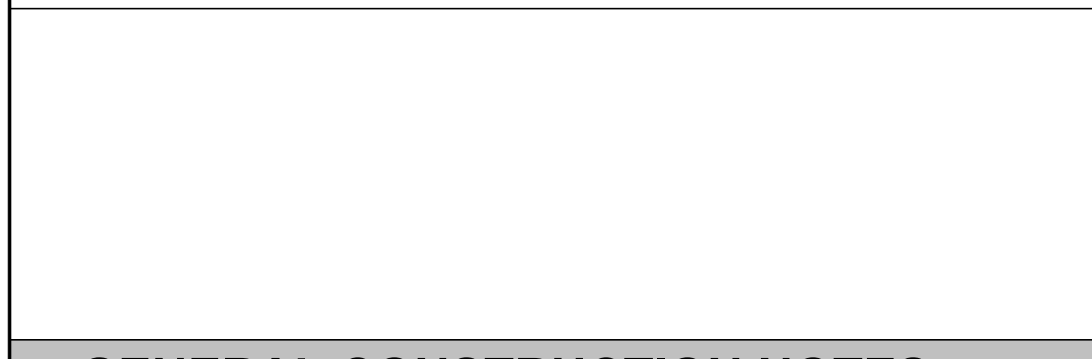
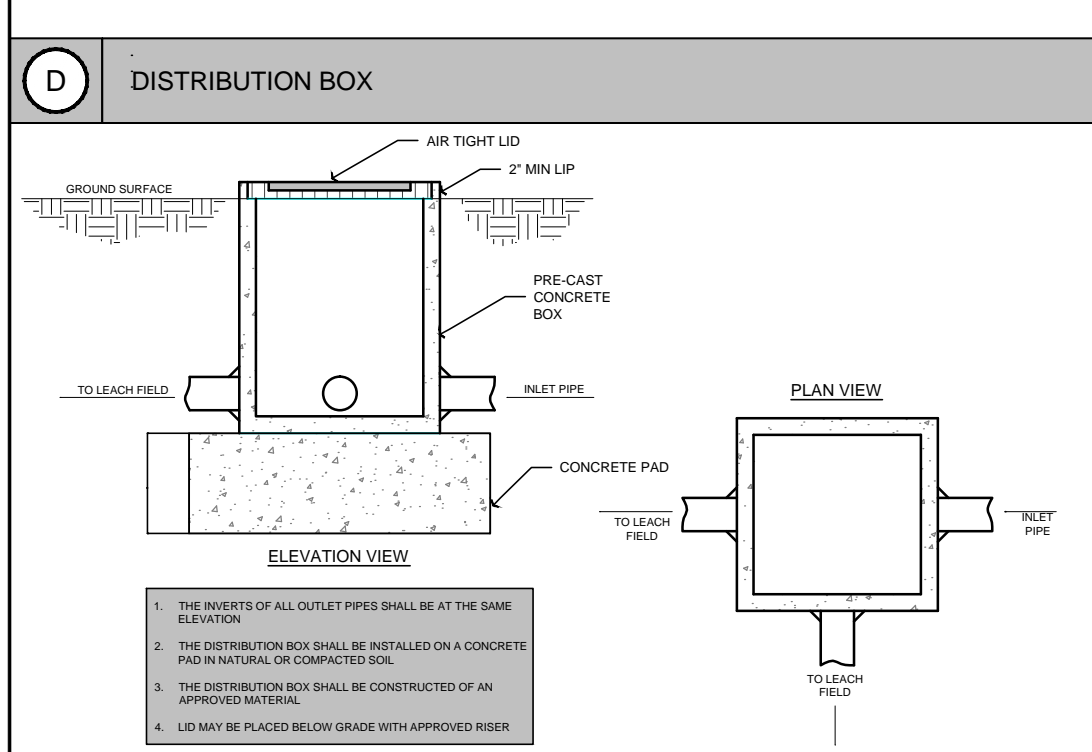
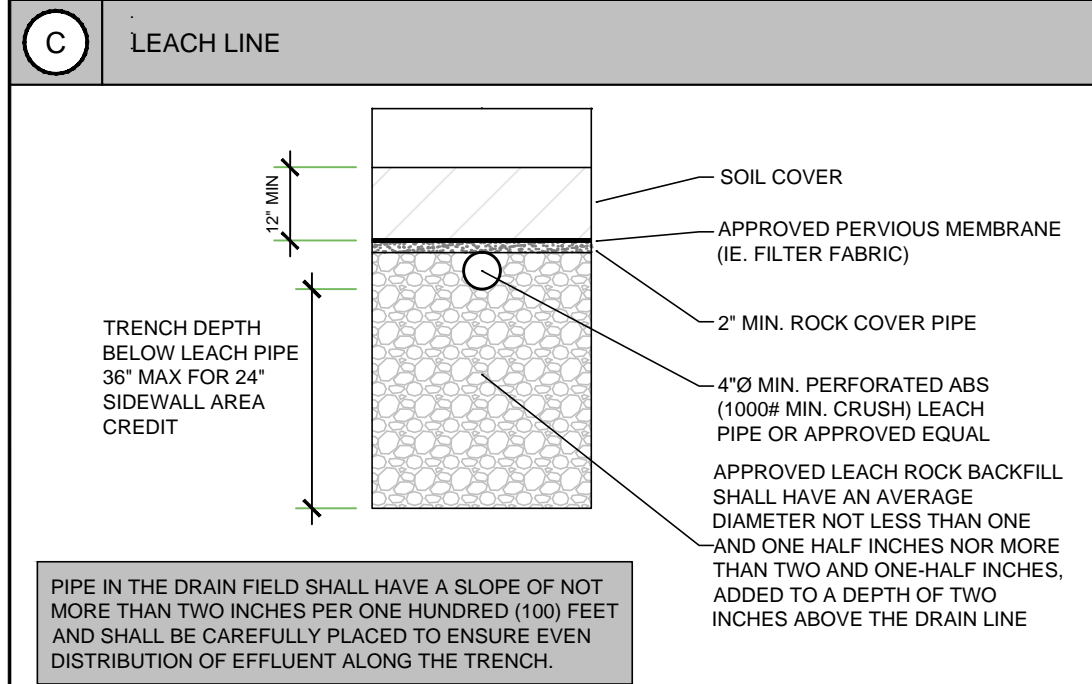
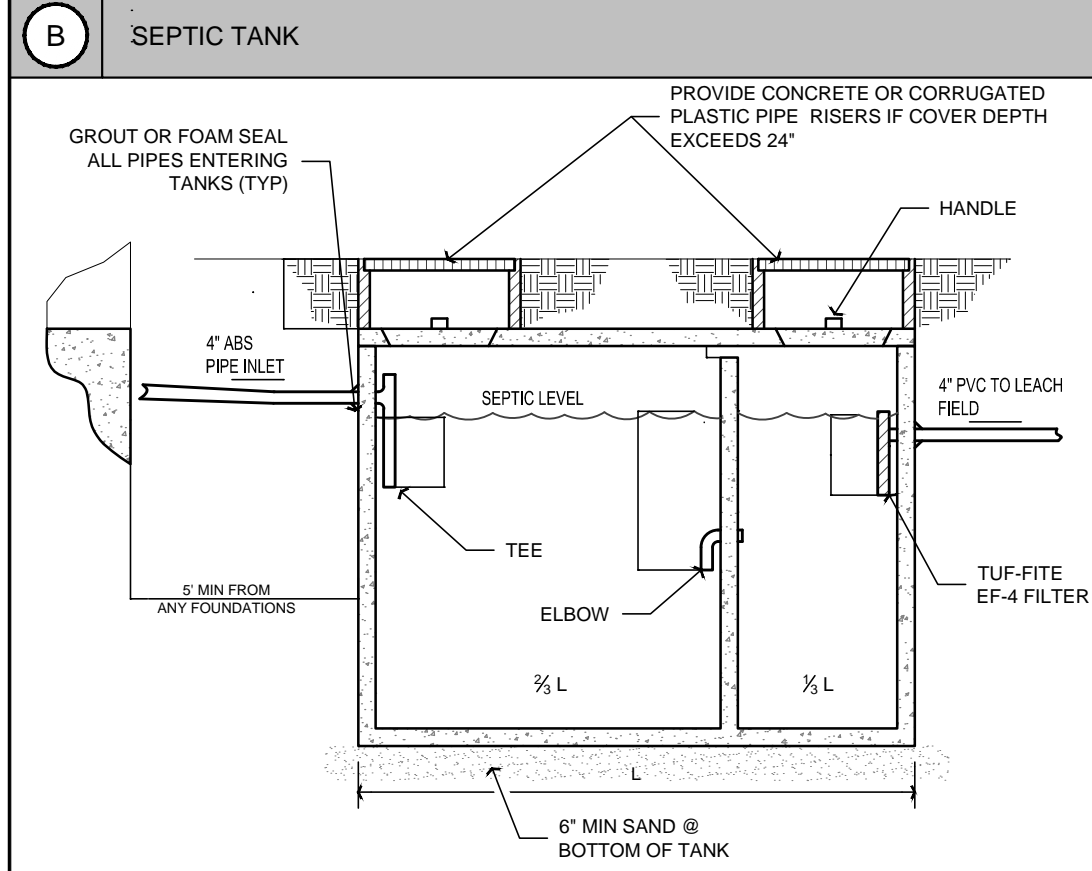
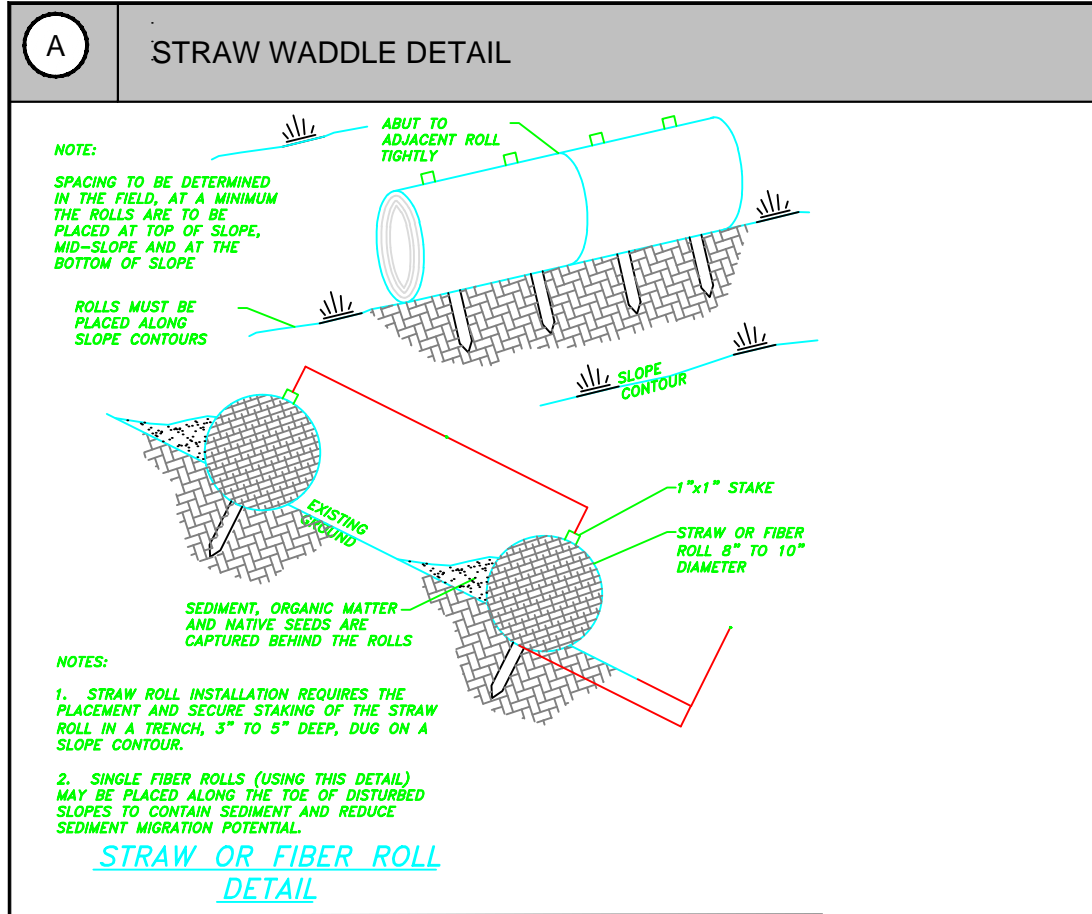


ARCHITECTURAL & STRUCTURAL PLANS FOR B & C HOMES SINGLE FAMILY RESIDENCE



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COUNTY PROPERTY INFORMATION SEARCH

Assessment Number:	059-041-032
Owner Name:	Callahan Robert B Heirs Of Etal (Protected per CA Gov. Code Section 6254.21)
Street Address:	
Community Code:	054-005
Tax Rate Area:	Napa, Salinas River Sub Area
Parcel Size:	1.6 Acres
Link to Map:	059041032
Assessed Value:	47,816
Land Value:	47,816
Improvements:	0
Personal Property:	0
Fixtures Value:	0
Total Exemption:	0
Net:	47,816
Structure Type:	Land
Parking:	None

PROJECT INFORMATION

OWNER:	B & C HOMES
PROJECT ADDRESS:	13360 EL CAMINO REAL ATASCADERO, CA 93422
APN:	059-041-032

PROJECT STATISTICS

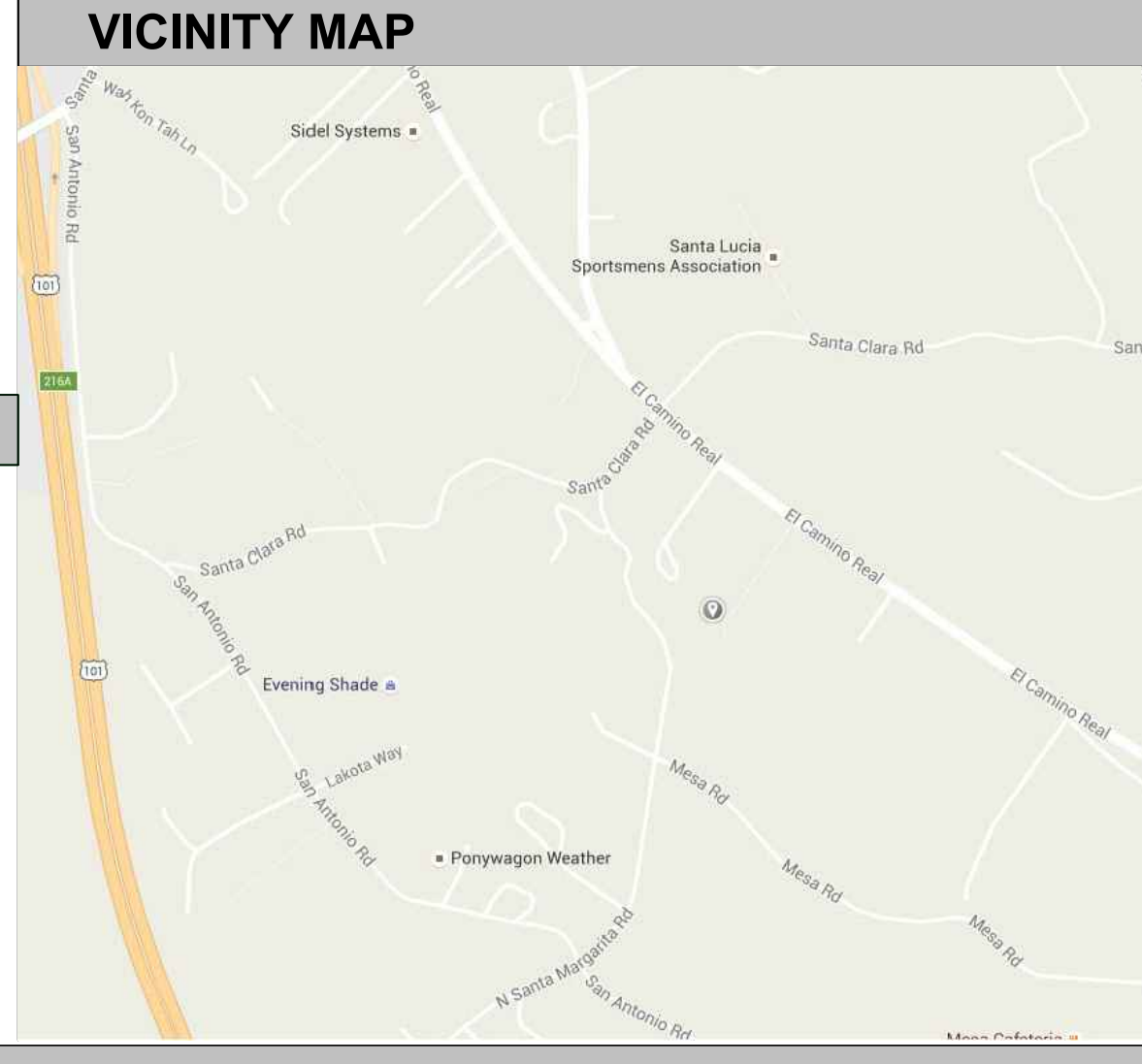
LOT SIZE:	1.6 ACRES
OCCUPANCY:	R-3, U
CONSTRUCTION TYPE:	VB
BUILDING HEIGHT:	±24'-8" ABOVE AVERAGE GRADE
PROPOSED RESIDENCE:	2,836 SQ. FT.
PROPOSED COVERED PORCH:	166 SQ. FT.
PROPOSED GARAGE:	678 SQ. FT.

PROJECT DESCRIPTION

PROPOSED SINGLE FAMILY RESIDENCE AS PER PLANS ATTACHED.

GRADING NOTES

SEE PAGE A-1.2 FOR MORE GRADING NOTES.



SEPTIC DESIGN

DESIGN BASIS:
3 BEDROOMS
40 MIN/IN. PERCOLATION RATE (PER REPORT # 16955)
APPLICATION RATE (q) = 0.5 (GPD/SQ FT)
FLOW (Q) = 375 (GALLONS/DAY)

LEACH AREA (A):
 $A = Q/q = 375 \text{ GPD} / 0.5 \text{ GPD/SQ FT} = 750 \text{ SQ FT}$

TRENCH DESIGN:
(1) LENGTH = 750 SQ FT / 7 SQ FT/FT = 108 FT (3x3 TRENCH)
(2) LENGTH = 750 SQ FT / 5 SQ FT/FT = 150 FT (HIGH CAPACITY CHAMBERS)

NO OF TRENCHES	TRENCH SIZE	EFFECTIVE SIDEWALL DEPTH (FT)	TOTAL TRENCH LENGTH (FT)
2	3x3'	2	108
2	HIGH CAPACITY	2	150

- ### SEPTIC NOTES
1. SEPTIC TANK CAPACITY SHALL BE AT LEAST 1500 GALLONS. A NEW STANDARD TWO COMPARTMENT CONCRETE OR FIBERGLASS SEPTIC TANK SHALL BE INSTALLED.
 2. ALL PIPING TO AND FROM THE SEPTIC TANK SHALL BE 4 INCH ASTM APPROVED SEWER PIPE (SRD35PVC). MINIMUM PIPE SLOPE SHALL BE 2%. SANITARY TEES SHALL BE PLACED AND SEALED (GROUT, SILICONE OR FOAM) INSIDE TANK INLET AND OUTLET.
 3. EACH TRENCH BOTTOM SHALL BE LEVEL THROUGHOUT ITS ENTIRE LENGTH. TRENCH DEPTH MUST BE SUFFICIENT TO MAINTAIN AT LEAST 15 FEET TO "DAYLIGHT" AT THE TOP OF THE INFILTRATIVE SURFACE.
 4. FILTER FABRIC SHALL BE PLACED OVER GRAVEL PRIOR TO BACKFILLING.
 5. FOUR INCH INSPECTION RISERS WITH REMOVABLE CAPS SHALL BE INSTALLED AT GROUND SURFACE (OR ACCESSIBLE AT THE SURFACE) ON EACH PIT AS SHOWN.
 6. SYSTEM INSTALLATION SHALL BE INSPECTED BY CITY OFFICIALS AND DESIGN ENGINEER PRIOR TO BACKFILLING. A MINIMUM OF 48 HOUR PRIOR NOTICE IS REQUIRED.
 7. FINISH GRADING SHALL DIRECT ALL SURFACE RUNOFF AROUND THE LEACH AREA, AS INDICATED BY ARROWS.
 8. ALL UTILITY COMPANIES TO BE NOTIFIED PRIOR TO START OF CONSTRUCTION BY THE CONTRACTOR BY CALLING 1-800-642-2444.

- ### GENERAL CONSTRUCTION NOTES
1. ALL WORK SHALL CONFORM WITH THE:
2013 CBC (2012 IBC AND CALIFORNIA AMENDMENTS)
2013 CEC (2011 NEC AND CALIFORNIA AMENDMENTS)
2013 CMC (2012 IAPMO UMC AND CALIFORNIA AMENDMENTS)
2013 CPC (2012 IAPMO UPC AND CALIFORNIA AMENDMENTS)
2013 CENC AND T-24
2013 CALIFORNIA GREEN BUILDING CODE
2013 CFC (2012 IFC AND CALIFORNIA AMENDMENTS)
 2. 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.
 3. 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.

4. 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.
5. 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

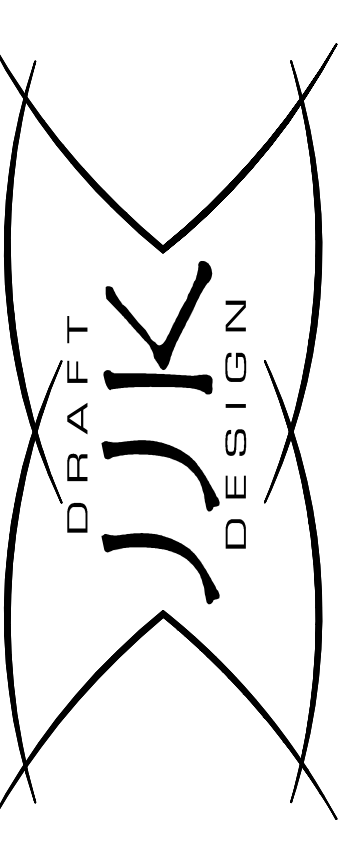
INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, AND THEREFORE THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

6. 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.
7. 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.

8. REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR DEPRESSED SLABS CURB, FINISHES, TEXTURES, CLIPS, GROUNDS, ETC., NOT SHOWN ON STRUCTURAL DRAWINGS.
9. ANY MATERIALS STORED AT THE SITE SHALL BE COMPLETELY SUPPORTED FREE OF THE GROUND, COVERED AND OTHERWISE PROTECTED TO AVOID DAMAGE FROM THE ELEMENTS.
10. MORE DETAILED INFORMATION SHALL TAKE PRECEDENCE OVER LESSER DETAILED INFORMATION. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.
11. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
12. THE CONTRACTOR AND ALL SUB-CONTRACTORS WILL BE HELD ACCOUNTABLE TO THE ABOVE GENERAL NOTES FOR THE CONSTRUCTION OF THE PROJECT.
13. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE OR DISBURSE ANY EXCESS MATERIAL FROM PROJECT SITE.
14. 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

15. 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.
16. 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.
17. CONTRACTOR SHALL VERIFY ALL SETBACKS, EASEMENTS, CONTOURS, AND BUILDING PAD PRIOR TO CONSTRUCTION.
18. TRUSS CALCULATIONS FOR APPROVED PROJECTS ARE REQUIRED TO BE ON THE JOB SITE AT TIME OF FRAMING INSPECTION WITH THE APPROPRIATE REQUIRED SIGNATURES AND STAMP AS FOLLOWS: TRUSS CALCULATIONS SHALL INCLUDE THE WET-STAMP AND SIGNATURE OF THE TRUSS DESIGN ENGINEER. IN ADDITION, THEY

19. VERIFY LOCATION OF ALL UTILITY TIE-INS AT STREET AND POINT OF CONNECTIONS AT BUILDING PRIOR TO CONSTRUCTION.
20. A COPY OF SOILS REPORT SHALL BE ON SITE DURING FOUNDATION INSPECTION.
21. ALL PROPERTY CORNERS SHOULD BE ESTABLISHED AT THE TIME OF FOUNDATION INSPECTION WITH THE MARK OF A LICENSED SURVEYOR.



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SITE PLAN

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AIR QUALITY CONTROL

DURING CONSTRUCTION/GROUND DISTURBING ACTIVITIES, THE FOLLOWING PARTICULATE (DUST) CONTROL MEASURES SHALL BE IMPLEMENTED. THE CONTRACTOR OR BUILDER SHALL BE DESIGNATED TO MONITOR THE DUST CONTROL PROGRAM AND ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFF SITE. THEIR DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THEIR CONTACT INFORMATION SHALL BE PRESENTED TO THE APCD PRIOR TO COMMENCEMENT OF CONSTRUCTION.

1. REDUCE THE AMOUNT OF DISTURBED AREA WHERE POSSIBLE
2. USE OR WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. INCREASED WATERING FREQUENCY WOULD BE REQUIRED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NONPOTABLE) WATER SHOULD BE USED WHENEVER POSSIBLE;
3. ALL DIRT STOCK-PILE AREAS SHOULD BE SPRAYED DAILY AS NEEDED;
4. ALL ROADWAYS, DRIVEWAYS, SIDEWALKS, ETC TO BE PAVED SHALL BE COMPLETED AS SOON AS POSSIBLE; AND
5. BUILDING PADS SHALL BE LAID AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDING OR SOIL BINDERS ARE USED.

DURING INITIAL GRADING/SCRAPING, BURNING SHALL NOT BE ALLOWED, OR IF NO ALTERNATIVE IS AVAILABLE, THE APPLICANT SHALL OBTAIN A BURN PERMIT FROM THE APCD AND COUNTY FIRE/CALIFORNIA DEPARTMENT OF FORESTRY, AND COMPLY WITH ALL CONDITIONS REQUIRED BY THESE AGENCIES.

FIRE SAFETY PLAN

THE APPROVED PROJECT ALLOWED TO BE CONSTRUCTED BY THIS BUILDING PERMIT SHALL CONFORM TO THE FIRE SAFETY PLAN REQUIREMENTS AS DEEMED NECESSARY BY THE FIRE DEPARTMENT HAVING JURISDICTION FOR THIS PERMIT. PRIOR TO BEGINNING CONSTRUCTION THE PROPERTY OWNER SHALL READ THE FIRE SAFETY PLAN ISSUED BY THE FIRE DEPARTMENT AND BECOME FULLY AWARE OF ALL NECESSARY FIRE PROTECTION REQUIREMENTS.

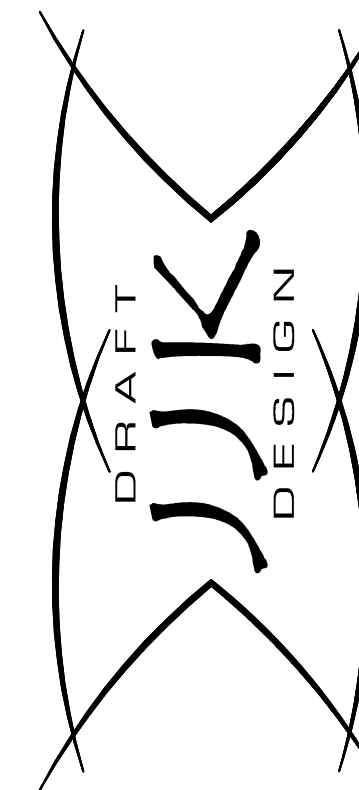
1. WHEN FIRE SPRINKLERS ARE REQUIRED, A FIRE SPRINKLER PLAN AND PERMIT FOR RESIDENTIAL PROJECTS ARE REQUIRED. PROVIDE APPROVED PLANS TO BUILDING INSPECTOR PRIOR TO THE TIME OF FRAMING INSPECTION
2. PRIOR TO FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION CLEARANCE. WHERE APPLICABLE, PROVIDE FIREBREAK WITHIN 30' AND 100' OF EACH BUILDING OR STRUCTURE. DOWNED LOGS, STUMPS, DEAD AND DYING WOODY SURFACE FUELS SHALL BE REMOVED. REMOVE SURFACE FUELS GREATER THAN 4 INCHES AND LOWER LIMBS OF TREES UP TO 6 FEET WITHIN AREAS OF CONTINUOUS TREE CANOPY

EROSION CONTROL

1. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF THEY ARE NOT IN PLACE OR HAVE FAILED TO PROVIDE EROSION CONTROL. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL.
2. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED TO THE SATISFACTION OF THE BUILDING OFFICIAL AND PUBLIC WORKS DIRECTOR DURING ALL DEMOLITIONS, CONSTRUCTION AND GROUND DISTURBING ACTIVITIES
3. THE ADJOINING STREET SHALL BE CLEANED BY SWEEPING TO REMOVE DIRT, DUST, MUD AND CONSTRUCTION DEBRIS AT THE END OF EACH DAY.
4. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN PERMANENT IMPROVEMENTS, PLANTINGS AND FACILITIES ARE IN PLACE. TEMPORARY MEASURES SHALL BE REMOVED PRIOR TO FINAL INSPECTION APPROVALS
5. THE FOLLOWING PERSON SHALL BE RESPONSIBLE FOR IMPLEMENTING & MONITORING THE APPROVED EROSION & SEDIMENTATION CONTROL PLAN:
6. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF THEY ARE NOT IN PLACE OR HAVE FAILED TO PROVIDE EROSION CONTROL. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL.

GENERAL GRADING NOTES

1. ANY AND ALL SITE WORK AND GRADING SHALL BE IN ACCORDANCE WITH CBC CHAPTER 18 AND CBC APPENDIX J AND ANY APPLICABLE LOCAL ORDINANCES.
2. A SOILS ENGINEER SHALL DETERMINE GRADING PERFORMED IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE(S).
3. THE BOTTOM OF ALL EXCAVATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCESSING OR PLACING FILL.
4. AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK DONE WITHIN A RIGHT OF WAY MAINTAINED BY THE PRESIDING JURISDICTION.
5. MAXIMUM CUT AND FILL SLOPE TO BE 2:1.
6. THE EXISTING GROUND SURFACE SHOULD BE PREPARED FOR GRADING BY REMOVING ALL VEGETATION, TREES, LARGE ROOTS, DEBRIS, NON-COMPLYING FILL, AND ALL OTHER ORGANIC MATERIAL. VOIDS CREATED BY REMOVAL OF SUCH MATERIALS SHOULD NOT BE BACKFILLED UNTIL THE UNDERLYING SOIL HAS BEEN OBSERVED BY A SOILS ENGINEER.
7. FILL AND BACKFILL SHOULD BE PLACED AT NEAR OPTIMUM MOISTURE IN LAYERS WITH LOOSE THICKNESS NOT GREATER THAN EIGHT (8) INCHES AND COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY OBTAINABLE BY TEST METHOD ASTM-D 1557, AND CERTIFIED BY A SOILS ENGINEER.
8. IMPORT SOILS USED TO RAISE SITE GRADE SHOULD BE EQUAL TO OR BETTER THAN ON-SITE SOILS IN STRENGTH, EXPANSION AND COMPRESSIBILITY CHARACTERISTICS. IMPORT SOIL CAN BE EVALUATED BUT WILL NOT BE PRE-QUALIFIED BY THE GEOTECHNICAL ENGINEER. FINAL COMMENTS ON THE CHARACTERISTICS OF THE IMPORT SOIL WILL BE PROVIDED AFTER THE MATERIAL IS STOCKPILED AT THE PROJECT SITE.
9. FINAL SITE GRADE SHOULD BE SUCH THAT ALL WATER IS DIVERTED AWAY FROM THE STRUCTURE(S) A MINIMUM OF 4% FOR 10 FEET. WATER SHALL NOT POND. ALL SURFACE WATER SHOULD BE DIRECTED INTO APPROVED DISCHARGE STRUCTURES.
10. ACCESS ROAD/DRIVEWAYS: ANY ROAD GRADE IN EXCESS OF 12% SHALL BE PAVED WITH A NON-SKID MATERIAL. GRADE FOR FIRE ACCESS SHALL NOT EXCEED 20%.
11. ALL NON-PERMITTED FILL SHALL BE REMOVED BY CONTRACTOR.
12. ELECTRICAL, TELECOMMUNICATIONS, AND OTHER UTILITIES SHALL BE INSTALLED UNDERGROUND IN AN APPROVED METHOD OF CONSTRUCTION. THIS REGULATION APPLIES TO UTILITIES ON SITES THAT ARE 5 ACRES OR LESS AND SERVING NEW STRUCTURES AND/OR NEW UTILITY DISTRIBUTIONS.
13. UTILITY TRENCH BACKFILL SHOULD BE GOVERNED BY THE PROVISIONS OF THIS REPORT RELATING TO MINIMUM COMPACTION STANDARDS. IN GENERAL, SERVICE LINES INSIDE THE PROPERTY LINES MAY BE BACKFILLED WITH NATIVE SOILS COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY. BACKFILL OF OFF SITE SERVICE LINES WILL BE SUBJECT TO THE SPECIFICATIONS OF THE JURISDICTIONAL AGENCY OR THE GEOTECHNICAL REPORT, WHICHEVER IS GREATER.
14. LINED DRAINAGE SWALES AND DOWN DRAINS SHOULD BE PROVIDED AT THE TOPS OF CUT AND FILL SLOPES TO DIVERT DRAINAGE AWAY FROM SLOPE FACES.
15. FILL SLOPES SHOULD BE KEYED AND BENCHES INTO FIRM NATURAL GROUND WHEN THE EXISTING SLOPE TO RECEIVE FILL IS 5:1 OR STEEPER, HORIZONTAL TO VERTICAL. THE KEYS SHOULD BE TILTED INTO THE SLOPE A MINIMUM OF 2%, SHOULD BE A MINIMUM OF ONE EQUIPMENT WIDTH AND SHOULD BE A MINIMUM OF THREE (3) FEET DEEP ON THE OUTSIDE EDGE. ALL KEYS AND BENCHES SHOULD BE OBSERVED AND VERIFIED BY THE GEOTECHNICAL ENGINEER.



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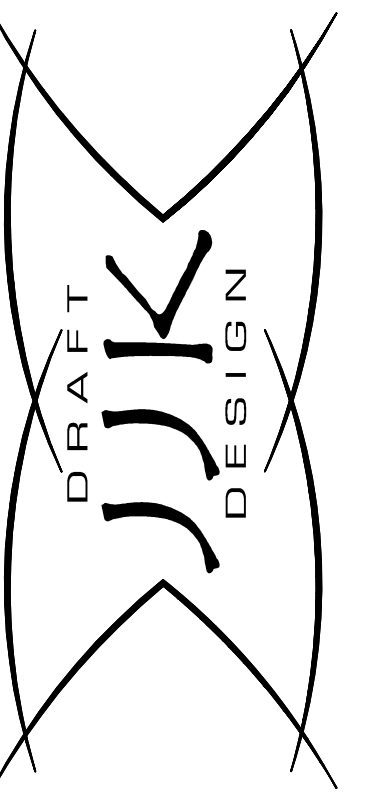
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FLOOR PLAN

SHEET NUMBER:
A-2.1

FLOOR PLAN CALLOUTS

- PROVIDE TANKLESS GAS WATER HEATER MUST HAVE PRESSURE RELIEF VALVE W/ A FULL SIZED DRAIN OF GALVANIZED STEEL, HARD DRAWN COPPER, CPVC, PB OR LISTED RELIEF VALVE DRAIN TUBE WITH FITTINGS TO THE EXTERIOR OF THE BUILDING WITH THE END OF PIPE NOT MORE THAN 2 FEET NOR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE THERMAL END BEING UNTHREADED. UPC SEC. 608.5.
- VENT DRYER TO EXTERIOR MAXIMUM ALLOWABLE RUN SHALL NOT EXCEED 14'-0" WITH A MAXIMUM OF 12-TWO 90° TURNS.
- 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 A CLOSED 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 5'-0" MINIMUM CLEAR PASSAGE AROUND UNIT.
- 18" DEEP NON-COMBUSTIBLE HEARTH IN FRONT OF AND 12" BEYOND FIREPLACE OPENING.
- SUPERIOR WCT76840 SIGNATURE SERIES EPA PHASE II CIRCULATING WOOD BURNING FIREPLACE.
- WOOD BURNING FIRE PLACES SHALL BE PROVIDED WITH ONE LAYER 3/4" TYPE 'X' GYPSUM BOARD LINING THE INSIDE OF THE FIREPLACE VENT PIPE CHASE FROM CEILING PENETRATION TO ROOF SHEATHING.
- ALL HOSE BIBS TO HAVE NON REMOVABLE BACKFLOW PREVENTION DEVICES PER CPC 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 420
- SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWERS 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
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. DETECTOR SHALL BE HARDWIRED WITH A BATTERY BACKUP. CRC R315.1.1.
- 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.

WINDOW SCHEDULE

SYM.	QTY.	SIZE	NOTES
1	2	1680	FIX (TEMP)
2	3	3030	CASEMENT
3	12	3050	SINGLE HUNG
4	6	3060	SINGLE HUNG
5	6	2650	SINGLE HUNG
6	12	2020	FIX IN UPPER AREA

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

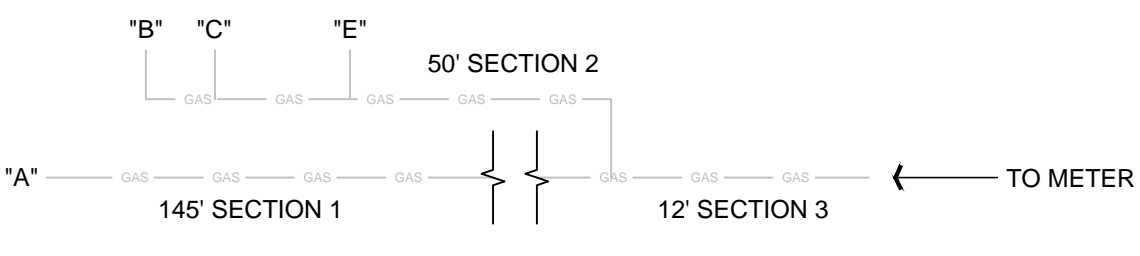
DOOR SCHEDULE

SYM.	QTY.	SIZE	NOTES
A	1	2080	INT
B	1	2080	VENTED TOP AND BOTTOM
C	1	3'-0" X 8'-0"	SOLID CORE SELF CLOSING
D	3	2'-10" X 8'-0"	INT
E	1	3080	EXT
F	1	3080	CASED OPENING BARN DR
G	1	3080	BIFOLD
H	6	3080	INT
I	1	3680	EXT
J	1	4080	DOUBLE
K	1	4680	DOUBLE
L	2	5080	DOUBLE
M	1	5680	SLIDING CLOSET
N	1	6080	FRENCH EXT
O	2	6080	FRENCH
P	1	6080	SLIDING CLOSET
Q	1	9'-0" X 9'-0"	GARAGE
R	1	10'-0" X 9'-0"	GARAGE
S	1	2668	INT

GAS LINE SIZES

GAS LINE SIZES FOR THIS PROJECT PER CPC 2010 CHAPTER 12 TABLE 1216.2(19) ARE AS FOLLOWS:

- OUTLET A- F.A.U. (40,000 BTU) = 65' X 1/2"
- SECTION 1 = (40,000 BTU) 65' X 1/2" FROM OUTLET A TO SEC 3
- OUTLET B- RANGE (65,000 BTU) = 50' X 1/2"
- OUTLET C- DRYER (35,000 BTU) = 40' X 1/2"
- OUTLET D- WH (185,000 BTU) = 25' X 3/4"
- SECTION 2 = (285,000 BTU) 50' X 1" FROM OUTLET B TO SEC 3.
- SECTION 3 = (325,000 BTU) 12' X 1" FROM SECTION 1&2 TO METER
- TOTAL BTU = 325,000



CONT. WHOLE BUILDING VENTILATION RATE

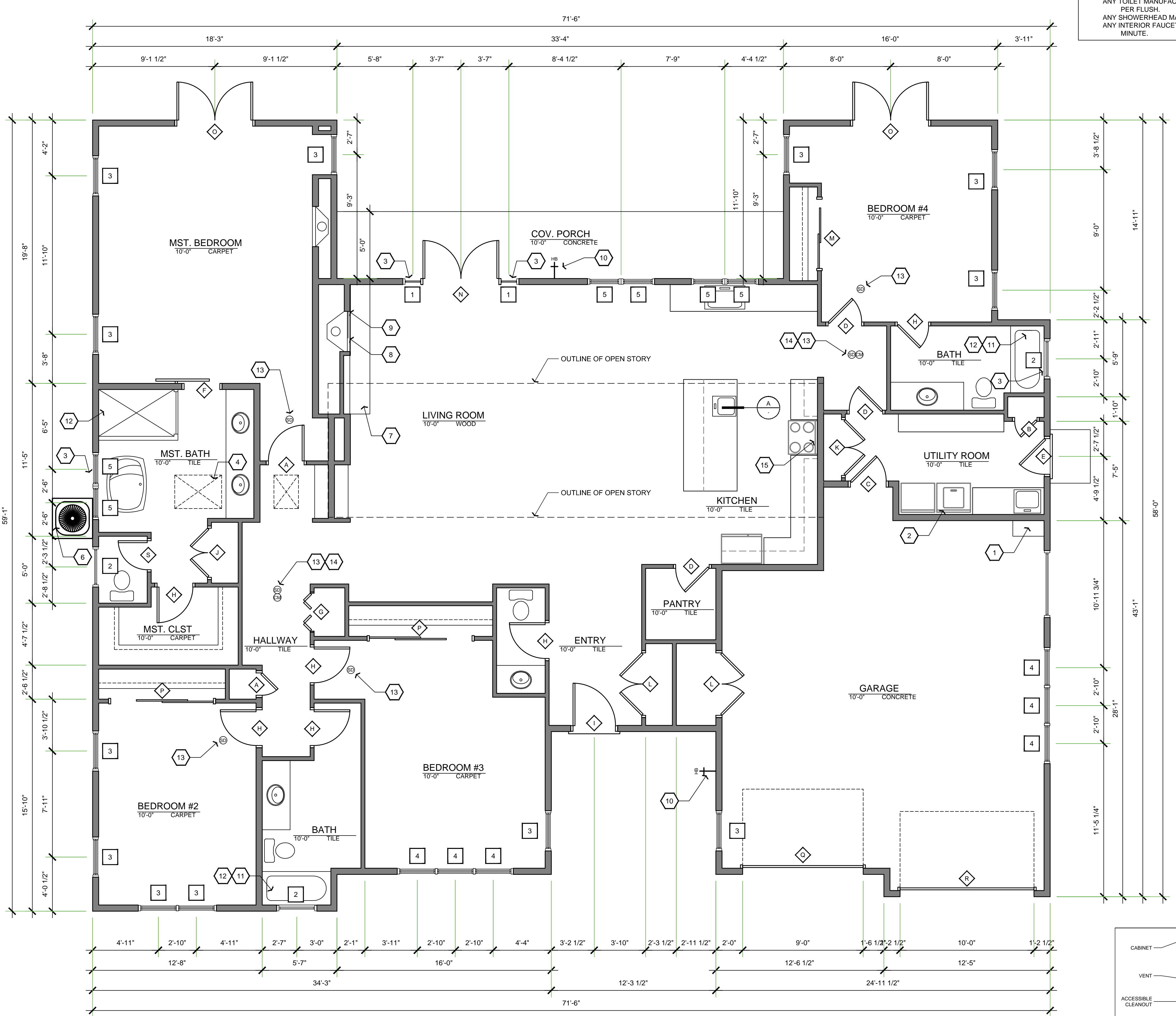
PER TABLE 4-7 2008 RESIDENTIAL COMPLIANCE MANUAL
2834 SQ. FT. WITH 4 BDRMS
 $Q_{fan} = 0.03(2834) + 7.5(4+1)$
 $Q_{fan} = 42.00 + 37.5(5)$
 $Q_{fan} = 85.02 + 37.5$
 $Q_{fan} = 122.52$ CFM
CONTINUOUS FAN FLOW REQUIRED (CFM) = 122.52 CFM
USE 5"Ø MIN DUCT, 70' ALLOWED FOR FLEX DUCT - 105' ALLOWED FOR SMOOTH 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.

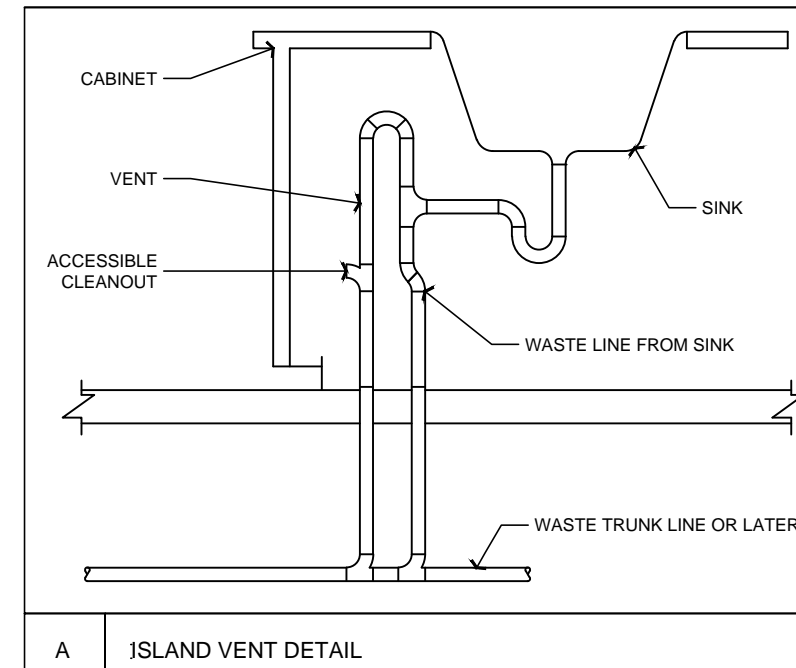
SOUND RATING AND CONTINUOUS OPERATION:
THE WHOLE BUILDING VENTILATION EXHAUST FAN WILL OPERATE CONTINUOUSLY, AND IS REQUIRED TO BE RATED FOR SOUND AT A MAXIMUM OF 1 SONE. THIS EXHAUST FAN CAN BE CONTROLLED BY A STANDARD ON/OFF SWITCH, BUT THE SWITCH MUST BE LABELED TO INFORM THE HOME OCCUPANT THAT THE 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."

FIXTURE FLOW RATE REQUIREMENTS:

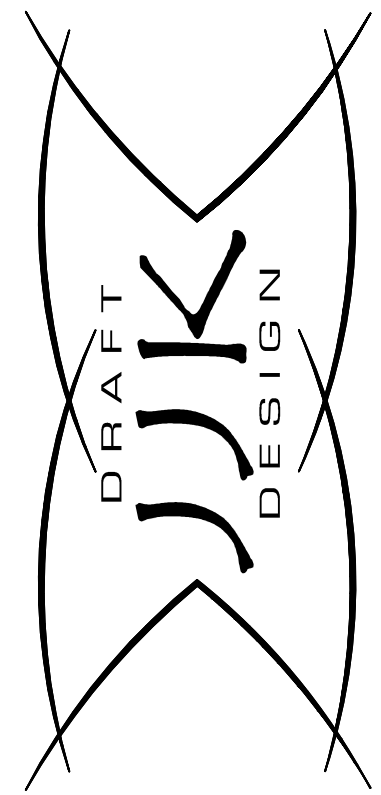
THE FOLLOWING FIXTURES SHALL BE OF WATER CONSERVATION:
RESIDENTIAL:
WATER CLOSETS: 1.28 GALLON PER FLUSH MAXIMUM
SHOWER HEAD FLOW: 2.0 GALLON PER MINUTE AT 80 PSI
LAVATORY / SINK FIXTURE: 1.5 GALLON PER MINUTE AT 60 PSI
KITCHEN FAUCETS: 2.2 GALLON PER MINUTE AT 60 PSI
NON COMPLIANT FIXTURES MEANS ANY 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.



FLOOR PLAN
LIVING AREA = 2,834 SQ. FT. 1/4" = 1'
GARAGE AREA = 678 SQ. FT.
COVERED PORCH AREA = 166 SQ. FT.



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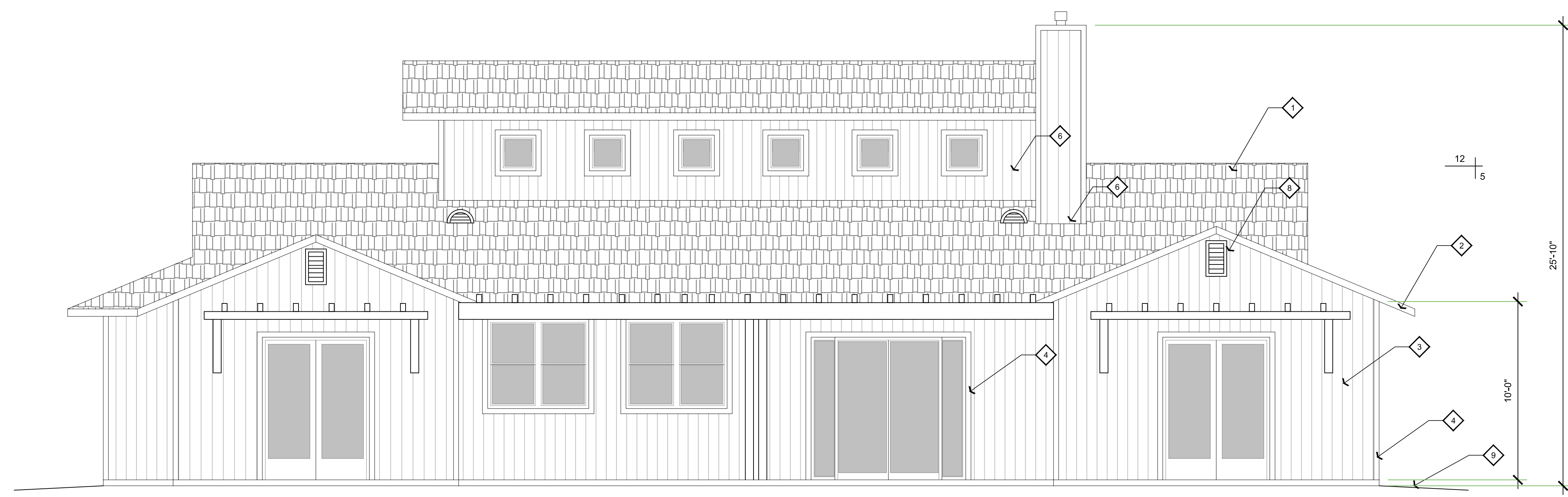
PLAN PREPARED FOR:
B & C HOMES
13360 EL CAMINO REAL
ATASCADERO, CA 93422

ELEVATION CALLOUTS

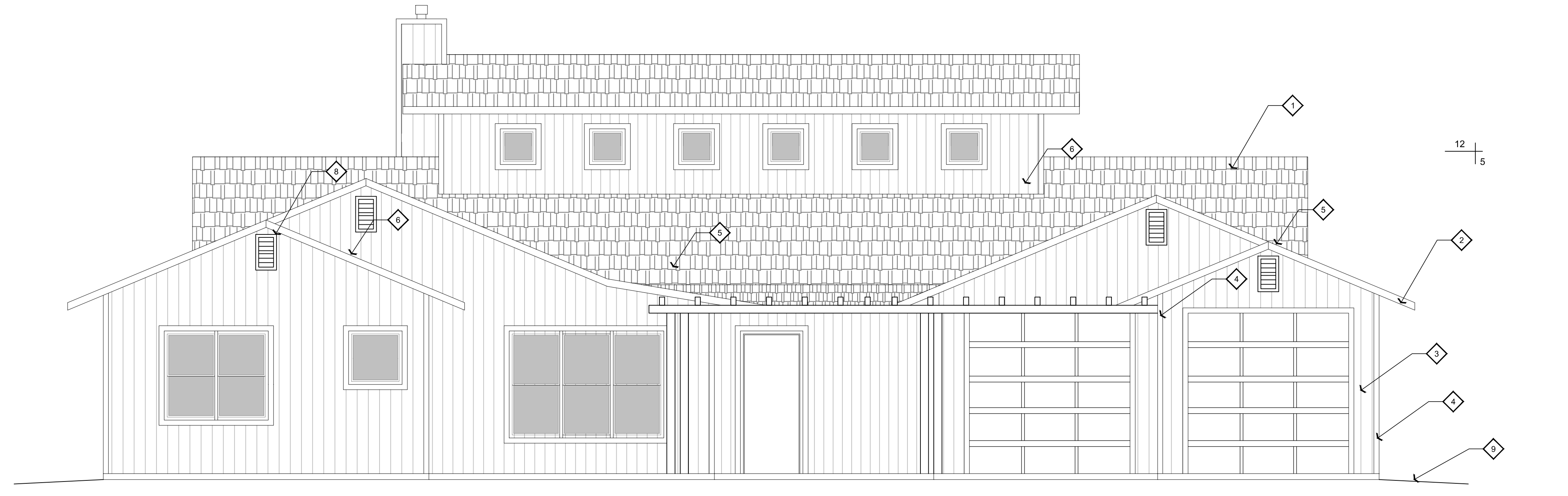
1. COMPOSITION SHINGLE ROOFING OF MIN OF CLASS A OVER 30 LB MINIMUM ROOFING FELT (TYP)
2. 2 X 8 HEM FIR FASCIA (TYP)
3. HARDPLANK SIDING OVER APPROVED MOISTURE BARRIER
4. 2X TRIM AROUND ALL DOORS AND WINDOWS AND AT ALL CORNERS (TYP)
5. VALLEY FLASHINGS SHALL NOT BE LESS THAN 0.016" (NO. 26 GALV. SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36" WIDE UNDERLAYMENT OF 1 LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF VALLEY
6. 24 GAUGE GI FLASHING @ ALL ROOF TO WALL CONNECTIONS (TYP)
7. CHIMNEY CAP AND SPARK ARRESTOR PER CBC 2302. ICBO APPROVED CHIMNEY CAP/SHROUD. SUBMIT APPROVED DOCUMENTATION TO ARCHITECTURAL DESIGNER AND BUILDING OFFICIALS FOR APPROVAL PRIOR TO INSTALLATION
8. ATTIC VENTILATION CALCULATIONS: ATTIC AREA = 3682 SQ FT
REQUIRED ATTIC VENTILATION = 3682 / 300 = 19.26 SQ. FT. = 2773 SQ. IN.
USE (8) 14" x 24" GABLE END VENT (OR EQUAL) (NFVA = 135) = 1080 SQ. IN.
USE (4) LOMANCO DORMER VENTS (NFVA = 78.8) = 315.2 SQ. IN.
USE (34) 22"x3.5" UNDER EAVE VENTS (NFVA = 41) = 1394 SQ. IN.
VENTS OPENING INTO THE ATTIC OR SUBFLOOR IN EXTERIOR WALLS SHALL BE DESIGNED TO RESIST THE INTRUSION OF FLAME AND EMBERS, OR THE VENTS SHALL BE SCREENED WITH CORROSION-RESISTANT, NON-COMBUSTIBLE WIRE MESH. THE SIZE OF THE OPENINGS IN THE MESH SHALL BE A MINIMUM OF 1/8" INCH AND SHALL NOT EXCEED 1/4" INCH.
SLOPE AWAY FROM BUILDING 5% FOR 10'-0" MINIMUM (TYP).
- 9.

ELEVATION NOTES

1. BUILDING INSULATION:
EXTERIOR WALL: R-19 MINIMUM(TYP)
CEILING: R-38 MINIMUM(TYP)
FLOOR: R-30 MINIMUM(TYP)
2. INTERIOR FINISH MATERIAL:
WALLS: 1/2" GYPSUM BOARD
5/8" GYPSUM BOARD (GARAGE WALLS & CEILING USE 5/8" TYPE "X" BOARD)
3. WALL FRAMING:
EXTERIOR WALLS: 2X6 STUD WALLS @ 16" O/C
INTERIOR WALLS: 2X4 STUD WALLS @ 16" O/C
4. HEADERS UNLESS OTHERWISE NOTED:
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.)



REAR ELEVATION PLAN
1/4" = 1'



FRONT ELEVATION PLAN
1/4" = 1'

REVISION LOG

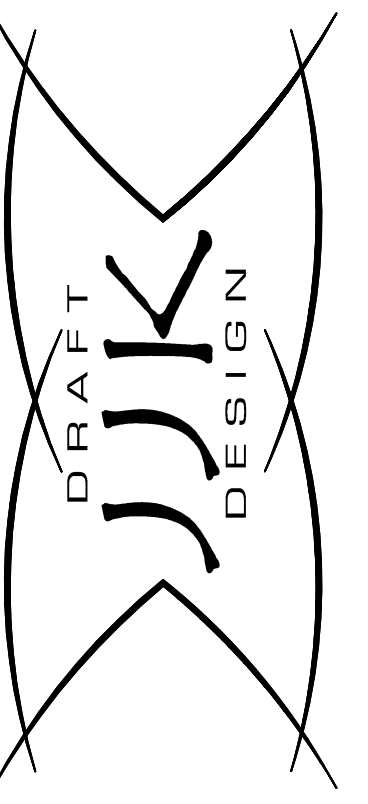
REV.	DESCRIPTION	DATE

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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-3.1

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B & C HOMES
13360 EL CAMINO REAL
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REVISION LOG

REV.	DESCRIPTION	DATE

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PROJECT NO. ---
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DATE 10/28/2016 12:06 PM
SHEET TITLE:

ELEVATIONS

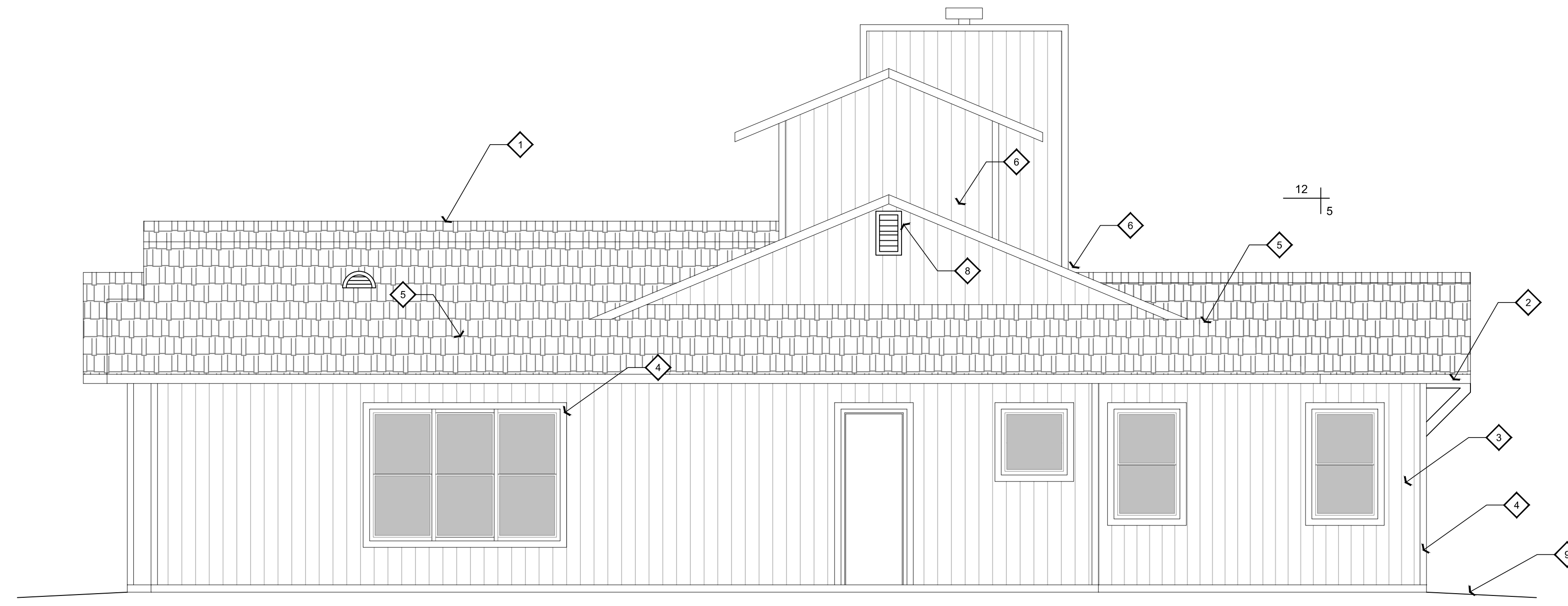
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A-3.2

ELEVATION CALLOUTS

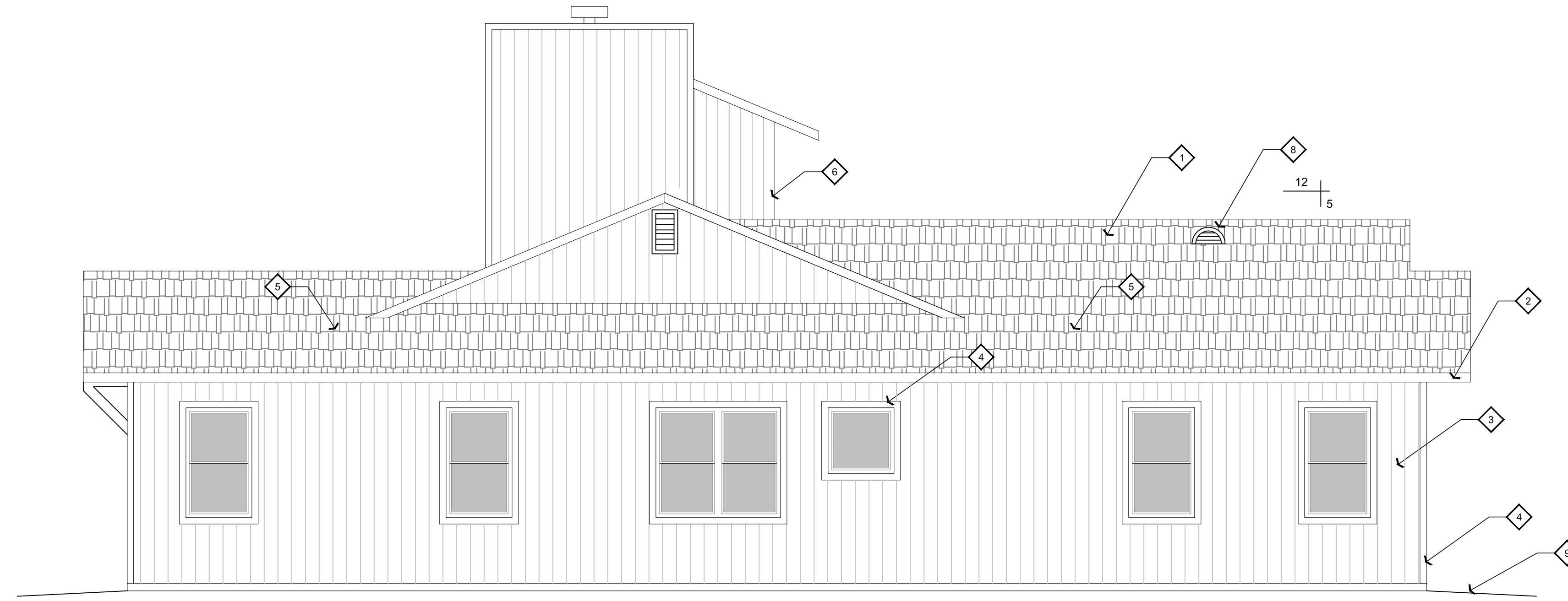
- COMPOSITION SHINGLE ROOFING OF MIN OF CLASS A OVER 30 LB MINIMUM ROOFING FELT (TYP)
- 2 X 8 HEM FIR FASCIA (TYP)
- HARDPLANK SIDING OVER APPROVED MOISTURE BARRIER
- 2X TRIM AROUND ALL DOORS AND WINDOWS AND AT ALL CORNERS (TYP)
- VALLEY FLASHINGS SHALL NOT BE LESS THAN 0.018" (NO. 26 GALV. SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36" WIDE UNDERLAYMENT OF 1 LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF VALLEY
- 24 GAUGE GI FLASHING @ ALL ROOF TO WALL CONNECTIONS (TYP)
- CHIMNEY CAP AND SPARK ARRESTOR PER CSC 2802. ICBO APPROVED CHIMNEY CAP/SHROUD. SUBMIT APPROVED DOCUMENTATION TO ARCHITECTURAL DESIGNER AND BUILDING OFFICIALS FOR APPROVAL PRIOR TO INSTALLATION
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SLOPE AWAY FROM BUILDING 5% FOR 10'-0" MINIMUM (TYP).

ELEVATION NOTES

- BUILDING INSULATION:**
EXTERIOR WALL: R-19 MINIMUM(TYP)
CEILING: R-38 MINIMUM(TYP)
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INTERIOR NON-BEARING: 4X8 D.F. #2 (U.O.N.)



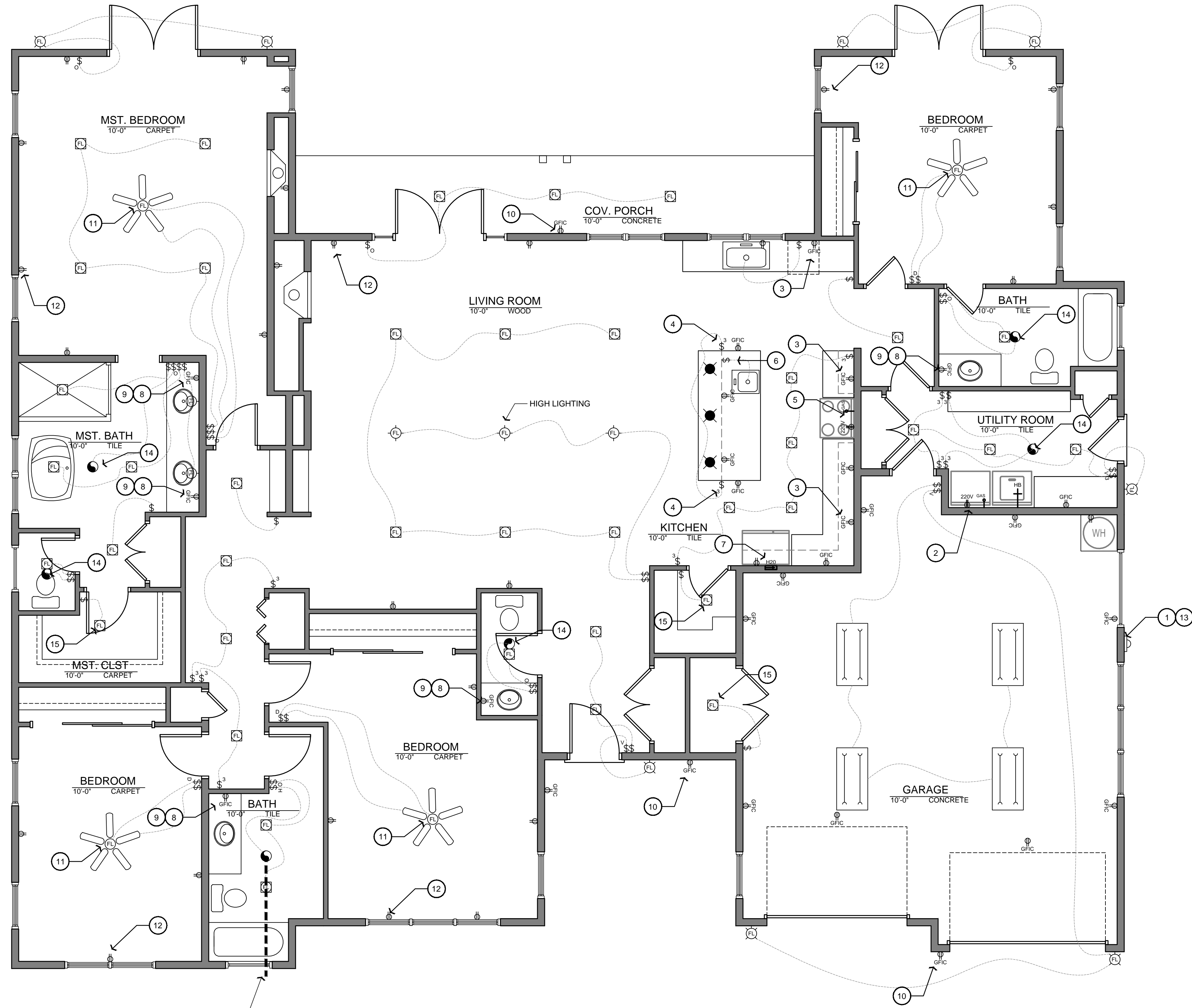
RIGHT ELEVATION PLAN
1/4" = 1'



LEFT ELEVATION PLAN
1/4" = 1'

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WHOLE HOUSE FAN TO BE
 NUTONE ULTRA SILENT 110
 CFM MODEL # QTN110E OR
 APPROVED EQUAL WITH 4"Ø
 FLEX DUCT < 55' LONG

ELECTRICAL PLAN
 LIVING AREA = 2,834 SQ. FT. 1/4" = 1'
 GARAGE AREA = 678 SQ. FT.
 COVERED PORCH AREA = 166 SQ. FT.

ELECTRICAL CALLOUTS

- PROVIDE A 200 AMP MINIMUM ELECTRIC SUB-PANEL WITH #4 UPPER GROUND TO FOUNDATION
- PROVIDE GAS, 220V OUTLET, AND 110V OUTLET TO WASHER AND DRYER
- GFCI OUTLETS ON ALL ABOVE COUNTER OUTLETS IN KITCHEN MOUNTED AT 44" ABOVE FINISH FLOOR (TYP). OUTLETS SHALL BE LOCATED NO FARTHER THAN 24" AWAY FROM ANY POINT ALONG COUNTER AND ON ALL COUNTER AREAS WIDER THAN 12" ON ANY PENINSULA, EATING BAR, OR ISLAND. GFCI OUTLETS SHALL BE LOCATED AT 27" ABOVE FINISH FLOOR AND SHALL BE LOCATED NO FARTHER THAN 24" AWAY FROM ANY POINT ALONG PENINSULA, EATING BAR OR ISLAND (TYP) PENDANT LIGHTS TO BE HIGH EFFICACY.
- 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 AND SWITCH FOR DISPOSAL
- PROVIDE 110V OUTLET AT 42" ABOVE FINISHED FLOOR AND WATER FOR ICE MAKER AT REFRIGERATOR.
- GFCI OUTLETS ON ALL ABOVE COUNTER OUTLETS IN BATHROOMS MOUNTED AT 42" 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 IN FRONT AND REAR OF BUILDING (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.
- PROVIDE SCHEDULE 40 PVC CONDUIT FROM THE LOAD SIDE OF THE NEW ELECTRICAL PANEL DISCONNECT TO ATTIC AREA. CONDUIT SIZE SHALL BE AS FOLLOWS:
 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
- ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CMIC 403.7 & 7-4.4. FANS TO BE ENERGY-STAR COMPLIANT. FAN SWITCH MUST BE HUMIDISTAT CONTROLLED AND BE LABELED WHOLE HOUSE FAN.
- LIGHT FIXTURES PERMITTED IN CLOSETS ARE AS FOLLOWS: (CEC 410.6)
 A SURFACE MOUNTED OR RECESSED INCANDESCENT FIXTURE WITH A COMPLETELY ENCLOSED LAMP; A SURFACE MOUNTED OR RECESSED FLOURESCENT FIXTURE.

LEGEND

- 115 V DUPLEX RECEPTACLE @ 18" AFF. U.O.N.
- 115 V GFCI DUPLEX RECEPTACLE
- 3-WAY SWITCH
- SINGLE POLE SWITCH
- OCCUPANT SENSOR
- PHOTOCONTROL MOTION SENSOR
- SMOKE DETECTOR, HARD-WIRED TOGETHER
- GAS STUB (SIZE AS REQ'D)
- ELECTRIC METER OR SUB-PANEL
- FAN
- CARBON MONOXIDE DETECTOR
- HOSE BIB
- RECESSED CAN LIGHT FIXTURE, FLOURESCENT HIGH EFFICACY
- WALL MOUNTED FLOURESCENT LIGHT FIXTURE
- WALL MOUNTED FLOURESCENT EXTERIOR FIXTURE, DOWNCAST
- CEILING MOUNTED PENDANT FIXTURE
- CEILING MOUNTED FLOURESCENT HIGH EFFICACY LIGHT FIXTURE
- CEILING MOUNTED FAN w/ LIGHT FIXTURE PROVIDE SEPARATE SWITCH FOR FAN & LIGHT

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 SCNCES 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 EITHER BE HIGH EFFICACY OR 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 LUMINAIRES OR SHALL BE CONTROLLED BY A PHOTOCONTROL LIGHT 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 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 (§132, §147).

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 (MEDIUM) SCREW-BASED SOCKET. TYPICALLY, HIGH EFFICACY LUMINAIRES CONTAIN PIN-BASED SOCKETS, LIKE COMPACT OR LINEAR FLOURESCENT LAMP SOCKETS. THOUGH OTHER TYPES SUCH AS SCREW SOCKETS SPECIFICALLY RATED FOR HIGH INTENSITY DISCHARGE LAMPS (LIKE METAL HALIDE LAMPS) MAY ALSO BE LIGIBLE 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 FLOURESCENT LUMINAIRES WITH 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.

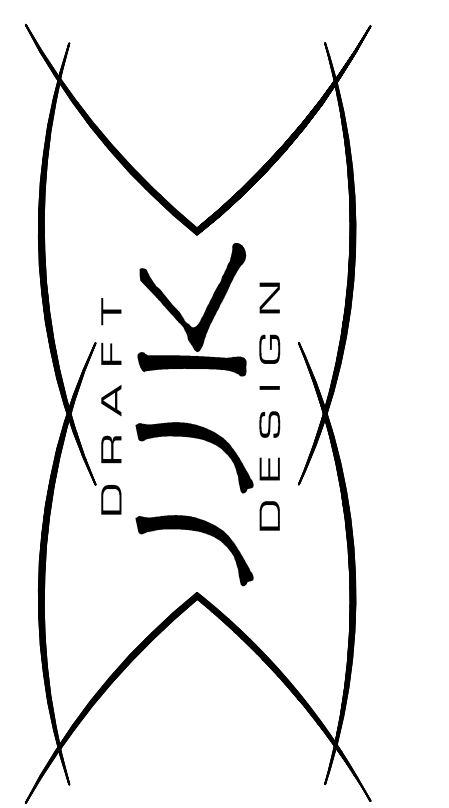
6.2.1 LUMENS PER WATT

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 FLOURESCENT 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 METAL HALIDE OR COMPACT FLOURESCENT LAMPS (CFL) 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.



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 ATASCADERO, CA 93422

REVISION LOG

REV.	DESCRIPTION	DATE

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