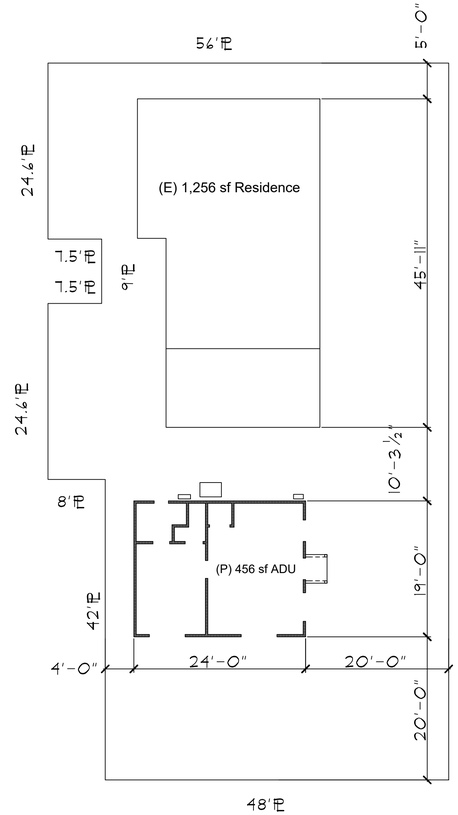

PLEASANT

WELLINGTON

PLOT PLAN

SCALE: 1"=10'

AP# 16-202-62
ADDRESS:
OWNER: DAN CAVANAUGH
BUILDER:
PHONE# 707 599-5439

NO TREES TO BE REMOVED
PUBLIC WATER AND SEWER
EASEMENTS AS SHOWN
NO CREEKS W/IN 50'
DRAINAGE →
SURVEY MONUMENTS ✦

ROOF DRAINS SHALL BE DIRECTED AWAY FROM FOUNDATIONS BY SOLID PIPES.

THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM BUILDING AT A SLOPE OF NOT LESS THAN6" (5 PERCENT SLOPE) IN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN 10 FEET OF BUILDINGS SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM BUILDING.

OWNER: CAVANAUGH
BUILDER: SAME
AP# 16-202-62 ;ADDRESS:
PHONE No. 707 599-5439

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Project # 11-23ABC
Date 6/5/2023
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Revised

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GENERAL NOTES:

2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2022 CALIFORNIA FIRE CODE

NOTE: THESE PLANS COMPLY WITH THE (CURRENT) ADOPTED EDITION OF THE CALIFORNIA RESIDENTIAL AND MODEL BUILDING CODES.

NOTE: ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE MIN. 4" HIGH WITH A MIN. STROKE WIDTH OF 1/2". NUMBERS SHALL NOT BE SPELLED OUT. THESE NUMBERS SHALL CONTRAST WITH THERE BACKGROUND.

1. DRAWING SCALE AS NOTED.
2. ALL FRAMING LUMBER D.F. #2 UNLESS NOTED.
3. ALL WOOD MEMBERS IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED D.F
4. ALL BEDROOM WINDOWS TO BE FRAMED 44"MAX. TO FLOOR
5. ATTIC ACCESS TO BE 22"X30" MIN.
7. SMOKE DETECTORS IN ALL BEDROOMS,ADJOINING HALLWAYS, AND VAULTED AREAS OVER 8'SMOKE DET. TO HAVE BATTERY BACKUP. DETECTORS TO BE HARD WIRED.
8. GFCI RECEPTACLES IN BATHROOMS, KITCHEN, GARAGES, LAUNDRY RM,AND EXTERIOR
9. CONCRETE MIX TO BE 2500 PSI MIN
12. ATTIC VENTILATION REQUIRED TO HAVE 1 SQ.FT. OF OPENING TO 150 SQ.FT. OF ATTIC AREA
14. ALL GLAZING IN TUB ENCLOSURES TO BE TEMPERED
15. DRYER AND KITCHEN VENTS TO TERMINATE OUTSIDE OF BUILDING 14' MAX. LENGTH OR MANUFACTURES SPECS
16. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD MAY BE CUT OR NOTCHED TO A DEPTH NOT TO EXCEED 25 % OF ITS WIDTH. CUTTING, NOTCHING OF STUDS ON NON-BEARING WALL CAN NOT EXCEED 40 % OF STUD WIDTH.
17. A BORED HOLE CAN NOT EXCEED 40% OF THE STUD WIDTH. BORED HOLES NOT GREATER THAN 60% ON NON BEARING WALLS.
20. IN EACH ROOM THAT CONTAINS A WATER CLOSET, ONE LIGHTING FIXTURE THAT COMPLIES THE MINIMUM EFFICIENCY STANDARDS SHALL BE PROVIDED I.E., 40 LUMEN PER WATT (FLUORESCENT TYPE).
21. MATERIALS USED FOR DRAINAGE AND WASTE SHALL BE ABS. MATERIALS USED FOR WATER PIPING SHALL BE COPPER, OR EQ.; MATERIALS USED FOR GAS PIPING SHALL BE BLACK IRON.
22. ANCHOR OR STRAP, WATER HEATER, HVAC UNIT, OR AIR HANDLING UNIT INCLUDING DUCTS TO STRUCTURE TO RESIST EARTHQUAKE MOTION.
23. PROVIDE APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON HOSE BIBS.
24. PRESSURE TEMPERATURE RELIEF VALVES SHALL TERMINATE OUTSIDE THE BUILDING WITHIN 6" TO 24" OF THE GROUND OR TO ANOTHER APPROVED LOCATION.
25. SKYLIGHTS SHALL BE I.C.B.O. LISTED
26. ALL HEADERS SHALL BE 4X12#2 D.F. UNLESS OTHERWISE NOTED.
27. ALL EXTERIOR SURFACES OF THE BUILDING SHALL BE WRAPPED IN R WRAP OR SIMILAR MATERIAL
28. ALL SUBSIDING SHALL BE 1/2" CDX PLYWOOD OR O.S.B. UNLESS OTHERWISE SPECIFIED.
30. PRIMARY LIGHTING IN BATHROOMS AND KITCHEN TO BE LED LIGHTING.
31. COMBUSTION AIR REQUIREMENTS FOR GAS BURNING APPLIANCES ARE 50 CUBIC FEET OF AREA PER 1000 BTU/H OF AGGREGATE INPUT RATING OF APPLIANCES. 50% FROM ABOVE AND 50% FROM BELOW.
31. 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.

EGRESS WINDOWS:

MAXIMUM SILL-HEIGHT FROM FLOOR. 44"
MINIMUM OPENING WIDTH. 20"
MINIMUM OPENING HEIGHT. 24"
NET CLEAR OPENING SIZE FOR GROUND LEVEL WINDOWS. 5 SQ. FT.
NET CLEAR OPENING SIZE FOR UPPER FLOORS 5.7 SQ FT.

ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GPM. SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GPM AT 80 PSI. RESIDENTIAL 1.2 GPM AT 60 PSI

32. HOT WATER PIPES INSULLATED PER CODE.

SEE CALGREEN RESIDENTIAL MANDITORY MEASURES EV CHARGING: 1-12-FAMILY DWELLINGS/TOWNHOUSES WITH ATTACHED GARAGES.

34. THE MINIMUM NUMBER OF FULL HEIGHT STUDS (KING STUDS) AT EA. END OF A HEADER SHALL BE IN ACCORDANCE WITH TABLE R602.7.5

35. HEADER SUPPORT JACK (TRIMMER) STUDS NEED TO BE IN ACCORDANCE WITH (HEADER AND GIRDER SPANS FOR EXTERIOR AND INTERIOR BEARING WALLS) TABLE R602.7(1), R602.7(2), CBC2308.4.1(1)

WHERE WATER HEATR IS LOCATED IN A SPACE WHERE DAMAGE MAY RESULT FROM A LEAKING WATERHEATER, A WATERTIGHT PAN OF CORROSION RESISTANT MATERIALS SHALL BE INSTALLED BENEATH THE WATER HEATER WITH A MINIMUM THREE-QUARTER INCH DIAMETER DRAIN TO THE EXTERIOR.

PLUMBING/MECHANICAL:

ON DEMAND WATER HEATER INSTALLED PER MANUFACTURE INSTALLATION INSTRUCTION. PROVIDE MINIMUM GAS PIPE SIZE 1" DIA.

FORCED AIR FURNACE INSTALLED PER MANUFACTURE INSTALLATION INSTRUCTION

PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE SOLID FLOORING MINIMUM 24" WIDE FROM THE ENTRANCE OPENIN TO APPLIANCE. MINIMUM 30"x30" WORK PLATFORM IN FRONT OF SERVICE AREA.

PROVIDE A DEDICATED 120 VOLT RECEPTICALE OUTLET AND A LIGHTING FIXTURE NEAR APPLIANCE. SWITCH FOR LIGHTING FIXTURE SHALL BE PROVIDED AT PASSAGEWAY.

EACH CLEANOUT IN PIPING 2" OR LESS IN SIZE SHALL BE SO INSTALLED THAT THERE IS NOT LESS THAN 18"x18" IN FRONT OF THE CLEANOUT AND MINIMUM CLEARANCE OF 24"x24" FOR MORE THAN 2" PIPE. NO UNDERFLOOR CLEANOUT SHALL BE LOCATED EXCEEDING 5 FEET FROM AN ACCESS DOOR, TRAP DOOR, OR CRAWL HOLE
SHOWERS AND TUB 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

A SEDIMENT TRAP SHALL BE INSTALLED DOWNSTREAM OF THE ON DEMAND WATER HEATER AND FORCED AIR UNIT APPLIANCE SHUTOFF VALVE AS CLOSE TO THE APPLANCE AS POSSBLE.

THE MAXIMUM ALLOWABLE LEAD CONTENT IN PIPES, PIPE FITTINGS, PLUMBING FITTINGS, AND FIXTURES INTENDED TO CONVEY OR DISPOSE WATER FOR HUMAN CONSUMPTION SHALL BE NOT MORE THAN A WEIGHTED AVERAGE OF 0.25 PERCENT WITH RESPECT TO THE WETTED SURFACE OF PIPES, PIPE FITTINGS, PLUMBING FITTINGS, AND FIXTURES. FOR SOLDER AND FLUX, THE LEAD CONTENT SHALL BE NOT MORE THAN 0.20 PERCENT WHERE USED IN PIPING SYSTEMS THAT CONVEY OR DISPOSE WATER FOR HUMAN CONSUMPTION.

ENVIRONMENTAT AIR DUCT EXHAUST SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE, 10 FEET FROM A FORCED AIR INLET, AND 3 FEET FROM OPENINGS INTO THE BUILDING. ENVIRONMENTAL EXHAUST DUCTS SHALL NOT DISCHARGE ONTO A PUBLIC WAY.

VERTICAL CLEARANCE ABOVE COOKING TOP. HOUSEHOLD COOKING APPLIANCES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN 30" TO COMBUSTIBLE MATERIAL OR METAL CABINETS.

KITCHENS REQUIRE MECHANICAL VENTILATION TO THE OUTSIDE WITH A MINIMUM OF AT LEAST 100 CFM

THE MINIMUM LOCAL EXHAUST SHALL BE 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. EXHAUST AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS.

FIXTURES SHALL BE SPACED IN ACCORDANCE WITH THE CPC.

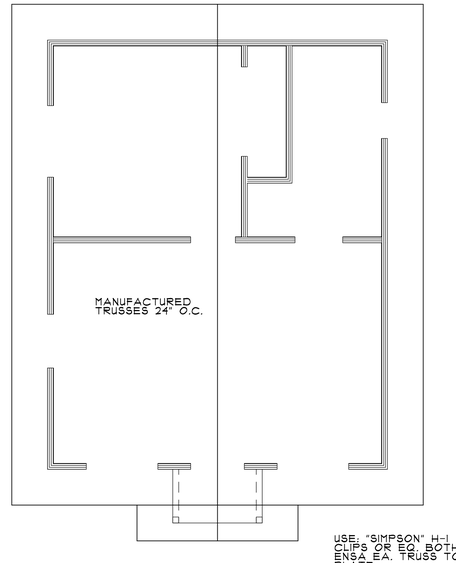
NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN 15" FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION NOR CLOSER THAN 30" CENTER TO CENTER TO A SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF A WATER CLOSET SHALL NOT BE LESS THAN 24".

SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22" UNOBSTRUCTED OPENING FOR EGRESS.

NAIL SCHEDULE

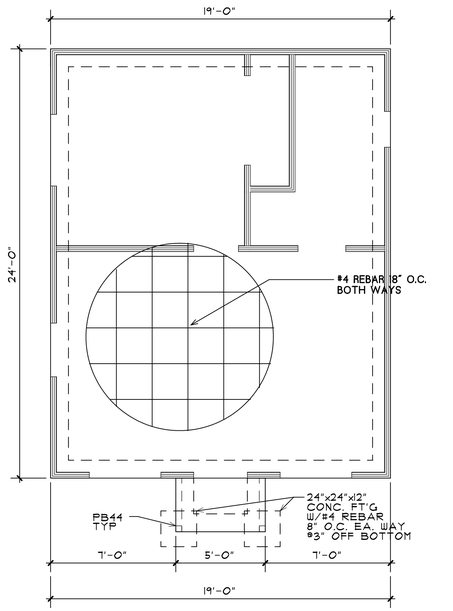
JOIST TO SILL OR GIRDER, TOE NAI	3-8d
BRIDGING TO JOIST, TOE NAIL EACH END	2-8d
1" X 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
WIDER THAN 1" X 6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
2" SUBFLOOR TO JOIST OR GIRDER ,BLIND AND FACE NAIL	2-16d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 16" O.C.
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE, TOE NAIL	4-8d
DOUBLED STUDS, FACE NAIL	16d AT 24" O.C.
DOUBLED TOP PLATES, FACE NAIL	16d AT 16" O.C.
DOUBLE TOP PLATES,LAP SPLICE	8-16d
BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOENAIL	3-8d
RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6" O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
CONTINUOUS HEADER, TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
CEILING JOIST TO PLATE, TOE NAIL	3-8d
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOIST TO PARRALLEL RAFTERS, FACE NAIL	3-16d
RAFTER TO PLATE, TOE NAIL	3-8d
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
1" X 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	3-8d
BUILT UP CORNER STUDS	16d AT 24" O.C.

ROOF SHTG AND WALL SHTG SHALL BE NAILED 6"80 NAILS 4" O.C. ON EDGE AND 12" IN THE FIELD



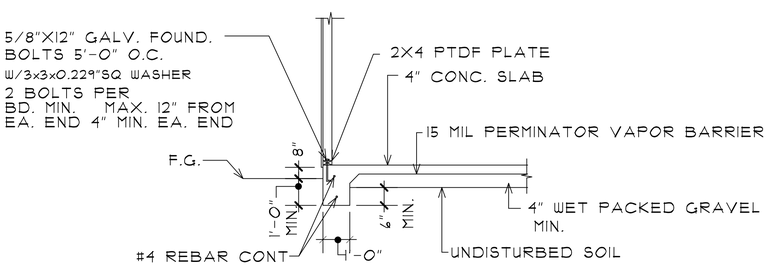
USE: "SIMPSON" H-1 CLIPS OR EQ. BOTH ENSA EA. TRUSS TO PLATE

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



NOTE: 2500 PSI CONC.

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



SECTION @ SLAB
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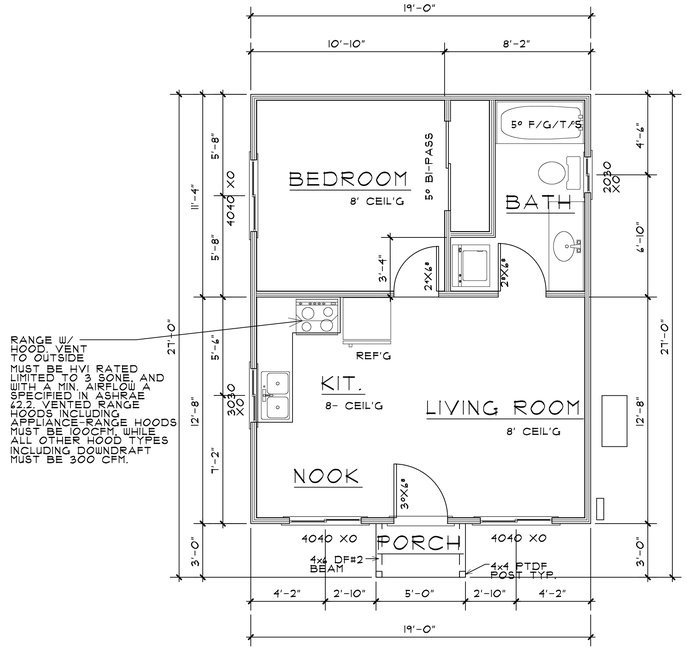

FLOOR PLAN
SCALE: 1/4"=1'-0"

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6/2/2023

LEGEND:

PRIMARY LIGHTING FOR BATHROOMS, KITCHEN AND LAUNDRY ROOM TO BE LED

110 V DUPLEX

220V

SINGLE POLE SW.

3-WAY SWITCH

SMOKE DETECTOR
CARBON MONOXIDE DET.
HARD WIRED (SD)

HIGH EFFACY
WALL OR SURFACE
MOUNT

50 CFM FAN (F)

4" LED RECESS LIGHT

J BOX (FUTURE LIGHT
LOCATION) (J)

NOTE: KITCHEN TO HAVE (2) 20 AMP SMALL APPLIANCE CIRCUITS.

LAUNDRY SHALL HAVE RECEPTACLES WITH 20 AMP CIRCUIT.

BATHROOMS SHALL HAVE SEPERATE 20 AMP BRANCH CIRCUIT.

PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS (AFCI) FOR ALL ROOMS IN THE DWELLING

TAMPER PROOF OUTLETS REQ'D.

ALL GENERAL USE 15 AND 20 AMP OUTLETS NOT REQUIRED TO BE GFCI PROTECTED ARE REQUIRED TO BE AFCI PROTECTED.

BATHROOM FANS SHALL BE HUMIDITY-CONTROLLED.

RECEPTICALS INSTALLED IN WET LOCATIONS SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF PER CEC SECT. 406.8(B)(2)

EXTERIOR LIGHTS TO BE LABELED "SUITABLE FOR WET LOCATIONS" PER CEC SECT. 410-10(a)

PROVIDE A CONCRETE ENCLOSED ELECTRODE (UFER GROUND)

RECESED CAN LIGHTS MUST BE IC RATED FOR DIRECT CONTACT TO INSULLATION AND BE AIR-TIGHT TO PRECLUDE INFILTRATION FROM ATTIC INTO THE CODITIONED SPACE

BATH FANS WILL VENT TO THE EXTERIOR OF THE BUILDING.

BATH FANS THAT INCLUDE A LIGHT SHALL BE SEPERATLY SWITCHED (LIGHT AND FAN)

KITCHEN DISHWASHER BRANCH CIRCUIT. GFCI PROTECTION SHALL BE PROVIDED FOR OUTLETS THAT SUPPLY DISHWASHERS INSTALLED IN DWELLING UNIT LOCATIONS.

BOND ALL METAL GAS AND WATER LINES.

INDIVIDUAL BRANCH CIRCUITS ARE REQUIRED FOR HEATING EQUIPMENT.

LIGHTING REQUIREMENTS:

KITCHENS. AT LEAST HALF THE INSTALLED WATTAGE OF LUMINARIES IN KITCHENS SHALL BE HIGH EFFICACY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.

BATHROOM LIGHTS: MINIMUM 1 LIGHT HIGH EFFICACY. ALL OTHER LIGHTS TO BE HIGH EFFICACY OR CONTROLLED BY VACANCY SENSOR PER CA ENERGY SECTION 150(k)5.A AND 150(k)5.B.

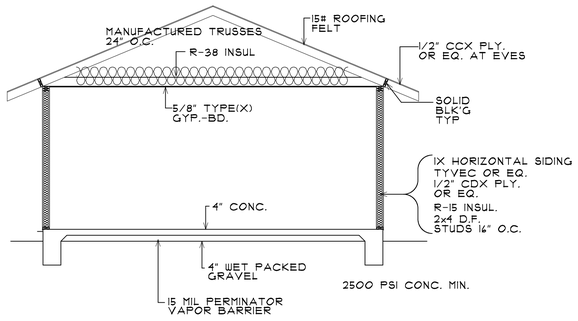
OTHER ROOMS. ALL LUMINARIES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQUARE FOOT ARE EXEMPT FROM THIS REQUIREMENTS.

OUTDOOR LIGHTING. ALL LUMINARIES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINARIES OR SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION.

LUMINARIES THAT ARE RECESSED INTO INSULATED CEILINGS ARE REQUIRED TO BE RATED FOR INSULATION CONTACT ("IC-RATED") SO THAT INSULATION CAN BE PLACED OVER THEM. THE HOUSING OF THE LUMINAIRE SHALL BE AIRTIGHT TO PREVENT CONDITIONED AIR ESCAPING INTO THE CEILING CAVITY OR ATTIC. UNCONDITIONED AIR INFILTRATING FROM THE CEILING OR ATTIC INTO THE CONDITIONED SPACE.

EXTERIOR LIGHT FIXTURES TO BE LABELED "SUITABLE FOR WET LOCATIONS" PER CEC SECTION 410-10(a)

LIGHT FIXTURES IN SHOWERS TO BE WET LOCATION RATED FIXTURE



SECTION A-A

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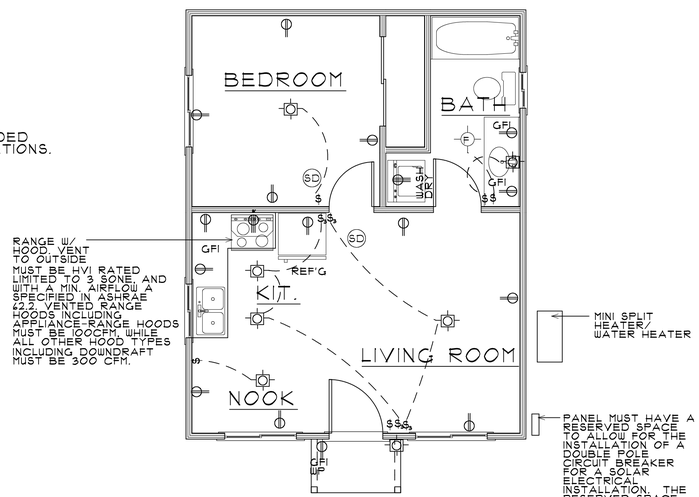
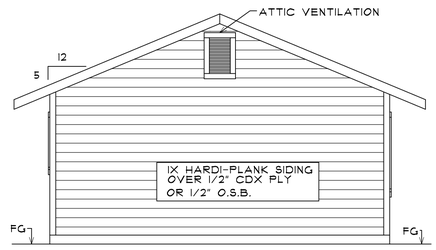


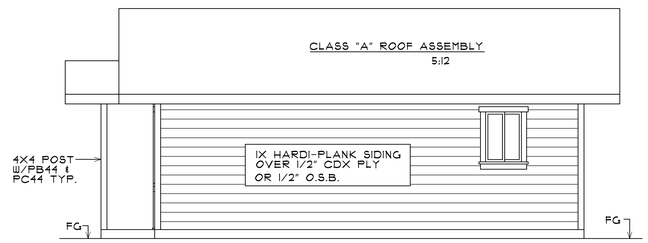
ELECTRICAL PLAN

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



BACK ELEVATION

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



RIGHT SIDE ELEVATION

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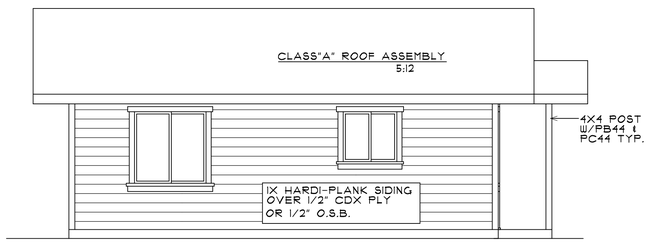
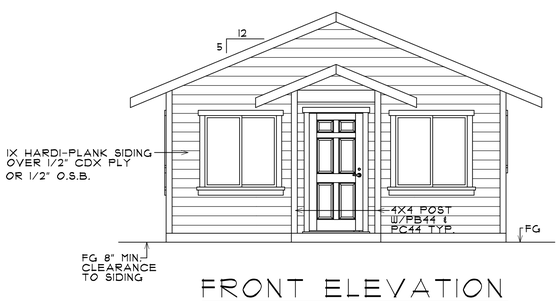


LEFT SIDE ELEVATION

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



FRONT ELEVATION

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