

**GENERAL NOTES**

- IT SHALL BE THE CONTRACTOR/BUILDERS RESPONSIBILITY TO COMPLETELY FAMILIARIZE HIMSELF/HERSELF WITH THESE DRAWINGS AND THE SITE CONDITIONS, AND TO VERIFY ALL DETAILS WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- DIMENSIONS ARE TO FACE OF STUD (F.O.S.) UNLESS OTHERWISE NOTED. WHERE REQUIRED, MINIMUM CLEAR DIMENSIONS HAVE BEEN NOTED.
- ANY DISCREPANCY OR ERROR IN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF WINTER DRAFTING PRIOR TO THE COMMENCEMENT OF WORK. WINTER DRAFTING WILL ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS AFTER COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE NOTED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. SPECIFIC ITEMS TO BE CONSIDERED SHALL INCLUDE BUT ARE NOT LIMITED TO: FORMING, SCAFFOLDING, AND BRACING. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE/SHE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE PROJECT MANAGER AND HIS CONSULTANTS DO NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES FOR SUCH METHODS OF CONSTRUCTION. ANY SUPPORT SERVICES PROVIDED BY THE GENERAL CONTRACTOR AND HIS CONSULTANTS DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES, WHICH ARE FURNISHED BY THE GENERAL CONTRACTOR AND THEIR CONSULTANTS, WHETHER OF MATERIAL OR WORK AND WHETHER PERFORMED PRIOR TO, DURING, OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE THE CONTRACTORS PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
- THE HOME OWNER WILL NOT BE RESPONSIBLE FOR AMBIGUITIES AND OMISSIONS NOT BROUGHT TO THEIR ATTENTION BY THE GENERAL CONTRACTOR AND/OR THEIR SUBCONTRACTORS.
- BY SUBMITTING A BID, THE BIDDER AGREES AND WARRANTS THAT HE/SHE HAS EXAMINED THE DRAWINGS AND FOUND THAT THEY ARE ADEQUATE FOR COMPLETION OF THE PROJECT.
- THE GENERAL CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR VERIFYING FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS. ANY NECESSARY ADJUSTMENTS BETWEEN FIELD MEASUREMENTS AND DRAWINGS SHALL BE MADE IN ACCORDANCE WITH THE DECISION OF THE CONTRACTOR AND/OR HOME OWNER.
- CONTRACTOR'S SCOPE OF WORK: ALL LABOR, MATERIALS, FABRICATION, EQUIPMENT, APPLIANCES, APPURTENANCES, TRANSPORTATION AND SERVICES REQUIRED FOR CONSTRUCTION, ERECTION, AND INSTALLATION OF ALL OF THE VARIOUS WORK INDICATED ON THE DRAWINGS AND/OR SPECIFIED UNDER EACH OF THE SPECIFICATION SECTIONS; ANY SITE DEMOLITION AND REMOVAL OF ANY MATERIAL, RUBBISH, OR DEBRIS ABOVE OR BELOW GRADE; ALL EARTHWORK AND FOUNDATION WORK.
- THE CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPERTY LINES, EASEMENTS, SETBACK, AND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF NECESSARY, THE CONTRACTOR/BUILDER WILL BEAR THE RESPONSIBILITY OF ENGAGING A LAND SURVEYOR TO RECORD SUCH ITEMS.
- CONTRACTOR/BUILDER TO COORDINATE ALL PLUMBING, GAS, ELECTRICAL, SPRINKLER, AND HVAC SYSTEMS FOR COMPATIBILITY WITH THE PROPOSED DESIGN PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR/BUILDER TO VERIFY ALL ELECTRICAL, PLUMBING, AND HVAC REQUIREMENTS FOR EXISTING OR SPECIFIED EQUIPMENT PRIOR TO CONSTRUCTION.
- WINTER DRAFTING SHALL BEAR NO RESPONSIBILITY FOR THE DISCOVERY, HANDLING, PRESENCE, DISPOSAL, REMOVAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), OR OTHER TOXIC SUBSTANCES. SUCH WORK IF REQUIRED, SHALL BE COMPLETED UNDER SEPARATE CONTRACT. IF HAZARDOUS MATERIALS ARE FOUND DURING PREPARATION FOR CONSTRUCTION (I.E. NOT LIMITED TO ASBESTOS, POLYCHLORINATED BIPHENYL, OR LEAD PAINT) THEN THE BUILDING DEPARTMENT SHALL BE ADVISED IMMEDIATELY.
- IF THERE ARE ANY FEATURES OF CONSTRUCTION NOT FULLY INDICATED HERE WITHIN, IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO VERIFY THAT THE METHOD PROPOSED TO ADDRESS THE CONDITION MEETS CODE REQUIREMENTS AND IS AN APPROVED METHOD PER THE PERMITTING DEPARTMENTS AND/OR THEIR INSPECTORS.
- THE LICENSED CONTRACTOR/BUILDER AWARDED THIS PROJECT SHALL REVIEW THESE DRAWINGS THOROUGHLY TO VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS AT THE JOB SITE WILL FUNCTION AS DRAWN. AS WINTER DRAFTING IS NOT A LICENSED CONTRACTOR, NOR ARCHITECT, AND DOES NOT MAKE ANY CLAIM OTHERWISE, IT IS HEREBY NOTED THAT THE CONTRACTOR/BUILDER ADVISE THE DESIGNER, OWNER AND PERMITTING DEPARTMENT OF ANY CONDITIONS HERE WITHIN THAT DO NOT MEET APPLICABLE CODES, AND THAT THE CONTRACTOR/BUILDER FORMULATE A PLAN OF ACTION TO ADHERE AS SUCH.
- ALL DESIGNS, ELEVATIONS, PLANS AND OTHER ART DISPLAYED WITHIN THIS SET OF DRAWINGS ARE DISCLOSED FOR THE EXCLUSIVE USE FOR WHICH THEY WERE DELIVERED TO THE OWNER. THIS PLAN SET HAS BEEN CREATED BY, AND IS THE SOLE PROPERTY OF, WINTER DRAFTING. TERMS OF USE FOR THIS PLAN MAY VARY BY CONTRACT AND SHALL BE DETERMINED PRIOR TO USE. THIS DISCLOSURE IS NOT INTENDED TO LIMIT USERS FROM MAKING CHANGES TO THIS PLAN, BUT RATHER TO ENSURE THAT THEY FOLLOW THE CORRECT LEGAL PROCESS FOR OBTAINING THE RIGHTS TO MAKE SUCH VARIATIONS. THIS INCLUDES ANY DESIGN PROFESSIONAL, LICENSED AND UNLICENSED ALIKE, RECEIVING WRITTEN APPROVAL FROM WINTER DRAFTING TO RECREATE AND/OR ALTER THIS PLAN FOR EACH PARTICULAR BUILD. PLEASE REFER TO OUR WEBSITE FOR CONTACT INFORMATION. WWW.WINTERDRAFTING.COM

**CONSTRUCTION WASTE MANAGEMENT PLAN**

- PROVIDE WASTE RECEPTACLES, ONE FOR GARBAGE AND ONE FOR RECYCLING PLASTICS, WOODS, PAPER AND CARDBOARD, AND METAL.
- EXCAVATED SOIL AND LAND CLEARING DEBRIS FROM THE JOBSITE SHALL BE REUSED OR RECYCLED. EVENLY SPREAD SOIL INTO SURROUNDING AREAS AROUND NEW STRUCTURE.
- CONSTRUCTION WASTE MATERIALS TO BE BULK MIXED, CALCULATED BY WEIGHT AND SENT TO AN APPROVED WASTE MANAGEMENT FACILITY.

**SITE MANAGEMENT & STORM WATER CONTROL**

- BETWEEN OCT 01 AND JUNE 01, OR ANY OTHER TIME DURING THE YEAR THAT A SIGNIFICANT RAIN EVENT IS PENDING, PROVIDE STORM WATER CONTROL MEASURES (BMP'S) TO PREVENT EROSION DUE TO STORM WATER OR WIND SHALL BE IN PLACE PRIOR TO STARTING THE PROJECT AND OR DURING THE COURSE OF THE PROJECT AS SHOWN ON THE SITE DEVELOPMENT PLAN. SEE SITE PLAN.
- THE CONTRACTOR IS REQUIRED TO CALL FOR AN INSPECTION OF THE PLACEMENT OF THE BMP'S PRIOR TO ANY GRADING, EXCAVATIONS, OR OTHER SITE WORK TAKING PLACE AT THE SITE IF THE WORKS TAKES PLACE BETWEEN OCTOBER 01 AND JUNE 01 OR ANY TIME THAT WHICH A SIGNIFICANT RAIN EVENT IS PENDING.

**2022 MANDATORY MEASURES**

THE GENERAL CONTRACTOR AND/OR OWNER BUILDER WILL BE SOLELY RESPONSIBLE FOR VERIFYING AND COMPLYING WITH ALL APPLICABLE MANDATORY MEASURES FOR THIS PROJECT.

**PROJECT INFO**

**SCOPE OF WORK:**

THIS PROJECT SHALL CONSIST OF ONE NEW DETACHED STRUCTURE. IT SHALL BE WOOD FRAMED WITH CONCRETE SLAB ON GRADE.

**AREA CALCULATION:**

CONDITIONED AREA = 552 SQ FT  
 FRONT PORCH AREA = 74 SQ FT  
 TOTAL BUILDING AREA = 626 SQ FT

**No. OF LEVELS:**

SINGLE STORY / 1 LEVEL

**DESIGN CRITERIA:**

APPLICABLE CODES: 2022 CBC, CRC, CMC, CPC & CEC

ROOF DL = 23 PSF  
 SL = 50 PSF  
 73 PSF

WALLS--- EXTERIOR = 15 PSF  
 ----- INTERIOR = 7 PSF

ALLOW SOIL BEARING = 1500 PSF

**SEISMIC**

EQUIVALENT METHOD  
 SOIL SITE CLASS = D  
 SEISMIC CATEGORY = D  
 R = 6.5 (SHEARWALLS)  
 I = 1.0  
 RHO = 1.3  
 SDS = .9  
 V = (RHO)(.7)(SDS) \*I\*W/R  
 = (.14)(SDS)W

**WIND**

ASCE/SEI 7-16, CHAPTER 27  
 RISK CATEGORY II  
 EXPOSURE = C  
 BASIC WIND SPEED = 110 MPH  
 IBS = 1.0 H=15'  
 ENCLOSED SIMPLE DIAPH  
 PWALL = 25.2 PSF  
 UPLIFT = 17.3 PSF

**WUI AREA:**

YES - THIS STRUCTURE SHALL BE BUILT TO COMPLY WITH ALL WILDLAND URBAN INTERFACE REQUIREMENTS. SEE NOTES THROUGHOUT.

**T-24 SUMMARY MINIMUMS:**

SLAB-ON-GRADE NO INSULATION

WALLS (2X6) R-21

ROOF ATTIC R-38 W/RADIANT BARRIER

WINDOWS/SLGD 0.30 U-VALUE / 0.23 SHGC

WATER HEATER HEAT PUMP (40 GAL) 2.9 UEF / NEEA RATED

HVAC DUCTLESS MINI-SPLIT HP - 7.5 HSPF2/ 14.3 SEER2/ 9.8 EER2

PV DC SYSTEM 2.00 KWDC

**HERS REQUIREMENTS:**

- QUALITY INSULATION INSTALLATION (QII)
- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD
- VERIFIED REFRIGERANT CHARGE
- AIRFLOW IN HABITABLE ROOMS (SC3.1.4.1.7)\*
- VERIFIED HEAT PUMP RATED HEATING CAPACITY
- WALL-MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 FT2 (SC3.4.5)\*
- DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN CONDITIONED SPACE (SC3.1.4.1.8)\*
- \*SEE VCHP COMPLIANCE OPTION

**DEFERRALS:**

FIRE SPRINKLER DRAWINGS  
 SOLAR - PHOTOVOLTAIC SYSTEM

**FIRE SPRINKLER SYSTEM:**

THIS STRUCTURE SHALL HAVE AN APPROVED FIRE SPRINKLER SYSTEM. THIS SYSTEM SHALL BE PERMITTED SEPARATELY AND APPROVED PRIOR TO CONSTRUCTION.

**SOLAR/PHOTOVOLTAIC SYSTEM:**

THIS STRUCTURE SHALL HAVE AN APPROVED PHOTOVOLTAIC SYSTEM. THIS SYSTEM SHALL BE PERMITTED SEPARATELY AND APPROVED PRIOR TO CONSTRUCTION.

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3D EXTERIOR VIEW



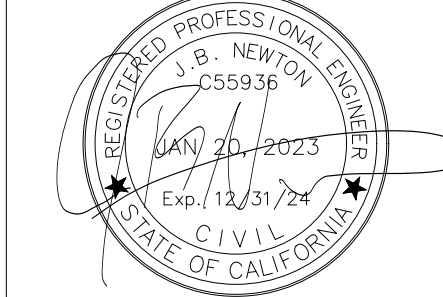
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**DESIGNER SIGNATURE**

*[Handwritten Signature]*

**ENGINEERS STAMP**



PROJECT  
 552 SQ FT  
 1 BED 1 BATH  
 50 LB SNOW

OWNER

PROJECT ADDRESS

ASSESSORS PARCEL NUMBER

PROJECT # 22-205-50

PLAN CHECK #

STATUS DATE 8-17-2023

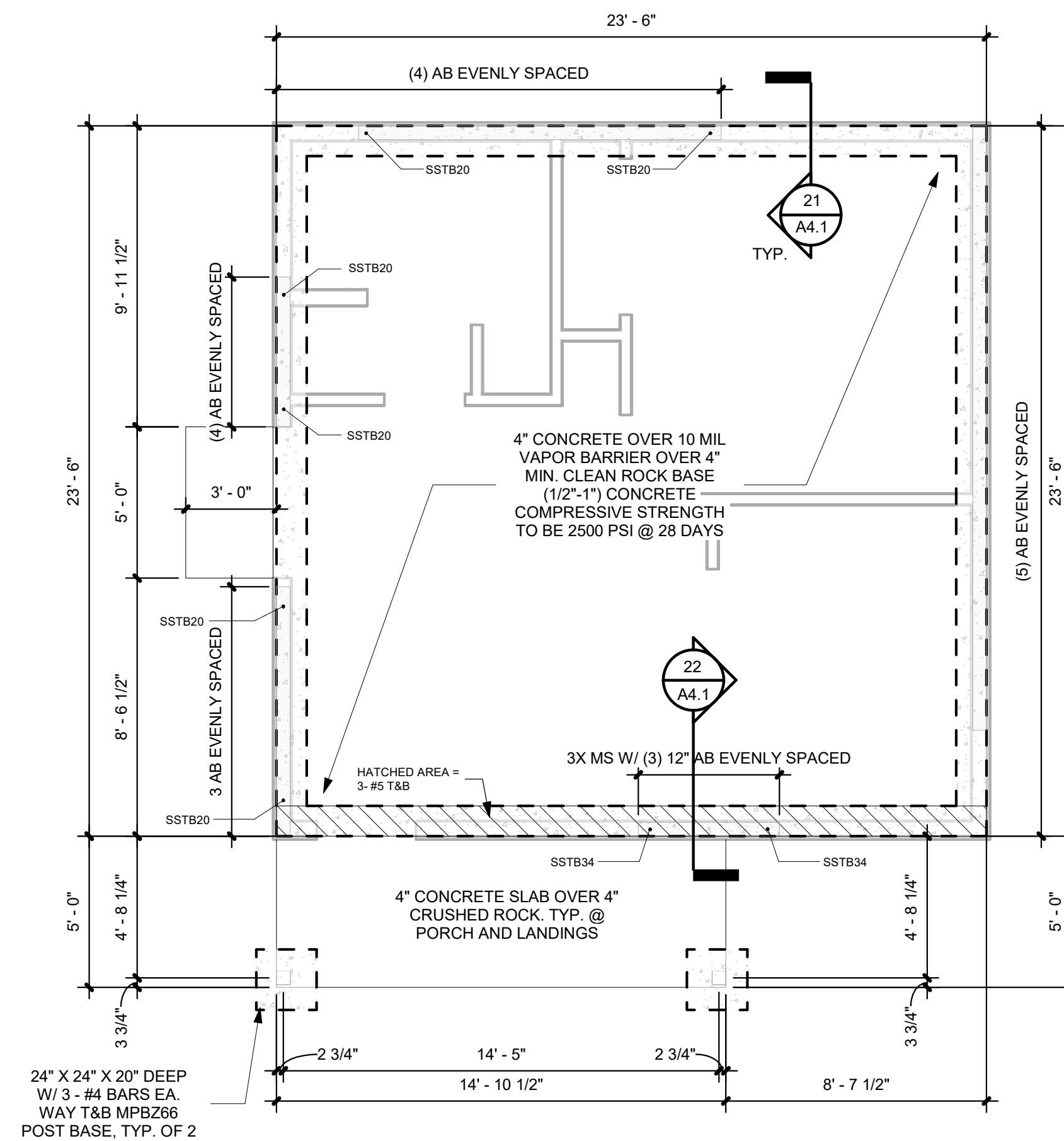
PLANCHECK 9-6-2023

PLANCHECK 9-27-2023

**COVER SHEET**

**A0.1**

NOT FOR CONSTRUCTION



24" X 24" X 20" DEEP  
W/ 3 - #4 BARS EA.  
WAY T&B MPBZ66  
POST BASE, TYP. OF 2

FOUNDATION PLAN  
1/4" = 1'-0"

**FOUNDATION NOTES**

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH @ 28 DAYS OF 2500 PSI.
2. EXTERIOR CONCRETE SHALL SLOPE 1/8" PER FOOT MIN. AWAY FROM STRUCTURE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A615 & SHALL BE GRADE 40 MIN.
4. PROVIDE 10 MIL VAPOR BARRIER UNDER SLAB.
5. CONCRETE SHALL CURE FOR A MIN. OF 7 DAYS PRIOR TO BACKFILLING.
6. SLOPE EARTH 5% FROM FOUNDATION TO 10' FROM BUILDING FOR PROPER DRAINAGE.
7. PROVIDE 36"X36" MIN. CONCRETE LANDING AT ALL EXTERIOR DOORS.
8. UNTREATED WOOD SHALL BE 6" MIN. ABOVE EARTH, WHERE SUBJECT TO WEATHER OR SPLASH, WOOD SHALL BE 1" ABOVE CONC. SLAB. WOOD SHALL BE 8" MIN ABOVE EARTH AT PIERS.
9. EXTERIOR WALL SILL PLATES AND ALL WOOD IN CONTACT WITH FOOTINGS SHALL BE P.T.
10. ALL FASTENERS INTO P.T. MATERIALS SHALL BE CORROSION RESISTANT & SHALL BE HOT DIPPED GALV. TO ASTM A153 & CONNECTORS TO ASTM G653-G185.
11. ANY PENETRATIONS INTO P.T. MATERIALS SHALL TREATED. SODIUM BORATE SHALL NOT BE USED.
12. BOTTOM OF FOOTINGS TO BE ON LEVEL GROUND ON NATURAL GRADE, TYP.
13. CONTRACTOR AND/OR OWNER ARE SOLELY RESPONSIBLE FOR PROVIDING PROPER VENTING OF ANY UNDERFLOOR AREAS & DRAINAGE AROUND THE STRUCTURE (2% AWAY, MIN. OR AS REQ'D). THIS INCLUDES PROPERLY GRADING THE SITE & IMPLEMENTING ANY DRAINAGE SYSTEMS OR EROSION CONTROL MEASURES AT OR NEAR THE STRUCTURE TO PREVENT ANY KIND OF WATER DAMAGE TO THE STRUCTURE.
14. SOME OF THE 1/2" Ø ANCHOR BOLTS ARE NOT SHOWN ON THIS DRAWING. ONLY ANCHOR BOLTS SHOWN ARE FOR SPECIFIC QTY THAT EXCEEDS THE STANDARD SPACING OF 72" O.C. PER BRACED WALL SCHEDULE.
15. CONTRACTOR TO COORDINATE HOLDOWN BOLT LOCATIONS W/ FRAMING PLAN & TIE ALL HOLDOWN BOLTS INTO PLACE PRIOR TO CONCRETE PLACEMENT.
16. ASSUMED SOIL TYPE, ALLOWABLE BEARING USE 1500 PSF CONTRACTOR AND/OR OWNER IS SOLELY RESPONSIBLE FOR VERIFYING THAT THE SOIL CONDITIONS @ THE BLDG SITE AREA OF ADEQUATE INTEGRITY TO SUPPORT THE STRUCTURE AT MINIMUM. VERIFY BEARING ON NATIVE SOIL OR ENGINEERED FILL. IF NECESSARY, CONSULT A GEOTECHNICAL ENGINEER.
17. ANCHOR BOLTS SHALL BE ANCHORED IN PLACE AT THE TIME OF FOUNDATION INSPECTION.
18. ANCHOR BOLTS TO BE 1/2" Ø BOLTS @ 72" O.C. (MAX) W/ 7" MIN. EMBEDMENT
  1. - ALL CAST IN PLACE BOLTS TO HAVE EMBEDMENT HEAD OR "J" BEND INTO CONCRETE
  2. - ALL BOLTS REQUIRE 3"x3"x1/4" PLATE WASHERS

**FOUNDATION PLAN NOTES (STRUCTURAL)**

AB = 1/2" DIAMETER ANCHOR BOLTS @ 6" O.C. UNO

USE 3" X 3" X .229" STEEL PLATE WASHER @ 2X4 WALLS AND 4-1/2" X 3" X .229" STEEL PLATE WASHER @ 2X6 WALLS WITH A DIAGONAL SLOT 7/16" X 1-3/4" WITH A STANDARD CUT WASHER BETWEEN THE PLATE AND THE NUT AT ALL SHEARWALLS

MS = MUDSILL, USE 2X PT MUDSILL UNO

USE 1/2" DIA. X 12" ANCHOR BOLT WITH 3X MUDSILL

USE 12" WIDE X 20" HIGH FOOTING UNO

USE 1-#4 TOP & BOTTOM UNO



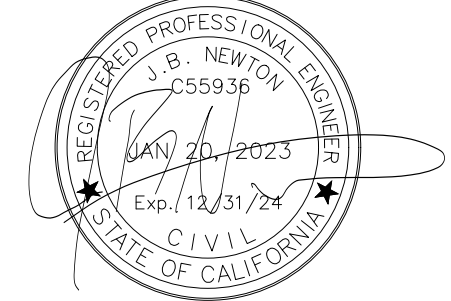
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**DESIGNER SIGNATURE**

*[Handwritten Signature]*

**ENGINEERS STAMP**



PROJECT  
552 SQ FT  
1 BED 1 BATH  
50 LB SNOW

OWNER

PROJECT ADDRESS

ASSESSORS PARCEL NUMBER

PROJECT #	22-205-50
PLAN CHECK #	
STATUS DATE	8-17-2023
PLAN CHECK	9-6-2023
PLAN CHECK	9-27-2023

**FOUNDATION PLAN**

**A1.1**

**AGING-IN-PLACE DESIGN AND FALL PREVENTION**

R327.1.1 REINFORCEMENT FOR GRAB BARS. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.

1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER, 1 1/2 INCH BY 7 1/4 INCH ACTUAL DIMENSION OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39 1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.

**EXCEPTIONS:**

1. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDDOWN OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
2. REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.
3. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
4. BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
5. REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.

R327.1.1.4 DOCUMENTATION FOR GRAB BAR REINFORCEMENT. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.

R327.1.2 ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING INTENDED TO BE USED BY OCCUPANTS, SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.

**EXCEPTIONS:**

1. DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS; AND CONTROLS LOCATED ON APPLIANCES.
2. RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A WINDOW, IS LESS THAN 15 INCHES.

R327.1.3 INTERIOR DOORS. EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES (812.8 MM), MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.

R327.1.4 DOORBELL BUTTONS, DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY, WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING. A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALWAYS BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.

PLUMBING FIXTURES & FITTINGS FLOW REQUIREMENTS	
TOILETS	≤ 1.28 GAL/FLUSH
LAVATORY FAUCETS	≤ 1.2 GPM @ 60 PSI
SHOWER HEADS	- SINGLE FAUCETS ≤ 1.8 GPM @ 80 PSI - MULTIPLE FAUCETS COMBINED FLOW RATE NOT TO EXCEED 2.0 GPM @ 80 PSI OR ONLY ONE FAUCET SHALL OPERATE AT A TIME
KITCHEN FAUCETS	≤ 1.8 GPM @ 60 PSI TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM
METERING FAUCETS	≤ 1.5 GPM @ 60 PSI

**GREEN BUILDING REQUIREMENTS**

• AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE PROVIDED WITH INTEGRAL RAIN SENSORS OR SOIL MOISTURE SENSORS THAT ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS NEEDS AS WEATHER CONDITIONS CHANGE. (GBC SECTION 4.304.1)

• ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR ACCEPTABLE METHOD. (GBC SECTION 4.406)

• A MINIMUM OF 65 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE. (GBC SECTION 4.408.1)

• AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED PRIOR TO FINAL INSPECTION. (GBC SECTION 4.410.1)

• GAS FIREPLACES SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. WOOD/PELLET STOVES SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS. (GBC SECTION 4.503.1)

• DUCT AND VENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION. (GBC SECTION 4.504.1)

• ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS. (GBC SECTION 4.504.2.1)

• PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS. (GBC SECTION 4.504.2.2)

• AEROSOL PAINTS AND COATING SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. (GBC SECTION 4.504.2.3)

• DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. (GBC SECTION 4.504.2.4)

• CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. (GBC SECTION 4.504.3)

• 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM. (GBC SECTION 4.504.4)

• PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. (GBC SECTION 4.504.5)

• MOISTURE CONTENT OF BUILDING MATERIALS USED IN ENCLOSED WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE AND CANNOT EXCEED 19%. (GBC SECTION 4.505.3)

• WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-42. (GBC SECTION 4.507.1)

• HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS. (GBC SECTION 702.1)

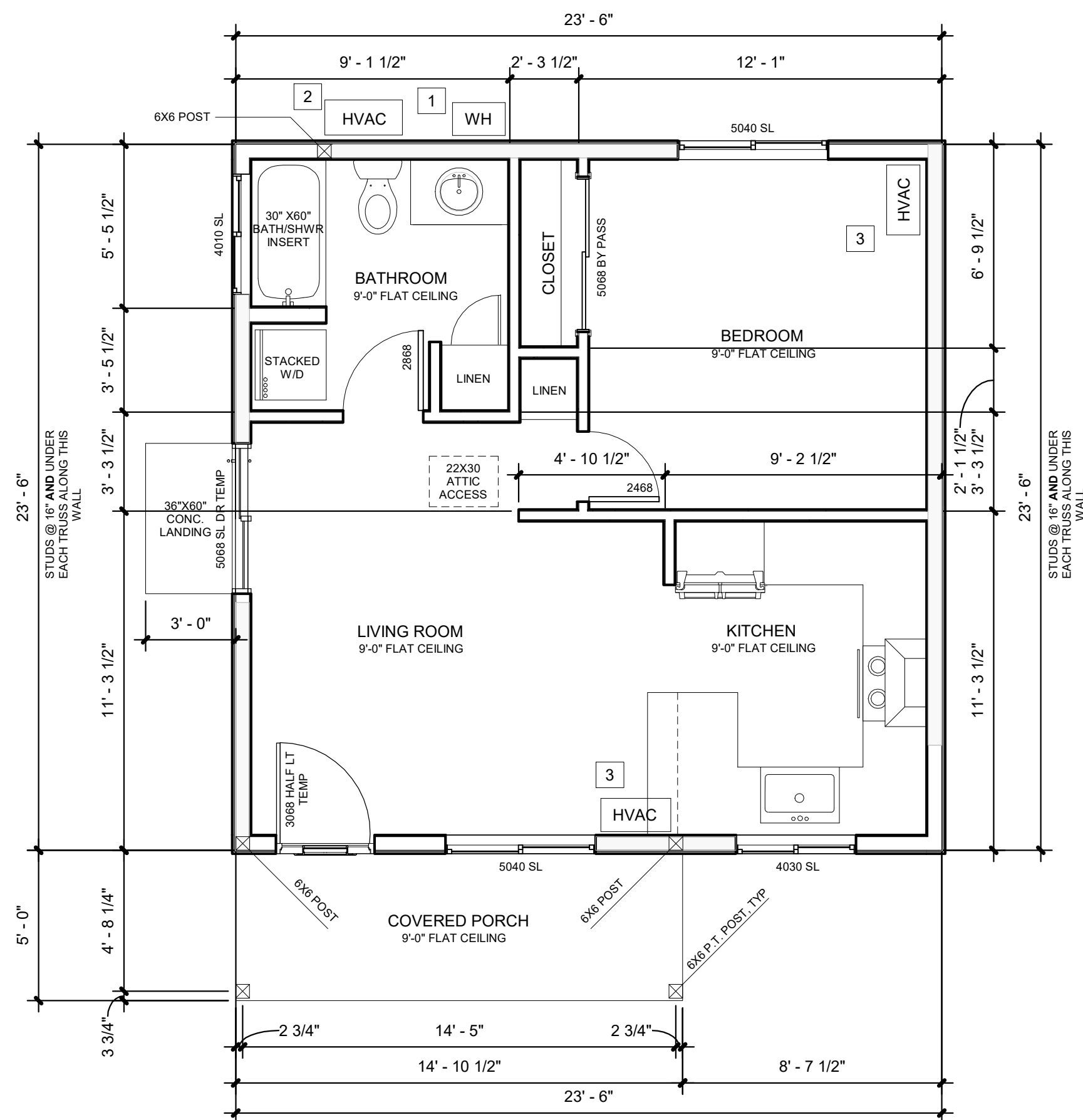
**KEYNOTES:**

- 1 - ON DEMAND WATER HEATER, INSTALLED PER MFR INSTALLATION INSTRUCTIONS. THE T & P VALVE SHALL DISCHARGE TO THE EXTERIOR, STRAP AND SECURE, LOCATED A MIN. 18" ABOVE GARAGE FLOORS AND SAFETY DRAIN PAN IN ATTICS OR WHERE DAMAGE MAY OCCUR. CPC 504, CMC305.1
- 2 - ESTIMATED LOCATION OF HVAC PAD. CONFIRM EXACT LOCATION WITH HVAC INSTALLER.
- 3 - ESTIMATED LOCATION OF MINISPLIT HEAD. CONFIRM EXACT LOCATION WITH HVAC INSTALLER.

**GENERAL NOTES**

1. DIMENSIONS ARE TO FACE OF STUD (F.O.S.) UNLESS OTHERWISE NOTED. WHERE REQUIRED, MINIMUM CLEAR DIMENSIONS HAVE BEEN NOTED.
2. ALL EXTERIOR WALLS SHALL BE 2X6 STUD WITH INSULATION PER ENERGY CALCS. WITH THE EXCEPTION OF 2X6 PLUMBING WALLS, ALL INTERIOR WALLS SHALL BE 2X4 U.N.O.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CORRECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. CONTRACTOR TO COORDINATE ALL PLUMBING, GAS, ELECTRICAL, SPRINKLER, AND HVAC SYSTEMS FOR COMPATIBILITY WITH THE PROPOSED DESIGN PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIAL NEEDED TO PROPERLY COMPLETE THE WORK.
6. DBL 2X STUDS SHALL BE USED FOR END SUPPORTS OF GIRDER TRUSSES U.N.O.
7. ALL WATER PIPES INSTALLED IN EXTERIOR WALL SHALL BE LOCATED ON THE CONDITIONED SIDE OF WALL.
8. ALL PIPES IN UNCONDITIONED SPACE SHALL BE INSULATED.
9. EXPOSED DOMESTIC HOT WATER PIPING SHALL BE INSULATED. CPC 609.11
10. HOSE BIBBS SHALL BE FROST-FREE.
11. ALL PLUMBING WALLS SHALL BE 2X6 AND SHALL NOT EXCEED NOTCHING AND BORING REQUIREMENTS PER CRC 602.6.
12. FIRE BLOCK PIPES, DUCTS, CHIMNEYS, & FIREPLACES PER CRC 302.11, 602.8, 1001.12 & 1003.19.
13. DRYER VENT TO OUTSIDE. MAX LENGTH OF 14' W/ 2 BENDS.
14. SAFETY GLASS/TEMPERED GLASS SHALL BE INSTALLED IN HAZARDOUS LOCATIONS.
15. HALLWAYS SHALL BE 36" WIDE MIN.
16. EXTERIOR EXITING DOORS SHALL BE 36" WIDE MIN. WITH 36"x36" CONCRETE LANDING 1 1/2" MAX. FROM TOP OF THRESHOLD.
17. EXTERIOR DOORS AND DOORS LEADING FROM GARAGE SHALL HAVE A SINGLE CYLINDER DEADBOLT. GLASS SLIDING DOORS SHALL BE PROVIDED WITH AN AUXILIARY DOOR LOCK. OPERABLE WINDOWS SHALL BE PROVIDED WITH AN AUXILIARY DOOR LOCK.
18. PROVIDE BLOCKING BETWEEN TRUSSES FOR GARAGE DOOR RAILING. SEE MFR SPECS FOR SPACING.
19. EXTERIOR DOORS SHALL HAVE CLADDING THAT IS EITHER NON-COMBUSTIBLE, IGNITION RESISTANT, LISTED UNDER SFM 12-7A-1, A 20 MIN. LISTED ASSEMBLY OR SOLID CORE 1 3/4" WITH INTERIOR FIELD PANEL THICKNESS NOT LESS THAN 1 1/4".
20. REFRIGERANT SERVICE PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING-TYPE TAMPER-RESISTANT CAPS.
21. ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPEN AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.
22. ALL SYSTEMS THAT CIRCULATE WATER BY MEANS OF A PUMP OR OTHER MECH. DEVICE OR METHOD SHALL HAVE A CHECK VALVE(S) OR EQUAL DEVICE(S) INSTALLED TO ENSURE THE DIRECTION OF FLOW.
23. WHERE LEAK DETECTION DEVICES FOR WATER SUPPLY AND DISTRIBUTION ARE INSTALLED, THEY SHALL COMPLY WITH IAPMO IFC 115 OR 349.
24. SAFETY GLAZING OR TEMPERED GLASS SHALL BE INSTALLED IN ALL HAZARDOUS LOCATIONS INCLUDING: DOORS AND ENCLOSURES OF BATHTUBS, SPAS, HOT TUBS, WITHIN 24" ARC OF A DOOR, WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OR WITHIN 60 HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD AND GLAZING IN DOORS, SLIDING GLASS DOORS AND SKYLIGHTS. GLAZING AND WET SURFACES (R308.4.5) GLAZING IN WALLS, ENCLOSURES, OR FENCES, CONTAINING, OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, INDOOR AND OUTDOOR SWIMMING POOLS WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING. EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, WHIRLPOOL, SWIMMING POOL, SHOWER, SAUNA, OR STEAM ROOM. CRC 308, 308.4

NOT FOR CONSTRUCTION



(A) FLOOR PLAN  
1/4" = 1'-0"  
**OPTION A - No Garage**



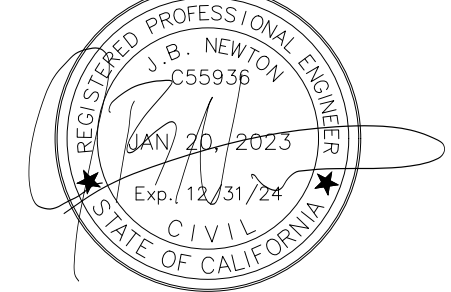
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**DESIGNER SIGNATURE**

*[Signature]*

**ENGINEERS STAMP**



**PROJECT**  
552 SQ FT  
1 BED 1 BATH  
50 LB SNOW

**OWNER**

**PROJECT ADDRESS**

**ASSESSORS PARCEL NUMBER**

PROJECT #	22-205-50
PLAN CHECK #	
STATUS DATE	8-17-2023
PLANCHECK	9-6-2023
PLANCHECK	9-27-2023

**FLOOR PLAN**

**A2.1**

# TWIN PEAKS - PLAN 22-205 REVERSED

NOT FOR CONSTRUCTION



3D PERSPECTIVE



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



FLOOR PLAN



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 PLEASE CONTACT THE DESIGN TEAM AT  
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PROJECT  
 552 SQ FT  
 1 BED 1 BATH  
 REVERSED

OWNER

PROJECT ADDRESS

ASSESSORS PARCEL  
 NUMBER

PROJECT #	22-205RR
PLAN CHECK #	
STATUS DATE	8-17-2023
PLANCHECK	9-6-2023
PLANCHECK	9-27-2023

DETAILS

NOT FOR CONSTRUCTION

**ADDITIONAL STRUCTURAL NOTES**

USE 4X POST OR 4X KING WITH HOLDDOWNS UNO

USE 6X8 DF #1 EXTERIOR HEADERS UNO

USE 12-100 X 2-21/2 WITH LTT2 WITH WASHER

USE 18-SD #10 X 2-1/2 WITH HTT4

FOR SHEARWALLS, SEE SHEARWALL CHART

**NOTE A:** SHEATH SHEARWALL BEFORE FRAMING ADJOINING WALL

**NOTE B:** 2X6 DF #1#2 STUDS @ 16" OC AND A STUD UNDER EACH TRUSS WHERE NOTED

SHEARWALL TAG	WOOD STRUCTURAL PANELS	EDGE NAIL
386	3/8"	8D @ 6" O.C.
384	3/8"	8D @ 4" O.C.
383	3/8"	8D @ 3" O.C. (SEE FOOTNOTE 1)
382	3/8"	8D @ 2" O.C. (SEE FOOTNOTE 1)
126	1/2"	10D @ 6" O.C.
124	1/2"	10D @ 4" O.C. (SEE FOOTNOTE 1)
123	1/2"	10D @ 3" O.C. (SEE FOOTNOTE 1)
122	1/2"	10D @ 2" O.C. (SEE FOOTNOTE 1)

**SHEARWALL CHART FOOTNOTES:**

1) USE A MIN OF 3" NOMINAL MEMBER @ PANEL JOINTS & @ FOUNDATION SILL PLATE. STAGGER NAILING

**SHEARWALL NOTES:**

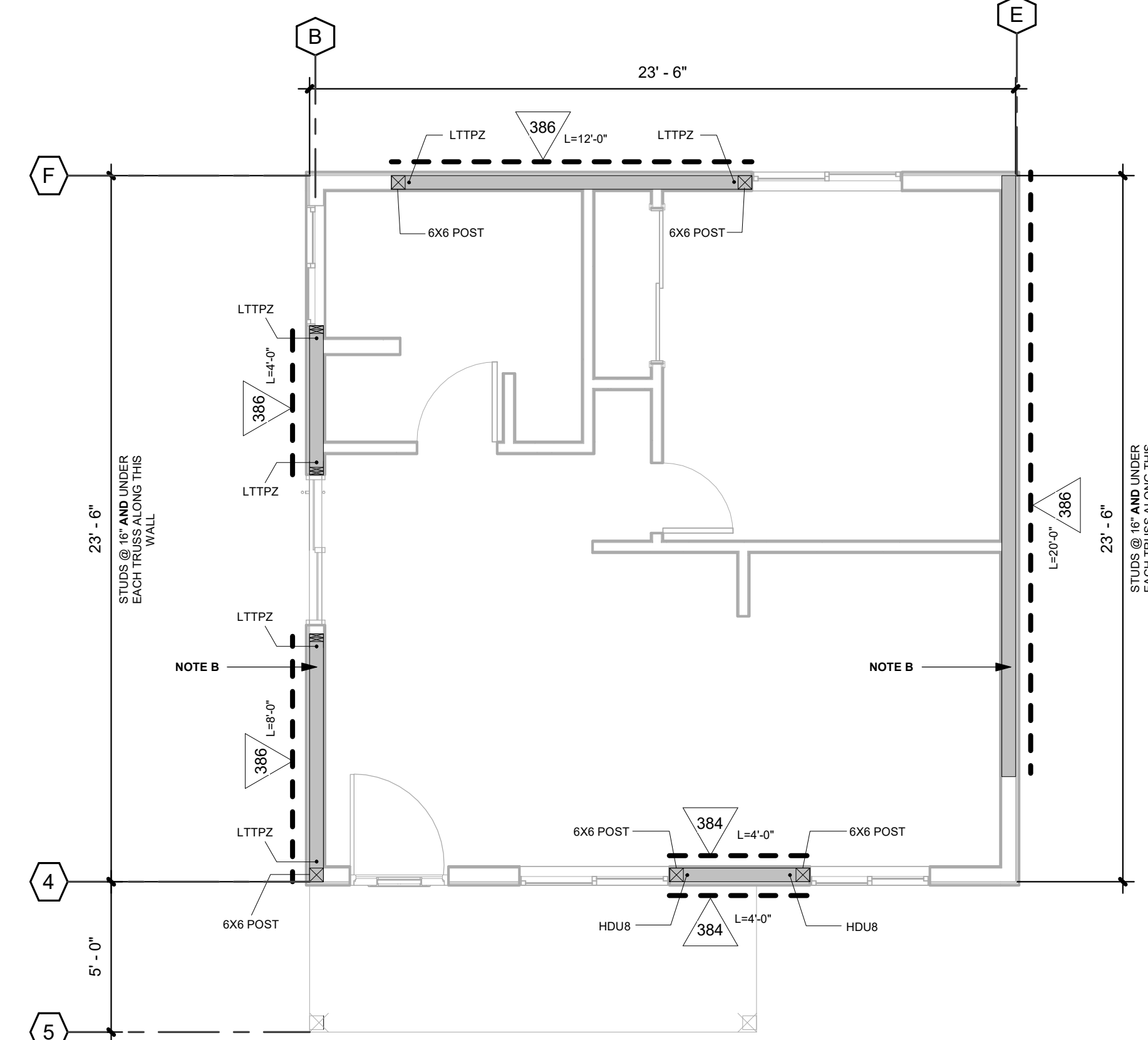
- USE DF-L FRAMING @ SHEAR PANELS. ALL PANEL EDGES SHALL BE SOLID BLOCKED. FOR STUDS SPACED @ 24" OC WITH 3/8" SHEATHING, USE SHEATHING LONG DIMENSION ACROSS STUDS WITH 8d @ 6" OC FIELD NAIL. FOR ALL OTHER CASES FIELD NAIL @ 12" OC.
- WHERE SHEATHING IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" OC, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED
- NAILS IN SHEARWALLS AND ENGINEERING CONNECTIONS TO BE COMMON WIRE NAILS OR HOT-DIPPED GALVANIZED BOX NAILS:
  - 8d - 0.131" DIA X 2-1/2" LONG
  - 10d - 0.148" DIA X 3" LONG
  - 16d - 0.162" DIA X 3-1/2" LONG
- LS50 CAN BE SUBSTITUTED FOR A35. (VALUE USED = 450# FOR BOTH LS50 & A35)
- MINIMUM OF 2 ANCHORS PER WALL. MINIMUM EMBEDMENT IS 7"

**GENERAL REQUIREMENTS**

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO 2022 C.B.C. AND ADOPTED C.M.C., C.P.C. AND C.E.C. REQUIREMENTS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB BEFORE COMMENCING WORK AND THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES.
3. PLAN DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN. NOTES ON THE DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES OR SPECIFICATIONS.
4. SAFETY BARRICADES, FENCES, TEMPORARY WALKS, SHORING, BRACING, ETC., AS REQUIRED TO SAFELY EXECUTE THE WORK, SHALL BE ERECTED BY THE GENERAL CONTRACTOR IN COMPLIANCE WITH THE LOCAL BUILDING CODE AND POLICE REGULATIONS.
5. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY WORKMAN'S COMPENSATION INSURANCE FOR EVERY PERSON EMPLOYED BY HIM ON THE PREMISES AND SHALL MAINTAIN SUCH INSURANCE IN FULL FORCE DURING THE ENTIRE TIME OF THE CONTRACT.

**STRUCTURAL NOTES**

1. CONCRETE MIX SHALL BE MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
2. STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 AND E GRADE 40 MIN.
3. ALL REINFORCING BAR SPLICES SHALL BE A MINIMUM OF 48 BARS DIAMETERS OR PER THE 2022 CBC.
4. CONCRETE SLAB TO BE 3-1/2" THICK OVER 2" SAND OVER 10 MIL VAPOR BARRIER OVER 4" OF FREE DRAINING ROCK (1/2 MIN). CONCRETE MIX SHALL BE WITH AW/C RATIO OF 5 OR LESS & WATER REDUCING ADMIXTURE. (OPTIONAL #3 @ 24" OC EACH WAY CENTERED IN SLAB)
5. ALL FOOTING SHALL BE CARRIED 12" INTO UNDISTURBED NATIVE SOIL AS DESCRIBED IN CBC 2022 1804.2 AND/OR PER DETAILS.
6. CONTRACTOR SHALL COORDINATE HOLD-DOWN BOLT LOCATIONS WITH FRAMING PLAN PRIOR TO CONCRETE PLACEMENT.
7. CONTRACTOR TO VERIFY BEARING ON UNDISTURBED NATIVE SOIL OR CERTIFIED ENGINEER FILL.
8. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE SHALL BE FOUNDATION GRADE PRESSURE TREATED DOUG FIR OR HEM FIR. EMBED 1/2" DIAMETER A307 ANCHOR BOLTS' EMBEDMENT. INSTALL NOT MORE THAN 12" NOR LESS THAN 4" FROM ALL SILL ENDS AND 6-0" O.C. MAXIMUM UNO. AND A MINIMUM OF TWO BOLTS PER PIECE OF SILL PLATE FOR ALL BEARING AND EXTERIOR WALLS. USE 3" X 3" X .229" STEEL PLATE WASHER @ 2X4 WALLS AND 4-1/2" X 3" X .229" STEEL PLATE WASHER @ 2X6 WALLS WITH A DIAGONAL SLOT 7/16" X 1-3/4" WITH A STANDARD CUT WASHER BETWEEN THE PLATE AND THE NUT AT ALL SHEAR WALLS. SIMPSON MAS OR M A S P CAN BE SUBSTITUTED FOR 1/2" DIAMETER ANCHOR BOLTS. FOR THE BOTTOM PLATE OF ALL INTERIOR NON-BEARING WALLS ON CONCRETE SLAB INSTALL SIMPSON PHN-72 POWDER ACTUATED PINS AT 3'-0" O.C. OR 1/2" DIAMETER TITEN HD @ 6'-0" O.C., EMBED 3" MIN.
9. BEAMS 4" WIDE AND SMALLER, JOISTS, RAFTERS, STUDS, PLATES, BLOCKING, POSTS, TRIMMERS, KING STUDS, AND ALL OTHER WOOD NOT OTHERWISE NOTED SHALL BE DF #2#1.
10. BEAMS 6" WIDE AND GREATER SHALL BE DF #1 UNLESS OTHERWISE NOTED.
11. GLU-LAM BEAMS SHALL BE 24F-V8 DF/DF UNO.
12. PARALLAM (PSL) ARE MANUFACTURED BY I-LEVEL, =E 2000 KSI, Fb= 2.9 KSI. MICROLAM (LVL) ARE MANUFACTURED BY I-LEVEL, =E 1900 KSI, Fb= 2.6 KSI.
13. ROOF SHEATHING SHALL BE 5/8" APA 40/20 C-D INSTALLED WITH FACE GRAIN PERPENDICULAR TO FRAMING AND WITH END JOINTS STAGGERED UNO. NAILING SHALL BE 8d @ 6" OC EDGES AND 12" OC FIELD UNO. INSTALL SHEATHING TO ALL TRUSSED SURFACES PRIOR TO CALIFORNIA FRAMING.
14. RECOMMEND TRUSSES TO BE TEMPORARILY BRACED DURING CONSTRUCTION PER BCSI 1-03 GUIDE. TRUSSES TO BE PERMANENTLY BRACED PER TRUSS DESIGN DRAWINGS.
15. SHEARWALL SHEATHING SHALL BE C-DX OR OSB, MINIMUM PANEL INDEX 16/0, BLOCK ALL EDGES. SEE SHEARWALL CHART AND FOOTNOTES FOR SHEATHING THICKNESS, NAILING & SPACING. ALL FASTENERS CONNECTING SHEAR PANELING OR FRAMING MEMBERS TO PRESERVATIVE TREATED WOOD SHALL BE OF HOT DIPPED STEEL, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICONE BRONZE OR COPPER.
16. ALL NAILING SHALL BE IN COMPLIANCE WITH 2022 CBC TABLE 2304.10.1.
17. PROVIDE 8-16d SINKERS ON EACH SIDE OF ALL UPPER TOP PLATE SPLICES, UNO.
18. PROVIDE BLOCKING AT ENDS OF JOISTS, RAFTERS, AND TRUSSES AT SUPPORTS.
19. ALL EXPOSED STEEL STRAPS, ANGLES, PLATES, CLIP-ANGLES, BOLTS AND NAILS SHALL BE HOT-DIPPED GALVANIZED.
20. ALL MISCELLANEOUS CLIP-ANGLES AND STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36. ALL MISCELLANEOUS METAL CONNECTORS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUAL.
21. ALL BOLTS SHALL CONFORM TO ASTM A307.



**A** SHEARWALL PLAN  
1/4" = 1'-0"



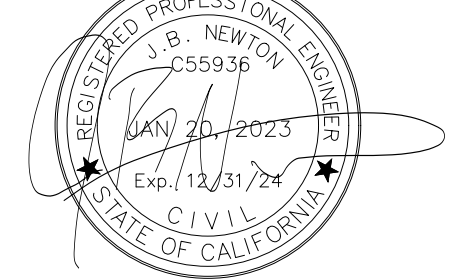
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**DESIGNER SIGNATURE**

*[Signature]*

**ENGINEERS STAMP**



**PROJECT**  
552 SQ FT  
1 BED 1 BATH  
50 LB SNOW

**OWNER**

**PROJECT ADDRESS**





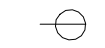




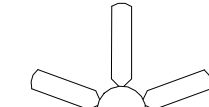
**ASSESSORS PARCEL NUMBER**

PROJECT #	22-205-50
PLAN CHECK #	
STATUS DATE	8-17-2023
PLAN CHECK	9-6-2023
PLAN CHECK	9-27-2023

**SHEARWALL PLAN**

**A2.2**

**ELECTRICAL/MECHANICAL SYMBOL LEGEND**

 PANEL	ESTIMATED LOCATION OF NEW ELECTRICAL SERVICE PANEL	WP	WEATHER PROOF / EXTERIOR RATED	 EXHAUST FAN MUST MEET CGBSC REQ. FOR INDOOR AIR QUALITY AND EXHAUST. BATHROOM EXHAUST FANS SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING: 1. FANS SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE. 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% - 80% AND MAY USE AUTO OR MANUAL MEANS OF ADJUSTMENT. HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT OF THE EXHAUST FAN AS IT IS NOT REQUIRED TO BE INTEGRAL. 3. FAN SHALL HAVE CAPABILITY TO EXHAUST 50 CFM MIN. DUCT SIZING PER MFR REQUIREMENTS.
 HVAC	ESTIMATED LOCATION OF ELECTRIC MINI-SPLIT	GFI	GROUND FAULT INTERRUPTER	 CARBON MONOXIDE ALARM: ALARM SHALL BE 110V W/BATTERY BACK UP POWER AND WILL BE INTERCONNECTED SO THAT IF ONE ALARM IS ACTIVATED THEY ALL BECOME ACTIVATED.
 SINGLE RECEPTACLE		\$	SINGLE SWITCH	 SMOKE ALARM: ALARM SHALL BE 110V W/BATTERY BACK UP POWER AND WILL BE INTERCONNECTED SO THAT IF ONE ALARM IS ACTIVATED THEY ALL BECOME ACTIVATED.
 DUPLEX RECEPTACLE		\$ <sup>3</sup>	3 POLE SWITCH	
 CEILING MOUNTED LED LIGHT		\$ <sup>V</sup>	VACANCY SWITCH	
 WALL MOUNTED LED LIGHT				 FAN WITH INTEGRATED LIGHT

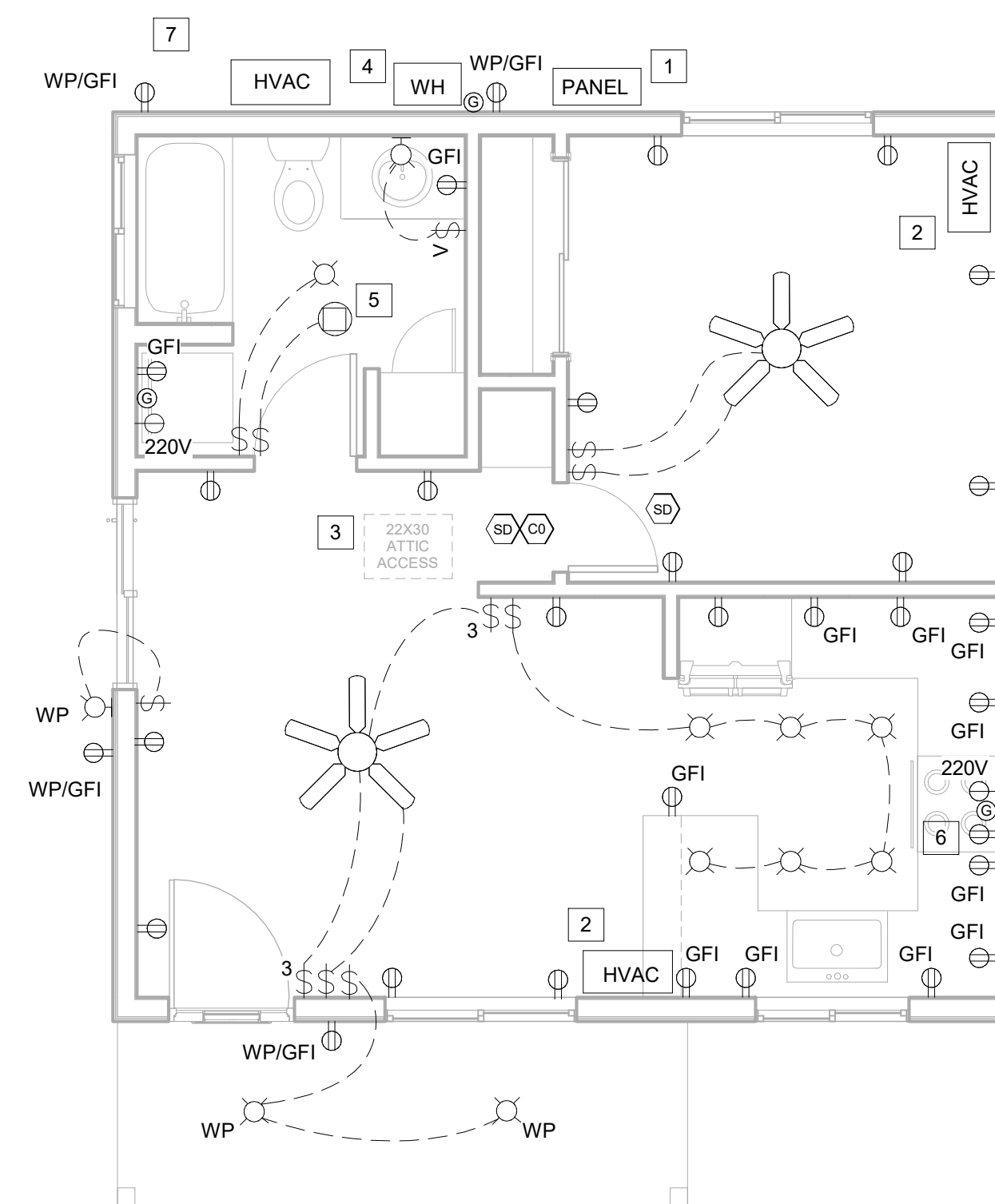
**ELECTRICAL KEYNOTES**

- 1 - APPROX LOCATION OF 200AMP ELECTRICAL SERVICE PANEL
- 2 - PROVIDE POWER PER MINISPLIT MFR REQUIREMENTS.
- 3 - LIGHT, SWITCH, & RECEPTACLE SHALL BE PROVIDED AT ATTIC ACCESS.
- 4 - PROVIDE POWER FOR WATER HEATER PER MFR REQUIREMENTS.
- 5 - THIS FAN SHALL BE CONTINUOUSLY OPERATING. THIS FAN MAY BE ON A SWITCH, AS LONG AS THIS SWITCH IS LABELED TO STATE "FAN SHOULD BE ON WHENEVER THE HOME IS OCCUPIED". 50 CFM MIN. DUCT SIZE PER FAN MFR.
- 6 - EXHAUST KITCHEN HOOD DIRECTLY TO OUTSIDE. 100 CFM MIN. DUCT SIZING PER MFR REQUIREMENTS. THIS FAN MUST BE LISTED AT 3 SONES OR LESS FOR NOISE. THE RATING MUST BE BASED ON A WATER COLUMN OF .25 OR GREATER.
- 7 - ESTIMATED LOCATION OF MINI SPLIT COMPRESSOR. EXACT LOCATION PER MFR REQUIREMENTS.

**ELECTRICAL NOTES U.N.O**

- A. ELECTRICAL SERVICE EQUIPMENT GROUNDING SYSTEM SHALL COMPLY WITH CODE.
- B. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA ELECTRICAL CODE AND ALL CODES HAVING LOCAL JURISDICTION.
- C. DURING ENTIRE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL MAINTAIN ADEQUATE 2A-408BC FIRE EXTINGUISHERS READY FOR USE IN CASE OF FIRE.
- D. LIGHT, SWITCH, & RECEPTACLE SHALL BE PROVIDED AT ATTIC ACCESS.
- E. PROVIDE DISCONNECT WITHIN SIGHT OF AIR CONDITIONING UNIT.
- F. PANELBOARDS SERVING INDIVIDUAL DWELLING UNITS SHALL BE PROVIDED WITH CIRCUIT BREAKER SPACES FOR HEAT-PUMP WATER HEATERS, ELECTRIC COOKTOPS, AND ELECTRIC CLOTHES DRYERS AS SPECIFIED IN SECTION 150.0 (N)(7)(U) AND (V).
- G. 2022 CALIFORNIA (TITLE 24) ENERGY CODES-  
1) IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR PER 2022 CEC, 150.0(k)(2)(ii).  
2) ALL HARDWIRED LIGHTING IN OTHER ROOMS MUST BE FLUORESCENT OR ANOTHER TYPE OF HIGH-EFFICACY LIGHTING OR MUST BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR OR CONTROLLED BY A DIMMER. "OTHER ROOM" INCLUDES HALLWAYS, DINING ROOMS, FAMILY ROOMS, BEDROOMS, ETC. CLOSETS WITH LESS THAN 70 SF. OF FLOOR ARE EXEMPT.  
3) ALL OUTDOOR LIGHTING ATTACHED TO A BUILDING MUST BE FLUORESCENT OR ANOTHER TYPE OF HIGH-EFFICACY LIGHTING OR MUST BE CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTO/CONTROL.
- H. LIGHTING IN HABITABLE SPACES, INCLUDING BUT NOT LIMITED TO LIVING ROOMS, DINING ROOMS, KITCHENS, AND BEDROOMS, SHALL HAVE READILY ACCESSIBLE WALL MOUNTED DIMMING CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY ADJUSTED UP AND DOWN.
- I. ALL RECESSED LIGHTING INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER AND BE AIRTIGHT.
- J. ALL ELECTRICAL FIXTURES, APPLIANCES, AND WIRING TO CONFORM TO ARTICLE 400 FOR FIXTURES, APPLIANCES, AND WIRING REQUIREMENTS.
- K. A LUMINAIRE INSTALLED IN A BATHTUB OR SHOWER AREA SHALL MEET ALL OF THE FOLLOWING: (1) NO PARTS OF THE CORD-CONNECTED LUMINAIRES, CHAIN OR CABLE, OR CORD-SUSPENDED LUMINAIRES, LIGHTING TRACK, PENDANTS, OR CEILING SUSPENDED (PADDLE) FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3' HORIZONTALLY, AND 8' VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD. THIS ZONE IS ALL ENCOMPASSING AND INCLUDES THE SPACE DIRECTLY OVER THE TUB OR SHOWER STALL. (2) LUMINAIRES LOCATED WITHIN THE ACTUAL OUTSIDE DIMENSION OF THE BATHTUB OR SHOWER SPACE SHALL BE MARKED SUITABLE FOR DAMP OR WET LOCATIONS.
- L. RECEPTACLES IN ALL LIVING AREAS, OTHER THAN KITCHEN COUNTERS, LAUNDRY ROOMS, BATHROOMS AND HALLS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE. THE FLOOR LINE CONTINUES AROUND CORNERS. EACH WALL SPACE 2 FEET OR MORE ALONG THE WALL LINE MUST BE CONSIDERED SEPARATELY. IN KITCHENS AND DINING AREAS OF DWELLING UNITS A RECEPTACLE SHALL BE INSTALLED AT EACH COUNTER SPACE WIDER THAN 12 INCHES. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES FROM A RECEPTACLE OUTLET IN THAT SPACE. THE WALL LINES CONTINUE AROUND CORNERS. COUNTER TOPS SEPARATED BY RANGE TOPS, REFRIGERATORS OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER TOP SPACES.
- M. PROVIDE 2 SMALL APPLIANCE BRANCH CIRCUITS IN KITCHEN PER CEC 210.52(B)
- N. PROVIDE MIN. DEDICATED CIRCUITS AS FOLLOWS: 2 (20A) BRANCH CIRCUITS SERVING THE KITCHEN, PANTRY, AND DINING ROOM; 1 (20A) FOR THE LAUNDRY ROOM; 1 (20A) FOR THE BATHROOMS, AND ANY COUNTERTOP AND SIMILAR WORK SURFACE RECEPTACLE OUTLETS. CEC 210.11(C)
- O. ALL 125 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED IN A RESIDENCE SHALL BE LISTED TAMPER RESISTANT RECEPTACLES. NO EXCEPTIONS FOR RECEPTACLES ON CEILINGS, ABOVE COUNTERS OR BEHIND APPLIANCES.
- P. ALL 120 V, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOMS, AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- Q. PROVIDE MIN. 1" LISTED RACEWAY TO ACCOMMODATE A DEDICATED BRANCH CIRCUIT FOR ELECTRICAL VEHICLE CHARGING IN ATTACHED GARAGE. CEC 4.106, CEC 625, CRC 309.8
- R. PROVIDE AN INTERSYSTEM BONDING ELECTRODE WHICH INCLUDES AT LEAST TREE GROUNDING OR BONDING CONDUCTORS REQUIRED FOR COMMUNICATIONS SYSTEMS SHALL BE INSTALLED EXTERNALLY AT THE SERVICE ENTRANCE PANEL AS SPECIFIED IN CEC 800.100(B) AND 250.94
- S. ALL 15 OR 20 AMP, 125 OR 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN DAMP LOCATIONS UNDER CANOPIES AND ROOFED PORCHES NOT SUBJECT TO BEATING RAIN MUST BE A LISTED WEATHER-RESISTANT TYPE WHEN THE PLUG IS NOT INSERTED. CEC 406.9(A)
- T. ALL 15 OR 20 AMP, 125 OR 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN WET LOCATIONS MUST BE A LISTED WEATHER-RESISTANT TYPE WHEN THE PLUG IS INSERTED. CEC 406.9(B)

NOT FOR CONSTRUCTION



A ELECTRICAL PLAN  
1/4" = 1'-0"



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**DESIGNER SIGNATURE**

*[Handwritten Signature]*

**ENGINEERS STAMP**



PROJECT  
552 SQ FT  
1 BED 1 BATH  
50 LB SNOW

OWNER

PROJECT ADDRESS

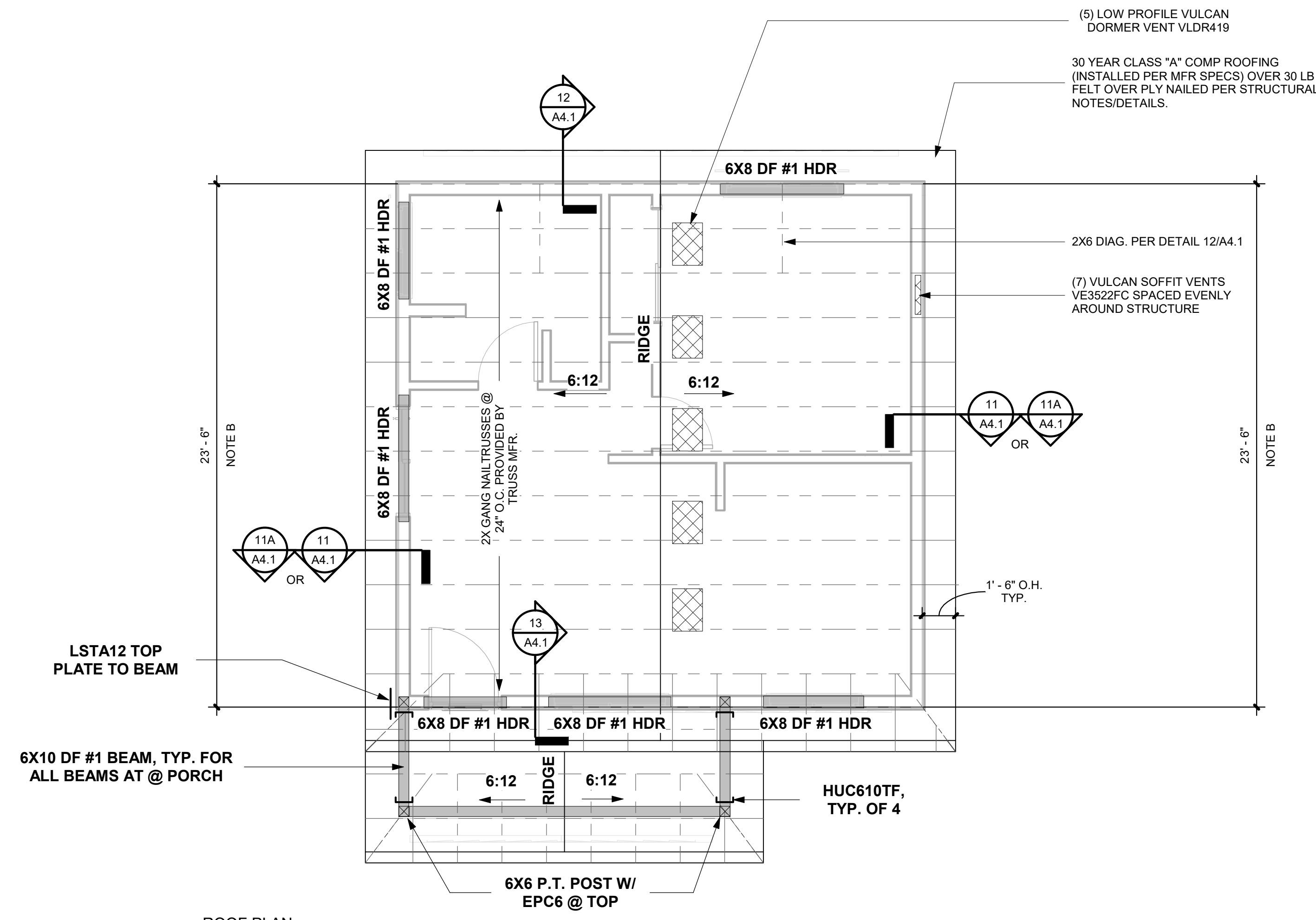
ASSESSORS PARCEL NUMBER

PROJECT #	22-205-50
PLAN CHECK #	
STATUS DATE	8-17-2023
PLANCHECK	9-6-2023
PLANCHECK	9-27-2023

**ELECTRICAL PLAN**

**A2.3**

NOT FOR CONSTRUCTION



(A) ROOF PLAN  
1/4" = 1'-0"

**ROOF NOTES (ARCHITECTURAL):**

- A. GUTTERS SHALL BE INSTALLED WITH COVERS THAT WHICH MITIGATE THE ACCUMULATION OF DEBRIS.
- B. LOCATION OF HVAC EQUIPMENT SHALL BE DETERMINED BY INSTALLER.
- C. PROVIDE ATTIC VENTING AS FOLLOWS:  
1 SQ. FT. FOR EACH 150 SQ. FT. OF ATTIC SPACE WITH 1/4" MESH SCREEN VENTS  
IF WILDLAND URBAN INTERFACE APPLIES, VENTING IS REQUIRED TO BE 1/16" MIN. & 1/8" MAX MESH SCREEN.
- D. ROOF DECK SHALL BE NON-COMBUSTIBLE OR IGNITION RESISTANT MATERIALS.
- E. SEE TRUSS MFR DRAWINGS AND STRUCTURAL ENGINEERING FOR ALL HEADER AND/OR BEAM INFORMATION.

**ROOF VENTING CALCULATION:**

552 SQ FT ATTIC SPACE / 150 = 3.7 SQ FT X 144 = 533 SQ IN VENTILATION REQUIRED  
 7' LOW PROVIDED - VULCAN SOFFIT VENT (@ 41 SQ IN NFVA EACH) = 287 SQ IN  
 5' HIGH PROVIDED - VULCAN LOW PROFILE DORMER VENT (@ 56 SQ IN NFVA EACH) = 280 SQ IN  
 567 SQ IN PROVIDED >533 SQ IN REQUIRED = OK

**ROOF NOTES (STRUCTURAL):**

- ESTPS = EACH SIDE OF TOP PLATE SPLICE
- USE 8-16D ESTPS WITH 4" LAP UNO
- USE 6X8 DF #1 EXTERIOR HEADERS UNO
- USE H1 OR 2-SDWC SCREWS (#15600) @ EACH TRUSS AT ALL BEARING WALLS, UNO
- NOTE B:** 2X6 DF #1/2 STUDS @ 16" OC AND A STUD UNDER EACH TRUSS WHERE NOTED
- TRUSS TO TRUSS HANGERS BY TRUSS CO. PER CBC 2303.4.1.1.11
- WITH CS16 USE 8D @ 6" OC STRAP TO BLKG BTWN TRUSSES
- \* = 36" MIN. WITH 11-10d @ CS16 TO TRUSS



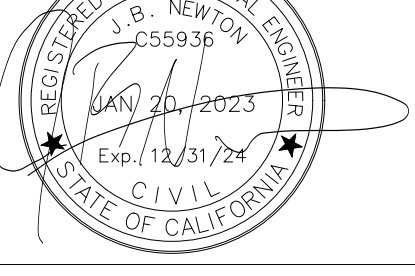
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**DESIGNER SIGNATURE**

*[Signature]*

**ENGINEERS STAMP**



**PROJECT**  
 552 SQ FT  
 1 BED 1 BATH  
 50 LB SNOW

**OWNER**

**PROJECT ADDRESS**

**ASSESSORS PARCEL NUMBER**

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PLANCHECK	9-6-2023
PLANCHECK	9-27-2023

**ROOF PLAN**

**A2.4**

NOT FOR CONSTRUCTION

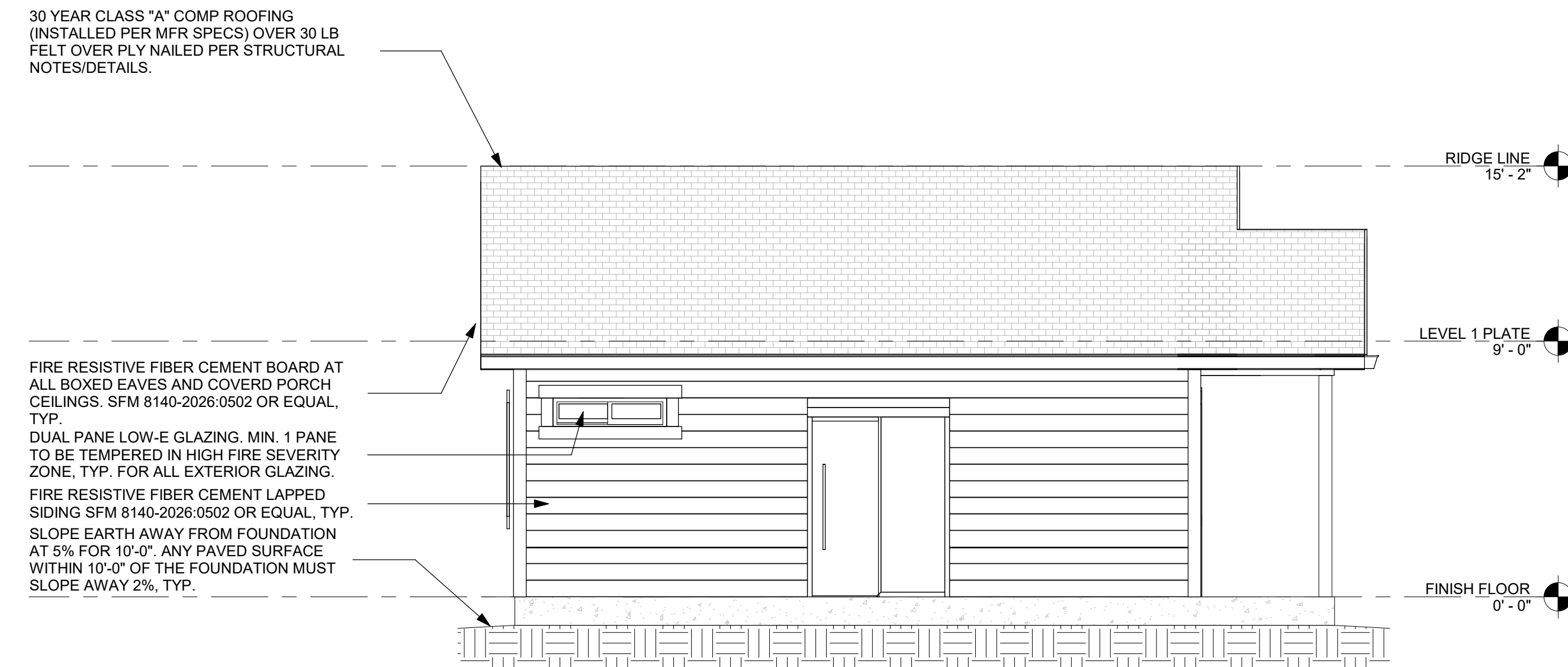
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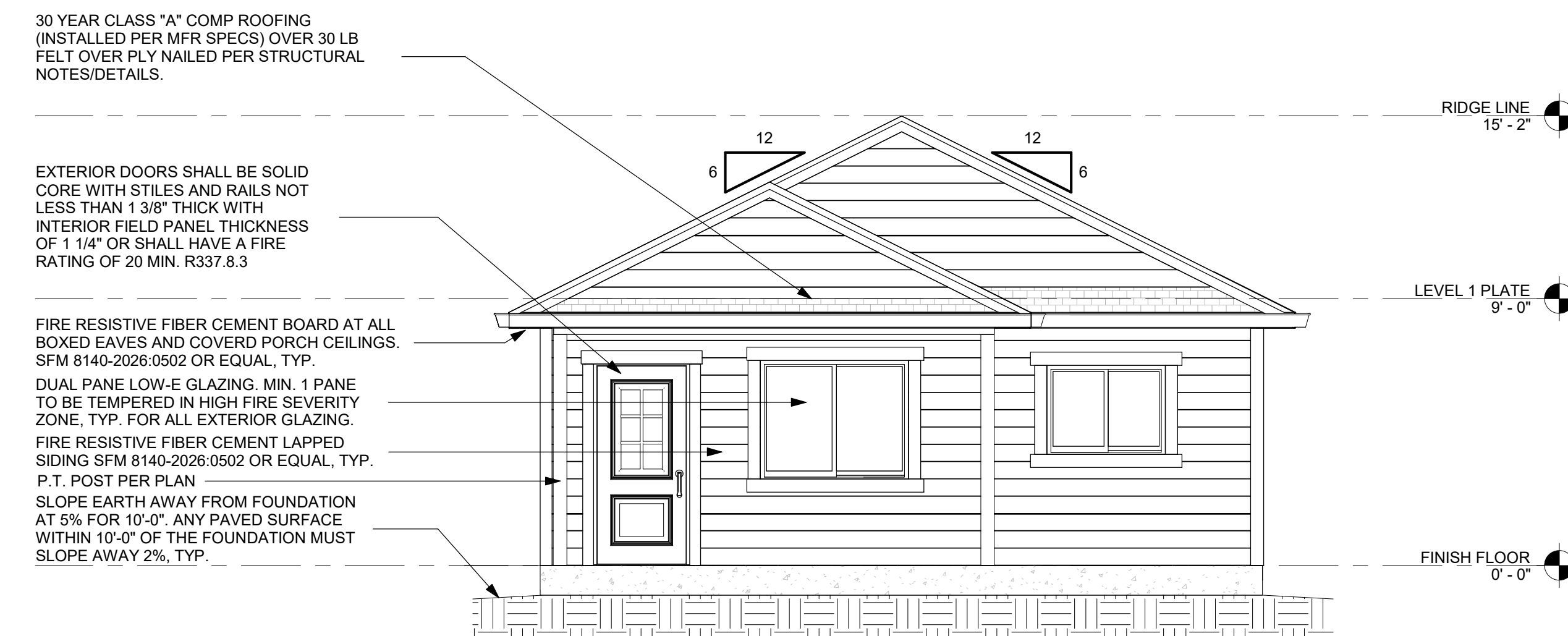
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567 SQ IN PROVIDED >533 SQ IN REQUIRED = OK



**B LEFT ELEVATION**  
1/4" = 1'-0"



**A FRONT ELEVATION**  
1/4" = 1'-0"



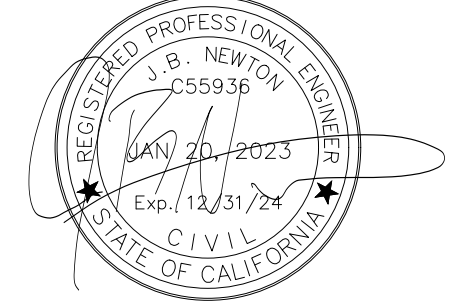
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**DESIGNER SIGNATURE**

*[Handwritten Signature]*

**ENGINEERS STAMP**



**PROJECT**  
552 SQ FT  
1 BED 1 BATH  
50 LB SNOW

**OWNER**

**PROJECT ADDRESS**

**ASSESSORS PARCEL NUMBER**

PROJECT #	22-205-50
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PLANCHECK	9-27-2023

**ELEVATIONS**

**A3.1**



NOT FOR CONSTRUCTION

**STRUCTURAL DISCLAIMER:**

AS STRUCTURAL LOADS DIFFER FOR EVERY PROPERTY, IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO CONFIRM THAT ALL STRUCTURAL COMPONENTS MEET LOCAL REQUIREMENTS. CONSULT WITH A LOCAL STRUCTURAL ENGINEER IF NECESSARY.

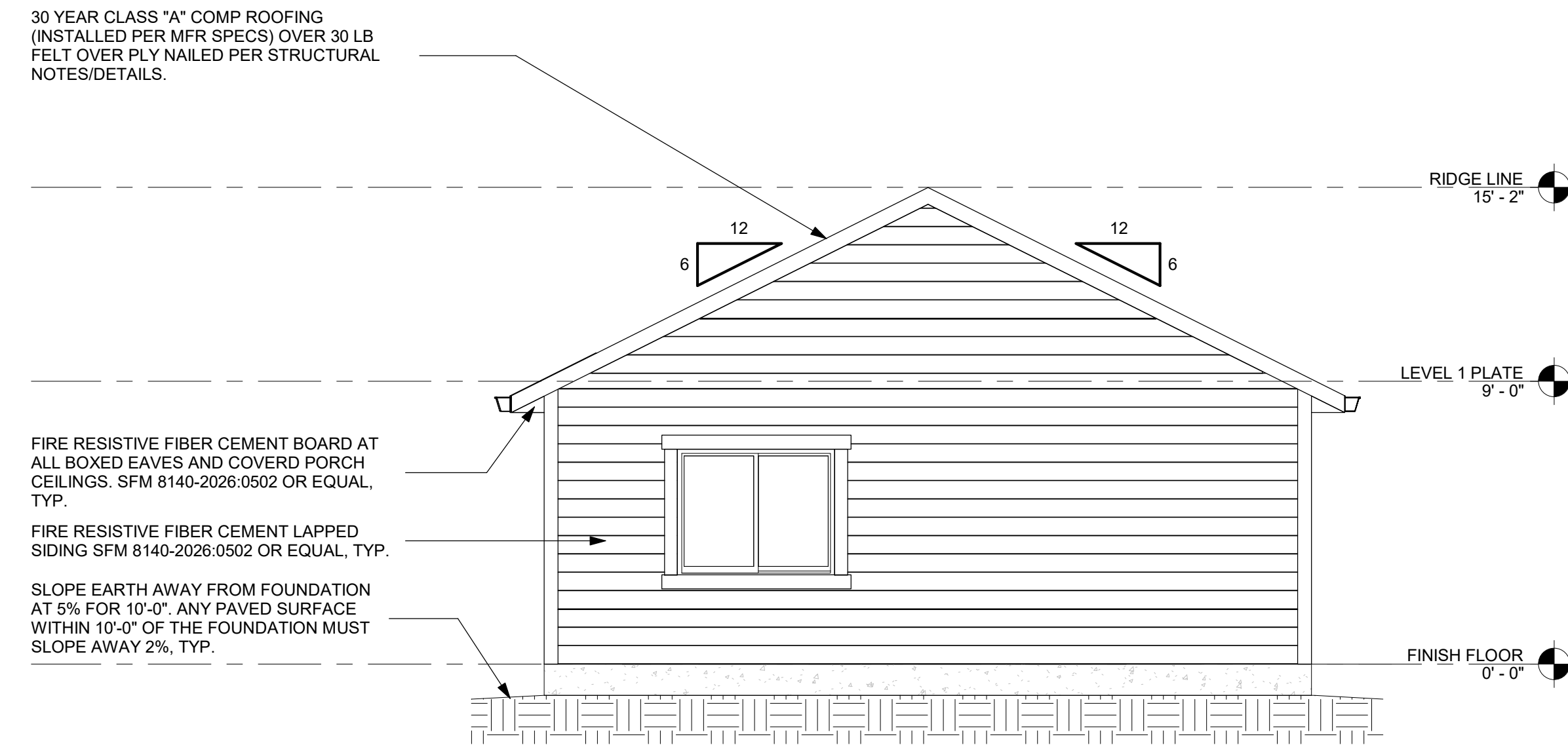
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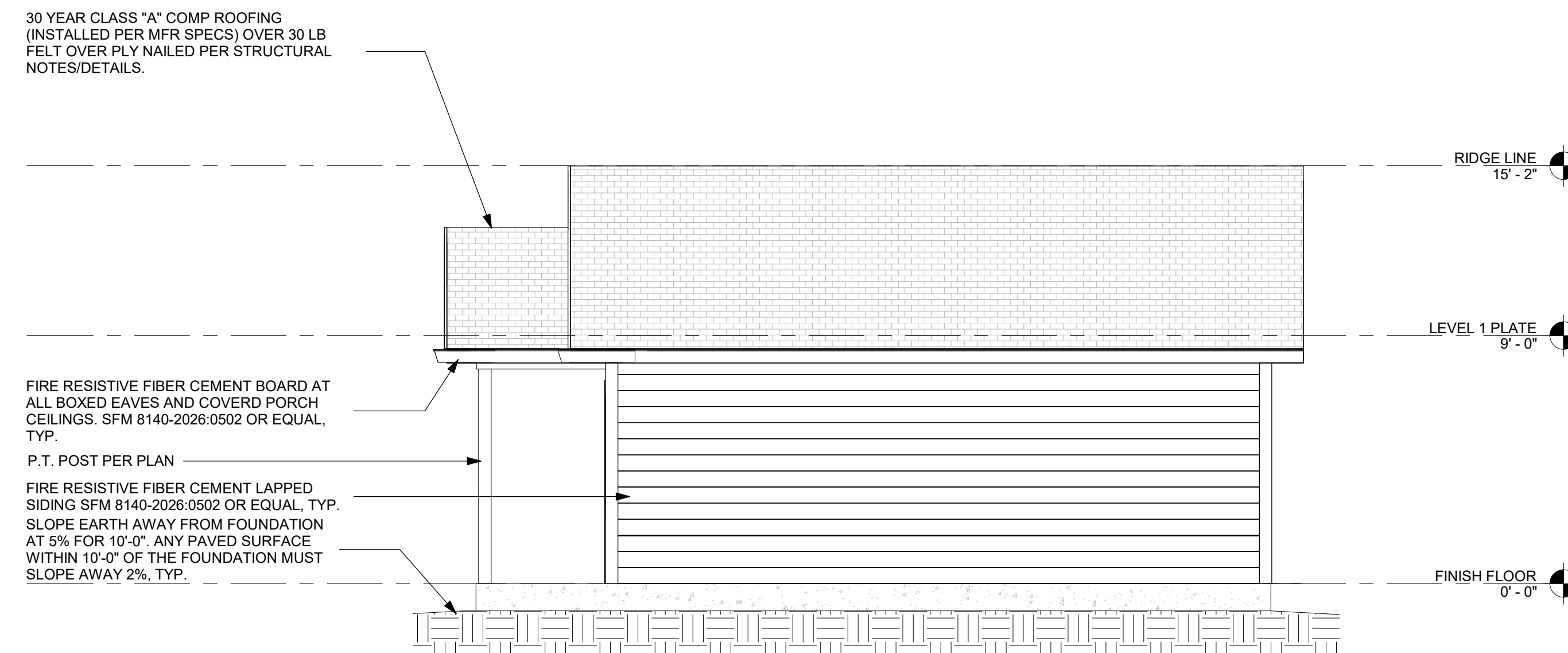
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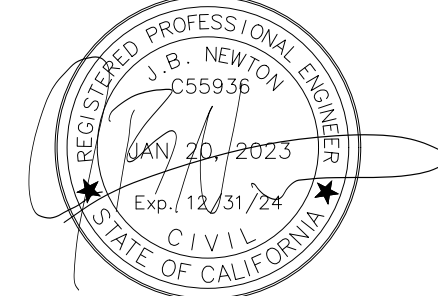
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**DESIGNER SIGNATURE**

*[Handwritten Signature]*

**ENGINEERS STAMP**



**PROJECT**  
552 SQ FT  
1 BED 1 BATH  
50 LB SNOW

OWNER

PROJECT ADDRESS

ASSESSORS PARCEL NUMBER

PROJECT #	22-205-50
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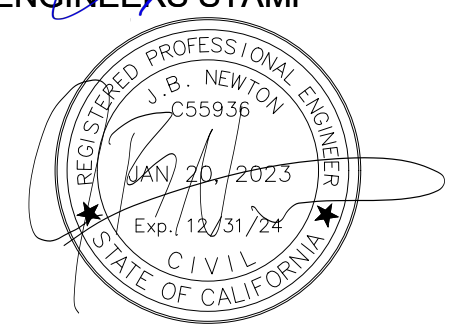
**ELEVATIONS**

**A3.2**

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DRAFTING PRIOR TO, OR ACQUIRED  
DURING THE DEVELOPMENT OF THIS  
PROJECT AND SHALL NOT BE RESTRICTED  
IN ANYWAY WITH RESPECT THERETO.  
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DESIGNER SIGNATURE

ENGINEERS STAMP



PROJECT  
552 SQ FT  
1 BED 1 BATH  
50 LB SNOW

OWNER

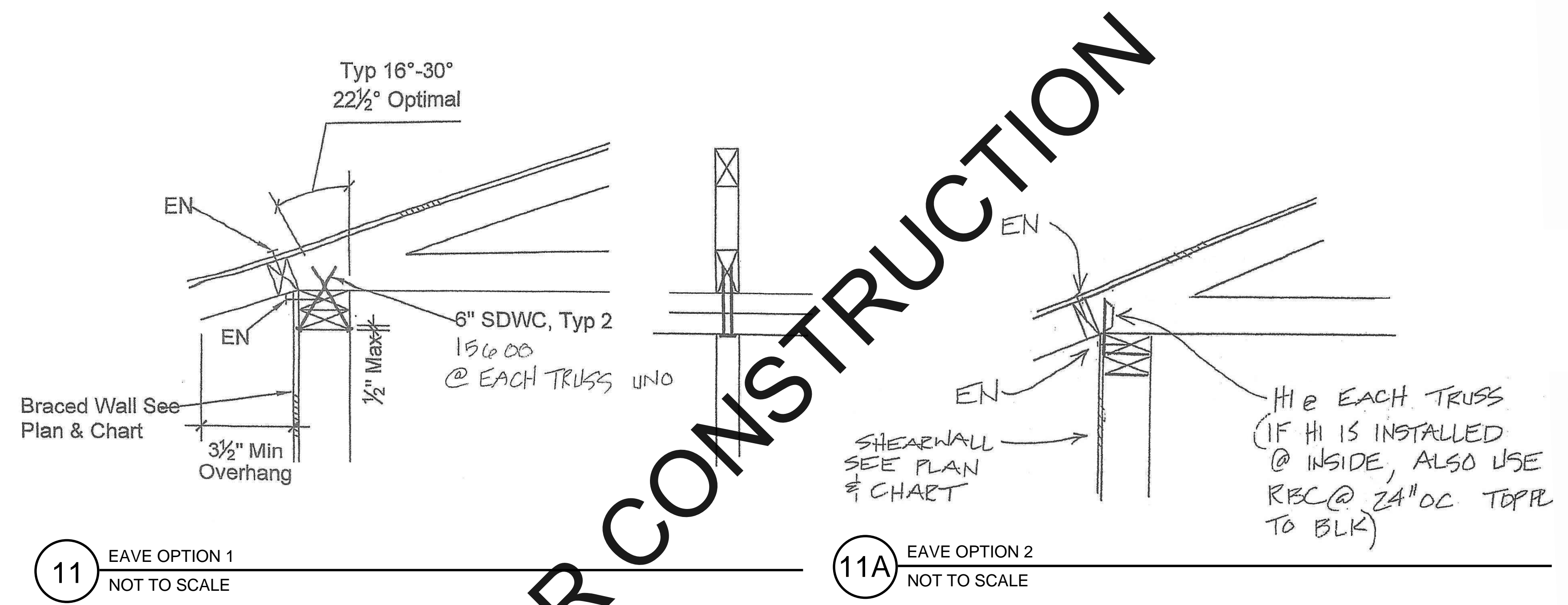
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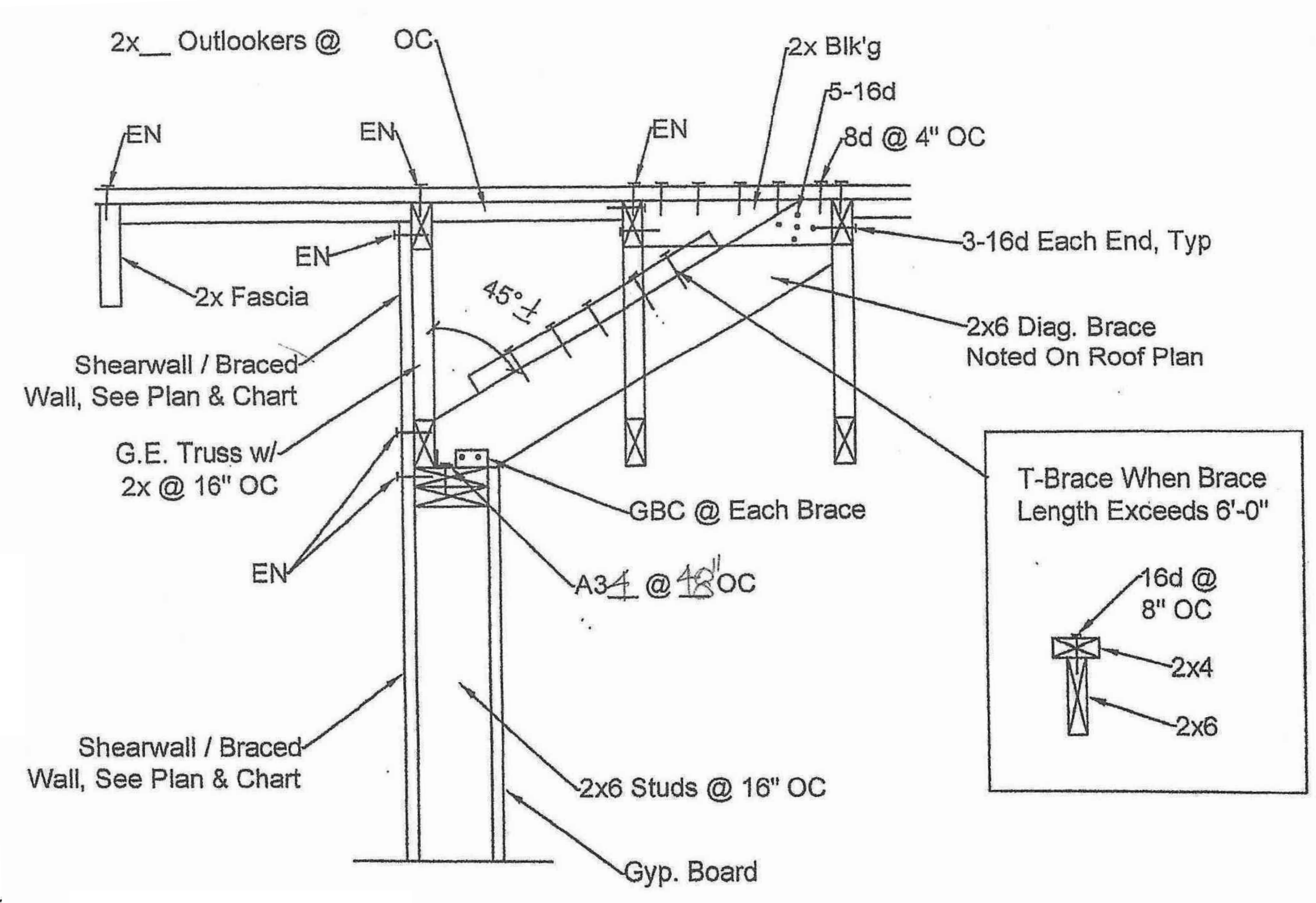
DETAILS

A4.1

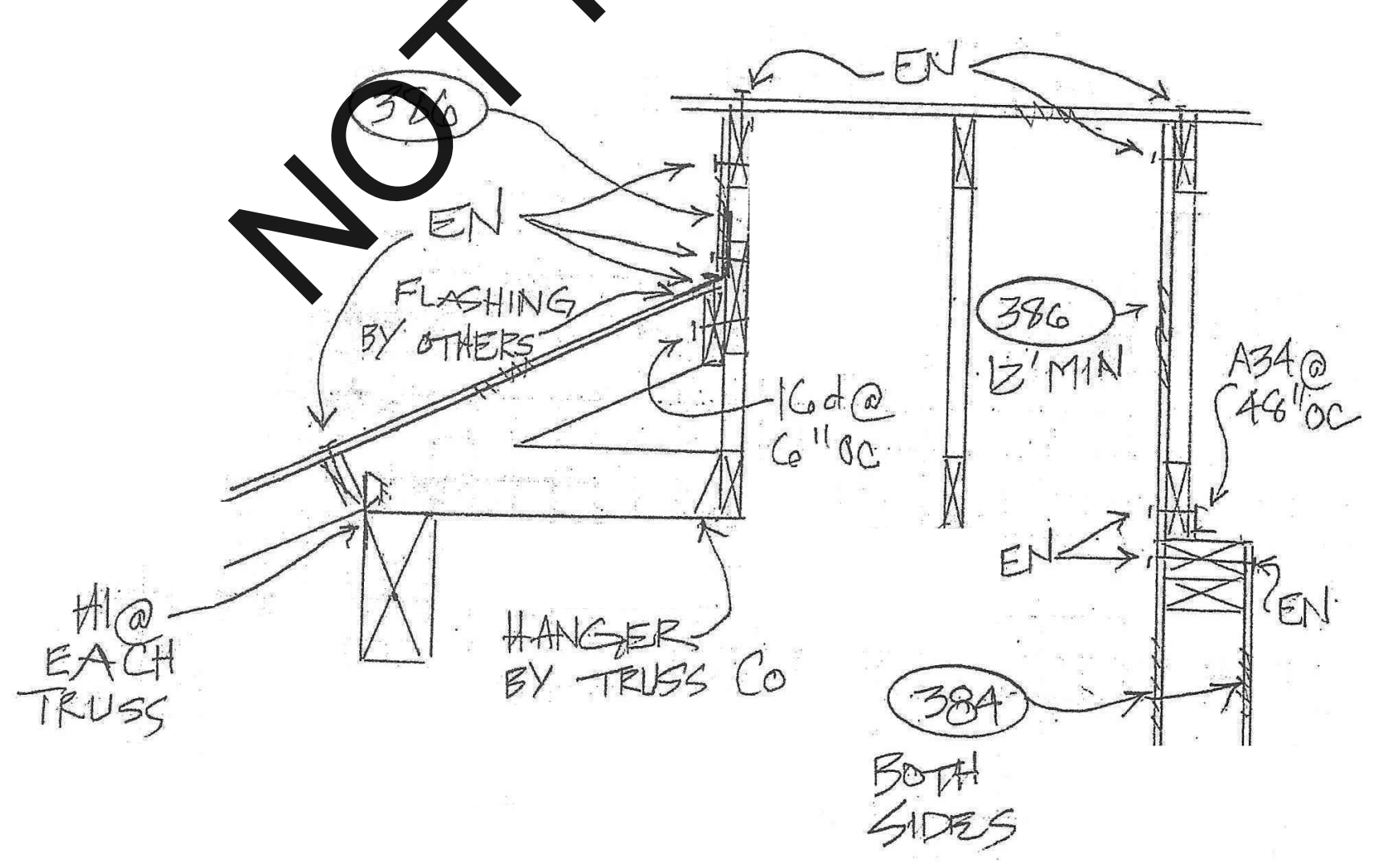


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NOT TO SCALE

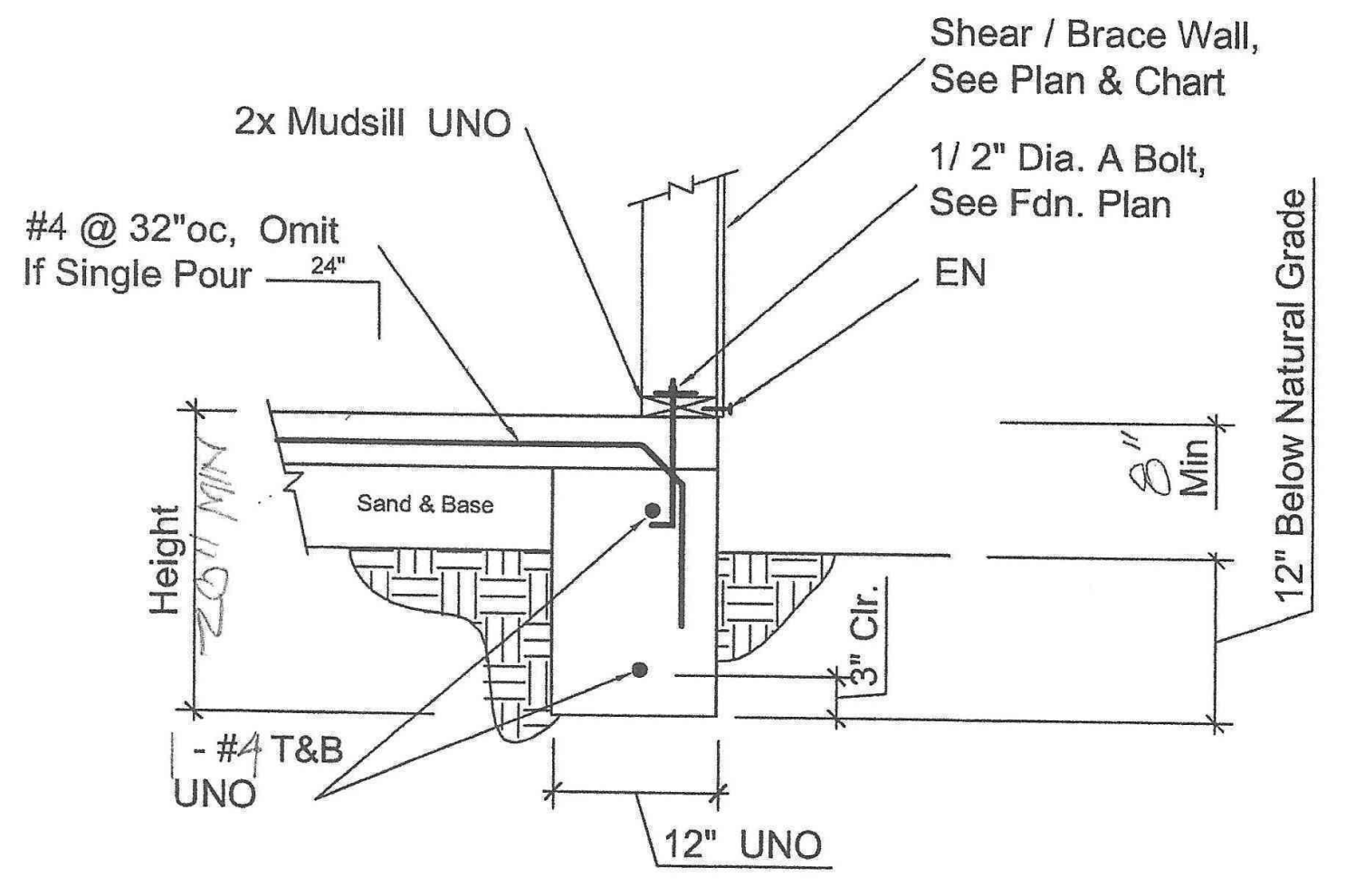
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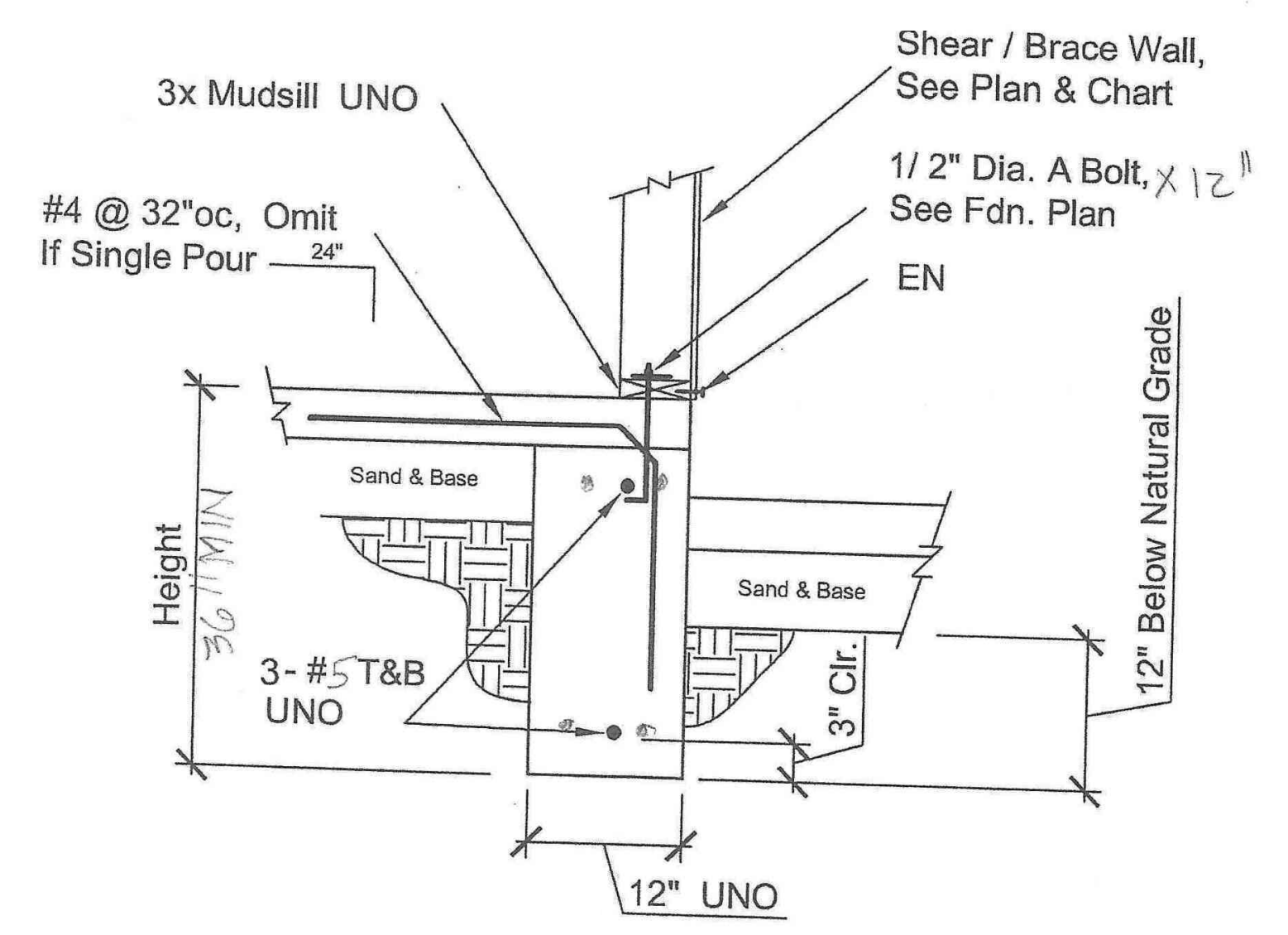
12 GABLE DETAIL  
NOT TO SCALE



13 PORCH DETAIL  
NOT TO SCALE



21 FOOTING DETAIL 1  
NOT TO SCALE



22 FOOTING DETAIL 2  
NOT TO SCALE

**GENERAL NOTES**

- IT SHALL BE THE CONTRACTOR/BUILDERS RESPONSIBILITY TO COMPLETELY FAMILIARIZE HIMSELF/HERSELF WITH THESE DRAWINGS AND THE SITE CONDITIONS, AND TO VERIFY ALL DETAILS WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- DIMENSIONS ARE TO FACE OF STUD (F.O.S.) UNLESS OTHERWISE NOTED. WHERE REQUIRED, MINIMUM CLEAR DIMENSIONS HAVE BEEN NOTED.
- ANY DISCREPANCY OR ERROR IN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF WINTER DRAFTING PRIOR TO THE COMMENCEMENT OF WORK. WINTER DRAFTING WILL ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS AFTER COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE NOTED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. SPECIFIC ITEMS TO BE CONSIDERED SHALL INCLUDE BUT ARE NOT LIMITED TO: FORMING, SCAFFOLDING, AND BRACING. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE/SHE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE PROJECT MANAGER AND HIS CONSULTANTS DO NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES FOR SUCH METHODS OF CONSTRUCTION. ANY SUPPORT SERVICES PROVIDED BY THE GENERAL CONTRACTOR AND HIS CONSULTANTS DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES, WHICH ARE FURNISHED BY THE GENERAL CONTRACTOR AND THEIR CONSULTANTS, WHETHER OF MATERIAL OR WORK AND WHETHER PERFORMED PRIOR TO, DURING, OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE THE CONTRACTORS PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
- THE HOME OWNER WILL NOT BE RESPONSIBLE FOR AMBIGUITIES AND OMISSIONS NOT BROUGHT TO THEIR ATTENTION BY THE GENERAL CONTRACTOR AND/OR THEIR SUBCONTRACTORS.
- BY SUBMITTING A BID, THE BIDDER AGREES AND WARRANTS THAT HE/SHE HAS EXAMINED THE DRAWINGS AND FOUND THAT THEY ARE ADEQUATE FOR COMPLETION OF THE PROJECT.
- THE GENERAL CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR VERIFYING FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS. ANY NECESSARY ADJUSTMENTS BETWEEN FIELD MEASUREMENTS AND DRAWINGS SHALL BE MADE IN ACCORDANCE WITH THE DECISION OF THE CONTRACTOR AND/OR HOME OWNER.
- CONTRACTOR'S SCOPE OF WORK: ALL LABOR, MATERIALS, FABRICATION, EQUIPMENT, APPLIANCES, APPURTENANCES, TRANSPORTATION AND SERVICES REQUIRED FOR CONSTRUCTION, ERECTION, AND INSTALLATION OF ALL OF THE VARIOUS WORK INDICATED ON THE DRAWINGS AND/OR SPECIFIED UNDER EACH OF THE SPECIFICATION SECTIONS; ANY SITE DEMOLITION AND REMOVAL OF ANY MATERIAL, RUBBISH, OR DEBRIS ABOVE OR BELOW GRADE; ALL EARTHWORK AND FOUNDATION WORK.
- THE CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPERTY LINES, EASEMENTS, SETBACK, AND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF NECESSARY, THE CONTRACTOR/BUILDER WILL BEAR THE RESPONSIBILITY OF ENGAGING A LAND SURVEYOR TO RECORD SUCH ITEMS.
- CONTRACTOR/BUILDER TO COORDINATE ALL PLUMBING, GAS, ELECTRICAL, SPRINKLER, AND HVAC SYSTEMS FOR COMPATIBILITY WITH THE PROPOSED DESIGN PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR/BUILDER TO VERIFY ALL ELECTRICAL, PLUMBING, AND HVAC REQUIREMENTS FOR EXISTING OR SPECIFIED EQUIPMENT PRIOR TO CONSTRUCTION.
- WINTER DRAFTING SHALL BEAR NO RESPONSIBILITY FOR THE DISCOVERY, HANDLING, PRESENCE, DISPOSAL, REMOVAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), OR OTHER TOXIC SUBSTANCES. SUCH WORK IF REQUIRED, SHALL BE COMPLETED UNDER SEPARATE CONTRACT. IF HAZARDOUS MATERIALS ARE FOUND DURING PREPARATION FOR CONSTRUCTION (I.E. NOT LIMITED TO ASBESTOS, POLYCHLORINATED BIPHENYL, OR LEAD PAINT) THEN THE BUILDING DEPARTMENT SHALL BE ADVISED IMMEDIATELY.
- IF THERE ARE ANY FEATURES OF CONSTRUCTION NOT FULLY INDICATED HERE WITHIN, IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO VERIFY THAT THE METHOD PROPOSED TO ADDRESS THE CONDITION MEETS CODE REQUIREMENTS AND IS AN APPROVED METHOD PER THE PERMITTING DEPARTMENTS AND/OR THEIR INSPECTORS.
- THE LICENSED CONTRACTOR/BUILDER AWARDED THIS PROJECT SHALL REVIEW THESE DRAWINGS THOROUGHLY TO VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS AT THE JOB SITE WILL FUNCTION AS DRAWN. AS WINTER DRAFTING IS NOT A LICENSED CONTRACTOR, NOR ARCHITECT, AND DOES NOT MAKE ANY CLAIM OTHERWISE, IT IS HEREBY AGREED THAT THE CONTRACTOR/BUILDER ADVISE THE DESIGNER, OWNER AND PERMITTING DEPARTMENT OF ANY CONDITIONS HERE WITHIN THAT DO NOT MEET APPLICABLE CODES, AND THAT THE CONTRACTOR/BUILDER FORMULATE A PLAN OF ACTION TO ADHERE AS SUCH.
- ALL DESIGNS, ELEVATIONS, PLANS AND OTHER ART DISPLAYED WITHIN THIS SET OF DRAWINGS ARE DISCLOSED FOR THE EXCLUSIVE USE FOR WHICH THEY WERE DELIVERED TO THE OWNER. THIS PLAN SET HAS BEEN CREATED BY, AND IS THE SOLE PROPERTY OF, WINTER DRAFTING. TERMS OF USE FOR THIS PLAN MAY VARY BY CONTRACT AND SHALL BE DETERMINED PRIOR TO USE. THIS DISCLOSURE IS NOT INTENDED TO LIMIT USERS FROM MAKING CHANGES TO THIS PLAN, BUT RATHER TO ENSURE THAT THEY FOLLOW THE CORRECT LEGAL PROCESS FOR OBTAINING THE RIGHTS TO MAKE SUCH VARIATIONS. THIS INCLUDES ANY DESIGN PROFESSIONAL, LICENSED AND UNLICENSED ALIKE, RECEIVING WRITTEN APPROVAL FROM WINTER DRAFTING TO RECREATE AND/OR ALTER THIS PLAN FOR EACH PARTICULAR BUILD. PLEASE REFER TO OUR WEBSITE FOR CONTACT INFORMATION. WWW.WINTERDRAFTING.COM

NOT FOR CONSTRUCTION



3D EXTERIOR VIEW

**CONSTRUCTION WASTE MANAGEMENT PLAN**

- PROVIDE WASTE RECEPTACLES, ONE FOR GARBAGE AND ONE FOR RECYCLING PLASTICS, WOODS, PAPER AND CARDBOARD, AND METAL.
- EXCAVATED SOIL AND LAND CLEARING DEBRIS FROM THE JOBSITE SHALL BE REUSED OR RECYCLED. EVENLY SPREAD SOIL INTO SURROUNDING AREAS AROUND NEW STRUCTURE.
- CONSTRUCTION WASTE MATERIALS TO BE BULK MIXED, CALCULATED BY WEIGHT AND SENT TO AN APPROVED WASTE MANAGEMENT FACILITY.

**SITE MANAGEMENT & STORM WATER CONTROL**

- BETWEEN OCT 01 AND JUNE 01, OR ANY OTHER TIME DURING THE YEAR THAT A SIGNIFICANT RAIN EVENT IS PENDING, PROVIDE STORM WATER CONTROL MEASURES (BIMPS) TO PREVENT EROSION DUE TO STORM WATER OR WIND SHALL BE IN PLACE PRIOR TO STARTING THE PROJECT AND OR DURING THE COURSE OF THE PROJECT AS SHOWN ON THE SITE DEVELOPMENT PLAN. SEE SITE PLAN.
- THE CONTRACTOR IS REQUIRED TO CALL FOR AN INSPECTION OF THE PLACEMENT OF THE BMP'S PRIOR TO ANY GRADING, EXCAVATIONS, OR OTHER SITE WORK TAKING PLACE AT THE SITE IF THE WORKS TAKES PLACE BETWEEN OCTOBER 01 AND JUNE 01 OR ANY TIME THAT WHICH A SIGNIFICANT RAIN EVENT IS PENDING.

**2022 MANDATORY MEASURES**

THE GENERAL CONTRACTOR AND/OR OWNER BUILDER WILL BE SOLELY RESPONSIBLE FOR VERIFYING AND COMPLYING WITH ALL APPLICABLE MANDATORY MEASURES FOR THIS PROJECT.

**PROJECT INFO**

**SCOPE OF WORK:**

THIS PROJECT SHALL CONSIST OF ONE NEW DETACHED STRUCTURE. IT SHALL BE WOOD FRAMED WITH CONCRETE SLAB ON GRADE.

**AREA CALCULATION:**

CONDITIONED AREA	= 552 SQ FT
FRONT PORCH AREA	= 74 SQ FT
TOTAL BUILDING AREA	= 626 SQ FT

**No. OF LEVELS:**

SINGLE STORY / 1 LEVEL

**DESIGN CRITERIA:**

APPLICABLE CODES: 2022 CBC, CRC, CMC, CPC & CEC

ROOF DL = 23 PSF  
SL = 70 PSF  
93 PSF

WALLS--- EXTERIOR = 15 PSF  
----- INTERIOR = 7 PSF

ALLOW SOIL BEARING = 1500 PSF

**SEISMIC**

EQUIVALENT METHOD  
SOIL SITE CLASS = D  
SEISMIC CATEGORY = D  
R = 6.5 (SHEARWALLS)  
I = 1.0  
RHO = 1.3  
SDS = .9  
V = (RHO)(.7)(SDS) \*I/W/R  
= (.14)(SDS)W

**WIND**

ASCE/SEI 7-16, CHAPTER 27  
RISK CATEGORY II  
EXPOSURE = C  
BASIC WIND SPEED = 110 MPH  
LBS = 1.0 H=15'  
ENCLOSED SIMPLE DIAPH  
PWALL = 25.2 PSF  
UPLIFT = 17.3 PSF

**WUI AREA:**

YES - THIS STRUCTURE SHALL BE BUILT TO COMPLY WITH ALL WILDLAND URBAN INTERFACE REQUIREMENTS. SEE NOTES THROUGHOUT.

**T-24 SUMMARY MINIMUMS:**

SLAB-ON-GRADE NO INSULATION

WALLS (2X6) R-21

ROOF ATTIC R-38 W/RADIANT BARRIER

WINDOWS/SLGD 0.30 U-VALUE / 0.23 SHGC

WATER HEATER HEAT PUMP (40 GAL) 2.9 UEF / NEEA RATED

HVAC DUCTLESS MINI-SPLIT HP - 7.5 HSPF2/ 14.3 SEER2/ 9.8 EER2

PV DC SYSTEM 2.00 KWDC

**HERS REQUIREMENTS:**

- QUALITY INSULATION INSTALLATION (QII)
- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD
- VERIFIED REFRIGERANT CHARGE
- AIRFLOW IN HABITABLE ROOMS (SC3.1.4.1.7)\*
- VERIFIED HEAT PUMP RATED HEATING CAPACITY
- WALL-MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 FT2 (SC3.4.5)\*
- DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN CONDITIONED SPACE (SC3.1.4.1.8)\*
- \*SEE VCHP COMPLIANCE OPTION

**DEFERRALS:**

FIRE SPRINKLER DRAWINGS  
SOLAR - PHOTOVOLTAIC SYSTEM

**FIRE SPRINKLER SYSTEM:**

THIS STRUCTURE SHALL HAVE AN APPROVED FIRE SPRINKLER SYSTEM. THIS SYSTEM SHALL BE PERMITTED SEPARATELY AND APPROVED PRIOR TO CONSTRUCTION.

**SOLAR/PHOTOVOLTAIC SYSTEM:**

THIS STRUCTURE SHALL HAVE AN APPROVED PHOTOVOLTAIC SYSTEM. THIS SYSTEM SHALL BE PERMITTED SEPARATELY AND APPROVED PRIOR TO CONSTRUCTION.

SHEET	CONTENTS
A0.1	COVER SHEET
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A2.1	FLOOR PLAN
A2.2	SHEARWALL PLAN
A2.3	ELECTRICAL PLAN
A2.4	ROOF PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A4.1	DETAILS



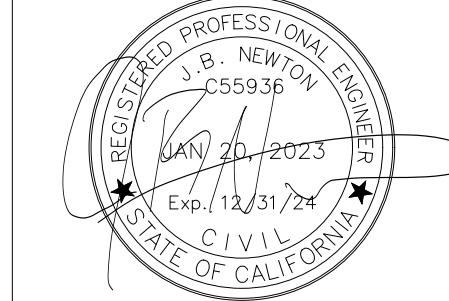
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**DESIGNER SIGNATURE**

*[Handwritten Signature]*

**ENGINEERS STAMP**



PROJECT  
552 SQ FT  
1 BED 1 BATH  
70 LB SNOW

OWNER

PROJECT ADDRESS

ASSESSORS PARCEL NUMBER

PROJECT # 22-205-70

PLAN CHECK #

STATUS DATE 8-17-2023

PLANCHECK 9-6-2023

PLANCHECK 9-27-2023

**COVER SHEET**

**A0.1**



**AGING-IN-PLACE DESIGN AND FALL PREVENTION**

R327.1.1 REINFORCEMENT FOR GRAB BARS. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.

1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER, 1 1/2 INCH BY 7 1/4 INCH ACTUAL DIMENSION OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39 1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.

**EXCEPTIONS:**

1. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
2. REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.
3. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
4. BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
5. REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.

R327.1.1.4 DOCUMENTATION FOR GRAB BAR REINFORCEMENT. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.

R327.1.2 ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING INTENDED TO BE USED BY OCCUPANTS, SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.

**EXCEPTIONS:**

1. DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS; AND CONTROLS LOCATED ON APPLIANCES.
2. RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A WINDOW, IS LESS THAN 15 INCHES.

R327.1.3 INTERIOR DOORS. EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES (812.8 MM), MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.

R327.1.4 DOORBELL BUTTONS. DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.

PLUMBING FIXTURES & FITTINGS FLOW REQUIREMENTS	
TOILETS	≤ 1.28 GAL/FLUSH
LAVATORY FAUCETS	≤ 1.2 GPM @ 60 PSI
SHOWER HEADS	- SINGLE FAUCETS ≤ 1.8 GPM @ 80 PSI - MULTIPLE FAUCETS COMBINED FLOW RATE NOT TO EXCEED 2.0 GPM @ 80 PSI OR ONLY ONE FAUCET SHALL OPERATE AT A TIME
KITCHEN FAUCETS	≤ 1.8 GPM @ 60 PSI TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM
METERING FAUCETS	≤ 1.5 GPM @ 60 PSI

**GREEN BUILDING REQUIREMENTS**

• AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE PROVIDED WITH INTEGRAL RAIN SENSORS OR SOIL MOISTURE SENSORS THAT ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS NEEDS AS WEATHER CONDITIONS CHANGE. (GBC SECTION 4.304.1)

• ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR ACCEPTABLE METHOD. (GBC SECTION 4.406)

• A MINIMUM OF 65 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE. (GBC SECTION 4.408.1)

• AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED PRIOR TO FINAL INSPECTION. (GBC SECTION 4.410.1)

• GAS FIREPLACES SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE, WOOD/Pellet STOVES SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS. (GBC SECTION 4.503.1)

• DUCT AND VENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION. (GBC SECTION 4.504.1)  
• ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS. (GBC SECTION 4.504.2.1)

• PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS. (GBC SECTION 4.504.2.2)

• AEROSOL PAINTS AND COATING SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. (GBC SECTION 4.504.2.3)

• DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. (GBC SECTION 4.504.2.4)

• CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. (GBC SECTION 4.504.3)

• 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM. (GBC SECTION 4.504.4)

• PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. (GBC SECTION 4.504.5)

• MOISTURE CONTENT OF BUILDING MATERIALS USED IN ENCLOSED WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE AND CANNOT EXCEED 19%. (GBC SECTION 4.505.3)

• WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-42. (GBC SECTION 4.507.1)

• HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS. (GBC SECTION 702.1)

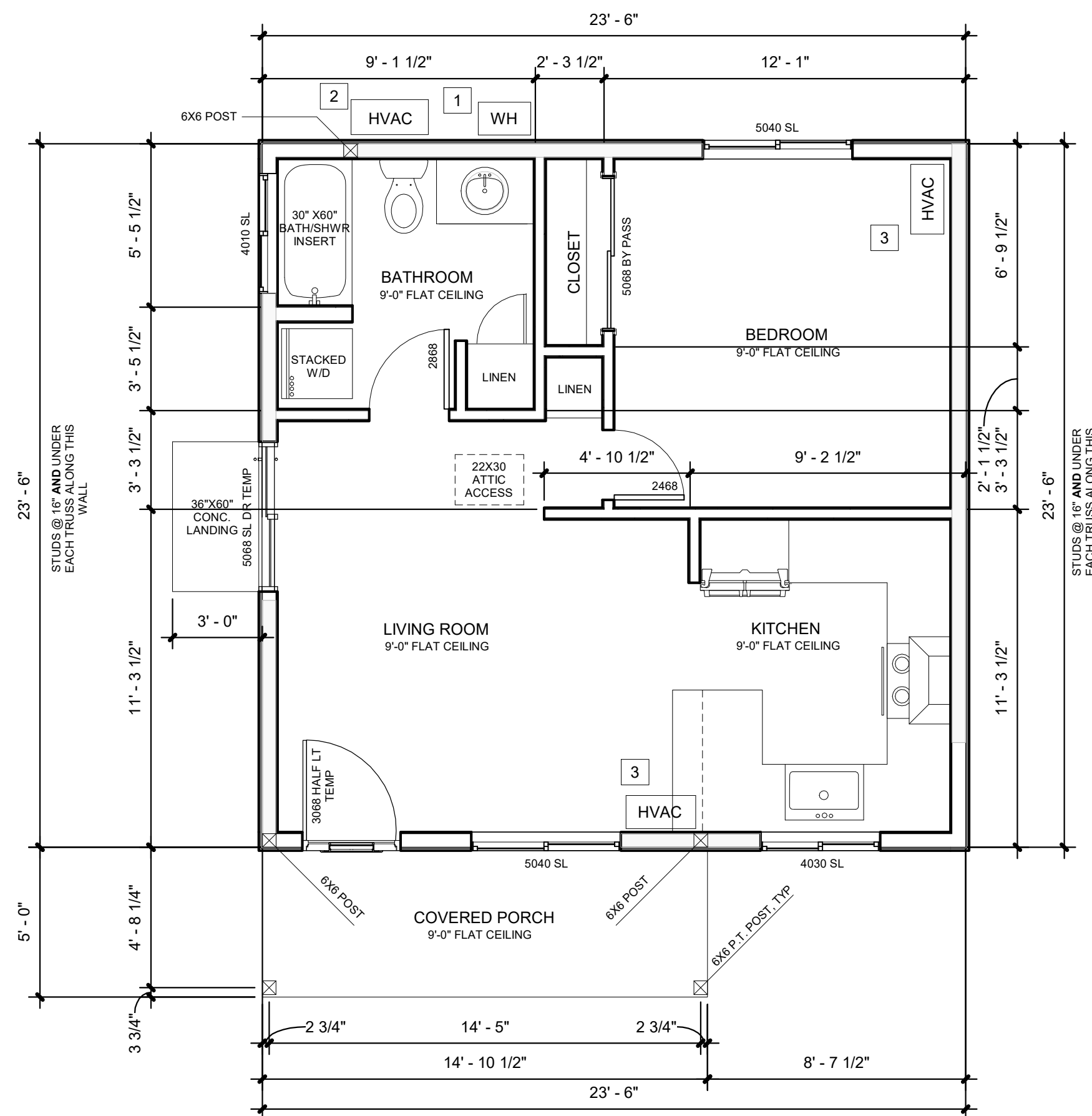
**KEYNOTES:**

- 1 - ON DEMAND WATER HEATER, INSTALLED PER MFR INSTALLATION INSTRUCTIONS. THE T & P VALVE SHALL DISCHARGE TO THE EXTERIOR, STRAP AND SECURE, LOCATED A MIN. 18" ABOVE GARAGE FLOORS AND SAFETY DRAIN PAN IN ATTICS OR WHERE DAMAGE MAY OCCUR. CPC 504, CMC305.1
- 2 - ESTIMATED LOCATION OF HVAC PAD. CONFIRM EXACT LOCATION WITH HVAC INSTALLER.
- 3 - ESTIMATED LOCATION OF MINISPLIT HEAD. CONFIRM EXACT LOCATION WITH HVAC INSTALLER.

**GENERAL NOTES**

1. DIMENSIONS ARE TO FACE OF STUD (F.O.S.) UNLESS OTHERWISE NOTED. WHERE REQUIRED, MINIMUM CLEAR DIMENSIONS HAVE BEEN NOTED.
2. ALL EXTERIOR WALLS SHALL BE 2X6 STUD WITH INSULATION PER ENERGY CALCS. WITH THE EXCEPTION OF 2X6 PLUMBING WALLS, ALL INTERIOR WALLS SHALL BE 2X4 U.N.O.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CORRECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. CONTRACTOR TO COORDINATE ALL PLUMBING, GAS, ELECTRICAL, SPRINKLER, AND HVAC SYSTEMS FOR COMPATIBILITY WITH THE PROPOSED DESIGN PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIAL NEEDED TO PROPERLY COMPLETE THE WORK.
6. DBL 2X STUDS SHALL BE USED FOR END SUPPORTS OF GIRDER TRUSSES U.N.O.
7. ALL WATER PIPES INSTALLED IN EXTERIOR WALL SHALL BE LOCATED ON THE CONDITIONED SIDE OF WALL.
8. ALL PIPES IN UNCONDITIONED SPACE SHALL BE INSULATED.
9. EXPOSED DOMESTIC HOT WATER PIPING SHALL BE INSULATED. CPC 609.11
10. HOSE BIBBS SHALL BE FROST-FREE.
11. ALL PLUMBING WALLS SHALL BE 2X6 AND SHALL NOT EXCEED NOTCHING AND BORING REQUIREMENTS PER CRC 602.6.
12. FIRE BLOCK PIPES, DUCTS, CHIMNEYS, & FIREPLACES PER CRC 302.11, 602.8, 1001.12 & 1003.19.
13. DRYER VENT TO OUTSIDE. MAX LENGTH OF 14' W/ 2 BENDS.
14. SAFETY GLASS/TEMPERED GLASS SHALL BE INSTALLED IN HAZARDOUS LOCATIONS.
15. HALLWAYS SHALL BE 36" WIDE MIN.
16. EXTERIOR EXITING DOORS SHALL BE 36" WIDE MIN. WITH 36"x36" CONCRETE LANDING 1 1/2" MAX. FROM TOP OF THRESHOLD.
17. EXTERIOR DOORS AND DOORS LEADING FROM GARAGE SHALL HAVE A SINGLE CYLINDER DEADBOLT. GLASS SLIDING DOORS SHALL BE PROVIDED WITH AN AUXILIARY DOOR LOCK. OPERABLE WINDOWS SHALL BE PROVIDED WITH AN AUXILIARY DOOR LOCK.
18. PROVIDE BLOCKING BETWEEN TRUSSES FOR GARAGE DOOR RAILING. SEE MFR SPECS FOR SPACING.
19. EXTERIOR DOORS SHALL HAVE CLADDING THAT IS EITHER NON-COMBUSTIBLE, IGNITION RESISTANT, LISTED UNDER SFM 12-7A-1, A 20 MIN. LISTED ASSEMBLY OR SOLID CORE 1 3/4" WITH INTERIOR FIELD PANEL THICKNESS NOT LESS THAN 1 1/4".
20. REFRIGERANT SERVICE PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING-TYPE TAMPER-RESISTANT CAPS.
21. ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPEN AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.
22. ALL SYSTEMS THAT CIRCULATE WATER BY MEANS OF A PUMP OR OTHER MECH. DEVICE OR METHOD SHALL HAVE A CHECK VALVE(S) OR EQUAL DEVICE(S) INSTALLED TO ENSURE THE DIRECTION OF FLOW.
23. WHERE LEAK DETECTION DEVICES FOR WATER SUPPLY AND DISTRIBUTION ARE INSTALLED, THEY SHALL COMPLY WITH IAPMO IFC 115 OR 349.
24. SAFETY GLAZING OR TEMPERED GLASS SHALL BE INSTALLED IN ALL HAZARDOUS LOCATIONS INCLUDING: DOORS AND ENCLOSURES OF BATHTUBS, SPAS, HOT TUBS; WITHIN 24" ARC OF A DOOR; WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OR WITHIN 60 HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE GLASS IS LESS THAN 60 INCHES ABOVE THE TREAD AND GLAZING IN DOORS, SLIDING GLASS DOORS AND SKYLIGHTS; GLAZING AND WET SURFACES (R308.4.5) GLAZING IN WALLS, ENCLOSURES, OR FENCES, CONTAINING, OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, INDOOR AND OUTDOOR SWIMMING POOLS WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING. EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, WHIRLPOOL, SWIMMING POOL, SHOWER, SAUNA, OR STEAM ROOM. CRC 308, 308.4

NOT FOR CONSTRUCTION



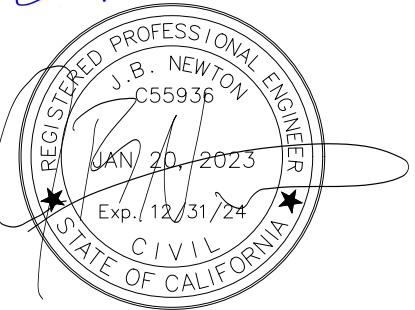
Ⓐ FLOOR PLAN  
1/4" = 1'-0"  
**OPTION A - No Garage**



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**DESIGNER SIGNATURE**

**ENGINEERS STAMP**



**PROJECT**  
552 SQ FT  
1 BED 1 BATH  
70 LB SNOW

**OWNER**

**PROJECT ADDRESS**

**ASSESSORS PARCEL NUMBER**

PROJECT #	22-205-70
PLAN CHECK #	
STATUS DATE	8-17-2023
PLANCHECK	9-6-2023
PLANCHECK	9-27-2023

**FLOOR PLAN**

**A2.1**

# TWIN PEAKS - PLAN 22-205 REVERSED

NOT FOR CONSTRUCTION



3D PERSPECTIVE



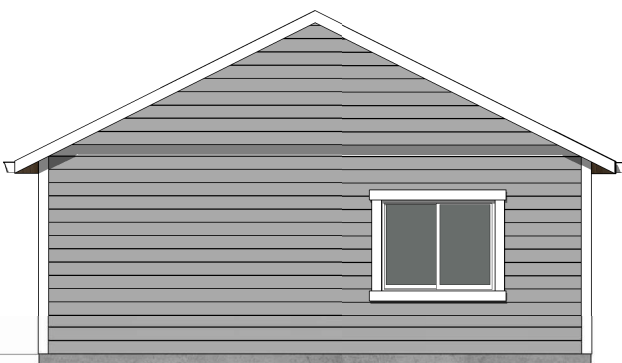
FRONT ELEVATION



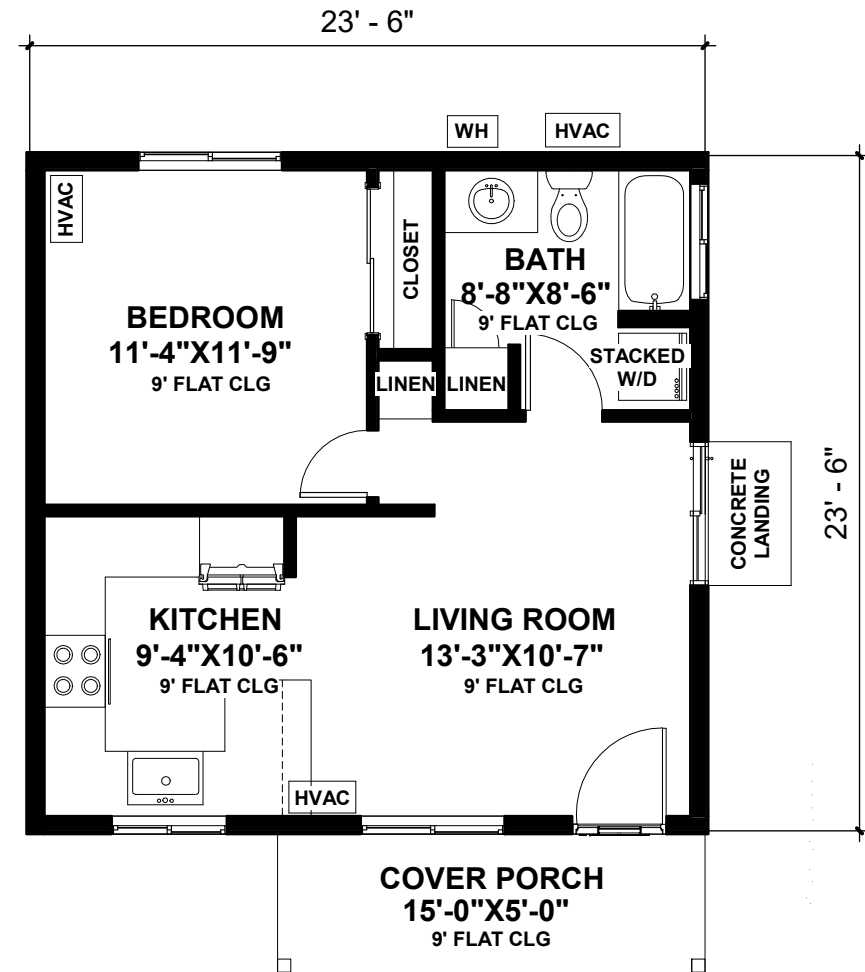
LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



FLOOR PLAN



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PROJECT  
 552 SQ FT  
 1 BED 1 BATH  
 REVERSED  
 OWNER  
 PROJECT ADDRESS  
 ASSESSORS PARCEL  
 NUMBER

PROJECT #	22-205RR
PLAN CHECK #	
STATUS DATE	8-17-2023
PLANCHECK	9-6-2023
PLANCHECK	9-27-2023

DETAILS

A4.1

NOT FOR CONSTRUCTION

**ADDITIONAL STRUCTURAL NOTES**

- USE 4X POST OR 4X KING WITH HOLDDOWNS UNO
- USE 6X8 DF #1 EXTERIOR HEADERS UNO
- USE 12-100 X 2-21/2 WITH LTT2 WITH WASHER
- USE 18-SD #10 X 2-1/2 WITH HTT4
- FOR SHEARWALLS, SEE SHEARWALL CHART
- NOTE A:** SHEATH SHEARWALL BEFORE FRAMING ADJOINING WALL
- NOTE B:** 2X6 DF #1#2 STUDS @ 16" OC AND A STUD UNDER EACH TRUSS WHERE NOTED

SHEARWALL TAG	WOOD STRUCTURAL PANELS	EDGE NAIL
386	3/8"	8D @ 6" O.C.
384	3/8"	8D @ 4" O.C.
383	3/8"	8D @ 3" O.C. (SEE FOOTNOTE 1)
382	3/8"	8D @ 2" O.C. (SEE FOOTNOTE 1)
126	1/2"	10D @ 6" O.C.
124	1/2"	10D @ 4" O.C. (SEE FOOTNOTE 1)
123	1/2"	10D @ 3" O.C. (SEE FOOTNOTE 1)
122	1/2"	10D @ 2" O.C. (SEE FOOTNOTE 1)

**SHEARWALL CHART FOOTNOTES:**

**FOOTING 1)** USE A MIN OF 3" NOMINAL MEMBER @ PANEL JOINTS & @ FOUNDATION SILL PLATE. STAGGER NAILING

**SHEARWALL NOTES:**

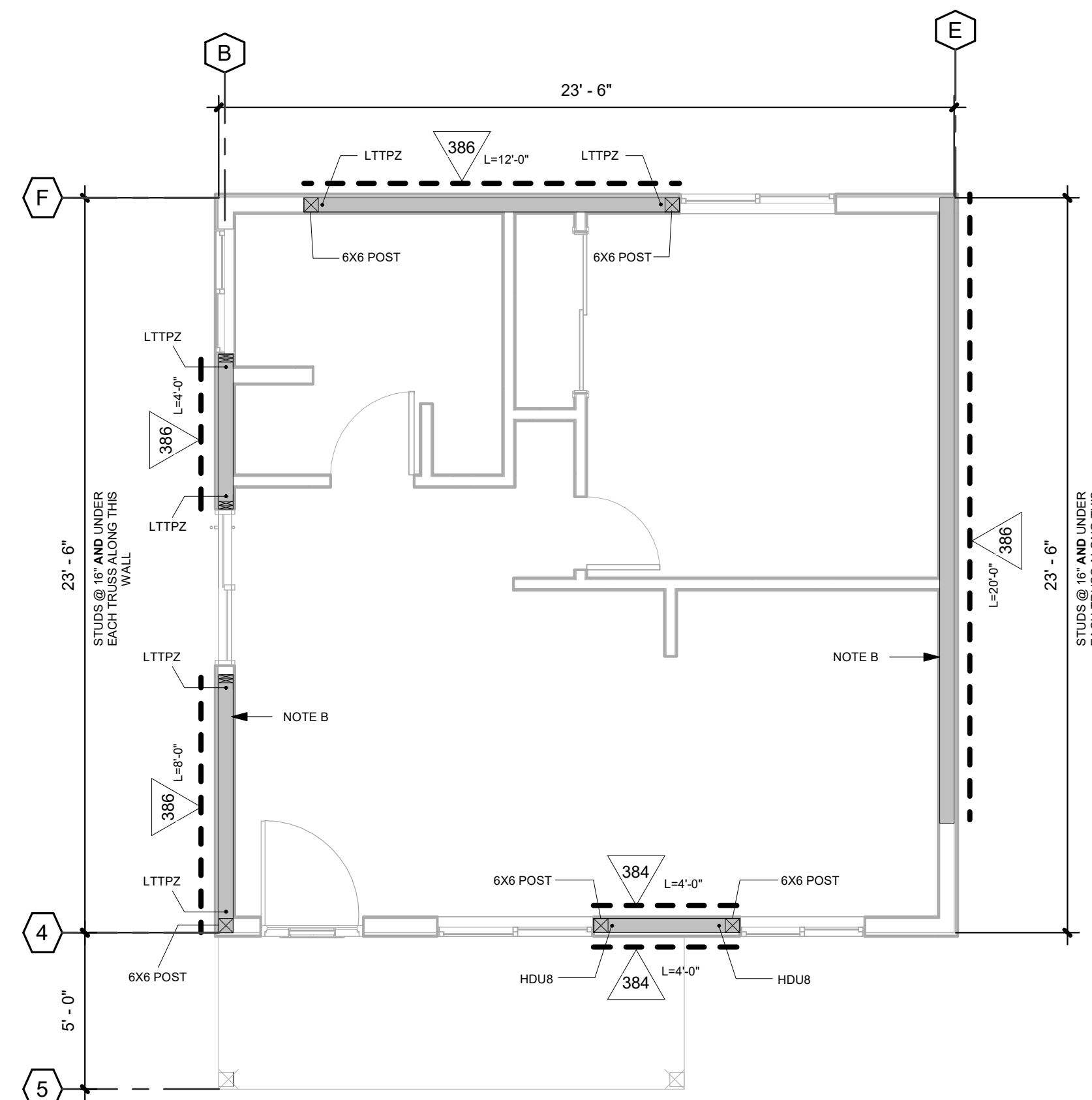
- USE DF-L FRAMING @ SHEAR PANELS. ALL PANEL EDGES SHALL BE SOLID BLOCKED. FOR STUDS SPACED @ 24" OC WITH 3/8" SHEATHING, USE SHEATHING LONG DIMENSION ACROSS STUDS WITH 8d @ 6" OC FIELD NAIL. FOR ALL OTHER CASES FIELD NAIL @ 12" OC.
- WHERE SHEATHING IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" OC, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED
- NAILS IN SHEARWALLS AND ENGINEERING CONNECTIONS TO BE COMMON WIRE NAILS OR HOT-DIPPED GALVANIZED BOX NAILS:
  - 8d - 0.131" DIA X 2-1/2" LONG
  - 10d - 0.148" DIA X 3" LONG
  - 16d - 0.162" DIA X 3-1/2" LONG
- LSS0 CAN BE SUBSTITUTED FOR A35. (VALUE USED = 450# FOR BOTH LSS0 & A35)
- MINIMUM OF 2 ANCHORS PER WALL. MINIMUM EMBEDMENT IS 7"

**GENERAL REQUIREMENTS**

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO 2022 C.B.C. AND ADOPTED C.M.C., C.P.C. AND C.E.C. REQUIREMENTS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB BEFORE COMMENCING WORK AND THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES.
3. PLAN DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN. NOTES ON THE DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES OR SPECIFICATIONS.
4. SAFETY BARRICADES, FENCES, TEMPORARY WALKS, SHORING, BRACING, ETC., AS REQUIRED TO SAFELY EXECUTE THE WORK, SHALL BE ERRECTED BY THE GENERAL CONTRACTOR IN COMPLIANCE WITH THE LOCAL BUILDING CODE AND POLICE REGULATIONS.
5. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY WORKMAN'S COMPENSATION INSURANCE FOR EVERY PERSON EMPLOYED BY HIM ON THE PREMISES AND SHALL MAINTAIN SUCH INSURANCE IN FULL FORCE DURING THE ENTIRE TIME OF THE CONTRACT.

**STRUCTURAL NOTES**

1. CONCRETE MIX SHALL BE MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
2. STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 AND E GRADE 40 MIN.
3. ALL REINFORCING BAR SPLICES SHALL BE A MINIMUM OF 48 BARS DIAMETERS OR PER THE 2022 CBC.
4. CONCRETE SLAB TO BE 3-1/2" THICK OVER 2" SAND OVER 10 MIL VAPOR BARRIER OVER 4" OF FREE DRAINING ROCK (1/2 MIN). CONCRETE MIX SHALL BE WITH AW/C RATIO OF 5 OR LESS & WATER REDUCING ADMIXTURE. (OPTIONAL #3 @ 24" OC EACH WAY CENTERED IN SLAB)
5. ALL FOOTING SHALL BE CARRIED 12" INTO UNDISTURBED NATIVE SOIL AS DESCRIBED IN CBC 2022 1804.2 AND/OR PER DETAILS.
6. CONTRACTOR SHALL COORDINATE HOLD-DOWN BOLT LOCATIONS WITH FRAMING PLAN PRIOR TO CONCRETE PLACEMENT.
7. CONTRACTOR TO VERIFY BEARING ON UNDISTURBED NATIVE SOIL OR CERTIFIED ENGINEER FILL.
8. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE SHALL BE FOUNDATION GRADE PRESSURE TREATED DOUG FIR OR HEM FIR. EMBED 1/2" DIAMETER A307 ANCHOR BOLTS' EMBEDMENT. INSTALL NOT MORE THAN 12" NOR LESS THAN 4" FROM ALL SILL ENDS AND 6-0" O.C. MAXIMUM UNO. AND A MINIMUM OF TWO BOLTS PER PIECE OF SILL PLATE FOR ALL BEARING AND EXTERIOR WALLS. USE 3" X 3" X .229" STEEL PLATE WASHER @ 2X4 WALLS AND 4-1/2" X 3" X .229" STEEL PLATE WASHER @ 2 X 6 WALLS WITH A DIAGONAL SLOT 7/16" X 1-3/4" WITH A STANDARD CUT WASHER BETWEEN THE PLATE AND THE NUT AT ALL SHEAR WALLS. SIMPSON MAS OR M A S P CAN BE SUBSTITUTED FOR 1/2" DIAMETER ANCHOR BOLTS. FOR THE BOTTOM PLATE OF ALL INTERIOR NON-BEARING WALLS ON CONCRETE SLAB INSTALL SIMPSON PHN-72 POWDER ACTUATED PINS AT 3'-0" O.C. OR 1/2" DIAMETER TITEN HD @ 6'-0" O.C., EMBED 3" MIN.
9. BEAMS 4" WIDE AND SMALLER, JOISTS, RAFTERS, STUDS, PLATES, BLOCKING, POSTS, TRIMMERS, KING STUDS, AND ALL OTHER WOOD NOT OTHERWISE NOTED SHALL BE DF #2#1.
10. BEAMS 6" WIDE AND GREATER SHALL BE DF #1 UNLESS OTHERWISE NOTED.
11. GLU-LAM BEAMS SHALL BE 24F-V8 DF/DF UNO.
12. PARALLAM (PSL) ARE MANUFACTURED BY I-LEVEL, =E 2000 KSI, Fb= 2.9 KSI. MICROLAM (LVL) ARE MANUFACTURED BY I-LEVEL, =E 1900 KSI, Fb= 2.6 KSI.
13. ROOF SHEATHING SHALL BE 5/8" APA 40/20 C-D INSTALLED WITH FACE GRAIN PERPENDICULAR TO FRAMING AND WITH END JOINTS STAGGERED UNO. NAILING SHALL BE 8d @ 6" OC EDGES AND 12" OC FIELD UNO. INSTALL SHEATHING TO ALL TRUSSED SURFACES PRIOR TO CALIFORNIA FRAMING.
14. RECOMMEND TRUSSES TO BE TEMPORARILY BRACED DURING CONSTRUCTION PER BCSI 1-03 GUIDE. TRUSSES TO BE PERMANENTLY BRACED PER TRUSS DESIGN DRAWINGS.
15. SHEARWALL SHEATHING SHALL BE C-DX OR OSB, MINIMUM PANEL INDEX 16/0, BLOCK ALL EDGES. SEE SHEARWALL CHART AND FOOTNOTES FOR SHEATHING THICKNESS, NAILING & SPACING. ALL FASTENERS CONNECTING SHEAR PANELING OR FRAMING MEMBERS TO PRESERVATIVE TREATED WOOD SHALL BE OF HOT DIPPED STEEL, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICONE BRONZE OR COPPER.
16. ALL NAILING SHALL BE IN COMPLIANCE WITH 2022 CBC TABLE 2304.10.1.
17. PROVIDE 8-16d SINKERS ON EACH SIDE OF ALL UPPER TOP PLATE SPLICES, UNO.
18. PROVIDE BLOCKING AT ENDS OF JOISTS, RAFTERS, AND TRUSSES AT SUPPORTS.
19. ALL EXPOSED STEEL STRAPS, ANGLES, PLATES, CLIP-ANGLES, BOLTS AND NAILS SHALL BE HOT-DIPPED GALVANIZED.
20. ALL MISCELLANEOUS CLIP-ANGLES AND STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36. ALL MISCELLANEOUS METAL CONNECTORS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUAL.
21. ALL BOLTS SHALL CONFORM TO ASTM A307.



**A** SHEARWALL PLAN  
1/4" = 1'-0"



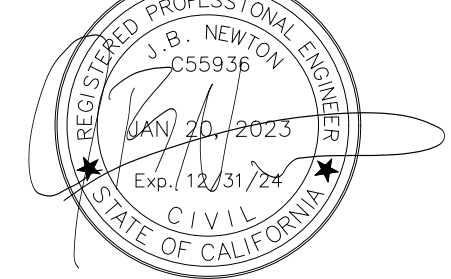
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**DESIGNER SIGNATURE**

*[Handwritten Signature]*

**ENGINEERS STAMP**



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70 LB SNOW

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


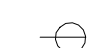







PROJECT #	22-205.70
PLAN CHECK #	
STATUS DATE	8-17-2023
PLAN CHECK	9-6-2023
PLAN CHECK	9-27-2023

**SHEARWALL PLAN**

**A2.2**

NOT FOR CONSTRUCTION

**ELECTRICAL/MECHANICAL SYMBOL LEGEND**

 PANEL	ESTIMATED LOCATION OF NEW ELECTRICAL SERVICE PANEL	WP	WEATHER PROOF / EXTERIOR RATED	 EXHAUST FAN	MUST MEET CGBSC REQ. FOR INDOOR AIR QUALITY AND EXHAUST. BATHROOM EXHAUST FANS SHALL BE MECHANICALLY VENTILATES AND SHALL COMPLY WITH THE FOLLOWING:
 HVAC	ESTIMATED LOCATION OF ELECTRIC MINI-SPLIT	GFI	GROUND FAULT INTERRUPTER	 SINGLE SWITCH	1. FANS SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE.
	SINGLE RECEPTACLE	\$	SINGLE SWITCH	 3 POLE SWITCH	2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% - 80% AND MAY USE AUTO OR MANUAL MEANS OF ADJUSTMENT. HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT OF THE EXHAUST FAN AS IT IS NOT REQ'D TO BE INTEGRAL.
	DUPLEX RECEPTACLE	\$ <sup>3</sup>	3 POLE SWITCH	 VACANCY SWITCH	3. FAN SHALL HAVE CAPABILITY TO EXHAUST 50 CFM MIN. DUCT SIZING PER MFR REQUIREMENTS.
	CEILING MOUNTED LED LIGHT	\$ <sup>V</sup>	VACANCY SWITCH	 CARBON MONOXIDE ALARM:	ALARM SHALL BE 110V W/BATTERY BACK UP POWER AND WILL BE INTERCONNECTED SO THAT IF ONE ALARM IS ACTIVATED THEY ALL BECOME ACTIVATED.
	WALL MOUNTED LED LIGHT			 SMOKE ALARM:	ALARM SHALL BE 110V W/BATTERY BACK UP POWER AND WILL BE INTERCONNECTED SO THAT IF ONE ALARM IS ACTIVATED THEY ALL BECOME ACTIVATED.

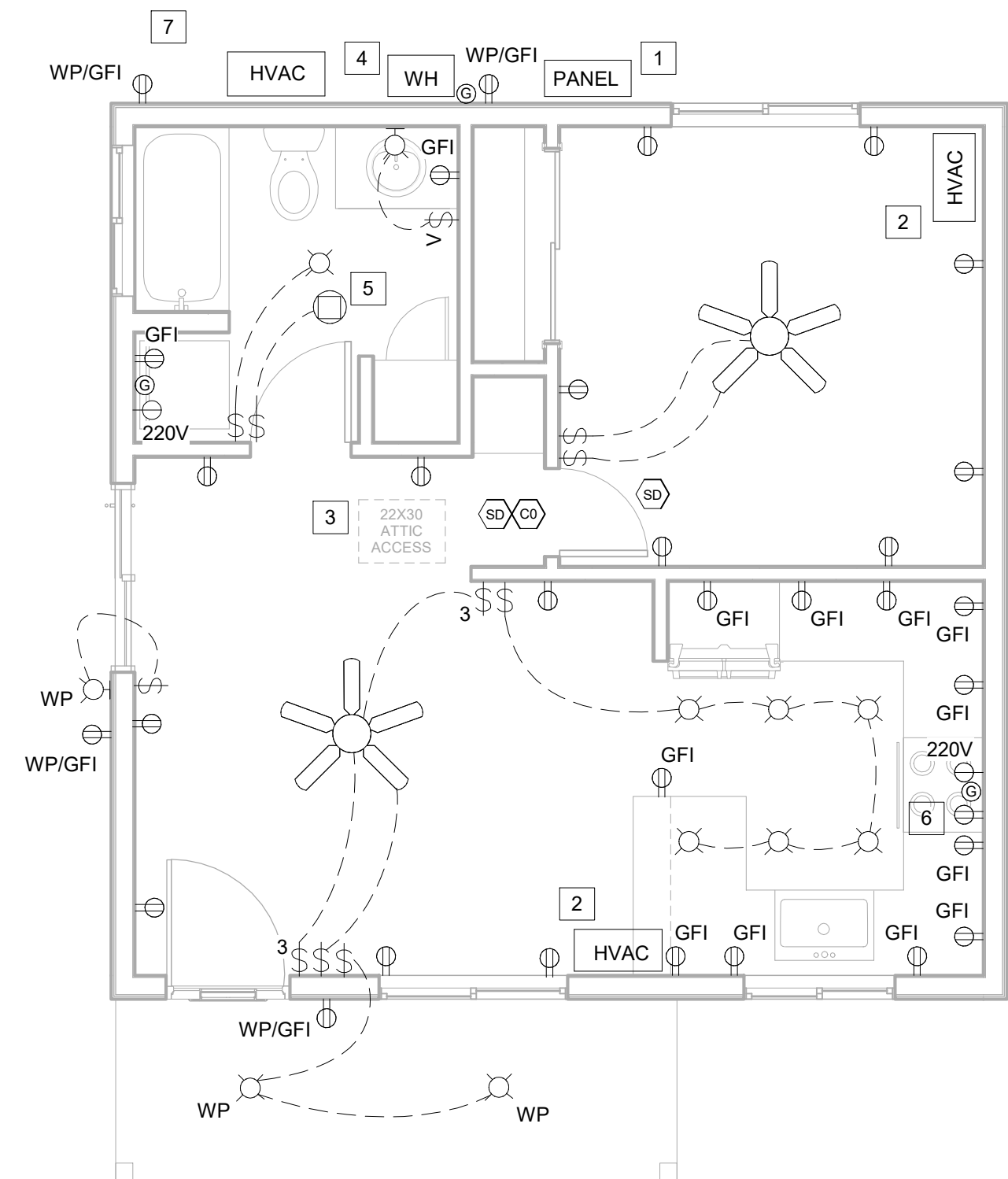


**ELECTRICAL KEYNOTES**

- 1 - APPROX LOCATION OF 200AMP ELECTRICAL SERVICE PANEL
- 2 - PROVIDE POWER PER MINISPLIT MFR REQUIREMENTS.
- 3 - LIGHT, SWITCH, & RECEPTACLE SHALL BE PROVIDED AT ATTIC ACCESS.
- 4 - PROVIDE POWER FOR WATER HEATER PER MFR REQUIREMENTS.
- 5 - THIS FAN SHALL BE CONTINUOUSLY OPERATING. THIS FAN MAY BE ON A SWITCH, AS LONG AS THIS SWITCH IS LABELED TO STATE "FAN SHOULD BE ON WHENEVER THE HOME IS OCCUPIED". 50 CFM MIN. DUCT SIZE PER FAN MFR.
- 6 - EXHAUST KITCHEN HOOD DIRECTLY TO OUTSIDE. 100 CFM MIN. DUCT SIZING PER MFR REQUIREMENTS. THIS FAN MUST BE LISTED AT 3 SONES OR LESS FOR NOISE. THE RATING MUST BE BASED ON A WATER COLUMN OF .25 OR GREATER.
- 7 - ESTIMATED LOCATION OF MINI SPLIT COMPRESSOR. EXACT LOCATION PER MFR REQUIREMENTS.

**ELECTRICAL NOTES U.N.O**

- A. ELECTRICAL SERVICE EQUIPMENT GROUNDING SYSTEM SHALL COMPLY WITH CODE.
- B. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA ELECTRICAL CODE AND ALL CODES HAVING LOCAL JURISDICTION.
- C. DURING ENTIRE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL MAINTAIN ADEQUATE 2A-408BC FIRE EXTINGUISHERS READY FOR USE IN CASE OF FIRE.
- D. LIGHT, SWITCH, & RECEPTACLE SHALL BE PROVIDED AT ATTIC ACCESS.
- E. PROVIDE DISCONNECT WITHIN SIGHT OF AIR CONDITIONING UNIT.
- F. PANELBOARDS SERVING INDIVIDUAL DWELLING UNITS SHALL BE PROVIDED WITH CIRCUIT BREAKER SPACES FOR HEAT-PUMP WATER HEATERS, ELECTRIC COOKTOPS, AND ELECTRIC CLOTHES DRYERS AS SPECIFIED IN SECTION 150.0 (N)(7)(U) AND (V).
- G. 2022 CALIFORNIA (TITLE 24) ENERGY CODES-  
 1) IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR PER 2022 CEC, 150.0(k)(2)(ii).  
 2) ALL HARDWIRED LIGHTING IN OTHER ROOMS MUST BE FLUORESCENT OR ANOTHER TYPE OF HIGH-EFFICACY LIGHTING OR MUST BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR OR CONTROLLED BY A DIMMER. "OTHER ROOM" INCLUDES HALLWAYS, DINING ROOMS, FAMILY ROOMS, BEDROOMS, ETC. CLOSETS WITH LESS THAN 70 SF. OF FLOOR ARE EXEMPT.  
 3) ALL OUTDOOR LIGHTING ATTACHED TO A BUILDING MUST BE FLUORESCENT OR ANOTHER TYPE OF HIGH-EFFICACY LIGHTING OR MUST BE CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTO/CONTROL.
- H. LIGHTING IN HABITABLE SPACES, INCLUDING BUT NOT LIMITED TO LIVING ROOMS, DINING ROOMS, KITCHENS, AND BEDROOMS, SHALL HAVE READILY ACCESSIBLE WALL MOUNTED DIMMING CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY ADJUSTED UP AND DOWN.
- I. ALL RECESSED LIGHTING INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER AND BE AIRTIGHT.
- J. ALL ELECTRICAL FIXTURES, APPLIANCES, AND WIRING TO CONFORM TO ARTICLE 400 FOR FIXTURES, APPLIANCES, AND WIRING REQUIREMENTS.
- K. A LUMINAIRE INSTALLED IN A BATHTUB OR SHOWER AREA SHALL MEET ALL OF THE FOLLOWING: (1) NO PARTS OF THE CORD-CONNECTED LUMINARIES, CHAIN OR CABLE, OR CORD-SUSPENDED LUMINARIES, LIGHTING TRACK, PENDANTS, OR CEILING SUSPENDED (PADDLE) FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3' HORIZONTALLY, AND 8' VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD. THIS ZONE IS ALL ENCOMPASSING AND INCLUDES THE SPACE DIRECTLY OVER THE TUB OR SHOWER STALL. (2) LUMINARIES LOCATED WITHIN THE ACTUAL OUTSIDE DIMENSION OF THE BATHTUB OR SHOWER SPACE SHALL BE MARKED SUITABLE FOR DAMP OR WET LOCATIONS.
- L. RECEPTACLES IN ALL LIVING AREAS, OTHER THAN KITCHEN COUNTERS, LAUNDRY ROOMS, BATHROOMS AND HALLS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE. THE FLOOR LINE CONTINUES AROUND CORNERS. EACH WALL SPACE 2 FEET OR MORE ALONG THE WALL LINE MUST BE CONSIDERED SEPARATELY. IN KITCHENS AND DINING AREAS OF DWELLING UNITS A RECEPTACLE SHALL BE INSTALLED AT EACH COUNTER SPACE WIDER THAN 12 INCHES. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES FROM A RECEPTACLE OUTLET IN THAT SPACE. THE WALL LINES CONTINUE AROUND CORNERS. COUNTER TOPS SEPARATED BY RANGE TOPS, REFRIGERATORS OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER TOP SPACES.
- M. PROVIDE 2 SMALL APPLIANCE BRANCH CIRCUITS IN KITCHEN PER CEC 210.52(B)
- N. PROVIDE MIN. DEDICATED CIRCUITS AS FOLLOWS: 2 (20A) BRANCH CIRCUITS SERVING THE KITCHEN, PANTRY, AND DINING ROOM. 1 (20A) FOR THE LAUNDRY ROOM. 1 (20A) FOR THE BATHROOMS, AND ANY COUNTERTOP AND SIMILAR WORK SURFACE RECEPTACLE OUTLETS. CEC 210.11(C)
- O. ALL 125 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED IN A RESIDENCE SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
- P. ALL 120 V, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOMS, AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- Q. PROVIDE MIN. 1" LISTED RACEWAY TO ACCOMMODATE A DEDICATED BRANCH CIRCUIT FOR ELECTRICAL VEHICLE CHARGING IN ATTACHED GARAGE. CEC 4.106, CEC 625, CRC 309.8
- R. PROVIDE AN INTERSYSTEM BONDING ELECTRODE WHICH INCLUDES AT LEAST TREE GROUNDING OR BONDING CONDUCTORS REQUIRED FOR COMMUNICATIONS SYSTEMS SHALL BE INSTALLED EXTERNALLY AT THE SERVICE ENTRANCE PANEL AS SPECIFIED IN CEC 800.100(B) AND 250.94
- S. ALL 15 OR 20 AMP, 125 OR 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN DAMP LOCATIONS UNDER CANOPIES AND ROOFED PORCHES NOT SUBJECT TO BEATING RAIN MUST BE A LISTED WEATHER-RESISTANT TYPE WHEN THE PLUG IS NOT INSERTED. CEC 406.9(A)
- T. ALL 15 OR 20 AMP, 125 OR 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN WET LOCATIONS MUST BE A LISTED WEATHER-RESISTANT TYPE WHEN THE PLUG IS INSERTED. CEC 406.9(B)
- U. ALL 15 OR 20 AMP, 125 OR 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN WET LOCATIONS MUST BE A LISTED WEATHER-RESISTANT TYPE WHEN THE PLUG IS INSERTED. CEC 406.9(B)



**A ELECTRICAL PLAN**  
1/4" = 1'-0"



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**DESIGNER SIGNATURE**

*[Signature]*



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552 SQ FT  
1 BED 1 BATH  
70 LB SNOW

**OWNER**

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**ASSESSORS PARCEL NUMBER**

PROJECT #	22-205.70
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STATUS DATE	8-17-2023
PLANCHECK	9-6-2023
PLANCHECK	9-27-2023

**ELECTRICAL PLAN**

**A2.3**



NOT FOR CONSTRUCTION

**ROOF NOTES (ARCHITECTURAL):**

- A. GUTTERS SHALL BE INSTALLED WITH COVERS THAT WHICH MITIGATE THE ACCUMULATION OF DEBRIS.
- B. LOCATION OF HVAC EQUIPMENT SHALL BE DETERMINED BY INSTALLER.
- C. PROVIDE ATTIC VENTING AS FOLLOWS:  
1 SQ. FT. FOR EACH 150 SQ. FT. OF ATTIC SPACE WITH 1/4" MESH SCREEN VENTS  
IF WILDLAND URBAN INTERFACE APPLIES, VENTING IS REQUIRED TO BE 1/16" MIN. & 1/8" MAX MESH SCREEN.
- D. ROOF DECK SHALL BE NON-COMBUSTIBLE OR IGNITION RESISTANT MATERIALS.
- E. SEE TRUSS MFR DRAWINGS AND STRUCTURAL ENGINEERING FOR ALL HEADER AND/OR BEAM INFORMATION.

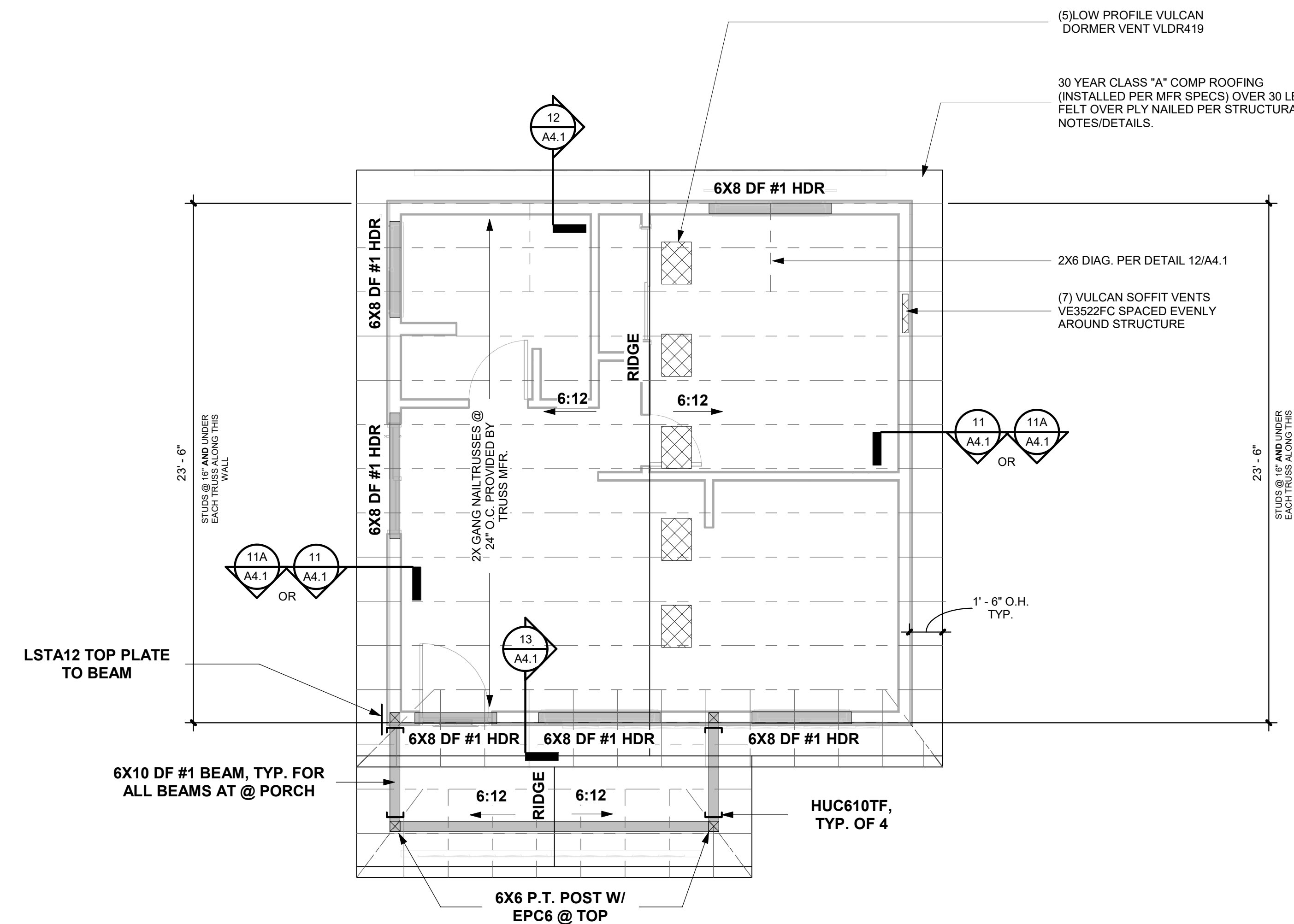
**ROOF VENTING CALCULATION:**

552 SQ FT ATTIC SPACE / 150 = 3.7 SQ FT X 144 = 533 SQ IN VENTILATION REQUIRED

7 LOW PROVIDED - VULCAN SOFFIT VENT (@ 41 SQ IN NFVA EACH) = 287 SQ IN  
5 HIGH PROVIDED - VULCAN LOW PROFILE DORMER VENT (@ 56 SQ IN NFVA EACH) = 280 SQ IN  
567 SQ IN PROVIDED >533 SQ IN REQUIRED = OK

**ROOF NOTES (STRUCTURAL):**

- ESTPS = EACH SIDE OF TOP PLATE SPLICE
- USE 8-16D ESTPS WITH 4" LAP UNO
- USE 6X8 DF #1 EXTERIOR HEADERS UNO
- USE H1 OR 2-SDWC SCREWS (#15600) @ EACH TRUSS AT ALL BEARING WALLS, UNO
- NOTE B:** 2X6 DF #1/2 STUDS @ 16" OC AND A STUD UNDER EACH TRUSS WHERE NOTED
- TRUSS TO TRUSS HANGERS BY TRUSS CO. PER CBC 2303.4.1.1.11
- WITH CS16 USE 8D @ 6" OC STRAP TO BLKG BTWN TRUSSES
- \* = 36" MIN. WITH 11-10d @ CS16 TO TRUSS



(A) ROOF PLAN  
1/4" = 1'-0"



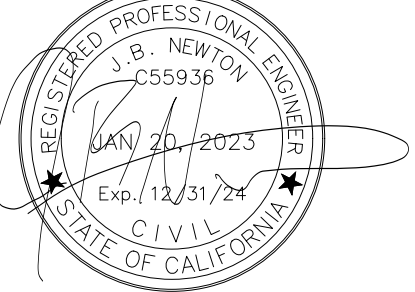
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**DESIGNER SIGNATURE**

*[Signature]*

**ENGINEERS STAMP**



**PROJECT**  
552 SQ FT  
1 BED 1 BATH  
70 LB SNOW

**OWNER**

**PROJECT ADDRESS**

**ASSESSORS PARCEL NUMBER**

PROJECT #	22-205-70
PLAN CHECK #	
STATUS DATE	8-17-2023
PLANCHECK	9-6-2023
PLANCHECK	9-27-2023

**ROOF PLAN**

**A2.4**

NOT FOR CONSTRUCTION

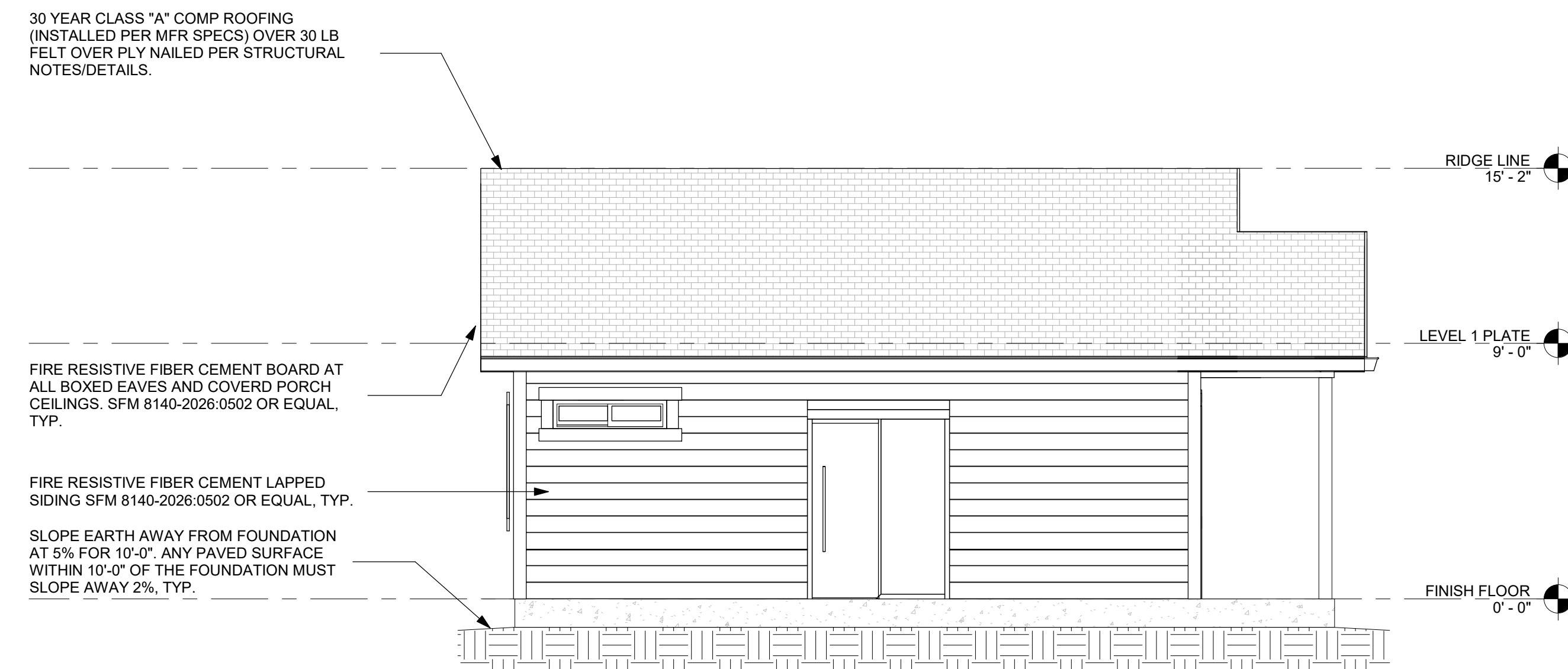
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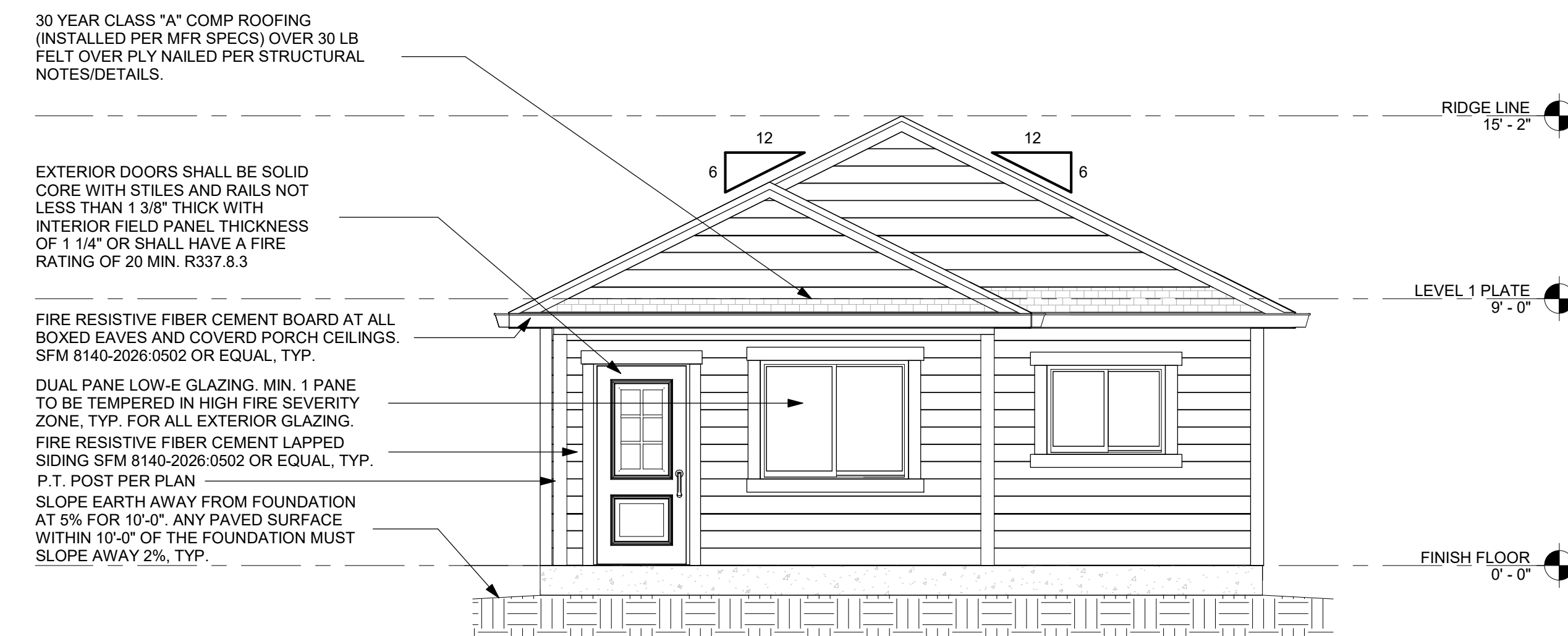
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**B LEFT ELEVATION**  
1/4" = 1'-0"



**A FRONT ELEVATION**  
1/4" = 1'-0"



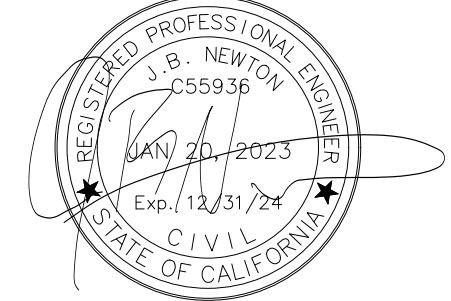
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**DESIGNER SIGNATURE**

*[Handwritten Signature]*

**ENGINEERS STAMP**



**PROJECT**  
552 SQ FT  
1 BED 1 BATH  
70 LB SNOW

**OWNER**

**PROJECT ADDRESS**

**ASSESSORS PARCEL NUMBER**

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**ELEVATIONS**

**A3.1**

NOT FOR CONSTRUCTION

**STRUCTURAL DISCLAIMER:**

AS STRUCTURAL LOADS DIFFER FOR EVERY PROPERTY, IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO CONFIRM THAT ALL STRUCTURAL COMPONENTS MEET LOCAL REQUIREMENTS. CONSULT WITH A LOCAL STRUCTURAL ENGINEER IF NECESSARY.

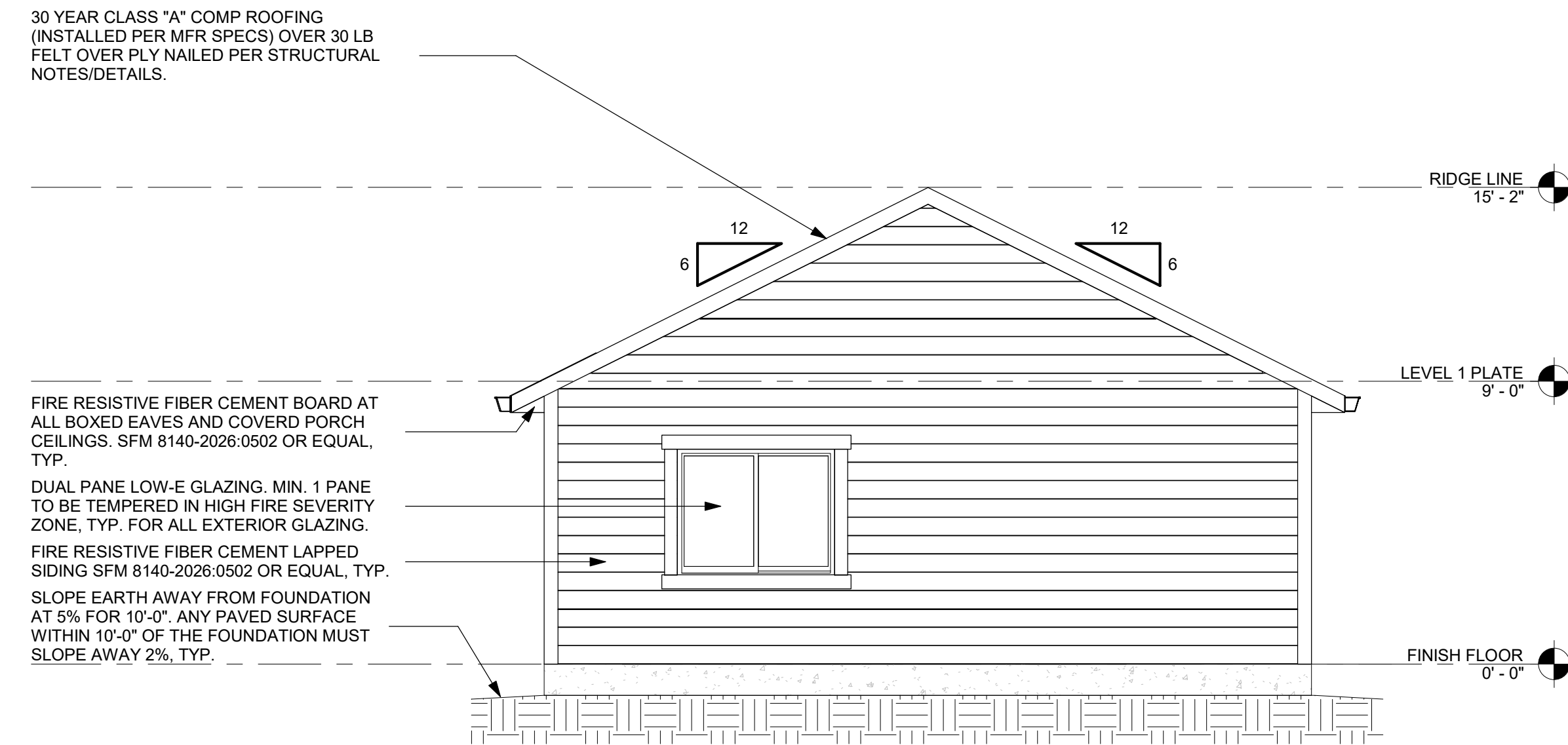
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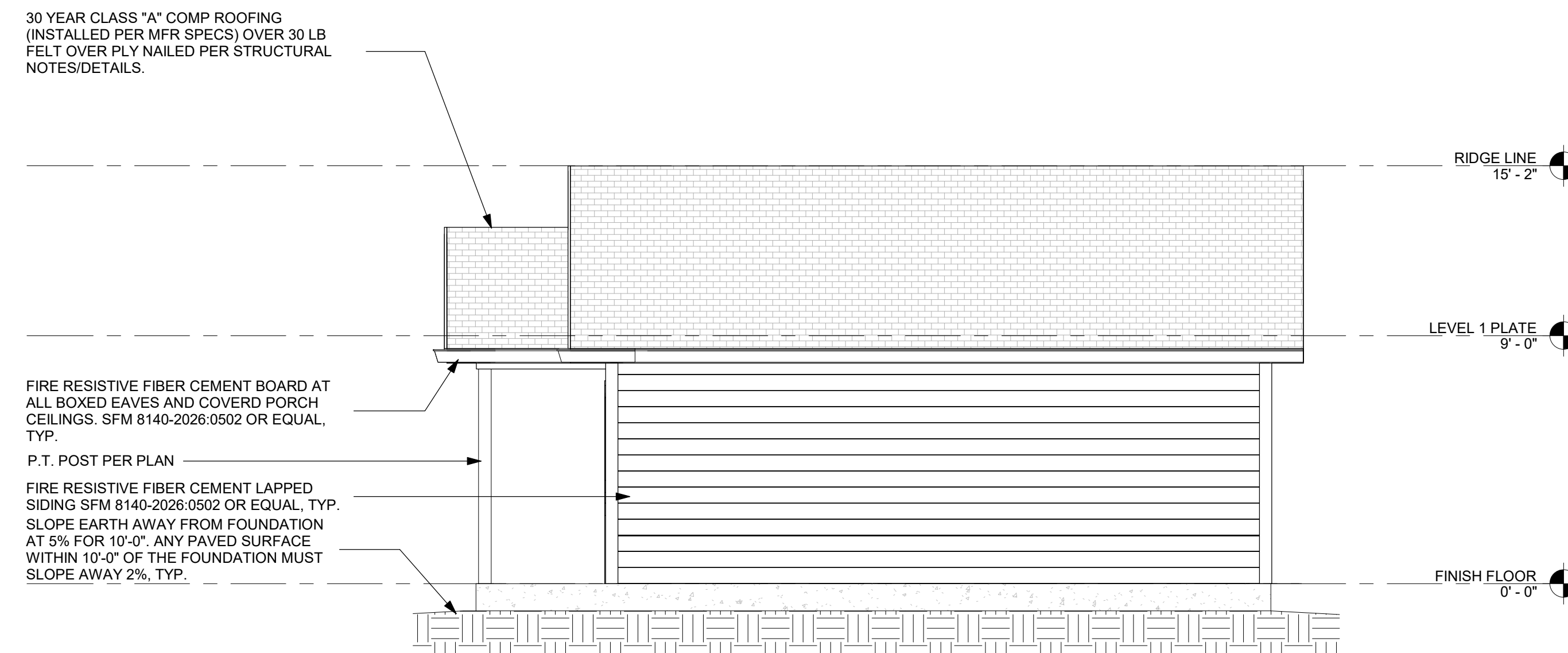
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**DESIGNER SIGNATURE**

*[Handwritten Signature]*

**ENGINEERS STAMP**



**PROJECT**  
552 SQ FT  
1 BED 1 BATH  
70 LB SNOW

**OWNER**

**PROJECT ADDRESS**

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**ELEVATIONS**

**A3.2**

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ENGINEERS STAMP



PROJECT  
552 SQ FT  
1 BED 1 BATH  
70 LB SNOW

OWNER

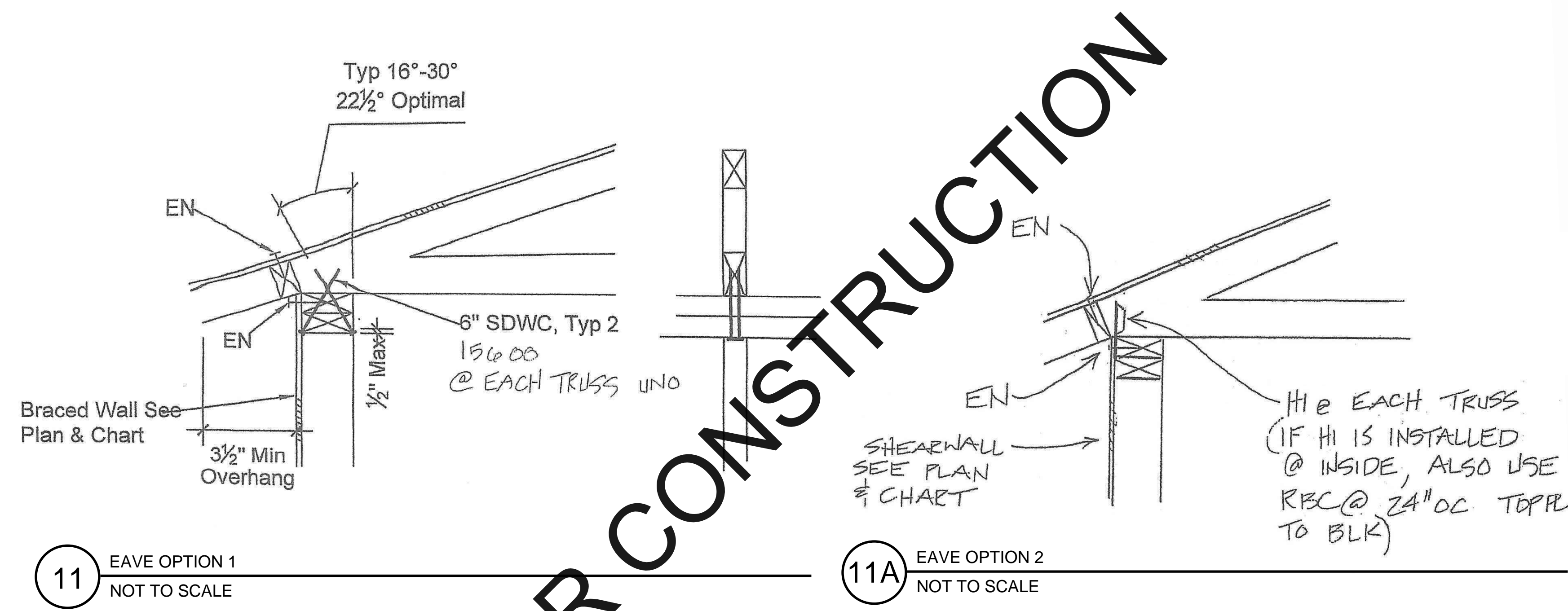
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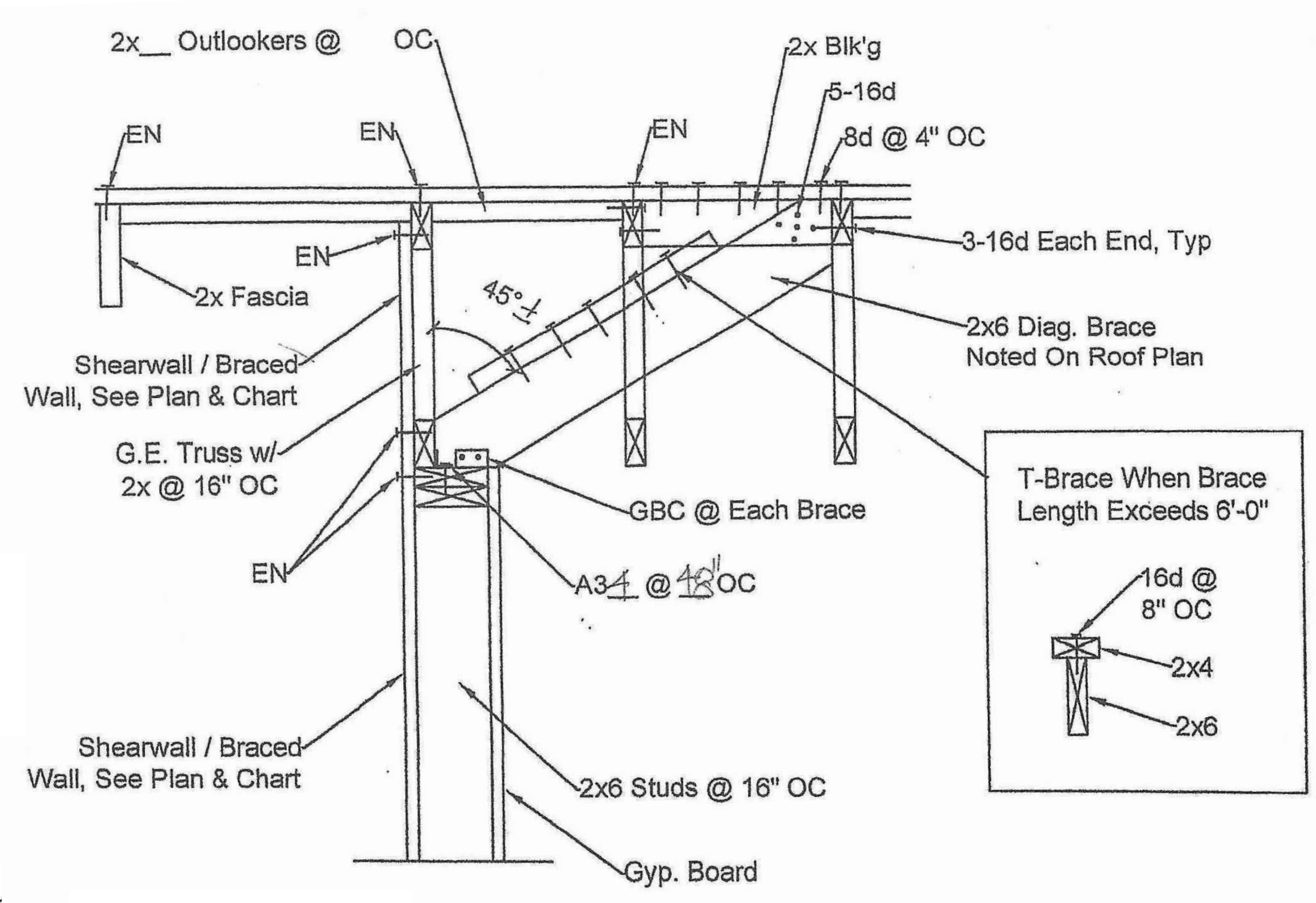
DETAILS

A4.1

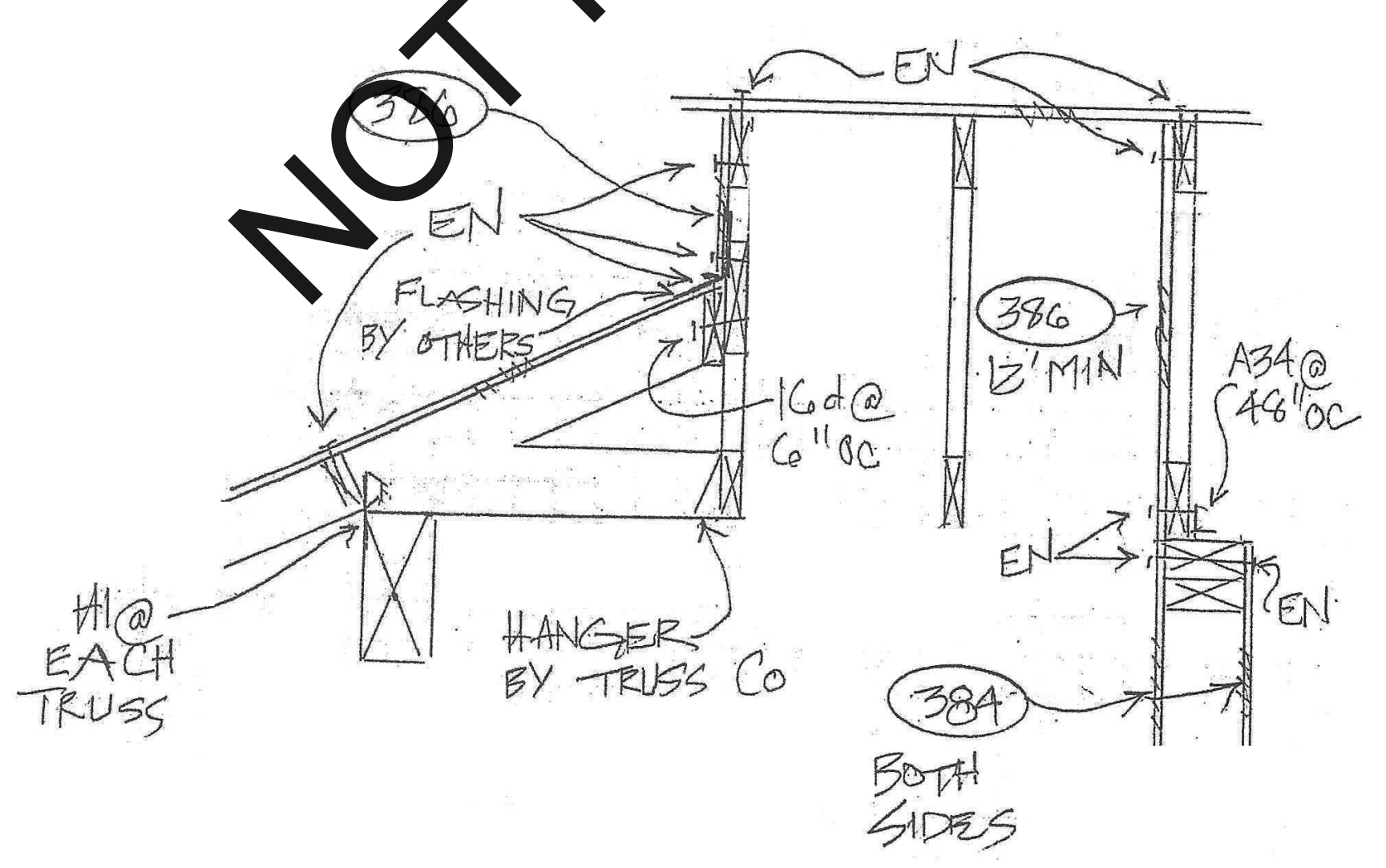


11 EAVE OPTION 1  
NOT TO SCALE

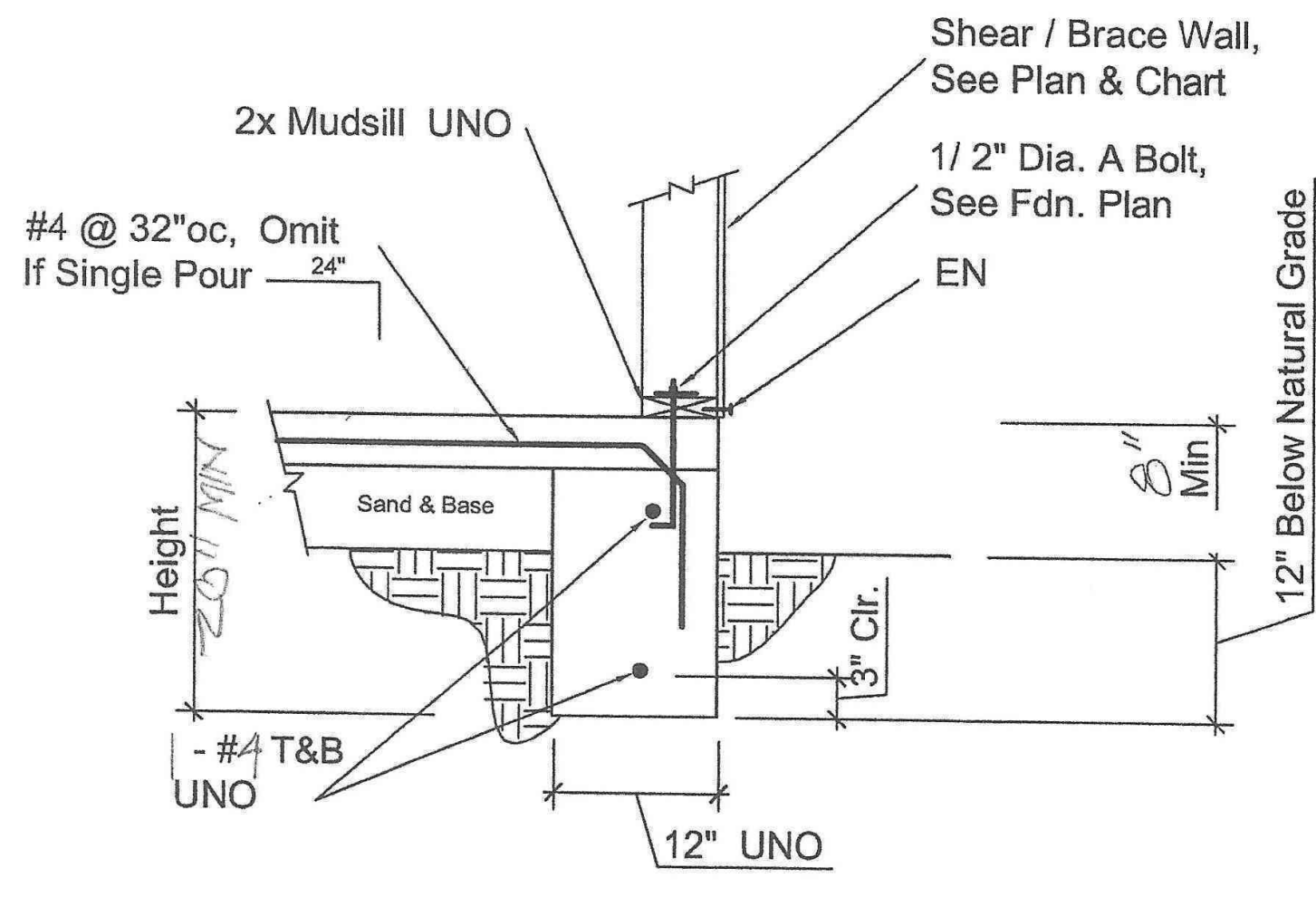
11A EAVE OPTION 2  
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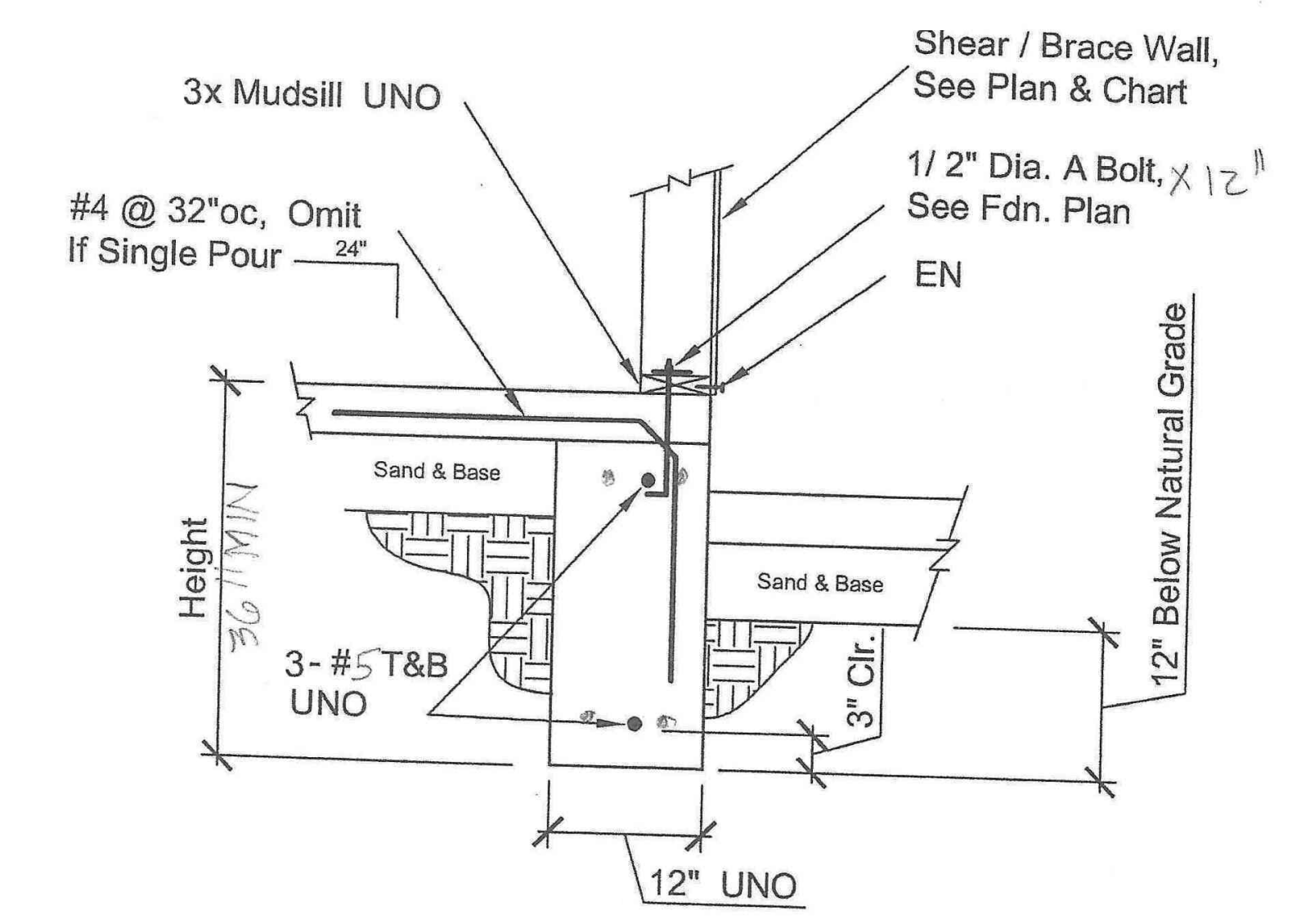
12 GABLE DETAIL  
NOT TO SCALE



13 PORCH DETAIL  
NOT TO SCALE



21 FOOTING DETAIL 1  
NOT TO SCALE



22 FOOTING DETAIL 2  
NOT TO SCALE

NOT FOR CONSTRUCTION

**GENERAL NOTES**

- IT SHALL BE THE CONTRACTOR/BUILDERS RESPONSIBILITY TO COMPLETELY FAMILIARIZE HIMSELF/HERSELF WITH THESE DRAWINGS AND THE SITE CONDITIONS, AND TO VERIFY ALL DETAILS WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- DIMENSIONS ARE TO FACE OF STUD (F.O.S.) UNLESS OTHERWISE NOTED. WHERE REQUIRED, MINIMUM CLEAR DIMENSIONS HAVE BEEN NOTED.
- ANY DISCREPANCY OR ERROR IN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF WINTER DRAFTING PRIOR TO THE COMMENCEMENT OF WORK. WINTER DRAFTING WILL ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS AFTER COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE NOTED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. SPECIFIC ITEMS TO BE CONSIDERED SHALL INCLUDE BUT ARE NOT LIMITED TO: FORMING, SCAFFOLDING, AND BRACING. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE/SHE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE PROJECT MANAGER AND HIS CONSULTANTS DO NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES FOR SUCH METHODS OF CONSTRUCTION. ANY SUPPORT SERVICES PROVIDED BY THE GENERAL CONTRACTOR AND HIS CONSULTANTS DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES, WHICH ARE FURNISHED BY THE GENERAL CONTRACTOR AND THEIR CONSULTANTS, WHETHER OF MATERIAL OR WORK AND WHETHER PERFORMED PRIOR TO, DURING, OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE THE CONTRACTORS PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
- THE HOME OWNER WILL NOT BE RESPONSIBLE FOR AMBIGUITIES AND OMISSIONS NOT BROUGHT TO THEIR ATTENTION BY THE GENERAL CONTRACTOR AND/OR THEIR SUBCONTRACTORS.
- BY SUBMITTING A BID, THE BIDDER AGREES AND WARRANTS THAT HE/SHE HAS EXAMINED THE DRAWINGS AND FOUND THAT THEY ARE ADEQUATE FOR COMPLETION OF THE PROJECT.
- THE GENERAL CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR VERIFYING FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS. ANY NECESSARY ADJUSTMENTS BETWEEN FIELD MEASUREMENTS AND DRAWINGS SHALL BE MADE IN ACCORDANCE WITH THE DECISION OF THE CONTRACTOR AND/OR HOME OWNER.
- CONTRACTOR'S SCOPE OF WORK: ALL LABOR, MATERIALS, FABRICATION, EQUIPMENT, APPLIANCES, APPURTENANCES, TRANSPORTATION AND SERVICES REQUIRED FOR CONSTRUCTION, ERECTION, AND INSTALLATION OF ALL OF THE VARIOUS WORK INDICATED ON THE DRAWINGS AND/OR SPECIFIED UNDER EACH OF THE SPECIFICATION SECTIONS; ANY SITE DEMOLITION AND REMOVAL OF ANY MATERIAL, RUBBISH, OR DEBRIS ABOVE OR BELOW GRADE; ALL EARTHWORK AND FOUNDATION WORK.
- THE CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPERTY LINES, EASEMENTS, SETBACK, AND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF NECESSARY, THE CONTRACTOR/BUILDER WILL BEAR THE RESPONSIBILITY OF ENGAGING A LAND SURVEYOR TO RECORD SUCH ITEMS.
- CONTRACTOR/BUILDER TO COORDINATE ALL PLUMBING, GAS, ELECTRICAL, SPRINKLER, AND HVAC SYSTEMS FOR COMPATIBILITY WITH THE PROPOSED DESIGN PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR/BUILDER TO VERIFY ALL ELECTRICAL, PLUMBING, AND HVAC REQUIREMENTS FOR EXISTING OR SPECIFIED EQUIPMENT PRIOR TO CONSTRUCTION.
- WINTER DRAFTING SHALL BEAR NO RESPONSIBILITY FOR THE DISCOVERY, HANDLING, PRESENCE, DISPOSAL, REMOVAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), OR OTHER TOXIC SUBSTANCES. SUCH WORK IF REQUIRED, SHALL BE COMPLETED UNDER SEPARATE CONTRACT. IF HAZARDOUS MATERIALS ARE FOUND DURING PREPARATION FOR CONSTRUCTION (I.E. NOT LIMITED TO ASBESTOS, POLYCHLORINATED BIPHENYL, OR LEAD PAINT) THEN THE BUILDING DEPARTMENT SHALL BE ADVISED IMMEDIATELY.
- IF THERE ARE ANY FEATURES OF CONSTRUCTION NOT FULLY INDICATED HERE WITHIN, IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO VERIFY THAT THE METHOD PROPOSED TO ADDRESS THE CONDITION MEETS CODE REQUIREMENTS AND IS AN APPROVED METHOD PER THE PERMITTING DEPARTMENTS AND/OR THEIR INSPECTORS.
- THE LICENSED CONTRACTOR/BUILDER AWARDED THIS PROJECT SHALL REVIEW THESE DRAWINGS THOROUGHLY TO VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS AT THE JOB SITE WILL FUNCTION AS DRAWN. AS WINTER DRAFTING IS NOT A LICENSED CONTRACTOR, NOR ARCHITECT, AND DOES NOT MAKE ANY CLAIM OTHERWISE, IT IS HEREBY NOTED THAT THE CONTRACTOR/BUILDER ADVISE THE DESIGNER, OWNER AND PERMITTING DEPARTMENT OF ANY CONDITIONS HERE WITHIN THAT DO NOT MEET APPLICABLE CODES, AND THAT THE CONTRACTOR/BUILDER FORMULATE A PLAN OF ACTION TO ADHERE AS SUCH.
- ALL DESIGNS, ELEVATIONS, PLANS AND OTHER ART DISPLAYED WITHIN THIS SET OF DRAWINGS ARE DISCLOSED FOR THE EXCLUSIVE USE FOR WHICH THEY WERE DELIVERED TO THE OWNER. THIS PLAN SET HAS BEEN CREATED BY, AND IS THE SOLE PROPERTY OF, WINTER DRAFTING. TERMS OF USE FOR THIS PLAN MAY VARY BY CONTRACT AND SHALL BE DETERMINED PRIOR TO USE. THIS DISCLOSURE IS NOT INTENDED TO LIMIT USERS FROM MAKING CHANGES TO THIS PLAN, BUT RATHER TO ENSURE THAT THEY FOLLOW THE CORRECT LEGAL PROCESS FOR OBTAINING THE RIGHTS TO MAKE SUCH VARIATIONS. THIS INCLUDES ANY DESIGN PROFESSIONAL, LICENSED AND UNLICENSED ALIKE, RECEIVING WRITTEN APPROVAL FROM WINTER DRAFTING TO RECREATE AND/OR ALTER THIS PLAN FOR EACH PARTICULAR BUILD. PLEASE REFER TO OUR WEBSITE FOR CONTACT INFORMATION. WWW.WINTERDRAFTING.COM

**CONSTRUCTION WASTE MANAGEMENT PLAN**

- PROVIDE WASTE RECEPTACLES, ONE FOR GARBAGE AND ONE FOR RECYCLING PLASTICS, WOODS, PAPER AND CARDBOARD, AND METAL.
- EXCAVATED SOIL AND LAND CLEARING DEBRIS FROM THE JOBSITE SHALL BE REUSED OR RECYCLED. EVENLY SPREAD SOIL INTO SURROUNDING AREAS AROUND NEW STRUCTURE.
- CONSTRUCTION WASTE MATERIALS TO BE BULK MIXED, CALCULATED BY WEIGHT AND SENT TO AN APPROVED WASTE MANAGEMENT FACILITY.

**SITE MANAGEMENT & STORM WATER CONTROL**

- BETWEEN OCT 01 AND JUNE 01, OR ANY OTHER TIME DURING THE YEAR THAT A SIGNIFICANT RAIN EVENT IS PENDING, PROVIDE STORM WATER CONTROL MEASURES (BIMPS) TO PREVENT EROSION. DUE TO STORM WATER OR WIND SHALL BE IN PLACE PRIOR TO STARTING THE PROJECT AND OR DURING THE COURSE OF THE PROJECT AS SHOWN ON THE SITE DEVELOPMENT PLAN. SEE SITE PLAN.
- THE CONTRACTOR IS REQUIRED TO CALL FOR AN INSPECTION OF THE PLACEMENT OF THE BMP'S PRIOR TO ANY GRADING, EXCAVATIONS, OR OTHER SITE WORK TAKING PLACE AT THE SITE IF THE WORKS TAKES PLACE BETWEEN OCTOBER 01 AND JUNE 01 OR ANY TIME THAT WHICH A SIGNIFICANT RAIN EVENT IS PENDING.

**2022 MANDATORY MEASURES**

THE GENERAL CONTRACTOR AND/OR OWNER BUILDER WILL BE SOLELY RESPONSIBLE FOR VERIFYING AND COMPLYING WITH ALL APPLICABLE MANDATORY MEASURES FOR THIS PROJECT.

**PROJECT INFO**

**SCOPE OF WORK:**

THIS PROJECT SHALL CONSIST OF ONE NEW DETACHED STRUCTURE. IT SHALL BE WOOD FRAMED WITH CONCRETE SLAB ON GRADE.

**AREA CALCULATION:**

CONDITIONED AREA	= 552 SQ FT
GARAGE AREA	= 280 SQ FT
FRONT PORCH AREA	= 74 SQ FT
TOTAL BUILDING AREA	= 906 SQ FT

**No. OF LEVELS:**

SINGLE STORY / 1 LEVEL

**DESIGN CRITERIA:**

APPLICABLE CODES: 2022 CBC, CRC, CMC, CPC & CEC

ROOF DL = 23 PSF  
SL = 50 PSF  
73 PSF

WALLS--- EXTERIOR = 15 PSF  
----- INTERIOR = 7 PSF

ALLOW SOIL BEARING = 1500 PSF

**SEISMIC**

EQUIVALENT METHOD  
SOIL SITE CLASS = D  
SEISMIC CATEGORY = D  
R = 6.5 (SHEARWALLS)  
I = 1.0  
RHO = 1.3  
SDS = .9  
V = (RHO)(.7)(SDS) \*\*W/R  
= (.14)(SDS)W

**WIND**

ASCE/SEI 7-16, CHAPTER 27  
RISK CATEGORY II  
EXPOSURE = C  
BASIC WIND SPEED = 110 MPH  
L/B = 1.0 H=15'  
ENCLOSED SIMPLE DIAPH  
PWALL = 25.2 PSF  
UPLIFT = 17.3 PSF

**WUI AREA:**

YES - THIS STRUCTURE SHALL BE BUILT TO COMPLY WITH ALL WILDLAND URBAN INTERFACE REQUIREMENTS. SEE NOTES THROUGHOUT.

**T-24 SUMMARY MINIMUMS:**

SLAB-ON-GRADE NO INSULATION

WALLS (2X6) R-21

ROOF ATTIC R-38 W/RADIANT BARRIER

WINDOWS/SLGD 0.30 U-VALUE / 0.23 SHGC

WATER HEATER HEAT PUMP (40 GAL) 2.9 UEF / NEEA RATED

HVAC DUCTLESS MINI-SPLIT HP - 7.5 HSPF2/ 14.3 SEER2/ 9.8 EER2

PV DC SYSTEM 2.03 KWDC

**OTHER REQUIREMENTS:**

- QUALITY INSULATION INSTALLATION (QII)
- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD
- VERIFIED REFRIGERANT CHARGE
- AIRFLOW IN HABITABLE ROOMS (SC3.1.4.1.7)\*
- VERIFIED HEAT PUMP RATED HEATING CAPACITY

• WALL-MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 FT2 (SC3.4.5)\*

• DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN CONDITIONED SPACE (SC3.1.4.1.8)\*

\*SEE VCHP COMPLIANCE OPTION

**DEFERRALS:**

FIRE SPRINKLER DRAWINGS  
SOLAR - PHOTOVOLTAIC SYSTEM

**FIRE SPRINKLER SYSTEM:**

THIS STRUCTURE SHALL HAVE AN APPROVED FIRE SPRINKLER SYSTEM. THIS SYSTEM SHALL BE PERMITTED SEPARATELY AND APPROVED PRIOR TO CONSTRUCTION.

**SOLAR/PHOTOVOLTAIC SYSTEM:**

THIS STRUCTURE SHALL HAVE AN APPROVED PHOTOVOLTAIC SYSTEM. THIS SYSTEM SHALL BE PERMITTED SEPARATELY AND APPROVED PRIOR TO CONSTRUCTION.

SHEET	CONTENTS
A0.1	COVER SHEET
A1.1	FOUNDATION PLAN
A2.1	FLOOR PLAN
A2.2	SHEARWALL PLAN
A2.3	ELECTRICAL PLAN
A2.4	ROOF PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A4.1	DETAILS

NOT FOR CONSTRUCTION



Ⓐ 3D EXTERIOR VIEW



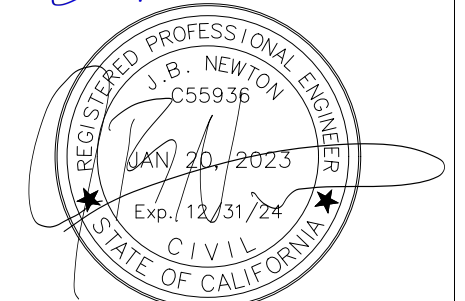
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**DESIGNER SIGNATURE**

*[Handwritten Signature]*

**ENGINEERS STAMP**



**PROJECT**  
552 SQ FT  
1 BED 1 BATH  
1.5 CAR GARAGE  
50 LB SNOW  
OWNER

**PROJECT ADDRESS**

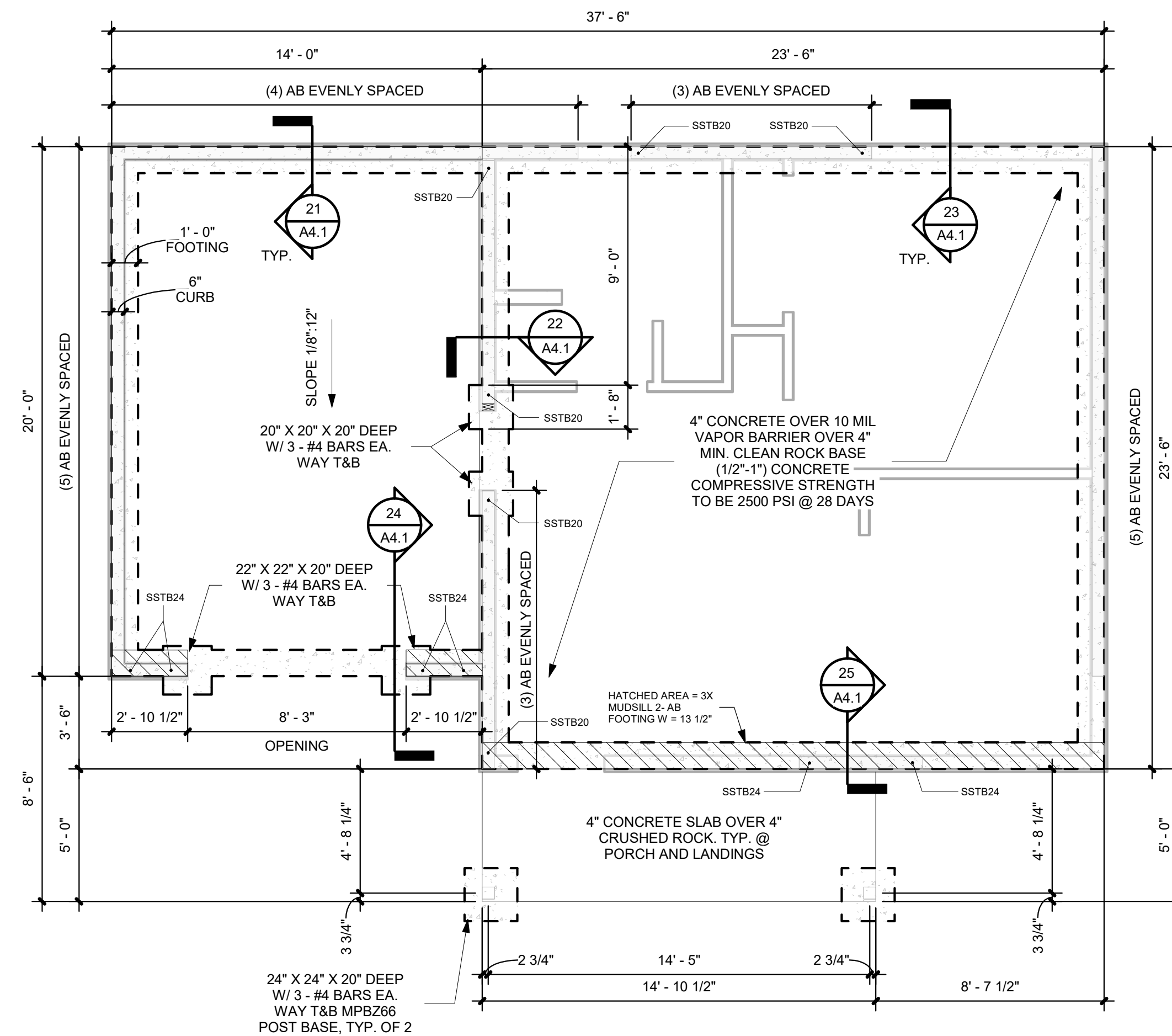
**ASSESSORS PARCEL NUMBER**

PROJECT #	22-205G-50
PLAN CHECK #	
STATUS DATE	8-17-2023
PLANCHECK	9-6-2023
PLANCHECK	9-27-2023

**COVER SHEET**

**A0.1**

NOT FOR CONSTRUCTION



(A) FOUNDATION PLAN  
1/4" = 1'-0"

**FOUNDATION NOTES**

- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH @ 28 DAYS OF 2500 PSI.
- EXTERIOR CONCRETE SHALL SLOPE 1/8" PER FOOT MIN. AWAY FROM STRUCTURE.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615 & SHALL BE GRADE 40 MIN.
- PROVIDE 10 MIL VAPOR BARRIER UNDER SLAB.
- CONCRETE SHALL CURE FOR A MIN. OF 7 DAYS PRIOR TO BACKFILLING.
- SLOPE EARTH 5% FROM FOUNDATION TO 10' FROM BUILDING FOR PROPER DRAINAGE.
- PROVIDE 36"x36" MIN. CONCRETE LANDING AT ALL EXTERIOR DOORS.
- UNTREATED WOOD SHALL BE 6" MIN. ABOVE EARTH, WHERE SUBJECT TO WEATHER OR SPLASH, WOOD SHALL BE 1" ABOVE CONC. SLAB. WOOD SHALL BE 8" MIN ABOVE EARTH AT PIERS.
- EXTERIOR WALL SILL PLATES AND ALL WOOD IN CONTACT WITH FOOTINGS SHALL BE P.T.
- ALL FASTENERS INTO P.T. MATERIALS SHALL BE CORROSION RESISTANT & SHALL BE HOT DIPPED GALV. TO ASTM A153 & CONNECTORS TO ASTM G653-G185.
- ANY PENETRATIONS INTO P.T. MATERIALS SHALL TREATED. SODIUM BORATE SHALL NOT BE USED.
- BOTTOM OF FOOTINGS TO BE ON LEVEL GROUND ON NATURAL GRADE, TYP.
- CONTRACTOR AND/OR OWNER ARE SOLELY RESPONSIBLE FOR PROVIDING PROPER VENTING OF ANY UNDERFLOOR AREAS & DRAINAGE AROUND THE STRUCTURE (2% AWAY, MIN. OR AS REQ'D). THIS INCLUDES PROPERLY GRADING THE SITE & IMPLEMENTING ANY DRAINAGE SYSTEMS OR EROSION CONTROL MEASURES AT OR NEAR THE STRUCTURE TO PREVENT ANY KIND OF WATER DAMAGE TO THE STRUCTURE.
- SOME OF THE 1/2" Ø ANCHOR BOLTS ARE NOT SHOWN ON THIS DRAWING. ONLY ANCHOR BOLTS SHOWN ARE FOR SPECIFIC QTY THAT EXCEEDS THE STANDARD SPACING OF 72" O.C. PER BRACED WALL SCHEDULE.
- CONTRACTOR TO COORDINATE HOLDOWN BOLT LOCATIONS W/ FRAMING PLAN & TIE ALL HOLDOWN BOLTS INTO PLACE PRIOR TO CONCRETE PLACEMENT.
- ASSUMED SOIL TYPE, ALLOWABLE BEARING USE 1500 PSF CONTRACTOR AND/OR OWNER IS SOLELY RESPONSIBLE FOR VERIFYING THAT THE SOIL CONDITIONS @ THE BLDG SITE AREA OF ADEQUATE INTEGRITY TO SUPPORT THE STRUCTURE AT MINIMUM. VERIFY BEARING ON NATIVE SOIL OR ENGINEERED FILL. IF NECESSARY, CONSULT A GEOTECHNICAL ENGINEER.
- ANCHOR BOLTS SHALL BE ANCHORED IN PLACE AT THE TIME OF FOUNDATION INSPECTION.
- ANCHOR BOLTS TO BE 1/2" Ø BOLTS @ 72" O.C. (MAX) W/ 7" MIN. EMBEDMENT
  - ALL CAST IN PLACE BOLTS TO HAVE EMBEDMENT HEAD OR "J" BEND INTO CONCRETE
  - ALL BOLTS REQUIRE 3"x3"x1/4" PLATE WASHERS

**FOUNDATION PLAN NOTES (STRUCTURAL)**

- AB = 1/2" DIAMETER ANCHOR BOLTS @ 6" O.C. UNO
- USE 3" X 3" X .229" STEEL PLATE WASHER @ 2X4 WALLS AND 4-1/2" X 3" X .229" STEEL PLATE WASHER @ 2X6 WALLS WITH A DIAGONAL SLOT 7/16" X 1-3/4" WITH A STANDARD CUT WASHER BETWEEN THE PLATE AND THE NUT AT ALL SHEARWALLS
- MS = MUDSILL, USE 2X PT MUDSILL UNO
- USE 1/2" DIA. X 12" ANCHOR BOLT WITH 3X MUDSILL
- USE 12" WIDE X 20" HIGH FOOTING UNO
- USE 1-#4 TOP & BOTTOM UNO



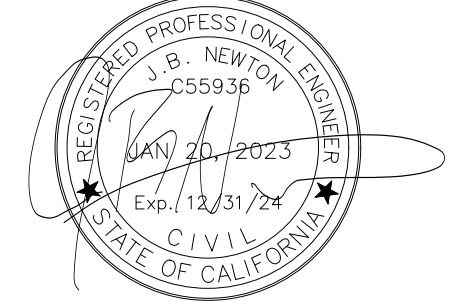
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**FOUNDATION PLAN**

**A1.1**

**AGING-IN-PLACE DESIGN AND FALL PREVENTION**

R327.1.1 REINFORCEMENT FOR GRAB BARS. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.

1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER, 1 1/2 INCH BY 7 1/4 INCH ACTUAL DIMENSION OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39 1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.

**EXCEPTIONS:**

1. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
2. REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.
3. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
4. BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
5. REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.

R327.1.1.4 DOCUMENTATION FOR GRAB BAR REINFORCEMENT. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.

**R327.1.2 ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS.**

ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING INTENDED TO BE USED BY OCCUPANTS, SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.

**EXCEPTIONS:**

1. DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS; AND CONTROLS LOCATED ON APPLIANCES.
2. RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A WINDOW, IS LESS THAN 15 INCHES.

R327.1.3 INTERIOR DOORS. EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES (812.8 MM), MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.

R327.1.4 DOORBELL BUTTONS. DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.

PLUMBING FIXTURES & FITTINGS FLOW REQUIREMENTS	
TOILETS	≤ 1.28 GAL/FLUSH
LAVATORY FAUCETS	≤ 1.2 GPM @ 60 PSI
SHOWER HEADS	- SINGLE FAUCETS ≤ 1.8 GPM @ 80 PSI - MULTIPLE FAUCETS COMBINED FLOW RATE NOT TO EXCEED 2.0 GPM @ 80 PSI OR ONLY ONE FAUCET SHALL OPERATE AT A TIME
KITCHEN FAUCETS	≤ 1.8 GPM @ 60 PSI TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM
METERING FAUCETS	≤ 1.5 GPM @ 60 PSI

**GREEN BUILDING REQUIREMENTS**

- AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE PROVIDED WITH INTEGRAL RAIN SENSORS OR SOIL MOISTURE SENSORS THAT ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS NEEDS AS WEATHER CONDITIONS CHANGE. (GBC SECTION 4.304.1)
- ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR ACCEPTABLE METHOD. (GBC SECTION 4.406)
- A MINIMUM OF 65 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE. (GBC SECTION 4.408.1)
- AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED PRIOR TO FINAL INSPECTION. (GBC SECTION 4.410.1)
- GAS STOVES SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. WOOD/PELLET STOVES SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS. (GBC SECTION 4.504.1)
- DUCT AND VENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION. (GBC SECTION 4.504.1)
- ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS. (GBC SECTION 4.504.2.1)
- PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS. (GBC SECTION 4.504.2.2)
- AEROSOL PAINTS AND COATING SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. (GBC SECTION 4.504.2.3)
- DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. (GBC SECTION 4.504.2.4)
- CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. (GBC SECTION 4.504.3)
- 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERINGS INSTITUTE (RFCI) FLOOR SCORE PROGRAM. (GBC SECTION 4.504.4)
- PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. (GBC SECTION 4.504.5)
- MOISTURE CONTENT OF BUILDING MATERIALS USED IN ENCLOSED WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE AND CANNOT EXCEED 19%. (GBC SECTION 4.505.3)
- WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-42. (GBC SECTION 4.507.1)
- HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS. (GBC SECTION 702.1)

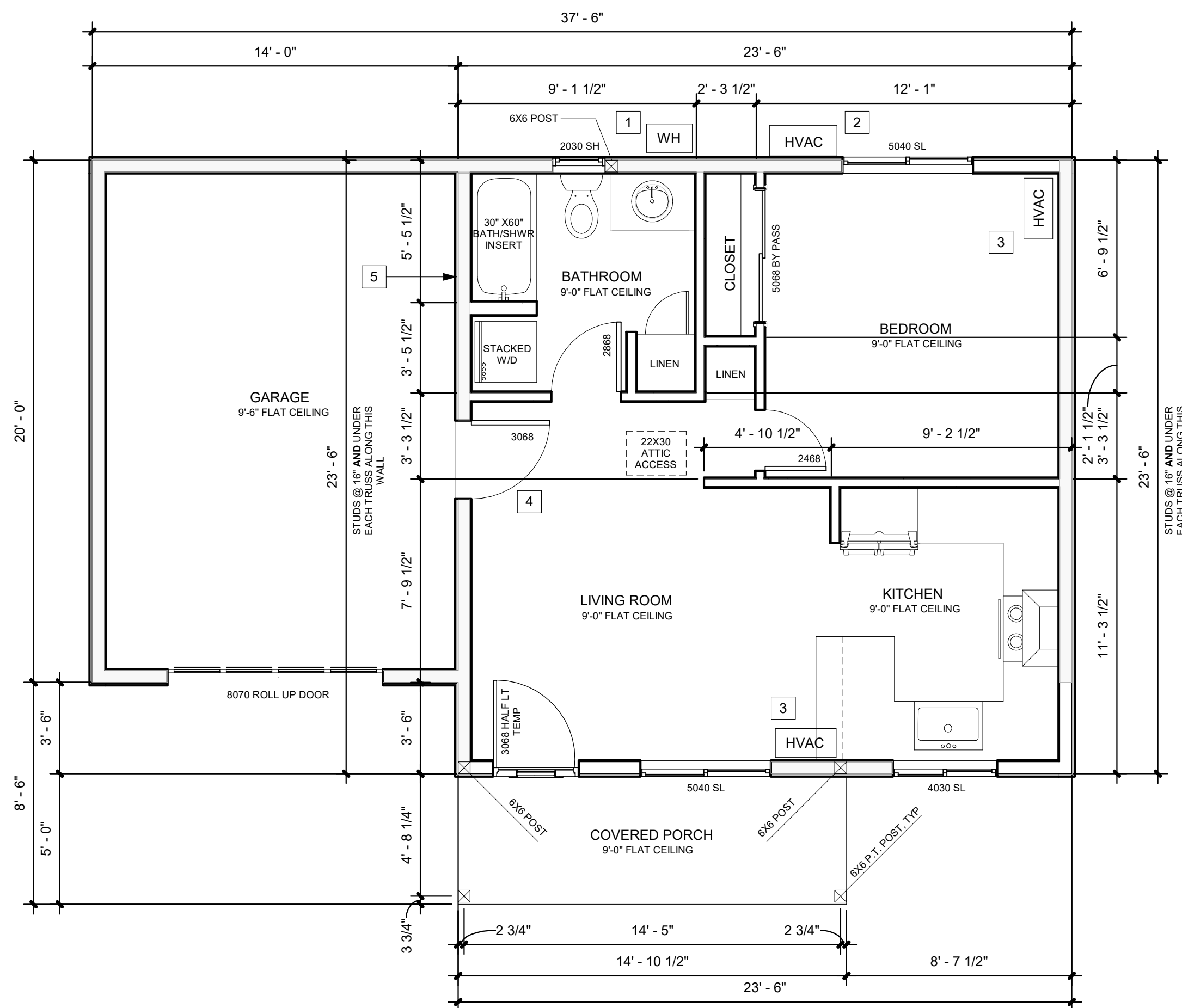
**KEYNOTES:**

- 1 - ON DEMAND WATER HEATER, INSTALLED PER MFR INSTALLATION INSTRUCTIONS. THE T & P VALVE SHALL DISCHARGE TO THE EXTERIOR, STRAP AND SECURE, LOCATED A MIN. 18" ABOVE GARAGE FLOORS AND SAFETY DRAIN PAN IN ATTICS OR WHERE DAMAGE MAY OCCUR. CPC 504, CMC305.1
- 2 - ESTIMATED LOCATION OF HVAC PAD. CONFIRM EXACT LOCATION WITH HVAC INSTALLER.
- 3 - ESTIMATED LOCATION OF MINISPLIT HEAD. CONFIRM EXACT LOCATION WITH HVAC INSTALLER.
- 4 - 1-3/8" SOLID CORE 1-HOUR RATED DOOR W/ SELF CLOSING AND SELF LATCHING DEVICES. CRC 302.5.1
- 5 - APPLY 5/8" TYPE "X" GYP. BOARD ON GARAGE FACE OF THIS WALL AND 2 LAYERS ON ENTIRE CEILING OF GARAGE.

**GENERAL NOTES**

1. DIMENSIONS ARE TO FACE OF STUD (F.O.S.) UNLESS OTHERWISE NOTED. WHERE REQUIRED, MINIMUM CLEAR DIMENSIONS HAVE BEEN NOTED.
2. ALL EXTERIOR WALLS SHALL BE 2X6 STUD WITH INSULATION PER ENERGY CALCS. WITH THE EXCEPTION OF 2X6 PLUMBING WALLS, ALL INTERIOR WALLS SHALL BE 2X4 U.N.O.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CORRECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. CONTRACTOR TO COORDINATE ALL PLUMBING, GAS, ELECTRICAL, SPRINKLER, AND HVAC SYSTEMS FOR COMPATIBILITY WITH THE PROPOSED DESIGN PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIAL NEEDED TO PROPERLY COMPLETE THE WORK.
6. DBL 2X STUDS SHALL BE USED FOR END SUPPORTS OF GIRDER TRUSSES U.N.O.
7. ALL WATER PIPES INSTALLED IN EXTERIOR WALL SHALL BE LOCATED ON THE CONDITIONED SIDE OF WALL.
8. ALL PIPES IN UNCONDITIONED SPACE SHALL BE INSULATED.
9. EXPOSED DOMESTIC HOT WATER PIPING SHALL BE INSULATED. CPC 609.11
10. HOSE BIBBS SHALL BE FROST-FREE.
11. ALL PLUMBING WALLS SHALL BE 2X6 AND SHALL NOT EXCEED NOTCHING AND BORING REQUIREMENTS PER CRC 602.6.
12. FIRE BLOCK PIPES, DUCTS, CHIMNEYS, & FIREPLACES PER CRC 302.11, 602.8, 1001.12 & 1003.19.
13. DRYER VENT TO OUTSIDE. MAX LENGTH OF 14' W/ 2 BENDS.
14. SAFETY GLASS/TEMPERED GLASS SHALL BE INSTALLED IN HAZARDOUS LOCATIONS.
15. HALLWAYS SHALL BE 36" WIDE MIN.
16. EXTERIOR EXITING DOORS SHALL BE 36" WIDE MIN. WITH 36"x36" CONCRETE LANDING 1 1/2" MAX. FROM TOP OF THRESHOLD.
17. EXTERIOR DOORS AND DOORS LEADING FROM GARAGE SHALL HAVE A SINGLE CYLINDER DEADBOLT. GLASS SLIDING DOORS SHALL BE PROVIDED WITH AN AUXILIARY DOOR LOCK. OPERABLE WINDOWS SHALL BE PROVIDED WITH AN AUXILIARY DOOR LOCK.
18. PROVIDE BLOCKING BETWEEN TRUSSES FOR GARAGE DOOR RAILING. SEE MFR SPECS FOR SPACING.
19. EXTERIOR DOORS SHALL HAVE CLADDING THAT IS EITHER NON-COMBUSTIBLE, IGNITION RESISTANT, LISTED UNDER SFM 12-7A-1, A 20 MIN. LISTED ASSEMBLY OR SOLID CORE 1 3/4" WITH INTERIOR FIELD PANEL THICKNESS NOT LESS THAN 1 1/4".
20. REFRIGERANT SERVICE PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING-TYPE TAMPER-RESISTANT CAPS.
21. ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPEN AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.
22. ALL SYSTEMS THAT CIRCULATE WATER BY MEANS OF A PUMP OR OTHER MECH. DEVICE OR METHOD SHALL HAVE A CHECK VALVE(S) OR EQUAL DEVICE(S) INSTALLED TO ENSURE THE DIRECTION OF FLOW.
23. WHERE LEAK DETECTION DEVICES FOR WATER SUPPLY AND DISTRIBUTION ARE INSTALLED, THEY SHALL COMPLY WITH IAPMO IFC 115 OR 349.
24. SAFETY GLAZING OR TEMPERED GLASS SHALL BE INSTALLED IN ALL HAZARDOUS LOCATIONS INCLUDING: DOORS AND ENCLOSURES OF BATHTUBS, SPAS, HOT TUBS; WITHIN 24" ARC OF A DOOR; WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OR WITHIN 60 HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD AND GLAZING IN DOORS, SLIDING GLASS DOORS AND SKYLIGHTS. GLAZING AND WET SURFACES (R308.4.5) GLAZING IN WALLS, ENCLOSURES, OR FENCES, CONTAINING, OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, INDOOR AND OUTDOOR SWIMMING POOLS WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING. EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATHTUB, WHIRLPOOL, SWIMMING POOL, SHOWER, SAUNA, OR STEAM ROOM. CRC 308, 308.4

NOT FOR CONSTRUCTION



A FLOOR PLAN  
1/4" = 1'-0"

**OPTION B - Attached Garage**



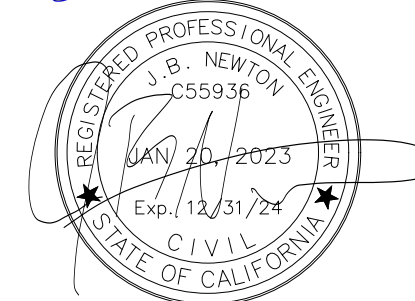
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**FLOOR PLAN**

**A2.1**





NOT FOR CONSTRUCTION

**ADDITIONAL STRUCTURAL NOTES**

USE 4X POST OR 4X KING WITH HOLD-DOWNS UNO

USE 6X8 DF #1 EXTERIOR HEADERS UNO

USE 12-10D X 2-21/2" WITH LTT2 WITH WASHER

USE 18-SD #10 X 2-1/2" WITH HTT4

FOR SHEARWALLS, SEE SHEARWALL CHART

**NOTE A:** SHEATH SHEARWALL BEFORE FRAMING ADJOINING WALL

**NOTE B:** 2X6 DF #1#2 STUDS @ 16" OC AND A STUD UNDER EACH TRUSS WHERE NOTED

SHEARWALL CHART		
SHEARWALL TAG	WOOD STRUCTURAL PANELS	EDGE NAIL
386	3/8"	8D @ 6" O.C.
384	3/8"	8D @ 4" O.C.
383	3/8"	8D @ 3" O.C. (SEE FOOTNOTE 1)
382	3/8"	8D @ 2" O.C. (SEE FOOTNOTE 1)
126	1/2"	10D @ 6" O.C.
124	1/2"	10D @ 4" O.C. (SEE FOOTNOTE 1)
123	1/2"	10D @ 3" O.C. (SEE FOOTNOTE 1)
122	1/2"	10D @ 2" O.C. (SEE FOOTNOTE 1)

**SHEARWALL CHART FOOTNOTES:**

**FOOTING 1)** USE A MIN OF 3" NOMINAL MEMBER @ PANEL JOINTS & @ FOUNDATION SILL PLATE. STAGGER NAILING

**SHEARWALL NOTES:**

- USE DF-L FRAMING @ SHEAR PANELS. ALL PANEL EDGES SHALL BE SOLID BLOCKED. FOR STUDS SPACED @ 24" OC WITH 3/8" SHEATHING, USE SHEATHING LONG DIMENSION ACROSS STUDS WITH 8d @ 6" OC FIELD NAIL. FOR ALL OTHER CASES FIELD NAIL @ 12" OC.
- WHERE SHEATHING IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" OC, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED
- NAILS IN SHEARWALLS AND ENGINEERING CONNECTIONS TO BE COMMON WIRE NAILS OR HOT-DIPPED GALVANIZED BOX NAILS:
  - 8d - 0.131" DIA X 2-1/2" LONG
  - 10d - 0.148" DIA X 3" LONG
  - 16d - 0.162" DIA X 3-1/2" LONG
- LSS50 CAN BE SUBSTITUTED FOR A35. (VALUE USED = 450# FOR BOTH LSS50 & A35)
- MINIMUM OF 2 ANCHORS PER WALL. MINIMUM EMBEDMENT IS 7"

**GENERAL REQUIREMENTS**

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO 2022 C.B.C. AND ADOPTED C.M.C., C.P.C. AND C.E.C. REQUIREMENTS.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB BEFORE COMMENCING WORK AND THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES.

3. PLAN DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN. NOTES ON THE DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES OR SPECIFICATIONS.

4. SAFETY BARRICADES, FENCES, TEMPORARY WALKS, SHORING, BRACING, ETC., AS REQUIRED TO SAFELY EXECUTE THE WORK, SHALL BE ERECTED BY THE GENERAL CONTRACTOR IN COMPLIANCE WITH THE LOCAL BUILDING CODE AND POLICE REGULATIONS.

5. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY WORKMAN'S COMPENSATION INSURANCE FOR EVERY PERSON EMPLOYED BY HIM ON THE PREMISES AND SHALL MAINTAIN SUCH INSURANCE IN FULL FORCE DURING THE ENTIRE TIME OF THE CONTRACT.

**STRUCTURAL NOTES**

1. CONCRETE MIX SHALL BE MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.

2. STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 AND BE GRADE 40 MIN.

3. ALL REINFORCING BAR SPLICES SHALL BE A MINIMUM OF 48 BARS DIAMETERS OR PER THE 2022 CBC.

4. CONCRETE SLAB TO BE 3-1/2" THICK OVER 2" SAND OVER 1" MIL VAPOR BARRIER OVER 4" OF FREE DRAINING ROCK (1/2 MIN). CONCRETE MIX SHALL BE WITH AW/C RATIO OF 5 OR LESS & AWATER REDUCING ADMIXTURE. (OPTIONAL #3 @ 24" OC EACH WAY CENTERED IN SLAB)

5. ALL FOOTING SHALL BE CARRIED 12" INTO UNDISTURBED NATIVE SOIL AS DESCRIBED IN CBC 2022 1804.2 AND/OR PER DETAILS.

6. CONTRACTOR SHALL COORDINATE HOLD-DOWN BOLT LOCATIONS WITH FRAMING PLAN PRIOR TO CONCRETE PLACEMENT.

7. CONTRACTOR TO VERIFY BEARING ON UNDISTURBED NATIVE SOIL OR CERTIFIED ENGINEERED FILL.

8. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE SHALL BE FOUNDATION GRADE PRESSURE TREATED DOUG FIR OR HEM FIR. EMBED 1/2" DIAMETER A307 ANCHOR BOLTS' EMBEDMENT. INSTALL NOT MORE THAN 12" NOR LESS THAN 4" FROM ALL SILL ENDS AND 6-0" O.C. MAXIMUM UNO. AND A MINIMUM OF TWO BOLTS PER PIECE OF SILL PLATE FOR ALL BEARING AND EXTERIOR WALLS. USE 3" X 3" X 2 29" STEEL PLATE WASHER @ 2 X 6 WALLS WITH A DIAGONAL SLOT 7/16" X 1-3/4" WITH A STANDARD CUT WASHER BETWEEN THE PLATE AND THE NUT AT ALL SHEAR WALLS. SIMPSON MAS OR M A S P CAN BE SUBSTITUTED FOR 1/2" DIAMETER ANCHOR BOLTS. FOR THE BOTTOM PLATE OF ALL INTERIOR NON-BEARING WALLS ON CONCRETE SLAB INSTALL SIMPSON PHN-72 POWDER ACTUATED PINS AT 3'-0" O.C. OR 12" DIAMETER TITEN HD @ 6'-0" O.C., EMBED 3" MIN.

9. BEAMS 4" WIDE AND SMALLER, JOISTS, RAFTERS, STUDS, PLATES, BLOCKING, POSTS, TRIMMERS, KING STUDS, AND ALL OTHER WOOD NOT OTHERWISE NOTED SHALL BE DF #2#1.

10. BEAMS 6" WIDE AND GREATER SHALL BE DF #1 UNLESS OTHERWISE NOTED.

11. GLU-LAM BEAMS SHALL BE 24F-V8 DF/DF UNO.

12. PARALLAM (PSL) ARE MANUFACTURED BY I-LEVEL, =E 2000 KSI, Fb= 2.9 KSI. MICROLLAM (LVL) ARE MANUFACTURED BY I-LEVEL, =E 1900 KSI, Fb= 2.6 KSI.

13. ROOF SHEATHING SHALL BE 5/8" APA 40/20 C-D INSTALLED WITH FACE GRAIN PERPENDICULAR TO FRAMING AND WITH END JOINTS STAGGERED UNO. NAILING SHALL BE 8d @ 6" OC EDGES AND 12" OC FIELD UNO. INSTALL SHEATHING TO ALL TRUSSED SURFACES PRIOR TO CALIFORNIA FRAMING.

14. RECOMMEND TRUSSES TO BE TEMPORARILY BRACED DURING CONSTRUCTION PER BCSI 1-03 GUIDE. TRUSSES TO BE PERMANENTLY BRACED PER TRUSS DESIGN DRAWINGS.

15. SHEARWALL SHEATHING SHALL BE C-DX OR OSB, MINIMUM PANEL INDEX 16/0, BLOCK ALL EDGES. SEE SHEARWALL CHART AND FOOTNOTES FOR SHEATHING THICKNESS, NAILING & SPACING. ALL FASTENERS CONNECTING SHEAR PANELING OR FRAMING MEMBERS TO PRESERVATIVE TREATED WOOD SHALL BE OF HOT DIPPED STEEL, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICONE BRONZE OR COPPER.

16. ALL NAILING SHALL BE IN COMPLIANCE WITH 2022 CBC TABLE 2304.10.1.

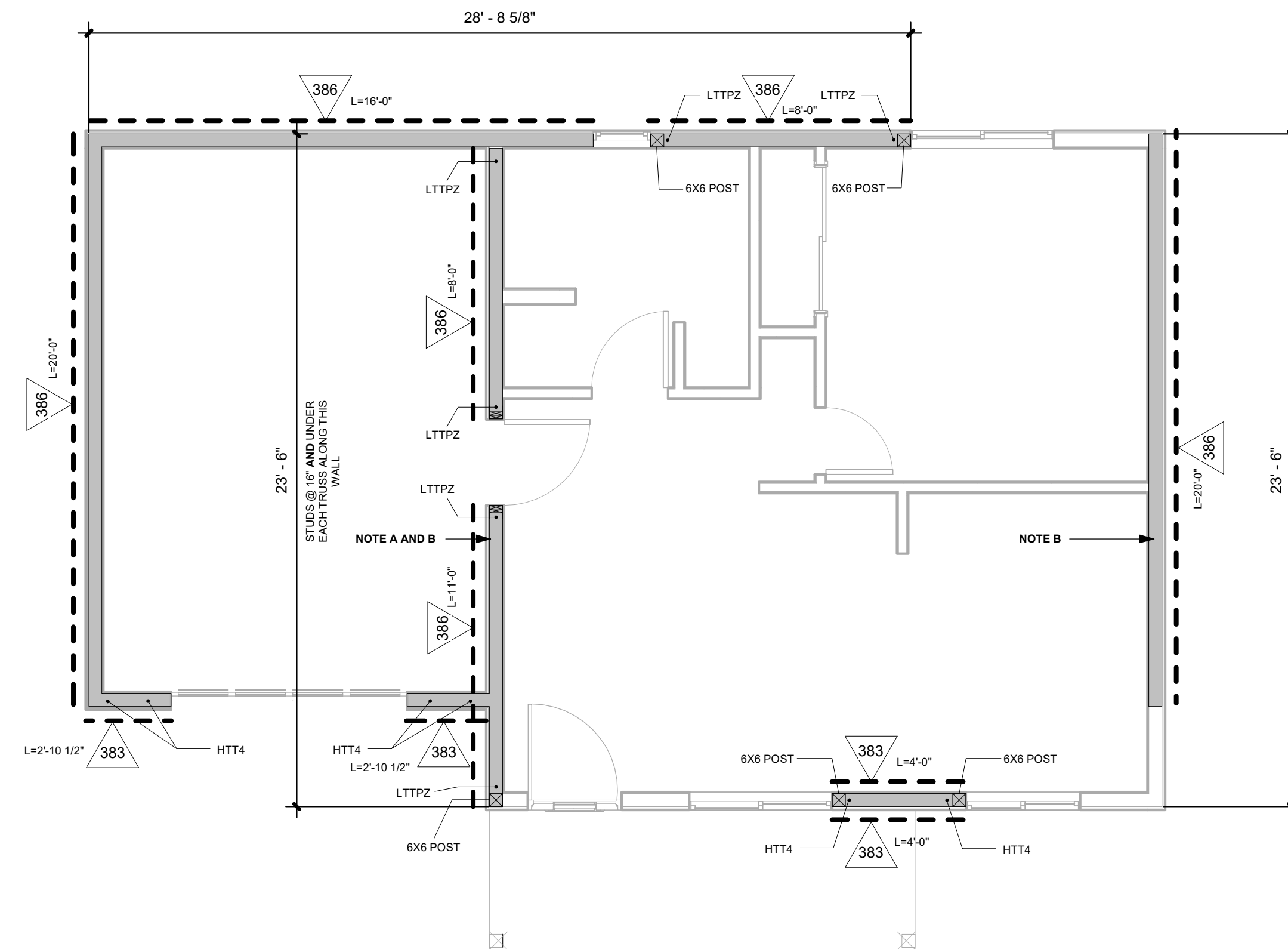
17. PROVIDE 8-16d SINKERS ON EACH SIDE OF ALL UPPER TOP PLATES SPLICES, UNO.

18. PROVIDE BLOCKING AT ENDS OF JOISTS, RAFTERS, AND TRUSSES AT SUPPORTS.

19. ALL EXPOSED STEEL STRAPS, ANGLES, PLATES, CLIP-ANGLES, BOLTS AND NAILS SHALL BE HOT-DIPPED GALVANIZED.

20. ALL MISCELLANEOUS CLIP-ANGLES AND STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36. ALL MISCELLANEOUS METAL CONNECTORS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUAL.

21. ALL BOLTS SHALL CONFORM TO ASTM A307.



(A) SHEARWALL PLAN  
1/4" = 1'-0"



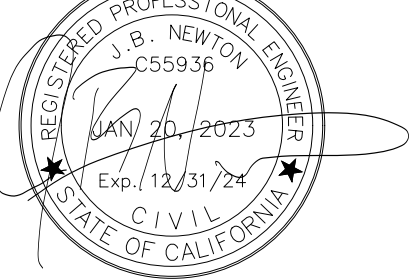
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**DESIGNER SIGNATURE**

*[Signature]*

**ENGINEERS STAMP**



PROJECT  
552 SQ FT  
1 BED 1 BATH  
1.5 CAR GARAGE  
50 LB SNOW  
OWNER

**PROJECT ADDRESS**

**ASSESSORS PARCEL NUMBER**

PROJECT #	22-205G-50
PLAN CHECK #	
STATUS DATE	8-17-2023
PLAN CHECK	9-6-2023
PLAN CHECK	9-27-2023

**SHEARWALL PLAN**

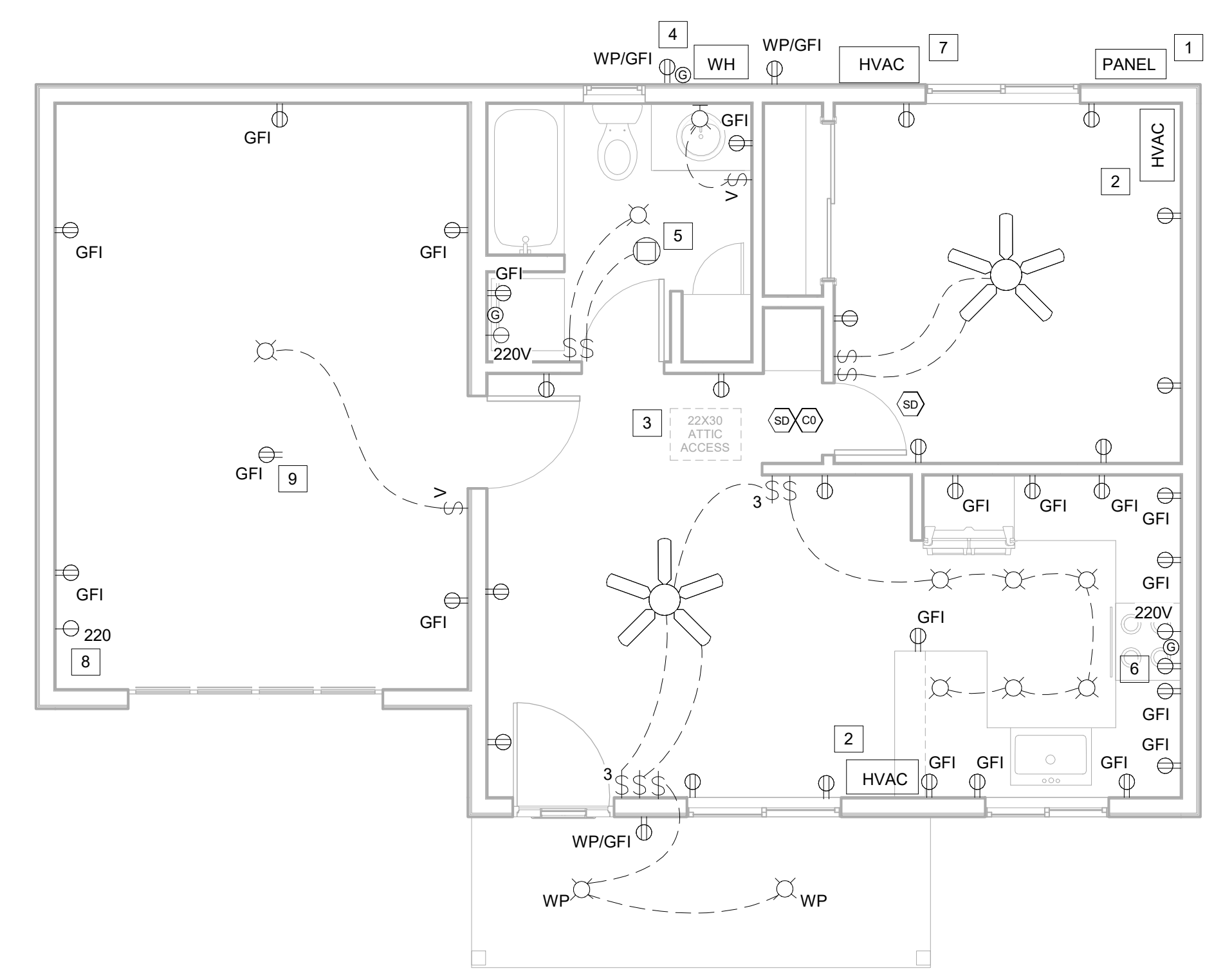
**A2.2**

NOT FOR CONSTRUCTION

ELECTRICAL/MECHANICAL SYMBOL LEGEND			
	ESTIMATED LOCATION OF NEW ELECTRICAL SERVICE PANEL	WP	WEATHER PROOF / EXTERIOR RATED
	ESTIMATED LOCATION OF ELECTRIC MINI-SPLIT	GFI	GROUND FAULT INTERRUPTER
	SINGLE RECEPTACLE	\$	SINGLE SWITCH
	DUPLEX RECEPTACLE	\$3	3 POLE SWITCH
	CEILING MOUNTED LED LIGHT	\$V	VACANCY SWITCH
	WALL MOUNTED LED LIGHT		FAN WITH INTEGRATED LIGHT
	EXHAUST FAN		CARBON MONOXIDE ALARM
	SMOKE ALARM		SMOKE ALARM

- ELECTRICAL KEYNOTES**
- 1 - APPROX LOCATION OF 200AMP ELECTRICAL SERVICE PANEL
  - 2 - PROVIDE POWER PER MINISPLIT MFR REQUIREMENTS.
  - 3 - LIGHT, SWITCH, & RECEPTACLE SHALL BE PROVIDED AT ATTIC ACCESS.
  - 4 - PROVIDE POWER FOR WATER HEATER PER MFR REQUIREMENTS.
  - 5 - THIS FAN SHALL BE CONTINUOUSLY OPERATING. THIS FAN MAY BE ON A SWITCH, AS LONG AS THIS SWITCH IS LABELED TO STATE "FAN SHOULD BE ON WHENEVER THE HOME IS OCCUPIED". 50 CFM MIN. DUCT SIZE PER FAN MFR.
  - 6 - EXHAUST KITCHEN HOOD DIRECTLY TO OUTSIDE. 100 CFM MIN. DUCT SIZING PER MFR REQUIREMENTS. THIS FAN MUST BE LISTED AT 3 SONES OR LESS FOR NOISE. THE RATING MUST BE BASED ON A WATER COLUMN OF .25 OR GREATER.
  - 7 - ESTIMATED LOCATION OF MINI SPLIT COMPRESSOR. EXACT LOCATION PER MFR REQUIREMENTS.
  - 8 - DEDICATED 220V RECEPTACLE FOR ELECTRIC VEHICLE CHARGING.
  - 9 - CEILING MOUNTED RECEPTACLE FOR GARAGE DOOR OPENER. AUTOMATIC GARAGE DOOR OPENERS SHALL BE EQUIPPED WITH A BATTERY BACKUP FUNCTION THAT IS DESIGNED TO OPERATE WHEN ACTIVATED DURING AN ELECTRICAL OUTAGE.

- ELECTRICAL NOTES U.N.O**
- A. ELECTRICAL SERVICE EQUIPMENT GROUNDING SYSTEM SHALL COMPLY WITH CODE.
  - B. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA ELECTRICAL CODE AND ALL CODES HAVING LOCAL JURISDICTION.
  - C. DURING ENTIRE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL MAINTAIN ADEQUATE 2A-408BC FIRE EXTINGUISHERS READY FOR USE IN CASE OF FIRE.
  - D. LIGHT, SWITCH, & RECEPTACLE SHALL BE PROVIDED AT ATTIC ACCESS.
  - E. PROVIDE DISCONNECT WITHIN SIGHT OF AIR CONDITIONING UNIT.
  - F. PANELBOARDS SERVING INDIVIDUAL DWELLING UNITS SHALL BE PROVIDED WITH CIRCUIT BREAKER SPACES FOR HEAT-PUMP WATER HEATERS, ELECTRIC COOKTOPS, AND ELECTRIC CLOTHES DRYERS AS SPECIFIED IN SECTION 150.0 (N)(7)(U) AND (V).
  - G. 2022 CALIFORNIA (TITLE 24) ENERGY CODES-
    - 1) IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR PER 2022 CEC, 150.0(k)(2)(j).
    - 2) ALL HARDWIRED LIGHTING IN OTHER ROOMS MUST BE FLUORESCENT OR ANOTHER TYPE OF HIGH-EFFICACY LIGHTING OR MUST BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR OR CONTROLLED BY A DIMMER. "OTHER ROOM" INCLUDES HALLWAYS, DINING ROOMS, FAMILY ROOMS, BEDROOMS, ETC. CLOSETS WITH LESS THAN 70 SF. OF FLOOR ARE EXEMPT.
    - 3) ALL OUTDOOR LIGHTING ATTACHED TO A BUILDING MUST BE FLUORESCENT OR ANOTHER TYPE OF HIGH-EFFICACY LIGHTING OR MUST BE CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTOCONTROL.
  - H. LIGHTING IN HABITABLE SPACES, INCLUDING BUT NOT LIMITED TO LIVING ROOMS, DINING ROOMS, KITCHENS, AND BEDROOMS, SHALL HAVE READILY ACCESSIBLE WALL MOUNTED DIMMING CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY ADJUSTED UP AND DOWN.
  - I. ALL RECESSED LIGHTING INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER AND BE AIRTIGHT.
  - J. ALL ELECTRICAL FIXTURES, APPLIANCES, AND WIRING TO CONFORM TO ARTICLE 400 FOR FIXTURES, APPLIANCES, AND WIRING REQUIREMENTS.
  - K. A LUMINAIRE INSTALLED IN A BATHTUB OR SHOWER AREA SHALL MEET ALL OF THE FOLLOWING: (1) NO PARTS OF THE CORD-CONNECTED LUMINARIES, CHAIN OR CABLE, OR CORD-SUSPENDED LUMINARIES, LIGHTING TRACK, PENDANTS, OR CEILING SUSPENDED (PADDLE) FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3' HORIZONTALLY, AND 8' VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD. THIS ZONE IS ALL ENCOMPASSING AND INCLUDES THE SPACE DIRECTLY OVER THE TUB OR SHOWER STALL. (2) LUMINARIES LOCATED WITHIN THE ACTUAL OUTSIDE DIMENSION OF THE BATHTUB OR SHOWER SPACE SHALL BE MARKED SUITABLE FOR DAMP OR WET LOCATIONS.
  - L. RECEPTACLES IN ALL LIVING AREAS, OTHER THAN KITCHEN COUNTERS, LAUNDRY ROOMS, BATHROOMS AND HALLS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE. THE FLOOR LINE CONTINUES AROUND CORNERS. EACH WALL SPACE 2 FEET OR MORE ALONG THE WALL LINE MUST BE CONSIDERED SEPARATELY. IN KITCHENS AND DINING AREAS OF DWELLING UNITS A RECEPTACLE SHALL BE INSTALLED AT EACH COUNTER SPACE WIDER THAN 12 INCHES. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES FROM A RECEPTACLE OUTLET IN THAT SPACE. THE WALL LINES CONTINUE AROUND CORNERS. COUNTER TOPS SEPARATED BY RANGE TOPS, REFRIGERATORS OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER TOP SPACES.
  - M. PROVIDE 2 SMALL APPLIANCE BRANCH CIRCUITS IN KITCHEN PER CEC 210.52(B)
  - N. PROVIDE MIN. DEDICATED CIRCUITS AS FOLLOWS: 2 (20A) BRANCH CIRCUITS SERVING THE KITCHEN, PANTRY, AND DINING ROOM. 1 (20A) FOR THE LAUNDRY ROOM. 1 (20A) FOR THE BATHROOMS, AND ANY COUNTERTOP AND SIMILAR WORK SURFACE RECEPTACLE OUTLETS. CEC 210.11(C)
  - O. ALL 125 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED IN A RESIDENCE SHALL BE LISTED TAMPER RESISTANT RECEPTACLES. NO EXCEPTIONS FOR RECEPTACLES ON CEILINGS, ABOVE COUNTERS OR BEHIND APPLIANCES.
  - P. ALL 120 V, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOMS, AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
  - Q. PROVIDE MIN. 1" LISTED RACEWAY TO ACCOMMODATE A DEDICATED BRANCH CIRCUIT FOR ELECTRICAL VEHICLE CHARGING IN ATTACHED GARAGE. CEC 4.106, CEC 625, CRC 309.8
  - R. PROVIDE AN INTERSYSTEM BONDING ELECTRODE WHICH INCLUDES AT LEAST TREE GROUNDING OR BONDING CONDUCTORS REQUIRED FOR COMMUNICATIONS SYSTEMS SHALL BE INSTALLED EXTERNALLY AT THE SERVICE ENTRANCE PANEL AS SPECIFIED IN CEC 800.100(B) AND 250.94
  - S. ALL 15 OR 20 AMP, 125 OR 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN DAMP LOCATIONS UNDER CANOPIES AND ROOFED PORCHES NOT SUBJECT TO BEATING RAIN MUST BE A LISTED WEATHER-RESISTANT TYPE WHEN THE PLUG IS NOT INSERTED. CEC 406.9(A)
  - T. ALL 15 OR 20 AMP, 125 OR 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN WET LOCATIONS MUST BE A LISTED WEATHER-RESISTANT TYPE WHEN THE PLUG IS INSERTED. CEC 406.9(B)



**A** ELECTRICAL PLAN  
1/4" = 1'-0"



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**DESIGNER SIGNATURE**

*[Signature]*

**ENGINEERS STAMP**



**PROJECT**  
552 SQ FT  
1 BED 1 BATH  
1.5 CAR GARAGE  
50 LB SNOW  
OWNER

**PROJECT ADDRESS**

**ASSESSORS PARCEL NUMBER**

PROJECT #	22-205G-50
PLAN CHECK #	
STATUS DATE	8-17-2023
PLANCHECK	9-6-2023
PLANCHECK	9-27-2023

**ELECTRICAL PLAN**

**A2.3**



NOT FOR CONSTRUCTION

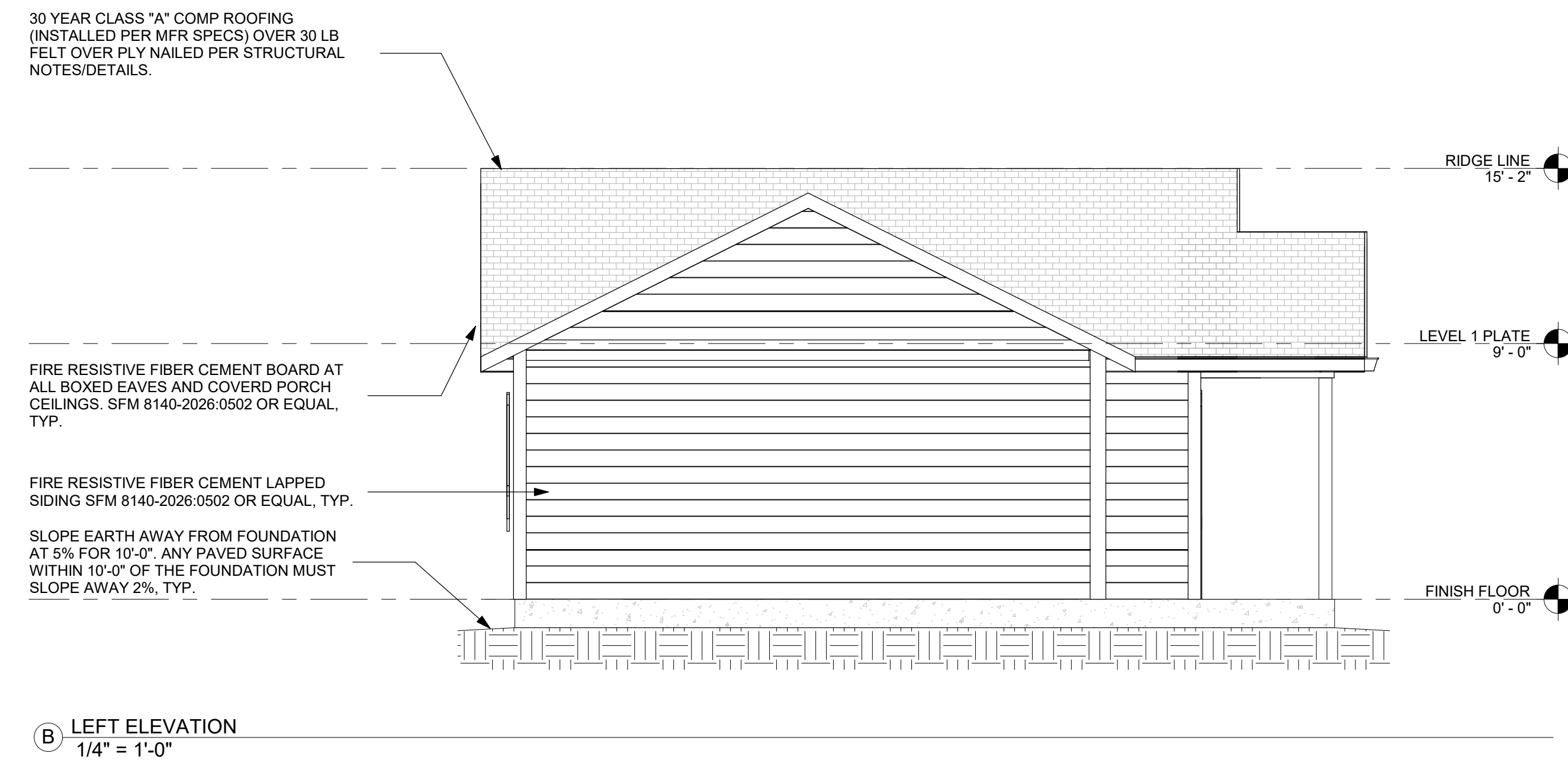
**ROOF NOTES (ARCHITECTURAL):**

- A. GUTTERS SHALL BE INSTALLED WITH COVERS THAT WHICH MITIGATE THE ACCUMULATION OF DEBRIS.
- B. LOCATION OF HVAC EQUIPMENT SHALL BE DETERMINED BY INSTALLER.
- C. PROVIDE ATTIC VENTING AS FOLLOWS:  
1 SQ. FT. FOR EACH 150 SQ. FT. OF ATTIC SPACE WITH 1/4" MESH SCREEN VENTS  
IF WILDLAND URBAN INTERFACE APPLIES, VENTING IS REQUIRED TO BE 1/16" MIN. & 1/8" MAX MESH SCREEN.
- D. ROOF DECK SHALL BE NON-COMBUSTIBLE OR IGNITION RESISTANT MATERIALS.
- E. SEE TRUSS MFR DRAWINGS AND STRUCTURAL ENGINEERING FOR ALL HEADER AND/OR BEAM INFORMATION.

**ROOF VENTING CALCULATION:**

552 SQ FT ATTIC SPACE / 150 = 3.7 SQ FT X 144 = 533 SQ IN VENTILATION REQUIRED

7 LOW PROVIDED - VULCAN SOFFIT VENT (@ 41 SQ IN NFVA EACH) = 287 SQ IN  
5 HIGH PROVIDED - VULCAN LOW PROFILE DORMER VENT (@ 56 SQ IN NFVA EACH) = 280 SQ IN  
567 SQ IN PROVIDED >533 SQ IN REQUIRED = OK



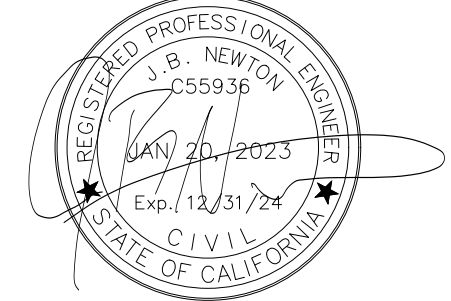
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**DESIGNER SIGNATURE**

*[Handwritten Signature]*

**ENGINEERS STAMP**



**PROJECT**  
552 SQ FT  
1 BED 1 BATH  
1.5 CAR GARAGE  
50 LB SNOW  
OWNER

**PROJECT ADDRESS**

**ASSESSORS PARCEL NUMBER**

PROJECT #	22-205G.50
PLAN CHECK #	
STATUS DATE	8-17-2023
PLANCHECK	9-6-2023
PLANCHECK	9-27-2023

**ELEVATIONS**

**A3.1**

NOT FOR CONSTRUCTION

**STRUCTURAL DISCLAIMER:**

AS STRUCTURAL LOADS DIFFER FOR EVERY PROPERTY, IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO CONFIRM THAT ALL STRUCTURAL COMPONENTS MEET LOCAL REQUIREMENTS. CONSULT WITH A LOCAL STRUCTURAL ENGINEER IF NECESSARY.

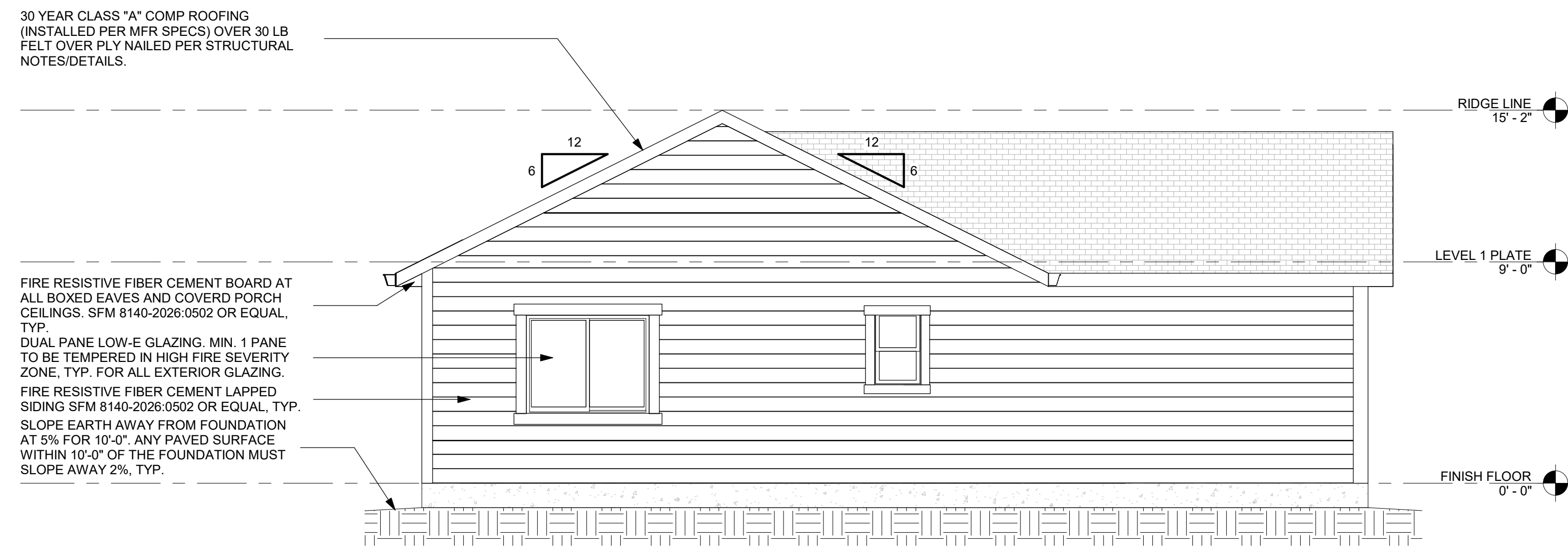
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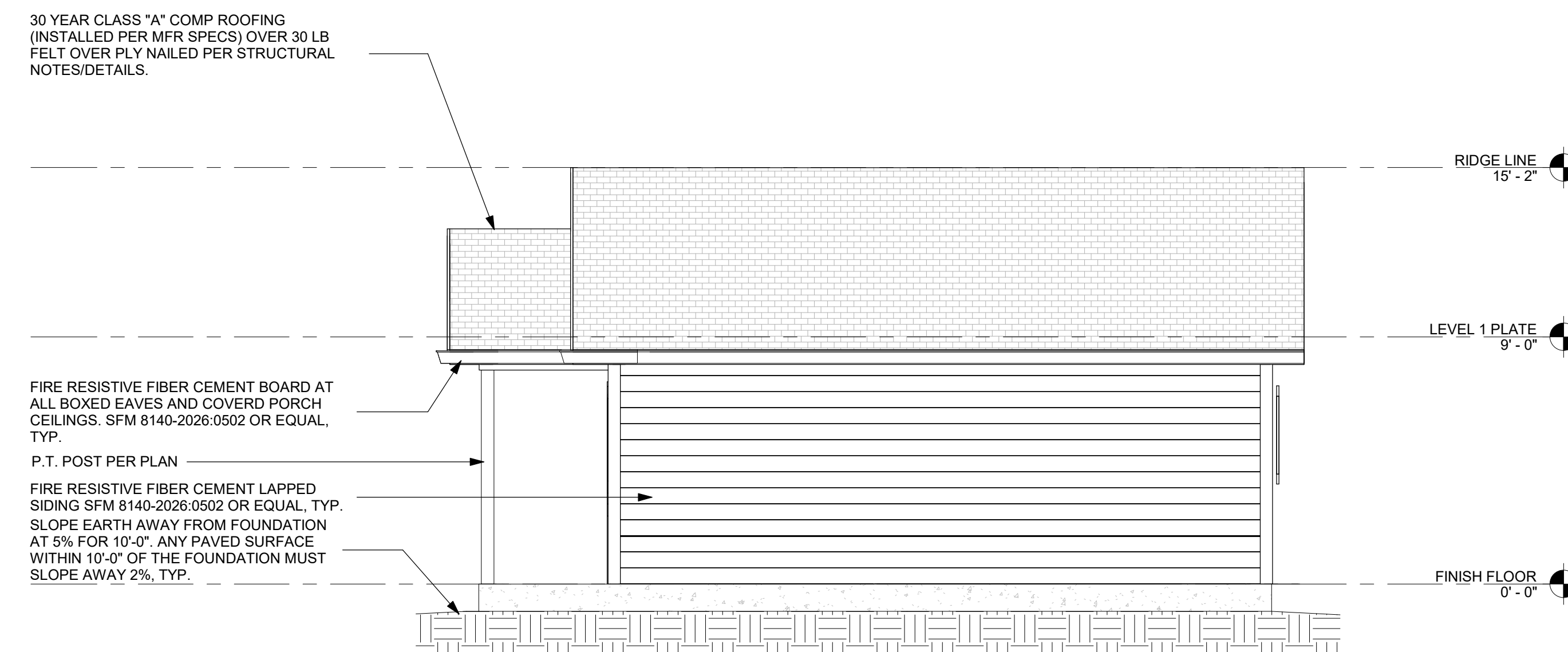
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**B REAR ELEVATION**  
1/4" = 1'-0"



**A RIGHT ELEVATION**  
1/4" = 1'-0"



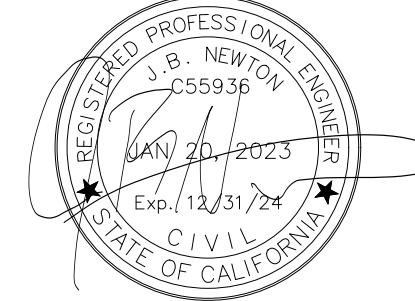
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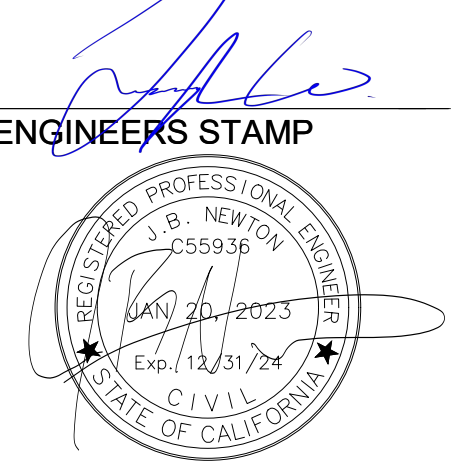
**ELEVATIONS**

**A3.2**



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DESIGNER SIGNATURE



PROJECT  
552 SQ FT  
1 BED 1 BATH  
1.5 CAR GARAGE  
50 LB SNOW  
OWNER

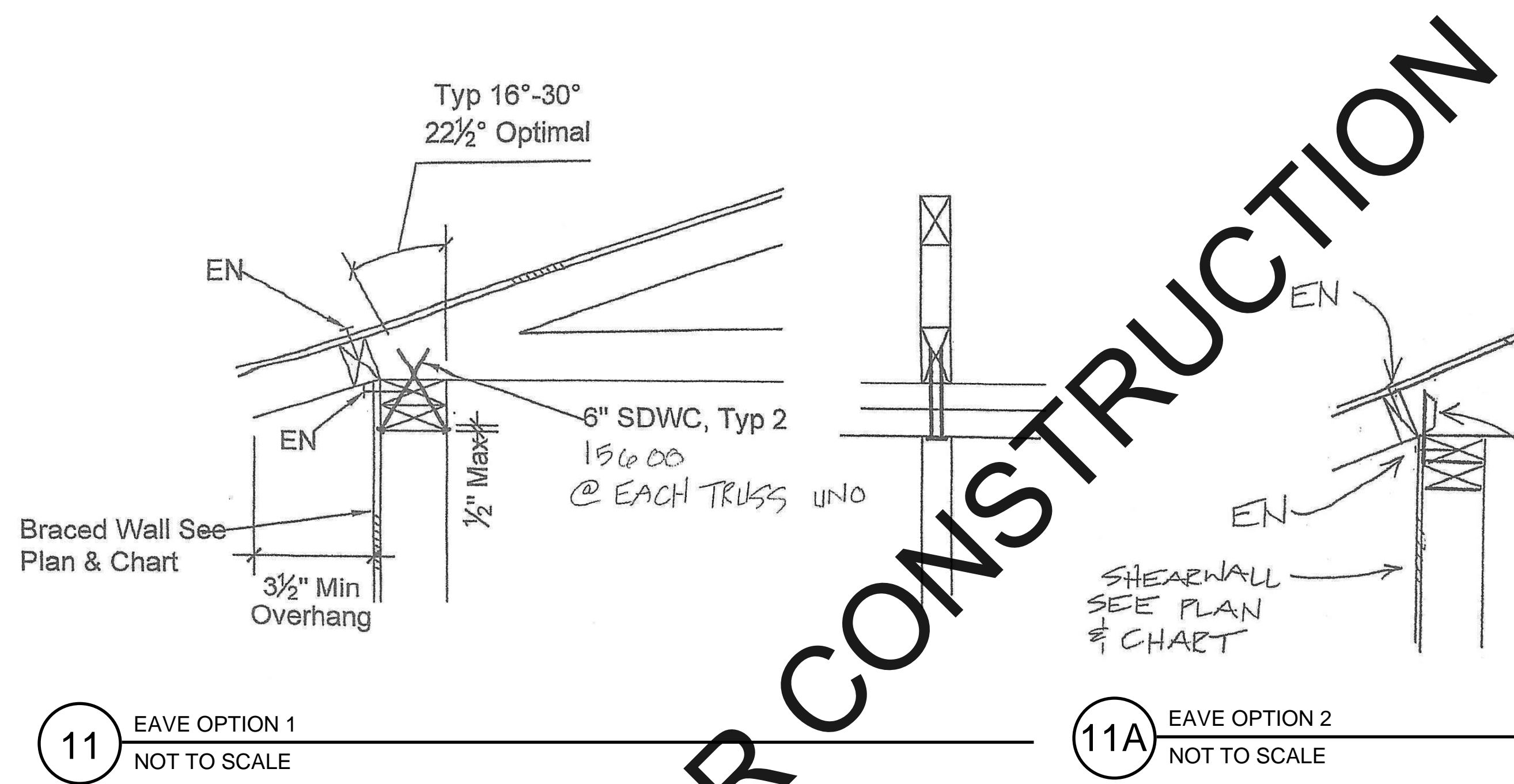
PROJECT ADDRESS

ASSESSORS PARCEL  
NUMBER

PROJECT #	22-205G-50
PLAN CHECK #	
STATUS DATE	8-17-2023
PLANCHECK	9-6-2023
PLANCHECK	9-27-2023

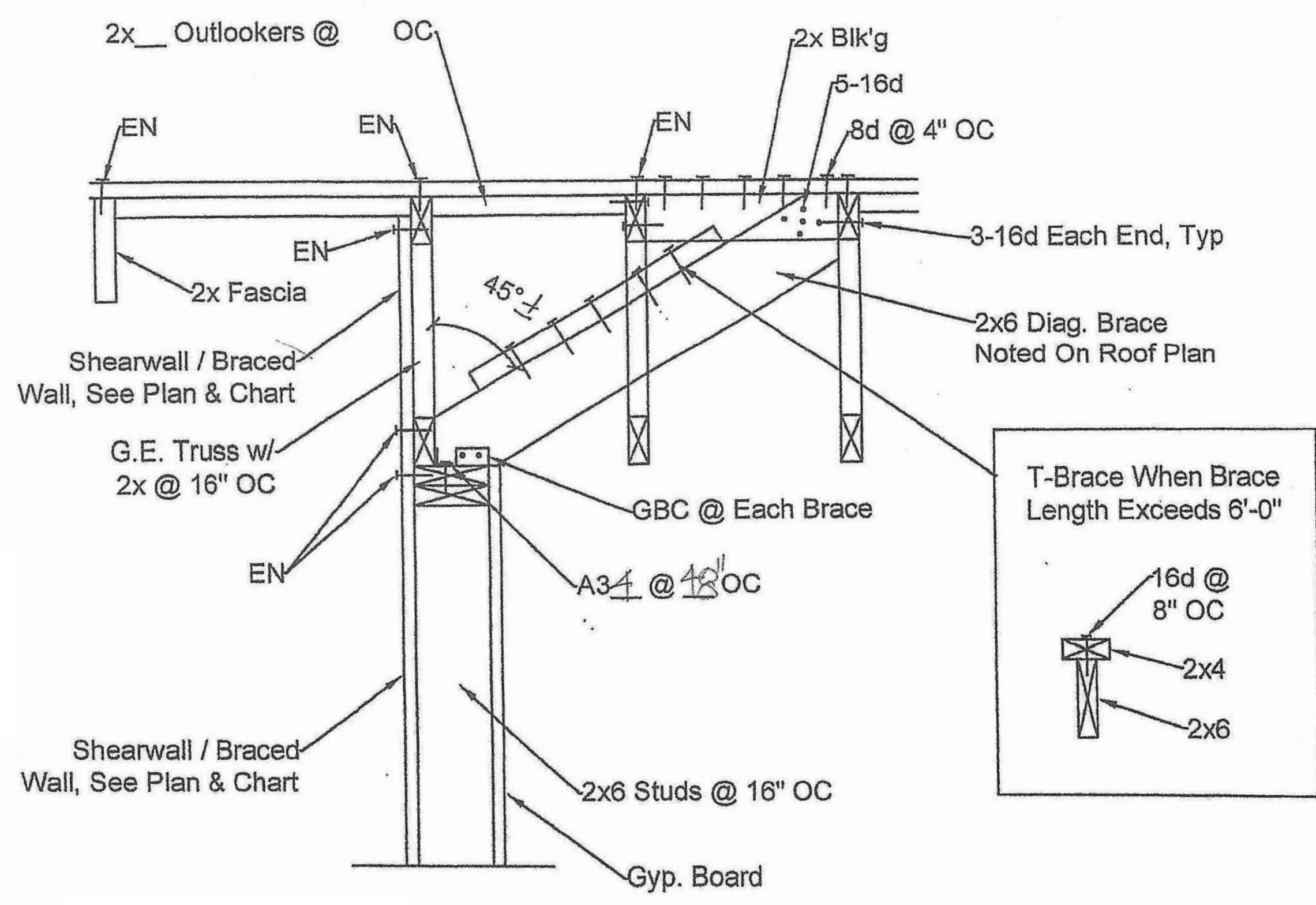
DETAILS

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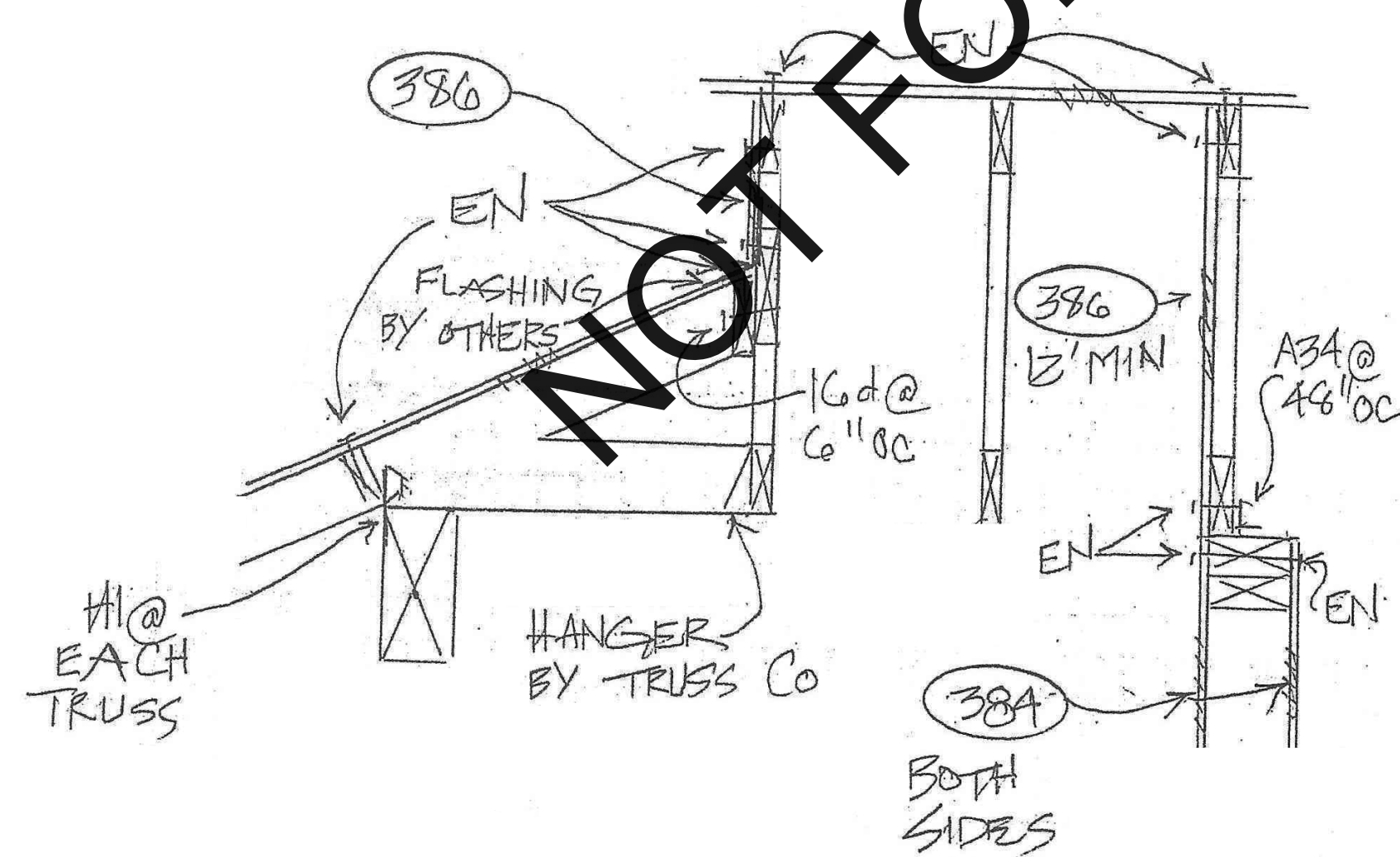


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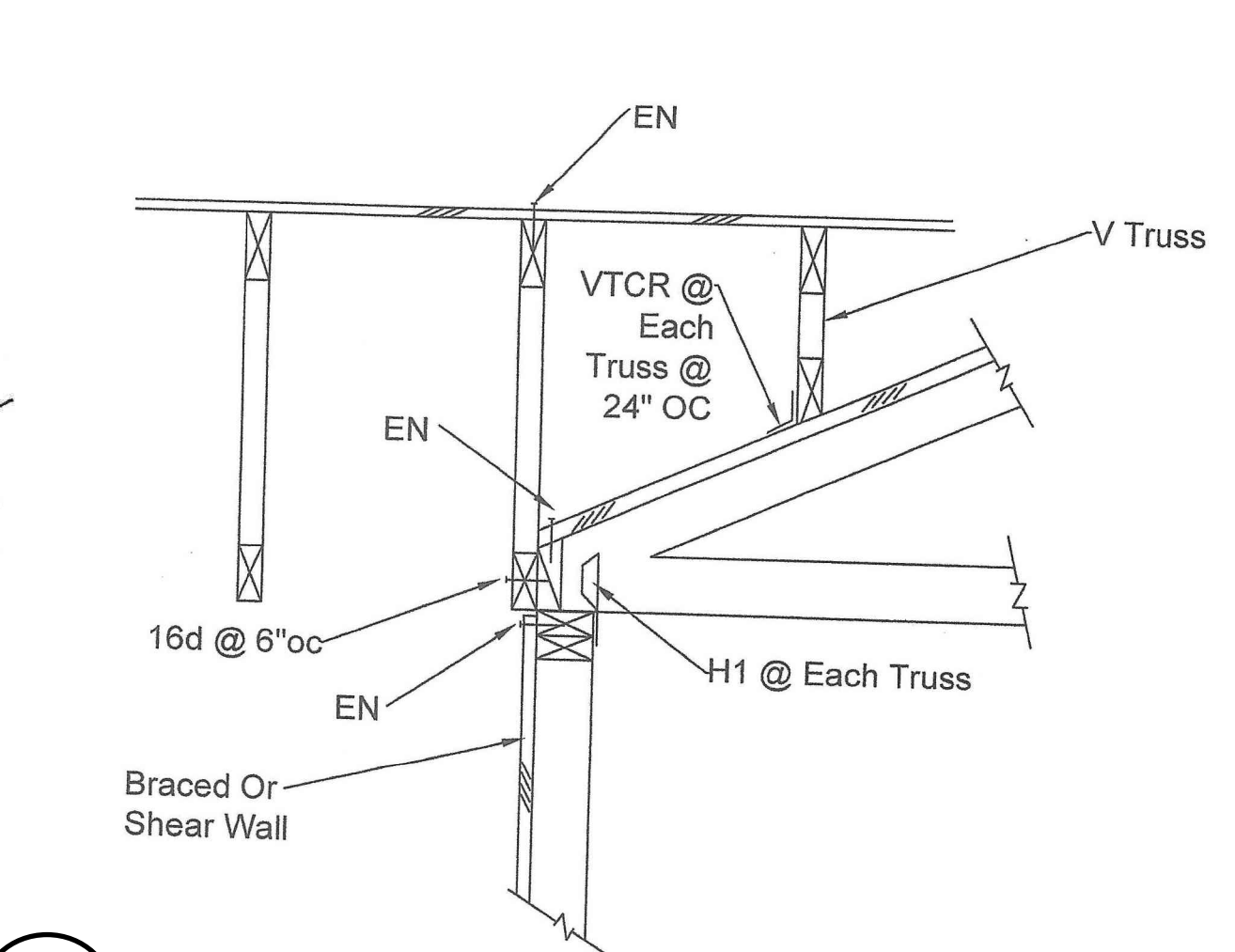
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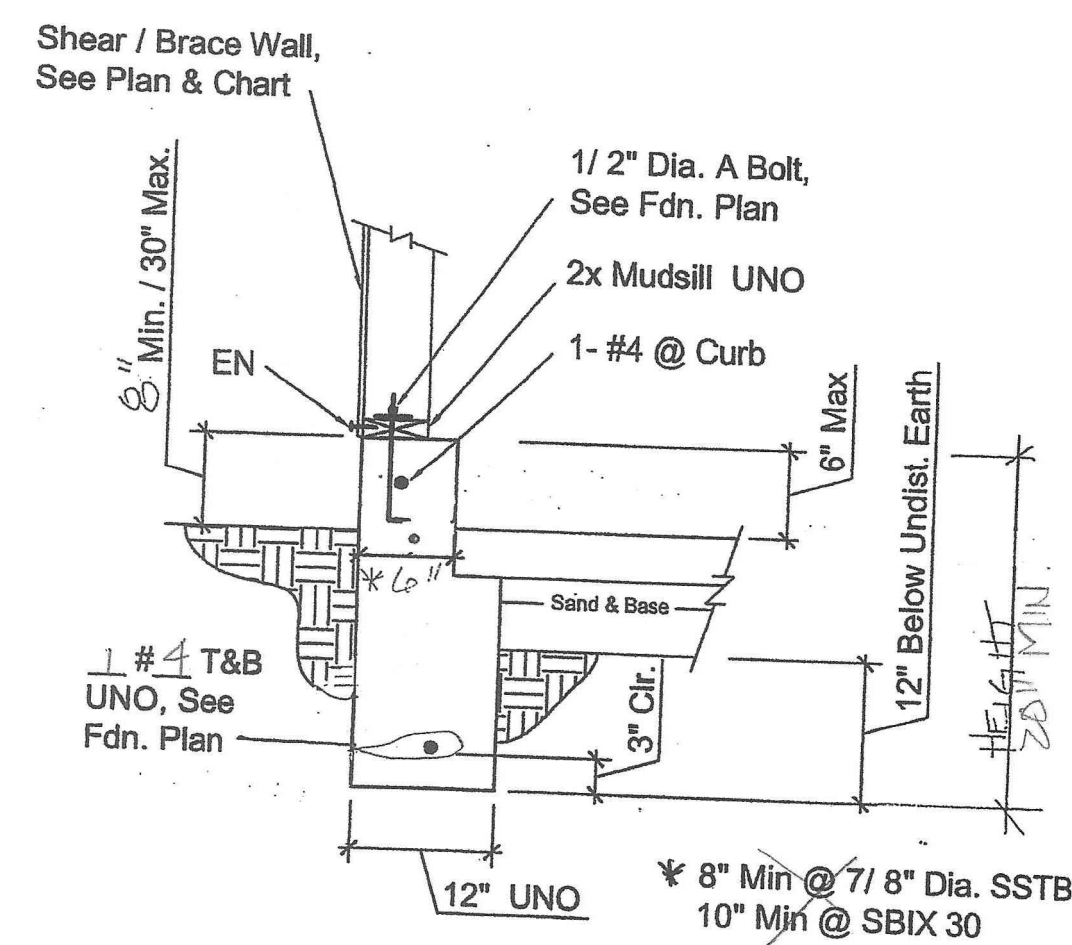
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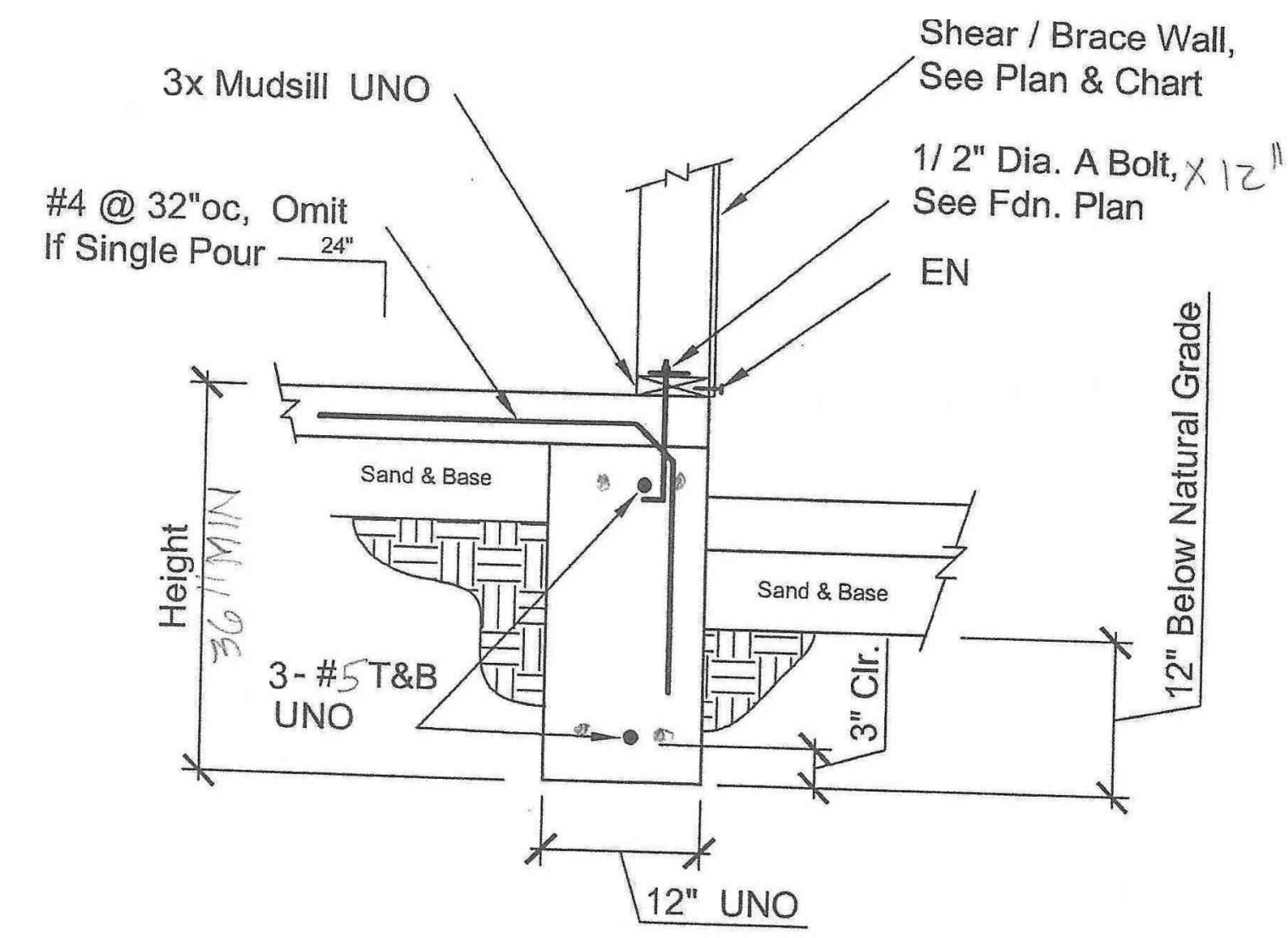
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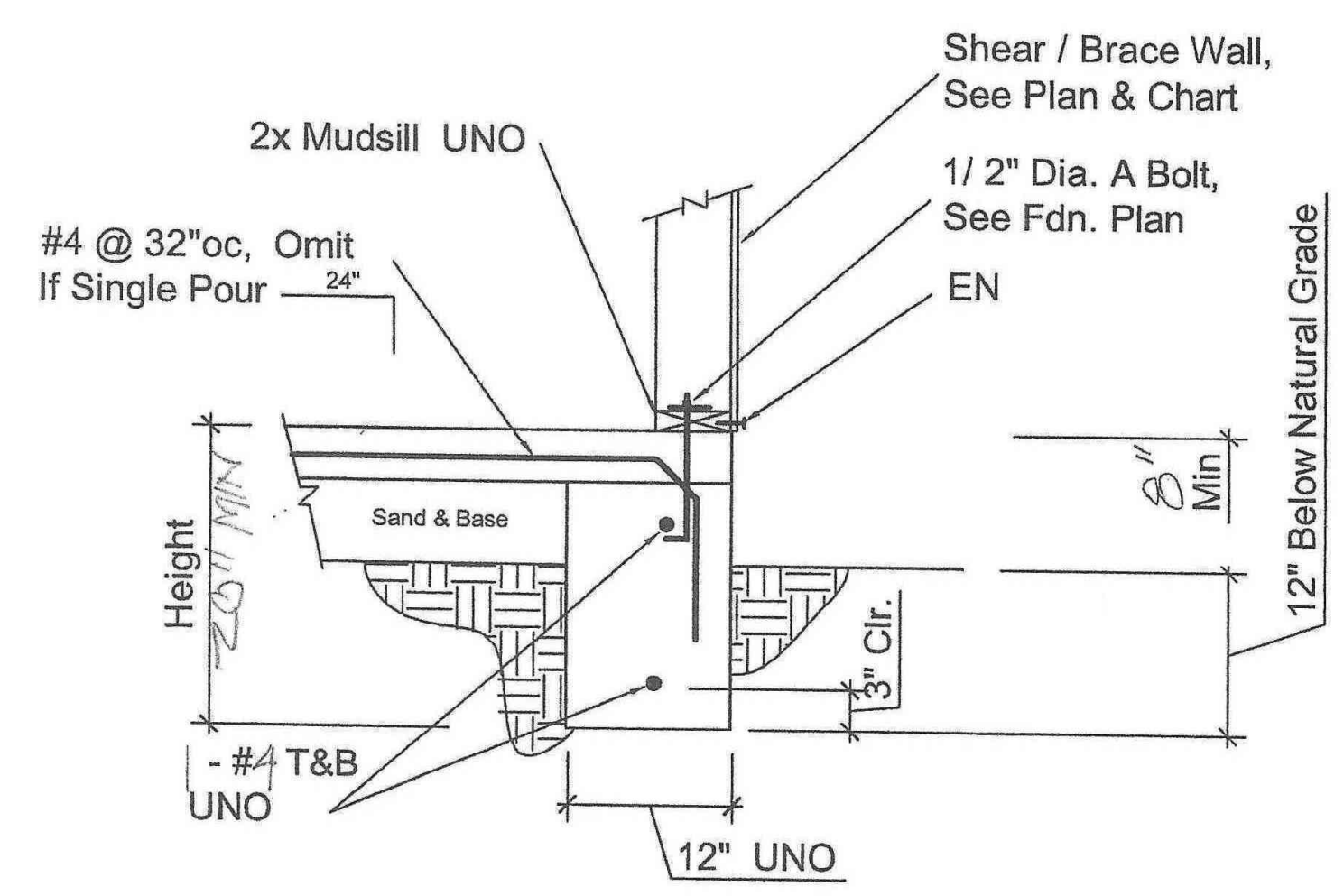
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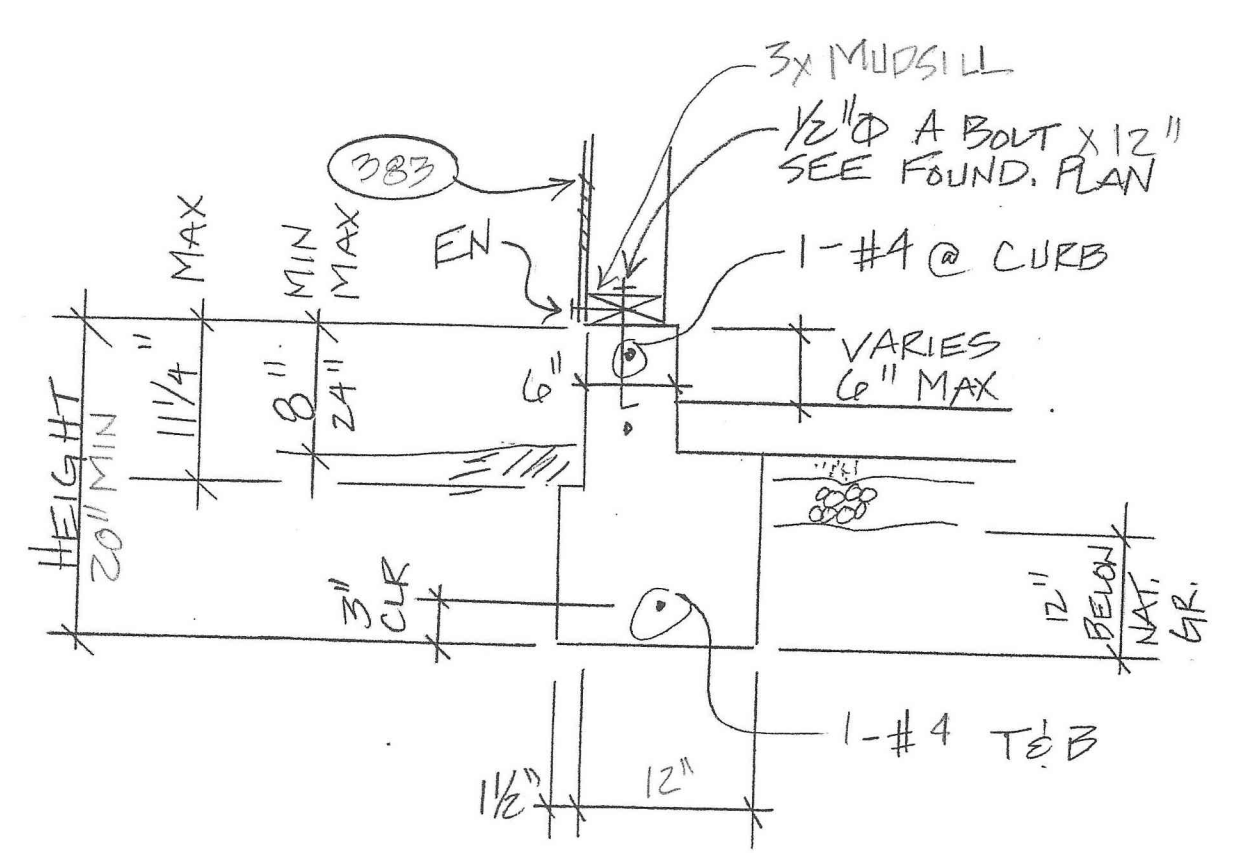
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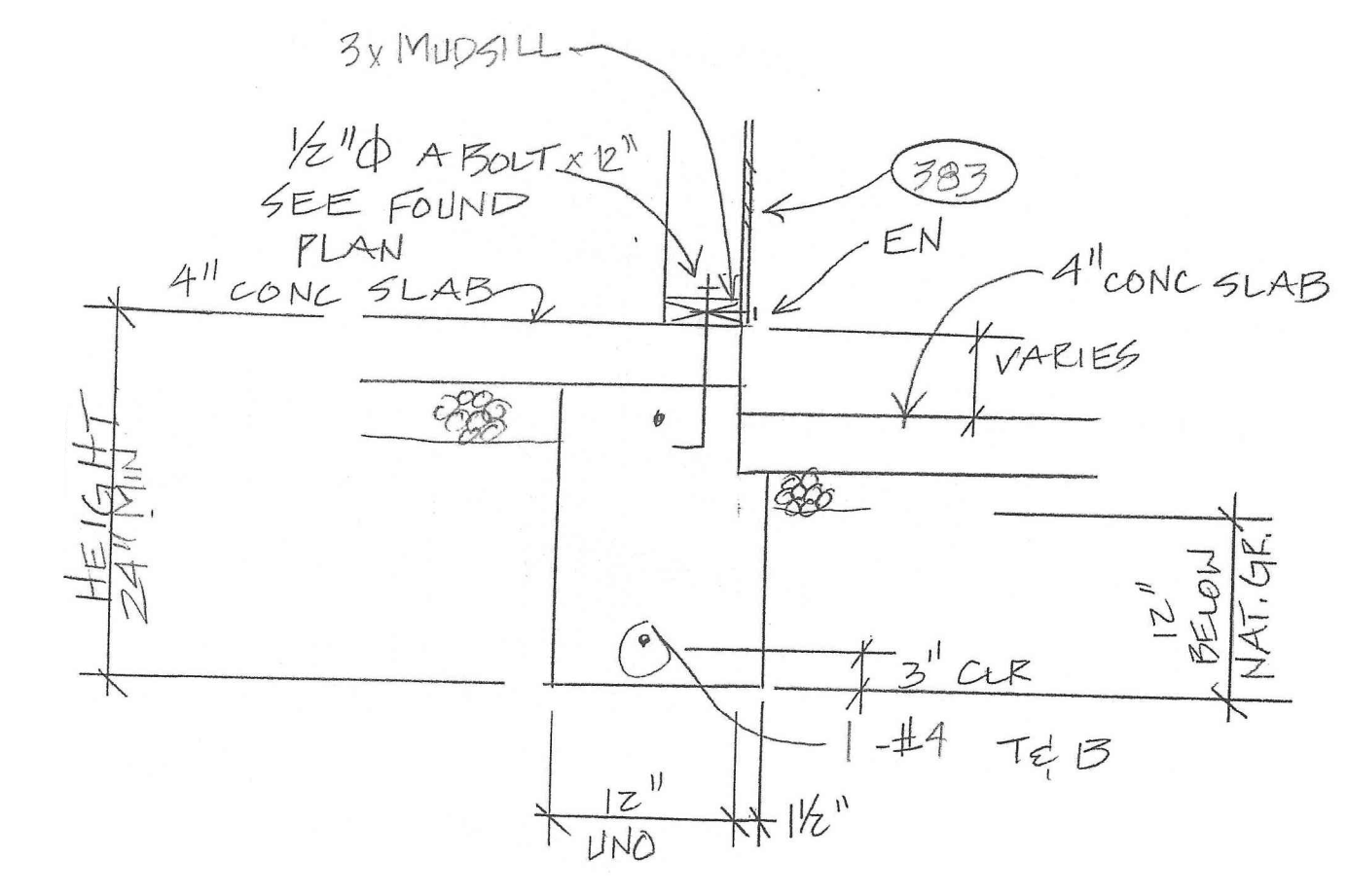
22 FOOTING DETAIL 2  
NOT TO SCALE



23 FOOTING DETAIL 3  
NOT TO SCALE



24 FOOTING DETAIL 4  
NOT TO SCALE



25 FOOTING DETAIL 5  
NOT TO SCALE

**GENERAL NOTES**

- IT SHALL BE THE CONTRACTOR/BUILDERS RESPONSIBILITY TO COMPLETELY FAMILIARIZE HIMSELF/HERSELF WITH THESE DRAWINGS AND THE SITE CONDITIONS, AND TO VERIFY ALL DETAILS WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- DIMENSIONS ARE TO FACE OF STUD (F.O.S.) UNLESS OTHERWISE NOTED. WHERE REQUIRED, MINIMUM CLEAR DIMENSIONS HAVE BEEN NOTED.
- ANY DISCREPANCY OR ERROR IN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF WINTER DRAFTING PRIOR TO THE COMMENCEMENT OF WORK. WINTER DRAFTING WILL ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS AFTER COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE NOTED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. SPECIFIC ITEMS TO BE CONSIDERED SHALL INCLUDE BUT ARE NOT LIMITED TO: FORMING, SCAFFOLDING, AND BRACING. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE/SHE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE PROJECT MANAGER AND HIS CONSULTANTS DO NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES FOR SUCH METHODS OF CONSTRUCTION. ANY SUPPORT SERVICES PROVIDED BY THE GENERAL CONTRACTOR AND HIS CONSULTANTS DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES, WHICH ARE FURNISHED BY THE GENERAL CONTRACTOR AND THEIR CONSULTANTS, WHETHER OF MATERIAL OR WORK AND WHETHER PERFORMED PRIOR TO, DURING, OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE THE CONTRACTORS PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
- THE HOME OWNER WILL NOT BE RESPONSIBLE FOR AMBIGUITIES AND OMISSIONS NOT BROUGHT TO THEIR ATTENTION BY THE GENERAL CONTRACTOR AND/OR THEIR SUBCONTRACTORS.
- BY SUBMITTING A BID, THE BIDDER AGREES AND WARRANTS THAT HE/SHE HAS EXAMINED THE DRAWINGS AND FOUND THAT THEY ARE ADEQUATE FOR COMPLETION OF THE PROJECT.
- THE GENERAL CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR VERIFYING FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS. ANY NECESSARY ADJUSTMENTS BETWEEN FIELD MEASUREMENTS AND DRAWINGS SHALL BE MADE IN ACCORDANCE WITH THE DECISION OF THE CONTRACTOR AND/OR HOME OWNER.
- CONTRACTOR'S SCOPE OF WORK: ALL LABOR, MATERIALS, FABRICATION, EQUIPMENT, APPLIANCES, APPURTENANCES, TRANSPORTATION AND SERVICES REQUIRED FOR CONSTRUCTION, ERECTION, AND INSTALLATION OF ALL OF THE VARIOUS WORK INDICATED ON THE DRAWINGS AND/OR SPECIFIED UNDER EACH OF THE SPECIFICATION SECTIONS; ANY SITE DEMOLITION AND REMOVAL OF ANY MATERIAL, RUBBISH, OR DEBRIS ABOVE OR BELOW GRADE; ALL EARTHWORK AND FOUNDATION WORK.
- THE CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPERTY LINES, EASEMENTS, SETBACK, AND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF NECESSARY, THE CONTRACTOR/BUILDER WILL BEAR THE RESPONSIBILITY OF ENGAGING A LAND SURVEYOR TO RECORD SUCH ITEMS.
- CONTRACTOR/BUILDER TO COORDINATE ALL PLUMBING, GAS, ELECTRICAL, SPRINKLER, AND HVAC SYSTEMS FOR COMPATIBILITY WITH THE PROPOSED DESIGN PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR/BUILDER TO VERIFY ALL ELECTRICAL, PLUMBING, AND HVAC REQUIREMENTS FOR EXISTING OR SPECIFIED EQUIPMENT PRIOR TO CONSTRUCTION.
- WINTER DRAFTING SHALL BEAR NO RESPONSIBILITY FOR THE DISCOVERY, HANDLING, PRESENCE, DISPOSAL, REMOVAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), OR OTHER TOXIC SUBSTANCES. SUCH WORK IF REQUIRED, SHALL BE COMPLETED UNDER SEPARATE CONTRACT. IF HAZARDOUS MATERIALS ARE FOUND DURING PREPARATION FOR CONSTRUCTION (I.E. NOT LIMITED TO ASBESTOS, POLYCHLORINATED BIPHENYL, OR LEAD PAINT) THEN THE BUILDING DEPARTMENT SHALL BE ADVISED IMMEDIATELY.
- IF THERE ARE ANY FEATURES OF CONSTRUCTION NOT FULLY INDICATED HERE WITHIN, IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO VERIFY THAT THE METHOD PROPOSED TO ADDRESS THE CONDITION MEETS CODE REQUIREMENTS AND IS AN APPROVED METHOD PER THE PERMITTING DEPARTMENTS AND/OR THEIR INSPECTORS.
- THE LICENSED CONTRACTOR/BUILDER AWARDED THIS PROJECT SHALL REVIEW THESE DRAWINGS THOROUGHLY TO VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS AT THE JOB SITE WILL FUNCTION AS DRAWN. AS WINTER DRAFTING IS NOT A LICENSED CONTRACTOR, NOR ARCHITECT, AND DOES NOT MAKE ANY CLAIM OTHERWISE, IT IS HEREBY AGREED THAT THE CONTRACTOR/BUILDER ADVISE THE DESIGNER, OWNER AND PERMITTING DEPARTMENT OF ANY CONDITIONS HERE WITHIN THAT DO NOT MEET APPLICABLE CODES, AND THAT THE CONTRACTOR/BUILDER FORMULATE A PLAN OF ACTION TO ADHERE AS SUCH.
- ALL DESIGNS, ELEVATIONS, PLANS AND OTHER ART DISPLAYED WITHIN THIS SET OF DRAWINGS ARE DISCLOSED FOR THE EXCLUSIVE USE FOR WHICH THEY WERE DELIVERED TO THE OWNER. THIS PLAN SET HAS BEEN CREATED BY, AND IS THE SOLE PROPERTY OF, WINTER DRAFTING. TERMS OF USE FOR THIS PLAN MAY VARY BY CONTRACT AND SHALL BE DETERMINED PRIOR TO USE. THIS DISCLOSURE IS NOT INTENDED TO LIMIT USERS FROM MAKING CHANGES TO THIS PLAN, BUT RATHER TO ENSURE THAT THEY FOLLOW THE CORRECT LEGAL PROCESS FOR OBTAINING THE RIGHTS TO MAKE SUCH VARIATIONS. THIS INCLUDES ANY DESIGN PROFESSIONAL, LICENSED AND UNLICENSED ALIKE, RECEIVING WRITTEN APPROVAL FROM WINTER DRAFTING TO RECREATE AND/OR ALTER THIS PLAN FOR EACH PARTICULAR BUILD. PLEASE REFER TO OUR WEBSITE FOR CONTACT INFORMATION. WWW.WINTERDRAFTING.COM

**CONSTRUCTION WASTE MANAGEMENT PLAN**

- PROVIDE WASTE RECEPTACLES, ONE FOR GARBAGE AND ONE FOR RECYCLING PLASTICS, WOODS, PAPER AND CARDBOARD, AND METAL.
- EXCAVATED SOIL AND LAND CLEARING DEBRIS FROM THE JOBSITE SHALL BE REUSED OR RECYCLED. EVENLY SPREAD SOIL INTO SURROUNDING AREAS AROUND NEW STRUCTURE.
- CONSTRUCTION WASTE MATERIALS TO BE BULK MIXED, CALCULATED BY WEIGHT AND SENT TO AN APPROVED WASTE MANAGEMENT FACILITY.

**SITE MANAGEMENT & STORM WATER CONTROL**

- BETWEEN OCT 01 AND JUNE 01, OR ANY OTHER TIME DURING THE YEAR THAT A SIGNIFICANT RAIN EVENT IS PENDING, PROVIDE STORM WATER CONTROL MEASURES (BIMPS) TO PREVENT EROSION DUE TO STORM WATER OR WIND SHALL BE IN PLACE PRIOR TO STARTING THE PROJECT AND OR DURING THE COURSE OF THE PROJECT AS SHOWN ON THE SITE DEVELOPMENT PLAN. SEE SITE PLAN.
- THE CONTRACTOR IS REQUIRED TO CALL FOR AN INSPECTION OF THE PLACEMENT OF THE BMP'S PRIOR TO ANY GRADING, EXCAVATIONS, OR OTHER SITE WORK TAKING PLACE AT THE SITE IF THE WORKS TAKES PLACE BETWEEN OCTOBER 01 AND JUNE 01 OR ANY TIME THAT WHICH A SIGNIFICANT RAIN EVENT IS PENDING.

**2022 MANDATORY MEASURES**

THE GENERAL CONTRACTOR AND/OR OWNER BUILDER WILL BE SOLELY RESPONSIBLE FOR VERIFYING AND COMPLYING WITH ALL APPLICABLE MANDATORY MEASURES FOR THIS PROJECT.

**PROJECT INFO**

**SCOPE OF WORK:**

THIS PROJECT SHALL CONSIST OF ONE NEW DETACHED STRUCTURE. IT SHALL BE WOOD FRAMED WITH CONCRETE SLAB ON GRADE.

**AREA CALCULATION:**

CONDITIONED AREA	= 552 SQ FT
GARAGE AREA	= 280 SQ FT
FRONT PORCH AREA	= 74 SQ FT
TOTAL BUILDING AREA	= 906 SQ FT

**No. OF LEVELS:**

SINGLE STORY / 1 LEVEL

**DESIGN CRITERIA:**

APPLICABLE CODES: 2022 CBC, CRC, CMC, CPC & CEC

ROOF DL = 23 PSF  
SL = 70 PSF  
93 PSF

WALLS--- EXTERIOR = 15 PSF  
----- INTERIOR = 7 PSF

ALLOW SOIL BEARING = 1500 PSF

**SEISMIC**

EQUIVALENT METHOD  
SOIL SITE CLASS = D  
SEISMIC CATEGORY = D  
R = 6.5 (SHEARWALLS)  
I = 1.0  
RHO = 1.3  
SDS = .9  
V = (RHO)(.7)(SDS) \*1/W/R  
= (.14)(SDS)/W

**WIND**

ASCE/SEI 7-16, CHAPTER 27  
RISK CATEGORY II  
EXPOSURE = C  
BASIC WIND SPEED = 110 MPH  
LB = 1.0 H=15'  
ENCLOSED SIMPLE DIAPH  
PWALL = 25.2 PSF  
UPLIFT = 17.3 PSF

**WUI AREA:**

YES - THIS STRUCTURE SHALL BE BUILT TO COMPLY WITH ALL WILDLAND URBAN INTERFACE REQUIREMENTS. SEE NOTES THROUGHOUT.

**T-24 SUMMARY MINIMUMS:**

- SLAB-ON-GRADE NO INSULATION
- WALLS (2X6) R-21
- ROOF ATTIC R-38 W/RADIANT BARRIER
- WINDOWS/SLGD 0.30 U-VALUE / 0.23 SHGC
- WATER HEATER HEAT PUMP (40 GAL) 2.9 UEF / NEEA RATED
- HVAC DUCTLESS MINI-SPLIT HP - 7.5 HSPF2/ 14.3 SEER2/ 9.8 EER2
- PV DC SYSTEM 2.03 KWDC

**HERS REQUIREMENTS:**

- QUALITY INSULATION INSTALLATION (QII)
- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD
- VERIFIED REFRIGERANT CHARGE
- AIRFLOW IN HABITABLE ROOMS (SC3.1.4.1.7)\*
- VERIFIED HEAT PUMP RATED HEATING CAPACITY
- WALL-MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 FT2 (SC3.4.5)\*
- DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN CONDITIONED SPACE (SC3.1.4.1.8)\*
- \*SEE VCHP COMPLIANCE OPTION

**DEFERRALS:**

- FIRE SPRINKLER DRAWINGS
- SOLAR - PHOTOVOLTAIC SYSTEM

**FIRE SPRINKLER SYSTEM:**

THIS STRUCTURE SHALL HAVE AN APPROVED FIRE SPRINKLER SYSTEM. THIS SYSTEM SHALL BE PERMITTED SEPARATELY AND APPROVED PRIOR TO CONSTRUCTION.

**SOLAR/PHOTOVOLTAIC SYSTEM:**

THIS STRUCTURE SHALL HAVE AN APPROVED PHOTOVOLTAIC SYSTEM. THIS SYSTEM SHALL BE PERMITTED SEPARATELY AND APPROVED PRIOR TO CONSTRUCTION.

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A0.1	COVER SHEET
A1.1	FOUNDATION PLAN
A2.1	FLOOR PLAN
A2.2	SHEARWALL PLAN
A2.3	ELECTRICAL PLAN
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A3.1	ELEVATIONS
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A4.1	DETAILS



3D EXTERIOR VIEW



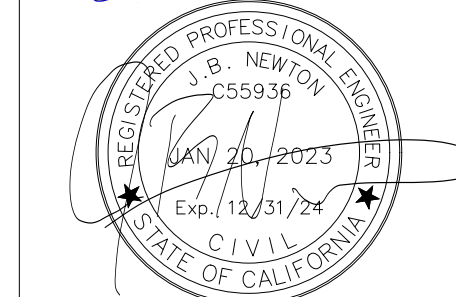
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**DESIGNER SIGNATURE**

*[Handwritten Signature]*

**ENGINEERS STAMP**



**PROJECT**  
552 SQ FT  
1 BED 1 BATH  
1.5 CAR GARAGE  
70 LB SNOW  
OWNER

**PROJECT ADDRESS**

**ASSESSORS PARCEL NUMBER**

PROJECT # 22-205G-70

PLAN CHECK #

STATUS DATE 8-17-2023

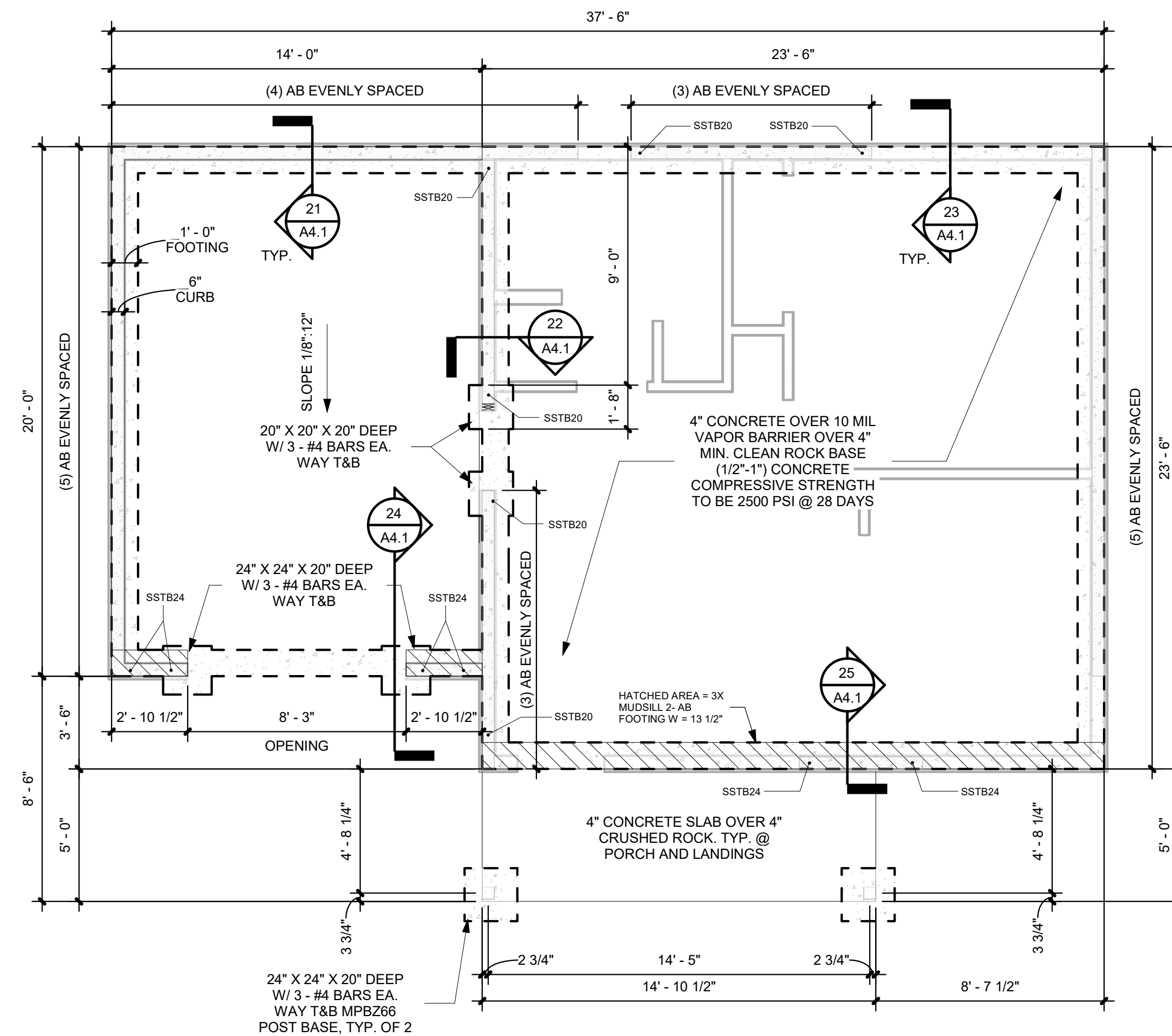
PLANCHECK 9-6-2023

PLANCHECK 9-27-2023

**COVER SHEET**

**A0.1**

NOT FOR CONSTRUCTION



(A) FOUNDATION PLAN  
1/4" = 1'-0"

**FOUNDATION NOTES**

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH @ 28 DAYS OF 2500 PSI.
2. EXTERIOR CONCRETE SHALL SLOPE 1/8" PER FOOT MIN. AWAY FROM STRUCTURE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A615 & SHALL BE GRADE 40 MIN.
4. PROVIDE 10 MIL VAPOR BARRIER UNDER SLAB.
5. CONCRETE SHALL CURE FOR A MIN. OF 7 DAYS PRIOR TO BACKFILLING.
6. SLOPE EARTH 5% FROM FOUNDATION TO 10' FROM BUILDING FOR PROPER DRAINAGE.
7. PROVIDE 36"x36" MIN. CONCRETE LANDING AT ALL EXTERIOR DOORS.
8. UNTREATED WOOD SHALL BE 6" MIN. ABOVE EARTH, WHERE SUBJECT TO WEATHER OR SPLASH, WOOD SHALL BE 1" ABOVE CONC. SLAB. WOOD SHALL BE 8" MIN ABOVE EARTH AT PIERS.
9. EXTERIOR WALL SILL PLATES AND ALL WOOD IN CONTACT WITH FOOTINGS SHALL BE P.T.
10. ALL FASTENERS INTO P.T. MATERIALS SHALL BE CORROSION RESISTANT & SHALL BE HOT DIPPED GALV. TO ASTM A153 & CONNECTORS TO ASTM G653-G185.
11. ANY PENETRATIONS INTO P.T. MATERIALS SHALL TREATED. SODIUM BORATE SHALL NOT BE USED.
12. BOTTOM OF FOOTINGS TO BE ON LEVEL GROUND ON NATURAL GRADE, TYP.
13. CONTRACTOR AND/OR OWNER ARE SOLELY RESPONSIBLE FOR PROVIDING PROPER VENTING OF ANY UNDERFLOOR AREAS & DRAINAGE AROUND THE STRUCTURE (2% AWAY, MIN. OR AS REQ'D). THIS INCLUDES PROPERLY GRADING THE SITE & IMPLEMENTING ANY DRAINAGE SYSTEMS OR EROSION CONTROL MEASURES AT OR NEAR THE STRUCTURE TO PREVENT ANY KIND OF WATER DAMAGE TO THE STRUCTURE.
14. SOME OF THE 1/2" Ø ANCHOR BOLTS ARE NOT SHOWN ON THIS DRAWING. ONLY ANCHOR BOLTS SHOWN ARE FOR SPECIFIC QTY THAT EXCEEDS THE STANDARD SPACING OF 72" O.C. PER BRACED WALL SCHEDULE.
15. CONTRACTOR TO COORDINATE HOLDOWN BOLT LOCATIONS W/ FRAMING PLAN & TIE ALL HOLDOWN BOLTS INTO PLACE PRIOR TO CONCRETE PLACEMENT.
16. ASSUMED SOIL TYPE, ALLOWABLE BEARING USE 1500 PSF CONTRACTOR AND/OR OWNER IS SOLELY RESPONSIBLE FOR VERIFYING THAT THE SOIL CONDITIONS @ THE BLDG SITE AREA OF ADEQUATE INTEGRITY TO SUPPORT THE STRUCTURE AT MINIMUM, VERIFY BEARING ON NATIVE SOIL OR ENGINEERED FILL. IF NECESSARY, CONSULT A GEOTECHNICAL ENGINEER.
17. ANCHOR BOLTS SHALL BE ANCHORED IN PLACE AT THE TIME OF FOUNDATION INSPECTION.
18. ANCHOR BOLTS TO BE 1/2" Ø BOLTS @ 72" O.C. (MAX) W/ 7" MIN. EMBEDMENT
  1. - ALL CAST IN PLACE BOLTS TO HAVE EMBEDMENT HEAD OR "J" BEND INTO CONCRETE
  2. - ALL BOLTS REQUIRE 3"x3"x1/4" PLATE WASHERS

**FOUNDATION PLAN NOTES (STRUCTURAL)**

- AB = 1/2" DIAMETER ANCHOR BOLTS @ 6" O.C. UNO
- USE 3" X 3" X .229" STEEL PLATE WASHER @ 2X4 WALLS AND 4-1/2" X 3" X .229" STEEL PLATE WASHER @ 2X6 WALLS WITH A DIAGONAL SLOT 7/16" X 1-3/4" WITH A STANDARD CUT WASHER BETWEEN THE PLATE AND THE NUT AT ALL SHEARWALLS
- MS = MUDSILL, USE 2X PT MUDSILL UNO
- USE 1/2" DIA. X 12" ANCHOR BOLT WITH 3X MUDSILL
- USE 12" WIDE X 20" HIGH FOOTING UNO
- USE 1-#4 TOP & BOTTOM UNO



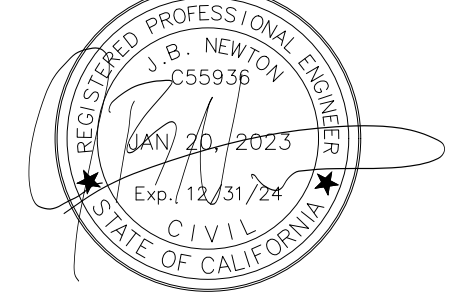
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**DESIGNER SIGNATURE**

*[Signature]*

**ENGINEERS STAMP**



PROJECT  
552 SQ FT  
1 BED 1 BATH  
1.5 CAR GARAGE  
70 LB SNOW  
OWNER

**PROJECT ADDRESS**

**ASSESSORS PARCEL NUMBER**

PROJECT #	22-205G-70
PLAN CHECK #	
STATUS DATE	8-17-2023
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**FOUNDATION PLAN**

**A1.1**



**AGING-IN-PLACE DESIGN AND FALL PREVENTION**

R327.1.1 REINFORCEMENT FOR GRAB BARS. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.

1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER, 1 1/2 INCH BY 7 1/4 INCH ACTUAL DIMENSION OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39 1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.

**EXCEPTIONS:**

1. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
2. REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.
3. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
4. BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
5. REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.

R327.1.1.4 DOCUMENTATION FOR GRAB BAR REINFORCEMENT. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.

R327.1.2 ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING INTENDED TO BE USED BY OCCUPANTS, SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.

**EXCEPTIONS:**

1. DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS; AND CONTROLS LOCATED ON APPLIANCES.
2. RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A WINDOW, IS LESS THAN 15 INCHES.

R327.1.3 INTERIOR DOORS. EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES (812.8 MM), MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.

R327.1.4 DOORBELL BUTTONS. DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.

PLUMBING FIXTURES & FITTINGS FLOW REQUIREMENTS	
TOILETS	≤ 1.28 GAL/FLUSH
LAVATORY FAUCETS	≤ 1.2 GPM @ 60 PSI
SHOWER HEADS	- SINGLE FAUCETS ≤ 1.8 GPM @ 80 PSI - MULTIPLE FAUCETS COMBINED FLOW RATE NOT TO EXCEED 2.0 GPM @ 80 PSI OR ONLY ONE FAUCET SHALL OPERATE AT A TIME
KITCHEN FAUCETS	≤ 1.8 GPM @ 60 PSI TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM
METERING FAUCETS	≤ 1.5 GPM @ 60 PSI

**GREEN BUILDING REQUIREMENTS**

• AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE PROVIDED WITH INTEGRAL RAIN SENSORS OR SOIL MOISTURE SENSORS THAT ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS NEEDS AS WEATHER CONDITIONS CHANGE. (GBC SECTION 4.304.1)

• ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR ACCEPTABLE METHOD. (GBC SECTION 4.408)

• A MINIMUM OF 65 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE. (GBC SECTION 4.408.1)

• AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED PRIOR TO FINAL INSPECTION. (GBC SECTION 4.410.1)

• GAS FIREPLACES SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. WOOD/PELLET STOVES SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS. (GBC SECTION 4.503.1)  
DUCT AND VENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION. (GBC SECTION 4.504.1)

• ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS. (GBC SECTION 4.504.2.1)

• PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS. (GBC SECTION 4.504.2.2)

• AEROSOL PAINTS AND COATING SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. (GBC SECTION 4.504.2.3)

• DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. (GBC SECTION 4.504.2.4)

• CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. (GBC SECTION 4.504.3)

• 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM. (GBC SECTION 4.504.4)

• PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. (GBC SECTION 4.504.5)

• MOISTURE CONTENT OF BUILDING MATERIALS USED IN ENCLOSED WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE AND CANNOT EXCEED 19%. (GBC SECTION 4.505.3)

• WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-42. (GBC SECTION 4.507.1)

• HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS. (GBC SECTION 702.1)

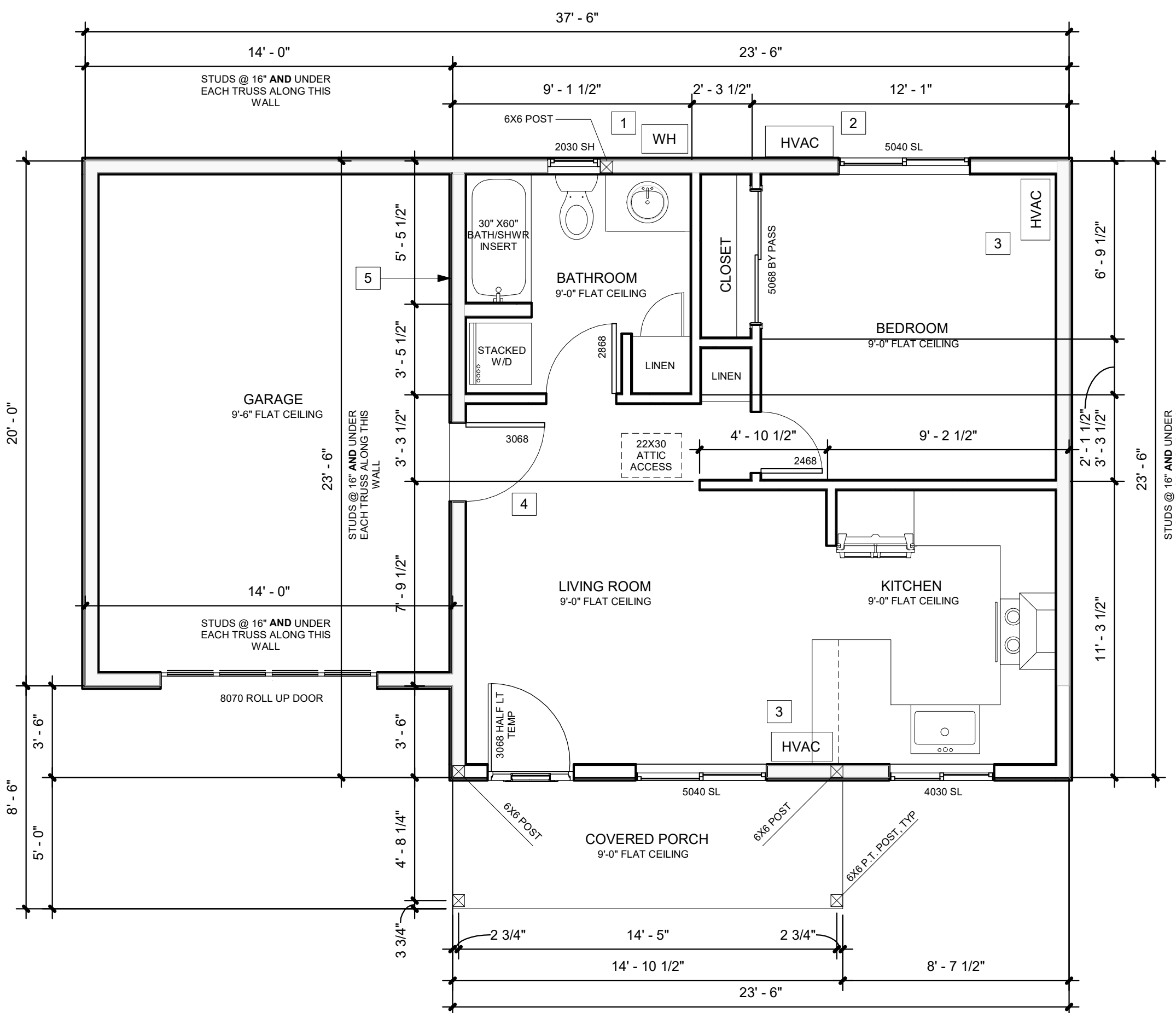
**KEYNOTES:**

- 1 - ON DEMAND WATER HEATER, INSTALLED PER MFR INSTALLATION INSTRUCTIONS. THE T & P VALVE SHALL DISCHARGE TO THE EXTERIOR, STRAP AND SECURE. LOCATED A MIN. 18" ABOVE GARAGE FLOORS AND SAFETY DRAIN PAN IN ATTICS OR WHERE DAMAGE MAY OCCUR. CPC 504, CMC305.1
- 2 - ESTIMATED LOCATION OF HVAC PAD. CONFIRM EXACT LOCATION WITH HVAC INSTALLER.
- 3 - ESTIMATED LOCATION OF MINISPLIT HEAD. CONFIRM EXACT LOCATION WITH HVAC INSTALLER.
- 4 - 1-3/8" SOLID CORE 1-HOUR RATED DOOR W/ SELF CLOSING AND SELF LATCHING DEVICES.
- 5 - APPLY 5/8" TYPE "X" GYP. BOARD ON GARAGE FACE OF THIS WALL AND 2 LAYERS ON ENTIRE CEILING OF GARAGE.

**GENERAL NOTES:**

1. DIMENSIONS ARE TO FACE OF STUD (F.O.S.) UNLESS OTHERWISE NOTED. WHERE REQUIRED, MINIMUM CLEAR DIMENSIONS HAVE BEEN NOTED.
2. ALL EXTERIOR WALLS SHALL BE 2X6 STUD WITH INSULATION PER ENERGY CALCS. WITH THE EXCEPTION OF 2X6 PLUMBING WALLS, ALL INTERIOR WALLS SHALL BE 2X4 U.N.O.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CORRECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. CONTRACTOR TO COORDINATE ALL PLUMBING, GAS, ELECTRICAL, SPRINKLER, AND HVAC SYSTEMS FOR COMPATIBILITY WITH THE PROPOSED DESIGN PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIAL NEEDED TO PROPERLY COMPLETE THE WORK.
6. DBL 2X STUDS SHALL BE USED FOR END SUPPORTS OF GIRDER TRUSSES U.N.O.
7. ALL WATER PIPES INSTALLED IN EXTERIOR WALL SHALL BE LOCATED ON THE CONDITIONED SIDE OF WALL.
8. ALL PIPES IN UNCONDITIONED SPACE SHALL BE INSULATED.
9. EXPOSED DOMESTIC HOT WATER PIPING SHALL BE INSULATED. CPC 609.11
10. HOSE BIBBS SHALL BE FROST-FREE.
11. ALL PLUMBING WALLS SHALL BE 2X6 AND SHALL NOT EXCEED NOTCHING AND BORING REQUIREMENTS PER CRC 602.6.
12. FIRE BLOCK PIPES, DUCTS, CHIMNEYS, & FIREPLACES PER CRC 302.11, 602.8, 1001.12 & 1003.19.
13. DRYER VENT TO OUTSIDE. MAX LENGTH OF 14' W/ 2 BENDS.
14. SAFETY GLASS/TEMPERED GLASS SHALL BE INSTALLED IN HAZARDOUS LOCATIONS.
15. HALLWAYS SHALL BE 36" WIDE MIN.
16. EXTERIOR EXITING DOORS SHALL BE 36" WIDE MIN. WITH 36"x36" CONCRETE LANDING 1 1/2" MAX. FROM TOP OF THRESHOLD.
17. EXTERIOR DOORS AND DOORS LEADING FROM GARAGE SHALL HAVE A SINGLE CYLINDER DEADBOLT. GLASS SLIDING DOORS SHALL BE PROVIDED WITH AN AUXILIARY DOOR LOCK. OPERABLE WINDOWS SHALL BE PROVIDED WITH AN AUXILIARY DOOR LOCK.
18. PROVIDE BLOCKING BETWEEN TRUSSES FOR GARAGE DOOR RAILING. SEE MFR SPECS FOR SPACING.
19. EXTERIOR DOORS SHALL HAVE CLADDING THAT IS EITHER NON-COMBUSTIBLE, IGNITION RESISTANT, LISTED UNDER SFM 12-7A-1, A 20 MIN. LISTED ASSEMBLY OR SOLID CORE 1 3/4" WITH INTERIOR FIELD PANEL THICKNESS NOT LESS THAN 1 1/4".
20. REFRIGERANT SERVICE PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING-TYPE TAMPER-RESISTANT CAPS.
21. ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.
22. ALL SYSTEMS THAT CIRCULATE WATER BY MEANS OF A PUMP OR OTHER MECH. DEVICE OR METHOD SHALL HAVE A CHECK VALVE(S) OR EQUAL DEVICE(S) INSTALLED TO ENSURE THE DIRECTION OF FLOW.
23. WHERE LEAK DETECTION DEVICES FOR WATER SUPPLY AND DISTRIBUTION ARE INSTALLED, THEY SHALL COMPLY WITH IAPMO IFC 115 OR 349.
24. SAFETY GLAZING OR TEMPERED GLASS SHALL BE INSTALLED IN ALL HAZARDOUS LOCATIONS INCLUDING: DOORS AND ENCLOSURES OF BATHTUBS, SPAS, HOT TUBS; WITHIN 24" ARC OF A DOOR; WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OR WITHIN 60 HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD AND GLAZING IN DOORS, SLIDING GLASS DOORS AND SKYLIGHTS. GLAZING AND WET SURFACES (R308.4.5) GLAZING IN WALLS, ENCLOSURES, OR FENCES, CONTAINING, OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, INDOOR AND OUTDOOR SWIMMING POOLS WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING. EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, WHIRLPOOL, SWIMMING POOL, SHOWER, SAUNA, OR STEAM ROOM. CRC 308, 308.4

NOT FOR CONSTRUCTION



A FLOOR PLAN  
1/4" = 1'-0"

**OPTION B - Attached Garage**



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**DESIGNER SIGNATURE**

*[Signature]*  
**ENGINEERS STAMP**



**PROJECT**  
552 SQ FT  
1 BED 1 BATH  
1.5 CAR GARAGE  
70 LB SNOW  
OWNER

**PROJECT ADDRESS**

**ASSESSORS PARCEL NUMBER**

PROJECT #	22-205G-70
PLAN CHECK #	
STATUS DATE	8-17-2023
PLANCHECK	9-6-2023
PLANCHECK	9-27-2023

**FLOOR PLAN**

**A2.1**

# TWIN PEAKS - PLAN 22-205G REVERSED

NOT FOR CONSTRUCTION



3D PERSPECTIVE



FRONT ELEVATION



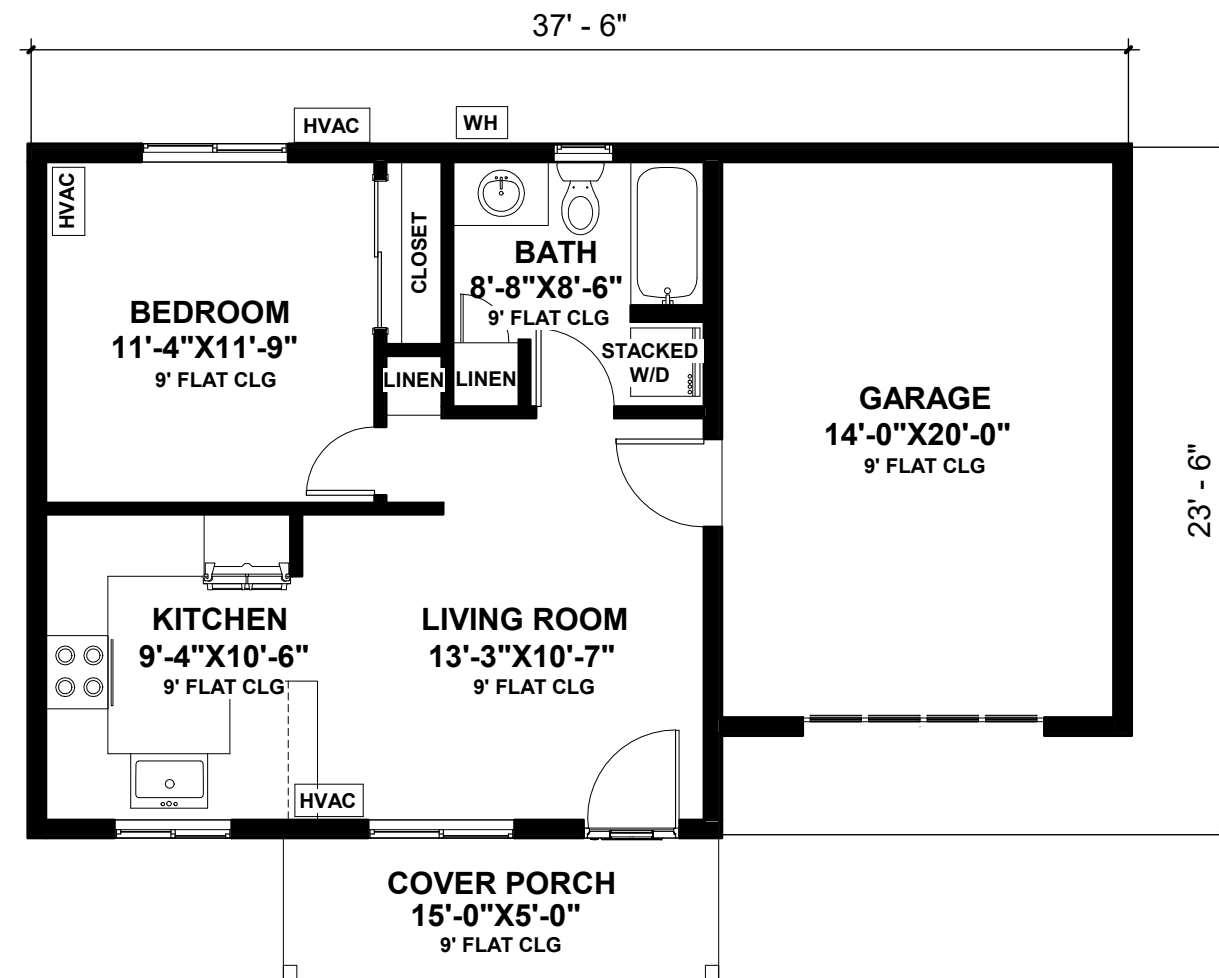
LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



FLOOR PLAN



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STIPULATION FOR REUSE: THIS DRAWING WAS PREPARED IN CONTRACT WITH SHASTA COUNTY FOR DISTRIBUTION AND USE BY THE RESIDENTS OF SHASTA COUNTY WITH A SNOW LOAD OF 70 PSF OR LESS. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS, ENGINEERS AND DESIGN PROFESSIONALS. REPRODUCTION OF THIS DRAWING FOR REUSE ON PROJECTS OUTSIDE OF SHASTA COUNTY AND WITHOUT THE PERMISSION OF THE SHASTA COUNTY BUILDING DIVISION IS NOT AUTHORIZED AND IS CONTRARY TO THE LAW. FOR ANY PLAN MODIFICATIONS, CUSTOMIZATIONS, AND/OR USE CASES BEYOND WHAT HAS BEEN NOTED HERE, PLEASE CONTACT THE DESIGN TEAM AT [INFO@WINTERDRAFTING.COM](mailto:info@winterdrafting.com).

PROJECT  
552 SQ FT  
1 BED 1 BATH  
1.5 CAR GARAGE  
REVERSED  
OWNER

PROJECT ADDRESS

ASSESSORS PARCEL NUMBER

PROJECT #	22-205G RR
PLAN CHECK #	
STATUS DATE	8-17-2023
PLANCHECK	9-6-2023
PLANCHECK	9-27-2023

DETAILS

A4.1

NOT FOR CONSTRUCTION

**ADDITIONAL STRUCTURAL NOTES**

USE 4X POST OR 4X KING WITH HOLDDOWNS UNO

USE 6X8 DF #1 EXTERIOR HEADERS UNO

USE 12-10D X 2-21/2 WITH LTT2 WITH WASHER

USE 18-SD #10 X 2-1/2 WITH HTT4

FOR SHEARWALLS, SEE SHEARWALL CHART

**NOTE A:** SHEATH SHEARWALL BEFORE FRAMING ADJOINING WALL

**NOTE B:** 2X6 DF #1#2 STUDS @ 16" OC AND A STUD UNDER EACH TRUSS WHERE NOTED

SHEARWALL TAG	WOOD STRUCTURAL PANELS	EDGE NAIL
386	3/8"	8D @ 6" O.C.
384	3/8"	8D @ 4" O.C.
383	3/8"	8D @ 3" O.C. (SEE FOOTNOTE 1)
382	3/8"	8D @ 2" O.C. (SEE FOOTNOTE 1)
126	1/2"	10D @ 6" O.C.
124	1/2"	10D @ 4" O.C. (SEE FOOTNOTE 1)
123	1/2"	10D @ 3" O.C. (SEE FOOTNOTE 1)
122	1/2"	10D @ 2" O.C. (SEE FOOTNOTE 1)

**SHEARWALL CHART FOOTNOTES:**

**FOOTING 1)** USE A MIN OF 3" NOMINAL MEMBER @ PANEL JOINTS & @ FOUNDATION SILL PLATE. STAGGER NAILING

**SHEARWALL NOTES:**

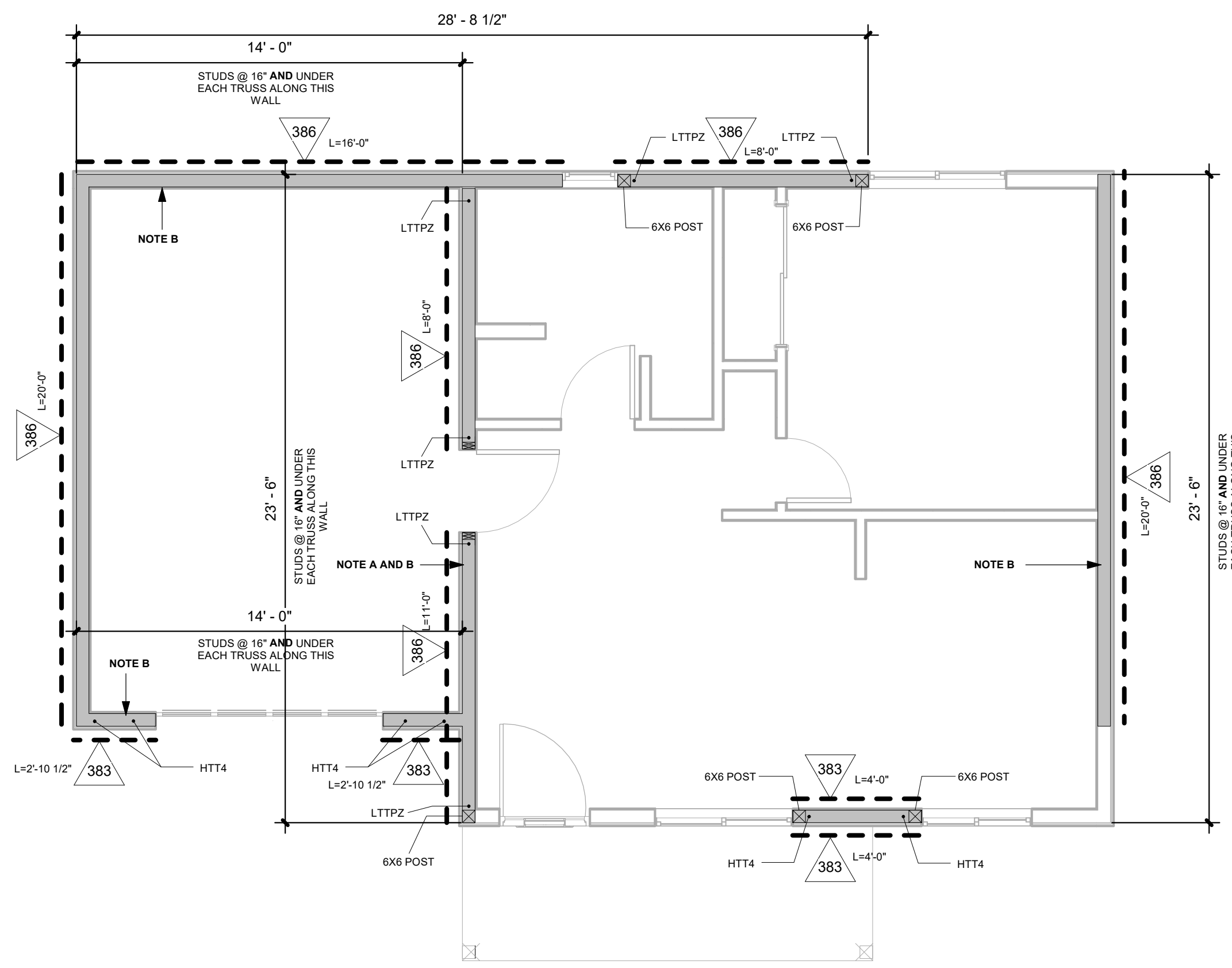
- USE DF-L FRAMING @ SHEAR PANELS. ALL PANEL EDGES SHALL BE SOLID BLOCKED. FOR STUDS SPACED @ 24" OC WITH 3/8" SHEATHING, USE SHEATHING LONG DIMENSION ACROSS STUDS WITH 8d @ 6" OC FIELD NAIL. FOR ALL OTHER CASES FIELD NAIL @ 12" OC.
- WHERE SHEATHING IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" OC, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED
- NAILS IN SHEARWALLS AND ENGINEERING CONNECTIONS TO BE COMMON WIRE NAILS OR HOT-DIPPED GALVANIZED BOX NAILS:
  - 8d - 0.131" DIA X 2-1/2" LONG
  - 10d - 0.148" DIA X 3" LONG
  - 16d - 0.162" DIA X 3-1/2" LONG
- L550 CAN BE SUBSTITUTED FOR A35. (VALUE USED = 450# FOR BOTH L550 & A35) MINIMUM OF 2 ANCHORS PER WALL. MINIMUM EMBEDMENT IS 7"

**GENERAL REQUIREMENTS**

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO 2022 C.B.C. AND ADOPTED C.M.C., C.P.C. AND C.E.C. REQUIREMENTS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB BEFORE COMMENCING WORK AND THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES.
3. PLAN DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN. NOTES ON THE DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES OR SPECIFICATIONS.
4. SAFETY BARRICADES, FENCES, TEMPORARY WALKS, SHORING, BRACING, ETC., AS REQUIRED TO SAFELY EXECUTE THE WORK, SHALL BE ERECTED BY THE GENERAL CONTRACTOR IN COMPLIANCE WITH THE LOCAL BUILDING CODE AND POLICE REGULATIONS.
5. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY WORKMAN'S COMPENSATION INSURANCE FOR EVERY PERSON EMPLOYED BY HIM ON THE PREMISES AND SHALL MAINTAIN SUCH INSURANCE IN FULL FORCE DURING THE ENTIRE TIME OF THE CONTRACT.

**STRUCTURAL NOTES**

1. CONCRETE MIX SHALL BE MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
2. STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 AND E GRADE 40 MIN.
3. ALL REINFORCING BAR SPLICES SHALL BE A MINIMUM OF 48 BARS DIAMETERS OR PER THE 2022 CBC.
4. CONCRETE SLAB TO BE 3-1/2" THICK OVER 2" SAND OVER 10 MIL VAPOR BARRIER OVER 4" OF FREE DRAINING ROCK (1/2 MIN). CONCRETE MIX SHALL BE WITH AW/C RATIO OF 5 OR LESS & AWATER REDUCING ADMIXTURE. (OPTIONAL #3 @ 24" OC EACH WAY CENTERED IN SLAB)
5. ALL FOOTING SHALL BE CARRIED 12" INTO UNDISTURBED NATIVE SOIL AS DESCRIBED IN CBC 2022 1804.2 AND/OR PER DETAILS.
6. CONTRACTOR SHALL COORDINATE HOLD-DOWN BOLT LOCATIONS WITH FRAMING PLAN PRIOR TO CONCRETE PLACEMENT.
7. CONTRACTOR TO VERIFY BEARING ON UNDISTURBED NATIVE SOIL OR CERTIFIED ENGINEERED FILL.
8. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE SHALL BE FOUNDATION GRADE PRESSURE TREATED DOUG FIR OR HEM FIR. EMBED 1/2" DIAMETER A307 ANCHOR BOLTS' EMBEDMENT. INSTALL NOT MORE THAN 12" NOR LESS THAN 4" FROM ALL SILL ENDS AND 6-0" O.C. MAXIMUM UNO. AND A MINIMUM OF TWO BOLTS PER PIECE OF SILL PLATE FOR ALL BEARING AND EXTERIOR WALLS. USE 3" X 3" X 229" STEEL PLATE WASHER @ 2X4 WALLS AND 4-1/2" X 3" X 229" STEEL PLATE WASHER @ 2 X 6 WALLS WITH A DIAGONAL SLOT 7/16" X 1-3/4" WITH A STANDARD CUT WASHER BETWEEN THE PLATE AND THE NUT AT ALL SHEAR WALLS. SIMPSON MAS OR M A S P CAN BE SUBSTITUTED FOR 1/2" DIAMETER ANCHOR BOLTS. FOR THE BOTTOM PLATE OF ALL INTERIOR NON-BEARING WALLS ON CONCRETE SLAB INSTALL SIMPSON PHN-72 POWDER ACTUATED PINS AT 3'-0" O.C. OR 1/2" DIAMETER TITEN HD @ 6'-0" O.C., EMBED 3" MIN.
9. BEAMS 4" WIDE AND SMALLER, JOISTS, RAFTERS, STUDS, PLATES, BLOCKING, POSTS, TRIMMERS, KING STUDS, AND ALL OTHER WOOD NOT OTHERWISE NOTED SHALL BE DF #2#1.
10. BEAMS 6" WIDE AND GREATER SHALL BE DF #1 UNLESS OTHERWISE NOTED.
11. GLU-LAM BEAMS SHALL BE 24F-V8 DF/DF UNO.
12. PARALLAM (PSL) ARE MANUFACTURED BY I-LEVEL, =E 2000 KSI, Fb= 2.9 KSI. MICROLAM (LVL) ARE MANUFACTURED BY I-LEVEL, =E 1900 KSI, Fb= 2.6 KSI.
13. ROOF SHEATHING SHALL BE 5/8" APA 40/20 C-D INSTALLED WITH FACE GRAIN PERPENDICULAR TO FRAMING AND WITH END JOINTS STAGGERED UNO. NAILING SHALL BE 8d @ 6" OC EDGES AND 12" OC FIELD UNO. INSTALL SHEATHING TO ALL TRUSSED SURFACES PRIOR TO CALIFORNIA FRAMING.
14. RECOMMEND TRUSSES TO BE TEMPORARILY BRACED DURING CONSTRUCTION PER BCSI 1-03 GUIDE. TRUSSES TO BE PERMANENTLY BRACED PER TRUSS DESIGN DRAWINGS.
15. SHEARWALL SHEATHING SHALL BE C-DX OR OSB, MINIMUM PANEL INDEX 16/0, BLOCK ALL EDGES. SEE SHEARWALL CHART AND FOOTNOTES FOR SHEATHING THICKNESS, NAILING & SPACING. ALL FASTENERS CONNECTING SHEAR PANELING OR FRAMING MEMBERS TO PRESERVATIVE TREATED WOOD SHALL BE OF HOT DIPPED STEEL, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICONE BRONZE OR COPPER.
16. ALL NAILING SHALL BE IN COMPLIANCE WITH 2022 CBC TABLE 2304.10.1.
17. PROVIDE 8-16d SINKERS ON EACH SIDE OF ALL UPPER TOP PLATES SPLICES, UNO.
18. PROVIDE BLOCKING AT ENDS OF JOISTS, RAFTERS, AND TRUSSES AT SUPPORTS.
19. ALL EXPOSED STEEL STRAPS, ANGLES, PLATES, CLIP-ANGLES, BOLTS AND NAILS SHALL BE HOT-DIPPED GALVANIZED.
20. ALL MISCELLANEOUS CLIP-ANGLES AND STRUCTURAL STEEL SHALL CONFORM TO ASTM-A36. ALL MISCELLANEOUS METAL CONNECTORS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUAL.
21. ALL BOLTS SHALL CONFORM TO ASTM A307.



**A** SHEARWALL PLAN  
1/4" = 1'-0"



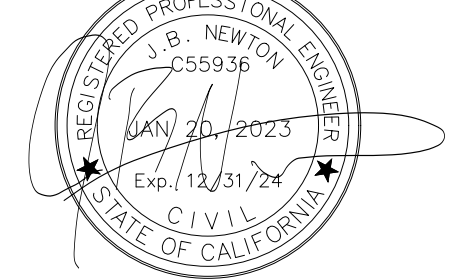
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**DESIGNER SIGNATURE**

*[Signature]*

**ENGINEERS STAMP**



**PROJECT**  
552 SQ FT  
1 BED 1 BATH  
1.5 CAR GARAGE  
70 LB SNOW  
OWNER

**PROJECT ADDRESS**

**ASSESSORS PARCEL NUMBER**

PROJECT #	22-205G.70
PLAN CHECK #	
STATUS DATE	8-17-2023
PLAN CHECK	9-6-2023
PLAN CHECK	9-27-2023

**SHEARWALL PLAN**

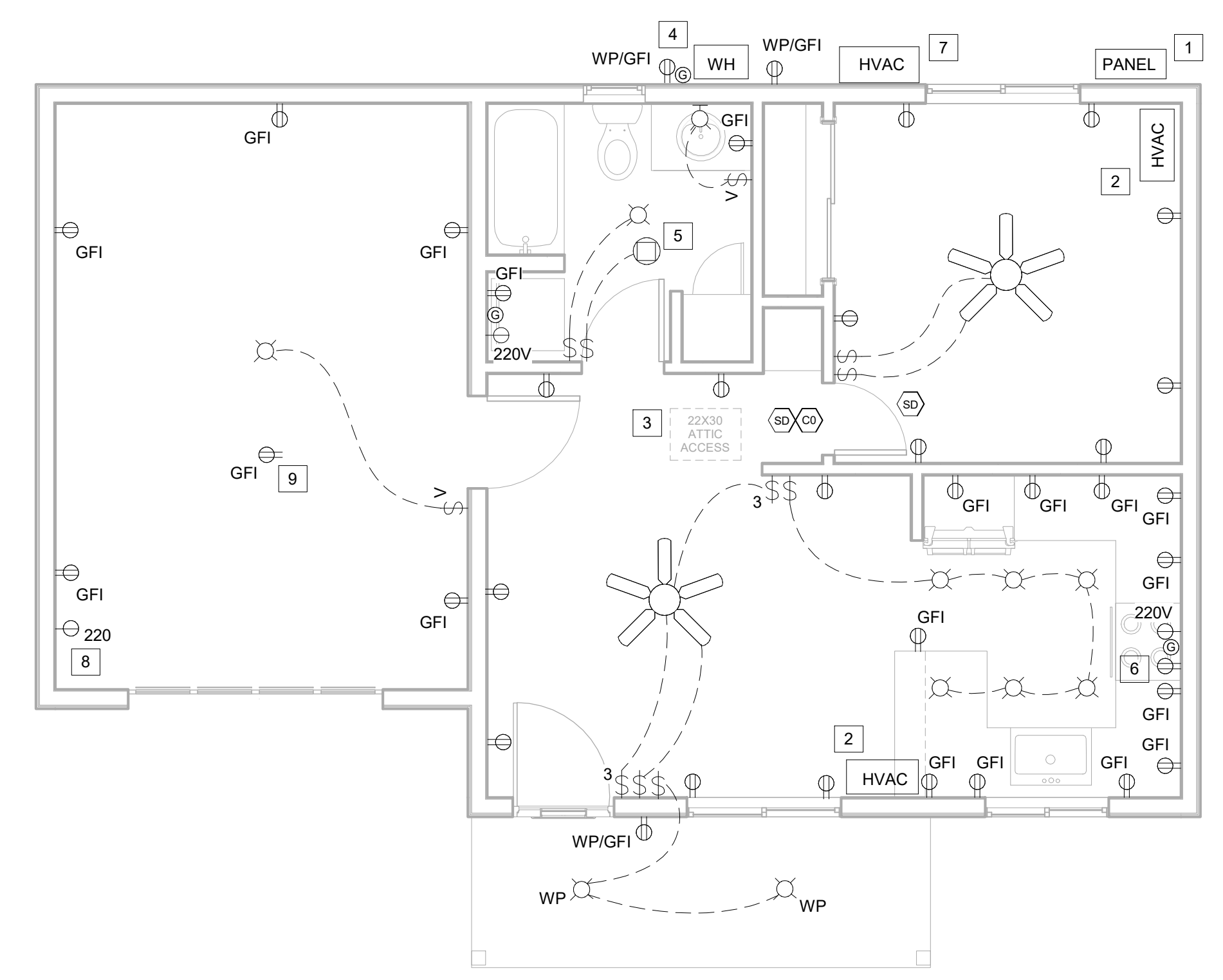
**A2.2**

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ELECTRICAL/MECHANICAL SYMBOL LEGEND			
	ESTIMATED LOCATION OF NEW ELECTRICAL SERVICE PANEL	WP	WEATHER PROOF / EXTERIOR RATED
	ESTIMATED LOCATION OF ELECTRIC MINI-SPLIT	GFI	GROUND FAULT INTERRUPTER
	SINGLE RECEPTACLE	\$	SINGLE SWITCH
	DUPLEX RECEPTACLE	\$ <sup>3</sup>	3 POLE SWITCH
	CEILING MOUNTED LED LIGHT	\$ <sup>V</sup>	VACANCY SWITCH
	WALL MOUNTED LED LIGHT		FAN WITH INTEGRATED LIGHT
	EXHAUST FAN		CARBON MONOXIDE ALARM
	SMOKE ALARM		SMOKE DETECTOR

- ELECTRICAL KEYNOTES**
- 1 - APPROX LOCATION OF 200AMP ELECTRICAL SERVICE PANEL
  - 2 - PROVIDE POWER PER MINISPLIT MFR REQUIREMENTS.
  - 3 - LIGHT, SWITCH, & RECEPTACLE SHALL BE PROVIDED AT ATTIC ACCESS.
  - 4 - PROVIDE POWER FOR WATER HEATER PER MFR REQUIREMENTS.
  - 5 - THIS FAN SHALL BE CONTINUOUSLY OPERATING. THIS FAN MAY BE ON A SWITCH, AS LONG AS THIS SWITCH IS LABELED TO STATE "FAN SHOULD BE ON WHENEVER THE HOME IS OCCUPIED". 50 CFM MIN. DUCT SIZE PER FAN MFR.
  - 6 - EXHAUST KITCHEN HOOD DIRECTLY TO OUTSIDE. 100 CFM MIN. DUCT SIZING PER MFR REQUIREMENTS. THIS FAN MUST BE LISTED AT 3 SONES OR LESS FOR NOISE. THE RATING MUST BE BASED ON A WATER COLUMN OF .25 OR GREATER.
  - 7 - ESTIMATED LOCATION OF MINI SPLIT COMPRESSOR. EXACT LOCATION PER MFR REQUIREMENTS.
  - 8 - DEDICATED 220V RECEPTACLE FOR ELECTRIC VEHICLE CHARGING.
  - 9 - CEILING MOUNTED RECEPTACLE FOR GARAGE DOOR OPENER. AUTOMATIC GARAGE DOOR OPENERS SHALL BE EQUIPPED WITH A BATTERY BACKUP FUNCTION THAT IS DESIGNED TO OPERATE WHEN ACTIVATED DURING AN ELECTRICAL OUTAGE.

- ELECTRICAL NOTES U.N.O**
- A. ELECTRICAL SERVICE EQUIPMENT GROUNDING SYSTEM SHALL COMPLY WITH CODE.
  - B. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA ELECTRICAL CODE AND ALL CODES HAVING LOCAL JURISDICTION.
  - C. DURING ENTIRE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL MAINTAIN ADEQUATE 2A-408BC FIRE EXTINGUISHERS READY FOR USE IN CASE OF FIRE.
  - D. LIGHT, SWITCH, & RECEPTACLE SHALL BE PROVIDED AT ATTIC ACCESS.
  - E. PROVIDE DISCONNECT WITHIN SIGHT OF AIR CONDITIONING UNIT.
  - F. PANELBOARDS SERVING INDIVIDUAL DWELLING UNITS SHALL BE PROVIDED WITH CIRCUIT BREAKER SPACES FOR HEAT-PUMP WATER HEATERS, ELECTRIC COOKTOPS, AND ELECTRIC CLOTHES DRYERS AS SPECIFIED IN SECTION 150.0 (N)(7)(U) AND (V).
  - G. 2022 CALIFORNIA (TITLE 24) ENERGY CODES-
    - 1) IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR PER 2022 CEC, 150.0(K)(2)(I).
    - 2) ALL HARDWIRED LIGHTING IN OTHER ROOMS MUST BE FLUORESCENT OR ANOTHER TYPE OF HIGH-EFFICACY LIGHTING OR MUST BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR OR CONTROLLED BY A DIMMER. "OTHER ROOM" INCLUDES HALLWAYS, DINING ROOMS, FAMILY ROOMS, BEDROOMS, ETC. CLOSETS WITH LESS THAN 70 SF. OF FLOOR ARE EXEMPT.
    - 3) ALL OUTDOOR LIGHTING ATTACHED TO A BUILDING MUST BE FLUORESCENT OR ANOTHER TYPE OF HIGH-EFFICACY LIGHTING OR MUST BE CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTOCONTROL.
  - H. LIGHTING IN HABITABLE SPACES, INCLUDING BUT NOT LIMITED TO LIVING ROOMS, DINING ROOMS, KITCHENS, AND BEDROOMS, SHALL HAVE READILY ACCESSIBLE WALL MOUNTED DIMMING CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY ADJUSTED UP AND DOWN.
  - I. ALL RECESSED LIGHTING INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER AND BE AIRTIGHT.
  - J. ALL ELECTRICAL FIXTURES, APPLIANCES, AND WIRING TO CONFORM TO ARTICLE 400 FOR FIXTURES, APPLIANCES, AND WIRING REQUIREMENTS.
  - K. A LUMINAIRE INSTALLED IN A BATHTUB OR SHOWER AREA SHALL MEET ALL OF THE FOLLOWING: (1) NO PARTS OF THE CORD-CONNECTED LUMINARIES, CHAIN OR CABLE, OR CORD-SUSPENDED LUMINARIES, LIGHTING TRACK, PENDANTS, OR CEILING SUSPENDED (PADDLE) FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3' HORIZONTALLY, AND 8' VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD. THIS ZONE IS ALL ENCOMPASSING AND INCLUDES THE SPACE DIRECTLY OVER THE TUB OR SHOWER STALL. (2) LUMINARIES LOCATED WITHIN THE ACTUAL OUTSIDE DIMENSION OF THE BATHTUB OR SHOWER SPACE SHALL BE MARKED SUITABLE FOR DAMP OR WET LOCATIONS.
  - L. RECEPTACLES IN ALL LIVING AREAS, OTHER THAN KITCHEN COUNTERS, LAUNDRY ROOMS, BATHROOMS AND HALLS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE. THE FLOOR LINE CONTINUES AROUND CORNERS. EACH WALL SPACE 2 FEET OR MORE ALONG THE WALL LINE MUST BE CONSIDERED SEPARATELY. IN KITCHENS AND DINING AREAS OF DWELLING UNITS A RECEPTACLE SHALL BE INSTALLED AT EACH COUNTER SPACE WIDER THAN 12 INCHES. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES FROM A RECEPTACLE OUTLET IN THAT SPACE. THE WALL LINES CONTINUE AROUND CORNERS. COUNTER TOPS SEPARATED BY RANGE TOPS, REFRIGERATORS OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER TOP SPACES.
  - M. PROVIDE 2 SMALL APPLIANCE BRANCH CIRCUITS IN KITCHEN PER CEC 210.52(B)
  - N. PROVIDE MIN. DEDICATED CIRCUITS AS FOLLOWS: 2 (20A) BRANCH CIRCUITS SERVING THE KITCHEN, PANTRY, AND DINING ROOM. 1 (20A) FOR THE LAUNDRY ROOM. 1 (20A) FOR THE BATHROOMS, AND ANY COUNTERTOP AND SIMILAR WORK SURFACE RECEPTACLE OUTLETS. CEC 210.11(C)
  - O. ALL 125 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED IN A RESIDENCE SHALL BE LISTED TAMPER RESISTANT RECEPTACLES. NO EXCEPTIONS FOR RECEPTACLES ON CEILINGS, ABOVE COUNTERS OR BEHIND APPLIANCES.
  - P. ALL 120 V, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOMS, AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
  - Q. PROVIDE MIN. 1" LISTED RACEWAY TO ACCOMMODATE A DEDICATED BRANCH CIRCUIT FOR ELECTRICAL VEHICLE CHARGING IN ATTACHED GARAGE. CEC 4.106, CEC 625, CRC 309.8
  - R. PROVIDE AN INTERSYSTEM BONDING ELECTRODE WHICH INCLUDES AT LEAST TREE GROUNDING OR BONDING CONDUCTORS REQUIRED FOR COMMUNICATIONS SYSTEMS SHALL BE INSTALLED EXTERNALLY AT THE SERVICE ENTRANCE PANEL AS SPECIFIED IN CEC 800.100(B) AND 250.94
  - S. ALL 15 OR 20 AMP, 125 OR 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN DAMP LOCATIONS UNDER CANOPIES AND ROOFED PORCHES NOT SUBJECT TO BEATING RAIN MUST BE A LISTED WEATHER-RESISTANT TYPE WHEN THE PLUG IS NOT INSERTED. CEC 406.9(A)
  - T. ALL 15 OR 20 AMP, 125 OR 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN WET LOCATIONS MUST BE A LISTED WEATHER-RESISTANT TYPE WHEN THE PLUG IS INSERTED. CEC 406.9(B)



A ELECTRICAL PLAN  
1/4" = 1'-0"



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**DESIGNER SIGNATURE**

*[Signature]*

**ENGINEERS STAMP**



**PROJECT**  
552 SQ FT  
1 BED 1 BATH  
1.5 CAR GARAGE  
70 LB SNOW  
OWNER

**PROJECT ADDRESS**

**ASSESSORS PARCEL NUMBER**

PROJECT #	22-205G-70
PLAN CHECK #	
STATUS DATE	8-17-2023
PLANCHECK	9-6-2023
PLANCHECK	9-27-2023

**ELECTRICAL PLAN**

**A2.3**



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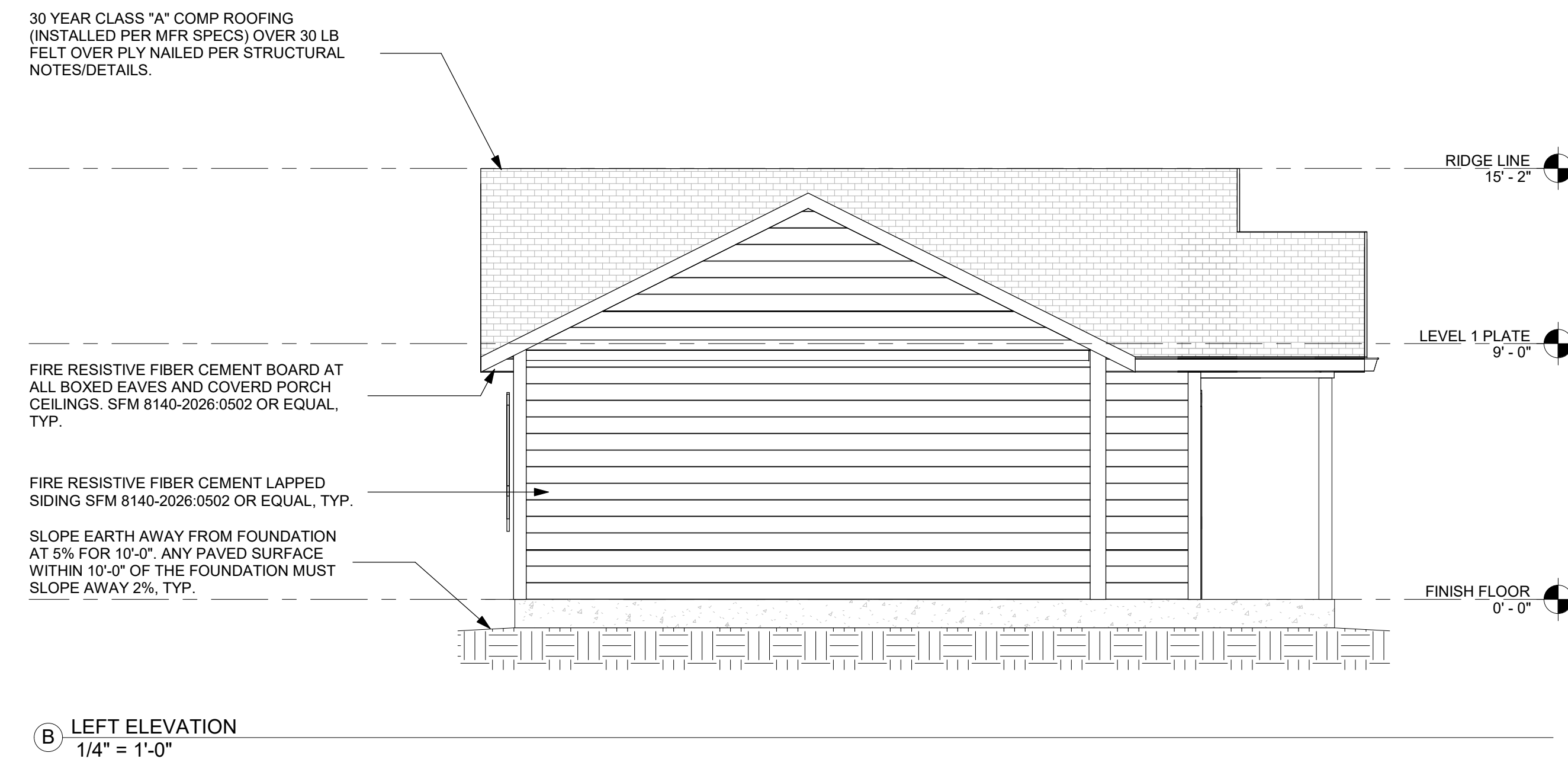
**ROOF NOTES (ARCHITECTURAL):**

- A. GUTTERS SHALL BE INSTALLED WITH COVERS THAT WHICH MITIGATE THE ACCUMULATION OF DEBRIS.
- B. LOCATION OF HVAC EQUIPMENT SHALL BE DETERMINED BY INSTALLER.
- C. PROVIDE ATTIC VENTING AS FOLLOWS:  
1 SQ. FT. FOR EACH 150 SQ. FT. OF ATTIC SPACE WITH 1/4" MESH SCREEN VENTS  
IF WILDLAND URBAN INTERFACE APPLIES, VENTING IS REQUIRED TO BE 1/16" MIN. & 1/8" MAX MESH SCREEN.
- D. ROOF DECK SHALL BE NON-COMBUSTIBLE OR IGNITION RESISTANT MATERIALS.
- E. SEE TRUSS MFR DRAWINGS AND STRUCTURAL ENGINEERING FOR ALL HEADER AND/OR BEAM INFORMATION.

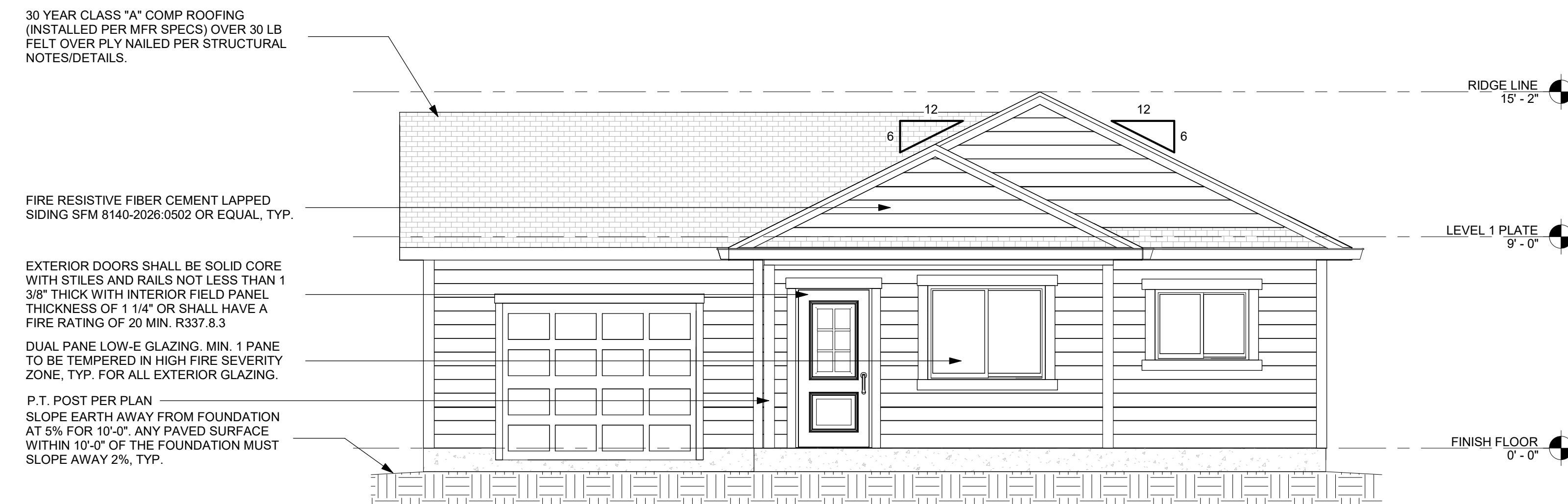
**ROOF VENTING CALCULATION:**

552 SQ FT ATTIC SPACE / 150 = 3.7 SQ FT X 144 = 533 SQ IN VENTILATION REQUIRED

7 LOW PROVIDED - VULCAN SOFFIT VENT (@ 41 SQ IN NFVA EACH) = 287 SQ IN  
5 HIGH PROVIDED - VULCAN LOW PROFILE DORMER VENT (@ 56 SQ IN NFVA EACH) = 280 SQ IN  
567 SQ IN PROVIDED >533 SQ IN REQUIRED = OK



**(B) LEFT ELEVATION**  
1/4" = 1'-0"



**(A) FRONT ELEVATION**  
1/4" = 1'-0"



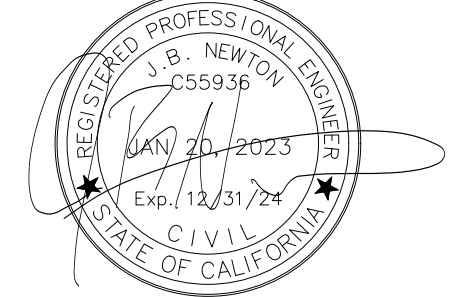
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**DESIGNER SIGNATURE**

*[Handwritten Signature]*

**ENGINEERS STAMP**



**PROJECT**  
552 SQ FT  
1 BED 1 BATH  
1.5 CAR GARAGE  
70 LB SNOW  
OWNER

**PROJECT ADDRESS**

**ASSESSORS PARCEL NUMBER**

PROJECT #	22-205G.70
PLAN CHECK #	
STATUS DATE	8-17-2023
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PLANCHECK	9-27-2023

**ELEVATIONS**

**A3.1**

NOT FOR CONSTRUCTION

**STRUCTURAL DISCLAIMER:**

AS STRUCTURAL LOADS DIFFER FOR EVERY PROPERTY, IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO CONFIRM THAT ALL STRUCTURAL COMPONENTS MEET LOCAL REQUIREMENTS. CONSULT WITH A LOCAL STRUCTURAL ENGINEER IF NECESSARY.

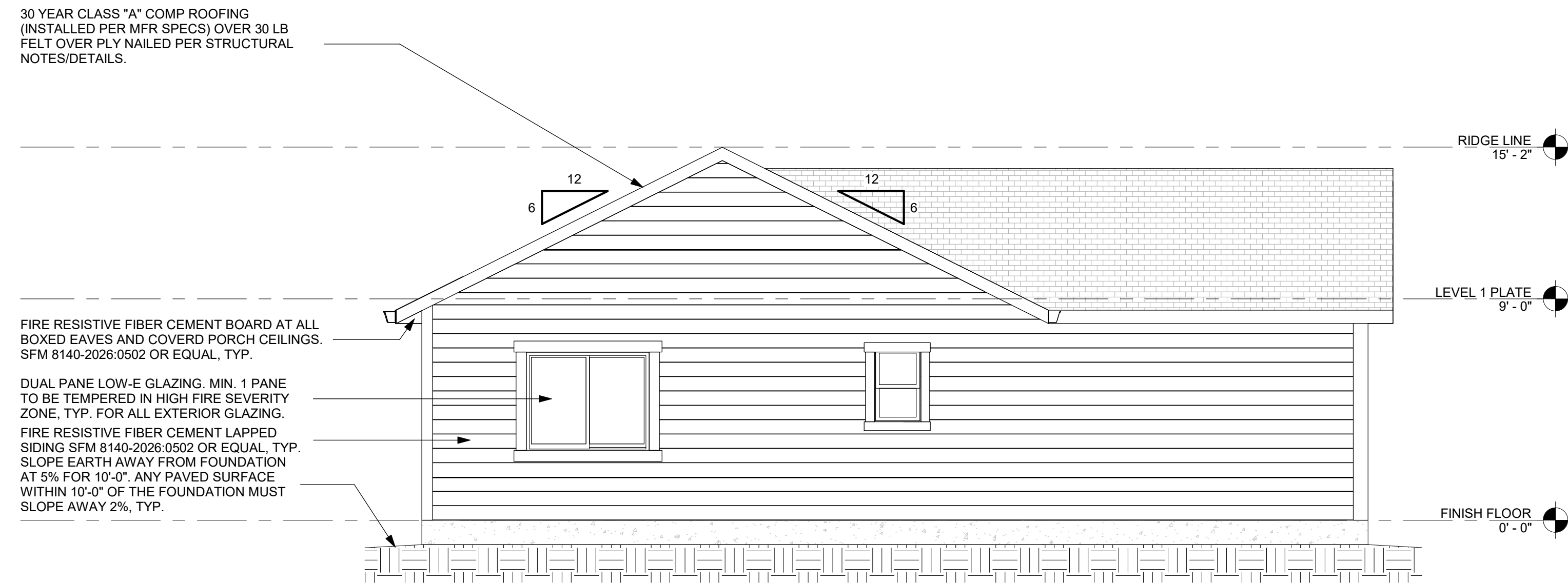
**ROOF NOTES (ARCHITECTURAL):**

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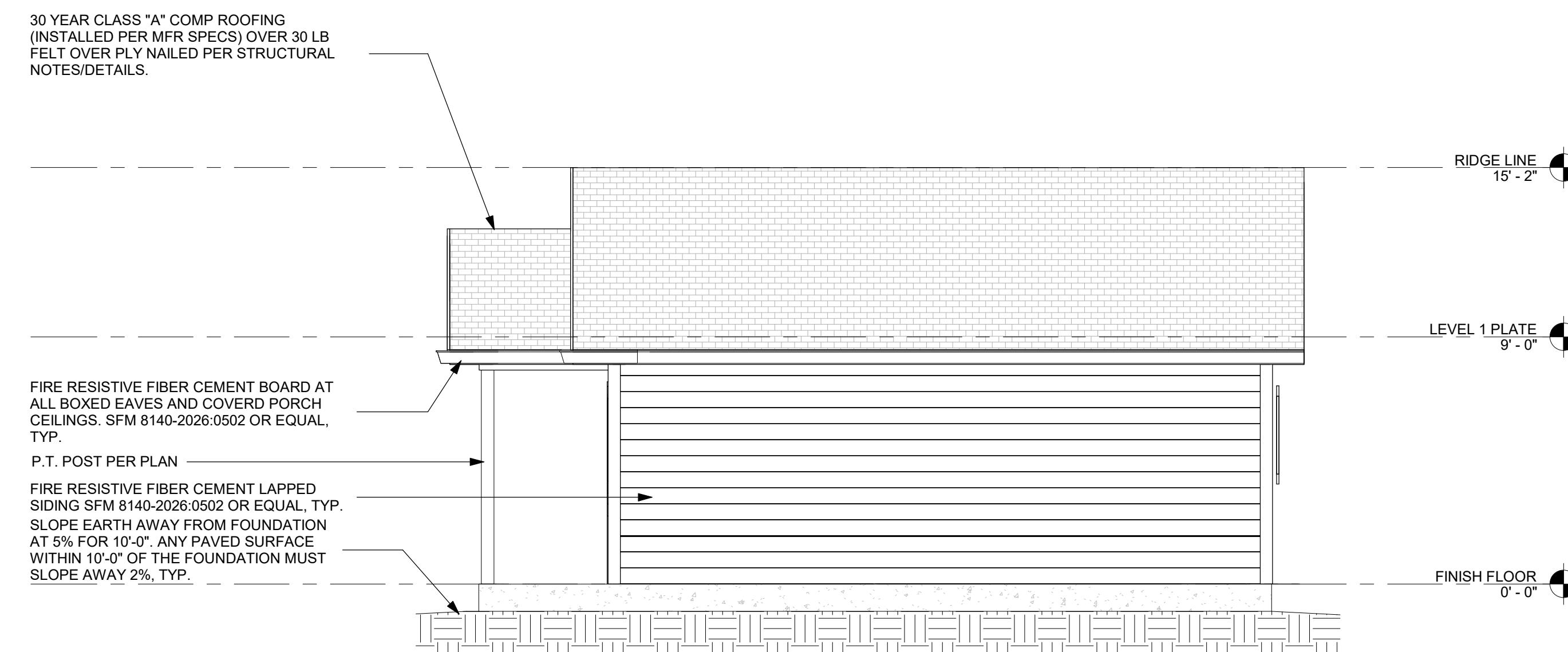
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567 SQ IN PROVIDED >533 SQ IN REQUIRED = OK



**B REAR ELEVATION**  
1/4" = 1'-0"



**A RIGHT ELEVATION**  
1/4" = 1'-0"



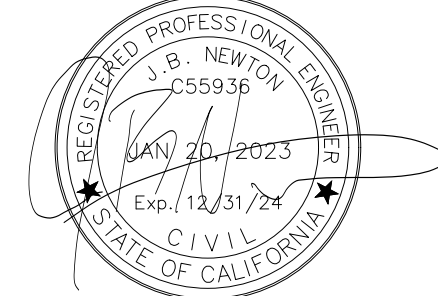
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**DESIGNER SIGNATURE**

*[Handwritten Signature]*

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**PROJECT**  
552 SQ FT  
1 BED 1 BATH  
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70 LB SNOW  
OWNER

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**ELEVATIONS**

**A3.2**



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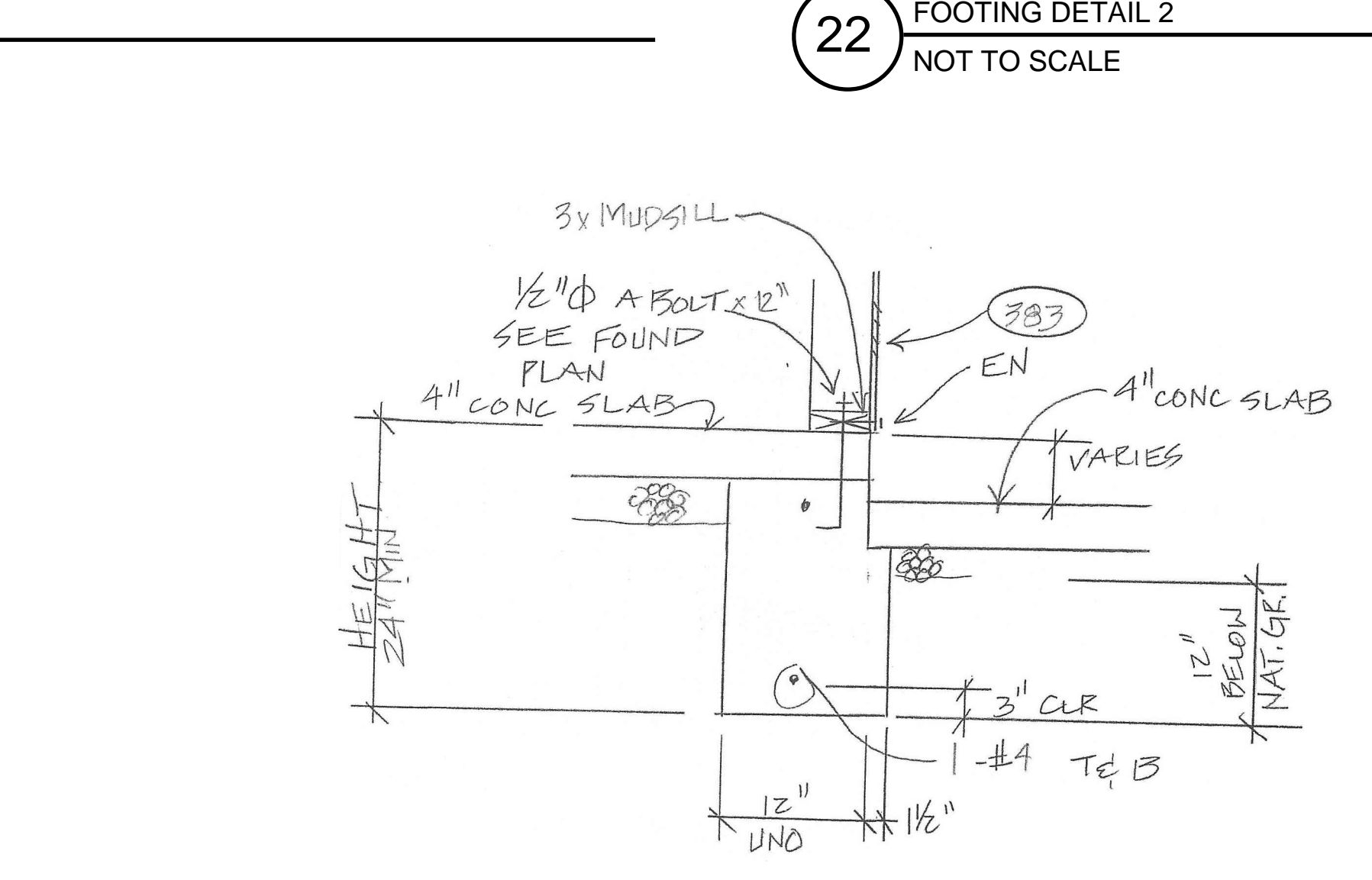
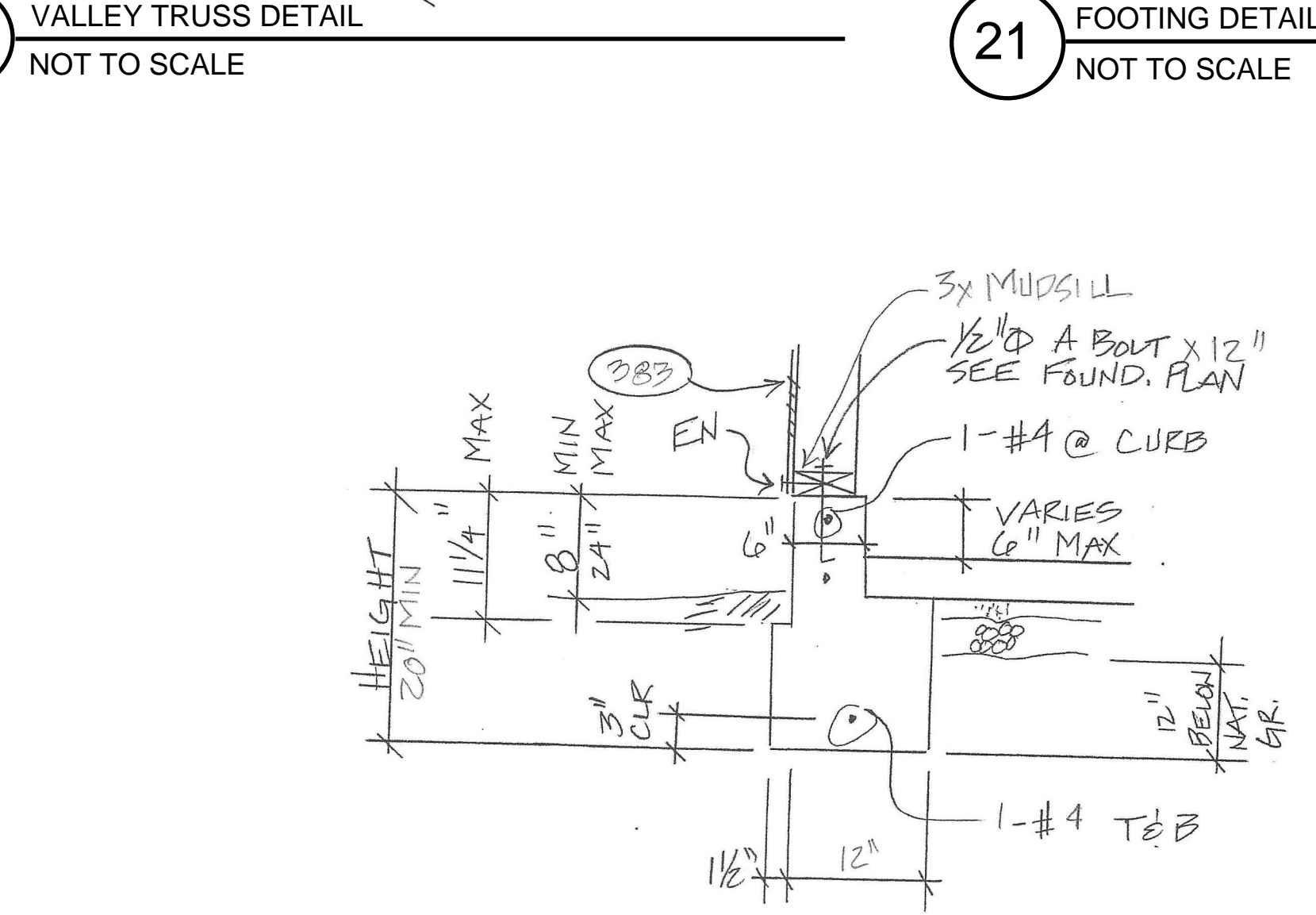
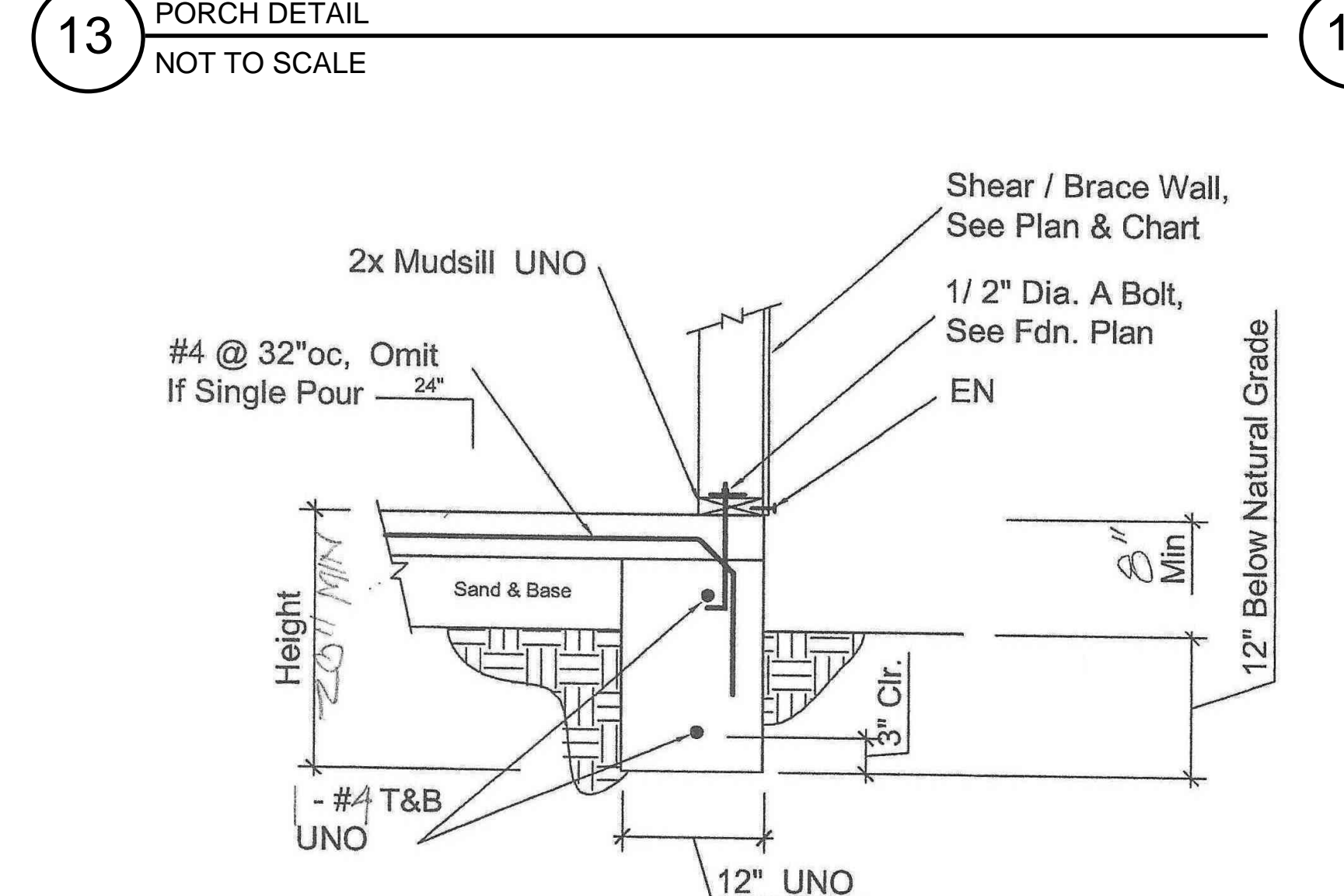
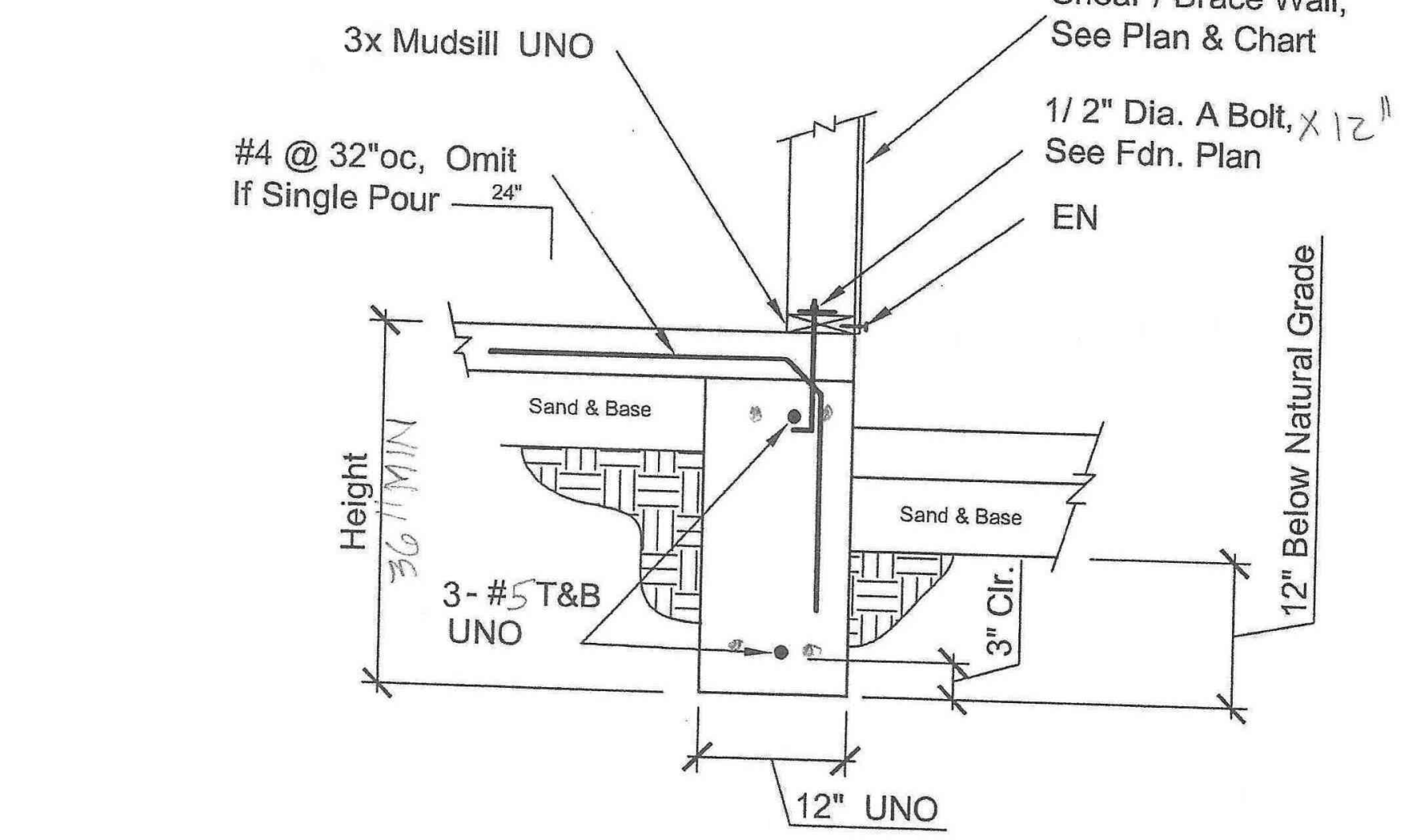
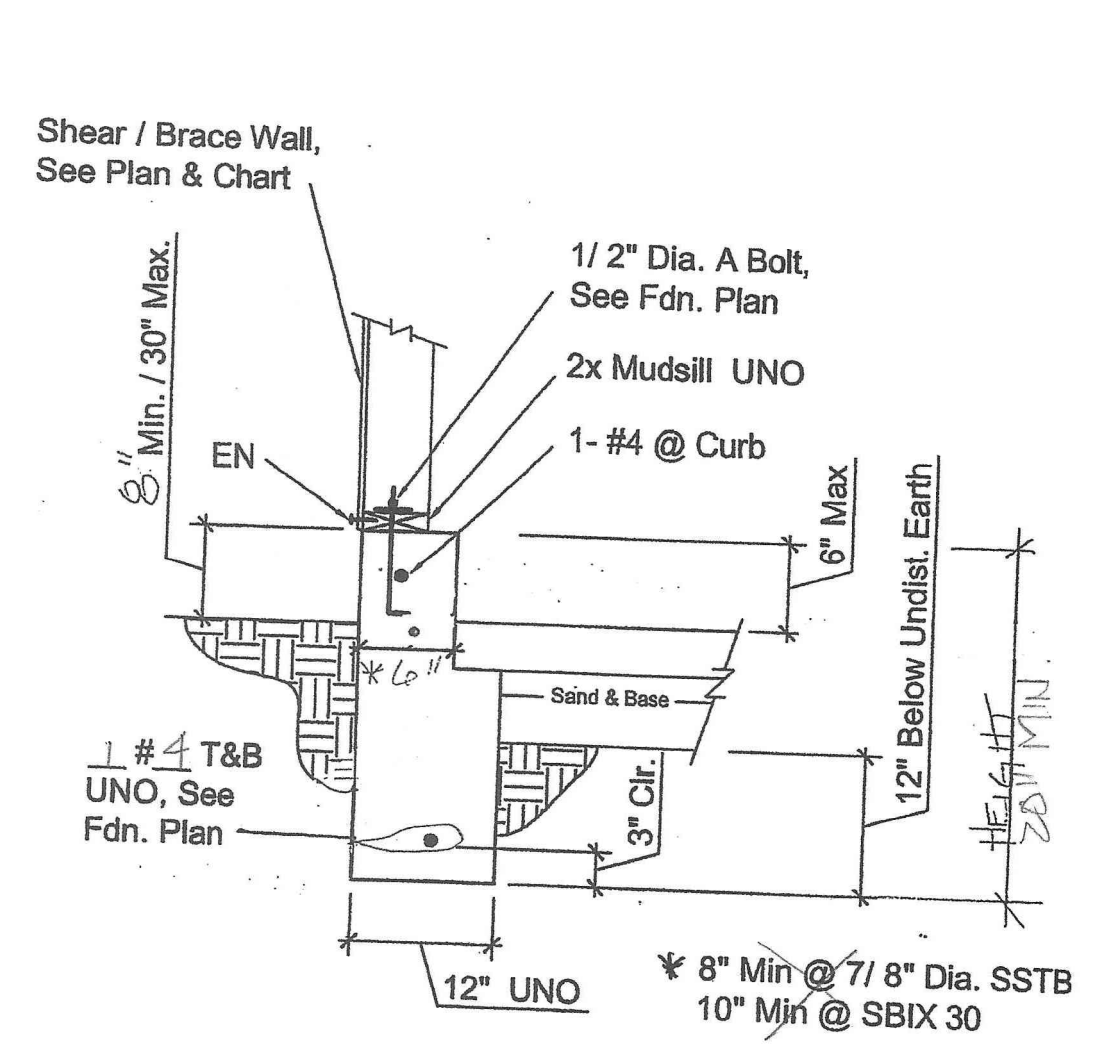
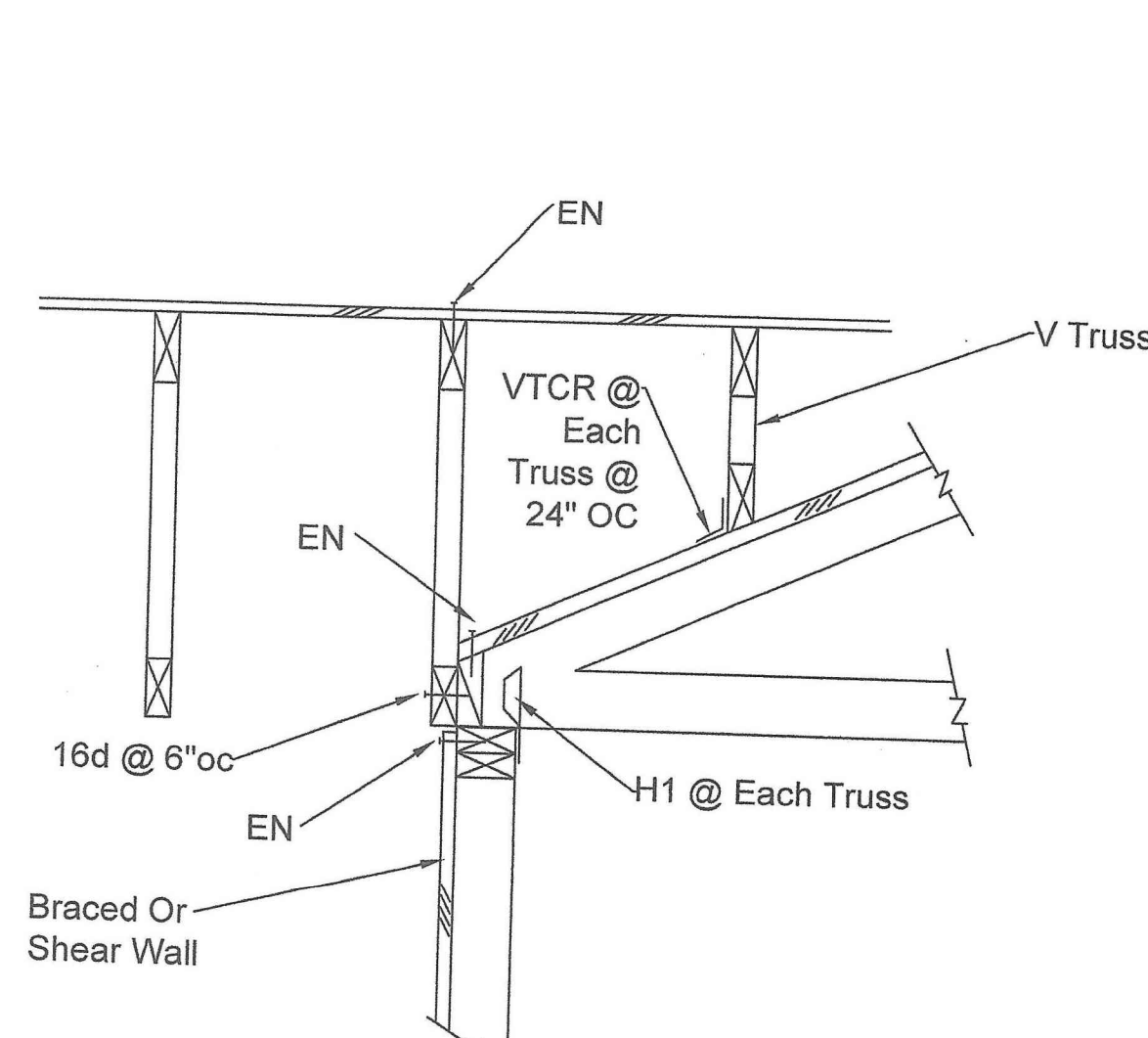
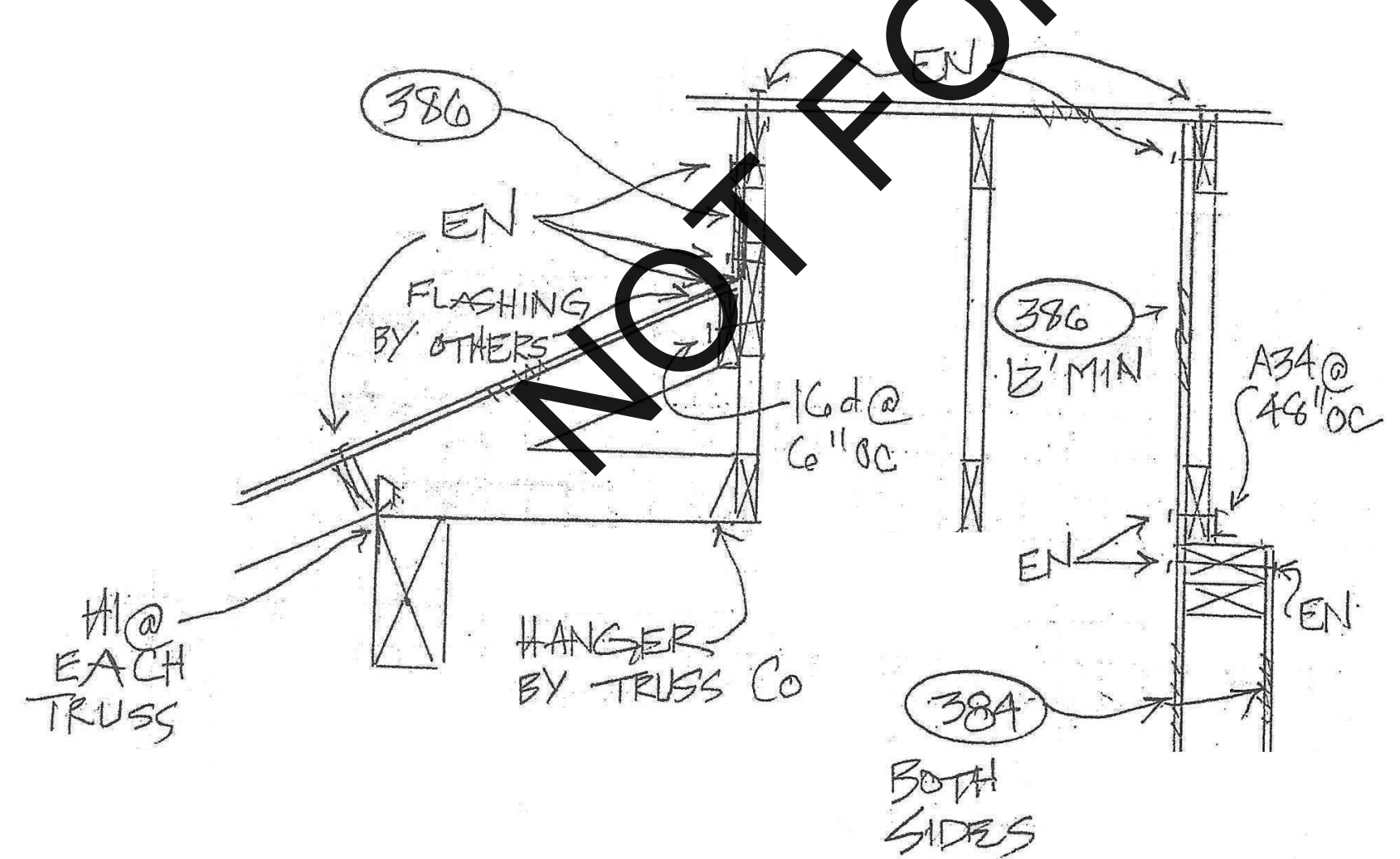
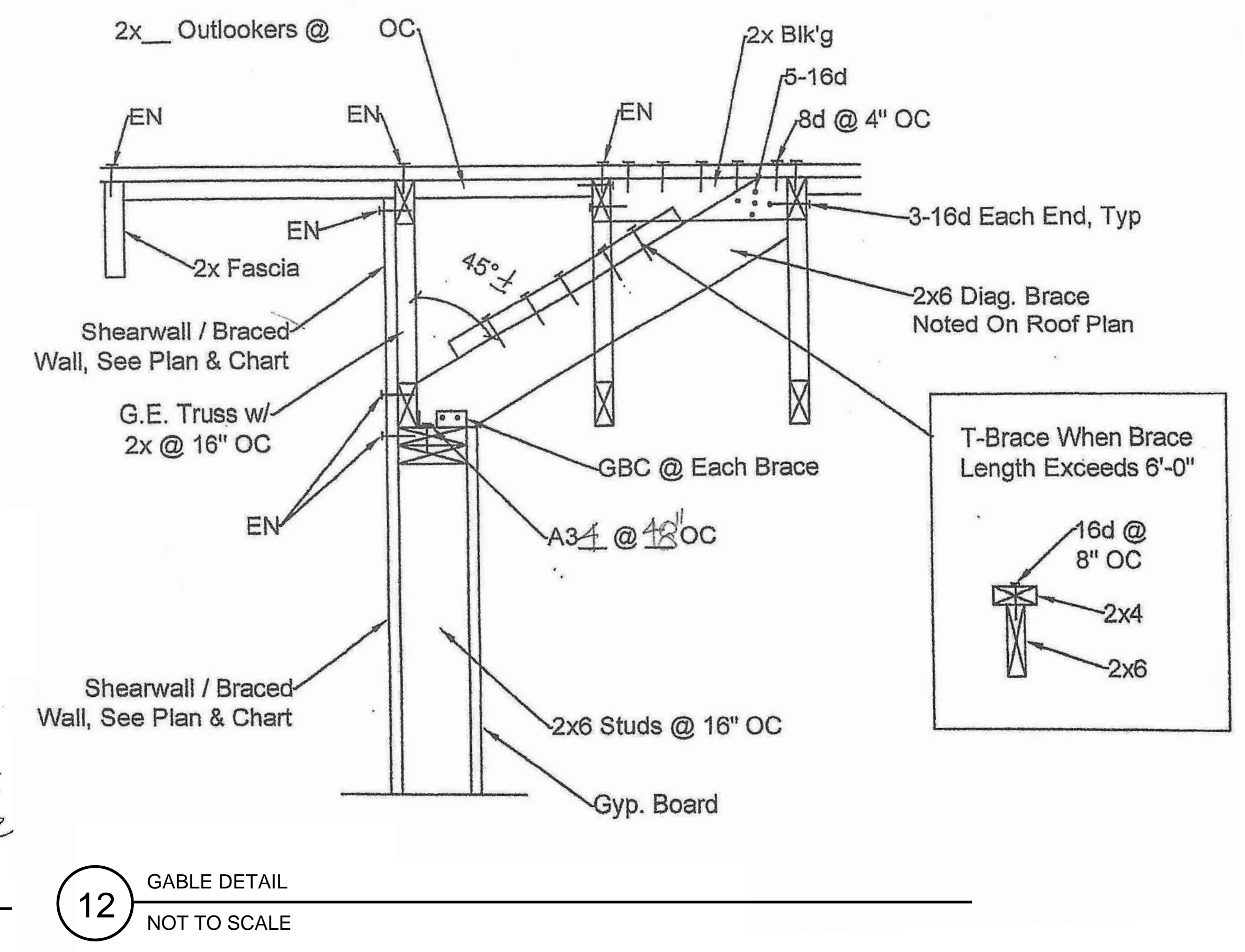
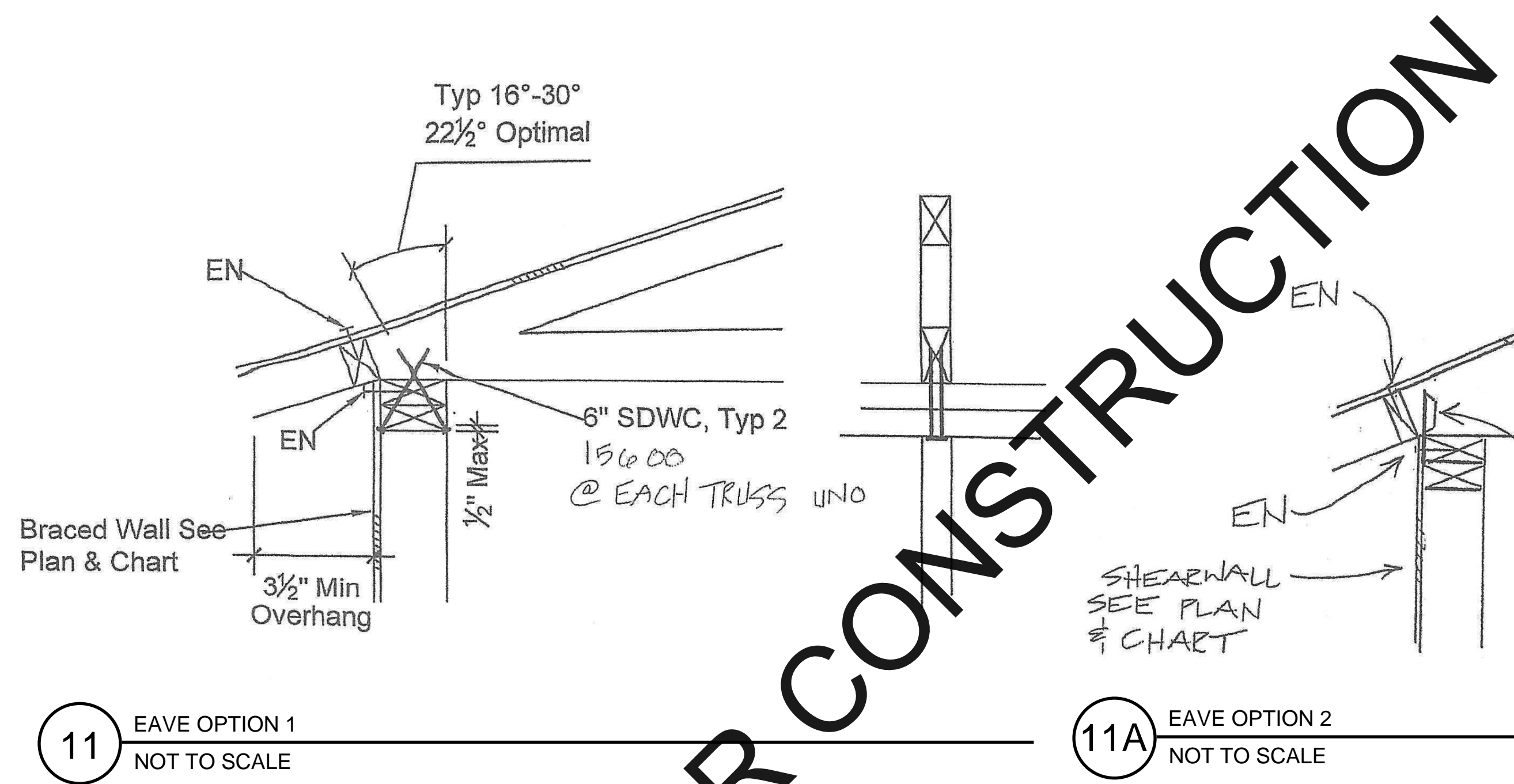
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**DETAILS**

**A4.1**



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