

SAN JUAN RESIDENCE - LOT B

NEW RESIDENCE

1905 SAN JUAN ROAD
AROMAS, CALIFORNIA

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(PLN210139)
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CALGREEN MANDATORY MEASURES	FIRE DEPARTMENT NOTES	GENERAL NOTES	SHEET INDEX
<p>A4.1 PLANNING & DESIGN-SITE DEVELOPMENT</p> <p>4.106.2: A PLAN IS DEVELOPED & IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, 4.106.3: THE SITE SHALL BE PLANNED & DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEMS WILL MANAGE ALL SURFACE WATER FLOWS.</p> <p>A4.2 ENERGY EFFICIENCY</p> <p>4.201.1 LOW-RISE RESIDENTIAL BUILDINGS SHALL MEET OR EXCEED THE MINIMUM STANDARD DESIGN REQUIRED BY THE CALIFORNIA ENERGY STANDARDS.</p> <p>A4.3 WATER EFFICIENCY & CONSERVATION</p> <p>4.303.1: INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING ONE OF THE FOLLOWING METHODS:</p> <ol style="list-style-type: none"> 1. WATER SAVING FIXTURES OR FLOW RESTRICTORS SHALL BE USED. 2. A 20% REDUCTION IN BASELINE WATER USE SHALL BE DEMONSTRATED. <p>4.303.2: WHEN USING THE CALCULATION METHODS SPECIFIED IN SECTION 4.303.1 MULTIPLE SHOWERHEADS SHALL NOT EXCEED MAXIMUM FLOW RATES</p> <p>4.303.3 PLUMBING FIXTURES (WATER CLOSETS & URINALS) & FITTINGS (FAUCETS & SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS.</p> <p>OUTDOOR WATER USE:</p> <p>4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. AFTER DECEMBER 1, 2015, NEW RESIDENTIAL DEVELOPMENTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREAT THAN 500 SQUARE FEET SHALL COMPLY WITH ONE OF THE FOLLOWING OPTIONS:</p> <ol style="list-style-type: none"> 1. A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEL0), WHICHEVER IS MORE STRINGENT, OR 2. PROJECTS WITH AGGREGATE LANDSCAPE AREAS LESS THAN 2,500 SQUARE FEET MAY COMPLY WITH THE MWEL0'S APPENDIX D PRESCRIPTIVE COMPLIANCE OPTION. <p>A4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY</p> <p>4.408.1: JOINTS & OPENINGS</p> <p>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 METHOD ACCEPTABLE TO THE ENFORCING AGENCY.</p> <p>4.408.1: A MINIMUM OF 75% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE. THIS IS ACHIEVED EITHER BY USING CITY PER-CERTIFIED LANDFILLS OR IMPLEMENTATION OF A WASTE MANAGEMENT PLAN. WASTE MANAGEMENT PLAN SHALL BE PRE-APPROVED BY ENVIRONMENTAL SERVICES DEPT.</p> <p>4.408.2 WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY.</p> <p>4.410.1 AN OPERATION & MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.</p> <p>A4.5 ENVIRONMENTAL QUALITY</p> <p>POLLUTANT CONTROL :</p> <p>4504.1 DUCT OPENINGS & OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.</p> <p>4.504.2.1 ADHESIVES, SEALANTS & CAULKS SHALL BE COMPLIANT WITH VOC & OTHER TOXIC COMPOUND LIMITS.</p> <p>4.504.2.2: PAINTS, STAINS & OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.</p> <p>4.504.2.3: ALL PAINTS & COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC & OTHER TOXIC COMPOUNDS.</p> <p>4.504.2.4: DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.</p> <p>4.504.3: CARPET & CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.</p> <p>4.504.4: 80% 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) FLOORSCORE PROGRAMS.</p> <p>4.504.5: PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSIONS STANDARDS. SPECIFY THE LIMITS ON THE PLANS IN ACCORDANCE WITH.</p> <p>4.505.2: VAPOR RETARDER & CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.</p> <p>4.505.3: MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL & FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE</p> <p>INDOOR AIR QUALITY & EXHAUST</p> <p>4.506.1 ENERGY STAR COMPLIANT EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM. CONTROLLED BY A HUMIDITY CONTROL, UNLESS IT IS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.</p> <p>ENVIRONMENTAL COMFORT</p> <p>4.507.1: WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MIN. INSULATION VALUE OF R-4.2</p> <p>4.507.2: DUCT SYSTEMS ARE SIZED, DESIGNED & EQUIPMENTS IS SELECTED USING THE FOLLOWING METHODS:</p> <ol style="list-style-type: none"> 1. ESTABLISH HEAT LOSS & HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT. 2. SIZE DUCT SYSTEMS ACCORDING TO ACCA 19-D (MANUAL D) OR EQUIVALENT. 3. SELECT HEATING & COOLING EQUIPMENT ACCORDING TO ACCA 36-S (MANUAL S) OR EQUIVALENT. <p>INSTALLERS & SPECIAL INSPECTOR QUALIFICATIONS</p> <p>702.11: HVAC SYSTEM INSTALLERS ARE TRAINED & CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.</p> <p>702.2: SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED & ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.</p> <p>703.1: VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.</p>	<p>1. THE ADDRESS OF THE RESIDENCE SHALL BE PROVIDED AND PLACED IN A POSITION THAT IS READILY VISIBLE & LEGIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5".</p> <p>2. POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD.</p> <p>3. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7.</p> <p>4. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. SMOKE ALARMS SHALL BE INTERCONNECTED, RECEIVED THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP.</p> <p>5. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING OR SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN SWELLING UNITS THAT HAVE AN ATTACHED GARAGE. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.</p>	<p>1. CONTRACTOR SHALL COMPLY WITH ALL CALIFORNIA RESIDENTIAL CODE (CRC) 2022, CALIFORNIA BUILDING CODE (CBC) 2022, CALIFORNIA MECHANICAL CODE (CMC) 2022, CALIFORNIA PLUMBING CODE (CPC) 2022, CALIFORNIA FIRE CODE (CFC) 2022, CALIFORNIA ELECTRICAL CODE (CEC) 2022, CALIFORNIA GREEN BUILDING CODE (CGBC) 2022, ENERGY EFFICIENCY STANDARDS TITLE 24.</p> <p>2. SITE DRAINAGE: NO DRAINAGE ACROSS OR ONTO ADJACENT PROPERTIES OR ON SITE WATER RETENTION. PROVIDE A MINIMUM 5% SLOPE ON PERVIOUS SURFACES AND 2% SLOPE ON IMPERVIOUS SURFACES WITHIN 10' OF STRUCTURE.</p> <p>3. FOUNDATION: SOIL UNDER SLAB AND FOOTINGS TO BE 95% COMPACTED. ALL BEARING FOOTINGS SHALL EXTEND A MINIMUM OF 12" INTO UNDISTURBED SOIL, UNLESS OTHERWISE NOTED. FOUNDATIONS AND HOUSE SLAB SHALL BE 2500 PSI AT 28 DAYS. FLAT WORK SHALL BE 2500 PSI AT 28 DAYS. FINISH FLOOR SLAB SHALL BE A MINIMUM OF 6" ABOVE GRADE. PROVIDE COPIES OF ANY COMPACTION OR SOILS ANALYSIS REPORTS TO THE BUILDING DEPARTMENT PRIOR TO THE FOUNDATION INSPECTION.</p> <p>4. SILL PLATES WILL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.</p> <p>5. ALL EXTERIOR AND INTERIOR BEARING WALLS SHALL BE 2x4 D.F. WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED ON PLANS.</p> <p>6. PROVIDE SOLID BLOCKING AT ALL FURRED CEILINGS AND SOFFITS AT WALLS.</p> <p>7. AT ALL NON-BEARING WALLS PARALLEL TO ROOF TRUSS THAT ARE UNBRACED FOR MORE THAN 8'-0" PROVIDE A 2x4 DIAGONAL BRACE FROM THE TOP PLATE TO THE TOP CHORD WITH A MINIMUM OF 2'x6" EACH END.</p> <p>8. BOTTOM CHORD OF TRUSS TO BE BRACED AT 12" O.C. (MINIMUM).</p> <p>9. ALL EXTERIOR DOOR AND WINDOW HEADERS SHALL BE 6x12 WITH DOUBLE TOP PLATE OVER, UNLESS OTHERWISE NOTED.</p> <p>10. POWER DRIVEN FASTENERS: ESR 2289 X-U P8 S36 AS MANUFACTURED BY "HILTI". SPACING: 18" O.C. AT ALL BEARING WALLS, 36" O.C. AT ALL NON-BEARING WALLS.</p> <p>11. EXTERIOR FINISH TO BE HORIZONTAL SIDING AT 1st FLOOR AND SHINGLE SIDING AT THE 2nd FLOOR- SEE EXTERIOR ELEVATIONS, UNLESS OTHERWISE NOTED (U.O.N.).</p> <p>12. STUCCO FINISHES AT EDGES SHALL INCLUDE THE FOLLOWING: DRIP SCREED, SUPERIOR #1/ CASING BEAD, MILCOR #66/EXTERIOR CORNER, MILCOR #1 EXP. JOINT, INTERIOR CORNER, MILCOR #30 EXP. JOINT.</p> <p>13. ALL WINDOWS SHALL BE DUAL GLAZED WITH VINYL FRAME. SEE ELEVATIONS FOR GRIDS.</p> <p>14. ALL EXTERIOR SLIDING GLASS DOORS AND WINDOWS WITH SILLS WITHIN 18" OF THE FLOOR AND WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF AN EXTERIOR DOOR IN A CLOSED POSITION SHALL BE TEMPERED, H.S.=HORIZONTAL SLIDER, S.H.=SINGLE HUNG, OBS.=OBSOLETE, FXD.=FIXED, TEMP.=TEMPERED, H.LF. RND.=HALF ROUND.</p> <p>15. SILL PLATES FOR NON-BEARING WALLS MUST BE ANCHORED TO SLAB WITH HARDENED CEMENT NAILS.</p> <p>16. EXTERIOR SILL PLATES SHALL BE CAULKED AT JOINTS WITH CONCRETE SLAB. CAULK ALL OPENINGS IN EXTERIOR ENVELOPE, ALL JOINTS BETWEEN DISSIMILAR MATERIALS, AND AT JUNCTIONS OF MAJOR COMPONENTS.</p> <p>17. PROVIDE ONE COAT HEAVY-BODIED ACRYLIC STAIN ON BARGE RAFTERS, FASCIA BOARDS, EXPOSED EAVES, AND WOOD TRIM.</p> <p>18. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. ANY CONFLICTS OR DISCREPANCIES ARE TO BE BROUGHT TO THE DESIGNER'S ATTENTION PRIOR TO CONSTRUCTION.</p> <p>19. BACKFLOW PREVENTER REQUIRED ON ALL HOSE BIBBS.</p>	<p>T-1 PROJECT DATA/ GENERAL NOTES/ VICINITY MAP/ SHEET INDEX T-1.1 GENERAL NOTES</p> <p>C1 CIVIL SITE PLAN C2 PRELIMINARY GRADING AND DRAINAGE PLAN C3 SECTIONS & DETAILS</p> <p>C.1 SEPTIC SYSTEM SITE PLAN</p> <p>A-1 SITE PLAN A-1.1 FUEL MANAGEMENT PLAN & LANDSCAPING PLAN A-2 PROPOSED 1st LEVEL FLOOR PLAN A-3 PROPOSED 2nd LEVEL FLOOR PLAN A-4 EXTERIOR ELEVATIONS A-5 EXTERIOR ELEVATIONS A-6 ROOF PLAN A-7 SECTIONS</p>
	<p style="text-align: center;">SPECIAL INSPECTIONS</p> <p>ALL WORK REQUIRING INSPECTIONS MUST BE DONE BY CERTIFIED INSPECTION AGENCY.</p> <ul style="list-style-type: none"> RETROFIT HOLDOWN ANCHORS MAY BE INSPECTED BY THE ENGINEER OF RECORD. THE EOR SHALL PROVIDE A LETTER TO THE CITY FIELD INSPECTOR AT THE TIME OF HOLDOWN INSPECTION DESCRIBING THE RESULTS OF THE INSPECTIONS(S). 		<p style="text-align: center;">PROJECT DATA</p> <p>PROJECT ADDRESS: 1905 SAN JUAN ROAD ASSESSOR PARCEL NUMBER: 267-041-021 ZONING: R-2.5 CONSTRUCTION TYPE: V-B (SPRINKLERED) OCCUPANCY TYPE: R-301 LOT SIZE: 2.503 ACRES PROPOSED 1ST LEVEL: 2,257.7 S.F. PROPOSED 2ND LEVEL: 972.57 S.F. PROPOSED ATTACHED ADU: 783.46 S.F. PROPOSED GARAGE: 1,045.3 S.F. TOTAL FLOOR AREA: 3,230.27 S.F. MAX FLOOR AREA: 4,916 S.F. PROPOSED COVERED PORCH: 45.44 S.F. TOTAL LOT COVERAGE: 3,448.44 S.F. PROPOSED DECKS: 414 S.F.</p>
	<p style="text-align: center;">VICINITY MAP</p>	<p style="text-align: center;">DEFERRED SUBMITTALS</p> <p>DEFERRED APPROVALS ARE SUBJECT TO CITY'S APPROVAL</p> <ul style="list-style-type: none"> FIRE SPRINKLER SYSTEM TO BE SUBMITTED AND APPROVED UNDER A SEPARATE PERMIT. THE STRUCTURE WILL COMPLY WITH R313 FOR RESIDENTIAL FIRE SPRINKLERS. SUBMIT DESIGN CALCULATION AND PLAN TO COUNTY FIRE (408) 378-4010 	<p>SCOPE OF WORK: CONSTRUCT A NEW 2 STORY RESIDENCE WITH KITCHEN, DINING, FAMILY, OFFICE, PRIMARY BEDROOM, PRIMARY BATHROOM, LAUNDRY, MECHANICAL ROOM, BATHROOM, ATTACHED 2 CAR GARAGE, AND COVERED PORCH AT 1ST LEVEL. 2ND LEVEL TO INCLUDE BEDROOMS, 2 BATHROOMS, AND ATTACHED ADU WITH KITCHEN, LIVING AREA, 2 BEDROOMS, AND BATHROOM. PROVIDE NEW STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL AS NECESSARY AND SHOW ON PLANS.</p> <p>PHOTOVOLTAIC SYSTEM (PV):</p> <ul style="list-style-type: none"> A PV SYSTEM OF ___ kWdc IS A "REQUIRED SPECIAL FEATURE" OF THE ENERGY CALCULATION. <p>A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE CALIFORNIA ENERGY CODE PERFORMANCE OR PRESCRIPTIVE STANDARDS. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.</p>

Date:	08/18/2025
Drawn By:	DW
Revisions:	
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GENERAL NOTES

- ALL WORK DEPICTED ON THESE DRAWINGS IS REQUIRED TO COMPLY WITH:
 - 2022 CALIFORNIA BUILDING CODES (CBC)
 - 2022 RESIDENTIAL CODE (CRC)CONSTRUCTION IS TO COMPLY WITH ALL VOLUMES, SECTIONS, AND SUBSECTIONS OF THAT CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE STANDARD REQUIREMENTS FOR CONSTRUCTION AND TO MAINTAIN A COPY OF THE 2022 CBC AND 2022 CRC AT ALL TIMES. THE CODE IS TO BE CONSIDERED TO BE PART OF THE SET.
- THE CONTRACTOR TO PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH OR AS REQUIRED BY THE:
 - 2022 CALIFORNIA PLUMBING CODE (CPC),
 - 2022 CALIFORNIA MECHANICAL CODE (CMC),
 - 2022 CALIFORNIA ELECTRICAL CODE (CEC),
 - 2022 CALIFORNIA ENERGY CODE (T24-6),
 - 2022 CALIFORNIA FIRE CODE,AND ALL OTHER APPLICABLE STATE, FEDERAL, AND LOCAL CODES.
- THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE DESIGNER AND SHALL NOT BE USED ON ANY OTHER PROJECT EXCEPT BY WRITTEN AGREEMENT WITH THE DESIGNER.
- THE CONTRACTOR IS RESPONSIBLE FOR:
 - PLANS
 - NOTES
 - DETAILS
 - ELEVATIONS
 - CONSULTANT REPORTS
 - SUPPORTING DOCUMENTS PRIOR TO COMMENCEMENT OF ANY WORK THOROUGH REVIEW AND FAMILIARITY OF THESE DOCUMENTS IS REQUIRED AND ANY DISCREPANCY IN THIS SET OF CONSTRUCTION DOCUMENTS IS TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER.
- IF SPECIFICATIONS VARY WITHIN THE SET, THE MOST STRINGENT IS SAID TO APPLY UNLESS CLARIFIED IN WRITING BY THE DESIGNER.
- IF ANY DETAILS ARE NOTED TO BE MISSING OR INCOMPLETE, WRITTEN QUESTIONS ARE TO BE DIRECTED TO THE DESIGNER FOR CLARIFICATION PRIOR TO THE SIGNING OF ANY CONTRACT FOR CONSTRUCTION
- THE GENERAL CONTRACTOR IS REQUIRED TO NOTIFY THE DESIGNER IN WRITING OF:
 - SUBSTITUTION
 - REVISION
 - PROPOSED ALTERNATESAT LEAST TWO WEEKS PRIOR TO THE EXPECTED DATE OF ORDER OR INSTALLATION OF SAID ALTERNATE IN ORDER TO ALLOW ADEQUATE TIME OF COORDINATION AND APPROVALS BY THE DESIGNER, ANY PROFESSIONAL CONSULTANT, AS WELL AS THE LOCAL CODE ENFORCEMENT AGENCY. A TWO WEEK RESPONSE PERIOD IS NOT GUARANTEED, SO THE GREATER THE NOTICE PERIOD THE BETTER.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND BEING PRESENT FOR ALL REQUIRED INSPECTIONS.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. WHERE APPROPRIATE, ALIGNMENTS TO EXISTING WALLS AND FINISHES SHOULD GOVERN. ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK. THE GENERAL CONTRACTOR SHALL KEEP A SET OF THESE PLANS AND SPECIFICATIONS ON THE JOB SITE AS REFERENCE AT ALL TIMES. THE GENERAL CONTRACTOR AND FRAMING CONTRACTOR ARE RESPONSIBLE FOR WORKING TO COORDINATE SHEAR WALL LENGTHS AND HOLD-DOWN LOCATIONS WITH PLUMBING AND MECHANICAL INFRASTRUCTURE. FURRING AND SOFFITS SHOULD BE FRAMED AS REQUIRED AND WITH VERIFICATION OF OWNER OR DESIGNER.
- THE CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS AGREE THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR AND THEIR SUBCONTRACTORS WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR AND THEIR SUBCONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY, AND HOLD THE DESIGNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THE PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGNER.
- THE GENERAL CONTRACTOR IS REQUIRED TO DESIGNATE A CONTACT PERSON FOR THE PROJECT TO RECEIVE ALL INFORMATION RELATED TO THE JOB SITE INFORMATION. THE CONTACT'S NAME AND PHONE NUMBER ARE TO BE GIVEN TO THE OWNER AND THE DESIGNER. UNLESS SPECIFIED BY THE OWNER, THE CONTRACTORS IS TO PROVIDE RESPONSIBLE, APPROPRIATE, AND SANCTIONED SUPERVISION ON THE JOB SITE FOR THE DURATION OF THE PROJECT. THE GENERAL CONTRACTOR IS TO PROVIDE AND MAINTAIN A JOB SITE PHONE NUMBER, EMAIL, OR FAX. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE SUPERVISION OF ALL SUB-TRADES.
- THE CONTRACTOR SHALL CONFINE OPERATIONS TO THE SITE AREAS AS PERMITTED BY LAW, ORDINANCES, PERMITS, AND THE CONTRACT DOCUMENTS AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIALS OR EQUIPMENT.
- NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION (PER THE REQUEST OF THE OWNER, GENERAL CONTRACTOR, OR DESIGNER) SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED AND ACTED UPON BY THE SAID PARTY. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH THE APPROVED SHOP DRAWINGS AND SAMPLES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO BIDDING AND CONDUCTING REASONABLE INSPECTION OF EXISTING CONDITIONS FOR PURPOSES OF ACCURATELY ASSESSING THE SCOPE OF WORK, SITE CONDITIONS, AND OVERALL PROJECT INTENT. QUESTIONS ARISING FROM THE SITE VISIT ARE TO BE DIRECTED TO THE DESIGNER FOR CLARIFICATION PRIOR TO BID.
- THESE DRAWINGS ARE INTENDED TO ILLUSTRATE A COMPLETE JOB. UNLESS SPECIFIED, WORK IS TO INCLUDE ALL COMMON AND NECESSARY ACCESSORIES (I.E. TOILET ROLL HOLDERS, TOWEL BARS, MIRRORS, ETC.) AS WELL AS ALL COMPONENTS REQUIRED TO COMPLETE CURRENT CODE REQUIREMENTS IN THE JURISDICTION WHERE WORK IS BEING PERFORMED. THE CONTRACTOR IS RESPONSIBLE FOR INCLUDING SUB-STRUCTURE FURRING, INCLUDING FLOOR - WALL - OR CEILING PADDING TO ASSURE SURFACES ARE PLUMB, AND ALIGNED WITHIN A 1/4" ON AN 8' MEASURE. CONCEALMENT OF STEEL STRUCTURAL BRACKETS, BEAMS, TABS, BOLTS, AND PROTRUDING ELEMENTS ARE TO BE CONSIDERED AT THE TIME OF ROUGH FRAME BIDDING AND ARE TO BE INCLUDED IN THE CONSTRUCTION. FURRING, NOTCHING, AND ALTERNATIVE WELDING AND ANY OTHER MEANS MAY BE CONSIDERED PENDING APPROVAL OF THE STRUCTURAL ENGINEER.
- PERTAINING CERTAIN ITEMS, MATERIALS, AND FEATURES REPRESENTED WITHIN THIS SET MAY NOT BE APPROVED AS PART OF THE BUILDING PERMIT. QUESTIONS REGARDING THE SPECIFICS OF APPROVAL SHALL BE DIRECTED TO THE LOCAL JURISDICTION.
- NOTICE: THIS SET HAS BEEN PRODUCED FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT. THESE DRAWINGS ARE NOT TO BE CONSIDERED AS BUILDS, NOR INCLUSIVE OF ALL DETAILS, DRAWINGS, MATERIALS SPECIFICATIONS, ETC. THESE ARE INTENDED TO ADDRESS ALL POSSIBLE CONSTRUCTION ISSUES.
- NOTICE: THESE WORKING DRAWINGS ARE NOT TO BE USED IN ANY CONSTRUCTION FOR WHICH BUILDING PERMITS HAVE NOT BEEN OBTAINED. ADDITIONALLY, THE CONTRACTED BUILDERS ARE NOT RESPONSIBLE FOR THE CORRECTNESS OF ANY WORK UNDERTAKEN PREMATURELY IF IT IS BASED ON PLANS THAT HAVE NOT BEEN REVIEWED AND APPROVED BY THE BUILDING DEPARTMENT. THIS STIPULATION APPLIES TO ORIGINAL SUBMITTAL DRAWINGS AND REVISIONS. ALL DRAWINGS ARE PRELIMINARY UNTIL A PERMIT IS ISSUED.
- AS PART OF THE CONTRACT REQUIREMENTS FOR THIS PROJECT, THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE.
- A BUILDING OPERATIONS MANUAL MUST BE PROVIDED TO THE OWNER PER GREEN BUILDING CODE SECTION 4.410.1.

DEMOLITION NOTES

- THE GENERAL CONTRACTOR IS TO VERIFY ANY EXISTING FEATURES AND FINISHES TO REMAIN PRIOR TO DEMOLITION. MATERIALS, FIXTURES, HARDWARE, APPLIANCES, ETC. WHICH ARE TO BE REUSED SHALL BE STORED AND PROTECTED FROM DAMAGE UNTIL THEY ARE TO BE RE-INSTALLED.
- THE GENERAL CONTRACTOR IS TO VERIFY WITH OWNERS WHETHER REMOVED OR UNUSED DOORS, WINDOWS, FIXTURES, HARDWARE, AND MISCELLANEOUS MATERIALS SHOULD BE SAVED FOR POSSIBLE FUTURE REUSE - OR DISCARDED. THE OWNER SHALL MARK A LIST OF SUCH ITEMS PRIOR TO DEMOLITION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF ITEMS DAMAGED BY DEMOLITION OR REMOVED IN ERROR.
- NO ASBESTOS REMOVAL IS THE BE UNDERTAKEN BY ANY PARTY EXCEPT AS ALLOWED BY LAW.
- THE GENERAL CONTRACTOR SHALL PROVIDE VISQUEEN SCREENING DURING DEMOLITION TO PROTECT EXISTING RESIDENCE, APPLIANCES AND FURNISHINGS. AS APPROPRIATE POSITIVE VENTILATION IS TO BE PROVIDED FOR DUST CONTROL.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION DEBRIS AND ALL OTHER ORGANIC MATERIAL REMOVAL FROM THE STRUCTURE AND THE SITE. FRAMED AREAS TO BE FREE OF DEBRIS PRIOR TO SHEETROCKING, UNDERFLOOR, AND ATTIC AREA SHALL BE LEFT CLEAN AND FREE OF DEBRIS, CUT-OFFS, SCRAPS, SAWDUST, ASSOCIATED GARBAGE, ETC.
- THE DESIGN AND INSTALLATION OF ALL TEMPORARY SHORING IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL EXISTING FRAMING AND LOAD TRANSFER IS TO BE FIELD VERIFIED PRIOR TO SHORING ANY PORTION OF THE STRUCTURE.
- ALL UNUSED AND DEMOLISHED ELECTRICAL IS TO BE REMOVED BACK TO THE NEAREST UTILIZED JUNCTION. NO DEAD HOTS ARE TO REMAIN AFTER CONSTRUCTION. TEMPORARY POWER FOR THE DURATION

SITE DEVELOPMENT NOTES

- VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION
- THE CONTRACTORS SHALL VERIFY THE LOCATION OF ALL PROPERTY BOUNDARIES FOR THE SITE AND VERIFY ALL SETBACK AND EASEMENT LOCATIONS PRIOR TO CONSTRUCTION. THE OWNER IS RESPONSIBLE FOR PROVIDING A LICENSED SURVEY AND TITLE REPORT IF REQUIRED BY THE LOCAL JURISDICTION. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE FURTHER COMMENCEMENT OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AND SCHEDULING THE PROJECT GEOTECHNICAL ENGINEER FOR SITE INSPECTIONS AND OBSERVATION OF EXCAVATIONS, DRILLING, DRAINAGE, BACKFILL, ETC.
- SOIL COMPACTION FOR GRADING OR BACKFILLING SHALL BE PLACED IN ACCORDANCE WITH THE SOILS ENGINEER RECOMMENDATIONS. IF THERE IS NO SOILS ENGINEER USE 6" LIFTS WITH 90% COMPACTION.
- TEMPORARY EARTH SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR.

FOUNDATION AND CONCRETE NOTES

- FOR GENERAL REFERENCE SEE CBC 2022, CHAPTER 18.
- FOUNDATION VENTS PER CALIFORNIA RESIDENTIAL CODE SECTION R408.1 AND CBC 1203.3. PROVIDE VENT OPENINGS NOT LESS THAN 1 SF FOR EACH 150 SF OF CRAWL SPACE AREA. OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH A MINIMUM OPENING OF 1/4 INCH DIMENSION OR PER CBC 1203.3.1. WHERE MOISTURE DUES TO CLIMATE AND GROUNDWATER CONDITIONS IS NOT CONSIDERED EXCESSIVE, AND THE GROUND SURFACE IS COVERED BY A CLASS 1 VAPOR RETARDING MATERIALS, THE REQUIRED NET AREA OF VENT OPENING MAY BE REDUCED TO 1 SF PER 1500 SF PROVIDED VENT OPENINGS ARE LOCATED WITHIN 3 FEET OF EACH CORNER OF THE BUILDING, OR AS APPROVED TO PROVIDE CROSS VENTILATION OF THE SPACE PER 2022 CBC 1203.3.2.2.
- CRAWL SPACE ACCESS - PER 2022 CRC R408.4 AND CBC 1209.1 PROVIDE A MINIMUM OF ONE 18"x24" CRAWL SPACE TO UNDERFLOOR AREAS. PIPES DUCTS AND OTHER NON-STRUCTURAL CONSTRUCTION SHALL NOT INTERFERE WITH ACCESSIBLE CLEARANCE TO UNDERFLOOR AREA.
- CRAWL SPACE CLEARANCE PER 2022 CBC SECTION 2304.11. THERE SHALL BE A CLEARANCE OF AT LEAST 18" BETWEEN THE UNDERSIDE OF WOOD FLOOR JOISTS AND THE FINISHED SURFACE OF THE GROUND BENEATH, AND AT LEAST 12" BETWEEN THE UNDERSIDE OF ANY OTHER WOOD HORIZONTAL FRAMING MEMBERS AND THE FINISHED SURFACE OF THE GROUND, WHERE SUCH CLEARANCE IS NOT PROVIDED, WOOD (JOISTS, GIRDERS, SUBFLOORS) SHALL BE PRESERVATIVE TREATED, INCLUDING POSTS.
- DECAY PROTECTION PER CBC 2022 SECTION 2304.11.2.2 WOOD FRAMING LASS THAN 8" FROM GRADED EARTH SHALL BE NATURALLY DURABLE OR PRESERVATIVE TREATED. PROVIDE 8 INCHES WOOD FRAMING SEPARATION FROM EXPOSED EARTH, OR, IF LAS THAN 8 INCHES USE NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD. IF EARTH IS PAVED AT LEAST 18 INCHES WIDE W/ ASPHALT OR CONCRETE AND DRAINING AWAY FROM THE BUILDING BOTTOM SILLS MAY BE 6" ABOVE SUCH SLAB.
- ALL CONCRETE ROUGH OPENING SIZES, ELEVATIONS, ETC ARE TO BE VERIFIED PRIOR TO FOUNDATION POUR. LOCATIONS OF HOLD/DOWNS, CURBS, STEPS, CURTAINS, PLUMBING, MECHANICAL, ETC ARE TO BE COORDINATED BY THE GENERAL CONTRACTOR. SHOULD ADDITIONAL CLARIFICATIONS TO THESE DRAWINGS BE REQUIRED, THE CONTRACTOR SHALL CONTACT THE DESIGNER AS EARLY AS POSSIBLE. OWNER IS RESPONSIBLE FOR PROVIDING FINISHED THICKNESS INFORMATION OR ALLOWANCES, GENERAL CONTRACTOR TO VERIFY PRIOR TO POUR.
- ALL COLD JOINTS TO BE CHIPPED FOR ROUGH SURFACE. SANDBLASTED CLEAN AND FREE OF SOIL OR DEBRIS. DAMPEN SURFACE IMMEDIATELY PRIOR TO CONCRETE POUR. COLD JOINTS MUST BE APPROVED BY THE STRUCTURAL ENGINEER.
- REVISIONS AND SUBSTITUTIONS ARE TO BE SUBMITTED TO THE BUILDING DEPARTMENT AND MUST BE APPROVED PRIOR TO CONTINUING WORK.
- SPECIAL INSPECTION WILL BE REQUIRED FOR WATER PROOFING BELOW GRADE. SPECIAL INSPECTIONS ARE REQUIRED PER THE STRUCTURAL ENGINEERING DRAWINGS, AND A PER THE JURISDICTIONAL APPROVAL CHECKLIST.
- SHOULD THE CONTRACTOR ELECT TO USE SHOTCRETE, SPECIAL INSPECTION WILL BE REQUIRED AND THE STRUCTURAL ENGINEER MUST BE GIVEN OPPORTUNITY TO REVISE RE-BAR SCHEDULE.

KITCHEN NOTES

- VERIFY ALL FIXTURE AND OUTLET LOCATIONS WITH OWNER PRIOR TO INSULATION.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL AN APPROVED AIR GAP FOR THE DISHWASHER ON THE DISCHARGE SIDE AT OR ABOVE THE FLOOD LEVEL OF THE INK OR DRAINBOARD, WHICHEVER IS HIGHER.
- PROVIDE HIGH EFFICACY LIGHT FIXTURES FOR GENERAL LIGHTING IN THE KITCHEN AND BATHS. PER 2022 CEC T24-6 SECTION 150(K).
- A 20% WATER REDUCTION IS REQUIRED TO COMPLY WITH 2022 CA GREEN BUILDING STANDARDS CODE (CGBSC) CHAPTER 4 SECTION 4.303.
- PER 2022 CEC ARTICLE 210.52(C), RECEPTACLES ALONG THE COUNTER TOPS SHALL BE SPACED A MAXIMUM 2 FEET FROM THE SINK(S) AND 4 FEET ON-CENTER, ISLAND OR PENINSULA COUNTER TOPS 12 INCHES OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH 4 FEET OF COUNTERTOP. NO POINT OF THE WALL MAY BE MORE THAN 24 INCHES FROM AN OUTLET. KITCHEN OUTLETS SHALL BE ON AT LEAST TWO SEPARATE CIRCUITS WITH GROUND FAULT CIRCUIT INTERRUPT PROTECTION

FLOOR PLAN NOTES

- ALL WORK IS TO COMPLY WITH THE 2022 CA RESIDENTIAL CODE AND THE 2022 CA BUILDING CODE WITH RESPECT TO GROUP "R" OCCUPANCIES.
- VENTILATION- PER 2022 CBC SECTION 1203.4.1 BUILDINGS SHALL BE PROVIDED WITH NATURAL VENTILATION (SECTION 1203.4) OR MECHANICAL VENTILATION PER 2022 CMC. THE MINIMUM OPENABLE AREA OF OCCUPIED SPACE TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED (SECTION 1203.4.1) SEE R303.1 FOR MECHANICAL VENTILATION EXCEPTIONS ALLOWED FOR WHOLE HOUSE MECHANICAL VENTILATION SYSTEMS. ROOMS CONTAINING BATH/TUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED PER CMC. MINIMUM EXHAUST RATES SHALL BE AS SPECIFIED BY CMC TABLE 4-4.
- LIGHT- PER 2022 CBC SECTION 1205.2. ALL ROOMS INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED, OR ARTIFICIAL LIGHT PER SECTION 1205.3. SEE 2022 CBC SECTION 1205.2.1 FOR ADJOINING SPACE NATURAL LIGHT MINIMUMS. SEE ALSO DOOR AND WINDOW REQUIREMENTS THIS SHEET SECTION 8.
- ROOM EGRESS - IN ALL ROOMS USED FOR LIVING, DINING, AND SLEEPING PURPOSED (HABITABLE ROOMS) PROVIDE 2 MEANS OF EGRESS.
- SMOKE DETECTORS- INSTALL PER 2022 CBC [F] SECTIONS 907.2.11.2, 907.2.11.3, 907.2.11.4. DETECTORS SHALL BE MOUNTED ON THE CEILING OR HIGH ON WALL IN EACH SLEEPING AREA AND AT A POINT LOCATED ADJACENT IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. AND AT LEAST ONE ON EACH LEVEL OF THE BUILDING AS REQUIRED BY THE ABOVE NOTED 2022 CBC SECTIONS AND ALL OTHER APPLICABLE CODES. DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS AND COMPLY WITH UL 217. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING (110V HARD WIRED) WITH BATTERY BACKUP POWER. SMOKE AND FIRE ALARMS SHALL BE INTERCONNECTED IN SUCH MANNER AS ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS.
- FIRE SPRINKLERS- VERIFY APPLICABLE FIRE SPRINKLER REQUIREMENTS FOR REMODEL AND NEW CONSTRUCTION PROJECTS WITH THE LOCAL BUILDING AND FIRE DEPARTMENTS PRIOR TO CONSTRUCTION. FIRE SPRINKLER DESIGN DRAWINGS ARE TO BE DEFERRED SUBMITTAL BY THE FIRE SPRINKLER CONTRACTOR TO BE APPROVED BY THE FIRE DEPARTMENT AND DESIGNER FOR LOCAL FLOW RATES AND MONITORING AS REQUIRED.

- FLAME SPREAD- THE MAXIMUM FLAME SPREAD CLASSIFICATION OF FINISHED MATERIALS USED ON INTERIOR WALLS AND CEILINGS SHALL MEET REQUIREMENTS OF THE 2022 CBC SECTION 803. ALL INTERIOR WALL AND CEILING FINISHES SHALL MEET CLASS 'C' FLAME SPREAD REQUIREMENTS OF TABLE 803.9 OF THE 2022 CBC.
- GARAGE VENTILATION- GARAGES SHALL BE VENTILATED BY A MEANS OF 4 6"x12" VENTS WITHIN 6" OF THE FLOOR PER 2022 CBC.
- CORRIDORS AND HALLWAYS- AS REQUIRED BY THE 2022 CBC SECTION 1018.2 (EXCEPTION 3), CORRIDORS OR HALLWAYS WITHIN A DWELLING UNIT OR REQUIRED OCCUPANCY LOAD LESS THAN 50 SHALL PROVIDE A CLEAR MINIMUM 36" IN WIDTH. SEE CODE FOR OTHER OCCUPANCIES AND EXCEPTIONS.
- LANDINGS- PER 2022 CBC SECTION 1009.5 THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF THE LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAYS THEY SERVICE OR MORE THAN 48" IF THE STAIRWAY IS A STRAIGHT RUN. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE HALF THE REQUIRED WIDTH OR PROJECT MORE THAN 7" INTO A LANDING. IN GROUP R-3 OCCUPANCIES, A LANDING IS NOT REQUIRED AT THE TOP OF INTERIOR STAIRS PROVIDED THE DOOR DOES NOT SWING OVER THE STAIRS.
- LANDINGS AT EXTERIOR DOORS- PER 2022 SECTION 1008.1.8 AND SECTION 1008.1.7, LEVEL CHANGES AT EXTERIOR DOORS SHALL NOT EXCEED 1/2" AT EXTERIOR DOORS AND 7/8" AT INSWING OR SLIDING DOORS, AS MEASURED FROM TOP OF THRESHOLD TO FINISHED SURFACE. PROVIDE RECESSED THRESHOLD, COPPER PAN, AND FLASHING TO ACCOMMODATE MANUFACTURERS DETAILS, ADJUST CURTAIN WALL DETAILS AS REQUIRED. VERIFY WITH MANUFACTURER DETAILS AND SHOP DRAWINGS.
- UNDER STAIRS FIRE PROTECTION- PER 2022 CBC 1009.6.3 WALLS AND SOFFITS OF ENCLOSED CLOSET OR STORAGE SPACE UNDER STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH MINIMUM 1HR FIRE PROTECTION, OR USE 5/8" TYPE 'X' GYPSUM BOARD.
- DRAFT STOPS- PER 2022 CBC SECTION 71171 DRAFT STOPS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: FLOOR CEILING ASSEMBLIES - WHERE THERE IS USEABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, INCLUDING SOFFITS AND INTER-FLOOR PLENUM SPACES. DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET AND IS DIVIDED INTO APPROXIMATELY EQUAL AREA. DRAFT STOPS ARE REQUIRED IN FLOOR/CEILING ASSEMBLIES OF BUILDINGS HAVING MORE THAN ONE DWELLING UNIT AND SHALL BE INSTALLED IN LINE WITH WALLS SEPARATING UNITS. DRAFT STOPS ARE REQUIRED IN ATTICS, OVERHANGS, MANSARDS, AND SIMILAR CONCEALED SPACES OF BUILDINGS CONTAINING MORE THAN ONE DWELLING UNIT.
- FIRESTOPS - ALL PIPE, WIRE, AND DUCT PENETRATIONS IN WALLS ARE TO BE CAULKED OR BLOCKED WITH APPROVED MATERIALS TO RESIST PASSAGE OF A FLAME. PER R302.11.
- ALL FINISHES ARE TO COMPLY WITH V.O.C. AND FORMALDEHYDE LIMITS SET FORTH IN TABLES 4.504 (1,2,3 AND 4)
- ALL JOINTS AND OPENINGS BETWEEN CONDITIONED AND UNCONDITIONED SPACES ARE TO BE CLOSED OR SEALED.

GENERAL STRUCTURAL NOTES

- SHEAR COMPONENTS - GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING A GENERAL UNDERSTANDING OF SHEAR RESISTING ELEMENTS AND COMPONENTS WITHIN A DESIGN. SHEAR TRANSFER AND HARDWARE IS TO BE INSTALLED PER MANUFACTURERS REQUIREMENTS.
- NOTE THAT STRUCTURAL DETAILING WITHIN THE STRUCTURAL SHEETS MAY INDICATE HARDWARE, BRACKETS, BOLTED CONNECTIONS AND METAL FASTENERS WITH MAY PROTRUDE FROM THE PLANE OF ROUGH FRAMING. IT IS THE FRAMING CONTRACTOR'S RESPONSIBILITY TO INCLUDE FURRING STRIPS, TAPER STRIPS, FILL WEDGES AND BLOCKING AS REQUIRED TO BRING FINISH SURFACES PAST THE PLANE OF ROUGH STRUCTURAL COMPONENTS. ALTERNATIVE DETAILING, SUCH AS WELDED RODS IN PLACE OF BOLTED CONNECTIONS MAY BE SUBSTITUTED ONLY AS APPROVED BY THE STRUCTURAL ENGINEER.
- LUMBER QUALITY- CONTRACTOR IS RESPONSIBLE FOR REVIEWING LUMBER QUALITY AT THE TIME OF EACH DELIVERY. EXCESSIVELY WET VISUALLY CUPPED, WARPED OR KNOTTY MATERIALS IS NOT TO BE ACCEPTED ON THE JOB SITE. CONTRACTOR IS RESPONSIBLE FOR STORING MATERIALS IN A NEAT, DRY, LEVEL ENVIRONMENT WHERE DAMAGE WILL NOT OCCUR.
- STRUCTURAL DRAWINGS, AND DETAILING BY OTHERS ARE INCLUDED AS A PART OF THIS CONTRACT FOR CONSTRUCTION.
- ALL COMPONENTS SHALL BE FASTENED OR NAILED PER TABLE 2304.10.2 UNLESS PROVIDED OTHERWISE IN STRUCTURAL DRAWINGS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE REQUIREMENTS FOR NOTCHING AND BORING PER CBC 2308.4.2 AND CRC TABLES R602.6(1) AND R602.6(2) WITH ANY ASSOCIATED SUBTRADES. VERIFY FURRING AND BLOCKING, UP-SIZE FRAMING WHERE REQUIRED

DOOR, WINDOW, & SKYLIGHT NOTES

- UNLESS OTHERWISE REQUESTED BY THE OWNER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DOOR AND WINDOW UNITS, ROUGH OPENING OPERATION CHARACTERISTICS, EGRESS CONDITIONS ETC. PRIOR TO FINAL ORDER OF DOORS AND WINDOWS. THE OWNER, CONTRACTOR, ARCHITECT, AND WINDOW SUPPLIER SHOULD BE GIVEN THE OPPORTUNITY TO WALK THROUGH THE ENTIRE JOB AND VERIFY EACH UNIT PRIOR TO ORDER.
- ALL NEW EXTERIOR DOORS TO BE WEATHER STRIPPED. SEE TITLE 24-6 COMPLIANCE MEASURES WITH THIS SET.
- ALL GLASS AND GLAZING SHALL COMPLY WITH 2022 CBC CHAPTER 24.
- SAFETY GLAZING - PER 2022 CBC, SECTION 2406 ALL GLAZING SHALL CONFORM WITH HUMAN IMPACT REQUIREMENTS. SAFETY-TEMPERED GLASS OR PLASTIC IS REQUIRED AT ALL GLAZED DOORS GLAZING WITHIN 24" OF DOORS, WITHIN 18" OF ANY FLOORS IN BATH/TUBS, SHOWERS, HOT TUBS, WHIRLPOOLS SAUNAS, AND STEAM ROOMS. SEE 2022 CBC SECTION 2406.4 FOR HAZARDOUS LOCATIONS. EACH UNIT OF SAFETY-TEMPERED GLAZING SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER, OR BY BUILDING INSPECTOR, AT THEIR DISCRETION, MAY APPROVE A CERTIFICATE.
- EGRESS WINDOWS- PER 2022 CBC SECTION 1029. ALL ESCAPE OR RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF AT LEAST 5.7 SQUARE FEET. THE MINIMUM NET CLEAR HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR WIDTH SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEANS OF EGRESS, ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR PER CBC 1029.3. SEE CRC R612 FOR OPENING LIMITING DEVICE REQUIREMENTS. WINDOWS OPENING INTO A CLEAR AREA WHERE A WINDOW SILL IS LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR, THE WINDOW MUST BE EQUIPPED WITH A LIMITING DEVICE TO PREVENT THE PASSAGE OF A 4' SPHERE.
- SKYLIGHTS- SHALL COMPLY WITH 2022 CBC, SECTION 2405. CONTRACTOR SHALL PROVIDE ICC NUMBERS FOR PREFABRICATED SKYLIGHTS AND ASSEMBLIES TO THE BUILDING INSPECTOR FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION. INDICATE GLAZING TYPE.

ROOF PLAN NOTES

- ATTIC ACCESS- PER 2022 CRC SECTION R807.1.1, PROVIDE MINIMUM 22X30" ACCESS OPENING TO AND FROM ATTIC AREAS. CLEARANCE ABOVE OPENING SHALL BE NOT LESS THAN 30 SQ. FT. A 30" MINIMUM CLEAR HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING, MEASURED FROM THE BOTTOM OF CEILING MEMBERS.
- ATTIC AND ENCLOSED RAFTER VENTILATION PER CBC 2022 SECTION 1203.2. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF THE AREA OF SPACE VENTILATED, WITH 50% OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS. THERE SHALL BE A MINIMUM OF 1" OF CLEAR SPACE FOR VENTING BETWEEN ROOF SHEATHING AND ATTIC INSULATION. UNVENTED ATTIC ASSEMBLIES COMPLETELY CONTAINED WITHIN THE BUILDING THERMAL ENVELOPE) ARE PERMITTED WHEN ALL CONDITIONS OF CRC SECTION R806.4 ARE MET.
- CONVENTIONAL LIGHT WOOD FRAMING PER CBC 2022 CHAPTER 23 - SEE 2022 CBC SECTION 2308.10.4.1. PROVIDE A CONTINUOUS LINE ACROSS THE BUILDING. WHEN CEILING JOISTS ARE NOT PARALLEL TO RAFTERS, EQUIVALENT RAFTER TIES SHALL BE INSTALLED AT A SPACING OF NOT MORE THAN 4'-0" O.C.
- STRUTS SHALL BE INSTALLED PER 2022 CBC. THE UNBRACED LENGTH SHALL NOT EXCEED 8 FEET AND THE MINIMUM SLOPE OF THE STRUTS SHALL NOT BE LESS THAN 45 DEGREES FROM THE HORIZONTAL.

STAIRWAY, HANDRAIL, & GUARDRAIL NOTES

- STAIRWAYS- STAIRWAYS SHALL MEET EGRESS REQUIREMENTS AS DESCRIBED FOR SPECIFIC TYPE WITHIN THE 2022 CBC CHAPTER 10. GENERALLY, RESIDENTIAL STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN WIDTH. THE RISE SHALL NOT BE LESS THAN 4 INCHES OR GREATER THAN 7.75 INCHES. THE RUN SHALL NOT BE LESS THAN 10 INCHES AS MEASURED HORIZONTALLY BETWEEN VERTICAL PLANES OF THE FOREMOST PROJECTION OF THE ADJACENT TREADS. THE LARGEST RISER AND/OR TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. FOR CURVED STAIRS, THE MINIMUM TREAD DEPTH (WINDER) SHALL BE 6 INCHES WITH A MINIMUM 10 INCH TREAD DEPTH AT THE WALK LINE (1/2" FROM NARROWEST PORTION OF TREAD). SEE 2022 CBC, CHAPTER FOR ADDITIONAL INFORMATION AND/OR EXCEPTIONS REGARDING CURVED OR SPIRAL STAIRWAYS AND FOR STAIRWAYS SERVING AN OCCUPANT LOAD FACTOR GREATER THAN 10. WHERE THE TREAD DEPTH IS LESS THAN 11", A NOSING MUST PROVIDE A MINIMUM 3/4" AND A MAXIMUM 1-1/4". PER 1009.4.5, ANY RADIUS AT THE LEADING EDGE OF THE TREADS MAY NOT EXCEED 9/16".
- MANUFACTURED STAIRS- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND ICC NUMBER OF ANY MANUFACTURED STAIR TO THE BUILDING INSPECTOR FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR TO VERIFY AL STAIRWAY DETAILS WITH THE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO VERIFY ALL STAIRWAYS DETAILS WITH THE ARCHITECT PRIOR TO FRAMING STAIRWELL. SUBMIT SHOP DRAWINGS BY STAIR MANUFACTURER IF APPLICABLE.
- STAIRWAY HEADROOM- PER 2022 CBC SECTION 1009.2 EVERY STAIRWAY SHALL HAVE A HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSING. HEADROOM SHALL BE CONTINUOUS TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW. ONE TREAD DEPTH BEYOND THE BOTTOM RISER, THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING. EXCEPTIONS: SEE EXCEPTION #2 FOR ALLOWABLE 4'-3/4" ENCROACHMENT AT THROUGH-FLOOR OPENING.
- HANDRAILS- PER 2022 CBC, SECTION 1012.2 HAND RAILS SHALL BE 34 INCHES TO 38 INCHES ABOVE THE NOSING OF TREADS. ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL TERMINATE IN NEVEL POSTS OR SAFETY TERMINALS. HANDRAIL PROJECTING FROM A WALL SHALL HAVE A CLEAR SPACE OF NOT LESS THAN 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. PER CBC SECTION 1012.7.
- HANDGRIPS- PER 2022 CBC SECTION 1012.3 CIRCULAR HANDRAILS SHALL BE NOT LESS THAN 1-1/4 INCHES OR MORE THAN 2 INCHES IN DIAMETER, AND SHALL HAVE A SMOOTH GRIPPING SURFACE WITH NO SHARP CORNERS. SEE THE ABOVE MENTIONED CODE SECTION FOR ADDITIONAL INFORMATION REGARDING ALTERNATIVE (TYPE II) HANDRAIL REQUIREMENTS.
- GUARDRAILS- PER 2022 CBC, SECTION 1013.2 AND CRC R312.2, RESIDENTIAL GUARDRAIL SHALL BE A MINIMUM OF 42 INCHES IN HEIGHT. OPEN AND GROUND RAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH (SEC. 1013.3) SEE EXCEPTIONS 1 AND 2 FOR ALLOWABLE EXCEPTIONS BETWEEN 36INCHES AND 42 INCHES AND TRIANGULAR OPENINGS ABOVE STAIR TREADS.
- SUPPORT- HANDRAILS AND GUARDRAILS TO BE CAPABLE OF SUPPORTING 200LB. CONCENTRATED LOAD AT ANY ANGLE TO THE TOP RAIL.

MECHANICAL NOTES

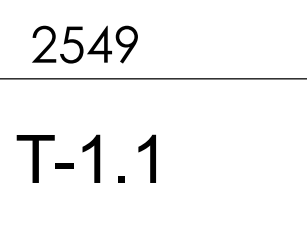
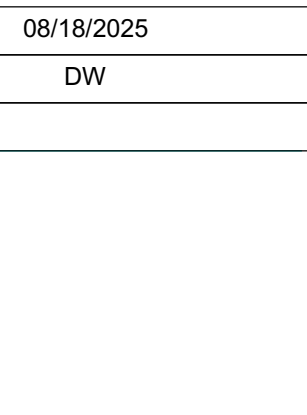
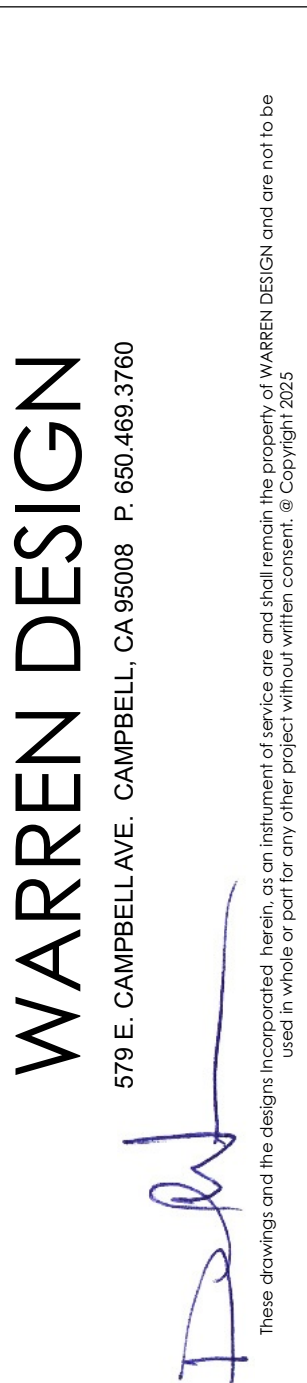
- ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA MECHANICAL CODE (CMC) AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES. MECHANICAL WORK IS TO BE BID DESIGN/BUILD AND PROVIDED COMPLETE TO CODE.
- MECHANICAL LAYOUT- LAYOUT SHOWN IS SCHEMATIC AND IS SHOWN FOR DESIGN INTENT ONLY. MECHANICAL CONTRACTOR TO COORDINATE WITH THE GENERAL CONTRACTOR TO DESIGN AND INSTALL SUITABLE MECHANICAL DISTRIBUTION SYSTEM PER TITLE 24-6.
- MECHANICAL SYSTEM DESIGN - MECHANICAL CONTRACTOR TO ACCEPT SOLE RESPONSIBILITY FOR PROPER DESIGN AND INSTALLATION OF MECHANICAL SYSTEMS. MECHANICAL CONTRACTOR TO COORDINATE WITH THE GENERAL CONTRACTOR TO DESIGN AND INSTALL SUITABLE MECHANICAL SYSTEMS PER TITLE 24-6. SEE SHEET INDEX FOR LOCATION OF TITLE 24-6 CONFORMANCE WORKSHEETS AND ENERGY COMPLIANCE NOTES WITHIN THIS SET.
- HEATING- PER 2022 CBC, SECTION 1204.1 HEATING SHALL BE CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68 DEGREES FAHRENHEIT AT A POINT 3 FEET ABOVE THE FLOOR.
- FURNACE CLEARANCE- PROVIDE A MINIMUM 6 INCH CLEAR SPACE IN FRONT OF FURNACES. FURNACES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION AND SHALL MEET REQUIREMENTS OF THE 2022 CMC SECTION 911.0. VERIFY ALL CLEARANCE AND INSTALLATION REQUIREMENTS PER 2022 CMC SECTION 304 PRIOR TO ORDERING OR INSTALLING EQUIPMENT.
- ATTIC FURNACES- FOR FURNACES INSTALLED IN ATTICS PROVIDE MINIMUM 30"x30" ACCESS OPENING, WITH A LEVEL PLATFORM, CONVENIENCE DUPLEX OUTLET, AND AREA LIGHT SWITCHED FROM ATTIC OPENING. SEE 2022 CMC SECTION 304.
- FOR STOVES WITH INDOOR BARBEQUE UNITS, AN EXHAUST DUCT AND FAN HAVING A MINIMUM CAPACITY OF 100CFM PER SQUARE FOOT OF HOOD INTAKE SHALL BE INSTALLED, AS WIDE AS THE UNIT AND CENTERED OVER THE UNIT. WHEN THE DUCT PENETRATES A CEILING OR FLOOR, IT SHALL BE ENCLOSED IN A FIRE-RESISTIVE SHAFT COVERED ON ONE SIDE AS REQUIRED FOR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION, WITH THE DUCT SEPARATED FROM THE SHAFT WITH A MINIMUM 1" AIRSPACE, AND TERMINATE MINIMUM 18" ABOVE THE ROOF SURFACE.
- APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE. SUPPORT FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS AS REQUIRED BY THE 2022 CMC SECTION 303.4.
- GARAGE APPLIANCE PROTECTION - GARAGE APPLIANCES WITH GLOW, SPARK, OR FLAME IGNITION SHALL HAVE IGNITER 18" ABOVE FLOOR SHALL BE PROTECTED FROM AUTO IMPACT. (2022 CMC SECTION 307)

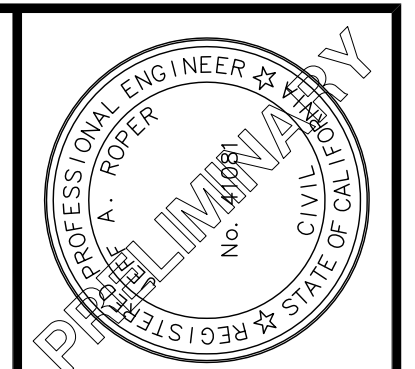
ELECTRICAL NOTES

- ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA ELECTRICAL CODE (CEC) AND ALL APPLICABLE FEDERAL STATE AND LOCAL JURISDICTIONAL ORDINANCES.
- ALL UNUSED AND DEMOLISHED ELECTRICAL IS TO BE REMOVED BACK TO THE NEAREST JUNCTION. NO "DEAD HOTS" TO REMAIN AFTER CONSTRUCTION. JUNCTION BOXES MUST BE ACCEPTABLE.
- ALL ELECTRICAL LOAD SHEETS AND CALCULATIONS REQUIRED BY THE BUILDING DEPARTMENT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- LOW VOLTAGE OUTLETS AND WIRING TO BE COORDINATED BY THE OWNER. CONTRACTOR TO VERIFY THE LOCATION OF ALL TELEPHONE AND LOW VOLTAGE OUTLETS, WITH OWNER, PRIOR TO THE INSTALLATION OF SHEETROCK.
- ELECTRICAL OPENINGS (SWITCHES, RECEPTACLES, ETC.) ON OPPOSITE SIDES OF FIRE RATED WALLS SHALL BE MAINTAINED AT LEAST 24 INCHES APART.
- PER 2022 CEC ARTICLE 680.43(B)(1)(C)(1) AND (2), LIGHTING FIXTURES, LIGHTING OUTLETS AND FANS LOCATED OVER AN INSULOR SPA OR HOT TUB LESS THAN 7'-6" ABOVE THE MAXIMUM WATER LEVEL AND SHALL REQUIRE THE PROTECTION OF AN GROUND FAULT CIRCUIT INTERRUPTER AND INSTALLED AS FOLLOWS:
 - EXCEPTION 1: LIGHTING FIXTURES LIGHTING FIXTURES, LIGHTING OUTLETS AND FANS LOCATED 12' OR MORE ABOVE THE MAXIMUM WATER LEVEL AND SHALL NOT REQUIRE THE PROTECTION OF A GROUND FAULT CIRCUIT INTERRUPTER.
 - EXCEPTION 2: LIGHTING FIXTURES MEETING THE REQUIREMENTS OF ITEMS 'A' OR 'B' BELOW AND PROTECTED BY A GROUND FAULT CIRCUIT INTERRUPTER SHALL BE PERMITTED TO BE INSTALLED LESS THAN 7'-6" ABOVE A SPA OR HOT TUB.
 - RECESSED FIXTURES WITH A GLASS OR PLASTIC LENS AND A NON-METALLIC OR ELECTRICALLY ISOLATED METAL RIM SUITABLE FOR USE IN DAMP LOCATIONS.
 - SURFACE MOUNTED FIXTURES WITH A GLASS OR PLASTIC GLOBE AND A NON-METALLIC BODY OR A METALLIC BODY ISOLATED FROM CONTACT AND SUITABLE FOR USE IN DAMP LOCATIONS.
- PER 2022 CEC ARTICLE 210.52(A), RECEPTACLE SPACING SHALL NOT EXCEED 12 FEET MEASURED HORIZONTALLY ALONG THE WALL. NO WALL SPACE MAY BE MORE THAN 6 FEET FROM AN OUTLET.
- PER 2022 CEC ARTICLE 210.52(C), RECEPTACLES ALONG THE COUNTER TOPS SHALL BE SPACED A MAXIMUM 2 FEET FROM THE SINK(S) AND 4 FEET ON-CENTER, ISLAND OR PENINSULA COUNTER TOPS 12 INCHES OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH 4 FEET OF COUNTERTOP. NO POINT OF THE WALL MAY BE MORE THAN 24 INCHES FROM AN OUTLET. KITCHEN OUTLETS SHALL BE ON AT LEAST TWO SEPARATE CIRCUITS WITH GROUND FAULT CIRCUIT INTERRUPT PROTECTION.
- PER 2022 CEC ARTICLE 210-70 AT LEAST ONE WALL-SWITCH CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, IN BATHROOMS, IN HALLWAYS, STAIRWAYS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRICAL POWER, AND AT OUTDOOR ENTRANCES OR EXITS.
- VERIFY ALL FIXTURE LOCATIONS WITH OWNER PRIOR TO INSULATION. ALL RECESSED FIXTURES TO BE APPROVED BY OWNER. COORDINATE LOCATIONS OF RECESSED FIXTURES WITH FRAMING. PROVIDE OWNER AN OPPORTUNITY TO WALK AT "BOX-OUT" AND INCLUDE RELOCATIONS AS REQUESTED. DECORATIVE FIXTURES ARE TO BE SUPPLIED BY OWNER.
- ELECTRICAL SUBCONTRACTOR IS TO DETERMINE SERVICE REQUIREMENTS FOR THE NEW WORK PRIOR TO BID. VERIFY THAT EXISTING SERVICE IS SUFFICIENT TO HANDLE INCREASED LOADS. LOCATE NEW SUBPANELS AS DIRECTED BY OWNER. ALL CIRCUIT PANELS ARE TO BE LABELED.
- RESIDENTIAL LIGHTING SHALL COMPLY WITH FORM CF-6R-LTG-01. INSTALLER IS RESPONSIBLE FOR COMPLIANCE AND CERTIFICATION. FIXTURE TYPE, LOCATION, AND SWITCHING LOCATIONS SHOULD BE EARLY AS NOTED ON THESE PLANS. TITLE 24-6 REQUIREMENTS MUST BE MET INDIVIDUALLY FOR EACH INSTALLATION, SPECIFIC TO EACH DEVICE, CONTROL, AND LOCATION.

GENERAL NOTES

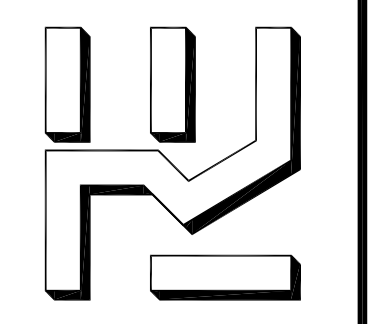
- DATE: 08/18/2025
- DRAWN BY: DW
- REVISIONS:
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- PROJECT NO: 2549
- SHEET NO: T-1.1





UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
48 MANN AVENUE CORRALITOS, CA 95076
(831) 724-5300 jeff@roperengineering.com

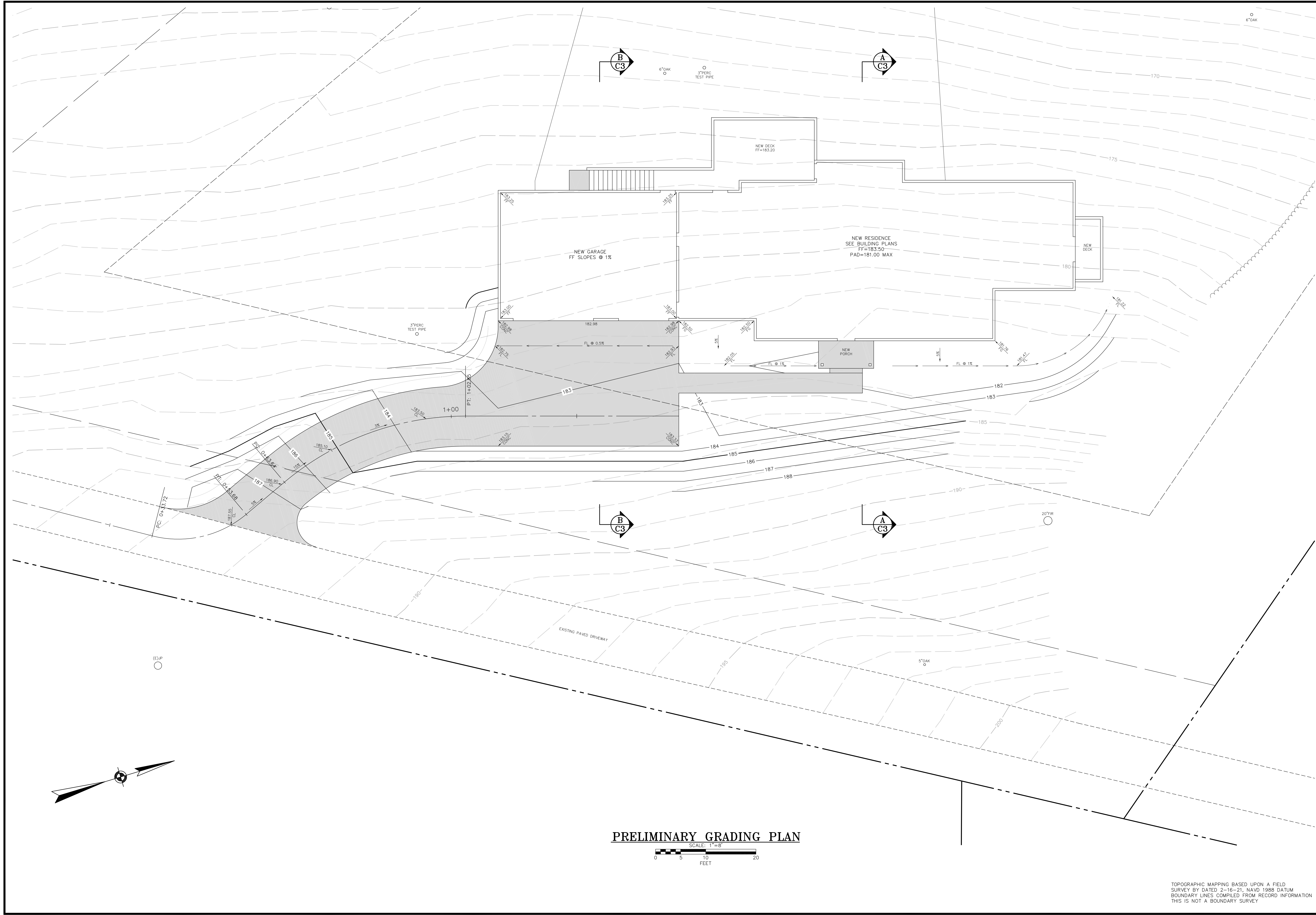


NEW RESIDENCE FOR
KAMILAH DEYN DEVELOPMENT LLC
1905 SAN JUAN ROAD ROYAL OAKS APN 267-041-021
PRELIMINARY GRADING PLAN

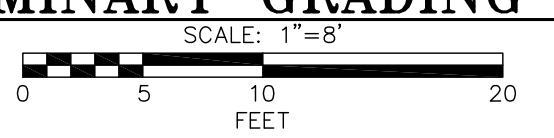
SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	FEB. 29, 2024
REVISED:	
JOB NO.:	21006
SHEET	

C2

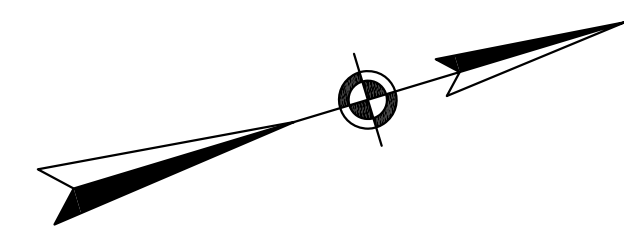
OF 3 SHEETS



PRELIMINARY GRADING PLAN

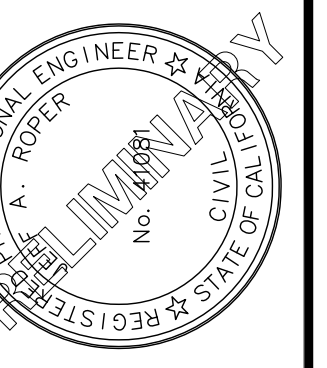
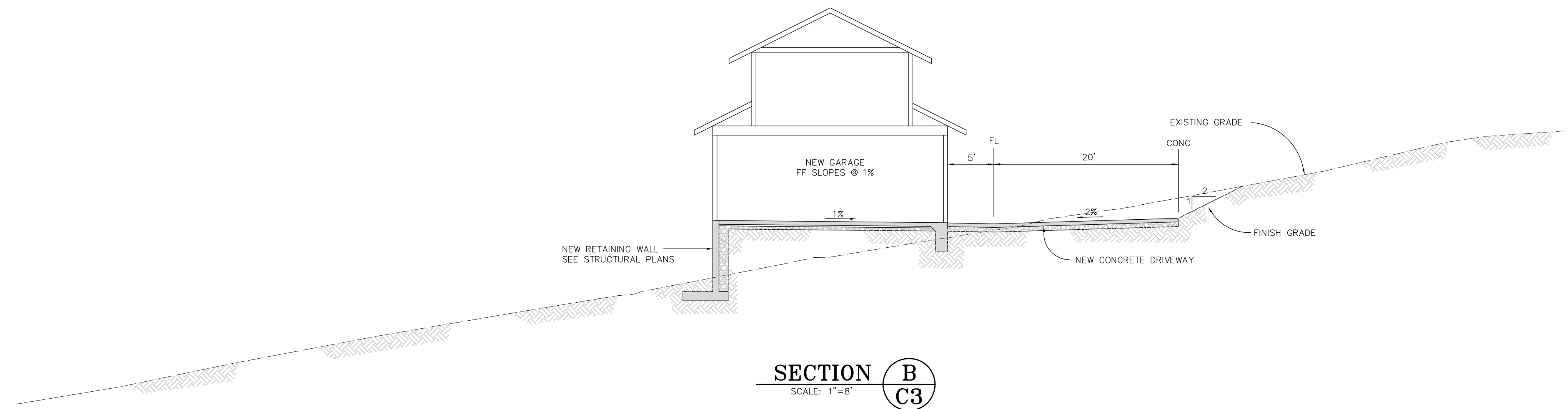
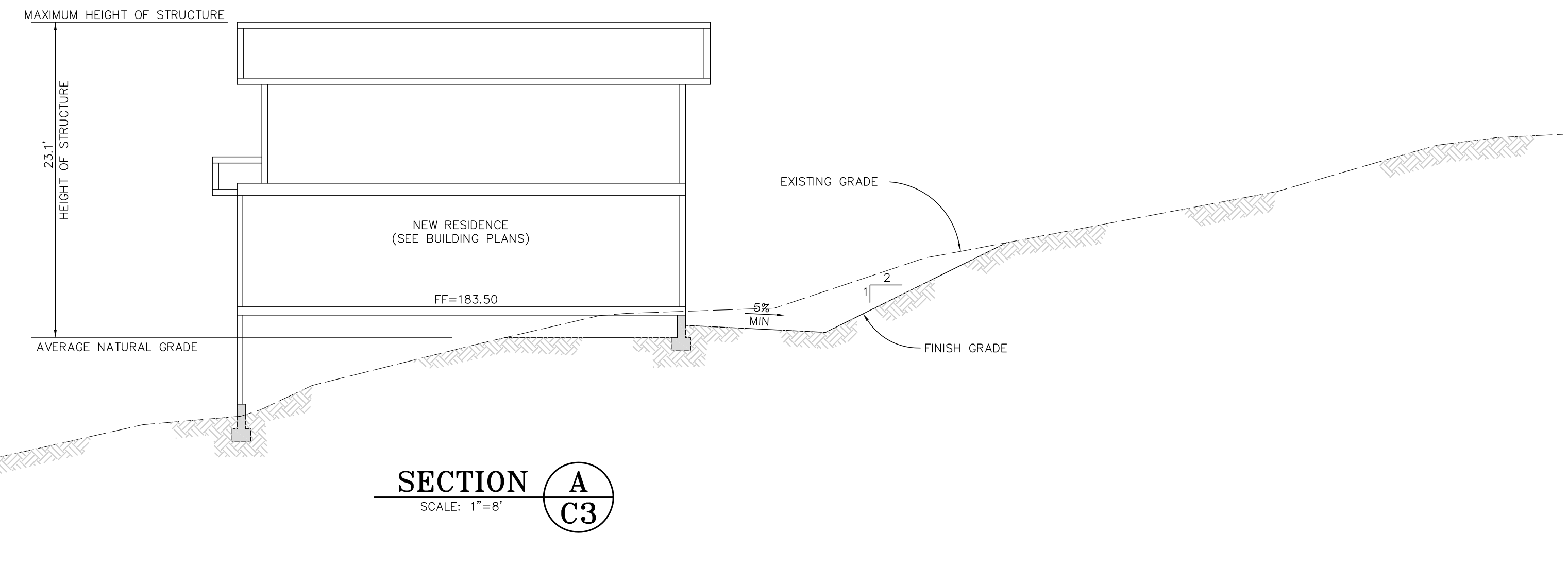


TOPOGRAPHIC MAPPING BASED UPON A FIELD SURVEY BY DATED 2-16-21, NAVD 1988 DATUM BOUNDARY LINES COMPILED FROM RECORD INFORMATION THIS IS NOT A BOUNDARY SURVEY



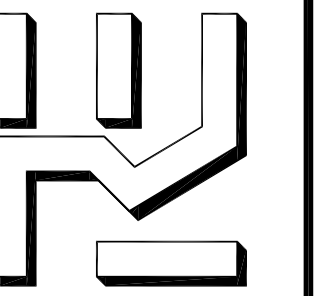
GRADING NOTES

- UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. VERIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR. PRIOR TO EXCAVATION, CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES. CALL 811 TO HAVE UTILITIES LOCATED AND MARKED.
- VEGETATION, ROOTS AND DELETERIOUS MATERIALS SHALL BE REMOVED FROM AREA TO BE GRADED PRIOR TO GRADING.
- CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL IN NATIVE MATERIAL AS DETERMINED BY THE ENGINEER.
- FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
- FILL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION UNLESS OTHERWISE NOTED. SEE GEOTECHNICAL INVESTIGATION FOR FURTHER SPECIFICATIONS.
- AFTER GRADING, SPREAD TOPSOIL FROM STRIPPINGS ON SLOPES AND LANDSCAPED AREAS 3" TO 6" DEEP.
- BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
- CUT AND FILL SLOPES SHALL BE PLANTED WITH ANNUAL RYE GRASS (40 LBS/ACRE) AND MULCHED WITH COMPOST.
- CONCRETE IN DRIVEWAYS SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAYS.
- THE UPPER 6 INCHES OF SUBGRADE IN DRIVEWAY AREAS SHALL BE COMPACTED TO 95% RELATIVE COMPACTION. SEE GEOTECHNICAL INVESTIGATION FOR FURTHER SPECIFICATIONS.
- AGGREGATE BASE SHALL BE CLASS 2 IN CONFORMANCE WITH SECTION 26 OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE GEOTECHNICAL INVESTIGATION PREPARED BY SOIL SURVEYS GROUP INC. FOR SHAWKI DEYN PROPERTIES LLC DATED APRIL 2, 2021 JOB #7794 SHALL BE STRICTLY ADHERED TO DURING THE GRADING AND CONSTRUCTION OF THIS PROJECT.



UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
48 MANN AVENUE CORRALITOS, CA 95076
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NEW RESIDENCE FOR
KAMILAH DEYN DEVELOPMENT LLC
1905 SAN JUAN ROAD ROYAL OAKS APN 267-041-021
SECTIONS & DETAILS

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	FEB. 29, 2024
REVISED:	
JOB NO.:	21006

SHEET
C3
OF 3 SHEETS



VICINITY MAP

NOT TO SCALE

PROJECT INFORMATION

PROPERTY OWNER: RAIED FARHAT
734 EAST LAKE AVENUE, SUITE 9
WATSONVILLE, CA 95076

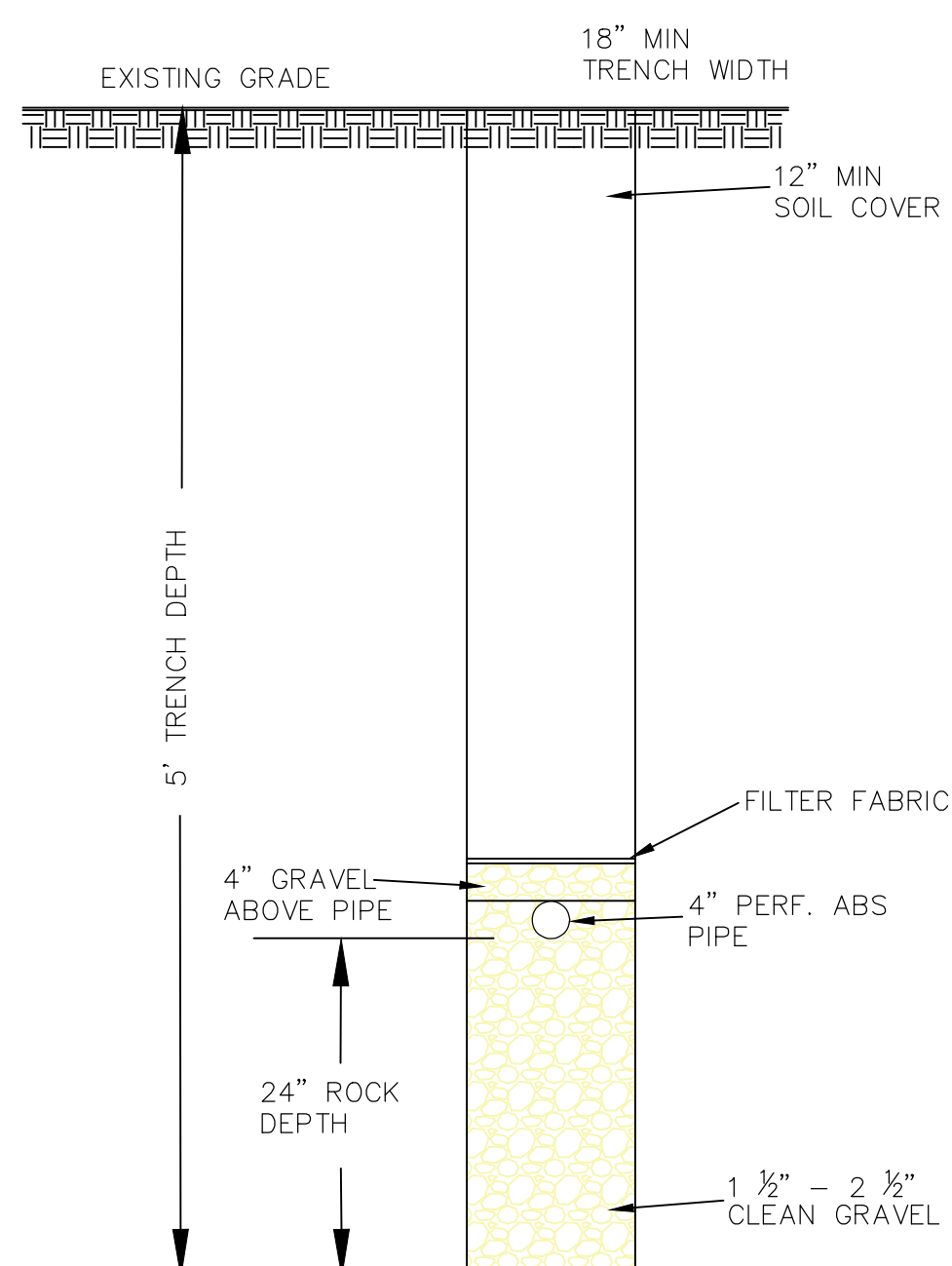
JURISDICTION: COUNTY OF MONTEREY

ASSESSORS PARCEL NO: 267-041-021-000

DESCRIPTION: 1901 SAN JUAN ROAD (LOT B), AROMAS, CALIFORNIA

SEPTIC NOTES:

1. THE ON-SITE WASTEWATER TREATMENT SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE MONTEREY COUNTY LAMP FOR OWTs FOR NEW CONSTRUCTION.
2. THE CONTRACTOR SHALL INSTALL THE PRIMARY AND SECONDARY LEACH FIELDS, DIVERTER VALVES, DISTRIBUTION BOXES, ETC. AT THE INITIAL INSTALLATION OF THE SEPTIC SYSTEM.
3. THE INSTALLATION OF THE SEPTIC TANK AND LEACH FIELDS SHALL BE INSPECTED AND APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENTS PRIOR TO COVERING OR PLACEMENT OF THE DRAIN ROCK.
4. THE SEPTIC TANK SHALL BE EQUIPPED WITH AN EFFLUENT FILTER.
5. NOT ALL UNDERGROUND UTILITIES WERE LOCATED. UNDERGROUND UTILITY LOCATIONS SHOULD BE OBTAINED FROM THE LOCAL UTILITY COMPANIES, PUBLIC OR PRIVATE AND/OR PROPERTY OWNERS.



A LEACH FIELD DETAIL
NOT TO SCALE

BASIS OF SEPTIC DESIGN:

1. THE SEPTIC SYSTEM IS DESIGNED TO COMPLY WITH THE MONTEREY COUNTY LAMP FOR OWTs. THE PARCEL IS LOCATED IN A GROUNDWATER RECHARGE AREA. THE PARCEL IS 2,503 ACRES. THE TOTAL ALLOWABLE NITROGEN LOADING IS 100.12 GRAMS. THE PROPOSED DEVELOPMENT IS 90 GRAMS (60 GRAMS FOR THE RESIDENCE AND 30 GRAMS FOR THE ADU)
2. THE SYSTEM WILL SERVE A 4 BEDROOM HOME WITH AN OFFICE AND A 2 BEDROOM ADU. THE MAIN HOUSE WILL BE DESIGNED AS A 5 BEDROOM RESIDENCE AND THE ADU AS A 2 BEDROOM RESIDENCE. THE HOUSE SEPTIC TANK WILL BE 2,500 GALLONS TO ALLOW FOR A GARBAGE GRINDER AND THE ADU SEPTIC TANK WILL BE 1,500 GALLONS TO ALLOW FOR A GARBAGE GRINDER. THE ESTIMATED DAILY WASTEWATER GENERATION IS 900 GALLONS PER DAY (600 GPD FOR THE RESIDENCE AND 300 GPD FOR THE ADU)
3. PER THE SITE PERCOLATION INVESTIGATION REPORT BY GRICE ENGINEERING, INC., DATED APRIL 2001, JOB# 3847-01.03, THE PERCOLATION RATES FOR THE PARCEL ARE AS FOLLOWS:

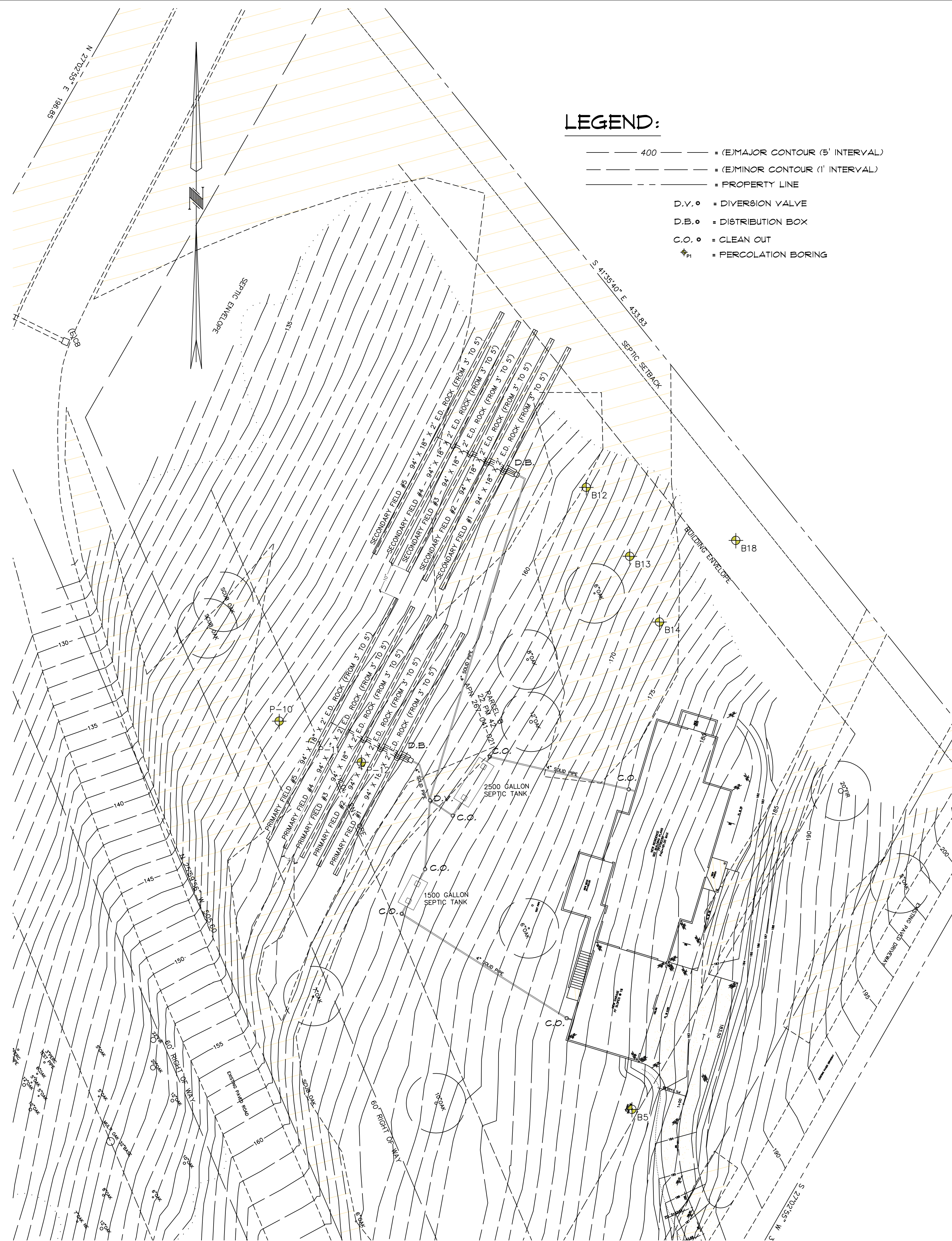
BORING	DEPTH(FT)	RATE(MPI)
B-12	33.5	GW
B-14	13.57	33.35
B-18	4.59	10.00

 PERCOLATION RATES PER SOIL SURVEYS GROUP, INC. PERCOLATION REPORT DATED AUGUST 4, 2022, JOB #7794-1. THE PERCOLATION RATES ARE AS FOLLOWS:

BORING	DEPTH(FT)	RATE(MPI)
P-10	4.97	44.11
P-11	1.60	13.16
P-12	4.90	11.36
4. PER TABLE 5-4, SOIL APPLICATION RATES (AS DETERMINED FROM STANDARDIZED PERCOLATION RATES), THE MAXIMUM SOIL APPLICATION RATE IS 0.5 GALLONS PER DAY PER SQUARE FOOT BASED ON 5 FOOT DEPTH OF P-10 AND P-12 (AVERAGE PERCOLATION RATE OF 27.74 MPI).
5. THE ESTIMATED DAILY WASTEWATER GENERATION IS 900 GALLONS. $900 / 0.5 = 1800 \text{ SF}$. $1800 \text{ SF} / 4 \text{ SF/FT} = 450 \text{ LINEAL FEET}$.
PRIMARY FIELD: $4 \text{ SF/FT} \times 470 \text{ LF} (5 \times 94) = 1880 \text{ SF} > 1800 \text{ SF}$ REQUIRED
SECONDARY FIELD: $4 \text{ SF/FT} \times 470 \text{ LF} (5 \times 94) = 1880 \text{ SF} > 1800 \text{ SF}$ REQUIRED
6. THE LEACH FIELDS SHALL HAVE AT MINIMUM OF 12 INCHES OF SOIL COVER.
7. THE LEACH FIELDS SHALL NOT BE COVERED BY AN IMPERMEABLE SURFACE, SUCH AS PAVING, CONCRETE SLABS, PLASTIC SHEETING OR ANY OTHER MATERIAL THAT PREVENTS OXYGEN TRANSFER TO THE SOIL UNLESS SUPPLEMENTAL TREATMENT IS INCORPORATED INTO THE SEPTIC SYSTEM.
8. TO FACILITATE FUTURE INSPECTIONS OF THE LEACH FIELDS, TRACER WIRE SHALL BE LAID ALONG THE LENGTH OF THE DISTRIBUTION PIPE AND INSPECTION PORTS ARE TO BE INSTALLED AT THE END OF EACH TRENCH.
9. THE LEACH FIELDS SHALL NOT BE DEEPER THAN FIVE FEET.
10. THE SEPTIC TANK SHALL BE WATER TIGHT AND CONSTRUCTED OF DURABLE, CORROSION RESISTANT MATERIALS AND MUST CONFORM TO IAPMO, NSF OR ASTM STANDARDS. THE TANK SHALL BE INSTALLED NO DEEPER THAN SIX INCHES BELOW FINISH GRADE UNLESS FITTED WITH WATERTIGHT RISERS. THE OWNERS SHALL MAINTAIN ACCESS OPENINGS SO THAT THE TANK IS READILY ACCESSIBLE FOR OBSERVATIONS, MAINTENANCE AND PUMPING.

GENERAL / GRADING NOTES

1. SURFACE WATER WILL DRAIN AWAY FROM EACH STRUCTURE ON THE LOT.
2. INSTALL SEDIMENT LOGS AROUND CONSTRUCTION AREA TO KEEP DEBRIS ON PROPERTY.
3. PLACE GRAVEL BAGS AROUND NEARBY, DOWN-STREAM OF STORM INLET(S) DURING CONSTRUCTION.
4. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE COUNTY RIGHT-OF-WAY (STREET/SIDEWALK) FREE FROM DEBRIS AND DIRT.
5. ALL GRADING SHALL COMPLY WITH THE COUNTY OF MONTEREY GRADING ORDINANCE.
6. SITE TOPOGRAPHY AND SURVEY PROVIDED BY ROPER ENGINEERING, 48 MANN AVENUE, CORRALITOS, CA 95076-1114.



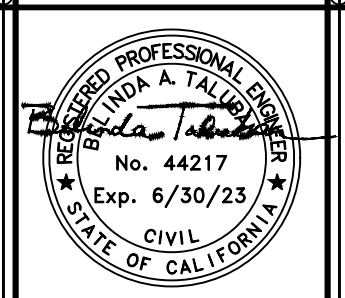
SEPTIC PLAN

SCALE: 1" = 20'0"

REVISIONS	
05.04.23	BT

TALUBAN ENGINEERING, INC.
103 CHURCH STREET
SALINAS, CALIFORNIA 93901
P.O. BOX 292, SALINAS, CALIFORNIA, 93902

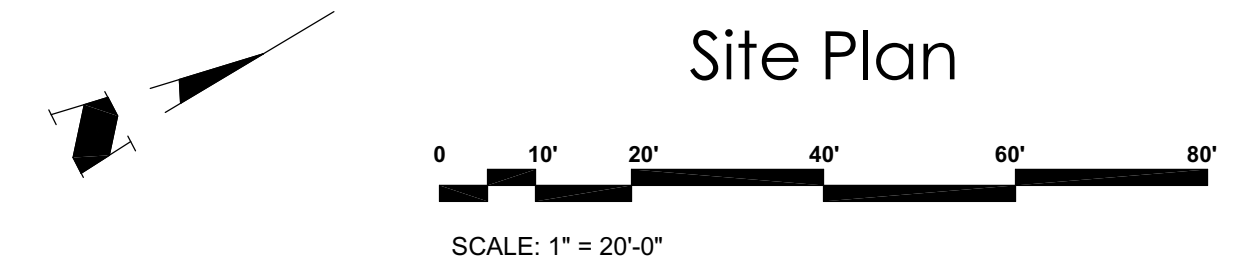
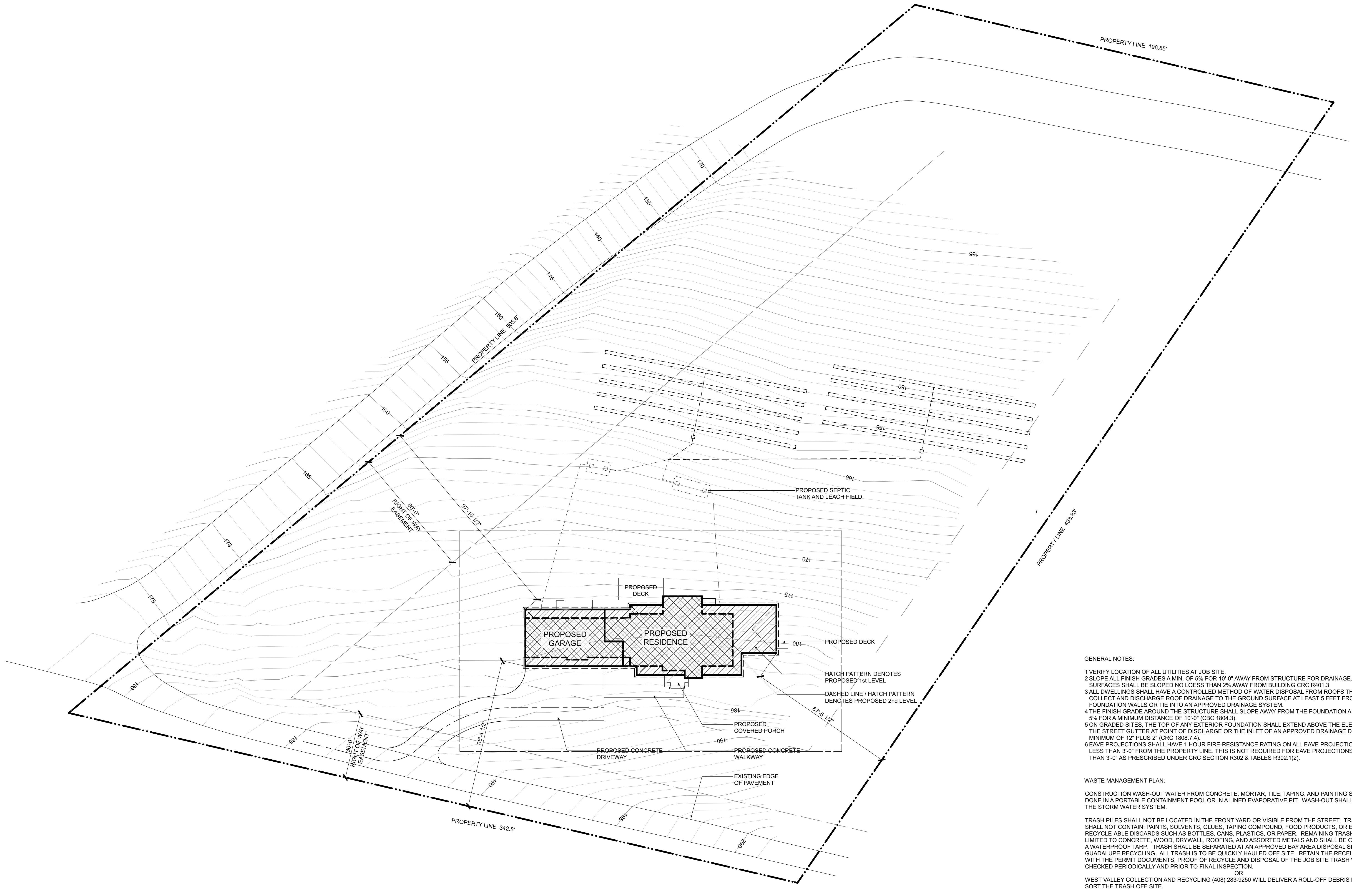
talubanecgjobal.net



SEPTIC SYSTEM SITE PLAN

NEW RESIDENTIAL DEVELOPMENT
1901 SAN JUAN ROAD
AROMAS, CALIFORNIA 95004

DATE:	08/15/21
SCALE:	AS SHOWN
DRAWN:	BT
JOB:	20-049
APN:	VARIABLES
SHEET	C.1
OF	SHEET6



- GENERAL NOTES:**
- 1 VERIFY LOCATION OF ALL UTILITIES AT JOB SITE.
 - 2 SLOPE ALL FINISH GRADES A MIN. OF 5% FOR 10'-0" AWAY FROM STRUCTURE FOR DRAINAGE. IMPERVIOUS SURFACES SHALL BE SLOPED NO LESS THAN 2% AWAY FROM BUILDING CRC R401.3
 - 3 ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TIE INTO AN APPROVED DRAINAGE SYSTEM.
 - 4 THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10'-0" (CBC 1804.3).
 - 5 ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2" (CRC 1808.7.4).
 - 6 EAVE PROJECTIONS SHALL HAVE 1 HOUR FIRE-RESISTANCE RATING ON ALL EAVE PROJECTIONS THAT ARE LESS THAN 3'-0" FROM THE PROPERTY LINE. THIS IS NOT REQUIRED FOR EAVE PROJECTIONS GREATER THAN 3'-0" AS PRESCRIBED UNDER CRC SECTION R302 & TABLES R302.1(2).

WASTE MANAGEMENT PLAN:

CONSTRUCTION WASH-OUT WATER FROM CONCRETE, MORTAR, TILE, TAPING, AND PAINTING SHALL BE DONE IN A PORTABLE CONTAINMENT POOL OR IN A LINED EVAPORATIVE PIT. WASH-OUT SHALL NOT ENTER THE STORM WATER SYSTEM.

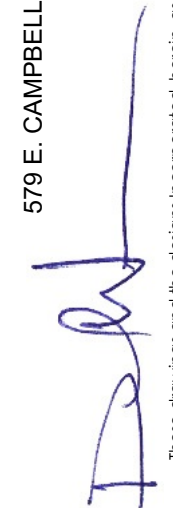
TRASH PILES SHALL NOT BE LOCATED IN THE FRONT YARD OR VISIBLE FROM THE STREET. TRASH PILES SHALL NOT CONTAIN: PAINTS, SOLVENTS, GLUES, TAPING COMPOUND, FOOD PRODUCTS, OR EASILY RECYCLE-ABLE DISCARDS SUCH AS BOTTLES, CANS, PLASTICS, OR PAPER. REMAINING TRASH SHALL BE LIMITED TO CONCRETE, WOOD, DRYWALL, ROOFING, AND ASSORTED METALS AND SHALL BE COVERED WITH A WATERPROOF TARP. TRASH SHALL BE SEPARATED AT AN APPROVED BAY AREA DISPOSAL SITE SUCH AS GUADALUPE RECYCLING. ALL TRASH IS TO BE QUICKLY HAULED OFF SITE. RETAIN THE RECEIPT AND KEEP WITH THE PERMIT DOCUMENTS. PROOF OF RECYCLE AND DISPOSAL OF THE JOB SITE TRASH WILL BE CHECKED PERIODICALLY AND PRIOR TO FINAL INSPECTION.

OR

WEST VALLEY COLLECTION AND RECYCLING (408) 283-9250 WILL DELIVER A ROLL-OFF DEBRIS BOX AND SORT THE TRASH OFF SITE.

- EROSION CONTROL NOTES:**
1. ALL EROSION CONTROL MEASURES SHALL BE ONSITE AND READILY ACCESSIBLE PRIOR TO CONSTRUCTION.
 2. SWEEP OR SCRAPE UP SOILS TRACKED ONTO THE ROAD AT THE END OF EACH DAY. DO NOT HOSE INTO STREET, GUTTER, OR STORM DRAIN.
 3. REVEGETATE DISTURBED AREAS. EXPOSED BARE SOIL SHALL BE COVERED WITH MULCH, JUT NETTING OR OTHER EROSION CONTROL BLANKET.
 4. ALL TEMPORARY STOCKPILES SHALL BE COVERED WITH 6 MIL. PLASTIC SHEETS, SUITABLY ANCHORED.
 5. THE SITE SHALL BE MONITORED BY THE CONTRACTOR / OWNER AFTER RAIN EVENT TO VERIFY EROSION CONTROL MEASURES ARE FUNCTIONING.

WARREN DESIGN
 679 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3780



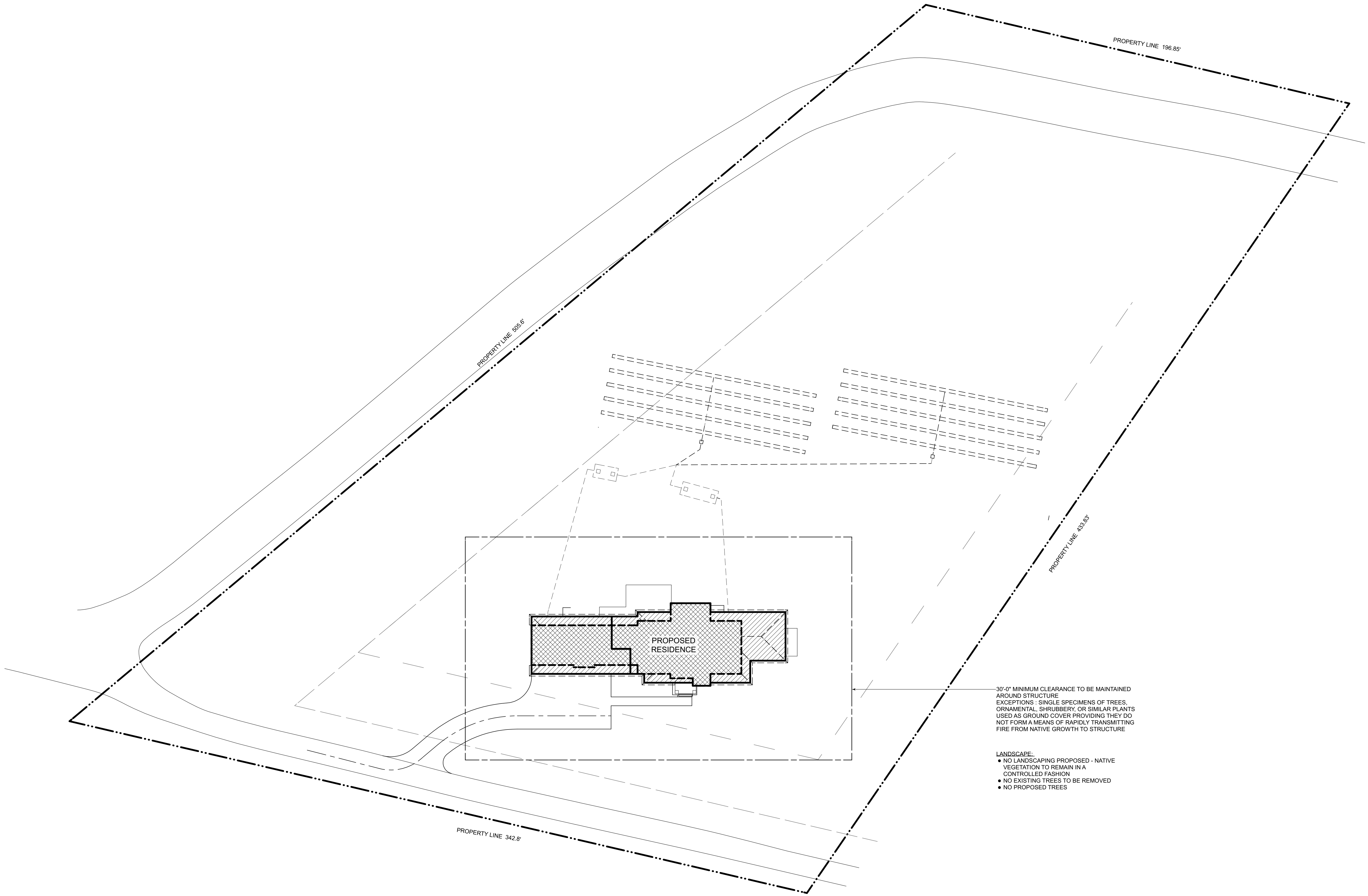
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SAN JUAN RESIDENCE - LOT B
 NEW RESIDENCE
 (PLN210139)
 1905 SAN JUAN ROAD
 AROMAS CALIFORNIA

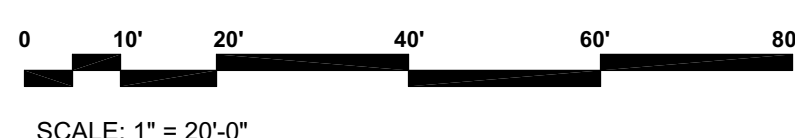
Date:	08/18/2025
Drawn By:	DW
Revisions:	
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SITE PLAN

Project No:	2549
Sheet No:	A-1
3 of 11	



Fuel Management Plan & Landscaping Plan



30'-0" MINIMUM CLEARANCE TO BE MAINTAINED AROUND STRUCTURE
 EXCEPTIONS : SINGLE SPECIMENS OF TREES, ORNAMENTAL, SHRUBBERY, OR SIMILAR PLANTS USED AS GROUND COVER PROVIDING THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO STRUCTURE

- LANDSCAPE:
- NO LANDSCAPING PROPOSED - NATIVE VEGETATION TO REMAIN IN A CONTROLLED FASHION
 - NO EXISTING TREES TO BE REMOVED
 - NO PROPOSED TREES

WARREN DESIGN
 579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3780

DW
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SAN JUAN RESIDENCE - LOT B
 NEW RESIDENCE
 (PLN210139)
 1905 SAN JUAN ROAD
 AROMAS CALIFORNIA

Date: 08/18/2025
 Drawn By: DW

Revisions:

▲	
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FUEL MANAGEMENT PLAN

LANDSCAPING PLAN

Project No:
 2549

Sheet No:
 A-1.1

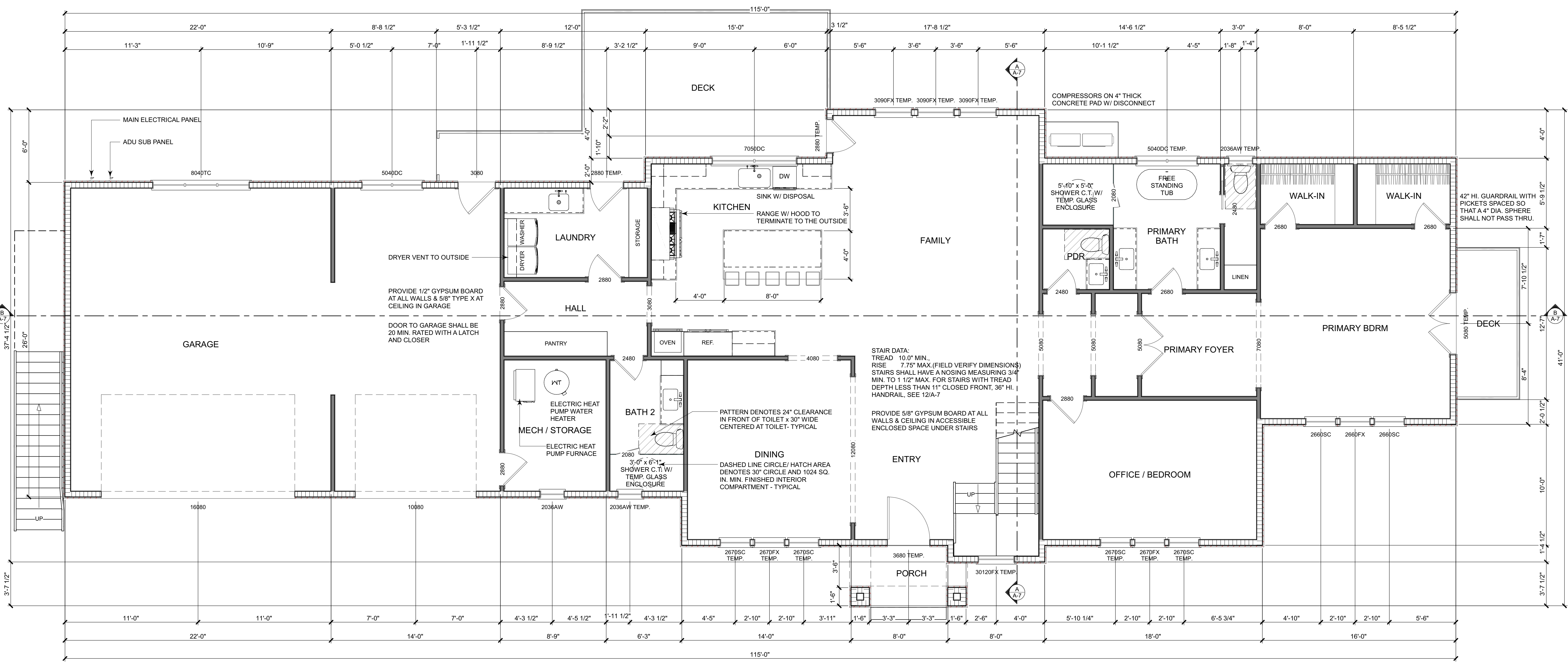
GENERAL NOTES:

- WINDOW & DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MFG. SPECIFICATIONS. MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIER'S AND/OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED (U.N.O.)
- ALL EXTERIOR HEADERS SHALL BE AT 8'-0" U.N.O.
- ALL EXTERIOR DOORS SHALL BE AT LEAST 1 3/4" THICK
- ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOORS, GLASS SUBJECT TO HUMAN IMPACT, ETC. SHALL BE SAFETY TEMPERED
- BEDROOM WINDOWS SHALL HAVE MAX 44" HIGH TO THE BOTTOM OF THE CLEAR OPENING, NET CLEAR OPENINGS OF 20" IN WIDTH & 24" IN HEIGHT W/ MIN. CLEAR OPENING OF 5.7 SQUARE FEET
- SHOWERS TO BE FINISHED WITH MOISTURE RESISTANT MATERIALS OVER A MOISTURE RESISTANT UNDERLAYMENT TO MIN. HEIGHT OF 72" ABOVE DRAIN W/ TEMPERED GLASS ENCLOSURES
- PROVIDE THERMOSTATIC MIXING VALVE OR INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE AT ALL SHOWERS PER C.P.C.
- WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE
- PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES
- WATER HEATERS SHALL BE STRAPPED WITHIN THE UPPER & LOWER 1/3 OF THE HEATER STRAPS SHALL BE LOCATED A MIN. OF 4" FROM ANY CONTROLS. WATER HEATER TO BE ON PLATFORM 18" MIN. A.F.F.
- OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED
- AIR DUCTS IN GARAGE THAT PASS THRU LIVING/ GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER
- INSTALL PRE-FAB MTL. FIREPLACES PER MFG'S SPEC'S. PROVIDE I.C.C. APPROVED NUMBERS TO BUILDING DEPT. PRIOR TO INSTALLATION
- PROVIDE FIRE-STOPS IN OPENINGS AT FLOOR & CEILINGS OF ALL FIREPLACES
- PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA ALL DETECTORS TO BE INTERCONNECTED TYPICAL.
- LANDINGS NO MORE THAN 7.75' LOWER THAN THRESHOLD FOR IN-SWINGING DOORS, & NO MORE THAN 11/2' FOR OUT-SWINGING & ENTRY DOORS. EXTERIOR LANDINGS TO BE 3'-0" DEEP MIN.
- ALL GYPSUM BOARD TO 5/8" TYP. U.N.O
- CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENTS OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY CPC 408.9.
- JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. (CenC SECTION 117)
- THE FIRST 5'-0" OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (.75") THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2" OR 1.5" (1") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2". (150)(j)(2) CenC.
- VENTING FOR INSIDE FIXTURES (VEGETABLE SINK) SHALL BE DESIGNED PER SECTION 909 OF THE 2022 CALIFORNIA PLUMBING CODE.
- PROVIDE 2x8 SOLID LUMBER REINFORCEMENT LOCATED BETWEEN 32" & 39 1/4" ABOVE FINISHED FLOOR AND FLUSH WITH WALL FRAMING FOR FUTURE GRAB BARS IN BATHROOM IN ACCORDANCE WITH CRC SECTION R327.1.1. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PREFABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY-INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED. 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.

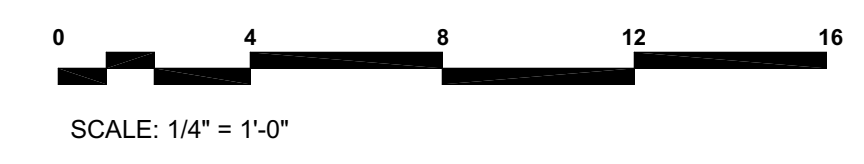
- PLUMBING GENERAL NOTES:
 - PROVIDE AN ACCESSIBLE SHUTOFF VALVE INSTALLED IN THE FUEL-SUPPLY PIPING OUTSIDE OF EACH APPLIANCE AND AHEAD OF THE UNION CONNECTION THERETO. AN APPLIANCE FUEL CONNECTOR SHALL NOT BE CONCEALED WITHIN OR EXTEND THROUGH A WALL, FLOOR, OR PARTITION AND SHALL NOT EXTEND THROUGH THE APPLIANCE HOUSING OR CASING 2022 CMC 1312.3
 - PROVIDE WATER HAMMER ARRESTORS AT ALL APPLIANCES THAT HAVE QUICK-ACTING VALVES (i.e. DISHWASHER HOT WATER LINE AND THE HOT/COLD WATER LINES FOR THE CLOTHES WASHER) 2022 CPC 609.10
 - IN ADDITION TO PRIMARY CONDENSATE DRAINS, WHEN COOLING COILS ARE LOCATED IN AN ATTIC, A SECONDARY OR OVERFLOW SHALL BE PROVIDED. THE REQUIRED OVERFLOW LINE SHALL BE SEPARATE FROM THE PRIMARY AND SHALL TERMINATE WHERE IT IS READILY OBSERVABLE (i.e. ABOVE WINDOWS OR DOORS), CMC 310.2
 - ALL HOSE BIBBS SHALL HAVE NON-REMOVABLE TYPE BACK-FLOW PREVENTION DEVICE.
 - PROVIDE DBL. SEISMIC STRAPPING AT ALL WATER HEATERS
 - PLUMBING CONTRACTOR SHALL PROVIDE T & P VALVE ON WATER HEATER AND ROUTE DISCHARGE LINE TO EXTERIOR, C.B.C.
 - IN SHOWERS & TUB/SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER CPC
 - NO UNDERFLOOR CLEANOUT SHALL BE LOCATED MORE THAN 20 FEET FROM AN ACCESS DOOR, TRAP DOOR, OR CRAWL HOLE PER CPC
 - PLUMBING CONTRACTOR WILL PROVIDE A SINGLE LINE DIAGRAM OF THE GAS LINE INDICATING THE DISTANCE FROM THE METER TO EACH GAS-FIRED APPLIANCE. HE SHALL INCLUDE THE SIZE OF THE GAS PIPE TO EACH APPLIANCE. GAS PIPE SIZING TO BE PER TABLE 12-8 2022 CPC 1217. DIAGRAM SHALL BE PROVIDED AT TIME OF INSPECTION AND ANY INSTALLATION PRIOR TO PLAN CHECK AND APPROVAL IS AT CONTRACTOR'S RISK
 - THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB, SHOWER AND WHIRLPOOL, BATHTUB FILLER SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. (CPC 408.3)
 - EXTERIOR WATER HEATER PIPING SHALL BE INSULATED AND WRAPPED TIGHTLY WITH A UV RESISTANT TAPE (150 CEC). DISHWASHER SHALL BE FITTED WITH AN AIR GAP OR A HIGH LOOP IF THE MANUFACTURE'S INSTALLATION GUIDELINES ALLOW.
 - ON AND AFTER JANUARY 1, 2014, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO SINGLE FAMILY RESIDENTIAL REAL PROPERTY, AS A CONDITION FOR ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT, THE PERMIT APPLICANT SHALL REPLACE ALL NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES. SOME HISTORIC BUILDINGS MAY HAVE EXEMPT FIXTURES.
 - WATER CLOSETS (TOILETS) SHALL USE NO MORE THAN 1.28 GALLONS/FLUSH. SHOWER HEADS SHALL HAVE A WATER FLOW RATE NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.

FIXTURE	IF THE WATER USAGE EXCEEDS	IT MUST BE REPLACED WITH
WATER CLOSET	1.8 GAL / MINUTE	1.28 GAL / FLUSH
SHOWER HEAD	2.5 GAL / MINUTE	1.8 GAL / MINUTE
LAVATORY FAUCET	2.2 GAL / MINUTE	1.2 GAL / MINUTE
KITCHEN FAUCET	2.2 GAL / MINUTE	1.8 GAL / MINUTE

- WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE
- OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED
- AIR DUCTS IN GARAGE THAT PASS THRU LIVING/ GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER
- THE FIRST 5'-0" OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (.75") THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2" OR 1.5" (1") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2". (150)(j)(2) CenC.



Proposed 1st Level Floor Plan



PROPOSED 1ST LEVEL : 2,257.7 S.F.
 PROPOSED 2ND LEVEL : 974.34 S.F.
 TOTAL FLOOR AREA : 3,232.04 S.F.
 PROPOSED GARAGE : 1,045.3 S.F.
 PROPOSED ATTACHED ADU : 783.46 S.F.

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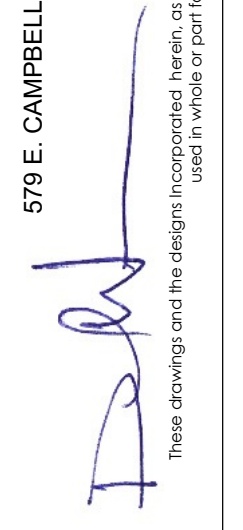
SAN JUAN RESIDENCE - LOT B
 NEW RESIDENCE
 (PLN210139)
 1905 SAN JUAN ROAD
 AROMAS CALIFORNIA

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PROPOSED 1st LEVEL FLOOR PLAN

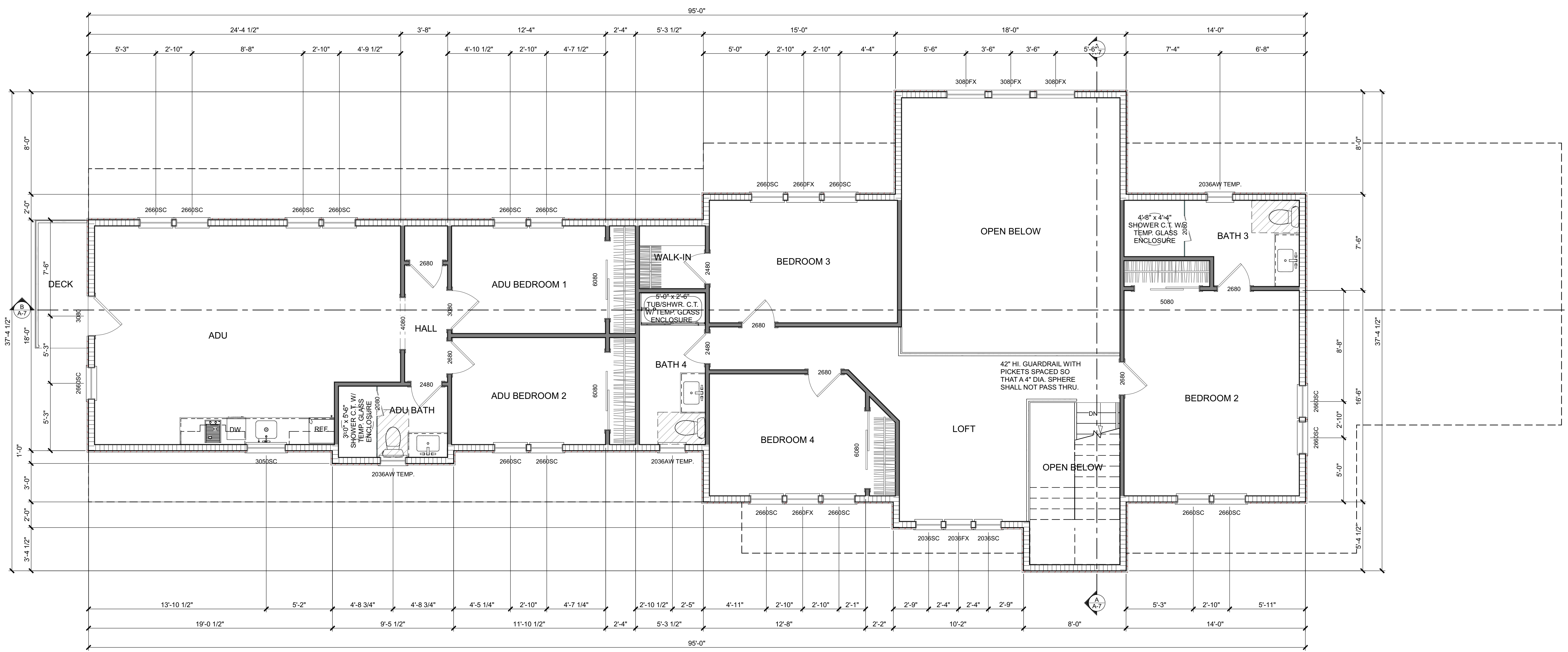
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Sheet No:	A-2

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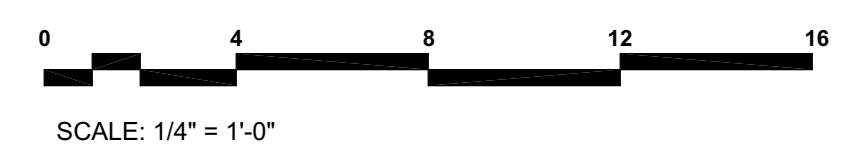


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Sheet No:	A-3

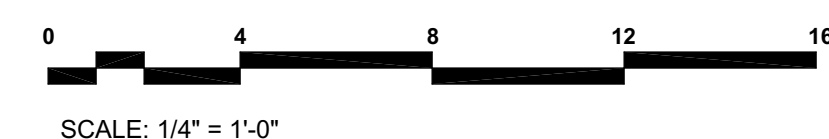


Proposed 2nd Level Floor Plan

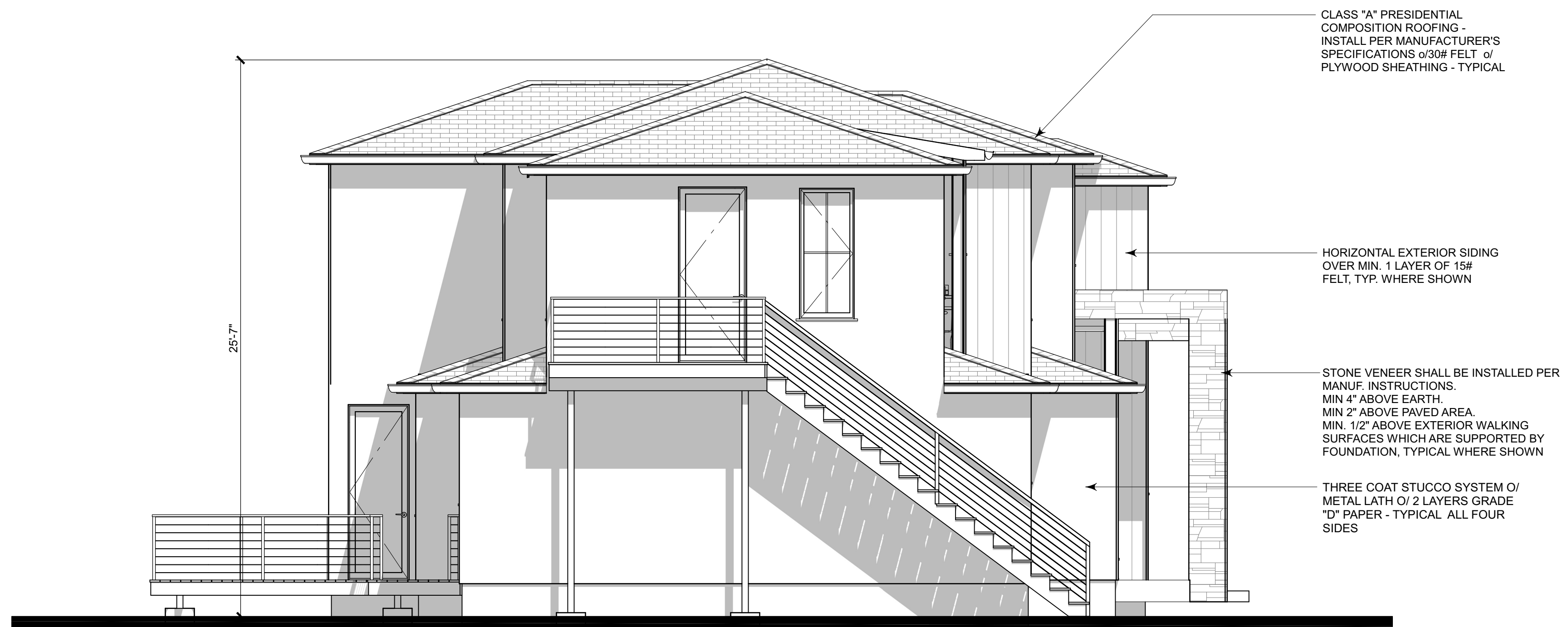




Front Elevation



26 GA. G.I. DRIP SCREED WITH MIN. VERTICAL ATTACHMENT FLANGE AT 31/2" PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS-TYP. AT 4" ABV. GRADE (2" ABV. HARDSCAPE)



Left Elevation

- ALL EXTERIOR FLASHING AND INSTALLATION OF APPROVED CORROSION RESISTANT FLASHING ALLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS AT THE FOLLOWING LOCATIONS, BUT NOT LIMITED TO:
- EXTERIOR WINDOWS AND DOORS.
 - AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTION LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
 - UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
 - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
 - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD-FRAME CONSTRUCTION AT WALL AND ROOF INTERSECTIONS.
 - AT BUILT-IN GUTTERS.

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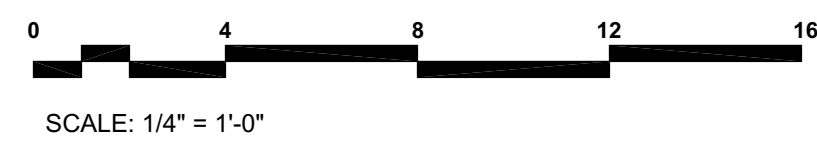
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EXTERIOR ELEVATIONS

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Rear Elevation



26 GA. G.I. DRIP SCREED WITH MIN. VERTICAL ATTACHMENT FLANGE AT 3 1/2\"/>



Right Elevation

ALL EXTERIOR FLASHING AND INSTALLATION OF APPROVED CORROSION RESISTANT FLASHING ALLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS AT THE FOLLOWING LOCATIONS, BUT NOT LIMITED TO:

- EXTERIOR WINDOWS AND DOORS.
- AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTION LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
- UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
- CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
- WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD-FRAME CONSTRUCTION AT WALL AND ROOF INTERSECTIONS.
- AT BUILT-IN GUTTERS.

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SAN JUAN RESIDENCE - LOT B
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EXTERIOR ELEVATIONS

Project No: **2549**
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ROOF PLAN GENERAL NOTES:

1. ARROWS INDICATE DIRECTION OF ROOF SLOPE.
2. OVERHANGS ARE TO BE 12" AT EAVES & 12" AT RAKES (U.N.O.)
3. PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER C.R.C. TYPICAL.
4. INSTALL G.I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED.
5. INSTALL "OGEE" GUTTER W/ DOWNSPOUTS AS REQUIRED TO MATCH EXISTING.
6. PROVIDE CONCRETE SPLASH BLOCKS AT DOWNSPOUT LOCATIONS FOR DRAINAGE AWAY FROM STRUCTURE - TYPICAL.

ATTIC VENTILATION:

2,434.69 S.F. OF ATTIC SPACE / 300 = 7.4 S.F.
 8.12 S.F. x 144 SQ. INCHES = 1,169.28 SQ. INCHES REQ'D
 1,169.28 SQ. INCHES / 2 = 584.64 SQ. INCHES

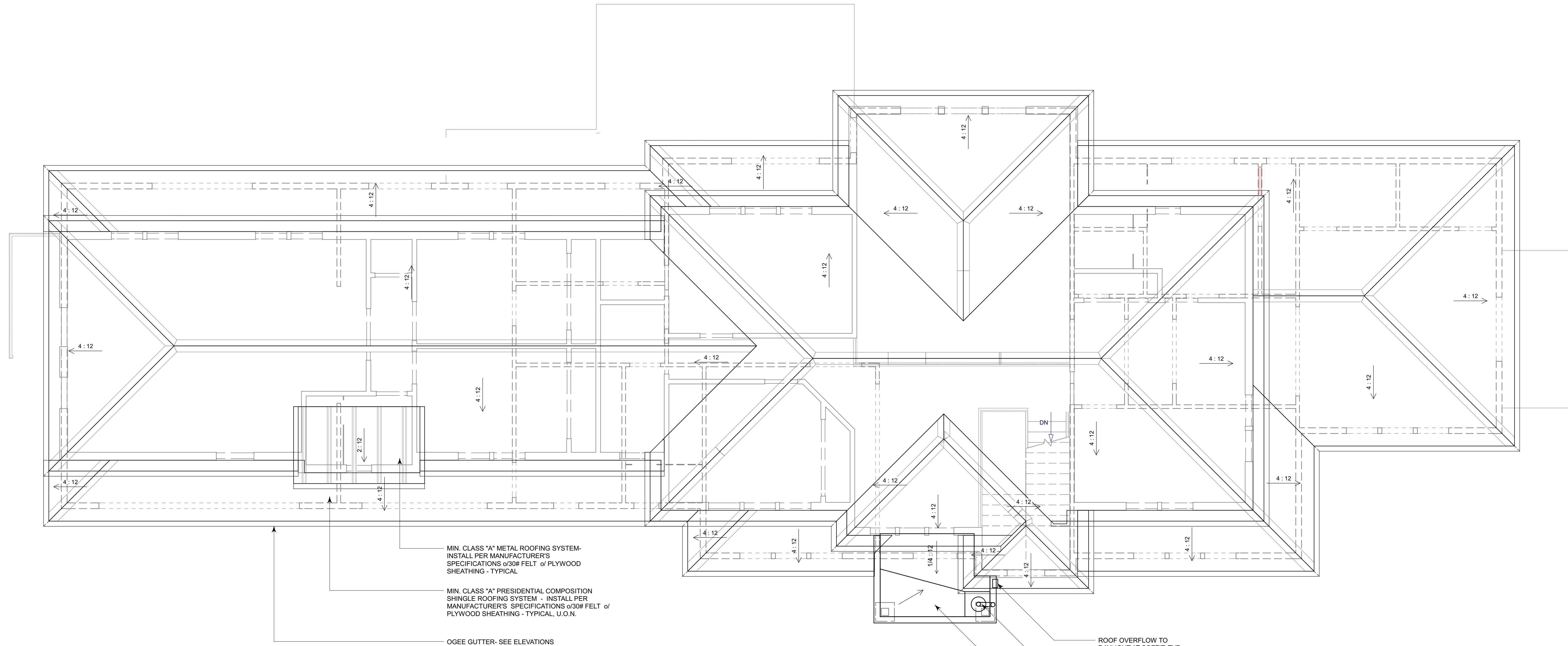
584.64 SQ. INCHES REQ'D / 72 SQ. INCHES = 20 - 32"x24" O'HAGIN FLAT ROOF VENTS.

PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'G (9 SQ. INCHES OF VENTING PER BLOCK)
 584.64 SQ. INCHES REQ'D / 9 SQ. INCHES = 65 FREEZE BLOCKS REQUIRED.
 PROVIDE VENTING BLK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.

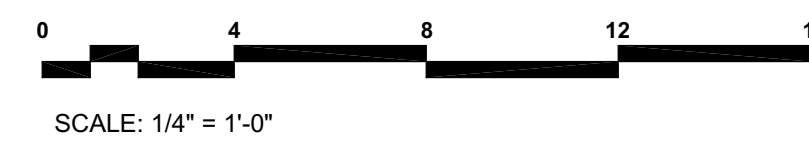
NOTE:
 AT LEAST 40% BUT NOT MORE THAN 50% OF REQUIRED ATTIC VENTILATION SHALL BE PROVIDED BY VENTS LOCATED NOT MORE THAN 3' BELOW THE RIDGE AND THE REMAINING VENTS LOCATED AT THE EAVE OR CORNICE PER C.R.C.

FOUNDATION VENTILATION:
 6"x16" SIMPSON G.I. FOUNDATION VENTS TO BE EVENLY SPACED AROUND PERIMETER OF FOUNDATION FOR CROSS VENTILATION REQUIREMENTS. WHERE EXISTING VENTS ARE COVERED UP PROVIDE ADDITIONAL VENTS AS NECESSARY. VENTS SHALL NOT BE LOCATED AT SHEARWALLS

2,261.26 S.F. / 150 S.F. = 15.08 S.F.
 6"x16" = .72 S.F.
 15.08 S.F. / .72 S.F. = 21 VENTS MIN. REQ'D



Roof Plan



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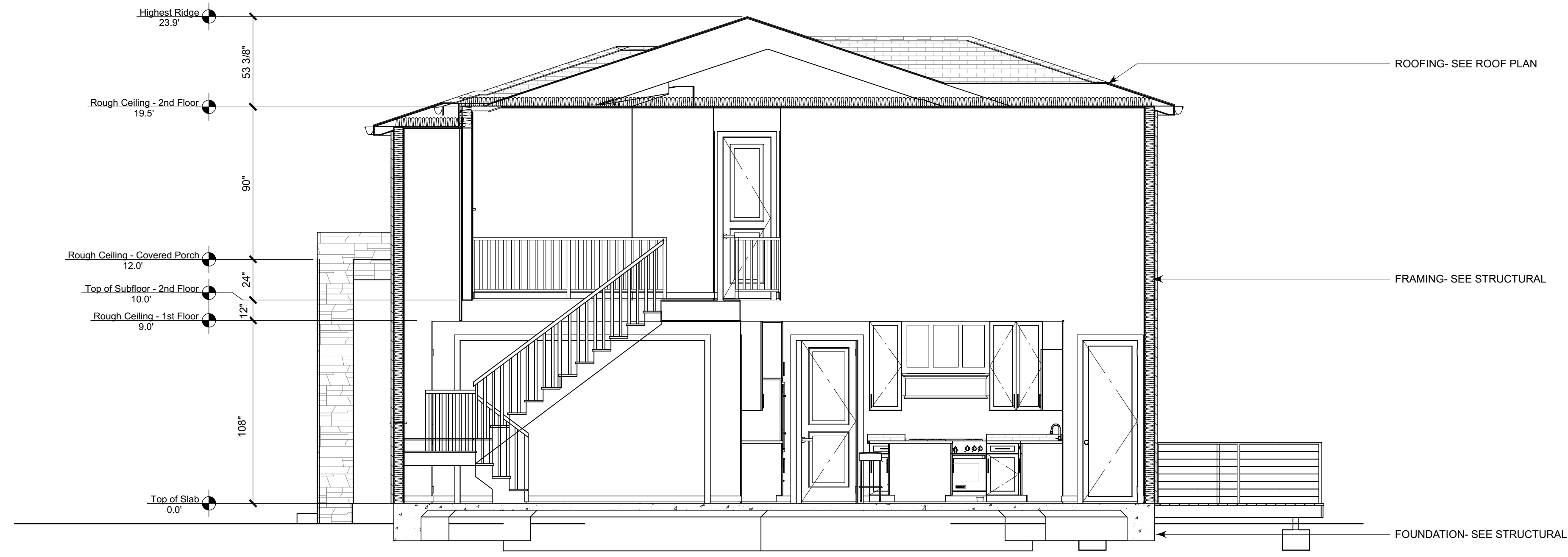
ROOF PLAN

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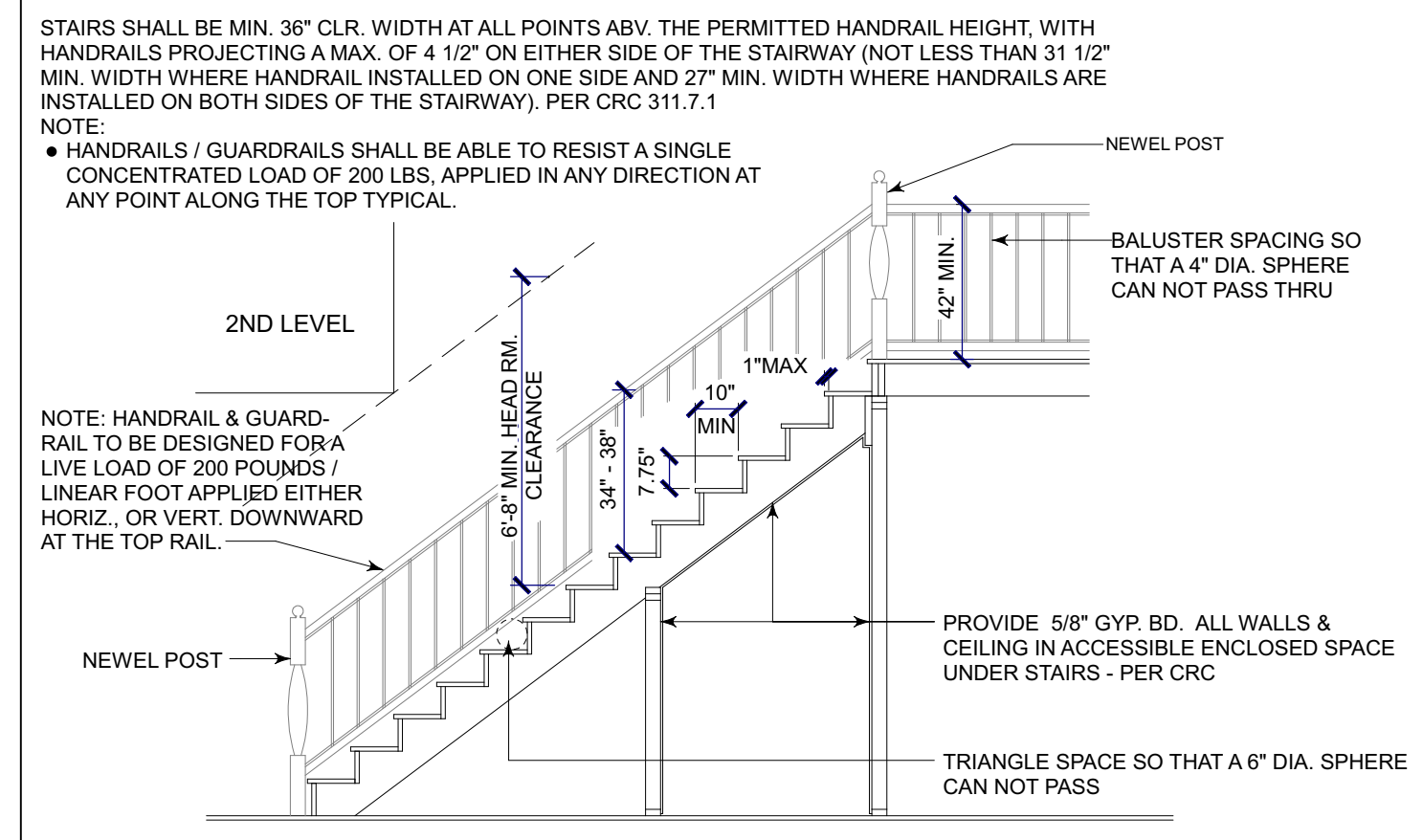
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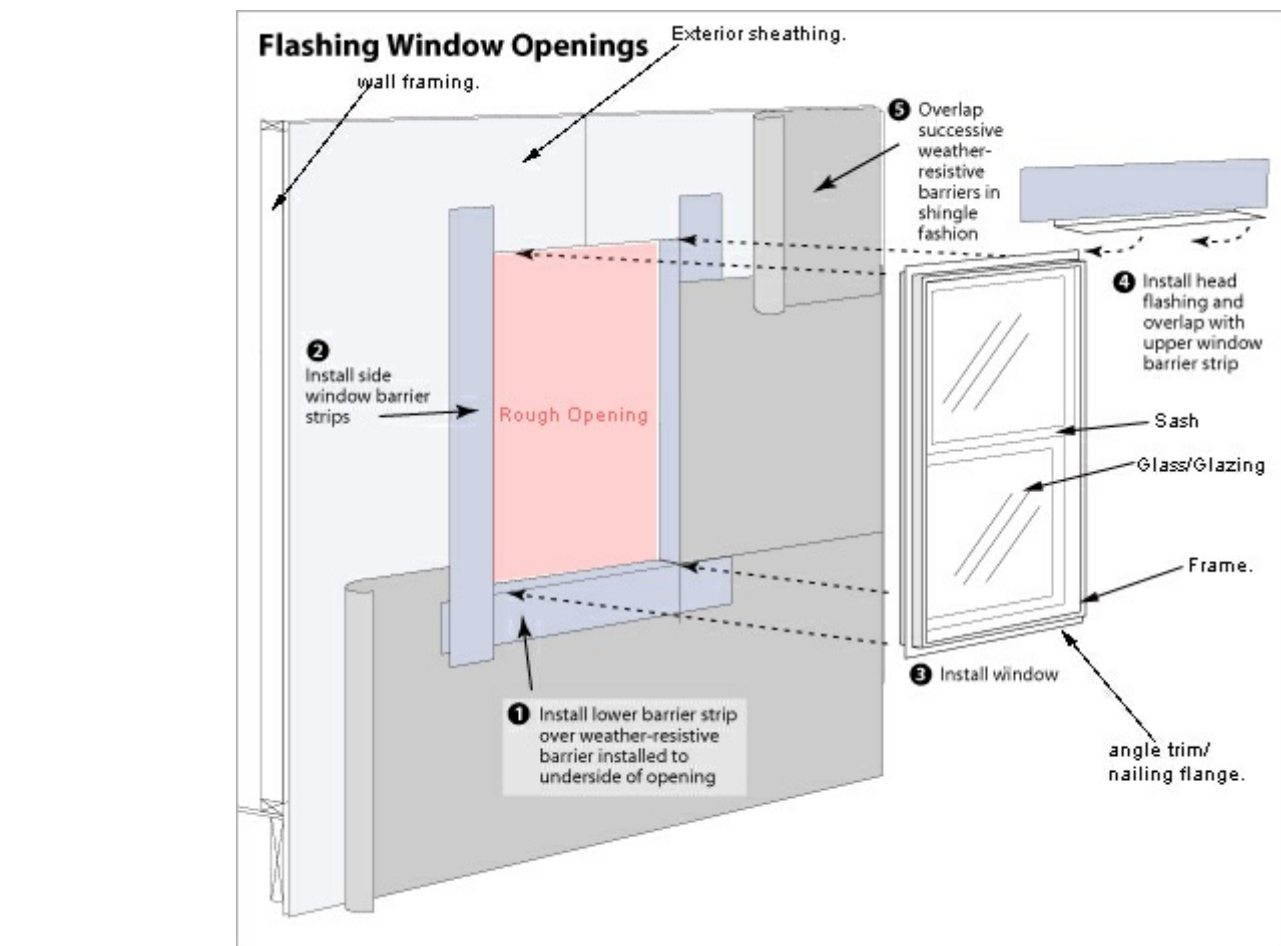
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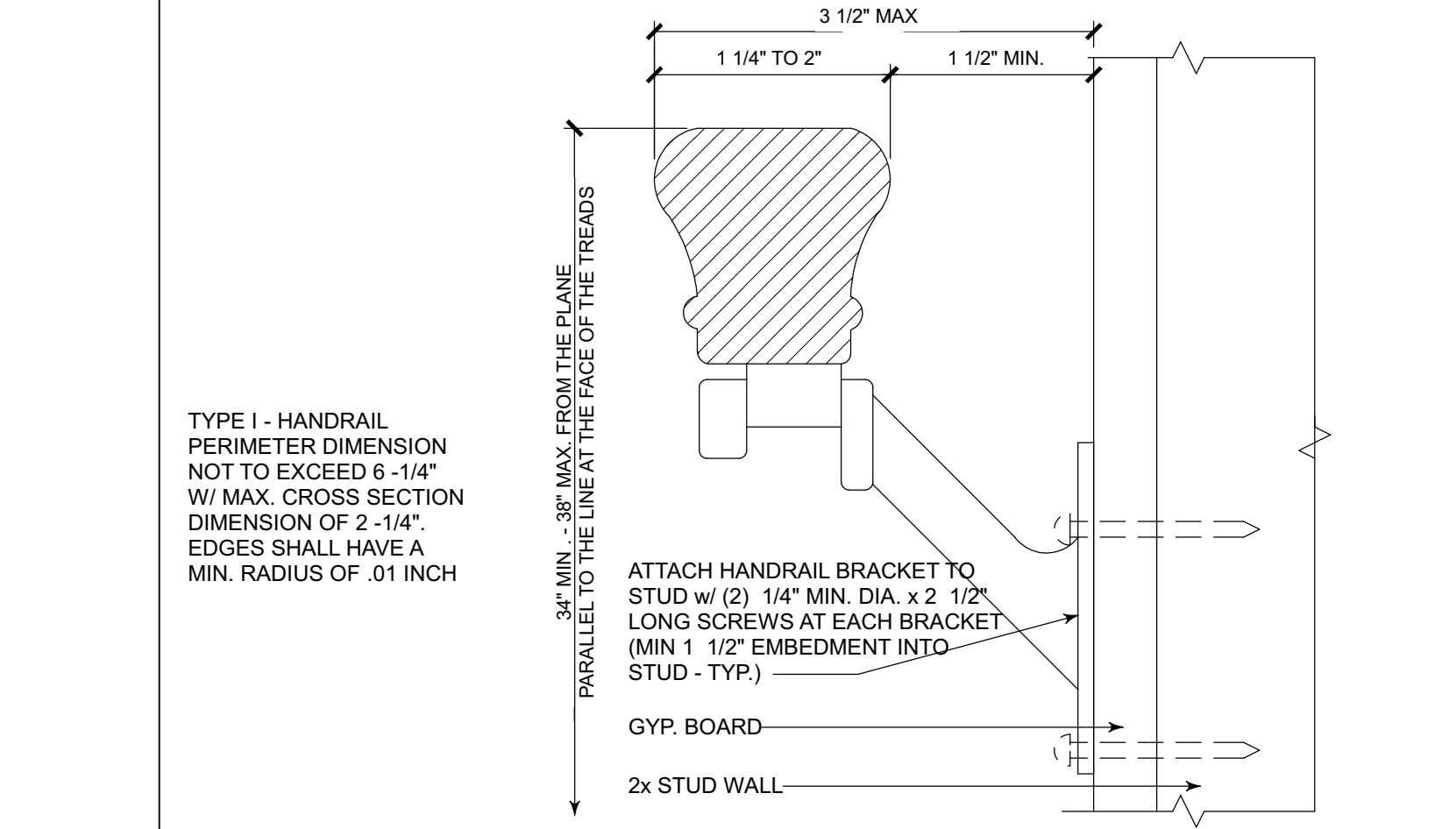
Section B-B



12 TYPICAL STAIR SCALE: N.T.S.



8 WINDOW FLASHING SCALE: N.T.S.



4 HAND RAIL SCALE: N.T.S.