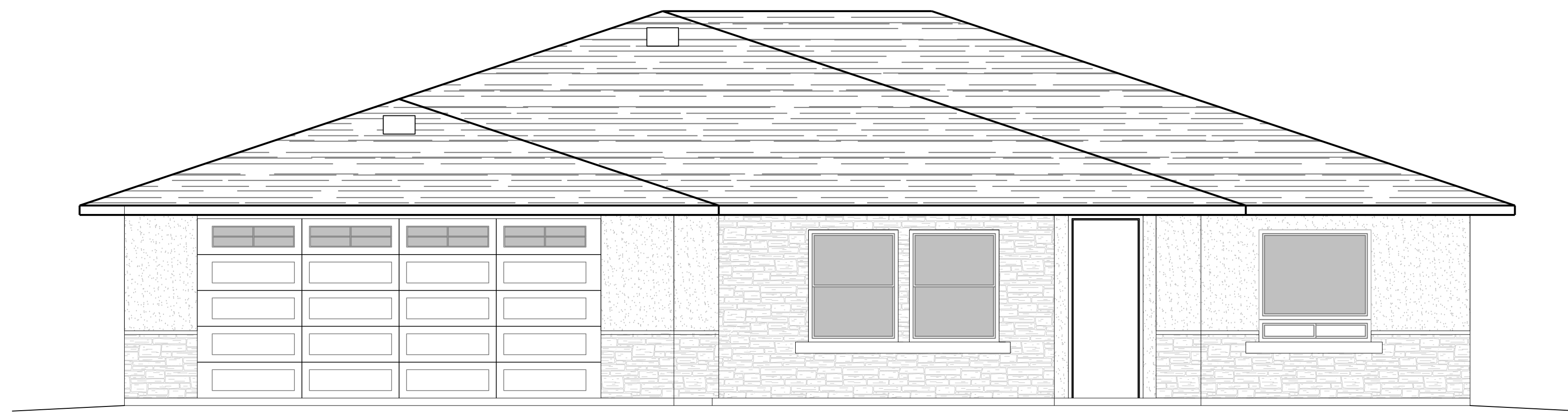


# ARCHITECTURAL & STRUCTURAL PLANS FOR CAPPS CONSTRUCTION SINGLE FAMILY RESIDENCE



○ **FRONT ELEVATION**  
N.T.S.

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### PROPERTY INFORMATION SEARCH

Assessment Number:	012-193-028
Owner Name:	Capps Construction
Community Code:	Heritage Ranch
Tax Rate Area:	114-028
Parcel Size:	15,847 SF
Net:	30,000
Structure Type:	Land

### PROJECT INFORMATION

OWNER ADDRESS	KIRK AND CARRIE ALLEN 270 CATALINA PLACE PASO ROBLES, CA 93446
APN	012-193-003
PHONE	805-540-1185

### PROJECT STATISTICS

LOT SIZE	15,847 SQ. FT.
OCCUPANCY (CBC 310.1)	R-3, U
CONSTRUCTION TYPE	VB
FIRE SPRINKLERS	YES
BUILDING HEIGHT	±17'-10"
PROPOSED LIVING	2,338 SQ. FT.
PROPOSED GARAGE	708 SQ. FT.
PROPOSED PORCH	710 SQ. FT.

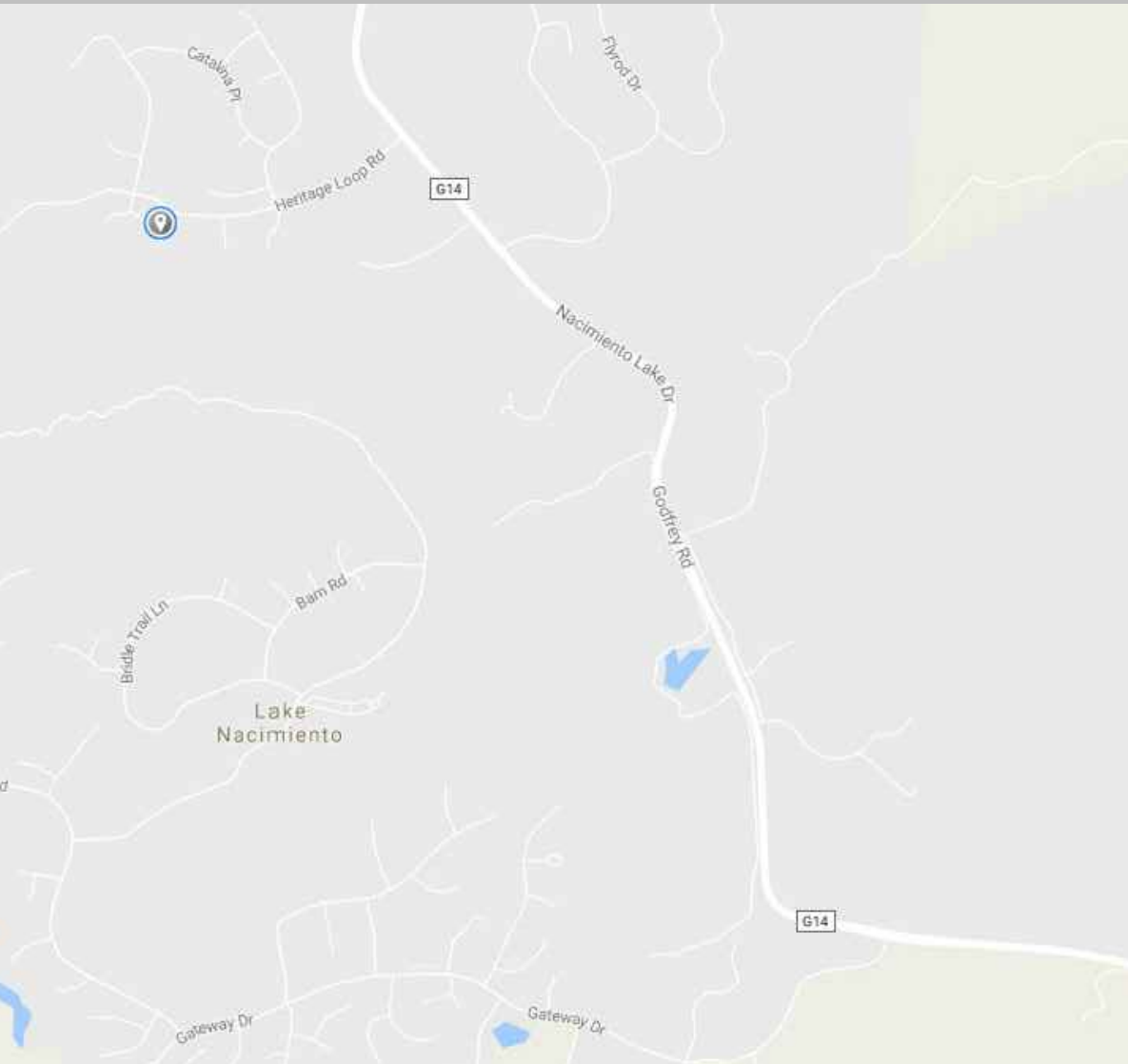
### PROJECT DESCRIPTION

PROPOSED SINGLE FAMILY RESIDENCE AS PER PLANS ATTACHED.

### PROJECT NOTES

ADDRESSES SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE 4 INCHES IN HEIGHT, 3/8" MINIMUM STROKE WIDTH AND OF CONTRASTING COLOR TO THEIR BACKGROUND. WHERE ADDRESS CAN NOT BE VIEWED FROM PUBLIC WAY, A MONUMENT OR POLE SHALL BE USED. R319.

### VICINITY MAP



PLAN PREPARED FOR:

### REVISION LOG

REV.	DESCRIPTION	DATE

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PROJECT NO. —

FILE NAME a-1.1 SITE PLAN.DWG

DRAWN BY JJK

DATE 3/31/2017 7:59 AM

SHEET TITLE:

**SITE PLAN**

SHEET NUMBER:

**A-1.1**

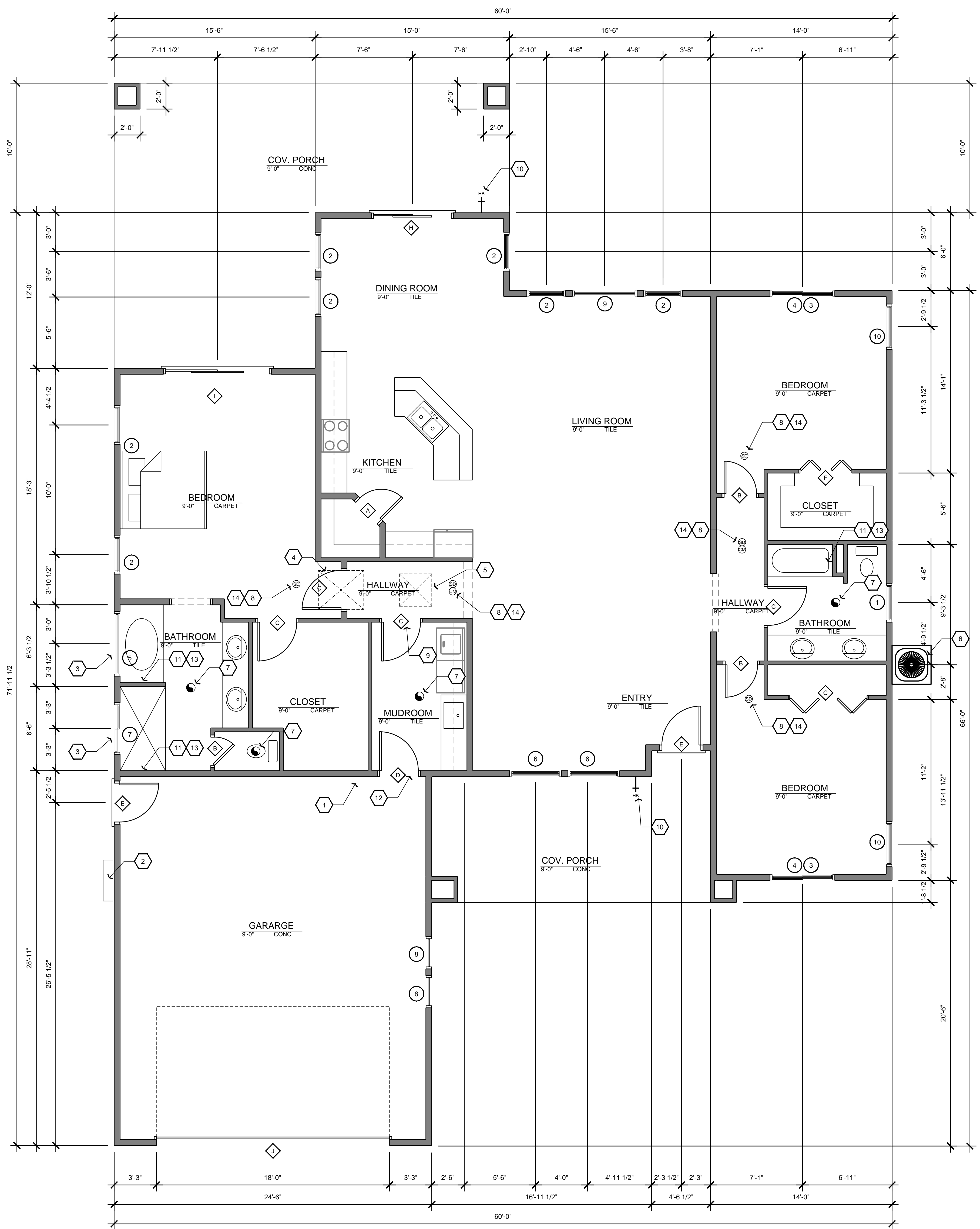
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### GENERAL CONSTRUCTION NOTES

- ALL WORK SHALL CONFORM WITH THE:
  - 2016 CBC (2012 IBC AND CALIFORNIA AMENDMENTS)
  - 2016 CBC (2011 NEC AND CALIFORNIA AMENDMENTS)
  - 2016 CMC (2012 IAPMO UMC AND CALIFORNIA AMENDMENTS)
  - 2016 CPC (2012 IAPMO UPC AND CALIFORNIA AMENDMENTS)
  - 2016 CMC AND T-24
  - 2016 CALIFORNIA GREEN BUILDING CODE
  - 2016 CFC (2012 IFC AND CALIFORNIA AMENDMENTS)
- 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. ALL OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BY THE GENERAL CONTRACTOR BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- ALL WORK AND CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODES AND OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE CONSTRUCTION SITE. 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/ENGINEER 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.
- 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/ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT/ENGINEER 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/ENGINEER THAT ALL MATERIALS, FIXTURES, AND EQUIPMENT FURNISHED TO THE PROJECT ARE NEW UNLESS OTHERWISE SPECIFIED. CONTRACTOR ALSO WARRANTS THAT ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM ANY FAULTS AND DEFECTS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION, UNLESS A GREATER WARRANTY OR GUARANTEE IS REQUIRED BY THE PROJECT SPECIFICATIONS.
- ANYONE SUPPLYING LABOR AND/OR MATERIALS TO THE PROJECT SHALL CAREFULLY EXAMINE ALL SUBSURFACES TO RECEIVE WORK. ANY CONDITIONS DETRIMENTAL TO WORK SHALL BE REPORTED IN WRITING TO THE CONTRACTOR PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL IMPLY ACCEPTANCE OF ALL SUBSURFACES.
- REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR DEEPENED SLABS CURB, FINISHES, TEXTURES, CLIPS, GROUNDS, ETC., NOT SHOWN ON STRUCTURAL DRAWINGS.
- ANY MATERIALS STORED AT THE SITE SHALL BE COMPLETELY SUPPORTED FREE OF THE GROUND, COVERED AND OTHERWISE

- PROTECTED TO AVOID DAMAGE FROM THE ELEMENTS.
- MORE DETAILED INFORMATION SHALL TAKE PRECEDENCE OVER LESSER DETAILED INFORMATION. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.
- GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- THE CONTRACTOR AND ALL SUB-CONTRACTORS WILL BE HELD ACCOUNTABLE TO THE ABOVE GENERAL NOTES FOR THE CONSTRUCTION OF THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE OR DISBURSE ANY EXCESS MATERIAL FROM PROJECT SITE.
- 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)
- 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 BUSINESS LICENSE NUMBERS.
- 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.
- CONTRACTOR SHALL VERIFY ALL SETBACKS, EASEMENTS, CONTOURS, AND BUILDING PAD PRIOR TO CONSTRUCTION.
- 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)
- VERIFY LOCATION OF ALL UTILITY TIE-INS AT STREET AND POINT OF CONNECTIONS AT BUILDING PRIOR TO CONSTRUCTION.
- A COPY OF SOILS REPORT SHALL BE ON SITE DURING FOUNDATION INSPECTION.
- ALL PROPERTY CORNERS SHOULD BE ESTABLISHED AT THE TIME OF FOUNDATION INSPECTION WITH THE MARK OF A LICENSED SURVEYOR.



**FLOOR PLAN (2338 sq.ft.)**  
1/4" = 1'

**FLOOR PLAN CALLOUTS**

- 58" TYPE "X" GYPSUM BOARD ON GARAGE SIDE OF COMMON WALL AND CEILING OF GARAGE AND HOUSE. DRYWALL GARAGE COMPLETE (CBC 406.1.4) WHEN THE CEILING IN THE GARAGE IS REQUIRED TO BE ENTIRELY PROTECTED, THE WALLS AND / OR BEAMS SUPPORTING THE CEILING ARE TO BE PROTECTED WITH THE EQUIVALENT FIRE RESISTIVE CONSTRUCTION (CBC 714)
- INSTANT TANKLESS GAS WATER HEATER SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING. FUEL-BURNING WATER HEATERS MAY BE INSTALLED IN A CLOSET LOCATED IN THE BEDROOM OR BATHROOM PROVIDED THE CLOSET IS EQUIPPED WITH A LISTED, GARGETED DOOR ASSEMBLY AND A LISTED SELF-CLOSING DEVICE. THE DOOR ASSEMBLY SHALL BE INSTALLED WITH A THRESHOLD AND BOTTOM DOOR SEAL.
- SAFETY GLAZING REQUIRED BUT NOT LIMITED TO GLAZING IN FIXED PANELS ADJACENT TO A DOOR WHERE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN CLOSET POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE WALKING SURFACE. CBC SECTION 2406.3 ALSO WITHIN 18" OF FLOORS, WITHIN TUB - SHOWER ENCLOSURES, WITHIN HOT - TUB WHIRLPOOL, SAUNA AND STEAM ROOM AND GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
- F.A.U. IN ATTIC ON PLATFORM. PROVIDE SWITCH, LIGHT, AND OUTLET NEAR ACCESS AND UNIT. PROVIDE 30" X 30" ATTIC ACCESS TO MECHANICAL UNIT. A 22" X 30" ACCESS OPENING CAN BE USED IF A LETTER FROM THE MANUFACTURER STATING THAT ALL COMPONENTS OF F.A.U. UNIT CAN FIT THROUGH AN OPENING OF THAT SIZE. ACCESS TO BE WITHIN 20" OF F.A.U. AND HAVE A CONTINUOUS 24" WIDE WALKWAY. ALSO PROVIDE 30" CLEAR UNOBSTRUCTED WORKING SPACE IN FRONT OF F.A.U.
- AIR CONDENSING UNIT ON CONCRETE PAD. PROVIDE 6'-0" MINIMUM CLEAR PASSAGE AROUND UNIT.
- ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CBC 403.3 & 714.4.
- APPROVED MULTIPLE PURPOSE CARBON MONOXIDE / SMOKE DETECTOR INSTALLED AS REQUIRED AND AS INDICATED. CARBON MONOXIDE / SMOKE DETECTOR COMBINED ALARMS SHALL BE HARDWIRED WITH BATTERY BACK-UP. (R315.3.1) CARBON MONOXIDE ALARMS SHALL BE LOCATED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EVERY LEVEL OF A DWELLING UNIT INCLUDING THE BASEMENT. WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE ALL PER CBC R315.1.2. CARBON MONOXIDE ALARMS SHALL BE LISTED PER UL 2034 AND CARBON MONOXIDE DETECTORS SHALL BE LISTED PER UL 2075. FOR ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING \$1,000, EXISTING DWELLING SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM.
- PROVIDE MIN. 100 SQ. INCH OPENING IN DOOR OF A LAUNDRY CLOSET OR PROVIDE OTHER APPROVED MEANS TO MAKE UP AIR PER CBC 504.3.1
- ALL HOSE BIBS TO HAVE NON-REMOVABLE BACKFLOW PREVENTION DEVICES PER CBC 603.3.7
- INDIVIDUAL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE ARE REQUIRED AT THE SHOWERS AND TUB-SHOWER COMBINATION PER CPC 623
- GARAGE DOOR SHALL BE PROTECTED BY A 1-3/8" SELF-CLOSING, SELF-LATCHING SOLID CORE DOOR OR A SELF-CLOSING DOOR HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES. CBC 606.1.4
- SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET. CBC 1210.3
- SMOKE DETECTORS HARDWIRED AND INTERCONNECTED TO ONE ANOTHER. PROVIDE BATTERY BACKUP TO ALL SMOKE DETECTOR UNITS (TYP). CBC 907.2.10.2. A SINGLE ALARM SHALL ACTIVATE ALL ALARMS AND BE CLEARLY AUDIBLE. CBC 907.2.10.3

**FIXTURE FLOW RATE REQUIREMENTS:**

THE FOLLOWING FIXTURES SHALL BE OF WATER CONSERVATION:

**RESIDENTIAL:**  
 WATER CLOSET: 1.28 GALLON PER FLUSH MAXIMUM  
 SHOWER HEAD FLOW: 2.0 GALLON PER MINUTE AT 80 PSI  
 LAVATORY / SINK FIXTURE: 1.5 GALLON PER MINUTE AT 60 PSI  
 KITCHEN FAUCETS: 2.2 GALLON PER MINUTE AT 60 PSI

NON COMPLIANT FIXTURES MEANS ANY OF THE FOLLOWING:  
**RESIDENTIAL:**  
 ANY TOILET MANUFACTURED TO USE MORE THAN 1.6 GAL OF WATER PER FLUSH.  
 ANY SHOWERHEAD MANUFACTURED WITH 2.5 GALLONS PER MINUTE.  
 ANY INTERIOR FAUCET THAT EMITS MORE THAN 2.2 GALLONS PER MINUTE.

**WINDOW SCHEDULE**

SYM.	QTY.	SIZE	SH	NOTES
1	1	4020	SH	WINDOW AT 7'-6"
2	8	3650	SH	WINDOW AT 7'-6"
3	2	4200	SL	WINDOW AT 5'-6"
4	2	5040	FX	WINDOW AT 7'-6"
5	1	50" x 50"	GLASS BLK	WINDOW AT 7'-6"
6	2	4650	SH	WINDOW AT 7'-6"
7	1	4070	GLASS BLOCK	WINDOW AT 7'-6"
8	2	2950	FX	WINDOW AT 7'-6"
9	1	5050	FX	WINDOW AT 7'-6"
10	2	3640	SH	WINDOW AT 7'-6"

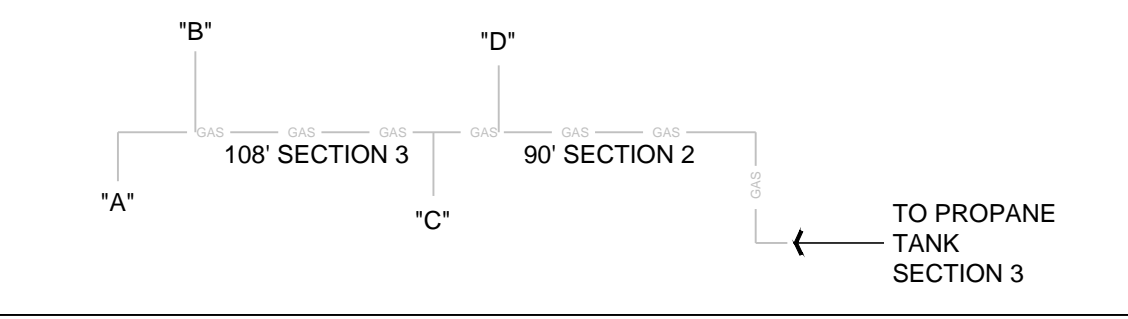
EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENING WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE OR GLASS BLOCK UNITS OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES

**DOOR SCHEDULE**

SYM.	QTY.	SIZE	RT	NOTES
A	1	2480	INT	
B	3	2880	INT	
C	4	3080	INT	
D	1	3080	FIRE RATED SELF CLOSING	
E	2	3080	EXT	
F	1	4080	BIFOLD	
G	1	6080	BIFOLD	
H	1	60710	SL GL	
I	1	80710	SL GL	
J	1	18'-0" x 9'-0"	GARAGE	

**GAS LINE SIZES**

GAS LINE SIZES FOR THIS PROJECT PER CPC 2010 CHAPTER 12 TABLE 1216.2(19) ARE AS FOLLOWS:  
 • OUTLET A- OVEN (65,000 BTU)= 108" X 1/2"  
 • OUTLET B- FAU (40,000 BTU)= 100" X 1/2"  
 • SECTION 1 = 108" X 3/4" FROM OUTLET B TO P.T. (105,000 BTU)  
 • OUTLET C- DRYER (35,000 BTU)= 90" X 3/4"  
 • OUTLET D- WH (200,000 BTU)= 85" X 1"  
 • SECTION 2 = 90" X 1" FROM OUTLET E TO P.T. (235,000 BTU)  
 • TOTAL BTU = 240,000 BTU  
 • SECTION 3 = 60" X 1" FROM P.T. (240,000 BTU)



PLAN PREPARED FOR:

**REVISION LOG**

REV.	DESCRIPTION	DATE

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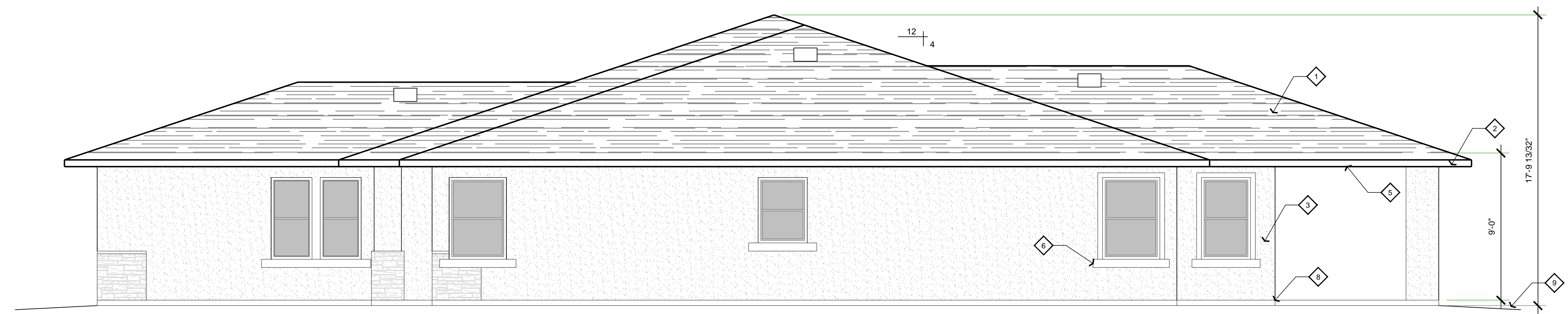
PROJECT NO. —  
 FILE NAME a-2.1 FLOOR PLAN.DWG  
 DRAWN BY JJK  
 DATE 3/31/2017 8:00 AM  
 SHEET TITLE:  
**FLOOR PLAN**

**ELEVATION CALLOUTS**

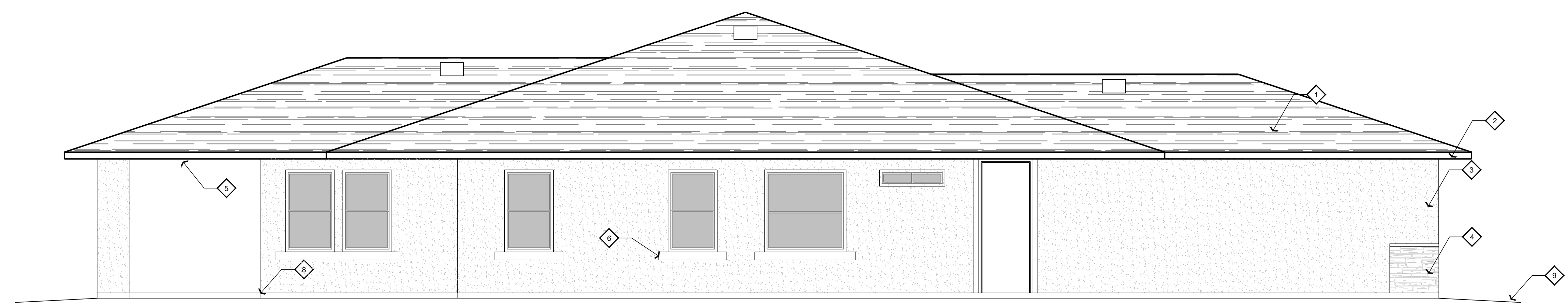
1. COMPOSITION SHINGLE ROOFING OF MIN OF CLASS A OVER 30 LB MINIMUM ROOFING FELT (TYP)
2. 2 X 8 HEM FIR FASCIA (TYP)
3. 7/8" CEMENT PLASTER O/ 3/4" RIBBED LATH AND APPROVED BUILDING PAPER O/ 5/8" PLYWOOD SHEATHING W/ 8d @ 6"-6'-12" ON HOR. SURFACE OF EXTERIOR (TYP)
4. STONE SIDING OVER APPROVED MOISTURE BARRIER
5. NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL ON EXPOSED UNDERSIDE. WHERE EXPOSED, WOOD SHALL BE FIRE RETARDANT-TREATED
6. 2X TRIM AROUND ALL DOORS AND WINDOWS AND AT ALL CORNERS (TYP)
7. ATTIC VENTILATION CALCULATIONS: TOTAL ATTIC AREA = 3760 SQ FT  
REQUIRED ATTIC VENTILATION = 3760 / 300 = 12.53 SQ. FT. = 1804 SQ. IN.  
USE (10) 14" x 24" LOMANCO DORMER (NFVA = 90) = 900 SQ. IN.  
USE (23) 22"x35" UNDER EAVE VENTS (NFVA = 41) = 943 SQ. IN.  
USE VULCAN VENTS OR APPROVED EQUAL TO RESIST INTRUSION OF FLAME & EMBER INTO ATTIC AREA.
8. 24 GA. WEEP SCREED FLASHING AT BASE OF CEMENT PLASTER AND INSTALLED PER CBC2512.1.2. WEEP SCREED SHALL BE CORROSION RESISTANT WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" AND SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE. THE SCREED SHALL BE PLACED A MINIMUM OF 4" ABOVE THE EARTH GRADE AND 2" MINIMUM ABOVE PAVED SURFACE
9. SLOPE AWAY FROM BUILDING 5% FOR 10'-0" MINIMUM (TYP)

**ELEVATION NOTES**

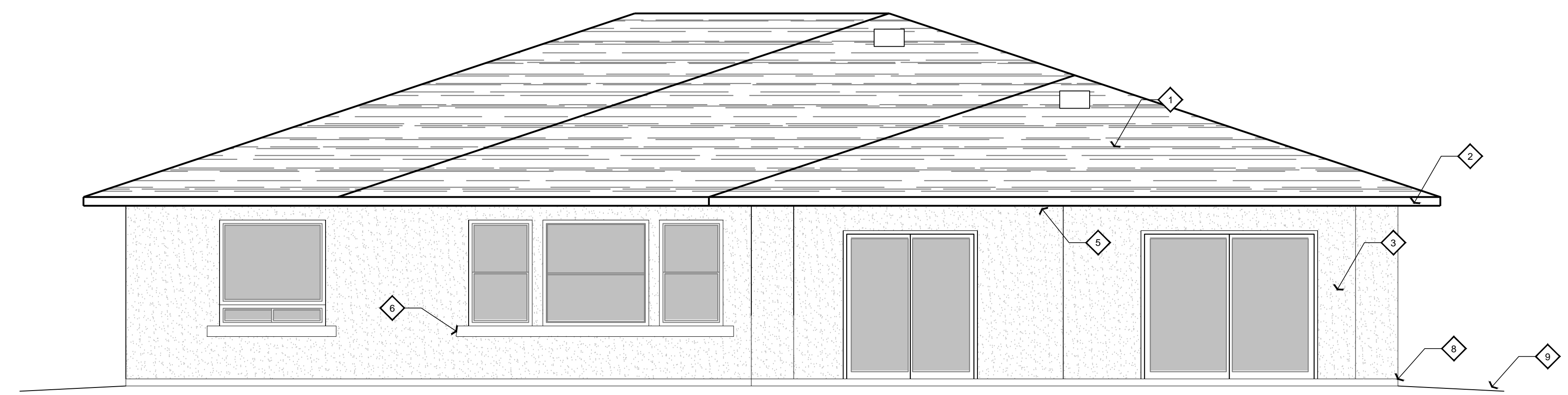
<b>BUILDING INSULATION:</b>	R-21 MINIMUM(TYP)
EXTERIOR WALL:	R-38 MINIMUM(TYP)
CEILING:	
<b>INTERIOR FINISH MATERIAL:</b>	
WALLS:	1/2" GYPSUM BOARD
CEILING:	5/8" GYPSUM BOARD (GARAGE WALLS & CEILING USE 5/8" TYPE "X" BOARD AND FOR USABLE AREA UNDER STAIRS)
<b>WALL FRAMING:</b>	
EXTERIOR WALLS:	2X6 STUD WALLS @ 16" O/C
INTERIOR WALLS:	2X4 STUD WALLS @ 16" O/C
<b>HEADERS UNLESS OTHERWISE NOTED:</b>	
EXTERIOR BEARING:	6X12 D.F. #1 (U.O.N.)
EXTERIOR NON-BEARING:	6X12 D.F. #1 (U.O.N.)
INTERIOR BEARING:	4X12 D.F. #2 (U.O.N.)
INTERIOR NON-BEARING:	4X8 D.F. #2 (U.O.N.)



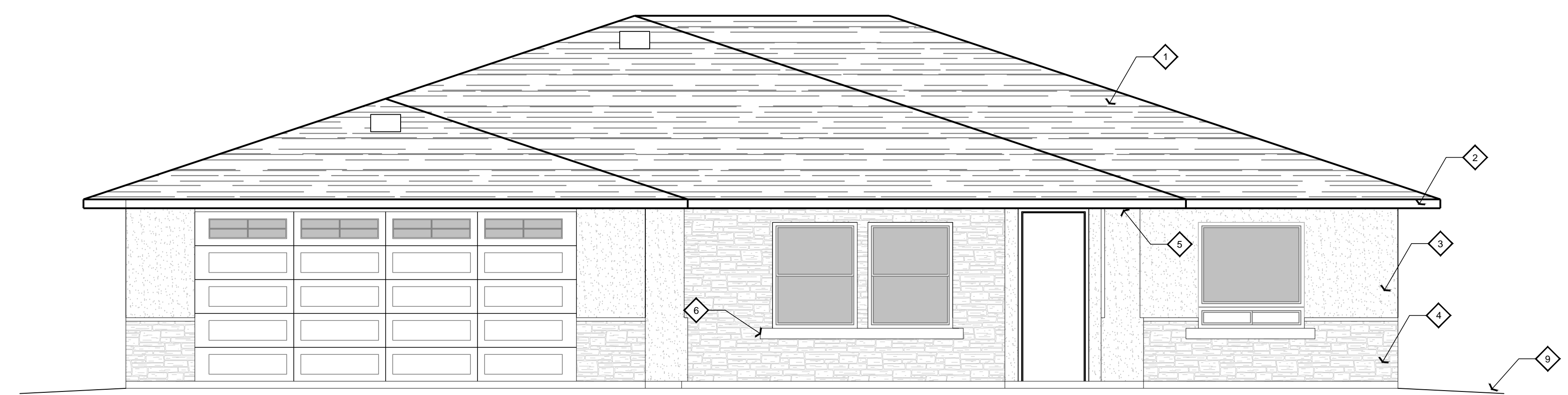
**RIGHT ELEVATION**  
1/4" = 1'



**LEFT ELEVATION**  
1/4" = 1'



**REAR ELEVATION**  
1/4" = 1'



**FRONT ELEVATION**  
1/4" = 1'

PLAN PREPARED FOR:

**REVISION LOG**

REV.	DESCRIPTION	DATE

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PROJECT NO. —  
FILE NAME A-3.1 ELEVATIONS.DWG  
DRAWN BY JJK  
DATE 3/31/2017 8:00 AM  
SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER:  
**A-3.1**

**ELECTRICAL NOTES**

- FOR NEW DWELLING UNITS, INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 200/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1, AND SHALL ORIGINATE AT THE MAIN SERVICE OR SUB-PANEL AND TERMINATE TO A LISTED CABINET, BOX, OR OTHER ENCLOSURE, INACCESSIBLE OR CONCEALED AREAS OR SPACES. THE SERVICE PANEL OR SUB-PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF AN OVER-CURRENT PROTECTIVE DEVICE (OCBSSC 4.106.4.1) SEE ELECTRICAL CALLOUT #1 FOR LOCATION. FOR THE REQUIRED EV CHARGING OUTLET, THE SERVICE PANEL OR SUB-PANEL SERVICE DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE" AND THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE" (OCBSSC 4.408.1, 4.408.2)
- 

**ELECTRICAL CALLOUTS**

- PROVIDE A 200 AMP MINIMUM ELECTRIC SUB-PANEL WITH AN UPPER GROUND TO FOUNDATION GFCI OUTLETS ON ALL ABOVE COUNTER OUTLETS IN GARAGE MOUNTED AT 4" ABOVE FINISH FLOOR (TYP)
- CEILING MOUNTED OUTLET FOR GARAGE DOOR OPENER. PROVIDE AND INSTALL APPROVED GARAGE DOOR OPENER WITH REMOTE CONTROL.
- PROVIDE GAS, 220V OUTLET, AND 110V OUTLET TO WASHER AND DRYER
- GFCI OUTLETS ON ALL ABOVE COUNTER OUTLETS IN KITCHEN MOUNTED AT 4" ABOVE FINISH FLOOR AND SHALL BE LOCATED NO FARTHER THAN 24" AWAY FROM ANY POINT ALONG COUNTER AND ON ALL COUNTER AREAS WIDER THAN 12". KITCHEN, DINING ROOM AND PENINSULA EATING BAR OR ISLAND (TYP)
- PROVIDE GAS, 220V OUTLET, AND 110V OUTLET TO STOVE, COOKTOP, AND/OR OVENS (TYP). ALSO PROVIDE ELECTRICAL FOR EXHAUST HOOD ABOVE COOKTOP (TYP)
- PROVIDE OUTLET FOR DISHWASHER
- PROVIDE 110V OUTLET AT 4" ABOVE FINISHED FLOOR AND WATER FOR ICE MAKER AT REFRIGERATOR
- GFCI OUTLET AND SWITCH FOR DISPOSAL
- GFCI OUTLETS ON ALL ABOVE COUNTER OUTLETS IN BATHROOMS MOUNTED AT 4" ABOVE FINISH FLOOR (TYP)
- BATHROOM RECEPTACLES SHALL BE ON A SEPARATE 20AMP CIRCUIT WITH NO OTHER OUTLETS. BOTH OUTLETS MAY BE ON THE SAME CIRCUIT. 1996 NEC 210-52 (D)
- WATER-PROOF GFCI OUTLETS AT 18" ABOVE FINISH FLOOR FOR ALL EXTERIOR OUTLETS(TYP)
- PROVIDE BLOCKING AT CEILING FAN AND LIGHTS. PROVIDE SEPARATE SWITCH FOR LIGHTS & FAN. USE AN APPROVED ELECTRICAL BOX DESIGNED TO SUPPORT CEILING FAN. CEILING FANS WEIGHING IN EXCESS OF 35 POUNDS SHALL BE SUPPORTED AS REQUIRED BY SEC.370.23, 422-18.
- AFCI PROTECTION IS REQUIRED ON ALL CIRCUITS NOT JUST RECEPTACLE OUTLET CIRCUITS IN CERTAIN ROOMS AS REQUIRED BY THE 2013 ELECTRICAL CODE. ALL TO BE TAMPER RESISTANT.
- ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE IMC 403.3 & 7.4.4. FANS TO BE 50 CFM MINIMUM EXHAUST FAN AND ENERGY-STAR COMPLIANT. FAN SWITCH MUST BE HUMIDISTAT CONTROLLED AND BE LABELED WHOLE HOUSE FAN.
- PENDENT LIGHTS, CEILING FANS & TRACK LIGHTING ARE PROHIBITED IN THE AREA ABOVE BATHTUBS AND SHALL BE LISTED FOR WET CONDITIONS
- LAUNDRY RECEPTACLES SHALL BE ON A SEPARATE 20AMP CIRCUIT WITH NO OTHER OUTLETS. BOTH OUTLETS MAY BE ON THE SAME CIRCUIT. 1996 NEC 210-52 (D)
- EACH KITCHEN SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1. THIS IS AN OUTLINE OF THE KITCHEN HOOD
- LIGHT FIXTURES PERMITTED IN CLOSETS ARE AS FOLLOWS: (CEC 410-B)  
A SURFACE MOUNTED OR RECESSED INCANDESCENT FIXTURE WITH A COMPLETELY ENCLOSED LAMP. A SURFACE MOUNTED OR RECESSED FLUORESCENT FIXTURE.  
100A 20 AMPS @ 120 VOLTS (1) 3/4" CONDUIT  
120A 24 AMPS @ 120 VOLTS (1) 3/4" CONDUIT  
150A 30 AMPS @ 120 VOLTS (1) 3/4" CONDUIT  
200A 40 AMPS @ 120 VOLTS (1) 1" CONDUIT  
400A 80 AMPS @ 120 VOLTS (1) 1 1/2" CONDUIT

**LEGEND**

- CEILING MOUNTED EXHAUST FAN TO EXTERIOR
- 115 V DUPLEX RECEPTACLE @ 18" AFF. U.O.N.
- 115 V GFCI DUPLEX RECEPTACLE
- 115 V WATER PROOF GFCI OUTLET
- 115 V ARCH FAULT CIRCUIT INTERRUPTER OUTLET
- 3-WAY SWITCH
- 4-WAY SWITCH
- SINGLE POLE SWITCH
- SWITCH W/ DIMMER CONTROL
- SWITCH W/ OCCUPANT SENSOR
- SMOKE DETECTOR, HARD-WIRED TOGETHER
- GAS STUB (SIZE AS REQ'D)
- ELECTRIC SUB-PANEL
- FAN
- CARBON MONOXIDE DETECTOR
- HOSE BIB
- FLOOD LIGHT
- RECESSED CAN LIGHT FIXTURE, FLUORESCENT
- RECESSED CAN LIGHT FIXTURE, STD RECESSED
- WALL MOUNTED EXTERIOR FIXTURE, DOWNCAST
- CEILING MOUNTED PENDANT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- CEILING MOUNTED FAN W/ LIGHT FIXTURE PROVIDE SEPARATE SWITCH FOR FAN & LIGHT
- 2X4 FLUORESCENT LIGHT FIXTURE

**CONT. WHOLE BUILDING VENTILATION RATE**

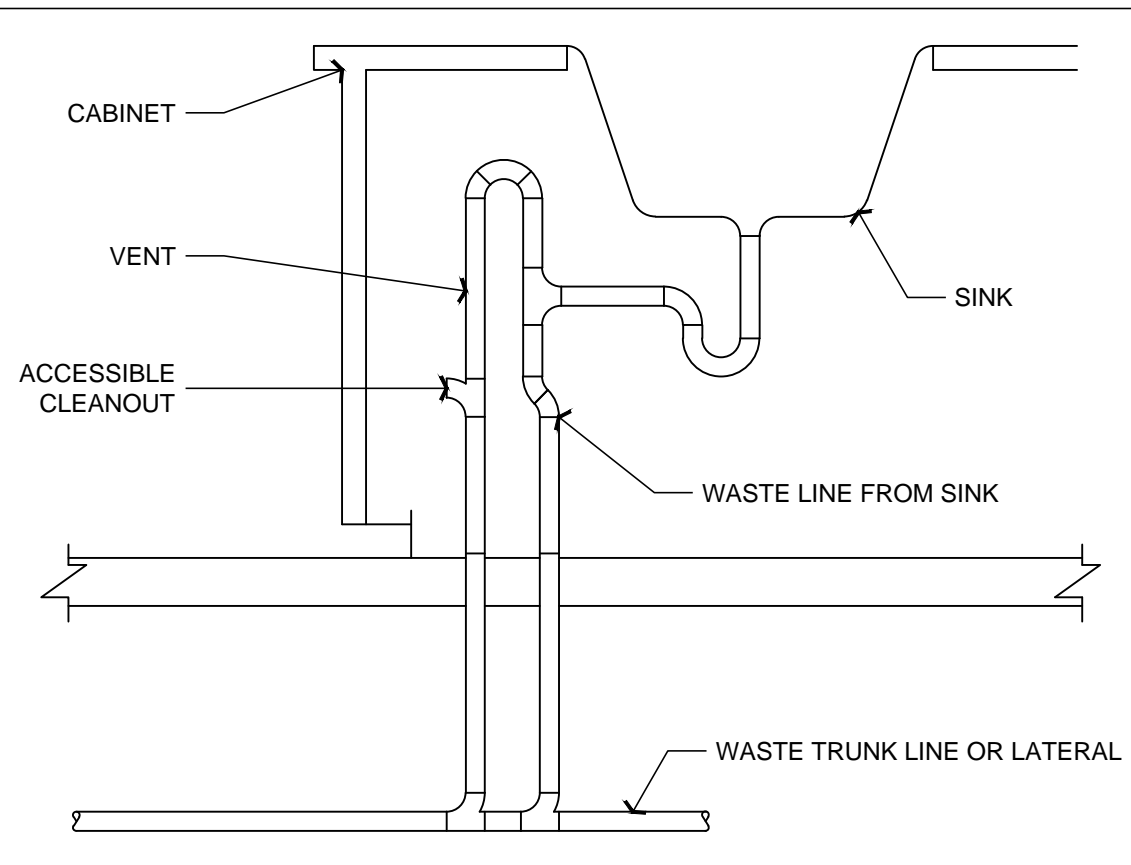
**PER TABLE 4-7 2008 RESIDENTIAL COMPLIANCE MANUAL**

2478 SQ. FT. WITH 3 BDRMS  
 $Q_{fan} = 0.01(2478) + 7.5(3+1)$   
 $Q_{fan} = 24.78 + 7.5(4)$   
 $Q_{fan} = 24.78 + 30$   
 $Q_{fan} = 54.78$  CFM

CONTINUOUS FAN FLOW REQUIRED (CFM) = 54.78 CFM  
 USE 4" Ø MIN DUCT, 70' ALLOWED FOR FLEX DUCT - 105' ALLOWED FOR SMOOTH DUCT. DEDUCT 15' OF ALLOWABLE DUCT LENGTH FOR EACH TURN, ELBOW, OR FITTING.

**BATH FAN NOTE:**  
 A BATHROOM IS DEFINED AS ANY ROOM CONTAINING A BATHTUB, A SHOWER, A SPA, OR SIMILAR SOURCE OF MOISTURE. EACH BATHROOM IS REQUIRED TO HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING FOR THE EXHAUST FAN SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2, TABLE 7.1.

**SOUND RATING AND CONTINUOUS OPERATION:**  
 THE WHOLE BUILDING VENTILATION EXHAUST FAN WILL OPERATE CONTINUOUSLY, AND IS REQUIRED TO BE RATED FOR SOUND AT A MAXIMUM OF 1 SONE. THIS EXHAUST FAN CAN BE CONTROLLED BY A STANDARD ON/OFF SWITCH, BUT THE SWITCH MUST BE LABELED TO INFORM THE HOME OCCUPANT THAT THE EXHAUST FAN IS THE WHOLE-BUILDING VENTILATION EXHAUST FAN THAT IS INTENDED TO RUN CONTINUOUSLY. NO SPECIFIC WORDING IS MANDATED, BUT THE WORDING NEEDS TO MAKE CLEAR WHAT THE CONTROL IS FOR AND THE IMPORTANCE OF OPERATING THE SYSTEM THIS MAY BE AS SIMPLE AS "VENTILATION CONTROL" OR MIGHT INCLUDE WORDING SUCH AS: "OPERATE WHEN THE HOUSE IS IN USE" OR "KEEP ON EXCEPT WHEN GONE OVER 7 DAYS" OR FAN IS TO BE LEFT ON TO INSURE INDOOR AIR QUALITY".



**LIGHTING NOTES**

THE REQUIREMENTS APPLY ONLY TO PERMANENTLY INSTALLED LUMINAIRES, I.E. LUMINAIRES THAT ARE PART OF THE HOUSE, AS OPPOSED TO PORTABLE LUMINAIRES SUCH AS TORCHERES OR TABLE LAMPS THAT ARE PROVIDED BY THE OCCUPANT. PERMANENTLY INSTALLED LUMINAIRES INCLUDE CEILING LUMINAIRES, CHANDELIERS, VANITY LAMPS, WALL SCENES AND ANY OTHER TYPE OF LUMINAIRE THAT IS A PERMANENT PART OF THE HOUSE.

THE NEW REQUIREMENTS MAY BE SUMMARIZED AS FOLLOWS:

- KITCHENS, AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
- LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY AN OCCUPANT SENSOR.
- OTHER ROOMS: ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQUARE FOOT ARE EXEMPT FROM THIS REQUIREMENT.
- OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRE OR SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION.
- COMMON AREAS OF MULTIFAMILY BUILDINGS: ALL LUMINAIRES IN THE COMMON AREAS OF MULTIFAMILY BUILDINGS SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR.

LUMINAIRES THAT ARE RECESSED INTO INSULATED CEILINGS ARE REQUIRED TO BE RATED FOR INSULATION CONTACT (IC-RATED) SO THAT INSULATION CAN BE PLACED OVER THEM. THE HOUSING OF THE LUMINAIRE SHALL BE AIR TIGHT TO PREVENT CONDITIONED AIR ESCAPING INTO THE CEILING CAVITY OR ATTIC, UNCONDITIONED AIR INFILTRATING FROM THE CEILING OR ATTIC INTO THE CONDITIONED SPACE. AN ADDITIONAL SET OF REQUIREMENTS APPLY TO PARKING LOTS OR GARAGES WITH SPACE FOR EIGHT OR MORE CARS, WHICH ARE TYPICALLY FOR MULTIFAMILY BUILDINGS. THE NONRESIDENTIAL STANDARDS FOR PARKING LOTS AND/OR GARAGES APPLY IN THESE CASES (S132, S147).

**6.2 HIGH EFFICACY LUMINAIRES**

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

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

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

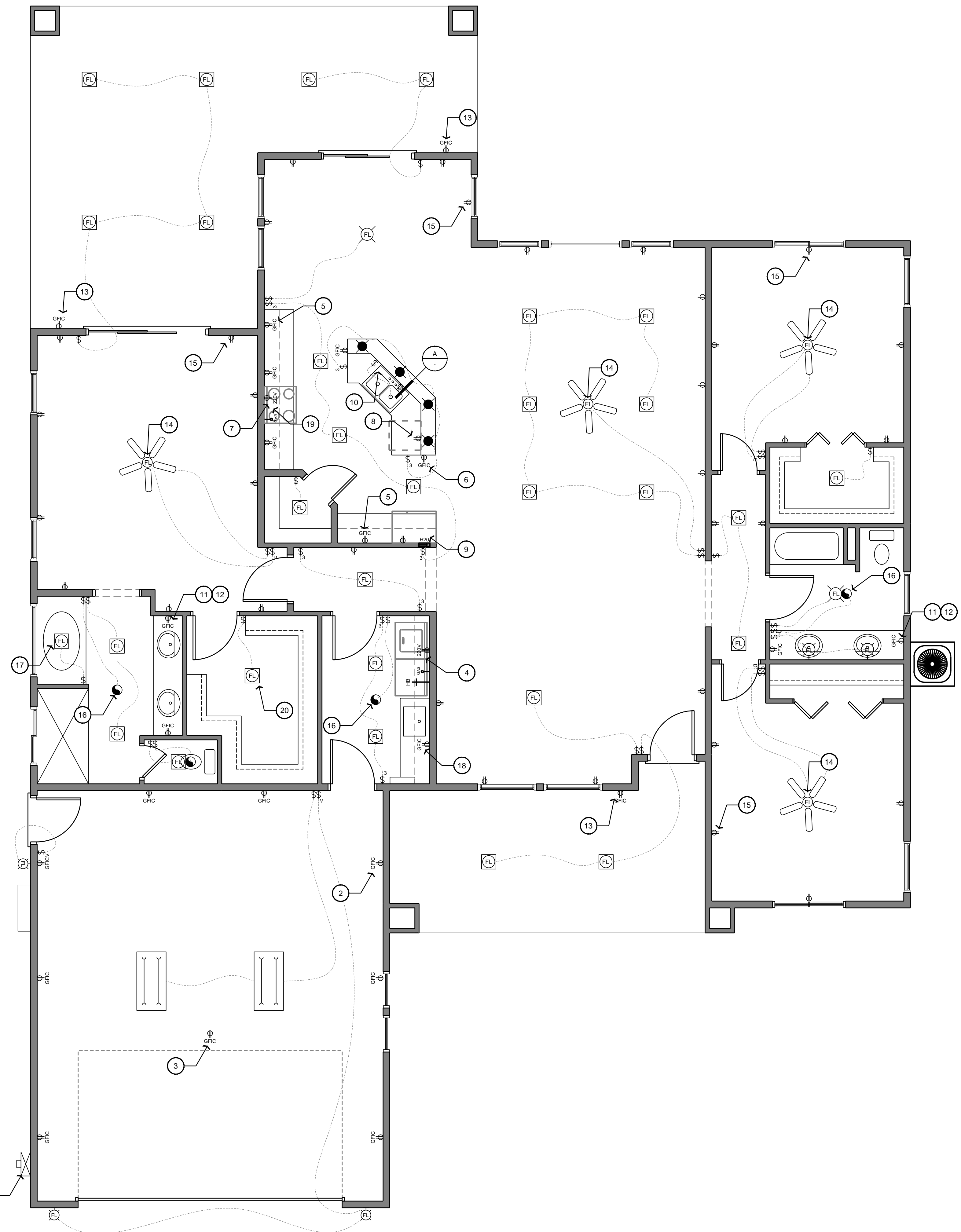
**6.2.1 LUMENS PER WATT**

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

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

LAMP POWER	REQUIRED LAMP EFFICACY
< 15 W	40 LM/W
15-40 W	50 LM/W
> 40 W	60 LM/W

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



**FLOOR PLAN (2478 sq.ft.)**

1/4" = 1'

PLAN PREPARED FOR:

**REVISION LOG**

REV.	DESCRIPTION	DATE

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