

D:_Site Projects\SMITH ARCHITECTURE\2025\24003 - Weller Burn House\Revit\CENTRAL\24003 - Weller Burn House.rvt

5/6/2025 8:48:52 AM

ARCHITECTURAL SYMBOLS LEGEND

		DETAIL INDICATOR - REFERENCE & DETAIL INDICATOR - SECTION
		DETAIL INDICATOR - ITEM & DETAIL INDICATOR - AREA
		SECTION INDICATOR - PARTIAL BUILDING/WALL
		SECTION INDICATOR - BUILDING
		ELEVATION INDICATOR - EXTERIOR
		ELEVATION INDICATOR - INTERIOR, SINGLE & MULTIPLE VIEW
		MATCH LINE INDICATOR
		ROOM IDENTIFIER WITH ROOM NAME & NUMBER
		REVISION INDICATOR & REVISION CLOUD
		ELEVATION INDICATOR - LEVEL & SPOT
		REFERENCE GRID WITH REFERENCE GRID LINES
		WINDOW OR LOUVER IDENTIFIER
		DEMO KEYNOTE INDICATOR
		KEYNOTE INDICATOR
		FURNITURE, FIXTURE & EQUIPMENT INDICATOR
		DOOR TAG IDENTIFIER
		PLAN NORTH & TRUE NORTH INDICATOR

GENERAL NOTES

- CODES: ALL WORK SHALL CONFORM TO THE FOLLOWING CODES. CONTRACTOR AND THEIR SUB-CONTRACTORS SHALL HAVE WORKING KNOWLEDGE OF ALL CODES, REGULATIONS AND/OR STANDARDS APPLICABLE TO THEIR WORK. CONTRACTOR SHALL MAKE AVAILABLE LISTED CODES AT JOB SITE AT ALL TIMES.
2022 CALIFORNIA BUILDING CODE (CBC)
[2021 INTERNATIONAL BUILDING CODE (IBC)]
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
[2021 INTERNATIONAL RESIDENTIAL CODE (IRC)]
2022 CALIFORNIA ELECTRICAL CODE (CEC)
[2020 NATIONAL ELECTRICAL CODE (NEC)]
2022 CALIFORNIA MECHANICAL CODE (CMC)
[2021 UNIFORM MECHANICAL CODE (UMC)]
2022 CALIFORNIA PLUMBING CODE (CPC)
[2021 UNIFORM PLUMBING CODE (UPC)]
2022 CALIFORNIA ENERGY CODE
[2021 BUILDING ENERGY EFFICIENCY STANDARDS]
2022 CALIFORNIA FIRE CODE (CFC)
[2021 INTERNATIONAL FIRE CODE (IFC)]
2022 CALIFORNIA EXISTING BUILDING CODE (CEBC)
[2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)]
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen Code)
- EXISTING CONDITIONS: ALL EXISTING CONDITIONS NOT SHOWN OR INDICATED ON THESE PLANS ARE TO REMAIN UNCHANGED. FIELD VERIFY EXISTING CONDITIONS AND ALL DIMENSIONS. ANY DISCREPANCY BETWEEN DRAWINGS AND ACTUAL WORK SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CORRECTION PRIOR TO COMMENCING WITH THE WORK.
- INSULATION: ALL INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALLS, CRAWL SPACES OR ATTICS, SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH SECTION 803 IN THE 2022 CBC.
- WORK: ALL WORK SHALL BE DONE IN A NEAT AND WORKMAN LIKE MANNER ACCORDING TO THE BEST TRADE PRACTICES BY THOSE SKILLED IN THE PARTICULAR TRADE. EQUIPMENT, FIXTURES, PIPING, ETC., SHALL BE PLUMB, LEVEL, SQUARE OR CENTERED ETC., EQUIPMENT TO BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURERS' RECOMMENDATIONS.
- ANCHORS: WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWDER DRIVEN PINS IN EXISTING NON-PRESTRESSED REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. WHEN INSTALLING THEM INTO EXISTING PRE STRESSED TENDONS, USE A NONDESTRUCTIVE METHOD PRIOR TO INSTALLATION. EXERCISE EXTREME CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE TENDONS.
- PLANS: GENERAL CONTRACTOR SHALL MAKE AVAILABLE COMPLETE SETS OF APPROVED CONSTRUCTION DOCUMENTS TO HIS OR HER SUBCONTRACTORS FOR REVIEW. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE COMPLETE SET AND COORDINATING ITEMS WHICH PERTAIN TO HIS OR HER WORK WITH OTHER TRADES PRIOR TO COMMENCING WITH THE WORK. MAKE SURE THE DRAWINGS YOU USE ARE APPROVED AND UP TO DATE.
- ACCESS: ALL VALVES, DETECTORS, FIRE AND SMOKE DAMPERS SHALL BE ACCESSIBLE, WHETHER OR NOT SHOWN ON PLANS AT EACH LOCATION.
- HAZMAT: PER HAZARD MANAGEMENT SERVICES, INC. REPORT DATED NOVEMBER 24, 2014, (THAT IS, ASBESTOS, LEAD PAINT, ETC.) SHOULD THE CONTRACTOR ENCOUNTER SUCH MATERIALS, CONTACT THE OWNER IMMEDIATELY FOR REMOVAL AND DISPOSAL.
- SCOPE OF WORK: IT IS NOT INTENDED THAT THE CONTRACT DOCUMENTS INCLUDE EACH AND EVERY SUBSYSTEM AND SUBCOMPONENT NECESSARY TO FULLY AND PROPERLY COMPLETE THE WORK. SUBSYSTEMS, SUBCOMPONENTS OR DETAILS REQUIRED OR NORMALLY INCLUDED AS TRADE PRACTICE MAY NOT BE SPECIFICALLY MENTIONED OR SHOWN. NEVERTHELESS, CONTRACTOR SHALL BE RESPONSIBLE FOR EACH ELEMENT OF THE WORK.
- FIRE EXTINGUISHERS: NECESSARY 2A:10BC OR BETTER PORTABLE FIRE EXTINGUISHERS ARE PER SECTION 906, PART 9 (CFC). TITLE 24, CAC AND TITLE 19, COR. AT REMODELS. PROTECT AND PROVIDE ADEQUATE CLEARANCES AROUND EXISTING EXTINGUISHERS CONSTRUCTION AS NECESSARY. ADDITIONAL FIRE EXTINGUISHERS, BY CONTRACTOR, MAY BE NEEDED CONSTRUCTION. PERMANENT FACILITIES REQUIRE A MINIMUM OF ONE PORTABLE FIRE EXTINGUISHER IN APPLICABLE BUILDINGS. LIMIT TRAVEL DISTANCE TO 75 FEET. VERIFY LOCATION(S) WITH OWNER & FLSO IF NOT ALREADY SHOWN ON PLANS. EXTINGUISHERS ARE REQUIRED IN ELEVATOR EQUIPMENT ROOMS. ACCESSIBLE PORTIONS SHALL NOT EXCEED 48" AFF. 20BC OR BETTER
- SPECIAL TESTING AND INSPECTION FOR EXPANSION ANCHORS, CONCRETE CEILING WIRES ETC. TO BE COORDINATED BY CONTRACTOR, TESTING LAB CONTRACTED BY OWNER. COST OF REINSPECTION TO BE PAID BY CONTRACTOR.

PROJECT DIRECTORY

ARCHITECT

SMITH ARCHITECTURE

ARCHITECT JUSTIN SMITH

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MODESTO CA. 95357
P: 209.614.3725
JUSTIN@SMITHARCHITECTUREINC.COM

STRUCTURAL

AXIOM STRUCTURAL DESIGN, INC.

ENGINEER ANDREW GREGORIO, SE

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TURLOCK, CA. 95380
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ANDREW@AXIOMSD.COM

PROJECT SCOPE

OVERALL SCOPE OF WORK IS TO PROVIDE A SINGLE FAMILY DWELLING. NEW WORK TO INCLUDE NEW FOUNDATIONS, WALLS, CEILINGS, FINISHES, NEW MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL TO SUPPORT NEW SPACE CONFIGURATION.

DEFERRED SUBMITTALS:

- FIRE SPRINKLERS
- PV SOLAR SYSTEM

PROJECT DATA

SITE ADDRESS: JIM WELLER
20341 MIDLAND DR.
SONORA CA. 95370

1ST FLOOR 2,148 SQ.FT.

PATIO AREA: 58 SQ.FT.

GARAGE AREA: 496 SQ.FT.

CONSTRUCTION: VB

OCCUPANCY TYPE: R-3

NUMBER OF FLOORS: ONE (1)

APN: 045-080-012

ZONING: RE-1: MX

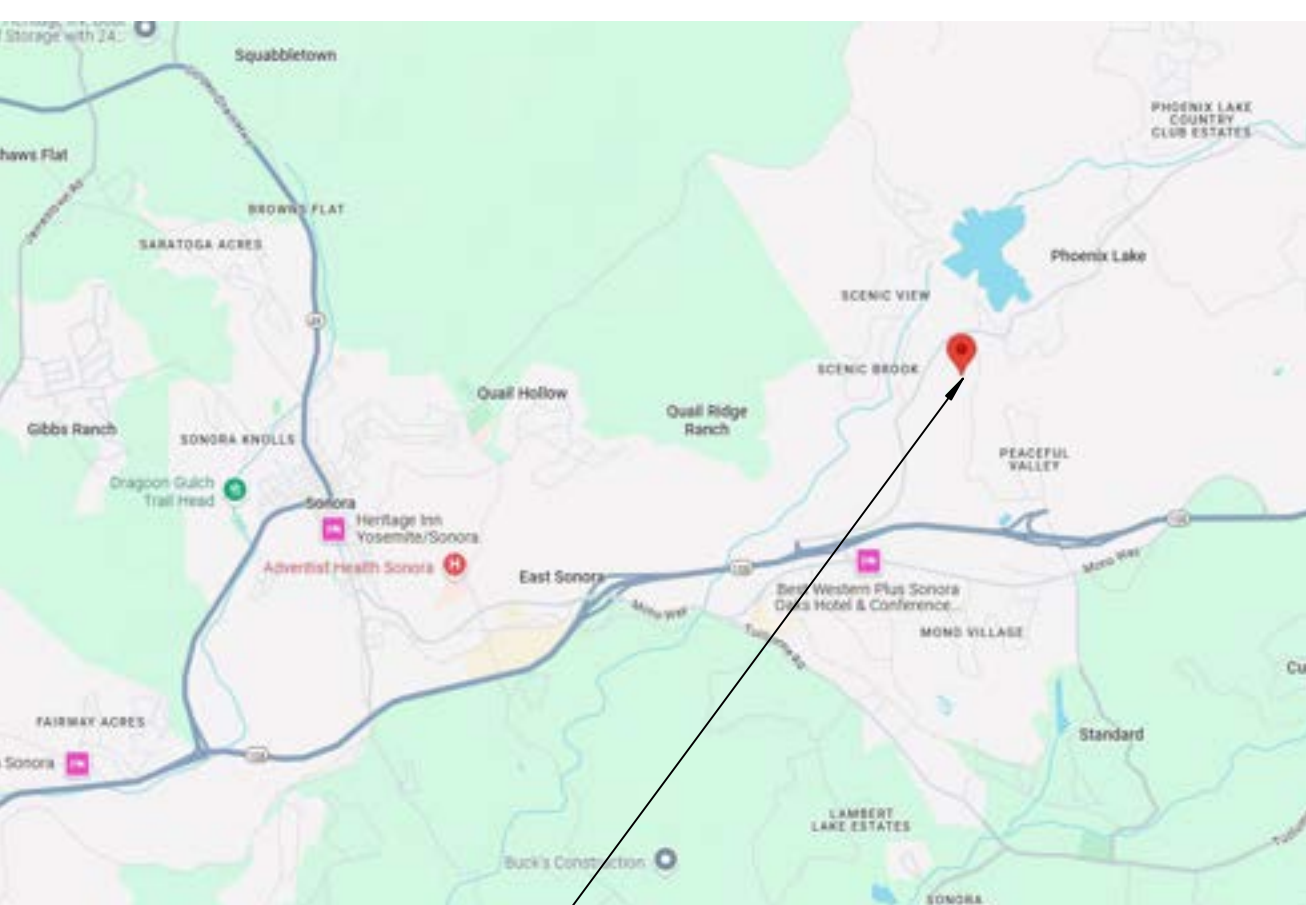
SPRINKLERED: YES (FULLY SPRINKLERED)

PHOTOVOLTAIC SYSTEM: YES

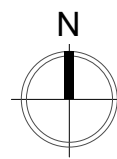
ABBREVIATIONS

AC ASPHALTIC CONCRETE	FOS FACE OF STUD	PVMPAVEMENT
ACC ACCESSIBLE	FLUOR FLUORESCENT	PL PLATE
AGG AGGREGATE	FIN FINISH	PLN PLAN
A/C AIR CONDITIONER	FLR FLOOR	PLWD PLYWOOD
AL ALUMINUM	FD FLOOR DRAIN	
AB ANCHOR BOLT	FTG FOOTING	RAD RADIUS
@ AT	FND FOUNDATION	RD ROOF DRAIN
ABV ABOVE		RM ROOM
AFF ABOVE FINISH FLOOR		RR RESTROOM
	GA GAUGE	
BLK BLOCK	GALV GALVANIZED	SCH SCHEDULE
BLKG BLOCKING	GL GLASS OR GLAZING	SHT SHEET
BD BOARD	GYP BD GYPSUM BOARD	SIM SIMILAR
	HDR HEADER	SPEC SPECIFICATION
CB CATCH BASIN	HVAC HEATING/VENTILATION/ AIR CONDITIONING	SQ SQUARE
CFCI CONTRACTOR FURNISHED & INSTALLED	HT HEIGHT	STD STANDARD
CG CORNER GUARD	HORIZ HORIZONTAL	STOR STORAGE
CLG CEILING	HB HOSE BIB	SAT SUSPENDED ACOUSTICAL
COL COLUMN		TILE
CONC CONCRETE	INT INTERIOR	SYS SYSTEM
CMU CONCRETE MASONRY	JT JOINT	TEL TELEPHONE
UNIT		THK THICK
CONT CONTINUOUS OR CONTINUE	LB LAG BOLT	T&G TONGUE & GROOVE
	LAV LAVATORY	T.O.P. TOP OF PLATE (ELEV.)
DIAG DIAGONAL	LT LIGHT	TYP TYPICAL
DS DOWN SPOUT		
DWGS DRAWINGS	MAX MAXIMUM	UON UNLESS OTHERWISE NOTED
* DIAMETER	MECH MECHANICAL	
	MTL METAL	VCT VINYL COMPOSITIONAL
ELECT ELECTRICAL	MIN MINIMUM	TILE
ELEV ELEVATION		VB VINYL BASE
EQ EQUAL	NIC NOT IN CONTRACT	V.I.F. VARY IN FIELD
(E) EXISTING	NTS NOT TO SCALE	
EXH EXHAUST		WC WATER CLOSET
EXT EXTERIOR		WP WEATHER OR WATER PROOF
	OBS OBSCURE	WD WOOD
	OC ON CENTER	
	OFCI OWNER FURNISHED CONTRACTOR INSTALLED	
	OFCI OWNER FURNISHED OWNER INSTALLED	
	OR OPERATION ROOM OH OVER HEAD	

VICINITY MAP



PROJECT
LOCATION



WELLER RESIDENCE

This set of plans and specifications MUST be kept on the job at all times and it is unlawful to make any changes or alterations on the same without written permission from the Tuolumne County Community Development Department Division of Building and Safety.

APPROVED by *Amy Toot* Date 05/19/2025

The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval to the violation of any provisions of any Ordinance or Law. Occupancy of structure not permitted until after final approval.

JIM WELLER

20341 MIDLAND DR. SONORA CA. 95370

PROJECT STATUS: 100% CD

ISSUE DATE: 02-25-2025

SHEET INDEX

GENERAL SHEETS

G001 COVER SHEET
G200 CALGREEN CHECKLIST
G201 CALGREEN CHECKLIST

ARCHITECTURAL SHEETS

A000 3D VIEWS
A101 SITE PLAN
A201 FLOOR PLAN
A301 REFLECTED CEILING PLAN
A401 ROOF PLAN
A501 EXTERIOR ELEVATIONS
A502 EXTERIOR ELEVATIONS
A601 SECTIONS
A602 SECTIONS
A701 LEGENDS & SCHEDULES
A920 DETAILS - FRAMING
A921 DETAILS - OPENING
A923 DETAILS - STAIRS
A930 DETAILS - INTERIOR
A940 DETAILS - ROOF
A951 DETAILS - EXTERIOR

STRUCTURAL SHEETS

S101 STRUCTURAL NOTES
S200 EXISTING FOUNDATION PLAN
S201 FOUNDATION PLAN
S301 ROOF FRAMING PLAN
S501 FOUNDATION DETAILS
S502 FRAMING DETAILS
S503 TYPICAL CONCRETE DETAILS
S504 TYPICAL WOOD FRAMING DETAILS

MECHANICAL SHEETS

M201 MECHANICAL PLAN

PLUMBING SHEETS

P201 PLUMBING PLAN

ELECTRICAL SHEETS

E201 ELECTRICAL PLAN

TITLE 24

M1 MANDATORY T24
T24-1 TITLE 24
T24-2 TITLE 24

ENERGY SUMMARY

2.76 KW PV System
CFI True

Please be advised that if CHI (California Flexible Installation) is utilized in the energy report for solar system justification may be required from the installing solar contractor to the field inspector showing compliance with the CFI standards.

Special Features

-Insulation below roof deck
-Exposed slab floor in conditioned zone
-NorthWest Energy Efficiency Alliance (NEEA) rated heat pump water heater, specific brand/model, or equivalent, must be installed.
(50-gallon Rheem XE50T10H45U0)

HERS Features

-Indoor air quality ventilation
-Kitchen range hood
-Minimum airflow
-Fan efficacy watts/CFM
-Verified heat pump rated heating capacity
-Duct leakage testing

Insulation
2x6 walls R-19
Roof deck R-4 with 1" air gap between roof deck and insulation
Attic R-30
Duct Insulation R-8

HVAC
HVAC Heat pump
SEER 14.3 EER/EER2/CEER 11.7

Window
U-Factor 0.45SHGC 0.4

Reviewed for Code Compliance

05/13/2025

CSG CONSULTANTS, INC.



7037 Dusty Lane
Modesto, CA 95357
209.614.3725
justin@smitharchitectureinc.com



CONSULTING ENGINEER

AUTHORITY HAVING JURISDICTION

PROJECT

WELLER RESIDENCE

20341 MIDLAND DR.
SONORA CA. 95370

JIM WELLER

PROJECT DETAILS

PROJECT SUBMITTAL 24003

PROJECT REVISIONS

MARK	DATE	DESCRIPTION
1	4-8-2025	PLAN CHECK #1

SHEET DETAILS

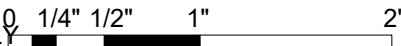
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SHEET TITLE

COVER SHEET

SHEET

G001





California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y NA RESPON. PARTY CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration. The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application. Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section. Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used. SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. Exceptions: [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable. DIVISION 4.1 PLANNING AND DESIGN ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHDP Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New CHAPTER 4 RESIDENTIAL MANDATORY MEASURES SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water. WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls. 4.106 SITE DEVELOPMENT 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects from development. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section. 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. 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. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. - Retention basins of sufficient size shall be utilized to retain storm water on the 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. - Compliance with a locally enacted storm water management ordinance. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.htm) 4.106.3 GRADING AND PAVING. Construction plans shall include the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: - Swales - Water collection and disposal systems - French drains - Water retention gardens - Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path. 4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. Exceptions: - On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: - Where there is no local utility power supply or the local utility is unable to supply adequate power. - Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project. - Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities. 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch outside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code. 4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". Y NA RESPON. PARTY 4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details. 4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section. 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. Exceptions: - When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces. - When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed. Notes: - Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. - There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use. 2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. Exception: Areas of parking facilities served by parking lifts. 4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section. 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of total number of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required. Notes: - Construction documents shall show locations of future EV spaces. - There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use. 2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. Exception: Areas of parking facilities served by parking lifts. 3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests. When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces. 4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1. Exception: Electric vehicle charging stations serving public accommodations, public housing, hotels and motels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements. 4.106.4.2.2.1.1 Location. EVCS shall comply with at least one of the following options: - The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. - The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3. 4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following: - The minimum length of each EV space shall be 18 feet (5486 mm). - The minimum width of each EV space shall be 9 feet (2743 mm). - One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm). - Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. 4.106.4.2.2.1.3 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A. 4.106.4.2.3 EV space requirements. - Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch outside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device. - Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. Y NA RESPON. PARTY 4.106.4.2.4 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. 4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s). 4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Notes: - Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. - There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. DIVISION 4.2 ENERGY EFFICIENCY 4.201 GENERAL 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards. DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.303 INDOOR WATER USE 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4. Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. 4.303.1.3 Showerheads. 4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. 4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead. 4.303.1.4 Faucets. 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. 4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle. 4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. 4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (6)(V) and shall be equipped with an integral automatic shutoff. FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A). <table><tr><th colspan="2">TABLE H-2</th></tr><tr><th colspan="2">STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019</th></tr><tr><th>PRODUCT CLASS [spray force in ounce force (ozf)]</th><th>MAXIMUM FLOW RATE (gpm)</th></tr><tr><td>Product Class 1 (< 5.0 ozf)</td><td>1.00</td></tr><tr><td>Product Class 2 (> 5.0 ozf and < 8.0 ozf)</td><td>1.20</td></tr><tr><td>Product Class 3 (> 8.0 ozf)</td><td>1.28</td></tr></table> Title 20 Section 1605.3 (h)(4)(A): Commercial pre-rinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf) [113 grams-force (gf)] 4.303.2 Submersers for multifamily buildings and dwelling units in mixed-used residential-commercial buildings. Submersers shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code. 4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code. NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER. <table><tr><th colspan="2">TABLE - MAXIMUM FIXTURE WATER USE</th></tr><tr><th>FIXTURE TYPE</th><th>FLOW RATE</th></tr><tr><td>SHOWER HEADS (RESIDENTIAL)</td><td>1.8 GPM @ 80 PSI</td></tr><tr><td>LAVATORY FAUCETS (RESIDENTIAL)</td><td>MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI</td></tr><tr><td>LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS</td><td>0.5 GPM @ 60 PSI</td></tr><tr><td>KITCHEN FAUCETS</td><td>1.8 GPM @ 60 PSI</td></tr><tr><td>METERING FAUCETS</td><td>0.2 GAL/CYCLE</td></tr><tr><td>WATER CLOSET</td><td>1.28 GAL/FLUSH</td></tr><tr><td>URINALS</td><td>0.125 GAL/FLUSH</td></tr></table> Y NA RESPON. PARTY 4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. NOTES: - The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 ROOFING PROOFING. Annual spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency. 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Exceptions: - Excavated soil and land-clearing debris. - Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. - The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. - Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. - Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). - Identify diversion facilities where the construction and demolition waste material collected will be taken. - Identify construction methods employed to reduce the amount of construction and demolition waste generated. - Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both. 4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company. 4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. 4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4. NOTES: - Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section. - Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle). 4.410 BUILDING MAINTENANCE AND OPERATION 4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: - Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. - Operation and maintenance instructions for the following: - Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. - Roof and yard drainage, including gutters and downspouts. - Space conditioning systems, including condensers and air filters. - Landscape irrigation systems. - Water reuse systems. - Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. - Public transportation and/or carpool options available in the area. - Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. - Information about water-conserving landscape and irrigation design and controllers which conserve water. - Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. - Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. - Information about state solar energy and incentive programs available. - A copy of all special inspections verifications required by the enforcing agency or this code. - Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. - Information and/or drawings identifying the location of grab bar reinforcements. 4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are 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 locally enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section. DIVISION 4.5 ENVIRONMENTAL QUALITY SECTION 4.501 GENERAL 4.501.1 Scope The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors. SECTION 4.502 DEFINITIONS 4.502.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements. COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardwood, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1. DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.	TABLE H-2		STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019		PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)	Product Class 1 (< 5.0 ozf)	1.00	Product Class 2 (> 5.0 ozf and < 8.0 ozf)	1.20	Product Class 3 (> 8.0 ozf)	1.28	TABLE - MAXIMUM FIXTURE WATER USE		FIXTURE TYPE	FLOW RATE	SHOWER HEADS (RESIDENTIAL)	1.8 GPM @ 80 PSI	LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI	LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI	KITCHEN FAUCETS	1.8 GPM @ 60 PSI	METERING FAUCETS	0.2 GAL/CYCLE	WATER CLOSET	1.28 GAL/FLUSH	URINALS	0.125 GAL/FLUSH
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DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

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7037 Dusty Lane
Modesto, CA 95357
209.614.3725
justin@smitharchitectureinc.com



CONSULTING ENGINEER

AUTHORITY HAVING JURISDICTION

This set of plans and specifications MUST be kept on the job at all times and it is unlawful to make any changes or alterations on the same without written permission from the Tuolumne County Community Development Department Division of Building and Safety.

APPROVED BY Amir Tosi Date 05/19/2025

The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval to the violation of any provisions of any Ordinance or Law. Occupancy of structure not permitted until after final approval.

PROJECT

**WELLER
RESIDENCE**
20341 MIDLAND DR.
SONORA CA. 95370
JIM WELLER

PROJECT DETAILS

PROJECT SUBMITTAL 24003

PROJECT REVISIONS

MARK	DATE	DESCRIPTION

SHEET DETAILS

DRAWN Author
CHECKED Checker

SHEET TITLE

CALGREEN CHECKLIST

SHEET

G200



California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y NA RESPON PARTY MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O₃/lb ROG). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701. MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood. PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a). REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere. VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94506(a). 4.503 FIREPLACES 4.503.1 GENERAL. 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 POLLUTANT CONTROL 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system. 4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section. 4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: - Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below. - Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507. 4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply. 4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following: - Manufacturer's product specification. - Field verification of on-site product containers.	Y NA RESPON PARTY TABLE 4.504.2 - SEALANT VOC LIMIT (Less Water and Less Exempt Compounds in Grams per Liter) <table><thead><tr><th>SEALANTS</th><th>VOC LIMIT</th></tr></thead><tbody><tr><td>ARCHITECTURAL</td><td>250</td></tr><tr><td>MARINE DECK</td><td>760</td></tr><tr><td>NONMEMBRANE ROOF</td><td>300</td></tr><tr><td>ROADWAY</td><td>250</td></tr><tr><td>SINGLE-PLY ROOF MEMBRANE</td><td>450</td></tr><tr><td>OTHER</td><td>420</td></tr></tbody></table> SEALANT PRIMERS <table><tbody><tr><td>ARCHITECTURAL</td><td></td></tr><tr><td>NON-POROUS</td><td>250</td></tr><tr><td>POROUS</td><td>775</td></tr><tr><td>MODIFIED BITUMINOUS</td><td>500</td></tr><tr><td>MARINE DECK</td><td>760</td></tr><tr><td>OTHER</td><td>750</td></tr></tbody></table>	SEALANTS	VOC LIMIT	ARCHITECTURAL	250	MARINE DECK	760	NONMEMBRANE ROOF	300	ROADWAY	250	SINGLE-PLY ROOF MEMBRANE	450	OTHER	420	ARCHITECTURAL		NON-POROUS	250	POROUS	775	MODIFIED BITUMINOUS	500	MARINE DECK	760	OTHER	750	Y NA RESPON PARTY TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS: GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS <table><thead><tr><th>COATING CATEGORY</th><th>VOC LIMIT</th></tr></thead><tbody><tr><td>FLAT COATINGS</td><td>50</td></tr><tr><td>NON-FLAT COATINGS</td><td>100</td></tr><tr><td>NONFLAT-HIGH GLOSS COATINGS</td><td>150</td></tr></tbody></table> SPECIALTY COATINGS <table><tbody><tr><td>ALUMINUM ROOF COATINGS</td><td>400</td></tr><tr><td>BASEMENT SPECIALTY COATINGS</td><td>400</td></tr><tr><td>BITUMINOUS ROOF COATINGS</td><td>50</td></tr><tr><td>BITUMINOUS ROOF PRIMERS</td><td>350</td></tr><tr><td>BOND BREAKERS</td><td>350</td></tr><tr><td>CONCRETE CURING COMPOUNDS</td><td>350</td></tr><tr><td>CONCRETE/MASONRY SEALERS</td><td>100</td></tr><tr><td>DRIVEWAY SEALERS</td><td>50</td></tr><tr><td>DRY FOG COATINGS</td><td>150</td></tr><tr><td>FAUX FINISHING COATINGS</td><td>350</td></tr><tr><td>FIRE RESISTIVE COATINGS</td><td>350</td></tr><tr><td>FLOOR COATINGS</td><td>100</td></tr><tr><td>FORM-RELEASE COMPOUNDS</td><td>250</td></tr><tr><td>GRAPHIC ARTS COATINGS (SIGN PAINTS)</td><td>500</td></tr><tr><td>HIGH TEMPERATURE COATINGS</td><td>420</td></tr><tr><td>INDUSTRIAL MAINTENANCE COATINGS</td><td>250</td></tr><tr><td>LOW SOLIDS COATINGS</td><td>120</td></tr><tr><td>MAGNESITE CEMENT COATINGS</td><td>450</td></tr><tr><td>MASTIC TEXTURE COATINGS</td><td>100</td></tr><tr><td>METALLIC PIGMENTED COATINGS</td><td>500</td></tr><tr><td>MULTICOLOR COATINGS</td><td>250</td></tr><tr><td>PRETREATMENT WASH PRIMERS</td><td>420</td></tr><tr><td>PRIMERS, SEALERS, & UNDERCOATERS</td><td>100</td></tr><tr><td>REACTIVE PENETRATING SEALERS</td><td>350</td></tr><tr><td>RECYCLED COATINGS</td><td>250</td></tr><tr><td>ROOF COATINGS</td><td>50</td></tr><tr><td>RUST PREVENTATIVE COATINGS</td><td>250</td></tr><tr><td>SHELLACS</td><td></td></tr><tr><td>CLEAR</td><td>730</td></tr><tr><td>OPAQUE</td><td>550</td></tr><tr><td>SPECIALTY PRIMERS, SEALERS & UNDERCOATERS</td><td>100</td></tr><tr><td>STAINS</td><td>250</td></tr><tr><td>STONE CONSOLIDANTS</td><td>450</td></tr><tr><td>SWIMMING POOL COATINGS</td><td>340</td></tr><tr><td>TRAFFIC MARKING COATINGS</td><td>100</td></tr><tr><td>TUB & TILE REFINISH COATINGS</td><td>420</td></tr><tr><td>WATERPROOFING MEMBRANES</td><td>250</td></tr><tr><td>WOOD COATINGS</td><td>275</td></tr><tr><td>WOOD PRESERVATIVES</td><td>350</td></tr><tr><td>ZINC-RICH PRIMERS</td><td>340</td></tr></tbody></table> 1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS 2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE. 3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.	COATING CATEGORY	VOC LIMIT	FLAT COATINGS	50	NON-FLAT COATINGS	100	NONFLAT-HIGH GLOSS COATINGS	150	ALUMINUM ROOF COATINGS	400	BASEMENT SPECIALTY COATINGS	400	BITUMINOUS ROOF COATINGS	50	BITUMINOUS ROOF PRIMERS	350	BOND BREAKERS	350	CONCRETE CURING COMPOUNDS	350	CONCRETE/MASONRY SEALERS	100	DRIVEWAY SEALERS	50	DRY FOG COATINGS	150	FAUX FINISHING COATINGS	350	FIRE RESISTIVE COATINGS	350	FLOOR COATINGS	100	FORM-RELEASE COMPOUNDS	250	GRAPHIC ARTS COATINGS (SIGN PAINTS)	500	HIGH TEMPERATURE COATINGS	420	INDUSTRIAL MAINTENANCE COATINGS	250	LOW SOLIDS COATINGS	120	MAGNESITE CEMENT COATINGS	450	MASTIC TEXTURE COATINGS	100	METALLIC PIGMENTED COATINGS	500	MULTICOLOR COATINGS	250	PRETREATMENT WASH PRIMERS	420	PRIMERS, SEALERS, & UNDERCOATERS	100	REACTIVE PENETRATING SEALERS	350	RECYCLED COATINGS	250	ROOF COATINGS	50	RUST PREVENTATIVE COATINGS	250	SHELLACS		CLEAR	730	OPAQUE	550	SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100	STAINS	250	STONE CONSOLIDANTS	450	SWIMMING POOL COATINGS	340	TRAFFIC MARKING COATINGS	100	TUB & TILE REFINISH COATINGS	420	WATERPROOFING MEMBRANES	250	WOOD COATINGS	275	WOOD PRESERVATIVES	350	ZINC-RICH PRIMERS	340	Y NA RESPON PARTY TABLE 4.504.5 - FORMALDEHYDE LIMITS: MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION <table><thead><tr><th>PRODUCT</th><th>CURRENT LIMIT</th></tr></thead><tbody><tr><td>HARDWOOD PLYWOOD VENEER CORE</td><td>0.05</td></tr><tr><td>HARDWOOD PLYWOOD COMPOSITE CORE</td><td>0.05</td></tr><tr><td>PARTICLE BOARD</td><td>0.09</td></tr><tr><td>MEDIUM DENSITY FIBERBOARD</td><td>0.11</td></tr><tr><td>THIN MEDIUM DENSITY FIBERBOARD:</td><td>0.13</td></tr></tbody></table> 1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12. 2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).	PRODUCT	CURRENT LIMIT	HARDWOOD PLYWOOD VENEER CORE	0.05	HARDWOOD PLYWOOD COMPOSITE CORE	0.05	PARTICLE BOARD	0.09	MEDIUM DENSITY FIBERBOARD	0.11	THIN MEDIUM DENSITY FIBERBOARD:	0.13	Y NA RESPON PARTY CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS 702 QUALIFICATIONS 702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following: - State certified apprenticeship programs. - Public utility training programs. - Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. - Programs sponsored by manufacturing organizations. - Other programs acceptable to the enforcing agency. 702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector: - Certification by a national or regional green building program or standard publisher. - Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors. - Successful completion of a third party apprentice training program in the appropriate trade. - Other programs acceptable to the enforcing agency. Notes: - Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. - HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS). [BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency. Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 703 VERIFICATIONS 703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.
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DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN CODE). DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.



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CONSULTING ENGINEER

AUTHORITY HAVING JURISDICTION

PROJECT

WELLER
RESIDENCE

20341 MIDLAND DR.
SONORA CA. 95370

JIM WELLER

PROJECT DETAILS

PROJECT SUBMITTAL 24003

PROJECT REVISIONS

△ MARK	DATE	DESCRIPTION

SHEET DETAILS

DRAWN Author
CHECKED Checker

SHEET TITLE

CALGREEN CHECKLIST

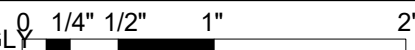
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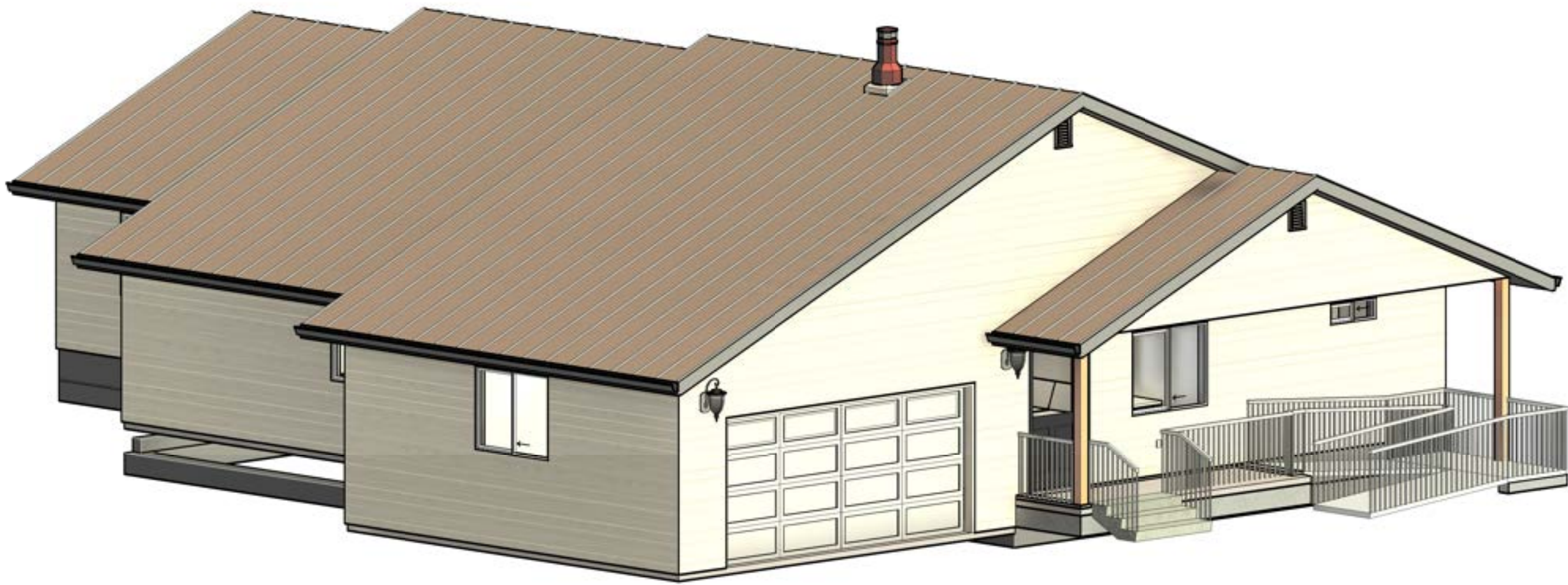
Reviewed for Code Compliance

05/13/2025

CSG CONSULTANTS, INC.



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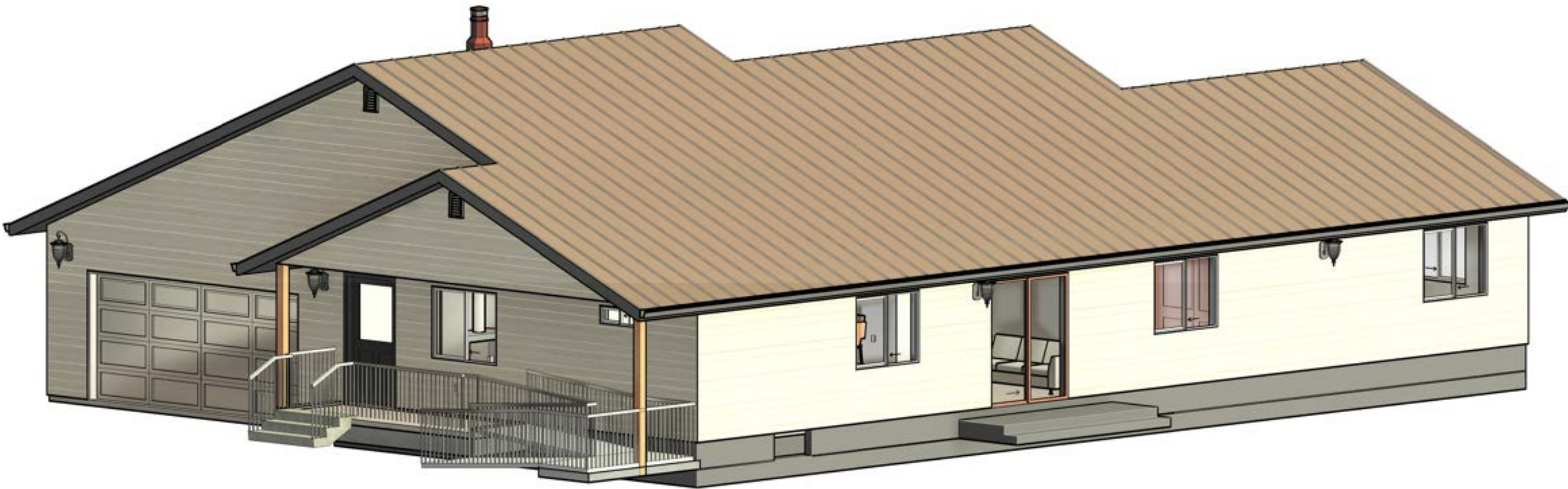


1 3D PRESENTATION A

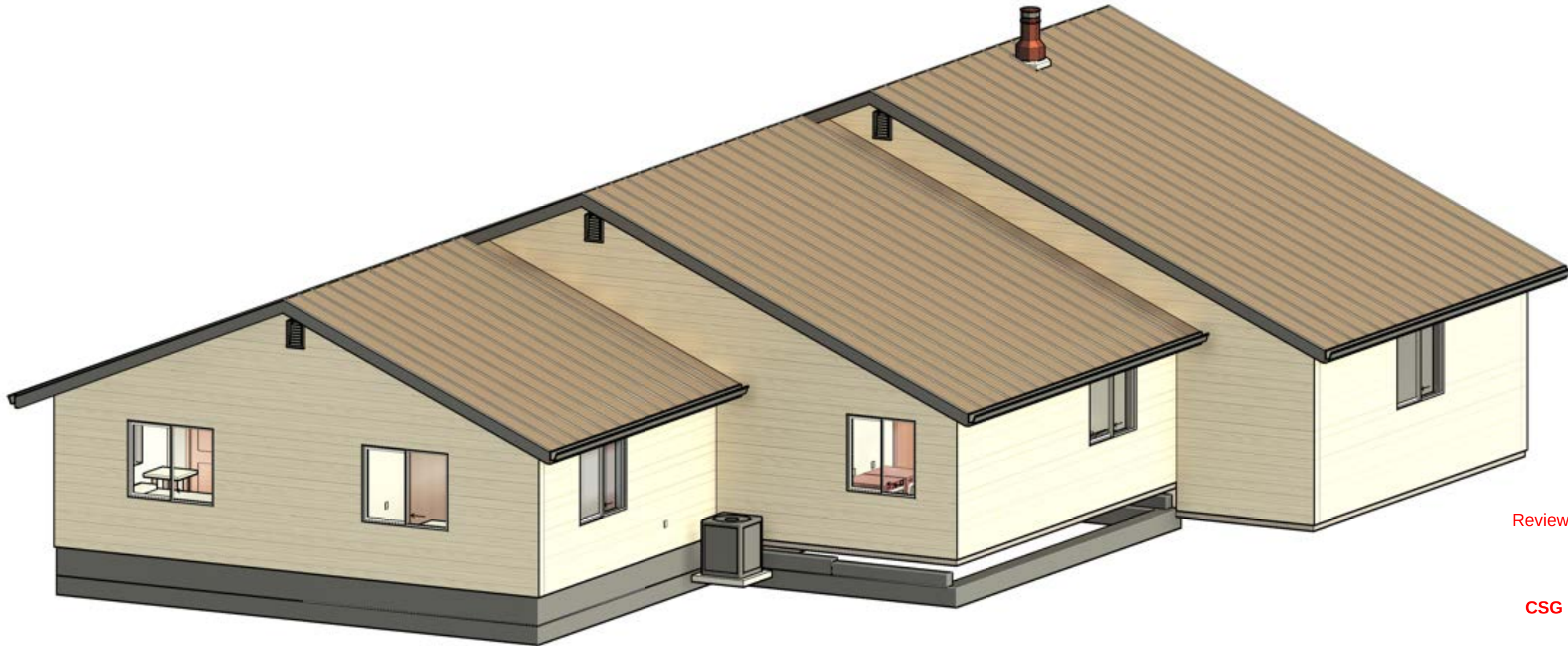
This set of plans and specifications MUST be kept on the job at all times and it is unlawful to make any changes or alterations on the same without written permission from the Tuolumne County Community Development Department Division of Building and Safety.

APPROVED by Amy Tan Date 05/19/2025

The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval to the violation of any provisions of any Ordinance or Law. Occupancy of structure not permitted until after final approval.



2 3D PRESENTATION B



Reviewed for Code Compliance
05/13/2025
CSG CONSULTANTS, INC.

3 3D PRESENTATION C



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JIM WELLER

PROJECT DETAILS

PROJECT SUBMITTAL 24003

PROJECT REVISIONS

△ MARK	DATE	DESCRIPTION

SHEET DETAILS

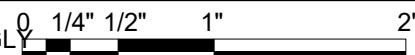
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SHEET TITLE

3D VIEWS

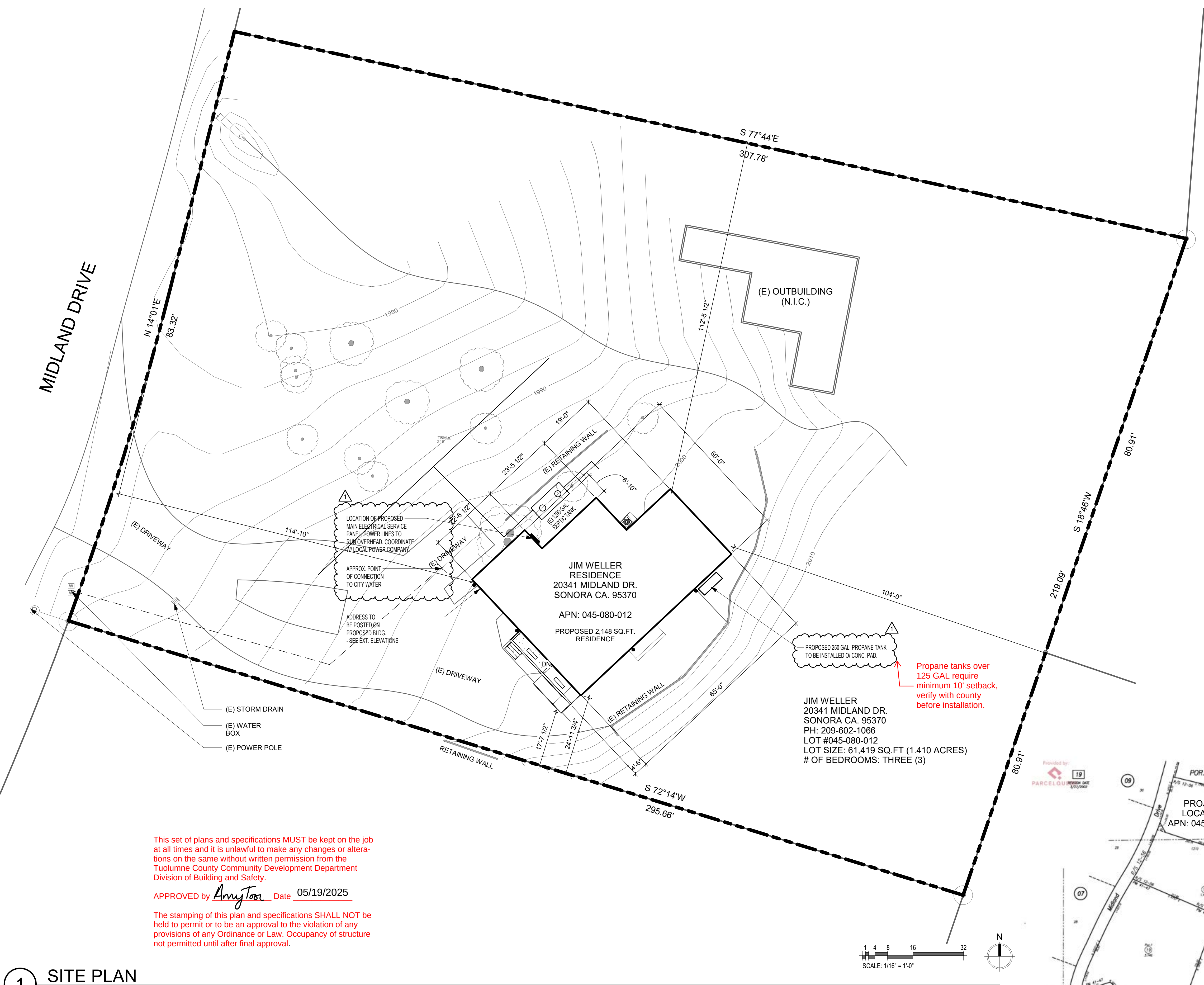
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1 SITE PLAN

1/16" = 1'-0"

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APPROVED by *Amy Tan* Date 05/19/2025

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SITE PLAN NOTES

- PROVIDE A LISTED NON-REMOVABLE BACK FLOW PREVENTION DEVICE AT ALL HOSE BIBBS OR A LISTED ATMOSPHERIC VACUUM BREAKER PER APPLICABLE BUILDING CODE.
- ALL EXTERIOR WALLS NOT ATTACHED TO THE PRIMARY STRUCTURE SHALL REQUIRE A SEPARATE BUILDING PERMIT.
- SIDEWALKS, DRIVEWAYS AND OTHER FLAT WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT IF APPLICABLE.
- STRUCTURES SHALL BE LOCATED BY A QUALIFIED SURVEYOR ONLY AND SHALL FURNISH PAD CERTIFICATION REPORT TO DESIGNER PRIOR TO PLACING OF FOUNDATION.
- PROPERTY LINE DIMENSIONS ARE PREPARED WITH INFORMATION FURNISHED BY THE OWNER AND SHALL NOT BE CONSTRUED TO BE A SURVEY OF THE PROPERTY. FINAL STRUCTURE PLACEMENTS INRELATION TO THE PROPERTY LINES SHALL BE AS DESIGNATED ON THE DRAWINGS AND SHALL CONFORM TO ALL LOCAL ZONING & BUILDING CODES, AMENDMENTS AND/OR APPROVED VARIANCES. BUILDER SHALL LOCATE ALL STRUCTURES AND CERTIFY COMPLIANCE WITH SETBACKS PRIOR TO ANY WORK.
- GRADE SHALL FALL MINIMUM 6-INCH WITHIN 10-FOOT OF FOUNDATION FOR DRAINAGE PURPOSES (C.R.C. R401.3). DRAINAGE WATER SHALL ENTER INTO LANDSCAPING AREAS.
- DURING CONSTRUCTION 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.
- PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH VEGETATION MANAGEMENT REQUIREMENTS, COMMONLY CALLED "DEFENSIBLE SPACE", PRESCRIBED IN CALIFORNIA PUBLIC RESOURCES CODE 4291. (CRC R337.1.5)



CONSULTING ENGINEER

AUTHORITY HAVING JURISDICTION

PROJECT

WELLER RESIDENCE
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SONORA CA. 95370

JIM WELLER

PROJECT DETAILS

PROJECT SUBMITTAL 24003

PROJECT REVISIONS

MARK	DATE	DESCRIPTION
1	4-8-2025	PLAN CHECK #1

SHEET DETAILS

DRAWN CHECKED Author Checker

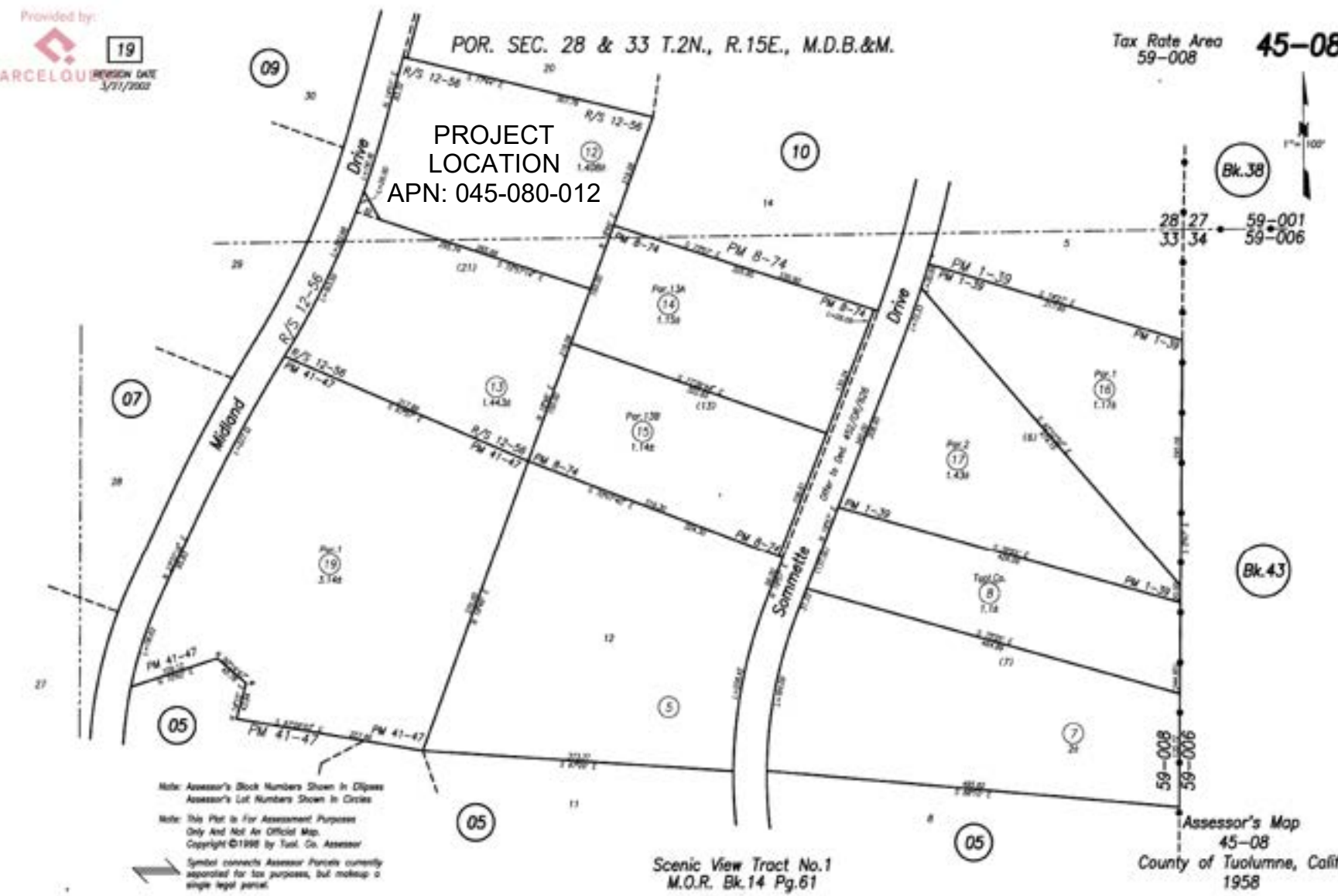
SHEET TITLE

SITE PLAN

SHEET

A101

VICINITY MAP



Reviewed for Code Compliance

05/13/2025

CSG CONSULTANTS, INC.

FLOOR PLAN

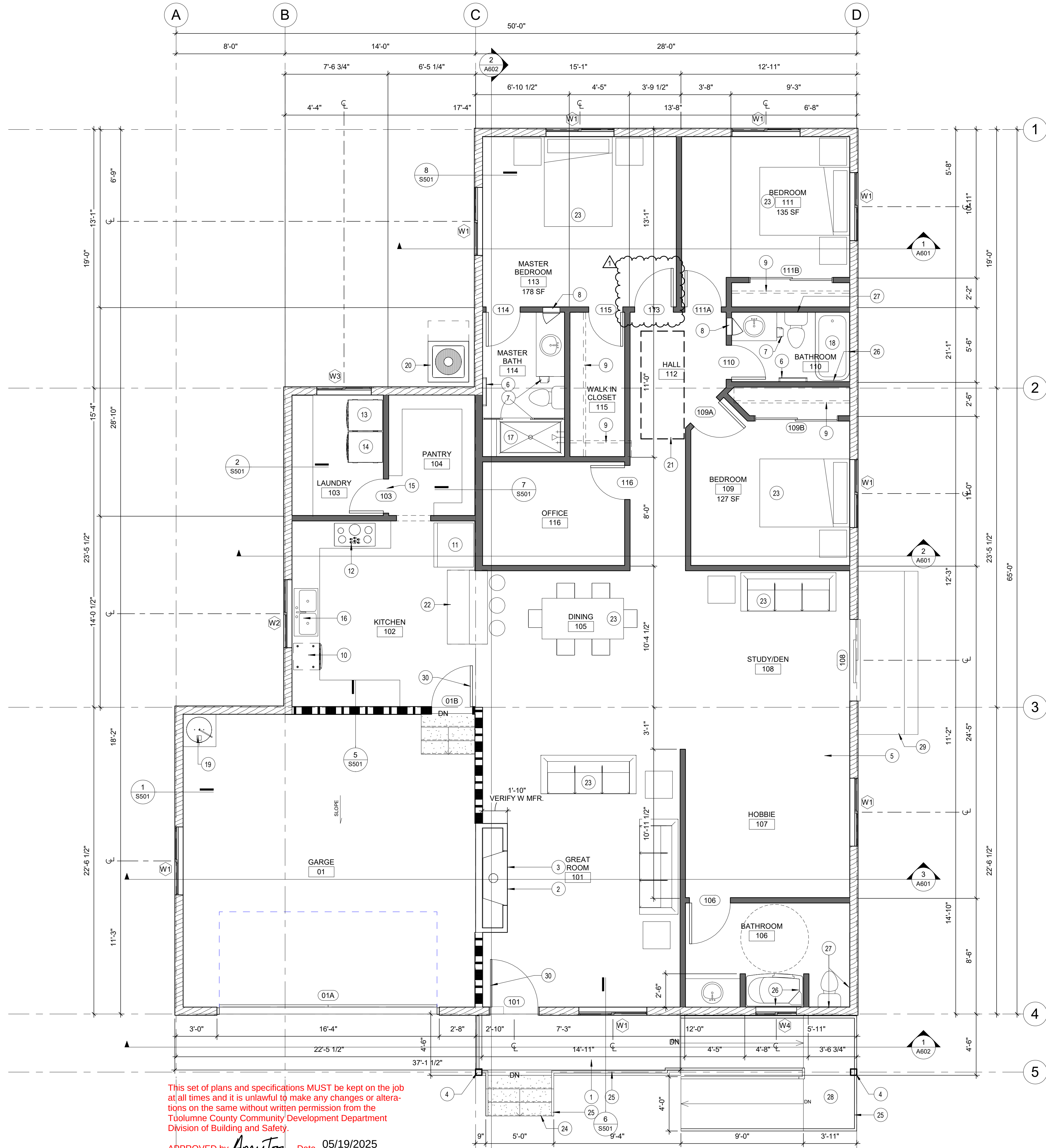
1/4" = 1'-0"

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APPROVED by *Amey* Date 05/19/2025

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IF THIS SHEET IS NOT 24"x36", IT HAS BEEN RESIZED - SCALE ACCORDINGLY



LIGHTING & VENTING CALCULATION

LIGHTING & VENTILATION CALC.
- MASTER BEDROOM ROOM #113

ROOM SQ. FT. = 178 S.F.
(2) WINDOW W'1 SQ. FT. = 40 S.F. (HALF VENT)

8% OF 178 = 14.24 S.F.
40 S.F. > 14.24 S.F. THEREFORE LIGHTING OK
4% OF 178 = 7.12 S.F.
20 S.F. > 7.12 S.F. THEREFORE VENTILATION OK

LIGHTING & VENTILATION CALC.
- BEDROOM #2 - #111

ROOM SQ. FT. = 135 S.F.
(2) WINDOW W'1 SQ. FT. = 40 S.F. (HALF VENT)

8% OF 135 = 10.80 S.F.
40 S.F. > 10.80 S.F. THEREFORE LIGHTING OK
4% OF 135 = 5.40 S.F.
20 S.F. > 5.40 S.F. THEREFORE VENTILATION OK

LIGHTING & VENTILATION CALC.
- BEDROOM #3 - #109

ROOM SQ. FT. = 127 S.F.
(1) WINDOW W'1 SQ. FT. = 20 S.F. (HALF VENT)

8% OF 127 = 10.16 S.F.
20 S.F. > 10.16 S.F. THEREFORE LIGHTING OK
4% OF 127 = 5.08 S.F.
10 S.F. > 5.08 S.F. THEREFORE VENTILATION OK

FLOOR PLAN KEYNOTES

- CONC. PORCH/ PATIO (SLOPE AWAY FROM HOUSE 1/8"=1'-0" MIN.)
- (N) WOOD BURNING FIREPLACE. SUPERIOR FIREPLACES WCT3000 OR EQ. INSTALL PER MFR. REQUIREMENTS.
- TV MOUNT ABOVE FIRE PLACE - INSTALL POWER & DATA. COORDINATE W/ OWNER FOR LOCATION
- WOOD POST - SEE PLANS & SEE STRUCTURAL DRAWINGS
- (N) CONC. SLAB ON GRADE - SEE STRUCTURAL DRAWINGS
- TOWEL BAR OR RING (VERIFY SIZE) - PROVIDE BACKING AT MOUNTING POINTS
- TOILET PAPER DISPENSER - PROVIDE SOLID BACKING AT MOUNTING POINTS
- RECESSED MEDICINE CABINET
- CLOSET SHELF AND POLE
- DISHWASHER W/ DRAIN TO GARBAGE DISPOSAL (VERIFY DIMS W/ MFR.)
- REFRIGERATOR SPACE W/ COLD WATER STUB- OUT FOR CUPBOARD
- COOKTOP/ OVEN COMBO W/ HOOD. LIGHT AND FAN ABOVE. VENT TO EXTERIOR & PROVIDE BACKDRAFT DAMPER. MIN. EXHAUST FLOW RATE OF 180 CFM REQUIRED FOR EXHAUST HOOD.
- WASHER SPACE. PROVIDE HOT & COLD WATER SUPPLY. WASTE LINE AND PAN W/ DRAIN TO EXTERIOR.
- DRYER SPACE. PROVIDE SMOOTH METAL VENT TO EXTERIOR
- CLOSET VENTILATION AT LAUNDRY. OPENING OF NOT LESS THAN 100SQ.IN. FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR ABOVE DOOR
- KITCHEN SINK W/ GARBAGE DISPOSAL
- 34"x60" SHOWER PAN W/ 18" BENCH SEAT. IMPERVIOUS SURROUND AT WALLS TO +7'-0" (MIN. 72")
- 30"x60" TUB W/ DECK W/ IMPERVIOUS SURFACE WAINSCOT TO +36" (MIN.) ABOVE FLOOR
- WATER HEATER ON FRAMED PLATFORM
- AIR CONDITIONING CONDENSER ON CONCRETE PAD
- F.A.U. ABOVE CEILING, COMBUSTION AIR, VENT TO OUTSIDE & SETBACK THERMOSTAT
- (N) KITCHEN ISLAND BY MILLWORKER TYP.
- ALL FURNITURE BY OWNER TYP.
- 12" TREAD AT CONC. STEP UP TO PATIO
- +34" TO 38" HT. @ HANDRAIL ABV. TOP OF STAIR
- INSTALL GRAB BAR REINFORCEMENT IN BACK & SIDE WALLS OF ADAPTABLE TUB/SHOWER AS PER CRC R327.1.1 SEE DETAIL 7/A930 FOR LOCATIONS
- INSTALL 2X8 GRAB BAR REINFORCEMENT IN BACK OF ADAPTABLE TOILET AS PER CRC R327.1.1 - SEE DETAIL 7/A930 FOR LOCATIONS
- ACCESSIBLE RAMP TO COMPLY WITH CBC SECTION 114A
- (E) CONC. LANDING & STEPS TO REMAIN
- ALL EXTERIOR DOORS TO BE 20 MIN. ASSEMBLIES, SOLID CORE W/ 1 3/8" STILES & RAILS AND 1 1/4" INTERIOR FIELD PANEL THICKNESS OR OF NON-COMBUSTIBLE CONSTRUCTION

Reviewed for Code Compliance

05/13/2025

CSG CONSULTANTS, INC.

WALL LEGEND

- (N) 2x6 WOOD STUD EXTERIOR PARTITION
- (N) 2x4 WOOD STUD WALL
- (N) 2x6 WOOD STUD WALL
- (N) 1 HOUR RATED 2x6 WOOD STUD WALL PER CRC TABLE R302.6

FLOOR PLAN NOTES

- ALL GAS OR WOOD-BURNING FIREPLACES WITHIN A DWELLING UNIT SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND LOCAL AMENDMENTS INCLUDING:
- THE FIREPLACE OPENING SHALL BE PROVIDED WITH SOLID DOORS SUCH AS GLASS, SOLID STEEL OR CAST IRON.
 - IF THE FIREPLACE IS LOCATED IN A SLEEPING ROOM OR ADJACENT BATHROOM, THE PERMANENT, UNOBSTRUCTED FRESH AIR SUPPLY SHALL BE PROVIDED DIRECTLY FROM THE EXTERIOR OF THE STRUCTURE TO THE FIREBOX.
 - WHEN GAS IS PIPED TO THE FIREPLACE, A CAUTION SIGN SHALL BE INSTALLED THAT STATES "CAUTION: DAMPER MUST BE PERMANENTLY BLOCKED OPEN IF GAS IS SUPPLIED TO THIS FIREPLACE". THE LETTERS ON THE SIGN SHALL BE A MIN. 3/8" IN HEIGHT.
 - VENT SHALL EXTEND ABOVE ROOF A MIN OF 2'-0" ABOVE ANY POINT 10'-0" UNLESS MANUFACTURERS INSTRUCTIONS DICTATE ALTERNATE METHOD.
 - FACTORY BUILT FIREPLACES SHALL BE LISTED & LABELED AD INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. CRC R1004.1. CONTRACTOR TO SUBMIT THE LISTING & INSTALLATION INSTRUCTIONS TO THE FIELD INSPECTOR BEFORE INSTALLING

SMOKE DETECTORS SHALL BE INSTALLED AT LOCATIONS REQUIRED BY THE IRC AND SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACK UP.

FOAM PLASTIC INSULATION MAY NOT BE EXPOSED IN AN ATTIC SPACE

THE INTERIOR OF A BUILDING SHALL BE SEPARATED FROM FOAM PLASTIC INSULATION BY AN APPROVED THERMAL BARRIER.

UNDER NO CIRCUMSTANCES IS THE USE OF WATER RESISTANT GYP. BD. "GREEN BOARD" AS BACKING FOR TILE OR WALL PANELS IN ANY POTENTIALLY WET AREA TO BE USED. USE ONLY FIBEROCK BRAND AQUA-TOUGH INTERIOR PANELS RATED FOR MOISTURE & MOLD RESISTANCE. SHOWER STALLS SHALL BE FINISHED WITH A HARD, NON ABSORBENT MATERIAL TO A HEIGHT OF 70R ABOVE THE DRAIN INLET.

EVERY SLEEPING ROOM SHALL HAVE AT LEAST 1 OPERABLE EGRESS WINDOW OF NOT LESS THAN 5. 7' SQ.FT. AND SHALL BE LOCATED WITH THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44" ABOVE THE FLOOR.

PROVIDE A MINIMUM 30' X 22" ATTIC ACCESS OPENING WITH A MINIMUM HEADROOM CLEARANCE OF 30" WHEN MECHANICAL EQUIPMENT IS INSTALLED IN THE ATTIC SPACE. THE OPENING SHALL BE IN LOCATED IN A HALLWAY, CORRIDOR OR OTHER READILY ACCESSIBLE LOCATION.

WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE A POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, MAINTAIN A MIN OF 4" CLEARANCE ABOVE THE WATERHEATER CONTROLS.

GAS WATER HEATERS AND FURNACES SHALL BE LOCATED ON A RIGID RAISED PLATFORM MIN. OF 18" HIGH.

APPLIANCES AND WATER HEATERS INSTALLED IN GARAGES, WAREHOUSES OR OTHER AREAS WHERE THEY MAY BE SUBJECTED TO MECHANICAL DAMAGE SHALL BE SUITABLY GUARDED AGAINST SUCH DAMAGE BY BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR BY BEING LOCATED OUT OF THE NORMAL PATH OF VEHICLES.

GYP BOARD AT GARAGE CEILINGS SHALL BE 5/8" TYPE X (FIRE TAPED) AND FASTENED WITH 1 7/8" 8d NAILS OR SCREWS AT 8" ON CENTER.

GYP BOARD AT CEILING APPLICATION WITH FRAMING AT 24" ON CENTER SHALL BE 5/8" THICK OR 1/2" SAG-RESISTANT GYP BOARD.

ALL APPLIANCES TO BE ELCTRIC. NO NATURAL GAS OR PROPANE TYP.

GLAZING NOTES

ALL WINDOWS TO BE DUAL PANE. VINYL FRAME. INSULATED GLASS. U-VALUES SHALL BE EQUAL OR GREATER THAN:

FIXED GLASS = .72
SLIDING = .87
CASEMENT = .87
GLASS BLOCK = .77
GLAZED DOOR = .55

SAFETY GLAZING SHALL BE PROVIDED AT THE FOLLOWING AREAS:

- SLIDING OR SWINGING DOORS
- TUB AND SHOWER ENCLOSURES AND GLAZING IN WALLS LESS THAN 60" ABOVE THE STANDING SURFACE OF TUBS OR SHOWERS.
- GLAZING WITHIN 24" OF THE SWING ARC OF A DOOR.
- GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF GLASS IS LESS THAN 60" ABOVE THE WALKING SURFACE.
- GLAZING WITHIN 18" OF THE FLOOR.
- ANY INDIVIDUAL PANE GREATER THAN 9 SQ. FT.



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CONSULTING ENGINEER

AUTHORITY HAVING JURISDICTION

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WELLER RESIDENCE
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SONORA CA. 95370

JIM WELLER

PROJECT DETAILS

PROJECT SUBMITTAL 24003

PROJECT REVISIONS

MARK	DATE	DESCRIPTION
1	4-8-2025	PLAN CHECK #1

SHEET DETAILS

DRAWN Author
CHECKED Checker

SHEET TITLE

FLOOR PLAN

SHEET

A201

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APPROVED by Amy Tor Date 05/19/2025

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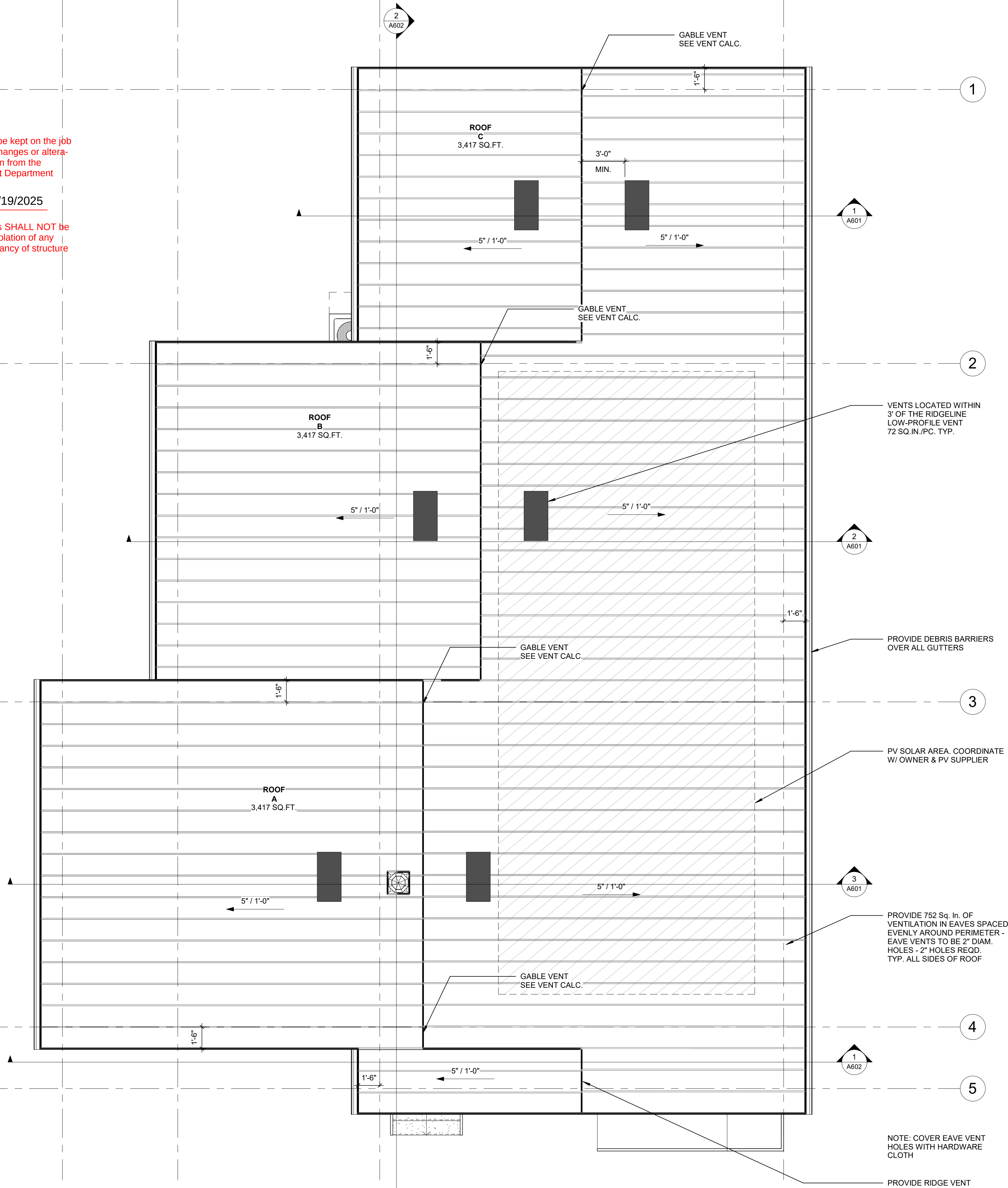
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1 ROOF PLAN - NEW

1/4" = 1'-0"

IF THIS SHEET IS NOT 24"x36", IT HAS BEEN RESIZED - SCALE ACCORDINGLY



DRAFT & FIRESTOP NOTES

- WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT.
- DRAFTSTOPS SHALL DIVIDE THE SPACES INTO APPROXIMATELY EQUAL AREAS.
- WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW DRAFTSTOPPING SHALL BE PROVIDED FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:
 - CEILING IS SUSPENDED UNDER THE FLOOR FRAMING
 - FLOOR FRAMING IS CONSTRUCTED OF TRUSS- TYPE OPEN WEB OR PERFORATED MEMBERS.
- DRAFTSTOPS SHALL BE MIN. 1/2" GYPSUM BOARD. OTHER MATERIALS ALTHOUGH ACCEPTABLE UNDER BUILDING CODE ARE NOT ACCEPTABLE TO THIS DESIGNER AND WILL BE REJECTED. DRAFTSTOPS SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL.
- EACH ATTIC OR ROOF SPACE SEPERATED BY DRAFTSTOPS SHALL BE INDEPENDENTLY VENTED. VERIFY LOCATION OF VENTING WITH DRAFTSTOPS.
- DRAFTSTOPS SHALL BE PROVIDED AT THE GARAGE TO DWELLING CONNECTION UNLESS A FIRE RATED WALL IS PROVIDED FROM SLAB TO UNDERSIDE OF ROOF.
- FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH HORIZONTAL AND VERTICAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED AT THE FOLLOWING MIN. LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL AND AT 10 FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIALS SHALL BE ALLOWED AS FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
 - AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
 - AT CHIMNEYS AND FIREPLACES. ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS OR HEADERS SHALL BE TO A DEPTH OF 1 INCH AND SHALL ONLY BE PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY.
 - FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
- FIREBLOCKING MATERIAL SHALL CONSIST OF 2 INCH NOMINAL LUMBER, OR TWO THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS. BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED. LOOSE FILL INSULATION SHALL NOT BE USED.
- UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A MIN. HEIGHT OF 16 INCHES MEASURED VERTICALLY. WHEN PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION.
- GABLE AND ATTIC VENTS SHALL BE WILDLAND FLAME AND EMBER RESISTANT WUI VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHALL OR SHALL BE WUI VENTS LISTED TO ASTM E2886.
- RIDGE VENTS AND OTHER ROOF MOUNTED VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MIN. OF 1/16" AND A MAX. OF 1/8". THE MATERIAL SHALL BE NONCOMBUSTIBLE (CRC R337.6.2 AND 6.2.1)
- ROOF COVERINGS SHALL BE CLASS A RATED. METAL ROOFING TO BE INSTALLED ON NONCOMBUSTIBLE SHEATHING IN ORDER TO BE CLASS A RATED OR SHALL BE TESTED AND LISTED TO UL 790 OR ASTM E108 (CRC R902.1 EXCEPTION 2)

ATTIC VENTING NOTES

- ENCLOSED ATTICS AND RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE AND THE OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW.
- VENTILATION OPENINGS SHALL BE PROVIDED WITH CORROSION WIRE MESH, WITH 1/8" MINIMUM TO 1/4" MAXIMUM OPENINGS.
- THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
- AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1 TO 300 WHEN A VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING.
- AT EAVE OR CORNICE VENTS, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.

ATTIC VENTING CALCULATIONS

ROOF A - 1,493 SF/300 = 4.97 SF VENTILATION REQD.
UPPER VENTS WITHIN 3' OF RIDGE = 2.44 SF (351.36 Sq. In.) (49% OF REQD. VENTILATION)
LOWER EAVE VENTS = 2.53 SF (364.32 Sq. In.) (51% OF REQD. VENTILATION)

ROOF B - 1,057 SF/300 = 3.52 SF VENTILATION REQD.
UPPER VENTS WITHIN 3' OF RIDGE = 1.72 SF (247.68 Sq. In.) (49% OF REQD. VENTILATION)
LOWER EAVE VENTS = 1.80 SF (259.2 Sq. In.) (51% OF REQD. VENTILATION)

ROOF C - 585 SF/300 = 1.95 SF VENTILATION REQD.
UPPER VENTS WITHIN 3' OF RIDGE = 0.95 SF (136.8 Sq. In.) (49% OF REQD. VENTILATION)
LOWER EAVE VENTS = 0.99 SF (142.56 Sq. In.) (51% OF REQD. VENTILATION)



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AUTHORITY HAVING JURISDICTION

PROJECT

WELLER RESIDENCE
20341 MIDLAND DR.
SONORA CA. 95370

JIM WELLER

PROJECT DETAILS

PROJECT SUBMITTAL 24003

PROJECT REVISIONS

MARK	DATE	DESCRIPTION

SHEET DETAILS

DRAWN CHECKED Author Checker

SHEET TITLE

ROOF PLAN

SHEET

A401

Reviewed for Code Compliance

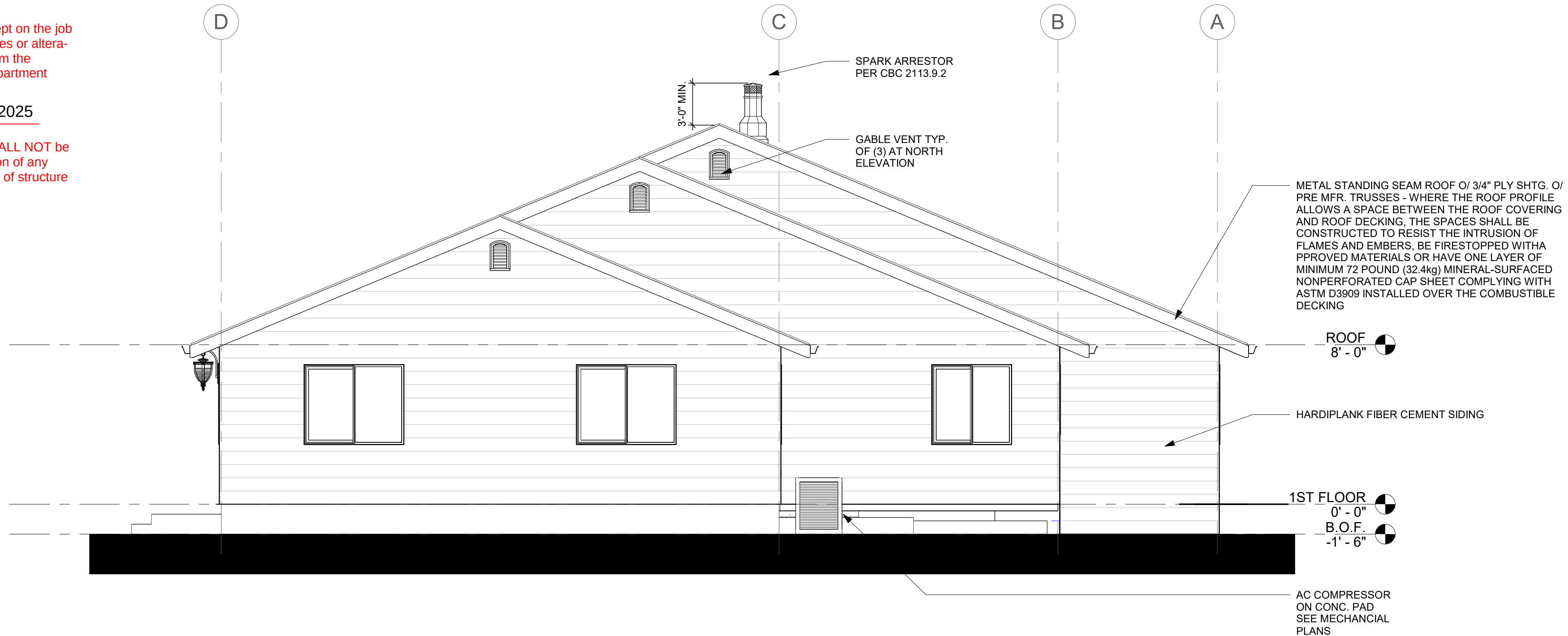
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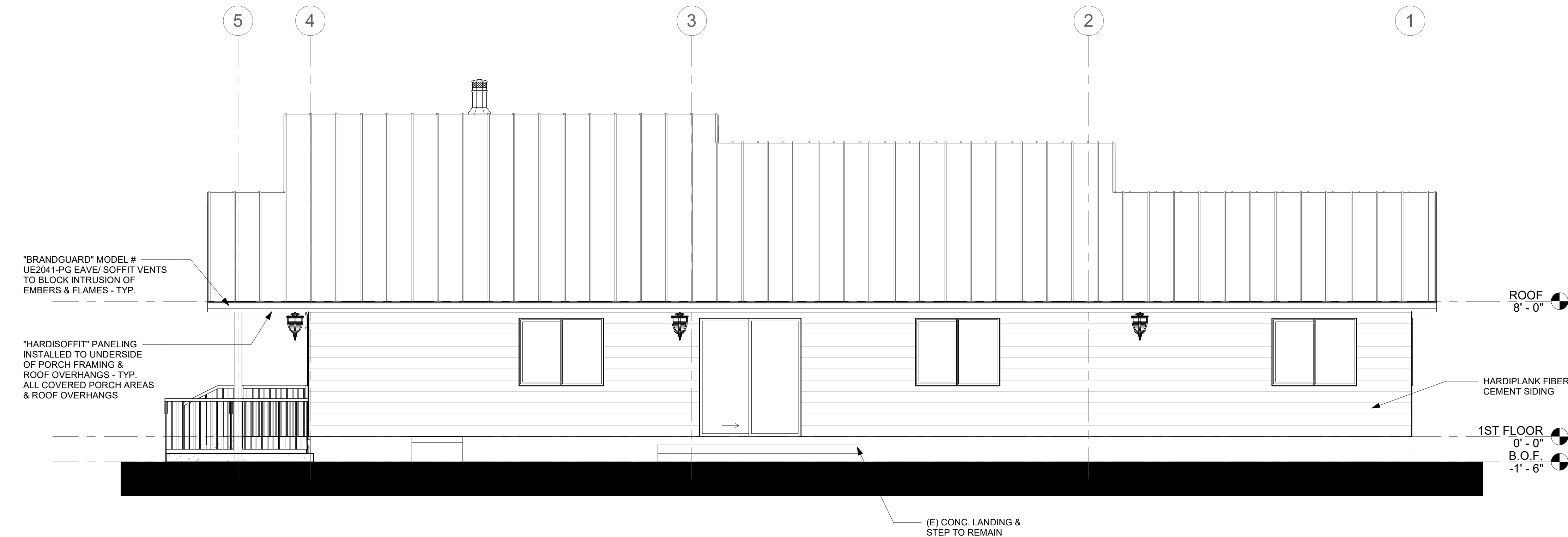
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1 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



2 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

CODE REFERENCES BASED ON 2022 CALIFORNIA BUILDING CODE

1. FINISH GRADE VARIES - CONTRACTOR TO COORDINATE FINAL GRADE AND SITE DRAINAGE
2. COORDINATE W/ OWNER FOR SPECIFIC MANUFACTURERS OF ROOFING, STONE, OR BRICK MATERIAL.
3. SEE WINDOW SCHEDULE FOR GLAZING INFORMATION.
4. FOR TYPICAL FLASHING AT WALL OPENINGS, SEE DETAIL
5. FOR TYPICAL WALL PENETRATIONS, SEE DETAIL
6. FOR TYPICAL ADHERED MASONRY VENEER APPLICATION, SEE DETAIL
7. FOR TYPICAL FOAM APPLICATION SEE DETAIL
8. HOUSE ADDRESS SHALL BE ILLUMINATED. NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF 1/2", AND SHALL CONTRAST WITH THEIR BACKGROUND. CSG/CBC 502.1
9. WINDOW HEAD HEIGHTS ARE AS FOLLOWS:
 - A. FIRST FLOOR: 7'-0" (U.O.N.)
 - B. SECOND FLOOR: 8'-0" (U.O.N.)
10. INSTALL VERTICAL EXPANSION JOINTS AT ALL INTERIOR BUILDING CORNERS AND PARTY WALLS WHERE OCCUR. INSTALL HORIZONTAL EXPANSION JOINTS AT ALL STRUCTURAL PLATE LINES. SEE ASTM C 1063, & DETAIL
11. CONTROL JOINTS ON ELEVATIONS ARE SHOWN FOR DESIGN INTENT AND SHALL BE VERIFIED BY INSTALLER FOR COMPLYING WITH ASTM C 1063, AND SHEET GN.X DIVISION 09. FOR TYPICAL CONTROL JOINT APPLICATION, SEE DETAIL
13. EXTERIOR FINISH SHALL BE 6" LAP SIDING INSTALLED PER MANUFACTURER'S SPECS O/ WATER-RESISTIVE BARRIER o/ SHEATHING (WHERE OCCURS, S.S.D.). SHEATHING SHALL HAVE 1/8" GAP BETWEEN PANELS. OR
14. ADHERED STONE VENEER; INSTALL PER MNFR'S SPECIFICATIONS O/ WATER-RESISTIVE BARRIER. FOR SPECIFIC COLOR SELECTION, AND STYLE COORDINATE W/ OWNER

- CHIMNEYS (NOT COMMON)
15. TOP OF CHIMNEY SHALL BE A MINIMUM OF 2'-0" ABOVE ANY ROOF WITHIN 10'-0". BUT SHALL NOT BE LESS THAN 3 FT ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.
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DESIGN CRITERIA:
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JIM WELLER

PROJECT DETAILS

PROJECT SUBMITTAL 24003

PROJECT REVISIONS

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EXTERIOR ELEVATIONS

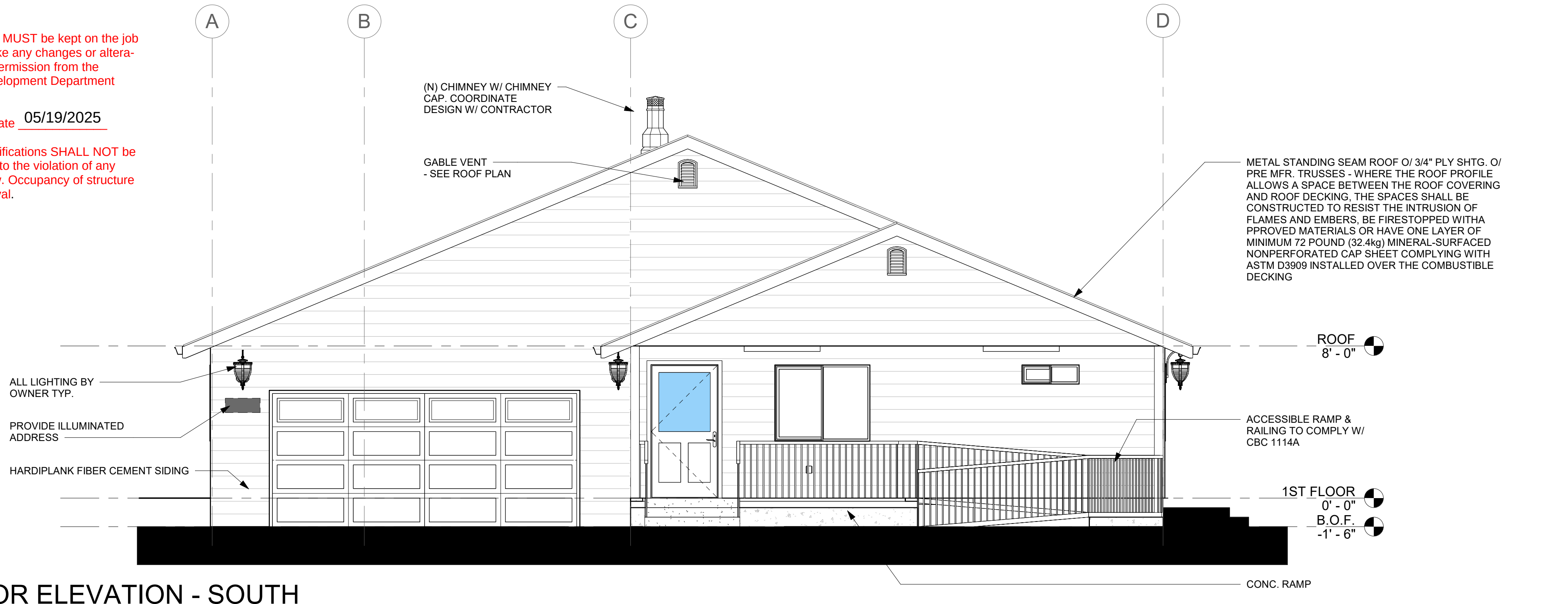
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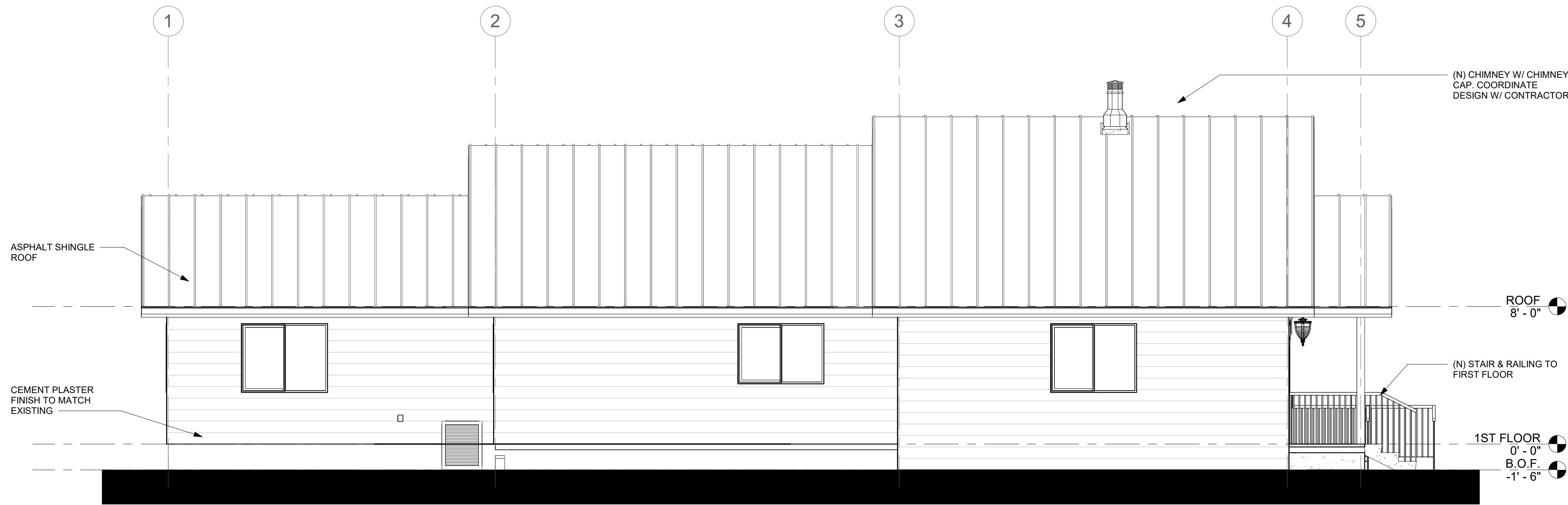
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APPROVED by Amy Tor Date 05/19/2025

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EXTERIOR ELEVATION NOTES

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JIM WELLER

PROJECT DETAILS

PROJECT SUBMITTAL 24003

PROJECT REVISIONS

△ MARK	DATE	DESCRIPTION

SHEET DETAILS

DRAWN Author
CHECKED Checker

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET

A502

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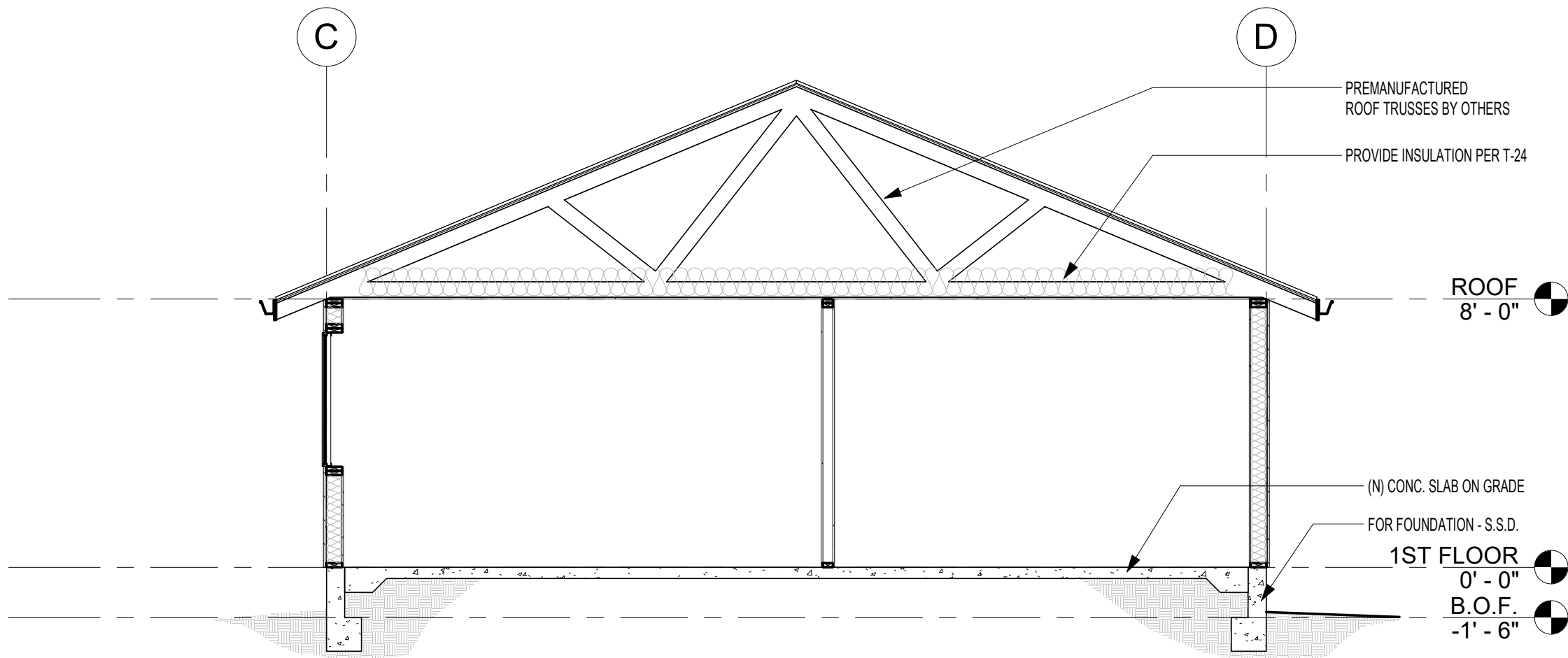
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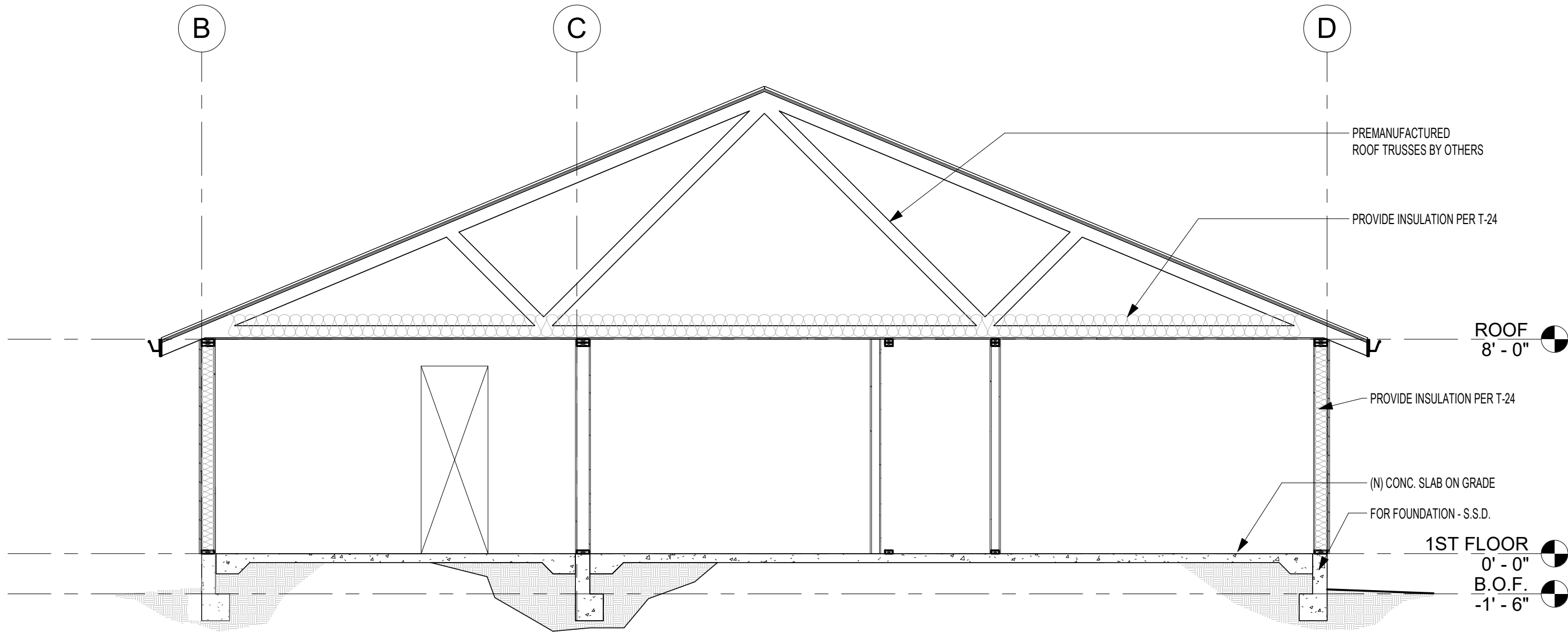
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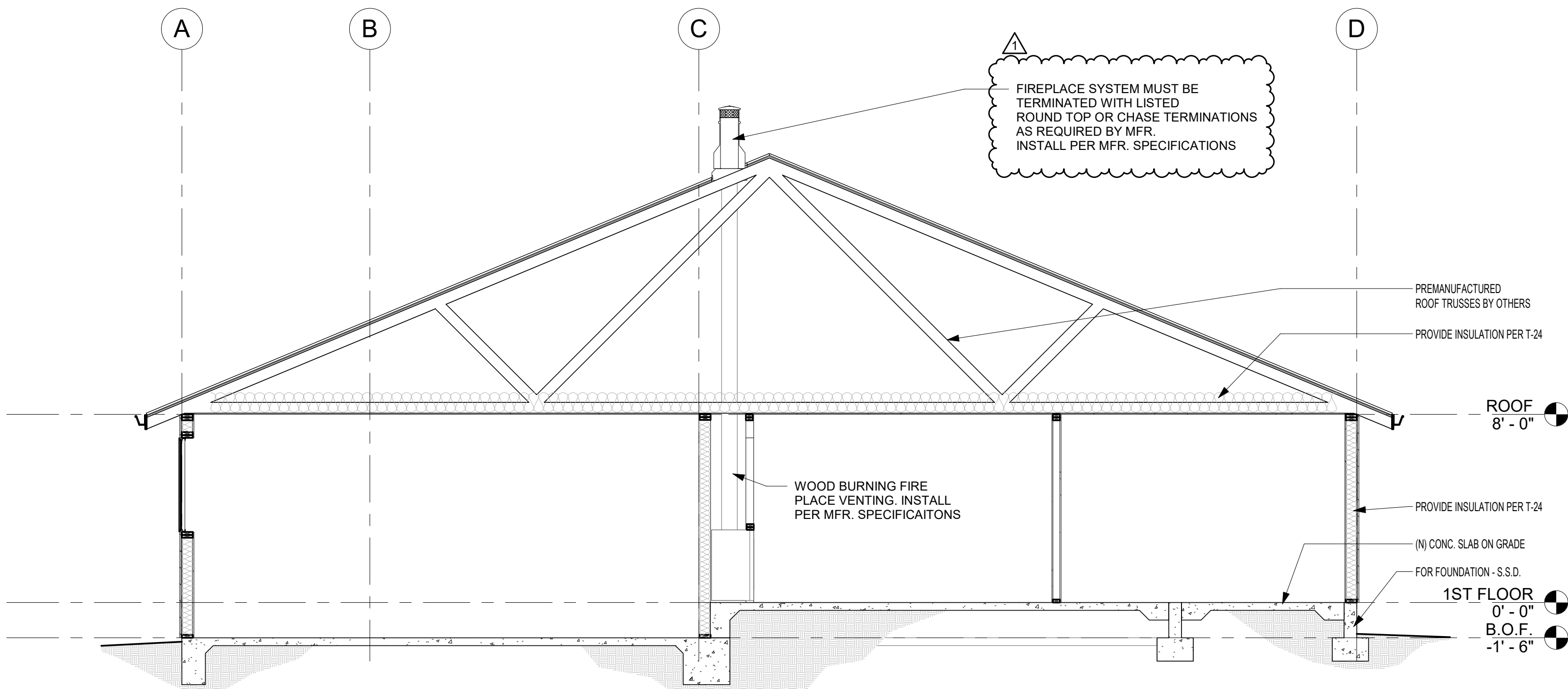
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1 SECTION A
1/4" = 1'-0"



2 SECTION B
1/4" = 1'-0"



3 SECTION C
1/4" = 1'-0"

SECTION NOTES

CODE REFERENCES BASED ON 2022 CALIFORNIA BUILDING CODE

- SECTION DRAWINGS PROVIDED FOR ARCHITECTURAL INTENT. BUILDING SECTIONS MAY VARY. STRUCTURAL DRAWINGS TO TAKE PRECEDENT. REFER TO FLOOR PLAN DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN.
- FOR EXTERIOR FINISHES, SEE ELEVATION. FOR ROOFING MATERIALS SEE ROOF PLAN.
- FINISH GRADE VARIES - REFER TO CIVIL DRAWINGS FOR FINAL GRADES AND DRAINAGE.
- REFER TO STRUCTURAL DRAWINGS FOR LOCATION AND SIZES OF ALL BEAMS, HEADERS, JOISTS, RAFTERS, SHEAR WALLS, TRUSSES, AND CONCRETE SLABS.
- REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR LOCATION OF ALL EQUIPMENT, DUCTS, PIPING, CONDUIT, ETC. PROVIDE PROPER CLEARANCES AND BLOCKING FOR EACH AS REQUIRED.
- FOR INSULATION REQUIREMENTS SEE ENERGY SHEETS, AND CENC 150.0 (a), (b), (c), & (d).
- TAPER INSULATION AT VENTED FRIEZE BLOCKS TO ALLOW AIR PASSAGE.
- PROVIDE BACKING FOR ALL MASONRY VENEER, STONE & CONCRETE MOLDINGS, WALL AND CEILING MOUNTED CABINETS, FIXTURES, & CABINETS, ETC. AS REQUIRED. COORDINATE WITH SUPPLIERS FOR REQUIREMENTS.
- SEE ROOF PLAN FOR OVERHANG DIMENSIONS, VENT AND ACCESS LOCATIONS AND ROOF DRAINAGE.
- STAIRS ARE CONSIDERED DESIGN-BUILD. STAIR CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL. FOR ADDITIONAL INFORMATION SEE DETAILS X-XX/AD-XX.
- STAIR STRINGERS SHALL BE 11 7/8" MAXIMUM. (S.S.D.)
- FIRE BLOCKING SHALL BE INSTALLED VERTICALLY AT CEILING AND FLOOR LEVELS, AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET. CRC R302.11



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CONSULTING ENGINEER

AUTHORITY HAVING JURISDICTION

PROJECT

**WELLER
RESIDENCE**
20341 MIDLAND DR.
SONORA CA. 95370

JIM WELLER

PROJECT DETAILS

PROJECT SUBMITTAL 24003

PROJECT REVISIONS

MARK	DATE	DESCRIPTION
1	4-8-2025	PLAN CHECK #1

SHEET DETAILS

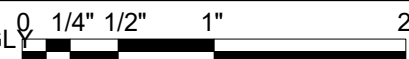
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SHEET TITLE

SECTIONS

SHEET

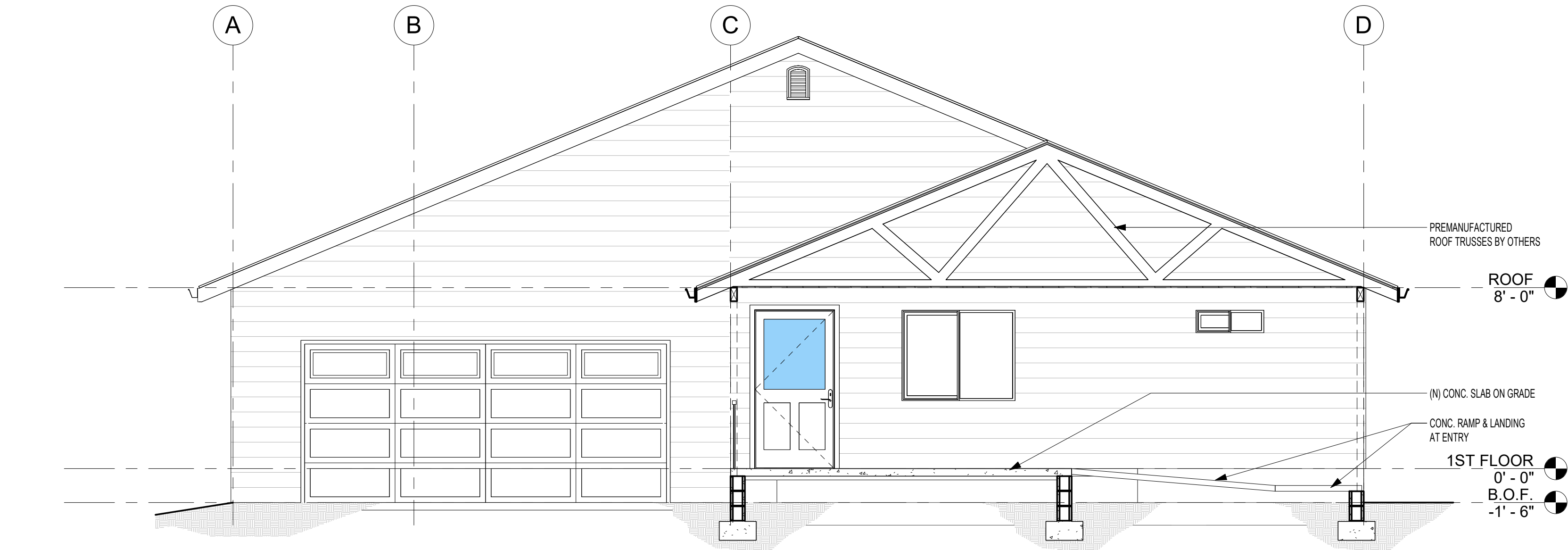
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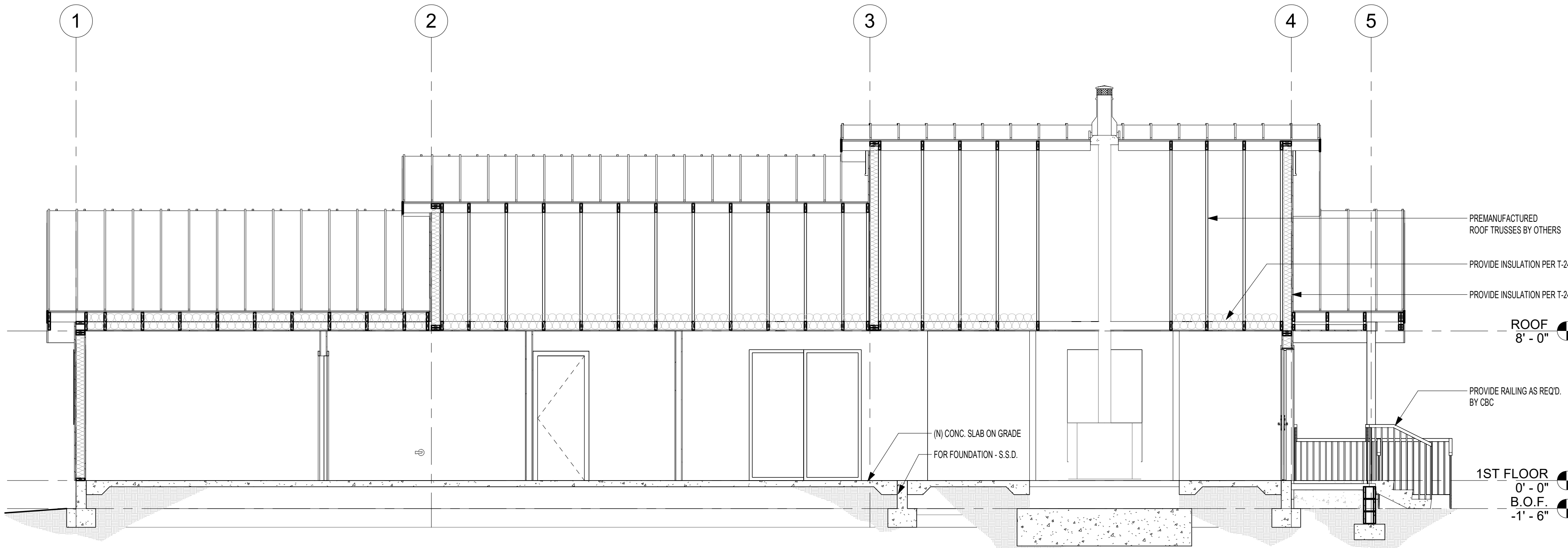
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1 SECTION D
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2 SECTION E
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△ MARK	DATE	DESCRIPTION

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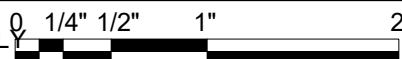
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SHEET TITLE

SECTIONS

SHEET

A602



[illegible]

FLOORS					
NO.	MATERIAL	MANUFACTURER	PRODUCT NAME & #	COLOR NAME & #	COMMENTS
LVT-1	LUXURY VINYL TILE	--	--	OWNER SELECTED	-
CPT-1	CARPET	--	--	OWNER SELECTED	-
CT-1	CERRAMIC TILE	--	--	OWNER SELECTED	-

NO.	MATERIAL	MANUFACTURER	PRODUCT NAME & #	COLOR NAME & #	COMMENTS
WB-1	WOOD BASE BOARD	-	1/2" x 5" STANDARD BASE	PAINT COLOR BY OWNER	-
CB-1	CERRAMIC TILE BASE	-	6" COVE BASE	OWNER SELECTED	COORDINATE TILE DESIGN W/ OWNER AT SHOWER/ TUB

NO.	MATERIAL	MANUFACTURER	PRODUCT NAME & #	COLOR NAME & #	COMMENTS
P1	PAINT	KELLY MOORE	EGGSHELL	OWNER SELECTED	GENERAL PAINT U.N.O. (SEE GENERAL FINISH NOTES)
P2	PAINT	KELLY MOORE	EGGSHELL WALLS / SEMI-GLOSS DOORS & TRIM	OWNER SELECTED	DOOR FRAMES AND ARCHITECTURAL METALS
CT-1	CERRAMIC TILE	-	-	OWNER SELECTED	COORDINATE TILE DESIGN W/ OWNER AT SHOWER/ TUB

NO.	MATERIAL	MANUFACTURER	PRODUCT NAME & #	COLOR NAME & #	COMMENTS

NO.	MATERIAL	MANUFACTURER	PRODUCT NAME & #	COLOR NAME & #	COMMENTS
CL-1	GYPSYM BOARD CEILING	-	-	OWNER SELECTED	-

1. VERIFY ALL SELECTIONS WITH OWNER. SUBMIT SAMPLES FOR OWNER APPROVAL
2. COORDINATE EXTENT OF MATERIALS W/ OWNER PRIOR TO COMENCING WORK

1. ALL INTERIOR FINISHES SHALL COMPLY WITH CBC SECTION 1224.4.11 (INTERIOR FINISHES); FLOOR FINISH SHALL BE SMOOTH, WASHABLE AND DURABLE IN ALL PROCEDURE TYPE AREAS.
2. CEILING FINISHES SHALL BE IN COMPLIANCE WITH TABLE 1224.1.
3. ALL WALLS TO BE PAINTED AN EGGSHELL FINISH AND DOOR FRAMES TO BE LATEX PAINT WITH A SEMIGLOSS FINISH, UON.
4. ALL PAINT IN RESTROOMS TO BE A SEMI-GLOSS FINISH, UON.
5. WALL & CEILING MATERIALS SHALL NOT EXCEED THE ALLOWABLE FLAME SPREAD CLASSIFICATIONS IN APPLICABLE CODE, CLASS A.
6. INTERIOR WALL & CEILING FINISHES FOR ALL ROOMS AND ENCLOSED SPACES IN I-2 OCCUPANCY, INCLUDING EXIT ENCLOSURES AND CORRIDORS SHALL BE CLASS B WITH FLAME SPREAD 25 TO 75.
7. CASEWORK TO BE TYPE 1, UNLESS OTHERWISE NOTED.
8. PROVIDE CASEWORK LOCKS AS NOTED ON THE INTERIOR ELEVATIONS.
9. PROVIDE GROMMETS @ ALL KNEE SPACES. LOCATIONS TBD W/ ARCHITECT IN FIELD.
10. ALL PLASTIC LAMINATES TO BE MATTE FINISH, UON.
11. ALL WALL BASE SHALL BE CONTINUOUS ROLLED GOODS.
12. SHEET FLOORING TO HAVE WELDED SEAMS.
13. ALL FLOOR FINISH MATERIALS TO COMPLY WITH SECTION 804.4.1: INTERIOR FLOOR FINISH MATERIALS IN EXIT ENCLOSURES AND CORRIDORS SHALL BE NOT LESS THAN CLASS II AND INTERIOR FLOOR FINISHES IN ALL AREAS COMPLYING WITH ASTM E 648.
14. CUBICLE CURTAIN MATERIAL TO MEET NFPA 701 & UL FLAMMABILITY TEST 214. TRACK SUPPORT VERTICAL TEST LOAD OF 50 LBS. ALL CUBICLE CURTAIN SHALL BE SP4.
15. ALL CASEWORK SHALL MEET CASEWORK "W1" CUSTOM STANDARDS.
16. CHANGE IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR UON.
17. CONTRACTOR TO MARK FLOORING PATTERN LAYOUT AND NOTIFY ARCHITECT. CONTRACTOR SHALL NOT PROCEED UNTIL APPROVED BY ARCHITECT.

SINGLE WOOD SWING DOOR - EXTERIOR
3 - 4 1/2" BALL BEARING BUTTS
1 - LOCKSET W/ LEVER HANDLE - ENTRY
1 - DEADBOLT
1 - WALL STOP
1 - SILENCERS SET
1 - WEATEHR STRIPPING

SLIDING DOOR - EXTERIOR
1 - BOTTOM RAILS
1 - LOCKSET BY MFR. - ENTRY
1 - DEADBOLT
1 - SILENCERS SET
1 - WEATEHR STRIPPING

SINGLE WOOD SWING DOOR - INTERIOR
3 - 4 1/2" BALL BEARING BUTTS
1 - WALL STOP
1 - LOCKSET W/ LEVER HANDLE - PASSAGE

SINGLE WOOD SWING DOOR - INTERIOR
3 - 4 1/2" BALL BEARING BUTTS
1 - WALL STOP
1 - LOCKSET W/ LEVER HANDLE - PRIVACY

SINGLE WOOD SWING DOOR - INTERIOR
3 - 4 1/2" BALL BEARING BUTTS
1 - LOCKSET W/ LEVER HANDLE - ENTRY
1 - DEADBOLT
1 - DOOR CLOSER
1 - WALL STOP
1 - SILENCERS SET
1 - WEATEHR STRIPPING

GARAGE ROLL-UP DOOR - EXTERIOR
 10- 11-BALL NYLON ROLLERS
 11- 14GA #1 HINGES
 2 - TOP BRACKETS
 2 - BOTTOM BRACKETS
 2 - DOOR JAMB
 2 - LIFT HANDLES

DOUBLE SLIDING CLOSET DOOR - INTERIOR
1 - TOP TRACK
1 - BASE GUIDE POST

[illegible]

F.F.		F.F.		F.F.		F.F.		F.F.		F.F.			
D1 SINGLE SWING SOLID WOOD W/ GLASS DOOR EXTERIOR VERIFY DOOR DESIGN W/ OWNER		D2 SLIDING GLASS/ ALUM. EXTERIOR VERIFY DOOR DESIGN W/ OWNER		D3 SINGLE SWING SOLID WOOD DOOR INTERIOR VERIFY DOOR DESIGN W/ OWNER		D4 SLIDING SOLID WOOD DOOR INTERIOR VERIFY DOOR DESIGN W/ OWNER		D5 ROLL-UP GARAGE DOOR VERIFY DOOR DESIGN W/ OWNER		D5 ROLL-UP GARAGE DOOR VERIFY DOOR DESIGN W/ OWNER		D5 ROLL-UP GARAGE DOOR VERIFY DOOR DESIGN W/ OWNER	

Architectural drawings of four window types (W1, W2, W3, W4) showing dimensions and specifications.

W1: Sliding Window Half-Vent XO. Dimensions: 5'-0" wide, 3'-0" high.

W2: Sliding Window Half-Vent XO. Dimensions: 5'-0" wide, 3'-0" high.

W3: Sliding Window Half-Vent XO. Dimensions: 4'-0" wide, 3'-0" high.

W4: Sliding Window Half-Vent XO. Dimensions: 3'-0" wide, 1'-0" high.

NOTE: ALL EXTERIOR GLAZING TO BE TEMPERED GLASS

Approval Stamp:

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05/13/2025
CSG CONSULTANTS, INC.



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RESIDENCE
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SONORA CA. 95370

JIM WELLER

PROJECT DETAILS

PROJECT 24003
SUBMITTAL

PROJECT REVISIONS

[illegible]

SHEET DETAILS

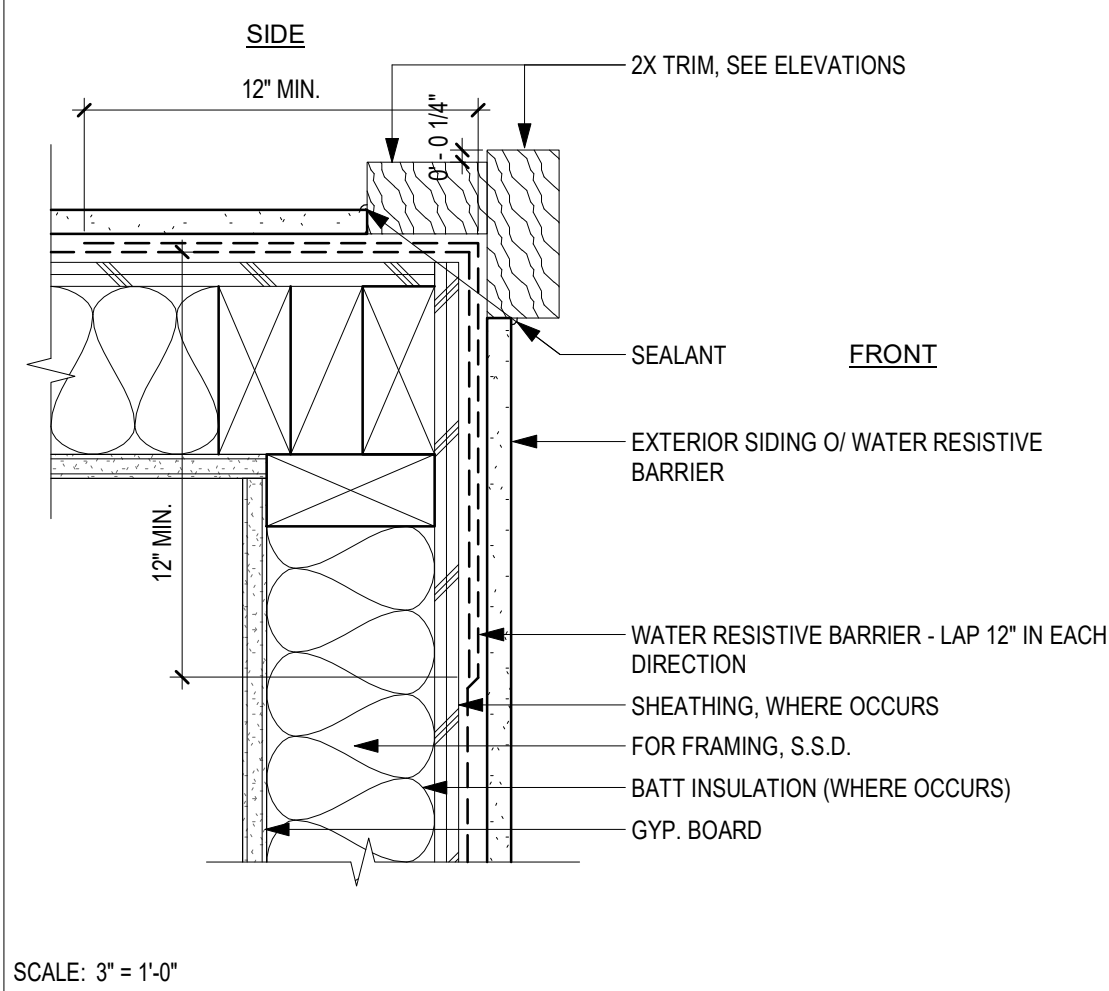
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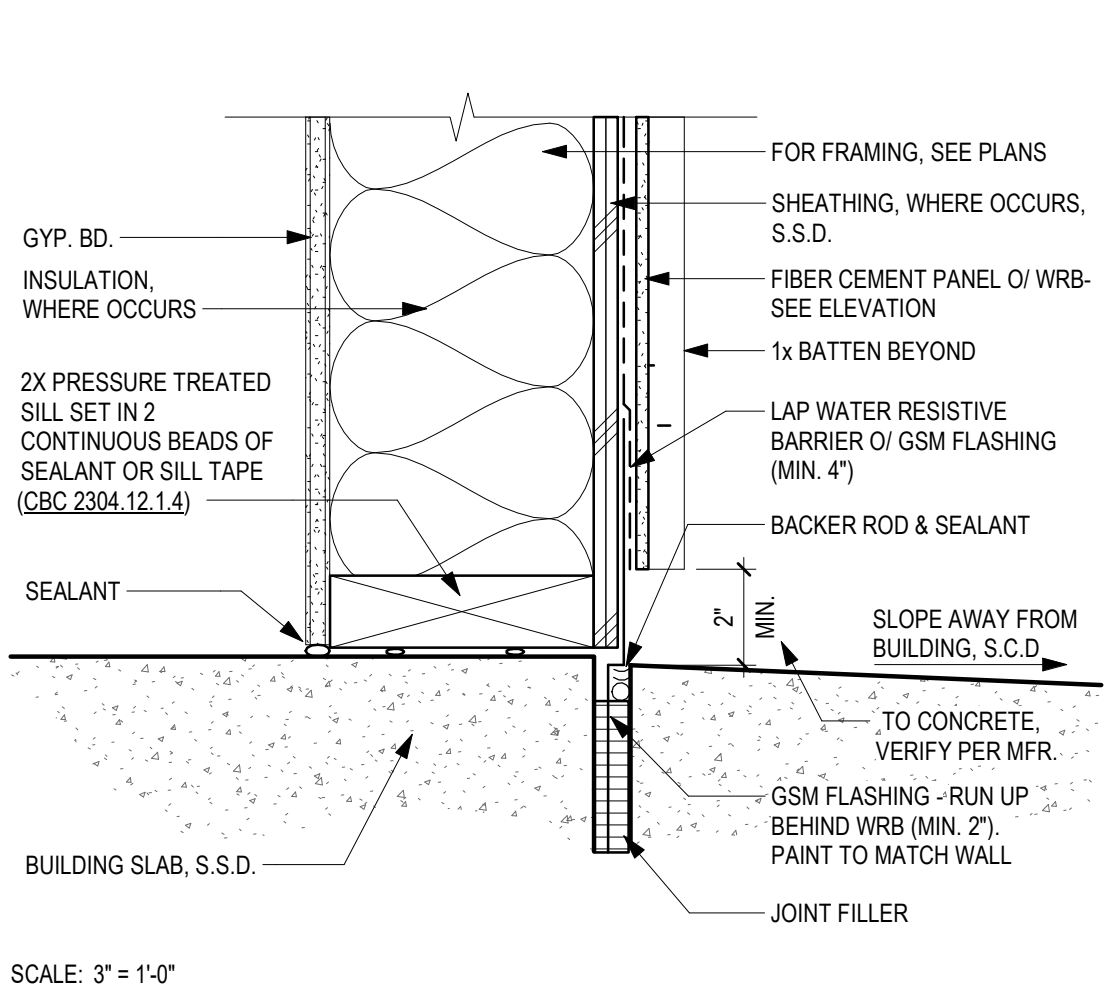
LEGENDS & SCHEDULES

SHEET

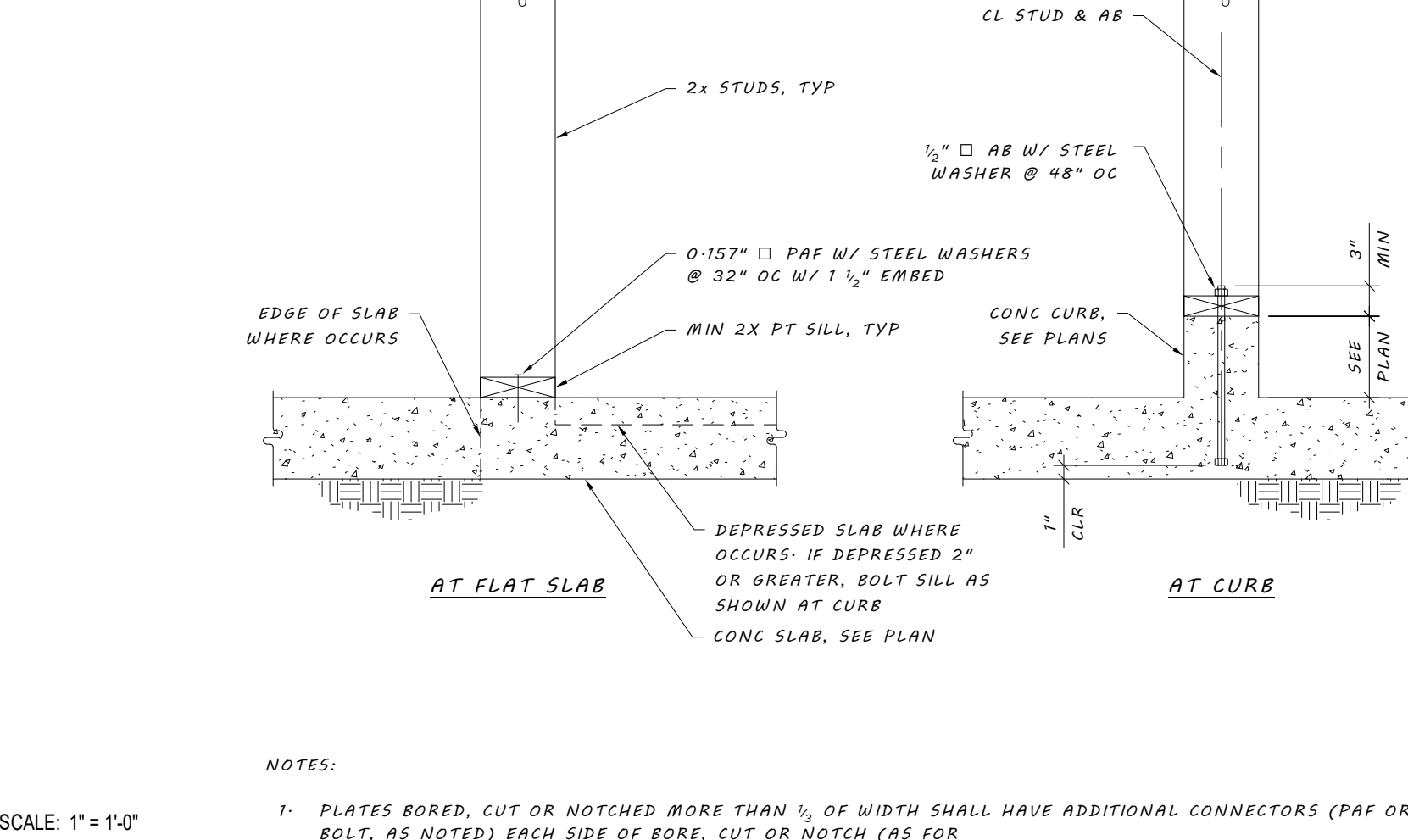
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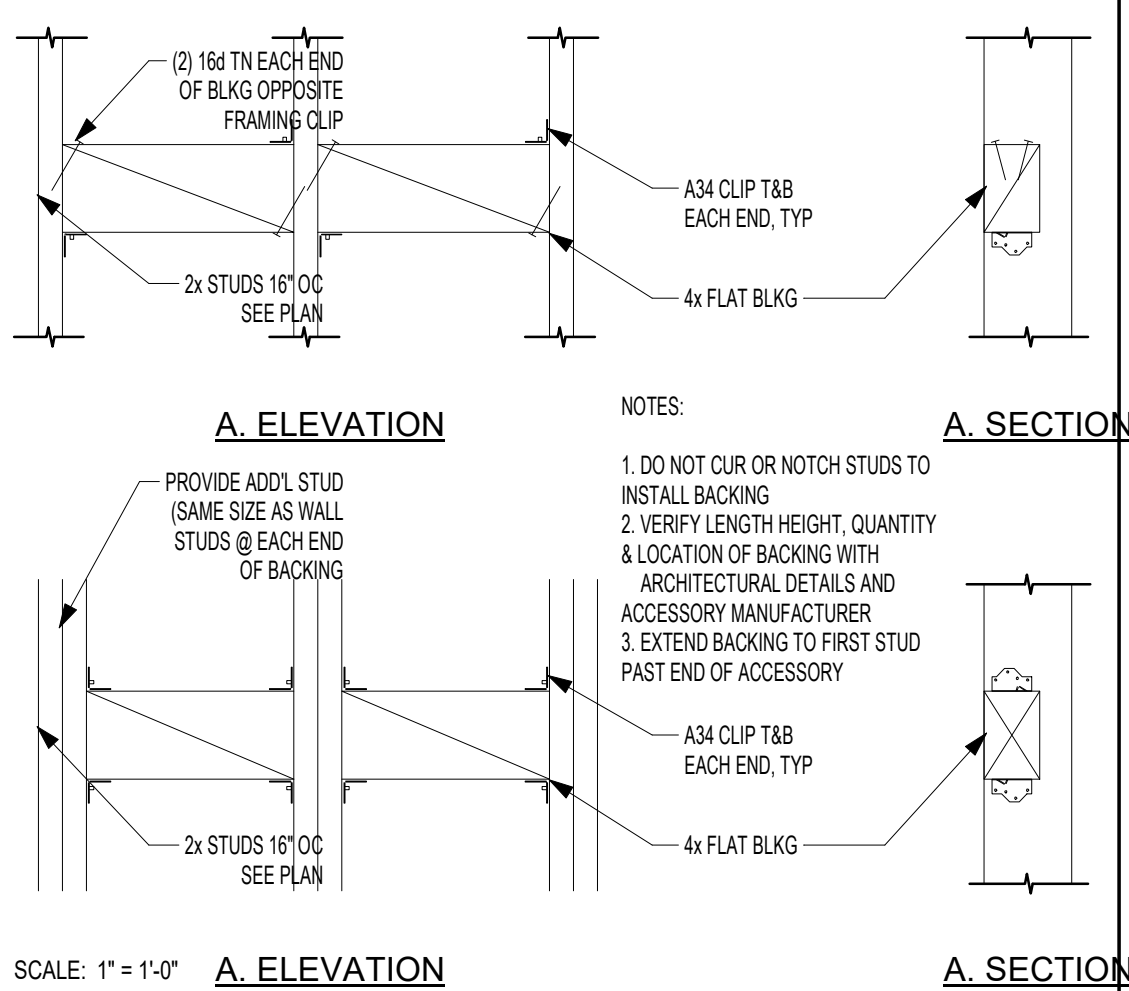
EXT. OUTSIDE CORNER - SIDING



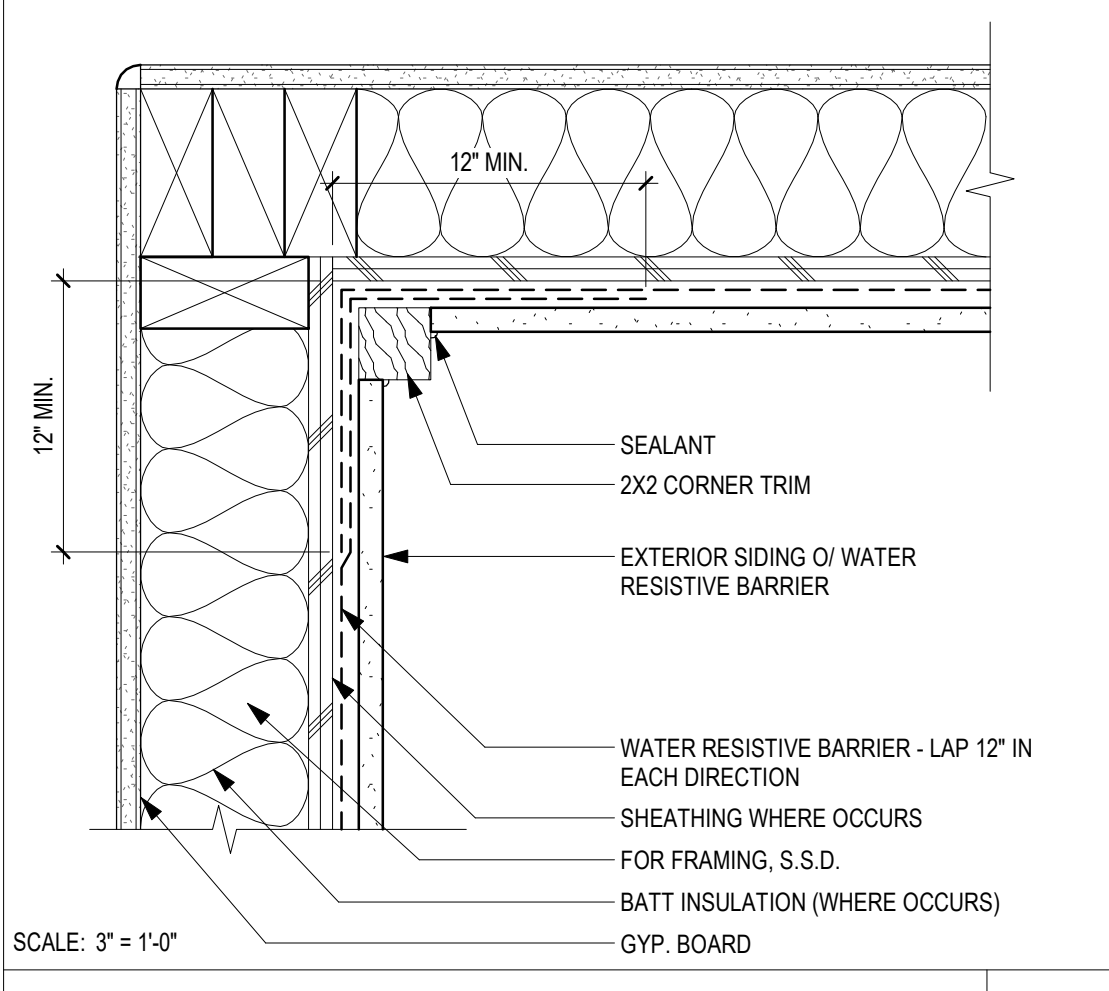
SILL PLATE - FIBER CEMENT AT CONC.



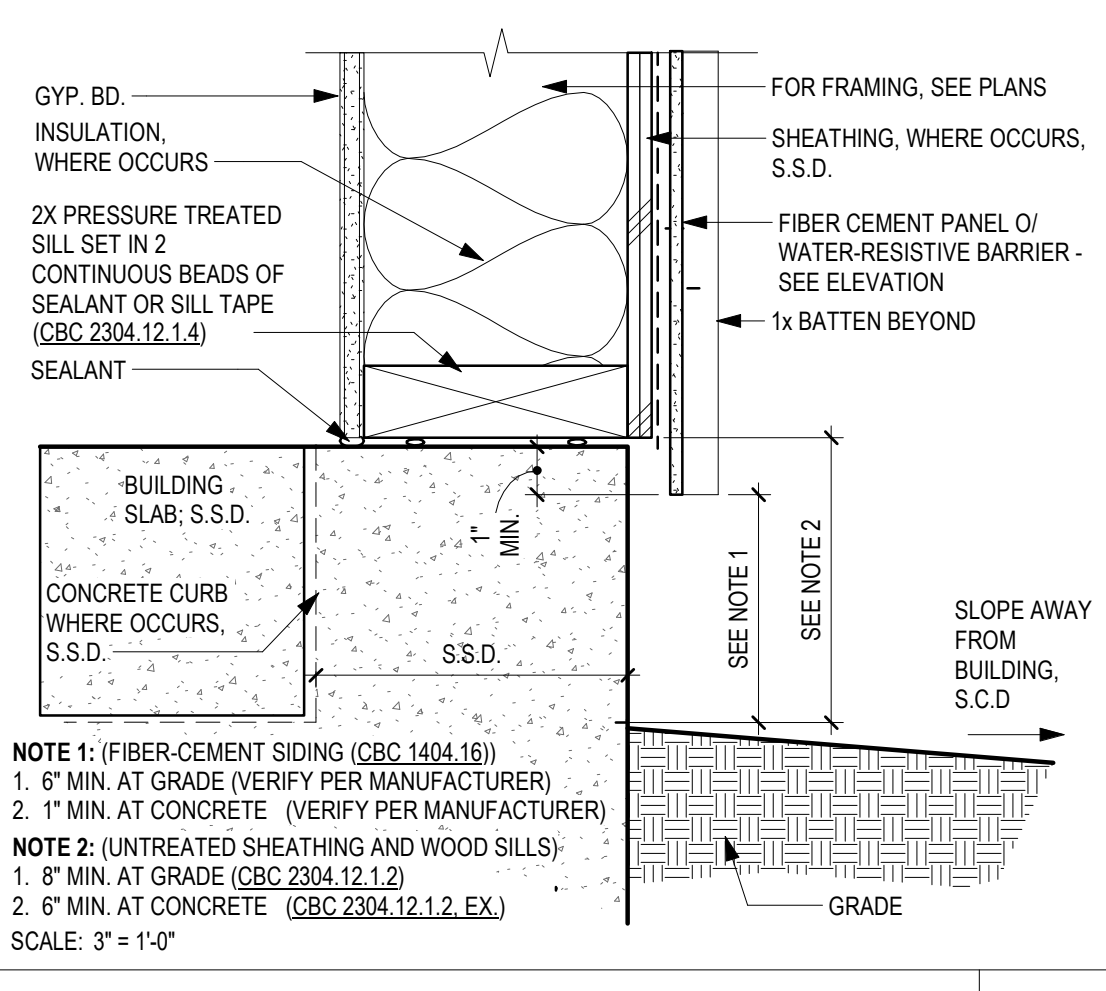
INT. NON-STRUCT. WALL ANCHORAGE



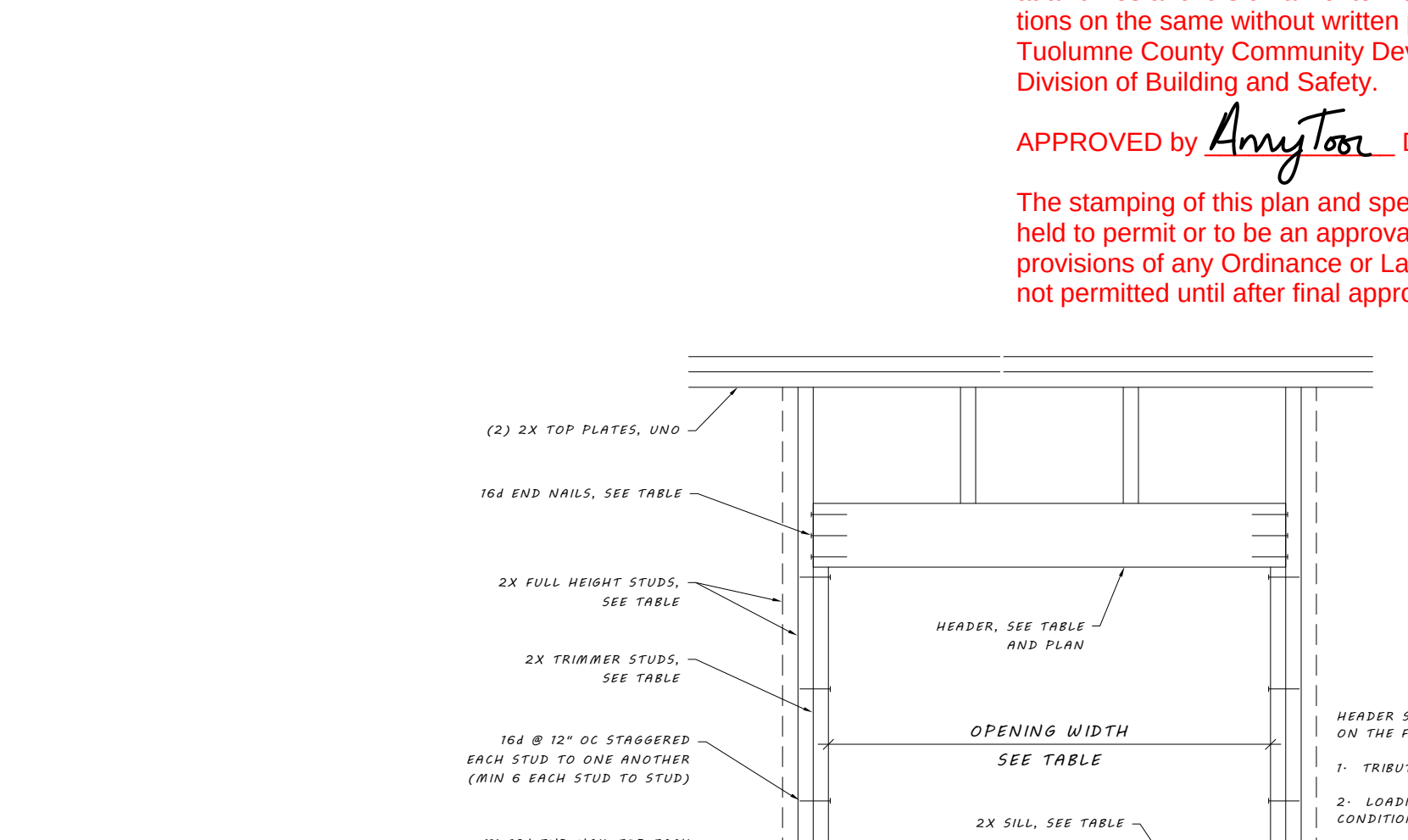
WOOD BLOCKING



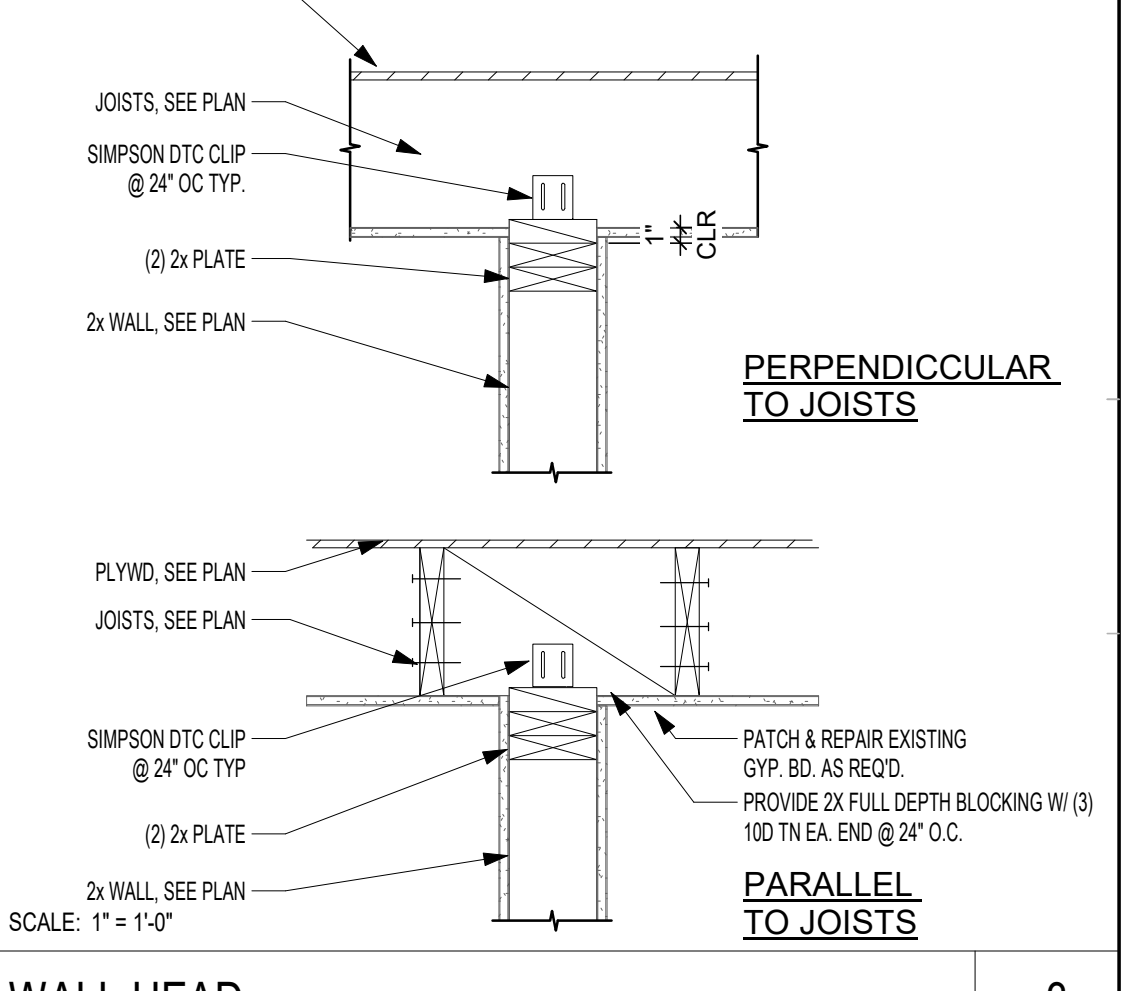
EXT. INSIDE CORNER - SIDING



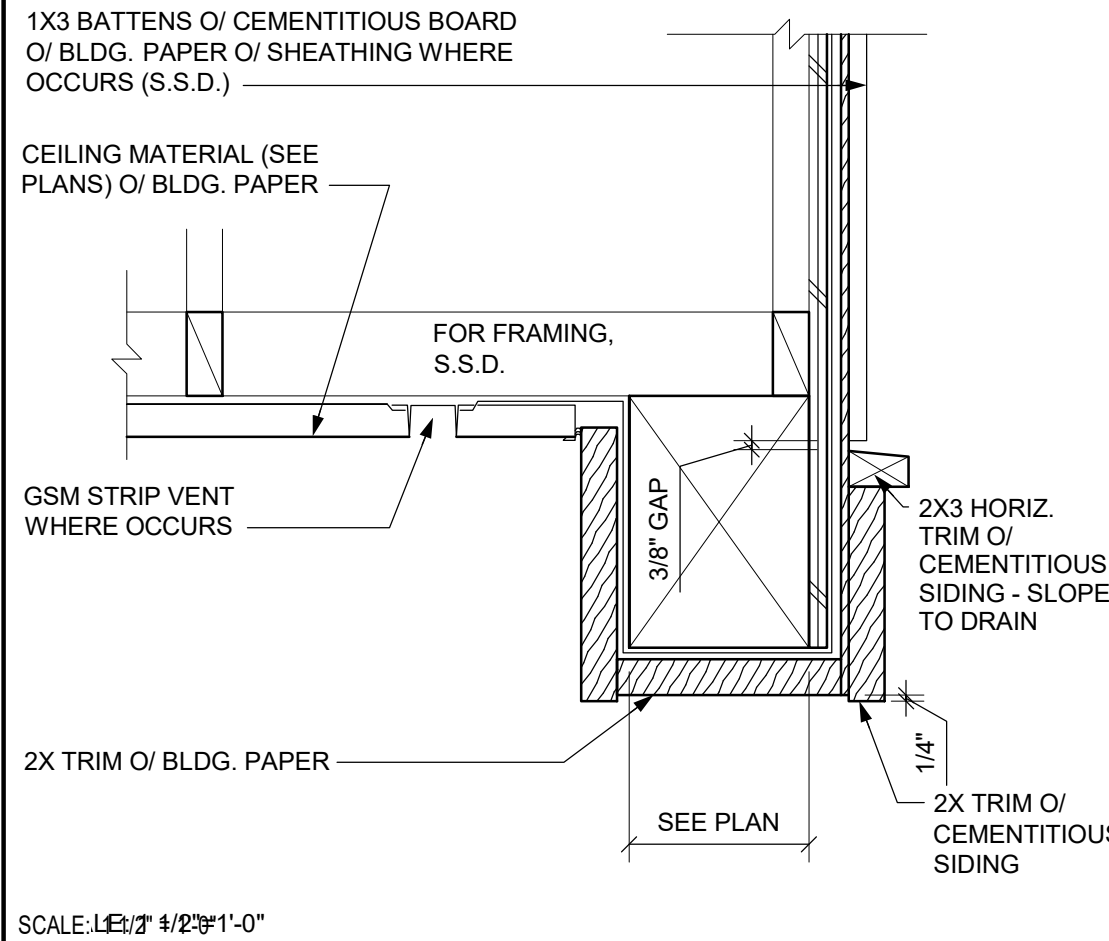
WALL SILL PLATE - FIBER CEMENT AT GRADE



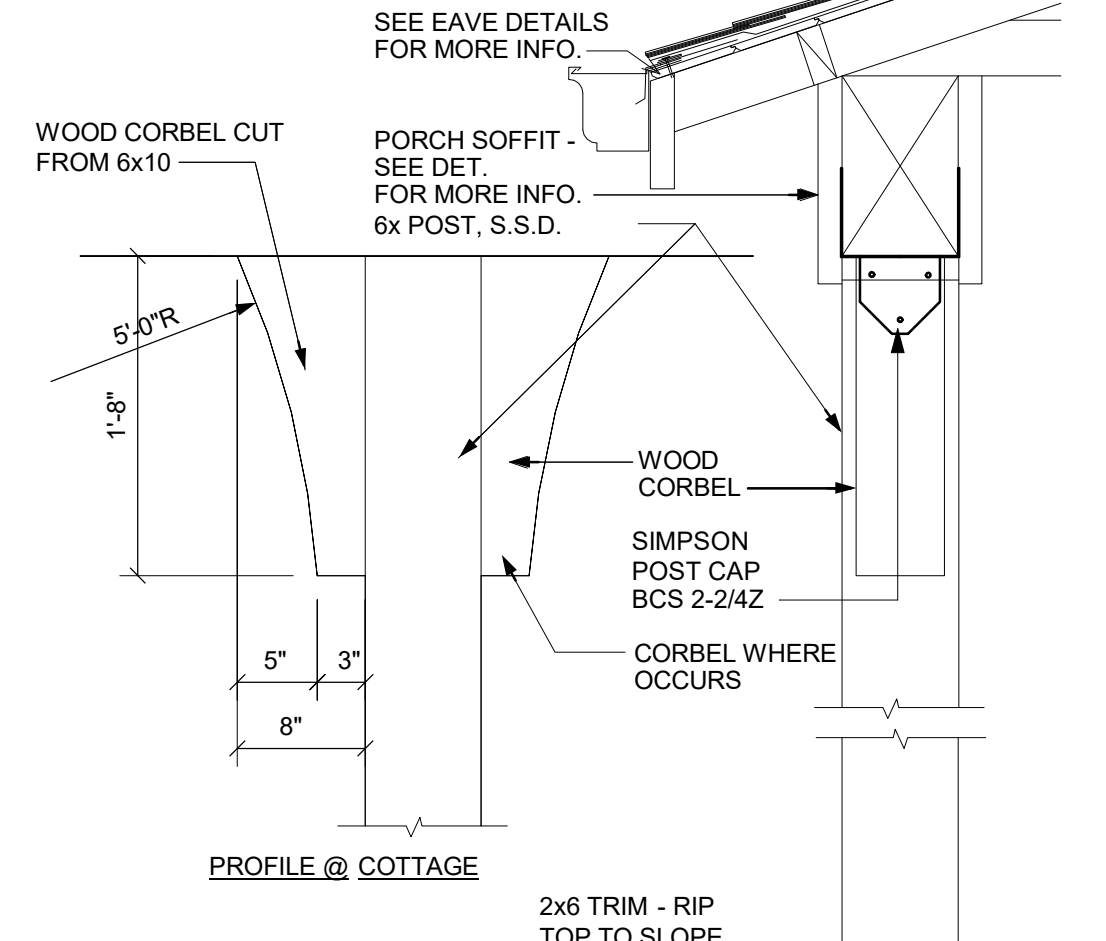
FRAMING AT OPENINGS



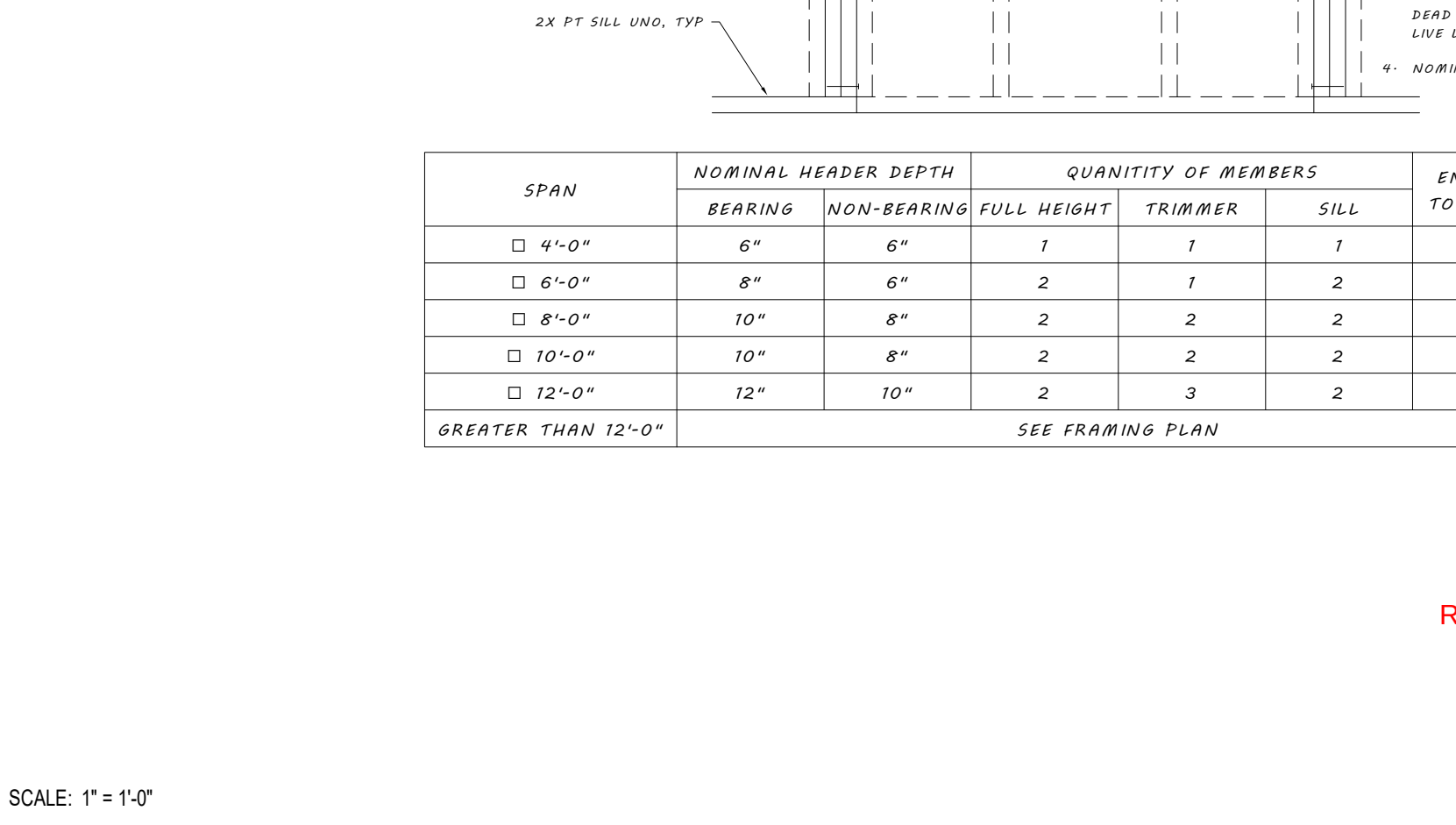
WALL HEAD



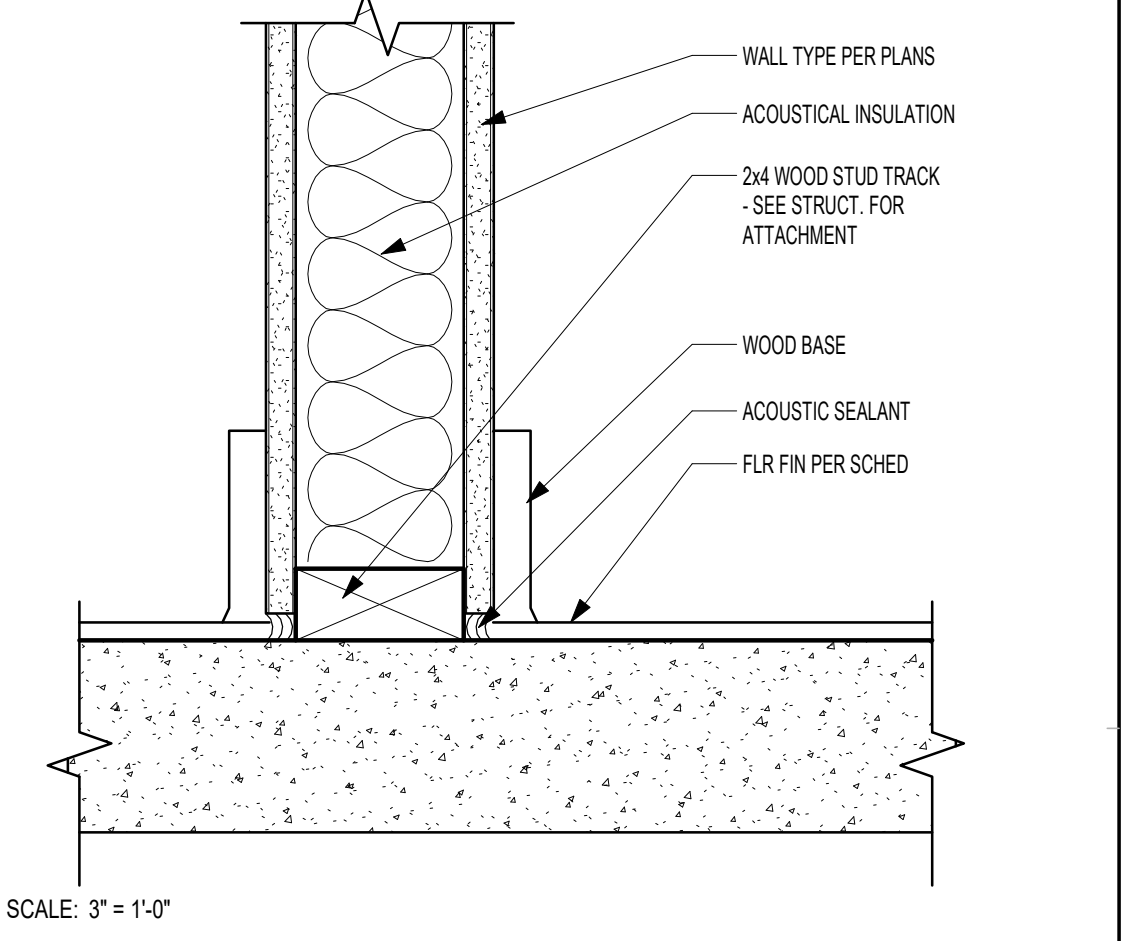
SOFFIT AT BOARD AND BATT



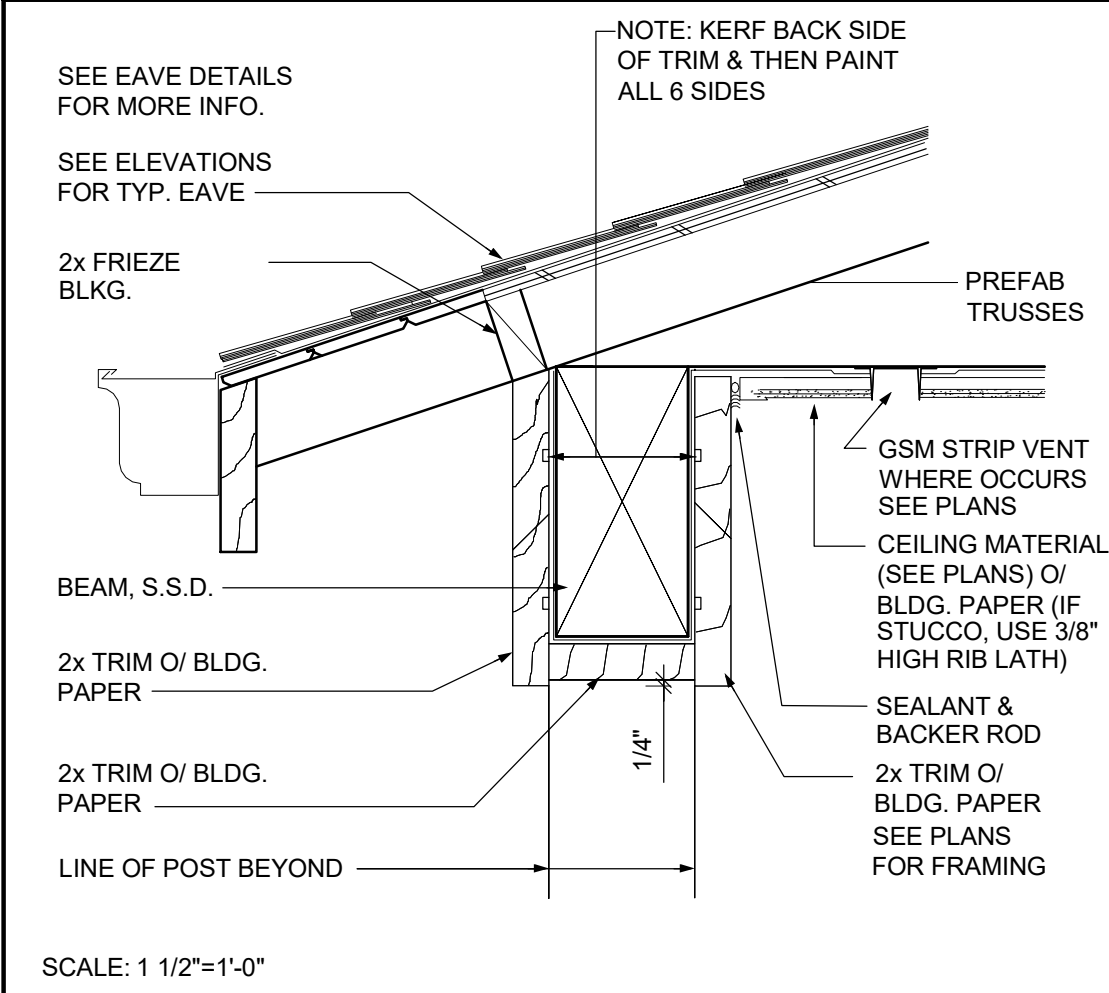
WOOD POST



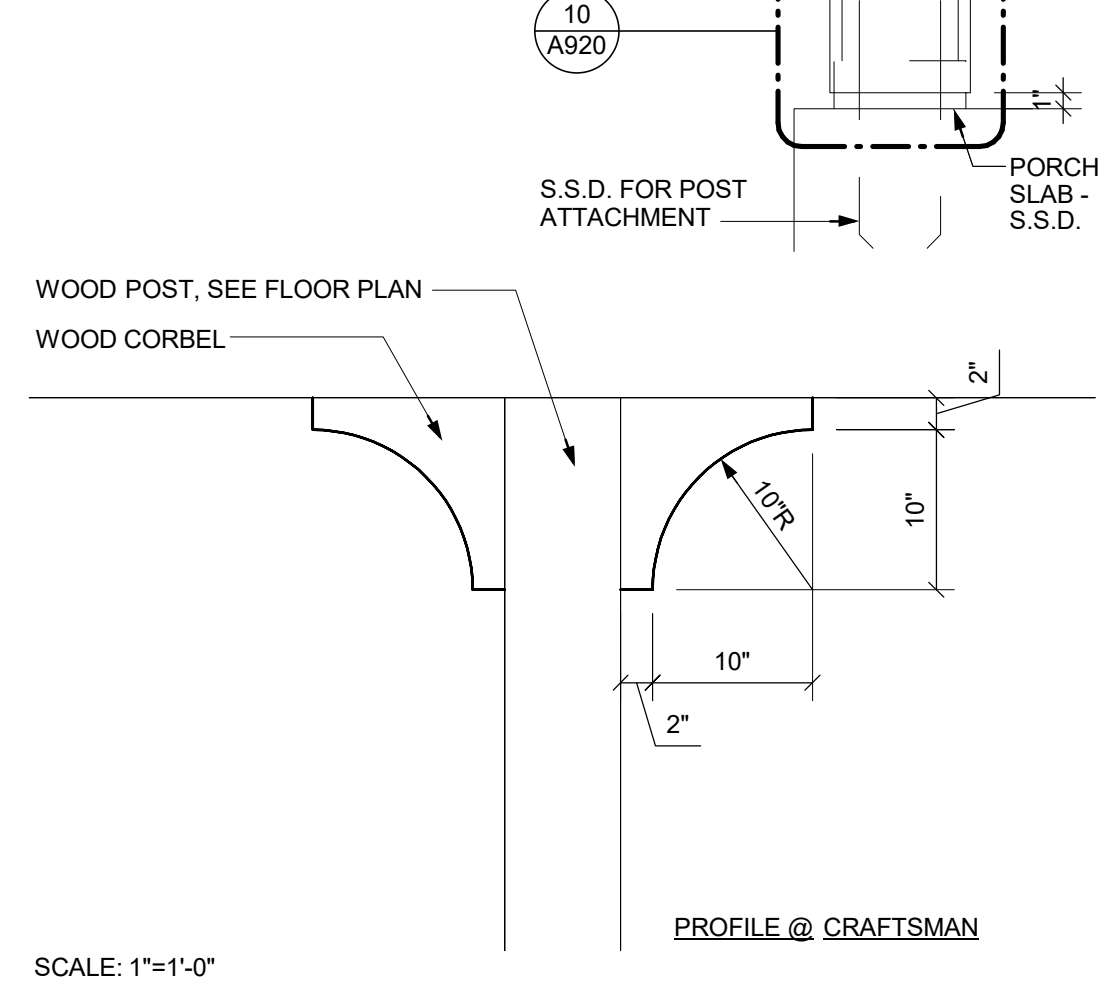
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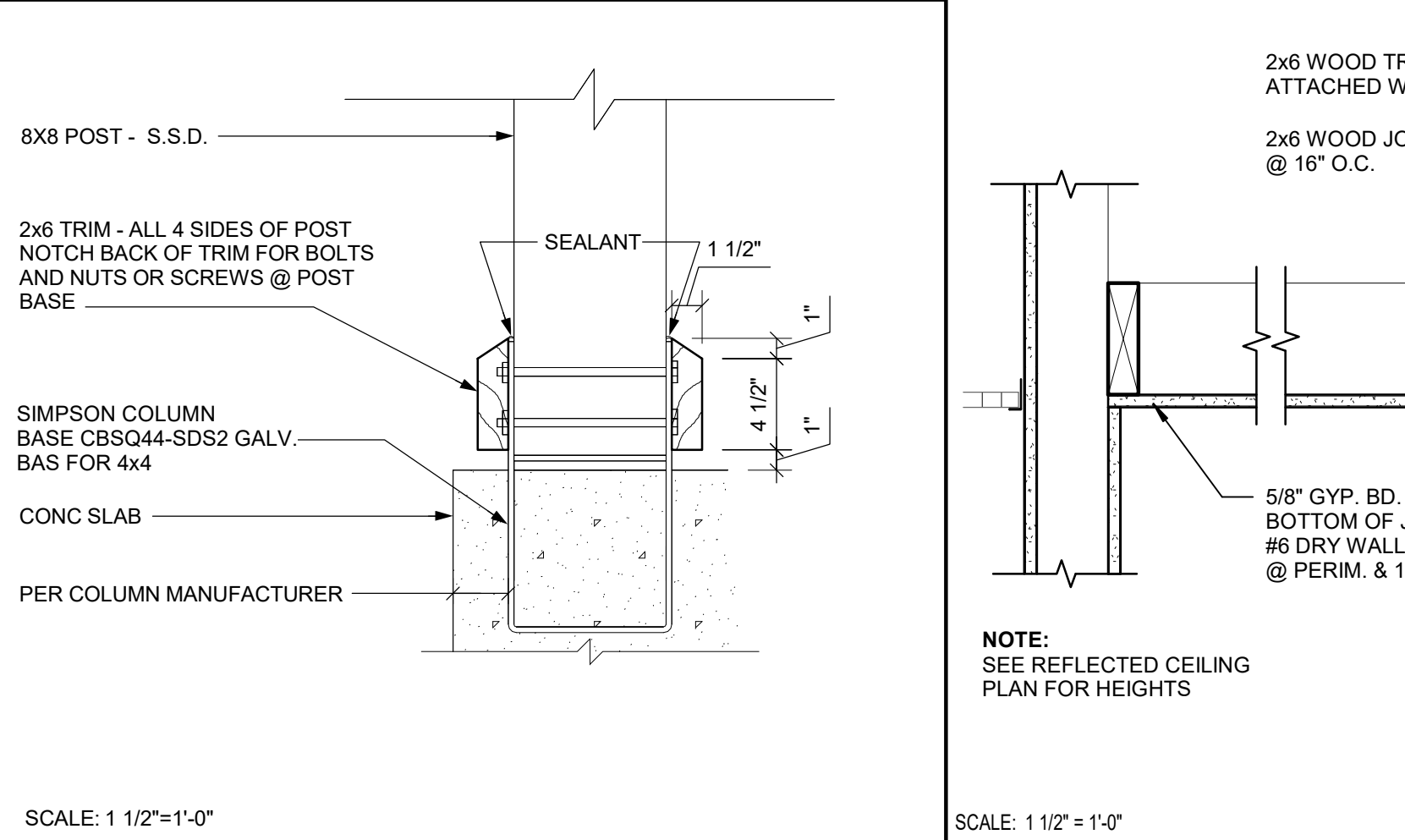
WOOD STUD WALL - BASE



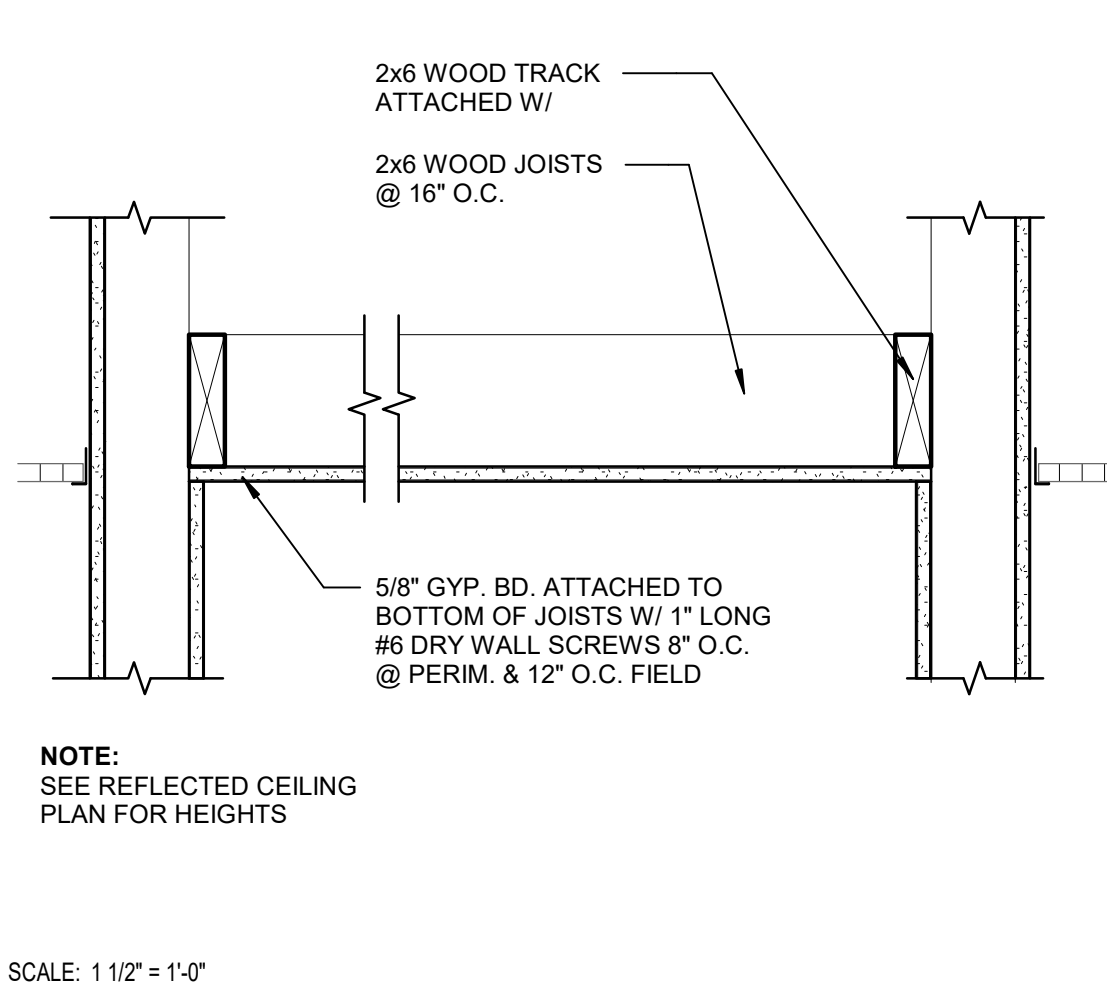
05 PORCH SOFFIT



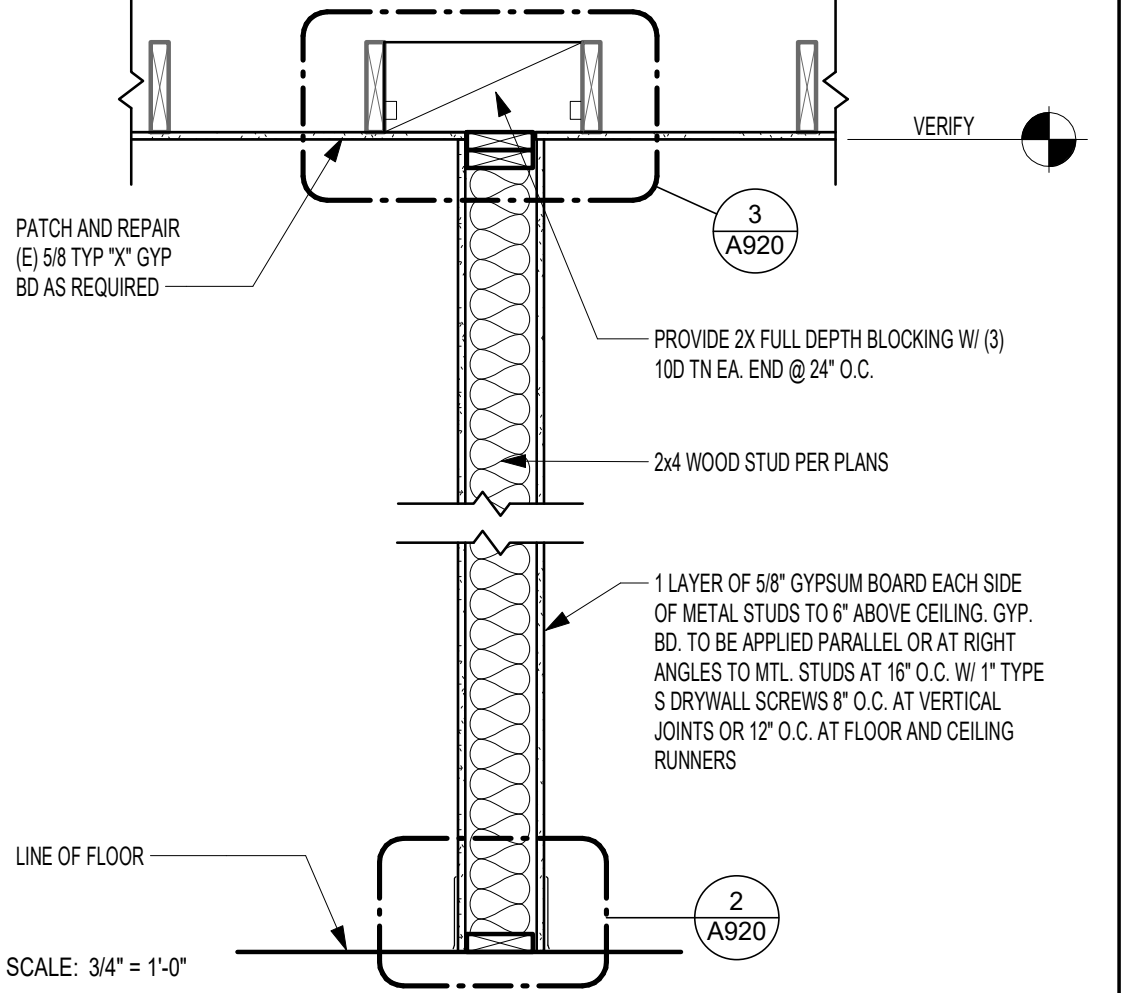
05 WOOD POST



05 POST BASE AT CONCRETE PORCH



WOOD FRAMED GYP. BD. CEILING



WALL AT (E) CEILING

SMITH ARCHITECTURE

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209.614.3725
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SHEET DETAILS
DRAWN
CHECKED
Author
Checker

SHEET TITLE

DETAILS - FRAMING

SHEET
A920

D:\Site Projects\SMITH ARCHITECTURE\2025\24003 - Weller Burn House\Revit\CENTRAL\24003 - Weller Burn House.rvt

5/6/2025 5:49:13 AM

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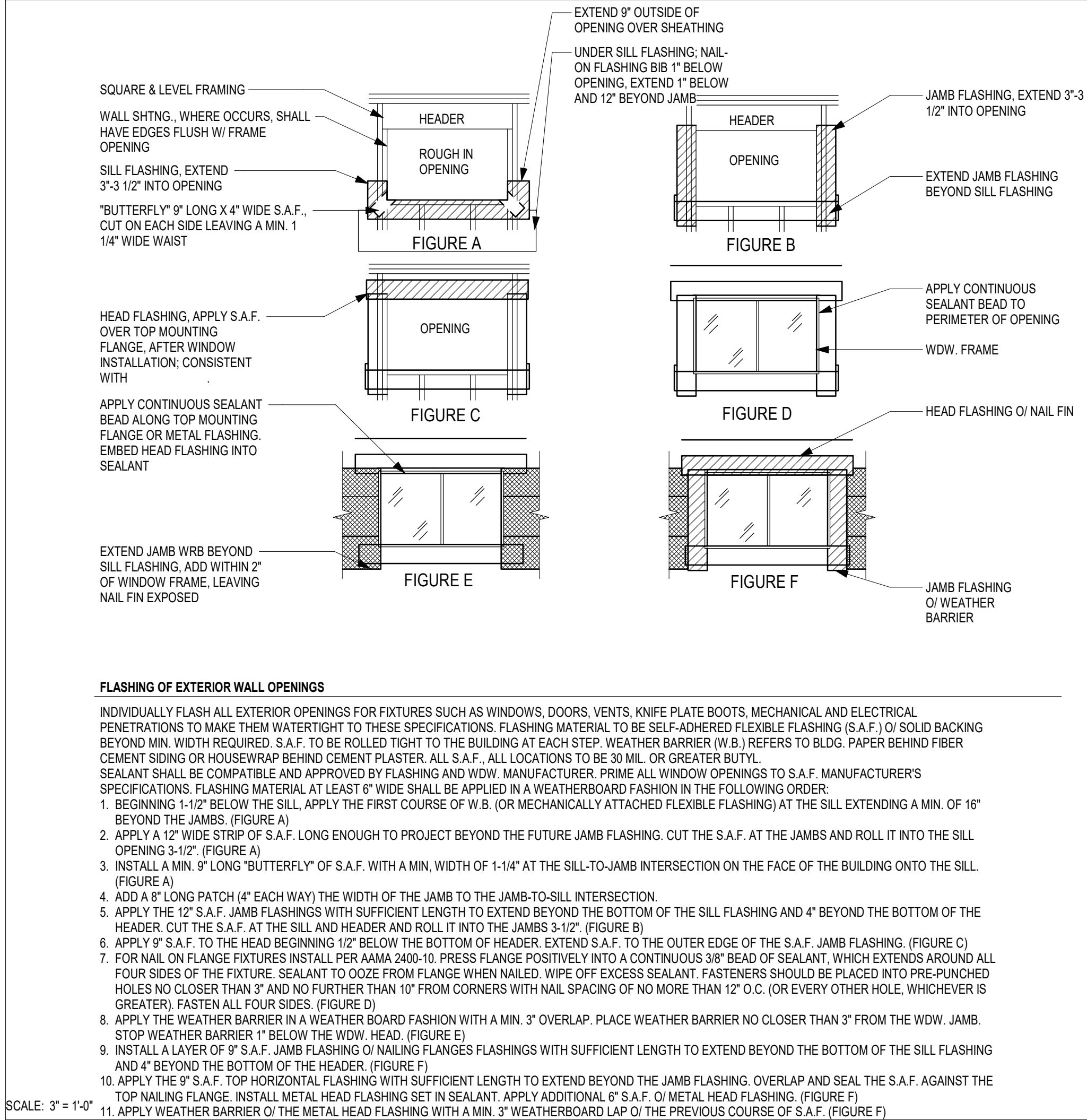
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DETAILS - OPENING

SHEET

A921



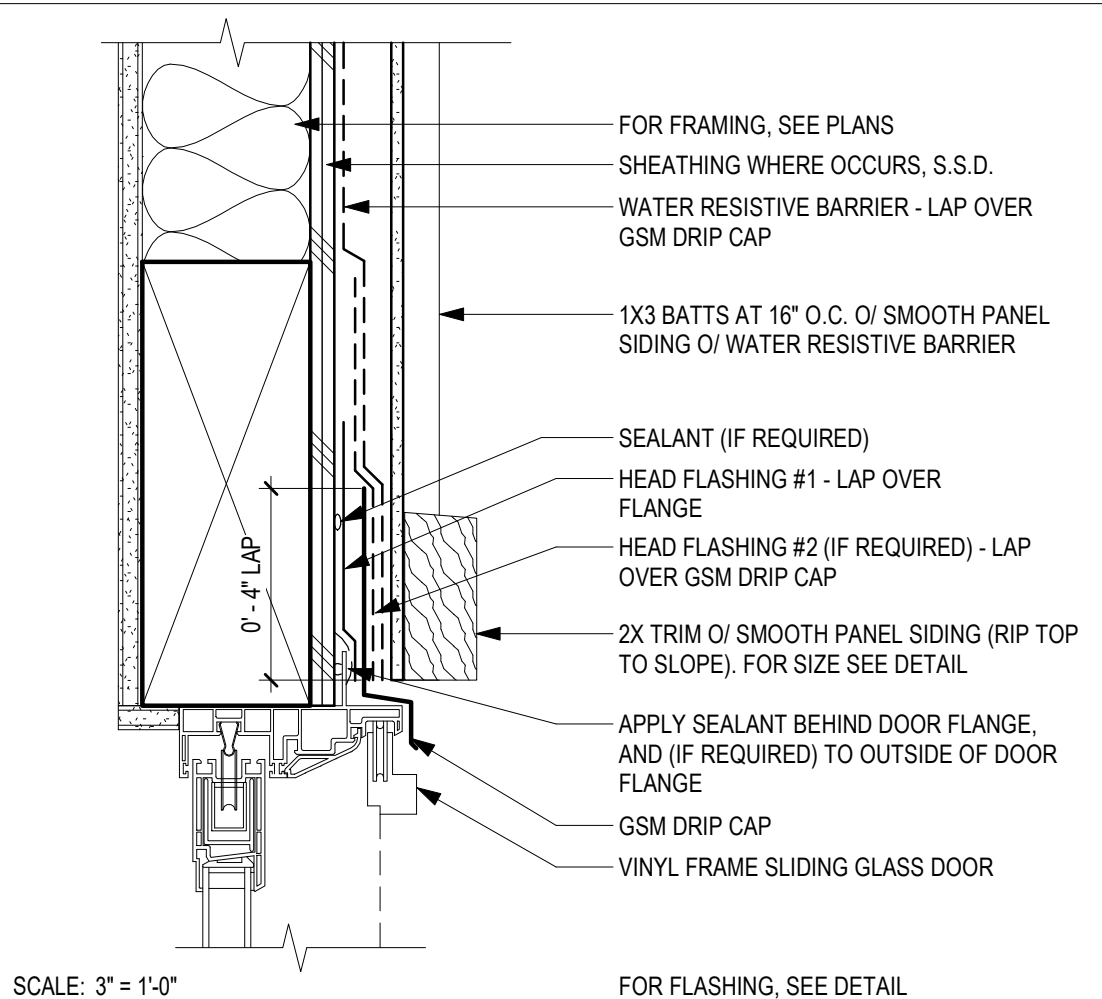
FLASHING @ EXTERIOR WALL OPENINGS

13 06_SLIDING DOOR SILL AT SLAB

15 WINDOW SILL - SIDING

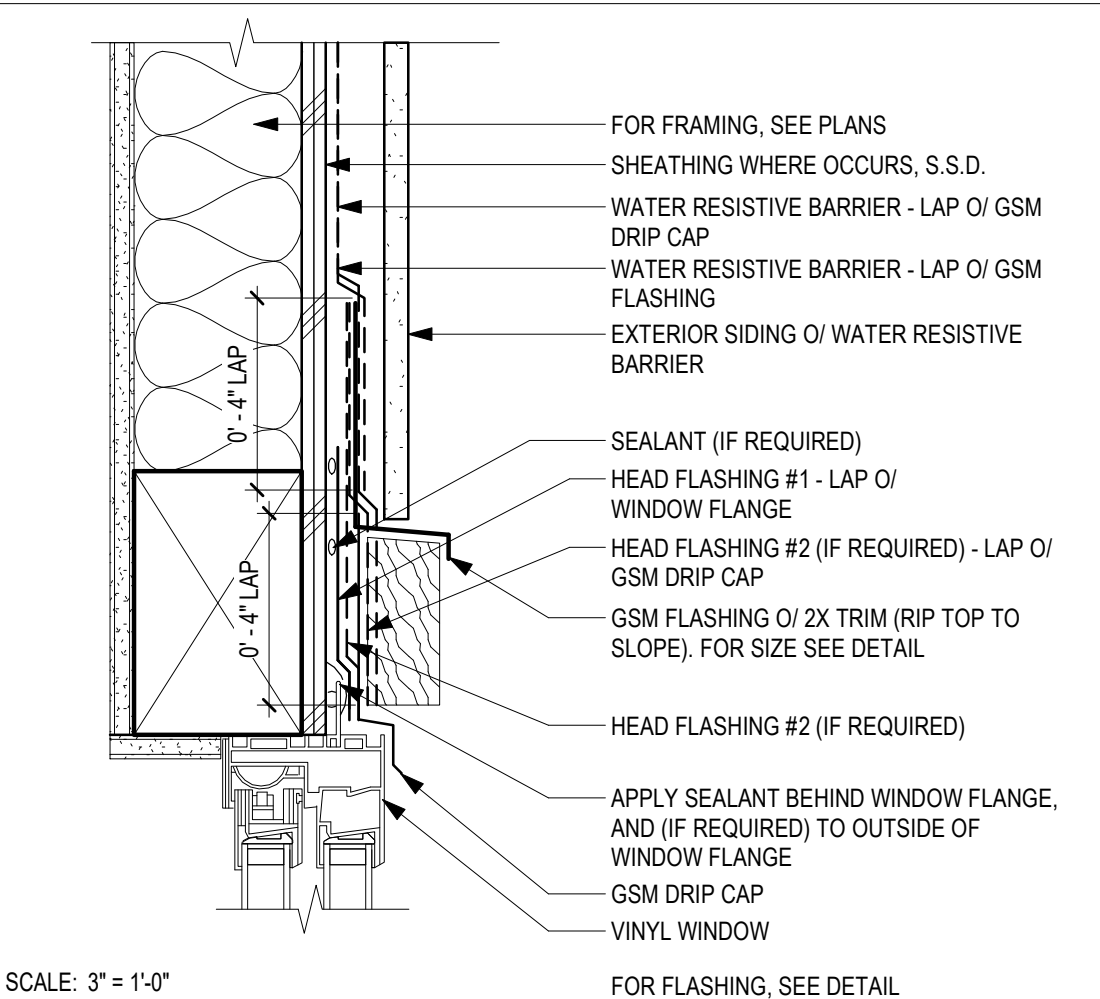
5 DOOR HEAD/ JAMB - WOOD

1



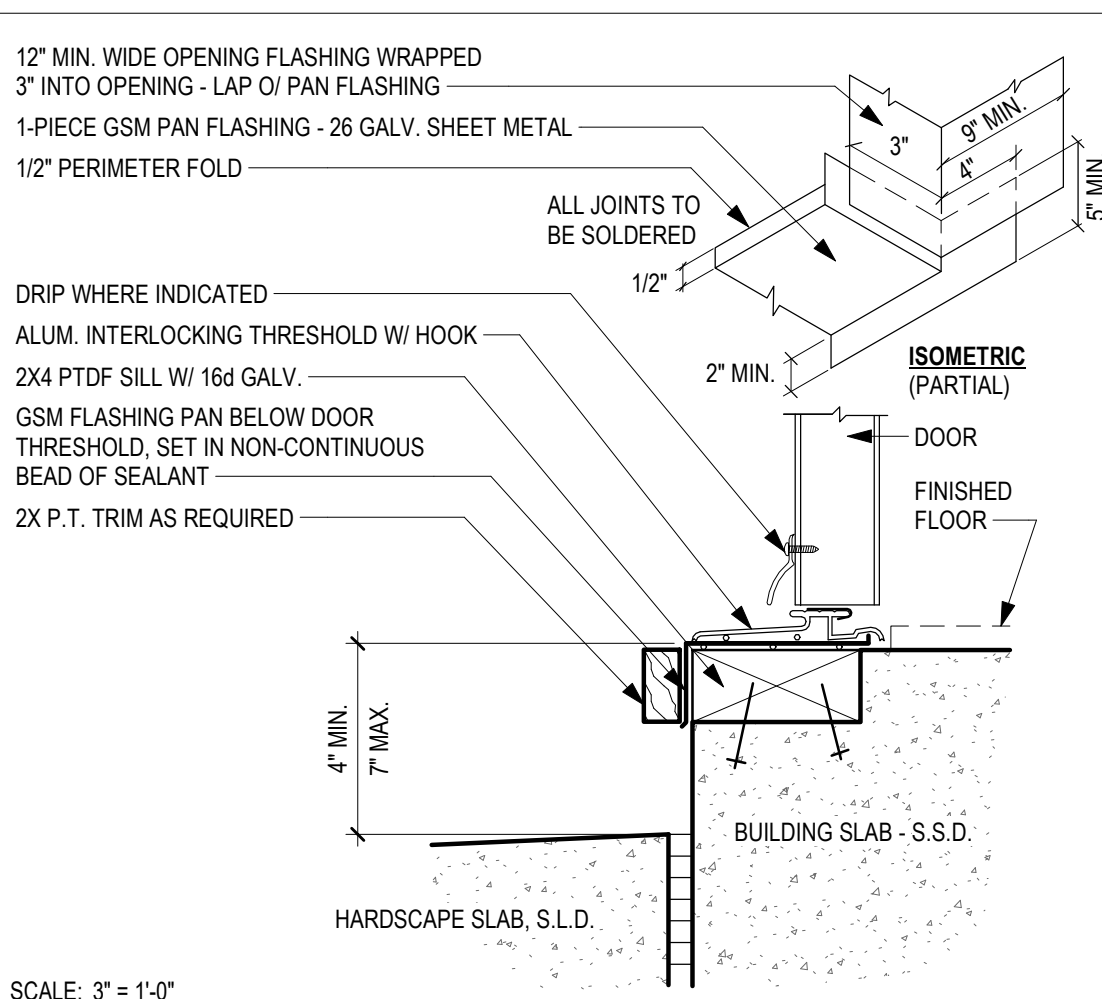
SLIDING DOOR HEAD

3



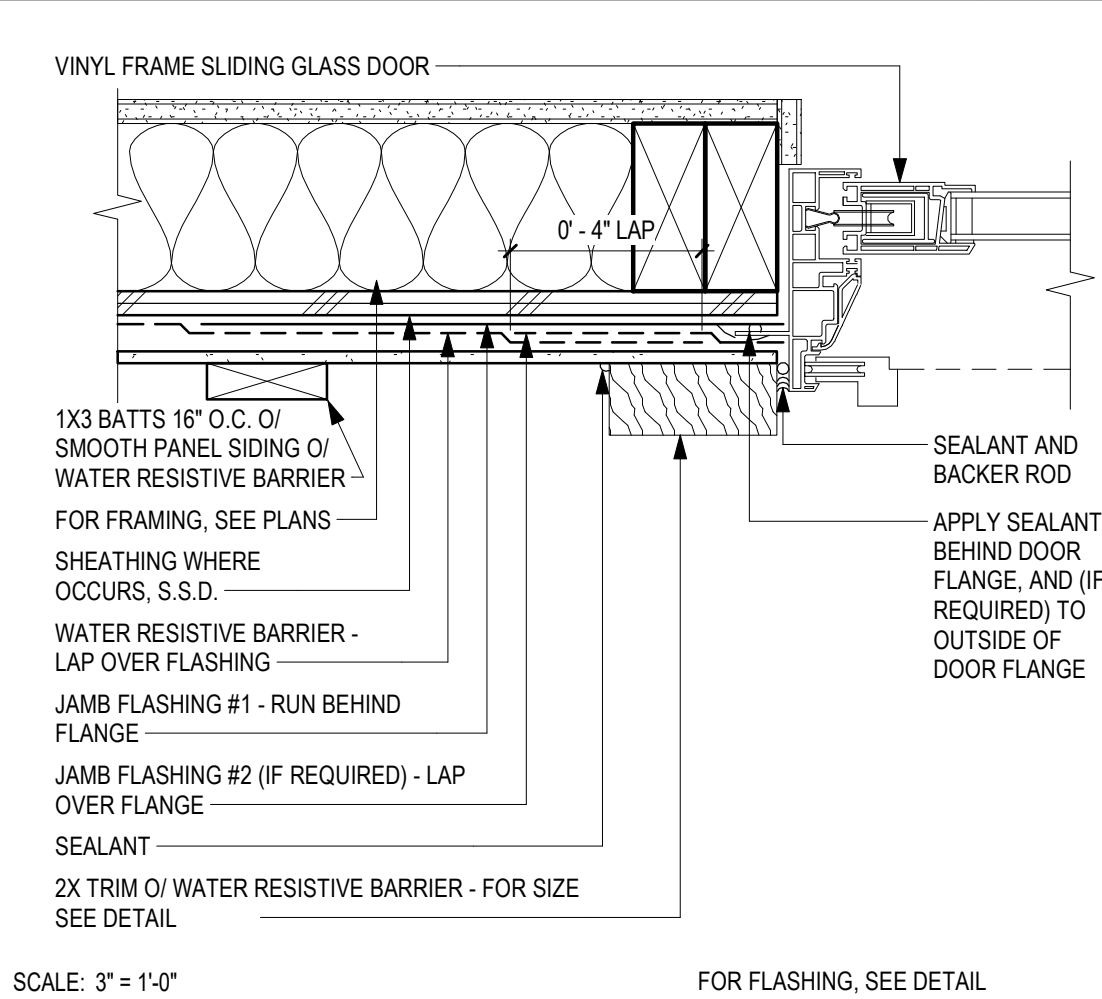
WINDOW HEAD - SIDING

7



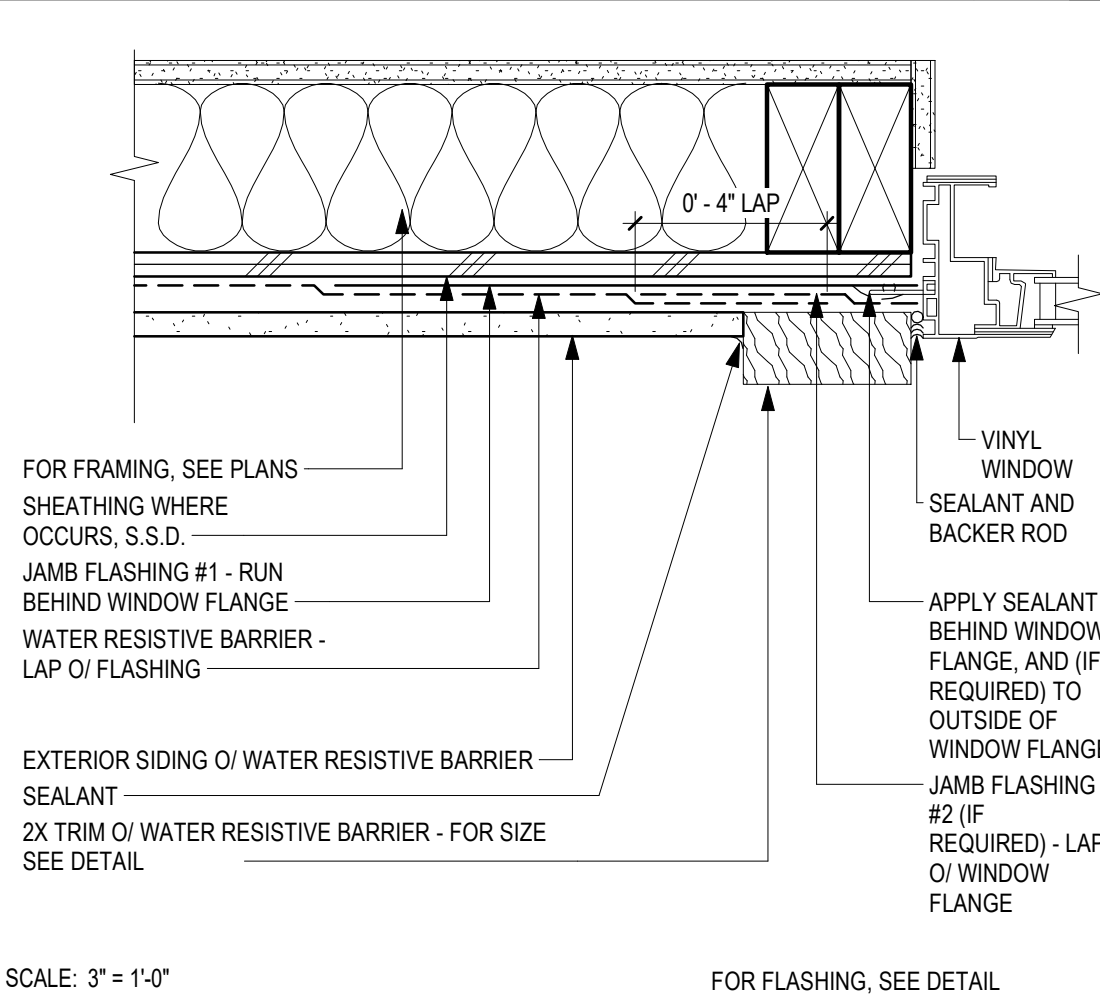
INSWING DOOR SILL

4



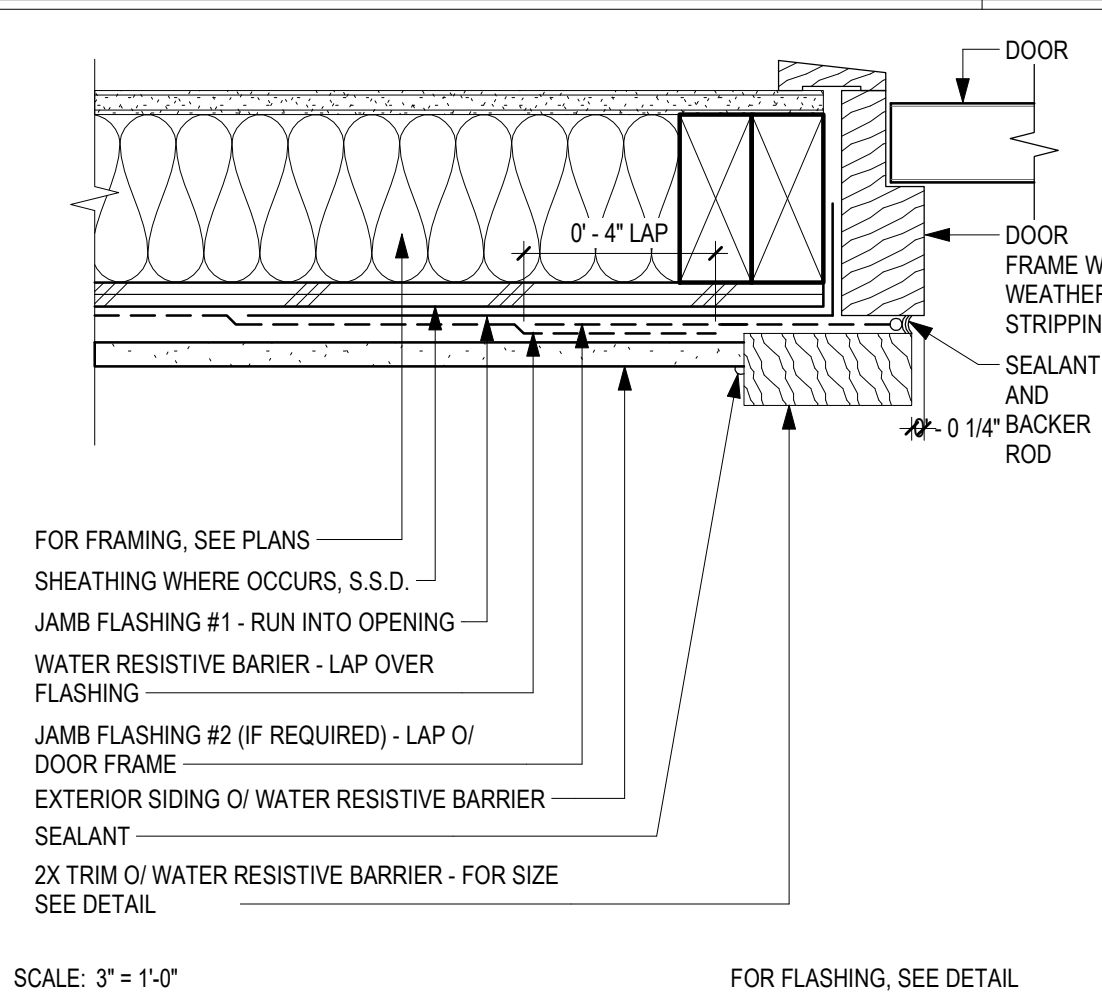
SLIDING DOOR JAMB

2



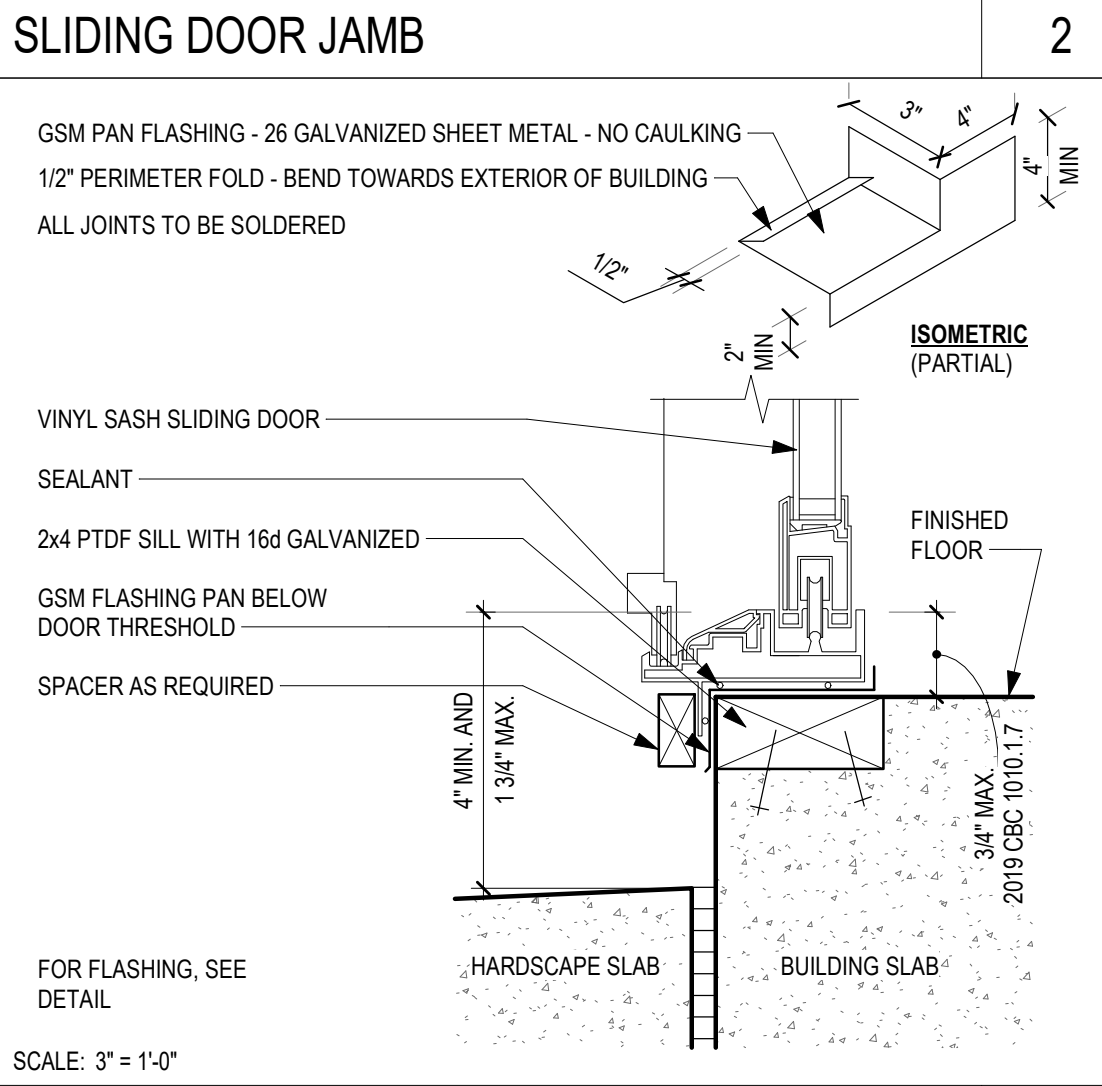
WINDOW JAMB - SIDING

6



06_INSWING DOOR JAMB W/ TRIM AT SIDING

14



06_SLIDING DOOR SILL AT SLAB

WINDOW SILL - SIDING

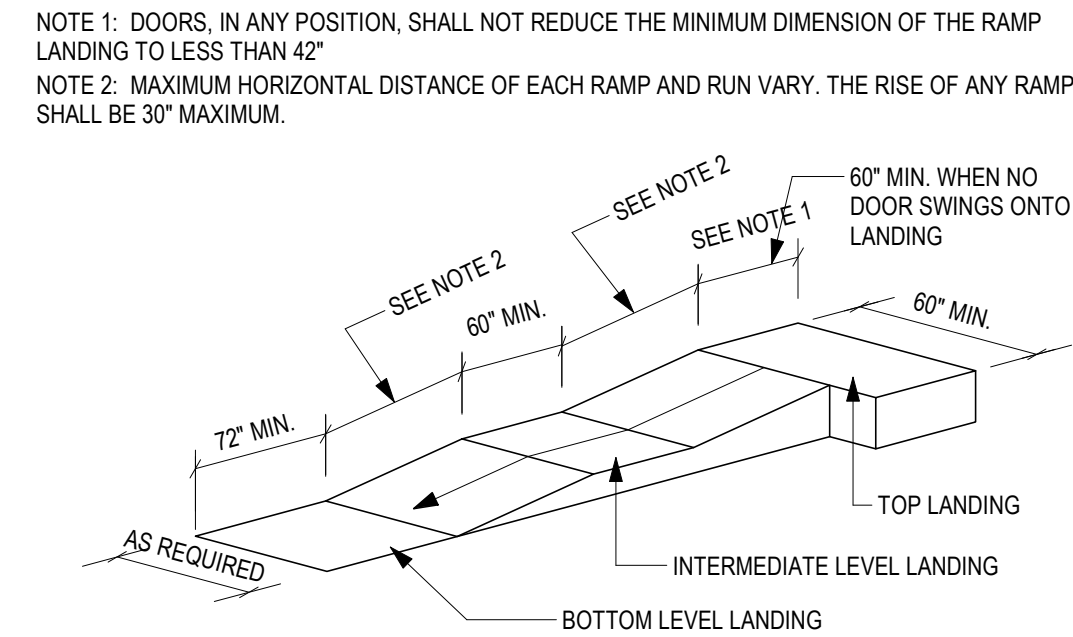
DOOR HEAD/ JAMB - WOOD

1

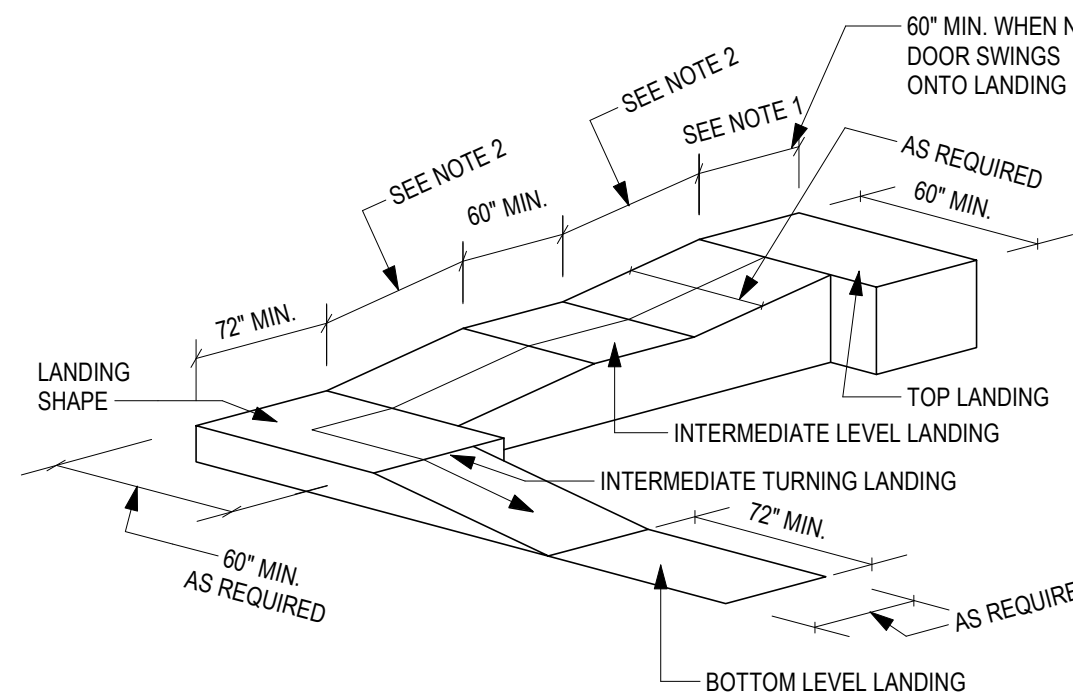
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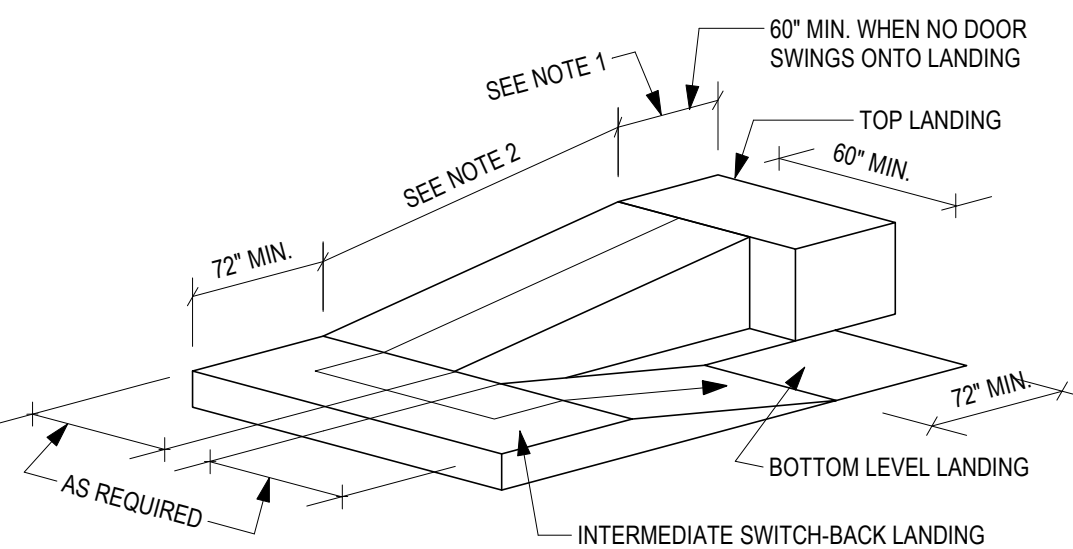


A STRAIGHT RUN RAMP



NOTE: INTERMEDIATE AND BOTTOM LANDINGS AT A CHANGE IN DIRECTION OF DOWNWARD TRAVEL SHALL HAVE A DIMENSION IN THE DIRECTION FROM THE UPPER RAMP RUN OF NOT LESS THAN 72" TO ACCOMMODATE THE HANDRAIL EXTENSION.

B RAMP WITH TURNING PLATFORM
(WHEN DIRECTION OF RAMP CHANGES 30 DEG. OR MORE)



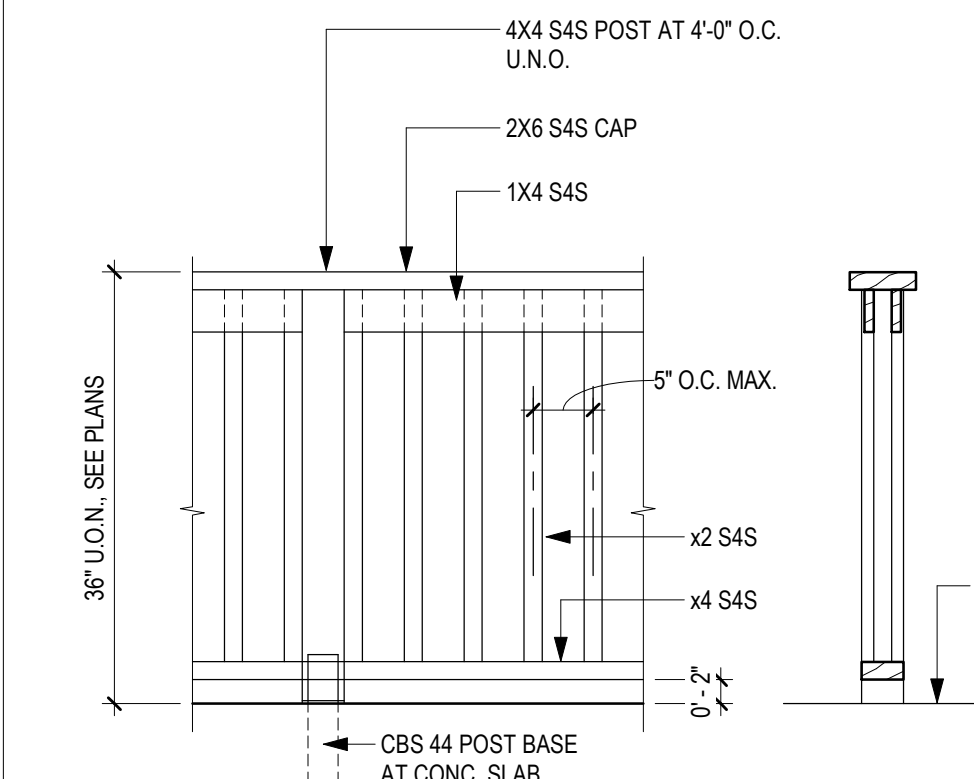
C RAMP WITH INTERMEDIATE SWITCH-BACK LANDING

LEVEL LANDING AREA SHALL SLOPE 1:48 OR LESS
REQUIRED RAMP WIDTH SHALL BE 48" MIN.
REQUIRED RAMP WIDTH SHALL NOT BE LESS THAN THAT REQUIRED FOR CORRIDORS BY CBC SECTION 1020.3.
THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENT OF THE ACCESSIBILITY REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

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

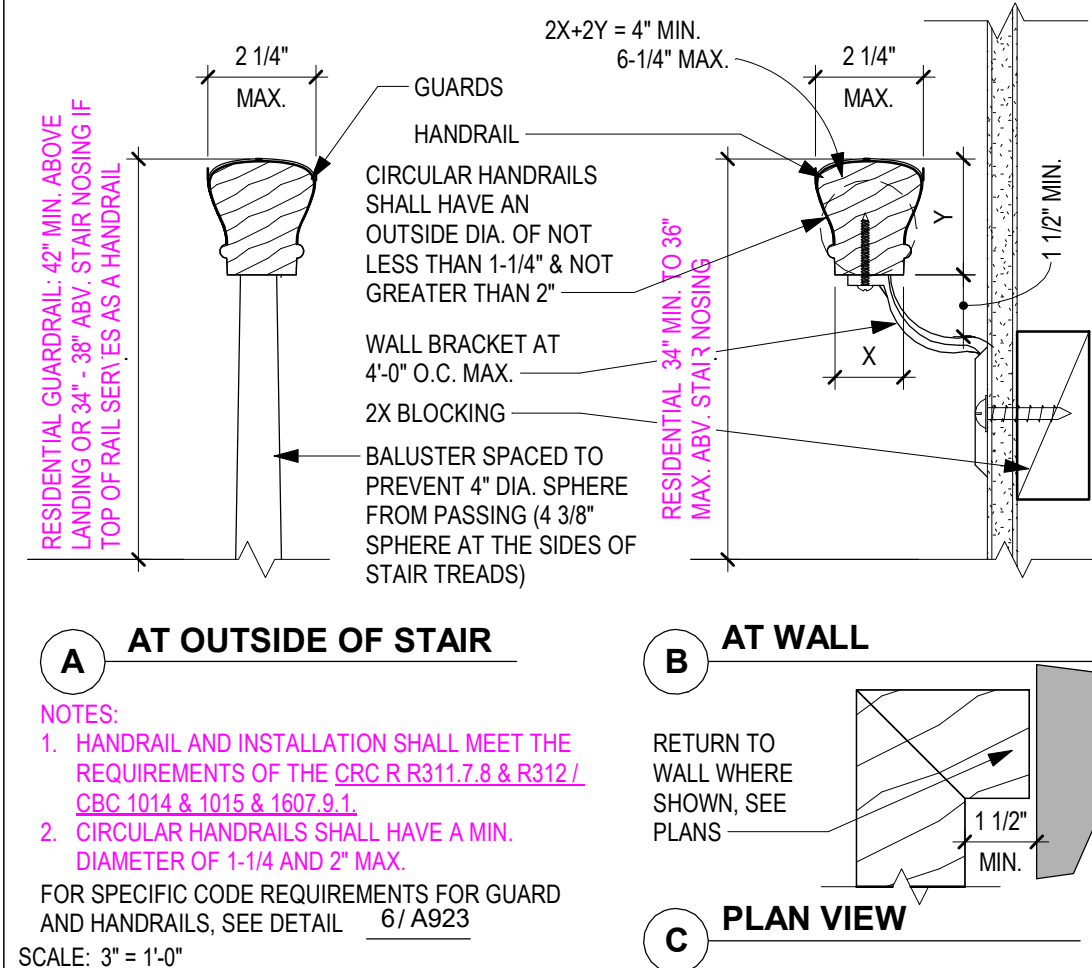
RAMP DIMENSIONS

2022 CBC FIGURE 11B-405.7

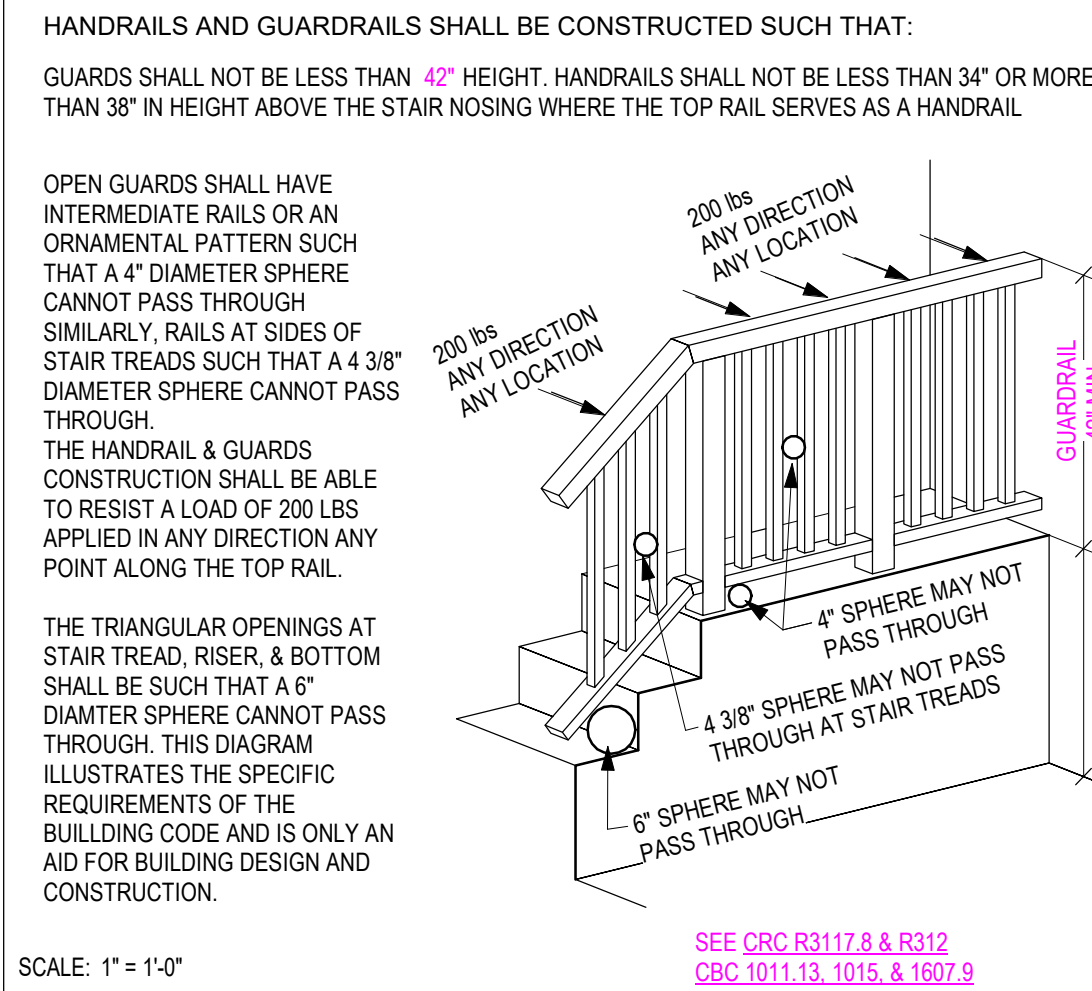


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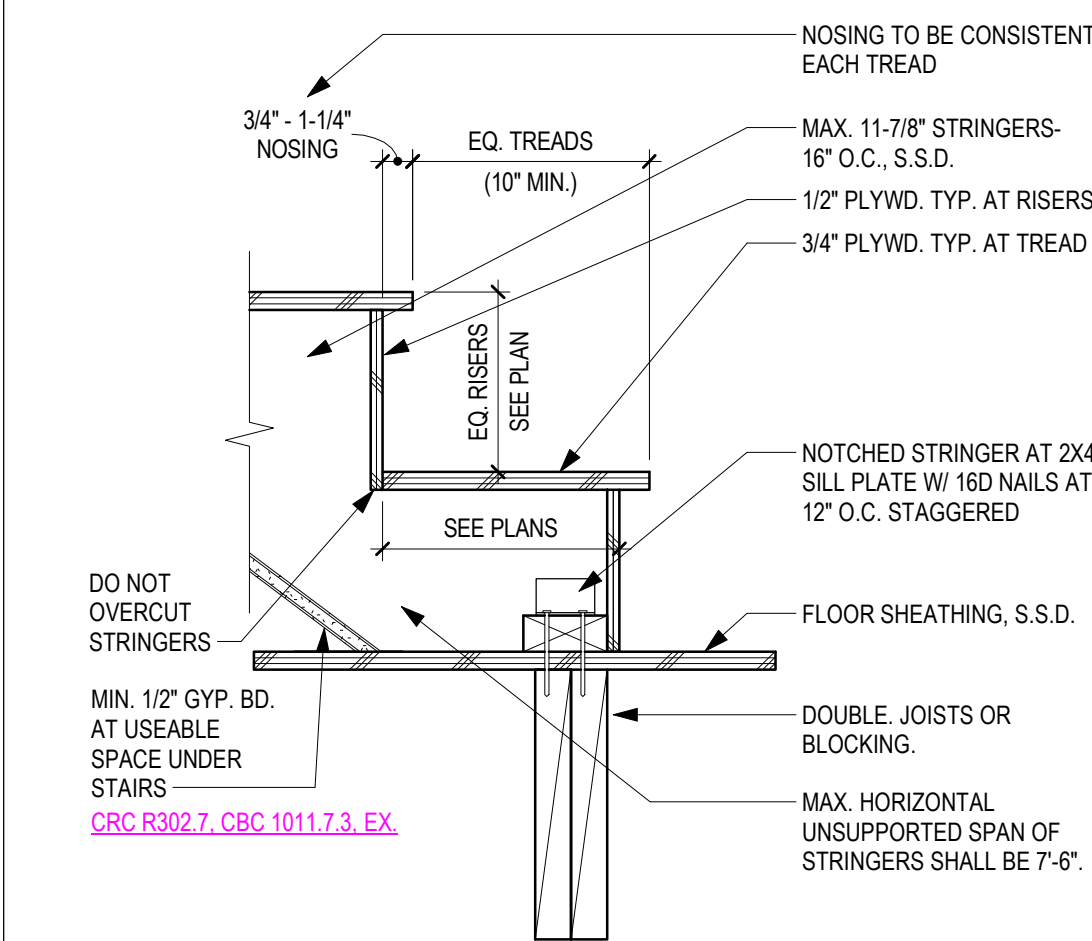
WOOD GUARDRAIL



HANDRAIL REQUIREMENTS

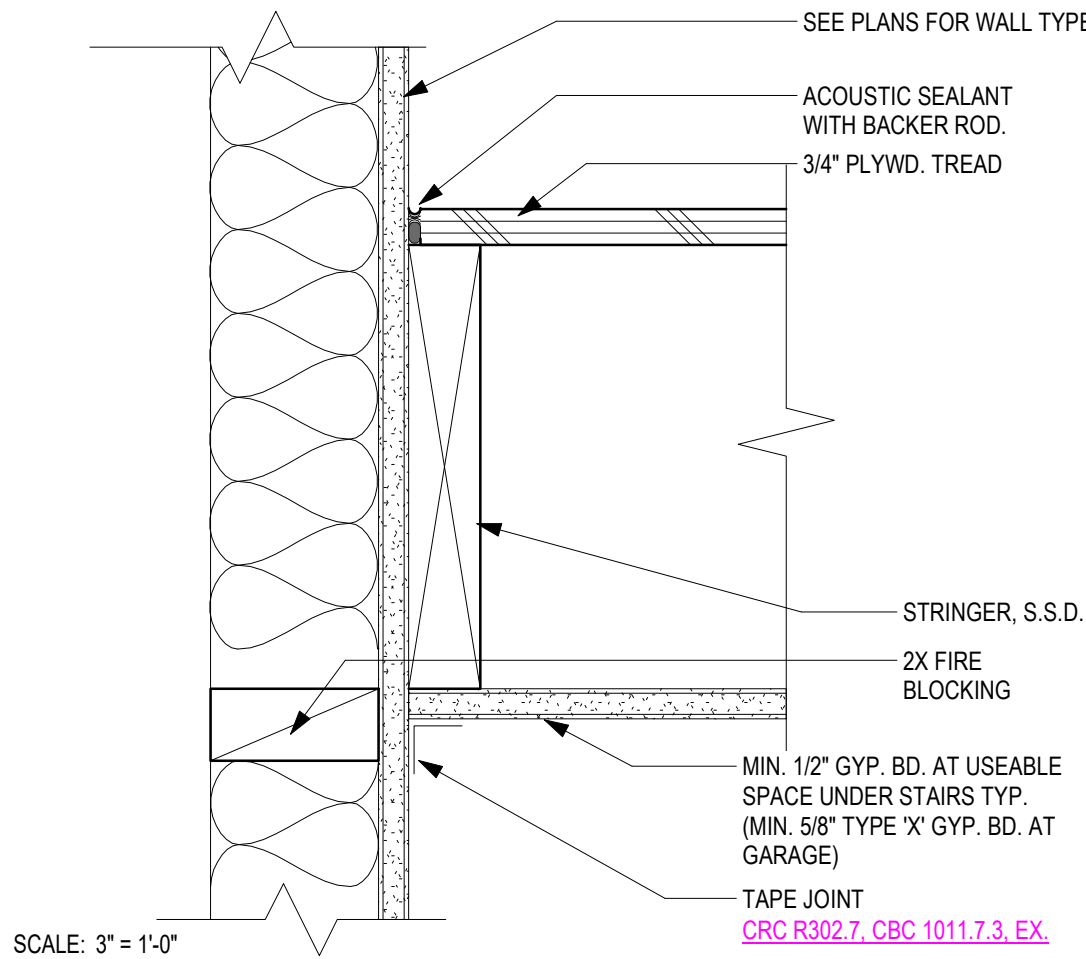


GUARD/HANDRAIL



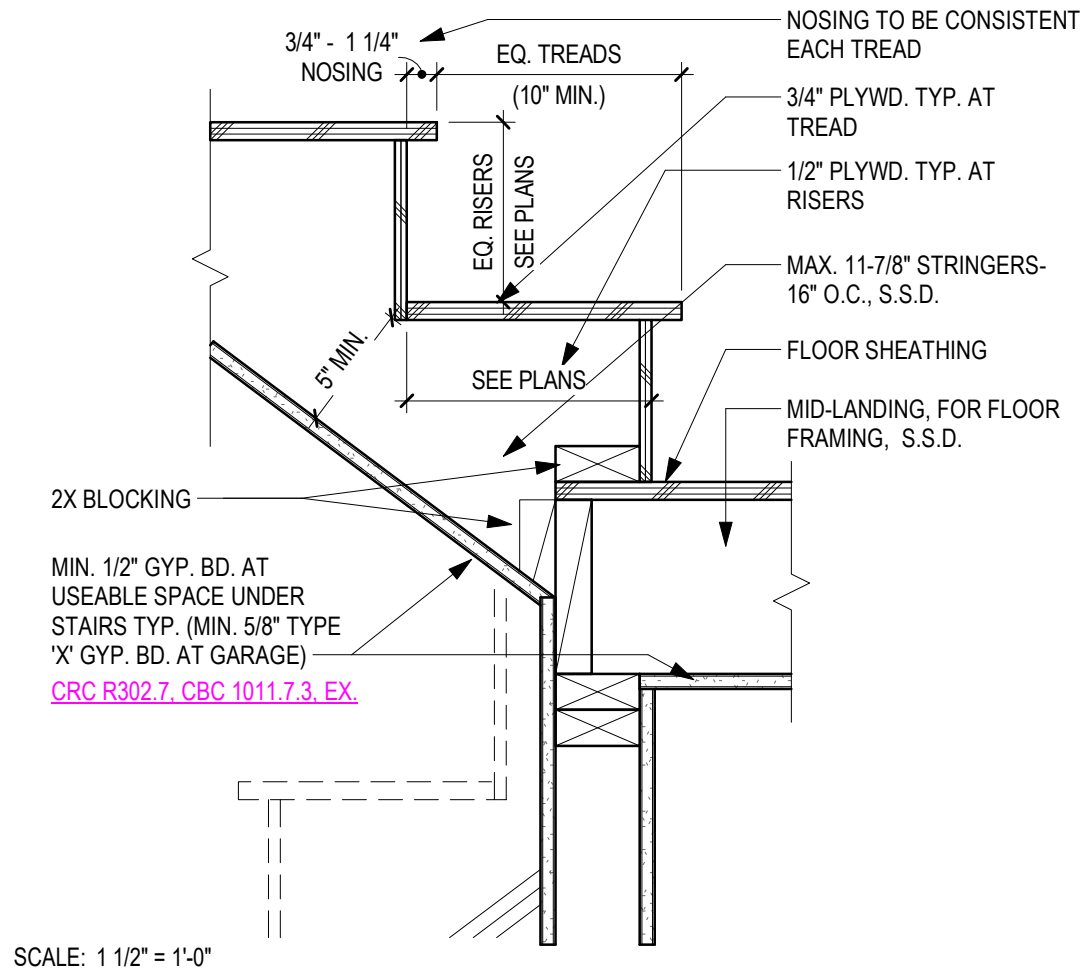
LOWER STRINGER TO FLOOR

SCALE: 1 1/2" = 1'-0"

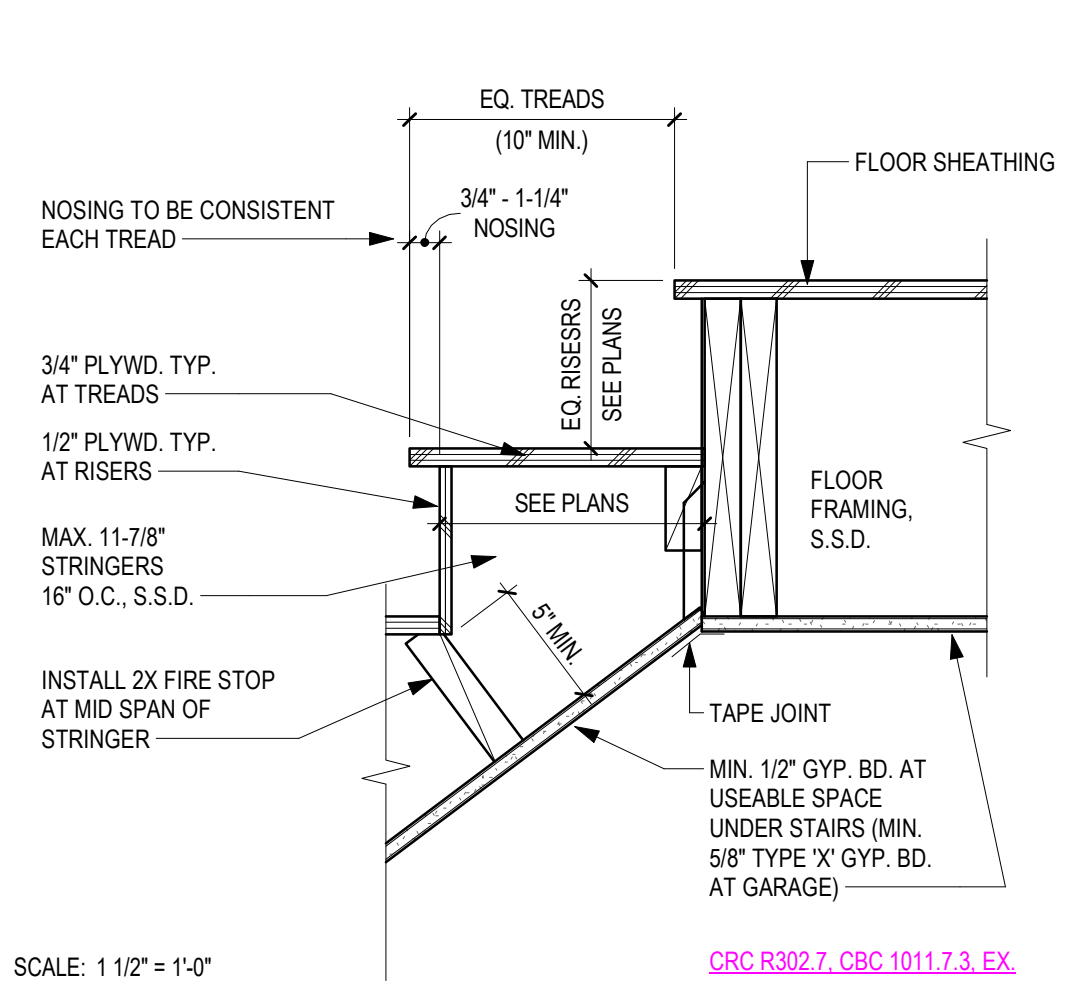


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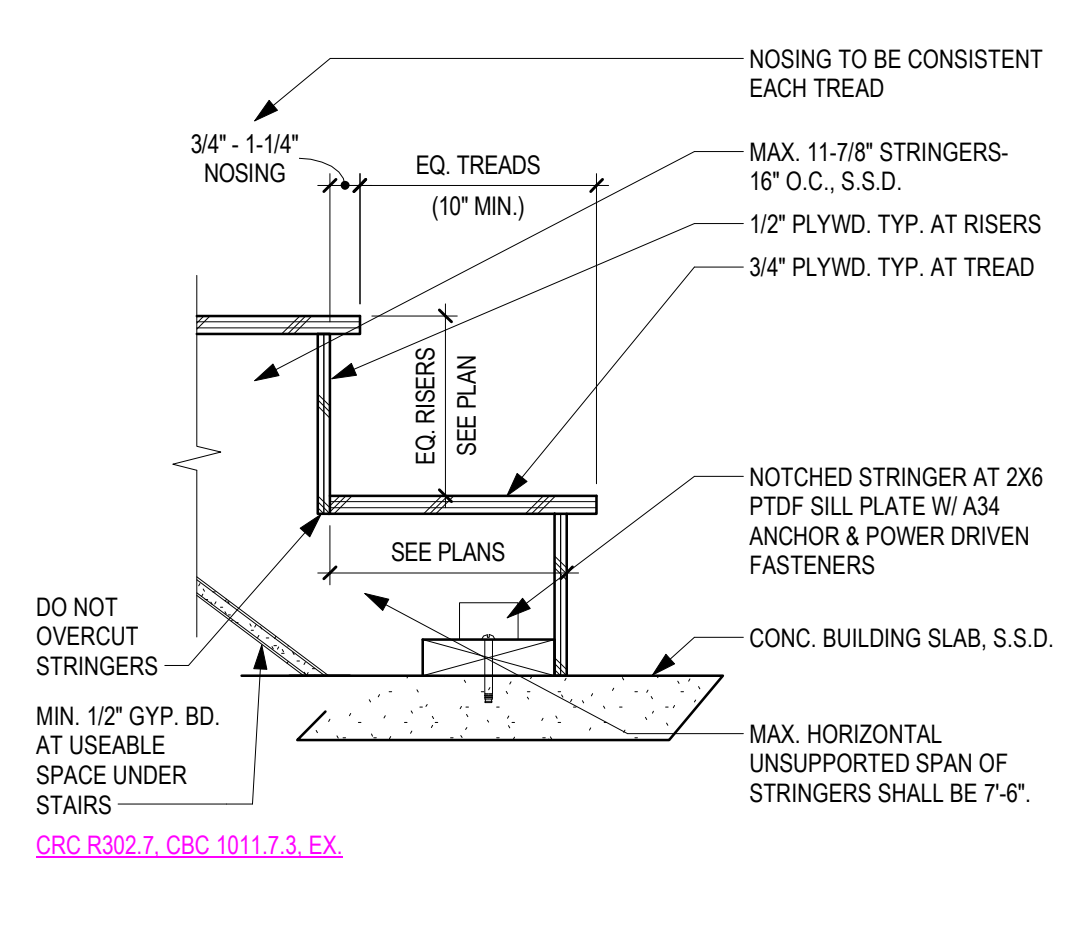
STRINGER AT WALL



UPPER STRINGER TO LANDING (TYP.)



STRINGER TO FLOOR/CLG.



LOWER STRINGER TO SLAB

SCALE: 1 1/2" = 1'-0"

SMITH ARCHITECTURE

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CONSULTING ENGINEER

AUTHORITY HAVING JURISDICTION

Reviewed for Code Compliance

05/13/2025

CSG CONSULTANTS, INC.

PROJECT

WELLER RESIDENCE
20341 MIDLAND DR.
SONORA CA. 95370

JIM WELLER

PROJECT DETAILS

PROJECT SUBMITTAL	24003
-------------------	-------

PROJECT REVISIONS

MARK	DATE	DESCRIPTION
1	4-8-2025	PLAN CHECK #1

SHEET DETAILS

DRAWN	Author
CHECKED	Checker

SHEET TITLE

DETAILS - STAIRS

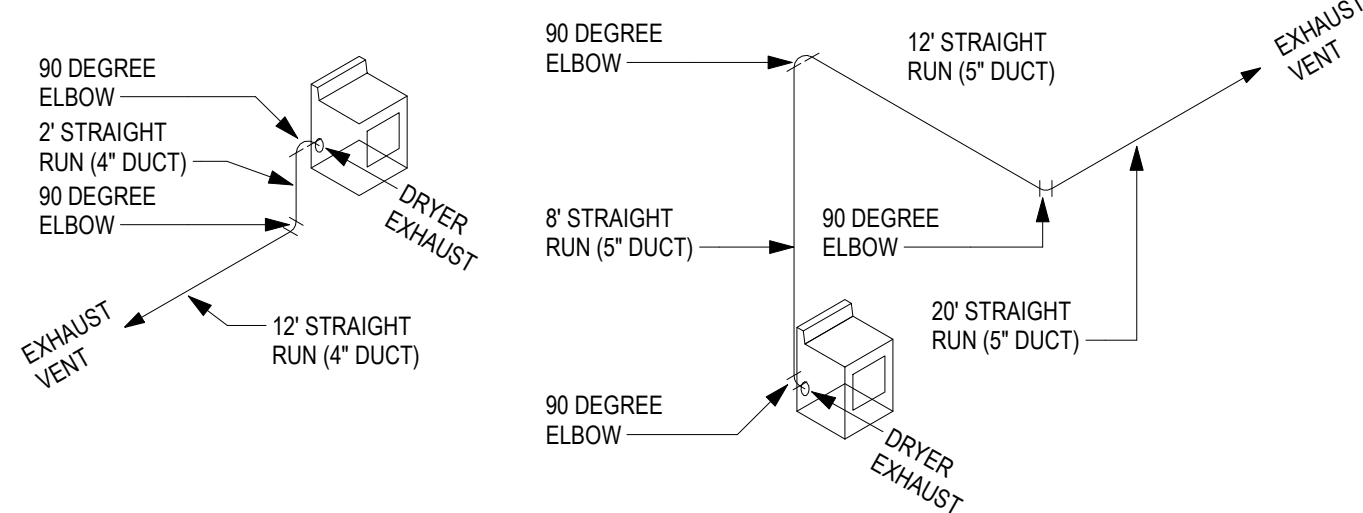
SHEET

A923

DRYER DUCT COMPARISON				
DUCT SIZE	STATIC PRESSURE LOSS PER 100' (a)	TOTAL EQUIV. LENGTH (b)	TOTAL STATIC PRESSURE LOSS	TOTAL EQUIV. LENGTH WHICH GENERATES THE SAME STATIC PRESSURE DROP (c)
4"	1.25"	34'	0.425	34 FT.
5"	0.41"	34'	0.425	104 FT.
6"	0.17"	34'	0.425	250 FT.

FITTING CALCULATIONS (d)	
FITTING TYPE	LINEAL EQUIVALENT
90 DEGREE ELBOW	10 FT./ELBOW
STRAIGHT DUCT RUN	ACTUAL DUCT LENGTH

- a. ASSUMES 150 CFM AND SHEET METAL ROUND DUCT WORK.
b. BASED ON 14 FT. RUN WITH TWO 90 DEGREE ELBOWS. (SEE CALIFORNIA MECHANICAL CODE - SECTION 504.4.2.1).
c. THE TOTAL EQUIVALENT DUCT LENGTH THAT CAN BE INSTALLED WITHOUT EXCEEDING 0.425 TOTAL STATIC PRESSURE LOSS. FOR EXAMPLE, 250 EQUIVALENT FEET OF THE 6" ROUND DUCT WORK CAN BE INSTALLED AND HAVE THE SAME PERFORMANCE AS 34 EQUIVALENT FEET OF 4" ROUND DUCT WORK.
d. EQUIVALENT LENGTH OF FITTINGS BASED ON THE SMACNA HVAC DUCT DESIGN CALCULATOR BASE CASE IS ASSUMED TO BE A 4" DIAMETER ROUND SHEET METAL DUCT WITH A LENGTH OF 14 FEET AND TWO 90 DEGREE ELBOWS (PER CALIFORNIA MECHANICAL CODE - SECTION 504.4.2.1). TOTAL EQUIVALENT DUCT LENGTH IS 34 FEET. AVERAGE AIR FLOW IS 150 CFM.
e. STATIC PRESSURE FORMULA FOR 4" DUCT:
TOTAL STATIC PRESSURE = $\frac{\text{TOTAL EQUIVALENT LENGTH} \times \text{STATIC PRESSURE LOSS PER 100 FEET}}{100}$
f. MAXIMUM EQUIVALENT LENGTH FORMULA:
MAX. EQUIVALENT LENGTH = $\frac{\text{TOTAL STATIC PRESSURE LOSS (FOR 4" DUCT)} \times 100}{\text{STATIC PRESSURE LOSS PER 100 FT. FOR EACH DUCT SIZE}}$
g. WHEN DESIGNING DRYER EXHAUST DUCT, ALWAYS KEEP IT AS SHORT AS POSSIBLE, WITH A MINIMUM OF BENDS AND SIZE TRANSITIONS. DO NOT USE SCREWS OR OTHER FASTENERS THAT PROTRUDE INTO THE EXHAUST DUCT (CMC 504.4). DO NOT USE ANY DUCT LARGER THAN 6" IN DIAMETER OR THE EQUIVALENT RECTANGULAR DUCT.
h. WHERE RECTANGULAR DUCTING IS REQUIRED TO TRAVERSE A STUD WALL USE THE ROUND TO RECTANGULAR CONVERSIONS ON THE STANDARD DUCT CALCULATOR CHART.

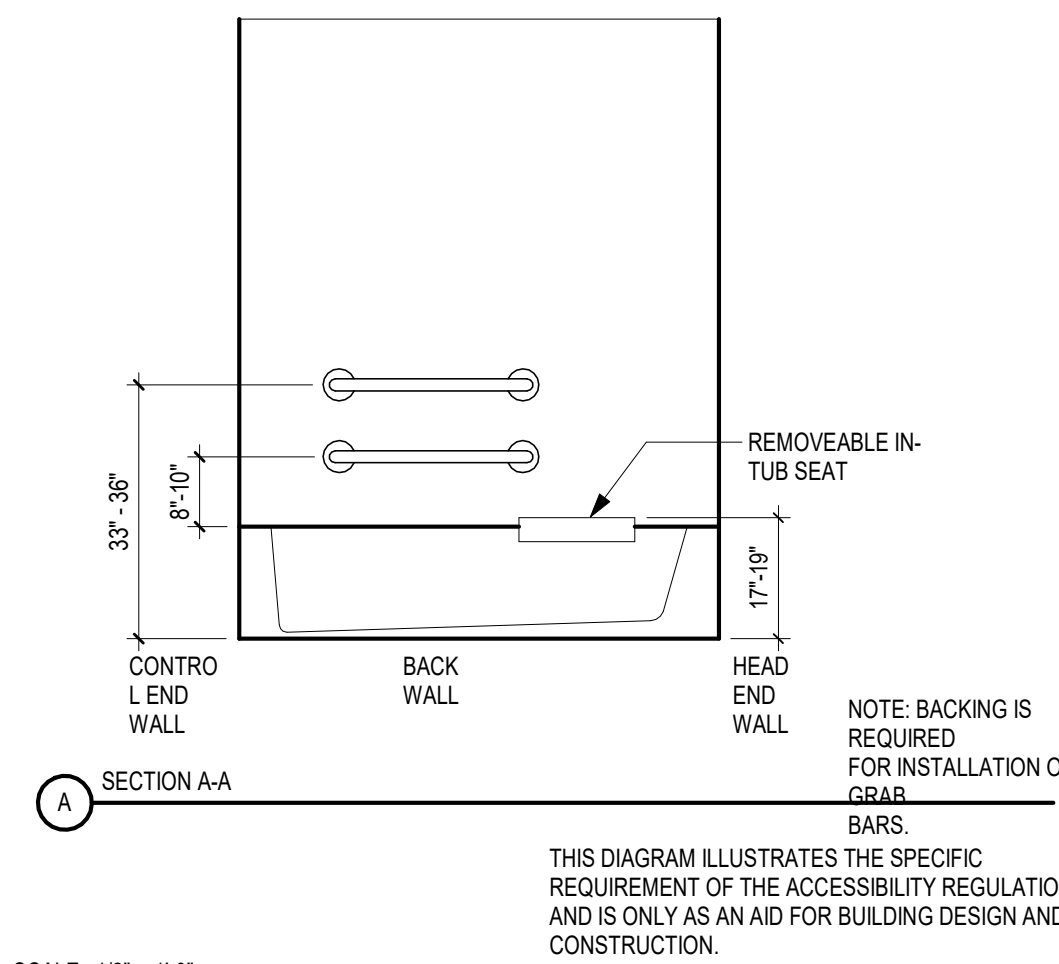
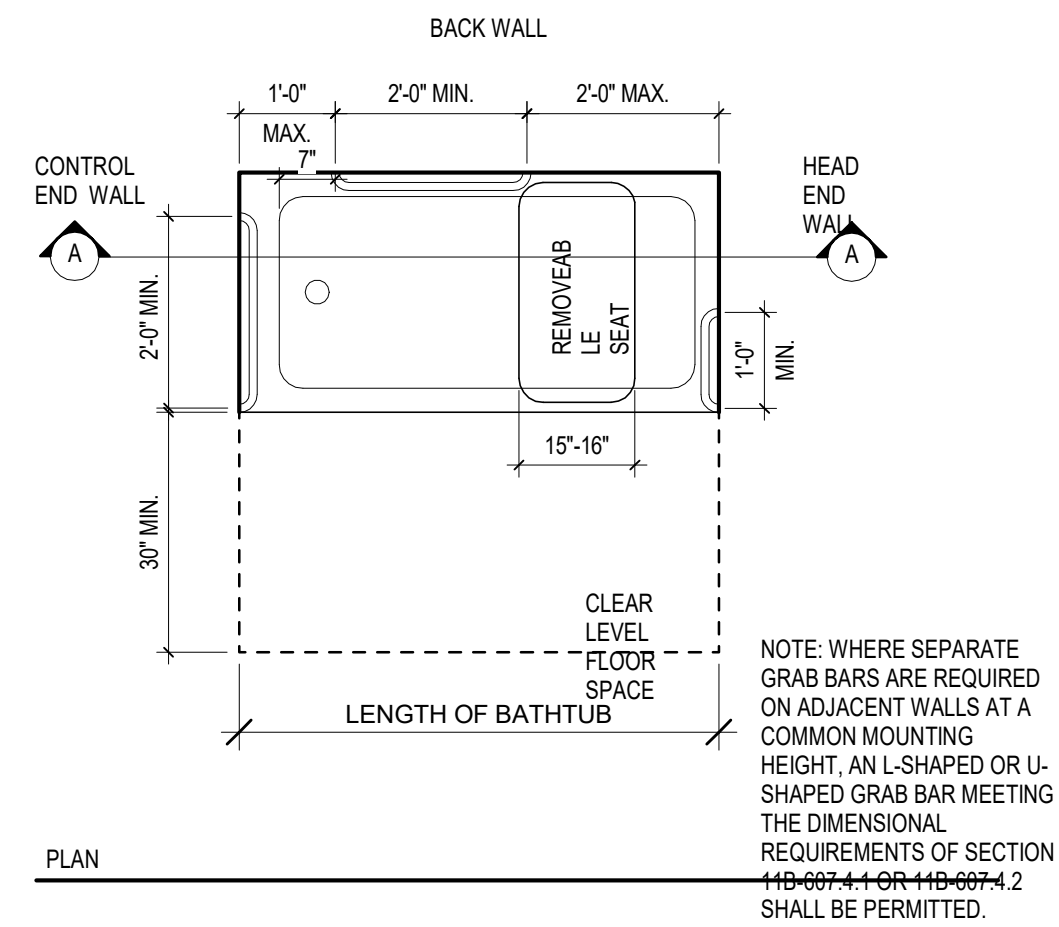


STANDARD 4" DUCT RUN CALCULATION		
14 FT. STRAIGHT DUCT	14'	
(2) 90 DEGREE ELBOWS	20'	
TOTAL EQUIV. LENGTH	34'	

SAMPLE 5" DUCT RUN CALCULATION		
40 FT. STRAIGHT DUCT	40'	
(3) 90 DEGREE ELBOWS	30'	
TOTAL EQUIV. LENGTH	70' (< 104 FT. MAX. LENGTH)	

10_DRYER DUCT VENT ANALYSIS

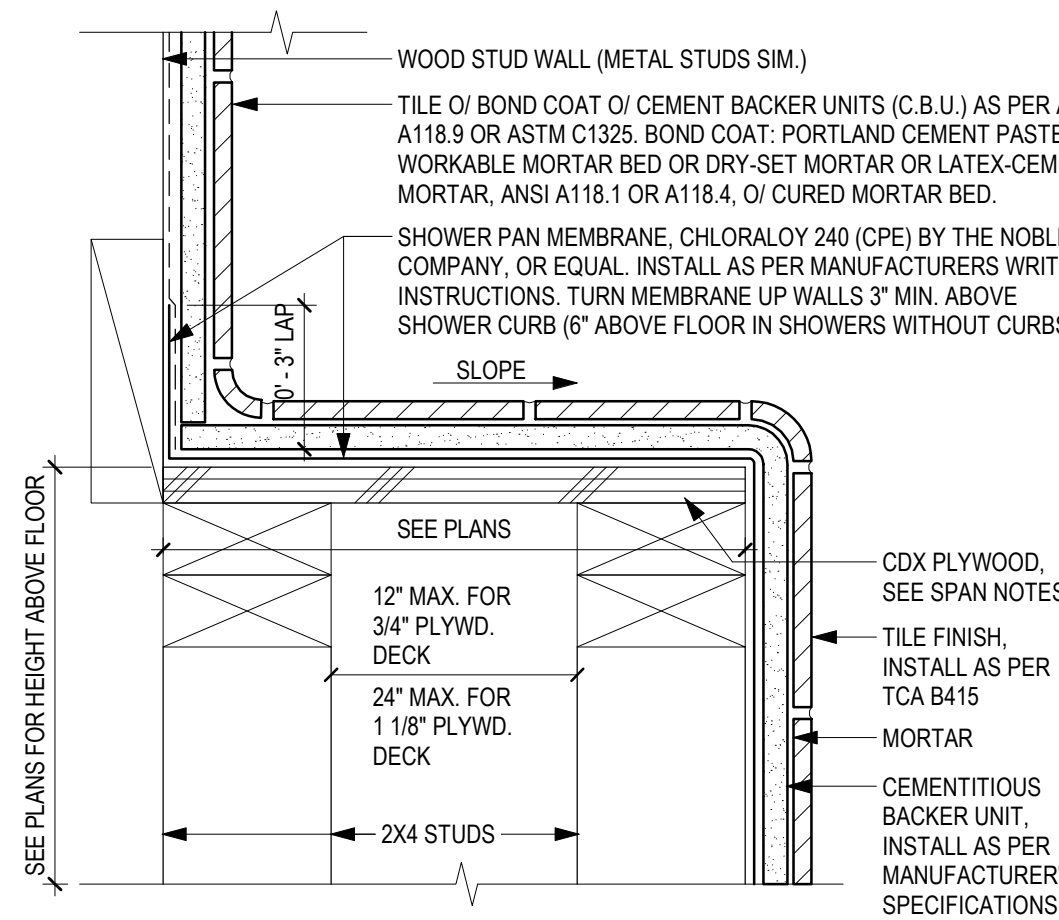
13



SCALE: 1/2" = 1'-0"

BATHTUB WITH REMOVABLE SEAT

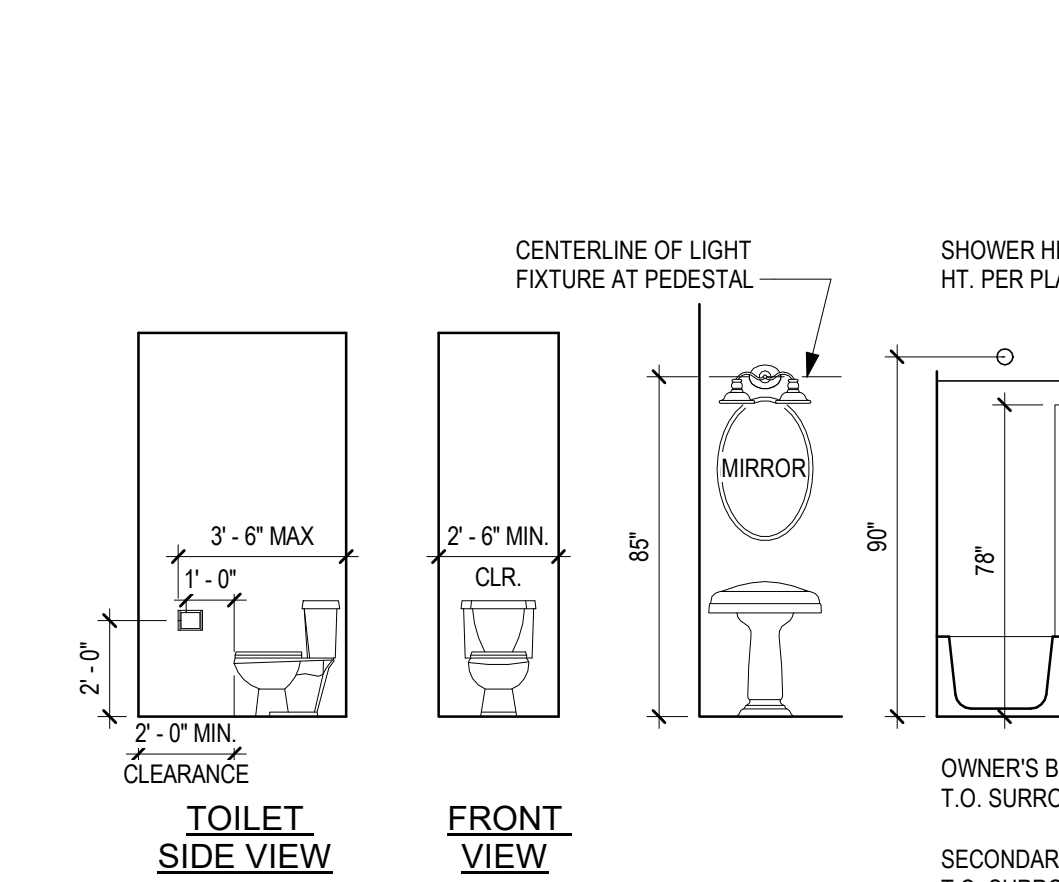
11



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

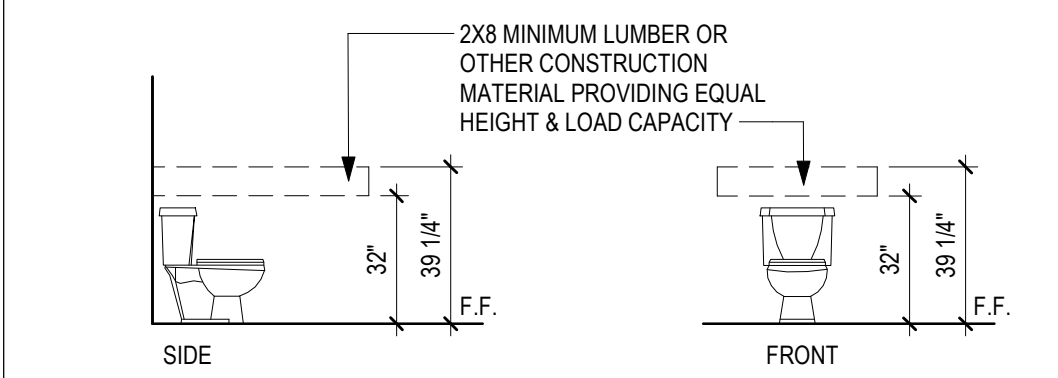
SHOWER SEAT

10



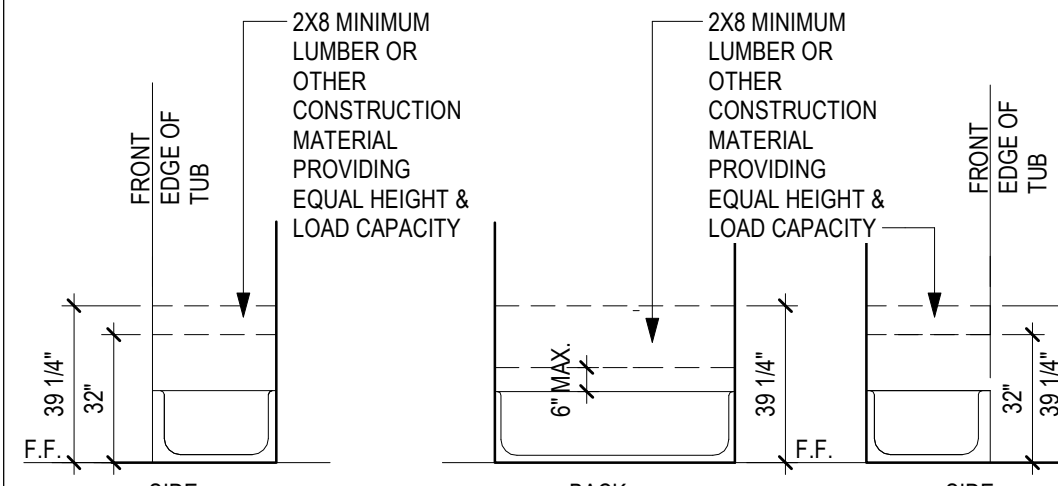
SCALE: 1/4" = 1'-0"

BATH FIXTURE MOUNTING INFORMATION

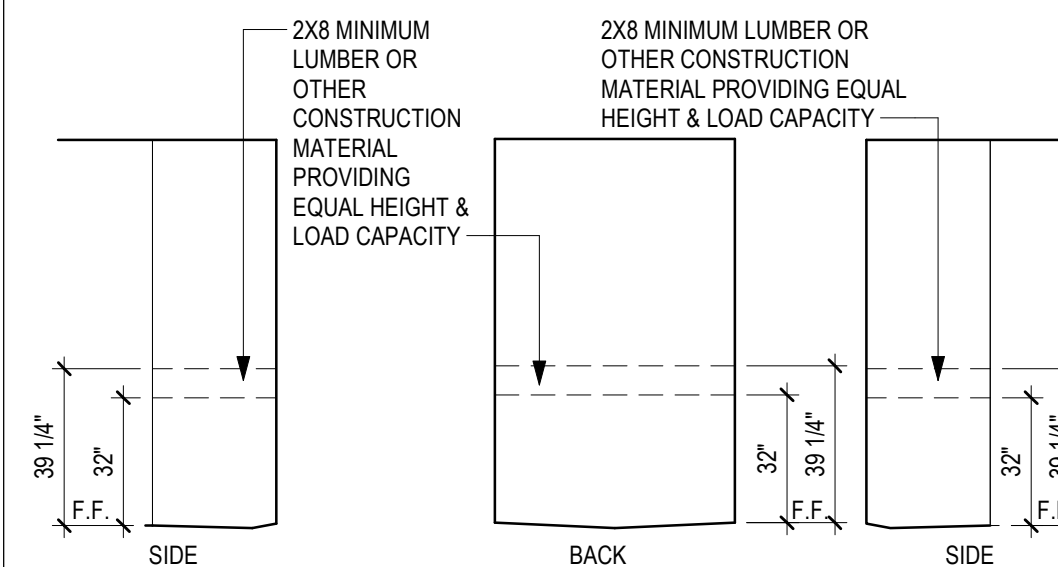


CRC R327.1.1 EX. 1 - WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLD-AWAY OR SIMILAR ALTERNATIVE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY

WATER CLOSETS IN AGING-IN-PLACE BATHROOMS



BATHTUB & BATHTUB/SHOWER COMBO IN AGING-IN-PLACE BATHROOMS

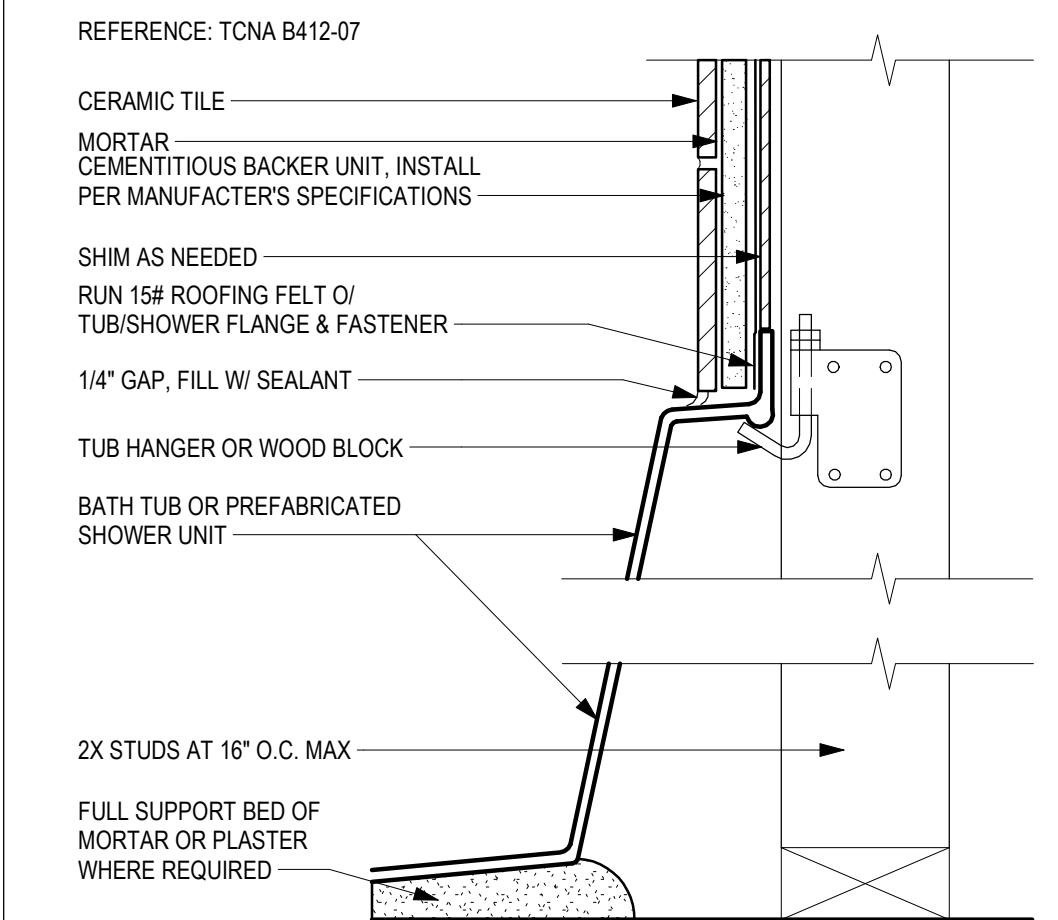


SHOWERS IN AGING-IN-PLACE BATHROOMS

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

GRAB BAR REINFORCEMENT LOCATIONS

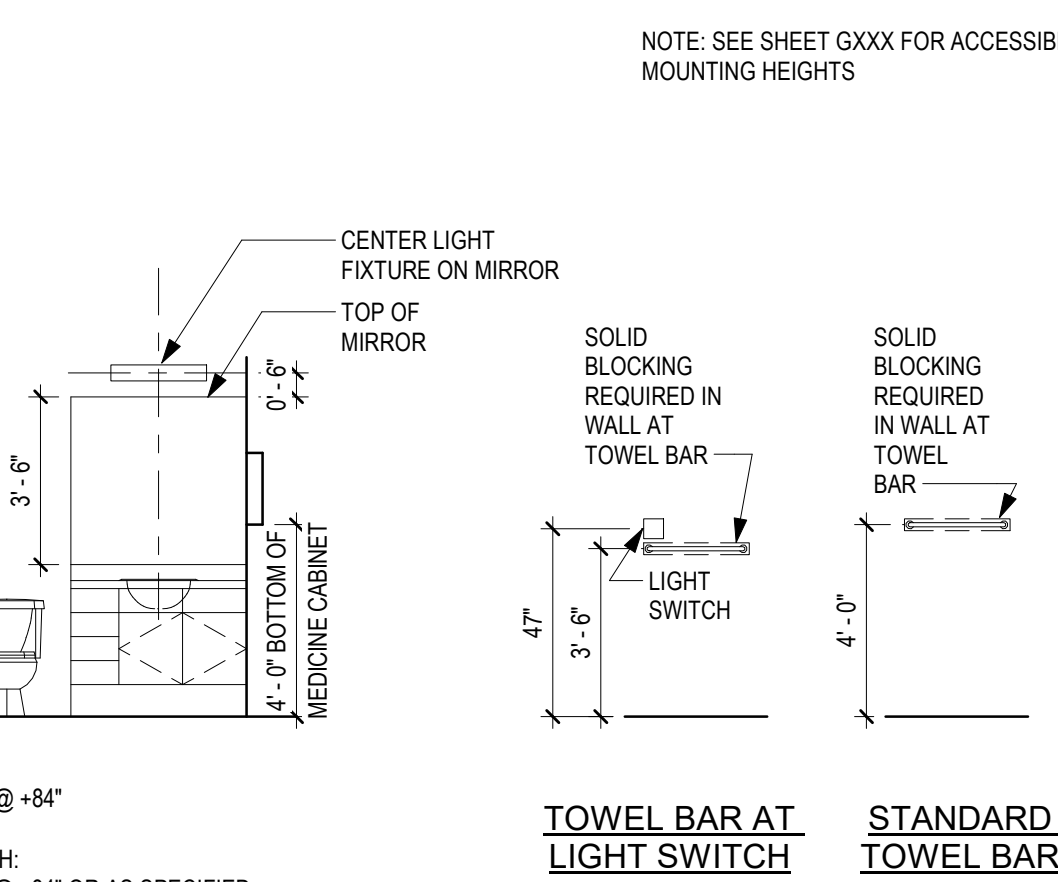
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SCALE: 3/8" = 1'-0"

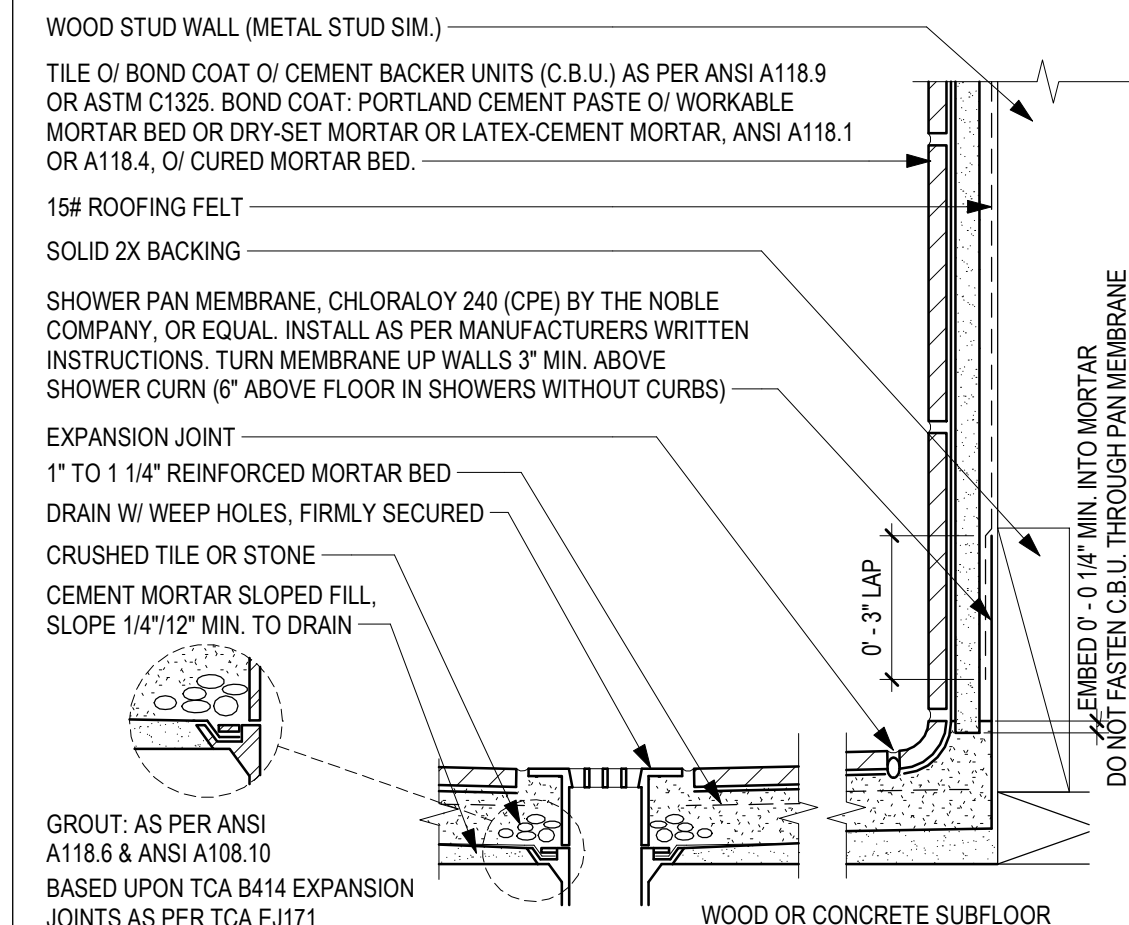
TUB OR SHOWER PAN AT WALL

6



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

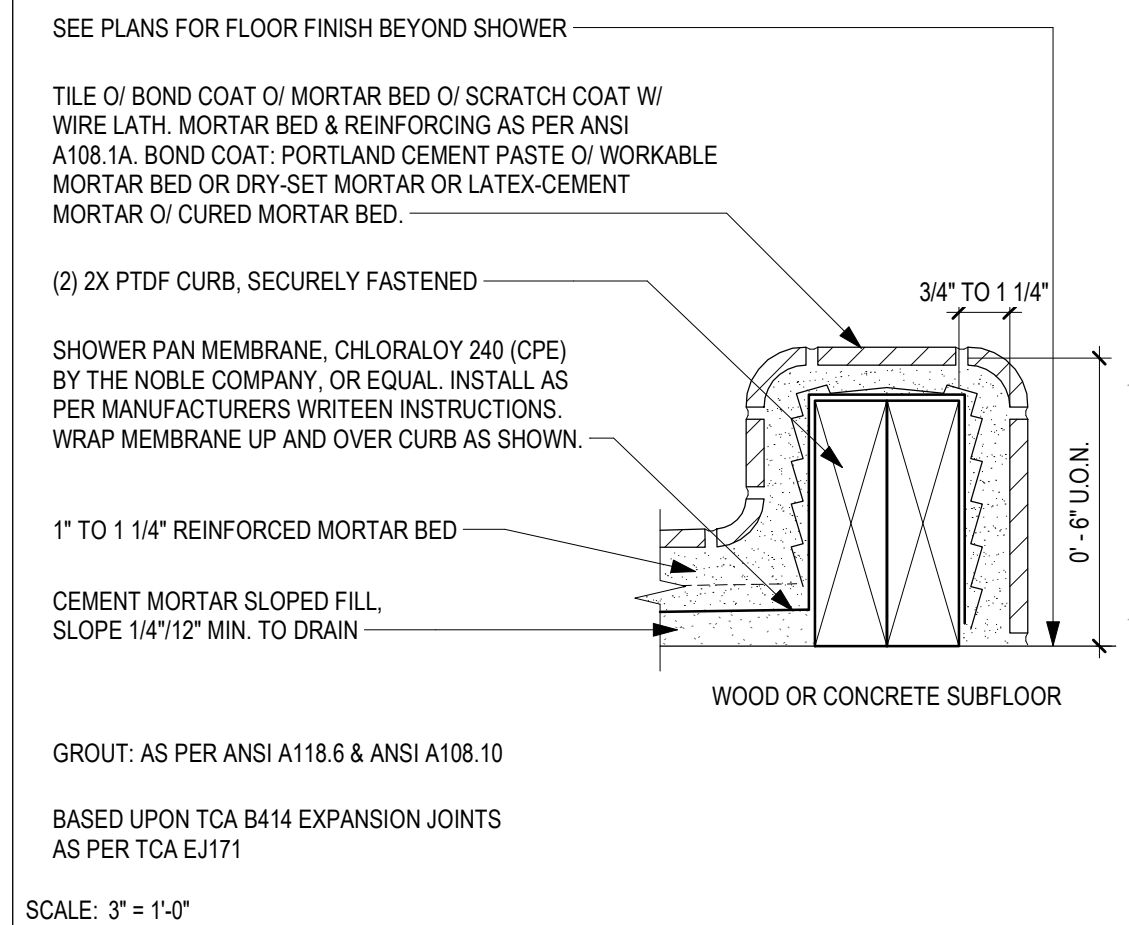
BATH FIXTURE MOUNTING INFORMATION



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

SHOWER W/ CEMENT BACKER BOARD

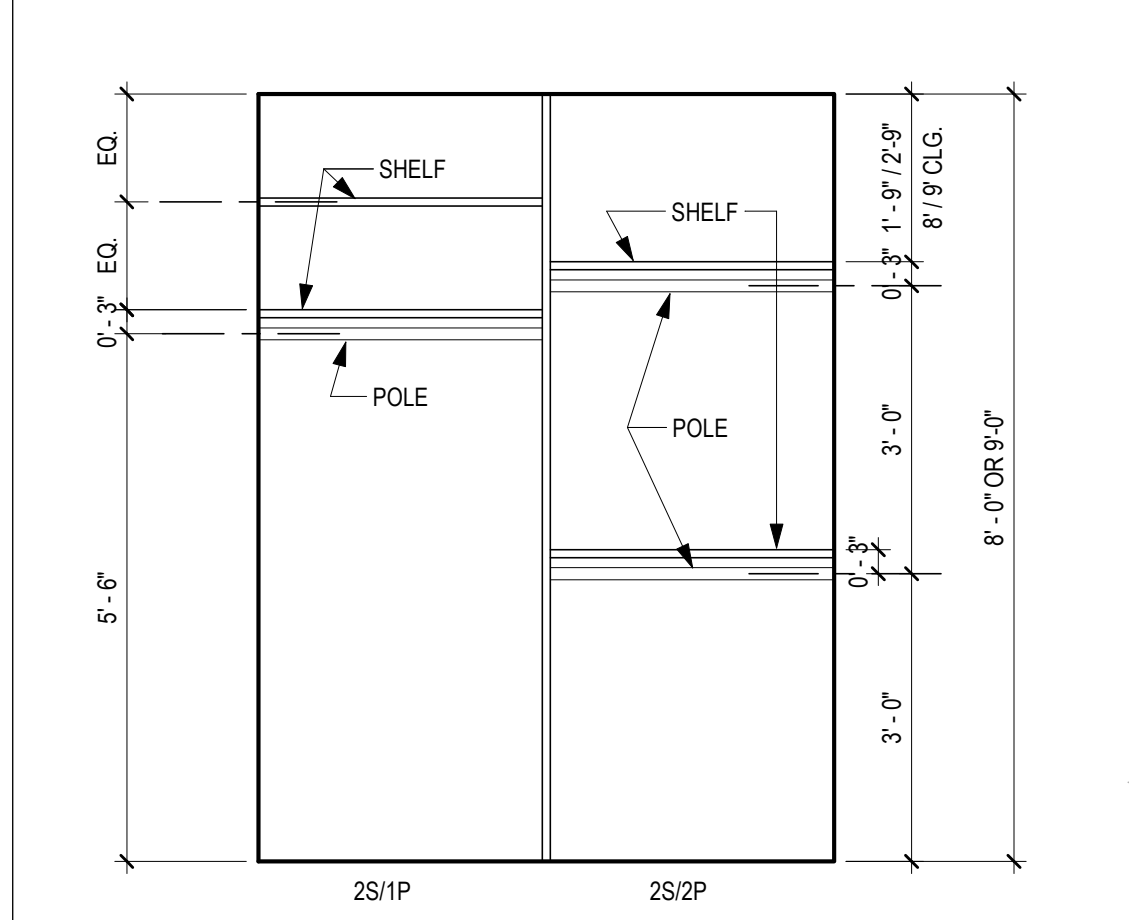
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SCALE: 3/8" = 1'-0"

CURB AT SHOWER

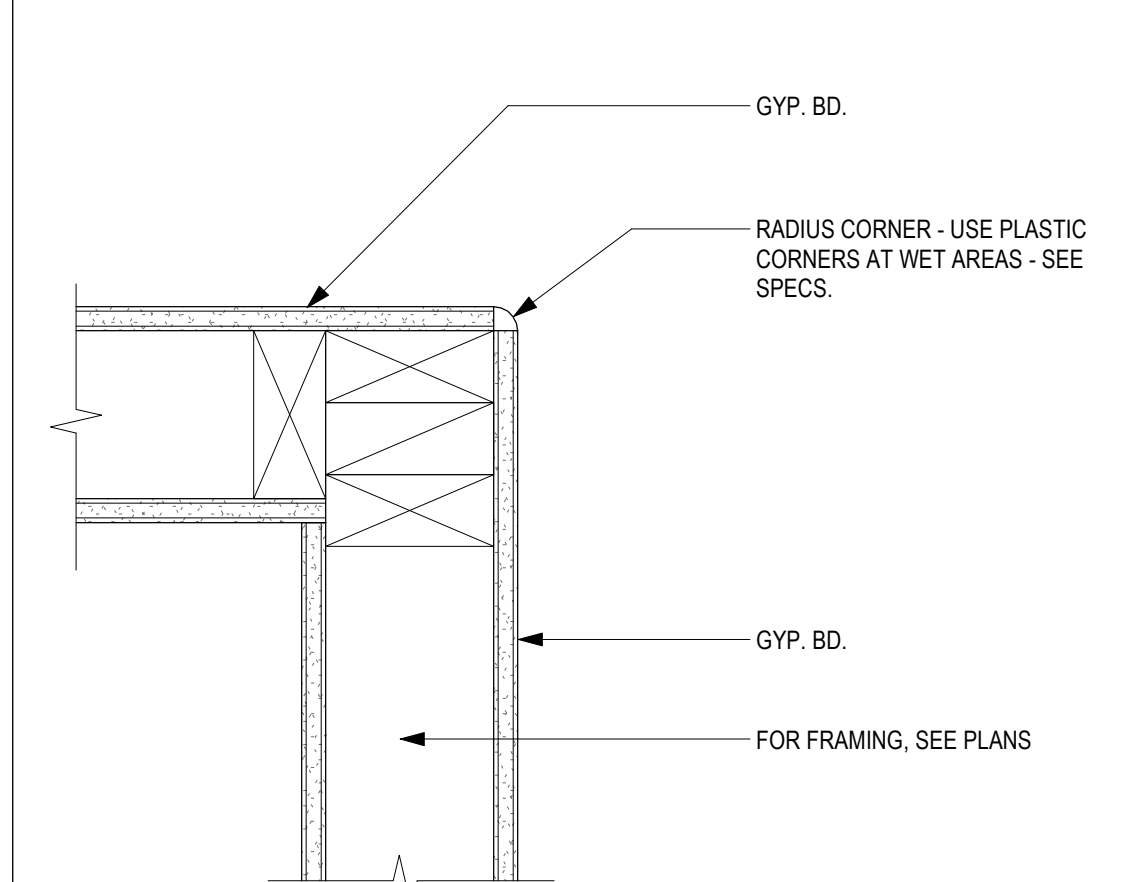
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SCALE: 1/2" = 1'-0"

CLOSET SHELVE (2S/1P + 2S/2P)

2



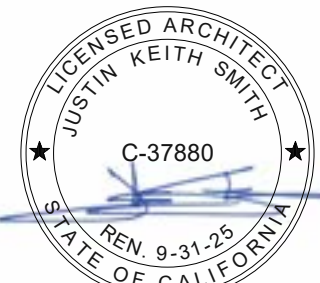
SCALE: 3/8" = 1'-0"

ROUND GYPSUM BOARD CORNER

1



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05/13/2025

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PROJECT

**WELLER
RESIDENCE**
20341 MIDLAND DR.
SONORA, CA. 95370

JIM WELLER

PROJECT DETAILS

PROJECT	24003
SUBMITTAL	

PROJECT REVISIONS

MARK	DATE	DESCRIPTION
1	4-8-2025	PLAN CHECK #1

SHEET DETAILS

DRAWN	Author
CHECKED	Checker

SHEET TITLE

DETAILS - INTERIOR

SHEET

A930

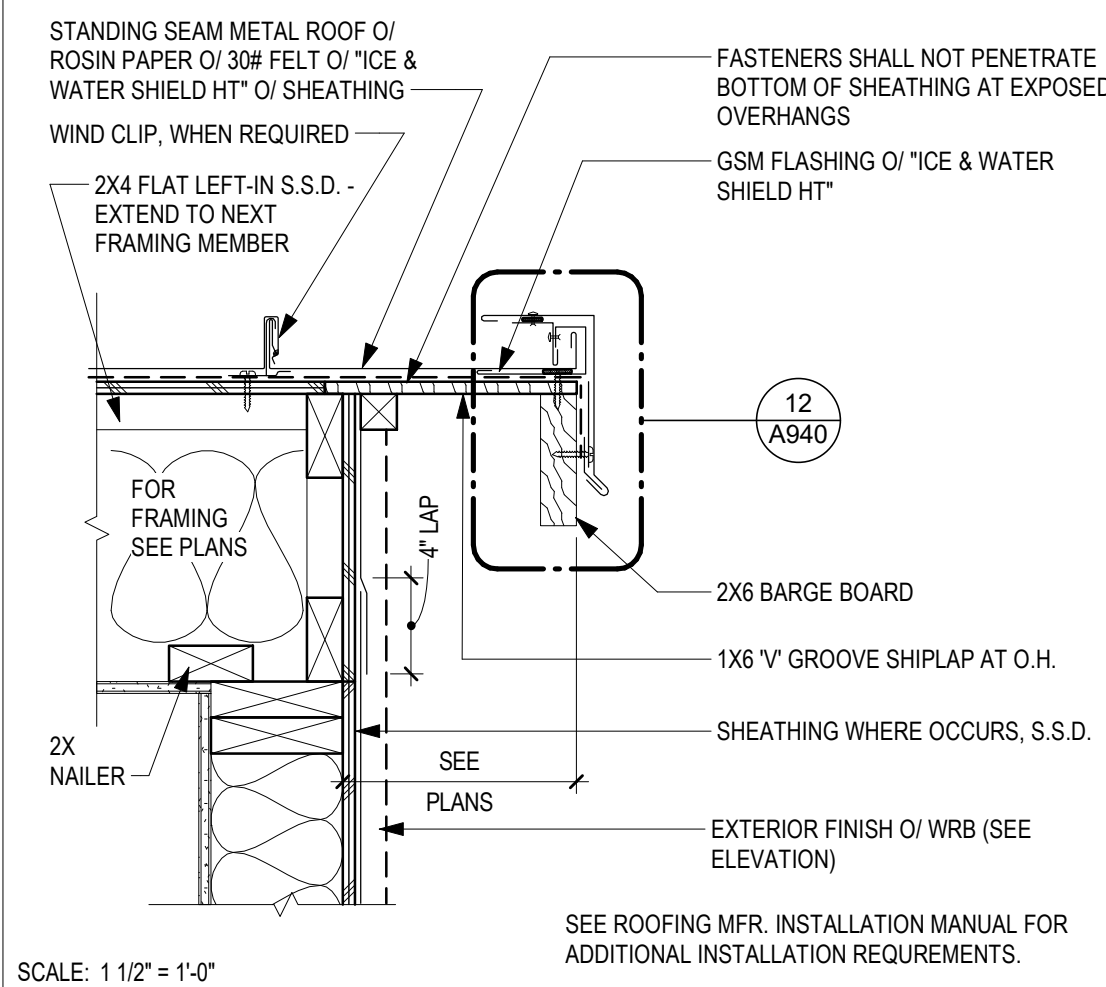
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5/6/2025 8:48:15 AM

This set of plans and specifications **MUST** be kept on the job at all times and it is unlawful to make any changes or alterations on the same without written permission from the Tuolumne County Community Development Department Division of Building and Safety.

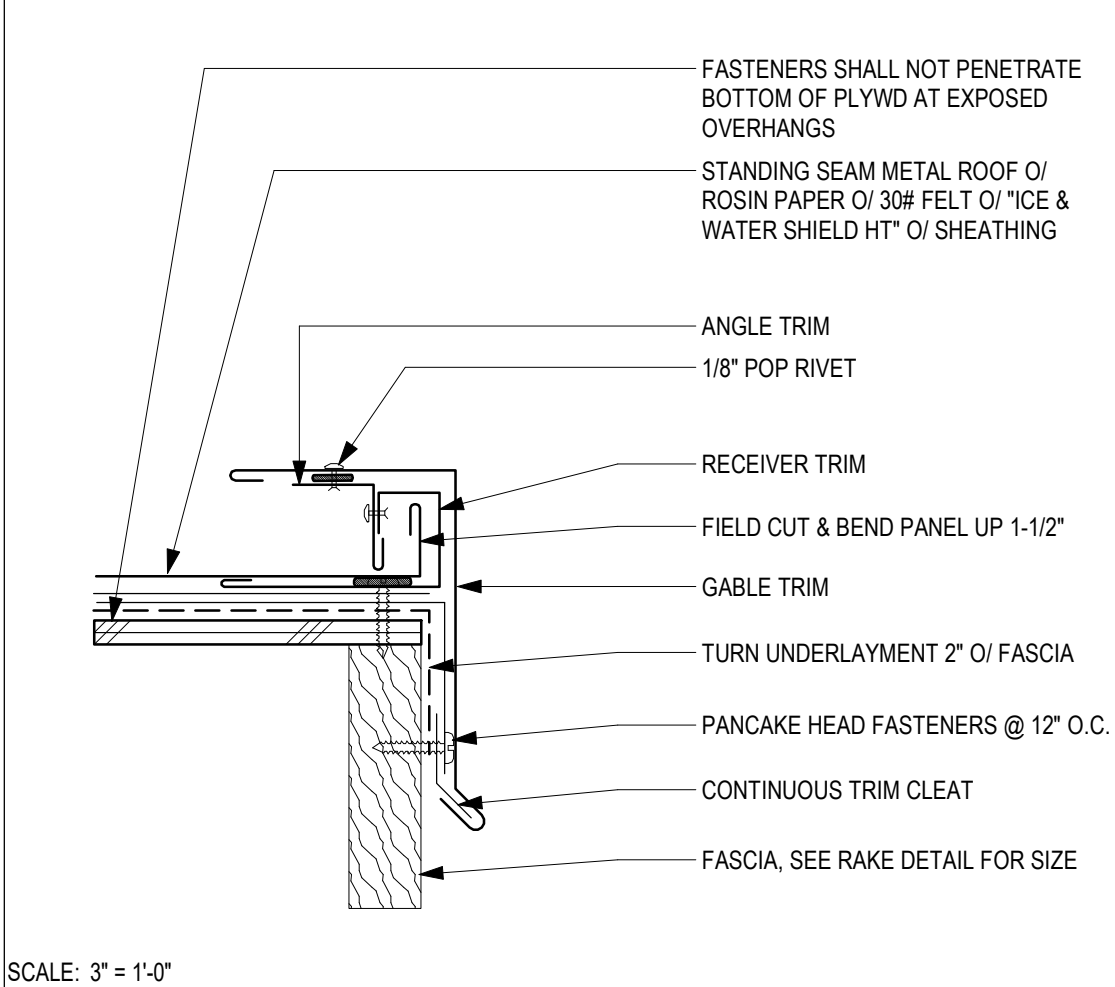
APPROVED by Amy Toor Date 05/19/2025

The stamping of this plan and specifications **SHALL NOT** be held to permit or to be an approval to the violation of any provisions of any Ordinance or Law. Occupancy of structure not permitted until after final approval.



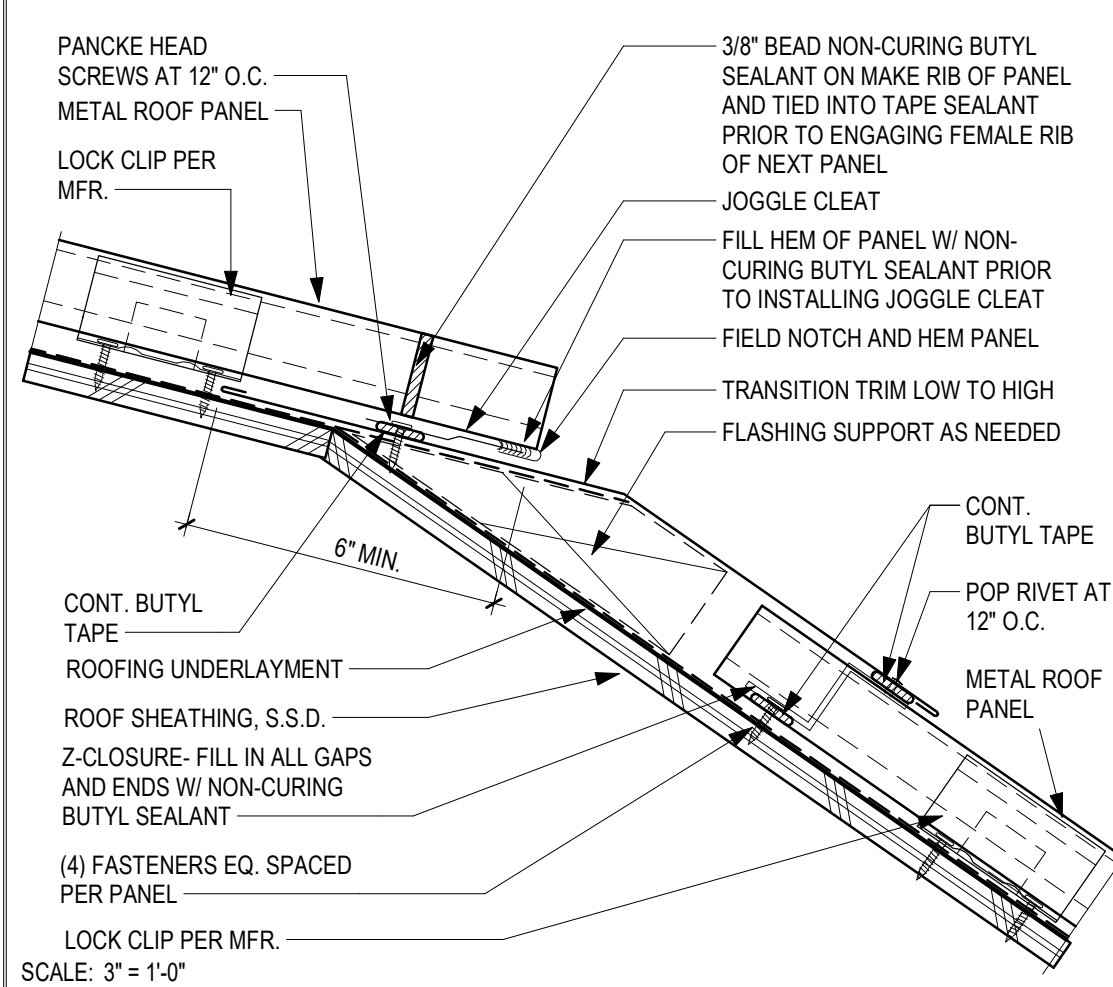
METAL SEAM-TYPICAL RAKE RIGHT W/ OH

16



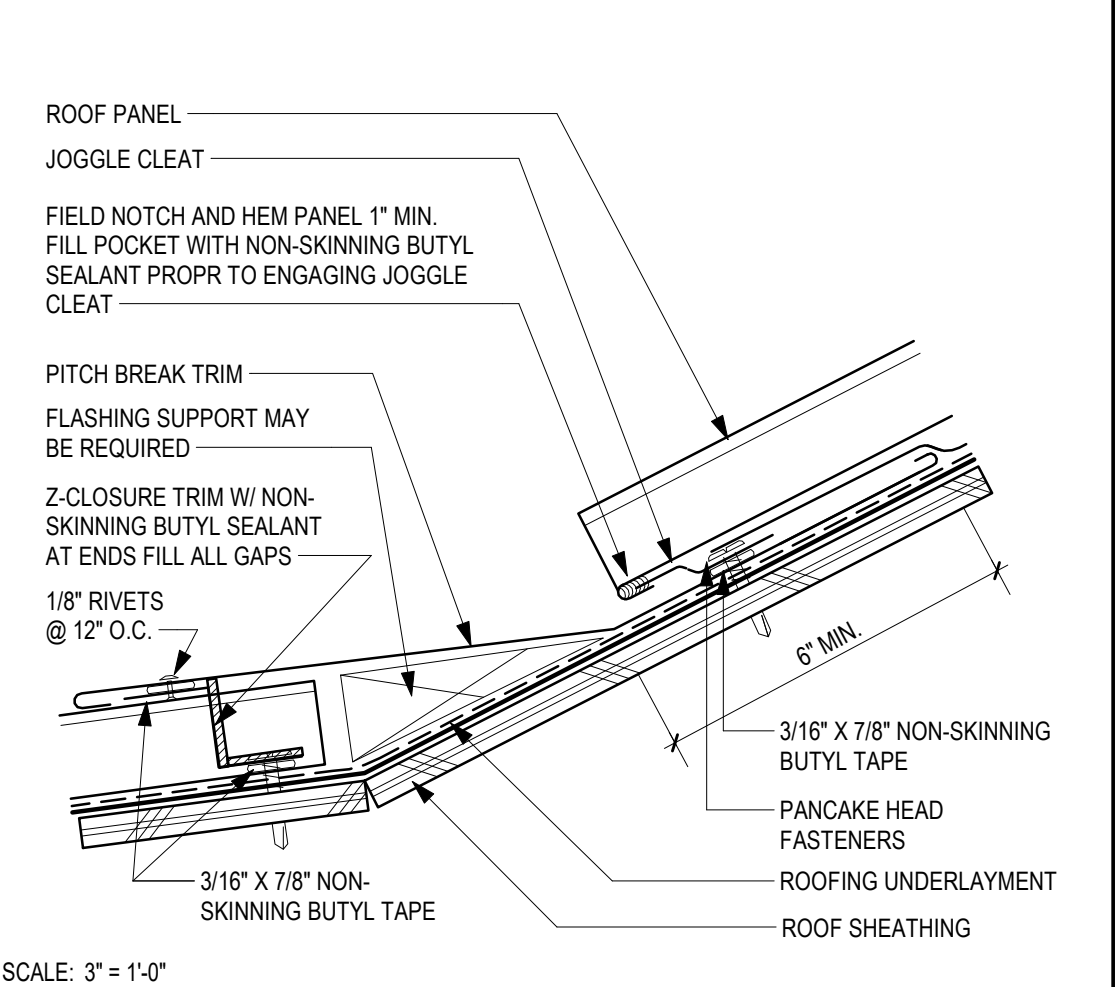
07_STANDING SEAM METAL RAKE EDGE

12



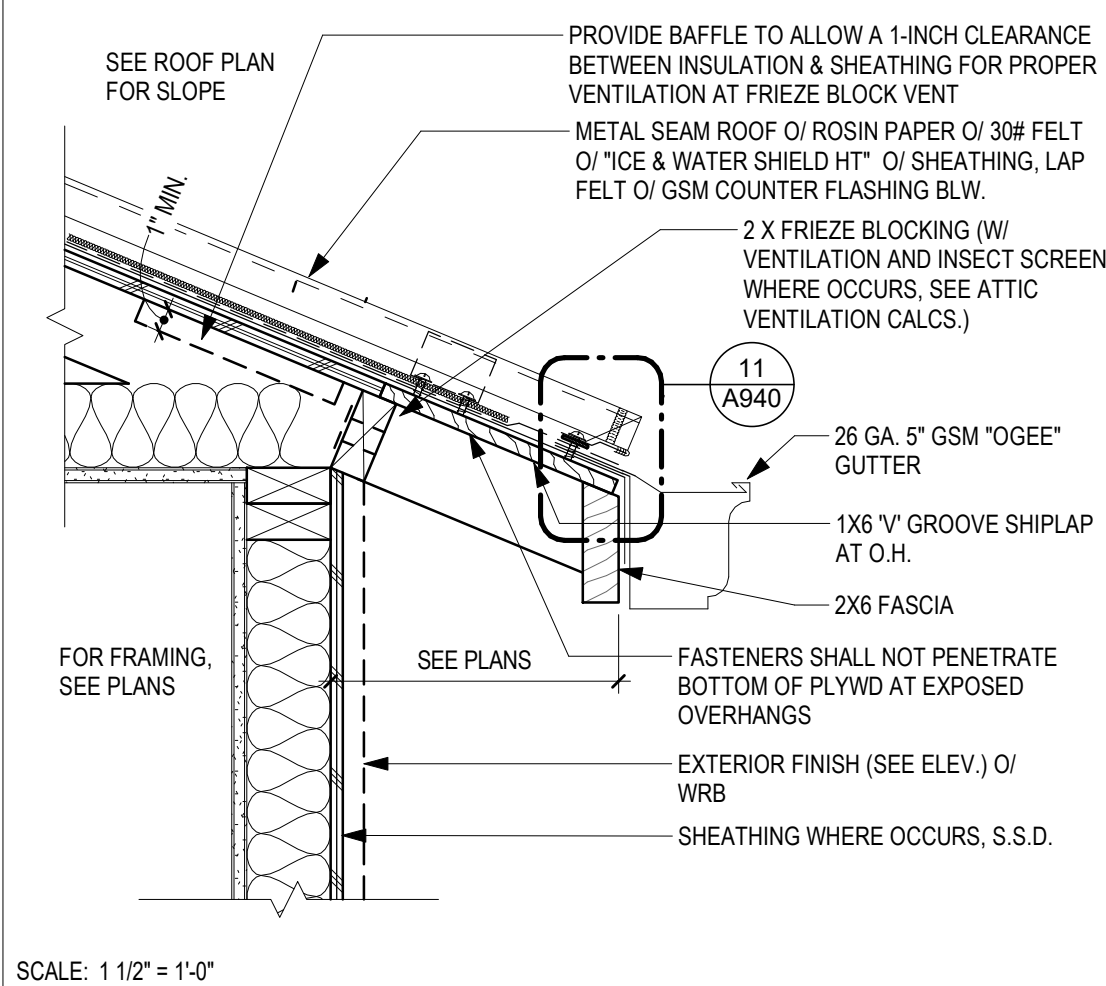
METAL ROOF - PITCH BREAK (OBTUSE)

8



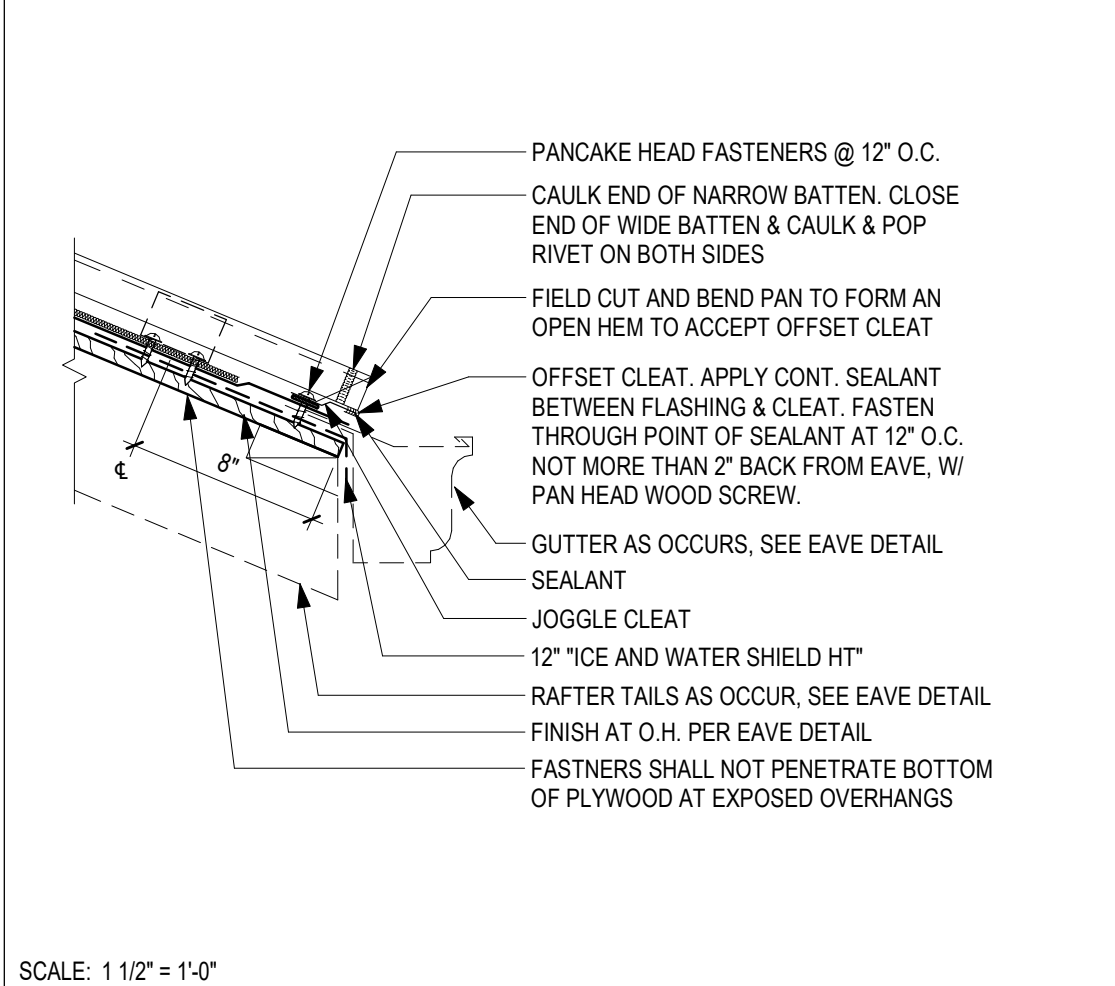
METAL ROOF - PITCH BREAK (ACUTE)

4



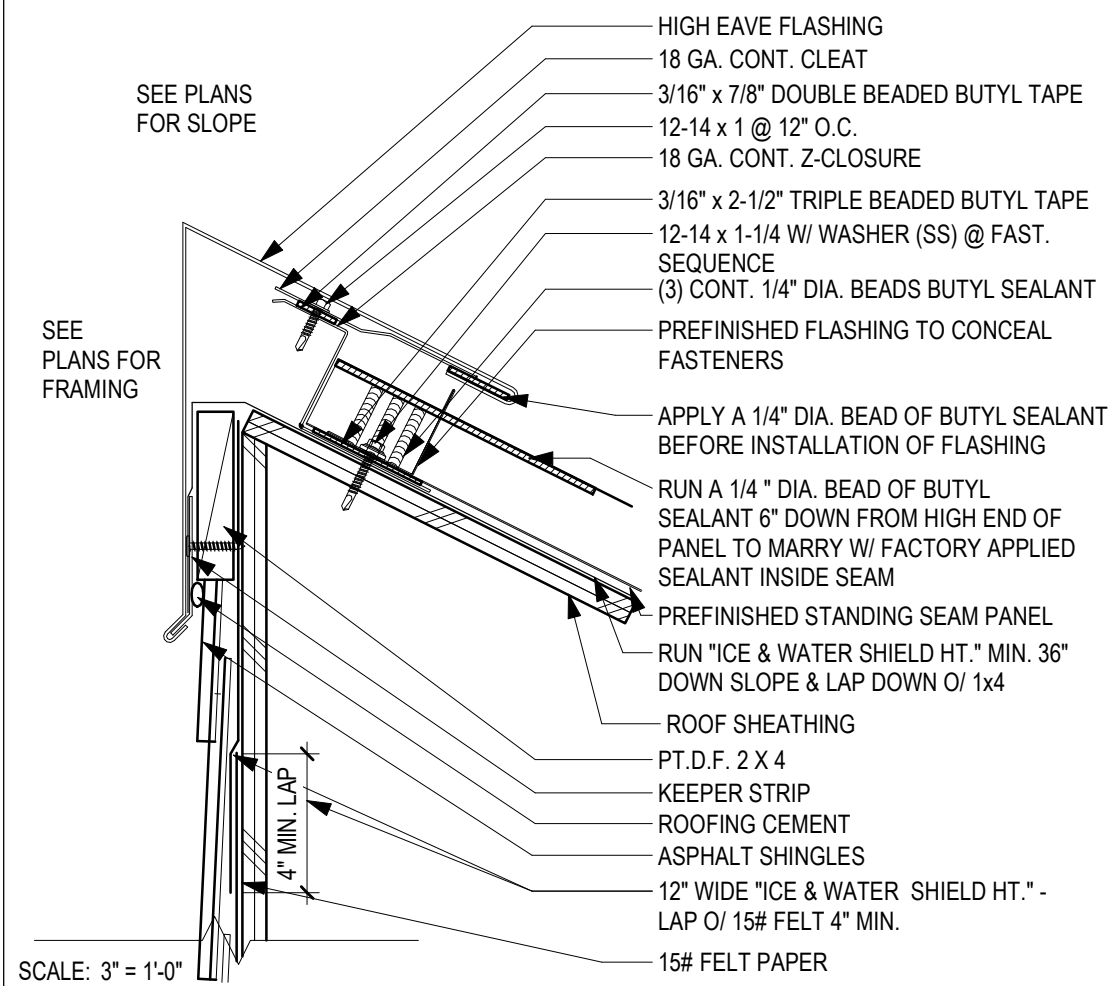
STANDING SEAM METAL ROOF -TYPICAL EAVE

15



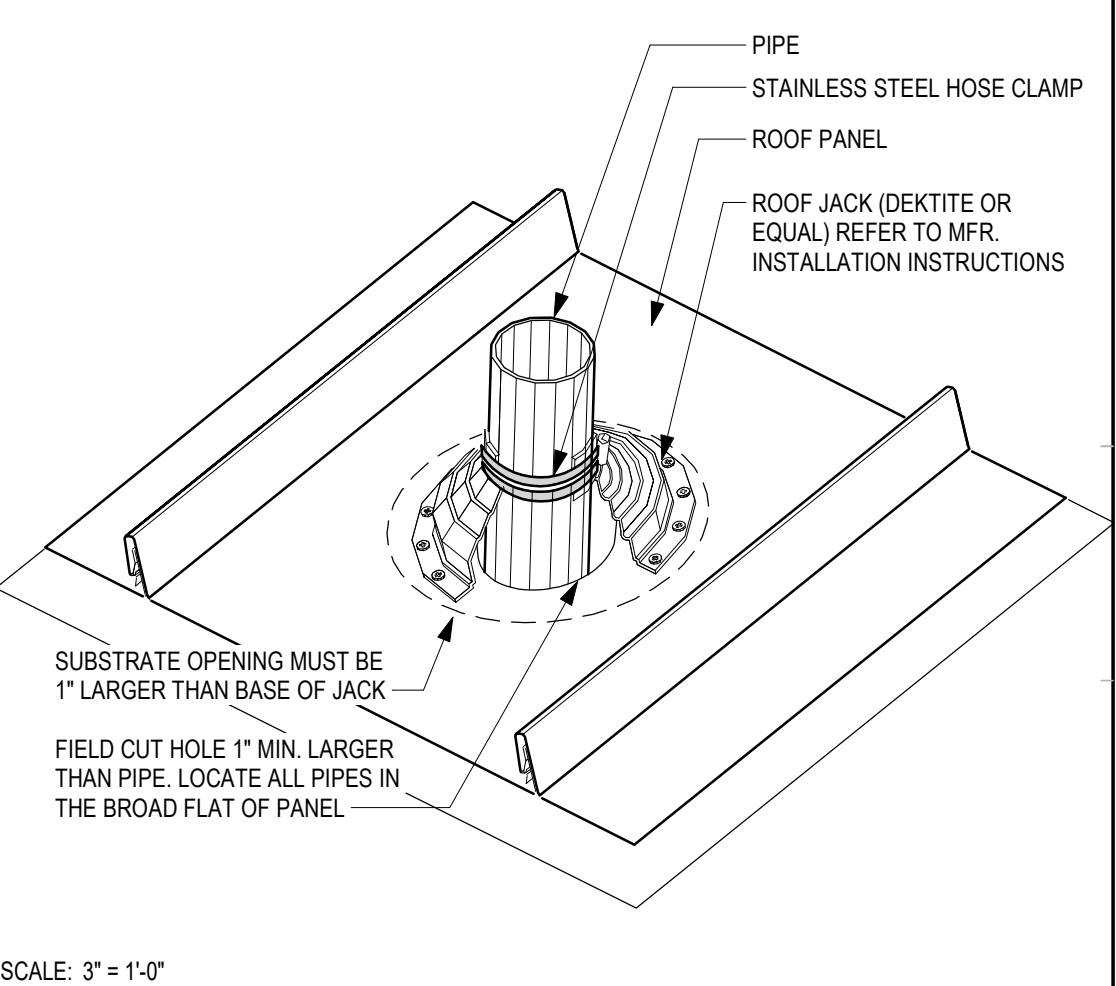
STANDING SEAM METAL ROOF EAVE EDGE TYP.

11



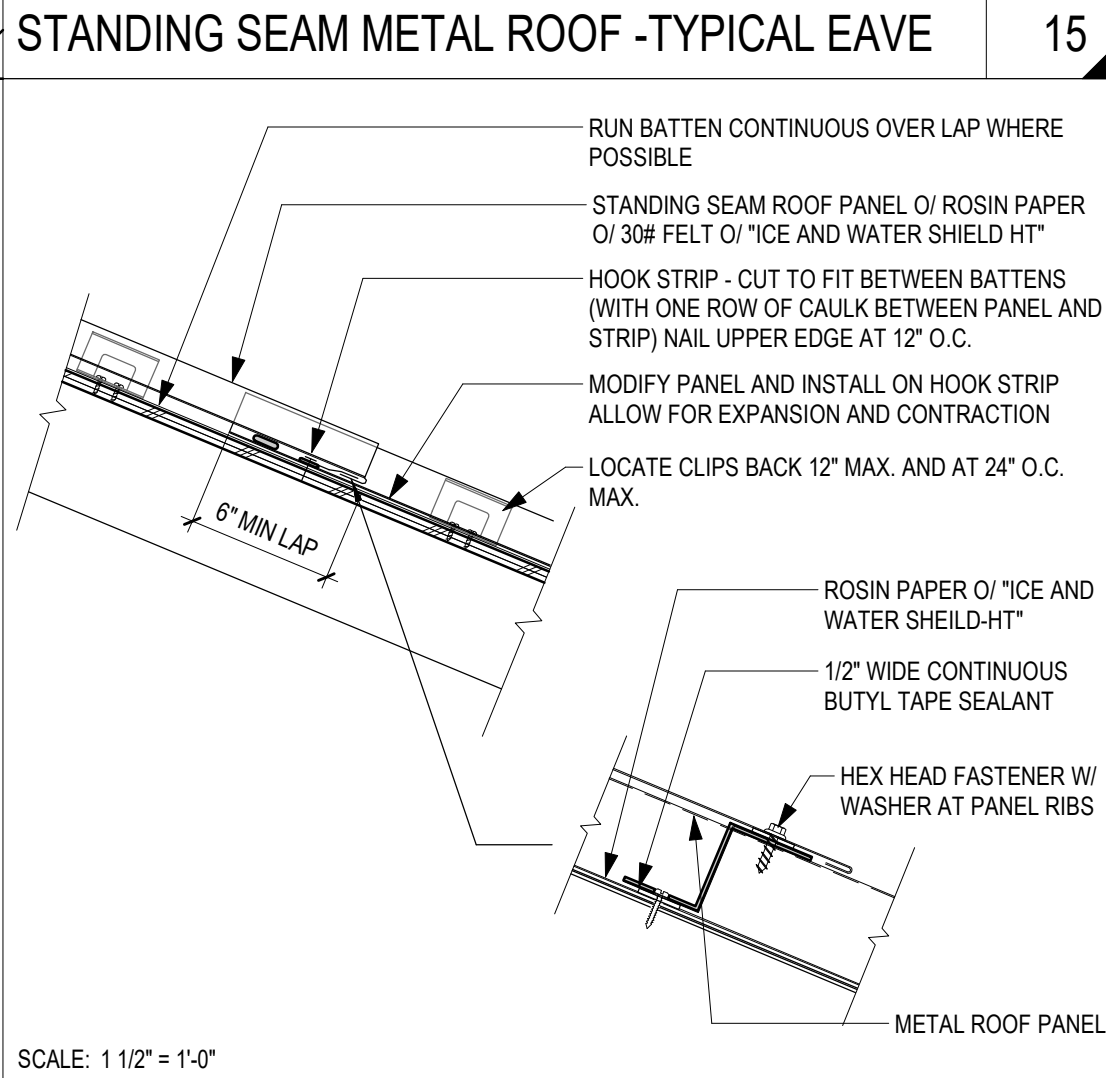
STANDING SEAM ROOF @ MANSARD

7



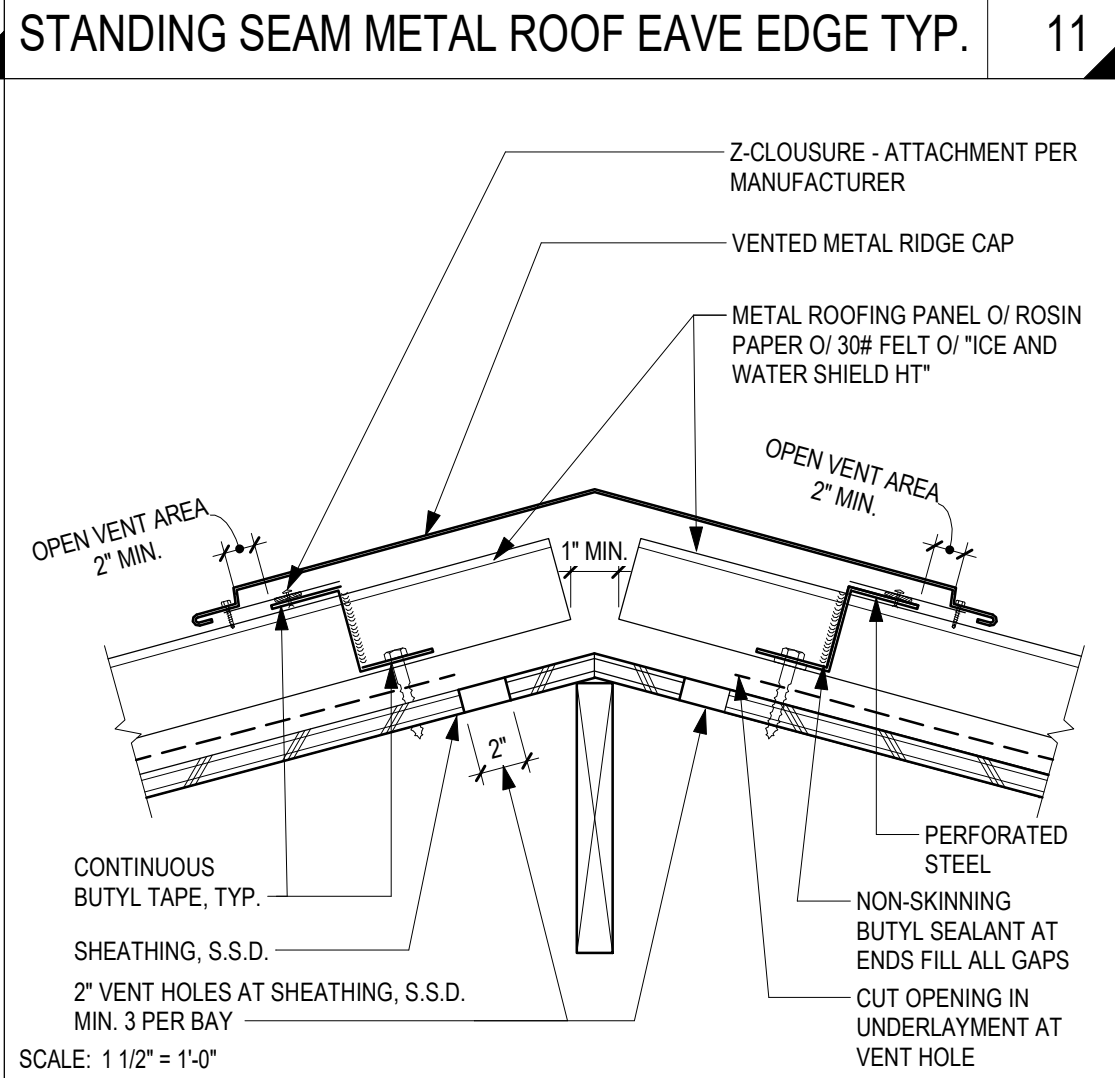
METAL ROOF PIPE PENETRATION

3



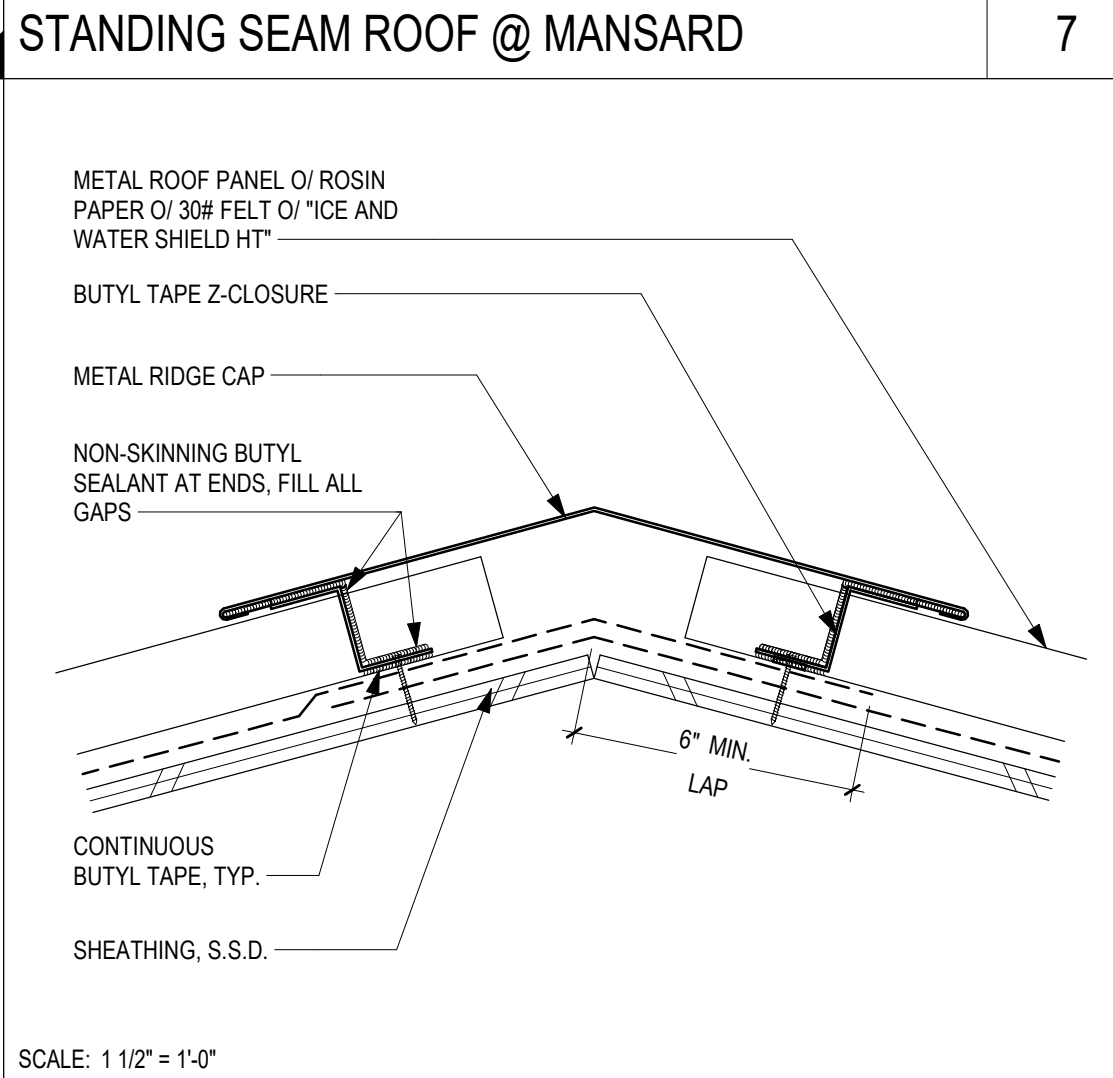
STANDING SEAM METAL ROOF LAP JOINT

14



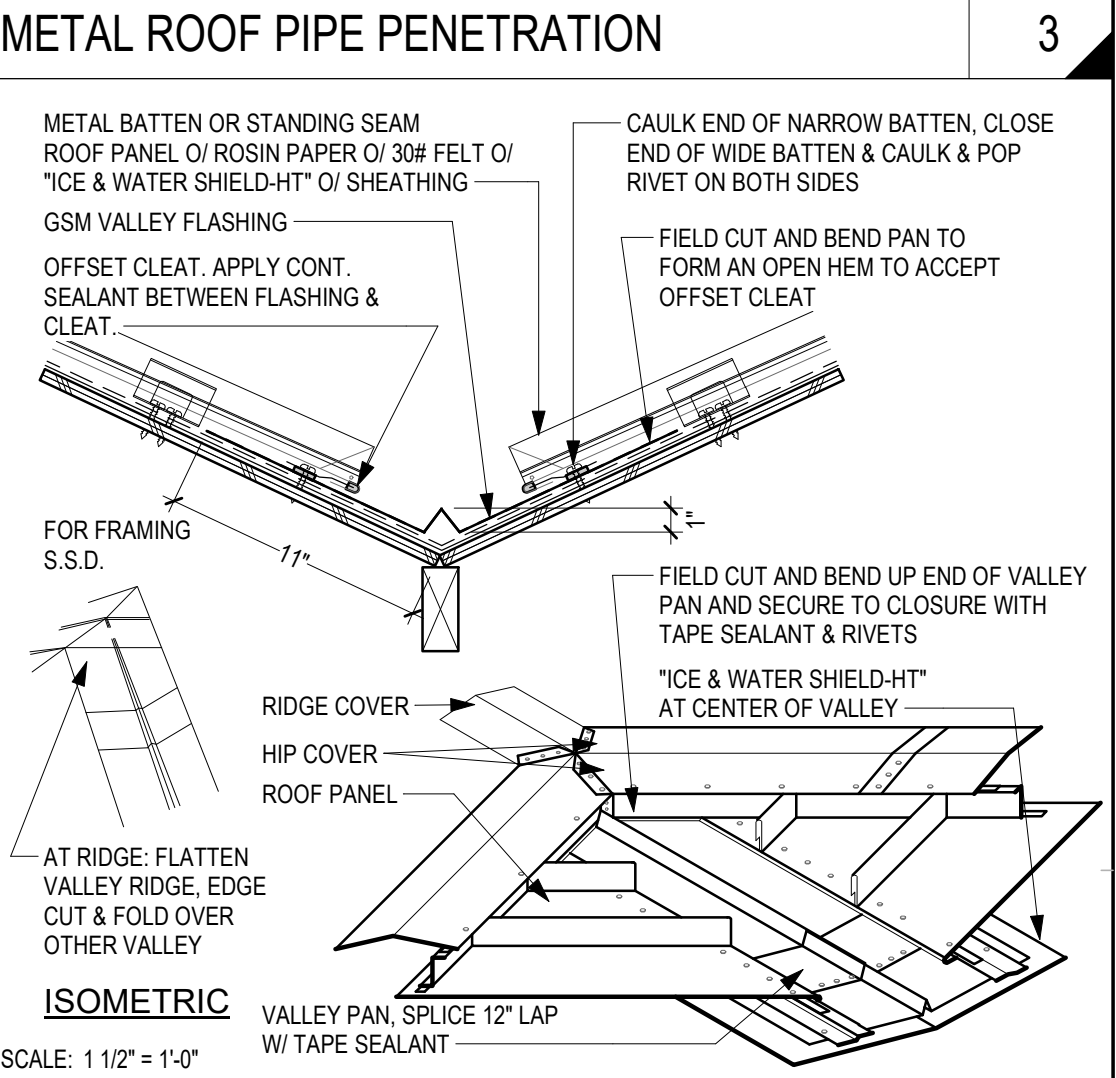
METAL ROOF VENTED HIP/RIDGE

10



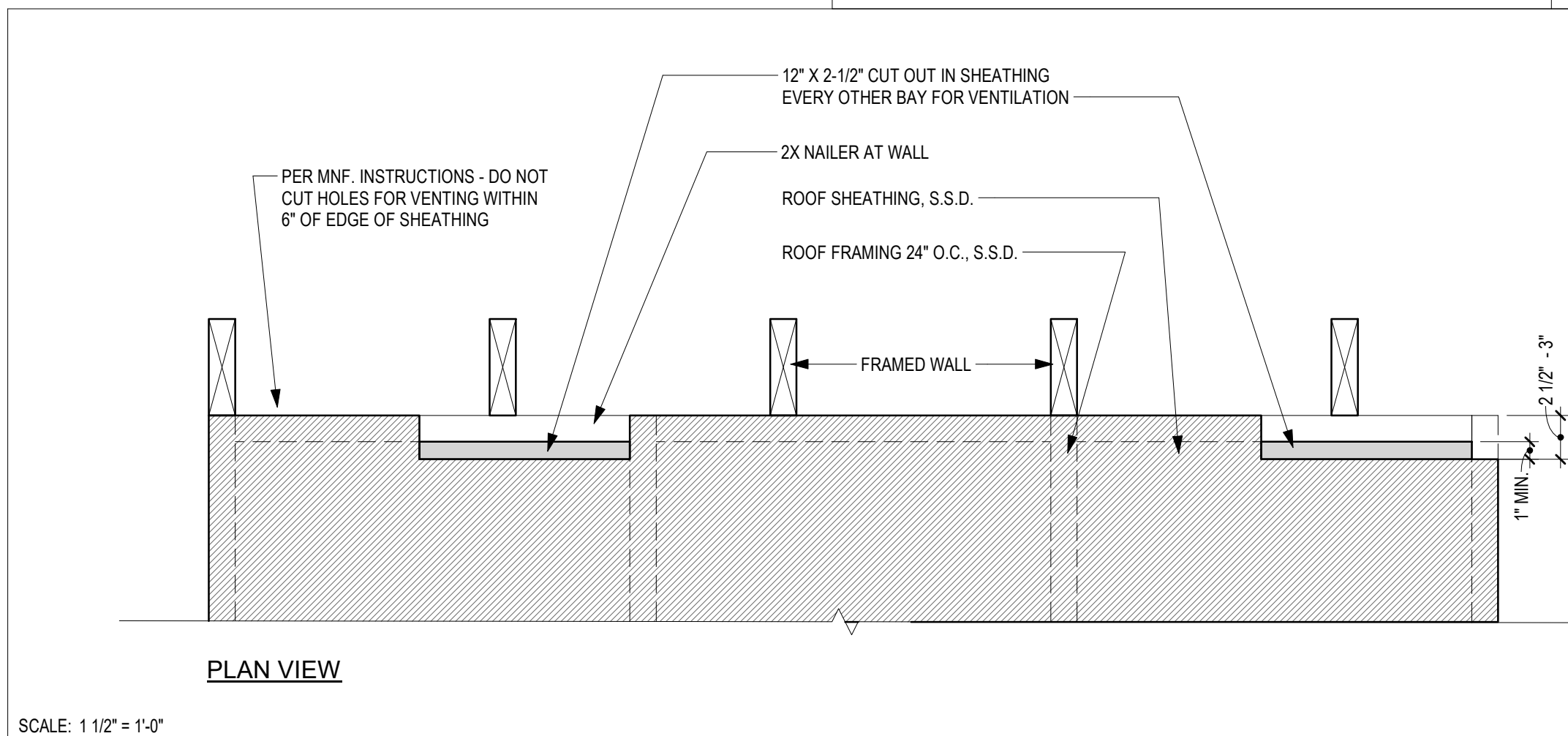
STANDING SEAM METAL ROOF - HIP/RIDGE

6



STANDING SEAM METAL ROOF VALLEY

2



METAL SEAM - VENTED ROOF AT WALL

STANDING SEAM METAL RF PARALLEL TO WALL

STANDING SEAM METAL ROOF - PERP. TO WALL

1



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05/13/2025

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PROJECT

WELLER
RESIDENCE
20341 MIDLAND DR.
SONORA, CA. 95370

JIM WELLER

PROJECT DETAILS

PROJECT SUBMITTAL 24003

PROJECT REVISIONS

MARK	DATE	DESCRIPTION
1	4-8-2025	PLAN CHECK #1

SHEET DETAILS

DRAWN CHECKED Author Checker

SHEET TITLE

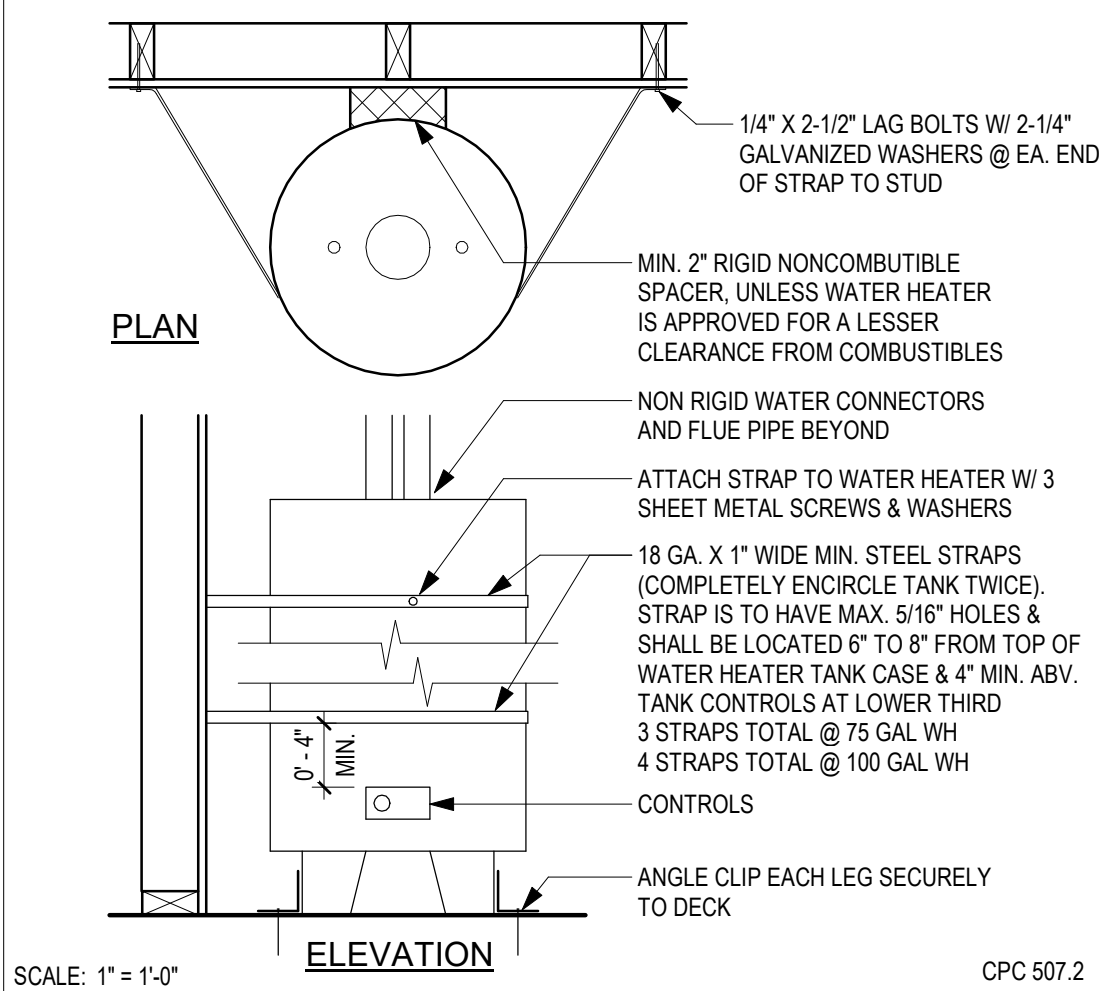
DETAILS - ROOF

SHEET

A940

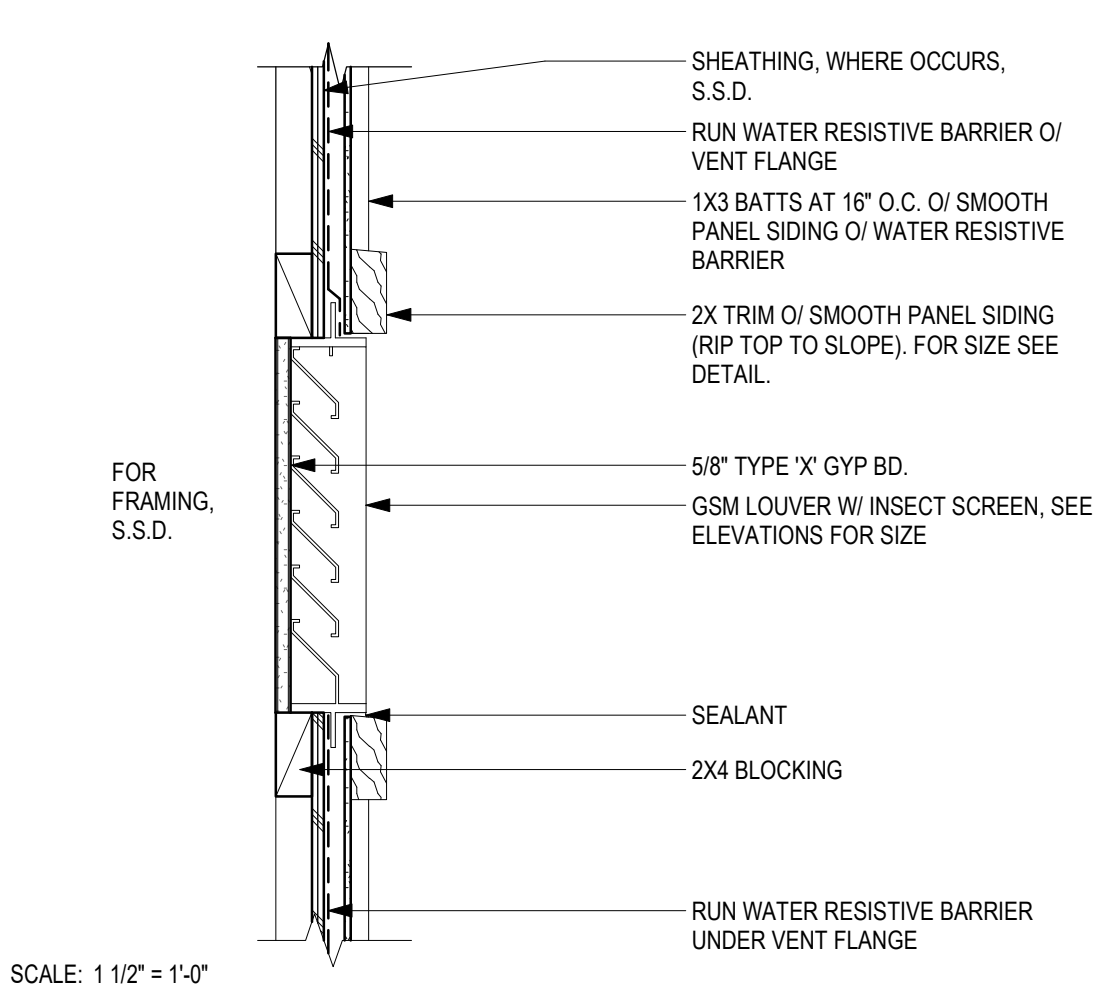
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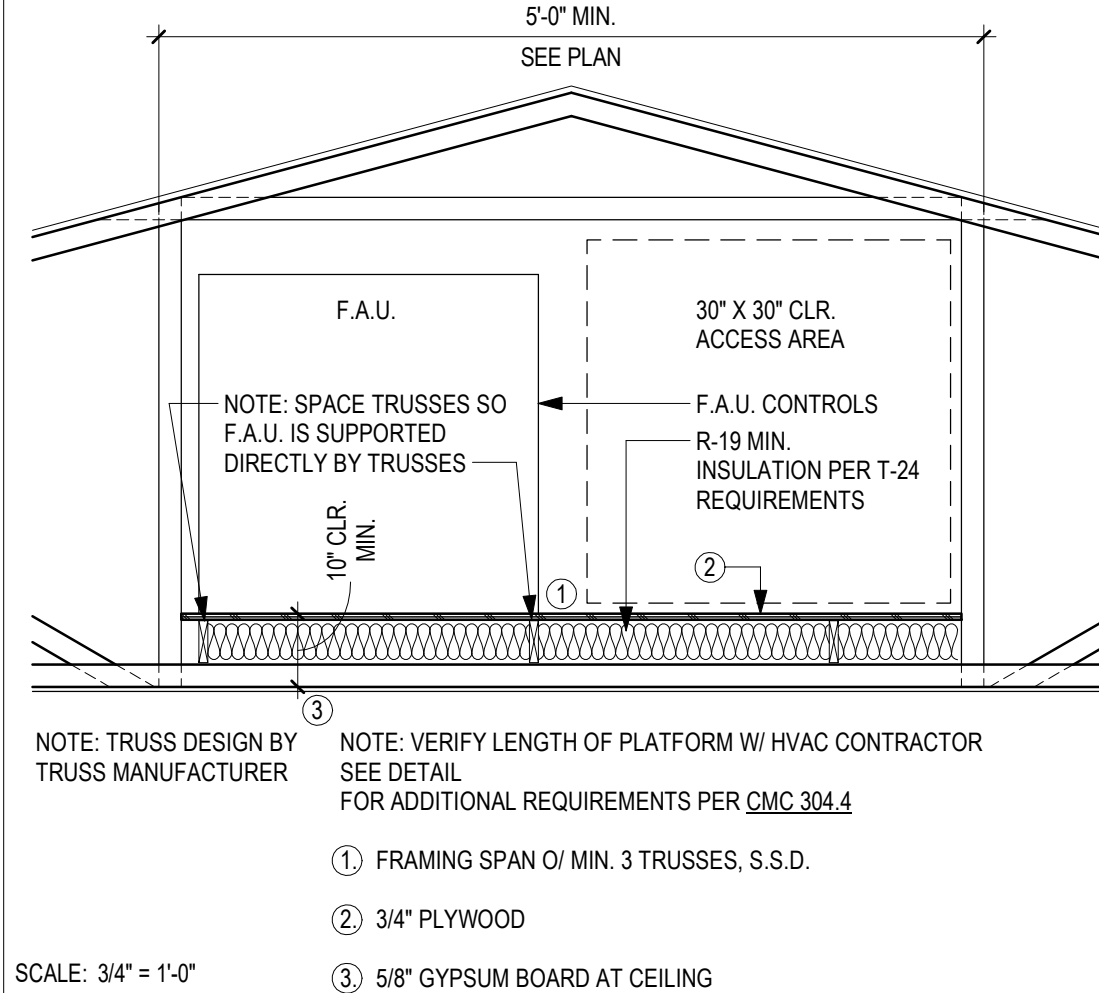
WATER HEATER ANCHORAGE

7



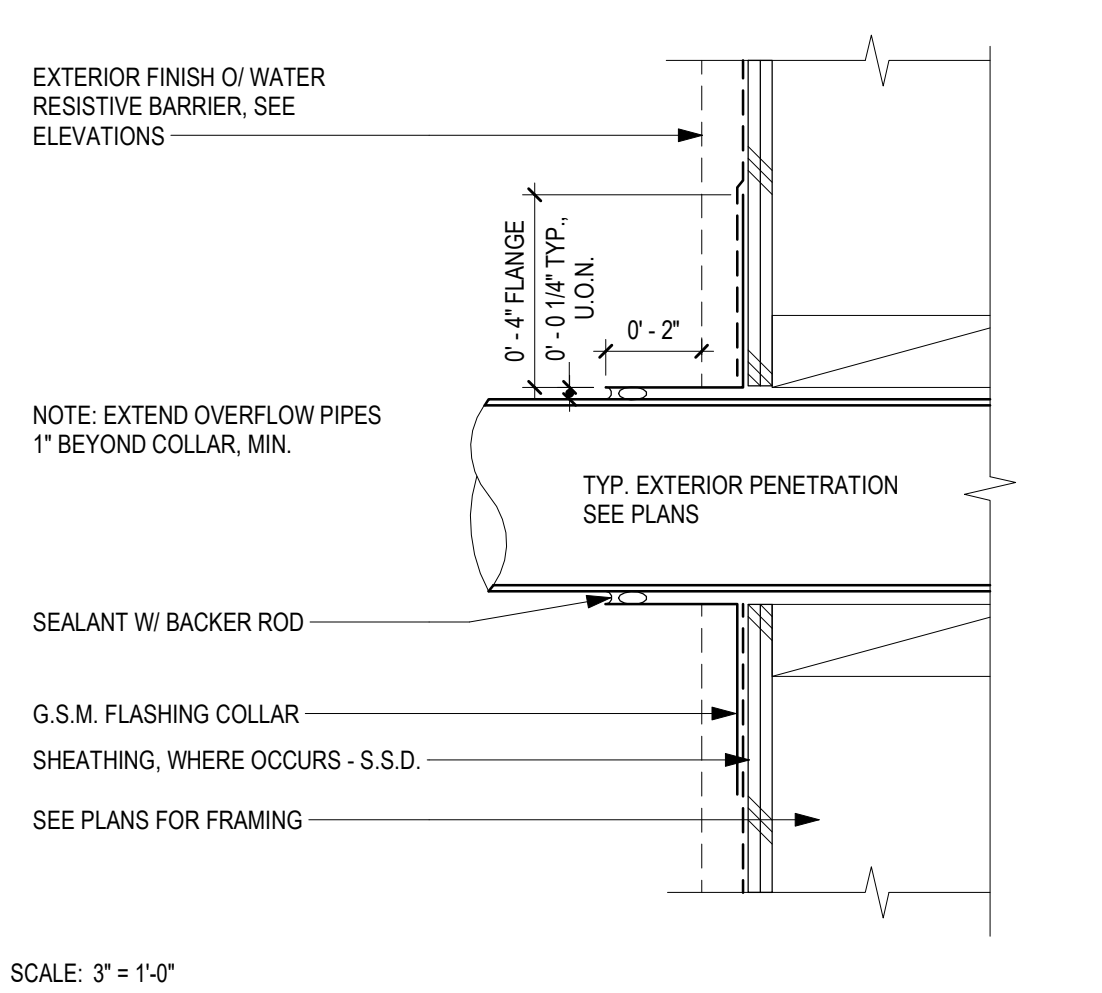
GABLE END VENT

4



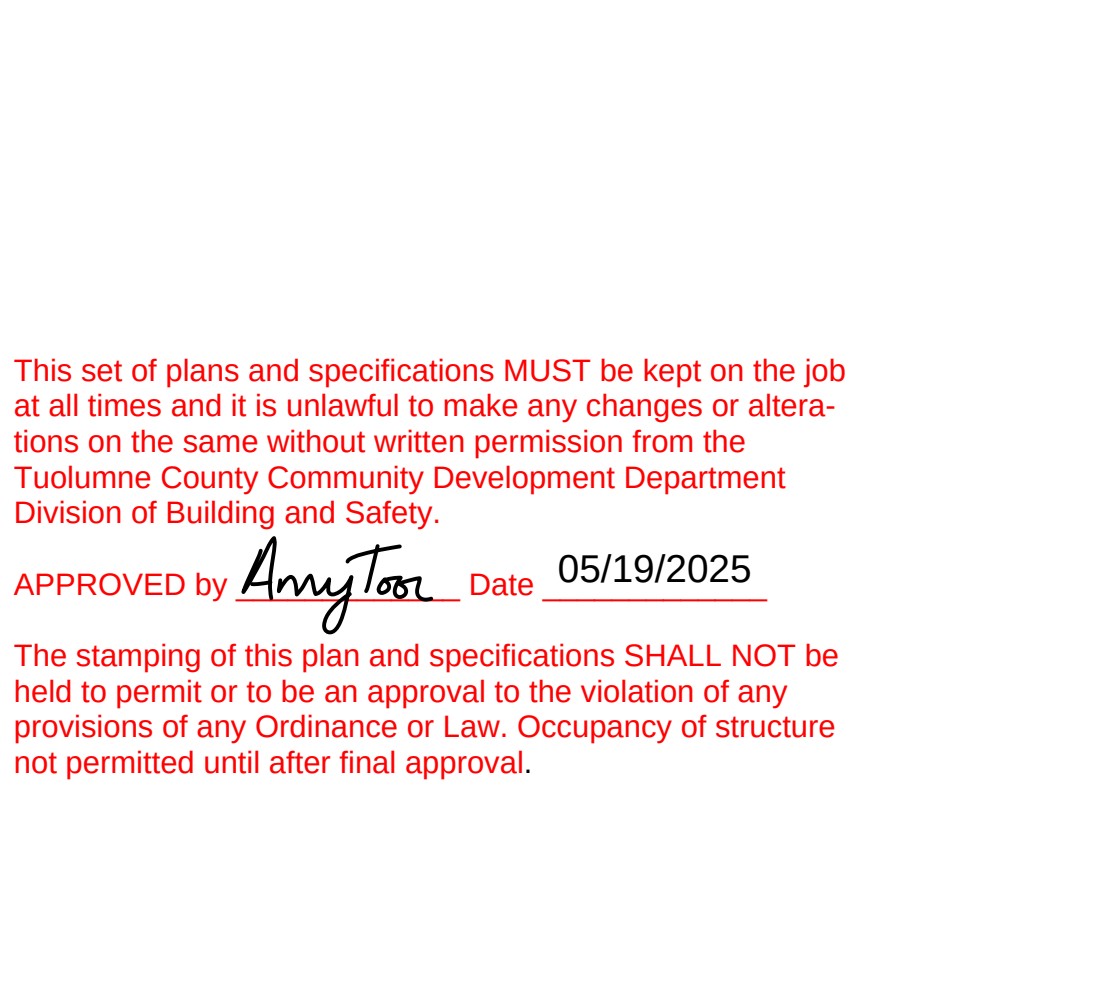
F.A.U. PLATFORM

3



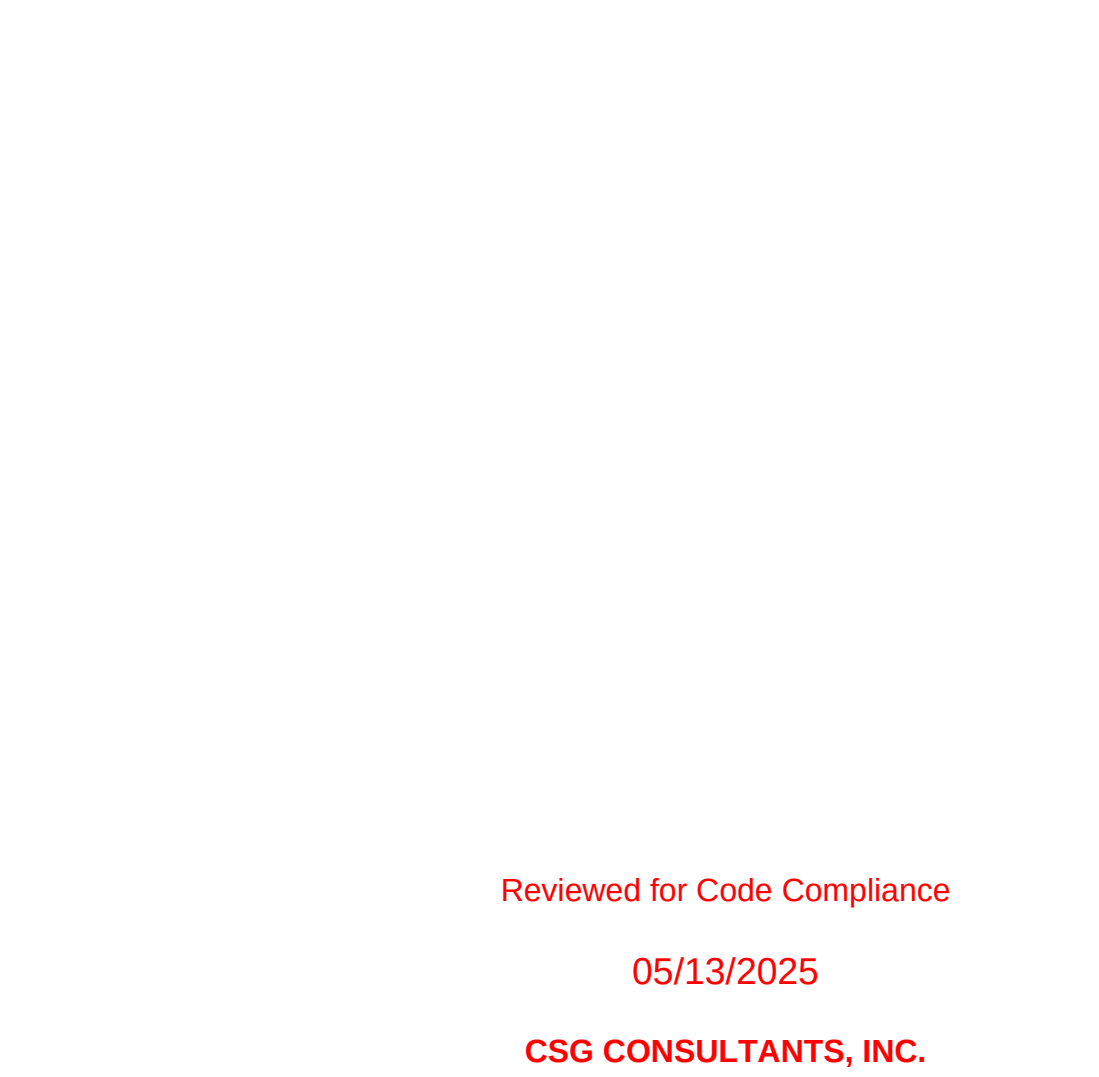
TYP. WALL/ CEILING PENETRATION

5



WALL VENT AT SIDING

6



BUILDING SLAB @ HARDSCAPE

1

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APPROVED by Amey Tor Date 05/19/2025

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CONSULTING ENGINEER

AUTHORITY HAVING JURISDICTION

PROJECT

WELLER
RESIDENCE
20341 MIDLAND DR.
SONORA CA. 95370

JIM WELLER

PROJECT DETAILS

PROJECT SUBMITTAL	24003
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PROJECT REVISIONS

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1	4-8-2025	PLAN CHECK #1

SHEET DETAILS

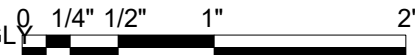
DRAWN	Author
CHECKED	Checker

SHEET TITLE

DETAILS - EXTERIOR

SHEET

A951



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POST INSTALLED ANCHORS NOTES:

- THESE NOTES SHALL APPLY TO THE INSTALLATION, INSPECTION, AND TESTING OF ALL EXPANSION AND CHEMICAL ANCHORS.
- INSTALL PER REQUIREMENTS OF THE ICC-ES EVALUATION REPORT FOR THE SPECIFIC ANCHOR OR AS REQUIRED BY THE MANUFACTURER. ALL ANCHORS SHALL MEET THE MINIMUM EMBEDMENT, EDGE DISTANCE, SPACING, AND SLAB THICKNESS CRITERIA ESTABLISHED BY THE RELEVANT ICC-ES EVALUATION REPORT.
- WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWDER DRIVEN PINS IN EXISTING NON-PRESTRESSED REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. WHEN INSTALLING THEM INTO EXISTING PRE-STRESSED CONCRETE (PRE- OR POST-TENSIONED) LOCATE THE PRE-STRESSED TENDONS BY USING A NON-DESTRUCTIVE METHOD PRIOR TO INSTALLATION. EXERCISE EXTREME CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE TENDONS DURING INSTALLATION. MAINTAIN A MINIMUM CLEARANCE OF ONE INCH BETWEEN THE REINFORCEMENT AND THE DRILLED-IN ANCHOR AND/OR PIN.
- POST INSTALLED ANCHORS INSTALL IN EXTERIOR & INTERIOR AREAS SUBJECT TO CORROSIVE AND WET CONDITIONS ARE TO BE STAINLESS STEEL ANCHORS, UNO.

POST INSTALLED ANCHORS TESTING NOTES:

- TEST LOADS AND FREQUENCY SHALL BE IN ACCORDANCE WITH CBC.
- IF ANY ANCHORS FAIL TESTING, ALL ANCHORS OF THE SAME TYPE SHALL BE TESTED, WHICH ARE INSTALLED BY THE SAME TRADE, NOT PREVIOUSLY TESTED UNTIL TWENTY (20) CONSECUTIVE ANCHORS PASS, THEN RESUME THE INITIAL TEST FREQUENCY.
- WHEN POST INSTALLED ANCHORS ARE USED FOR:
 - SILL PLATE BOLTING APPLICATIONS, 10 PERCENT OF THE ANCHORS SHALL BE TESTED.
 - OTHER STRUCTURAL APPLICATIONS, ALL SUCH ANCHORS SHALL BE TESTED.
 - NONSTRUCTURAL APPLICATIONS SUCH AS EQUIPMENT ANCHORAGE, 50 PERCENT OR ALTERNATE BOLTS IN A GROUP, INCLUDING AT LEAST ONE-HALF THE ANCHORS IN EACH GROUP, SHALL BE TESTED.
- THE TESTING OF THE POST INSTALLED ANCHORS SHALL BE DONE IN THE PRESENCE OF THE SPECIAL INSPECTOR AND A REPORT OF THE TEST RESULTS SHALL BE SUBMITTED TO THE ENFORCEMENT AGENCY.

EXCEPTIONS:

- UNDERCUT ANCHORS THAT ALLOW VISUAL CONFIRMATION OF FULL SET SHALL NOT REQUIRE TESTING.
- WHERE THE FACTORED DESIGN TENSION ON ANCHORS IS LESS THAN 100# AND THOSE ANCHORS ARE CLEARLY NOTED ON THE APPROVED CONSTRUCTION DOCUMENTS, ONLY 10 PERCENT OF THOSE ANCHORS NEED BE TESTED.
- WHERE ADHESIVE ANCHOR SYSTEMS ARE USED TO INSTALL REINFORCING DOWEL BARS IN HARDENED CONCRETE, ONLY 25% OF THE DOWELS SHALL BE TESTED IF ALL THE FOLLOWING CONDITIONS ARE MET:
 - THE DOWELS ARE USED EXCLUSIVELY TO TRANSMIT SHEAR FORCES ACROSS JOINTS BETWEEN EXISTING AND NEW CONCRETE.
 - THE NUMBER OF DOWELS IN ANY ONE MEMBER EQUALS OR EXCEEDS TWELVE (12).
 - THE DOWELS ARE UNIFORMLY DISTRIBUTED ACROSS SEISMIC FORCE RESISTING MEMBERS (SUCH AS SHEAR WALLS, COLLECTORS AND DIAPHRAGMS).
 - ANCHORS TO BE TESTED SHALL BE SELECTED AT RANDOM BY THE SPECIAL INSPECTOR / INSPECTOR OF RECORD (IOR).
- TESTING OF SHEAR DOWELS ACROSS COLD JOINTS IN SLABS ON GRADE, WHERE THE SLAB IS NOT PART OF THE LATERAL FORCE-RESISTING SYSTEM SHALL NOT BE REQUIRED.
- TESTING IS NOT REQUIRED OF POWER ACTUATED FASTENERS USED TO ATTACH TRACKS OF INTERIOR NON-SHEAR WALL PARTITIONS FOR SHEAR ONLY, WHERE THERE ARE AT LEAST THREE (3) FASTENERS PER SEGMENT OF TRACK.

- ACCEPTANCE CRITERIA FOR POST-INSTALLED ANCHORS SHALL BE BASED ON ICC-ES OR MANUFACTURERS WRITTEN INSTRUCTION, ACCEPTABLE TO THE ENFORCEMENT AGENCY. FIELD TEST SHALL SATISFY THE FOLLOWING MINIMUM REQUIREMENTS:

- HYDRAULIC RAM METHOD: ANCHORS TESTED WITH A HYDRAULIC JACK OR SPRING LOADED DEVICES SHALL MAINTAIN THE TEST LOAD FOR A MINIMUM OF 15 SECONDS AND SHALL EXHIBIT NO DISCRIBABLE MOVEMENT DURING THE TENSION TEST, E.G., AS EVIDENCED BY LOOSENING OF THE WASHER UNDER THE NUT.

FOR ADHESIVE ANCHORS, WHERE OTHER THAN BOND IS BEING TESTED, THE TESTING DEVICE SUPPORT SHALL NOT BE LOCATED WITHIN 18 TIMES THE ANCHOR'S EMBEDMENT DEPTH TO AVOID RESTRICTING THE CONCRETE SHEAR CONE TYPE FAILURE MECHANISM FROM OCCURRING.

- TORQUE WRENCH METHOD: ANCHORS TESTED WITH A CALIBRATED TORQUE WRENCH MUST ATTAIN THE SPECIFIED TORQUE WITHIN 4 TURN OF THE NUT.

EXCEPTIONS:

- SLEEVE TYPE ANCHOR: ONE-QUARTER (¼) TURN OF THE NUT FOR A ¾" ANCHOR ONLY.
- SCREW TYPE ANCHOR: ONE-QUARTER (¼) TURN OF THE SCREW AFTER INITIAL SEATING OF THE SCREW HEAD.

ADHESIVE ANCHORS IN CONCRETE ¹⁰⁰							
NOMINAL SIZE / DIAMETER (inch)	3/8	1/2	5/8	3/4	7/8	1	1 1/4
DRILL BIT DIAMETER (inch)							
HILTI HIT-RE 500 V3	¾	¾	¾	¾	1	1 ¼	1 ¾
SIMPSON SET-3G	¾	¾	¾	¾	1	1 ¼	1 ¾
MAX TIGHTENING TORQUE (ft-lb)							
HILTI HIT-RE 500 V3	15	30	60	100	125	150	200
SIMPSON SET-3G	15	30	60	100	125	150	200

FOOTNOTES:

- ADHESIVE TYPE, ANCHOR SIZE, MATERIAL (CARBON VS STAINLESS), GRADE AND EMBEDMENT DEPTH SHALL BE AS SPECIFIED IN THESE DRAWINGS. NO SUBSTITUTION SHALL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE S.E.O.R.
- HILTI ANCHORS SHALL BE INSTALLED PER THE REQUIREMENTS OF ICC-ES REPORT ESR-3814
- SIMPSON ANCHORS SHALL BE INSTALLED PER THE REQUIREMENTS OF ICC-ES REPORT ESR-4057
- CONCRETE STRENGTH (F_c) SHALL BE 2,500 PSI MIN
- FOR TENSION TEST VALUES, SEE DETAILS WHERE ANCHORS ARE SPECIFIED

SCREW ANCHORS IN CONCRETE ¹⁰¹						
NOMINAL SIZE / DIAMETER (inch)		1/4	3/8	1/2	5/8	3/4
DRILL BIT DIAMETER (inch)		¾	¾	¾	¾	¾
MIN HOLE DEPTH ¹⁰² (inch)						
HILTI KWIK HUS EZ		+¾	+¾	+¾	+¾	+¾
SIMPSON TITEN HD		+¾	+¾	+¾	+¾	+¾
MAX INSTALLATION TORQUE ¹⁰³ (ft-lb)						
HILTI KWIK HUS EZ	CARBON STEEL	18	40 ¹⁰⁴	45	85	95 ¹⁰⁵
	STAINLESS STEEL	PER MANUFACTURER				
SIMPSON TITEN HD	CARBON STEEL	24	50	65	100	150
	STAINLESS STEEL	N/A	40	70	85	150

FOOTNOTES:

- ANCHOR TYPE, SIZE, LENGTH, NOMINAL EMBEDMENT AND MATERIAL (CARBON VS STAINLESS) SHALL BE AS SPECIFIED IN THESE DRAWINGS. NO SUBSTITUTION SHALL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE S.E.O.R.
- HILTI ANCHORS SHALL BE INSTALLED PER THE REQUIREMENTS OF ICC-ES REPORT ESR-3027
- SIMPSON ANCHORS SHALL BE INSTALLED PER THE REQUIREMENTS OF:
 - ICC-ES REPORT ESR-2713 FOR CARBON STEEL
 - APMO-UES REPORT ER-493 FOR STAINLESS STEEL
- CONCRETE STRENGTH (F_c) SHALL BE 2,500 PSI MIN
- MINIMUM HOLE DEPTH SHALL BE MEASURED FROM THE BOTTOM OF THE ANCHOR TIP
- APPLIES TO INSTALLATION USING A CALIBRATED TORQUE WRENCH
 - SHALL BE 19 ft-lb FOR ¼ inch NOMINAL EMBEDMENT
 - SHALL BE 85 ft-lb FOR ¾ inch diameter Kwik EZ CR
- BECAUSE OF VARIABILITY IN MEASUREMENT PROCEDURES, THE PUSHED TORQUE OF AN IMPACT TOOL MAY NOT CORRELATE PROPERLY WITH THE ABOVE SETTING TORQUES. OVER-TORQUING CAN DAMAGE AND/OR REDUCE ITS HOLDING CAPACITY.
- SHALL BE 157 ft-lb FOR ¾ inch NOMINAL EMBEDMENT
- SHALL BE 137 ft-lb FOR ¾ inch NOMINAL EMBEDMENT

POWDER ACTUATED FASTENERS (LOW VELOCITY)

- INSTALL PER REQUIREMENTS OF THE ICC-ES EVALUATION REPORT FOR THE SPECIFIC FASTENER OR AS REQUIRED BY THE MANUFACTURER. ALL FASTENERS SHALL MEET THE MINIMUM EMBEDMENT, EDGE DISTANCE, SPACING, AND SLAB THICKNESS CRITERIA ESTABLISHED BY THE RELEVANT ICC-ES EVALUATION REPORT.
 - HILTI X-U
 - HILTI PDP
 - HILTI SIMPSON STRONG TIE
 - ICC-ES ESR-2269
 - ICC-ES ESR-2138
- SHOT PINS TO CONCRETE SHALL BE 0.157" Ø WITH ¾" EMBEDMENT MIN INTO CONCRETE, TYP UNO
- SHOT PINS SHALL NOT BE USED IN CONCRETE CURBS.

WOOD

- LUMBER SHALL BE GRADED IN ACCORDANCE WITH CBC CHAPTER 23. CLASSIFICATION, DEFINITION, METHODS OF GRADING AND DEVELOPMENT OF DESIGN VALUES FOR ALL SPECIES OF LUMBER. SOLID SAWN LUMBER SHALL BE GRADE MARKED DOUGLAS FIR NO. 2 OR BETTER (NINETEEN PERCENT, 19%, MOISTURE CONTENT, MAXIMUM, AT THE TIME OF INSTALLATION)
- PLYWOOD SHALL CONFORM TO CBC CHAPTER 23, CONSTRUCTION AND INDUSTRIAL PLYWOOD (5 PLY MINIMUM). PLYWOOD SHALL BE MANUFACTURED USING EXTERIOR GLUE. PLYWOOD DIAPHRAGMS AND SHEAR WALLS SHALL BE CONSTRUCTED WITH PLYWOOD SHEETS NOT LESS THAN 4 FEET BY 8 FEET. EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING WHERE MINIMUM SHEET DIMENSION SHALL BE 24 INCHES UNLESS ALL EDGES OF THE UNDERSIZED SHEETS ARE SUPPORTED BY FRAMING MEMBERS OR BLOCKING. FRAMING MEMBERS OR BLOCKING SHALL BE PROVIDED AT THE EDGES OF ALL SHEETS IN SHEAR WALLS. DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING.
- LUMBER SHALL NOT BE CUT OR NOTCHED UNLESS DETAILED ON THE STRUCTURAL DRAWINGS OR APPROVED IN WRITING, BY THE ENGINEER OF RECORD.
- ALL FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE SLAB, AND SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE PRESSURE TREATED WOOD.
- FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO THE FOUNDATION OR FOUNDATION WALL WITH NOT LESS THAN ¾ INCH NOMINAL DIAMETER ANCHOR BOLTS EMBEDDED AT LEAST 7 INCHES INTO THE CONCRETE OR MASONRY AND SPACED NOT MORE THAN 4 FEET APART. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 9 INCHES OF EACH END OF EACH PIECE, A PROPERLY SIZED NUT AND STEEL PLATE WASHER UNDER EACH NUT NOT LESS THAN 0.229"x3" SQUARE (SEE SIMPSON BPS PLATES) SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE. THE HOLE IN THE PLATE WASHER SHALL BE PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO ¾" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1½" PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND NUT. THE PLATE SHALL EXTEND TO WITHIN ¾" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING.
- THE NUMBER AND SIZE OF NAILS CONNECTING WOOD MEMBERS SHALL NOT BE LESS THAN THAT SET FORTH IN CBC CHAPTER 23.
- ALL MACHINE BOLTS CONNECTING WOOD MEMBERS ON THE PLANS SHALL CONFORM TO ASTM A307, GRADE A, PLATE MALLEABLE IRON OR STEEL, PLATE WASHERS UNDER THE HEADS AND/OR NUTS OF ALL BOLTS WHEN BEARING DIRECTLY ON WOOD. ALL BOLTS SHALL BE RETIGHTENED IMMEDIATELY PRIOR TO COVERING OR CLOSING IN.
- PRE-MANUFACTURED WOOD CONNECTORS SHALL BE MANUFACTURED FROM THE SIMPSON STRONG-TIE COMPANY, INC. NO SUBSTITUTIONS. ALL 4x4 AND LARGER POSTS SHALL HAVE SIMPSON CCQ OR ECCQ TYPE COLUMN CAPS UNLESS OTHERWISE NOTED ON THE PLANS.
- FASTENERS AND CONNECTORS IN CONTACT WITH PRESSURE TREATED OR FIRE RETARDANT TREATED WOOD INCLUDING NUTS AND WASHERS SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. FOR ADDITIONAL REQUIREMENTS SEE CBC CHAPTER 23.
- FASTENERS AND CONNECTORS USED IN WET OR DAMP LOCATIONS INCLUDING NUTS AND WASHERS SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. FOR ADDITIONAL REQUIREMENTS SEE CBC CHAPTER 23.

LVL PRODUCTS SHALL BE GRADE 2.0E WITH THE FOLLOWING PROPERTIES:				
E (psi)	Fb (psi)	Fc PERP (psi)	Fc PARALLEL (psi)	Fv (psi)
2,000,000	2,600	750	2,510	285

PRE-MANUFACTURED TRUSSES

- ROOF TRUSSES SHALL BE CUSTOM DESIGNED TO FIT THE DIMENSIONS AND LOADS AS FOLLOWS:

LOAD TYPE	ROOF TRUSS TOP CHORD	ROOF TRUSS BOTTOM CHORD (OCCUPIED)	ROOF TRUSS BOTTOM CHORD (UNOCCUPIED)
DEAD LOAD	10 PSF	20 PSF	6 PSF
LIVE LOAD	20 PSF	40 PSF	10 PSF

A) SPRINKLER LOADS:

EACH COMPONENT OF THE TRUSSES, BOTH MEMBERS AND CONNECTIONS, SHALL BE DESIGNED AND ENGINEERED TO RESIST A 250# SPRINKLER POINT LOAD, LOCATED TO CAUSE THE MOST CRITICAL STRESS, EITHER SHEAR OR FLEXURAL. THIS SPRINKLER POINT LOAD SHALL ACT SIMULTANEOUSLY WITH THE OTHER LISTER TRUSS LOADS.

B) SOFFIT LOADS: WHERE SOFFITS OCCUR PROVIDE FOR 100 PLF POINT LOAD ON TRUSS

- THE DESIGN OF THE TRUSSES ARE TO BE UNDER THE SUPERVISION OF A CALIFORNIA REGISTERED PROFESSIONAL ENGINEER. A WET STAMP AND SIGNATURE ARE REQUIRED ON THE CALCULATIONS.
- FABRICATION, ERECTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL BRIDGING AND BRACING SHALL MEET THE WOOD TRUSS COUNCIL RECOMMENDATIONS. REFER TO THE MECHANICAL DRAWINGS FOR ALL ROOF MOUNTED EQUIPMENT.
- GANG NAIL TRUSSES:
 - ALL TOP CHORD LUMBER SHALL BE DOUGLAS FIR-LARCH.

EXCAVATIONS AND FOUNDATIONS

- SLOPES FOR PERMANENT FILLS SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL. CUT SLOPES FOR PERMANENT EXCAVATIONS SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL UNLESS SUBSTANTIATING DATA JUSTIFYING STEEPER CUT SLOPES IS SUBMITTED.
- FILLS USED TO SUPPORT THE FOUNDATIONS OF ANY BUILDING OR STRUCTURE SHALL BE PLACED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE AND COMPACTED TO 90% RELATIVE DENSITY. A SOIL INVESTIGATION REPORT AND A REPORT OF SATISFACTORY PLACEMENT OF FILL, BOTH ACCEPTABLE TO THE BUILDING OFFICIAL AND THE ENGINEER OF RECORD, SHALL BE SUBMITTED.
- ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL 12 INCHES BELOW NATURAL OR FINISHED GRADE, WHICHEVER IS LOWER.
- FOUNDATIONS FOR ALL BUILDINGS WHERE THE SURFACE OF THE GROUND SLOPES MORE THAN 1 FOOT IN 10 FEET SHALL BE LEVEL OR SHALL BE STEPPED SO THAT BOTH TOP AND BOTTOM OF FOUNDATIONS ARE LEVEL.
- FOUNDATIONS SUPPORTING WOOD SHALL EXTEND AT LEAST 8 INCHES ABOVE THE ADJACENT EXPOSED FINISH GRADE PER CBC CHAPTER 23.

REINFORCED CONCRETE:

- CONCRETE MATERIALS, QUALITY CONTROL AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318.
- CEMENT SHALL CONFORM TO ASTM C150, PORTLAND CEMENT, TYPE I OR TYPE II.
- AGGREGATES SHALL CONFORM TO ASTM C33, CONCRETE AGGREGATES WITH THE FOLLOWING MAXIMUM AGGREGATE SIZES:

A. FOUNDATIONS:	¾ INCH
B. SLAB-ON-GRADE:	1 INCH
C. CONCRETE CURB:	1 INCH
- WATER USED IN MIXING CONCRETE SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS OR OTHER SUBSTANCES DELETERIOUS TO CONCRETE OR REINFORCEMENT. NONPOTABLE WATER SHALL NOT BE USED IN CONCRETE.
- CONCRETE SHALL BE PROPORTIONED TO PROVIDE AN AVERAGE COMPRESSIVE STRENGTH OF 2500 PSI AND W/C = 0.50
- UNLESS OTHERWISE SPECIFIED, F_c SHALL BE BASED ON 28-DAY TESTS. MAXIMUM CONCRETE SLUMP = 4".
- CONCRETE SHALL BE NORMAL WEIGHT (150 PCF) UNLESS OTHERWISE NOTED.
- ADDITIVES AND ADMIXTURES TO CONCRETE SHALL NOT BE USED UNLESS APPROVED IN WRITING BY THE ENGINEER OF RECORD.
- SPECIFICATIONS FOR TESTING OF MATERIALS SHALL CONFORM WITH CBC CHAPTER 19.
- THE CONCRETE MIX DESIGNS SHALL BE SUBMITTED FOR REVIEW WITH APPROPRIATE BACK-UP DATA ACCORDING TO CBC CHAPTER 19.
- THE EVALUATION AND ACCEPTANCE OF THE CONCRETE SHALL BE BASED ON ACI 318.
- THE MIXING OF CONCRETE SHALL BE DONE IN ACCORDANCE WITH ACI 318.
- CONCRETE SHALL BE DEPOSITED AS NEARLY AS PRACTICABLE IN ITS FINAL POSITION TO AVOID SEGREGATION DUE TO REHANDLING OR FLOWING. CONCRETE PLACEMENT SHALL BE CARRIED ON AT SUCH A RATE THAT CONCRETE IS AT ALL TIMES PLASTIC AND FLOWS READILY INTO SPACES BETWEEN REINFORCEMENT. CONCRETE THAT HAS PARTIALLY HARDENED OR BEEN CONTAMINATED BY FOREIGN MATERIALS SHALL NOT BE DEPOSITED IN THE STRUCTURE.
- CONCRETE (OTHER THAN HIGH-EARLY-STRENGTH) SHALL BE MAINTAINED ABOVE 50°F AND IN A MOIST CONDITION FOR AT LEAST THE FIRST SEVEN DAYS AFTER PLACEMENT.
- CONDUITS, PIPES AND SLEEVES OF ANY MATERIAL NOT HARMFUL TO CONCRETE AND WITHIN LIMITATIONS OF ACI 318 MAY BE EMBEDDED IN CONCRETE WITH APPROVAL OF THE ENGINEER OF RECORD, PROVIDED THEY ARE NOT CONSIDERED TO REPLACE STRUCTURALLY THE DISPLACED CONCRETE. REINFORCEMENTS, ANCHOR BOLTS, PIPE SLEEVES, AND OTHER INSERTS SHALL BE POSITIVELY SECURED IN PLACE PRIOR TO PLACING CONCRETE.
- CONDUITS AND PIPES OF ALUMINUM SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE UNLESS EFFECTIVELY COATED OR COVERED TO PREVENT ALUMINUM-CONCRETE REACTION OR ELECTROLYTIC ACTION BETWEEN ALUMINUM AND STEEL.
- PROVIDE CONTROL OR CONSTRUCTION JOINTS AT 15'-0" ON CENTER EACH WAY, UNLESS OTHERWISE NOTED ON THE PLANS. SUBMIT A LAYOUT TO THE ENGINEER OF RECORD FOR REVIEW.
- THE SURFACE OF CONCRETE CONSTRUCTION JOINTS SHALL BE CLEANED, FREE OF LAITANCE, AND ROUGHENED TO A ¼" MINIMUM AMPLITUDE. IMMEDIATELY BEFORE NEW CONCRETE IS PLACED, ALL CONSTRUCTION JOINTS SHALL BE WETTED AND STANDING WATER REMOVED. CONSTRUCTION JOINTS SHALL BE SO MADE AND LOCATED AS NOT TO IMPAIR THE STRENGTH OF THE STRUCTURE. PROVISION SHALL BE MADE FOR TRANSFER OF SHEAR AND OTHER FORCES THROUGH CONSTRUCTION JOINTS.
- NON-SHRINK GROUT (OR DRY-PACK) UNDER COLUMN BASES SHALL CONFORM TO ASTM C 1107 AND HAVE A MINIMUM COMPRESSIVE OF 4000 PSI.
- FORM ¾" CHAMFER AT ALL EXPOSED WALL AND COLUMN EDGES AND CORNERS, UNO.

REINFORCING NOTES:

- REINFORCEMENT SHALL BE DEFORMED REINFORCEMENT AND CONFORM TO ASTM A706 OR ASTM A615, GRADE 60, REINFORCING BARS FOR CONCRETE.
- REINFORCING BARS SHALL HAVE A SPECIFIED YIELD STRENGTH OF 60,000 PSI (GRADE 60).
- REINFORCING BARS SHALL BE TESTED IN ACCORDANCE WITH CBC CHAPTER 19.
- DIMENSIONS LOCATING REINFORCING STEEL ARE TO THE FACE OF REINFORCING STEEL AND DENOTE CLEAR COVERAGE. MINIMUM CONCRETE COVER SHALL BE AS FOLLOWS, UNO:

A. CONCRETE CAST AGAINST EARTH (EXCEPT SLAB ON GRADE) - 3"
- SLAB ON GRADE - CENTER REINFORCEMENT IN SLAB
B. CONCRETE FORMED & EXPOSED TO EARTH OR WEATHER: #6 THRU #18 BARS - 2" #5 BAR & SMALLER - 1"
- WELDED SMOOTH WIRE FABRIC FOR CONCRETE REINFORCEMENT SHALL CONFORM TO ASTM 185.
- ALL WELDED REBAR SHALL BE ASTM A706, GRADE 60. WELD FILLER METAL FOR REINFORCING STEEL SHALL COMPLY WITH AWS D1.4, F1-80 KSI. WELDING SHALL CONFORM WITH AWS D1.4
- SPLICES IN CONTINUOUS REINFORCING SHALL BE LAPPED AS SHOWN IN THE TYPICAL DETAIL, UNO. SPLICES IN ADJACENT BARS SHALL BE STAGGERED SO THERE IS NO OVERLAP.
- UNLESS DETAILED OTHERWISE: REINFORCING IN CONTINUOUS SOIL-BEARING GRADE BEAMS OR FOOTINGS SHALL HAVE THE TOP BARS SPICED AT CENTERS OF COLUMN SUPPORTS AND THE BOTTOM BARS SPICED AT BEAM MID-SPAN. AT DISCONTINUOUS ENDS, THE BARS SHALL BE TERMINATED WITH A STANDARD HOOK OR 12" MIN EXTENDED TO THE FAR FACE OF THE BEAM.
- HOOKS SHALL BE STANDARD HOOKS, UNO.

GENERAL

- DETAILS AND DIMENSIONS OF CONSTRUCTION SHALL BE VERIFIED AT THE SITE BY THE CONTRACTOR AND ANY DISCREPANCY WITHIN THE PLANS, SECTIONS OR DETAILS SHALL BE PROMPTLY REPORTED TO THE STRUCTURAL ENGINEER OF RECORD. DO NOT SCALE DRAWINGS.
- PORTIONS OF THESE CONSTRUCTION DOCUMENTS ARE DIAGRAMMATIC ONLY. ITEMS INCLUDING, BUT NOT LIMITED TO, LOCATIONS, SIZES, QUANTITIES, ACCESSORIES AND CONNECTIONS ARE INDICATED IN A REPRESENTATIONAL MANNER AND MAY NOT BE COMPLETELY SHOWN. PROVIDE ALL WORK AND MATERIALS NECESSARY TO COMPLETE THE PROJECT AS REPRESENTED IN THE CONSTRUCTION DOCUMENTS.
- THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF AXIOM STRUCTURAL DESIGN INC.
- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL, COUNTY, STATE, OR FEDERAL AGENCIES HAVING JURISDICTION. AXIOM STRUCTURAL DESIGN INC ASSUMES NO RESPONSIBILITY FOR SUPERVISION OF CONSTRUCTION OR PROPER EXECUTION OF THE WORK SHOWN ON THESE DRAWINGS. SAFETY METHODS AND TECHNIQUES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ANY DEVIATIONS TO THESE DRAWINGS MUST BE APPROVED IN WRITING PRIOR TO THEIR CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE STRUCTURAL ENGINEER OF THE PROGRESS OF THE PROJECT TO FACILITATE SITE VISITS. TO ANSWER QUESTIONS AND VIEW THE PROGRESS OF THE WORK. THE CONTRACTOR SHALL NOTIFY AXIOM STRUCTURAL DESIGN INC 48 HOURS PRIOR TO THE FOLLOWING PHASES OF CONSTRUCTION:

A) FOUNDATION POURS
B) AFTER ERECTION OF THE SUPERSTRUCTURE
C) PRIOR TO CLOSING IN OF ANY PHASE
- ALL STRUCTURAL MEMBERS SHOWN ON THE PLANS ARE DESIGNED AS IN THEIR FINAL LOCATION. AXIOM STRUCTURAL DESIGN INC DOES NOT PERFORM CONSTRUCTION ENGINEERING OR ENGINEERING NECESSARY TO PLACE ANY STRUCTURAL MEMBERS IN THEIR FINAL LOCATION.
- FEATURES OF CONSTRUCTION INDICATED ARE TYPICAL. WHERE FEATURES ARE NOT FULLY OR SPECIFICALLY INDICATED BY THE CONSTRUCTION DOCUMENTS, THEIR CONSTRUCTION SHALL BE AS INDICATED FOR IDENTICAL OR SIMILAR FEATURES ELSEWHERE IN THE CONSTRUCTION DOCUMENTS. IF ANY CONDITIONS REQUIRE CONSTRUCTION DIFFERENT THAN THAT INDICATED ON THE CONSTRUCTION DOCUMENTS, NOTIFY THE STRUCTURAL ENGINEER OF RECORD.
- STRUCTURAL ELEMENTS SHALL NOT BE REMOVED OR MODIFIED UNLESS INDICATED IN THE STRUCTURAL CONSTRUCTION DOCUMENTS. IF STRUCTURAL ELEMENTS INTERFERE WITH THE WORK INDICATED IN ANY OTHER CONSTRUCTION DOCUMENTS, NOTIFY THE STRUCTURAL ENGINEER OF RECORD.
- THE CONSTRUCTION DOCUMENTS ARE NOT COMPLETE AND READY FOR CONSTRUCTION UNTIL THEY ARE APPROVED BY THE ENFORCEMENT AGENCY AND SIGNED BY THE STRUCTURAL ENGINEER OF RECORD.

DESIGN CRITERIA

- THESE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE (CBC), SUBJECT TO THE FOLLOWING DESIGN CRITERIA:

WEIGHTS / MASS					
BUILDING	GRAVITY				
	DEAD (psf)	LIVE (psf)	SNOW (psf)	PARTITION (psf)	EXTERIOR WALLS (psf)
ROOF (UNOCCUPIED ATTIC)	16	20 (ROOF LIVE) 10 ATTIC LIVE)	35	5	16
ROOF (OCCUPIED ATTIC)	30	20 (ROOF LIVE) 40 ATTIC LIVE)			

WIND DESIGN CRITERIA					
EXPOSURE	RISK CATEGORY	ULTIMATE DESIGN WIND SPEED, V	VELOCITY PRESSURE COEFFICIENT, K _z	TOPOGRAPHIC FACTOR	DIRECTIONALITY FACTOR, K _d
C	II	110 MPH	0.85	1.0	0.85

SEISMIC DESIGN CRITERIA						
SITE CLASS	RISK CATEGORY	IMPORTANCE FACTOR, I _e	S ₁	S ₂	S _{ms}	S _{ms1}
D - DEFAULT	II	1.0	0.568	0.239	0.765	0.510

LATERAL FORCE RESISTING SYSTEM				
LATERAL FORCE RESISTING SYSTEM	R	D ₁	C ₁	P
WOOD FRAMED SHEAR WALLS	6.5	2.5	4.0	1.0

SOIL DESIGN CRITERIA			
INFORMATION BASED ON:	ALLOWABLE BEARING PRESSURE	LATERAL BEARING PRESSURE	ALLOWABLE BASE FRICTION COEFFICIENT
CBC MINIMUM	D + L = 1500 PSF	100 PSF/FT	0.25

SHOP DRAWINGS

- SHOP DRAWINGS ARE REQUIRED FOR THE FOLLOWING ITEMS. SUBMIT ONE (1) SET OF PRINTS FOR REVIEW PRIOR TO FABRICATION.
 - ROOF TRUSSES
 - PRE-MANUFACTURED LUMBER
- ALLOW TEN (10) WORKING DAYS FOR SHOP DRAWING REVIEW COMMENCING THE NEXT WORKING DAY AFTER RECEIPT. PLAN YOUR SCHEDULE ACCORDINGLY.
- NO PART OF THE CONTRACT DOCUMENTS ARE TO BE REPRODUCED AS PART OF THE SHOP DRAWINGS. SHOP DRAWINGS CONTAINING DETAILS, SECTIONS OR PLANS PHOTO COPIED FROM THE CONTRACT DOCUMENTS WILL BE REJECTED.

SPECIAL INSPECTIONS

- THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS WHO SHALL PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE FOLLOWING TYPE OF WORK:

A. CAST IN PLACE AND POST INSTALLED ANCHORS IN ACCORDANCE WITH CBC CHAPTER 17 AND 19.
B. METAL PLATE CONNECTED WOOD TRUSSES IN ACCORDANCE WITH CBC CHAPTER 17.
C. STRUCTURAL WOOD IN ACCORDANCE WITH CBC CHAPTER 17.

THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE CHIEF BUILDING OFFICIAL AND THE ENGINEER OF RECORD FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION, IN ACCORDANCE WITH TITLE 24, PART I.

DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:

- THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.
- THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE CHIEF BUILDING OFFICIAL, THE ENGINEER OF RECORD, AND OTHER DESIGNATED PERSONS, AS REQUIRED BY THE TITLE 24, PART I. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION IN ACCORDANCE WITH TITLE 24, PART I. THEN, IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND TO THE BUILDING OFFICIAL.
- THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CBC.



CONSULTING ENGINEER

AUTHORITY HAVING JURISDICTION

PROJECT

WELLER RESIDENCE
20341 MIDLAND DR.
SONORA CA. 95370

JIM WELLER

PROJECT DETAILS

PROJECT	24003
SUBMITTAL	

PROJECT REVISIONS

MARK	DATE	DESCRIPTION
1	4-8-2025	PLAN CHECK #1

SHEET DETAILS

DRAWN	Author
CHECKED	Checker

SHEET TITLE

STRUCTURAL NOTES

SHEET

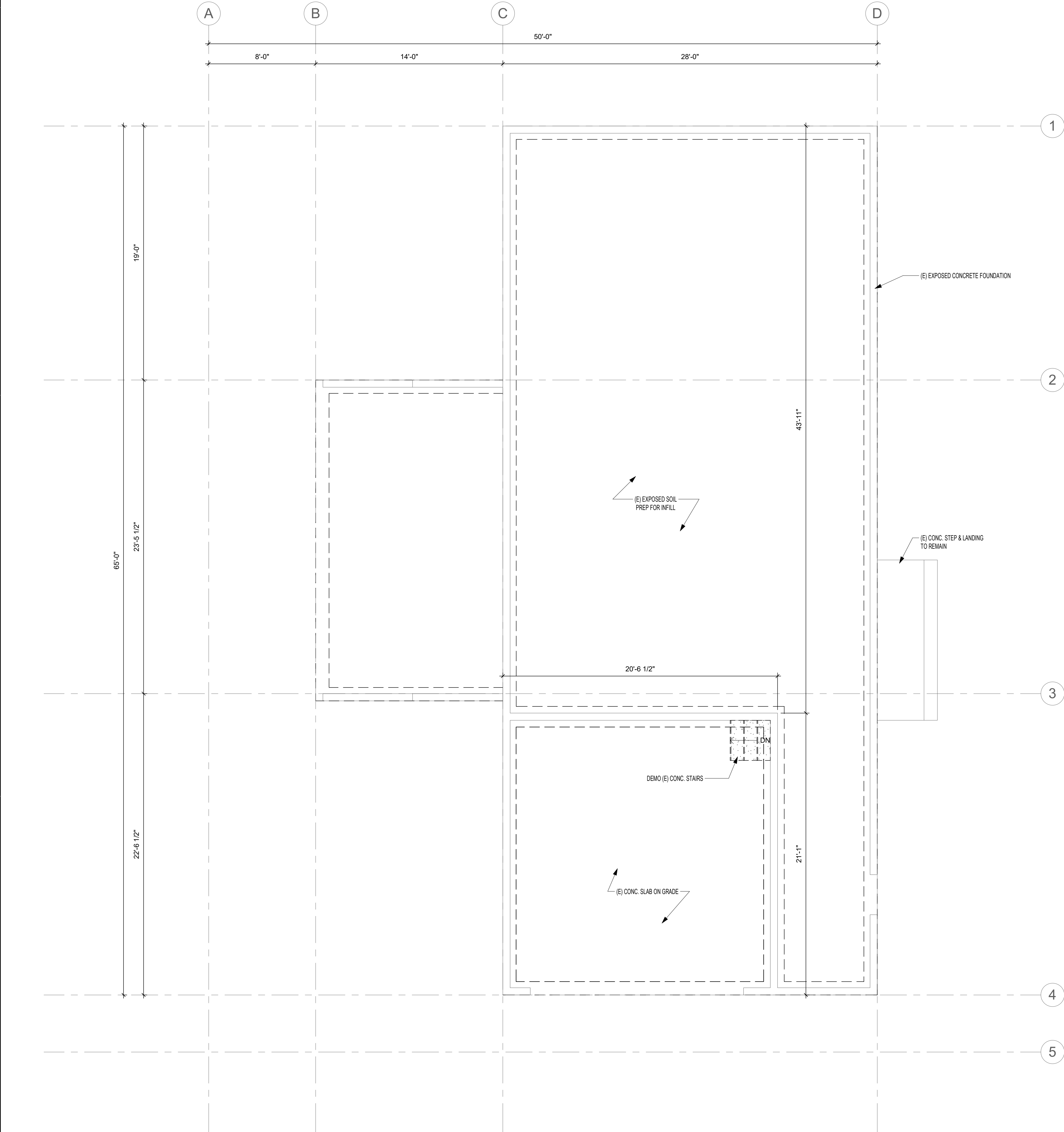
S101

12 STRUCTURAL NOTES

SCALE

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This set of plans and specifications MUST be kept on the job at all times and it is unlawful to make any changes or alterations on the same without written permission from the Tuolumne County Community Development Department Division of Building and Safety.

APPROVED by Amy Toon Date 05/19/2025

The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval to the violation of any provisions of any Ordinance or Law. Occupancy of structure not permitted until after final approval.

Reviewed for Code Compliance

05/13/2025

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JIM WELLER

PROJECT DETAILS

PROJECT SUBMITTAL 24003

PROJECT REVISIONS

△ MARK	DATE	DESCRIPTION

SHEET DETAILS

DRAWN CHECKED Author Checker

SHEET TITLE

EXISTING FOUNDATION
PLAN

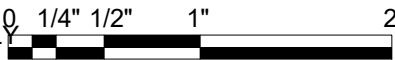
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S200

1 EXISTING FOUNDATION PLAN

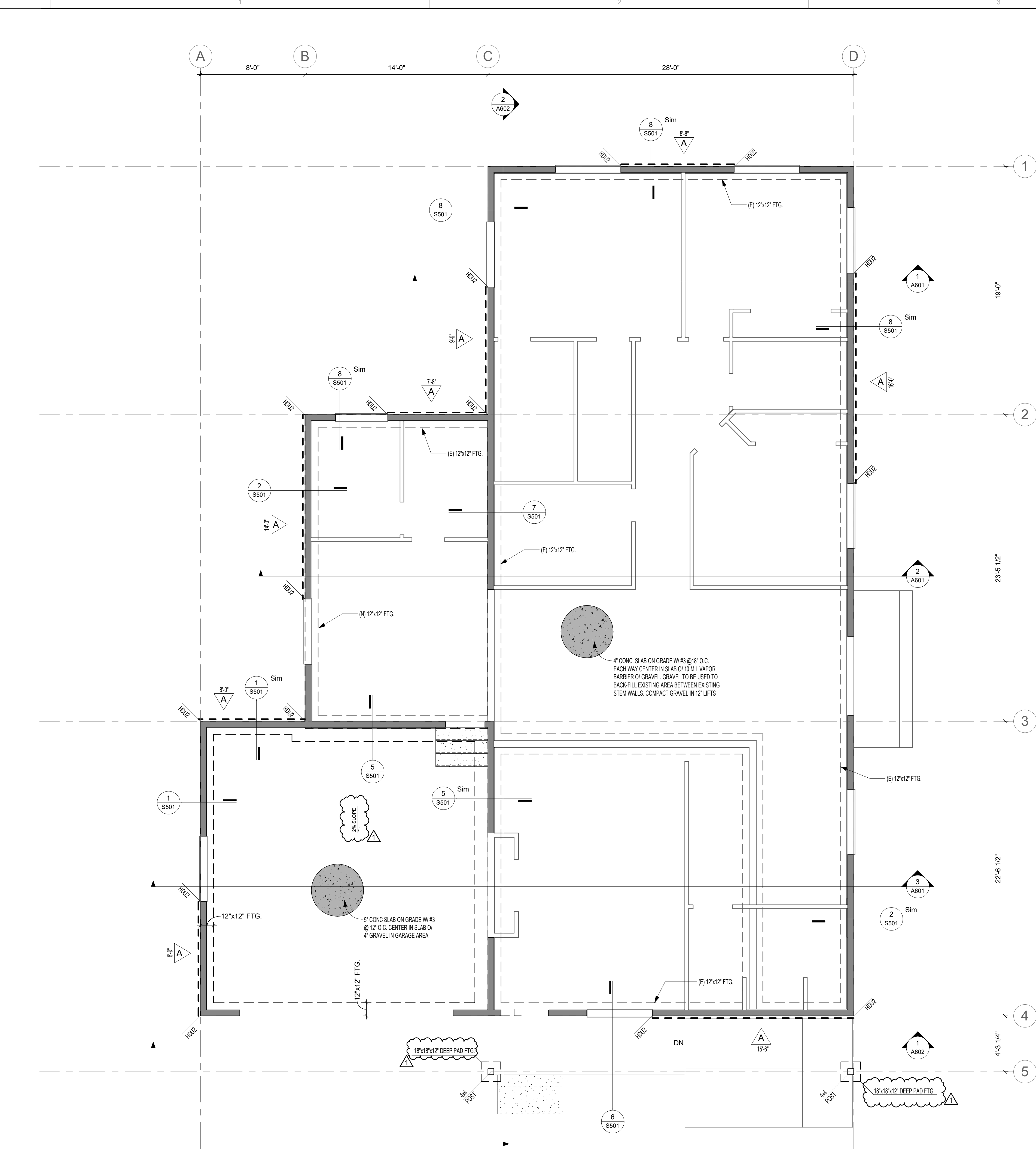
1/4" = 1'-0"

IF THIS SHEET IS NOT 24"x36", IT HAS BEEN RESIZED - SCALE ACCORDINGLY



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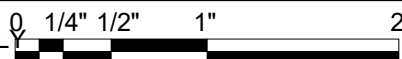
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1 FOUNDATION PLAN

1/4" = 1'-0"

IF THIS SHEET IS NOT 24"x36", IT HAS BEEN RESIZED - SCALE ACCORDINGLY



FOUNDATION PLAN LEGEND AND NOTES

- 2x6 @ 16" O.C. WOOD STUD STRUCTURAL WALL (TYP. U.O.N.)
- SHEAR WALL
- INDICATES SHEAR WALL TYPE, SEE SCHEDULES BELOW
INDICATES MINIMUM REQUIRED LENGTH OF SHEATHING
- NON-STRUCTURAL WALL COORDINATE WITH ARCHITECTURAL DRAWINGS
- POST FX.X FOOTING DESIGNATION, SEE FOOTING SCHEDULES BELOW
- S/HDUX HOLDDOWN, SEE DTL 9/S504

- FOUNDATION PLAN NOTES:
- ALL DIMENSIONS SHALL BE COORDINATED/ VERIFIED WITH ARCHITECTURAL DRAWINGS, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM PRIOR TO CONSTRUCTION.
 - FOR STRUCTURAL NOTES, SEE SHEET S101
 - FOR TYPICAL SHEAR WALL ELEVATION, SEE DETAIL 8/S504
 - FOR TYPICAL HOLD-DOWN DETAIL, SEE DETAIL 9/S504
 - FOR TYPICAL DETAILS NOT SPECIFICALLY REFERENCED ON THIS SHEET:
 - 1. FOR TYPICAL CONCRETE DETAILS, SEE SHEET SHEET S503
 - 2. FOR TYPICAL FRAMING DETAILS, SEE SHEET S504
 - FOR EXACT LOCATION OF ALL INTERIOR NON-STRUCTURAL PARTITION WALLS, SEE ARCHITECTURAL DRAWINGS
 - FOR EXACT LOCATION OF ALL DOOR AND WINDOW OPENINGS, SEE ARCHITECTURAL DRAWINGS
 - FOR DIMENSIONS OF SLAB DEPRESSIONS AND SLOPED SLABS, SEE ARCHITECTURAL DRAWINGS
 - EXTERIOR CONCRETE FLATWORK IS NOT SHOWN, SEE ARCHITECTURAL DRAWINGS
 - FOR UTILITIES THAT WILL AFFECT FOOTINGS, SEE ARCHITECTURAL AND MEP DRAWINGS
 - FULL SHEETS ARE TO BE USED FOR SHEAR WALL SHEATHING. PARTIAL SHEETS MAY ONLY BE USED AT ENDS.

FOUNDATION PLAN LEGEND AND NOTES

SHEAR WALL SCHEDULE				
MARK	SHEATHING	NAILING	SILL PLATE ANCHORAGE	SILL STUD AND BULK EDGES
A	3/8" STRUCTURAL PANEL SHEATHING	8d @ 6-6-12	48" O.C.	2x

- NOTES:
- SHEAR WALL NAILING OCCURS AT EVERY PANEL EDGE. INTERMEDIATE NAILING - 8d @ 12" O.C.
 - ALL SHEATHING NAILS SHALL BE COMMON WIRE TYPE, SET WITHOUT CRUSHING FACE PLIES
 - BLOCK ALL PANEL EDGES WITH FULL STUD BLOCKING
 - PRE-DRILL SILL NAILING WITH A BIT NO GREATER THAN 75% OF NAIL DIAMETER TO PREVENT SPLITTING. NO SPLIT SILLS PERMITTED.
 - CONTRACTOR TO NOTIFY ENGINEER PRIOR TO CUTTING ANY HOLE IN ANY SHEAR WALL.
 - SHEATHING TOP PLATE AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
 - ANCHOR BOLTS ARE TO BE 5/8" DIA. WITH 8" EMBED INTO FOOTING AND SPACED 48" O.C. MAX U.N.O.
 - ANCHOR BOLTS MAY BE SPACED CLOSER THAN SPECIFIED FOR EASE OF CONSTRUCTION.
 - PROVIDE PL 1/4" x 3" x 3" PLATE WASHERS AT ALL ANCHOR BOLTS.

Reviewed for Code Compliance

05/13/2025

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CONSULTING ENGINEER

AUTHORITY HAVING JURISDICTION

PROJECT

WELLER RESIDENCE
20341 MIDLAND DR.
SONORA CA. 95370

JIM WELLER

PROJECT DETAILS

PROJECT SUBMITTAL 24003

PROJECT REVISIONS		
MARK	DATE	DESCRIPTION
1	4-8-2025	PLAN CHECK #1

SHEET DETAILS

DRAWN CHECKED Author Checker

SHEET TITLE

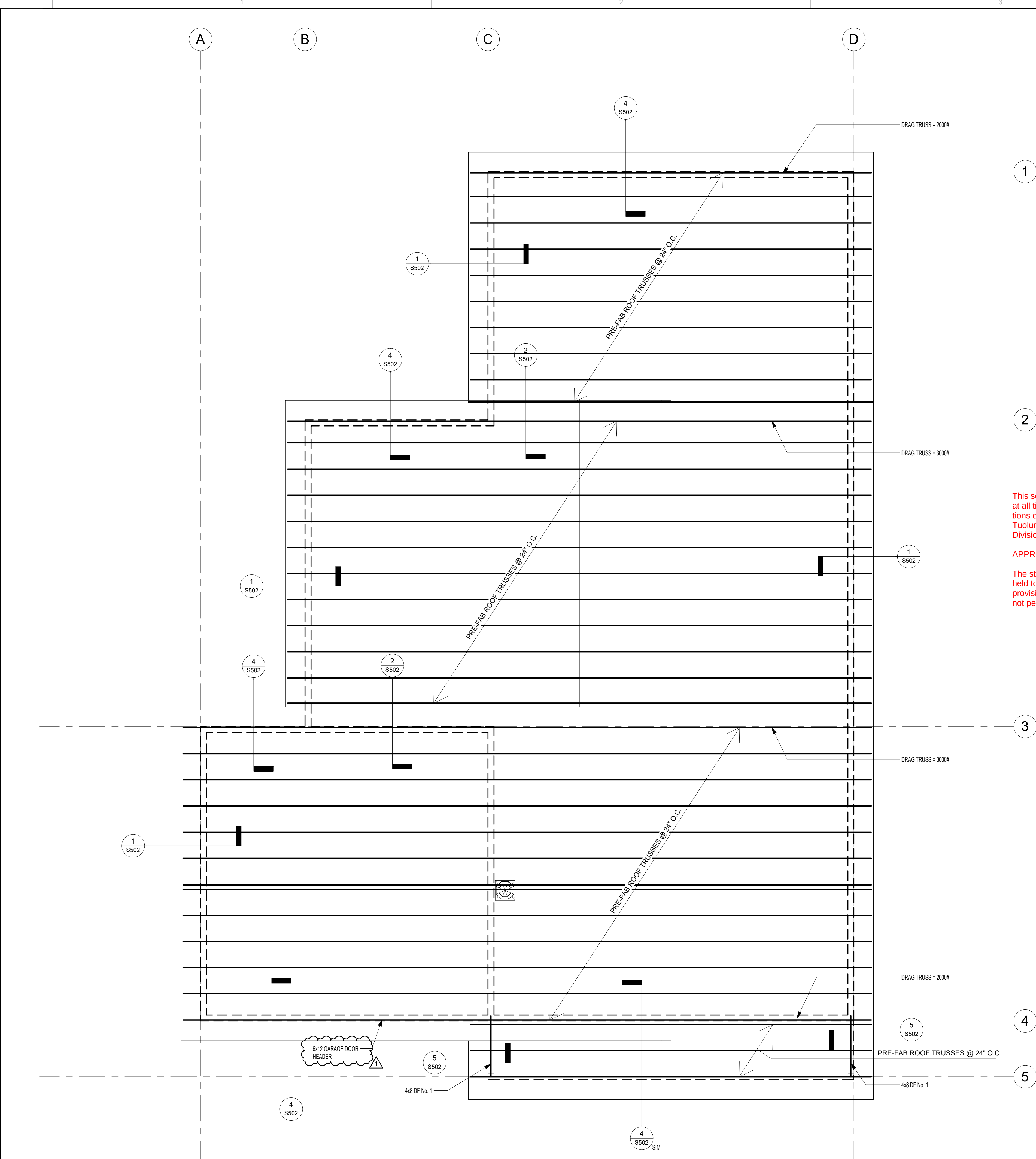
FOUNDATION PLAN

SHEET

S201

D:_Site Projects\SMITH ARCHITECTURE\2025\24003 - Weller Burn House\Revit\CENTRAL\24003 - Weller Burn House.rvt

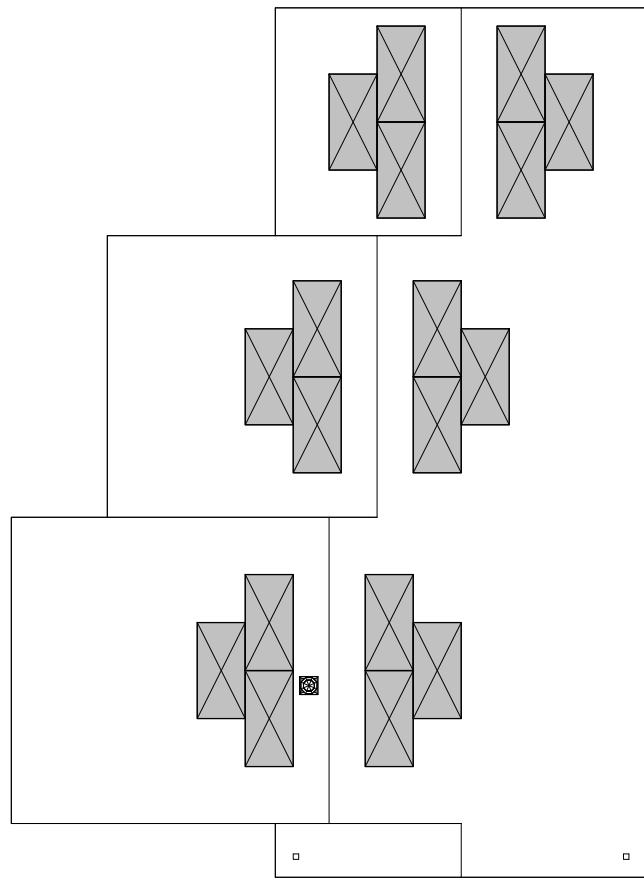
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APPROVED by Amy Tan Date 05/19/2025

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1 ROOF FRAMING PLAN
1/4" = 1'-0"

2 ROOF SHEATHING LAYOUT
1/16" = 1'-0"

FRAMING PLAN LEGEND AND NOTES

--- STRUCTURAL WALLS (BELOW),
SEE SHEET S201

- FRAMING PLAN NOTES:
- ALL DIMENSIONS SHALL BE COORDINATED/ VERIFIED WITH ARCHITECTURAL DRAWINGS, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM PRIOR TO CONSTRUCTION.
 - FOR STRUCTURAL NOTES, SEE SHEET S101
 - FOR TYPICAL TOP PLATE SPLICE DETAIL, SEE DTL 7/S504
 - FOR TYPICAL NAILING SCHEDULE, SEE DTL 12/S502
 - FOR TYPICAL DETAILS NOT SPECIFICALLY REFERENCED ON THIS SHEET:
 - 1. FOR TYPICAL FRAMING DETAILS, SEE SHEET S504
 - FOR ROOF PENETRATIONS NOT SHOWN, SEE ARCHITECTURAL AND MEP DRAWINGS. PROVIDE FRAMING AROUND OPENINGS AS REQUIRED.
 - FOR DIMENSIONS OF ROOF OVERHANGS, SEE ARCHITECTURAL
 - PROVIDE STRUCTURAL PANEL EDGE NAILING, FULL LENGTH OF ROOF FRAMING AND BLOCKING AT SHEAR WALLS, COLLECTORS, STRUTS AND DISPHRAGM OPENINGS.
 - FULL SHEETS ARE TO BE USED FOR ROOF SHEATHING. PARTIAL SHEETS MAY ONLY BE USED AT ENDS.

Reviewed for Code Compliance

05/13/2025

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JIM WELLER

PROJECT DETAILS

PROJECT SUBMITTAL 24003

PROJECT REVISIONS

△ MARK	DATE	DESCRIPTION
1	4-8-2025	PLAN CHECK #1

SHEET DETAILS

DRAWN CHECKED Author Checker

SHEET TITLE

ROOF FRAMING PLAN

SHEET

S301

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10 NOT USED

1/2" = 1'-0"
SCALE

7 FOUNDATION DETAIL

1/2" = 1'-0"
SCALE

4 FOUNDATION DETAIL

1/2" = 1'-0"
SCALE

1 FOUNDATION DETAIL

1/2" = 1'-0"
SCALE

11 NOT USED

1/2" = 1'-0"
SCALE

8 FOUNDATION DETAIL

1/2" = 1'-0"
SCALE

5 FOUNDATION DETAIL

1/2" = 1'-0"
SCALE

2 FOUNDATION DETAIL

1/2" = 1'-0"
SCALE

12 NOT USED

1/2" = 1'-0"
SCALE

9 NOT USED

1/2" = 1'-0"
SCALE

6 FOUNDATION DETAIL

1/2" = 1'-0"
SCALE

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APPROVED by Amey Tan Date 05/19/2025

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05/13/2025

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PROJECT DETAILS

PROJECT SUBMITTAL 24003

PROJECT REVISIONS

△ MARK	DATE	DESCRIPTION

SHEET DETAILS

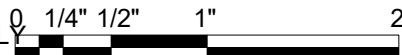
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SHEET TITLE

FOUNDATION DETAILS

SHEET

S501

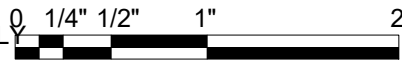


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FASTENING SCHEDULE ¹		
DESCRIPTION OF BUILDING ELEMENT	NUMBER AND TYPE	SPACING AND LOCATION
ROOF		
BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	(3) 8d; OR (3) 10d BOX; OR (3) 8d x 3"	BOTH ENDS, TOE NAIL
BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	(2) 8d; OR (2) 8d x 3" (2) 16d; OR (3) 8d x 3"	BOTH ENDS, TOE NAIL END NAIL
FLAT BLOCKING TO TRUSS AND WEB FILLER	16d @ 6" O.C.; OR 8d x 3" @ 6" O.C.	FACE NAIL
CEILING JOIST TO TOP PLATE	(3) 8d; OR (3) 10d BOX; OR (3) 8d x 3"	EACH JOIST, TOE NAIL
CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OR PARTITIONS (NO THRUST)	(3) 16d; OR (4) 10d BOX; OR (4) 8d x 3"	FACE NAIL
CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	VARIABLES BY APPLICATION SEE CBC 2019 TABLE 2308.7.3.1	FACE NAIL
COLLAR TIE TO RAFTER	(3) 10d; OR (4) 10d BOX; OR (4) 8d x 3"	FACE NAIL
RAFTER OR ROOF TRUSS TO TOP PLATE	(3) 10d; OR (3) 16d BOX; OR (4) 10d BOX; OR (4) 8d x 3"	TOE NAIL
RAFTER TO RIDGE VALLEY OR HIP RAFTERS, OR ROOF RAFTER TO 2-INCH RIDGE BEAM	(2) 16d; OR (3) 10d BOX; OR (3) 8d x 3"	END NAIL
	(3) 10d; OR (4) 16d BOX; OR (4) 10d BOX; OR (4) 8d x 3"	TOE NAIL
WALL		
STUD TO STUD AT DOUBLE STUDS (NOT IN STRUCTURALLY SHEATHED WALLS)	16d; OR 10d BOX; OR 8d x 3"	FACE NAIL (2) ROWS @ 32" O.C., STAGGERED (NET SPACING = 16" O.C.)
STUD TO STUD AT DOUBLE STUDS IN STRUCTURALLY SHEATHED WALLS	16d	FACE NAIL (2) ROWS @ 16" O.C., STAGGERED (NET SPACING = 8" O.C.)
STUD TO STUD AT INTERSECTING WALL CORNERS (NOT IN STRUCTURALLY SHEATHED WALLS)	16d; OR 16d BOX; OR 8d x 3"	FACE TO EDGE NAIL 16d @ 16" O.C.; OR ELSE @ 12" O.C.
STUD TO STUD AT INTERSECTING WALL CORNERS IN STRUCTURALLY SHEATHED WALLS	16d	FACE TO EDGE NAIL 8" O.C.
BUILT-UP HEADER (2x TO 2x MEMBERS)	16d; OR 16d BOX	FACE NAIL TO EDGE NAIL 16d @ 16" O.C.; OR ELSE @ 12" O.C.
CONTINUOUS HEADER TO STUD	(4) 8d; OR (4) 10d BOX	TOE NAIL
TOP PLATE TO TOP PLATE	16d	FACE NAIL (2) ROWS @ 32" O.C., STAGGERED (NET SPACING = 16" O.C.)
TOP PLATE TO TOP PLATE LAPS AT CORNERS AND INTERSECTIONS	(2) 16d; OR (3) 10d BOX; OR (3) 8d x 3"	FACE NAIL
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT IN STRUCTURALLY SHEATHED WALLS)	16d; OR 16d BOX; OR 8d x 3"	FACE NAIL 16d @ 16" O.C.; OR ELSE @ 12" O.C.
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING IN STRUCTURALLY SHEATHED WALLS	(2) 16d; OR (3) 16d BOX; OR (4) 8d x 3"	FACE NAIL 16" O.C.
STUD TO TOP OR BOTTOM PLATE	(4) 8d; OR (4) 10d BOX; OR (4) 8d x 3"	TOE NAIL
	(2) 16d; OR (3) 10d BOX; OR (3) 8d x 3"	END NAIL (2x TOP OR BOTTOM PLATE)
FLOOR		
JOIST TO SILL, TOP PLATE, OR GIRDER	(3) 8d; OR (3) 10d BOX; OR (3) 8d x 3"	TOE NAIL
RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d; OR 10d BOX; OR 8d x 3"	TOE NAIL 6" O.C.
BUILT-UP GIRDERS AND BEAMS, 2x LUMBER LAYERS	20d; OR 10d BOX; OR 8d x 3"	FACE NAIL TOP AND BOT, STAGGERED ON OPPOSITE SIDES 20d @ 32" O.C.; OR ELSE @ 24" O.C.
	AND: (2) 20d; OR (3) 10d BOX; OR (3) 8d x 3"	FACE NAIL ENDS AND AT EACH SPLICE
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	(3) 16d; OR (4) 10d BOX; OR (4) 8d x 3"	FACE NAIL EACH JOIST OR RAFTER
JOIST TO BAND JOIST OR RIM JOIST	(3) 16d; OR (4) 10d BOX; OR (4) 8d x 3"	END NAIL
BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	(2) 8d; OR (2) 10d BOX; OR (2) 8d x 3"	TOE NAIL BOTH ENDS
FOOTNOTES :		
1. NAILS SHALL BE COMMON WIRE NAILS, U.N.O.		
2. WHEN A SPECIFIC NUMBER OF FASTENERS IS SPECIFIED THEY SHALL BE INSTALLED EQUALLY SPACED ACROSS THE MEMBER(S)		
3. WHERE OTHER PLANS OR DETAILS ON THESE DRAWINGS SPECIFY DIFFERENT FASTENERS (SIZE, TYPE, QUANTITY, SPACING, ETC) THAN WHAT IS LISTED ABOVE FOR THE SAME APPLICATION THEY SHALL TAKE PRECEDENCE OVER THIS TABLE		
4. FOR ADDITIONAL APPLICATIONS (INCLUDING STRUCTURAL PANELS, SHEATHING, PLANKS, ETC) NOT LISTED ABOVE, REFER TO CBC TABLE 2304.10.1		
12 NAILING SCHEDULE	1/2" = 1'-0" SCALE	

IF THIS SHEET IS NOT 24"x36", IT HAS BEEN RESIZED - SCALE ACCORDINGLY



7 NOT USED	1/2" = 1'-0" SCALE
8 NOT USED	1/2" = 1'-0" SCALE
9 NOT USED	1/2" = 1'-0" SCALE

4 FRAMING DETAIL	1/2" = 1'-0" SCALE
5 FRAMING DETAIL	1/2" = 1'-0" SCALE
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6 NOT USED	1/2" = 1'-0" SCALE

1 FRAMING DETAIL	1/2" = 1'-0" SCALE
2 FRAMING DETAIL	1/2" = 1'-0" SCALE
3 NOT USED	1/2" = 1'-0" SCALE

Reviewed for Code Compliance
05/13/2025
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CONSULTING ENGINEER

AUTHORITY HAVING JURISDICTION

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RESIDENCE
20341 MIDLAND DR.
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JIM WELLER

PROJECT DETAILS		
PROJECT SUBMITTAL	24003	
PROJECT REVISIONS		
 MARK	DATE	DESCRIPTION

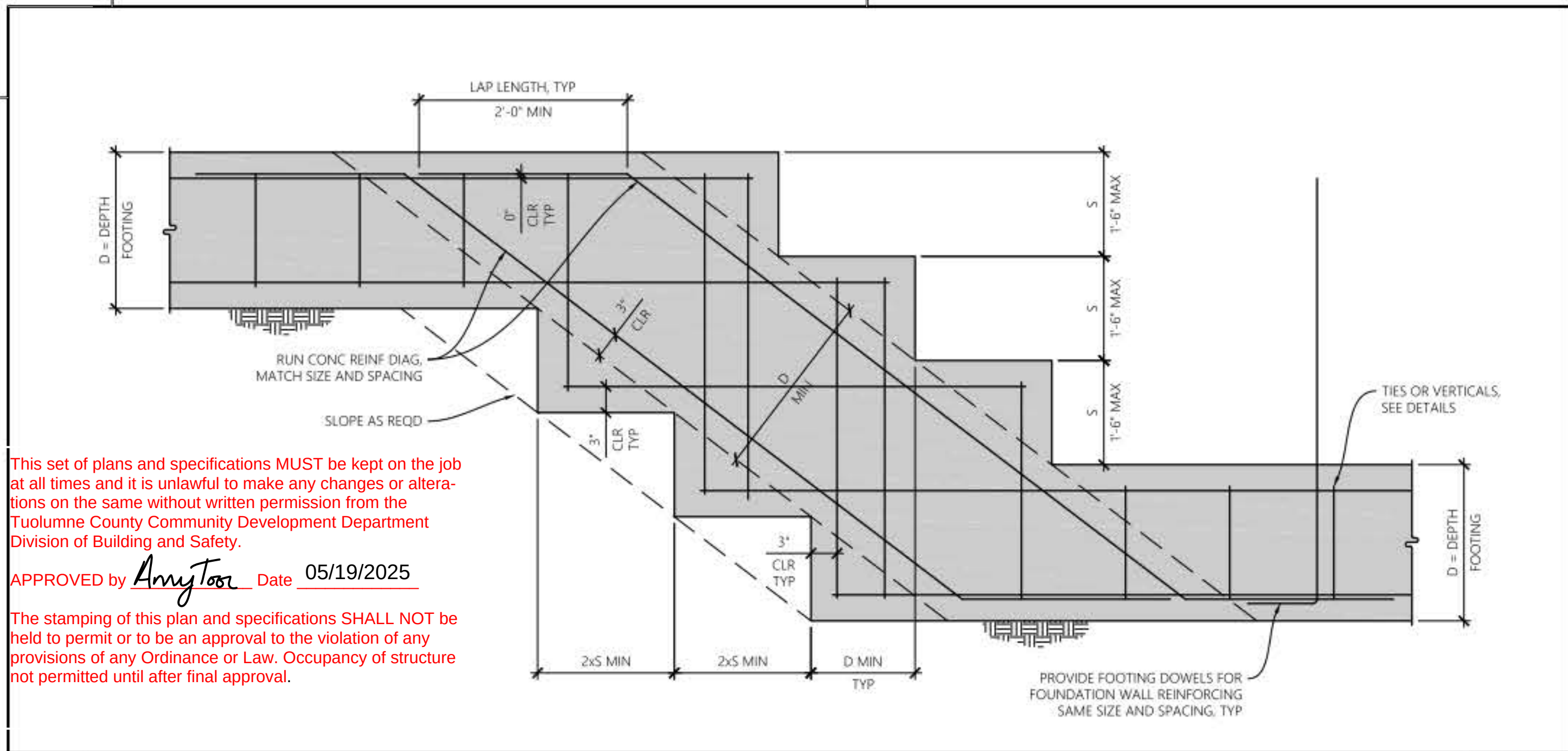
SHEET DETAILS		
DRAWN	Author	
CHECKED	Checker	

SHEET TITLE

FRAMING DETAILS

SHEET

S502



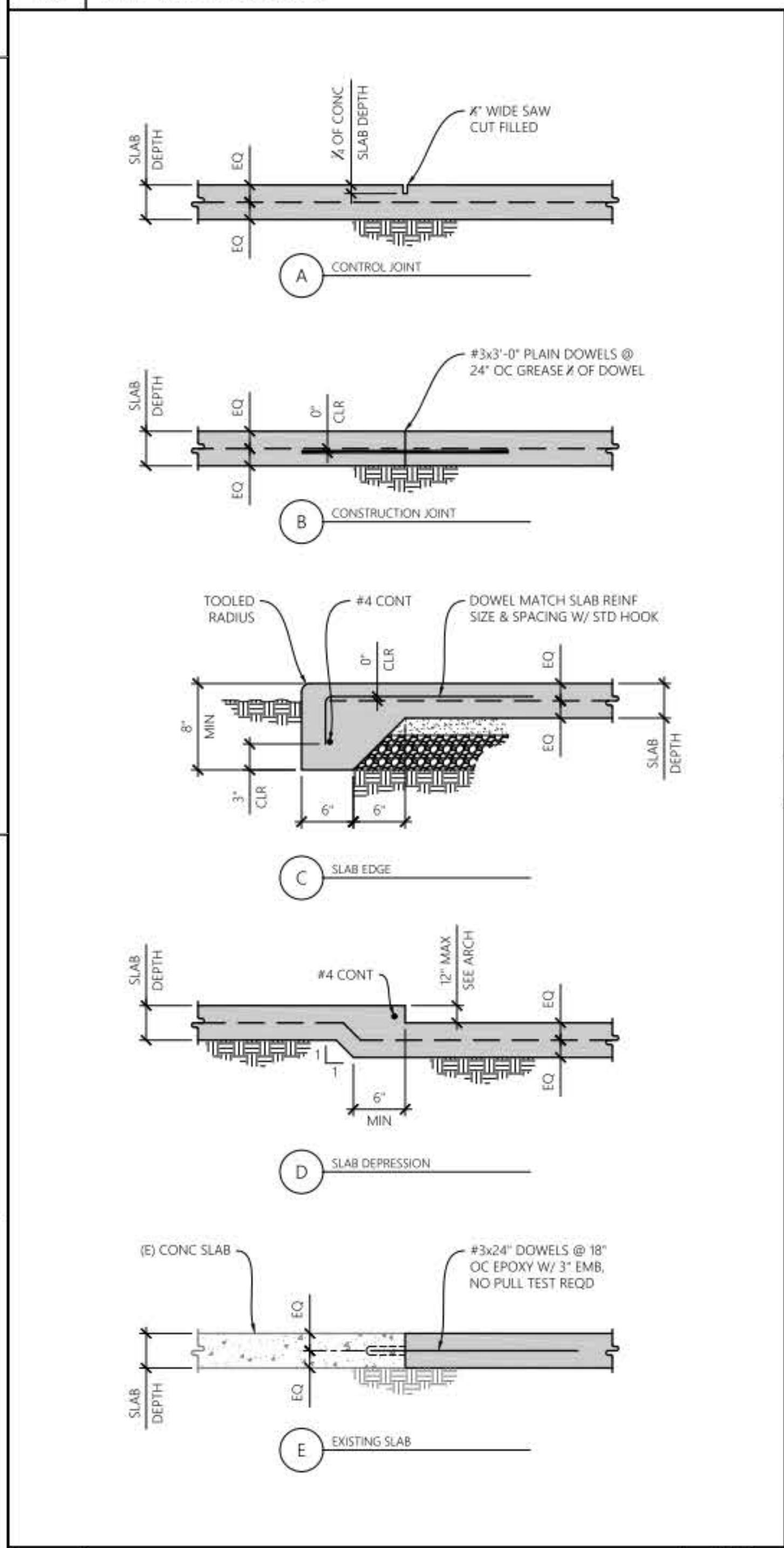
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APPROVED by *Amy Toor* Date 05/19/2025

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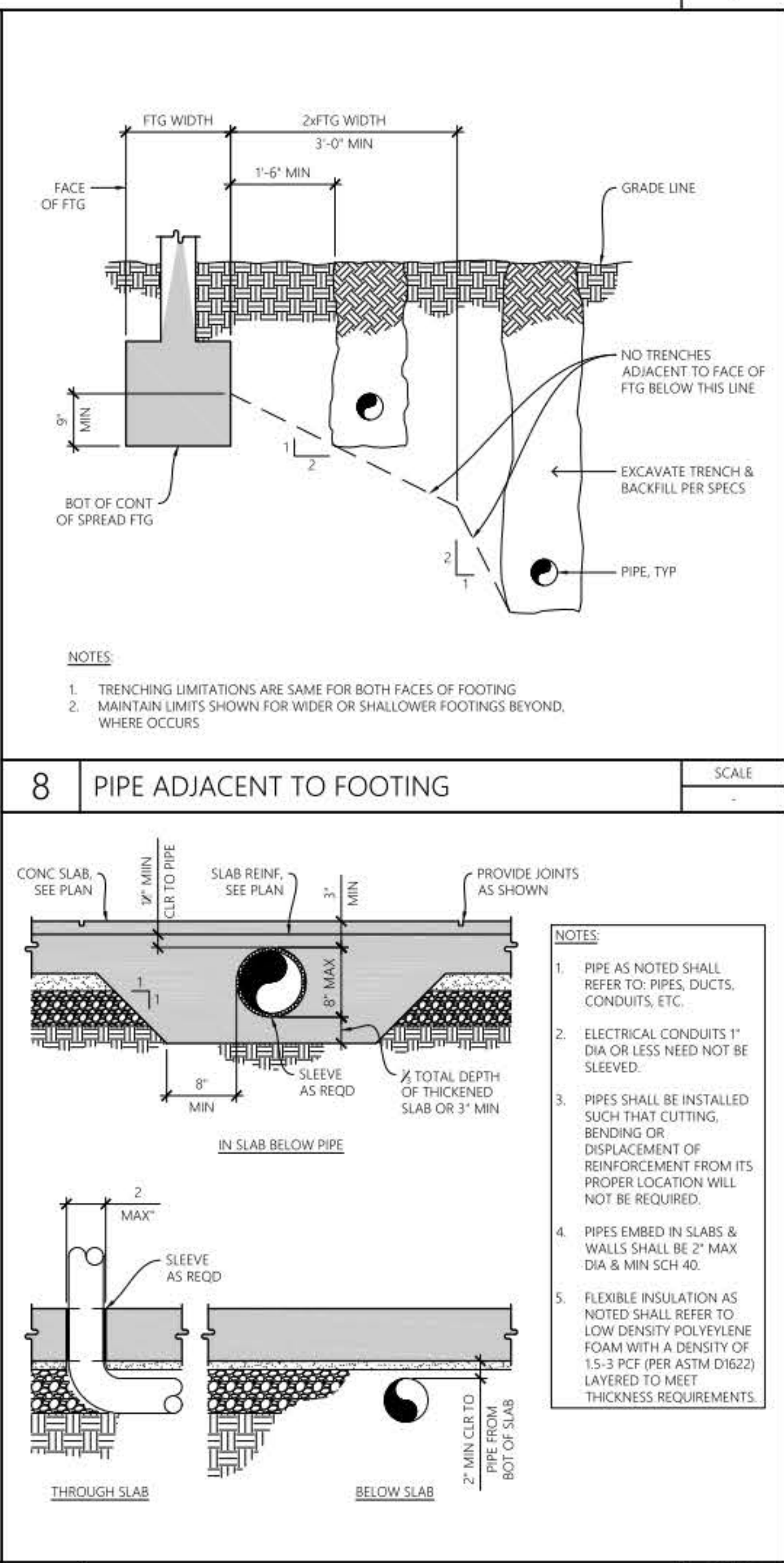
10 STEPPED FOOTING

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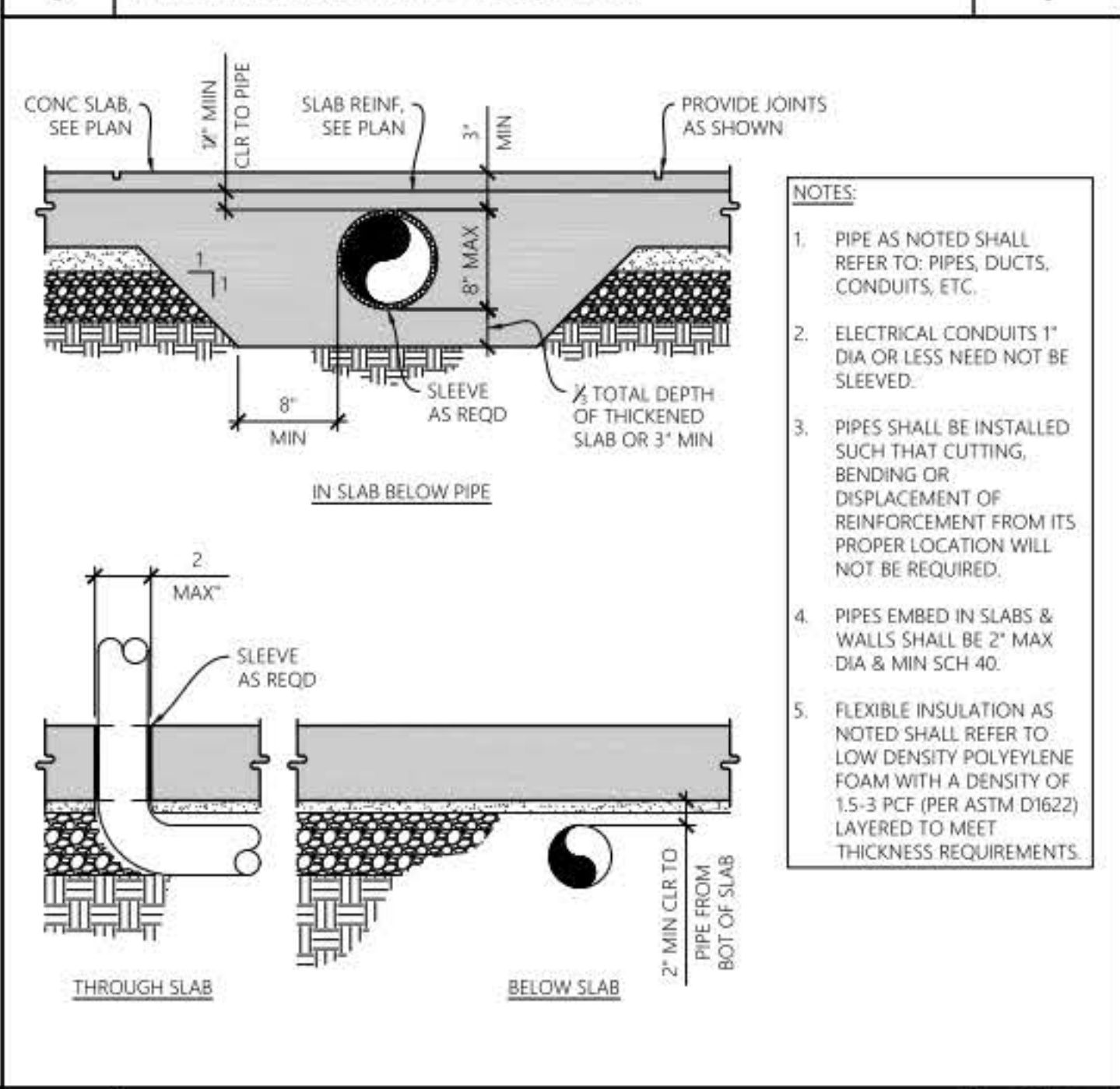
12 CONCRETE SLAB DETAILS

SCALE



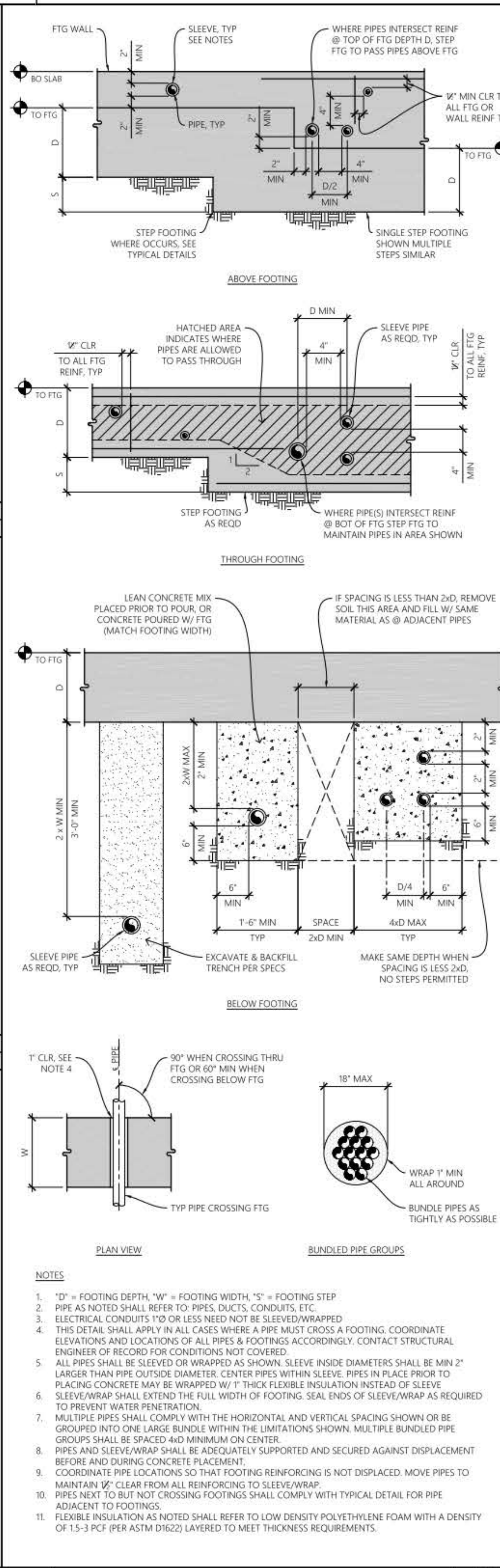
8 PIPE ADJACENT TO FOOTING

SCALE



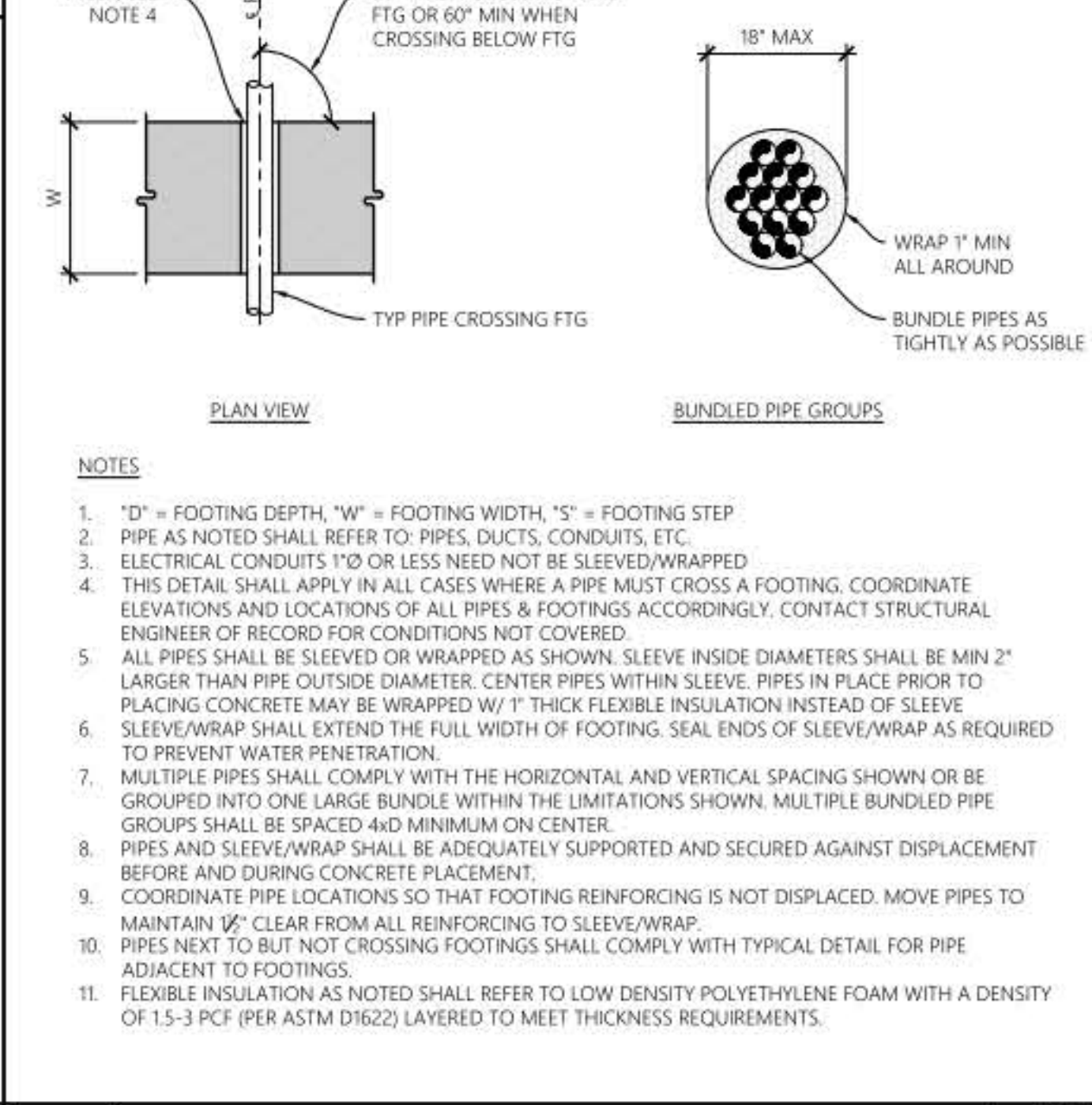
9 PIPE THROUGH SLAB

SCALE



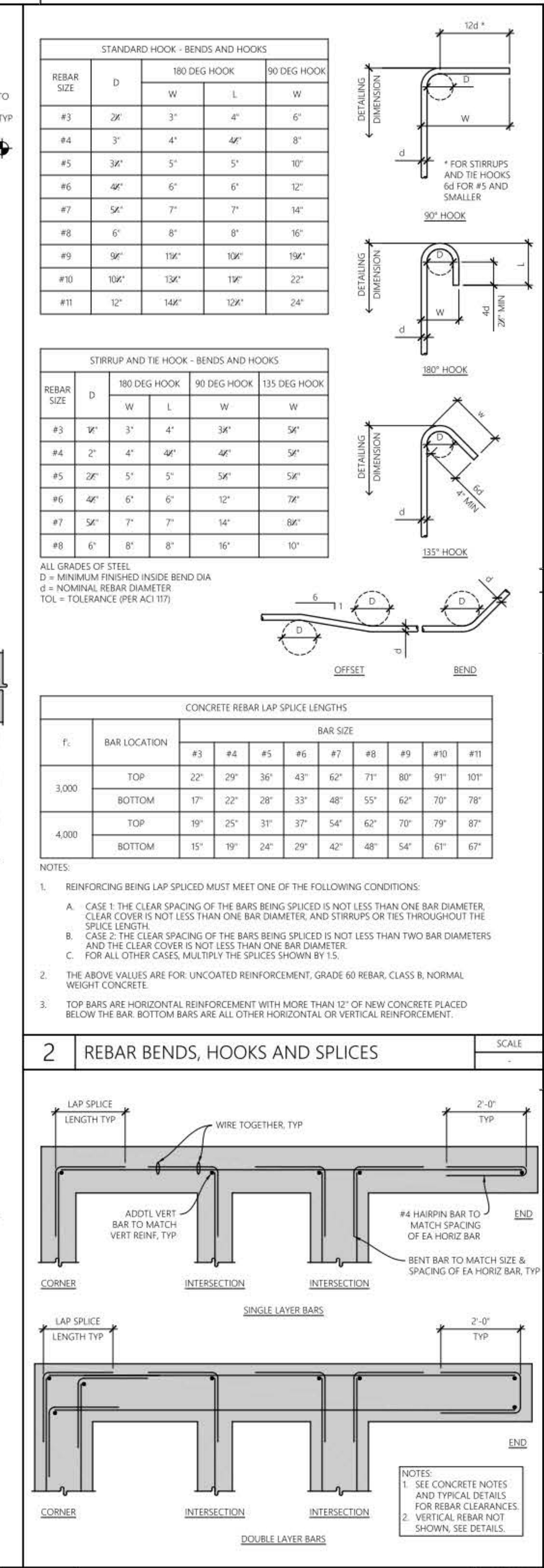
6 PIPE CROSSING FOOTING

SCALE



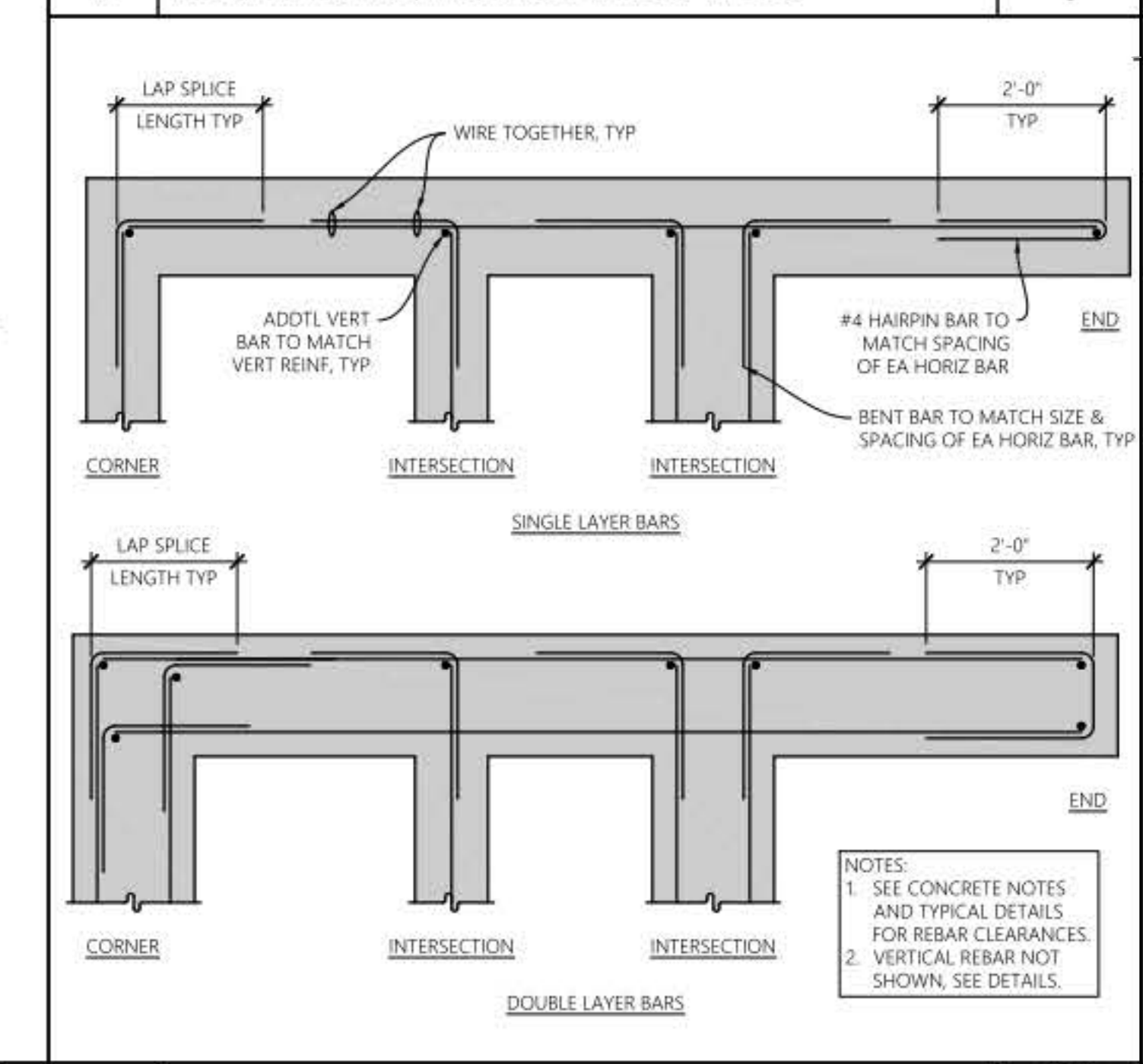
3 HOOKS AND CORNER BARS

SCALE



2 REBAR BENDS, HOOKS AND SPLICES

SCALE



1 HOOKS AND CORNER BARS

SCALE

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CONSULTING ENGINEER

Authority Having Jurisdiction

Reviewed for Code Compliance
05/13/2025
CSG CONSULTANTS, INC.

WELLER RESIDENCE
20341 MIDLAND DR.
SONORA CA. 95370

JIM WELLER

PROJECT DETAILS
PROJECT SUBMITTAL 24003

PROJECT REVISIONS

MARK	DATE	DESCRIPTION

SHEET DETAILS
DRAWN CHECKED Author Checker

SHEET TITLE
TYPICAL CONCRETE DETAILS

SHEET
S503

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APPROVED BY Justin Date 05/19/2025

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PROJECT DETAILS

PROJECT SUBMITTAL 24003

PROJECT REVISIONS

△ MARK	DATE	DESCRIPTION

SHEET DETAILS

DRAWN CHECKED Author Checker

SHEET TITLE

TYPICAL WOOD FRAMING DETAILS

SHEET

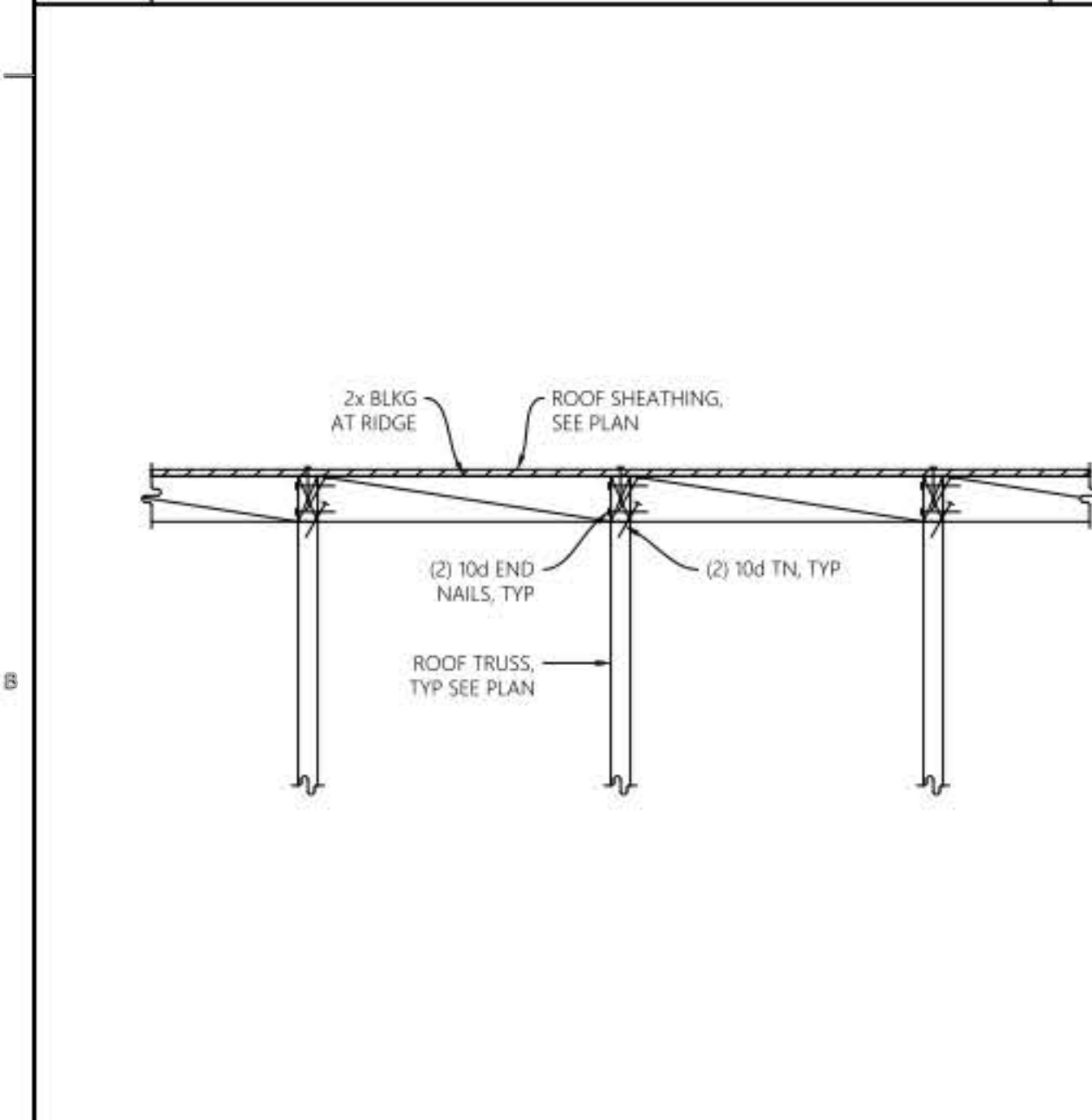
S504

D:_Site Projects\SMITH ARCHITECTURE\2025\24003 - Weller Burn House\Revit\CENTRAL\24003 - Weller Burn House.rvt

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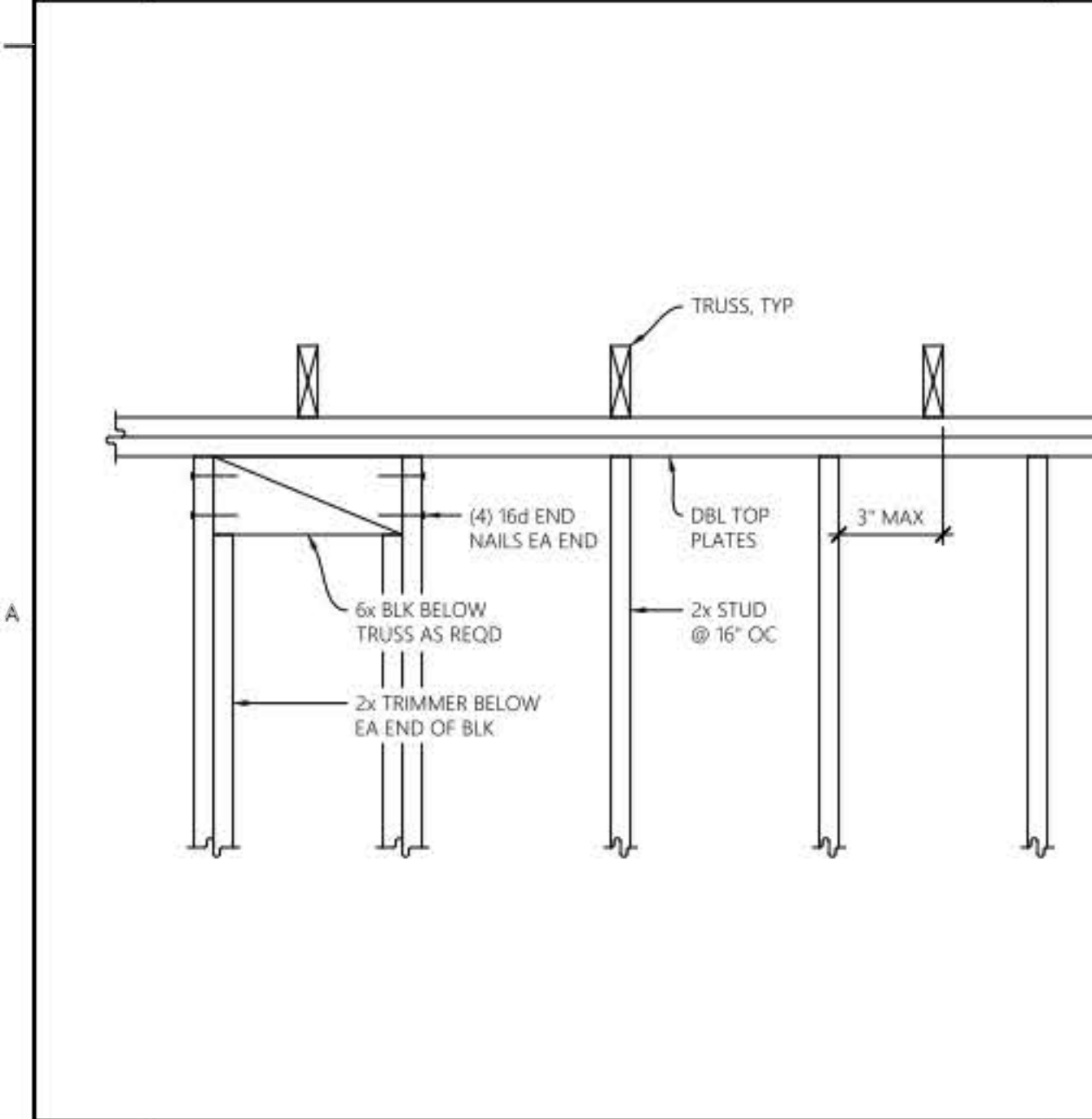
10 OVERFILL FRAMING

SCALE



11 RIDGE BLOCKING

SCALE



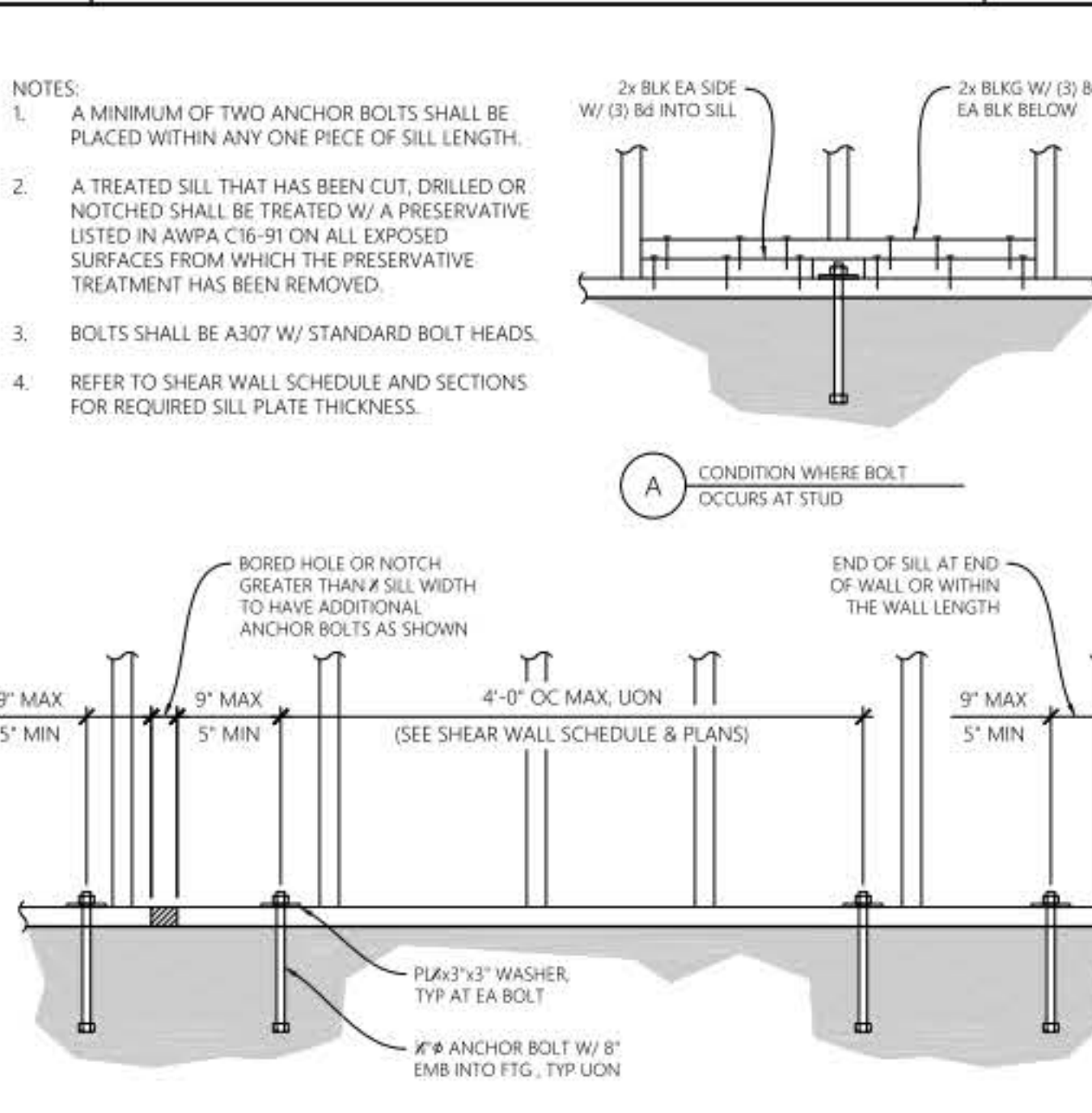
12 TRUSS SUPPORT AT WALL

SCALE

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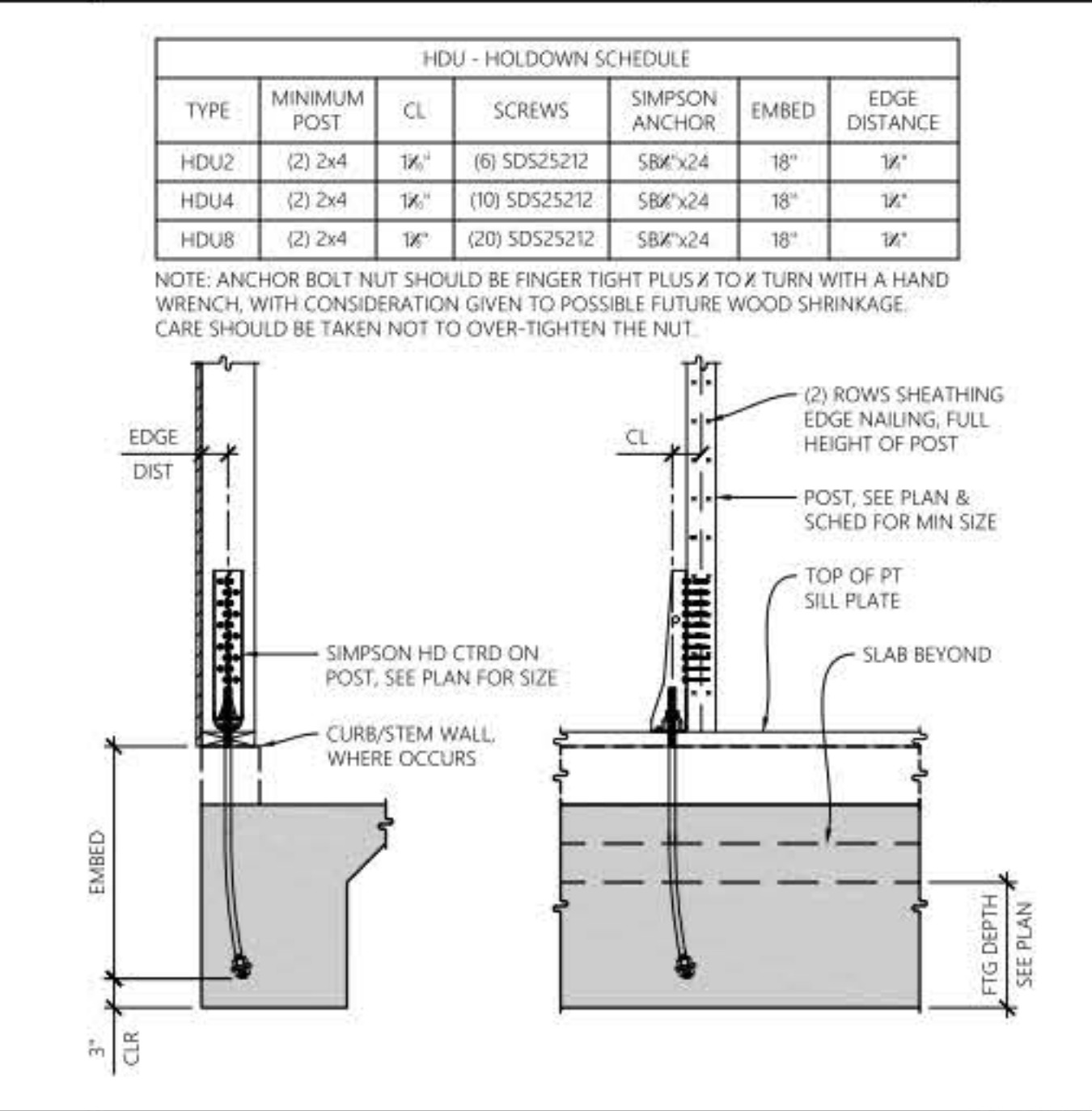
7 NAILED TOP PLATE SPLICE

SCALE



8 STRUCTURAL WALL SILL PLATE ANCHORAGE

SCALE



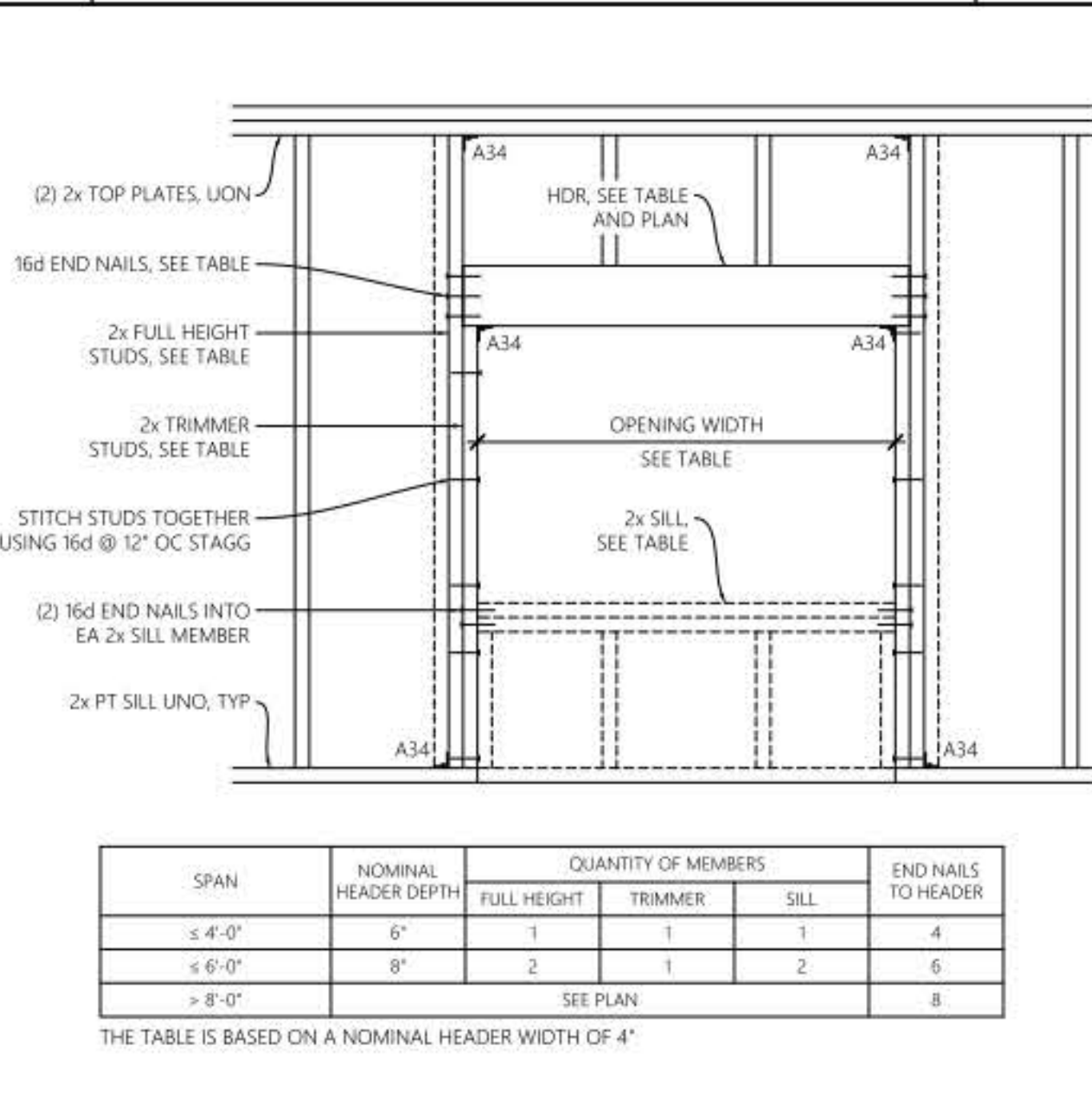
9 HOLD DOWN ANCHORAGE AT FOOTING

SCALE

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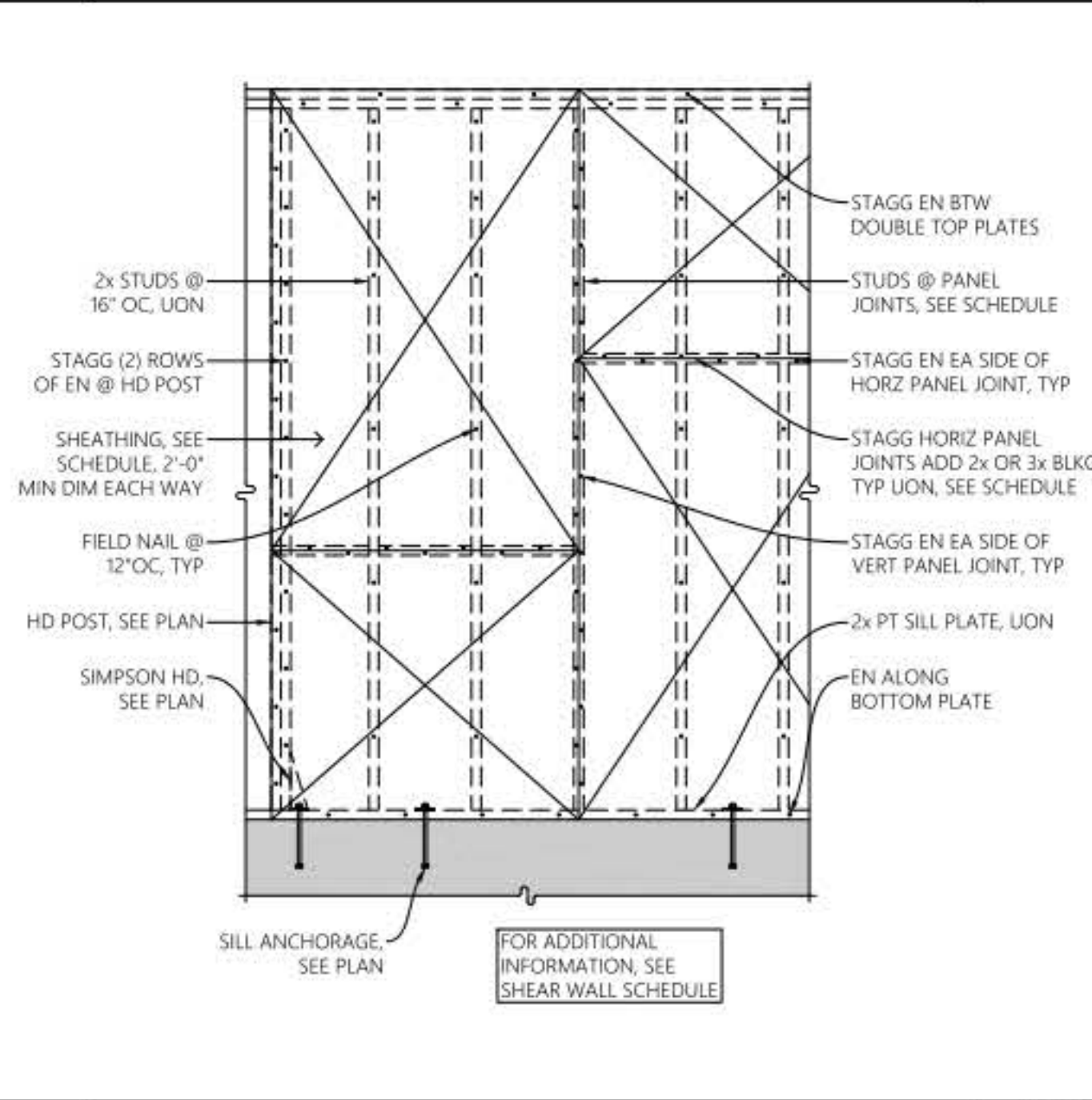
4 FRAMING AT INTERIOR OPENING

SCALE



5 FRAMING AT EXTERIOR OPENING

SCALE



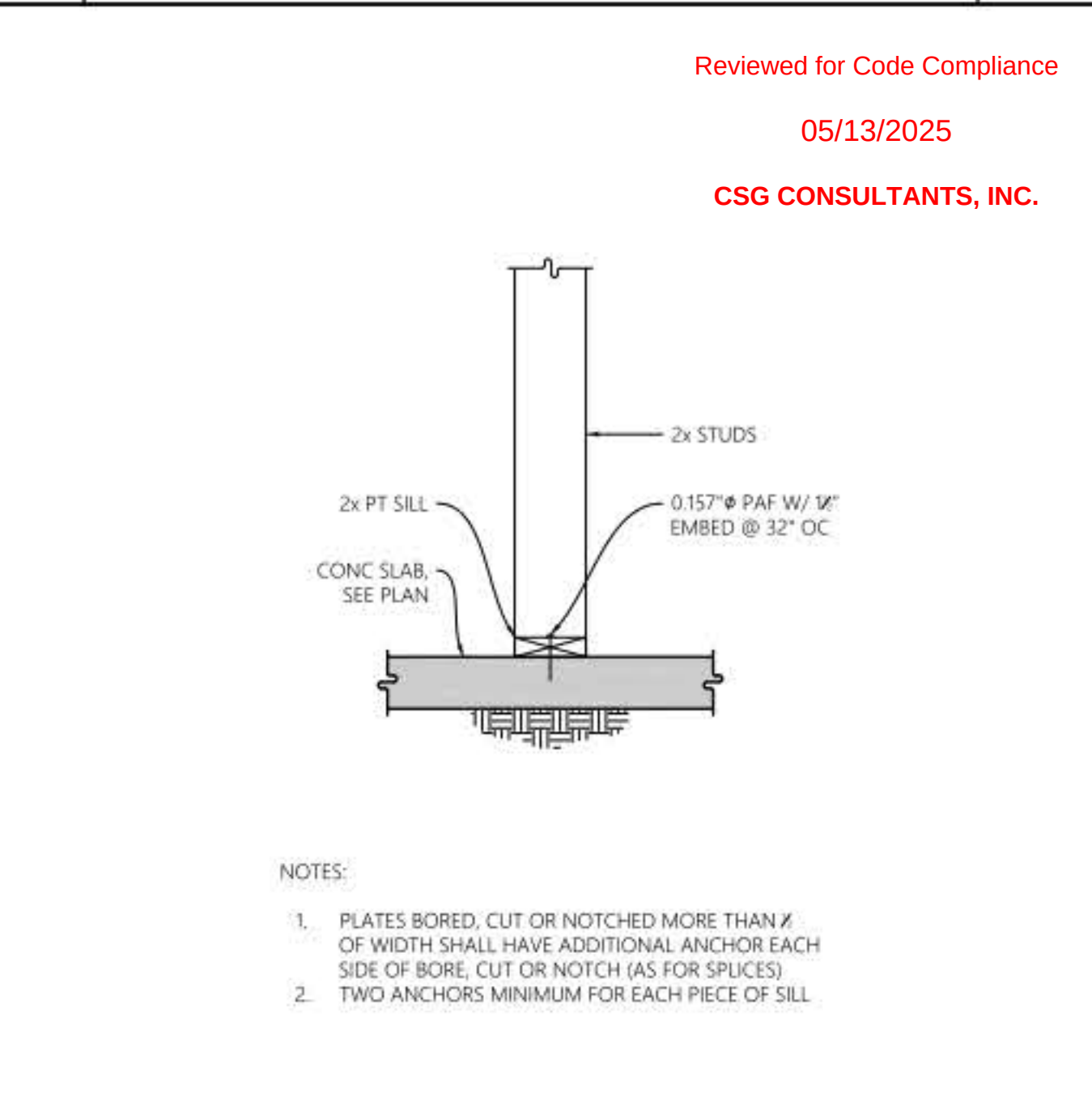
6 SHEAR WALL ELEVATION

SCALE

IF THIS SHEET IS NOT 24"x36", IT HAS BEEN RESIZED - SCALE ACCORDINGLY

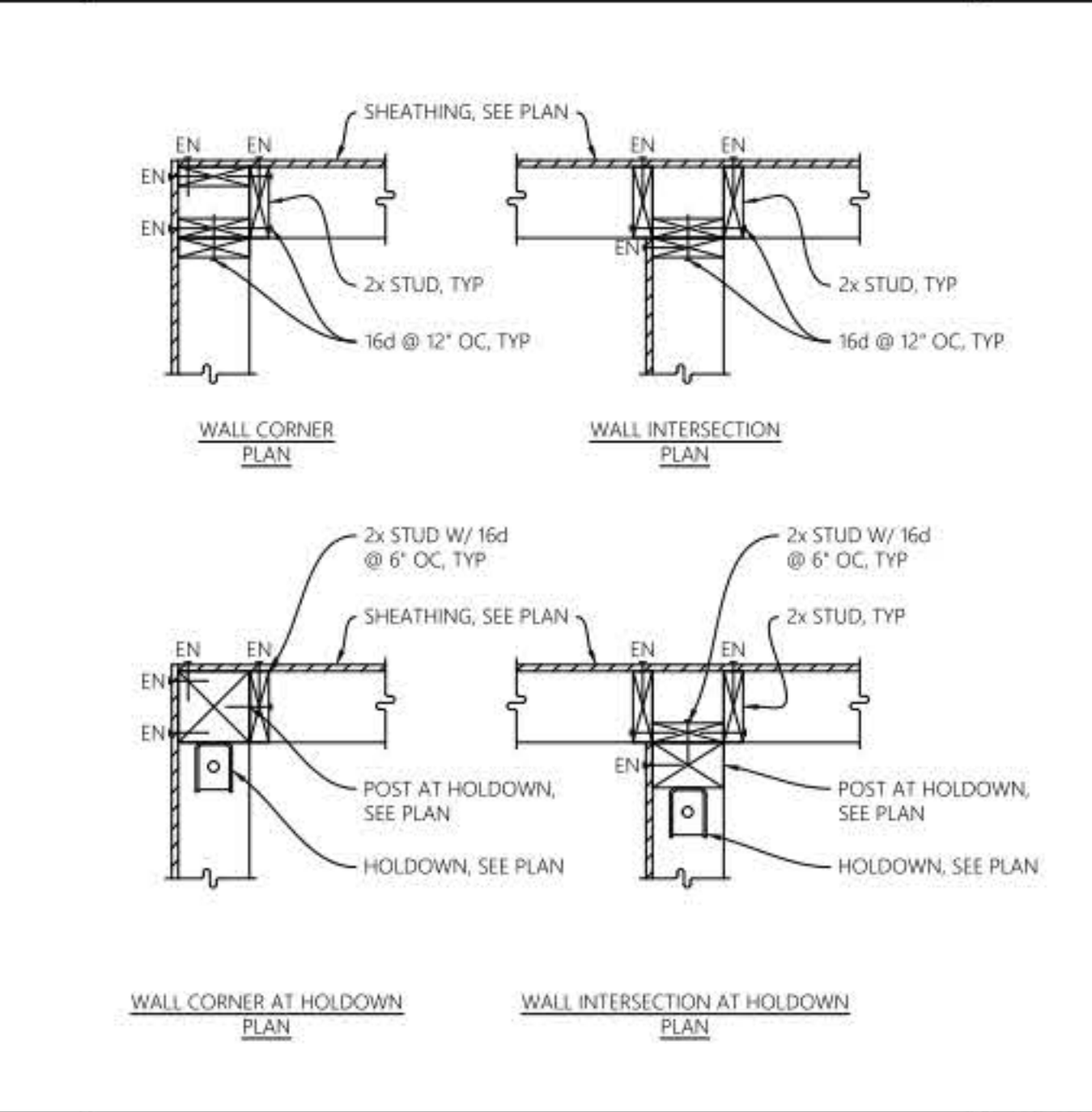
1 NON-STRUCTURAL WALLS TOP ANCHORAGE

SCALE



2 NON-STRUCTURAL WALL BASE ANCHORAGE

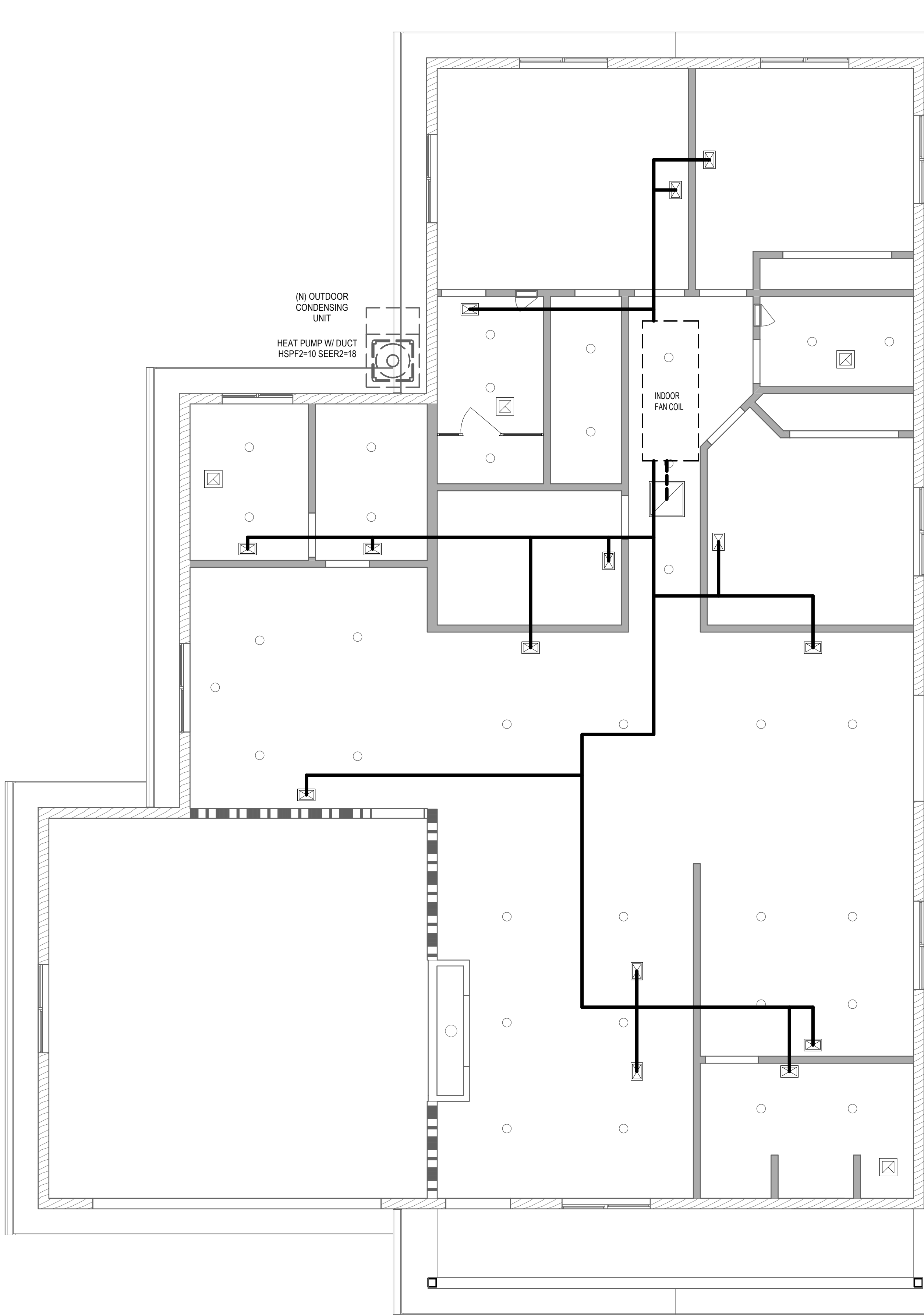
SCALE



3 WALL FRAMING

SCALE

IF THIS SHEET IS NOT 24"x36", IT HAS BEEN RESIZED - SCALE ACCORDINGLY



NOTES:

- MECHANICAL CONTRACTOR IS REQUIRED TO INSTALL AN APPROVED WHOLE HOUSE MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING A MIN. 0.35 AIR CHANGES PER HOUR IN ALL HABITABLE ROOMS INCLUDING THE OFFICE AREA. SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE (CMC R303.1)
- MECHANICAL CONTRACTOR TO INSTALL A PRIMARY CONDENSATE DRAIN LINE AT ELECTRIC HEAT PUMP SYSTEM FAN/ EVAPORATOR COIL UNIT MOUNTED IN THE ATTIC SPACE. AN ADDITIONAL WATERTIGHT PAN OF CORROSION-RESISTANT METAL SHALL BE INSTALLED BENEATH THE EVAPORATOR COILS OR UNIT TO CATCH THE OVERFLOW CONDENSATE DUE TO A CLOGGED PRIMARY CONDENSATE DRAIN. THE PAN SHALL BE PROVIDED WITH A DRAINPIPE, NOT LESS THAN 3/4" NOMINAL PIPE SIZE, DISCHARGING AT A POINT THAT IS READILY OBSERVED. (CMC 310.2).
- EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:
 - BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT.
 - BATHROOM EXHAUST FANS SHALL HAVE A MINIMUM VENTILATION RATE OF 50CFM.
 - UNLESS FUNCTIONING AS A WHOLE HOUSE VENTILATION SYSTEM, BATHROOM FANS SHALL BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.

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APPROVED by Amy Tan Date 05/19/2025

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MECHANICAL FIXTURE LEGEND

- MECHANICAL SUPPLY DUCT
- MECHANICAL RETURN DUCT
- MECHANICAL EXHAUST DIFFUSER
- MECHANICAL SUPPLY DIFFUSER
- MECHANICAL RETURN DIFFUSER

MECHANICAL NOTES

- DWELLING SHALL BE PROVIDED WITH HEATING & COOLING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMP. OF 70 DEGREES AT A POINT 3' ABOVE THE FLOOR IN ALL HABITABLE ROOMS.
- PROVIDE MOISTURE EXHAUST DUCT FOR DOMESTIC CLOTHES DRYER, WHICH TERMINATES ON THE OUTSIDE OF THE BUILDING, EQUIP. w/ BACK-DRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION. SIZE OF DUCT SHALL BE MIN. 4" DIA. WITH A MAX. RUN OF 14', INCLUDING (2) 90° ELBOWS.
- WHERE CONSTRUCTION REQUIRES THAT RUN EXCEED 14'-0" OR MORE THAN (2) 90° ELBOWS, PROVIDE VENT BOOSTER MODEL NUMBER "DBF110" BY "FANTECH", ADDRESS 1712 NORTHGATE BLVD., SARASOTA, FLORIDA 34234. TELEPHONE 800-747-1762 -- OR APPROVED EQUAL -- NOTE THAT THIS EQUIPMENT REQUIRES POWER AND ACCESS TO ATTIC. THIS PRODUCT WILL EXTEND LENGTH OF RUN UP TO 80'-0" w/ SIX ELBOWS.
- PROVIDE MIN. OF 5 AIR CHANGES PER HOUR IN BATHROOMS, LAUNDRY ROOMS AND SIMILAR DIRECTLY TO THE OUTSIDE. POINT OF DISCHARGE SHALL BE NOT LESS THAN 3' FROM ANY OPENING.
- SHOWERS AND TUB-SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMINATION PRESSURE BALANCE/THERMOSTAT MIXING VALVE TYPE THAT PROVIDES SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWERHEAD PER THE CALIFORNIA PLUMBING CODE.
- RIGID AIR DUCTS SHALL HAVE ALL SEAMS TAPED AND SHALL HAVE 1" (MIN) INSULATION WRAP.
- PROVIDE A 24" WIDE CATWALK FROM ATTIC ACCESS TO FAU. PROVIDE A MINIMUM 30" X 30" PLATFORM AT CONTROL SIDE OF FAU. MAXIMUM DISTANCE FROM ATTIC ACCESS TO FAU SHALL BE 20 FEET. PROVIDE A SWITCHED LIGHT AND OUTLET IN ATTIC SPACE ADJACENT TO FAU.
- PROVIDE A SWITCHED LIGHT AND OUTLET IN ATTIC SPACE ADJACENT TO FAU IF PROVIDED.
- LINE LOCATIONS ARE APPROXIMATE - COORDINATE EXACT LOCATIONS IN FIELD
- COORDINATE DUCT ROUTING AND SIZING W/ MECH. CONTRACTOR
- HVAC SYSTEM TO MEET HERS REQUIREMENTS PER T24 DOCUMENTS
- ALL SUPPLY REGISTERS SHALL BE 10"x6" AND PROVIDE 200 CFM AIR VOLUME
- MAIN AIR SUPPLY FROM FURNACE SHALL BE 8" / DUCTS FROM THE MAIN DUCT TO THE REGISTER SHALL BE 6".

Reviewed for Code Compliance

05/13/2025

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CONSULTING ENGINEER

AUTHORITY HAVING JURISDICTION

PROJECT

WELLER
RESIDENCE
20341 MIDLAND DR.
SONORA CA. 95370

JIM WELLER

PROJECT DETAILS

PROJECT SUBMITTAL 24003

PROJECT REVISIONS

MARK	DATE	DESCRIPTION
1	4-8-2025	PLAN CHECK #1

SHEET DETAILS

DRAWN Author
CHECKED Checker

SHEET TITLE

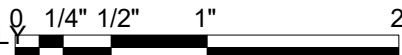
MECHANICAL PLAN

SHEET

M201

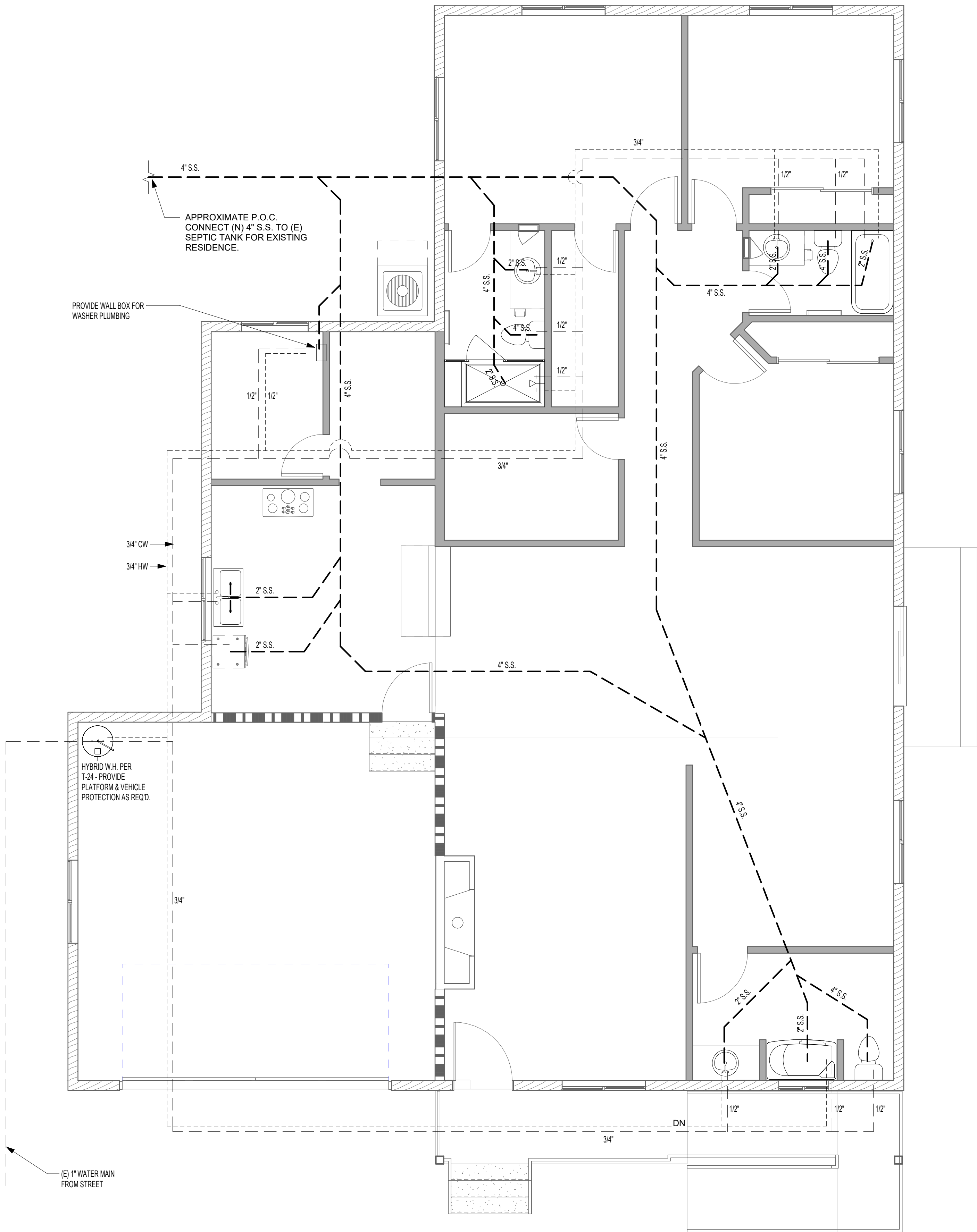
1 MECHNICAL PLAN

1/4" = 1'-0"



1 PLUMBING PLAN

1/4" = 1'-0"



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APPROVED by Amy Tor Date 05/19/2025

The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval to the violation of any provisions of any Ordinance or Law. Occupancy of structure not permitted until after final approval.

PLUMBING NOTES

1. SCOPE-
A COMPLETE DOMESTIC PLUMBING SYSTEM AS GENERALLY DELINEATED ON THE PLUMBING DRAWINGS, INCLUDING SERVICE PIPING AND FINAL CONNECTIONS TO EQUIPMENT FURNISHED AND INSTALLED BY OTHER TRADES AS MAY BE SHOWN ON THE ARCHITECTURAL, ELECTRICAL OR OTHER RAWINGS OF THE CONTRACT DOCUMENTS.

2. CALIFORNIA CODE OF REGULATIONS-
ALL HOT WATER DISTRIBUTION AND CIRCULATION LINES SHALL BE INSULATED IN ACCORDANCE WITH SECTION 120.3 OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 241 PART b1 SUBCHAPTER 3.

3. ALL PLUMBING FIXTURES AND EQUIPMENT USED (E.G. SHOWERHEADS, LAVATORY FAUCETS, SINK FAUCET AND WATER HEATERS) SHALL HAVE BEEN CERTIFIED TO THE CALIFORNIA ENERGY COMMISSION BY ITS MANUFACTURER TO COMPLY WITH THE EFFICIENCY STANDARDS FOR SUCH FIXTURES.

4. CODES-
ALL WORK, MATERIAL, AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE INSPECTING AUTHORITY HAVING JURISDICTION. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT THE INSTALLATION OF WORK, MATERIAL OR EQUIPMENT NOT CONFORMING TO THESE OR OTHER CODES APPLICABLE TO THIS PROJECT.

A. 2022 CALIFORNIA ADMINISTRATIVE CODE (CAC) PART I, TITLE T24, CALIFORNIA CODE OF REGULATIONS (CCR)
B. 2022 CALIFORNIA BUILDING CODE (CBC) PART 2, TITLE T24, CCR BASED ON THE 2018 INTERNATIONAL BUILDING CODE (IBC)
C. 2022 CALIFORNIA RESIDENTIAL CODE (CRC) PART 25, TITLE 24, CCR BASED ON THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
D. 2022 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE T24, CCR BASED ON THE 2018 NATIONAL ELECTRICAL CODE (NEC)
E. 2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE T24, CCR BASED ON THE 2018 UNIFORM MECHANICAL CODE (UMC)
F. 2022 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE T24, CCR BASED ON THE 2018 UNIFORM PLUMBING CODE (UPC)
G. 2022 CALIFORNIA FIRE CODE (CFC) PART g, TITLE T24, CCR BASED ON THE 2018 INTERNATIONAL FIRE CODE (IFC)
H. 2022 CALIFORNIA GREEN BUILDING STANDARDS (CGBSC) PART II, TITLE T24, CCR
I. 2022 CALIFORNIA ENERGY CODE (CEC) PART 1>, TITLE T24, CCR.

5. WORKMANSHIP-
ALL WORK SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER ACCORDING TO THE BEST TRADE PRACTICE BY THOSE SKILLED IN THE PARTICULAR TRADE. EQUIPMENT, FIXTURES, PIPING, ETC., SHALL BE PLUMB, LEVEL, SQUARE AND/OR CENTERED, ETC. EQUIPMENT TO BE INSTALLED IN STRICT COMPLIANCE WITH ANUFACTURER'S RECOMMENDATIONS.

6. EXISTING INFORMATION-
LOCATION, SIZE, ELEVATION, MATERIAL, ETC., OF EXISTING UTILITIES IS PROVIDED FROM SOURCES DEEMED RELIABLE BUT IS NOT GUARANTEED. THE CONTRACTOR SHALL FIELD VERIFY ALL DATA BEFORE PROCEEDING WITH ANY WORK. NO EXTRA COST WILL BE ALLONED FOR SERVICES NOT AS SHOWN.

7. PERMITS AND UTILITY SERVICE FEES-
THE GENERAL CONTRACTOR SHALL ARRANGE AND PAY FOR ALL PERMITS, INSPECTIONS, AND SERVICE CHARGES REQUIRED FOR THE INSTALLATION OF THE WORK.

8. ACCURACY-
PLANS ARE DIAGRAMMATIC. THE CONTRACTOR SHALL CONFIRM ALL DIMENSIONS AND LOCATION OF WALLS, PARTITIONS, FIXTURES, ETC., AGAINST DESIGN PLANS FOR CONSISTENCY AND ACCURACY PRIOR TO COMMENCING WORK.

9. PROVIDE AND INSTALL CONDENSATE DRAIN WITH TRAP AT EACH A/C UNIT PER THE CMC & CPC, AT LOCATIONS SHOWN ON DRAHINGS. COORDINATE WITH MECHANICAL CONTRACTOR.

10. PROVIDE AND INSTALL ACCESS PANELS FOR ALL SHUT-OFF, ISOLATION, OR BRANCH VALVES NOT READILY ACCESSIBLE. ACCESS PANELS SHALL BE PROVIDED AND INSTALLED AT ALL TRAP PRIMER VALVES AND WATER HAMMER ARRESTORS.

11. ALL PIPING PASSING THROUGH CONCRETE FLOORS SHALL BE SLEEVED TO PROTECT PIPING AGAINST BREAKAGE.

12. HORIZONTAL DRAINAGE PIPING < 4" IN DIAMETER SHALL BE SLOPED AT A MINIMUM OF 1/4" PER L.F. (2%) DRAINAGE PIPING 4" AND LARGER SHALL BE SLOPED AT A MINIMUM OF 1/3" PER L.F. (1%).

13. ALL PLUMBING FIXTURES AND PIPING SHALL BE LISTED BY AN APPROVED LISTING AND TESTING AGENCY AND PROPERLY LABELED.

14. ALL APPLIANCES & FIGURES TO BE FULLY ELECTRIC FOR THIS RESIDENCE. NO GAS/ PROPANE REQUIRED.

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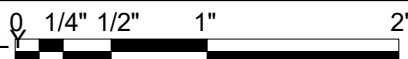
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SHEET TITLE

PLUMBING PLAN

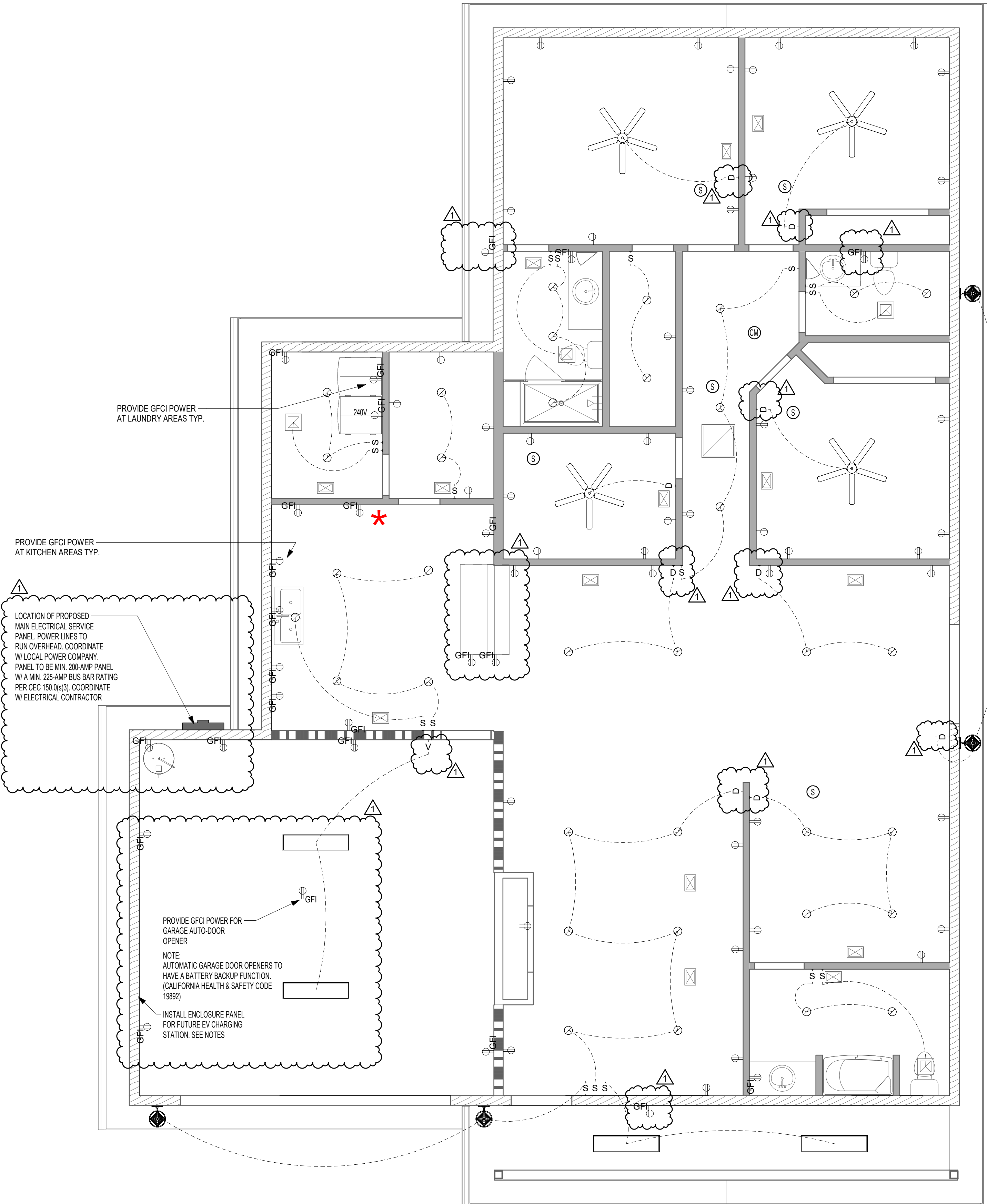
SHEET

P201



1 ELECTRICAL PLAN

1/4" = 1'-0"



NOTES:
* THIS RESIDENCE SHALL UTILIZE A PROPANE COOKTOP. A DEDICATED 240-VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3' FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MIN. THE BLANK COVER SHALL BE IDENTIFIED "240 READY"

- THE MAINELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE".

- ELECTRICAL VEHICLE CHARGING FOR NEW CONSTRUCTION IS REQUIRED.
INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 220-VOLT BRANCH CIRCUIT FOR AN ELECTRIC VEHICLE (EV) CHARGER. THE RACEWAY SHALL NOT BE LESS THAN NOMINAL 1" INSIDE DIAMETER. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE SUBPANEL AND SHALL TERMINATE INTO A LISTED ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMP MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLE MARKED AS "EV CAPABLE".

- INSTALL ESS-READY INTERCONNECTION EQUIPMENT WITH BACKUP CAPACITY OF 60-AMPS OR MORE AND FOUR OR MORE ESS SUPPLIED BRANCH CIRCUITS

- ALL ELECTRICAL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A TYPE I OR TYPE II SURGE-PROTECTIVE DEVICE (CEC 230.67)

- ALL INSTALLED LUMINARIES SHALL BE HIGH EFFICIENCY. CLASSIFICATION OF HIGH EFFICACY LIGHT SOURCES SHALL BE IN CONFORMANCE WITH CEC TABLE 150.0-A

- ALL LIGHTING IN HABITABLE SPACES SHALL HAVE DIMMER CONTROLS. (CEC 150.0)

OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A DWELLING, OR OTHER BUILDINGS ON THE SAME PARCEL, SHALL BE HIGH EFFICACY AND BE CONTROLLED BY A MANUAL ON/OFF SWITCH WITH A MOTION SENSOR AND PHOTOCONTROL, OR A TIME SWITCH AND PHOTOCONTROL, OR AN ASTRONOMICAL TIME CLOCK PROGRAMMED TO TURN OFF THE LIGHTING DURING THE DAYLIGHT OUTS. ENERGY CODE 150.0(K)3

ELECTRICAL FIXTURE LEGEND

- CEILING FAN WITH LIGHTS
- EXTERIOR LIGHT FIXTURE
- FIXTURE TO BE SUITABLE FOR WET/DAMP LOCATIONS
- RECESSED CAN LIGHT
- SMOKE DETECTOR
- INTERCONNECT ALL DETECTORS TO TRIGGER ALL DETECTORS UPON ACTIVATION
- CARBON MONOXIDE DETECTOR
- INTERCONNECT ALL DETECTORS TO TRIGGER ALL DETECTORS UPON ACTIVATION
- NEW ELECTRICAL DUPLEX
- COORDINATE LOCATION W/ OWNER
- DIMMER SWITCH
- VACANCY SWITCH
- SWITCH

ELECTRICAL NOTES

- PROVIDE ALL LABOR, MATERIALS, TOOLS, PLANT EQUIPMENT, TRANSPORTATION AND ALL PERFORM ALL OPERATIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF ALL ELECTRICAL WORK REQUIRED FOR THE COMPLETE AND OPERATING SYSTEMS AS OUTLINED WITHIN THE SCOPE OF WORK.
- UNDERWRITERS LABORATORIES, INC., SHALL MEET THEIR REQUIREMENTS AND SHALL BEAR THEIR LABEL WHEREVER STANDARDS HAVE BEEN ESTABLISHED AND LABEL SERVICE IS REGULARLY FURNISHED BY THAT AGENCY.
- THE SIZE AND LOCATIONS OF EQUIPMENT ARE SHOWN TO SCALE WHEREVER POSSIBLE. CONTRACTOR SHALL MAKE USE OF ALL DATA IN ALL CONTRACT DOCUMENTS AND VERIFY THIS INFORMATION AT THE SITE.
- CONDUCTORS SHALL BE COPPER CONDUCTORS TYPE AS NOTED ON CONSTRUCTION DOCUMENTS.
- ALL REQUIRED CONDUITS SHALL BE PROVIDED BY E.C. LOW VOLTAGE WIRING SHALL BE BY MECHANICAL CONTRACTOR, UNE VOLTAGE (50 VOLTS OR MORE) SHALL BE BY ELECTRICAL CONTRACTOR.
- DO NOT PENETRATE STRUCTURAL MEMBERS, INCLUDING BEAMS, COLUMNS, OR FOOTINGS, WITHOUT PRIOR WRITTEN CONSENT OF THE SEOR. SHOULD IT BECOME NECESSARY TO PENETRATE SUCH MEMBERS, NOTIFY THE DISTRICT IN WRITING WITHOUT DELAY. PRIOR TO PROCEEDING WITH CONSTRUCTION AROUND SUCH MEMBERS.
- ALL ELECTRICAL WORK SHALL CONFORM WITH THE 2022 CALIF. ELECTRICAL CODE CALIFORNIA TITLE 17, 19 & 24 ALONG WITH N.E.P.A. STANDARDS AND THE STATE FIRE MARSHAL'S REQUIREMENTS.
- ALL WORK TO BE IN ACCORDANCE WITH REQUIREMENTS OF STATE & GOVERNING LOCAL FIRE CODES AND BUILDING CODES.
- WHERE EXISTING CONSTRUCTION IS CUT, DAMAGED, OR REMODELED, PATCH WITH MATERIALS TO MATCH IN KIND, QUALITY, AND PERFORMANCE.
- WORK SHALL BE EXECUTED IN A CAREFUL AND ORDERLY MANNER WITH THE LEAST POSSIBLE DISTURBANCE TO PUBLIC AND TO OCCUPANTS OF EXISTING BUILDING.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR SAFETY OF ALL PERSONS ON OR ABOUT THE CONSTRUCTION SITE, IN ACCORDANCE WITH APPLICABLE LAWS AND CODES. GUARD ALL HAZARDS IN ACCORDANCE WITH THE SAFETY PROVISIONS OF THE LATEST MANUAL OF ACCIDENT PREVENTION PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA.
- CLEAN ALL EXPOSED SURFACES AND NEW EQUIPMENT AFTER COMPLETION.
- CONTRACTOR TO COORDINATE WITH OWNERS VENDORS (SUCH AS, BUT NOT LIMITED TO, SECURITY, PHONES, DATA, CLOSED CIRCUIT T.V., ETC.) AND ALLOW ACCESS TO THE CONSTRUCTION SITE.
- ALL CONDUIT SHALL BE TYPE EMT CONDUIT UNLESS OTHERWISE NOTED. TYPE MC CABLE SHALL NOT BE USED UNLESS SPECIFICALLY NOTED ON THE CONSTRUCTION DOCUMENTS.
- OPERATED DEVICES SUCH AS, BUT NOT LIMITED TO, TELEDATA OUTLETS, RECEPTACLE OUTLETS AND LIGHT SWITCHES INSTALLED IN AREAS NOT RESTRICTED TO AUTHORIZED MAINTENANCE PERSONAL SHALL BE MOUNTED AT A MINIMUM OF 4" AFF. AS MEASURED FROM THE BOTTOM OF THE DEVICE OUTLET BOX, AND MAXIMUM OF 48" AFF. AS MEASURED FROM THE TOP OF THE DEVICE OUTLET BOX.
- ALL PERSONNEL WORKING WITH ENERGIZED EQUIPMENT WITHIN THE RESTRICTED ZONE PER NFPA-70E SHALL COMPLY WITH ALL NFPA-70E AND OSHA REQUIREMENTS AND BE ARC FLASH SAFETY CERTIFIED.
- CONTRACTOR SHALL PROVIDE ARC-FLASH HAZARD WARNINGS PER CEC 110.16. CONTRACTOR SHALL PERFORM AN ARC FLASH RISK ASSESSMENT PER OIT OF CEC'S SAFETY STANDARDS AND PROVIDE ANSI Z35.4 COMPLIANT LABELS PER NFPA-70E.
- CONTRACTOR SHALL PROVIDE AVAILABLE FAULT CURRENT LABELING PER CEC 110.24.
- NOT MORE THAN 10 OUTLETS SHALL BE PERMITTED ON ANY LIGHTING CIRCUIT ON NO. 14 AWG WIRE.
- WHERE THE SERVICE CONDUIT IS EXTENDED TO FURNISH A SUPPORT FOR THE SERVICE DROP WIRES, ONLY RIGID CONDUIT OF NOT LESS THAN 1 1/2" TRADE SIZE MAY BE USED AND SHALL NOT EXTEND MORE THAN 30 INCHES BEYOND THE LAST SUPPORT.
- ON PANEL & SWITCHBOARD, ALL CIRCUITS SHALL BE IDENTIFIED BY MEANS OF PAINTING OR OTHER APPROVED METHODS. TYPE S (NON-TAMPERABLE) FUSES SHALL BE REQUIRED IN ALL NEW FUSE PANEL AND IN EXISTING INSTALLATIONS SHOWING EVIDENCE OF OVERFUSING.
- EXCEPT WITH SPECIFIC PERMISSION FROM THE CHIEF BUILDING OFFICIAL, SERVICE ENTRANCE CONDUCTORS SHALL NOT BE LESS THAN NO. 6 AWG WIRE FOR A 50-60 AMPERE DISCONNECT, NO. 4 OF 70 AMPERES, NO. 2 FOR 100 AMPERES AND 4/0 FOR 200 AMPERES.
- ALL TEMPORARY POWER POLE SERVICES SHALL BE AT LEAST 50 AMPERES. CAPACITY WITH PROPERLY PROTECTED OUTLETS.
- DISHWASHERS AND GARBAGE DISPOSALS SHALL EACH BE WIRED ON AN INDIVIDUAL CIRCUIT WITH NO. 12 WIRE AND 20 AMPERE RECEPTACLES.
- ALL RESIDENTIAL RECEPTACLE CIRCUITS SHALL BE WIRED WITH NO. 12 AWG CONDUCTOR.
- MAXIMUM OF 8 RECEPTACLE AND/OR FIXED OUTLETS ON EACH RESIDENTIAL CIRCUIT SHALL BE ALLOWED.
- BELL TRANSFORMERS SHALL NOT BE INSTALLED IN ATTICS.
- ELECTRICAL SUBPANELS MAY NOT BE INSTALLED OVER ANY PLUMBING FIXTURE OR IN CLOTHES CLOSETS.
- ALL NEW DWELLINGS SHALL HAVE A MINIMUM 100 AMPERE SERVICE.
- SERVICE EQUIPMENT SHALL BE LOCATED ON THE OUTSIDE OF ALL DWELLINGS. THE OUTER END OF THE SERVICE RACEWAY SHALL BE TERMINATED WHERE IT IS ACCESSIBLE TO THE SERVING AGENCY.
- WHERE NON-METALLIC SHEATHED CABLE IS USED, ALL GROUNDING OF NON-CURRENT CARRYING METAL PARTS OR FIXED EQUIPMENT SHALL BE DONE BY A MEANS OF A GROUNDING CONDUCTOR RUNNING IN THE SAME CABLE WITH THE CURRENT CONDUCTORS.
- CONNECT CIRCUITS TO ELECTRICAL PANEL AS REQD.
- CONDUCTORS SHALL BE COPPER CONDUCTORS
- ALL REQUIRED CONDUITS SHALL BE PROVIDED BY ELECTRICAL CONTRACTOR AND SHALL BE EMT
- ALL ELECTRICAL WORK TO CONFORM TO THE 2022 C.E.C. & CALIFORNIA TITLE 17, 19, & 24
- ALL 120-VOLT SINGLE PHASE 15 & 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, BEDROOMS, CLOSETS, HALLWAYS, OFFICES, LIVING ROOMS, KITCHENS, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUITS
- ALL 125-VOLT 15 & 20 AMPERE RECEPTACLES INSTALLED IN DWELLING UNIT SHALL BE LISTED TAMPER RESISTANT RECEPTACLES
- RECEPTACLE OUTLETS IN LAUNDRY ROOM SHALL BE SUPPLIED BY AT LEAST ONE 20-AMPERE BRANCH CIRCUIT WHICH SHALL HAVE NO OTHER OUTLETS
- AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM OUTLETS WHICH SHALL HAVE NO OTHER OUTLETS
- KITCHEN & DINING ROOMS, TWO OR MORE 20-AMPERE BRANCH CIRCUITS SHALL SERVE ALL WALL AND FLOOR RECEPTACLES, COUNTERTOP & REFRIGERATOR OUTLETS. THEY SHALL HAVE NO OTHER OUTLETS
- OUTDOOR RECEPTACLE OUTLETS INSTALLED IN DAMP WET LOCATIONS SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED
- ALL INTERIOR WALL SWITCHES SHALL BE OCCUPANCY/VACANCY SENSOR WITH MANUAL ON/OFF OVERRIDE SWITCHING
- COORDINATE POWER & DATA CONNECTIONS FOR WALL MOUNT TV WITH OWNER.
- COORDINATE POWER REQUIREMENTS WITH ALL APPLIANCES TYP.
- PROVIDE IONIZATION SMOKE ALARMS IN KITCHEN & PROVIDE PHOTOELECTRIC SMOKE ALARMS AT ALL OTHER LOCATIONS.
- THE MIN. DISTANCE OF SMOKE ALARM NEAR KITCHEN TO BE 20 FEET FROM A PERMANANTLY INSTALLED COOKING APPLIANCE.

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APPROVED BY Amy Tan Date 05/19/2025

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DRAWN	Author
CHECKED	Checker

SHEET TITLE

ELECTRICAL PLAN

SHEET

E201

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)	Air Leakage. Manufactured, residential, exterior, doors, and exterior doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AIAA/WDA/CAESA 1014 S.2/4-40.2011. *
§ 110.6(b)	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 110.11(e).
§ 110.6(c)	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Table 110.6.A - 110.6.B. They must be calibrated for the weathering conditions and weathering test results.
§ 110.7	Air Leakage. All paints, penetrations, and other openings in building envelopes that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a)	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(b)	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(c)	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(b) and be labeled per § 105.13 when the installation of a cool roof is specified on the CFR.
§ 110.8(d)	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less when installed to the Department of Consumer Affairs.
§ 150.0(a)	Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed cities in climate zones 4 and 5 and 6 are weighted average U-factor not exceeding U-0.34. Ceiling and rafter roofs minimum R-22 insulation in wood frame ceiling or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. All attic doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is labeled to limit infiltration and exfiltration as specified in § 110.7.2. Insulation must be installed to plane insulation on the underside of the roof deck or on top of a drywall ceiling.
§ 150.0(b)	Loose-fill Insulation. Loose-fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c)	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Capped non-frame assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d)	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(e)	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(f)	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl spaces must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception in § 150.0(g).
§ 150.0(g)	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of the insulation in all exterior walls, vented attics, and unvented attics with air permeable insulation.
§ 150.0(h)	Roofing Products. Roofing products must have a minimum solar reflectance and thermal emittance for conditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)(1)	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)(2)	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and light-fitting damper or combustion-air control device.
§ 150.0(e)(3)	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.

Space Conditioning, Water Heating, and Plumbing System

§ 110.0.4.110.3	Certification. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other required appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a)	HVAC Efficiency. Supplemental energy efficiency measures that are not applicable for a particular equipment shall be required through Table 110.2.N.
§ 110.2(b)	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone, and in which the cut on temperature for compressor heating is higher than the cut on temperature for supplementary heating, and cut-off temperature for compressor heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c)	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a surface thermostat.
§ 110.3(a)	Insulation. Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss caps.
§ 110.3(c)	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

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\$ 150.00(j)1G	Screw-based luminaires. Screw-based luminaires must contain lamps that comply with Appendix JA8. "
\$ 150.00(j)1H	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
\$ 150.00(j)1I	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinet or linen closets are not required to comply with Table 150.0-A or to be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 °D or B, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
\$ 150.00(j)2A	Interior Switches and Controls. All forward phase dimmers used with LED light sources must comply with NEMA SSL 7A.
\$ 150.00(j)2B	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.
\$ 150.00(j)2C	Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on or off.
\$ 150.00(j)2D	Multiple Controls. Controls must not bypass a dimmer, occupancy sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(v).
\$ 150.00(j)2C	Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.
\$ 150.00(i)2D	Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(i)(3).
\$ 150.00(j)2E	Automatic Shutoff Controls. In bothrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic off-functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
\$ 150.00(j)2F	Dimmers. Lighting in habitable spaces (e.g. living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
\$ 150.00(j)2K	Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed fans.
\$ 150.00(j)3A	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residence, building, or to other outcrops on the same lot, may serve a manual on/off switch and either a photo eye or motion sensor or automatic time switch control. An emergency time clock. An energy management control system that provides the specified control (residentially and meets all applicable requirements) may be used to meet these requirements.
\$ 150.00(j)4	Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
\$ 150.00(j)5	Resident Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(c)(1)	Single-family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency shall not have a private solar collector or solar water heating system installed on the roof of the building, except as follows: Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, airflow ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and no less than 10 feet in width. Solar zones with roof areas less than 10,000 square feet or no less than 160 square feet for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhanging of the building and have a total area no less than 250 square feet.
§ 110.10(d)(1)(A)	Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(d)(3)(A)	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(d)(3)(B)	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the horizontal plane.
§ 110.10(d)(3)(B)	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(d)(4)	Interconnection Pathways. The construction documents must indicate a location reserved for inverters and metering equipment and a location reserved for the interconnection of the solar array to the point of interconnection with the electrical service, and for single-family residences and central water heating systems, a pathway reserved for routing plumbing from the solar zone to the water heating system.
§ 110.10(d)(4)	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(d)-(c) must be provided to the enforcement agency.
§ 110.10(e)(1)	Main Electrical Service Panel. The main electrical service panel must have a minimum branch rating of 200 amps.
§ 110.10(e)(2)	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready

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§ 110.5.	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas (far-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.
§ 150.0(n)(1).	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, Fundamentals Volume, the SMACNA Residential Commercial System Installation Standards Manual, or the ACCA Manual J, using design conditions specified in § 150.0(h)(2).
§ 150.0(h)3A.	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B.	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(g)(1).	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Insulation. All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(g)(2).	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.0(b). Insulation exposed to weather must be water retardant and protected from UV light (or adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation below grade must be installed in a waterproof and non-susceptible casing or sleeve.
§ 150.0(h)(1).	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2'5 x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location, and a condensate drain no more than 2' higher than the base of the water heater.
§ 150.0(n)(3).	Solar Water Heating Systems. Solar water heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.0(g)(3):	Ducts. Installation on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the authority, in writing, that the insulation meets this requirement. CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0 to 605.0 and ASSMASHQMA 005-006 (HVAC Duct Construction Standards and Insulation 3rd Edition). Portions of supply air return air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.14.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-sealure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and tape must be used to seal openings greater than 3/4". If mastic is used, the mastic must be applied in building cavities, air transfer support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed.
§ 150.0(m)(1):	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures, joints and seals of duct systems and their components must not be sealed with duct black rubber adhesive tape unless such tape is approved for use with mastic and duct tape.
§ 150.0(m)(2):	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)(3):	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)(4):	Gravily Ventilated Rooms. Gravily ventilating systems serving conditioned space must have either automatic or readily accessible manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)(5):	Protection of Insulation. Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular form insulation must be protected with a water resistant and tear resistant adhesive.
§ 150.0(m)(6):	Porous Inner Core Flex Duct. Porous inner core of flex ducts must have a non-porous layer or barrier between the inner core and outer vapor barrier.
§ 150.0(m)(7):	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupied space, the ducts must be sealed and tested to a leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Standard Appendix RA3.1.
§ 150.0(m)(8):	Air Filtration. Space conditioning systems with ducts exceeding 16 feet and the supply side of one duct must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per IEQF 150.0-A. Clean-air/pressure drop and labelling must meet the requirements in § 50.0(m)(12). Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to prevent air from bypassing the filters.

\$ 150.0(s)	Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits; or a dedicated raceway from the main service to a subpanel that supplies the branch circuits (as in § 150.0(s)); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary entry, and one dedicated circuit for the main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
\$ 150.0(t)	Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
\$ 150.0(u)	Electric Cooktop Ready. Systems using gas or propane cooktops to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
\$ 150.0(v)	Electric Clothes Dryer Ready. Clothes dryer installations with gas or propane powered with individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

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Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≥ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appraisal RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(a);	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(d).
§ 150.0(a)1B;	Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit mechanical ventilation (i.e., motorized dampers) must be installed on the vent line to the outdoors that prevents air flow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(c)1b(i). CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(c)1b.
§ 150.0(a)1C;	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(c)1C-ii.
§ 150.0(a)1G;	Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonresidential kitchens must have demand-controlled exhaust system meeting requirements of §150.0(c)1G-ii enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(c)1G-iv. Airflow must be measured by the installer per §150.0(c)1G-v, and rated for sound per §150.0(c)1G-iv.
§ 150.0(a)1H-I;	Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(c)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grips per Reference Residential Appendix RA3.7. Whole-dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(c)1C.
§ 150.0(a)2;	Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound ratings, and HRV and ERV fan efficiency must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hood ratings must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by INAH or AHAM to comply with the airflow rates and sound requirements per §150.0(c)1G.

Pool and Spa Systems and Equipment:

§ 110.4(a)	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAECDS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent* waterproof plate or card with operating instructions; and must not use electric resistance heating.
§ 110.4(b)1	Piping. Any pool or spa heating system or equipment must be installed with at least 3/8 inch of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run during the day and shut off during the night to save on energy demand.
§ 110.5	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 110.5(p)	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

Lighting:

§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.
§ 150.9(K)(1):	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 500-1.0, except lighting integral to exhaust fans, kitchen range hoods, both vanity mirrors, and garage door openers, requiring lighting less than 5 watts; and lighting integral to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.9(K)(2):	Screw-based luminaires. Screw-based luminaires must comply with lamps that comply with Reference Joint Appendix JAS.
§ 150.9(K)(3):	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw-based sockets, must be bright, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.9(K)(4):	Light Sources in Enclosed or Recessed Luminaires. Lamps and other replaceable light sources that are not compliant with the JAS requirements for energy requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.9(K)(5):	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage night, or fan speed control.
§ 150.9(K)(6):	Lighting Integral to Exhaust and Intake Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.9(K).

5/6/22

This set of plans and specifications MUST be kept on the job at all times and it is unlawful to make any changes or alterations on the same without written permission from the Tuolumne County Community Development Department Division of Building and Safety.

APPROVED by Amy Toor Date 05/19/2025

The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval to the violation of any provisions of any Ordinance or Law. Occupancy of structure not permitted until after final approval.

Reviewed for Code Compliance

05/13/2025

CSG CONSULTANTS, INC

2022 Low-Rise Residential Mandatory Measures Summary

SHEET

M1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD												CF1R-PRF-01-E	
Project Name: 20341 Midland Residence						Calculation Date/Time: 2025-01-27T15:48:02-06:00						(Page 1 of 12)	
Calculation Description: Title 24 Analysis						Input File Name: 20341_Midland_residence_v30.rbd22							
GENERAL INFORMATION													
01	Project Name		20341 Midland Residence										
02	Run Title		Title 24 Analysis										
03	Project Location		20341 Midland Dr										
04	City		Sonoma, CA		05	Standards Version		2022					
06	Zip code		95370		07	Software Version		CBECC-Res 2022 3.0					
08	Climate Zone		12		09	Front Orientation (deg/ Cardinal)		225					
10	Building Type		Single family		11	Number of Dwelling Units		1					
12	Project Scope		Newly Constructed		13	Number of Bedrooms		3					
14	Addition Cond. Floor Area (ft²)		0		15	Number of Stories		1					
16	Existing Cond. Floor Area (ft²)		n/a		17	Fenestration Average U-factor		0.45					
18	Total Cond. Floor Area (ft²)		2148		19	Glazing Percentage (%)		11.31%					
20	ADU Bedroom Count		n/a		21	ADU Conditioned Floor Area		n/a					
22	Fuel Type		All electric		23	No Dwelling Unit:		No					
COMPLIANCE RESULTS													
01	Building Complies with Computer Performance												
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.												
03	This building incorporates one or more Special Features shown below												

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 20341 Midland Residence

Calculation Description: Title 24 Analysis

Calculation Date/Time: 2025-01-27T15:48:02-06:00

Input File Name: 20341_Midland_residence_v30.rbd22

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ENERGY USE INTENSITY				
	Standard Design (kBtu/ft² · yr)	Proposed Design (kBtu/ft² · yr)	Compliance Margin (kBtu/ft² · yr)	Margin Percentage
Gross EUI¹	17.95	13.92	4.03	22.45
Net EUI²	11.08	7.06	4.02	36.28

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.76	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7-12	96	98

REQUIRED SPECIAL FEATURES											
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.											
- PV System 2.76 kWdc - Insulation below roof deck - Exposed slab floor in conditioned zone - Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed											

HERS FEATURE SUMMARY											
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry											
- Indoor air quality ventilation - Kitchen range hood - Minimum Airflow - Fan Efficiency Warts/CFM - Verified heat pump rated heating capacity - Duct leakage testing											

Registration Number: 425-P010026771A-000-000-0000000-0000

NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHERS) using information submitted by third parties not affiliated with or related to CHERS. Therefore, CHERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.

Calculation Date/Time: 01/28/2025 16:12

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Schema Version: rev 20220901

Report Version: 2022.0.000

Report Generated: 2025-01-27 13:48:46

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD												CF1R-PRF-01-E
Project Name: 20341 Midland Residence						Calculation Date/Time: 2025-01-27T15:48:02-06:00						(Page 7 of 12)
Calculation Description: Title 24 Analysis						Input File Name: 20341_Midland_residence_v30.rbd22						
OPAQUE DOORS												
01	02	03	04									
Name	Side of Building	Area (ft²)	U-factor									
Door-n-01B	Interior Wall-n to Garage	20	0.5									
GarDoor-n-01A	GWall-n-F	112	1									
SLAB FLOORS												
01	02	03	04	05	06	07	08					
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated					
Slab On Grade-n	House	2148	178	none	0	0%	No					
GSlab On Grade-n	Garage	496	53	none	0	0%	No					
OPAQUE SURFACE CONSTRUCTIONS												
01	02	03	04	05	06	07	08					
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers					
Wall new	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-10	None / None	0.068	Inside Finish: Gypsum Board Cavity / Frame: R-19 / 2x6 Sheathing / Insulation: Wood Siding/sheathing/decking Exterior Finish: 3 Coat Stucco					
Wall Gar	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-9	None / None	0.372	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x6					
Wall Int new	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.067	Inside Finish: Gypsum Board Cavity / Frame: R-19 / 2x6 Other Side Finish: Gypsum Board					

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD							CF1R-PRF-01-E
Project Name: 20341_Midland Residence				Calculation Date/Time: 2025-01-27T15:48:02-06:00			(Page 2 of 12)
Calculation Description: Title 24 Analysis				Input File Name: 20341_Midland_residence_v30.rbd22			
ENERGY DESIGN RATINGS							
	Energy Design Ratings			Compliance Margins			
	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)	
Standard Design	42.4	42.8	36.1				
Proposed Design	31.4	37.6	32.7	11	5.2	3.4	
RESULT ³ : PASS							
¹ Efficiency EDR includes Improvements like a better building envelope and more efficient equipment							
² Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries							
³ Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded							
- Standard Design PV Capacity: 2.76 kWdc - PV System resized to 2.76 kWdc (a factor of 1.001) to achieve 'Standard Design PV' PV scaling							

This set of plans and specifications MUST be kept on the job at all times and it is unlawful to make any changes or alterations on the same without written permission from the Tuolumne County Community Development Department Division of Building and Safety.

APPROVED by Amy J. J. Date 05/19/2025

The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval to the violation of any provisions of any Ordinance or Law. Occupancy of structure not permitted until after final approval.

Reviewed for Code Compliance

05/13/2025

CSG CONSULTANTS, INC.

Registration Number: 425-P010026771A-000-000-0000000-0000		Registration Date/Time: 01/28/2025 16:12		HERS Provider: CHERS	
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CA Building Energy Efficiency Standards - 2022 Residential Compliance			Report Version: 2022.0.000		Report Generated: 2025-01-27 13:48:46
			Schema Version: rev 20220801		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E

Project Name: 20341 Midland Residence

Calculation Date/Time: 2025-01-27T15:48:02-06:00

Calculation Description: Title 24 Analysis

Input File Name: 20341_Midland_residence_v30.rbd22

(Page 10 of 12)

HVAC - DISTRIBUTION SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
Duct new	Unconditioned attic	Non-Verified	R-S	R-S	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Duct new-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space			
Duct new-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No			

HVAC - FAN SYSTEMS			
01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
Fan new	HVAC Fan	0.45	Fan new-hers-fan

Registration Number: 425-P010026771A-000-000-0000000-0000

Registration Date/Time: 01/28/2025 16:12

HERS Provider: CHEERS

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CA Building Energy Efficiency Standards - 2022 Residential Compliance

Report Version: 2022.0.000

Report Generated: 2025-01-27 13:48:46

Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E

Project Name: 20341 Midland Residence

Calculation Date/Time: 2025-01-27T15:48:02-06:00

Calculation Description: Title 24 Analysis

Input File Name: 20341_Midland_residence_v30.rbd22

(Page 11 of 12)

HVAC FAN SYSTEMS - HERS VERIFICATION								
01	02	03	04	05	06	07	08	09
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)						
Fan new-hers-fan	Required	0.45						

INDOOR AIR QUALITY (IAQ) FANS								
01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFan IAQVentRpt	92	0.35	Exhaust	No	n/a / n/a	No	Yes	

Registration Number: 425-P010026771A-000-000-0000000-0000

Registration Date/Time: 01/28/2025 16:12

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CA Building Energy Efficiency Standards - 2022 Residential Compliance

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Report Generated: 2025-01-27 13:48:46

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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Calculation Description: Title 24 Analysis

Input File Name: 20341_Midland_residence_v30.rbd22

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT											
I, I certify that this Certificate of Compliance documentation is accurate and complete.											
Documentation Author Name: Igor Pichko						Documentation Author Signature: <i>Igor Pichko</i>					
Company: Energy Consult LLC						Signature Date: 01/27/2025					
Address: 1252 W 22nd St Unit #2						CA/HERS Certification Identification (if applicable): R19-14-30005					
City/State/Zip: San Pedro, CA 90731						Phone: 4242477658					

RESPONSIBLE PERSON'S DECLARATION STATEMENT											
I certify the following under penalty of perjury, under the laws of the State of California: 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1, and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.											
Responsible Designer Name: Jorge Guillen						Responsible Designer Signature: <i>Jorge Guillen</i>					
Company: Guillen Design & Drafting Services						Date Signed: 01/28/2025					
Address: 16117 Hennessey Way						License: 					
City/State/Zip: Lathrop, CA 95330						Phone: 2099963358					

Registration Number: 425-P010026771A-000-000-0000000-0000

Registration Date/Time: 01/28/2025 16:12

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Reviewed for Code Compliance

05/13/2025

CSG CONSULTANTS, INC.

20341 Midland Residence

20341 Midland Dr, Sonora, CA 95370

SHEET

T24-2