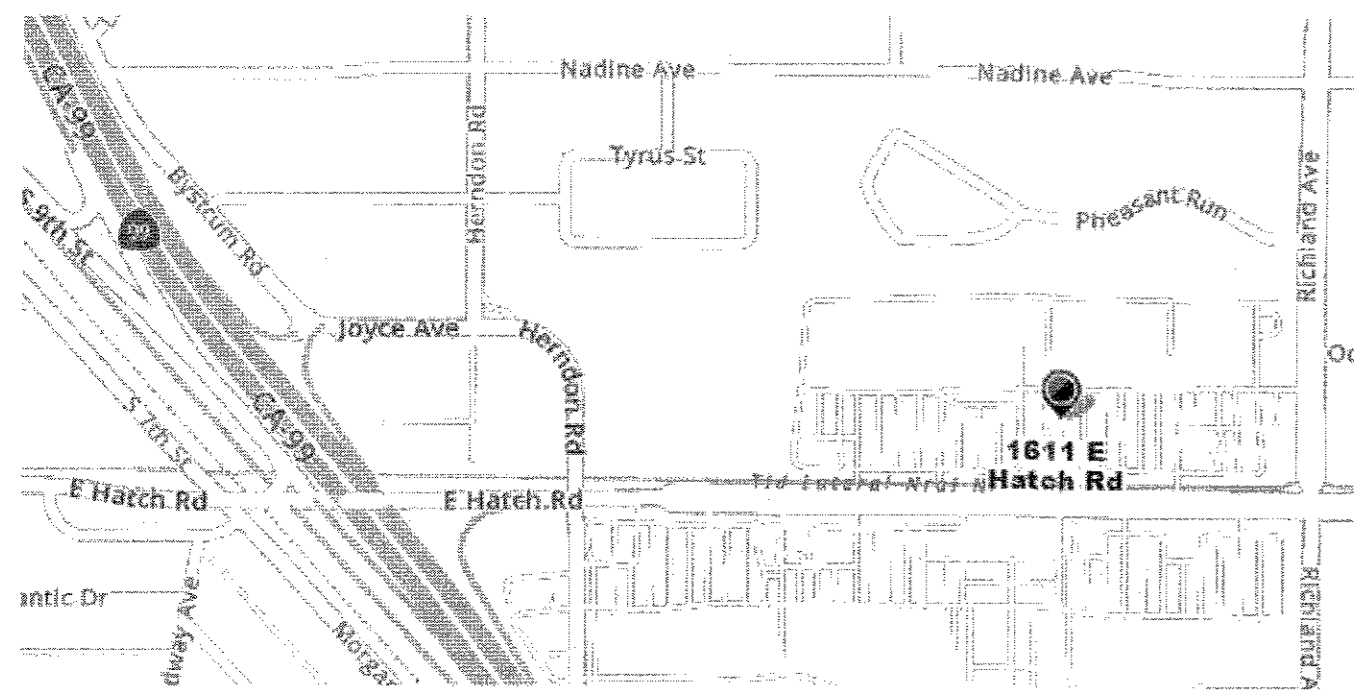
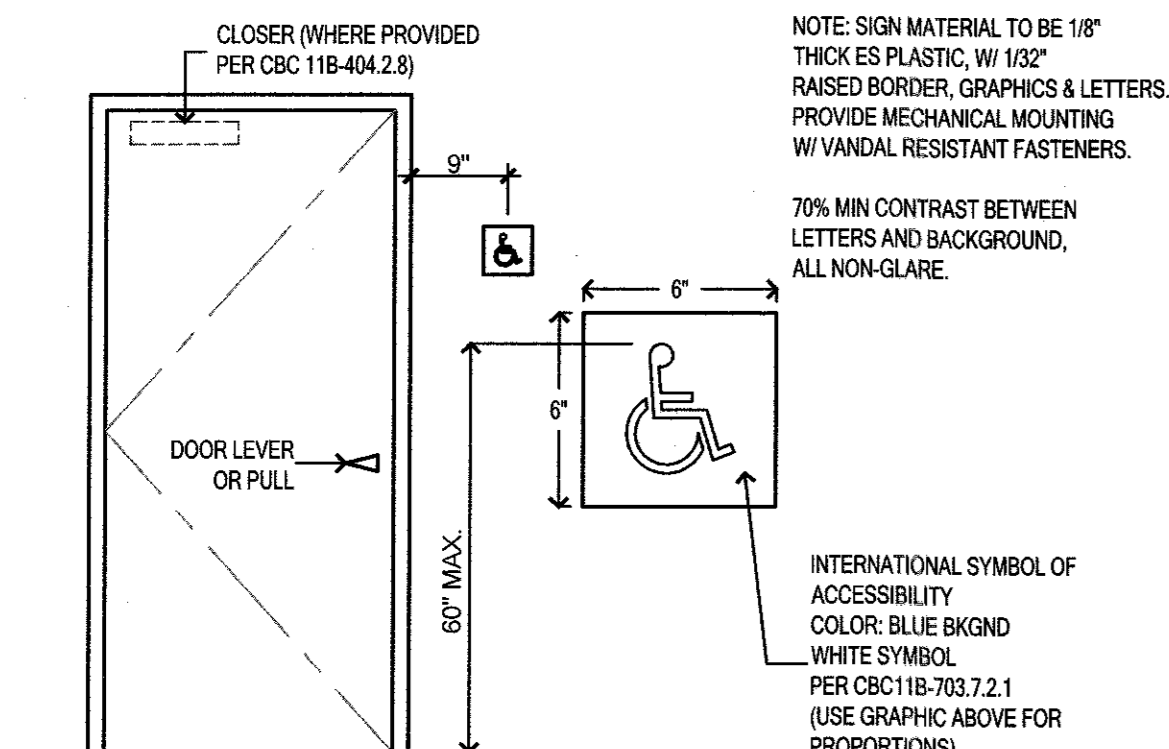


# LANDLORD IMPROVEMENTS @ 1611 E. HATCH RD. CERES, CA



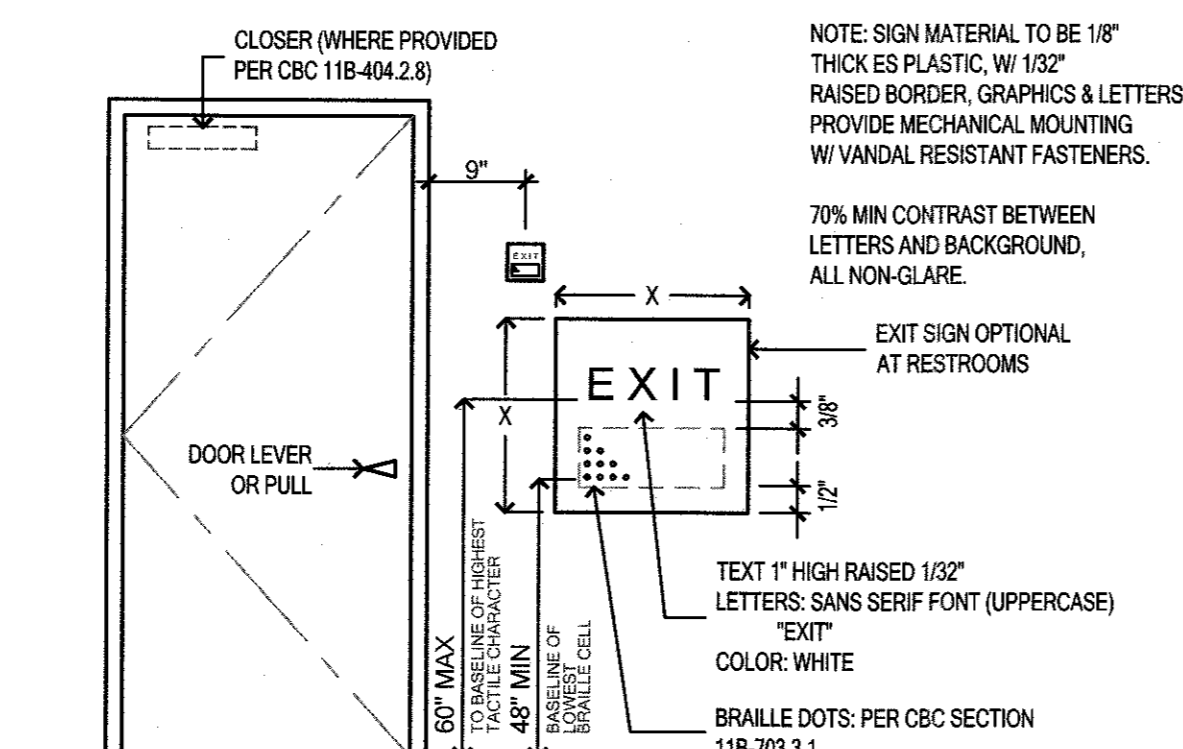
VICINITY MAP

SCALE: NTS



**A** ISA SIGNAGE

SCALE: NTS



**B** EXIT SIGNAGE

SCALE: NTS

## SHEET INDEX

G-C	COVER SHEET
A-0	SITE PLAN
A-1	FLOOR PLAN
A-1.1	FLOOR PLAN
D-2	STRUCTURAL DETAILS
P21	PLUMBING SERVICE PIPING PLAN
PO.0	PLUMBING LEGEND, NOTES, SCHEDULES & DETAILS
ES.0	LANDLORD ELECTRICAL

## PROJECT DATA

EXISTING BUILDING - PREPARATION FOR FUTURE TENANTS (NO TENANTS AT THIS TIME).  
NO ADDITIONAL SQUARE FOOTAGE BEING ADDED.

OCCUPANCY	M
CONSTRUCTION	III-B
FIRE SPRINKLERS	YES
STORIES	1 + MEZZANINE (BEING REMOVED)
AREA	
ALLOWABLE	BUILDING IS EXISTING, NO ADDITIONAL SQUARE FOOTAGE BEING ADDED
ACTUAL	63,243sf (FIRST FLOOR) + 6,031sf (MEZZANINE-REMOVED)

## EXITING ANALYSIS

SPACE A = 38,356sf / 60 = 639 OCCUPANTS  
3 EXITS REQUIRED - 5 PROVIDED...ok

SPACE B = 24,887sf / 60 = 416 OCCUPANTS  
2 EXITS REQUIRED - 3 PROVIDED...ok

## PARKING ANALYSIS

TOTAL (E) SPACES IN PARKING FIELD (THIS BLDG)  
(E) COMPLIANT ACCESSIBLE SPACES  $\frac{14}{5}$   
STD.  $\frac{3}{2}$   
VAN  $\frac{1}{2}$

## APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA FIRE CODE  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA ENERGY CODE  
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

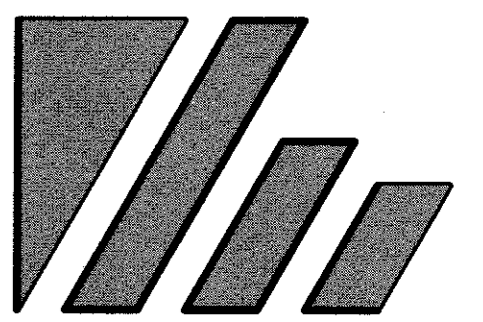
NOTE: SITE & BLDG ARE FULLY ACCESSIBLE/COMPLIANT

## DEFERRED APPROVAL

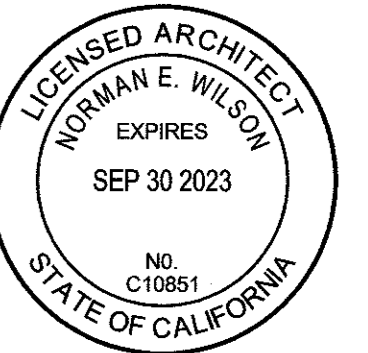
THIS BUILDING IS FULLY FIRE SPRINKLERED. FIRE SPRINKLER CONTRACTOR SHALL SUBMIT COMPLETE LAYOUT AND DESIGN DRAWINGS, INCLUDING HYDRAULIC CALCULATIONS, AND ALL OTHER INFORMATION REQUIRED BY THE CITY OF CERES & MODESTO FIRE DEPARTMENT, TO THE ARCHITECT & THE CITY OF CERES FOR REVIEW AND APPROVAL (SEPARATE PERMIT REQUIRED). INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 13. NO INSTALLATION SHALL PROCEED UNTIL THE APPROVAL OF THE CITY, ARCHITECT IS OBTAINED AND A FIRE SPRINKLER PERMIT IS OBTAINED.

CONTRACTOR SHALL SUBMIT AND RECEIVE APPROVAL ON ANY REQUIRED TRUSS LAYOUT, BRACING AND CALCULATION DATA, REQUIRED BY THE CITY OF CERES, PRIOR TO THE START OF ANY TRUSS INSTALLATION. TRUSS PLANS & CALCULATION SHALL BE APPROVED BY THE ENGINEER OF RECORD.

DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD TWO COPIES TO THE BLDG OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BLDG.



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NORMAN E. WILSON



PROJECT TITLE:  
**LANDLORD IMPROVEMENTS**  
1611 E HATCH ROAD  
CERES, CA 95307

SHEET TITLE:  
**COVER SHEET**

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF WILSON ARCHITECTURE, INC. AND WERE CREATED, EVALUATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR INCORPORATED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN PERMISSION OF WILSON ARCHITECTURE, INC.

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DO NOT SCALE

REVISIONS:

#	DATE	DESCRIPTION

JOB NO: 222625 AI

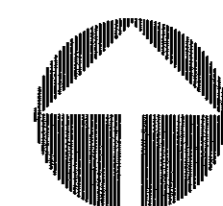
DATE: APR. 2022

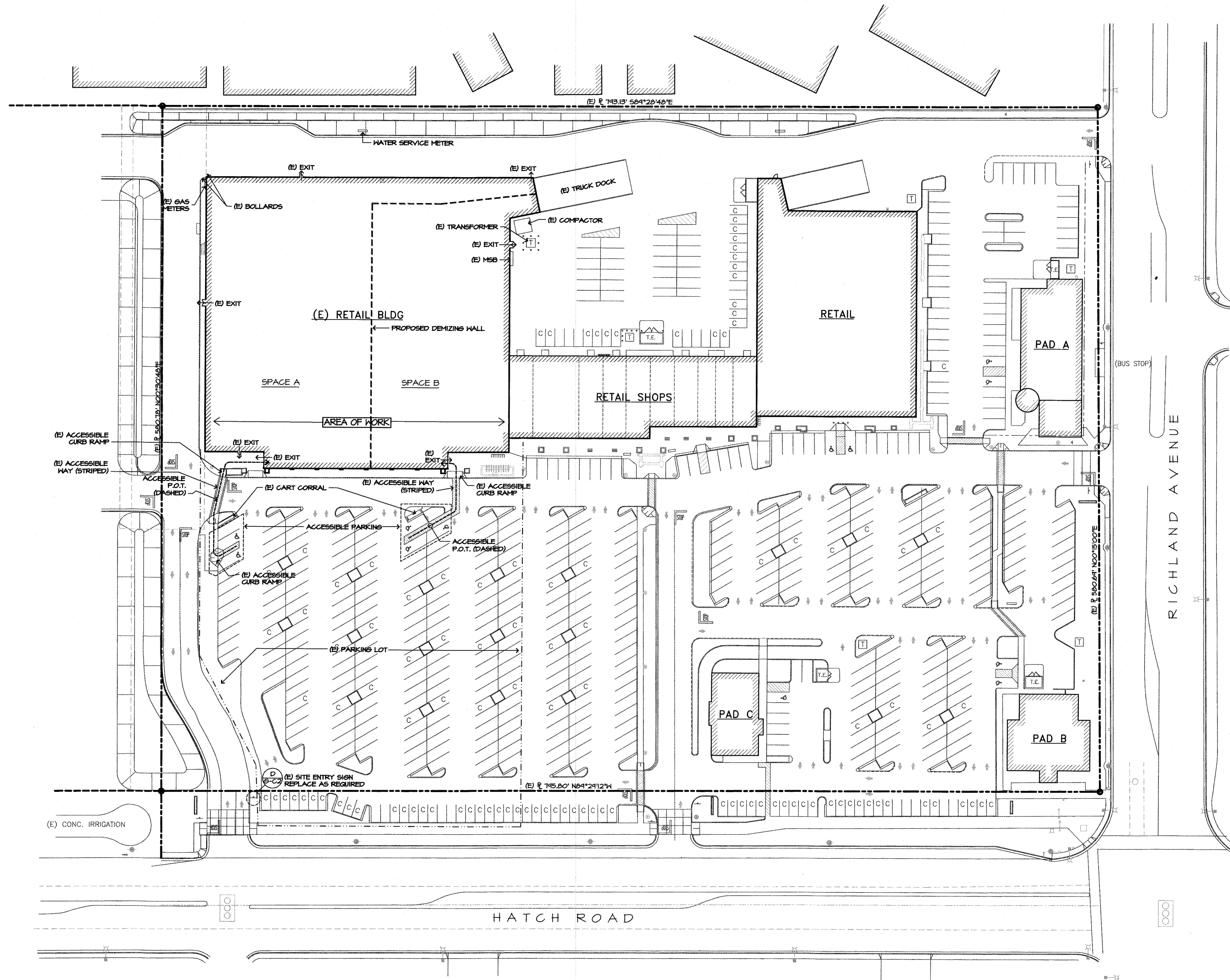
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DRAWN: JPH

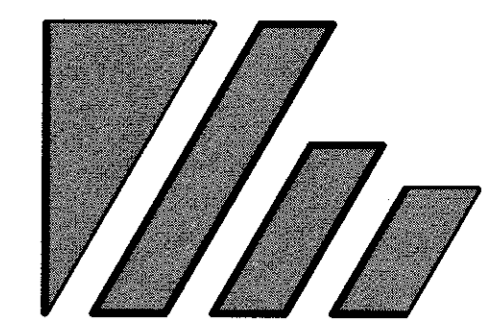
SHEET NO.

**G-C**





**SITE PLAN**  
SCALE: 1" = 40'-0"



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**LANDLORD IMPROVEMENTS**  
1611 E HATCH ROAD  
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SHEET TITLE:  
**SITE PLAN**

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DO NOT SCALE

REVISIONS:

#	DATE	DESCRIPTION

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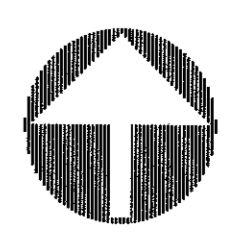
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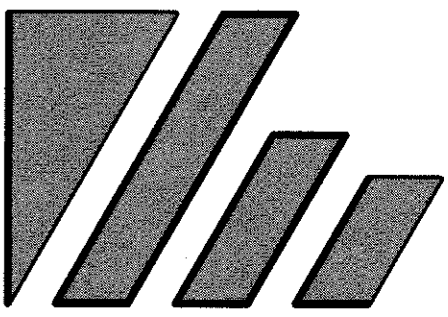
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DRAWN: **JPH**

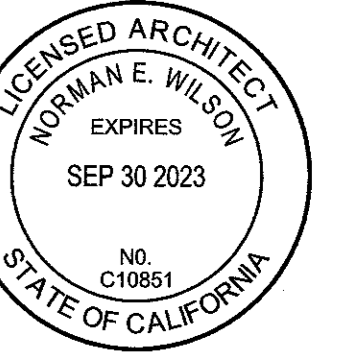
SHEET NO.

**A-0**





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PROJECT TITLE:  
**LANDLORD IMPROVEMENTS**  
1611 E HATCH ROAD  
CERES, CA 95307

SHEET TITLE:  
**FLOOR PLAN**

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF WILSON ARCHITECTURE, INC. AND WERE CREATED, STORED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WILSON ARCHITECTURE, INC.

DO NOT SCALE

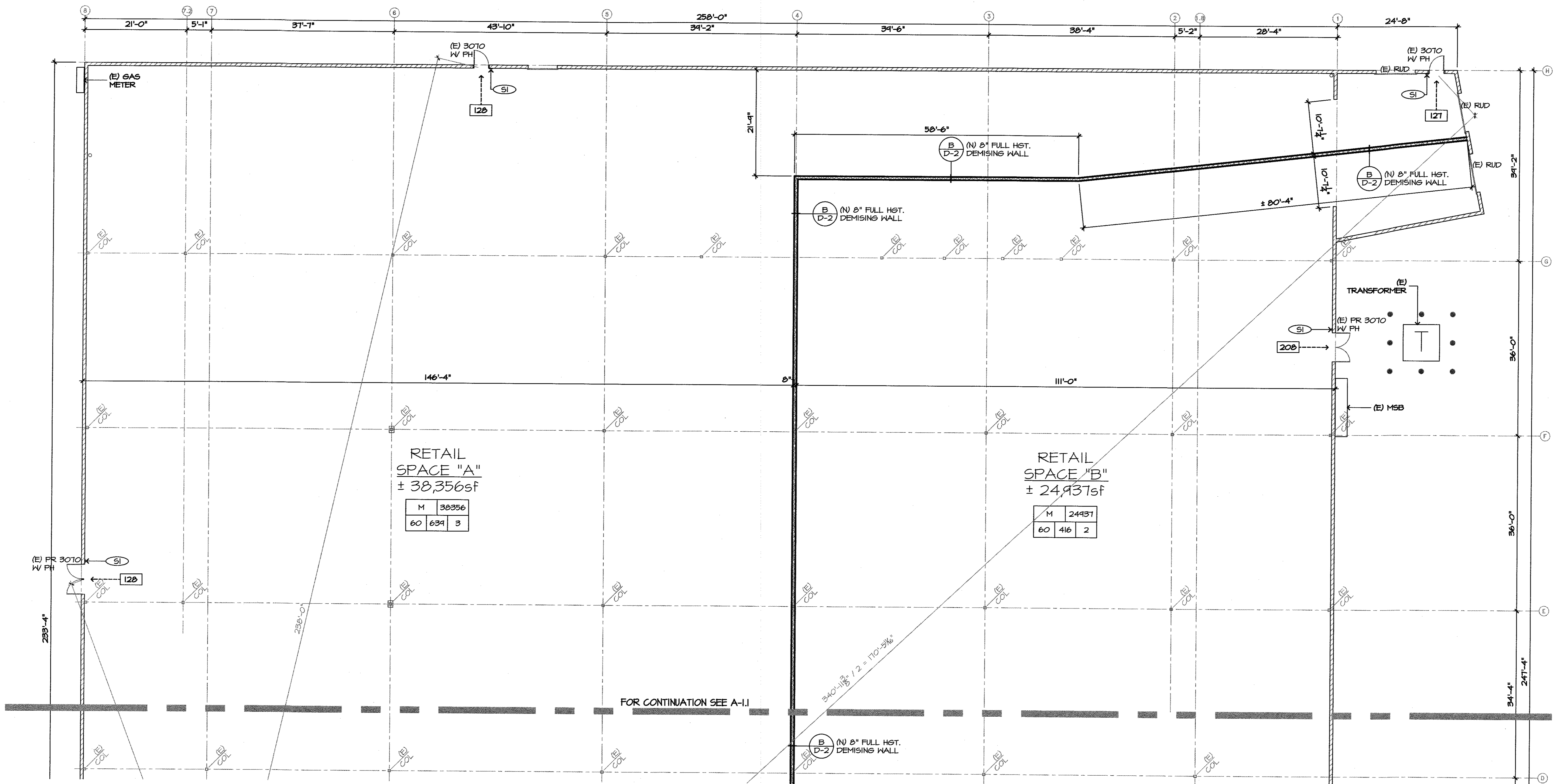
REVISIONS:

#	DATE	DESCRIPTION

JOB NO: **222625 AI**  
DATE: **APR. 2022**  
CHKD: **NEW**  
DRAWN: **JPH**

SHEET NO.

**A-1**

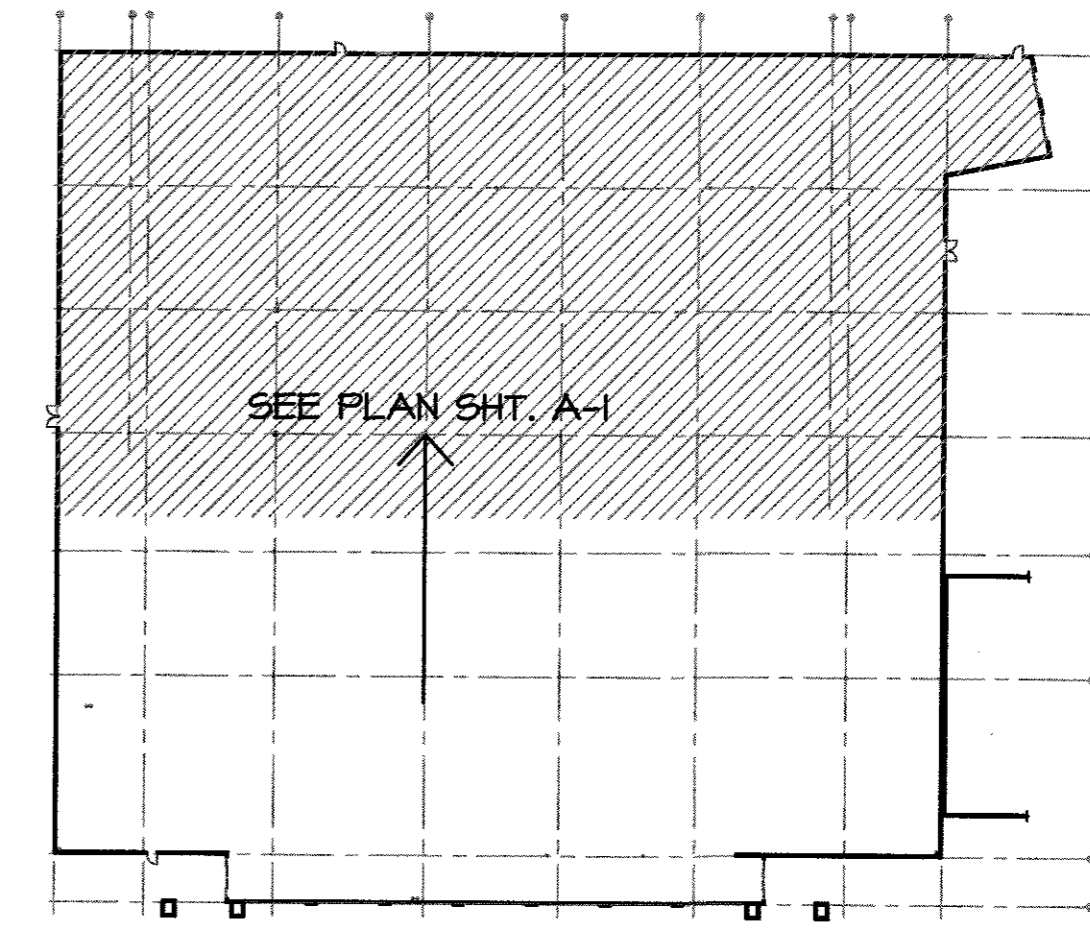
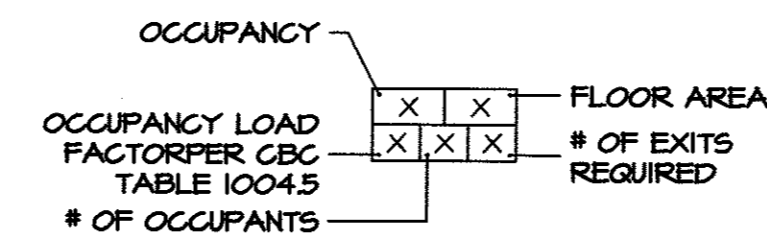


**FLOOR PLAN**

SCALE: 3/32" = 1'-0"

**KEY NOTES**

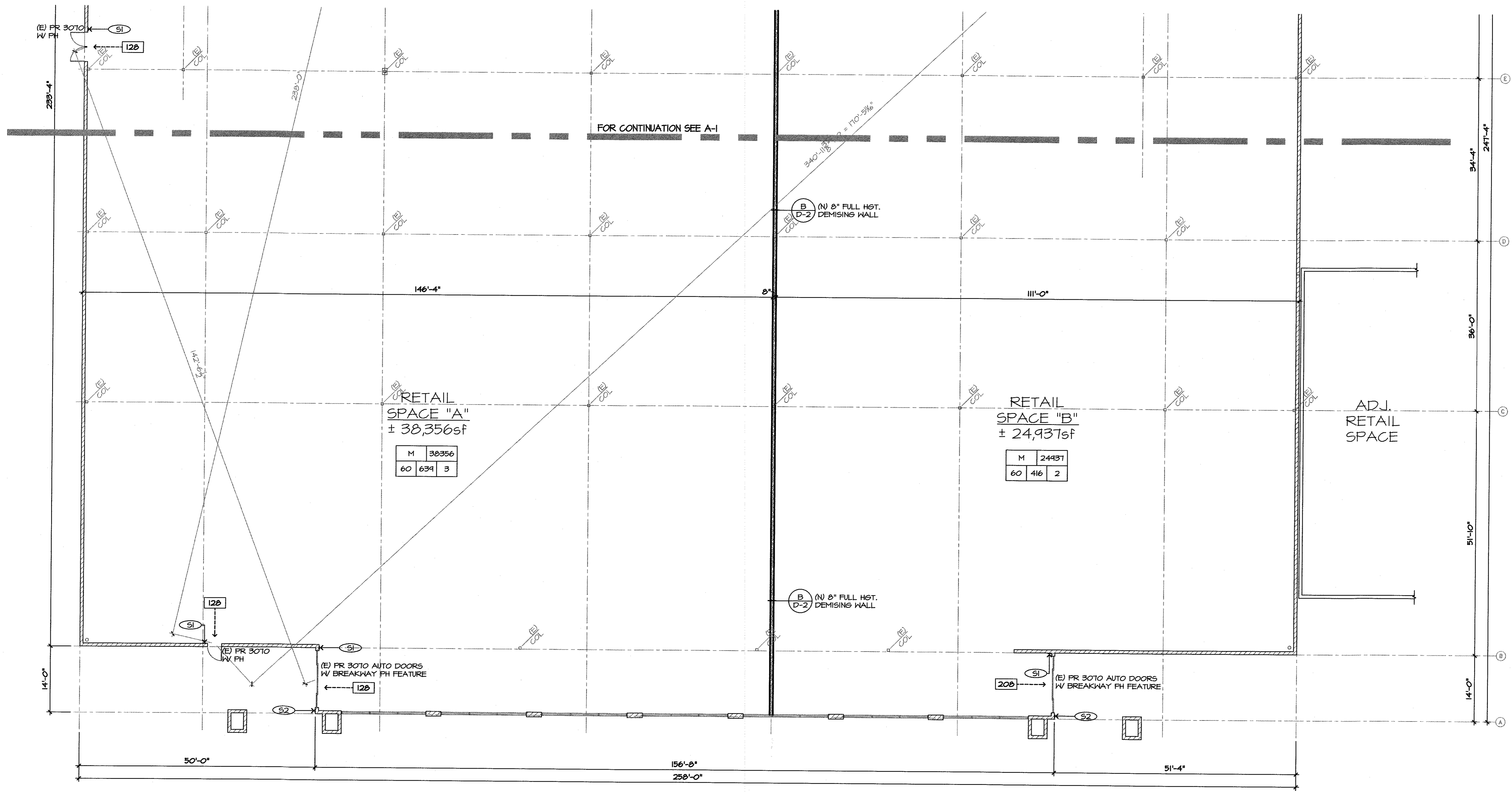
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- (2) ISA SIGN, SEE A/G-C.



**KEY PLAN**

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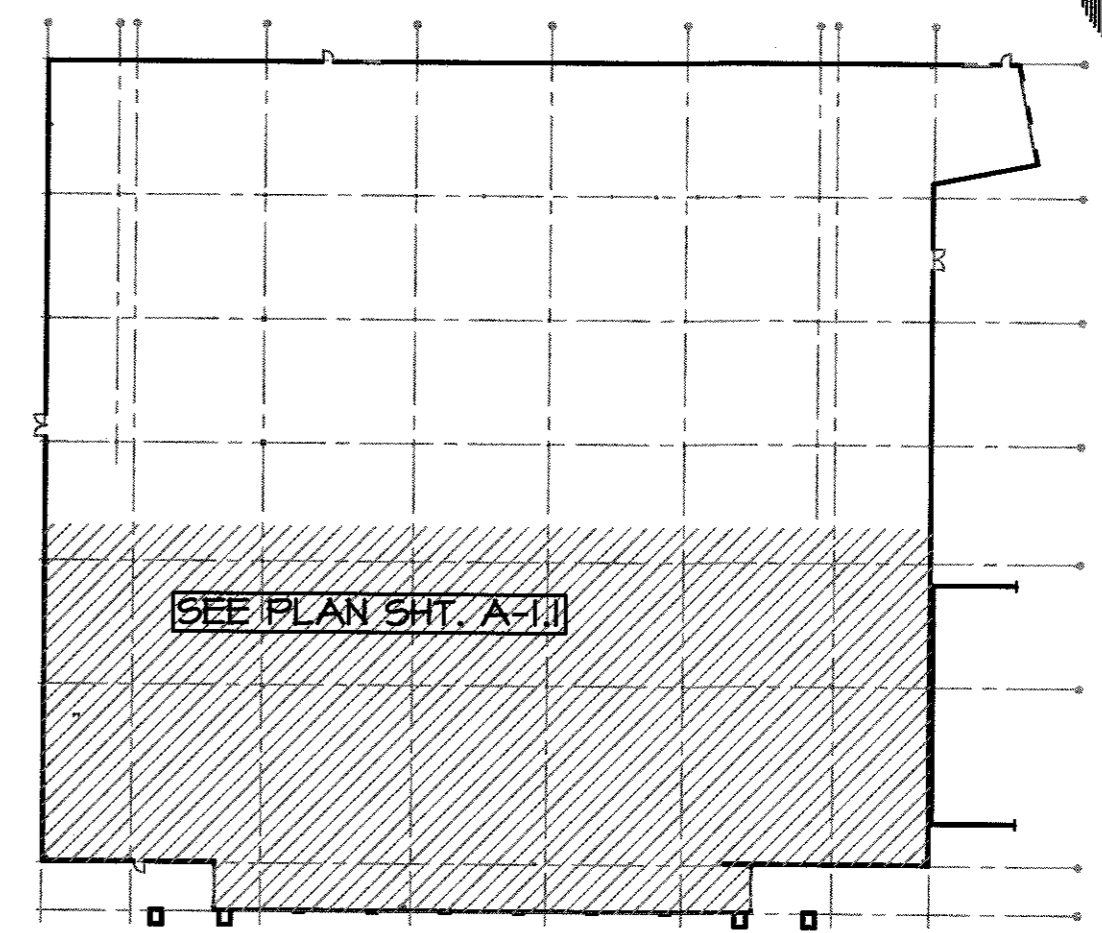
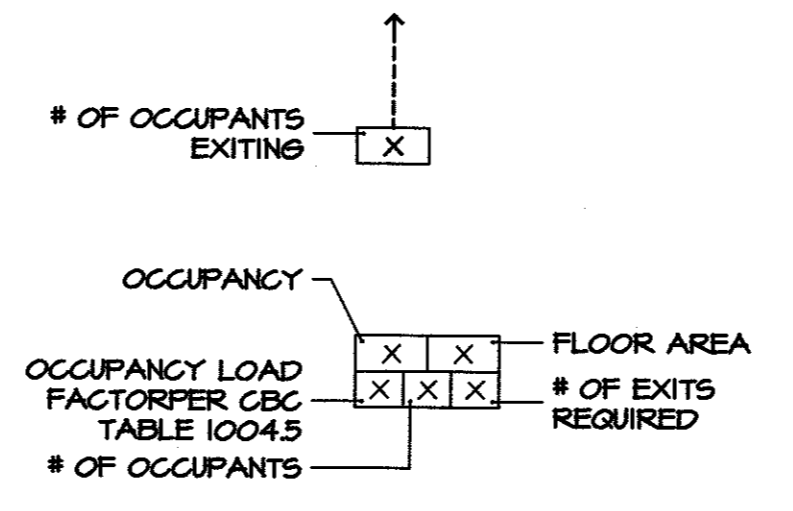
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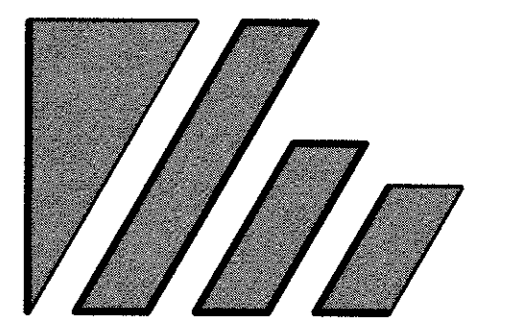
**FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

**KEY NOTES**

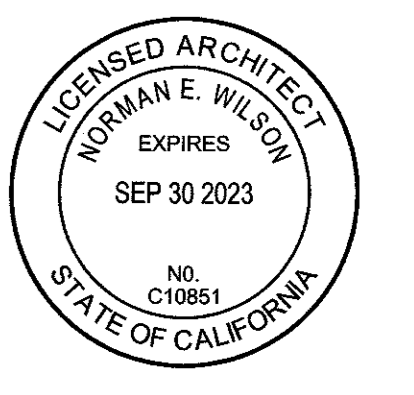
- (S1) EXIT SIGN, SEE B/6-C.
- (S2) ISA SIGN, SEE A/6-C.



**KEY PLAN**  
SCALE: NTS



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PROJECT TITLE:  
**LANDLORD IMPROVEMENTS**  
1611 E HATCH ROAD  
CERES, CA 95307

SHEET TITLE:  
**FLOOR PLAN**

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DO NOT SCALE

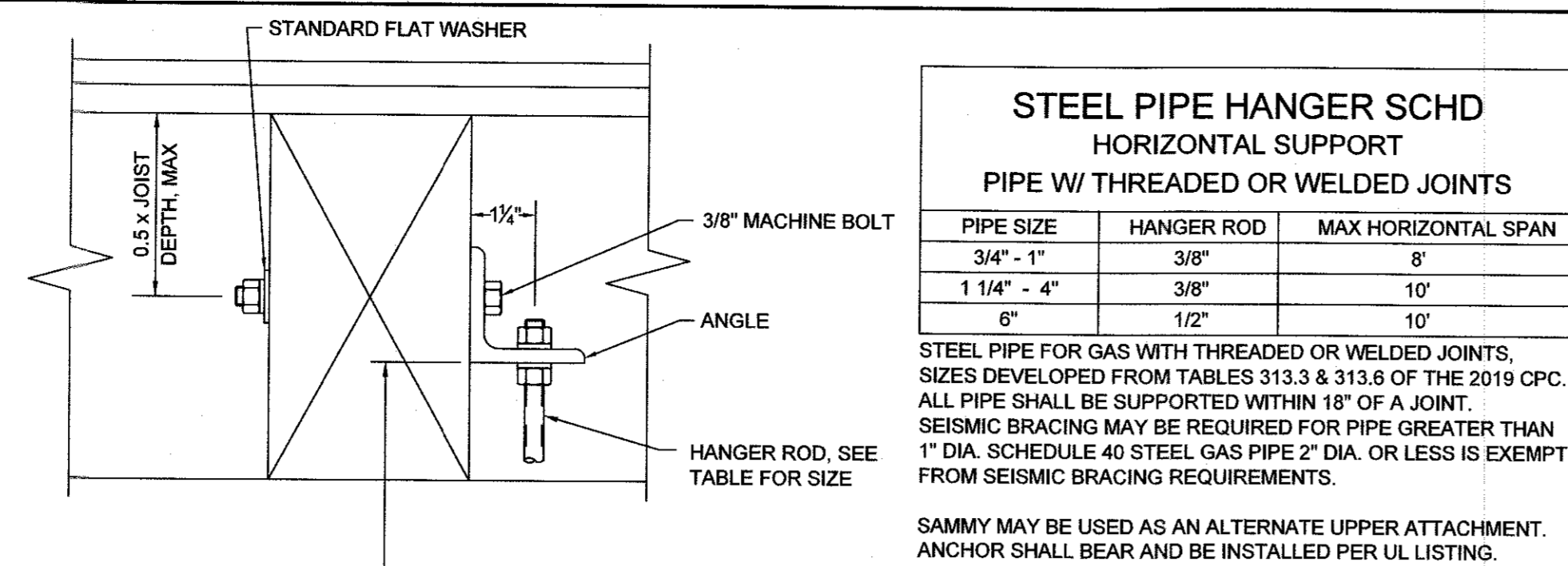
REVISIONS:

#	DATE	DESCRIPTION

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DATE: APR. 2022  
CHKD: NEW  
DRAWN: JPH

SHEET NO.  
**A-1.1**

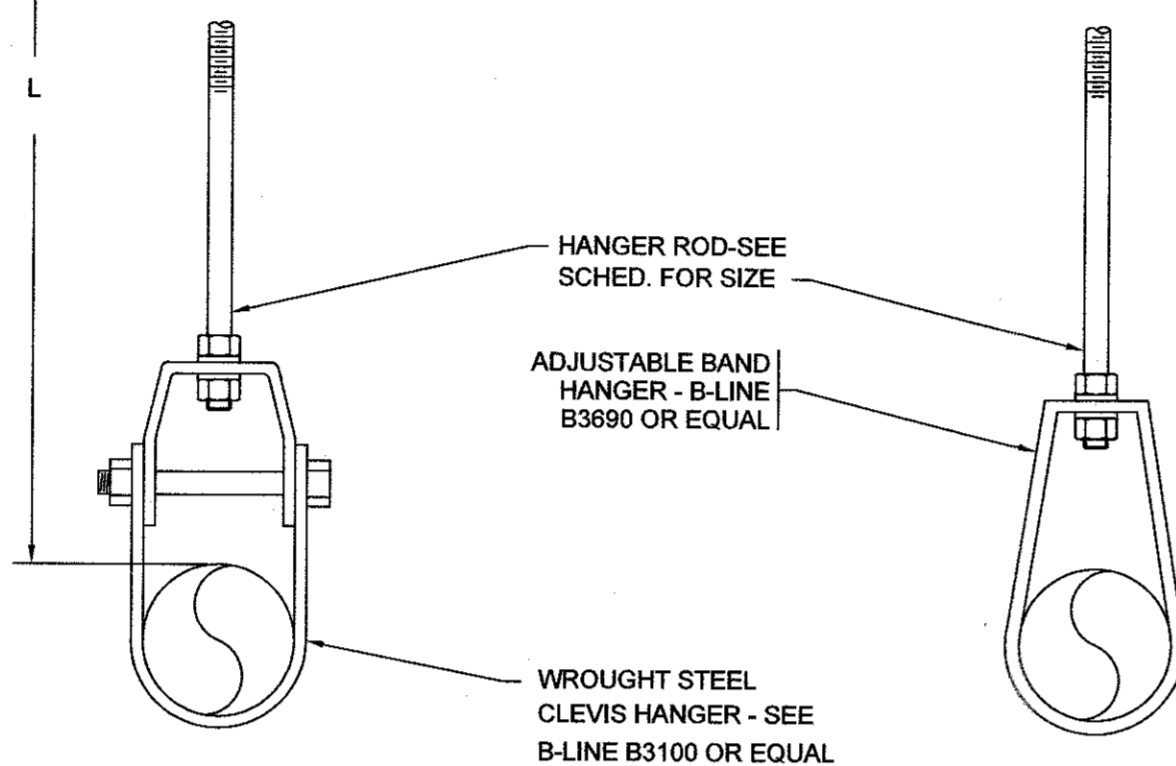




STEEL PIPE HANGER SCHD HORIZONTAL SUPPORT PIPE W/ THREADED OR WELDED JOINTS		
PIPE SIZE	HANGER ROD	MAX HORIZONTAL SPAN
3/4" - 1"	3/8"	8'
1 1/4" - 4"	3/8"	10'
6"	1/2"	10'

STEEL PIPE FOR GAS WITH THREADED OR WELDED JOINTS, SIZES DEVELOPED FROM TABLES 313.3 & 313.6 OF THE 2019 CPC. ALL PIPE SHALL BE SUPPORTED WITHIN 18" OF A JOINT. SEISMIC BRACING MAY BE REQUIRED FOR PIPE GREATER THAN 1" DIA. SCHEDULE 40 STEEL GAS PIPE 2" DIA. OR LESS IS EXEMPT FROM SEISMIC BRACING REQUIREMENTS.

SAMMY MAY BE USED AS AN ALTERNATE UPPER ATTACHMENT. ANCHOR SHALL BEAR AND BE INSTALLED PER UL LISTING.



1 PIPE HANGER DETAIL SCALE: NONE

DOMESTIC WATER PIPE CALCULATION			
WATER SIZING WORKSHEET PER 2019 CPC TABLE 610.3 AND 2019 CPC, APPENDIX A			
SOURCE DATA		TABLE A 103.1	
MIN. PRESSURE AVAILABLE:	60.0 PSI	FIXTURE TYPE	
DEMAND DATA		MINIMUM BRANCH	PUBLIC
TOTAL FIXTURE UNITS:	64.0 F.U.	SIZE	QTY
FIXTURE UNIT DEMAND:	57.0 GPM	1/2"	4
CONTINUOUS DEMAND:	0.0 GPM	1/2"	1
TOTAL DEMAND:	57.0 GPM	1/2"	5
BUILDING SYSTEM		1/2"	9
TOTAL DEVELOPED LENGTH TO MOST REMOTE FIXTURE:	225 FT	1/2"	1
ELEVATION TO HIGHEST FIXTURE:	4 FT	1/2"	1.5
METER (BADGER TURBO 2"):	2 PSI	1/2"	3.0
BACKFLOW PREVENTER:	12 PSI	3/4"	2
MISC - SUBMETER:	2 PSI	3/4"	4.0
TOTAL BUILDING SYSTEM LOSS:	17.7 PSI	1"	6
FLUSH TANK SYSTEM (8 PSI RESID.):	15.2 PSI/100'		5.0
FLUSH VALVE SYSTEM (25 PSI RESID.):	7.7		30.0
BUILDING SUPPLY PIPE SIZE:		TOTAL: 64.0	
2" INCHES			
COLD WATER (FLUSH TANK) (MAX. 8FT/SEC)		COLD WATER (FLUSH VALVE) (MAX. 8FT/SEC)	
SIZE	DP/100'	GPM	F.U.
1/2"	10.0	3.5	3
3/4"	10.0	9.5	12
1"	10.0	19.5	28
1 1/4"	7.9	29.5	51
1 1/2"	6.5	41.0	90
2"	4.6	72.0	236
2 1/2"	3.5	130.0	533
DOMESTIC HOT WATER (MAX. 5 FT/SEC)		DOMESTIC HOT WATER (MAX. 5 FT/SEC)	
SIZE	DP/100'	GPM	F.U.
1/2"	10.0	3.5	3
3/4"	6.5	7.5	8

EQUIPMENT LIST	
WM-01	1 1/2" DIRECT COUPLED TURBINE BASED FLOW METER W/ INTEGRAL STRAINER. LEAD-FREE TURBO HEAD AND METER HOUSING. THERMOPLASTIC ROTOR, NOSE CONE & STRAIGHTENING VANES. LUBRICATED THERMOPLASTIC ROTOR RADIAL BEARINGS, SAPPHIRE JEWEL ROTATOR THRUSTER BEARING, PASSIVATED STAINLESS STEEL ROTOR BEARING PIVOTS, CERAMIC MAGNET, STAINLESS STEEL STRAINER AND TRIM, 120°F MAX OPERATING TEMPERATURE, 150 PSIG MAX OPERATING PRESSURE. METER SHALL MEET OR EXCEED AWWA STANDARD C701 CLASS II STANDARDS, CERTIFIED TO NSF/ANSI STANDARDS 61 AND 372 AND CARRY THE NSF-61 MARK ON THE HOUSING, BADGER 160 OR EQUAL. PROVIDE WITH BADGER RECORDALL TRANSMITTER REGISTER MODEL RTR AND BADGER REMOTE ELECTRONIC DISPLAY RED.
WM-02	

### PLUMBING GENERAL NOTES

- SCOPE: PROVIDE PLANS FOR NATURAL GAS AND DOMESTIC WATER SERVICE PIPING AS GENERALLY DELINEATED ON THE PLUMBING DRAWINGS. NATURAL GAS AND DOMESTIC WATER DISTRIBUTION PIPING SHALL BE SHOWN ON TENANT IMPROVEMENT PLANS WHICH WILL BE PROVIDED BY ANOTHER CONSULTANT. THE CONTRACTOR SHALL REVIEW TENANT IMPROVEMENT PLANS PRIOR TO PROCEEDING WITH WORK.
- CALIFORNIA CODE OF REGULATIONS: ALL HOT WATER DISTRIBUTION AND CIRCULATION LINES SHALL BE INSULATED IN ACCORDANCE WITH SECTION 120.3 OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 6, SUBCHAPTER 3.
- ALL PLUMBING FIXTURES & EQUIPMENT USED (E.G. SHOWERHEADS, LAVATORY FAUCETS, SINK FAUCET AND WATER HEATERS) SHALL BE CERTIFIED TO COMPLY WITH EFFICIENCY STANDARDS, AS LISTED BY THE CALIFORNIA ENERGY COMMISSION FOR SUCH APPLIANCES, BY ITS MANUFACTURER. 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.
  - 2019 CALIFORNIA ADMINISTRATIVE CODE (CAC), CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 1.
  - 2019 CALIFORNIA BUILDING CODE (CBC), CCR TITLE 24, PART 2, BASED ON THE 2018 INTERNATIONAL BUILDING CODE (IBC).
  - 2019 CALIFORNIA ELECTRICAL CODE (CEC), CCR TITLE 24, PART 3, BASED ON THE 2017 NATIONAL ELECTRICAL CODE (NEC).
  - 2019 CALIFORNIA MECHANICAL CODE (CMC), CCR TITLE 24, PART 4, BASED ON THE 2018 UNIFORM MECHANICAL CODE (UMC).
  - 2019 CALIFORNIA PLUMBING CODE (CPC), CCR TITLE 24, PART 5, BASED ON THE 2018 UNIFORM PLUMBING CODE (UPC).
  - 2019 CALIFORNIA ENERGY CODE (CEC), CCR TITLE 24, PART 6.
  - 2019 CALIFORNIA FIRE CODE (CFC), CCR TITLE 24, PART 9, BASED ON THE 2018 INTERNATIONAL FIRE CODE (IFC).
  - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC), CCR TITLE 24, PART 11.
- 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 AND/OR CENTERED. ETC. EQUIPMENT TO BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- EXISTING INFORMATION: LOCATION, SIZE, ELEVATION, MATERIAL, ETC., OF EXISTING UTILITIES IS PROVIDED FROM SOURCES DEEMED RELIABLE BUT IS NOT GUARANTEED. THE CONTRACTOR SHALL FIELD VERIFY ALL DATA BEFORE PROCEEDING WITH ANY WORK. NO EXTRA COST WILL BE ALLOWED FOR SERVICES NOT AS SHOWN.
- PERMITS AND UTILITY SERVICE FEES: THE PLUMBING CONTRACTOR SHALL ARRANGE AND PAY FOR ALL PERMITS, INSPECTIONS, AND SERVICE CHARGES REQUIRED FOR THE INSTALLATION OF THE WORK.
- ACCURACY: PLANS ARE DIAGRAMMATIC. THE CONTRACTOR SHALL CONFIRM ALL DIMENSIONS AND LOCATION OF WALLS, PARTITIONS, FIXTURES, ETC., AGAINST DESIGN PLANS FOR CONSISTENCY AND ACCURACY PRIOR TO COMMENCING WORK.
- PROVIDE AND INSTALL CONDENSATE DRAIN WITH TRAP AT EACH A/C UNIT PER THE CPC. AT LOCATIONS SHOWN ON DRAWINGS. COORDINATE WORK WITH THE MECHANICAL CONTRACTOR.
- PROVIDE AND INSTALL ACCESS PANELS 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.
- ALL PIPING PASSING THROUGH CONCRETE FLOORS SHALL BE SLEEVED TO PROTECT PIPING AGAINST BREAKAGE.
- HORIZONTAL DRAINAGE PIPING LESS THAN 4" IN DIAMETER SHALL BE SLOPED AT A MINIMUM OF 1/4" PER L.F. (2%) DRAINAGE PIPING 4" AND LARGER SHALL BE SLOPED AT A MINIMUM OF 1/8" PER L.F. (1%).
- ALL PLUMBING FIXTURES AND PIPING SHALL BE LISTED BY AN APPROVED LISTING AND TESTING AGENCY AND PROPERLY LABELED.
- INSULATING MATERIALS APPLIED TO THE SURFACE OF DUCTS AND PIPES SHALL HAVE A FLAME INDEX NOT TO EXCEED 25 AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723. PER 2018 CMC, SECTION 604.
- AT VARIOUS STAGES AND UPON COMPLETION, THE AUTOMATIC FIRE SPRINKLER SYSTEM MUST BE TESTED IN THE PRESENCE OF THE ENFORCEMENT AGENCY.
- ALL PIPE SHALL BE METAL. NO PLASTIC PIPE WILL BE ALLOWED. ALL PIPE PRODUCTS, INCLUDING VALVES AND SIMILAR, SHALL BE OF LIKE MATERIAL.

### DEMOLITION NOTES

- THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND MAKE HIMSELF AWARE OF ALL EXISTING CONDITIONS WHICH CAN BE OBSERVED. ADDITIONAL COSTS WILL NOT BE ALLOWED FOR CORRECTION OF ITEMS WHICH CAN BE OBSERVED AND THEREFORE SHOULD BE INCLUDED IN HIS BID. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION WORK REQUIRED TO COMPLETE THIS PROPOSED PROJECT.
- THE NOTES AND DRAWINGS CONTAINED ON THIS SHEET DESCRIBE IN A GENERAL SENSE THE EXTENT OF ITEMS TO BE MODIFIED, REMOVED OR INSTALLED. THIS DESCRIPTION DOES NOT NECESSARILY INCLUDE A DESCRIPTION OF ITEMS TO BE REPAIRED OR REFINISHED AS A RESULT OF THIS REMOVAL OR MODIFICATION. IN THE ABSENCE OF ANY SPECIFIC DIRECTION, THE CONTRACTOR SHALL REPAIR THE AFFECTED AREA(S) TO A CONDITION EQUAL TO THE ADJACENT AREA(S) AND/OR SIMILAR EXISTING CONDITIONS ON PROJECT.
- THE CONTRACTOR SHALL PROVIDE DUST AND DEBRIS CONTROL THROUGHOUT THE PROJECT'S CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE BUILDING OWNER TO PROVIDE THE LEAST INTERRUPTION OF EXISTING BUILDING OPERATIONS. COORDINATE WITH THE OWNER THE LOCATION OF ON-SITE STORAGE AND STAGING.
- NOT ALL REQUIRED PATCHING AND/OR REPAIRS ARE SPECIFICALLY NOTED ON THIS PLAN.
- COORDINATE DEMOLITION WORK WITH NEW PROPOSED FLOOR PLANS.
- CONTRACTOR SHALL DISCARD AND DISPOSE OF ALL DEMOLISHED ITEMS.
- EXISTING PIPING AND ELECTRICAL OR COMMUNICATION CONDUITS WHICH INTERFERE WITH THE WORK SHALL BE RE-ROUTED BY THE CONTRACTOR.

### SHEET INDEX

SHEET NO.	DESCRIPTION
P0.0	PLUMBING - LEGEND, NOTES & SCHEDULES
P2.1	PLUMBING - FLOOR PLAN

### PLUMBING LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
---	SS	SOIL, WASTE OR SANITARY SEWER BELOW FLOOR
---	SS	SOIL, WASTE OR SANITARY SEWER OVERHEAD
---	V	VENT PIPING
---	CW, ICW	COLD WATER, INDUSTRIAL COLD WATER
---	HW, IHW (110')	HOT WATER SUPPLY, INDUSTRIAL HOT WATER
---	HWR	HOT WATER RETURN
---	(E)	EXISTING TO BE REMOVED
---	D OR IW	DRAIN OR INDIRECT WASTE
---	CD	CONDENSATE DRAIN
---	OCOD	OVERFLOW CONDENSATE DRAIN
---	G	GAS, 7"WC AND 2.0 PSIG
---	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
---		BUTTERFLY VALVE
---	BFV	CAP ON END OF PIPE
---	COP	CALIBRATED BALANCE VALVE
---	CBV	CATCH BASIN, ROOF DRAIN
---	CB, RD	CATCH BASIN, ROOF DRAIN
---	CKV	CHECK VALVE
---	CP	CIRCULATING PUMP
---	CO	CLEANOUT PLUG
---	CR	CONCENTRIC REDUCER
---	DIA	DIAMETER
---	ER	ECCENTRIC REDUCER
---	FC	FLEXIBLE CONNECTOR
---	FCO	FLOOR CLEANOUT
---	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
---	GCO	GRADE CLEANOUT
---	HB	HOSE BIBB
---	AN	PIPE ANCHOR
---	PG	PIPE GUIDE
---	POC	POINT OF CONNECTION
---	PRV	PRESSURE REDUCING VALVE
---	PG	PRESSURE GAUGE
---	T&PR	TEMPERATURE & PRESSURE RELIEF VALVE
---	SV	SOLENOID VALVE
---	STR	STRAINER
---	TH	THERMOMETER
---	TP	TRAP PRIMER
---	UN	UNION OR FLANGE
---	WCO	WALL CLEANOUT

### PIPING MATERIAL SPECIFICATIONS

- NATURAL GAS (ABOVE GRADE - 2 1/2" & SMALLER)  
PIPE: SCH 40 BLACK STEEL, THREADED PER ASTM A-53  
FITTINGS: SCREWED MALLEABLE IRON PER ANSI B-16.3  
PAINT: EXTERIOR LOCATIONS, W/ RUST INHIBITING PAINT, MATCH ADJACENT SURFACE.
- NATURAL GAS (ABOVE GRADE - 3" & LARGER)  
PIPE: SCH 40 BLACK STEEL PER ASTM A-53  
FITTINGS: CARBON STEEL BUTT WELD PER ASTM A234  
PAINT: EXTERIOR LOCATIONS, W/ RUST INHIBITING PAINT, MATCH ADJACENT SURFACE.
- DOMESTIC WATER ABOVE GRADE: (CW, HW, HWR)  
PIPE: COPPER TYPE L PER ASTM B-88  
FITTINGS: WROUGHT COPPER PER ANSI 16.22

**BOUDREAU ENGINEERING INCORPORATED**  
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 CONSULTING MECHANICAL ENGINEERS

**LANDLORD IMPROVEMENTS**  
 NATURAL GAS AND WATER SERVICE PIPING  
 1611 E. HATCH ROAD

Rev	Description	Date

AHJ number	--
Project number	22113
Date	AUGUST 2022
Drawn by	
Checked by	BEB
Scale	As Indicated
Sheet Title	

**PLUMBING LEGEND, NOTES, SCHEDULES & DETAILS**

Sheet Number  
**P0.0**



**LANDLORD IMPROVEMENTS**  
NATURAL GAS AND WATER SERVICE PIPING  
1611 E. HATCH ROAD

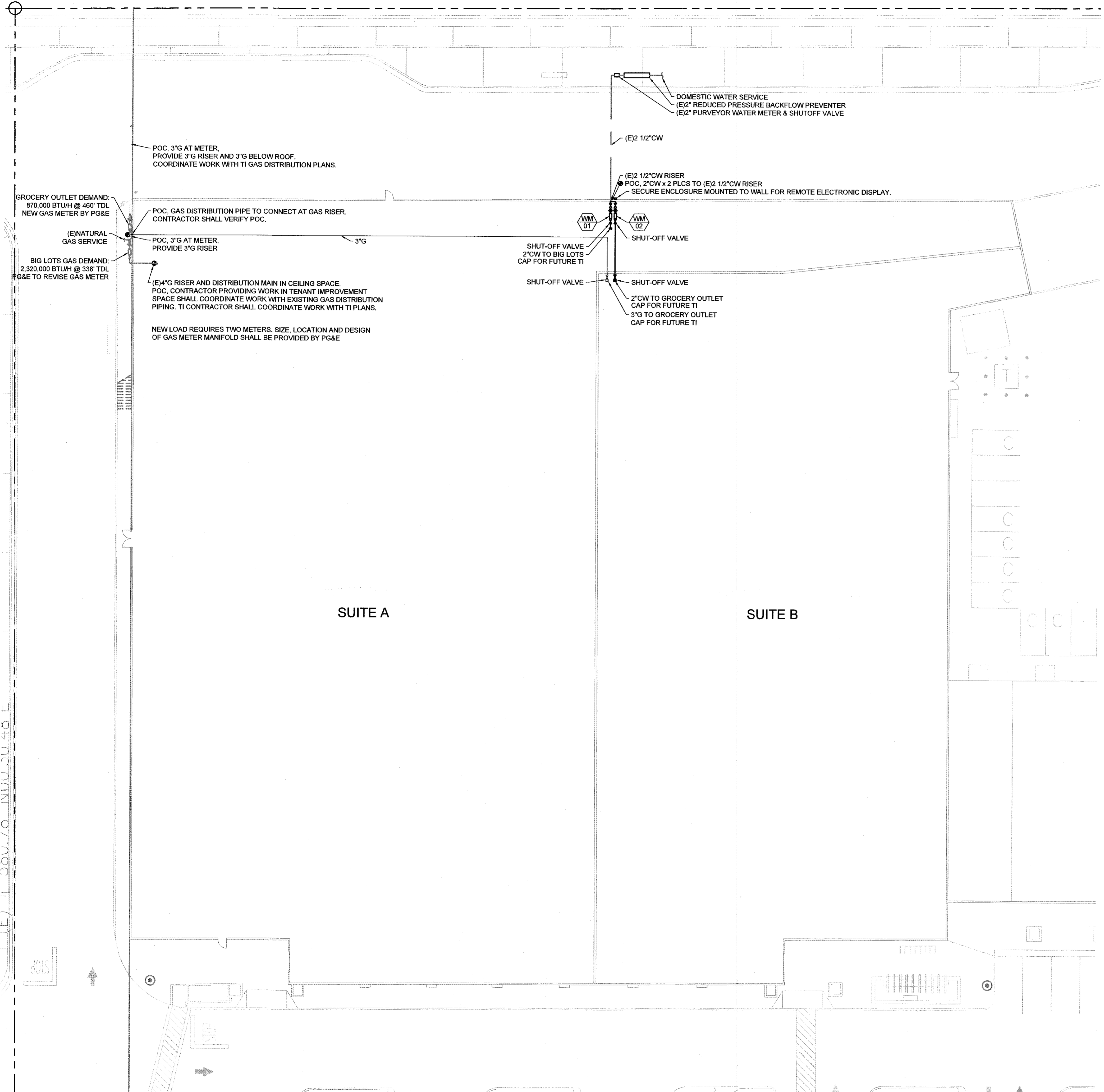
Rev	Description	Date

AHJ number	
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Checked by	BEB
Scale	As Indicated

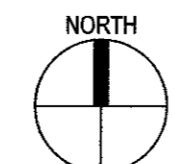
Sheet Title  
**PLUMBING  
SERVICE PIPING  
PLAN**

Sheet Number

**P2.1**

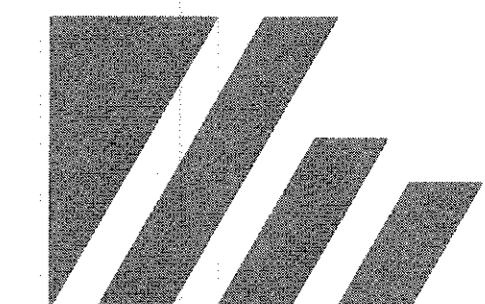


**1 PLUMBING - GAS & WATER SERVICE PLAN**  
P2.1 SCALE: 1/16" = 1' - 0"



If this sheet is not 36"x24" it has been reduced, scale is not accurate

C:\Users\juzuz22113 - Ceres Retail Hatch Road\22113 Ceres Retail TI.dwg, 09/25/22 5:42:34 PM, AutoCAD PDF (High Quality Print).pc3



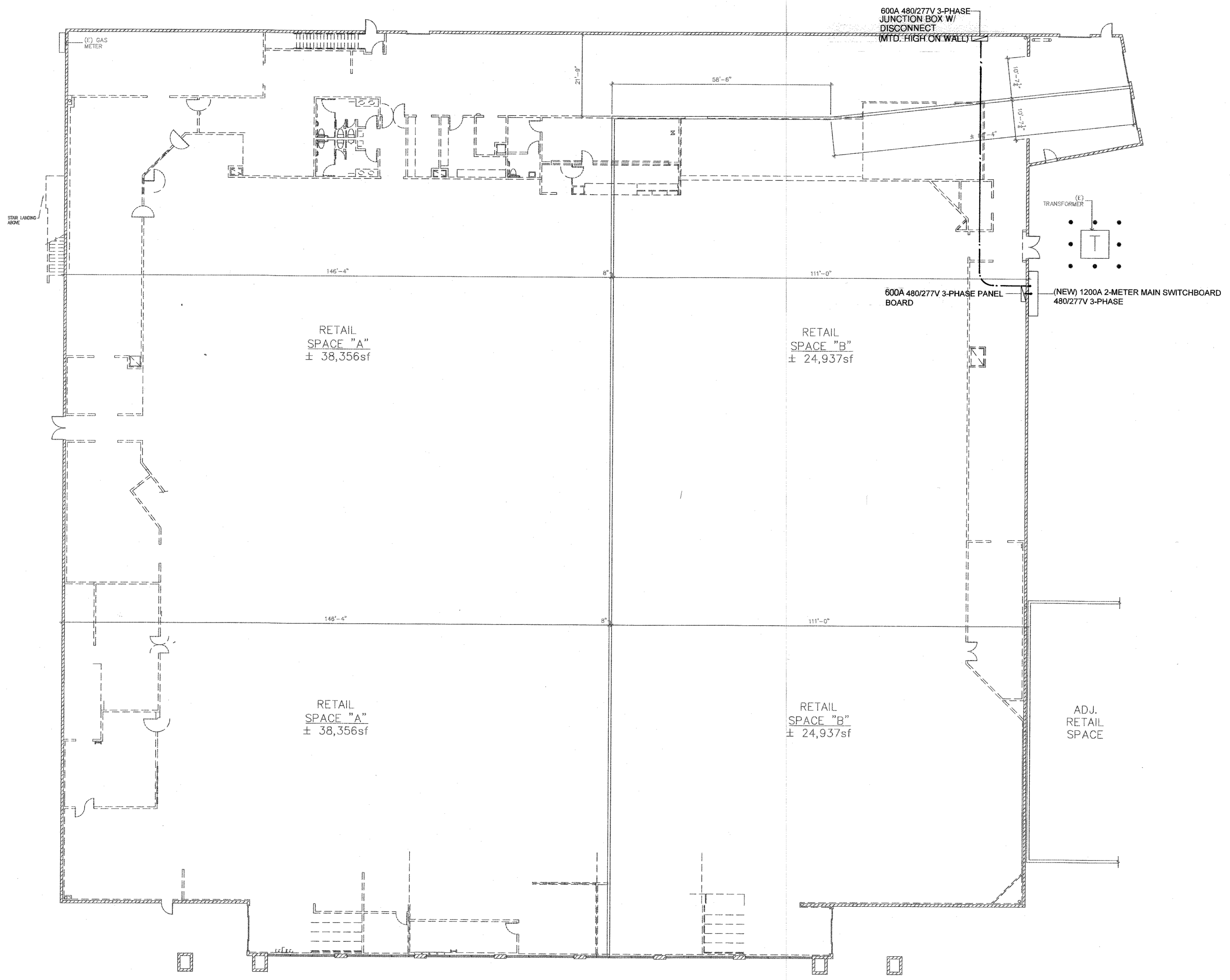
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PROJECT TITLE:  
**LANDLORD IMPROVEMENTS**  
1611 E HATCH ROAD  
CERES, CA 95307

Designed and Installed By:  
**Acme Electric Co.**  
1025 S. Kilroy, Turlock 95380  
Lic. No. 449104 (209)667-2851  
Chase Stinhilver  
Sign *Chase Stinhilver*  
Date: 5-13-2022 Job No. 220550

SHEET TITLE:  
**SITE POWER PLAN**

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DO NOT SCALE

REVISIONS:

#	DATE	DESCRIPTION

JOB NO: 220550  
DATE: 5/13/2022  
CHKD: NEW  
DRAWN: C. Stinhilver

**SITE POWER PLAN**

SCALE: 1"=15'



SHEET NO.  
**ES.0**