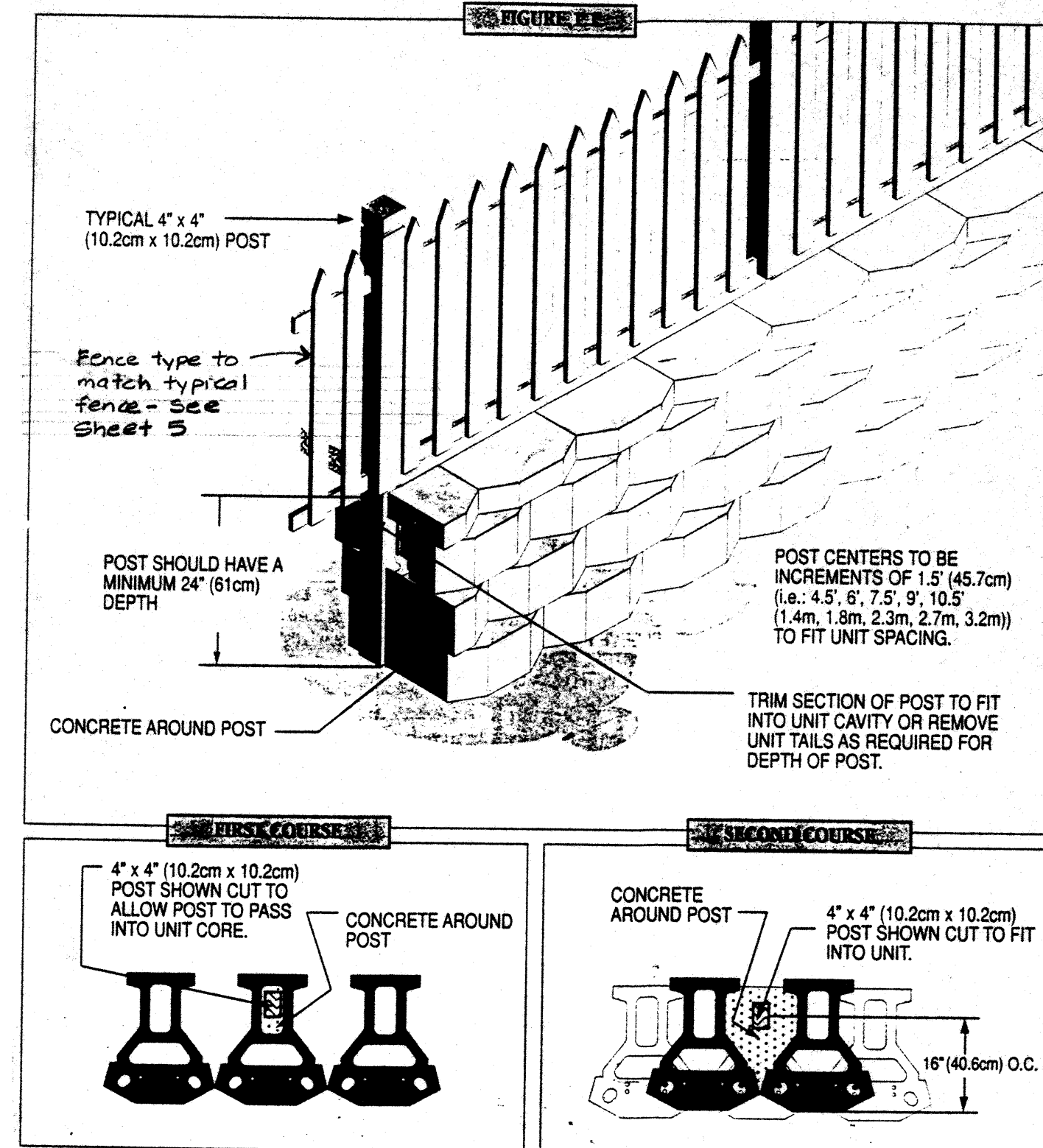


GENERAL NOTES

- All work shall be performed in accordance with the latest adopted editions of the "Uniform Building Code", "National Electrical Code", "Uniform Plumbing Code", "California Energy Conservation Standards", and all local codes and ordinances which apply.
- Prior to commencing construction, contractor shall review all drawings supplied by the Designer, verify all site conditions and notify Designer of any discrepancies found.
- Contractor shall notify the Designer of any errors in dimensioning, details or code compliance. Such errors shall be resolved by the Designer and contractor before continuing with any work.
- Contractor shall confirm all conditions and dimensions on the site.
- Contractor shall read the soils report prepared for this site by ALAN KROPP & ASSOC. INC. Project No. 1875-1, L22410 and shall be responsible for performing all work described therein.
- All excavations shall be neat, clean and true, and shall be free of all loose material prior to placing concrete.
- Concrete shall be min. 5 sack mix: min. 2,500 psi compressive strength.
- Reinforcing steel shall be 40 grade deformed bars conforming to ASTM A-615.
- All wood bearing on concrete shall be foundation grade Redwood or pressure treated Douglas Fir.
- Wood framing shall be Douglas Fir No. 1 for horizontal framing and construction grade or better for vertical framing.
- Solid block under all walls perpendicular to span of floor joist. Double joist under all walls parallel to floor joist.
- Install all joists, horizontal and inclined members, with crown up.
- All plywood shall be D.F.P.A. stamped. Plywood roof sheathing shall be 5/8" CD-X 32/16. Plywood floor sheathing shall be 5/8" CD-X 40/20.
- All work shall be plumb, level and square.
- Contractor shall be responsible for providing all temporary bracing, shoring, railing, etc. necessary to ensure safety of person and property.
- Insulation shall be as follows:
Roof/Ceiling: N/A
Attic: 9" R-30 BATT
Walls: 3 1/2" R-15 BATT
Floors: 6" R-19 BATT
Slab edge: N/A
- All insulation shall meet California Energy Commission (CEC) quality standards.
- Caulking and Weatherstripping - Doors and windows (including skylights) between conditioned and unconditioned spaces must be fully weatherstripped. Caulking, sealants or weatherstripping must be used to limit infiltration in the building envelope at the following openings:
* Exterior joints around windows and door frames
* Between wall sole plates & floors, and between exterior wall panels
* Penetrations in walls, ceilings and floor for plumbing, electricity and gas lines
* Openings in attic floors
* All other openings in the building envelope
- Doors & Windows - Manufactured doors and windows must be labeled and certified according to Standards for Doors and Windows (Title 24 - Energy Conservation Standards).
- All glazing in conditioned space shall be DUAL glazing with a U Factor of SEE TITLE 24 ENERGY CALCULATIONS.
- All skylights in conditioned space shall be DUAL glazed with a U Factor of SEE TITLE 24 ENERGY CALCULATIONS with a shading coefficient of SEE TITLE 24 ENERGY CALCULATIONS.
- Damper Controls - Air leakage from exhaust fans or other exhaust systems shall be prevented by using backdraft dampers or automatic dampers.
- Fireplaces -
* The entire opening of the firebox must be covered with a tight fitting, closeable, metal or glass doors
* The firebox must have an outside air intake which has a minimum area of six square inches. The air intake must have a tight fitting damper (not the same as the flue damper) which is operable and readily accessible.
* The flue damper must be tight fitting with an accessible control.
- Setback Thermostats - Heating or cooling systems which are thermostatically controlled shall be installed with an automatic thermostat having a clock mechanism which can be manually programmed to automatically set back the thermostat for at least 2 periods within 24 hours.
- Heating, Ventilating and Air Conditioning equipment efficiency - No heating, ventilating and air conditioning equipment shall be installed unless the manufacturer has certified the equipment with the California Energy Commission. The requirement applies to the following equipment types:
* Electrically operated cooling equipment
* Heat operated cooling equipment
* Combustion heating equipment
* Heat Pumps
* Gas cooking appliances
- Duct Insulation - Ducts shall be constructed, installed and insulated according to the requirements of Sections 1002 and 1004, Uniform Mechanical Code. (Min. R = 4.2)
- Water Heater Tank Insulation - Storage type water heaters, and storage & backup tanks for solar water heating systems must be wrapped with an insulation blanket having an R-Value of 12 or greater.
- Water Heater Pipe Insulation - The first five feet of pipe leading to and from the water heater tank in unconditioned space shall be wrapped with insulation having a thermal resistance of R-4 or greater.
- Water Heater Equipment Efficiency - No water heating equipment shall be installed unless the manufacturer has certified that equipment with the California Energy Commission. This requirement applies to:
* Gas fired storage water heaters
* Electric storage water heaters
* Oil fired, automatic, storage water heaters
- Showerheads and Faucets - No showerhead, lavatory faucet or sink faucet, that as defined in the California State Appliance Efficiency Regulations, shall be installed unless certified by the manufacturer with the California Energy Commission.

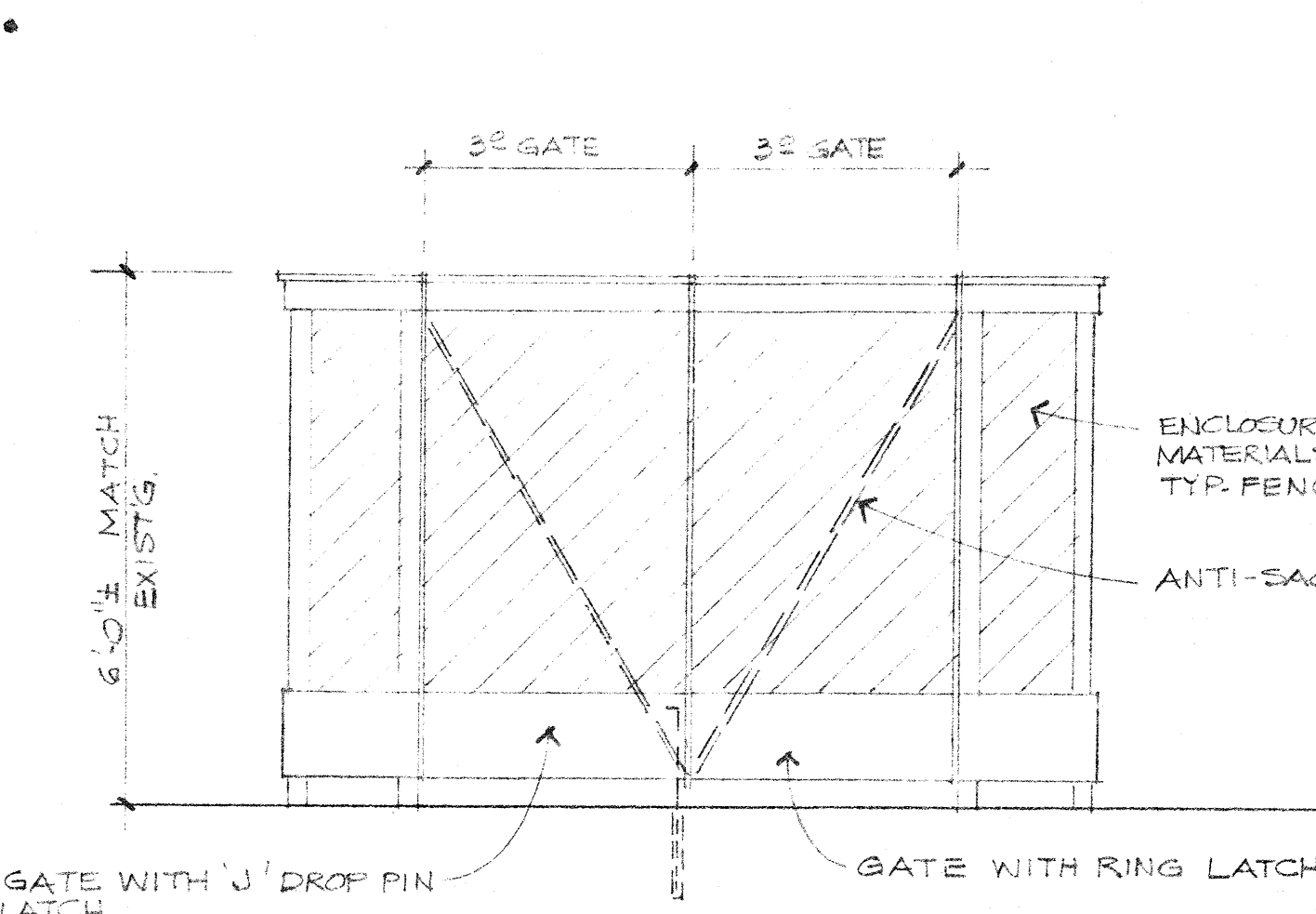


RETAINING WALL WITH INTEGRAL FENCE

NO SCALE

1

4

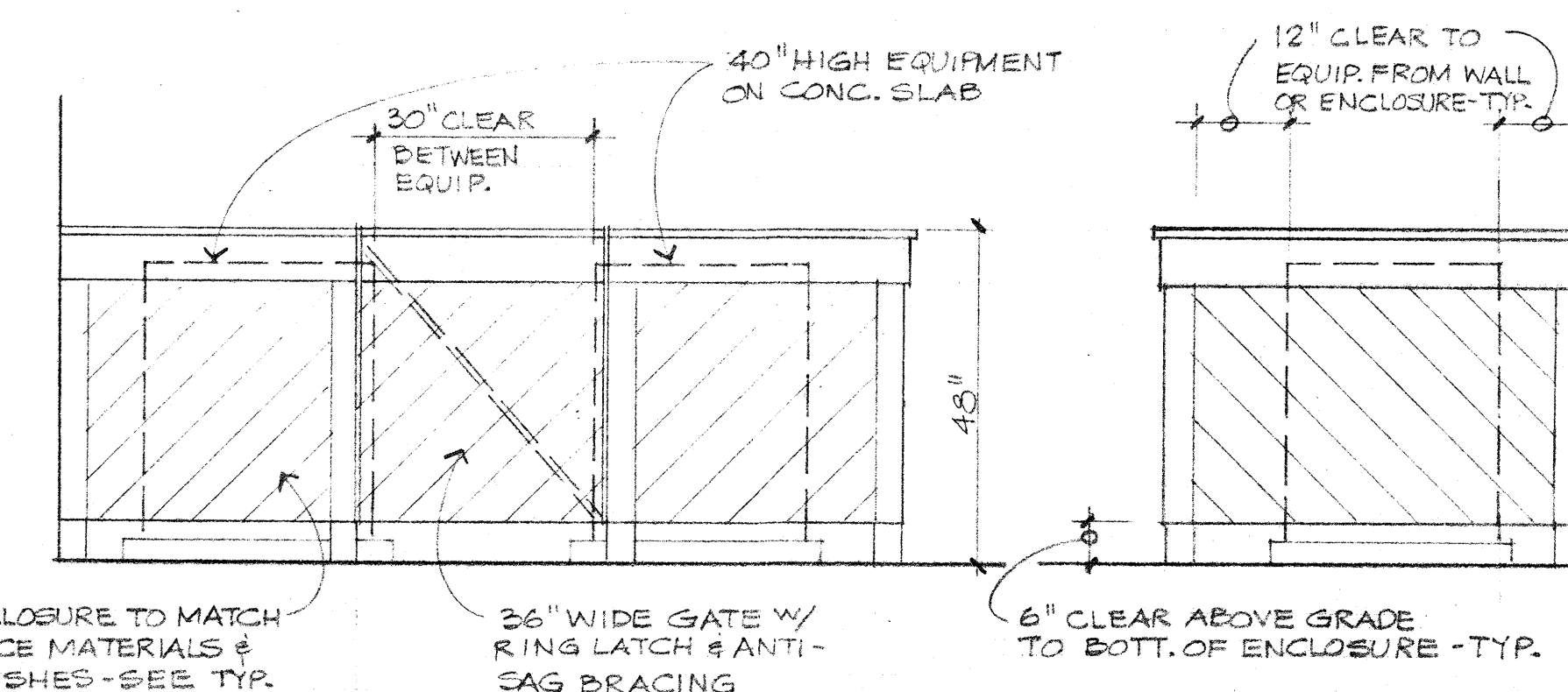


TRASH ENCLOSURE DETAIL

1/2\"/>

3

4



EQUIPMENT ENCLOSURE DETAIL

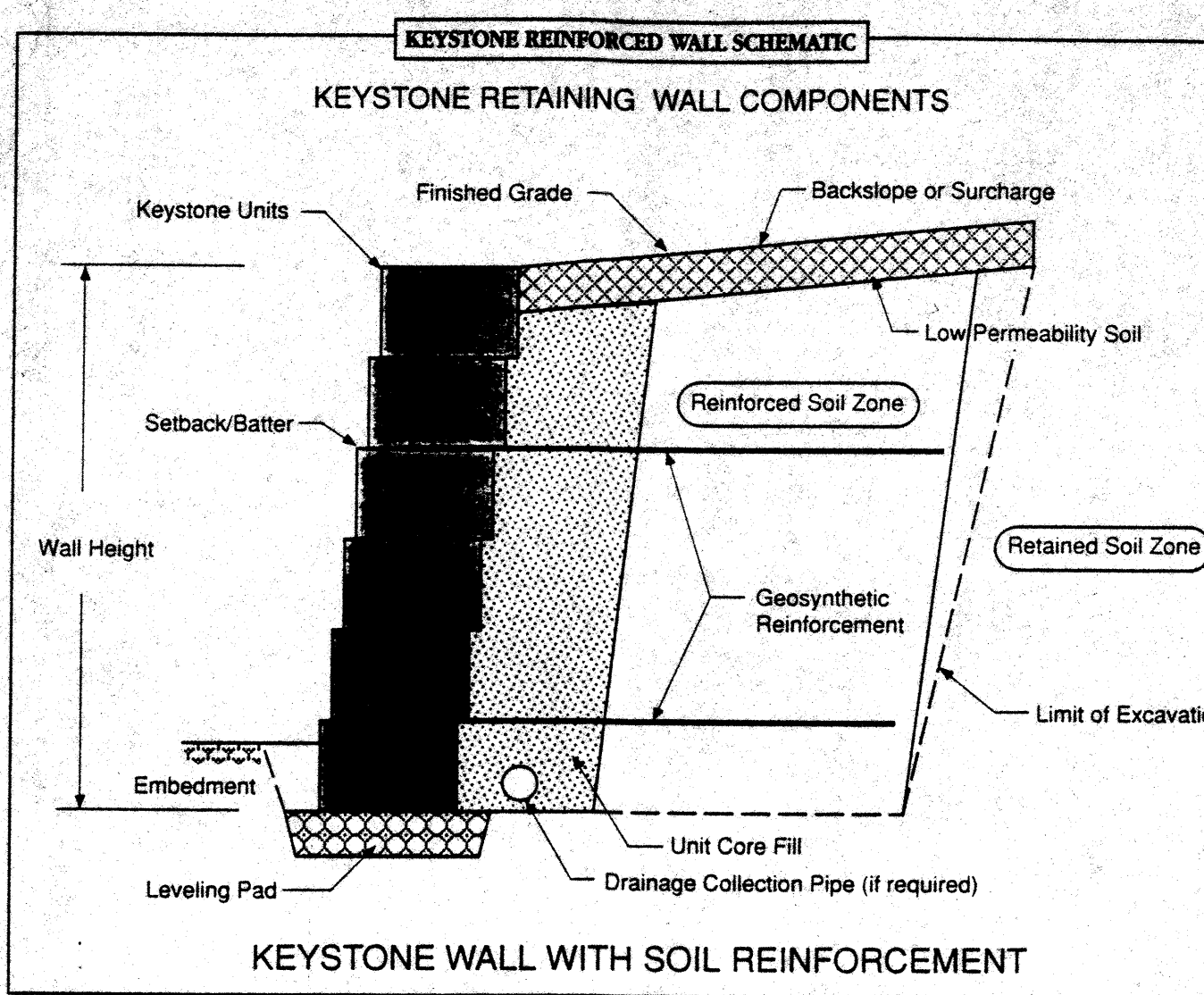
1/2\"/>

AREA RETAINING WALL DETAIL

NO SCALE

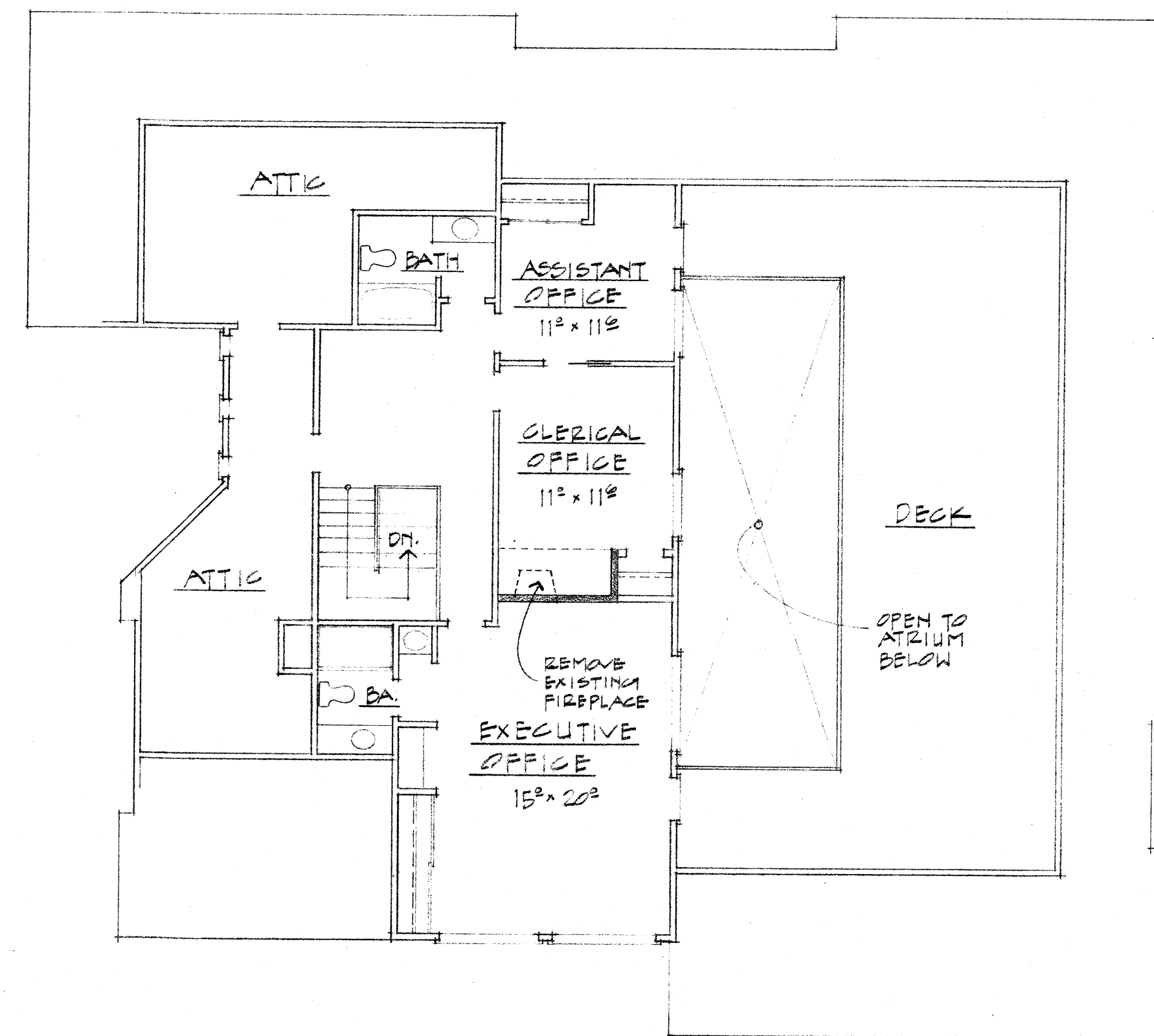
2

4



NOTES:

- Wall Height (H) is the total height from top to bottom.
- Minimum wall embedment is 6" (150mm) or Height/20.
- Subsurface soils must be capable of supporting wall system.
- Unit core fill is 3/4" (20mm) clean crushed stone.
- Leveling pad is crushed stone base material.
- All backfill materials are compacted to 95% max. density.
- Geogrids must be of appropriate type and length per the design. Coordinate with Soils Engineer.
- Finished grade must provide positive drainage.
- The symbol (SD) indicates location and length of geogrid as measured from the connection pins to the end of the geogrid.

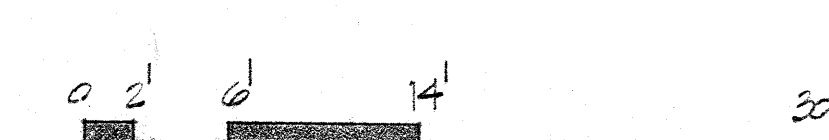


UPPER FLOOR PLAN

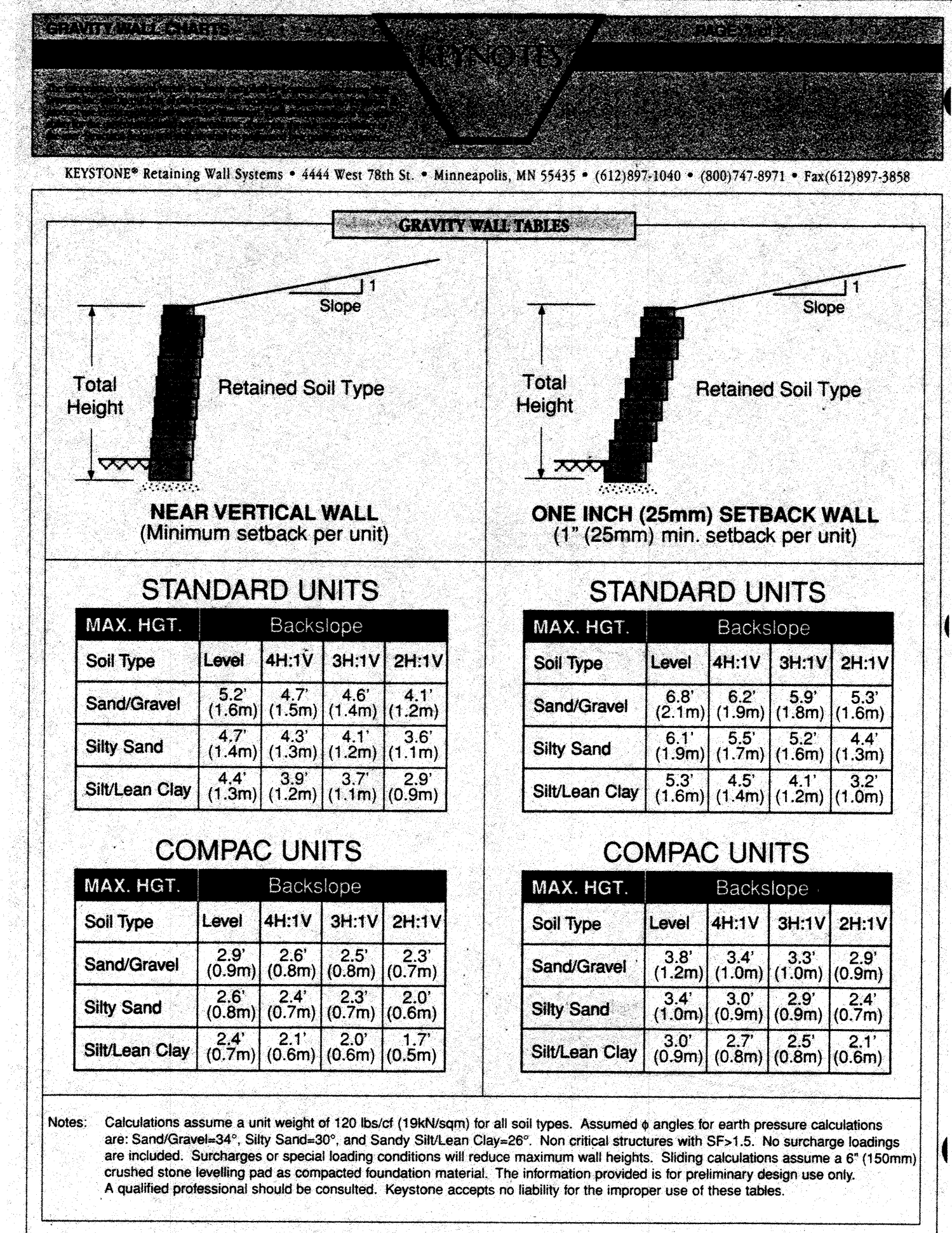
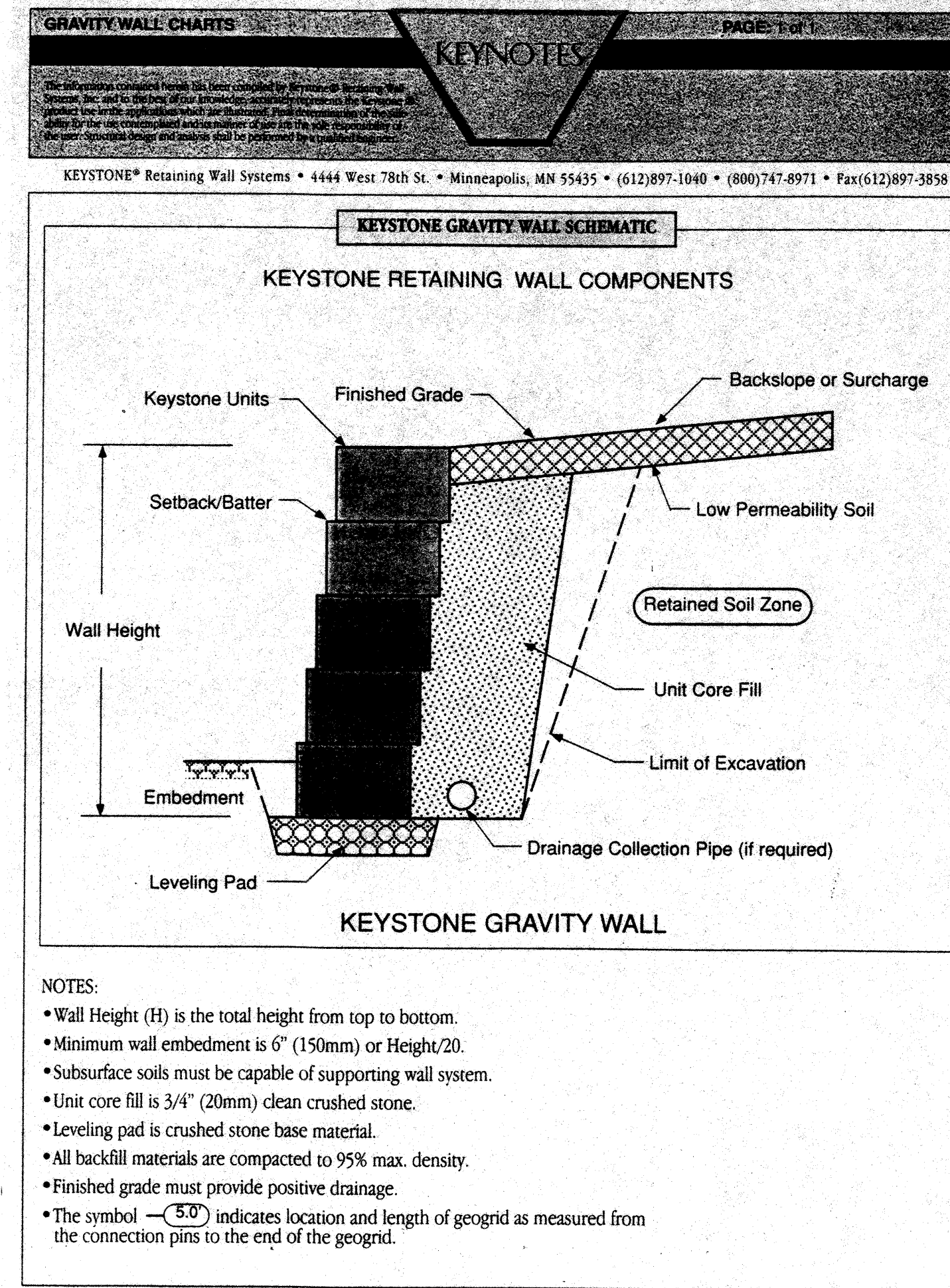
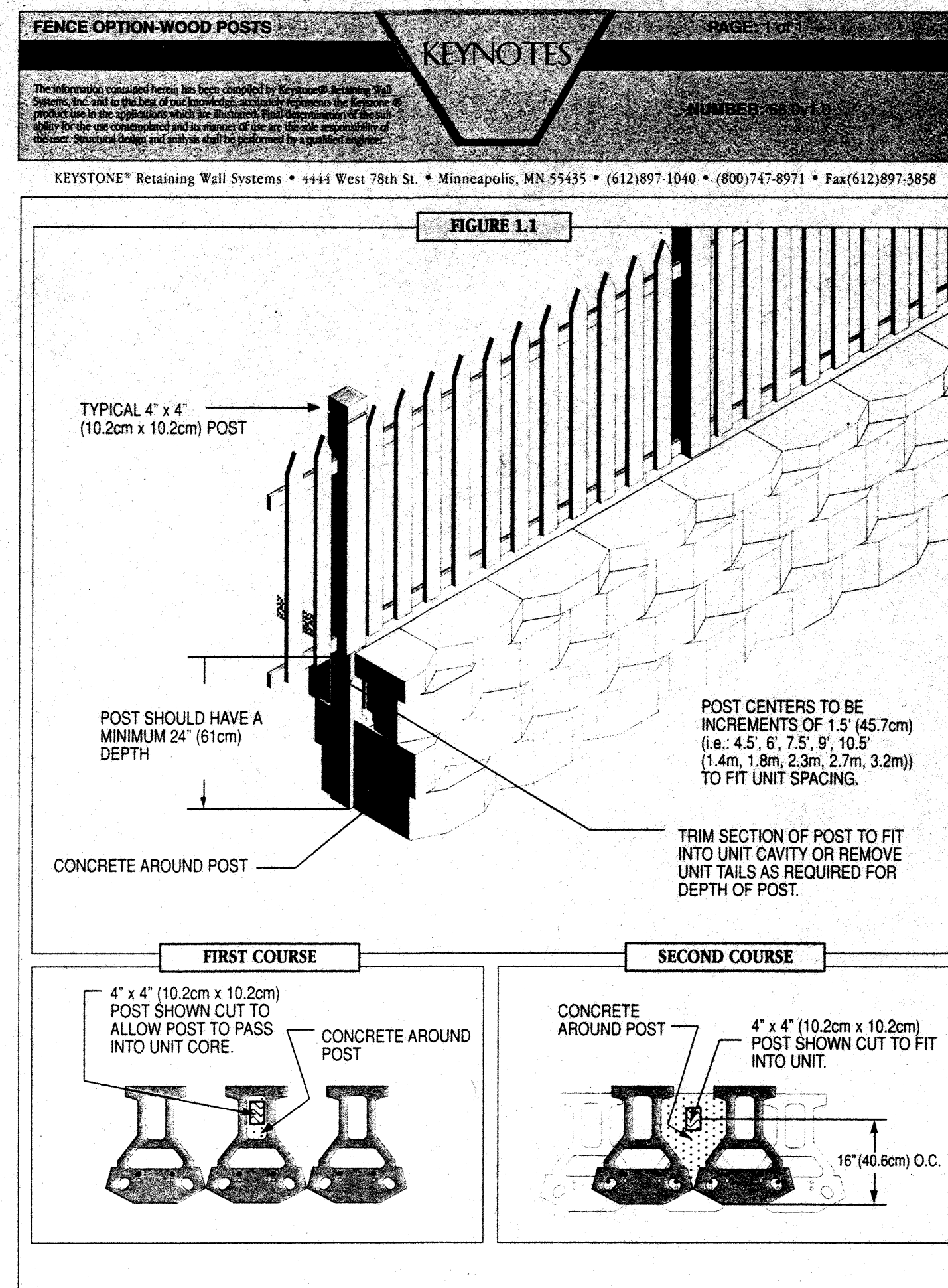
1/8\"/>

AREAS

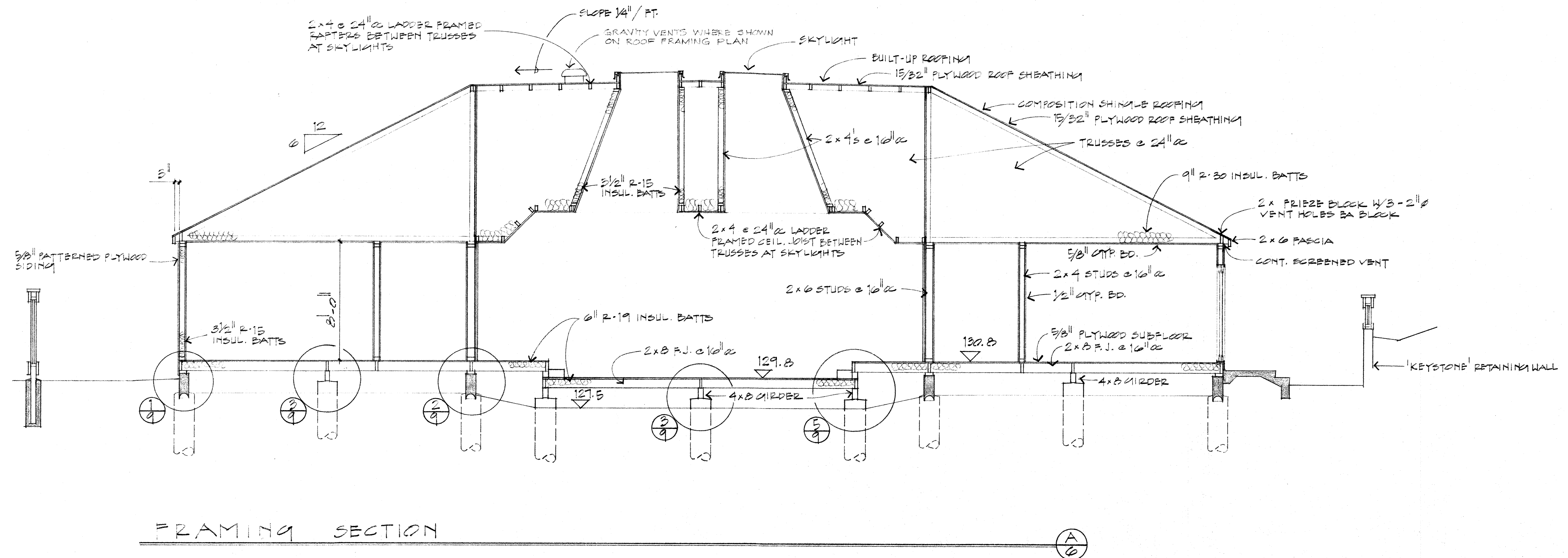
OFFICES/COMMON:	900 SQ. FT.
ATTIC:	442 SQ. FT.
DECK:	139 SQ. FT.



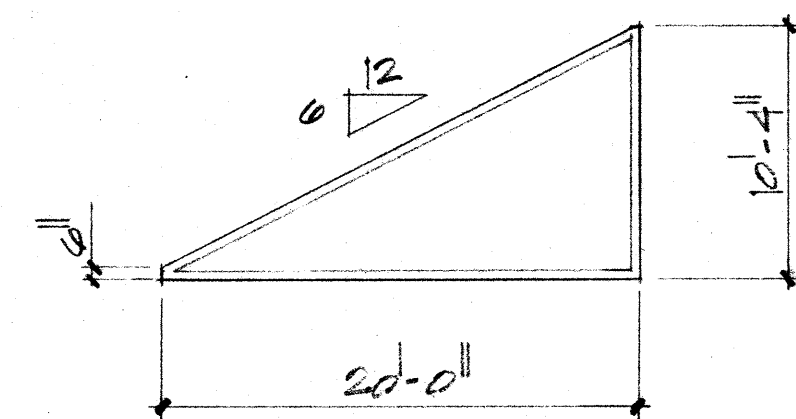
ADDITION & REMODEL FOR DRAKE HOUSE 805 GRAYSON RD., PLEASANT HILL, CA		
SCALE: AS NOTED	APPROVED BY:	DRAWN BY: BAK/ARK
DATE:		REVISED:
ROBERT C. KENDALL & ASSOCIATES CONSULTING ARCHITECTURAL and CIVIL ENGINEERS 938 Dewing Ave., Suite C, Lafayette, Ca. 94501-3232		
DRAWING NUMBER		4



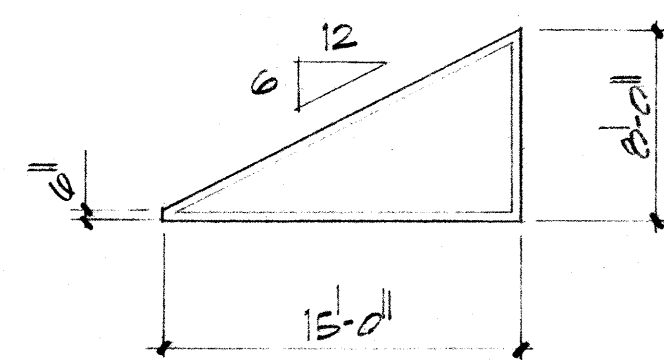
NOTE: REFER TO ALL KEYSTONE LITERATURE PRIOR TO INSTALLATION



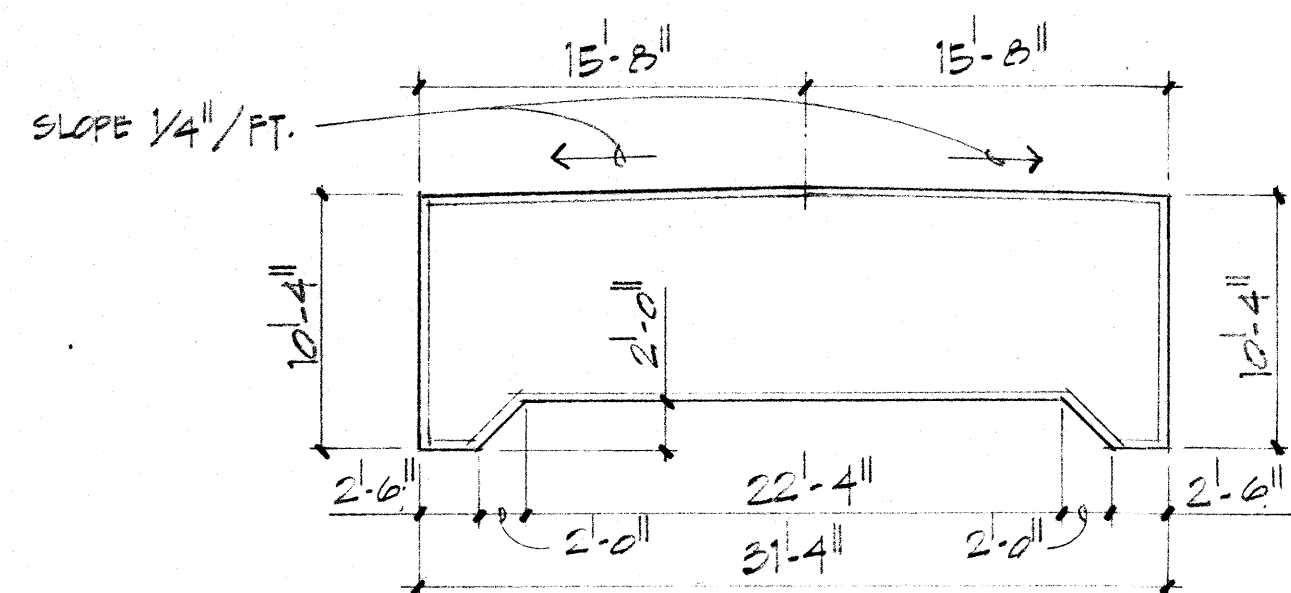
TRUSS SHAPES



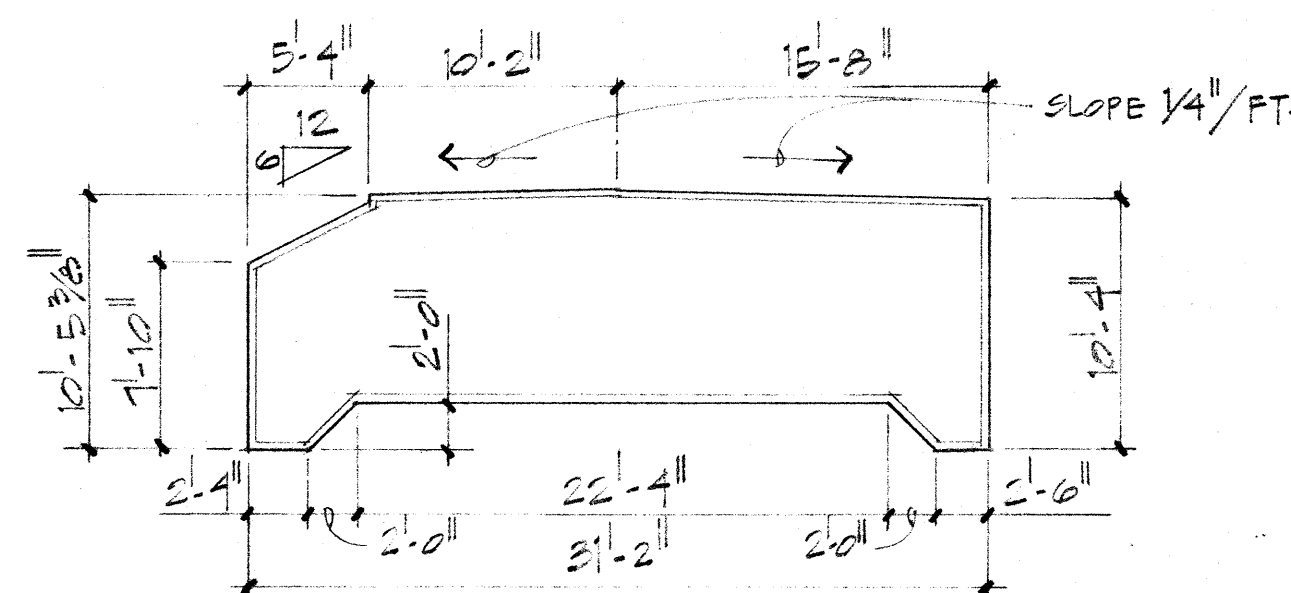
TRUSS 'A'



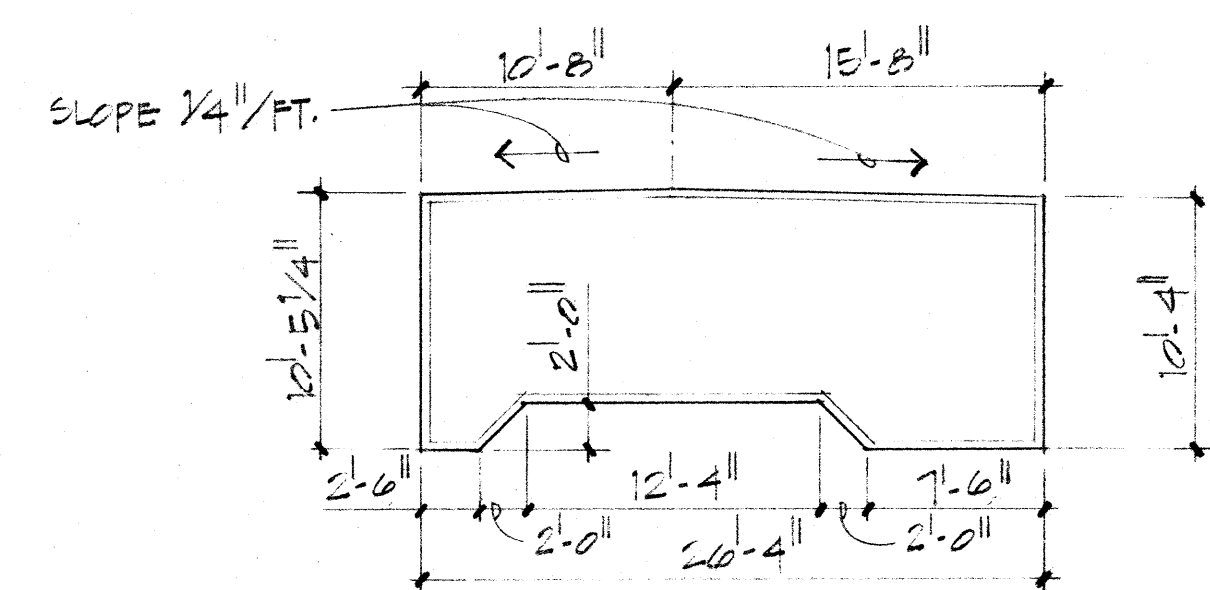
TRUSS 'F'



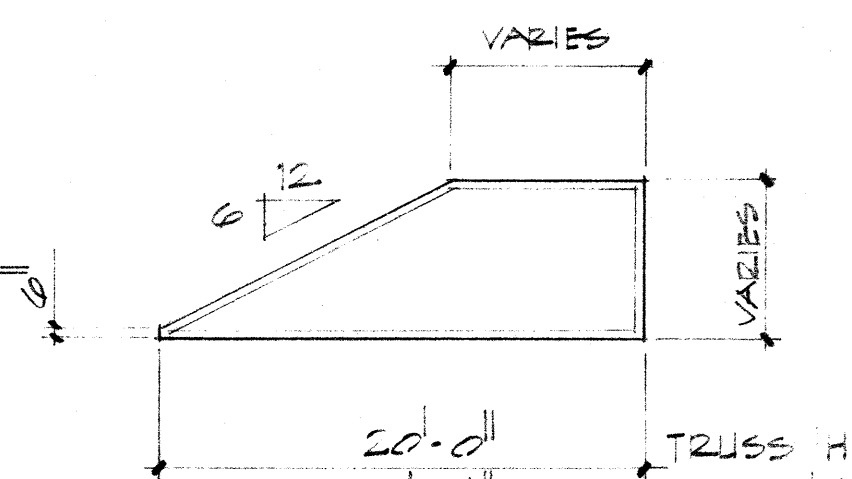
TRUSS 'B'



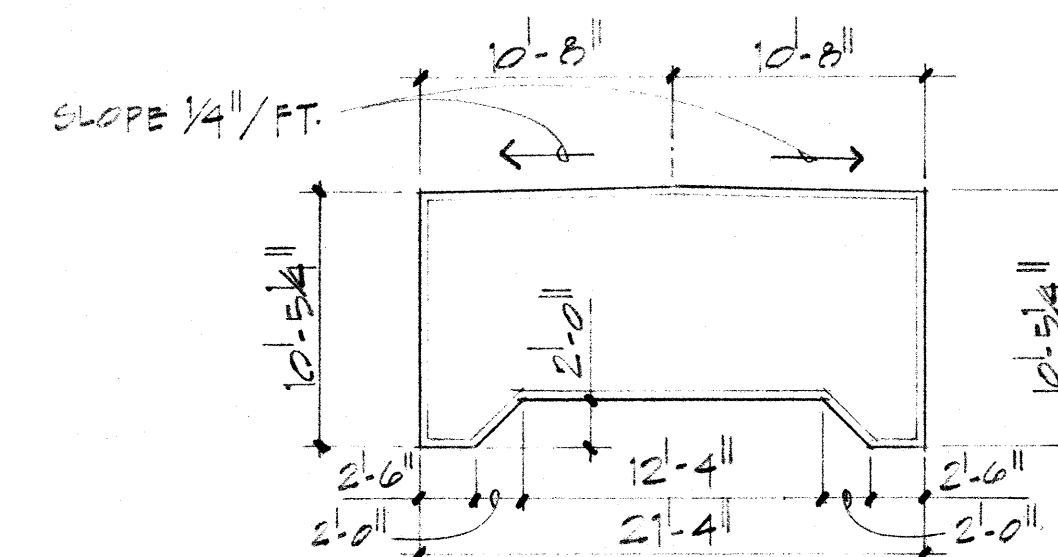
TRUSS 'G'



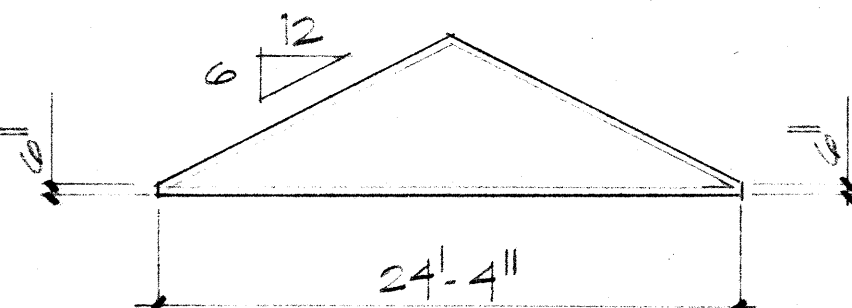
TRUSS 'C'



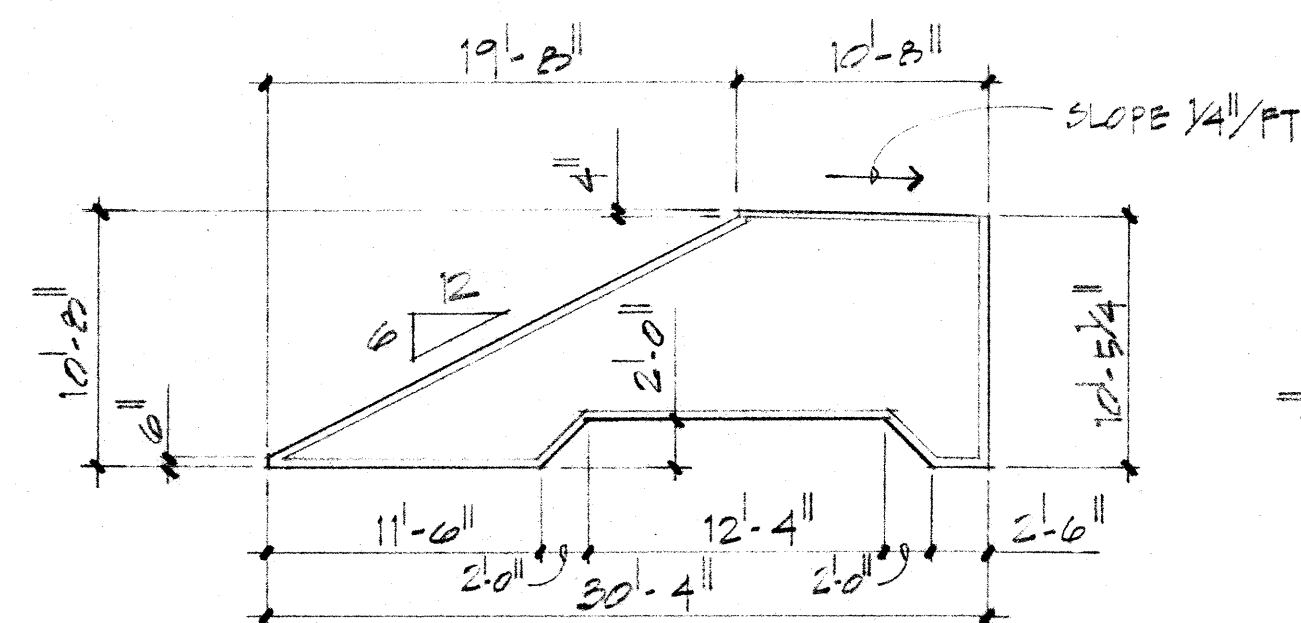
TRUSS 'H' & 'I'



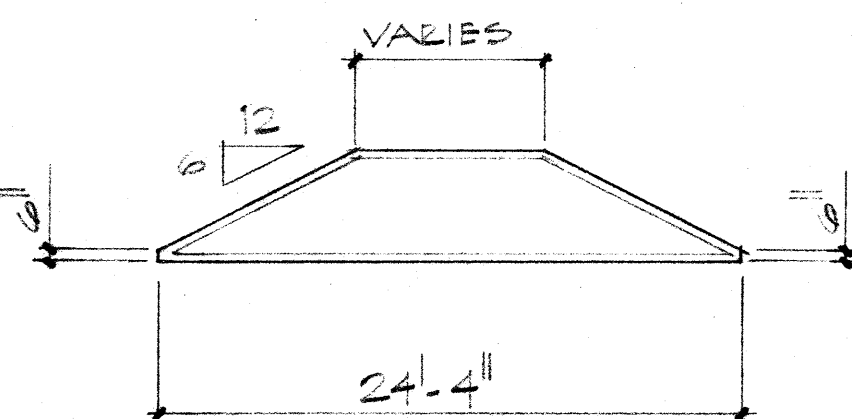
TRUSS 'D'



TRUSS 'J'



TRUSS 'E'



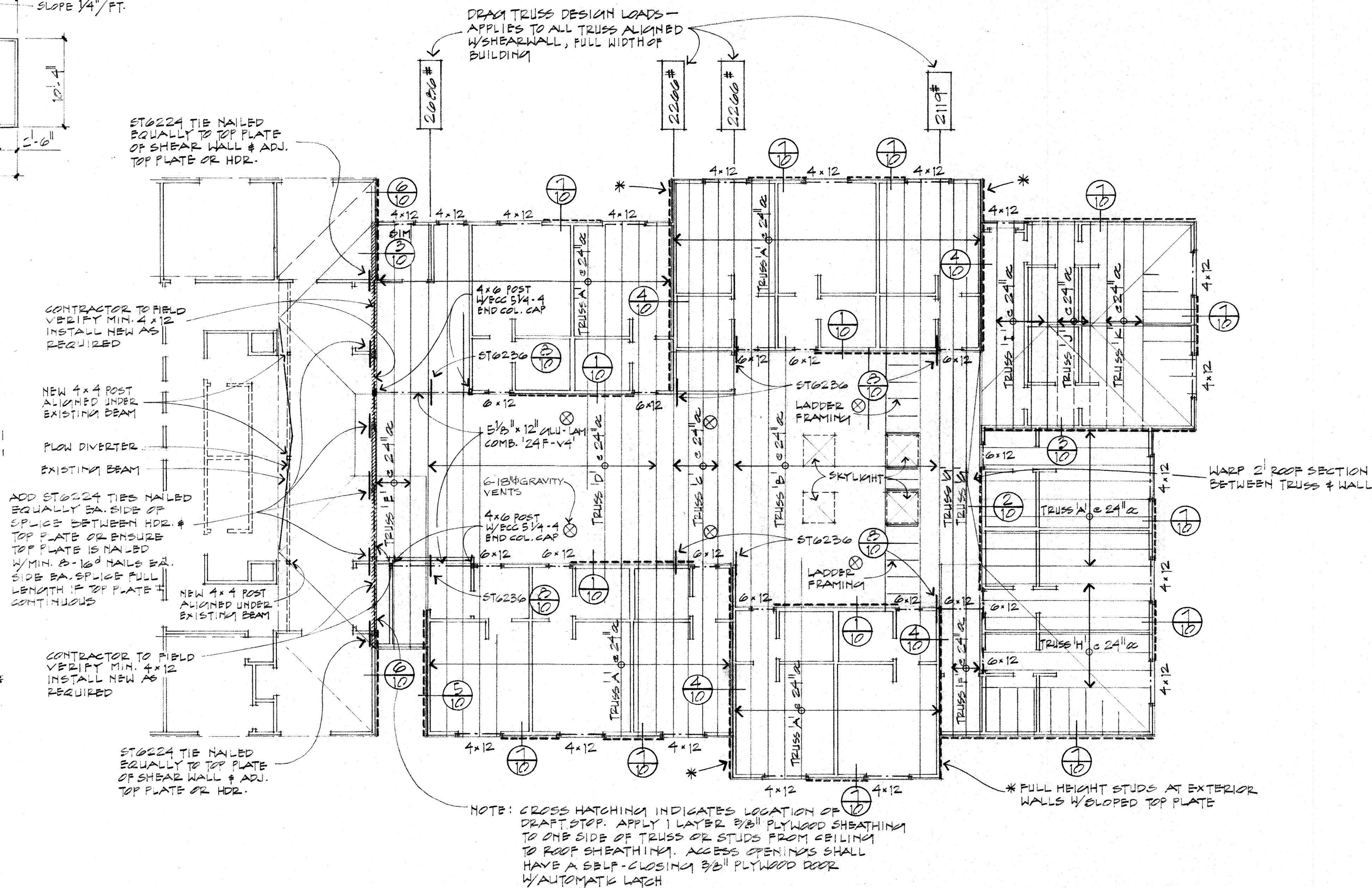
TRUSS 'K'

SHEAR WALLS

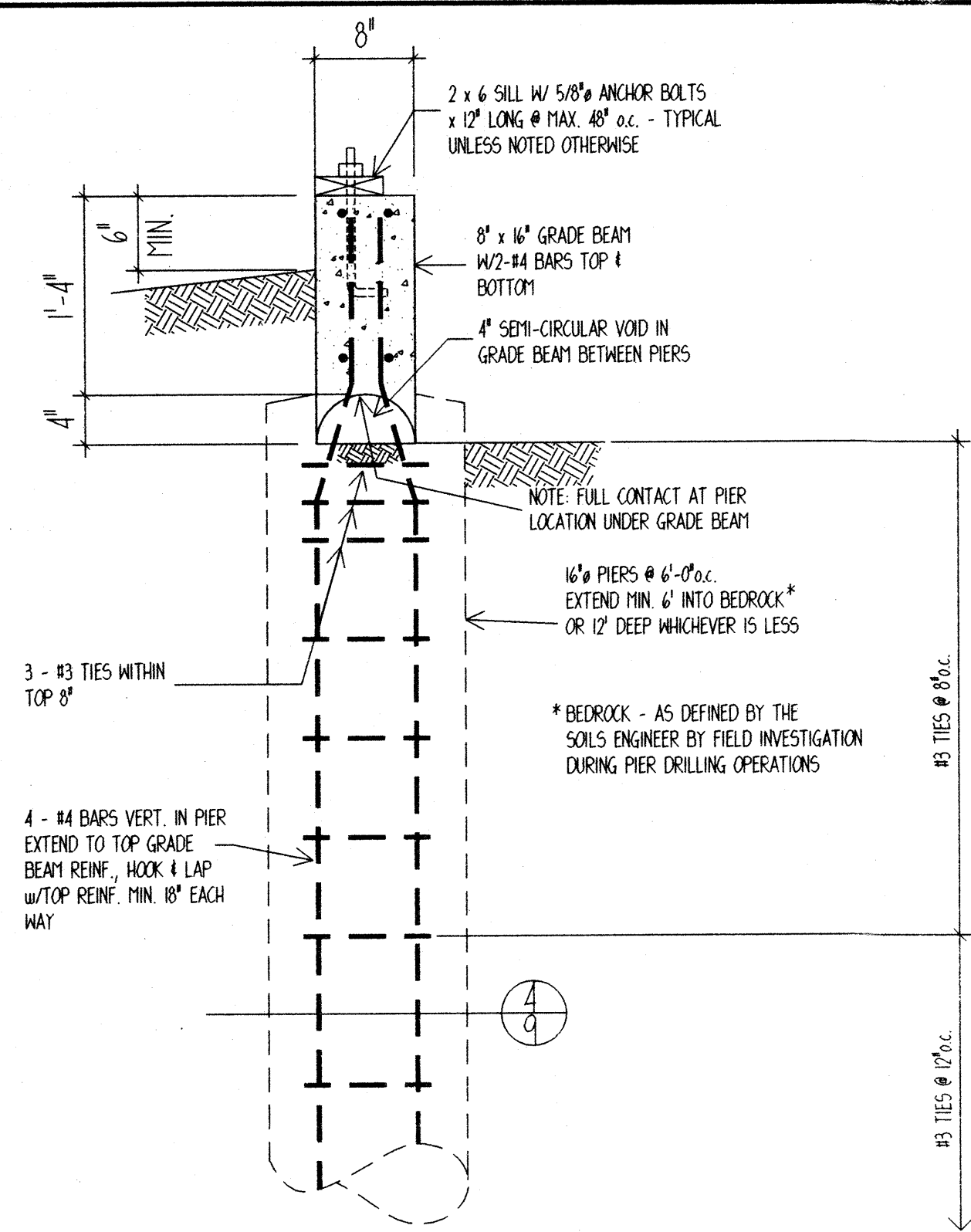
===== 3/8" CD-X PLYWOOD, ALL EDGES BLOCKED. NAIL W/8" @ 6" @ AT PLYWOOD EDGES & 12" @ AT FIELD.

TYPICAL SHEATHING NOTES

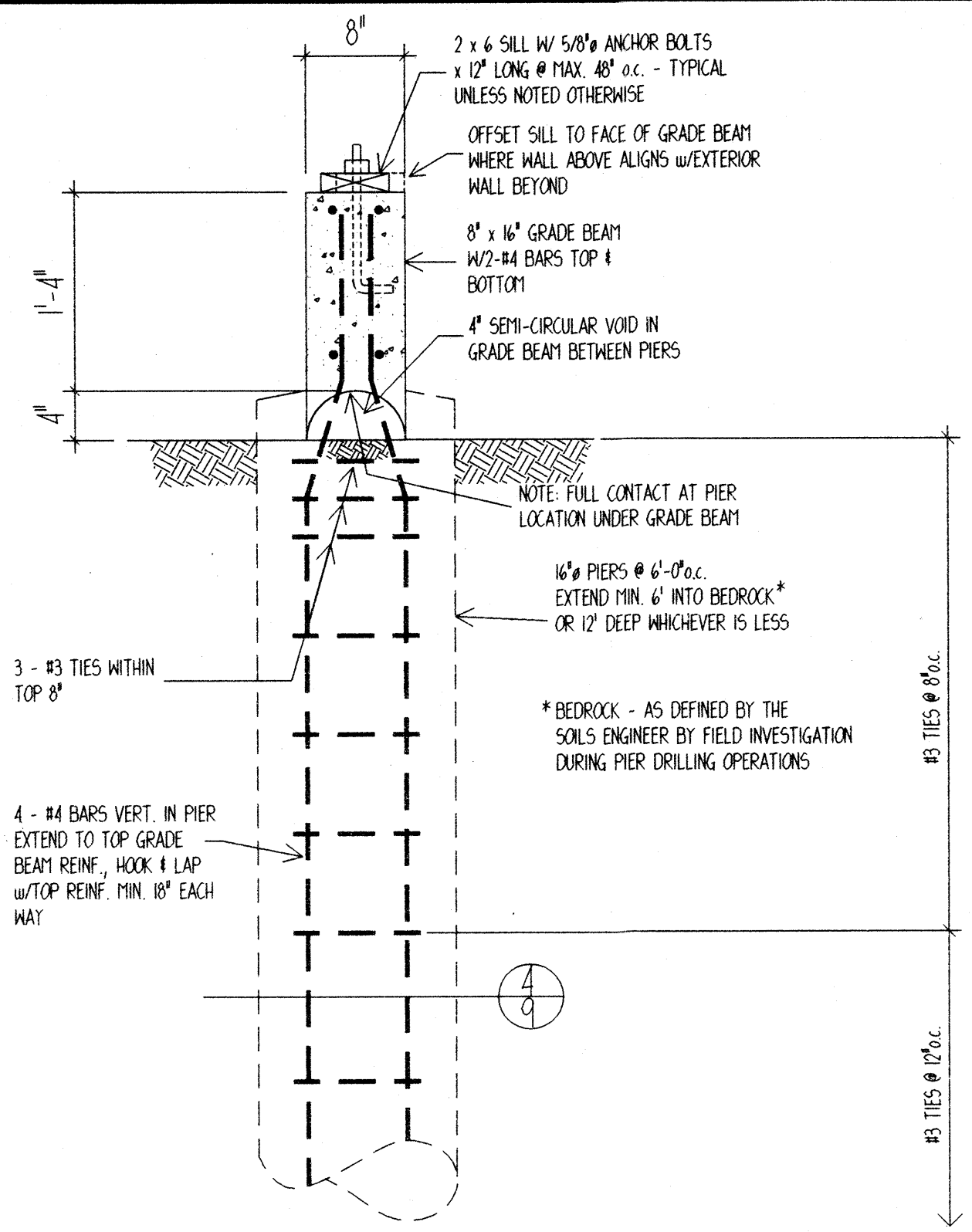
ROOF - 15/32" CD-X PLYWOOD, T&G OR PLY CLIPPED AT MIDSPAN. NAIL W/8" @ 6" @ AT SUPPORTED EDGES & 12" @ AT FIELD.
FLOOR - 3/4" CD-X PLYWOOD, T&G. NAIL W/10" @ 6" @ AT SUPPORTED EDGES & 10" @ AT FIELD.



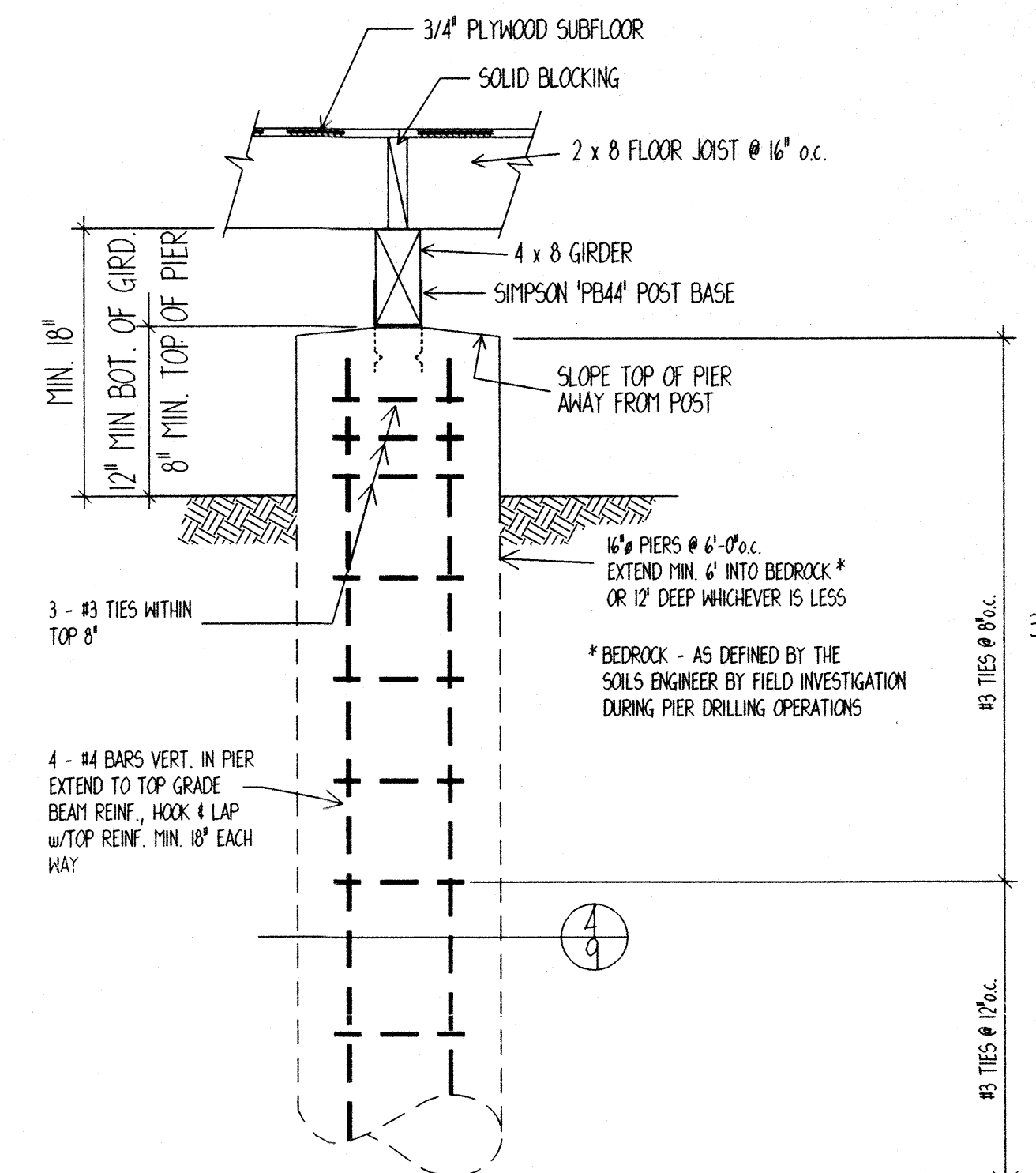
ROOF FRAMING PLAN



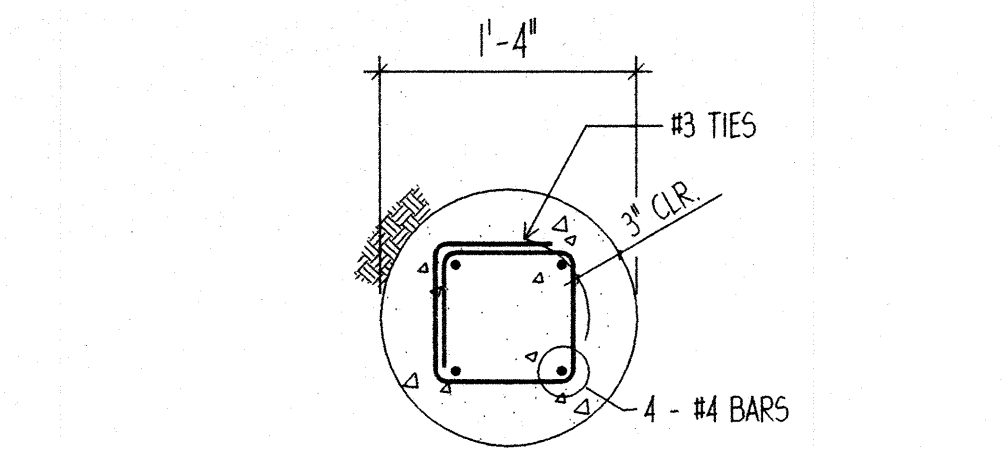
DETAIL
1' = 1'-0"



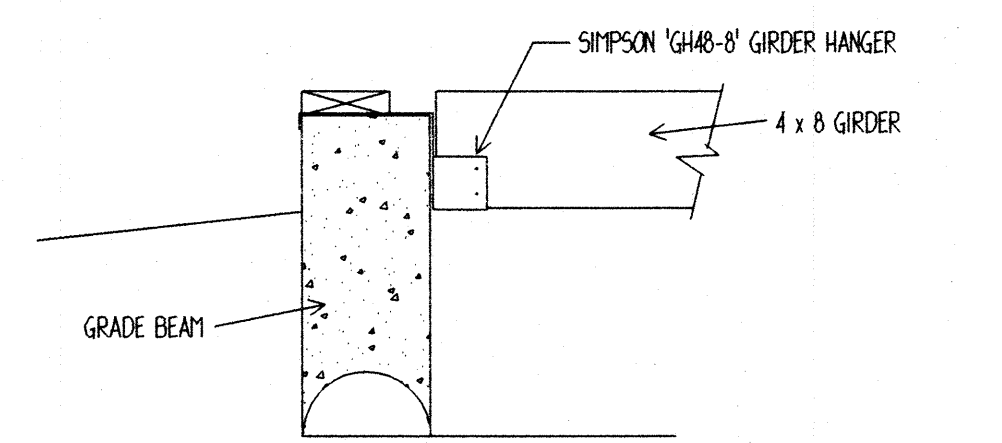
DETAIL
1' = 1'-0"



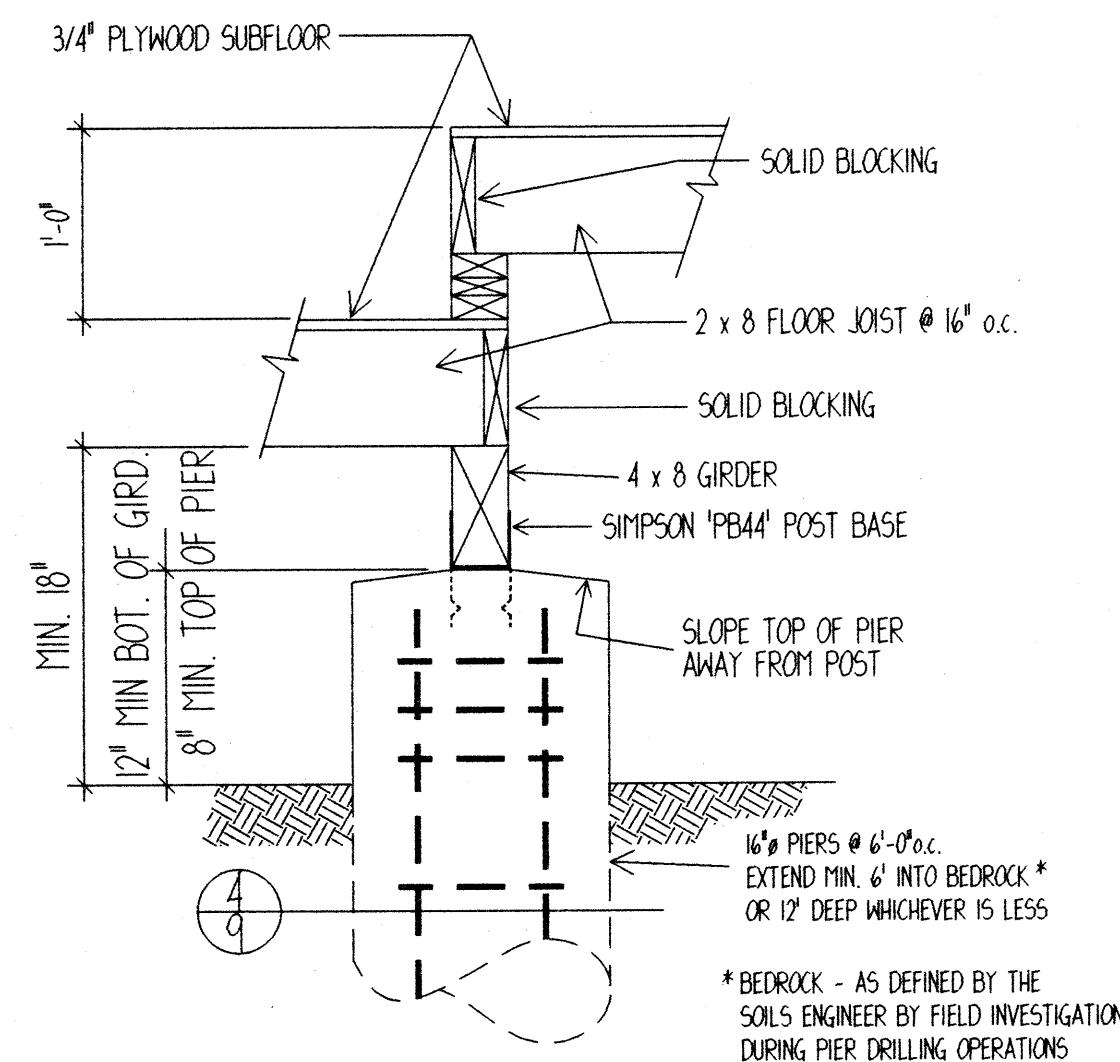
DETAIL
1' = 1'-0"



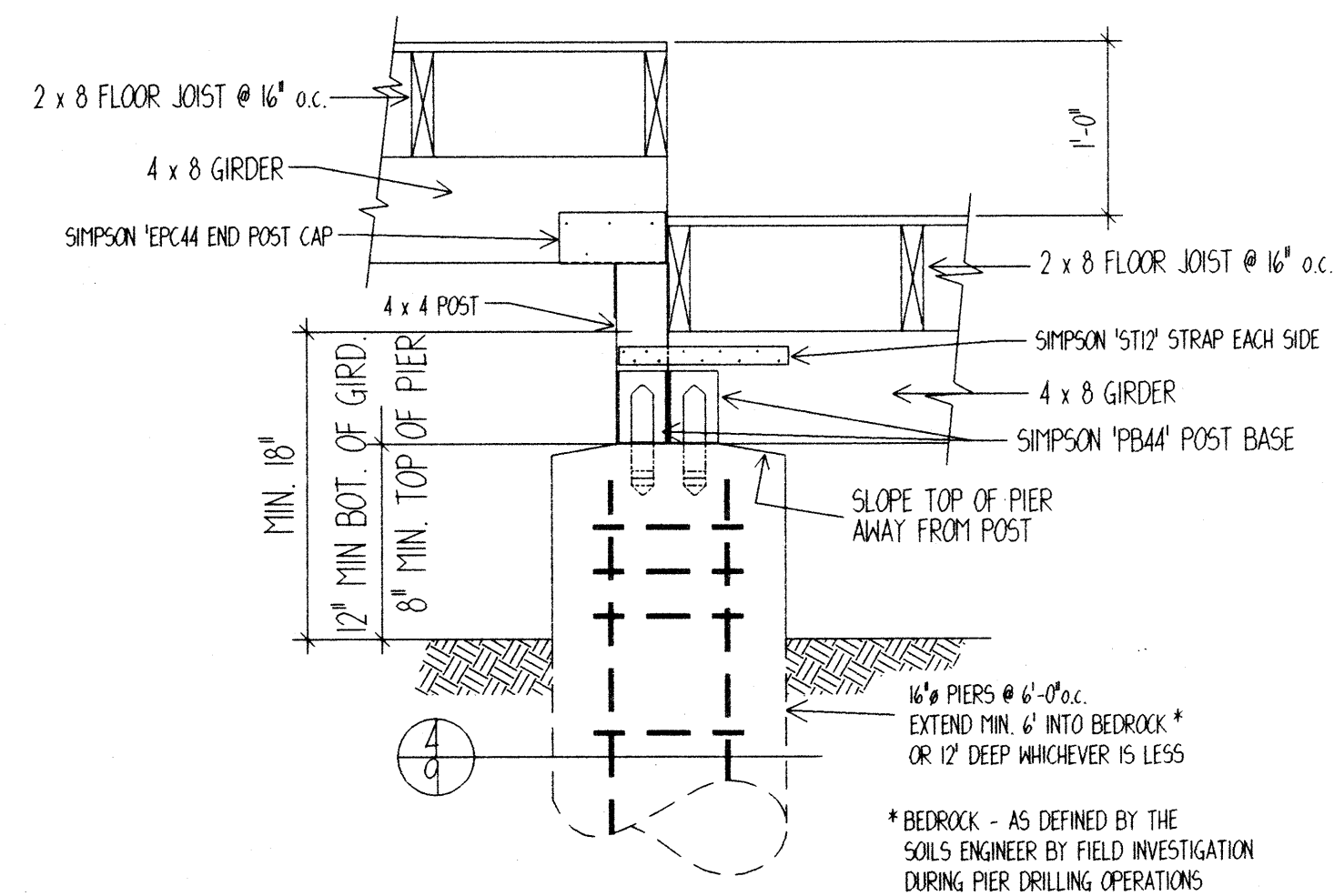
DETAIL
1' = 1'-0"



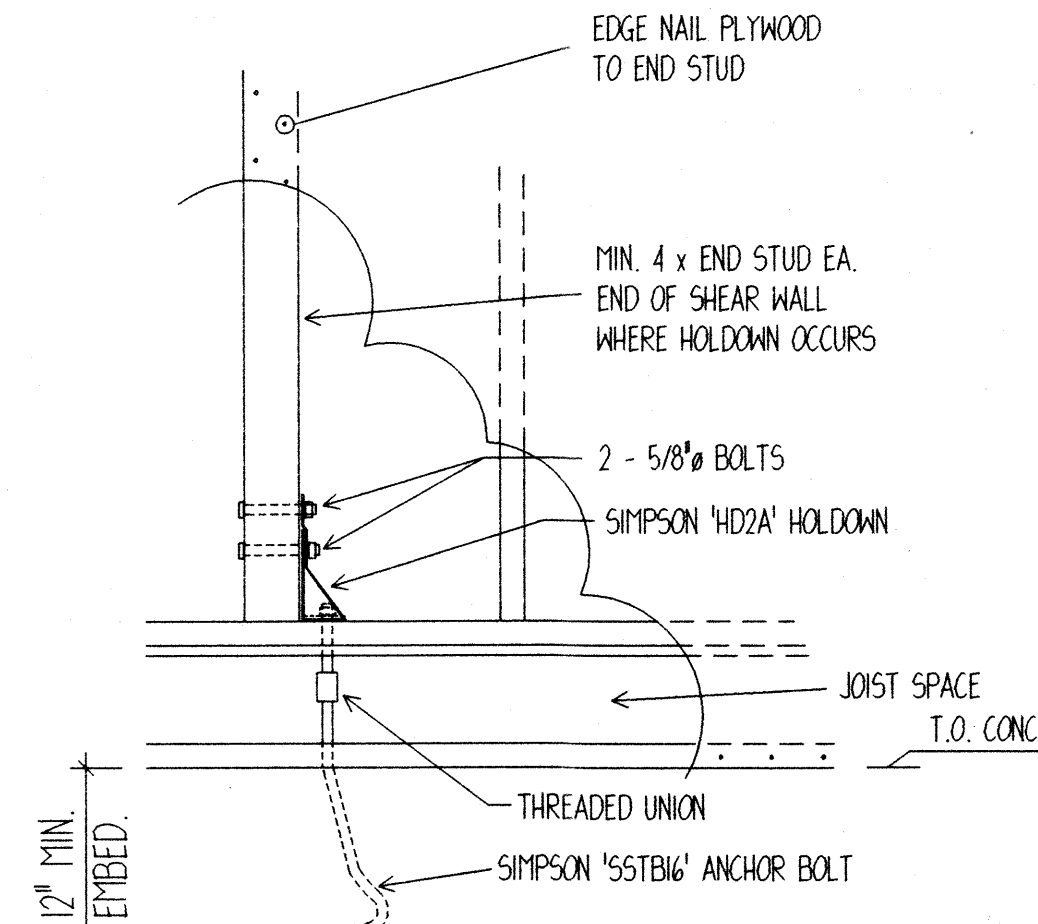
TYPICAL GIRDER HANGER DETAIL
1' = 1'-0"



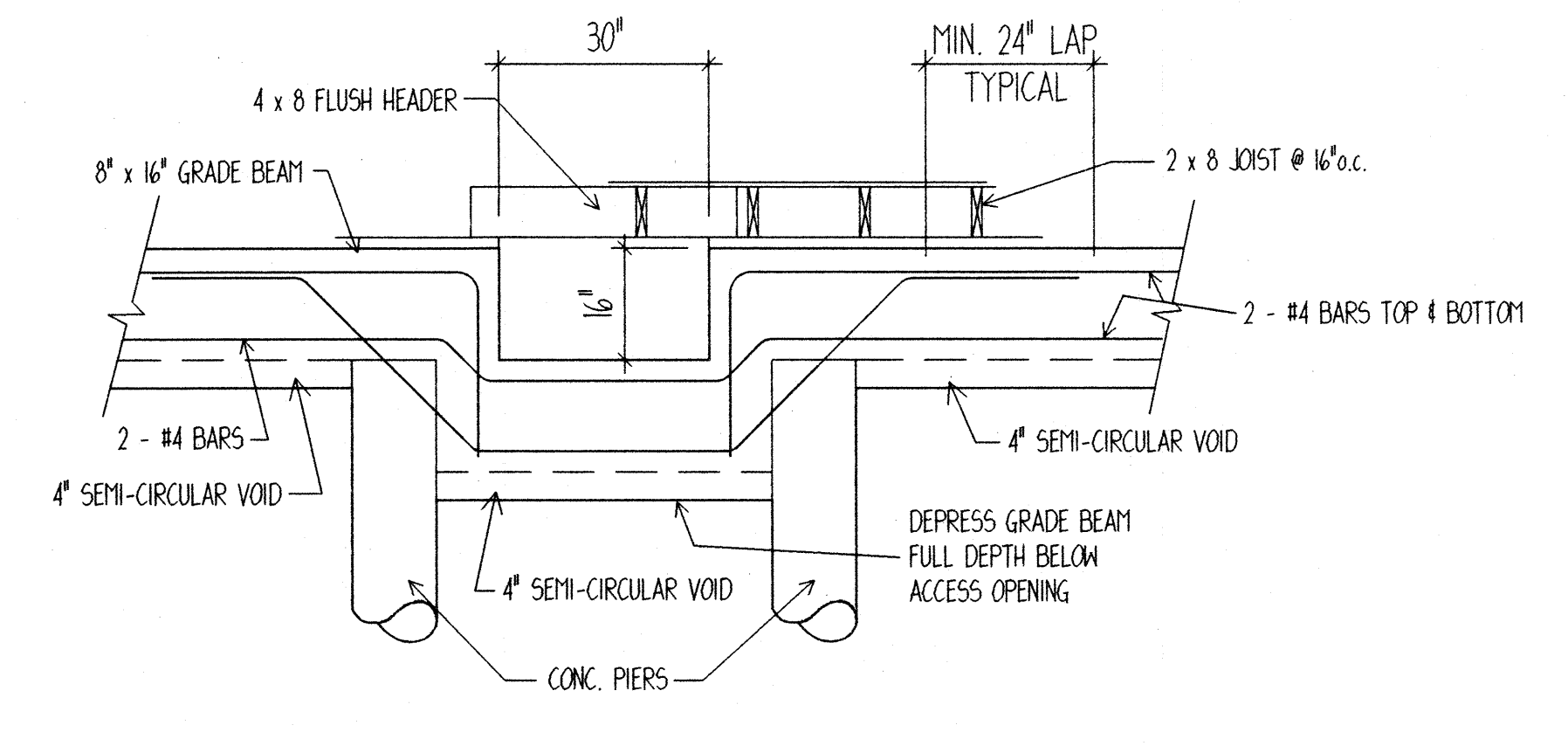
DETAIL
1' = 1'-0"



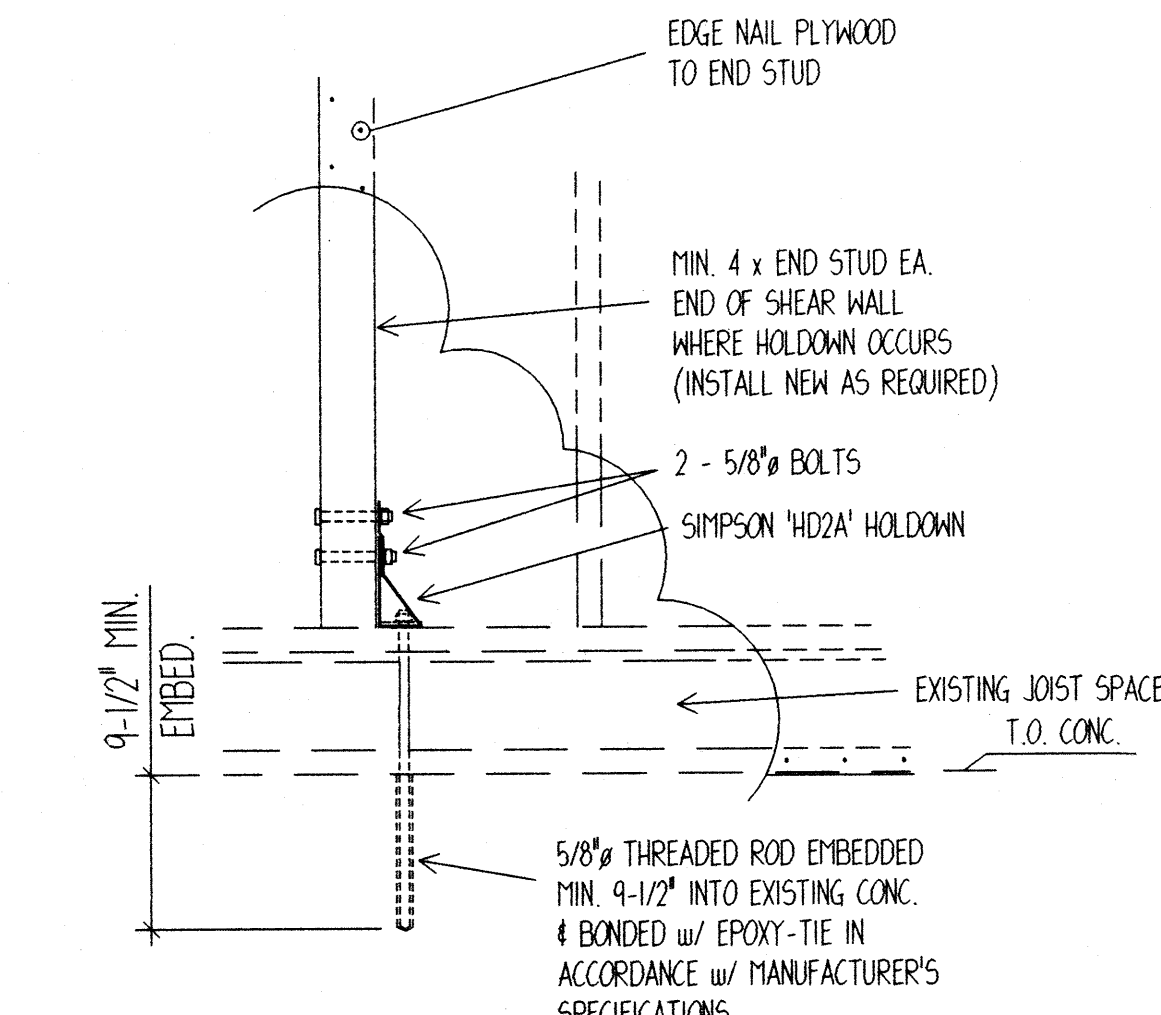
DETAIL
1' = 1'-0"



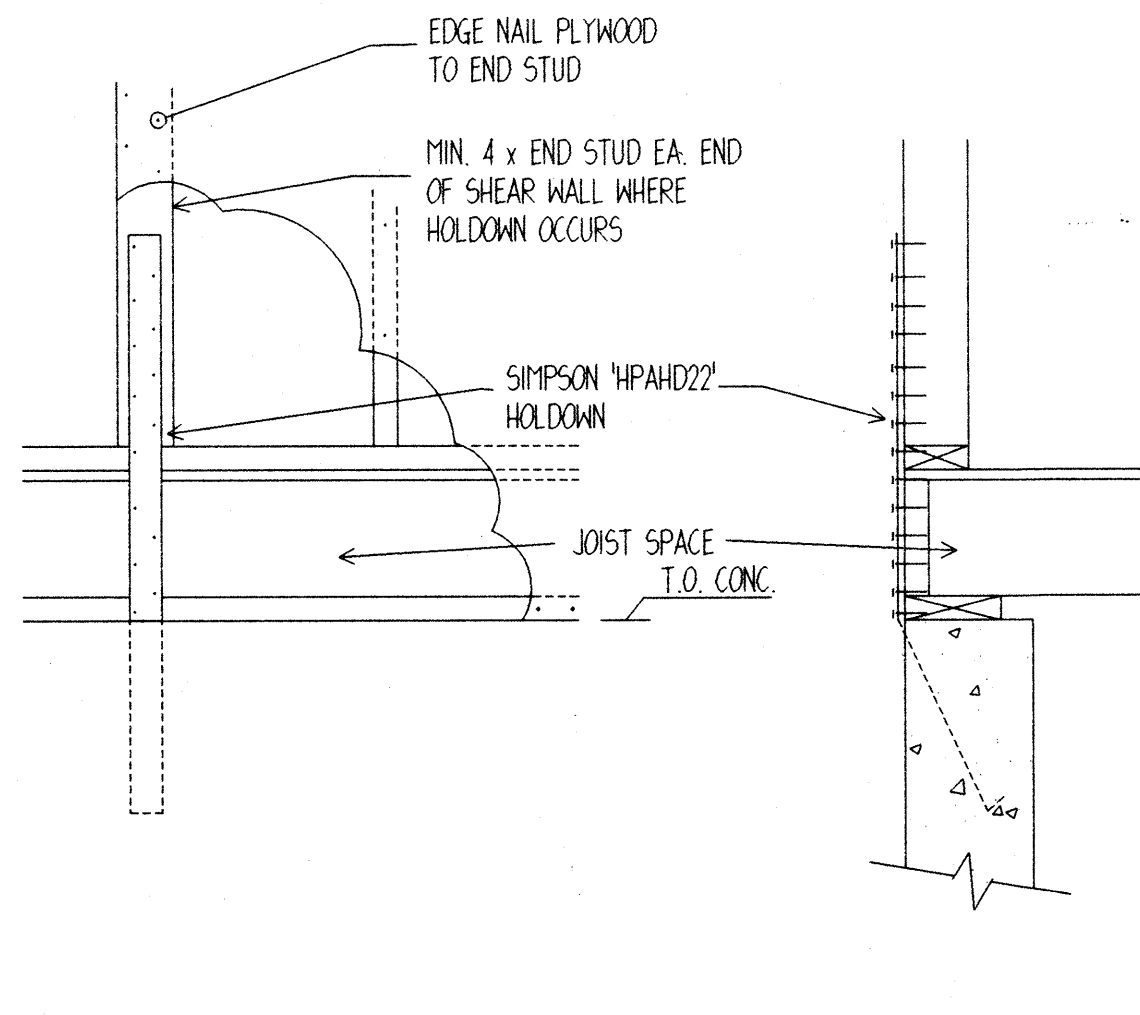
DETAIL
1' = 1'-0"



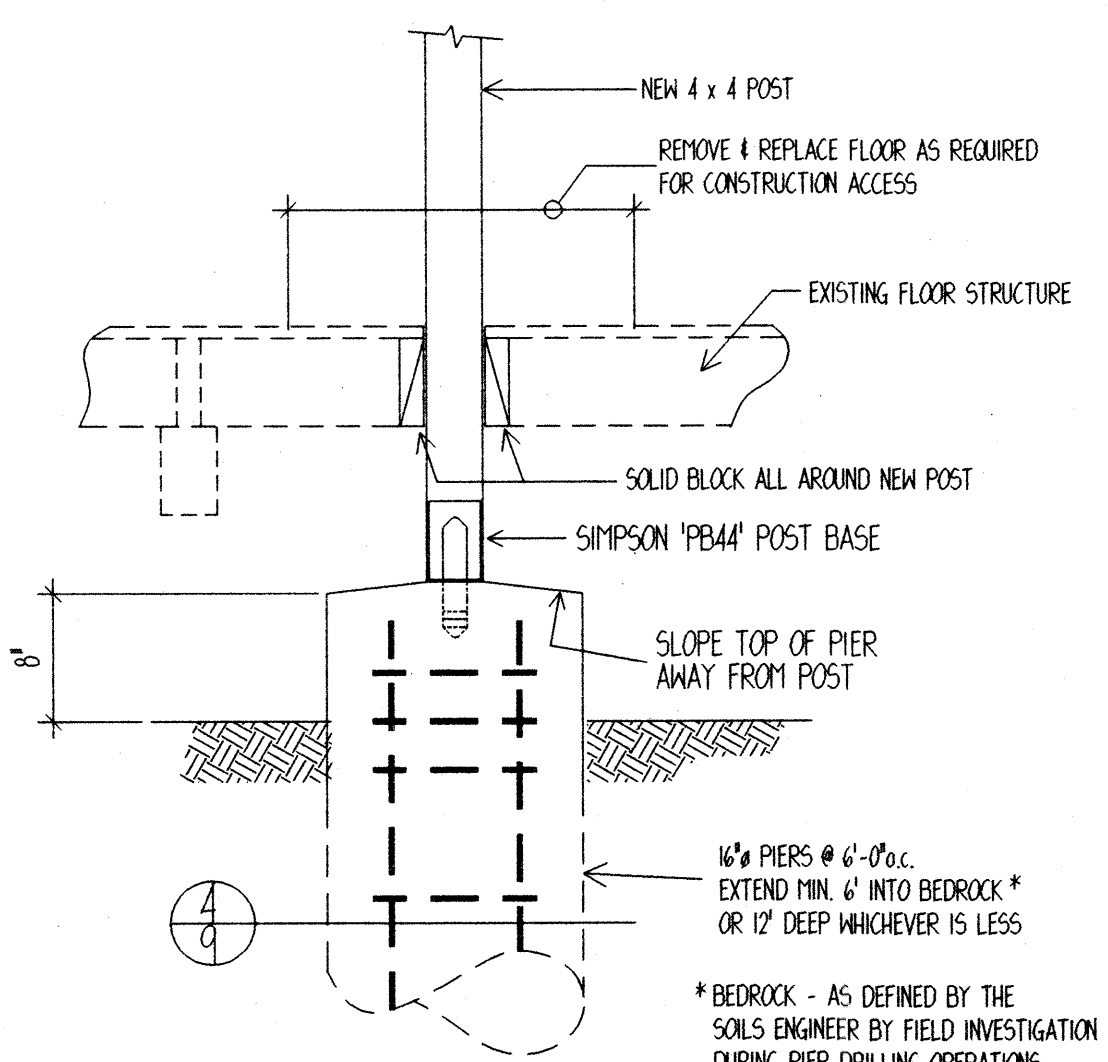
TYPICAL CRAWL ACCESS OPENING DETAIL
1/2" = 1'-0"



DETAIL
1' = 1'-0"

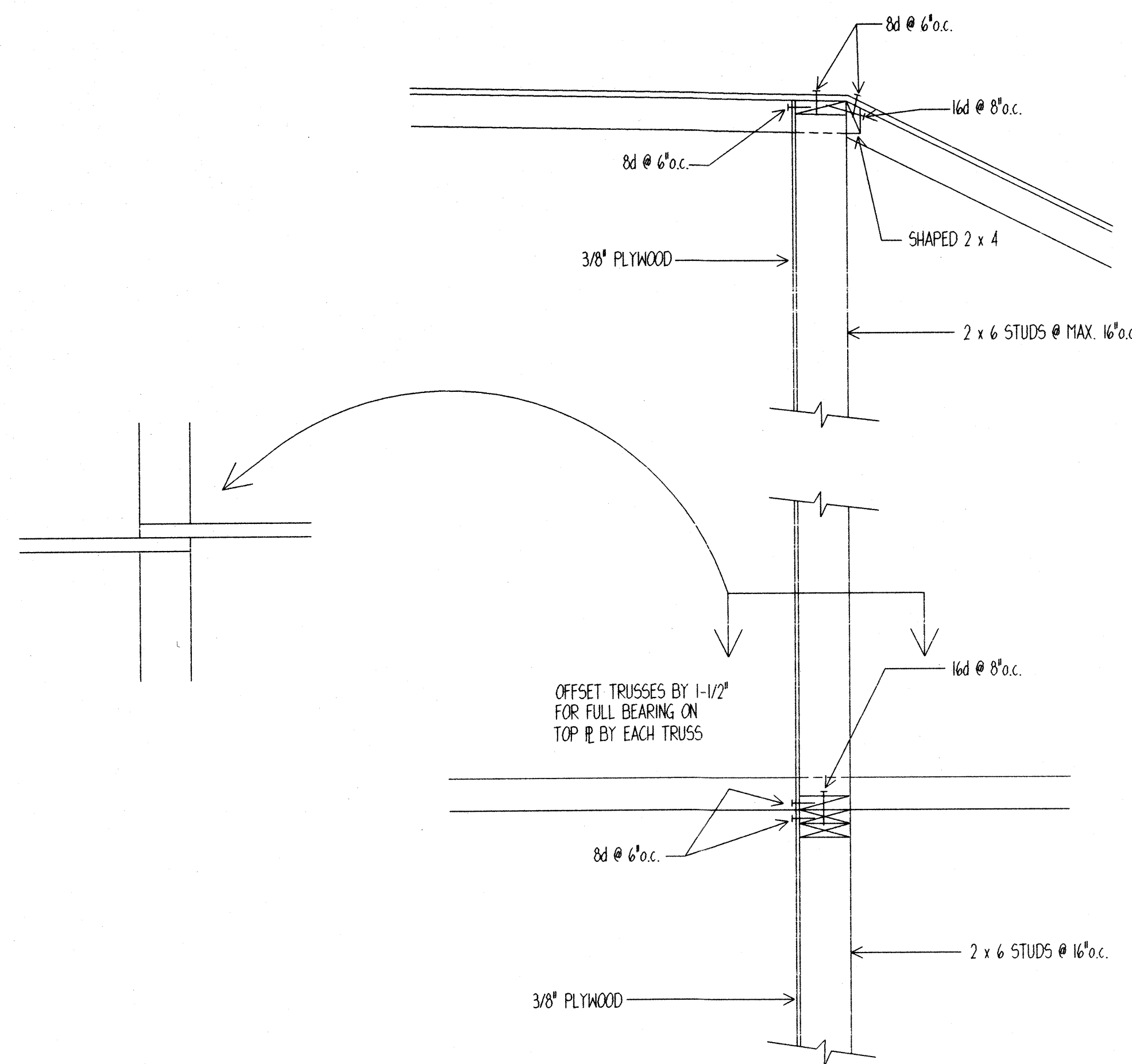


DETAIL
1' = 1'-0"



DETAIL
1' = 1'-0"

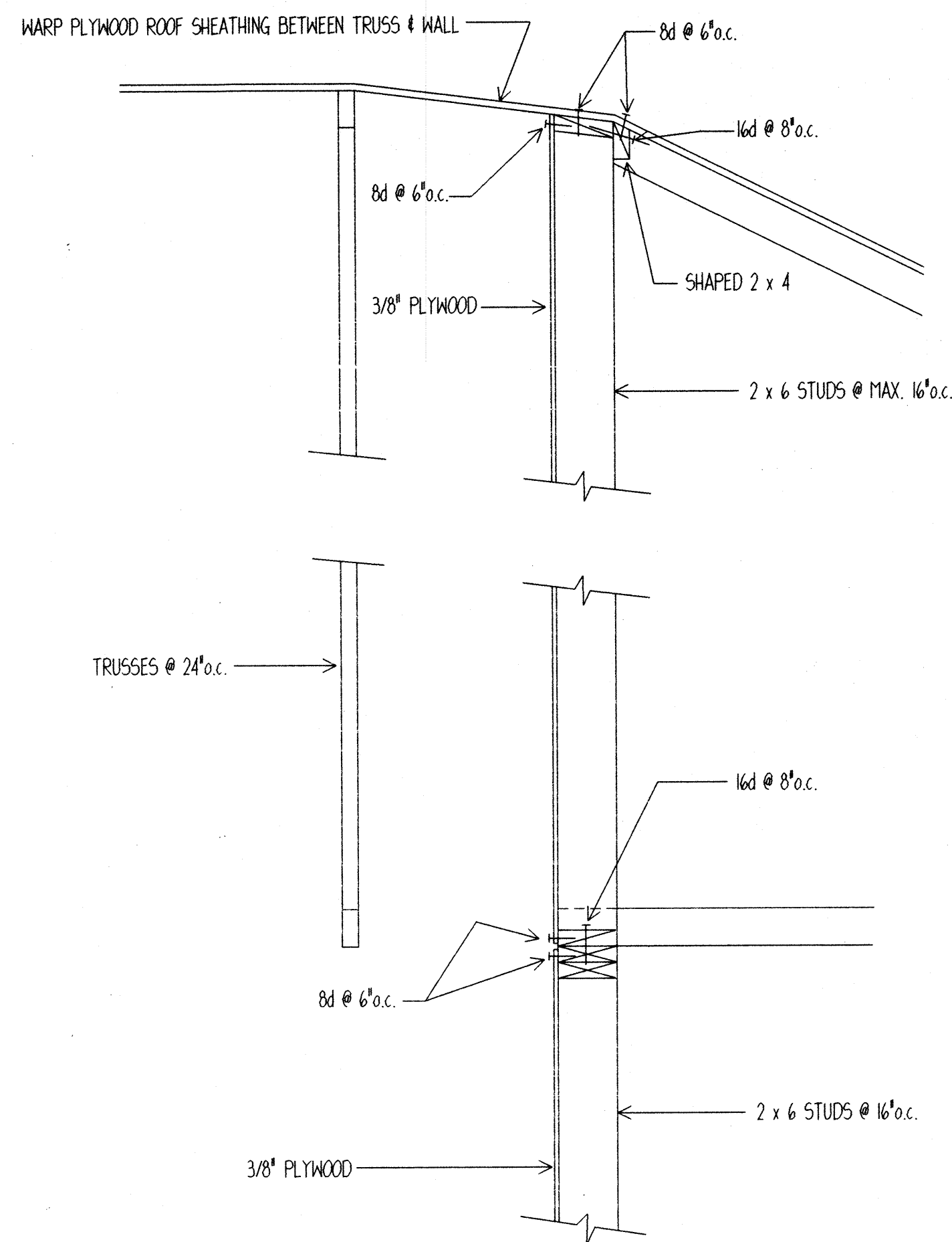
ADDITION & REMODEL FOR			DRAKE HOUSE		
808 GRAYSON ROAD, PLEASANT HILL, CA					
SCALE: AS NOTED		APPROVED BY:		DRAWN BY: BAH	
DATE:				REVISED:	
ROBERT C. KENDALL & ASSOCIATES					
CONSULTING ARCHITECTURAL and CIVIL ENGINEERS					
936 Dewing Ave., Suite C, Lafayette, Ca. 94501-3232					
DRAWING NUMBER					9



DETAIL

1" = 1'-0"

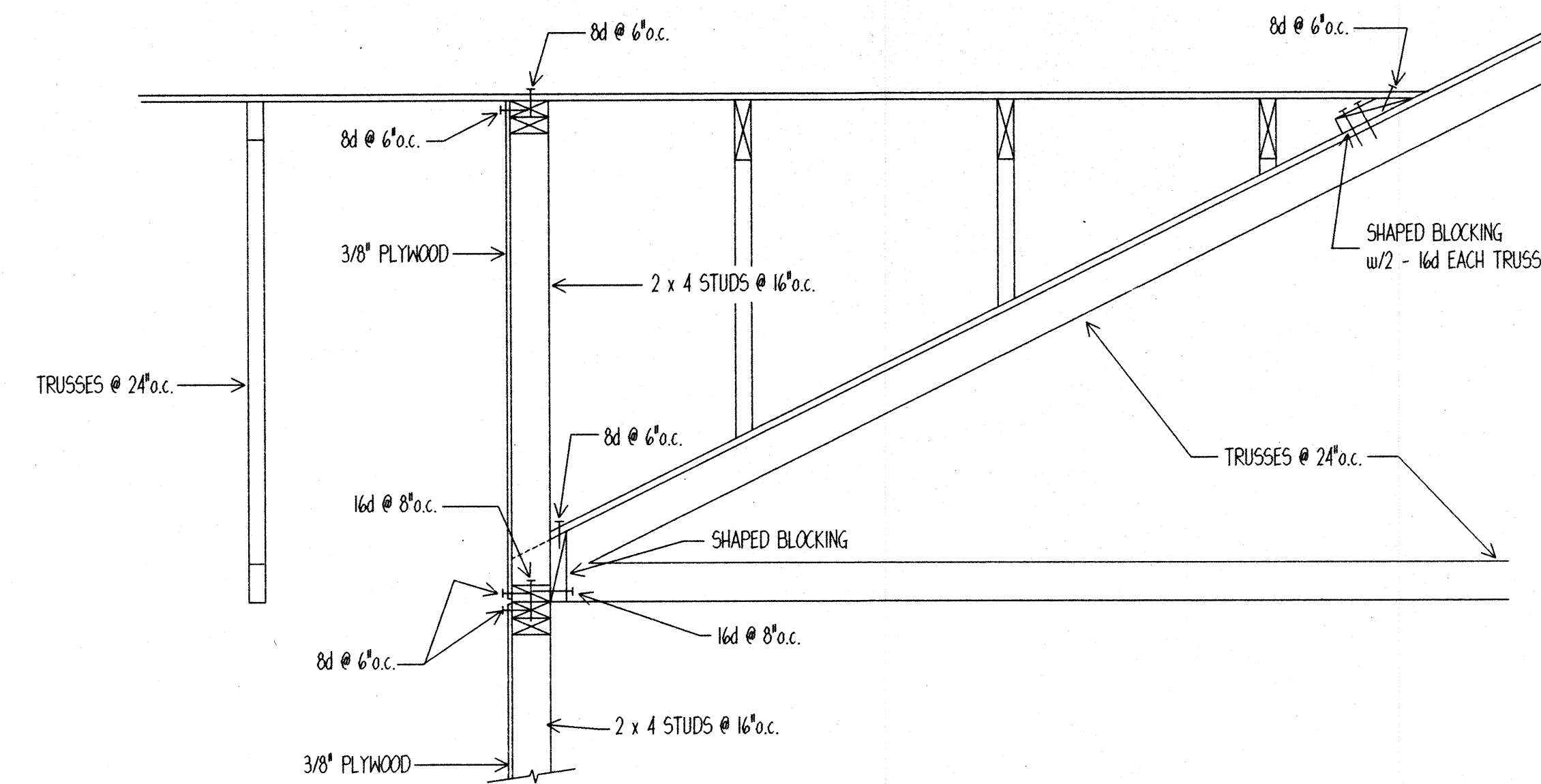
1/10



DETAIL

1" = 1'-0"

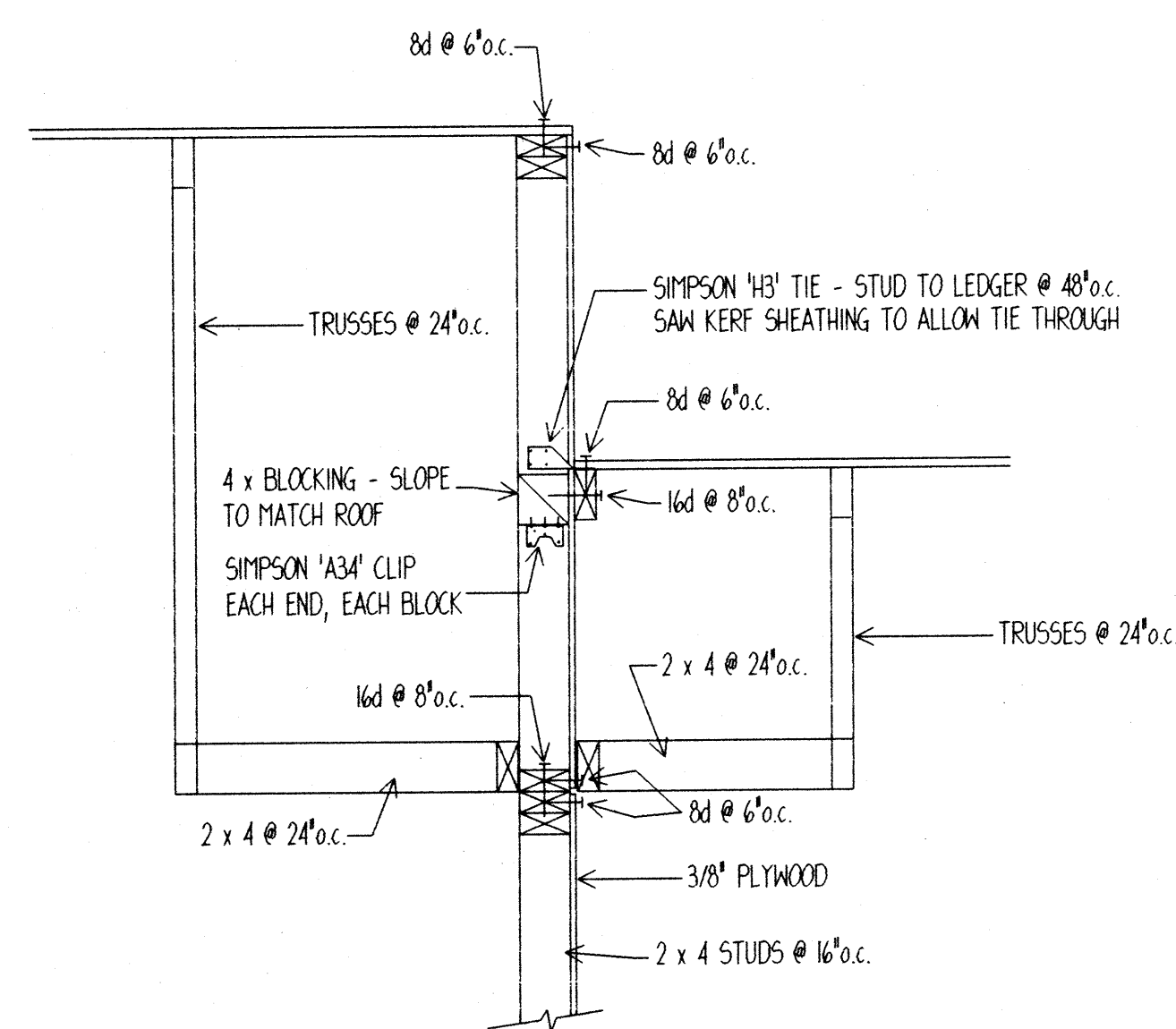
2/10



DETAIL

1" = 1'-0"

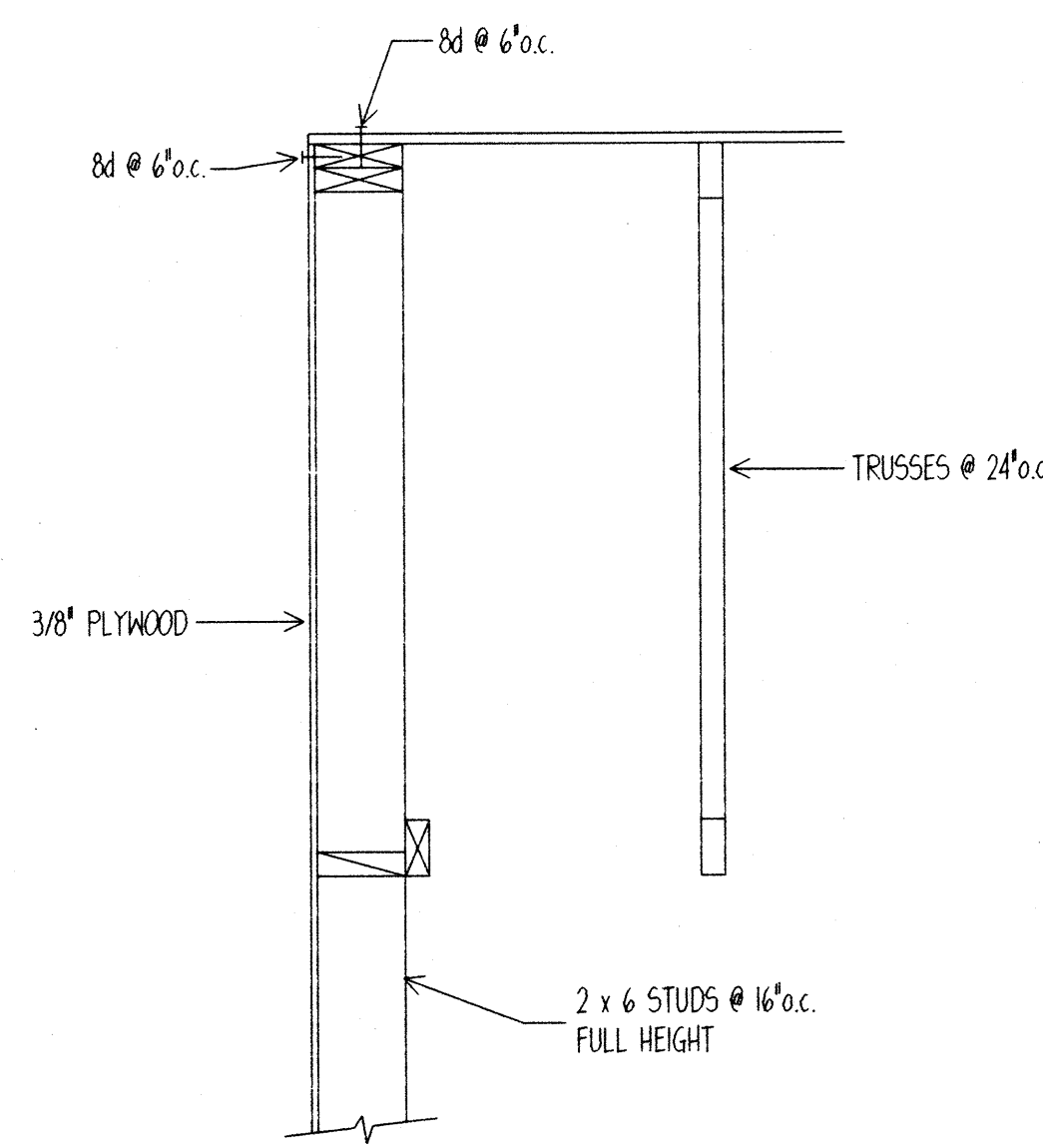
3/10



DETAIL

1" = 1'-0"

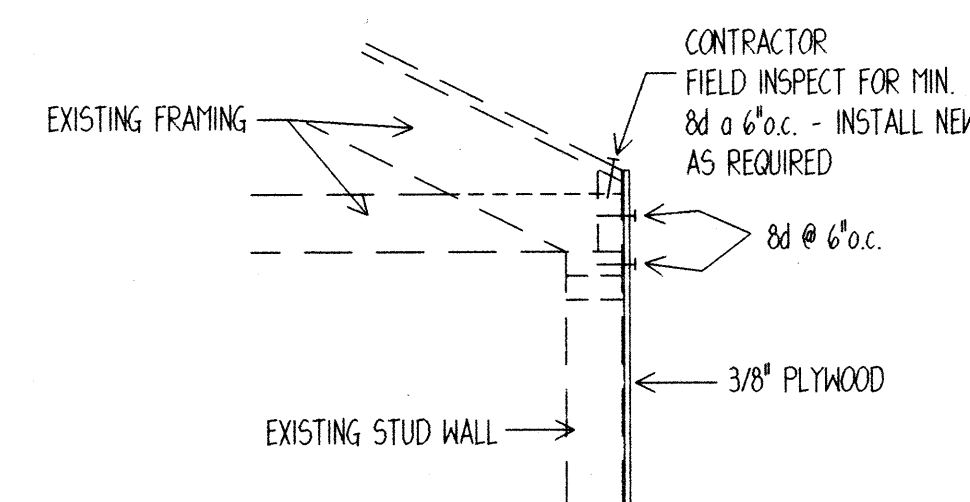
4/10



DETAIL

1" = 1'-0"

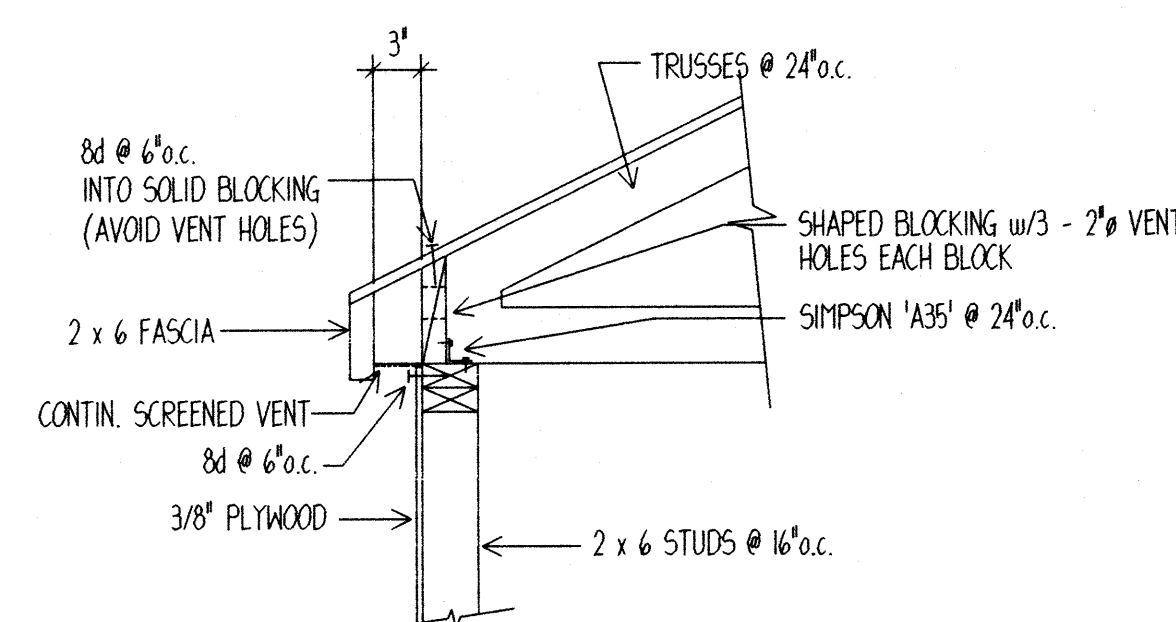
5/10



DETAIL

1" = 1'-0"

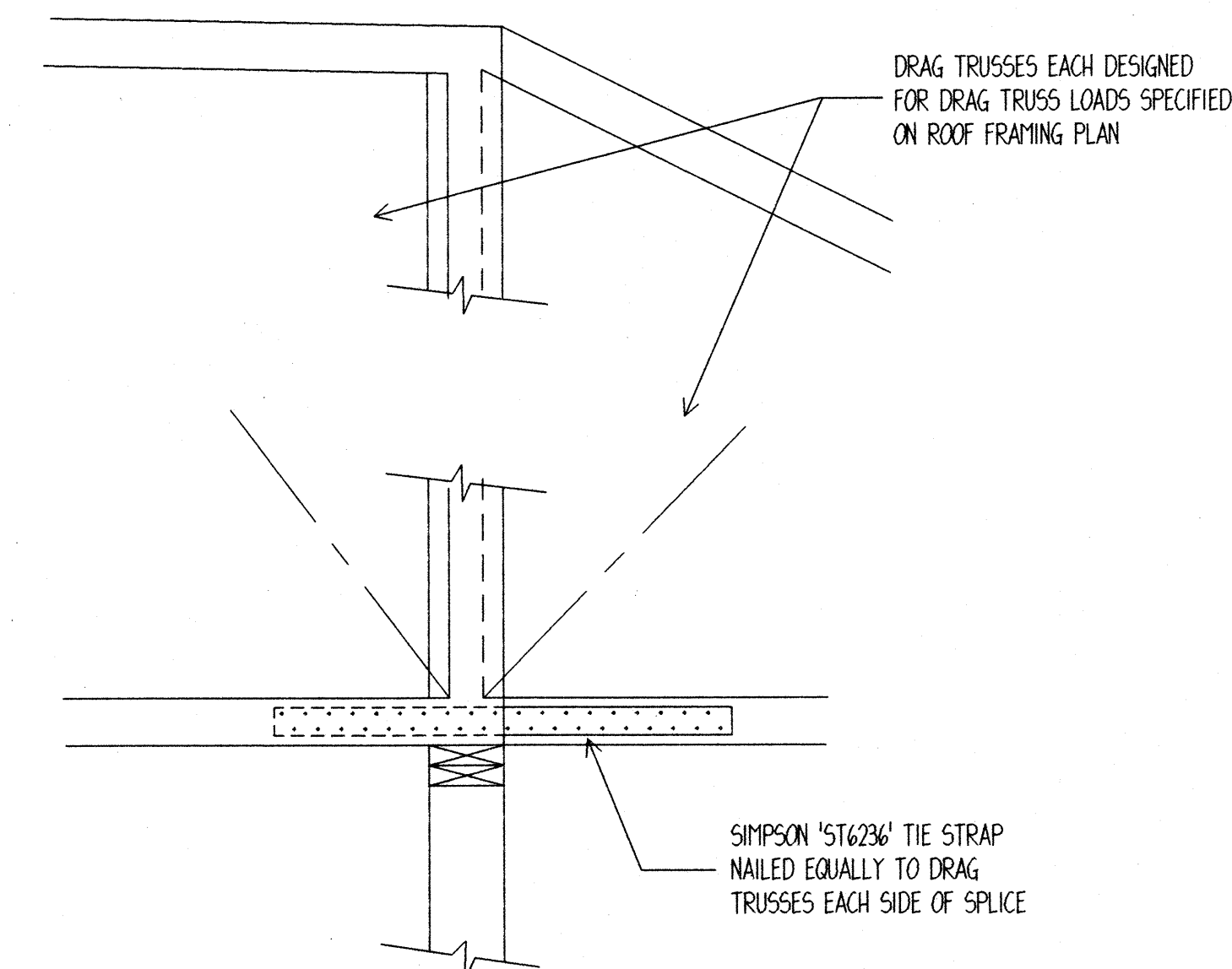
6/10



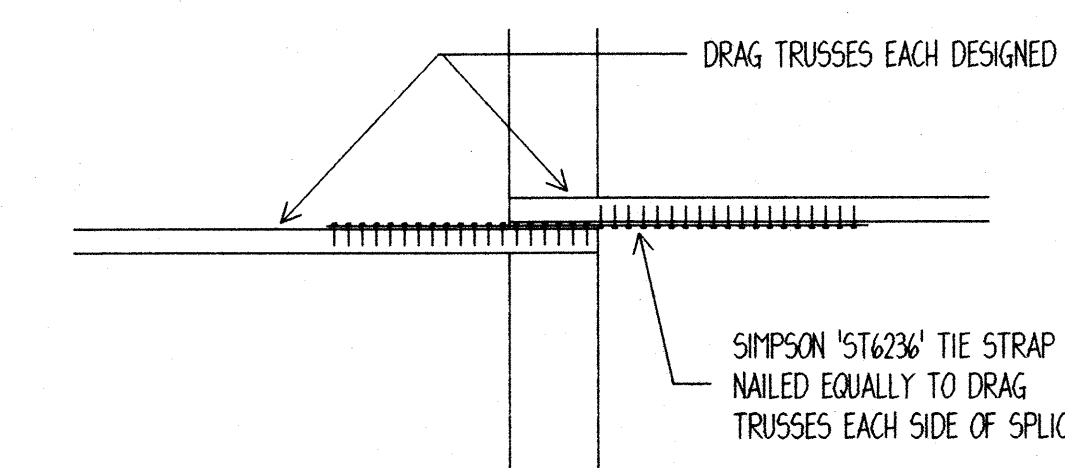
DETAIL

1" = 1'-0"

7/10



ELEVATION



PLAN

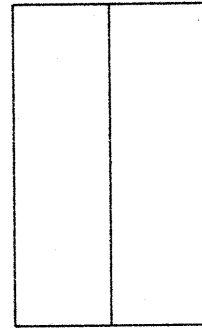
DETAIL

1" = 1'-0"

8/10

ADDITION & REMODEL FOR		DRAKE HOUSE	
808 GRAYSON ROAD, PLEASANT HILL, CA			
SCALE: AS NOTED	APPROVED BY:		DRAWN BY: BAH
DATE:			REVISED:
ROBERT C. KENDALL & ASSOCIATES			
CONSULTING ARCHITECTURAL AND CIVIL ENGINEERS			
936 Dewing Ave., Suite C, Lafayette, Ca. 94501-3232			
DRAWING NUMBER			10

DOOR TYPES



WOOD SOLID CORE
FLUSH PANEL

PAIR
WOOD SOLID CORE
FLUSH PANEL

HANDICAPPED TOILET ROOM IDENTIFICATION SYMBOLS

DOORWAYS LEADING TO TOILET ROOMS SHALL HAVE THE FOLLOWING IDENTIFYING SYMBOLS CENTERED ON THE DOOR 60" ABOVE THE FLOOR AND IN A COLOR AND CONTRAST DIFFERENT FROM THE DOOR. MEN'S FACILITY DOORS SHALL HAVE AN EQUILATERAL TRIANGLE 1/4" THICK, 12" SIDES, AND A VERTEX POINTING UPWARD. WOMEN'S FACILITY DOORS SHALL HAVE A 12" DIAMETER CIRCLE, 1/4" THICK. A UNisex FACILITY DOOR SHALL HAVE A 12" DIAMETER CIRCLE, 1/4" THICK, AND A 1/4" THICK TRIANGLE WITH 12" SIDES INSCRIBED AND SUPERIMPOSED IN THE CIRCLE.

DOORS [illegible]

WINDOW TYPES



ALUMINUM FRAMED
SLIDING GLASS DOOR
DUAL GLAZING

ALUMINUM FRAMED
HORIZONTAL SLIDER
DUAL GLAZING
OBSCURE GLASS

WINDOWS	C
---------	---

[illegible]

HARDWARE

[illegible]

Notes: ALL SCHLAGE LOCKSET DESIGNS SHALL BE "SATURN" STYLE
ALL HARDWARE FINISH SHALL BE 613 (US10B) OIL RUBBED BRONZE
CLOSER FINISH SHALL BE DKBRNZ(BHMA695)
FINISH OF HARDWARE ON BATHROOM SIDE SHALL BE 625 BRIGHT CHROMIUM PLATED

INTERIOR FINISHES

[illegible]

ADDITION & REMODEL FOR DRAKE HOUSE

808 GRAYSON ROAD, PLEASANT HILL, CA

SCALE: AS NOTED

APPROVED BY:

DRAWN BY: BAM

REVISÉ:

ROBERT C. KENDALL & ASSOCIATES
CONSULTING ARCHITECTURAL and CIVIL ENGINEERS
936 Dewing Ave., Suite C, Lafayette, Ca. 94501-3232

DRAWING NUMBER
11

U.G.	UNDER GROUND
	SPRINKLER FLOW SWITCH
	SPRINKLER TAMPER SWITCH
(E)	EXISTING
(N)	NEW
(R)	REMOVE
	DATA JACK
	EXHAUST FAN
	PULL STATION
	DISCONNECT SWITCH (NON-FUSED)
	DISCONNECT SWITCH (FUSED)
	TELEPHONE JACK
	JUNCTION BOX
	SMOKE DETECTOR
	TV OUTLET
	DUPLEX OUTLET WALL MTD
\$	SINGLE POLE TOGGLE SWITCH
\$3	3-WAY SWITCH
	WALL MTD LTG FIXTURE; SEE FIXTURE SCHEDULE
	CEILING MTD FIXTURE; SEE FIXTURE SCHEDULE
	EXIT FIXTURE TYPE X; SEE FIXTURE SCHEDULE
	KILOWATT HOUR METER
	GROUND ELECTRODE & CONDUCTOR PER NEC 250
	DUPLEX GFI

TYPE	STYLE	LAMPS	REMARKS	OTHER
(A)	PROGRESS # P7306-31 BLACK HOUSING	(1)CF9W	WALL MTD EXTERIOR FIXTURE	BOTTOM OF FIXTURE SHALL BE CENTERED 6" ABOVE THE DOOR
(B)	PROGRESS # P5698-31 BLACK HOUSING	(2)7WPL	WALL MTD EXTERIOR FIXTURE	BOTTOM OF FIXTURE SHALL BE 90" ABOVE THE FINISH GROUND
(C)	HUBBELL # AFF-026-W2 ALUMINUM HOUSING	(1)26WPL	WALL MTD EXTERIOR FIXTURE, THIS FIXTURE SHALL MATCH EXISTING YELLOW LENS.	
(D)	DAY-BRITE # T2 32, AND TDN(REFLECTOR)		FLUORESCENT STRIP FIXTURE WITH DIRECTIONAL REFLECTOR TO BE INSTALLED AT CEILING COVE NOTE THAT (2) OF THE SEGMENTS SHALL BE 3' LONG ALL OTHERS SHALL BE MUL- TIPLIES OF 4' LENGTHS, TDT MIN. LENGTH 70 FT.	
(E)	PROGRESS # P7116- 60ES	(2)F32T8	SURFACE CEILING /WALL MTD FIXTURE WITH WHITE ACRYLIC DIFFUSER, TO MATCH FIXTURE TYPE F.	
(F)	PROGRESS # P7279-60ES	(2)F32T8	SURFACE CEILING MTD WITH WHITE ACRYLIC DIFFUSER, TO MATCH FIXTURE TYPE E.	
(G)			SEE MECHANICAL DWGS.	
(H)			NOT USED.	
(I)	DESIGN PLAN # DAQ800/000		SURFACE CEILING MTD FIXTURE WITH PRISMATIC LENS.	
(K)	PROGRESS # P226 HOUSING P6667-21 REFLECTOR P8637-31 BAFFLE.	(2)CFQ26W	8" DIA RECESSED DOWNLIGHT WITH CLEAN ALZAK REFLECTOR AND BLACK BAFFLED TRIM.	
(M)	RUDD # WACU407D	(1)70WMH	SURFACE WALL MTD FIXTURE WITH 60" FORWARD THROW CLEAR TEMPERED GLASS LENS. FINISH OF FIXTURE SHALL MATCH WALL COLOR.	BOTTOM OF FIXTURE SHALL BE NO LOWER THAN 87" AFF. VERIFY MTG. HEIGHT WITH ARCHITECT.
(X)	PRESCOLITE # EDX4P12,G	INCLUDED	COMBINATION EXIT, FLOOD LIGHTING FIXTURE,WITH UNI- VERSAL ARROWS, UNIVERSAL MOUNTING AND GREEN LETTERS.	

1. ALL FLUORESCENT LAMPS SHALL BE "CW" (COOL WHITE) T8.
2. FIXTURES TAGGED AS "NL" (NIGHT LIGHT) SHALL BE SWITCHED ONLY AT THE PANEL AND SHALL HAVE AN INTEGRAL BATTERY.
3. ALL FLUORESCENT FIXTURES SHALL HAVE ELECTRONIC BALLASTS.

SYMBOL/CKT		VOLTS	PHASE	FULL LOAD AMPS	WIRE	CB	REMARKS
 D-26	 D-32	120	1	14.6	2#10+G	30/1	
 A-31,33	 A-35,37	240	1	29	2#8+G	60/2	
 D-28	 D-34	120	1	1	2#12+G	20/1	IGNITOR ONLY

- 1 SMOKE DETECTORS SHOWN FOR REFERENCE ONLY WIRING AND DETECTORS BY OTHERS.
- 2 EXTERIOR FIXTURE SHALL BE WIRED VIA A NEW PHOTOCCELL.
- 3 2#12&G TO PANEL 'D' CIRCUIT 30.
- 4 1#12&G TO PANEL 'D' CIRCUIT 28 ; THIS HOME RUM SHALL USE A 3/4"X4" WITH (2)#10&(1)#10G AND SHALL BE ROUTED VIA A NEW PHOTOCCELL.
- 5 PROVIDE LOCAL FUSED DISCONNECT PER EQUIPMENT NAMEPLATE.
- 6 J-BOX AND 3/4" CONDUIT STUB FOR SECURITY WIRING AND DEVICES BY OTHERS. J-BOX AND CONDUIT STUB SHALL BE ACCESSIBLE. COORDINATE THIS WORK WITH SECURITY CONTRACTOR : "DENALECC" AT (925)936-2680.
- 7 COORDINATE MOUNTING HEIGHT OF TV CABLE/POWER WITH OWNER PRIOR TO INSTALLATION.
- 8 VIA RELAYS AS INDICATED ON DETAIL 2/E-1.
- 9 CONNECT ALL EXIT FIXTURES. (TYPE 'X') , TO A 20/1 DEDICATED SPARE IN PANEL 'D'.
- 10 TYPICAL OF (11).
- 11 TRANSFORMER AND RELAYS SHALL APPLY ONLY ONCE (REGARDLESS OF THE SWITCH LOCATIONS).
- 12 TYPICAL AT ALL BEDROOMS.
- 13 INSTALL FIXTURE TYPE I DIRECTLY ABOVE RESTROOM SINK. TYPICAL ALL BATHROOMS.

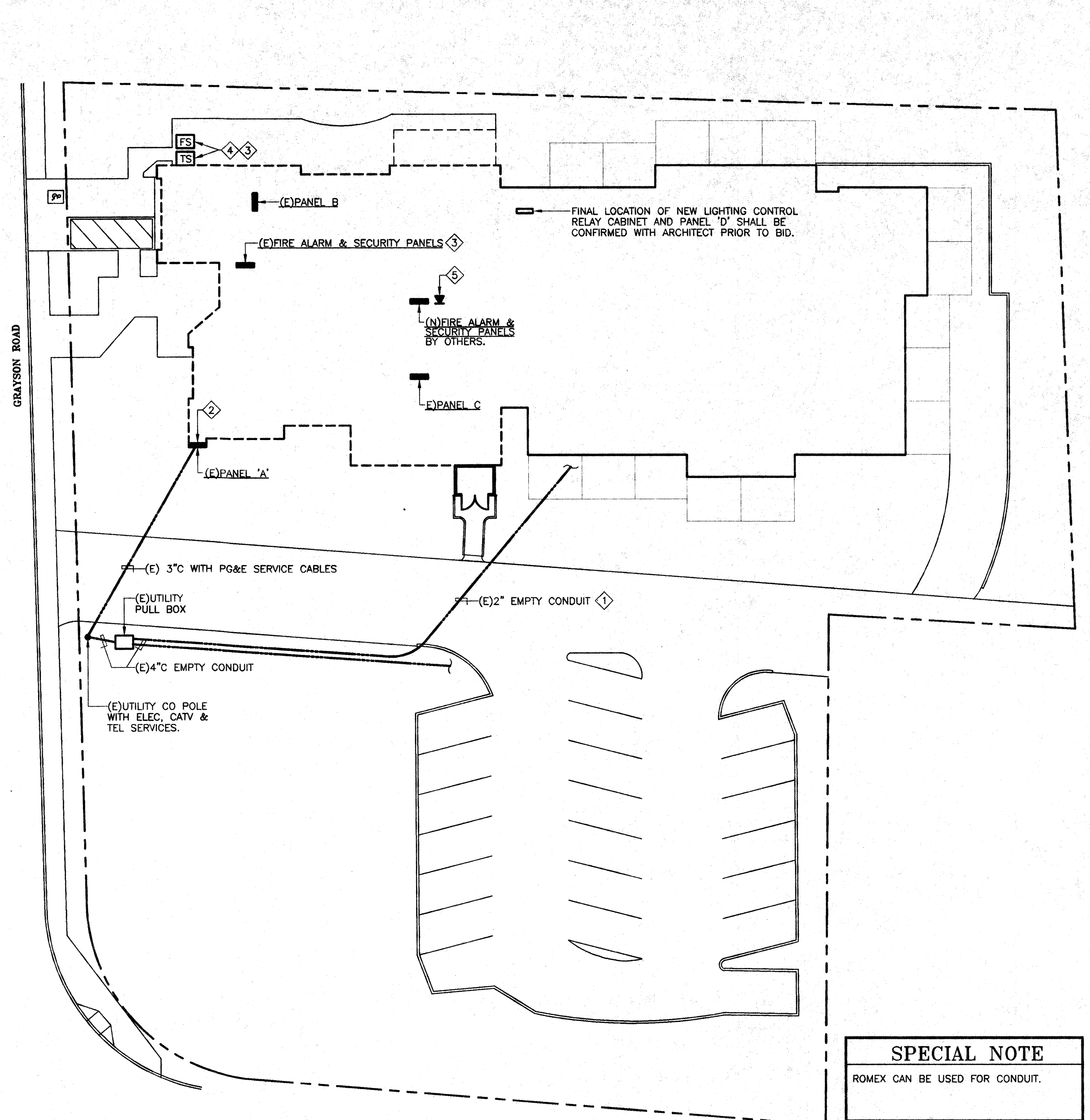
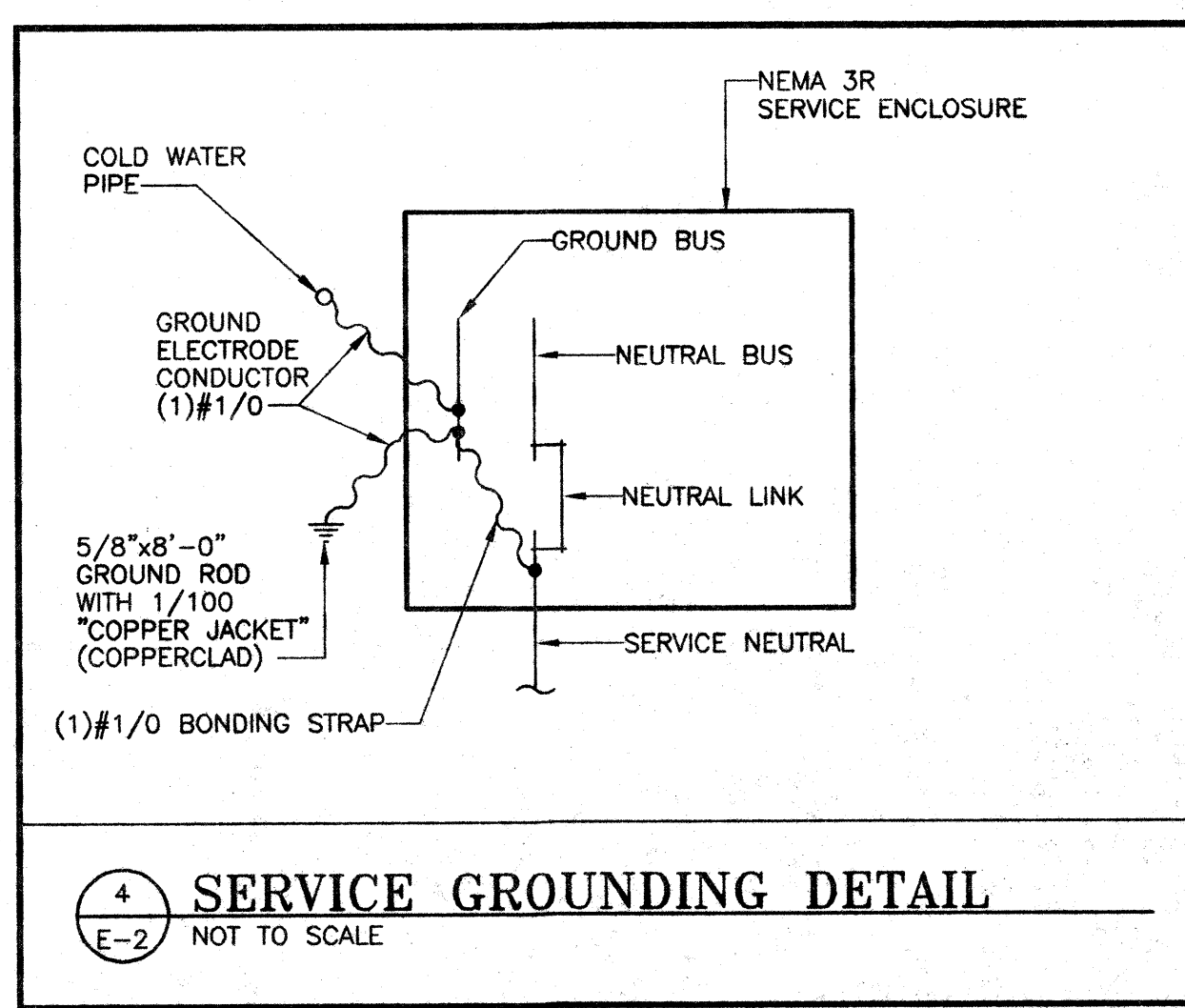
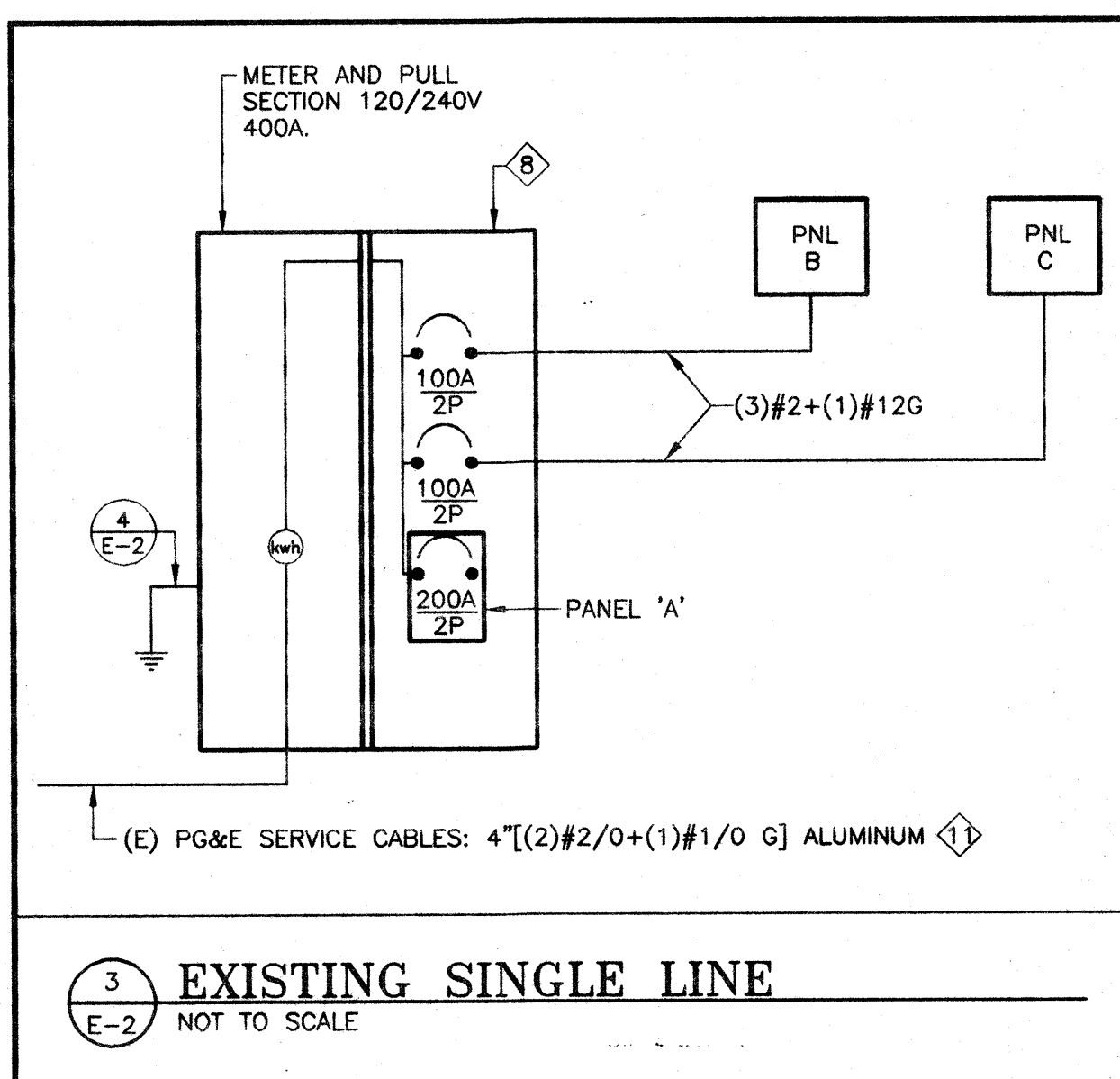
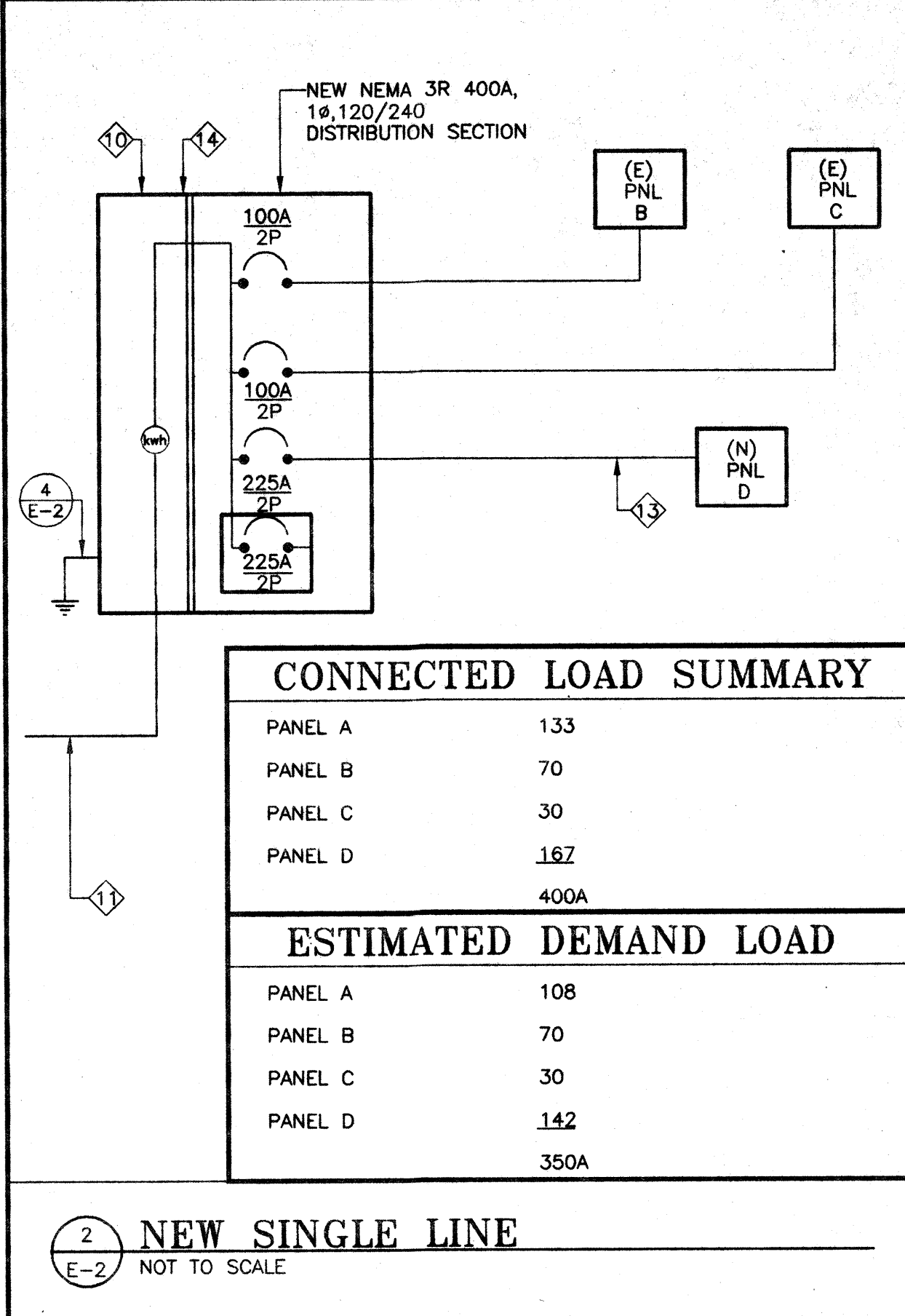
E-1 NO SCALE

MOUNTING: FLUSH NEMA: 1 VOLTAGE: 120/240V, 1PH, 3W		PANEL (E)'B'		AIC: MAIN CB: L.O. BUS: 100A	
DESCRIPTION	LOAD	A	B	DESCRIPTION	LOAD
(E)				(E)	
KITCHEN	20A/1P	1	2	OVEN	15A/1P
DRYER	30A/1P	3	4	A/C	20A/1P
KITCHEN	20A/1P	5	6	JENN AIR	40A/2P
	20A/1P	7	8		
	20A/1P	9	10		
	20A/1P	11	12		
	20A/1P	13	14		
	20A/1P	15	16		
	20A/1P	17	18		
	20A/1P	19	20		
	20A/1P	21	22		
	20A/1P	23	24		
	20A/1P	25	26		
	20A/1P	27	28		
	20A/1P	29	30		
SUB-TOTAL #1				SUB-TOTAL #2	
SUB-TOTAL #2				SUB-TOTAL #2	
TOTAL				TOTAL AMP LOAD	70A(6)
NOTES:					

MOUNTING: FLUSH NEMA: 1 VOLTAGE: 120/240V, 1PH, 3W		PANEL (E)'C'		AIC: MAIN CB: L.O. BUS: 100A	
DESCRIPTION	LOAD	A	B	DESCRIPTION	LOAD
(E)				(E)	
MISC.	20A/1P	1	2	(2)*	
SAUNA	20A/1P	3	4		
MISC. (2)*	20A/1P	5	6		
GFI	20A/1P	7	8		
	20A/1P	9	10		
	20A/1P	11	12		
	20A/1P	13	14		
	20A/1P	15	16		
	20A/1P	17	18		
	20A/1P	19	20		
	20A/1P	21	22		
	20A/1P	23	24		
	20A/1P	25	26		
	20A/1P	27	28		
	20A/1P	29	30		
SUB-TOTAL #1				SUB-TOTAL #2	
SUB-TOTAL #2				SUB-TOTAL #2	
TOTAL				TOTAL AMP LOAD	30A(6)
NOTES:					
* 2 CB'S IN A SINGLE FRAME					

MOUNTING: SURF NEMA: 1 VOLTAGE: 120/240V, 1PH, 3W		PANEL 'A'		AIC: MAIN CB: 225A/2P BUS: 400A	
DESCRIPTION	LOAD	A	B	DESCRIPTION	LOAD
SPARE	20A/1P	1	2	LTG NEW WING	1200
KITCHEN (E)LOAD [1]	30A	3	4		600
SPARE (E)LOAD [1]	20A/1P	5	6	SPARE	
	20A/1P	7	8	A/C (E)LOAD [1]	
	20A/1P	9	10	MISC (E)LOAD [1]	
	20A/1P	11	12		
	20A/1P	13	14		
	20A/1P	15	16		
	20A/1P	17	18		
	20A/1P	19	20		
	20A/1P	21	22		
	20A/1P	23	24		
	20A/1P	25	26		
A/C	60A	27	28	SAUNA (E)LOAD [1]	
(N) CU-1	3480	29	30		
(N) CU-2	3480	31	32	MISC (E)LOAD [1]	
	60A	33	34	MISC (E)LOAD [1]	
	60A	35	36	SPARE	
SPARE	20A/1P	37	38		
SPARE	20A/1P	39	40		
SPARE	20A/1P	41	42		
SUB-TOTAL #1				SUB-TOTAL #2	
SUB-TOTAL #2				SUB-TOTAL #2	
TOTAL				TOTAL AMP LOAD (E) 60A(6)	
NOTES:					
[1] RECONNECT ALL (E) LOADS PREVIOUSLY ON OLD PANEL A.					
		(N) AMP LOAD 73A(6)			
		TOTAL AMP LOAD 133A			

MOUNTING: FLUSH NEMA: 1 VOLTAGE: 120/240V, 1PH, 3W		PANEL (N)'D'		AIC: MAIN CB: 225A/2P BUS: 225A	
DESCRIPTION	LOAD	A	B	DESCRIPTION	LOAD
BR LTG & RECP	1000	1	2	BR LTG & RECP	1000
	1000	3	4		1000
	1000	5	6		1000
	1000	7	8		1000
	1000	9	10		1000
	1000	11	12		1000
	1000	13	14		1000
	1000	15	16		1000
	1000	17	18		1000
	1000	19	20		1000
	1000	21	22		1000
	1000	23	24		1000
	1000	25	26		1000
	1000	27	28		1000
	1000	29	30		1000
	1000	31	32		1000
	1000	33	34		1000
	1000	35	36		1000
	1000	37	38		1000
	1000	39	40		1000
	1000	41	42		1000
SPARE					
SUB-TOTAL #1	11200			SUB-TOTAL #2	
SUB-TOTAL #2	10452			SUB-TOTAL #2	
TOTAL	21652			TOTAL AMP LOAD 62.4A(6)	
NOTES:					
* 2 CB'S IN A SINGLE FRAME					



SHEET NOTES	
1 (E) PG&E CONDUIT CONTRACTOR SHALL NOTIFY PG&E PRIOR TO START OF CONSTRUCTION. THIS CONDUIT WILL HAVE TO BE REROUTED/TERMINATED IN A NEW PULL BOX, OR ABANDONED AS INDICATED BY PG&E.	10 CONTRACTOR SHALL NOTIFY PG&E BEFORE INSTALLING THE NEW DISTRIBUTION PANEL AND SCHEDULE SUCH THAT DOWNTIME IS KEPT TO ABSOLUTE MIN. CONTRACTOR SHALL NOTIFY OWNER 48HRS IN ADVANCE OF DOWNTIME.
2 EXISTING ELECTRICAL SERVICE.	11 COORDINATE WITH PG&E AND CONFIRM IF PG&E IS TO REQUIRE NEW CABLES. DOWNTIME SHALL BE KEPT TO AN ABSOLUTE MINIMUM. (SEE NOTE 10). CONTRACTOR SHALL INSTALL NEW CABLES AS REQUIRED BY PG&E.
3 COORDINATE WITH FIRE ALARM/SECURITY CONTRACTOR (DENAL ECC AT (925)935-2680) FOR ANY NEW REQUIRED WIRING AND RACEWAYS.	12 1 1/4" C-(3)#2 & (1)#4G
4 EXISTING SPRINKLER TAMPER AND FLOW SWITCHES, AND ALARM BELL.	13 2 1/2" C-(3)#4/0 & (1)#1G
5 PROVIDE A DEDICATED PHONE LINE IN A 1/2 CONDUIT, VIA THE BUILDING PHONE BOARD, LOCATED IN THE 2ND FLOOR.	14 PROVIDE 3" NIPPLE WITH (3)500 MCM & (1)#1/0 G
6 PEAK 3-DAY READING	
7 CONNECTED, NO DEMAND TAKEN	
8 REMOVE DISTRIBUTION SECTION AND UPGRADE PER NEW SINGLE LINE.	
9 NOT USED	

REVISIONS

09-24-98

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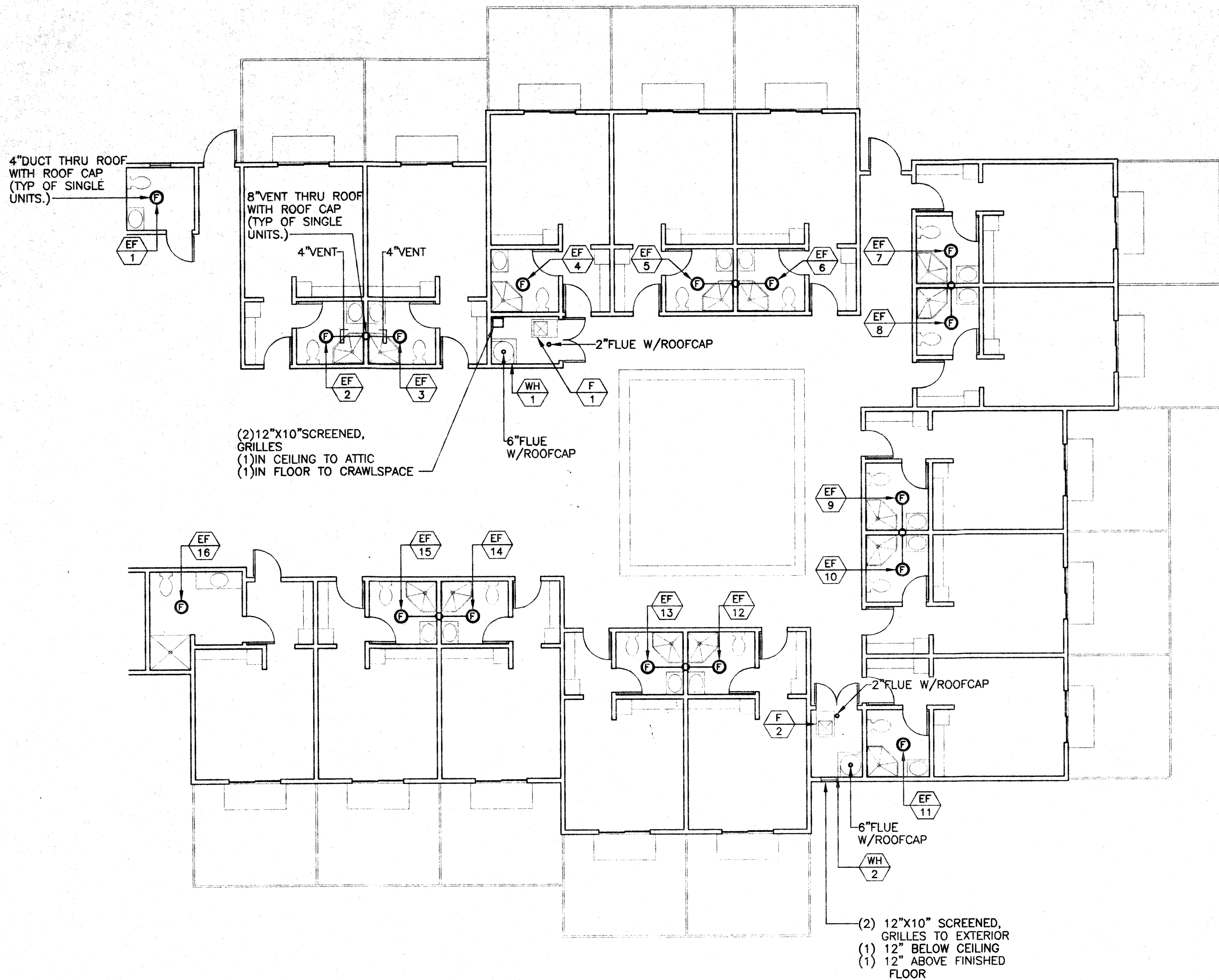
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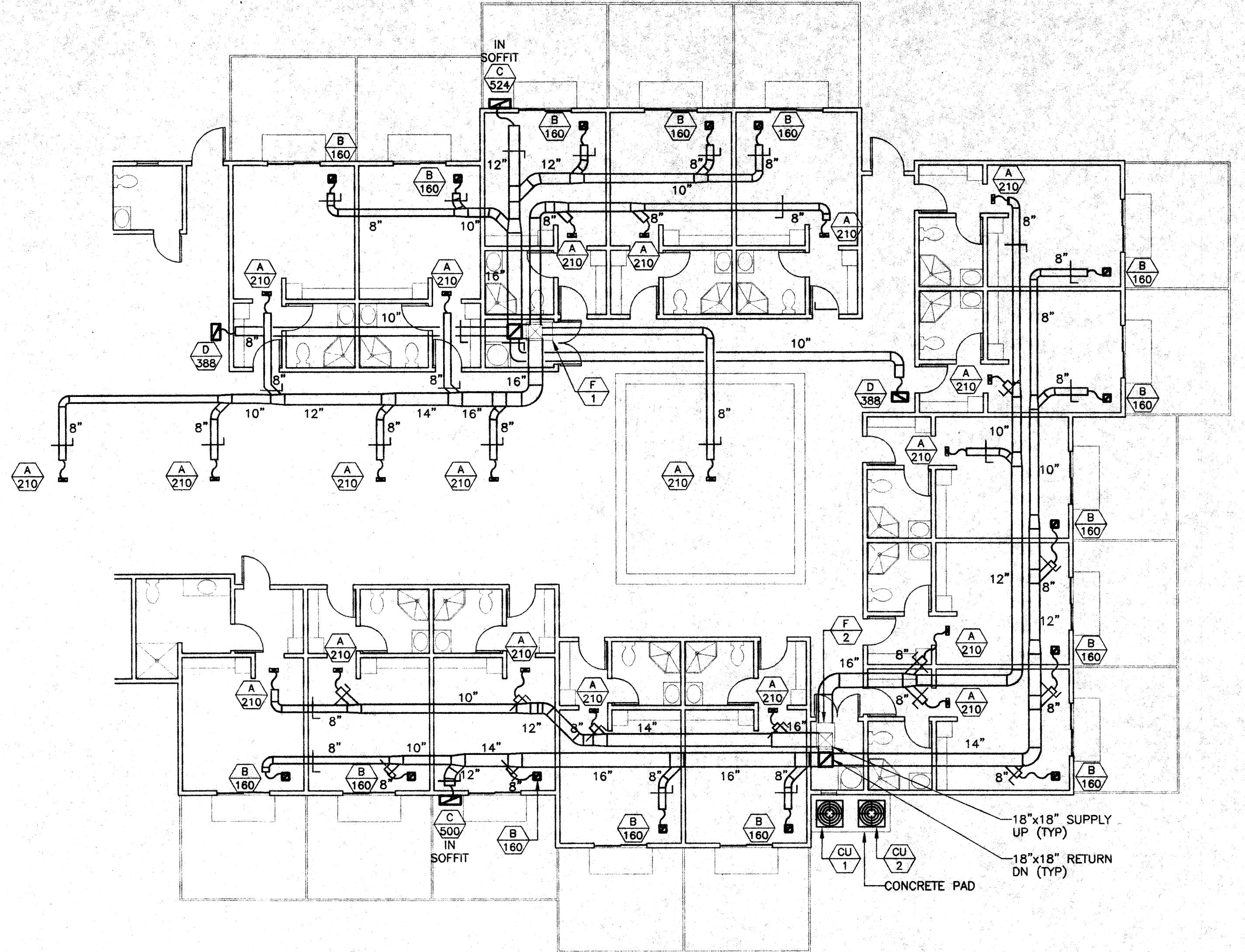
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SHEET:

E-2



2 EXHAUST FAN, FLUE & VENT LAYOUT
SCALE: 1/8"=1'-0"
0 2 4 6 8



1 HVAC DUCT LAYOUT
SCALE: 1/8"=1'-0"
0 2 4 6 8

DIFFUSER AND REGISTER SCHEDULE					
MARK	MANUF.	MODEL NUMBER	PATTERN	NECK	REMARKS
A 1	TITUS	250-AA 10-4-1-26 -A-10-15-L2	2-WAY	10"x4"	SURFACE MOUNT
B 1	TITUS	355RL-8-8-1-26	--	8"x8"	SURFACE MOUNT
C 1	TITUS	355RL-24-10-1-26	--	24"x10"	SURFACE MOUNT
D 1	TITUS	355RL-18-10-1-26	--	18"x10"	SURFACE MOUNT

NOTES:

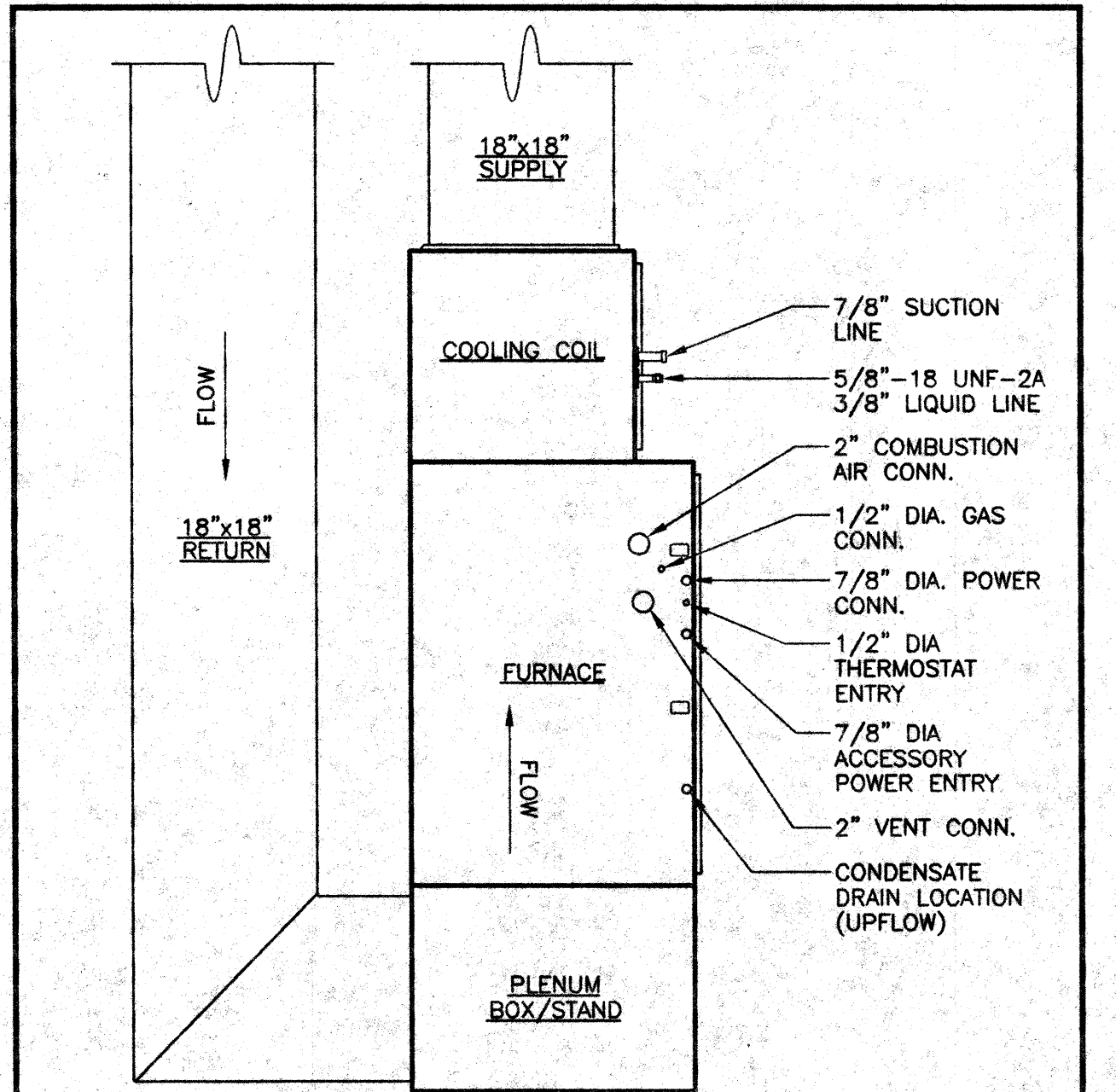
- GENERAL CONTRACTOR SHALL COORDINATE WITH HVAC SUBCONTRACTOR TO INSURE THAT FRAMING, FURRING AND OTHER CONSTRUCTION ELEMENTS ARE BUILT COMPATIBLE WITH THE MECHANICAL SYSTEMS.
 - VERIFY FIELD CONDITIONS AND FRAMING PLANS. NO DUCTS, REGISTERS OR OTHER EQUIPMENT IS TO PENETRATE SHEAR WALL, SHEAR TRANSFER CONNECTIONS OR SIGNIFICANT FRAMING. ALL PLATES, STUDS, ETC. PENETRATED BY PIPES, CONDUITS, ETC. TO BE PROVIDED WITH REINFORCING METAL TIES/STRAPS.
 - VERIFY AND CONFORM TO MANUFACTURER'S REQUIREMENTS AND INSTALLATION INSTRUCTIONS FOR ALL APPLIANCES, EQUIPMENT AND FIXTURES.
 - BACKDRAFT OR AUTOMATIC DAMPERS ON EXHAUST FANS OR OTHER EXHAUST SYSTEMS SHALL BE INSTALLED.
 - CONDENSATE DRAIN PIPING AND FINAL CONNECTIONS TO BE COORDINATED WITH PLUMBING CONTRACTOR
 - COORDINATE FINAL LOCATION OF AIR DISTRIBUTION WITH LIGHTING LAYOUT.
 - INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARD.
 - ALL VENTS PUNCHING THROUGH FLOOR AND ROOF MUST BE FIRE BLOCKED.
- *** THIS MECHANICAL PLAN IS SCHEMATIC ONLY. DUCTS AND EQUIPMENT LOCATIONS ARE DIAGRAMMATIC ONLY. VERIFY ALL CONDITIONS IN THE FIELD.

CONDENSER SCHEDULE											
MARK	MANUFACTURER	COOLING				EXPANSION COIL	TOTAL WEIGHT	POWER SUPPLY			ACCESSORIES
		TOTAL	SENSIBLE	SEER	TONS			V/PH/Hz	FLA	MAX EXT CB	
CU 1-2	BRYANT 563A/CO60	58,000 BTUH	41,000 BTUH	12.00	5	CD5BW060 INDOOR SECTION	269 Lbs.	230/60/3	1.4	40	1. LOW-AMBIENT CONTROLLER. 2. EVAPORATOR FREEZE THERMOSTAT. 3. WINTER START CONTROL. 4. ISOLATION RELAY. 5. CYCLE PROTECTOR. 6. THERMOSTATIC EXPANSION VALVE. 7. TIME-DELAY RELAY. 8. CYCLE PROTECTOR. 9. FILTER DRIER.

FURNACE SCHEDULE													
MARK	MANUFACTURER	HEATING			SUPPLY FAN				POWER SUPPLY			TOTAL WEIGHT	ACCESSORIES
		BTU/HR. INPUT	BTU/HR. OUTPUT	AFUE	CFM	SP	BHP	NOMINAL TONS	V/PH/Hz	MAX UNIT AMPS	MAX FUSE AMPS		
F T-2	BRYANT 340MAV 060120	120,000	111,600	90.5	2000	.5	.75	5	120/60/1	14.6	30	300 Lbs.	1. 1-DAY PROGRAMMABLE SETBACK THERMOSTAT. 2. DUCT SMOKE DETECTORS (SUPPLY & RETURN)

EXHAUST FAN UNIT SCHEDULE									REMARKS
SYMBOL	MAKE	MODEL NO.	CFM	RPM	E.S.P.	DUCT	WATTS	V/PH/Hz	
EF 1-16	BROAN	S90	93	1050	.125"	4"DIA	50	120/60/1	1. BROAN MODEL 433 ROOF VENT KIT.

LEGEND						ABBREVIATIONS	
—	SUPPLY DIFFUSER	A 1	DIFFUSER/REGISTER: TOP LETTER DESIGNATES STYLE, BOTTOM NUMBER DESIGNATES CFM			(E)	EXISTING
□	RETURN REGISTER	D.G.	DOOR GRILLE			(N)	NEW
~	FLEX DUCT	1/2"	DOOR UNDERCUT			V.I.F.	VERIFY IN FIELD
	MANUAL DAMPER						



2 FURNACE DETAIL
NOT TO SCALE

REVISIONS

09-24-98

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HVAC & EXHAUST FAN,
FLUE & VENT LAYOUTS

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Lafayette, Ca.

DATE: 09-24-98

SCALE: AS SHOWN

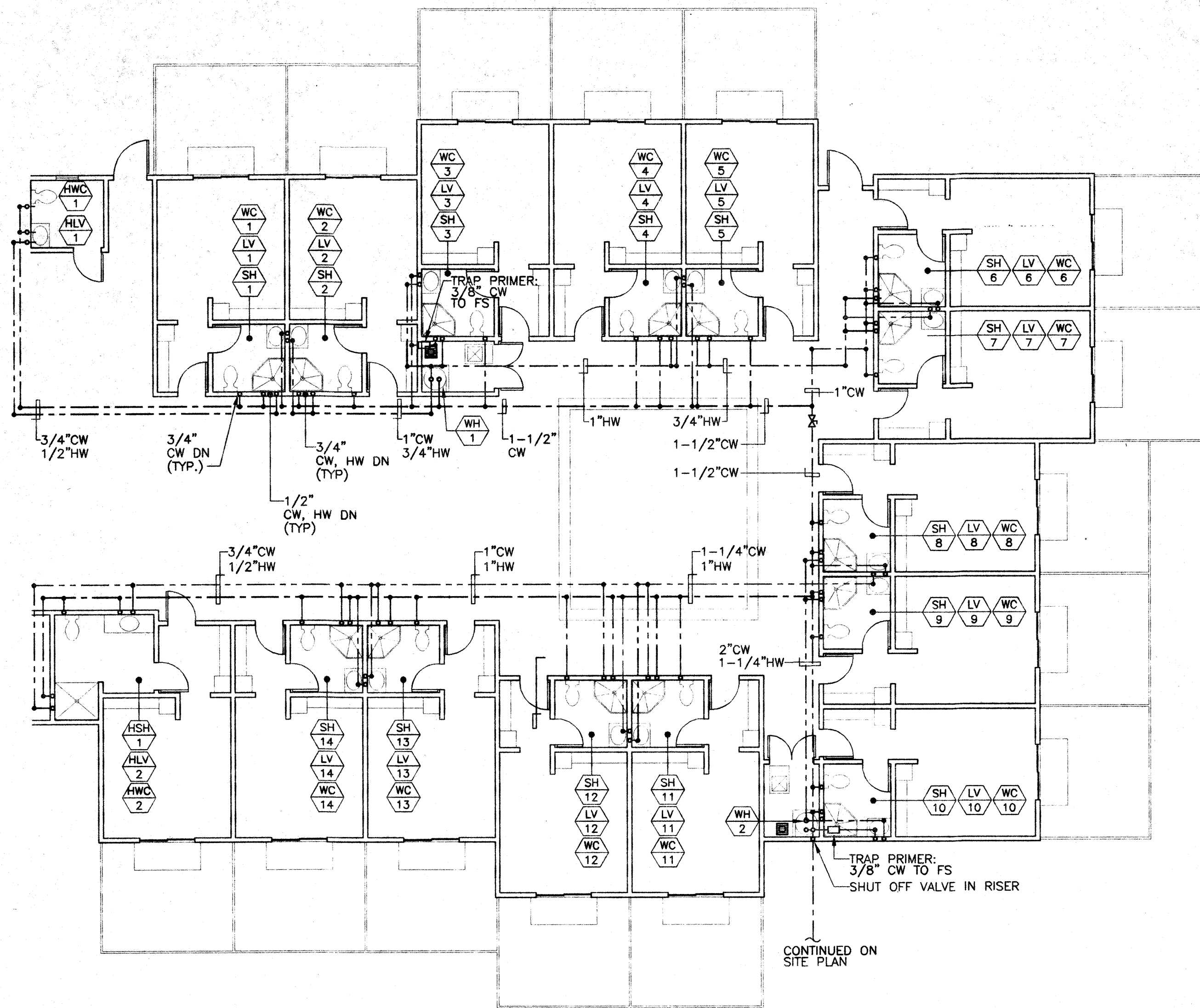
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CHECK: H. MEYER

SHEET:

M-1

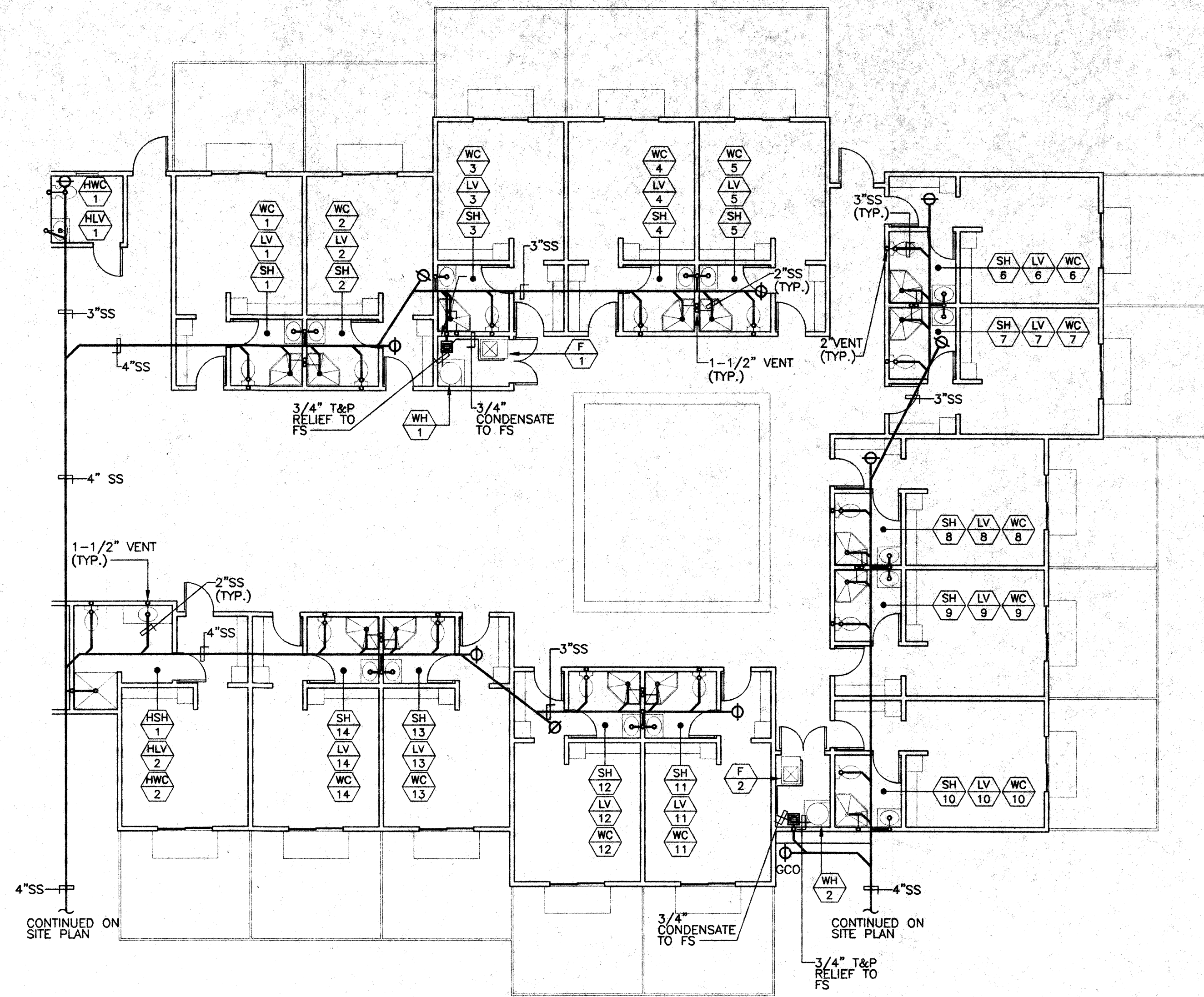
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2 HOT/COLD WATER FLOOR PLAN
P-2 SCALE: 1/8"=1'-0"

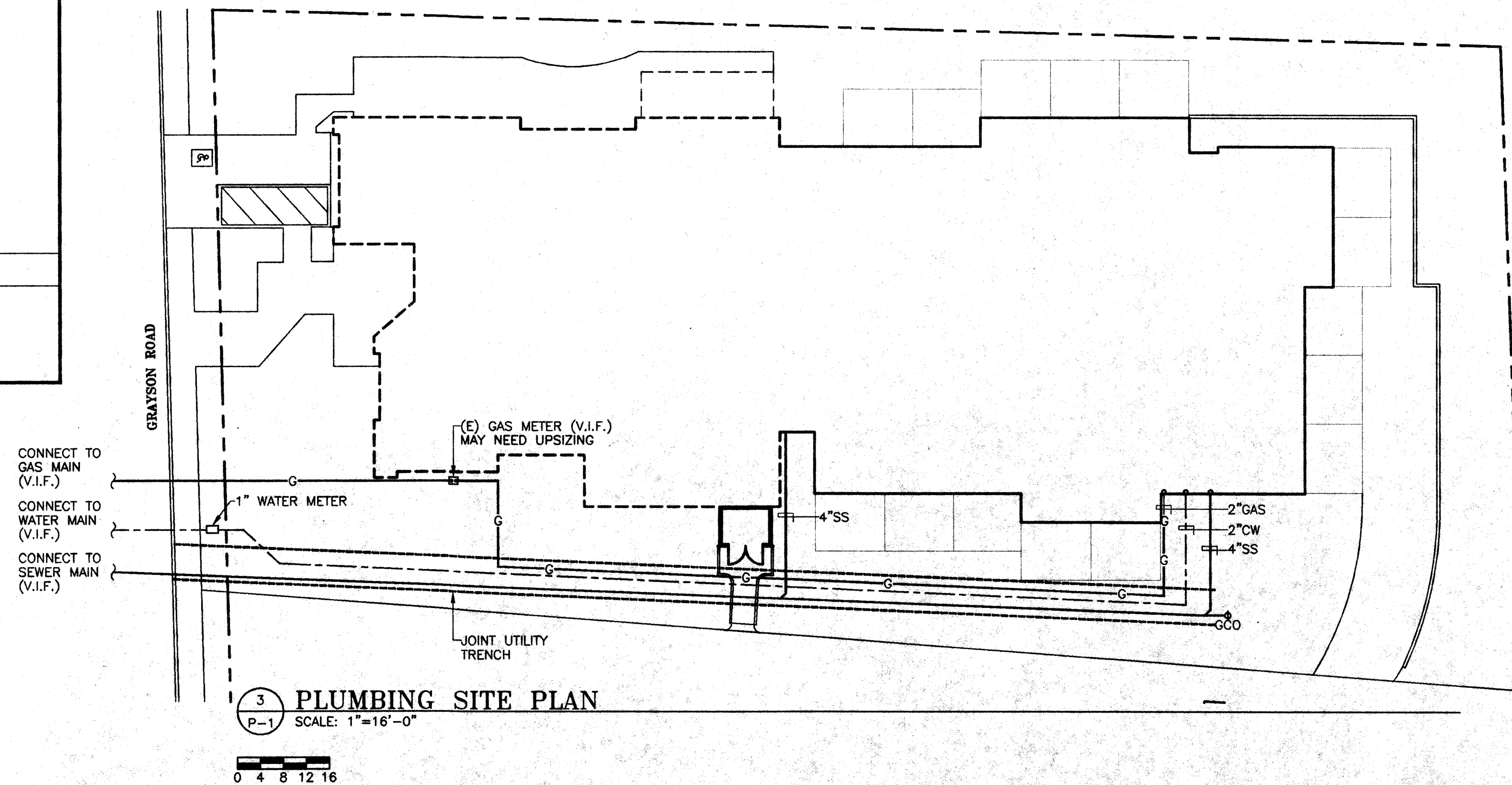
0 2 4 6 8

LEGEND	
	FLOOR, OR GRADE CLEAN-OUT
	FLOOR DRAIN
	FLOOR SINK
	SHUT-OFF VALVE
	TRAP PRIMER
	WALL CLEAN-OUT
	SANITARY SEWER PIPE
	COLD WATER PIPE
	HOT WATER PIPE
ABBREVIATIONS	
(N)	NEW
(E)	EXISTING
SS	SANITARY SEWER OR WASTE
V.I.F.	VERIFY IN FIELD



1 SANITARY SEWER FLOOR PLAN
P-1 SCALE: 1/8"=1'-0"

0 2 4 6 8



3 PLUMBING SITE PLAN
P-1 SCALE: 1"=16'-0"

0 4 8 12 16

REVISIONS

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ADDITION & REMODEL FOR
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SANITARY SEWER &
HOT/COLD WATER
FLOOR PLAN

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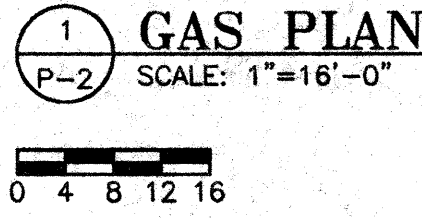
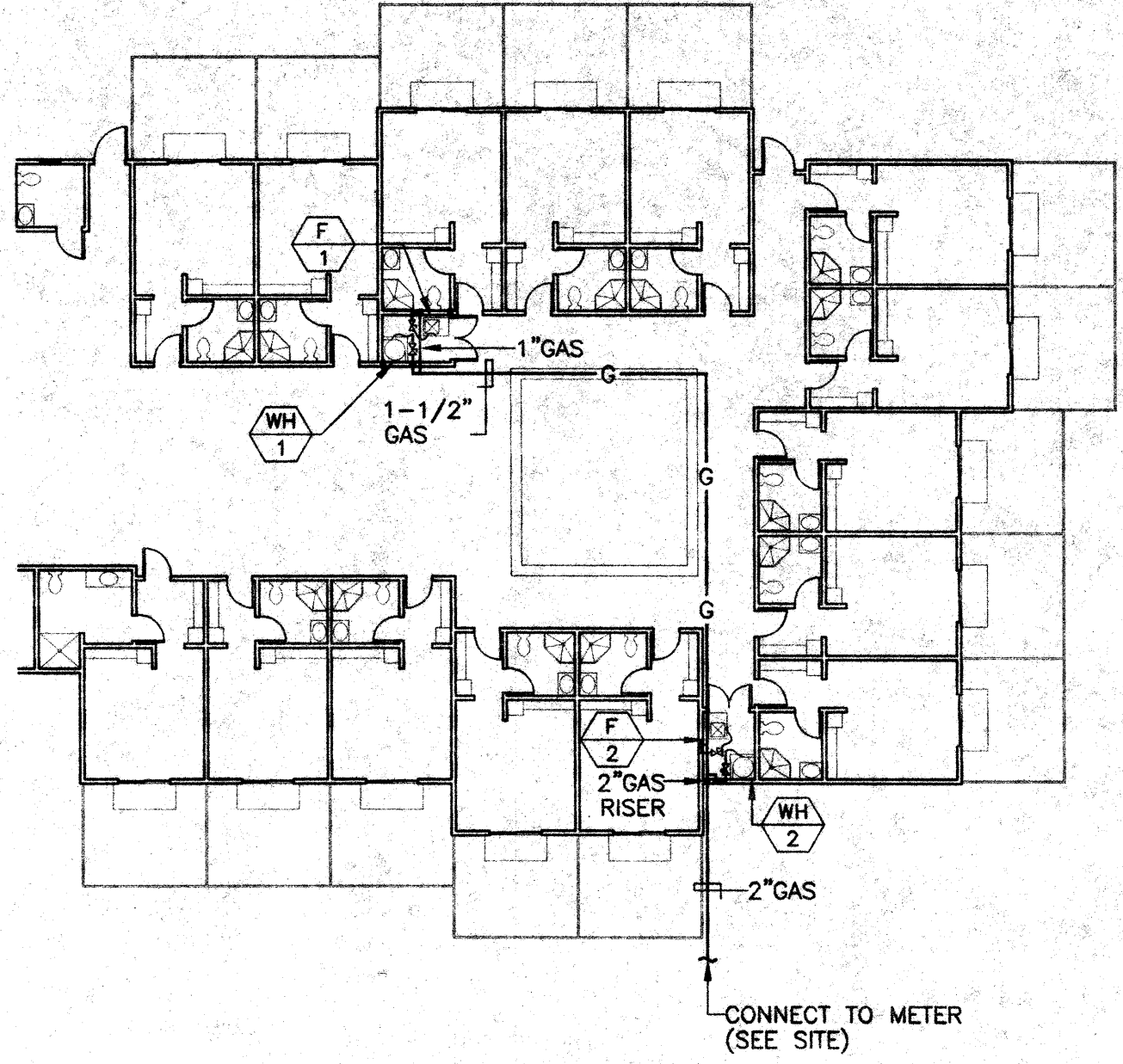
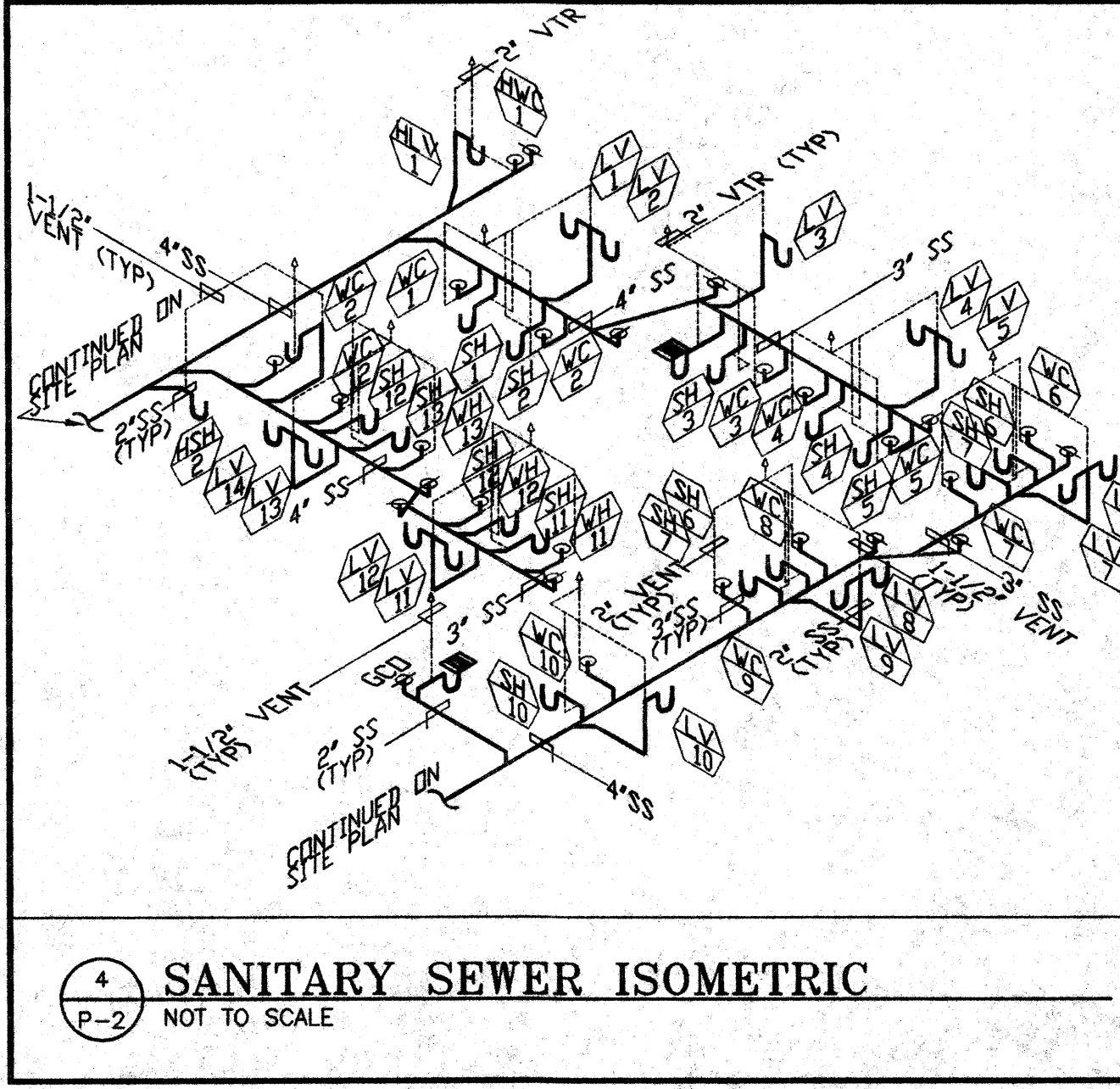
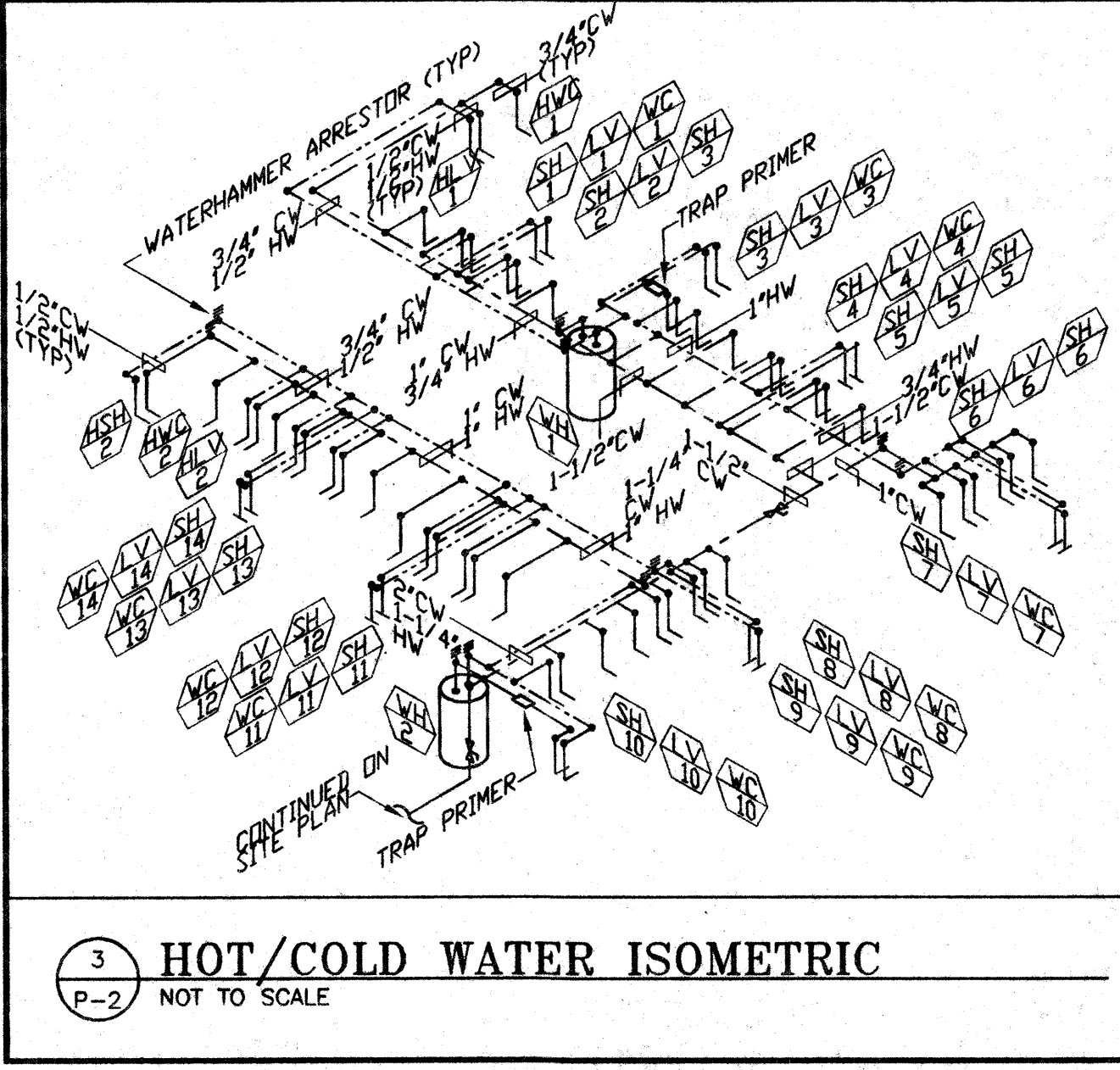
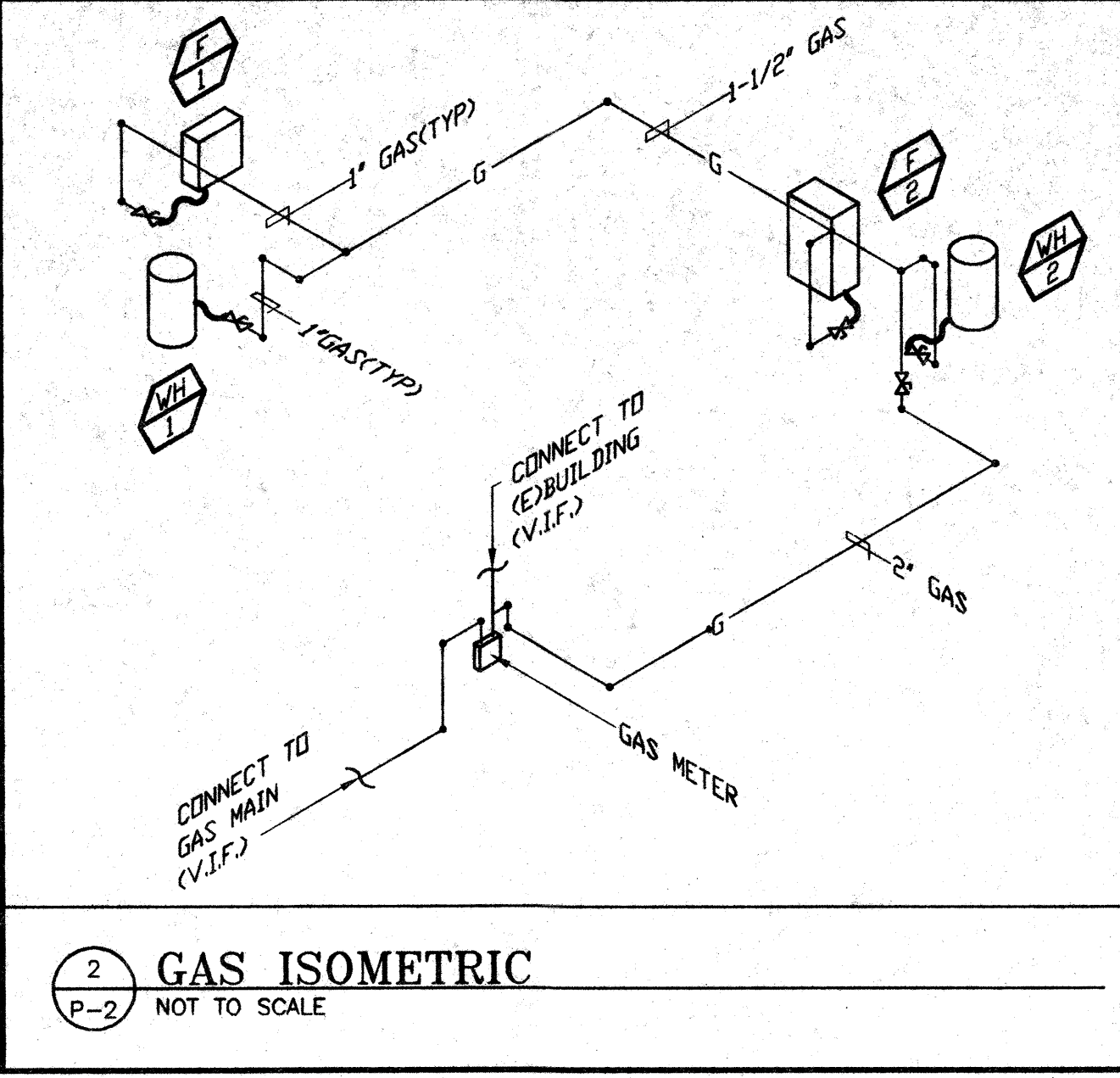
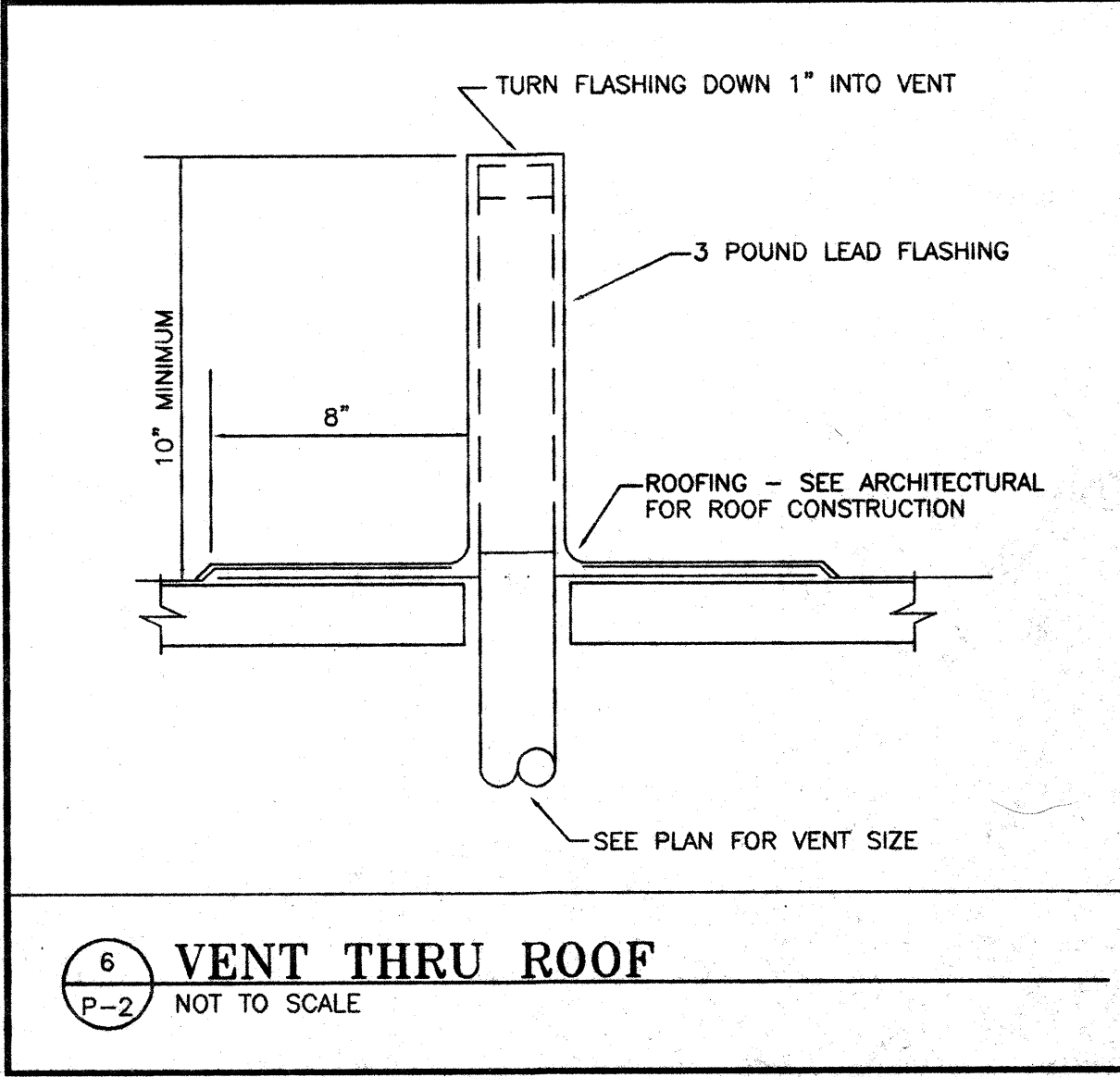
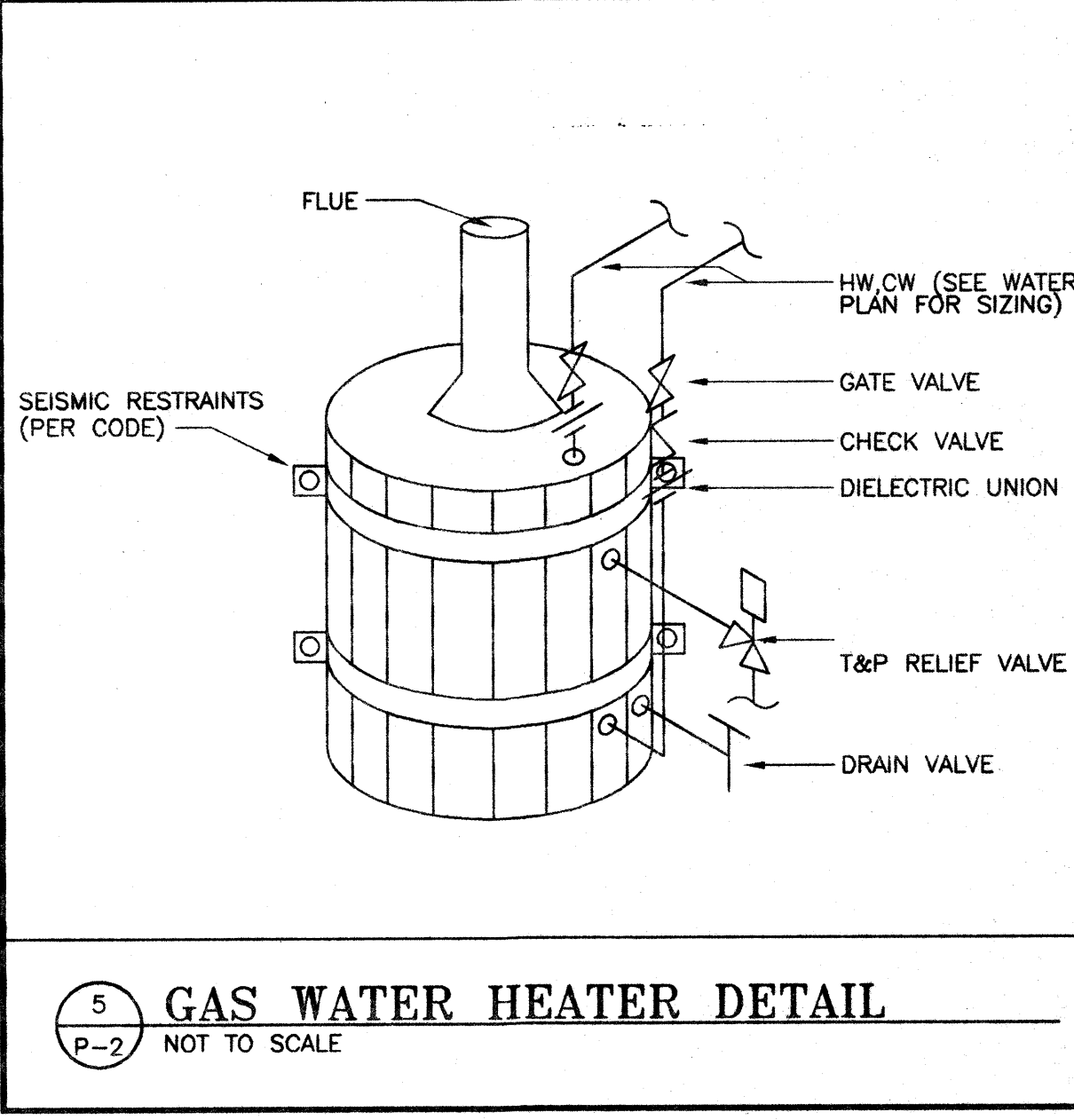
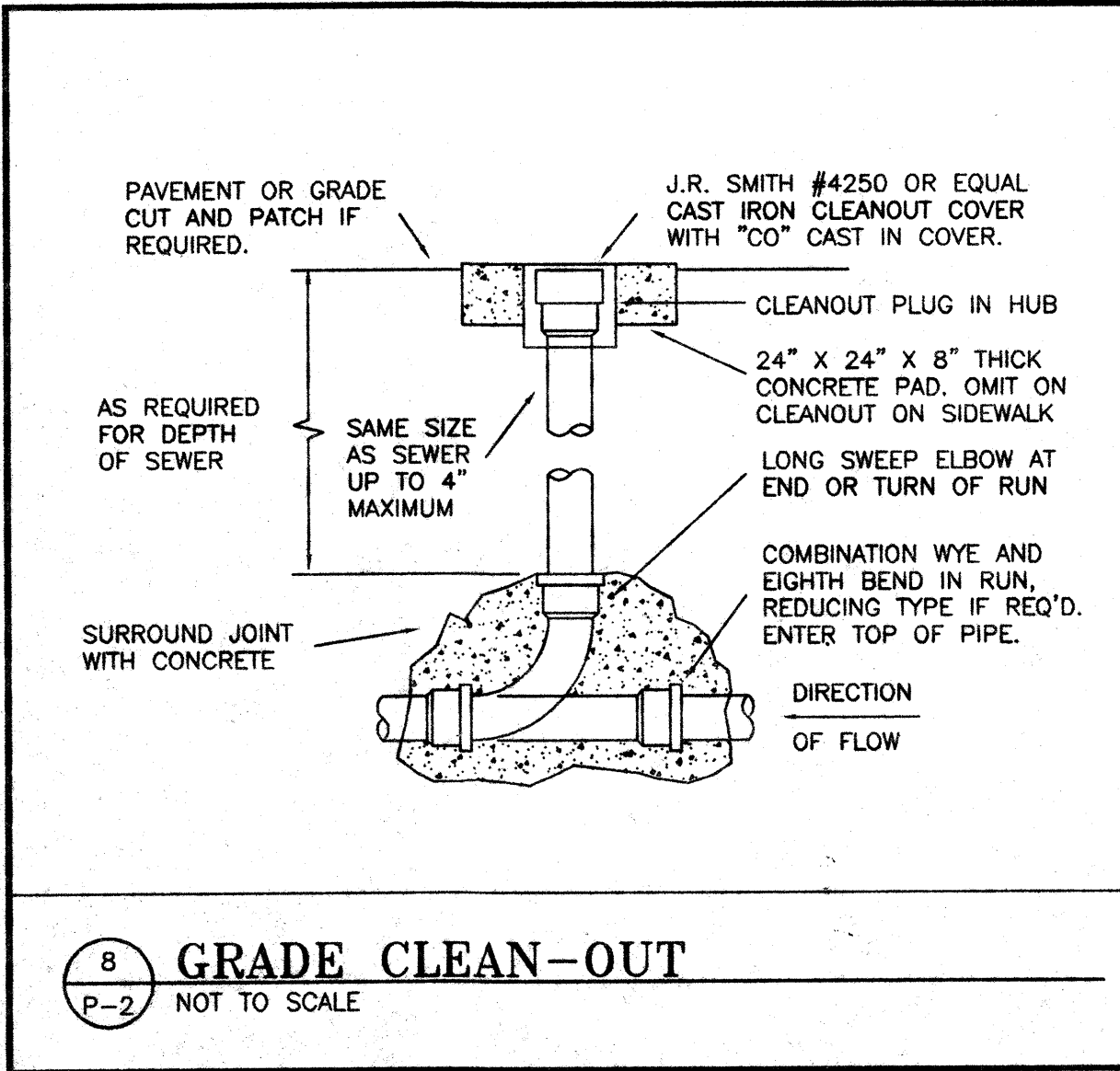
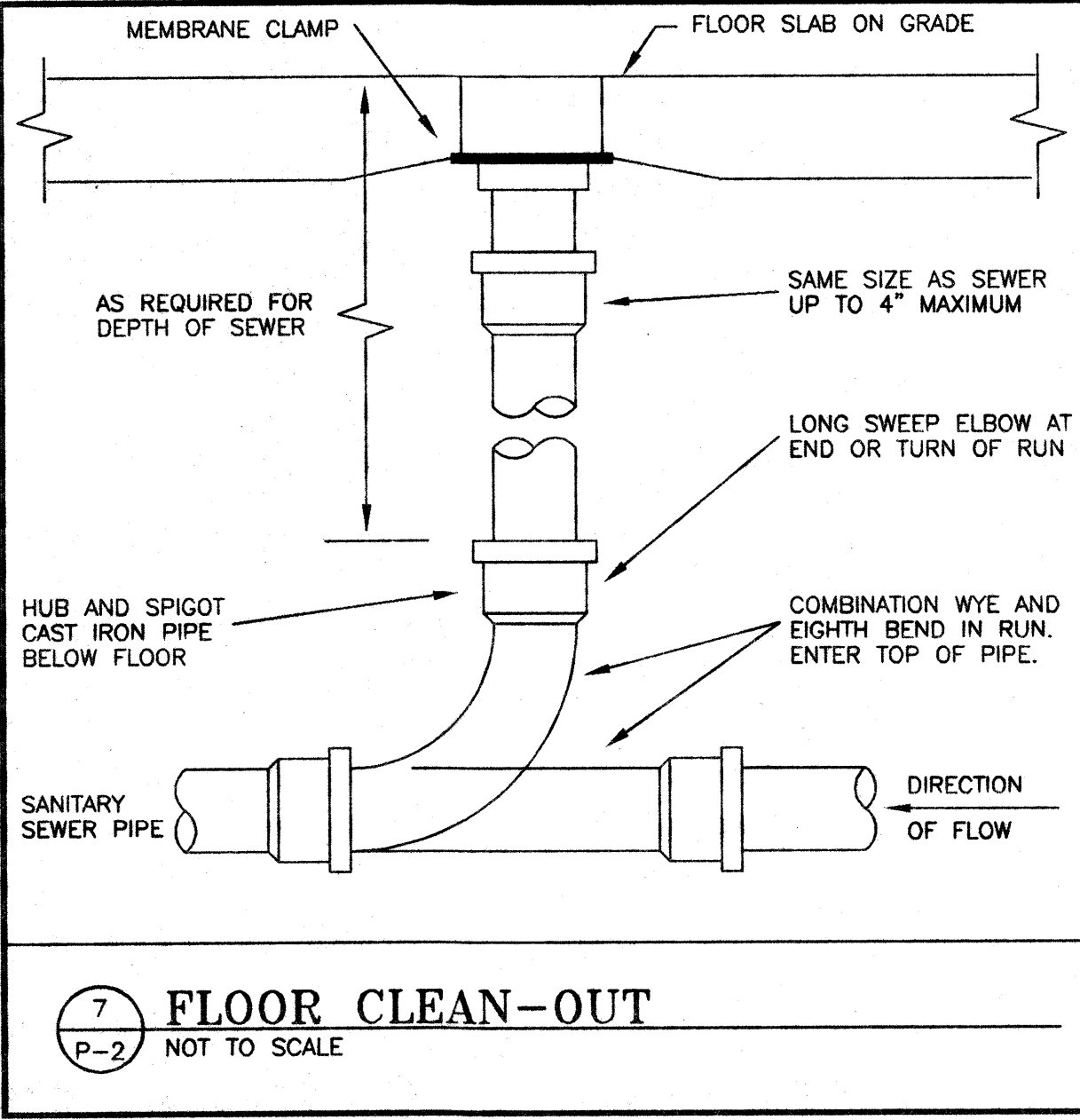
P-1

FILE:

GAS DEMAND TABLE		
SYMBOL	BTUH	DISTANCE
	20,000	300'
	200,000	300'
	120,000	225'
	200,000	225'
TOTAL	640,000	

SYMBOL	NAME	SS	VENT	CW	HW	DESCRIPTION
	HANDICAP WATER CLOSET	3"	2"	3/4"	—	AMERICAN STANDARD CADET 2168.128 1.5 GPF AQUA—METER ELONGATED WATER SAVER, 18" HIGH SIPHON JET; OLSONITE #95 WHITE, HIGH BACK, OPEN FRONT ELONGATED SEAT; ADA APPROVED
	HANDICAP LAVATORY	2"	1-1/2"	1/2"	1/2"	AMERICAN STANDARD VANETTE COUNTERTOP LAV, WHITE, 3 HOLE; AMERICAN STANDARD RELIANT 2385.400, CHROME; USE W/ ANGLED STOPS AND WRAPPED, OFFSET P—TRAP
	HANDICAP SHOWER	2"	1-1/2"	1/2"	1/2"	FLORESTONE 40-40H BARRIER FREE SHOWER INCLUDES: FOLDING SEAT, GRAB BARS, HAND—HELD SHOWER HEAD, SLIDE BAR, PRESSURE BALANCE MIXING VALVE
	WATER CLOSET	3"	2"	3/4"	—	AMERICAN STANDARD CADET 2292.203 1.5 GPF AQUA—METER ELONGATED WATER SAVER, 14" HIGH SIPHON JET; OLSONITE #95 WHITE, HIGH BACK, CLOSED FRONT ELONGATED SEAT
	LAVATORY	2"	1-1/2"	1/2"	1/2"	AMERICAN STANDARD VANETTE COUNTERTOP LAV, WHITE, 3 HOLE; AMERICAN STANDARD RELIANT 2385.400, CHROME; USE W/ ANGLED STOPS AND WRAPPED, P—TRAP
	SHOWER	2"	1-1/2"	1/2"	1/2"	FLORESTONE 38—NEO 39"x39"x73" CORNER SHOWER W/ CHROME CORNER SHOWER DOORS; AMERICAN STANDARD RELIANT 1363.496 PRESSURE BALANCING VALVE AND SHOWER HEAD; P—TRAP

WATER HEATER SCHEDULE												
SYMBOL	MANUFACTURER MODEL NUMBER	GALLON	BTU/ HR.	FIRST HOUR DELIVERY GALLONS @ 100° RISE	RECOVERY GALLONS			FLUE	GAS CONN.	WATER CONN.	WEIGHT	COMMENTS
					80°	100°	140°					
	STATE SBF100-199NET	100	199,990	269	248	198	141	6"	3/4"	1-1/2"	720 LBS	



MATERIALS LIST

SANITARY SOIL WASTE AND VENT SYSTEM:

SOIL, WASTE AND VENT PIPING BELOW SLAB ON GRADE TO 5'-0" OUTSIDE OF BUILDING LINE SHALL BE CAST IRON PIPE AND FITTINGS. YARD PIPING SHALL BE CAST IRON PIPE AND FITTINGS. THE COUPLINGS SHALL BE C.I. COUPLINGS AS MANUFACTURED BY MG COUPLING COMPANY. ABOVE GRADE IN BUILDING SHALL BE INSULATED USING "ACOUSTIPLUM" INSULATION. PIPING ABOVE FLOOR SHALL BE SCHEDULE 40 ABS OR PVC.

WATER PIPING ABOVE SLAB:
SHALL BE TYPE "L", HARD DRAWN COPPER TUBING WITH 95-5 SILVER JOINT FITTINGS.

WATER PIPING BELOW GROUND:
SHALL BE PVC OR CPVC.

INSULATION:
ALL HOT WATER PIPING SHALL BE INSULATED WITH "PPG" INDUST-., CERTAIN-TEED SAINT GOBAIN SNAP-ON OR JOHNS-MANVILLE MICRO-LOC. AIR CONDITIONING CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH JOHNS-MANVILLE "AEROTUBE" FOAM PLASTIC PIPE INSULATION.

WATER HAMMER ARRESTORS:

SHALL BE ALL STAINLESS STEEL CONSTRUCTION, BELLWS TYPE, P.D.I. APPROVED AND CERTIFIED SIZING AND PLACEMENT CONFORMING TO PLUMBING AND DRAINAGE INSTITUTE STANDARD PDI-WH 20 LATEST EDITION AND AS MANUFACTURED BY ZURN, J.R. SMITH OR PPP, INC..

CLEANOUTS:
SHALL BE AS MANUFACTURED BY J.R. SMITH, ZURN OR JOSAM

TRAP PRIMERS:
SHALL BE AS MANUFACTURED BY J.R. SMITH, ZURN OR JOSAM

PLUMBING NOTES:

1. BIDDERS ARE INSTRUCTED TO CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS AND SITE IN CONFORMANCE WITH SPECIFICATIONS.
2. BEFORE COMMENCEMENT OF WORK, CONTRACTOR SHALL VERIFY EXACT LOCATIONS, ELEVATIONS AND CHARACTERISTICS OF UTILITIES AND PIPING AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
3. EXACT LOCATIONS AND MOUNTING HEIGHTS OF PLUMBING FIXTURES SHALL BE OBTAINED FROM ARCHITECTURAL AND KITCHEN EQUIPMENT DRAWINGS.
4. CONTRACTOR SHALL MAKE ALL ARRANGEMENTS WITH UTILITY COMPANIES FOR SERVICE AND CONNECTIONS AND SHALL PAY FOR ALL FEES, CHARGES, PERMITS, AND METERS.
5. INSTALL ALL PLUMBING TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING. NO WATER OR DRAIN LINES PERMITTED OVER OR UNDER ELECTRICAL PANELS.
6. CONTRACTOR SHALL PROVIDE: FAUCETS, TRAPS, STOPS, GATE VALVES, GAS COCKS, WATER HAMMER ARRESTORS, CLEANOUT COVERS AND INDUCT WAST TO AN APPROVED RECEPTOR AND ALL NECESSARY TRIM FOR A COMPLETELY CONNECTED PLUMBING SYSTEM.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL CODES, RULES, AND REGULATIONS GOVERNING THIS PROJECT AND THE 1995 C.P.C (INCLUDES 1994 U.P.C.).
8. DURING THE PROGRESS OF THE WORK, MAINTAIN AN ACCURATE RECORD OF ALL CHANGES MADE IN THE PLUMBING SYSTEMS. THE RECORD DRAWINGS SHALL SHOW CHANGES IN MANUFACTURER(WITH NUMBERS & TRADE NAMES), MATERIALS, SIZES, LOCATIONS AND HOOK-UP POINTS. AS-BUILTS SHALL BE GIVEN TO OWNER'S CONSTRUCTION MANAGER AT COMPLETION OF JOB.
9. ALL PIPES AND DRAINS OF THE LAVATORY SHALL BE SUFFICIENTLY WRAPPED FOR KNEE AND LEG PROTECTION. TITLE 24, PART 2, SECTION 3105A(b)(4)