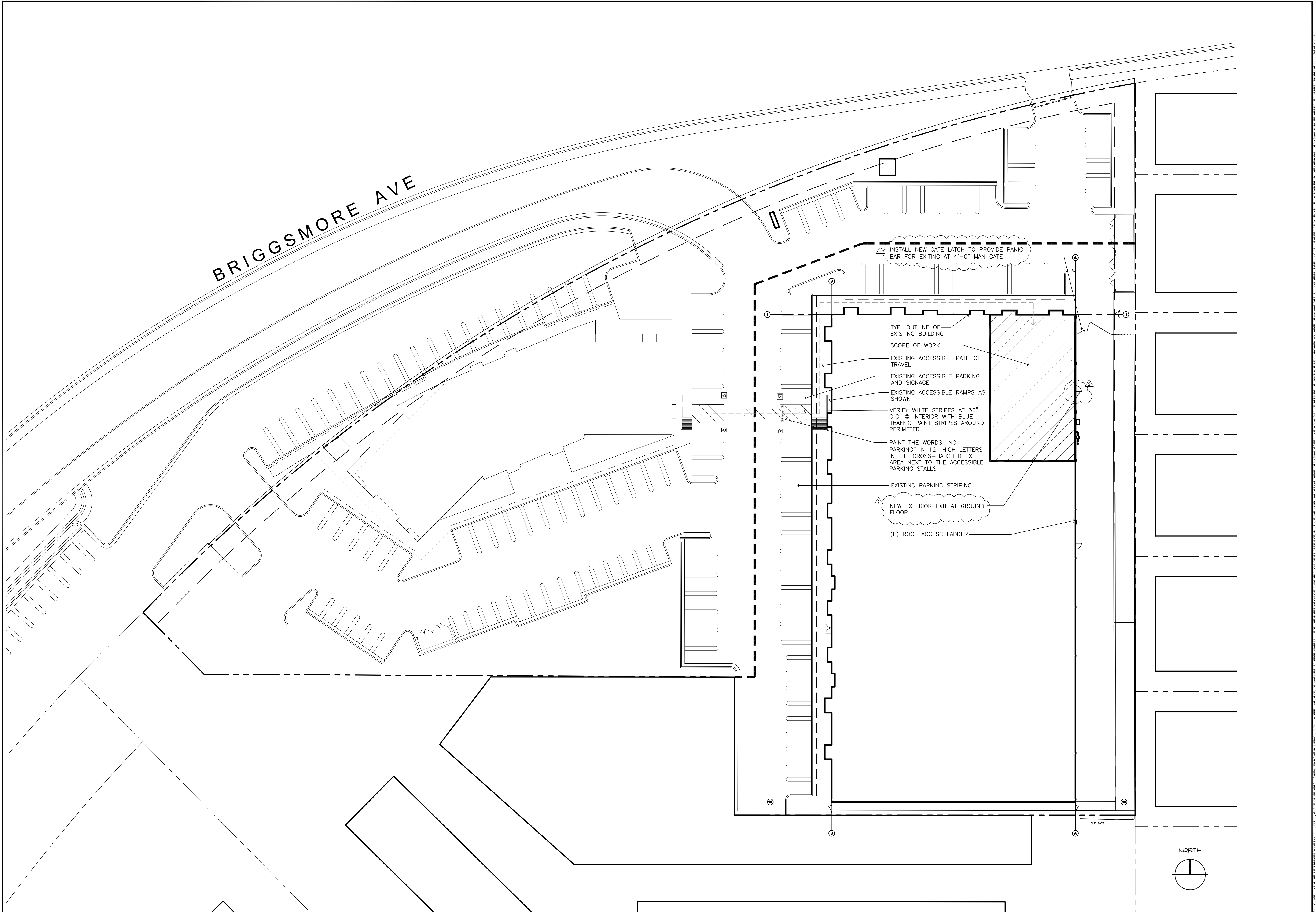


1. THE CONTRACTOR SHALL VISIT PROJECT SITE PRIOR TO BIDDING. VERIFY ALL EXISTING CONDITIONS AT THE PROJECT SITE. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATIONS OR ORDERING OF ANY ITEMS. VERIFY ALL WORK TO BE DONE WITH THE OWNER PRIOR TO CONSTRUCTION. VERIFY WHICH ITEMS, FIXTURES, OR APPLIANCES SHALL BE SUPPLIED OR RE-USED BY THE OWNER AND THE EXACT LOCATION OF SAID ITEMS.		2. THE CONTRACTOR SHALL TAKE CARE DURING DEMOLITION AND CONSTRUCTION NOT TO DAMAGE ANY EXISTING CONSTRUCTION AND PLANTING WHICH IS TO REMAIN. ANY DAMAGE OF EXISTING CONDITIONS SHALL BE REPLACED AT NO COST TO OWNER.		3. ALL MATERIALS TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROPRIATE LOCATION AWAY FROM THE SITE.		4. ALL WORK SHALL BE PERFORMED SO THAT THERE SHALL BE MINIMUM INTERFERENCE WITH OTHER TENANTS AND NEIGHBORS.		5. PROVIDE ALL NECESSARY TEMPORARY SUPPORTS, SHORING AND BRACING REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING STRUCTURAL INTEGRITY AT ALL TIMES.		6. PATCH ALL FLOORS, WALLS, AND CEILINGS AS REQUIRED IN ALL AREAS WHERE REMODELING IS OCCURRING. MATCH EXISTING FINISH MATERIALS, TEXTURES, AND FINISHES UNLESS OTHERWISE NOTED.		7. NEW WALLS, CEILINGS, FLOORS INTERSECTING EXISTING WALLS, CEILINGS, AND FLOORS SHALL BE FLUSH, CLEAN AND LEVEL. ALL TIE-INS SHALL BE ADEQUATELY SECURE FOR STRUCTURAL INTEGRITY AND SAFETY.		8. ANY GLAZING REPLACED FOR RECONSTRUCTION OR TENANT IMPROVEMENTS LOCATED WITHIN 24" OF DOORS OR WITHIN 18" OF FLOOR SHALL BE TEMPERED GLAZING.		9. CLEAN UP AND REMOVE FROM SITE ALL DEBRIS AND WASTE MATERIALS CREATED BY DEMOLITION AND CONSTRUCTION.		10. PROVIDE CASING BEADS AT ALL EXPOSED DRYWALL EDGES. PROVIDE ALL OTHER MISC METAL TRIM AS REQUIRED. FOR A COMPLETE AND PROPER INSTALLATION.		11. ALL EXTERIOR BUSINESS SIGNAGE REQUIRES A SEPARATE PERMIT.		12. THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT.		13. CONTRACTOR SHALL USE WRITTEN DIMENSIONS ONLY. ALL DIMENSIONS ARE TO FACE OF STUDS U.O.N.																																																																			
& Ø x (E) (N) d %#		A.B. ABV. A/C A.C. ADJ. A.F.F. AGG. AL. ALT. ANOD. APPROX. ARCH.		BD. BLDG. BLK. BLKG. BM. B.W. B.O.C. BOT. BTWN. BUR. B.W.		CAB. C.B. COND. CEF. CEM. C&G. C.I. C.I.P. C.J. C.L. CLG. CLR. C.M.U. CNTR. C.O. COL. COM. CONC. COND. CONN. CONST. CONT. CONTR. COORD. CORR. CPT. CR. CS. CTR. C.W. CWR.		DBL. DEG. DEPT. DET. D.F. DIA. DIAC. DIM. DISP. DIV. DN. DP. DR. D.S. D.W. DWS.		E. EA. E.F. E.H. E.J. ELEC. EL. ENCL. ENT. E.P. EQ. EQUIP. EST. ETC. EXP. EXT.		F.D. F.E. F.E.C.  F.F. F.F.E. F.G. F.H. FIN. FL. FLASH. FLEX. FLR. FLUOR. FND. F.O.B. F.O.C. F.O.S. F.O.W. FRMG. FT. FTG.		GA. GAL. GALV. GF.I. G.I. GL. G.L.B. GND. GOVT. GRD. GSM. GYP.		HB. HC. H.C. HDR. HDWR. HDWD. H.M. HORIZ. HR. HT. HTR. HVAC H.W.		I.D. IN. INSUL. INT. INV.		AND ANGLE AT BY DIAMETER OR ROUND EXISTING NEW PENNY (NAIL) PERCENT POUND OR NUMBER		L.A.M. L. LAV. LB. L.B. L.F. L.H. LOUV. LT. MAT. MAX. M.B. M.C. MECH. MED. MEMBR. MFG. M.H. MIN. MISC. M.O. M.S. MTL. MULL. N. NFL. N.I.C. NF. NO. (N.T.S.) NTW.		o/ OBS. O.C. O.D. OF. OPNG. OPT. OZ.		PERF. PKT. PL. P.L. PLAM PLAS. PLUMB. PLYWD. PR. PREFAB. PRELIM. P.S.F. P.S.I. POINT P.T.D. P.U.E. P.V.C.		QTR. QUAN.		R.A. RAD./R. R.D. REF. REFLG. REF. REFIN. REQ. RESIL. REV. R.H. RM. R.O. R/O-WAY RWD. R.W.L.		S.B. S.C. SCH. S.D. SECT. SEP. SHTG. SHT. SIM. S.M. S.M.S. SPEC. SPL. SQ. S.S. STA. STD. STL. STOR. STRUC. SUSP. S.V. SW.		T. & B. TBR. TEL./TELE. TEMP. T. & G. THK. THR. T.O. T.O.C. T.O.W. T.T.D. T.V. TYP.		U.C. U.L. U.O.N.		VENT. VERT. VESTIB. V.G. VOL. VENT THROUGH ROOF VINYL WALL COVERING		W. W/ W.C. WCO. WO. W.H. W/O W.P. WR. W.R. WS. W.S. WT. W.W.F.		JAMB JOIST JOINT		LAMINATE LENGTH LAVATORY POUND LAG BOLT LINEAR FEET LEFT HAND LOUVER LIGHT MATERIAL MAXIMUM MACHINE BOLT MEDICINE CABINET MECHANICAL MED LUM MEMBRANE MANUFACTURER MANHOLE MINIMUM MISCELLANEOUS MASONRY OPENING MACHINE SCREW METAL MULLION NORTH NEW FLOW LINE NOT IN CONTRACT NEW PAVEMENT NUMBER NOT TO SCALE NEW T.O. WALK		OVER (ON) OBSCURE ON CENTER OUTSIDE DIAMETER/DIMENSION OVERFLOW OPENING OPTIONAL OUNCE		PERFORATED POCKET PLATE PROPERTY LINE PLASTIC LAMINATE PLAS. PLUMBING PLYWOOD PAIR PREFABRICATED PRELIMINARY POUND PER SQUARE FOOT POUND PER SQUARE INCH POINT PAPER TOWEL DISPENSER PUBLIC UTILITY EASEMENT POLYVINYL CHLORIDE		QUARTER QUANTITY		RETURN AIR RADIUS ROOF DRAIN REFRIGERATOR REFLECTED CEILING REFRIGERATOR REINFORCED REQUIRED RESILIENT REVISE/REVISION RIGHT-WAY ROOM ROUGH OPENING RIGHT-OF-WAY REDWOOD RAINWATER LEADER		SPLASH BLOCK SOLID CORE SCHEDULE STORM DRAIN SECTION SEPARATION SHEATHING SHEET SIMILAR SHEET METAL SHEET METAL SCREW SPECIFICATION SPLASH SQUARE SANITARY SEWER STATION STANDARD STEEL STORAGE STRUCTURAL SUSPENDED SHEET VINYL SIDEWALK		TOP AND BOTTOM TO BE REMOVED TELEPHONE TEMPERED TONGUE AND GROOVE THRESHOLD TOP OF TOP OF CURB TOP OF WALL TOILET TISSUE DISPENSER TELEVISION TYPICAL		UNDERGROUND UNDERWRITERS LABORATORY UNLESS OTHERWISE NOTED		VENTILATE/VENTILATION VERTICAL VESTIBULE VALLEY GUTTER VOLUME VENT THROUGH ROOF VINYL WALL COVERING		WEST WIDTH (DIMENSION) WITH WATER CLOSET WALL CLEAN OUT WOOD WATER HEATER WITHOUT WATER PROOF WALL RETURN (MECH) WATER RESISTANT WALL SUPPLY (MECH) WOOD SCREW WEIGHT WELDED WIRE FABRIC																													
19		GENERAL NOTES		11		PROJECT TITLE		3		PROJECT INFORMATION AND CODES		7		CONSULTANTS		10		VICINITY MAP		5		FIRE PROTECTION NOTES		1		SHEET INDEX																																																																	
DETAIL "CUT"		SECTION "CUT"		ROOM TAG		WINDOW TAG		NORTH ARROW		ELEVATION DATUM		DOOR TAG		INTERIOR ELEVATION TAG		LEGEND TAG		PROJECT LOCATION		ARCHITECT L-STREET ARCHITECTS 1414 L STREET MODESTO, CA. 95354 OFFICE: (209) 575-1415 FAX: (209) 575-4374		PLUMBING & MECHANICAL ENGINEER NEXUS ENGINEERING 1400 LONE PALM, SUITE A MODESTO, CA. 95351 OFFICE: (209) 572-7399 FAX: (209) 236-1579		STRUCTURAL ENGINEER J H LAYDER, INC. 717 16TH STREET, SUITE 4 MODESTO, CA. 95354 OFFICE: (209) 521-1143 FAX: (209) 521-1166		ELECTRICAL ENGINEER MILLER PEZZONI & ASSOCIATES, INC. 409 FIFTEENTH STREET, STE 7 MODESTO, CA. 95354 OFFICE: (209) 575-0312 FAX: (209) 575-0813		TITLE SHEET		SITE PLAN		1ST LEVEL FLOOR PLAN		2ND LEVEL FLOOR PLAN		1ST LEVEL CEILING PLAN		2ND LEVEL CEILING PLAN		ENLARGED PLANS & INTERIOR ELEVATIONS		ENLARGED PLANS & INTERIOR ELEVATIONS		FINISH SCHEDULE		DETAILS		DETAILS		GENERAL NOTES AND TYPICAL DETAILS		FOUNDATION PLAN AND DETAILS		2ND LEVEL FRAMING PLAN AND DETAILS		MECHANICAL SCHEDULES, LEGEND, NOTES, & DETAILS		MECHANICAL PLAN FIRST FLOOR		MECHANICAL PLAN SECOND FLOOR		PARTIAL MECHANICAL ROOF PLAN		MECHANICAL DETAILS		ENERGY COMPLIANCE		PLUMBING SCHEDULES, LEGEND, NOTES, & DETAILS		FIRST FLOOR PLUMBING PLAN		SECOND FLOOR PLUMBING PLAN		PLUMBING ROOF PLAN		PLUMBING DETAILS		ELECTRICAL GENERAL NOTES AND LEGEND		ELECTRICAL POWER PLAN FIRST FLOOR		ELECTRICAL POWER PLAN SECOND FLOOR		ELECTRICAL LIGHTING PLAN FIRST FLOOR		ELECTRICAL POWER PLAN SECOND FLOOR		MECHANICAL ELECTRICAL PLAN		ELECTRICAL PANEL SCHEDULES AND DETAILS	
17		SYMBOLS		13		ABBREVIATIONS		9		5		FIRE PROTECTION NOTES		1		SHEET INDEX		T1.1																																																																									



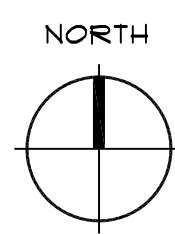


BRIGGSMORE AVE

INSTALL NEW GATE LATCH TO PROVIDE PANIC BAR FOR EXITING AT 4'-0" MAN GATE

TYP. OUTLINE OF EXISTING BUILDING  
SCOPE OF WORK  
EXISTING ACCESSIBLE PATH OF TRAVEL  
EXISTING ACCESSIBLE PARKING AND SIGNAGE  
EXISTING ACCESSIBLE RAMPS AS SHOWN  
VERIFY WHITE STRIPES AT 36" O.C. @ INTERIOR WITH BLUE TRAFFIC PAINT STRIPES AROUND PERIMETER  
PAINT THE WORDS "NO PARKING" IN 12" HIGH LETTERS IN THE CROSS-HATCHED EXIT AREA NEXT TO THE ACCESSIBLE PARKING STALLS

EXISTING PARKING STRIPING  
NEW EXTERIOR EXIT AT GROUND FLOOR  
(E) ROOF ACCESS LADDER



L Street Architects  
L i m i t e d  
1414 L Street  
Modesto, California 95354  
209-575-1415 209-575-4374 Fax  
www.lstreetarchitects.com

ARCHITECT  
C-8827  
RENEWAL  
11/0011  
STATE OF CALIFORNIA

TENANT IMPROVEMENT FOR:  
**GRANITE REALTY**  
CORNERSTONE MALL  
2000 BRIGGSMORE, SUITE I  
MODESTO, CALIFORNIA

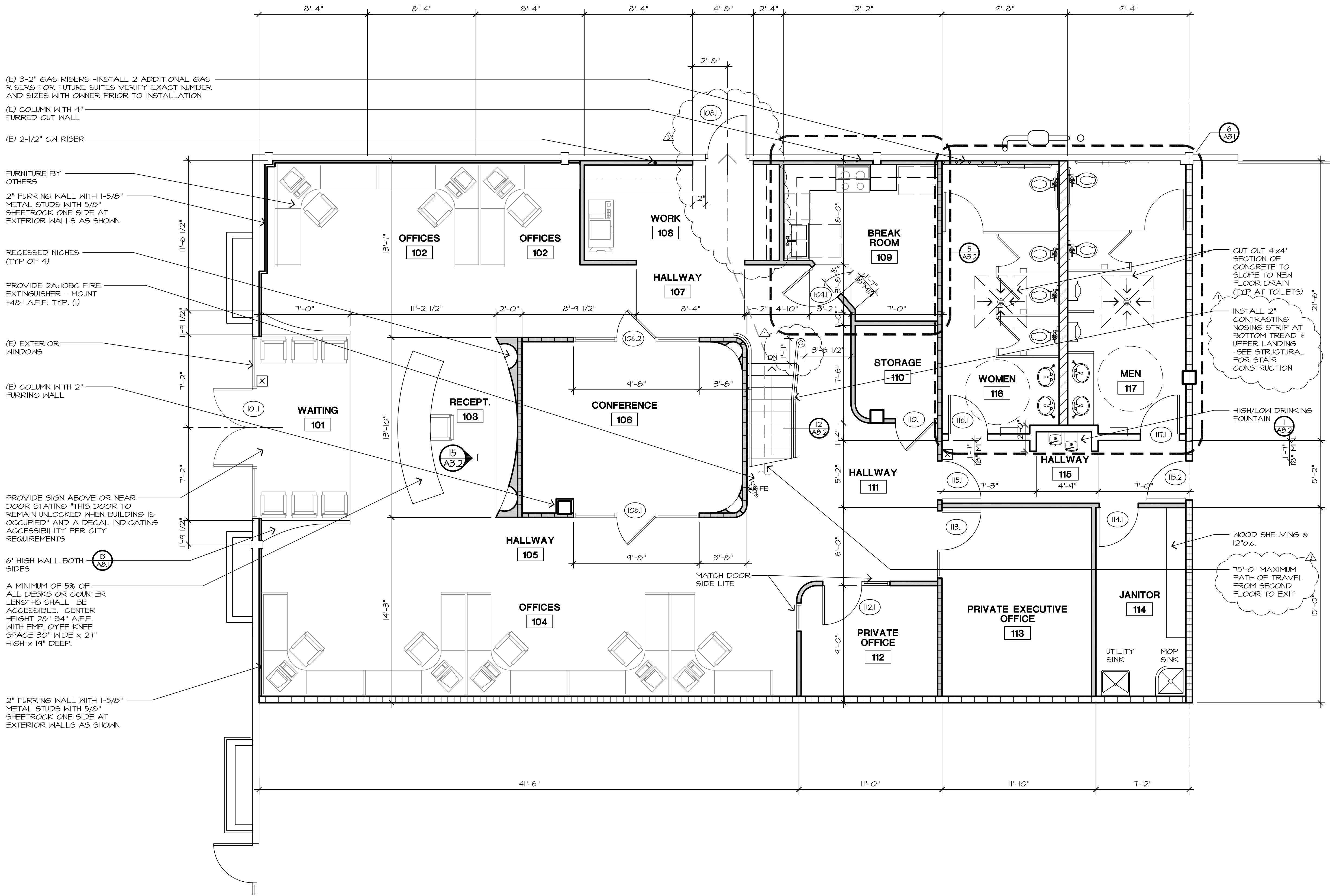
REVISIONS:  
08/30/10 FIRE DEPT  
09/21/10 FIRE DEPT

DRAWN: G. MEJIA  
DATE: 7/13/2010  
FILE: 995-ASI  
JOB: 51.945  
PRINT DATE:

REFERENCE  
SITE PLAN

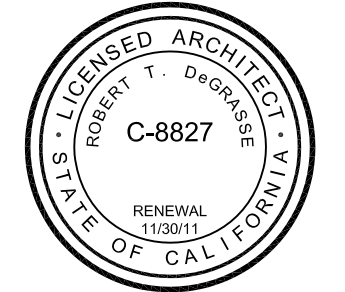
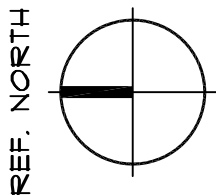
AS.1



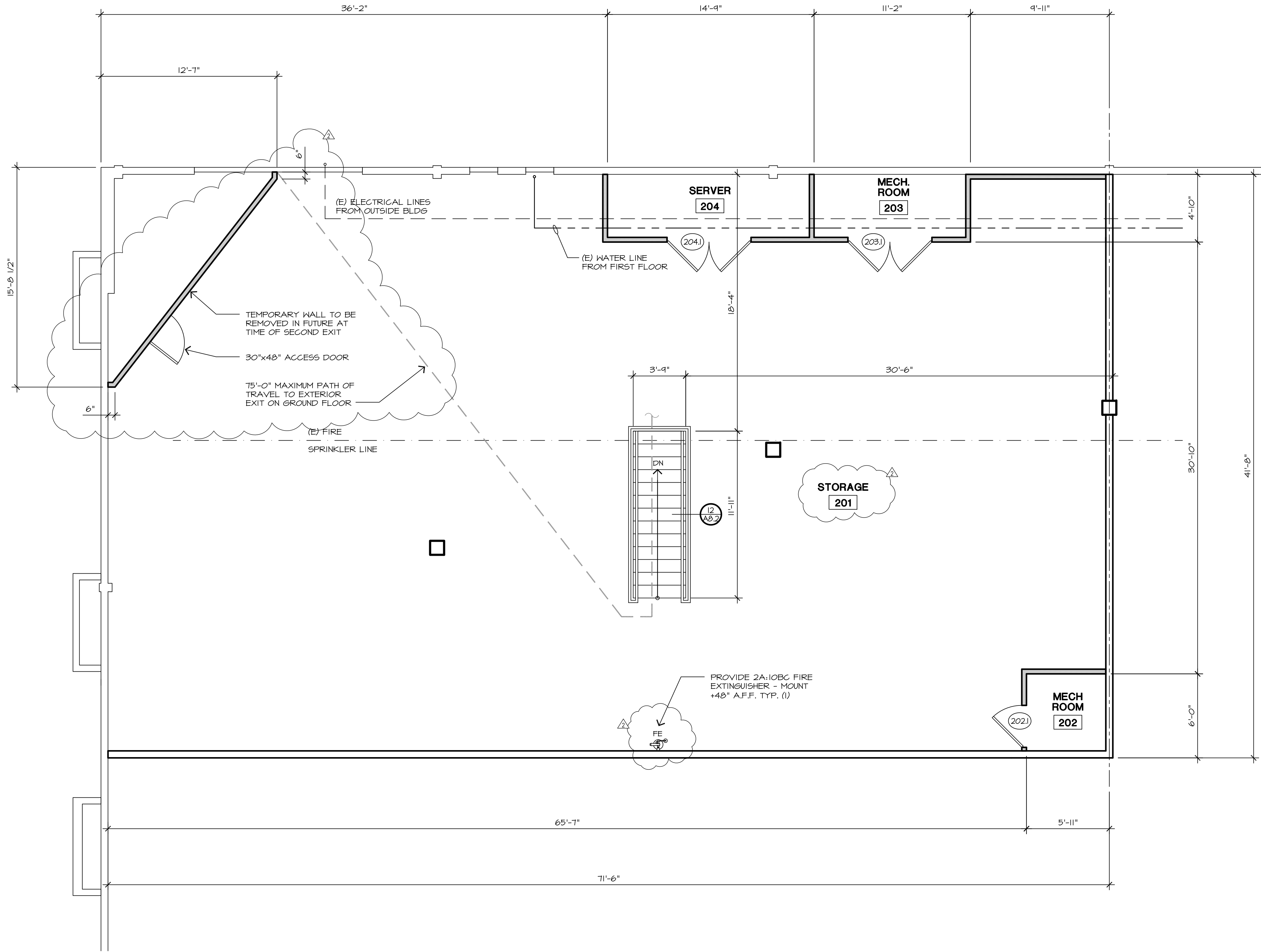


- GENERAL NOTES:**
- GENERAL CONTRACTOR SHALL CONFIRM LAYOUT FOR ELECTRICAL POWER.
  - PRIOR TO OCCUPANCY GEN. CONTR. TO PROVIDE & INSTALL (1) 2A10BC FIRE EXTINGUISHERS @ +48" A.F.F.
  - GEN. CONTR. SHALL CONFIRM W/ TENANT ALL REQUIREMENTS REQUIRED FOR TELEPHONE, CPU, DATA LINES, PRIOR TO START OF CONSTRUCTION.
  - DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN ALL WALL LOCATIONS SHALL BE AS FLOOR PLANS. IN CASE OF CONFLICT NOTIFY THE ARCHITECT. WALL LOCATION ON FLOOR PLAN TAKES PRECEDENCE OVER ALL OTHER PLANS.
  - ALL WALLS ARE DIMENSIONED FROM FINISH FACE OF SHEETROCK TO FINISH FACE OF SHEETROCK UNLESS NOTED OTHERWISE. ALL DIMENSIONS MARKED "CLEAR OR CLR." SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF WALL FINISHES, UNLESS NOTED OTHERWISE.
  - DIMENSIONS NOTED "CLEAR" OR "CLR." MUST BE ACCURATELY MAINTAINED. AND SHALL NOT VARY MORE THAN 1/8" WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.
  - DIMENSIONS MARKED +/- MEAN A TOLERANCE NOT GREATER OR SMALLER THAN 1/2" FROM INDICATED DIMENSION. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT AND SECURE THE ARCHITECT'S APPROVAL.
  - MODIFY EXISTING FLOOR SURFACES AS REQUIRED TO INSTALL NEW FLOORING MATERIALS, THUS PREVENTING NOTICEABLE LUMPS AND OR DEPRESSIONS.
  - NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF WALL LAYOUT NOTIFY ARCHITECT AND TENANT. VERIFICATION OF LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO WALL CONSTRUCTION.
  - ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
  - TRIM THE BOTTOMS OF DOORS TO CLEAR THE TOP OF FINISHED FLOOR, AS APPLICABLE BY 1/4" MAXIMUM UNLESS NOTED OTHERWISE NOTIFY ARCHITECT OF CONFLICTS.
  - NOT USED
  - "ALIGN" MEANS TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
  - ALL DOORS SHALL HAVE 18" CLEAR ON THE STRIKE & FULL SIDE OF DOOR VERIFY AND ADVISE ARCHITECT OF EXCEPTIONS PRIOR TO THE CLOSING OUT WALLS.
  - PROVIDE APPROVED STREET ADDRESS/SUITE NUMBER POSITIONED SUCH AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND WITH A MINIMUM 6" HIGH CHARACTER 3/4" STROKE RECOMMENDED.
  - ONLY USE MATERIALS THAT ARE FLAME-SPREAD CLASS B & C PER CBC TABLE 803.5 FOR OCCUPANCY GROUP B.

- WALL LEGEND**
- NEW FULL HEIGHT WALLS TO BOTTOM OF FLOOR DECK SHALL BE 24 GAUGE 3-5/8" METAL STUDS OR 2x4 WOOD STUDS @ 24" O.C. W/ 5/8" GYPSUM BOARD BOTH SIDES TYP-UN. SEE DETAILS (5 A8.1, 6 A8.1, 19 A8.1)
  - NEW FULL HEIGHT WALLS TO ROOF FRAMING SHALL BE 20 GAUGE 6" METAL STUDS @ 24" O.C. W/ 5/8" GYPSUM BOARD BOTH SIDES TYP-UN. SEE DETAILS (5 A8.1, 6 A8.1, 19 A8.1)
  - NEW FULL HEIGHT WALLS TO BOTTOM OF FLOOR DECK SHALL BE 20 GAUGE 8" METAL STUDS @ 24" O.C. W/ 5/8" GYPSUM BOARD BOTH SIDES TYP-UN. SEE DETAILS (5 A8.1, 6 A8.1, 19 A8.1)
  - EXISTING WALLS
  - TACTILE "EXIT" SIGN. SEE DETAIL (6 A8.3)
  - PATTERN INDICATES STRUCTURAL WOOD STUD WALLS -SEE STRUCTURAL (9 A8.7)





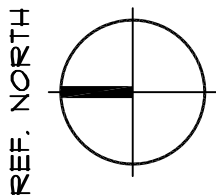


GENERAL NOTES:

- GENERAL CONTRACTOR SHALL CONFIRM LAYOUT FOR ELECTRICAL POWER.
- PRIOR TO OCCUPANCY GEN. CONTR. TO PROVIDE & INSTALL (1) 2AIOBC FIRE EXTINGUISHERS @ +48" A.F.F.
- GEN. CONTR. SHALL CONFIRM W/ TENANT ALL REQUIREMENTS REQUIRED FOR TELEPHONE, CPU, DATA LINES, PRIOR TO START OF CONSTRUCTION.
- DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN ALL WALL LOCATIONS SHALL BE AS FLOOR PLANS. IN CASE OF CONFLICT NOTIFY THE ARCHITECT. WALL LOCATION ON FLOOR PLAN TAKES PRECEDENCE OVER ALL OTHER PLANS.
- ALL WALLS ARE DIMENSIONED FROM FINISH FACE OF SHEETROCK TO FINISH FACE OF SHEETROCK UNLESS NOTED OTHERWISE. ALL DIMENSIONS MARKED "CLEAR OR CLR." SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF WALL FINISHES, UNLESS NOTED OTHERWISE.
- DIMENSIONS NOTED "CLEAR" OR "CLR." MUST BE ACCURATELY MAINTAINED. AND SHALL NOT VARY MORE THAN 1/8" WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.
- DIMENSIONS MARKED +/- MEAN A TOLERANCE NOT GREATER OR SMALLER THAN 1/2" FROM INDICATED DIMENSION. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT AND SECURE THE ARCHITECT'S APPROVAL.
- MODIFY EXISTING FLOOR SURFACES AS REQUIRED TO INSTALL NEW FLOORING MATERIALS, THIS PREVENTING NOTICEABLE LUMPS AND OR DEPRESSIONS.
- NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF WALL LAYOUT NOTIFY ARCHITECT AND TENANT. VERIFICATION OF LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO WALL CONSTRUCTION.
- ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
- TRIM THE BOTTOMS OF DOORS TO CLEAR THE TOP OF FINISHED FLOOR, AS APPLICABLE BY 1/4" MAXIMUM UNLESS NOTED OTHERWISE NOTIFY ARCHITECT OF CONFLICTS.
- NOT USED
- "ALIGN" MEANS TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- ALL DOORS SHALL HAVE 18" CLEAR ON THE STRIKE & FULL SIDE OF DOOR VERIFY AND ADVISE ARCHITECT OF EXCEPTIONS PRIOR TO THE CLOSING OUT WALLS.
- PROVIDE APPROVED STREET ADDRESS/SUITE NUMBER POSITIONED SUCH AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND WITH A MINIMUM 6" HIGH CHARACTER 3/4" STROKE RECOMMENDED.
- ONLY USE MATERIALS THAT ARE FLAME-SPREAD CLASS B & C PER CBC TABLE 803.5 FOR OCCUPANCY GROUP B.

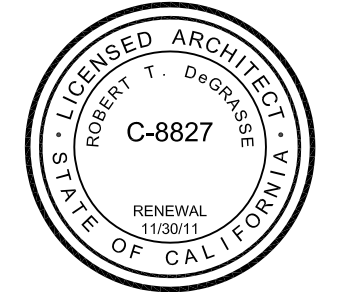
WALL LEGEND

- NEW FULL HEIGHT WALLS TO BOTTOM OF ROOF FRAMING SHALL BE 24 GAUGE 3-5/8" METAL STUDS @ 24" O.C. W/ 5/8" GYPSUM BOARD BOTH SIDES TYP-UN. SEE DETAILS
- NEW FULL HEIGHT WALLS TO ROOF FRAMING SHALL BE 20 GAUGE 6" METAL STUDS @ 24" O.C. W/ 5/8" GYPSUM BOARD BOTH SIDES TYP-UN. SEE DETAILS
- EXISTING WALLS



L Street Architects

1434 L Street  
Modesto, California 95354  
209-575-4445 209-575-4374 fax  
www.lstreetarchitects.com



GRANITE REALTY

CORNERSTONE MALL  
2000 BRIGGSMORE, SUITE 1  
MODESTO, CALIFORNIA

TENANT IMPROVEMENT FOR:

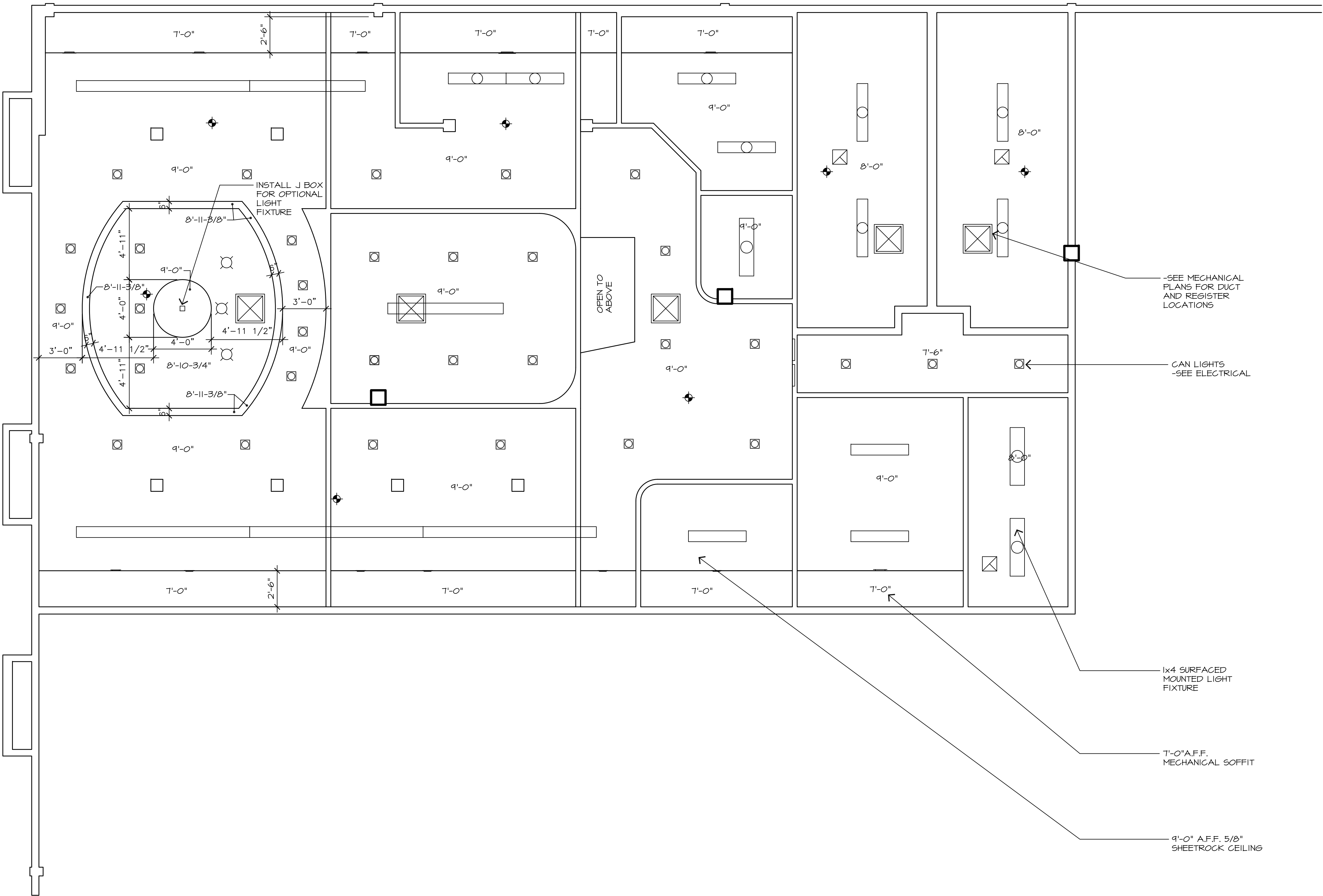
REVISIONS:  
08/30/10 FIRE DEPT  
09/21/10 REVISION

DRAWN: G. MEJIA  
DATE: 7/13/2010  
FILE: 995-A12  
JOB: 51.945  
PRINT DATE:

2ND LEVEL  
FLOOR PLAN

A1.2





CEILING NOTES:

1. ALL WIRING FOR LIGHT FIXTURES, EXIT SIGNS OR OTHER ELECTRICAL FIXTURES OR DEVICES TO BE U.L. APPROVED AND TO BE INSTALLED IN CONDUIT OR TO BE APPROVED WIRING BY THE BUILDING DEPARTMENT.
2. COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE CEILING WORK TO INSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEMS, ETC. NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED ON DRAWINGS AND SCHEDULES.
3. LIGHT FIXTURES, EXIT SIGNS, SPRINKLERS AND OTHER CEILING ELEMENTS SHALL BE LOCATED IN CENTER OF INDIVIDUAL CEILING TILES UNLESS NOTED OTHERWISE.
4. FURNISH AND INSTALL ASSOCIATED TRIM AND SEISMIC BRACING AS REQUIRED.
5. IN THE EVENT OF DISCREPANCIES BETWEEN THE ARCHITECT'S REFLECTED CEILING PLAN AND THE ENGINEER'S LIGHTING PLAN IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING BEFORE ORDERING MATERIALS OR PROCEEDING WITH WORK.
6. ALL SPECIFIC INFORMATION CONCERNING INSTALLATION OF VARIOUS ABOVE CEILING ELEMENTS ARE TO BE FOUND IN THE HVAC, PLUMBING, FIRE PROTECTION, ELECTRICAL AND LIGHTING DRAWINGS.
7. NOTIFY THE ARCHITECT OF ANY CONFLICTS OF LIGHT FIXTURE LOCATIONS WITH MAIN RUNNERS, DUCTS, STRUCTURES, HVAC, AND/OR (E) CONDUIT, PRIOR TO FRAMING FOR LIGHTS. ANY DISCREPANCIES BETWEEN ARCHITECT'S CEILING GRID LOCATION AND ACTUAL FIELD CONDITIONS ARE TO BE CLARIFIED WITH THE ARCHITECT PRIOR TO FRAMING.
8. VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL PLUMBING, MECHANICAL DUCTS, STRUCTURAL ELEMENTS AND ALL OTHER RELATED ITEMS; INSTALL NEW PLUMBING, MECHANICAL, FANS, DUCTS, CONDUITS AND OTHER RELATED ITEMS SO AS TO NOT CONFLICT WITH ANY/ALL FIELD CONDITIONS INCLUDING TROFFERS.

REFLECTED CEILING LEGEND

- RETURN & SUPPLY  
REGISTERS  
-SEE MECHANICAL
- FOR LIGHTING  
-SEE ELECTRICAL PLANS

TENANT IMPROVEMENT FOR:  
**GRANITE REALTY**  
CORNERSTONE MALL  
2000 BRIGGSMORE, SUITE I  
MODESTO, CALIFORNIA

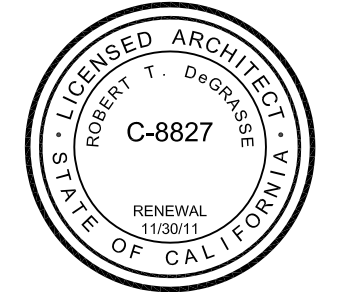
REVISIONS:

DRAWN:	G. MEJIA
DATE:	7/13/2010
FILE:	995-A21
JOB:	51,945
PRINT DATE:	

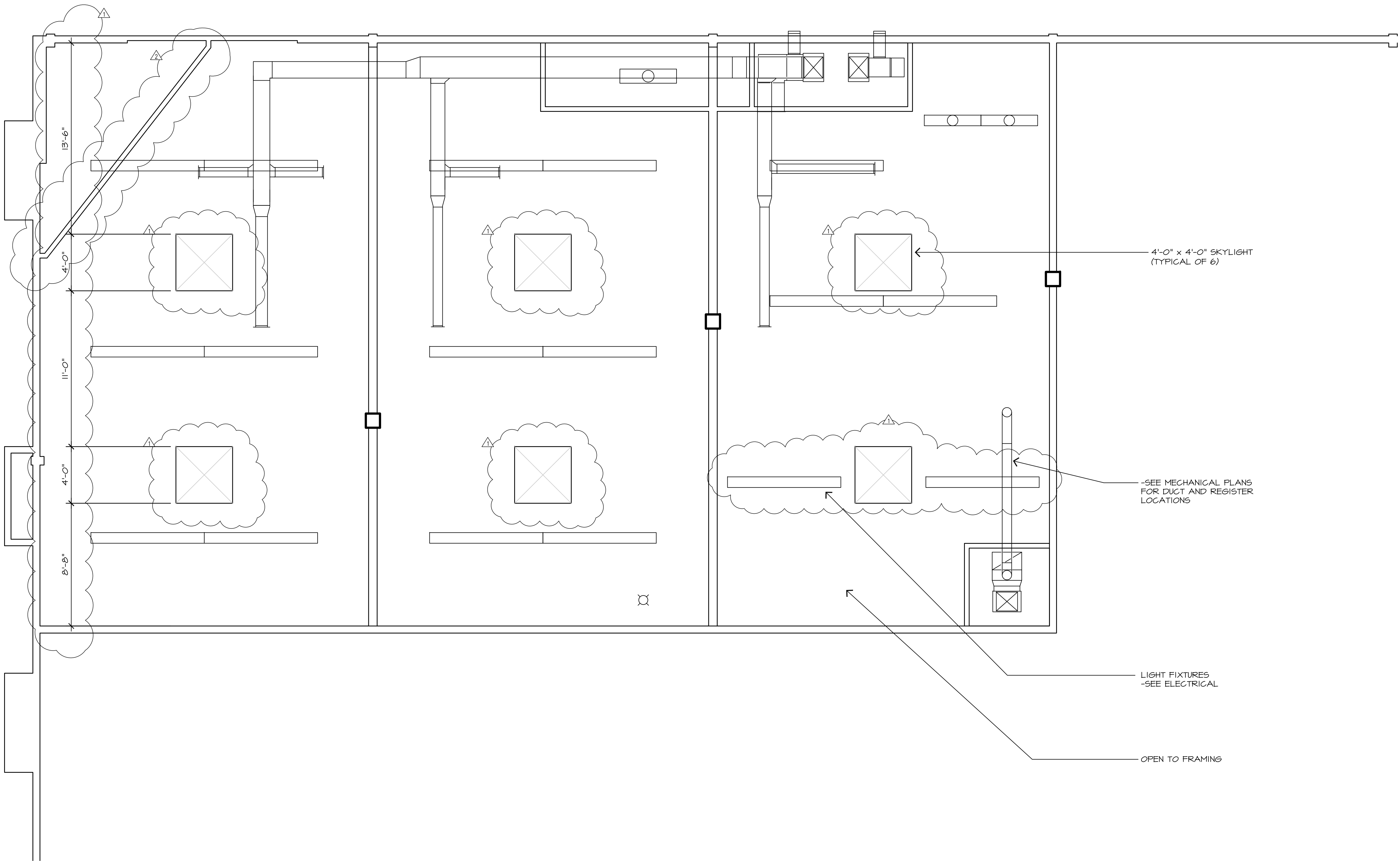
1ST LEVEL  
CEILING PLAN

A2.1

L Street Architects  
L i m i t e d  
1434 L Street  
Modesto, California 95354  
209-575-4445 209-575-4374 fax  
www.lstreetarchitects.com



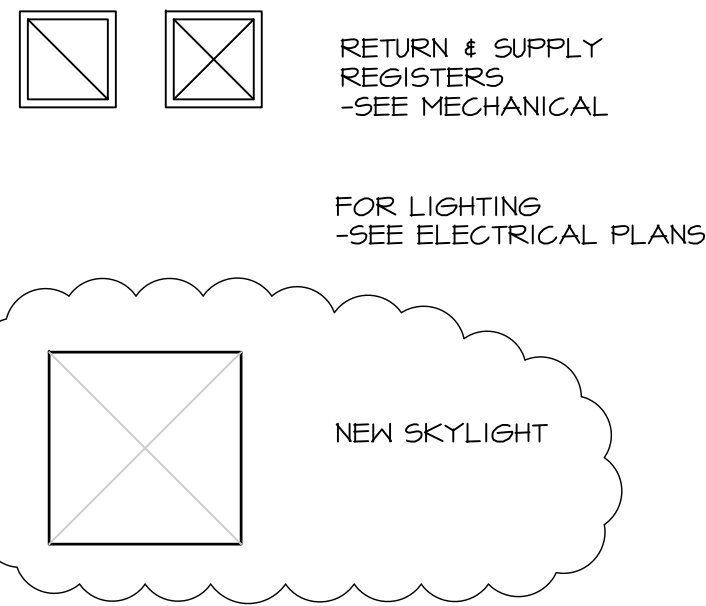




CEILING NOTES:

1. ALL WIRING FOR LIGHT FIXTURES, EXIT SIGNS OR OTHER ELECTRICAL FIXTURES OR DEVICES TO BE U.L. APPROVED AND TO BE INSTALLED IN CONDUIT OR TO BE APPROVED WIRING BY THE BUILDING DEPARTMENT.
2. COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE CEILING WORK TO INSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEMS, ETC. NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED ON DRAWINGS AND SCHEDULES.
3. LIGHT FIXTURES, EXIT SIGNS, SPRINKLERS AND OTHER CEILING ELEMENTS SHALL BE LOCATED IN CENTER OF INDIVIDUAL CEILING TILES UNLESS NOTED OTHERWISE.
4. FURNISH AND INSTALL ASSOCIATED TRIM AND SEISMIC BRACING AS REQUIRED.
5. IN THE EVENT OF DISCREPANCIES BETWEEN THE ARCHITECT'S REFLECTED CEILING PLAN AND THE ENGINEER'S LIGHTING PLAN IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING BEFORE ORDERING MATERIALS OR PROCEEDING WITH WORK.
6. ALL SPECIFIC INFORMATION CONCERNING INSTALLATION OF VARIOUS ABOVE CEILING ELEMENTS ARE TO BE FOUND IN THE HVAC, PLUMBING, FIRE PROTECTION, ELECTRICAL AND LIGHTING DRAWINGS.
7. NOTIFY THE ARCHITECT OF ANY CONFLICTS OF LIGHT FIXTURE LOCATIONS WITH MAIN RUNNERS, DUCTS, STRUCTURES, HVAC, AND/OR (E) CONDUIT, PRIOR TO FRAMING FOR LIGHTS. ANY DISCREPANCIES BETWEEN ARCHITECT'S CEILING GRID LOCATION AND ACTUAL FIELD CONDITIONS ARE TO BE CLARIFIED WITH THE ARCHITECT PRIOR TO FRAMING.
8. VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL PLUMBING, MECHANICAL DUCTS, STRUCTURAL ELEMENTS AND ALL OTHER RELATED ITEMS; INSTALL NEW PLUMBING, MECHANICAL, FANS, DUCTS, CONDUITS AND OTHER RELATED ITEMS SO AS TO NOT CONFLICT WITH ANY/ALL FIELD CONDITIONS INCLUDING TROFFERS.

REFLECTED CEILING LEGEND



TENANT IMPROVEMENT FOR:

**GRANITE REALTY**

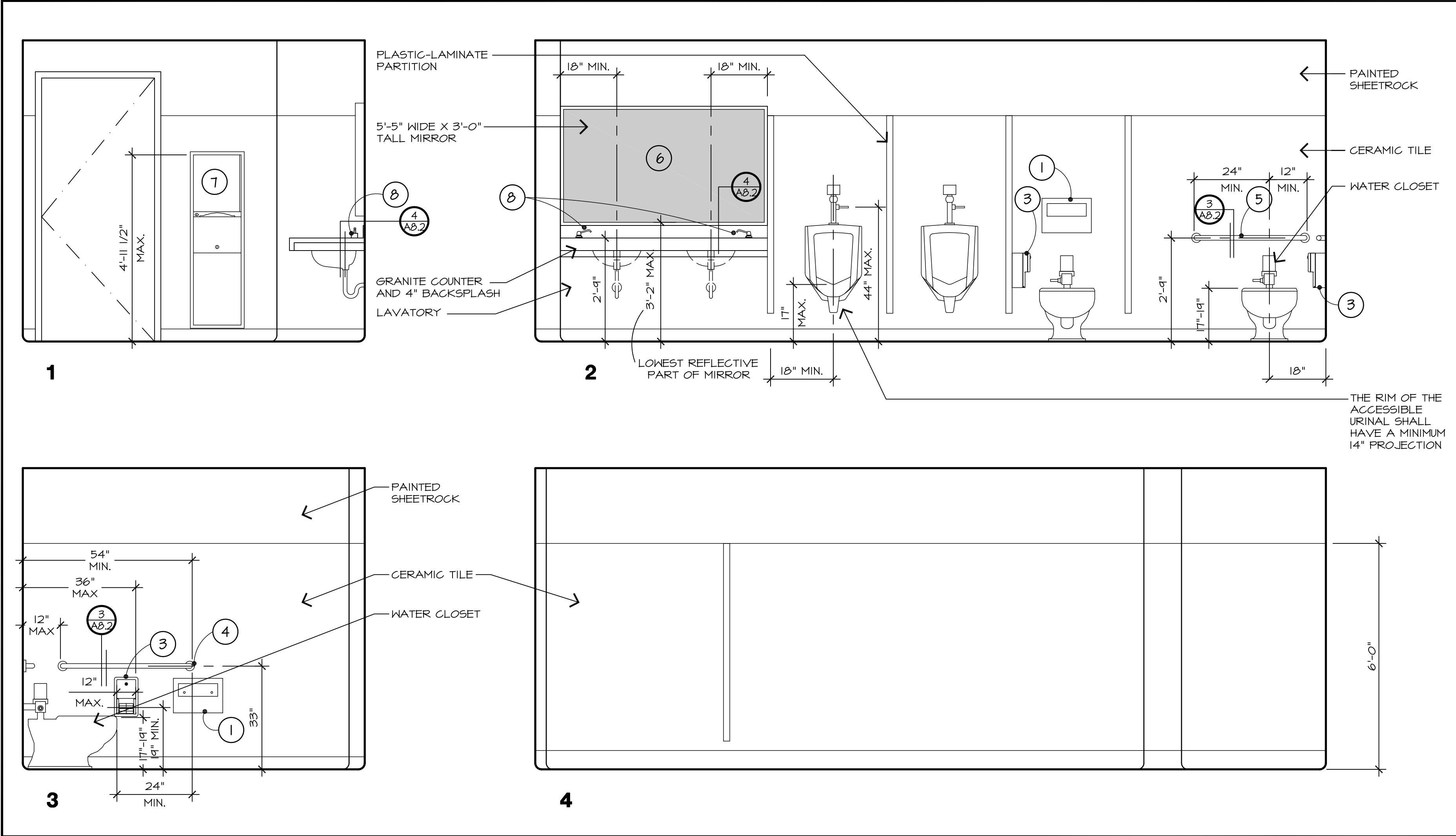
CORNERSTONE MALL  
2000 BRIGGSMORE, SUITE I  
MODESTO, CALIFORNIA

REVISIONS:  
△ 08/30/10 REVISIONS  
△ 09/21/10 FIRE DEPT

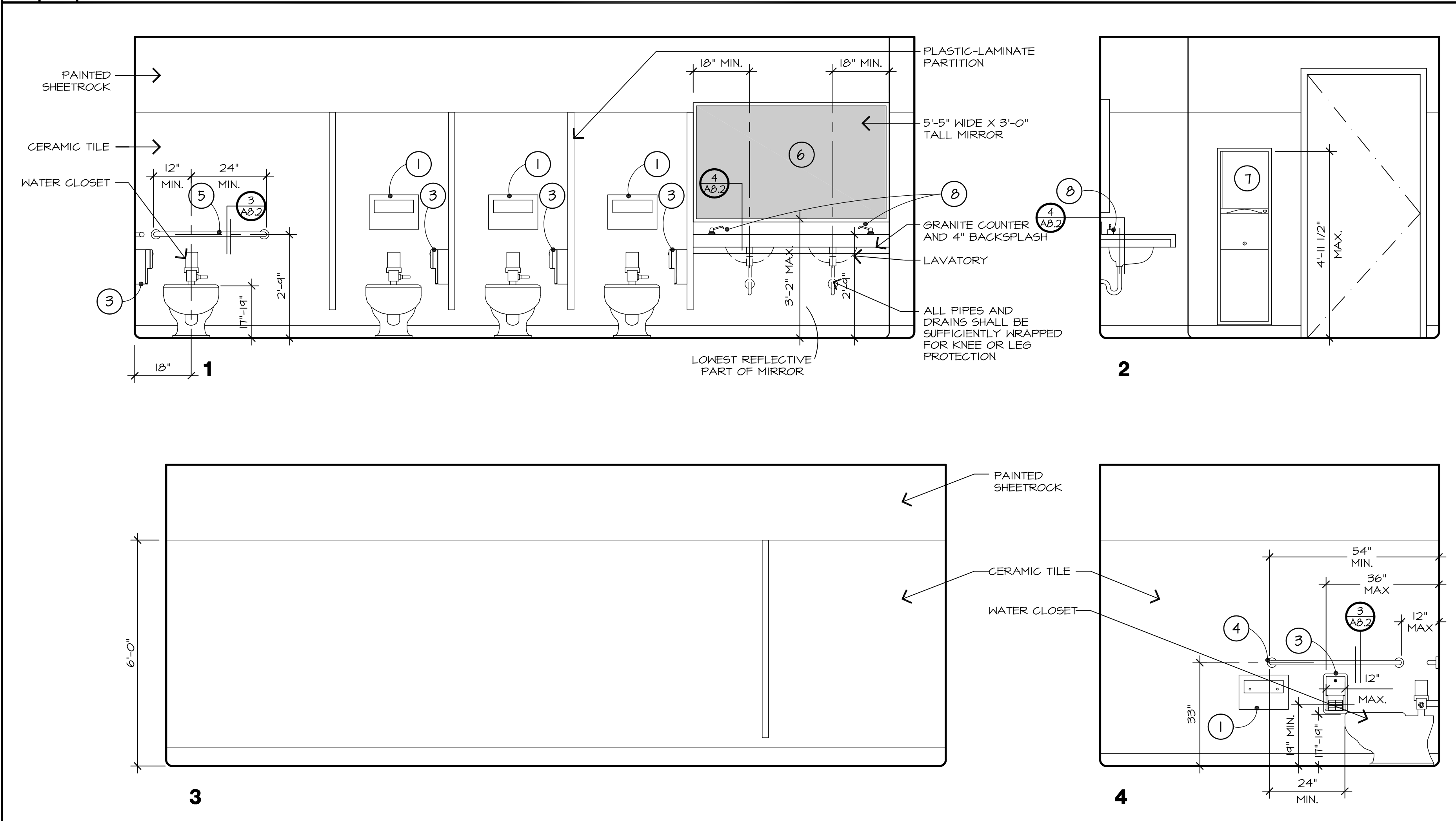
DRAWN: G. MEJIA  
DATE: 7/13/2010  
FILE: 445-A22  
JOB: 51.445  
PRINT DATE:

2ND LEVEL  
CEILING PLAN

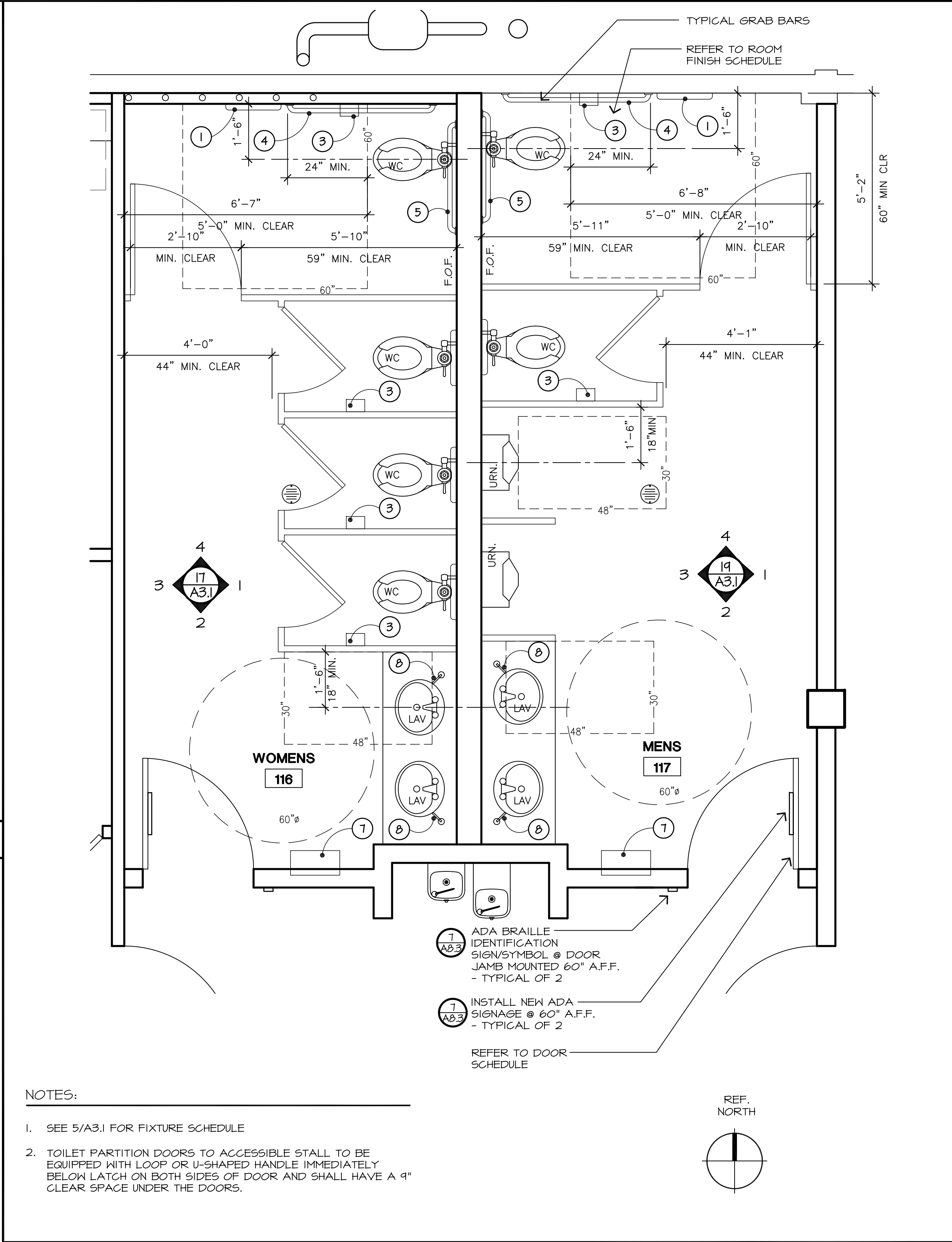




19 1/2" MEN'S 117 - INTERIOR ELEVATIONS



17 1/2" WOMEN'S 116 - INTERIOR ELEVATIONS



6 1/2" ENLARGED TOILET PLANS

SYM.	ITEM	LOCATION	ROOM #'S	MODEL	REMARKS
1	TOILET SEAT COVER DISPNSR.	SEE PLANS	116 & 117	"BOBRICK" B-221	SURFACE-MOUNTED TOILET SEAT COVER DISPENSER
2					
3	TOILET TISSUE DISPENSER	SEE PLANS	116 & 117	"BOBRICK" B-2888	SURFACE-MOUNTED MULTI ROLL TOILET TISSUE DISPENSER
4	GRAB-BAR (SIDE)	SEE PLANS	116 & 117	"BOBRICK" B-6806x42"	MOUNTING HEIGHT PER ELEVATIONS
5	GRAB-BAR (REAR)	SEE PLANS	116 & 117	"BOBRICK" B-6806x36"	MOUNTING HEIGHT PER ELEVATIONS
6	MIRROR	SEE PLANS	116 & 117	-	1/4" PLATE FLOAT GLASS MIRROR -SEE PLANS
7	PAPER TOWEL DISPENSER	SEE PLANS	116 & 117	"BOBRICK" B-3442	SEMI-RECESSED PAPER TOWEL DISPENSER & WASTE RECEPTACLE
8	LIQ. SOAP DISPENSER	SEE PLANS	116 & 117	"BOBRICK" B-822	TOP-FILLING SOAP DISPENSER

5 FIXTURE SCHEDULE

L Street Architects

1446 L Street  
Modesto, California 95354  
209-575-4445 209-575-4374 fax  
www.lstreetarchitects.com

ARCHITECT

ROBERT T. DROBOSZ  
C-8827  
RENEWAL 11/30/11  
STATE OF CALIFORNIA

TENANT IMPROVEMENT FOR:

GRANITE REALTY

CORNERSTONE MALL  
2000 BRIGGSMORE, SUITE 1  
MODESTO, CALIFORNIA

REVISIONS:

DRAWN: G. MEJIA  
DATE: 7/13/2010  
FILE: 995-A31  
JOB: 51,945  
PRINT DATE:

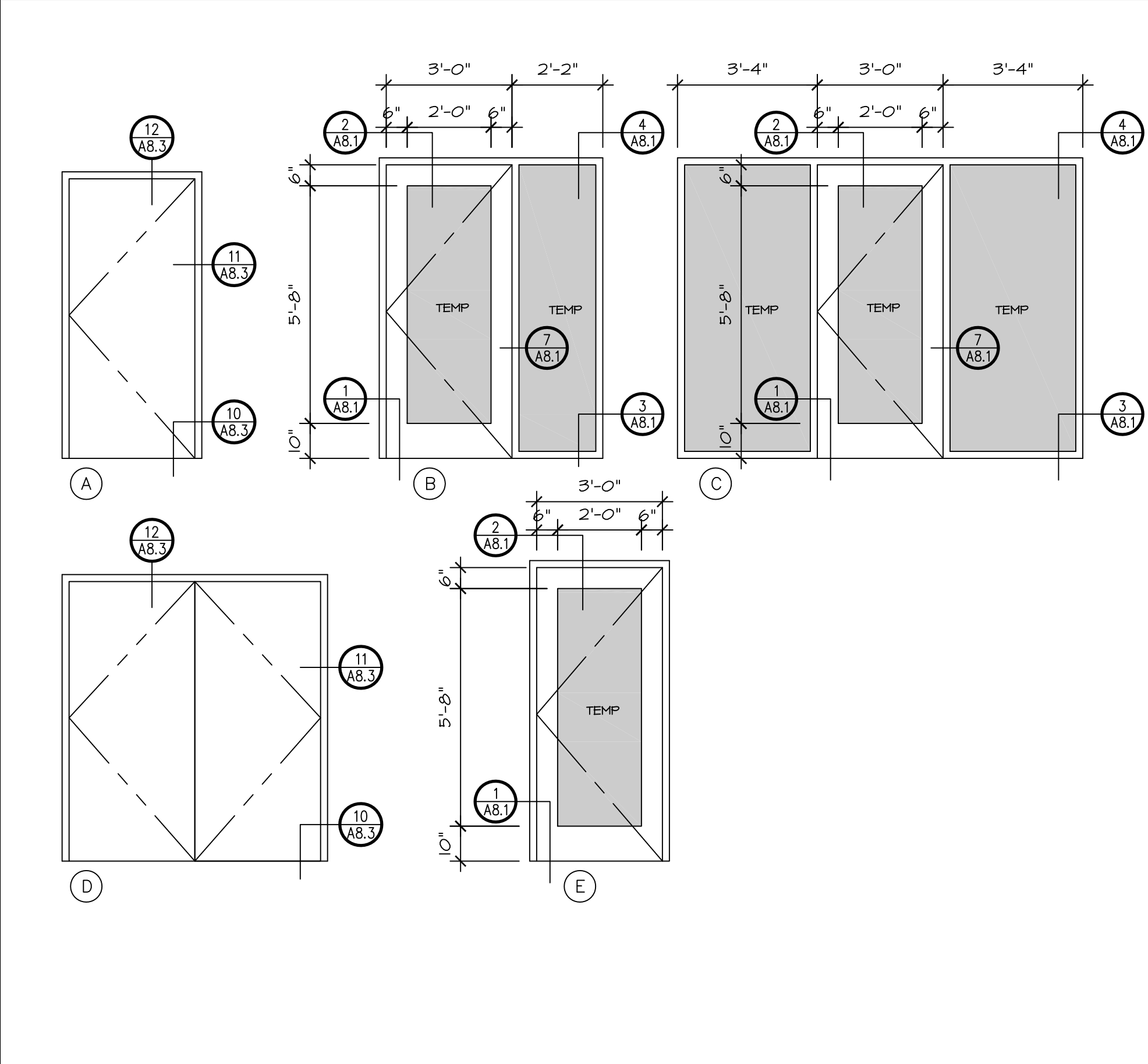
ENLARGED PLAN  
INTERIOR ELEVATIONS

A3.1









DOOR NUMBER	SIZE		DOOR TYPE	DOOR			FRAME		RATING	REMARKS	HARDWARE GROUP	DOOR NUMBER
	DOOR			MATERIAL	FACE	FINISH	MATERIAL	FINISH				
101.1	(E) PR-3070										1	101.1
106.1	3070		C	SC	WOOD	STAIN	TIMELY	FACTORY	-	FRAMES BRONZE ALUMININM	3	106.1
106.2	3070		C	SC	WOOD	STAIN	TIMELY	FACTORY	-	FRAMES BRONZE ALUMININM	3	106.2
108.1	3070		A	SC	METAL	PAINT	METAL	PAINT	-	PROVIDE PANIC HARDWARE	6	108.1
109.1	3070		E	SC	WOOD	STAIN	TIMELY	FACTORY	-	FRAMES BRONZE ALUMININM	4	109.1
110.1	3070		A	SC	WOOD	STAIN	TIMELY	FACTORY	-	FRAMES BRONZE ALUMININM	3	110.1
112.1	3070		B	SC	WOOD	STAIN	TIMELY	FACTORY	-	FRAMES BRONZE ALUMININM	3	112.1
113.1	3070		B	SC	WOOD	STAIN	TIMELY	FACTORY	-	FRAMES BRONZE ALUMININM	3	113.1
114.1	3070		A	SC	WOOD	STAIN	TIMELY	FACTORY	-	FRAMES BRONZE ALUMININM	3	114.1
115.1	3070		A	SC	WOOD	STAIN	TIMELY	FACTORY	-	FRAMES BRONZE ALUMININM	3	115.1
115.2	3070		A	SC	WOOD	STAIN	TIMELY	FACTORY	-	FRAMES BRONZE ALUMININM	3	115.2
116.1	3070		A	SC	WOOD	STAIN	TIMELY	FACTORY	-	FRAMES BRONZE ALUMININM	2	116.1
117.1	3070		A	SC	WOOD	STAIN	TIMELY	FACTORY	-	FRAMES BRONZE ALUMININM	2	117.1
202.1	3070		A	SC	WOOD	STAIN	TIMELY	FACTORY	-	FRAMES BRONZE ALUMININM	3	202.1
203.1	PR-3070		D	SC	WOOD	STAIN	TIMELY	FACTORY	-	FRAMES BRONZE ALUMININM	5	203.1
204.1	PR-3070		D	SC	WOOD	STAIN	TIMELY	FACTORY	-	FRAMES BRONZE ALUMININM	5	204.1

HARDWARE LISTED ARE FROM THE FOLLOWING MANUFACTURERS  
CAL-ROYAL LOCKS  
HAGER HINGE COMPANY  
LETTERLAND SIGN COMPANY  
GRANT  
NORTON CLOSURES  
QUALITY HARDWARE  
REESE ENTERPRISES  
SCHLAGE LOCK COMPANY  
PEMCO

GROUP #1 - EXISTING  
GROUP #2 - TOILET  
1 1/2 PAIR BBI2T4 4 1/2"x4 1/2" 626 C  
1 EA. GGN30 PASSAGE 626 H  
1 EA. B501 BF CLOSER 626 C  
1 EA. HAGER (PUSH PLATE) 30S 4x16 626 N  
1 EA. HAGER (PULL PLATE) H33E 4x16 626 H  
1 EA. H302PT WALL STOP 626 L  
1 EA. SIGN H.C. TOILETS - BLUE 626 Q

GROUP #3  
1 1/2 PAIR BBI2T4 4 1/2"x4 1/2" 626 H  
1 EA. SCHLAGE AL SERIES LOCKSET 626 S  
1 EA. H302PT WALL STOP 626 Q

GROUP #4  
1 1/2 PR BBI2T4 4-1/2 x 4-1/2 626 H  
1 EA. SCHLAGE AL SERIES PASSAGE 626 S  
1 EA. H302PT WALL STOP 626 Q

GROUP #5  
3 PAIR BBI2T4 4-1/2 x 4-1/2 N.R.P. 626 H  
1 SET FB-8 FLUSH BOLTS 626 G  
1 EA. LX00 LOCKSET 626 C  
1 EA. LX40 DUMMY TRIM 626 C  
2 EA. B501 BF CLOSER 626 N  
2 EA. H302PT WALL STOP 626 R  
1 EA. 144 FLOOR STOP 626 P

GROUP #6  
1 1/2 PR BBI2T4 4 1/2 x 4 1/2 NRP 626 H  
1 EA. LX00 LOCKSET 626 H  
1 EA. B501 BF CLOSER 626 N  
1 EA. S425A-36 THRESHOLD 626 R  
1 EA. S23A-36 SNEEP 626 R  
1 SET D5T5A 36X84 626 P  
1 EA. 144 FLOOR STOP 626 P  
1 EA. #346 DRIP SHIELD AT DOOR HEAD

- NOTES:  
1. ALL EXIT DOORS ARE OPENABLE FROM THE INSIDE WITHOUT KEY, OR SPECIAL KNOWLEDGE OR EFFORT.  
2. ALL DOORS SHALL HAVE HANDICAP APPROVED HARDWARE - LEVER TYPE WHERE APPLICABLE.  
3. MAX. 1/2" THRESHOLDS - TYPICAL.  
4. 10" HIGH KICK PLATES AT ALL APPLICABLE DOORS.  
5. MAXIMUM DOOR OPENING EFFORTS:  
5.0 POUNDS @ EXTERIOR  
5.0 POUNDS @ INTERIOR

19 3/8" DOOR TYPES

ROOM NUMBER	ROOM NAME	FLOORS			WALLS					CEILINGS			ROOM NUMBER
		FLOORING	BASE	REMARKS	NORTH	EAST	SOUTH	WEST	REMARKS	CEILING HEIGHT	CEILING	REMARKS	
101	WAITING	1	-	TILE BASE	C	B	C	B		VARIES	I		101
102	OFFICES	2	3		B	B	B	B		9'-0"	I		102
103	RECEPTION	2	3		B	B	B	B		9'-0"	I		103
104	OFFICES	2	3		B	B	B	B		9'-0"	I		104
105	HALLWAY	2	3		B	B	B	B		9'-0"	I		105
106	CONFERENCE	2	3		B	B	B	B		9'-0"	I		106
107	HALLWAY	2	3		B	B	B	B		9'-0"	I		107
108	WORK	2	3		B	B	B	B		9'-0"	I		108
109	BREAK ROOM	1	-		B	B	B	B		9'-0"	I		109
110	STORAGE	4	3		B	B	B	B		9'-0"	I		110
111	HALLWAY	2	3		B	B	B	B		9'-0"	I		111
112	PRIVATE OFFICE	2	3		B	B	B	B		9'-0"	I		112
113	PRIVATE EX. OFFICE	2	3		B	B	B	B		9'-0"	I		113
114	JANITOR	4	3		B	B	B	B		8'-0"	I		114
115	HALLWAY	1	-		B	B	B	B		7'-6"	I		115
116	WOMEN TOILETS	1	-		A	A	A	A		8'-0"	I		116
117	MENS TOILETS	1	-		A	A	A	A		8'-0"	I		117
201	STORAGE	2	3		B	B	B	B		VARIES	2		201
202	MECHANICAL ROOM	4	3		B	B	B	B		VARIES	2		202
203	MECHANICAL ROOM	4	3		B	B	B	B		VARIES	2		203
204	SERVER ROOM	2	3		B	B	B	B		VARIES	2		204

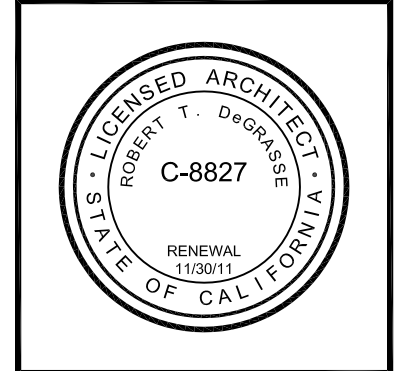
15 DOOR SCHEDULE & NOTES

FLOORS & BASES			WALLS			CEILINGS		
1	TILE; SEE OWNER FOR COLOR AND TYPE		A	+ 12" A.F.F. CERAMIC TILE WAINSCOT OVER 5/8" WATER-RESISTANT SHEETROCK. TAPE TEXTURE AND PAINT ABOVE. SEE OWNER FOR TILE & COLORS		1	5/8" SHEET ROCK - TAPE TEXTURE AND PAINT - COLOR BY OWNER	
2	CARPET; SEE OWNER FOR COLOR AND TYPE		B	5/8" SHEET ROCK - TAPE TEXTURE AND PAINT - COLOR BY OWNER		2	OPEN TO STRUCTURE	
3	4" VINYL BASE; SEE OWNER FOR COLOR AND TYPE		C	6" HIGH 8" GLASS BLOCK WALL				
4	V.C.T.; SEE OWNER FOR COLOR AND TYPE		D					
5	NOT USED							

- NOTES:  
1. CARPETS, ADHESIVES AND PAINTS TO BE LOW VOC

17 FINISH SCHEDULE

L Street Architects  
L i m i t e d  
1414 L Street  
Modesto, California 95354  
209-575-4445 209-575-4374 fax  
www.lstreetarchitects.com



TENANT IMPROVEMENT FOR:  
**GRANITE REALTY**  
CORNERSTONE MALL  
2000 BRIGGSMORE, SUITE 1  
MODESTO, CALIFORNIA

- REVISIONS:  
08/30/10 PLAN CHECK  
09/21/10 FIRE DEPT

DRAWN: G. MEJIA  
DATE: 7/13/2010  
FILE: 995-A41  
JOB: 51,945  
PRINT DATE:

DOOR 3  
FINISH  
SCHEDULES

A4.1











## T-24 MECHANICAL MANDATORY MEASURES

## EQUIPMENT AND SYSTEM EFFICIENCIES

- ☒ §111: ANY APPLIANCE FOR WHICH THERE IS A CALIFORNIA STANDARD ESTABLISHED IN THE APPLIANCE EFFICIENCY REGULATIONS WILL COMPLY WITH THE APPLICABLE STANDARDS.
- ☒ §115(a): FAN TYPE CENTRAL FURNACES SHALL NOT HAVE A PILOT LIGHT.
- ☒ §123: PIPING, EXCEPT THAT CONVEYING FLUIDS AT TEMPERATURES BETWEEN 60 AND 105 DEGREES FAHRENHEIT, OR WITHIN HVAC EQUIPMENT, SHALL BE INSULATED IN ACCORDANCE WITH STANDARDS SECTION 123.
- ☒ §124: AIR HANDLING DUCT SYSTEMS SHALL BE INSTALLED AND INSULATED IN COMPLIANCE WITH SECTIONS 601, 602, 603, 604, AND 605 OF THE CHC STANDARDS.

## CONTROLS

- ☒ §122(e): EACH SPACE CONDITIONING SYSTEM SHALL BE INSTALLED WITH ONE OF THE FOLLOWING:
- EACH SPACE CONDITIONING SYSTEM SERVING BUILDING TYPES SUCH AS OFFICES AND MANUFACTURING FACILITIES (AND ALL OTHERS NOT EXPLICITLY EXEMPT FROM THE REQUIREMENTS OF SECTION 12 (d)) SHALL BE INSTALLED WITH AN AUTOMATIC TIME SWITCH WITH AN ACCESSIBLE MANUAL OVERRIDE THAT ALLOWS OPERATION OF THE SYSTEM DURING OFF-HOURS FOR UP TO 4 HOURS. THE TIME SWITCH SHALL BE CAPABLE OF PROGRAMMING DIFFERENT SCHEDULES FOR WEEKDAYS AND WEEKENDS AND HAVE PROGRAM BACKUP CAPABILITIES THAT PREVENT THE LOSS OF THE DEVICE'S PROGRAM AND TIME SETTING FOR AT LEAST 10 HOURS IF POWER IS INTERRUPTED; OR
  - AN OCCUPANCY SENSOR TO CONTROL THE OPERATING PERIOD OF THE SYSTEM; OR
  - A 4-HOUR TIMER THAT CAN BE MANUALLY OPERATED TO CONTROL THE OPERATING PERIOD OF THE SYSTEM.
2. EACH SPACE CONDITIONING SYSTEM SHALL BE INSTALLED WITH CONTROLS THAT TEMPORARILY RESTART AND TEMPORARILY OPERATE THE SYSTEM AS REQUIRED TO MAINTAIN A SETBACK HEATING AND/OR A SETUP COOLING THERMOSTAT SETPOINT.
- ☐ §122(g): EACH SPACE CONDITIONING SYSTEM SERVING MULTIPLE ZONES WITH A COMBINED CONDITIONED FLOOR AREA MORE THAN 25,000 SQUARE FEET SHALL BE PROVIDED WITH ISOLATION ZONES. EACH ZONE SHALL NOT EXCEED 25,000 SQUARE FEET. SHALL BE PROVIDED WITH ISOLATION DEVICES, SUCH AS VALVES OR DAMPERS THAT ALLOW THE SUPPLY OF HEATING OR COOLING TO BE SETBACK OR SHUTOFF INDEPENDENTLY OF OTHER ISOLATION AREAS; AND SHALL BE CONTROLLED BY A TIME CONTROL DEVICE AS DESCRIBED ABOVE.

- ☒ §122(c): THERMOSTATS SHALL HAVE NUMERIC SETPOINTS IN DEGREES FAHRENHEIT (F) AND ADJUSTABLE SETPOINTS STOPS ACCESSIBLE ONLY TO AUTHORIZED PERSONNEL.
- ☐ §122(b): HEAT PUMPS SHALL BE INSTALLED WITH CONTROLS TO PREVENT ELECTRIC RESISTANCE SUPPLEMENTARY HEATER OPERATION WHEN THE HEATING LOAD CAN BE MET BY THE HEAT PUMP ALONE.
- ☒ §122(a)(b): EACH SPACE CONDITIONING SYSTEM SHALL BE CONTROLLED BY AN INDIVIDUAL THERMOSTAT THAT RESPONDS TO TEMPERATURE WITHIN THE ZONE. WHERE USED TO CONTROL HEATING, THE CONTROL SHALL BE ADJUSTABLE DOWN TO 55 DEGREES F OR LOWER. FOR COOLING, THE CONTROL SHALL BE ADJUSTABLE UP TO 85 DEGREES F OR HIGHER. WHERE USED FOR BOTH HEATING AND COOLING, THE CONTROL SHALL BE CAPABLE OF PROVIDING A DEADBAND OF AT LEAST 5 DEGREES F WITHIN WHICH THE SUPPLY OF HEATING AND COOLING IS SHUT OFF OR REDUCED TO A MINIMUM.

## VENTILATION

- ☐ §12(e): CONTROLS SHALL BE PROVIDED TO ALLOW OUTSIDE AIR DAMPERS OR DEVICES TO BE OPERATED AT THE VENTILATION RATES AS SPECIFIED ON THESE PLANS.
- ☒ §122(f): ALL GRAVITY VENTILATING SYSTEMS SHALL BE PROVIDED WITH AUTOMATIC OR READILY ACCESSIBLE MANUALLY OPERATED DAMPERS IN ALL OPENINGS TO THE OUTSIDE, EXCEPT COMBUSTION AIR OPENINGS.
- ☒ §12(f): VENTILATION SYSTEM ACCEPTANCE. BEFORE AN OCCUPANCY PERMIT IS GRANTED FOR A NEWLY CONSTRUCTED BUILDING OR SPACE, OR A NEW VENTILATING SYSTEM SERVING A BUILDING OR SPACE IS OPERATED FOR NORMAL USE, ALL VENTILATION SYSTEMS SERVING THE BUILDING OR SPACE SHALL BE CERTIFIED AS MEETING THE ACCEPTANCE REQUIREMENTS FOR CODE COMPLIANCE.

## FAN COIL SCHEDULE

MK. NO.	MANUFACTURER & MODEL #	DESCRIPTION	CFM	ELECTRICAL DATA					MCA	MOCF	OP. WT. (LBS.)
				VOLT	HZ	PH	FLA				
AC-1	mitsubishi #MSH15TN	WALL MOUNTED FAN COIL	80	115	60	1	2.4	0.6		15	31

## INDOOR FURNACE SCHEDULE

MK. NO.	QTY	MANUFACTURER & MODEL #	DESCRIPTION	CFM EACH	EXT. S.P.	TOTAL OSA CFM	HTG. IN	MBH OUT	MOTOR PWR	ELECTRICAL VOLT	DATA PH	AFUE %	OP. WT. (LBS. (EA.))	REMARKS	
F-1	1	CARRIER #58CVA-110	UPFLOW GAS FURNACE	1950	0.5	410	72.5	59	1	115	1	20	80.0	162	NOTE 1
F-2	1	CARRIER #58CVA-090	DOWNFLOW GAS FURNACE	1400	0.5	220	58	47	1/2	115	1	15	80.0	151	NOTE 1
F-3	1	CARRIER #58CVA-090	DOWNFLOW GAS FURNACE	1400	0.5	330	58	47	1/2	115	1	15	80.0	151	NOTE 1

NOTE 1: PROVIDE WITH HOT SURFACE IGNITION, ALUMINIZED STEEL HEAT EXCHANGERS, FILTER RACKS, GALVANIZED STEEL CABINET, 20 YEAR HEAT EXCHANGER WARRANTY, FILTER RETAINERS, TWO (2) SETS OF FILTERS.

## COOLING COIL SCHEDULE

MK. NO.	QTY	MANUFACTURER & MODEL #	DESCRIPTION	SYSTEM CFM	AIR Δ P	OP. WT. (LBS.)	REMARKS
CC-1	1	CARRIER #CNPHP6021ACA	CASED HORIZONTAL DX COOLING COIL	1950	0.30	63	ATTACHED TO F-1
CC-2	1	CARRIER #CNPHP4817ACA	CASED HORIZONTAL DX COOLING COIL	1400	0.30	45	ATTACHED TO F-2
CC-3	1	CARRIER #CNPHP4817ACA	CASED HORIZONTAL DX COOLING COIL	1400	0.25	45	ATTACHED TO F-3

## OUTDOOR CONDENSING UNIT SCHEDULE

MK. NO.	QTY	MANUFACTURER & MODEL #	DESCRIPTION	COOL. MBH EACH		ELECTRICAL DATA					SEER	OP. WT. LBS. (EA.)	REMARKS
				TOTAL	SENS.	VOLT	PH	MCA	MOCF				
CU-1	1	CARRIER #24APAS-60	OUTDOOR CONDENSING UNIT	59.80	45.09	208	1	34.3	50		14.5	330	NOTE 1
CU-2	1	CARRIER #24APAS-48	OUTDOOR CONDENSING UNIT	47.43	34.51	208	1	28.5	45		14.0	325	NOTE 1
CU-3	1	CARRIER #24APAS-48	OUTDOOR CONDENSING UNIT	47.43	34.51	208	1	34.3	45		14.0	325	NOTE 1
CU-4	1	mitsubishi #MUH15TN	CONDENSING UNIT	14.6	10.2	208	1	14.0	20		10.7	99	

NOTE 1: PROVIDE WITH WEATHER ARMOR II CABINET, ENCLOSED FAN MOTOR, COPPER TUBE ALUMINUM FIN COIL, COMPRESSOR ISOLATOR PLATE & ENERGY EFFICIENT FAN, ENCLOSED FAN MOTOR, HARD START KIT, CRANKCASE HEATER, SHORT CYCLE PROTECTOR, FREEZE-STAT, FILTER DRIER, HIGH-PRESSURE LOW AMBIENT CONTROLLER, LOW AMBIENT PRESSURE SWITCH, MOTOR MASTER CONTROL (FAN SPEED), THERMAL EXPANSION VALVE, TIME DELAY RELAY & WINTER START CONTROL. PROVIDE WITH PRECHARGED REFRIGERANT TUBE KITS. COOLING MBH BASED ON 45 DEG. F OADB & 67 DEG. F EWB.

## EXHAUST FAN SCHEDULE

MK. NO.	MANUFACTURER & MODEL #	CFM	RPM	SONES	T.S.P.	MOTOR PWR	ELECTRICAL DATA			OP. WT. (lbs)	REMARKS
							VOLT	HZ	Ø		
CEF-1	COOK #GC-164	180	1300	4.7	0.25	136 W	115	60	1	18	PROVIDE WHITE PLASTIC GRILLE, DAMPER, ISOLATOR KIT. ON W/ MOTION SENSOR
CEF-2	COOK #GC-164	180	1300	4.7	0.25	136 W	115	60	1	18	PROVIDE WHITE PLASTIC GRILLE, DAMPER, ISOLATOR KIT. ON W/ MOTION SENSOR
CEF-3	COOK #GN-142	80	1000	1.9	0.25	136 W	115	60	1	31	PROVIDE WHITE PLASTIC GRILLE, ROOF JACK, DAMPER, ISOLATOR KIT. ON W/ MOTION SENSOR

## AIR DISTRIBUTION DEVICE SCHEDULE

MK. NO.	MANUFACTURER & MODEL NO.	FRAME TYPE	BLOW PATTERN	OBD	NECK SIZE	REMARKS
CS-1	NAILOR #6500-L	LAY-IN	SEE PLAN	YES	SEE PLAN	24"x24", STEEL, ROUND NECK, OFF WHITE FINISH
CS-2	NAILOR #6500-L	LAY-IN	SEE PLAN	YES	SEE PLAN	24"x24", STEEL, ROUND NECK, OFF WHITE FINISH
S-1	NAILOR #61DH	SURFACE	--	YES	SEE PLAN	STEEL, OFF WHITE FINISH
CR-1	NAILOR #61EC	SURFACE	--	NO	SEE PLAN	STEEL, OFF WHITE FINISH

NOTE: PAINT ALL VISIBLE INTERIOR PORTIONS OF AIR DEVICES & BACKPANS WITH FLAT BLACK ENAMEL PAINT. PROVIDE SQUARE TO ROUND TRANSITIONS AS REQUIRED.

## LOUVER SCHEDULE

MK. NO.	MANUFACTURER & MODEL #	SIZE	REMARKS
L-1	RUSKIN #EL211	24"x12"	PROVIDE A TOTAL OF TWO. PAINT, SEE ARCHITECTURAL PLANS
L-2	RUSKIN #EL211	18"x12"	PROVIDE A TOTAL OF TWO. PAINT, SEE ARCHITECTURAL PLANS
L-3	RUSKIN #EL211	18"x12"	PROVIDE A TOTAL OF TWO. PAINT, SEE ARCHITECTURAL PLANS

## MECHANICAL GENERAL NOTES

- SCOPE: FURNISH AND INSTALL COMPLETE AND OPERATING AIR CONDITIONING SYSTEMS INCLUDING BUT NOT NECESSARILY LIMITED TO AIR CONDITIONING UNITS, EXHAUST FANS, DUCTS, GRILLES, CONTROLS AND REFRIGERANT PIPING ETC., AS GENERALLY DELINEATED ON DRAWINGS.
- CODES: ALL WORK MATERIAL AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE INSPECTING AUTHORITY HAVING JURISDICTION. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT THE INSTALLATION OF WORK, MATERIAL OR EQUIPMENT NOT CONFORMING TO THESE OR OTHER CODES APPLICABLE TO THIS PROJECT.
  - 2007 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (PART 1, TITLE 24 CCR)
  - 2006 IBC AND 2007 CALIFORNIA AMENDMENTS (2007 CALIFORNIA BUILDING CODE - PART 2, TITLE 24, CCR)
  - 2005 NEC AND 2007 CALIFORNIA AMENDMENTS (2007 CALIFORNIA ELECTRICAL CODE - PART 3, TITLE 24, CCR)
  - 2006 UPC AND 2007 CALIFORNIA AMENDMENTS (2007 CALIFORNIA MECHANICAL CODE - PART 4, TITLE 24, CCR)
  - 2006 UPC AND 2007 CALIFORNIA AMENDMENTS (2007 CALIFORNIA PLUMBING CODE - PART 5, TITLE 24, CCR)
  - 2006 IFC AND 2007 CALIFORNIA AMENDMENTS (2007 CALIFORNIA FIRE CODE - PART 9, TITLE 24, CCR)
- WORKMANSHIP: ALL WORKMANSHIP SHALL BE DONE IN A NEAT AND WORKMAN LIKE MANNER ACCORDING TO THE BEST TRADE PRACTICE BY THOSE SKILLED IN THE PARTICULAR TRADE. EQUIPMENT, DUCTS, GRILLES, ETC., SHALL BE PLUMB, LEVEL SQUARE, OR CENTERED ETC., TO GIVE A NEAT AND PLEASING APPEARANCE. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- AVAILABLE POWER: AIR CONDITIONING CONTRACTOR SHALL CONFIRM ALL SYSTEMS VOLTAGES BEFORE BIDDING OR ORDERING EQUIPMENT AND ALLOW FOR BUCK & BOOST TRANSFORMERS IF REQUIRED.
- AIR BALANCE: THE AIR DISTRIBUTION SYSTEM SHALL BE BALANCED TO DELIVER SPECIFIED AIR QUANTITIES FOLLOWING THE PROCEDURES OF THE LATEST EDITION OF THE SMACNA PUBLICATION PROCEDURAL STANDARDS FOR TESTING ADJUSTING & BALANCING OF ENVIRONMENTAL SYSTEMS. CONTRACTOR SHALL PROVIDE ACCESSIBLE & ADJUSTABLE VOLUME DAMPERS AS REQUIRED TO BALANCE THE SYSTEMS AND MAINTAIN A NOISE CRITERIA LEVEL NOT TO EXCEED 30.
- PERMITS AND UTILITY SERVICE FEES: CONTRACTOR TO ARRANGE AND PAY FOR ALL PERMITS, INSPECTIONS AND SERVICE CHARGES REQUIRED IN THE INSTALLATION OF THE WORK.
- EXISTING INFORMATION: LOCATION, SIZE, MATERIAL, ETC. OF EXISTING SYSTEMS, ETC., IS PROVIDED FROM SOURCES DEEMED TO BE RELIABLE BUT IS NOT GUARANTEED. CONTRACTOR TO FIELD VERIFY ALL DATA BEFORE PROCEEDING WITH ANY WORK. NO EXTRA COST WILL BE ALLOWED FOR CONDITIONS NOT AS SHOWN.
- ACCURACY: PLANS ARE DIAGRAMMATIC. CONTRACTOR SHALL CONFIRM ALL DIMENSIONS AND LOCATIONS OF AC UNITS, EXHAUST FANS, WALLS, PARTITIONS ETC. AGAINST ARCHITECTURAL AND STRUCTURAL DESIGN PLANS FOR LOCATION CONSISTENCY & ACCURACY PRIOR TO COMMENCING ANY WORK.
- PAINTING: PAINT ALL VISIBLE INTERIOR PORTIONS OF TERMINAL DEVICES & CANS WITH FLAT BLACK ENAMEL PAINT.

## DUCTWORK NOTES

- ALL RECTANGULAR DUCT ELBOWS SHALL BE MITERED WITH TURNING VANES.
- ALL RECTANGULAR BRANCHES SHALL BE CONSTRUCTED OF WYE FITTINGS.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE APPLICABLE SMACNA STANDARDS AND FABRICATION GUIDELINES.
- ALL SUPPLY AND RETURN DUCTS SHALL BE EXTERIOR INSULATED PER T24 THICKNESS AND R-VALUE REQUIREMENTS. EXTERIOR INSULATION EXPOSED TO WEATHER SHALL BE WEATHERPROOFED AND SHALL BE PAINTED TO MATCH EXISTING ROOFTOP DUCTWORK.
- ALL METAL DUCTS SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL PER CALIFORNIA MECHANICAL CODE STANDARDS.

## MECHANICAL LEGEND

DESCRIPTION	SYMBOL
SUPPLY AIR DUCT SECTION	SA
RETURN AIR DUCT SECTION	RA
DUCT SIZE NET INSIDE DIMENSION	12 X 8
EXHAUST AIR DUCT SECTION	EA
SPLITTER DAMPER W/LOCKING QUADRANT	
FLEXIBLE DUCT CONNECTION	
DUCT DROP/RISE	DS
DOOR LOUVER	
AIR EXTRACTOR	AE
A.D. - ACCESS DOOR	
VOLUME DAMPER W/LOCKING QUADRANT	VD
AUTO MOTORIZED CONTROLLED DAMPER	MD
FIRE DAMPER, CEILING FIRE DAMPER	FD, CFD
MOTORIZED FIRE/SMOKE DAMPER	FSD
CS5 1ST LETTER-LOC	C-CEILING W-WALL F-FLOOR
2ND LETTER-SERVICE	S-SUPPLY R-RETURN E-EXHAUST
NUMBER	5-SEE SCH FOR TYPE
300 CFM = CUBIC FEET PER MINUTE 12 X 12 = NECK SIZE	WS-5 300 CFM 8x14
SMOKE DETECTOR	SD
DUCT W/ACOUSTICAL LINING	
TO BE REMOVED	
THERMOSTAT	
CO2 SENSOR	
CONDENSATE DRAIN LINE	CD
SHUT OFF VALVE	
REDUCER	
CHECK VALVE	
UNION	
THERMOMETER	
PETES PLUG	
SHUT OFF COCK	
PRESSURE GAUGE	
FLEXIBLE COUPLING	
BALANCE VALVE	
STRAINER	
2-WAY CONTROL VALVE	
3-WAY CONTROL VALVE	
BUTTERFLY VALVE	
GLOBE VALVE ---- GLV	
MANUAL AIR VENT ---- MAV	
AUTOMATIC AIR VENT	AAV
TEMPERATURE CONTROL PANEL	TCP
ABOVE FINISHED FLOOR	A.F.F.
ABOVE FINISHED GRADE	A.F.G.
CUBIC FEET PER MINUTE	CFM
GALLONS PER MINUTE	GPM
REFRIGERANT LIQUID, REFRIGERANT SUCTION	RL, RS
OUTSIDE AIR	OSA
NOT IN MECHANICAL CONTRACT	N.I.M.C.
POINT OF CONNECTION	P.O.C.

## PIPING MATERIAL SPEC'S

A. REFRIGERATION LINES (RL & RS)  
PIPE: COPPER TYPE L PER ASTM B-88  
FITTINGS: WROUGHT COPPER PER ANSI 16.22  
ALL 90° ELBOWS SHALL BE LONG RADIUS  
INSULATE ALL SUCTION LINES WITH 1/2" ARMFLEX  
WRAP ARMFLEX EXPOSED TO THE WEATHER WITH ALUMINUM, MASTIC TAPE.

TENANT IMPROVEMENT FOR

GRANITE REALTY

CORNERSTONE MALL  
2000 BRIGGSMORE  
MODESTO, CALIFORNIA

## REVISIONS:

DRAWN: RLH  
DATE: 07/13/2010  
FILE: 424-ALL  
JOB: 44,424  
PRINT DATE:

MECHANICAL -  
SCHEDULES,  
LEGEND, NOTES,  
& DETAILS

M-0

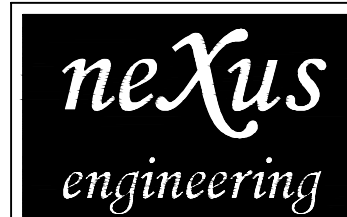
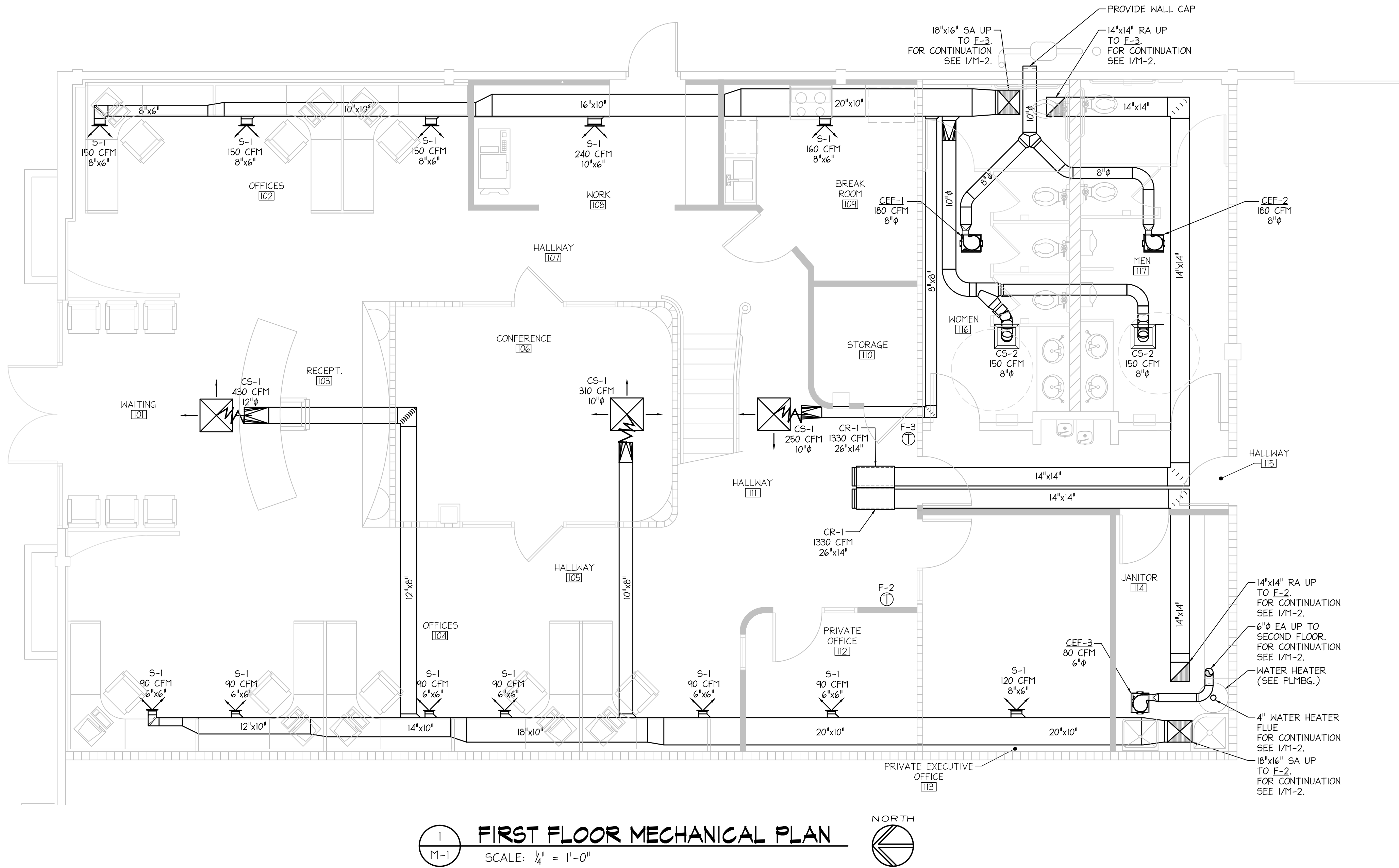


**nexus**  
engineering

Consulting Mechanical Engineers  
1400 Lone Palm Ave.  
Suite A  
Modesto, CA 95351  
Tel: 209.572.7399 Fax: 209.236.1579  
www.nexus-engineering.com  
HVAC, Plumbing/Piping, Fire Sprinklers  
Process/Plant Engineering, Refrigeration



M-1, 9/23/2010 1:37:34 PM, DWG To PDF .pc3



Consulting Mechanical Engineers  
1400 Lone Palm Ave.  
Suite A  
Modesto, CA 95351  
Tel: 209.572.7399 Fax: 209.236.1579  
WWW.NEXUSENGINEERING.COM  
HVAC, Plumbing/Piping, Fire Sprinklers  
Process/Plant Engineering, Refrigeration

TENANT IMPROVEMENT FOR

**GRANITE REALTY**

CORNERSTONE MALL  
2000 BRIGGSMORE  
MODESTO, CALIFORNIA

REVISIONS:

DRAWN: RLH  
DATE: 07/13/2010  
FILE: 424-ALL  
JOB: 44,424  
PRINT DATE:

FIRST FLOOR  
MECHANICAL  
PLAN

M-1

L Street Architects

L i m i t e d

1404 L Street  
Modesto, California 95354  
209-575-1415 209-575-4374 fax  
www.lstreetarchitects.com



TENANT IMPROVEMENT FOR:

**GRANITE REALTY**

CORNERSTONE MALL  
2000 BRIGGSMORE  
MODESTO, CALIFORNIA

REVISIONS:

DRAWN: R.L.H.

DATE: 07/13/2010

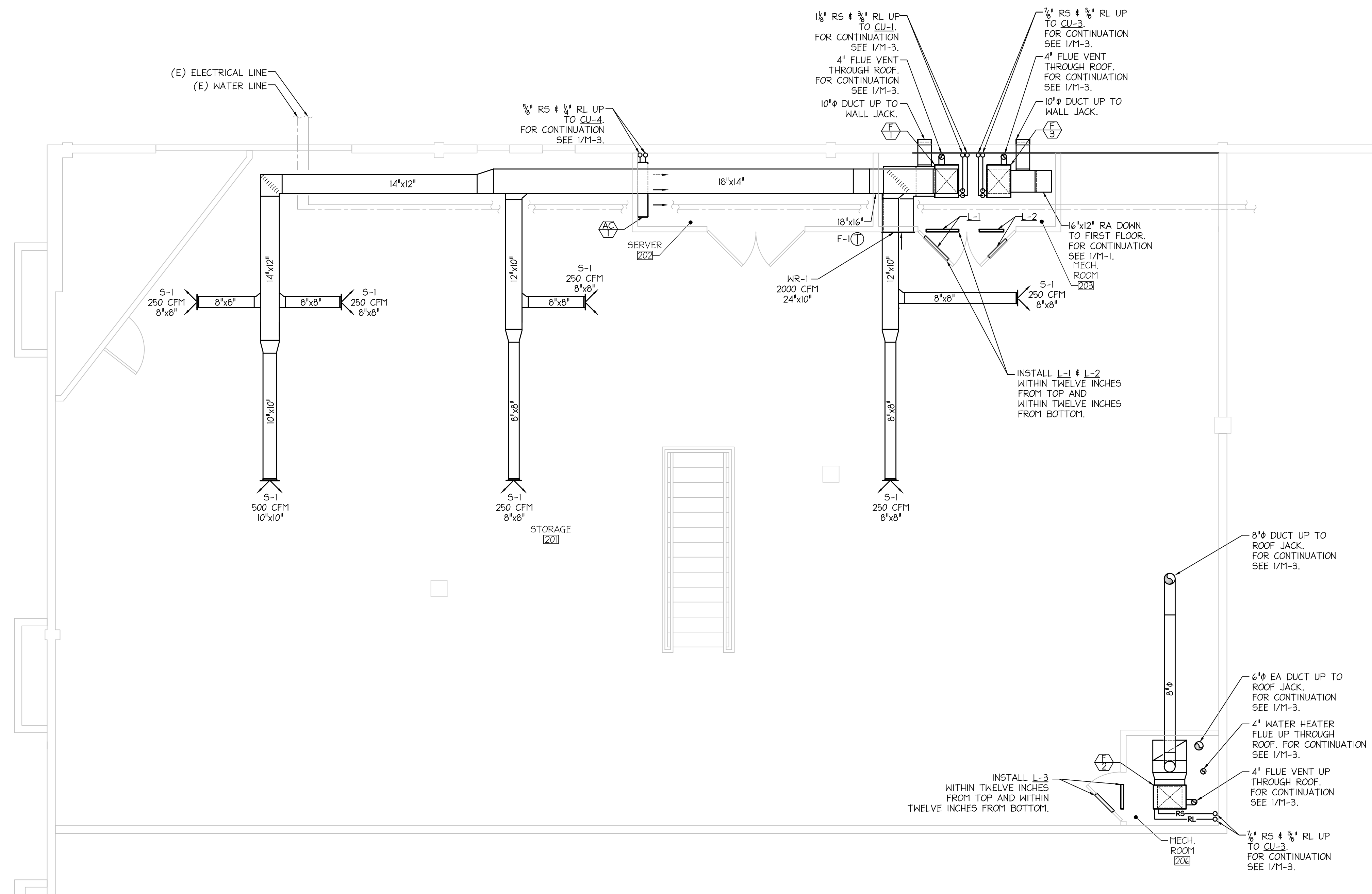
FILE: 929-ALL

JOB:	49.929
------	--------

PRINT DATE:

## SECOND FLOOR MECHANICAL PLAN

M-2



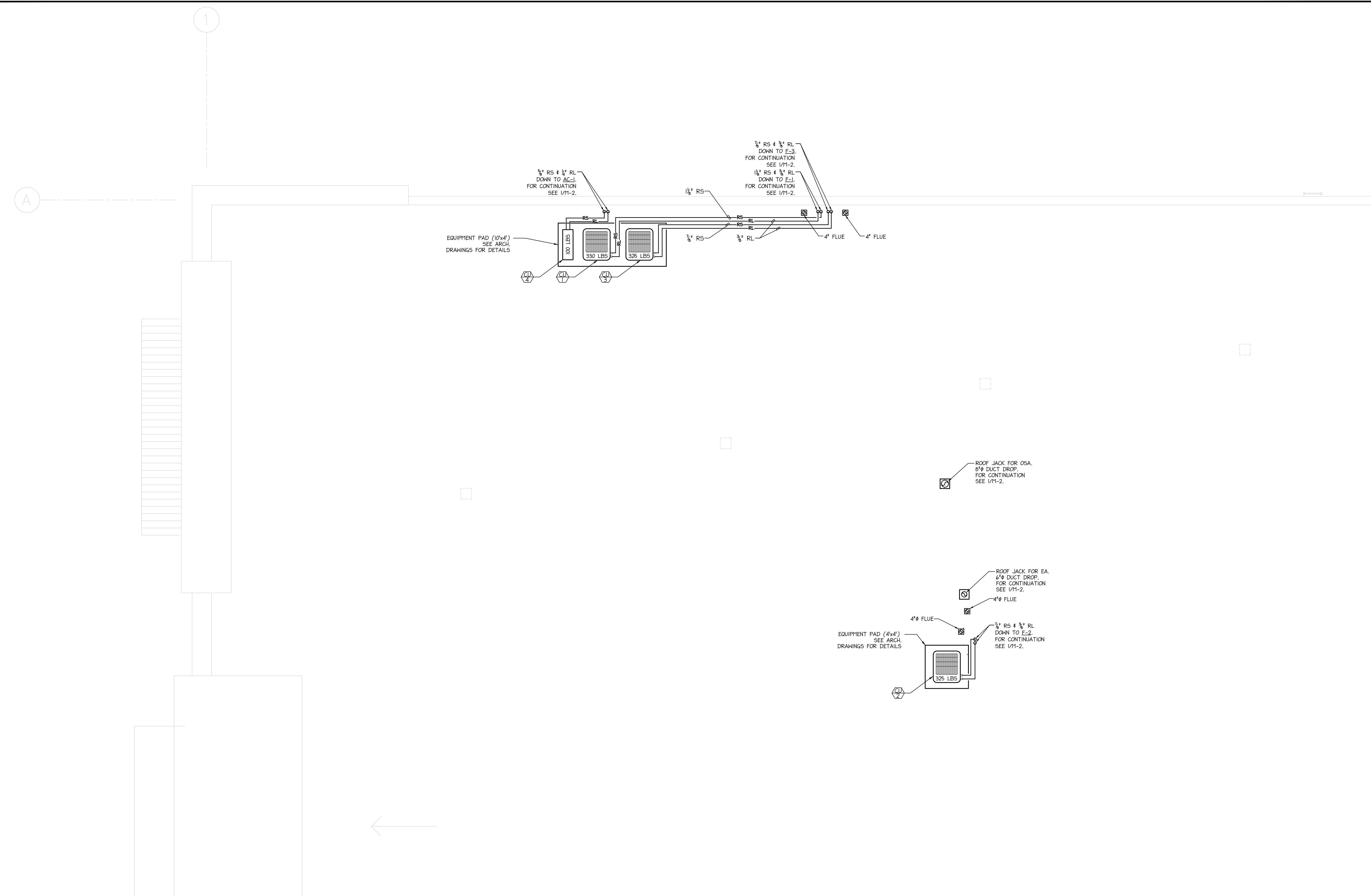
1  
M-2

**SECOND FLOOR MECHANICAL PLAN**

SCALE:  $\frac{1}{4}" = 1'-0"$

NORTH



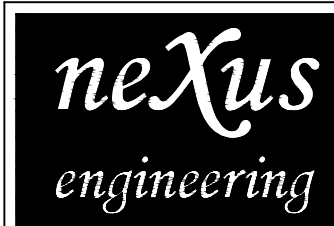


1  
M-3

**PARTIAL MECHANICAL ROOF PLAN**

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

NORTH



Consulting Mechanical Engineers  
1400 Lone Palm Ave.  
Suite A  
Modesto, CA 95351  
Tel: 209.572.7399 Fax: 209.236.1579  
www.nexusengineering.com  
HVAC, Plumbing/Piping, Fire Sprinklers  
Process/Plant Engineering, Refrigeration

REVISIONS:	
DRAWN:	RLH
DATE:	07/13/2010
FILE:	424-ALL
JOB:	49,424
PRINT DATE:	

PARTIAL  
MECHANICAL  
ROOF PLAN

M-3

TENANT IMPROVEMENT FOR:

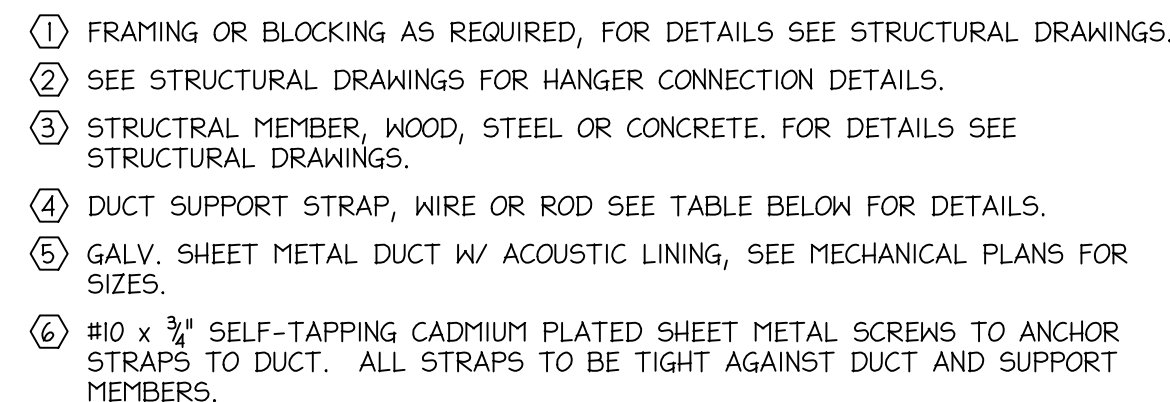
**GRANITE REALTY**

CORNERSTONE MALL  
2000 BRIGSMORE  
MODESTO, CALIFORNIA

L Street Arc

L i 1414 L'istee f d  
Modesto, California 95354  
209-575-1415  
209-575-4374 Fax  
www.lstreetarchitects.com



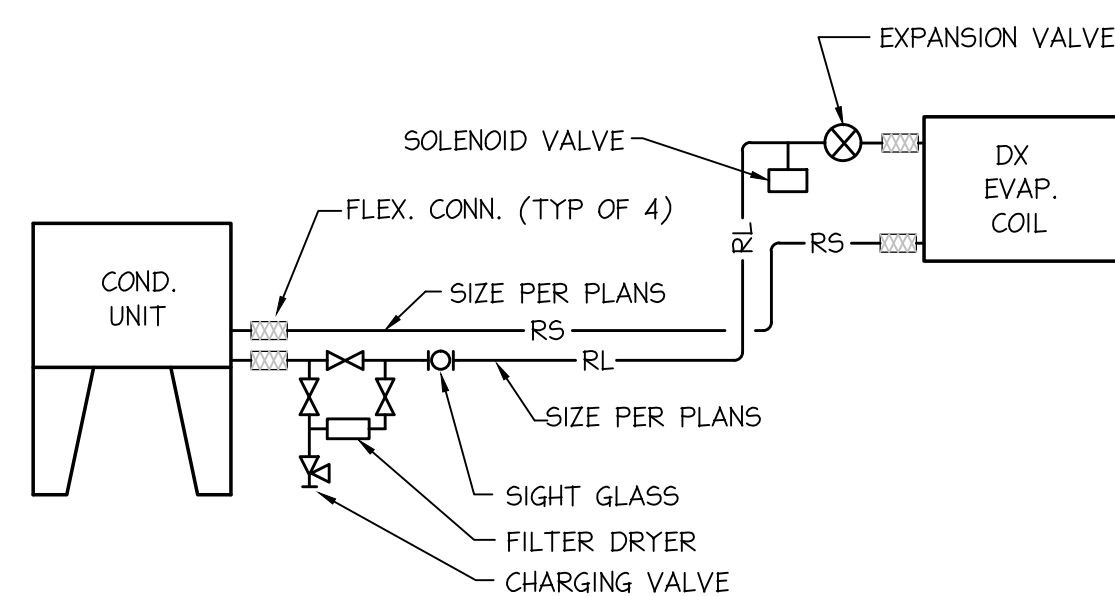
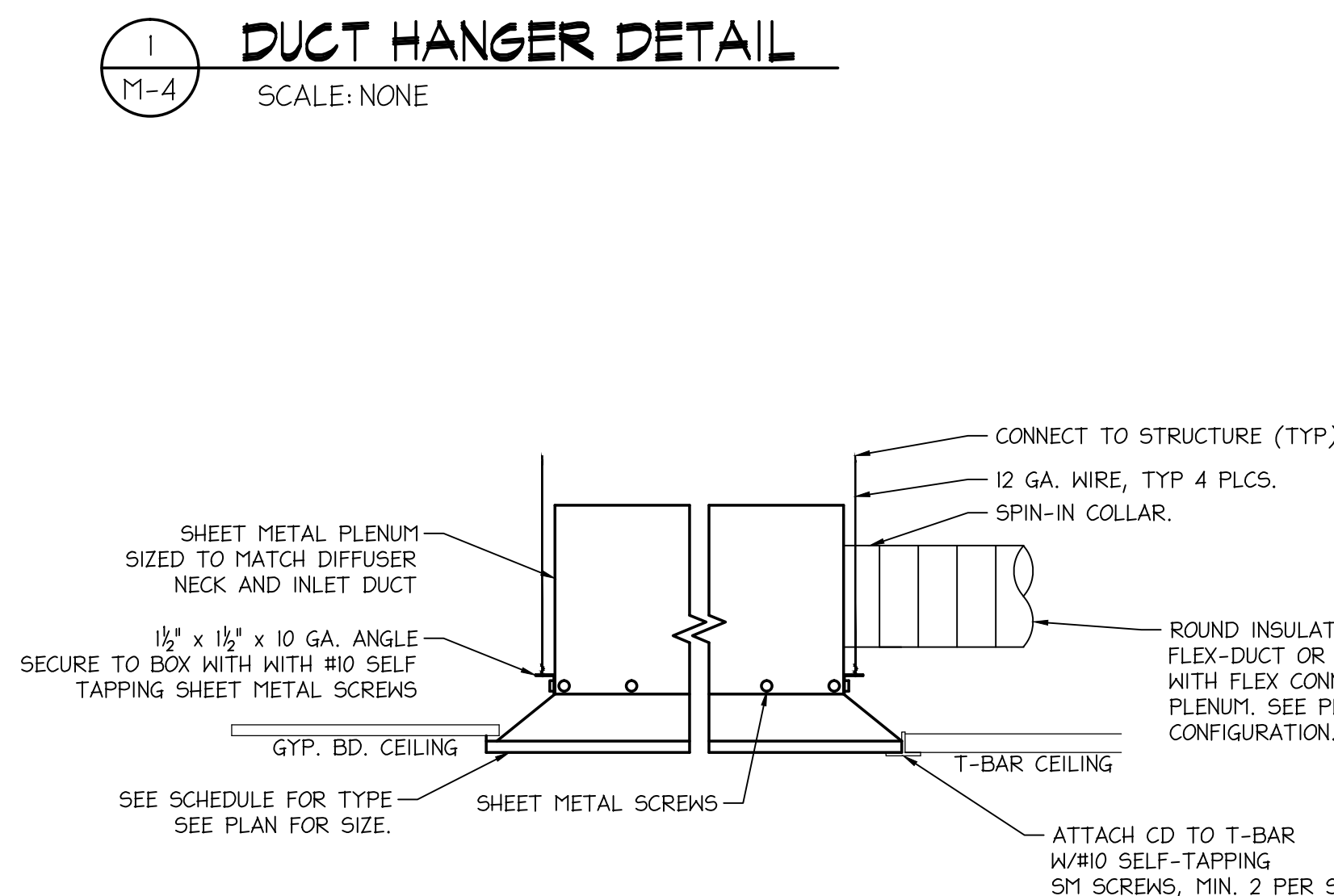


- NOTES:
1. DUCTWORK SHALL CONFORM W/ APPENDIX A, STANDARD 6-2 OF THE CMC.
  2. HANGER MUST BE POSITIVELY ATTACHED TO THE DUCT WITHIN 2" OF THE TOP OF THE DUCT WITH A MINIMUM OF TWO #10 SHEET METAL SCREWS.
  3. DUCT WITH A CROSS-SECTIONAL AREA EQUAL TO OR GREATER THAN 6 SQUARE FEET, AND "L" GREATER THAN 12" REQUIRE SEISMIC BRACING.

MAXIMUM HALF OF DUCT PERIMETER	PAIR @ 10'-0" SPACING		PAIR @ 8'-0" SPACING		PAIR @ 5'-0" SPACING		PAIR @ 4'-0" SPACING	
	STRAP	WIRE/ROD	STRAP	WIRE/ROD	STRAP	WIRE/ROD	STRAP	WIRE/ROD
P/2 = 30"	1"x0.030" (22 GA)	10 GA	1"x0.030" (22 GA)	10 GA	1"x0.030" (22 GA)	12 GA	1"x0.030" (22 GA)	12 GA
P/2 = 72"	1"x0.047" (18 GA)	$\frac{3}{8}$ "	1"x0.036" (20 GA)	$\frac{1}{4}$ "	1"x0.030" (22 GA)	$\frac{1}{4}$ "	1"x0.030" (22 GA)	$\frac{1}{4}$ "
P/2 = 96"	1"x0.058" (16 GA)	$\frac{3}{8}$ "	1"x0.047" (18 GA)	$\frac{3}{8}$ "	1"x0.036" (20 GA)	$\frac{3}{8}$ "	1"x0.030" (22 GA)	$\frac{1}{4}$ "
P/2 = 120"	1 $\frac{1}{2}$ "x0.058" (16 GA)	$\frac{1}{2}$ "	1"x0.058" (16 GA)	$\frac{3}{8}$ "	1"x0.047" (18 GA)	$\frac{3}{8}$ "	1"x0.036" (20 GA)	$\frac{1}{4}$ "
P/2 = 168"	1 $\frac{1}{2}$ "x0.058" (16 GA)	$\frac{1}{2}$ "	1 $\frac{1}{2}$ "x0.058" (16 GA)	$\frac{1}{4}$ "	1"x0.058" (16 GA)	$\frac{3}{8}$ "	1"x0.047" (18 GA)	$\frac{3}{8}$ "
P/2 = 192"	-	$\frac{1}{2}$ "	1 $\frac{1}{2}$ "x0.058" (16 GA)	$\frac{1}{2}$ "	1"x0.058" (16 GA)	$\frac{3}{8}$ "	1"x0.058" (16 GA)	$\frac{3}{8}$ "
P/2 $\geq$ 193"								
SPECIAL ANALYSIS REQUIRED								
WHENSTRAPS ARE LAP-JOINED, USE THESE MINIMUM FASTENERS:	WHENSTRAPS ARE LAP-JOINED, USE THESE MINIMUM FASTENERS:							
1"x0.047", 0.036" 0.030" - TWO NO. 10 OR ONE $\frac{1}{4}$ " BOLT	STRAP				WIRE OR ROD (DIA.)			
1"x0.058" - TWO $\frac{1}{4}$ " BOLT								
1 $\frac{1}{2}$ "x0.058" - TWO $\frac{3}{8}$ " BOLT	1"x0.030" = 260 LBS				1.006" = 80 LBS			
	1"x0.036" = 320 LBS				0.135" = 120 LBS			
	1"x0.047" = 420 LBS				0.162" = 160 LBS			
	1"x0.058" = 700 LBS				$\frac{1}{4}$ " = 270 LBS			
	1 $\frac{1}{2}$ "x0.030" = 1100 LBS				$\frac{1}{2}$ " = 680 LBS			
					$\frac{3}{8}$ " = 1250 LBS			
					$\frac{1}{2}$ " = 2000 LBS			
					$\frac{3}{4}$ " = 3000 LBS			

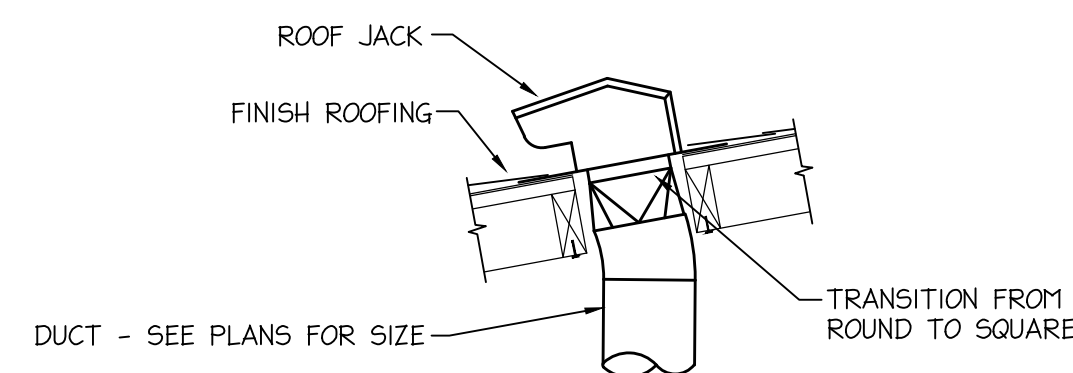
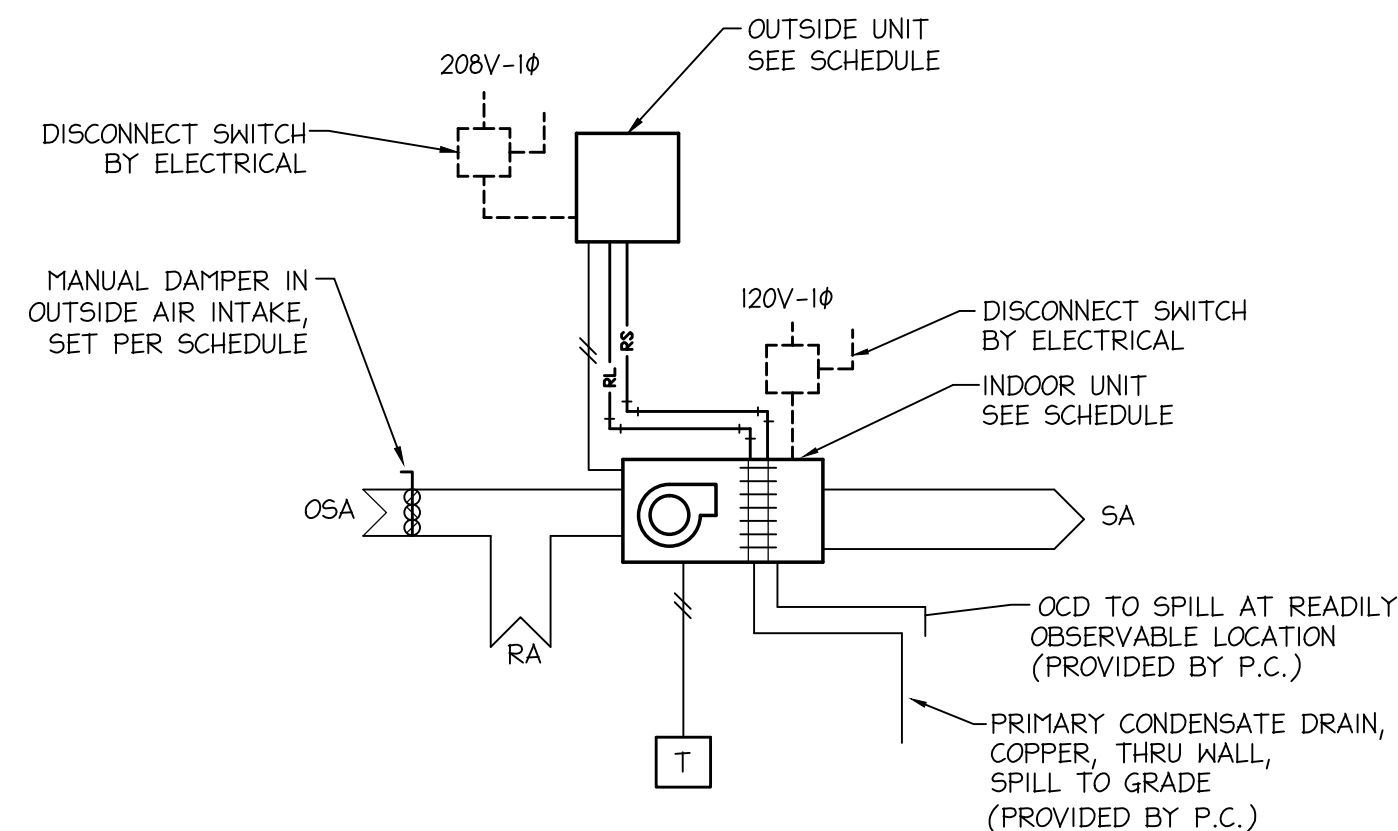
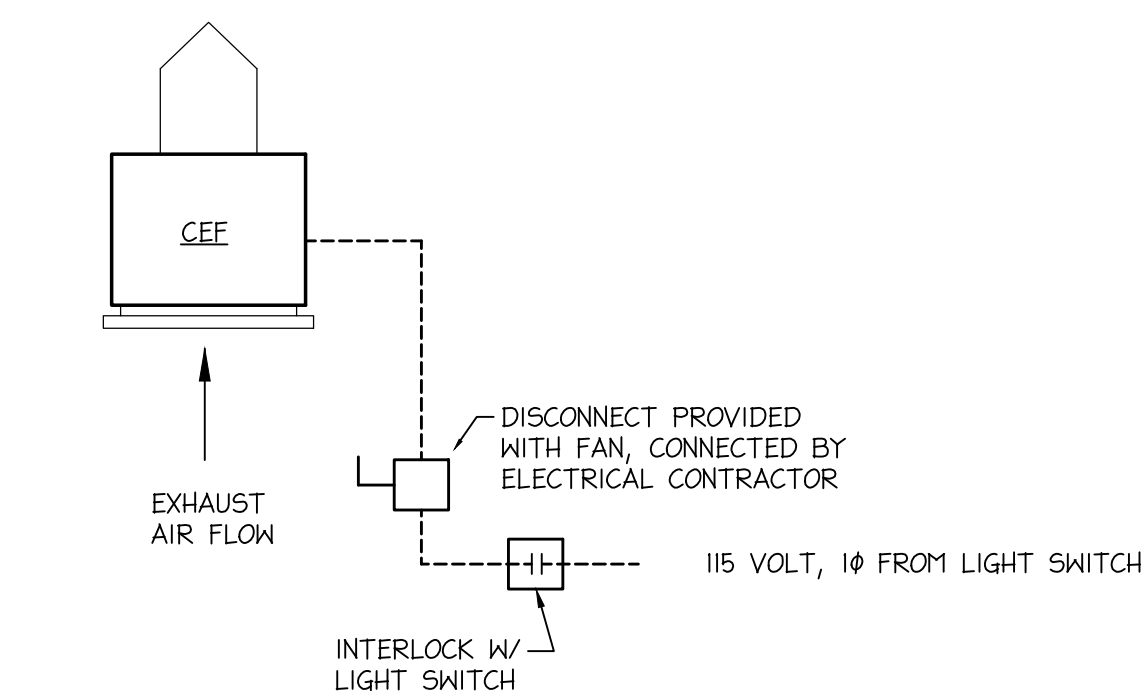
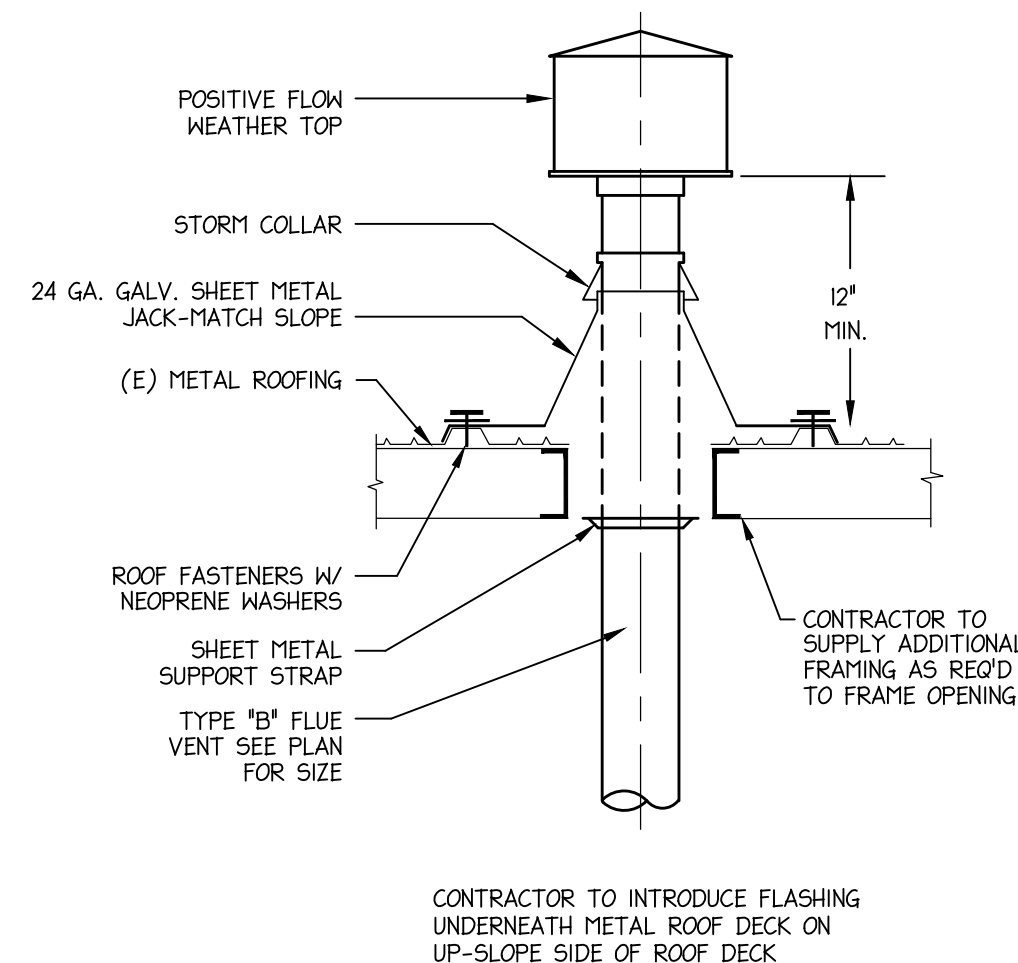
NOTES:

- DIMENSIONS OTHER THAN GAGE ARE IN INCHES.
- TABLES ALLOW FOR DUCT WEIGHT 1 LB./SF INSULATION WEIGHT NORMAL REINFORCEMENT AND TRAPEZE WEIGHT BUT NO EXTERNAL LOADS.
- STRAPS ARE GALVANIZED STEEL; OTHER MATERIALS ARE UNCOATED STEEL.
- ALLOWABLE LOADS FOR P/2 ASSUME THAT DUCTS ARE 0.058" (16 GA) MAXIMUM, EXCEPT THAT WHEN MAXIMUM DUCT DIMENSION (W) IS OVER 60", THEN P/2 MAXIMUM IS 1.25W.
- FOR TRAPEZE SIZES SEE TITLE 24, PART 4, 2001 CALIFORNIA MECHANICAL CODE, APPENDIX A, UMC STANDARD 6-2, TABLE NUMBER 6-2-B.
- 12 GA, 10 GA OR 8 GA WIRE IS STEEL OF BLACK-ANNEALED, BRIGHT BASIC OR GALVANIZED TYPE.



NOTE:  
RS / RL COPPER TUBING TYPE "L", ALL 90°  
ELBOWS SHALL BE LONG RADIUS, INSULATE  
ALL SUCTION LINES WITH 1½" ARMFLEX, WRAP  
ARMFLEX EXPOSED TO THE WEATHER WITH  
ALUMN. MASTIC TAPE.

(CU-1/F-1, CU-2/F-2, CU-3/F-3 ONLY)









PLUMBING FIXTURE SCHEDULE	
MARK	DESCRIPTION
WC-1	WATER CLOSET: FLOOR MOUNT, VITREOUS CHINA, ELONGATED RIM, TOP SPUD, WHITE, 1.6 GALLONS PER FLUSH. TOP OF SEAT @ 17" HIGH, INTEGRAL TRAP, SIPHON JET ACTION, KOHLER "HIGHCREST" #K-4302. SEAT: EXTRA HEAVY DUTY OPEN FRONT LESS COVER FOR ELONGATED BOWL. STAINLESS STEEL CHECK HINGE WITH PVC WASHERS, METAL FLAT WASHERS, LOCK WASHERS AND STAINLESS STEEL NUTS. CENTOCO #500STSCC. VALVE: ELECTRONIC INFRARED SENSOR WITH TRIPPOINT TECHNOLOGY FOR ACCURATE ACTIVATION, FOUR 1.5 V AA BATTERIES INCLUDED, KOHLER #K-10957 (1.6 GALLONS PER FLUSH). INSTALL TO COMPLY W/ ADA REQUIREMENTS.
WC-2	WATER CLOSET: FLOOR MOUNT, VITREOUS CHINA, ELONGATED RIM, TOP SPUD, WHITE, 1.6 GALLONS PER FLUSH. TOP OF SEAT @ 17" HIGH, INTEGRAL TRAP, SIPHON JET ACTION, KOHLER "HIGHCREST" #K-4302. SEAT: EXTRA HEAVY DUTY OPEN FRONT LESS COVER FOR ELONGATED BOWL. STAINLESS STEEL CHECK HINGE WITH PVC WASHERS, METAL FLAT WASHERS, LOCK WASHERS AND STAINLESS STEEL NUTS. CENTOCO #500STSCC. VALVE: ELECTRONIC INFRARED SENSOR WITH TRIPPOINT TECHNOLOGY FOR ACCURATE ACTIVATION, FOUR 1.5 V AA BATTERIES INCLUDED, KOHLER #K-10957 (1.6 GALLONS PER FLUSH).
UR-1	URINAL: WALL HUNG, VITREOUS CHINA, WHITE, FLUSH VALVE TYPE, 1.0 GALLON PER FLUSH, INTEGRAL TRAP, TOP SPUD, SIPHON JET, KOHLER "DEXTER" #K-5016-ET. VALVE: ELECTRONIC INFRARED SENSOR WITH TRIPPOINT TECHNOLOGY FOR ACCURATE ACTIVATION, FOUR 1.5 V AA BATTERIES INCLUDED, KOHLER #K-10960(1.0 GALLON PER FLUSH) CARRIER: CONCEALED ARM, ZURN Z-1222. INSTALL PER ADA REQUIREMENTS.
UR-2	URINAL: WALL HUNG, VITREOUS CHINA, WHITE, FLUSH VALVE TYPE, 1.0 GALLON PER FLUSH, INTEGRAL TRAP, TOP SPUD, SIPHON JET, KOHLER "DEXTER" #K-5016-ET. VALVE: ELECTRONIC INFRARED SENSOR WITH TRIPPOINT TECHNOLOGY FOR ACCURATE ACTIVATION, FOUR 1.5 V AA BATTERIES INCLUDED, KOHLER #K-10960(1.0 GALLON PER FLUSH) CARRIER: CONCEALED ARM, ZURN Z-1222. INSTALL PER ADA REQUIREMENTS.
L-1	LAVATORY: COUNTER MOUNTED, WHITE VITREOUS CHINA, 20" x 18", WHITE, FRONT OVERFLOW, FAUCET HOLES ON 4" CENTERS, KOHLER #K-2905. FAUCET: DECK MOUNTED 4" CENTERSET, POLISHED CHROME PLATED FINISH, METAL LEVER HANDLE, CERAMIC MIXING CARTRIDGE, TEMPERATURE LIMIT STOP, TOTAL LEAD CONTENT LESS THAN 0.25% BY WEIGHTED AVERAGE, CHICAGO #420-CP. CHROME GRID STRAINER WASTE, CHICAGO #327-X. PROVIDE SUPPLIES & ANGLE STOPS, BRASS CRAFT #0CR145A. PROVIDE PROFLOW TRAP & HW SUPPLY COVER, MODEL #P203WH. PROVIDE COUNTER MOUNTED SOAP DISPENSER, BRASS CONSTRUCTION, 16 FLUID OUNCES, REFILLABLE FROM ABOVE, KOHLER #K-1495. INSTALL TO COMPLY W/ ADA REQUIREMENTS.
KS-1	SINK: COUNTER MOUNTED, 19"x43"x7-1/2" DEEP, DOUBLE COMPARTMENT, 18 GA, T-304 STAINLESS STEEL, HAND-BLENDED POLISHED FINISH, FULLY COATED UNDERSIDE INSULATION, UNDERMOUNT SINK W/ UNDERMOUNT CLIPS, CONTRACTOR TO PROVIDE FASTENERS, JUST MODEL #D-1943-A-GR. FAUCET: DECK MOUNTED 8" WIDESPREAD WITH SPRAY, SPOUT - 6-5/8" HIGH, 5" HEIGHT TO OUTLET, 8" PROJECTION, RIGID/SWING SPOUT, 2" SINGLE WING METAL HANDLES WITH EIGHT POINT BROACH, CHROME FINISH, TOTAL LEAD CONTENT LESS THAN 0.25% BY WEIGHTED AVERAGE, CHICAGO #102-ABCP. FOOD WASTE DISPOSER: STAINLESS STEEL GRINDER CHAMBER, GRINDER ELEMENTS AND SWIVEL LUGS, PERMANENTLY LUBRICATED UPPER AND LOWER BEARINGS, OVERLOAD PROTECTOR W/ MANUAL RESET, SINGLE DIRECTION W/ 1/3 HP, 120 VOLTS, 6.7 AMPS. IN-SINK-ERATOR BADGER 1. DRAIN: GRID STRAINER, BRASS W/ CHROME FINISH, JUST MODEL #J-35-FS. PROVIDE TAIL-PIECE, P-TRAP, SUPPLIES, ANGLE STOPS W/ LOOSE KEY.
MS-1	MOP SINK: FLOOR MOUNT, CAST IRON W/ ACID RESISTANT ENAMEL FINISH, 28"x28", 3" OUTLET, KOHLER "WHITBY" #K-6710. STAINLESS STEEL RIM GUARD. FAUCET: CHROME PLATED SERVICE SINK FAUCET, INTEGRAL VACUUM BREAKER, WALL BRACE, PAIL HOOK, 3/4" THRD OUTLET, CHICAGO #782-VB. INTEGRAL VACUUM BREAKER. PROVIDE SS HOSE RACK. PROVIDE WITH MOP HANGER AND 4' LONG 3/4"Ø FILL HOSE.
SS-1	SERVICE SINK: 24" X 20-1/4" SINGLE COMPARTMENT, CAST IRON, ACID RESISTANT ENAMEL FINISH, DRILLED BACK, KOHLER #K-6716. FAUCET: 8" CENTER, SOLID BRASS, ROUGH -PLATED FINISH, VACUUM BREAKER, PAIL HOOK FOR WASH OR MOP BUCKET, KOHLER #K-8405. ADJUSTABLE TRAP: 3" IRON PIPE CONNECTION WITH CLEANOUT PLUG AND STRAINER. KOHLER #K-6673.
DF-1	DUAL HEIGHT DRINKING FOUNTAIN: "HAWKS" I1914A, H/L/O WALL MOUNTED, 14 GA. TYPE 304 SATIN FINISH STAINLESS STEEL, ANTIMICROBIAL PROTECTION. PROVIDE SUPPLY AND STOP. INSTALL PER ADA REQUIREMENTS.
TP-1	TRAP PRIMER: DIFFERENTIAL PRESSURE AUTOMATIC TYPE, CORROSION RESISTANT BRASS, INSTALL STRICTLY PER MANUFACTURER'S RECOMMENDATIONS, PROVIDE ACCESS DOOR, PPP MODEL #PR-500
FD-1	FLOOR DRAIN: CAST IRON BODY, NICKEL BRONZE 6" ROUND TOP, NO-HUB 2" OUTLET, VANDAL PROOF SCREWS 1/2" TRAP PRIMER CONNECTION, ZURN #Z415B-P
HB-1	HOSE BOX: RECESSED BOX W/ WALL FLANGE, TYPE 304 SS W/ SATIN FINISH, CARTRIDGE-OPERATED TYPE VALVE W/ VANDAL-RESISTANT LOCKSHIELD, REMOVABLE LOOSE KEY WHEEL HANDLE & SCREW DRIVER-OPERATED STOP, 3/4" NPT FEMALE INLET, 3/4" MALE HOSE THREAD OUTLET W/ VACUUM BREAKER. ACORN #8151.

ALTERNATE BID	
MARK	DESCRIPTION
DF-1	DUAL HEIGHT DRINKING FOUNTAIN: "HAWKS" HKBFA8L-VRC, H/L/O BARRIER-FREE VANDAL-RESISTANT WALL MOUNTED, 14 GA. TYPE 304 SATIN FINISH STAINLESS STEEL, ANTIMICROBIAL PROTECTION. SELF-CONTAINED R-134A REFRIGERATION SYSTEM, 8 GPH @ 50°F, 115 VOLTS, 60Hz, 460 WATTS, 4.6 FLA. PROVIDE SUPPLY AND STOP. INSTALL PER ADA REQUIREMENTS.

# DOMESTIC WATER SIZING CALCULATION

JOB NO.: 10174  
JOB NAME: Granite Reality  
LOCATION: Modesto  
DATE: 02-June-10

## WATER SIZING WORKSHEET 2007 CPC TABLE 610.5 AND APPENDIX A

SOURCE DATA				TABLE A-2 FIXTURE TYPE				PUBLIC USE		
MIN. PRESSURE AVAILABLE:	50.0	PSI		BATHTUB/BATH-SHOWER COMB. (FILL)	0	4.0	0.0	QTY	FU	TOTAL
				BATHTUB, 3/4" BATHTUB FILL	0	10.0	0.0			
				BIDET	0		0.0			
				CLOTHESWASHER	0	4.0	0.0			
				DENTAL UNIT, CUSPIDOR	0	1.0	0.0			
				DISHWASHER, DOMESTIC	0	1.5	0.0			
				DRINKING FOUNTAIN OR WATERCOOLER	2	0.5	1.0			
				HOSE BIBB	0	2.5	0.0			
				HOSE BIBB (EACH ADDITIONAL)	0	1.0	0.0			
				LAVATORY	4	1.0	4.0			
				LAWN SPRINKLER, EACH HEAD	0	1.0	0.0			
				SINK, BAR TYPE	0	2.0	0.0			
				SINK, CLINIC FAUCET	0	3.0	0.0			
				SINK, CLINIC FLUSHOMETER W/ OR W/O FAUCET	0	8.0	0.0			
				SINK, KITCHEN DOMESTIC	1	1.5	1.5			
				SINK, LAUNDRY	0	1.5	0.0			
				SINK, SERVICE, JANITOR OR MOP BASIN	2	3.0	6.0			
				SINK, WASHUP (EACH SET OF FAUCETS)	0	2.0	0.0			
				SHOWER	0	2.0	0.0			
				URINAL, 1.0 GPF	2	4.0	8.0			
				URINAL, 2.0 GPF	0	5.0	0.0			
				URINAL, FLUSH TANK	0	2.0	0.0			
				WASHFOUNTAIN, CIRCULAR SPRAY	0	4.0	0.0			
				WATER CLOSET, 1.6 GPF GRAVITY TANK	0	2.5	0.0			
				WATER CLOSET, 1.6 GPF FLUSHOMETER TANK	0	2.5	0.0			
				WATER CLOSET, 1.6 GPF FLUSHOMETER VALVE	6	5.0	30.0			
				WATER CLOSET > 1.6 GPF GRAVITY TANK	0	5.5	0.0			
				WATER CLOSET > 1.6 GPF FLUSHOMETER VALVE	0	8.0	0.0			
										</



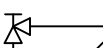


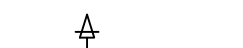
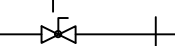
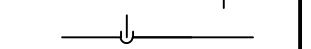
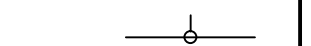
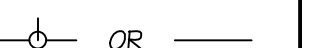
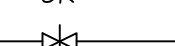
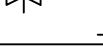
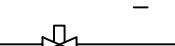

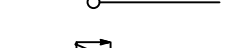
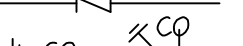
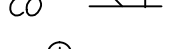

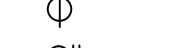

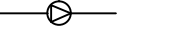

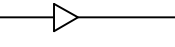
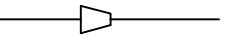
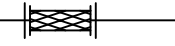
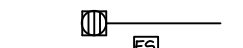
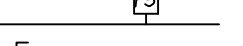
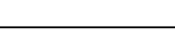
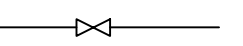
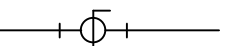
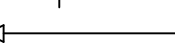
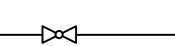
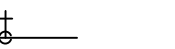
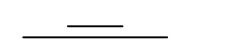

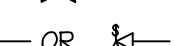
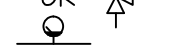


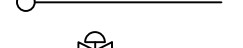


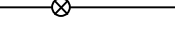
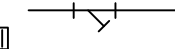

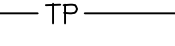
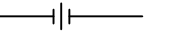
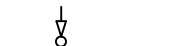
PLUMBING GENERAL NOTES	
I. CALIFORNIA CODE OF REGULATIONS: A. ALL HOT WATER RECIRCULATION LINES SHALL BE INSULATED IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS - TITLE 24, PART 6, SECTION 123. B. ALL PLUMBING FIXTURE & EQUIPMENT USED (E.G. SHOWERHEADS, LAVATORY FAUCETS, SINK FAUCETS, HOT WATER HEATERS) SHALL HAVE BEEN CERTIFIED TO THE CALIFORNIA ENERGY COMMISSION, BY ITS MANUFACTURER TO COMPLY WITH THE ENERGY EFFICIENCY STANDARDS FOR SUCH APPLIANCES.	
II. SCOPE: A COMPLETE DOMESTIC PLUMBING SYSTEM AS GENERALLY DELINEATED ON THE PLUMBING DRAWINGS, INCLUDING SERVICE PIPING AND FINAL CONNECTIONS TO EQUIPMENT FURNISHED AND INSTALLED BY OTHER TRADES AS MAY BE SHOWN ON THE ARCHITECTURAL, ELECTRICAL OR OTHER DRAWINGS OF THE CONTRACT DOCUMENTS.	
III. CODES: ALL WORK, MATERIAL, AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE INSPECTING AUTHORITY HAVING JURISDICTION. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT THE INSTALLATION OF WORK, MATERIAL OR EQUIPMENT NOT CONFORMING TO THESE OR OTHER CODES APPLICABLE TO THIS PROJECT. A. 2007 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (PART 1, TITLE 24 CCR) B. 2006 IBC AND 2007 CALIFORNIA AMENDMENTS (2007 CALIFORNIA BUILDING CODE - PART 2, TITLE 24, CCR) C. 2005 NEC AND 2007 CALIFORNIA AMENDMENTS (2007 CALIFORNIA ELECTRICAL CODE - PART 3, TITLE 24, CCR) D. 2006 UMC AND 2007 CALIFORNIA AMENDMENTS (2007 CALIFORNIA MECHANICAL CODE - PART 4, TITLE 24, CCR) E. 2006 URC AND 2007 CALIFORNIA AMENDMENTS (2007 CALIFORNIA PLUMBING CODE - PART 5, TITLE 24, CCR) F. 2004 IFC AND 2007 CALIFORNIA AMENDMENTS (2007 CALIFORNIA FIRE CODE - PART 9, TITLE 24, CCR)	
IV. WORKMANSHIP: ALL WORK SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER ACCORDING TO THE BEST TRADE PRACTICE BY THOSE SKILLED IN THE PARTICULAR TRADE. EQUIPMENT, FIXTURES, PIPING, ETC., SHALL BE PLUMB, LEVEL, SQUARE OR CENTERED, ETC. EQUIPMENT TO BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS.	
V. EXISTING INFORMATION: THE CONTRACTOR SHALL OBSERVE AND RECORD CONDITION OF ALL EXISTING SURFACES, STRUCTURE(S) AND FINISHES THAT WILL RECEIVE NEW FINISHES, FIXTURES AND/OR EQUIPMENT, INCLUDING AREAS THAT ADJACENT NEW WORK OR ARE IN ANY WAY AFFECTED BY THE WORK OF THIS CONTRACT. CONTRACTOR SHALL INCLUDE IN THEIR BID ANY AND ALL WORK REQUIRED TO ACCOMMODATE THE NEW CONSTRUCTION WITHIN THE MAXIMUM TOLERANCES INDICATED OR SPECIFIED IN THE CONSTRUCTION DOCUMENTS OR AS ACCEPTABLE TO THE ARCHITECT.	
VI. PERMITS AND UTILITY SERVICE FEES: PLUMBING CONTRACTOR TO ARRANGE AND PAY FOR ALL PERMITS, INSPECTIONS, AND SERVICE CHARGES REQUIRED IN THE INSTALLATION OF THE WORK.	
VII. ACCURACY: PLANS ARE DIAGRAMMATIC. CONTRACTOR SHALL CONFIRM ALL DIMENSIONS AND LOCATION OF WALLS, PARTITIONS, FIXTURES, ETC., AGAINST DESIGN PLANS FOR CONSISTENCY AND ACCURACY PRIOR TO COMMENCING WORK.	
VIII. PROVIDE AND INSTALL CONDENSATE DRAIN WITH TRAP AT EACH A/C UNIT PER U.P.C., AT LOCATIONS SHOWN ON DRAWINGS COORDINATE WITH MECHANICAL CONTRACTOR.	
IX. PROVIDE AND INSTALL ACCESS PANEL FOR ALL SHUT-OFF, ISOLATION OR BRANCH VALVES NOT READILY ACCESSIBLE. ACCESS PANELS SHALL BE PROVIDED AND INSTALLED AT ALL TRAP PRIMER VALVES AND WATER HAMMER ARRESTORS.	

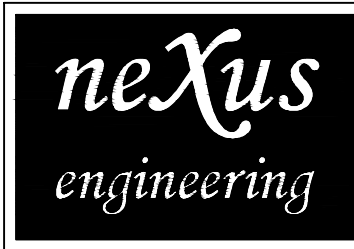
PLUMBING MATERIAL SPECIFICATIONS	
A. DWV PIPE: ABS SCH. 40 PLASTIC DRAIN, WASTE AND VENT, ASTM D2661-94A FITTINGS: ABS SCH. 40, ASTM D2661-94A ALL ABS PIPING EXPOSED TO SUNLIGHT SHALL BE PROTECTED BY WATER BASE SYNTHETIC LATEX PAINT. CPC 313.5 AND IS 5-92 313.3	
B. DOMESTIC WATER PIPE: COPPER TYPE L PER ASTM B-88 FITTINGS: WROUGHT COPPER PER ANSI 16.22 INSULATION: INSULATE HOT WATER AND HOT WATER RETURN WITH 1" FIBERGLASS INSULATION AND ALL-SERVICE-JACKET	
C. CONDENSATE DRAIN PIPE: COPPER TYPE L PER ASTM B-88 FITTINGS: WROUGHT COPPER PER ANSI 16.22	
D. NATURAL GAS (WITHIN BUILDING) PIPE: SCH 40 BLACK STEEL, THREADED PER ASTM A-53 FITTINGS: SCREWED MALLEABLE IRON PER ANSI B-16.3	

T-24 MECH. MANDATORY MEASURES	
SERVICE WATER HEATING SYSTEMS	
<input checked="" type="checkbox"/> §113(c): INSTALLATION	
1. TEMPERATURE CONTROLS FOR PUBLIC LAVATORIES. THE CONTROLS SHALL LIMIT THE OUTLET TEMPERATURE TO 110°F	
2. CIRCULATING SERVICE WATER-HEATING SYSTEMS SHALL HAVE A CONTROL CAPABLE OF AUTOMATICALLY TURNING OF THE CIRCULATING PUMP WHEN HOT WATER IS NOT REQUIRED.	

PLUMBING EQUIPMENT SCHEDULE	
MARK	DESCRIPTION
WH-1	WATER HEATER: 40 GALLON STORAGE CAPACITY, 41 GPH RECOVERY @ 90°F TEMP. RISE, 40 MBH INPUT, 5 YEAR WARRANTY. PROVIDE 3/4" TFP RELIEF VALVE, 1/2" CN INLET, 1/2" HW OUTLET, 1/2" GAS. BRADFORD WHITE #M-1-40356EN, OPERATING WEIGHT = 450 LBS.
ET-1	EXPANSION TANK: BUTYL DIAPHRAM, AIR CHARGE VALVE, STATE #ETC-5X
CP-1	CIRCULATION PUMP: BRONZE BODY, POLYPROPYLENE IMPELLER, CERAMIC SHAFT, 3/4" FLANGED CONNECTIONS, 10 GPM @ 8' W.C. 115V, 1ø, 92 WATTS @ .80 FLA, OP WT = 10 lbs. BELL & GOSSET #NBF-22

FIXTURE CONNECTION SCHEDULE									
FIXTURE	SYM	WASTE		TRAP	VENT	COLD WATER		HOT WATER	
		BRANCH	OUTLET			BRANCH	OUTLET		
WATER CLOSET (F.V.)	WC	3"	3"	INT.	2"	1½"	1"	--	--
URINAL	UR	2"	1½"	1½"	1½"	1½"	¾"	--	--
LAVATORY	L	2"	1½"	1½"	1½"	¾"	½"	¾"	½"
SINK	S	2"	1½"	1½"	1½"	¾"	½"	¾"	½"
FLOOR DRAIN	FD	2"	2"	2"	1½"	--	--	--	--
DRINKING FOUNTAIN	DF	1½"	1½"	1½"	1½"	½"	½"	--	--

PLUMBING LEGEND		
SYMBOL	ABBREVIATION	DESCRIPTION
-----	SS	WASTE OR SANITARY SEWER BELOW FLOOR
-----	V	VENT PIPING
-----	CW	COLD WATER
----- ICW -----	ICW	INDUSTRIAL COLD WATER
-----	HWS (110", 140")	HOT WATER SUPPLY
-----	HWR	HOT WATER RETURN
----- G -----	G	NATURAL GAS - LOW PRESSURE
----- MPG -----	MPG	NATURAL GAS - MEDIUM PRESSURE (5.0 psi)
----- HPG -----	HPG	NATURAL GAS - HIGH PRESSURE (15.0psi)
----- FOS -----	FOS	FUEL OIL SUPPLY
----- FR -----	FR	FUEL OIL RETURN
----- FOS/R -----	FOS/R	COMBINATION FUEL OIL SUPPLY/RETURN
---X---X---X---X---	(E)	EXISTING TO BE REMOVED
--- D --- OR ---	D OR IW	DRAIN OR INDIRECT WASTE
----- CD -----	CD	CONDENSATE DRAIN
----- MPS -----	MPS	MEDIUM PRESSURE STEAM (85 psig)
----- CR -----	CR	CONDENSATE RETURN
----- PCR -----	PCR	PUMPED CONDENSATE RETURN
----- P T ---X---	P & TRV	PRESSURE & TEMPERATURE RELIEF VALVE PIPING
--- DI ---	DI	DEIONIZED WATER (SCH 80 CPVC)
----- CF -----	CF	CHEMICAL FEED (BOILER, SCH 80 PVC)
----- CA -----	CA	COMPRESSED AIR
----- IHW -----	IHW	INDUSTRIAL HOT WATER
----- SD, RWL -----	SD, RWL	STORM DRAIN, RAINWATER LEADER
----- OFL -----	OFL	RAINWATER OVERFLOW LEADER (STORM)
	AD , AP	ACCESS DOOR, ACCESS PANEL
	AC	AIR CHAMBER
	ANV	ANGLE VALVE
	AQ	AQUASTAT
	AD	AREA DRAIN
	AAV	AUTOMATIC AIR VENT
	BV	BALL VALVE
		BRANCH - TOP CONNECTION
		BRANCH - BOTTOM CONNECTION
		BRANCH - SIDE CONNECTION
	BFV	BUTTERFLY VALVE
	COP	CAP ON END OF PIPE
	CBV	CALIBRATED BALANCE VALVE
	CB , RD	CATCH BASIN, ROOF DRAIN
	CKV	CHECK VALVE
	CO	CLEANOUT PLUG
	FCO	FLOOR CLEANOUT
	GCO	GRADE CLEANOUT
	WCO	WALL CLEANOUT
	CP	CIRCULATING PUMP
	POC	POINT OF CONNECTION
	CR	CONCENTRIC REDUCER
	ER	ECCENTRIC REDUCER
	FC	FLEXIBLE CONNECTOR
	FD	FLOOR DRAIN
	FS	FLOW SWITCH
	GCK	GAGE COCK
	GV	GATE VALVE
	GSCK , PC	GAS COCK , PLUG COCK
	GPR	GAS PRESSURE REGULATOR
	GL. V.	GLOBE VALVE
	HB	HOSE BIBB
	PG	PIPE GUIDE
	PRV	PRESSURE REDUCING VALVE
	RV or P & TRV	RELIEF VALVE OR PRESSURE & TEMPERATURE RELIEF VALVE
	PG	PRESSURE GAUGE
	D	RISER DOWN (ELBOW)
	R	RISER UP (ELBOW)
	TV, PV	SELF OPERATED VALVE (THERMO OR VAPOR PRESSURE)
	SV	SOLENOID VALVE
		STEAM TRAP (ALL TYPES)
	STR	STRAINER
	TH	THERMOMETER
	TP	TRAP PRIMER
	UN	UNION OR FLANGE
		VALVE IN RISER (TYPE AS INDICATED OR NOTED)
	CWH, HWH, VH	COLD WATER HEADER, HOT WATER HEADER, VENT HEADER
	DIA	DIAMETER



Consulting Mechanical Engineers  
1400 Lone Palm Ave.  
Suite A  
Modesto, CA 95351  
Tel: 209.572.7399 Fax: 209.236.1579  
HVAC, Plumbing/Piping, Fire Sprinklers  
Process/Plant Engineering, Refrigeration

L Street Architects  
L i m i t e d  
1400 Lone Palm Ave.  
Modesto, California 95351  
209-572-7405 209-575-4574 fax  
www.lstreetarchitects.com

TENANT IMPROVEMENT FOR  
**GRANITE REALTY**  
CORNERSTONE MALL  
2000 BRIGSMORE  
MODESTO, CALIFORNIA

REVISIONS:	
DRAWN:	RLH
DATE:	07/13/2010
FILE:	424-ALL
JOB:	44,424
PRINT DATE:	

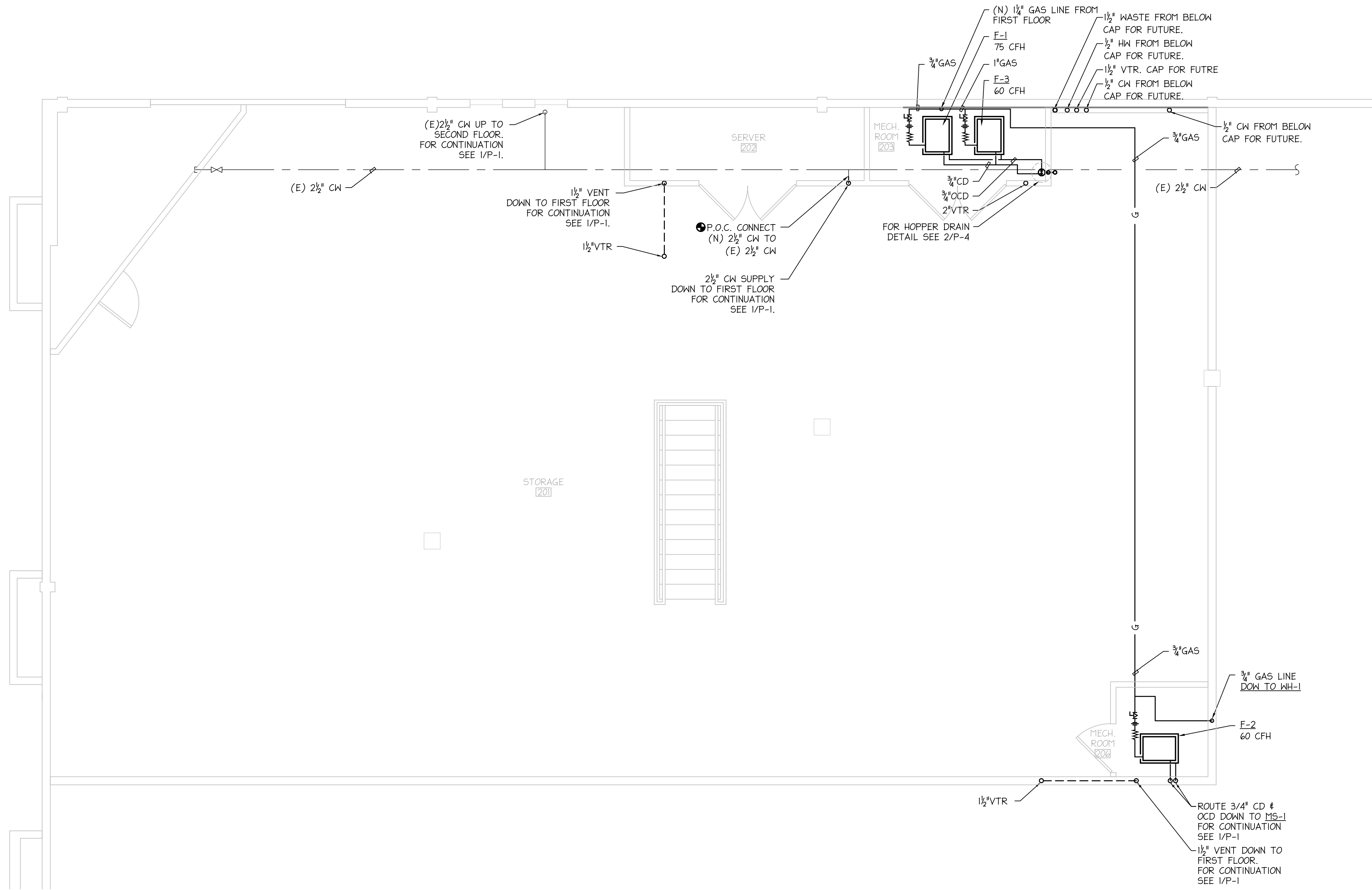
PLUMBING  
SCHEDULES,  
LEGEND, NOTES,  
& DETAILS







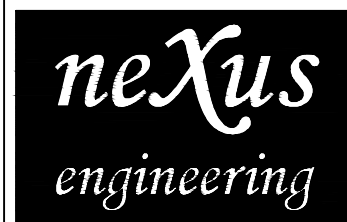
P-2, 9/23/2010 1:38:34 PM, DWG To PDF.pcd



1  
P-2

SECOND FLOOR PLUMBING PLAN

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



Consulting Mechanical Engineers  
1400 Lone Palm Ave.  
Suite A  
Modesto, CA 95351  
Tel: 209.572.7399 Fax: 209.236.1579  
WWW.NEXUSENGINEERING.COM  
HVAC, Plumbing/Piping, Fire Sprinklers  
Process/Plant Engineering, Refrigeration

TENANT IMPROVEMENT FOR

GRANITE REALTY

CORNERSTONE MALL  
2000 BRIGGSMORE  
MODESTO, CALIFORNIA

REVISIONS:

DRAWN:	RLH
DATE:	07/19/2010
FILE:	424-ALL
JOB:	44,424
PRINT DATE:	

SECOND FLOOR  
PLUMBING  
PLAN

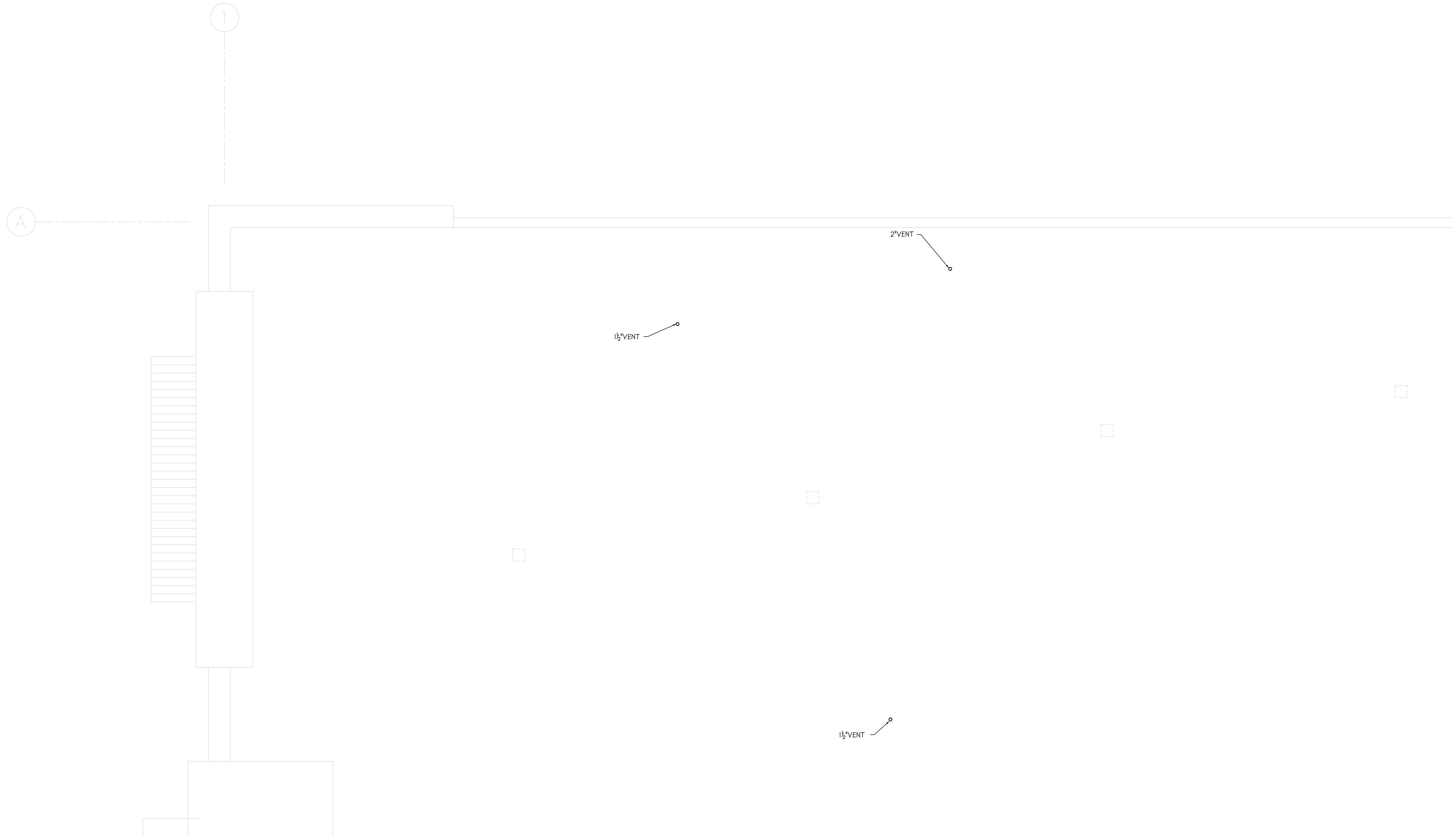
P-2

L Street Architects

L i m i t e d

1404 L Street  
Modesto, California 95354  
209-575-1415 209-575-4374 fax  
www.lstreetarchitects.com

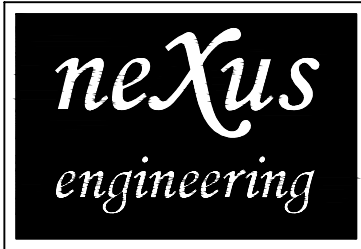




1  
P-3

PLUMBING ROOF PLAN

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



Consulting Mechanical Engineers  
1400 Lone Palm Ave.  
Suite A  
Modesto, CA 95351  
Tel: 209.572.7399 Fax: 209.236.1579  
www.cdmus.com  
HVAC, Plumbing/Piping, Fire Sprinklers  
Process/Plant Engineering, Refrigeration

REVISIONS:

DRAWN:	RLH
DATE:	07/13/2010
FILE:	424-ALL
JOB:	44,424

PRINT DATE:

PLUMBING  
ROOF  
PLAN

P-3

TENANT IMPROVEMENT FOR:

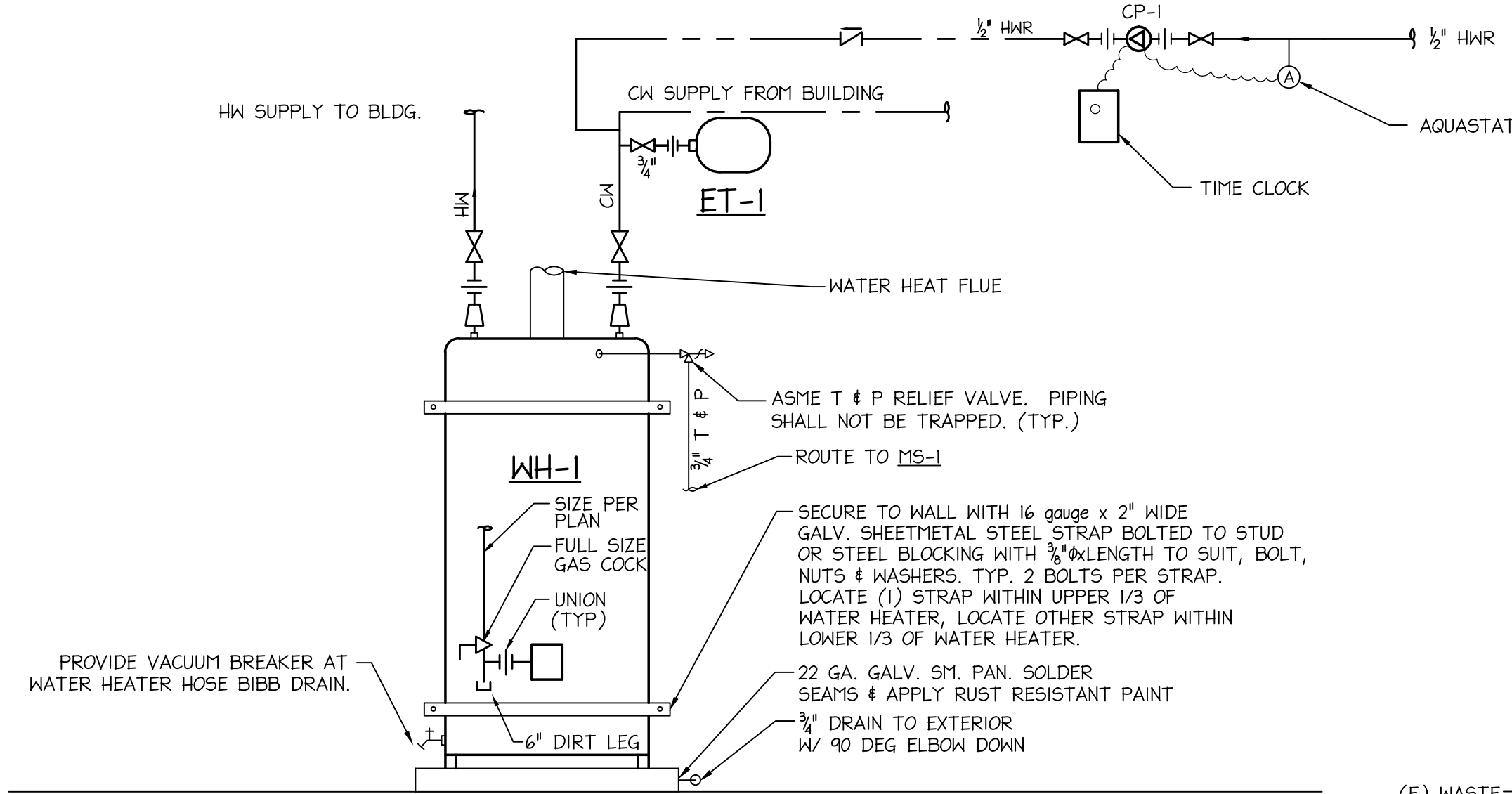
GRANITE REALTY

CORNERSTONE MALL  
2000 BRIGSMORE  
MODESTO, CALIFORNIA

L Street Architects

L Street Architects  
1414 L Street  
Modesto, California 95354  
209-575-1415  
209-575-4374 Fax  
www.lstreetarchitects.com

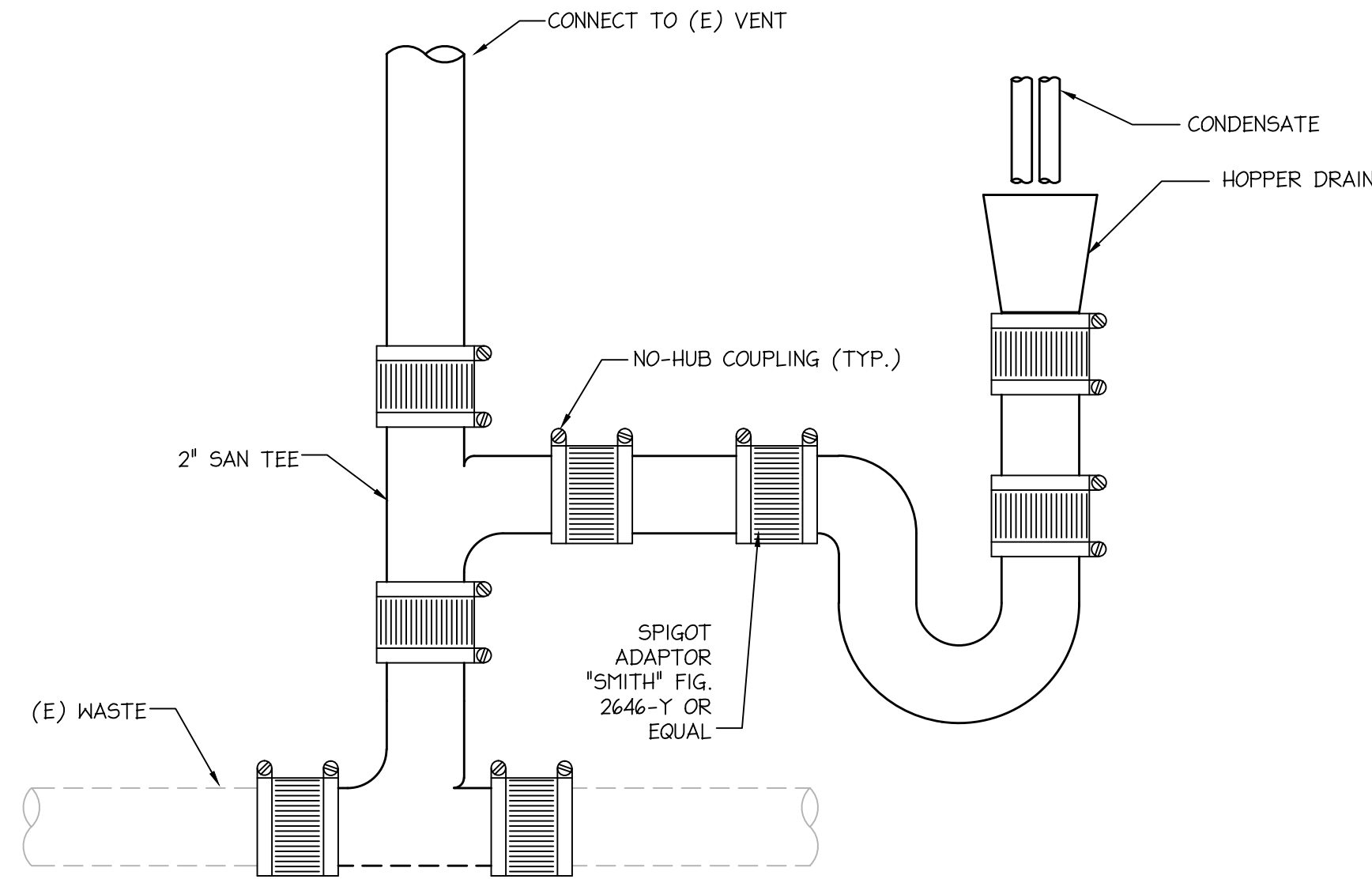




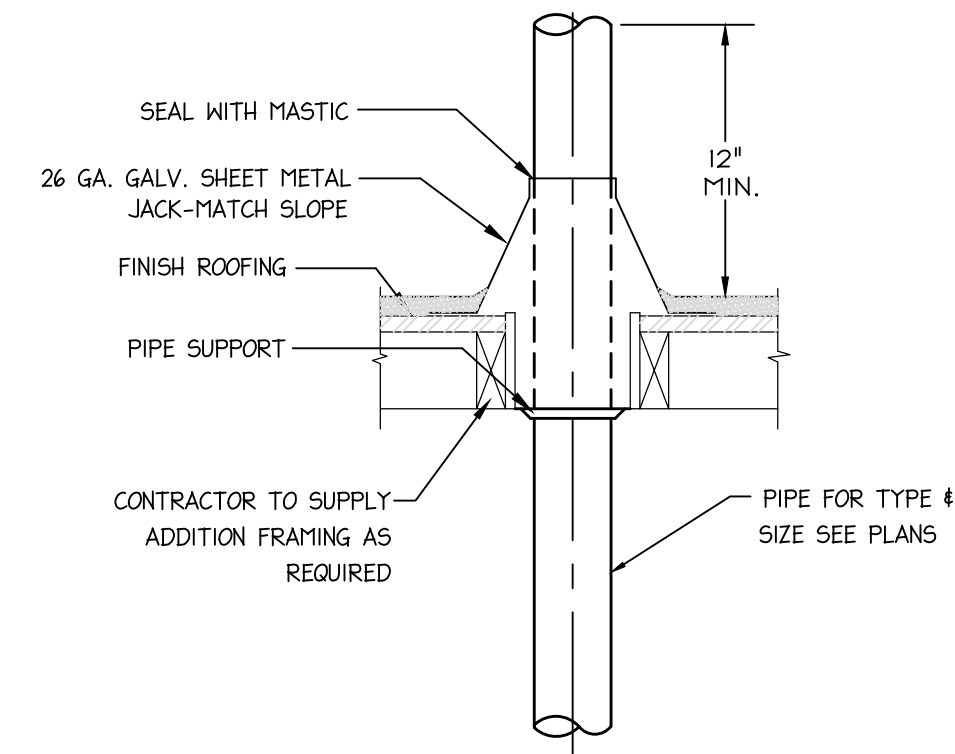
NOTES:

1. UNLESS OTHERWISE NOTED, ALL VALVES & FITTINGS SHALL BE LINE SIZE. USE BELL REDUCERS WHERE REDUCERS ARE REQUIRED. SEE PLANS FOR SIZES.
2. WATER HEATERS SHALL BE SET AT A MAXIMUM TEMPERATURE OF 120° F.

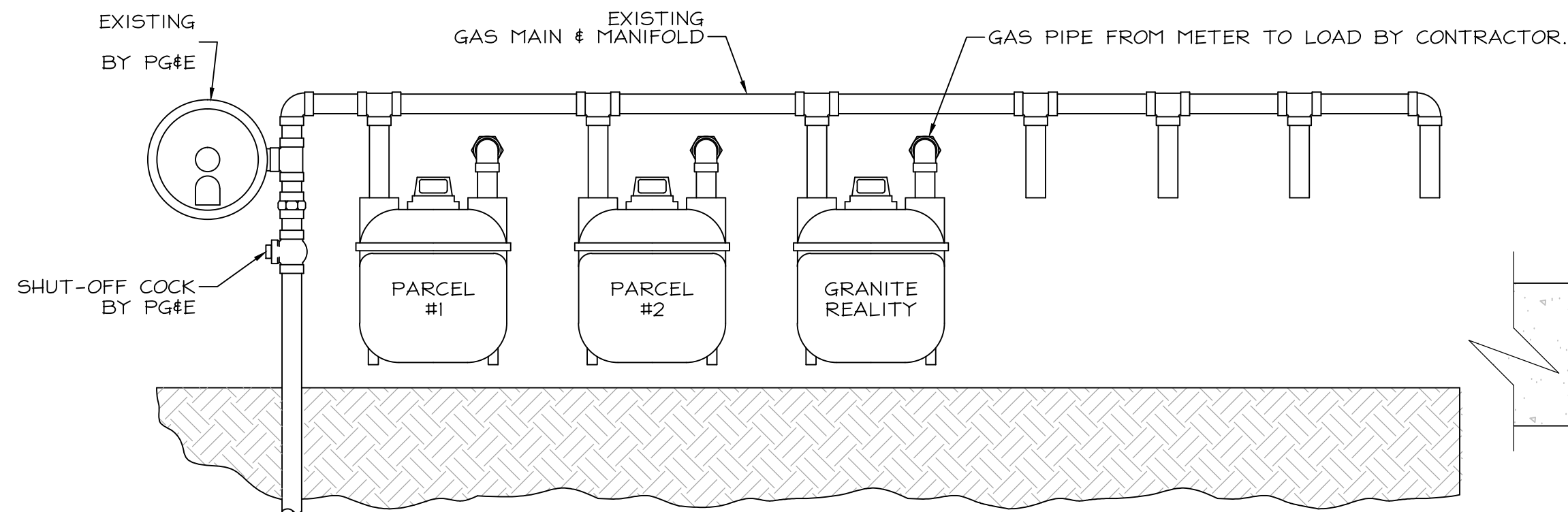
1 GAS WATER HEATER DETAIL  
SCALE: NONE



2 HOPPER DRAIN ASSEMBLY DETAIL  
SCALE: NONE



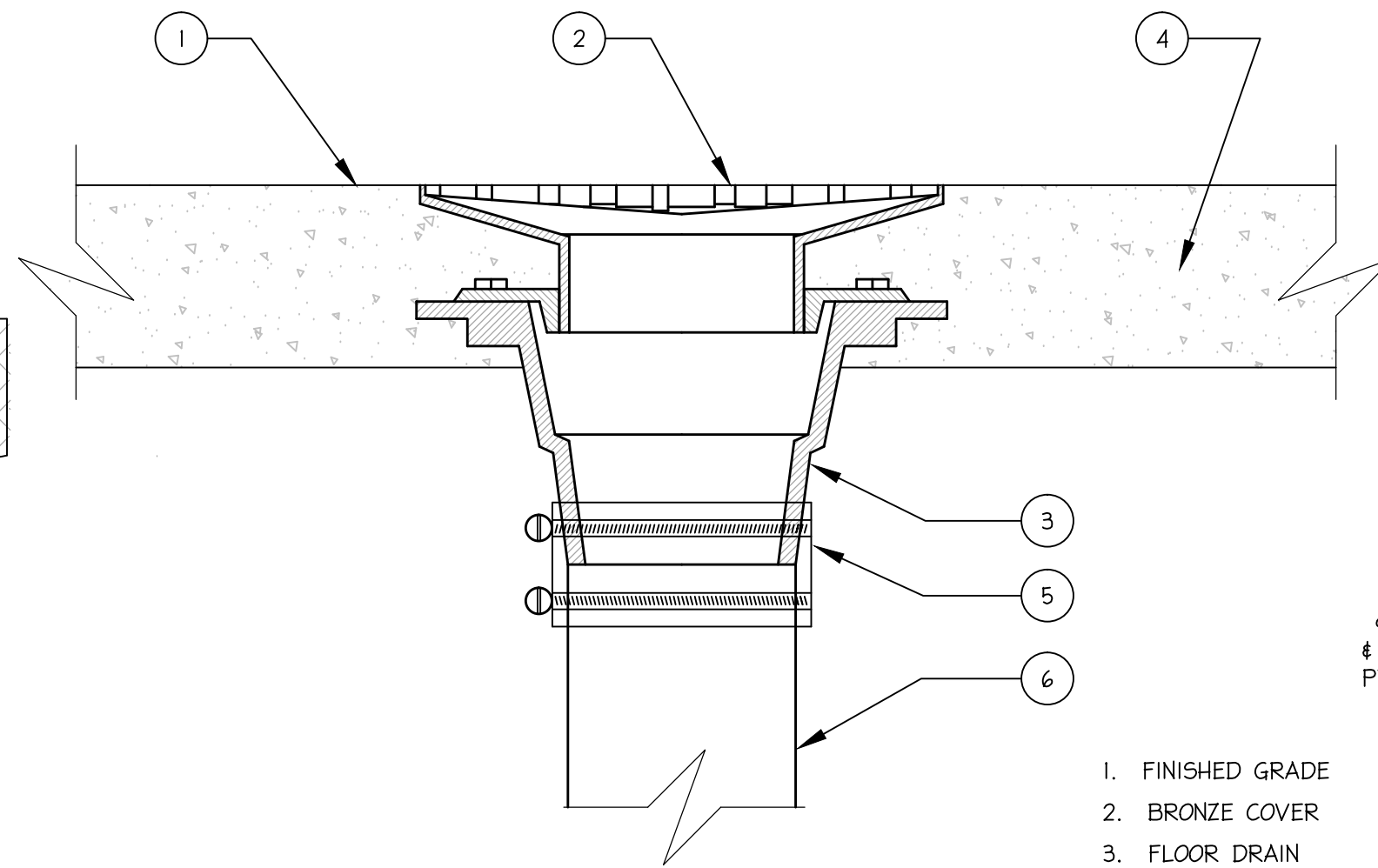
3 VENT THRU ROOF DETAIL  
SCALE: NONE



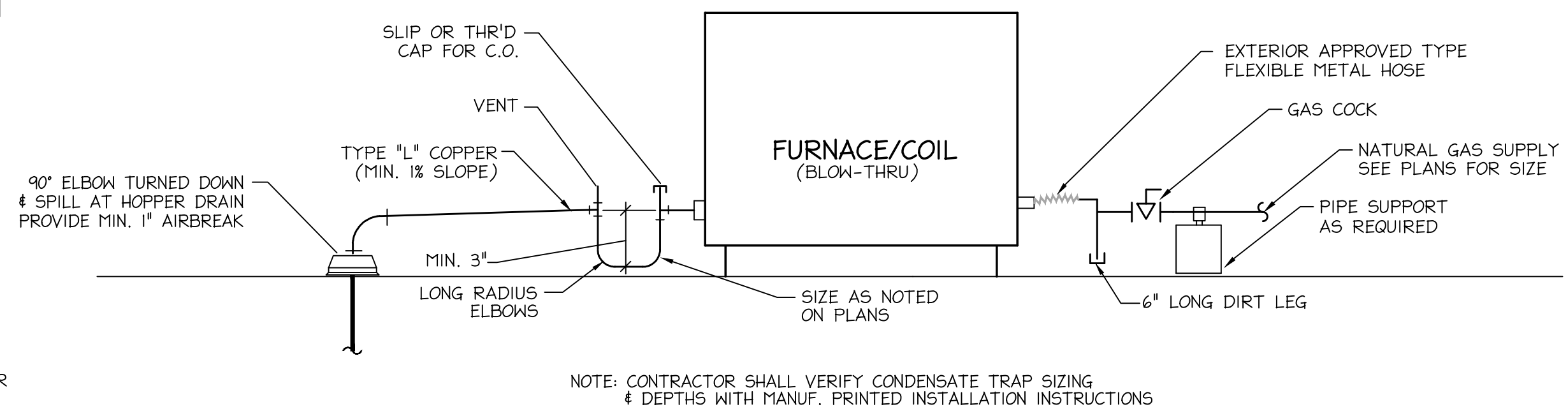
NOTES:

1. ALL GAS PIPE PROTECTIVE COATINGS SHALL BE APPROVED TYPES, MACHINED APPLIED, AND CONFORMING TO RECOGNIZED STANDARDS. FIELD WRAPPING SHALL PROVIDE EQUIVALENT PROTECTION AND IS RESTRICTED TO THOSE FITTINGS AND SHORT SECTIONS WHERE THE FACTORY WRAP HAS BEEN DAMAGED OR NECESSARILY STRIPPED FOR THREADING OR WELDING. SEE 2003 CALIFORNIA PLUMBING CODE APPENDIX 15-13.
2. AN ELECTRICALLY CONTINUOUS INSULATED NUMBER 18 AWG YELLOW 0.040 INCH DIAMETER COPPER TRACER WIRE SHALL BE INSTALLED WITH AND ATTACHED TO UNDERGROUND NON-METALLIC GAS PIPING AND SHALL TERMINATE ABOVE GRADE AT EACH END.
3. GAS RISERS THROUGH A PAVED SURFACE REQUIRE A MINIMUM 3\"/>

4 GAS METER DETAIL  
SCALE: NOT TO SCALE



5 FLOOR DRAIN DETAIL  
SCALE: NONE



NOTE: CONTRACTOR SHALL VERIFY CONDENSATE TRAP SIZING & DEPTHS WITH MANUF. PRINTED INSTALLATION INSTRUCTIONS

6 AC COIL CONDENSATE & FURNACE GAS PIPING DETAIL  
SCALE: NONE



**nexus**  
engineering

Consulting Mechanical Engineers  
1400 Lone Palm Ave.  
Suite A  
Modesto, CA 95351  
Tel: 209.572.7399 Fax: 209.236.1579  
www.nexusengineering.com  
HVAC, Plumbing/Piping, Fire Sprinklers  
Process/Plant Engineering, Refrigeration

TENANT IMPROVEMENT FOR:

GRANITE REALTY

CORNERSTONE MALL  
2000 BRIGSMORE  
MODESTO, CALIFORNIA

REVISIONS:

DRAWN: RLH  
DATE: 07/13/2010  
FILE: 424-ALL  
JOB: 44,424  
PRINT DATE:

PLUMBING  
DETAILS