

General Notes

- All work shall conform with the:
 - 2007 CBC (2006 IBC and California amendments)
 - 2007 CEC (2002 NEC and California amendments)
 2007 CMC (2000 IAPMO UMC and California amendments)
 - 2007 CPC (2000 IAPMO UPC and California amendments).
 - 2007 CEnC and T-24.
- These notes shall apply to all drawings unless otherwise noted or shown. Features of construction shown are typical and they shall apply generally throughout similar conditions. Unless noted otherwise, all vestibules, closets, columns, projections, recesses, or other adjacent areas within scheduled area shall have finishes as scheduled for the respective spaces in which they occur. All omissions or conflicts between various elements of the working drawings and/or general notes shall be brought to the attention of the architect/general contractor before proceeding with any work so involved.
- All work and construction methods and materials shall comply with all provisions of the building codes and other rules, regulations and ordinances governing the place of the building. Building code requirements in all cases take precedence over the drawings. It shall be the responsibility of anyone supplying labor and/or materials to bring to the attention of the architect/general contractor any discrepancies or conflicts between the requirements of the code and the drawings.
- 4. Do not scale the drawings. Dimensions shown shall take precedence over drawing scale or proportion. Large scale drawings shall take precedence over smaller scale drawings.
- The contract drawings and specifications represent the finished structure. Unless otherwise shown, they do not indicate method of construction. Contractor shall supervise and direct work and shall be solely responsible for all construction means, methods, techniques, sequences and procedures. Observation visits to the site by field representatives of the architect/general contractor and his engineers shall not include inspections of the protective measures or the construction procedures required for same, which are the sole responsibility of the constructor. Any support services performed by the architect/general contractor and his engineers during construction shall be distinguished from continuous and detailed inspection services which are furnished by others. These support services performed solely for the purpose of assisting in quality control and in achieving conformance with contract drawings and specifications, and therefore they do not guarantee contractor's performance and shall not be construed as supervision of construction.
- 6. Contractor hereby guarantees to the owner and the architect/general contractor that all materials, fixtures, and equipment furnished to the project are new unless otherwise specified. Contractor also warrants that all work will be of good quality and free from any faults and defects for a period of one year after the date of substantial completion, unless a greater warranty or guarantee is required by the project specifications.
- Anyone supplying labor and/or materials to the project shall carefully examine all subsurfaces to receive work. Any conditions detrimental to work shall be reported in writing to the contractor prior to beginning work. Commencement of work shall imply acceptance of all subsurfaces.

- 8. Refer to architectural, mechanical, and electrical drawings for depressed slabs curb, finishes, textures, clips, grounds, etc., not shown on structural drawings.
- Any materials stored at the site shall be completely supported free of the ground, covered and otherwise protected to avoid damage from the elements.
- More detailed information shall take precedence over lesser detailed information.
 Specifications shall take precedence over drawings.
- 11. Grading plans, drainage improvements, road and access requirements and environmental health considerations shall comply with all applicable codes and local ordinances.
- ordinances.

 12. Changes to the approved drawings and specifications shall be made by an addendum
- or change order approved by the owner and/or agent of the owner.

 The contractor and all sub-contractors will be held accountable to the above general notes for the construction of the project.
- 14. The contractor shall be responsible to remove or disburse any excess material from project site.
- 15. This set of plans to be on job site at all times during construction. All work shall be done in accordance with the approved plans. No changes or revisions to the approved plans or specifications shall be permitted unless submitted to and approved by the building official. The issuance of a permit shall not prevent the building official from requiring the correction of errors or omissions from the approved plans and specifications. [CBC 108]
- 6. Expiration. Every permit issued shall become invalid as follows:
 - 16.1. Permits for buildings with a floor area of 1000 square feet or greater shall remain valid for a time period of three years from the date of issuance.
 - 16.2. Permits for buildings with a floor area of less than 1000 square feet or for other miscellaneous work shall remain valid for a time period of one year from date of issuance.
 - 16.3. Permits for work that was started and/or completed prior to issuance of the permit (also known as as-built) shall be valid for a time period of 180 days from the date of issuance. 105.5.1 Request for extension. The building official may extend the time for completion of the work authorized by a valid permit upon the written request of the permittee and the payment of a permit extension fee. The time extension shall be for a period of one year. The fee for a permit time extension shall be one-third of the original building permit fee, but not less than 200 dollars.
- 17. The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the codes or of any other ordinance of this jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of this jurisdiction shall not be valid [CBC 106.4.3]
- 8. All contractors and sub-contractors must have on file with the building department, a list of all such contractors and sub-contracto with appropriate current business license numbers.
- Contractor shall verify all setbacks, easements, contours, and building pad prior to construction.

Consultants

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Plumbing Notes:

No gas piping shall be installed in or on the ground under any building or structure and all exposed gas piping shall be kept at least 6" above grade or structure.

All overhead potable water piping, and any branch feed pipes located in outside walls shall be constructed of type "I" PEX

- Overhead potable water piping located in attic spaces, in underfloor area, and in exterior walls shall be covered with insulation providing a minimum resistance factor of r-3 or greater. The r-3 pipe insulation shall be in addition to any wall or attic insulation required by california energy standards
- The following fixtures shall be of water conservation: water closets: 1.6 gallon per flush maximum shower head flow: 2.5 gallon per minute at 40 psi lavatory/sink fixture: 2.2 gallon per minute at 40 psi.
- Where condensate or defrost liquids are generated in an attic or furred space and damage may result from overflow, a secondary water-tight pan of corrosion resistant metal shall be installed beneath the cooling coil or unit top to catch the overflow condensate. The pan shall be provided with a minimum 3/4" Ø drain which is trapped and vented per the UPC and shall be discharged at a point which can be readily observed. [CBC 1203]
- Hot water, cold water and gas piping shall be bonded to main electrical panel in an approved manner.[NEC 250-80]

Mechanical Notes:

Provide clearances around the fan as required by the 2007 CMC and other applicable codes. Lighting notes:

All recessed light fixtures installed in areas to receive insulation shall be "ic" rated units (insulation

Lighting in kitchen and bathrooms shall be separately switched to approved fixtures with a minimum efficiency of at least 40 lumens per watt (fluorescent type fixtures).

zero clearance type) and no penetration or removal of insulation shall be allowed.

Fluorescent lighting shall be used for general lighting in a bathroom or adjacent room with bathroom plumbing such as lavatory area.

Structural Inspection:

The engineer of record is to provide a visual observation of the structural system for general conformance to the approved construction documents at significant construction stages and at completion of the structural system.

The engineer of record shall submit to the building inspector a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.

Project Data

Owner:
Project Address:

APN:
Phone:
Project Description:



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SP SPECIFICATIONS

Project Statistics

Lot Size:

Area of Disturbance:

O sq. ft. (existing pad from previous residence)

Max Depth Fill:

Max Depth Cut:

Occupancy (CBC 310.1):

Construction Type:

Building Height:

20± acres

O sq. ft. (existing pad from previous residence)

O ft

R-3 (SFD)

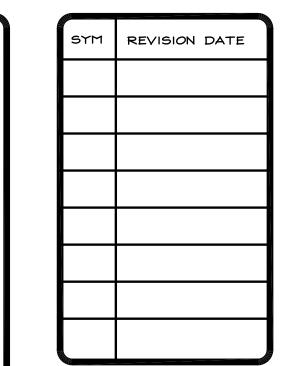
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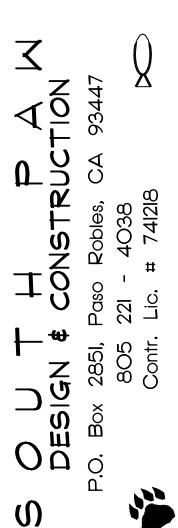
31'-11" above average grade

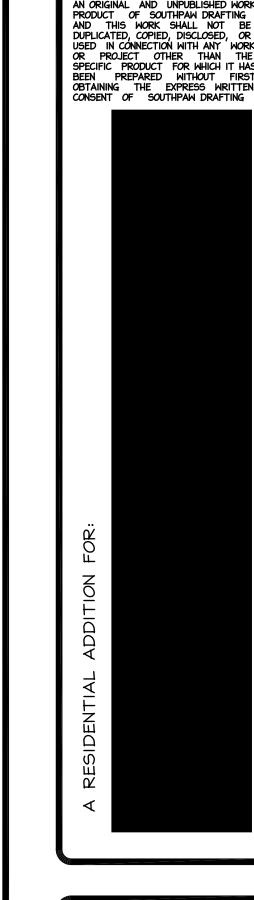
New			Existing to Remain
Garage:	773	sq. ft.	Residence:
Wine Cellar:	569	sq. ft.	Porch:
Conditioned Main Level:	1811	sq. ft.	
Conditioned Upper Level:	854	sq. ft.	TOTAL RESIDENCE
Porches:	496	sq. ft.	Residence:
Loggias:	209	sq. ft.	Garage:
			Porches:
Remodel			Loggias:
(E) Residence:	479	sq. ft.	











994 sq. ft.

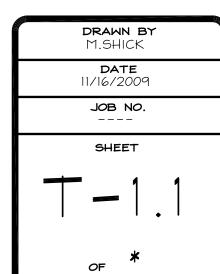
374 sq. ft.

4697 sq. ft.

773 sq. ft.

870 sq. ft.

209 sq. ft.



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Erosion Control Note

Erosion and Sediment Control Best Management Practices must be in place and functional PRIOR to the first inspection. No inspections can be performed if they are not in place or have failed to provide erosion control. Failure to maintain erosion control will cause inspections to be delayed until erosion control measures are functional

Site Plan Notes

- 1. Verify location of all utility tie-ins at street and point of conNECtions at building prior to construction.
- 2. A copy of soils report shall be on site during foundation inspection.
- 3. All property corners should be established at the time of foundation inspection with the mark of a licensed surveyor.
- 4. If a landscaping plan is required, it shall be approved by the planning department of the residing jurisdiction of the project location.

General Construction Notes:

- Plans and specifications should be provided by the client to soils engineer prior to grading. Plans should include grading plans, foundation plans, foundation details and structural calculations. Structural loads should be shown on the structural calculations.
- 2. Safety glazing shall be per CBC 2406 and located in but not limited to the following areas: (a) all doors; (b) within 24" of doors; (c) within 18" of floors; (d) within tub/shower enclosures; (e) within hot tubs, whirlpool, sauna and steam rooms; (f) glazing in a portion of a building wall enclosing these compartments where the bottom edge of glazing is less than 60" above an standins surface and drain inlet.
- 3. Fire stopping or fire blocks where combustible construction occurs shall be installed in the following locations: a) in concealed spaces of stud walls and partitions including furred spaces, at the ceiling and floor levels and at 10 foot intervals both vertical and horizontal; b) at all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings; c) in concealed spaces between stair stringers at the top and bottom of run and between studs along and in line with the run of stairs if the walls under stairs are unfinished; d) in openings around vents, pipes, ducts, chimneys, fireplaces and similar openings which afford passage for fire at ceiling and floor levels, with non combustible materials; and e) at openings between attic spaces and chimney chases for factory-built chimneys. Fire block construction shall be in accordance with CBC 717.2.
- Contractor shall coordinate the installation of the sprinkler system (if required) with mechanical, plumbing, electrical, structural and architectural system to avoid conflicts. If any such conflicts do occur, they shall be reported immediately to the owner and/or agent of the owner. Work shall not proceed in the area of conflicts until they have been resolved with the owner and/or agent of the owner.
- 5. Approved building address numbers shall be placed upon the structure as required by city ordinance. The individual numbers shall contrast with their background and be at least 5" in height and 1" in stroke in all areas zoned
- 6. Roof drainage systems should be designed so water is not discharged onto or injected into bearing soils or near stuctures.
- Truss calculations for approved projects are required to be on the job site at time of framing inspection with the appropriate required signatures and statement as follows: truss calculations shall include the wet-stamp and signature of the truss design engineer. In addition, they shall include on the cover sheet a wet- signed statement from the project's design engineer that truss calculations and layouts are in substantial conformance with the structural design and intent of the structure. Failure to provide them as stated will result in a correction and a failure to pass framing inspection.

Fire Safety Plan

The approved project allowed to be constructed by this building permit shall conform to the fire safety plan requirements as deemed necessary by the fire department having jurisdiction for this permit. Prior to beginning construction the property owner shall read the fire safety plan issued by the fire department and become fully aware of all necessary fire protection requirements.

- 1. Fire sprinklers are required. Fire sprinkler plan and permit for residential projects are to be submitted prior to framing inspection. Provide approved plans to building inspector prior to the time of framing inspection. 2. Prior to building permit final approval the property shall be in compliance with
- the vegetation clearance requirements prescribed in California Public Resources Code 4291 California Government Code Section 51182. See the SLO CAL FIRE handout detailing how to provide defensible space zones which include:
- 3. Firebreak within 30' and 100' of each building or structure is required. Downed logs, stumps, dead and dying woody surface fuels shall be removed. Fuels separation and Defensible space with continuous tree canopy.

General Grading Notes

- 1. Any and all site work and grading shall be in accordance with CBC chapter 33 and CBC appendix chapter 33 and any applicable local ordinances. A geotechnical engineer shall review the grading and site development.
- 2. Slope away from building a minimum of 4% for 10'-0" (typ).
- 3. An encroachment permit is required for any work done within a right of way maintained by the presiding jurisdiction.
- 4. Maximum cut and fill slope to be 2:1.
- 5. The existing ground surface should be prepared for grading by removing all vegetation, trees, large roots, debris, non-complying fill, and all other organic material. Voids created by removal of such materials should not be backfilled until the underlying soil has been observed by a soils engineer.
- 6. Fill and backfill should be placed at near optimum moisture in layers with loose thickness not greater than eight (8) inches and compacted to a minimum of 90% of the maximum dry density obtainable by test method ASTM-D 1557, and certified by a soils engineer
- 7. Import soils used to raise site grade should be equal to or better than on-site soils in strength, expansion and compressibility characteristics. Import soil can be evaluated but will not be pre-qualified by the geotechnical engineer. Final comments on the characteristics of the import soil will be provided after the material is stockpiled at the
- 8. Final site grade should be such that all water is diverted away from the structure(s) and is not allowed to pond. All surface water should be directed into approved
- discharge structures. 9. Access road/driveways: any road grade in excess of 12% shall be paved with a non-skid material, max. Grade for fire access shall not exceed 20%.
- 10. All non-permitted fill shall be removed by contractor.
- 11. Electrical, telecommunications, and other utilities shall be installed underground in an approved method of construction. This regulation applies to utilities on sites that are 5 acres or less and serving new structures and/or new utility distributions.
- 12. A soils engineer shall determine grading performed is in substantial conformance with the approved plans and is suitable to support the intended structure(s).
- 13. The bottom of all excavations should be observed by the geotechnical engineer prior to processing or placing fill.
- 14. Utility trench backfill should be governed by the provisions of this report relating to minimum compaction standards. In general, service lines inside the property lines may be backfilled with native soils compacted to a minimum of 90% of maximum density. Backfill of off site service lines will be subject to the specifications of the jurisdictional agency or the geotechnical report, whichever is greater.
- 15. Lined drainage swales and down drains should be provided at the tops of cut and fill slopes to divert drainage away from slope faces.
- 16. The building pad area and to a distance of five (5) feet beyond the perimeter be over-excavated to a depth of one (1) foot below the bottom of footings or two(2) feet below existing grade, whichever is deeper. The exposed surface should be scarified to a depth of twelve (12) inches, moisture conditioned and recompacted to a minimum of ninety (90) percent of maximum dry density. Due to the slope of the lot, keying and benching shall be required to accomplish the over excavation depths throughout the building area.
- 17. Areas outside the building area to receive fill should be over excavated to a depth of one (1) foot, scarified, moisture conditioned and compacted to a minimum 90% of maximum density prior to placing fill.
- 18. On-site soils may be used for fill once they are cleaned of all organic material, rock, debris, and irreducible material larger than eight (8) inches.
- 19. Fill slopes should be keyed and benched into firm natural ground when the existing slope to receive fill is 5:1 or steeper, horizontal to vertical. The keys should be tilted into the slope a minimum of 2%, should be a minimum of one equipment width and should be a minimum of three (3) feet deep on the outside edge. All keys and benches should be observed and verified by the geotechnical engineer.

Wildland Urban Interface Requirements

1. ROOFING

a. roof coverings:

Note 1, A-2.1-2

b. roof valleys: Note 17, A-2.1-2 c. roof gutters: Note 18, A-2.1-2

2. ATTIC VENTILATION

a. eave or cornice protection: Notes 2, 4, 5, 10, A-2.1-2

b. eave protection:

3. EXTERIOR WALLS a. exterior walls:

Notes 3, A-2.1-2 b. exterior wall vents: Notes 5,10, A-2.1-2

Glazing Note, A-1.1-3

existing barn

Site Plan, T-2.0

notes above

notes above

none

Glazing Note, A-1.1-3

Note 5, 10, A-2.1-2

c. exterior glazing window walls: d. exterior doors:

4. DECKING FLOORS AND UNDERFLOOR PROTECTION

a. decking: Notes 14, 15, A-2.1-2 b. underfloor and appendages protection: Notes 14, 15, A-2.1-2

5. ANCILLARY BUILDINGS

a. detached accessory structures:

b. fences attached/within 5':

6. DEFENSIBLE SPACE a. vegetation clearance:

b. firebreak within 30' and fuel reduction

zone from 30'-100': c. fuel separation:

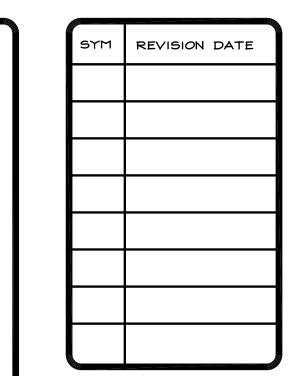
Special Inspection

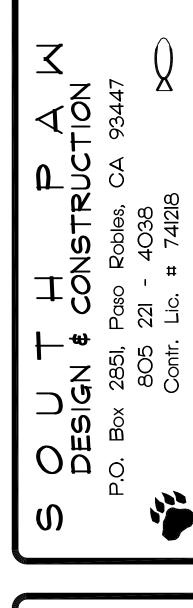
Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more special inspectors to provide inspections during construction for the following:

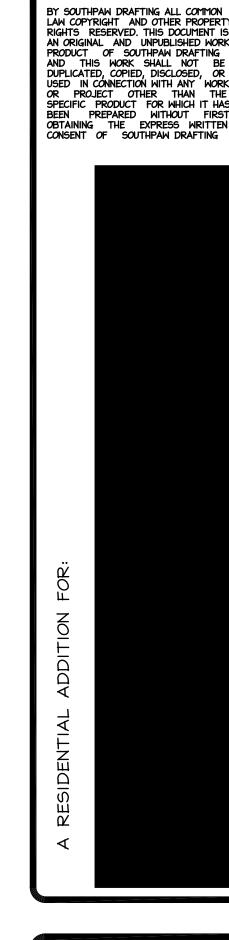
MASONRY:

TABLE 1704.5.1 LEVEL 1 SPECIAL INSPECTION

			SPECIAL INSPE		EDENCE EOD ODITI	ÐΙΛ
	INSPECTION TASK	CONTINUOUS	OF INSPECTION PERIODICALLY	KEF	ERENCE FOR CRITE	
	INGI LOTION TAGE	DURING TASK LISTED	DURING TASK LISTED	IBC SECTION	ACI 530/ASCE 5/TMS 402	ACI 530.1/ASCE 6/TMS 602
	As masonry construction begins, the following shall be verified to ensure compliance:					
	a. Proportions of site-prepared mortar.		Х			ART 2.6B
	b. Construction of mortar joints.		X			ART 3.3B
	c. Location of reinforcement, connectors, prestressing tendons and anchorages.		X			ART 3.4,3.6A
	d. Prestressing technique		N/A			ART 3.6B
	e. Protection of masonry during cold weather (temperature below 40°F) or hot weather (temperature above 90°F).		X			ART 2.4B,2.4H
2.	The inspection program shall verify					
	a. Size and location of structural elements		X			Art. 3.3G
	b. Type, Size, and location of anchors including other details of anchorage of masonry to structural members, frames or other construction		X		Sec. 1.2.2(e), 2.1.4, 3.1.6	
	c. Specified size, grade and type of reinforcement		Х		Sec. 1.13	Art. 2.4, 3.4
	d. Welding of reinforcing bars	N/A			Sec. 2.1.10.7.2, 3.3.3.4(b)	
	e. Protection of masonry during cold weather (temperature below 40°F) or hot weather (temperature above 90°F).		X	Sec. 2104A.3, 2104A.4		Art. 1.8C, 1.8D
	f. Application and measurement of prestressing force		N/A			Art. 3.6B
3.	Prior to grouting, the following shall be verified to ensure compliance:					
	a. Grout space is clean		Х			Art. 3.2D
	b. Placement of reinforcement and connectors and prestressing tendons and anchorages.		N/A		Sec. 1.13	Art. 3.4A
	c. Proportions of site-prepared grout and prestressing grout for bonded tendons		X			Art. 2.6B
	d. Construction of mortar joints		Х			Art. 3.3B
4.	Grout placement shall be verified to ensure compliance with code and construction document provisions.	Х				Art 3.5
	a. Grouting of prestressing bonded tendons	N/A				Art. 3.6C
5.	Preparation of any required grout specimens, mortar specimens and/or prisms shall be observed	X		Sec. 2105A.2.2, 2105A.3		Art. 1.4
6.	Compliance with required inspection provisions of the construction documents and the approved submittals shall be verified		Х			Art. 1.5
7.	Post-installed anchors	N/A				

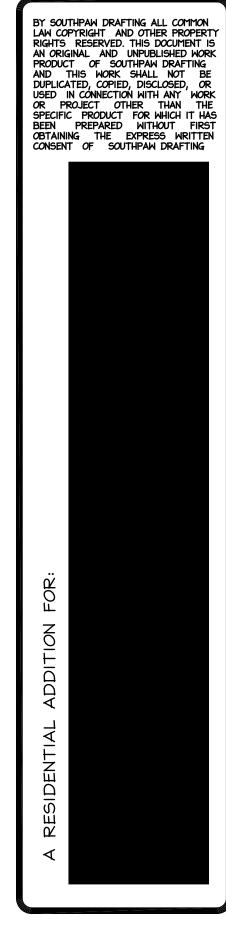






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DATE 11/16/2009
JOB NO.
SHEET
T-1.2
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SOUTH PAM DESIGN & CONSTRUCTION P.O. Box 2851, Paso Robles, CA 93447 805 221 - 4038



DRAWN BY
M.SHICK

DATE
11/16/2009

JOB NO.
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---OF

SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE OR GLASS BLOCK UNITS OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES

5/8" TYPE "X" GYPSUM BOARD ON GARAGE SIDE OF COMMON WALL AND CEILING OF GARAGE AND HOUSE. DRYWALL GARAGE COMPLETE (CBC 406.1.4) WHEN THE CEILING IN THE GARAGE IS REQUIRED TO BE ENTIRELY PROTECTED, THE WALLS AND / OR BEAMS SUPPORTING THE CEILING ARE TO BE PROTECTED WITH THE EQUIVALENT FIRE RESISTIVE

CONSTRUCTION (CBC 714)
PROVIDE 50 GALLON OR LESS GAS WATER HEATER WITH SEISMIC STRAPPING WITHIN THE UPPER AND LOWER & OF THE VERTICAL DIMENSION OF THE WATER HEATER WITH THE LOWER STRAP TO BE NO LESS THAN 4" ABOVE THE CONTROLS PER CPC 51.05. AND PRESSURE RELIEF VALVE W/ A FULL SIZED DRAIN OF GALVANIZED STEEL, HARD DRAWN COPPER, CPVC, PB OR LISTED RELIEF VALVE DRAIN TUBE WITH FITTINGS TO THE EXTERIOR OF THE BUILDING WITH THE END OF PIPE NOT MORE THAN 2 FEET NOR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD. THE THERMAL END BEING UNTHREADED. UPC SEC. 608.5. WATER HEATER SHALL BE SET ON AN 18" RAISED PLATFORM. PROVIDE RECIRCULATION PUMP FOR HOT WATER.

VENT DRYER TO EXTERIOR. MAXIMUM ALLOWABLE RUN SHALL NOT EXCEED 14'-0"\ WITH A MAXIMUM OF (2)-TWO 90° TURNS. 36" HIGH MIRROR OVER ENTIRE LENGTH OF LAVATORY SET ABOVE BACK SPLASH (TYP).
SAFETY GLAZING REQUIRED BUT NOT LIMITED TO GLAZING IN FIXED PANELS ADJACENT TO A
DOOR WHERE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER

VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE WALKING SURFACE. CBC SECTION 2406.3 ALSO WITHIN 18" OF FLOORS, WITHIN TUB - SHOWER ENCLOSURES, WITHIN HOT - TUB WHIRLPOOL, SAUNA AND STEAM ROOM AND GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND

F.A.U. IN ATTIC ON PLATFORM. PROVIDE SWITCH, LIGHT, AND OUTLET NEAR ACCESS AND UNIT. PROVIDE 30" X 30" ATTIC ACCESS TO MECHANICAL UNIT. A 22" X 30" ACCESS OPENING CAN BE USED IF A LETTER FROM THE MANUFACTURER STATING THAT ALL COMPONENTS OF F.A.U. UNIT CAN FIT THROUGH AN OPENING OF THAT SIZE. ACCESS TO BE WITHIN 20' OF F.A.U. AND HAVE A CONTINUOUS 24" WIDE WALKWAY. ALSO PROVIDE 30" CLEAR UNOBSTRUCTED WORKING SPACE IN FRONT OF F.A.U.

AIR CONDENSING UNIT ON CONCRETE PAD. PROVIDE 5'-0" MINIMUM CLEAR PASSAGE AROUND UNIT.

18" DEEP NON-COMBUSTIBLE HEARTH IN FRONT OF AND 12" BEYOND FIREPLACE OPENING.

. (E) WOOD BURNING FIRE PLACES SHALL BE PROVIDED WITH ONE LAYER %" TYPE "X" GYPSUM

BOARD LINING THE INSIDE OF THE FIREPLACE VENT PIPE CHASE FROM CEILING PENETRATION TO BOARD LINING THE INSIDE OF THE FIREPLACE VENT FIFE CHASE FROM CEILING FENETRATION TO ROOF SHEATHING.

11. PROVIDE SOFT WATER LOOP TIED TO INTERIOR DOMESTIC WATER SYSTEM.

12. INTERIOR STAIRS WITH 7.75" MAX RISE AND 10" MIN TREAD. USE ¾" CDX PLY SUB-FLOOR ON TREAD, RISER AND LANDING (TYP).

13. HANDRAILS PER CEICIO99.10 AND 1012. TOP OF HANDRAILS SHALL BE MOUNTED +34" ABOVE THE

NOSING OF THE TREADS AND LANDINGS (CBC 1012.2). HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS AND SHALL EXTEND 12" BEYOND TOP AND BOTTOM RISERS. ENDS SHALL BE RETURNED OR SHALL END IN NEWEL POSTS OR SAFETY TERMINALS. HANDGRIP PORTION ON HANDRAILS SHALL NOT BE LESS THAN $1 \frac{1}{4} ^{\prime\prime}$ nor more than $2^{\prime\prime}$ in cross-sectional dimension and shall have a space of NOT LESS THAN 1/2" BETWEEN THE WALL AND THE HANDRAIL (CBC 1012.3 \$ 1012.6). PROVIDE 80" CLEAR ABOVE ALL PORTION OF THE STAIRS \$ ONE TREAD DEPTH BEYOND THE BOTTOM RISER (CBC 1009.2) MEASURED FROM A PLANE TANGENT TO STAIRWAY TREAD NOSING. OPENINGS FOR GUARDS SHALL NOT ALLOW A SPHERE OF 4.375" INCHES TO PASS THROUGH.

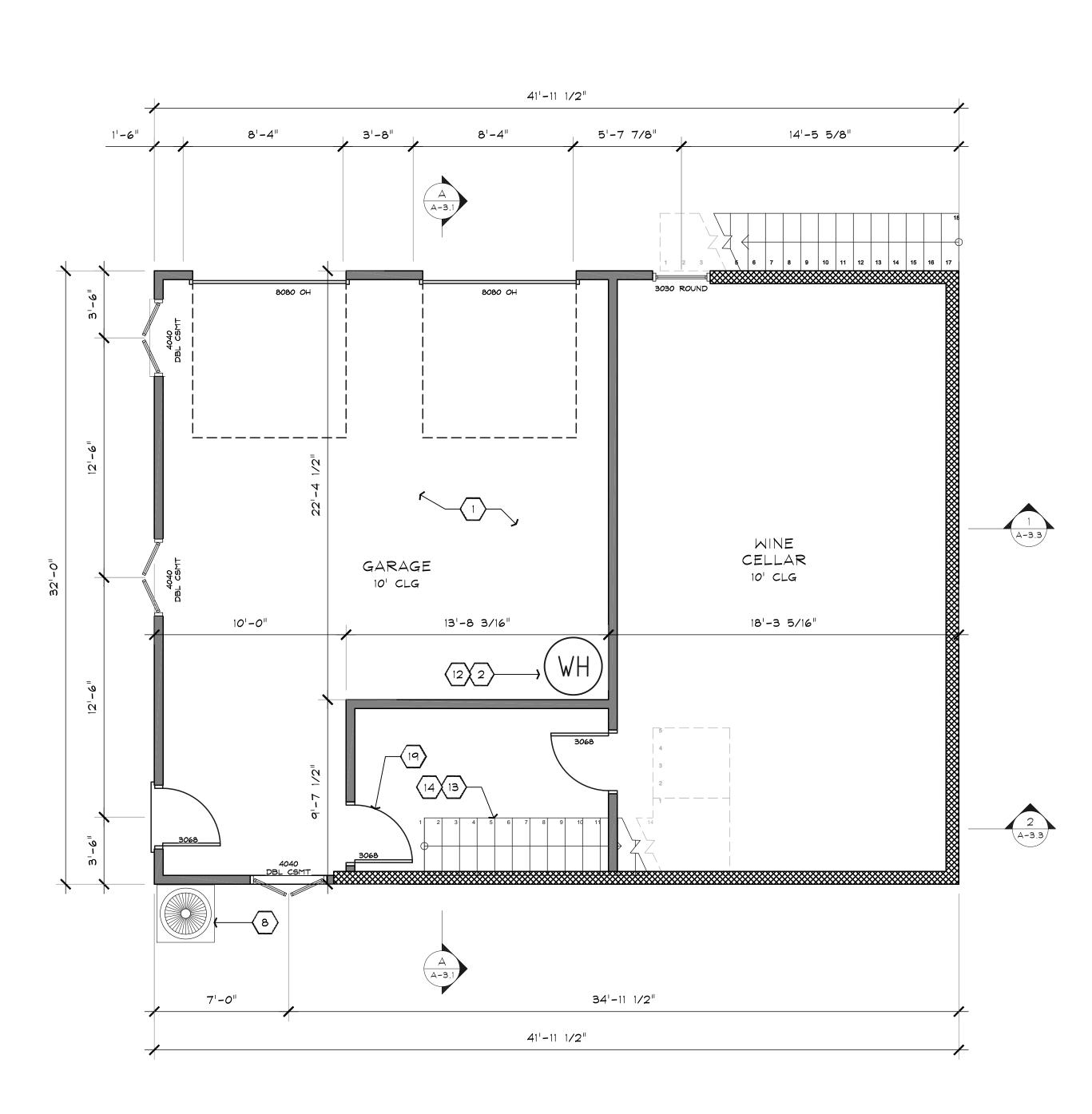
14. PROVIDE 36" SQUARE MINIMUM LANDING @ BOTTOM OF STAIRWAY CBC 1009.4 15. GUARD @ 42" ABOVE FINISHED FLOOR. PROVIDE 2X2 PICKETS SPACED PER CBC 1013.3.

16. ALL HOSE BIBS TO HAVE NON REMOVABLE BACKFLOW PREVENTION DEVICES PER CPC 603.3.7
 17. INDIVIDUAL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE ARE REQUIRED AT THE SHOWERS AND TUB-SHOWER COMBINATION PER CPC 420
 18. GARAGE DOOR SHALL BE PROTECTED BY A 1-3/8" SELF-CLOSING, SELF-LATCHING SOLID CORE DOOR, OR A SELF-CLOSING DOOR HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 20

MINUTES. CBC406.1.4

19. SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET.

20. SMOKE DETECTORS HARDWIRED AND INTERCONNECTED TO ONE ANOTHER. PROVIDE BATTERY BACKUP TO ALL SMOKE DETECTOR UNITS (TYP). CBC 907.2.10.2 A SINGLE ALARM SHALL ACTIVATE ALL ALARMS AND BE CLEARLY AUDIBLE. CBC 907.2.10.3

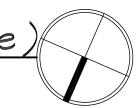


FLOOR PLAN

level 0 - (garage)

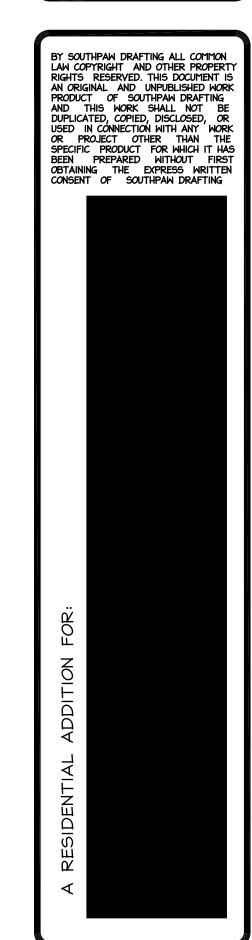
(N) GARAGE ADDITION 773 SQ. FT. (REPLACES (E) 521 SQ. FT.)

(N) WINE CELLAR 569 SQ. FT.

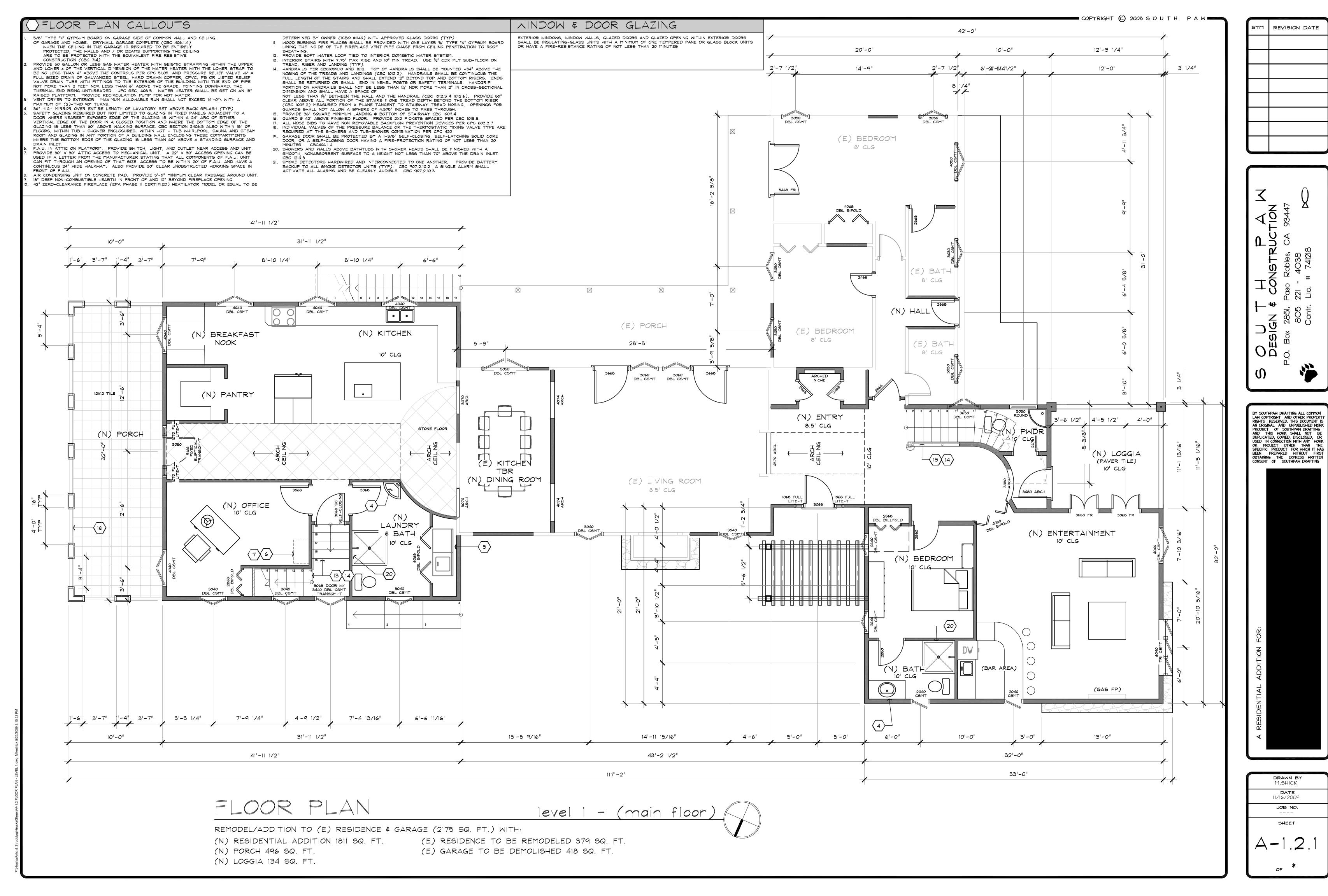


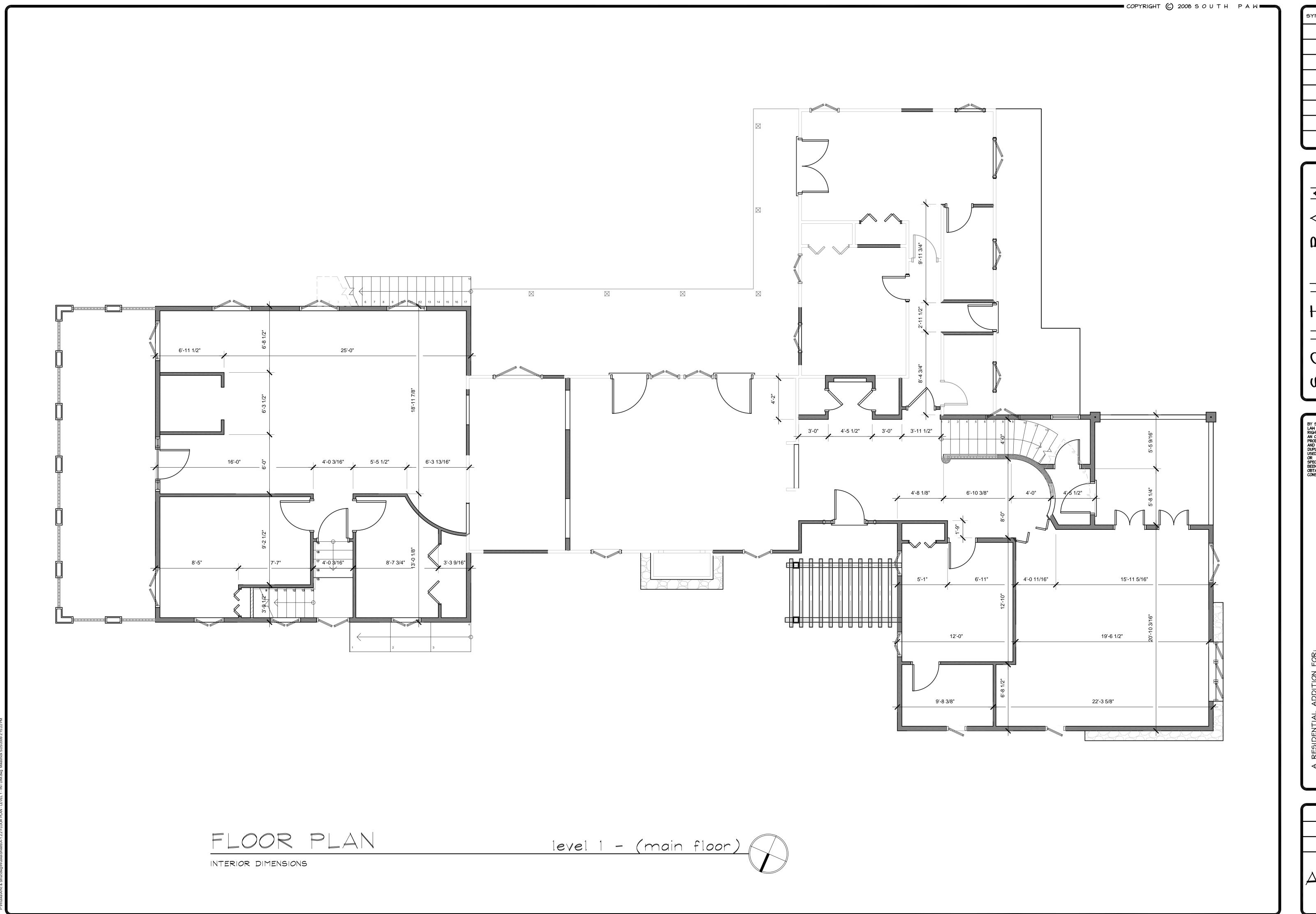
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REVISION DATE

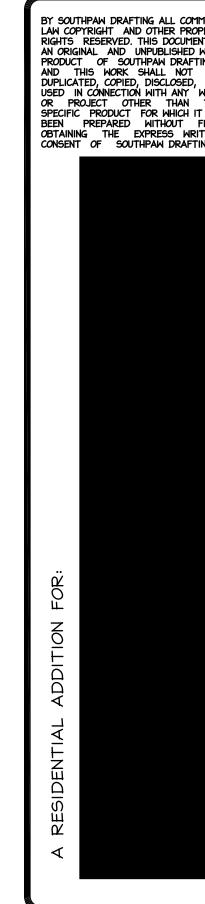


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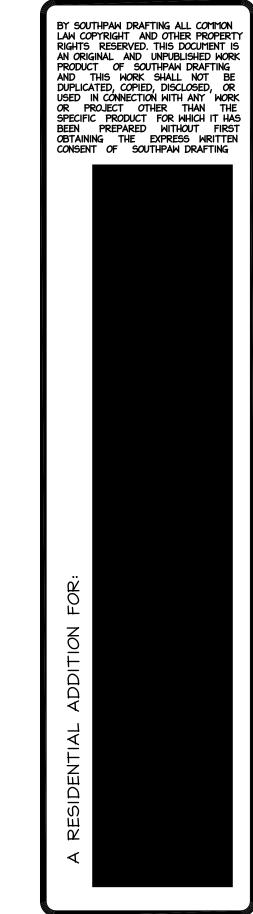
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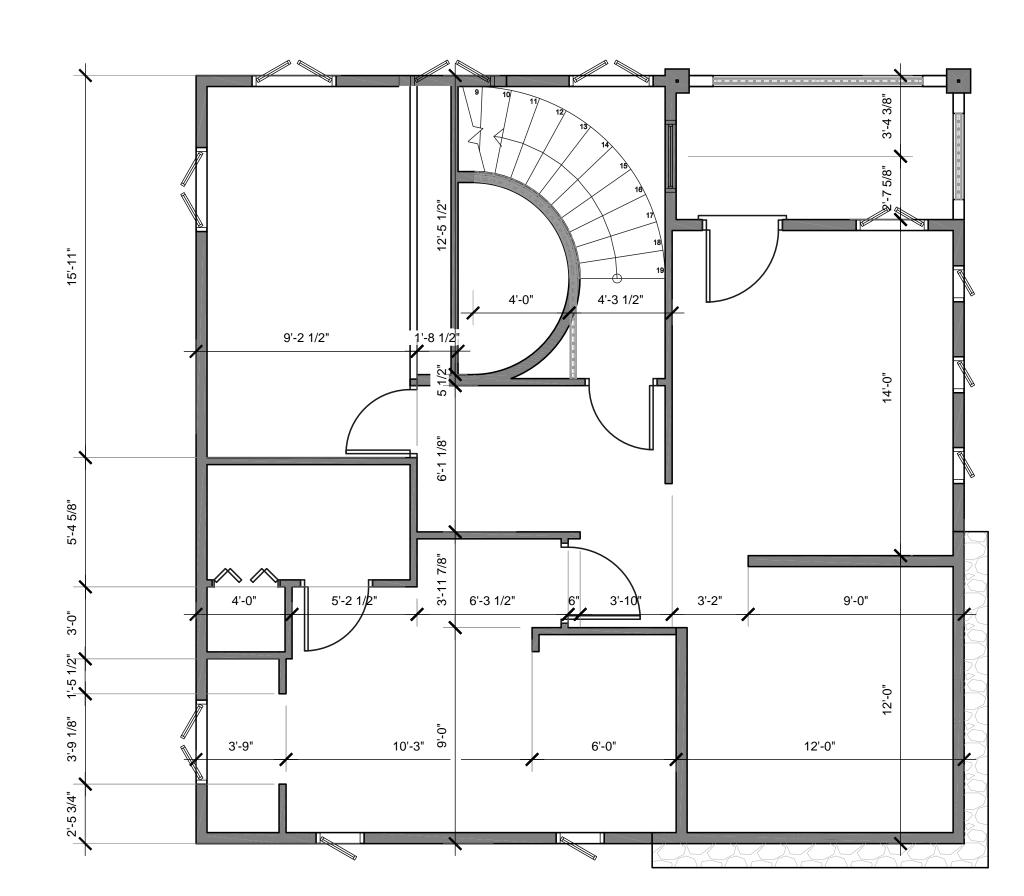


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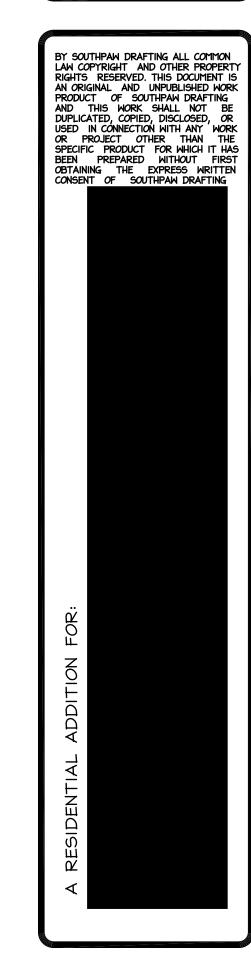
FLOOR PLAN

level 2 - (master bedroom)

INTERIOR DIMENSIONS

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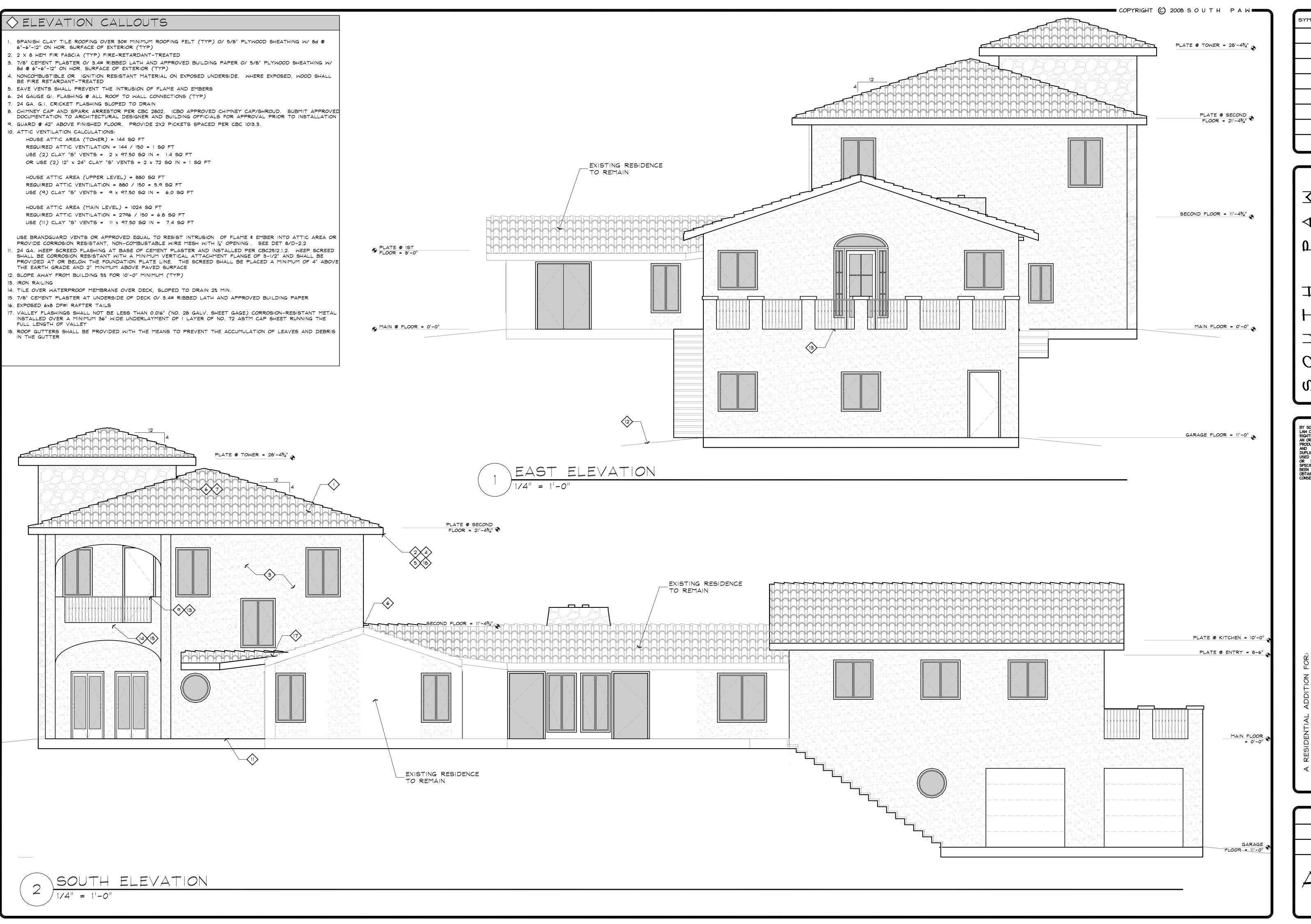


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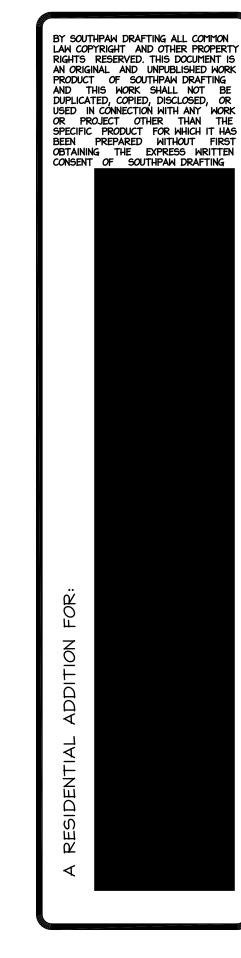
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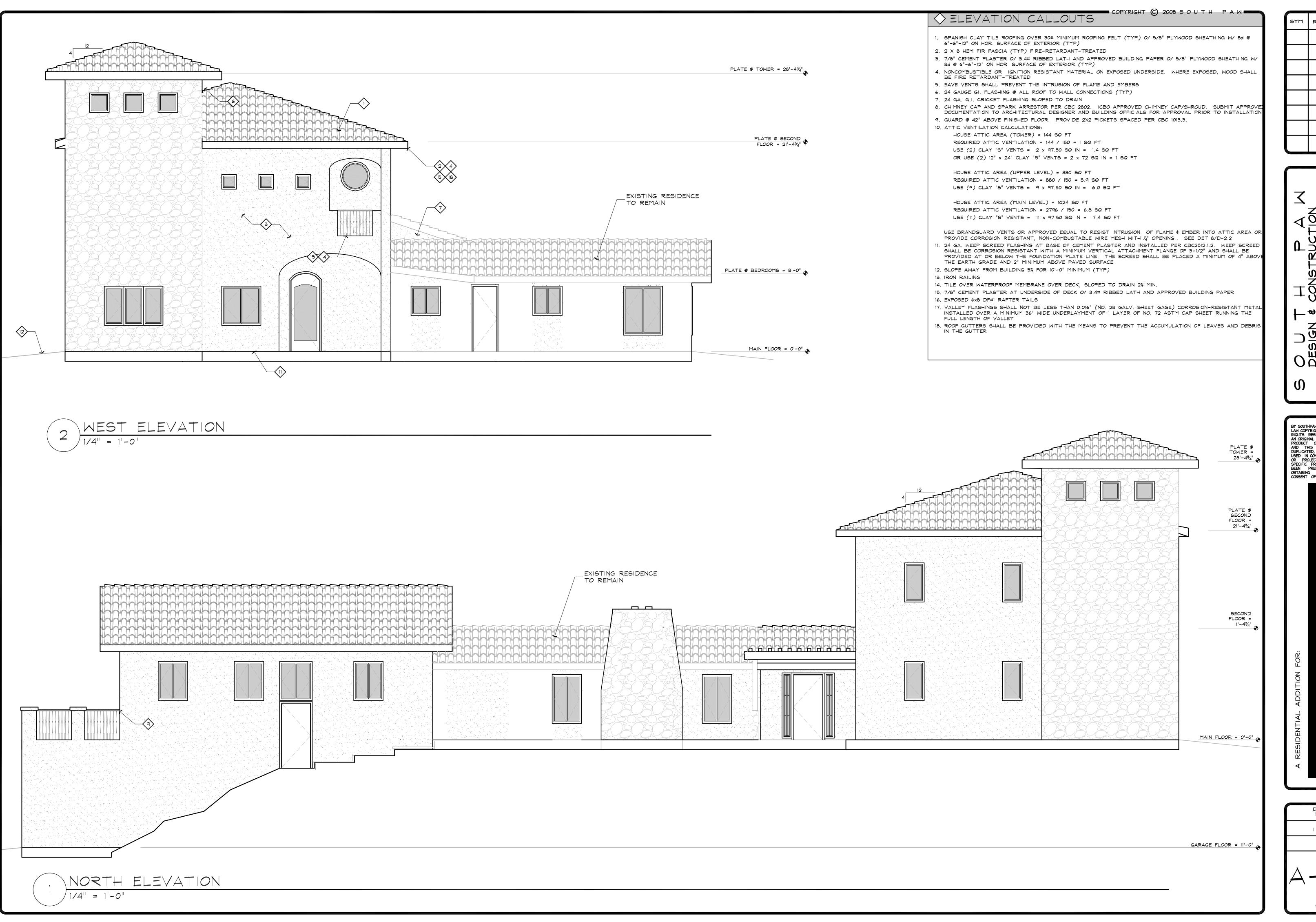


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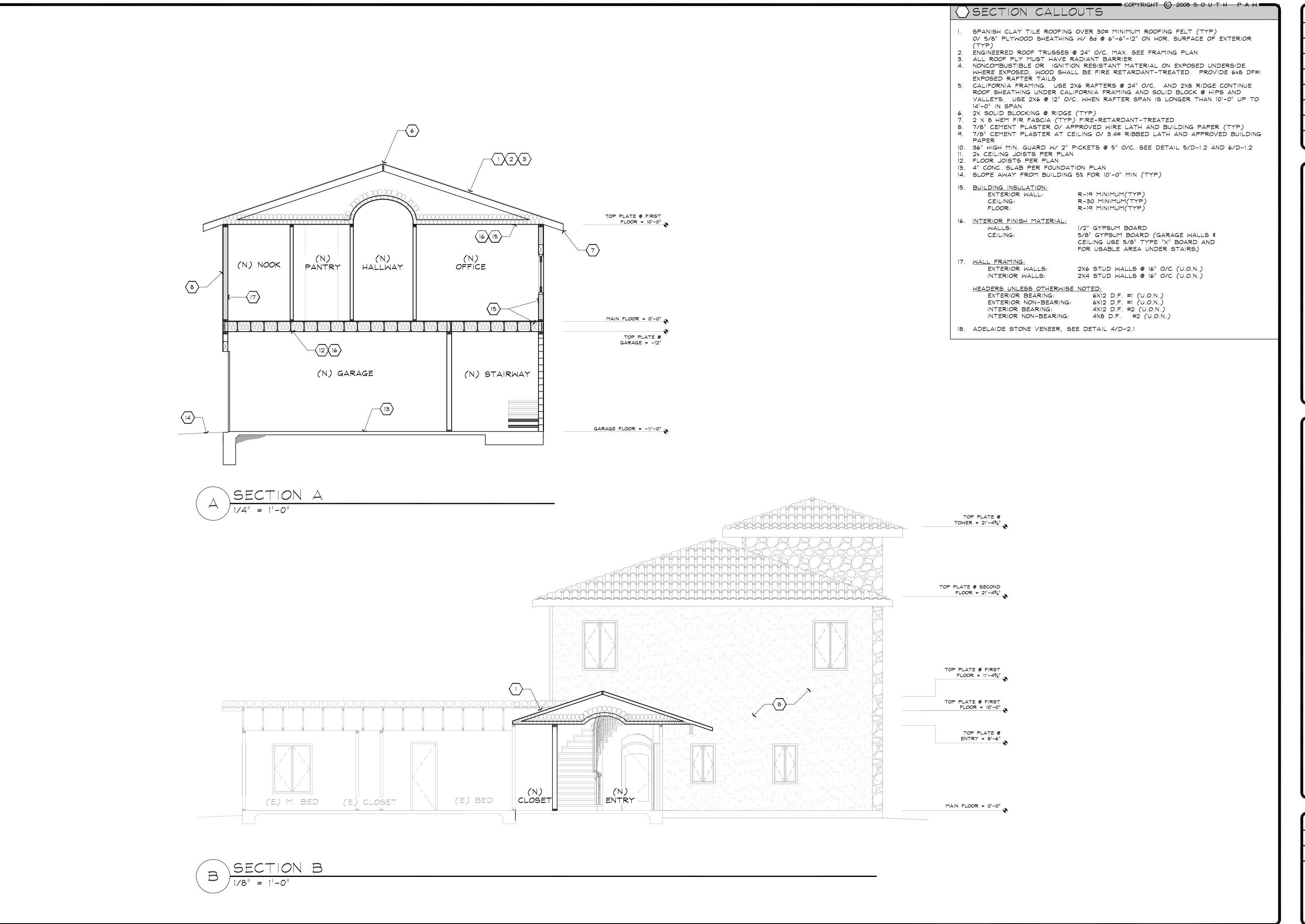
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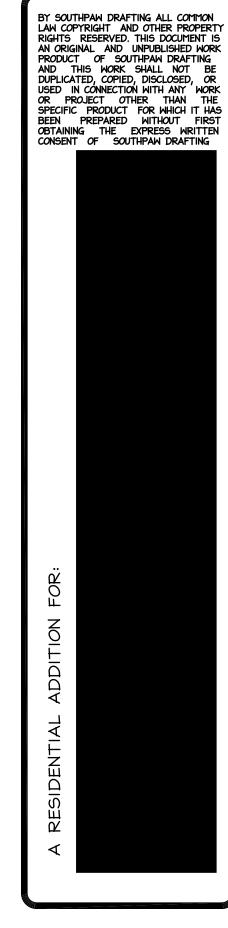
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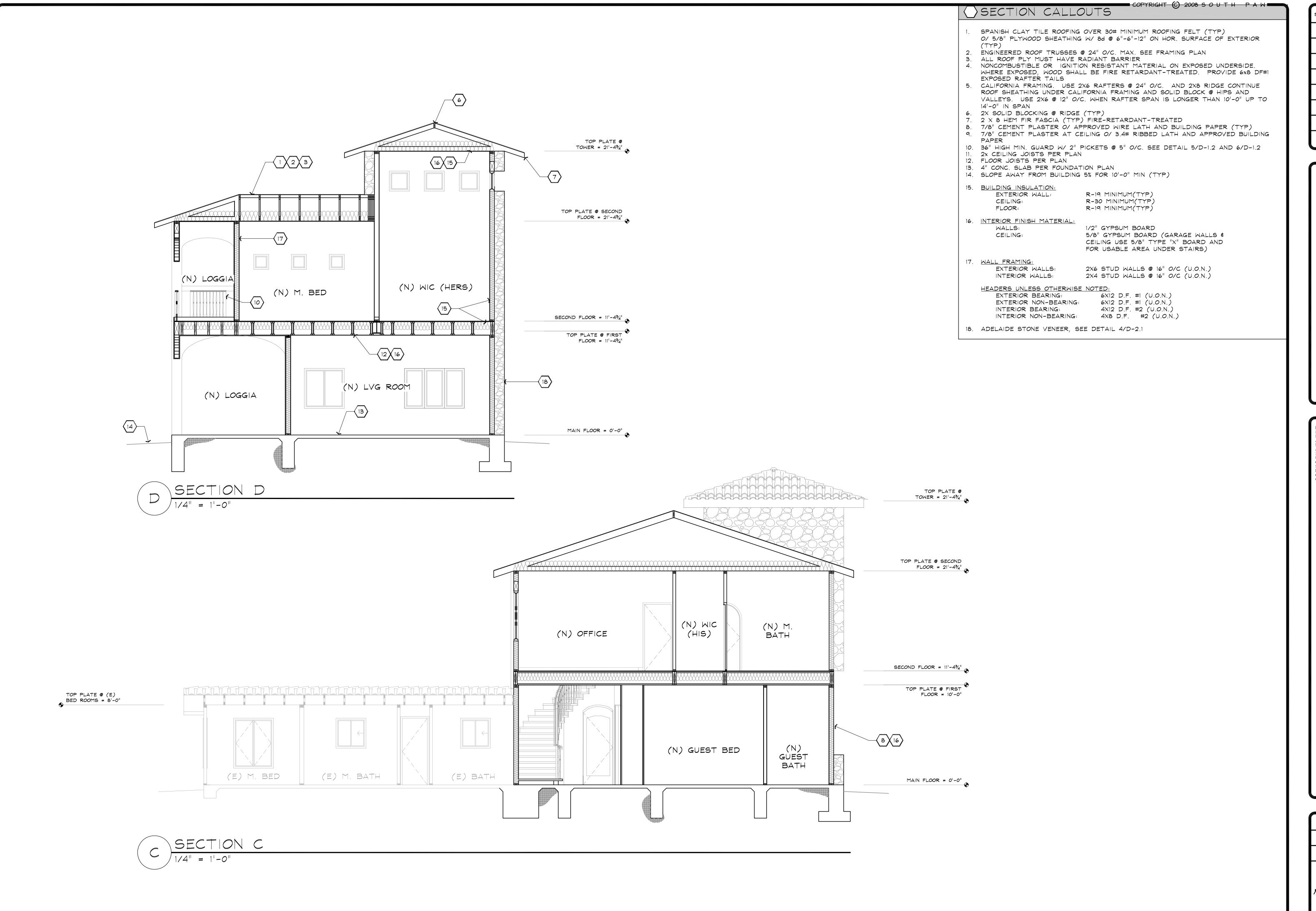


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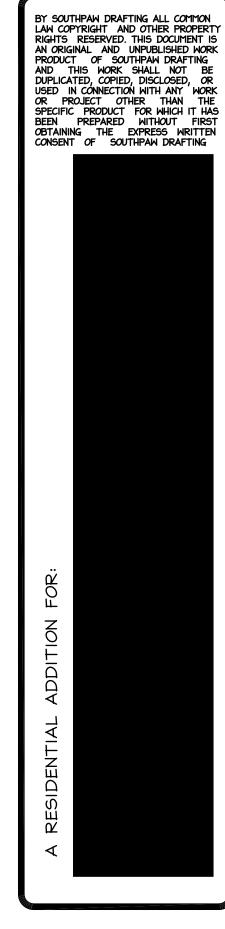
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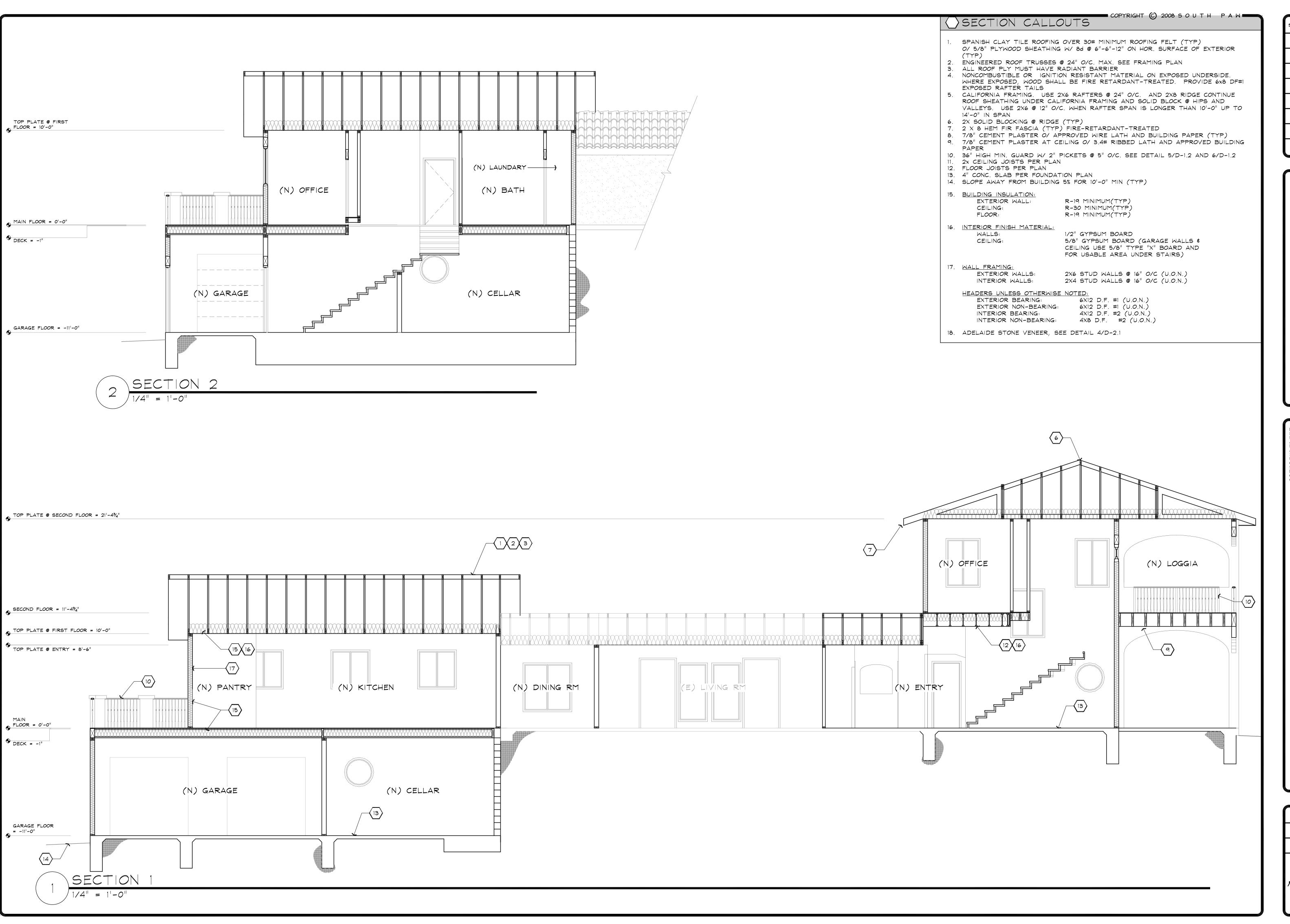
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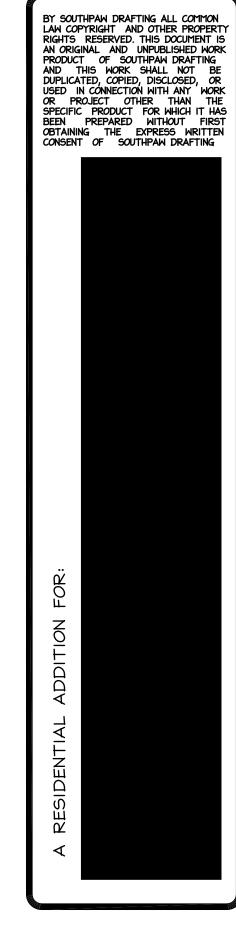
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A - 3.3

4- WAY SWITCH

SINGLE POLE SWITCH

ELECTRIC SUB-PANEL

FAN

SWITCH W/ DIMMER CONTROL

GAS STUB (SIZE AS REQ'D)

SMOKE DETECTOR, HARD-WIRED TOGETHER

) ELECTRICAL CALLOUTS PROVIDE A 200 AMP MINIMUM ELECTRIC SUB-PANEL WITH #4 UPPER GROUND TO FOUNDATION GFIC OUTLETS ON ALL ABOVE COUNTER OUTLETS IN GARAGE MOUNTED AT 44" ABOVE FINISH CEILING MOUNTED OUTLET FOR GARAGE DOOR OPENER. PROVIDE AND INSTALL APPROVED GARAGE

VANITY LAMPS, WALL SCONCES AND ANY OTHER TYPE OF LUMINAIRE THAT IS A PERMANENT PART OF THE HOUSE. DOOR OPENER WITH REMOTE CONTROL PROVIDE GAS, 220V OUTLET, AND 110V OUTLET TO WASHER AND DRYER GFIC OUTLETS ON ALL ABOVE COUNTER OUTLETS IN KITCHEN MOUNTED AT +44"ABOVE FINISH FLOOR (TYP). OUTLETS SHALL BE LOCATED NO FARTHER THAN 24" AWAY FROM ANY POINT

ALONG COUNTER AND ON ALL COUNTER AREAS WIDER THAN 12" ON ANY PENINSULA, EATING BAR, OR ISLAND, GFIC OUTLETS SHALL BE LOCATED AT +27" ABOVE FINISH FLOOR AND SHALL BE LOCATED NO FARTHER THAN 24" AWAY FROM ANY POINT ALONG PENINSULA, EATING BAR OR ISLAND (TYP) PROVIDE GAS, 220V OUTLET, AND 110V OUTLET TO STOVE, COOKTOP, AND/OR OVENS (TYP).

ALSO PROVIDE ELECTRICAL FOR EXHAUST HOOD ABOVE COOKTOP (TYP) PROVIDE OUTLET FOR DISHWATER PROVIDE 110V OUTLET AT +42" ABOVE FINISHED FLOOR AND WATER FOR ICE MAKER AT REFRIGERATOR PROVIDE OUTLET AND SWITCH FOR DISPOSAL

UNDER CABINET FLUORESCENT LIGHT FIXTURE WITH SWITCH AS INDICATED

GFIC OUTLETS ON ALL ABOVE COUNTER OUTLETS IN BATHROOMS MOUNTED AT 42" ABOVE FINISH

BATHROOM RECEPTACLES SHALL BE ON A SEPARATE 20AMP CIRCUIT WITH NO OTHER OUTLETS. BOTH OUTLETS MAY BE ON THE SAME CIRCUIT. 1996 NEC 210-52 (D) PENDENT LIGHTS, CEILING FANS & TRACK LIGHTING ARE PROHIBITED IN THE AREA ABOVE WATER-PROOF GFIC OUTLETS AT 18" ABOVE FINISH FLOOR IN FRONT AND REAR OF BUILDING . PROVIDE BLOCKING AT CEILING FAN AND LIGHTS. PROVIDE SEPARATE SWITCH FOR LIGHTS & FAN. USE AN APPROVED ELECTRICAL BOX DESIGNED TO SUPPORT CEILING FAN. CEILING FANS WEIGHING IN EXCESS OF 35 POUNDS SHALL BE SUPPORTED AS REQUIRED BY SEC 370-23. 422-18.

APPROVED SMOKE DETECTOR INSTALLED AS REQUIRED AND AS INDICATED. SMOKE DETECTOR

ALL BEDROOM RECEPTACLES TO BE AFCI.

VOLTS REQUIRED FOR HOUSE: 5179 SQ. FT. x 3 VOLTS = 15,500 VOLTS VOLTS AVAILABLE = 200 AMPS x 220VOLTS = 44,000 VOLT/AMPS

SHALL BE HARDWIRED WITH BATTERY BACK-UP.

LIGHTING NOTES THE REQUIREMENTS APPLY ONLY TO PERMANENTLY INSTALLED LUMINAIRES, I.E., LUMINAIRES THAT ARE PART OF THE HOUSE, AS OPPOSED TO PORTABLE LUMINAIRES SUCH AS TORCHIERES OR TABLE LAMPS THAT ARE PROVIDED BY THE OCCUPANT. PERMANENTLY INSTALLED LUMINAIRES INCLUDE CEILING LUMINAIRES, CHANDELIERS,

THE NEW REQUIREMENTS MAY BE SUMMARIZED AS FOLLOWS: •KITCHENS. AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND THE ONES THAT ARE NOT MUST BE SWITCHED •LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS. ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN

OCCUPANT SENSOR. •OTHER ROOMS. ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQUARE FOOT ARE EXEMPT FROM THIS REQUIREMENT. OUTDOOR LIGHTING ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRESOR SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION. •COMMON AREAS OF MULTIFAMILY BUILDINGS. ALL LUMINAIRES IN THE COMMON AREAS OF MULTIFAMILY BUILDINGS SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR.

LUMINAIRES THAT ARE RECESSED INTO INSULATED CEILINGS ARE REQUIRED TO BE RATED FOR INSULATION CONTACT ("IC-RATED") SO THAT INSULATION CAN BE PLACED OVER THEM. THE HOUSING OF THE LUMINAIRE SHALL BE AIRTIGHT TO PREVENT CONDITIONED AIR ESCAPING INTO THE CEILING CAVITY OR ATTIC, UNCONDITIONED AIR INFILTRATING FROM THE CEILING OR ATTIC INTO THE CONDITIONED SPACE. AN ADDITIONAL SET OF REQUIREMENTS APPLY TO PARKING LOTS OR GARAGES WITH SPACE FOR EIGHT OR MORE CARS, WHICH ARE TYPICALLY FOR MULTIFAMILY BUILDINGS. THE NONRESIDENTIAL STANDARDS FOR PARKING LOTS AND/OR GARAGES APPLY IN THESE CASES (+132, +147).

6.2 HIGH EFFICACY LUMINAIRES A LUMINAIRE IS THE LIGHTING INDUSTRY'S TERM FOR LIGHT FIXTURE. A LUMINAIRE

CONSISTS OF THE HOUSING, POWER SUPPLY (BALLAST), LAMP, REFLECTOR, AND IN SOME CASES A LENS. A LAMP IS THE LIGHTING INDUSTRY'S TERM FOR A LIGHT BULB. LUMINAIRES CAN BE DESIGNED TO BE RECESSED INTO THE CEILING, SUSPENDED BY A ROD OR CHAIN, OR SURFACE MOUNTED ON THE WALL OR CEILING.

A HIGH EFFICACY LUMINAIRE IS ONE THAT CONTAINS ONLY HIGH EFFICACY LAMPS AND MUST NOT CONTAIN A CONVENTIONAL (MEDIUM) SCREW-BASED SOCKET. TYPICALLY, HIGH EFFICACY LUMINAIRES CONTAIN, PIN-BASED SOCKETS, LIKE COMPACT OR LINEAR FLUORESCENT LAMP SOCKETS, THOUGH OTHER TYPES SUCH AS SCREW SOCKETS SPECIFICALLY RATED FOR HIGH INTENSITY DISCHARGE LAMPS (LIKE METAL HALIDE LAMPS) MAY ALSO BE LIGIBLE FOR EXTERIOR USE. LUMINAIRES WITH MODULAR COMPONENTS THAT ALLOW CONVERSION BETWEEN SCREW-BASED AND PIN-BASED SOCKETS WITHOUT CHANGING THE LUMINAIRE HOUSING OR WIRING SHALL NOT BE CONSIDERED HIGH EFFICACY LUMINAIRES. THESE REQUIREMENTS PREVENT LOW EFFICACY LAMPS BEING RETROFITTED IN HIGH EFFICACY LUMINAIRES. ALSO, COMPACT FLUORESCENT LUMINAIRES WITH PERMANENTLY INSTALLED BALLASTS THAT ARE CAPABLE OF OPERATING A RANGE OF LAMP WATTAGES, THE HIGHEST OPERATING INPUT WATTAGE OF THE RATED LAMP/BALLAST COMBINATION MUST BE USE FOR DETERMINING THE LUMINAIRE WATTAGE.

THERE ARE TWO QUALIFYING REQUIREMENTS FOR A HIGH EFFICACY LUMINAIRE: THAT THE LUMENS PER WATT FOR THE LAMP BE ABOVE A SPECIFIED THRESHOLD AND THAT ELECTRONIC BALLASTS BE USED IN CERTAIN APPLICATIONS. 6.2.1 LUMENS PER WATT

THE LUMEN IS THE UNIT OF VISIBLE LIGHT. TO BE RATED AS HIGH EFFICACY, A LAMP MUST PRODUCE A CERTAIN NUMBER OF LUMENS FOR EACH WATT OF ELECTRICAL POWER T CONSUMES. EFFICACY IS THEREFORE MEASURED IN LUMENS PER WATT. ALMOST ALL FLUORESCENT LAMPS EQUIPPED WITH ELECTRONIC BALLASTS QUALIFY AS HIGH EFFICACY LIGHT SOURCES; INCANDESCENT LAMPS (INCLUDING ANY SCREW-IN INCANDESCENT LAMPS, LIKE REGULAR 'A' OR REFLECTOR LAMPS, OR QUARTZ HALOGEN LAMPS, OR LOW VOLTAGE LAMPS, LIKE HALOGEN MR LAMPS) DÓ NOT. TO BE CLASSIFIED AS HIGH EFFICACY, A LAMP MUST MEET THE REQUIREMENTS LISTED IN TABLE 6-1 (DOCUMENTED IN TABLE 150-C OF THE STANDARDS):

FOR SIMPLICITY, THE POWER USED BY THE BALLAST IS IGNORED WHEN DETERMINING THE LUMENS PER WATT FOR PURPOSES OF COMPLIANCE WITH THE RESIDENTIAL LIGHTING REQUIREMENTS.

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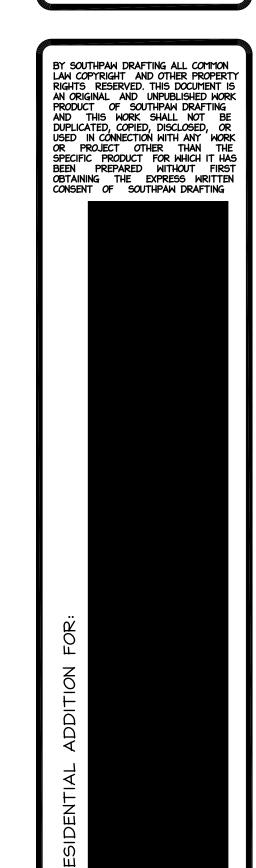
TABLE 6-1 - HIGH EFFICACY LAMPS REQUIRED LAMP EFFICACY

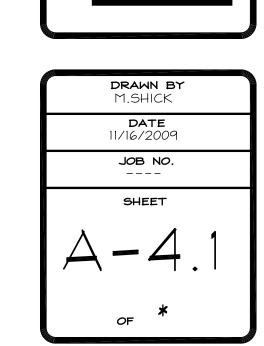
60 LM/W

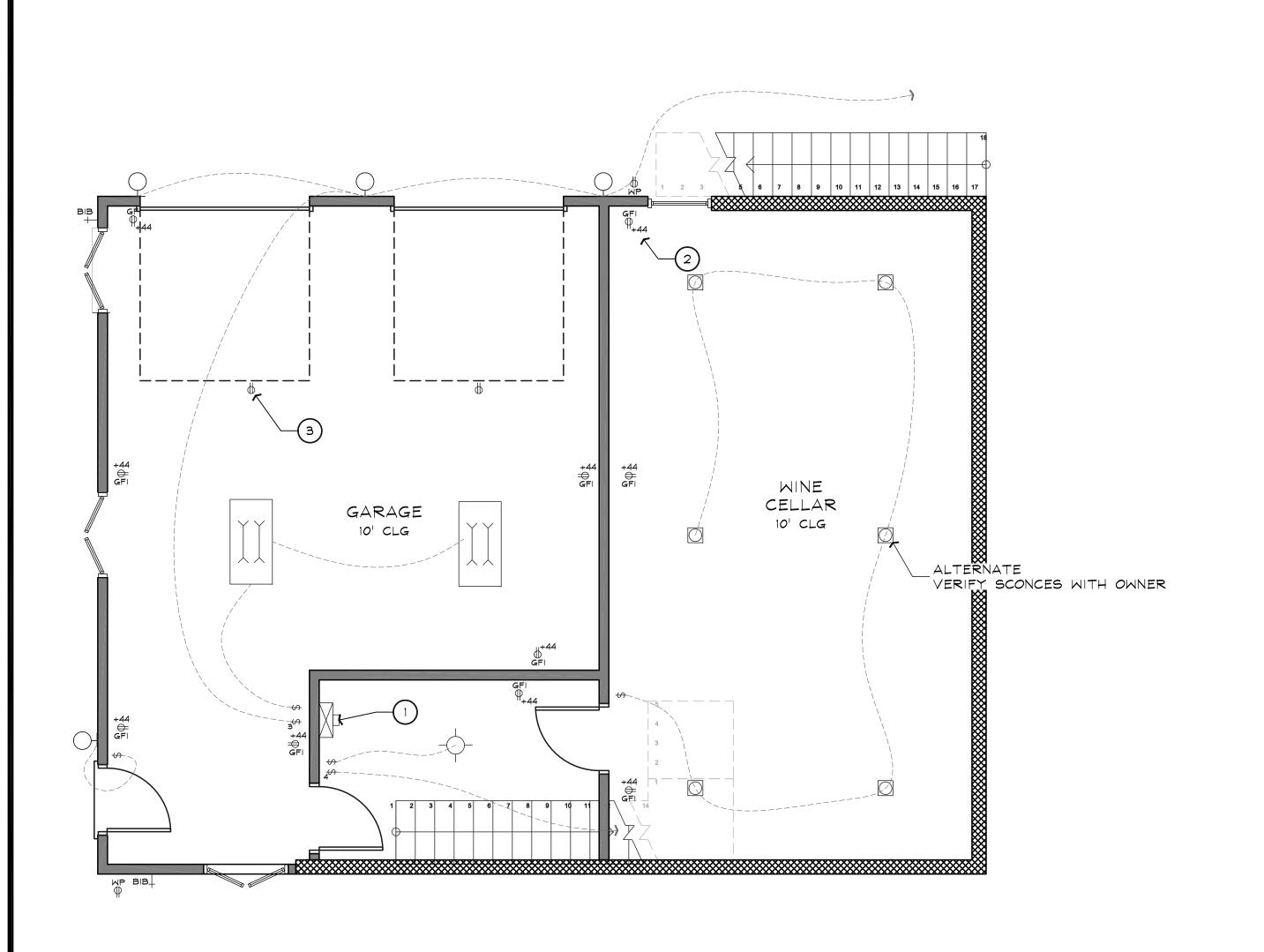
LAMP POWER < 15 W 15-40 W 50 LM/W

>40 W

NOTE: THE WATTAGE OF THE BALLAST IS NOT INCLUDED WHEN DETERMINING LAMP EFFICACY. MERCURY VAPOR LAMPS DO NOT USUALLY MEET THE REQUIREMENTS; METAL HALIDE OR COMPACT FLUORESCENT LAMPS (CFLS) ARE GOOD REPLACEMENTS. FOR OTHER LAMP TYPES SUCH AS LEDS YOU SHOULD CHECK WITH THE LAMP MANUFACTURER AND PROVIDE DOCUMENTS SHOWING THAT THE LAMP MEETS THE REQUIREMENTS. TO CALCULATE THE EFFICACY OF A LAMP, FIND OUT FROM THE MANUFACTURER HOW MANY LUMENS IT PRODUCES, THEN DIVIDE THIS NUMBER BY THE RATED WATTAGE OF THE LAMP. DO NOT INCLUDE ANY WATTS CONSUMED BY THE SYM REVISION DATE







ELECTRICAL PLAN

CEILING MOUNTED FAN W/ LIGHT

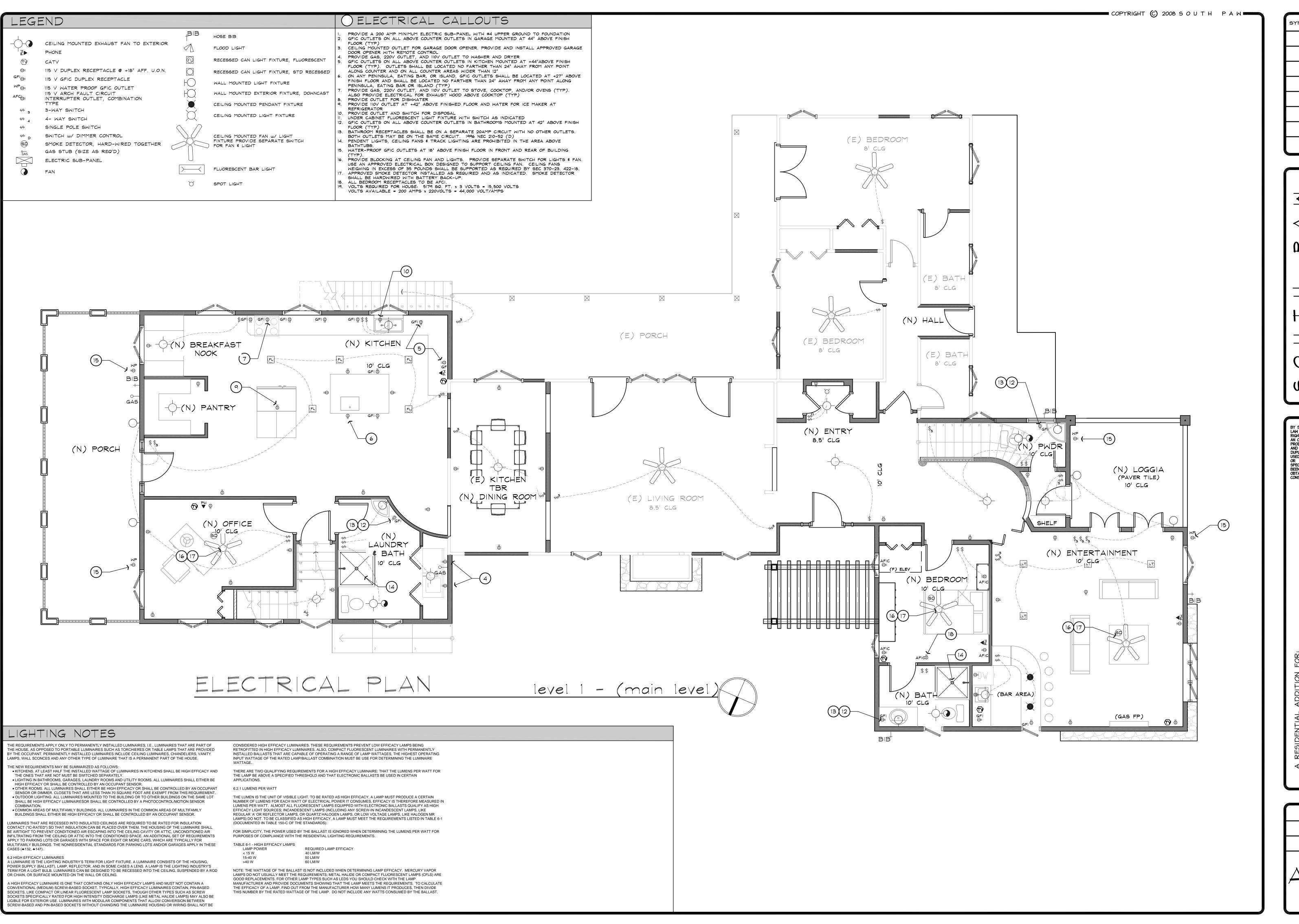
FOR FAN & LIGHT

SPOT LIGHT

FLUORESCENT BAR LIGHT

FIXTURE PROVIDE SEPARATE SWITCH

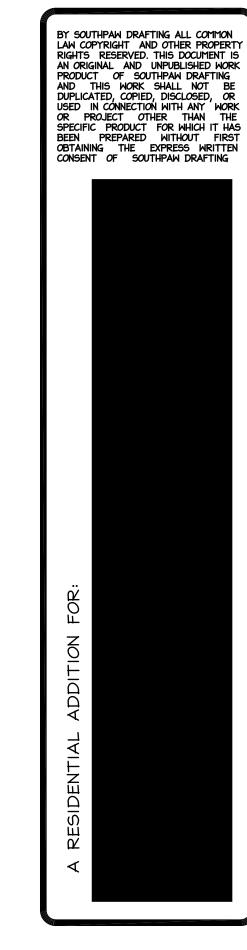
level 0 - (garage)



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BOTH OUTLETS MAY BE ON THE SAME CIRCUIT. 1996 NEC 210-52 (D)

ALL BEDROOM RECEPTACLES TO BE AFCI.

VOLTS REQUIRED FOR HOUSE: 5179 SQ. FT. x 3 VOLTS = 15,500 VOLTS

VOLTS AVAILABLE = 200 AMPS x 220VOLTS = 44,000 VOLT/AMPS

UNDER CABINET FLUORESCENT LIGHT FIXTURE WITH SWITCH AS INDICATED . GFIC OUTLETS ON ALL ABOVE COUNTER OUTLETS IN BATHROOMS MOUNTED AT 42" ABOVE FINISH

BATHROOM RECEPTACLES SHALL BE ON A SEPARATE 20AMP CIRCUIT WITH NO OTHER OUTLETS.

PENDENT LIGHTS, CEILING FANS & TRACK LIGHTING ARE PROHIBITED IN THE AREA ABOVE

WATER-PROOF GFIC OUTLETS AT 18" ABOVE FINISH FLOOR IN FRONT AND REAR OF BUILDING

. PROVIDE BLOCKING AT CEILING FAN AND LIGHTS. PROVIDE SEPARATE SWITCH FOR LIGHTS & FAN. USE AN APPROVED ELECTRICAL BOX DESIGNED TO SUPPORT CEILING FAN. CEILING FANS

APPROVED SMOKE DETECTOR INSTALLED AS REQUIRED AND AS INDICATED. SMOKE DETECTOR

WEIGHING IN EXCESS OF 35 POUNDS SHALL BE SUPPORTED AS REQUIRED BY SEC 370-23. 422-18.

PROVIDE OUTLET AND SWITCH FOR DISPOSAL

SHALL BE HARDWIRED WITH BATTERY BACK-UP.

CEILING MOUNTED LIGHT FIXTURE

CEILING MOUNTED FAN W/ LIGHT

FOR FAN & LIGHT

SPOT LIGHT

FLUORESCENT BAR LIGHT

FIXTURE PROVIDE SEPARATE SWITCH

4- WAY SWITCH

SINGLE POLE SWITCH

ELECTRIC SUB-PANEL

FAN

SWITCH W/ DIMMER CONTROL

GAS STUB (SIZE AS REQ'D)

SMOKE DETECTOR, HARD-WIRED TOGETHER

CONSISTS OF THE HOUSING, POWER SUPPLY (BALLAST), LAMP, REFLECTOR, AND IN SOME CASES A LENS. A LAMP IS THE LIGHTING INDUSTRY'S TERM FOR A LIGHT BULB. LUMINAIRES CAN BE DESIGNED TO BE RECESSED INTO THE CEILING, SUSPENDED BY A ROD OR CHAIN, OR SURFACE MOUNTED ON THE WALL OR CEILING.

A HIGH EFFICACY LUMINAIRE IS ONE THAT CONTAINS ONLY HIGH EFFICACY LAMPS AND MUST NOT CONTAIN A CONVENTIONAL (MEDIUM) SCREW-BASED SOCKET. TYPICALLY, HIGH EFFICACY LUMINAIRES CONTAIN, PIN-BASED SOCKETS, LIKE COMPACT OR LINEAR FLUORESCENT LAMP SOCKETS, THOUGH OTHER TYPES SUCH AS SCREW SOCKETS SPECIFICALLY RATED FOR HIGH INTENSITY DISCHARGE LAMPS (LIKE METAL HALIDE LAMPS) MAY ALSO BE LIGIBLE FOR EXTERIOR USE. LUMINAIRES WITH MODULAR COMPONENTS THAT ALLOW CONVERSION BETWEEN SCREW-BASED AND PIN-BASED SOCKETS WITHOUT CHANGING THE LUMINAIRE HOUSING OR WIRING SHALL NOT BE CONSIDERED HIGH EFFICACY LUMINAIRES. THESE REQUIREMENTS PREVENT LOW EFFICACY LAMPS BEING RETROFITTED IN HIGH EFFICACY LUMINAIRES. ALSO, COMPACT FLUORESCENT LUMINAIRES WITH PERMANENTLY INSTALLED BALLASTS THAT ARE CAPABLE OF OPERATING A RANGE OF LAMP WATTAGES, THE HIGHEST OPERATING INPUT WATTAGE OF THE RATED LAMP/BALLAST COMBINATION MUST BE USE FOR DETERMINING THE LUMINAIRE WATTAGE.

THERE ARE TWO QUALIFYING REQUIREMENTS FOR A HIGH EFFICACY LUMINAIRE: THAT THE LUMENS PER WATT FOR THE LAMP BE ABOVE A SPECIFIED THRESHOLD AND THAT ELECTRONIC BALLASTS BE USED IN CERTAIN APPLICATIONS.

6.2.1 LUMENS PER WATT

THE LUMEN IS THE UNIT OF VISIBLE LIGHT. TO BE RATED AS HIGH EFFICACY, A LAMP MUST PRODUCE A CERTAIN NUMBER OF LUMENS FOR EACH WATT OF ELECTRICAL POWER IT CONSUMES. EFFICACY IS THEREFORE MEASURED IN LUMENS PER WATT. ALMOST ALL FLUORESCENT LAMPS EQUIPPED WITH ELECTRONIC BALLASTS QUALIFY AS HIGH EFFICACY LIGHT SOURCES; INCANDESCENT LAMPS (INCLUDING ANY SCREW-IN INCANDESCENT LAMPS, LIKE REGULAR 'A' OR REFLECTOR LAMPS, OR QUARTZ HALOGEN LAMPS, OR LOW VOLTAGE LAMPS, LIKE HALOGEN MR LAMPS) DO NOT. TO BE CLASSIFIED AS HIGH EFFICACY, A LAMP MUST MEET THE REQUIREMENTS LISTED IN TABLE 6-1 (DOCUMENTED IN TABLE 150-C OF THE STANDARDS):

FOR SIMPLICITY, THE POWER USED BY THE BALLAST IS IGNORED WHEN DETERMINING THE LUMENS PER WATT FOR PURPOSES OF COMPLIANCE WITH THE RESIDENTIAL LIGHTING REQUIREMENTS.

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TABLE 6-1 - HIGH EFFICACY LAMPS

LAMP POWER REQUIRED LAMP EFFICACY

(15 W 40 LM/W

15-40 W 50 LM/W

60 LM/W

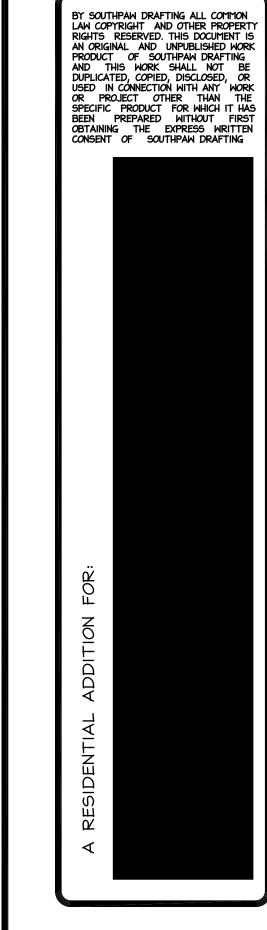
>40 W

NOTE: THE WATTAGE OF THE BALLAST IS NOT INCLUDED WHEN DETERMINING LAMP EFFICACY. MERCURY VAPOR LAMPS DO NOT USUALLY MEET THE REQUIREMENTS; METAL HALIDE OR COMPACT FLUORESCENT LAMPS (CFLS) ARE GOOD REPLACEMENTS. FOR OTHER LAMP TYPES SUCH AS LEDS YOU SHOULD CHECK WITH THE LAMP MANUFACTURER AND PROVIDE DOCUMENTS SHOWING THAT THE LAMP MEETS THE REQUIREMENTS. TO CALCULATE THE EFFICACY OF A LAMP, FIND OUT FROM THE MANUFACTURER HOW MANY LUMENS IT PRODUCES, THEN DIVIDE THIS NUMBER BY THE RATED WATTAGE OF THE LAMP. DO NOT INCLUDE ANY WATTS CONSUMED BY THE

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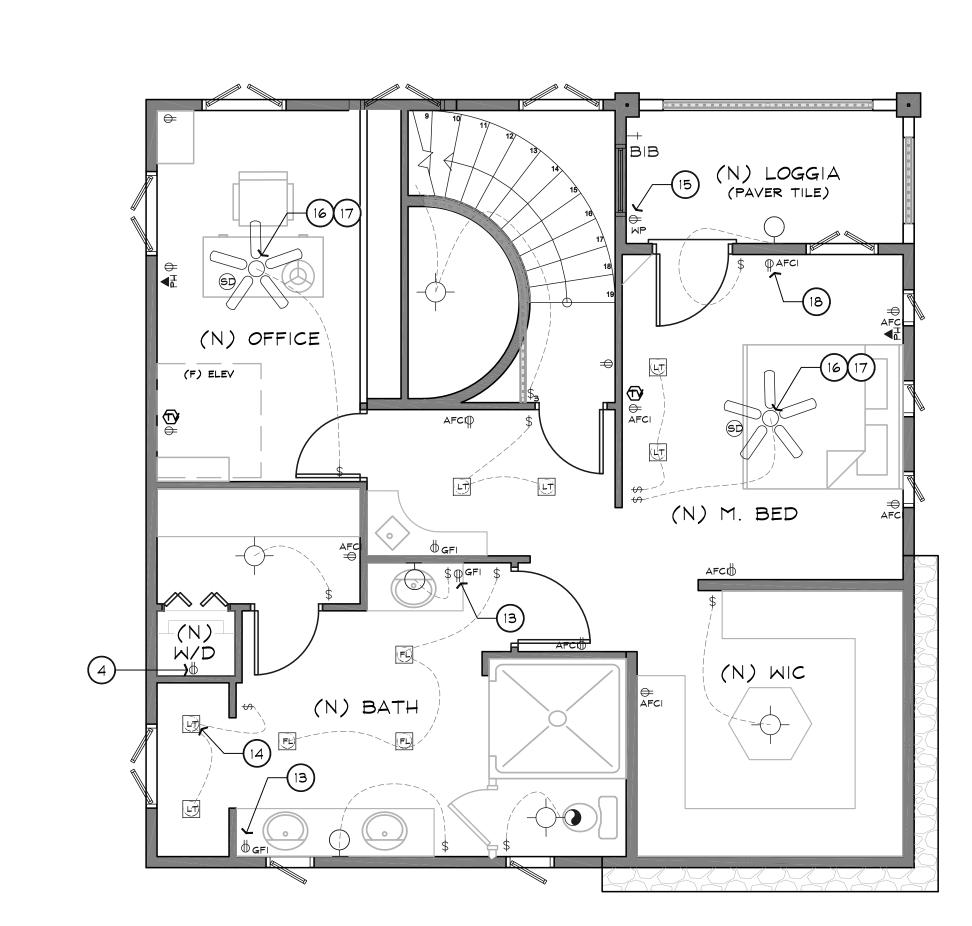


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11/16/2009

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ELECTRICAL PLAN

level 2 - (m. bed)

BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRESOR SHALL BE

LUMINAIRES THAT ARE RECESSED INTO INSULATED CEILINGS ARE REQUIRED TO BE

OVER THEM. THE HOUSING OF THE LUMINAIRE SHALL BE AIRTIGHT TO PREVENT

RATED FOR INSULATION CONTACT ("IC-RATED") SO THAT INSULATION CAN BE PLACED

CONDITIONED AIR ESCAPING INTO THE CEILING CAVITY OR ATTIC, UNCONDITIONED AIR INFILTRATING FROM THE CEILING OR ATTIC INTO THE CONDITIONED SPACE. AN ADDITIONAL SET OF REQUIREMENTS APPLY TO PARKING LOTS OR GARAGES WITH SPACE

FOR EIGHT OR MORE CARS, WHICH ARE TYPICALLY FOR MULTIFAMILY BUILDINGS. THE

NONRESIDENTIAL STANDARDS FOR PARKING LOTS AND/OR GARAGES APPLY IN THESE

A LUMINAIRE IS THE LIGHTING INDUSTRY'S TERM FOR LIGHT FIXTURE. A LUMINAIRE

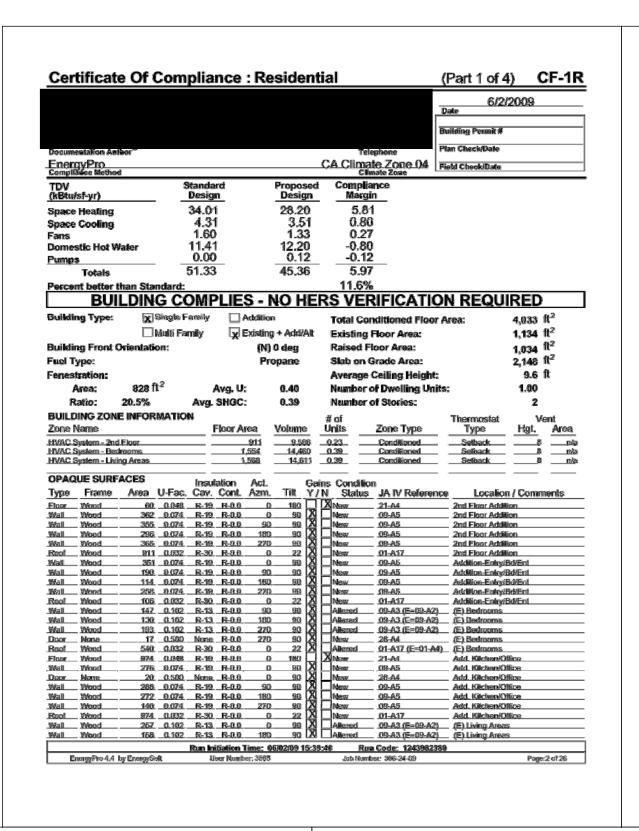
• COMMON AREAS OF MULTIFAMILY BUILDINGS. ALL LUMINAIRES IN THE COMMON AREAS OF MULTIFAMILY BUILDINGS SHALL EITHER BE HIGH EFFICACY OR SHALL BE

CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION.

CONTROLLED BY AN OCCUPANT SENSOR.

CASES (*132, *147).

6.2 HIGH EFFICACY LUMINAIRES



Hrus	ka (E) Re Title	siden	e Rer	nodel	+ Ad	dition						2/2009
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LDF Docume	Engineer	ing Inc								5) 239-3666 dephone	Plan Check/Date	
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	Heating			34.01	_		28.2		5.8			
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Buildir	ng Type:		Single F			Addition				anditioned Floo		4,033 ft ²
			Multi Fa	_		Existing		Alt		ricinatinea rica Floor Area:	r Alva:	4,035 R 1,134 ft ²
Buildir	ng Front O	_		,	-36.	-	0 deg	e xin		Floor Area:		1,034 ft ²
Fuel T	-						ppane			Grade Area:		2,148 ft ²
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FE	NEST	RA	TION	SURF	ACES					. Tra		_	ond.				Loo	alion/		
#	Тур	9			An	ea L	l-Faci	tor [†]	SHGC	Azı	n. Ti			Hazin	д Туре			anent iment	\$	
1	Wind		Frent	(M)	28.0				NERC	9	90 h				a-E Non-Met				Addition	
3	Wind		Left Rear	(E) (S)	35.0 24.0				NERC NERC	90 180	1 08				<u>w-E. Non-Met</u> n(s) Double N				Addition Addition	
4	Wind		Rear	(S)	70.0				NFRC	180	90 1				w-E Non-Met				Addition	
5	Wind		Right	(%)	26.0			0.37	NERC	270	1 00				w-E Non-Met				vedition	
<u>6</u> 7	Wind		Frent	(N)	22.0 31.0		116-/			<u></u> 0	1 08				<u>n Metal Clear</u> n Metal Clear				ntrwBd/E ntrwBd/E	
8	Wind		Front	(N)	16.0			0.37		0	90 1				w-E Non-Met				ntiny/Bd/E	
9	₩Ind		Left	(E)	20.0				NFRC	90	90 1				w-E Non-Met				ntry/Bd/E	
			Rear	(S)	30.0				NERC	180	90 1				r(s) Double N				ntrøBdÆ	
11 12			Rear	(S) (W)	26.5 22.0				NFRC NFRC	270	1 08				n-E Non-Met n(s) Double N				ntry/Bd/E ntry/Bd/E	
13	Wind	SWZ	Right	(%)	40.0	0.390	NERO	0.37	NFRC	270	90.1	lew	Choud	ske Los	w-E Non-Met	al	Ade	lition-E	ntry/Bd/E	
	Wind		Left	(E)	39.0				NERC	90	90 F				w-E Non-Met			Bedroo		
	Wind		Lett Rear	(E) (S)	30,0				NFRC NFRC	180	90 1				n-E Non-Met n-E Non-Met			Bedroo Bedroo		
17	Wind		Right	(W)	38.0				NERC	270	90 P				w-E Non-Met			Bedrag		
18			Front	(N)	24.0	0.390	NERG	0.37	NFRC	9	90				w-E Non-Met		_		endOffice	
			Left	(E)_	32.0 C or Table				NERC _	90	90 1			sle Lo	w-E. Non-Met	al	Adk	. Kitche	en#Offlice:	
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Ξ					\equiv	\equiv	\equiv	\equiv	\equiv											
Ty	pe		R LOS		ength	R-Va	L	Insula Loca		JA	. IV R	tefer	ence		Condition Status	Com	ments			
	b Penin				117			sulation		26-A1 26-A1					nisting		on-Entry circoms		i.	
	b Perin b Perin			==	78 66			sulation sulation		26-A1					xisting xisting		ing Are			

Hir	uska (E	E) Re	siden	ce Re	model	+ Add	ition							6/2	/2009	}	
	ject Title NESTRA	TION	GLIDE	ACES									Date				
#	Туре	AT INSTA	our.	Are	a U-F	actor ¹	SHGC	Tru Azn	e n. Tilt	Cond. Stat.	Glazin	д Туре		Loca	ition/ ments		
203	Window	Rear	(S)_	48.0		FRC 0.37		186	98 Nev			v-E Non-Me	atal	Arich	Kitche	n/Office	
21	Window	Front	(N)	24.0	0.390 N	FRC 0.37	NFRC	Ð.	90 Nee	7 Dios	uble Lov	v-E Non-Me	etal	(E) I	iving A	neas	
	Window	Rear	(S)	49.0		FRC 0.37		180	90 Nea			(s) Double			living A		
23	Window	Rear	(S)	74.0	0.390 N	FRC 0.37	NFFEC	180	90 Nee	Cou	uble Lov	e-E Non-Me	etal	(E) I	iving A	reas	
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	dicate sourc	e eigner fin	om NESK	or Table	1164.	2. Indicat	e source eit	her from	NEEC or T	able #16B							
											-						
IN	TERIOR	AND E	XTER	IOR SH	IADING	3A/in	dow		Ove	hang		Le	aft Fin		F	Right Fi	in
IJ.	Exter	ior Sha	wie Tw	E06:	SHGC	Hgt.	Wd.	Len.			RExt.			Hgt.	Dist.	Len.	Hg
20	Bug Scr				0.76												
21	Bug Scr	een			0.76					=				_			
$\frac{22}{2}$	Bug Scr				0.76	=				=							
23	Bug Scr	een			0.76												
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						•											
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PE	RIMETE	R LOS	SES			Insula	ation					Condition	n Loc	ation/			
	pe			ength	R-Val.	Loca		JA	IV Ref	erence		Status		nments			
- 41																	
					Run Ini	fiation Tir	ne: (16/192	989 15-3	9:40	Run	Code:	124399238	0				
	_		Emergy 8	D., 60		er Number:					s: 306-2				-	age:5 of	240

	icate Of	Con	<u>nplia</u>	nce	: Reside	<u>ntial</u>			(Pa	rt 3 o	f 4)	CF-1F
Hruska Project Titl	(E) Resider	nce Re	emode	el + A	ddition					ate	6	/2/2009	
HVAC SY	STEMS												
Location			Heating Type		Minimum Elf	Caolii Type			Minimu Eff		Conditi Status	I THE TAXABLE PARTY OF THE PART	Thermost: Type
HWAC Syste	em - 2nd Floor em - Bedrooms em - Living Areas	C	<u>Sentral Fu</u> Sentral Fu Sentral Fu	inace	80% AFUE 80% AFUE 80% AFUE	Split A	ir Cendili ir Cenditi ir Cenditi	oner	13.0 SEE 13.0 SEE	R	New New		Setback Setback Setback
HVAC DI	STRIBUTION					Duct			Duct	Co	ndition	Duct	s
Location		ł	Heating		Cooling	Locati	on		R-Value	-	a remarkable	Test	
	em - 2nd Floor		Duoted		Ducted	Attic			4.2	New		Mo	
	em - Bedrooms em - Living <i>A</i> reas		Ducted Ducted		Ducked Ducked	Attic			4.2	New	-	No No	
			DATE: DEST		Disters	E-VEUDIN			7.2	recen	•	1702	
Hydronic System N		Pipe Length		ipe meter	Insul. Thick.								
					_								
WATER	HEATING SYS		Water I	leater			Rated	Tank Cap.	Conditi		nergy actor	Standby	Tank Insi
System N	lame		Type		Distribution		(Blu/hr)		Status.		or RE	Loss (%)	
A O Smith	Water Products F	CG-75	Large Ga	is I	Recirc/Time+Temp	1	75.10	0 74	New		93.0	1.30%	0.0
Control	Ho	it Waler		HP	Туре	Hot Wa In Plenu		ng Leng tside	th (ft) Buried		d 1/2" ulation		
Control REMARK			Pump		Туре								
REMARK COMPLIA This certifics Regulations The undersi and building	SANCE STATE! ate of compliance in and initial state of compliance gnad recognizes f	MENT lists the trailise regulation prequire in	pullding fe	HP eatures at the imple ing duct string ar	and specifications ne ment them. This cert design, duct sealing disertification and lie	in Plenu eded to cr ficate has verificate	omply with been sig on of refision by an	n Title 24, and by the gerant cha approved	Parts 1 and individual to lige and 1%	6 of 1	ulation	ign responsi	
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COMPLIATIONS COMPL	ANCE STATE! the of compliance , and the administ great recognize great recognize great per Bus South Pase Desig	MENT lists the tradice regular output prequire is single & Con-	# building fe pulations installer le	HP eatures ; to imple ing duct sting ar	and specifications ne ment them. This cert design, duct sealing disertification and lie	eded to or ficate has verificate has been been been been been been been bee	omply with been sign of refinementations: Line Sess: 77	n Title 24, sed by the gerant cha a Author e Falkensi F Enginer 7 Kiler Ca	Parts 1 and individual tage and TX HERS rate are TX rates	6 of 11	ulation	ign responsi	
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COMPLUTINIS certificate Regulations. The uniforsiand building Designer of Name: Title:#Firm: Address: Telephone: (signature) Enforcement Name:	ANCE STATES the of compliance, and the administ grad recognizes is enselope sealing r Owner (per Bus South Paw Design P. O. Box 2851 Paso Robles , C/ 605) 221-4038	MENT lists the tradice regular output prequire is single & Con-	building fe pulations in state the reference was a state to the reference	HP eatures ; to imple ing duct sting ar	and specifications ne met them. This cert design, duratesaling disertification and lie ()	eded to collicate has been been been been been been been bee	omply with been side of a fred fiden by an mentation by an men	n Title 24, and by the gerant cha a approved a Author e Fallsonie F Enginer 7 Killer Casso Robles	Parts 1 and individual tage and TX HERS rate are TX rates	6 of 11	ulation	ign responsi	sality,

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Hruska (E) Residence Remodel + Addition	6/2/2009	
Special Features and Modeling Assumptions The local enforcement agency should pay special attention to the items specified in this checklist. These item written justification and documentation, and special verification to be used with the performance approach. Ti enforcement agency determines the adequacy of the justification, and may reject a building or design that othe	ie local	
pased on the adequacy of the special justification and documentation submitted.	Plan	Field
The DHW System "A O Smith Water Products FCG-75" is a Large Gas water heater with Pilot Loss = 0 blub.		
		1
tems in this section require field testing andfor verification by a certified home energy rater under the supervis IERS provider using approved testing andfor verification methods.	Plan	Field
		_
		_
		\vdash

NOTE: Logrice residential hydrings subject to the Standards must contain these measures regardless requirements from the Codificate of Compliance supercede the items marked with an asterist documents, the features noted shall be considered by all parties as minimum component perfecting are shown elsewhere in the documents or on this checklist only.	") below. When this checklist is	insorpor	ated into the pe	mik
DESCRIPTION Check or initial applicable boxes or check NA if not applicable permit application documentation.	le and included with the	NA	DESIGNER	ENFORC MENT
Building Envelope Measures				
§ 169(a): Minimum R. 19 in spool ceiling insulation or equivalent U factor in motal frame ceiling.			Ж	
\$ 159(b): Loose till insulation manufacturer's labeled IR-Value:		П	П	П
\$ 150(c): Minimum R-13 wall insufation in wood farmed wats or equivalent U-factor in metal farme walls apply to exterior mass walls).	s (does not		X	
* § 150tb): Minimum R-13 raised floor insulation in framed floors or equivalent U-factor.			ж	
\$ 160(e): Installation of Fireplaces, Deconative Gas Appliances and Gas Logs.				
Masonry and factory-built lireplaces have:				
 closable metal or glass door cevening the entire epening of the linetox 			x	
 b. outside air intake with damper and control, flue damper and control 			X	
No continuous burning gas pilot lights allowed.			X	
§ 153(f): Air retarding was installed to comply with \$151 meets requirements specified in the ACM Res	ldential Manual.			
\$ 159(g): Vapor transers mandatory in Climate Zones: 14 and 16 only.				
\$ 150%: State edge insulation - water absorption sate for the insulation alone without facings no greater permeance rate no greater than 2.9 permitted.	fran 0.3%, water rapor			
§ 116: Insulation specified or installed meets insulation installation quality standards, hoticate type and CF-GR Forms	include		x	
§ 116-17: Feneskation Products, Exterior Doors, and Intilization/Extilization Controls.				
 Doors and windows between constitioned and unconditioned spaces designed to limit air to 	eahage.		x	
Peneskation products (except field fabricated) have label with certified U-Factor, certified Geofficient (SHGC), and infiltration certification.	Salar Heat Galin		x	
 Exterior doors and windows weathershipped; all joints and penetrations cautiled and seak 	ed.		x	
Space Conditioning, Water Heating and Plumbing System	n Measures			
§ 110-13: HVRC equipment, seater heaters, showenheads and faucets certified by the Energy Commissi	ion.		X	
§ 150(h); Heating andler cooling loads calculated in accordance with ASHRAE, SMACNA or ACCA.			x	
§ 150(i): Setback thermostat on all applicable healing and/or cooling systems.			X	
§ 150@: Water system pipe and tank insulation and coding systems line insulation.				
 Storage gas water heaters reted with an Energy Factor less than 6.58 must be externally a having an installed thermal recistance of R-12 or greater. 	wrapped with insulation			
Back-up lanks for color cycloms, unfired sterage tanks, or other indirect hat water tanks ha insulation or R-16 internal insulation and indicated on the exterior of the tank showing the R-1				
The following piping is insulated according to Table 159 A/B or Equation 159 A Insulation	Thickness:	_	_	_
 Flest 5 feet of hot and cold water pipes closest forwater header tank, non-ectrocialing sylength on recirculating sections of not water pipes shall be insafated to Table 1909. Cooling system piping (swelton, chilled water, or brine lines), piping insulated between h 			x	
inclinect hot water tank shall be insulated to Table 150-B and Equation 150-A.		П		П
 Steam hydronic heating systems or hot water systems > 15 psi, meet requirements of Tobi Insulation must be protected from damage, including that doe to sunlight, moistere, equipment and wind. 				
 Insellation for chilled scater piping and refrigerant suction piping includes a vapor retardant emiliedy in outsificated space. 	er is enclosed			
7. Solar water-healing systems/collectors are certified by the Solar Railing and Certification C	expension.			
EnergyPro-4.4 by EnergySoft User Kumber: 3865 Jok Kumber:	306-24-(9)		Parse	:8 of 26

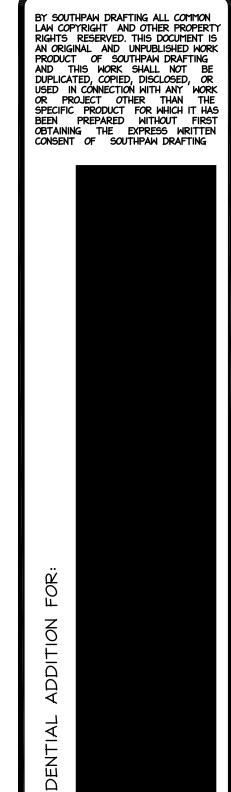
OTE: Lourise residential buildings outged to the Standards must contain these measures regardless of the compliance approach user requirements from the Certificate of Compliance supercede the items marked with an asterisk (*) below. When this checklist is it			
documents, the features noted shall be considered by all parties as minimum component performance specifications for the man	datery m	easures wheth	er
they are shown elsewhere in the documents or on this checklist role.			
DESCRIPTION Instructions: Check or initial applicable boxes when completed or check NFA if not applicable.	N/A	DESIGNER	ENFORCE: MENT
Space Conditioning, Water Heating and Plumbing System Measures: (cont	inuec	t)	
i 100(m): Ducks and Fams 1. All ducts and plenums installed, scaled and insulated to meet the requirements of the CMIC Sections 601, 602, 603, 604, 605, and Standard 6-0; supply-oir and return-oir ducks and plenums are insulated to a minumum installed level of R4.2 or enclosed entirely in conditioned space. Openings shall be scaled with mastic, tope or other duct-closure system that neets the applicable requirements of UL 1017, UL 1016, or UL 1018 or across of scalars that meets the requirements of UL 723. It mastic or tope is used to seal openings greater than 143 lach, the consistention of mastic and either mesh or tape shall be used.		×	
2. Butding cavities, support platforms for air handlars, and plenume defined or constructed with makeriets effect from sealed shoet metal, duct board or florible duct shall not be used for conveying cauditioned air. Building cavities and support platforms may contain ducts. Does installed is equities and support platforms shall not be compared to equal to exact in the cross-sectional area of the ducts.		x	
3. Joints and seams of deat systems and their components shall not be sealed with aloth back subber adhesive.		x	
duct tapes unless such tape is used in combination with mastic and draw bands.			
 Extravel fan systems have back draft or automatic dampiers. 	ш	x	
 Cravity receitating systems serving contitioned space have either automatic or readily accessible, manually operating dampers. 			
6. Protection of Insulation, Insulation shall be protected from damage, including that due to surlight, moisture, equipment maintenance, and wind. Celleter form insulation shall be protected as above or pointed with a cooling that is water reterior and provides shicking from solar radiation that can cause degradation of the material.		x	
7. Flexible duets cannot have porous inner cores.		ж	
114: Paol and Spa Heating Systems and Equipment			
 A thorneal efficiency that compiles with the Appliance Efficiency Regulations, on off switch mounted outside of the heater, westiretyroof operating instructions, no electric resistance heating and no pilot light. 			
2. System is installed with:			
 a. At least 36° of pipe between filter and heater for future solar freating. 			
 b. Cover fer autifact pools or outdeer spas, 			
Pool system has directional inlets and a circulation pump time switch.		Ш	
j 115: Gos fired fan-type central furnaces, pool heaters, spe heaters or household working applicances have no continuously burning pilot light. (Exception: Non-electrical cooling applicances with pilot. < 150 Bluthr)		×	
118 (i): Cool Roof material meets specified criteria			
Lighting Measures 1400(b)): HIGH EFFICACY LUNIMAIRES OTHER THAN OUTDOOR HID: contoin only high afficacy lamps as notlined in Toble TSD-C, and do not contin a meetium assew base socket (E29(E29)). Bullests for tamps: 13 Writts or greater are electric and have an output frequency no less than 35 M/z.		x	
158(k): HIGH EFFICACY LUMINAIRES - OUTDOOR HID: contain only high efficacy lamps as outlined in Table 159-C,			
luminaire has factory installed HID ballast. i 150(\$)32: Permanently installed luminaires in kitchens shall be high efficacy luminaires. Up to 50% of the Wallage, as determined in Section 120(c), of permanently installed luminaires in kitchens may be in luminaires that are not high efficacy luminaires.		x	
provided that these fundratives are controlled by emittdees expands from these controlling the high efficacy fundratives. 150(5)3: Permanently installed fundratives in bathrooms, garages, lowedly soons, utility rooms chall be high efficacy fundrative. OR are controlled by an occupant sensor(s) certifies to comply with Section 119(4).		ж	
4600(3)4: Pormanently Installed furnitratives lessated other than in hitchane, ballacence, garages, laundry recess, and utility means, shall be high efficiarly furnitratives feeting than 50 hit OIR are confused by a dimmer switch OIR are confused by an occupant sensor that comprise with Section 178(d) that does not force on automatically or have an always an option.		x	
150(\$35; Luminaires, that are receased into insulatest collimps are approved for zero elevrance insulation cover (103 and are certified to ASTIM E263 and labeled as air light (AT) to less than 2.0 OFM at 75 Pascals.		x	
150(k)6: Luminaires providing outdoor lighting and permaneally mounted to a residential building or to other buildings on the same lot shall be high efficacy luminaires (not including lighting around swimming pools/tactur features or other Article 680 locations) OR are captualled by accupant sensors with integral photo control conflict to comply with Section 119(d).		×	
150(k)9": Lighting for parking fots for 8 or more vehicles shall have lighting that compiles with Sections 139, 132, and 149. Lighting for parking genegate for 8 or more vehicles shall have fighting that compiles with Sections 139, 131, and 149.			
i 199(k)St. Permanently Installed lighting in the enclosed, non-darriing spraces of low-rise residential buildings with four or more darriing units shall be high efficacy hanhaires OR are controlled by occupant sensor(s) confided to comply with Section 119(d	_{k.} 🗆		
nergyPro 4.4 by EnergySoft User Number: 3665 Jata Number: 366-24-09		Page	9 of 26

Mandatory Measures Summary: Residential (Page 2 of 2) MF-1R

Hruska (E) Residence Rem	odel + Addition		6	1/2/2009
Preject Title			Date	
At least 50% of the total rated wattage o as defined in Table 150-C. Luminaires th Kitchen Lighting Schedule. Prox	rat are not high efficacy mus	t be switched separately.	_	eNicacy luminaires
Luminaire Type	High Efficacy?	Watts Quantity	High Efficacy Watts	Other Watts
(1) 70w Compact Fluorescent Trip	Yes X No	75.0 x 5 =	375	
100w Recessed Incandescent	Yes No X			
	Yes No	× =		
	Yes No	×=		or
	Yes No			
	Yes No	<u>x</u> =		or
	Yes No	× =		**
	Yes No			
	Yes No	× =		
	Yes No	x =		•
	Yes No	× =		GF
		× =		Of
	Yes No	* -		
	Yes No			
	Yes No	× =		or
	Yes No	×		
		Total A:	375	B:301
		COMPLI	EŞIFA≥B	YES X NO
EnergyPro 4.4 by EnergySoft	User Number: 3865	Job Number: 306-34-0	9	Page:10 of 26

SYM	REVISION DATE

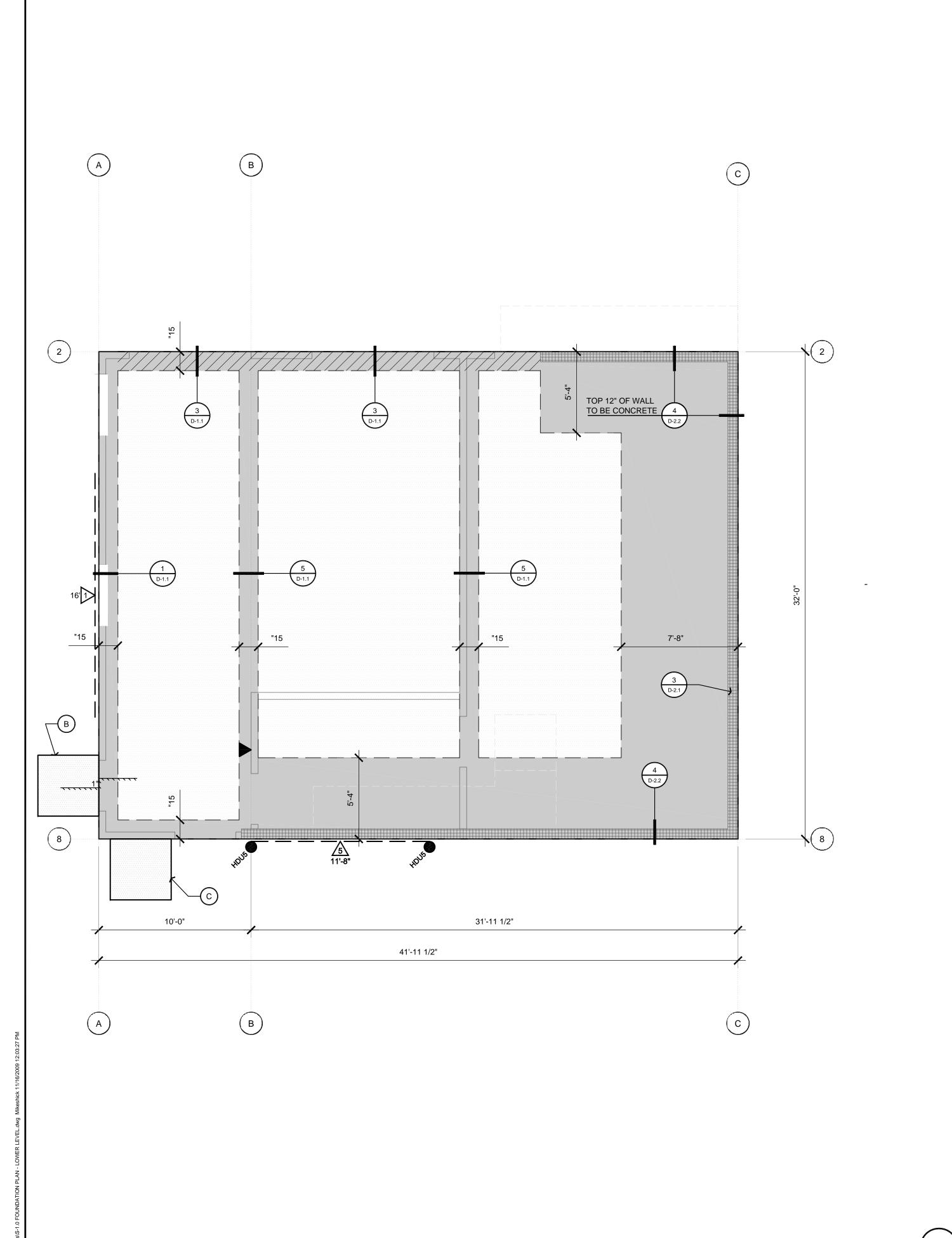
SOUTHPAM DESIGN & CONSTRUCTION P.O. Box 2851, Paso Robles, CA 93447 805 221 - 4038



DRAWN BY
M.SHICK

DATE
11/16/2009

JOB NO.
---SHEET



NOTE FROM SOILS ENGINEER

DEEPENED FOOTINGS MAY BE USED ON THIS PROJECT, AND SHALL EXTEND 2-4 FEET BELOW THE EXISTING GRADE.

CONCRETE FLOOR SLABS, SUCH AS GARAGE OR ENTRY SLABS, MAYBE USED WITH THE DEEPENED FOOTINGS, HOWEVER, WE RECOMMEND THAT ALL SLABS ON GRADE HAVE THE EXISTING LOOSE SURFACE SOILS AND/OR ANY FILL PLACED WITHIN THE SLAB AREA PROPERLY REMOVED, PROCESSED, AND RECOMPACTED TO MIN. 90% RELATIVE COMPACTION. NOTIFY THE SOILS ENGINEER IF THIS ALTERNATIVE IS SELECTED.

FINAL DEPTH OF FOOTING TO BE DETERMINED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF REINFORCEMENT.

EPOXY HOLDOWN NOTE

FOUNDATION PLAN - LOWER FLOOR

FOUNDATION CALLOUTS

- B. 4" CONCRETE PAD AT ALL EXTERIOR DOOR OVER 4" CLEAN COMPACTED FILL SAND, THICKEN AT PERIMETERS
- C. CONCRETE PAD FOR A/C UNIT. 4" CONCRETE PAD OVER 4" CLEAN COMPACTED FILL SAND. THICKEN CONCRETE PAD AT PERIMETER.

FOUNDATION NOTES

- . CONCRETE TO WITHSTAND 2500 PSI WITHIN 28 DAYS
- 2. REFER TO FRAMING PLAN FOR EXACT PLACEMENT OF HOLDOWNS.
- 3. ALL HOLDOWNS TO BE PLACED IN CONCRETE PRIOR TO INSPECTION. 4. FOUNDATION EXCAVATIONS SHOULD BE OBSERVED BY THE GEOTECH ENGINEER OF RECORD AFTER EXCAVATION, BUT PRIOR TO PLACING REINFORCING STEEL OR

SOIL NOTE

HOLDDOWNS PER PLANS TO (E) CONCRETE, DRILL 3/4 "Ø HOLE. USE 5/8 "Ø ALL THREAD ROD W/ 8" EMBEDMENT INTO CONCRETE. THOROUGHLY CLEAN OUT HOLES W/ COMPRESSED AIR & NYLON BRUSH. VERIFY HOLES ARE CLEAN & DRY PRIOR TO STRUCTURAL OBSERVATION BY M.E. DESIGNS. SECURE WITH SIMPSON SET-XP EPOXY

ADDITIONAL SILL BOLTS IN EXISTING CONCRETE. USE 5/8"ø x 4" MIN. EMBEDMENT INTO CONCRETE. REDHEADS W/ 3" x 3" x 0.229" FLAT PLATE WASHERS, BOLT SPACING PER SHEARWALL SCHEDULE.

SOILS EXPANSION INDEX IS LOW REPORT: 12945

BY: MID-COAST GEOTECHNICAL, INC. DATED: 2-2-2009

ANCHOR BOLT NOTE

2 X SILL PLATE -----> USE 5/8" DIAMETER X 10" MIN. ANCHOR BOLTS 3 X SILL PLATE -----> USE 5/8" DIAMETER X 12" MIN. ANCHOR BOLTS

ANCHOR BOLTS SHALL BE EMBEDDED 7" MINIMUM INTO PERIMETER FOOTING AND SPACED AT 4 FEET MAX. ON CENTER UNLESS NOTED OTHERWISE ON SHEAR WALL SCHEDULE. BOLTS SHALL BE A MAXIMUM OF 12" FROM SILL ENDS AND SPLICES WITH A MINIMUM OF 2 BOLTS PER SPLICE. USE 3" X 3" X 0.229" THICK FLAT PLATE WASHERS AT EACH ANCHOR BOLT.

CONCRETE NOTE

CONCRETE SLAB SHALL BE 4" THICK MINIMUM WITH #3 BARS @ 18" O/C. EACH WAY OVER 2" CLEAN COMPACTED FREE DRAINING SAND OVER 10MIL VISQUEEN. VISQUEEN TO BE PLACED OVER 6" CLEAN FREE DRAINING MATERIAL. SET REINFORCEMENT AT MID DEPTH OF SLAB. FOOTINGS SHALL BE DIMENSIONED AND REINFORCED PER TABLE BELOW, UNLESS NOTED OTHERWISE ON FOUNDATION PLANS. DEPTH OF FOOTINGS SHALL BEGIN AT COMPETENT MATERIAL, WHICH MAY NOT BE THE SAME AS FINISHED GRADE. REINFORCEMENT SHALL BE CONTINUOUS TOP AND BOTTOM. USE #3 REINFORCEMENT BAR SET 3" MINIMUM ABOVE BOTTOM OF FOOTING AND BENT 3'-0" MINIMUM INTO SLAB.

PREMOISTENING CONTROL FOR SOILS UNDER FOOTINGS AND SLABS SHALL BE TO 120% OF OPTIMUM MOISTURE CONTENT TO A DEPTH OF 30" BELOW LOWEST GRADE. TESTING REQUIRED. AFTER PREMOISTENING, THE SPECIFIED MOISTURE CONTENT OF THE SOILS SHALL BE MAINTAINED UNTIL CONCRETE IS PLACED. REQUIRED MOISTURE CONTENT SHALL BE VERIFIED BY AN

APPROVED TESTING LABORATORY NOT MORE THAN NO. S 24 HOURS PRIOR TO PLACEMENT OF CONCRETE. CONCRETE SLABS SHALL BE SAW CUT 3/4" DEEP @ 15' O/C. GRIDS WITHIN 24 HOURS OF SLAB POUR.

DIMENSIONS & REINFORCEMENT						
STORIES	WIDTH	DEPTH	BARS			
1	12"	27"	(2) #4			
2	15"	27"	(1) #5			
3	_	_	_			

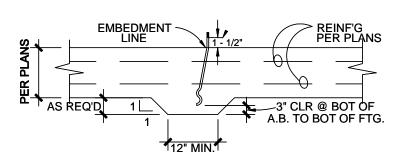
HOLDOWN KEY

- HDU2 W/ SSTB20*
- USE 4X POST MIN. SEE DETAIL 12/D-1.1) HDU4 W/ SSTB24*
- USE 4X POST MIN. SEE DETAIL 12/D-1.1) HDU5 W/ SSTB24* OR HDU8 W/ SSTB34*
- USE 4X POST MIN. (SEE DETAIL 12/D-1.1) = HDU11 OR HDU14 W/ SSWAB1X36HS A.B. PER DETAIL ___

*USE SSTBL ANCHOR BOLTS WHERE 3X SILL IS

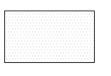


SSTB HOLDOWN ANCHOR DETAIL



INCREASED FOOTING DEPTH AT SSTB HOLDOWN ANCHOR (WHERE APPLICABLE)

LEGEND



CONC. SLAB SEE CONC. NOTE THIS PAGE



PROVIDE (3) #5 BARS TOP & BOTTOM INTO 15" WIDE x 27" DEEP FOOTING

SHEAR WALL SCHEDULE

	SHEAR (plf)	MATERIAL	2 SIDES	NAILING (E.N. F.N.)	TOP PLATE 3,5,7 CONNECTOR	SILL PLATE NAILS 6 @ SUB-FLR	%" Ø A.B. ^{4,8} @ FND
1	260	15/32" CDX (ID# 24/0)	N	8d @ 6 - 12	RBC @ 20" o/c or LPT4 @ 22" o/c	16d @ 6" o/c	48" o/c
2 8	380	15/32" CDX (ID# 24/0)	N	8d @ 4 - 12	RBC @ 15" o/c or LPT4 @ 16" o/c	16d @ 4.5" o/c	48" o/c
3\8	490	15/32" CDX (ID# 24/0)	N	8d @ 3 - 12	RBC @ 13" o/c or LPT4 @ 12" o/c	16d @ 3.5" o/c	36" o/c
4	600	15/32" CDX (ID# 24/0)	N	10d @ 3 - 12	RBC @ 10" o/c or LPT4 @ 10" o/c	16d @ 2.5" o/c	28" o/c
5 ⁸	770	15/32" CDX (ID# 24/0)	N	10d @ 2 - 12	RBC @ 10" o/c or LPT4 @ 8" o/c	16d @ 2.0" o/c	22" o/c
6 ⁸	870	19/32" CDX (ID# 24/0)	N	10d @ 3 - 12	RBC @ 8" o/c or LTP4 @ 6" o/c	SDS1/4x4.5" @ 4.5" o/c	20" o/c
7 8,9	980	15/32" CDX (ID# 24/0)	Y	8d @ 3 - 12	RBC @ 6" o/c or LTP4 @ 6" o/c	SDS1/4x4.5" @ 4.0" o/c	18" o/c
8,9	1280	15/32" CDX (ID# 24/0)	Υ	8d @ 2 - 12	RBC @ 6" o/c	SDS1/4x4.5" @ 4.0" o/c	12" o/c

FOOTNOTES:

- 1 All walls to be fully blocked.
- 2 Refer to "Vertical Diaphragm Notes" for material and application specifications. 3 All nails specified are common. Where "air-gun" nailing is used, care shall be taken to use true common nail equivalents 4 Provide 0.229" thick x 3" square, flat plate washers at all 5/8" diameter anchor bolts.
- 5 For walls which bear trusses; one H-1 clip, from truss to top plate, may be used in place of one A35 top plate connector.

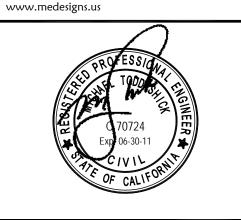
8 Studs shall be 3x minimum @ panel edges. Use 3x P.T.D.F. bottom plate. stagger nails @ double top plate and panel

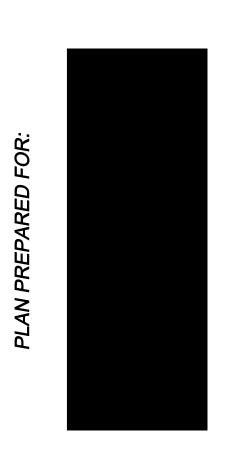
- 6 Use RBC @ 3x sill plate to rim joist or solid blocking with spacing per "Top Plate Connector". 7 Ok to use (1) A35 clip in lieu of (1) RBC as needed.
- edges. For walls with shear ≤ 600 plf, okay to use 2x sill plate with anchor bolt spacing half the tabulated distance 9 Stagger nails at opposite sides of wall.

Civil & Structural Engineering

610 10th Street, Suite D 805.610.9545 (office) Paso Robles, CA 93446 805.237.0480 (fax)

Drafting & Design





į	REVISION LO	G
REV.	DESCRIPTION	DATE

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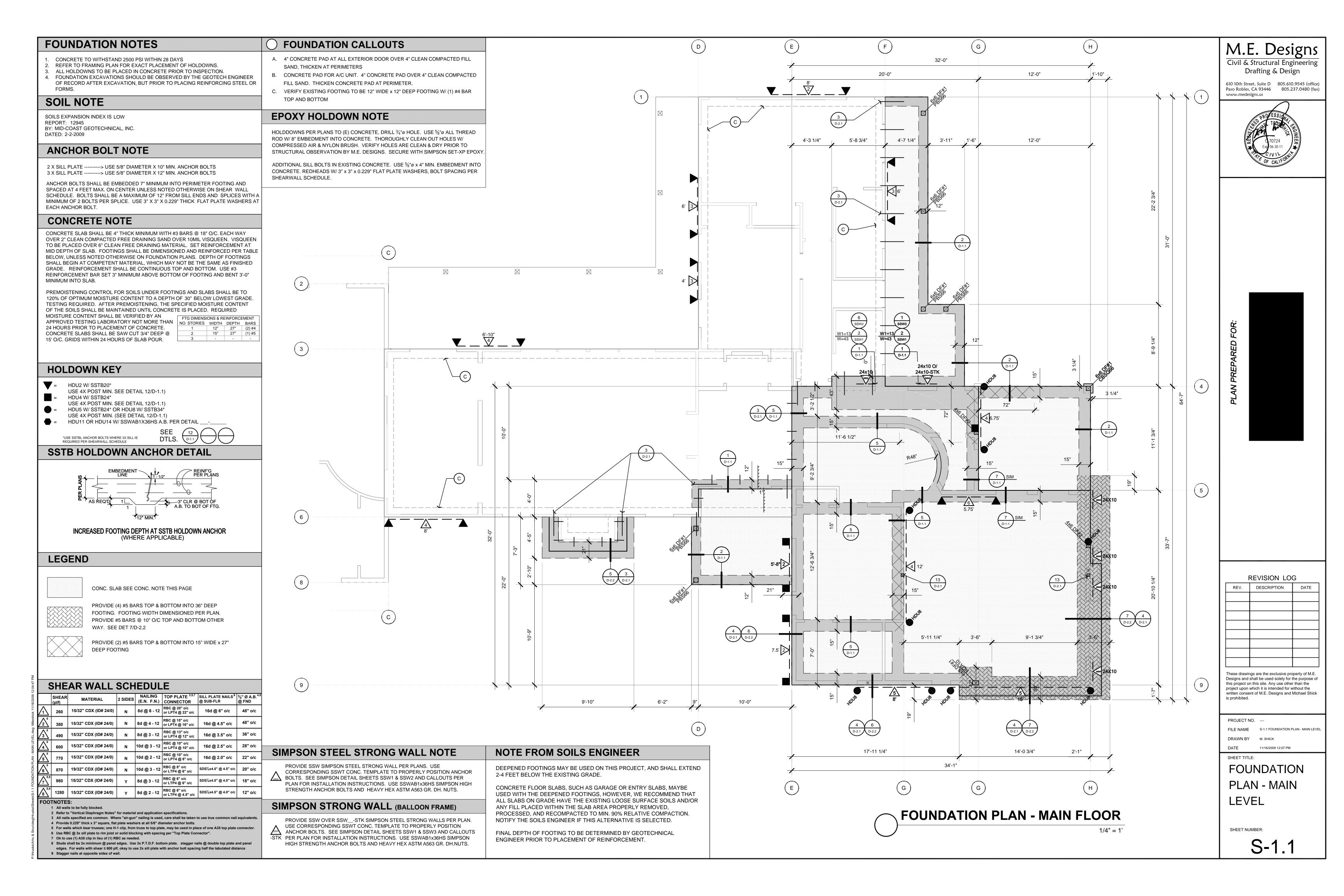
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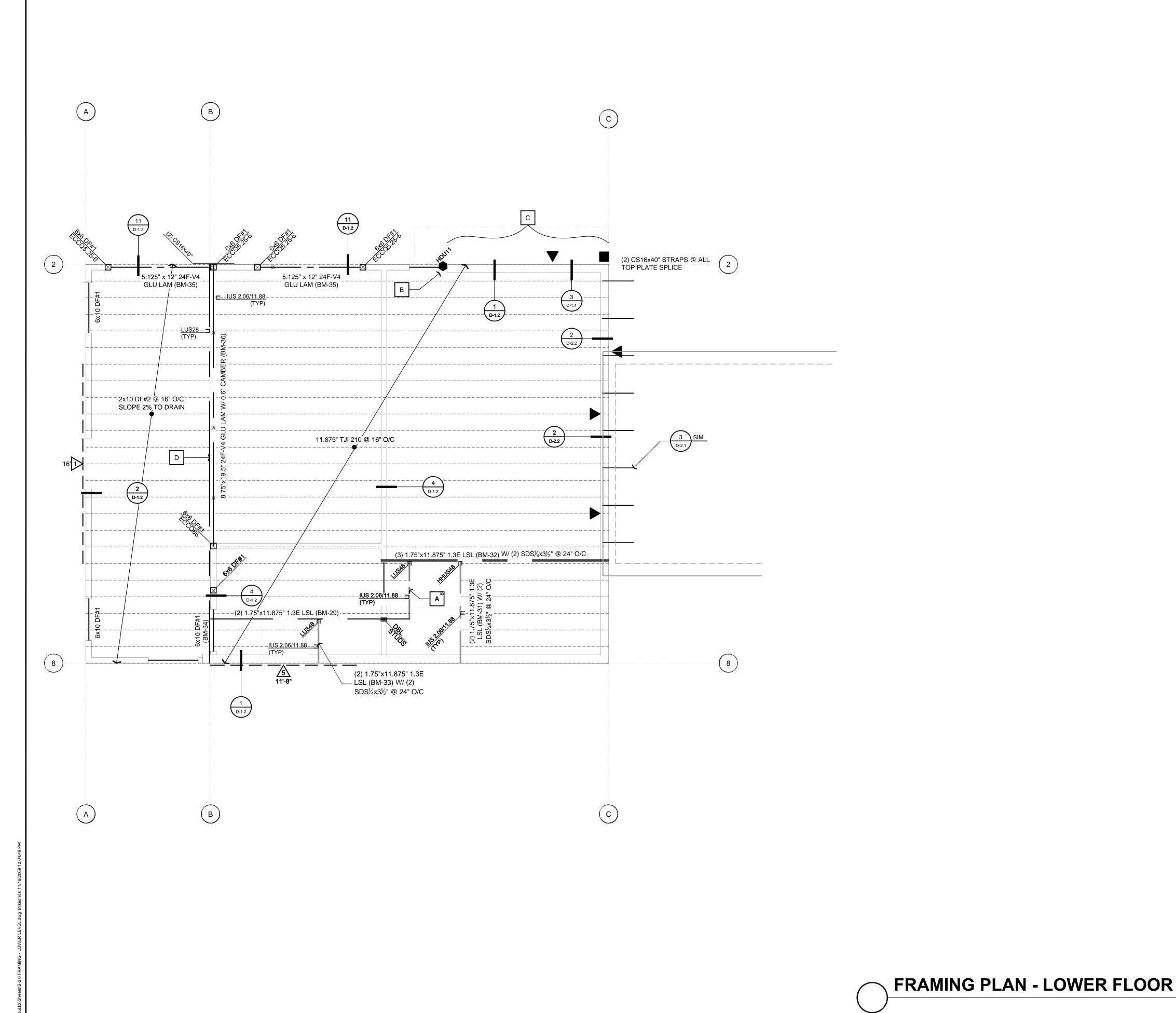
FILE NAME S-1.0 FOUNDATION PLAN - LOWER LEVEL DRAWN BY M. SHICK

DATE 11/16/2009 12:07 PM SHEET TITLE:

FOUNDATION PLAN - LOWER LEVEL

SHEET NUMBER:





FRAMING CALLOUTS

- A. (2) 1.75"x11.875" 1.3E LSL (BM-30) W/ (2) SDS1/4x31/2" SCREWS @ 16" O/C
- B. HORIZONTAL HDU11 @ TOP PLATES TO CONCRETE STEM OF RETAINING
- C. 5/8 O ANCHOR BOLTS @ 20 O/C @ TOP PLATE TO RETAINING WALL
- D. 2x10 DF#2 LEDGER WITH (2) SDS1/4x4.5" SCREWS @ 16" O/C

Civil & Structural Engineering

610 10th Street, Suite D 805.610.9545 (office)

Paso Robles, CA 93446 805.237.0480 (fax)

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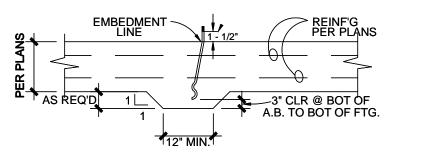
HOLDOWN KEY

- HDU2 W/ SSTB20*
- USE 4X POST MIN. SEE DETAIL 12/D-1.1)
- HDU4 W/ SSTB24*
- USE 4X POST MIN. SEE DETAIL 12/D-1.1) HDU5 W/ SSTB24* OR HDU8 W/ SSTB34* USE 4X POST MIN. (SEE DETAIL 12/D-1.1)
- HDU11 OR HDU14 W/ SSWAB1X36HS A.B. PER DETAIL





SSTB HOLDOWN ANCHOR DETAIL



INCREASED FOOTING DEPTH AT SSTB HOLDOWN ANCHOR (WHERE APPLICABLE)

BEAM OR JOIST IN LINE

ALL AXIAL LOADED BEAMS OR JOISTS TO BE IN LINE WITH SHEAR PANELS AS SHOWN ON FRAMING PLAN AND FLOOR PLY TO BE NAILED WITH 10d NAILS @ 6 O.C.

FRAMING NOTES

- 1. ALL HEADERS ABOVE OPENINGS SHALL BE A MINIMUM (U.O.N.): 4 X 12 DF # 2 AT 2 X 4 STUD WALLS
- 6 X 12 DF # 1 AT 2 X 6 STUD WALLS ALL TOP PLATES TO HAVE 60" MIN. LAP AT SPLICES WITH (32) 16d NAILS
- STAGGERED PER CONNECTION. (U.O.N.)
- 3. USE 3/4" CDX PLYWOOD FLOOR SHEATHING (SPAN INDEX 40/20) GLUED AND NAILED WITH 10d AT 6-6-10" O.C. CASE 1 LAYOUT.
- 4. ALL LUMBER SHALL BE IDENTIFIED WITH THE GRADE MARK AND STAMP OF THE GRADING ASSOCIATION COVERING THE SPECIES AND UNDER WHOSE GRADING RULES THE LUMBER WAS PRODUCED.
- 5. THE MANUFACTURERS A.I.T.C. CERTIFICATION OF COMPLIANCE FOR GLU-LAM BEAMS OR MICRO-LAM BEAMS IS TO BE PROVIDED AT THE TIME OF FRAMING INSPECTION AND PROPERLY INDICATE THE FIBER BENDING AND GRADE SPECIFICATION.
- 6. PLACE SHEAR PANEL ON SHEAR WALLS PRIOR TO THE CONSTRUCTION OF INTERSECTING WALLS.
- 7. PROVIDE FIRE STOPS IN CONCEALED SPACES OF STUD WALLS INCLUDING SPACES AT CEILING AND FLOORS & IN OPENINGS AROUND DUCTS, PIPES, CHIMNEYS, AND SIMILAR OPENINGS WHICH ALLOW PASSAGE OF FIRE.
- 8. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT, HARD SURFACE TO A HEIGHT OF 70" ABOVE DRAIN INLET. (UBC SECTION 510(B)) 9. ALL INT. NON-BEARING WALLS = 2X4 AT 16" O.C. (U.O.N.)
- 10. ALL EXTERIOR AND PLUMBING WALLS = 2 X 6 STUDS AT 16" O.C. (U.O.N.)

EPOXY HOLDOWN NOTE

HOLDDOWNS PER PLANS TO (E) CONCRETE, DRILL 3/4"ø HOLE. USE 5/8"ø ALL THREAD ROD W/ 8" EMBEDMENT INTO CONCRETE. THOROUGHLY CLEAN OUT HOLES W/ COMPRESSED AIR & NYLON BRUSH. VERIFY HOLES ARE CLEAN & DRY PRIOR TO STRUCTURAL OBSERVATION BY M.E. DESIGNS. SECURE WITH SIMPSON SET-XP EPOXY.

ADDITIONAL SILL BOLTS IN EXISTING CONCRETE. USE 5/8" Ø x 4" MIN. EMBEDMENT INTO CONCRETE. REDHEADS W/ 3" x 3" x 0.229" FLAT PLATE WASHERS, BOLT SPACING PER SHEARWALL SCHEDULE.

SHEAR WALL SCHEDULE

	SHEAR (plf)	MATERIAL	2 SIDES	NAILING (E.N. F.N.)	TOP PLATE 3,5,7 CONNECTOR	SILL PLATE NAILS 6 @ SUB-FLR	%" Ø A.B. ^{4,8} @ FND
$\overline{\mathbf{A}}$	260	15/32" CDX (ID# 24/0)	N	8d @ 6 - 12	RBC @ 20" o/c or LPT4 @ 22" o/c	16d @ 6" o/c	48" o/c
2 8	380	15/32" CDX (ID# 24/0)	N	8d @ 4 - 12	RBC @ 15" o/c or LPT4 @ 16" o/c	16d @ 4.5" o/c	48" o/c
<u></u>	490	15/32" CDX (ID# 24/0)	N	8d @ 3 - 12	RBC @ 13" o/c or LPT4 @ 12" o/c	16d @ 3.5" o/c	36" o/c
<u></u>	600	15/32" CDX (ID# 24/0)	N	10d @ 3 - 12	RBC @ 10" o/c or LPT4 @ 10" o/c	16d @ 2.5" o/c	28" o/c
<u></u>	770	15/32" CDX (ID# 24/0)	N	10d @ 2 - 12	RBC @ 10" o/c or LPT4 @ 8" o/c	16d @ 2.0" o/c	22" o/c
%	870	19/32" CDX (ID# 24/0)	N	10d @ 3 - 12	RBC @ 8" o/c or LTP4 @ 6" o/c	SDS¼x4.5" @ 4.5" o/c	20" o/c
7 8,9	980	15/32" CDX (ID# 24/0)	Y	8d @ 3 - 12	RBC @ 6" o/c or LTP4 @ 6" o/c	SDS¼x4.5" @ 4.0" o/c	18" o/c
8,9	1280	15/32" CDX (ID# 24/0)	Y	8d @ 2 - 12	RBC @ 6" o/c or LTP4 @ 4.5" o/c	SDS¼x4.5" @ 4.0" o/c	12" o/c

FOOTNOTES:

1/4" = 1'

- 1 All walls to be fully blocked. 2 Refer to "Vertical Diaphragm Notes" for material and application specifications.
- 3 All nails specified are common. Where "air-gun" nailing is used, care shall be taken to use true common nail equivalent 4 Provide 0.229" thick x 3" square, flat plate washers at all 5/8" diameter anchor bolts. 5 For walls which bear trusses; one H-1 clip, from truss to top plate, may be used in place of one A35 top plate connector.
- 7 Ok to use (1) A35 clip in lieu of (1) RBC as needed. 8 Studs shall be 3x minimum @ panel edges. Use 3x P.T.D.F. bottom plate. stagger nails @ double top plate and panel edges. For walls with shear ≤ 600 plf, okay to use 2x sill plate with anchor bolt spacing half the tabulated distance 9 Stagger nails at opposite sides of wall.

6 Use RBC @ 3x sill plate to rim joist or solid blocking with spacing per "Top Plate Connector".

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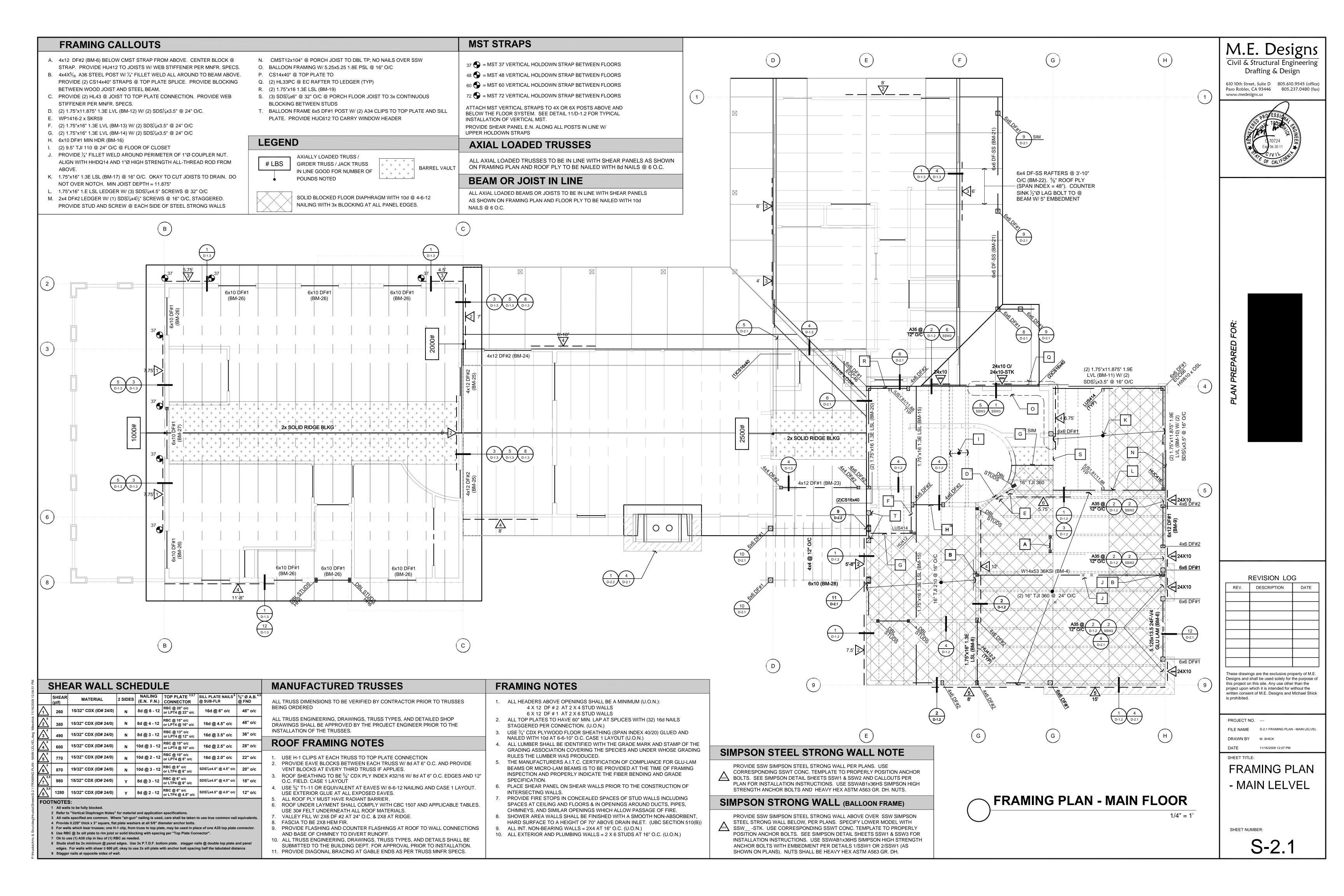
PROJECT NO. ----FILE NAME S-2.0 FRAMING - LOWER LEVEL DRAWN BY M. SHICK

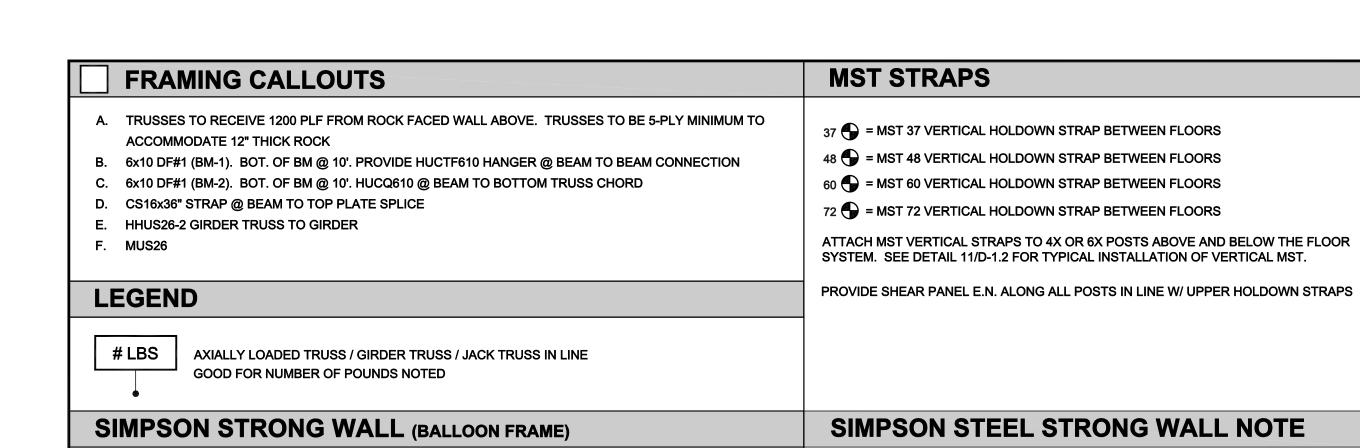
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SHEET TITLE: FRAMING -

LOWER LEVEL

SHEET NUMBER:





PROVIDE SSW SIMPSON STEEL STRONG WALL ABOVE OVER SSW SIMPSON STEEL STRONG WALL

TEMPLATE TO PROPERLY POSITION ANCHOR BOLTS. SEE SIMPSON DETAIL SHEETS SSW1 & SSW3 FOR

ASTM A563 GR. DH.

BELOW, PER PLANS. SPECIFY LOWER MODEL WITH SSW__ -STK. USE CORRESPONDING SSWT CONC.

INSTALLATION INSTRUCTIONS. USE SSWAB1x36HS SIMPSON HIGH STRENGTH ANCHOR BOLTS WITH

EMBEDMENT PER DETAILS 1/SSW1 OR 2/SSW1 (AS SHOWN ON PLANS). NUTS SHALL BE HEAVY HEX

1. ALL HEADERS ABOVE OPENINGS SHALL BE A MINIMUM (U.O.N.): 37 = MST 37 VERTICAL HOLDOWN STRAP BETWEEN FLOORS 4 X 12 DF # 2 AT 2 X 4 STUD WALLS 6 X 12 DF # 1 AT 2 X 6 STUD WALLS 48 = MST 48 VERTICAL HOLDOWN STRAP BETWEEN FLOORS

2. ALL TOP PLATES TO HAVE 60" MIN. LAP AT SPLICES WITH (32) 16d NAILS

FRAMING NOTES

- STAGGERED PER CONNECTION. (U.O.N.) 3. USE 3/4" CDX PLYWOOD FLOOR SHEATHING (SPAN INDEX 40/20) GLUED AND
- NAILED WITH 10d AT 6-6-10" O.C. CASE 1 LAYOUT. 4. ALL LUMBER SHALL BE IDENTIFIED WITH THE GRADE MARK AND STAMP OF THE
- GRADING ASSOCIATION COVERING THE SPECIES AND UNDER WHOSE GRADING RULES THE LUMBER WAS PRODUCED. 5. THE MANUFACTURERS A.I.T.C. CERTIFICATION OF COMPLIANCE FOR GLU-LAM BEAMS OR MICRO-LAM BEAMS IS TO BE PROVIDED AT THE TIME OF FRAMING
- INSPECTION AND PROPERLY INDICATE THE FIBER BENDING AND GRADE SPECIFICATION.
- 6. PLACE SHEAR PANEL ON SHEAR WALLS PRIOR TO THE CONSTRUCTION OF
- INTERSECTING WALLS. 7. PROVIDE FIRE STOPS IN CONCEALED SPACES OF STUD WALLS INCLUDING SPACES AT CEILING AND FLOORS & IN OPENINGS AROUND DUCTS, PIPES,
- CHIMNEYS, AND SIMILAR OPENINGS WHICH ALLOW PASSAGE OF FIRE. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT, HARD SURFACE TO A HEIGHT OF 70" ABOVE DRAIN INLET. (UBC SECTION 510(B))
- 9. ALL INT. NON-BEARING WALLS = 2X4 AT 16" O.C. (U.O.N.) 10. ALL EXTERIOR AND PLUMBING WALLS = 2 X 6 STUDS AT 16" O.C. (U.O.N.)

ROOF FRAMING NOTES

- 1. USE H-1 CLIPS AT EACH TRUSS TO TOP PLATE CONNECTION 2. PROVIDE EAVE BLOCKS BETWEEN EACH TRUSS W/ 8d AT 6" O.C. AND PROVIDE VENT BLOCKS AT EVERY THIRD TRUSS IF APPLIES.
- 3. ROOF SHEATHING TO BE 5/8" CDX PLY INDEX #32/16 W/ 8d AT 6" O.C. EDGES AND 12" O.C. FIELD. CASE 1 LAYOUT
- 4. USE 5/8" T1-11 OR EQUIVALENT AT EAVES W/ 6-6-12 NAILING AND CASE 1 LAYOUT. USE EXTERIOR GLUE AT ALL EXPOSED EAVES.
- 5. ALL ROOF PLY MUST HAVE RADIANT BARRIER. 6. ROOF UNDER LAYMENT SHALL COMPLY WITH CBC 1507 AND APPLICABLE TABLES. USE 30# FELT UNDERNEATH ALL ROOF MATERIALS.
- . VALLEY FILL W/ 2X6 DF #2 AT 24" O.C. & 2X8 AT RIDGE. 8. FASCIA TO BE 2X8 HEM FIR.
- 9. PROVIDE FLASHING AND COUNTER FLASHINGS AT ROOF TO WALL CONNECTIONS AND BASE OF CHIMNEY TO DIVERT RUNOFF. 10. ALL TRUSS ENGINEERING, DRAWINGS, TRUSS TYPES, AND DETAILS SHALL

BE SUBMITTED TO THE BUILDING DEPT. FOR APPROVAL PRIOR TO

INSTALLATION. 11. PROVIDE DIAGONAL BRACING AT GABLE ENDS AS PER TRUSS MANUFACTURER SPECIFICATIONS.

AXIAL LOADED TRUSSES

ALL AXIAL LOADED TRUSSES TO BE IN LINE WITH SHEAR PANELS AS SHOWN ON FRAMING PLAN AND ROOF PLY TO BE NAILED WITH 8d NAILS @ 6 O.C.

N 8d @ 6 - 12 RBC @ 20" o/c or LPT4 @ 22" o/c 16d @ 6" o/c 48" o/c 260 | 15/32" CDX (ID# 24/0) N 8d @ 4 - 12 RBC @ 15" o/c or LPT4 @ 16" o/c 16d @ 4.5" o/c 48" o/c 15/32" CDX (ID# 24/0) N 8d @ 3 - 12 RBC @ 13" o/c or LPT4 @ 12" o/c 16d @ 3.5" o/c 36" o 15/32" CDX (ID# 24/0) N 10d @ 3 - 12 RBC @ 10" o/c or LPT4 @ 10" o/c 16d @ 2.5" o/c 28" o/c 15/32" CDX (ID# 24/0) N 10d @ 2 - 12 RBC @ 10" o/c or LPT4 @ 8" o/c 15/32" CDX (ID# 24/0) N 10d @ 3 - 12 RBC @ 8" o/c or LTP4 @ 6" o/c SDS1/4x4.5" @ 4.5" o/c 20" o/c 19/32" CDX (ID# 24/0) 8d @ 3 - 12 RBC @ 6" o/c or LTP4 @ 6" o/c 15/32" CDX (ID# 24/0) SDS1/4x4.5" @ 4.0" o/c | 18" o/

Y 8d @ 2 - 12 RBC @ 6" ο/c or LTP4 @ 4.5" ο/c

SDS1/4x4.5" @ 4.0" o/c | 12" o/c

FOOTNOTES: 1 All walls to be fully blocked.

| 1280 | 15/32" CDX (ID# 24/0) |

2 Refer to "Vertical Diaphragm Notes" for material and application specifications.

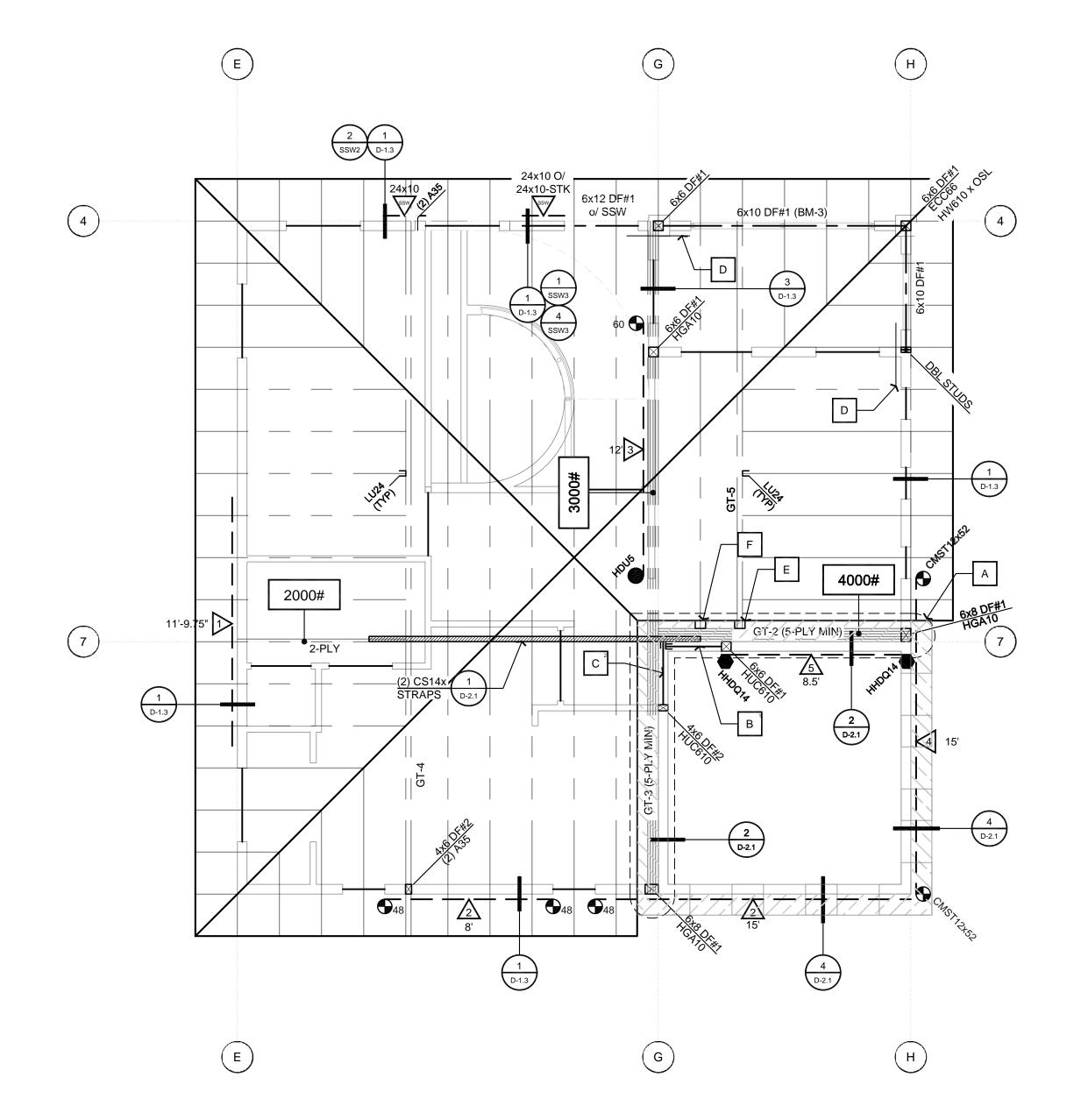
- 3 All nails specified are common. Where "air-gun" nailing is used, care shall be taken to use true common nail equivale 4 Provide 0.229" thick x 3" square, flat plate washers at all 5/8" diameter anchor bolts. 5 For walls which bear trusses; one H-1 clip, from truss to top plate, may be used in place of one A35 top plate connector. 6 Use RBC @ 3x sill plate to rim joist or solid blocking with spacing per "Top Plate Connector".
- 7 Ok to use (1) A35 clip in lieu of (1) RBC as needed.
- 8 Studs shall be 3x minimum @ panel edges. Use 3x P.T.D.F. bottom plate. stagger nails @ double top plate and panel edges. For walls with shear ≤ 600 plf, okay to use 2x sill plate with anchor bolt spacing half the tabulated distance 9 Stagger nails at opposite sides of wall.

MANUFACTURED TRUSSES

SHEAR WALL SCHEDULE

ALL TRUSS DIMENSIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO TRUSSES BEING

ALL TRUSS ENGINEERING, DRAWINGS, TRUSS TYPES, AND DETAILED SHOP DRAWINGS SHALL BE APPROVED BY THE PROJECT ENGINEER PRIOR TO THE INSTALLATION OF



PROVIDE SSW SIMPSON STEEL STRONG WALL PER PLANS. USE

CORRESPONDING SSWI CONC. TEMPLATE TO PROPERLY POSITION ANCHOUS BOLTS. SEE SIMPSON DETAIL SHEETS SSWI & SSW2 AND CALLOUTS PER

STRENGTH ANCHOR BOLTS AND HEAVY HEX ASTM A563 GR. DH. NUTS.

CORRESPONDING SSWT CONC. TEMPLATE TO PROPERLY POSITION ANCHOR

PLAN FOR INSTALLATION INSTRUCTIONS. USE SSWAB1x36HS SIMPSON HIGH

7

FRAMING PLAN - UPPER FLOOR CLEAR STORY

H

Civil & Structural Engineering Drafting & Design

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REVISION LOG DESCRIPTION

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PROJECT NO. -

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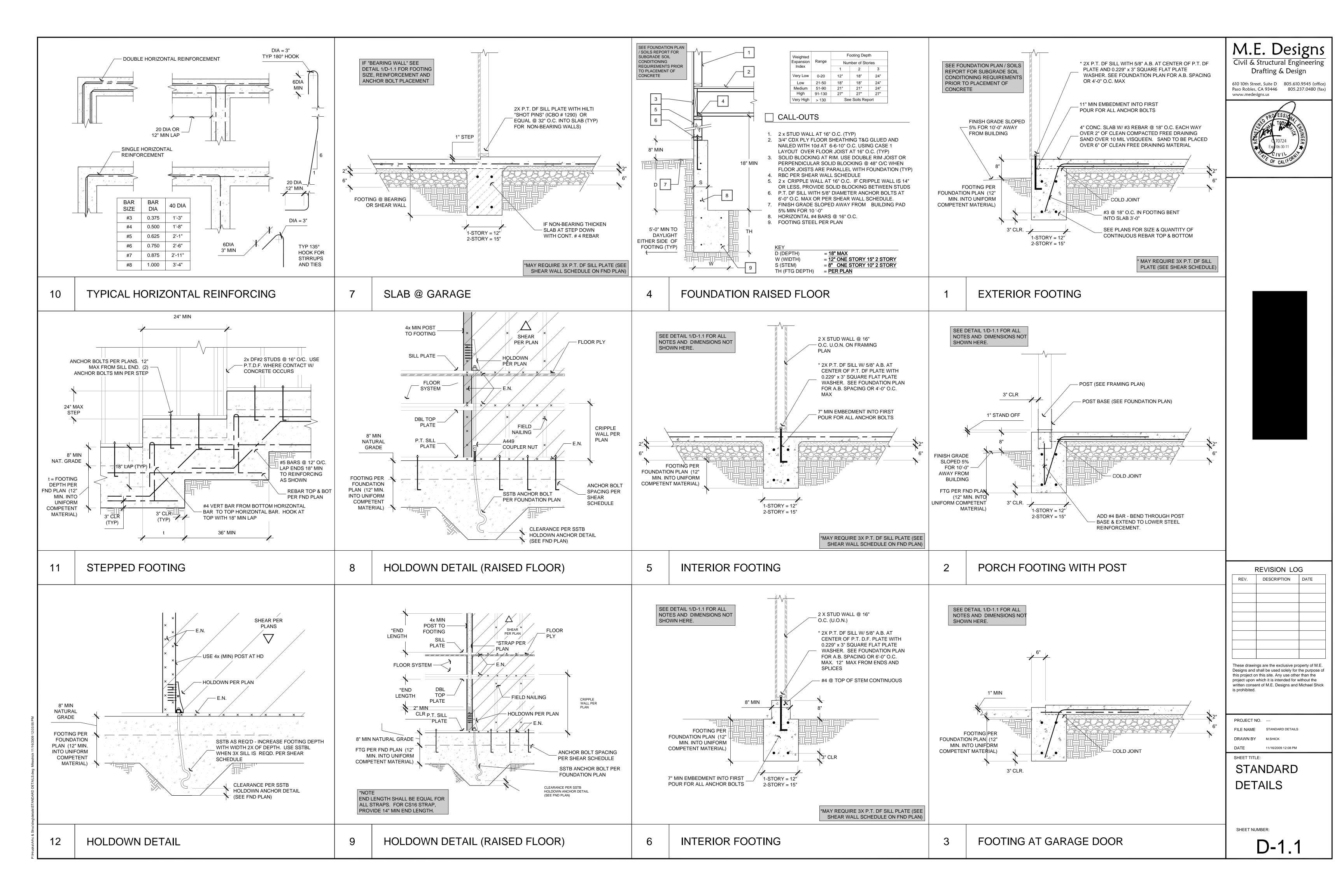
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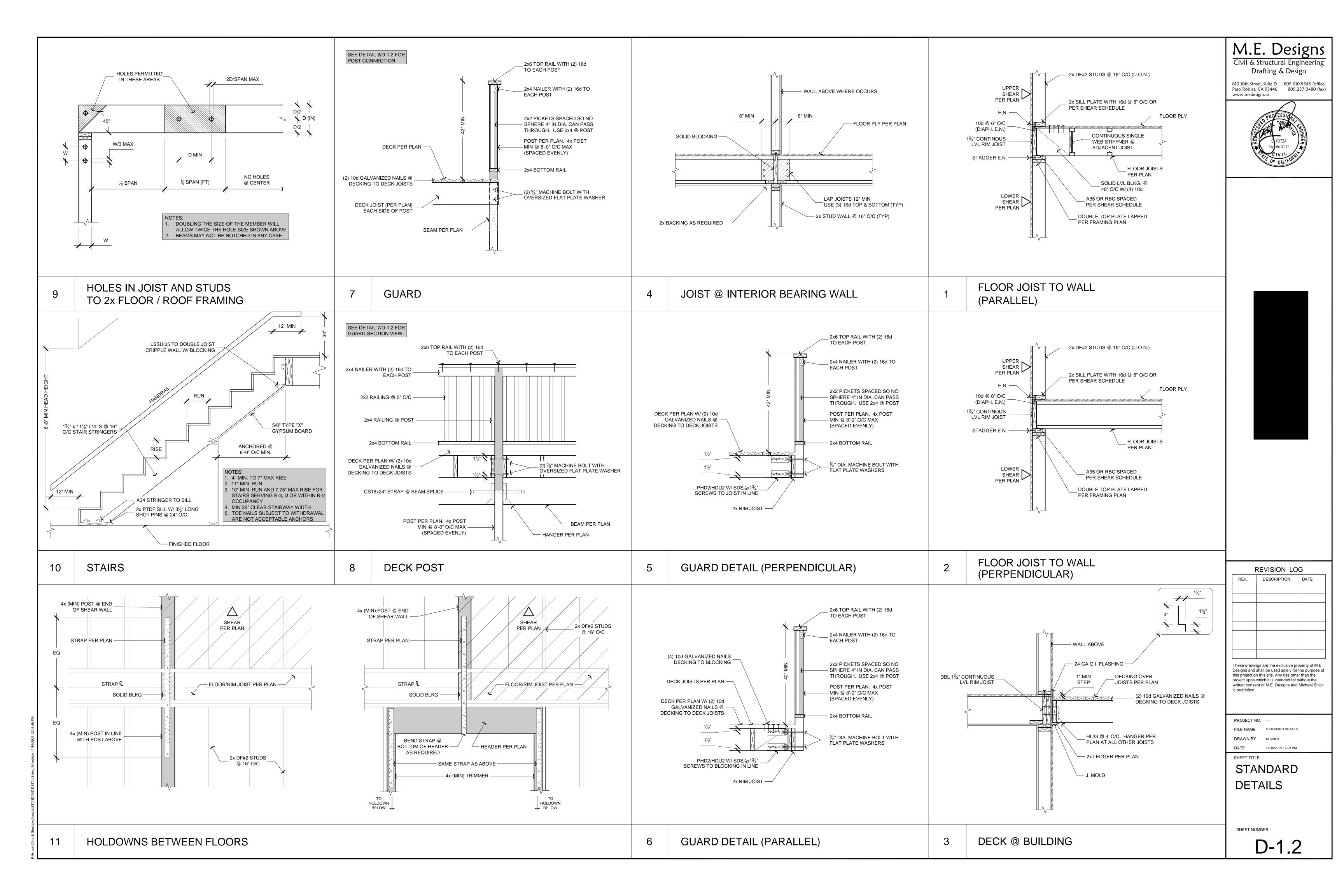
FRAMING PLAN - UPPER LEVEL

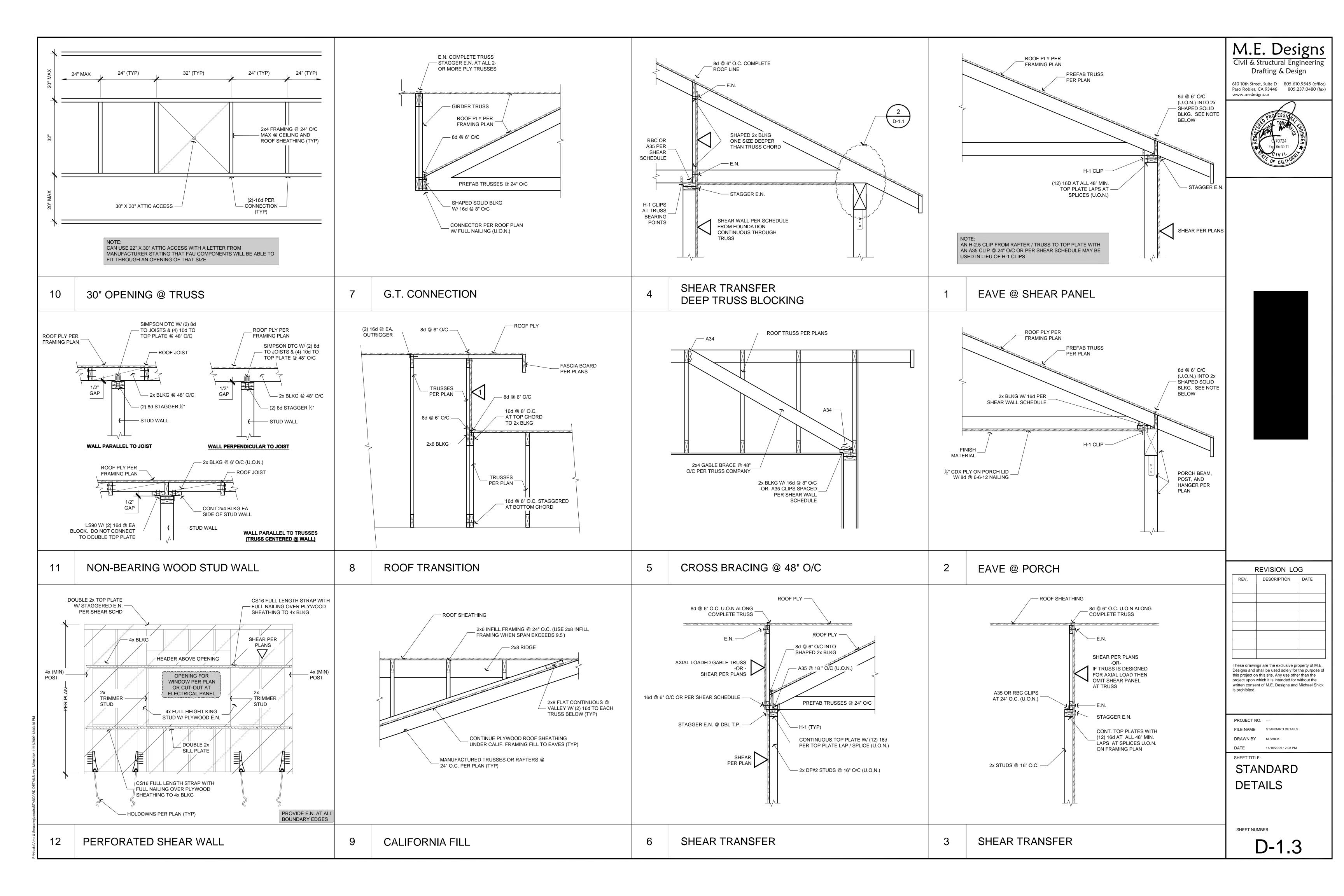
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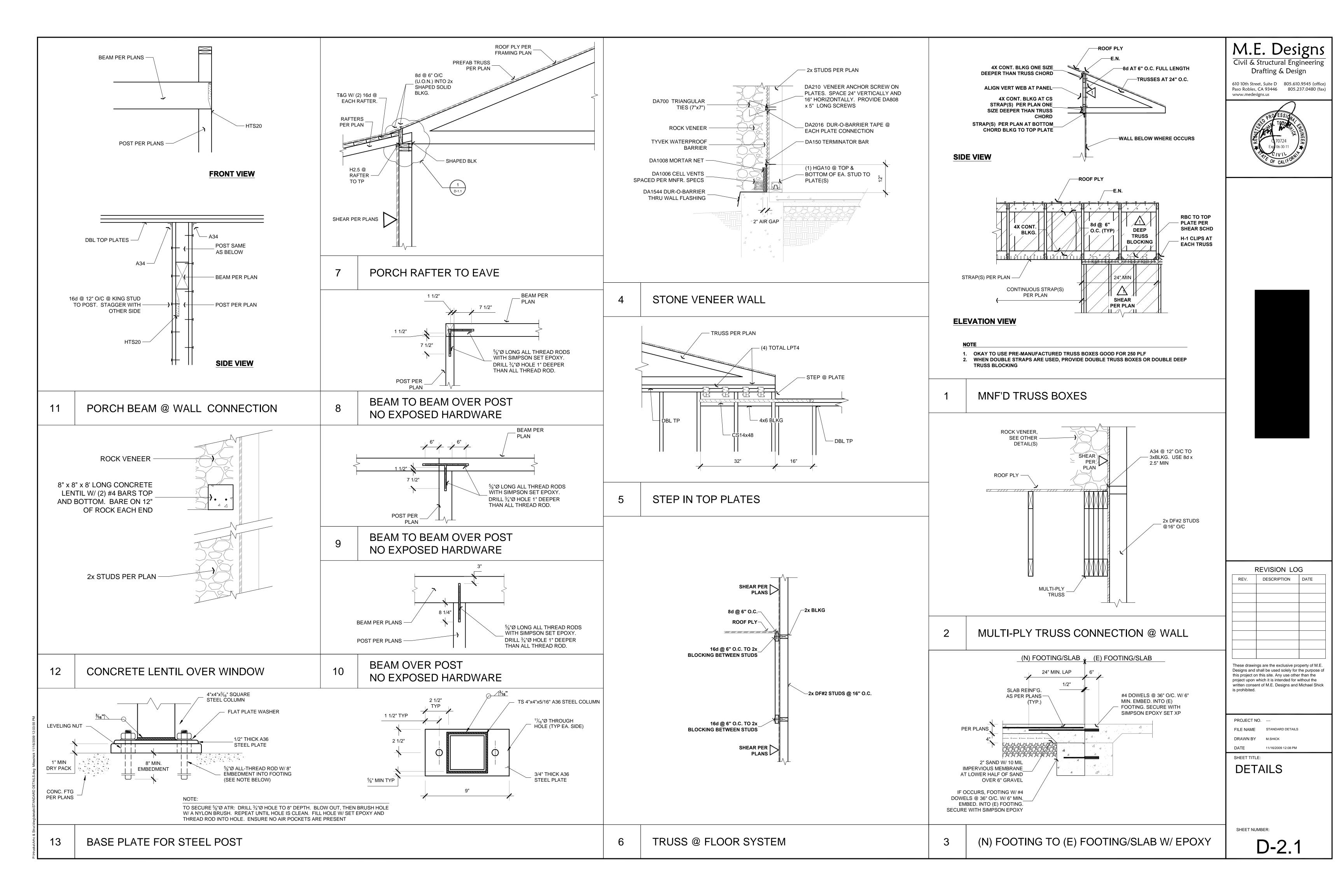
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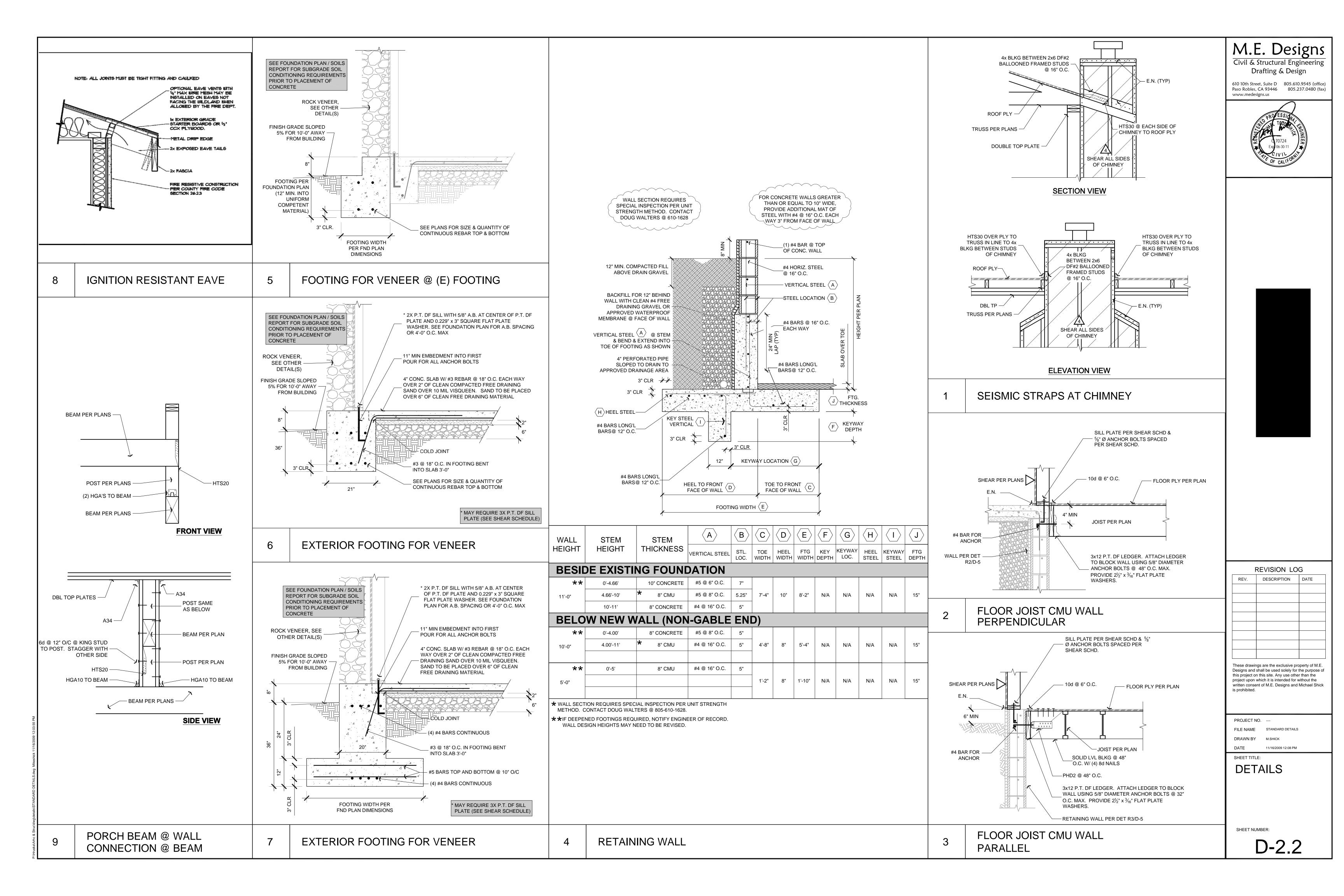
FRAMING PLAN - UPPER FLOOR 1/4" = 1'

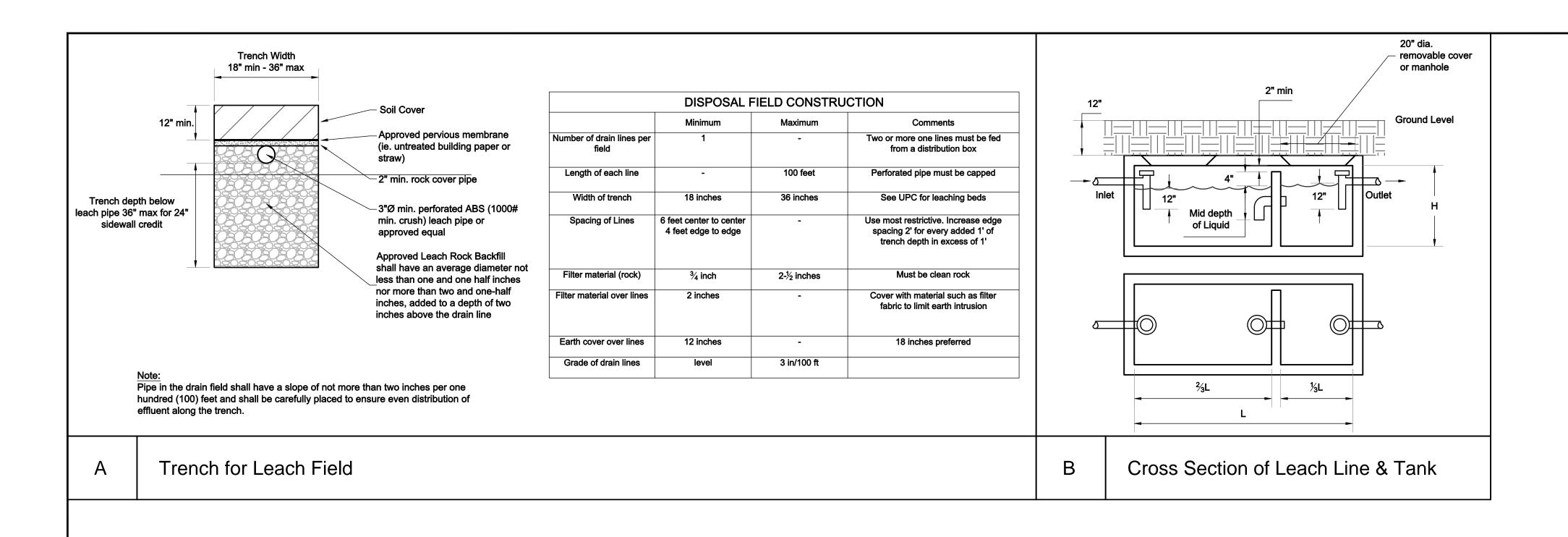












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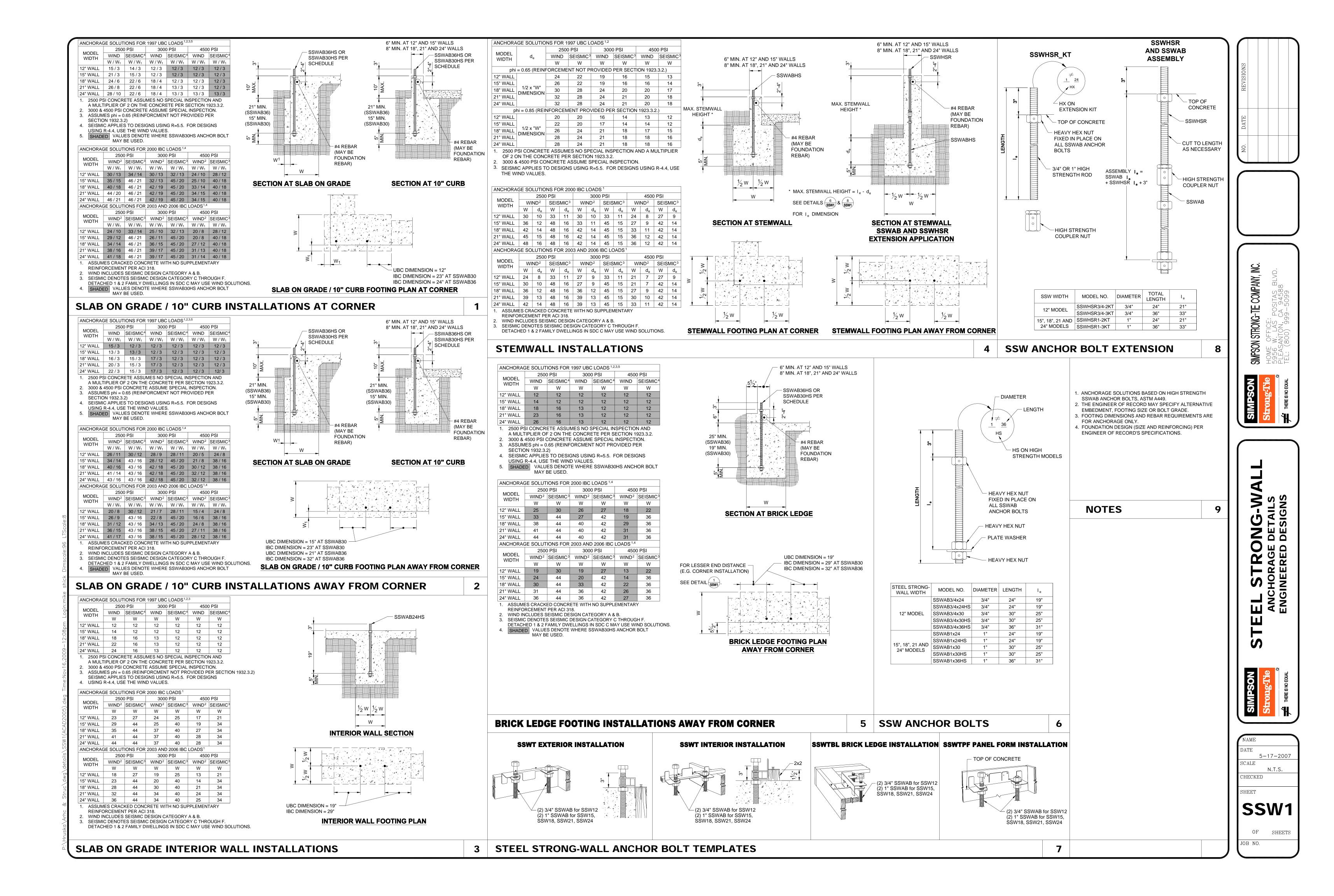
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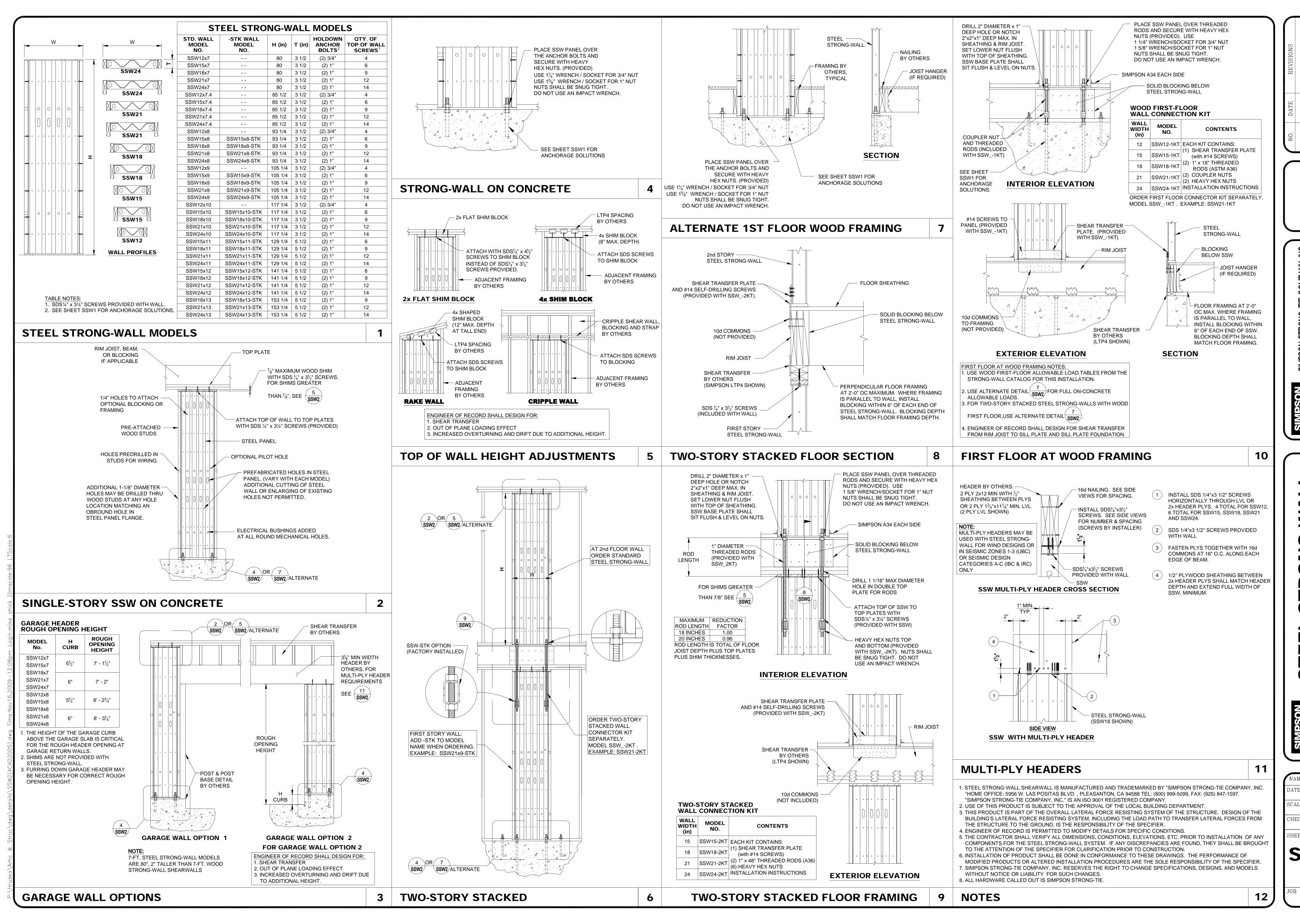
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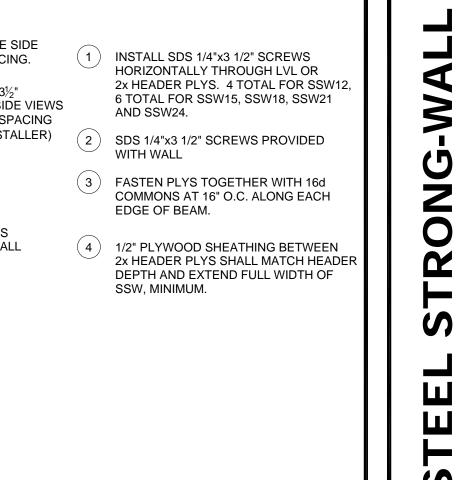
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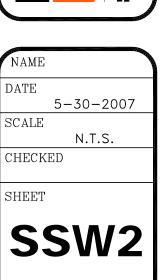
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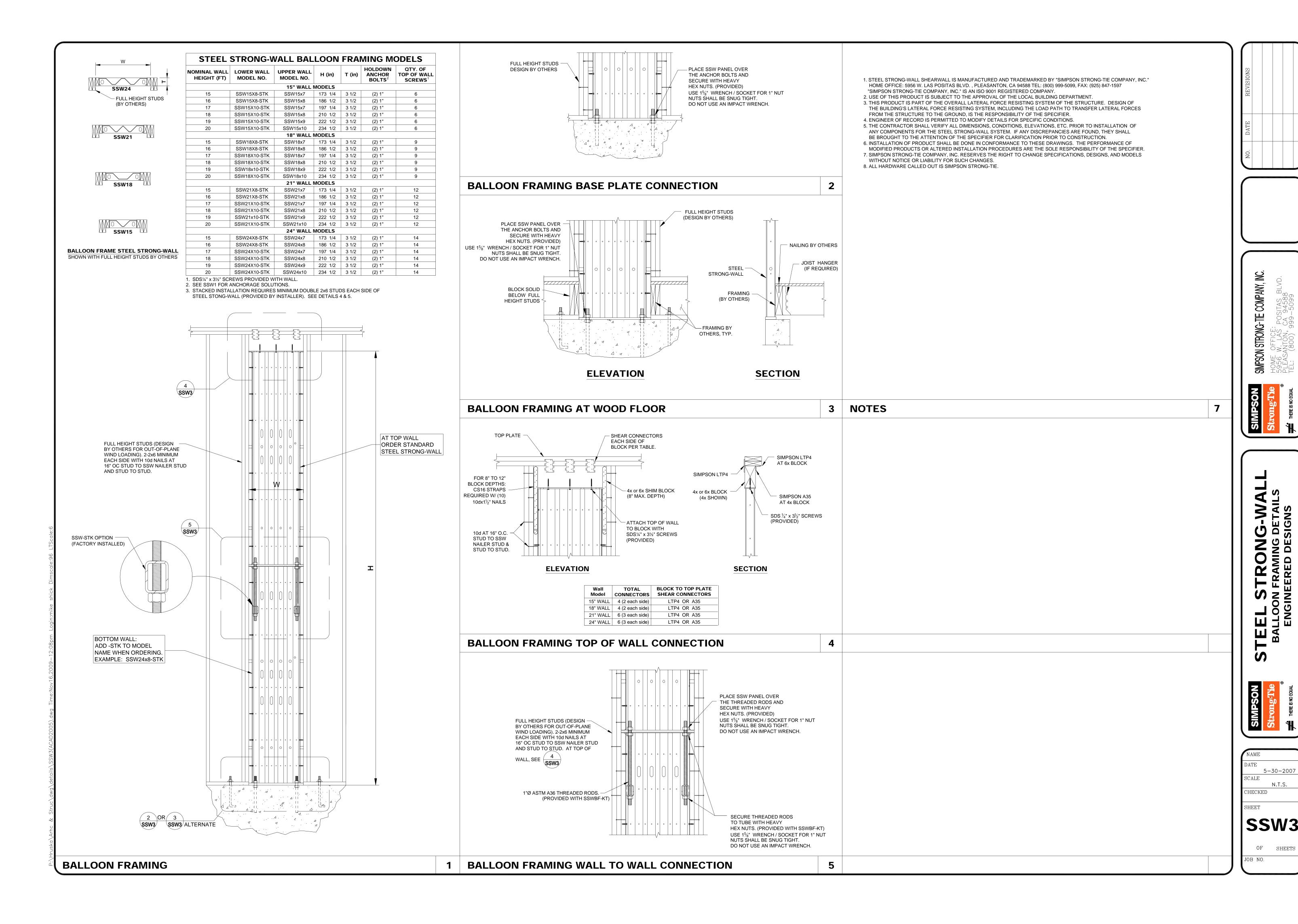








SHEETS



CODES AND STANDARDS

- 1. These general notes and accompanying plans are complimentary and all construction is to be as herein
- outlined and shown on drawings. 2. All work shall be done in strict compliance with:
- A. State and local codes
- B. 2007 CBC, 2000 U.P.C., 2000 U.M.C. & 2002 N.E.C.
- 3. The builder shall verify all dimensions and conditions on drawings and in the field and shall be responsible for any necessary adjustments and/or corrections.
- 4. Contractors shall verify all grades, conditions and dimensions prior to commencing work.
- 5. In accordance with the California Energy Code, Title 20, the following information shall be incorporated into the building plans submitted to plan check.

STRUCTURAL DESIGN PARAMETER

General			Wind		
Construction Type	Type V		Basic Wind Speed	85 mpl	h
Number of Stories	2		Exposure .	C .	
Max Height (abv. grade)	31'-2"		Importance Factor	1.00	
Building Code	2007 CBC		Design Wind Pressure	16.4 ps	of (h=31.2)
Roof DL/LL	31 / 20	psf	S .	•	•
Floor DL/LL	24 / 40	•	Soils Values		
Deck DL/LL	24 / 40		Bearing Pressure	1500	psf
Walls (Stucco)	19	psf	Lateral Pressure	350	psf
Walls (Stone Veneer)	167	psf	EFP (at rest)	35	psf
Walls (Interior)	8	psf	EFP (active)	35	psf
			Friction Coefficient	0.35	po.
Seismic			Soil Classification	0.00	
Seismic Zone	4				
Importance Factor	1.00				
Design Base Shear	0.12W				

SECTION (120)

- 1403(d)(1) All swinging doors and windows exposed to ambient conditions or to unconditioned areas, such as garages, shall be fully weather-stripped, gasketed or otherwise treated to limit infiltration.
- 1403(d)(1) All manufactured windows and sliding glass doors shall meet the air infiltration standards of the American National Standards Institute when tested in accordance with ASTM E282-73 and shall be certified and labeled. 1403(d)(2) All fan systems exhausting air from the building envelope to the outside shall be provided with back-draft
- dampers or automatic dampers. 1404(d)(1) All transverse duct, plenum, and fitted joints shall be sealed with pressure sensitive tape or mastic to prevent
- 1401(d)(2) Insulation of all ducts shall conform to the provisions of Section 1005 of the Uniform Mechanical Code, current edition.
- 1406(a) Indicate the make and model number of the hot water heater on the plans. The unit must be certified by the California Energy Commission. (American Appliance G.V.F. 433-T).
- 1406(d) Recirculating hot water piping in attics, garages, crawl spaces, or unheated spaces other than between floors or in interior walls shall be insulated to provide maximum loss of not more than 50 BTU/hr. Per linear foot for larger
- 1406(f) Shower heads, lavatory and sink faucets must be of a make and model number certified by the California Energy Commission.

EXCAVATION AND GRADING

- 1. Cut slopes for permanent excavations and fills shall not be steeper than 2 horizontal to 1 vertical.
- 2. Excavate for footings below all organic material and remove all loose material from footing excavations. 3. Provisions shall be made for the control of drainage of surface water around the building. CBC Appendix J
- 4. All site work, excavation and grading shall be in accordance w/ CBC Appendix J

CONCRETE AND FOUNDATION

- 1. Minimal concrete compressive strength to be 2500 P.S.I. at 28 days with a maximum slump of 4". CBC 1805.4.2.1, Table 1904A.2.2 and Chapter 18.
- All footings to be on firm, undisturbed soil. Footings to extend below frost line. Foundations supporting wood to extend at least 6 inches above adjacent finish grade.
- 3. Extend piers and foundations 12" below undisturbed grade CBC 1805a.2
- 4. Minimum thickness for slab floors to be 3-1/2". CBC 1910.1.
- 5. Place 4" minimum compacted sand fill under ground supported slabs. 6. Provide keyed control joints in all slabs on grade at 15 feet maximum on center each way. Provide heavy (3/4") tooled joints at 5 feet on center and ½" pre-molded expansion joints at 30 feet on center in all exterior walks and
- All reinforcing steel # 4 and smaller to be A-615 grade 40. Use A-615 grade 60 for # 5 rebar and larger.
- 8. Place all reinforcing as per ACI codes and standards.
- 9. Lap all continuous bars 40 diameters minimum.
- 10. Ground cover in crawl spaces to be 6MIL, black polyethylene.
- 11. All wood indirect contact with concrete or masonry to be foundation grade redwood or pressure-treated wood.
- 12. Vent crawl spaces 1.5 square feet for each 25 lineal feet of wall with closable screened vents, or 1/150 of the area.
- 13. Vapor barriers under concrete slabs on grade to be 6MIL min. Visqueen or equal.
- 14. Beam pockets in concrete walls to have ½" air space around beam sides and end. Posts and beams to rest on asphalt shingle or metal bearing plate. Ends of girders supported on concrete or masonry shall have no less than 3" bearing.
- 15. Concrete slab wire mesh to be 6"x6"/10 10 woven wire mesh.
- 16. Anchor bolts to be A-307. In pressure treated wood sills, anchor bolts to be 5/8" diameter, embedded at least 7" into concrete, 15" into unreinforced masonry and placed 4 feet O.C., unless otherwise shown on the plans, with a minimum of two bolts for each piece of sill plate. There shall be a bolt 9" from end of each sill. CBC 1806.6 or
- specify type, manufacture and location of anchors. 17. Builder to provide a crawl space access panel a minimum of 18"x24". Pipes, ducts, and other nonstructural
- construction shall not interfere with accessibility. CBC 1209.1 and 1203.3
- 18. Waterproof basement walls before backfilling, and also place footing drain tile if required. 19. Minimum vertical and horizontal reinforcement for concrete walls and foundations shall conform to CBC Chapter

MASONRY

1. All concrete masonry units to be ASTM C-90, Grade N-1 units. Linear shrinkage less than .035.M.C. less than 30% total absorbency. CBC 21.

No. 2 Douglas Fir

No. 2 Douglas Fir

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No. 2 Douglas Fir

2. Mortar type M, ASTM C270. 3. Minimum grout strength 2500 P.S.I. at 28 days.

H. Decking (exposed)

J. Headers (interior)

K. Headers (exterior)

Rafters

Other sizes as noted on plans.

- 4. Concrete masonry retaining walls shall conform to the designs shown in the County Standards.
- 5. Provide outside combustion air for all solid fuel burning devices, such as fireplaces, stoves, and heaters. Combustion air for furnaces as per U.M.C.

CARPENTRY

1. Design criteria:

	Wood	Yard Lumber	Glu-Laminated Wood Beam
	Fb	1250 P.S.I.	2900 P.S.I.
	E	1,700,000 P.S.I.	1,800,000 P.S.I.
	or as shown by g	rade and species.	
2.	Wood framing men	nbers to be as follows or equal ex	cept as shown on drawings:
	A. F	Posts	No. 2 Douglas Fir
	В. С	Columns	No. 2 Douglas Fir
	C. J	oists, beams, and stringers	No. 2 Douglas Fir
	D. E	Blocking, bridging, 2x4 studs	Utility grade Douglas Fir
	E. S	Studs 2x6 and larger	No. 2 Douglas Fir
	F. S	Sills, sleepers, plates, and nailing	
	b	locks on or embedded in concrete	Pressure Treated Douglas Fir
	G. D	Decking (not exposed)	Utility grade Douglas Fir

CARPENTRY (continued)

post cap and post base, as required.

- 4. All written dimensions shall take precedence over scaled dimensions.
- All miscellaneous steel to be A-36, fabricated in accordance with AISC.
- Steel bolts to be A-307 or better. Use A-36 threaded rod when coupling bolt to holdown & when epoxy is required.
- All welding to be with E60XX or E70XX electrodes in accordance with AWS. (Certified welder). 8. All joists or beams framing into (not bearing on) beams, headers or girders shall be supported with "U" type "Simpson" or equal joist beam hangers. All post-beam and post-footing connections to be made with "Simpson"
- 9. Block solid between joists and rafters at bearing walls. Cross bridge or solid blocking at 8'-0" on center maximum when depth thickness ratio is six to one.
- 10. All plywood to be standard grade with exterior glue. Minimum roof nailing to be 8d at 6-6-12" on center. Minimum floor nailing to be 10d at 6-6-10" on center. Stagger joints ½". Plywood index I.D. for floors 40/20 & roofs 32/16.
- 11. Double floor joists under bearing partitions. CBC 2308.8.4 12. Builder shall proved a minimum of 22"x30" access readily accessible to attic spaces and a minimum of 30"x30"
 - access with attic mounted furnace. 30" headspace is required. UMC 708.
- 13. Minimum ceiling height in habitable areas to be 7'-6". Halls may be reduced to 7'-0".

headroom 80" CBC 1009.2. Minimum width 36". CBC 1009.1.

- 14. Minimum width for a corridor is 36 inches. CBC 1133B.3 15. All exterior doors or doors to unheated spaces to be weather-stripped and have a solid core.
- 16. Builder to provide vapor barriers for floors and ceilings of 15 lb. Building paper or kraft paper, foil back or kraft back insulation and 4 mil polyethylene on warm side of insulation. Required to 1 perm. 17. Supporting columns and other supporting elements in garage(s) and carport(s) beneath another story shall be
- one-hour fire resistive construction and are jacketed CBC 714 and 721.2.4.3 18. Install truss tie-downs at each rafter tail, "Simpson" H-1 clips.
- 19. Deck and balcony guardrails to be minimum of 36" high and open guardrails and stair railing shall have intermediate rails or ornamental design such that no object 4" in diameter can pass through. CBC 1009 20. Stairway to have maximum rise 7" and minimum run 11" CBC 1009.3. Provide handrail for stairs with 4 or more risers, grip portion of handrail shall be greater than 1-1/4" and less than or equal to 2" in cross sectional
- dimensions CBC 1012. Guardrails are required for stairs and porches over 30" above grade CBC 1013. Minimum

21. Guardrails, stair handrails, or balcony railing shall be designed to resist a horizontal force of 50 lbs. per lineal foot

- applied at the top of the railing CBC 1607A.7 22. Maximum floor level change at door is 0.75" (1/2" handicapped access required) except if stairs or when exterior
- landings are used and door does not swing over top step. CBC 1133B.2.4.
- 23. Sills of non-bearing partitions or non-shear partitions may be attached to concrete slab with Ramset pins #3320 or #3348 at 2'-0" on center. Charge to be used shall be determined by density of slab. 24. Provide bracing for exterior and main cross-stud partitions. (for conventional light frame construction only) CBC
- 25. Bearing walls shall be braced at each end of or as near as possible, at every 25' lineal wall. This 1x6 notched
- bracing to run diagonally in a straight line from top plate to the bottom plate at an angle as near as possible to 45 degrees but always at sufficient angles to include 4 stud spaces.
- 26. Provide lateral cross-brace at plate line of garage (for conventional light frame construction only). 27. Manufacturers certification of Glu-lam Beams shall be properly identified for the location and specific job site at the time of inspections CBC 2303.1.3.
- 28. All plumbing walls to be of 2x6 materials except where necessary.
- 29. All lumber shall have a grade marked with a stamp of the association covering the species and under whose grading rules it was produced per CBC 2303.1.1
- 30. Trusses to be fabricated in a shop of an I.C.C. approved fabricator in accordance with CBC 2303.4 and 1704A.2.2 31. Lap all double top plates per framing plan at splices.
- 32. Sills to be DF pressure-treated at concrete CBC 2304.11.2.4.
- 33. Foundation vents equal to one square foot for each 150 square feet of underfloor area CBC 1203.3
- 34. Water closet compartments must have 36" width and 48" clear in front of the water closet. CBC 1134A.7.
- 35. Rafters spans shall comply with AF&PA Span Tables for Joists and Rafters and CBC Tables 2308.10.3 (1-6) 36. Floor joists shall comply with span CBC Tables 2308.8 (1) & (2).
- 37. Ceiling joist spans shall comply with CBC Tables 2308.10.2 (1) & (2).
- 38. Provide draft stops at all ducts, vents, fireplace flue, and vertical framed shafts as per CBC 717.3 39. Provide fire blocking at floor, ceiling coves and soffits as per UMC 708.2.

41. All nailing shall be in compliance with CBC Table 2304.9.1. Nailing Schedule Minimum:

40. Provide weather protection per CBC 1405.2.

- All nailing to be common wire where box nails are used, their number shall be increased by 33%.
- 2. Pre-drill for 30d or larger where splitting is caused. Use corrosian-resistant nails for all exterior, exposed wood siding, fascias and trim.
- 4. Where 2x member detailed, use number 16d shown.

Roofing:

- 1. In all areas where fire protection is provided by California Department of Forestry, the roof covering shall be
- minimum class "C" listed or non-combustible tile. CBC State Title 24 Section 1505
- 2. In California Department of Forestry Fire Protection Areas, the installer of the roof covering shall provide certification to the building owner, and to the inspection authority having jurisdiction.
- 3. All roofing shall be applied according to manufacturers recommendations over a 15 lb asphalt felt dry sheet. Use 30 lb. felt at clay or concrete tile roofing. Wood shakes to be interlaced with an 18" wide strip of 30 lb A.S.F.
- Roof coverings and installation shall conform to CBC 1507 and Tables 1507.3.7, 1507.4.3(1-2), 1507.8 5. All flashings to be in compliance with CBC 1503.2 & 1507. 6. Provide rafter ties at exposed roof (pitched ceiling), either mechanical ties at ridge, 2 ft. o.c. or equivalent material
- CBC 2308.10.4. 7. Roof bracing and purlins shall bear to partitions CBC 2308.10.5.

Sheet Metal:

- 1. Provide and install sheet metal ducts from all hoods and exhaust fans to outside
- All required flashings to be 26 ga. galvanized metal, including gutters and downspouts.
- Heating ducts to be installed without impingement on building surface.
- 4. All methods of flashing and counter flashing chimney, parapets, balconies, landing, exterior stairways, roof to wall connections shall be in compliance with CBC 1507.5.6
- 5. Provide an approved flashing for exterior openings and parapet walls CBC 1405.10.2.

Plumbing:

- Provide and install plumbing and fixtures as indicated on plans according to state and local plumbing codes 2. No plumbing vents vents are to be located within 3 feet from a property line.
- Water closets to be water saver types: American Standard #2122.448 or equal.
- 4. Provide insect and rodent proofing where all plumbing, wiring and vents pass through the plate.
- 5. Provide a water heater with a pressure relief valve having a full sized drain of galvanized steel or hard drawn copper to the outside of the building with the end not more than 2 feet or less than 6" above grade, pointing downward, the terminal end being unthreaded. UPC 1007(e)
- 6. Water heaters capable of igniting flammable vapors shall be installed on and 18" high platform if located in a residential garage. All water heaters within a cabinet shall have combustion air as required. Toilet to have a maximum of 1.6 gallon per flush.
- Shower head flow shall not exceed 2.5 gallons per minute at 40 PSI
- 9. Provide seismic anchor or strap and wrap water heater.
- 10. Lavatory / sink fixtures flow shall not exceed 2.2 gallons per minute at 40 PSI. 11. Water heater equipment certified by CEC (2-5307)(a) Title 24 CAC.
- 12. No Gas piping shall be installed in or on the ground, under any building or structure. All exposed gas piping shall

wall insulation required by California Energy Standards (PRMC, Title 17).

- be kept at least 6" above grade or structure. 13. Shower stall must conform to the requirements of UPC (1024 in.) (threshold 2" - 9" deep).
- 14. Main plumbing drain size and location shall conform to UPC (four water closets require a 4" diameter drain piping) 15. Water pressure not to exceed 80 PSI. If water pressure exceeds 80 PSI or as determined by building officials, a pressure relief valve (PRV) shall be used.
- 16. All overhead potable water piping, and any branch feed pipes located in outside walls shall be constructed of type I rigid copper (PMRC, title 17). 17. Overhead potable water piping located in attic spaces, in under floor areas, and exterior walls shall be covered with

insulation providing a minimum resistance factor of R-3 or greater. The R-3 pipe insulation shall be in addition to

Fastening Schedule Table 2304 0 1

	Tab	le 2304.9.1	
	Connection	Fastening a,m	Location
1.	Joist to sill or girder	3 - 8d common	toenail
2.	Bridging to joist	2 - 8d common	toenail each end
3.	1" x 6" subfloor or less to each joist	2 - 8d common	face nail
4.	Wider than 1" x 6" subfloor to each joist	3 - 8d common	face nail
5.	2" subfloor to joist or girder	2 - 16d common	blind and face nail
6.	Sole plate to joist blocking	16d @ 16" o/c	typical face nail
	Sole plate to joist or blocking at braced wall panel	3" - 16D @ 16" o/c	braced wall panels
7.	Top plate to stud	2 - 16d common	end nail
8.	Stud to sole plate	4 - 8d common 2 - 16d common	toenail end nail
α	Double studs	16d common @ 24" o/c	face nail
э. —	Double studs		typical face nail
10.	Double top plates	16d common @ 16" o/c	typicai face fiaii
		8-16d common	lap splice
	Blocking between joists or rafters to top plate	3 - 8d common	toenail
	Rim joist to top plate	8d @ 6" o/c	toenail
13.	Top plates, laps and intersections	2 - 16d common	face nail
14.	Continuous header, two pieces	16d common	16" o/c along edge
15.	Ceiling joists to plate	3 - 8d common	toenail
16.	Continuous header to stud	4 - 8d common	toenail
17.	Ceiling joists, laps over partitions (see Section 2308.10.4.1, Table 2308.10.4.1)	3 - 16d common min. Table 2308.10.4.1	face nail
18.	Ceiling joists parallel rafters (see Section 2308.10.4.1, Table 2308.10.4.1)	3 - 16d common min Table 2308.10.4.1	facenail
	Rafter to plate (see Section 2308.10.1, Table 2308.10.1)	3 - 8d common	toenail
	1" diagonal brace to each stud and plate	2 - 8d common	face nail
	1" x 8" sheathing to each bearing	3 - 8d common	face nail
	Wider than 1" x 8" sheathing to each bearing	3 - 8d common	face nail
23.	Built-up corner studs	16d common	24" o/c
24.	Built-up girder and beams	20d common @ 32" o/c	face nail @ top and bottom stagger on opposite sides
		2 - 20d common	face nail @ ends and @ ea. splic
25.	2" planks	16d common	at each bearing
26.	Collar tie to rafter	3 - 10d common	face nail
27.	Jack rafter to hip	3 - 10d common	toenail
		2 - 16d common	face nail
	Roof rafter to 2-by ridge beam	2 - 16d common	toenail, face nail
	Joist to band joist	3 - 16d common	face nail
	Ledger strip	3 - 16d common	face nail
31.	Wood structural panels and particleboard₀ Subfloor, roof and wall sheathing (to framing)	8d d	
	Single Floor (combination subfloor-underlayment to framing)	10d _d	
32.	Panel siding (to framing)	8d f	
33.	Fiberboard sheathing ₉	8d common	
	Interior paneling	6d k	

UTILITY

1. Clothes dryer shall be vented to exterior of building.

 $(11/2^2 \times 0.080^\circ)$ or finish $(11/2^2 \times 0.072^\circ)$ nails spaced 6 inches on panel edges, 12 inches at intermediate supports upports at 24 inches. Casing or finish nails spaced 6 inches on panel edges, 12 inches at intermediate supports. sheathing applications, 8d nails $(21/2^2 \times 0.113^\circ)$ are the minimum required for wood structural panels.

- 2. L.P.G. appliances shall not be in a below ground pit, basement or other similar locations. 3. Appliances installed in above grade under floor space or basement shall be provided with an approved means for
- removal of unburned gas. 4. Appliances generating a glow, spark or flame must be at least 18 inches above floor level in a garage.

s on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate

- 5. Provide combustion air openings within 12" of the floor and ceiling for gas burning equipment. 6. Gas cooking appliances shall have intermittent ignition devices. sec. 2-3552(i) Title 24 CMC.

Incompression suring (ou - 1/0° X U.100; 30 - 25/0° X U.128) or casing (6d - 2" X 0.099; 8d - 21/2" X 0.113") nail. teners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports, when used as structural sheathing. Spacing shall be 6 inches center on the edges and 12 inches on center at intermediate supports for nonstructural applications. rosion-resistant roofing nails with 7/16-inch-diameter head and 11/2-inch length for 1/2-inch sheathing and 1 3/4-inch length for 25/32-inch sheathing. Science 14/2-inch sheathing and 1 1/2-inch length for 25/32-inch sheathing. Panel supports 6 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).

HEATING AND AIR CONDITIONING

- 1. Due to climactic variations in location, builder or heating contractor to provide heat loss calculations and layout. 2. Specify heating type and fuel as selected by owner. Builder to make necessary changes in plans to accommodate chimneys, vents, etc. to be located and installed as required.
- 3. All ducts to be installed without impingement on building surfaces.
- 4. Provide furnace access and clearance as required by 1997 UMC and other applicable codes. 5. Builder to provide original occupant with a list of heating, cooling, water heating and lighting systems and
- conservation or solar devices.
- Heating system to provide 70° F @ 3'-0" above floor in each habitable room. CBC 310.11 Warm air furnaces are not permitted in a bedroom, bathroom, or closets. 8. Thermostatically controlled heating and cooling systems (except heat pumps) shall have an automatic thermostat
- points for at least 2 periods within 24 hours. 9. For furnace and water-heaters located in attic or under-floor spaces provide the following:
 - A. An access opening and passage way of sufficient size to permit removal of the largest piece of the furnace

with a clock mechanism in which the occupant can manually program to automatically set back the thermostats set

- or water heater (30" x 30" min.) Access opening to be within 20' of unit. B. Attic passage way to have continuous flooring, 24" wide minimum. C. A level working platform of not less than 30" in depth in front of firebox or furnace or if furnace temperature
- limit control, vent collar, air filter, fuel control valve, or air handling unit is not serviceable from firebox side a continuous floor not less than 24" in width shall be provided from the platform, firebox side, to and in front of this equipment.
- D. Under floor furnace is supported from the ground shall rest on a concrete slab 3" min., above adjoining
- E. Suspended furnaces must have min. 6" clearance to ground.
- F. Furnace room shall be 12" wider than furnace. min. clear working space to be 3" on sides, back, and top. G. A 30" deep working space shall be provided along entire front of fire box side of furnace when door is open.

be met by the heat pump alone. Supplementary heater operation is permitted during transient periods, as start-ups

- H. An unobstructed access working space nor less than 24" in width and 30" in height shall be provided at air filters, fuel control valves, vent collars, air handling units and externally mounted controls (15" in the least dimension if equipment can be serviced from opening without removing permanent construction). 10. Heat pumps: Shall be installed with a control to prevent supplementary heater operation when the heating load can
- following room thermostats set-point advance, and during defrost. Supplementary heat may be derived from any source of electric resistance heating or combustion heating.
- 11. In all baths and utility areas not having openable windows, install exhaust fans capable of providing at least 5 air changes per hour per room.

LIGHTING

- 1. Lighting in kitchen and bathrooms shall be separately switched to approved fixtures with a minimum efficiency of at least 40 lumens per watt (fluorescent fixtures).
- 2. All recessed light fixtures installed in areas to receive insulation shall be IC rated units (insulation zero clearance type) and no penetration or removal of insulation shall be allowed. 3. Fluorescent lighting shall be used for general lighting in a bathroom or adjacent room with bathroom plumbing such as a lavatory area.

ELECTRICAL

All wiring to be romex.

- All electrical wiring and installations shall be as required by state and local electrical codes. Each dwelling shall be provided with an approved smoke detection unit located as shown on plans. The unit shall be installed in an area that is centrally located giving egress to all rooms that are used as sleeping areas. Care should be exercised to ensure that installation does not interfere with the operating character of the detector. When activated the detector shall provide an audible alarm to be heard in all sleeping areas. Connect to house current
 - and provide battery back-up CBC 310.9.1. Location of smoke detector to be per CBC 310.10. Provide an attic light switch to attic light at 5'-0" above finish floor.
- 5. Provide a permanent electrical outlet and lighting fixture at or near the furnace or water heater controlled by a switch located at the required access opening.
- All bathroom and kitchen receptacles within 6'-0" of sink surface shall G.F.I. circuit protection NEC 210-8 7. In dining area, a receptacle outlet shall be installed at each counter space wider than 12" NEC 210-52(b).
- 8. Electrical outlets shall be installed so that at no point around the perimeter wall of any habitable room is there no more than 6' measured horizontally from such an outlet, including any wall 2' or wider. (bathroom and utility rooms excepted). NEC 210-52(a).
- At least one (1) wall switch controlled lighting outlet shall be installed in every habitable room, in hallways, bathrooms stairways, attached garages, and at outdoor entrances. At least one (1) lighting outlet outlet shall be installed in an attic under floor space, utility room, and basement used for storage or containing equipment NEC
- 10. Ceiling mounted light fixtures in clothes closets shall be min 18" from edge of shelves measured horizontally Recessed and fluorescent fixtures min. 6". Pendant lights are not permitted. NEC 410-7.
- 11. 200 AMP electrical meter with #4 UFER ground to foundation for each dwelling. 12. GFIC outlets on all above counter outlets in kitchen mounted +44" above finish floor (typ). Outlets shall be located
- no farther than 24" away from any point along the counter area wider than 12". On any peninsula / eating bar outlets shall be mounted at +27" above finish floor and shall be located no farther than 24" away from any point along peninsula / eating bar. At eating bar facing kitchen set GFIC at +39", turn outlet sideways to clear counter.
- 13. GFIC outlets on all above counter outlets in bathrooms mounted at +42" above finish floor (typ). 14. GFIC outlets on all above counter outlets in garage mounted at +44" above finish floor (typ).
- 15. Provide 110 V ceiling outlet for garage door opener. 16. Provide waterproof GFIC outlets at +18" above finish grade in front and rear of building.

17. Provide GFIC outlets at +27" above finish floor on island (sides of island unit).

GFIC outlets at +44" above finish floor in laundry room at counter. 19. Provide gas, 220v outlet, and 110v outlet to stove, cook top, and / or ovens (typ). Also provide electrical for

WINDOWS

1. All glass to be dual glazed, except in garage.

exhaust hood above cooktop (typ).

- 2. All skylights within dwelling to be dual glazed. If Job built, a 1/16" plastic panel may be added to inside. All glass in skylights shall be wire glass or tempered glass, minimum thickness 7/32". Approved plastics may also be used.
- 3. Skylight shall comply with CBC 2603.7 (plastics) or CBC 2409 (glazing). 4. Glazing in areas subject to human impact or hazardous locations shall be of safety glazing materials, such as laminated glass, tempered glass, wire glass and safety plastic CBC Sec. 2406.4, INCLUDING glazing in fixed or operable panels adjacent to a door in a closed position and where the nearest exposed edge of the glazing is within 24" arc of either edge of door in a closed position and where the exposed edge of the glazing is less than 60" above
- the walking surface. Sliding glass doors to be tempered.

protective grill or pushbar CBC 2406.

- 6. Unless an exterior door is provided, one window in each bedroom shall have a finished height of not more than 44" above finish floor. Such windows shall have a clear openable area of not less than 5.7 sq. ft. with no dimension
- less than 20" in width or 24" in height CBC 310.4. 7. Window area must be at least 1/10 of the floor area, 10 sq. ft. min. in habitable rooms and shall be provided with natural ventilation by means of openable exterior openings with area of not less than 1/20 of the floor area of such with a minimum of 5 sq. ft. CBC 1202.2.1

Glass windows and doors including shower enclosures subject to human impact must have safety glazing or

INSULATION

- 1. All heating ducts located in unheated spaces to be wrapped with 2" of duct insulation. Floor insulation to be
- minimum R-19. Ceiling insulation to be R-30 or as required by energy calculations.

Shower doors and bath enclosures not to be less than 3/16" full tempered safety glass.

- All insulation to be certified and labeled as complying with the CEC's standards for insulating materials. All exterior walls to be caulked between sole plates and floor and between exterior wall panels.
- Provide sound insulation in party walls equal to a sound transmission class 50 (stc 50) or more. CAC t-25-1092 The insulation installer shall post in a conspicuous location in the building a certificate signed by the installer and the builder stating the insulation conforms with requirements of Title 24. Part 2 Chapter 2-53, & the materials installed conform with the requirements of Title 20, Chapter 7, Sub-chapter 4, Article 3. This certificate shall state the manufacturer's name and material identification, the installed weight per square foot consistent with the manufacturer's labeled density for the desired "R" value. (Section 1403(d), Title 20 CAC)

- DRYWALL / EXTERIOR FINISH 1. All utility areas containing laundry facilities shall be finished on walls and ceiling with waterproof gypsum board or
- other waterproof material. All wall surfaces behind ceramic tile or other finish wall materials are to be constructed of material not adversely affected by water. (if gypsum board is used, it must be approved WR board installed according to CBC standards) Fire separation between dwellings and enclosed garages to be approved fire separation rated material. Garage
- door to be 1 3/8" self-closing solid core door. Separation to extend from roof sheathing to concrete floor. Carport opening on (2) sides require no fire separation. Any windows opening to carport are to be fixed and doors Provide one-hour fire resistant construction throughout for Group R, Division 1 occupancies two-stories or more in
- height or having more than 3000 sq. ft. of floor area above the first story except as provided in section 310.2.2. are to be self-closing as per garage requirements CBC 302.4 exception 3.
- Provide an approved waterproof building paper under wood siding. CBC 1402.1

Veneer installation to comply with CBC Section 1403.

Lathing and plastering shall comply with local requirements. Locate a 26 ga. G.I. stucco weep screed at bottom of all stucco walls, per CBC 2506.5

CABINETS AND MILLWORK

- Cabinet maker to verify all dimensions on job before assembly of cabinetwork as shown on plan.
- Provide a 4" toe space at all kitchen and vanity cabinets. Height to combustible material above kitchen ranges, 30" (unprotected), 24" (protected).

MISCELLANEOUS 1. All garage doors to be equipped with approved safety springs.

An under-floor plenum space must meet the requirements of UMC.

- 2. Equipment which requires preventative maintenance to maintain efficient operation shall be furnished with complete necessary maintenance information.
- SUPPLEMENTAL GENERAL NOTES (Where applicable)
- All electrical, telecommunications and other utilities shall be installed underground in an approved method of construction. The regulation applies to utilities on sites that are less than 5 acres and serving new structures and / or new utility distributions. 3. Safety glazing shall be per CBC 2406 and located in but not limited to the following areas, (a) all doors; (b) within 24" of doors; (c) within 18" of floors; (d) within tub / shower enclosures; (e) within hot tubs, whirlpool, sauna, sauna

This project shall comply with the california code of regulations, Title 24: the 2007 Uniform Building, Mechanical,

and Plumbing Codes; the 2002 National Electrical Code, and City of Paso Robles Municipal Code, Title 17.

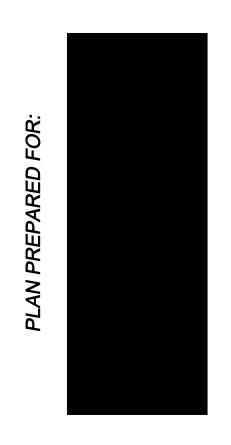
and steam rooms; (f) glazing in portion of building wall enclosing these compartments where the bottom edge of the glazing is less than 60" above a standing drain. Provide firestops per CBC 708 including but not limited to concealed spaces of stud walls, including furred areas with concealed spaces at ceiling and floor levels, and at 10' intervals along the wall length. Also provide fire stops at all openings around vents, pipes ducts, chimneys, fireplaces, and similar openings which afford passage of fire between floors to ceilings or attics.

Fireplaces: All fireplaces shall have approved closeable metal glass doors. Outside combustion air is not required on interior fireplaces installed over a concrete slab.

Civil & Structural Engineering

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