

- GENERAL NOTES:
- A. THIS SITE PLAN IS PREPARED TO BE USED AS A BACKGROUND FOR THE PROPOSED WORK AND IS NOT BASED ON A SURVEY PREPARED BY A LICENSED LAND SURVEYOR. THEREFORE, THIS SITE PLAN MAY NOT BE USED FOR ANY OTHER PURPOSES. FOR ANY PROJECT THAT ACCURATE BOUNDARY AND LOCATION OF THE BUILDING IS REQUIRED, AN ACCURATE SURVEY PREPARED BY A LICENSED LAND SURVEYOR WOULD BE NEEDED.
- REFERENCED NOTES:
- (E) CURB, TYP.
 - (E) STREET CUTTER, TYP.
 - (E) PUBLIC SIDEWALK, TYP.
 - (E) UTILITY POLE WITH GUY WIRE.
 - (E) DRIVEWAY.
 - (E) UTILITY POLE.
 - (E) STORM DRAIN MANHOLE AND INLET.
 - (E) STOP SIGN AND STREET SIGN.
 - (E) WATER METER, 3/4" METER.
 - (E) SEWER CLEAN OUT.
 - (E) ASPHALT CURB.
 - (E) 4" DIAMETER STEEL PIPE BOLLARDS, TYP.
 - (E) ELECTRICAL METERS.
 - (E) GAS METERS.
 - (E) 6" HIGH MASONRY BLOCK FENCE WALL.
 - PROPERTY CORNER.
 - REPLACE THE EXISTING SEWER CLEAN OUT WITH A NEW 2-WAY CLEAN OUT, PER VALLEJO FLOOD AND WASTEWATER DISTRICT STANDARD.
 - (E) FIRE HYDRANT.
 - (E) WATER METER, INSTALL (N) 3/4" REDUCED PRESSURE BACKFLOW PREVENTION DEVICE AT THIS LOCATION. WORK TO BE DONE BY CITY OF VALLEJO, WATER DEPARTMENT.
 - (E) SEWER CLEAN OUT.

ALL WORK SHALL COMPLY WITH THE LATEST CALIFORNIA EDITION OF THE BUILDING, ELECTRICAL, MECHANICAL & PLUMBING CODES

PROJECT INFORMATION

APN: 059-101-290
 LOT AREA: 13,212.6 S.F.
 ZONING: RTC-MU RESIDENTIAL TRADITIONAL COMMUNITY MIXED USE
 OCCUPANCY: SEE SITE PLAN ON THIS SHEET
 CONSTRUCTION: VB
 CONSTRUCTION DATE: APPROXIMATELY 1934
 BUILDING PERMIT NUMBER: B2018-0805

OCCUPANT LOAD CALCULATION

ADDRESS	TYPE	AREA	FACTOR	RATIO	OCCUPANT LOAD
316A	RESIDENTIAL	634	200	3.17	4
316B	RESIDENTIAL	669	200	3.34	4
312	COMMERCIAL	2,210	100	22.1	23
318	COMMERCIAL, RETAIL	1,904	60	31.7	32
318	COMMERCIAL, STORAGE	342	300	1.1	2

PRIOR TO FINAL INSPECTION SIGN-OFF REQUIRED BY:

PLANNING PUBLIC WORKS
 FIRE GRADING
 ENV. HEALTH OTHER

See attached electrical + plumbing requirements

CODE AND REFERENCES

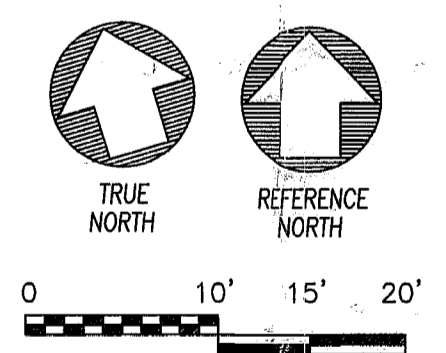
2016 CALIFORNIA BUILDING CODES

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF:
 1. REMODEL OF TWO RESIDENTIAL APARTMENTS AT THE REAR OF THE PROPERTY.

SHEET INDEX

C.101 SITE PLAN
 A.101 UNIT 316
 A.102 UNIT 314



1 SITE PLAN
 C.101
 SCALE: 1" = 10'-0"

SHEET NOTES

- GENERAL NOTES:
- A. WINDOW SHALL BE DUAL GLAZED WITH BUG SCREEN, UNLESS OTHERWISE NOTED. WINDOW MEASUREMENTS ON THE PLAN ARE NOMINAL. CONTRACTOR TO VERIFY ALL MEASUREMENTS BEFORE ORDERING WINDOWS. FOR ALL NEW PENETRATION, MAXIMUM U-FACTOR TO BE 0.32 AND THE MAXIMUM SHGC TO BE 0.25.
 - B. WINDOWS IN BEDROOMS SHALL BEAR CERTIFICATION FROM MANUFACTURER TO MEET EGRESS REQUIREMENTS ACCORDING TO CBC, SECTION 1026: MINIMUM CLEAR WIDTH 20", MINIMUM CLEAR HEIGHT 24", AND MINIMUM CLEAR OPENING 5.7 SQUARE FEET, AND BOTTOM OF THE CLEAR OPENING AFTER THE INSTALLATION OF THE WINDOW SHALL BE MAXIMUM 44 INCHES OFF THE FINISH FLOOR. TO MEET THE 44" HEIGHT REQUIREMENT, THE EXISTING WINDOW OPENING MAY HAVE TO BE LOWERED.
 - C. ALL WALLS AND CEILINGS IN THE HABITABLE SPACE SHALL BE COVERED WITH 1/2" GYPSUM WALL BOARD.
 - F. CONTRACTOR TO INSTALL OR VERIFY ONE SMOKE ALARM AT THE CEILING OF EACH BEDROOM NEAR THE ENTRANCE DOOR AND ONE OUTSIDE THE BEDROOMS AT THE CEILING NEAR THE ENTRANCE TO EACH BEDROOM AREA. ALARMS TO BE HARDWIRED OR HAVE A SEALED 10-YEAR BATTERY.
 - G. CONTRACTOR TO INSTALL OR VERIFY ONE CARBON MONOXIDE ALARM ON THE WALL AT 5 FEET FROM THE FLOOR AT EACH LEVEL CLOSE TO SLEEPING AREAS. ON THE FLOOR WHERE A GARAGE IS LOCATED, THE ALARM TO BE CLOSE TO THE MAIN DOOR INTO THE GARAGE. ALARMS TO BE HARDWIRED OR HAVE A SEALED 10-YEAR BATTERY.
 - D. SEE SHEET A.102 FOR PLUMBING NOTES.

ELECTRICAL NOTES
GENERAL
ALL MATERIALS SHALL BE NEW AND SHALL BE LISTED AND BEAR THE APPROPRIATE LABEL OF UNDERWRITERS LABORATORIES, INC. (UL) OR ANOTHER NATIONALLY RECOGNIZED TESTING LABORATORY FOR THE SPECIFIC PURPOSE. THE MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS.

INSTALLATION SHALL BE ACCORDING TO ALL APPLICABLE CEC AND LOCAL CODES AND REGULATIONS.
THE ELECTRICAL CONTRACTOR SHALL SEAL AND WEATHERPROOF ALL PENETRATIONS THROUGH FOUNDATIONS, EXTERIOR WALLS, AND ROOFS.

WIRING
UNLESS OTHERWISE SPECIFIED, SHALL BE NONMETALLIC-SHEATHED CABLE, ARMORED CABLE, OR ELECTRICAL METALLIC TUBING, ADEQUATELY SIZED AND INSTALLED ACCORDING TO THE LATEST EDITION OF THE CEC AND LOCAL ORDINANCES.

IN GENERAL, NOT MORE THAN 10 OUTLETS SHALL BE CONNECTED TO ANY ONE BRANCH CIRCUIT.

GENERAL LIGHTING BRANCH CIRCUITS SHALL BE NO. 14 AWG COPPER PROTECTED BY 15 AMP OVERCURRENT DEVICES. SMALL APPLIANCE CIRCUITS SHALL BE NO. 12 AWG COPPER PROTECTED BY 20 AMP OVERCURRENT DEVICES. ALL OTHER CIRCUITS: WIRE AND OVERCURRENT DEVICE AS REQUIRED BY THE CODE AND THE MANUFACTURER'S SPECIFICATIONS.

BONDING JUMPERS BETWEEN GAS AND WATER PIPES SHALL BE IN ACCORDANCE WITH NEC TABLE 250.122, USING THE RATING OF THE CIRCUIT THAT IS LIKELY TO ENERGIZE THE PIPING SYSTEM.

BONDING JUMPERS BETWEEN WATER PIPES SHALL BE SIZED IN ACCORDANCE WITH THE NEC TABLE 250.66 BASED ON THE LARGEST UNDERGROUND CONDUCTOR OF THE SEPARATELY DERIVED SYSTEM.

COORDINATE INSTALLATION OF THE UFER GROUND WITH THE GENERAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL REVIEW GROUND BEFORE CONCRETE IS PLACED.

ALL OUTLETS IN LIVING ROOM, HALLWAY, AND BEDROOM AREAS TO BE CENTERED 12" ABOVE FINISHED FLOOR. ALSO, OUTDOOR OUTLETS AND OUTLETS FOR KITCHEN GARBAGE DISPOSAL SHALL BE 12" FROM FINISHED FLOOR. OUTLETS ABOVE COUNTERS IN KITCHEN, BATHROOM, AND OUTLETS IN THE GARAGE TO BE CENTERED 3'-8" ABOVE FINISHED FLOOR. ALL SWITCHES TO BE CENTERED 3'-8" ABOVE FINISHED FLOOR.

PROVIDE A MINIMUM OF TWO GENERAL LIGHTING CIRCUITS, TWO 20-AMP SMALL APPLIANCE CIRCUITS FOR KITCHEN, ONE 20-AMP CIRCUIT FOR BATHROOM OUTLET (S), DEDICATED 20-AMP CIRCUIT FOR GARBAGE DISPOSAL, THE LAUNDRY EQUIPMENT, GARAGE DOOR, MICROWAVE/HOOD, REFRIGERATOR, FREEZER, AND OTHER MOTORIZED HARD-WIRED APPLIANCES. ALSO USE A DEDICATED CIRCUIT FOR ELECTRICALLY FUELED APPLIANCES SUCH AS OVEN, COOKTOP, WATER HEATER, ETC. FOR AMPERAGE OF SUCH EQUIPMENT CHECK THE MANUFACTURER'S REQUIREMENTS.

ALL RECEPTACLE OUTLETS IN THE IN THE RESIDENCE SHALL BE LISTED TAMPER PROOF.

ALL RECEPTACLE OUTLETS AT THE COUNTERS, IN THE BATHROOMS, UNDER SINKS, IN THE GARAGE, IN THE UTILITY ROOM WITHIN 6 FEET OF A SINK, ANYWHERE ON THE EXTERIOR OF THE BUILDING SHALL HAVE GROUND FAULT CIRCUIT INTERRUPT (GFI).

ALL OUTLETS ON THE EXTERIOR OF THE BUILDING SHALL HAVE WEATHER PROOF COVER.

ALL INTERIOR OUTLETS THAT ARE ON EXTERIOR WALL SHALL HAVE A GASKET TO BLOCK AIR FLOW.

ARC FAULT CIRCUIT INTERRUPTER IS REQUIRED FOR ALL OUTLETS IN BEDROOMS, LIVING ROOMS, DINING ROOMS, HALLWAYS, CLOSETS, AND SIMILAR ROOMS.

CONVENIENCE OUTLETS SHALL BE NO MORE THAN 12 FEET APART MEASURED ALONG THE LENGTH OF THE WALL IN THE BEDROOMS, LIVING ROOM, AND FAMILY ROOM, AND 2 FEET APART AT THE KITCHEN COUNTERS.

LIGHTING
IN GENERAL, NOT MORE THAN 10 LIGHTING AND OUTLETS SHALL BE CONNECTED TO ANY ONE LIGHTING BRANCH CIRCUIT. EXCEPTIONS MAY BE MADE IN THE CASE OF LOW-CURRENT-CONSUMING OUTLETS.

DO NOT SHARE LIGHTING CIRCUITS WITH OUTLET CIRCUITS.

ALL LUMINAIRES TO BE HIGH EFFICIENCY.

BATHROOM LIGHTING SHALL BE HIGH EFFICIENCY AND SHALL HAVE SENSOR CONTROLLED SWITCH.

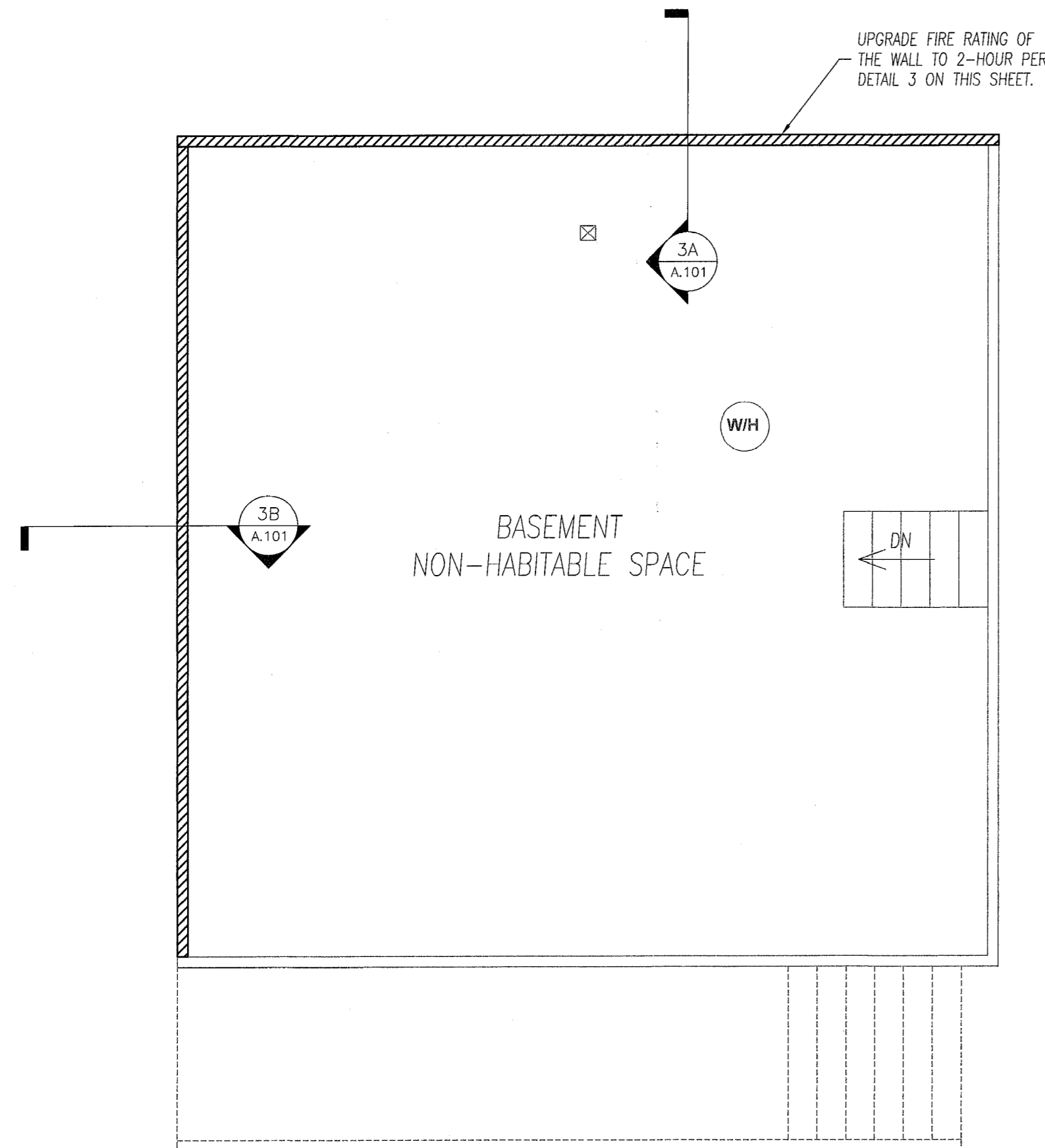
RECESSED LIGHTING IN INSULATED CEILING SHALL BE ICAT RATED (ZERO CLEARANCE), HAVE SEALED GASKETS AND AIRTIGHT CONSTRUCTION.

ALL INTERIOR INCANDESCENT LIGHTS IN THE BEDROOMS, LIVING ROOMS, FAMILY ROOM, HALLWAY, ETC. SHALL BE ON A DIMMER SWITCH.

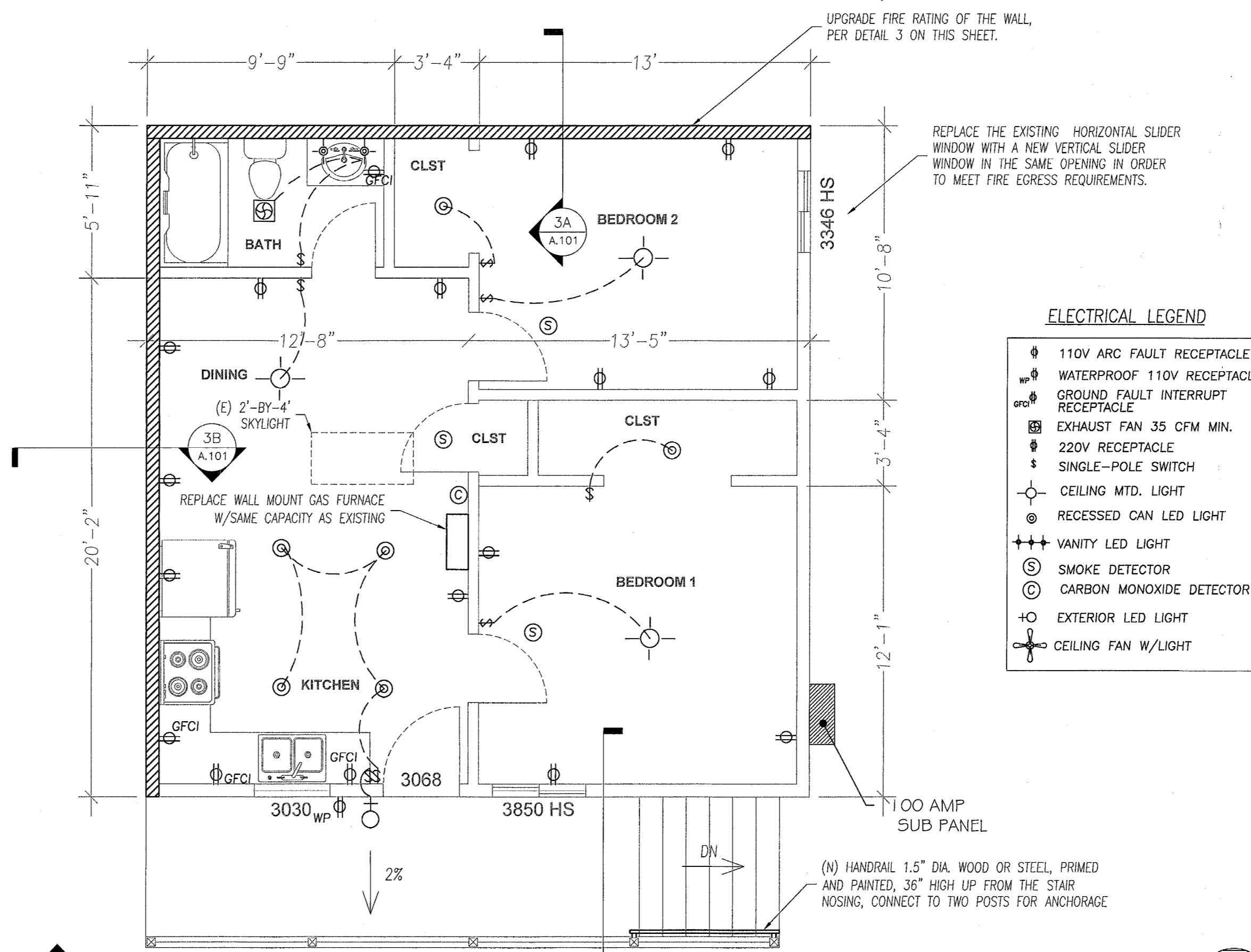
ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICIENCY WITH PHOTOCELL/MOTION SENSOR CONTROL WITH MANUAL OVERRIDE.

CEILING FANS SHALL HAVE LISTED BOXES, PER NEC 314.27

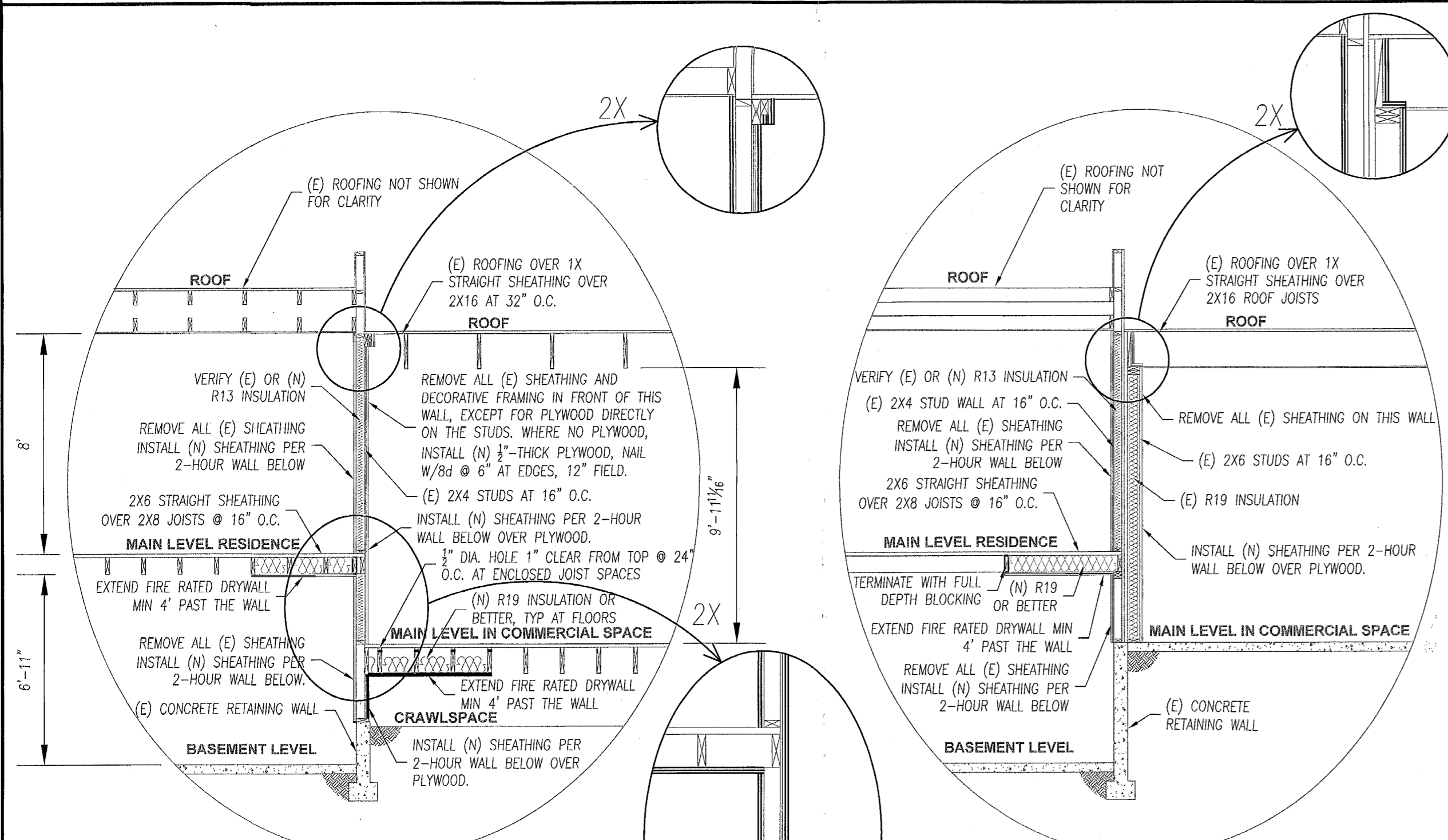
CLOSET LIGHTS SHALL MAINTAIN CLEARANCES FROM DEFINED STORAGE SPACES, PER NEC 410.8



2 BASEMENT PLAN
A.101 SCALE: 1/4" = 1'-0"

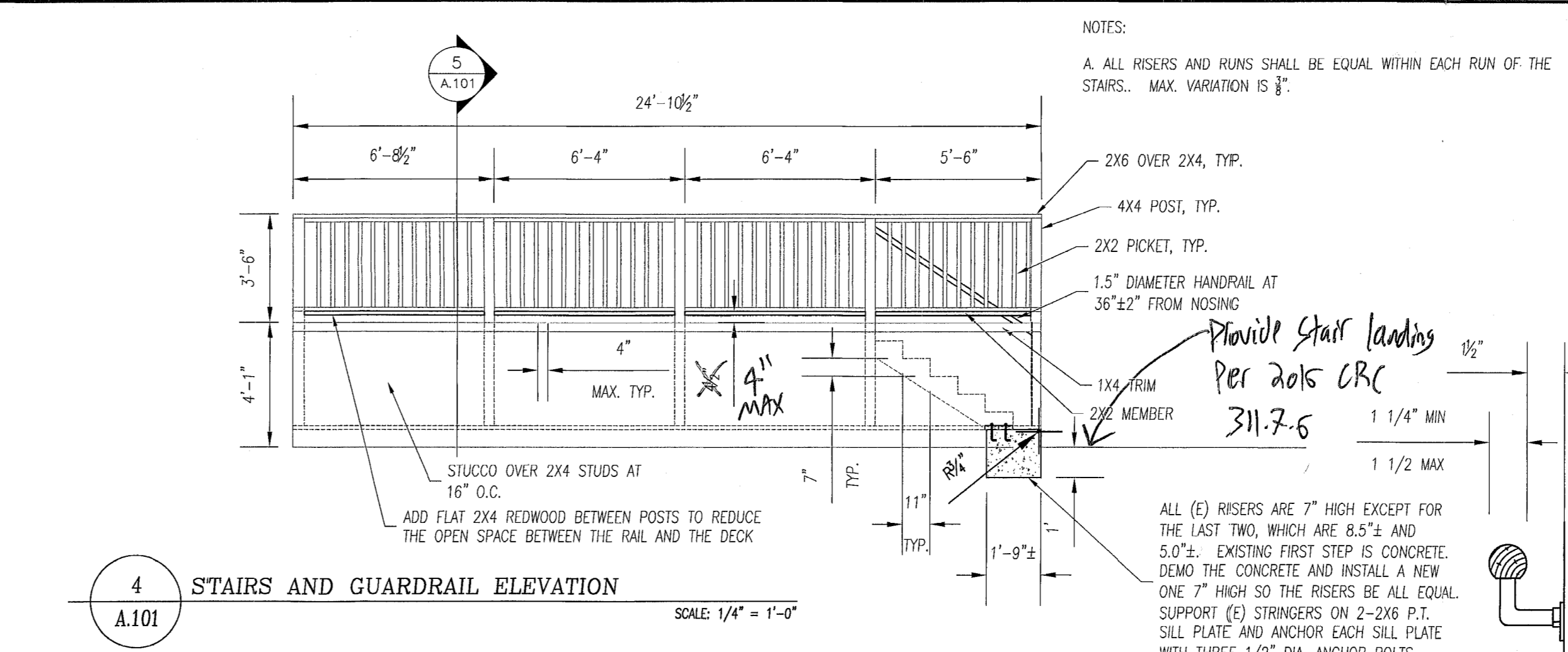


1 FLOOR PLAN
A.101 SCALE: 1/4" = 1'-0"

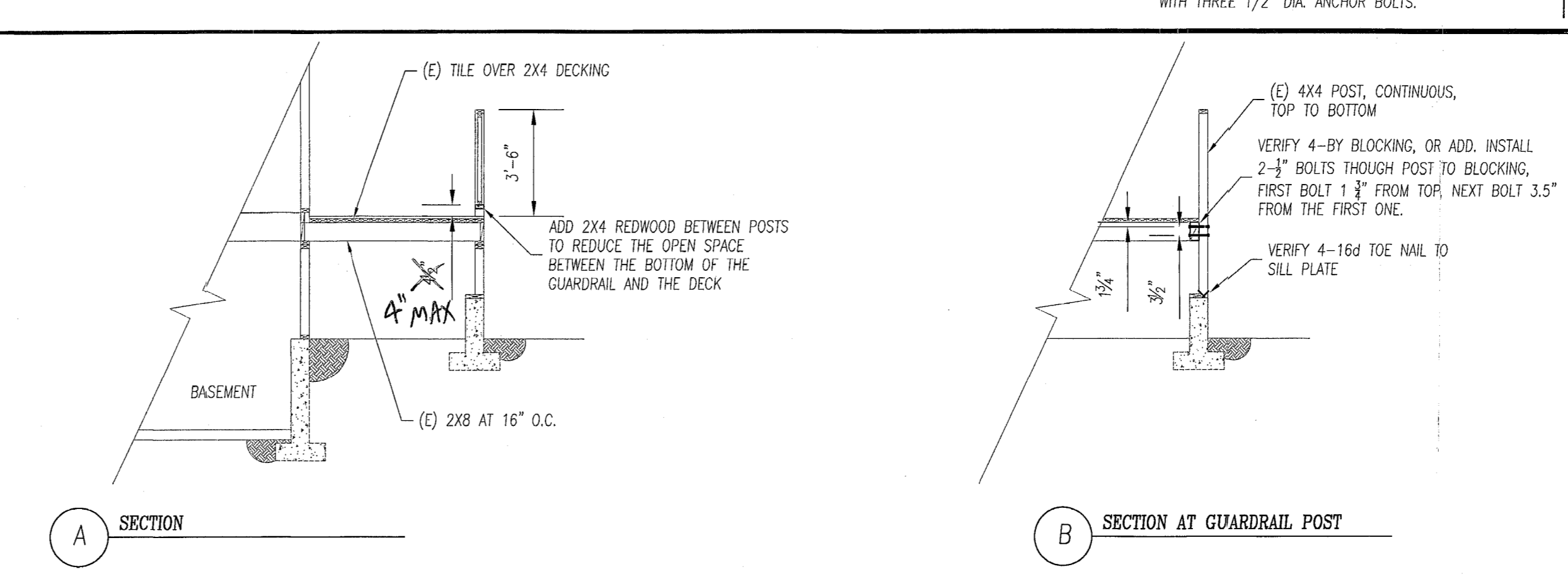


3 WALL SECTION
A.101 SCALE: 1/4" = 1'-0"

B SECTION
2 layers of gyp each side of wall
2-HOUR FIRE WALL: GA FILE NUMBER WP 4136
BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2 X 4 WOOD STUDS 16" O.C. WITH 1 1/4" TYPE W DRYWALL SCREWS 12" O.C. FACE AVER 5/8" TYPE X GYPSUM WALLBOARD OR VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE WITH 1 7/8" TYPE W DRYWALL SCREWS 12" O.C. AND OFFSET 6" FROM SCREWS IN BASE LAYER. STAGGERED JOINTS 16" EACH LAYER AND SIDE.



4 STAIRS AND GUARDRAIL ELEVATION
A.101 SCALE: 1/4" = 1'-0"



5 STAIRS AND GUARDRAIL SECTION
A.101 SCALE: 1/4" = 1'-0"

SHEET NOTES

GENERAL NOTES:
A. SEE GENERAL NOTES AND ELECTRICAL NOTES ON SHEET A.101.

PLUMBING
WATER SUPPLY

ALL WATER PIPING IN THE BUILDING SHALL BE TYPE 'L' COPPER WITH BRASS OR WROUGHT COPPER FITTINGS AND GRADE 95TA SOLDER JOINTS.

PROVIDE DIELECTRIC CONNECTION WITH 4" BRASS FITTINGS BETWEEN GALVANIZED AND COPPER PIPING.

ALL DOMESTIC WATER VALVES UP TO AND INCLUDING 2" IN SIZE SHALL BE MADE OF BRASS OR OTHER APPROVED MATERIALS. EACH GATE VALVE SHALL BE FULL-WAY TYPE WITH WORKING PARTS OF NON-CORROSIVE MATERIAL.

ALL OUTDOOR HOSE BIBBS SHALL BE FITTED WITH APPROVED NON-REMOVABLE BACKFLOW DEVICES. HOSE BIBBS SHALL BE 3/4" SUPPLIED WITH 3/4" PIPING.

INSTALL BRASS STOPS AT ALL SINK AND WATER CLOSET SUPPLY LINES.

PROVIDE AN APPROVED AIR GAP AT DISHWASHER CONNECTION TO DRAIN. LISTED AIR GAP SHALL BE INSTALLED WITH FLOOD-LEVEL FL MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK.

FIXTURES

WATER CLOSETS SHALL CONSUME A MAXIMUM OF 1.28 GALLONS OF WATER PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

SHOWER HEADS SHALL NOT EXCEED A WATER FLOW OF 2.0 GALLONS PER MINUTE MEASURED AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS. THIS REQUIREMENT ALSO APPLIES TO MULTIPLE SHOWERHEADS CONTROLLED BY A SINGLE VALVE AT ANY GIVEN TIME.

FAUCETS AT RESIDENTIAL LAVATORIES SHALL NOT EXCEED A WATER FLOW OF 1.5 GALLONS PER MINUTE MEASURED AT 60 PSI. THE FLOW RATE ALSO SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE MEASURED AT 20 PSI.

KITCHEN FAUCETS SHALL NOT EXCEED A WATER FLOW OF 1.8 GALLON PER MINUTE MEASURED AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

DRAIN

ALL NEW DWV PIPING SHALL BE SERVICE WEIGHT CAST IRON WITH NEOPRENE GASKETS, SCHEDULE 40 ABS DWV, OR SCHEDULE 40 PVC DWV.

ALL HORIZONTAL INTERIOR DRAINAGE PIPING TO HAVE A MINIMUM 2% SLOPE, U.O.N.

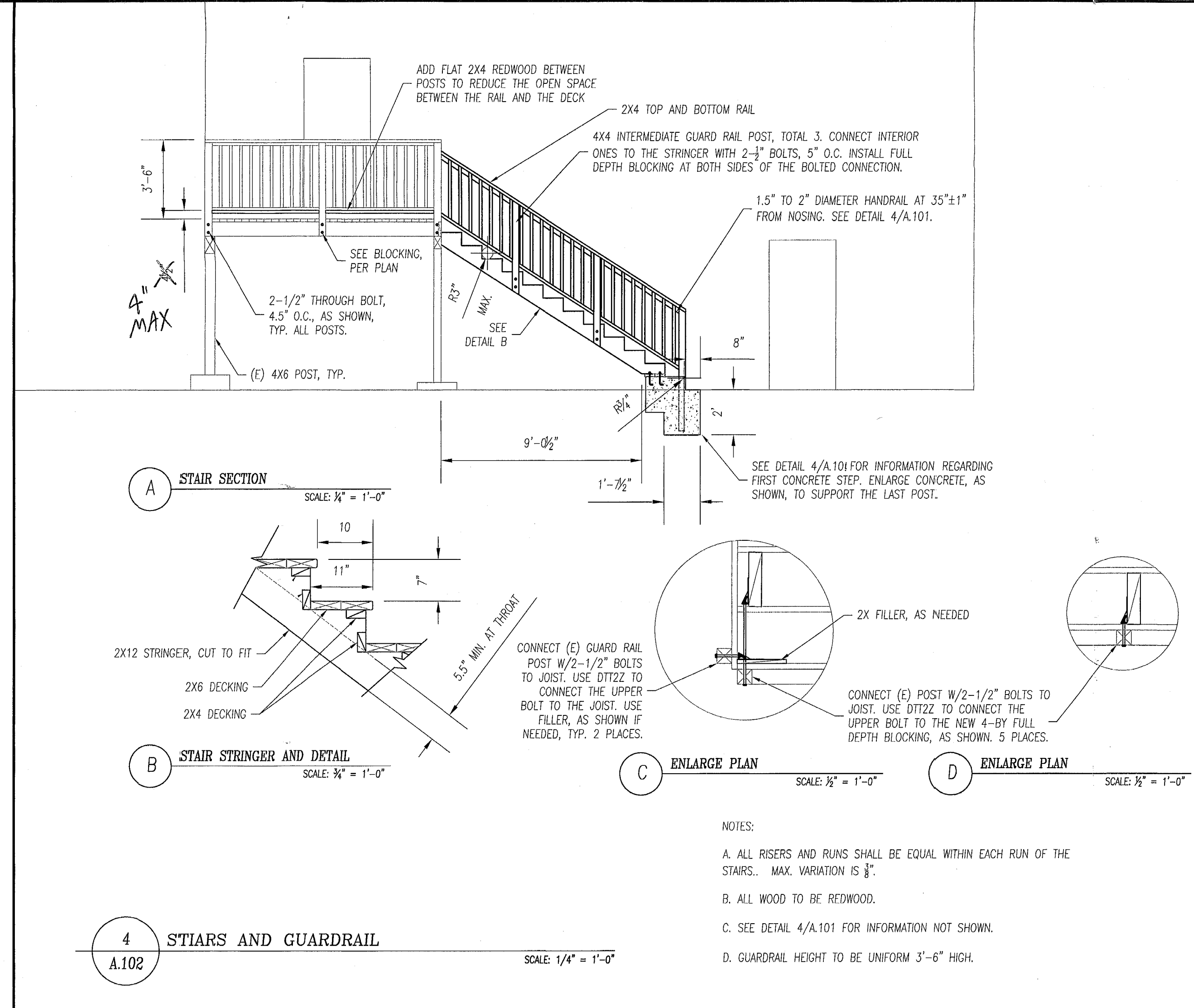
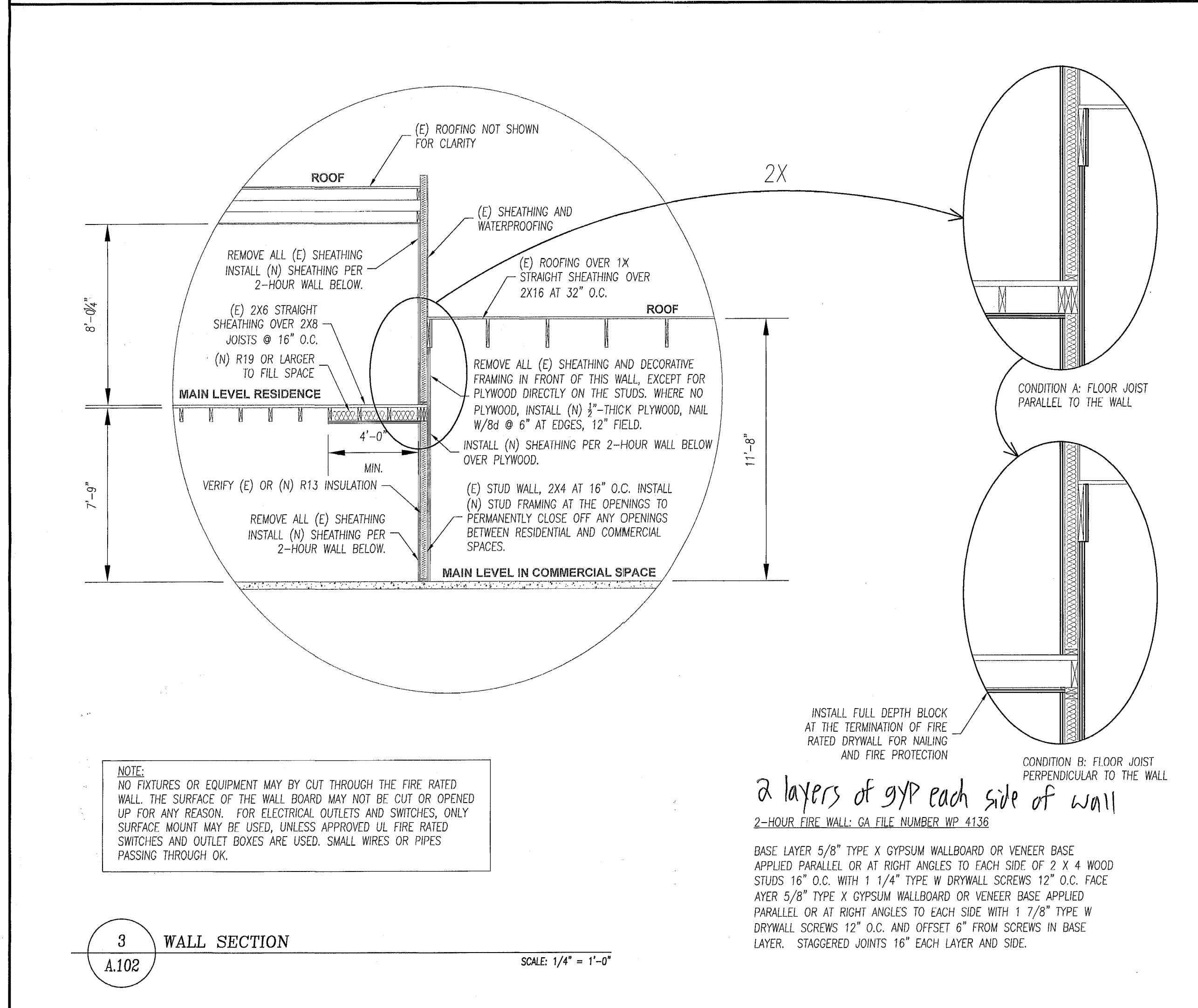
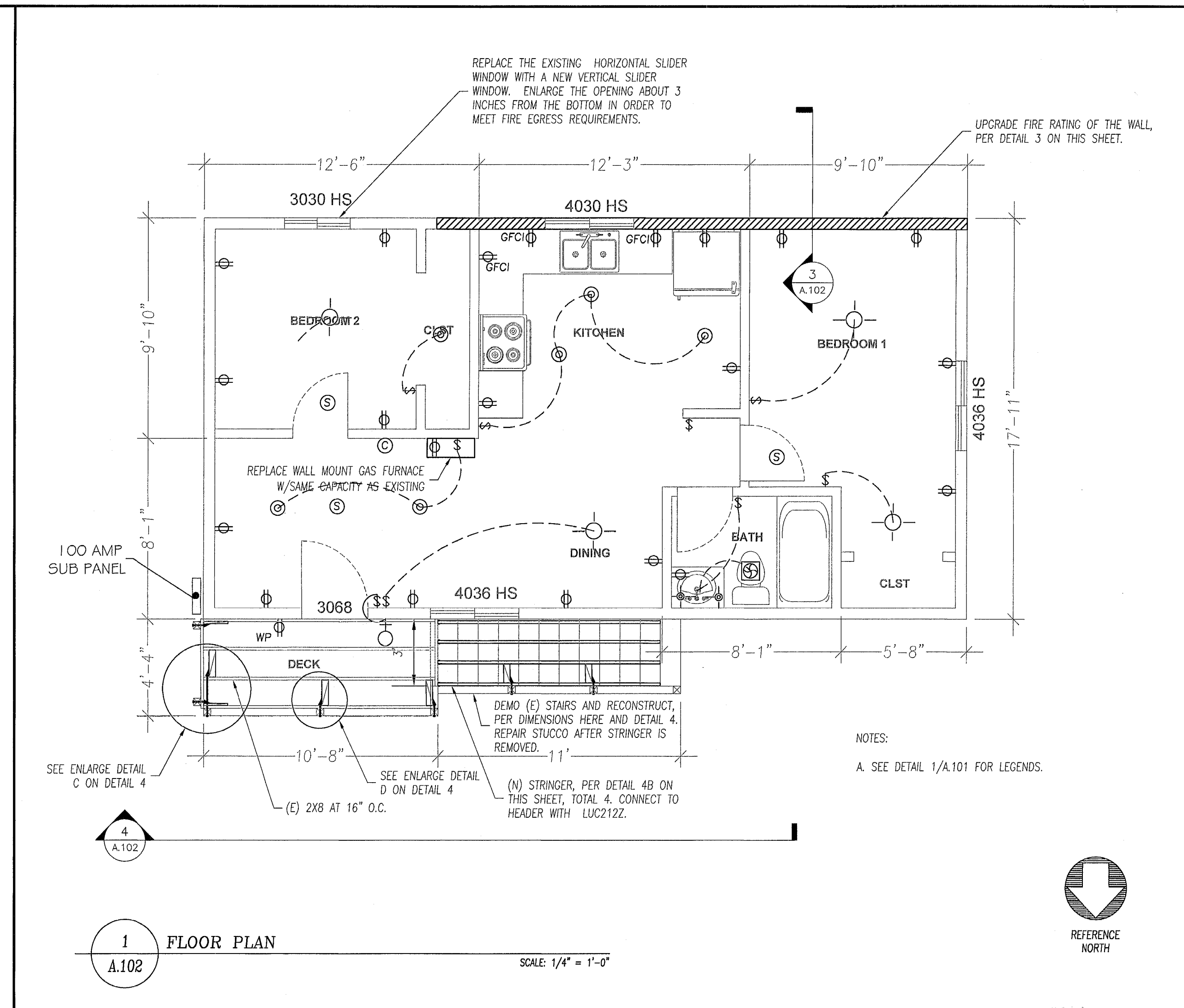
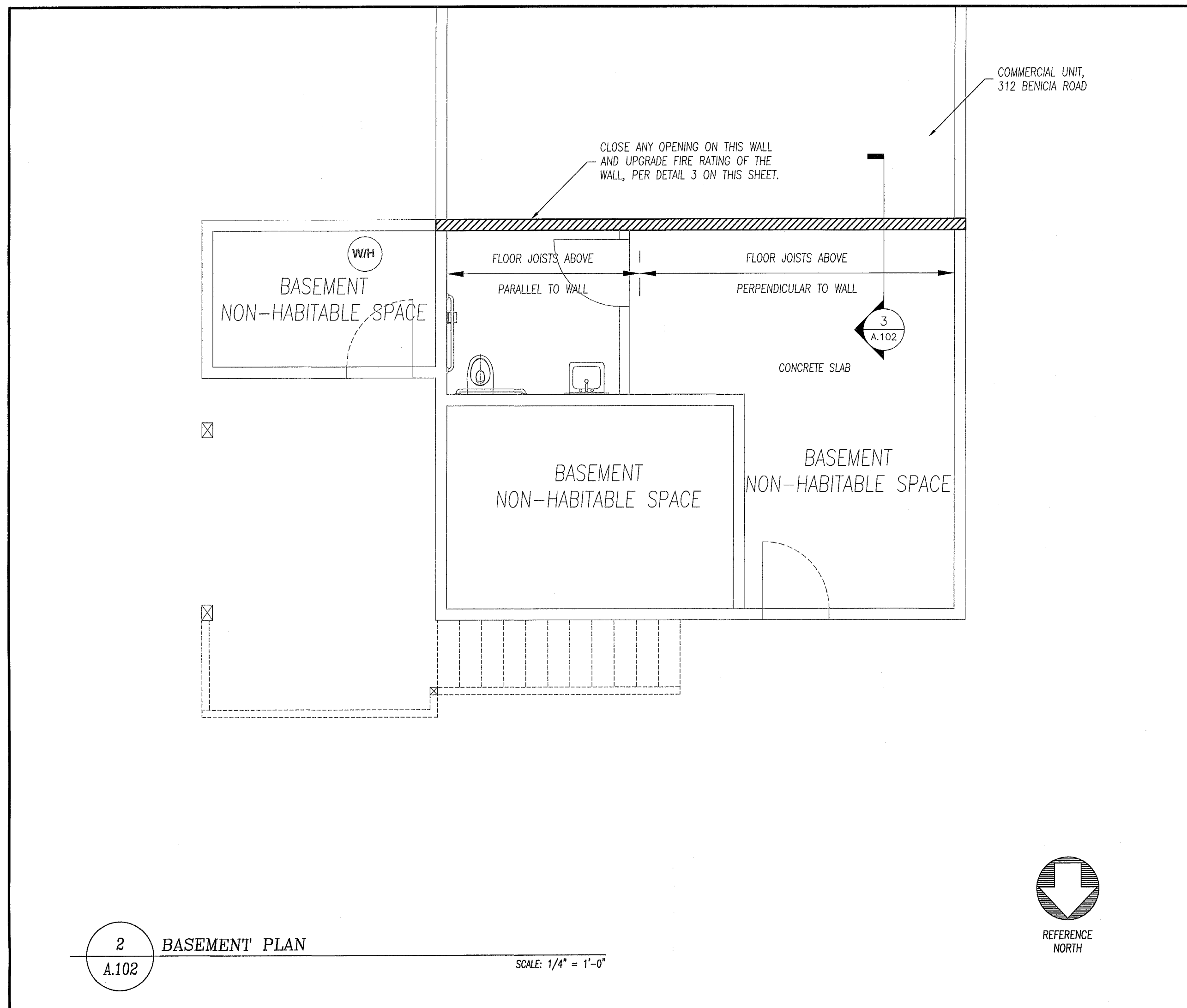
GAS

ALL GAS PIPING IN THE BUILDING SHALL BE SCHEDULE 40 GALVANIZED OR BLACK ANNEALED.

ALL GAS PIPING EXPOSED ON THE ROOF, LOCATED OUTDOORS, OR IN THE CRAWLSPACE SHALL BE GALVANIZED.

ALL UNDERGROUND GAS PIPING IS TO BE GALVANIZED AND WRAPPED WITH YELLOW MACHINE TAPE.

INSTALL AGA APPROVED GAS COCKS AND FLEXIBLE GAS CONNECTIONS AT ALL GAS APPLIANCES.



TITLE	SOLANO COUNTY RESOURCE MANAGEMENT	A.102
UNIT 314	APPROVED BUILDING DIVISION DATE	
BY		PROJECT NO: 19072