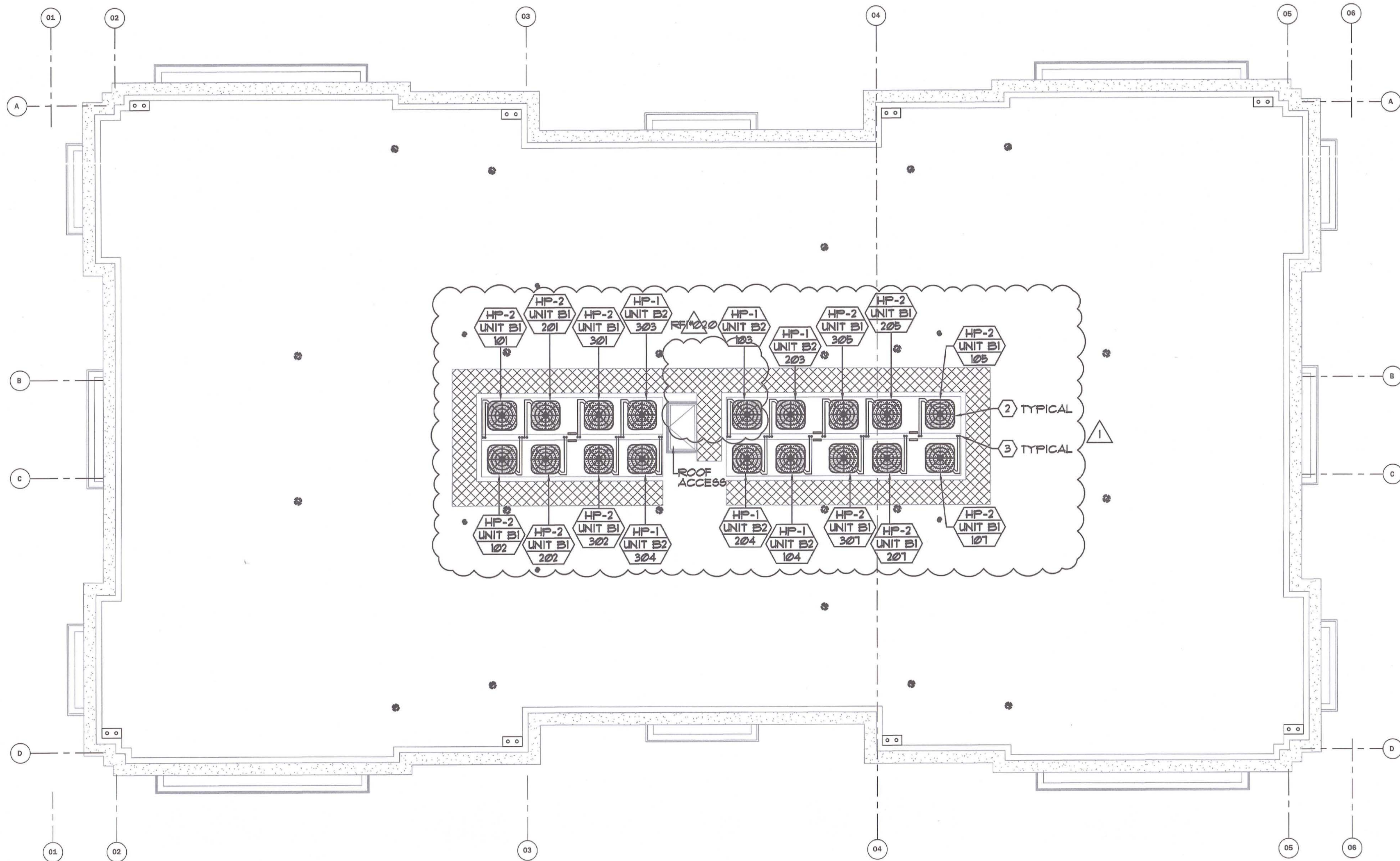


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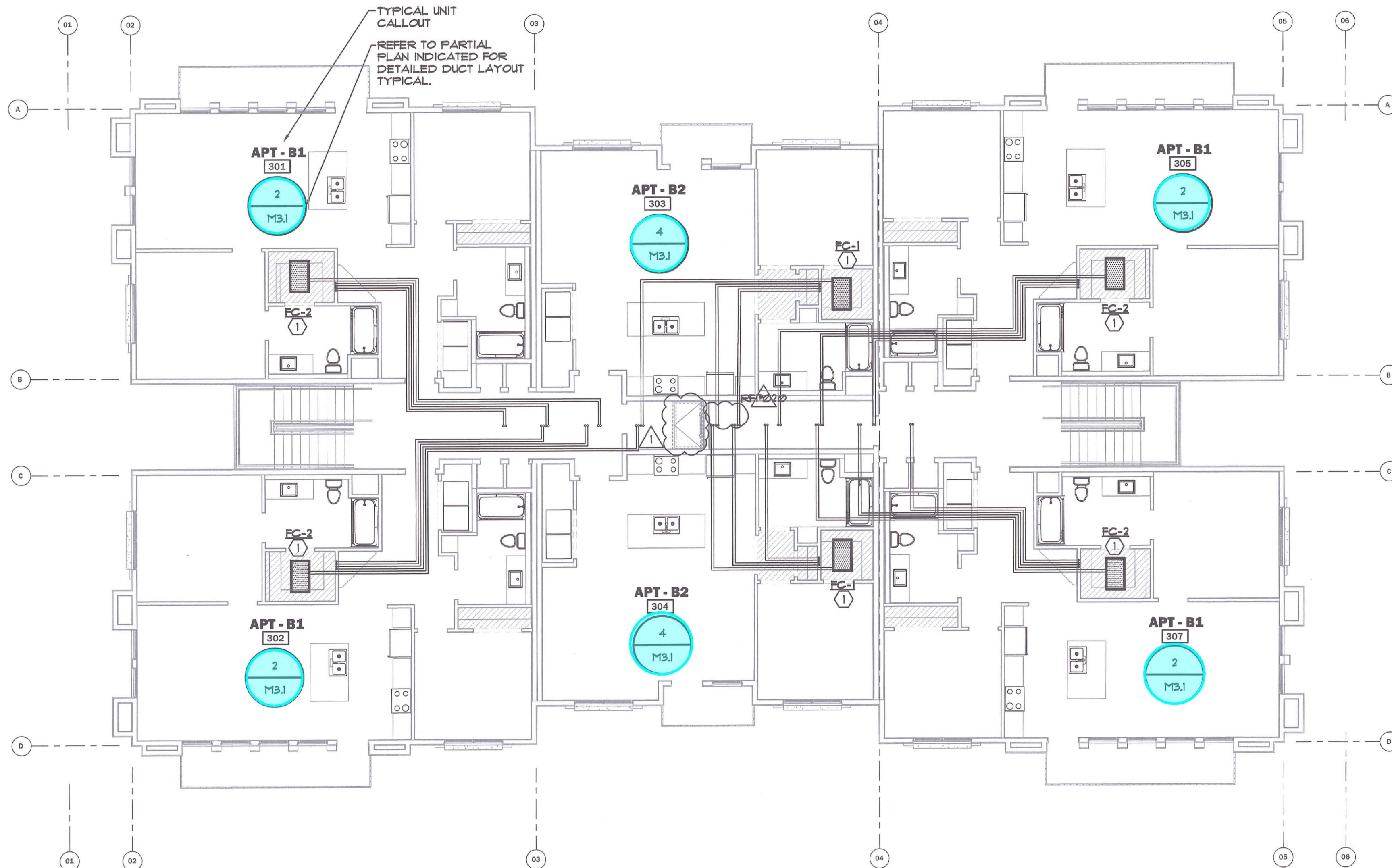
Docket Number:	22-BSTD-04
Project Title:	2022 Energy Code Photovoltaic and Battery Storage Cost Effectiveness Determinations
TN #:	250600
Document Title:	Benjamin Apartment Project Roof Plans
Description:	N/A
Filer:	Muhammad Faisal Saeed
Organization:	California Energy Commission
Submitter Role:	Commission Staff
Submission Date:	6/12/2023 12:56:44 PM
Docketed Date:	6/12/2023

FILE: P:\WORK\20487\DRAWINGS\MECHANICAL\BUILDING B\457M2.1.dwg, Jan 09, 2023, 2:26pm, Dref12



BUILDING B - MECHANICAL ROOF PLAN

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



BUILDING B - MECHANICAL THIRD FLOOR

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

REFRIGERANT PIPE SIZE SCHEDULE				
SPLIT SYSTEMS MARK NUMBERS	TONNAGE		REFRIGERANT PIPE SIZE	
			SUCTION	LIQUID
FC-1	HP-1	1 1/2	5/8"	3/8"
FC-2	HP-2	2	5/8"	3/8"

NOTE:
1) PROVIDE 3/4" (RES) PIPE INSULATION ON SUCTION & LIQUID LINES, PER 2019 BUILDING ENERGY EFFICIENCY STANDARDS.
2) REFRIGERANT TUBE TYPE "L". REFER TO DETAIL 4/M8.1 FOR ADDITIONAL INFORMATION.
3) PROVIDE PROTECTION OF REFRIGERANT LINES FROM DAMAGE PER 2019 CMC REQUIREMENTS.

MECHANICAL LEGEND

UNIT MARK NUMBER
ROOM BEING SERVED
FLOOR DESTINATION

KEY NOTE SCHEDULE

- HORIZONTAL FAN COIL UNIT MOUNTED WITHIN FURRED SOFFIT. REFER TO PARTIAL PLAN INDICATED WITHIN BUBBLE FOR DETAILED LAYOUT. REFER TO REFRIGERANT PIPE SIZE SCHEDULE THIS SHEET FOR REFRIGERANT PIPE SIZE UP TO THE THIRD FLOOR WHERE IT SHALL OFFSET TO HEAT PUMP UNIT ON ROOF. REFER TO FAN COIL UNIT MOUNTING DETAIL. 6
M3.1
- HEAT PUMP UNIT MOUNTED ON ROOF PLATFORM. REFER TO MOUNTING DETAIL. PROVIDE LAMINATED PLASTIC TAGS WITH ENGRAVED WHITE CORE LETTERING (1" HIGH #8) IDENTIFYING APARTMENT NO. HEAT PUMP UNIT SERVES. 2
M3.1
- REFRIGERANT PIPE TO PENETRATE THRU WALL OF PONY WALL. PROVIDE "QUICK FLASH" AT PENETRATION. REFER TO PIPE SIZE SCHEDULE THIS SHEET FOR REQUIRED REFRIGERANT PIPE SIZE. PROVIDE REFRIGERANT PIPING DOWN FROM ROOF TO DESIGNATED FLOORS. REFER TO DETAIL. 3
M3.1

PROJECT NAME:
THE BENJAMIN APARTMENTS - BUILDING B
PROJECT ADDRESS:
2525 W. CENTURY BOULEVARD, LODI, CA 95242



SET ISSUE DATES
12/08/21 - ISSUE FOR PERMIT

REVISIONS		
#	DATE	DESCRIPTION
1	2/25/22	P/C RESPONSE
3	7/25/22	DIMENSIONS/ROOM UPDATES
1	09/23	RRI #020

DRAWN: A. JONES
CHECKED: M. SCHEFFLO
SCALE: AS NOTED
PROJECT #: 20-487
SHEET ISSUE DATE: 05/28/21

TITLE
MECHANICAL THIRD FLOOR & ROOF PLAN

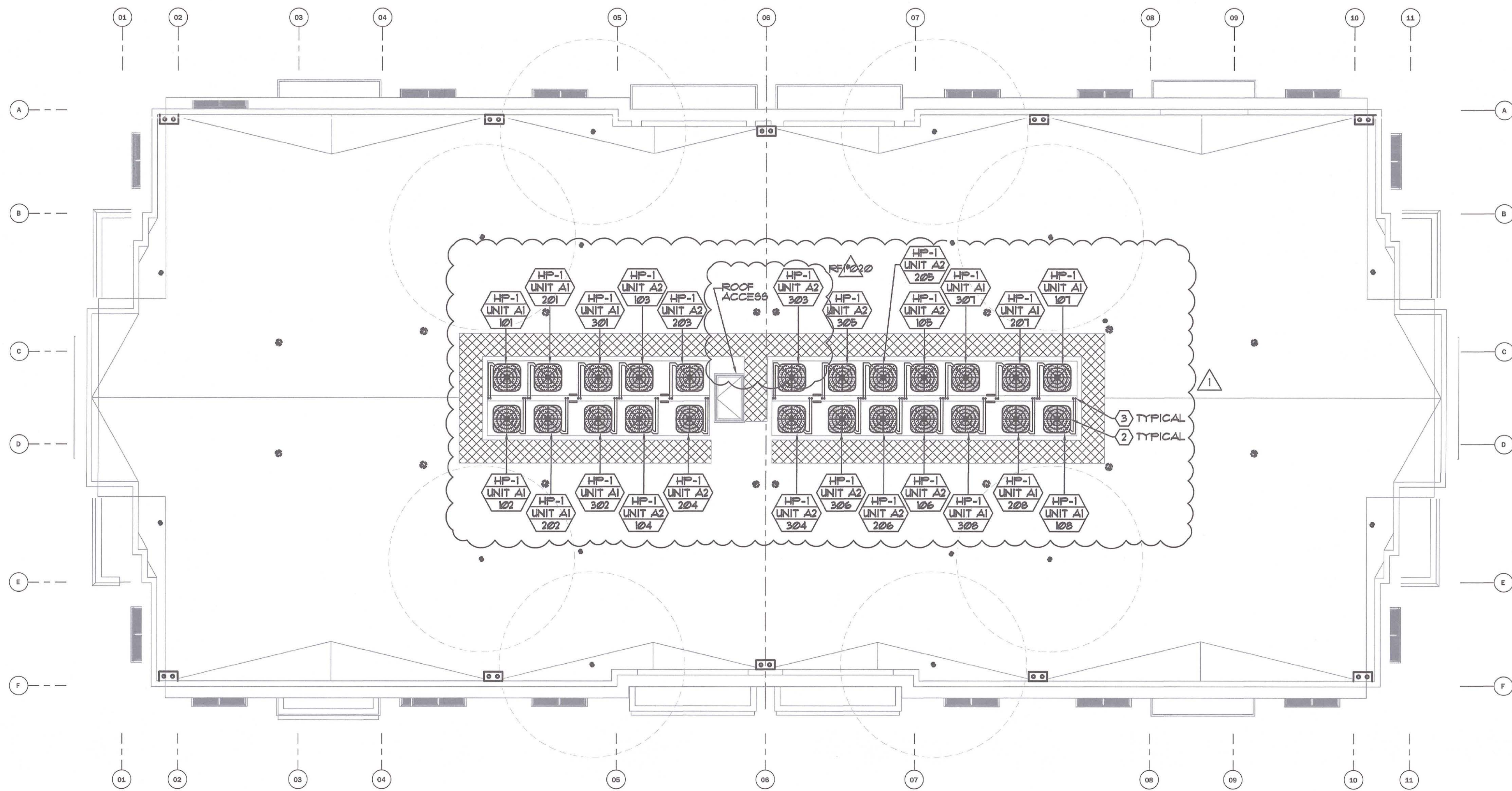
SHEET NO.
M2.2

GENERAL NOTES

- REFER TO PARTIAL PLANS REFERENCED FOR DETAILED DUCT LAYOUTS.
- REFER TO SHEET M1.0 FOR 2019 RESIDENTIAL CALIFORNIA GREEN CODE NOTES.
- ALL MECHANICAL WORK SHALL BE DESIGNED PER 2019 CMC, CPC, CBC, AND 2019 ENERGY EFFICIENCY STANDARDS.
- HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS SHALL BE BALANCED IN ACCORDANCE WITH ONE OF THE FOLLOWING METHODS IN ACCORDANCE WITH CMC 314J REQUIREMENTS:
A. AABC NATIONAL STANDARDS FOR TOTAL SYSTEM BALANCE
B. ACCA MANUAL B
C. ASHRAE III
D. NEBB PROCEDURAL STANDARDS FOR TESTING, ADJUSTING BALANCING OF ENVIRONMENTAL SYSTEMS
E. SHACNA HVAC TESTING, ADJUSTING, AND BALANCING.

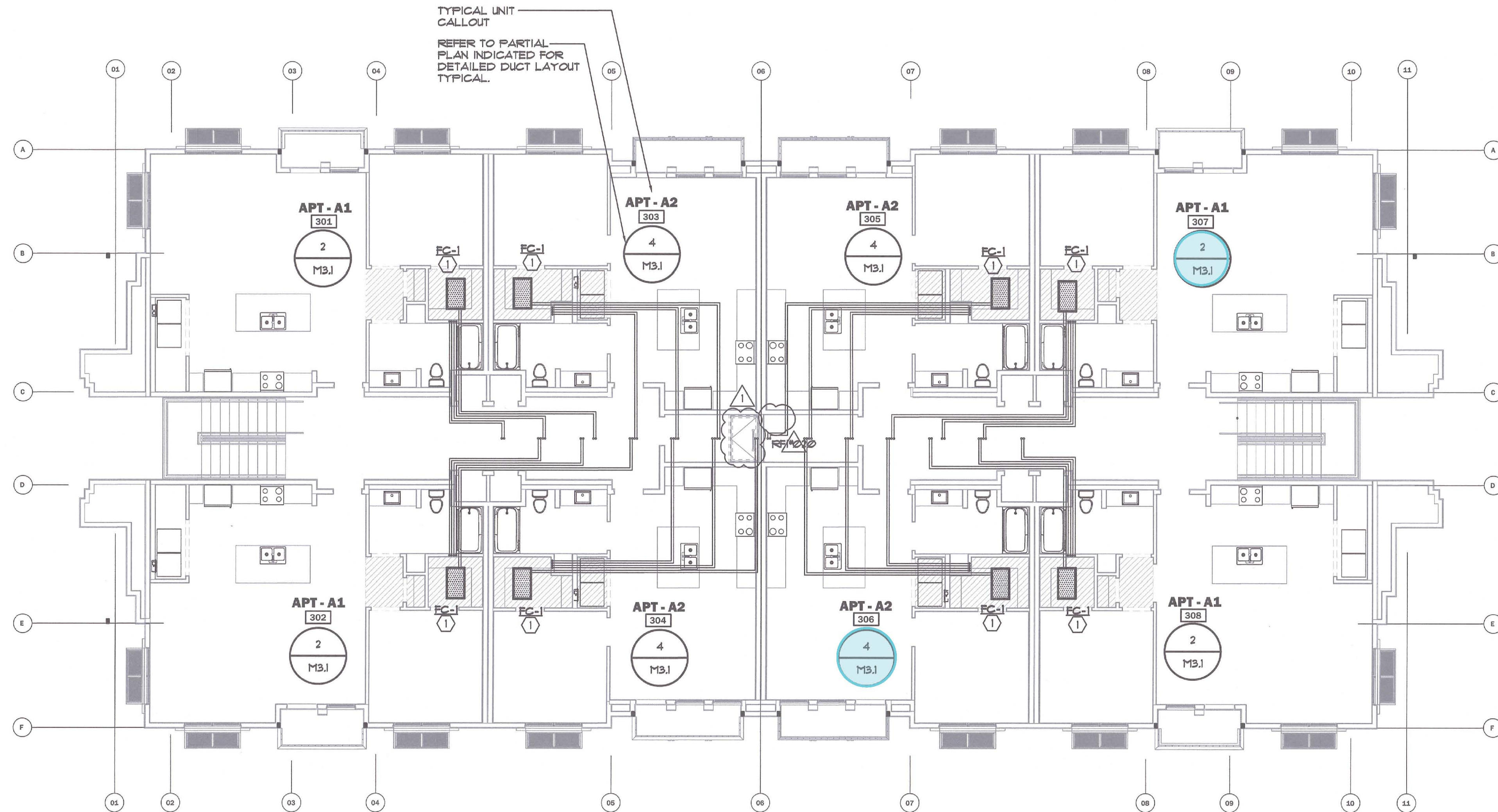
ALEXANDER SCHEFFLO
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Mechanical Engineers (209) 948-9761
2926 Pacific Ave. Stockton, Ca. 95204

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BUILDING A - MECHANICAL ROOF PLAN

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



BUILDING A - MECHANICAL THIRD FLOOR

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

REFRIGERANT PIPE SIZE SCHEDULE				
SPLIT SYSTEMS MARK NUMBERS	TONNAGE	REFRIGERANT PIPE SIZE		
		SUCTION	LIQUID	
FC-1	HP-1	1 1/2	5/8"	3/8"

NOTES:
1) PROVIDE 3/4" (RES) PIPE INSULATION ON SUCTION & LIQUID LINES, PER 2019 BUILDING ENERGY EFFICIENCY STANDARDS.
2) REFRIGERANT TUBE TYPE "L". REFER TO DETAIL 4/M8.1 FOR ADDITIONAL INFORMATION.
3) PROVIDE PROTECTION OF REFRIGERANT LINES FROM DAMAGE PER 2019 CMC REQUIREMENTS.

MECHANICAL LEGEND



KEY NOTE SCHEDULE

- HORIZONTAL FAN COIL UNIT MOUNTED WITHIN RURRED SCOFFIT. REFER TO PARTIAL PLAN INDICATED WITHIN BUBBLE FOR DETAILED LAYOUT. REFER TO REFRIGERANT PIPE SIZE SCHEDULE THIS SHEET FOR REFRIGERANT PIPE SIZE UP TO THE THIRD FLOOR WHERE IT SHALL OFFSET TO HEAT PUMP UNIT ON ROOF. REFER TO FAN COIL UNIT MOUNTING DETAIL. (6 MBJ)
- HEAT PUMP UNIT MOUNTED ON ROOF PLATFORM. REFER TO MOUNTING DETAIL. PROVIDE LAMINATED PLASTIC TAGS WITH ENGRAVED WHITE CORE LETTERING (1" HIGH #8) IDENTIFYING APARTMENT NO. HEAT PUMP UNIT SERVES. (2 MBJ)
- REFRIGERANT PIPE TO PENETRATE THRU WALL OF PONY WALL, PROVIDE "QUICK FLASH" AT PENETRATION. REFER TO PIPE SIZE SCHEDULE THIS SHEET FOR REQUIRED REFRIGERANT PIPE SIZE. PROVIDE REFRIGERANT PIPING DOWN FROM ROOF TO DESIGNATED FLOORS. REFER TO DETAIL. (3 MBJ)

REF/202

PROJECT NAME:
THE BENJAMIN APARTMENTS - BUILDING A
PROJECT ADDRESS:
2525 W. CENTURY BOULEVARD, LODI, CA 95242

SEAL/SIGNATURE



SET ISSUE DATES
12.08.21 - ISSUE FOR PERMIT

REVISIONS		
#	DATE	DESCRIPTION
1	2/25/22	P/C RESPONSE
1/09/23		RFI #020

DRAWN: A. JONES
CHECKED: M. SCHEFFLO
SCALE: AS NOTED
PROJECT #: 20-487
SHEET ISSUE DATE: 05/28/21

TITLE
**MECHANICAL
THIRD FLOOR &
ROOF PLANS**

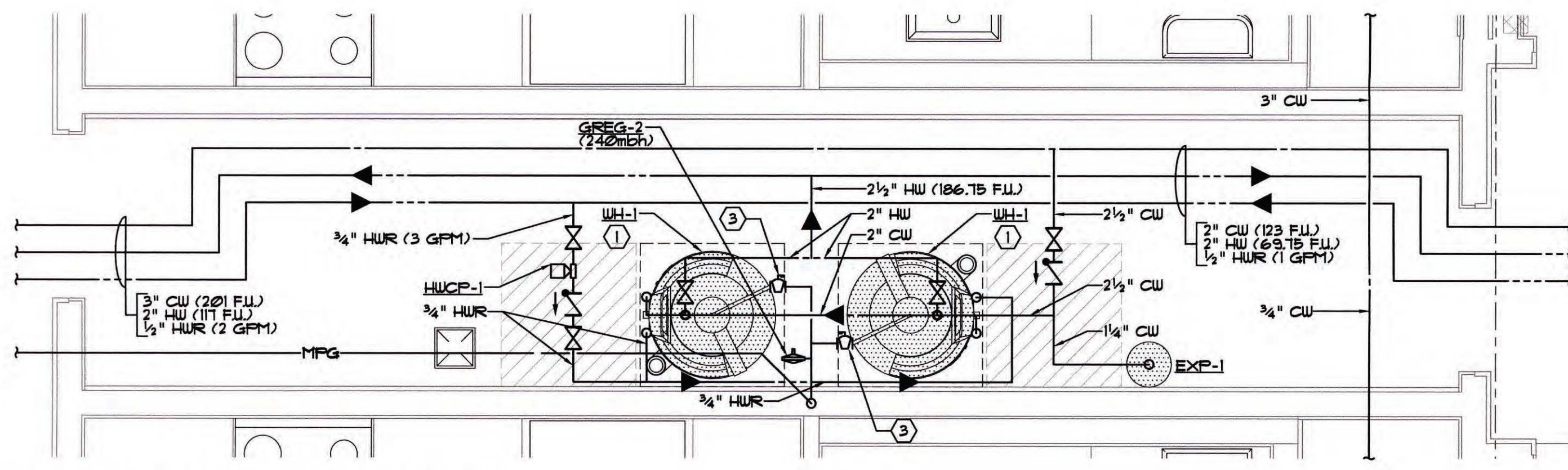
SHEET NO.

M2.2

- ### GENERAL NOTES
- REFER TO PARTIAL PLANS REFERENCED FOR DETAILED DUCT LAYOUTS.
 - REFER TO SHEET M10 FOR 2019 RESIDENTIAL CALIFORNIA GREEN CODE NOTES.
 - ALL MECHANICAL WORK SHALL BE DESIGNED PER 2019 CHC, CPC, CBC, AND 2019 ENERGY EFFICIENCY STANDARDS.
 - HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS SHALL BE BALANCED IN ACCORDANCE WITH ONE OF THE FOLLOWING METHODS IN ACCORDANCE WITH CHC 314.1 REQUIREMENTS:
 - A. AABC NATIONAL STANDARDS FOR TOTAL SYSTEM BALANCE
 - B. ACCA MANUAL B
 - C. ASHRAE 111
 - D. NEBB PROCEDURAL STANDARDS FOR TESTING, ADJUSTING, BALANCING OF ENVIRONMENTAL SYSTEMS
 - E. SMACNA HVAC TESTING, ADJUSTING, AND BALANCING.

ALEXANDER SCHEFFLO
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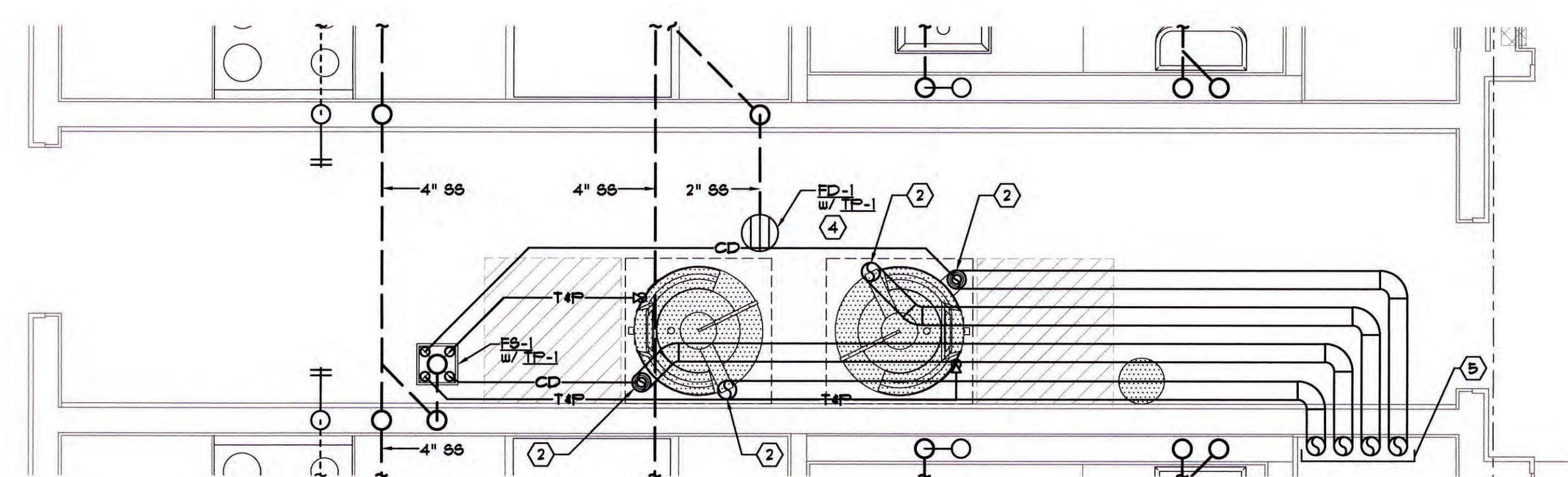
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**BUILDING C - PLUMBING WATER & GAS
PARTIAL FLOOR PLAN**

SCALE: 1/2"=1'-0"

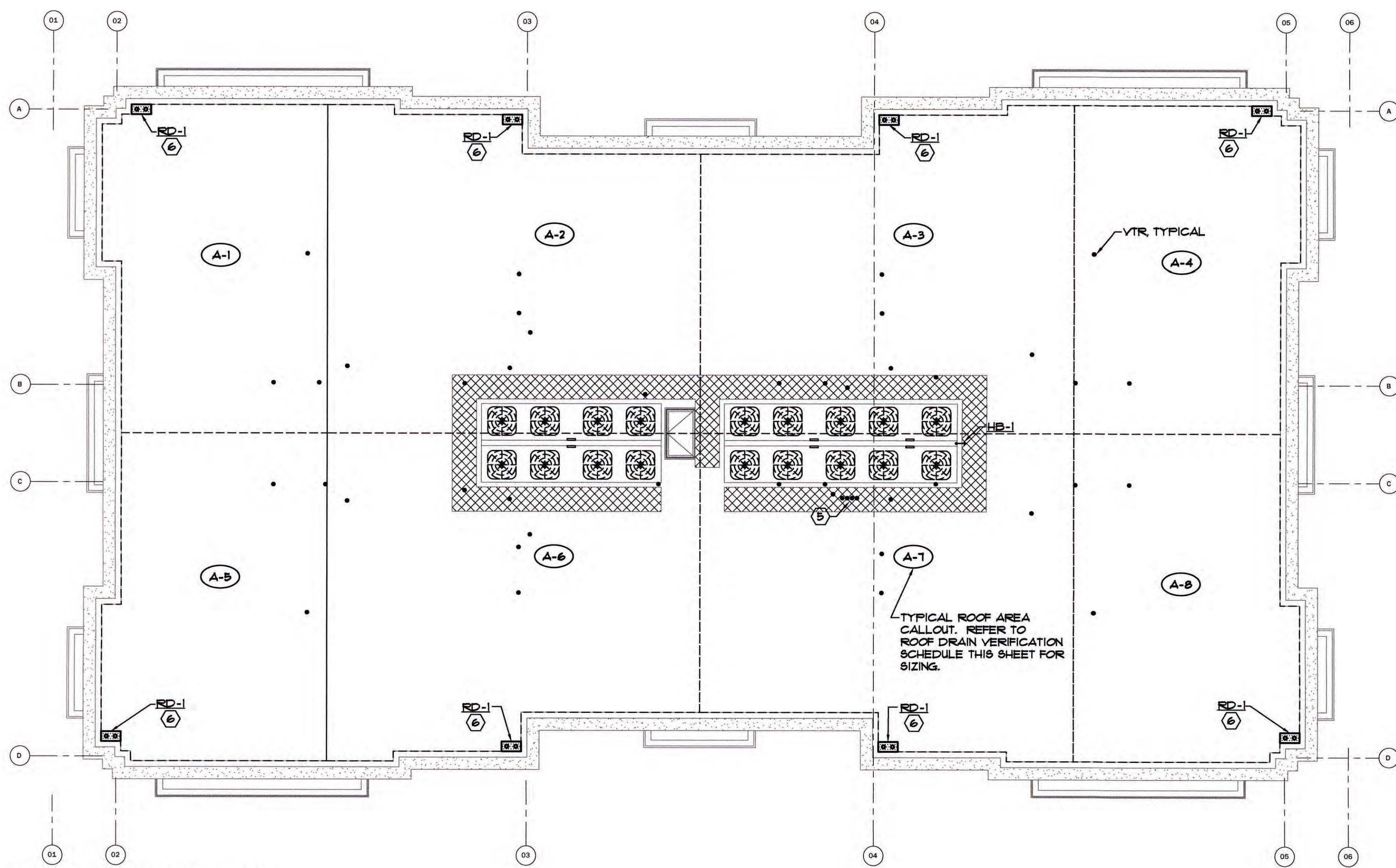
2
P2.3



**BUILDING C - PLUMBING SEWER & VENT
PARTIAL FLOOR PLAN**

SCALE: 1/2"=1'-0"

1
P2.3



BUILDING B - PLUMBING ROOF PLAN

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

ROOF DRAIN VERIFICATION SCHEDULE				
MARK #	PROPOSED AREA, FT ²	PROPOSED ROOF DRAIN SIZE	ALLOWED AREA ON PROPOSED ROOF DRAIN - PER C.P.C. TABLE 1101.7 W/ RAIN FALL = 3" PER HR	ROOF DRAIN SIZE IN COMPLIANCE WITH C.P.C.
A-1	730	3"	1,546	YES
A-2	1,179	3"	1,546	YES
A-3	1,179	3"	1,546	YES
A-4	730	3"	1,546	YES
A-5	730	3"	1,546	YES
A-6	1,179	3"	1,546	YES
A-7	1,179	3"	1,546	YES
A-8	730	3"	1,546	YES

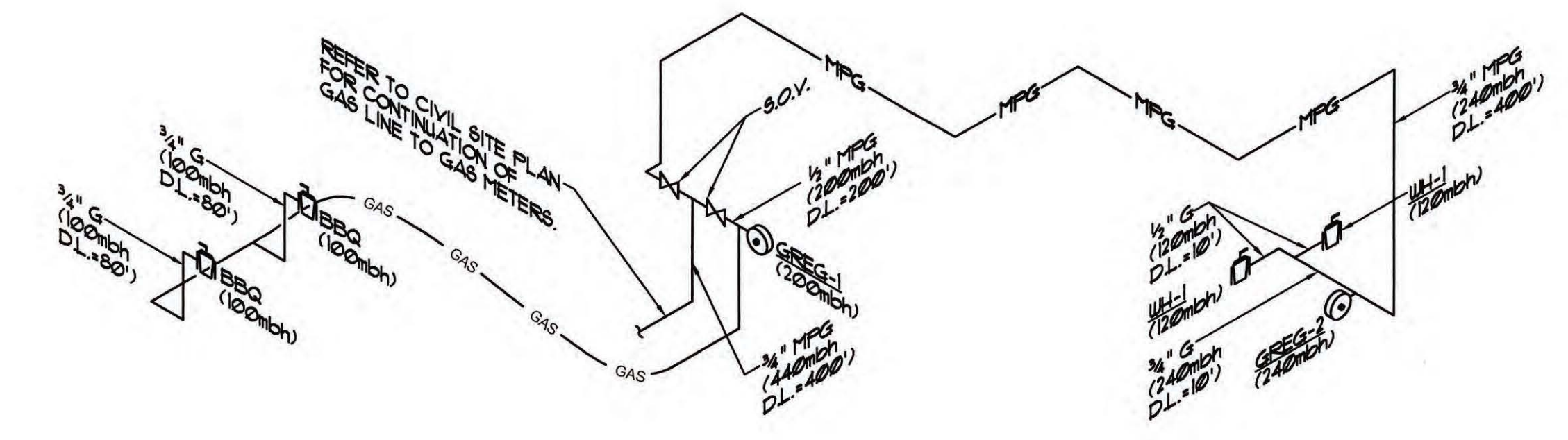
KEY NOTES

1. WATER HEATER w/ 2" CW & HW CONNECTIONS. 8" RILL, FULL SIZED T&P RELIEF & 3/4" CD TO EG-1 w/ ELBOW TURNED DOWN w/ REQUIRED AIRCAP. REFER TO DETAIL: 1 P2.2
2. 4" PVC COMBUSTION INLET & 4" PVC EXHAUST FLUE UP TO CONCENTRIC FLUE CAP AT ROOF, TYPICAL OF (2).
3. PROVIDE GAS w/ SIZE AS INDICATED ON PLUMBING GAS ISOMETRIC ON THIS SHEET. PROVIDE GAS COOK, DIRT LEG, FLEXIBLE CONNECTION, & SEEG-2, GAS REGULATOR.
4. EG-1, FLOOR DRAIN, TO BE PROVIDED w/ 1/2" WATERLESS TRAP PRIMER. REFER TO DETAIL: 12 P2.2
5. COMBUSTION AIR INLET & EXHAUST UP TO CONCENTRIC FITTING UP THRU ROOF. REFER TO DETAIL: 5 P2.2
6. EG-1, w/ 3" RILL, & 3" OF CONNECTIONS. REFER TO DETAIL: 6 P2.2

GENERAL NOTES

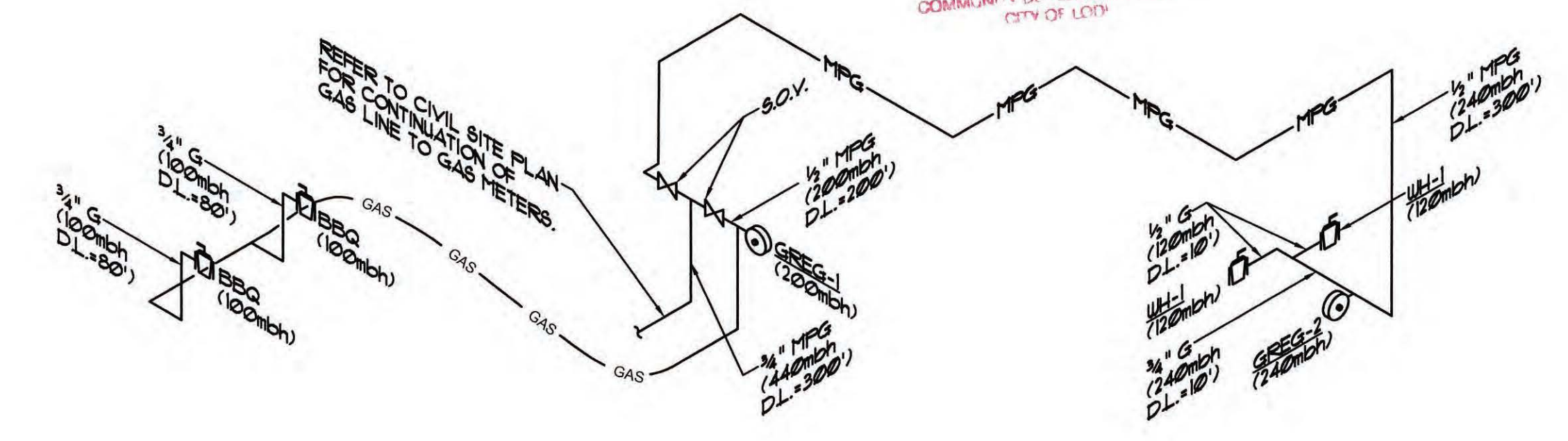
1. REFER TO SHEET P2.1 FOR GENERAL NOTES, MATERIALS AND FIXTURE REQUIREMENTS.
2. REFER TO ARCHITECTURAL DWGS FOR INDICATION OF WHICH UNITS WILL BE HANDICAP ADAPTABLE & MAKE NECESSARY ADJUSTMENTS.
3. CLEANOUTS SHALL BE INSTALLED AS PER SECTIONS 101.9 AND 110.9 OF THE PLUMBING CODE.
4. CLEANOUTS REQUIRED ON ALL HORIZONTAL WASTE LINES OVER 8'-0" FROM THE MAIN LINE AND ON ALL HORIZONTAL SINK AND URINALS REGARDLESS OF LENGTH PER CPC 101.4
5. EACH PLUMBING VENT SHALL TERMINATE NOT LESS THAN TEN (10) FEET OR AT LEAST (3) FT ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT.
6. REFER TO PIPE TRENCHING AND PENETRATION DETAIL 2 ON SHEET P1.0.
7. REFER TO SHEET P2.3 & P2.4 FOR FIRE STOPPING DETAILS.
8. REFER TO ARCHITECTURAL DRAWINGS FOR SOUND ATTENUATION DETAILS.
9. DRAINAGE CONNECTIONS SHALL NOT BE MADE INTO A DRAINAGE PIPING SYSTEM WITHIN EIGHT (8) FEET OF ANY VERTICAL TO HORIZONTAL CHANGE OF DIRECTION OF A STACK CONTAINING SUDS-PRODUCING FIXTURES. BATHTUBS, LAUNDRIES, WASHING MACHINE STAND PIPES, KITCHEN SINKS AND DISHWASHERS SHALL BE CONSIDERED SUDS-PRODUCING FIXTURES. WHERE PARALLEL VENT STACKS ARE REQUIRED, THEY SHALL CONNECT TO THE DRAINAGE STACK AT A POINT EIGHT (8) FEET ABOVE THE LOWEST POINT OF THE DRAINAGE STACK.

EXCEPTIONS:
(1) SINGLE FAMILY RESIDENCES.
(2) STACKS RECEIVING THE DISCHARGE FROM LESS THAN THREE (3) STORIES OF PLUMBING FIXTURES.
10. SLOPE ALL SANITARY SEWER LINES WITHIN BUILDING AT 1/4" FT.
11. REFER TO 2019 COMPLIANCE MANUAL HOT WATER PIPE INSULATION MANDATORY REQUIREMENTS FOR REQUIRED PIPE INSULATION ON SHEET P2.1.
12. ALL VENT THRU ROOFS SHALL BE LOCATED A MINIMUM OF 10'-0" AWAY FROM ANY OUTSIDE AIR INTAKE - TYPICAL.



**BUILDING B1
PLUMBING GAS ISOMETRIC**

NOT TO SCALE

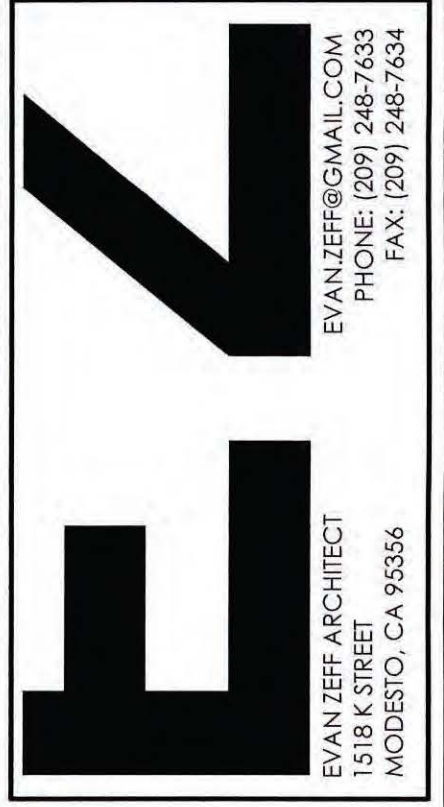


**BUILDING B2
PLUMBING GAS ISOMETRIC**

NOT TO SCALE

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PROJECT NAME: **THE BENJAMIN APARTMENTS - BUILDING B**
PROJECT ADDRESS: **2525 W. CENTURY BOULEVARD, LODI, CA 95242**



SET/ISSUE DATES
12.08.21 - ISSUE FOR PERMIT

REVISIONS		
#	DATE	DESCRIPTION
1	2/25/22	P/C RESPONSE

DRAWN: T. REED
CHECKED: M. SCHEFLO
SCALE: AS NOTED
PROJECT #: 20-487
SHEET ISSUE DATE: 06/28/21

TITLE
**PLUMBING ROOF
PLAN & PARTIAL
FLOOR PLAN**

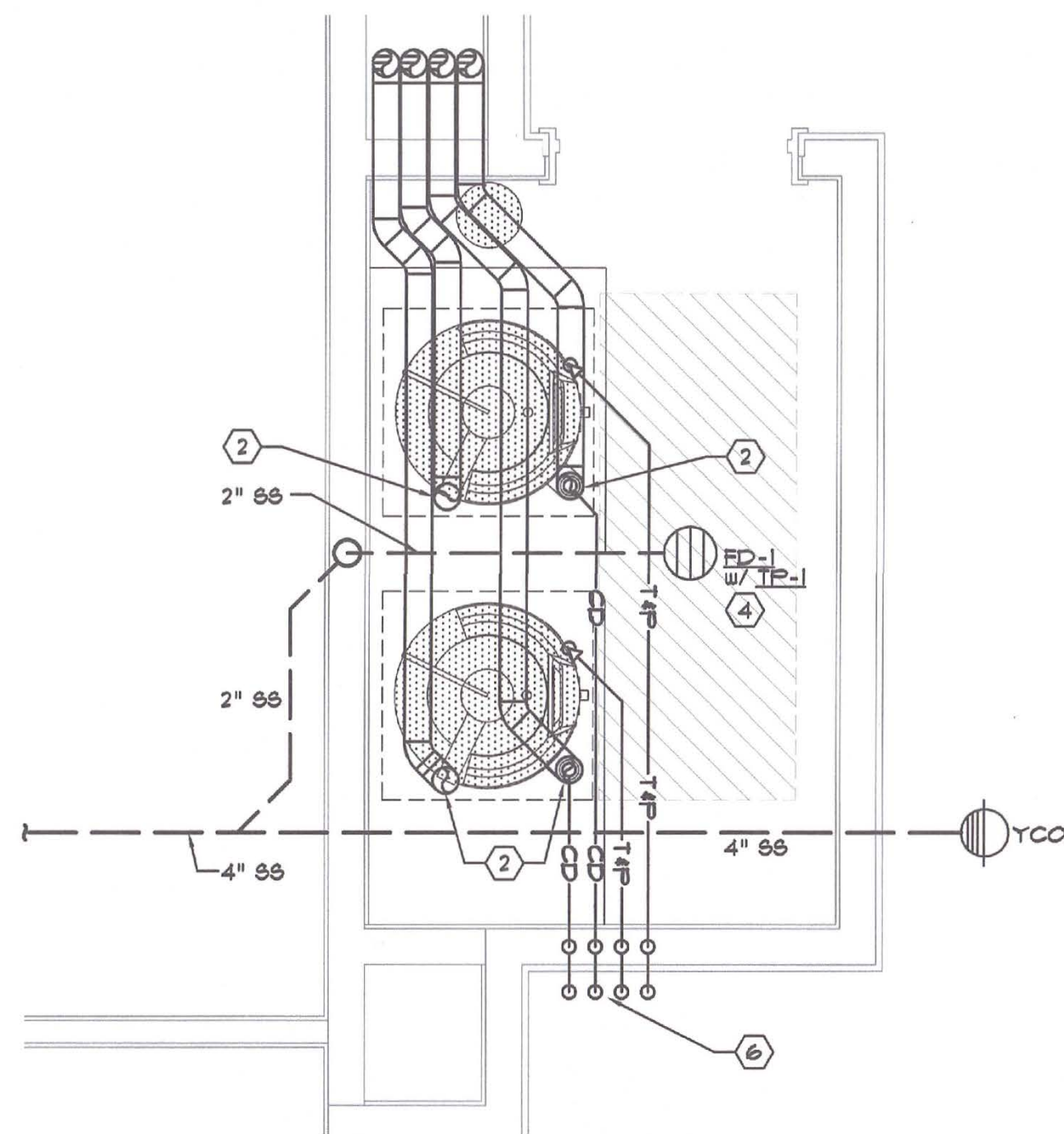
SHEET NO.
P2.3

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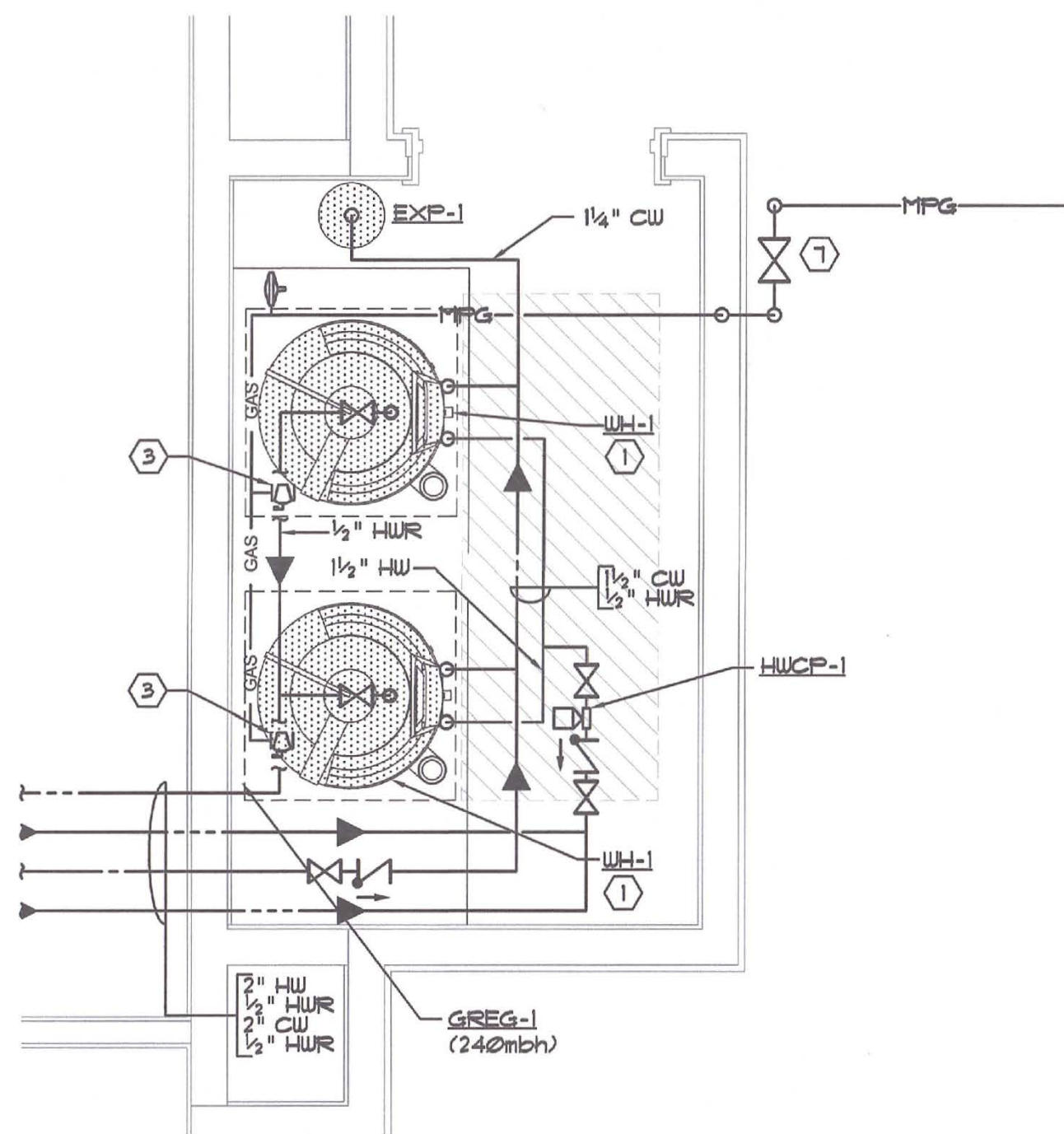
ROOF DRAIN VERIFICATION SCHEDULE					
MARK #	PROPOSED AREA FT ²	PROPOSED DRAIN SIZE	ALLOWED AREA ON PROPOSED ROOF DRAIN—PER C.P.C., TABLE 1101.7 W/ RAIN FALL = 3" PER HR	ROOF DRAIN SIZE IN COMPLIANCE WITH C.P.C.	
A-1	870	3"	1,546	YES	
A-2	1,166	3"	1,546	YES	
A-3	870	3"	1,546	YES	
A-4	870	3"	1,546	YES	
A-5	1,166	3"	1,546	YES	
A-6	870	3"	1,546	YES	

KEY NOTES

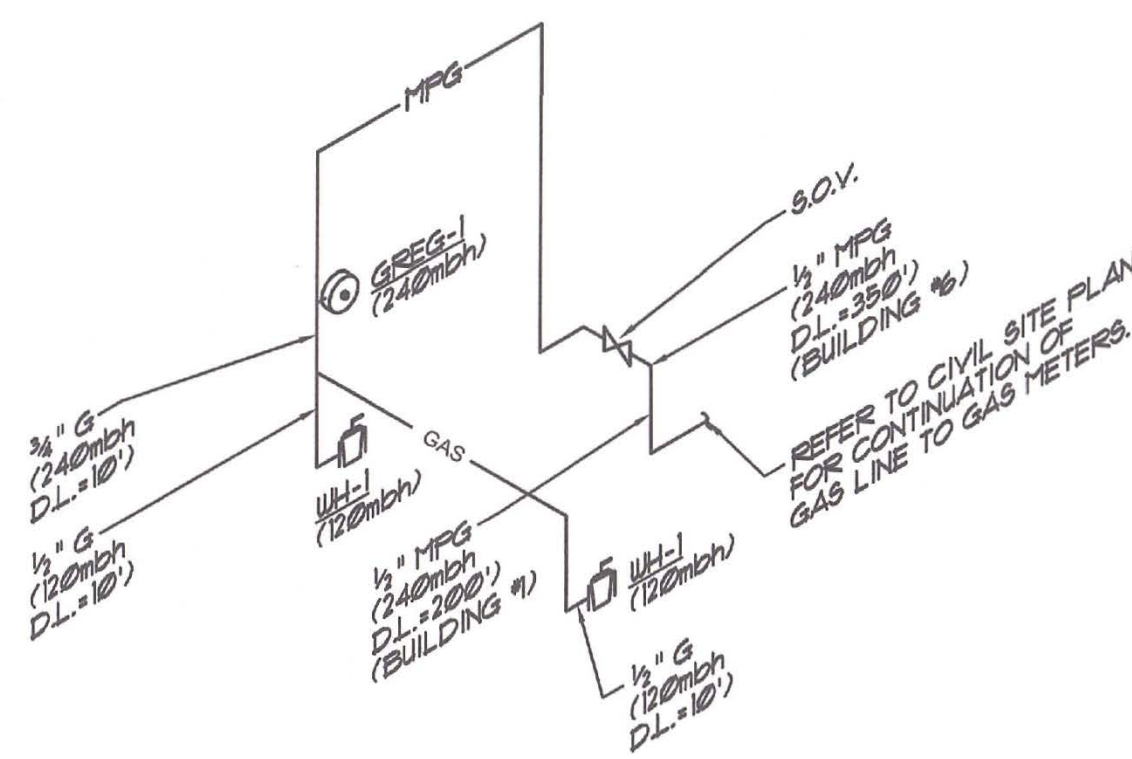
1. WH-1 WATER HEATER w/ 1 1/2" CU & HW CONNECTIONS. SPILL FULL SIZED 1 1/2" RELIEF 1/2" CD THRU WALL AT 12" AFG. w/ ELBOW TURNED DOWN LANDSCAPED AREA. REFER TO DETAIL: 1 P8.2
2. 4" PVC COMBUSTION INLET & 4" PVC EXHAUST FLE UP TO CONCENTRIC FLE CAP AT ROOF, TYPICAL OF (2).
3. PROVIDE GAS w/ SIZE AS INDICATED ON PLUMBING GAS ISOMETRIC ON THIS SHEET. PROVIDE GAS COOK DIRT LEG, FLEXIBLE CONNECTION & GREG-1 GAS REGULATOR. 12 P8.2
4. SD-1 FLOOR DRAIN TO BE PROVIDED w/ JF-1 WATERLESS TRAP PRIMER. REFER TO DETAIL: 5 P8.2
5. COMBUSTION AIR INLET & EXHAUST UP TO CONCENTRIC FITTING UP THRU ROOF. REFER TO DETAIL: 5 P8.2
6. SPILL WATER HEATER 1/2" CD AND FULL SIZED 1 1/2" RELIEF THRU WALL AT 12" AFG. w/ ELBOW TURNED DOWN IN LANDSCAPED AREA.
7. MFG GAS SERVICE FROM GAS METERS w/ SHUT-OFF VALVE 12" AFG. DEMAND = 240mbh. REFER TO CIVIL SITE PLAN FOR CONTINUATION OF GAS LINE TO GAS METERS.



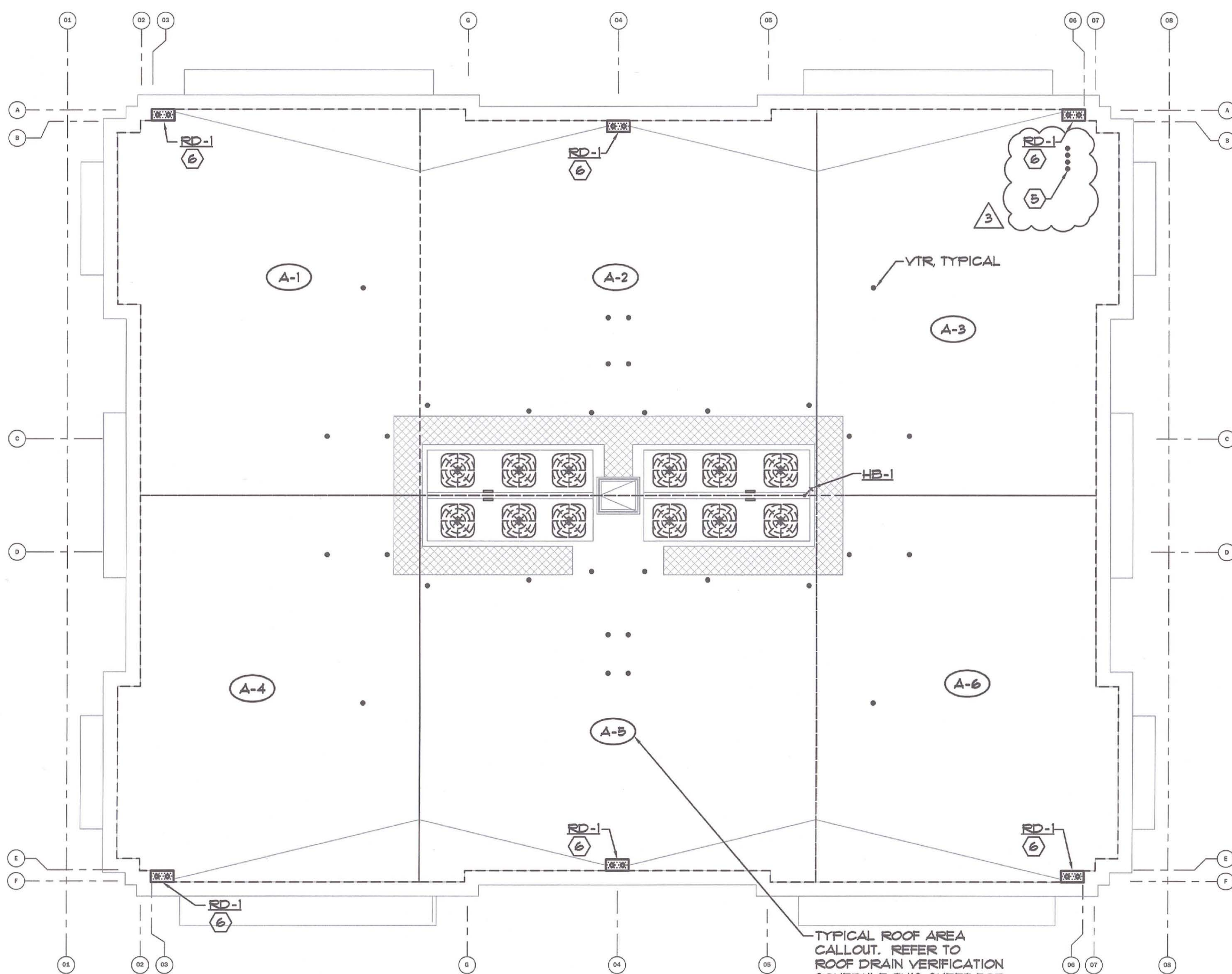
BUILDING C - PLUMBING SEWER & VENT PARTIAL FLOOR PLAN
SCALE: 1/2"=1'-0"



BUILDING C - PLUMBING WATER PARTIAL FLOOR PLAN
SCALE: 1/2"=1'-0"



BUILDING C PLUMBING GAS ISOMETRIC
NOT TO SCALE



BUILDING C - PLUMBING ROOF PLAN
SCALE: 1/8"=1'-0"

GENERAL NOTES

1. REFER TO SHEET P8.1 FOR GENERAL NOTES, MATERIALS AND FIXTURE REQUIREMENTS.
2. REFER TO ARCHITECTURAL DWG'S FOR INDICATION OF WHICH UNITS WILL BE HANDICAP ADAPTABLE & MAKE NECESSARY ADJUSTMENTS.
3. CLEANOUTS SHALL BE INSTALLED AS PER SECTIONS 101.0 AND 110.0 OF THE PLUMBING CODE.
4. CLEANOUTS REQUIRED ON ALL HORIZONTAL WASTE LINES OVER 9'-0" FROM THE MAIN LINE AND ON ALL HORIZONTAL SINK AND URINALS REGARDLESS OF LENGTH PER CFC 101.4.
5. EACH PLUMBING VENT SHALL TERMINATE NOT LESS THAN TEN (10) FEET OR AT LEAST (3) FT ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT.
6. REFER TO PIPE TRENCHING AND PENETRATION DETAIL #2 ON SHEET P10.
7. REFER TO SHEET P8.3 & P8.4 FOR FIRE STOPPING DETAILS.
8. REFER TO ARCHITECTURAL DRAWINGS FOR SOUNDS ATTENUATION DETAILS.
9. DRAINAGE CONNECTIONS SHALL NOT BE MADE INTO A DRAINAGE PIPING SYSTEM WITHIN EIGHT (8) FEET OF ANY VERTICAL TO HORIZONTAL CHANGE OF DIRECTION OF A STACK CONTAINING SUDS-PRODUCING FIXTURES. BATHTUBS, LAUNDRIES, WASHING MACHINE STANDS, KITCHEN SINKS AND DISHWASHERS SHALL BE CONSIDERED SUDS-PRODUCING FIXTURES. WHERE PARALLEL VENT STACKS ARE REQUIRED, THEY SHALL CONNECT TO THE DRAINAGE STACK AT A POINT EIGHT (8) FEET ABOVE THE LOWEST POINT OF THE DRAINAGE STACK.
EXCEPTIONS:
(1) SINGLE FAMILY RESIDENCES
(2) STACKS RECEIVING THE DISCHARGE FROM LESS THAN THREE (3) STORIES OF PLUMBING FIXTURES.
APPROVED PLANS
JULY 15 2022
BUILDING DEPT.
CITY OF LOS ANGELES
10. SLOPE ALL SANITARY SEWER LINES WITHIN BUILDING AT 1/4" FT.
11. REFER TO 2019 COMPLIANCE MANUAL HOT WATER PIPE INSULATION MANDATORY REQUIREMENTS FOR REQUIRED PIPE INSULATION ON SHEET P8.1.
12. ALL VENT THRU ROOFS SHALL BE LOCATED A MINIMUM OF 10'-0" AWAY FROM ANY OUTSIDE AIR INTAKE - TYPICAL.

ALEXANDER SCHEFLO
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2928 Pacific Ave. Stockton, Ca. 95204

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PROJECT NAME:

THE BENJAMIN APARTMENTS - BUILDINGS 1 + 6

PROJECT ADDRESS:
2525 CENTURY BOULEVARD, LODI, CA 95242

SEAL/SIGNATURE



SET ISSUE DATES
05.28.21 - ISSUE FOR PERMIT
09.03.21 - P/C COMMENTS

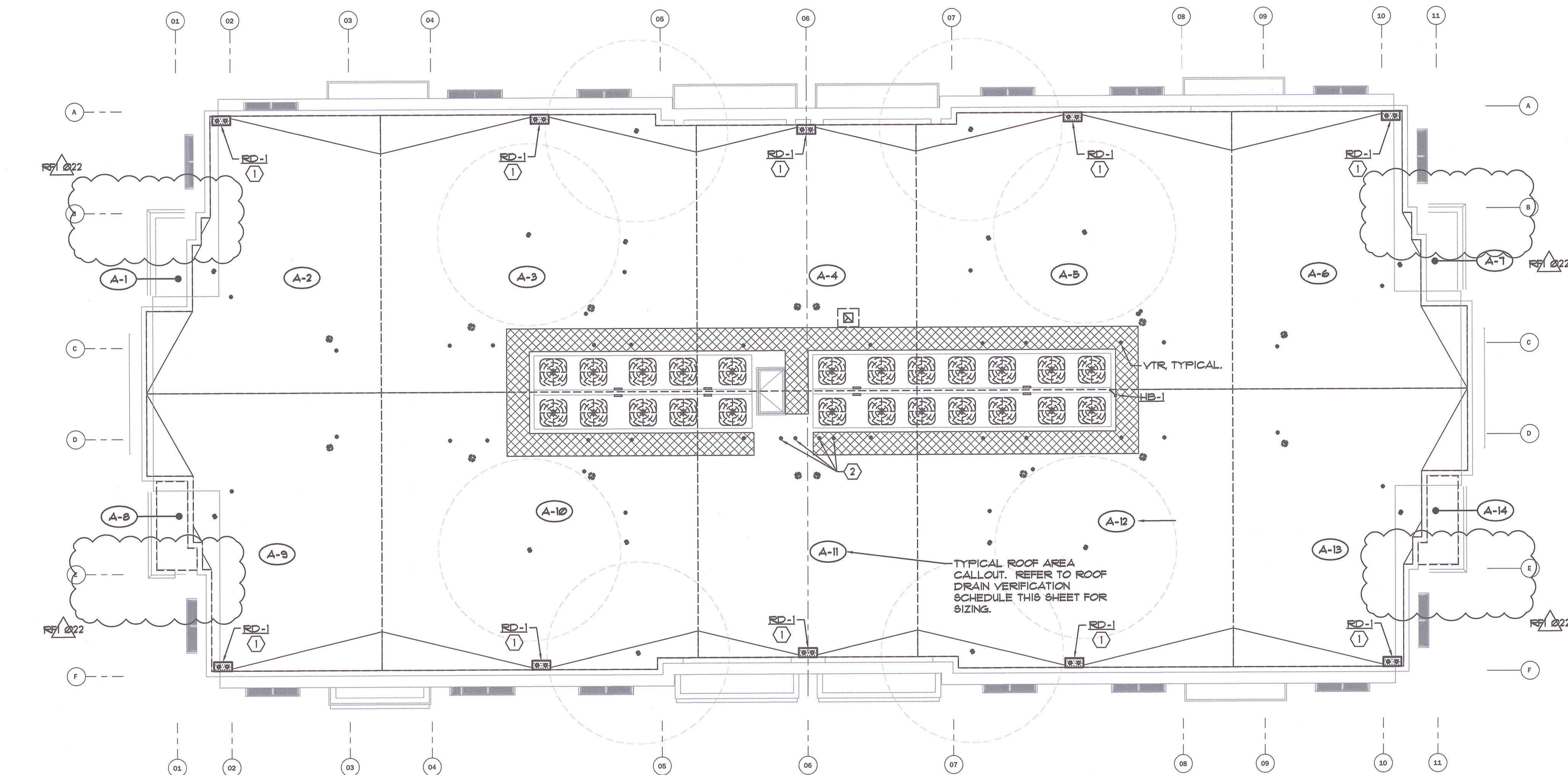
REVISIONS		
#	DATE	DESCRIPTION
1	07-01-21	Plan Review
3	7/25/22	DIMENSIONS/ROOM UPDATES

DRAWN: T. REED
CHECKED: M. SCHEFLO
SCALE: AS NOTED
PROJECT #: 20-487
SHEET ISSUE DATE: 09/03/21

TITLE
PLUMBING ROOF PLAN & PARTIAL FLOOR PLAN

SHEET NO.

P2.3



BUILDING A - PLUMBING ROOF PLAN
SCALE: 1/8"=1'-0"

ROOF DRAIN VERIFICATION SCHEDULE				
MARK #	PROPOSED AREA, FT ²	PROPOSED ROOF DRAIN SIZE	ALLOWED AREA ON PROPOSED ROOF DRAIN—PER C.P.C. TABLE 1101.7 W/ RAIN FALL = 3" PER HR	ROOF DRAIN SIZE IN COMPLIANCE WITH C.P.C.
NOT USED	---	---	1,546	YES
A-2	653	3"	1,546	YES
A-3	1,052	3"	1,546	YES
A-4	704	3"	1,546	YES
A-5	1,052	3"	1,546	YES
A-6	653	3"	1,546	YES
NOT USED	---	---	1,546	YES
NOT USED	---	---	1,546	YES
A-8	893	3"	1,546	YES
A-10	1,052	3"	1,546	YES
A-11	704	3"	1,546	YES
A-12	1,052	3"	1,546	YES
A-13	653	3"	1,546	YES
NOT USED	---	---	1,546	YES

KEY NOTES

1. SD-1 w/ 3" R.W.L. 4 3" O.F. CONNECTIONS. REFER TO DETAIL:
2. CONCENTRIC FITTING UP THRU ROOF. REFER TO DETAIL:

REVISIONED PLANS
MAR 07 2023
PROJECT ADDRESS: 2525 W. CENTURY BOULEVARD, LODI, CA 95242

GENERAL NOTES

1. ALL VENT THRU ROOFS SHALL BE LOCATED A MINIMUM OF 10'-0" AWAY FROM ANY OUTSIDE AIR INTAKE - TYPICAL.

ALEXANDER SCHEFLO
and ASSOCIATES, Inc.
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2828 Pacific Ave. Stockton, Ca. 95204

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THE BENJAMIN APARTMENTS - BUILDING A

2525 W. CENTURY BOULEVARD, LODI, CA 95242

PROJECT NAME:

PROJECT ADDRESS:

SEAL/SIGNATURE



SET ISSUE DATES
12.08.21 - ISSUE FOR PERMIT

REVISIONS

#	DATE	DESCRIPTION
1	2/25/22	P/C RESPONSE

DRAWN: T. REED
CHECKED: M. SCHEFLO
SCALE: AS NOTED
PROJECT #: 20-487
SHEET ISSUE DATE: 05/28/21

TITLE
PLUMBING ROOF PLAN

SHEET NO.

P2.3