

PROJECT CONSTRUCTION NOTES:

GENERAL NOTES:

PROJECT INFORMATION:

VICINITY MAP

SHEET INDEX

CONTRACTOR REQUIREMENTS:

- 1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE PROJECT SITE AS DESCRIBED IN THE CONTRACT DOCUMENTS PRIOR TO STARTING CONSTRUCTION AND TO CROSS-CHECK DETAILS AND DIMENSIONS ON THE ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION. ALL TRADES SHALL VERIFY AT THE PROJECT SITE CONDITIONS AND MEASUREMENTS RELATED TO THEIR WORK AND COORDINATE THEIR WORK THROUGH THE GENERAL CONTRACTOR WITH ALL TRADES WORKING IN THE VICINITY OF THEIR WORK.
2. CONTRACTOR SHALL SUPERVISE AND DIRECT ALL THE WORK. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY AND CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND COORDINATION OF ALL PORTIONS OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK. OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT. SAFETY PRECAUTIONS AND PROGRAMS SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED ONLY TO NORMAL WORKING HOURS. THE CONTRACT DOCUMENTS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
3. CONTRACTOR SHALL MAKE EVERY EFFORT TO MAINTAIN A CLEAN WORKPLACE. DUST POLLUTION AND PREVENTION OF DUST CONTAMINATION OF RELATED SPACE WILL BE THE RESPONSIBILITY OF THE CONTRACTOR ON ONGOING BASIS. ALL CONSTRUCTION AND DEMOLITION DEBRIS IS TO BE REMOVED DAILY AND DISPOSED OF IN A LEGAL MANNER.
4. CONTRACTOR SHALL PROVIDE ADEQUATE MEANS TO PROTECT FINISHED PARTS OF MATERIALS, EQUIPMENT AND FURNISHINGS AGAINST DAMAGE, FROM ANY CAUSE DURING THE PROGRESS OF THE WORK AND UNTIL ACCEPTANCE BY OWNER.
CONTRACTOR SHALL CONTACT THE OWNER 48 HOURS MINIMUM IN ADVANCE OF ANY RESTRICTION OF OWNER ACCESS OR UTILITY OUTAGES. AUTHORIZATION FROM THE OWNER SHALL BE RECEIVED IN WRITING.
5. CONTRACTOR SHALL PATCH AND REPAIR TO MATCH ADJACENT CONDITIONS AND DAMAGED AREAS BEHIND OR SURROUNDING ITEMS THAT ARE REMOVED. COORDINATE EXTENT OF ALL DEMOLITION WITH NEW WORK REQUIREMENTS.
6. UNLESS NOTED OTHERWISE, DIMENSIONS TO EXISTING CONSTRUCTION ARE TO FACE OD FINISH AND DIMENSIONS TO NEW CONSTRUCTION ARE TO FACE OF STUD (OR STRUCTURE).
7. "PROVIDE" SHALL MEAN THAT THE CONTRACTOR AT HIS/HER EXPENSE, SHALL FURNISH AND INSTALL THE WORK COMPLETE IN PLACE AND READY FOR USE, INCLUDING FURNISHING OF NECESSARY LABOR, MATERIALS, TOOLS, EQUIPMENT AND TRANSPORTATION.
8. "EXISTING", "-A/-", "SIZE TO FIT" AND SIMILAR PHRASES REQUIRE THE CONTRACTOR TO VERIFY AND COORDINATE THE DIMENSION OR CONDITION INDICATED ON THE DRAWING WITH THE ACTUAL FIELD CONDITION(S). DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AT ONCE FOR DIRECTIONS ON HOW TO PROCEED.
9. KEYNOTES AND DETAIL INDICATORS SHALL APPLY TYPICALLY TO ALL LIKE CONDITIONS ON THE DRAWINGS, WHETHER OR NOT "TYP" OR "TYPICAL" IS INDICATED OR NOT.
10. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND ELEVATIONS PRIOR TO CONSTRUCTION THE ENGINEER AND ARCHITECT SHALL BE NOTIFIED IN WRITING OF ALL DISCREPANCIES, OMISSIONS, CONFLICTS, ETC. PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE ALL UNDERGROUND SERVICES TO THE WORK.
12. NO STRUCTURAL MEMBERS SHALL BE CUT, SPLICED, NOTCHED, PENETRATED OR OTHERWISE INTERRUPTED OR ALTERED WITHOUT THE ENGINEERS PRIOR WRITTEN APPROVAL.
13. ALL MATERIAL WORKMANSHIP AND CONSTRUCTION SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE UBC AT TIME OF FRAMING.
14. THE CONTRACTOR SHALL CONFIRM WITH ALL OSHA AND LOCAL REQUIREMENT PRIOR TO AND DURING EXCAVATIONS AND GENERAL CONSTRUCTION WHERE APPLICABLE INCLUDING BUT NOT LIMITED TO JOB SITE SAFETY AND OBTAINING PERMITS AND APPROVALS WHEN NECESSARY.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE JOBSITE SAFETY TO ALL PERSONS AND PROPERTY, INCLUDING BUT NOT LIMITED TO CONSTRUCTION PRACTICES AND PRECAUTIONS FOR THE SAFETY OF ALL DURING CONSTRUCTION. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ENGINEER FREE AND HARMLESS FROM ALL CLAIMS, DEMANDS AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER.
16. THE CONTRACTOR SHALL BE REQUIRED TO CARRY PROPER INSURANCE AS REQUESTED BY THE CITY AND OWNER FOR THE INTENDED CONSTRUCTION.
17. EVALUATION OF USAGE OF ALTERNATE MATERIALS, DESIGN CHANGES AND/OR CONSTRUCTION ALTERNATES WILL REQUIRE ADDITIONAL FEES FROM THE CONTRACTOR. THIS WILL INCLUDE ENGINEERING FEES AND BUILDING DEPARTMENT APPROVAL TIME/COST ALL EVALUATION REQUEST SHALL BE SUBMITTED IN WRITING FOR REVIEW PRIOR TO CONSTRUCTION.
18. OWNER, CO-OWNERS, PARTNERS, ENTITIES, CORPORATION, LLC, CONTRACTOR AND ITS SUBCONTRACTORS/AGENTS CANNOT HOLD THE ENGINEER OF RECORD AND ITS SUBCONSULTANTS LIABLE FOR ANY WORK NOT APPROVED OR PROVIDED BY THE ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL BE INDEMNIFIED FROM ANY HARMS OR SUITS FROM ALL PARTIES.

- 1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FORM ARCHITECT/OWNER BEFORE PROCEEDING WITH THE WORK IN QUESTION OR ANY RELATED WORK.
2. CONTRACTOR SHALL INFORM ARCHITECT/OWNER OF ANY CONFLICTS PRIOR TO CONSTRUCTION THAT EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR THE INSTALLATION AND MAINTENANCE OF ANY EQUIPMENT ARE PROVIDED PER MANUFACTURERS SPECS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK MATERIAL IN ACCORDANCE WITH ALL LOCAL REGULATORY AGENCIES, APPLICABLE BUILDING CODES AND REQUIREMENTS.
4. THE CONTRACTOR SHALL UNDERCUT BUILDING STANDARD INTERIOR DOORS AS REQUIRED TO CLEAR FLOORING MATERIAL BY 1/4".
5. ALL HEIGHTS ARE DIMENSIONED FROM TOP OF EXISTING SLAB UNLESS NOTED OTHERWISE "A.F.F." ABOVE FINISHED FLOOR.
6. CABINET CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ARCHITECT/OWNER FOR APPROVAL PRIOR TO CONSTRUCTION AND FABRICATION.
7. DO NOT SCALE DRAWINGS NOTED DIMENSIONS TAKE PRECEDENCE. ANYONE USING THESE DRAWINGS SHOULD VERIFY ALL CRITICAL DIMENSIONS BY PHYSICALLY MEASURING EXISTING CONDITIONS.
8. NEW INTERIOR FINISHES MUST COMPLY WITH THE CURRENT EDITION OF C.B.C.
9. ALL DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME RETARDANT CONDITION.
10. DRAFT STOPS SHALL BE INSTALLED IN FLOOR-CEILINGS, ATTICS, MANSARDS AND SIMILAR CONCEALED SPACES AND SHALL BE ABOVE AND INLINE WITH WALLS SEPARATING UNITS FROM EACH OTHER AND FROM OTHER USES.
11. SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. MEASUREMENT FROM THE BOTTOM OF THE CLEAR OPENING SHALL NOT EXCEED 44" ABOVE THE FLOOR. WINDOWS MUST HAVE AN OPENABLE AREA OF AT LEAST 5.7 SQUARE FEET WITH THE MINIMUM OPENABLE WIDTH OF 20" AND A MINIMUM OPENABLE HEIGHT OF 24". THE EMERGENCY DOOR OR WINDOW SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.
12. BUILDINGS OVER ONE STORY AND CONTAINING COURTS SHALL HAVE AN ASSUMED PROPERTY LINE FOR THE PURPOSE OF DETERMINING REQUIRED WALL AND OPENING PROTECTION OF COURT WALLS. SEC. 503.3)
13. WALL AND FLOORS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL BE OF NOT LESS THAN ONE HOUR FIRE-RESISTIVE CONSTRUCTION.
14. GUARDRAILS SHALL BE MIN. HEIGHT OF 42" (MIN. HEIGHT OF 36" IN INDIVIDUAL DWELLINGS) AND BE ABLE TO WITHSTAND 200 LB. POINT LOAD IN ANY DIRECTION.
15. OPENINGS IN GUARDRAILS SHALL BE LESS THAN 4". TRIANGULAR OPENINGS FORMED BY THE RAISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT A STAIR SHALL BE LESS THAN 6".

DEFERRED ITEMS:

"FIRE SPRINKLERS WILL BE DONE BY OTHERS." "TRUSSES WILL BE DONE BY OTHERS."

WATER SOURCE:

American Water 4787 Old Redwood Hwy Santa Rosa, Ca 95403

ADDRESS = 142 Wembley Ct Santa Rosa, Ca 95403
APN = 058-232-008
LEGAL DESCRIPTION = Lot 8, in Block 3, as shown on that certain Map entitled "Larkfield Estates Subdivision No. 10", Filed in the Office of the County Recorder of Sonoma County on December 5, 1963 in Book 96 of Maps at Pages 17, 18 and 19, Sonoma County Records.
CONSTRUCTION YEAR:
ZONING: R1
OCCUPANCY TYPE: R3-U
LOT AREA = 39,900 SF
(N) PROPOSED LIVING AREA : 808 SQ.FT.
(N) GARAGE AREA : 808 SQ.FT.

CONSTRUCTION TYPE = V-B
STORIES:2
SPRINKLERS: NO

SCOPE OF WORK:

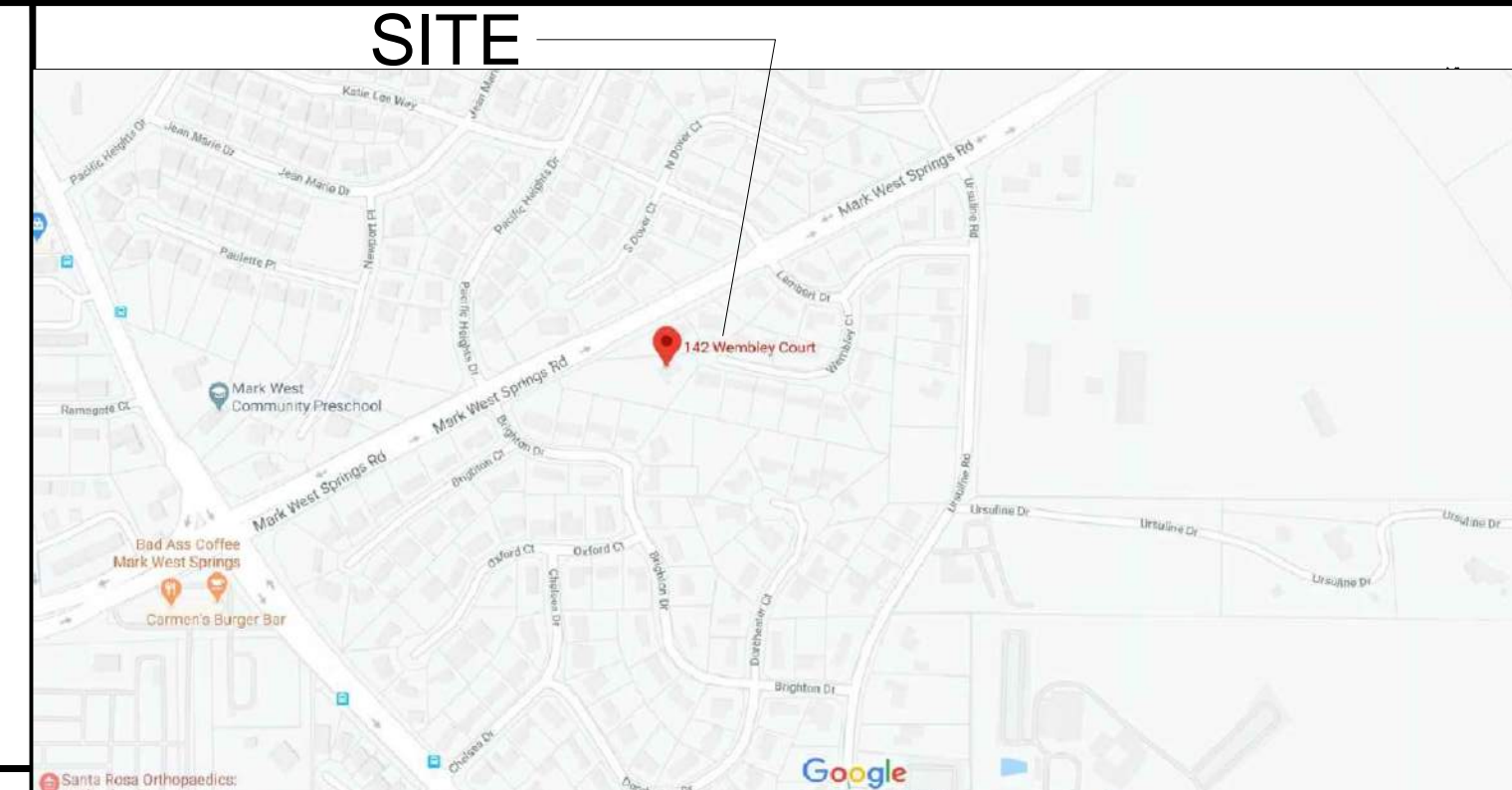
- NEW BUILDING
-FIRE REBUILD
(N) PROPOSED LIVING AREA: 808 SQ.FT.
(N) GARAGE AREA: 808 SQ.FT.
8:SCOPE OF WORK INCLUDES ELECTRICAL AND PLUMBING WORK

NOTE:

"MAIN HOUSE APPROVED BUILDING PERMIT BLD 20-4251"

ELECTRICAL NOTES:

- 1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE WHICH ADOPTS THE 2019 NEC
2. ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE Sonoma County LIGHTING POLLUTION ORDINANCE
3. ALL INTERIOR LIGHTING SYSTEMS SHALL COMPLY WITH CALIFORNIA ENERGY COMMISSION STANDARDS.
4. THE LAYOUT AND SWITCHING SUBJECT TO TITLE 24 DIV. 8 & 9 AND THE DESIGN SUBMITTED CONFIRMS SUBSTANTIALLY WITH THOSE REGULATIONS.
5. BATHROOM RECEPTACLE OUTLETS SHALL BE SERVED BY AT LEAST ONE 20 AMP BRANCH CIRCUIT. NO OTHER RECEPTACLES MAY BE INSTALLED ON THIS CIRCUIT. MORE THAN BATHROOM MAY BE SERVED BY THE DEDICATED BRACH CIRCUIT. EXCEPTION: WHERE THE 20 AMP CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED PER OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED PER 210-23.
6. AN ELECTRICAL CIRCUIT CARD SHALL BE COMPLETED PRIOR TO REQUESTING ROUGH FRAME, ELECTRICAL INSPECTION.
7. BATHROOM LIGHTING: EACH ROOM CONTAINING A SHOWER OR BATHTUB SHALL HAVE AT LEAST ONE LUMINAIRE WITH LAMPS) WITH AN EFFICACY OF 40 LUMENS/WATT (FLUORESCENT). IF MORE THAN ONE LIGHTING FIXTURE OCCURS IN THE ROOM THE FIXTURE WITH HIGHEST EFFICACY RATING SHALL BE SWITCHED AT AN ENTRANCE TO THE ROOM. REFER TO RESIDENTIAL ENERGY MANUAL FOR APPROVED ALTERNATIVES. WHEN ALTERNATIVES ARE USED THEY MUST BE INDICATED ON THE PLANS.



FIRE PROTECTION NOTES:

BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CFC ARTICLE 87
AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10B-C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR(CFC SECT.1002, UFC STANDARD 10-1, CALIF. CODE OF REGS, TITLE 19, SECT.3.29)
COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS, FIRE EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLERS AND OTHER FIRE PROTECTION SYSTEMS SHALL BE SUBMITTED TO FIRE AND LIFE SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SUCH AS STANDPIPES, SPRINKLER SYSTEMS AND FIRE ALARM SYSTEMS, MUST BE SUBMITTED TO, AND APPROVED BY, THE FIRE PREVENTION BUREAU BEFORE THIS EQUIPMENT IS INSTALLED

ALL BUILDINGS SHALL HAVE A PERMANENTLY POSTED ADDRESS, WHICH SHALL BE PLACED ON BUILDING AND SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROAD ON WHICH THE ADDRESS IS LOCATED OR THE PRIMARY DRIVEWAY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. SONOMA COUNTY FIRE STANDARDS SEC. 13-48
A. ALL BUILDINGS SHALL HAVE A PERMANENTLY POSTED ADDRESS, WHICH SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD ON WHICH THE ADDRESS IS LOCATED.
EXCEPTION: AN APPROVED INTERNALLY LIGHTED BUILDING ADDRESS DEVICE MAY BE USED WHEN SUCH BUILDING ADDRESS DEVICE IS LOCATED ON THE BUILDING AND THE BUILDING IS LOCATED WITHIN THIRTY FEET (30' OF THE EDGE OF THE ROAD ON WHICH THE ADDRESS IS LOCATED.
B. ALL ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH THE INTENDED DIRECTION OF TRAVEL AND THE OPPOSITE DIRECTION.
C. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, SUCH ADDRESSES SHALL BE MOUNTED ON A SINGLE APPROVED POST.
D. WHERE A ROAD PROVIDES ACCESS SOLELY TO A COMMERCIAL BUILDING, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THE SITE.

ADDITIONAL NOTES:

"NOTICE TO THE APPLICANT/OWNER/OWNER'S AGENT/ARCHITECT OR ENGINEER OF RECORD: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF Sonoma County FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES"
"NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/ OWNER-BUILDER: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF Sonoma County FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES"
"THE SPECIAL INSPECTOR MUST BE CERTIFIED BY THE CITY OF EL CAJON, DEVELOPMENT SERVICES, IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION"
"THE CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY THE Sonoma County, DEVELOPMENT SERVICES, FOR TESTING OF MATERIALS, SYSTEMS, COMPONENTS AND, EQUIPMENTS".
-FABRICATOR MUST BE APPROVED BY THE Sonoma County, DEVELOPMENT SERVICES FOR THE FABRICATION OF MEMBERS AND ASSEMBLIES ON THE PREMISES OF THE FABRICATORS SHOP"
-FABRICATOR SHALL SUBMIT AN APPLICATION TO PERFORM OFF-SITE FABRICATION" TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO COMMENCEMENT OF FABRICATION".
-FABRICATOR SHALL SUBMIT A "CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION" TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF FABRICATED ITEMS AND ASSEMBLIES".
"THE SPECIAL INSPECTIONS IDENTIFIED ON PLANS ARE, IN ADDITION TO, AND NOT A SUBSTITUTE FOR THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY CITY'S BUILDING INSPECTOR".

INSTALL CLASS A ROOF ONLY
AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE COUNTY RIGHT OF WAY
POST HOUSE NUMBERS TO ENSURE INSPECTION
FIRE SPRINKLERS REQUIRED
A BUILDING PERMIT AND PLANS MUST BE SUBMITTED TO FIRE SERVICES PRIOR TO UNDERFLOOR INSPECTION
FIRE SPRINKLERS REQUIRED
A BUILDING PERMIT AND PLANS MUST BE SUBMITTED TO FIRE SERVICES PRIOR TO UNDERFLOOR INSPECTION
SPECIAL INSPECTION REQUIRED

Special Inspections shown on the approved plans and checked on the Special Inspections form issued with the permit are required for this project. Special inspection and testing shall meet the minimum requirements of chapter 17 California Building Code. Please see approved Special inspection form CNI-033R for the applicable checked required Special Inspections sub category.

- Fabrication Items
Structural Observations
Special Cases
Steel Construction, Quality Assurance Per AISC 360
Steel Welding
Structural Steel Welding
Concrete Construction
Verification and Inspection of Soils
Verification and Inspection of Cast-in-place Deep Foundation Elements
Helical Pile Foundations
Verification and Inspection for Seismic Resistance
Testing and Qualification for Seismic Resistance

THESE ATTACHMENTS ARE PART OF THE APPROVED PLANS

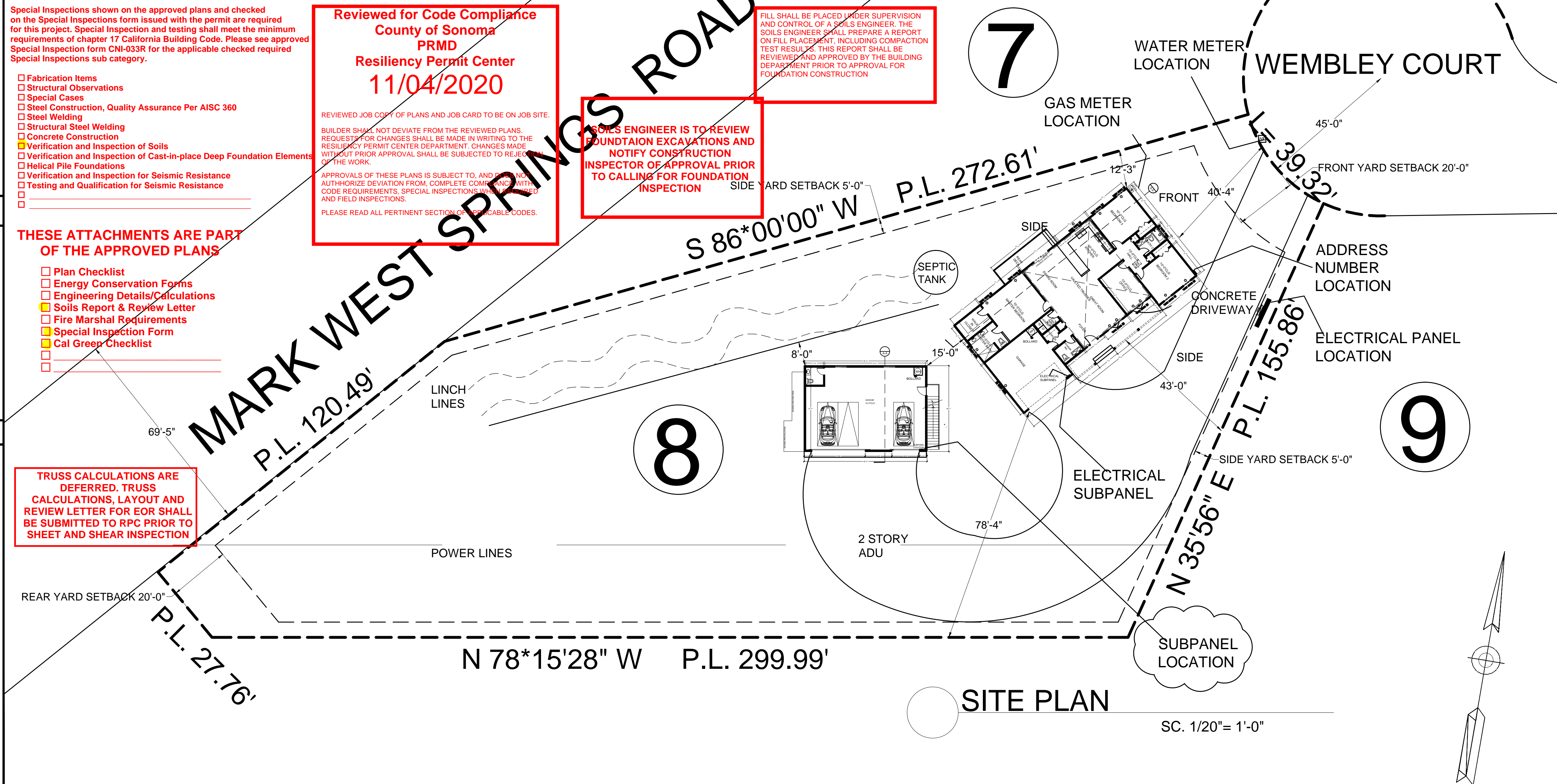
- Plan Checklist
Energy Conservation Forms
Engineering Details/Calculations
Soils Report & Review Letter
Fire Marshal Requirements
Special Inspection Form
Cal Green Checklist

TRUSS CALCULATIONS ARE DEFERRED. TRUSS CALCULATIONS, LAYOUT AND REVIEW LETTER FOR EOR SHALL BE SUBMITTED TO RPC PRIOR TO SHEET AND SHEAR INSPECTION

Reviewed for Code Compliance
County of Sonoma
PRMD
Resiliency Permit Center
11/04/2020
REVIEWED JOB COST OF PLANS AND JOB CARD TO BE ON JOB SITE.
BUILDER SHALL NOT DEVIATE FROM THE REVIEWED PLANS. REQUESTS FOR CHANGES SHALL BE MADE IN WRITING TO THE RESILIENCY PERMIT CENTER DEPARTMENT. CHANGES MADE WITHOUT PRIOR APPROVAL SHALL BE SUBJECT TO REJECTION OF THE WORK.
APPROVALS OF THESE PLANS IS SUBJECT TO, AND DOES NOT AUTHORIZE DEVIATION FROM, COMPLETE COMPLIANCE WITH CODE REQUIREMENTS, SPECIAL INSPECTIONS, MINIMUM HEIGHT AND FIELD INSPECTIONS.
PLEASE READ ALL PERTINENT SECTION OF APPLICABLE CODES.

SOILS ENGINEER IS TO REVIEW FOUNDATION EXCAVATIONS AND NOTIFY CONSTRUCTION INSPECTOR OF APPROVAL PRIOR TO CALLING FOR FOUNDATION INSPECTION

FILL SHALL BE PLACED UNDER SUPERVISION AND CONTROL OF A SOILS ENGINEER. THE SOILS ENGINEER SHALL PREPARE A REPORT ON FILL PLACEMENT, INCLUDING COMPACTION TEST RESULTS. THIS REPORT SHALL BE REVIEWED AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO APPROVAL FOR FOUNDATION CONSTRUCTION



PRE-CONSTRUCTION REQUIREMENTS:

- 1. CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY CONDITIONS WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. THE CONTRACTOR SHALL COORDINATE ALL DIMENSIONS INSOFAR AS NECESSARY TO INSTALL THE WORK PROPERLY AND RELATIVE TO THE SURROUNDING CONSTRUCTION.
2. AT ANY TIME SHOULD CONDITIONS ARISE WHEREIN THE INTENT OF THE CONTRACT DOCUMENTS ARE IN CONFLICT WITH THEMSELVES OR WHERE THERE IS A DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED AT ONE FOR WRITTEN CLARIFICATION.
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION, AND SHALL TAKE ACTIONS TO PROTECT SAID UTILITIES, PERSONNEL AND PROPERTY AGAINST DAMAGE OR INJURY.
4. CONTRACTOR SHALL ARRANGE FOR IN ADVANCE WITH THE OWNER, CONSTRUCTION STORAGE AND STAGING AREAS NECESSARY TO COMPLETE WORK. ALL STORAGE AND STAGING AREAS SHALL BE RETURNED TO THE OWNER IN LIKE ORIGINAL CONDITION.
5. THE DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS. ALL DRAWINGS ARE APPROXIMATE AND ARE GIVEN FOR ESTIMATION PURPOSES, BEFORE PROCEEDING WITH THE WORK, CONTRACTOR SHALL CAREFULLY CHECK AND CERTIFY ALL DIMENSIONS AND SIZES AND SHALL ASSUME RESPONSIBILITY FOR THE FITTING OF HIS/HER EQUIPMENT AND MATERIALS TO THE OTHER PARTS OF THE EQUIPMENT AND THE STRUCTURE.

MECHANICAL/PLUMBING NOTES:

- 1. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH MIXING VALVES PER CPC SEC. 420.0.
2. EACH FAUCET SHALL NOT EXCEED A WATER FLOW RATE OF 2.2 GPM.
3. EACH SHOWER HEAD SHALL NOT EXCEED A WATER FLOW RATE OF 2.5 GPM.
4. EACH TOILET SHALL BE THE ULTRA LOW FLUSH TYPE.
5. VACUUM BREAKERS SHALL BE PROVIDED AT ALL HOSE BIBS.
6. INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARDS PER ENERGY EFFICIENCY STANDARDS SEC. 118.
7. DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER ENERGY EFFICIENCY STANDARDS SEC. 116.
8. ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 118, 123, 124 AND CMC TABLE 6-D AS APPLICABLE.
9. ALL HVAC EQUIPMENT AND APPLIANCES SHALL MEET THE REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 111, 115, 120-129 AS APPLICABLE.
10. SERVICE WATER HEATING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH ENERGY EFFICIENCY STANDARDS SEC. 113.
11. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH CPC SEC. 701.0.
12. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.
13. CHEMICAL WASTE PIPING SHALL COMPLY WITH CPC SEC. 811.0.
14. ALL STORAGE WATER HEATING EQUIPMENT SHALL BE PROVIDED WITH AN APPROVED, LISTED EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL PER CPC SEC. 608.3.
15. CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT EXCEPT THOSE SPECIFIC ITEMS LISTED IN INFORMATION BULLETIN 103.
16. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENTS DUE TO SEISMIC MOTION PER CPC SEC. 510.5.
17. CHLORINATED POLYVINYL CHLORIDE (CPVC) SHALL NOT BE USED FOR INTERIOR WATER SUPPLY PIPING PER STATE HEALTH & SAFETY CODE SEC. 17992.9.
18. HVAC EQUIPMENT AND WATER HEATERS SHALL COMPLY WITH CMC CHAP. 3.
19. MEDIUM PRESSURE GAS PIPING SHALL BE LABELED EVERY FIVE FEET.
20. MECHANICAL VENTILATION, WHEN REQUIRED IN RESIDENTIAL BATHROOMS AND LAUNDRY ROOMS AS APPLICABLE PER CBC SEC. 1203.3, SHALL PROVIDE A MINIMUM OF FIVE AIR CHANGES PER HOUR AND BE ROUTED TO THE EXTERIOR.

AI Construction Services
3505 Camino Del Rio South, Suite 308 San Diego, CA 92108

CONSULTANT: Kelly & Caleb Peters

142 Wembley Ct Santa Rosa, CA 95403

Frederick Bowman

Table with columns for REVISIONS, DATE, PLAN CHECK COMMENTS, PROJECT NO., CLIENT PROJECT, DRAWN, DATE, MN.

DRAWING TITLE: SITE PLAN AND GENERAL NOTES
A-0





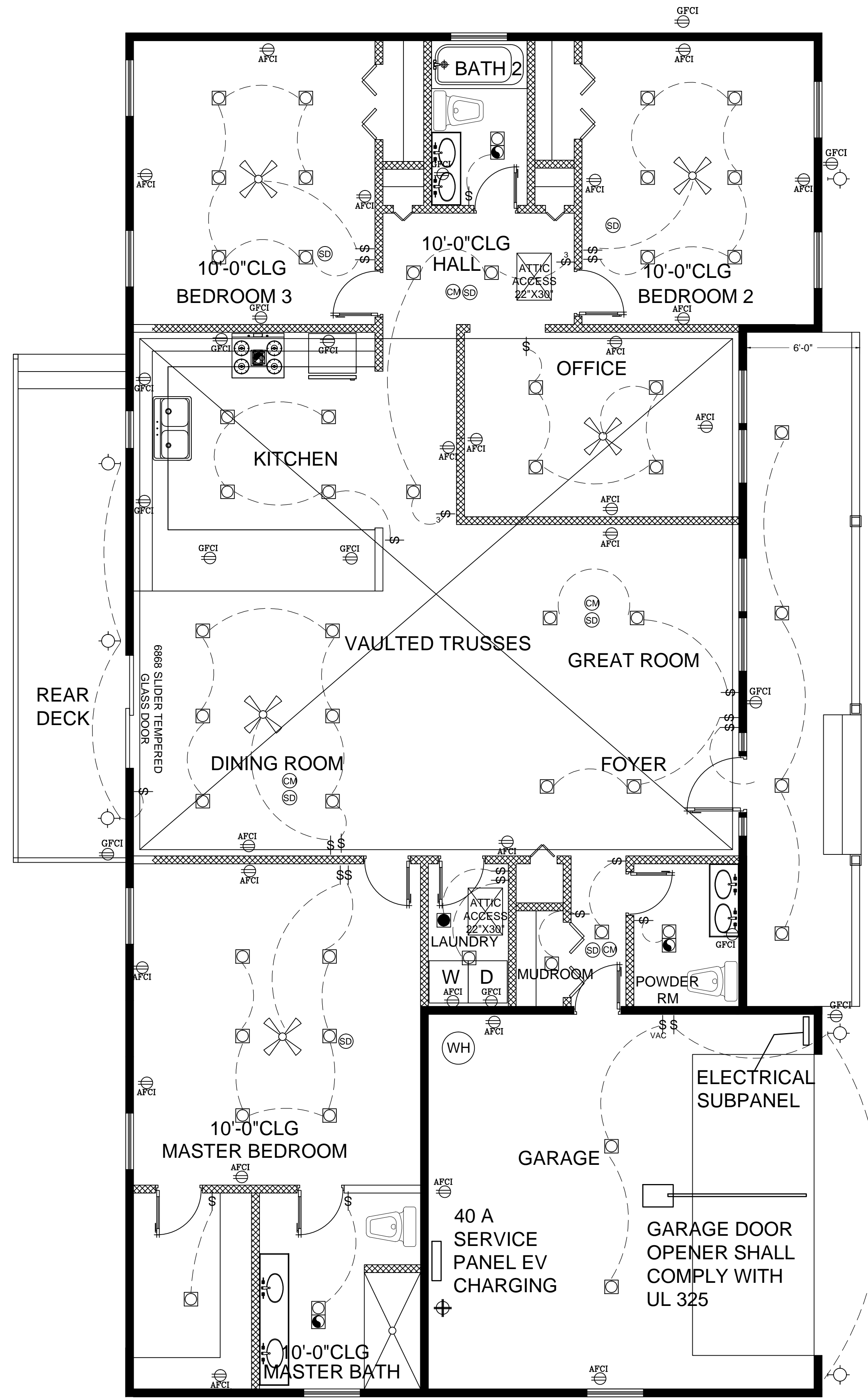
ELECTRICAL SYMBOLS	
	JUNCTION BOX
	MOTOR OUTLET
	IAQ- EXHAUST FAN 91 CFM
	FIXTURE - EXHAUST FAN 50 CFM
	FIXTURE - EXHAUST FAN 100 CFM
	SPECIAL PURPOSE OUTLET, VERIFY SIZE AND REQUIREMENTS WITH EQUIPMENT SUPPLIER
	THERMOSTAT OUTLET
	TELEVISION OUTLET
	SMOKE DETECTOR W/AUDIBLE ALARM AND BATTERY BACKUP.
	CARBON MONOXIDE DETECTOR W/AUDIBLE ALARM AND BATTERY BACKUP.
U.O.N.	UNLESS OTHERWISE NOTED
NL	NIGHT LIGHT
CU	COPPER
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
APFCI	ARC-FAULT CIRCUIT INTERRUPTER
C.O.	CONDUIT ONLY WILL PULL WIRE
T.C.	TIMECLOCK
GND.	GROUND
WP.	WEATHERPROOF
N.I.C.	NOT IN CONTRACT
	EVSE ready space (Electric Vehicle Supply Equipment).
	ELECTRICAL PANEL 200 AMP
	RECESSED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	2' NORA ART LIGHT
	SINGLE POLE TOGGLE SWITCH
	THREE WAY TOGGLE SWITCH
	THERMAL OVERLOAD SWITCH
	WALL SWITCH W/DIMMER CONTROL
	IDENTIFICATION OF OUTLET CONTROLLED
	VACANCY SENSOR
	FANLIGHT COMBINATION
	COMBINATION EXHAUST FAN/HEAT LAMP
	DUPLEX RECEPTACLE - WALL MOUNTED
	DOUBLE DUPLEX RECEPTACLE - WALL MOUNTED
	WALL MOUNTED TELEPHONE OUTLET
	RECEPTACLE -GROUND FAULT INTERRUPTER
	LED TADELIGHT IN CHANNEL 5W P/FT
	HEATING/AC REGISTERS
	AC SUPPLY
	AC RETURN

**LIGHTING NOTES:**  
 - GARAGE, LAUNDRY ROOM, AND UTILITY ROOM LIGHTING SHALL BE HIGH EFFICACY LUMINARIES AND CONTROLLED BY A VACANCY SENSOR (MANUAL-ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH CEC SECTION 110.(B) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINARIES TO BE ALWAYS ON).  
 - ALL RECESS LIGHTS SHALL BE IC RATED, ELECTRONIC BALLAST AND AT.  
 - CF-2R LTG-01 E FORM MUST BE PROVIDED TO THE CITY BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

**LIGHTING NOTES:**  
 - GARAGE, LAUNDRY ROOM, AND UTILITY ROOM LIGHTING SHALL BE HIGH EFFICACY LUMINARIES AND CONTROLLED BY A VACANCY SENSOR (MANUAL-ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH CEC SECTION 110.(B) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINARIES TO BE ALWAYS ON).  
 - ALL RECESS LIGHTS SHALL BE IC RATED, ELECTRONIC BALLAST AND AT.  
 - CF-2R LTG-01 E FORM MUST BE PROVIDED TO THE CITY BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

**NEW BATHROOMS:**  
 - NEW 20 AMP DEDICATED CIRCUIT FOR BATHROOM.  
 - FLOURECENTS LIGHTS (SUITABLE FOR DAMP LOCATIONS) HIGH EFFICIENCY  
 - GFCI OUTLETS  
 - ELECTRICAL AIR VENT (EXHAUST), 50 CUBIC FEET MIN. DIRECTLY VENTED TO OUTSIDE. (SUITABLE FOR DAMP LOCATIONS.)  
 - 1.28 g TOILETS, 24" CLEAR IN FRONT AND 15" FROM ITS CENTER TO THE SIDE WALL/FIXTURE.  
 - TEMPER GLASS AT BATH ENCLOSURES  
 - SHOWER AND BATH TUBS: WALLS TO BE HARD, NON-ABSORBENT, SURFACE OVER MOISTURE RESITANT UNDERLAYMENT/CEMENT, FIBER CEMENT, GLASS MAT GYPSUM, TO A HEIGHT OF 72" ABOVE DRAIN INLET.  
 - SHOWER PAN SHALL BE 1,024 SQ INCHES MIN. AND A MINIMUM FINISH DIMENSION OF 30 INCHES IN ANY DIRECTION. SHOWER DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22" UNOBSTRUCTED OPENING FOR EGRESS.  
 - LINOLUEM OR TILE FLOORING  
 - SHOWER HEAD TO HAVE A MAX FLOW OF 1.8 GPM, AND FAUCETS TO HAVE A MAX FLOW OF 1.2 GPM @ 60 PSI MAX. AT LAVATORY FAUCETS.  
 - SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.

WALL LEGEND	
	(E) WALL TO REMAIN
	SHEATHING BRACE WALL 2 X 4 DF #2 @ 16" O.C. 1/2" CDX SHEATHING STRUCT. 1 W 8" NAILS @ 6" ON EDGES AND 12" ON THE FIELD. HDSB AT ENDS. R-19 INSULATION W/ LINING, (1-HR FIRE RATING) (DETAIL 7 A-5)
	NEW 2x4 INTERIOR WALL SET @ 16" O.C. W/ 1/2" GYP. BD.
	PLUMBING WALL TO BE 2x6'S STUDS @ 16" O.C.
	DEMO WALL
	SCOPE OF WORK



**GARAGE DOOR OPENERS:**  
 (A) ON OR AFTER JULY 1, 2019, NO PERSON, CORPORATION, OR ENTITY SHALL MANUFACTURE FOR SALE IN THIS STATE, SELL, OFFER FOR SALE AT RETAIL OR WHOLESALE, OR INSTALL IN THIS STATE A RESIDENTIAL AUTOMATIC GARAGE DOOR OPENER THAT DOES NOT HAVE A BATTERY BACKUP FUNCTION THAT IS DESIGNED TO OPERATE WHEN ACTIVATED BECAUSE OF AN ELECTRICAL OUTAGE. THE BATTERY BACKUP FUNCTION SHALL OPERATE IN A MANNER SO THAT THE AUTOMATIC GARAGE DOOR OPENER IS OPERATIONAL WITHOUT INTERRUPTION DURING AN ELECTRICAL OUTAGE.  
 (B) THIS SECTION APPLIES TO ALL AUTOMATIC GARAGE DOOR OPENERS MANUFACTURED AND SOLD FOR USE IN ANY RESIDENCE AND OTHER RESIDENTIAL APPLICATIONS OF AUTOMATIC GARAGE DOOR OPENERS MANUFACTURED FOR COMMERCIAL PURPOSES.  
 (C) ON OR AFTER JULY 1, 2019, NO REPLACEMENT RESIDENTIAL GARAGE DOOR SHALL BE INSTALLED IN A MANNER THAT CONNECTS THE REPLACEMENT DOOR TO AN EXISTING RESIDENTIAL AUTOMATIC GARAGE DOOR OPENER THAT DOES NOT MEET THE REQUIREMENTS SET FORTH IN SUBDIVISION (A), REGARDLESS OF THE DATE OF MANUFACTURE OF THE RESIDENTIAL AUTOMATIC GARAGE DOOR OPENER.

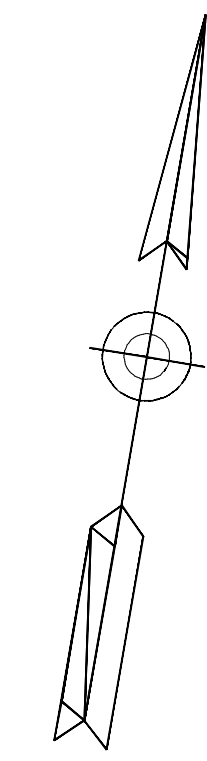
**RECESS LIGHTING NOTES:**  
 - ALL RECESS LIGHTS SHALL BE IC RATED, ELECTRONIC BALLAST AND AIR-TIGHT (AT) RATED FOR SUCH RECESS LUMINARIES. RECESSED LIGHT FIXTURES IN INSULATED CEILING SHALL BE APPROVED, LISTED, ZERO-CLEARANCE INSULATION COVER (IC) TYPE, CERTIFIED AIR TIGHT (ASTE 282) AND SEALED WITH A GASKET OR CAULKED BETWEEN HOUSING AND CEILING, AND SHALL BE CERTIFIED TO COMPLY WITH SECTION 1199(N), AND ALLOW BALLAST MAINTENANCE AND REPLACEMENT TO READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW (CEC 150k12) TITLE 24

**WINDOWS NOTES:** THE NFRC LABELS WHICH STATES THE REQUIRED U-VALUE AND SGHC FOR ALL FENESTRATION PRODUCTS SHALL NOT BEEN REMOVED PRIOR TO INSPECTION OR REMOVAL BY A BUILDING INSPECTOR, AND SHALL REFLECT THE VALUES LISTED IN THE ENERGY REPORT.

**ELECTRICAL NOTE:**  
 DEDICATED 20 AMP CIRCUIT FOR: KITCHEN COUNTER, DISHWASHER, REFRIGERATOR, MICRO OVEN, HOOD, GARBAGE DISPOSAL.  
 ALL RECEPTACLES SHALL BE TAMPER RESISTANT.  
 RECEPTACLES MAY NOT BE LOCATED MORE THAN 12 INCHES BELOW THE COUNTER SURFACE AND OR BELOW A COUNTER THAN EXTENDS MORE THAN 6 INCHES BEYOND THE COUNTER EDGE.

**NEW "EVSE" READY SPACE.**  
 THE EVSE READY SPACE SHALL HAVE THE FOLLOWING: PANEL CAPABILITY, 40A 2 POLE BREAKER, 1" RACEWAY, NO. 3 CONDUCTORS INSTALLED TO THE ANTICIPATED CHARGER LOCATION.

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



WINDOW SCHEDULE MAIN HOUSE													
SYM	NOMINAL SIZE		QTY	AREA SQ.FT	GLAZING				HEAD HT.	U-FACTOR	SHGC	LOCATION	MANUFACTURER
	WIDTH	HEIGHT			TYPE	MAT	FINISH						
(A)	3'-0"	4'-0"	4	12	CLEAR DUAL GLAZED TEMPERED	VINYL	STAIN	6'-8"	SLIDER	0.32	0.25	GREAT ROOM	JELD-WEN OR
(B)	3'-0"	5'-0"	6	15	CLEAR DUAL GLAZED TEMPERED	VINYL	STAIN	6'-8"	SLIDER	0.32	0.25	BEDROOMS	JELD-WEN OR
(C)	3'-0"	2'-0"	1	6	CLEAR DUAL GLAZED TEMPERED	VINYL	STAIN	6'-8"	SLIDER	0.32	0.25	BATH	JELD-WEN OR
(D)	2'-0"	2'-0"	1	4	CLEAR DUAL GLAZED TEMPERED	VINYL	STAIN	6'-8"	SLIDER	0.32	0.25	KITCHEN	JELD-WEN OR
(E)	3'-0"	3'-0"	1	9	CLEAR DUAL GLAZED TEMPERED	VINYL	STAIN	6'-8"	SLIDER	0.32	0.25	M.BATH	JELD-WEN OR

WINDOW SCHEDULE A.D.U. UNIT													
SYM	NOMINAL SIZE		QTY	AREA SQ.FT	GLAZING				HEAD HT.	U-FACTOR	SHGC	LOCATION	MANUFACTURER
	WIDTH	HEIGHT			TYPE	MAT	FINISH						
(P)	5'-0"	4'-0"	4	20	CLEAR DUAL GLAZED TEMPERED	VINYL	STAIN	6'-8"	SLIDER	0.32	0.25	BEDROOM , LIVING ROOM	JELD-WEN OR
(Q)	2'-6"	2'-6"	3	6.25	CLEAR DUAL GLAZED TEMPERED	VINYL	STAIN	6'-8"	SLIDER	0.32	0.25	BATH	JELD-WEN OR
(R)	3'-0"	3'-0"	1	9	CLEAR DUAL GLAZED TEMPERED	VINYL	STAIN	6'-8"	SLIDER	0.32	0.25	KITCHEN	JELD-WEN OR
(S)	4'-0"	4'-0"	2	16	CLEAR DUAL GLAZED TEMPERED	VINYL	STAIN	6'-8"	SLIDER	0.32	0.25	GARAGE	JELD-WEN OR

### GREEN CODE NOTES:

A MINIMUM OF 65% OF CONSTRUCTION WASTE IS TO BE RECYCLED. (CGC 4.408.1) THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT. PER CGC 4.408.2.

THE BUILDER IS TO PROVIDE AN OPERATION MANUAL FOR (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. (CGC 4.410.1) DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. (CGC 4.504.1) VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3 AND 4.504.5 FOR: ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. (4.504.2)

CONCRETE SLABS WILL BE PROVIDED WITH A CAPILLARY BREAK. (CGC 4.504.2.1)

THE MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED IN SECTION 4.505.3. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT ME BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CGC 4.505.3.

BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT. (CGC 4.506.1)

PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENT AS PART OF THE CONSTRUCTION. (CGC 102.3)

### ADDITIONAL NOTES:

"AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE(S) (CF2R) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED CF2R WILL HAVE A UNIQUE 21-DIGIT REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF1R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORM CF2R IS REVIEWED AND APPROVED."

"AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE (S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SITE BY CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25-DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CF3R IS REVIEWED AND APPROVED".

"LIGHTING IN BATHROOMS SHALL HAVE ALL HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR.

"KITCHENS: AL THE INSTALLED WATTAGE OF LUMINARIES IN KITCHENS SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER... UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATE".

" OTHER ROOMS: ALL LUMINARIES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER".

" OUTDOOR LIGHTING: ALL LUMINARIES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINARIES AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH, AND CONTROLLED BY ONE OF THESE AUTOMATIC CONTROL TYPES: PHOTO CONTROL AND A MOTION SENSOR, OR ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS)".

"PER 2019 GREEN CODE, MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:  
 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.  
 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT".

" ALL NEW RESIDENTIAL BUILDINGS, (SINGLE FAMILY, DUPLEX OR TOWNHOMES) SHALL BE CONSTRUCTED TO INCLUDE WASTE PIPING TO DISCHARGE GRAY WATER FROM CLOTHES WASHERS TO A PLACE WHERE IT MAY BE USED FOR OUTDOOR IRRIGATION, IN COMPLIANCE WITH SECTION 1602 OF THE CALIFORNIA PLUMBING CODE".

"PER 2019 CGBSC, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC).

### FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM FLOW RATE
water closets	1.28 gallons/flush
urinals (wall-mounted)	0.125 gallon/flush
urinals (others)	0.5 gallon/flush
showerheads	1.8 gpm @ 80psi
lavatory faucets	1.2 gpm @ 60 psi
kitchen faucets	1.8 gpm @ 60 psi
metering faucets	0.25 gallons per cycle

lavatory faucets shall not have a flow rate less than 0.8 gpm at 20 psi

### ADDITIONAL NOTES:

- "SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. ON EACH ADDITION STORY OF THE DWELLING INCLUDING BASEMENTS AND HABITABLE ATTICS.

- "WEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL SWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAN THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. EXCEPTION: INTERCONNECTION IS NOT REQUIRED IN EXISTING DWELLING UNITS WHERE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALLS AND CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES. .

- SMOKE ALARMS SHALL BE RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. EXCEPTION: SMOKE ALARMS ARE PERMITTED TO BE SOLELY BATTERY OPERATED IN EXISTING AREAS OF BUILDING UNDERGOING ALTERATIONS OR REPAIRS THAT DO NOT RESULT IN THE REMOVAL OF INTERIOR WALLS AND CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES.

- SMOKE ALARMS MUST BE LOCATED A MINIMUM OF THREE FEET FROM AIR REGISTER AND THREE FEET FROM THE TIPS OF CEILING FANS.

### ADDITIONAL NOTES:

- A: BUILDING MATERIALS AND EXTERIOR COLORS.  
 I. BUILDING COLORS USED FOR ROOFING, SIDING, AND GLAZING SHALL BE LOCAL EARTH TONES BLENDING WITH THE NATURAL ENVIRONMENT OF THE SITE. DARKER, FLAT TONES, WITH LOW REFLECTIVITY SUCH AS BEIGE, BROWNS, AND GREENS SHALL BE USED. EXCEPTIONS FOR LIGHTER COLORS MAY BE MADE FOR HISTORIC CHARACTER, PASSIVE SOLAR OR GREEN BUILDING DESIGNS.

II. BUILDING MATERIALS AND COLORS SHALL NOT HAVE A LIGHT REFLECTIVE VALUE (LRV) GREATER THAN 30%.

III. ALL NEW WINDOWS FACING THE PUBLIC STREETS SHALL HAVE LOW REFLECTIVITY OR ANTI-GLARE COATINGS DESIGNED TO MINIMIZE REFLECTIVITY.

-B. LIGHTING, EXTERIOR.  
 I. EXTERIOR LIGHTINGS SHALL BE DOWNWARD FACING, FULLY SHIELDED, DARK SKY COMPLIANT, AND LOCATED AT THE LOWEST POSSIBLE POINT TO THE GROUND TO PREVENT GLARE, LIGHT POLLUTION, AND UNNECESSARY GLOW IN THE RURAL NIGHT SKY. FULLY SHIELDED LIGHTS HAVE SHADES OR COVERS THAT SCREEN THE BULB FROM VIEW WHILE CASTING LIGHT TO THE GROUND OR BUILDING SURFACE.

II. LIGHT FIXTURES SHALL NOT BE LOCATED AT THE PERIPHERY OF THE PROPERTY, SHALL NOT WASH OUT STRUCTURES OR ANY PORTIONS OF THE PROJECT SITE, AND SHALL NOT SPILL OVER ONTO ADJACENT PROPERTIES OR INTO THE NIGHT SKY.

III. EXTERIOR LUMINAIRES SHALL HAVE A MAXIMUM OUTPUT OF 1000 LUMENS PER FIXTURE.

IV. TOTAL ILLUMINANCE BEYOND THE PROPERTY LINE CREATED BY SIMULTANEOUS OPERATION OF ALL EXTERIOR LIGHTING SHALL NOT EXCEED 1.0 LUX.

V. ALL ROADWAY, PARKING, AND DRIVEWAY LIGHTS SHALL BE LOW PROFILE UTILIZING FULL CUT-OFF FIXTURES.

VI. FLOOD LIGHTS ARE PROHIBITED. OF SECURITY LIGHTING IS NECESSARY, IT SHALL BE MOTION-SENSOR ACTIVATED ONLY.

### ADDITIONAL NOTES:

"-JOINTS AND OPENINGS, 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".

"-DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION".

"-ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS".

"-PAINTS, STAIN AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS SET IN CALGREEN 4.504.2.2 AND TABLE 4.504.3".

"-CARPET AND CARPET SYSTEM SHALL BE COMPLIANT WITH VOC LIMITS. A LETTER FROM THE CONTRACTOR SUBCONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL USED COMPLIES WITH THE CALIFORNIA GREEN BUILDING CODE".

"- HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD (MDF) COMPOSITE WOOD PRODUCT USED ON THE INTERIOR OR EXTERIOR OF BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD AS SPECIFIED IN CALGREEN 4.504.5 AND TABLE 4.504.5".

"-BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOORS FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT".

"-THE MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER".

"-EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM THAT CONTAINS A SHOWER AND TUB. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH CAN ADJUST BETWEEN 50 TO 80 PERCENT".

"-SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR".

### ADDITIONAL NOTES

EXISTING "NONCOMPLIANT" FIXTURES (TOILETS THAT USE MORE THAN 1.6 GALLONS OF WATER PER FLUSH, URINALS THAT USE MORE THAN ONE GALLON OF WATER PER FLUSH, SHOWERHEADS THAT HAVE A FLOW CAPACITY OF MORE THAN 2.5 GALLONS OF WATER PER MINUTE, AND INTERIOR FAUCETS THAT EMIT MORE THAN 2.2 GALLONS OF WATER PER MINUTE) SHALL BE REPLACED. CERTIFICATION OF COMPLIANCE SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO FINAL PERMIT APPROVAL.

ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED: ½" PIPE (1/2" INSULATION); ¾" PIPE (1" INSULATION); 1" TO 1 1/2" PIPE (1-1/2" INSULATION).  
 A) ADDITIONAL, THE ½" HOT WATER PIPE TO THE KITCHEN SINK, AND THE COLD WATER PIPE WITHING 5' OF THE WATER HEATER BOTH REQUIRE 1" MINIMUM INSULATION.

### NOTES:

#### ELECTRICAL NOTES:

-TAMPER RESISTANT RECEPTACLES REQUIRED FOR ALL LOCATIONS DESCRIBED IN 210.52 (ALL RECEPTACLES IN A DWELLING).  
 -WEATHER RESISTANT TYPE FOR ANY NEW RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE).  
 -ARC-FAULT PROTECTION FOR ALL NEW OUTLETS (NOT JUST RECEPTACLES) LOCATED IN ROOMS DESCRIBED IN NEC 210.8(A): FAMILY, LIVING, BEDROOMS, DINING, HALLS, ETC.  
 -GFCCI PROTECTED OUTLETS FOR ANY NEW LOCATIONS DESCRIBED IN NEC 210.8: KITCHENS, GARAGES, OUTDOORS, WITHIN 6 FEET OF A SINK, ETC.  
 -"THAT RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH CEC ARTICLE 210.52"  
 -"INTERIOR AOUTLETS THAT MODIFIED OR REPLACED BRANCH CIRCUITS WILL BE AFCI PROTECTED" CEC 210.12  
 -"THE BATHROOM CIRCUIT SHALL BE EITHER:  
 A) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM, OR  
 B) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS."

#### ADDITIONAL NOTES:

\* ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF THE CALIFORNIA MECHANICAL CODE.(CMC).  
 - "CALIFORNIA MECHANICAL CODE 2019 (CMC 2019), CALIFORNIA PLUMBING CODE (CPC 2019) AND TITLE 24 ENERGY STANDARDS ARE THE CURRENT CODES' STANDARDS THAT ARE APPLICABLE TO THIS PROJECT".  
 -"EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS PER SEC. 504.0 CMC".  
 -"EXTEND EXISTING DUCTWORK".  
 -" DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS PER SECTION 504.0 CMC".  
 -"SCREENS/LOUVERS SHALL NOT BE INSTALLED AT DRYER VENT TERMINATIONS PER SEC 504.3.1 CMC".  
 -" FLEXIBLE CLOTHES DRYER TRANSITION DUCTS SHALL NOT BE CANCELED WITHIN CONSTRUCTION".  
 -" ALL CLOTHES DRYERS INSTALLED FOR MULTIPLE/FAMILY USE SHALL BE EQUIPPED WITH APPROVED SAFETY SHUT-OFF DEVICES AND SHALL BE INSTALLED AS SPECIFIED FOR A TYPE 2 CLOTHES DRYER UNDER SECTION 905.5 CMC".

-" EXHAUST DUCT FOR DRYER SHALL COMPLY WITH SECTION 905.5 CMC".  
 -"CLOTHES DRYER SHALL BE EQUIPPED OR INSTALLED WITH LINT CONTROLLING MEANS".  
 -"EACH DWELLING UNIT SHALL COMPLY WITH ALL THE VENTILATION FOR ACCEPTABLE INDOOR AIR QUALITY REQUIREMENTS OF ASHRAE STANDARD 62.2".  
 -" VENTILATION AIR SHALL COME FROM THE OUTDOOR AND SHALL NOT BE TRANSFERRED FROM ADJACENT DWELLING UNITS, GARAGES OR CRAWLSPACE".

-" VENTILATION SYSTEM. CONTROLS SHALL BE LABELED AND THE HOME OWNER SHALL BE PROVIDED WITH INSTRUCTIONS ON HOW TO OPERATE THE SYSTEM".  
 -" COMBUSTION APPLIANCES SHALL BE PROPERLY VENTED AND AIR SYSTEMS SHALL BE DESIGNED TO PREVENT BACK DRAFTING".  
 -" HABITABLE ROOMS SHALL HAVE WINDOWS WITH A VENTILATION AREA OF LEAST 4 PERCENT OF THE FLOOR ARE".  
 -"MECHANICAL SYSTEMS INCLUDING HEATING AND AIR CONDITIONING SYSTEMS THAT SUPPLY AIR TO HABITABLE SPACES SHALL HAVE MERV 6 FILTERS OR BETTER".  
 -"DEDICATED AIR INLETS (NOT EXHAUST) THAT ARE PART OF THE VENTILATION SYSTEM DESIGN SHALL BE LOCATED AWAY FROM KNOW CONTAMINANTS".

" A CARBON MONOXIDE ALARM SHALL BE INSTALLED IN EACH DWELLING UNIT IN ACCORDANCE WITH NFPA 720".  
 -" AIR MOVING EQUIPMENT USED TO MEET THE WHOLE-BUILDING VENTILATION REQUIREMENT AND LOCAL VENTILATION EXHAUST REQUIREMENT SHALL BE RATED IN TERMS OF AIRFLOW AND SOUND.  
 a)all continuously operating fans shall be rated at maximum of 1.0 sone.  
 b) intermittently operated whole-building ventilation fans shall be rated at a max. of 1.0 sone.  
 c) intermittently operated local exhaust fans shall be rated ata a max of 3.0 sone.

"-REMOTELY LOCATED AIR MOVING EQUIPMENT (MOUNTED OUTSIDE OF HABITABLE SPACES) USED TO MEET THE WHOLE-BUILDING VENTILATION REQUIREMENT AND THE LOCAL VENTILATION EXHAUST REQUIREMENT NEED NOT MEET SOUND REQUIREMENTS IF THERE IS AT LEAST 4 FT. OF DUCTWORK BETWEEN THE FAN AND THE INTAKE GRILL".

### FLOOR PLAN NOTES:

EXTERIOR AND INTERIOR DOORS, WOOD MOULDING AT EXTERIOR, JAMB EXTENSIONS FOR CASING AT INTERIOR

ALL GLAZING 18" OR ABOVE FLOOR AND WITHIN 24" OF DOOR SWING, SHALL BE TEMPERED GLASS.

ALL DOOR INSTALLATIONS SHALL BE IN STRICT COMPLIANCE WITH THE MANUFACTURER'S MOST RECENT INSTALLATION DETAILS AND SPECIFICATIONS.

AL WOOD DOORS SHOWN WITH NOMINAL DIMENSIONS. ALL ROUGH OPENINGS SIZES FOR DOOR SHALL BE PROVIDED BY THE DOOR INSTALLER. THE FRAMING CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH INSTALLER'S DIMENSIONS.

ALL EXTERIOR DOORS EXCEPT SLIDING GLASS DOORS, SHALL HAVE WOOD THRESHOLDS.

ALL DOOR AND WINDOWS ARE TO BE ALIGNED AT THE TOP.

SHOWER ENCLOSURES - SEE FLOOR PLAN.

SEE PLANS FOR ALL DOORS AND WINDOWS, VERIFY ALL DIMENSIONS IN THE FIELD. ALL WINDOWS TO BE WOOD, DOUBLE GLAZED; ALL SLIDING GLASS DOORS TO BE WOOD, CLEAR, DOUBLE GLAZED; ALL FRENCH DOORS TO BE WOOD, CLEAR, SINGLE GLAZED, U.N.O.

ALL DOORS AND WINDOWS TO BE FULLY FLASHED AND WEATHERSTRIPPED. ALL JOINT PENETRATIONS TO BE CAULKED AND SEALED, GLASS AND FRENCH DOOR TO BE GLASS DOORS TEMPERED. PROVIDE BITUMINOUS PAINT OR #30 FELT WITH SEALANT UNDER SLIDING DOOR SILLS AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS ALL WINDOW FRAMES SILLS TO BE MASTIC. (JIFFY SEAL OR EQUAL)

ALL DOORS AND WINDOWS TO MEET ANSI STANDARDS AND TO BE CERTIFIED.

HEADS OF ALL DOORS AND WINDOWS TO ALIGN UNLESS NOTED OTHERWISE ON THE PLANS AND EXTERIOR ELEVATIONS.

ALL OPERATING WINDOWS WITH HEAD HEIGHTS PLUS 8' ABOVE FINISHED FLOOR TO HAVE REMOVABLE POLE OPERATIONS WITH ALL REQUIRED RELATED HARDWARE, FIELD VERIFY LENGTH OF OPERATORS REQUIRED.

VERIFY HEAD HEIGHT OF ALL WINDOWS, SEE PLANS, ELEVATIONS AND SECTIONS.

ALL EXTERIOR DOORS TO HAVE INTEGRAL DOOR BUTTONS AND WEATHER-STRIPPING UNLESS NOTED OTHERWISE. PROVIDE LOCKING DEVICES AT ALL EXTERIORS DOORS, ALL SOLID CORE AND HOLLOW CORE DOORS TO BE STAIN GRADE (DOUGLAS FIR)  
 BLACK PRIME ALL SURFACES AND EDGES OF UNPAINTED OR UNPRIMED DOORS AND WINDOWS WHEN THEY ARRIVE AT THE JOB SITE AND AGAIN AFTER INSTALLATION TO PREVENT DAMAGE.

EXTERIOR WINDOWS AND DOORS ARE WOOD (PER OWNER, U.N.O).

ALL SWINGING DOORS TO HAVE 1 1/2 PAIR OF BUTT HINGES (BRASS AT EXTERIOR)

EXTERIOR THRESHOLDS AT FRENCH DOORS TO BE OAK.

ALL SKYLIGHTS TO BE DUAL GLAZED ANODIZED ALUMINUM FRAME BY BRISTOLITE, ICBO 2469 (TINTED TEMP GLASS)

FIRE RESISTIVE EXT WALL CONSTRUCTION MUST BE MAINTAINED PASSING THROUGH ATTIC AREAS OR OTHER AREAS WITH CONCEALED SPACES

#### MECHANICAL NOTES:

"-EXISTING DUCTS TO BE EXTEND"

ADDITIONAL NOTE:  
 -ENCLOSED ACCESSIBLE SPACE UNDER THE STAIRS SHALL BE PROTECTED WITH ½ INCH GYPSUM BOARD ON THE ENCLOSED SITE.

Reviewed for Code Compliance  
 County of Sonoma  
 PRMD  
 Resiliency Permit Center  
 11/04/2020

CONSULTANT:



**AI Construction Services**  
 3505 Camino Del Rio South,  
 Suite: 358B  
 San Diego, CA 92108

CLIENT:

Kelly & Caleb Peters

PROJECT TITLE:

**142 Wembley Ct Santa Rosa, CA 95403**

PROFESSIONAL SEAL:

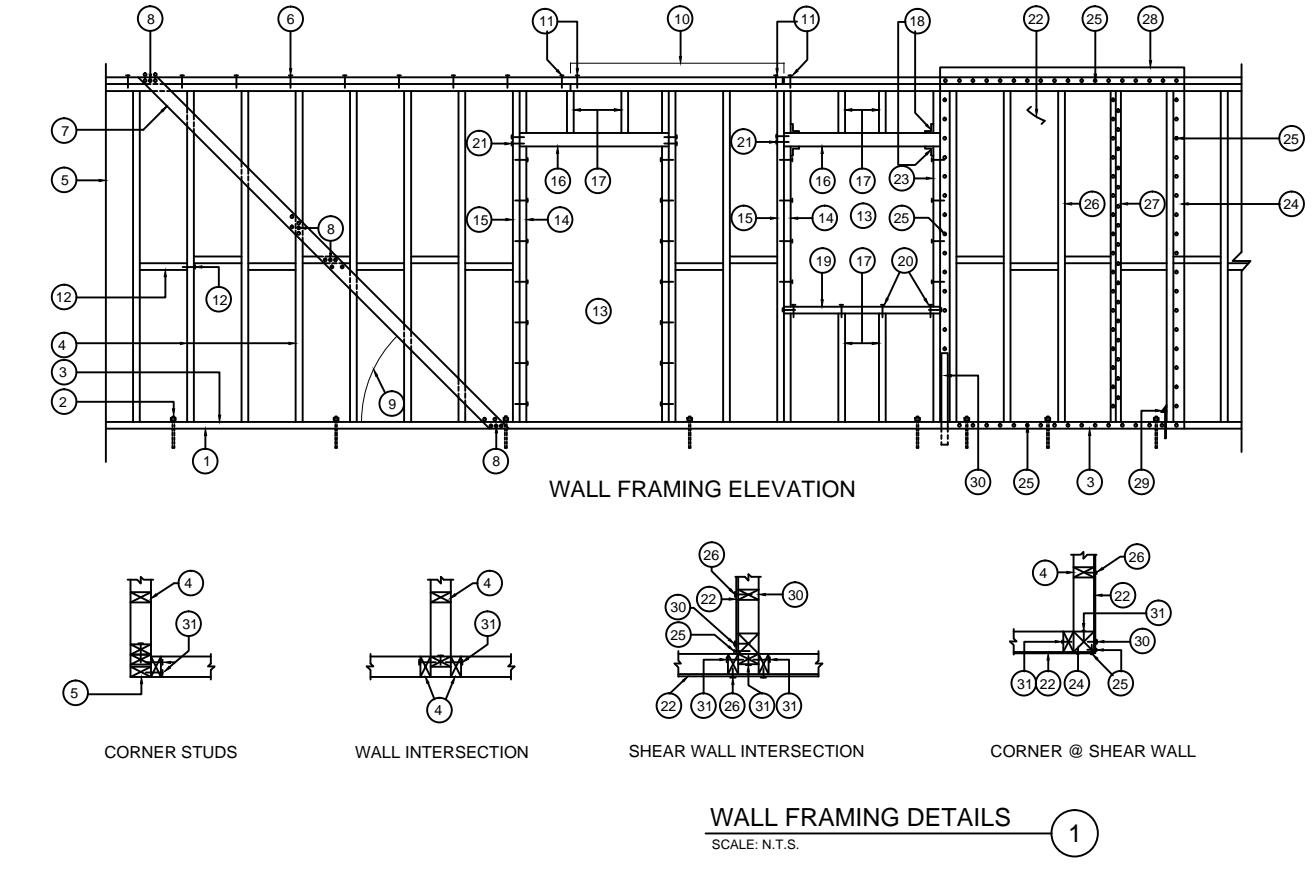
**Frederick Bowman**

REVISIONS	DATE
PLAN CHECK COMMENTS	09/23/2020
PROJECT NO. 20-003	CLIENT PROJECT:
DRAWN: E.L.A.	DATE: 05/06/2020
MN	

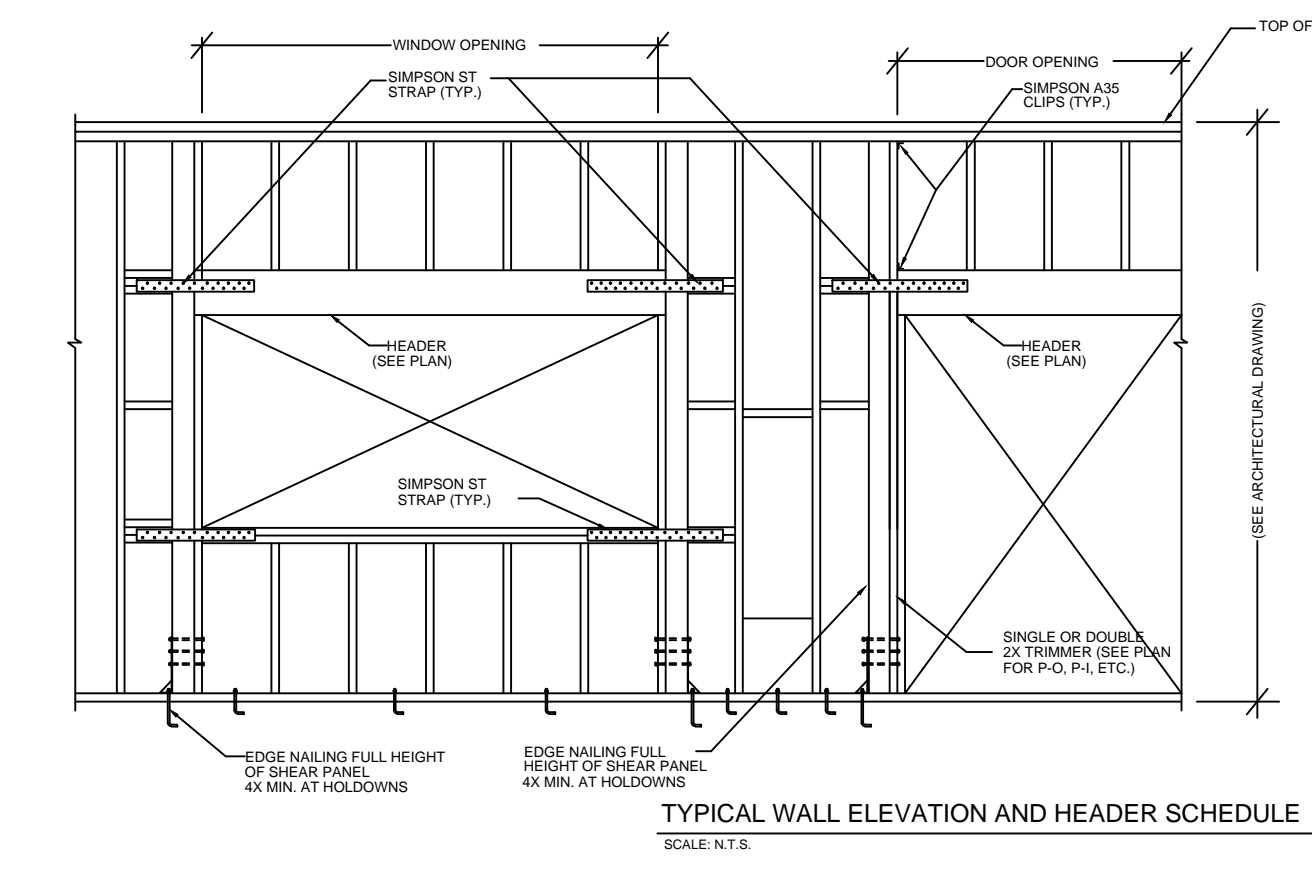
## ADDITIONAL NOTES

### A-4



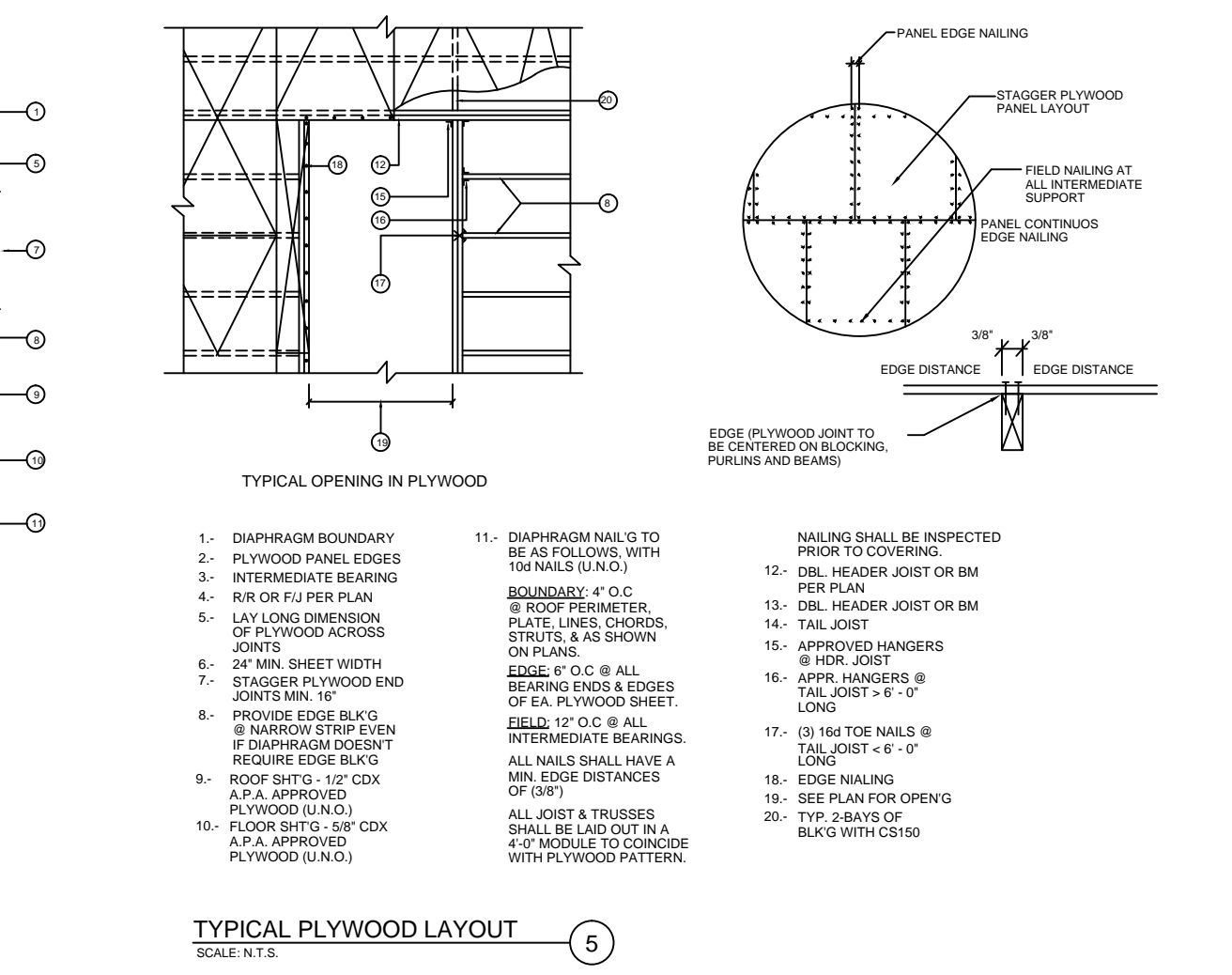
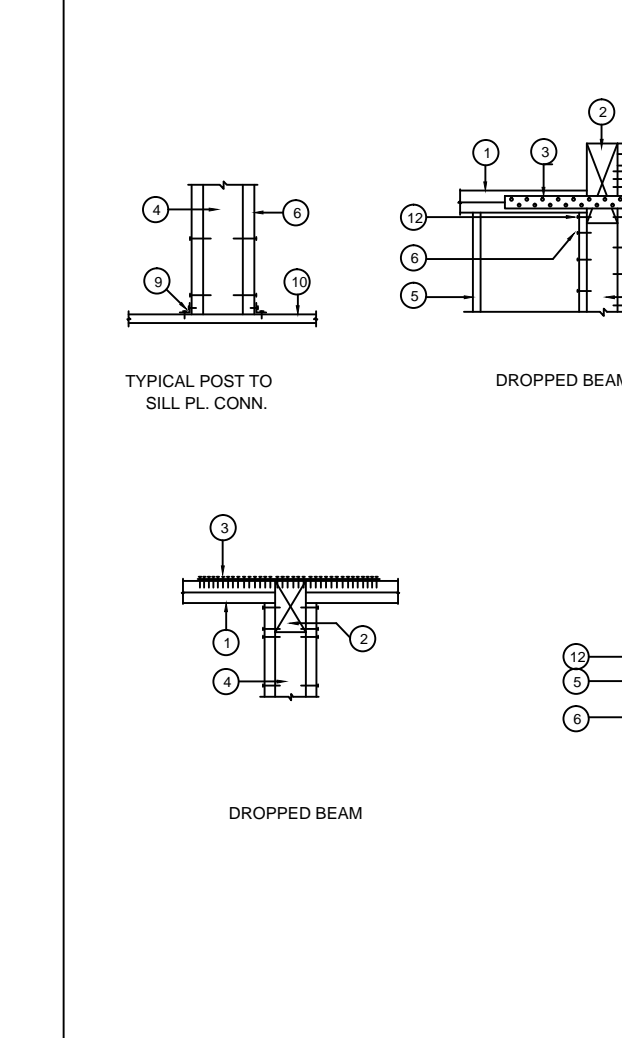
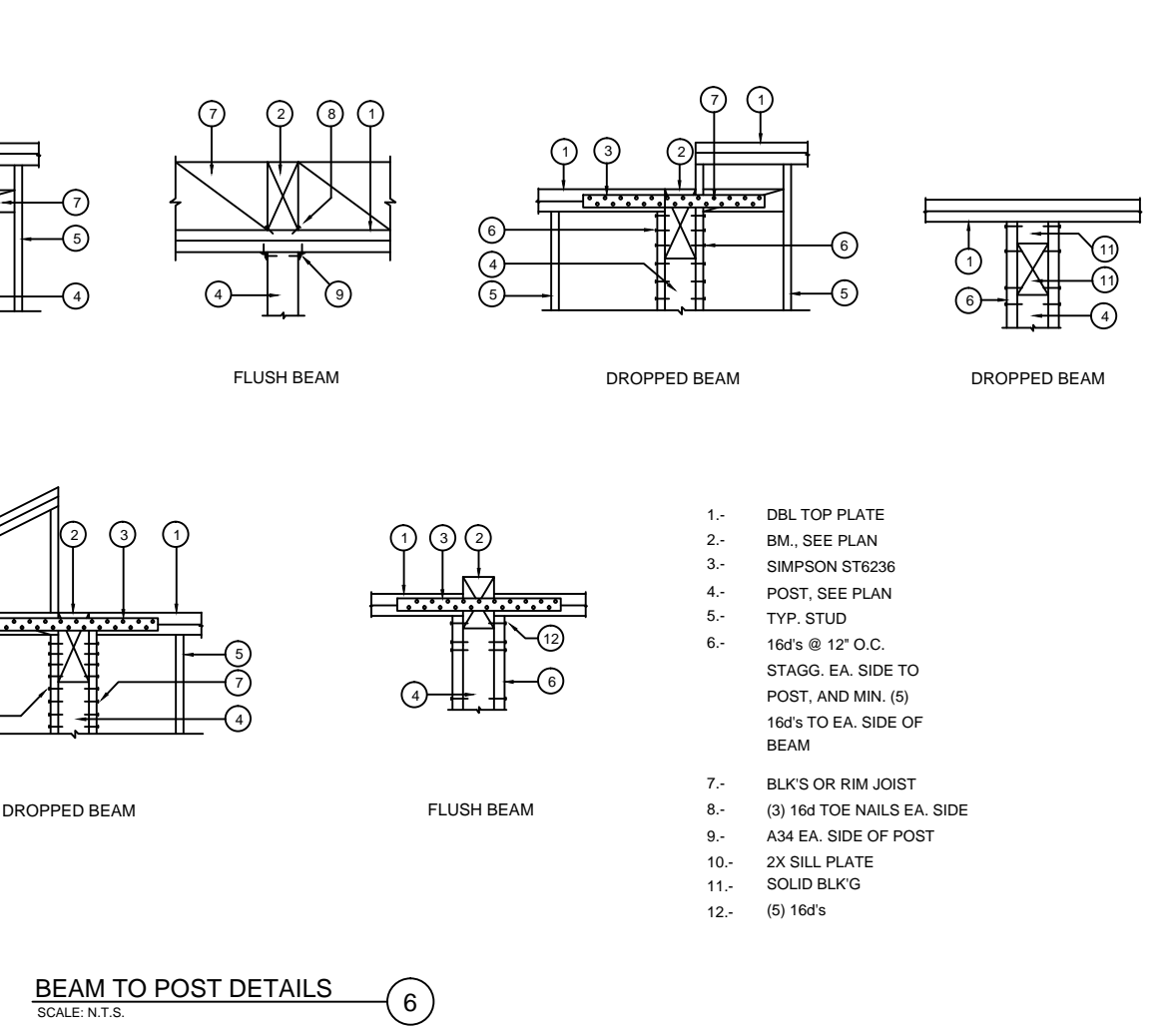
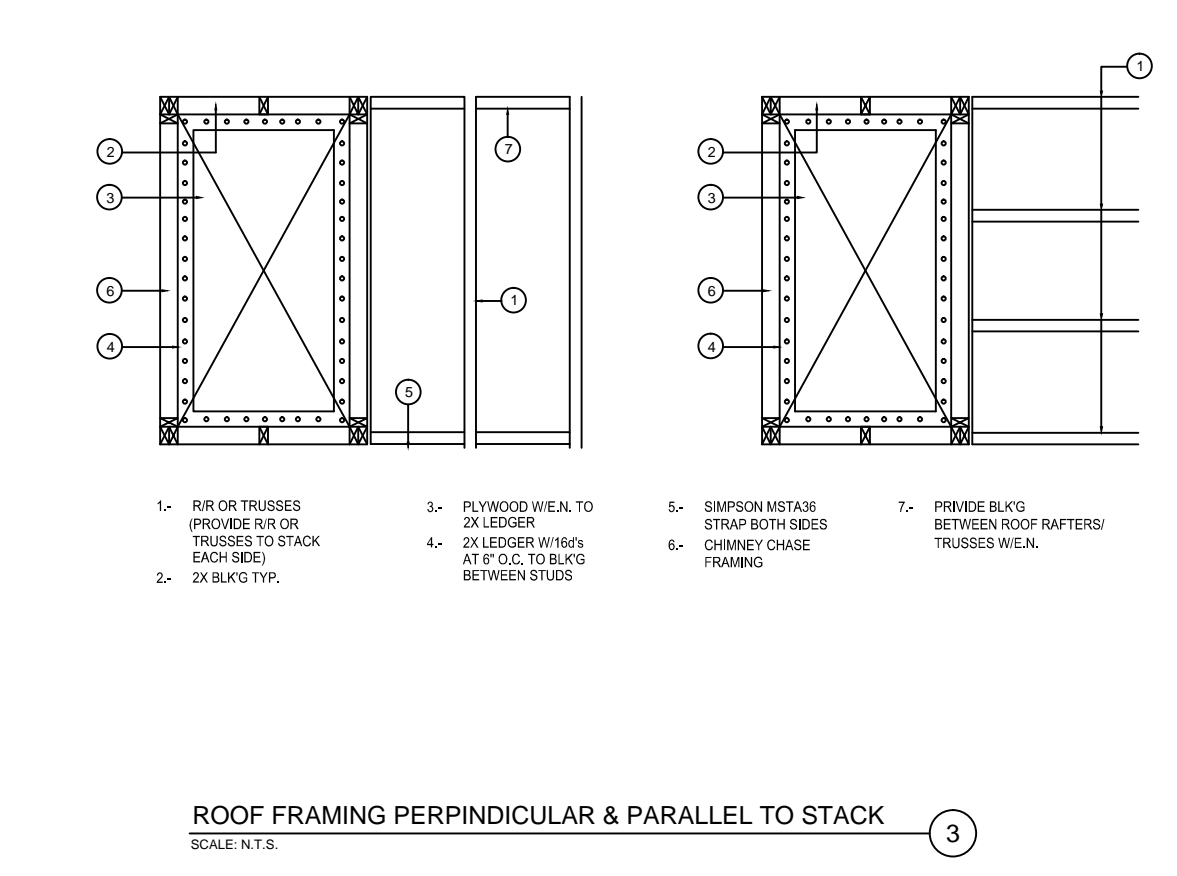


- TOP OF SLAB OR FOUNDATION WALL PER PLAN.
- ANCHOR BOLTS PER PLAN. MAX. SPACING 2' O.C. AND WITHIN 12" OF SILLINGS. MIN. (2) A.B.S PER PIECE OF SILL PLATE (U.N.O.).
- 2X SILL PLATE.
- 2X STUDS @ 16" O.C. U.N.O. TO TOP & SILL PLATES. CORNER STUDS OR POST PER PLAN.
- (2) 2X TOP PLATE, NAILED TOGETHER WITH 8" @ 12" O.C. U.N.O.
- AS A TEMPORARY BRACING, USE 1X4 OR 1X6 DIAGONAL LET IN BRACE @ EA CORNER OR NEAR THE CORNER & MAX. 2X INTERVALS. ALT. SIMPSON WB STRAPS, INSTALLED IN SPACES.
- NAILED BRACE TO PLATES, STUDS & BLOCKING W/ (2) 8# EA. BRG MIN. 4X JAKES. BRACE TO COVER MIN. (3) STUD SPACES.
- TOP PLATE SHALL TO OCCUR DIRECTLY ABOVE STUD OR POST & SHALL LAP MIN. 4F.
- (2) 16# END NAILS EA. SIDE JOINT @ BRACE LAPS & INTERSECTING PARTITIONS. 2X BLOCKING AS REQUIRED PER U.B.C.
- OPENING WHERE OCCURS PER U.B.C.
- 2X TRIMMER W/ 16# @ 12" O.C. STAGGERED TO KING STUD U.N.O.
- 2X KING STUD USE 2X KING STUD @ OPENINGS OVER 16" U.N.O. USE WIRE U.N.O. HEADER PER PLAN.
- CORRIP STUDS @ 16" O.C. U.N.O.
- ATTACH HEADERS TO TRIMMER & KING STUD W/ SIMPSON AN EA. END @ OPENINGS OVER 16" O.C. U.N.O.
- 2X WINDOW SILL U.N.O. W/ (2) 16# FACE NAILS PER 2" OF HEADER DEPTH.
- PLYWOOD SHEAR PANEL PER SCHEDULE.
- PLYWOOD SHEAR PANEL PER PLAN.
- POST @ END OF SHEAR PANEL. EDGE NAILING @ 16" O.C. U.N.O.
- SHEAR PANEL, EDGE NAIL @ PER SCHEDULE.
- SHEAR PANEL FIELD NAIL @ PER SCHEDULE.
- USE 3X STUD @ PANEL JOINT @ SHEAR PANEL. EDGE NAILING @ 16" SPACED @ 2" OF HEADER DEPTH.
- EXTEND PLYWOOD ABOVE TOP PLATE & POST AND/OR STUD OR DETAIL.
- HELD DOWN OR POST AND/OR PER PLAN.
- INSTALL POST ANCHOR PER PLAN ON OUTSIDE FACE OF PLYWOOD SHEAR PANEL U.N.O.
- NAIL CORNER & MULTIPLE STUDS TOGETHER WITH 16# @ 12" O.C. STAGGERED.



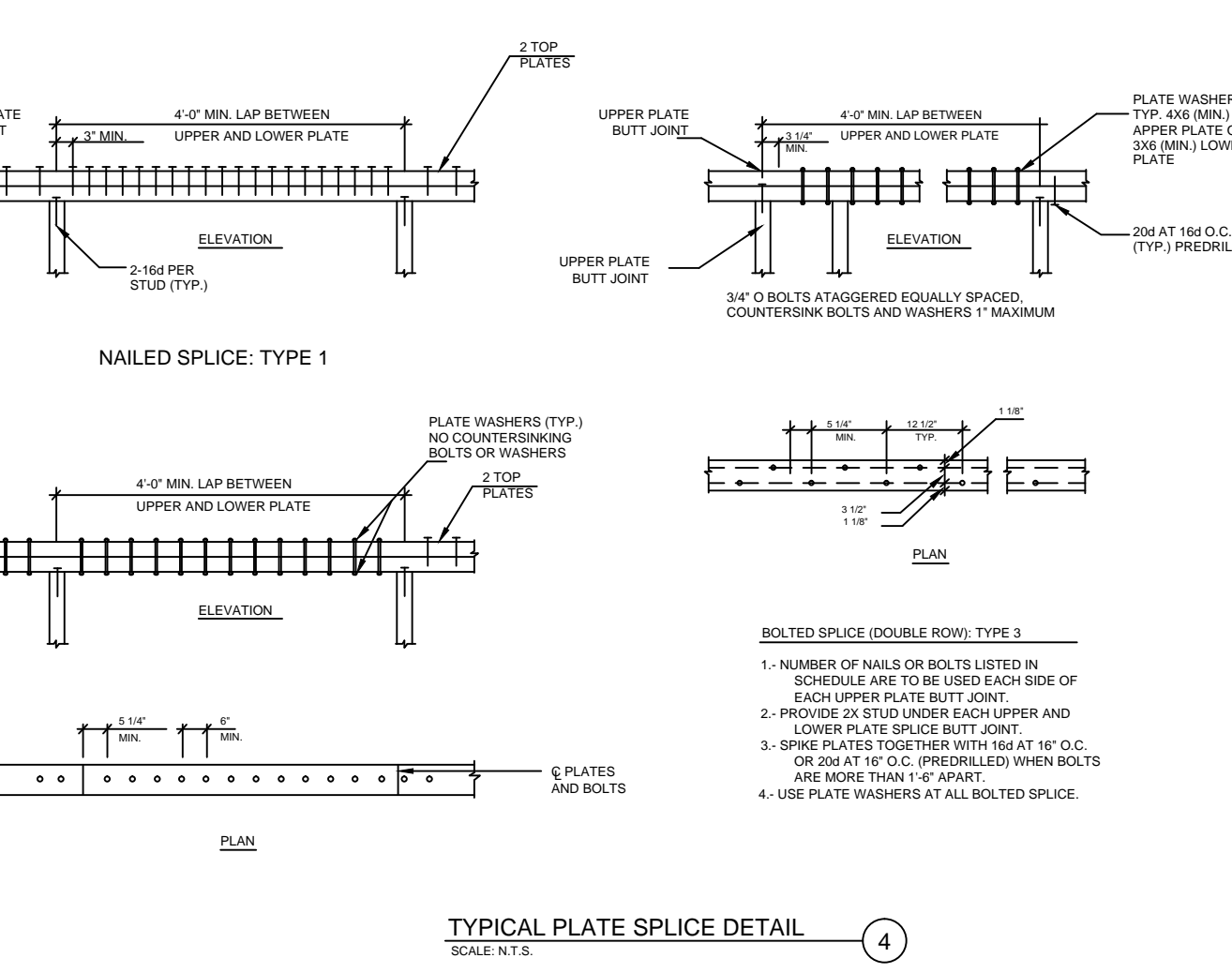
CLEAR OPENING	HEADER SIZE	REMARKS
TO 4'-0"	4X4 OR 4X6	
4'-0" TO 6'-0"	4X6 OR 6X6	
6'-0" TO 8'-0"	4X8 OR 6X8	
8'-0" TO 10'-0"	4X10 OR 6X8	USE DEL. TRIMMERS
10'-0" TO 12'-0"	4X12 OR 6X10	USE DEL. TRIMMERS
12'-0" TO 14'-0"	4X14 OR 6X12	USE DEL. TRIMMERS
14'-0" TO 16'-0"	4X16 OR 6X14	USE DEL. TRIMMERS
16'-0" TO 18'-0"	6X16	USE DEL. TRIMMERS

NOTE: 1. USE ABOVE SCHEDULE SIZES ONLY WHERE SIZE IS NOT INDICATED ON PLANS OR DETAILS.  
2. PROVIDE 2X TRIMMER AND 2X STUD, TYPICAL U.N.O. NAILING PER NAILING SCHEDULE.

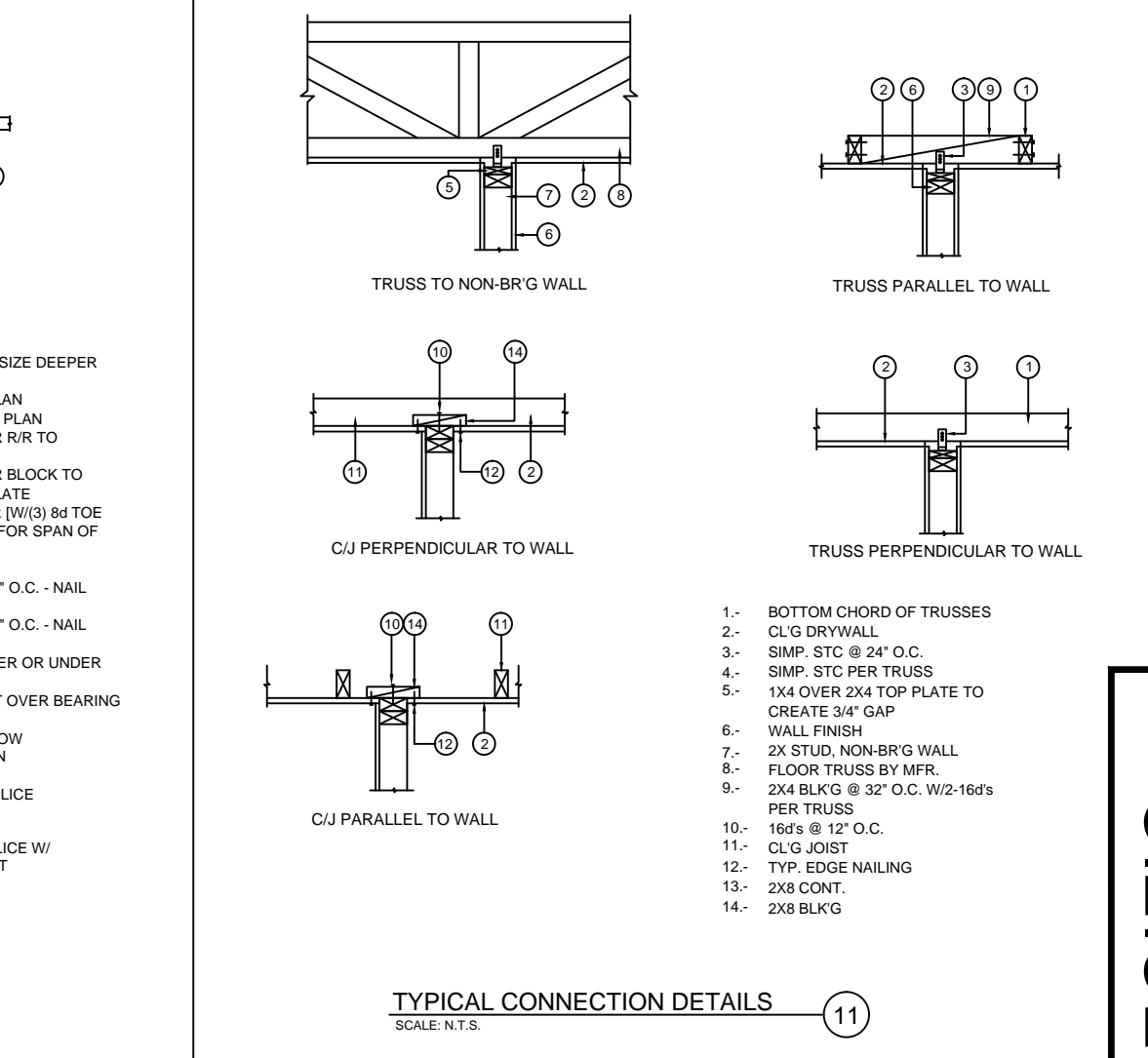
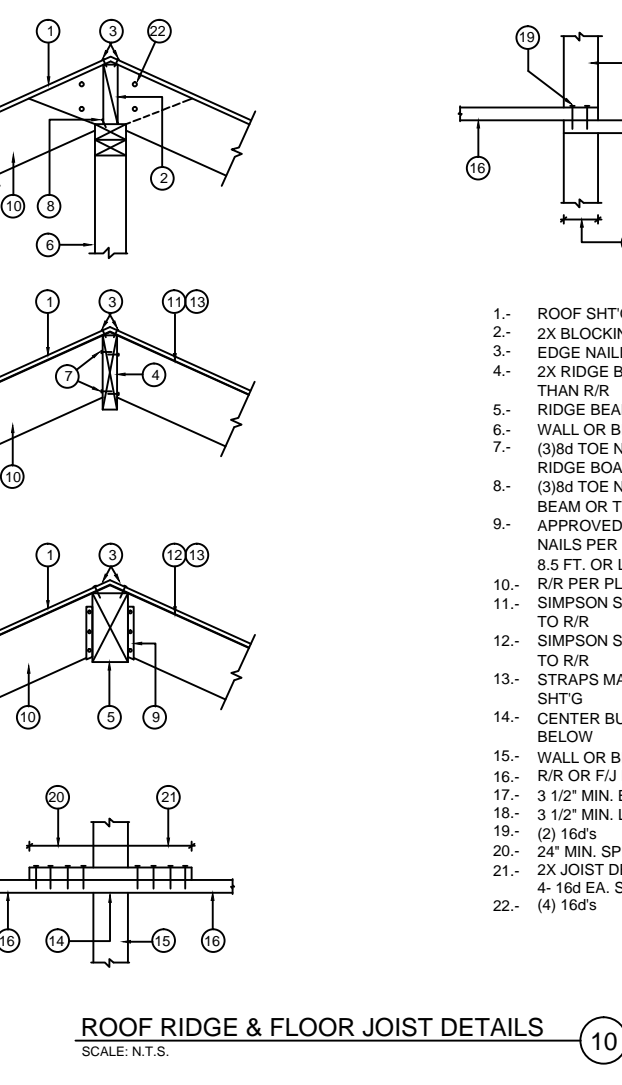
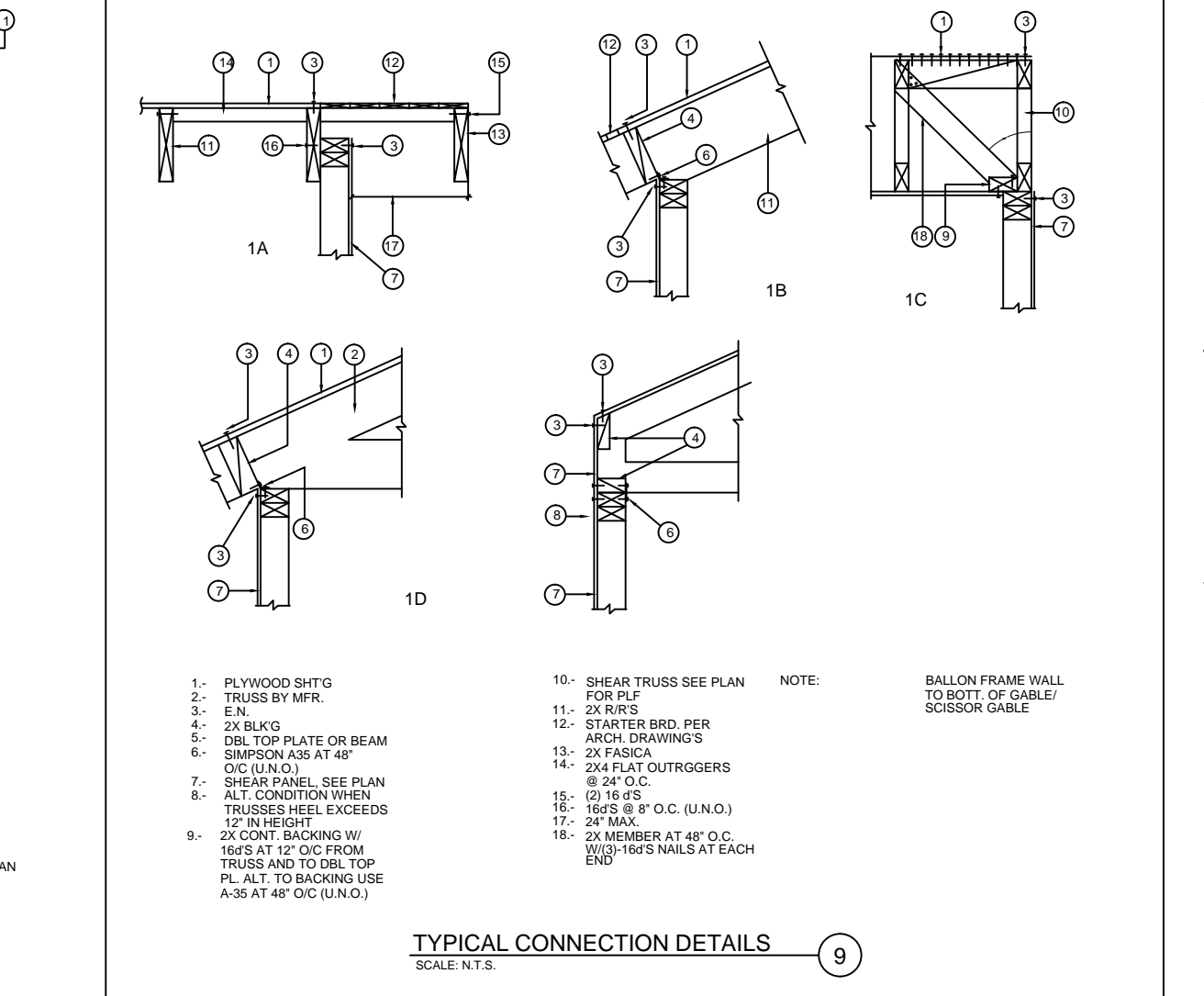
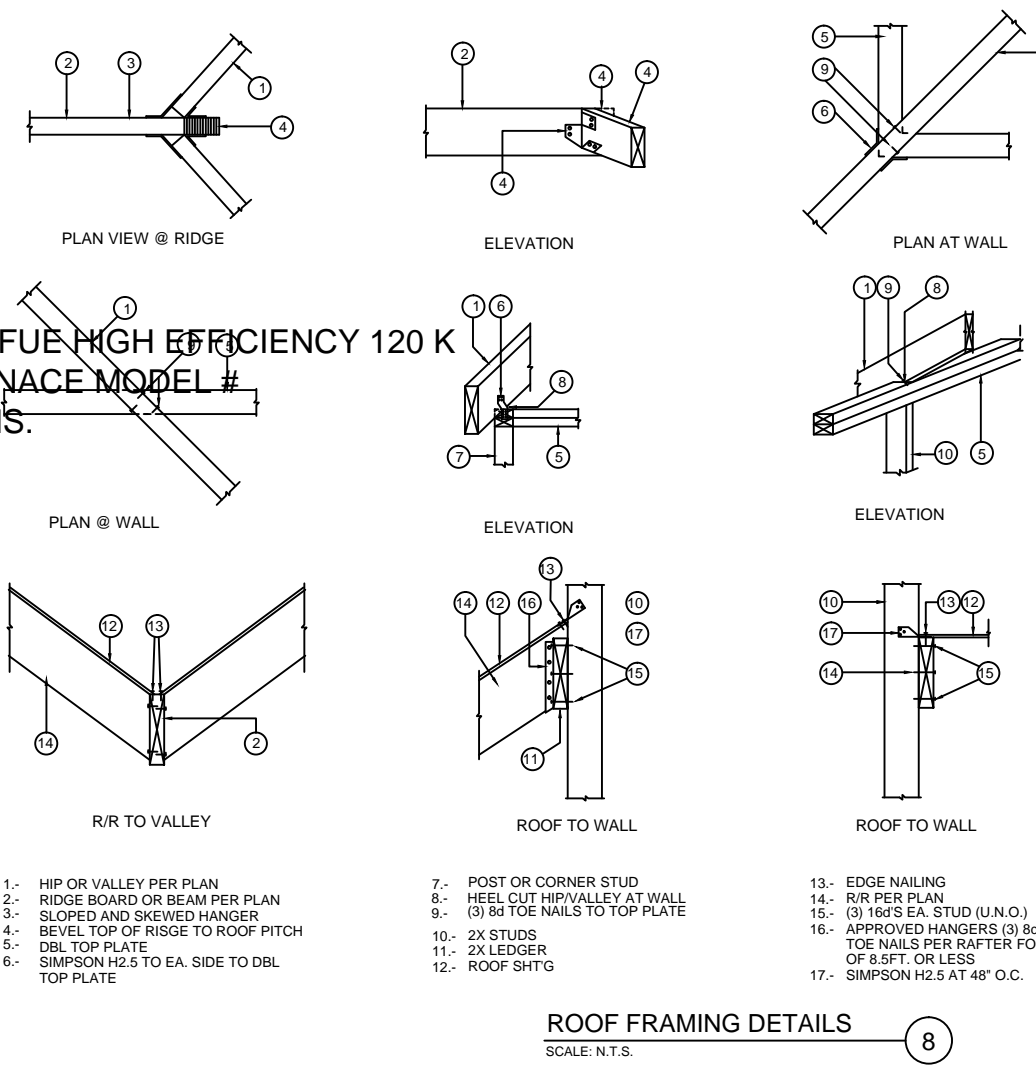


MARK	TYPE	SPICE	SHEAR VALUE (K)
1	1	8-16# NAILS	1179
2	1	10-16# NAILS	13979
3	1	12-16# NAILS	16769
4	1	14-16# NAILS	19559
5	1	16-16# NAILS	22349
6	2	2-3/4" O.M.B.	19159
7	2	3-3/4" O.M.B.	28159
8	2	4-3/4" O.M.B.	35629
9	2	5-3/4" O.M.B.	42619
10	2	6-3/4" O.M.B.	47119
11	2	8-3/4" O.M.B.	54399
12	3	4-3/4" O.M.B.	64379
13	3	8-3/4" O.M.B.	84639
14	3	10-3/4" O.M.B.	14,329
15	3	12-3/4" O.M.B.	15,839

**MARKING SHEAR WALL TOP PLATE SPICE**  
SCALE: N.T.S.

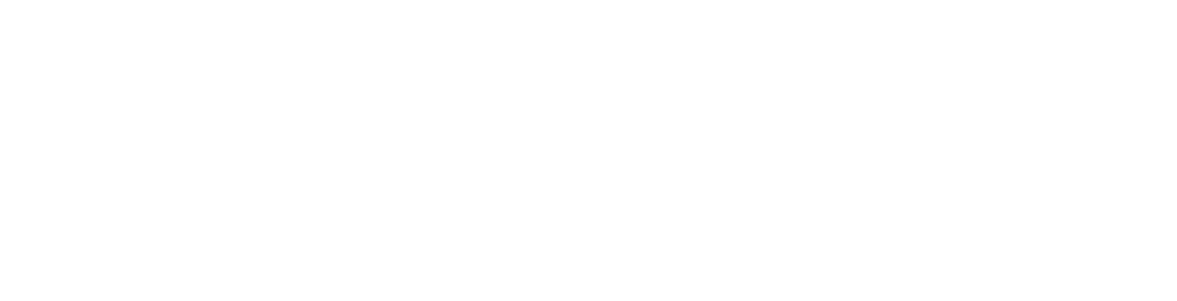
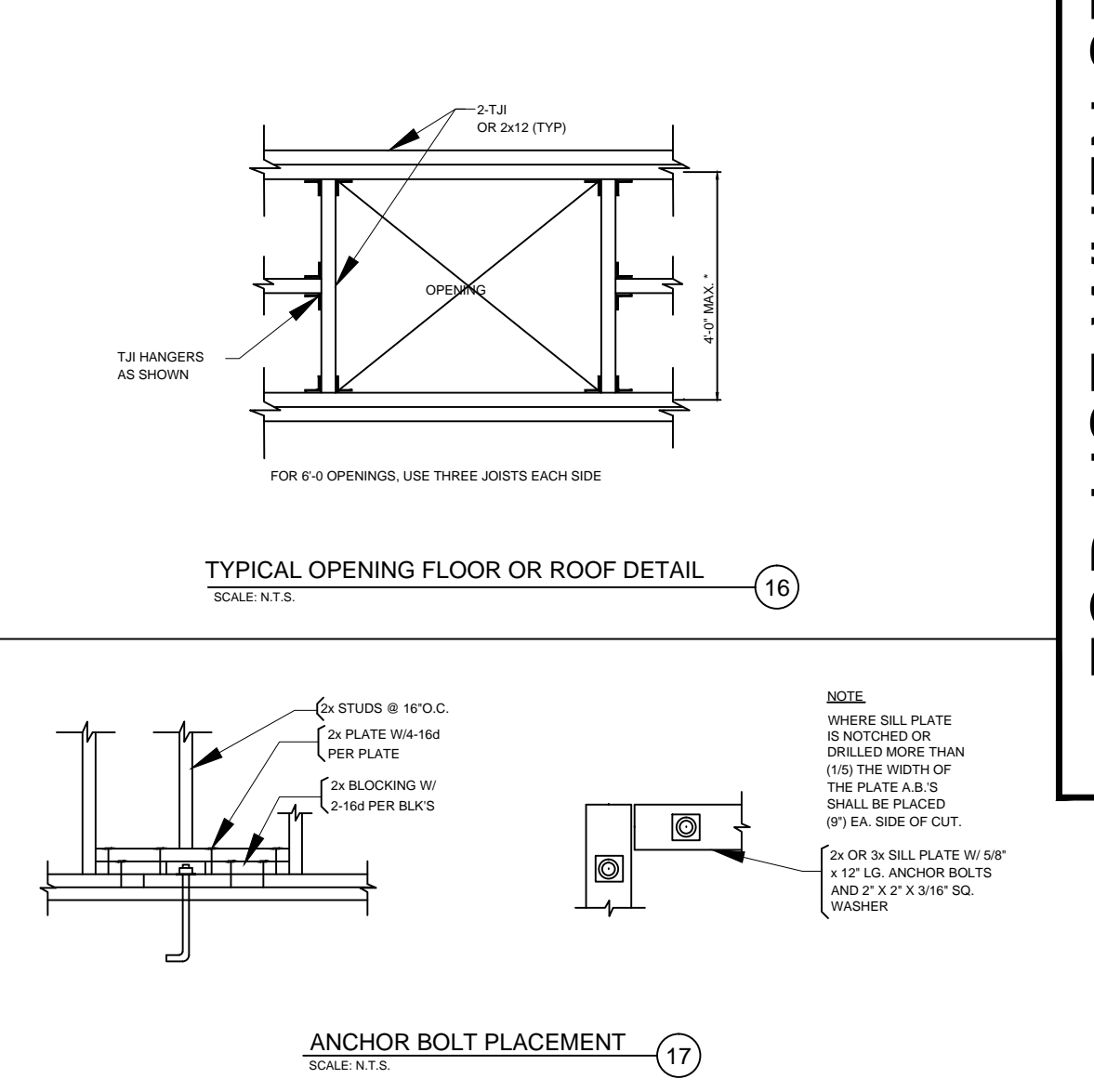
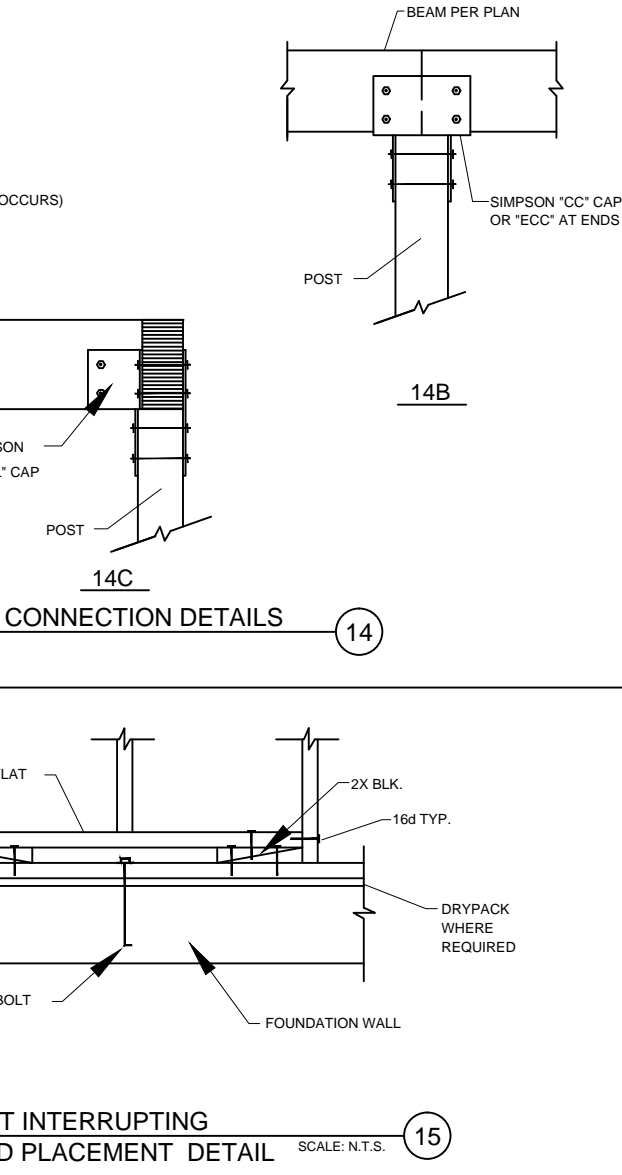
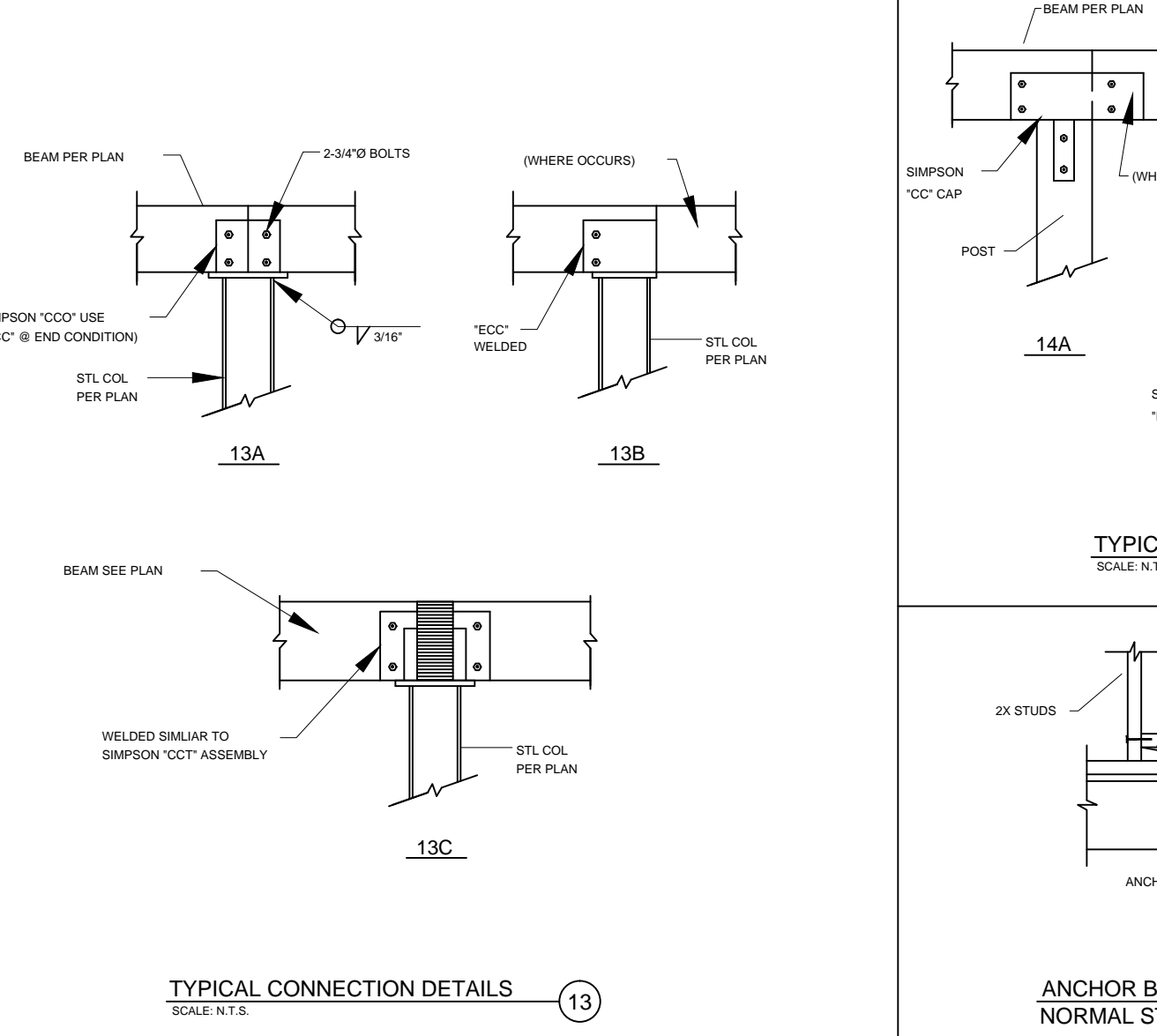
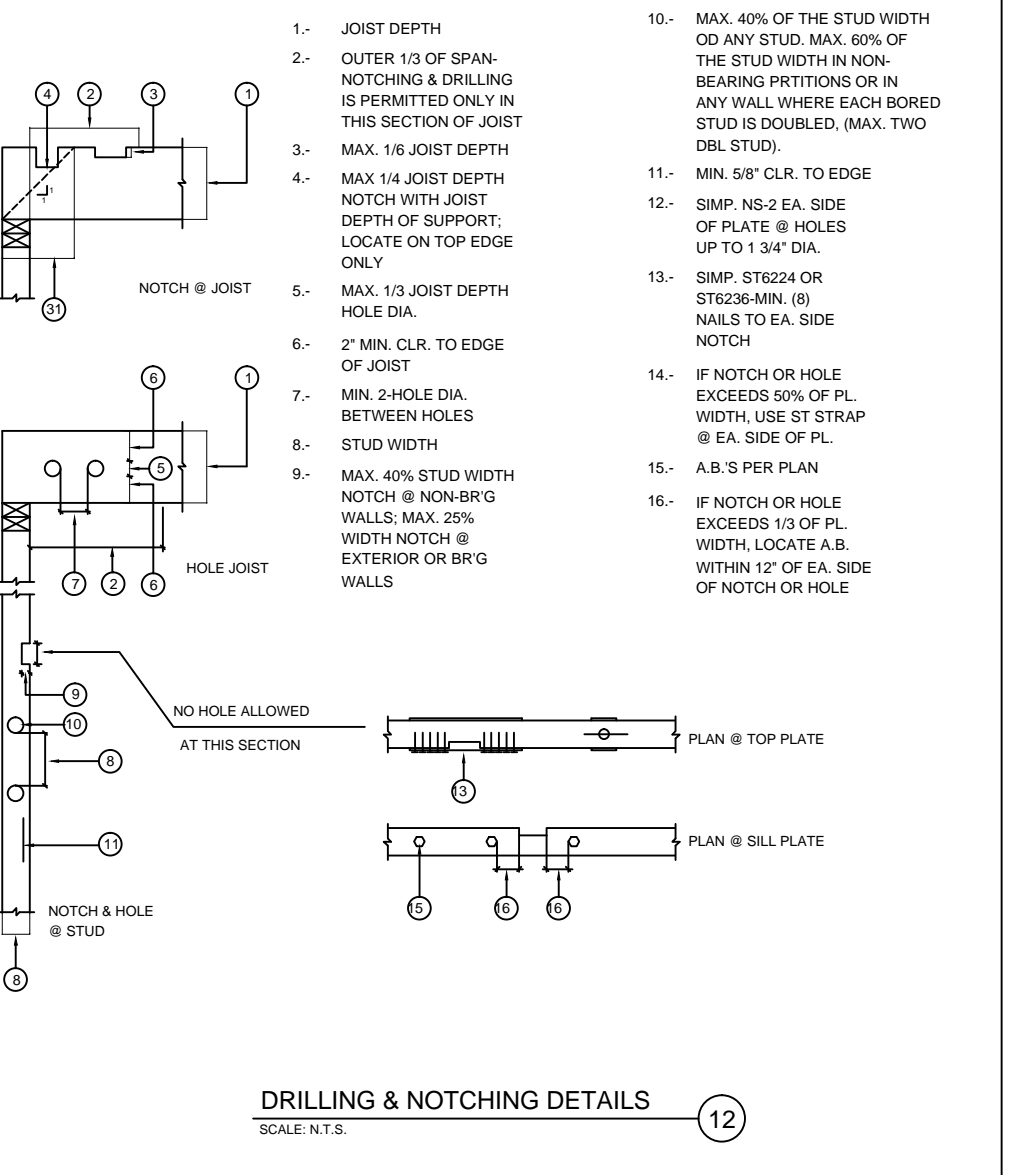


MARK	MINIMUM PENETRATION OF FRAMING EDGES & BOUNDARIES	STUD SIZE AT FRAMING EDGES & BOUNDARIES	PLYWOOD OR OSB	NAILING	SHEAR TRANSFER	BOLTS/ AN. BOLTS	COMMENTS	ALLOWABLE
3	1 1/2"	2x STUDS 3x @ PLY EDGES	15/32" CD/CC	10d(3"x0.148") @ 3" O.C. EN @ 2' O.C. BN	A35 OR LTP4 7" O.C.	40d @ 3" O.C. STAGGER	3x SILL	655 #/FT
3A	1 1/2"	2x STUDS 3x @ PLY EDGES	15/32" CD/CC	10d(3"x0.148") @ 3" O.C. EN @ 2' O.C. BN	LTP4 7" O.C.	20d @ 12" O.C.	3x SILL	730 #/FT
3B	1 1/2"	3x STUDS 3x @ PLY EDGES	15/32" CD/CC	10d(3"x0.148") @ 3" O.C. EN @ 2' O.C. BN	LTP4 7" O.C.	20d @ 12" O.C.	3x SILL	820 #/FT
3C	1 1/2"	3x STUDS 4x @ PLY EDGES	23/32" STRUCT 1	10d(3"x0.148") @ 3" O.C. EN @ 2' O.C. BN @ 8" O.C. FN	LTP4 & A35 EA. SIDE @ 3" O.C.	20d @ 12" O.C.	4x SILL 2 ROWS OF FASTENERS	1800 #/FT
4	1 1/2"	2x STUDS 3x @ PLY EDGES	3/8" CD/CC	8d(2 1/2"x0.131") @ 4" O.C. EN @ 2 1/2" O.C. BN	A35 OR LTP4 10" O.C.	40d @ 4" 5/8" @ 14"	3x SILL	480 #/FT
4A	1 1/2"	2x STUDS 3x @ PLY EDGES	15/32" CD/CC	10d(3"x0.148") @ 3" O.C. EN @ 2' O.C. BN	A35 OR LTP4 9" O.C.	40d @ 4" 5/8" @ 14"	3x SILL	575 #/FT
4B	1 1/2"	3x STUDS 4x @ PLY EDGES	23/32" STRUCT 1	10d(3"x0.148") @ 4" O.C. EN @ 2 1/2" O.C. BN @ 8" O.C. FN	LTP4 3" O.C.	20d @ 12" O.C.	4x SILL 2 ROWS OF FASTENERS	1525 #/FT
4C	1 1/2"	3x STUDS 4x @ PLY EDGES	23/32" STRUCT 1	10d(3"x0.148") @ 4" O.C. EN @ 2 1/2" O.C. BN @ 8" O.C. FN	LTP4 4" O.C.	20d @ 12" O.C.	4x SILL 2 ROWS OF FASTENERS	1070 #/FT
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6	1 3/8"	2x STUDS	3/8" CD/CC	8d(2 1/2"x0.131") @ 6" O.C. EN @ 4" O.C. BN	A35 OR LTP4 24" O.C.	20d @ 6" O.C.	2x SILL	240 #/FT
6A	1"	2x STUDS	3/8" CD/CC	16 GA. SP. @ 6" O.C. EN @ 4" O.C. BN	A35 OR LTP4 24" O.C.	20d @ 8" O.C.	2x SILL	160 #/FT
6B	1"	2x STUDS	3/8" CD/CC	16 GA. SP. @ 6" O.C. EN @ 4" O.C. BN	A35 OR LTP4 24" O.C.	20d @ 8" O.C.	2x SILL	210 #/FT
6C	1 3/8"	2x STUDS	3/8" CD/CC	8d(2 1/2"x0.131") @ 6" O.C. EN @ 4" O.C. BN	A35 OR LTP4 16" O.C.	20d @ 6" O.C.	2x SILL	320 #/FT



MARK	MINIMUM PENETRATION OF FRAMING EDGES & BOUNDARIES	STUD SIZE AT FRAMING EDGES & BOUNDARIES	PLYWOOD OR OSB	NAILING	SHEAR TRANSFER	BOLTS/ AN. BOLTS	COMMENTS	ALLOWABLE
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4	1 1/2"	2x STUDS 3x @ PLY EDGES	3/8" CD/CC	8d(2 1/2"x0.131") @ 4" O.C. EN @ 2 1/2" O.C. BN	A35 OR LTP4 10" O.C.	40d @ 4" 5/8" @ 14"	3x SILL	480 #/FT
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4C	1 1/2"	3x STUDS 4x @ PLY EDGES	23/32" STRUCT 1	10d(3"x0.148") @ 4" O.C. EN @ 2 1/2" O.C. BN @ 8" O.C. FN	LTP4 4" O.C.	20d @ 12" O.C.	4x SILL 2 ROWS OF FASTENERS	1070 #/FT
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6C	1 3/8"	2x STUDS	3/8" CD/CC	8d(2 1/2"x0.131") @ 6" O.C. EN @ 4" O.C. BN	A35 OR LTP4 16" O.C.	20d @ 6" O.C.	2x SILL	320 #/FT

**SHEARWALL SCHEDULE**  
SCALE: N.T.S.

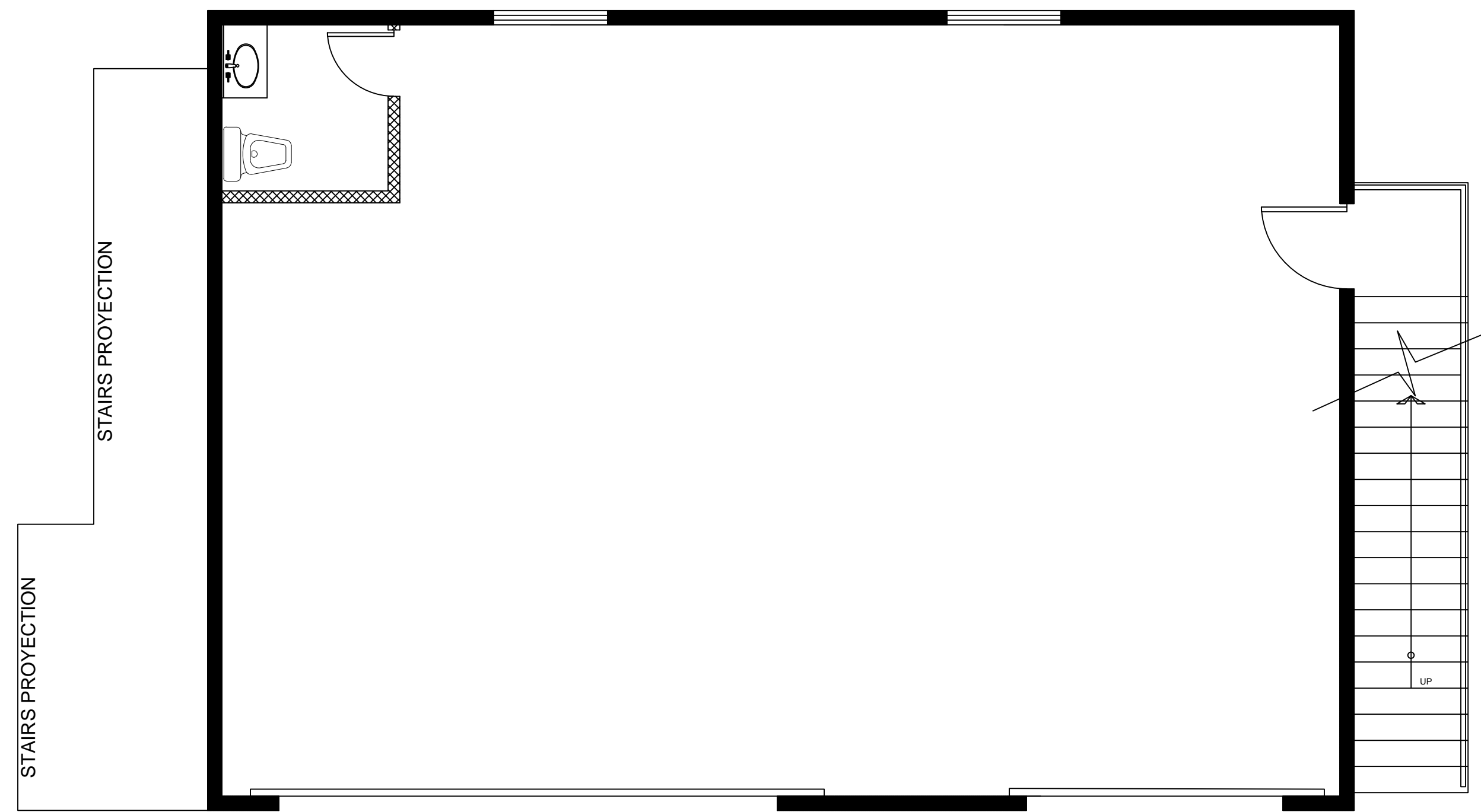
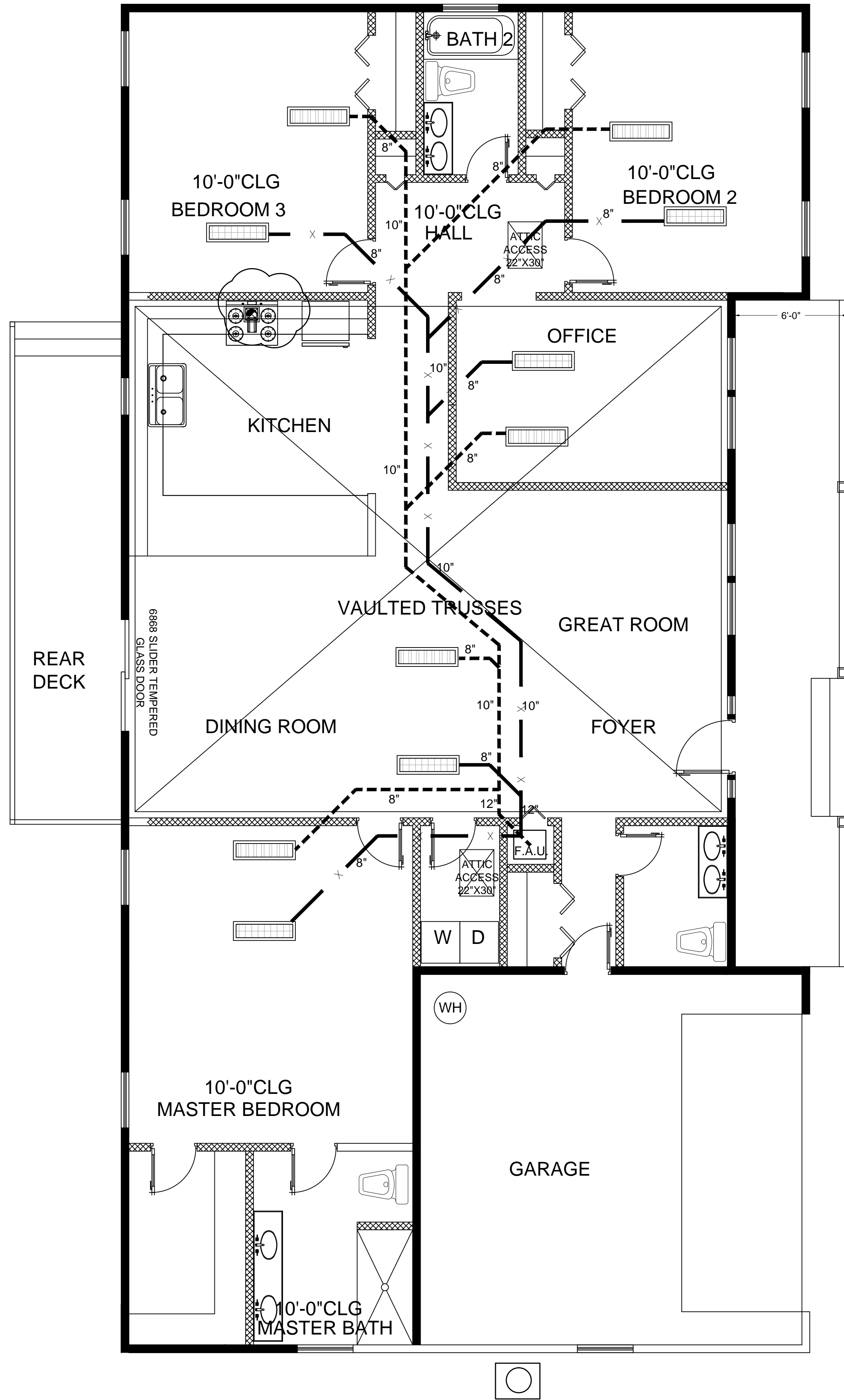


FOR USE WHEN SPECIFIC DETAILS ARE NOT CALLED OUT

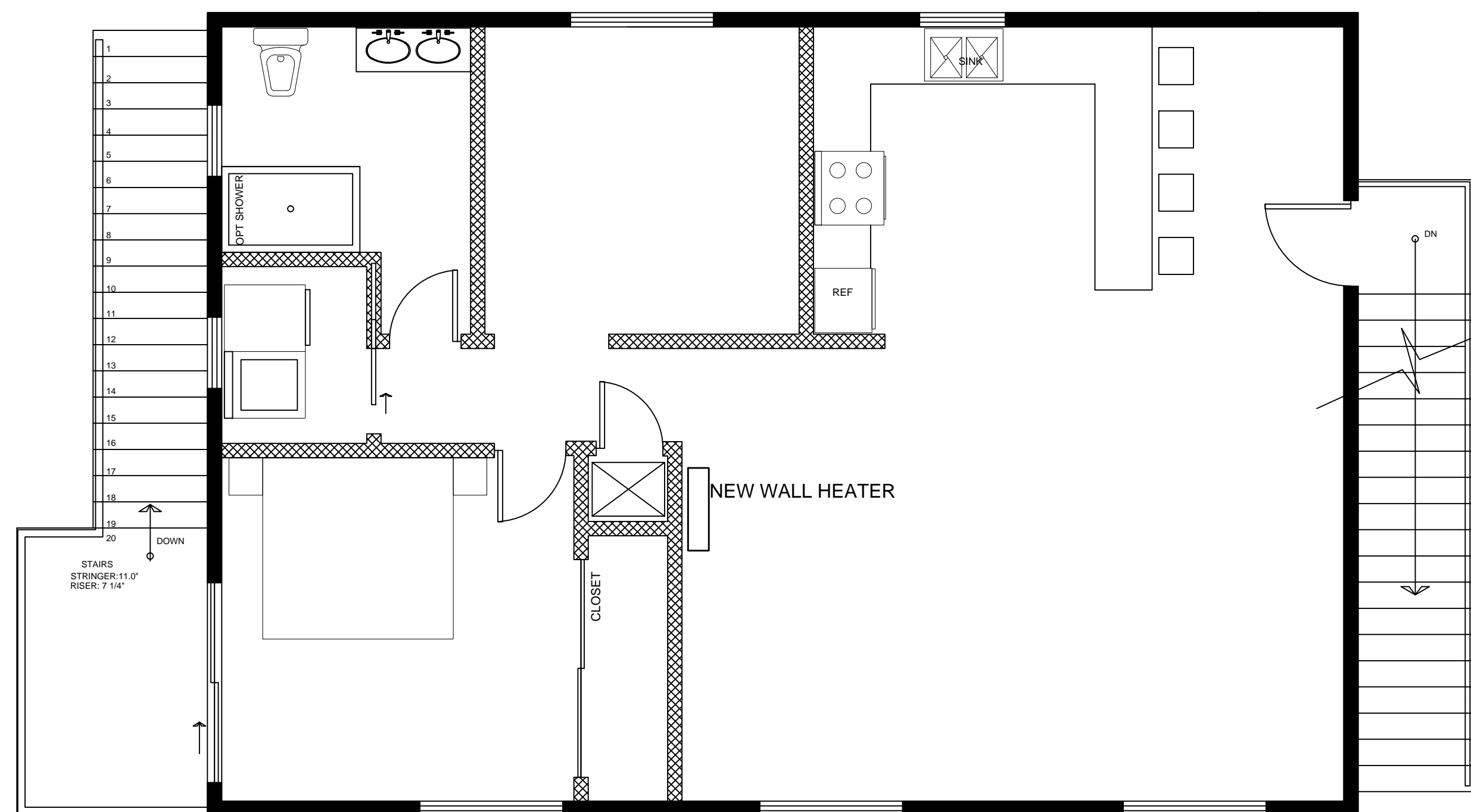








PROPOSED 1ST FLOOR PLAN A.D.U  
1/4"=1'-0"



PROPOSED 2ND FLOOR PLAN A.D.U  
1/4"=1'-0"

ADDITIONAL NOTES:

MECHANICAL PLAN MAIN HOUSE

\* ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC).  
 \*- CALIFORNIA MECHANICAL CODE 2019 (CMC 2019), CALIFORNIA PLUMBING CODE (CPC 2019) AND TITLE 24 ENERGY STANDARDS ARE THE CURRENT CODES' STANDARDS THAT ARE APPLICABLE TO THIS PROJECT.  
 \*- EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS PER SEC. 504.0 CMC".  
 \*- NEW FURNACE AND DUCTS SHALL BE IN ATTIC.  
 \*- ROUTING AND TERMINATION OF FLUE AND COMBUSTION AIR INTAKE FOR EACH HEATING UNIT SHALL COMPLY WITH CH.8 AND CH 7 OF CMC 2019 AND WITH THE MANUFACTURER'S SPECIFICATIONS".

\* DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS PER SECTION 504.0 CMC".  
 \*- SCREENS/LOUVERS SHALL NOT BE INSTALLED AT DRYER VENT TERMINATIONS PER SEC 504.3.1 CMC".  
 \*- FLEXIBLE CLOTHES DRYER TRANSITION DUCTS SHALL NOT BE CANCELED WITHIN CONSTRUCTION".  
 \*- ALL CLOTHES DRYERS INSTALLED FOR MULTIPLE/FAMILY USE SHALL BE EQUIPPED WITH APPROVED SAFETY SHUT-OFF DEVICES AND SHALL BE INSTALLED AS SPECIFIED FOR A TYPE 2 CLOTHES DRYER UNDER SECTION 905.5 CMC".

\* EXHAUST DUCT FOR DRYER SHALL COMPLY WITH SECTION 905.5 CMC".  
 \*- CLOTHES DRYER SHALL BE EQUIPPED OR INSTALLED WITH LINT CONTROLLING MEANS".  
 \*- EACH DWELLING UNIT SHALL COMPLY WITH ALL THE VENTILATION FOR ACCEPTABLE INDOOR AIR QUALITY REQUIREMENTS OF ASHRAE STANDARD 62.2".  
 \*- VENTILATION AIR SHALL COME FROM THE OUTDOOR AND SHALL NOT BE TRANSFERRED FROM ADJACENT DWELLING UNITS, GARAGES OR CRAWLSPACE".

\* VENTILATION SYSTEM CONTROLS SHALL BE LABELED AND THE HOME OWNER SHALL BE PROVIDED WITH INSTRUCTIONS ON HOW TO OPERATE THE SYSTEM".  
 \*- COMBUSTION APPLIANCES SHALL BE PROPERLY VENTED AND AIR SYSTEMS SHALL BE DESIGNED TO PREVENT BACK DRAFTING".  
 \*- HABITABLE ROOMS SHALL HAVE WINDOWS WITH A VENTILATION AREA OF LEAST 4 PERCENT OF THE FLOOR AREA".  
 \*- MECHANICAL SYSTEMS INCLUDING HEATING AND AIR CONDITIONING SYSTEMS THAT SUPPLY AIR TO HABITABLE SPACES SHALL HAVE MERV 6 FILTERS OR BETTER".  
 \*- DEDICATED AIR INLETS (NOT EXHAUST) THAT ARE PART OF THE VENTILATION SYSTEM DESIGN SHALL BE LOCATED AWAY FROM KNOWN CONTAMINANTS".

\* A CARBON MONOXIDE ALARM SHALL BE INSTALLED IN EACH DWELLING UNIT IN ACCORDANCE WITH NFPA 720".  
 \*- AIR MOVING EQUIPMENT USED TO MEET THE WHOLE-BUILDING VENTILATION REQUIREMENT AND LOCAL VENTILATION EXHAUST REQUIREMENT SHALL BE RATED IN TERMS OF AIRFLOW AND SOUND.  
 a) all continuously operating fans shall be rated at maximum of 1.0 sone.  
 b) intermittently operated whole-building ventilation fans shall be rated at a max. of 1.0 sone.  
 c) intermittently operated local exhaust fans shall be rated at a max of 3.0 sone.

KITCHEN RANGE HOOD MUST BE HVI RATED, LIMITED TO 3 SONE, AND WITH A MINIMUM AIRFLOW AS SPECIFIED IN ASHRAE 62.2. PER RCM 4.6.4.7. VENTED RANGE HOODS INCLUDING APPLIANCE-RANGE HOODS MUST BE 100 CFM, WHILE ALL OTHER HOOD TYPES INCLUDING DOWNDRAFT MUST BE 300 CFM.

WALL HEATER SPECS FOR ADU UNIT:

Model # 5009622AInternet #100073147Store SKU #861081  
 50,000 BTU/hr Monterey Top-Vent Gravity Wall Furnace Natural Gas Heater with Wall or Cabinet-Mounted Thermostat

LEGEND

- supply
- return
- supply
- return
- FIXTURE -EXHAUST FAN 50 CFM
- APPLIANCE-RANGE HOODS 100 CFM

DRYER SPECIFICATIONS:

KEMMORE 6.5 CU FT. ELECTRIC DRYER - WHITE  
 -CLOSEOUT  
 DIMENSIONS:  
 WIDTH (IN) :29  
 WEIGHT (LBS9) : 113  
 DEPTH WITH DOOR CLOSED (IN): 28  
 HEIGHT TO TOP OF CONTROL PANEL: 43.375  
 DRYER CAPACITY: 6.5  
 HEIGHT TO TOP OF CABINET: 43.375  
 DRYER INTERIOR SIZE: 6.0 CU.FT. -6.9 CU.FT.  
 DEPTH WITH DOOR OPEN (IN): 22.75

-HVAC DUCT SHALL BE INSULATED R VALUE 6.0

Brand: Goodman  
 Capacity: 2.0 Ton  
 Category: Home & Garden > Household Appliances > Climate Control Appliances > Air Conditioners  
 Compressor Type: Scroll  
 Cooling BTU: 34,600  
 Decibel Level (dBA): 75  
 Electrical Conduit Size: 1/2" or 3/4"  
 Energy Source: Electric  
 Energy Star: Yes  
 Full Load Amps (fla): 1.6  
 Horse Power: 1/4  
 Liquid Line: 3/8"  
 Liquid Valve Size: 3/8"  
 LRA: 77  
 Max Breaker Size: 30 amps  
 Min. Breaker Size: 19.2 amps  
 Model: GSX140361  
 Piston Size: 0.067  
 Product Depth: 29"  
 Product Height: 32 1/2"  
 Product Length: 29"  
 Product Ship Weight: 199 lbs.  
 Refrigerant Charge: 146 oz.  
 Refrigerant: R410A  
 RLA: 14.1  
 SEER: 14  
 Shipped with Orifice Size: 0.067  
 Suction Line: 7/8"  
 Suction Valve Size: 7/8"  
 UPC: GSX140361  
 Valve Type: Sweat  
 Voltage: 208/230V  
 Voltage: 208/230V

HVAC SPECIFICATIONS: FOR MAIN HOUSE

Goodman 2 Ton 14 SEER Air Conditioner Condenser with R410A Refrigerant  
 Item# 14888Model# GSX140361Item Details »  
 Goodman 3 Ton Air Conditioner Air Handler with Smart Frame Cabinet ARUF37C14

\* KITCHENS REQUIRE EXHAUST FANS WITH A MINIMUM 100 CFM DUCTED TO THE EXTERIOR. DETAIL COMPLIANCE BY INCLUDING A COMPLYING EXHAUST FAN OR A DUCTED RANGE HOOD TO THE EXTERIOR.  
 / BATHROOMS REQUIRE EXHAUST FANS (MINIMUM 50 CFM) TO BE DUCTED TO THE EXTERIOR. A BATHROOM IS DEFINED " AS A ROOM WITH A BATHTUB, SHOWER, OR SPA OR SOME SIMILAR SOURCE OF MOISTURE".  
 \*RESIDENTIAL BATHROOM EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROL BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50 AND 80 % HUMIDITY. CALL GREEN 4.506.1. EXCEPTION: CONTROL BY A HUMIDISTAT IS NOT REQUIRED IF THE BATHROOM EXHAUST FAN IS ALSO THE DWELLING WHOLE HOUSE VENTILATION.  
 \* ALL FANS INSTALLED TO MEET ALL THE PRECEDING REQUIREMENTS MUST BE SPECIFIED AT A NOISE RATING OF A MAXIMUM 1 " SONE" (FOR THE CONTINUOUS USE CALCULATION ) OR 3 " SONE" (FOR THE INTERMITTENT USE CALCULATION).

Reviewed for Code Compliance  
 County of Sonoma  
 PRMD  
 Resiliency Permit Center  
 11/04/2020

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 Frederick Bowman

REVISIONS	DATE
PLAN CHECK COMMENTS	09/23/2020

PROJECT NO.	CLIENT PROJECT:
20-003	
DRAWN: E.L.A.	DATE:
	05/06/2020

DRAWING TITLE:  
 PROPOSED  
 MECHANICAL PLAN  
 MAIN HOUSE AND ADU  
 UNIT  
 M-1