

SITE PLAN  
SCALE: 1" = 10'-0"

## RESIDENTIAL PLUMBING NOTES

- Domestic water shall be piped in either:
  - Type L copper w/ sweat fittings with non-lead solder, or
  - Pex-type water lines and fittings as allowed by the local building official
- For hot water (see plans for type & location), maintain minimum manufacturer-recommended clearances for either:
  - Tank-less water heater with manufacturer's specifications and w/pressure-temperature relief valve with continuous downward slope and downward oriented drain terminating at least 6" above finish grade.
  - Tank water heater with recovery rating in accordance with IPC. First hour recovery shall not be less than 40 gallons.
  - Tank water heater shall be raised at least 18" AFF and shall be strapped at upper and lower third points, w/pressure-temperature relief valve with continuous downward slope and downward oriented drain terminating at least 6" above finish grade.
- Provide new angle stop valves at all new fixtures, faucets, etc.
- Provide new brass hose bibs at exterior locations as required.
- Provide dielectric unions at connections between dissimilar materials.
- Provide recessed cold water outlet with water hammer arrester in wall at refrigerator, and cold & hot water outlets w/hammer arrester & drain inlet at clothes washer.
- Showers shall be finished with a nonabsorbent finish to a height not less than 72" AFF, w/ glass mat gypsum board or similar water resistant backer where applicable, and shall be at least 32" x 32" or 1024 in with width not less than 30".
- Provide 30" wide x 24" front clearance for all water closets.
- All new sanitary sewer piping or venting shall be sized and installed in conformance with the current adopted IPC.

## FINISH NOTES

All exterior and interior finish shall be installed per manufacturer recommendations, industry standards and any applicable code requirements. All materials used for installation shall comply with the CDBSC, referenced elsewhere in these notes. All colors, styles, models, textures, moldings, trim, etc. shall be coordinated with owner.

- Exterior
  - Roofing (as indicated in plans and/or elevations)
    - Asphalt Composition Shingles Or Standing Seam Metal Roofing
    - Roofing o/(2) layers 5" roofing paper
    - Flashing
      - Provide flashing at all roofing edges
    - Walls (as indicated in plans and/or elevations)
      - Cement Or Lap Board Siding
      - Install over properly prepared sheathed and waterproofed substrate as required (5" building paper o/ Tyvek house wrap o/ wood substrate, min.)
      - Stonework, brick & other similar exterior wall finish
        - Install over properly prepared sheathed and waterproofed substrate as required (5" building paper & 1/4" oiled wood substrate, min, or directly to finished concrete.)
    - Interior
      - Walls & Ceiling
        - All interior wall and ceiling finish shall be 1/2" Min gypsum board, with taped and finished joints. See plans and FIRE SAFETY NOTES for locations with more stringent requirements, where occurs.
      - Flooring
        - All interior flooring finish and extents, including carpeting, hard-wood flooring, flat stonework, tiling and manufactured flooring products shall be coordinated with owner. All flooring products shall be installed with appropriate underlay/substrate preparation as per code requirements, industry standards and manufacturer recommendations.
        - Radiant floor heating, if installed (at owners' direction) shall comply with all applicable safety codes and manufacturer recommendations for installation and control systems.

## ELECTRICAL NOTES - GENERAL

- Main Electrical Panel
  - Service panels shall be multi-breaker type, flush or surface mounted with steel door equipped with latch w/ all circuits plainly marked at completion.
  - Wire lighting and convenience receptacles separately. Provide (2) spare circuits.
  - Provide grounding connection to either Ufer grounding (concrete-encased electrode), or Copper grounding rod
- All conductors shall be copper.
- Provide or verify bonding of water piping and above-ground metal gas piping to the service ground.
- Provide combo-type AFCI protection to all branch circuits that supply 125-volt, single-phase, 15- and 20-Amp outlets (lighting, smoke detector, receptacles) installed in dwelling unit bedrooms, family rooms, dining rooms, living rooms, dens, closets, hallways or similar rooms.
- All multi-wire circuits shall have a means of simultaneously disconnecting all ungrounded conductors at the breaker panel. All conductors for multi-wire circuits shall be grouped with wire ties within the breaker panel.
- All new hard-wired smoke and carbon monoxide alarm circuits shall be AFCI protected.
- Provide a tamper-resistant wall receptacle:
  - In habitable rooms, spaced no greater than 12' oc, and no greater than 6' from any openings & at walls longer than 2'
  - In new hallways longer than 10'
  - Within 6' of new laundry sinks/west bars
  - In garage, basement, crawl space or other damp areas
- Provide a GFCI protected, tamper-resistant receptacle with weather-proof enclosure at:
  - Front & back yards
  - Decks, balconies or porches greater than 20 sf
- Provide an accessible 15 amp (Min) rated receptacle outlet, installed on the same level and within 25' of heating and air conditioning equipment. This service receptacle shall not be connected to the load side of the equipment.

## ELECTRICAL NOTES - BATHROOM

- Provide a 20 amp dedicated circuit for each bathroom. Other bathroom equipment (i.e. lighting, exhaust fans) within the same bathroom may be supplied by the same branch circuit where the branch circuit supplies a single bathroom.
- Provide a GFCI protected, tamper-resistant receptacle within 3' of each bathroom lavatory, or on the side of vanity cabinets within 12" of the top.

## ELECTRICAL NOTES - LAUNDRY

- Provide a 30 amp dedicated circuit with GFCI-protected, tamper-resistant receptacle for the laundry.
- Electric clothes dryer(s) shall be supplied with 4-wire grounded electrical outlet(s).

## LIGHTING NOTES - GENERAL

- Recessed lighting in insulated ceilings shall be air-tight, rated for zero insulation contact clearance and shall be sealed between the housing and ceiling with a gasket or caulking.
- Permanent fixtures, lamp holders and receptacles shall be securely supported. Any fixtures in excess of 6 lbs or in excess of 16" in length in any dimension shall not be supported solely by the fixture mounting screws unless so permitted by the manufacturer. Outlet boxes shall not be used as the sole support for ceiling fans.
- Lighting fixtures located in wet or damp locations shall be installed such that water cannot enter or accumulate in the wiring compartments, lamp holders or other electrical parts. All fixtures installed in such locations shall be marked "SUITABLE FOR WET LOCATIONS" (or similar).

## MECHANICAL NOTES

- All mechanical shall be design-build by mechanical contractor.
- The point of all exhaust discharges shall be at least 3'-0" from any opening into the building. Exhaust vents shall be equipped with a backdraft damper.
- Provide smooth metal duct with back draft damper for dryer exhaust extending exterior to the occupied living space. This duct shall not exceed a total combined horizontal and vertical length of 14', including (2) 90° elbows. 2" shall be deducted for each 60° elbow in excess of (2).
- Provide new gas lines & sediment traps in accordance with manufacturer's instructions, standard industry practice and applicable code requirements. Provide new gas valves and flexible line connections to all new gas appliances.

## GLAZING NOTES

- Provide glazing on all exterior non-decorative glasswork at:
  - Swinging sliding & bi-fold doors not less than 3" in the shortest pane dimension
  - Windows with the lower pane edge less than 60" AFF and less than 60" horizontal from tubs, showers, pools or other similar wet-use facilities
  - Windows within 48" of entry/exit doors, or adjacent to stairs and landings with the bottom edge less than 36" vertical from the walking surface and lacking proper railing protection

## PROJECT DESCRIPTION

This project is intended to construct a new single-story single-family wood-framed residence.

## CONSTRUCTION TYPE

Construction Type: V-B

## OCCUPANCY

Building Occupancy/Groups: R-3/U

## STRUCTURE AREAS

Dwelling	Area (sf)
Conditioned	682
Porch	202
Roof	118

## DESIGN REFERENCES

- \*\*\*\*\* All work to be performed under these project plans shall conform to the following applicable structural codes and any applicable supplements and amendments:
- 2021 International Building Code
  - 2021 International Mechanical Code
  - 2021 International Plumbing Code
  - 2021 International Building Code
  - 2021 International Electrical Code
  - 2021 International Residential Code
- \*\*\*\*\* Not Applicable to Structural Per R301.3

## RESIDENTIAL ACCESS & EGRESS NOTES

- Residential dwelling units (i.e. bedrooms) where no direct exit to the exterior exists shall have at least one (1) window compliant with all of the following:
  - Net clear opening width at least 20", net clear opening height at least 24", 5.7 sf minimum clear opening area, w/ B.O. window opening height no more than 44" AFF
- Stairways shall comply with the following:
  - Width not less than 36", headroom clearance no less than 80", riser height not more than 7 1/4", tread depth not less than 10", nosing not less than 3/4" nor more than 1 1/4", where solid treads are provided and tread depth is less than 11"

## FIRE SAFETY NOTES

- Provide (1) layer 5/8" Min standard Type 'X' gypsum board sheathing, with all joints taped and finished in accordance with industry standards to achieve at least (1) hr fire rating, to:
    - Interior Walls, Ceilings, Soffits, Enclosed Usable Spaces - on all occupied interior surfaces
    - Residential Unit Separation Walls - on each side of separation walls between residential units and garages/common access corridors or stairs/other residential units. Install over any sheathwall sheathing where occurs.
  - Provide 20-minute rated solid wood core or steel doors between residential units and corridor/stair/garage accesses.
  - Smoke Alarms
    - Smoke alarms shall sound an audible alarm in all bedrooms of the house (i.e. interconnect all smoke alarms).
    - Smoke alarms shall receive their power from the primary wiring and shall have a battery backup.
  - Carbon-Monoxide Alarms
    - Carbon-monoxide alarms shall be installed outside each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units and on every level (including basements) within which fuel-fired appliances are installed, and in dwelling units that have attached garages.
    - Carbon-monoxide alarms shall receive their power from the primary wiring and shall have a battery backup
- \*Exception: In existing residences where electrical wiring is not being replaced, it shall be permitted to install battery-operated smoke and carbon monoxide alarms.

## VENTILATION NOTES

- Kitchen range ventilation hoods shall be 100 cfm or sized per range manufacturer's specifications. Kitchen range ventilation shall be vented to the exterior.
- Bathroom ventilation shall be supplied with a backdraft damper, and shall be switched separately from lighting. Provide intermittent step timer switch for each bathroom exhaust fan. Bathroom ventilation shall be sized to exhaust the air in each bathroom served 6 times per hour, but no less than 50 cfm.

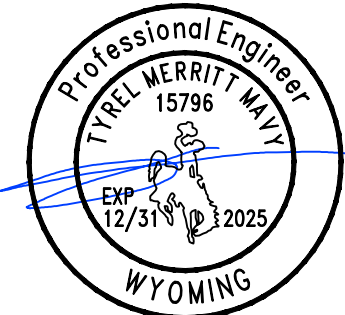
## SHEET INDEX

COVER:  
C0.0 SITE PLAN, GENERAL NOTES & REFERENCES, INCL TYPICAL MEP FINISH & SAFETY NOTES

ARCHITECTURAL & ELECTRICAL:  
SEE DESIGN BASICS HOUSE PLANS (5) 18 x 24 SHEETS

STRUCTURAL:  
S0.0 STRUCTURAL NOTES & REFERENCES  
S1.0 FOUNDATION & FRAMING PLANS  
S1.1 LATERAL & DIMENSION PLANS  
S2.0 STRUCTURAL DETAILS

STAMP:



PROJECT:

672 SUNSET DR.  
(N) RESIDENCE

OWNERS: CHERI EPLIN  
841 REDWOOD DR.  
DANVILLE, CA 94506

CONSULTANTS:



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Bedford, WY 83112  
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ISSUES: REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	03/12/25	TMM	BUILDING PERMIT
2	05/22/25	TMM	COVER SITE PLAN & ETC.

SHEET DESCRIPTION:  
DIMENSION  
PLAN

JOB NUMBER: P25006

SCALE: AS NOTED

DATE: 28 FEB 2025

DRAWN BY: TMM

CHECKED BY:

SHEET NUMBER:

C0.0

1 OF 1 COVER SHEETS

CADD FILE NUMBER: P25006.dwg

672 SUNSET DR. (N) RESIDENCE - 22 MAY 2025 - COVER SITE PLAN & ETC.