

**GENERAL NOTES**

CONTRACTOR IS RESPONSIBLE FOR THE CONDITIONS OF THE PREMISES ON WHICH THE WORK IS PERFORMED AND FOR THE SAFETY OF ALL PERSONS AND PROPERTY ON THE SITE BOTH DURING AND OUTSIDE OF NORMAL WORKING HOURS, UNTIL SUCH WORK IS ACCEPTED BY THE OWNER.

THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND/OR UTILITY DISTRICT AS TO THE LOCATION OF ALL UNDERGROUND FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND PROTECTION OF EXISTING UTILITIES.

ALL CONDITIONS NOTED AS EXISTING ARE BASED ON THE BEST INFORMATION CURRENTLY AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS. THE CONTRACTOR IS TO VERIFY THESE CONDITIONS BEFORE STARTING WORK. SHOULD CONDITIONS ARISE WHICH ARE DIFFERENT FROM THOSE SHOWN ON THE DRAWINGS, THE ARCHITECT OR OWNER SHALL BE NOTIFIED IMMEDIATELY PRIOR TO COMMENCEMENT OF WORK. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OR OWNER REGARDING ANY DISCREPANCIES CONTAINED IN THE CONSTRUCTION DOCUMENTS PRIOR TO PROCEEDING WITH CONSTRUCTION OR ORDERING MATERIALS.

LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

GENERAL CONTRACTOR AND SUBCONTRACTORS WILL PROVIDE OWNER WITH A "RECORD SET" OF DRAWINGS OF ALL WORK AT COMPLETION OF PROJECT.

BUILDING NUMBER OR ADDRESS SHALL BE EASILY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

GLAZING OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT. WITH THE BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, THE TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR AND ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING SHALL BE SAFETY GLAZING (I.E. TEMPERED), PER CBC 2406.4.

THE DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE, AND TYPICAL DETAILS OF CONSTRUCTION. THE DRAWINGS DO NOT INDICATE EVERY CONDITION. WORK NOT PARTICULARLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED.

DO NOT SCALE DRAWINGS.

FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO ARCHITECT FOR RESOLUTION.

CONCRETE DIMENSIONS ARE GIVEN TO FACE OF CONCRETE AND TO THE FACE OF ROUGH OPENINGS.

PARTITION DIMENSIONS ARE GIVEN TO THE FACE OF STUD UNLESS OTHERWISE NOTED.

DOOR OPENING LOCATIONS ARE DIMENSIONED TO ROUGH OPENING OR CENTERLINE OF OPENING.

THE CONTRACTOR(S) SHALL KEEP ALL AREAS OF CONSTRUCTION CLEAN AND FREE OF DEBRIS. AFTER CONSTRUCTION IS COMPLETE, THE GENERAL CONTRACTOR SHALL PROVIDE FINAL CLEAN UP.

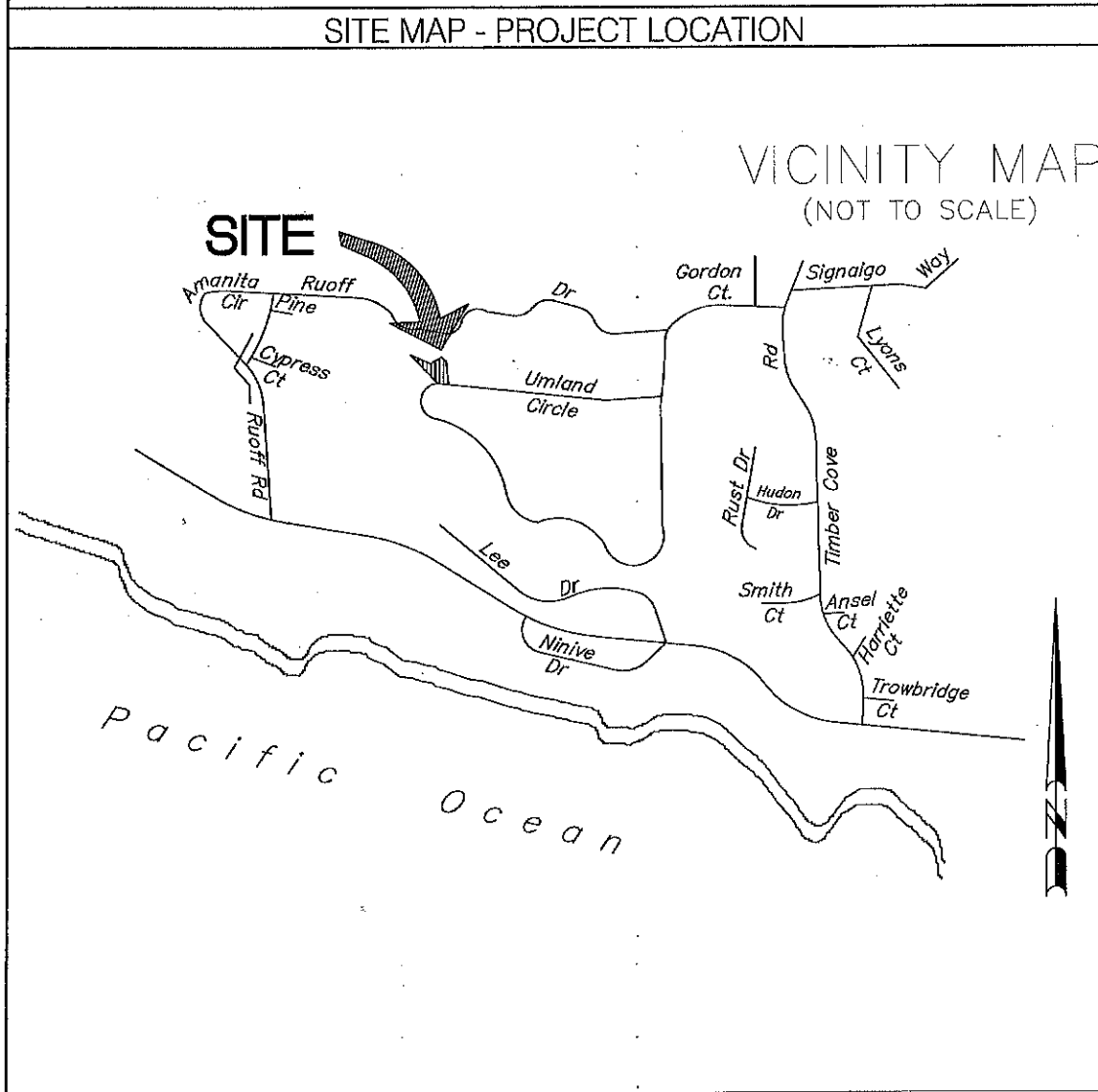
**PROJECT TITLE**

**NEW RESIDENCE FOR  
FRANK ABLES**

22137 Umland Circle  
Jenner, Ca.  
Sonoma County

Standfill Custom Construction

Wes Standfill  
7115 Shelton Lane  
Vacaville, Ca.  
95688  
scc58@sbcglobal.net  
707-448-2323 - 0  
707-592-3221 - C



**APPLICABLE CODES**

CONSTRUCTION SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING STANDARDS CODE TITLE 24, CALIFORNIA CODE OF REGULATIONS, BASED UPON THE 2012 IBC, INCLUDING THE FOLLOWING:

- 2013 California Residential Code (CRC). Referenced sections of this code have the 'R' prefix.
- 2013 California Building Code (CBC)
- 2013 California Plumbing, Electrical, and Mechanical Codes (CPC, CEC, CMC)
- 2013 California Green Building Standards (CalGreen)
- 2013 California Energy Code Supplement

1

**PROJECT ANALYSIS**

APN	109-420-006
ADDRESS	22137 Umland Cir, Jenner, Ca.
LOT AREA	1.55 ACRES
1st FLOOR	866 SQ.FT UNDER ROOF
2nd FLOOR	262 SQ.FT
TOTAL	1128 SQ.FT
GARAGE / UTILITY	492 SQ.FT.
FIRE SPRINKLERS	NO
NO. STORIES	2
OCCUPANCY	R
TYPE	V-B
BUILDING HT.	DOES NOT EXCEED 25'

**SCOPE OF WORK**

NEW SINGLE STORY SINGLE FAMILY RESIDENCE

**DEFERRED SUBMITTALS**

NOTE: Submittal documents for deferred submittal items shall be submitted to the engineer of record who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the building official.

FIRE SPRINKLERS

**INDEX OF DRAWINGS**

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C4	DETAILS
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S0	STANDARD STRUCTURAL DETAILS AND NOTES
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3	DRIP IRRIGATION - SEWAGE DISPOSAL SEPTIC SYSTEM
T24	ENERGY COMPLIANCE

**DEMING**

ARCHITECTURAL AND ENGINEERING SERVICES INC.  
479 Mason Suite 301, Vacaville, CA 95688  
Phone 707 454 3800  
email: deming@sbcglobal.net

REGISTERED PROFESSIONAL ARCHITECT  
No. 31608  
EXPIRES 12/31/2018  
CIVIL

REGISTERED PROFESSIONAL ENGINEER  
No. 11774  
EXPIRES 12/31/2018  
CIVIL

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT TITLE: NEW RESIDENCE

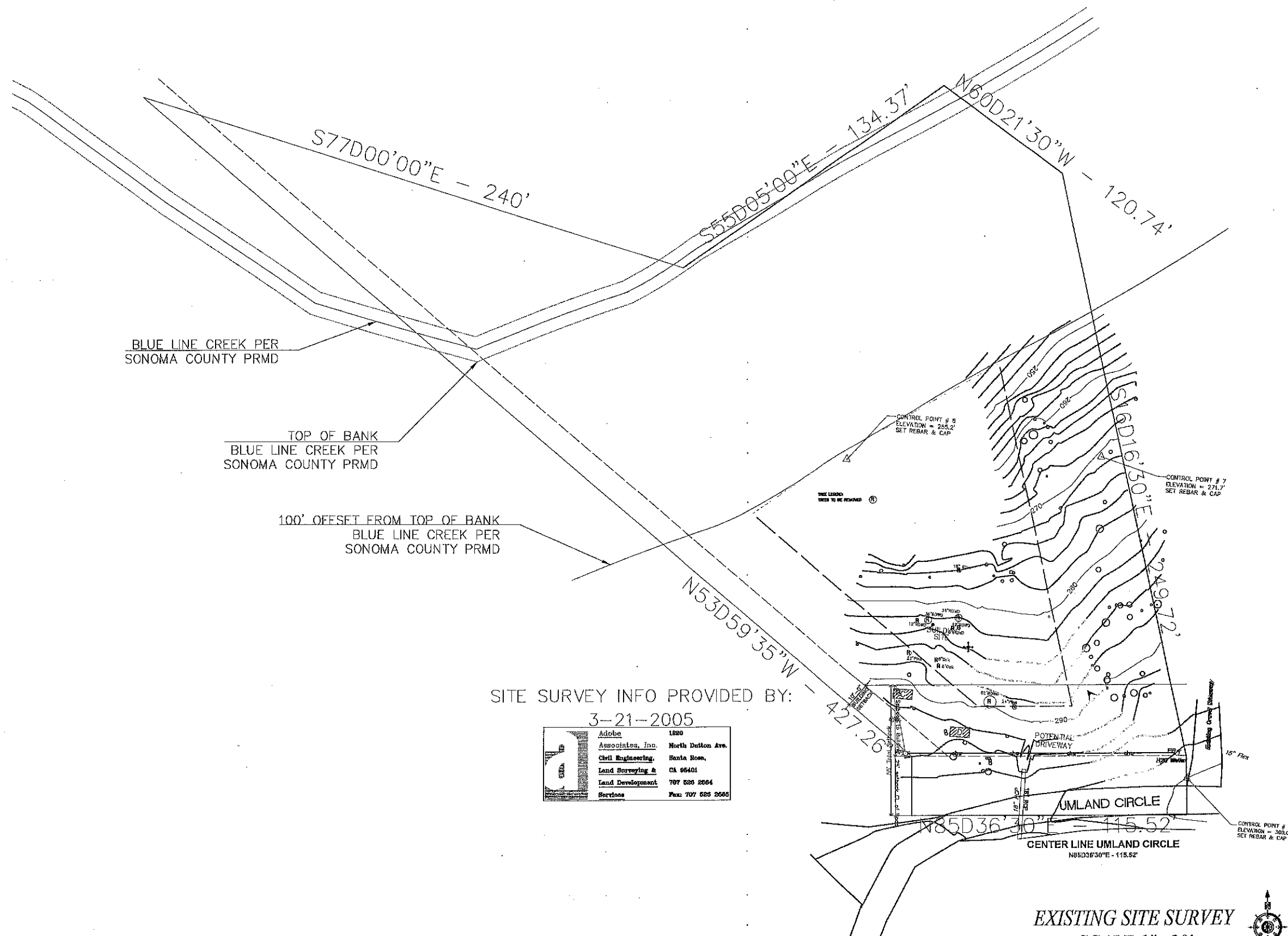
FRANK ABLES  
22137 UMLAND CIRCLE  
JENNER, CALIFORNIA

DRAWING TITLE: FLOOR PLANS  
BASEMENT & FIRST FLOOR

DATE: 9/20/2017

DRAWN BY: FJD  
CHECKED BY: FJD  
DATE: 9/20/2017

SHEET NO.: T  
OFF: off



BLUE LINE CREEK PER SONOMA COUNTY PRMD

TOP OF BANK BLUE LINE CREEK PER SONOMA COUNTY PRMD

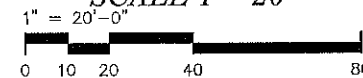
100' OFFSET FROM TOP OF BANK BLUE LINE CREEK PER SONOMA COUNTY PRMD

SITE SURVEY INFO PROVIDED BY:

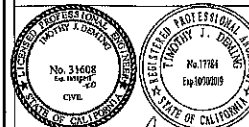
3-21-2005

<b>d</b>	Adobe	1880
	Associates, Inc.	North Dutton Ave.
	Civil Engineering	Santa Rosa,
	Land Surveying &	CA 95401
	Land Development	707 526 2664
Services	Fax: 707 526 2665	

EXISTING SITE SURVEY  
SCALE 1"=20'



**DEMING**  
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Phone 707 454 3800 email: demingce@SBCglobal.net



*[Signature]*

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT TITLE  
SITE SURVEY - BUILDING ENVELOPE

DRAWING TITLE  
FRANK ABLES  
22137 UMLAND CIRCLE  
JENNER, CALIFORNIA

EXISTING SITE SURVEY

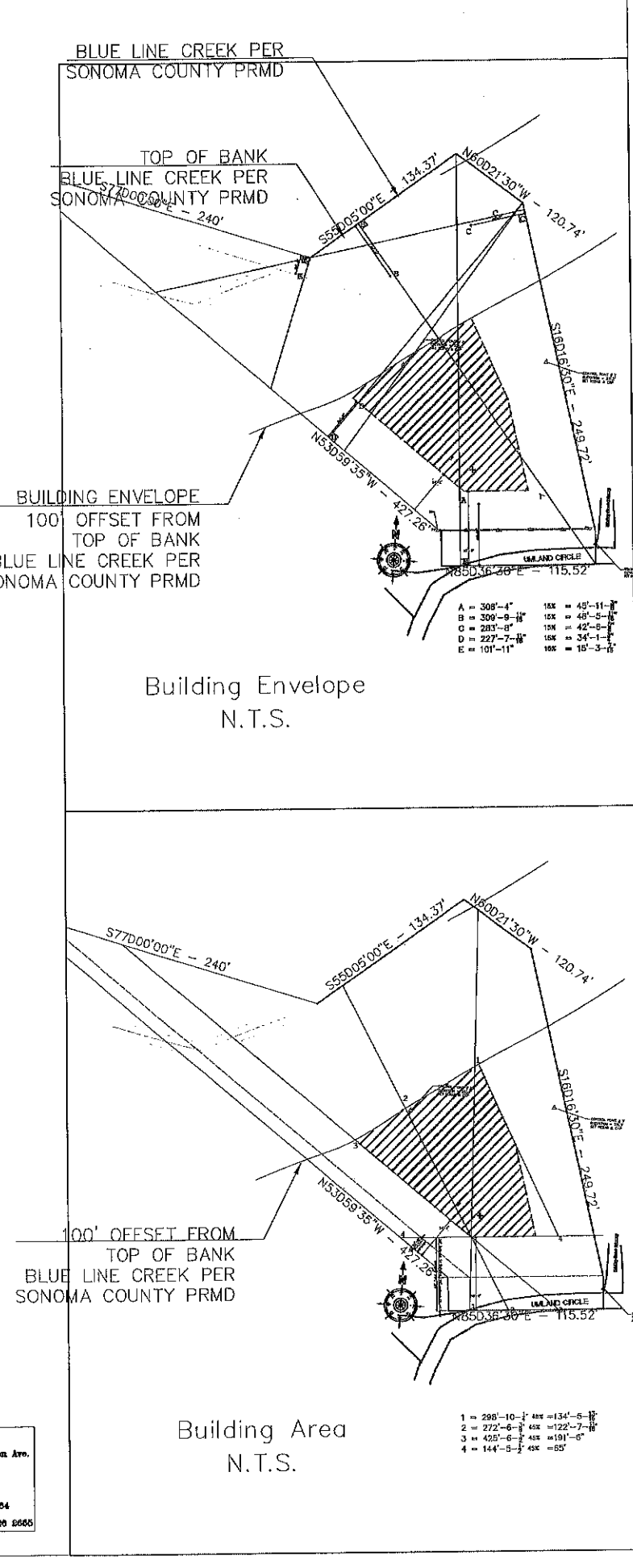
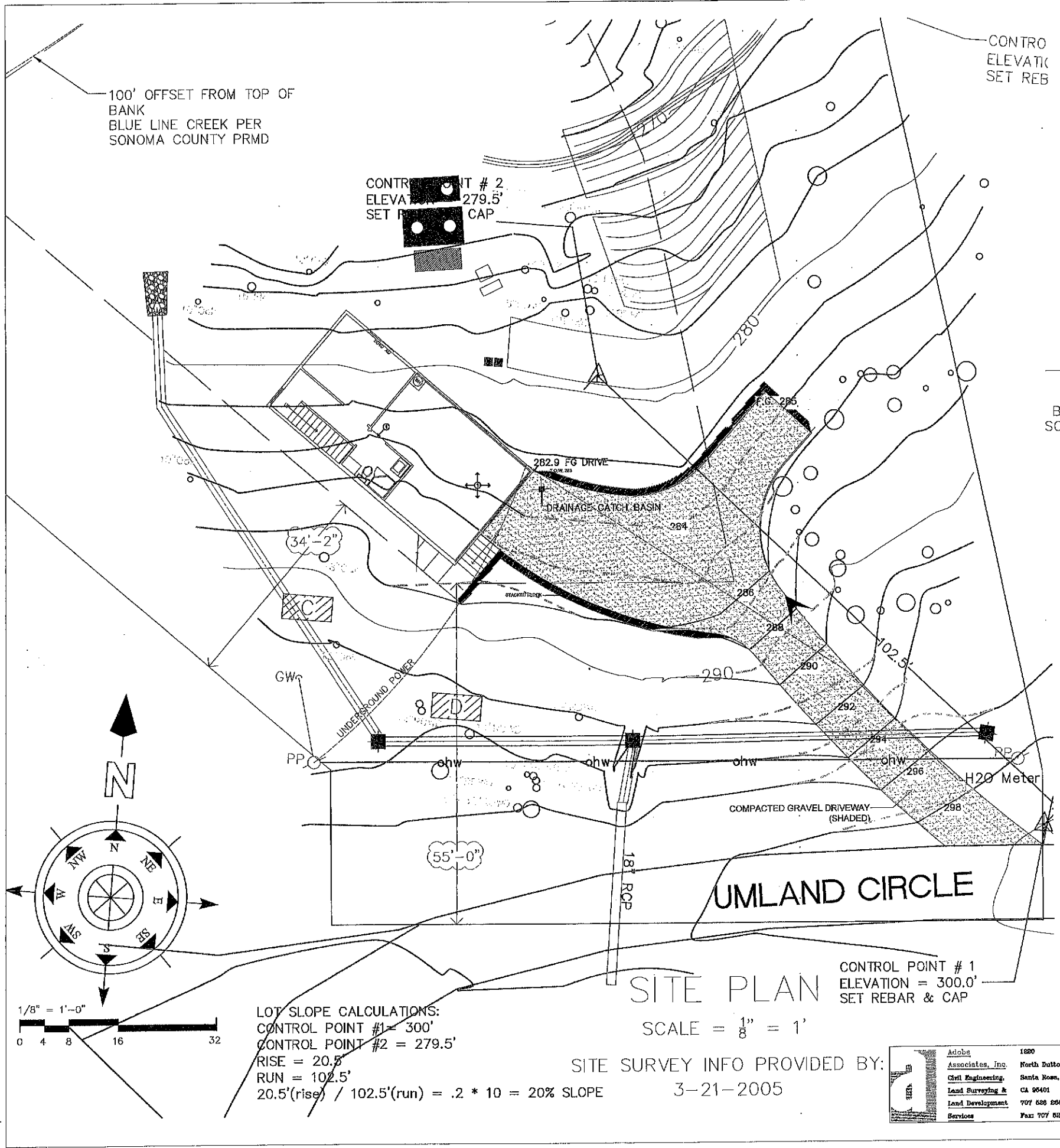
DATE  
9/20/2017

DRAWN BY  
TJD

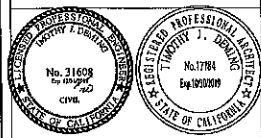
COMPUTER NO.  
2011-005

JOB NO.  
0171

412211



**DEMING**  
**ARCHITECTURAL AND ENGINEERING SERVICES INC.**  
 479 Masson Suite 301, Vacaville, CA 95688  
 Phone 707 454 3600 email: deming@sbccglobal.net



*Frank Ables*

REVISIONS		
NO.	DATE	DESCRIPTION

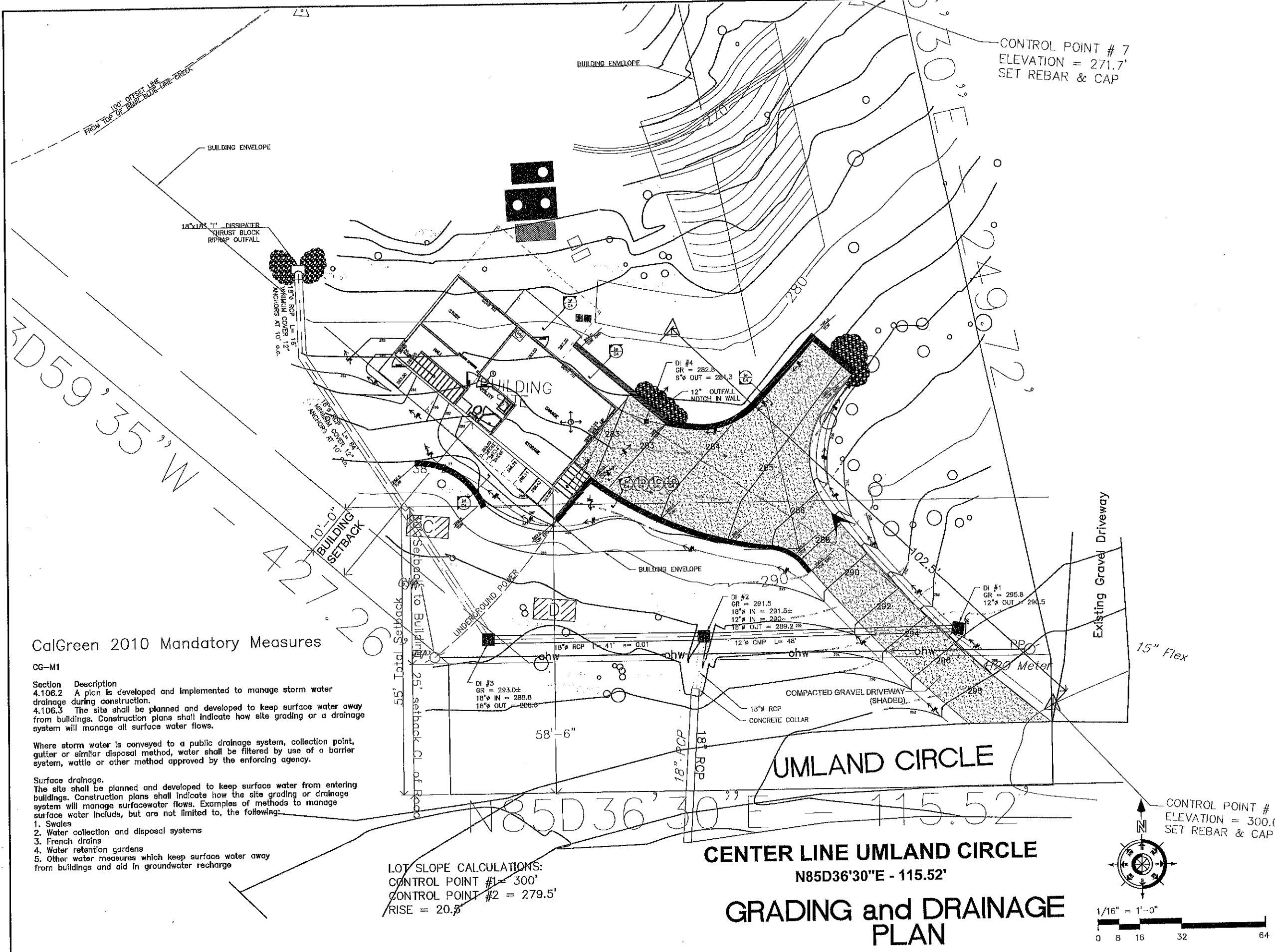
PROJECT TITLE  
 NEW RESIDENCE  
 FRANK ABLES  
 22137 UMLAND CIRCLE  
 JENNER, CALIFORNIA

SITE IMPROVEMENTS  
 BUILDING ENVELOPE

DATE 9/20/2017  
 DRAWN BY TJD  
 CHECKED BY JLD  
 JOB NO. 2017-005

SHEET NO. **C2**  
 of 1

Adobe 1880  
 Associates, Inc. North Dutton Ave.  
 Civil Engineering, Santa Rosa,  
 Land Surveying & CA 95401  
 Land Development 707 626 6564  
 Services Fax: 707 626 6565



CONTROL POINT # 7  
ELEVATION = 271.7'  
SET REBAR & CAP

CONTROL POINT # 1  
ELEVATION = 300.0'  
SET REBAR & CAP

LOT SLOPE CALCULATIONS:  
CONTROL POINT #1 = 300'  
CONTROL POINT #2 = 279.5'  
RISE = 20.5'

**CalGreen 2010 Mandatory Measures**

CG-M1

**Section Description**  
4.106.2 A plan is developed and implemented to manage storm water drainage during construction.  
4.106.3 The site shall be planned and developed to keep surface water away from buildings. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows.

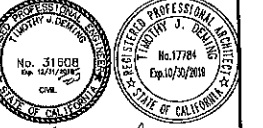
Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.

**Surface drainage.**  
The site shall be planned and developed to keep surface water from entering buildings. Construction plans shall indicate how the site grading or drainage system will manage surface water flows. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge

NO.	DATE	DESCRIPTION

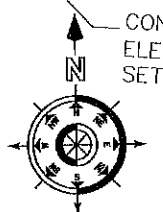
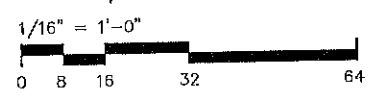
**DEMING**  
ARCHITECTURAL AND ENGINEERING SERVICES INC.  
479 Mason Suite 301, Vacaville, CA 95688  
Phone 707 454 3800  
email: demingee@SBCGlobal.net

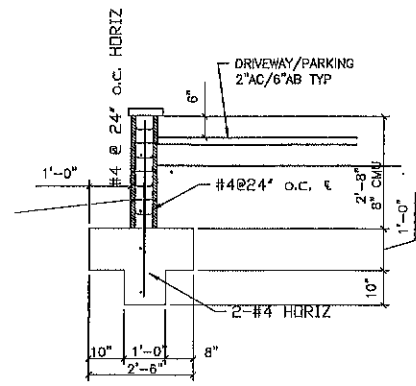


*Deming*

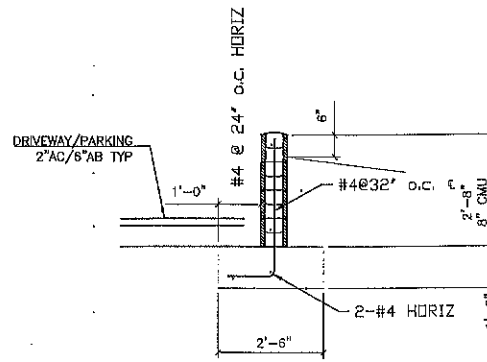
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NEW RESIDENCE  
FRANK ABLES  
22137 UMLAND CIRCLE  
JENNER, CALIFORNIA

DRAWING TITLE  
GRADING AND DRAINAGE PLAN  
DATE  
9/20/2017  
DRAWN BY  
TUD  
CHECKED BY  
2018-005  
SHEET NO.  
C3  
OF 1

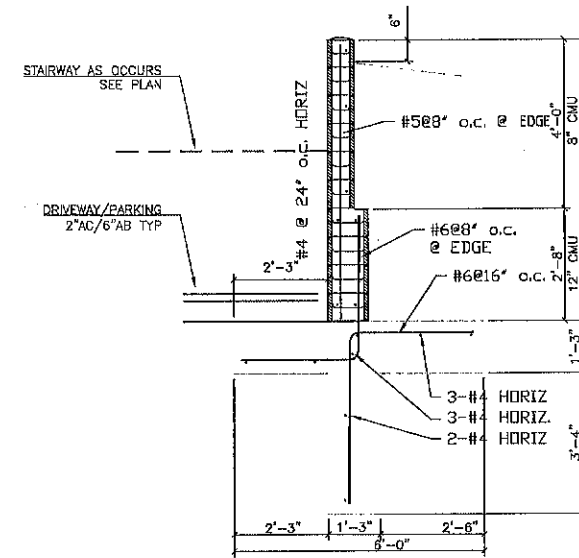




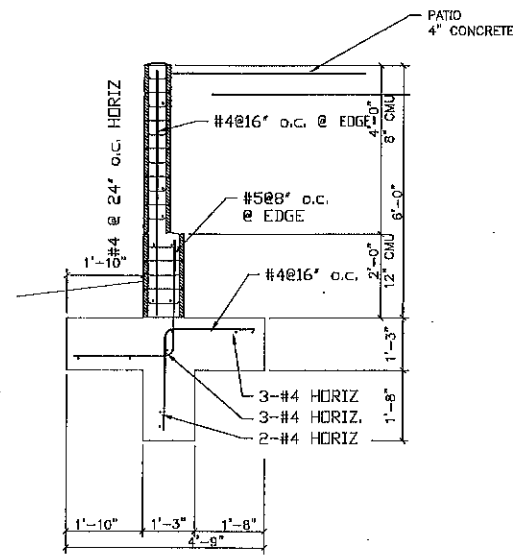
1e DRIVEWAY RETAINING WALL  
SCALE: 1/2"=1'-0"



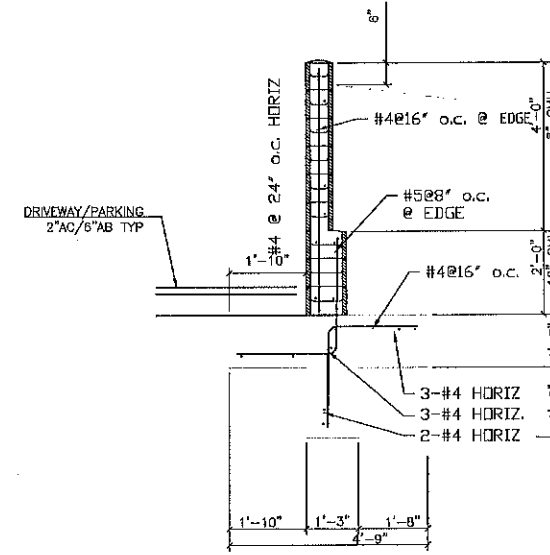
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SCALE: 1/2"=1'-0"



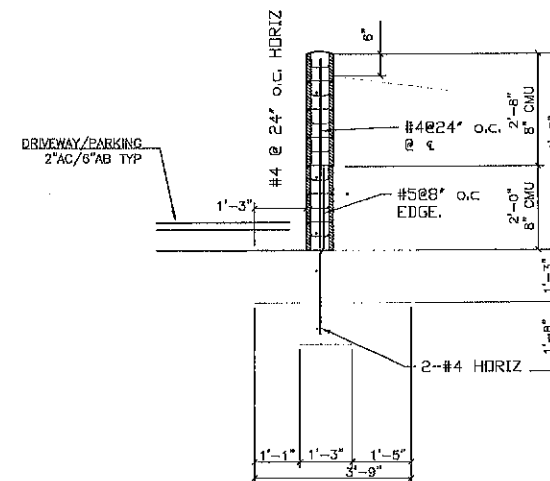
1a DRIVEWAY RETAINING WALL  
SCALE: 1/2"=1'-0"



1f PATIO RETAINING WALL  
SCALE: 1/2"=1'-0"



1b DRIVEWAY RETAINING WALL  
SCALE: 1/2"=1'-0"



1c DRIVEWAY RETAINING WALL  
SCALE: 1/2"=1'-0"

**DEMING**  
ARCHITECTURAL AND ENGINEERING SERVICES INC.  
479 Mason Suite 301, Yuccaville, CA 95688  
Phone 707 454 3600 email: deming@sbcclobl.net

REGISTERED PROFESSIONAL ARCHITECT  
No. 31568  
Exp. 12/31/2018  
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER  
No. 17784  
Exp. 12/31/2018  
CALIFORNIA

*Signature*

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT TITLE  
NEW RESIDENCE

FRANK ABLES  
22137 UMLAND CIRCLE  
JENNER, CALIFORNIA

DRAWING TITLE  
DETAILS

DATE  
9/10/2017

DRAWN BY  
CJD

COMPUTER NO.  
2015-005

JOB NO.

C4  
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**Table R302.6 Dwelling/garage separation:**

Provide notes for 5/8" type X gypsum at the ceiling of the garage floor and 1/2" gypsum at the walls (R302.6). The door from the garage to the residence should be self-closing, self-latching, and 1 3/8" thick or with a 20 minute rating. (R302.5)

**Stairs:**

Minimum 36" Width  
 Stair tread dimensions: Maximum Rise= 7 Minimum Run= 10" (R311.7.4)  
 Handrails are required for stairs with four or more risers. Provide handrail detail/dimensions for stairs per R311.7.7. Dimension the height of the rail (between 34" and 38"), the distance between the hand rail and the guard (minimum 1 1/4"), and the grip size.  
 The guard shall be a minimum 34" height with maximum 4 3/8" openings. The triangular openings formed by the guard and the rise shall not allow passage of a 6" sphere. (R312)  
 Minimum 6' 8" headroom (R311.7.2)  
 Provide fireblocking between stair stringers at top and bottom and between studs along and in line with run of stair, adjoining stud walls and partitions. (R302.11) The exposed underside of the stairs shall be protected with 1/2" gypsum board (R302.7).

**Insulation requirements per Title-24 Energy Calculations:**

R-38 Ceiling, R-22 Floor, R-30 Floor over crawlspace, R-19 Wall, R-13 Furring at concrete walls.

**Kitchen Lighting**

At least 50% of the total rated wattage of permanently installed luminaires in the kitchen must be in luminaires that are high efficacy luminaires as defined in Table 105-C of the Energy Code. The quantity and type of fixtures should match what has been documented on the form WS-5R. High-efficacy lighting may not be screwed into medium base incandescent sockets and shall be on separate switches from any incandescent lighting.

**Garages**

Lighting in garages and/or utility rooms must be high efficacy and must be controlled by a manual-on occupant sensor.

**Bathrooms, Laundry Rooms and Utility Rooms**

Lighting in bathrooms, laundry rooms and/or utility rooms must be high efficacy, or must be controlled by a manual-on occupant sensor.

**Other Rooms**

Permanently installed lighting in other rooms must be high efficacy, or a manual-on occupant sensor or a dimmer must control it. "Other rooms" includes hallways, dining rooms, family rooms and bedrooms the rooms in which people are most aware of interior design both in terms of fashion and the usability of their living space. Exception 3 to §150 (k) 4 specifies that permanently installed luminaires that are not high efficacy luminaires can be allowed in closets less than 70 square feet. These luminaires may be controlled by a simple toggle switch, manual-on occupant sensor, or an automatic-on occupant sensor.

**Outdoor Lighting**

Outdoor lighting attached to a building must be high efficacy, or controlled by a motion sensor with integral photocontrol. Motion sensors used in conjunction with outdoor lighting luminaires should have the capability of turning the lights on automatically. Light around swimming pools, water features, or other locations subject to Article 680 of the California Electric Code are exempt.

All 120-volt, single phase, 15- and 20- ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit. (201.12 CEC 2013)

Tamper resistant receptacles: for all 125-volt, 15- and 20- ampere receptacles less than 5.5' above the finished floor level. Tamper resistant receptacles are not required where the receptacle is dedicated to a specific appliance. (CEC 406.11)

3. Show GFCI outlet adjacent to sink at downstairs bath. (CEC 210.52(E))

**REFERENCE SYMBOLS**

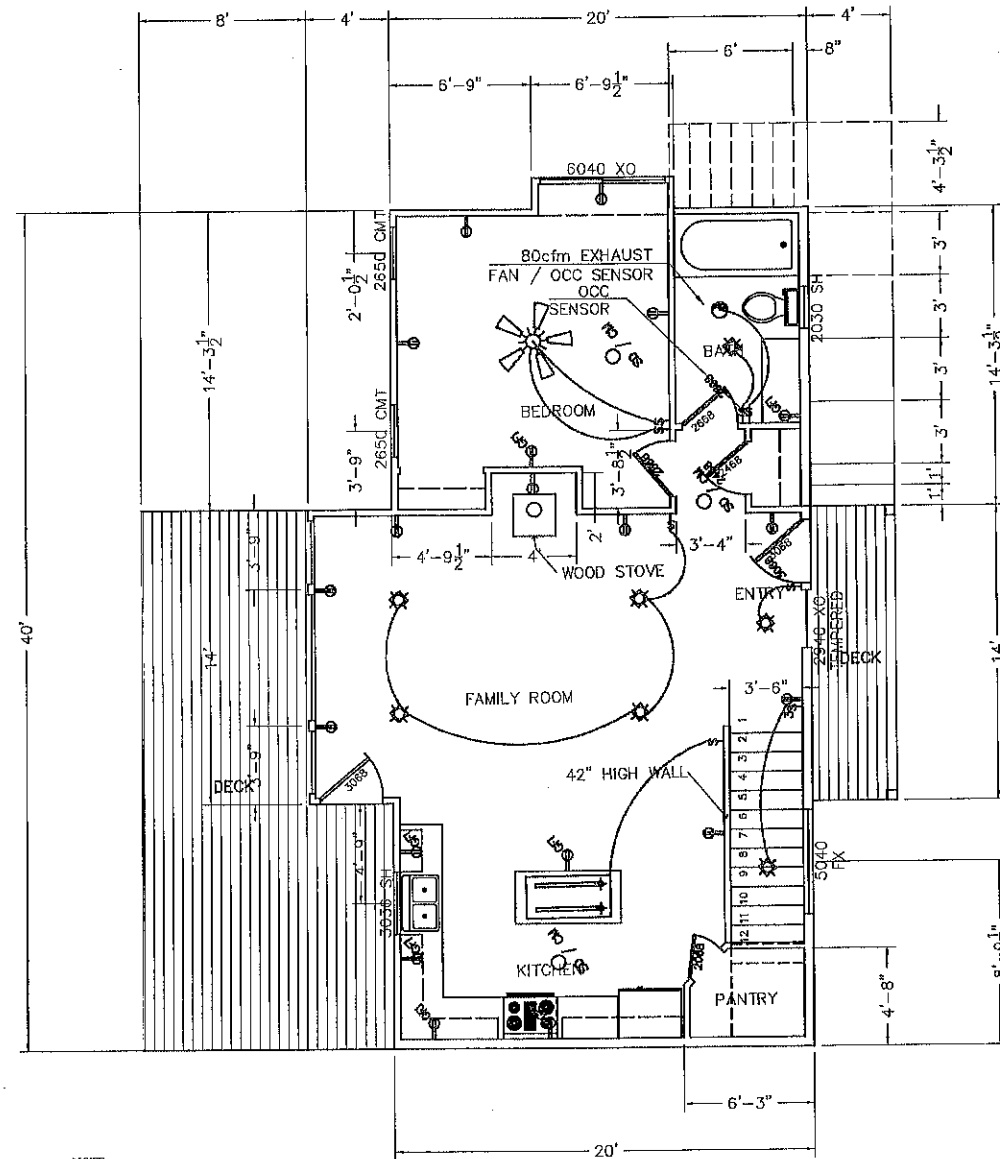
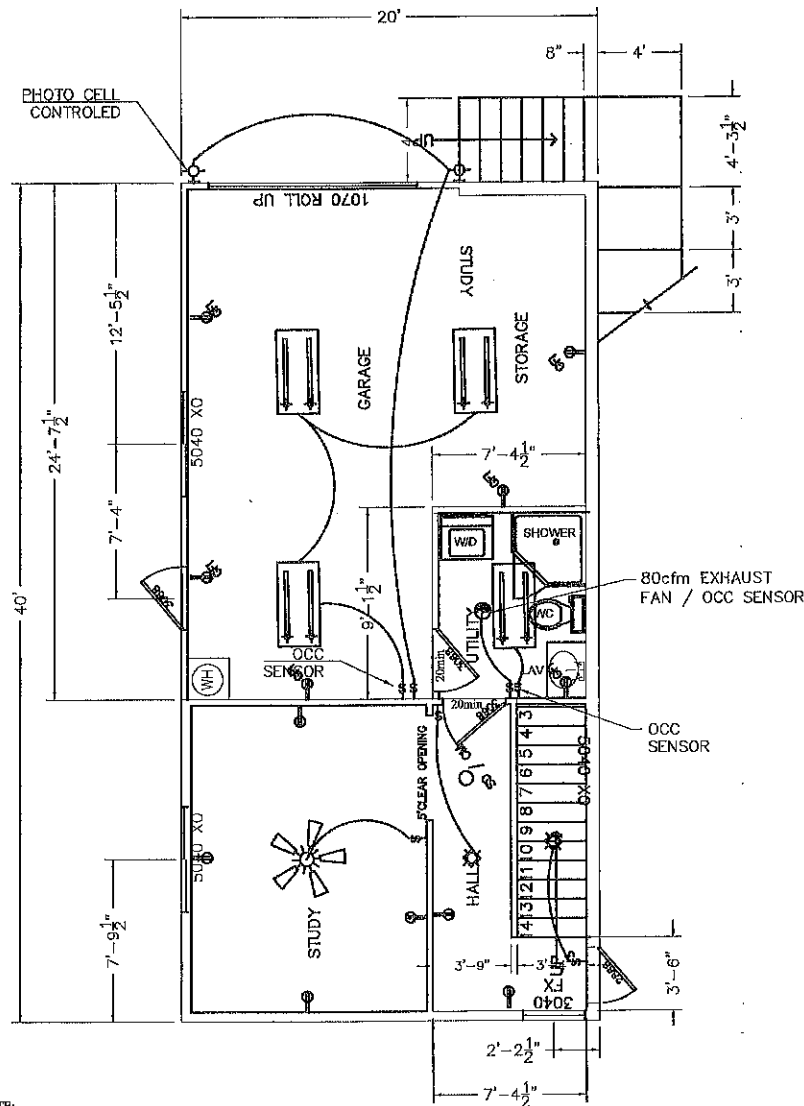
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AS1 SHEET NO. DETAIL FLAG
- DETAIL NO. 10  
AS1 SHEET NO. SECTION FLAG
- DETAIL NO. 10  
AS1 SHEET NO. ELEVATION REFERENCE

**MP&E SYMBOLS**

- RECESSED CEILING FIXTURE INCANDESCENT
- RECESSED CEILING FIXTURE L.E.D. - DIMMING
- WALL MOUNTED FIXTURE
- CEILING MOUNTED FIXTURE VERIFY LOCATION
- LOW VOLTAGE PENDANT FIXTURE
- CEILING MOUNTED FAN W/ LIGHT - SWITCHED SEPARATE
- CH SMOKE DETECTOR / CARBON MONOXIDE DETECTOR
- EXHAUST FAN OR FAN LIGHT - 50 CFM MIN.
- DUPLEX RECEPTACLE OUTLET +12" U.O.N.
- DUPLEX RECEPTACLE OUTLET W/ GROUND FAULT INTERRUPTER
- WATER RESISTANT DUPLEX RECEPT. OUTLET
- 220 V. RECEPTACLE OUTLET
- SWITCH +48" U.O.N.
- THREE-WAY SWITCH +48" U.O.N.
- FOUR-WAY SWITCH +48" U.O.N.
- SWITCH WITH DIMMER +48" U.O.N.
- PUSH-BUTTON SWITCH +48" U.O.N.

NOTE:  
 ALL OUTLETS TO BE TAMPER  
 RESISTANT AND AFC UNLESS  
 NOTED OTHERWISE

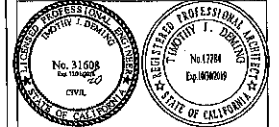
**A BASEMENT FLOOR PLAN**  
 SCALE: 1/4"=1'-0"



NOTE:  
 ALL OUTLETS TO BE TAMPER  
 RESISTANT AND AFC UNLESS  
 NOTED OTHERWISE

**B FIRST FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

**DEMING**  
 ARCHITECTURAL AND ENGINEERING SERVICES INC.  
 479 Mason Suite 301, Vacaville, CA 95686  
 Phone 707 454 3800  
 email: deming@demingse.com



*Tracy Johnson*

NO.	DATE	DESCRIPTION

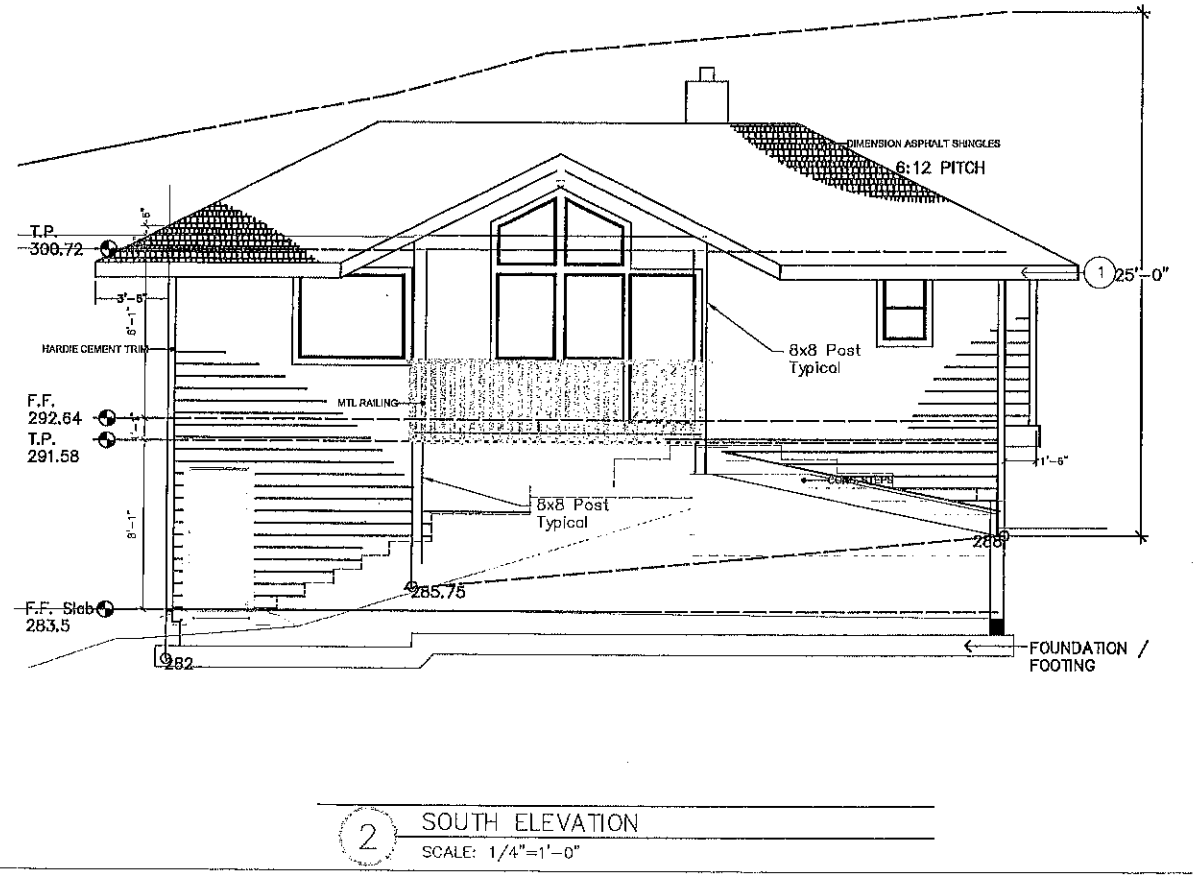
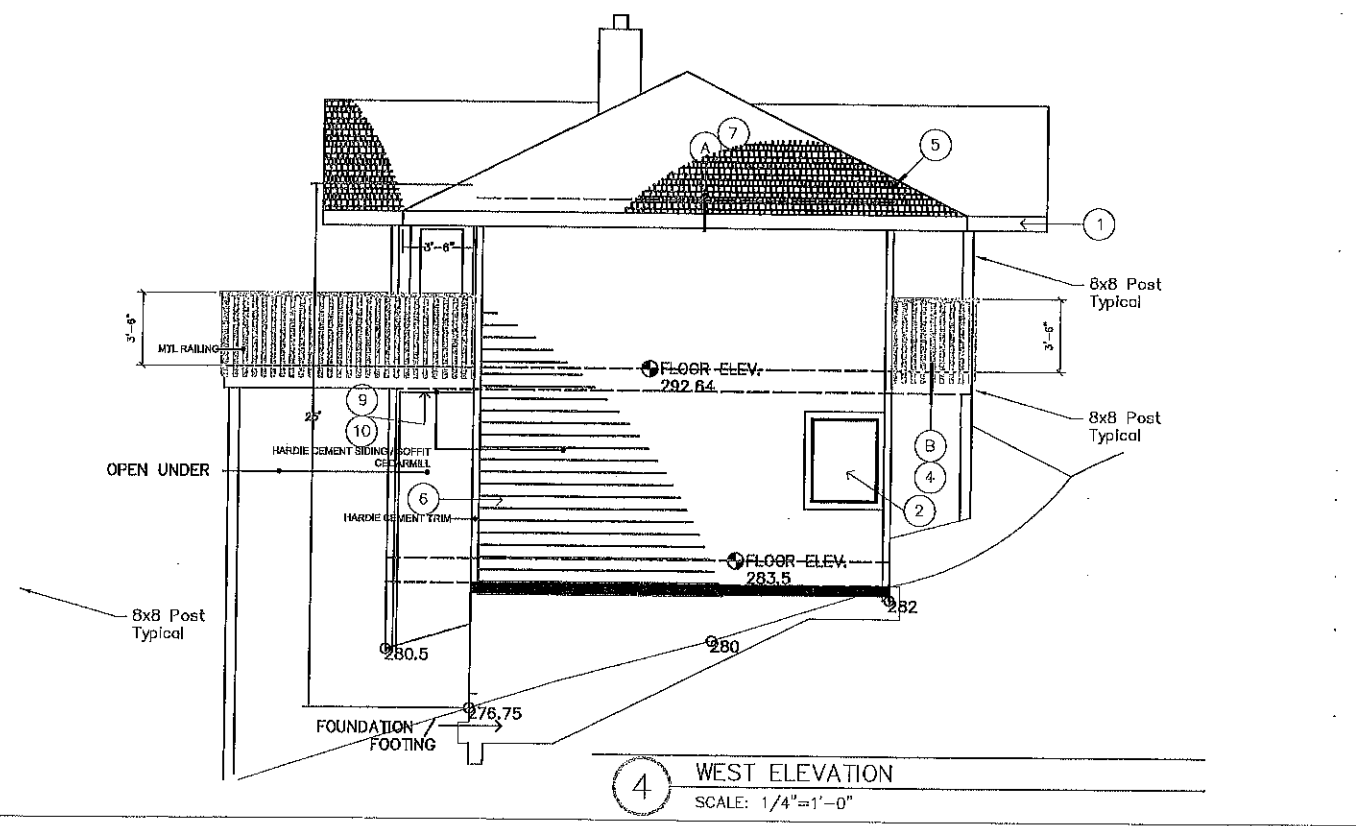
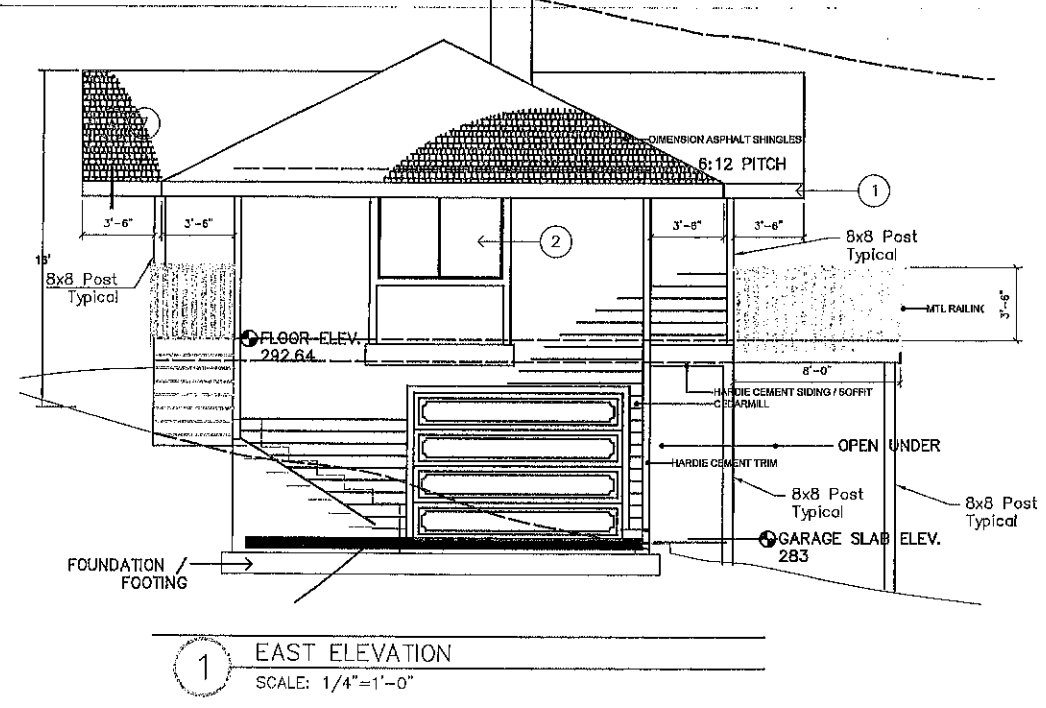
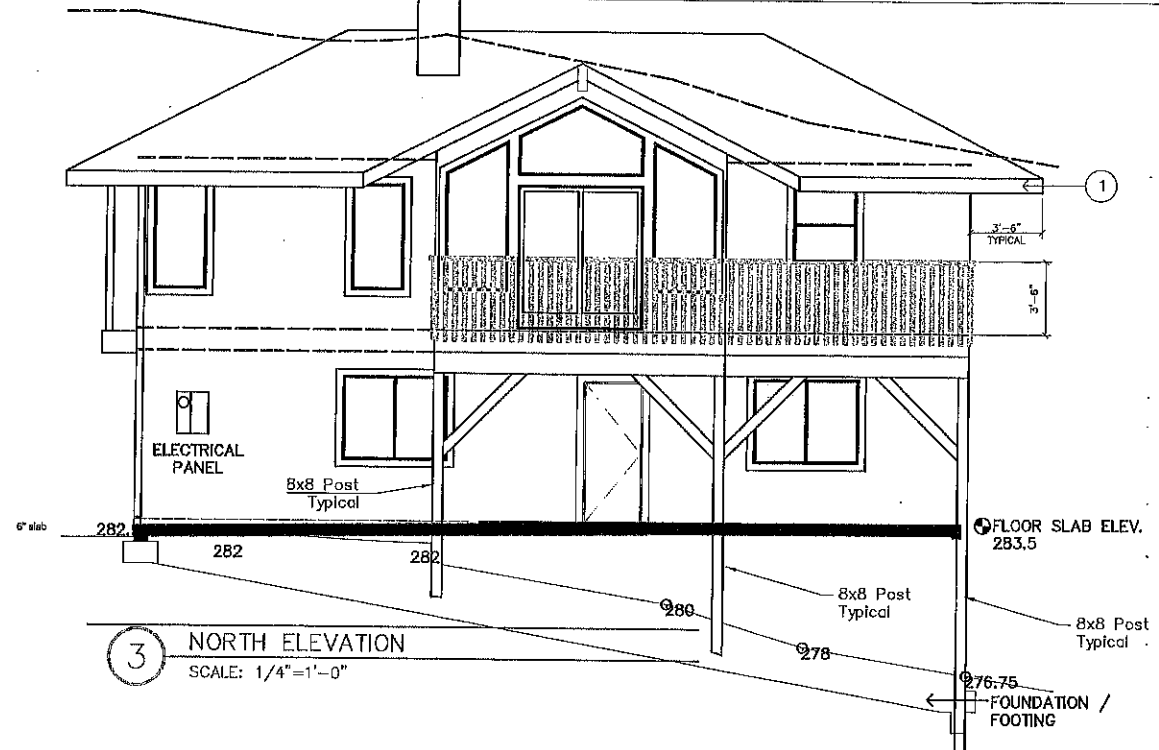
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 DRAWING TITLE: FLOOR PLANS BASEMENT & FIRST FLOOR  
 DATE: 9/20/2017  
 DRAWN BY: TAD  
 CHECKED BY: TAD  
 SHEET NO.: A1


- R327.5.4: Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.
- Minimum one tempered pane for doors and windows required per R327.8.2.1
- Vents shall have wire mesh with minimum 1/4" and maximum 4/8" openings (R327.8.2). Eave vents less than 12" above grade are not permitted unless specifically approved and listed on this website.  
<https://osfm.fire.ca.gov/eavedevelopment/wildfireprotectionbuildingconstruction.php>
- R327.9.3 Decking surfaces for decks, porches, balconies, and stairs shall be constructed with either ignition resistant material that meets State Fire Marshall (SFM) test standard 12-7A-4 and 12-7A-5, exterior fire retardant treated wood, noncombustible material, or any material that meets 12-7A-4A when the attached exterior wall covering is also either noncombustible or ignition.
- R327.5.3 Roof valleys: Where valley flashing is installed, the flashing shall be not less than 0.019-inch (0.48 mm) No. 28 gage galvanized sheet corrosion-resistant metal installed over not less than one layer of minimum 72-pound (32.4 kg) mineral-surfaced non-perforated cap sheet complying with ASTM D 3909, at least 36-inch-wide (914 mm) running the full length of the valley.
- R327.7.3: Exterior walls shall be constructed of noncombustible material, ignition resistant material, or meet State Fire Marshall (SFM) test standard 12-7A-1. Other acceptable alternatives are one layer of 5/8" Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing or exterior walls constructed as 1-hour exterior wall assemblies.

- R327.7.4: Open roof eaves and roof deck shall be constructed of noncombustible material or ignition resistant material. Other acceptable alternatives are one layer of 5/8" Type X gypsum sheathing applied behind an exterior covering on the underside of the roof deck or construction of a 1-hour fire resistive exterior wall assembly applied to the underside of the roof deck. Exposed rafters with a minimum nominal dimension of 2" or greater do not require protection.
- R327.7.6: Exterior porch ceilings shall be constructed of noncombustible material, ignition resistant material, or meet State Fire Marshall (SFM) test standard 12-7A-3. Other acceptable alternatives are one layer of 5/8" Type X gypsum sheathing applied behind an exterior covering on the underside of the roof deck or construction of a 1-hour fire resistive exterior wall assembly applied to the underside of the ceiling.
- R327.7.9: Underside of appendages shall be constructed of noncombustible material, ignition resistant material, or meet State Fire Marshall (SFM) test standard 12-7A-3. Other acceptable alternatives are one layer of 5/8" Type X gypsum sheathing applied behind an exterior covering on the underside of the roof deck or construction of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor. This applies to the underside of family room area near the deck.
- R327.7.7: The exposed underside of cantilevered floor projections shall be constructed of noncombustible material, ignition resistant material, or meet State Fire Marshall (SFM) test standard 12-7A-3. Other acceptable alternatives are one layer of 5/8" Type X gypsum sheathing applied behind an exterior covering on the underside of the roof deck or construction of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor projection.



- R327.8.3 Exterior doors shall meet one of the following:
  - The exterior surface or cladding shall be non-combustible or ignition resistant.
  - The door shall be a solid core wood with stiles and rails not less than 1 3/8" thick. Raised panels shall not be less than 1 1/8 inches thick except for the exterior perimeter of the raised panel than may taper not less than 3/8" thick.
  - The door shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA252.
  - The door shall be tested to meet SFM standard 12-7A-1. (This note can be added to the plan to specify SRA door requirements.)


**NOTES:**  
 State Responsibility Area/Wildland Urban Interface (SRA/WUI) requirements (R327).





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REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT TITLE: NEW RESIDENCE

FRANK ABLES  
 22137 UMLAND CIRCLE  
 JENNER, CALIFORNIA

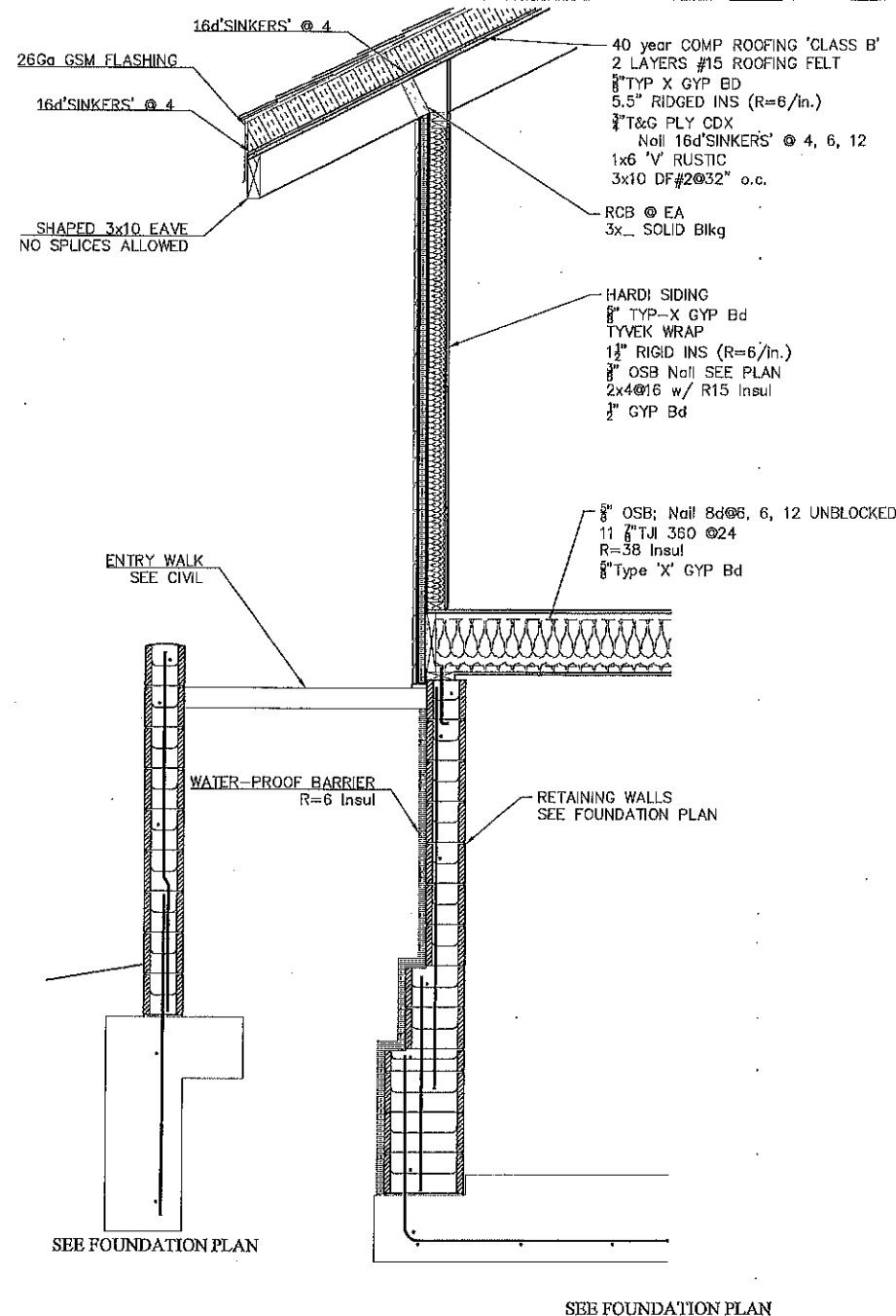
DRAWING TITLE: EXTERIOR ELEVATIONS

DATE: 9/20/2017

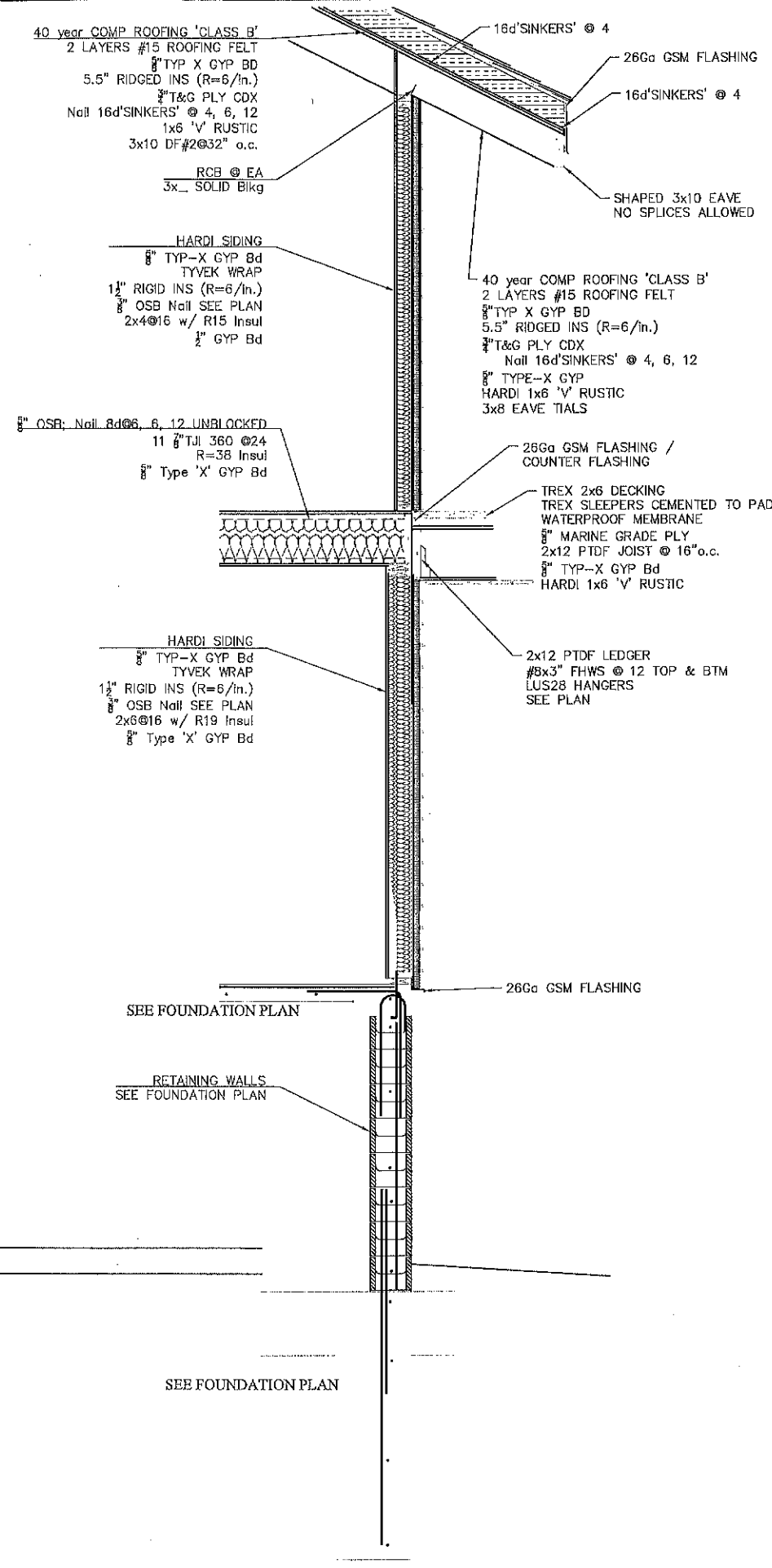
CREATED BY: JJD SHEET NO. **A2**

COMPUTER NO. 15-2005


JOB NO. 4122-114



**A** FRONT SECTION  
SCALE: 3/4"=1'-0"



**B** REAR SECTION  
SCALE: 3/4"=1'-0"



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REGISTERED ARCHITECT  
No. 31608  
Exp. 12/31/19

REGISTERED PROFESSIONAL ENGINEER  
No. 11784  
Exp. 12/31/19  
STATE OF CALIFORNIA

*Tommy [Signature]*

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT TITLE: NEW RESIDENCE

BUILDING TITLE: BUILDING SECTIONS

DATE: 9/20/2017

DRAWN BY: JLD SHEET NO: **A3**

COMPILED BY: JLD

JOB NO.:

FRANK ABLES  
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JENNER, CALIFORNIA

41221A