

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 THAN 1/4" (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

DESIGN DRAFTING
Drafting Service

2803 E ST. EUREKA, CALIFORNIA (707)443-9889

Project # 11-23ABC
Date 4/5/2023
Drawn By JMA
Checked by JMA
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 HOTEL 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.

- DRAWING SCALE AS NOTED.
- ALL FRAMING LUMBER D.F. #2 UNLESS NOTED.
- ALL WOOD MEMBERS IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED D.F.
- ALL BEDROOM WINDOWS TO BE FRAMED 4" MAX. TO FLOOR
- ATTIC ACCESS TO BE 22"x30" MIN.
- SMOKE DETECTORS IN ALL BEDROOMS ADJOINING HALLWAYS, AND VAULTED AREAS OVER 8' SMOKE DET. TO HAVE BATTERY BACKUP. DETECTORS TO BE HARD WIRED.
- GFCI RECEPTACLES IN BATHROOMS, KITCHEN, GARAGES, LAUNDRY RM AND EXTERIOR
- CONCRETE MIX TO BE 2500 PSI MIN
- ATTIC VENTILATION REQUIRED TO HAVE 1 SQ.FT. OF OPENING TO 150 SQ.FT. OF ATTIC AREA
- ALL GLAZING IN TUB ENCLOSURES TO BE TEMPERED
- DRYER AND KITCHEN VENTS TO TERMINATE OUTSIDE OF BUILDING 14" MAX. LENGTH OR MANUFACTURES SPECS
- 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.
- A BORED HOLE CAN NOT EXCEED 40% OF THE STUD WIDTH. BORED HOLES NOT GREATER THAN 40% ON NON BEARING WALLS.
- 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).
- 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.
- ANCHOR OR STRAP, WATER HEATER, HVAC UNIT, OR AIR HANDLING UNIT INCLUDING DUCTS TO STRUCTURE TO RESIST EARTHQUAKE MOTION.
- PROVIDE APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON HOSE BIBS.
- PRESSURE TEMPERATURE RELIEF VALVES SHALL TERMINATE OUTSIDE THE BUILDING WITHIN 4' TO 24" OF THE GROUND OR TO ANOTHER APPROVED LOCATION.
- SKYLIGHTS SHALL BE I.C.B.O. LISTED
- ALL HEADERS SHALL BE 4X12#2 D.F. UNLESS OTHERWISE NOTED.
- ALL EXTERIOR SURFACES OF THE BUILDING SHALL BE WRAPPED IN R WRAP OR SIMILAR MATERIAL
- ALL SUBSIDING SHALL BE 1/2" CDX PLYWOOD OR O.S.B. UNLESS OTHERWISE SPECIFIED.
- PRIMARY LIGHTING IN BATHROOMS AND KITCHEN TO BE LED LIGHTING.
- 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.
- 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: 5.1 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 80 PSI

32. HOT WATER PIPES INSULATED PER CODE.

SEE CALGREEN RESIDENTIAL MANDATORY MEASURES EV CHARGING: I-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 R602.1.5

35. HEADER SUPPORT JACK (TRIMMER) STUDS NEED TO BE IN ACCORDANCE WITH (HEADER AND GIRDER SPANS FOR EXTERIOR AND INTERIOR BEARING WALLS) TABLE R602.1(1), R602.1(2), CBC2308.4.(1)

WHERE WATER HEATER IS LOCATED IN A SPACE WHERE DAMAGE MAY RESULT FROM A LEAKING WATERHEATER, WATERTIGHT PAN OR 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 OPEN TO APPLIANCE. MINIMUM 30"x30" WORK PLATFORM IN FRONT OF SERVICE AREA.

PROVIDE A DEDICATED 120 VOLT RECEPTACLE 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" 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 CRUIIL 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 APPLIANCE AS POSSIBLE.

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.

ENVIRONMENTAL 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.

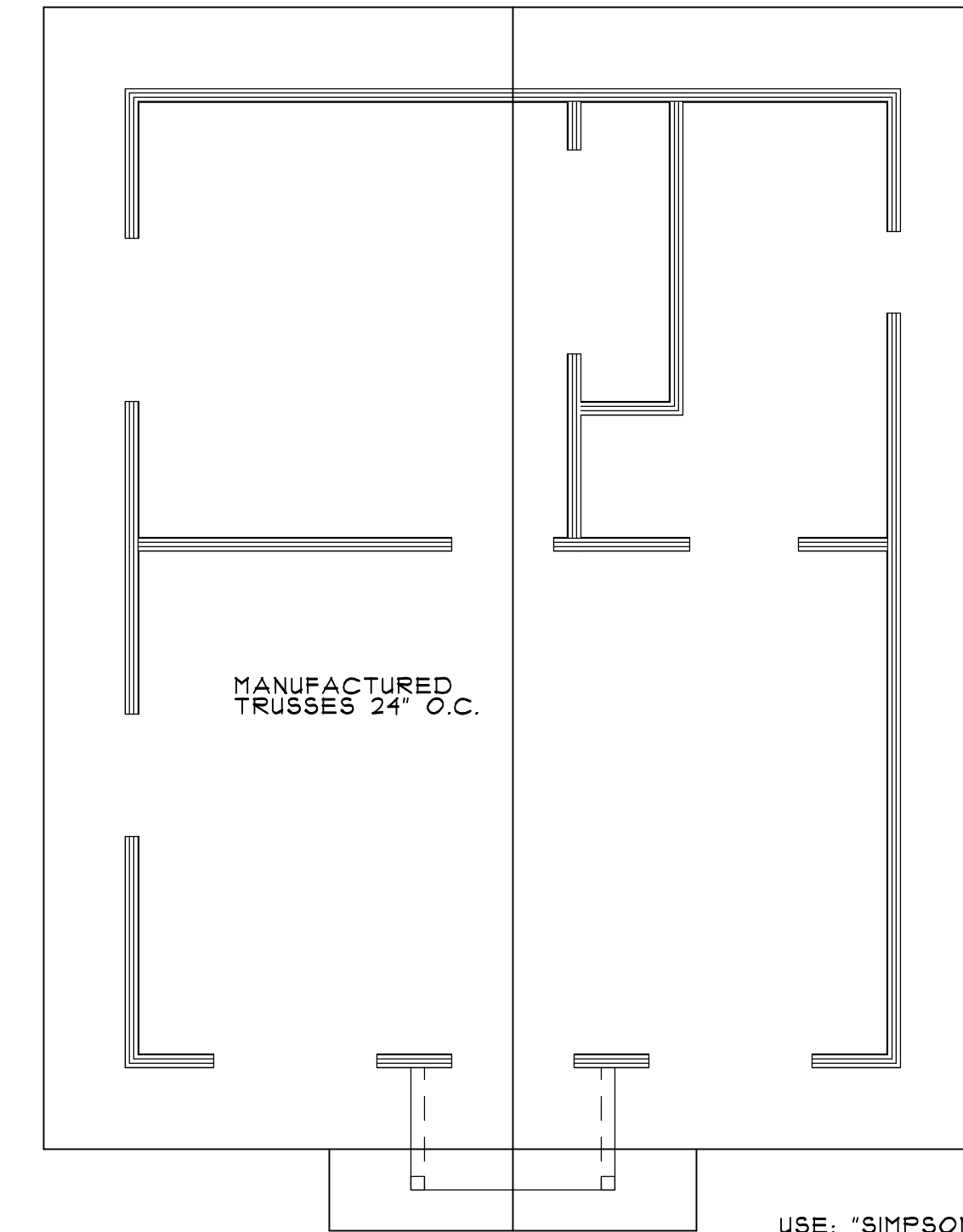
FIXTURES SHALL BE SPACED IN ACCORDANCE WITH THE CPC.

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

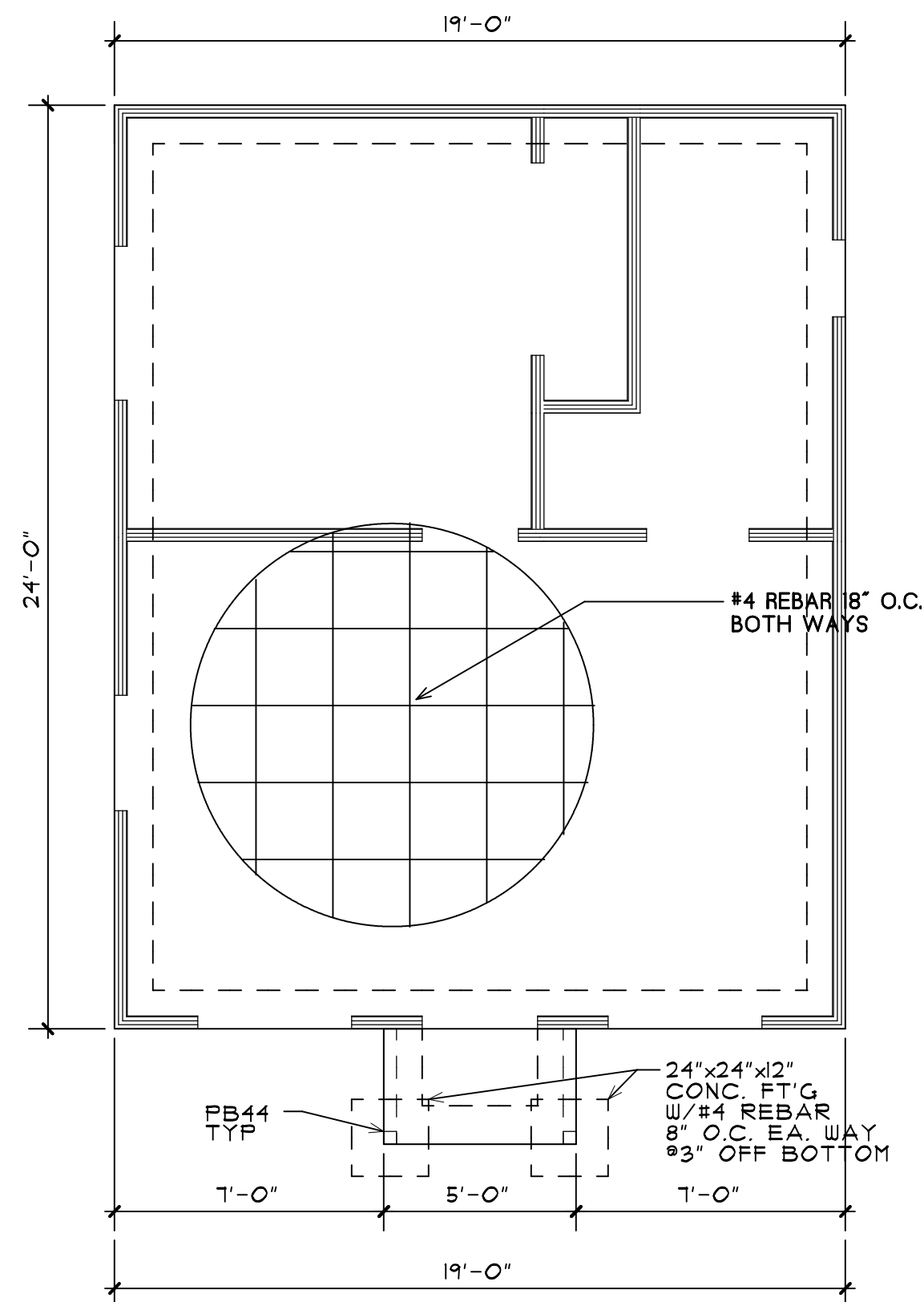
JOIST TO SILL OR GIRDER, 10E NAIL	3-8d
BRACING TO JOIST, 10E NAIL EACH END	2-8d
1" X 8" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
WIDER THAN 1" X 8" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
SOLE PLATE TO JOIST OR BLOORING, FACE NAIL	16d AT 18" O.C.
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE, 10E NAIL	4-8d
DOUBLE STUD, FACE NAIL	16d AT 24" O.C.
DOUBLE TOP PLATES, FACE NAIL	16d AT 18" O.C.
DOUBLE TOP PLATES/LAP SPRUCE	8-16d
BLOODING BETWEEN JOIST OR RAFTERS TO TOP PLATE, 10D NAIL	3-8d
RM JOIST TO TOP PLATE, 10D NAIL	8d AT 8" O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
CONTINUOUS HEADER, TWO PIECES	16d AT 24" O.C. ALONG EACH EDGE
CEILING JOIST TO PLATE, 10E NAIL	3-8d
CONTINUOUS HEADER TO STUD, 10E NAIL	4-8d
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOIST TO PARALLEL, RAFTERS, FACE NAIL	3-16d
RAFTER TO PLATE, 10E 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 NAILS AND WALL NAILS SHALL BE NAILER SPECIFIED IN THE NOTES	



ROOF PLAN

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

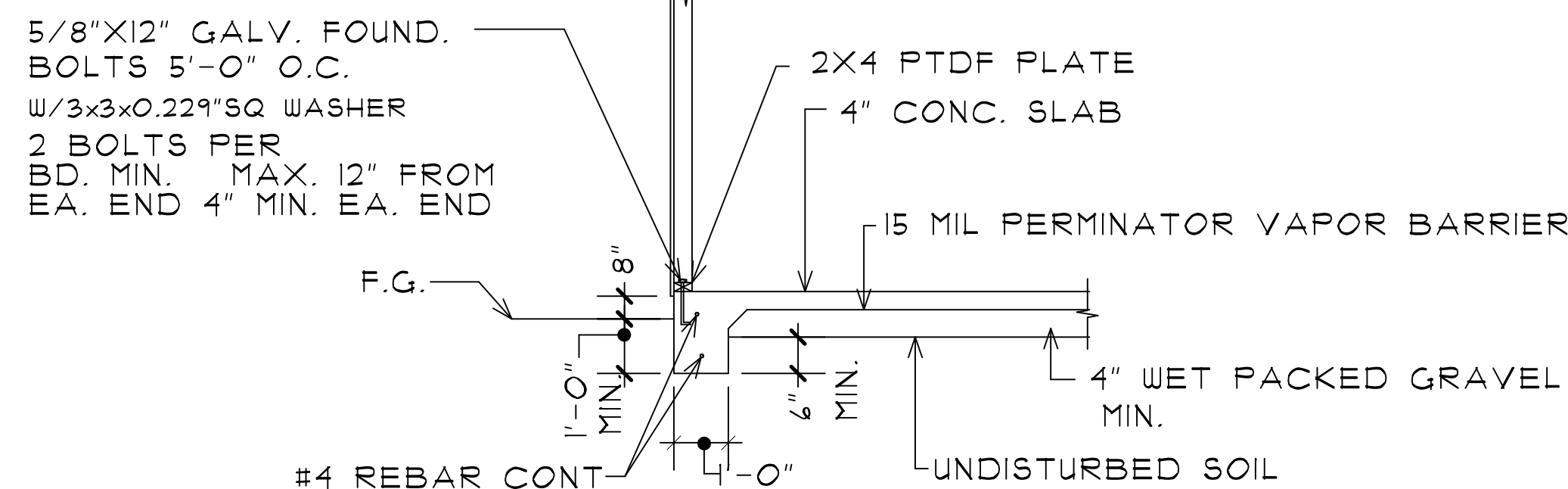
USE: "SIMPSON" H-1 BOLTS OR EQ. BOTH PLATE TO TRUSS TO



FOUNDATION PLAN

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

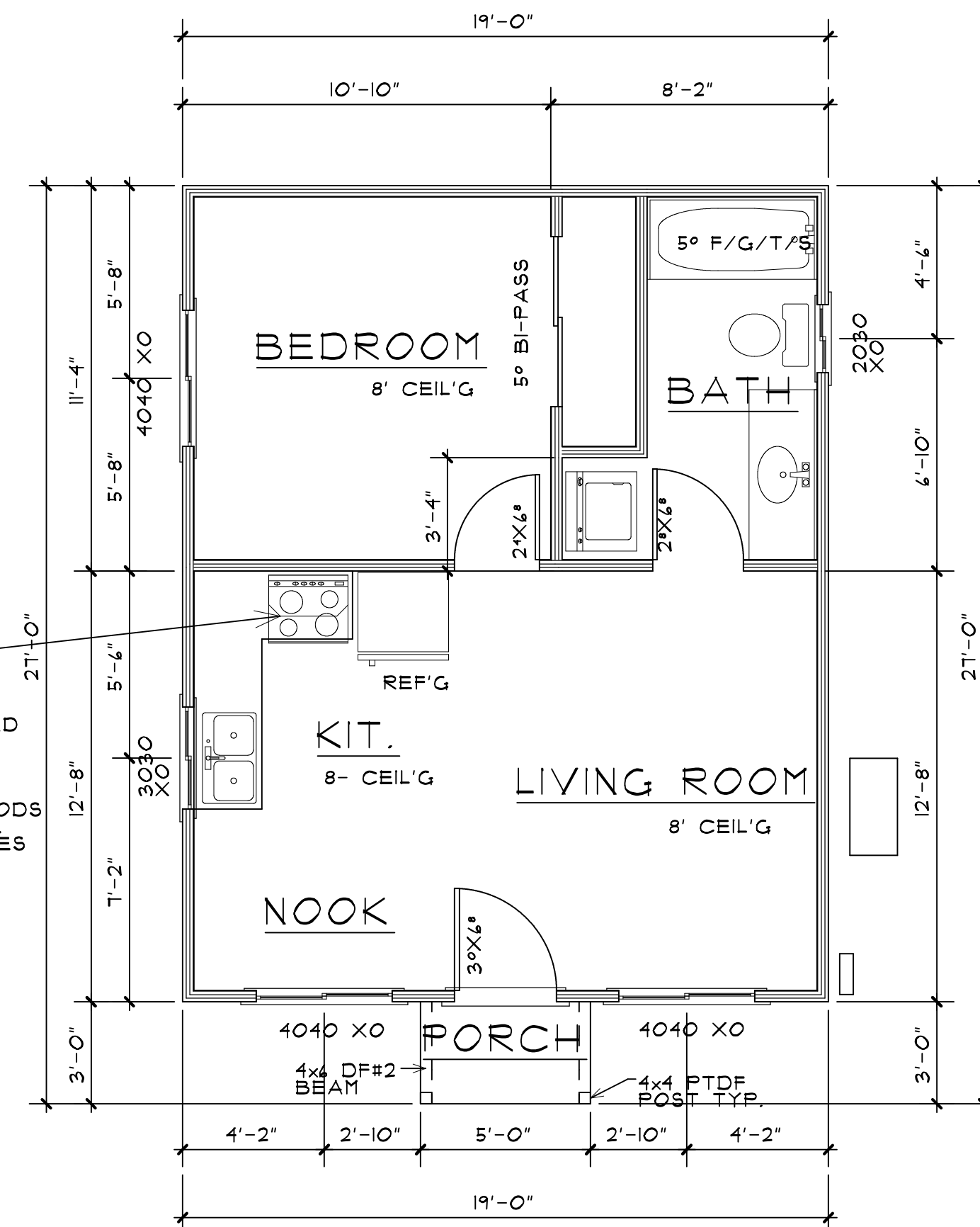
NOTE: 2500 PSI CONC.



SECTION @ SLAB

SCALE: 3/8"=1'-0"

RANGE W/ HOOD VENT TO OUTSIDE MUST BE HVI RATED LIMITED TO 3 SONE, AND WITH A MIN. AIRFLOW AS SPECIFIED IN ASHRAE 62.2 VENTED RANGE HOODS INCLUDING APPLIANCE RANGE HOODS MUST BE 100CFM, WHILE ALL OTHER HOOD TYPES INCLUDING DOWNDRAFT MUST BE 300 CFM.



FLOOR PLAN

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

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











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LIGHTING REQUIREMENTS:

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 
- HIGH EFFICACY 
- WALL OR SURFACE MOUNT 
- 50 CFM FAN 
- 4" LED RECESS LIGHT 
- J BOX (FUTURE LIGHT LOCATION) 

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.

RECEPTALS 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)

RECESSED CAN LIGHTS MUST BE IC RATED FOR DIRECT CONTACT TO INSULATION 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.

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 1501(k)5.A AND 1501(k)5.B.

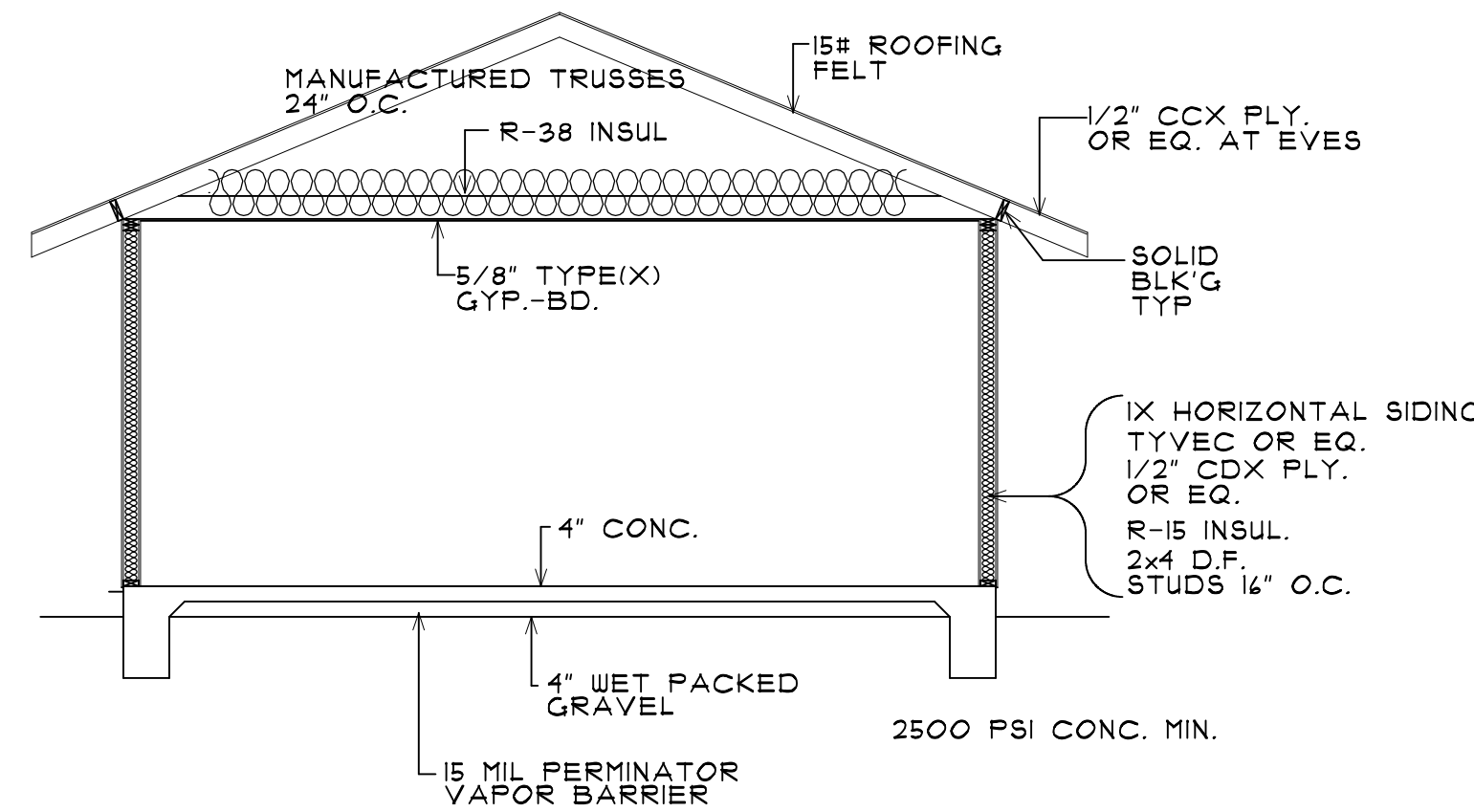
OTHER ROOMS. ALL LUMINARIES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 10 SQUARE FOOT ARE EXEMPT FROM THIS REQUIREMENTS.

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.

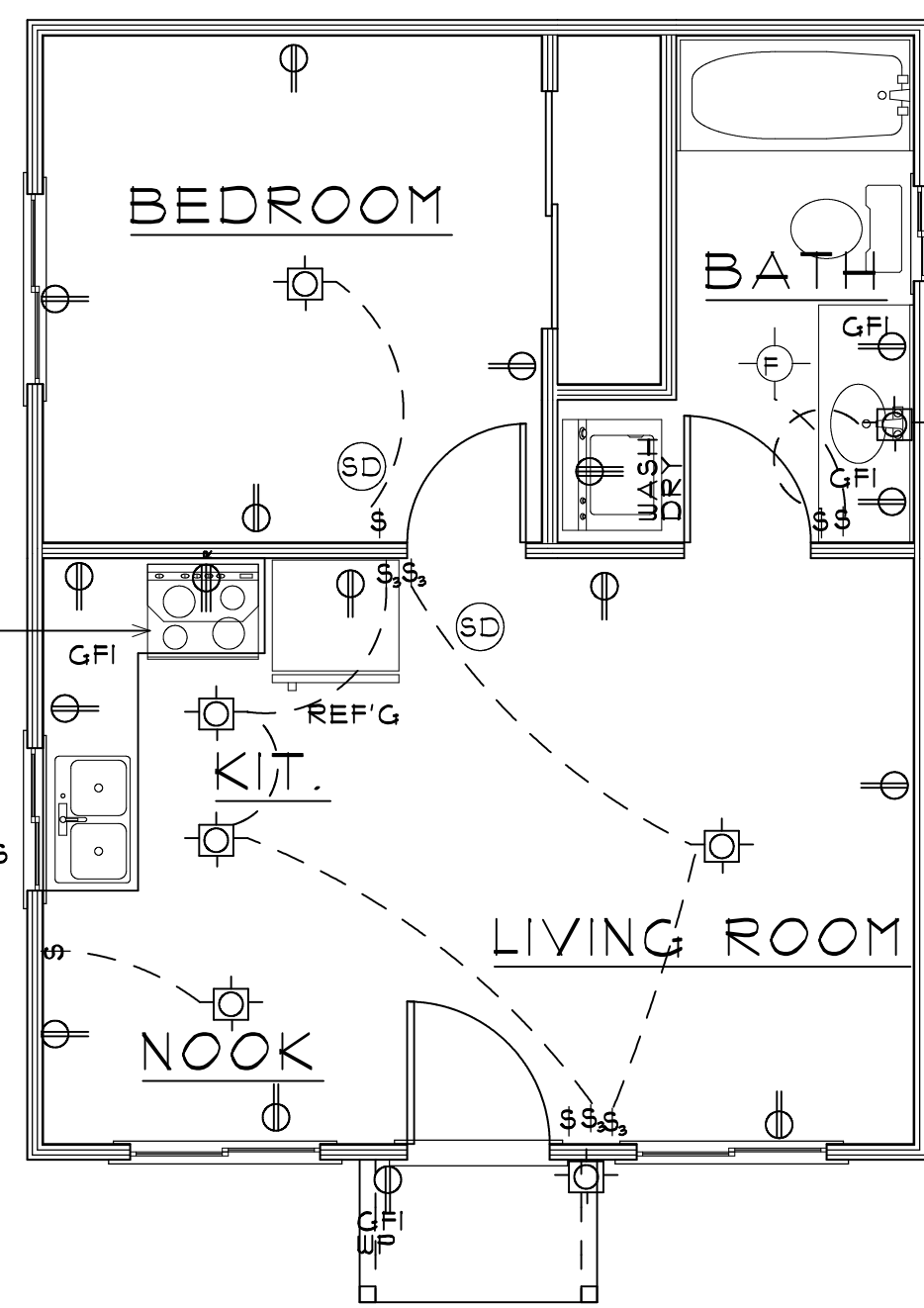
EXTERIOR LIGHT FIXTURES TO BE LABELED "SUITABLE FOR WET LOCATIONS" PER CEC SECTION 410-10(a)

LIGHT FIXTURES IN SHOWERS TO BE WET LOCATION RATED FIXTURE



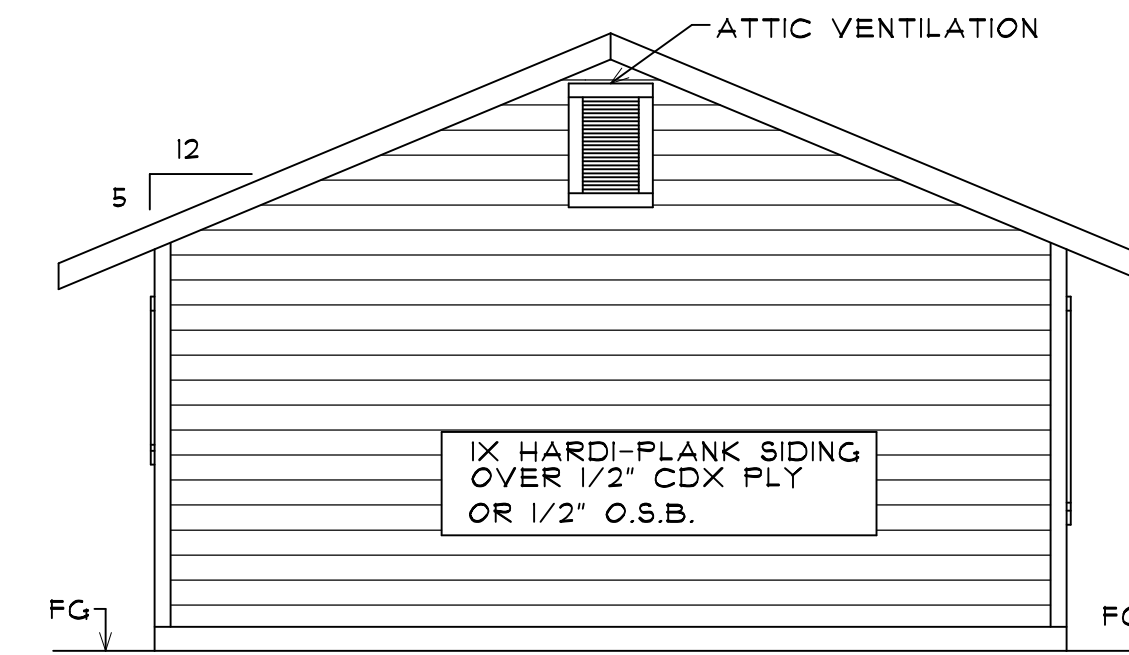
SECTION A-A

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



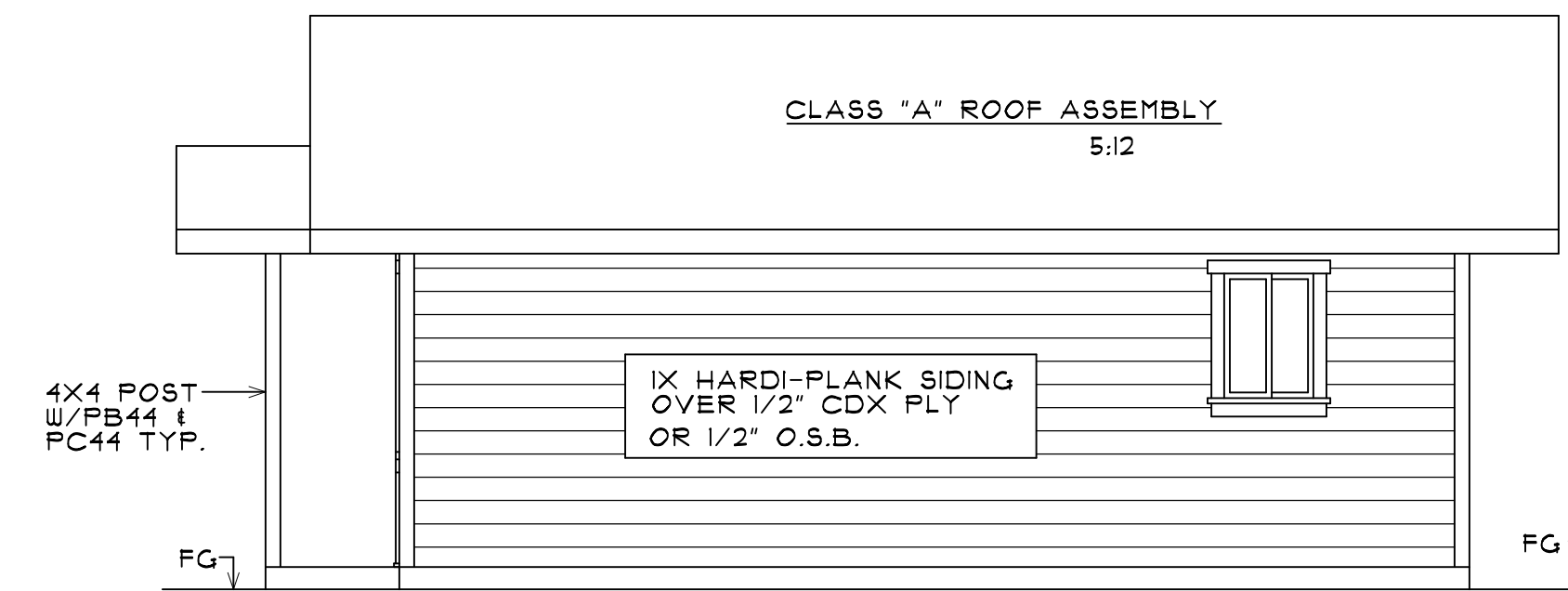
ELECTRICAL PLAN

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



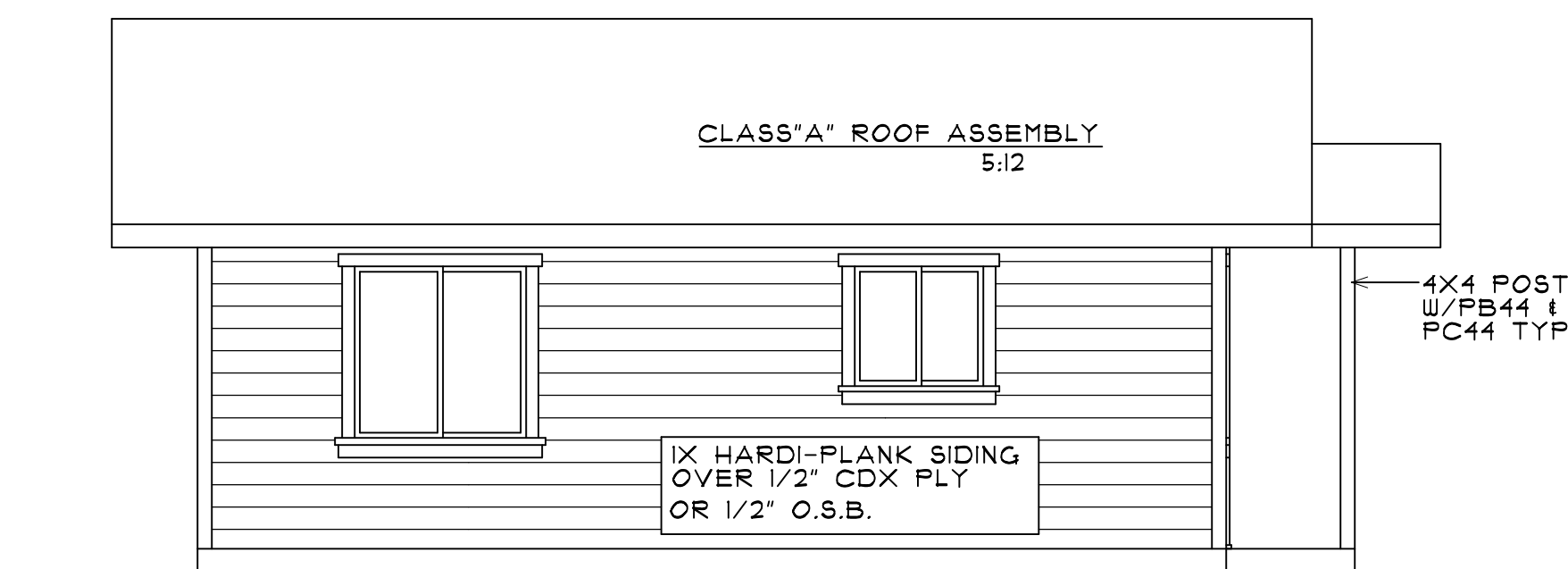
BACK ELEVATION

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



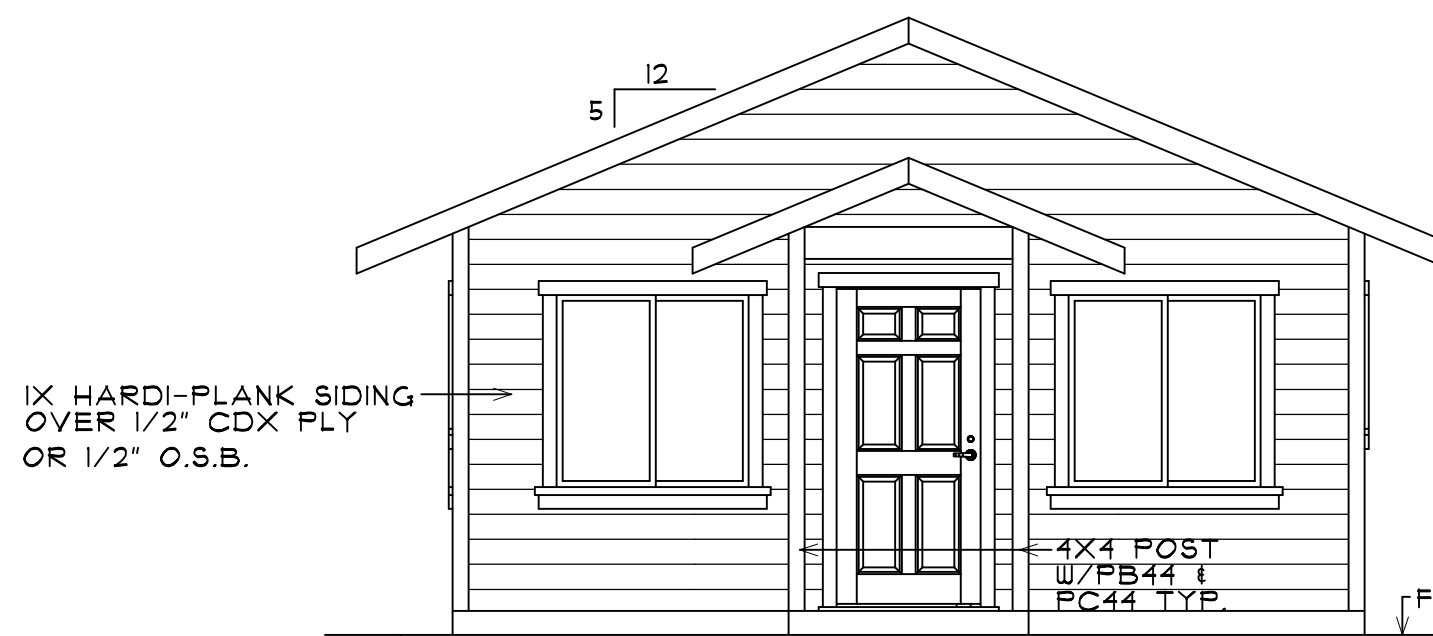
RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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



FRONT ELEVATION

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