GOVERNING AGENCIES:

TOWN OF TRUCKEE BUILDING AND SAFETY 10183 TRUCKEE AIRPORT ROAD TRUCKEE, CA 96161 530.582.7821

TRUCKEE FIRE PROTECTION DISTRICT 10049 DONNER PASS ROAD TRUCKEE, CA. 96161 530.582.2546

TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT I I 603 DONNER PASS ROAD TRUCKEE, CA 96161 530.582.2546

TRUCKEE DONNER PUBLIC UTILITY DISTRICT 11570 DONNER PASS RD TRUCKEE, CA 96161 530.587.3896

PROJECT CONTACTS :

OWNER:

DUSTIN WALSH 702.538.6540 DWALSH81@GMAIL.COM

DESIGNER/CIVIL ENGINEER

SHEET INDEX:

CHRISTIAN BRATT, PE 530.412.3742 CHRISTIAN@HARLEQUIN-DESIGNS.COM

PROJECT INFORMATION
<u>CIVIL</u> :
SITE PLAN
DRIVEWAY SECTION
TOPOGRAPHIC SURVEY
<u>ARCHITECTURAL</u> :
ARCHITECTURAL GENERAL NOTES
LEVEL 1 FLOOR PLAN

LEVE	EL 2 LEVEL FLOOR PLAN	
LEVE	EL 3 FLOOR PLAN	
ROC	OF PLAN	
EXTE	ERIOR NORTH ELEVATION	
EXTE	ERIOR SOUTH ELEVATION	
EXTE	ERIOR EAST ELEVATION	
EXTE	ERIOR WEST ELEVATION	

PROJECT SCOPE:

1.0

CI.0

CI.I

C1.2

AI.O

A2.0

A2.1

A2.2

A2.3

A3.0

A3.I

A3.2 A3.3 (2) NEW PRIMARY UNITS, ADU, JADU, AND ATTACHED GARAGE TO BE CONSTRUCTED WITH WOOD SHEARWALLS ON SHALLOW SPREAD CONCRETE FOUNDATION.

()

PLEASE NOTE: SEPORATE BUILDING PERMITS ARE REQUIRED FOR GRADING, AS-BUILT STRUCTURES, RETAINING WALLS, SWIMMING POOLS, DEMOLITION, DETACHED ACCESSORY STRUCTURES, OUTDOOR COOKING FACILITIES, ECT.





ASSESSOR'S PARCEL MAP :



BUILDING AREAS:

LEVEL 3 CONDITIONED :		LEVEL 3 NON-CONDITIONED:		EXTERIOR SPACE:	
PRIMARY UNIT A	798 SF	GARAGE	1092 SF	DECK A	463 SF
		COMMON AREA 3	356 SF	ENTRY	113 SF
LEVEL 2 CONDITIONED :				DECK B	463 SF
PRIMARY UNIT B	796 SF	LEVEL 2 NON-CONDITIONED:		DECK C	133 SF
ADU UNIT C	958 SF	COMMON AREA 2	356 SF	DECK D	369 SF
				PORCH	59 SF
<u>LEVEL I CONDITIONED</u> :		LEVEL I NON-CONDITIONED:			
JADU UNIT D	495 SF	COMMON AREA I	381 SF	TOTAL SPACE	1600 SF
		MECH ROOM	278 SF		
TOTAL SPACE	3047 SF	STORAGE A	99 SF		
		STORAGE B	100 SF		
		STORAGE C	IIO SF		
		STORAGE D	139 SF		
		TOTAL SPACE	2555 SF		

2022	CALIFORNIA BUILDING CODE
2022	CALIFORNIA ADMINISTRATIVE CODE
2022	CALIFORNIA RESIDENTIAL CODE
2022	CALIFORNIA ELECTRICAL CODE
2022	CALIFORNIA MECHANICAL CODE
2022	CALIFORNIA PLUMBING CODE
2022	CALIFORNIA ENERGY CODE
2022	CALIFORNIA HISTORIC BUILDING CODE
2022	FIRE CODE, AS AMENDED BY TRUCKEE FIRE PROTECTION DISTRICT
2022	EXISTING BUILDING CODE
2022	CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2022	CALIFORNIA REFERENCED STANDARDS CODE
1997	UNIFORM HOUSING CODE
1997	UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDING
2021	INTERNATIONAL SWIMMING POOL AND SPA
2018	INTERNATIONAL PROPERTY MAINTENANCE CODE
2021	INTERNATIONAL SOLAR ENERGY PROVISIONS

USE AND OCCUPANCY CLASSIFICATION CONSTRUCTION CLASSIFICATION STORIES

	DEFERRED	SUBMITTALS:
_		

- I. GAS PIPING SCHEMATIC
- 2. FIRE SPRINKLER DESIGN. SEPARATE PERMIT SHALL BE SUBMITTED, APPROVED AND ISSUED PRIOR TO REQUESTING ROUGH PLUMBING INSPECTION
- 3. PLUMBING FIXTURES ≰ FITTING SCHEDULE PER CONTRACTOR
- 4. CONSTRUCTION WASTE MANAGEMENT PLAN PER CONTRACTOR

DESIGN CRITERIA:

ALLOWABLE BEARING PRESSURE BASIC WIND SPEED WIND EXPOSURE GROUND SNOW LOAD MIN SIDWALL VENT HEIGHT CLIMATE ZONE FROST DEPTH

2000 PSF 120 MPH С 275 PSF 275/25 = ||' 16 18"



BUILDING AREAS: LEVEL 3 NON-CONDITIONED: LEVEL 3 CONDITIONED : PRIMARY UNIT A 798 SF 1092 SF GARAGE COMMON AREA 3 356 SF LEVEL 2 CONDITIONED : LEVEL 2 NON-CONDITIONED: PRIMARY UNIT B 796 SF ADU UNIT C 958 SF COMMON AREA 2 356 SF LEVEL I CONDITIONED LEVEL | NON-CONDITIONED: 495 SF 381 SF JADU UNIT D COMMON AREA I 278 SF MECH ROOM TOTAL SPACE 3047 SF STORAGE A 99 SF STORAGE B 100 SF STORAGE C 110 SF STORAGE D 139 SF TOTAL SPACE 2555 SF

(E) RESIDENCE



EXTERIOR SPACE:	
DECK A	463 SF
ENTRY	113 SF
DECK B	463 SF
DECK C	133 SF
DECK D	369 SF
PORCH	59 SF
TOTAL SPACE	1600 SF

THOMAS

 $\mathcal{O}_{\mathcal{P}}$





SCALE: |" = |0'-0"







LEGEND

Ø	Set Monument As Noted		
-130_	Elevation & Contour Line		
EP	Edge Of Pavement		
9 ^{12"P}	Tree Size & Type P = Pine F = Fir C = Cedar LP = Lodgepole Pine A = Aspen		
0	Boulder		
\bigcirc	Bush Or Shrub		
- • -	Utility Poles PP = Power Pole TP = Telephone Pole JUP = Joint Utility Pole R= Power Line G= Cable TV		
$\Delta^{\mathbf{N}}$	Topography Point		
GUY	Guy Anchor		
BM Elevation Benchmark			
Sanitary Sewer Manhole			
AE	Anchor Easement		
□WS	Water Service		
158×5	Spot Elevation		
4	Concrete		
20,00	Rocks		
\bigcirc	Ornamental Tree		

SURVEYORS NOTES

- 1. Contour Interval equals 2'.
- The elevation datum for this survey was assumed. Elevation = 150.0' Benchmark = Top of sanitary sewer manhole rim.
- 3. Spot elevations are accurate to 0.2'± Scaled feature locations are accurate to 0.5'±.
- 4. This map ("Work Product") is for the sole and exclusive use of client named in the title block shown hereon. The Work Product shall be deemed protected as if such Work Product was within the protections against third—party use and disclosure of the general copyright law.
- The location of the sanitary sewer service was not visible. Its location can be obtained by contacting the Truckee Sanitary District.
- 6. Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
- Legend is general. Some symbols may not be applicable to this survey map.



(530) 1 Road Trug	550- 0049 tis Va d, Ur kee, 06161	AND AND ING alley hit A CA.
UBDIVISION	(APN: 018-520-029)	CALIFORNIA
IT 57 ARMSTRONG TRACT S	(10198 THOMAS DRIVE)	NEVADA COUNTY
BOUNDARY & TOPO LO	FOR DUSTIN WALSH	TOWN OF TRUCKEE
SCALE 1 inc DRAWN	ст. 20 :h : 10 JTB 2156	D22 feet
		2

REVISION

BY

GENERAL ARCHITECTURAL NOTES: THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

PROJECT NOTES:

- I. THE WORK INCLUDED UNDER THESE DRAWINGS CONSISTS OF ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT - LEAVING ALL WORK READY FOR USE.
- 2. THE PLANS INCLUDE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. ALL WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THE DRAWINGS IS INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES.
- 3. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION BEFORE PROCEEDING.
- 4. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DRAWINGS AS REQUIRED.
- 5. COORDINATE ALL ARCHITECTURAL WORK WITH STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING AND INTERIOR DESIGN CONDITIONS BEFORE THE ORDERING OF, OR THE INSTALLATION OF, ANY ITEM OF WORK.
- 6. UTILITY SERVICE AND EMERGENCY SERVICES ARE TO BE MAINTAINED FOR THE SITE BY THE CONTRACTOR DURING THE DEMOLITION AND CONSTRUCTION PHASES OF WORK.
- 7. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS DAILY OF ALL SUBCONTRACTORS AND TRADES, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE.
- 8. PROTECT ALL EXISTING SITE CONDITIONS TO REMAIN INCLUDING TREES, SHRUBS, PAVING, FENCES, ETC.
- 9. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
- 10. ALL DIMENSIONS NOTED VIF ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY VARIANCES TO THE DESIGNER PRIOR TO PROCEEDING.
- II. DIMENSIONS ARE TO CENTERLINE OF GRIDS, COLUMNS, STUDS, WINDOWS, DOORS AND FIXTURES, OR TO FACE OF STUD OR CONCRETE.
- 12. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.
- 13. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.
- 14. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARDS, AND INDUSTRY AND BUILDING PRACTICES FOR SEALANT, CAULKING, AND FLASHING LOCATIONS.
- 15. PROVIDE BACKING AS REQUIRED FOR INSTALLATION OF EQUIPMENT, FIXTURES, ACCESSORIES, AND CASEWORK.
- I.G. STRUCTURAL OBSERVATIONS SHALL BE COMPLETED AND ACCEPTED BY THE ENGINEER OF RECORD WITH NO CONDITIONS PRIOR TO FOUNDATION, SHEAR, AND FRAME INSPECTIONS.

CONSTRUCTION MANAGEMENT PLAN:

- 17. EXISTING UTILITIES: CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. NOTIFY THE DESIGNER OF ANY DISCREPANCIES WITH THE DRAWINGS PRIOR TO COMMENCING WORK.
- 18. SHOULD THE PROJECT BE LOCATED WITHIN THE LAKE TAHOE BASIN, THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH TRPA CONSTRUCTION REQUIREMENTS.
- 19. CONSTRUCTION TRAILER, PORTABLE TOILET, AND DUMPSTER SHALL BE LOCATED WITHIN THE BOUNDARIES OF THE AREA OF DISTURBANCE.
- 20. ACCESS: CONSTRUCTION ACCESS TO THE BUILDING SITE SHALL BE OVER THE PROPOSED DRIVEWAY ONLY. PROVIDE ONGOING PROTECTION OF EXISTING VEGETATION DURING ALL PHASES OF CONSTRUCTION UNTIL COMPLETION OF THE PROJECT.
- 21. PARKING: COMPLY WITH THE REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION.
- 22. MATERIAL STORAGE/DELIVERY: ALL BUILDING MATERIALS, EQUIPMENT, AND MACHINERY, ARE TO BE DELIVERED TO AND REMAIN WITHIN THE BOUNDARIES OF THE AREA OF DISTURBANCE.
- 23. DEBRIS AND WASTE REMOVAL: CLEAN UP TRASH AND DEBRIS AT THE END OF EACH DAY, REMOVE FROM THE CONSTRUCTION SITE AT LEAST ONCE A WEEK. CONSTRUCTION SITE SHALL BE KEPT NEAT AND SHALL NOT BE AN EYESORE, NUISANCE, OR DETRIMENT TO NEIGHBORING PROPERTIES.
- 24. HOURS OF CONSTRUCTION: COMPLY WITH THE REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION.
- 25. FIRE SAFETY : CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL FIRE SAFETY REGULATIONS. INCLUDING BUT NOT LIMITED TO PROVIDING A MINIMUM OF I SHOVEL AND TWO 20LB AB CRATED DRY CHEMICAL FIRE EXTINGUISHERS MOUNTED IN PUBLIC VIEW.
- 26. TEMPORARY POWER, SIGNS, SURVEY LINES, ETC. SHALL NOT BE NAILED TO TREES.

WILDLIFE URBAN INTERFACE (WUI) NOTES:

- 27. THIS PROJECT IS LOCATED IN AN AREA SUBJECT TO THE REQUIREMENTS OF CRC SECTION R337 WILDLAND URBAN INTERFACE AND THE CONSTRUCTION MATERIALS OR ASSEMBLIES SHALL BE APPROVED BY OSFM BML.
- 28. VEGETATION MANAGEMENT R337. I.5: PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291.
- 29. ROOF COVERING REQUIREMENT PER CRC 337.5: CLASS A ROOF ASSEMBLY. CERTAINTEED ULTIMATE TL COMP TL OVER 2 LAYER 30 LB ROOF UNDERLAYMENT
- 30. ROOF VALLEY REQ PER CRC 337.5: 26 GAUGE MIN. CORROSION-RESISTANT METAL SHEET METAL OVER I LAYER MIN. 72 LB FIBERGLASS (MINERAL-SURFACED) NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER COMBUSTIBLE DECKING AT LEAST 36 INCHES WIDE.
- 31. ROOF GUTTER REQUIREMENT PER CRC 337.5 A, SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (ES REPORT PROVIDED TO VERIFY CLASS A COMPLIANCE): CORROSIVE RESISTANT GUTTER SCREEN AT ALL GUTTERS.
- 32. EAVE VENT REQUIREMENT PER CRC 337.6.
- 33. EAVE, SOFFIT, AND FLOOR PROJECTIONS PROTECTION REQUIREMENT PER CRC 337.7: (ES REPORT PROVIDED TO VERIFY CLASS A COMPLIANCE), SHALL BE NON-COMBUSTIBLE MATERIAL, IGNITION RESISTANT MATERIAL OR ONE LAYER OF 5/8 " TYPE X EXTERIOR RATED GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE EAVE OR SOFFIT .: REQUEST TO USE ALTERNATE BACKING IN PLACE OF 5/8" TYPE X GYPSUM BOARD. I/4" FIBER CEMENT BOARD BEHIND 3/4" WOOD SOFFIT.
- 34. EXTERIOR WALL COVERINGS PER CRC 337.7.3:(ES REPORT PROVIDED TO VERIFY CLASS A COMPLIANCE), EITHER NON-COMBUSTIBLE MATERIAL, IGNITION RESISTANT MATERIAL, ONE LAYER OF 5/8 " TYPE X EXTERIOR RATED GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING, OR AN ASSEMBLY APPROVED BY THE OSFM BML .: FLAMEBOCK CLASS A FIRE-RATED OSB SHEATHING.
- 35. EXTERIOR WALL VENTS PER CRC 337.6:
- 36. EXTERIOR GLAZING PER CRC 337.8.2: MIN. OF I PANE SAFETY TEMPERED GLAZING ON ALL EXTERIOR WINDOWS AND DOORS.
- 37. EXTERIOR DOOR ASSEMBLIES PER CRC 337.8: ALUMINUM CLAD DOORS AND WINDOWS (NON-COMBUSTIBLE). WOOD DOORS: RAIL/STILE MORE THAN | 3/8" AND PANELS MORE THAN | 1/4". 20 MIN. RATING MIN.
- 38. DECKING AND STAIR SURFACES PER CRC 337.9, SHALL BE 1-1/4 INCH MINIMUM THICKNESS SOLID WOOD OR A PRODUCT APPROVED BY OSFM BLM .: NON-COMBUSTIBLE STONE WALKS, STAIRS, AND PATIOS, FIRE RATED COMPOSITE DECKING.

GENERAL FIRE SYSTEM NOTES:

- W/ THE REQUIREMENTS OF CALIF. TITLE 24, ENERGY CALCULATIONS AND MANDATORY MEASURES.
- DESIGNER WHEN READY.
- SOFFITS ARE REQUIRED, REVIEW WITH DESIGNER IN ADVANCE FOR APPROVAL.
- APPLIANCES AND EQUIPMENT AS REQUIRED BY CODE AND MFR.

CALGREEN:

- 43. CAL GREEN MANDATORY MEASURES AND MITIGATION
- 45. SEE SITE PLAN CI.O FOR TEMPORARY PROTECTIVE MEASURES.
- 4.303.2
- A. SHOWER HEADS: 2 GPM B. LAVATORY FAUCETS: 1.5 GPM
- C. KITCHEN FAUCETS: 1.8 GPM
- D. WATER CLOSETS: 1.28 GALLONS/FLUSH
- IRRIGATION ON MANUAL SWITCH PER LANDSCAPE DESIGNER
- PROOFING.
- HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE.
- OWNER.
- AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED.
- 52. INTERIOR MOISTURE CONTROL (4.505) VAPOR RETARDER INSTALLED AT SLAB ON GRADE FOUNDATIONS/MOISTURE CONTENT OF BUILDING MATERIALS CHECKED BEFORE ENCLOSURE. WALL AND FLOOR MOISTURE CONTENT TO ENFORCING AGENCY.
- HUMIDITY CONTROL.
- REQUIREMENTS.
- 55. QUALIFICATIONS (702) HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED
- 56. VERIFICATIONS (703) VERIFICATION OF COMPLIANCE WITH THIS CODE

GENERAL MECHANICAL NOTES:

- CALGREEN RESIDENTIAL MANDATORY MEASURES, SEC4.507-ENVIRONMENTAL COMFORT.
- 58. ALL DUCT SIZES PER ASHRAE 62.2 TABLE 7.1.
- CMC 701
- AND BE EQUIPPED WITH A BACK-DRAFT DAMPER.
- HEIGHT SHALL BE ABOVE THE ANTICIPATED SNOW DEPTH.
- PROCEDURES SPECIFIED IN REFERENCE APPENDIX RA3.7.
- OUTSIDE TERMINATING 3' MIN. FROM BUILDING OPENINGS PER CMC 504.5,
- COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2.
- 65. WHOLE HOUSE FAN IN BATHROOM MUST BE LABELED "WHOLE HOUSE FAN".
- 66. KITCHEN MIN. 100 CFM OR CEILING OR WALL EXHAUST FAN THAT SUPPLIES 5 AIR CHANGES PER HOUR.
- CONTINUOUS (3 SONE MAX, FOR INTERMITTENT).
- QUALITY AND EXHAUST.

39. THE CONTRACTOR SHALL DESIGN & PROVIDE HEATING, COOLING, VENTILATION, PLUMBING, FIRE SUPPRESSION, AND ELECTRICAL SYSTEMS AS INDICATED. REFER TO SPECIFICATIONS AND MEP PLANS. PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND/OR LOCAL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS INCLUDING BUT NOT LIMITED TO THE REQUIREMENTS CONTAINED IN THE NOTES BELOW. COMPLY

40. ELECTRICAL/MECHANICAL/PLUMBING LAYOUT IS SCHEMATIC. REFER TO SPECIFICATIONS FOR PRODUCT SUBMITTAL DATA AND SHOP DRAWING REQUIREMENTS. VERIFY ALL LAYOUTS IN FIELD W/OWNER & DESIGNER. CONTRACTOR SHALL SCHEDULE A WALK-THROUGH WHEN THE STRUCTURE IS SUBSTANTIALLY FRAMED. NOTIFY

41. DO NOT SOFFIT FOR ELECT/MECH/PLUMB SYSTEMS UNLESS SPECIFICALLY NOTED ON PLANS. IF ADDITIONAL

42. PROVIDE ACCESS AND WORKING SPACE CLEARANCES FOR SERVICE, INSPECTION AND REPLACEMENT OF

44. SITE DEVELOPMENT (4.106) STORM WATER DRAINAGE DURING CONSTRUCTION

46. MULTIPLE SHOWER HEADS SERVING ONE SHOWER (4.303.2) COMBINED FLOW RATES OF ALL THE SHOWER HEADS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED MAXIMUM FLOW RATE SPECIFIED IN TABLE

E. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW RATE OF ALL SHOWER HEADS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI.

47. OUTDOOR WATER USE (4.304) AUTOMATIC IRRIGATION CONTROLLERS AND SHALL BE WEATHER BASED

48. JOINTS AND OPENINGS (4.406) ANNULAR SPACE AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. CONTRACTOR SHALL COMPLY WITH SECTION 4.406.1 RODENT

49. CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING (4.408) CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING: RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NON-

50. BUILDING MAINTENANCE AND OPERATION (4.410) OPERATION AND MAINTENANCE MANUAL PROVIDED TO

51. POLLUTANT CONTROL (4.504) SEALED DUCT OPENINGS AND VOC IN FINISH MATERIALS. AT THE TIME OF ROUGH INSTALLATION, AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIPMENT, ALL DUCT

FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED BY MEANS OF MOISTURE READINGS USING A MOISTURE METER. SEE DETAILS SHEET A-02.04. FOR REQUIRED VAPOR RETARDER. CONTRACTOR TO PERFORM AND SUBMIT

53. BATHROOM EXHAUST FANS (4.50G. I) EACH BATHROOM SHALL BE MECHANICALLY VENTILATED UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A

54. ENVIRONMENTAL COMFORT (4.507) WHOLE HOUSE EXHAUST FANS/HEAT LOSS GAIN VALUES/SIZE DUCTS/ HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-5 OR EQUIVALENT. FANTECH HRV'S OR EQUAL IN MECHANICAL ROOM / ATTIC SPACE. HVAC SUB-CONTRACTOR TO SIZE AND INSTALL PER CAL GREEN

57. HVAC SYSTEMS SHALL BE SIZED, DESIGNED AND EQUIPMENT SELECTED USING THE METHODS OUTLINED IN

59. PROVIDE COMBUSTION AIR TO MECHANICAL ROOMS & EQUIPMENT AS REQUIRED BY CODE & EQUIPMENT MFR.

60. CLOTHES DRYER EXHAUST DUCTS SHALL COMPLY WITH CMC SECTION 504.4 AND SHALL BE OF RIGID METAL WITH SMOOTH INTERIOR SURFACES AND SHALL NOT BE ASSEMBLED WITH SCREWS OR OTHER FASTENING MEANS THAT EXTEND INTO THE DUCT THAT WOULD CATCH LINT. CLOTHES DRYER EXHAUST DUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CLOTHES DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS. LISTED CLOTHES DRYER TRANSITION DUCTS NOT MORE THAT 6 FEET IN LENGTH SHALL BE PERMITTED TO BE USED IN CONNECTION WITH DOMESTIC DRYER EXHAUSTS. FLEXIBLE CLOTHES DRYER TRANSITION DUCTS SHALL NOT BE CONCEALED WITHIN CONSTRUCTION UNLESS PROVIDED WITH AN ENGINEERED SYSTEM OR OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURER'S INSTRUCTIONS AND APPROVED BY THE AUTHORITY HAVING JURISDICTION, DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FT INCLUDING (2) 90 DEGREE ELBOWS. A LENGTH OF TWO FT SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO. CLOTHES DRYER SHALL VENT TO OUTSIDE

61. TERMINATE HORIZONTAL OR SIDE WALL MECHANICAL DRAFT VENTING SYSTEMS NOT LESS THAN 4' BELOW OR 4' HORIZONTALLY FROM, AND NOT LESS THAN I' ABOVE A DOOR, AN OPERABLE WINDOW OR A GRAVITY AIR INLET INTO A BUILDING PER CMC 802.8.1 (SEE CMC SECTION 802.8.2 FOR VENT TERMINALS OF DIRECT VENT APPLIANCES.) DIRECT VENT APPLIANCES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. THE VENT

62. PROVIDE MECHANICAL WHOLE BUILDING VENTILATION IN ACCORDANCE WITH SECTION 4 OF ASHRAE STANDARD 62.2 . VENTILATION RATE SHALL BE | CFM PER EVERY 100 SF OF CONDITIONED FLOOR AREA (CFA) PLUS 7.5 CFM PER OCCUPANT PLUS | OR | OCCUPANT PER BEDROOM PLUS |. A LOCAL EXHAUST FAN CAN BE USE TO MEET THIS REQUIREMENT. LOCAL FAN MUST OPERATE AT I SONE OR LESS AT .25 IN. W.C. AND MUST VENT DIRECTLY TO THE OUTSIDE. CHAPTER 4 OF THE RESIDENTIAL COMPLIANCE MANUAL. AIRFLOW SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE

63. EXHAUST VENTS SHALL BE PROVIDED W/ BACK-DRAFT DAMPERS AND EXHAUST FANS TO VENT DIRECTLY TO

64. WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS THAT CLOSE WHEN FAN IS OFF.

67. BATHROOM EXHAUST FANS SHALL BE RATED AT 50CFM MIN PER ASHRAE 62.2, AND I SONE MAX. FOR

68. EXHAUST FANS FOR BATHROOMS THAT CONTAIN A SHOWER, TUB, OR TUB/SHOWER SHALL COMPLY WITH THE REQUIREMENTS INCLUDED IN CALGREEN RESIDENTIAL MANDATORY MEASURES, SECTION4.506, INDOOR AIR

- 69. CONTRACTOR SHALL PROVIDE MECHANICAL SYSTEMS MANUAL WHICH SHALL INCLUDE: EXPLANATION OF BASIC VENTILATION SYSTEM CONCEPT AND EXPECTED PERFORMANCE, INSTALLATION MANUALS FOR ALL EQUIPMENT, SYSTEM OPERATION INSTRUCTIONS, AND SYSTEM AND EQUIPMENT MAINTENANCE REQUIREMENTS.
- 70. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AS REQUIRED BY CALGREEN RESIDENTIAL MANDATORY MEASURES SECT. 702
- 71. WHEN PROVIDED, RADIANT IN-FLOOR HYDRONIC HEATING SYSTEM SHALL BE INSTALLED PER CMC CHAPTER 12
- 72. GAS UTILIZATION APPLIANCES IN GARAGES AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE AND ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT SHALL BE INSTALLED SO THAT BURNERS AND BURNER- IGNITION DEVICES ARE LOCATED NOT LESS THAN 18 INCHES ABOVE THE FLOOR UNLESS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT - NFPA 54:9.1.1. APPLIANCES INSTALLED IN GARAGES, WAREHOUSES, OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE SHALL BE GUARDED AGAINST SUCH DAMAGE BY BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR BY BEING ELEVATED OR LOCATED OUT OF THE NORMAL PATH OF VEHICLES(CMC305.1).
- 73. PROVIDE OPENINGS TO CONNECT INDOOR SPACES FOR COMBUSTION AIR WHERE REQUIRED. EACH OPENING SHALL HAVE A FREE AREA OF NOT LESS THAN I SQ. IN. PER I, OOOBTU/H OF THE TOTAL INPUT RATING OF APPLIANCES IN THE SPACE, BUT NOT LESS THAN 100 SQ. IN. ONE OPENING SHALL COMMENCE WITHIN 12 INCHES OF THE TOP, AND ONE OPENING SHALL COMMENCE WITHIN 12 INCHES OF THE BOTTOM OF THE ENCLOSURE. THE DIMENSIONS OF AIR OPENINGS SHALL NOT BE LESS THAN 3 INCHES. CMC 701.5
- 74. GAS VENTS OVER 12" IN DIAMETER OR WITHIN 8 FEET OF A VERTICAL WALL SHALL TERMINATE NOT LESS THAN 3 FEET ABOVE THE HIGHEST POINT WHERE THEY SHALL NOT PASS THROUGH THE ROOF AND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 FEET. GAS VENTS SMALLER THAN 12" IN DIAMETER AND MORE THAN 8 FEET AWAY FROM A VERTICAL WALL MAY TERMINATE A MINIMUM I FOOT ABOVE THE ROOF UP TO A 6:12 PITCH. FOR HIGHER ROOF PITCHES, REFER TO CMC TABLE 802.6.2.
- 75. RESIDENTIAL HVAC SYSTEMS BOTH EXISTING AND NEW, AND PARTS THEREOF SHALL BE INSPECTED IN ACCORDANCE WITH ACCA 4QM. THE OWNER OR OWNER'S DESIGNATED AGENT SHALL BE RESPONSIBLE FOR MAINTENANCE OF MECHANICAL SYSTEMS AND EQUIPMENT. TO DETERMINE COMPLIANCE WITH THIS SUBSECTION, THE AUTHORITY HAVING JURISDICTION SHALL BE PERMITTED TO CAUSE AN HVAC TO BE RE-INSPECTION.

RESIDENTIAL ASSEMBLY NOTES:

76. REFER TO PROJECT SPECIFICATIONS FOR INFORMATION ON PRODUCTS LISTED IN THE FLOOR, ROOF AND WALL ASSEMBLIES.

- 77. INTERIOR FINISH MATERIALS SHOWN ON PLANS ARE SUGGESTIVE BUT REFER TO FINISH SCHEDULE FOR SPECIFIC SCHEDULED INTERIOR FINISHES.
- 78. PROVIDE FIRE BLOCKING & DRAFT STOPPING AS REQUIRED BY CODE. SEE BUILDING SECTION SHEET NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- 79. PROVIDE REINFORCED BACKING ATTACHED TO FRAMING AT WALLS & CEILINGS AS REQUIRED TO SUPPORT ALL EQUIPMENT, FIXTURES, FURNISHINGS, HARDWARE & ACCESSORIES, ETC. VERIFY W/ ARCHITECT AND INTERIOR DESIGNER.
- 80. ALL INTERIOR PARTITIONS SHALL EXTEND TO STRUCTURE, UNLESS NOTED OTHERWISE
- 81. WOOD STUD SIZES SHOWN ARE THE MINIMUM REQUIRED AND STUD SPACING IS THE MAXIMUM ALLOWED. REFER TO THE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND OTHER REQUIREMENTS.
- 82. REQUIRED STRUCTURAL PLYWOOD SHEATHING IS NOT SHOWN ON ALL WALL ASSEMBLIES. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS AND REQUIREMENTS FOR PLYWOOD SHEATHING.
- 83. PROVIDE CEMENTITIOUS BACKER BOARD @ WALL AREAS SCHEDULED TO RECEIVE TILE WAINSCOT.
- 84. PAVING # SLAB ASSEMBLIES: CONSTRUCT IN ACCORDANCE WITH GEOTECHNICAL REPORT RECOMMENDATIONS.
- 85. INSTALL AN APPROVED SELF-ADHERED SHEET ICE DAM BARRIER PER THE MANUFACTURER'S SPECIFICATIONS THAT EXTENDS FROM THE EAVE EDGE OF THE ROOF UP THE ROOF SLOPE MEASURED 5 FEET BEYOND THE WALL LINE SEPARATING THE CONDITIONED AND UNCONDITIONED SPACE, AND UP 30 INCHES ALONG EACH SIDE OF A VALLEY. THIS ICE DAM BARRIER SHALL BE IN ADDITION TO ANY UNDERLAYMENT OTHERWISE REQUIRED BY THE MANUFACTURER OF THE ROOFING SYSTEM.
- 86. WHERE APPLICABLE, PROVIDE A PROTECTIVE COVER OVER THE GAS METER ASSEMBLY IN ACCORDANCE WITH 2012 NNV AMENDMENTS, SECTION 319.1.2
- 87. GUARDS SHALL BE 42" IN HEIGHT, INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH, CRC 312
- 88. AN ASTM LISTED LOCKABLE SAFETY COVER IS REQUIRED FOR ALL SELF CONTAINED SPAS.
- 89. THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA BY MEANS OF A MINIMUM 1/2 INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8 INCH TYPE X GYPSUM BOARD OR EQUIVALENT.
- 90. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OR FLIGHT OF STAIRS WITH 4 OR MORE RISERS. THE HEIGHT OF THE HANDRAILS MUST BE BETWEEN 34 " AND 38" ABOVE THE NOSING OF THE TREADS. HANDRAILS NEED TO BE OF A GRASPABLE DESIGN: CIRCULAR WITH A CROSS SECTION OF 11/4 " TO 2" WIDE OR A PERIMETER DIMENSION OF 4 " TO 6 1/2" WITH A CROSS SECTION OF 2 1/4 " IF NOT CIRCULAR AND HAVE 1 1/2" CLEARANCE BETWEEN THE WALL AND THE HANDRAIL. THE ENDS OF THE HANDRAIL MUST BE RETURNED OR TERMINATE IN NEWEL POSTS.
- 91. KITCHEN RANGE ANTI-TIP DEVICE (STRAP TO WALL)
- 92. DISHWASHER REQUIRES AN AIR GAP
- 93. MECHANICAL ROOM CEILING REQUIRES THERMAL/FLAME BARRIER MUST DRYWALL/TAPE ROOM AND SPRAY FOAM INSULATION. TAPE AROUND THE PIPES GOING TO THE UPPER LEVEL.
- 94. DOOR TO MECHANICAL ROOM REQUIRES SEAL AROUND DOOR (GASKETED WEATHER STRIPPING) AND THRESHOLD TO LIVING SPACES.
- 95. GARAGE MAN DOOR NEEDS TO BE SELF-CLOSING AND SELF-LATCHING
- 96. AT ELECTRICAL METER MAIN, PERMANENTLY LABEL ALL BREAKERS.
- 97. T&P (WATER HEATER) DISCHARGE MUST BE 6 " OFF FINISHED GRADE AND NO MORE THAN 24 " OFF FINISHED GRADE
- 98. ALL FIXED METAL WITHIN 5 FEET HORIZONTALLY AND 12 FEET VERTICALLY MUST BE BONDED (GROUNDED). THIS RELATES TO STRUCTURAL METAL POST, METAL SIDING, WINDOW FRAME, STEEL GUARDRAIL AND METAL ABOVE. CEC 680.26(B)(7)
- 99. EXTERIOR SCONCE LIGHTS ARE NOT 'T PERMITTED TO BE WITHIN 5 FEET HORIZONTALLY AND 12 FEET VERTICALLY OF SPA FOR NEW CONSTRUCTION AND THE RULE IS 5 AND 5 FOR EXISTING. MIGHT BE ABLE TO GFI THEM. CEC680.22(B)
- 100. WINDOW ADJACENT TO SPAS MUST BE PERMANENTLY ETCHED AS TEMPERED GLASS SINCE IS WITHIN 6 HORIZONTAL FEET OF SPA. DOUBLE TEMPERED. CRC R 308.4(C)(5)
- 101. PERMANENTLY LABEL SPA DISCONNECT

GENERAL RADIANT NOTES:

102. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

- 103. RADIANT CONTRACTOR SHALL BE RESPONSIBLE FOR SITE VERIFICATION OF EXISTING CONDITIONS, AND PROPER ENGINEERING OF RADIANT INSTALLATION
- 104. ALL NEW RADIANT EQUIPMENT AND APPLIANCES TO BE INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
- 105. RADIANT SYSTEM TO PROVIDE CONSTANT, EVEN TEMPERATURE THROUGHOUT HOUSE.
- 106. EACH RADIANT ZONE TO HAVE INDIVIDUAL THERMOSTAT AND TEMPERATURE SENSOR ZONES NOTED IN PLAN ARE THE MINIMUM NUMBER RECOMMENDED.

GENERAL PLUMBING NOTES:

- 107. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- 108. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR SITE VERIFICATION OF EXISTING CONDITIONS, AND PROPER ENGINEERING OF PLUMBING INSTALLATION.
- 109. ALL PLUMBING FIXTURES ARE TO BE SELECTED BY OWNER. REFER TO SPECIFICATIONS FOR MORE INFORMATION. FIXTURES SHALL BE COMPLIANT WITH ALL STATE AND LOCAL CODES AND REGULATIONS.
- I IO. ALL NEW PLUMBING FIXTURES AND FITTINGS TO BE INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
- III. MAXIMUM FLOW RATES OF FIXTURES AND FITTINGS: SEE CALGREEN THIS SHEET.
- I I 2. ALL WATER SUPPLY PIPING SHALL BE PROTECTED FROM FREEZING BY A MIN 36" OF EARTH COVERING. WHEN STRUCTURAL CONDITIONS NECESSITATE INSTALLATION OF WATER PIPING IN EXTERIOR WALLS OR ABOVE CEILINGS THE PIPES SHALL BE INSTALLED TO THE INSIDE FACE OF FRAMING AND INSULATED ON THE UNHEATED SIDE OF THE PIPES WITH INSULATION EQUIVALENT TO THE R VALUE REQUIRED FOR THE WALL OR CEILING. PLUMB SINKS ON EXTERIOR WALLS FROM FLOOR BELOW. WATER PIPING SHALL NOT BE INSTALLED OR CONCEALED IN UNHEATED WALLS, CEILINGS AND ATTICS.
- 113. THE WATER SUPPLY SYSTEM, INCLUDING HOT AND COLD, SHALL BE DESIGNED AND INSTALLED FOR WINTERIZATION AND FREEZE PROTECTION, SUCH AS ALLOWING FOR ROUTINE DRAINAGE OF THE SYSTEM TO PREVENT FREEZING. THE WATER SUPPLY SHALL BE EQUIPPED WITH A READILY ACCESSIBLE SHUT OFF VALVE. VALVE(S) AND/OR DRAIN PORT(S) WHEN USED SHALL BE READILY ACCESSIBLE, INSULATED FOR PROTECTION FROM FREEZING, AND SHALL BE PROTECTED FROM THE POTENTIAL FOR BACKFLOW.
- 114. SECURE ALL EQUIPMENT PER CMC 303.4 ¢ CPC SECTION 507.2.
- I 15. PLUMBING CONTRACTOR SHALL COORDINATE WATER SERVICE REQUIREMENTS FOR LANDSCAPE IRRIGATION. VERIFY REQUIREMENTS WITH OWNER AND LANDSCAPE CONTRACTOR. ALL WATER OUTLETS AND HOSE-BIBS MUST HAVE A PERMANENT BACK-FLOW PREVENTER PER CPC 603.4.7.
- I I G. PROVIDE AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHER PER CPCS EC. 807.3.
- 117. PROVIDE FOOT VENT AND ACCESSIBLE CLEAN OUT IN THE VERTICAL PORTION PER CPC SEC. 909.0, SPECIAL VENTING FOR ISLAND FIXTURES.
- I 18. PROVIDE A PRESSURE RELIEF FOR STORAGE WATER HEATERS PER CPC SEC. 608.3.
- I 19. PROVIDE HOT WATER RE-CIRCULATING SYSTEM W/ ALL SECTIONS OF PIPE INSULATED FOR ENTIRE LENGTH. USE I "THICK, R-4 INSULATION FOR PIPES 2" DIA AND LESS, AND I - I / 2"THICK INSULATION OF PIPES GREAT THAN 2" DIA.
- 120. ALL HOT WATER PIPES TO KITCHEN SHALL BE INSULATED FROM HEATING SOURCE TO FIXTURE WITH I" THICK, R-4 INSULATION FOR PIPES 2" DIA AND LESS, AND 1-1/2" THICK INSULATION FOR PIPES GREATER THAN 2" DIA.
- 121. ALL SINK FAUCETS SHALL BE INSTALLED WITH AN AERATOR WITH A FLOW RESTRICTOR.
- 122. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE, HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120°F. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATH TUB AND WHIRLPOOL BATH TUB FILLER SHALL BE LIMITED TO I 20°F. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THESE PROVISIONS. THE DEVICE(S) USED SHALL BE ASSE 1016 COMPLIANT AND SHALL BE INSTALLED AT ALL APPLICABLE FIXTURES.
- 123. PIPE INSULATION IS A MANDATORY REQUIREMENT IN THE FOLLOWING CASES:

A) STORAGE TANKS FOR A NON-RECIRCULATING SYSTEM MUST HAVE PIPE INSULATION ON BOTH HOT AND COLD WATER PIPES FOR LENGTH OF FIVE FEET. THERE IS NO EXCEPTION FOR WATER HEATER PIPING IN THE CONDITIONED SPACE

B) RE-CIRCULATING SECTIONS OF DOMESTIC HOT WATER SYSTEMS MUST BE INSULATED (THE ENTIRE LENGTH OF PIPING, WHETHER BURIED OR EXPOSED).

C) INDIRECT FIRED DOMESTIC HOT WATER SYSTEM PIPING FROM THE HEATING SOURCE TO THE STORAGE TANK. HOT

124. ABS AND PVC PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINTS. (PCP 312.13¢14)

125. SHOWER AND TUBS WITH SHOWERS REQUIRE A NON-ABSORBENT SURFACE UP TO 6'-O" ABOVE THE FLOOR (CRC R 307.2

HOT WATER HEATER INSTALLATION NOTES:

- 126. WATER HEATERS AND FURNACES WHICH HAVE A GLOW, SPARK, OR IGNITION SOURCE, AND ARE INSTALLED IN A GARAGE, SHALL BE MOUNTED 18" ABOVE THE FLOOR.
- WATER HEATERS AND FURNACES SHALL BE PROTECTED FROM AUTO IMPACT BY A PROTECTIVE BARRIER OR BE 127. LOCATED OUT OF THE NORMAL PATH OF VEHICLES
- WATER HEATERS SHALL BE STRAPPED TO THE BUILDING WITH AT LEAST TWO STRAPS TO PREVENT SEISMIC 128. MOVEMENT. ONE STRAP WITHIN THE TOP THIRD AND THE OTHER WITHIN THE BOTTOM THIRD OF THE WATER HEATER. THE LOWER STRAP SHALL NOT BE WITHIN 4" OF THE CONTROLS.
- 129. WATER HEATERS SHALL BE PROVIDED WITH A CONDENSATE DRAIN THAT IS NO MORE THAN 2" HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS GRAVITY DRAINING WITHOUT PUMP ASSISTANCE.
- 130. IF A WATER HEATER VENT PIPE MAKES BENDS THROUGH THE BUILDING STRUCTURE, THEN IT SHALL BE EITHER A CATEGORY III OR IV VENT PIPE.
- 131. PROVIDE A GAS SUPPLY LINE WITH A CAPACITY TO PROVIDE A MINIMUM OF 200,000 BTU/HR TO THE WATER HEATER LOCATION (3/4" MIN.)
- 132. MINIMUM 1" THICK PIPE INSULATION SHALL BE INSTALLED ON HOT WATER PIPES FROM THE WATER HEATER TO THE KITCHEN FIXTURES.
- 133. ANY WATER SYSTEM PROVIDED WITH A CHECK VALVE, BACKFLOW PREVENTER, OR ANY OTHER NORMALLY CLOSED DEVICE THAT PREVENTS DISSIPATION OF BUILDING PRESSURE BACK INTO THE WATER MAIN SHALL BE PROVIDED WITH AN APPROVED, LISTED, AND ADEQUATELY SIZED EXPANSION TANK.
- 134. ALL STORAGE TYPE WATER HEATERS NEED A TEMPERATURE/PRESSURE RELIEF VALVE INSTALLED PER THEIR LISTING EQUAL TO THE SIZE OF THE VALVE OUTLET AND SHALL DISCHARGE FULL SIZE TO THE FLOOD LEVEL OF THE AREA RECEIVING THE DISCHARGE AND POINTING DOWN. DISCHARGE PIPE SHALL DISCHARGE INDEPENDENTLY BY GRAVITY THROUGH AN AIR GAP INTO THE DRAINAGE SYSTEM OR OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT EXCEEDING





PLA	AN -	NO	IFS:

KEYNOTES:
I I I " TREADS (7-3/4" MAX RISERS, I O" MIN TREADS, AND I - I /4" MAX NOSING)
2 PROVIDE 1-1/4" - 2" Ø HANDRAIL - SEE SECTIONS FOR ADDITIONAL REQUIREMENTS
3 EDGE OF ROOF-LINE ABOVE
4 PROVIDE 2xG WALL FRAMING AT PLUMBING WALLS, TYP
5 PROVIDE 2 HR WALL SEPORATION PER DETAIL XX.X
6 20 MIN SELF CLOSING FIRE RATED DOOR

BUILDING AREAS:		
LEVEL 3 CONDITIONED :		LEVEL 3 NON-CONDITIONED:
PRIMARY UNIT A	798 SF	GARAGE
		COMMON AREA 3
LEVEL 2 CONDITIONED :		
PRIMARY UNIT B	796 SF	LEVEL 2 NON-CONDITIONED:
ADU UNIT C	958 SF	COMMON AREA 2
		LEVEL L NON-CONDITIONED
	495 SF	COMMON AREA 1
		MECH ROOM
TOTAL SPACE	3047 SF	STORAGE A
		STORAGE B
		STORAGE C
		STORAGE D
		TOTAL SPACE

ΡI	ΔN	NOTES	,
	AIN.	NULU	,

LEVEL 3 CONDITIONED :		LEVEL 3 NON-CONDITIONED:
PRIMARY UNIT A	798 SF	GARAGE
		COMMON AREA 3
LEVEL 2 CONDITIONED :		
PRIMARY UNIT B	796 SF	LEVEL 2 NON-CONDITIONED:
ADU UNIT C	958 SF	COMMON AREA 2
LEVEL CONDITIONED :		LEVEL NON-CONDITIONED:
JADU UNIT D	495 SF	COMMON AREA I
		MECH ROOM
TOTAL CRACE	001705	07004054
IUTAL SPACE	3047 SF	STORAGE A
IUTAL SPACE	3047 55	STORAGE A STORAGE B
TOTAL SPACE	3047 56	STORAGE A STORAGE B STORAGE C

	<u>_ '-6"</u>

		W	INDOW SCHED	DULE
MARK	WIDTH	HEIGHT	TYPE	HEAD H
1.1	2' - 6"	4' - 0"	Casement	7' - 0 3/
1.2*	2' - 6"	2' - 6"	Casement	7' - 0 3/
1.3	2' - 6"	4' - 0"	Casement	7' - 0 3/
1.4	2' - 6"	4' - 0"	Casement	12'-1
1.5	2' - 6"	4' - 0"	Casement	7' - 0 3/
1.6	2' - 6"	4' - 0"	Casement	7' - 0 3/
1.7	4' - 0"	4' - 0"	Fixed	7' - 0 3/
1.8	4' - 0"	4' - 0"	Fixed	7' - 0 3/
1.9	2' - 6"	4' - 0"	Casement	7' - 0 3/
1.10	2' - 6"	4' - 0"	Casement	7' - 0 3/
2.1	2' - 6"	4' - 0"	Casement	7' - 0 3/
2.2*	2' - 6"	2' - 6"	Casement	7' - 0 3/
2.3	4' - 0"	4' - 0"	Fixed	7' - 0 3/
2.4	2' - 6"	4' - 0"	Casement	7' - 0 3/
2.5	2' - 6"	4' - 0"	Casement	7' - 0 3/
2.6	4' - 0"	4' - 0"	Fixed	7' - 0 3/
2.7	2' - 6"	4' - 0"	Casement	7' - 0 3/
2.8*	2' - 6"	4' - 0"	Casement	8' - 6 3/
2.9*	2' - 6"	2' - 6"	Casement	7' - 0 3/
2.10	2' - 6"	2' - 6"	Casement	7' - 0 3/
2.1.1*	2' - 6"	2' - 6"	Casement	7' - 0.3
212	2' - 6"	4' - 0"	Casement	7' - 0.3
213	2' - 6"	4' - 0"	Casement	7' - 0.3
214	4' - 0"	4' - 0"	Fixed	6'-01
2 15*	2' - 6"	4' - 0"	Casement	6'-01
216*	3' - 0"	7' - 0"	Lift and Slide - Pocket	7' - 0"
217	2' - 6"	4' - 0"	Casement	7' - 0.3
218	2' C"	4 - O	Casement	1222
2.10	2 - 6	4 - 0	Casement	7' 03
2.10	2-0	4 - 0	Casement	7 - 0 3
2.20	2 - 6 1' 0"	4 - 0	Eved	7 - 0 3/
2.21	4-0	4 - 0	Fixed	7 - 0 3/
2.22	4-0 2' C"	4-0	Casamant	7 - 0 3/
2.23	2-6	4-0	Casement	7 - 0 3/
2.24	2-6	4-0	Casement	7 - 0 3/
2.20	2-6	4-0	Casement	7 02
2.26	2-6	4-0	Casement	7 - 0 3/
3.1 2.0*	2-6	4-0	Casement	7 - 0 5/
3.2	2'-6"	4' - 0"	Casement	0-63
3.4 2.5	4' - 0"	4' - 0"	Fixed	7 - 0 3/
3.5	2'-6"	4' - 0"	Casement	7 - 0 3/
3.6	2' - 6"	4' - 0"	Casement	/' - 0 3/
3./	2' - 6"	4' - 0"	Casement	/' - 0 3/
3.8	2' - 6"	4' - 0"	Casement	7' - 0 3,
3.9	2' - 6"	4' - 0"	Casement	7' - 0 3/
3.10	2' - 6"	4' - 0"	Casement	6' - 3 5,
3.11	2' - 6"	2' - 6"	Fixed	9' - 0 5,
3.12	2' - 6"	4' - 0"	Casement	7' - 0 3/
3.13	2' - 6"	4' - 0"	Casement	7' - 0 3/
3.14	4' - 0"	4' - 0"	Fixed	7' - 0 3/
3.15*	2' - 6"	2' - 6"	Fixed	9' - 9 3,
3.16*	4' - 0"	2' - 6"	Fixed	9' - 9 3,
3.17	4' - 0"	4' - 0"	Fixed	7' - 0 3/
3.18	2' - 6"	4' - 0"	Casement	7' - 0 3,
4.1	2' - 0"	2' - 0"	Skylight-Flat	
4.2	2' - 0"	2' - 0"	Skylight-Flat	

DOOR SCHEDULE			
MARK	WIDTH	HEIGHT	
0.1	3' - 0"	3' - 0"	
1.1	2' - 4"	7' - 0"	
1.2	3' - 0"	3' - 0"	
1.3	3' - 6"	7' - 0"	
1.4	3' - 0"	7' - 0"	
1.5	2' - 6"	7' - 0"	
1.6	3' - 6"	7' - 0"	
1.7	4' - O"	7' - 0"	
1.8	3' - 0"	7' - 0"	
1.9	3' - 0"	7' - 0"	
1.10	3' - 0"	7' - 0"	
1.11	3' - 0"	7' - 0"	
1.12	3' - 0"	3' - 0"	
2.1	2' - 6"	7' - 0"	
2.2	4' - O"	7' - 0"	
2.3	2' - 4"	7' - 0"	
2.4	2' - 6"	7' - 0"	
2.5	4' - 0"	7' - 0"	
2.6	5' - 0"	7' - 0"	
2.7	4' - 0"	7' - 0"	
2.8	2' - 6"	7' - 0"	
2.9	2' - 4"	7' - 0"	
2.10	3' - 0"	7' - 0"	
2.11	2' - 4"	7' - 0"	
2.12	2' - 4"	7' - 0"	
2.13	2' - 4"	7' - 0"	
2.13*	9' - 0"	7' - 0"	
2.14	3' - 0"	7' - 0"	
2.15	3' - 6"	7' - 0"	
2.16	2' - 6"	6' - 8"	
2.17	3' - 6"	7' - 0"	
2.18	3' - 0"	7' - 0"	
2.19*	9' - 0"	7' - 0"	
3.1	4' - 0"	7' - 0"	
3.2	2' - 6"	7' - 0"	
3.4	2' - 4"	7' - 0"	
3.5	2' - 6"	7' - 0"	
3.6	3' - 6"	7' - 0"	
3.7	3' - 6"	7' - 0"	
3.8	18' - 0"	8' - 0"	
3.9	18' - 0"	7' - 6"	
3.10	3' - 6"	7' - 0"	
3.11	3' - 0"	7' - 0"	
3.12	3' - 0"	7' - 0"	
3.13*	9' - 0"	7' - 0"	
3.14	4' - 0"	7' - 0"	

- **NOTE TO CONTRACTOR: PROVIDE THE MANUFACTURES SPECIFICATIONS, INSTALLATION INSTRUCTIONS, AND APPLICABLE ES REPORT OR EQUIVALENT TO BE ON SITE AT TIME OF INSPECTION OF ROOFING MATERIAL

		W	INDOW SCHED	ULE
MARK	WIDTH	HEIGHT	TYPE	HEAD H
1.1	2' - 6"	4' - 0"	Casement	7' - 0 3/
1.2*	2' - 6"	2' - 6"	Casement	7' - 0 3/
1.3	2' - 6"	4' - 0"	Casement	7' - 0 3/
1.4	2' - 6"	4' - 0"	Casement	12'-1
1.5	2' - 6"	4' - 0"	Casement	7' - 0 3/
1.6	2' - 6"	4' - 0"	Casement	7' - 0 3/
1.7	4' - 0"	4' - 0"	Fixed	7' - 0 3/
1.8	4' - 0"	4' - 0"	Fixed	7' - 0 3/
1.9	2' - 6"	4' - 0"	Casement	7' - 0 3/
1.10	2' - 6"	4' - 0"	Casement	7' - 0 3/
2.1	2' - 6"	4' - 0"	Casement	7' - 0 3/
2.2*	2' - 6"	2' - 6"	Casement	7' - 0 3/
2.3	4' - 0"	4' - 0"	Fixed	7' - 0 3/
2.4	2' - 6"	4' - 0"	Casement	7' - 0 3/
2.5	2' - 6"	4' - 0"	Casement	7' - 0 3/
2.6	4' - 0"	4' - 0"	Fixed	7' - 0 3/
2.7	2' - 6"	4' - 0"	Casement	7' - 0 3/
2.8*	2' - 6"	4' - 0"	Casement	8' - 6 3/
2.9*	2' - 6"	2' - 6"	Casement	7' - 0 3/
2.10	2' - 6"	2' - 6"	Casement	7' - 0 3/
2.11*	2' - 6"	2' - 6"	Casement	7' - 0 3/
2.12	2' - 6"	4' - 0"	Casement	7' - 0 3/
2.13	2' - 6"	4' - 0"	Casement	7' - 0 3/
2.14	4' - 0"	4' - 0"	Fixed	6' - 0 1/
2.15*	2' - 6"	4' - 0"	Casement	6' - 0 1/
2.16*	3' - 0"	7' - 0"	Lift and Slide - Pocket	7' - 0"
2.17	2' - 6"	4' - 0"	Casement	7' - 0.3
218	2' - 6"	4' - 0"	Casement	12'-2
2 19	2' - 6"	4' - 0"	Casement	7' - 0.3
2 20*	2' - 6"	4' - 0"	Casement	7' - 0.3
2 21*	4' - 0"	4' - 0"	Fixed	7' - 0 3
2 22	4' - 0"	4' - 0"	Fixed	7' - 0 3
2 23	2' - 6"	4' - 0"	Casement	7' - 0 3
2.23	2' - 6"	4' - 0"	Casement	7' - 0 3
2.24	2-0	4 - 0	Casement	
2.23	2-0	4 - 0	Casement	7 03
2.20	2-6	4 - 0	Casement	7 - 0 3
2.1	2-6	4-0	Casement	8 62
2.2	2-6	4-0	Ewed	0-6-0
2.4 2 E	4-0	4-0	Casamant	7 - 0 3/
3.5	2-6	4-0	Casement	7 - 0 3/
3.6 2.7	2 - 6	4 - 0		7 - 0 3/
3.7	2' - 6"	4' - 0"	Casement	7 - 0 3/
3.Ö	2'-6"	4' - 0"	Casement	/' - 0 3/
3.9 2 + 2	2'-6"	4' - 0"	Casement	/' - 0 3/
3.10	2' - 6"	4' - 0"	Casement	6' - 3 5/
3.11	2' - 6"	2' - 6"	Fixed	9' - 0 5,
3.12	2' - 6"	4' - 0"	Casement	7' - 0 3,
3.13	2' - 6"	4' - 0"	Casement	7' - 0 3/
3.14	4' - 0"	4' - 0"	Fixed	7' - 0 3/
3.15*	2' - 6"	2' - 6"	Fixed	9' - 9 3,
3.16*	4' - 0"	2' - 6"	Fixed	9' - 9 3,
3.17	4' - 0"	4' - 0"	Fixed	7' - 0 3/
3.18	2' - 6"	4' - 0"	Casement	7' - 0 3/
4.1	2' - 0"	2' - 0"	Skylight-Flat	
4.2	2' - 0"	2' - 0"	Skylight-Flat	

DOOR SCHEDULE			
MARK	WIDTH	HEIGHT	
0.1	3' - 0"	3' - 0"	
1.1	2' - 4"	7' - 0"	
1.2	3' - 0"	3' - 0"	
1.3	3' - 6"	7' - 0"	
1.4	3' - 0"	7' - 0"	
1.5	2' - 6"	7' - 0"	
1.6	3' - 6"	7' - 0"	
1.7	4' - O"	7' - 0"	
1.8	3' - 0"	7' - 0"	
1.9	3' - 0"	7' - 0"	
1.10	3' - 0"	7' - 0"	
1.11	3' - 0"	7' - 0"	
1.12	3' - 0"	3' - 0"	
2.1	2' - 6"	7' - 0"	
2.2	4' - O"	7' - 0"	
2.3	2' - 4"	7' - 0"	
2.4	2' - 6"	7' - 0"	
2.5	4' - 0"	7' - 0"	
2.6	5' - 0"	7' - 0"	
2.7	4' - 0"	7' - 0"	
2.8	2' - 6"	7' - 0"	
2.9	2' - 4"	7' - 0"	
2.10	3' - 0"	7' - 0"	
2.11	2' - 4"	7' - 0"	
2.12	2' - 4"	7' - 0"	
2.13	2' - 4"	7' - 0"	
2.13*	9' - 0"	7' - 0"	
2.14	3' - 0"	7' - 0"	
2.15	3' - 6"	7' - 0"	
2.16	2' - 6"	6' - 8"	
2.17	3' - 6"	7' - 0"	
2.18	3' - 0"	7' - 0"	
2.19*	9' - 0"	7' - 0"	
3.1	4' - 0"	7' - 0"	
3.2	2' - 6"	7' - 0"	
3.4	2' - 4"	7' - 0"	
3.5	2' - 6"	7' - 0"	
3.6	3' - 6"	7' - 0"	
3.7	3' - 6"	7' - 0"	
3.8	18' - 0"	8' - 0"	
3.9	18' - 0"	7' - 6"	
3.10	3' - 6"	7' - 0"	
3.11	3' - 0"	7' - 0"	
3.12	3' - 0"	7' - 0"	
3.13*	9' - 0"	7' - 0"	
3.14	4' - 0"	7' - 0"	

