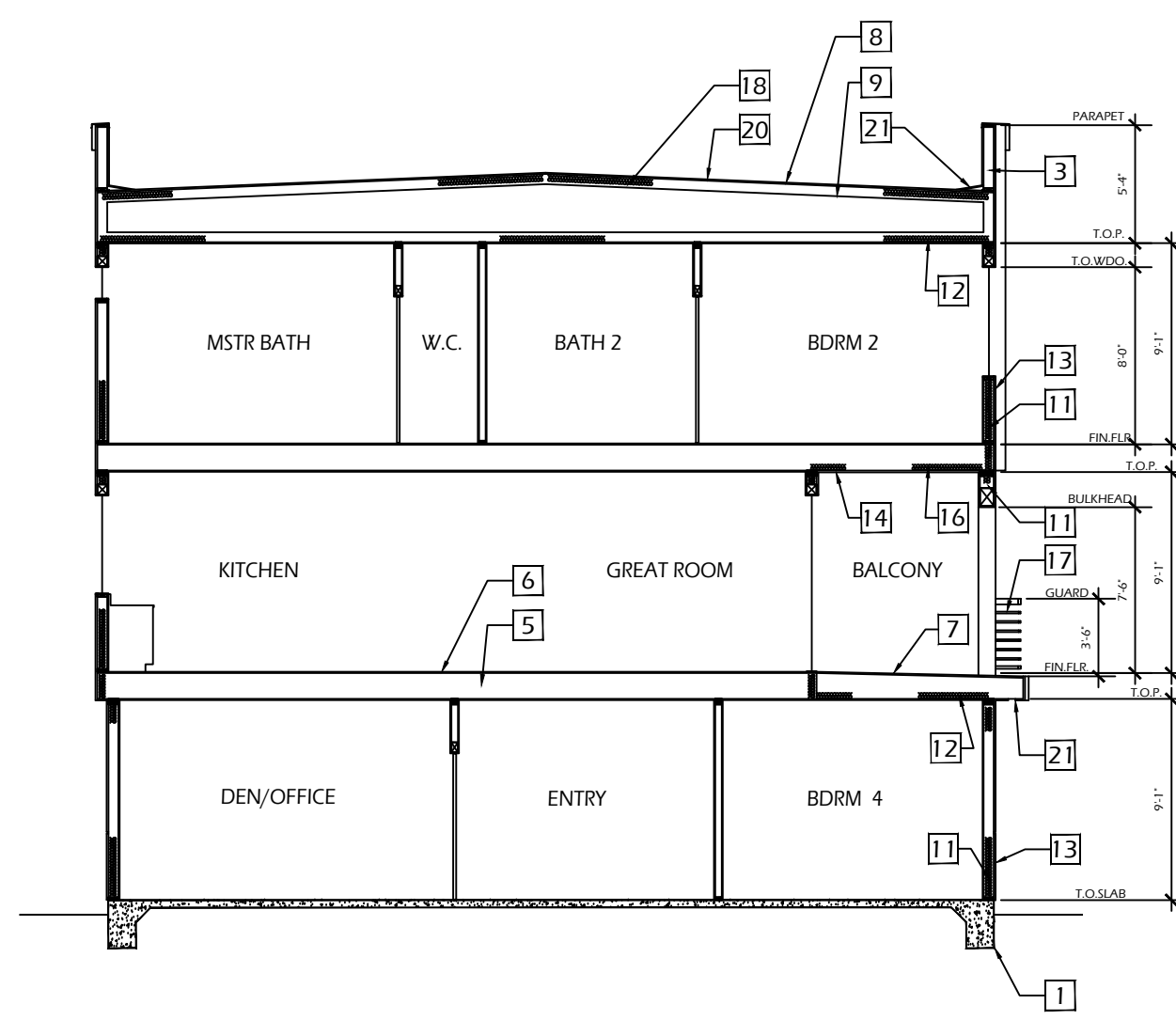
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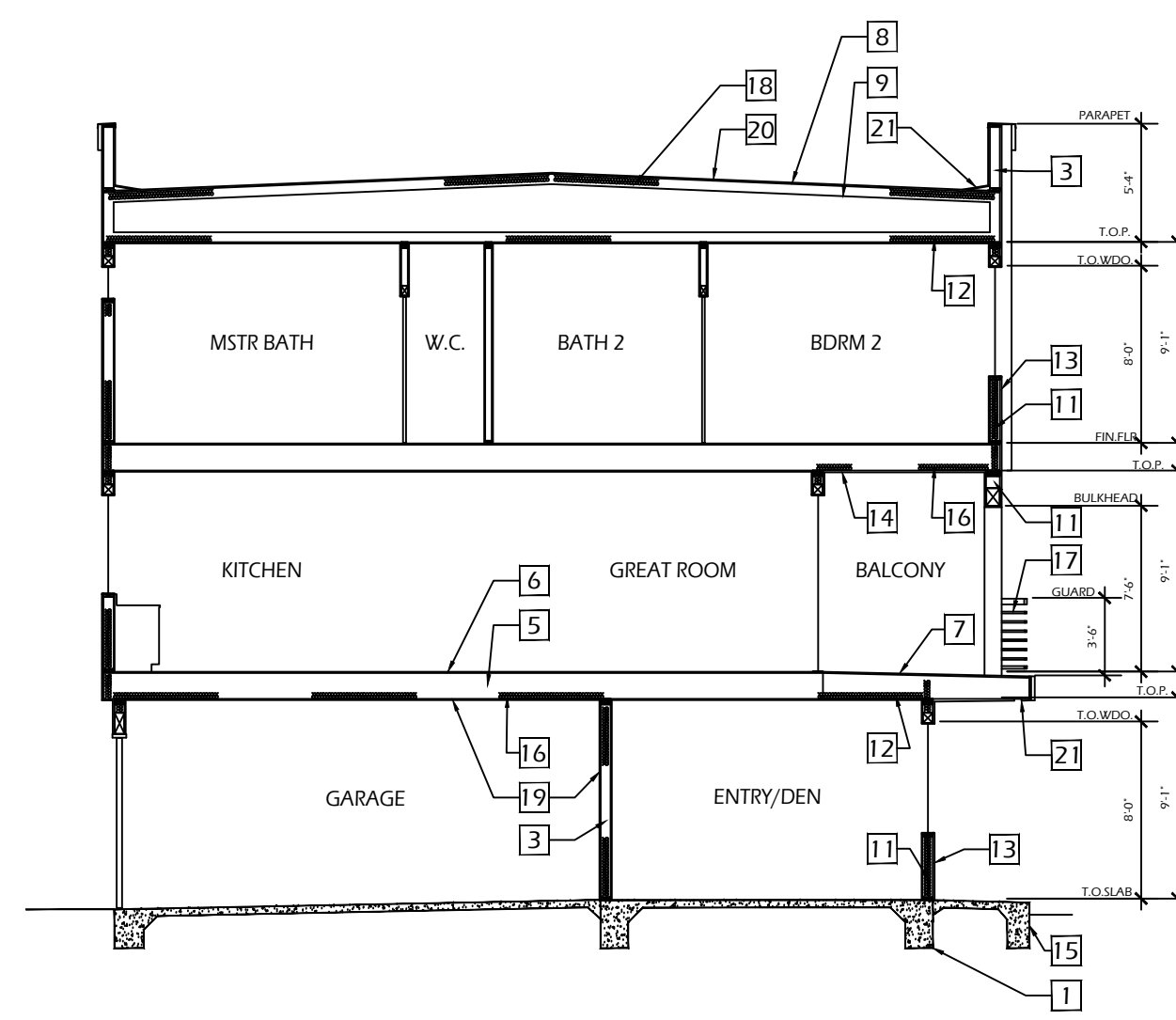
MERRYWOOD CONDOMINIUMS

• BUILDING 4:
ROOF PLAN
SLAB INTERFACE &
DIMENSION PLAN

A-4.2



SECTION BB



SECTION AA

REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS

INSULATION AREA:

ROOF: R-13
EXTERIOR WALLS: R-21
FLOOR BETWEEN UNITS: R-30
FLOOR OVER UN-CONDITIONED SPACE: R-30
CEILINGS EXPOSED TO OUTSIDE AIR: R-38
DUCTING: R-42
SLAB EDGE: NONE

DROPPED CEILING HEIGHTS SHALL BE VERIFIED WITH THE MECHANICAL CONTRACTOR AND ANY CHANGES SHALL BE APPROVED IN WRITING BY THE CONTRACTOR, OWNER AND ARCHITECT.

INSULATION NOTES

ALL EXTERIOR WALLS SHALL BE EXTERIOR PLASTER.

ALL BETWEEN-UNITS WALLS SHALL BE 5/8" TYPE "X" FIRE-RATED GYPSUM BOARD.

UNITS FLOORING SYSTEM SHALL BE 3/4" PLYWOOD.

DECK AND BALCONY FLOORING SYSTEM SHALL BE 3/4" EXT. GRADE PLYWOOD O/ 2X FRAMING - REFER TO STRUCTURAL DRAWINGS.

ALL LANDINGS AND BALCONIES SHALL BE SLOPED 1/4" PER FOOT MAX.

REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION, FLOOR AND ROOF FRAMING INFORMATION.

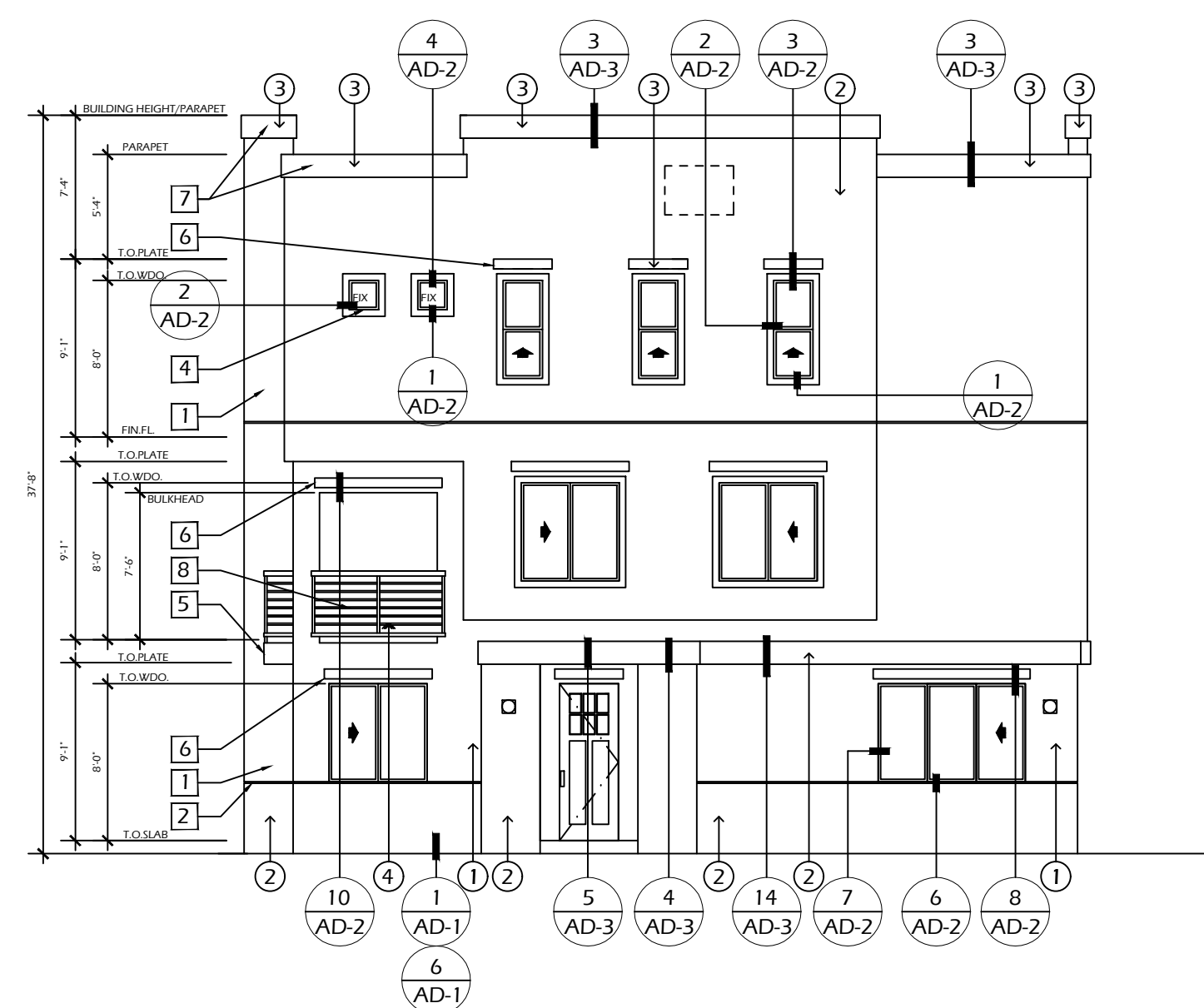
- 1 CONCRETE SLAB - REFER TO STRUCTURAL DRAWINGS FOUNDATION PLAN FOR FOOTING LOCATIONS AND SOILS REPORT FOR SLAB THICKNESS
- 2 2X4 STUD WALL - SEE UNIT PLANS
- 3 2X6 STUD WALL - SEE UNIT PLANS
- 4 2X8 STUD WALL - SEE UNIT PLANS
- 5 FLOOR TRUSSES - SEE STRUCTURAL PLANS FOR FURTHER INFORMATION
- 6 3/4" PLYWOOD FLOOR SHEATHING
- 7 3/4" EXT. GR. PLYWOOD SUBFLOOR W/ WATERPROOF MEMBRANE OVER
- 8 PREFABRICATED ROOF TRUSSES - REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR LOCATION, ETC.
- 9 1/2" THICK EXTERIOR GRADE ROOF SHEATHING - REFER TO STRUCTURAL DRAWINGS
- 10 5/8" X GYPSUM BOARD AT WALLS BETWEEN UNITS & 5/8" CEILING BOARD AT CEILINGS
- 11 R-21 BATT INSULATION AT ALL EXTERIOR WALLS
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- 20 CLASS A BUILT-UP ROOFING
- 21 ALUMINUM VENT FOR BALCONY

BUILDING # 4, TYPE C BUILDING SECTIONS

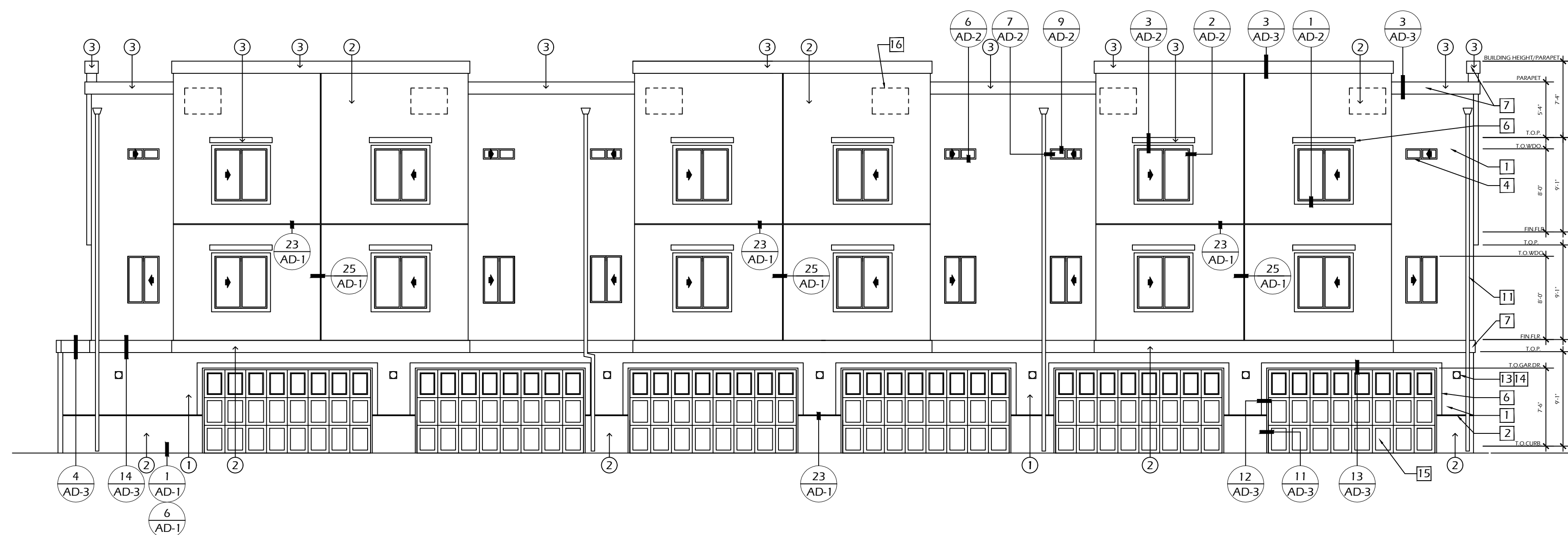
1/8" = 1'-0"

NOTES

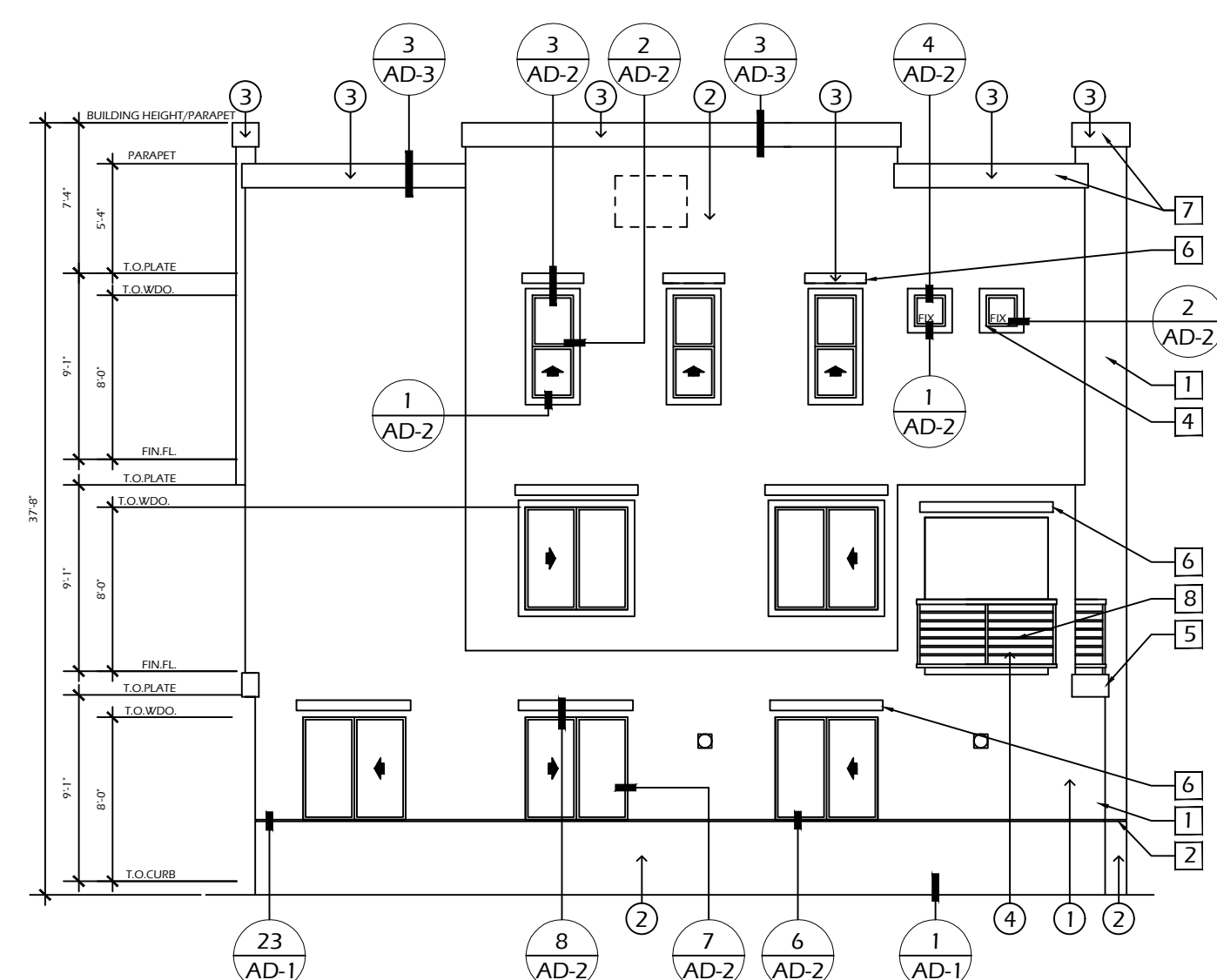
SECTION KEYNOTES



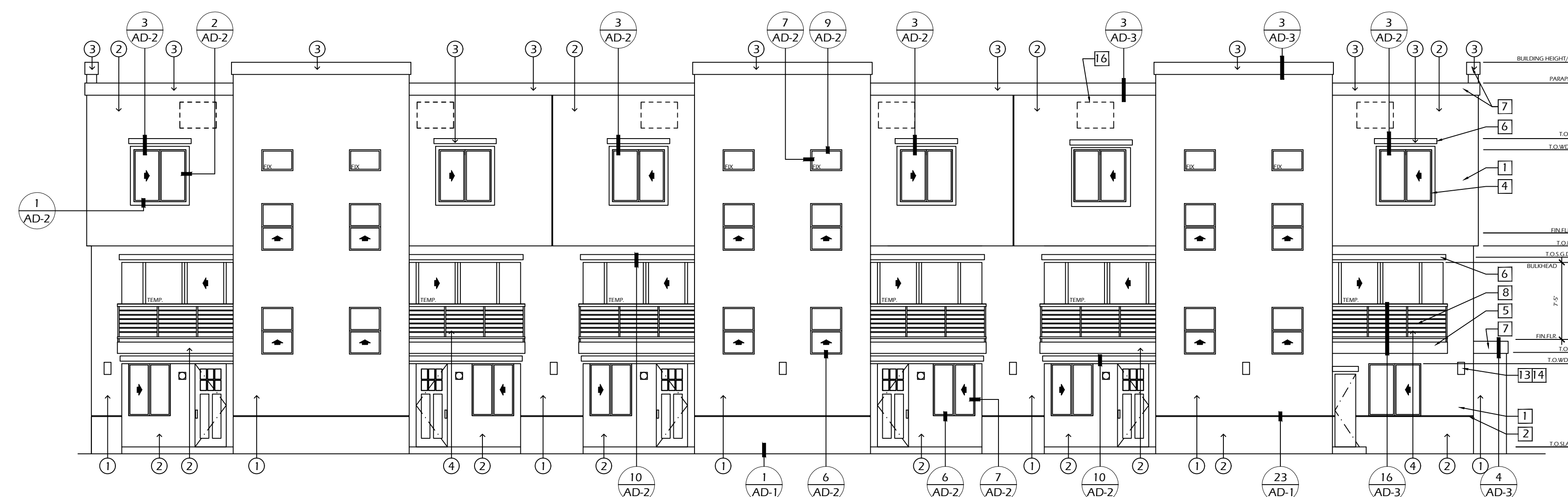
RIGHT SIDE VIEW



REAR VIEW



LEFT SIDE VIEW



FRONT VIEW

BUILDING # 4, TYPE C EXTERIOR ELEVATIONS

1/8" = 1'-0"

KEYNOTES

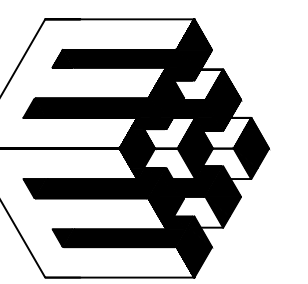
EXTERIOR COLORS:
STUCCO MANUFACTURER IS MERLEY
PAINT MANUFACTURER IS CARDINAL

- 1 WAINSCOT: P-1661 TITANIUM
- 2 MAIN WALL: X-50 CRYSTAL WHITE
- 3 6" POPOUT: P-1661 TITANIUM
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- 1 EXTERIOR CEMENT PLASTER WITH GALVANIZED IRON WEEP SCREED - TYPICAL AT ALL SLAB EDGE CONDITIONS
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- 15 ROLL-UP GARAGE DOOR
- 16 ROOF-MOUNTED CONDENSER



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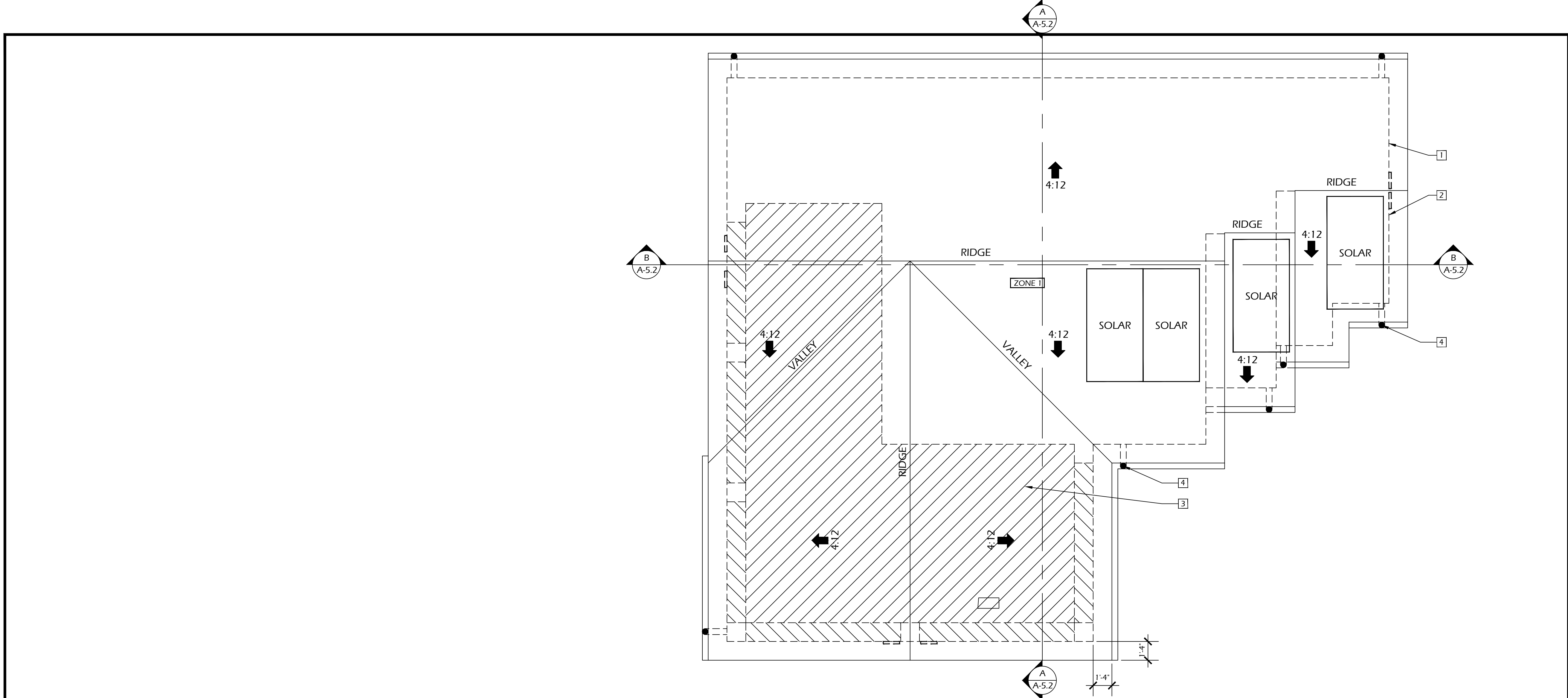
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MERRYWOOD CONDOMINIUMS

• BUILDING 4:
EXTERIOR ELEVATIONS
BUILDING SECTIONS

A-4.3



CLUBHOUSE ROOF PLAN

1/4" = 1'-0"

ROOF NOTES

SYM	SIZE	TYPE	FRAME	BREAK-UP TOTAL/HORIZ.	TEMP	COMMENTS
A	2020	FIXED	VINYL			
B	3020	FIXED	VINYL			
C	4020	FIXED	VINYL			
D						
E	4050	SLIDER	VINYL			
F						
G	3050	S. HUNG	VINYL			
H						

1. ALL WINDOW GLAZING SHALL BE DUAL PANE.
2. SAFETY GLAZING SHALL BE ETCH-MARKED PER 2022 C.B.C.
3. EGRESS WINDOWS SHALL HAVE A CLEAR NET WIDTH OF 20", NET CLEAR HEIGHT OF 24", AND 5.7 SF OF OPENING.
4. FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS.

WINDOW SCHEDULE

- INTERNATIONAL SYMBOL OF ACCESSIBILITY - LOCATED AT ALL ACCESSIBLE ENTRANCES.
- EXIT TACTILE EXIT SIGN WITH BATTERY BACKUP.
- EXIT ILLUMINATED TACTILE EXIT SIGN WITH BATTERY BACKUP & EMERGENCY LIGHTING.
- OCCUPY OCCUPANCY SIGN PER CBC 1004.3
- EXIT SIGN PER CBC 1011.1. ELECTRICALLY POWERED SELF-LUMINOUS AND PHOTO LUMINESCENT EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CBC CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. 2 SOURCES OF POWER ARE REQUIRED - HOUSE & BATTERY. (CBC 1013.1)
- CALIFORNIA SIGN REQUIREMENTS ARE MORE RESTRICTIVE THAN ADA.

SIGNAGE

- 4" NOMINAL WALL
- 6" NOMINAL WALL
- 8" NOMINAL WALL
- 12" NOMINAL WALL
- F.E. FIRE EXTINGUISHER
- T.P. TISSUE PAPER ROLL HOLDER - PROVIDE 2X6 BACKING EXCEPT @ CABINETS
- P.T.D. RECESSED PAPER TOWEL DISPENSER
- T.S. RECESSED TOILET SEAT COVERS DISPENSER
- 30" X 48" CLEAR HANDICAP ACCESSIBLE SPACE

LEGEND

CLUBHOUSE B OCCUPANCY 16 PEOPLE 780 S.F./50 S.F.

OCCUPANCY

CLUBHOUSE: 924 S.F.
LANAI: 574 S.F.

CLUBHOUSE DATA

ZONE 1: 1,498 S.F.
TOTAL VENTING REQUIRED: 1,498 S.F./300 = 5.0 S.F. (720 S.I.)
HIGH VENTING REQUIRED: 2.5 S.F. (360 S.I.)
VENTING PROVIDED:
HIGH: 3 RIDGE VENTS @ 183 S.I. = 549 S.I.
LOW VENTING REQUIRED: 2.5 S.F. (360 S.I.)
LOW: 2 WALL VENTS @ 183 S.I. = 366 S.I.

ATTIC VENT CALCS.

- ZONE 1 ATTIC VENTILATION ZONE
- UPPER ROOF SLOPE DIRECTION
- LOWER ROOF SLOPE DIRECTION
- EAVE VENT
- WALL VENT (18" X 18")
- SOFFIT VENT (3'X2' - 0.416 SQ. FT. NET)
- ROOF VENT (97.5 S.I. NET)
- EXTERIOR PLASTER SOFFIT W/ K-LATH BACKING
- GUTTER & DOWNSPOUT

ROOF LEGEND

1. ROOF OUTLINE
2. BUILDING OUTLINE
3. EXTERIOR CEMENT PLASTER SOFFIT/CEILING WITH K-LATH BACKING - REFER TO ARCHITECTURAL DETAILS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
4. GUTTER AND DOWNSPOUT - TERMINATE DOWNSPOUTS OVER A SITE DRAIN OR SPLASH BLOCK. IF OVER A SITE DRAIN PROVIDE A 3' SEPARATION BETWEEN DOWNSPOUT AND SITE DRAIN.

ROOF KEYNOTES

1. CLASS 'B' INTERIOR FINISHES ARE REQUIRED IN ROOMS OR SPACES NOT CONSIDERED ADMINISTRATIVE AND IN SPACES WITH 5 OR MORE OCCUPANTS. TABLE 803.9.
2. EXTERIOR DOORS SHALL MEET THE REQUIREMENTS OF THE ENERGY CODE FOR FENESTRATION, PREScriptive OR PERFORMANCE APPROACH.

RESTROOM NOTES:

1. RESTROOM WALLS SHALL BE WATER-RESISTANT GYPSUM BOARD WITH A WATERPROOF ACRYLIC PAINT.
2. ALL RESTROOMS SHALL HAVE 48" HIGH CERAMIC TILE WALLS. CERAMIC TILE SHALL BE MOISTURE-RESISTANT.
3. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT CERAMIC TILE SURFACE THAT EXTENDS 48" UP THE WALL.

FLOORING & BASE:

1. CARPET THICKNESS SHALL NOT EXCEED 1/2". CARPET COLOR BY OWNER.
 2. WALL BASE SHALL BE CERAMIC TILE.
- A.D.A. REQUIREMENTS:
1. PULLS MAY BE SUBSTITUTED FOR PANIC HARDWARE PER ADA SECTION 4.13.9.
 2. ALL DOORS SHALL BE TESTED AND ADJUSTED TO MEET ADA SECTION 4.13.11.5 LBF MAX. UNQ.
 3. ALL NEW CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE CALIFORNIA TITLE 24 ACCESSIBILITY GUIDELINES.
 4. ALL THRESHOLDS SHALL MEET A.D.A. REQUIREMENTS.

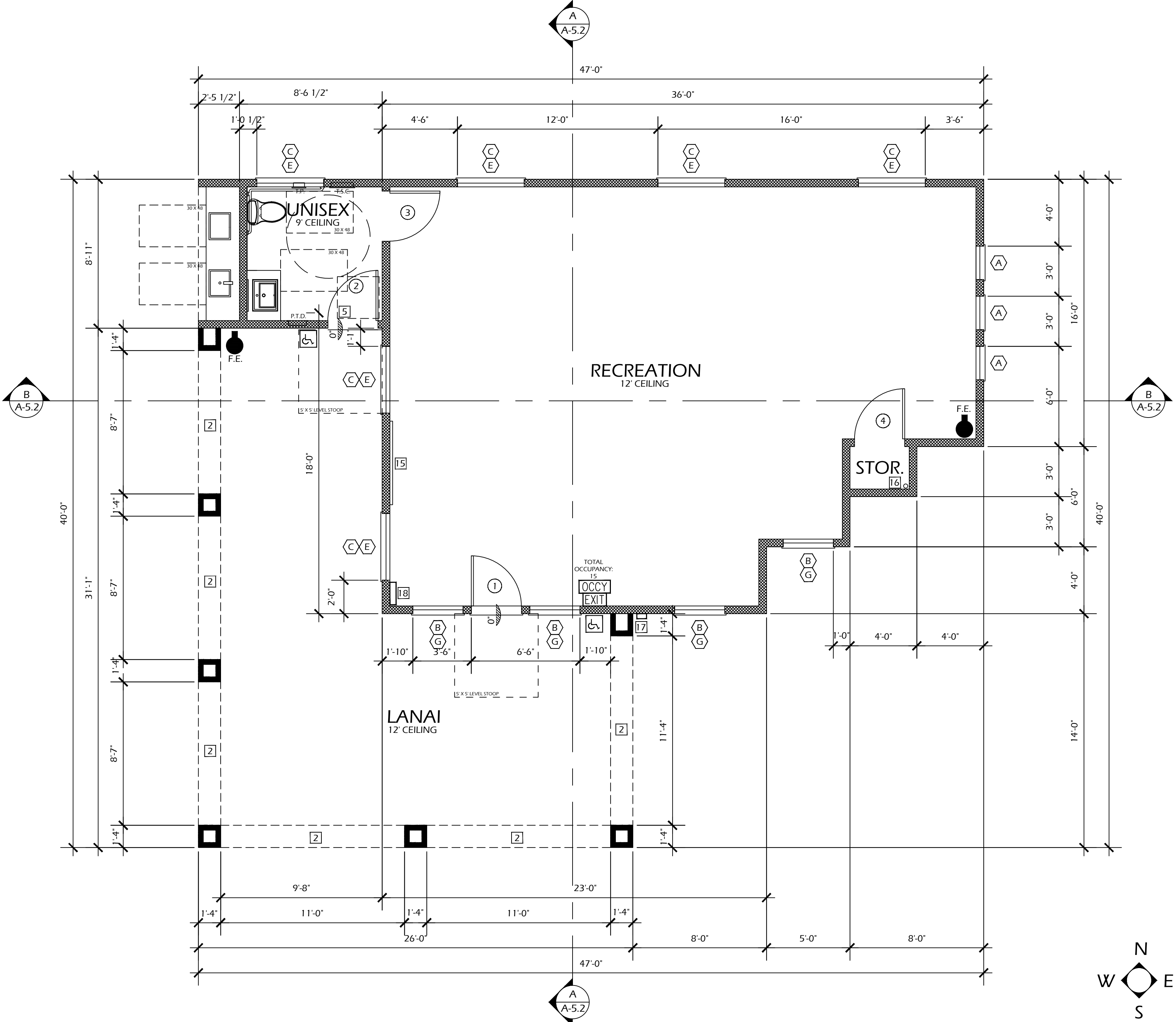
NOTES

1. 4" THICK SALT-FINISH CONCRETE WALKWAY - SLOPE AWAY FROM BUILDING - FLUSH THRESHOLD AT ENTRY DOORS TO MEET A.D.A. REQUIREMENTS
2. EXTERIOR PLASTER SOFFIT OR BULKHEAD - SEE EXTERIOR ELEVATIONS
3. 2X6 PLUMBING WALL
4. WATER HEATER - REFER TO PLUMBING ENGINEERING PLANS FOR FURTHER INFORMATION
5. 30" SQ. INSULATED ATTIC HATCH TO ATTIC AND FAU - PROVIDE A 24" WIDE PLYWOOD WALKWAY FROM SHUTTLE TO FAU, AND 36" IN FRONT OF FAU FOR WORK SPACE. PROVIDE LIGHT SWITCH AT ATTIC SIDE OF SHUTTLE AND LIGHTING AT WALKWAY AND OVER FAU.
6. CERAMIC TILE FINISH
7. A/C CONDENSER ON WEATHERPROOF PAD 3" ABOVE GRADE. PROVIDE W.P. 110V. WITHIN 25'; W.P. 220V., AND WEATHERPROOF DISCONNECT.
8. CABINET
9. FAU - SEE MECHANICAL PLANS AND ELECTRICAL PLANS FOR FURTHER INFORMATION
10. FIRE EXTINGUISHER
11. SINK
12. BBQ LOCATION
13. FLOOR DRAIN. SEE PLUMBING ENGINEERING DRAWINGS
14. MAIL SLOT
15. WALL-MOUNTED 72" FLAT SCREEN TV
16. FIRE RISER - 18" CLEARANCE
17. 3200 SERIES KNOXBOX
18. ALARM CONTROL ANNUNCIATOR

KEYNOTES

SYM	SIZE	CORE	THICKNESS	TYPE/ STYLE	FACING MATERIAL	FRAME	COMMENTS
1	3080	SC	1 3/4"	FRENCH	1-LITE TEMP.	RABBETED	LOCK AND DEADBOLT; SELF-CLOSER
2	3080	SC	1 3/4"	BY OWNER	BY OWNER	RABBETED	LOCK AND DEADBOLT; SELF-CLOSER
3	3080	HC	1 3/8"	BY OWNER	BY OWNER	PRE-HUNG	LOCK AND DEADBOLT; SELF-CLOSER
4	3068	HC	1 3/8"	BY OWNER	BY OWNER	PRE-HUNG	DEADBOLT
5							

DOOR SCHEDULE

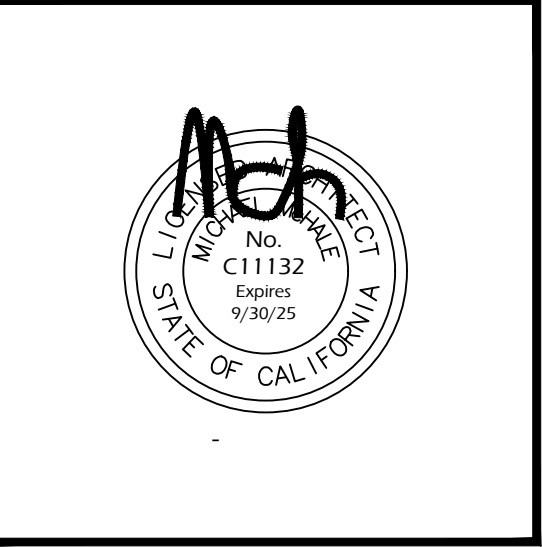


CLUBHOUSE FLOOR PLAN

1/4" = 1'-0"

CLUBHOUSE DATA

KEYNOTES



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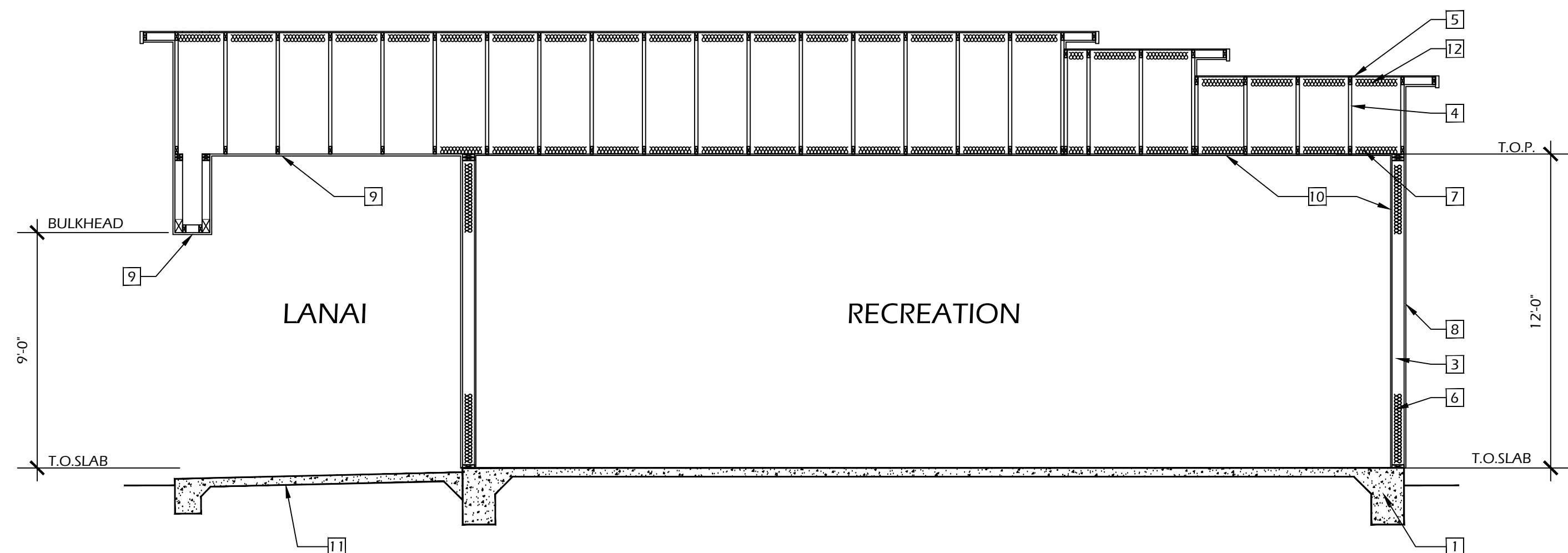
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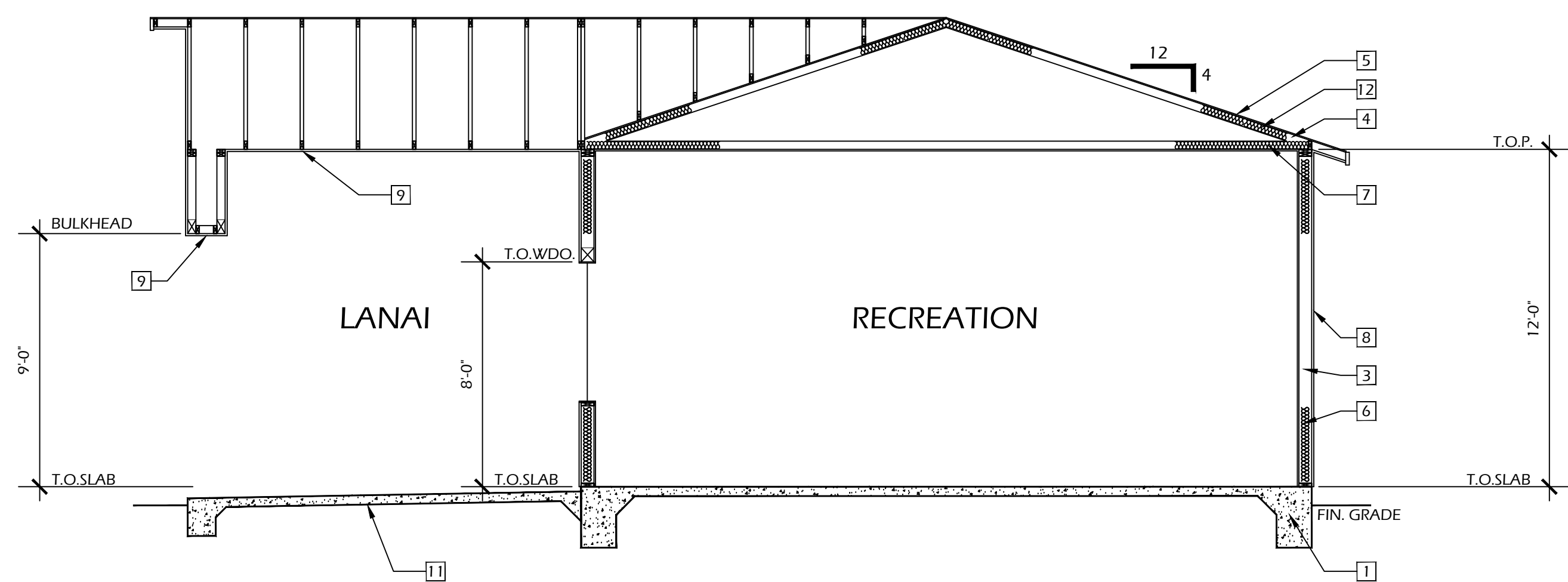
MERRYWOOD CONDOMINIUMS

- CLUBHOUSE FLOOR PLAN
 - CLUBHOUSE ROOF PLAN
- CLUBHOUSE

A-5.1

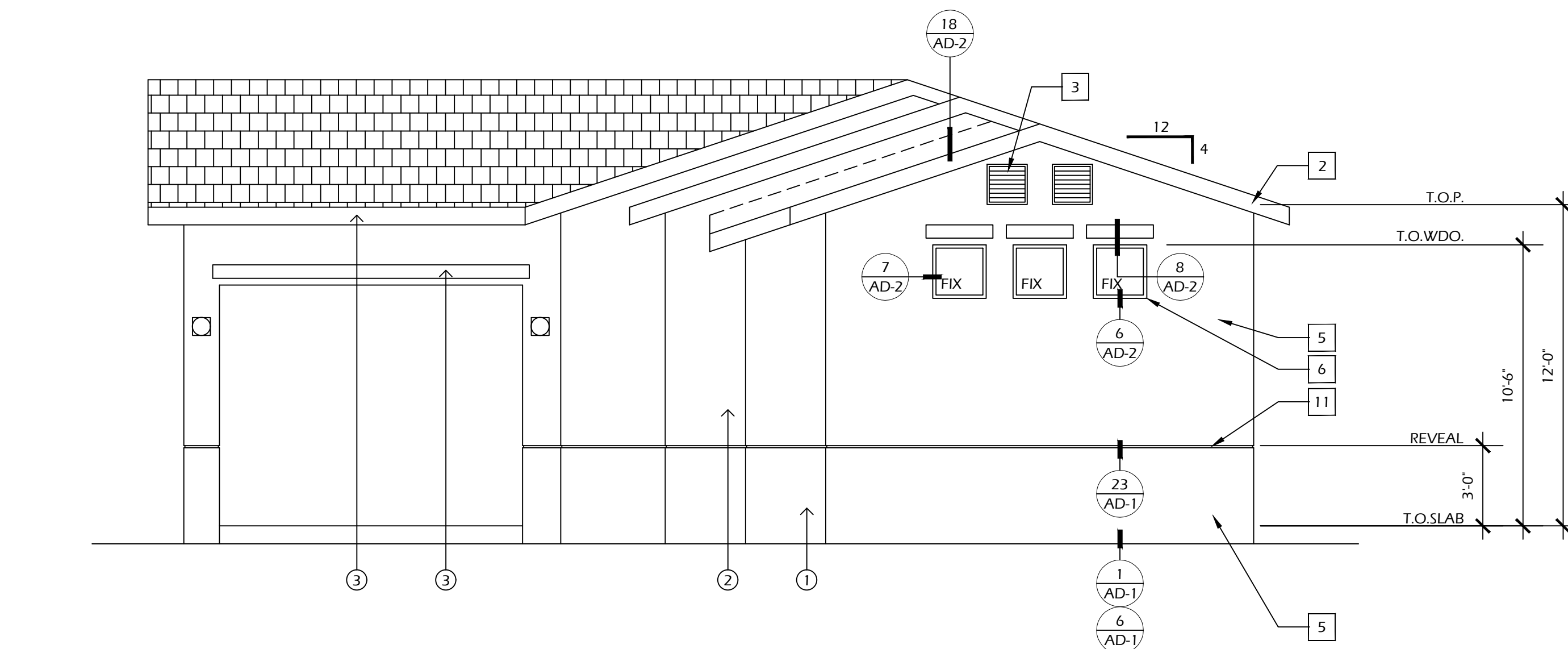


SECTION BB

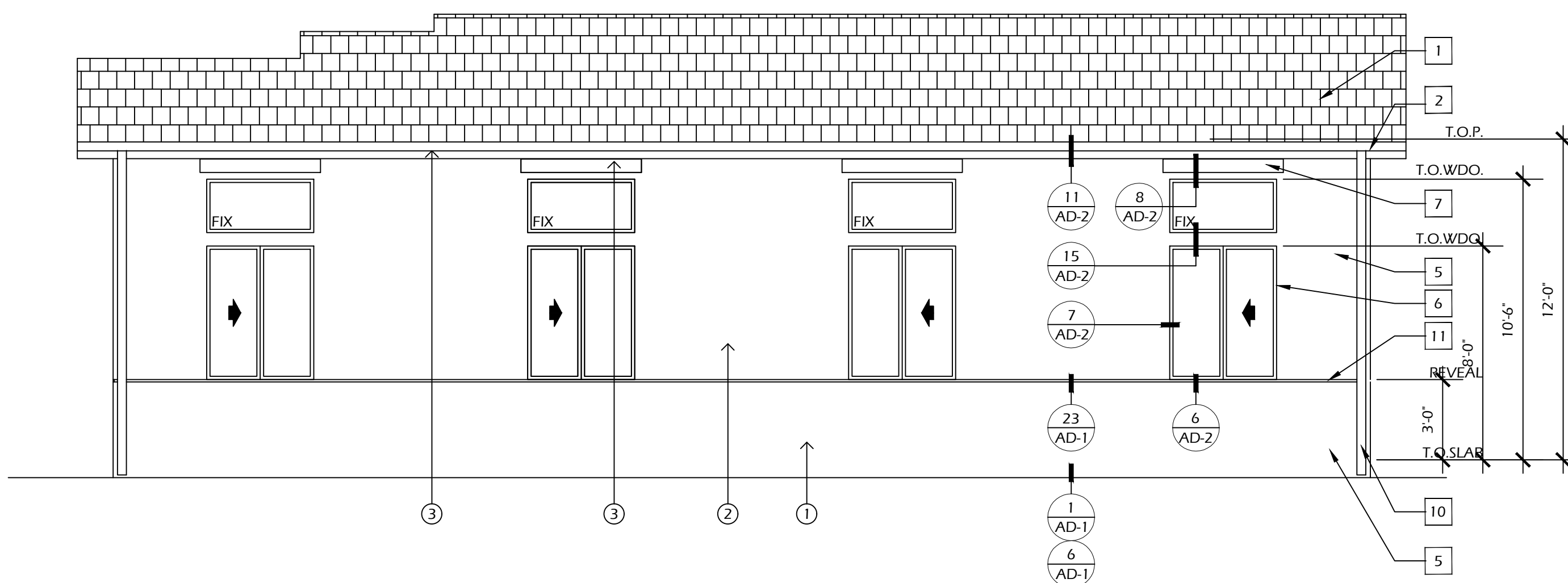


SECTION AA

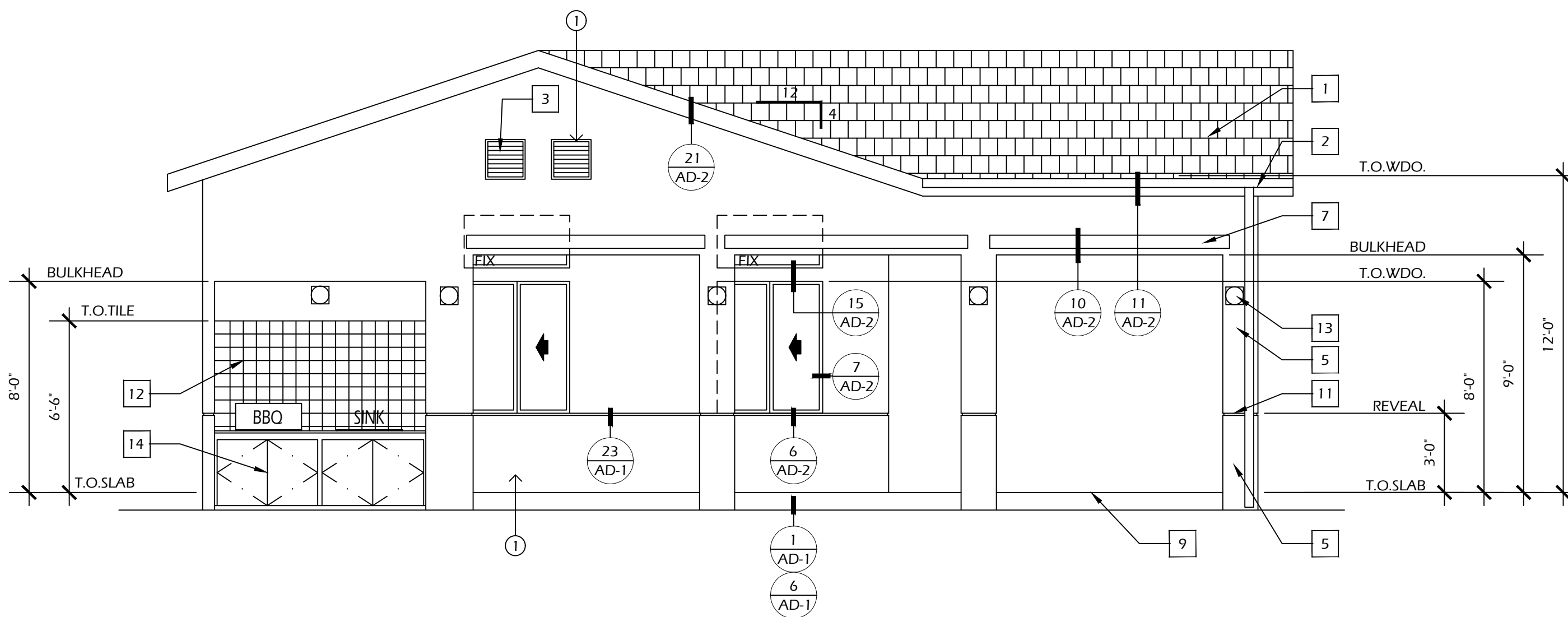
CLUBHOUSE BUILDING SECTIONS



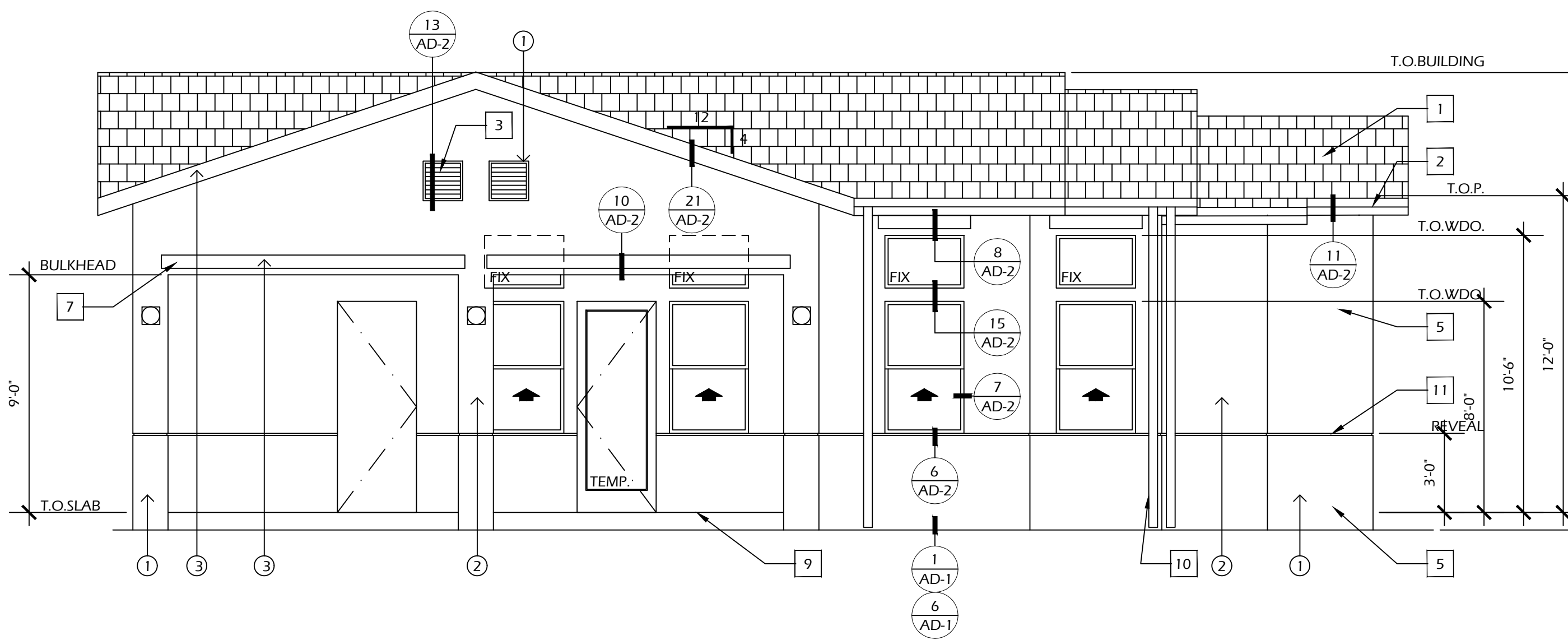
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

CLUBHOUSE EXTERIOR ELEVATIONS

- EXTERIOR COLORS:
STUCCO MANUFACTURER IS MERLEX
- ① WAINSCOT:
P-1661 TITANIUM
- ② MAIN WALL:
X-50 CRYSTAL WHITE
- ③ FASCIA, BARGE & TRIM:
P-2090 THUNDER SKY

ELEVATIONS COLORS

- INSULATION AREA:
- ROOF: R-13
EXTERIOR WALLS: R-21
FLOOR BETWEEN UNITS: R-30
FLOOR OVER UN-CONDITIONED SPACE: R-30
CEILINGS EXPOSED TO OUTSIDE AIR: R-38
DUCTING: R-42
SLAB EDGE: NONE
- DROPPED CEILING HEIGHTS SHALL BE VERIFIED WITH THE MECHANICAL CONTRACTOR AND ANY CHANGES SHALL BE APPROVED IN WRITING BY THE CONTRACTOR, OWNER AND ARCHITECT.

INSULATION NOTES

- ① CONCRETE SLAB - REFER TO STRUCTURAL DRAWINGS FOUNDATION PLAN FOR FOOTING LOCATIONS AND SOILS REPORT FOR SLAB THICKNESS
- ② 2X4 STUD WALL
- ③ 2X6 STUD WALL
- ④ PREFABRICATED ROOF TRUSSES - REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR LOCATION, ETC.
- ⑤ 1/2" THICK EXTERIOR GRADE ROOF SHEATHING - REFER TO STRUCTURAL DRAWINGS
- ⑥ R-21 BATT INSULATION AT ALL EXTERIOR WALLS
- ⑦ R-38 BATT INSULATION AT ALL CEILINGS EXPOSED TO OUTSIDE AIR OR UNCONDITIONED SPACES
- ⑧ EXTERIOR CEMENT PLASTER AT VERTICAL SURFACES
- ⑨ EXTERIOR CEMENT PLASTER W/ K-LATH BACKING AT HORIZONTAL SURFACES
- ⑩ 5/8" GYPSUM BOARD
- ⑪ 4" CONCRETE THICK PORCH/STOOP/WALKWAY - SLOPE 1/4" PER 12" AWAY FROM BUILDING
- ⑫ R-13 BATT INSULATION AT UNDERSIDE OF ROOF SHEATHING

SECTIONS KEYNOTES

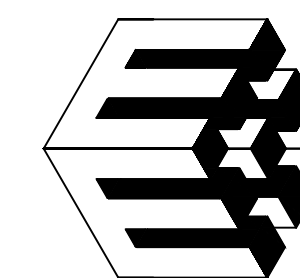
- ① 3-TAB THICK PROFILE COMPOSITE CLASS A ROOF
- ② 2X6 SEL. STR. RE/S FASCIA WITH G.I. GUTTER AND DOWNSPOUT. SEE ROOF PLAN
- ③ 18" SQUARE LOVERED & SCREENED METAL WALL VENTS
- ④ O'HAGIN 'S' STYLE G.I. METAL DORMER VENT - PAINT TO MATCH ROOF COLOR
- ⑤ EXTERIOR CEMENT PLASTER WITH GALVANIZED IRON WEEP SCREED - TYPICAL AT ALL SLAB EDGE CONDITIONS
- ⑥ WINDOWS WITH VINYL FRAMES
- ⑦ 2" X 6" SHAPED FOAM TRIM AS DETAILED (2 LBS.)
- ⑧ SHAPED FOAM ARCH TRIM AS DETAILED (2 LBS.)
- ⑨ CONCRETE STOOP, PATIO OR WALKWAY
- ⑩ GUTTER AND DOWNSPOUT TO SPLASH BLOCK OR DRAIN - PAINT TO MATCH ADJACENT WALL
- ⑪ 1" WIDE METAL REVEAL AT +3'-0" A.F.F. = ALIGN WITH WINDOWS
- ⑫ 8" SQUARE CERAMIC TILE REAR & SIDE WALLS TO +7' ABOVE BBQ/SINK COUNTER
- ⑬ WALL-MOUNTED LIGHT FIXTURE
- ⑭ CABINET

ELEVATIONS KEYNOTES



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MERRYWOOD CONDOMINIUMS

- CLUBHOUSE EXTERIOR ELEVATIONS
- CLUBHOUSE BUILDING SECTIONS

CLUBHOUSE

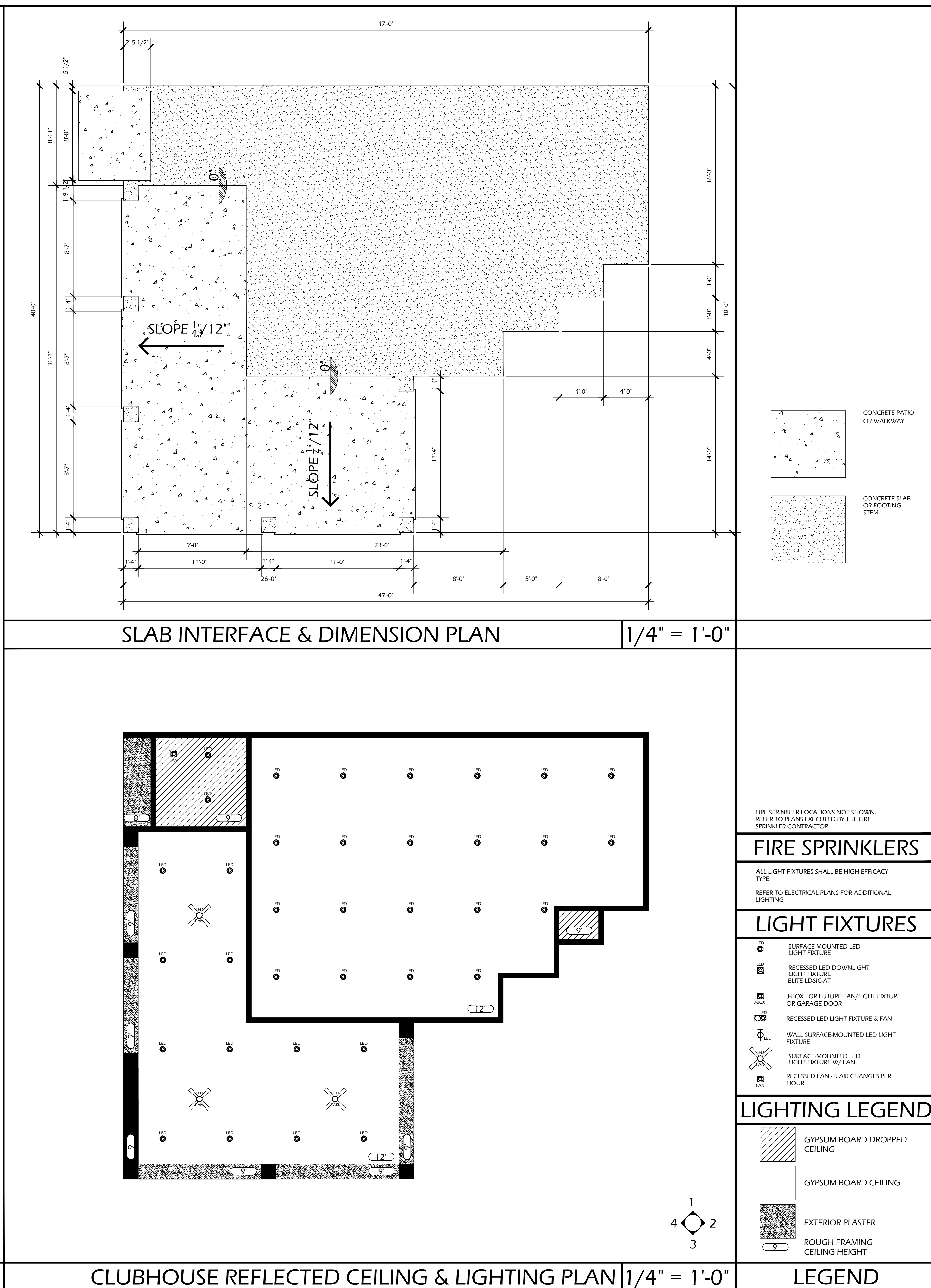
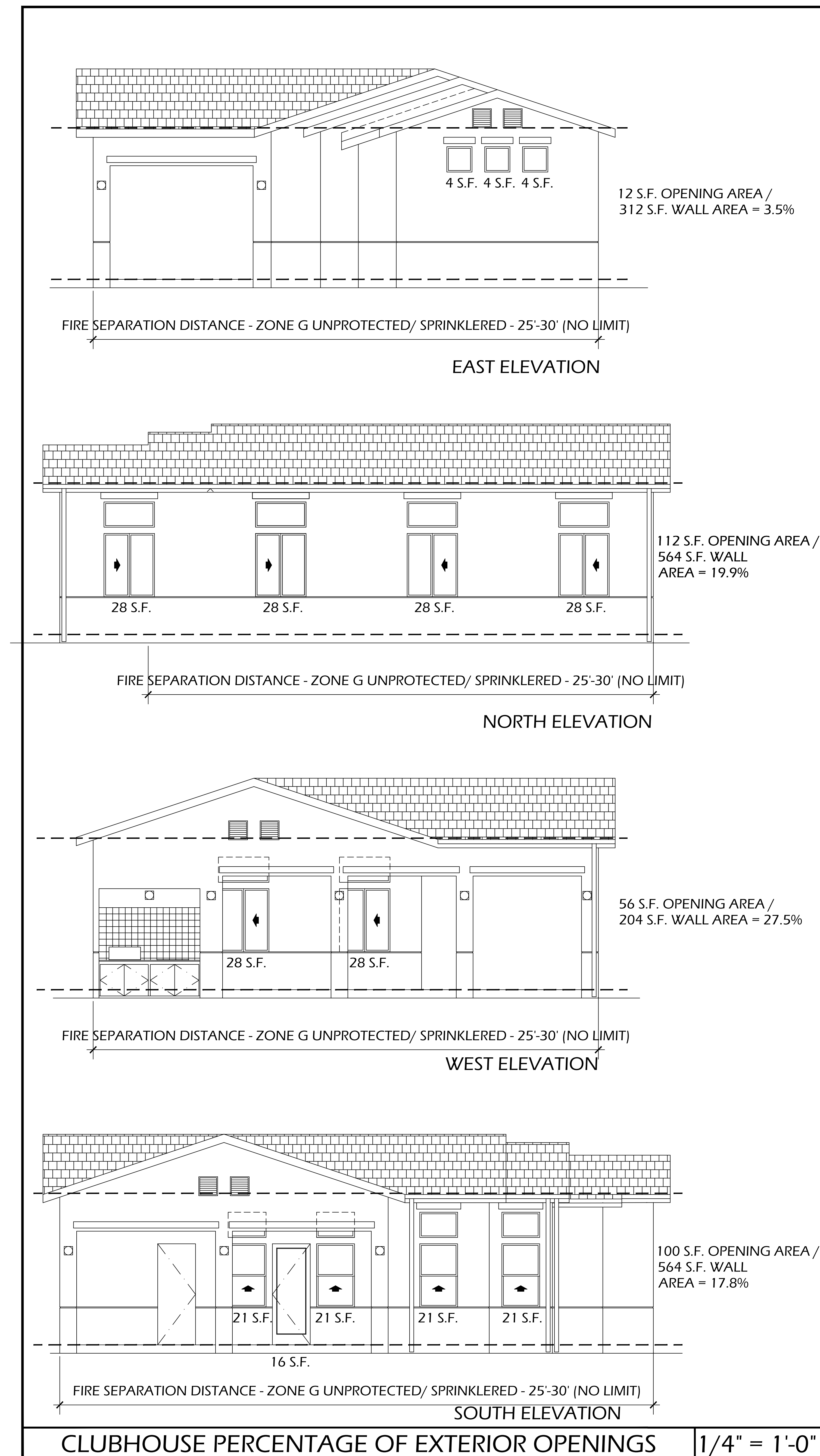
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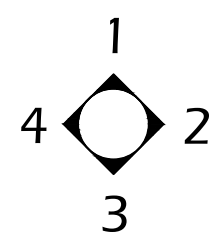
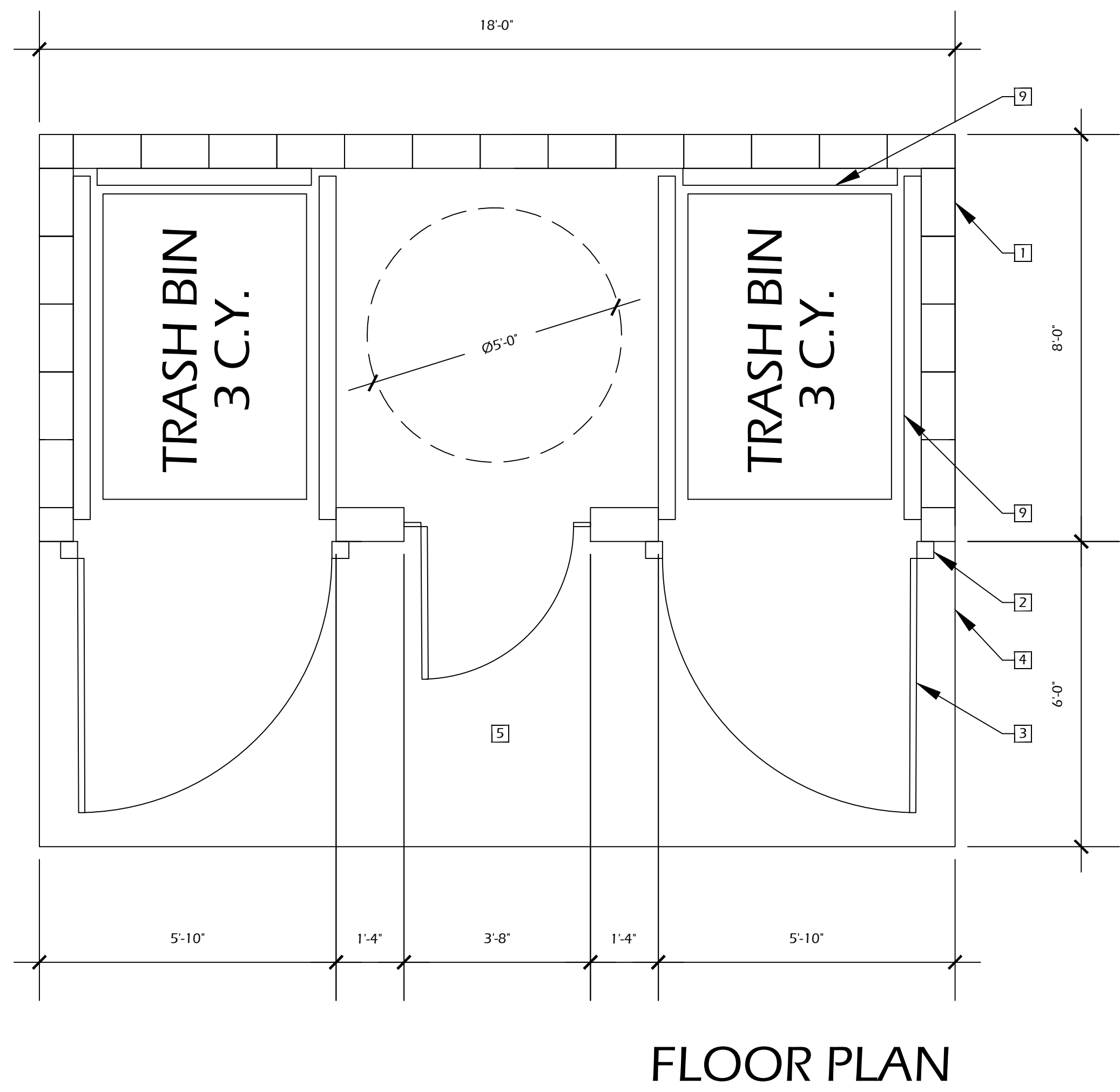
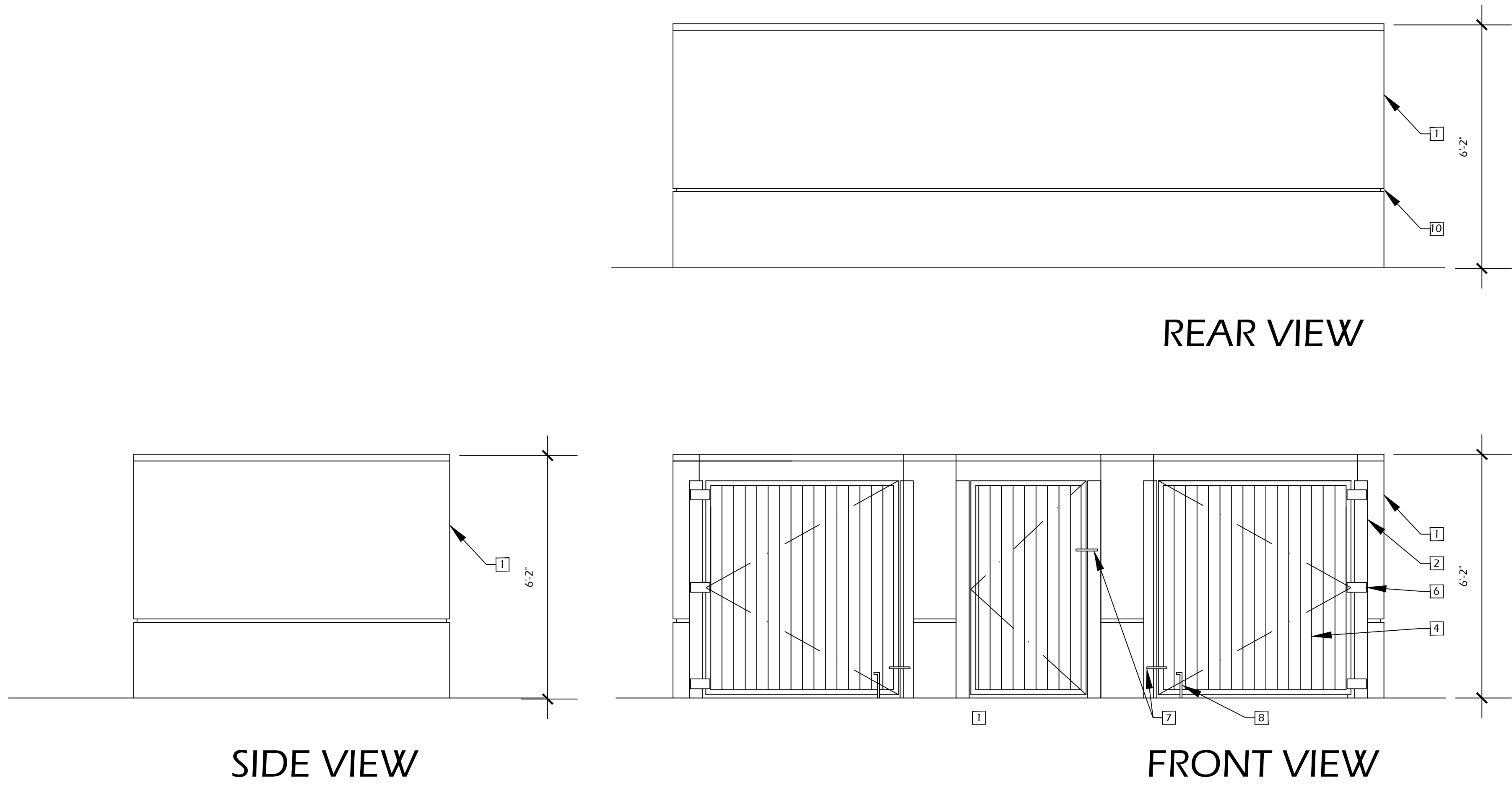
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MERRYWOOD CONDOMINIUMS

- CLUBHOUSE REFLECTED CEILING PLAN
- CLUBHOUSE CEILING LIGHTING PLAN
- CLUBHOUSE SLAB INTERFACE & DIMENSION PLAN
- CLUBHOUSE % OF EXTERIOR OPENINGS





- 1 EXTERIOR PLASTER WALL WITH MATCHING CAP
- 2 4" SQUARE 3/16" THICK STEEL TUBE JAMBS, CONCRETE-FILLED.
- 3 16 GA. RIBBED METAL GATES WITH 2" X 2" X 1/4" STEEL ANGLE IRON FRAME AND DIAGONAL BRACING. CONTINUOUSLY WELD ALL JOINTS.
- 4 6" THICK PCC LOADING PAD OVER 90% COMPACTED BASE, 2% MAXIMUM SLOPE.
- 5 48" CLEAR WIDTH CONCRETE WALKWAY - 2% MAX. SLOPE
- 6 METAL HINGE, CONTINUOUSLY WELDED TO GATE AND JAMB TUBE.
- 7 3/16" METAL PLATE WITH SLIDE BOLT ASSEMBLY WELDED IN PLACE. (SEE ANY CITY SPECIFICATIONS)
- 8 CANE BOLT AND CANE BOLT RECEPTACLE.
- 9 4X4 PCC BUMPER STOP
- 10 METAL EXPANSION JOINT

TRASH ENCLOSURE

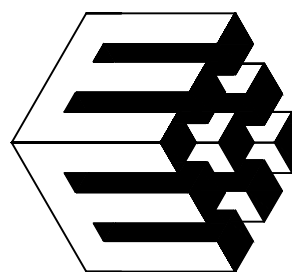
1/2" = 1'-0"

KEYNOTES

CITY PERMIT NO. -



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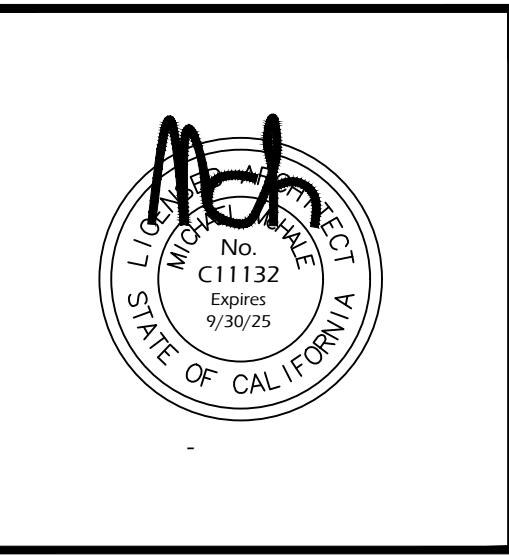
MERRYWOOD CONDOMINIUMS

2-BIN TRASH ENCLOSURE

TRASH ENCLOSURE

A-6.1

NOTE: PROVIDE NON-HARDENING SEALANT AT INSIDE CORNER LOCATIONS AND TERMINATIONS. REFER TO EXTERIOR ELEVATIONS. INTERIOR EXTERIOR CEMCO CONTROL JOINT. ATTACHED TO FRAMING WITH NAILS AT 16" O.C. OR WIRE TIES. APPLY NON-HARDENING SEALANT TO ALL NAIL HEADS.	25		20		15	NOTE: IF SHEATHING IS APPLIED TO THE FLOOR/CEILING FRAMING, APPLY W.R.B. BETWEEN THE SHEATHING AND EXPANDED METAL LATH. CONTINUE CEILING W.R.B. DOWN AND OVER THE WALL W.R.B. A MINIMUM OF 2".	5
TYPE "X" GYPSUM BOARD WHERE OCCURS 3-COAT EXTERIOR CEMENT PLASTER OVER CORROSION-RESISTANT METAL LATH OVER 1-LAYER GRADE "D" BUILDING PAPER (2-LAYERS AT PLYWOOD SHEARWALL) 2X BLOCKING AT ALL CONTROL JOINTS PLYWOOD SHEATHING WHERE OCCURS. SEE STRUCTURAL DRAWINGS CEMCO CONTROL JOINT. ATTACHED TO FRAMING WITH NAILS AT 16" O.C. OR WIRE TIES. APPLY NON-HARDENING SEALANT TO ALL NAIL HEADS. 6" MINIMUM WIDE STRIP OF SELF-ADHERED MEMBRANE BEHIND CONTROL JOINT 2X WALL FRAMING. SEE STRUCTURAL DRAWINGS BUILDING PAPER WHERE OCCURS NOTES: 1. PROVIDE LATH FASTENING PER ASTM C-1063-06. LATH WIRING SHALL NOT BE CONTINUOUS & SHALL BE FASTENED 7" O.C. ALONG EACH SIDE. 2. INSTALL STUCCO CONTROL & EXPANSION JOINTS PER ASTM C-1063-06 & ASTM C-926. A. SUB-DIVIDE ALL AREAS TO A MAXIMUM OF 144 S.F. B. LATH WIRE SHALL BE DISCONTINUOUS AT ALL STUCCO CONTROLS & EXPANSION JOINTS. C. ALL STUCCO CONTROLS & EXPANSION JOINTS SHALL BE BUTT & MITERED JOINTS SET IN A BED OF SEALANT PER ASTM C-926. D. INSTALL WEEP SCREED FLASHING AT WOOD FRAMING PER ASTM C-1063 & CBC SECTION 2512.2. E. INSTALL FASTENERS FOR LATH AT 7" O.C. INTO FRAMING AT LATH PERIMETERS PER ASTM C-1063-06. 3. INSTALL WEEPING EXPANSION JOINTS, NOT CONTROL JOINTS, AT ALL FLOOR LINES PER ASTM E2266. USE "STOCKTON M-SLIDE" OR APPROVED EQUAL. 4. INSTALL HORIZONTAL-TO-VERTICAL INTERFACES OF CONTROL AND/OR EXPANSION JOINTS PER ASTM E2266.	23	DOOR @ BALCONY	18	S.G.D. @ BALCONY	13	ACCESSIBLE THRESHOLD ACCESSIBLE THRESHOLD	3
3 COAT EXTERIOR CEMENT PLASTER O/ CORROSION-RESISTANT LATH O/ 2 LAYERS GRADE "D" PAPER WALL FRAMING - REFER TO STRUCTURAL DRAWINGS PLYWOOD SHEARWALL SET PRESERVATIVE TREATED SILL PLATE ON 3 CONTINUOUS BEADS OF NON-HARDENING CAULK CORROSION RESISTANT WEEP SCREED NO. 26 GALVANIZED METAL OR PLASTIC WEEP SCREED WITH MIN. 3 1/2" VERTICAL ATTACHMENT DRYPACK SLOPE WALKWAY AWAY FROM FOUNDATION MIRA-DRAIN (OR EQUAL) EXPANSION/DRAINAGE STRIP 14" WIDE CONTINUOUS VINYL FLASHING - JOINTS AT CORNERS & SEALED - PAINT TO MATCH ADJACENT SURFACES NOTE: WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. IF WALL HAS A PLYWOOD SHEAR WALL EXTEND FOUNDATION ACCORDINATELY. FINISH GRADE MUST BE 4" MINIMUM FROM WEEP SCREED	21	WEEP SCREED @ WALKWAY	16	WEEP SCREED @ WALKWAY	11	WEEP SCREED @ GRADE WEEP SCREED @ GRADE	1



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MERRYWOOD CONDOMINIUMS

• ARCHITECTURAL DETAILS

CONVENTIONAL SLAB

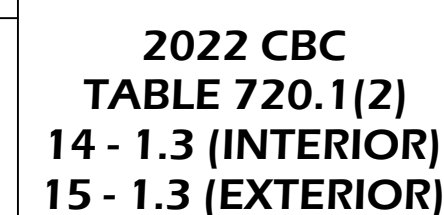
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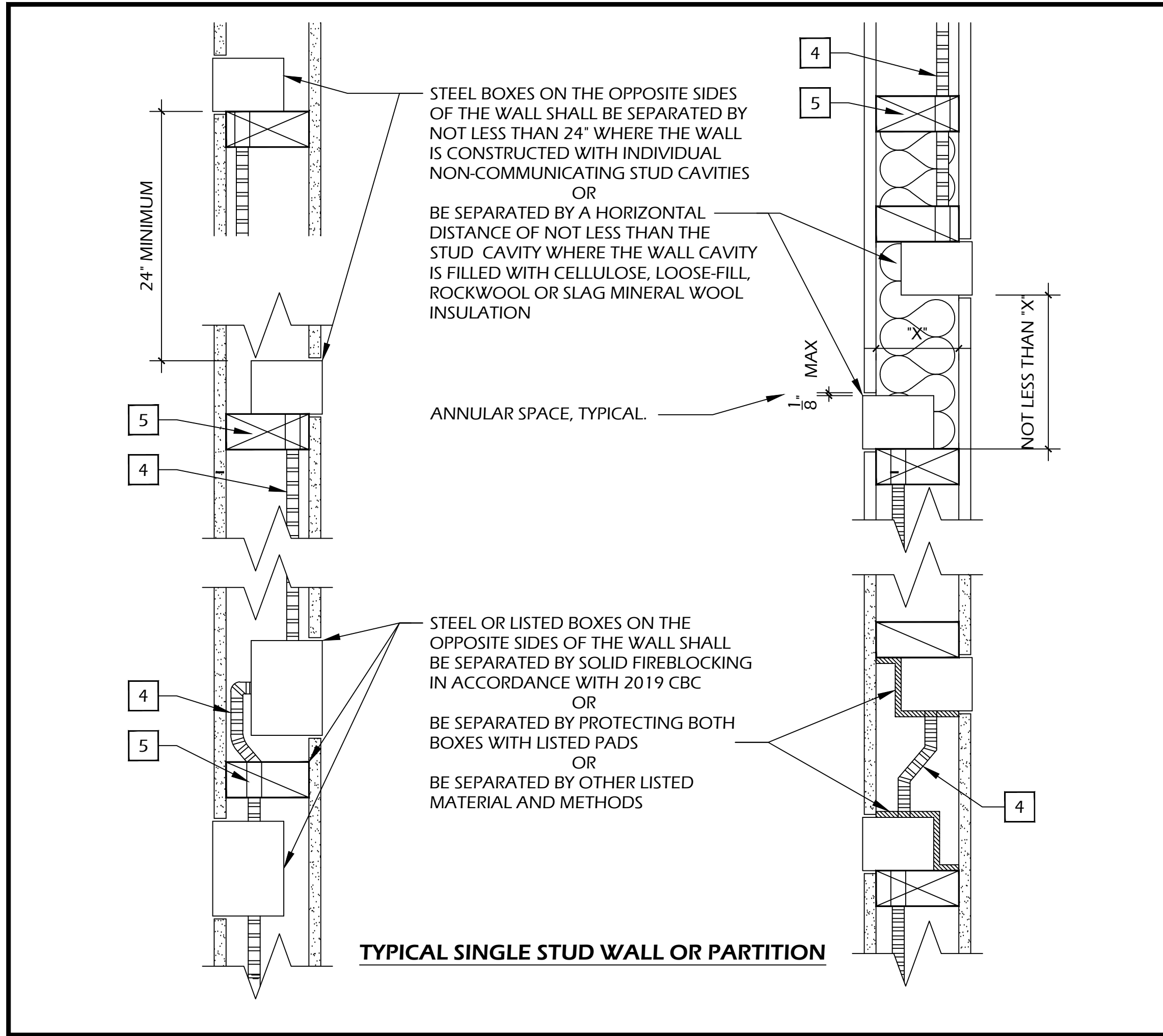


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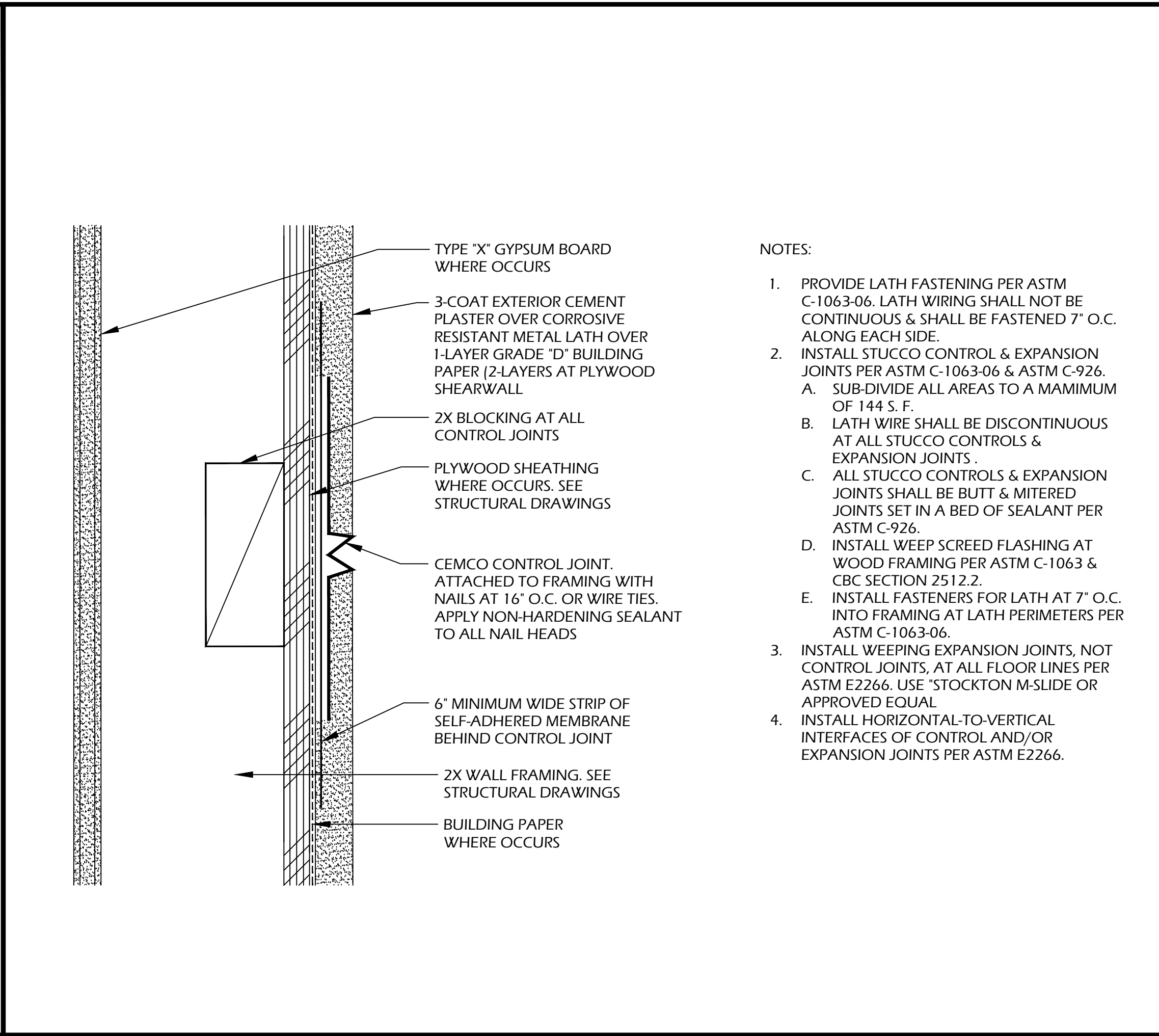
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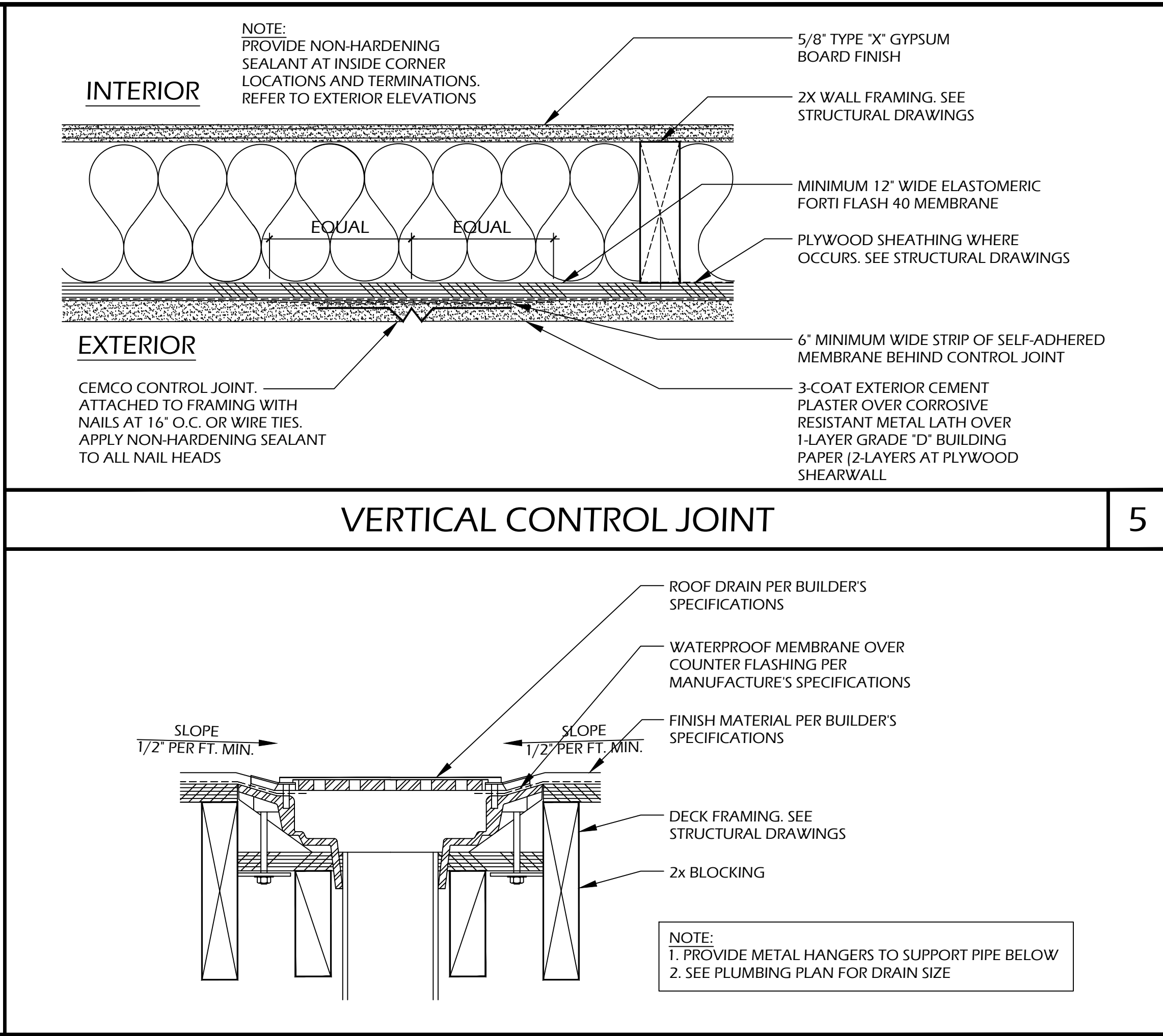
TYPICAL SINGLE STUD WALL OR PARTITION

24



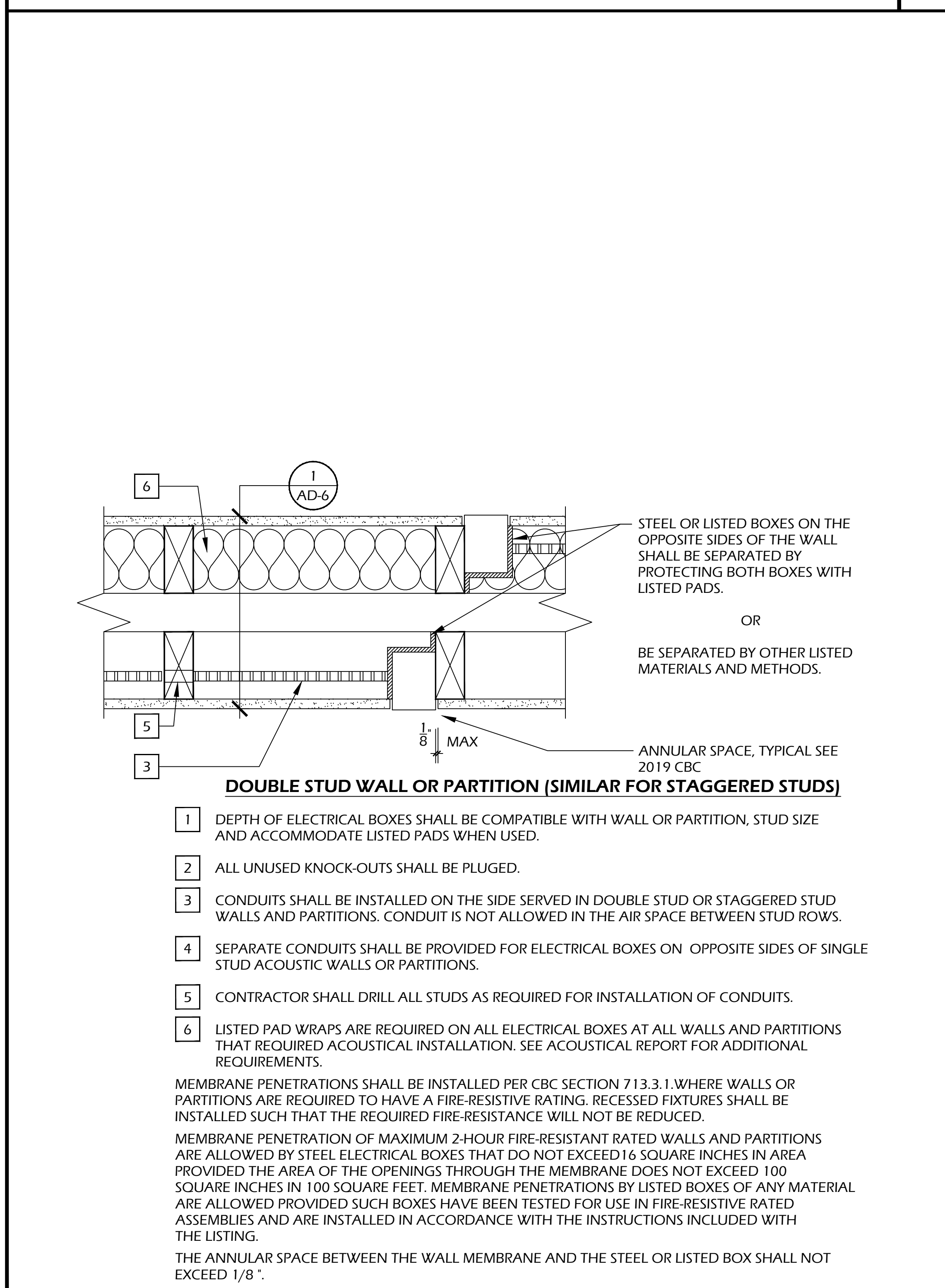
EXTERIOR PLASTER CONTROL JOINT

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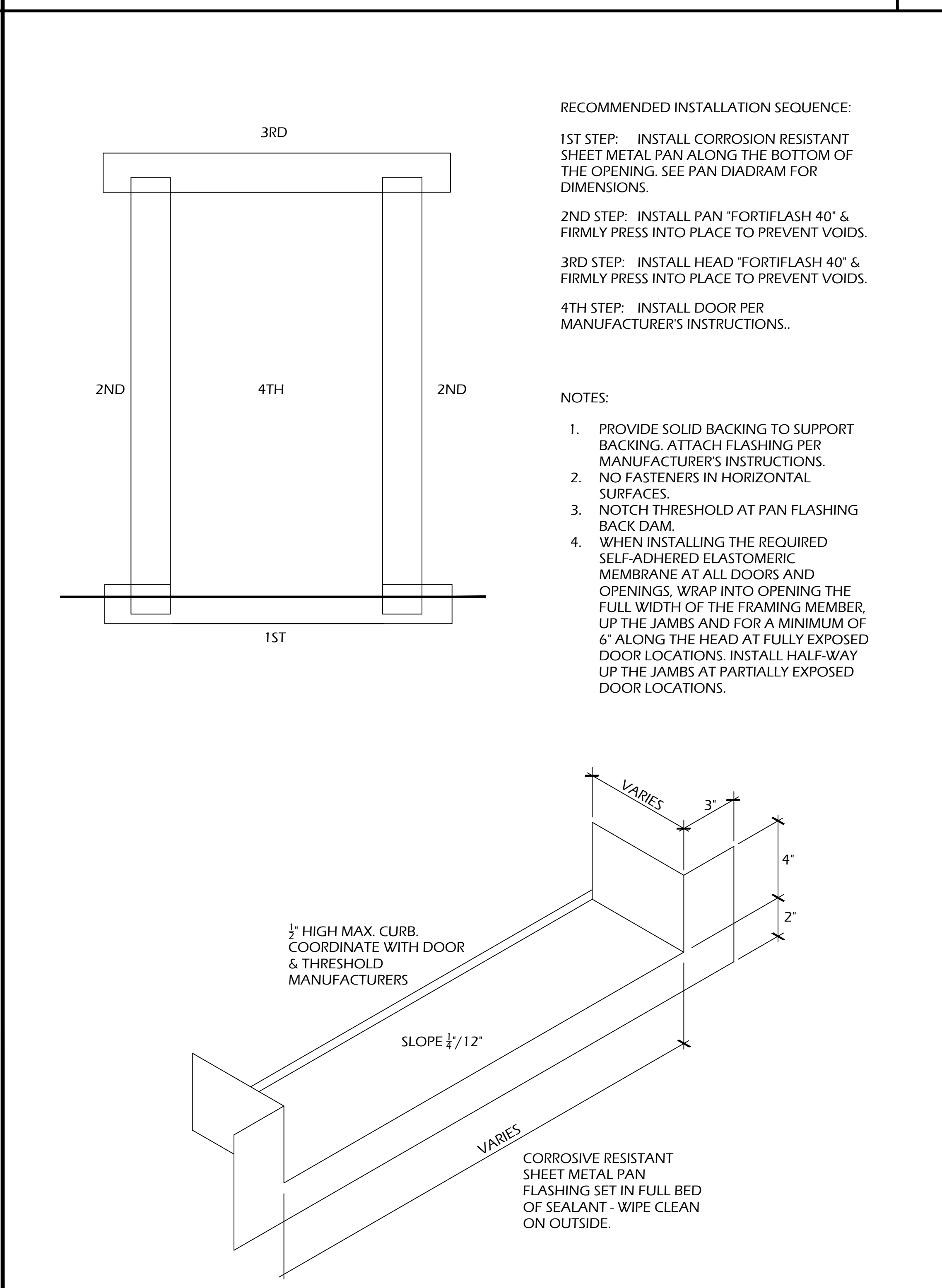
VERTICAL CONTROL JOINT

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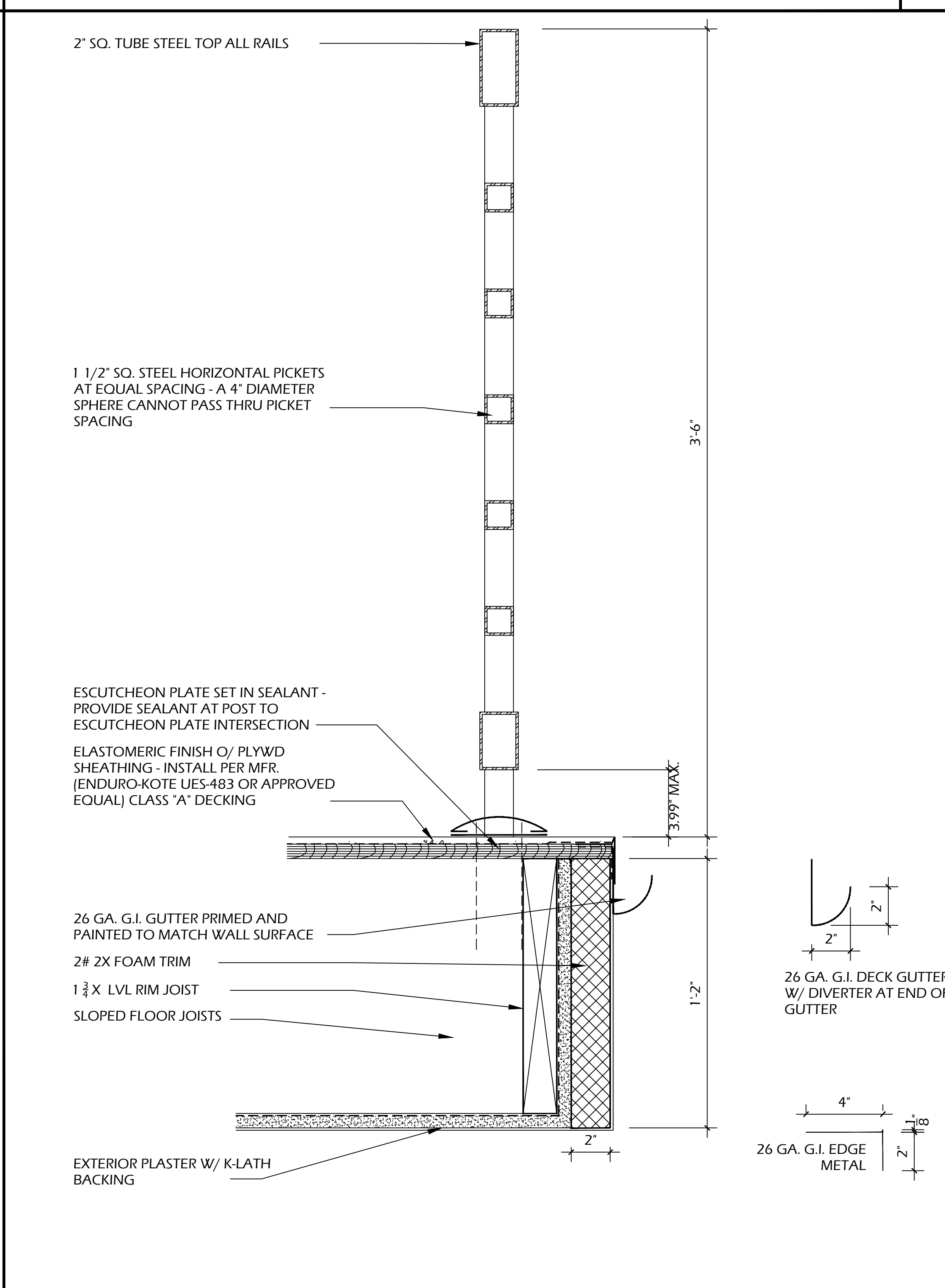
OUTLET PENETRATION

21



SHEET METAL PAN FLASHING

11



GUARDRAIL @ BALCONY

1



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21 UNIT CONDOMINIUM PROJECT
MERRYWOOD COURT CONDOMINIUMS
874 ARROW HIGHWAY, POMONA, CA
874 ARROW 2024, LLC

133 E BONITA AVE., SUITE 201, SAN DIMAS, CA 91773
CONTACT: JOHN BEGIN
(909) 251-6602

DATE	-
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MERRYWOOD CONDOMINIUMS

• ARCHITECTURAL DETAILS

AD-5

CITY PERMIT NO.

"SPEC SEAL" SERIES 100, 102, 102 OR 105 SEALANT

ELECTRICAL CABLES

GYPSUM BOARD ASSEMBLY

UL SYSTEM NO. WL3076
F RATING: 1 & 2 HOUR
T RATING: 0
UP TO 4" CABLE BUNDLE

SEALANT DEPTH:
FILL SEALANT MIN. $\frac{5}{8}$ " THICKNESS W/ 3/8"CROWN BEAD AT CONTACT POINT ANNULUS RANGING FROM POINT CONTACT TO $\frac{1}{2}$ " MAX.

SEE UL FIRE RESISTANCE DIRECTORY FOR COMPLETE REQUIREMENTS

ALL MAJOR PRODUCTS IN ACCORDANCE WITH THEIR LISTED AND APPROVED TESTED ASSEMBLIES. ASSEMBLIES HAVE PRIORITY OVER ANY INFORMATION SHOWN OR NOTED HEREIN.

ELECTRICAL CABLE BUNDLE UP TO 4"

PIPE/WIRE/CABLE PENETRATIONS6

"SPEC SEAL" SERIES 100, 102, 102 OR 105 SEALANT

NON-METALLIC PIPE OR TUBING

GYPSUM BOARD ASSEMBLY

UL SYSTEM NO. WL2100
F RATING: 1 & 2 HOUR
T RATING: 1 1-1/2 HOUR
POLYBUTYLENE NOMINAL 1" DIAMETER
PUX NOMINAL 1-1/2" DIAMETER
ABS NOMINAL 1-1/2" DIAMETER
PVC NOMINAL 1-1/2" DIAMETER

SEALANT DEPTH:
SEALANT MIN. $\frac{5}{8}$ " THICKNESS W/ $\frac{1}{4}$ " CROWN IN ANNULAR SURFACE $\frac{3}{8}$ "

SEE UL FIRE RESISTANCE DIRECTORY FOR COMPLETE INSTALLATION REQUIREMENTS

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NON-METALLIC PIPE UP TO 1-1/2" DIAMETER

PIPE/WIRE/CABLE PENETRATIONS4

"SPEC SEAL" SERIES 100, 102, 102 OR 105 SEALANT

STEEL OR IRON PIPE

"SPEC SEAL" SERIES 100, 102, 102 OR 105 SEALANT

GYPSUM BOARD FLOOR/CEILING ASSEMBLY

UL SYSTEM NO. FC1010
F RATING: 1 & 2 HOUR
T RATING: $\frac{1}{2}$ & 1 & 1-1/2 HOUR
STEEL PIPE NOMINAL 4" DIAMETER OR LESS
IRON PIPE NOMINAL 4" DIAMETER OR LESS
CONDUIT NOMINAL 4" DIAMETER
COPPER TUBING NOMINAL 4" DIAMETER OR LESS
COPPER PIPE NOMINAL 4" DIAMETER OR LESS

SEALANT DEPTH:
FILL SEALANT FORCED INTO ANNULUS TO MAX. EXTENT POSSIBLE ON BOTH SIDES W/ $\frac{1}{4}$ " CROWN ANNULAR SPACE $\frac{1}{4}$ "

SEE UL FIRE RESISTANCE DIRECTORY FOR COMPLETE INSTALLATION REQUIREMENTS

ALL MAJOR PRODUCTS IN ACCORDANCE WITH THEIR LISTED AND APPROVED TESTED ASSEMBLIES. ASSEMBLIES HAVE PRIORITY OVER ANY INFORMATION SHOWN OR NOTED HEREIN.

METALLIC PIPE UP TO 4" DIAMETER IN FLOOR/CEILING

PIPE/WIRE/CABLE PENETRATIONS2

"SPEC SEAL" SERIES 100 SEALANT

STEEL OR IRON PIPE OR CONDUIT

GYPSUM BOARD ASSEMBLY

UL SYSTEM NO. WL1049
F RATING: 1 & 2 HOUR
T RATING: 0 HOUR
STEEL PIPE NOMINAL 24" DIAMETER
IRON PIPE NOMINAL 24" DIAMETER
CONDUIT NOMINAL 4" DIAMETER
COPPER PIPE NOMINAL 6" DIAMETER
COPPER TUBING NOMINAL 6" DIAMETER

SEALANT DEPTH:
FILL SEALANT MIN. $\frac{5}{8}$ " THICKNESS W/ 3/8"CROWN BEAD 1" AT CONTACT POINT ANNULUS RANGING FROM POINT CONTACT 1-1/2" MAX.

SEE UL FIRE RESISTANCE DIRECTORY FOR COMPLETE INSTALLATION REQUIREMENTS

ALL MAJOR PRODUCTS IN ACCORDANCE WITH THEIR LISTED AND APPROVED TESTED ASSEMBLIES. ASSEMBLIES HAVE PRIORITY OVER ANY INFORMATION SHOWN OR NOTED HEREIN.

BOND SINGLE LINE

PIPE/WIRE/CABLE PENETRATIONS5

"SPEC SEAL" SERIES 100, 102, 102 OR 105 SEALANT

NON-METALLIC PIPE OR TUBING

NON-METALLIC PIPE, CONDUIT OR TUBING

GYPSUM BOARD ASSEMBLY

UL SYSTEM NO. WL2093
F RATING: 1 & 2 HOUR
T RATING: 1, 1-1/2 HOUR
PVC NOMINAL 2"
CPVC NOMINAL 2"
RIGID NON-METALLIC CONDUIT NOMINAL 2" DIAMETER
OPTICAL FIBER RACEWAY FROM PVC NOMINAL 2"
OPTICAL FIBER RACEWAY FROM PVDF NOMINAL 1-1/4"
ELECTRICAL NON-METALLIC TUBING NOMINAL 2" DIAMETER

SEALANT DEPTH:
FILL SEALANT MIN. $\frac{5}{8}$ " THICKNESS W/ $\frac{1}{4}$ "CROWN LAPPING 1" BEYOND THE OPENING ANNULAR SPACE NOMINAL $\frac{5}{8}$ "

SEE UL FIRE RESISTANCE DIRECTORY FOR COMPLETE INSTALLATION REQUIREMENTS

ALL MAJOR PRODUCTS IN ACCORDANCE WITH THEIR LISTED AND APPROVED TESTED ASSEMBLIES. ASSEMBLIES HAVE PRIORITY OVER ANY INFORMATION SHOWN OR NOTED HEREIN.

NON-METALLIC PIPE UP TO 2" DIAMETER (NOT ABS)

PIPE/WIRE/CABLE PENETRATIONS3

"SPEC SEAL" SERIES 100, 102, 102 OR 105 SEALANT

"SPEC SEAL" WRAP STRIP SPEC SEAL BLU

NON-METALLIC PIPE OR TUBING

GYPSUM BOARD ASSEMBLY

UL SYSTEM NO. WL2048
F RATING: 1 & 2 HOUR
T RATING: 1, 1-3/4 & 2 HOUR
PVC NOMINAL 3"
CPVC NOMINAL 3"
RIGID NON-METALLIC CONDUIT NOMINAL 3" DIAMETER
ABS NOMINAL 3" DIAMETER
FRPP NOMINAL 2" DIAMETER
PP NOMINAL 1" DIAMETER

SEALANT DEPTH:
WRAP STRIP $\frac{1}{2}$ " NOMINAL THICK INTUMESCENT MATERIAL FACED ON BOTH SIDES WITH PLASTIC FILL
SEALANT MIN. $\frac{5}{8}$ " THICKNESS W/ $\frac{1}{4}$ " CROWN IN ANNULAR SPACE OF MIN. $\frac{1}{4}$ " TO 1-1/4" MAX.

SEE UL FIRE RESISTANCE DIRECTORY FOR COMPLETE INSTALLATION REQUIREMENTS

ALL MAJOR PRODUCTS IN ACCORDANCE WITH THEIR LISTED AND APPROVED TESTED ASSEMBLIES. ASSEMBLIES HAVE PRIORITY OVER ANY INFORMATION SHOWN OR NOTED HEREIN.

NON-METALLIC PIPE UP TO 3" DIAMETER

PIPE/WIRE/CABLE PENETRATIONS1

MICHAEL McHALE
ARCHITECT

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MERRYWOOD CONDOMINIUMS

• ARCHITECTURAL DETAILS

PENETRATIONS

AD-7

SHEET 1 OF 3 SHT.

SHEET 2 OF 3 SHT.

SHEET 3 OF 3 SHT