W.U.I. REQUIREMENTS

The following applies to all new buildings (and remodel/ additions only where determined to be applicable by the lenforcing agency) located in any Fire Hazard Severity Zone or any Wildland-Urban Interface Fire Area:

a. Prior to building permit final approval the property shall be in compliance with the vegetation clearance requirements prescribed in California Fire Code Section 4906. CRC §R337.1.5

b. Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be firestopped with approved materials or have one layer of minimum 72# mineral surfaced non-perforated cap sheet complying with ASTM D3909 installed over the combustible decking. CRC §R337.5.2.

c. When provided, valley flashings shall be not less than 26 gage galvanized sheet corrosion-resistant metal installed over not less than one layer of minimum 72# mineral surfaced non-perforated cap sheet complying with ASTM D3909, a minimum of 36" wide running the full length of the valley. CRC §R337.5.3.

d. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. CRC §R337.5.4.

e. Roof, attic and underfloor vents shall be designed to resist the intrusion of flame and embers through the ventilation openings, or shall be protected by corrosion-resistant, noncombustible wire mesh with a minimum of 1/16" and a maximum of 1/8" openings. CRC §R337.6.2.

f. Eave or cornice vents shall not be installed unless they are designed to resist the intrusion of flame and burning embers into the attic area, or if the attic space being vented is fully sprinklered. CRC §R337.6.3.

g. Exterior windows, window walls, glazed doors, and glazed openings in exterior doors shall be insulating glass units with a minimum of one tempered pane, or glass block units, or have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257. CRC §R337.8.2.1.

h. Exterior doors shall be of approved noncombustible or ignition resistant material OR solid core wood having stiles and rails not less than 1.375 inches thick with interior panels no less than 1.25 inches thick, OR shall have a fire-resistance rating of not less than 20 minutes. CRC R§337.8.3.

i. Exterior walls: The exterior wall covering or wall assembly shall be of noncombustible material, or ignition-resistant material, or heavy timber or log wall construction. CRC §R337.7.3.

j. Extent of exterior wall covering: Exterior wall coverings shall extend from the top of the foundation to the roof, terminating at 2" nominal solid wood blocking between rafters at all roof overhangs, or terminating at the enclosure of enclosed eaves. CRC §R337.7.3.1

k. Open roof eaves: The exposed roof deck on the underside of unenclosed roof eaves shall consist of noncombustible material, or ignition-resistant material, or 1 layer 5/8" type x gypsum sheathing applied behind an exterior covering on the underside or exterior portion of a1-hour fire resistive assembly applied to the underside of the roof deck. CRC §R337.7.4.

l. Enclosed roof eaves and roof eave soffits: The exposed underside of eaves and soffits shall be protected by noncombustible material, or ignition- resistant material, or 1 layer 5/8" type x gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck, or the exterior portion of a1-hour fire resistive assembly applied to the underside of the roof deck. CRC §R337.7.5.

m. Exterior porch ceilings: The exposed underside of exterior porch ceilings shall be protected by noncombustible material, or ignition-resistant material, or 1 layer 5/8" type x gypsum sheathing applied behind an exterior covering on the underside of the roof deck, or the exterior portion of a1-hour fire resistive assembly applied to the underside of the roof deck. CRC §R337.7.6.

n. Floor projections: The exposed underside of a cantilevered floor projection where a floor assembly extends over an exterior wall shall be protected by noncombustible material, or ignition-resistant material, or 1 layer 5/8" type x gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck, or the exterior portion of a 1-hour fire resistive assembly applied to the underside of the roof deck. CRC §R337.7.7.

o. Underfloor protection: The underfloor area of elevated or overhanging buildings shall be enclosed to grade or the underside of the exposed under floor shall consist of noncombustible material, or ignition-resistant material, or 1 layer 5/8" type x gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck, or the exterior portion of a1-hour fire resistive assembly applied to the underside of the roof deck. CRC §R337.7.8.

p. Decking: The walking surface material of decks, porches, balconies and stairs when located within 10 feet of the building shall be constructed of ignition-resistant material, or exterior fire retardant treated wood, or noncombustible material. CRC §R337.9.

q. Accessory Structures: Detached accessory structures such as trellises, arbors, patio covers, carports, gazebos and similar structures, when located within 50 feet of an applicable building shall be constructed of noncombustible or ignition-resistant materials. CRC R§337.10.

ABBREVIATIONS

&	and	IN	inch
<	angle, less than	INCL	include
>	greater than	INSUL	insulation
@	at	INT	interior
℄	centerline	JT	joint
Ø	diameter	KD	kiln dried
/	per	LAV	lavatory
#	pound or number	LB	pound
AB	anchor bolt	LDSCP	landscape
A/C	air conditioning	LH	left hand
ADJ	adjustable	MAX	maximum
AFF	above finished floor	MB	machine bolt
AIA	American Institute of Architects	MEMB	membrane
ALT	alternate	MEZZ	mezzanine
APPROX	approximate	MFR	manufacturer
ARCH	architectural	MIN	minimum
AWG	american wire gage	MISC	miscellaneous
BD	board	MTL	metal
BLDG	building	(N)	new
BLKG	blocking	NIC	not in contract
BM	beam	NOM	nominal
BOT	bottom	NTS	not to scale
BUR	built-up roof	O/	over
CAB	cabinet	OA	overall
CAR	cold air return	OC	on center
CB	catch basin	OCEW	on center each way
C.E.C.	California Energy Commission	OD	outside diameter
CI	cast iron	OFCI	owner furnish, contractor install
CLG	ceiling	OPP HAND	opposite hand
CMU	concrete masonry unit	OPNG	opening
C.O.	cleanout	PL	plate
COAX	coaxial cable	PLAM	plastic laminate
COL	column	PLF	pounds per lineal foot
COMM	communication	PLY	plywood
CONC	concrete	PR	pair
CONN	connection	PSF	pounds per square foot
CONST	construction	PSI	pounds per square inch
CONT	continuous	PT	pressure treated with preservative
CONTR	contractor	RD	roof drain
CU	cubic	REINF	reinforcement
DBL	double	REQ	required
DF	douglas fir	RESIL	resilient
DIA	diameter	REV	revision or revised
DIM	dimension	RH	right hand
DISP	disposal	RM	room
DIV	divided or division	RO	rough opening
DN	down	RS	ring shank
DSP	downspout	RWD	redwood
DW	dishwasher	RWL	rain water leader
DWG	drawing	SAD	see architectural drawings
DWR	drawer	SCHED	schedule
EA	each	SD	smoke detector
ELECT	electric	SECT	section
ELEV	elevation	SH	shelf
ENGR	engineer	SIM	similar
EQ	equal	SLAD	see landscape architect drawings
(E) EXIST	existing	SPEC	specification
EXP	expansion	SPKR	speaker
EXT	exterior	SQ	square
FD	floor drain	SS	stainless steel or sanitary sewer
FDN	foundation	SSD	see structural drawings
FIN	finish	STD	standard
FL, FLR	floor	STL	steel
FOC	face of concrete	STRL	structural
FOF	face of finish	SUSP	suspend (ed)
FOS	face of stud	SYM	symmetrical
FP	fireplace	T & B	top & bottom
FR	floor register	TC	top of curb
FT	foot or feet	T & G	tongue & groove
FTG	footing	TEMP	tempered
FURR	furring	TOC	top of concrete
G	gas	TW	top of wall
GA	gauge	TYP	typical
GALV	galvanized	UON	unless otherwise noted
GB	grade beam	VERT	vertical
GEN	general	VGDF	vert. grain doug. fir (10 ring/inch min)
GFI	ground fault interrupter	VIF	verify in field
GL	glazing or glass	W/	with
GR	grade	WC	water closet
GSM	galvanized sheet metal	WD	wood
GYP	gypsum	WDW	window
HB	hose bibb	WP	waterproof
HDG	hot dip galvanized	WP'NG	waterproofing
HDR	header	WR	wall register
HORIZ	horizontal		
HT	height		
HW	hot water		
HWH	hot water heater		

DRAWING SYMBOLS LEGEND

GENERAL

- 2' - 0" — DIMENSION (FACE OF FRAMING, U.O.N.)
- 1 / A5.1 — DETAIL CUT, DETAIL NUMBER, SHEET NUMBER
- 1 / A3.1 — EXTERIOR ELEVATION, ELEVATION NUMBER, SHEET NUMBER
- 1 / A3.1 — CROSS SECTION, SECTION NUMBER, SHEET NUMBER
- A, B, C, 1 / A4.1 — INTERIOR ELEVATION, ELEVATION NUMBER, VIEW NUMBER, SHEET NUMBER
- +104.0, CP#1 — DATUM POINT, CONTROL POINT
- 123.8 — SPOT ELEVATION
- EL +118.0' — FINISH FLOOR ELEVATION
- CH +9'-10" — CEILING HEIGHT
- 1 — DRAWING REVISION (MOST RECENT IS CLOUDED; PRIOR Δ'S ARE PERMANENT)
- 01 — KEY NOTE

MECHANICAL/ PLUMBING

- CW — COLD WATER
- G — GAS
- HB — HOSE BIBB
- CAR — COLD AIR RETURN REGISTER
- CLG — CEILING REGISTER
- FL — FLOOR REGISTER
- TOE — TOE KICK REGISTER
- WR — WALL REGISTER (VERIFY HEIGHTS)

SCHEDULES

- 101 — DOOR- SEE DOOR SCHEDULE
- B10 — WINDOW- SEE WINDOW SCHEDULE
- 06 — LIGHT FIXTURE- SEE LIGHT FIXTURE SCHEDULE
- AP-1 — APPLIANCE- SEE APPLIANCE SCHEDULE
- CT-3 — INTERIOR FINISH- SEE INTERIOR LEGEND SCHEDULE
- FT-2 — PLUMBING FITTING- SEE PLUMBING FITTING SCHEDULE
- FX-5 — PLUMBING FIXTURE- SEE PLUMBING FIXTURE SCHEDULE

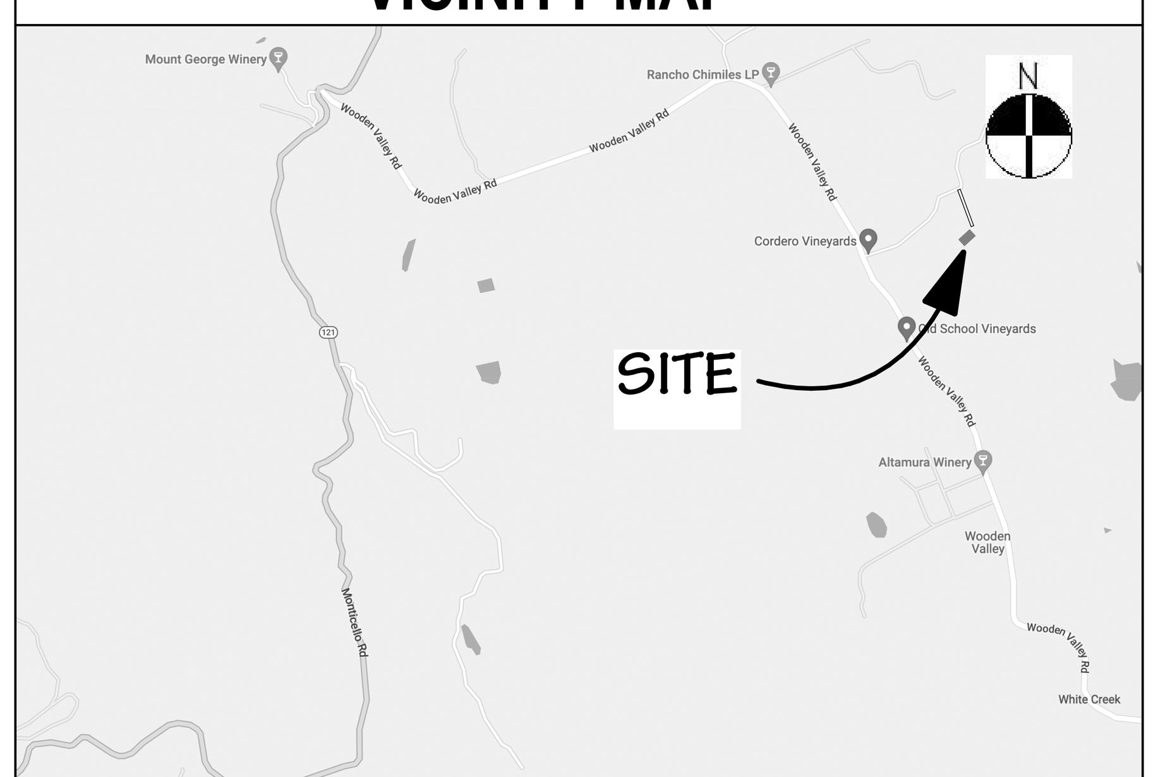
WALL TYPES

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- NEW WALL CONSTRUCTION
- NEW 1HR. FIRE RATED WALL CONSTRUCTION
- NEW ACOUSTIC WALL CONSTRUCTION

SITE ELEMENTS

- EXISTING TREE TO BE REMOVED

VICINITY MAP



HERS FEATURE SUMMARY

ALL RELEVANT MEMBERS OF THE CONSTRUCTION TEAM ARE EXPECTED TO REVIEW AND UNDERSTAND THE TITLE 24 REPORT, PARTICULARLY THE HERS FEATURE SUMMARY, AND TO ARRANGE FOR THIRD PARTY VERIFICATIONS AT THE APPROPRIATE TIMES PRIOR TO AND DURING CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL REVIEW AND UNDERSTAND THE CALGREEN CHECKLIST. RELEVANT MEASURES ON THAT LIST MUST BE THIRD PARTY VERIFIED AT THE APPROPRIATE TIMES DURING CONSTRUCTION, AND PRIOR TO FINAL INSPECTION.

1. THE FOLLOWING ITEMS MUST BE FIELD VERIFIED BY A CERTIFIED HERS RATER:

Building-level Verifications:
- High quality insulation installation (QII)
- IAQ mechanical ventilation

Cooling System Verifications:
- Minimum Airflow
- Verified EER
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM

HVAC Distribution System Verifications:
- Duct Sealing
- Ducts located within the conditioned space (except < 12 lineal ft)

Domestic Hot Water System Verifications:
- None

EDIT

SEE THE CF-1R FOR ADDITIONAL INFORMATION Δ1

CODES

All construction shall comply with all local codes and ordinances and the codes listed below:

2022 California Residential Code: CRC
2022 California Mechanical Code: CMC
2022 California Electrical Code: CEC
2022 California Plumbing Code: CPC
2022 California Fire Code
2022 California Energy Code: CEnC
2022 California Building Code: CBC
2022 California Green Building Standards: CalGreen

County of Napa Municipal Code

FIRE SPRINKLER SYSTEM NOTES

1. All house areas shall incorporate an automatic fire protection sprinkler system designed and installed in accordance with the requirements of the local Fire Protection District and prevailing code requirements as applicable. (NFPA, CBC, CEC, CPC and CMC)
2. A copy shall be submitted to the Architect for review of the head placements prior to agency submittal.
3. All riser components shall be located to the interior of the structure at the point of entry.
4. All heads shall be **concealed head** type, ceiling or sidewall as appropriate to the final head layout design. Confirm color of ceiling plates (selected from mfr's standard color chart)
5. Verify final configuration and capacity of storage tank and booster pump system.
6. Submit drawings and calculations to the building department a minimum three weeks before requesting the close-in inspection. A hold on close-in inspection is placed on this project for compliance with this item.
7. The fire protection system shall be monitored for water flow by an approved alarm company.

PROJECT TEAM

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SCOPE OF WORK

CONSTRUCTION OF A NEW A.D.U.

NOTE THAT SITE GRADING SITE UTILITIES, SUB-SURFACE DRAINAGE, FOUNDATIONS AND CRAWL SPACE WALLS HAVE ALREADY BEEN COMPLETED. THIS DOCUMENT PACKAGE INCLUDES ALL WORK TO BE COMPLETED ABOVE THE CRAWL SPACE FOUNDATIONS

PROJECT DATA

Owner:	Eric Lamb
Phone:	415-990-8934
Address:	1500 Wooden Valley Road Napa, CA
Zoning Designation:	AP (western), AW (eastern, at project area)
Assessor's Parcel Number:	033-070-052
Site Area (SF):	3,836,534 88 ACRES +/-
Occupancy Type:	R-3
Building Type:	V-B
Latitude	N 38.376427'
Longitude	W 122.172118'

	Existing	Proposed
Lot Coverage (SF)		
House	3,255	3,255
Front Porch	40	40
Covered Terrace	411	411
Garage	1,310	1,310
Barn	2,353	2,353
ADU- Interior	0	1,200
ADU- Covered porch	0	736
Total Lot Coverage	7,369	9,305
Lot Coverage (%)	0.19%	0.24%
Floor Areas (SF)		
House	3,255	3,255
Garage		
First floor	1310	1310
Loft	384	384
Barn		
Ground Floor	2353	2353
Mezzanine	744	744
ADU	0	1,200
Total Floor Areas	8046	9246
Building Heights		
House	19'-9"	19'-9"
Garage	22'-9"	22'-9"
Barn	33'-11"	33'-11"
ADU	0	17'-5"

INDEX OF DOCUMENTS

GENERAL CONDITIONS

01. ALL WORK AND MATERIALS SHALL MEET OR EXCEED ANY APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REQUIREMENTS. SHOULD THE CONTRACTOR OR SUBCONTRACTORS FIND ANY DISCREPANCIES OR OMISSIONS FROM THESE DOCUMENTS, OR SHOULD THERE BE ANY DOUBT AS TO THEIR MEANING OR INTENT, HE SHOULD NOTIFY THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH THE AFFECTED WORK.

02. WRITTEN DIMENSIONS GOVERN THE CONSTRUCTION. SHOULD ADDITIONAL DIMENSIONING BE REQUIRED, NOTIFY THE ARCHITECT FOR CLARIFICATION. **DO NOT SCALE DRAWINGS.**

03. ANY DIMENSIONS, ROOF PITCHES, GRADES, ETC. RELATED TO EXISTING CONDITIONS (WHERE APPLICABLE) SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. SUBMIT ANY CONSEQUENT CLARIFICATION REQUESTS IN WRITING TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING.

04. THE CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND IDENTIFY CONFLICTS BETWEEN THE DOCUMENTS' EXECUTION REQUIREMENTS AND SITE CONDITIONS.

05. ALL MATERIAL AND/OR EQUIPMENT SHALL BE HANDLED, STORED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

06. VERIFY THE LOCATION OF ALL UTILITY SERVICES AND COORDINATE THEIR PROTECTION, RELOCATION AND/OR REPLACEMENT, AS REQUIRED BY THE CONTRACT DOCUMENTS. CONFORM TO THE APPLICABLE REQUIREMENTS OF EACH AFFECTED UTILITY PROVIDER.

07. CONTRACTOR AND SUBCONTRACTORS SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM EXCESSIVE ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR OPERATIONS BY THE TIMELY REMOVAL OF DEBRIS BOXES, EMPTYING OF TRASH CANS AND REMOVAL OF DEBRIS PILES. AT THE COMPLETION OF WORK REMOVE ALL WASTE MATERIALS AND RUBBISH FROM THE PROJECT SITE AS WELL AS ALL TOOLS, CONSTRUCTION EQUIPMENT MACHINERY, AND SURPLUS MATERIALS.

08. ALL REQUESTED MATERIALS SUBSTITUTIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO PURCHASE, EITHER VERBALLY OR IN WRITING AS APPLICABLE TO THE CONDITION.

09. ALL COLORS AND/OR COLOR SAMPLES SHALL BE SUBMITTED TO THE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OR APPLICATION.

10. THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS IN A QUALITY, QUANTITY AND LOCATION AS REQUIRED BY LOCAL FIRE DEPARTMENT OR GOVERNMENT FIRE PROTECTION AGENCIES, (TO BE PROVIDED PRIOR TO OCCUPANCY), OR AS SHOWN ON THE CONSTRUCTION DOCUMENTS.

DEFERRED APPROVAL ITEMS

Two copies of each deferred submittal will first be submitted to the Architect/Engineer-of-Record, who will review them and forward them to the Building Department with notations indicating that the submittals conform to the design of the building. The engineer(s) responsible for the design of the deferred submittal items shall stamp and wet-sign those drawings and calculations for which he/she is responsible:

- Automatic fire sprinkler system- calculations and system design drawings
- Electrical panel schedules, if required by the Building Department

SPECIAL OBSERVATION

1. SPECIAL INSPECTION REQUIREMENTS: SPECIAL INSPECTIONS SHALL BE PERFORMED TO THE EXTENT REQUIRED BY THE STRUCTURAL DESIGN. SEE SPECIFIC REQUIREMENTS ON SHEET SN1 STRUCTURAL NOTES

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LAMB A.D.U.
1500 WOODEN VALLEY ROAD
NAPA CA
AP#: 033-070-052

PRELIMINARY

DATE	Δ	DESCRIPTION	BY
06 JUL 2024		DESIGN REVIEW SUBMITTAL	PA

PRINT DATE	2/11/25
DRAWN	RP
JOB #	2233
SCALE	NOTED

PROJECT INFORMATION

SHEET

A0.0

DOOR SCHEDULE

DOOR SCHEDULE										
MARK	PANEL DIMENSIONS			TYPE	MFR.	FINISH	REMARKS	HDW.	LOCATION	ELEV.
	WIDTH	HEIGHT	THICK							
101	3'-0"	8'-0"	1 3/4"	SWING	---	---	1			
102	6'-10"	8'-0"	1 3/4"	SWING	---	---	1			
103	6'-10"	8'-0"	1 3/4"	SWING	---	---	1			
104	8'-0"	8'-0"	2"	SWING	---	---	1			
105	2'-8"	8'-0"	1 3/8"	SWING	---	---				
106	2'-8"	8'-0"	1 3/8"	SWING	---	---				
107	2'-8"	8'-0"	1 3/8"	SWING	---	---				
108	2'-8"	8'-0"	1 3/8"	SWING	---	---				
109	2'-8"	8'-0"	1 3/8"	SWING	---	---				
110	4'-4"	8'-0"	1 3/8"	SWING	---	---				
111	2'-8"	8'-0"	1 3/8"	SWING	---	---				
112	6'-0"	8'-0"	1 3/8"	SWING	---	---				

GENERAL REQUIREMENTS FOR DOOR SCHEDULE:

- DOOR GLAZING @ EXTERIOR DOORS:
  - DOUBLE GLAZED WITH LOW-E^2 COATING, ARGON GAS FILL
  - VERIFY FINAL SPACER BAR COLOR PRIOR TO ORDERING DOORS
  - ALL EXTERIOR DOORS: ALUMINUM CLAD WOOD CONSTRUCTION
  - ALL EXT. DOORS 1 3/4" THICK OR TO MFR'S STANDARD
- EXT. DOORS FROM WDW/ DOOR COMPANY: DIMENSIONS LISTED IN SCHEDULE ARE NOMINAL SIZES - - FRAME TO MFR.'S STANDARD ROUGH OPENING DIMS - - USE FINAL APPROVED ORDER FOR ALL SIZES
- INTERIOR DOORS LISTED ABOVE ARE SASH DIMENSIONS, TYP.
- HARDWARE FINISH TO BE FINALIZED
- THIS BUILDING IS LOCATED IN A WILDLAND URBAN FIRE HAZARD AREA AND MUST COMPLY WITH APPLICABLE SECTIONS OF CRC R337 (EXT. METAL CLADDING, DBL. GLAZED)
- INTERIOR DOORS SHALL BE **???????** STYLE

REMARKS TO DOOR SCHEDULE:

1. TEMPERED DOUBLE GLAZING

KEY TO DOOR TYPE:

SW	SWING -- SINGLE LEAF
PR	SWING -- PAIR OF LEAVES
OH	OVERHEAD
SL	SLIDING
BP	BI-PASS
BF	BI-FOLD

WINDOW SCHEDULE

WINDOW SCHEDULE							
MARK	TYPE	OUTSIDE UNIT DIM		MFR.	LAYOUT	REMARKS	LOCATION
		WIDTH	HEIGHT				
AA	PAIR CSMT	6'-0"	5'-6"		LR		GREAT ROOM
AB	CSMT	3'-0"	5'-6"		R		GREAT ROOM
AC	CSMT	4'-8"	4'-6"				KITCHEN
AD	CSMT	3'-0"	4'-6"				BATH 2
AE		3'-0"	4'-6"			1 BOT LITE	PRIMARY BATH
AF		3'-0"	7'-6"				PRIMARY BED
BA		6'-10"	2'-6"				CLERESTORY
BB		6'-10"	2'-6"				CLERESTORY
BC		3'-0"	2'-0"				CLERESTORY
BD		8'-0"	2'-0"				CLERESTORY

GENERAL REQUIREMENTS FOR WINDOW SCHEDULE:

- ALL WINDOWS (U.O.N.) ARE ALUMINUM CLAD WOOD CONSTRUCTION, DOUBLE GLAZED WITH LOW-E^2 COATING, ARGON GAS FILL
  - MULTI-POINT HARDWARE; VERIFY FINISH OF EXPOSED HARDWARE COMPONENTS
  - SCREENS WITH METAL FRAMES
  - JAMB EXTENSIONS AT 2X6 AND DEEPER WALLS
  - PRE-PRIMED, PAINT-GRADE INTERIORS
- WINDOW DIMENSIONS LISTED IN SCHEDULE ARE NOMINAL SIZES - - FRAME TO MFR.'S STANDARD ROUGH OPENING DIMS - - USE FINAL APPROVED WINDOW ORDER FOR ALL SIZES
- THIS BUILDING IS LOCATED IN A WILDLAND URBAN FIRE HAZARD AREA AND MUST COMPLY WITH CRC R337
  - A MINIMUM OF ONE PANE SHALL BE TEMPERED

REMARKS TO WINDOW SCHEDULE:

1. TEMPERED DOUBLE GLAZING
2. OBSCURE GLASS

KEY TO WINDOW TYPE:

C	CASEMENT
F	FIXED
A	AWNING
C/F	MULLED UNIT (EX: CASEMENT MULLED TO FIXED)
DS	DIRECT-SET

KEY TO WINDOW LAYOUT:

(AS VIEWED FROM EXTERIOR)

L	HINGE ON LEFT
R	HINGE ON RIGHT
F	FIXED

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WINDOW, DOOR, SKYLIGHT SCHEDULES

SHEET
A0.6

CAL-GREEN MANDATORY REQUIREMENTS

A ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

B RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE. SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN ACCORDANCE WITH BUILDING DEPT. REQUIREMENTS

C AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED BY THE CONTRACTOR TO THE BUILDING OCCUPANT OR OWNER.

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

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

F PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC

G AEROSOL PAINTS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.

H DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.

I CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.

J RESILIENT FLOORING SHALL COMPLY WITH APPLICABLE VOC-EMISSION LIMITS.

K PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW OR NO FORMALDEHYDE EMISSION STANDARDS AS APPLICABLE.

L VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.

M MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL BE 19% OR LOWER PRIOR TO CLOSE-IN. MEASURE USING ONE OF THE METHODS SPECIFIED IN CGC 4.505.3

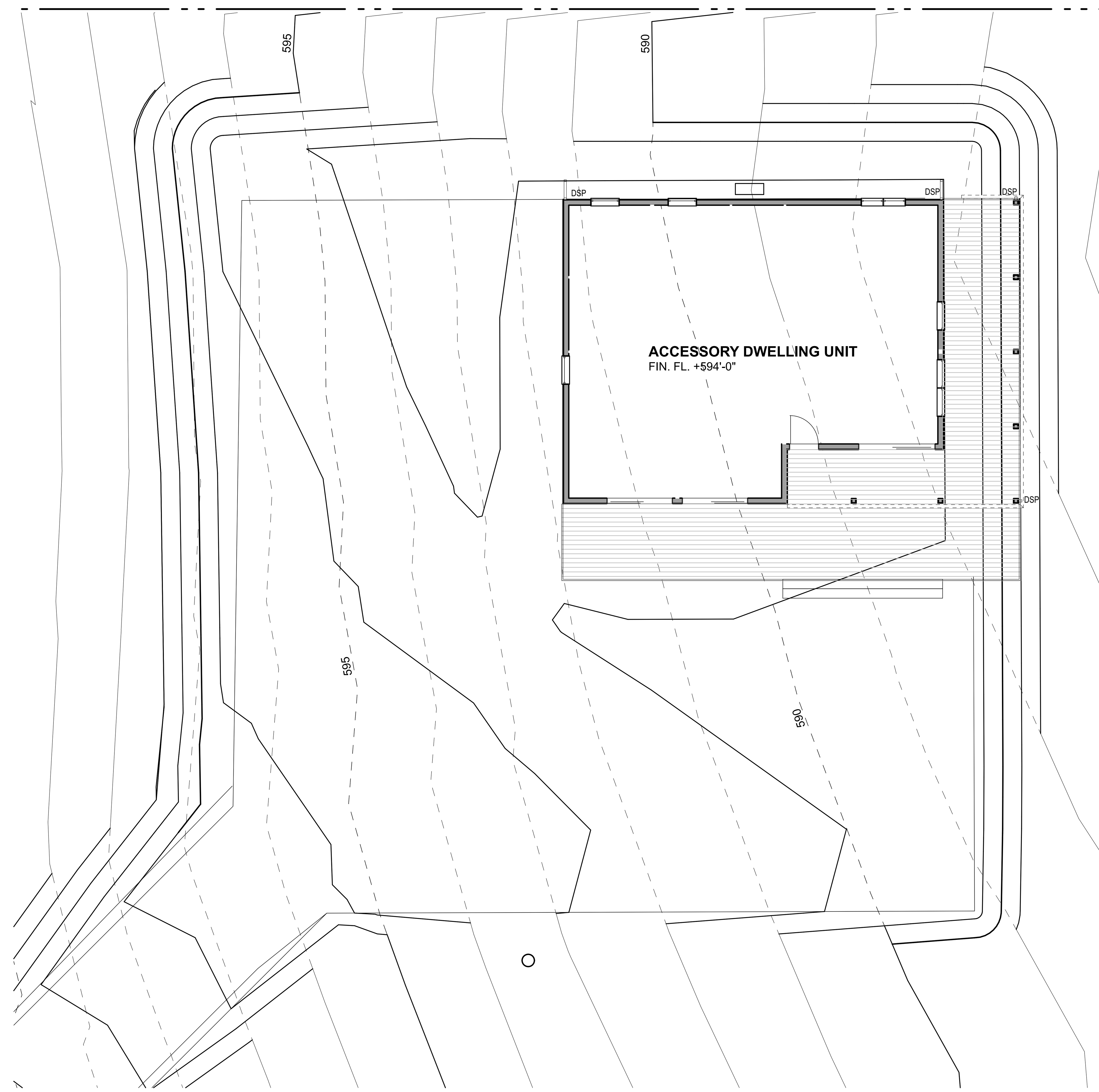
N EACH BATHROOM (WITH TUB OR SHOWER) MUST BE MECHANICALLY VENTILATED WITH A HUMIDITY CONTROLLED ENERGY STAR COMPLIANT EXHAUST FAN WHICH TERMINATES OUTSIDE OF THE BUILDING UNLESS OTHERWISE A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.

O DUCT SYSTEMS ARE SIZED AND DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:

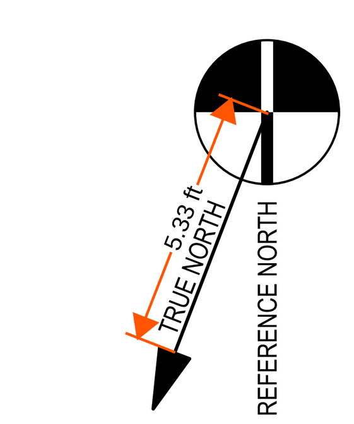
1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ACCA MANUAL J.
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ACCA 1 MANUAL D.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ ACCA 3 MANUAL S.

P HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

Q. THERMAL INSULATION INSTALLED IN THE BUILDING SHALL COMPLY WITH VOC LIMITS



1 SITE PLAN
SCALE: 1/8" = 1'-0"



0' 8' 16'
SCALE: 1/8"=1'-0"

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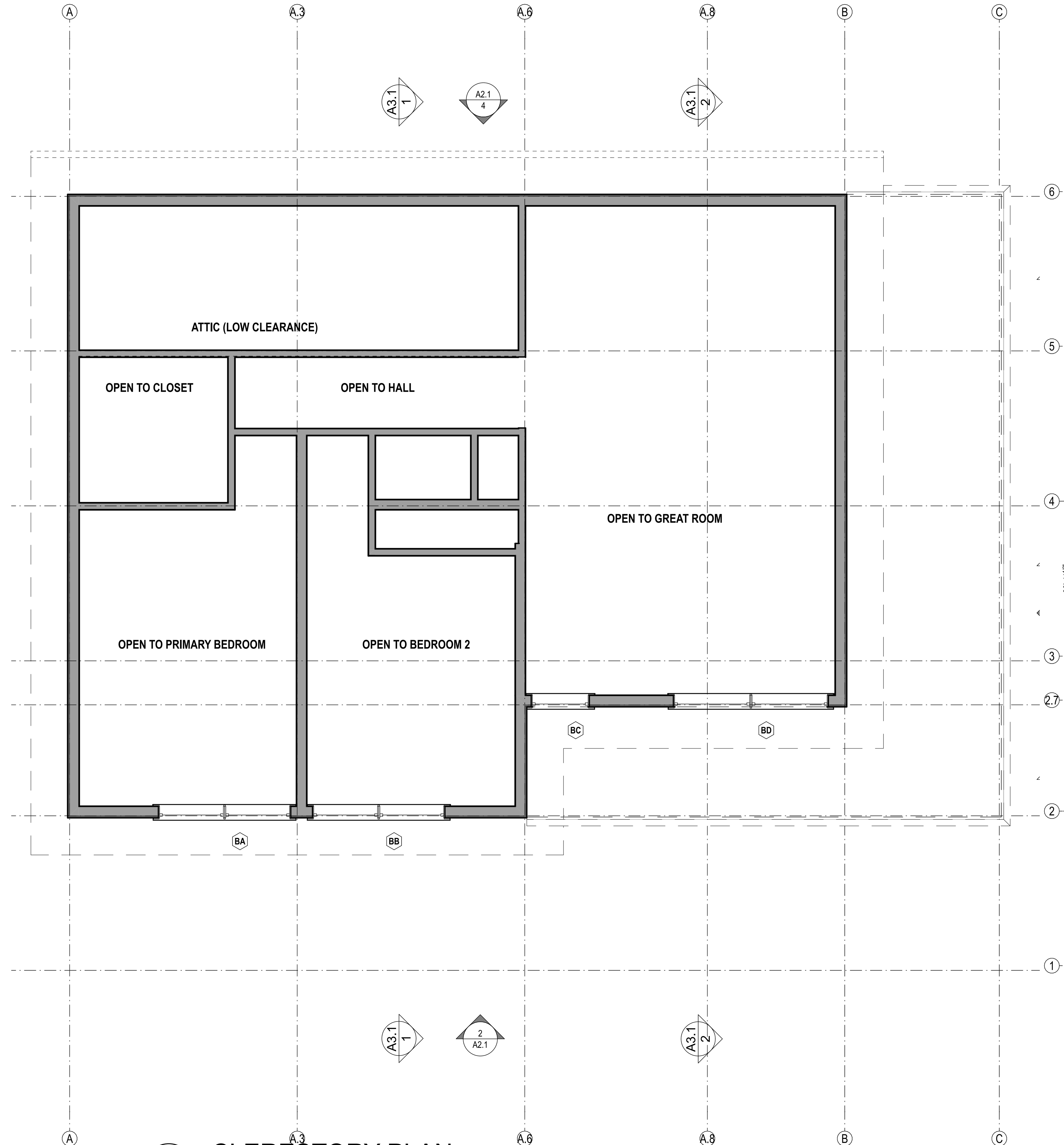
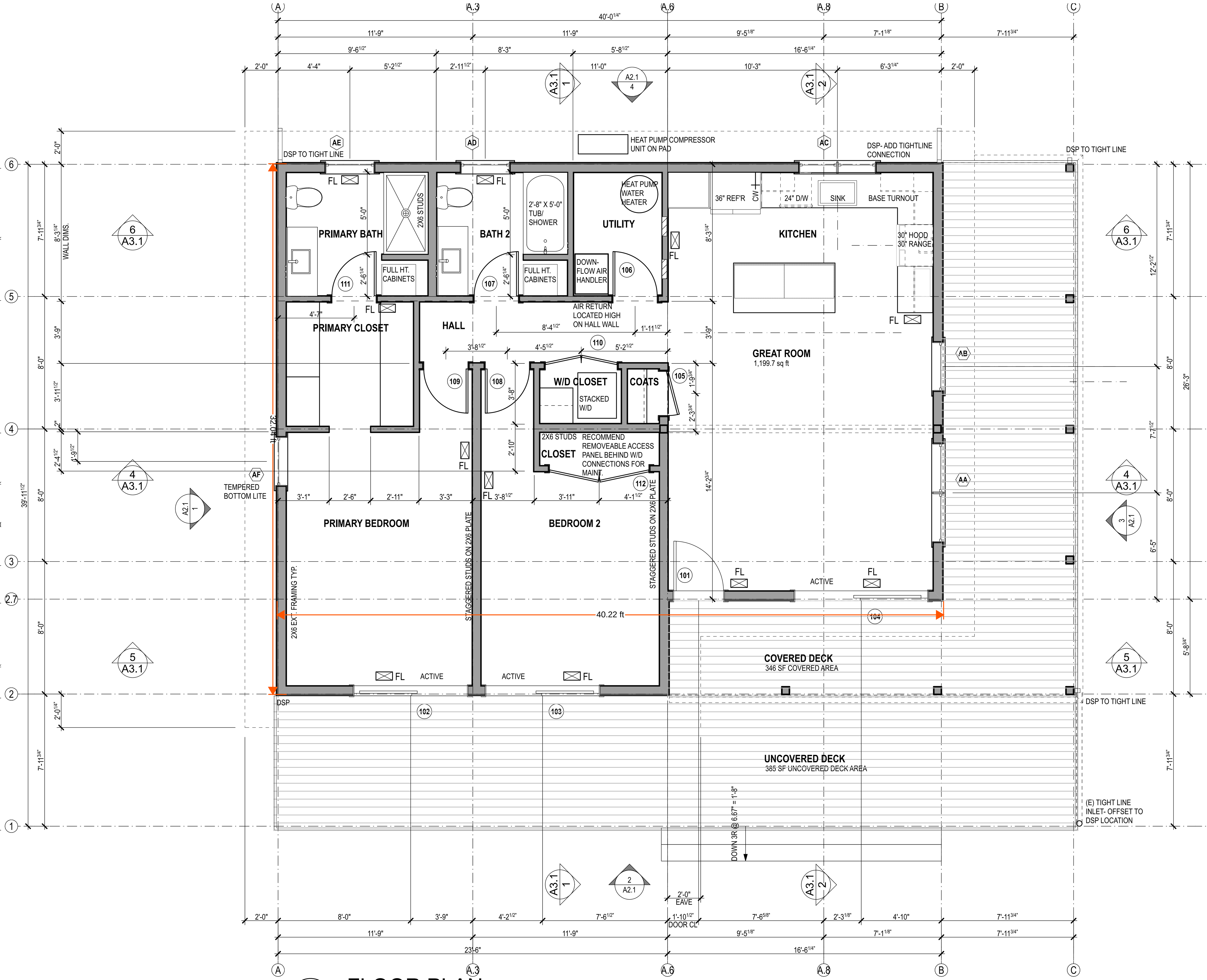
SITE PLAN

SHEET
A1.0



2 A1.1 CLERESTORY PLAN

SCALE: 1/4" = 1'-0"



1 A1.1 FLOOR PLAN

SCALE: 1/4" = 1'-0"

SHEET NOTES

GENERAL

A. TEMPORARY FENESTRATION LABEL MUST NOT BE REMOVED PRIOR TO PREVIEW BY BLDG. INSPECTOR

B. PROVIDE LEAF GUARDS SCREENS OVER ALL GUTTERS

STRUCTURAL

A. FIRE BLOCKS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
  a. IN COMBUSTIBLE CONSTRUCTION FIRE BLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FROM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE.
  b. DOUBLE STUD WALLS.
  c. CONCEALED WALL SPACES: VERTICALLY AT CEILING AND FLOOR LEVELS, HORIZONTALLY AT INTERVALS NOT EXCEEDING 10-FEET.
  d. CONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
  e. STAIRWAYS: BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF RUN.
  f. CEILING AND FLOOR OPENINGS FOR DUCTS, PIPES, CHASES AND CHIMNEYS.
  g. ARCHITECTURAL TRIM: WITHIN CONCEALED SPACES OF EXTERIOR WALL FINISH AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS.
  h. CONCEALED SLEEPER SPACES: WHERE WOOD SLEEPERS ARE USED ON MASONRY OR CONCRETE FIRE RESISTANCE RATED FLOORS; THE SPACE BETWEEN THE FLOOR SLAB AND THE UNDERSIDE OF THE WOOD FLOORING SHALL BE FILLED WITH AN APPROVED MATERIAL TO PREVENT THE PASSAGE OF FLAME AND SMOKE.

FINISHES

A. GYPSUM BOARD FINISH ON CEILINGS:
- INSTALL PER CRC R702 REQUIREMENTS
- INSTALL PERPENDICULAR TO CEILING FRAMING MEMBERS
- END JOINTS OF ADJACENT COURSES SHALL NOT OCCUR ON THE SAME JOIST
- PERIMETER EDGES SHALL BE BLOCKED WITH MINIMUM 2X6 FLAT BLOCK WITH MINIMUM NAILING SURFACE OF 2" FOR NAILING

B. USE CEMENTITIOUS BACKER BOARD IN THE FOLLOWING LOCATIONS:
- OVER A VAPOR BARRIER IN SHOWER AND TUB/ SHOWER COMPARTMENTS
- AT KITCHEN BACK SPLASH BEHIND SINK AREA

C. INSTALL ROCK WOOL (ALT- BLOWN IN CELLULOSE) INSULATION IN ALL INTERIOR WALLS FOR SOUND ATTENUATION

PLUMBING

A. **DWV PIPING:**
- SUPPLY: PEX
- WASTE: ABS OR PVC
- VENT: ABS OR PVC

B. PROVIDE WATER HAMMER REDUCTION DEVICES (SCREW-ON REPLACEABLE TYPE) AT ALL UNDER-COUNTER LOCATIONS AND AT WASHER BOX

C. S.S. CLEANOUTS INSTALLED IN THE CRAWL SPACE SHALL NOT BE MORE THAN 20 FEET FROM AN UNDER-FLOOR ACCESS OPENING.

D. HOT WATER PIPE INSULATION SHALL HAVE A MINIMUM WALL THICKNESS OF NOT LESS THAN THE DIAMETER OF THE PIPE FOR A PIPE UP TO 2 INCHES IN DIAMETER. INSULATION WALL THICKNESS SHALL BE NOT LESS THAN 2 INCHES FOR A PIPE OF 2 INCHES OR MORE IN DIAMETER

E. PROVIDE A CHECK VALVE ON SEWER LINE PRIOR TO THE BACKFLOW PREVENTER

F. PLUMBING FIXTURES SHALL BE C.E.C. CERTIFIED, AND HAVE THE FOLLOWING MAXIMUM FLOW:
  a. **SHOWERHEADS:** 1.8 GPM @ 80 PSI
  b. **LAVATORY FAUCETS:** 1.2 GPM @ 60 PSI (NOT LESS THAN 0.8 GPM AT 20 PSI)
  c. **KITCHEN FAUCETS:** 1.8 GPM @ 60 PSI
  d. **TOILETS:** MAXIMUM 1.28 GALLON PER FLUSH OR AS OTHERWISE REQ'D
  e. WHEN A SHOWER IS PROVIDED WITH MULTIPLE SHOWER HEADS, THE SUM OF FLOW TO ALL THE HEADS SHALL NOT EXCEED 1.8 GPM @ 80 PSI, OR THE SHOWER SHALL BE DESIGNED SO THAT ONLY ONE HEAD IS ON AT A TIME

G. WHEN OPENINGS HAVE BEEN MADE IN WALLS, FLOORS, OR CEILINGS FOR THE PASSAGE OF PIPES, SUCH OPENINGS SHALL BE CLOSED & PROTECTED BY THE INSTALLATION OF APPROVED METAL COLLARS SECURELY FASTENED TO THE ADJOINING STRUCTURE OR, WHEN OPEN TO CRAWL SPACES, METAL SCREEN SECURELY FASTENED TO THE ADJOINING STRUCTURE WITH NO OPENING GREATER THAN 1/2" IN THE LEAST DIMENSION.

H. ALL PLUMBING DRAINAGE FIXTURES SHALL COMPLY WITH CPC REQUIREMENTS FOR DRAINAGE FIXTURE VALUES. CONFIRM REQUIREMENTS FOR MAXIMUM UNIT LOADING AND MAXIMUM LENGTH OF DRAINAGE AND VENT PIPING.

MECHANICAL

A. FOR A WATER HEATER LOCATED ON WOOD FRAMING, INSTALL A WATERTIGHT PAN OF CORROSION-RESISTANT MATERIALS BENEATH THE WATER HEATER WITH A MINIMUM ¾" DIAMETER DRAIN DAYLIGHTING TO THE EXTERIOR

B. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR, AND REPLACEMENT WITHOUT THE REMOVAL OF PERMANENT CONSTRUCTION. A PLATFORM OR SLAB ON GRADE PROVIDED IN FRONT OF APPLIANCES WITH A MINIMUM 30" IN DEPTH, WIDTH AND HEIGHT OF APPLIANCE.

C. ALL HVAC EQUIPMENT SHALL BE INSTALLED PER THEIR LISTINGS

D. PROVIDE INDIVIDUAL SETBACK THERMOSTATS AT ALL ZONES

E. INSULATE DUCTS NOT IN CONDITIONED SPACE WITH MIN R-6.0 UNLESS OTHERWISE REQUIRED BY THE ENERGY COMPLIANCE REPORT TO ACHIEVE A HIGHER VALUE

DIV. 10- SPECIALTIES

10-XX TOWEL BAR- PROVIDE 2X6 BLOCKING

10-XX GRAB BAR- PROVIDE 2X6 BLOCKING

10-XX ROBE HOOK- PROVIDE 2X6 BLOCKING

DIV. 11- EQUIPMENT

11-01 KITCHEN HOOD:
- CONFIRM LOCATION OF HOOD POWER WITH MFR'S SPECIFICATIONS
- TO EXHAUST TO EXTERIOR -- MIN 100 CFM AND AS REQ'D BY PREVAILING CODE REQ'TS- SIZE DUCT DIA & MAX LENGTH PER ASHRAE STANDARDS

11-XX **DRYER VENT** -
  a. INSTALL A DRYERBOX (WWW.DRYERBOX.COM) RECESSED INTO STUD BAY BEHIND DRYER (MINIMIZES MACHINE CLEARANCE TO WALL)
  b. 4" SMOOTH-WALL, METAL, RIGID DUCT WITHIN WALL TO ROOF OUTLET - - 14'-0" MAX COMBINED HORIZONTAL + VERTICAL LENGTH (INCLUDING (2) 90º ELBOWS
  c. ROOF EXHAUST: USE LOW PROFILE ROOFTOP EXHAUST WITH BACKDRAFT FLAP - - BROAN #636 ROOF CAP SET ON SLOPE
  d. DO NOT INSTALL SCREEN @ DUCT TERMINATION OR INSTALL DUCT WITH SCREWS OR FASTENERS THAT WILL OBSTRUCT FLOW

15-XX **CLOTHES WASHER:**
  a. PROVIDE "SMITTY" TYPE DRAIN PAN UNDER CLOTHES WASHER
  b. APPROVED DRAIN TO EXTERIOR

15-XX **CLOTHES DRYER (HEAT PUMP):** VERIFY REQ'D BREAKER SIZE FOR SELECTED DRYER MODEL

RUN CONDENSATE DRAIN LINE TO EMPTY INTO DRAIN PIPE IN WASHER BOX, SECURING TUBING INTO PLACE

DIV. 15- PLUMBING

15-XX EXTERIOR HOSE BIB - - PROVIDE NON-REMOVABLE BACK-FLOW PREVENTION DEVICE AT EACH LOCATION

15-XX HEAT PUMP HOT WATER HEATER- ANCHOR OR STRAP AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSION -- LOWER STRAP AT LEAST 4" ABOVE CONTROLS PER CPC 507.2- ADD APPROVED EXPANSION TANK

- SEE CF-1R FOR MIN. EFFICIENCY REQ'TS- VERIFY THAT LOCATION PROVIDES SUFFICIENT AIR FLOW FOR PROPER OPERATION OF UNIT

15-XX WATER HEATER RE-CIRCULATION LOOP SYSTEM:
  A. THIRD PIPE RE-CIRCULATION WITH THERMOSTATIC SHUT-OFF @ LAST FIXTURE OF EACH RECIRCULATION LOOP. PROVIDE MOMENTARY CONTACT PUSH BUTTONS AT ALL HOT WATER LOCATIONS WITH LOW VOLTAGE HARD WIRE CONDUCTORS BACK TO CIRCULATION PUMP LOCATION -- FIELD COORDINATE PLACEMENT OF BUTTONS DURING ROUGH-IN
  B. INSULATE ALL HOT WATER & RE-CIRCULATION LINES FOR THEIR ENTIRE LENGTH WITH PIPE INSULATION AS REQ'D BY T-24
  C. PROVIDE 3/4" Ø T&P RELIEF VALVE DRAIN & DISCHARGE TO EXTERIOR, TERMINATING 6" - 24" ABOVE GRADE & POINTING DOWNWARD. DRAIN LINE MUST HAVE DOWNWARD SLOPE TO EXTERIOR.

15-XX WATER CLOSETS OR BIDETS:
  a. WIDTH OF 30" (15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION, NO CLOSER THAN 30" CENTER-TO-CENTER TO ANY SIMILAR FIXTURE)
  b. 24" CLEAR SPACE IN FRONT

15-XX SHOWER ENCLOSURE:
  a. 30" MINIMUM CLEAR DIAMETER CIRCLE FOR STALL WIDTH
  b. MINIMUM 22" UNOBSTRUCTED SHOWER DOOR OPENING FOR EGRESS
  c. TEMPERED GLASS DOORS
  d. DAM, CURB, OR THRESHOLD 1" LOWER THAN SIDES AND BACK AND NOT LESS THAN 2" OR MORE THAN 9" IN DEPTH, MEASURED FROM THE TOP TO THE TOP OF THE DRAIN
  e. SLOPE TILE (OVER CONC) SHOWER FLOOR FROM THE SIDES TO THE DRAIN:
  - MINIMUM OF 1/4" PER FOOT
  - MAXIMUM OF 1/2" PER FOOT
  f. TILE WALLS TO FULL WALL HEIGHT AT SHOWER SURROUND- APPLY OVER CEMENT BOARD
  g. 2" OUTLET PIPE, OF CPC APPROVED MATERIALS, STAINER FREE AREA AT LEAST EQUAL TO PIPE OPENING

15-XX TUB/SHOWER ENCLOSURE
- TILE SURROUND TO FULL WALL HEIGHT - - APPLY OVER CEMENT BOARD OR FIBERGLAS FACED GYPSUM BOARD
- TEMPERED GLASS DOORS OR CURTAIN ROD

15-XX SMOOTH, HARD, NONABSORBENT SURFACE ON BATHROOM FLOORS AND WALLS

15-XX SHOWER HEAD- PRESSURE-BALANCING OR THERMOSTATIC VALVE

15-XX TUB/SHOWER WITH PRESSURE-BALANCING OR THERMOSTATIC VALVE

HVAC

15-XX HRV/ ERV - MOUNT AT CLG. HEIGHT, SMALL DIA. RIGID DUCTS TO DISTRIBUTE FRESH AIR TO MAJOR ROOMS (BEDROOMS, STUDY, LIVING ROOM). FEED AIR INTO ROOM DIFFUSERS.
MFR AND MODEL #' - - SEE VENT NOTES FOR SIZING

15-XX HEAT PUMP AIR HANDLER UNIT, DOWNFLOW

15-XX C.A.R. GRILLE IN CEILING

15-XX KITCHEN HOOD FAN, DUCT TO EXTERIOR

15-XX **MINI- SPLIT HVAC EXTERIOR UNIT:**
  a. PROVIDE EXTERIOR WATERPROOF ELECT. DISCONNECT PER C.E.C. REQ'TS
  b. MOUNT ON 4" CONC SLAB OR APPROVED PLATFORM SET ON GRAVEL BED

15-XX AIR RETURN GRILLE AT CLG, OR HIGH ON WALL, DUCT TO TOP OF AIR HANDLER— USE 2" THICK DISPOSABLE MERV 13 FILTER MEDIA AT AIR HANDLER (NOT AT FILTER GRILLE)

FIRE PROTECTION

15-XX FIRE SPRINKLER FLOW SWITCH, GAUGE, RISER AT SOUTH WALL OF BLDG- - PROVIDE INTERCONNECT TO EXTERIOR ALARM

15-XX SPRINKLER ALARM BELL LOCATION - - MOUNT 7'-0" ABOVE FINISH FLOOR OUTSIDE PRIMARY BEDROOM

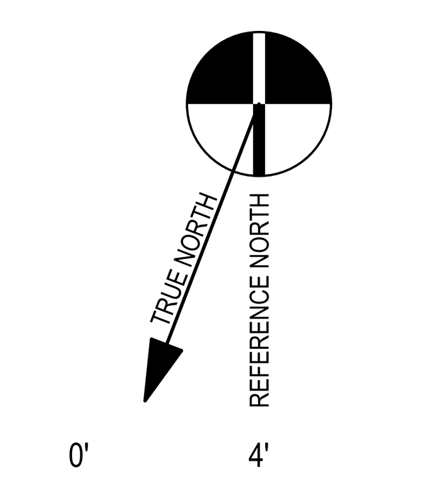
DIV 16- ELECTRICAL

16-01 150 A BRANCH CIRCUIT PANEL

16-XX AV CABINET -- SEE SPECIFICATIONS FROM AV CONSULTANT

16-XX PV INVERTER PANEL LOCATION - - SEE ELECTRICAL PLAN

16-XX 240V CIRCUIT FOR E.V. CAR CHARGER- CONFIRM AMPERAGE BASED ON SELECTED CAR CHARGER



SCALE: 1/4"=1'-0"

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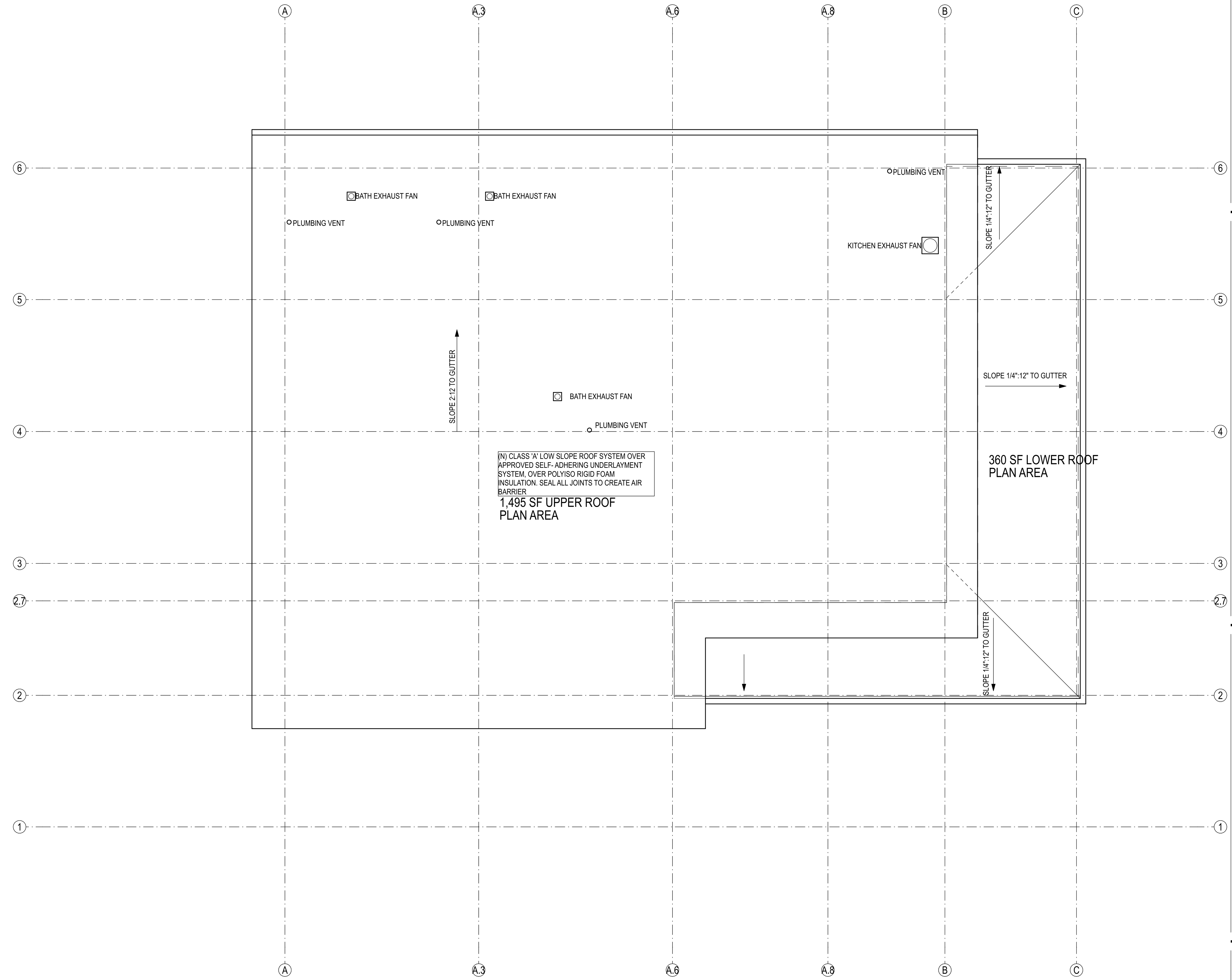
FLOOR PLAN, CLERESTORY PLAN

SHEET

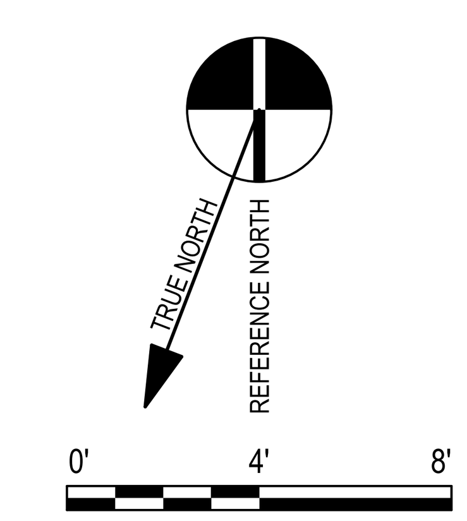
A1.1



2
A1.2

ROOF PLAN

SCALE: 1/4" = 1'-0"



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ROOF PLAN

SHEET

A1.2

ALL LIGHTING AND DEVICE OUTLETS SHALL BE PROTECTED BY A.F.C.I. CIRCUIT BREAKERS

ELECTRICAL SYMBOLS

DEVICES

Symbol	Description	Symbol	Description
	DUPLEX RECEPTACLE (12" U.O.N.) — TAMPER-RESISTANT		SWITCH (+48" U.O.N. OR AS INDICATED)
QUAD	QUAD (2 DUPLEX)	3	THREE-WAY SWITCH
CP	CEILING PLUG	4	FOUR-WAY SWITCH
FP	FLOOR PLUG	5	FIVE-WAY SWITCH
GFI	GROUND FAULT CIRCUIT INTERRUPT		DIMMER SWITCH
	SWITCHED OUTLET	DOOR	DOOR ACTIVATED SWITCH
+42"	HT. FROM CENTERLINE TO FIN. FL.	IND	SWITCH W/ INDICATOR
	POWER STRIP (PLUGS @ 6") WHITE U.O.N.	H/V/L	HEAT/ VENT/ LIGHT COMBINATION SWITCH
240v	240V RECEPTACLE	DIM	MANUAL-ON VACANCY SENSOR SWITCH (DIMMER)
WP/GFI	WATERPROOF BOX WITH G.F.I. — TAMPER-RESISTANT	T TRANS	REMOTE TRANSFORMER
HORIZ	INSTALL RECEPT. HORIZ.	G2	LIGHTING SYSTEM CONTROLLER- SEE SCHEDULE
JB	JUNCTION BOX	R10	REMOTE SINGLE-GANG SWITCH PAD FOR LIGHTING CONTROL SYSTEM- SEE SCHEDULE
	FAN, FAN/HEAT OR FAN/HEAT/LIGHT	R3-3	LOAD GROUP WITHIN LIGHTING CONTROLLER SYSTEM -- SEE SCHEDULE
D.O.	GARAGE DOOR OPERATOR W/ SWITCH		

FIXTURE ABBREVIATIONS

DAMP	DAMP RATED
HE	HIGH EFFICACY (LED, JA-8)
LENS	LENSED
WP	WATERPROOF

RECESSED FIXTURES

ALL UNITS SHALL BE **HE** (HI-EFFICACY), **IC** (INSULATION CONTACT) + **AT** (AIR-TIGHT)

Symbol	Description
	RECESSED FIXTURE, DOWNLIGHT
	RECESSED FIXTURE, ADJUSTABLE TRIM
	RECESSED STEP LIGHT

SURFACE FIXTURES

NOTE: ALL FIXTURES REQURE JA-8 COMPLIANT LAMPS (L.E.D. SOURCE, C.R.I. = 90 MINIMUM)

Symbol	Description
	CEILING LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE (SCONCE)
	LED STRIP FIXTURE
	FLUOR. STRIP FIXTURE
	CEILING FIXTURE (SQUARE)
	CEILING FIXTURE (RECTANGULAR)

L.V. COMMUNICATION DEVICES

Symbol	Description
SD	SMOKE DETECTOR
Co	CARBON MONOXIDE DETECTOR
S/C	COMBINATION SMOKE/ CARBON MONOXIDE DETECTOR
TSTAT	THERMOSTAT
CATV	CABLE T.V. JACK (2 JACKS, RG-6 CABLE)
T	TELEPHONE JACK (2 RJ-11, CAT 6 CABLE))
CPTR	COMPUTER JACK (RJ-45, CAT 6 WIRE)
COMB T/C/C	COMBINATION. TELE/ COMPUTER/ CATV JACK MODULE 2- CAT 6, 2- RG-6 IN BUNDLE; COST ALT. FOR FIBER)
SP	WALL MOUNTED AUDIO SPEAKER
SP	RECESSED AUDIO SPEAKER
AV CNTL	A/V CONTROL
AV BASE	A/V BASE STATION

LIGHT FIXTURE SCHEDULE

MARK	TYPE	MFR	HOUSING	TRIM	LED MODULE	REMARKS
01	2" LED ROUND DOWNLIGHT- ICAT HOUSING		EL276ICA	ELK2818W	ELK11SD (1150 LUMENS)	WARM DIM
02	2" LED ROUND ADJUSTABLE - ICAT HOUSING		EL276ICA	ELK2829W	ELK11SD (1150 LUMENS)	WARM DIM
03	2" LED ROUND DOWNLIGHT - ICAT HOUSING- DAMP RATED		EL276ICA	ELK2818W	ELK11SD (1150 LUMENS)	WARM DIM
04	2" LED ROUND DOWNLIGHT - ICAT HOUSING- DAMP RATED, EXT. SOFFIT		EL276ICA	ELK2818 VERIFY FINISH	ELK11SD (1150 LUMENS)	WARM DIM
11	PRIMARY BATH WALL MOUNTED SCONCE (JA-8 COMPLIANT)	O.F.C.I.				
12	BATH 2 WALL MOUNTED SCONCE (JA-8 COMPLIANT)	O.F.C.I.				
13	UTILITY CEILING MOUNTED FIXTURE (JA-8 COMPLIANT)	O.F.C.I.				
14	CEILING MOUNTED 2' LED FIXTURE	LITHONIA	BLWD2- 8L- ADSM- EZ1- LP930	---	3000K, 90 CRI	
15	EXT. WALL MOUNTED LED SCONCE- WET LISTED, DARK SKY COMPLIANT	O.F.C.I.				
16	UTILITY CEILING MOUNTED FIXTURE (JA-8 COMPLIANT)	O.F.C.I.				
M01	EXHAUST FAN	PANASONIC	FV-0511VK3, ADD CONDENSATION SENSOR			SET TO 50CFM
M02	EXHAUST FAN	PANASONIC	FV-0511VK3, ADD CONDENSATION SENSOR			SET TO 50CFM

MECHANICAL VENTILATION CALCULATIONS

M01. **PRIMARY BATH, BATH 2:**
574 CU. FT. x 5/60 (5 AIR CHANGES PER HOUR) = 48 CFM REQ'D-
USE PANASONIC "WHISPER GREEN SELECT" #FV-05-11VK3
SET TO 50CFM - ADD CONDENSATION SENSOR

M02. **LAUNDRY CLOSET:**
PANASONIC "WHISPER GREEN SELECT" #FV-05-11VK3
SET TO 50CFM - ADD CONDENSATION SENSOR

M03. **ADU WHOLE HOUSE VENTING CALCULATIONS:**
- PRIMARY BR: 2 x 7.5 = 15
- BR 2: = 7.5
- GEN'L: 0.01 x 1,200 = 12
= **34.5 CFM**

M04. **ENERGY RECOVERY VENTILATOR (ERV):**
USE "NITE BREEZE" SYSTEM FOR CONTINUOUS AIR CHANGES THROUGHOUT HOUSE MOUNTED IN ROOF PLENUM OF ENTRY -- SYSTEM MUST PROVIDE ______ CFM PER ASHRAE STD 62.2 EQUATION 4.1(a) & AT OPERATE AT A MAXIMUM 1 SONE

SHEET NOTES

A. **SMOKE ALARMS AND CARBON DIOXIDE ALARMS SHALL BE 120V POWERED WITH BATTERY BACK-UP & INTERCONNECTED.**

B. BATHROOM OUTLETS SHALL BE PROVIDED WITH A MINIMUM OF ONE SEPARATE 20-AMP CIRCUIT. CIRCUIT CAN SUPPLY POWER TO OTHER EQUIPMENT IN THE SAME BATHROOM.

C. KITCHEN APPLIANCES SHALL BE PROVIDED WITH A MINIMUM OF TWO SEPARATE 20-AMP CIRCUITS

D. LAUNDRY APPLIANCES SHALL BE PROVIDED WITH A MINIMUM OF ONE SEPARATE 20-AMP CIRCUIT

E. ALL SUSPENDED AND SURFACE-MOUNTED CEILING LIGHT FIXTURES SHALL NOT BE MORE THAN 23 kg (50 lbs) OR SHALL MEET THE WEIGHT AND OUTLET BOX REQUIREMENTS OF THE APPLICABLE CEC SECTIONS

F. LIGHT FIXTURES IN WET/DAMP LOCATIONS SHALL BE LABELED 'SUITABLE FOR DAMP LOCATIONS' (OR) 'SUITABLE FOR WET LOCATIONS' IF SUBJECT TO SHOWER SPRAY OR RAIN

G. ALL NEW LIGHT FIXTURES SHALL CONFORM TO THE FOLLOWING:
  a. ALL LUMINAIRES SHALL BE HIGH EFFICACY. ALL RECESSED FIXTURES SHALL BE LISTED I.C. AND AIR TIGHT RATED, AND CONTAIN LIGHT SOURCES THAT COMPLY WITH REFERENCES JOINT APPENDIX JA-8
  b. ALL NEW RESIDENTIAL 120V, 15 AND 20 AMP BRANCH CIRCUITS NOT REQUIRED TO BE GFI PROTECTED MUST BE A.F.C.I. PROTECTED.ALL NEW 120V (15A AND 20A) RECEPTACLES MUST BE TAMPER RESISTANT TYPE
  c. LIGHTING INTEGRAL TO EXHAUST FANS SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 150(K) AND SHALL BE SWITCHED SEPARATELY FROM THE FAN MOTOR.
  d. EXTERIOR DOORS AND LANDINGS REQUIRE AN EXTERIOR LIGHT SWITCHED FROM THE INSIDE. LIGHTS SHALL EITHER BE L.E.D. OR FLUORESCENT, OR CONTROLLED BY A MOTION SENSITIVE, DAYLIGHT SENSING MODULE, NIGHT SKY COMPLIANT.
  e. BATHROOMS, LAUNDRY AND UTILITY ROOMS REQUIRE AT LEAST ONE LUMINAIRE TO BE CONTROLLED BY A VACANCY SENSOR

H. LIGHTING OUTLETS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
  a. HABITABLE ROOMS: AT LEAST ONE WALL-SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM AND BATHROOM.
  b. HALLWAY, STAIRWAYS, ATTACHED GARAGES & DETACHED GARAGES WITH ELECTRIC POWER: AT LEAST ONE WALL-SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED.
  c. STAIRWAYS: THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL AND LANDING LEVEL THAT INCLUDES AN ENTRYWAY, TO CONTROL THE LIGHTING OUTLET(S) WHERE THE STAIRWAY BETWEEN FLOOR LEVEL HAS 6 RISERS OR MORE.
  d. AT LEAST ONE LIGHTING OUTLET CONTAINING A SWITCH OR CONTROLLED BY A WALL SWITCH SHALL BE INSTALLED IN ATTICS AND UNDERFLOOR SPACES CONTAINING EQUIPMENT REQUIRING SERVICING, SUCH AS HEATING, AIR CONDITIONING, AND REFRIGERATION EQUIPMENT.

J. ALL 120-VOLT, SINGLE PHASE, 15- & 2-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN A DWELLING UNIT (FAMILY ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS) SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT

K. ALL WIRING THAT MAY CONTAIN ELECTRICAL POTENTIAL WHEN THE ALTERNATIVE SERVICE DISCONNECT HAS BEEN ACTIVATED (SUCH AS THE WIRING BETWEEN THE SOLAR ARRAYS AND THE DC ELECTRICAL DISCONNECT ON A PHOTOVOLTAIC SYSTEM),SHALL BE COMPLETELY CONTAINED IN METAL CONDUIT.

L. RECEPTACLE OUTLETS SHALL BE INSTALLED PER CEC REQUIREMENTS:
  a. PROVIDE AT LEAST ONE GFCI RECEPTACLE OUTLET IN GARAGE OR BASEMENT
  b. PROVIDE AT LEAST ONE OUTLET PER CAR SPACE AND GFCI PROTECTION FOR ALL OUTLETS IN GARAGE EXCEPT FOR DEDICATED APPLIANCE OUTLETS
  c. PROVIDE AT LEAST ONE RECEPTACLE OUTLET, ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6'-6" ABOVE GRADE, AT FRONT AND BACK OF DWELLING
  d. PROVIDE GFCI PROTECTED OUTLETS AT HOUSE EXTERIOR WITH WEATHERPROOF COVERS
  e. PROVIDE GFCI PROTECTED OUTLETS WHEN INSTALLED WITHIN CRAWL SPACE THAT IS AT OR BELOW GRADE LEVEL
  f. PROVIDE RECEPTACLE OUTLETS AT 12'-0" ON CENTER MAXIMUM AND WITHIN 6'-0" OF THE END OF WALLS OR DOOR OPENINGS
  g. FLOOR RECEPTACLE OUTLETS SHALL NOT BE COUNTED AS A REQUIRED OUTLET UNLESS LOCATED WITHIN 18" OF THE WALL
  h. PROVIDE AT LEAST ONE RECEPTACLE OUTLET IN HALLWAYS 10'-0" OR MORE IN LENGTH
  j. PROVIDE GFCI PROTECTED OUTLETS AT ALL KITCHEN COUNTER TOPS 12" AND WIDER
  k. PROVIDE GFCI PROTECTED RECEPTACLE OUTLET FOR ISLAND OR PENINSULAR COUNTER TOP WHEN IT IS GREATER THAN 12" X 24"
  m. PROVIDE RECEPTACLE OUTLETS AT KITCHEN COUNTER TOP AT 4'-0" O.C. AND NO GREATER THAN 2'-0" FROM AN INSTALLED APPLIANCE OR SINK
  n. PROVIDE GFCI PROTECTED OUTLETS AT WET BARS IF WITHIN 6'-0" OF SINK
  p. PROVIDE GFCI PROTECTED OUTLETS IN BATHROOMS
  q. PROVIDE AT LEAST ONE RECEPTACLE OUTLET ON WALL WITHIN 36 INCHES OF THE OUTSIDE EDGE OF EACH WASHBASIN
  r. ALL ELECTRICAL RECEPTACLES THAT ARE WITHIN 10' OF JACUZZI TUB SHALL BE PROTECTED BY GFCI UNLESS PROTECTED WITH CLOSABLE DOOR
  s. A 125-VOLT, SINGLE-PHASE, 15- OR 20-AMPER-RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR-CONDITIONING, AND REFRIGERATION EQUIPMENT. THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE EQUIPMENT DISCONNECTING MEANS.
  t. RECEPTACLE OUTLETS SHALL NOT BE LOCATED MORE THAN 20" ABOVE COUNTERS. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED FACE UP.
  u. PROVIDE RECEPTACLE OUTLETS AT ANY WALL SPACE GREATER THAN OR EQUAL TO 2'-0" WIDE
  v. 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES IN ALL AREAS REQUIRED BY THE CEC

KEY NOTES

E-0X

E-01 (N) ELECT. METER LOCATION AND DISCONNECT (VERIFY SERVICE SIZE)- PROVIDE GROUNDING SYSTEM AS REQUIRED BY CEC. ALL BRANCH CIRCUIT BREAKERS SHALL BE INSIDE HOUSE WITHIN BRANCH CIRCUIT PANELS

E-02 SUB-PANEL

E03 GROUNDING ELECTRODE:
  a. PROVIDE MINIMUM OF 20'-0" OF NUMBER 4 AWG BARE COPPER WIRE IN THE FOOTING 2" FROM THE BOTTOM OR TIED TO MINIMUM 20" OF FOUNDATION REBAR
  b. WHEN DRILLED PIERS ARE USED FOR THE FOUNDATION, LOCATE 20'-0" LONG NUMBER 4 AWG BARE COPPER THROUGH THE CENTER OF THE PIER CLOSEST TO THE LOCATION OF THE MAIN ELECTRIC PANEL.

E-04 EXTERIOR WATERPROOF 240V POWER & DISCONNECT FOR HEAT PUMP COMPRESSOR UNIT

E-05 CONFIRM REQ'D LOCATION OF APPLIANCE OUTLETS WITH MFR'S SPECIFICATIONS

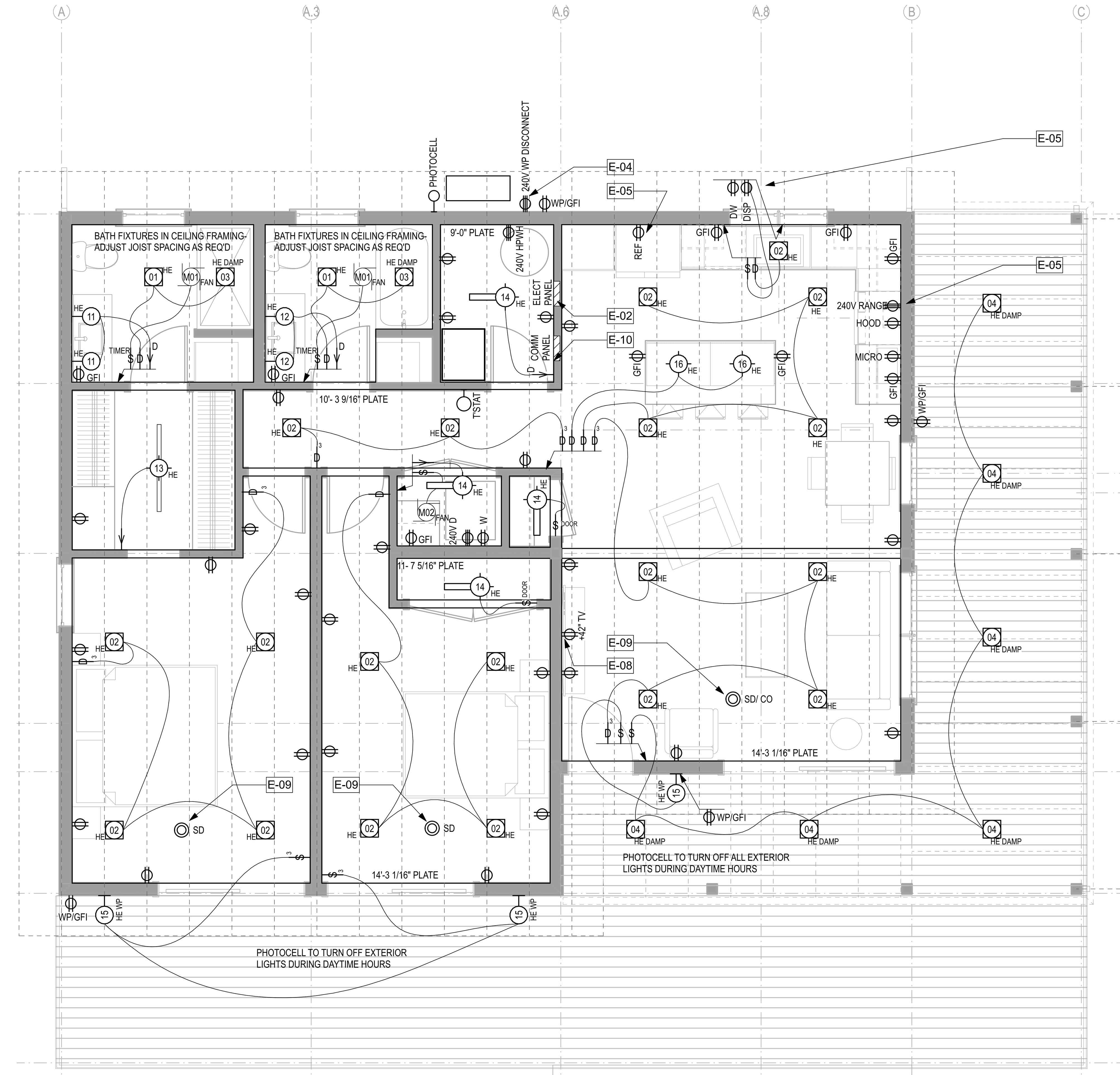
E-06 HALF-HOT RECEPTACLE FOR DISPOSAL. CONFIRM WALL SWITCH OR AIR SWITCH IN COUNTER

E-07 ELECT. HEAT MAT UNDER TILE IN **VERIFY ROOM NAME(S)** --COORDINATE INSTALL. W/ TILE SETTER -- THERMOSTAT LOCATION TO BE VERIFIED IN FIELD

E-08 ELEVATED RECEPTACLE & CATV OUTLET--PROVIDE BLK'G FOR TV WALL/ CLG BRACKET & LOCATE OUTLETS IN SUITABLE LOCATION--TV & BRACKET T.B.D.

E-09 MOUNT SMOKE ALARM WITHIN ONE FOOT OF RIDGE AT SLOPING CEILINGS

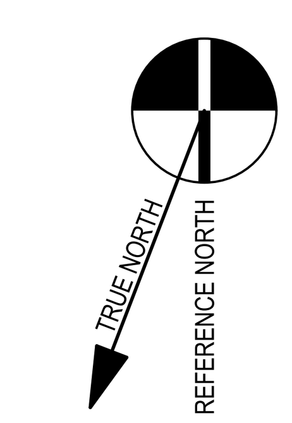
E-10 COMMUNICATIONS PANEL:
- 1- LEVITON #49605 STRUCTURED MEDIA ENCLOSURE WITH VENTED COVER
- 1- AC POWER MODULE
- 1- TELEPHONE MODULE
- 1- 8 PORT CAT 6 DATA MODULE
- 1X6 BIDIRECTIONAL VIDEO MODULE W/ AMP
- CONFIRM TOTAL NUMBER OF CONNECTION POINTS FOR EACH CATEGORY, VERIFY FINAL COMPONENTS LIST PRIOR TO PURCHASING



3
A1.3
ELECTRICAL PLAN (LIGHTING, POWER, COMMUNICATION)
SCALE: 1/4" = 1'-0"

PRELIMINARY

	EXISTING WALL- DEMO
	EXISTING WALL TO REMAIN
	NEW WALL



0' 4' 8'
SCALE: 1/4"=1'-0"

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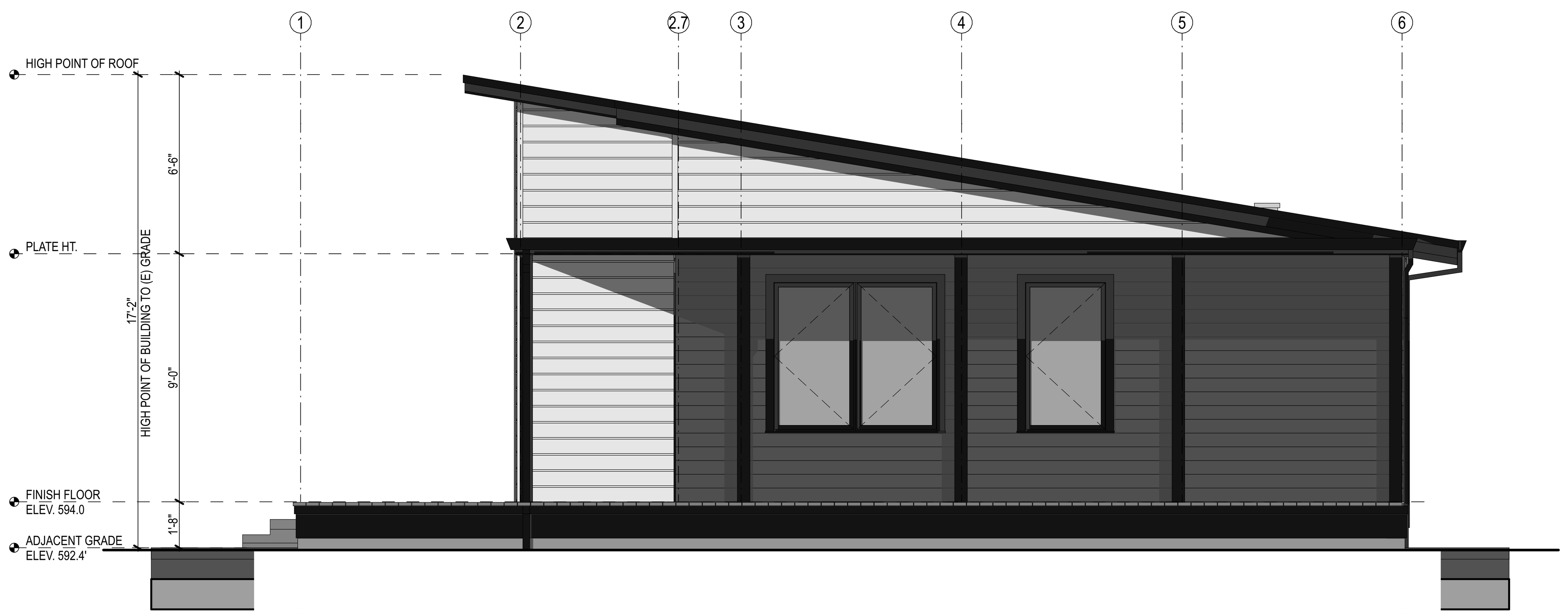
ELECTRICAL/ REFLECTED CEILING PLAN

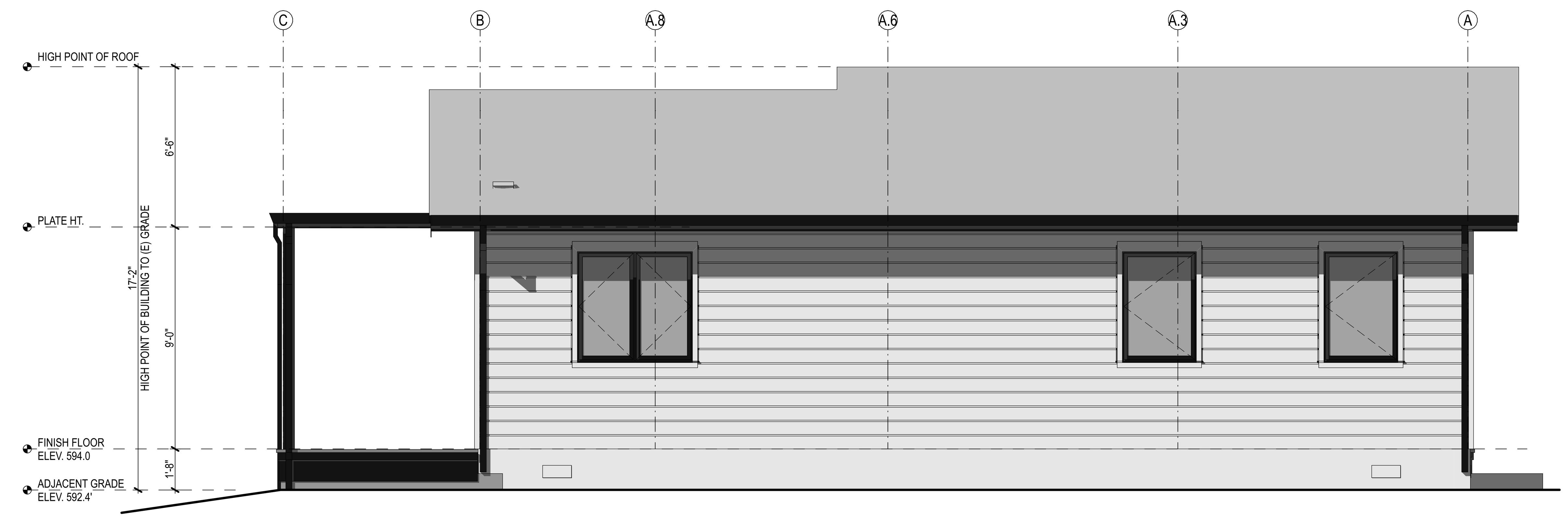
SHEET
A1.3

1 A2.1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

2 A2.1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 A2.1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 A2.1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ADD MATERIALS NOTES/ KEY

0' 4' 8'
SCALE: 1/4"=1'-0"

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EXTERIOR ELEVATIONS

SHEET
A2.1

1 / A2.2 VIEW FROM THE NORTHWEST
SCALE: 1:143.31

2 / A2.2 VIEW FROM THE SOUTHWEST
SCALE: 1:159.28

3 / A2.2 VIEW FROM THE SOUTHEAST
SCALE: 1:143.31

4 / A2.2 VIEW FROM THE NORTHEAST
SCALE: 1:143.31

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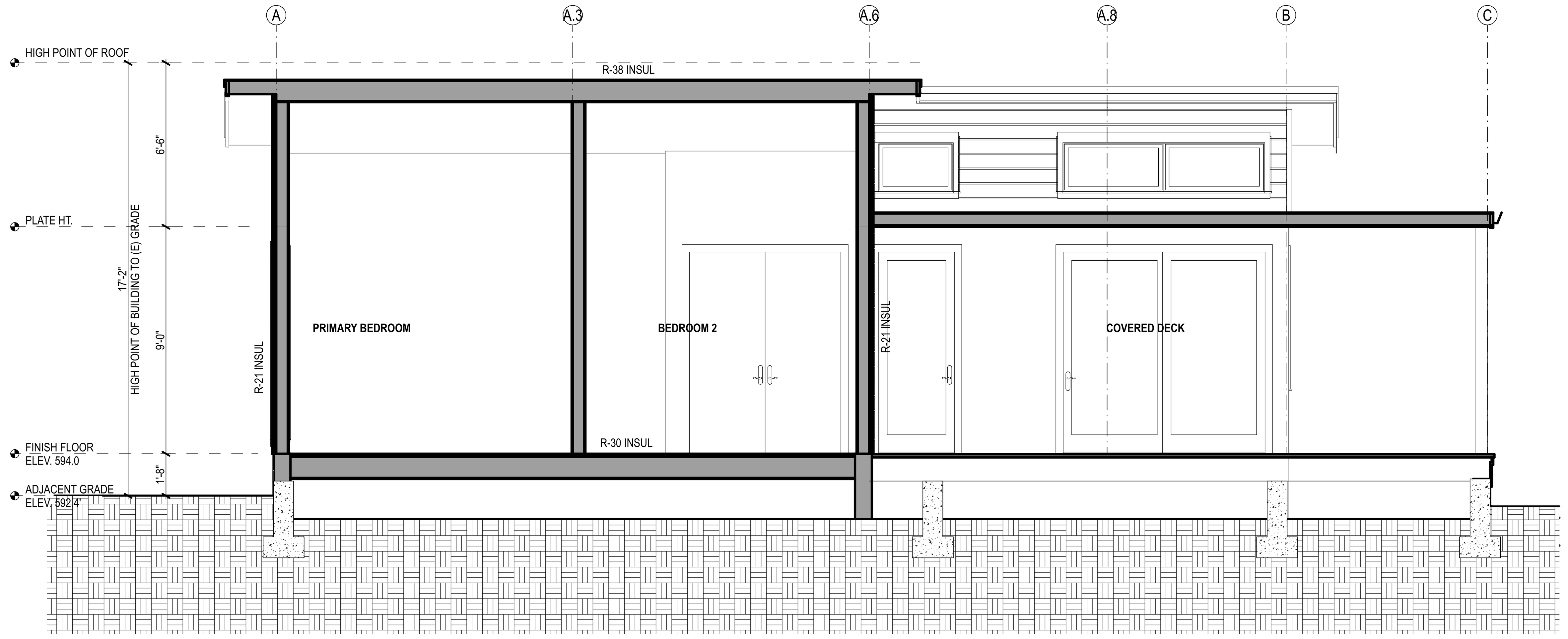
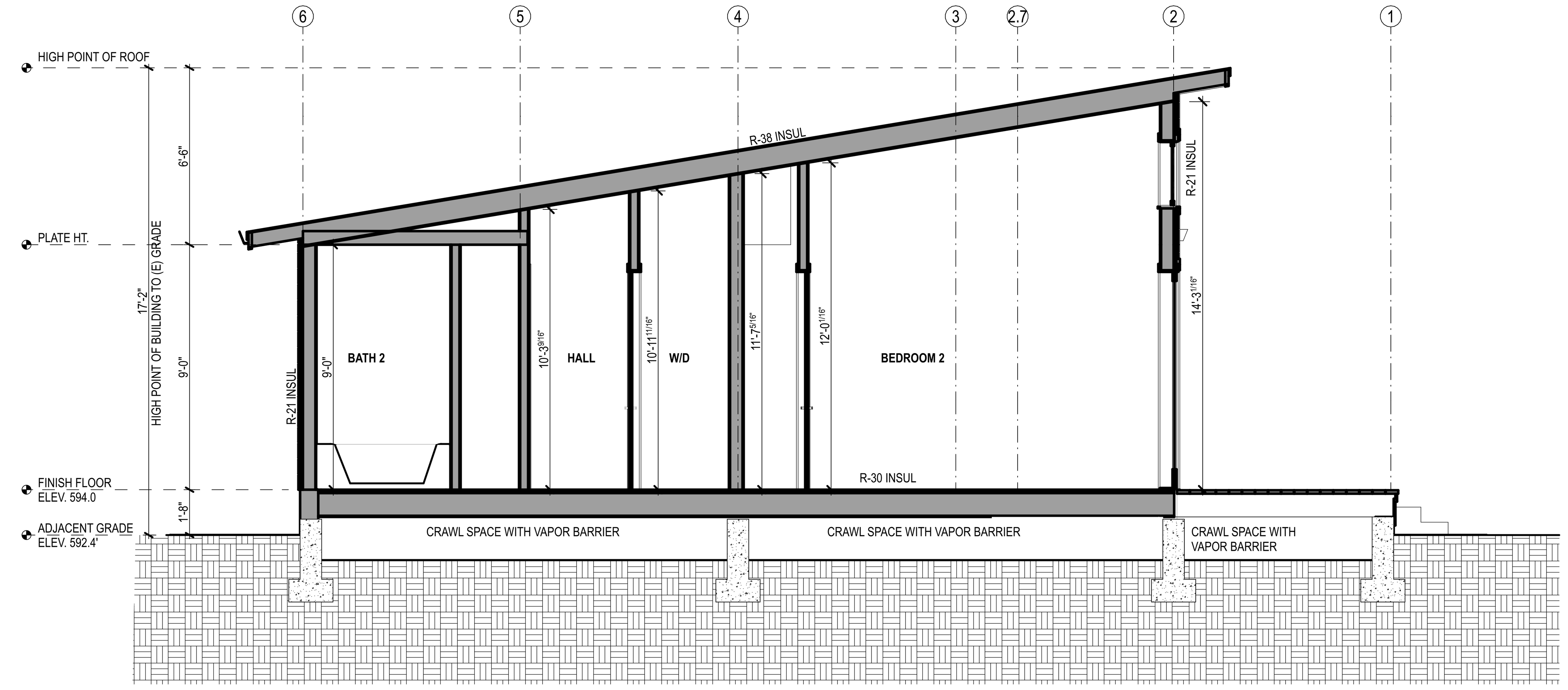
PERSPECTIVES

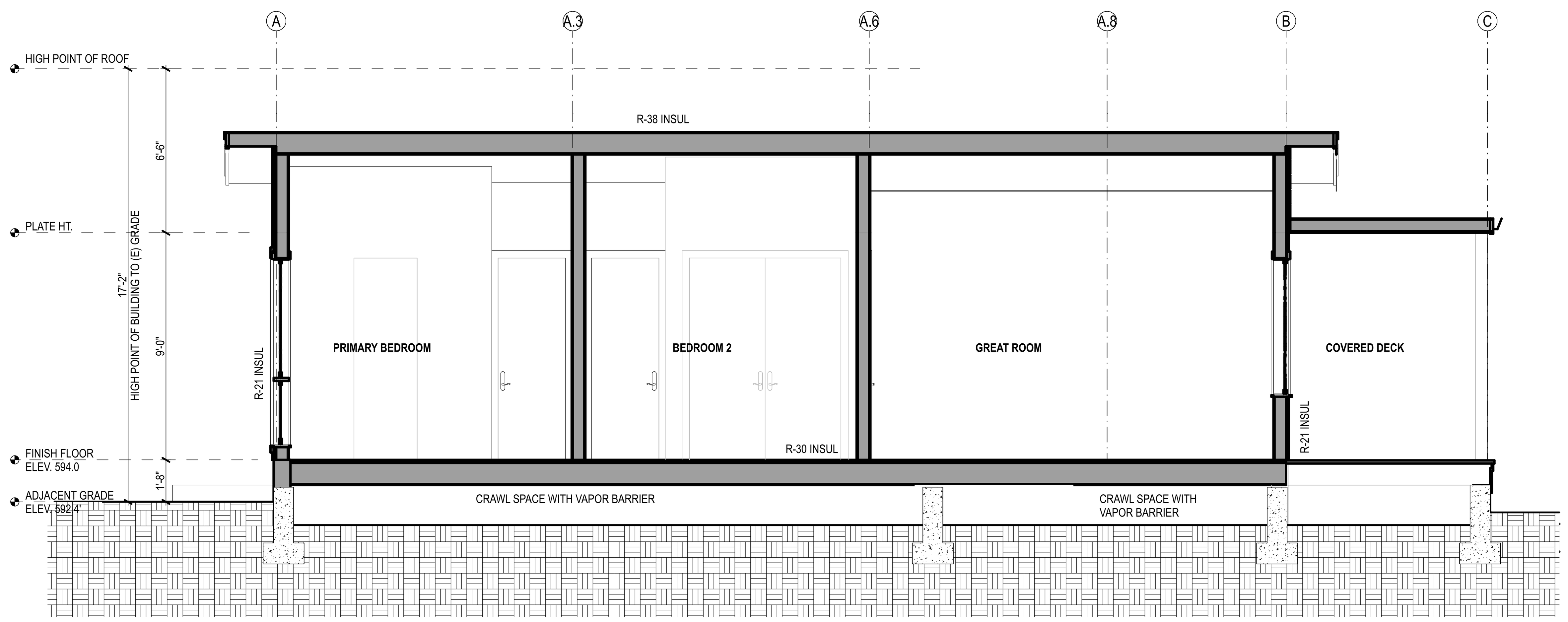
SHEET
A2.2



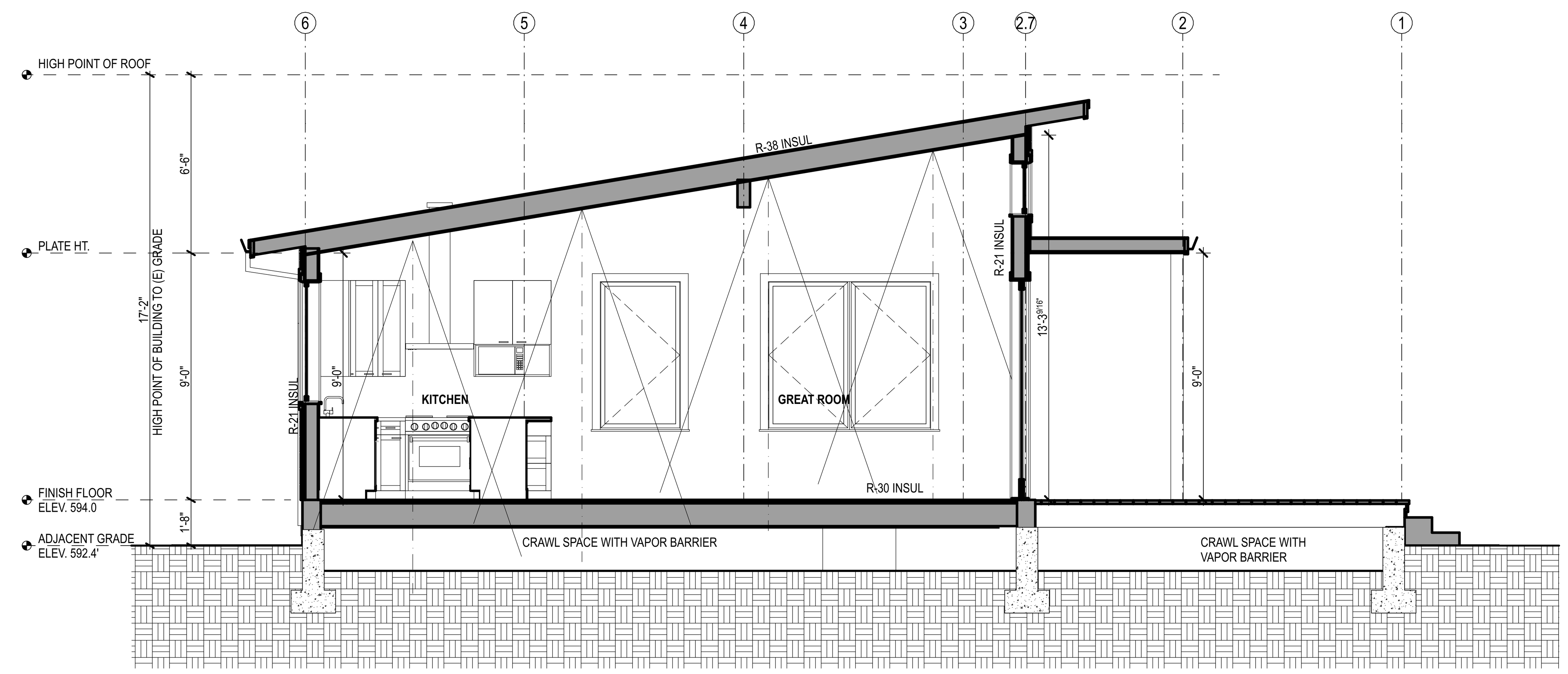
5
A3.1
SECTION C-C
SCALE: 1/4" = 1'-0"



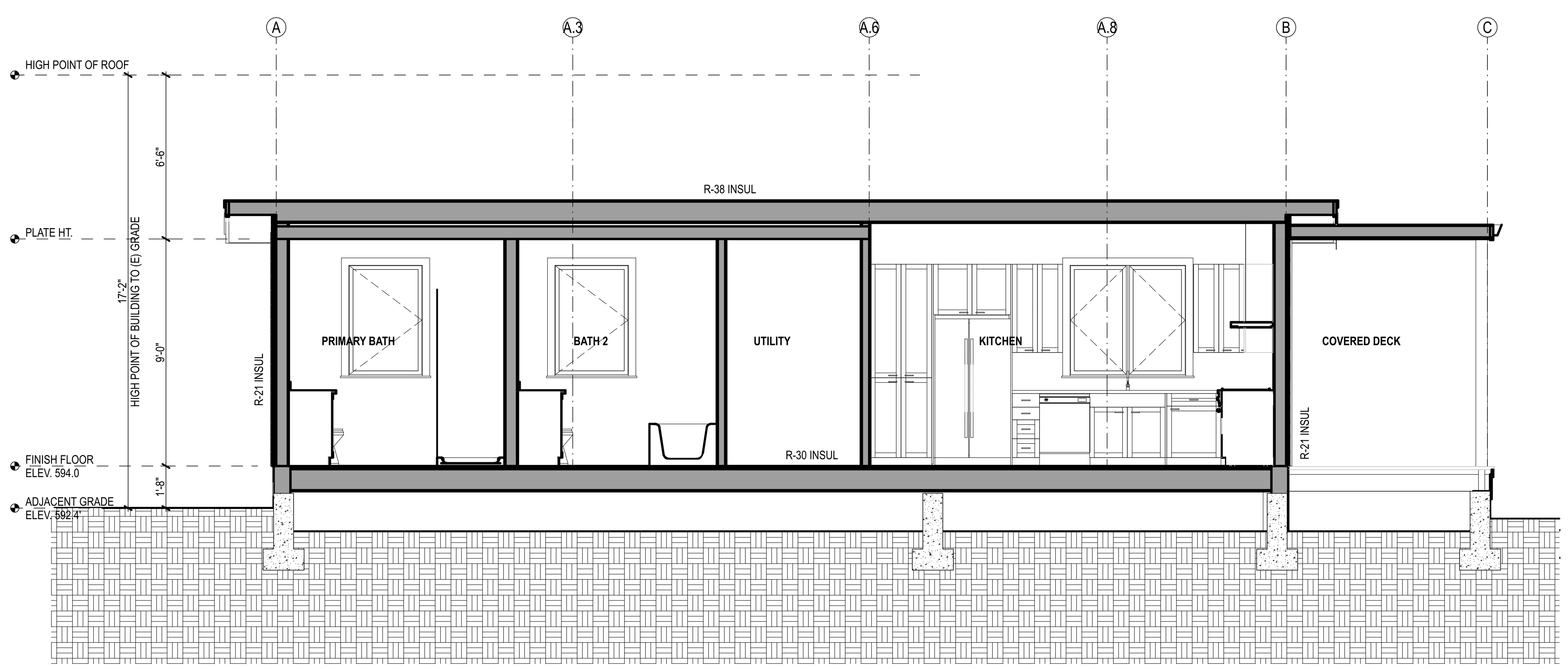
1
A3.1
SECTION A-A
SCALE: 1/4" = 1'-0"



4
A3.1
SECTION D-D
SCALE: 1/4" = 1'-0"



2
A3.1
SECTION B-B
SCALE: 1/4" = 1'-0"



6
A3.1
SECTION E-E
SCALE: 1/4" = 1'-0"

0' 4' 8'
SCALE: 1/4"=1'-0"

0' 4' 8'
SCALE: 1/4"=1'-0"

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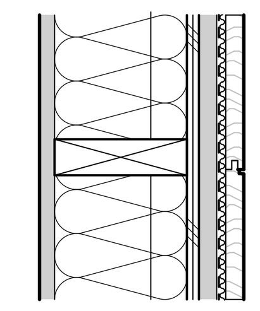
BUILDING SECTIONS

SHEET
A3.1

WALL ASSEMBLIES

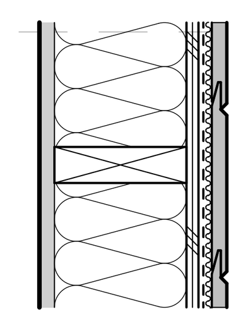
A. **EXTERIOR WALL- VERTICAL T&G CEDAR SIDING OVER DRAINAGE PLANE**



1X6 T&G CEDAR SIDING (W.U.I. LISTED WITHOUT TYPE X GYP) OBDYKE "SLICKER CLASSIC" DRAINAGE PLANE, OVER OBDYKE "FLAT WRAP" WRB (TAPE ALL SEAMS), OVER STRUCT.SHEATHING, 2X6 STUDS

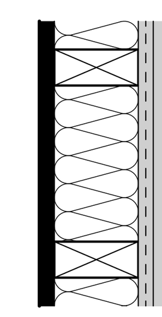
2X HORIZ BLOCKING SPACED 2' O.C. VERTICALLY AT VERTICAL SIDING WALLS

A. **EXTERIOR WALL- HORIZ. CEMENT BOARD SIDING OVER DRAINAGE PLANE**



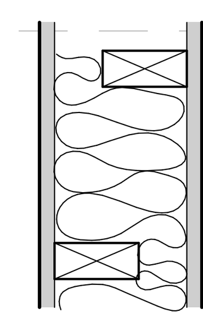
CEMENT BOARD T&G SIDING OVER OBDYKE "SLICKER CLASSIC" DRAINAGE PLANE, OVER OBDYKE "FLAT WRAP" WRB (TAPE ALL SEAMS), STRUCT SHEATHING, 2X6 STUDS- 5/8" GYP. BD. TO INTERIOR, LEVEL 5 FINISH

A. **INTERIOR WALL- ACOUSTIC SEPARATION**



5/8" GYP. BD. OVER LAYER OF 5/8" "QUIETROCK" SOUND ATTENUATING GYP. BD.TO ADJACENT ROOM SIDE- SINGLE LAYER CEMENT BOARD (SHOWER/ BATH) OR GYPSUM BOARD TO BATH SIDE. FILL STUD BAYS WITH ROCK WOOL OR DENSE PACK CELLULOSE INSULATION.

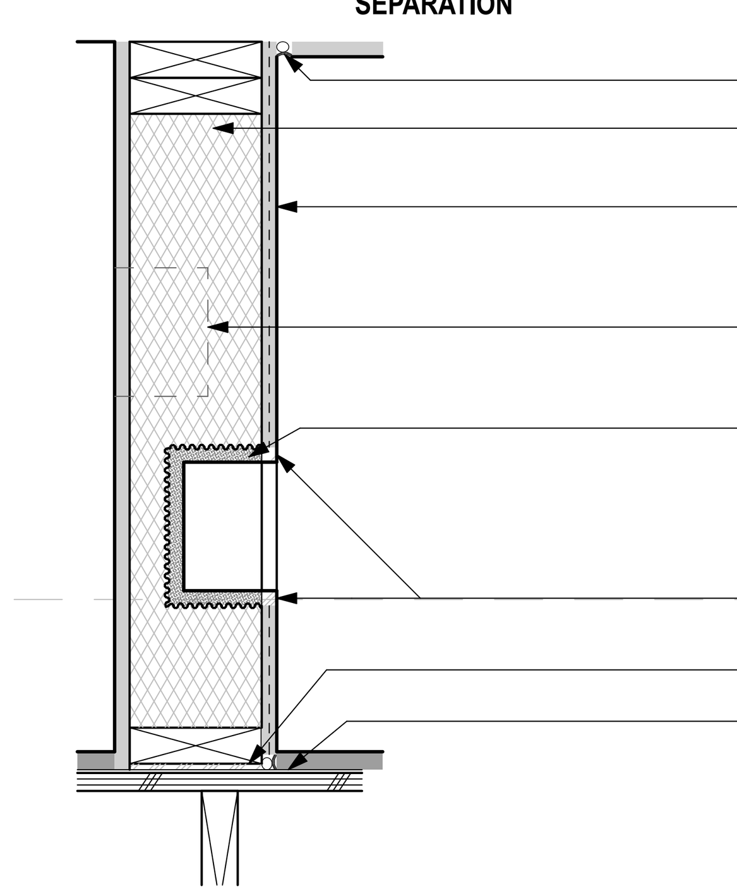
A. **INTERIOR WALL- ACOUSTIC SEPARATION- STAGGERED STUDS**



ONE LAYER "QUIETROCK E-Z SNAP" GYPSUM BOARD APPLIED BOTH SIDES OF 2X4 STUDS @ 16" O.C. STAGGERED 8" O.C. ON 2X6 WOOD PLATES WITH 6d COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. JOINTS STAGGERED 24" ON OPPOSITE SIDES. HORIZONTAL BRACING REQUIRED AT MID HEIGHT- INSULATION FILL ON BOTH SIDES

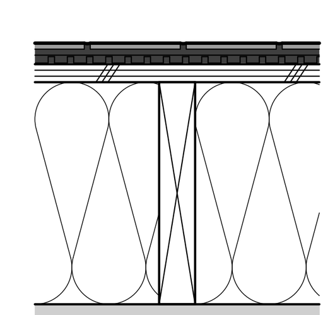
G.A. FILE NO. WP 3113:
1 HOUR
STC 55

A. **INTERIOR WALL- ACOUSTIC SEPARATION**



FLOOR- CEILING ASSEMBLIES

A. **TILE/ STONE FLOOR OVER WOOD FRAMING- THINSET**

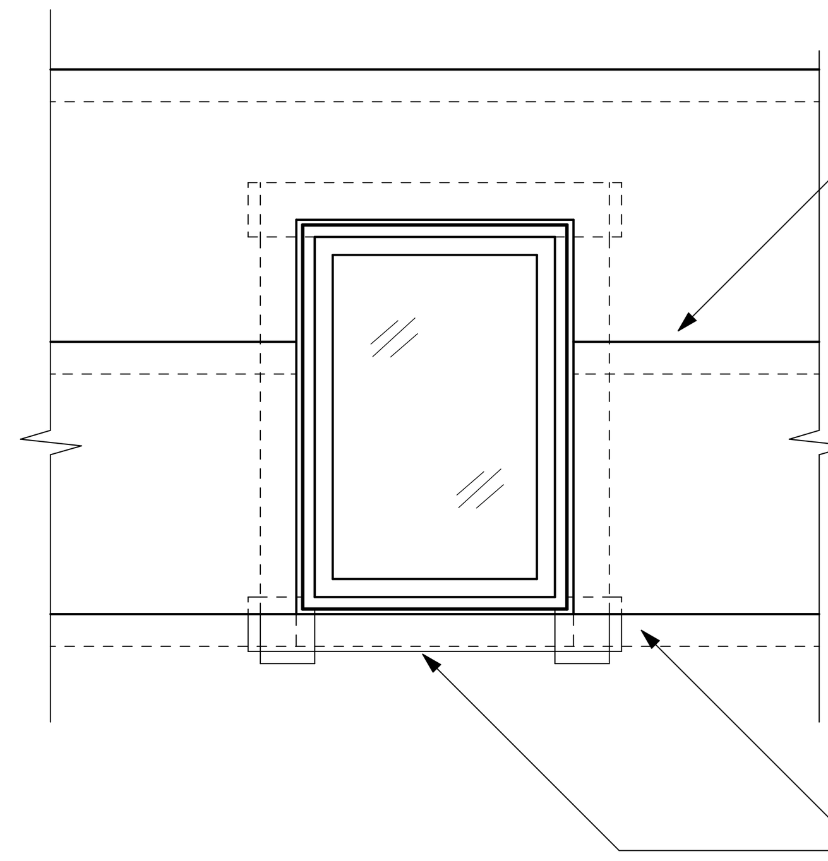


TILE THIN SET ONTO SCHLUTER "DITRA" OVER SUB FLOOR

TCA DETAIL: RH-122

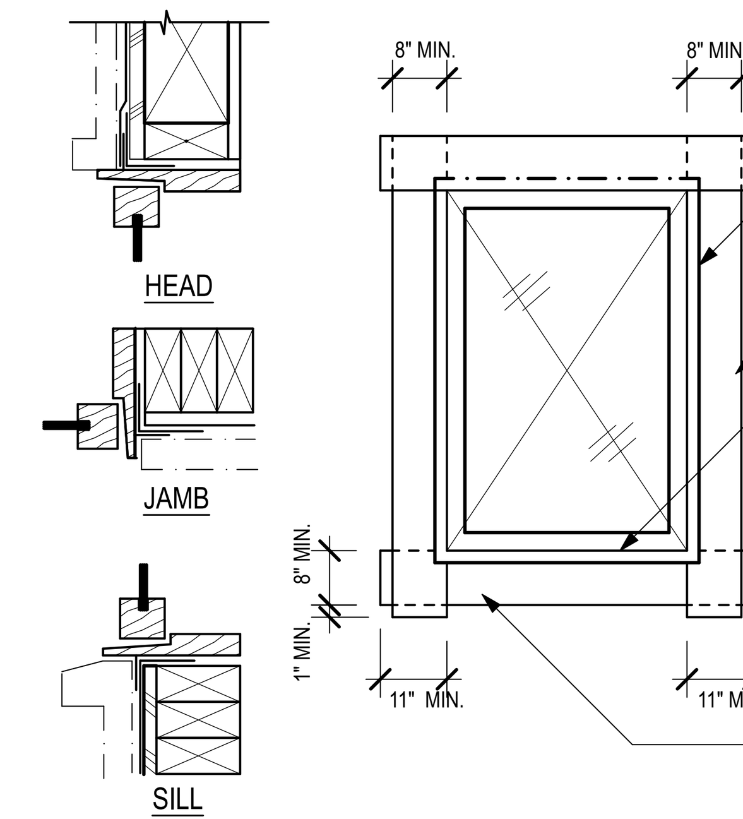
5 / A4.1 **ASSEMBLIES**

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



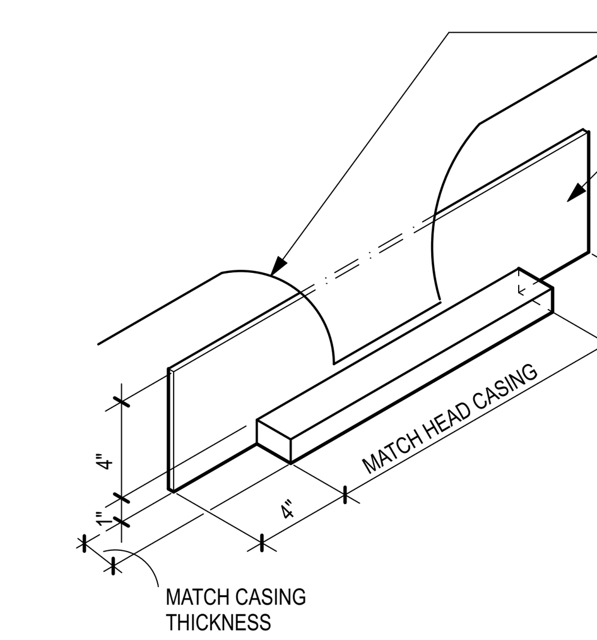
4 / A4.1 **WATER RESISTANT BARRIER DIAGRAM**

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



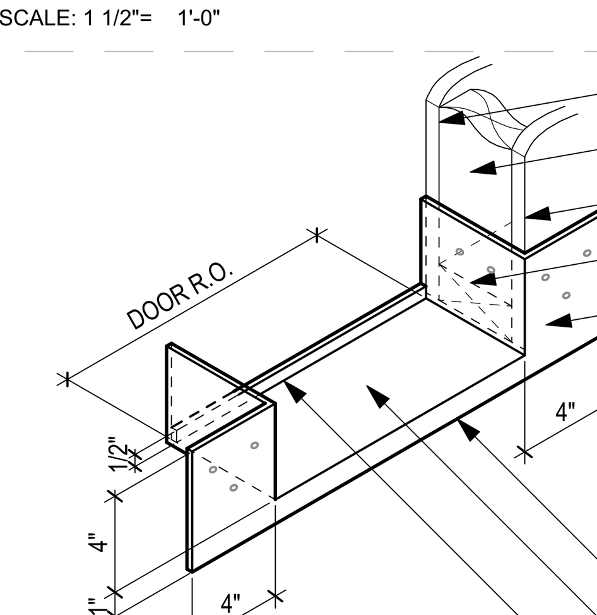
3 / A4.1 **WINDOW FLASHING DETAIL**

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



2 / A4.1 **TYPICAL HEAD FLASH DETAIL**

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



NOTES:
1. VERIFY THAT SELECTED THRESHOLD IS DESIGNED TO WEEP TO EXTERIOR - DO NOT BLOCK WEEP HOLES.
2. PROVIDE GALVANIC BARRIER (RUBBERIZED ASPHALIC W.P. MEMBRANE) BETWEEN THRESHOLD & PAN FLASH IF DISSIMILAR MATERIALS

1 / A4.1 **DOOR SILL PAN**

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

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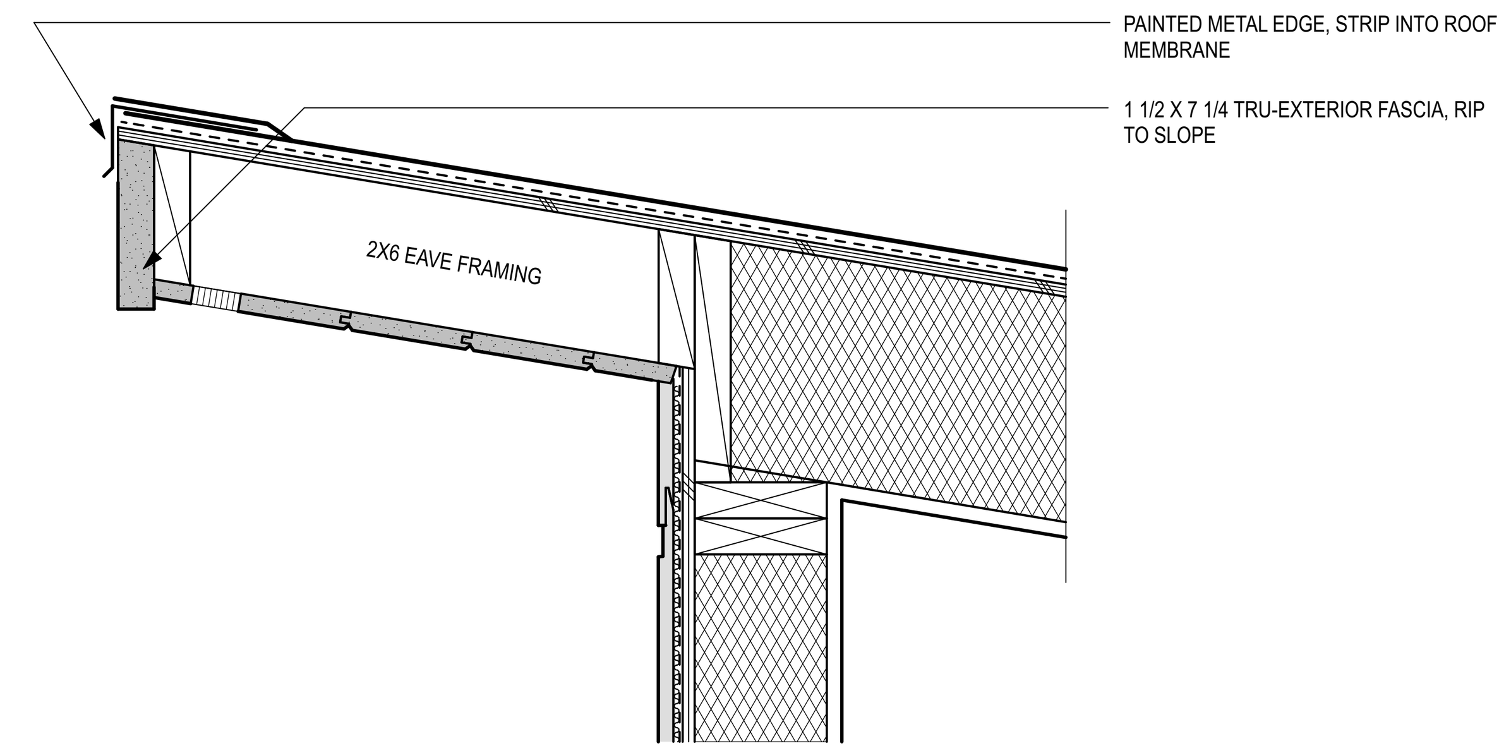
DETAILS - TYPICAL

SHEET

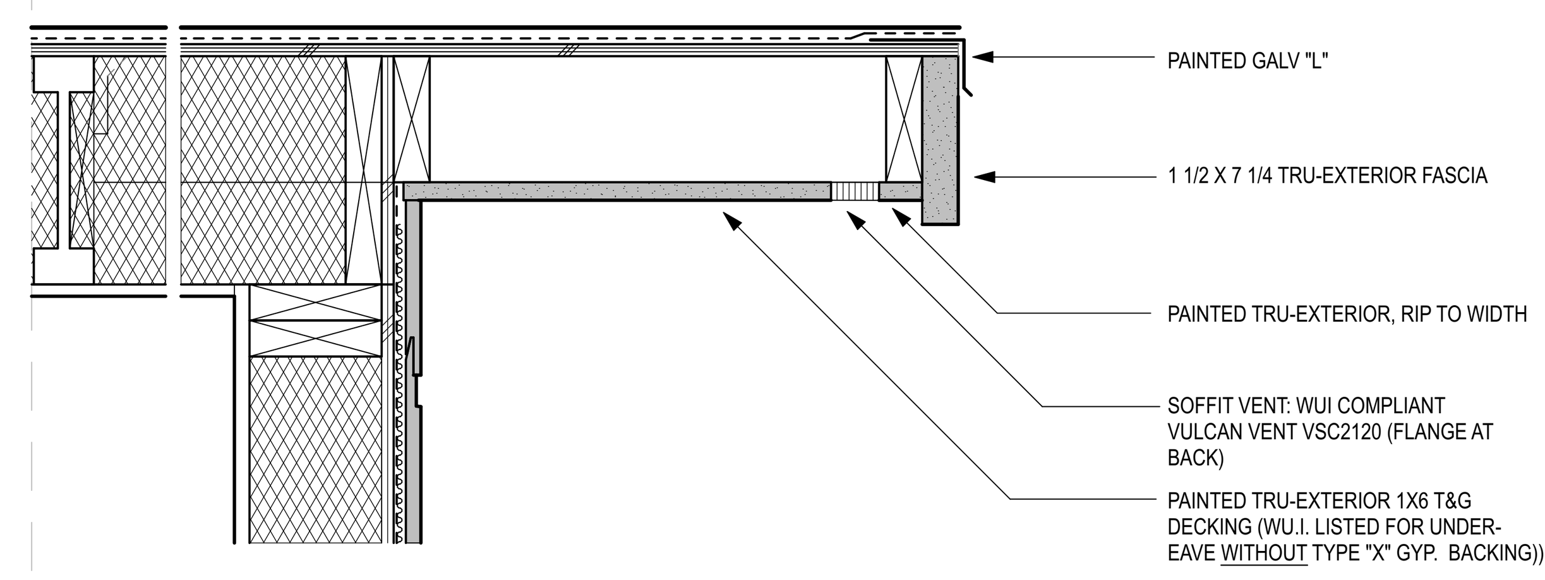
A4.1



12 / A4.2

HIGH EAVE AT SHED ROOF

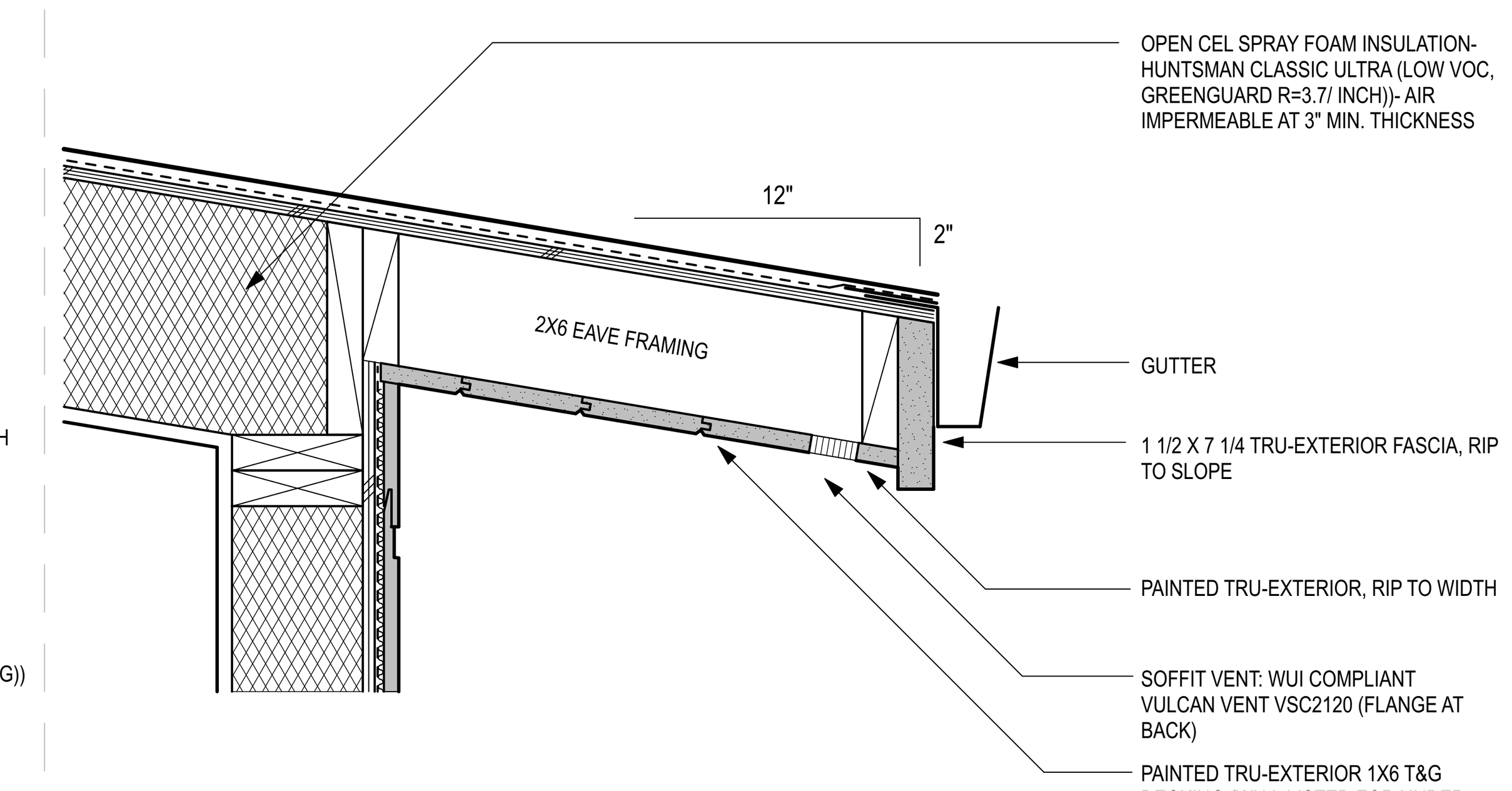
SCALE: 1 1/2"= 1'-0"



8 / A4.2

BARGE AT SHED ROOF

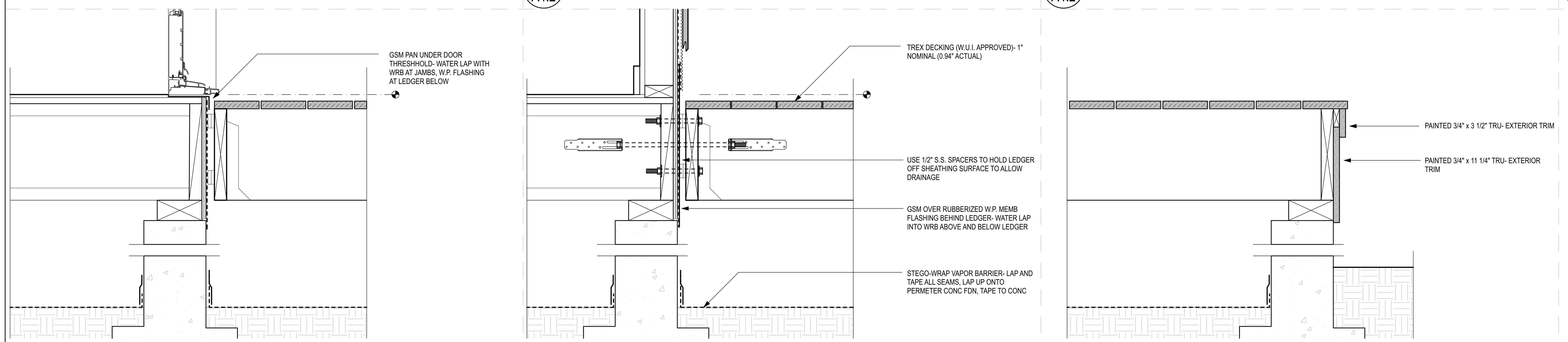
SCALE: 1 1/2"= 1'-0"



4 / A4.2

LOW EAVE AND GUTTER AT SHED ROOF

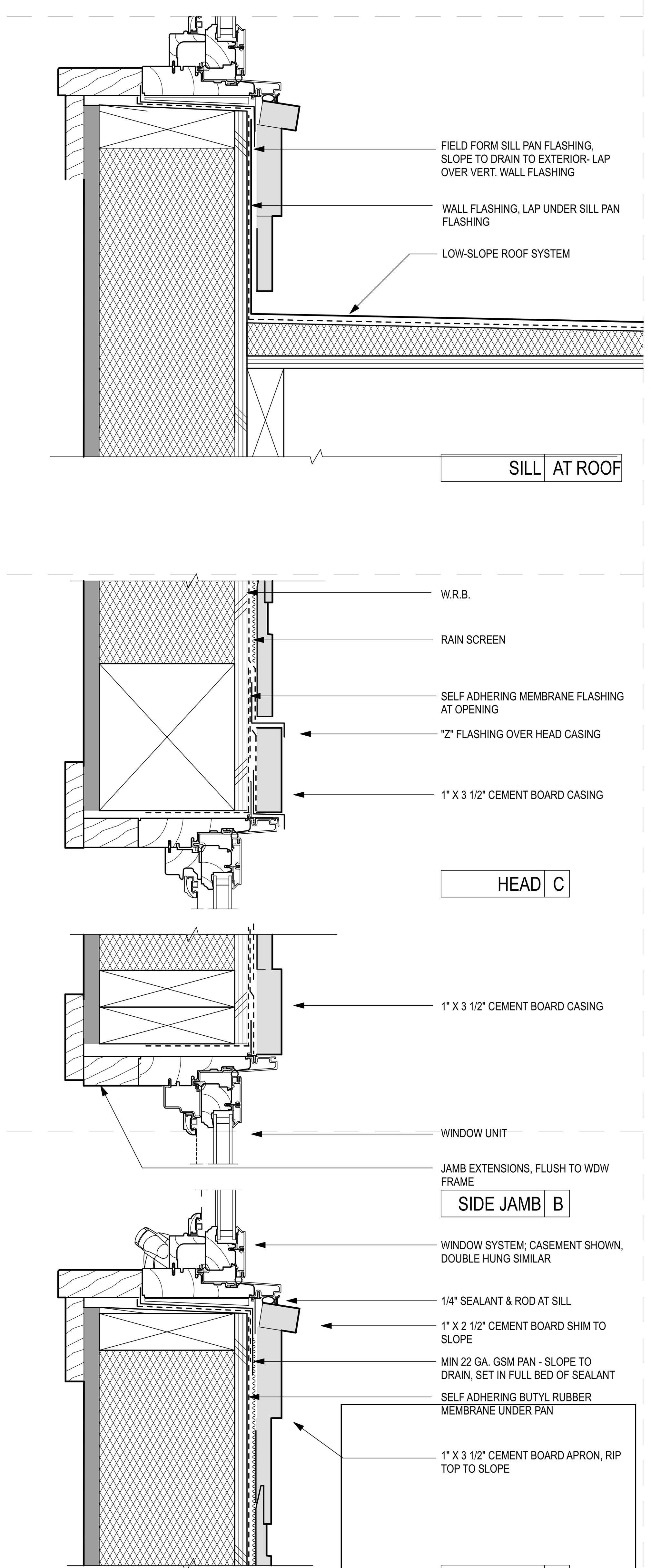
SCALE: 1 1/2"= 1'-0"

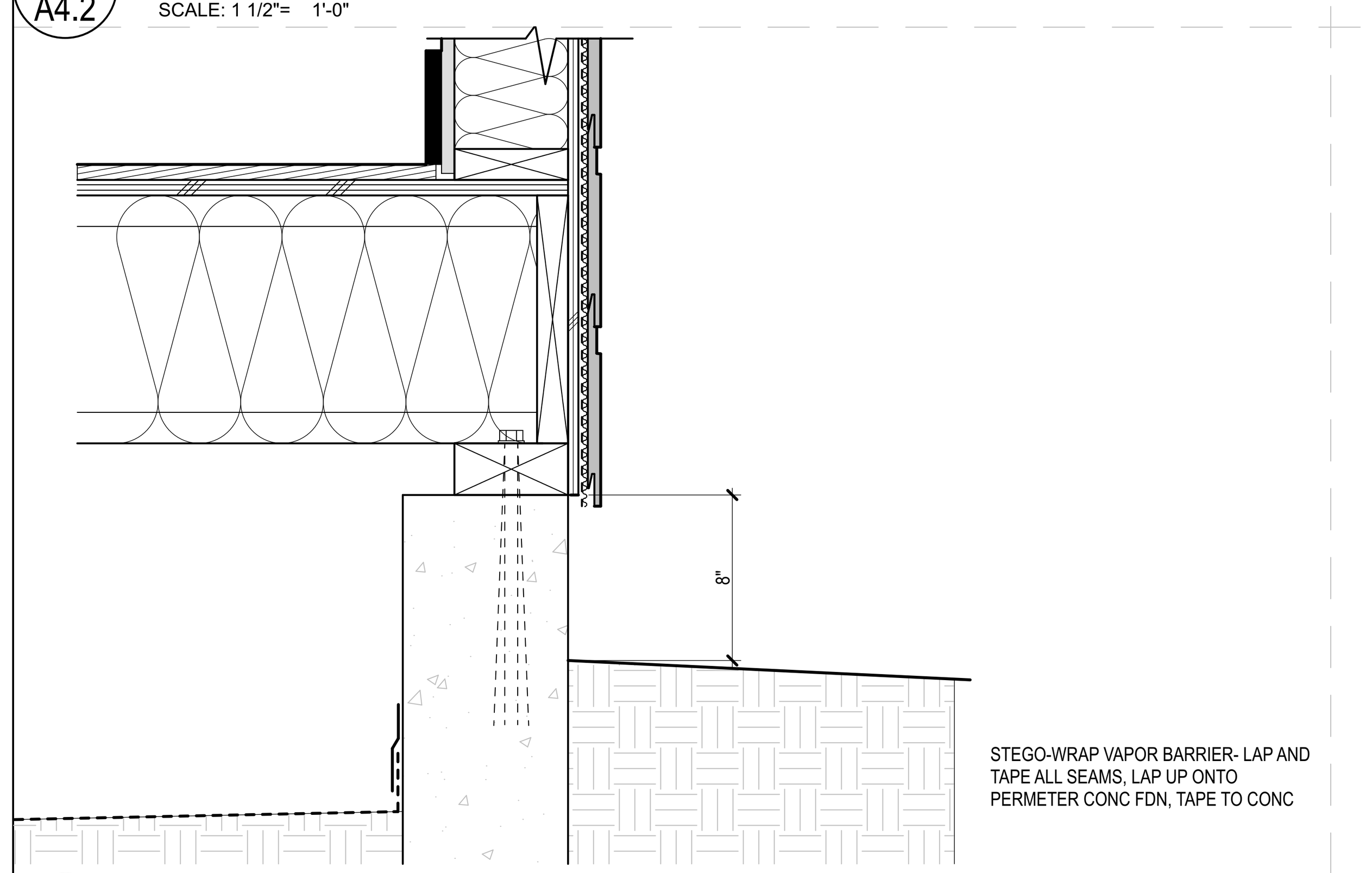


15 / A4.2

DECK- WOOD DECK DETAILS

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

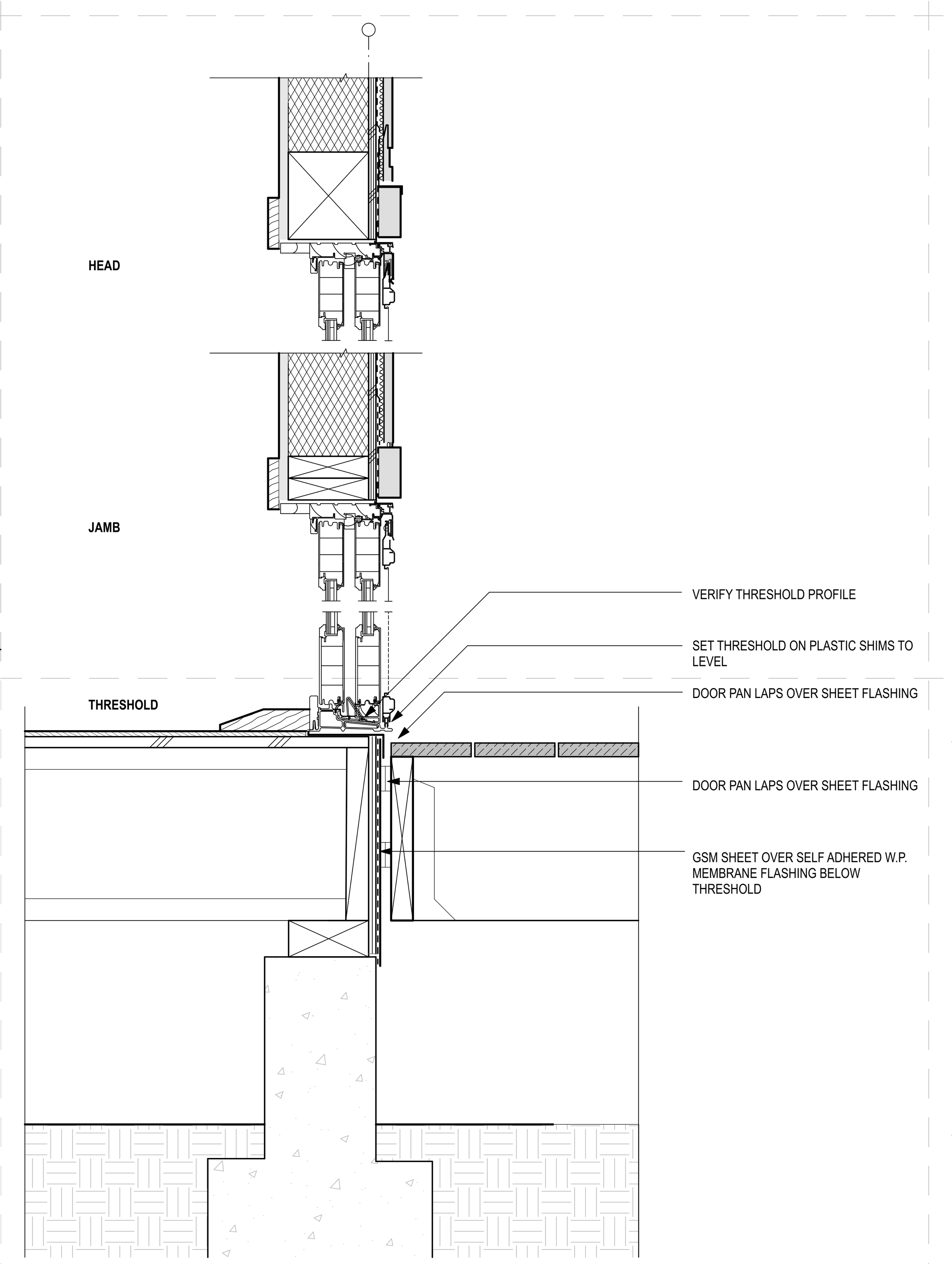


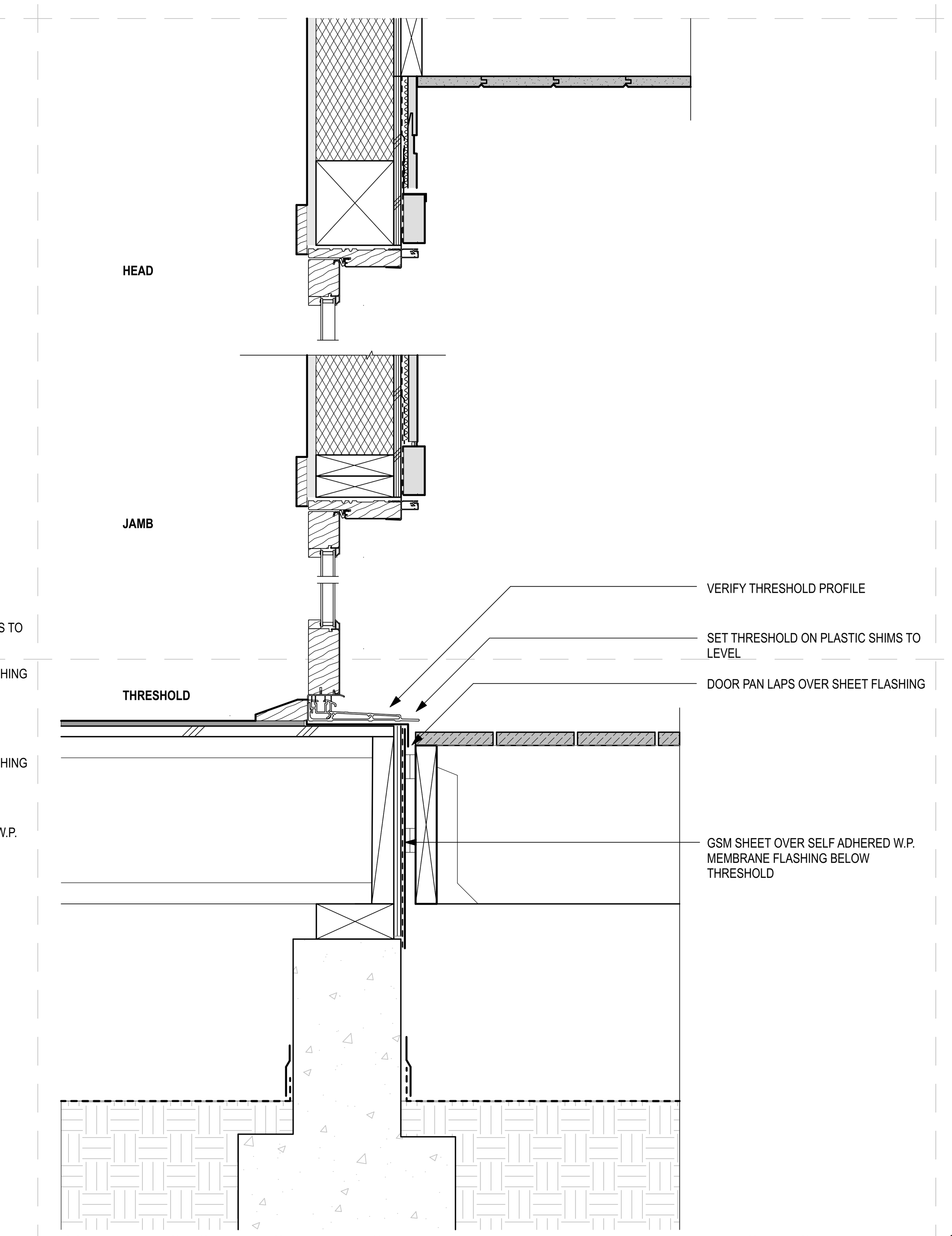


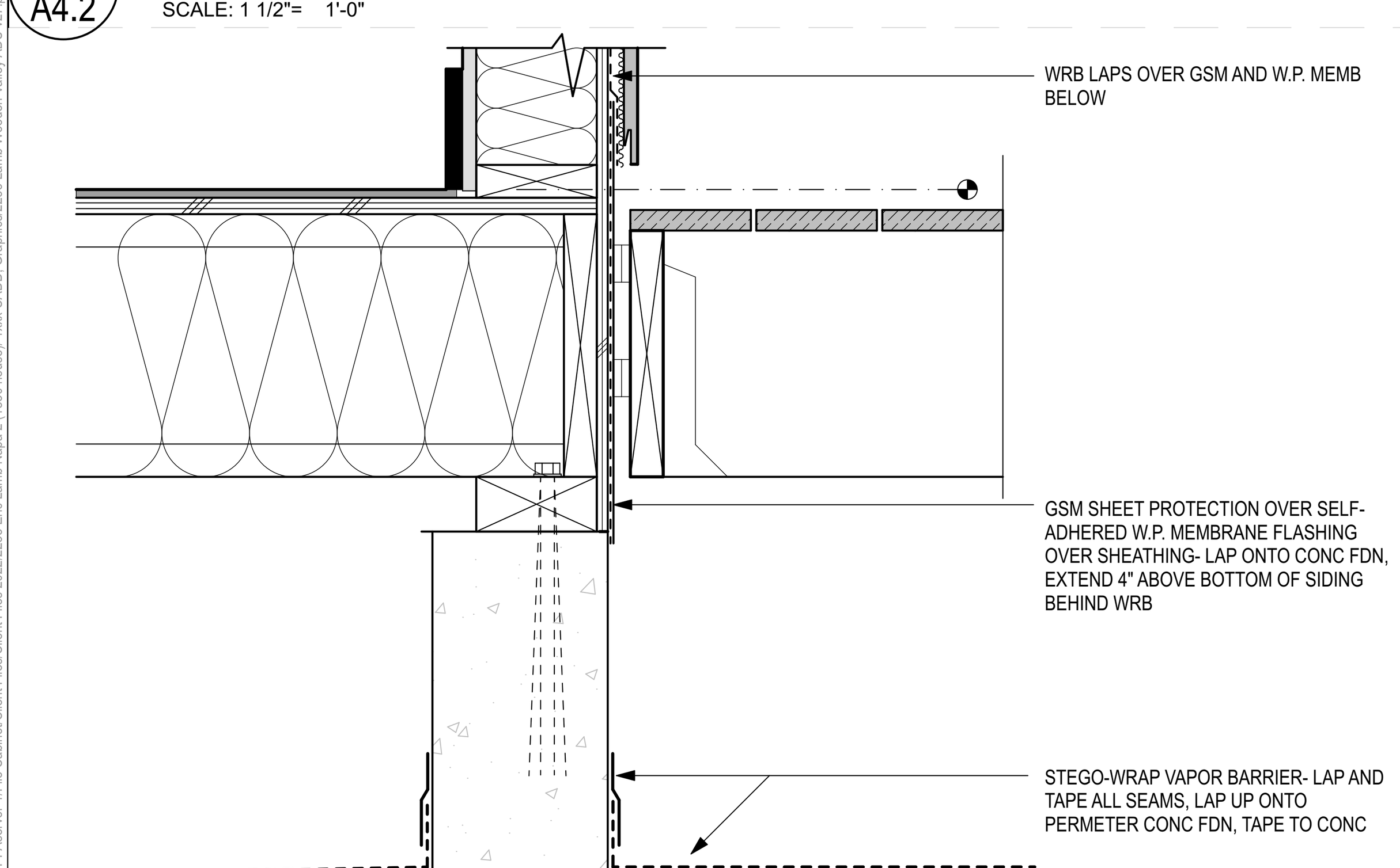
14 / A4.2

FDN- EXT. WALL

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







13 / A4.2

FDN- WALL AT PORCH FRAMING

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

9 / A4.2

DOOR, SLIDING- HEAD, JAMB, SILL

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

5 / A4.2

DOOR- SWING- HEAD, JAMB THRESHOLD

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

1 / A4.2

WINDOW- SILL, JAMB, HEAD

SCALE: 3" = 1'-0"

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DETAILS - WALLS, ROOFS DOORS, WINDOWS

SHEET

A4.2