



J. DEAN CONSTRUCTION INC.
3319 M ST.
MERCED, CA 95348 (209) 564-1516
PROJECT SITE: 1/4 STREET

PLANS FOR:	
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Drawn BY	DATE	SCALE	JOB NO.
T. ARVENTROUT	1 / 2021	1/4"=1'	G ST FOUR FLEX
CHECKED BY			

A.1

O FLOOR PLAN NOTES

- [illegible]

NOTE: "REINSPECTION FEES MUST BE PAID PRIOR TO RECEIVING A REINSPECTION".

BUILDING AREAS TYP. EACH UNIT

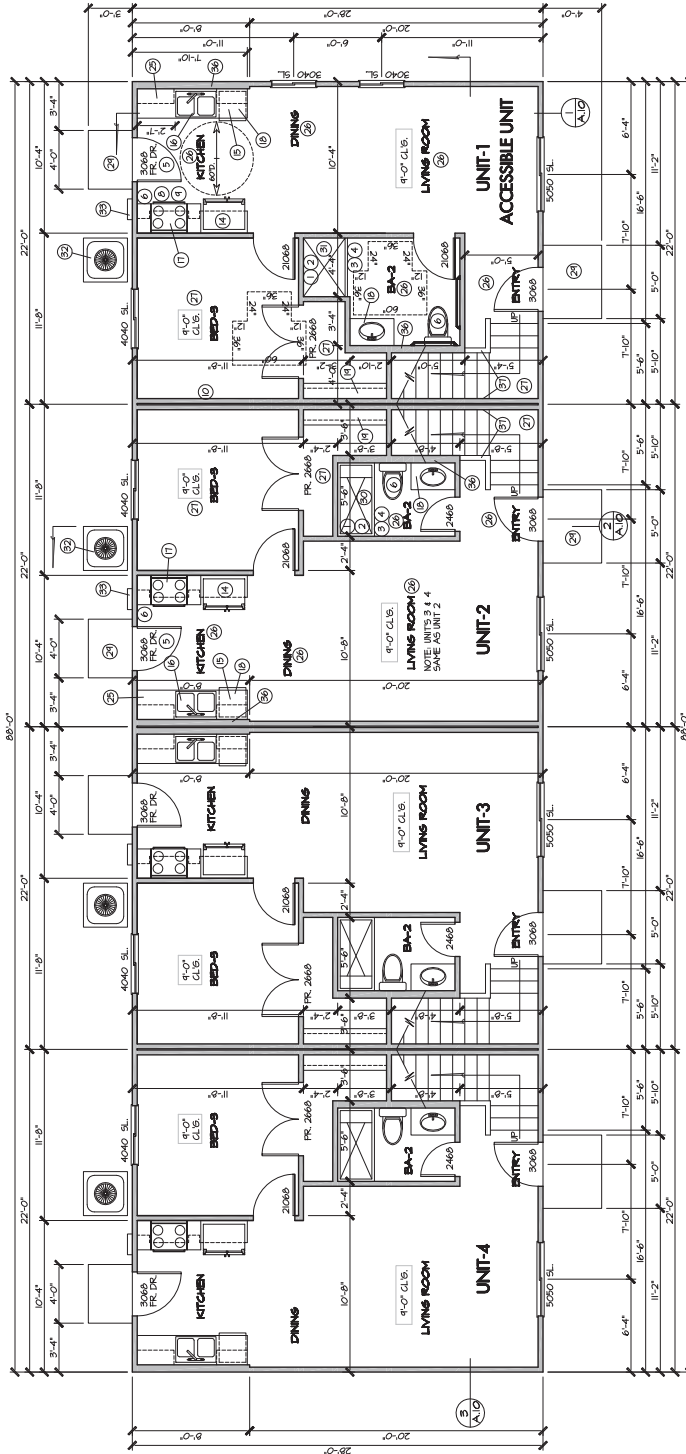
FIRST FLOOR AREA:	616	S.F.
SECOND FLOOR AREA:	556	S.F.
EACH UNIT LIVING AREA:	1172	S.F.

WALL LEGEND



BUILDING INSULATION VALUES:

EXTERIOR WALLS	R-
ATTIC SPACE	R-



GLAZING EFFICIENCIES

WINDOWS	=	0.32	11VALUE	0.26	9HGC
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GLAZING FOR THIS PROJECT MUST BE
EQUAL TO OR LOWER THAN THE ABOVE.

NOTE. ANNUAL SPACES AROUND PIPES, ELECTRICAL, CABLE, CONDUITS OR OTHER OPENINGS IN BOTTOM PLATE AT EXTERIOR WALL SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS IN ACCORDANCE WITH CBQSC CH. 4 DIVISION 4.4

THE MIN. NET HEIGHT OF THE REQUIRED EGRESS DOOR TO BE NOT LESS THAN 10' WHEN MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOT. OF THE DOOR SLOPE.

NOTE:
WIDTH OF DOOR TO EXTERIOR

56" MINIMUM.
NO MORE THAN 1-1/2" LOWER
THAN THE TOP OF THE DOOR
THRESHOLD.
NOT MORE THAN 7-3/4" BELOW
THE TOP OF THE THRESHOLD
PROVIDED THE DOOR DOES
NOT SWING OVER THE LANDING
OR FLOOR.

FLOOR PLAN NOTES:

FLOOR PLAN NOTES:

Note: Showers and tub-showers combinations shall be provided with individual control valves at the pressure balance or the thermostatic mixing valve type. The attic & floor access shall be weatherstripped and insulated equivalent to that of the club & flr. and shall be installed on the access panel.

Firestopping shall be 2x solid wood, to cut off all concealed draft openings, both vertical and horizontal, and shall form an effective barrier between stories and between top story and roof spaces. In exterior or interior stud walls, ceilings, floor levels, and in all turned spaces the maximum dimension shall not exceed (10) feet.

FIRE RESISTANT CONSTRUCTION WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.

All windows used for emergency egress shall have a maximum height of (44) inches above the adjacent floor to the clear opening of the window.

Window supplier shall review all windows for conformance to emergency egress requirements of the current edition of the CBC, and as may be amended by the governing jurisdiction, and shall report all discrepancies to the Designer for written resolution. Submission of bid constitutes certification that the window supplier meet or exceed requirements.

FIRST FLOOR PLAN

[illegible]

L. DEAN CONSTRUCTION INC.
3919 M ST.
MERCED, CA 95348 (209) 564-1576
PROJECT SITE: 10 STREET

PLANS FOR:	

DESIGNED BY	T. ARVENTROUT
CHECKED BY	
DATE	1 / 2021
SCALE	1/4" = 1'
JOB NO.	G ST FOUR FLEX
SHEET	

A.2

O FLOOR PLAN NOTES

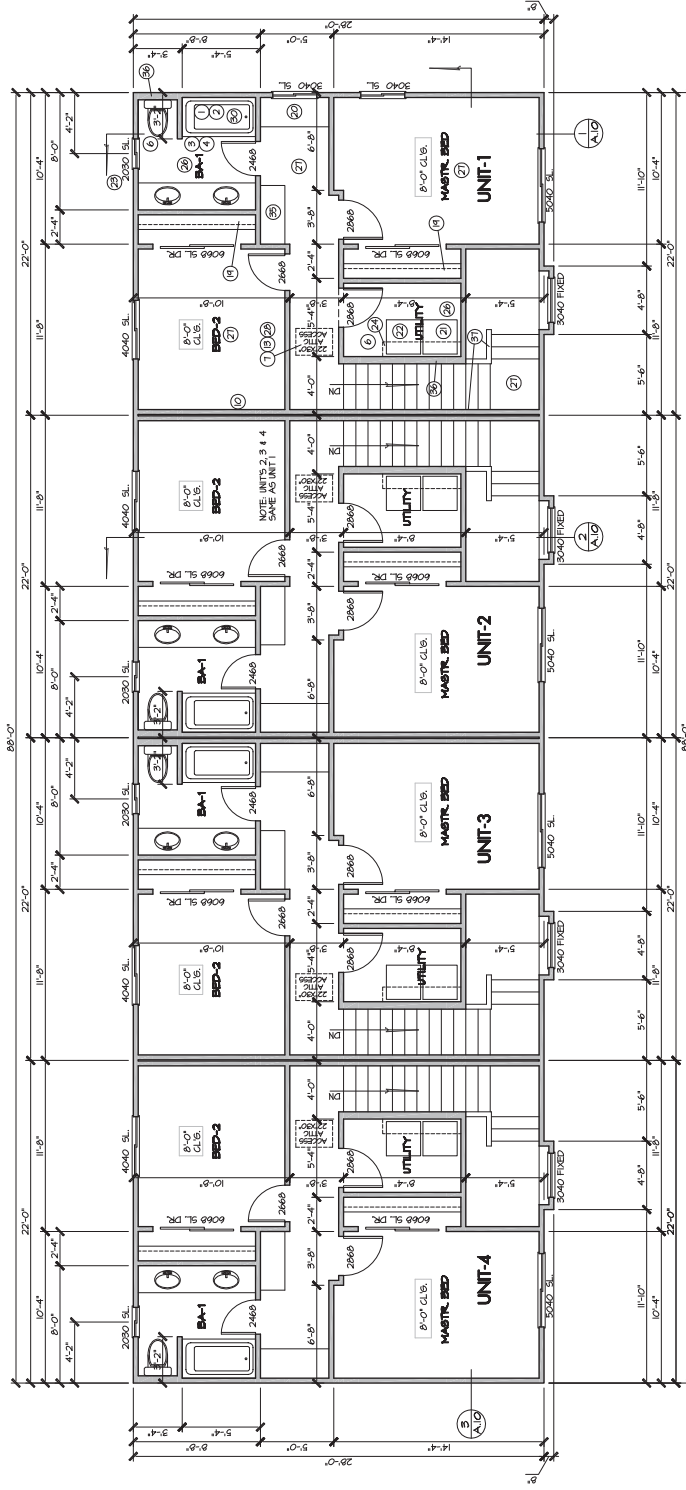
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| 1. | Show state & life enclosures must conform to the requirements of IEC 1024 (sq. in.) | |
| 2. | Enclosures must be constructed of materials not adversely affected by water. Egs. but must meet ASHRAE 115, C120 or C132 & shall be installed per manufacturer instructions. | |
| 3. | Any window / air. etc. to be safely glass. | |
| 4. | Unobstructed opening for egress. | |
| 5. | All sliding glass doors, French doors, set of doors | |
| 6. | Provide a mechanical ventilating system - exhaust (in kitchen, CHV) & supply (rooms, see Mechanical) | |
| 7. | Provide heating equip. sufficient to meet req's set forth in ASHRAE 62 - draft mounted w/ a roof. | |
| 8. | Height to construction material door, e.g. ranges - 6'6" - 6'8" - 6'10" - 6'11" - 6'12" - 6'13" - 6'14" - 6'15" - 6'16" - 6'17" - 6'18" - 6'19" - 6'20" - 6'21" - 6'22" - 6'23" - 6'24" - 6'25" - 6'26" - 6'27" - 6'28" - 6'29" - 6'30" - 6'31" - 6'32" - 6'33" - 6'34" - 6'35" - 6'36" - 6'37" - 6'38" - 6'39" - 6'40" - 6'41" - 6'42" - 6'43" - 6'44" - 6'45" - 6'46" - 6'47" - 6'48" - 6'49" - 6'50" - 6'51" - 6'52" - 6'53" - 6'54" - 6'55" - 6'56" - 6'57" - 6'58" - 6'59" - 6'60" - 6'61" - 6'62" - 6'63" - 6'64" - 6'65" - 6'66" - 6'67" - 6'68" - 6'69" - 6'70" - 6'71" - 6'72" - 6'73" - 6'74" - 6'75" - 6'76" - 6'77" - 6'78" - 6'79" - 6'80" - 6'81" - 6'82" - 6'83" - 6'84" - 6'85" - 6'86" - 6'87" - 6'88" - 6'89" - 6'90" - 6'91" - 6'92" - 6'93" - 6'94" - 6'95" - 6'96" - 6'97" - 6'98" - 6'99" - 6'100" - 6'101" - 6'102" - 6'103" - 6'104" - 6'105" - 6'106" - 6'107" - 6'108" - 6'109" - 6'110" - 6'111" - 6'112" - 6'113" - 6'114" - 6'115" - 6'116" - 6'117" - 6'118" - 6'119" - 6'120" - 6'121" - 6'122" - 6'123" - 6'124" - 6'125" - 6'126" - 6'127" - 6'128" - 6'129" - 6'130" - 6'131" - 6'132" - 6'133" - 6'134" - 6'135" - 6'136" - 6'137" - 6'138" - 6'139" - 6'140" - 6'141" - 6'142" - 6'143" - 6'144" - 6'145" - 6'146" - 6'147" - 6'148" - 6'149" - 6'150" - 6'151" - 6'152" - 6'153" - 6'154" - 6'155" - 6'156" - 6'157" - 6'158" - 6'159" - 6'160" - 6'161" - 6'162" - 6'163" - 6'164" - 6'165" - 6'166" - 6'167" - 6'168" - 6'169" - 6'170" - 6'171" - 6'172" - 6'173" - 6'174" - 6'175" - 6'176" - 6'177" - 6'178" - 6'179" - 6'180" - 6'181" - 6'182" - 6'183" - 6'184" - 6'185" - 6'186" - 6'187" - 6'188" - 6'189" - 6'190" - 6'191" - 6'192" - 6'193" - 6'194" - 6'195" - 6'196" - 6'197" - 6'198" - 6'199" - 6'200" - 6'201" - 6'202" - 6'203" - 6'204" - 6'205" - 6'206" - 6'207" - 6'208" - 6'209" - 6'210" - 6'211" - 6'212" - 6'213" - 6'214" - 6'215" - 6'216" - 6'217" - 6'218" - 6'219" - 6'220" - 6'221" - 6'222" - 6'223" - 6'224" - 6'225" - 6'226" - 6'227" - 6'228" - 6'229" - 6'230" - 6'231" - 6'232" - 6'233" - 6'234" - 6'235" - 6'236" - 6'237" - 6'238" - 6'239" - 6'240" - 6'241" - 6'242" - 6'243" - 6'244" - 6'245" - 6'246" - 6'247" - 6'248" - 6'249" - 6'250" - 6'251" - 6'252" - 6'253" - 6'254" - 6'255" - 6'256" - 6'257" - 6'258" - 6'259" - 6'260" - 6'261" - 6'262" - 6'263" - 6'264" - 6'265" - 6'266" - 6'267" - 6'268" - 6'269" - 6'270" - 6'271" - 6'272" - 6'273" - 6'274" - 6'275" - 6'276" - 6'277" - 6'278" - 6'279" - 6'280" - 6'281" - 6'282" - 6'283" - 6'284" - 6'285" - 6'286" - 6'287" - 6'288" - 6'289" - 6'290" - 6'291" - 6'292" - 6'293" - 6'294" - 6'295" - 6'296" - 6'297" - 6'298" - 6'299" - 6'300" - 6'301" - 6'302" - 6'303" - 6'304" - 6'305" - 6'306" - 6'307" - 6'308" - 6'309" - 6'310" - 6'311" - 6'312" - 6'313" - 6'314" - 6'315" - 6'316" - 6'317" - 6'318" - 6'319" - 6'320" - 6'321" - 6'322" - 6'323" - 6'324" - 6'325" - 6'326" - 6'327" - 6'328" - 6'329" - 6'330" - 6'331" - 6'332" - 6'333" - 6'334" - 6'335" - 6'336" - 6'337" - 6'338" - 6'339" - 6'340" - 6'341" - 6'342" - 6'343" - 6'344" - 6'345" - 6'346" - 6'347" - 6'348" - 6'349" - 6'350" - 6'351" - 6'352" - 6'353" - 6'354" - 6'355" - 6'356" - 6'357" - 6'358" - 6'359" - 6'360" - 6'361" - 6'362" - 6'363" - 6'364" - 6'365" - 6'366" - 6'367" - 6'368" - 6'369" - 6'370" - 6'371" - 6'372" - 6'373" - 6'374" - 6'375" - 6'376" - 6'377" - 6'378" - 6'379" - 6'380" - 6'381" - 6'382" - 6'383" - 6'384" - 6'385" - 6'386" - 6'387" - 6'388" - 6'389" - 6'390" - 6'391" - 6'392" - 6'393" - 6'394" - 6'395" - 6'396" - 6'397" - 6'398" - 6'399" - 6'400" - 6'401" - 6'402" - 6'403" - 6'404" - 6'405" - 6'406" - 6'407" - 6'408" - 6'409" - 6'410" - 6'411" - 6'412" - 6'413" - 6'414" - 6'415" - 6'416" - 6'417" - 6'418" - 6'419" - 6'420" - 6'421" - 6'422" - 6'423" - 6'424" - 6'425" - 6'426" - 6'427" - 6'428" - 6'429" - 6'430" - 6'431" - 6'432" - 6'433" - 6'434" - 6'435" - 6'436" - 6'437" - 6'438" - 6'439" - 6'440" - 6'441" - 6'442" - 6'443" - 6'444" - 6'445" - 6'446" - 6'447" - 6'448" - 6'449" - 6'450" - 6'451" - 6'452" - 6'453" - 6'454" - 6'455" - 6'456" - 6'457" - 6'458" - 6'459" - 6'460" - 6'461" - 6'462" - 6'463" - 6'464" - 6'465" - 6'466" - 6'467" - 6'468" - 6'469" - 6'470" - 6'471" - 6'472" - 6'473" - 6'474" - 6'475" - 6'476" - 6'477" - 6'478" - 6'479" - 6'480" - 6'481" - 6'482" - 6'483" - 6'484" - 6'485" - 6'486" - 6'4 | |

NOTE:
"REINSPECTION FEES MUST BE PAID PRIOR TO RECEIVING A REINSPECTION."
"INSPECTION REQUESTS MUST BE PHONED IN ADVANCE OF THE DESIRED INSPECTION. JOB SITE MUST BE READY FOR THE REQUESTED INSPECTION AT 8 am IN THE MORNING. FAILURE TO BE READY FOR THE REQUESTED INSPECTION WILL RESULT IN A REINSPECTION FEE BEING ASSESSED."

BUILDING AREAS TYP. EACH UNIT	
FIRST FLOOR AREA:	6
SECOND FLOOR AREA:	5
EACH UNIT LIVING AREA:	11

WALL LEGEND

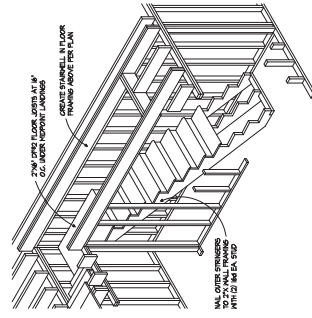
BUILDING INSULATION VALUES:	
EXTERIOR WALLS	R-15
ATTIC SPACE	R-38



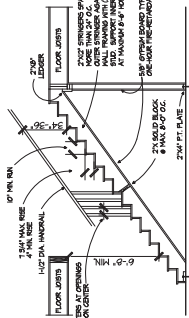
FIRE RESISTANT CONSTRUCTION
WALL AND CEILING FINISHES SHALL HAVE A FLAME
SPREAD INDEX OF NOT GREATER THAN 200.
WALL AND CEILING FINISHES SHALL HAVE A SMOKE-
DEVELOPED INDEX OF NOT GREATER THAN 450

GLAZING EFFICIENCIES

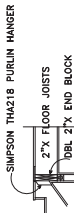
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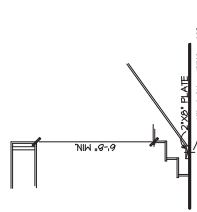
NOTE: ALL HANDRAILS SHALL BE CONT. THE FULL LENGTH OF THE STAIRS. HANDRAIL PORTION OF ALL HANDRAILS SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION, OR THE SHAPE SHALL PROVIDE AN EQUIV. GRIPPING SURFACE. THE TOLERANCE BETWEEN THE LARGEST AND THE SMALLEST DIMENSIONS SHALL NOT EXCEED .375" (3/8") IN ANY FLIGHT OF STAIRS.



RESIDENTIAL STAIR DETAILS



STAIR END DETAIL



—HILLI SHOT PINS @ 12" o.c.

SECOND FLOOR PLAN



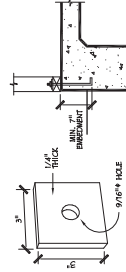
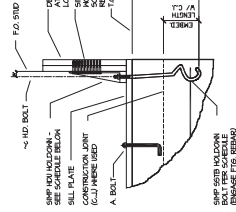
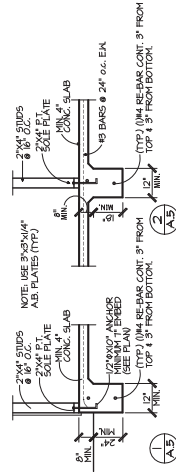
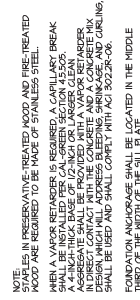
PLANS FOR:	
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A.5

HOLD DOWN DETAIL

1. 4" thick conc. slab *on/sand fill*.
2. 4" thick conc. slab *ov/* (cont. polyethylene vapor barrier *ov/* 2" 4" sand fill).
3. 3" ϕ conc. stoop (min.).
4. 7" ϕ 3" conc. stoop (min.).
5. Indicates shear panel or slucco panel.
6. Block out for 3/6 door.
7. 6" wide stem wall.
8. Slope conc. 1/8" per foot to outside.

- A. Locate and expose all girders prior to foundation inspection.
- B. All concrete 2000 psi, max. 9 mm compressive strength.
- C. Fresh floor shall be 2" min. above first grade and crown of the street, the top of any concrete shall be 2" above the top of any steel reinforcement shall be located within the extension of the lot lines.
- D. All bearing footings shall extend 24" min. below first grade.
- E. Foundation piers shall be 12" diameter, with rebar 3-5/8"x1/4" rebar. Bolt concrete shall be embedded 12" into concrete and 6-8" o.c. max. U.O.N. 12" max. and 6-8" o.c. max. with direct contact to conc. shall be pressure treated Douglas fir or concrete grade redwood.
- F. All foundation walls shall have a min. thickness of not less than 4".
- G. Mechanically driven piles shall be installed per manufacturer instructions and meet all foundation code requirements of the I.C.C.



Simpson Strong-Tie BP 1/2 Typical
Installation with MudSill Anchor Bolt