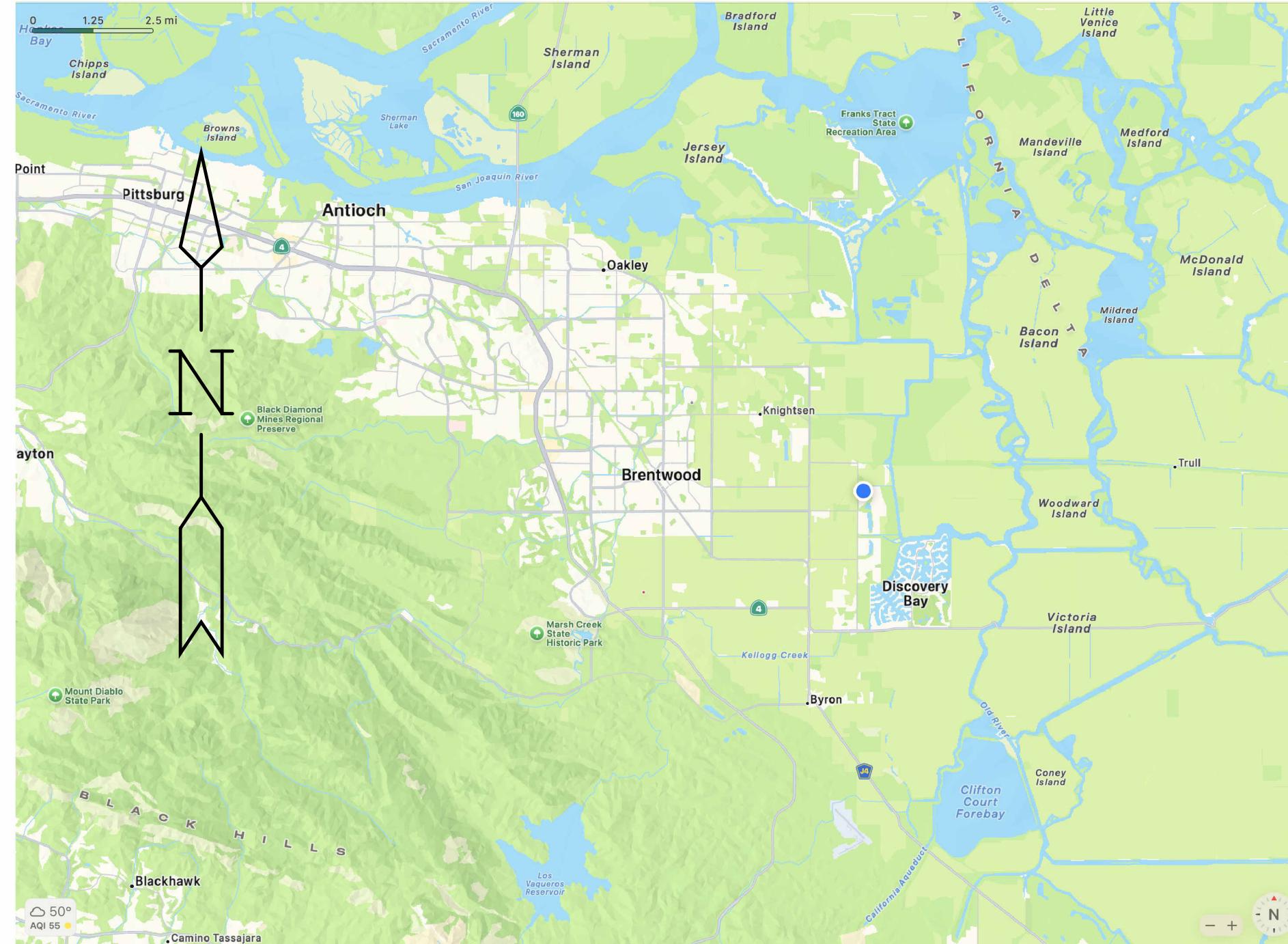


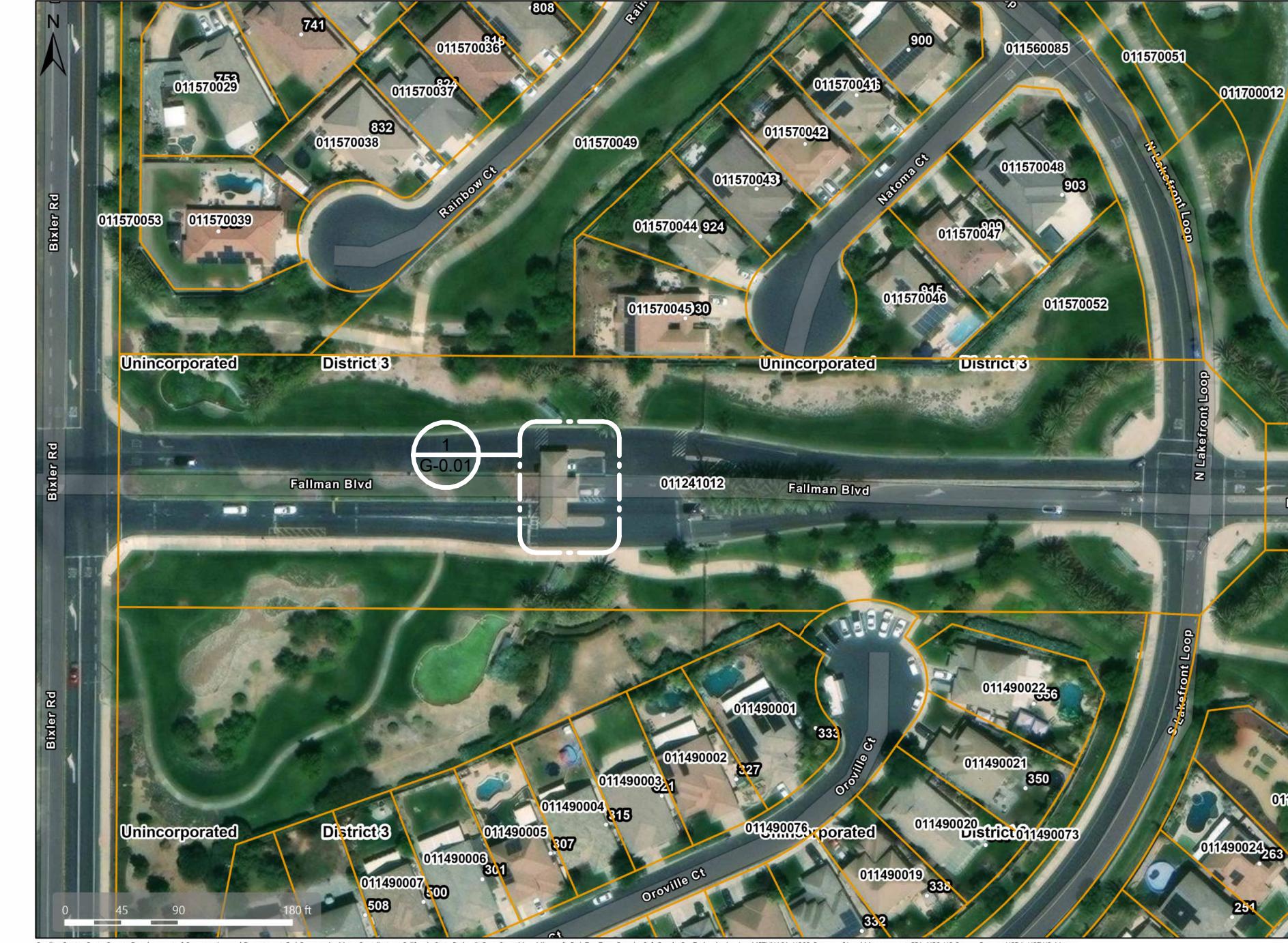
THE LAKES NEW GUARDHOUSE

BIXLER RD & FALLMAN BLVD,

DISCOVERY BAY, CA 94505



LOCATION MAP



I. GENERAL

- THESE NOTES SHALL APPLY TO ALL DRAWINGS IN THIS PROJECT, UNLESS OTHERWISE NOTED.
- VERIFY EXISTING SITE CONDITIONS BEFORE STARTING ANY CONSTRUCTION WORK. CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF THERE IS ANY DISCREPANCY. DO NOT PROCEED WITH THE AFFECTED WORK UNTIL THE DISCREPANCY IS RESOLVED.
- PLAN AND DETAIL NOTES PROVIDED IN INDIVIDUAL PLANS AND DETAIL DRAWINGS SUPPLEMENTS INFORMATION IN THE GENERAL NOTES.
- CONTRACTOR IS HEREBY SPECIFICALLY DIRECTED AS A CONDITION OF THE CONTRACT TO ACQUAINT HIMSELF/HERSELF WITH THE ARTICLES CONTAINED IN THE GENERAL NOTES AND TO NOTIFY AND APPRISE ALL SUBCONTRACTORS AND ALL OTHER PARTIES OF THE CONTRACT OF, AND BIND THEM TO, ITS CONDITIONS.
- DRAWINGS OF BASE BUILDING CONDITIONS ARE GENERATED FROM AS-BUILT DRAWINGS AND LIMITED FIELD OBSERVATION BY THE ARCHITECT. ACTUAL CONDITIONS MAY DIFFER FROM THOSE SHOWN.
- CONTRACTOR SHALL FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT AND ALL OTHER AGENCY APPROVALS AND PERMITS, CONTROLLED INSPECTIONS, AND FINAL SIGN-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS SHALL BE FORWARDED TO THE OWNER PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL VERIFY THAT DRAWINGS ARE THE LATEST ISSUANCE PRIOR TO BEGINNING OF CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY OUTSIDE VENDORS INCLUDING, BUT NOT LIMITED TO, TELEPHONE, DATA AND "OWNER'S FORCES". CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND SHALL DO THE CUTTING, FITTING AND PATCHING REQUIRED TO RECEIVE THE WORK OF OTHERS AS SHOWN OR REASONABLY IMPLIED BY THE DRAWINGS AND SPECIFICATIONS.
- ALL IDENTIFIED SCOPE OF WORK SHALL BE PROVIDED NEW, UNLESS OTHERWISE NOTED.
- WORK NOT SPECIFICALLY DETAILED, NOTED OR SPECIFIED, SHALL BE THE SAME AS SIMILAR PARTS THAT ARE DETAILED, NOTED OR SPECIFIED.
- IN THE EVENT OF INCONSISTENCIES AMONG THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL INTERPRET THEM WHEN ASKED TO DO SO BY THE OWNER OR CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE RESULTS OF SUCH INTERPRETATIONS MADE BY OTHERS.
- THE GENERAL CHARACTER OF DETAIL WORK IS SHOWN ON THE CONTRACT DOCUMENTS. SUBSEQUENT CLARIFICATIONS MAY BE MADE BY ADDITIONAL LAYOUTS OR LARGE SCALE OR FULL SIZE DETAILS.
- VERIFY ALL EQUIPMENT SIZES BEFORE BEGINNING WORK
- "TYPICAL" OR "TYP." SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS OR DIMENSIONS ARE USUALLY KEYED, AND NOTED "TYP" ONLY WHEN THEY FIRST OCCUR.
- "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS, ORIENTATION, AND CONDITIONS ON PLANS AND ELEVATIONS
- ARCHITECT SHALL HAVE THE AUTHORITY TO REJECT ANY WORK THAT IS NOT IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS

II. DEMOLITION AND SHORING

- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO WORK BEGINNING. WORK THAT IS NOT SHOWN MAY BE REQUIRED TO COMPLETE THE INTENDED WORK. THE CONTRACTOR IS RESPONSIBLE FOR INFORMING THE OWNERS REPRESENTATIVE OF ANY CONDITIONS THAT DIFFER FROM THE INFORMATION INDICATED IN THE DRAWINGS.
- PRIOR TO EXECUTION OF DEMOLITION WORK, SCHEDULE A WALK-THROUGH WITH OWNER OR OWNERS REPRESENTATIVE TO CONFIRM SCOPE OF WORK AND TO REVIEW EXISTING CONDITIONS.
- CLAIMS FOR ADDITIONAL COST OR TIME DUE TO EXISTING CONDITIONS THAT COULD HAVE BEEN REASONABLY ANTICIPATED DURING A SITE VISIT BY THE CONTRACTOR PRIOR TO BIDDING WILL NOT BE APPROVED.
- PROTECT ALL EXISTING BUILDING COMPONENTS WHICH ARE TO REMAIN. REPAIR ANY DAMAGED AREAS AS REQUIRED TO RETURN THEM TO THEIR ORIGINAL CONDITION.
- PROVIDE SHORING OF EXISTING STRUCTURE AS REQUIRED TO CONTAIN DEMOLITION WITHIN WORK AREA AND PREVENT DAMAGE TO OUTSIDE AREAS.
- DEMOLITION ACTIVITIES SHALL BE PERFORMED AS TO PRODUCE MINIMAL DISTURBANCE TO EXISTING FACILITY OCCUPANTS. (I.E: MINIMIZE EXCESSIVE AND PROLONGED NOISE LEVELS AND DUST). ENSURE ALL CARS ENTERING THE COMMUNITY CAN ENTER AND EXIT THE MAIN GATE AT ALL TIMES DURING DEMOLITION.
- ALL WORK SHALL COMPLY WITH REQUIRED LOCAL CODES. CONTRACTOR IS RESPONSIBLE FOR OBTAINING REQUIRED PERMITS AND INSPECTIONS FOR ALL WORK ASSOCIATED WITH THIS CONTRACT.
- CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS AS REQUIRED TO MATCH SURROUNDING EXISTING FINISHES NOT DISTURBED.
- IN EXISTING AREAS, RENOVATION AND DEMOLITION WORK SHALL BE ACCOMPLISHED WITH MINIMAL DISRUPTION TO SECURITY AND GATE ENTRY OPERATIONS. IF REQUIRED, THE OWNER RESERVES THE RIGHT TO TEMPORARILY STOP WORK OF SPECIFIC CONSTRUCTION OPERATIONS SHOULD THE OWNER IDENTIFY AN EMERGENCY OR DANGER EXISTS TO THE WELFARE OF THE OCCUPANTS ON ACCOUNT OF SUCH WORK OR OPERATIONS.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL MATERIAL IN A LEGAL MANNER NOT SCHEDULED FOR REUSE UNDER THIS PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL DUMPSTERS ARE MIN. 30 FEET AWAY FROM COMBUSTIBLES, REF. NFPA 241 & DIVISION 1.

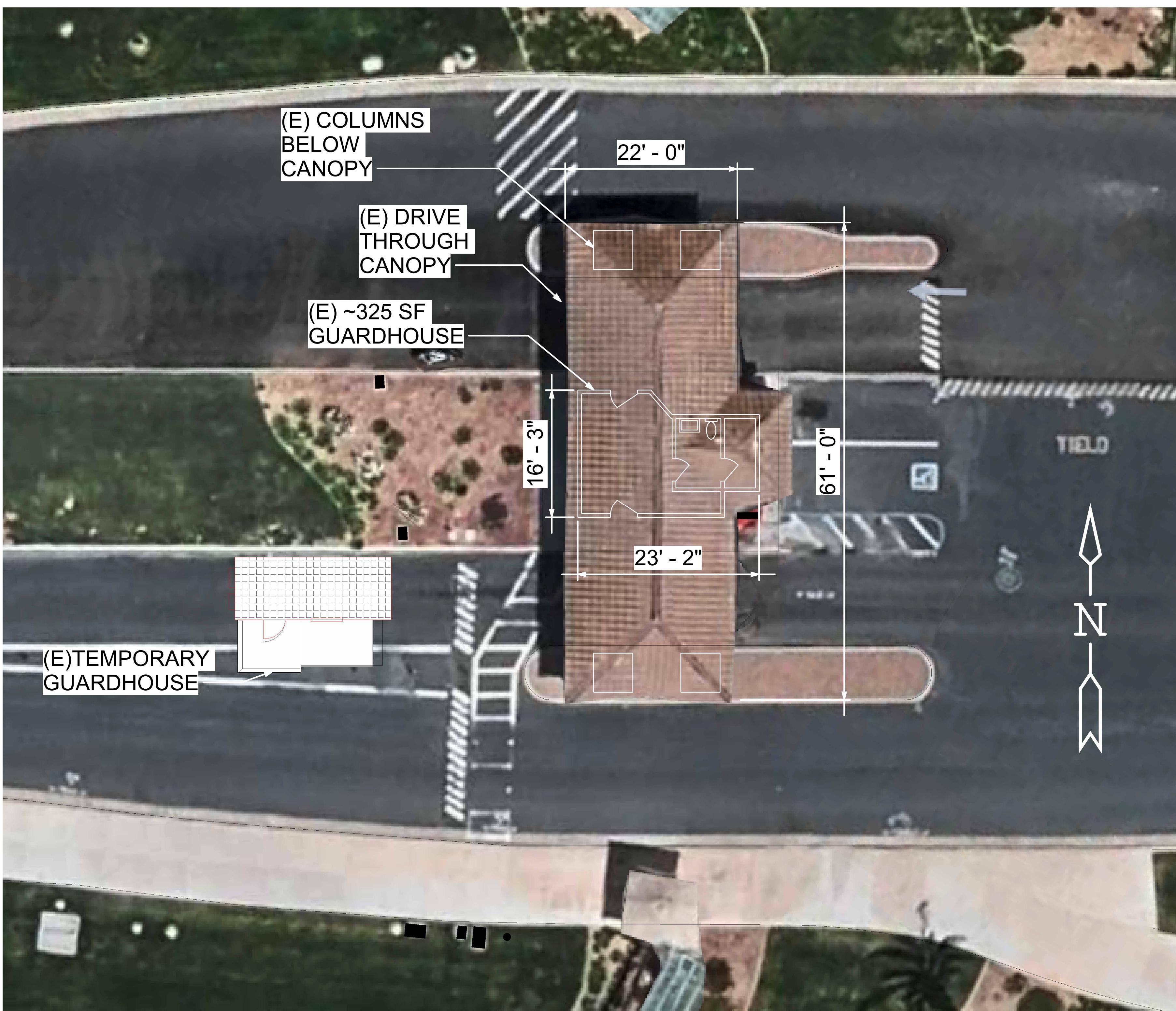
III. STANDARDS AND CODES

- REFER TO TITLE SHEET FOR APPLICABLE CODES
- GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, PROMPTLY NOTIFY THE PROJECT MANAGER AND/OR ARCHITECT. NECESSARY CHANGES SHALL BE MADE IN ACCORDANCE WITH THE GENERAL CONDITIONS.
- IF CONTRACTOR KNOWINGLY PERFORMS ANY WORK WHICH IS CONTRARY TO SUCH LAWS, ORDINANCES, CODES, RULES AND REGULATIONS, HE/SHE SHALL PROMPTLY MAKE ALL CHANGES AS REQUIRED TO COMPLY THEREWITH AND BEAR ALL COSTS ARISING THEREFROM.
- CONFLICTS: IN CASE OF CONFLICTS IN THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, THE MOST RESTRICTIVE REQUIREMENTS SHALL GOVERN.
- WHERE CODES OR REGULATIONS, OTHER THAN THOSE LISTED IN THIS SECTION, ARE REFERRED TO IN VARIOUS SECTIONS OF THE SPECIFICATIONS. IT SHALL BE UNDERSTOOD THAT THEY APPLY TO THIS WORK AS FULLY AS IF CITED HEREIN.
- ALL COMBUSTIBLE MATERIALS SHALL MEET APPLICABLE CODES. WOOD SHALL BE FIRE RETARDANT TREATED WHERE REQUIRED BY LOCAL BUILDING CODES AND BUILDING OWNER'S REQUIREMENTS.
- FOR MAXIMUM FLOW RATES FOR PLUMBING FIXTURES, REFER TO STANDARDS FOR PLUMBING FIXTURES AND FITTINGS OF 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE SEE SHEET CG-1.

IV. CONSTRUCTION STANDARDS

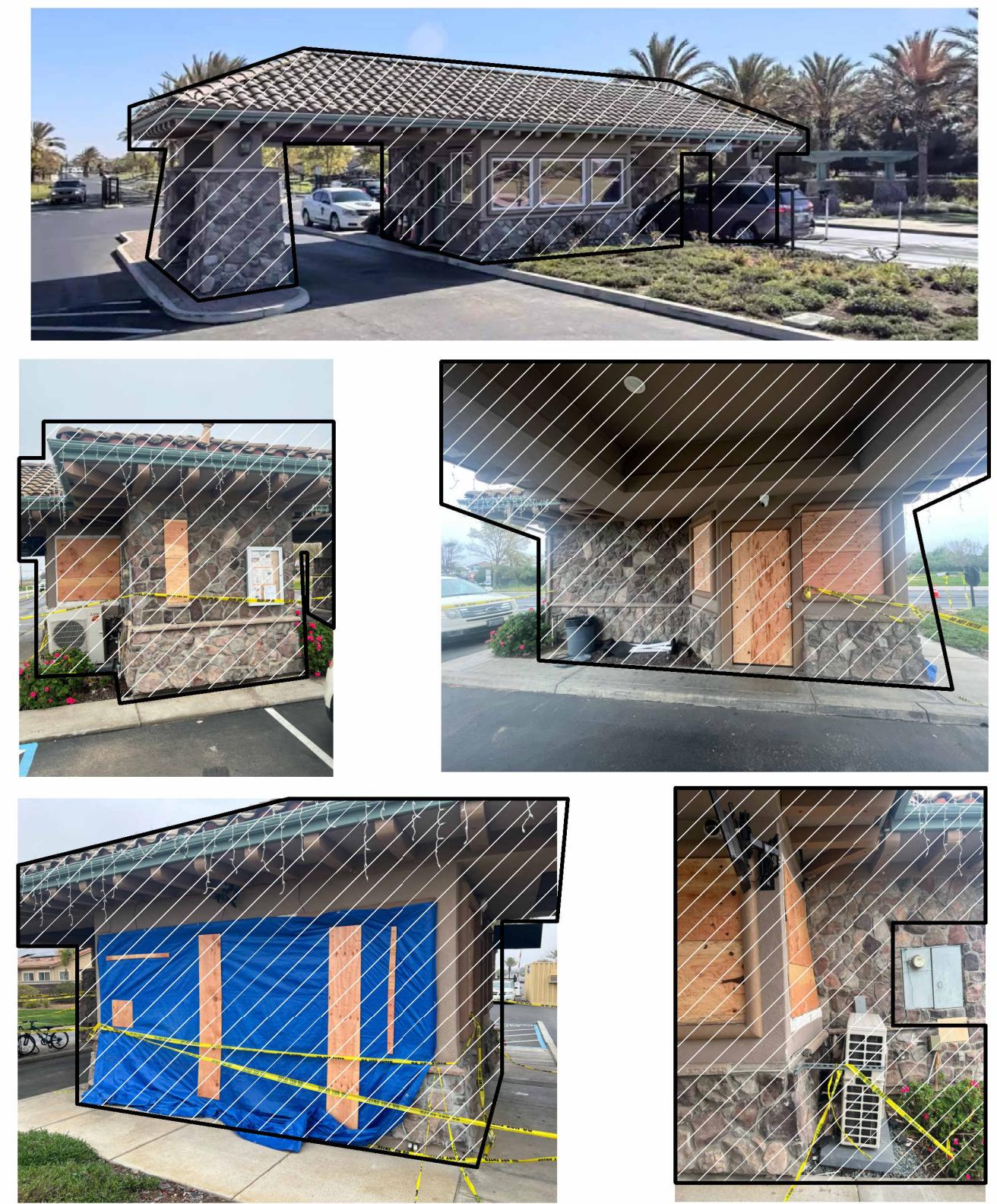
- CONTRACTOR TO ENSURE THAT SURFACE TO RECEIVE FINISHES ARE CLEAN, TRUE AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF WORK SHALL INDICATE INSTALLER'S ACCEPTANCE OF SUBSTRATE.
- CONTRACTOR TO REPAIR AND PREPARE EXISTING SURFACES SCHEDULED TO REMAIN AS NECESSARY FOR APPLICATION OF NEW FINISHES.
- CONTRACTOR SHALL PATCH SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
- GYPSUM BOARD CONSTRUCTION SHALL ALIGN WITH EXISTING, ADJACENT, OR ADJOINING SURFACES, JOINTS SHALL BE TAPE AND SANDED SMOOTH WITH NO VISIBLE JOINTS, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO INSURE DELIVERY AND INSTALLATION OF CASEWORK AND FINISH CARPENTRY WILL NOT BE DAMAGED BY OTHER CONSTRUCTION WORK.
- ALL CODE-REQUIRED LABELS SUCH AS "UL", FACTORY MUTUAL OR ANY EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, NAME OR NOMENCLATURE PLATES SHALL REMAIN READABLE AND NOT PAINTED.
- COORDINATE WITH OWNER FOR DELIVERY AND PLACEMENT OF ALL FURNITURE AND WALL-HUNG EQUIPMENT.
- REFER TO FINISH SCHEDULE FOR SPECIFIED FINISHES. REFER TO INTERIOR ELEVATIONS FOR MOUNTING HEIGHT REQUIREMENTS.
- FOR BUILT-IN WORK SURROUNDED BY PARTITIONS, INCLUDING BUT NOT LIMITED TO APPLIANCES AND MILLWORK, CONTRACTOR SHALL CONFIRM THAT FINISHED FLOOR, WALL AND/OR SOFFIT SURFACES DO NOT VARY BY MORE THAN 1/4" IN 20'-0"(NON-CUMULATIVE).
- CONTRACTOR SHALL, IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, APPLY, INSTALL, CONNECT, ERECT, CLEAN, AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT.
- UNLESS OTHERWISE NOTED, IT IS THE INTENTION OF THE DRAWINGS AND SPECIFICATIONS FOR ALL WORK, EQUIPMENT, CASEWORK, MECHANICAL, ELECTRICAL AND SIMILAR DEVICES OF WHATEVER NATURE, BE COMPLETELY INSTALLED, CONNECTED, MADE OPERATIONAL AND FUNCTIONAL FOR THE PURPOSE INTENDED, AND THAT ALL COSTS FOR THIS BE INCLUDED IN THE CONTRACTOR'S PROPOSAL.
- COORDINATE LOCATION AND PROVIDE BLOCKING, BACKING, AND/OR REINFORCEMENTS IN PARTITIONS FOR ALL CABINETS, COUNTERTOPS AND ANY WALL-MOUNTED ITEMS. REFER TO ELEVATIONS AND DETAILS FOR LOCATIONS OF WALL STANDARDS AND OTHER SUPPORTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY FRAMING, BRACING, AND STRUCTURING ALL WALL, BULKHEAD, AND OTHER DRYWALL CONSTRUCTION IN ACCORDANCE WITH APPLICABLE TYPICAL DETAILS CONTAINED IN THE DRAWINGS WHETHER OR NOT SPECIFICALLY REFERENCED IN THE PLANS OR DETAILS. PROVIDE BLOCKING / BACKING AND REINFORCEMENT ABOVE AS REQUIRED FOR SUPPORT OF LIGHT FIXTURES, EQUIPMENT, OR ANY OTHER CEILING-MOUNTED ITEMS.
- REPAIR AND PATCH ANY/ALL PENETRATIONS THROUGH RATED ASSEMBLIES TO MAINTAIN REQUIRED RATING.
- UNLESS OTHERWISE NOTED IN DRAWINGS, FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS, INSTALLATION INSTRUCTIONS, AND BEST PRACTICES FOR INSTALLING EQUIPMENT, FURNISHINGS, FITTINGS, ETC. BRING CONFLICTS BETWEEN DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS TO THE ATTENTION OF THE ARCHITECT.

JOB DESCRIPTION	CLIENT	MCW Engineering & Design	MCW ENGINEERING & DESIGN 510-239-3055 MARCEL.WILLIAMS@MCWENGINEERINGDESIGN.COM 5450 CLAIMSTAKE CT, RIVERBANK, CA 94367	FOR THE SOLE USE OF THE DOCUMENT RECIPIENT - DO NOT CITE, COPY, OR CIRCULATE WITHOUT THE EXPRESSED PERMISSION OF MCW ENGINEERING & DESIGN.	REGISTERED PROFESSIONAL ENGINEER MARCEL C. WILLIAMS #85807 06-16-2025 CIVIL STATE OF CALIFORNIA	Revisions		SHEET TITLE GENERAL NOTES			
						No.	Revision Date	Revision Description	SCALE AS SHOWN	DATE 06-02-2025	DRAWING NO. G-0.1
THE LAKES GUARDHOUSE	THE LAKES @ DISCOVERY BAY										
LOCATION BIXLER & FALLMAN, DISCOVERY BAY, CA 94505											



EXISTING PREF DEMOLITION PERMIT SITE PLAN

SCALE: 1/8" = 1'-0"

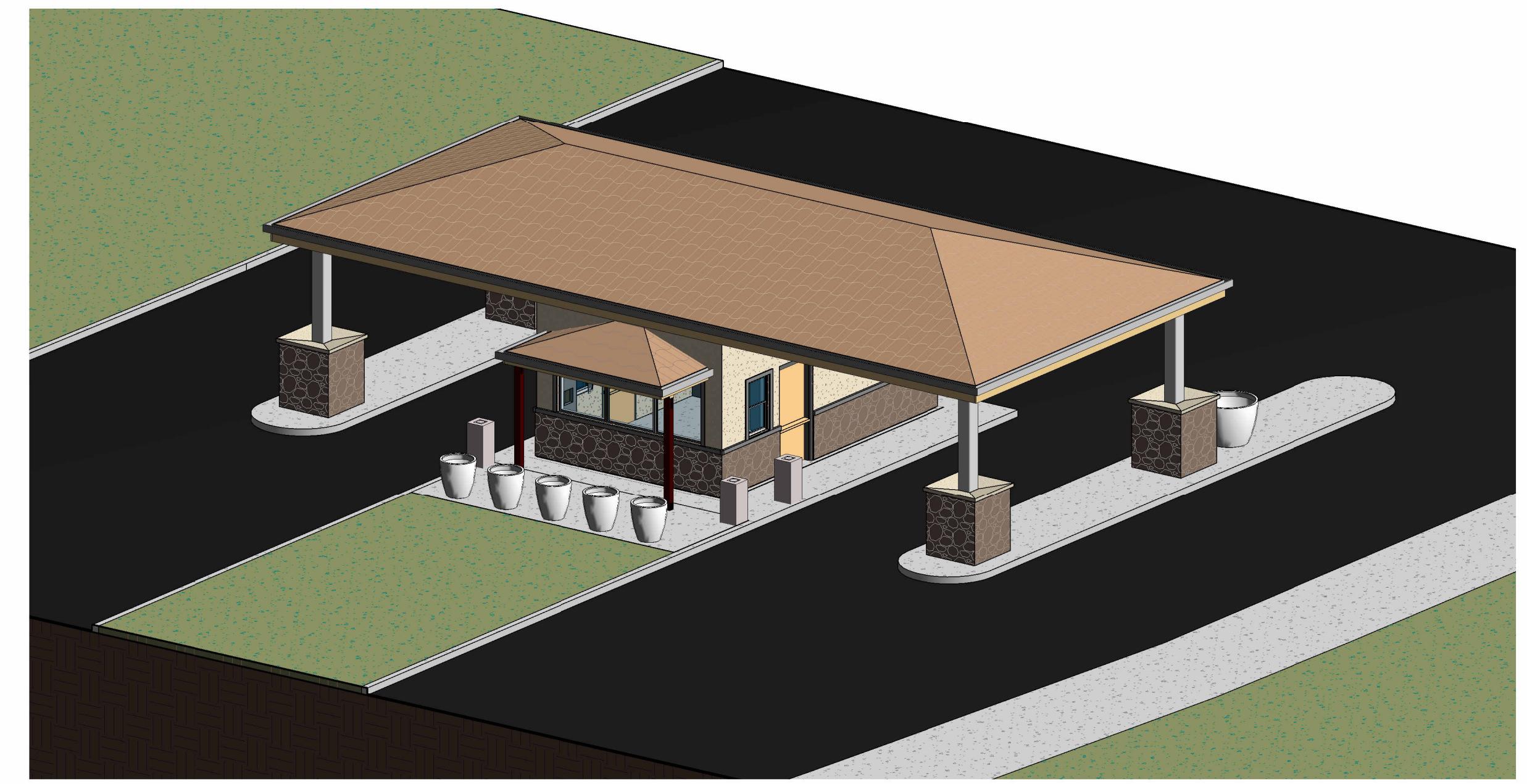
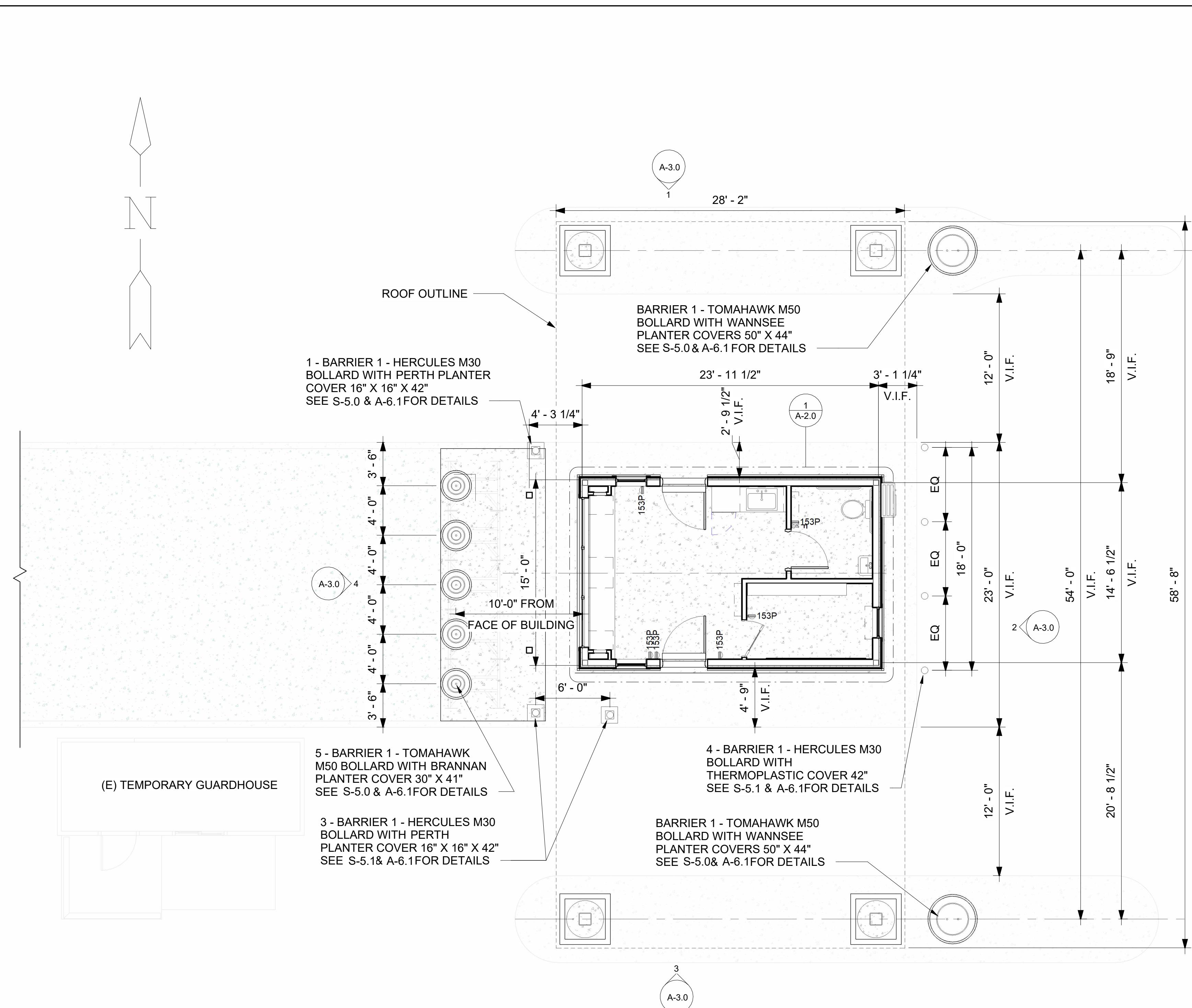


EXISTING STRUCTURE TO BE DEMOLISHED

NOTES:

1. EXISTING STRUCTURE SHOWN WILL BE DEMOLISHED UNDER SEPARATE PERMIT.
2. INFORMATION SHOWN HERE IS FOR REFERENCE TO EXISTING AS BUILT CONDITION PRIOR TO CAR ACCIDENT. CURRENT STRUCTURE CAN NOT BE REPAIRED IN PLACE AND REQUIRES A COMPLETE REBUILD.
3. TEMPORARY GUARDHOUSE TO REMAIN IN PLACE DURING CONSTRUCITON OF NEW STRUCTURE

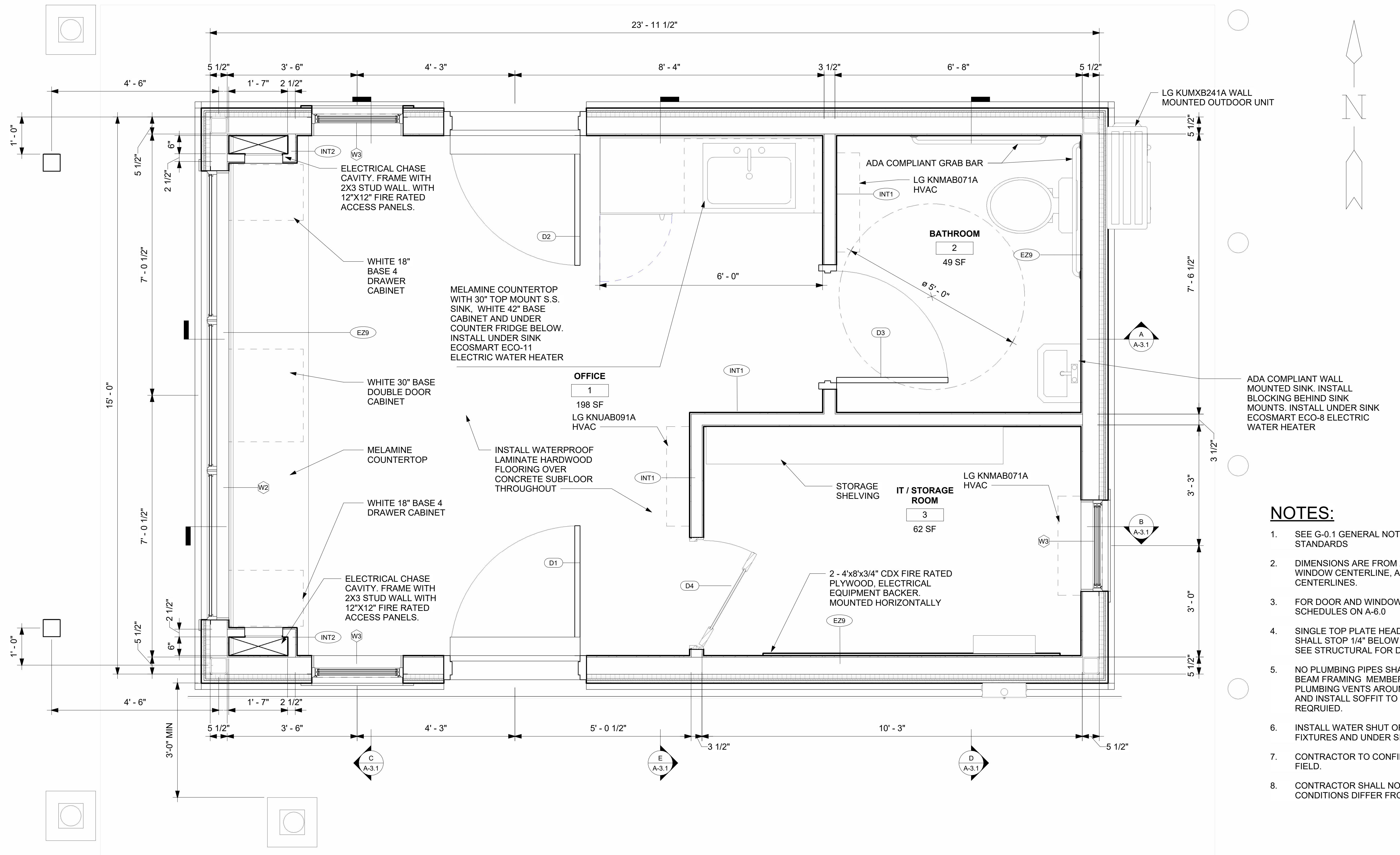
JOB DESCRIPTION THE LAKES GUARDHOUSE		CLIENT THE LAKES @ DISCOVERY BAY		MCW ENGINEERING & DESIGN 510-239-3055 MARCEL.WILLIAMS@MCWENGINEERINGDESIGN.COM 5450 CLAIMSTAKE CT, RIVERBANK, CA 94367	FOR THE SOLE USE OF THE DOCUMENT RECIPIENT - DO NOT CITE, COPY, OR CIRCULATE WITHOUT THE EXPRESSED PERMISSION OF MCW ENGINEERING & DESIGN.		Revisions No. Revision Date Revision Description	SHEET TITLE PRE DEMOLITION SITE PLAN		
LOCATION BIXLER & FALLMAN, DISCOVERY BAY, CA 94505							SCALE AS SHOWN	DATE 06-02-2025	DRAWING NO. G-1.1	REVISION NO.



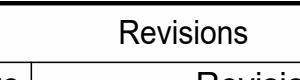
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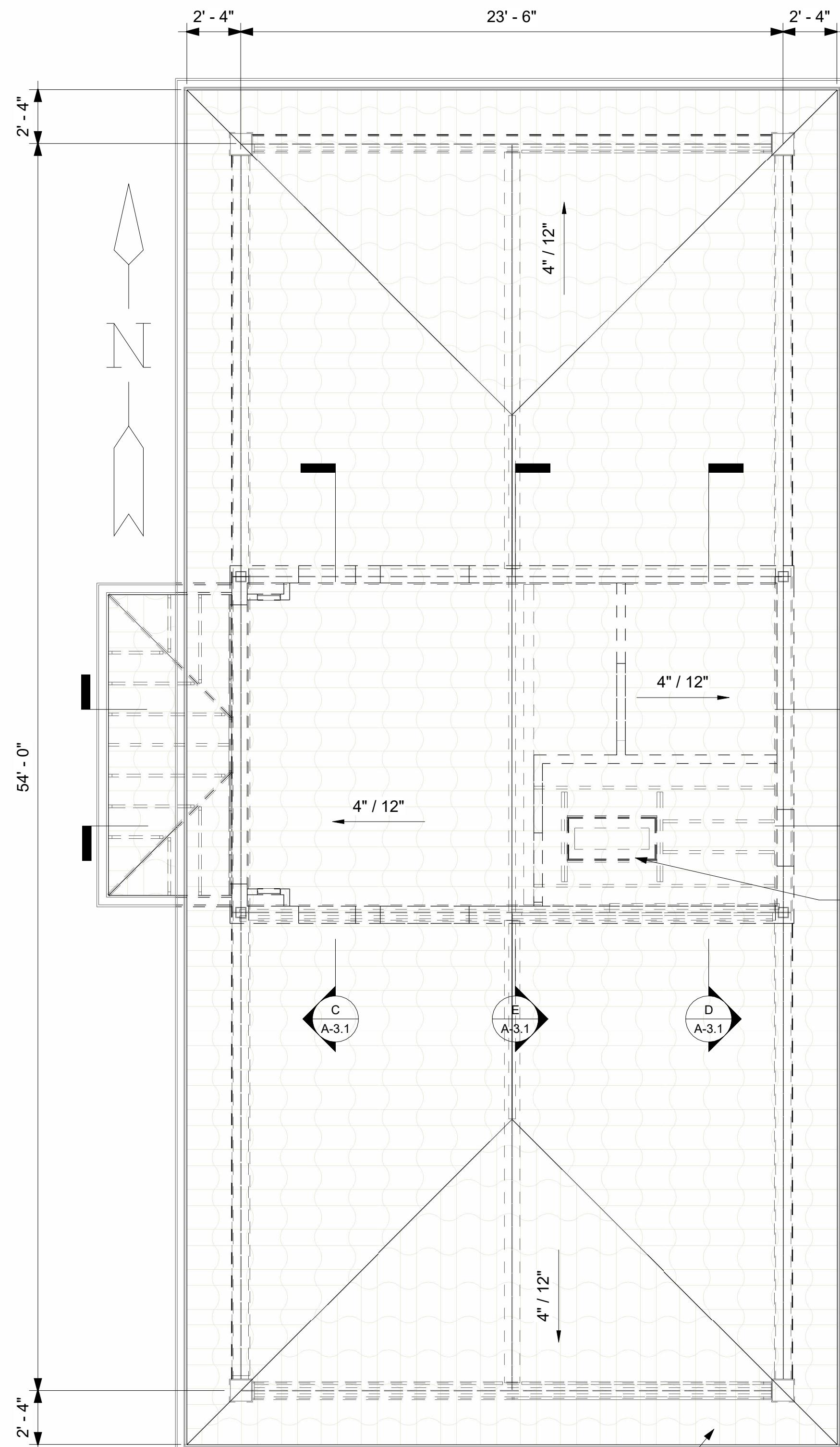
1. FOR GENERAL NOTES & DESIGN CRITERIA SEE G-0.1
2. CONTRACTOR TO CONFIRM DIMENSION IN FIELD.
3. CONTRACTOR SHALL NOTIFY EOR IF EXISTING CONDITIONS DIFFER FROM DRAWINGS.

JOB DESCRIPTION		CLIENT	MCW Engineering & Design	MCW ENGINEERING & DESIGN	FOR THE SOLE USE OF THE DOCUMENT RECIPIENT - DO NOT CITE, COPY, OR CIRCULATE WITHOUT THE EXPRESSED PERMISSION OF MCW ENGINEERING & DESIGN.	REGISTERED PROFESSIONAL ENGINEER MARCEL C. WILLIAMS #85807 06-16-2025 CIVIL STATE OF CALIFORNIA	Revisions	SHEET TITLE NEW SITE PLAN		
THE LAKES GUARDHOUSE		THE LAKES @ DISCOVERY BAY					No. Revision Date Revision Description	SCALE	DATE	DRAWING NO.
LOCATION	BIXLER & FALLMAN, DISCOVERY BAY, CA 94505							AS SHOWN	06-02-2025	A-1.0



GUARDHOUSE FLOOR PLAN

JOB DESCRIPTION THE LAKES GUARDHOUSE		CLIENT THE LAKES @ DISCOVERY BAY	 MCW Engineering & Design	SCALE: 3/4" = 1'-0" MCW ENGINEERING & DESIGN 510-239-3055 MARCEL.WILLIAMS@MCWENGINEERINGDESIGN.COM 5450 CLAIMSTAKE CT, RIVERBANK, CA 94367	Revisions	SHEET TITLE FLOOR PLAN		
LOCATION BIXLER & FALLMAN, DISCOVERY BAY, CA 94505				FOR THE SOLE USE OF THE DOCUMENT RECIPIENT - DO NOT CITE, COPY, OR CIRCULATE WITHOUT THE EXPRESSED PERMISSION OF MCW ENGINEERING & DESIGN.		No.	Revision Date	Revision Description
						SCALE AS SHOWN	DATE 06-02-2025	DRAWING NO. A20
						REVISION NO.		



GUARDHOUSE ROOF PLAN
SCALE: 1/4" = 1'-0"



ORIGINAL ROOF REFERENCE IMAGE

13

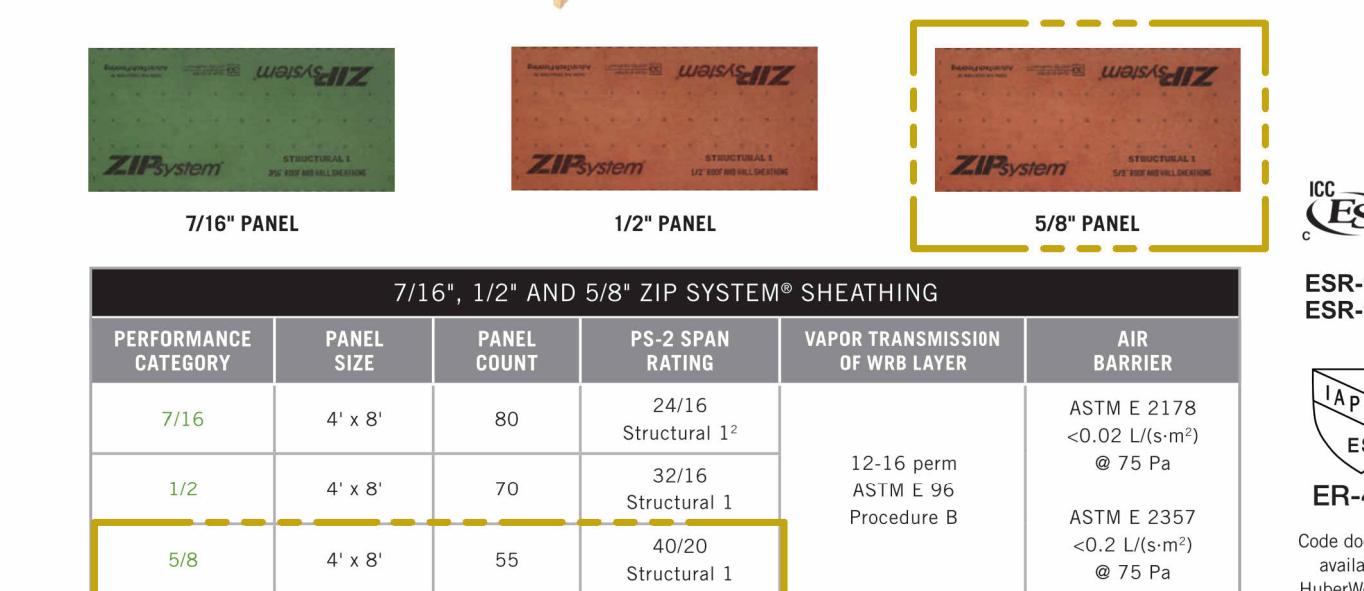
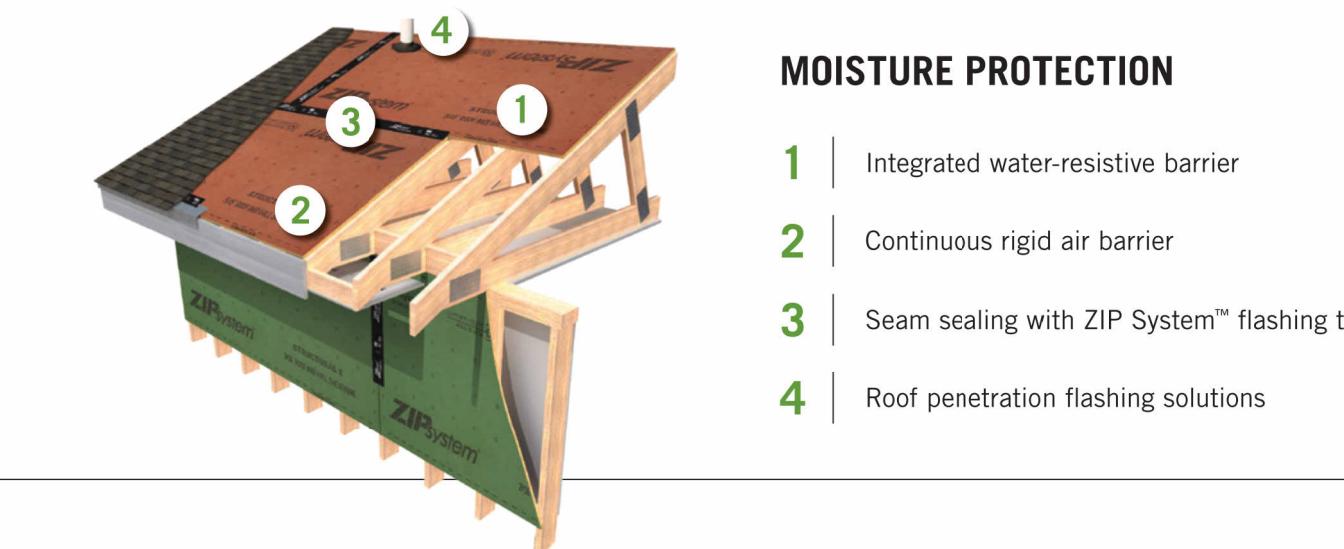
COMPATIBLE WITH ANY ROOF COVERING & UNDERLAYMENT

ZIP System® sheathing and tape provides an excellent roof underlayment to receive many finished roof coverings including metal, tile and asphalt shingles, fiberglass shingles or cedar shingles. The panels lie flat and stay flat, ensuring a finished roof that looks as good as it performs.



BIM materials available at HuberWood.com.

MOISTURE PROTECTION

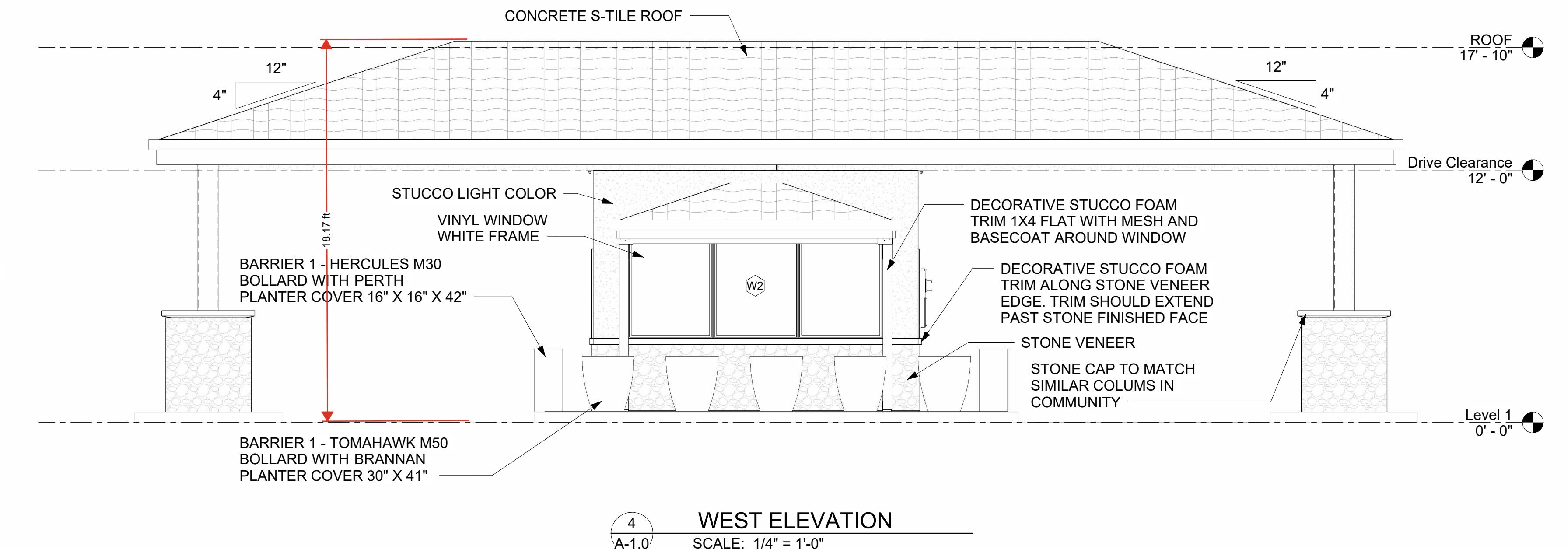
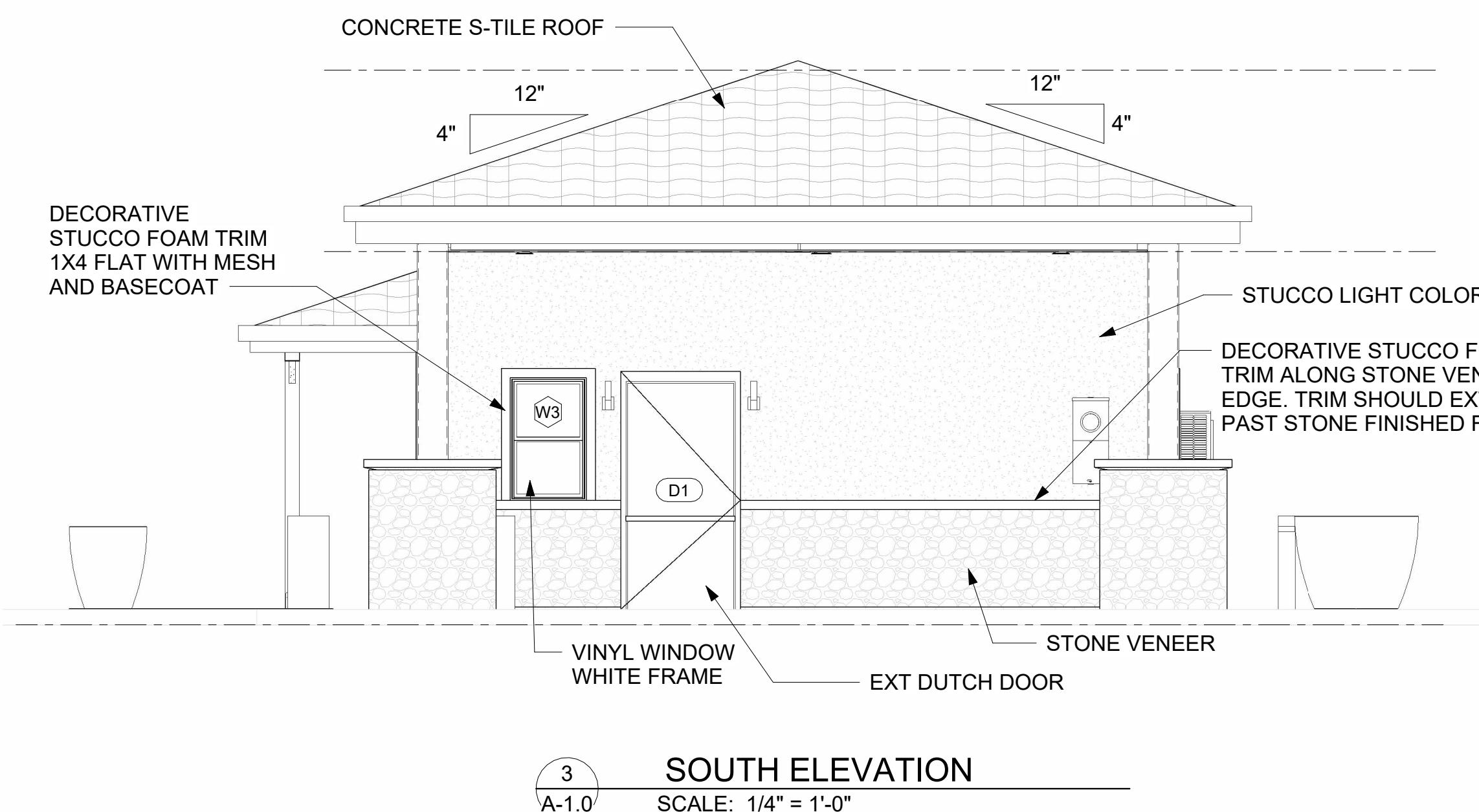
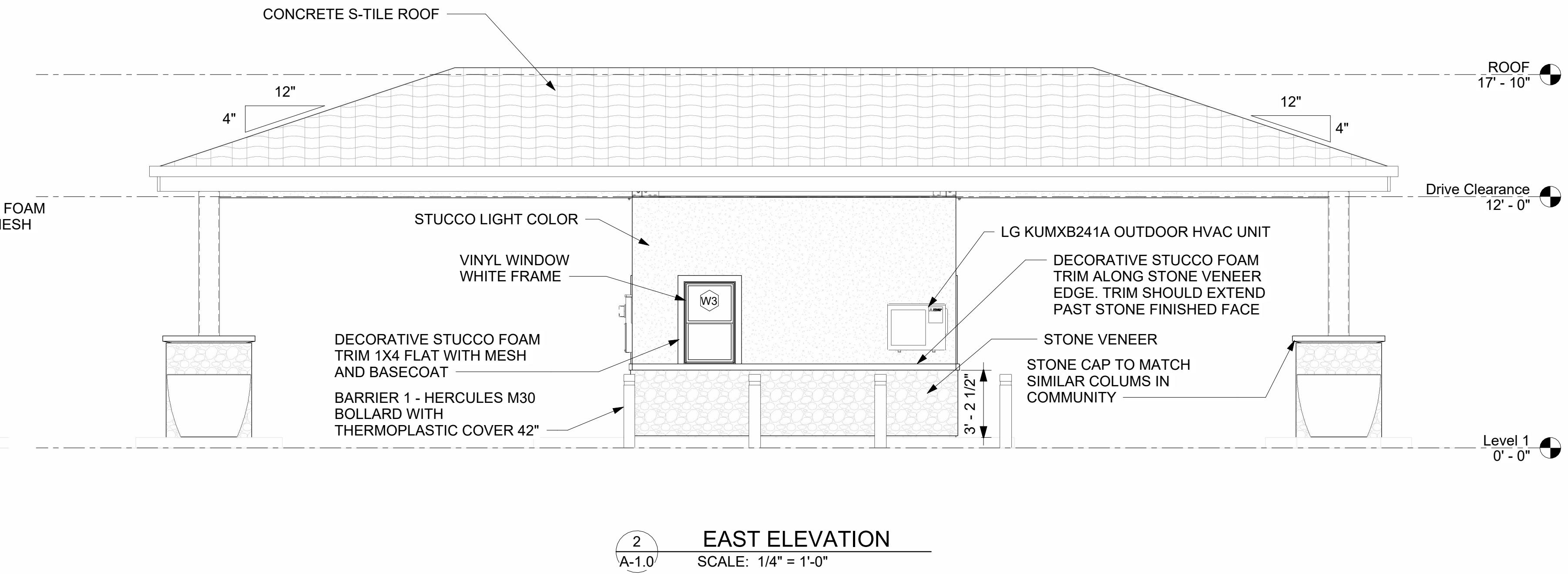
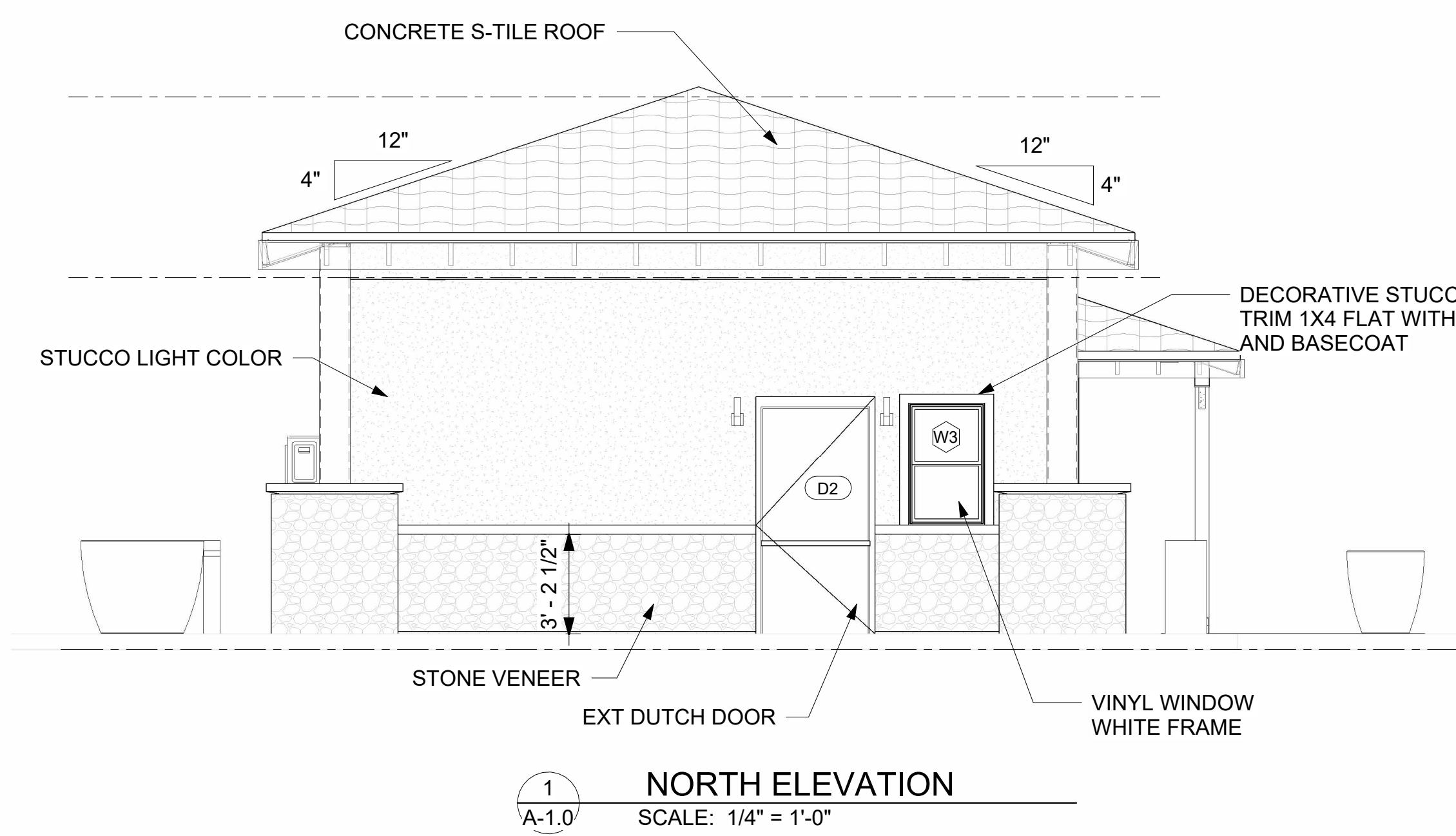


7/16", 1/2" AND 5/8" ZIP SYSTEM® SHEATHING					
PERFORMANCE CATEGORY	PANEL SIZE	PANEL COUNT	PS-2 SPAN RATING	VAPOR TRANSMISSION OF WRB LAYER	AIR BARRIER
7/16	4' x 8'	80	24/16 Structural 1 ²	12-16 perm ASTM E 96 Procedure 8	ASTM E 2178 <0.02 L/(s·m ²) @ 75 Pa
1/2	4' x 8'	70	32/16 Structural 1	ASTM E 96 Procedure 8	ASTM E 2357 <0.2 L/(s·m ²) @ 75 Pa
5/8	4' x 8'	55	40/20 Structural 1		

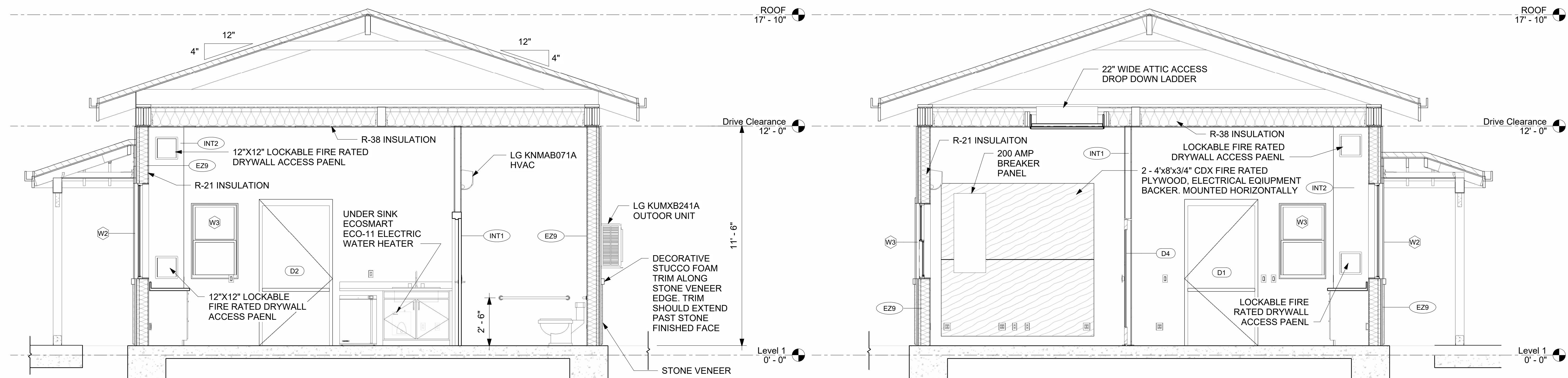
NOTES:

- SEE G-0.1 GENERAL NOTES FOR DESIGN STANDARDS
- FOR EXAMPLE CONCRETE ROOF DETAILS SEE A-6.1 TO A-6.3. SPECIFIC PRODUCT MANUFACTURER DETAILS SHALL OVERRIDE THE EXAMPLE DETAILS SHOWN.
- CONTRACTOR TO CONFIRM DIMENSION IN FIELD.
- CONTRACTOR SHALL NOTIFY EOR IF EXISTING CONDITIONS DIFFER FROM DRAWINGS.

JOB DESCRIPTION	CLIENT	MCW Engineering & Design	MCW ENGINEERING & DESIGN 510-239-3055 MARCEL.WILLIAMS@MCWENGINEERINGDESIGN.COM 5450 CLAIMSTAKE CT, RIVERBANK, CA 94367	FOR THE SOLE USE OF THE DOCUMENT RECIPIENT - DO NOT CITE, COPY, OR CIRCULATE WITHOUT THE EXPRESSED PERMISSION OF MCW ENGINEERING & DESIGN.	REGISTERED PROFESSIONAL ENGINEER MARCEL C. WILLIAMS #85807 06-16-2025 CIVIL STATE OF CALIFORNIA	Revisions		SHEET TITLE			
						No.	Revision Date	Revision Description	SCALE	DATE	DRAWING NO.
THE LAKES GUARDHOUSE	THE LAKES @ DISCOVERY BAY								AS SHOWN	06-02-2025	A-2.1
LOCATION BIXLER & FALLMAN, DISCOVERY BAY, CA 94505											

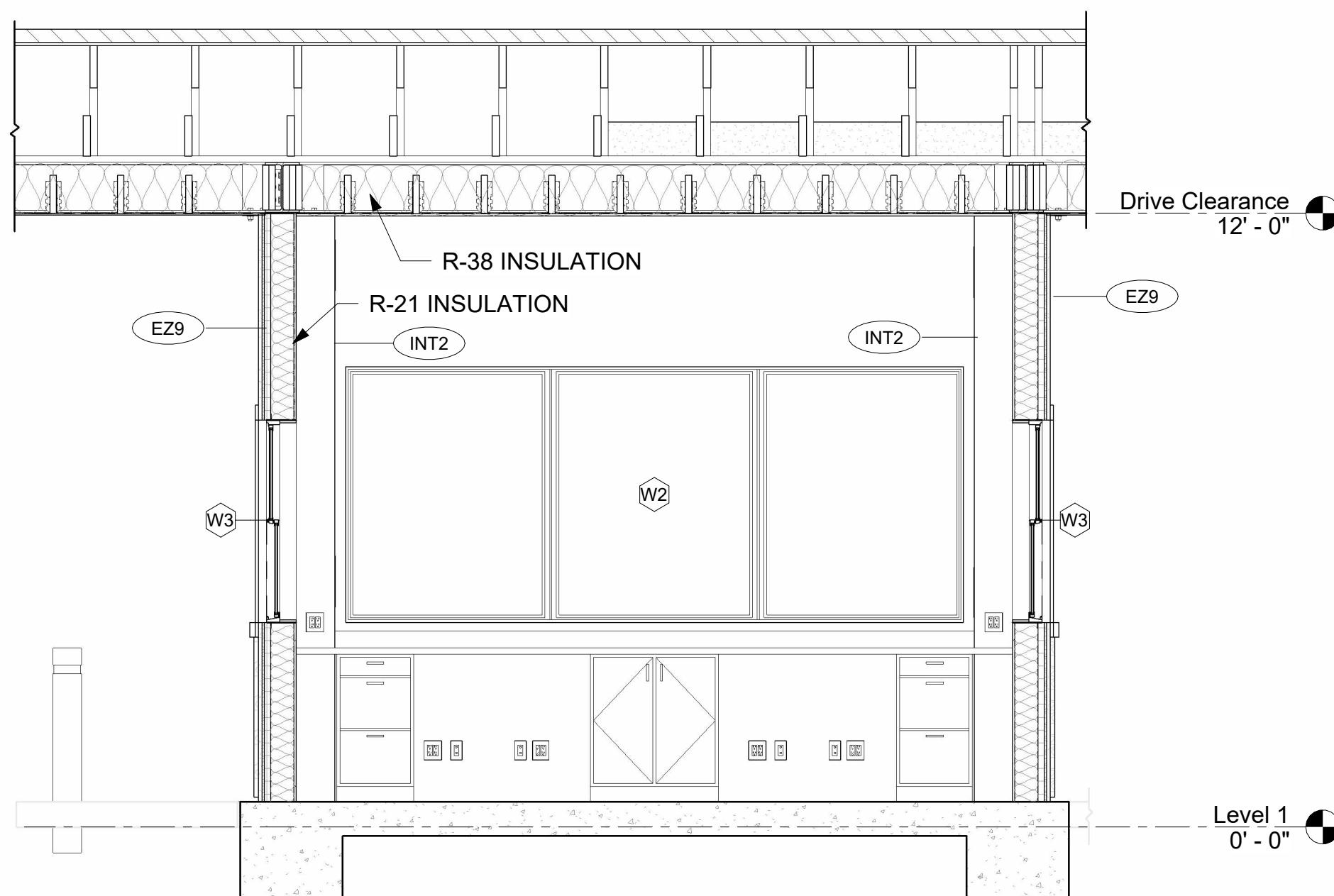


JOB DESCRIPTION		CLIENT	MCW Engineering & Design	MCW ENGINEERING & DESIGN	FOR THE SOLE USE OF THE DOCUMENT RECIPIENT - DO NOT CITE, COPY, OR CIRCULATE WITHOUT THE EXPRESSED PERMISSION OF MCW ENGINEERING & DESIGN.	Revisions	SHEET TITLE		
THE LAKES GUARDHOUSE		THE LAKES @ DISCOVERY BAY		MARCEL.WILLIAMS@MCWENGINEERINGDESIGN.COM 5450 CLAIMSTAKE CT, RIVERBANK, CA 94367	No. Revision Date Revision Description	EXTERIOR ELEVATIONS			
LOCATION	BIXLER & FALLMAN, DISCOVERY BAY, CA 94505					SCALE AS SHOWN	DATE 06-02-2025	DRAWING NO. A-3.0	REVISION NO.

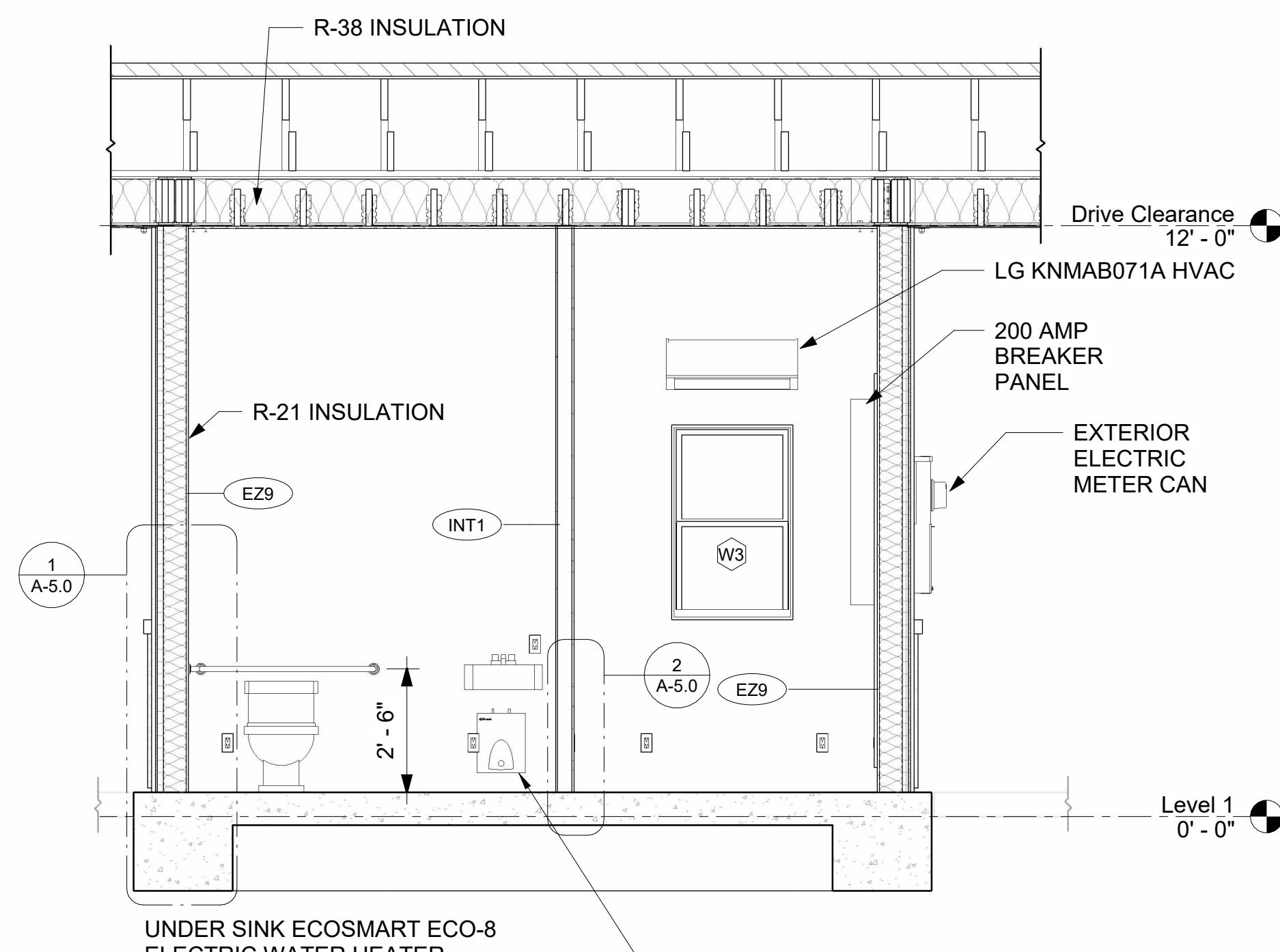


BUILDING SECTION 1
A-2.0
SCALE: 3/8" = 1'-0"

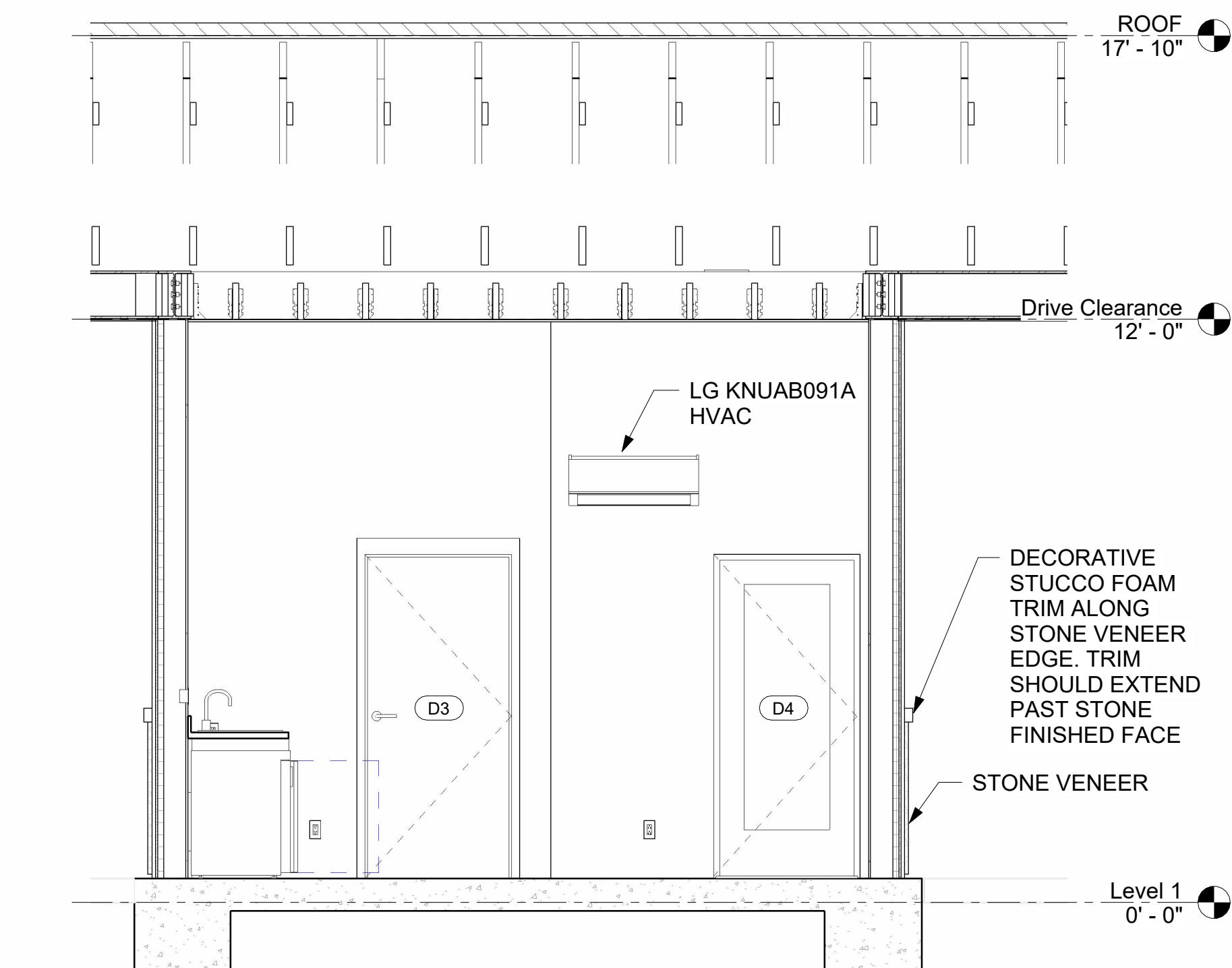
BUILDING SECTION 2
A-2.0
SCALE: 3/8" = 1'-0"



BUILDING SECTION 3
A-2.0
SCALE: 3/8" = 1'-0"

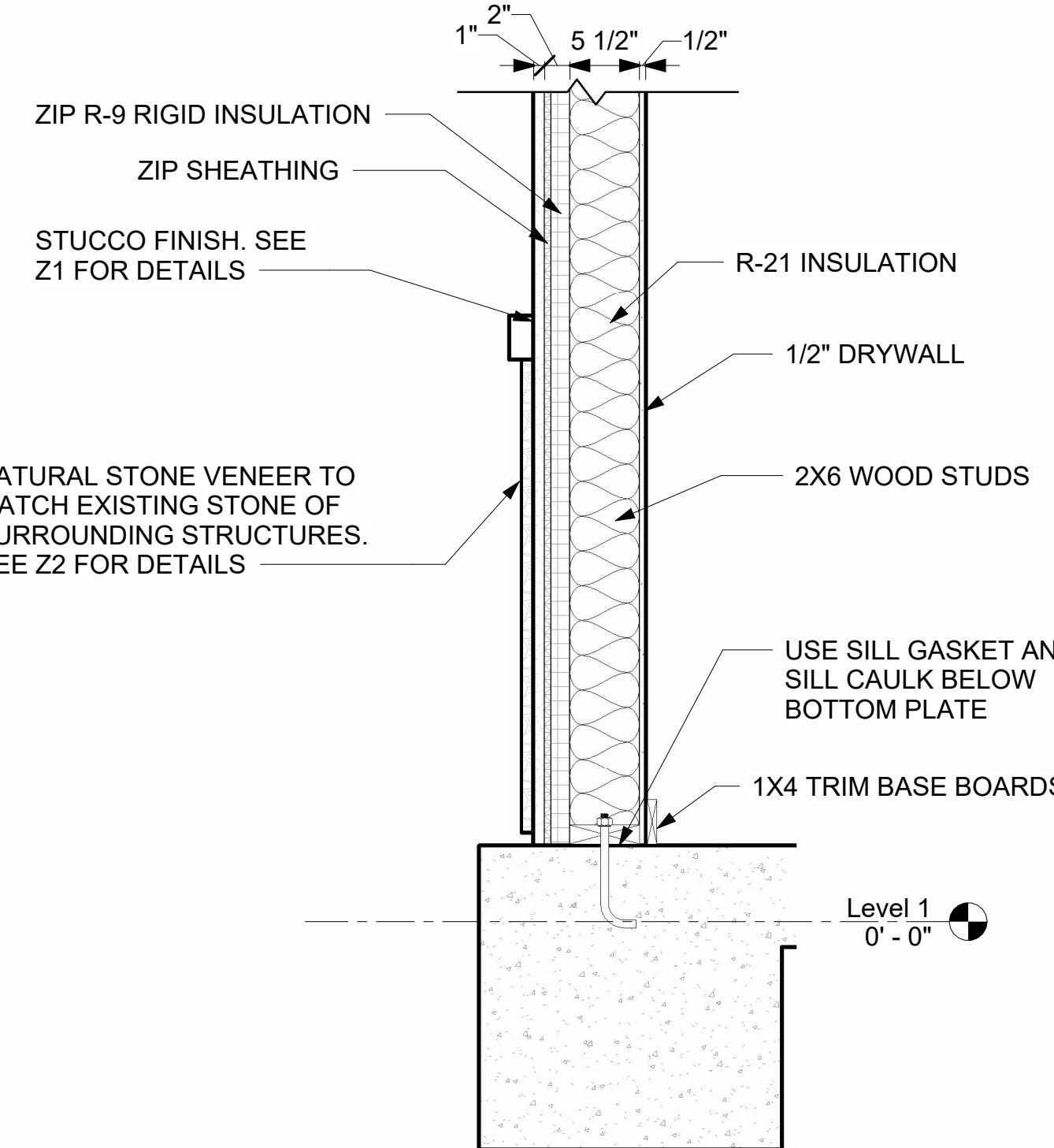


BUILDING SECTION 4
A-2.0
SCALE: 3/8" = 1'-0"

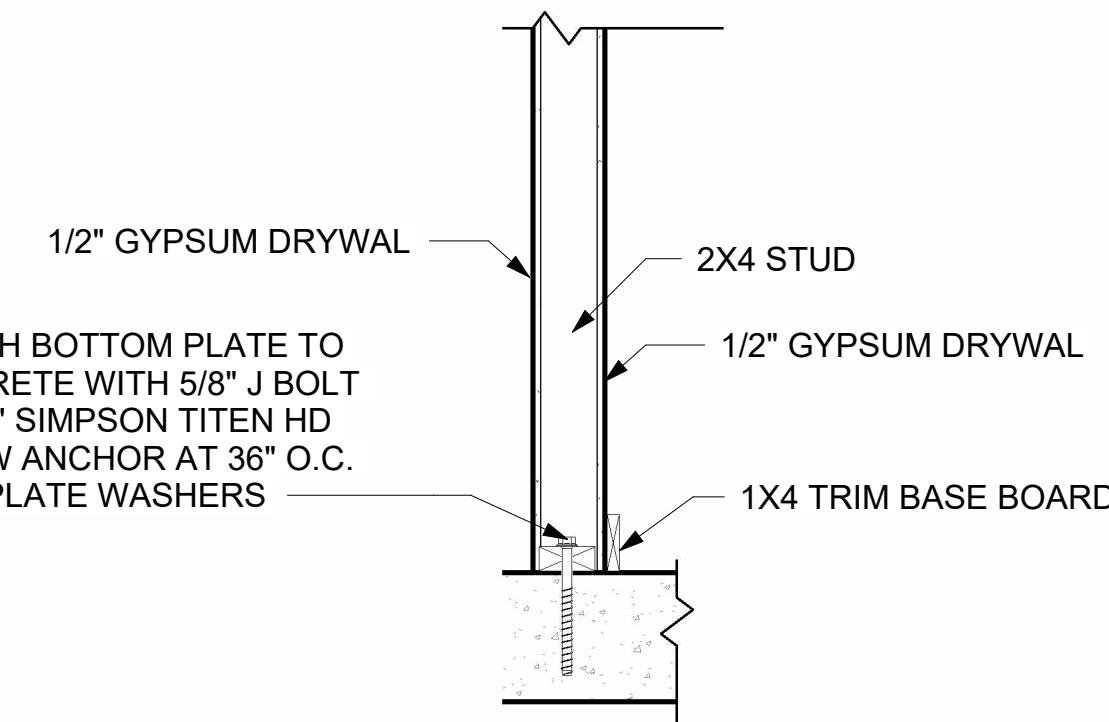


BUILDING SECTION 5
A-2.0
SCALE: 3/8" = 1'-0"

JOB DESCRIPTION		CLIENT	MCW Engineering & Design	MCW ENGINEERING & DESIGN	FOR THE SOLE USE OF THE DOCUMENT RECIPIENT - DO NOT CITE, COPY, OR CIRCULATE WITHOUT THE EXPRESSED PERMISSION OF MCW ENGINEERING & DESIGN.	Revisions	SHEET TITLE		
LOCATION	THE LAKES GUARDHOUSE	THE LAKES @ DISCOVERY BAY	510-239-3055 MARCEL.WILLIAMS@MCWENGINEERINGDESIGN.COM 5450 CLAIMSTAKE CT, RIVERBANK, CA 94367	REGISTERED PROFESSIONAL ENGINEER MARCEL C. WILLIAMS #85807 06-16-2025 CIVIL STATE OF CALIFORNIA	No. Revision Date Revision Description	BUILDING SECTIONS			
						SCALE	DATE	DRAWING NO.	
						AS SHOWN	06-02-2025	A-3.1	



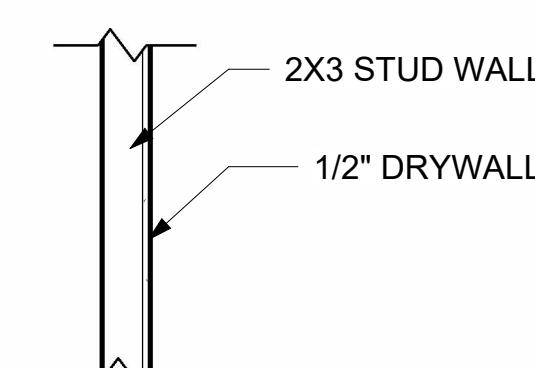
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A-3.1 EZ9 WALL TYPE
SCALE: 1" = 1'-0"



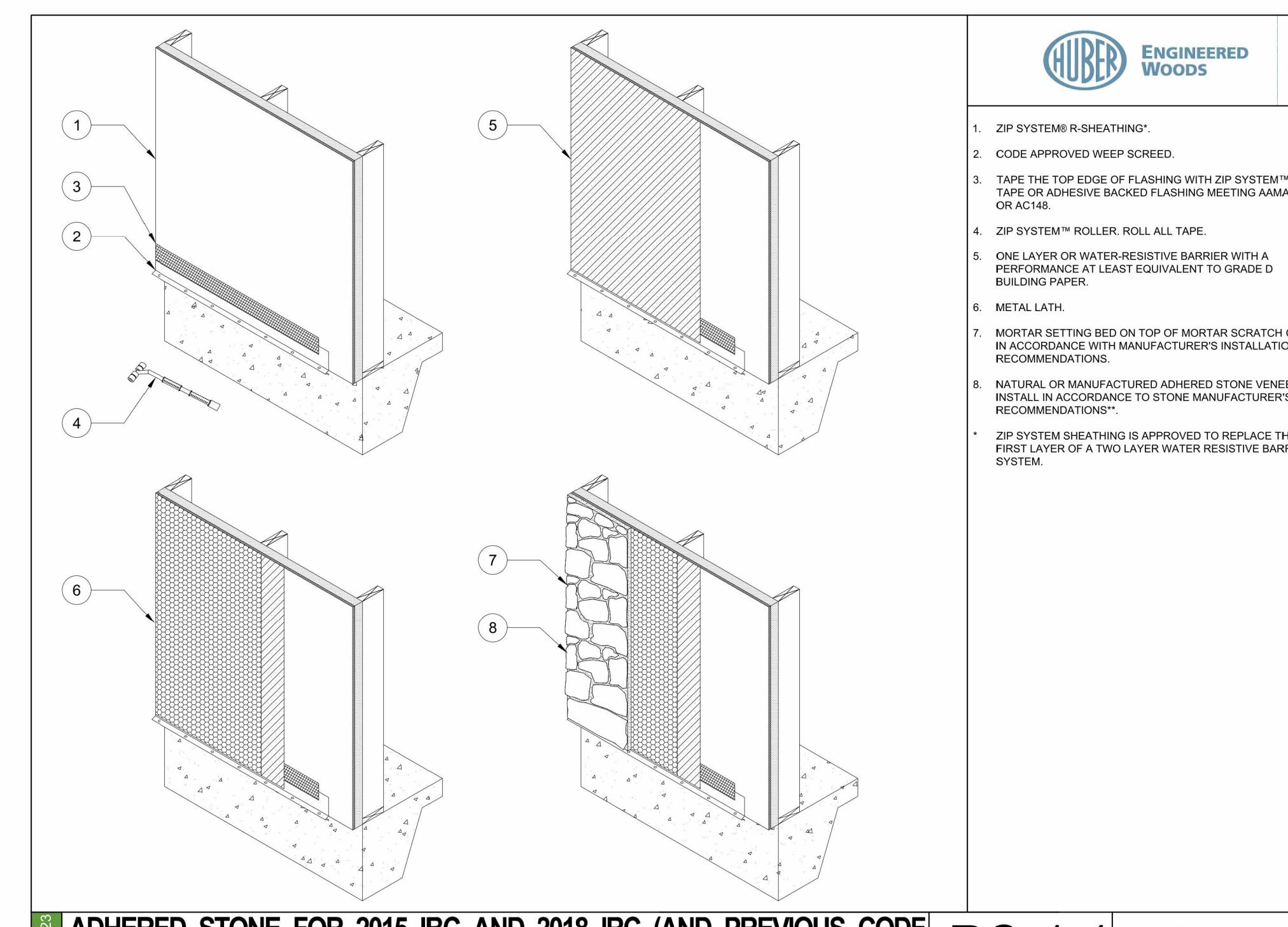
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A-3.1

INT1 WALL TYPE

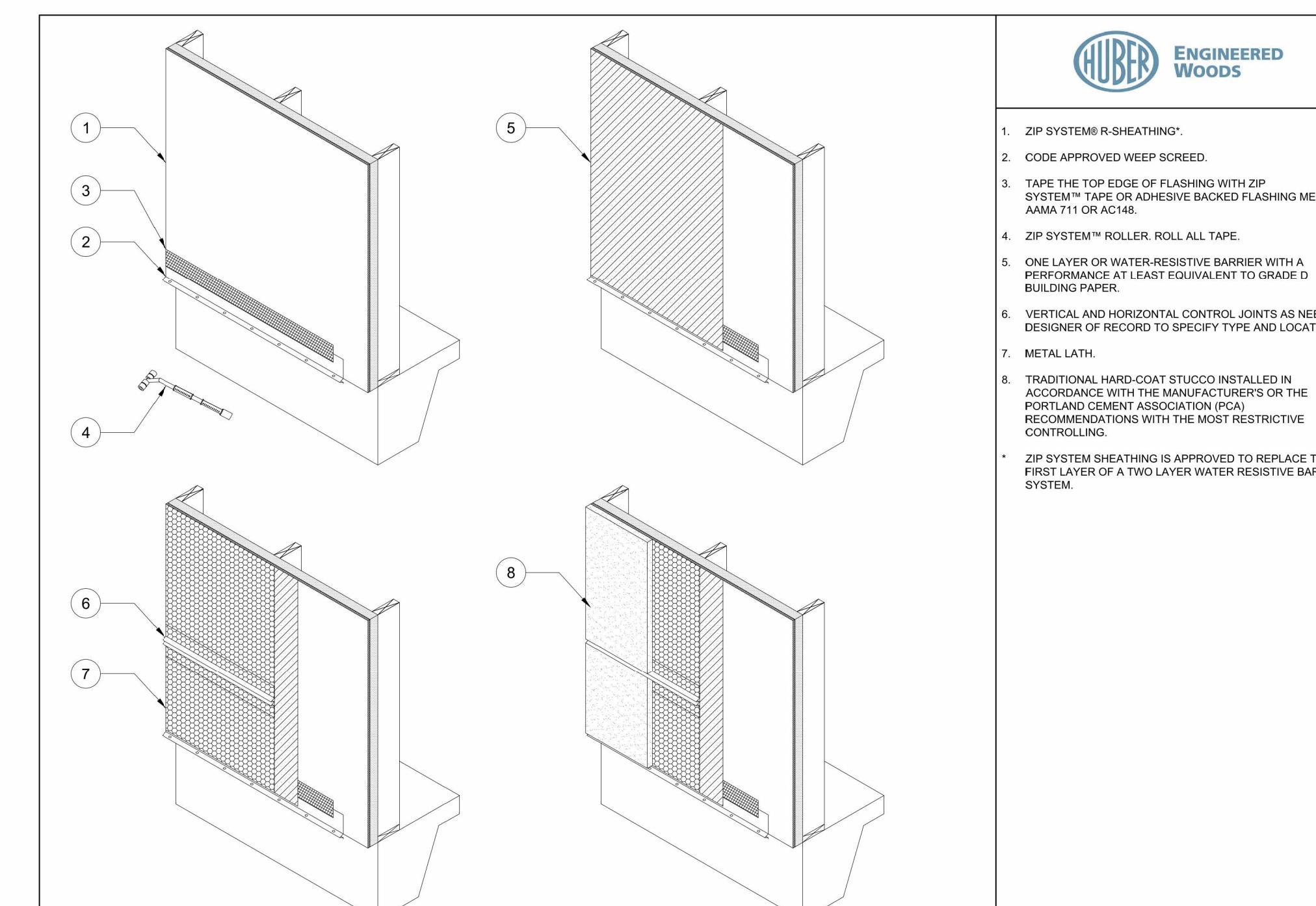
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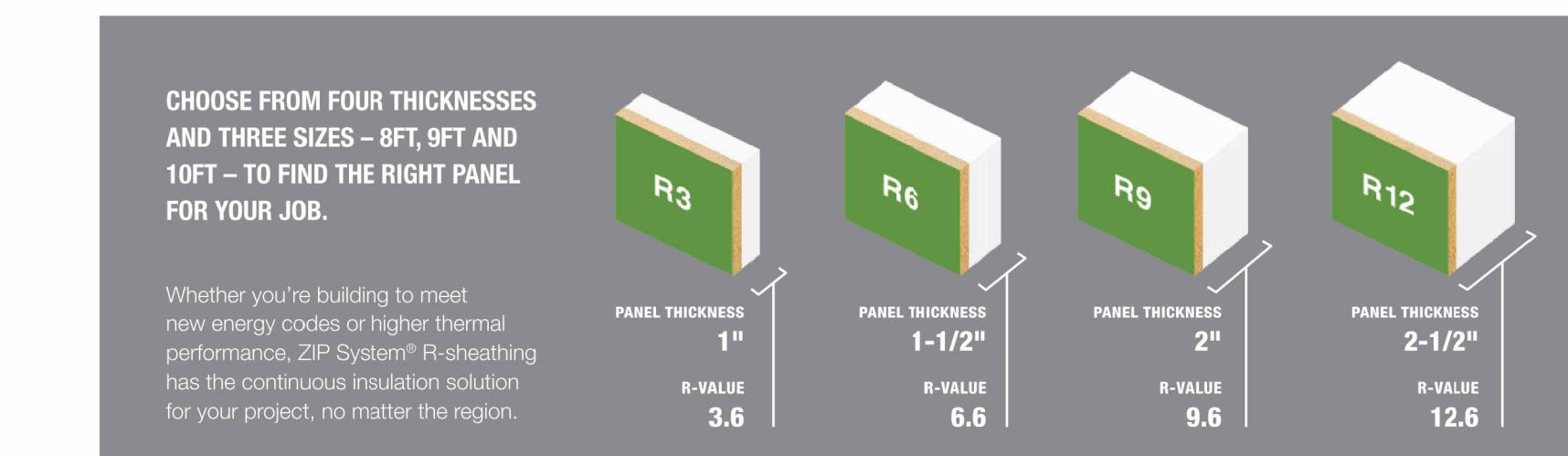
INT2 WALL TYPE



ADHERED STONE FOR 2015 IBC AND 2018 IRC (AND PREVIOUS CODE CYCLES) & 2021IRC/IBC STUCCO REQUIREMENTS IN DRY CLIMATES | RS-1.1 | ZIPsystem™ SHEATHING & T



12-2023 STUCCO FOR 2015 IBC AND 2018 IRC (AND PREVIOUS CODE CYCLES) & 2021 IBC/IRC STUCCO REQUIREMENTS IN DRY CLIMATES RH-1.1 ZIPsystem™ SHEATHING &



**CHOOSE FROM FOUR THICKNESSES
AND THREE SIZES – 8FT, 9FT AND
10FT – TO FIND THE RIGHT PANEL
FOR YOUR JOB.**

Whether you're building to meet new energy codes or higher thermal performance, ZIP System® R-sheathing has the continuous insulation solution for your project, no matter the region.

INTERNATIONAL ENERGY
CONSERVATION CODE (IECC) CLIMATE

WOOD FRAMED WALLS R-VALUE REQUIREMENTS			
CLIMATE ZONE		2012, 2015, 2018 IECC	2021 IECC
1	(1)	13	13 or 0+10
2	(2)	13	13 or 0+10
3	(3)	20 or 13+5	20 or 13+5 or 0+15
4	(4), (4) (MARINE)	20 or 13+5	30 or 20+5 or 13+10 or 0+20
5	(5)	20 or 13+5	30 or 20+5 or 13+10 or 0+20
6	(6)	20+5 or 13+10	30 or 20+5 or 13+10 or 0+20
7	(7)	20+5 or 13+10	30 or 20+5 or 13+10 or 0+20
8	(8)		

Learn how ZIP System insulated R-sheathing can streamline your next project at InsulateYourBuild.com

ZIP SYSTEM® R-SHEATHING FASTENING REQUIREMENTS FOR PRESCRIPTIVE BRACING^{1,2} AND ENGINEERED SHEAR WALL DESIGN³

ZIP SYSTEM® FRAMING, FASTENING REQUIREMENTS FOR PRESCRIPTIVE FRAMING™ AND ENGINEERED SHEAR WALL DESIGN							
	FRAMING		FASTENERS			SHEAR VALUES ⁴	
ZIP System® R-sheathing Type	Nominal Stud Spacing (min.)	Maximum Stud Spacing (in.)	Fastener Specifications ⁵	Edge/Field Spacing (in.)	Minimum Penetration into Framing (in.)	Allowable Seismic Controlled Shear Values ^{6, 8} (plf)	Allowable Wind Controlled Shear Values ⁶ (plf)
R-3	2-by-4	24	0.131" shank nails	4/12	1.5	245	343
R-3	2-by-4	24	0.131" shank nails	3/12	1.5	280	392
R-3	2-by-4	16	16ga staples, 7/16" crown, 2" length	3/6	1.0	210	294
R-6	2-by-4	24	0.131" shank nails	4/12	1.5	230	322
R-6	2-by-4	24	15ga staples, 7/16" crown, 2.5" length	3/6	1.0	NA ⁷	NA
R-6	2-by-4	24	0.131" shank nails	3/12	1.5	255	357
R-9	2-by-4	24	0.131" shank nails	3/12	1.5	240	336
R-12	2-by-4	24	0.131" shank nails	3/12	1.5	215	301

* Limitations and restrictions apply. View the ZIP System Wall Residential Warranty at huberwood.com/residential-warranties/zip-system-wall, and/or Commercial Warranty for ZIP System Wall at huberwood.com/commercial-warranties/zip-system-wall for more details.

For SI: Inch = 25.4mm; 1 pound per foot (ppf) = 14.59 N/m.

For SI: inch = 25.4mm; 1 pound per foot (ppf) = 14.59 N/m.
1. Prescriptive bracing requirements under the 2018, 2015, 2012, and 2009 IRC. 2. Not approved for use as prescriptive wall bracing where wind design is required by R301.2.1.1. 3. Engineered shear wall requirements with Douglas Fir-Larch Framing under the 2015, 2012, and 2009 IBC.
4. For framing with other than Douglas Fir-Larch, the shear value must be multiplied by the Specific Gravity Adjustment Factor = $[1 - (0.50 - SG)]$, where SG=Specific Gravity of the framing lumber in accordance with the ANSI/AWC NDS. This adjustment factor must not be greater than 1. 5. Fasteners must be common nails or equivalent, or staples, of a type generally used to attach wood sheathing. 6. The shearwalls must have a maximum height-to-width aspect ratio of 2:1. 7. This panel and fastening configuration is only applicable to the prescriptive bracing requirements under the 2015 IRC. 8. ZIP System R-sheathing used as the lateral resistance system in seismic zones D₁, D₂ and E should be designed in accordance to ER-482. © 2018-

ZIPsystem™

JOB DESCRIPTION THE LAKES GUARDHOUSE		CLIENT THE LAKES @ DISCOVERY BAY	 MCW Engineering & Design	MCW ENGINEERING & DESIGN 510-239-3055 MARCEL.WILLIAMS@MCWENGINEERINGDESIGN.COM 5450 CLAIMSTAKE CT, RIVERBANK, CA 94367	FOR THE SOLE USE OF THE DOCUMENT RECIPIENT - DO NOT CITE, COPY, OR CIRCULATE WITHOUT THE EXPRESSED PERMISSION OF MCW ENGINEERING & DESIGN.		Revisions No. Revision Date Revision Description		
LOCATION BIXLER & FALLMAN, DISCOVERY BAY, CA 94505				SHEET TITLE WALL ASSEMBLY DETAILS		SCALE ASSHOIN	DATE 06-02-2025	DRAWING NO. A55.0	REVISION NO.



Fiberglass Planters Guide



SAINT TROPEZ
Available Dimensions:
• 20" x 43"
• 24" x 50"
• 28" x 60"



BRANNAN
Available Dimensions:
• 30" x 41"



WANNSEE
Available Dimensions:
• 50" x 44"



SAN JOSE
Available Dimensions:
• 22" x 40"



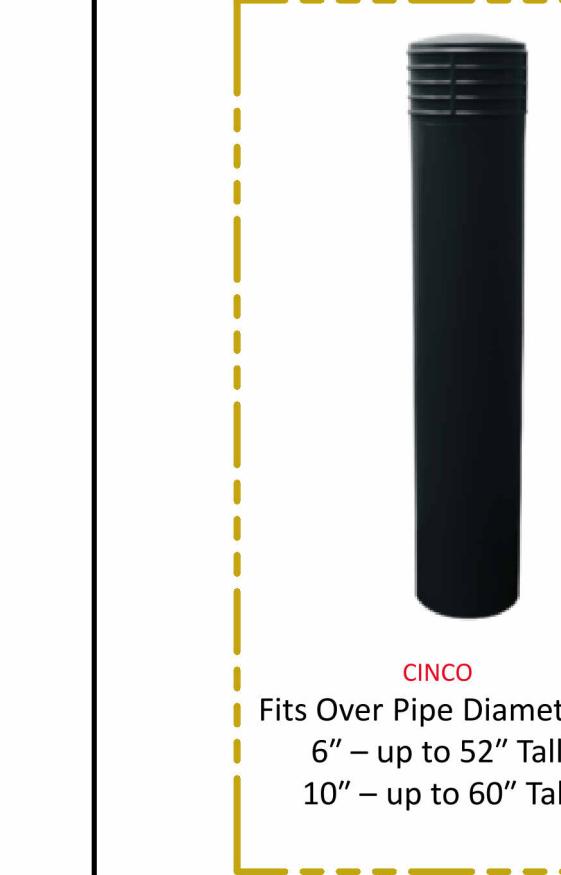
TOULAN
Available Dimensions:
• 20" x 20" x 42"
• 23" x 23" x 48"



MONTRY CUBE
Available Dimensions:
• 40" x 40" x 40"
• 48" x 48" x 48"



PERTH
Available Dimensions:
• 16" x 16" x 42"
• 24" x 16" x 42"
• 36" x 16" x 42"
• 48" x 16" x 42"
• 60" x 16" x 42"
• 72" x 16" x 42"



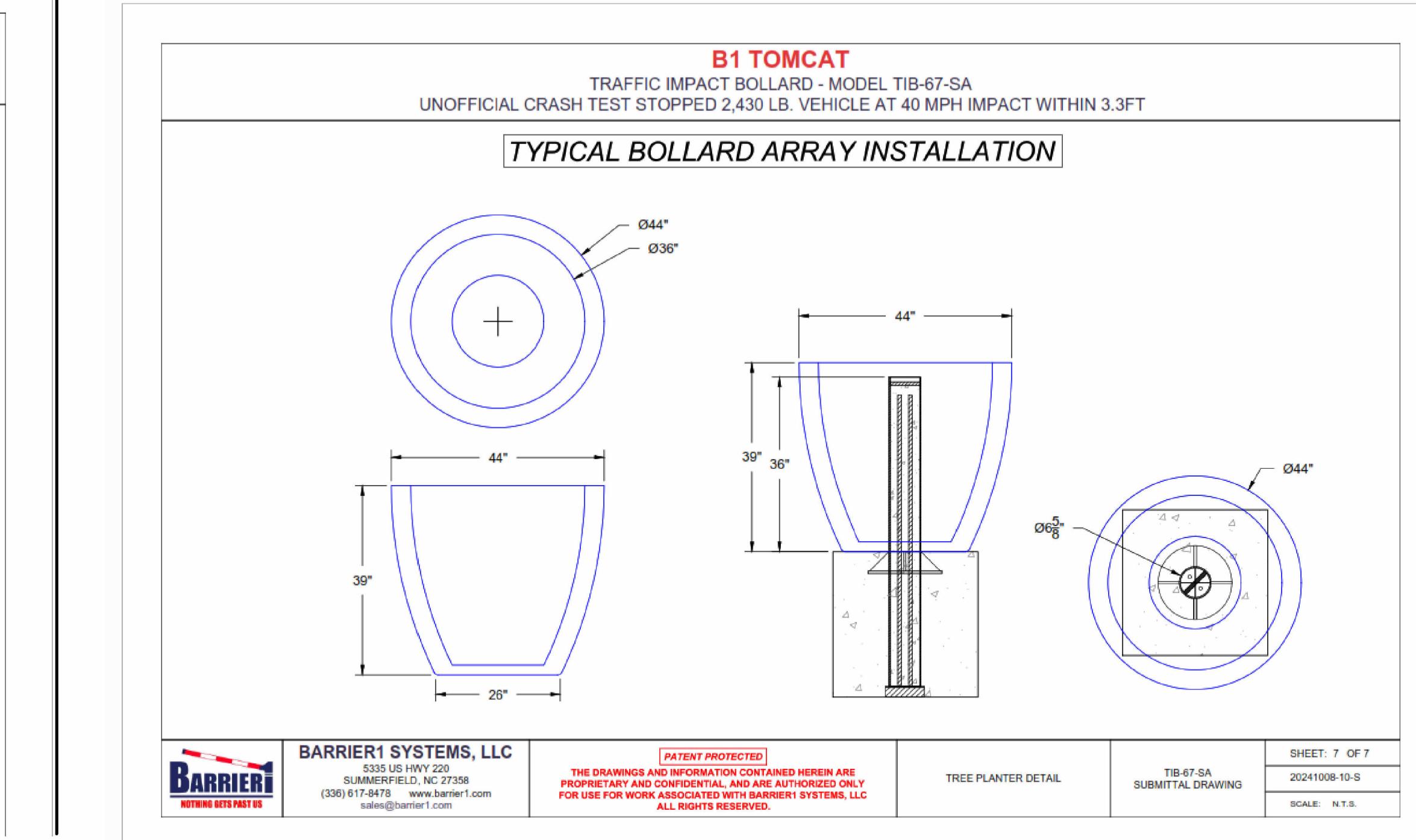
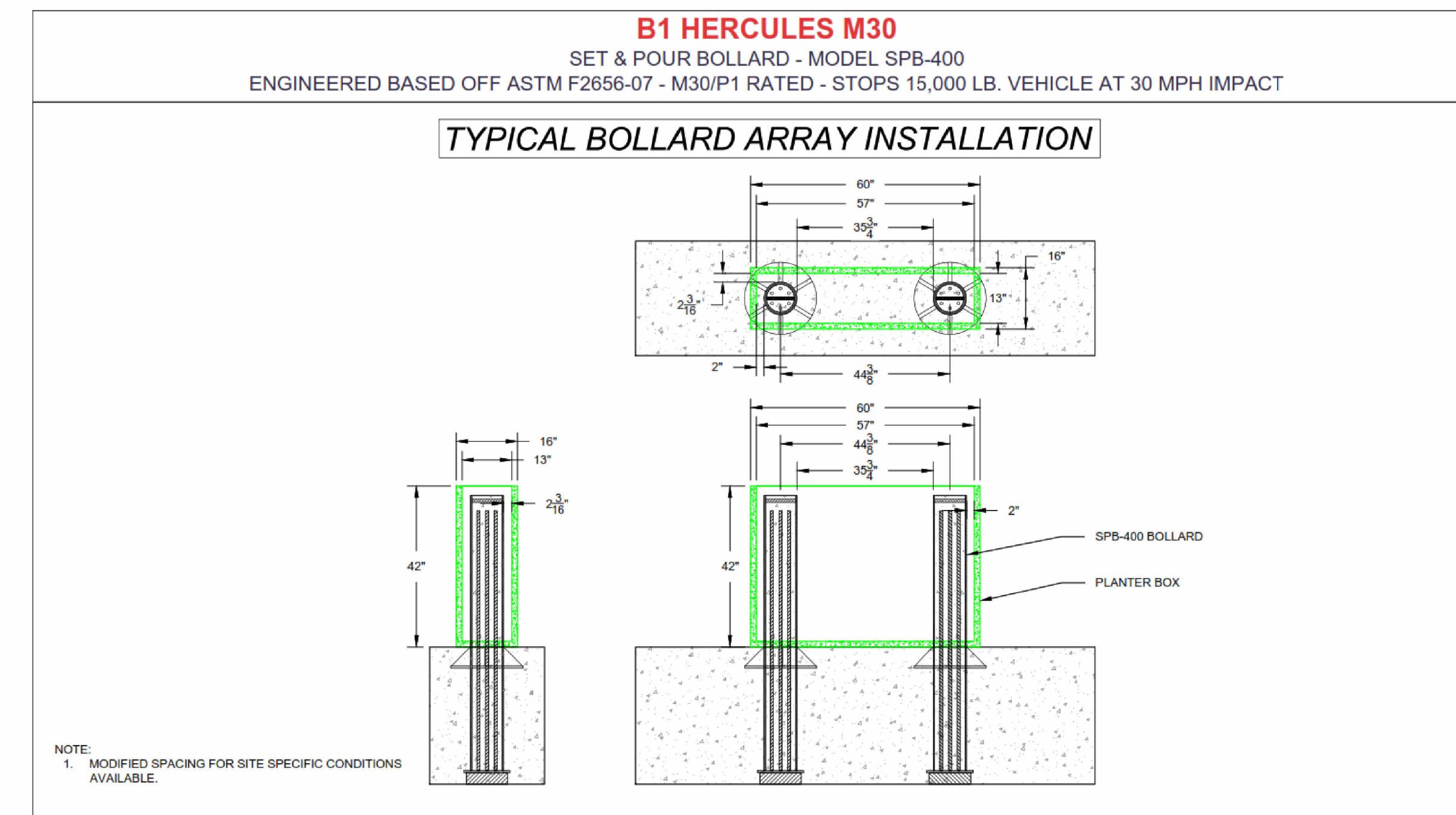
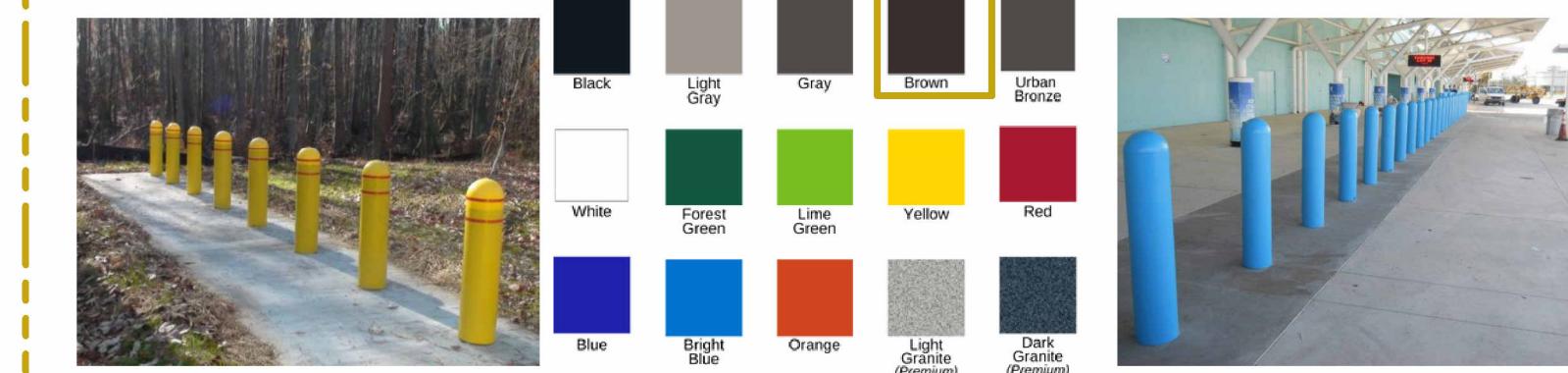
CINCO
Fits Over Pipe Diameters:
6" – up to 52" Tall
10" – up to 60" Tall

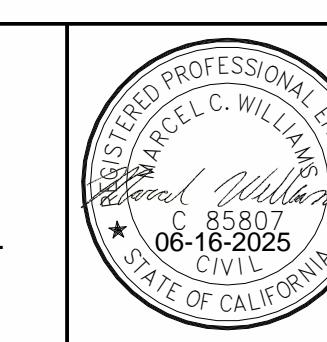
THERMOPLASTIC BOLLARD COVERS

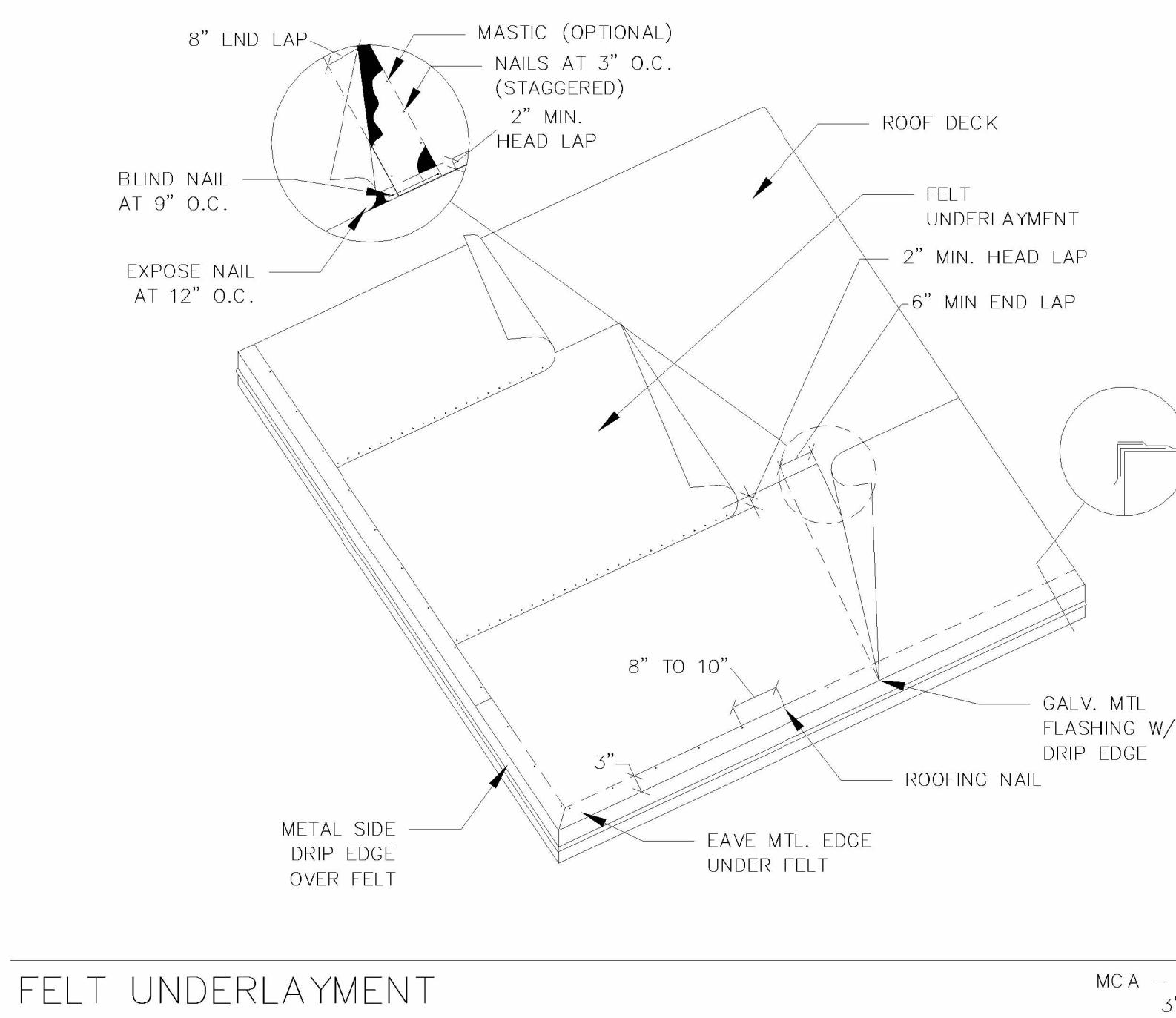
Protect and enhance your bollards with our Thermoplastic Bollard Covers. Available in both Standard and Decorative styles, including 9 decorative options with 2 lighted designs (UV and hardwired), these covers provide a sleek, durable solution for any setting. Choose from 15 color options to complement your aesthetic, brand, or school colors. Custom colors available upon request.

THERMOPLASTIC COLOR OPTIONS

Custom colors available upon request.

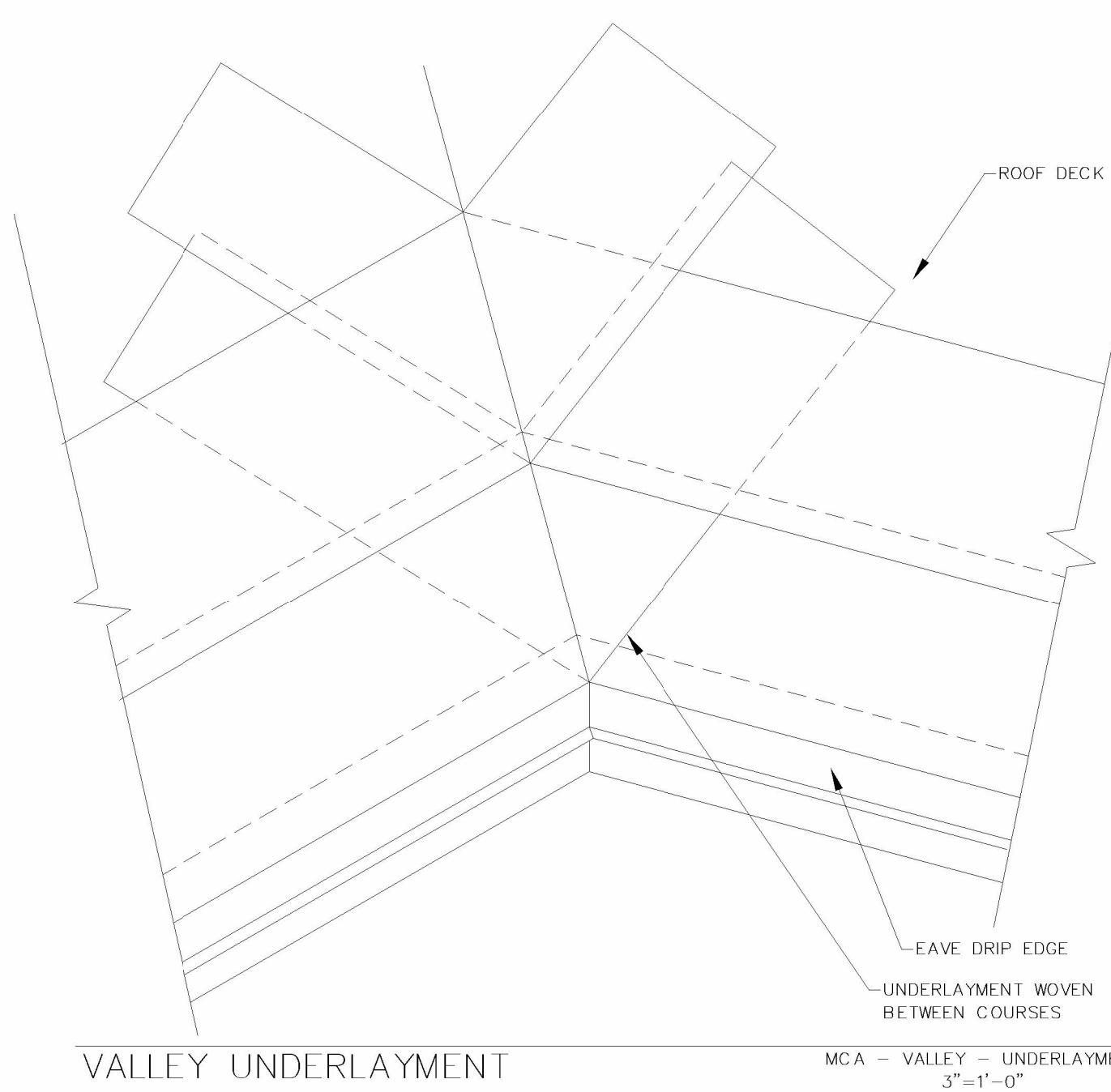


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THE LAKES GUARDHOUSE	THE LAKES @ DISCOVERY BAY	MCW Engineering & Design	510-239-3055 MARCEL.WILLIAMS@MCWENGINEERINGDESIGN.COM 5450 CLAIMSTAKE CT, RIVERBANK, CA 94367		No. Revision Date Revision Description	SHEET TITLE	
LOCATION BIXLER & FALLMAN, DISCOVERY BAY, CA 94505					SCALE AS SHOWN	DATE 06-02-2025	DRAWING NO. A-6.1



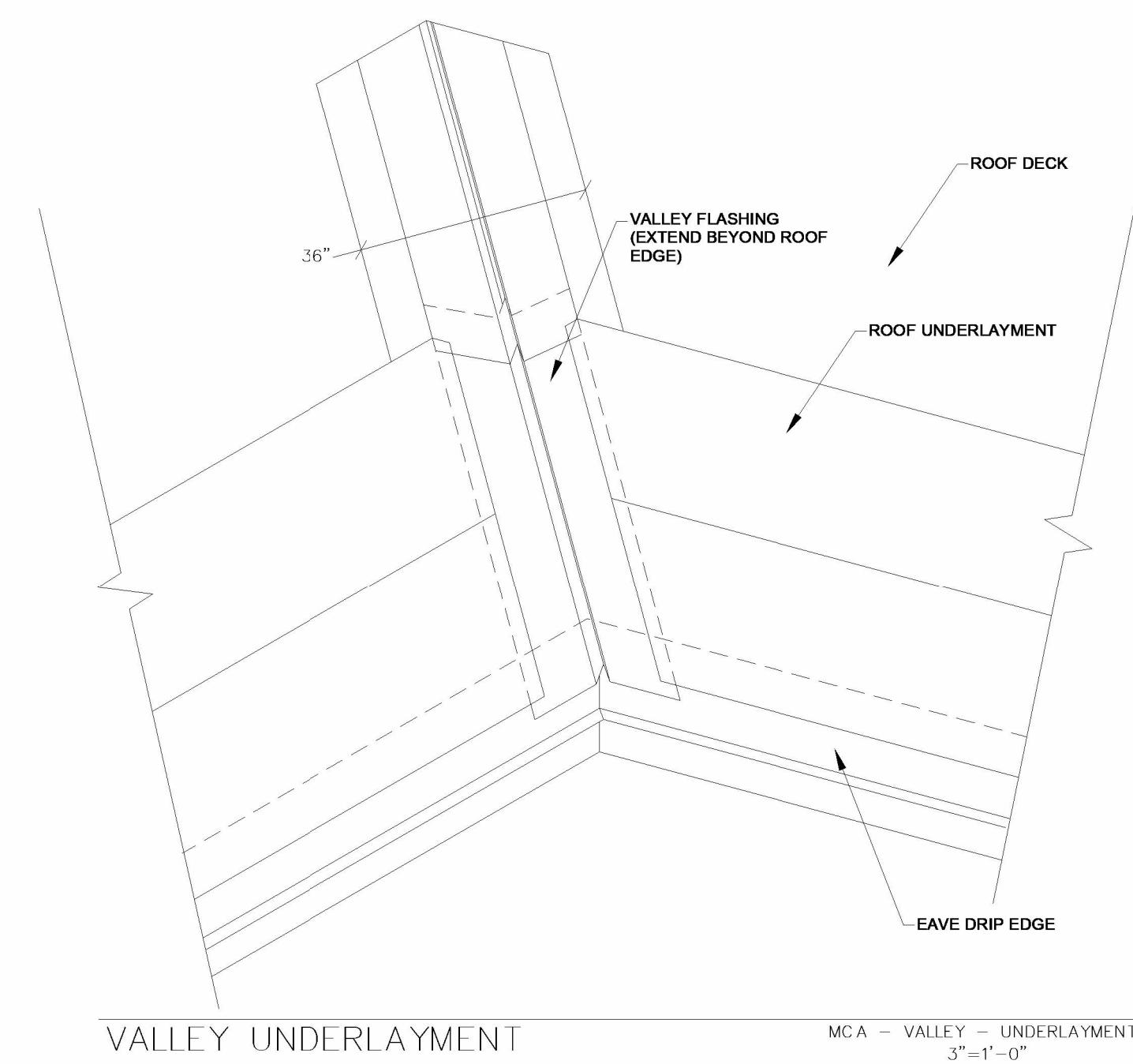
FELT UNDERLAYMENT

MCA - PLY - LAYOUT2
3" = 1'-0"



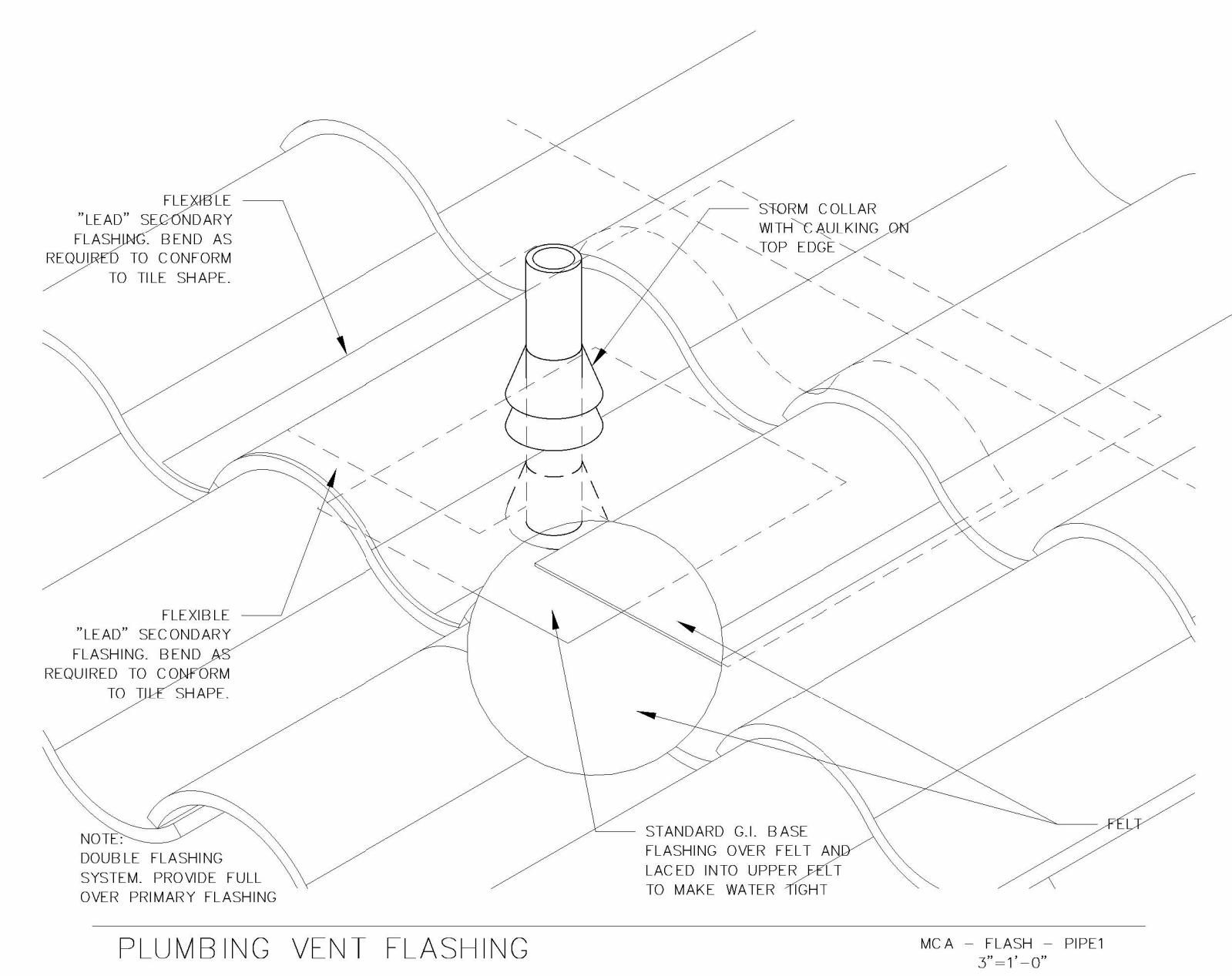
VALLEY UNDERLAYMENT

MCA - VALLEY - UNDERLAYMENT
3"=1'-0"



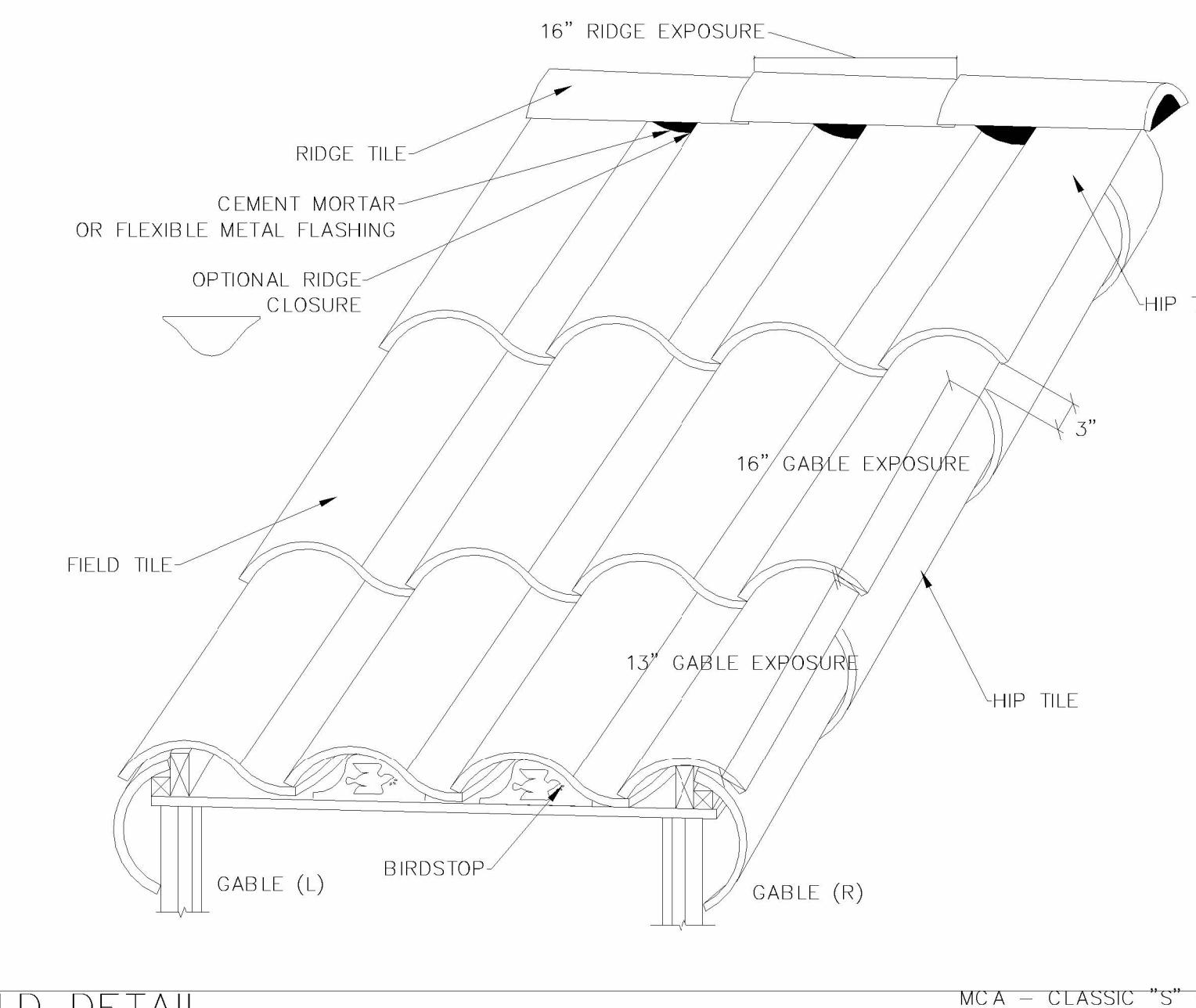
VALLEY UNDERLAYMENT

MCA - VALLEY - UNDERLAYMENT2
3"=1'-0"



PLUMBING VENT FLASHING

MCA - FLASH - PIPE1
3"=1'-0"



FIELD DETAIL

MCA - CLASSIC "S" - OVERALL
N.T.S.



CLASSIC S MISSION (TWO PIECE EAVE) MUD BALL BIRDSTOP

MCA - CLASSIC S - MUD
N.T.S.

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						No.	Revision Date	Revision Description	SCALE	DATE	DRAWING NO.
THE LAKES GUARDHOUSE	THE LAKES @ DISCOVERY BAY	MCW Engineering & Design	MCW ENGINEERING & DESIGN 510-239-3055 MARCEL.WILLIAMS@MCWENGINEERINGDESIGN.COM 5450 CLAIMSTAKE CT, RIVERBANK, CA 94367	FOR THE SOLE USE OF THE DOCUMENT RECIPIENT - DO NOT CITE, COPY, OR CIRCULATE WITHOUT THE EXPRESSED PERMISSION OF MCW ENGINEERING & DESIGN.	REGISTERED PROFESSIONAL ENGINEER MARCEL C. WILLIAMS #85807 06-16-2025 CIVIL STATE OF CALIFORNIA				AS SHOWN	06-02-2025	A-6.2