ARCHITECTURAL & STRUCTURAL PLANS **FOR** ZIMMERMAN RESIDENCE **ACHEVEE VINEYARDS**



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.
- 2. 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
- 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.
- 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.
- 5. 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. 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
- 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.

acceptance of all subsurfaces.

- 10. 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
- 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. 13. 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]
- This permit shall expire by limitation if work authorized under this permit is not commenced within 180 days from the date of issuance or if the work is suspended for a period exceeding 180 days after the work has commence [UBC 106]
- 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]
- All contractors and sub-contractors must have on file with the building department, a list of all such contractors and sub-contractors with appropriate current city business license numbers.
- Contractor shall verify all setbacks, easements, contours, and building pad prior to construction.

Consultants

Soils Engineer Buena Geotechnical Solutions Paso Robles, CA 805.434.9490

Structural Engineering M.E. Designs Paso Robles, CA 805.610.9545

Plumbing Notes:

- 1. 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
- 2. All overhead potable water piping, and any branch feed pipes located in
- outside walls shall be constructed of type "I" rigid copper [prmc, title 17] 3. 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 [prmc,
- 4. The followinf 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.
- 5. 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 theoverflow condensate. The pan shall be provided with a minimum 3/4" Ø drainwhich is trapped and vented per the upc and shall be discharged at a point which can be readily observed. [UBC 1203]
- 6. Hot water, cold water and gas piping shall be bonded to main electrical panel in anapproved manner.[nec 250-80]

Mechanical Notes:

- 1. Provide clearances around the fan as required by the 2007 CMC and other applicable codes. Lighting notes:
- 2. Lighting in kitchen and bathrooms shall be separatly switched to approved fixtures with a minimum efficiency of at least 40 lumens per watt (fluorescent
- 3. All recessed light fixtures installed in areas to recieve insulation shall be "ic" rated units (insulation zero clearance type) and no penetration or removal of insulation shall be allowed.
- 4. Fluorescent lighting shall be used for general lighting in a bathroom or adjacent room with bathroom plumbing such as lavatory area

Project Statistics

Building Height:

70± acres Area of Disturbance: 0 sq. ft. (existing pad from previous residence) Max Depth Fill: Max Depth Cut: (N) Garage (Lower Level): (N) Conditioned Upper Level: 668 sq. ft (N) Pergolas (N) Porch: 360 sa. ft. 276 sq. ft. **TOTAL RESIDENCE:** 5046 sq. ft R-3 (SFD) Occupancy (CBC 310.1): Construction Type:



31'-11" above average grade

Fire Safety

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 requirement as many of these fire protection requirement may require the installation of fire sprinklers / special safety glazed driveway-roadway requirements or other special construction.

Site Plan Notes

- 1. Verify location of all utility tie-ins at street and point of connections at building
- 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:

- 1. Plans and specifications should be provided by the client to buena geotechnical services 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 UBC 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 UBC 717.2.
- 4. 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
- residential. 6. Roof drainage systems should be designed so water is not discharged onto or injected into bearing soils or near stuctures.
- 7. 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. [bsp]

Project Data

Owner: **Project Address:** Phone: Project Description:



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- SSW1 SSW1 SSW2 SSW2
- SSW3 SSW3
- SSP STRUCTURAL SPECIFICATIONS

General Grading Notes

- 1. Any and all site work and grading shall be in accordance with UBC chapter 33 and UBC appendix chapter 33 and any applicable local ordinances. A geotechnical engineer shall review the grading and site development.
- Slope away from building a minimum of 4% for 5'-0" (typ).
- 3. An encroachment permit is required for any work done within a right of way maintained by the presiding jurisdiction.
- 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. 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
- 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
- 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
- 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
- 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

architectural design and built by.

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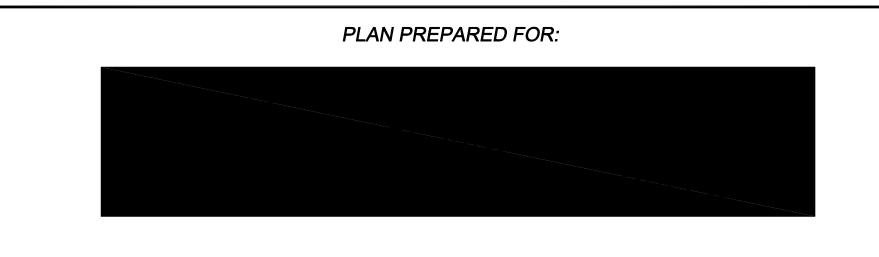
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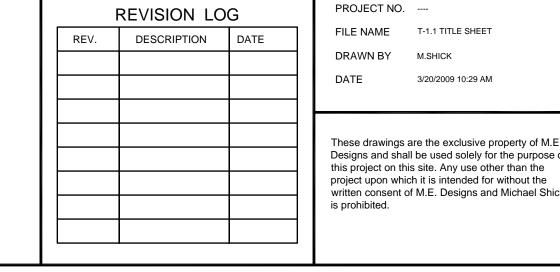
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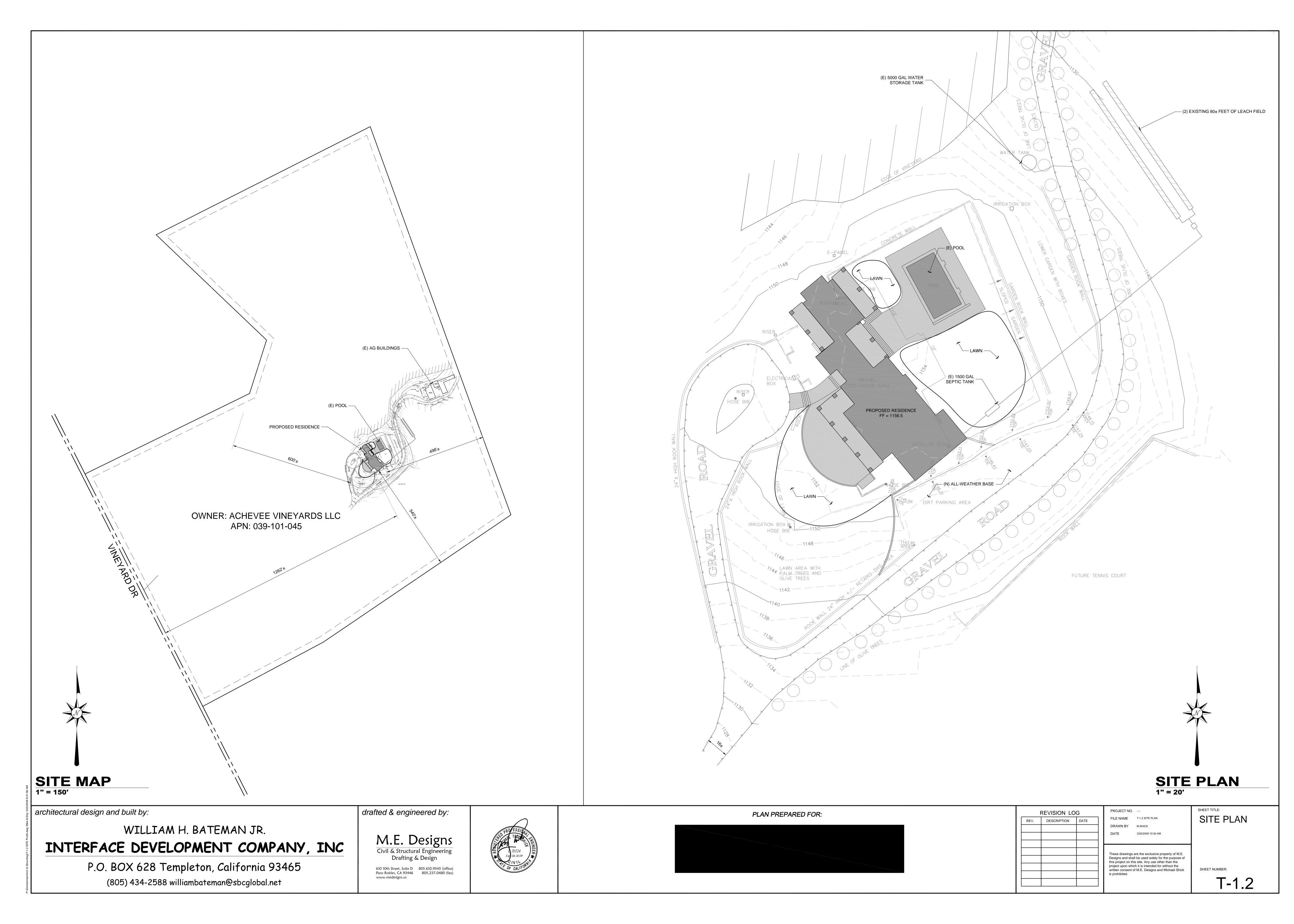




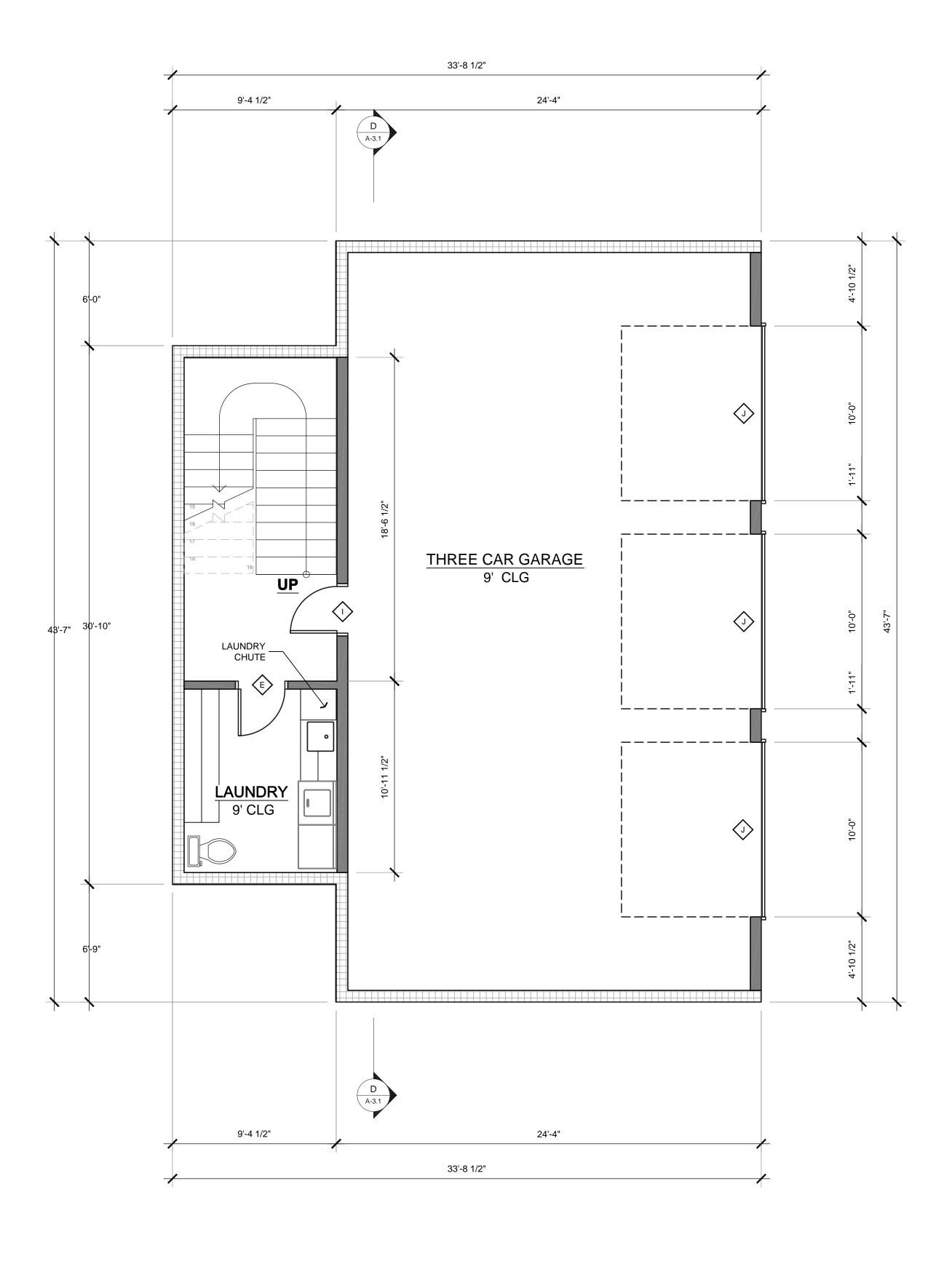
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3	3	3060x3	0X0	В	3	3090x3	XOX FR
4	1	3046x3	0X0	С	6	3080x2	XX FR (OUTSWING)
5	2	2060	0	D	4	3090x2	XX FR (OUTSWING)
6	6	2020	0	E	9	3080	INT PLANK
7	2	2050	0	F	4	2880	INT PLANK
8		1620	0 FIXED	G	2	2680	INT PLANK
9	18	2020	0 FIXED	H	1	5080	PR FR
10	1	3050	00 TEMPERED		1	3080	FIRE RATED W/ SELF COSER
11	8	2050	1/4 ROUND	J	3	9080	OH GARAGE
				K	1	5080	ARCHED OPENING
				L	1	4880	ARCHED OPENING
				M	3	10480	ARCHED OPENING
				N	1	51080	ARCHED OPENING
				0	1	4080	CASED OPENING





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FLOOR PLAN

(LOWER LEVEL)

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FLOOR PLAN

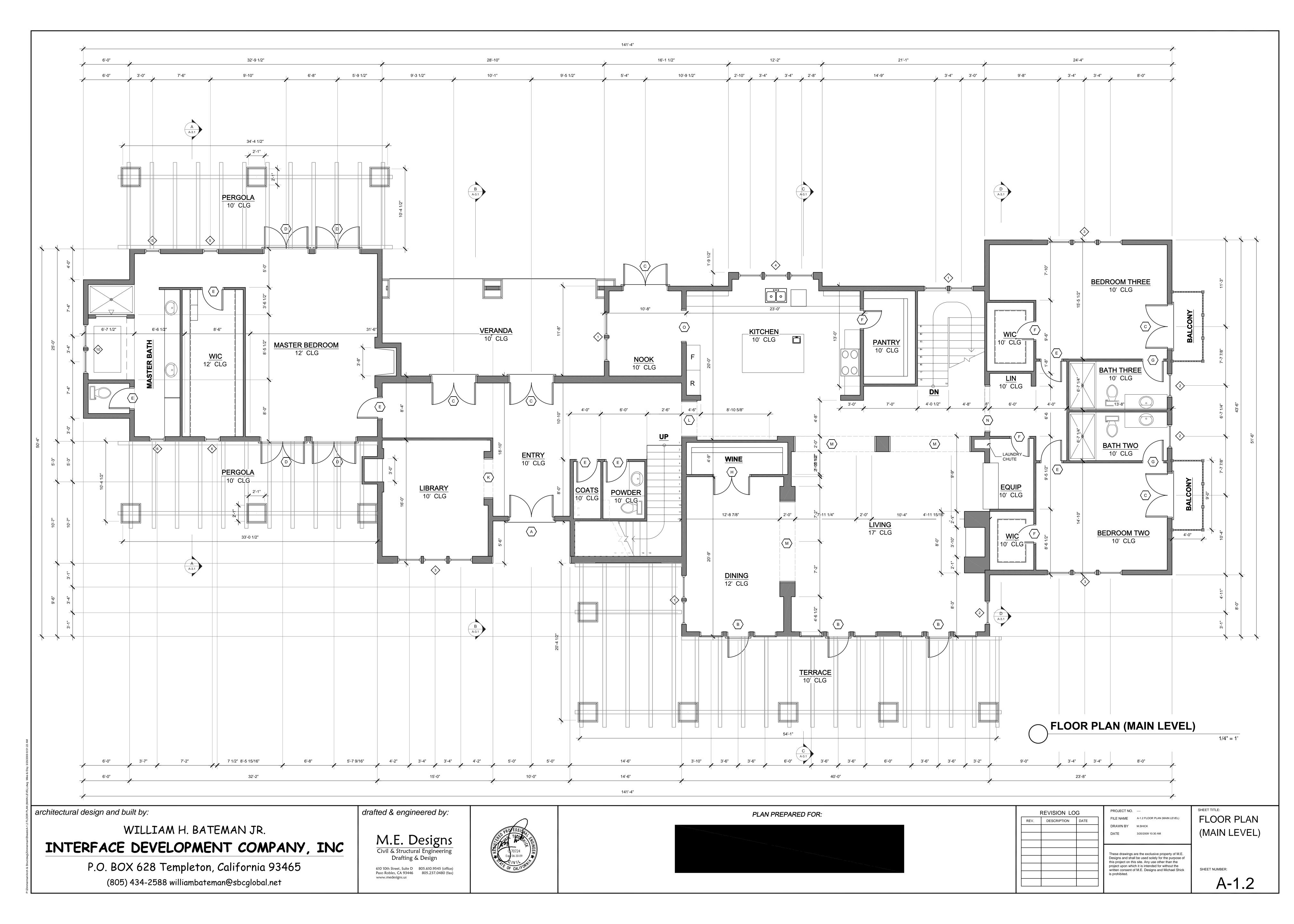
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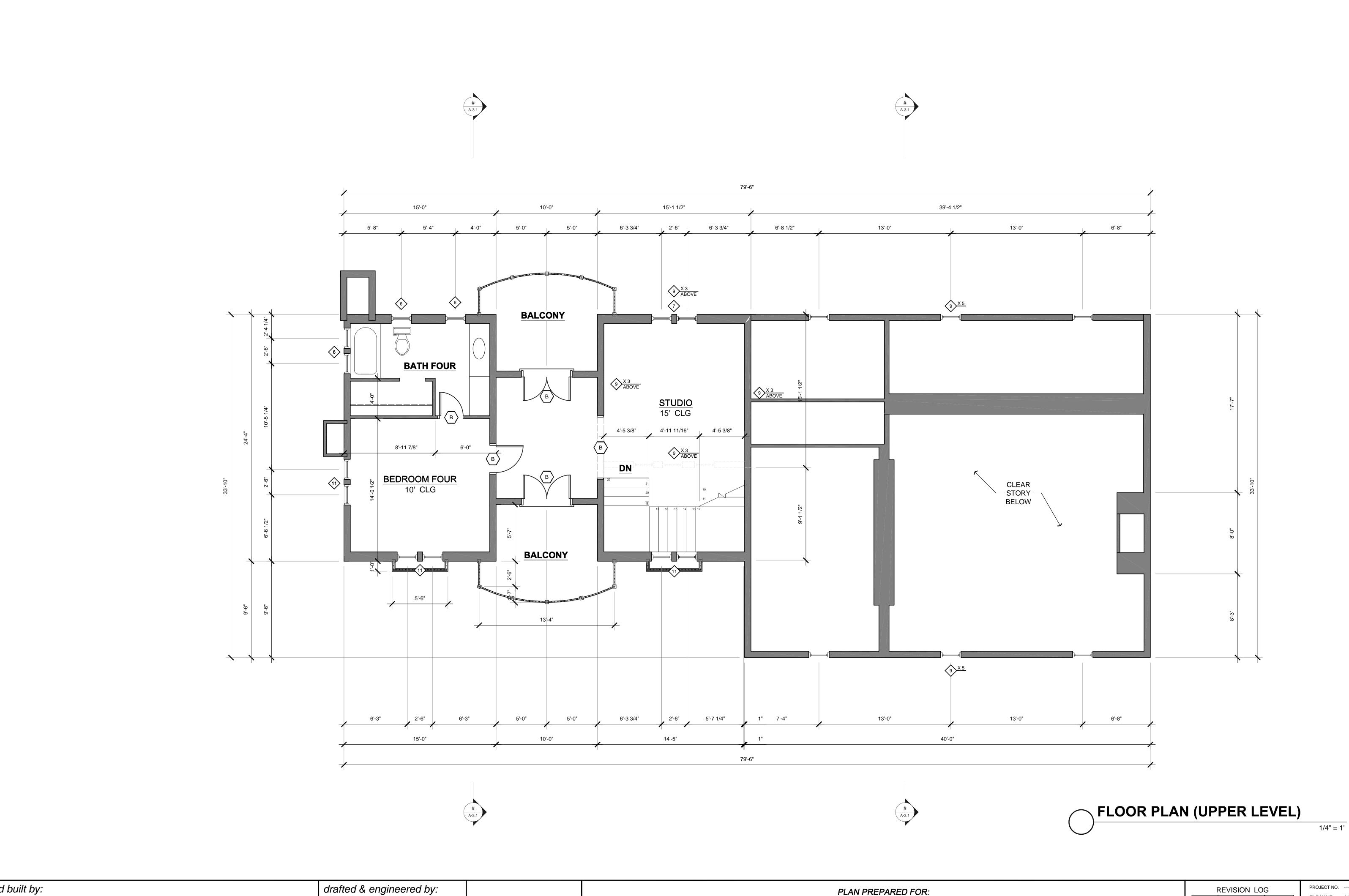
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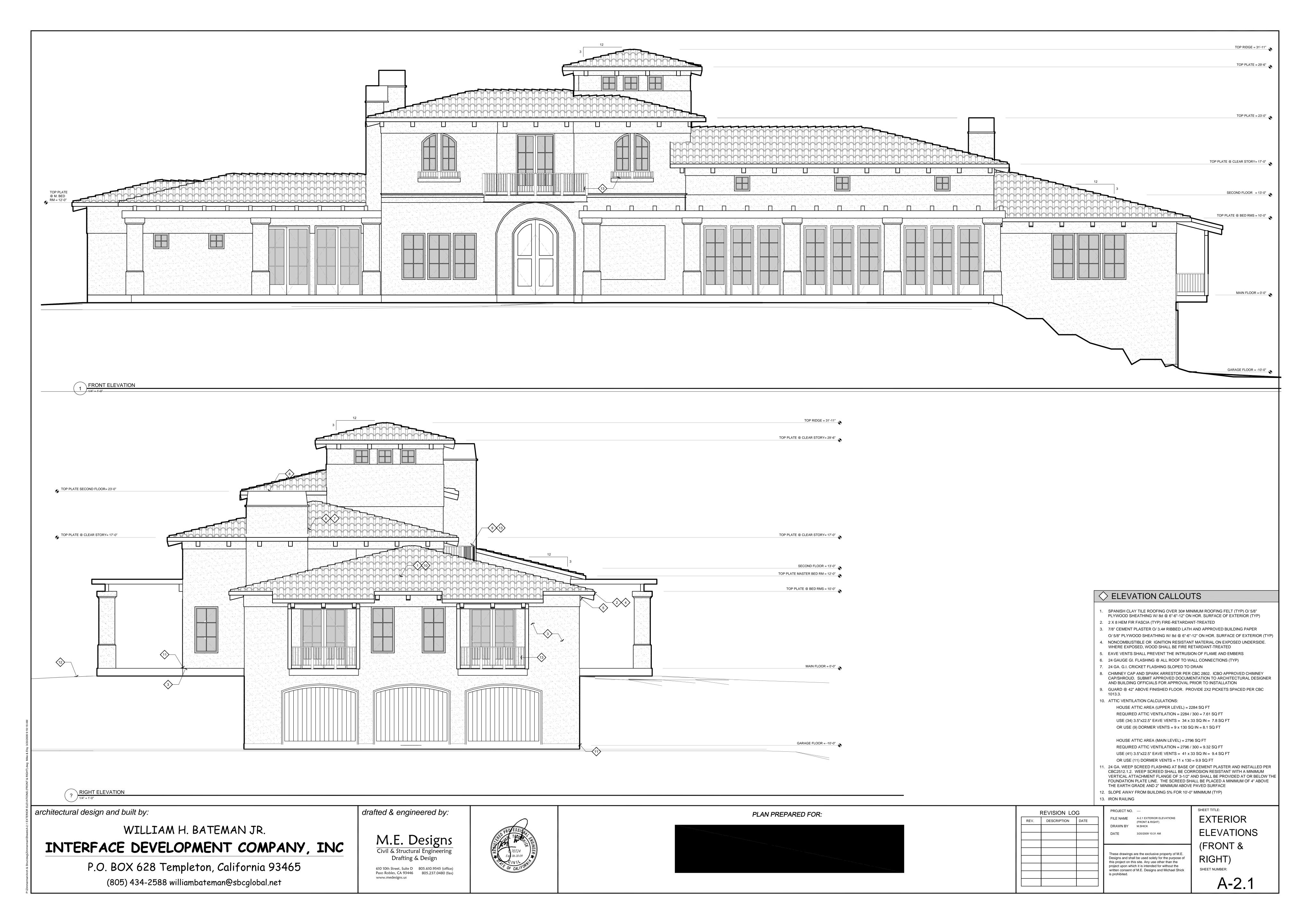


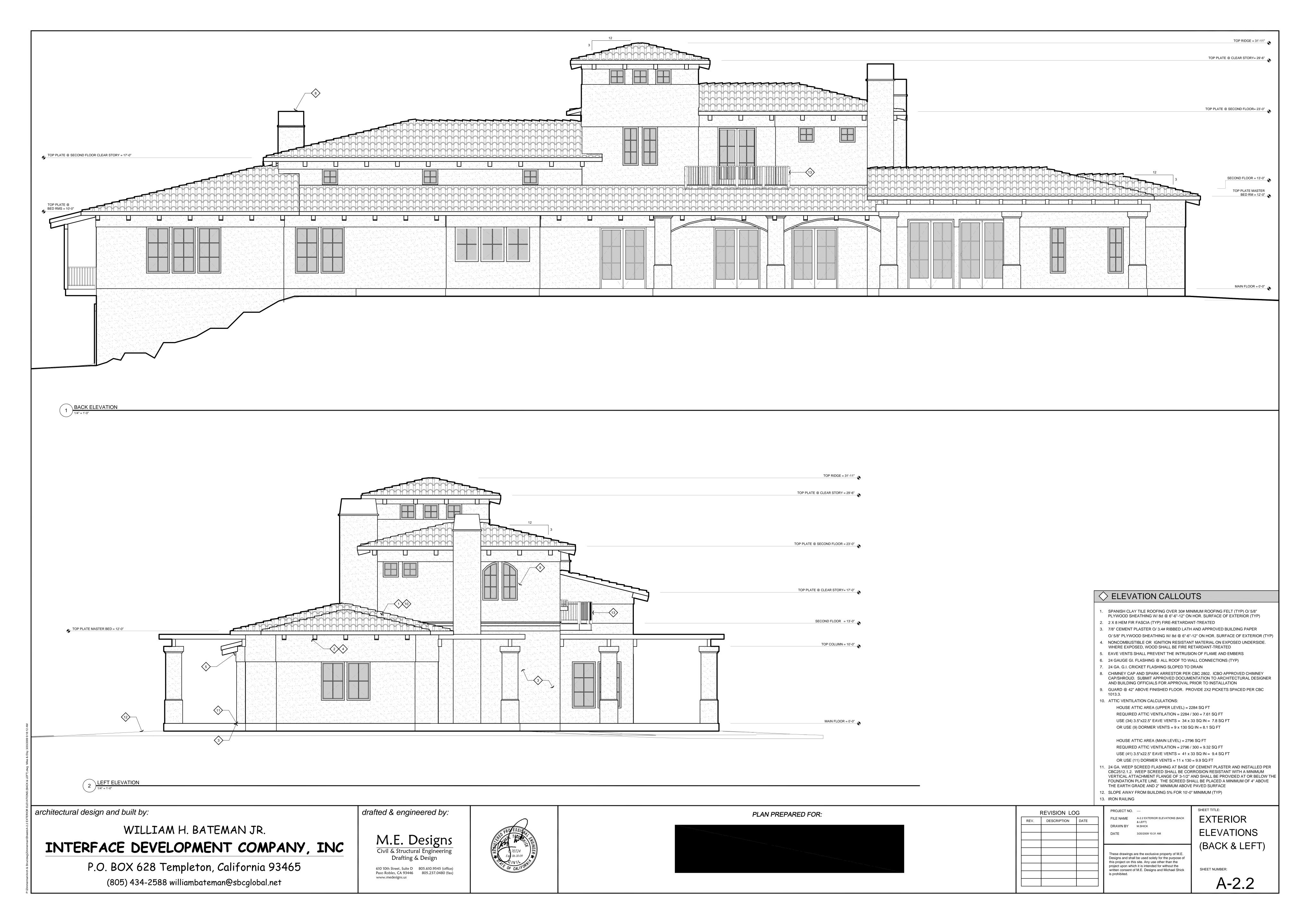


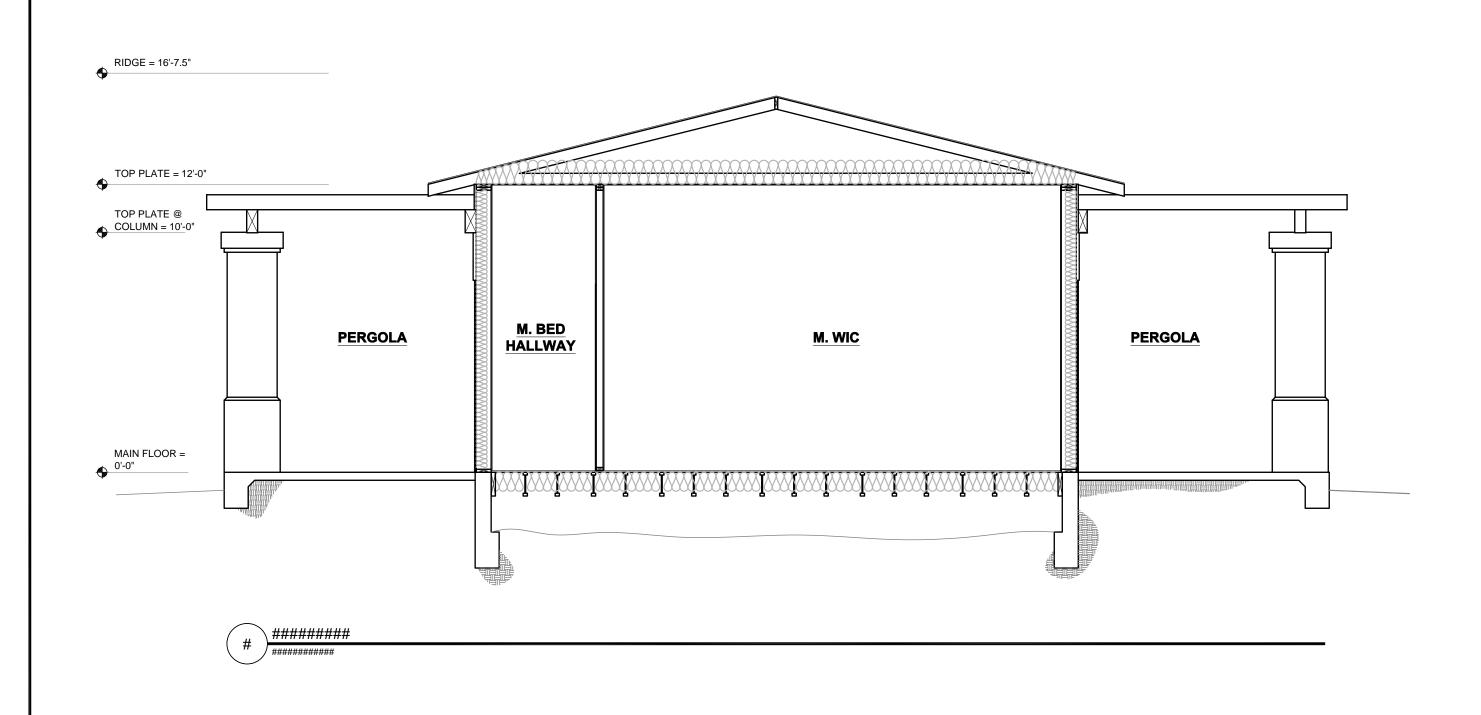
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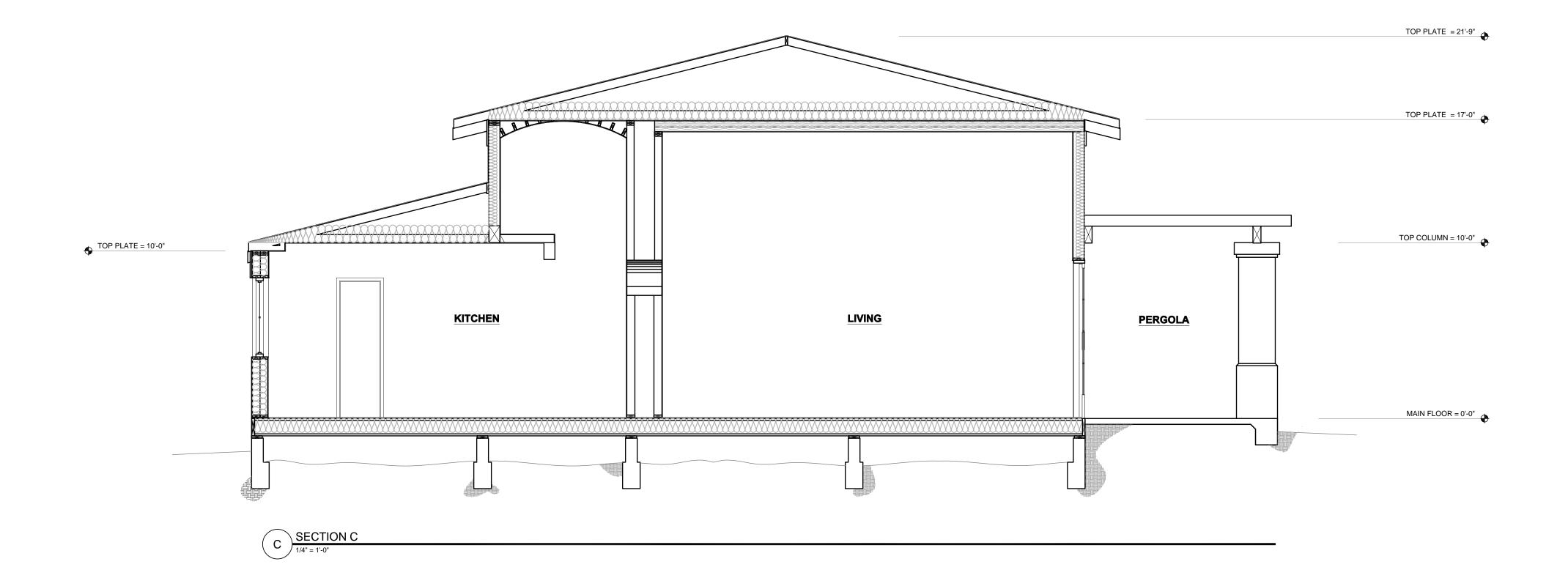
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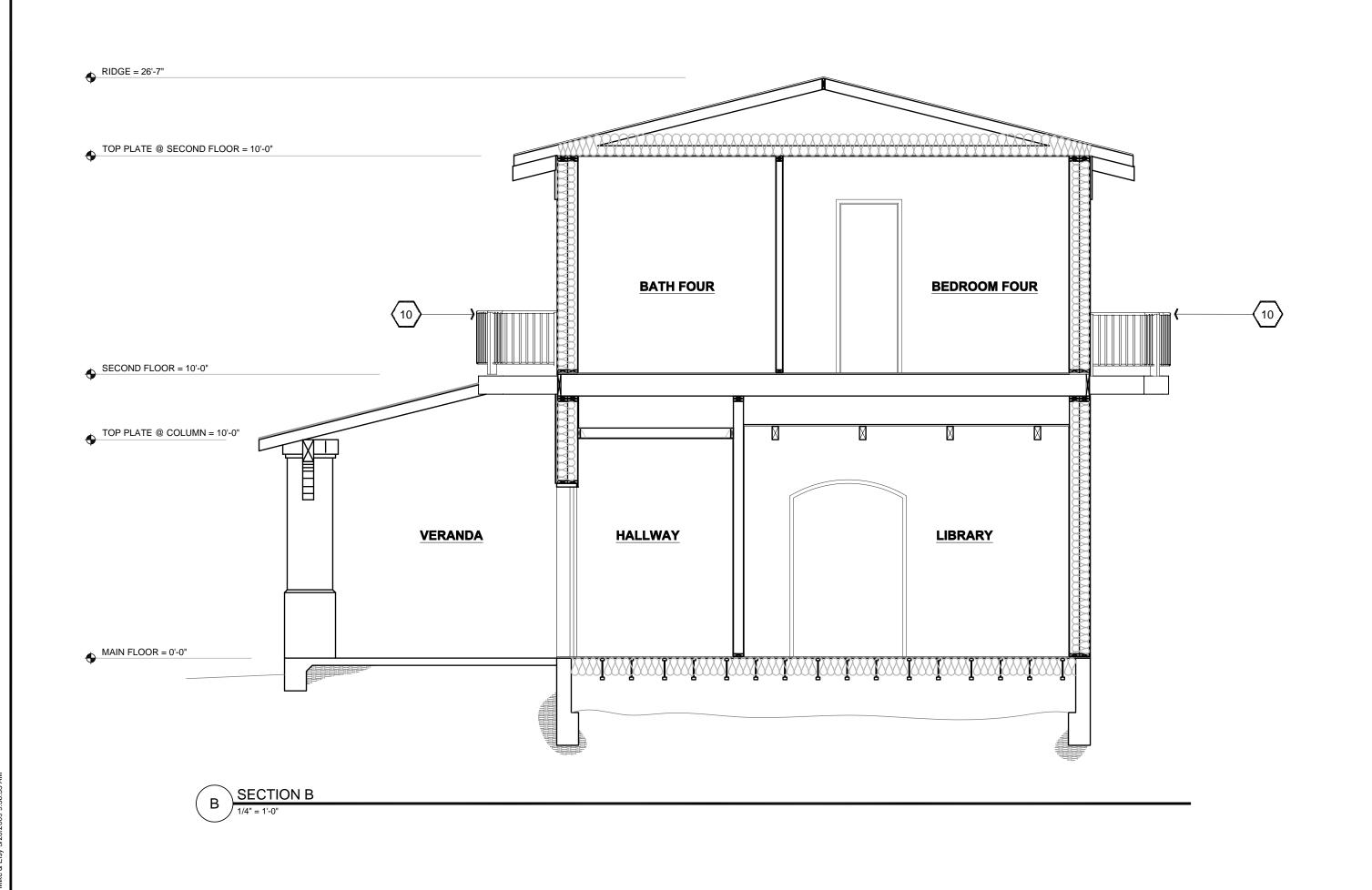
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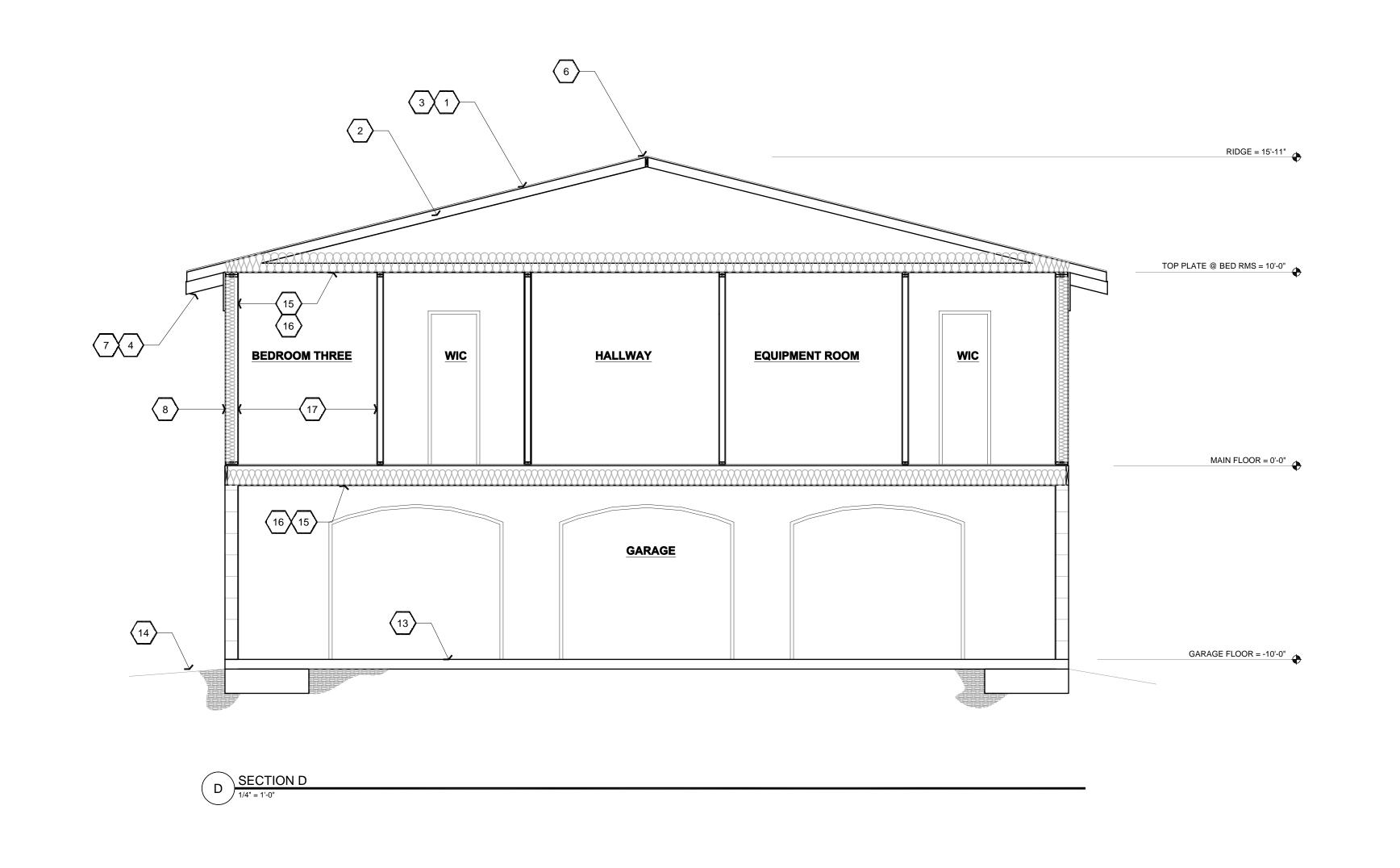


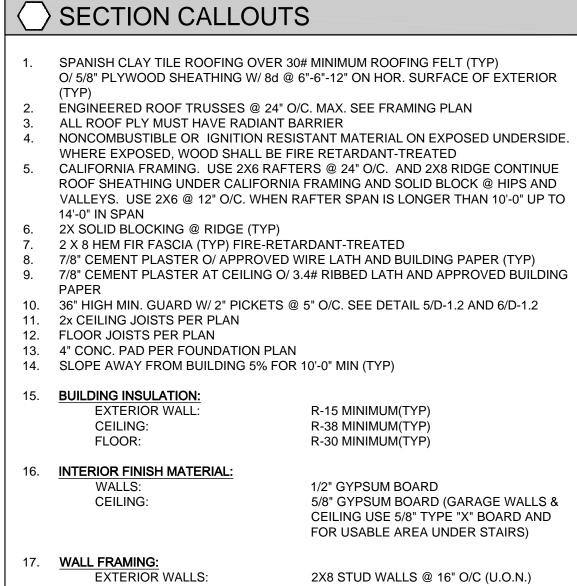












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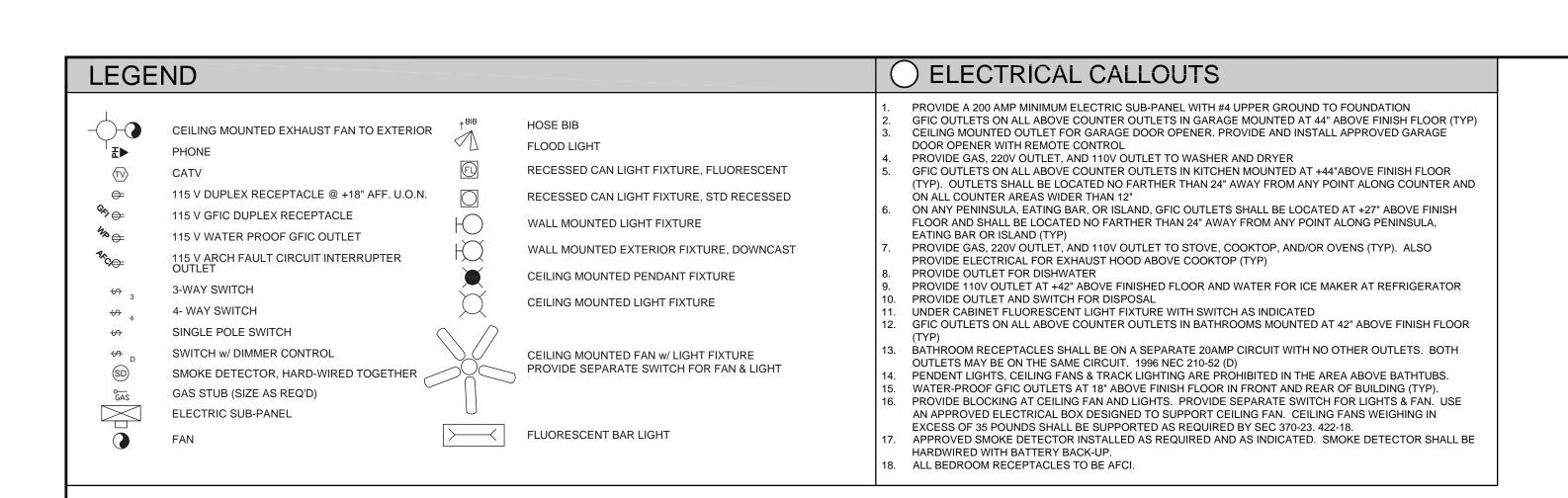
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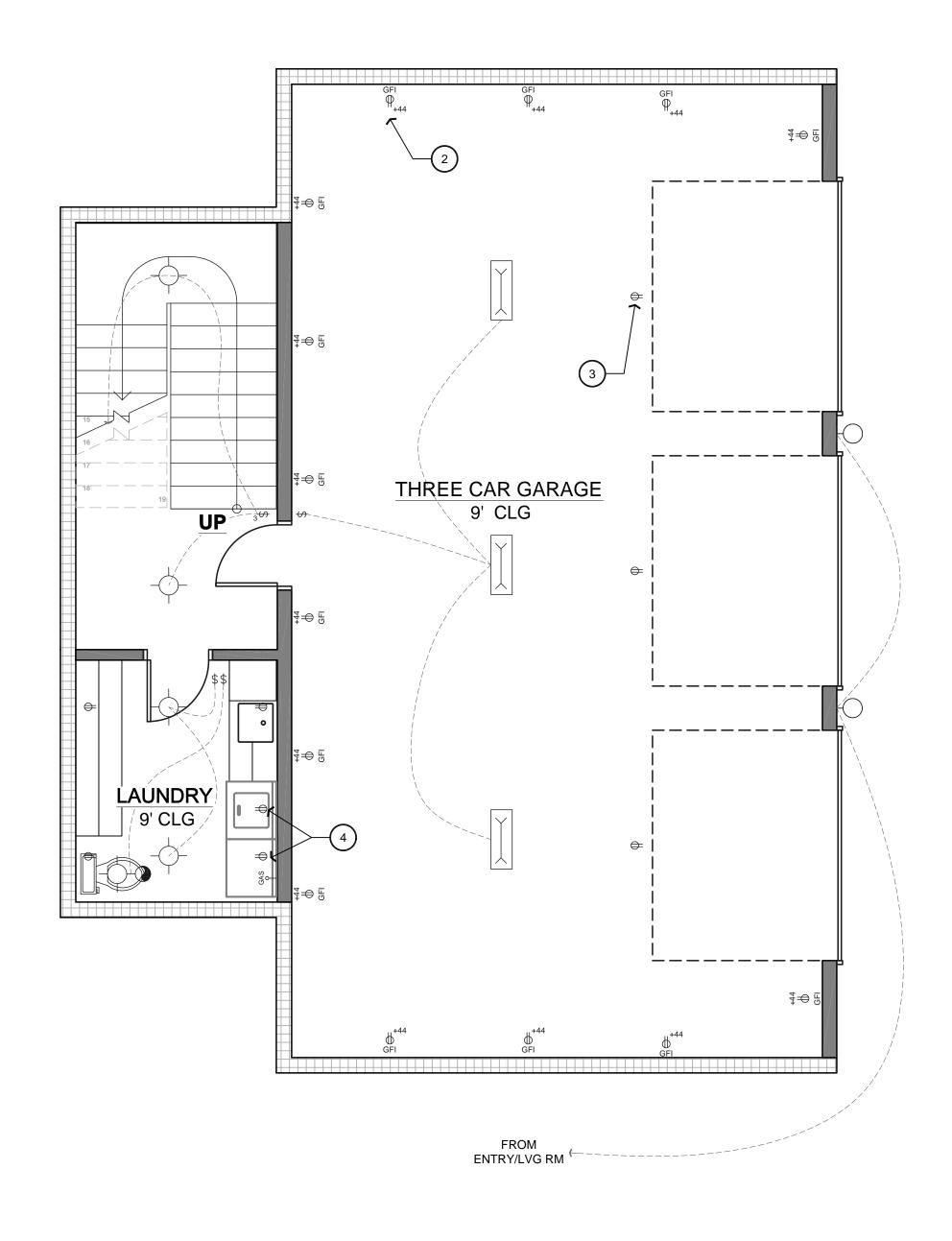
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CROSS





ELECTRICAL PLAN (LOWER LEVEL)

architectural design and built by:

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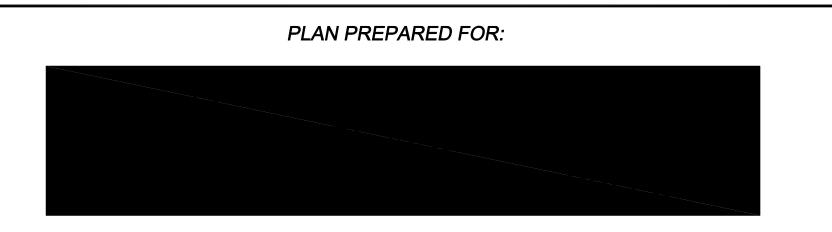
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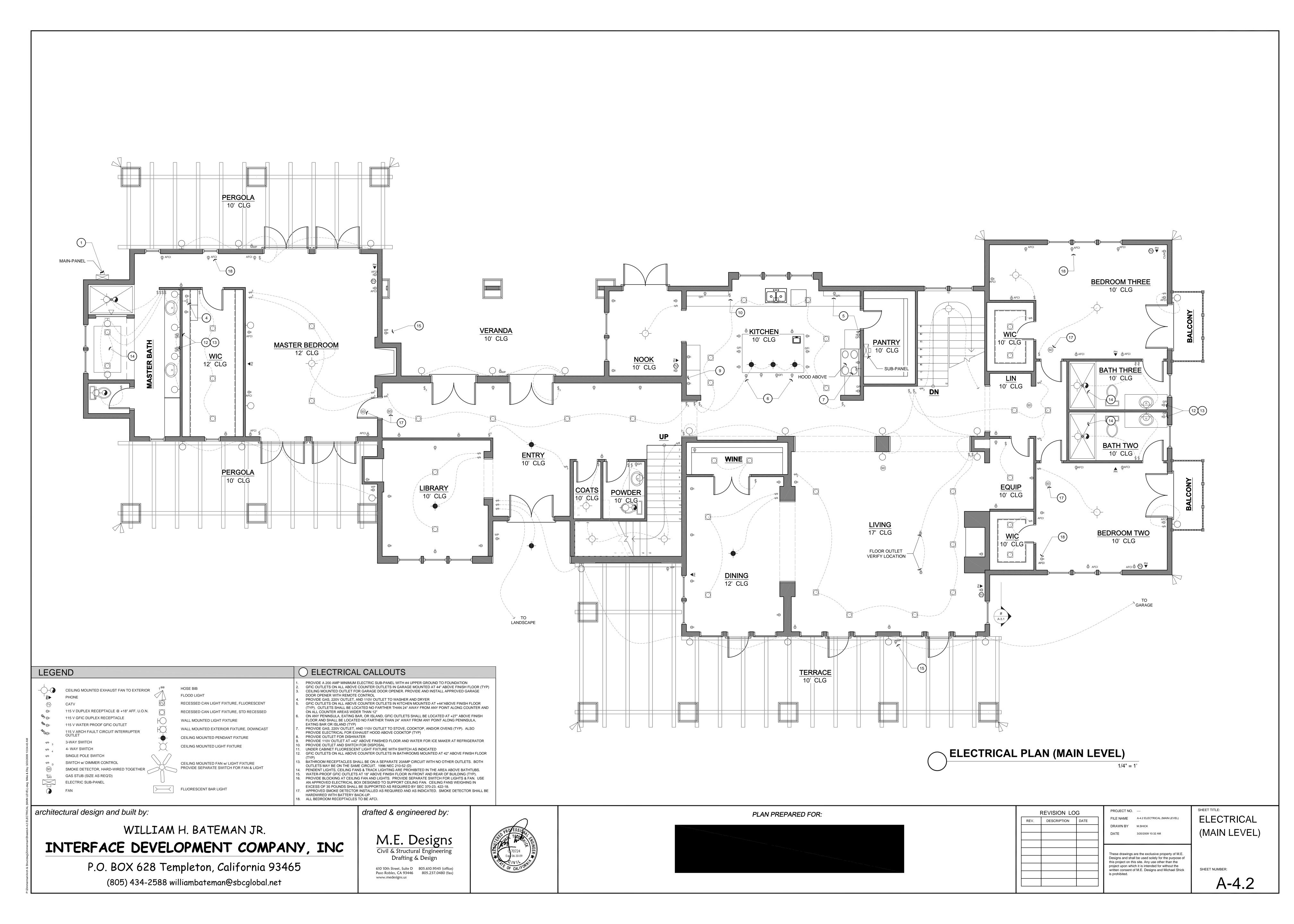
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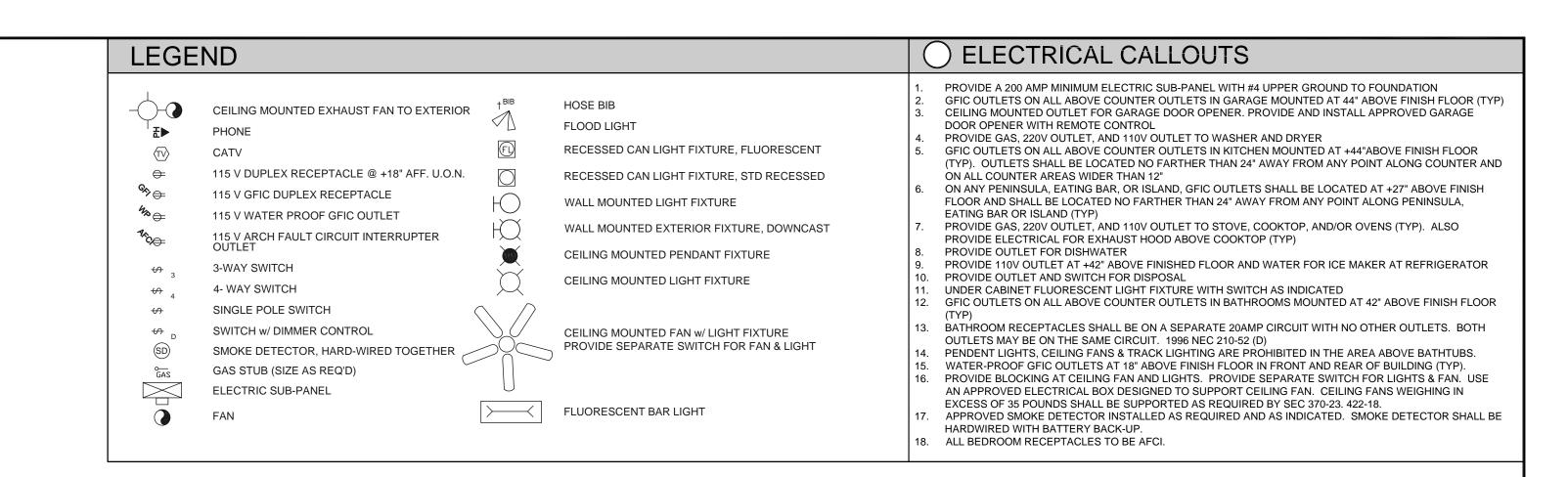
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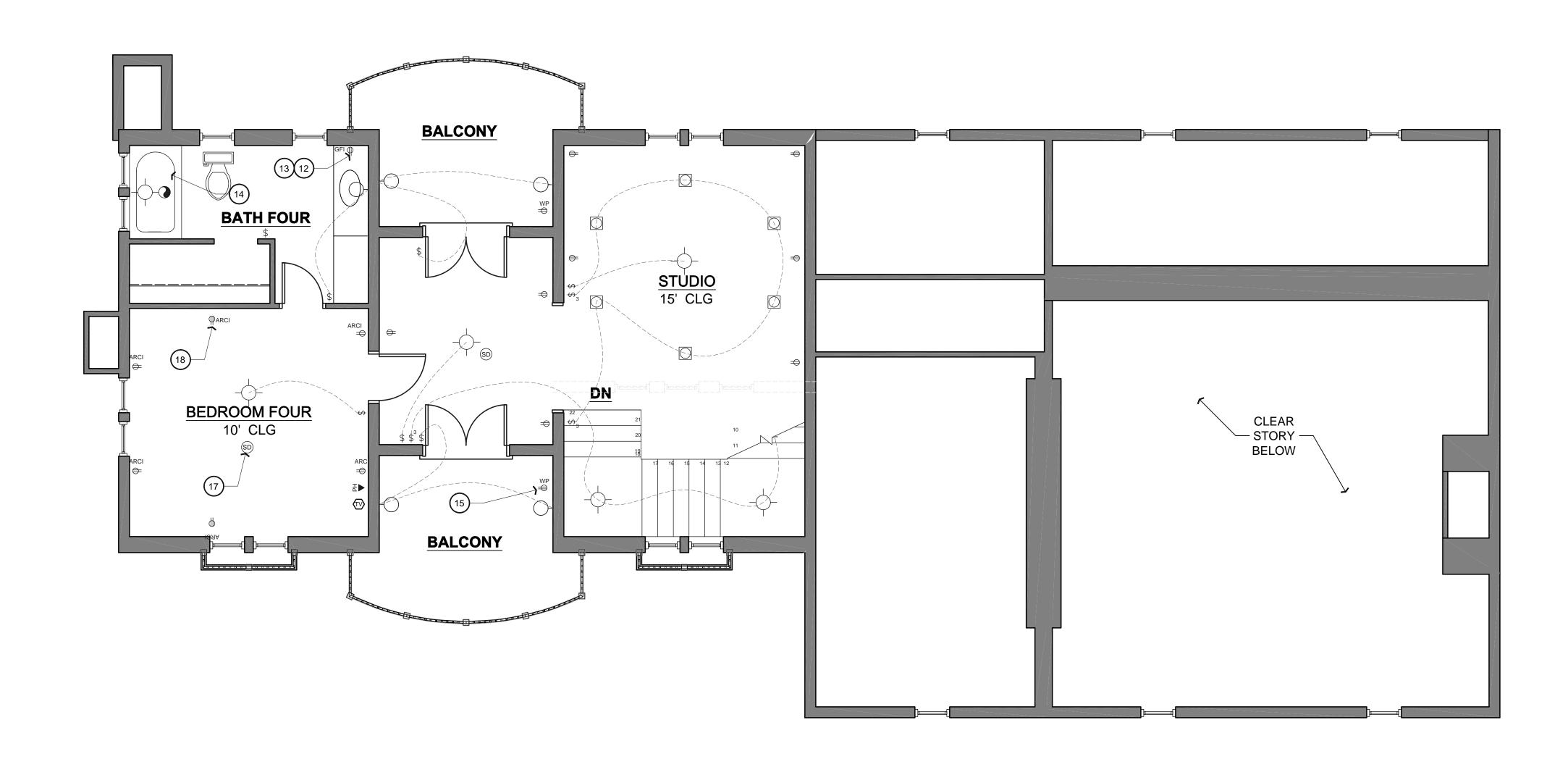
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(LOWER LEVEL)

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A-4.1







ELECTRICAL PLAN (UPPER LEVEL)

1/4" = 1'

architectural design and built by:

WILLIAM H. BATEMAN JR.

INTERFACE DEVELOPMENT COMPANY, INC

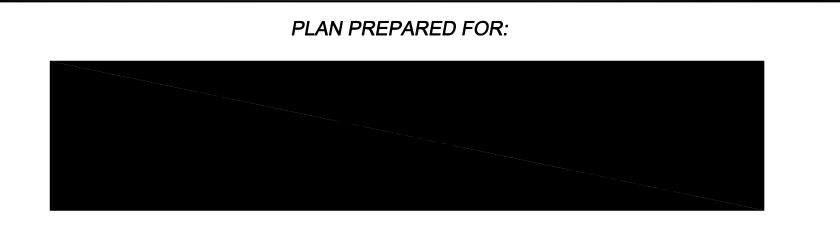
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ELECTRICAL (UPPPER LEVEL)

SHEET NUMBER:

A-4.3

PLUMING FIXTURES							
SYM.	ITEM	NO.	FIXTURE ALLOW.				
P/1	TILE SHOWER	(3) OWNER SELECT	\$350				
P/2	DECK MT. TUB	(1) KOHLER K-863 BISC.	\$500				
P/3	WATER CLOSET	(1) KOHLER K-3360 BISC					
P/4	WATER CLOSET	(1) KOHLER K-3439 BISC					
P/5	WATER CLOSET	(1) KOHLER K-3360 BISC					
P/6	VANITY	(2) KOHLER K-2240 BISC	\$300				
P/7	VANITY	(3) KOHLER K-2211 BISC	\$200				
P/8	VANITY	(1) KOHLER K-2933 BISC	\$300				
P/9	KITCHEN SINK	(1) KOHLER K-5931-4U BISC	\$400				
P/10	ISLAND SINK	(1) KOHLER K-6584 BISC	\$350				
P/11	BATH TUB	(1) KOHLER K-515 BISC	\$350				
P/12	LAUNDRY SINK	(1) CECO OR EQUAL UNDER MOUNT	\$150				

SYM.	ITEM	MODEL
A/1	REFRIGERATOR	SUB ZERO BI-36R/0
A/2	FREEZER	SUB ZERO BI-36F/0
A/3	DISHWASHER	KITCHENAID KUDUO3FTPA
A/4	RANGE/OVEN	WOLF DF-486G LP
A/5	WASHER	OWNER SELECTION
A/6	DRYER	OWNER SELECTION
A/7	WASHER	OWNER SELECTION
A/8	DRYER	OWNER SELECTION
A/9	HOOD LINER	VENT A HOOD BH 452PSLD

APPLIANCES

SYM.	ITEM	MODEL
FP/1	WOOD BURNING	FIREPLACE XTRORDINAIR 44A
FP/2	WOOD BURNING	FIREPLACE XTRORDINAIR 44A
FP/3	WOOD BURNING	FIREPLACE XTRORDINAIR 36A

FIREPLACES

SYM.	ITEM	MODEL
WC/1	WINE ROOM CHILLER	BREEZAIR WK4

WINE CHILLER

PROVIDE APPROVED BACKFLOW PREVENTION DEVICE OR VACUUM BREKER ON ALL HOSE BIBS. PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE FOR WATER HEATER W/ 3/4"

DIAMETER HARD COPPER DRAIN TERMINATING OUTSIDE 12" ABOVE GRADE W/ UNTHREADED END POINTING DOWNWARD PROVIDE KEYLESS LIGHT FIXTURES IN AN ATTIC OR UNDER FLOOR AREA SPACE

MECHANICAL & PLUMBING NOTES

REQUIRING ACCESS OR CONTAINING ANY EQUIPMENT NEEDING SERVICING 4. NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE 5. ALL BATHROOM EXHAUST FANS SHALL PROVIDE A MIN. OF 5 AIR CHANGES PER

6. PROVIDE COMBUSTION AIR OPENINGS WITHIN 12" OF THE FLOOR & CEILING FOR GAS BURNING EQUIPMENT

7. PROVIDE 2" MIN CLEARANCE BETWEEN COMBUSTIBLE MATERIAL & FIREPLACE OR CHIMNEY WALLS 8. VENT CLOTHES DRYER TO EXTERIOR PER UMC 1903

9. STRAP WATER HEATER TO RESIST DISPLACEMENT DUE TO EARTHQUAKE MOTION. WATER CLOSET COMPARTMENTS SHALL BE 30" MIN IN WIDTH AND HAVE 24" MINIMUM CLEARANCE IN FRONT AND HAVE 15" CLEAR FROM ITS CENTERLINE TO WALLS OR ANY OTHER FIXTURES

10. ALL SOLID FUEL BURNING APPLIANCES MAY BE INSTALLED ONLY IF "EP CERTIFIED" BY THE AIR POLLUTION CONTROL BOARD 11. ALL FIREPLACES SHALL HAVE APPROVED CLOSABLE GLASS DOORS AND

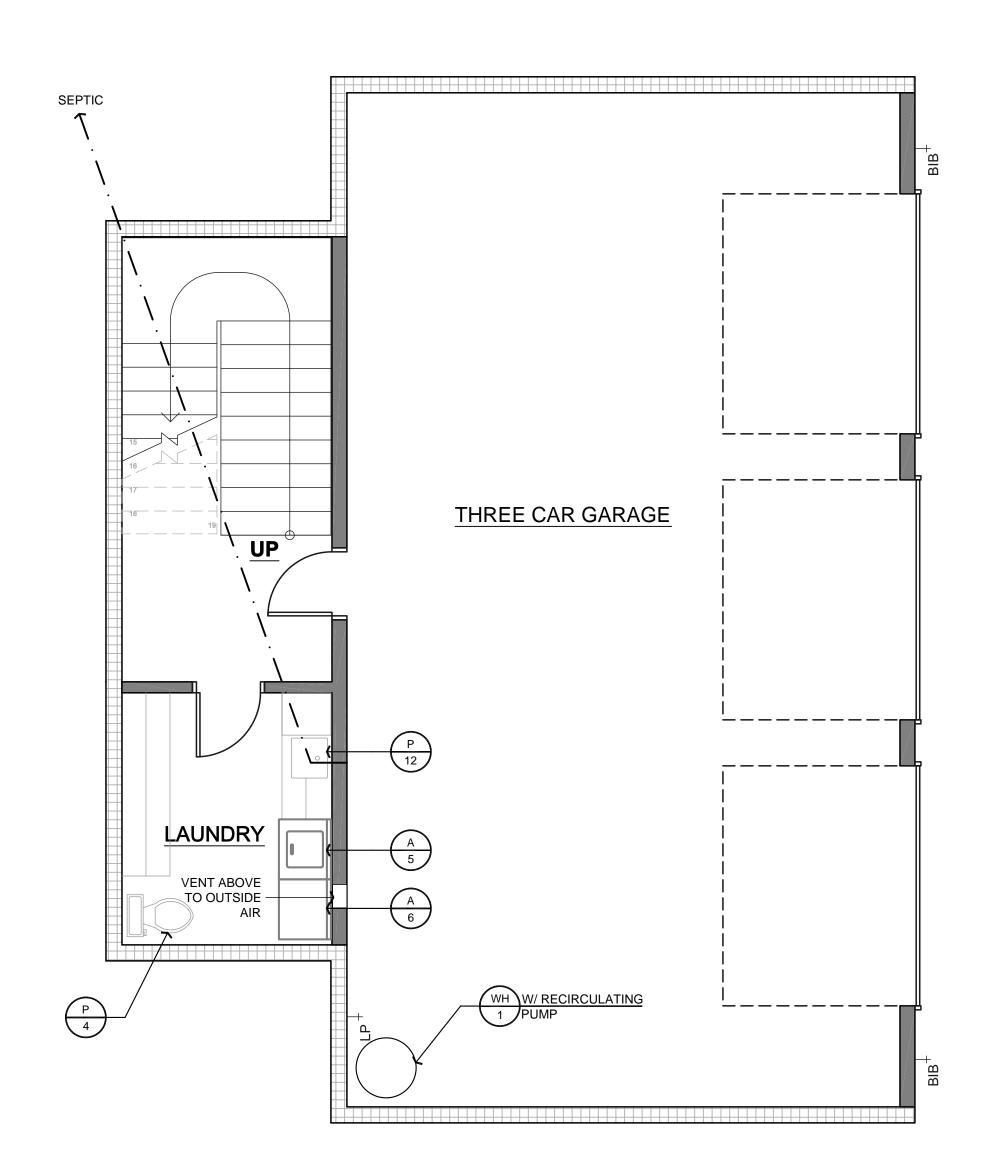
OUTSIDE COMBUSTION AIR

12. CPVC WATER PIPE NOT ALLOWED WITHIN STRUCTURE

13. CLOTH BACKED TAPE IS NO LONGER PERMITTED TO BE USED AS THE SOLE CONNECTION FOR MECHANICAL DUCTING

FEATURE

14. "DUCT SEALING" AS A MINIMUM MEETING THE REQUIREMENTS OF "UL 18 1", OR DUCT TAPE WITH AN APPROVED MASTIC AND DRAWBAND AS A MANDATORY



▼ MECHANICAL & PLUMBING PLAN (LOWER LEVEL)

architectural design and built by:

WILLIAM H. BATEMAN JR.

INTERFACE DEVELOPMENT COMPANY, INC

P.O. BOX 628 Templeton, California 93465 (805) 434-2588 williambateman@sbcglobal.net

drafted & engineered by:

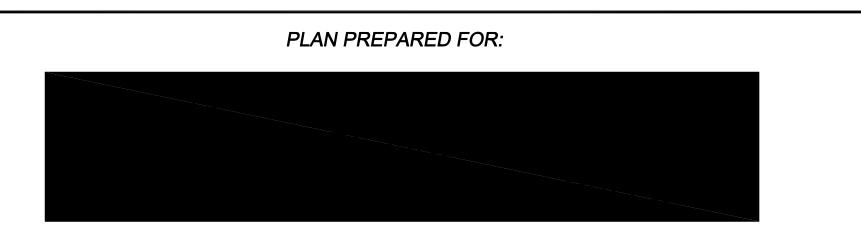
www.medesigns.us

M.E. Designs

Civil & Structural Engineering

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



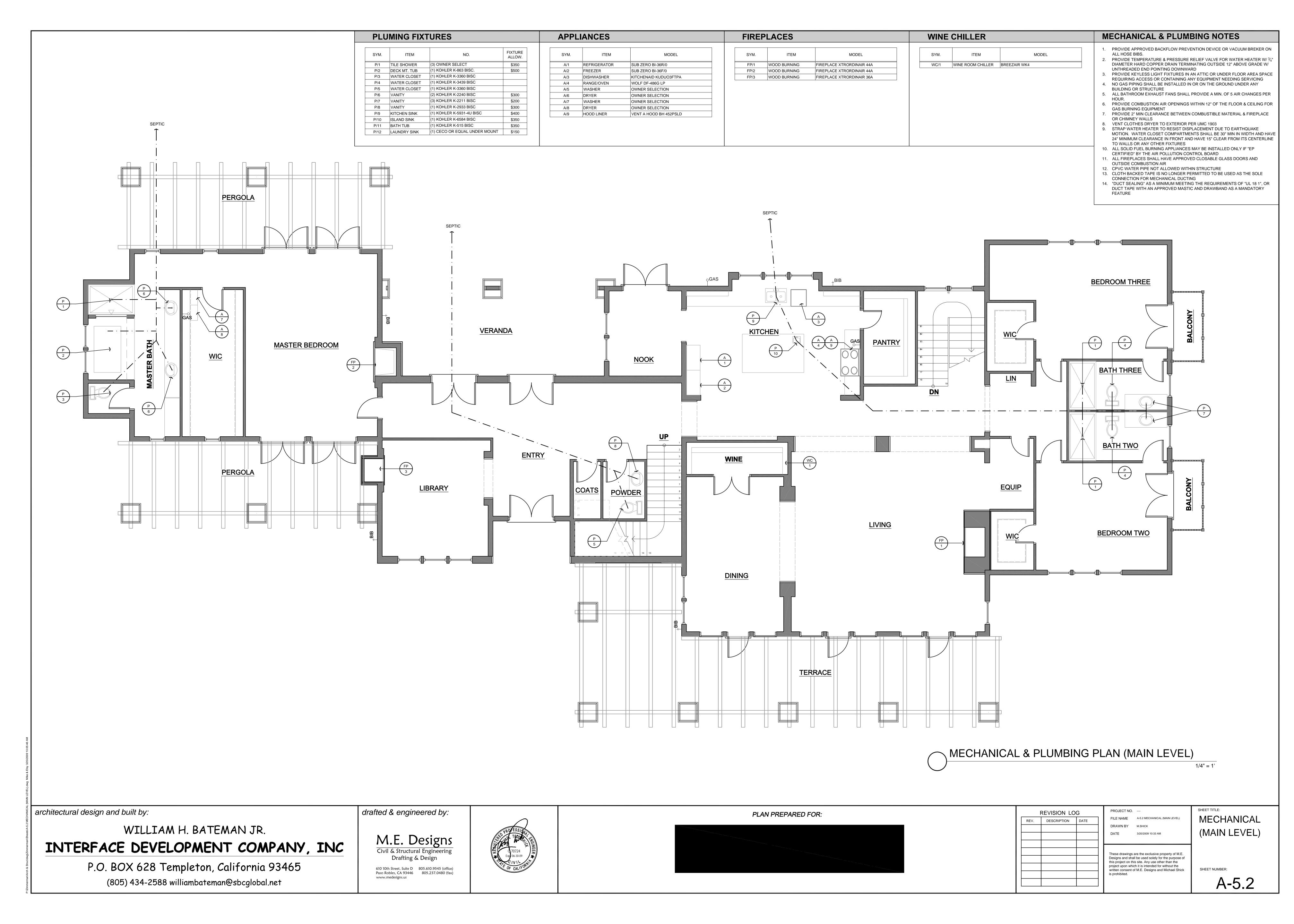


I	PROJECT		
REV.	DESCRIPTION	DATE	FILE NAM
			DRAWN B
			DATE
			These draw Designs and this project project upor written cons is prohibited

MECHANICAL ME A-5.1 MECHANICAL (LOWER LEVEL) (LOWER LEVEL) 3/20/2009 10:51 AM

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A-5.1



PLUMING FIXTURES					
	I				
ITEM	NO.	FIXTURE ALLOW.			
TILE SHOWER	(3) OWNER SELECT	\$350			
DECK MT. TUB	(1) KOHLER K-863 BISC.	\$500			
WATER CLOSET	(1) KOHLER K-3360 BISC				
WATER CLOSET	(1) KOHLER K-3439 BISC				
WATER CLOSET	(1) KOHLER K-3360 BISC				
VANITY	(2) KOHLER K-2240 BISC	\$300			
VANITY	(3) KOHLER K-2211 BISC	\$200			
VANITY	(1) KOHLER K-2933 BISC	\$300			
KITCHEN SINK	(1) KOHLER K-5931-4U BISC	\$400			
ISLAND SINK	(1) KOHLER K-6584 BISC	\$350			
BATH TUB	(1) KOHLER K-515 BISC	\$350			
LAUNDRY SINK	(1) CECO OR EQUAL UNDER MOUNT	\$150			
	ITEM TILE SHOWER DECK MT. TUB WATER CLOSET WATER CLOSET VANITY VANITY VANITY VICHEN SINK ISLAND SINK BATH TUB	ITEM NO. TILE SHOWER (3) OWNER SELECT DECK MT. TUB (1) KOHLER K-863 BISC. WATER CLOSET (1) KOHLER K-3360 BISC WATER CLOSET (1) KOHLER K-3439 BISC WATER CLOSET (1) KOHLER K-3360 BISC VANITY (2) KOHLER K-2240 BISC VANITY (3) KOHLER K-2211 BISC VANITY (1) KOHLER K-2933 BISC KITCHEN SINK (1) KOHLER K-5931-4U BISC ISLAND SINK (1) KOHLER K-6584 BISC BATH TUB (1) KOHLER K-515 BISC			

SYM.	ITEM	MODEL
A/1	REFRIGERATOR	SUB ZERO BI-36R/0
A/2	FREEZER	SUB ZERO BI-36F/0
A/3	DISHWASHER	KITCHENAID KUDUO3FTPA
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A/9	HOOD LINER	VENT A HOOD BH 452PSLD

	SYM.	ITEM	MODEL
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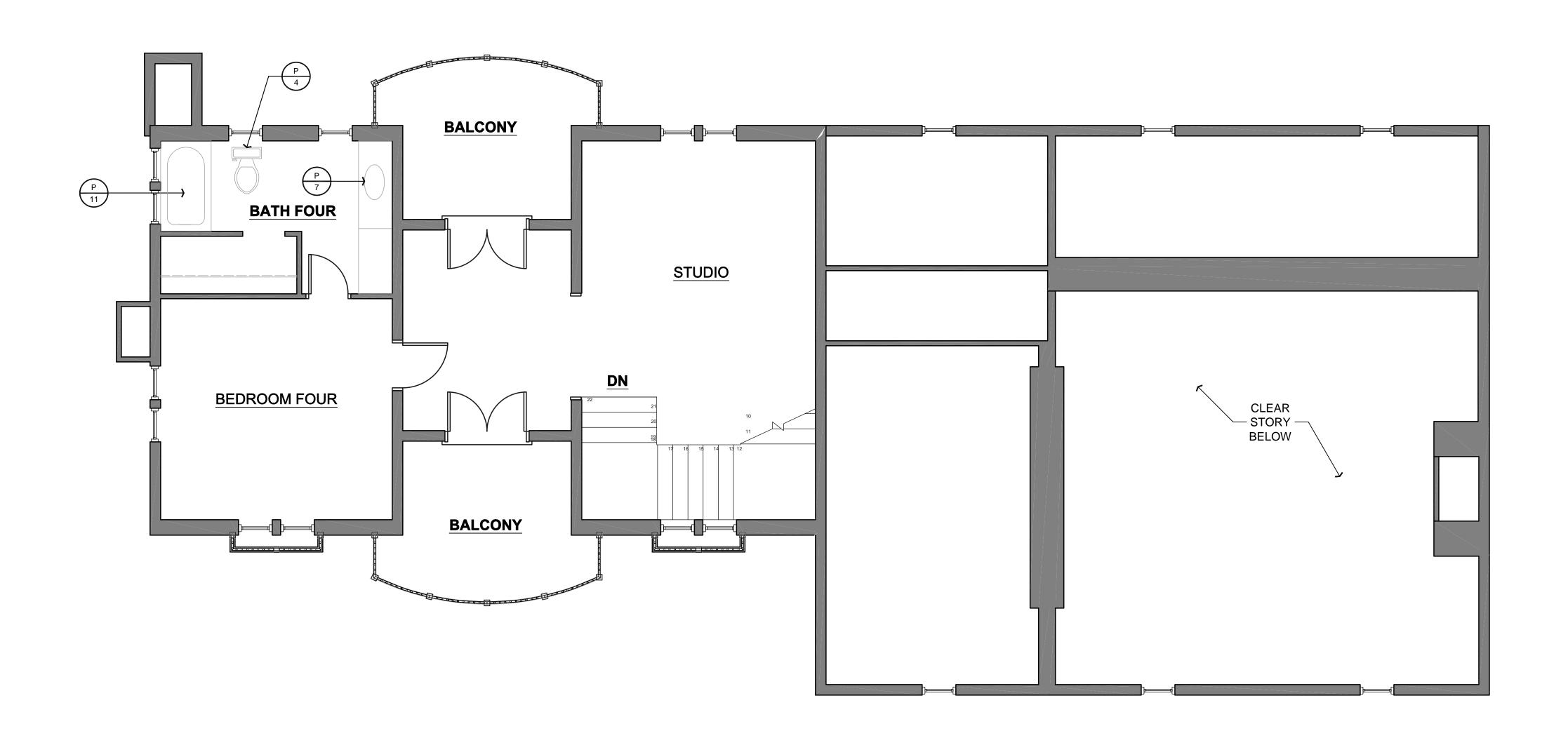
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MECHANICAL & PLUMBING PLAN (UPPER LEVEL)

1/4" = 1'

architectural design and built by:

WILLIAM H. BATEMAN JR.

INTERFACE DEVELOPMENT COMPANY, INC

P.O. BOX 628 Templeton, California 93465 (805) 434-2588 williambateman@sbcglobal.net

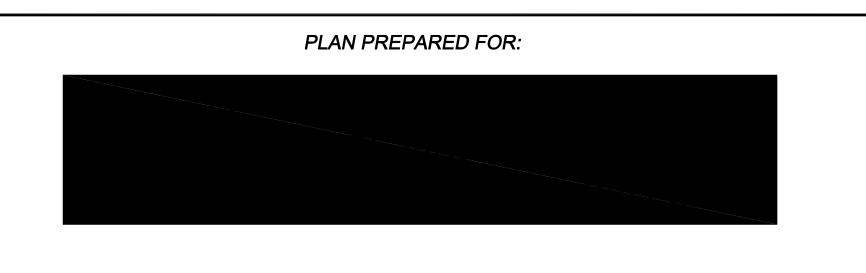
drafted & engineered by: M.E. Designs

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www.medesigns.us

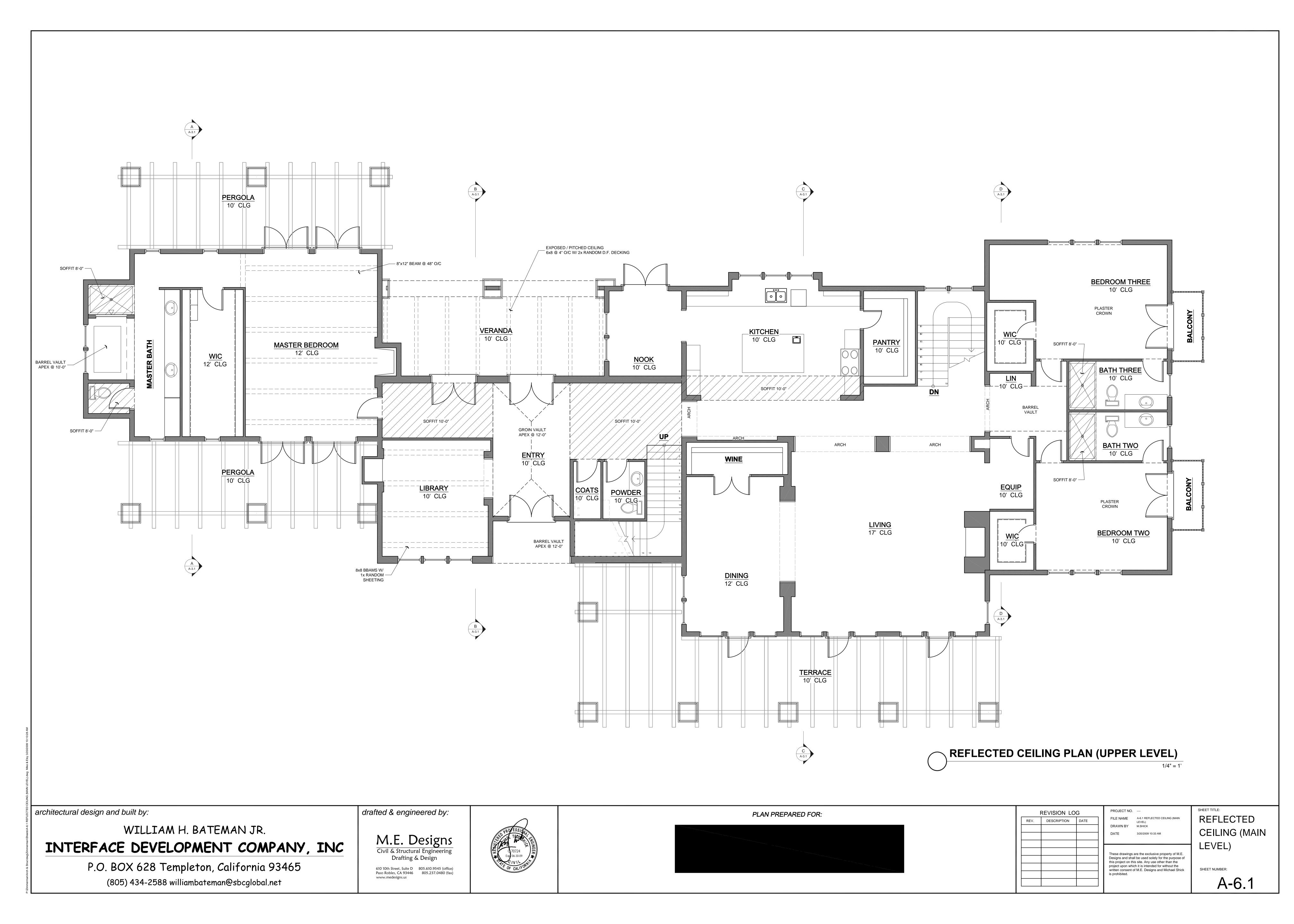


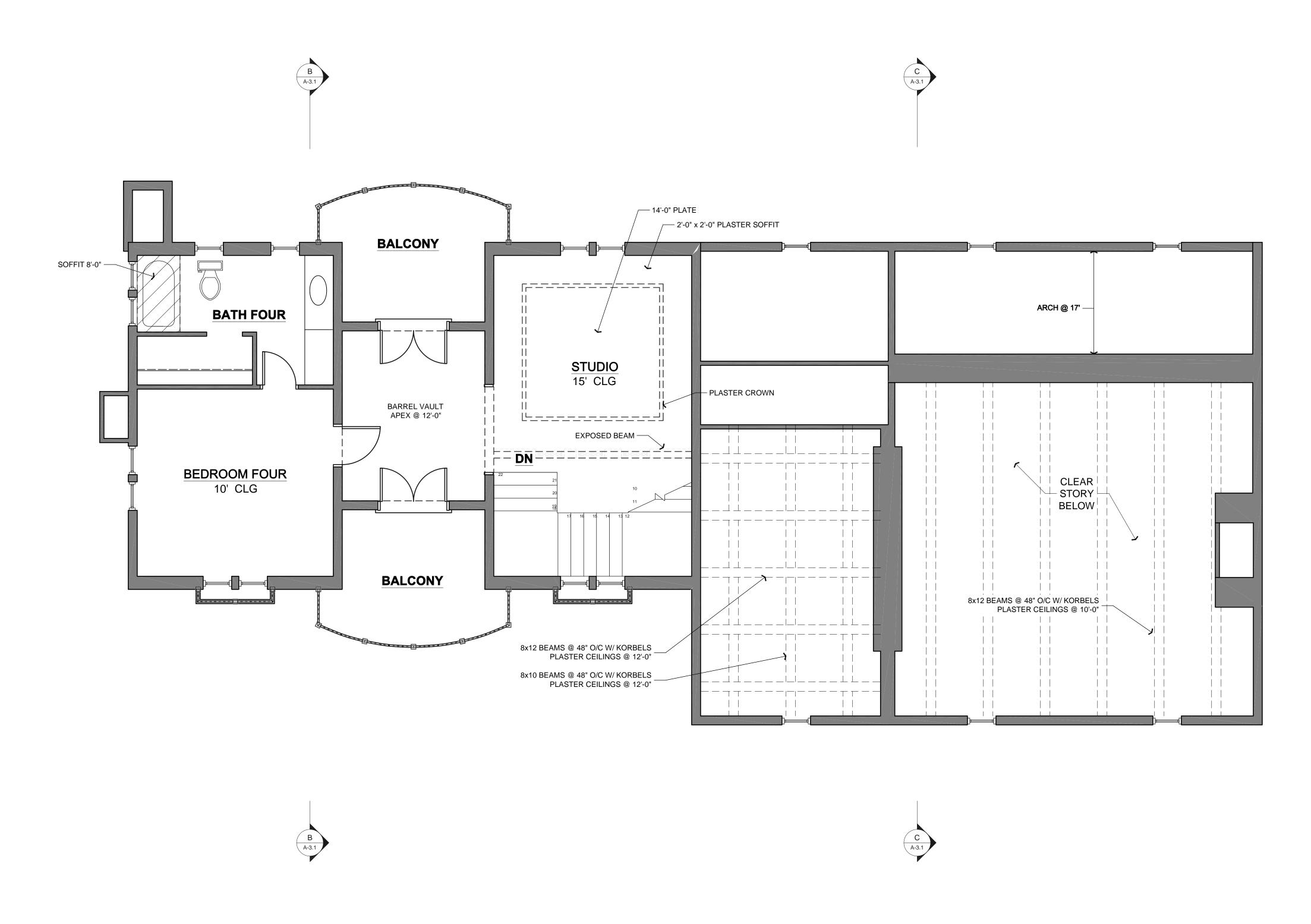


F	REVISION LO	G	PROJECT NO.	
REV.	DESCRIPTION	DATE	FILE NAME	A-5.3 MECHANICAL (UPPER LEVEL)
			DRAWN BY	M.SHICK
			DATE	3/20/2009 10:33 AM
			Designs and shal this project on thi project upon whic	are the exclusive property of M.E. Il be used solely for the purpose of s site. Any use other than the ch it is intended for without the f M.E. Designs and Michael Shick

MECHANICAL ME A-5.3 MECHANICAL (UPPER LEVEL) (UPPER LEVEL) 3/20/2009 10:33 AM

A-5.3





REFLECTED CEILING PLAN (UPPER LEVEL)

1/4" = 1'

architectural design and built by:

WILLIAM H. BATEMAN JR.

INTERFACE DEVELOPMENT COMPANY, INC

P.O. BOX 628 Templeton, California 93465 (805) 434-2588 williambateman@sbcglobal.net

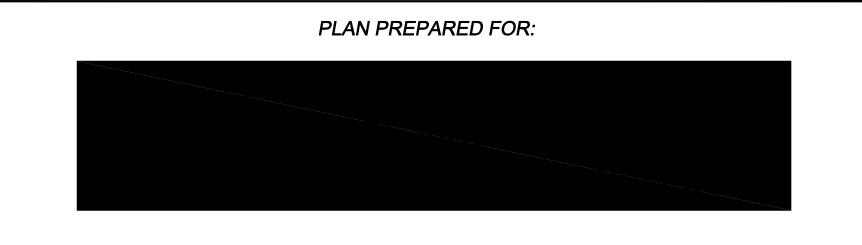
M.E. Designs

Civil & Structural Engineering
Drafting & Design

Drafting & Design

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





I	REVISION LO	G	PROJECT NO.	
EV.	DESCRIPTION	DATE	FILE NAME DRAWN BY DATE	A-6.2 REFLECTED CEILING (UPPER LEVEL) M.SHICK 3/20/2009 10:47 AM
			Designs and shal this project on thi project upon whic	are the exclusive property of M.E. I be used solely for the purpose of s site. Any use other than the h it is intended for without the f M.E. Designs and Michael Shick

REFLECTED
CEILING
(UPPER LEVEL)

SHEET NUMBER:

A-6.2

Zimn Project	nerman i	Residen	ce								3/12 Date	2/2009
5170 Project	Vineyar Address	d Drive	Pas	so Ro	bles						Building Permit #	
	Enginee	ring Inc.								05) 239-3666 Felephone	Plan Check/Date	
	gyPro lance Method								CA Clin	nate Zone 04	Field Check/Date	
Compli TDV	ańce Method	1	•	Standa	rd		Propos	ed.		Climate Zone Diance		
	/sf-yr)		_	Desig			Desig		Mai	rgin		
10 To	Heating		9	40.45			32.5			94		
A STATE OF THE STA	Cooling			6.85 2.19			6.6 1.9		0.	21		
Fans Dome	stic Hot W	later		8.01			9.0		-0.			
Pump		utei		0.00			0.5		-0.			
	Totals	in	2 	57.50	_		50.7	20	6.	77. j		
Perce	nt better t	han Stan	dard:						11.8			
	BUI	LDING	G C	<u>OMP</u>	LIE	<u>S - N</u>	10 F	IE	RS VE	RIFICATI	<u>ON REQU</u>	IRED
3uildi	ing Type:	XS	Single F	amily		Addition	Ĕ		Total C	Conditioned Floo	or Area:	5,744 ft ²
			∕lulti Fa	mily		Existing		Alt		g Floor Area:		n/a ft²
	ing Front (Orientatio	n:		(SE) 13	Code Schoolschie		A TABBLESON	l Floor Area:		4,708 ft ²
Fuel 1	=115					Pro	pane			n Grade Area:		289 ft²
	tration:		2		5 4 8					ge Ceiling Heigh		11.8 ft
	Area:	1,292 ft	4		۷vg. U		0.39			er of Dwelling U	nits:	1.00
	Ratio:	22.5%		1745000000 0 TO	SHGC		0.37			er of Stories:		3
	DING ZON Name	E INFORI	VIATIO		Floor A	rea	Volume	2	# of Units	Zone Type	Thermostat Type	Vent Hgt. Area
3 CO. L. S.	System-Livin	n Δreas			01300 October 110 St	2.742	35.64	-		Conditioned	Setback	11gt. Arca
HVAC-	1st Fl. Bdrms	/Laundry				.347	13,47		0.23	Conditioned	Setback	8n/a
	System-Mast 2nd Floor	er Bdrm.				908 747	9,08 9,33		<u>0.16</u> 0.13	Conditioned Conditioned	<u>Setback</u> Setback	8 <u>n/a</u> 8/8
	QUE SURF	ACES		Insul	ation	Act.	0,00		ins Condi		Colbuck	0 1110
Туре	Frame	_ Area_	U-Fac.	Cav.		Azm.	Tilt	Υ/	N Statu		ence Locatio	n / Comments
Floor	_ Wood	2.742	0.037		R-0.0	0	180	V	New	20-A4	Living Areas	
Wall Wall	Wood Wood	<u>552</u> 157	0.074	R-19_ R-19	R-0.0 R-0.0	<u>315</u>	90 90	X	New New	09-A5 09-A5	Living Areas Living Areas	
Wall	Wood	747	0.074	R-19_	R-0.0	135	90		New	09-A5	Living Areas	
Wall Roof	Wood _Wood	248 1.995	0.074 0.032	R-19 R-30	R-0.0 R-0.0	<u>225</u>	90 22	X X X	New New	09-A5 01-A17	Living Areas Living Areas	
Vall	None	278	0.650	None	R-0.0	225	90	\mathbf{X}	New	12-A9	1st Fl. Bdrms/l	
Wall	None	84	0.650		R-0.0	135	90	X X	New	12-A9	1st Fl. Bdrms/l	
Wall Floor	None Wood	84 1.058	0.650 0.037		R-0.0 R-0.0	315	90 180	\square	X New	12-A9 20-A4	1st FI. Bdrms/l 1st FI. Bdrms/l	17 5 54
	Wood	189	0.074		R-0.0	315	90	X	New	09-A5	1st Fl. Bdrms/l	20. 20.70.00.20.00.00.00.00.00.00.00.00.00.00.00
	Wood	557	0.074		R-0.0	45	90	XXXXXX	New	09-A5	1st Fl. Bdrms/l	
Wall Wall	_ None	24	0.500		R-0.0	45	90	\Rightarrow	New New	28-A4	1st Fl. Bdrms/l 1st Fl. Bdrms/l	
Wall Wall Door	_ Wood	189 60	0.074 0.074	R-19	R-0.0 R-0.0	135 225	90 90	対	New New	09-A5 09-A5	1st Fl. Barms/l	
Wall Wall Door Wall	MADOU	1.058	0.032		R-0.0	0	22	X	New	01-A17	1st Fl. Bdrms/l	
Vall Vall Door Vall Vall	Wood Wood	908	0.037	R-19_	R-0.0	0	180		XNew	20-A4	<u>Master Suite</u>	
Wall Wall Door Wall Roof Floor	Wood Wood		0.074		R-0.0	315	90	Ą	New	09-A5	Master Suite	
Wall Wall Door Wall Wall Roof Floor Wall	Wood Wood Wood	324	00-1	R-19	R-0.0	45 135	90 90	X	New New	09-A5 09-A5	Master Suite Master Suite	
Wall Wall Door Wall Wall Roof Floor Wall Wall	Wood Wood Wood	175	0.074	D_10		100		X	New	09-A5	Master Suite Master Suite	
Wall Door Wall Wall Roof Floor Wall Wall Roy Wall	Wood Wood Wood Wood	175 882	0.074	R-19_ R-19_		225						
Wall Door Wall Wall Roof Floor Wall Wall Wall Wall Wall Wall Wall Wal	Wood Wood Wood	175	0.074 0.074 0.032	R-19 R-19 R-30	R-0.0	225 0	90 22	X	New	<u>01-A17</u>	Master Suite	
Wall Wall Door Wall Wall Roof Floor Wall Wall Wall Wall Wall Wall Wall Roof Wall	Wood Wood Wood Wood Wood Wood Wood Wood	175 882 254 908 395	0.074 0.074 0.032 0.074	R-19 R-30 R-19	R-0.0 R-0.0 R-0.0	315	22 90	X	New	09-A5	2nd Floor	
Wall Door Wall Wall Roof Floor Wall Wall Wall Wall Wall Wall Wall Roof	Wood Wood Wood Wood Wood Wood Wood	175 882 254 908	0.074 0.074 0.032	R-19 R-30 R-19 R-19	R-0.0 R-0.0	0	22	X X X X				

Certificat	e Of (<u>Com</u>	plia	nce	: Re	eside	<u>en</u>	tia	al_		(Part 1	of 4) CF-1R
Zimmerman Project Title	Resideı	nce									Date	3/12/2009
5170 Vineya Project Address	rd Drive	Pas	so Ro	bles							Building Perr	nit #
	erina Inc)							((805) 239-3666	3	
LDF Enginee Documentation Au		*						_	4777 2000000	Telephone	Plan Check/D	ate
EnergyPro Compliance Metho	ıd							C	AC	imate Zone 04 Climate Zone	Field Check/	Date
TDV (kBtu/sf-yr)			Standa Desigi			Propo Desi		d -		npliance largin		
Space Heating			40.45			32.				7.94		
Space Cooling			6.85			6.6				0.18		
Fans Domestic Hot V	Mater		2.19 8.01			1.9 9.0				0.21 0.99		
Pumps	valei		0.00			0.5				0.56 0.56		
Totals	0.	-	57.50	_		50.7	6 10	13		5.78		
Percent better	than Sta									.8%		
BU			OMP	LIE	S - I	NO F	ΗE	R	2000 CW.0	ERIFICAT	ION REC	QUIRED
Building Type:		Single F			Additio					Conditioned Flo		5,744 ft ²
(-)		Multi Fa	mily		Existin	g + Add	/Alt			ting Floor Area:	0.7	n/a ft ²
Building Front						35 deg				ed Floor Area:		4,708 ft ²
Fuel Type:				23		opane			Slab	on Grade Area:		289 ft ²
Fenestration:						.5			Aver	age Ceiling Heig	ht:	11.8 ft
Area:	1,292	t ²	1	Avg. U	:	0.39				ber of Dwelling L		1.00
Ratio:	22.5%		Avg.	SHGC	:	0.37			Num	ber of Stories:		3
BUILDING ZON	IE INFOR	OITAM	N					#.	# of		Thermos	stat Vent
Zone Name			E	Floor A	rea	Volum	ie_		Jnits	Zone Type	Туре	Hgt. Area
87						5					<u> </u>	2
<u>.</u>								_				
OPAQUE SURF	FACES		52 V	wei t 7 estanc	A 1		-	55				
Type Frame	Area	U-Fac.	Insul Cav.		Act. Azm.	Tilt		ains / N		ıdition atus JA IV Refer	ence Loc	cation / Comments
Wall Wood		0.074		R-0.0	225	90	X		New	09-A5	2nd Floor	
Roof Wood	747	0.032	R-30_	R-0.0	0	22	X	<u>ا</u> ا	New	<u>01-A17</u>	2nd Floor	*
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28	\$. 	3:	Run Ini	tiation	Time: (03/12/09	15:1	8:0:	3	Run Code: 123689	9883	
EnergyPro 4.4	by EnergyS	oft		ser Numb					- 1 (a)	Number: 287-24-09		Page:3 of 27

Zir	nmerm	an R	esid	ence												3/12/	2009		
	ect Title	iuii i	COIG	CHOC										Da		0, 12,	2000		
Έ	NESTR/	NOITA	SUR	FACES					. True			Cond.			2	Locatio	nn/		
ŧ	Туре			Are	ea l	J-Fac	tor ¹	SHGC	Azm				Glazi	ng Type		Comm			
_	Window		(NW)					NERC _	315		New			or(s) Double No	n-Metal	Living			
2	Window Window	Rear Rear	(NW) (NW)	9740000	- COMMEDIANO	Stephen Sept	N 12815 TO 128	NFRC _ NFRC	315 315		New New			al Low-E or(s) Double No	on-Metal	700 100 100	Areas Areas		
	Window	Right	(NE)	Ma				NFRC	45		New	1245		or(s) Double No		Living	Areas		
	Window	Front	(SE)	10		The second		NFRC	135_	1000000	New			or(s) Double No	n-Metal		Areas		
_	Window	Front	(SE)	Section 1989		44		NFRC_	<u> 135</u> _		New	12.5		al Low-E			Areas		
_	Window Window	Left Rear	(SW) (NW)			NFRO NFRO		NFRC NFRC	225 315		New New			al Low-E al Low-E			Areas Bdrms/L	aundry	
_	Window	Right	(NE)			-		NFRC	45		New			or(s) Double No	n-Metal		Bdrms/L		
0	Window	Right	(NE)					NFRC	45		New			al Low-E	AT WICKUI	-	Bdrms/L		
1	Window	Front	(SE)	VA 902 11.65 (F - 1)	9373007590775	1	and the second second	NFRC	135	90	New	No	n-Meta	al Low-E		11.71	Bdrms/L		
2	Window	Rear	(NW)	108.0	0.390	NFRO	0.37	NFRC	315	90	New	1835		or(s) Double No	n-Metal	Maste	r Suite		
	Window	Rear	(NW)					NFRC_	315_		New			l Low-E	W4 080 W		r Suite		
<u>4</u> 5	Window Window	Front Front	(SE)	0000 97	0.0000000000000000000000000000000000000	THE STATE OF THE S	- 1744 HE 1844	NFRC NFRC	<u>135_</u> 	414001	New New			or(s) Double No al Low-E	m-Metal		r Suite r Suite		
6	Window	Left	(SE) (SW)					NFRC	225		New	1000		al Low-E		~	r Suite		
7	Window	Rear	(NW)					NERC _	315		New			or(s) Double No	n-Metal	2nd FI			
8	Window	Rear	(NW)			NFRO		NFRC	315		New			al Low-E		2nd FI			-
9	Window	Right	(NE)	12.0	0.390	NFRO	0.37	NFRC	45	90	New	No	n-Meta	al Low-E		2nd Fl	оог		
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Zimmerman Project Title	Residence							12/2009	
HVAC SYSTEM	IS						1.7)		
Location		Heating Type	Minimum Eff	Cooling Type		Minimum Eff	Condit Status	PO. E. (21) P. (1)	Thermosta Type
HVAC System-Livin		Central Furnace		Split Air Cor		13.0 SEER			Setback
HVAC-1st FI. Bdrm: HVAC System-Mas		Central Furnace	e e e e e e e e e e e e e e e e e e e	Split Air Cor Split Air Cor	CONTROL CONTRO	13.0 SEER 13.0 SEER			Setback Setback
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Location		Heating	Cooling	Location		R-Value		Test	ed?
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HVAC System-Mas		Ducted	Ducted	Attic			Vew	No	
Hydronic Piping System Name	Pipe Leng		Insul. Thick.						
WATER HEATI	NG SYSTEM		er	Rate # in Inpu			Energy Factor	Standby	Tank Insi R-Value
System Name		Туре	Distribution	Syst. (Btu.		Status	or RE	Loss (%)	Ext.
A O Smith Water P	Products FCG-75	Large Gas	Recirc/Timer		75,100 74	New	0.80	1.30%	0.0
	THOI WEEK	er Pump # HP 	Туре		Piping Len Outside ——— ———		Add 1/2" nsulation		
REMARKS COMPLIANCE: This certificate of co Regulations, and the	STATEMENT mpliance lists the e administrative r cognizes that con	# HP	and specifications ne ement them. This cert ct design, duct sealing	eded to comply	Outside with Title 24 a signed by trefrigerant ch	Parts 1 and 6 e individual wit arge and TXV:	of the Califo	sign responsi	bility.
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	Heating Type Central Furnace Heating Ducted	Minimum Eff 80% AFUE Cooling	Cooling Type Split Air Co	nditioner	Minimum Eff 13.0 SEER	ı Condition	7	hermostat ype Setback
Location HVAC-2nd Floor HVAC DISTRIBUTION Location HVAC-2nd Floor Hydronic Piping	Type Central Furnace Heating	Eff 80% AFUE Cooling	Type Split Air Co	nditioner	Eff	Status	7	уре
HVAC-2nd Floor HVAC DISTRIBUTION Location HVAC-2nd Floor Hydronic Piping	Type Central Furnace Heating	Eff 80% AFUE Cooling	Type Split Air Co	nditioner	Eff	Status	7	уре
HVAC DISTRIBUTION _ocation HVAC-2nd Floor Hydronic Piping	Heating	Cooling	Duct	nditioner	13.0 SEER	R New		etback
Location HVAC-2nd Floor Hydronic Piping	473							
Location HVAC-2nd Floor Hydronic Piping	473						<u> </u>	
HVAC-2nd Floor Hydronic Piping	473					Condition	Ducts	
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	ength Diameter	Thick.						
NATER HEATING SYST	EMS	N 10	-					- (2) (
	 Water Heater		Rate # in Inpu		Conditio	Energy n Factor	Standby	Tank Insul. R-Value
System Name		Distribution	Syst. (Btu	hr) (gal)	Status	or RE	Loss (%)	Ext.
			36				1 R 1	
Multi-Family Central Wate							: 0	
Hot \ Control	Nater Pump # HP	Туре	<u>Hot Water I</u> In Plenum	Piping Lengt		Add 1/2" Insulation		
SOTILIOI	77 111	турс	in richam		Junea -	ii lodidiloti		
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REMARKS	74	-			-	12		
COMPLIANCE STATEME	ENIT							
This certificate of compliance list Regulations, and the administrat The undersigned recognizes tha and building envelope sealing re Designer or Owner (per Busin	s the building features a ive regulations to imple t compliance using duct quire installer testing ar	ment them. This certi design, duct sealing nd certification and fie	ficate has beer , verification of eld verification b	signed by the refrigerant cha	indi∨idual wi rge and TXV	th o∨erall desi s, insulation ir	ign responsit	
Name:	ess & Froiessions Code	-1	Name:	Lee Falkenst	ern PE			
Fitle/Firm: Interface Developm	ent Comapny, Inc.		*0	LDF Enginee	ring Inc.			
Address: P. O. Box 628	ICE		Address:	777 Kiler Car	M			
<u>Templeton , CA 934</u> Felephone: <u>805) 434-2588</u>	165 Lic. #:		Telephone	Paso Robles : (805) 239-36	A CONTRACTOR CONTRACTO			
signature)		(date) (signature)					(date)
Enforcement Agency								
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EnergyPro 4.4 by EnergySo		mber: 3865	and the Committee of th	lumber: 287-24-			18 <u>15-</u> 04	e:7 of 27

incure unique Descriptores	0/40	(0000	
immerman Residence roject Title		2009	
pecial Features and Modeling Assumptions ne local enforcement agency should pay special attention to the items specified in this checkl ritten justification and documentation, and special verification to be used with the performand forcement agency determines the adequacy of the justification, and may reject a building or o	ce approach. The local		
ised on the adequacy of the special justification and documentation submitted.		Plan	Field
he DHW System "A O Smith Water Products FCG-75" is a Large Gas water heater with Pilot Loss =	0 btuh.		310113930111
		Ţ	
ERS Required Verification Ims in this section require field testing and/or verification by a certified home energy rater underseless. ERS provider using approved testing and/or verification methods.	der the supervision of a	Disa	ne:u:
		Plan	Field

IOTE: Lowrise residential buildings subject to the Standards must contain these measures regardless of the compliance approach requirements from the Certificate of Compliance supercede the items marked with an asterisk (*) below. When this checkli		A THE RESIDENCE AND A STREET OF THE PARTY OF	
documents, the features noted shall be considered by all parties as minimum component performance specifications for the they are shown elsewhere in the documents or on this checklist only.	e mandatory	measures whet	her
DESCRIPTION Check or initial applicable boxes or check NA if not applicable and included with the permit application documentation.	e N/A	DESIGNER	ENFORC MENT
Building Envelope Measures			
§ 150(a): Minimum R-19 in wood ceiling insulation or equivalent U-factor in metal frame ceiling.		X	
§ 150(b): Loose fill insulation manufacturer's labeled R-Value:			
§ 150(c): Minimum R-13 wall insulation in wood framed walls or equivalent U-factor in metal frame walls (does not apply to exterior mass walls).		X	
§ 150(d): Minimum R-13 raised floor insulation in framed floors or equivalent U-factor.		X	
§ 150(e): Installation of Fireplaces, Decorative Gas Appliances and Gas Logs.			
Masonry and factory-built fireplaces have:			
a. closable metal or glass door covering the entire opening of the firebox		X	
b. outside air intake with damper and control, flue damper and control		x	
2. No continuous burning gas pilot lights allowed.		X	
§ 150(f): Air retarding wrap installed to comply with §151 meets requirements specified in the ACM Residential Manual.			
§ 150(g): Vapor barriers mandatory in Climate Zones 14 and 16 only.			
§ 150(I): Slab edge insulation - water absorption rate for the insulation alone without facings no greater than 0.3%, water vapor permeance rate no greater than 2.0 perm/inch.			
§ 118: Insulation specified or installed meets insulation installation quality standards. Indicate type and include CF-6R Form:		X	
§ 116-17: Fenestration Products, Exterior Doors, and Infiltration/Exfiltration Controls.			
 Doors and windows between conditioned and unconditioned spaces designed to limit air leakage. 		X	
Fenestration products (except field fabricated) have label with certified U-Factor, certified Solar Heat Gain Coefficient (SHGC), and infiltration certification.		X	
3. Exterior doors and windows weatherstripped; all joints and penetrations caulked and sealed.		X	
Space Conditioning, Water Heating and Plumbing System Measures			
§ 110-13: HVAC equipment, water heaters, showerheads and faucets certified by the Energy Commission.		X	
§ 150(h): Heating and/or cooling loads calculated in accordance with ASHRAE, SMACNA or ACCA.		x	
		X	
§ 150(i): Setback thermostat on all applicable heating and/or cooling systems.	F	Δ	
§ 150(j): Water system pipe and tank insulation and cooling systems line insulation.		_	
 Storage gas water heaters rated with an Energy Factor less than 0.58 must be externally wrapped with insulation having an installed thermal resistance of R-12 or greater. 			
Back-up tanks for solar systems, unfired storage tanks, or other indirect hot water tanks have R-12 external insulation or R-16 internal insulation and indicated on the exterior of the tank showing the R-value.			
3. The following piping is insulated according to Table 150-A/B or Equation 150-A Insulation Thickness:			
1. First 5 feet of hot and cold water pipes closest to water heater tank, non-recirculating systems, and entire length of recirculating sections of hot water pipes shall be insulated to Table 150B. 2. Cooling system piping (suction, chilled water, or brine lines), piping insulated between heating source and indicate between table shall be insulated by the product of the produc		X	
indirect hot water tank shall be insulated to Table 150-B and Equation 150-A. 4. Steam hydronic heating systems or hot water systems > 15 psi, meet requirements of Table 123-A.			
5. Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance,			
and wind. 6. Insulation for chilled water piping and refrigerant suction piping includes a vapor retardant or is enclosed entirely in conditioned space.			
7. Solar water-heating systems/collectors are certified by the Solar Rating and Certification Corporation.			
EnergyPro 4.4 by EnergySoft User Number: 3865 Job Number: 287-24-09		Dane	e:9 of 27

OTE: Lowrise residential buildings subject to the Standards must contain these measures regardless of the compliance approach a requirements from the Certificate of Compliance supercede the items marked with an asterisk (*) below. When this checklist documents, the features noted shall be considered by all parties as minimum component performance specifications for the return they are shown elsewhere in the documents or on this checklist only.	is incorpora	ted into the pe	ermit
DESCRIPTION Instructions: Check or initial applicable boxes when completed or check N/A if not applicable.	N/A	DESIGNER	ENFORCE MENT
Space Conditioning, Water Heating and Plumbing System Measures: (co			
\$ 150(m): Ducts and Fans 1. All ducts and plenums installed, sealed and insulated to meet the requirements of the CMC Sections 601, 602, 603, 604 605, and Standard 6-5; supply-air and return-air ducts and plenums are insulated to a minumum installed level of R-4.2 or enclosed entirely in conditioned space. Openings shall be sealed with mastic, tape or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape shall be used.	, 🗆	x	
2. Building cavities, support platforms for air handlers, and plenums defined or constructed with materials other than seale sheet metal, duct board or flexible duct shall not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms shall not be compressed to cause reductions in the cross-sectional area of the ducts.		X	
Joints and seams of duct systems and their components shall not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.		X	
Exhaust fan systems have back draft or automatic dampers.		X	
 Gravity ventilating systems serving conditioned space have either automatic or readily accessible, manually operating dampers. 			
6. Protection of Insulation. Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Cellular foam insulation shall be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation that can cause degradation of the material.		X	
7. Flexible ducts cannot have porous inner cores.		x	
114: Pool and Spa Heating Systems and Equipment			
 A thermal efficiency that complies with the Appliance Efficiency Regulations, on-off switch mounted outside of the heater, weatherproof operating instructions, no electric resistance heating and no pilct light. 			
2. System is installed with:			
a. At least 36" of pipe between filter and heater for future solar heating.			
b. Cover for outdoor pools or outdoor spas.3. Pool system has directional inlets and a circulation pump time switch.			
115: Gas fired fan-type central furnaces, pool heaters, spa heaters or household cooking appliances have no continuously burning pilot light. (Exception: Non-electrical cooking appliances with pilot < 150 Btu/hr)		x	
118 (i): Cool Roof material meets specified criteria			
ighting Measures	21-21	s == 41	<i>i</i>
150(k)1: HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID: contain only high efficacy lamps as outlined in Table 150-C, and do not contain a medium screw base socket (E24/E26). Ballasts for lamps 13 Watts or greater are electric and have an output frequency no less than 20 kHz.		x	
150(k)1: HIGH EFFICACY LUMINAIRES - OUTDOOR HID: contain only high efficacy lamps as outlined in Table 150-C, luminaire has factory installed HID ballast.			
150(k)2: Permanently installed luminaires in kitchens shall be high efficacy luminaires. Up to 50% of the Wattage, as determined in Section 130(c), of permanently installed luminaires in kitchens may be in luminaires that are not high efficacy luminaires provided that these luminaires are controlled by switches separate from those controlling the high efficacy luminaires.	,	X	
150(k)3: Permanently installed luminaires in bathrooms, garages, laundry rooms, utility rooms shall be high efficacy luminaires. OR are controlled by an occupant sensor(s) certified to comply with Section 119(d).		X	
150(k)4: Permanently installed luminaires located other than in kitchens, bathrooms, garages, laundry rooms, and utility rooms shall be high efficacy luminaires (except closets less than 70 ft) OR are controlled by a dimmer switch OR are controlled by an occupant sensor that complies with Section 119(d) that does not turn on automatically or have an always on option.		X	
150(k)5: Luminaires that are recessed into insulated ceilings are approved for zero clearance insulation cover (IC) and are certified to ASTM E283 and labeled as air tight (AT) to less than 2.0 CFM at 75 Pascals.		X	
150(k)6: Luminaires providing outdoor lighting and permanently mounted to a residential building or to other buildings on the same lot shall be high efficacy luminaires (not including lighting around swimming pools/water features or other Article 680 locations) OR are controlled by occupant sensors with integral photo control certified to comply with Section 119(d).		X	
150(k)7: Lighting for parking lots for 8 or more vehicles shall have lighting that complies with Sections 130, 132, and 147. Lighting for parking garages for 8 or more vehicles shall have lighting that complies with Section 130, 131, and 146.			
§ 150(k)8: Permanently installed lighting in the enclosed, non-dwelling spaces of low-rise residential buildings with four or more dwelling units shall be high efficacy luminaires OR are controlled by occupant sensor(s) certified to comply with Section 11	9(d).		
nergyPro 4.4 by EnergySoft User Number: 3865 Job Number: 287-24-09		Page	e:10 of 27

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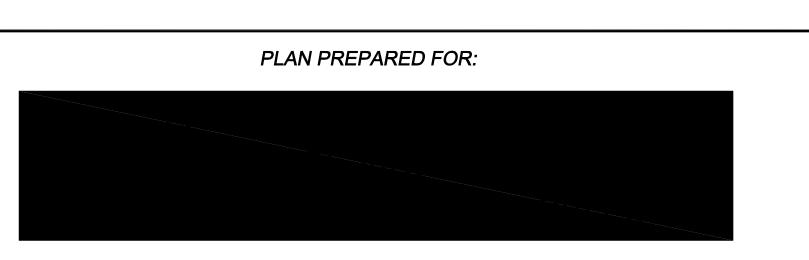
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REVISION LOG

TITLE 24

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FILE NAME T-24 TITLE 24

T-24

DIVISION 1: General Requirements

General Contractor and all subcontractors shall maintain at their sole expense, during the performance of the work, the following insurance coverage: Worker's Compensation Insurance, Employer's Liability Insurance, Public Liability Insurance, with policy limits of not less than \$1,000,000 combined single limits for injury, death, or property

Although care was taken by the Designer to check the drawings and specifications, some dimensional errors and slight inconsistencies may be uncovered during the course of construction. It is expected that the General Contractor and all Subcontractors will double-check the work to be performed prior to proceeding with work and notify the Designer of any discrepancies. In the case of a discrepancy, no work shall proceed until so authorized by the Designer.

Whether expressly mentioned in the following Sections or not, it shall be the responsibility of every Subcontractor to keep the jobsite orderly and reasonably clean after each working day and to clean up all installations and debris at the end of work under any section. The final clean up is the responsibility of the General Contractor. Approved samples of selected materials and/or finishes shall be kept on the jobsite or

at the General Contractor's office and available for inspection. The General Contractor shall, at the earliest possible date an early date install and

maintain a telephone on the job and shall notify the Designer of the number.

The General Contractor shall appoint a superintendent or a foreman to supervise the construction and to be a representative of the General Contractor with whom the Designer shall have working communications on the job.

The General Contractor shall install and maintain the following temporary facilities: Chemical Toilet, Temporary Power, and Temporary Water hook-up to the Owner's water

DIVISION 2 SECTION 1: Excavation and Grading

Work under this section shall include, but is not limited to, the following: Staking, clearing, excavation for the building, calling for underground line locators at (1-800-642-2444) 48 hours before any excavation begins, filling and fill compaction, rough and finish grading, trenching and backfilling utility lines.

Examine the site and compare it with the drawings and specifications and verify conditions under which the work is to be done. Meet with the Owner and Designer to establish initial building lay-out.

Establish and locate the elevation of all work. Install permanent benchmarks and location stakes. Extend the excavations to the depths as indicated on the drawings. Bottom of the footings shall rest on undisturbed soil. If excess excavation is made beneath footings, through error or otherwise, the excess excavation shall be filled under wall footings with a sand slurry containing a minimum of three (3) 90 pound sacks of cement per yard. All fill areas to be cleared of grass, brush, or other organic debris, prior to placing fill. All fill to be placed in 12 inch lifts (un-compacted chickness) then brought to near optimum moisture content before mechanically compacting to 90% of it's maximum density. Dust control must be maintained at all times. No slopes shall be constructed steeper than 2:1 (unless specified on grading plan). No trees shall be removed or damaged without explicit approval by Designer.

BACKFILLING AND FINISH GRADING: Make sure that all concrete forms are removed, along with all debris. All fill material shall be free from roots, plaster, stakes, or other construction debris. Deposit backfill in 12" lifts (un-compacted thickness). All finish grades shall be sloped to drain water away from the building.

UTILITY LINE TRENCHING AND BACKFILLING:

Contact all utility companies to determine their requirements, size lines to allow for the distances run. Place lines in approved, rock-free, backfill material with at least 12 inches of cover. Trenches to be backfilled with 12" lifts at near optimum moisture content compacted at 90% maximum density.

DIVISION 2 SECTION 2: Concrete Work

Work under this section shall include, but is not limited to, the following: Excavating footings and waste line trenches, forms, all structural concrete footings, slab bases, floor and patio slabs, reinforcement, pre-moistening if necessary, finishing and curing. Vapor barriers under all living area slabs. All embedded structural hold downs.

MATERIALS AND WORKMANSHIP: Forms shall be substantial, square, level, and sufficiently tight to prevent leakage. Wood spreaders must not remain in the concrete. Forms shall not be removed for at least three days after concrete has been poured, except for footings. Before commencing concrete work, verify that all base fills, membranes, insulation, conduits, and other items to be covered with concrete are in place, and that all structural connectors to be imbedded are delivered to the jobsite and/or in place. Bars shall be deformed type, intermediate grade, sizes as indicated on the drawings. No wood or other porous or deteriorating materials shall be used to space bars from earth. Use concrete dobies or concrete block fragments. Observe required clearances of reinforcement from concrete edges. All bars must be lapped 32 bar diameters at splices. Bends shall not be less than 4 bar diameters in radius and the free end continuing for at least 12 diameters in length. Generally, reinforcement shall conform to the following requirements: Steel grade - A.S.T.M. A-15, Deformation - A.S.T.M. A-300. All slabs to have a minimum base of 90% compacted sand 3 1/2" thick. Base under concrete shall be thoroughly wetted prior to placement of concrete. Concrete shall be proportioned to give a 28 day compressive strength of at least 2500 psi, except 2000 psi can be used for slab on grade. Concrete aggregates shall not contain any river gravel, but be washed sand and crushed granite in proper proportions to assure the specified strength. All concrete shall be placed solid and free of voids. Garage slabs shall be smooth. All exterior porches and patios shall have: colored, stamped finish per Designer and Owner. Maintain levels and slopes as indicated on the drawings. There shall be no depressions in the slabs to collect water. Maximum permissible variation on the surface shall be 1/4" in 10 feet. All concrete slabs and soil surrounding footings shall be kept moist for three (3) days. Garage slabs shall be sealed as soon as is practical with an approved concrete

DIVISION 4: Rough Carpentry

Work under this section shall include, but is not limited to the following: Supply all nails, and gun nails, labor to frame structure, including setting roof trusses, installation of; windows, pre-hung exterior doors, attic and foundation vents, any skylights, interior pocket doors frames, garage door frames, exterior siding and trim, decking, wall flashing, hip and ridge boards for tile roof. Shower curb and pan backing, shear panels, and any other structural carpentry work described in the drawings, and such other material as is hereinafter generally or specifically set forth.

All framing material shall be provided by General Contractor with exception to: nails, gun nails, shots, pins and shim shingles to be provided by Subcontractor. The Subcontractor is responsible for all labor and to check all embedded structural connectors installed by concrete contractor prior to concrete pour. Care was taken to dimension drawings correctly, use dimensions rather than scaling the drawings to determine the correct sizes. Contact Designer if discrepancies occur. Larger scale drawings take precedence over smaller scale drawings.

All structural lumber to be left exposed and shown on the details as "finish: by grain lines or called on the drawings to be selected, shall be of the grade specified, but selected for good appearance and sanded (if smooth) or brushed (if rough) if necessary. Lumber grades are specified in accordance with the National Design Specification by the National Forest Products Association, 1982 edition, and UBC, 1982 edition. General

Douglas fir, "stud" grade 2x6 and 2x4. All plates in contact with concrete shall be pressure-treated Douglas fir or foundation grade redwood. All lintels shall be Douglas fir, graded as per the drawings.

Rough Carpentry workmanship shall be as follows: Accurately cut materials to lengths required, with the joints true and tight-fitting. Securely nail, bolt, or anchor members together to produce a rigid, substantial construction. Salvaged lumber that complies with the requirements of this division may re-used for concealed framing. Provide shoring, bracing, scaffolding, or temporary structure necessary to construct work properly and safely. Exterior trim is to be selected for good appearance, accurately cut and hand nailed with dipped galvanized nails to attach securely. Care must be taken not to mark exposed wood with unsightly hammer marks.

All nails to be in compliance with Federal Specifications FF- N-105a, "Nails, Wire, Brads, and Staples". Pneumatic nailers may be used in all applications, as long as care is taken not to penetrate top veneers of plywood on shear panels and roof sheathing.

DIVISION 4-A: Finish Carpentry

framing which is concealed shall be

Work under this section shall include but is not limited to the following: All interior wood trim, hanging all exterior and interior doors, baseboards, closet shelf and poles, pantry shelving, window installation, and fireplace mantles, cabinet pulls, and door hardware (as described in Division 8 of these specifications).

MATERIALS AND WORKMANSHIP: Finish Lumber and Millwork shall be as follows: All interior baseboards to be paint grade MDF 5-1/4" Coronado pattern to be painted. All windows and doors shall be trimmed with bull-nosed edged thinwall plaster, window sills shall be 1-1/2" clear alder. All interior and exterior beams, rafters, and lintels shall be S4S Douglas fir, selected for appearance. Wood ceilings shall be 1x6 Douglas Fir or cedar tongue and groove as selected by the Owner.

Main Doors and jambs shall be manufactured and supplied by Casagrande Woodworks (similar to Craftsmen in Wood model 242-01-A as listed, supplied pre-hung in jambs. All jambs shall be kerfed to accept plaster bullnose. Hinges shall be oil-rubbed bronze finish. Prepare all doors to receive Emteck hardware with Normandy lever in oil-rubbed bronze finish or equal as selected by Owner.

Windows and exterior doors shall be dual-glazed Loewen Clad Casements units as listed with screens. All interior jambs shall be kerfed for bull-nose. Include stucco mould at all window and glass door exteriors. All windows must meet 1072 ANSI air infiltration

Cabinets shall be constructed as follows: Stain-grade cabinets shall be alder and shall be supplied with doors and drawer fronts selected by Owner and cabinet frames shall match species and finish of doors. All upper shelves to be adjustable. Use European concealed hinges and drawer guides with ball bearing mechanisms. Verify all cabinet specifications with Designer and Owner and provide shop drawings prior to fabrication. Paint-grade cabinets shall be constructed of alder and shall be constructed in a similar fashion as described for stain-grade units.

Shelving and Closets: Provide 3/4" pre-finished maple for all shelves and chrome finished steel clothes poles with metal brackets. All closet cabinetry to be melamine

Garage Doors and all operators to be supplied by Hamon Overhead Door. Doors shall be woodpanel style as selected by Designer and operators shall be heavy duty chain type. DIVISION 5: Insulation, Moisture Protection

Work under this section shall include, but is not limited to the following: caulking and weatherstripping all exterior openings, thermal insulation, and under floor

MATERIALS AND WORKMANSHIP: Caulk all areas of potential air or water infiltration with butyl caulking or foam. Weatherstrip all non-Weathershield exterior doors with Johns Manville dark bronze butt-up type (or as provided by door manufacturer). Provide tight sealing door sweeps and thresholds.

Insulate entire residence as follows: All exterior walls use R-19 fiberglass batts, all ceilings use R-30 fiberglass batts, floors to have R-19 fiberglass batts, insulate all walls of bedrooms and bathrooms with R-11 batts for sound deadening. Installer to provide a Certificate of Insulation upon completion of work.

ROOFING

Work under this section shall include, but is not limited to, the following: all underlayment, roofing, edge metal and the installation of roof jacks, vents, and any other flashing pertaining to the roof. Roofer shall clean up all debris and remove from jobsite as part of his work.

All work shall be neat and accurate. Subcontractor to dry-in roof as requested by General Contractor after roof sheeting is approved for nailing by building official. Roof structure to be loaded with roofing material immediately after drying-in.

Roof covering shall be authentic clay mission tile by US Tile or equal with style and color selected by Owner. Roof valley flashing shall extend a minimum of twelve (12) inches to either side of center and have a vertical splash diverter rib one (1) inch high. Underlayment to be 90# synthetic cap sheet or as specified by installer.

DIVISION 6: Sheetmetal

Work under this section shall include, but is not limited to the following: materials, fabrication, priming, delivery to jobsite, of metal flashing, chimney decorative caps, roof jacks, ducts to outside air for dryer, bath fans and installation of

MATERIALS AND WORKMANSHIP: All sheetmetal flashing, counterflashing, etc. shall be rolled copper 29 ga. minimum. Flashing shall be run up four (4) inches on vertical surfaces under paper or cap flashing, and out six (6) inches on the roof. Provide flashing at all places where roofs and walls intersect and at all chimneys. Cooperate with the roofing contractor. DIVISION 7: Glass and Glazing

Work under this section shall include, but is not limited to the following: glass for fixed glass areas, shower doors, and mirrors, etc.

MATERIALS AND WORKMANSHIPS: All clear glass shall be B-B strength, Libbey-Owens Ford or equal. All exterior

glazing shall be dual, with a minimum of 3/8" clearance between panes. Shower doors shall be Work Right frames type, clear, tempered 1/4" glass, sizes as necessary for enclosure. Metal parts to have: Pewter finish.

Plate mirrors shall be Libbey-Owens Ford "Parallel-O-Plate" or equal, glazing quality or better, electro-plated copper, sizes measured on the job. Exposed edged to be ground

DIVISION 8: Finish Hardware

MATERIALS AND WORKMANSHIP:

Work under this section shall include, but is not limited to, the following: furnish all finish hardware for doors, door stops, cabinet knobs, hinges, locks, and bathroom accessories. Install all above with the highest standards of quality and workmanship.

Finish hardware shall be Emteck as selected by Owner and Designer. An allowance of \$5,000.00 shall be used for all door hardware. Provide door stops for each door to match finish on door hardware. Provide pulls for all cabinetry as selected by Owner. Provide towel bars and paper holders for each bath room. Allowance for cabinet pulls and bath hardware is \$3,500.00.

DIVISION 9: Section 1: Exterior Plaster

Work under this section shall include, but is not limited to, the following: All exterior wall surfaces shown on drawings as exterior stone

All work shall comply with Chapter 47 of the Uniform Building Code, 1997 edition. All metal beads, grounds, and expansion joints are to be furnished and installed by Subcontractor. Make sure all metal is in place and according to drawings before plastering. Subcontractor shall, in all cases, furnish and install his own scaffolding necessary for proper execution of his work. Windows, doors, thresholds, and flashings shall be protected from scratching and thoroughly cleaned. Upon completion Subcontractor to haul away all debris, and left-over materials (including all plastic and tape). Subcontractor is responsible and shall be held liable for a period of two years after the owner has accepted the finished building for any leaks or faulty installation.

Exterior lathing shall be woven wire lath, hexagonal mesh, 18 ga. wire, galvanized after weaving, secured to studs over a wire backing and a layer of fiber reinforced Kraft paper. Carry all lath all the way to the grounds, expansion joints, and over metal flashing where called for, but do not nail through flashing. All plaster specified under this section shall be Portland cement plaster mixed to the following proportions: 1 part Portland cement to 4 parts plaster sand for the first coat. Second coat: 1 part Portland cement to 3 parts sand. Plasticity agents may be added to these mixtures in amounts not exceeding 10% of the volume of Portland cement. Finish of brown coat shall

be "mission" style as described by Designer on jobsite. This coat shall be primed and

DIVISION 9: Section 2: Thinwall Plaster

Work under this section shall include but is not limited to, the following: all materials, labor, and equipment necessary to complete installation of gypsum wallboard as indicated on the drawings.

Drywall all indicated interior walls and ceilings with indicated thickness gypsum wallboard. Work shall comply with requirements of Chapter 47 of UBC, 1982 Edition. Clean premises of all debris and left-over materials resulting from work under this section, remove from site, do not bury underground.

MATERIALS AND WORKMANSHIP: Wallboard shall be Imperial blueboard by U.S. Gypsum or equal. In general, 5/8" thickness Type X in all garages, and on all ceilings with 24" o.c. joists or trusses. Most walls shall receive 1/2" thick gypsum board, except 1/2" waterproof board shall be installed around all tubs and showers. Edge fasteners shall be 5d cooler nails, field fasteners to be hardened "Bugle Head" screws for all installation. Joint tape, corner bead, J-metal to be as provided by U.S. Gypsum for drywall systems, or equal. Use square corner bead at all corners and horizontal edges, and at door and window openings. In general, installation consists of fasteners at 8" on center on walls and 6" on center on ceilings. Center all joints on framing members. Tape all joints at interior corners, use square corner bead at all exterior corners. All doors and windows shall have square trim. Use imperial plaster for top coat. Texture all walls and ceilings with smooth putty finish as approved by the Designer.

Protect all existing work from mud and imperial plaster with plastic sheeting. After

hauling off debris clean floor of any spilled joint compound and texture over spray. DIVISION 9: Section 3: Tile Work

painted with elastomeric paint.

Work under this section shall include, but is not limited to, the following: all materials, labor, and equipment necessary to install shower and tub surrounds, kitchen counters and splashes, vanities, and tile floors where shown on plans.

Study drawings of floor plans and interior elevations. Provide all scratch coats and mortar beds as necessary. Make a price allowance for all tile work based on figures below. Clean-up all scraps, trash, and left-over materials.

MATERIALS AND WORKMANSHIP: Materials are to be determined by the Designer and the Owners and shall consist of: Floors: tiles as selected Shower enclosures: tiles as selected

Kitchen counters: slab granite Master bath counter: slab marble Other counters: tile Fireplace mantles, surrounds: marble

DIVISION 9: Section 4: Carpet

Work under this section shall include, but is not limited to the following: all materials, labor, and equipment to install complete carpet flooring in areas designated in the drawings.

Allow \$50.00 per square yard for complete installation of carpeting.

Work under this section shall include, but is not limited to the following: All labor, materials, equipment, including scaffolding, for all exterior and interior priming, painting, staining, decoration, etc.

The Subcontractor shall take all steps necessary to protect his work and the work of others during the time of painting, and will be responsible for any damage to the work or property of other contractors caused by his employees or himself. Finish hardware shall have been fitted and all contact plates removed before painting. Electric switches and outlets shall not be installed prior to painting. Care should be taken by Subcontractor to label all door and window parts to insure replacement to their original places. Subcontractor shall upon completion of work, remove all surplus materials and rubbish, and any spots or over spray from surrounding

MATERIALS AND WORKMANSHIP:

DIVISION 9 SECTION 6: Painting

All exterior woodwork (rafter tails, eaves, etc.) to be painted with an exterior oil-based stain by Minwax or equal. Designer and owner shall pick color. All stucco to be painted with an elastomeric system as selected by Designer and Owner.

Interior millwork to be painted shall be painted with Frazee Aeroplate oil-based enamel. Enamel coats shall be sprayed. All millwork to be stained shall be stained with a product selected by Owner and Designer and then finished with a Hand-rubbed lacquer. All thin wall to be sealed with a PVA sealer and rolled with one coat of Frazee quality

DIVISION 15 SECTION 1: Plumbing

latex wall paint selected by Owner.

Work includes installation of all water supply lines to house, water supply lines inside house, sanitary plumbing, installation of all fixtures, hook-up to septic system, and all necessary gas lines.

All work to be completed in conformance with current codes. Supply and install fixtures as selected by Designer and Owner.

DIVISION 15 SECTION 2: HVAC

Work to include design, all materials, labor, and equipment to install an Infloor radiant heating system to conform to Title 24 report by mechanical engineer and specifications found on mechanical plans.

DIVISION 16: Electrical

Work under this section shall include, but is not limited to the following: All materials, labor, and equipment to install temporary power, underground lines to house, 400 amp. service, complete 120/240 volt system as per plans, installation only of Owner's light fixtures, (standard), connection of all electrical appliances and equipment, phone pre-wire, T.V. pre-wire, bathroom and laundry room exhaust fans, and all standard fluorescent light fixtures.

Comply with National Electrical Code of the Board of Fire Underwriters, the regulations of Pacific Gas and Electric Company, and with the requirements of the County of San Luis Obispo. Nothing in these plans or specifications is to be construed to permit work not conforming to these codes and regulations. Study the plans, circuit the entire system, size all wires, provide panels, disconnect switches, circuit breakers, etc., which are not listed on the drawings but are necessary to make the entire system complete and

Provide GFI circuit for receptacles where code requires.

MATERIALS AND WORKMANSHIP: All wiring to be Romex, except those in conduits, which shall be RH-RW type. Switches shall be standard quality, T-rated, tumbler type, silent, as manufactured by Levitan, color: white. Receptacles shall be Levitan, wall plates to be P-line white. All recessed lighting fixtures to be: Prescolite or equal with standard white baffle trims. Clean-up all rubbish and un-used materials. Test entire system.

Check General Notes for Title 24 and other County requirements.

architectural design and built by.

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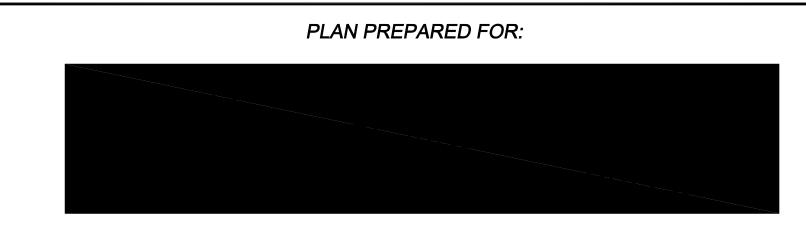
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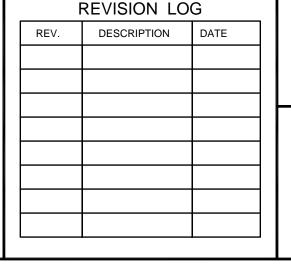
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FILE NAME SP ARCH

SPECIFICATIONS

ASP

ARCHITECTURAL

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 21" 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 FTG DIMENSIONS & REINFORCEMENT APPROVED TESTING LABORATORY NOT MORE THAN NO. STORIES WIDTH DEPTH BARS 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.

CONC. SLAB SEE CONC. NOTE THIS PAGE

LEGEND

PROVIDE (3) #5 BARS TOP & BOTTOM INTO 15" WIDE x 18" DEEP FOOTING

FOUNDATION CALLOUTS

A. CONCRETE SLAB, SEE CONCRETE NOTE THIS SHEET

SOILS SHOULD BE OVEREXCAVATED TO A DEPTH OF TWO (2) FEET BELOW THE BOTTOM OF FOOTINGS, THREE (3) FEET BELOW EXISTING GRADE, OR 75% OF THE DEEPEST FILL THICKNESS, WHICHEVER IS GREATER. THE OVEREXCAVATION SHOULD EXTEND TO A DISTANCE OF FIVE (5) FEET BEYOND THE BUILDING PERIMETER. THE RESULTING SURFACE SHOULD BE SCARIFIED TO A DEPTH OF ONE (1) FOOT, MOISTURE CONDITIONED AND RECOMPACTED TO A MINIMUM OF 90% OF MAXIMUM DRY DENSITY. THE INTENT OF THESE RECOMMENDATIONS IS TO PROVIDE A MINIMUM OF THREE (3) FEET OF COMPACTED SOILS BELOW THE BOTTOM OF ALL FOOTINGS, AND RECOMPACT THE LOOSE TOPSOIL.

NOTE FROM SOILS ENGINEER

ALTERNATIVELY, THE FOOTINGS MAY BE EXCAVATED TO BEAR A MINIMUM OF EIGHTEEN (18) INCHES INTO THE UNDERLYING FIRM TAN SLIGHTLY CLAYEY SILTY FINE TO MEDIUM SAND WITH GRAVEL ENCOUNTERED AT A DEPTH OF ONE TO THREE (1-3) FEET BELOW EXISTING GRADE IN OUR BORINGS. THE SLAB AREA SHOULD BE OVEREXCAVATED TO A DEPTH OF ONE (1) FOOT BELOW EXISTING GRADE. THE RESULTING SURFACE SHOULD BE SCARIFIED AN ADDITIONAL ONE (1) FOOT, MOISTURE CONDITIONED TO 2%-3% ABOVE OPTIMUM MOISTURE CONTENT, AND RECOMPACTED TO A MINIMUM OF 90% OF MAX DRY DENSITY.

AREAS OUTSIDE THE BUILDING AREA TO RECEIVE FILL, EXTERIOR SLABS-ON-GRADE, SIDEWALKS AND PAVING SHOULD BE OVEREXCAVATED TO A DEPTH OF ONE (1) FOOT.

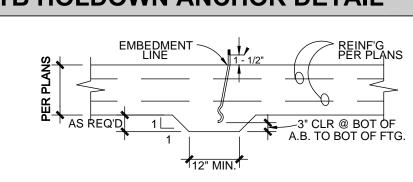
HDU4 W/ SSTB24*

HOLDOWN KEY

USE 4X POST MIN. SEE DETAIL 12/D-1.1) USE 4X POST MIN. SEE DETAIL 12/D-1.1) HDU5 OR HDU8 W/ SSTB34* USE 4X POST MIN. (SEE DETAIL 12/D-1.1)

HDU11 OR HHDQ14 W/ SSWAB1X36HS A.B. PER DETAIL ___-*USE SSTBL ANCHOR BOLTS WHERE 3X SILL IS REQUIRED PER SHEARWALL SCHEDULE

SSTB HOLDOWN ANCHOR DETAIL



INCREASED FOOTING DEPTH AT SSTB HOLDOWN ANCHOR

(WHERE APPLICABLE)

OF RECORD AFTER EXCAVATION, BUT PRIOR TO PLACING REINFORCING STEEL OR

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.

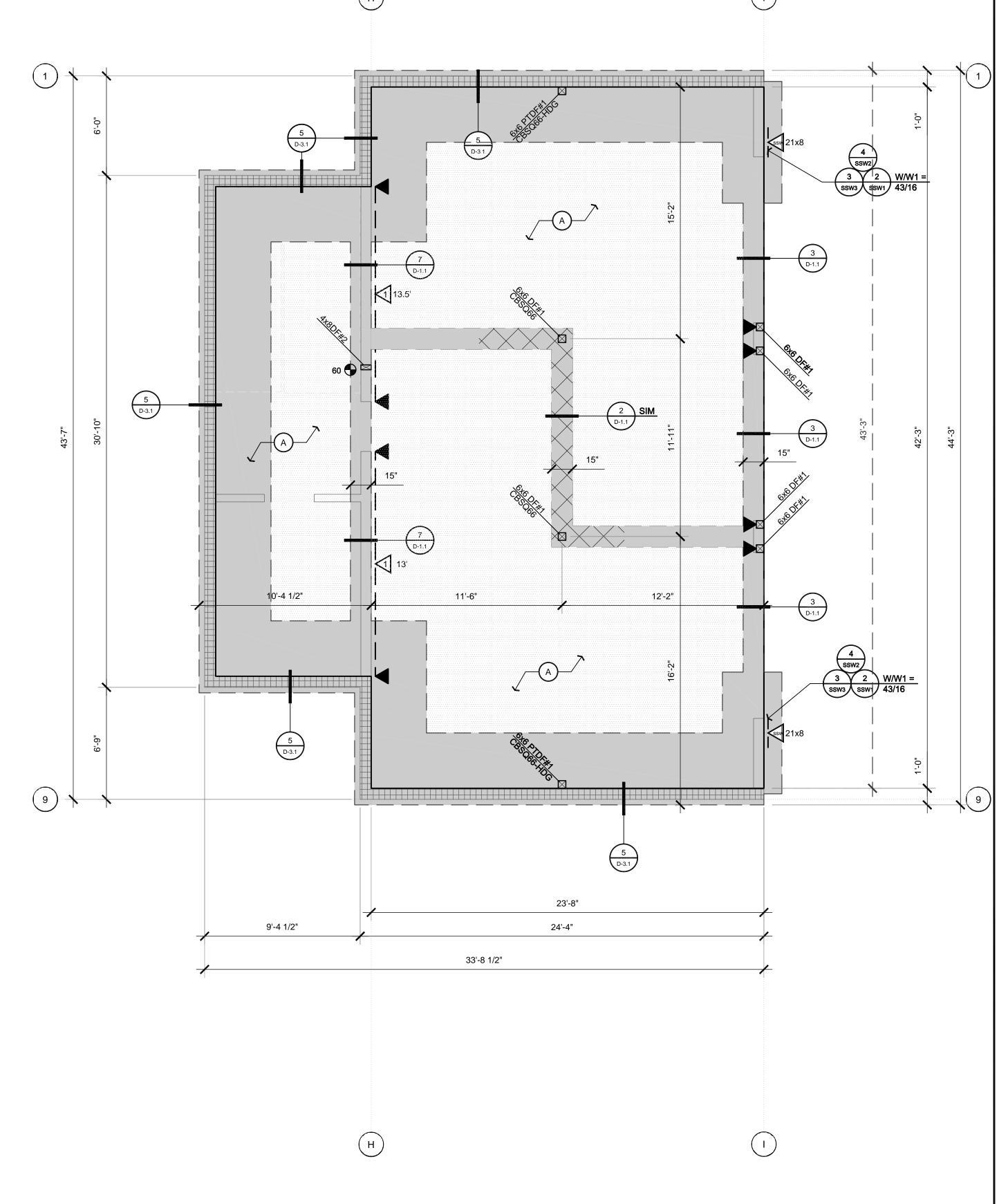
4. FOUNDATION EXCAVATIONS SHOULD BE OBSERVED BY THE GEOTECH ENGINEER

SOIL NOTE

SOILS EXPANSION INDEX IS VERY LOW REPORT: B-085609 BY: BUENA GEOTECHNICAL SERVICES DATED: 02-06-2008

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.



FOUNDATION PLAN (LOWER LEVEL)

architectural design and built by:

7 Ok to use (1) A35 clip in lieu of (1) RBC as needed.

FOOTNOTES:

SHEAR WALL SCHEDULE

260 15/32" CDX (ID# 24/0) N 8d @ 6 - 12 RBC @ 20" o/c or LPT4 @ 22" o/c

380 15/32" CDX (ID# 24/0) N 8d @ 4 - 12 RBC @ 15" o/c or LPT4 @ 16" o/c

770 15/32" CDX (ID# 24/0) N 10d @ 2 - 12 RBC @ 10" o/c or LPT4 @ 8" o/c

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

4 Provide 0.229" thick x 3" square, flat plate washers at all 5/8" diameter anchor bolts.

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

15/32" CDX (ID# 24/0) N 8d @ 3 - 12 RBC @ 13" o/c or LPT4 @ 12" o/c

A 84 @ 2 - 12 RBC @ 6" o/c or LTP4 @ 4.5" o/c SDS¹/₄x4.5" @ 4.0" o/c 12" o/c

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 edges. For walls with shear ≤ 600 plf, okay to use 2x sill plate with anchor bolt spacing half the tabulated distance

WILLIAM H. BATEMAN JR.

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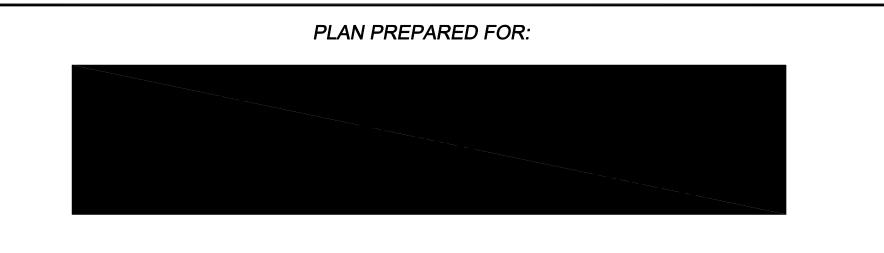
drafted & engineered by:

www.medesigns.us

M.E. Designs Civil & Structural Engineering Drafting & Design

610 10th Street, Suite D 805.610.9545 (office)

Paso Robles, CA 93446 805.237.0480 (fax)



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NAME S-1.1 FOUNDATION PLAN (LOWER WN BY M.SHICK 3/20/2009 10:34 AM

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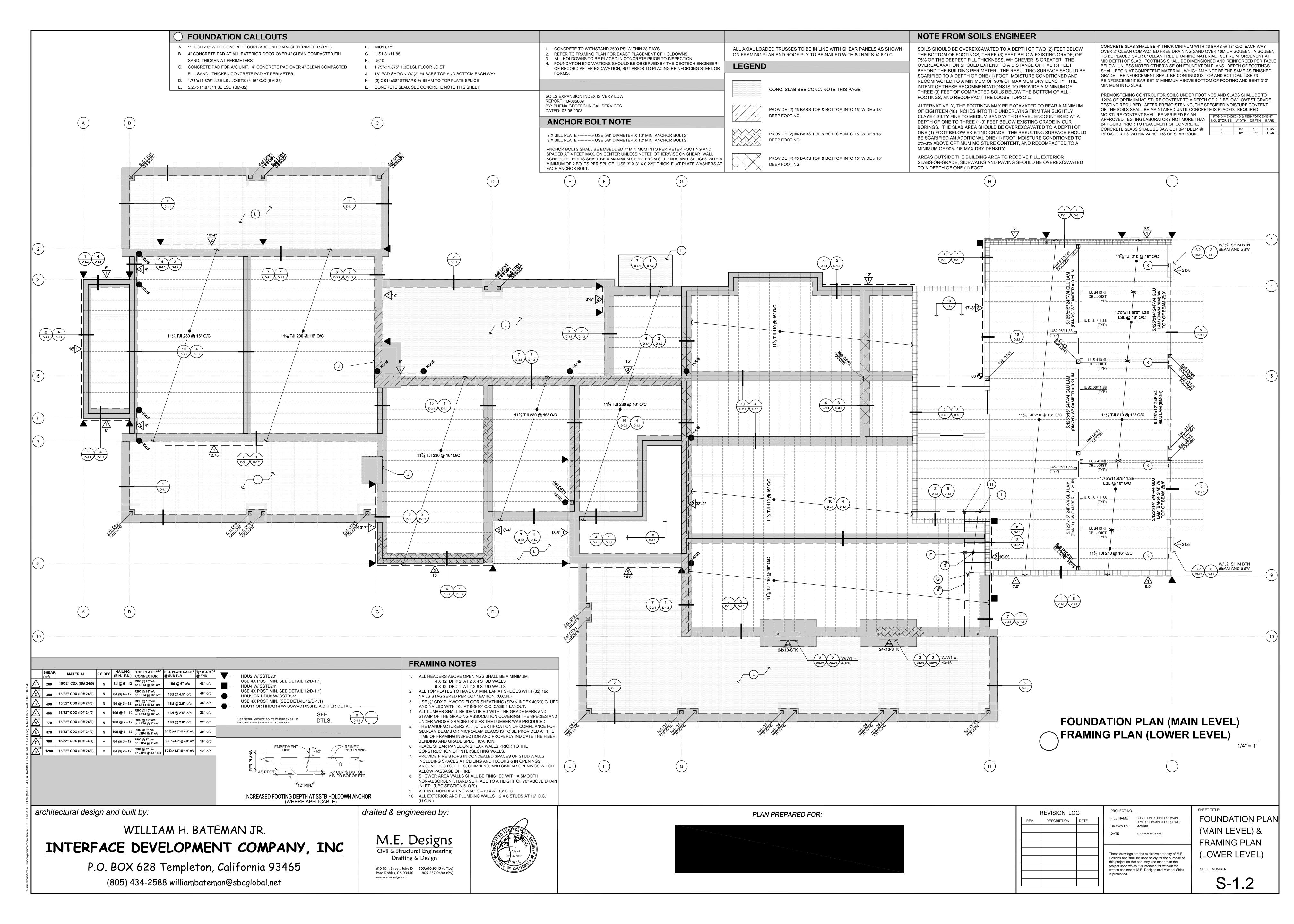
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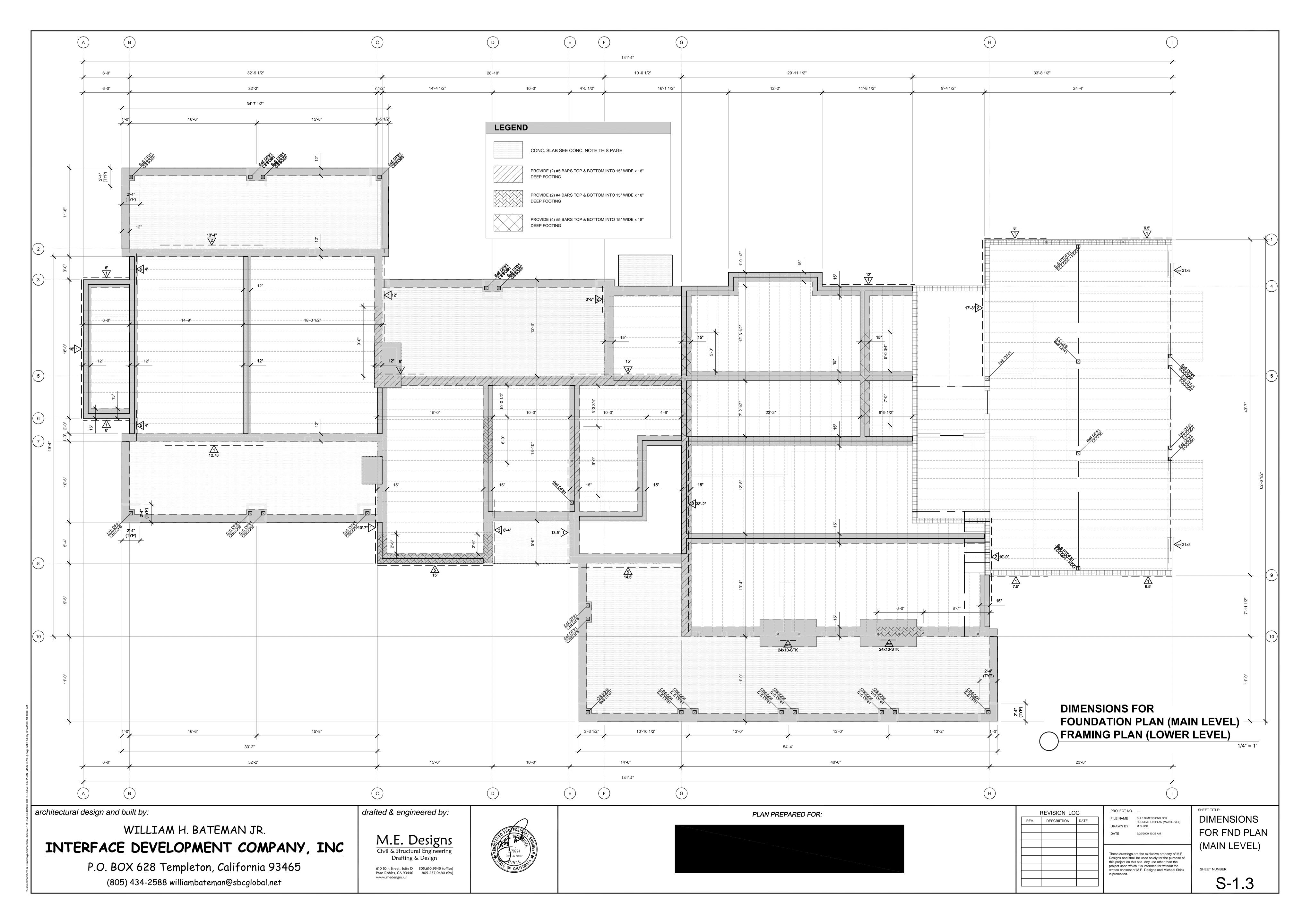
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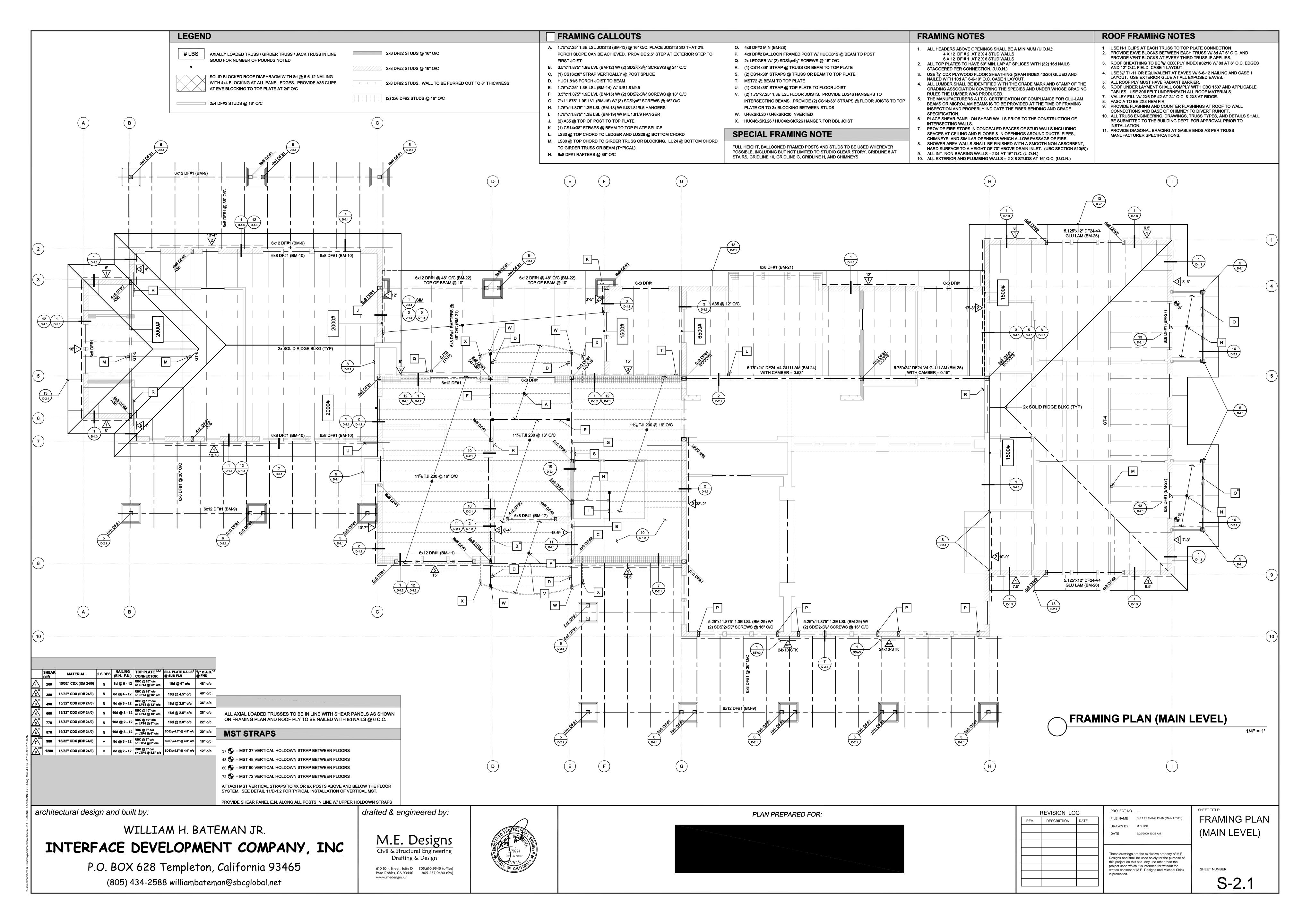
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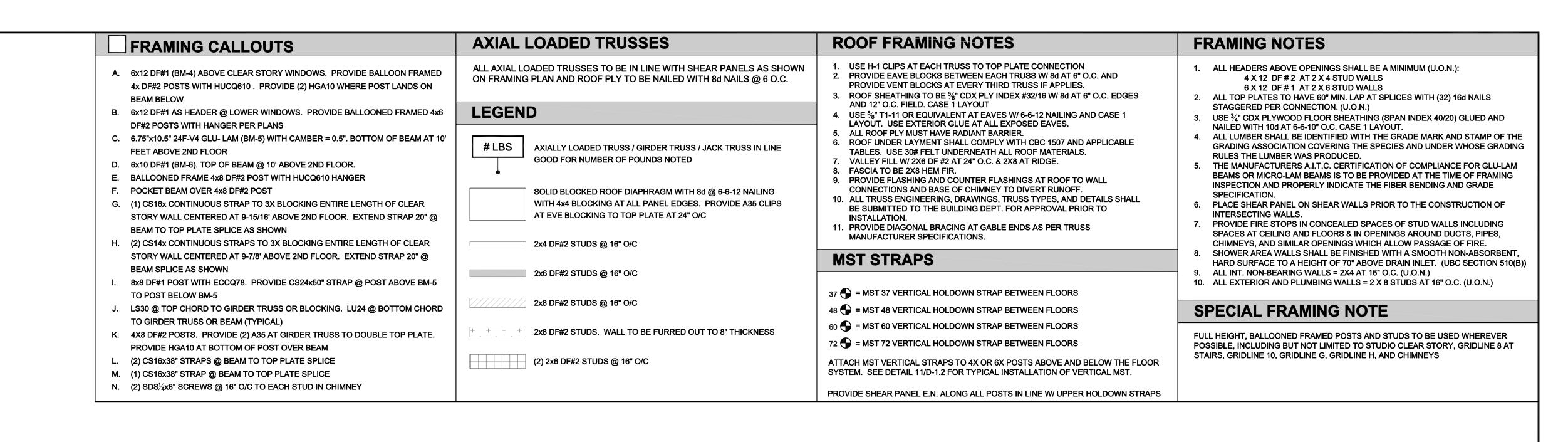
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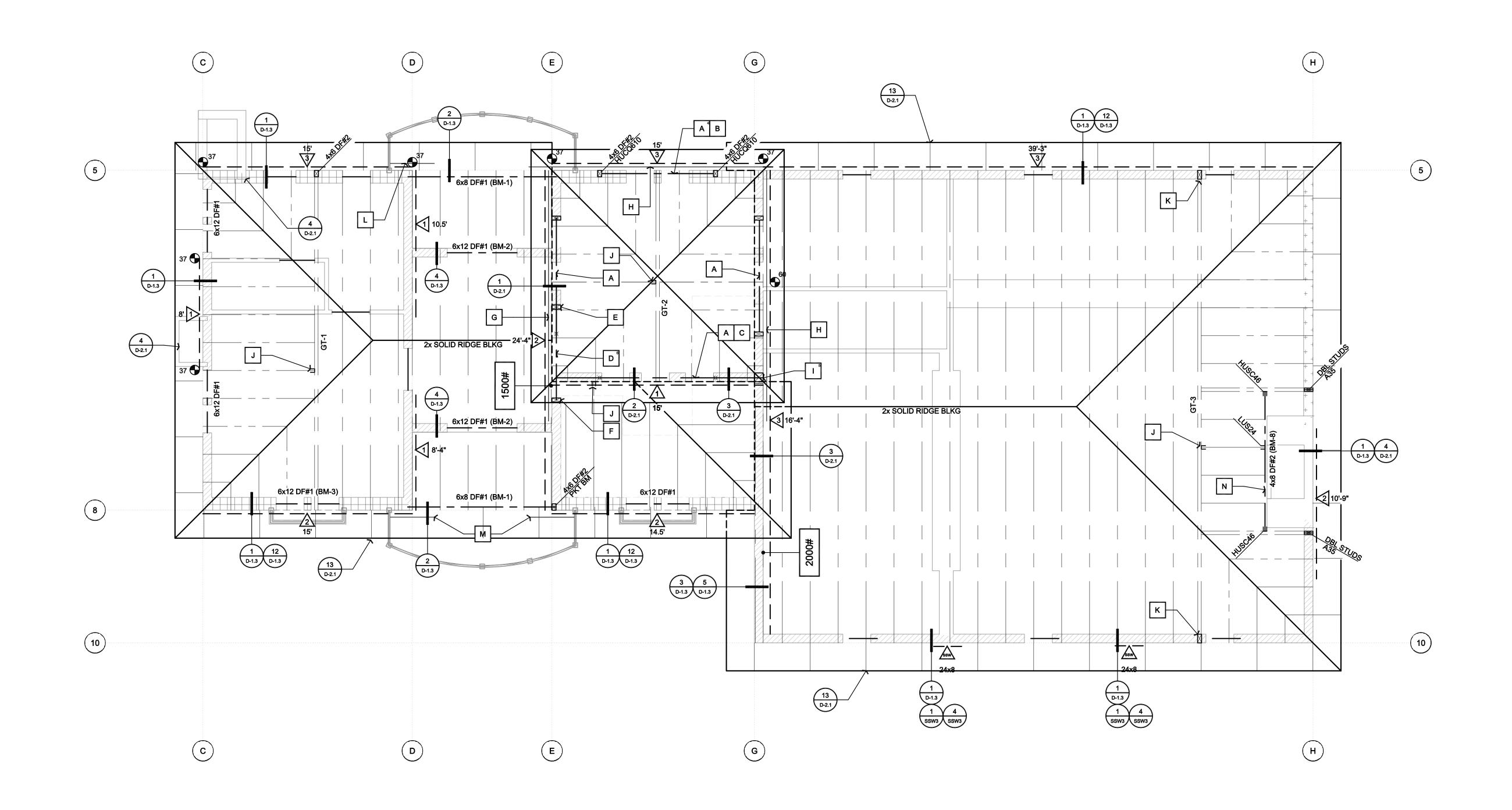
PLAN (LOWER











5	SHE	AR WALL	SCH	IEDUL	.E		
	SHEAR (plf)	MATERIAL	2 SIDES	NAILING (E.N. F.N.)	TOP PLATE 3,5,7 CONNECTOR	SILL PLATE NAILS ⁶ @ SUB-FLR	%" Ø A.E @ FND
\triangle	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/
28	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/
$\sqrt{3}^8$	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/
4 8	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/
<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/
6 8 €	870	19/32" CDX (ID# 24/0)	N	10d @ 3 - 12	RBC @ 8" o/c or LTP4 @ 6" o/c	SDS½x4.5" @ 4.5" o/c	20" o/
7 8,9	980	15/32" CDX (ID# 24/0)	Y	8d @ 3 - 12	RBC @ 6" o/c or LTP4 @ 6" o/c	SDS½x4.5" @ 4.0" o/c	18" o/
8,9	1280	15/32" CDX (ID# 24/0)	Y	8d @ 2 - 12	RBC @ 6" o/c or LTP4 @ 4.5" o/c	SDS½x4.5" @ 4.0" o/c	12" o/
F00	THATE	n.					

OTES: All walls to be fully blocked.

9 Stagger nails at opposite sides of wall.

All nails specified are common. Where "air-gun" nailing is used, care shall be taken to use true common nail equivalent
Provide 0.229" thick x 3" square, flat plate washers at all 5/8" diameter anchor bolts.

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.

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

Ok to use (1) A35 clip in lieu of (1) RBC as needed.

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

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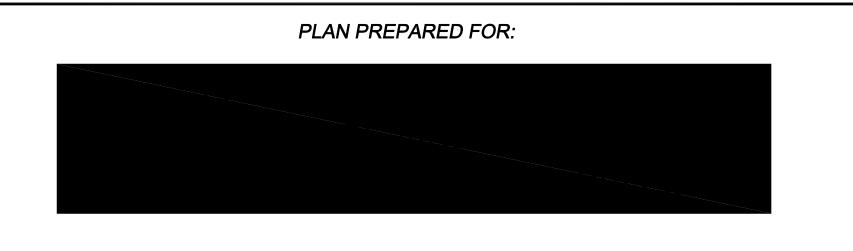
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REVISION LOG				PROJECT NO.	
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				DRAWN BY	M.SHICK
			-	DATE	3/20/2009 10:35 AM
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FOUNDATION PLAN (UPPER LEVEL)

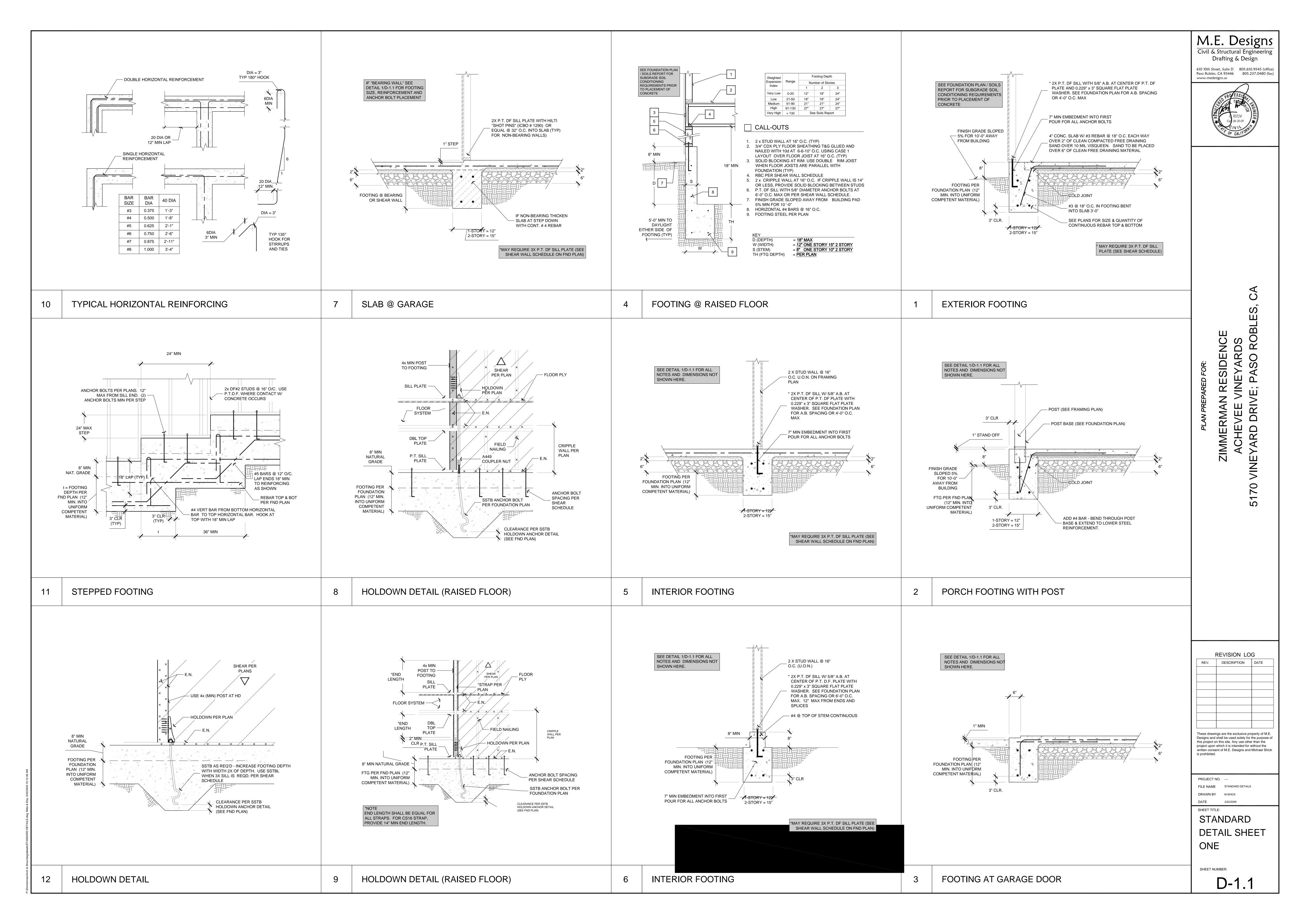
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AWN BY M.SHICK

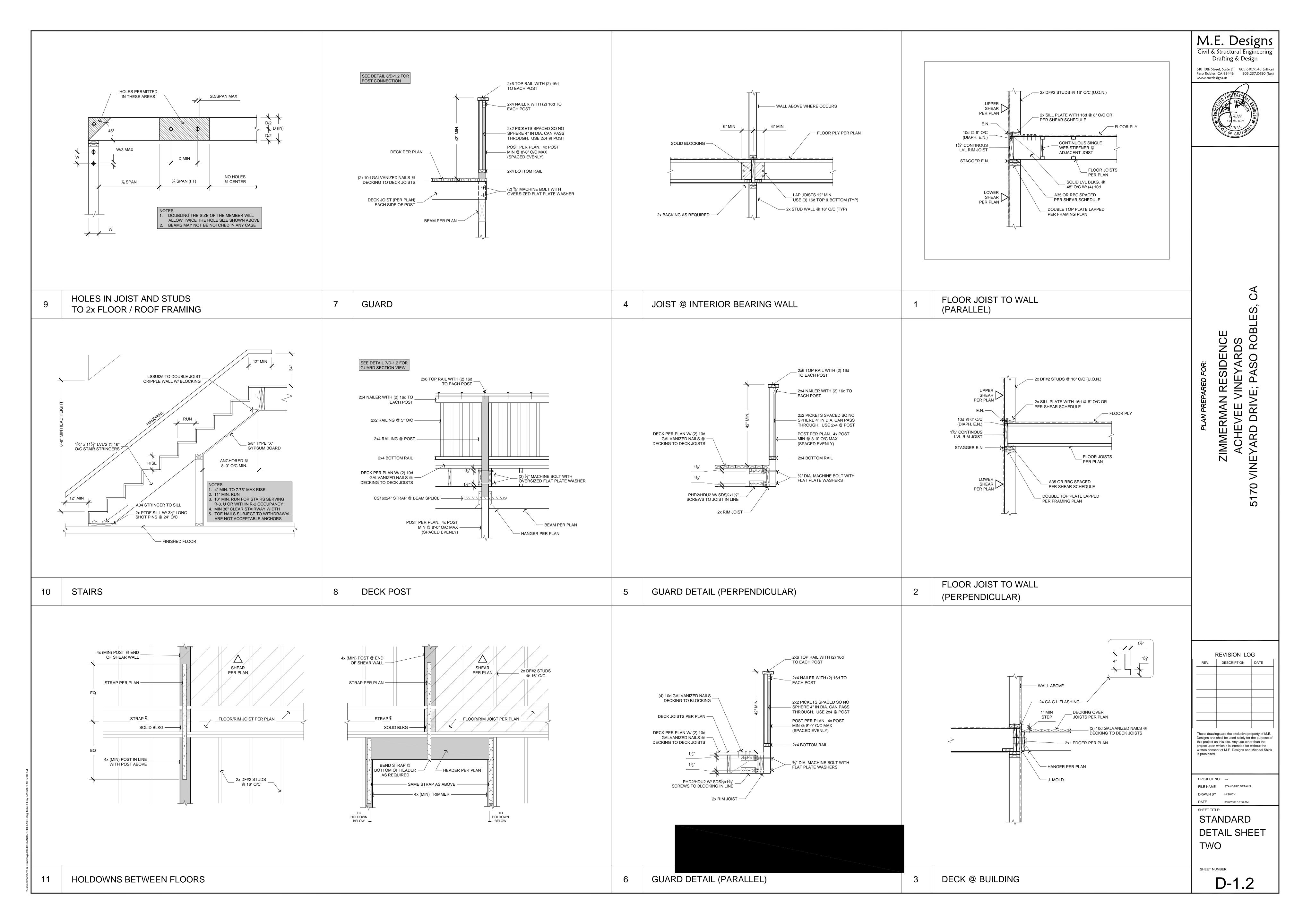
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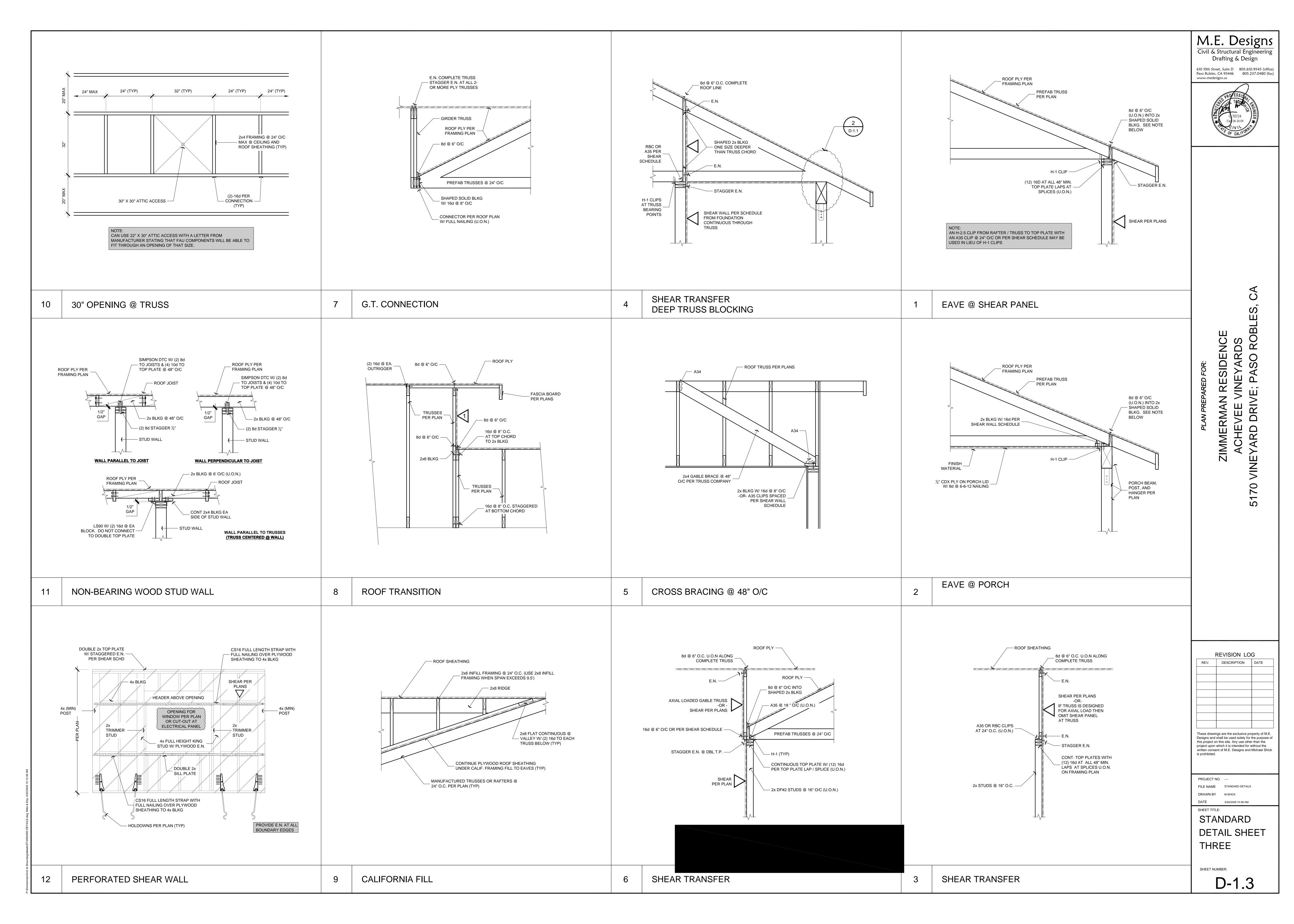
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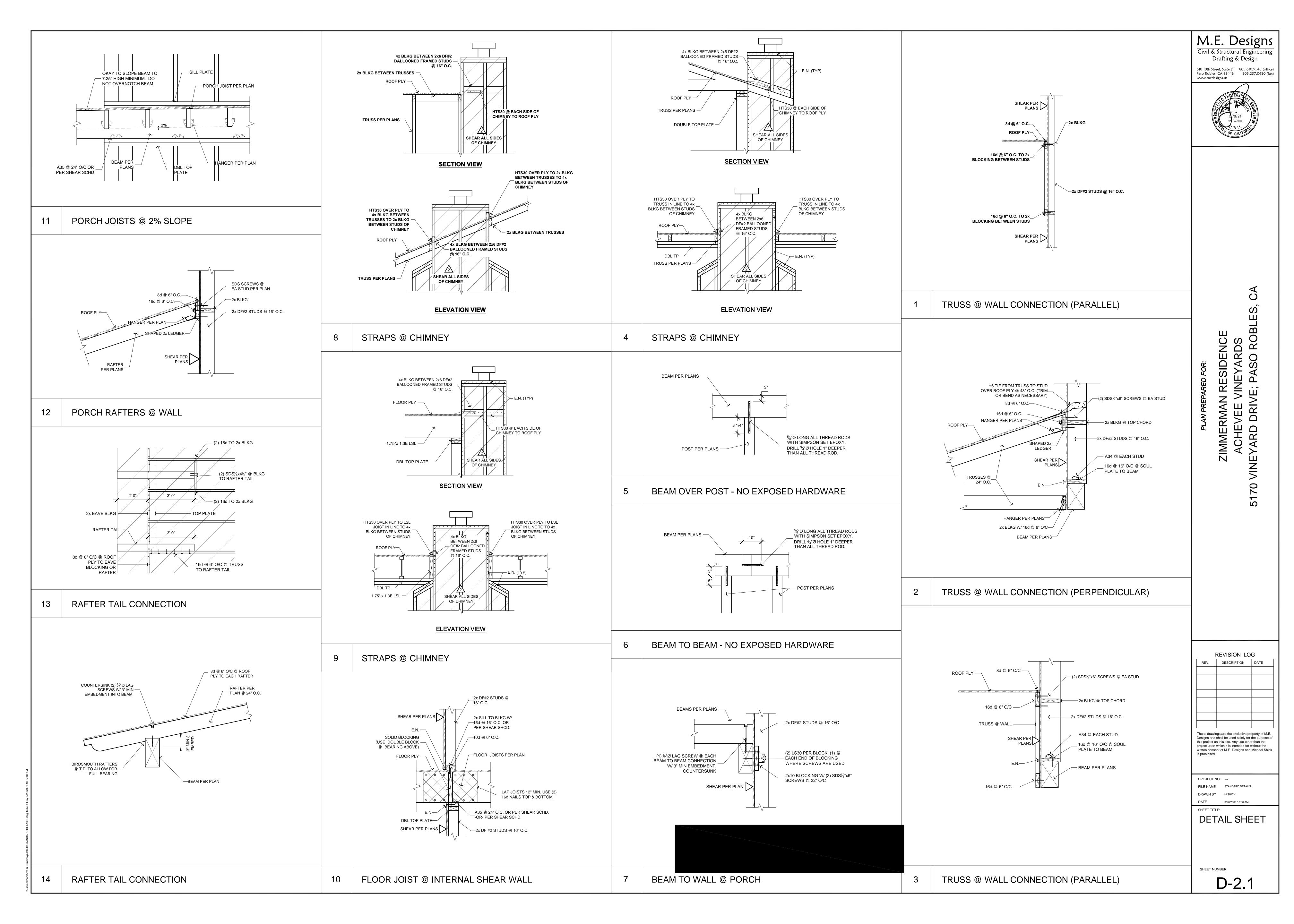
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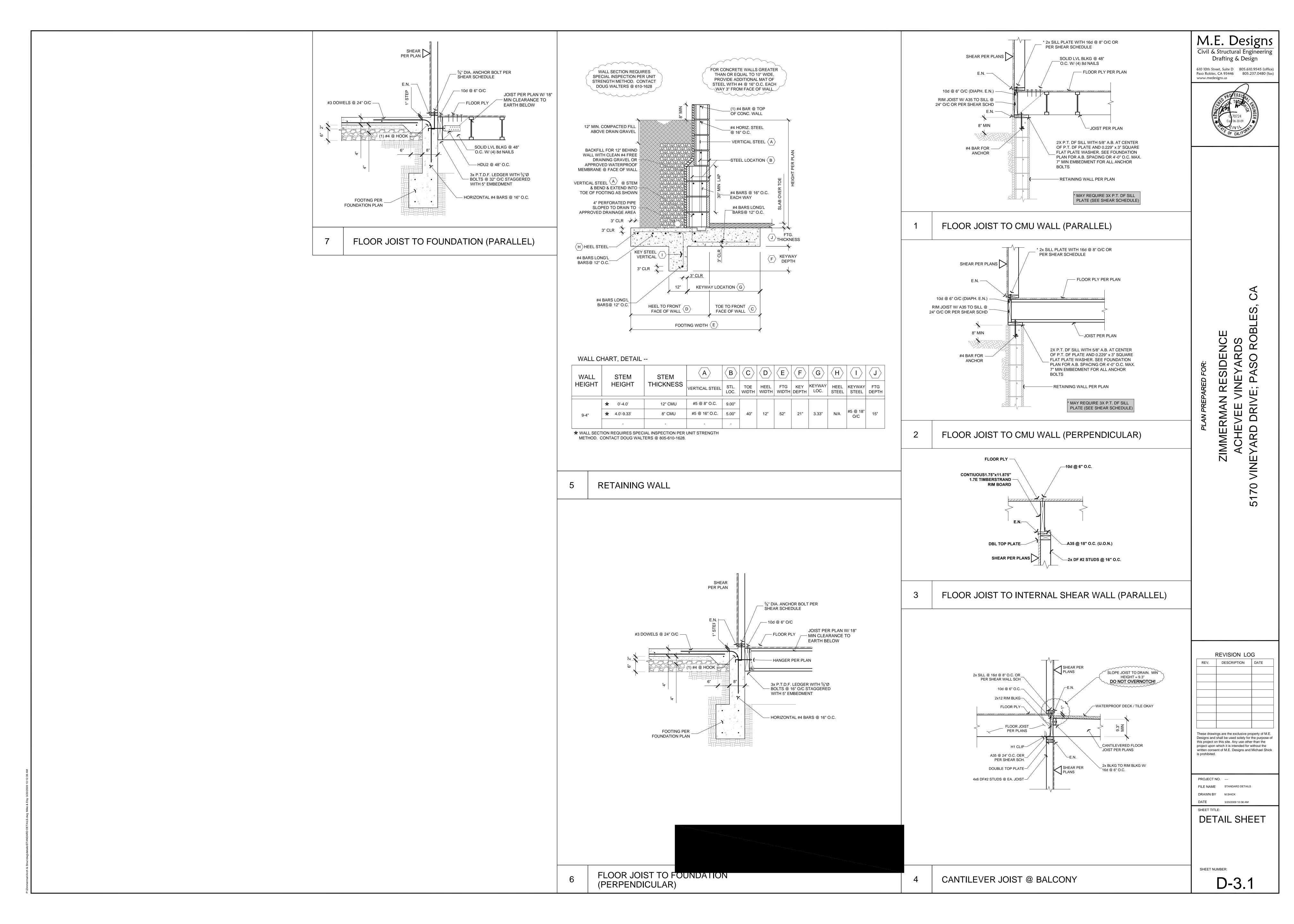
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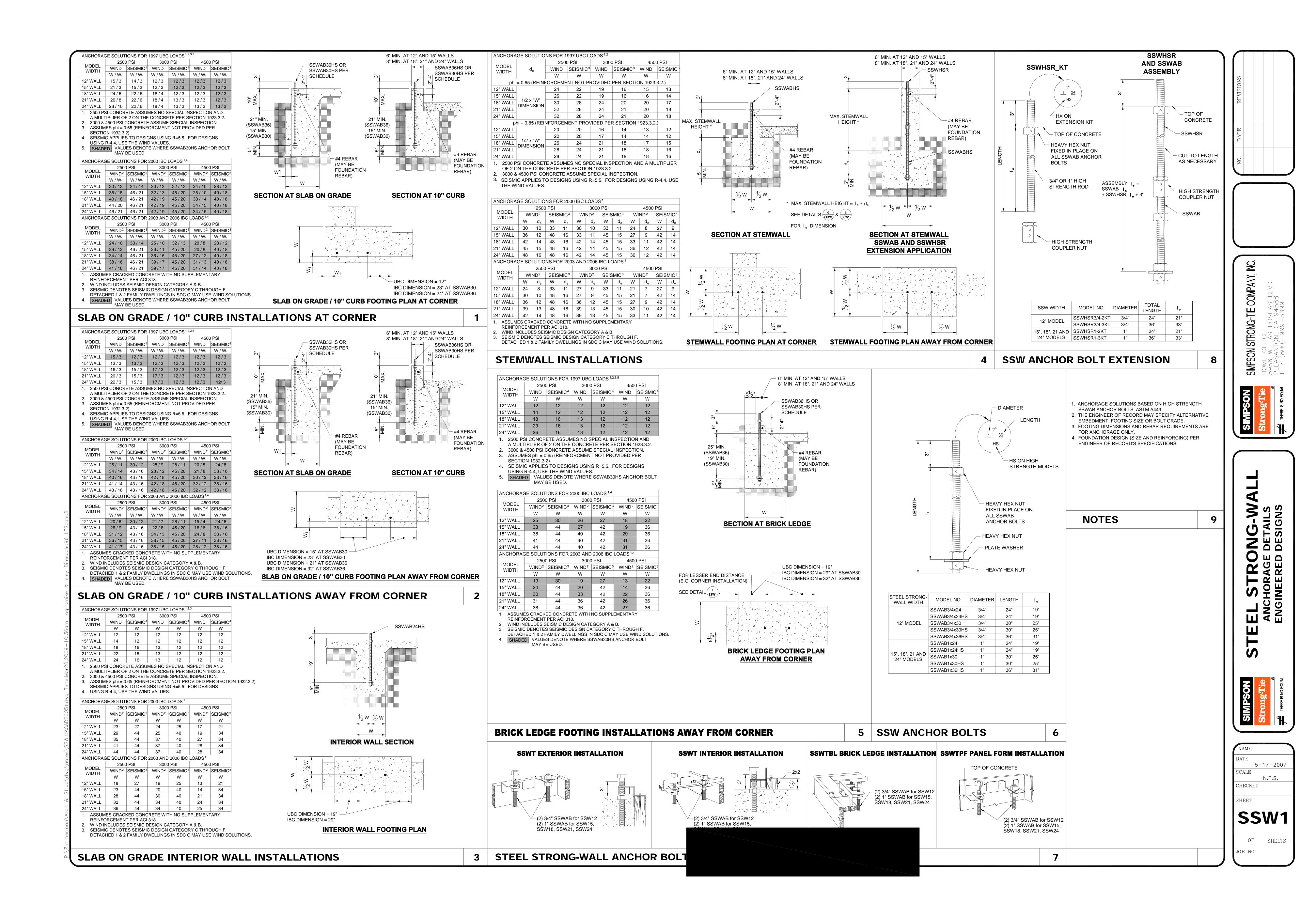


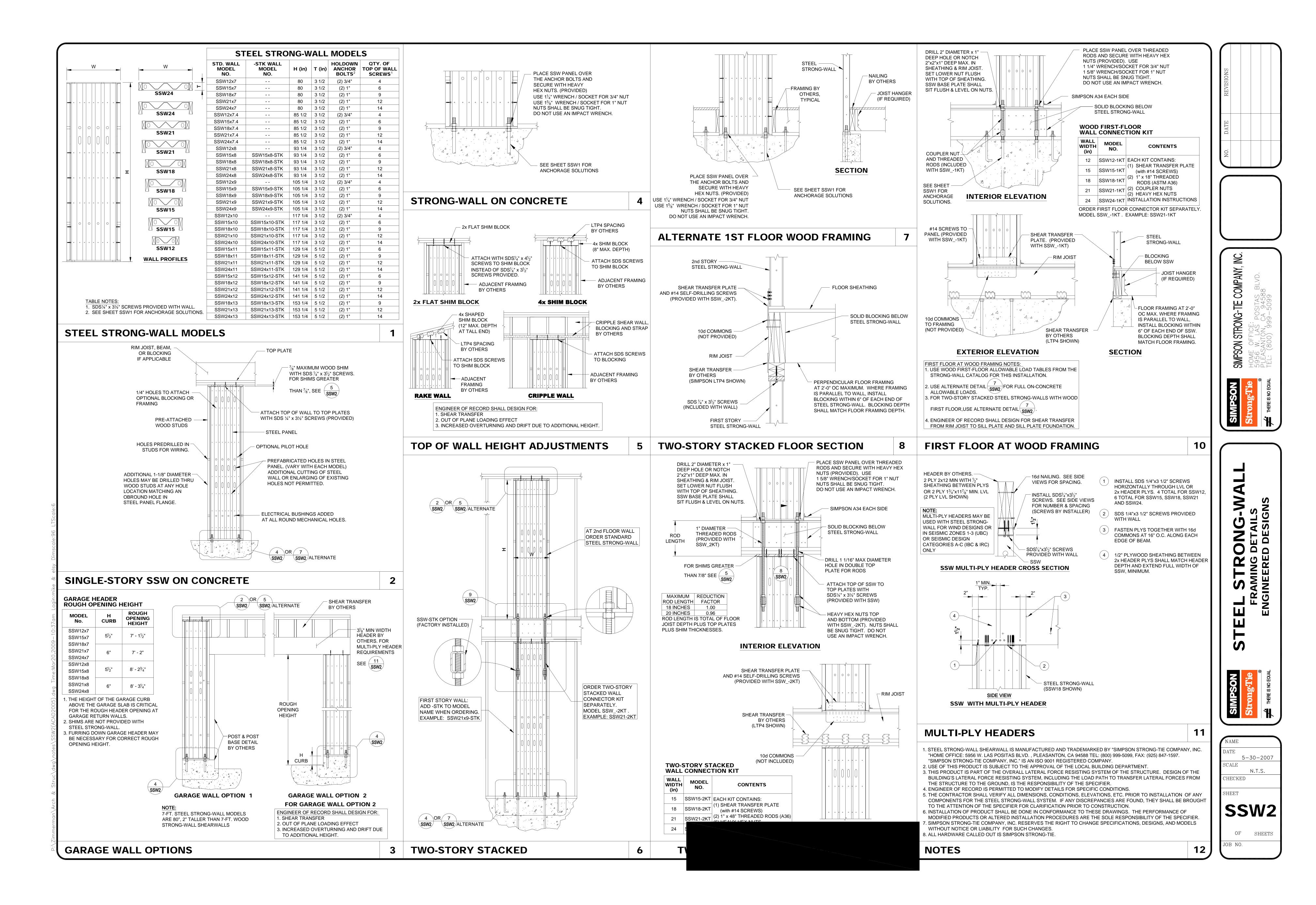


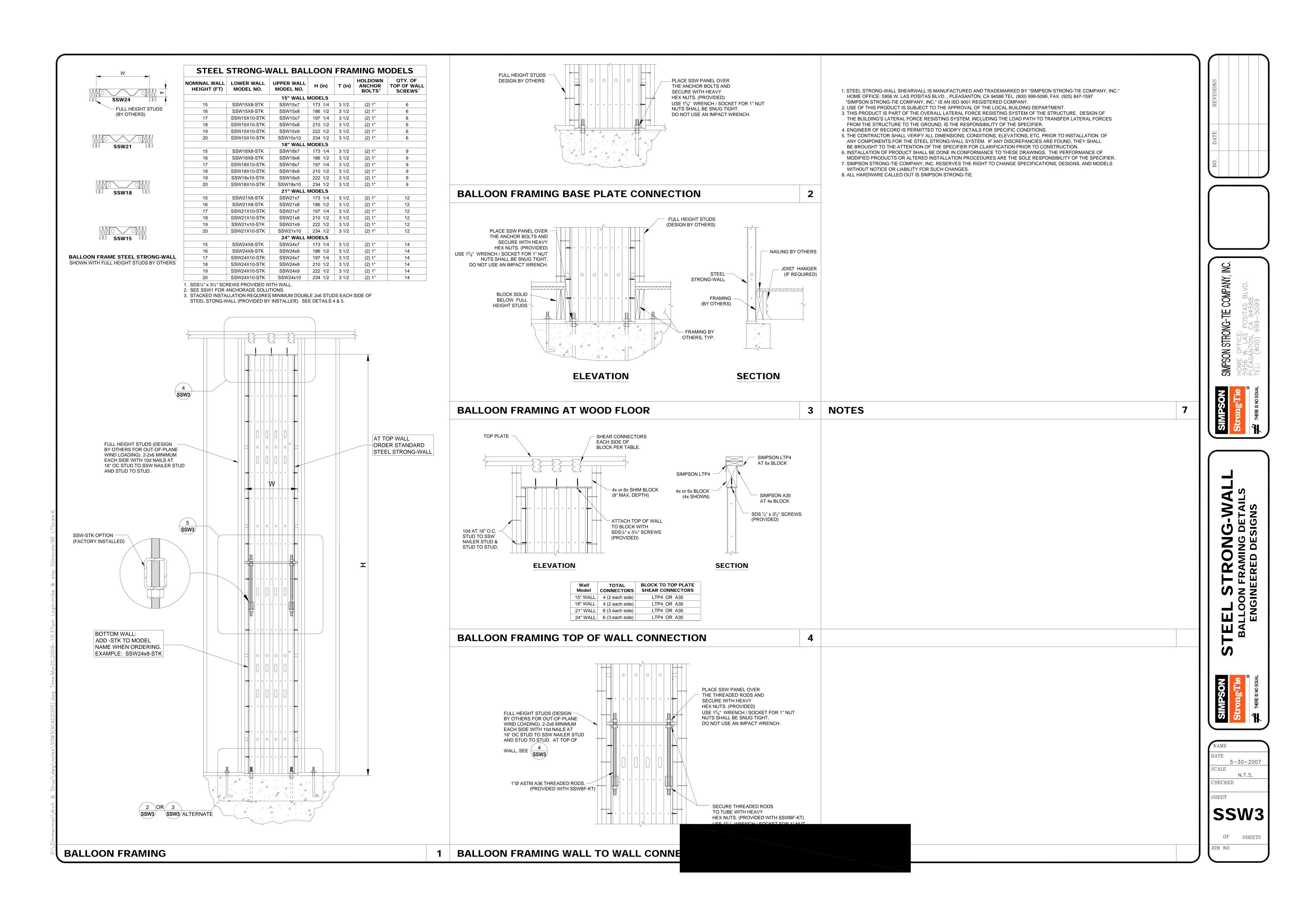












- 1. These general notes and accompanying plans are complimentary and all construction is to be as herein
- outlined and shown on drawings. 2. All work shall be done in strict compliance with:

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	า
Number of Stories	2		Exposure .	C .	
Max Height (abv. grade)	30		Importance Factor	1.00	
Building Code	2007 CB	С	Design Wind Pressure	14.89 բ	osf (h=30')
Roof DL/LL	21 / 16 o	r 20 psf	Ğ	13.87 p	osf (h=22')
Floor DL/LL	24	psf		•	,
Deck DL/LL	24	psf			
Walls (Stucco)	19	psf	Soils Values		
Walls (Interior)	8	psf	Bearing Pressure	1500	psf
			Lateral Pressure	325	psf
Seismic			EFP (at rest)	70	psf
Seismic Zone	4		EFP (active)	40	psf
Importance Factor	1.00		Friction Coefficient	0.30	•
Design Base Shear	0.11W		Soil Classification	Silty ve	ery fine to
Ğ				mediur	n sand with
				gravel	

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,

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.
- 2. 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.
- 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

- Mortar type M, ASTM C270.
- 3. Minimum grout strength 2500 P.S.I. at 28 days. 4. Concrete masonry retaining walls shall conform to the designs shown in the County Standards.

K. Headers (exterior)

Other sizes as noted on plans.

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	grade and species.	
2.	Wood framing m	embers to be as follows or ed	ual except as shown on drawings:
	A.	Posts	No. 2 Douglas Fir
	B.	Columns	No. 2 Douglas Fir
	C.	Joists, beams, and stringers	No. 2 Douglas Fir
	D.	Blocking, bridging, 2x4 studs	Utility grade Douglas Fir
	E.	Studs 2x6 and larger	No. 2 Douglas Fir
	F.	Sills, sleepers, plates, and n	ailing
		blocks on or embedded in co	oncrete Pressure Treated Douglas Fir
	G	. Decking (not exposed)	Utility grade Douglas Fir
	H.	Decking (exposed)	No. 2 Douglas Fir
	1.	Rafters	No. 2 Douglas Fir
	J.	Headers (interior)	No. 2 Douglas Fir

CARPENTRY (continued)

- 4. All written dimensions shall take precedence over scaled dimensions.
- All miscellaneous steel to be A-36, fabricated in accordance with AISC.
- 6. Steel bolts to be A-307 or better. Use A-36 threaded rod when coupling bolt to holdown & when epoxy is required. 7. 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" post cap and post base, as required.
- 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".
- 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
- headroom 80" CBC 1009.2. Minimum width 36". CBC 1009.1 21. Guardrails, stair handrails, or balcony railing shall be designed to resist a horizontal force of 50 lbs. per lineal foot

dimensions CBC 1012. Guardrails are required for stairs and porches over 30" above grade CBC 1013. Minimum

- applied at the top of the railing CBC 1607A.7 22. Maximum floor level change at door is 0.75" (½" 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. 40. Provide weather protection per CBC 1405.2.
- 41. All nailing shall be in compliance with CBC Table 2304.9.1. Nailing Schedule Minimum:

Nailing Notes:

- 1. All nailing to be common wire where box nails are used, their number shall be increased by 33%.
- Pre-drill for 30d or larger where splitting is caused. 3. 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 All flashings to be in compliance with CBC 1503.2 & 1507.
- Provide rafter ties at exposed roof (pitched ceiling), either mechanical ties at ridge, 2 ft. o.c. or equivalent material
- Roof bracing and purlins shall bear to partitions CBC 2308.10.5.

Sheet Metal:

- Provide and install sheet metal ducts from all hoods and exhaust fans to outside
- 2. 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 No plumbing vents vents are to be located within 3 feet from a property line.
- 3. 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) 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. 8. Shower head flow shall not exceed 2.5 gallons per minute at 40 PSI
- 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 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 wall insulation required by California Energy Standards (PRMC, Title 17).

Connection Fastening a,m Location Joist to sill or girder toenail 3 - 8d common Bridging to joist 2 - 8d common toenail each end 1" x 6" subfloor or less to each joist 2 - 8d common face nail 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 16d @ 16" o/c Sole plate to joist blocking typical face nail Sole plate to joist or blocking at braced wall panel - 16D @ 16" o/c braced wall panels Top plate to stud 2 - 16d common end nail 4 - 8d common toenail Stud to sole plate - 16d common end nail 16d common @ 24" o/c Double studs face nail typical face nail 16d common @ 16" o/c Double top plates lap splice 8-16d common 1. Blocking between joists or rafters to top plate 3 - 8d common toenail 12. 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 16" o/c along edge 16d common 15. Ceiling joists to plate 3 - 8d common toenail 16. Continuous header to stud 4 - 8d common toenail Ceiling joists, laps over partitions 3 - 16d common min. face nail (see Section 2308.10.4.1, Table 2308.10.4.1) Table 2308.10.4.1 18. Ceiling joists parallel rafters 3 - 16d common min facenail (see Section 2308.10.4.1, Table 2308.10.4.1) Table 2308.10.4.1 19. Rafter to plate 3 - 8d common toenail (see Section 2308.10.1, Table 2308.10.1) 0. 1" diagonal brace to each stud and plate 2 - 8d common face nail 21. 1" x 8" sheathing to each bearing 3 - 8d common face nail 2. Wider than 1" x 8" sheathing to each bearing 3 - 8d common face nail 3. Built-up corner studs 24" o/c 16d common face nail @ top and bottom staggered 20d common @ 32" o/c on opposite sides 24. Built-up girder and beams 2 - 20d common face nail @ ends and @ ea. splice 25. 2" planks at each bearing 16d common 26. Collar tie to rafter 3 - 10d common face nail 3 - 10d common toenail 27. Jack rafter to hip - 16d common face nail 28. Roof rafter to 2-by ridge beam 2 - 16d common toenail, face nail 29. Joist to band joist 3 - 16d common face nail 30. Ledger strip 3 - 16d common face nail 31. Wood structural panels and particleboard Subfloor, roof and wall sheathing (to framing) Single Floor (combination subfloor-underlayment to framing) 2. Panel siding (to framing) 3. Fiberboard sheathing 8d common Interior paneling

Fastening Schedule

Table 2304.9.1

UTILITY

- Clothes dryer shall be vented to exterior of building.
- L.P.G. appliances shall not be in a below ground pit, basement or other similar locations.

tural panel and particleboardb diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing. mon or deformed shank (6d - 2" x 0.113", 8d - 21/2" x 0.131"; 10d - 3" x 0.148").

Corrosion-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.

Corrosion-resistant staples with nominal 7/16-inch crown and 1 1/8-inch length for 1/2-inch sheathing and 1 1/2-inch length for 25/32-inch sheathing. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).

Staples shall have a minimum crown wight of 776 inch.

For roof sheathing applications, fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.

Fasteners spaced 4 inches 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 supports for roof sheathing.

ommon (6d - 2" x 0.113"; 8d - 21/2" x 0.131"; 10d - 3" x 0.148").
eformed shank (6d - 2" x 0.113"; 8d - 21/2" x 0.131"; 10d - 3" x 0.148").
prosion-resistant siding (6d - 17/8" x 0.106"; 8d - 23/8" x 0.128") or casing (6d - 2" x 0.099"; 8d - 21/2" x 0.113") nail.

ing (11/2" x 0.080") or finish (11/2" x 0.072") nails spaced 6 inches on panel edges, 12 inches at intermediate supports at 24 inches. Casing or finish nails spaced 6 inches on panel edges, 12 inches at intermediate supports.

- Appliances installed in above grade under floor space or basement shall be provided with an approved means for removal of unburned gas.
- Appliances generating a glow, spark or flame must be at least 18 inches above floor level in a garage. 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.

HEATING AND AIR CONDITIONING

- Due to climactic variations in location, builder or heating contractor to provide heat loss calculations and layout 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.
- 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. 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.
- Thermostatically controlled heating and cooling systems (except heat pumps) shall have an automatic thermostat with a clock mechanism in which the occupant can manually program to automatically set back the thermostats set
- points for at least 2 periods within 24 hours. 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 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
- 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.

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

- Lighting in kitchen and bathrooms shall be separately switched to approved fixtures with a minimum efficiency of at
- type) and no penetratior

least 40 lumens per watt (fluorescent fixtures).

Fluorescent lighting sha as a lavatory area.

All recessed light fixture

ELECTRICAL

- 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. 4. All wiring to be romex.
- 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).
- 18. 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 exhaust hood above cooktop (typ).

WINDOWS

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

24" arc of either edge of door in a closed position and where the exposed edge of the glazing is less than 60" above

- 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
- the walking surface. Sliding glass doors to be tempered.

protective grill or pushbar CBC 2406.

- 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.
- 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
- Shower doors and bath enclosures not to be less than 3/16" full tempered safety glass. 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. All insulation to be certified and labeled as complying with the CEC's standards for insulating materials.

manufacturer's labeled density for the desired "R" value. (Section 1403(d), Title 20 CAC)

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

the manufacturer's name and material identification, the installed weight per square foot consistent with the

installed conform with the requirements of Title 20, Chapter 7, Sub-chapter 4, Article 3. This certificate shall state

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

DRYWALL / EXTERIOR FINISH

- 1. All utility areas containing laundry facilities shall be finished on walls and ceiling with waterproof gypsum board or All wall surfaces behind ceramic tile or other finish wall materials are to be constructed of material not adversely
- 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 4. 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. 8. Locate a 26 ga. G.I. stucco weep screed at bottom of all stucco walls, per CBC 2506.5

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.

CABINETS AND MILLWORK

- Height to combustible material above kitchen ranges, 30" (unprotected), 24" (protected).
- **MISCELLANEOUS**
- 2. Equipment which requires preventative maintenance to maintain efficient operation shall be furnished with complete necessary maintenance information. An under-floor plenum space must meet the requirements of UMC.

All garage doors to be equipped with approved safety springs.

- SUPPLEMENTAL GENERAL NOTES (Where applicable) 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.
- 2. 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
- 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.

24" of doors; (c) within 18" of floors; (d) within tub / shower enclosures; (e) within hot tubs, whirlpool, sauna, sauna

and steam rooms; (f) glazing in portion of building wall enclosing these compartments where the bottom edge of the

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

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