ATTACHMENT 3

BUHNE MULTI-FAMILY

BUHNE ST.
EUREKA, CA 95501
APN: 008-022-028-000
4.5.2024

10 | COVER PERSPECTIVE

7 | TYPICAL ABBREVIATIONS

• A •	
A.F.F.	ABOVE FINISH FLOOR
ALT	ALTERNATE
A.B.	ANCHOR BOLT
ARCH.	ARCHITECTURAL
• B •	
B.F.	BATH FAN
BLKG	BLOCKING
BD.	BOARD
BTM.	BOTTOM
BN	BOUNDARY NAIL
• C •	
CAB.	CABINET
C.M.	CARBON MONOXIDE
CLG.	CEILING
CL	CENTERLINE
CLR	CLEAR
CONC.	CONCRETE
CONT.	CONTINUOUS
• D •	
DBL	DOUBLE
D.F.	DOUGLAS FIR
D.S.	DOWNSPOUT
DWR	DRAWER
• E •	
EA	EACH
EW	EACH WAY
EN	EDGE NAILING
ELEC.	ELECTRICAL
ENCL.	ENCLOSED
EQ.	EQUAL
E.F.	EXHAUST FAN
(E)	EXISTING
EXT.	EXTERIOR
• F •	
F.N.	FIELD NAILING
FIN.	FINISH(ED)
FLR	FLOOR
F.D.	FLOOR DRAIN
FT.	FOOT/FEET
FTG	FOOTING
• G •	
GA.	GAUGE
GWB	GYPSUM WALLBOARD
• H •	
HDR.	HEADER
HT	HEIGHT
HORIZ.	HORIZONTAL
H.B.	HOSE BIB
HR.	HOUR
• I •	
INSUL.	INSULATION
INT.	INTERIOR
• J •	
JNT	JOINT
• K •	
	NOT USED
• L •	
LAV.	LAVATORY
• M •	
MANUF.	MANUFACTURE(R), (D)
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
• N •	
N.F.V.A.	NET FREE VENT AREA
(N)	NEW
N.T.S.	NOT TO SCALE
• O •	
O.C.	ON CENTER
OPN'G	OPENING
• P •	
PERP.	PERPENDICULAR
PLWD	PLYWOOD
P.T.	PRESSURE TREATED
P.L.	PROPERTY LINE
(P)	PROPOSED
• Q •	
QTY	QUANTITY
• R •	
R.H.	RANGE HOOD
RWD	REDWOOD
REF.	REFRIGERATOR
REINF.	REINFORCED
REQ'D	REQUIRED
• S •	
SCHED.	SCHEDULE
S.W.	SHEAR WALL
S.W. E.N.	SHEAR WALL EDGE NAILING
SHT	SHEET
SIM.	SIMILAR
S.D.	SMOKE DETECTOR
SPEC'S	SPECIFICATIONS
SQ.	SQUARE
STRUCT	STRUCTURAL
• T •	
T&G	TONGUE & GROOVE
T&B	TOP & BOTTOM
TYP.	TYPICAL
• U •	
U.O.N.	UNLESS OTHERWISE NOTED
• V •	
VTR	VENT THROUGH ROOF
VERT.	VERTICAL
• W •	
W.C.	WATER CLOSET
W.P.	WEATHERPROOF
W/	WITH
W/IN	WITHIN
W/OUT	WITHOUT
WD	WOOD
• X, Y, Z •	
	NOT USED
• SYMBOLS •	
&	AND
@	AT
°	DEGREE
Ø	DIAMETER
#	NUMBER OR POUND
R	RADIUS

2 | PROJECT DIRECTORY

• OWNER & CONTRACTOR •
ACGC, INC.
339 2ND ST.
EUREKA, CA 95501
707.443.6000
LICENSE #: 875823

• DRAFTER •
CAT ORY
ORY DRAFTING & DESIGN
P.O. BOX 7066
EUREKA, CA 95502
707.499.5342
cat@orydrafting.com

• ENGINEER •
STAN ELCOCK
SEE ENGINEERING
P.O. BOX 308
ARCATA, CA 95518
707.498.6315
stanelcock@gmail.com
LICENSE #: 41457

• ENERGY CONSULTANT •
ABBAY TECHNICAL SERVICES
1125 16th STREET, STE. 216
ARCATA, CA 95521
707.826.1430

9 | FIRE DEPT. NOTES

1. DURING CONSTRUCTION PROVIDE PORTABLE FIRE EXTINGUISHERS, MINIMUM 2A10BC RATED, ON ALL LEVELS AND IN STORAGE AND CONSTRUCTION SHEDS SO THAT NO SPOT IN THE BUILDING IS MORE THAN 75 FEET TRAVEL DISTANCE TO A FIRE EXTINGUISHER ON THE SAME LEVEL. TITLE 19, CHAPTER 3, ARTICLE 5, CFC 1415
2. FIRE DEPARTMENT ACCESS ROADS SHALL BE MAINTAINED DURING CONSTRUCTION. CFC 1410
3. FIRE RESISTIVE CONSTRUCTION INCLUDING WALLS, PARTITIONS, FLOORS, PENETRATIONS, CEILINGS, COATINGS, AND SPRAYED-ON FIRE-RESISTIVE MATERIAL SHALL BE PROPERLY REPAIRED, RESTORED, OR REPLACED WHEN DAMAGED, ALTERED, BREACHED, OR PENETRATED. CFC 703
4. AUTOMATIC SPRINKLER SYSTEM SHALL BE MONITORED BY AN APPROVED SUPERVISING STATION IN ACCORDANCE WITH NFPA 72. 2022 CBC 907.6.6
5. LOCKABLE KEY BOX (KNOX) AND LOCKABLE FIRE DEPARTMENT PLUG(S) (KNOX) ARE REQUIRED.

1 | PROJECT DESCRIPTION

PROJECT DESCRIPTION

CONSTRUCTION OF NEW 7,072 S.F. TWO-STORY MULTI-FAMILY BUILDING WITH (x5) UNITS WITH 1-CAR GARAGE PER UNIT (TOTAL 5 GARAGES).
- UNIT-1: 3 BED, 1.5 BATH;
- UNIT-2: 2 BED, 1.5 BATH;
- UNIT-3: 2 BED, 1 BATH;
- UNIT-4: 1 BED, 1 BATH;
- UNIT-5: 2 BED, 1.5 BATH.

BUILDING TO BE FULLY SPRINKLERED & EQUIPPED W/ NFPA 13 SPRINKLER SYSTEM.

PROJECT TO BE SERVED BY MUNICIPAL WATER & SEWER.

PROPOSED CONSTRUCTION TO CONFORM TO THE FOLLOWING GOVERNING CODES AND REGULATIONS, ALONG WITH ANY OTHER LOCAL & STATE LAWS AND REGULATIONS:
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA GREEN BUILDING CODE

ALL ENGINEERING HAS BEEN INCORPORATED INTO THE PLANS.

PROJECT INFORMATION:
- OCCUPANCY: R-2
- CONSTRUCTION TYPE: V-A FULLY SPRINKLERED
- STORIES: 2 (4 MAX.)
- HEIGHT: 29'-3" (60'-0" MAX.)
- ALLOWABLE FLOOR AREA: 36,000 S.F. MAX. PER TABLE 506.2

GROSS AREA SUMMARY

FIRST FLOOR	3,494 SF
SECOND FLOOR	3,578 SF
TOTAL BUILDING AREA:	7,072 SF

RENTABLE AREA SUMMARY

UNIT-1	
GARAGE	351 SF
FIRST FLOOR	560 SF
SECOND FLOOR	922 SF
	1,833 SF
UNIT-2	
GARAGE	351 SF
FIRST FLOOR	524 SF
SECOND FLOOR	519 SF
	1,394 SF
UNIT-3	
GARAGE	362 SF
SECOND FLOOR	771 SF
	1,134 SF
UNIT-4	
GARAGE	362 SF
SECOND FLOOR	693 SF
	1,055 SF
UNIT-5	
GARAGE	351 SF
FIRST FLOOR	524 SF
SECOND FLOOR	564 SF
	1,438 SF
STAIR	
FIRST FLOOR	85 SF
SECOND FLOOR	109 SF
	194 SF
MAINT.	
FIRST FLOOR	47 SF
	47 SF

8 | PROJECT NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF STUDS UNLESS OTHERWISE NOTED, (U.O.N.)
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS
3. ALL NEW WINDOWS AND EXTERIOR GLASS DOORS TO HAVE INSULATING GLASS
4. GLAZING WITHIN 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION SHALL BE TEMPERED (NOTATED ON PLANS WHERE REQUIRED)
5. EMERGENCY EGRESS WINDOW OPENING AT BEDROOMS TO PROVIDE A MINIMUM CLEAR HEIGHT OF 24" AND A MINIMUM CLEAR WIDTH OF 20" WITH A TOTAL CLEAR OPENING AREA OF 5.7 SF MINIMUM, AND A MAXIMUM OF 44" A.F.F. TO BOTTOM OF CLEAR OPENING, WHEN APPLICABLE
6. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE CLEAR OF ANY OBSTRUCTION AND OPERATIONAL FROM THE INSIDE OF THE ROOM W/OUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE R310.1.1 & R310.1.4
7. SAFETY GLAZING IS REQUIRED IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOORS. R308.4.1
8. POST ADDRESS NUMBERS IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE A MIN. 4" HIGH W/ A MIN. STROKE WIDTH OF 1/2" - NUMBERS MUST CONTRAST BACKGROUND PER R319
9. ALL INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450
10. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. NO. 26 GAGE (0.48MM) SHEET STEEL OR OTHER APPROVED MATERIAL. R302.5.2, CBC 406.1.4
11. GARAGE FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. CRC R309.1
12. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE A MINIMUM OF 1/2" GYPSUM FIRE RESISTIVE PROTECTION. CRC 302.7
13. WATER HEATER IN GARAGES SHALL BE LOCATED OR PROTECTED SO IT IS NOT SUBJECT TO PHYSICAL DAMAGE BY MOVING VEHICLES. CPC 507.13.1
14. WATER HEATER TEMP./PRESSURE RELIEF VALVE W/ DRAIN TO THE EXTERIOR OF BUILDING W/ 90° FITTING MIN. 6" AND MAX. 24" ABOVE FINISH GRADE. CPC 504.4, 504.6, 608.5
15. PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON EXTERIOR HOSE BIBS. CPC 603.4.6, 603.5.7, 602.3
16. GAS UTILIZATION EQUIP. IN GARAGES SHALL BE INSTALLED SO THAT ALL BURNERS AND BURNER IGNITION DEVICES ARE LOCATED NO LESS THAN 18" ABOVE FLOOR, U.O.N. CPC 507.13, CMG 308.1
17. EQUIPMENT DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE. CMG 303.5
18. EACH BATHROOM (WHICH CONTAINS A BATHTUB, SHOWER, OR TUB/SHOWER) SHALL BE PROVIDED WITH: 1) ENERGY STAR FANS DUCTED TO TERMINATE OUTSIDE THE BUILDING; 2) FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL OR FUNCTIONING AS A COMPONENT OF A WHOLE-HOUSE VENTILATION SYSTEM; 3) HUMIDITY CONTROLS SHALL WITH MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT, CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF LESS THAN 50% TO A MAX. OF 80%
19. SHOWERS AND TUB SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE AND THERMOSTATIC TYPES THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWERHEAD. THESE VALVES SHALL BE INSTALLED AT THE POINT OF USE AND IN ACCORDANCE WITH ASSE 1016 OR ASME A11' 2.18.1/CSA B125.1. MAXIMUM MIXED WATER SETTING OF 120 DEGREES F. CPC 408.3
20. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE THE DRAIN INLET. CRC R307.2
21. PLUMBING FIXTURES & FITTINGS REQUIRED IN §4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE 2019 CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS
22. *WATER CLOSET- 1.28 GALLONS PER FLUSH, *SHOWER HEAD-1.8 MAXIMUM GALLON PER MINUTE AT 80 PSI, *KITCHEN FAUCET-1.8 MAXIMUM GALLON PER MINUTE AT 60 PSI. FLOW MAY TEMPORARILY INCREASE TO 2.2 MAXIMUM GALLON PER MINUTE AT 60 PSI BUT MUST DEFAULT BACK TO 1.8 GALLON PER MINUTE MAXIMUM AT 60 PSI, *LAVATORY FAUCET-1.2 GALLON PER MINUTE MAXIMUM AT 60 PSI. CPC 403
23. FORCED AIR UNIT AND WATER HEATER SHALL BE CA APPROVED, LISTED AND LABELED AND INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING AND THE MANUFACTURE INSTALLATION INSTRUCTIONS
24. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED. *RETAIN SOIL AND SEDIMENT ON THE CONSTRUCTION SITE; *PREVENT NON-STORM WATER DISCHARGES THAT WOULD DISCHARGE POLLUTANTS OFF SITE; *PREVENT THE DISCHARGE OF OTHER POLLUTANTS ASSOCIATED WITH CONSTRUCTION ACTIVITIES TO LAND OR SURFACE WATERS; *PERMANENTLY STABILIZE DISTURBED SOILS; *MINIMIZE THE EFFECTS OF INCREASED STORM WATER RUNOFF FROM IMPERVIOUS SURFACES
25. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION
26. ANNULAR SPACES AROUND PIPES, ELECTIC CABES, 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 A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY
27. ADHESIVES, SEALANTS, & CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS
28. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED
29. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS
30. THE BRANCH CIRCUIT SERVING THE GARAGE RECEPTACLES SHALL NOT SERVE OUTLETS OUTSIDE OF THE GARAGE. CEC 210.52(G)(1)
31. 125-VOLT & 250-VOLT, 15 AMP & 20 AMP RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.12
32. ALL 15 AND 20 AMP, 125 OR 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN DAMP LOCATIONS UNDER CANOPIES AND ROOFED PORCHES NOT SUBJECT TO BEATING RAIN MUST BE LISTED WEATHER-RESISTANT TYPE WHEN THE PLUG IS NOT INSERTED. CEC 406.9(A)
33. ALL 15 AND 20 AMP, 125 OR 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN WET LOCATIONS MUST BE LISTED WEATHER-RESISTANT TYPE WHEN THE PLUG IS INSERTED. CEC 406.9(B)1
34. PROVIDE MINIMUM DEDICATED CIRCUITS AS FOLLOWS: 2 BRANCH CIRCUITS SERVING THE KITCHEN, PANTRY, DINING, AND BREAKFAST ROOM; 1 FOR ONLY THE LAUNDRY ROOM, 1 FOR ONLY THE BATHROOMS(S). CEC 210.11(C)
35. PROVIDE A MIN. OF (2) 20-AMP SMALL APPLIANCE CIRCUITS FOR THE KITCHEN COUNTERTOPS. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. LOADS SHALL BE BALANCED PER CEC 210-52(B)(3)
36. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15 AMP & 20 AMP OUTLETS IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTED PER CEC 210.12(A)
37. BATHROOMS SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY START EXHAUST FAN, AND MUST BE CONTROLLED BY A HUMIDITY CONTROL (CALGREEN 4.506.1)
38. PROVIDE A 1" MIN. LISTED RACEWAY TO ACCOMMODATE A DEDICATED BRANCH CIRCUIT FOR ELECTRICAL VEHICLE CHARGING IN ATTACHED GARAGE. CEC 4.106.4, CEC 25, CRC 309.8
39. PROVIDE A INTERSYSTEM BONDING ELECTRODE WHICH INCLUDES AT LEAST TREE GROUNDING OR BONDING CONDUCTORS REQUIRED FOR COMMUNICATIONS SYSTEMS - SHALL BE INSTALLED EXTERNALLY AT THE SERVICE ENTRANCE PANEL AS SPECIFIED IN CEC 800.100(B) AND 250.94
40. A GAS COOKTOP STOVE SHALL BE 17k BTU AND SHALL INCLUDE DOWNDRAFT VENTILATION SYSTEM
41. REFRIGERANT SERVICE PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING-TYPE TAMPER-RESISTANT CAPS CMC 1105.11
42. WOOD SIDING, SHEATHING, AND WALL FRAMING ON THE EXTERIOR OF A BUILDING TO HAVE A CLEARANCE OF NOT LESS THAN 6" FROM THE GROUND AND NOT LESS THAN 2" FROM CONCRETE STEPS, SLABS, OR SIMILAR HORIZONTAL SURFACES EXPOSED TO WEATHER. R317
43. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC
44. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS
45. 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SPECIFIED VOC CRITERIA
46. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS
47. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING TO BE CHECKED BEFORE ENCLOSURE
48. DUCT SYSTEMS SHALL BE SIZED, DESIGNED, AND EQUIP. SELECTED USING THE FOLLOWING METHODS: 1) ESTABLISH HEAT LOSS & HEAT GAIN VALUES ACCORDING TO ANSI/ACCA 2 MANUAL J-2016 (RES. LOAD CALC.) OR EQ.; 2) SIZE DUCT SYSTEMS ACCORDING TO ANSI/ACCA 1 MANUAL D-2016 (RES. DUCT SYSTEMS) OR EQ.; 3) SELECT HEATING & COOLING EQUIP. ACCORDING TO ANSI/ACCA 3 MANUAL S-2014 (RES. EQUIP. SELECTION) OR EQ.
49. ALL WASHERS & DRYERS SHALL COMPLY WITH THE PROVISIONS OF CBC 1135A (TO BE PROVIDED BY TENANTS IN FUTURE).
50. ALL BATHTUB/SHOWER NONABSORBENT WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR, PER CBC 1210.2.3.

4 | LOCATION MAP
SCALE: N.T.S.

5 | TYPICAL SYMBOLS

GRID
LETTERS IN ONE DIRECTION
NUMBERS IN OTHER DIRECTION
(GRAYED OUT GRIDS INDICATES IT IS NOT USED IN VIEW)

DETAIL CALLOUT
DETAIL IDENTIFICATION
SHEET IDENTIFICATION

BUILDING ELEVATION / SECTION CALLOUT
ELEVATION/ SECTION IDENTIFICATION
SHEET IDENTIFICATION

INTERIOR ELEVATION
ELEVATION IDENTIFICATION
(NO SHADING = NO ELEVATION SHOWN)
SHEET IDENTIFICATION

AREA — AREA TAG
ROOM # — ROOM NAME / ROOM NUMBER
DOOR TAG
WINDOW TAG
WALL TAG
PLANTING TAG
SHEARWALL TAG W/ LENGTH (X'-X")
DATUM POINT
CENTERLINE
REVISION CLOUD AROUND REVISION W/ REVISION TAG (SEE REVISION SCHEDULE ON TITLE BLOCK)

3 | SHEET INDEX

NO.	NAME
A-0.1	COVER SHEET
A-1.1	SITE & LANDSCAPE PLANS
A-2.0	FLOOR PLANS
A-2.1	ROOF PLANS
A-2.2	NOTES & SCHEDULES
A-3.1	EXTERIOR ELEVATIONS
A-3.2	BUILDING SECTIONS
A-4.1	ENLARGED FLOOR PLANS
A-7.1	STAIR PLANS & SECTIONS
A-7.2	STAIR NOTES & DETAILS
E-2.0	LIGHTING PLANS
E-2.1	ELECTRICAL PLANS
E-2.2	ATTIC ELEC. & LIGHTING PLAN & NOTES
M-2.1	MECHANICAL PLANS
P-2.1	PLUMBING PLANS
P-2.2	WASTE PLANS
P-2.3	GAS PLANS
S-1.0	STRUCTURAL NOTES & DETAILS
S-2.1	FOUNDATION & FLOOR FRAMING PLANS
S-2.2	ROOF FRAMING PLANS
S-2.3	SHEARWALL PLANS
T24.1	TITLE 24 BUILDING ENERGY REPORT
T24.2	TITLE 24 BUILDING ENERGY REPORT
T24.3	TITLE 24 BUILDING ENERGY REPORT

ORY DRAFTING & DESIGN
Catherine Ory
P.O. Box 7066
Eureka, CA 95502
707.499.5342
www.orydrafting.com
cat@orydrafting.com

ACGC inc.
ADAMS COMMERCIAL GENERAL CONTRACTING
Lic.#: 875823
339 2nd ST.
EUREKA, CA 95501
T: 707.496.3349
F: 707.268.8381
www.acgcinc.com

BUHNE MULTI-FAMILY
BUHNE ST.
EUREKA, CA 95501
APN: 008-022-028-000

COVER SHEET

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

#	DATE	DESCRIPTION

SHEET DATE: 4.5.2024
DRAWN BY: CAT ORY

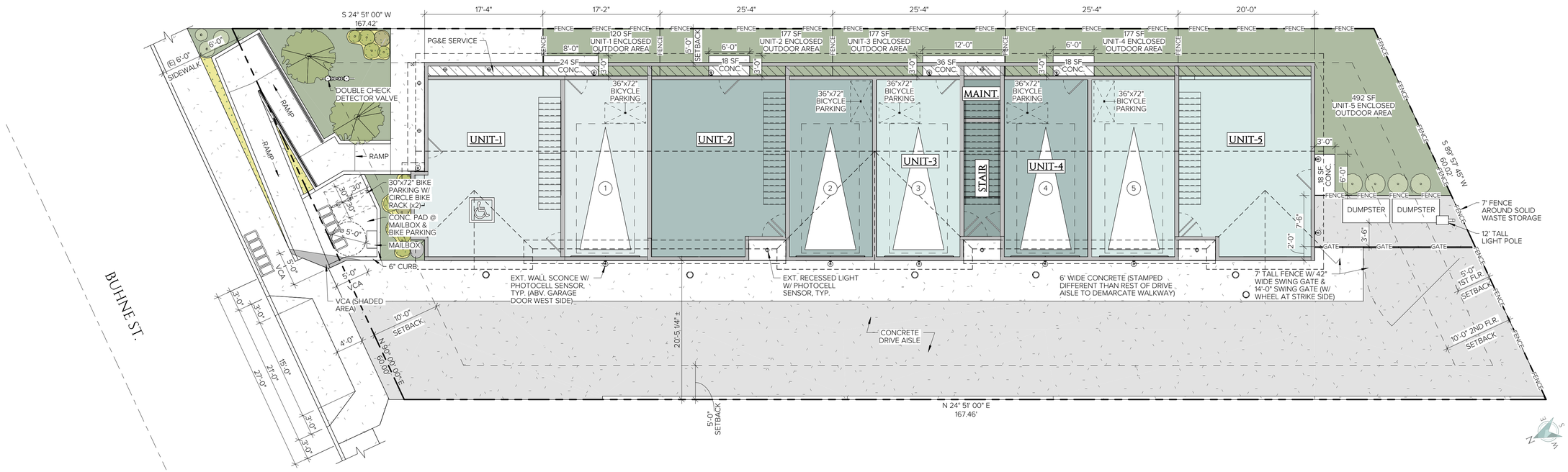
SHEET NO.
A-0.1

BUHNE MULTI-FAMILY

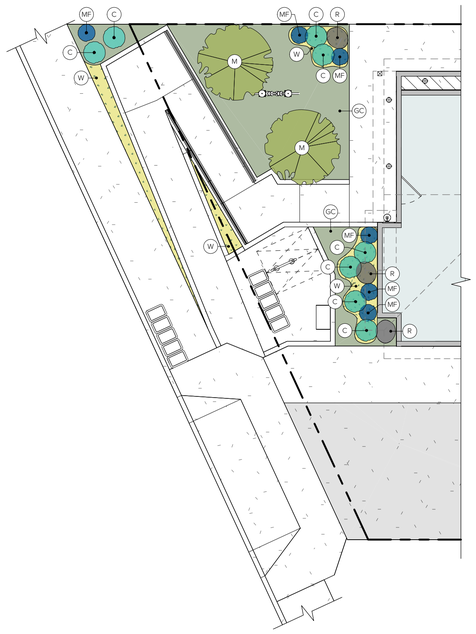
REUSE OF DOCUMENTS: THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF CONSULTING SERVICES, ARE THE PROPERTY OF ORY DRAFTING & DESIGN AND SHALL NOT BE REUSED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT ORY DRAFTING & DESIGN'S WRITTEN AUTHORIZATION.

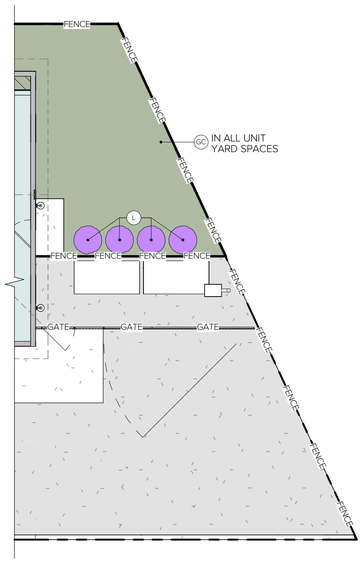
4/5/2024 3:54:18 PM

ATTACHMENT 3



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





PLANTING SCHEDULE					
	MARK	SIZE	BOTANICAL	COMMON	NOTES
	C	12' WIDE	BACCHARIS PILULARIS	COYOTE BRUSH SCRUB	PRUNE ANNUALLY IF DESIRED WATER: MAX. 1x/WK ONCE ESTABLISHED
	GC	SEED MIX	TRIFOLIUM GRACILENTUM	PINPOINT GROUND COVER	
	L	2'-20' TALL	CEANOTHUS	CALIFORNIA LILAC	REGULAR DEEP WATERING, DROUGHT-TOLERANT ONCE ESTABLISHED
	M	15-GAL	ACER MACROPHYLLUM	BIG LEAF MAPLE	KEEP MOIST
	MF	5' WIDE	DIPLACUS AURANTIACUS	BUSH MONKEYFLOWER SCRUB	DEADHEAD TO INCREASE FLOWERS. PINCH BACK NEW GROWTH IN SPRING TO MAINTAIN MORE COMPACT FORM WATER: MAX. 1x/MONTH ONCE ESTABLISHED
	R	5" WIDE	DUDLEYA CYMOSA	ROCK W/ CANYON DUDLEYA & LICHEN	NEVER IRRIGATE ONCE ESTABLISHED
	W	SEED MIX	NATIVE CALIOFRNIA WILDFLOWER	POLLINATOR FRIENDLY SEED MIX	ANNUAL WILDFLOWERS (29%) Douglas Meadowfoam (Limnanthes douglasii), Globe Gilia (Gilia capitata), Farewell to Spring (Clarkia amoena), Sea Blush (Plectritis congesta), Bicolor Lupine (Lupinus bicolor), White Meadowfoam (Limnanthes alba) (PERENNIAL WILDFLOWERS (47%) Self Heal (Prunella vulgaris), Western Yarrow (Achillea millefolium), Large Camas (Camassia leichtlinii), Riverbank Lupine (Lupinus rivularis), Bigleaf Lupine (Lupinus polyphyllus), Meadow Checkermallow (Sidalcea campestris), Wooly Sunflower (Eriophyllum lanatum), Western Buttercup (Ranunculus occidentalis), Showy Fleabane (Erigeron speciosus), Common Camas (Camassia quamash), Prairie Cinquefoil (Potentilla gracilis) GRASSES (24%) Roemer's Fescue (Festuca romerii), Tufted Hairgrass (Deschampsia cespitosa), Meadow Barley (Horedum brachyantherum)

2 LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

REUSE OF DOCUMENTS: THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF CONSULTING SERVICES, ARE THE PROPERTY OF ORY DRAFTING & DESIGN AND SHALL NOT BE REUSED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT ORY DRAFTING & DESIGN'S WRITTEN AUTHORIZATION.

ORY
DRAFTING & DESIGN
707.499.5342
www.oryarchitecture.com
cat@orydrafting.com
Catherine Ory
2100 J Street
Eureka, CA 95502

ACGC inc.
ADAMS COMMERCIAL GENERAL CONTRACTING
T: 707.496.3249
F: 707.443.8338
www.acginc.com
Lic.# 876523
330 2nd St.
EUREKA, CA 95501

BUHNE MULTI-FAMILY

BUHNE ST.
EUREKA, CA 95501
APN: 008-022-028-000

SITE & LANDSCAPE PLANS

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

#	DATE	DESCRIPTION

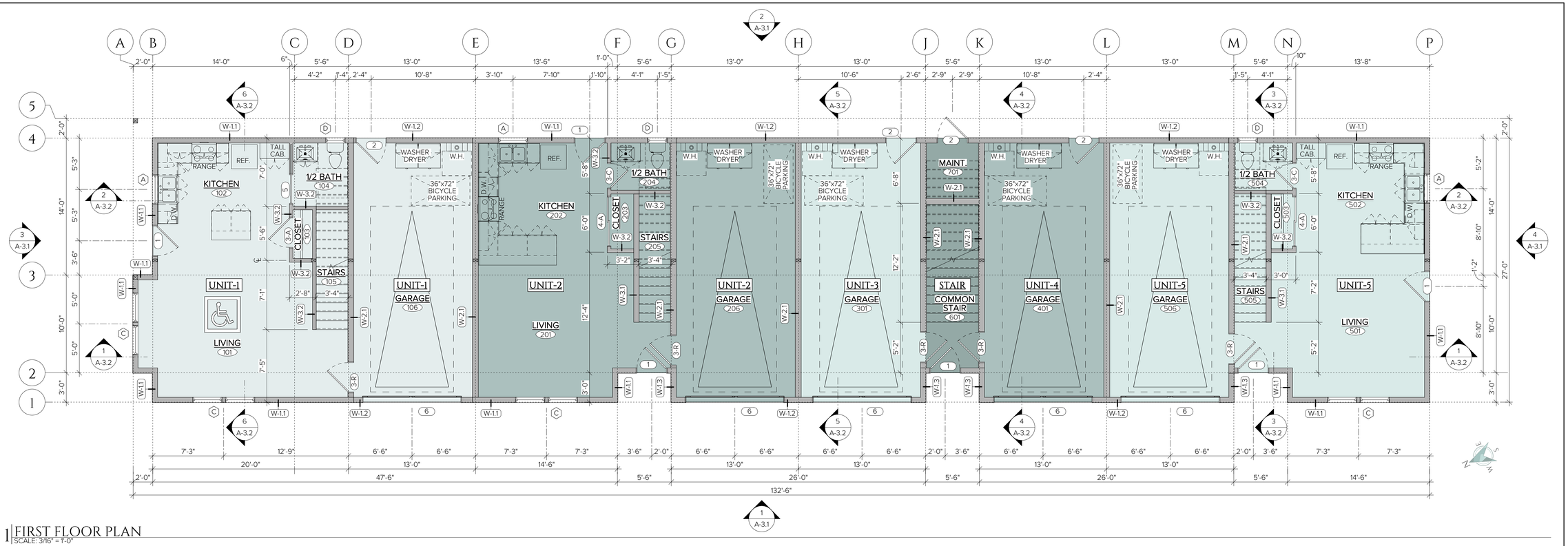
SHEET DATE: 4.5.2024
DRAWN BY: CAT ORY

SHEET NO.
A-1.1

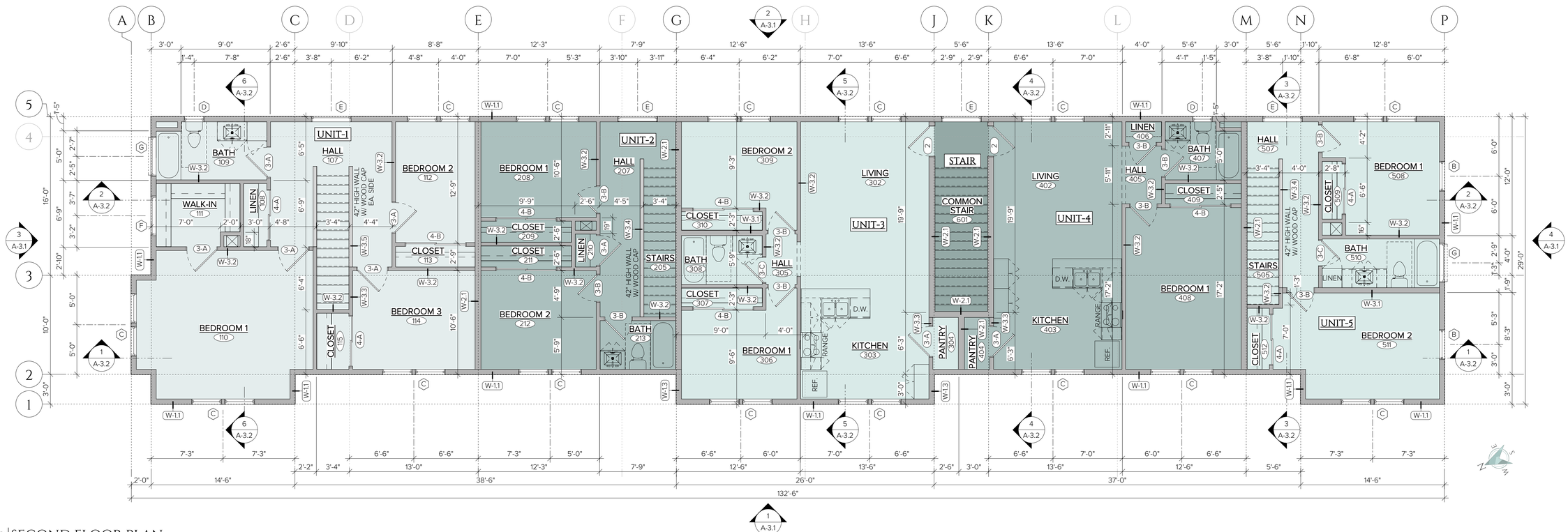
BUHNE MULTI-FAMILY

4/5/2024 3:54:27 PM

ATTACHMENT 3



1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

ORY
DRAFTING & DESIGN
Catherine Ory
P.O. Box 7066
Eureka, CA 95502
707.499.5342
www.orydrafting.com
cat@orydrafting.com

ACGC inc.
ADAMS COMMERCIAL GENERAL CONTRACTING
Lic.# 875823
339 2nd ST.
EUREKA, CA 95501
T: 707.496.3349
F: 707.268.8381
www.acgcinc.com

BUHNE MULTI-FAMILY

BUHNE ST.
EUREKA, CA 95501
APN: 008-022-028-000

FLOOR PLANS

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

#	DATE	DESCRIPTION

SHEET DATE: 4.5.2024
DRAWN BY: CAT ORY

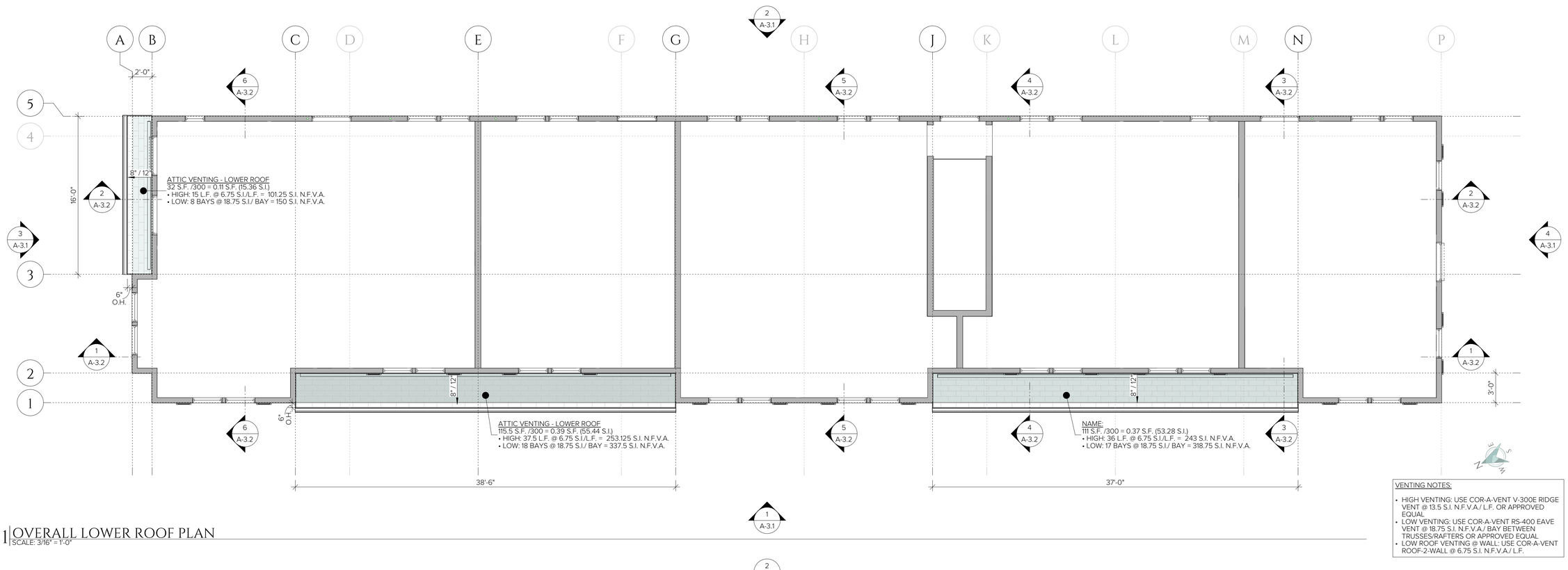
SHEET NO.
A-2.0

BUHNE MULTI-FAMILY

REUSE OF DOCUMENTS: THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF CONSULTING SERVICES, ARE THE PROPERTY OF ORY DRAFTING & DESIGN AND SHALL NOT BE REUSED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT ORY DRAFTING & DESIGN'S WRITTEN AUTHORIZATION.

4/5/2024 3:54:31 PM

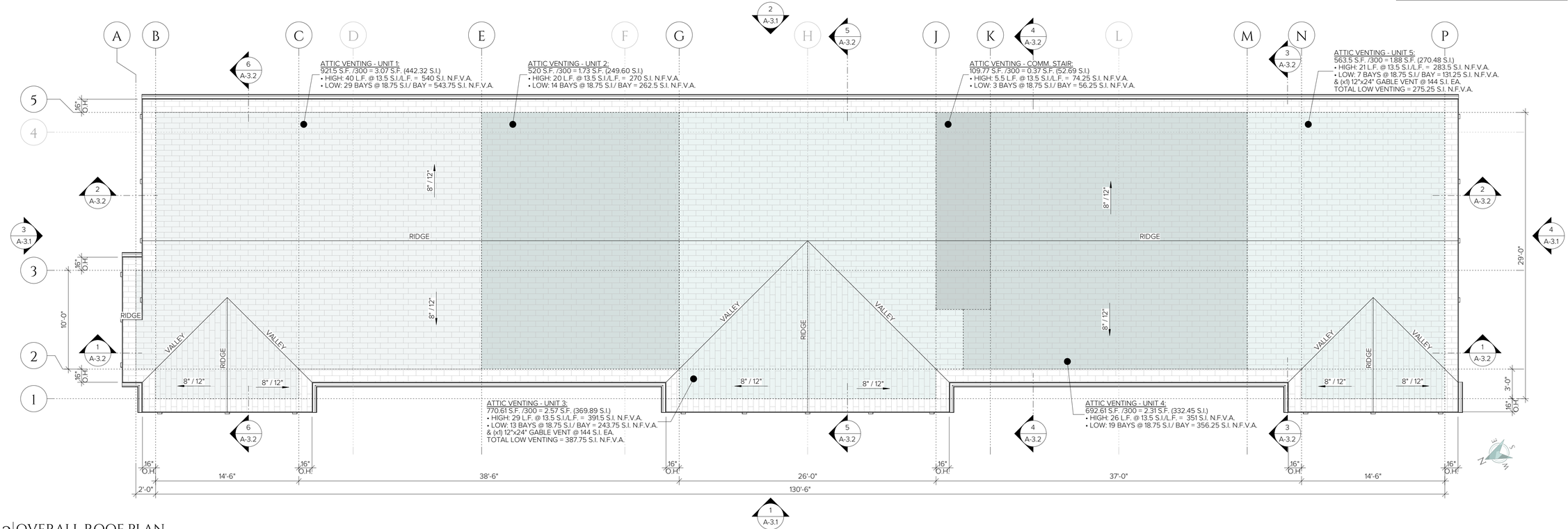
ATTACHMENT 3



1 OVERALL LOWER ROOF PLAN
SCALE: 3/16" = 1'-0"

VENTING NOTES:

- HIGH VENTING: USE COR-A-VENT V-300E RIDGE VENT @ 13.5 S.I. N.F.V.A./ L.F. OR APPROVED EQUAL
- LOW VENTING: USE COR-A-VENT RS-400 EAVE VENT @ 18.75 S.I. N.F.V.A./ BAY BETWEEN TRUSSES/RAFTERS OR APPROVED EQUAL
- LOW ROOF VENTING @ WALL: USE COR-A-VENT ROOF-2-WALL @ 6.75 S.I. N.F.V.A./ L.F.



2 OVERALL ROOF PLAN
SCALE: 3/16" = 1'-0"

REUSE OF DOCUMENTS: THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF CONSULTING SERVICES, ARE THE PROPERTY OF ORY DRAFTING & DESIGN AND SHALL NOT BE REUSED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT ORY DRAFTING & DESIGN'S WRITTEN AUTHORIZATION.

ORY
DRAFTING & DESIGN
Catherine Ory
P.O. Box 1067
Eureka, CA 95502
707.499.5342
www.orydrafting.com
cat@orydrafting.com

ACGC inc.
ADAMS COMMERCIAL GENERAL CONTRACTING
Lic.# 876523
350 2nd ST.
EUREKA, CA 95501
T: 707.496.3249
F: 707.268.8330
www.acginc.com

BUHNE
MULTI-FAMILY

BUHNE ST.
EUREKA, CA 95501
APN: 008-022-026-000

ROOF PLANS

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

#	DATE	DESCRIPTION

SHEET DATE: 4.5.2024
DRAWN BY: CAT ORY

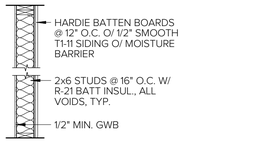
SHEET NO.
A-2.1

BUHNE
MULTI-FAMILY

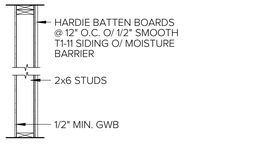
4/5/2024 3:54:33 PM

ATTACHMENT 3

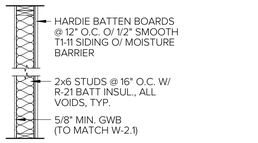
EXTERIOR WALLS



W-1.1 TYP. EXTERIOR WALL, U.O.N.

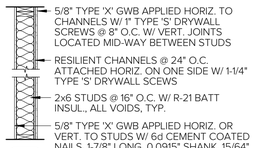


W-1.2 TYP. EXTERIOR WALL, U.O.N.



W-1.3

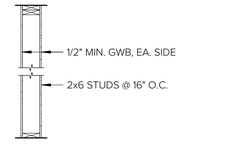
1-HR. FIRE RATED PARTITION: GA WP 3243
STC RATING: 50-54



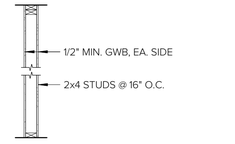
W-2.1

*ON FLOOR PLAN, TAGGED SIDE INDICATES R.C. SIDE

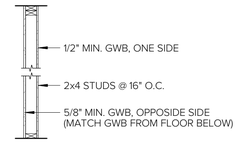
INTERIOR WALLS



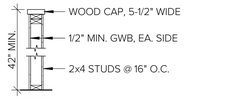
W-3.1



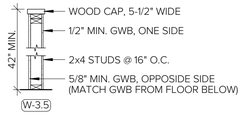
W-3.2 TYP. INTERIOR WALL, U.O.N.



W-3.3



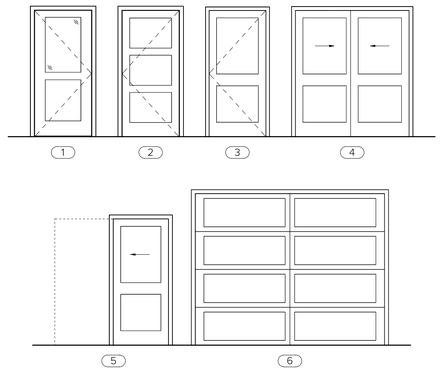
W-3.4



W-3.5

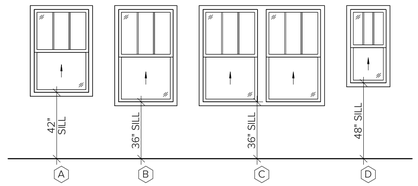
3 WALL LEGEND

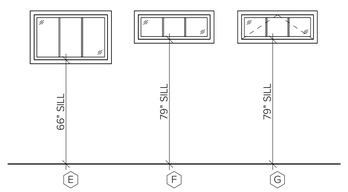
DOOR SCHEDULE					
TYPE	QTY	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
1	6	3'-0"	6'-8"	EXTERIOR SINGLE 1/2 LITE	
2	6	3'-0"	6'-8"	EXTERIOR 3-PANEL	
3-A	9	3'-0"	6'-8"	SINGLE 2-PANEL	
3-B	10	2'-8"	6'-8"	SINGLE 2-PANEL	
3-C	4	2'-6"	6'-8"	SINGLE 2-PANEL	
3-R	5	3'-0"	6'-8"	SINGLE 2-PANEL - FIRE RATED	
4-A	6	5'-0"	6'-8"	DBL BYPASS 2-PANEL	
4-B	6	6'-0"	6'-8"	DBL BYPASS 2-PANEL	
5	1	3'-0"	6'-8"	SINGLE 2- PANEL POCKET	
6	5	10'-0"	8'-0"	EXTERIOR GARAGE DOOR	



1 DOOR LEGEND & SCHEDULE

WINDOW SCHEDULE					
MARK	QTY	WIDTH	HEIGHT	OPERATION	COMMENTS
A	3	3'-0"	4'-6"	SINGLE-HUNG	
B	2	3'-0"	5'-0"	SINGLE-HUNG	
C	19	6'-4"	5'-0"	SINGLE-HUNG (MULLED x2)	
D	5	2'-0"	4'-0"	SINGLE-HUNG	
E	4	4'-0"	2'-6"	FIXED	
F	1	4'-0"	1'-6"	FIXED	
G	2	4'-0"	1'-6"	AWNING	





2 WINDOW LEGEND & SCHEDULE

ROOM SCHEDULE							
#	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	COMMENTS
UNIT-1						
101	LIVING					
102	KITCHEN					
103	CLOSET					
104	1/2 BATH					
105	STAIRS					
106	GARAGE					
107	HALL					
108	LINEN					
109	BATH					
110	BEDROOM 1					
111	WALK-IN					
112	BEDROOM 2					
113	CLOSET					
114	BEDROOM 3					
115	CLOSET					
UNIT-2						
201	LIVING					
202	KITCHEN					
203	CLOSET					
204	1/2 BATH					
205	STAIRS					
206	GARAGE					
207	HALL					
208	BEDROOM 1					
209	CLOSET					
210	LINEN					
211	CLOSET					
212	BEDROOM 2					
213	BATH					
UNIT-3						
301	GARAGE					
302	LIVING					
303	KITCHEN					
304	PANTRY					
305	HALL					
306	BEDROOM 1					
307	CLOSET					
308	BATH					
309	BEDROOM 2					
310	CLOSET					
UNIT-4						
401	GARAGE					
402	LIVING					
403	KITCHEN					
404	PANTRY					
405	HALL					
406	LINEN					
407	BATH					
408	BEDROOM 1					
409	CLOSET					
UNIT-5						
501	LIVING					
502	KITCHEN					
503	CLOSET					
504	1/2 BATH					
505	STAIRS					
506	GARAGE					
507	HALL					
508	BEDROOM 1					
509	CLOSET					
510	BATH					
511	BEDROOM 2					
512	CLOSET					
COMMON STAIRS						
601	COMMON STAIR					
602	COMMON STAIR					
MAINTENANCE						
701	MAINT.					

ORY DRAFTING & DESIGN
707.499.5342
Catherine Ory
PO Box 1006
Eureka, CA 95502
www.oryarchitecture.com
cat@oryarchitecture.com

ACGC inc.
ADAMS COMMERCIAL GENERAL CONTRACTING
Lic.# 876523
T: 707.496.3249
F: 707.443.8385
www.acgcinc.com
EUREKA, CA 95501

BUHNE MULTI-FAMILY

BUHNE ST.
EUREKA, CA 95501
APN: 008-022-026-000

NOTES & SCHEDULES

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

#	DATE	DESCRIPTION

SHEET DATE: 4.5.2024
DRAWN BY: CAT ORY

SHEET NO.
A-2.2

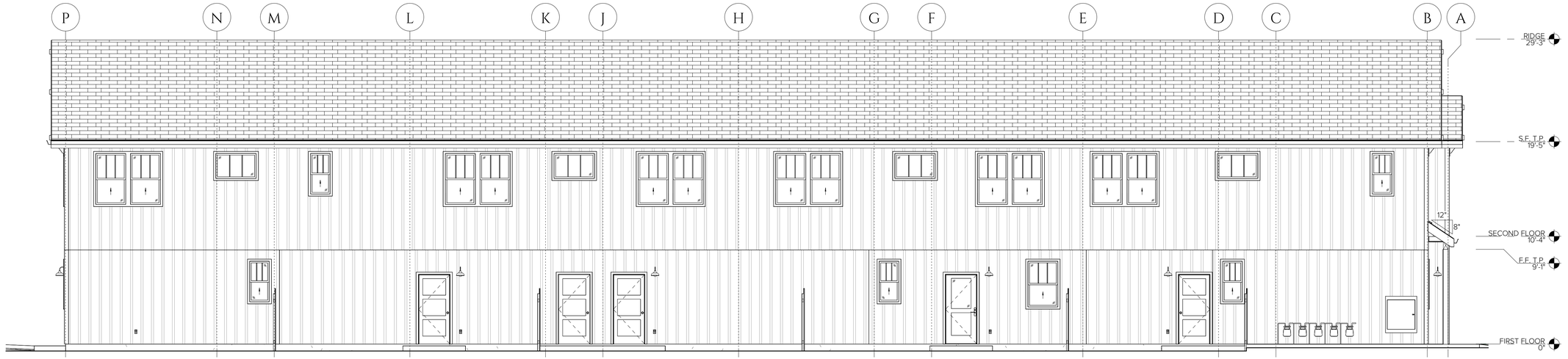
BUHNE MULTI-FAMILY

REUSE OF DOCUMENTS: THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF CONSULTING SERVICES, ARE THE PROPERTY OF ORY DRAFTING & DESIGN AND SHALL NOT BE REUSED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT ORY DRAFTING & DESIGN'S WRITTEN AUTHORIZATION.

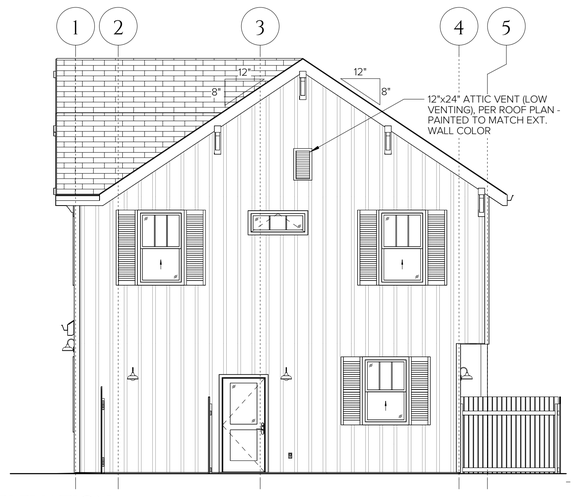
4/5/2024 3:54:34 PM

ATTACHMENT 3

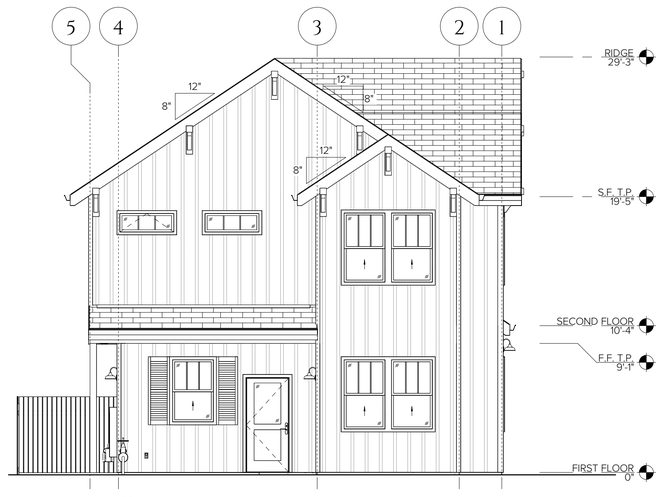
1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

ORY
DRAFTING & DESIGN
Catherine Ory
P.O. Box 7066
Eureka, CA 95502
707.499.5342
www.orydrafting.com
cat@orydrafting.com

ACGC inc.
ADAMS COMMERCIAL GENERAL CONTRACTING
Lic.# 875823
339 2nd ST.
EUREKA, CA 95501
T: 707.496.3349
F: 707.268.8381
www.acgcinc.com

BUHNE MULTI-FAMILY

BUHNE ST.
EUREKA, CA 95501
APN: 008-022-028-000

EXTERIOR ELEVATIONS

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

#	DATE	DESCRIPTION

SHEET DATE: 4.5.2024
DRAWN BY: CAT ORY

SHEET NO.
A-3.1

BUHNE MULTI-FAMILY

REUSE OF DOCUMENTS: THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF CONSULTING SERVICES, ARE THE PROPERTY OF ORY DRAFTING & DESIGN AND SHALL NOT BE REUSED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT ORY DRAFTING & DESIGN'S WRITTEN AUTHORIZATION.

4/5/2024 3:54:41 PM