

1019 MAPLE PARK DRIVE

PARADISE, CA 95969

ISSUED FOR CONSTRUCTION

17'-0 17/32

SITE PLAN SCALE: 1" = 10'-0"

PRIOR TO START OF CONSTRUCTION

Onsite Manual 3,1.A Table 3.1.

Mark and locate building foundation and septic system

Septic system setback is 5' (feet) per Tewn of Paradise

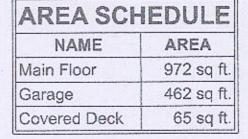
Main Floor Electrical Plan	
ELECTRICAL	
Plumbing Layout	
MECHANICAL	
Details	
Foundation Plan	
Main Floor Plan	
Structural Notes	
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ARCHITECTURAL	
General Notes	
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DRAWING SCHE	JUL

Minimum Front Yard 50°CL Maple park

Minimum Side Yard: 5

Minimum Rear Yard.

Comments. TR13



DEFFERED SUBMITTAL DOCUMENTATION TO BE SUBMITTED PRIOR TO INSPECTIONS: FIRE SPRINKER SYSTEM

· 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA RESIDENTIAL CODE

· 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ELECTRICAL CODE

 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

· URBAN INTERFACE REQUIREMENTS AS PER THE CALIFORNIA RESIDENTIAL CODE SECTION R337 · PARADISE MUNICIPAL CODE

WILDLIFE URBAN INTERFACE PARCEL

As the property owner, design profession contractor, or authorized representative, I give ermission to The Town of Paradise to "green line" items on the plans in order to comply with minimum plan and code requirements. It shall be the responsibility of the design professional, contractor, or other applicable parties to review "green line" items and incorporate them as part of the plans prior to commencing construction

vhether or not the owner of the percel has a legal right to

FIRE SPRINKLERS

REQUIRED

PERMIT IS REQUIRED FOR ANY WORK IN THE **TOWNS RIGHT OF WAY**

U.S.A (811) TO MARK UNDERGROUND UTILITIES PRIOR TO EXCAVATION

Energy Efficiency Standards 3. Indoor Water Use AN ENCROACHMENT enforcing agency. exception for rural jurisdictions. ENVIRONMENTAL QUALITY Pollutant Control covered during construction. materials have been used._ nterior Moisture Control before enclosure.

FEATURE OF MEASURE

PLANNING AND DESIGN

4.106.2 A plan is developed and implemented to manage storm water drainage 4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings 4.106.4 Provide capability for electric vehicle charging in one- and two-family dwellings and in townhouses with attached private garages; and 3 percent of total parking spaces, as specified, for multifamily dwellings.
ENERGY EFFICIENCY 4.201.1 Building meets or exceeds the requirements of the California Building WATER EFFICIENCY AND CONSERVATION 4,303,1 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303,1.1 through 4.303,1.4.4. 4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable 4.304.1 After December 1, 2015, new residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the 1. A local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is 2. Projects with aggregate landscape areas less than 2,500 square feet may comply with the MWELO's Appendix D Prescriptive Compliance Option. Enhanced Durability and Reduced Maintenance 4.406.1 Annular spaces around pipes, electric cables, 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 similar method acceptable to the Construction Waste Reduction, Disposal and Recycling 4.408.1 Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: Comply with a more stringent local construction and demolition waste management . A construction waste management plan, per Section 4.408.2; or 3. A waste management company, per Section 4.408.3; or 4. The waste stream reduction alternative, per Section 4.408.4. Building Maintenance and Operation 4.410.1 An operation and maintenance manual shall be provided to the building occupant 4.410.2 Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. See 4.503.1 Any installed gas fireplace shall be a direct-vent sealed- combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances. 4.504.1 Duct openings and other related air distribution component openings shall be 4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic 4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits. 4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds 4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish 4.504.3 Carpet and carpet systems shall be compliant with VOC limits. 4.504.4 80 percent of floor area receiving resilient flooring shall comply with specified 4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards. 4.505,2 Vapor retarder and capillary break is installed at slab-on-grade foundations 4.505.3 Moisture content of building materials used in wall and floor framing is checked 4.507.2 Duct systems are sized, designed, and equipment is selected using the following Establish heat loss and heat gain values according to ANSI/ ACCA 2 Manual J-2011 or . Size duct systems according to ANSI/ACCA I Manual D-2014 or equivalent. . Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or Installer and Special Inspector Qualifications 702.1 HVAC system installers are trained and certified in the proper installation of 702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting. 703.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.

Town of Paradise AUG 2 4 2021 RECEIVED OFFICE ENSURE

Mandatory

Town of Paradise

Sian averra Building sewer must be 4" (Inch) ABS with a two-way Date 8/25/21 Scaled 1" = 26' AS-BUILT required prior to final Residential Fire Sprinkler shall be connected to the Domestic Water Supply. A single Control Valve to Shut off Both Domestic and Sprinkler System CALL FOR INSPECTION PRIOR TO COVER. shall be installed 50'-5 15/32" All development projects shall be designed and 52'-41/8 21'-0" COVE COVE 27'-0" 100 t page 2 hours 2 may SEP 0 1 2021

Provide each bedroom, basement, and habitable attics with a minimum of one exterior window with a 44" maximum clear opening height, 5.7 sq. ft. minimum clear openable area (minimum 5.0 sq. ft. at grade floor openings), 24" minimum clear openable heigh and 20" minimum clear width, or an openable exterior exit door, (CRC R310.2.1 and CI R310.2.2) Window wells, ladders, and steps shall comply with CRC R310.2.3. Bars, grilles covers, ands screens shall be releasable or removable from the inside without the use of a key, tool, special knowledge, or force greater than 15lbs to operate the emergency escape and rescue openings. (CRC R310.4) Photovoltaic panels & modules shall not e below an emergency escape and rescue opening within 36". (CRC

Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated with Energy Star approved equipment (minimum 50cfm) with an integral humidistat installed. (CRC R303.3.1)

Provide attic cross ventilation: 1/150 of attic area or 1/300 with at least 40% but not more than 50% of vents are a maximum 3 ft, below the ridge or highest space in the attic and the balance is provided in the lower third of the attic space (not limited to eaves or cornice vents). As an alternative in Climate Zone 16 (Truckee region), the net area may be reduced to 1/300 when a Class I or II vapor barrier is in- staffed on the warm-in-winter side of the ceiling. Baffles are required at vents for insulation. Provide minimum of 1" inch of air space between insulation and roof sheathing. (CRC R806)

Enclosed rafter spaces shall have a 1-inch clear cross ventilation. (Properly sized rafters for insulation) (CRC R806.3)

Under floor cross ventilation: minimum 1.0 sq. ft. for each 150 sq. ft. of under floor area When a class 1 vapor retarder is installed on the ground surface the minimum area of ventilation may be limited to 1sq.ft for each 1,500 square feet of under-floor space. One ventilation opening shall be within three (3) feet of each corner of the building (CRC R408.1). Unvented crawl spaces shall comply with CRC R408.3. Un-vented crawl space added option for dehumidification of 70 pints moisture per day per 1,000 sf to requirement for exemption. (CRC 408.3)

Exterior balconies and elevated walking surfaces exposed to water, where structural framing is protected by an impervious moisture barrier require construction documents with manufacturer's installation instructions (CRC 106.1.5). Must be inspected and approved before concealing barrier. (CRC)

Enclosed framing in exterior balconies and elevated walking surfaces exposed to rain, snow or drainage from irrigation shall be provided with crossventilation area of at least 1/150. (CRC 317.1.6)

Provide landings and a porch light at all exterior doors. Landings are to be minimum 3 f deep x width of door. Landings at required egress doors may step down a maximum of 7.75 inches when the door does not swing over the landing and 1.5 inches when door swings onto the landing. Other than required exterior exit doors may have a threshold of 7.75 inches maximum; a landing is not required if a stair with two or fewer risers is located on the exterior side and the door does not swing over the stairway. (CRC R311.3-

Mezzanines shall not be greater than 1/3 of the story unless fire sprinklers are installed then the area can be 1/2 of the story. (CRC 325.3)

). The following windows shall be fully tempered: (CRC R308.4)

Sliding/swinging glass doors

Glazing in walls and enclosures facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and swimming pools where the glazing is less than 60 inch- es above the standing surface within the compartment and within 60 inches horizon-tally of the water's edge (CRC R308.4.5)

Glazing within a 24" arc of a door that is less than 60 inches above the floor. Safety glazing required on a wall less than 180 degrees from the plane of the door in a closed position and within 24" of hinge side of an in-swing door. (R308.4.2)

Glazing where the exposed area is greater than 9sq.ft, bottom is less than 18 in, and least 36 in. above the floor, and adjacent to a walking surface Within 60in, of the bottom tread of a stairway and less than 36in, above the landing

Glazing adjacent to stairways, landings, and ramps within 36in. horizontally of the walking surface less than 36in, above the walking surface

FOUNDATIONS & CONCRETE SLABS

Slope drainage 6" within the first 10ft. from the foundation wall. If physical obstructions or lot lines prohibit the 10ft distance, a 2-5 percent slope shall be provided to an approved alternative method of diverting the water away from the foundation. Impervious surfaces shall also be sloped a minimum of 2 percent for 10ft away from structures to an approved drainage way. (CRC R401.3)

Stepped footings shall be used when slope of footing bottom is greater than 1 in 10 (V H). Step footing detail shall be shown on building elevations and foundation plan. (CRC R403.1.5)

Concrete slabs: 3 1/2" minimum (CRC R506.1). Slabs under living areas and garages shall be reinforced with wire 6" v 6" auge x 10 gauge welded mesh or equivalen reinforcement and 4" thickness of 3/8 minimum gravel under the concrete slab. Separate from soil with a 6-mil polyethylene vapor retarder with joints lapped not less than 6 inches in living areas. A capillary break shall be installed when a vapor retarder is required. Provide an 18" x 24" under-floor access, unobstructed by pipes or ducts and within 5' of each under-floor plumbing cleanout and not located under a door to the residence, required. Provide a solid cover or screen. (CRC 408.4 & CPC 707.9)

Minimum sill bolting: 1/2" anchor bolts or approved anchors at 6 ft. o.c. maximum for one story. (CRC R403.1.6) Use anchor bolts at 4 ft. o.c. maximum for three story con struction. Embed bolts 7" minimum. The anchor bolts shall be placed in the middle third of the width of the plate. Locate end bolts not less than 7 bolt diameters, nor more than 12" from ends of sill members. In SDC D0 and above: Provide 3"X3"X0,229 plate washers on each bolt at braced or shear wall locations, standard cut washers shall be permitte for anchor bolts not located in braced/shear wall lines. (CRC R403.1.6.1 & R602.11.1)

CLEARANCES AND TREATMENT FOR WOOD FRAMING Weather exposed glu-lam, beams and posts shall be pressure treated or shall be wood of natural resistance to decay (CRC R317.1.3 & 5)

Columns exposed to the weather or in basements when supported on concrete pier of metal pedestals shall be pressure treated or natural resistance to decay unless the pier/pedestals project 1" above concrete or 6" above earth_and the earth is covered an approved impervious moisture barrier. (CRC R317.1.4 exc. 1)

Columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building shall be pressure treated or natural resistance to decay unless the column is supported by a concrete pier or metal pedestal of a height 8" or more and the earth is covered by an impervious moisture barrier. (CRC R317.1.4 exc. 2)

Deck posts supported by concrete piers or metal pedestals projecting not less than 1' above a concrete floor or 6" above exposed earth. (CRC R317.1.4 exc. 3)

Under-floor areas with storage, fuel-fired equipment or electric-powered equipment with less than 2x10 solid joists shall be protected on the underside by half-inch sheetrock or a sprinkler system. (R302.13

Balconies must be designed for a minimum live load of 60lbs per square foot. (CRC T-

Positive connection shall be provided to ensure against uplift and lateral displacement. (CRC R502.9 & CBC 2304.10.7 All fasteners used for attachment of siding & into pressure treated lumber shall be of a corrosion resistant type. (CRC R317.3)

Fire-block in concealed spaces of stud walls/partitions, vertically at ceiling/floor levels, & horizontally at 10ft. intervals. Fire-block at soffits, drop ceilings/similar locations & in concealed spaces at the top/bottom of stair stringers. (CRC R302.11)

Provide approved building paper under the building siding and approved flashing at exterior openings. (CRC R703.2) Specify a minimum of 2 layers of Grade D paper un-der stucco and 2 layers of 15lb felt (or equivalent) under stone veneer. Stucco shall have a minimum clearance to earth of 4 inches and 2 inches to paved surfaces with an approved weep screed. (CRC R703.7.2.1) Masonry stone veneer shall

be flashed beneath the first course of masonry and provided with weep holes immediately above the flashing. (CRC R703.8.5 and R703.8.6)

Roof sheathing can only cantilever 9 inches beyond a gable end wall unless supported by overhang framing. (CRC 802.5.2.1)

Provide a minimum 22" x 30" access opening to attic (CRC R807); may be required to be 30"x30" to remove the largest piece of mechanical equipment per the California

Roof drains/gutters required to be installed per the California Plumbing Code with leaf/

Roof construction and coverings shall comply with CRC Chapters 8, 9 and local ordinance. All roofing shall be tested/listed Class A minimum. Asphalt shingles with sloped roofs 2/12 to <4/12 shall have two layers of underlayment

applied per CRC R905.2.2.

Garage shall be separated from the dwelling unit & attic area by 1/2 inch gypsum boar applied to the garage side. Garage beneath habitable rooms shall be separated by not less than 5/8" type X gypsum board. Structure supporting floor/ceiling assemblies used for required separations shall have 1/2" gyosum board installed mini- mum. Doc openings from the garage to the dwelling shall be solid wood/steel doors or honeycomb steel doors not less than 1 3/8" thick or a 20-minute rated fire door. Doors shall be selfclosing & self-latching. No openings directly into a sleeping room from the garage. When ne dwelling and garage has fire sprinklers installed per R309.6 and R313, doors into the livelling unit from the garage only need to be self-closing and self-latching. (CRC

Ducts penetrating the garage to dwelling separation shall be a minimum of 26 gauge with no openings into the garage. (CRC R302.5.2)

Penetrations through the garage to dwelling separation wall (other than ducts as listed above) shall be fire-blocked per CRC section R302.11, item #4.

Garage and carport floor surfaces shall be non-combustible material and slope to drain towards the garage door opening. (CRC R309.1)

Appliances and receptacles installed in garage generating a glow, spark or flame shall e located 18" above floor unless it is listed as flammable vapor ignition resistant. (CM 05.1) Provide protective post or other impact barrier from vehicles. (CMC 305.1.1) Appliances in private garages and carports shall be installed with a minimun clearance of 6ft above the floor unless they are protected from vehicular

STAIRWAYS & RAMPS

impact. (CBC 406.2.9.3)

weather. (CRC R317.1.3)

Stair landings required every 12'7" of vertical rise. (CRC R311.7.3)

Exterior stair stringers must be naturally resistant to decay or pressure treated. (CR

not more than 1.25 inches beyond the tread below. Open risers are permitted, provider

the opening between the treads does not permit the passage of a 4" sphere. (Openings

Rise shall be maximum 7.75": Run shall be 10" minimum: headroom 6'-8" minimu width 36" minimum, 31.5" between a handrail on one side and 27" with handrails or two sides. Variation between riser heights 3/8" maximum. A nosing not less than ... inches but not more than 1.25 inches shall be provided on stairways with solid risers where the tread depth is less than 11 inches. The leading edge of treads shall project

are not limited when the stair has a rise of 30" or less). (CRC R311.7) Stairways with 4 or more risers shall have a handrail on one side 34" to 38" above tread nosing. Circular handrails shall have an outside diameter of 1.25"-2"; if not circular it shall have a perimeter dimension of 4"-6.25" with a maximum cross- sectional limension of 2.25". See R311.7.8.3 item# 2 for type II handrails with a parameter over 6.25". A minimum clearance of 1.5" shall be maintained from the wall or other surface. Handrails shall be returned, terminate in newel posts, or safe- ty terminals. (CR

Guards shall be 42" minimum height (unless acting as a handrail/guard for a stair- wa the guard height may be 34"-38" in height), with openings less than 4" inches clear (guards on the open sides of stairs may have 4 3/8" openings). (CRC R312)

Provide landings at the top/bottom of the stairway the width of the stairway. The depth of the landing shall be 36" minimum. (see CRC R311.7.6 for exceptions).

Usable spaces underneath enclosed/unenclosed stairways shall be protected by minimum of 1/2" gypsum board. (CRC R302.7)

Ramps serving the egress door shall have a slope of not more than 1 unit vertical in 1 units horizontal (8.3-percent slope). All other ramps shall have a maximum slope of unit vertical in 8 units horizontal (12.5-percent slope). Exception: Where it is technically infeasible to comply because of site constraints, ramps shall have a slope of not more than 1 unit vertical in 8 units horizontal (12.5-percent slope) (CRC R311.8.1), Provid-3'X3' landings at the top and bottom of ramps, where doors open onto ramps, and where ramps change directions. (CRC R311.8.2)

Guards are required if deck or floor is over 30" above grade, minimum 42" high, with openings less than 4" (CRC R312). Guardrails shall be designed and detailed for lateral forces according to CRC Table 301.5

Provide deck lateral load connections at each end of the deck and at deck intersection per CRC R507.9.2. Specify connectors with a minimum allowable stress design capacity f 1,500lbs and install with 24" of the end of the deck. 750lb rated devices are allowed (DTT1Z as example) if located at 4 points along the deck.

Posts/columns shall be retrained at the bottom end to prevent lateral displacement clearly show approved post bases, straps, etc to achieve this per CRC R407.3 Joists, girders, structural blocking and support posts shall be wood of natural resistance to decay or pressure-treated lumber when exposed to the

No electrical panels in closets of bathrooms. Maintain a clearance of 36" inches in front of panels, 30" wide or width of equipment and 6'-6" high for headroom. (CEC 110.26) Provide a minimum 3 lug intersystem bonding busbar at the main electrical service. (CEC 250.94)

All automatic garage door openers that are installed in a residence shall have a battery backup function that is designed to operate when activated because of an electrical outage. (CBC 406.2.1)

A concrete-encased electrode (ufer) consisting of 20' of rebar or #4 copper wire place in the bottom of a footing is required for all new construction. (CEC 250.52(A) (3)) Bon all metal gas and water pipes to ground. All ground clamps shall be accessible and of an

approved type. (CEC 250.104) All 15/20 ampere receptacles installed per CEC 210.52 shall be listed tamper-resistant receptacles. (CEC 406.12)

All branch circuits supplying 15/20 ampere outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, kitchens, laundry room or similar rooms/areas shall be protected by a listed combination type arc-fault circuit interrupter. (CEC 210.12)

Provide a minimum of one 20A circuit to be used for the laundry receptacle. (CEC 10.11(C)(2)) Provide a minimum of one 20A circuit for bathroom receptacle outlets. (CEC 210.11(C)(3)

Provide at least 1 outlet in basements, garages, laundry rooms, decks, balconies, porches and within 3' of the outside of each bathroom basin. (CEC 210.52 (D), (F) 8

Furnaces installed in attics and crawl spaces shall have an access platform (catwalk attics), light switch and receptacle in the space. Provide a service receptacle for the

. All dwellings must have one exterior outlet at the front and the back of the dwelling.

. Garage receptacles shall not serve outlets outside the garage. Exception: Garage circuit may serve readily accessible outdoor receptacle outlets. ((CE) (C)(4)) A minimum of 1 receptacle shall be provided for each car space. (210.52(G) (1) At least one wall switched lighting outlet or fixture shall be installed in every habitable room, bathroom, hallways, stairways, attached garages and detached garages with

electrical power, equipment spaces (attics, basements, etc). (CEC 210.70) . Kitchens, dining rooms, pantries, breakfast nooks, and similar areas must have a minimum of two 20A circuits. Kitchen, pantry, breakfast nooks, dining rooms, work surfaces and similar areas counter outlets must be installed in every counter space 12 inches or wider, not greater than 4' o.c., within 24" inches of the end of any counter space and not higher than 20" above counter. (CEC 210.52 (C)) Island counter spaces shall have at least 1 receptacle outlet unless a range top or sink is installed than 2 receptacles may be required. 1 receptacle is required for peninsular counter spaces Receptacles shall be located behind kitchen sinks if the counter area depth behind the

. Receptacles shall be installed at 12' o.c. maximum in walls starting at 6' maximum from the wall end. Walls longer than two feet shall have a receptacle. Hallway walls longer

sink is more than 12" for straight counters and 18" for corner installations. (CEC Figure

than 10 ft shall have a receptacle in hallways. (CEC 210.52(A)) Receptacles shall not be installed within or directly over a bathtub or shower stall. (CE 406.9(C) Light pendants, ceiling fans, lighting tracks, etc shall not be located within 3ft horizontally and 8ft vertically above a shower and/or bathtub threshold. (CEC

16. All lighting/fan fixtures located in wet or damp locations shall be rated for the appli

. GFCI outlets are required: for all kitchen receptacles that are designed to serve cour tertop surfaces, dishwashers, bathrooms, in under-floor spaces or below grade level, unfinished basements, crawl space lighting outlets, in exterior outlets, within 6' of

dedicated to a single device or garage door opener. (CEC 210.8) 18. Carbon-monoxide alarms shall be installed in dwelling units with fuel-burning appliances or with attached garages (CRC R315):

laundry/utility/wet bar sinks, laundry areas, and in all garage outlets including out- lets

Outside of each separate sleeping area in the immediate vicinity of bedrooms

On every level of a dwelling unit including basements

Alterations, repairs, or additions exceeding 1,000 dollars (May be battery operated) Smoke alarms shall be installed (CRC (R314):

In each room used for sleeping purposes.

Outside of each separate sleeping area in the immediate vicinity of bedrooms.

At the top of stairways between habitable floors where an intervening door or obstruction prevents smoke from reaching the smoke detector. . Shall not be installed within 20ft horizontally of cooking appliances and no closer than 3ft to mechanical registers, ceiling fans and bathroom doors with a bathtub or shower

unless this would prevent placement of a smoke detector (314.3(4)). Alterations, repairs, or additions exceeding 1,000 dollars. (May be battery operated.) 23. All smoke and carbon-monoxide alarms shall be hardwired with a battery backup

(smoke alarms shall have a 10-year sealed battery). (CRC R314.4 & R315.1.2) Smoke detectors within 10 feet to 20 feet of the stove shall be ionization type with alarm silencing switch. CRC R314.3.3. . All 15/20 ampere receptacles in wet locations shall have in-use (bubble) covers in

Underfloor cleanouts shall not be more than 5' from an underfloor access, access door

stalled. All receptacles in wet locations shall also be listed weather-resistant type. (CEC

or trap door. (CPC 707.9) ABS piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paints. (CPC 312.13) PVC piping shall not be exposed to direct sunlight unless protected by water based

synthetic latex paint, .04" thick wrap or otherwise protected from UV degradation. Underground water supply lines shall have a 14 awg blue tracer wire. (CPC

The adjacent space next to showers without thresholds shall be considered a "wet location" when using the CRC, CBC, and the CEC. (CPC 408.5) Shower compartments, regardless of shape, shall have a minimum finished interior of

1024 square inches (32" by 32") and shall also be capable of encompassing a circle. The required area and dimensions shall be measured at a height equal to the top of the threshold and shall be maintained to a point of not less than 70" above the shower drain outlet. (CPC 408.6) Provide curtain rod or door a minimum of 22" in width. (CPC 408.5) Showers and tubs with showers require a non- absorbent surface up to 6' above the floor. (CRC R307.2) Minimum shower receptor slope is 1/8" per foot. (408.5)

Show location and size of the water heater on plans. Provide pressure relief valve with drain to outside for water heater. (CPC 504.6) Provide seismic strapping in the upper & lower third of the water heater a minimum of 4" above controls. (CPC 507.2 water heater shall be of an instantaneous type or the following shall be provided (new construction only) (CEC 150(n)):

A 120V receptacles provided within 3ft

A category III or IV vent, or a straight (without bends) Type B vent

Condensate drain that is no more than 2 inches higher than the base of the water Gas supply line with a minimum 200,000 Btu/hr dedicated capacity for the water heater

A dedicated 120/240, 3 wire circuit with 10AWG wire to a receptacle out let within 3' of the water heater. The unused conductor shall be electrically isolated and have a reserved circuit breaker space. Both ends of the conductor shall be labeled "spare" and be electrically isolated. A reserve single-pole circuit breaker space near this circuit labeled "Future 240V Use."
(CEC 150.0(n))

Domestic hot water lines shall be insulated. Insulation shall be the thickness of the pipe diameter up to 2" in size and minimum 2" thickness for pipes larger than 2" in

A 3-inch gravity drain shall be provided at the low point of the space, installed which provides 1/4-inch per foot grade and terminate at an exterior point of the building protected from blockage. The opening shall be screened with a corrosion- resistant wire mesh with mesh openings of 1/4-inch in dimension. Lengths of the gravity drains over 10 feet in length shall be first approved by the Building Official. (L-V 8.8) 10. Water heaters located in attics, ceiling assemblies and raised floor assemblies shall

with a minimum 3/4 inch drain to the exterior of the building. (CPC 507.5) 11. Water closet shall be located in a space not less than 30" in width (15" on each side) and 24" minimum clearance in front. (CPC 402.5)

. Indicate on the plans that the maximum hot water temperature discharging from a

show a water-tight corrosion resistant minimum 1 1/2" deep pan under the water heater

bathtub or whirlpool bathtub filler shall not exceed 120 degrees F. (CPC 408.3) Provide anti-siphon valves on all hose bibs. (CPC 603.5.7) 14. Floor drains shall be provided with a trap primer. (CPC 1007)

Clearly label on the plans the maximum water flow rates per the (CGBSC 4.303.1): Water Closets: 1.28gpf

Urinals: .125gpf

Kitchen Faucets: 1.8gpm @ 60psi

Lavatory Faucets: 1.2gpm @ 60psi Showerheads: 1.8gpm

MECHANICAL

All newly installed gas fireplaces shall be direct vent and sealed-combustion type. (CMC

Any installed wood stove or pellet stove shall meet the U.S. EPA New Source Performance Standard emission limits and shall have a permanent label certifying emission

Top chimney must extend a minimum of 2 ft. above any part of the building within 10 Fireplaces shall have closable metal or glass doors, have combustion air intake drawn from the outside and have a readily accessible flue dampener control. Con-tinuous

burning pilot lights are prohibited. (CEC 150.0(e)) Provide combustion air for all gas fired appliances per CMC Chapter 7. Gas vents passing through an insulated assembly shall have a metal insulation shield

a minimum 2" above insulation. (CMC 509.6.2.7) Gas water heater and furnace are not allowed in areas opening into bathrooms, closets or bedrooms unless installed in a closet equipped with a listed gasketed door assembly and a listed self-closing device with all combustion air obtained from the

Roof top equipment on roofs with over 4/12 slope shall have a level 30"x30" working platform. (CMC 304.2)

Exhaust openings terminating to the outdoors shall be covered with a corrosion resistant screen ¼"-1/2" in opening size (not required for clothes dryers). (CMC 502.1) Vent dryer to outside of building (not to under-floor area). Vent length shall be 14 ft. maximum. Shall terminate a minimum of 3' from the property line and any opening

into the building. (CMC 504.4.2) Environmental Air Ducts shall not terminate less than 3' to a property line, 10' to a forced air inlet, 3' to openings into the building and shall not discharge on to a public

.. Provide minimum 100 square inches make-up air for clothes dryers installed in closets. (CMC 504.4.1(1)) Heating system is required to maintain 68 degrees at 3 ft. above floor level and 2ft from exterior walls in all habitable rooms. (CRC R303.10)

Wood burning appliances shall not be installed in a new or existing project that is not

A pellet-fueled wood burning heater.

A U.S. EPA Phase II Certified wood burning heater.

An appliance or fireplace determined to meet the U.S. EPA particulate matter emission standard of less than 7.5 grams per hour for a non-catalytic wood fired appliance or 4.1 grams per hour for a catalytic wood fired appliance and is approved in writing

TITLE 24 ENERGY All ducts in conditioned spaces must include R-4.2 insulation. (150.1(c)9) Minimum heating and cooling filter ratings shall be MRV 13 (150.0(m)12)

Isolation water valves required for instantaneous water heaters 6.8kBTU/hr and above. Valves shall be installed on both cold and hot water lines. Each valve will need a hose bib or other fitting allowing for flushing the water heater when the valves are closed.

ALL luminaires must be high efficacy (150.0(k)1A)

Luminaries recessed in insulated ceilings must meet five requirements (150.0(k) 1C):

They must be rated for direct insulation contact (IC).

They must be certified as airtight (AT) construction.

They must have a sealed gasket or caulking between the housing and ceiling to prevent flow of heated or cooled air out of living areas and into the ceiling cavity." They may not contain a screw base sockets

They shall contain a JA8 compliant light source In bathrooms, garages, laundry rooms, and utility rooms, at least on luminaire in each of these spaces shall be controlled by a vacancy sensor or occupant sensor provided the occupant sensor is initially programmed like a vacancy sensor manual-on operation). (150.0(k)2I)

Joint Appendix A (JA8) certified lamps shall be considered high efficacy. JA8 compliant light sources shall be controlled by a vacancy sensor or dimmer. (Exception: <70sf closets and hallway) (150.0(k)2K)

Under-cabinet lighting shall be switched separately from other lighting systems.

All exterior lighting shall be high efficacy, be controlled by a manual on/off switch and have one of the following controls (the manual switch shall not override the automatic control device): (150.0(k)3A)

Photo-control and motion sensor Photo-control and automatic time switch control

Astronomical time clock control turning lights off during the day

All high efficacy light fixtures shall be certified as "high-efficacy" light fixtures by the California Energy Commission.

 Contractor shall provide the homeowner with a luminaire schedule giving the lamps. used in the luminaires installed. (10-103(b)) The number of blank electrical boxes more than 5 feet above the finished floor shall

not be greater than the number of bedrooms. These electrical boxes must be served

by a dimmer, vacancy sensor, or fan speed control. (150(k)1B) Provide a gasket/ insulation on all interior attic/under-floor accesses. (110.7) Provide verification on the plans how the building will meet the minimum ventilation

and acceptable indoor air quality requirements per ASHRAE Standard 62.2. Window operation is not a permissible method of providing the whole building ventilation inflow required. This is subject to HERS testing. The following label must be attached the fan switch: "To maintain minimum levels of outside air ventilation required for good health, the fan control should be on at all times when the building is occupied unless there is severe outdoor air contamination." (California Energy Code 150.0(o)) A minimum 100 CFM indoor air quality fan is required in the kitchen and shall be HERS verified.

WILDLAND URBAN INTERFACE (WUI)

Exterior wall coverings shall be noncombustible, ignition resistant, heavy timber, log wall or fire resistive construction. (CRC R337.7)

Exterior wall coverings shall extend from the foundation to the roof and terminate 2 inch nominal solid blocking between rafters and overhangs. (CRC R337.7.3.2) Open/enclosed roof eaves and soffits, exterior parch ceilings, floor projections, un

der-floor areas and undersides of appendages to comply with ignition resistant construction requirements. (CRC R337.5-9) Spaces created between roof coverings and roof decking shall be fire stopped by approved materials or have one layer of minimum 72lb mineral surfaced nonperforated cap sheet complying with ASTM D 3909. (CRC R337.5.2)

than 26awg and installed over not less than one layer of minimum 72lb mineral surfaced non-perforated cap sheet complying with ASTM D 3909 and at least 36 inches wide running the full length. (CRC R337.5.3) Attic gable and eaves above 12ft and under-floor ventilation shall be provided with fully covered metal wire mesh, vents, or other materials that have a minimum 1/16 inch and maximum 1/8 inch openings, non-combustible and corrosion resistant. All other eave vents shall be listed/approved to resist the intrusion of flame and burning

Indicate on the plans where valley flashing is installed, the flashing shall be not less

Indicate on plans exterior glazing shall have a minimum of one-tempered pane, glass block, have a fire resistive rating of 20 minutes or be tested to meet perfor-mance requirements of SFM Standard 12-7A-2. (CRC R337.8.2)

Operable skylights shall be protected by a noncombustible mesh screen 1/8" max openings (R337.8.2.2) Exterior doors including garage doors shall be noncombustible, ignition resistant material, minimum 1 3/8 inch solid core, minimum 20 minute fire resistive rating or

shall be tested to meet the performance requirements of SFM Standard 12-7A-1. (CRC 10. Garage door perimeter gap maximum 1/8". Metal flashing, jamb and header overlap, and weather-stripping meeting section requirements are

permitted. (R337.8.4) 11. The walking surface material of decks, porches, balconies and stairs within 10ft of grade level shall be ignition resistant material, exterior fire-retardant treated wood or

noncombustible material. (CRC R337.9)

GREEN BUILDING Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction, one or more of the following measures shall be mplemented to prevent flooding of adjacent property, prevent erosion and retain soil

runoff on the site (CGBSC 4.106.2): Retention basins of sufficient size shall be utilized to retain storm water on site

Where storm water is conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. All new residential construction with attached private garages shall have the follow ing for electric vehicle (EV) charging stations (CGBSC 4.106.4):

Install a minimum 1-inch conduit capable of supplying a 208/240V branch circuit to suitable box location for EV charging. The other end shall terminate to the main service The main panel and/or subpanel shall be of sufficient size to install a 40-ampere

dedicated branch circuit. The dedicated overcurrent protection space shall be labeled Multiple shower heads serving a single shower shall have a combined flow rate o

1.8 gpm or the shower shall be designed to allow only one shower outlet to be in operation at a time. (CGBSC 4.303.1.3.2) At time of final inspection, a building operation and maintenance manual, compact disc, etc shall be provided containing the following: (CGBSC 4.410)

Directions that manual shall remain onsite for the life of the building

Operation and maintenance instructions for equipment, appliances, roof/yard drain age, irrigation systems, etc.

Information from local utility, water and waste recovery providers Public transportation and carpool options

State solar energy incentive program information

Material regarding importance of keeping humidity levels between 30-60 percent Information regarding routine maintenance procedures

The project shall meet minimum pollutant control requirements for adhesives, sealants, caulks, paints, carpet, resilient flooring systems, etc. (CGBSC 4.504) LO. Duct openings related to HVAC systems shall be covered with tape, plastic, sheet metal or other methods to reduce the amount of water, dust and debris which may enter the system. (CGBSC 4.504.1)

A copy of any required special inspection verifications that were required (if any)

PARADISE MUNICIPAL CODE

The entire roof covering of every new structure shall be a minimum Class "A" roof covering. [PMC 15.02.230]

(Existing) Any roof covering material applied in the alteration, repair or replacement of the roof of the existing structure shall be a minimum of a Class "A" roof covering. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within a one-year period shall be a minimum of a Class "A" roof covering. [PMC 15.02.230]

Any detached Residential occupancy building accessory to a single- or two-family building intended for intermittent use and less than 640 square feet will not require a residential fire sprinkler system. [PMC 15.03.080]

One exterior approved audible sprinkler water flow alarm device shall be connected to every automatic fire sprinkler system in an approved location. Such device shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. [PMC 15.03.090]

For the purposes of enforcing the provisions of the California Fire Code, California Building Code, and the California Residential Building Code, any work, addition to remodel, repair, renovation, or alteration of any building(s) or structure(s) shall be considered "New Construction" when 50 percent or more of the exterior weight bearing walls are removed or demolished. [PMC 15.03.070]

(Access Roads) Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Residential driveways shall comply with Town of Paradise Road Standards. [PMC 15.09.120] Fire apparatus access roads shall be designed and maintained to support the imposed load of fire apparatus at 75,000 pounds and shall be surfaced so as to provide all-weather driving capabilities. [PMC 15.09.130] Roadway design features (speed bumps, speed humps, speed control dips, etc.) which may interfere with emergency apparatus responses shall not be installed on fire apparatus access roadways. [PMC 15.09.140]

(Slopes) Berms, swales or other devices shall be provided at the top of cut or fill slopes to prevent surface waters from overflowing onto and damaging the face of the slope. Gutters or other special drainage controls shall be provided where the proximity of runoff from buildings or other structures is such as to pose a potential hazard to slope integrity. [PMC 15.02.370]

construction.

Buildings of an accessory character classified as Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from an applicable building (as

written in current code). [PMC 15.03.095] (CRC 337.1.3 Buildings of an accessory character classified as Group U occupancy exceeding 120 square feet in size, based on the exterior measurements of the structure, shall comply with Section R337 and Wildland Urban Interface requirements [PMC 15.03.095]

 Roof gutters of a non-combustible material shall be provided with means of preventing accumulation of leaves and debris in the gutter. [PMC 15.03.095] (R337.5.4)

Applicability. The use of any site structure composed of railroad tie material (or similar material treated with creosote and/or flammable fluid/liquid) shall be unlawful and prohibited [PMC17.06.960]

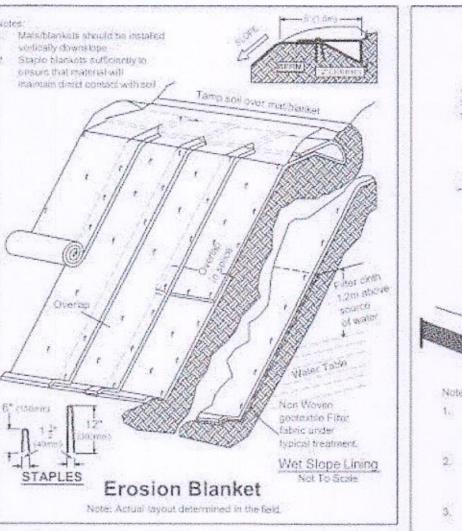
. Defensible Space/Hazardous Fuels Reduction Requirements Maintain immediately around and adjacent to any building or structure free of combustible materials such as firewood, lumber and rubbish. Combustible materials shall not be stored under decks and the area under decks shall be maintained to be free of vegetative material. Fencing material constructed of combustible material must remain 5 feet away from any building or structure. Only low-growing vegetation with high moisture content, such as flowers and ground covers and green lawns, and maintained free of dead vegetative debris, are allowed within 5 feet of any structure or building. Remove or prune flammable plants and shrubs near windows and under eave vents (a recommended no planting zone). Clean roofs and gutters of dead leaves, debris and pine needles. In addition to the management of combustible material around a structure or building the following shall be accomplished: 1) Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration. 2) Provide and maintain a screen over the outlet of every chimney or stovepipe that is attached to any fireplace, stove, or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material with openings of not more than 1/2 inch. [PMC 8.58.060]

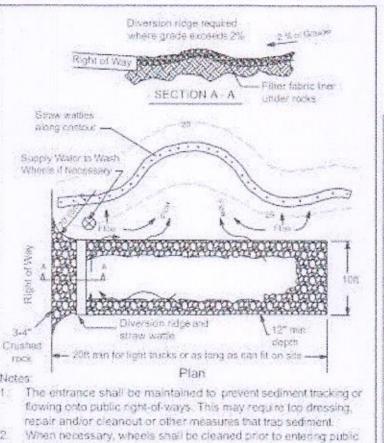
2019 GENERAL NOTES SHEET

The general notes sheet is based on the 2019 California Building Standard Codes. This is no an all-inclusive list of code requirements specific to the project. Reference applicable sheets and specific areas of the plans for locations of fixtures/equipment, structural components, structural design criteria, building finishes and other components specific to the project

CODE REQUIREMENTS IN BOLD ARE NEW IN THE 2019 CODE

BMP STANDARD DETAILS





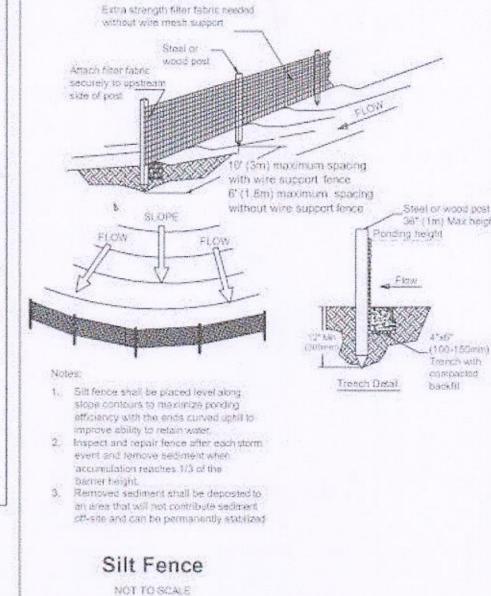
When washing is required, it shall be done on an area stabilized

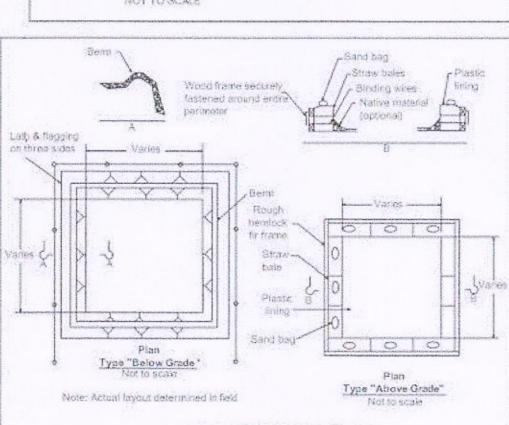
with crushed stone that drains into an approved sediment tracer

Site Entrance

sediment basin. Rumble plates or fre wash can be added.

nord-of-way





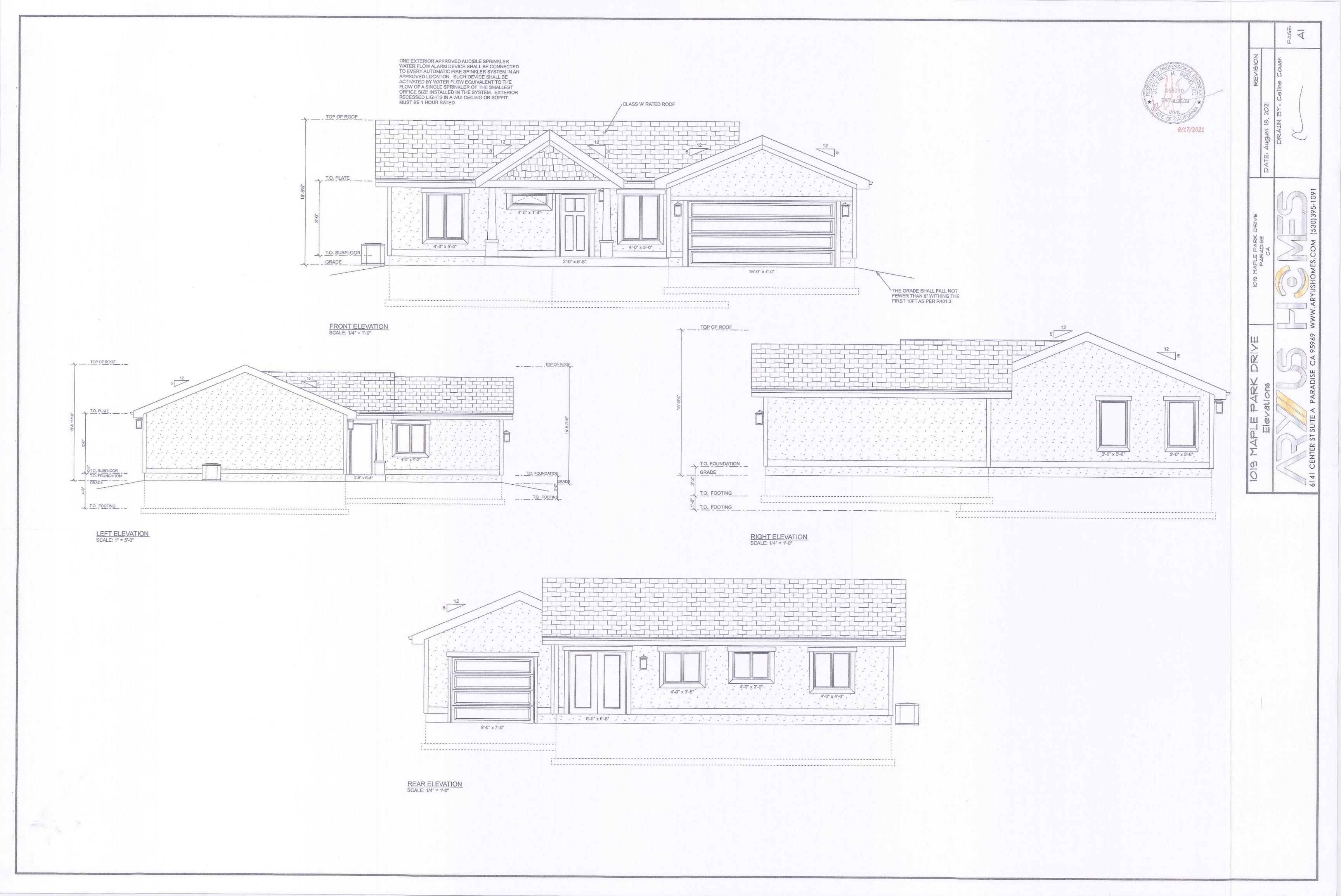
atch Basins with

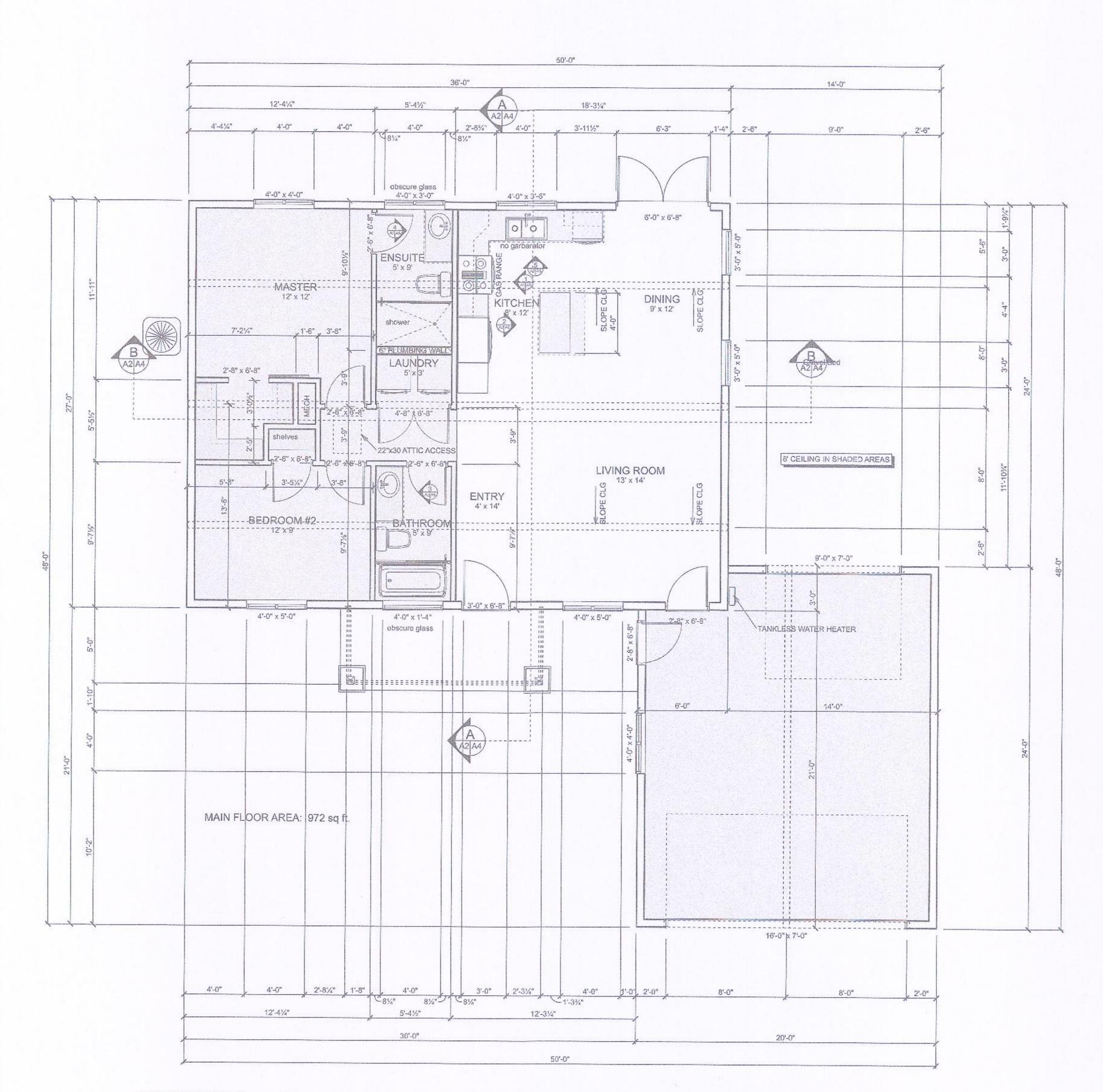
Gravel Bags



Concrete Washout Do not use sand bags near inlets

TOP NOTES





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

MAX SQ. FT. 2200

OIS MAPLE PARK DRIVE

Main Floor Plan

Main Floor Plan

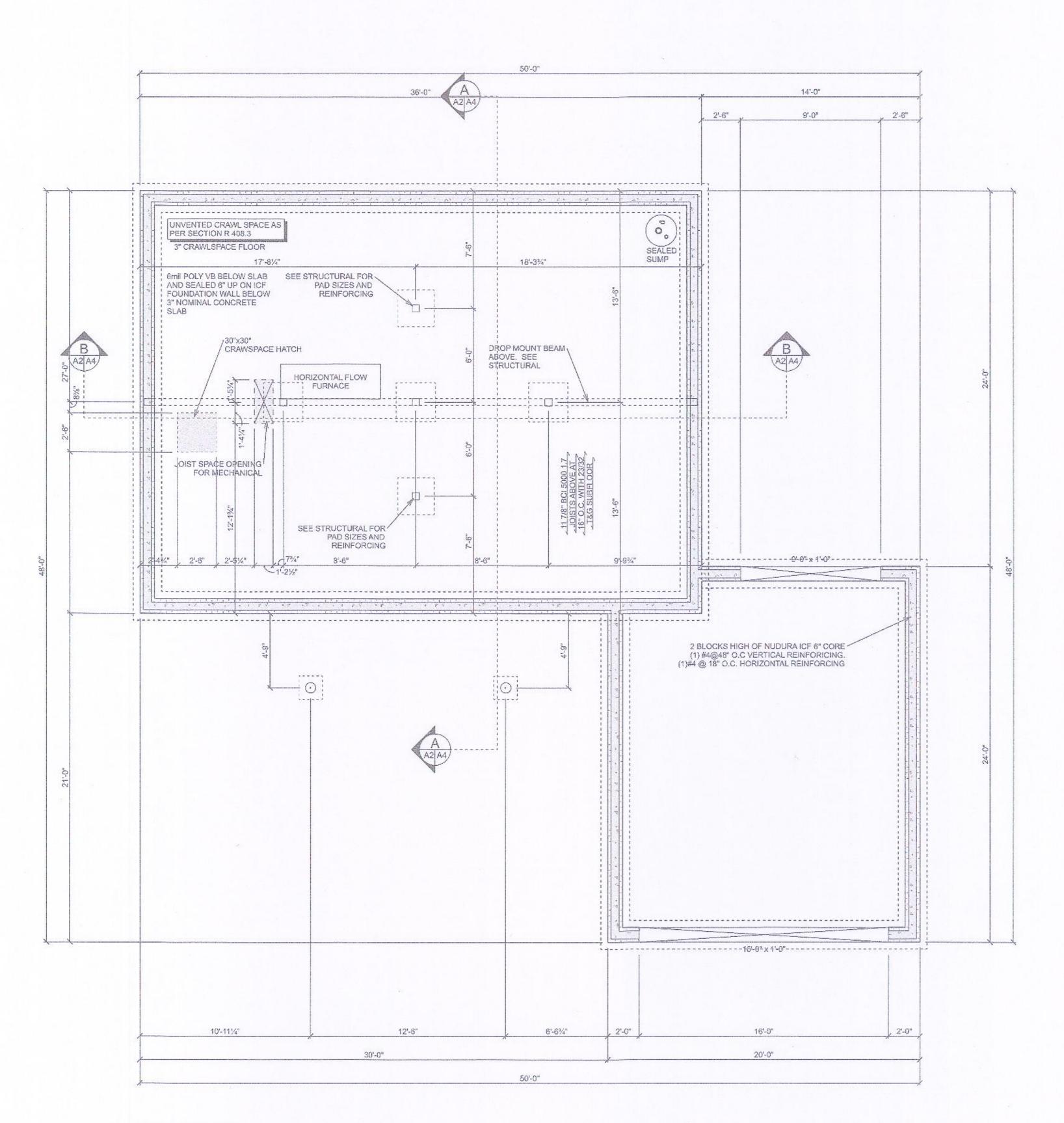
CA

DATE: August 18, 2021

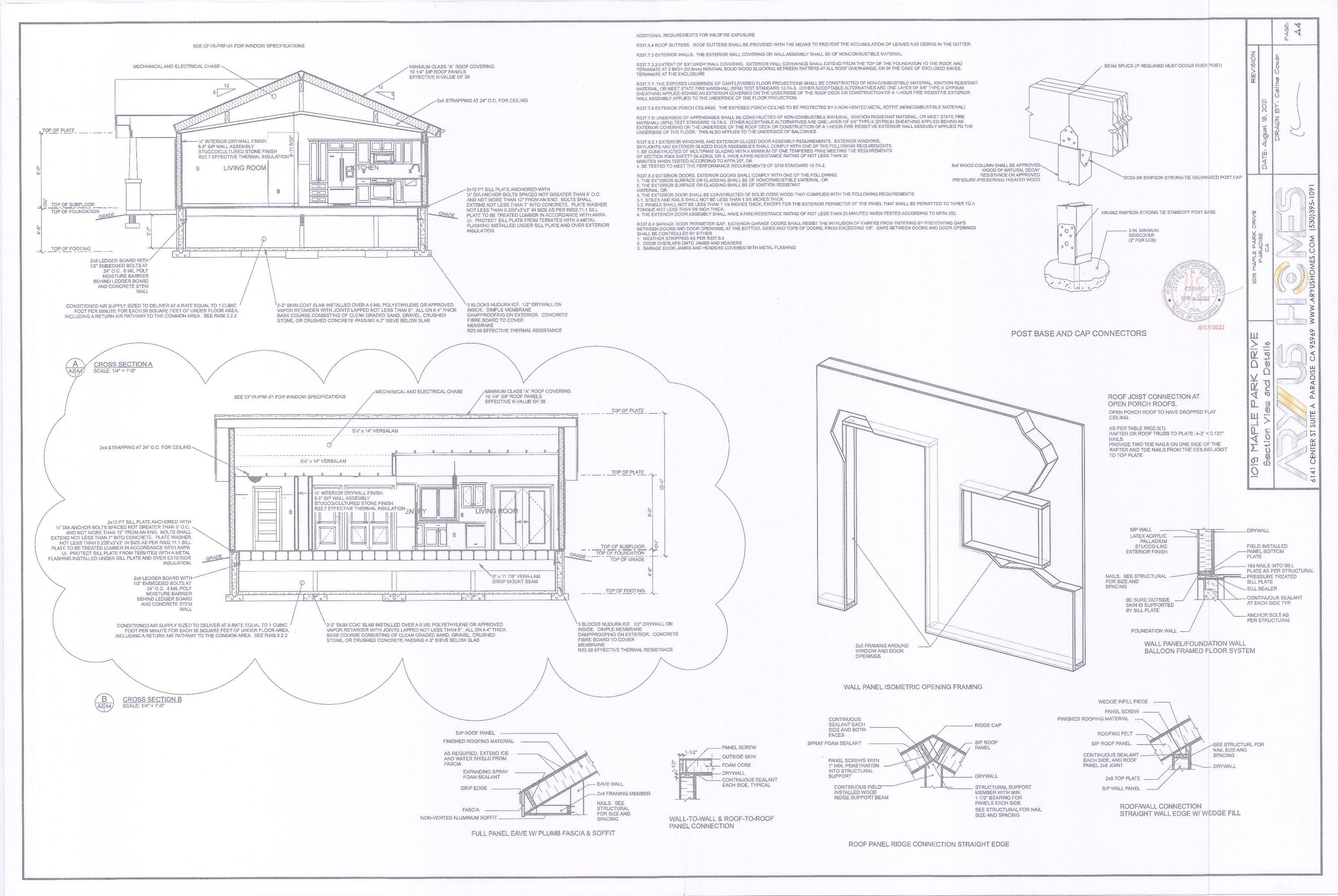
DRAWN BY: Celine Cowan

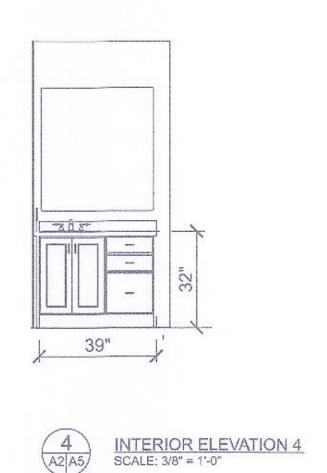
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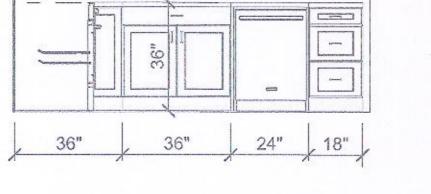




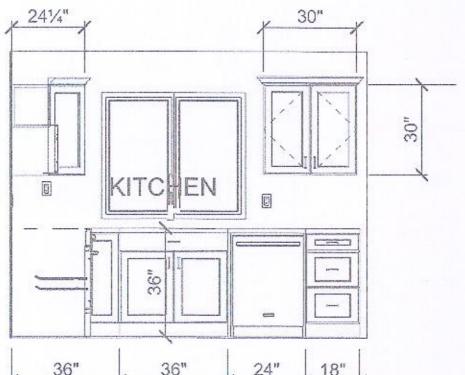
FOUNDATION PLAN SCALE: 1/4" = 1'-0" Foundation Plan







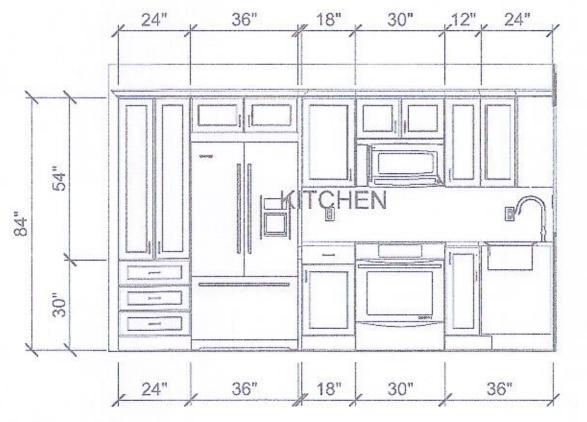
INTERIOR ELEVATION 5 SCALE: 3/8" = 1'-0"

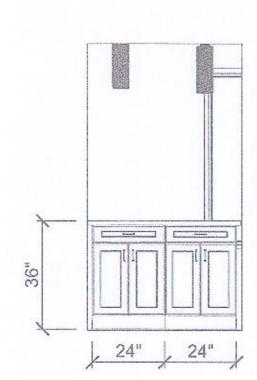


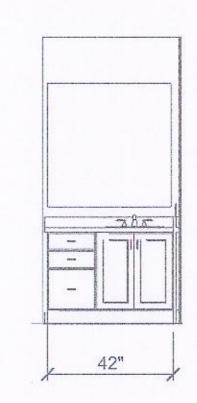














DATE:	
IOIS MAPLE PARK DRIVE PARADISE CA	WWW.ARYUSHOMES.COM (530)395-1091
1019 MAPLE PARK DRIVE Cabinet Section Views	6141 CENTER ST SUITE A PARADISE CA 95969 WWW.ARYUSHOMES.COM (530)395-1091

AGE.

- 1-1 All work shall be in conformance with the California Building Code referenced in the "Structural Design Criteria" and applicable Municipal, State, Federal, and OSHA Safety regulations. 1-2 The drawings represent the finished structure. The Builder is responsible for the methods of construction including forming, shoring, bracing, etc. The Builder shall provide all measures necessary to protect people and property during construction.
- 1-3 The Builder is responsible for obtaining all necessary permits from all governing agencies. All wark is subject to Building Department field inspector's approval. If a certificate of occupancy is not obtained by the owner for this project, then the engineer assumes no liability for this structure. 1-4 The Builder shall verify all dimensions, details and job site conditions prior to commencing work
- and notify the Engineer in writing of any discrepancies before purchasing materials or labor. 1-5 Should any changes be made from the design as specified in these drawings without written approval from the Engineer, then the Engineer will assume no responsibility for the structure.
- 1-6 Additional plans that may be included with this plan set (site plan, electrical, plumbing, HVAC) are by others. The builder is responsible for coordinating and ensuring accuracy of plans by others. The Builder is responsible for preventing water infiltration into the building through the roof, walls, or floor. The owner is responsible for maintaining all systems designed to prevent maisture from entering the building. The Builder is also responsible for preventing water condensation inside the building cavities including but not limited to the roof, walls, and floors.
- The builder or owner shall determine if the structure is in a flood plain & notify the engineer in writing if it is. The structure is not designed to resist the effects of flooding.
- If certain features of the structure are not fully shown or detailed on the plans, their construction shall be of similar character to conditions shown on the plans 1-10 All sheets that contain engineering requirements included in this plan set must be wet signed and
- stamped by the engineer to be valid. 1—11 Any conditions noted as existing must be field verified by the contractor and any discrepancies must be brought to the attention of the engineer prior to continuing with construction.

FOUNDATION / SITE WORK:

- 2-1 The Builder is responsible for locating all buried objects that may be encountered but that are not shown on these plans. The foundation is designed to be placed on a level pad on undisturbed and non-expansive soil. The Builder shall notify the Engineer in writing if any unusual soil conditions such as organic soils, clay, or uncertified fills are found at the site. The engineer has not made a geo-technical review of the site U.O.N.
- 2-2 All excavations shall be inspected and approved by the Building Official before concrete is poured. Engineered fill may be used as existing grade provided compaction tests are presented to the Engineer indicating a minimum compaction of 90% relative compaction per ASTM D 1557. Fill material shall be free from debris, vegetation, and other foreign substances. All excavations, grading and fills shall conform with 2019 CBC 1804. Footings shall extend into firm native soil with a footing depth below frostline 12" min. U.O.N.
- The owner is responsible for providing geo—technical report to builder and engineer if one exists. The bottom of all footings shall be clean and level.
- 2-5 Builder is responsible for providing drainage behind all retaining walls such that water can not accumulate behind walls. The builder shall design properly sized perforated pipe sloped to drain to daylight. The builder is responsible for providing waterproofing and damp proofing for all walls per
- 2-6 All finished grade shall slope at a min. of 2% away from all foundations for a min. of 10 feet. The builder shall be responsible for locating and securing in place all anchor bolts, holdown
- anchors, post bases, plumbing and other embedded objects prior to placement of concrete. 2-8 Anchor bolts shall be F1554 Grade 36 U.O.N. Bolts are to be a minimum of 1/2" ø with 7" minimum embedment into concrete and spaced at 6' o.c. maximum U.O.N. Anchor bolts shall be placed 7-bolt diameters min./12" max. from each end of sill plate with a minimum of two anchor bolts per sill plate. All anchor bolts shall have 3"x 3"x .229" thick washers refer to "Shear Wall"
- schedule for additional anchor bolt requirements. 2-9 For retrofit anchor balts install TITEN HD (by Simpson) 1/2" Ø w/ 3-1/4" min. embedment or 5/8" Ø W/ 3-3/4" embedment. Install per manufacturer's recommendations. Direct 1:1 replacement with washer per typical anchor bolt. Install TITEN HD into concrete per ICC—ES
- ESR-2713 and install TITÈN-HD into masonry per ICC-ES ESR-1056. 2-10 Foundations supporting wood shall extend at least 8 inches above the adjacent finished grade. Individual concrete or masonry piers shall project at least 8 inches above exposed ground unless the columns or posts that they support are of approved wood of natural resistance to decay ar
- 2-11 Footings placed on or adjacent to slopes must comply with figure 1808.7.1 of the 2019 CBC. A geo-technical engineer must approve footing placements in violation of this figure. This engineer shall not be liable for any foundation placed in violation of this section.

CONCRETE:

- 3-1 All concrete shall have a minimum f'c = 3,000 psi after 28 days curing unless otherwise noted. 2,500 psi used for design, so no special inspection is required.
- Materials used to produce concrete, concrete itself and testing shall comply with applicable standards listed in ACI 318-14. Aggregate size shall be a maximum of 1-1/2" in foundations and 3/4" at all other locations.
- 3-3 Curing compound shall be sprayed on all exposed surfaces immediately after final troweling. Il cement used shall conform to ASTM C-150-04 and shall be Type II or Type III low alkali Concrete exposed to freezing or thawing shall be protected in accordance to the latest edition of
- the ACI code and CBC Section 1904. Vibrate concrete around all bolts, rebor and surfaces. Construction joints shall be clean and wet prior to pouring concrete.
- All projecting corners of slabs, beams, columns, etc. shall be formed with a 3/4" chamfer, unless
- specifically noted otherwise. 3-8 Calcium chloride admixtures or chloride—based admixtures shall not be used.

REINFORCING STEEL IN CONCRETE:

- 4-1 Reinforcing steel shall conform to the provisions of ASTM A-615/A 615M-04a, Grade 40 for #4 bars and smaller and Grade 60 for #5 bars and larger. All rebar is to be deformed. #5 and larger rebar shall not be re-bent. Welded wire fabric shall conform to the provisions of ASTM A 185-02. 4-2 All lap splices shall not be less than 62 bar diameters of the larger bar. Harizantal laps in
- adjacent bars shall be staggered 5' 0" minimum. 4-3 Reinforcement cover shall be as follows: Concrete cast against soil: 3" clear Concrete with soil or weather exposure: #5 bars and smaller: 13" clear #6 bars and larger: 2" clear
- Concrete without soil or weather exposure: 1 1/2" clear 4-4 All reinforcing steel shall be clean and accurately secured in position before and during concrete

CONCRETE SLAB CONSTRUCTION:

- 5-1 All slabs on grade shall be per the contractor. As such it is the contractor's sole responsibility to take steps to control cracking at all slabs to the satisfaction of the owner. 5-2 Gravel or sand base shown is to provide structural base for slab only. No provisions for
- preventing groundwater infiltration of the slab are included. See plans for requirements. 5-3 Slabs on grade shall be 4" minimum thick and placed over 4" minimum of free draining aggregate
- base compacted to a minimum of 95% relative compaction, unless noted otherwise. 5-4 Crack control jointing is designed by the builder, unless shown on foundation plan. The maximum spacing of joints shall not exceed 10' in any direction.

GLUED-LAMINATED / MANUFACTURED LUMBER:

- 6-1 All glue-lams shall be ANSI/AITC A190.1-1983 with a camber of R = 1600' unless noted otherwise: Simple Spans . . . 24F-V4 DF/DF Cantilevers . . . 24F-V8 DF/DF
- 6-2 Glue-lams exposed to weather must be rated for exterior use by the manufacturer per CBC 2303.1.3 Waterproofing of exposed ends shall be provided by others. Glued-laminated timbers shall be manufactured and identified as required in AITC A190.1 and ASTM D3737.
- 6-3 All manufactured wood products shall be installed per manufacturer's recommendations. 6-4 Boise Cascade, TrusJaist MacMillan or equivalent shall provide manufactured lumber.
 - Minimum design values shall be as follows U.G.N. on plan: Specification Fb (psi) Fv (psi) Microliam LVL TimberStrand LSL 2250 400 1950 1.5 E6 Parallam PSL 2900 290 2900 2.0 E6
- Versa-Lam 285 3000 2.0 E6 6-5 Manufactured "I" joists shall be installed per the manufacturer's recommendations using a deflection limit of 1/480. Use a manufactured rim board with all "I" joists. Use a double rim board at all locations where ledgers are used (such as deck ledgers).

FRAMING/LUMBER:

- 7-1 All wood in contact with concrete shall be pressure treated Hem Fir or Douglas Fir at the builders option U.O.N.
- 7-2 Lag screws shall be screwed, not driven, into pre-drilled holes of 2/3 the shank diameter. 7-3 Holes for bolts shall be bored with a bit 1/32° to 1/16° larger than the nominal bolt diameter. 7-4 Structural members shall not be cut for pipes, etc. unless specifically noted or detailed. Where top or sale plates are cut for pipes, a metal tie 0.058" min. thick and 1 1/2" wide shall be
- CBC 2308,9.8. 7-5 All framing anchors, clips, straps, hangers, holdowns, etc., shall be manufactured by Simpson

fastened across and to each side of the opening with not less than 6-16d nails per the 2019

- Strong-Tie Company U.O.N. and installed per manufacturer's recommendations. 7-6 U.O.N. framing shall be connected per nailing schedule per Table 2304.10.1 of the 2019 CBC. For
- top plate splices see note 7-11. 7-7 Where exposed to weather, nails shall be galvanized.

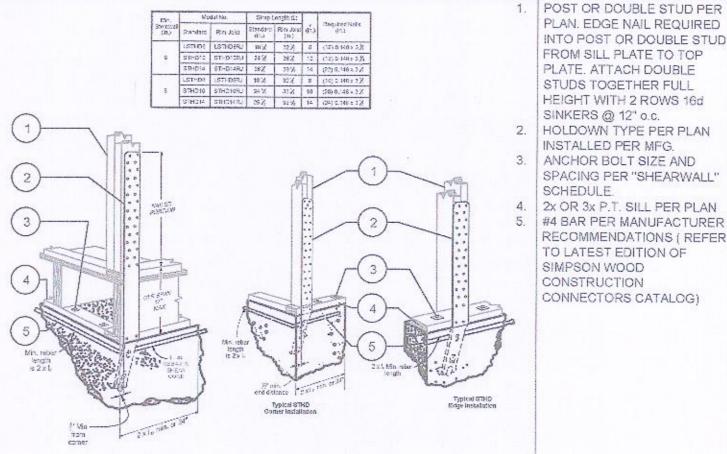
FRAMING/LUMBER (CONTINUED):

supporting stud.

- 7-8 Where in contact with pressure treated wood, all sill plate anchor bolts, nuts, plate washers, and metal connectors shall be type 304 stainless steel or hot—dip zinc coated galvanized steel or
- mechanically deposited zinc coated steel meeting ASTM A153-03. 7-9 2x solid blocking shall be provided over all bearing walls, shear walls, or other supports. Where manufactured "I" joists are specified, blocking requirements listed herein are to be considered
- minimums and shall be increased as per manufacturer's recommendations. 7-10 Splices and joints in double top plate of stud bearing wall shall occur at the center line of
- 7-11 All studs to have double top plates of the same dimension as the studs. Top plate splices of stud walls shall use 12-16d sinkers at all top plate splices u.n.o.
- 7-12 Fire block wood study of mid-height where stud length is over 10' 0". 7-13 Carry all upper level posts into lower levels and provide solid blocking under all posts in floors or continue post.
- 7-14 Where (2) or more trimmers accur, use solid blacking at the floor level continuous to the foundation. 7-15 All structural lumber shall be Douglas Fir Larch as graded by the W.W.P.A. or W.C.L.I.B. and shall have a moisture content less than 19% and be of the following grades unless otherwise noted: 2 x 4 studs Standard and Better
 - 2x & 4x Structural Light Framing #2 Grade 2x & 4x Joists and Rafters #2 Grade 4x & 6x Beams and Posts #1 Grade
 - Roof Sheathing (over supports spaced at 24" o.c. maximum): *Supporting composition or metal roofing: Use 1/2" APA rated exterior 32/16 • All sheathing with face grain perpendicular to framing, stagger panels and nail with 8d at 6"/12" o.c. U.O.N.
- Wall Sheathing: See plans where occurs 7-16 Roof rafters shall be sized per Current edition of the CBC Tables U.O.N. 7-17 The builder shall take all measures necessary to protect framing from the effects of shrinkage. The Engineer shall not be responsible for damage to framing members or finishes due to the effects of shrinkage. All new framing lumber shall have 19% maximum moisture content at time of installation. 7-19 Plywood sheathing shall conform to PS 1-95. U.O.N. roof sheathing shall be CDX APA rated or OSB
- equivalent. Apply face grain perpendicular to framing and stagger panels u.o.n. Edge nail at gable end trusses, drag trusses, frieze blocking, and all supported edges. 7-20 Where a wall is labeled as a shear wall, such wall shall be continuously shear paneled and nailed as required per schedule from the roof plywood to foundation sill plate. Where a floor or other element disrupts the continuous paneling, special detailing is required. Where special detailing is not provided, connections shall be requested by builder.
- 7-21 All headers to be as follows for openings not to exceed 8' in bearing walls, U.O.N. on plans: 2x4 stud wall 2x6 stud wall
- 7-22 All headers to be as follows for openings not to exceed 4' in non bearing walls, U.O.N. on plans. For openings greater than 4' use header specified for bearing wall U.O.N. on plans: 2x4 stud wall 2x6 stud wall
- 7-23 Provide 1-3/4" minimum bearing at end supports and 3-1/2" minimum bearing at intermediate
- supports for ceiling joists and rafters, unless otherwise noted on plans. 7-24 Misplaced anchor bolts at sill plate to foundation: See notes in "Foundation / Site Work" section on

ROUGH CARPENTRY:

- 8-1 Where plumbing, heating, or other ducts are placed on a partition requiring the cutting of the double plates, a Simpson LSTA24 strap shall be fastened to each side of the top plates.
- 8-2 Use two trimmers at each end of each beam and header over 6'-0" long, and one trimmer at each end less than or equal to 6'-0" long unless otherwise noted on plans.
- 8-3 Balloon frame studs to truss bottom chord or full height at exterior walls where sloping ceilings



2. HOLDOWN TYPE PER PLAN INSTALLED PER MFG. ANCHOR BOLT SIZE AND SPACING PER "SHEARWALL" SCHEDULE 4. 2x OR 3x P.T. SILL PER PLAN #4 BAR PER MANUFACTURER RECOMMENDATIONS (REFER TO LATEST EDITION OF SIMPSON WOOD CONSTRUCTION CONNECTORS CATALOG)

PLAN. EDGE NAIL REQUIRED

INTO POST OR DOUBLE STUD FROM SILL PLATE TO TOP

PLATE. ATTACH DOUBLE

STUDS TOGETHER FULL

SINKERS @ 12" o.c.

HEIGHT WITH 2 ROWS 16d

STRAP HOLDOWN DETAIL

 MINIMUM SPACING PER NOTE 4 2. PROVIDE ANCHOR BOLTS EACH SIDE OF NOTCHES AND PENETRATIONS GREATER

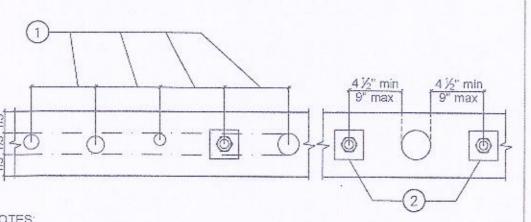
THAN 1/4 WIDTH OF SILL PLATE

N.T.S.

N.T.S.

18" o.c.

16" o.c.



Notches & penetrations greater than 1/3 width of plate are not allowed. Max diameter of penetration to be % width of plate.

All penetrations are required to be within middle 1/2 of plate. Minimum spacing between penetrations shall be 3-times the diameter of the largest penetration.

SILL PLATE PENETRATIONS

	SHEAR	WALL SCH	HEDULE		
SHEAR WALL	A	В	С	D	I E
SHEAR STRENGTH (PLF)	335	540	540	720	920
SPLINE TYPE	SURFACE OR BLOCK	1x LUMBER BLOCK	4x LUMBER 4x	LUMBER	4x LUMBER
NAIL TYPE 4	8d BOX	8d COOLER	8d COOLER	8d COOLER	8d COOLER
NAIL SPACING 4	6" O.C.	2 STAGGERED ROWS 4" O.C.	2 STAGGERED ROWS 4" O.C.	2 STAGGERED ROWS 3" O.C.	2 STAGGERED ROWS 2" O.C.
5/8" A.B. SPACING 1	52" o c	14" 0.0	14" 0.0	26" 0.0	24"00

10" o.c. | 10" o.c.

- Anchor bolts shall have a minimum 3" x 3" x .229" thick steel plate washer.
- . Chart values are applicable to any thickness SIP

1/2" A.B. SPACING 1 36" o.c.

- 3. Top plate joints must be staggered a minimum of one foot from spline joints
- . Required connections must be made on both sides of spline joint, bottom plate, top plate, and each side of the SIP

STRUCTURAL DESIGN CRITERIA

BUILDING CODE:

2019 CALIFORNIA BUILDING CODE ASCE STANDARD 7-16, ACI 318-14 || (PER ASCE 7-16 TABLE 1.5-1)

FLOOR LIVE LOAD: DECK/BALCONY LOAD:

RISK CATEGORY:

UNIFORM: 40 PSF UNIFORM: 60 PSF (WHERE OCCURS)

CONCENTRATED: N/A

ROOF LIVE LOAD: 19 PSF (FOR 5:12 PITCH, VARIES) SNOW LOAD: 30 PSF (PER BLDG, DEPT.)

WIND DESIGN DATA:

BASIC WIND SPEED: 95 MPH (3 SECOND GUST)

WIND EXPOSURE:

ENCLOSURE CLASSIFICATION: ENCLOSED BUILDING (ASCE 7-16 SEC. 26.2)

SEISMIC DESIGN DATA:

SEISMIC IMPORTANCE FACTOR: 1.00 (TABLE 1.5-2 ASCE 7-16)

SPECTRAL RESPONSE COEFFICIENTS: $S_{0S} = 0.574 S_{D1} = 0.390$

SITE CLASS: D SEISMIC DESIGN CATEGORY: D

SEISMIC-FORCE-RESISTING SYSTEM: WOOD SHEAR WALL

DESIGN BASE SHEAR: SEE STRUCTURAL CALCULATIONS

SEISMIC RESPONSE COEFFICIENT: R = 6.5

RESPONSE MODIFICATION FACTOR: $C_s = 0.088$ SOIL DATA:

SOIL BEARING:

1,500 PSF PER CBC TABLE 1806.2

SPECIAL INSPECTIONS

THE OWNER SHALL BE RESPONSIBLE FOR ENSURING THAT THE FOLLOWING SPECIAL INSPECTIONS ARE PROVIDED WHEN REQUIRED. SPECIAL INSPECTORS SHALL BE EMPLOYED BY THE OWNER AND NOT BY THE BUILDER OR ANY THER PERSON RESPONSIBLE FOR THE WORK. THE SPECIAL INSPECTOR MUST BE ACCEPTABLE TO THE PROJECT ENGINEER AND THE LOCAL BUILDING OFFICIAL. ALL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 1701 OF THE CBC AND OTHER APPLICABLE STANDARDS. INSPECTORS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT

ANCHOR BOLTS, ALL-THREAD OR REBAR INSTALLED W/ EPOXY THE PORTIONS OF WORK THAT REQUIRE SPECIAL INSPECTION ARE THE SIMPSON RFB ANCHOR BOLTS AND/OR ALL-THREAD INSTALLED WITH EPOXY. THE DUTIES OF THE INSPECTOR SHALL BE AS NOTED BELOW:

> -VERIFY THE EMBEDMENT DEPTH OF THE DOWELS. -OBSERVE THE CLEANING OF THE DRILLED HOLES TO BE IN COMPLIANCE WITH THE

MANUFACTURER. -VERIFY THAT THE SPECIFIED EPOXY IS BEING USED AND THAT IT IS MIXED PROPERLY -VERIFY THAT THE BOLTS ARE AS SPECIFIED AND THAT THEY ARE CLEAN AND OIL FREE. -VERIFY THAT THE BUILDER IS REQUIRING MINIMUM CURE TIME. -PROVIDE REPORT TO THE BUILDING DEPARTMENT AS NOTED BELOW.

FIELD WELDING THE PORTIONS OF WORK THAT REQUIRE SPECIAL INSPECTION ARE THE FIELD WELDS AS SHOWN ON THE PLANS. THE DUTIES OF THE INSPECTOR SHALL BE AS NOTED BELOW:

> ALL STRUCTURAL FIELD WELDING TO BE INSPECTED BY AN AWS OR ICBO CERTIFIED WELDING INSPECTOR. ALL WELDS ARE TO BE VISUALLY INSPECTED TO BE IN CONFORMANCE WITH AWS D1.1 SPECIFICATIONS.

YES NO HIGH STRENGTH BOLTING

THE PORTIONS OF WORK THAT REQUIRE SPECIAL INSPECTION ARE ALL CONNECTIONS WITH HIGH STRENGTH BOLTS. THE DUTIES OF THE INSPECTOR SHALL BE AS NOTED BELOW:

> VERIFY TENSIONING OF ALL A325 AND A490 HIGH STRENGTH BOLTS BY USE OF A CALIBRATED TORQUE WRENCH OR "TURN OF THE NUT" METHOD. ALL TEST LOADS VERIFIED BY USE OF A LOAD CELL TORQUE DEVICE. ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH CBC STANDARDS AND PER RCSC SPECIFICATIONS OF THE AISC MANUAL OF STEEL CONSTRUCTION.

HIGH STRENGTH CONCRETE

THE PORTIONS OF WORK THAT REQUIRE SPECIAL INSPECTION ARE THE PLACING OF CONCRETE AND TAKING OF TEST SPECIMENS FOR THE CONCRETE (REQUIRED FOR ALL CONCRETE WITH F'c>= 3,000 PSI). THE DUTIES OF THE SPECIAL INSPECTOR SHALL BE AS NOTED BELOW:

> ALL CONCRETE MIX DESIGNS SHALL BE PREPARED BY A RECOGNIZED TESTING LABORATORY AND COPIES SHALL BE SENT TO THE ENGINEER FOR REVIEW. 2. OBSERVE THE CONCRETE AS IT IS BEING PLACED IN THE FORMS. ENSURE THAT

CONCRETE IS PER SECTION 3 OF THE GENERAL NOTES ON SHEET SN-1. 3. TEST SPECIMENS SHALL BE PER CBC SECTION 1905.6 "EVALUATION AND ACCEPTANCE OF CONCRETE". EACH SPECIMEN SHALL CONTAIN AT LEAST FOUR CYLINDERS, INCLUDING ONE FOR TESTING AT SEVEN DAYS AND TWO AT 28 DAYS. IF THE 28 DAY RESULTS ARE BELOW THE MINIMUM SPECIFIED 28 DAY STRENGTH, THE EXTRA CYLINDER SHALL BE TESTED AT 56 DAYS, COMPRESSIVE STRENGTH TESTS SHALL ALSO INCLUDE TEST RESULTS FOR SLUMP AND ENTRAINED AIR (IF SPECIFIED), AND SHALL BE SENT TO THE ENGINEER FOR REVIEW

YES NO STRUCTURAL WOOD

THE PORTIONS OF WORK THAT REQUIRE SPECIAL INSPECTION ARE ALL FASTENING ELEMENTS OF THE LATERAL FORCE RESISTING SYSTEMS FOR TYPE "B" AND "C" SHEARWALLS WHERE OCCURS PER PLAN PROVIDED BY STREAMLINE ENGINEERING. THE DUTIES OF THE INSPECTOR SHALL BE AS NOTED BELOW:

PROVIDE REPORT TO THE BUILDING DEPARTMENT AS NOTED BELOW.

VERIFY NAILING OF SHEARWALLS

VERIFY BOLTING OF SHEARWALLS TO THE FOUNDATION 3. VERIFY HOLD-DOWNS TO THE FOUNDATION AND BETWEEN FLOORS WHERE OCCURS

VERIFY DRAG STRUTS WHERE OCCUR.

SAMPLES OF INSPECTION REPORTS SHALL BE PROVIDED BY THE SPECIAL INSPECTOR (IF REQUIRED BY THE BUILDING OFFICIAL). REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT WITHIN SEVEN CALENDAR DAYS OF THE INSPECTION. ALL INSPECTOR'S REPORTS NOTING DISCREPANCIES TO BE FILED WITH THE BUILDING DEPARTMENT WEEKLY DURING CONSTRUCTION, WHETHER CORRECTED OR NOT. ALL INSPECTOR'S DAILY LOGS SHALL BE MAINTAINED ON SITE FOR REVIEW BY THE BUILDING INSPECTORS.





US HOMES
PLE PARK DRIVE
SE, CALIFORNIA 00 00 00

EXCLUSIVE PROPERTY OF STREAMLINE ENGINEERING. THIS SHEET SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

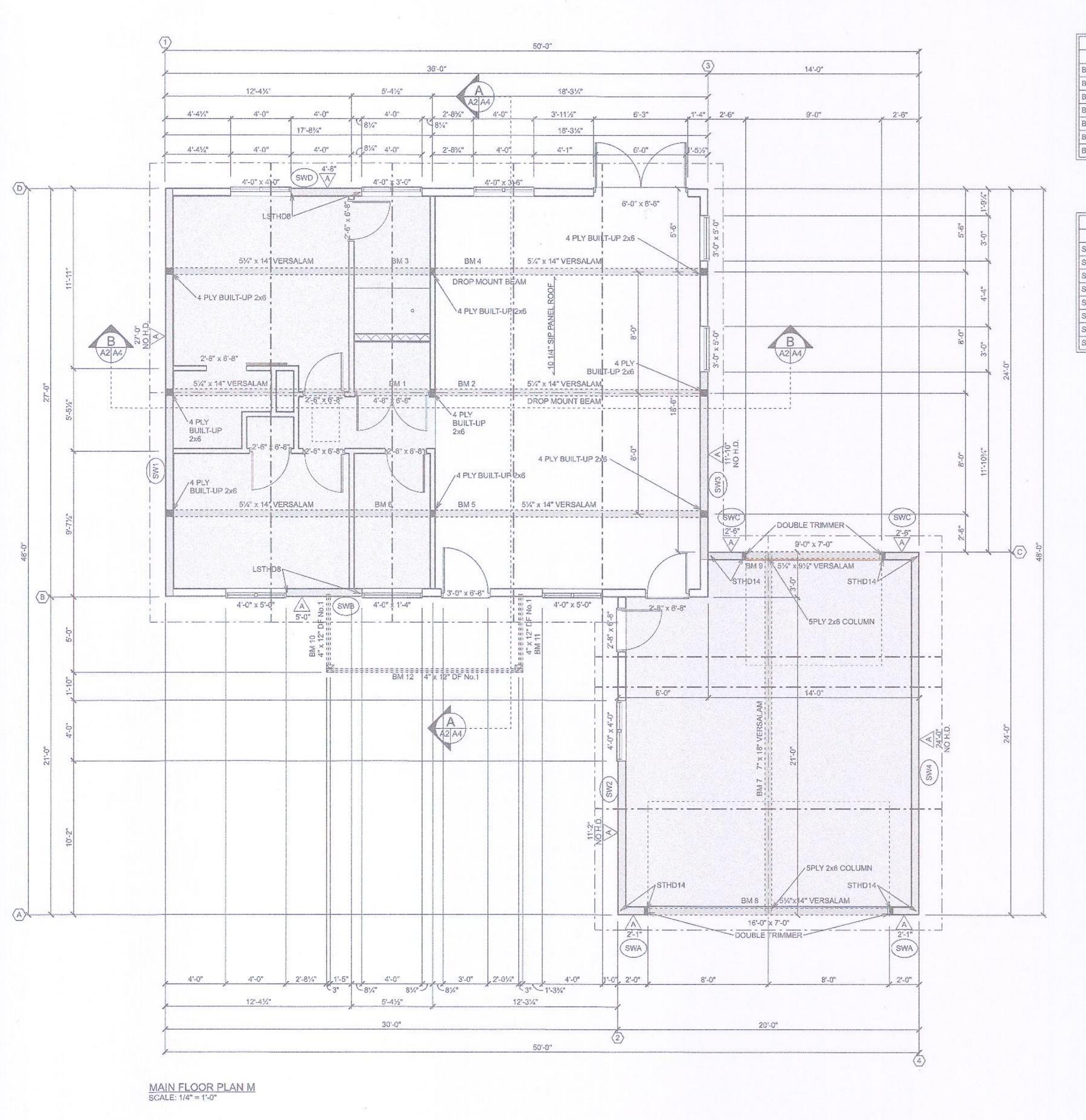
REVISIONS

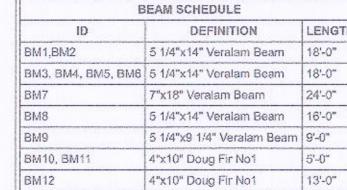
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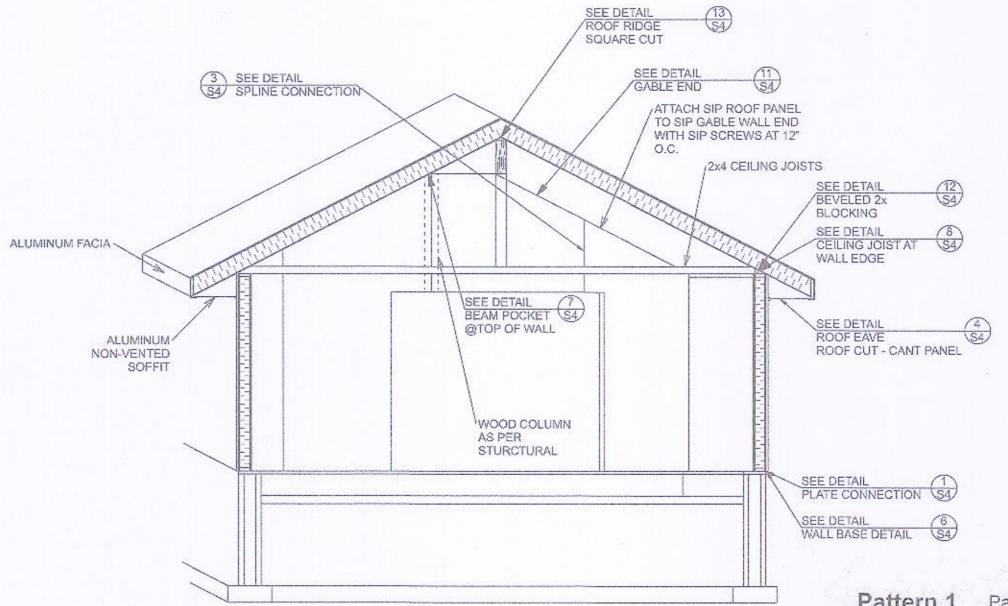
SHEET NO.

JOB NO.





SHEAR WALL SCHEDULE							
ID	WALL TYPE	NAILING	ANCHORAGE	ALLOWABLE SHEAR			
W1	TYPE A 6.5" SIP WALL	8d Box (2.5"x0.113") @ 6" o.c.	NO HOLD DOWNS	335 PLF			
W2	TYPE A 6.5" SIP WALL	8d Box (2.5"x0.113") @ 6" o.c.	NO HOLD DOWNS	335 PLF			
W3	TYPE A 6.5" SIP WALL	8d Box (2.5"x0.113") @ 6" o.c.	NO HOLD DOWNS	335 PLF			
W4	TYPE A 6.5" SIP WALL	8d Box (2.5"x0.113") @ 6" o.c.	NO HOLD DOWNS	335 PLF			
AW	5.5 STUDS @ 16" 0.C. 7/16 OSB SHEATING	8d Box (2.5"x0.113") @ 6" o.c.	STHD14 WITH 3" MIN POSTS	335 PLF -			
WB	TYPE A 6.5" SIP WALL	8d Box (2.5"x0.113") @ 6" o.c.	LSTHD8 WITH MIN 2x4 POST	335 PLF			
WC	TYPE A 6.5" SIP WALL	8d Box (2.5"x0.113") @ 6" o.c.	STHD1414 WITH MIN 3" POST	335 PLF			
WD	TYPE A 6.5" SIP WALL	8d Box (2.5"x0.113") @ 6" o.c.	LSTHD8 WITH MIN 3" POST	335 PLF			



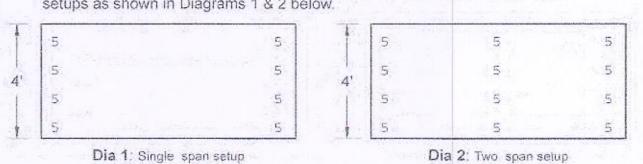
SIP PANELS, FACTORY BUILD HOUSING COMPONENT, TO COMPLY WITH DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, HDC. EACH INDIVIDUAL SIP MUST BEAR AN INSIGNIA OF APPROVAL FROM HCD AND BE INSTALLED IN THE MANUFACTURING PLANT PRIOR TO THE SITE ASSEMBLY. INSIGNIA MUST BE VISIBLE FOR ON-SITE INSPECTION

SECTION THRU GARAGE SCALE: NOT TO SCALE



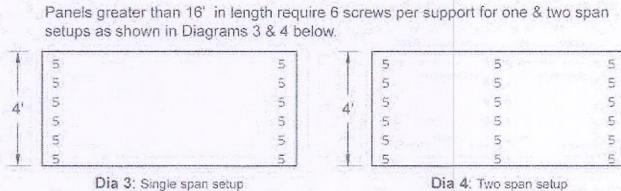
Pattern 1 Panels up to 16 feet long.

Panels 16' or less in length require 4 screws per support for one & two span setups as shown in Diagrams 1 & 2 below.



(2 points of attachment)

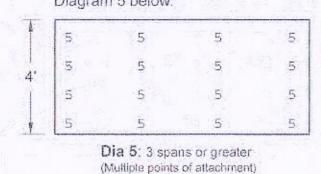
Pattern 2 Panels 16 - 24 feet long.



Pattern 3 Panels with 3 or more spans.

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Panels at any length with 3 or more spans require 4 screws per support as shown in Diagram 5 below.



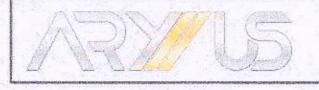
Perimeter attachment of roof panels require a minimum of 1 fastener per 2 linear feet of panel. . The recommendations shown are based on 90 psf

of uplift resistance with a minimum screw penetration of 1 inch. The bottom of the scew head must remain flush with the top skin.

Attachment recommendations are for uplift only.
Requirements for diaphragm or other bracing by

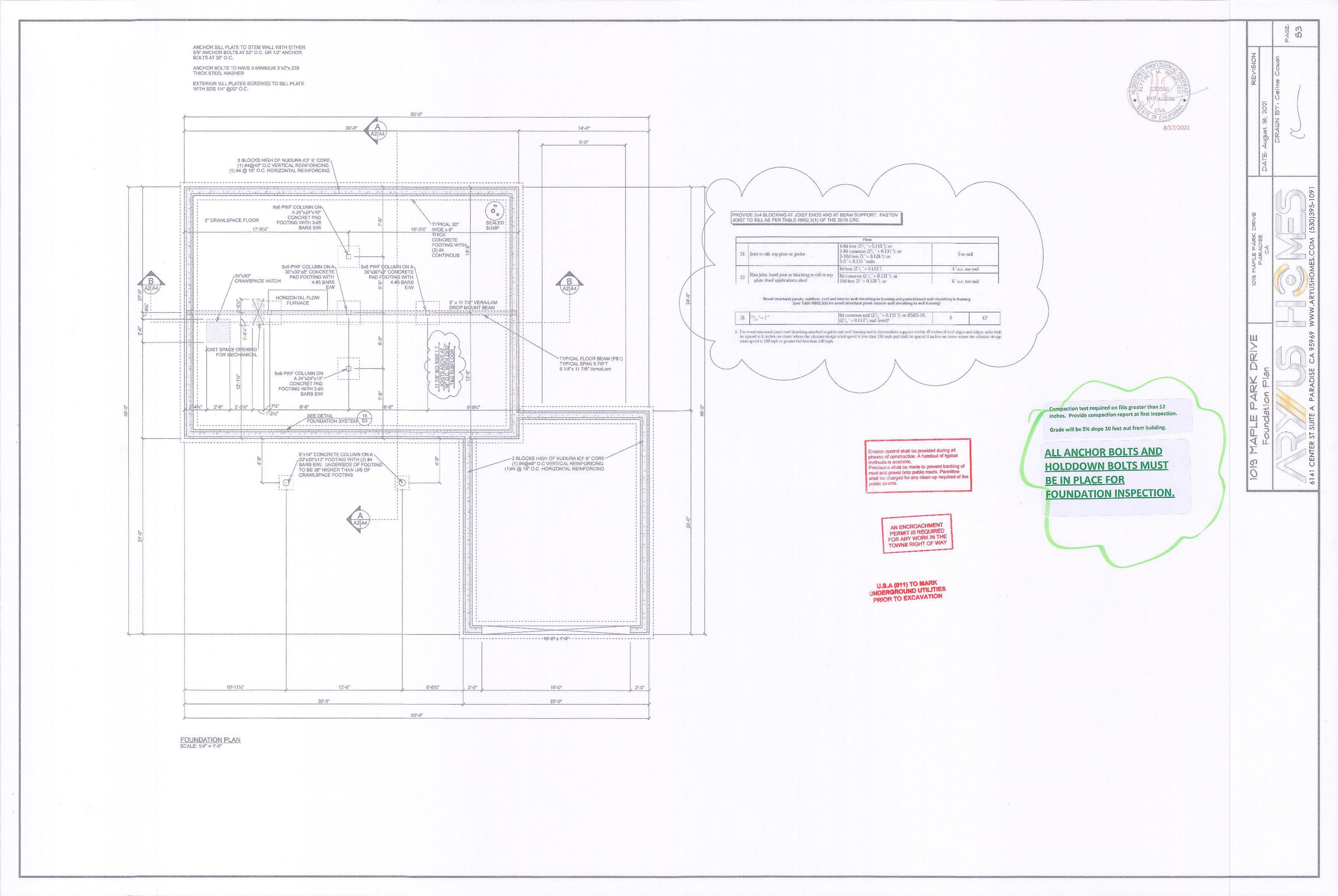
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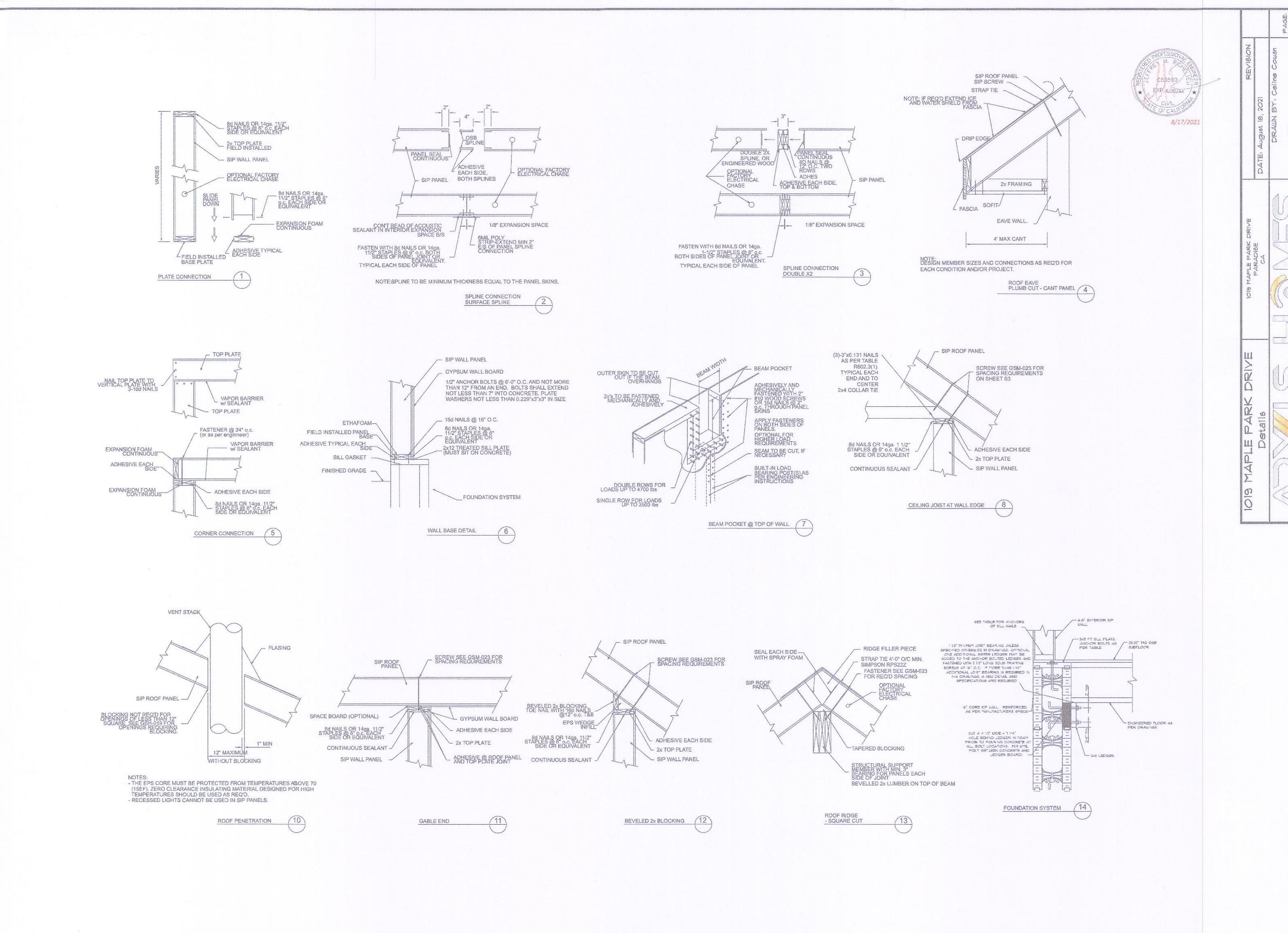
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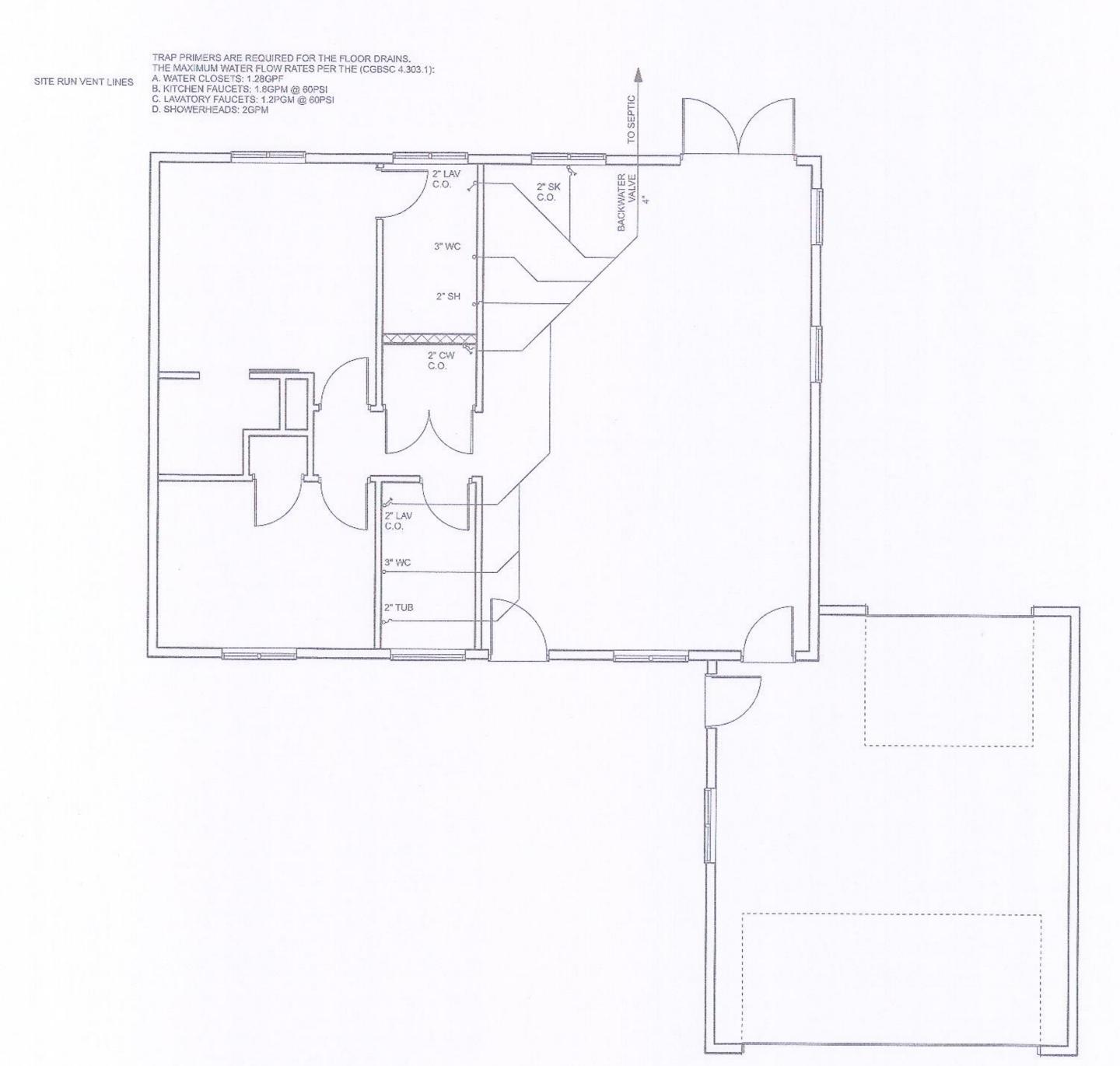
Panel Fastening Patterns

GM-023





0)



IOIS MAPLE PARK DRIVE
Plumbing Layout
Plumbing Layout

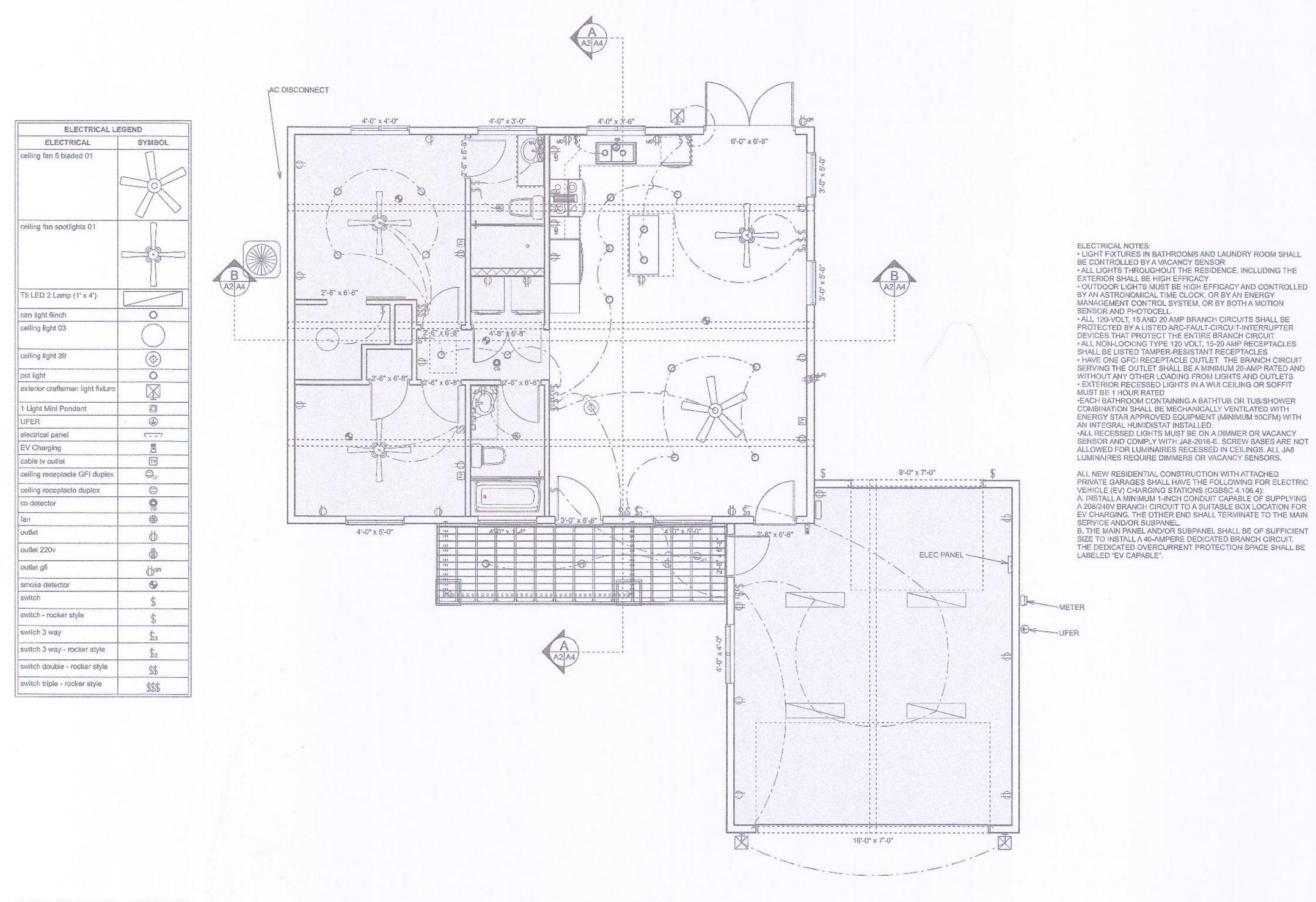
SARADISE
CA

TOTAL TOTALE PARK DRIVE
DAY

TOTAL TOTAL

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





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