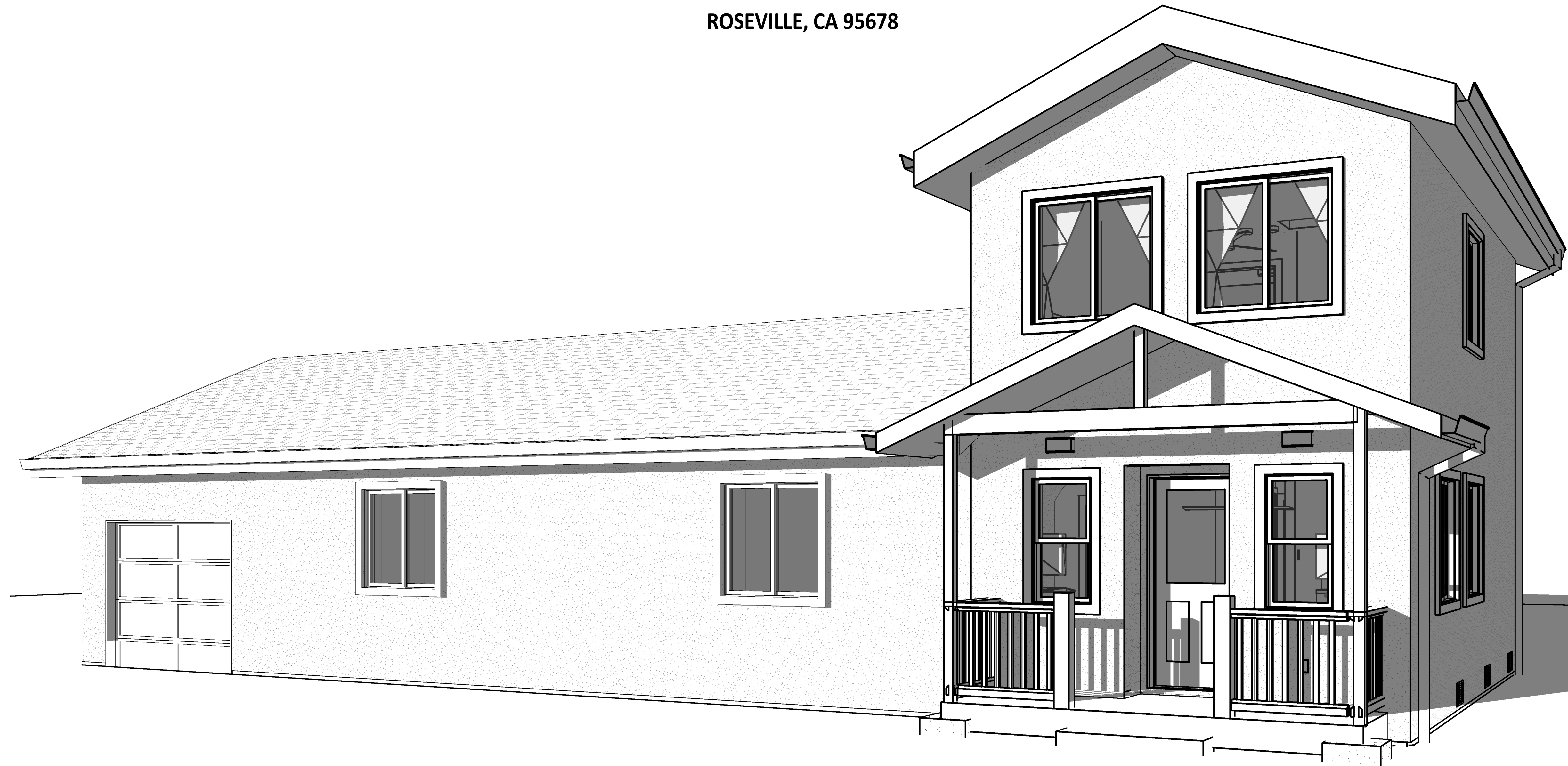




DYER RESIDENCE

328 ROSEVILLE ST
ROSEVILLE, CA 95678



DYER RESIDENCE

DYER RESIDENCE
328 ROSEVILLE ST
ROSEVILLE, CA
95678

<p>APPLICABLE CODES: 2019 CALIFORNIA RESIDENTIAL CODE (CRC) 2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA MECHANICAL CODE (CMC) 2019 CALIFORNIA ELECTRIC CODE (CEC) 2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA ENERGY CODE (ENERGY) 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC) 2019 CALIFORNIA FIRE CODE (CFC) TITLE 24 ENERGY REQUIREMENTS</p>	<p>DEFERRED SUBMITTAL: 1. FIRE SPRINKLERS: QUICK ACTION FIRE PROTECTION</p>	<p>CONTACT INFORMATION: HOME OWNER: GARY DYER 328 ROSEVILLE ST, ROSEVILLE CA 95678 916.705.7425</p>	<p>SHEET INDEX</p> <table border="0"> <tr><td>A0.2</td><td>SITE PLAN</td></tr> <tr><td>A0.1</td><td>COVER SHEET</td></tr> <tr><td>A0.3</td><td>T-24 REPORT</td></tr> </table>	A0.2	SITE PLAN	A0.1	COVER SHEET	A0.3	T-24 REPORT	<p>PROJECT SCOPE: THIS IS A 2 STORY ADDITION TO A SINGLE FAMILY RESIDENCE OF 679.21 SF. EXISTING CARPORT TO BE DEMOLISHED. THE FIRST FLOOR WILL BE AN EXPANSION TO THE LIVING AREA AND A NEW POWDER ROOM. THE SECOND FLOOR WILL HAVE A NEW BEDROOM AND NEW FULL BATHROOM. ADDITION WILL INCLUDE MECHANICAL, PLUMBING AND ELECTRICAL MODIFICATIONS.</p>	<p>BUILDING AREAS:</p> <table border="1"> <thead> <tr> <th>Name</th> <th>EXISTING</th> <th>REMODELED</th> <th>ADDITION</th> <th>PROPOSED TOTAL</th> </tr> </thead> <tbody> <tr><td colspan="5">CONDITIONED</td></tr> <tr><td>2ND FLOOR LIVABLE</td><td>0.00 SF</td><td>0.00 SF</td><td>334.55 SF</td><td>334.55 SF</td></tr> <tr><td>1ST FLOOR LIVABLE</td><td>796.59 SF</td><td>0.00 SF</td><td>335.50 SF</td><td>1132.09 SF</td></tr> <tr><td></td><td>796.59 SF</td><td>0.00 SF</td><td>670.05 SF</td><td>1466.64 SF</td></tr> <tr><td colspan="5">EXTERIOR</td></tr> <tr><td>FRONT PORCH</td><td>0.00 SF</td><td>0.00 SF</td><td>51.75 SF</td><td>51.75 SF</td></tr> <tr><td></td><td>0.00 SF</td><td>0.00 SF</td><td>51.75 SF</td><td>51.75 SF</td></tr> <tr><td colspan="5">UNCONDITIONED</td></tr> <tr><td>SINGLE CAR GARAGE</td><td>320.30 SF</td><td>0.00 SF</td><td>0.00 SF</td><td>320.30 SF</td></tr> <tr><td></td><td>320.30 SF</td><td>0.00 SF</td><td>0.00 SF</td><td>320.30 SF</td></tr> <tr><td>Grand total: 4</td><td>1116.89 SF</td><td>0.00 SF</td><td>721.80 SF</td><td>1838.69 SF</td></tr> </tbody> </table>	Name	EXISTING	REMODELED	ADDITION	PROPOSED TOTAL	CONDITIONED					2ND FLOOR LIVABLE	0.00 SF	0.00 SF	334.55 SF	334.55 SF	1ST FLOOR LIVABLE	796.59 SF	0.00 SF	335.50 SF	1132.09 SF		796.59 SF	0.00 SF	670.05 SF	1466.64 SF	EXTERIOR					FRONT PORCH	0.00 SF	0.00 SF	51.75 SF	51.75 SF		0.00 SF	0.00 SF	51.75 SF	51.75 SF	UNCONDITIONED					SINGLE CAR GARAGE	320.30 SF	0.00 SF	0.00 SF	320.30 SF		320.30 SF	0.00 SF	0.00 SF	320.30 SF	Grand total: 4	1116.89 SF	0.00 SF	721.80 SF	1838.69 SF
A0.2	SITE PLAN																																																																						
A0.1	COVER SHEET																																																																						
A0.3	T-24 REPORT																																																																						
Name	EXISTING	REMODELED	ADDITION	PROPOSED TOTAL																																																																			
CONDITIONED																																																																							
2ND FLOOR LIVABLE	0.00 SF	0.00 SF	334.55 SF	334.55 SF																																																																			
1ST FLOOR LIVABLE	796.59 SF	0.00 SF	335.50 SF	1132.09 SF																																																																			
	796.59 SF	0.00 SF	670.05 SF	1466.64 SF																																																																			
EXTERIOR																																																																							
FRONT PORCH	0.00 SF	0.00 SF	51.75 SF	51.75 SF																																																																			
	0.00 SF	0.00 SF	51.75 SF	51.75 SF																																																																			
UNCONDITIONED																																																																							
SINGLE CAR GARAGE	320.30 SF	0.00 SF	0.00 SF	320.30 SF																																																																			
	320.30 SF	0.00 SF	0.00 SF	320.30 SF																																																																			
Grand total: 4	1116.89 SF	0.00 SF	721.80 SF	1838.69 SF																																																																			
<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> ALL DIMENSIONS ARE TO ROUGH FRAMING. DISCREPANCIES IN DIMENSIONS OR LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF REVITECTS AND/OR STRUCTURAL ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. ALL MFD. ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECT, ERECTED, USED, CLEANED, ADJUSTED, AND CONDITIONED AS DIRECTED BY THE MFR. UNLESS OTHERWISE NOTED. ALL MATERIALS SHALL BE NEW AND UNUSED, UNLESS OTHERWISE NOTED. ALL WORK SHALL BE PERFORMED IN A WORKMANSHIP LIKE MANNER. ALL DIMENSIONS NOTED "TO BE VERIFIED" SHALL BE DONE SO BY THE CONTRACTOR PRIOR TO CONSTRUCTION & REPORTED TO REVITECTS. ASPECTS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME CHARACTER AND QUALITY AS THOSE SHOWN FOR SIMILAR CONDITIONS. ALL WASTE AND REFUSE CAUSED BY WORK SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF BY THE CONTRACTOR. THE PROPERTY SHALL BE LEFT CLEAN AND CLEAR. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS TO COORDINATE WITH EXISTING BUILDING CONDITIONS. ANY VARIANCES AND/OR DISCREPANCIES THAT ARISE IN THE COORDINATION DESCRIBED SHALL BE REPORTED TO THE DESIGN BUILD COMPANY IMMEDIATELY. THE DWELLING, ANY ATTACHED GARAGE AND/OR DETACHED GARAGE AND/OR CARPORT WITH HABITABLE SPACE ABOVE SHALL BE PROVIDED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AND THE FIRE SUPPRESSION SPRINKLER SYSTEM SHALL BE DEFERRED AND INSTALLED UNDER A SEPARATE FIRE SPRINKLER SYSTEM PERMIT. 	<p>SPECIAL INSPECTIONS: SEE SPECIAL INSPECTIONS FORMS - ATTACHED SUBMITTAL DOCUMENTS</p>	<p>DESIGNER: REVITECTS, LLC 1223 G STREET SACRAMENTO, C. 95814 916.917.4167 WWW.REVITECTS.COM</p> <p>TITLE 24: TAILORED ENERGY SERVICES KEVIN LAUGHTON 548 MARKET ST. #30051 SAN FRANCISCO, CA 94120-7775 1 (888) 310-0808</p>	<p>EXISTING/DEMO</p> <table border="0"> <tr><td>A1</td><td>FIRST FLOOR DEMO PLAN & ROOF DEMO PLAN</td></tr> <tr><td>A2</td><td>EXISTING ELEVATIONS</td></tr> </table> <p>PROPOSED</p> <table border="0"> <tr><td>A3.1</td><td>PROPOSED FLOOR PLANS</td></tr> <tr><td>A3.2</td><td>ROOF PLAN</td></tr> <tr><td>A4</td><td>UTILITY PLANS</td></tr> <tr><td>A5</td><td>PROPOSED EXTERIOR ELEVATIONS</td></tr> <tr><td>A6</td><td>BUILDING SECTIONS - DOOR AND WINDOW SCHEDULES</td></tr> <tr><td>A7</td><td>FOUNDATION AND FIRST FLOOR SHEAR WALL PLAN</td></tr> <tr><td>A9</td><td>SECOND FLOOR FRAMING & 2ND FLOOR SHEAR WALL PLAN</td></tr> <tr><td>A11</td><td>ROOF/CEILING FRAMING PLAN, DETAILS AND NOTES</td></tr> <tr><td>AD1</td><td>DETAILS</td></tr> <tr><td>AD2</td><td>DETAILS</td></tr> <tr><td>GN</td><td>GENERAL STRUCTURAL NOTES</td></tr> </table>	A1	FIRST FLOOR DEMO PLAN & ROOF DEMO PLAN	A2	EXISTING ELEVATIONS	A3.1	PROPOSED FLOOR PLANS	A3.2	ROOF PLAN	A4	UTILITY PLANS	A5	PROPOSED EXTERIOR ELEVATIONS	A6	BUILDING SECTIONS - DOOR AND WINDOW SCHEDULES	A7	FOUNDATION AND FIRST FLOOR SHEAR WALL PLAN	A9	SECOND FLOOR FRAMING & 2ND FLOOR SHEAR WALL PLAN	A11	ROOF/CEILING FRAMING PLAN, DETAILS AND NOTES	AD1	DETAILS	AD2	DETAILS	GN	GENERAL STRUCTURAL NOTES	<p>PROJECT INFORMATION</p> <p>SITE APN: 011-211-017-000 ADDRESS: 328 ROSEVILLE ST, ROSEVILLE, CA 95678</p> <p>JURISDICTION: CITY OF ROSEVILLE ZONING: R1 OCCUPANCY: R-3 / U LOT #: 17 LOT SIZE: 0.11 ACRES LOT COVERAGE: 32% FRONT SETBACK: 20' (EXCEPTION: Covered, unenclosed projections attached to the primary structure may encroach up to six (6) feet into any front yard setback. 5 ft interior</p> <p>SIDE SETBACKS: 5 ft interior REAR SETBACKS: 20% of lot depth; need not exceed 20 ft; 10 ft minimum</p> <p>WUI ZONE: NO - LRA URBAN UNZONED</p> <p>AGENCIES POWER: PG&E GAS: PG&E WATER: PG&E FIRE PROTECTION: ROSEVILLE CITY FIRE DEPARTMENT</p> <p>BUILDING CONSTRUCTION: V-N MAX ROOF HEIGHT: 35' ROOF HEIGHT: 20'-8"</p>	<p>VICINITY MAP:</p>																																								
A1	FIRST FLOOR DEMO PLAN & ROOF DEMO PLAN																																																																						
A2	EXISTING ELEVATIONS																																																																						
A3.1	PROPOSED FLOOR PLANS																																																																						
A3.2	ROOF PLAN																																																																						
A4	UTILITY PLANS																																																																						
A5	PROPOSED EXTERIOR ELEVATIONS																																																																						
A6	BUILDING SECTIONS - DOOR AND WINDOW SCHEDULES																																																																						
A7	FOUNDATION AND FIRST FLOOR SHEAR WALL PLAN																																																																						
A9	SECOND FLOOR FRAMING & 2ND FLOOR SHEAR WALL PLAN																																																																						
A11	ROOF/CEILING FRAMING PLAN, DETAILS AND NOTES																																																																						
AD1	DETAILS																																																																						
AD2	DETAILS																																																																						
GN	GENERAL STRUCTURAL NOTES																																																																						
<p>FIRST SUBMITTAL DATE</p>						<p>7/14/2021 4:39:11 PM</p>																																																																	
<p>REVISIONS</p>						<p>△ △ △ △ △ △ △</p>																																																																	
<p>PLOT DATE</p>						<p>7/14/2021 4:39:11 PM</p>																																																																	
<p>DESIGNER</p>						<p>TD</p>																																																																	
<p>DRAFTER</p>						<p>RM</p>																																																																	
<p>CHECKED BY</p>						<p></p>																																																																	
<p>SHEET TITLE</p>						<p></p>																																																																	
<p>COVER SHEET</p>						<p></p>																																																																	
<p>SHEET NUMBER</p>						<p>A0.1</p>																																																																	



DYER RESIDENCE 328 ROSEVILLE ST ROSEVILLE, CA 95678

FIRST SUBMITTAL DATE

REVISIONS

PLOT DATE 7/14/2021 4:39:15 PM

DESIGNER TD

DRAFTER RM

CHECKED BY

SHEET TITLE

T-24 REPORT

SHEET NUMBER

A0.3

CERTIFICATE OF COMPLIANCE Project Name: Addition Calculation Date/Time: 2021-07-14T02:24:33-07:00 Input File Name: 13441.328 Roseville Street 2 story addition and remodel.rbd15x

CERTIFICATE OF COMPLIANCE Project Name: Addition Calculation Date/Time: 2021-07-14T02:24:33-07:00 Input File Name: 13441.328 Roseville Street 2 story addition and remodel.rbd15x

CERTIFICATE OF COMPLIANCE Project Name: Addition Calculation Date/Time: 2021-07-14T02:24:33-07:00 Input File Name: 13441.328 Roseville Street 2 story addition and remodel.rbd15x

CERTIFICATE OF COMPLIANCE Project Name: Addition Calculation Date/Time: 2021-07-14T02:24:33-07:00 Input File Name: 13441.328 Roseville Street 2 story addition and remodel.rbd15x

CERTIFICATE OF COMPLIANCE Project Name: Addition Calculation Date/Time: 2021-07-14T02:24:33-07:00 Input File Name: 13441.328 Roseville Street 2 story addition and remodel.rbd15x

CERTIFICATE OF COMPLIANCE Project Name: Addition Calculation Date/Time: 2021-07-14T02:24:33-07:00 Input File Name: 13441.328 Roseville Street 2 story addition and remodel.rbd15x

CERTIFICATE OF COMPLIANCE Project Name: Addition Calculation Date/Time: 2021-07-14T02:24:33-07:00 Input File Name: 13441.328 Roseville Street 2 story addition and remodel.rbd15x

CERTIFICATE OF COMPLIANCE Project Name: Addition Calculation Date/Time: 2021-07-14T02:24:33-07:00 Input File Name: 13441.328 Roseville Street 2 story addition and remodel.rbd15x

CERTIFICATE OF COMPLIANCE Project Name: Addition Calculation Date/Time: 2021-07-14T02:24:33-07:00 Input File Name: 13441.328 Roseville Street 2 story addition and remodel.rbd15x

CERTIFICATE OF COMPLIANCE Project Name: Addition Calculation Date/Time: 2021-07-14T02:24:33-07:00 Input File Name: 13441.328 Roseville Street 2 story addition and remodel.rbd15x

CERTIFICATE OF COMPLIANCE Project Name: Addition Calculation Date/Time: 2021-07-14T02:24:33-07:00 Input File Name: 13441.328 Roseville Street 2 story addition and remodel.rbd15x

CERTIFICATE OF COMPLIANCE Project Name: Addition Calculation Date/Time: 2021-07-14T02:24:33-07:00 Input File Name: 13441.328 Roseville Street 2 story addition and remodel.rbd15x



DYER RESIDENCE

DYER RESIDENCE
328 ROSEVILLE ST
ROSEVILLE, CA
95678

FIRST SUBMITTAL DATE

REVISIONS

PLOT DATE
7/14/2021 4:39:16 PM

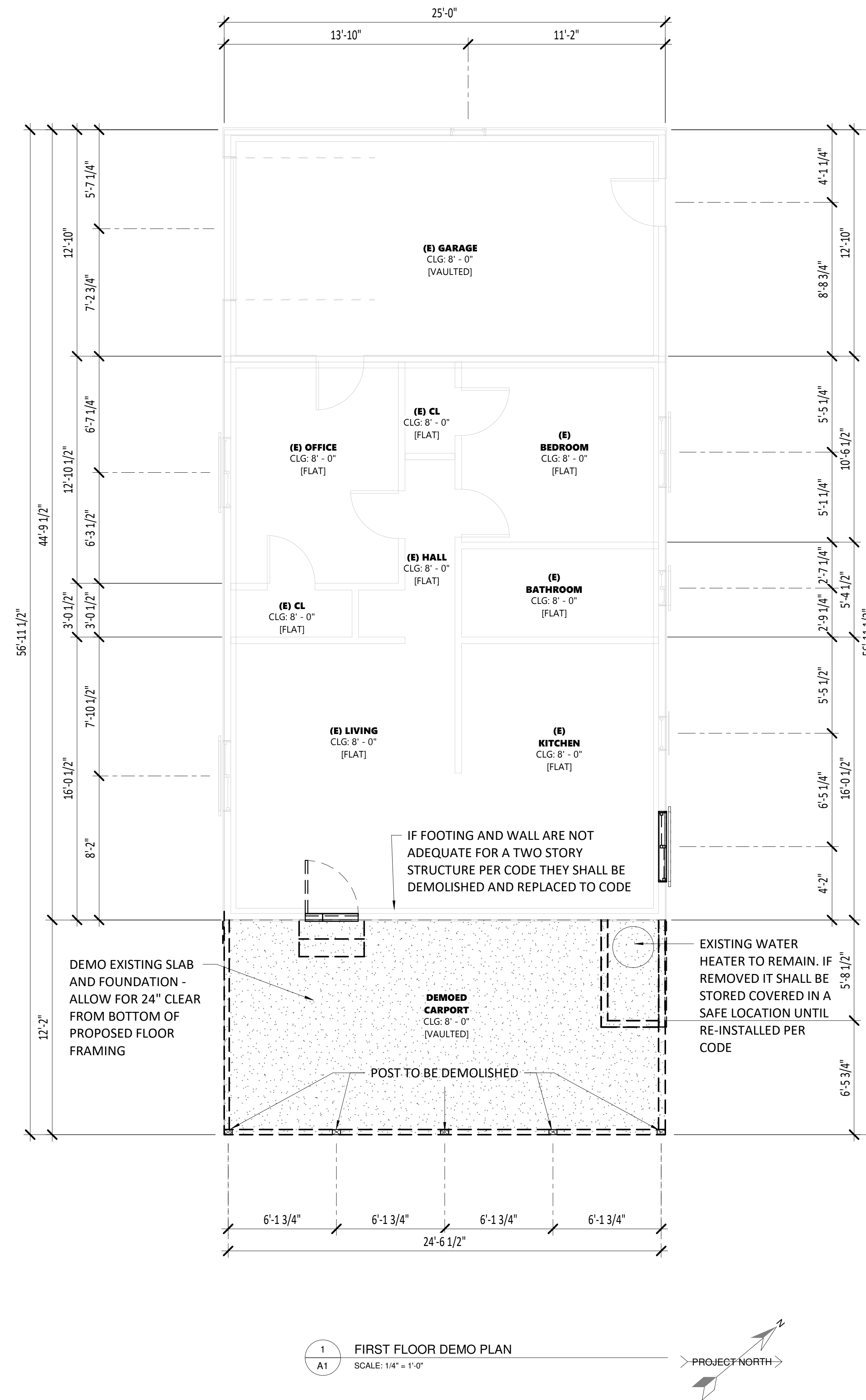
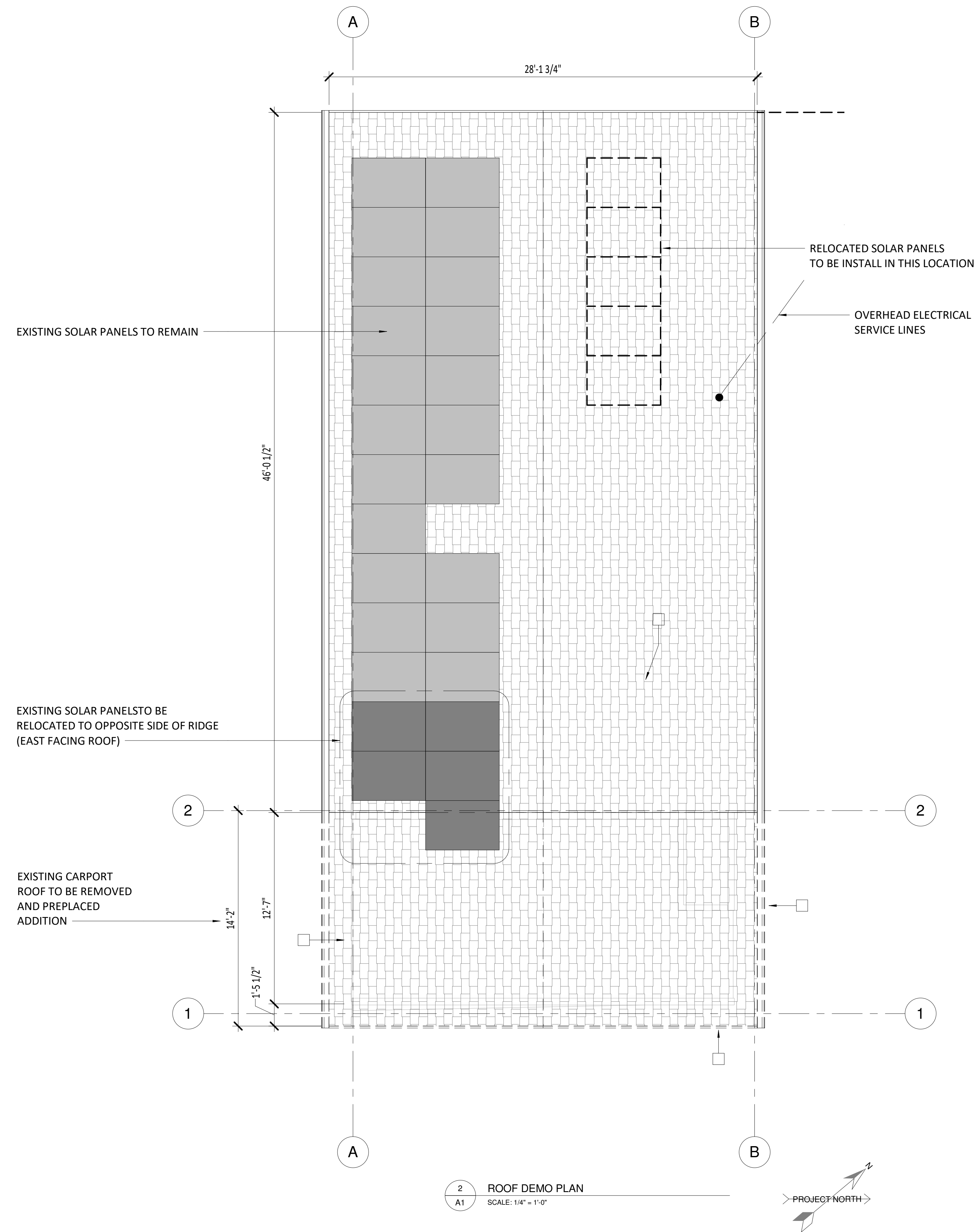
DESIGNER
TD

DRAFTER
RM

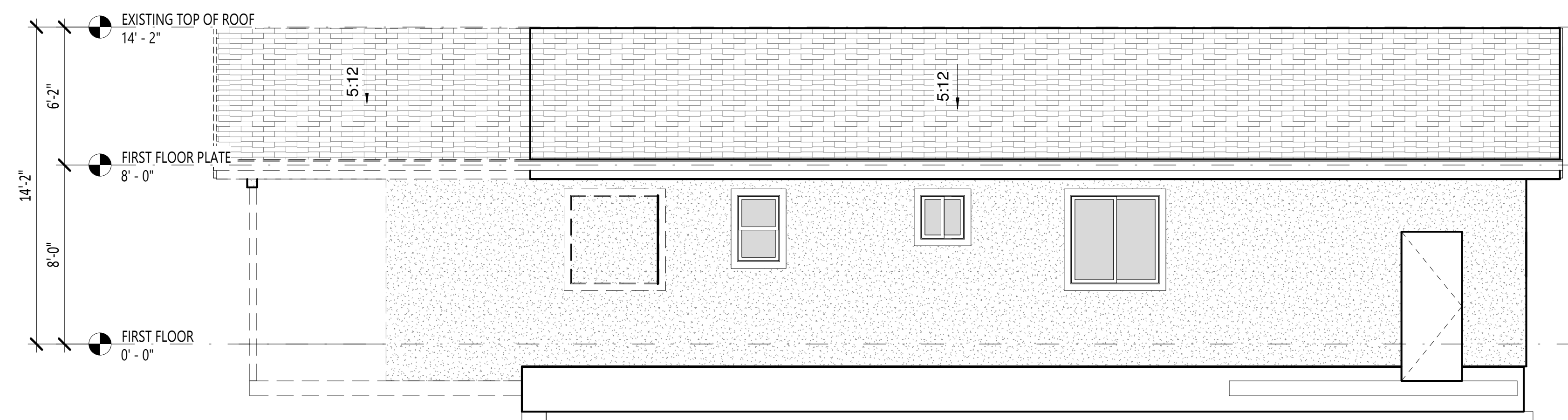
CHECKED BY

SHEET TITLE
FIRST FLOOR DEMO PLAN & ROOF DEMO PLAN

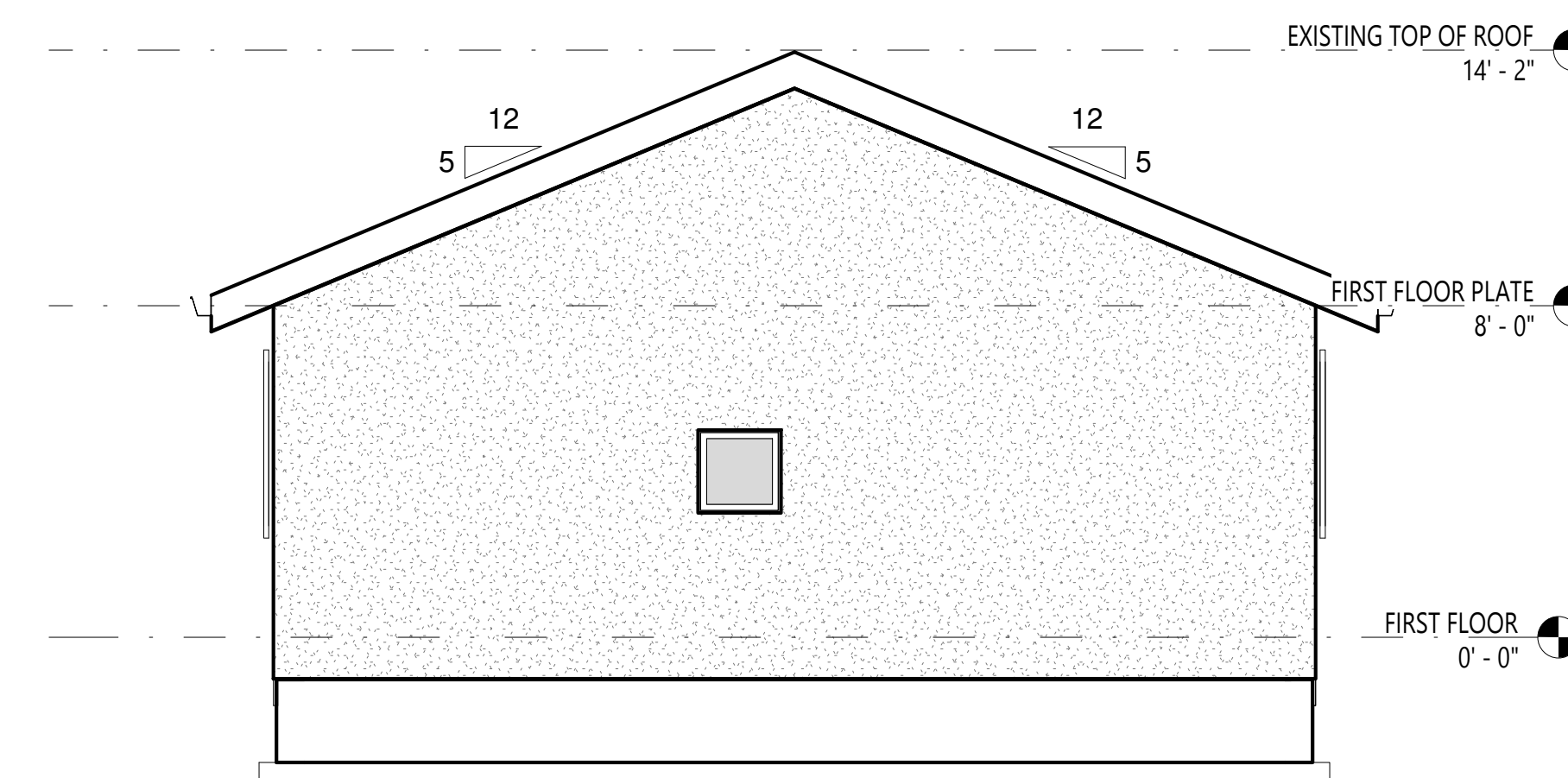
SHEET NUMBER
A1



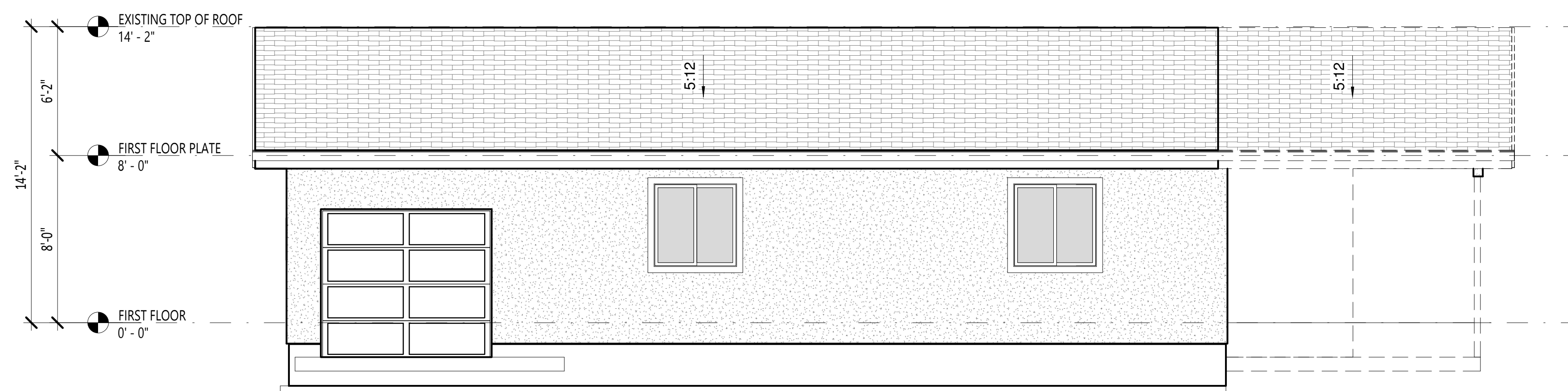
DEMO PLAN NOTES	DEMO PLAN LEGEND	DEMO PLAN KEYNOTES (#)
<p>1. DEMOLITION SHALL BE COMPLETED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING STRUCTURE TO REMAIN.</p> <p>2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO REMAINING STRUCTURE AND FINISHES AS A RESULT OF DEMOLITION.</p>	<p>TEMP (W/HP) EGRESS WINDOW TAG, SEE WINDOW SCHEDULE (TEMPERED / EGRESS NOTED ON TAG)</p> <p>TEMP (D/HP) DOOR TAG, SEE DOOR SCHEDULE (TEMPERED NOTED ON TAG)</p> <p>ROOM NAME ROOM NUMBER</p> <p>CLG: HEIGHT TYPE</p> <p># KEYNOTE TAG, SEE FLOOR PLAN KEYNOTES</p> <p>BUILDING SECTION REFERENCE</p> <p>BUILDING ELEVATION REFERENCE</p> <p>DETAIL REFERENCE</p> <p>EXISTING WALL</p> <p>DEMO EXISTING WALL, SEE STRUCTURAL PLANS FOR NECESSARY SUPPORT</p>	<p>1. REPLACE WINDOW IN EXISTING DINING ROOM WITH SLIDING GLASS DOOR (SHOWN WITH HIDDEN LINES) TYP.</p> <p>2. DEMO EXISTING CARPORT ROOF</p> <p>3. DEMO EXISTING CARPORT SUPPORTS AND WALLS</p> <p>4. DEMO EXISTING EXTERIOR SIDING AND BUILDING PAPER</p> <p>5. DEMO EXISTING EXTERIOR DOOR AND STEPS (SHOWN) WITH HIDDEN LINES) TYP.</p> <p>6. DEMO EXISTING CARPORT CONCRETE SLAB & PREPARE FOR RAISED FLOOR FOUNDATION</p> <p>7. REMOVE & RELOCATE 5 EXISTING SOLAR PANELS TO THE EAST FACING ROOF AS SHOWN ON THE ROOF DEMO PLAN</p>



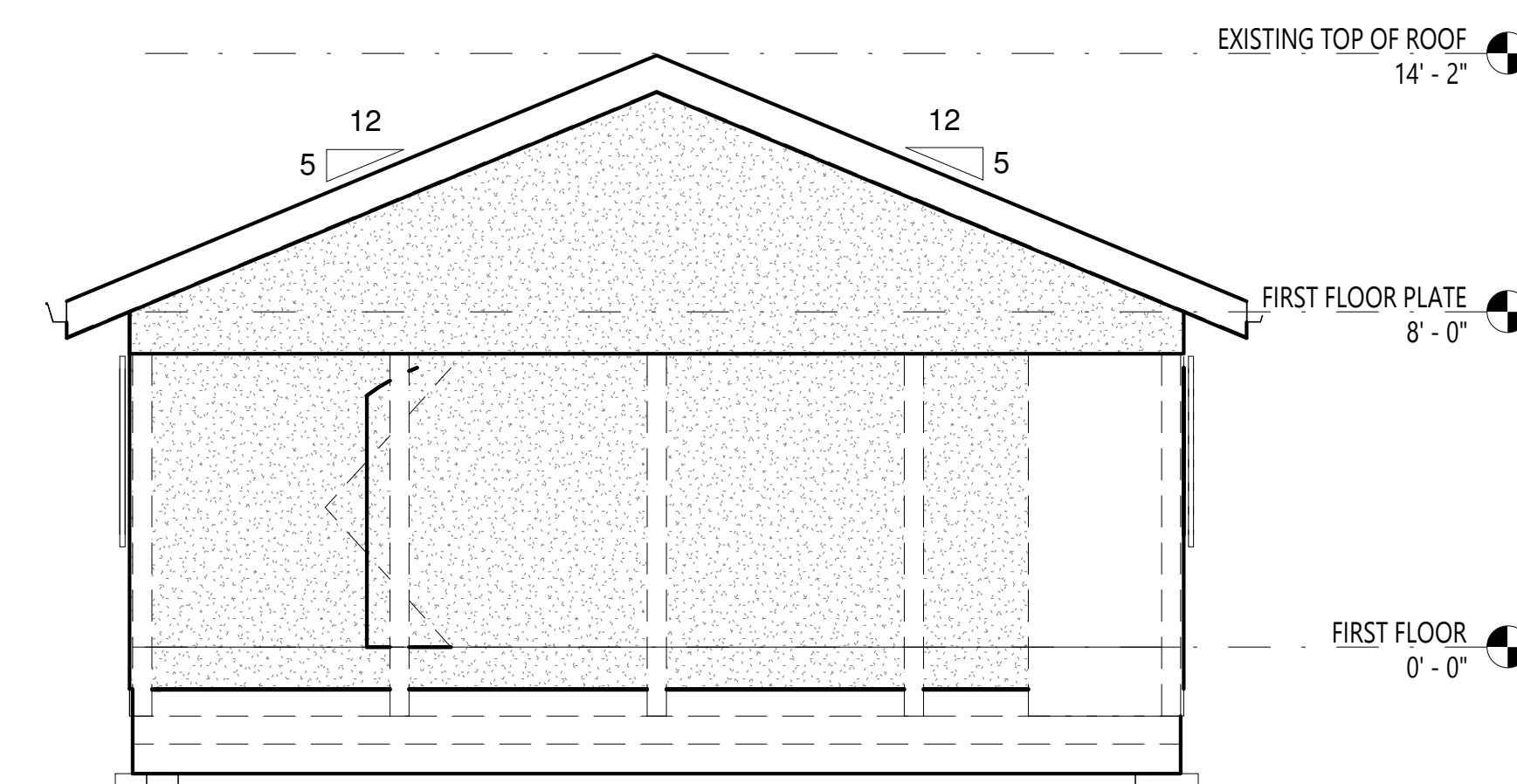
2 EXISTING/DEMO EXTERIOR ELEVATION - EAST
A2 SCALE: 1/4" = 1'-0"



1 EXISTING/DEMO EXTERIOR NORTH ELEVATION
A2 SCALE: 1/4" = 1'-0"



4 EXISTING/DEMO EXTERIOR WEST ELEVATION
A2 SCALE: 1/4" = 1'-0"



3 EXISTING/DEMO EXTERIOR SOUTH ELEVATION
A2 SCALE: 1/4" = 1'-0"

ELEVATION LEGEND

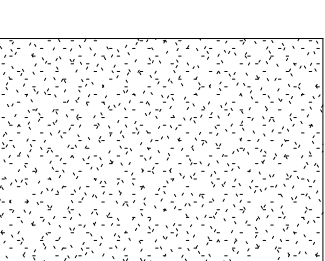
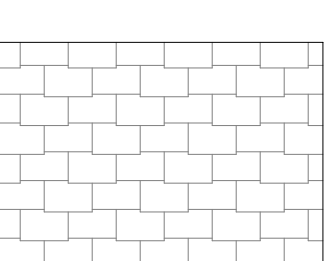
A. ADDRESS NUMBERS SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE ARABIC NUMBERS OR ALPHABETICAL LETTERS A MIN. OF 4 INCHES HIGH WITH A MIN. STROKE WIDTH OF 1/2 INCH. A MONUMENT, POLE OR OTHER SIGN OR MEANS CAN BE USED TO IDENTIFY THE STRUCTURE TO ENSURE VISIBILITY.

B. ALL FLASHING AND SHEET METAL TO BE COLORED TO MATCH ATTACHED MATERIAL.

C. ALL VENT STACKS AND PIPES ARE TO BE COLORED TO MATCH THE ADJACENT ROOF OR WALL MATERIAL. VENT STACKS SHOULD BE GROUPED ON THE SIDE OR REAR OF THE ROOFS. VENTS SHOULD NOT EXTEND ABOVE THE ROOF RIDGELINE.

ELEVATION KEYNOTES

ELEVATION LEGEND

-  EXISTING PLASTER FINISH SYSTEM
-  EXISTING ASPHALT SHINGLE ROOF



DYER RESIDENCE

DYER RESIDENCE
328 ROSEVILLE ST
ROSEVILLE, CA
95678

FIRST SUBMITTAL DATE

REVISIONS

PLOT DATE
7/14/2021 4:39:21 PM

DESIGNER
TD

DRAFTER
RM

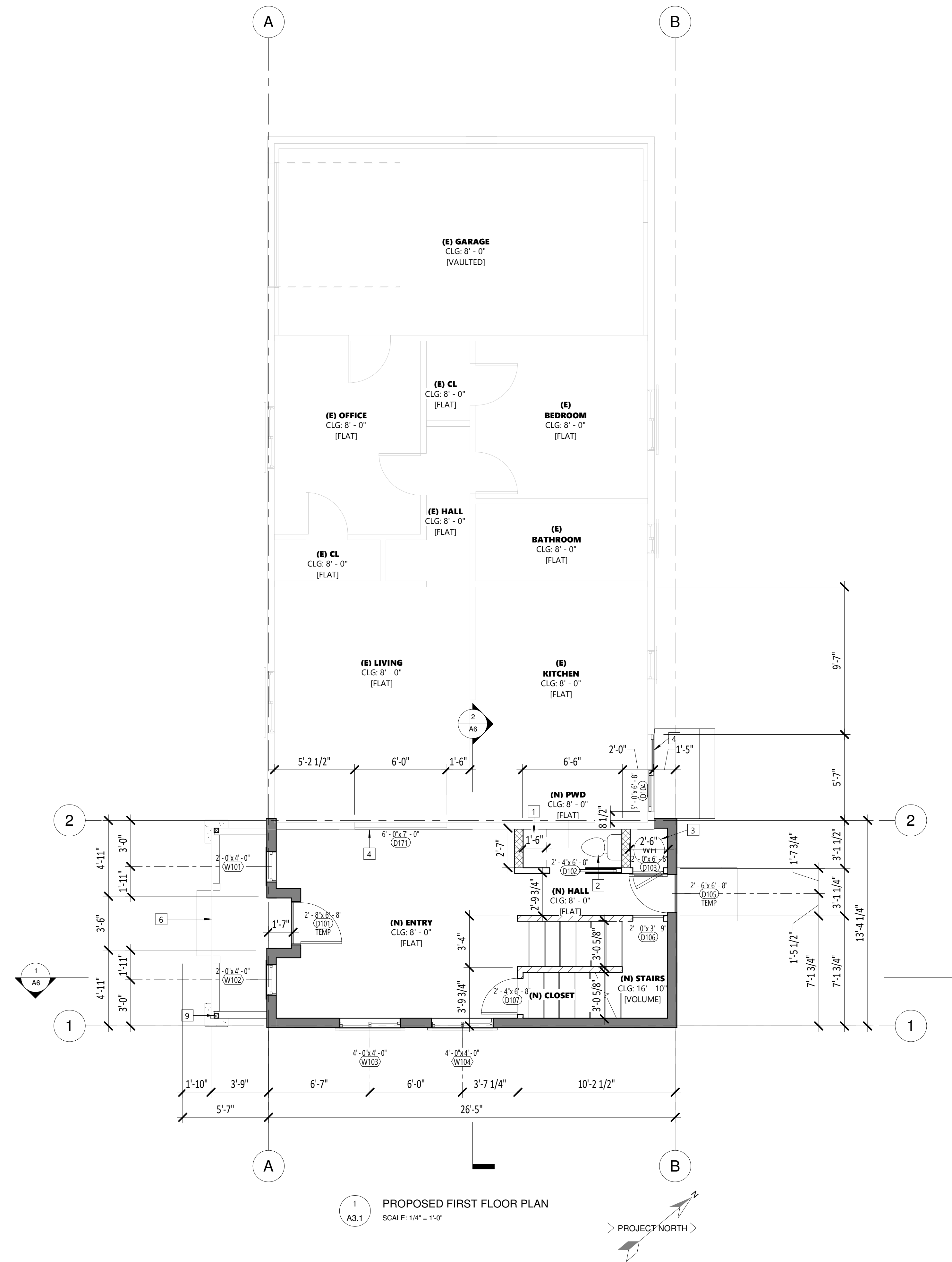
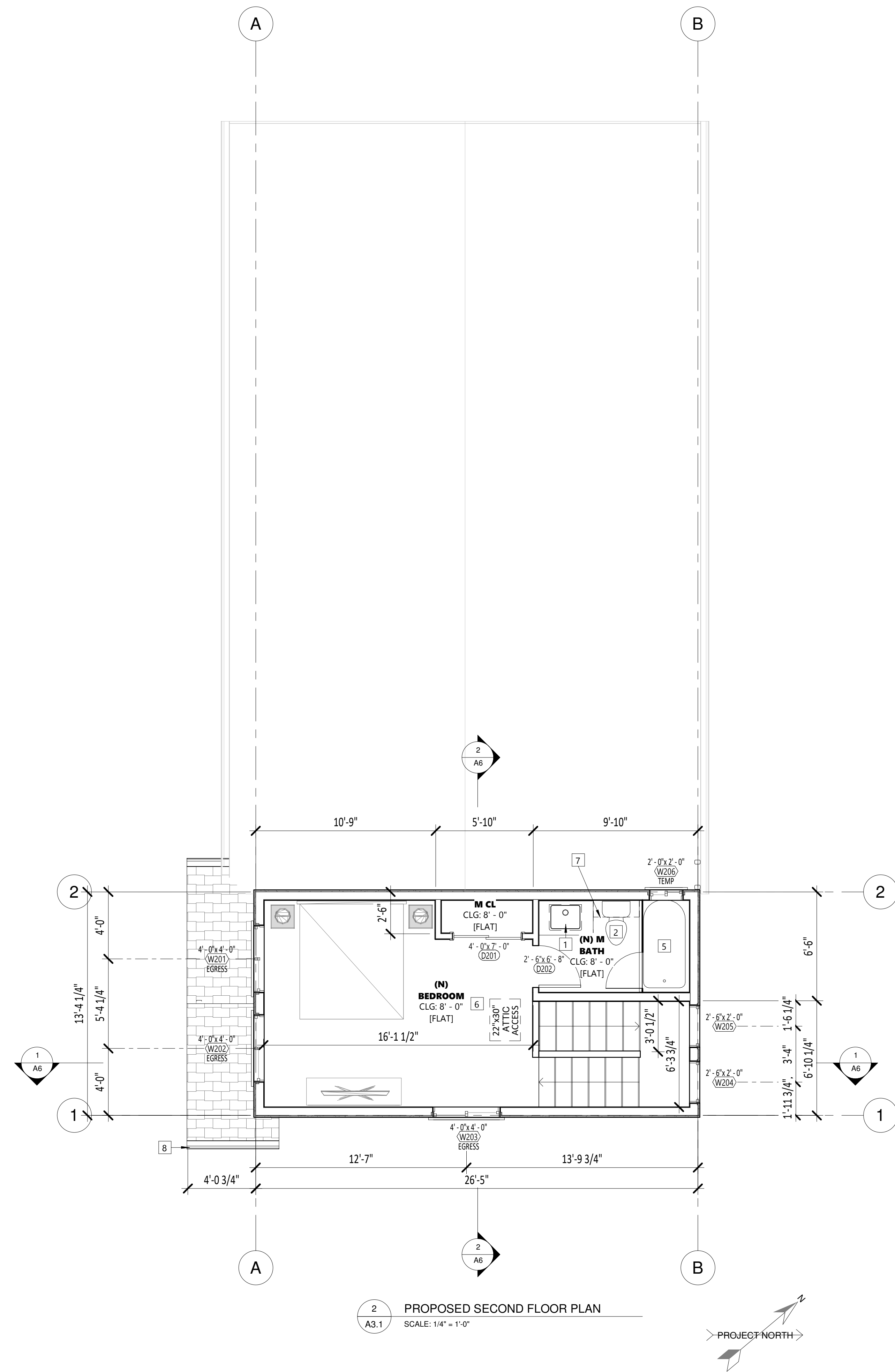
CHECKED BY

SHEET TITLE

PROPOSED FLOOR PLANS

SHEET NUMBER

A3.1



FLOOR PLAN NOTES

- A. VERIFY WITH OWNER FOR INTERIOR FINISHES, COLORS, TEXTURES, ETC. ALL CABINETS AND BUILT-IN SPECIFICATIONS SHALL BE PROVIDED BY CONTRACTOR.
- B. USE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS - U.N.O. PER STRUCTURAL PLANS.
- C. FIRE BLOCK AT ALL DROPPED CEILINGS AND SOFFITS.
- D. PROVIDE BACKING AT ALL WALL HUNG FIXTURES, CABINETS, LOWER CABINETS, ETC. AS REQUIRED.
- E. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT A LIST OF THE HEATING, COOLING, WATER HEATING, LIGHTING SYSTEMS, AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM PROPERLY AND EFFICIENTLY.
- F. AFTER INSTALLING INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND THE BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 6, AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2. THE CERTIFICATE SHALL STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED R-VALUE, AND WEIGHT PER SQUARE FOOT.
- G. USE MINIMUM 2 X 6 STUDS AT ALL PLUMBING WALLS.
- H. GUARDRAIL AND HANDRAIL ASSEMBLIES SHALL BE CAPABLE OF WITHSTANDING A LOAD OF AT LEAST 200 LB APPLIED IN ANY DIRECTION AT ANY POINT OF THE RAIL.
- I. SHOWER ENCLOSURES TO HAVE MINIMUM 72" HIGH NON-ABSORBENT WALL (TILE, MARBLE, ETC.) ABOVE THE DRAIN INLET. BACKING TO BE WATER-RESISTANT GYPSUM BACKING BOARD.
- J. PROVIDE APPROVED SHATTER RESISTANT ENCLOSURE (PLASTIC OR TEMPERED GLASS) AT SHOWERS AND WINDOWS IF SILL IS LESS THAN 5'-0" ABOVE TUB OR SHOWER FLOOR.
- K. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 S.Q. IN. OF AREA AND ENCOMPASS A 30" MIN. DIAMETER CIRCLE DIMENSION PLANS (CPC 412.7)
- L. THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR LISTED APPLIANCES SHALL BE AVAILABLE TO THE FIELD INSPECTOR AT THE TIME OF INSPECTIONS PER 2016 CRC SEC. R106.1.2
- M. FURNITURE SHOWN IS FOR DESIGN PURPOSE ONLY, FURNITURE NOT IN CONTRACT
- N. FIXTURES AND APPLIANCES SHOWN FOR DESIGN PURPOSE ONLY AND MAY NOT REFLECT ACTUAL FIXTURES AND APPLIANCES CHOSEN

FLOOR PLAN LEGEND

- TEMP (W/TEMP) EGRESS WINDOW TAG, SEE WINDOW SCHEDULE (TEMPERED / EGRESS NOTED ON TAG)
- TEMP (DR) DOOR TAG, SEE DOOR SCHEDULE (TEMPERED NOTED ON TAG)
- ROOM NAME CLG: HEIGHT TYPE ROOM NAME ROOM NUMBER
- # KEYNOTE TAG, SEE FLOOR PLAN KEYNOTES
- SECTION BUILDING SECTION REFERENCE
- ELEVATION BUILDING ELEVATION REFERENCE
- DETAIL BUILDING DETAIL REFERENCE
- NEW EXTERIOR WALL W/ R-19 INSULATION, 2X6 UNO
- NEW INTERIOR WALL, 2X4
- NEW INTERIOR WALL, 2X6 NOTE: ALL NEW PLUMBING WALLS TO BE 2X6 MIN
- EXISTING INTERIOR WALL

FLOOR / ROOF PLAN KEYNOTES #

- 1 SINK
- 2 ULTRA-LOW FLUSH TOILET. PROVIDE 24" CLEAR SPACE IN FRONT OF ANY TOILET. FLUSH VOLUMES FOR LOW-CONSUMPTION AND WATER-SAVER WATER CLOSETS SHALL BE PROVIDED WITH A MAX. 1.28. GALLONS OF WATER PER FLUSH.
- 3 WATER HEATER W/ 30" CONCRETE PLATFORM. PROVIDE ELECTRICAL AND GAS HOOKUPS.
- 4 DOORS PER SCHEDULE
- 5 BATHTUB SHOWER COMBO
- 6 INTERIOR CEILING / SECOND FLOOR ASSEMBLY, SEE
- 7 12" DEEP UPPER CABINETS
- 8 GUTTERS AND DOWNSPOUTS BY OTHERS. PROVIDE WUI COMPLIANT LEAF GUARD
- 9 4x4 POST



DYER RESIDENCE

DYER RESIDENCE
328 ROSEVILLE ST
ROSEVILLE, CA
95678

FIRST SUBMITTAL DATE

REVISIONS

PLOT DATE
7/14/2021 4:39:22 PM

DESIGNER
TD

DRAFTER
RM

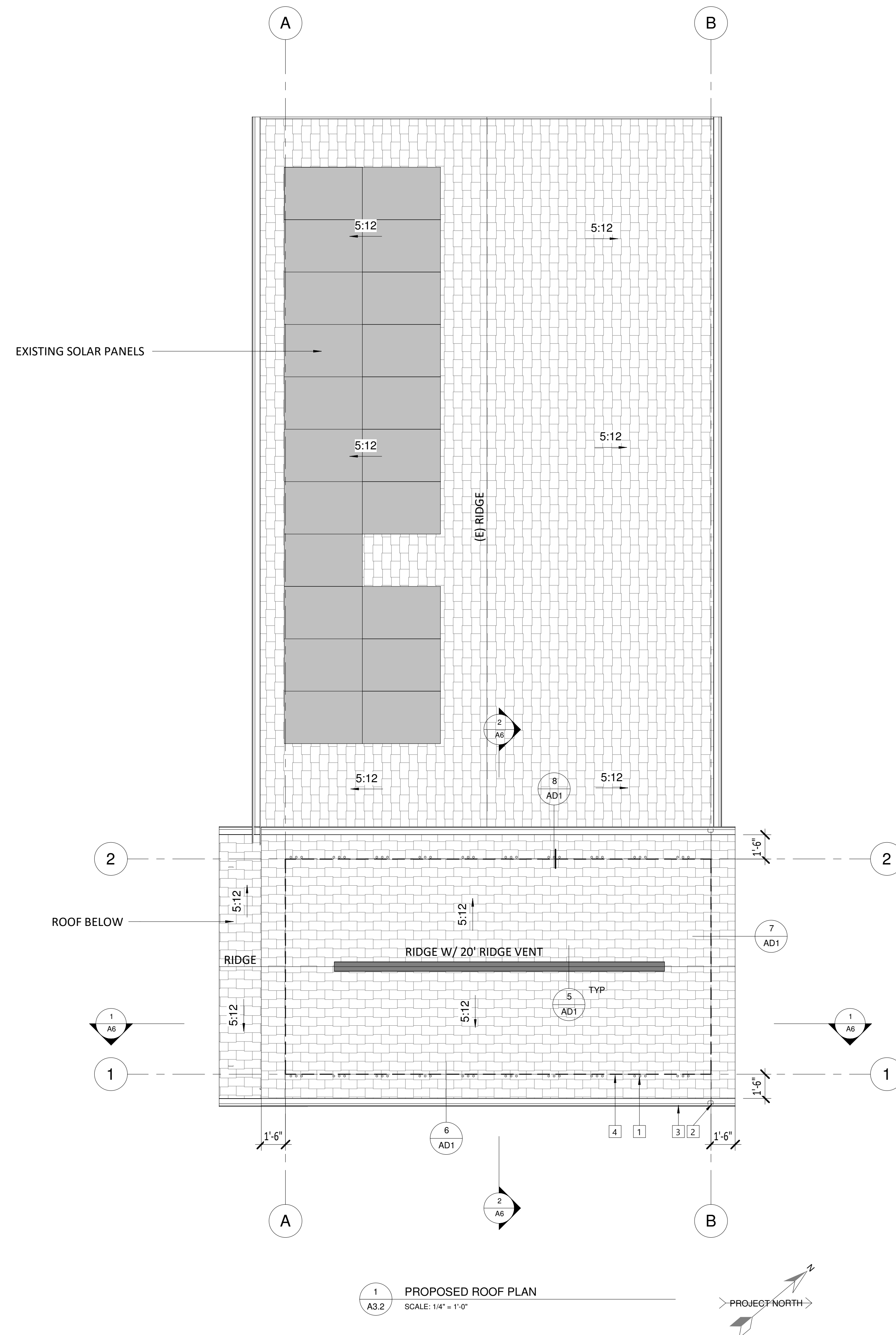
CHECKED BY

SHEET TITLE

ROOF PLAN

SHEET NUMBER

A3.2



UNVENTILATED ATTIC NOTES

R806.4 UNVENTED ATTIC ASSEMBLIES. UNVENTED ATTIC ASSEMBLIES (SPACES BETWEEN THE CEILING JOISTS OF THE TOP STORY AND THE ROOF RAFTERS) SHALL BE PERMITTED IF ALL THE FOLLOWING CONDITIONS ARE MET:

1. THE UNVENTED ATTIC SPACE IS COMPLETELY CONTAINED WITHIN THE BUILDING THERMAL ENVELOPE.
2. NO INTERIOR VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY.
3. WHERE WOOD SHINGLES OR SHAKES ARE USED, A MINIMUM 1/4 INCH (6MM) VENTED AIR SPACE SEPARATES THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHEATHING.
4. IN CALIFORNIA CLIMATE ZONES 14 AND 16, ANY AIR IMPERMEABLE INSULATION SHALL BE A VAPOR RETARDER, COATING OR COVERING INDIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION. SEE TITLE 24, PART 6, FIGURE 101-A - CALIFORNIA CLIMATE ZONES.
5. EITHER ITEMS 5.1, 5.2 OR 5.3 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING. NO INSULATION SHALL BE REQUIRED WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONTINUOUS UNDERLAYMENT IS INSTALLED. A CONTINUOUS LAYER SHALL BE CONSIDERED TO EXIST IF SHEATHING, ROOFING PAPER OR ANY CONTINUOUS LAYER WHICH HAS A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD.

6. INSULATION METHODS:

- A. AIR-IMPERMEABLE INSULATION ONLY. INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
- B. AIR-PERMEABLE INSULATION ONLY. IN ADDITION TO THE AIR-PERMEABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION WITH A MIN. R-VALUE OF R-10 SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING FOR CONDENSATION CONTROL.
- C. AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION. THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.

SEE ROOF ASSEMBLY DETAILS FOR MORE INFORMATION

ROOF PLAN KEYNOTES

- 1 (3)1.5 DIA HOLES IN BLOCKING W/ RODENT SCREEN
- 2 DOWNSPOUT LOCATION, VERIFY
- 3 GUTTERS AND DOWNSPOUTS BY OTHERS. PROVIDE WUI COMPLIANT LEAF GUARD
- 4 1ST FLOOR BUILDING FOOTPRINT

REQUIRED VENTILATION

ATTIC AREA	SQ. FT.	FACTOR	REQUIRED VENTILATION
MAIN FOUNDATION	332.58 SF	150	319.28 in ²
VENTED ATTIC	352.52 SF	300	169.21 in ²

PROVIDED ATTIC VENTILATION

DESCRIPTION	FREE AREA (in ² PER VENT OR LF)	COUNT OR LF	FREE AREA TOTAL	%
LOWER				
EAVE VENT (3) 1.5" HOLES	5.31 in ²	20	106.20 in ²	52%
			106.20 in ²	
UPPER				
VentSure Strip Heat and Moisture Black Plastic Ridge Vent	5.00 in ² / LF	20 LF	100.00 in ²	48%
			100.00 in ²	
			206.20 in ²	

ATTIC VENTILATION LEGEND

- RIDGE VENT, SEE CALCULATIONS FOR LENGTH
- ... EAVE VENT, (3) 1.5" Ø HOLES IN BLOCKING

ATTIC VENTILATION NOTES

1. EXCEPTION USED: WHEN AT LEAST 40% AND NO MORE THAN 50% OF THE ATTIC VENTILATION IS IN THE UPPER PORTION OF THE ATTIC AND NO MORE THAN 3 FEET BELOW THE RIDGE, THE REQUIRED VENTILATION IS REDUCED TO 1/300.
2. CONTRACTOR TO VERIFY ACTUAL FREE VENT AREAS OF VENTS PRIOR TO PURCHASING VENTS AND INSURE CALCULATIONS ARE CORRECT.
3. OWENS CORNING VENTSURE RIDGE VENT USED FOR CALCULATION
4. EAVE VENTS TO SHALL HAVE CORROSION RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH OR SIMILAR MATERIAL WITH OPENINGS AT LEAST 1/16" AND 1/4" MAXIMUM. (COMPLIES WITH WUI STANDARDS PER R337.6.3 EXCEPTION 3.1)



DYER RESIDENCE

DYER RESIDENCE
328 ROSEVILLE ST
ROSEVILLE, CA
95678

FIRST SUBMITTAL DATE

REVISIONS

PLOT DATE

7/14/2021 4:39:25 PM

DESIGNER

TD

DRAFTER

RM

CHECKED BY

SHEET TITLE

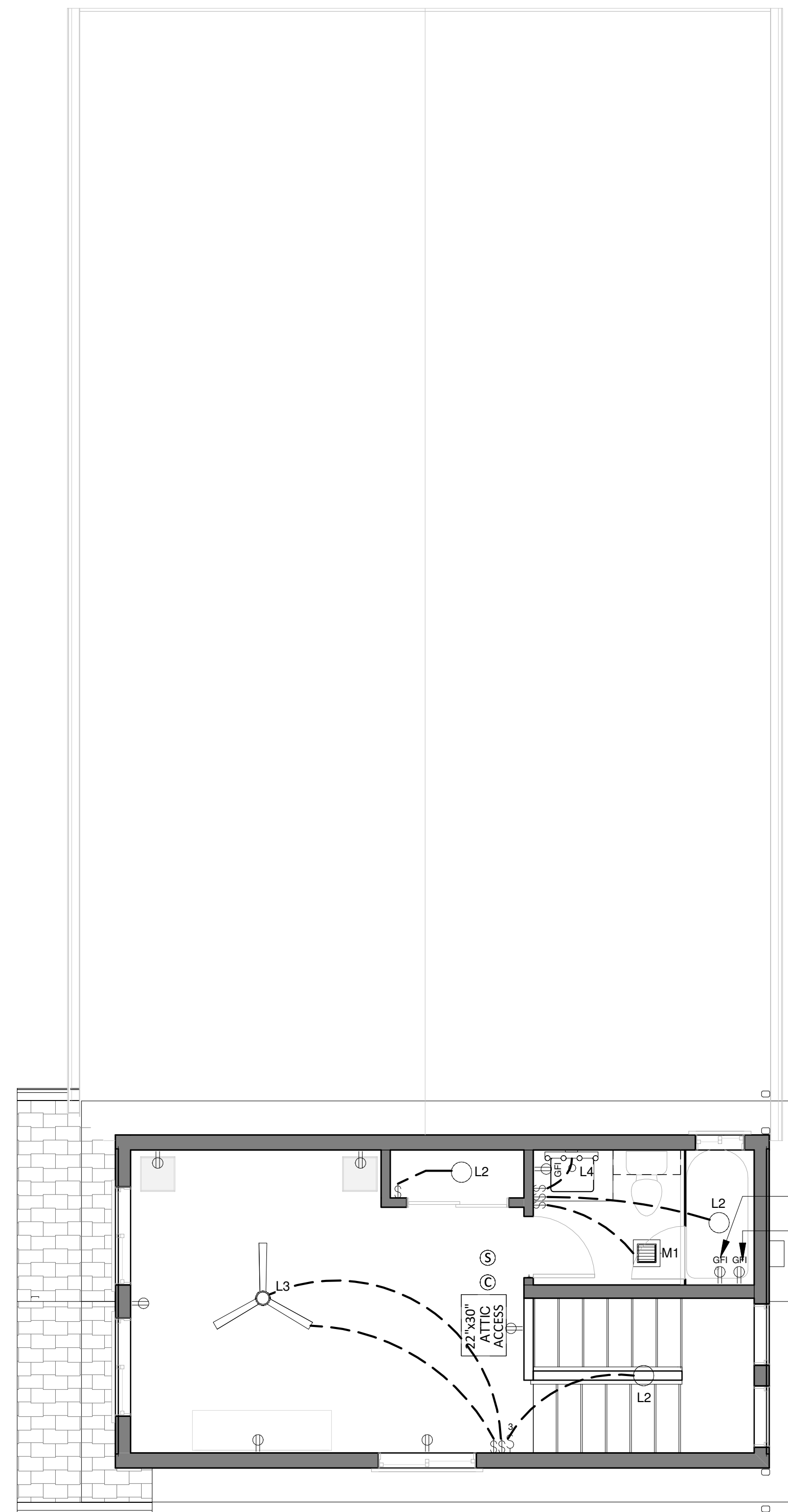
UTILITY PLANS

SHEET NUMBER

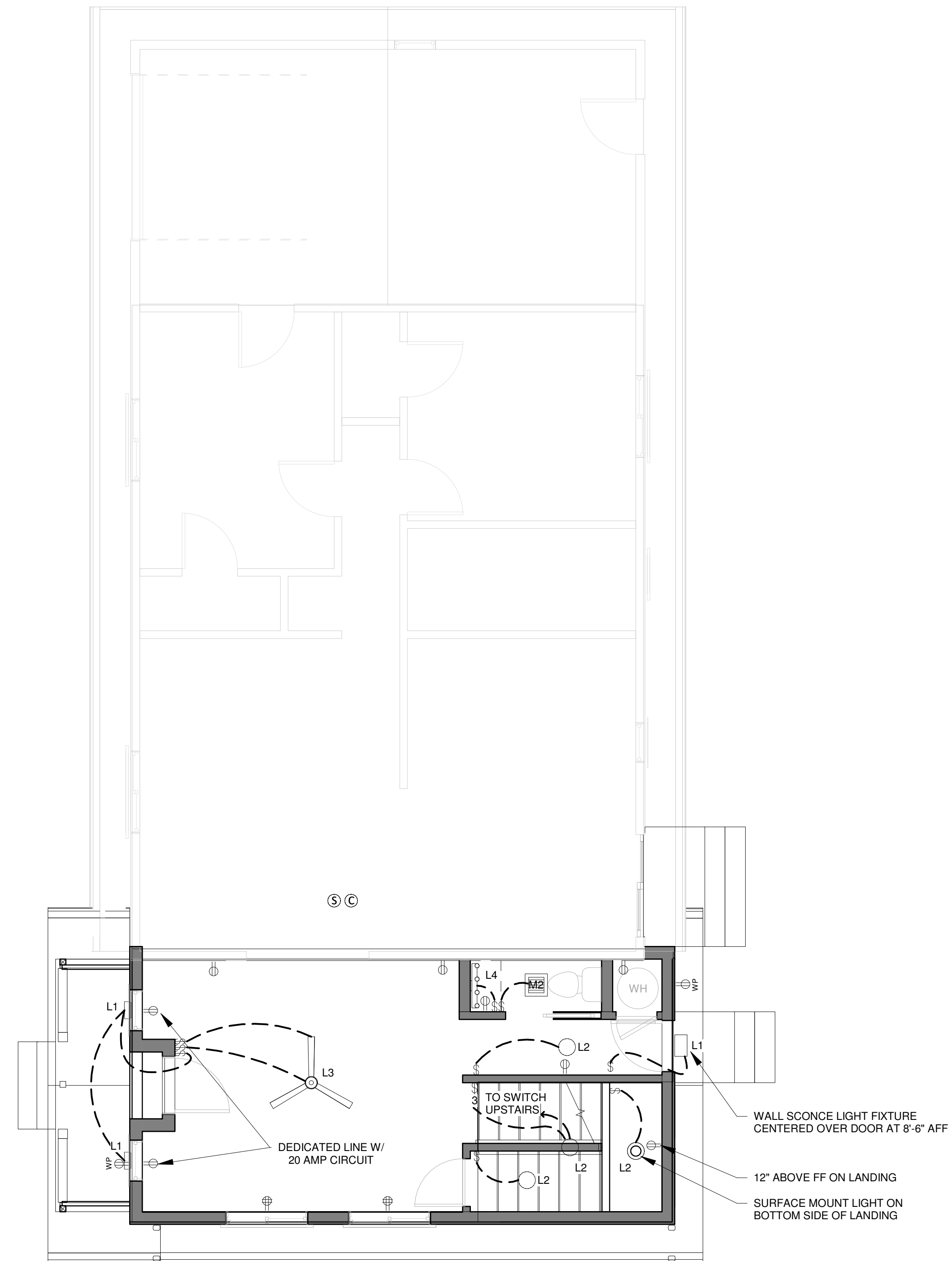
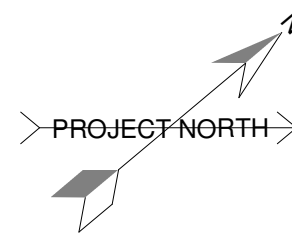
A4

LIGHTING FIXTURE SCHEDULE				
ID	COUNT	DESCRIPTION	COMMENTS	MANF - MODEL
L1	3	LED EXTERIOR WALL SCONCE		TBD - TBD
L2	6	SURFACE MOUNTED LED CEILING LIGHT		TBD - TBD
L3	2	CEILING FAN WITH LED LIGHT		TBD - TBD
L4	2	LED INTERIOR VANITY LIGHT		TBD - TBD

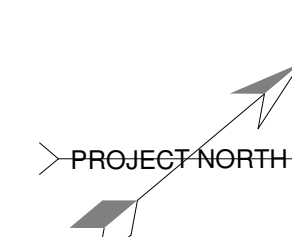
MECHANICAL FIXTURE SCHEDULE				
ID	COUNT	DESCRIPTION	COMMENTS	MANF - MODEL
M1	1	BATHROOM EXHAUST FAN, MIN. 50 CFM		TBD - TBD
M2	1	BATHROOM EXHAUST FAN, MIN. 50 CFM	IAQ - CONTINUOUS OPERATION	TBD - TBD



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



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



MECHANICAL NOTES

A. PROVIDE DRYER VENT TO OUTSIDE AIR, IT SHALL NOT EXCEED A COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET INCLUDING UP TO TWO NINETY DEGREE ANGLES, REDUCE ALLOWED LENGTH BY TWO FEET FOR EVERY 90 DEGREE ELBOW BEYOND THE ALLOWED TWO. CMC 504.3 FLEXIBLE DUCT CONNECTOR OF NOT MORE THAN 6 FEET IS ALLOWED BUT SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.
B. BATHROOM EXHAUST FANS SHALL PROVIDE MIN. OF 50 CFM, PER 2016 CMC. EXHAUST FANS INSTALLED IN BATHROOMS WITH A TUB OR SHOWER SHALL BE EQUIPPED WITH A HUMIDITY CONTROL (CALGREEN 4.506.1).

FIRE AND LIFE SAFETY NOTES

A. A CARBON MONOXIDE (CO) DETECTOR LISTED AS COMPLYING WITH UL2034 SHALL BE INSTALLED AND MAINTAINED PER NFPA 720 AND MANUFACTURER'S INSTRUCTIONS. IF MULTIPLE CO DETECTORS ARE INSTALLED THEY SHALL BE INTERCONNECTED.
B. SINGLE-STATION SMOKE DETECTORS SHALL BE INSTALLED IN EACH BEDROOM AND ROOMS GIVING ACCESS TO BEDROOMS AT ALL LEVELS OF THE DWELLING. SMOKE DETECTORS SHALL BE HARD-WIRED WITH BATTERY BACKUP AND, IF MULTIPLE SMOKE DETECTORS ARE INSTALLED SHALL BE INTERCONNECTED.

PLUMBING NOTES

A. ALL PLUMBING WORK SHALL BE IN COMPLIANCE WITH APPLICABLE PLUMBING CODES.
B. 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.
C. THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.
D. SINGLE SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI.
E. MULTIPLE SHOWER HEADS SERVING ONE SHOWER SHALL HAVE A COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OULETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OULET TO BE IN OPERATION AT A TIME.
F. HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.
G. RESIDENTIAL LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE NOT EXCEEDING 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.
H. LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS SHALL HAVE A MAXIMUM FLOW RATE NOT TO EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.
I. METERING FAUCETS SHALL NOT DELIVER MORE THAN 0.25 GALLONS PER CYCLE.
J. KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE NOT TO EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW RATE TO A MAXIMUM FLOW RATE NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI AND MUST DEFAULT TO A MAXIMUM FLOW RATE NOT TO EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.
a. WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.
K. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPINGS SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE THIRD OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT A MINIMUM DISTANCE OF 4 INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.

LIGHTING NOTES

A. ALL LIGHTING SHALL BE HIGH EFFICACY.
B. WHERE LUMINAIRES USING JAB-CERTIFIED CHANGEABLE ARE USED, DIMMERS OR VACANCY CONTROLS ARE REQUIRED.
C. SWITCHES
a. ALL SWITCHES TO BE LUTRON DIMMER SWITCHES. SWITCH-PLATES TO BE SCREWLESS.
D. KITCHENS
a. GENERAL KITCHEN LIGHTING TO BE SWITCHED SEPARATELY FROM ANY INCANDESCENT LIGHTING.
E. BATHROOMS
a. ALL LUMINAIRES SHALL BE HIGH EFFICACY.
b. AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR.
F. LAUNDRY ROOM
a. AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR.
G. ALL OTHER ROOMS
a. ALL LUMINAIRES SHALL BE HIGH EFFICACY.
H. GARAGES
a. AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR.
I. OUTDOOR LIGHTING
a. ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL MEET THE REQUIREMENTS OF CENC 150.0(i)(3A).
J. RECESSED LIGHTING
a. LUMINAIRES THAT ARE RECESSED INTO INSULATED CEILINGS ARE REQUIRED TO BE RATED FOR INSULATION CONTACT (IC-RATED), AND MEET ALL REQUIREMENTS FOR AIR LEAKAGE, SEALING, MAINTENANCE, AND SOCKET AND LIGHT SOURCES AS DESCRIBED IN CENC 150.0(i)(1).
F. LAUNDRY
a. PROVIDE A MINIMUM OF ONE 20-AMPERE BRANCH CIRCUIT FOR LAUNDRY RECEPTACLES. CEC SEC. 210.52, 220-14.

ELECTRICAL NOTES

A. ELECTRICAL INFORMATION PROVIDED ON THESE PLANS ARE FOR DESIGN PURPOSES ONLY. FOR POWER AND CABLING DISTRIBUTION, CIRCUITING AND CIRCUIT LOADS AND ALL RELATED INFORMATION CONCERNING ELECTRICAL WORK, REFER TO ELECTRICAL SUB-CONTRACTORS. ELECTRICAL WORK TO CONFORM TO ALL LOCAL AND STATE LAWS AND TO BE PERFORMED BY A LICENSED ELECTRICIAN.
B. RECEPTACLES
a. ALL RECEPTACLES TO BE TAMPER RESISTANT AFCI UNO, (CEC 210.12)
b. LOCATIONS TO COMPLY WITH CEC ART. 210.52 - 210.63
c. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO LENGTH ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6' MEASURED HORIZONTALLY FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE TWO FEET WIDE OR GREATER.
d. FOR HALLWAYS OF 10' OR MORE IN LENGTH, AT LEAST ONE RECEPTACLE OUTLET SHALL BE REQUIRED.
e. RECEPTACLE OUTLETS RATED AS 115 OR 120 VOLT SINGLE PHASE, 15 OR 20 AMP, WHERE INSTALLED OUTDOORS, IN GARAGES, IN BATHROOMS, IN CRAWL SPACES OR UNFINISHED BASEMENTS, OR SERVING COUNTER TOPS IN A KITCHEN, AND WITHIN 6' OF WET BAR SINKS, SHALL HAVE APPROVED GROUND-FAULT-CIRCUIT PROTECTION (GFCI).
f. MOUNT SWITCHES AT 42" A.F.F. TO CENTERLINE U.N.O.
g. MOUNT OUTLETS AT 12" A.F.F. TO CENTERLINE U.N.O.
h. ALL RECEPTACLES SHOWN AT COUNTER LOCATION ARE TO BE AT 42" A.F.F. TO CENTERLINE U.N.O.
C. BEDROOMS
a. SWITCHES & OUTLETS IN BEDROOMS TO COMPLY WITH CEC ARTICLE 210.12 "ARC FAULT CIRCUIT PROTECTION"
D. BATHROOMS
a. AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS (INCLUDING BATHROOM LIGHTING & FANS)
E. KITCHEN / DINING
a. PROVIDE MIN. TWO 20 AMPERE SMALL APPLIANCE BRANCH CIRCUITS FOR KITCHEN AND DINING ROOMS TO BE WIRED WITH MIN. OF #12 COPPER.
b. PROVIDE A SEPARATE BRANCH CIRCUIT SIZED AT 15 AMP MIN. FOR EACH DISHWASHER AND GARBAGE DISPOSAL.
c. PROVIDE A SEPARATE CIRCUIT FOR EACH ELECTRIC RANGE.
F. LAUNDRY
a. PROVIDE A MINIMUM OF ONE 20-AMPERE BRANCH CIRCUIT FOR LAUNDRY RECEPTACLES. CEC SEC. 210.52, 220-14.

UTILITY LEGEND

	120V DUPLEX CONVENIENCE OUTLET PROTECTED BY AFCI TO BE DECORATOR STYLE OUTLET TO MATCH EXISTING		CABLE TV JACK
	120V DUPLEX CONVENIENCE OUTLET PROTECTED BY GFCI TO BE DECORATOR STYLE OUTLET TO MATCH EXISTING		DATA JACK, ROUTE PER OWNER
	120V DUPLEX CONVENIENCE OUTLET PROTECTED BY GFCI AND WEATHERPROOF BOX		TELEPHONE JACK
	120V DUPLEX CONVENIENCE OUTLET UNDER EAVE PROTECTED BY GFCI AND WEATHERPROOF BOX		SINGLE POLE SINGLE THROW SWITCH
	240V DUPLEX CONVENIENCE OUTLET PROTECTED BY AFCI		SINGLE POLE SINGLE THROW DIMMER SWITCH
	240V ELECTRIC VEHICLE CHARGING STATION PER OWNER		SINGLE POLE DOUBLE THROW SWITCH, 3 WAY
	INSTALL LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240V BRANCH CIRCUIT PER CAL GREEN CODE 4.106.4.1		DOORBELL PUSH BUTTON
	110V DUPLEX CONVENIENCE OUTLET PROTECTED BY AFCI IN FLOOR BOX		DOORBELL CHIMES
			SMOKE DETECTOR
			CO DETECTOR



DYER RESIDENCE

DYER RESIDENCE
328 ROSEVILLE ST
ROSEVILLE, CA
95678

FIRST SUBMITTAL DATE

REVISIONS

PLOT DATE

7/14/2021 4:39:27 PM

DESIGNER

TD

DRAFTER

RM

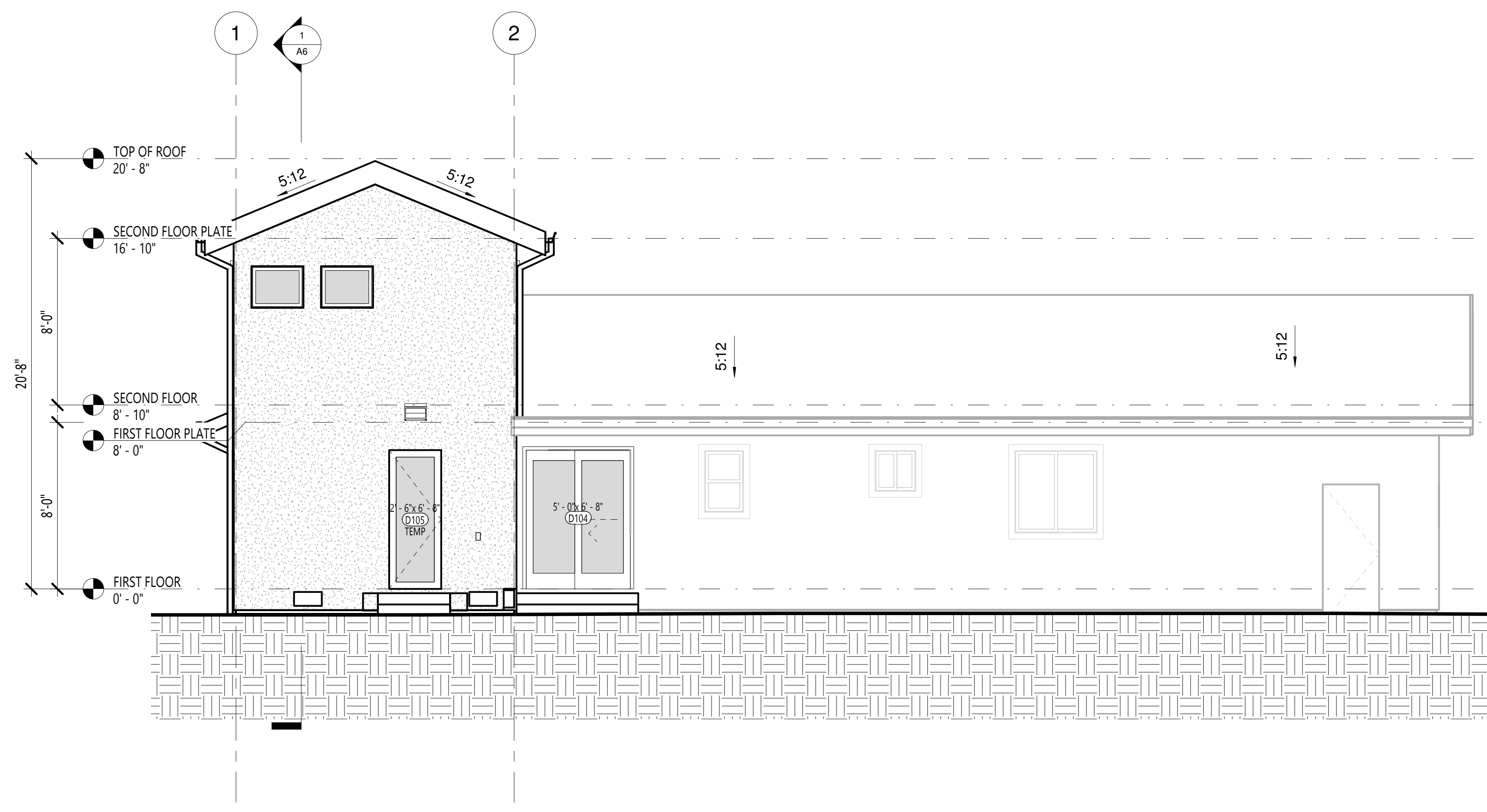
CHECKED BY

SHEET TITLE

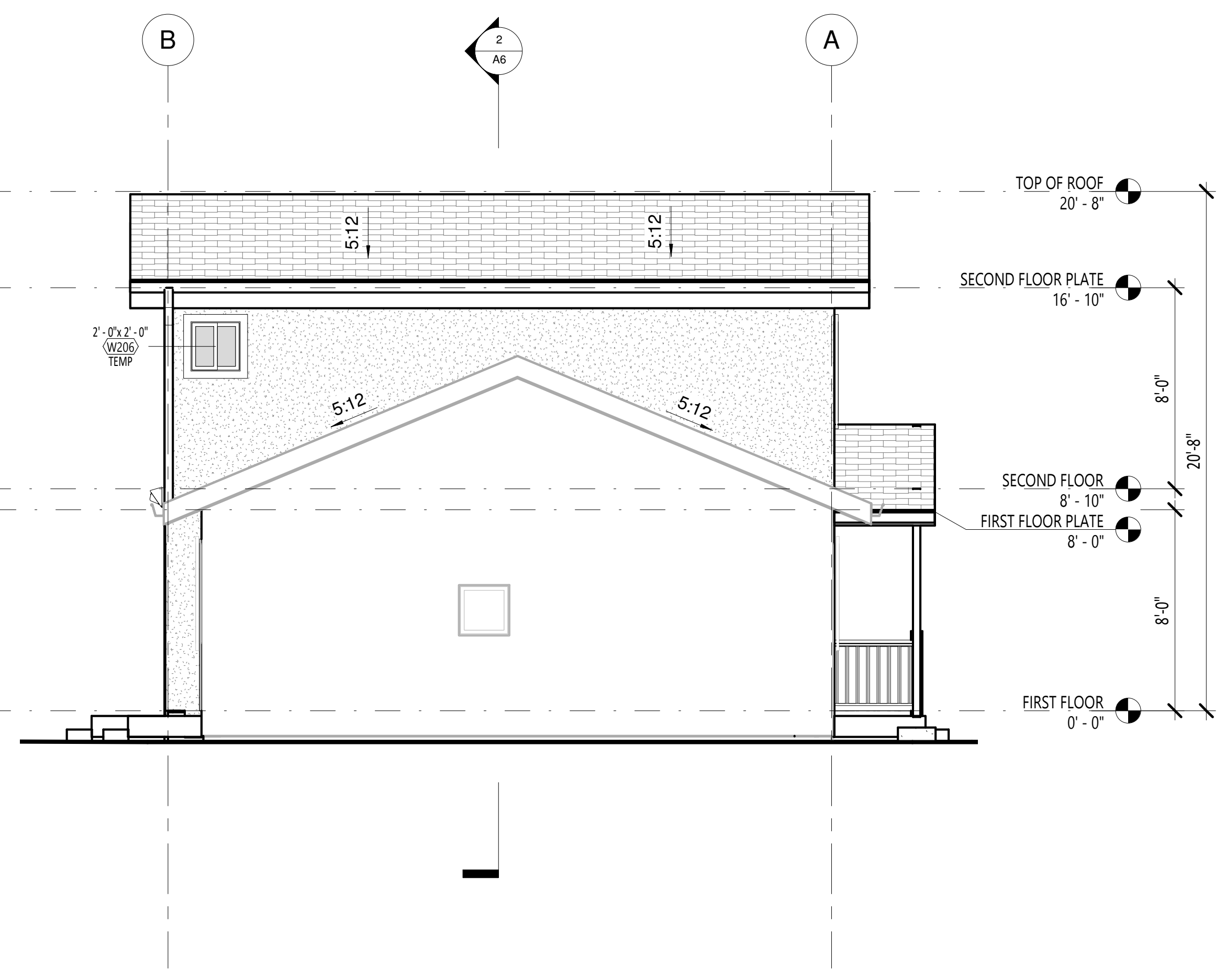
PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER

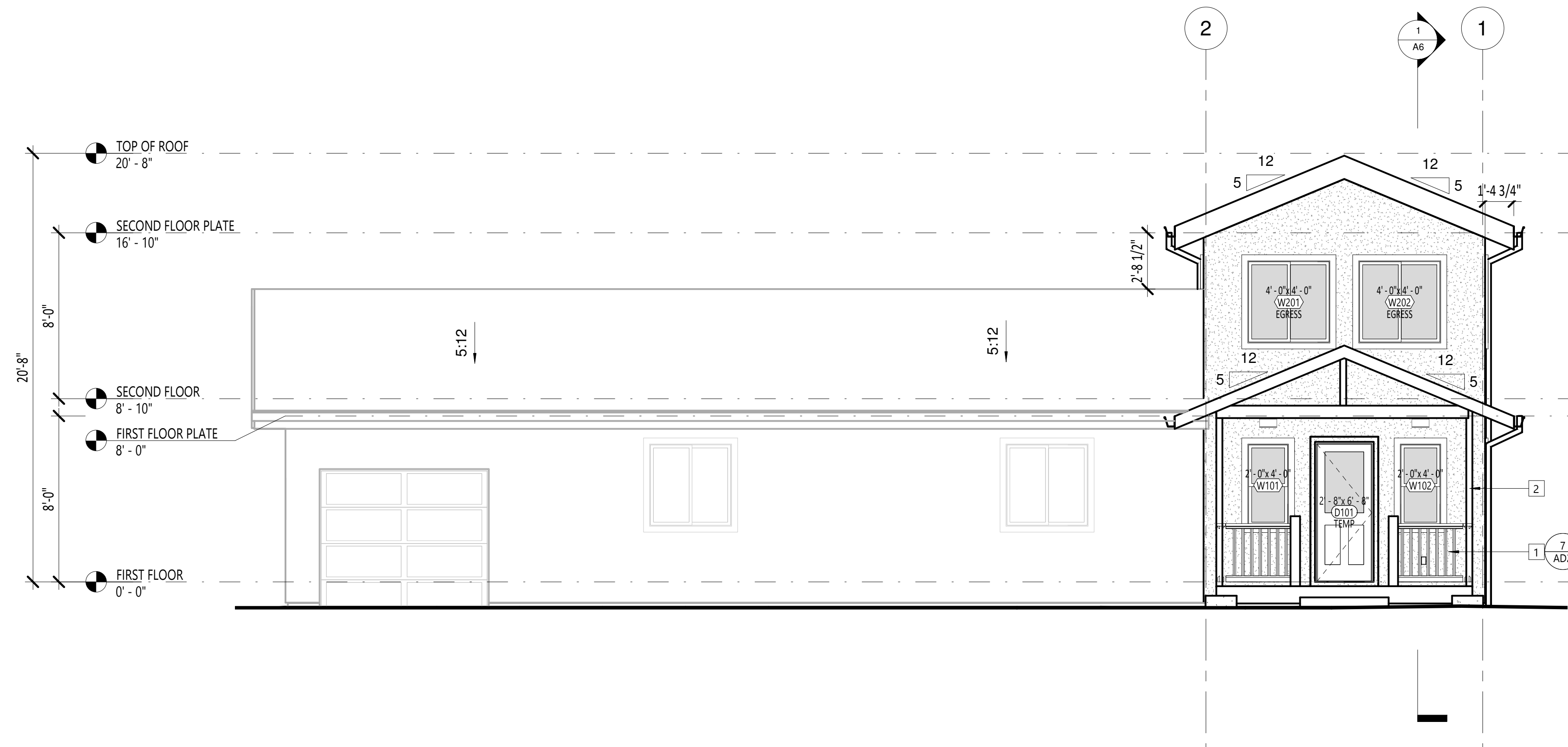
A5



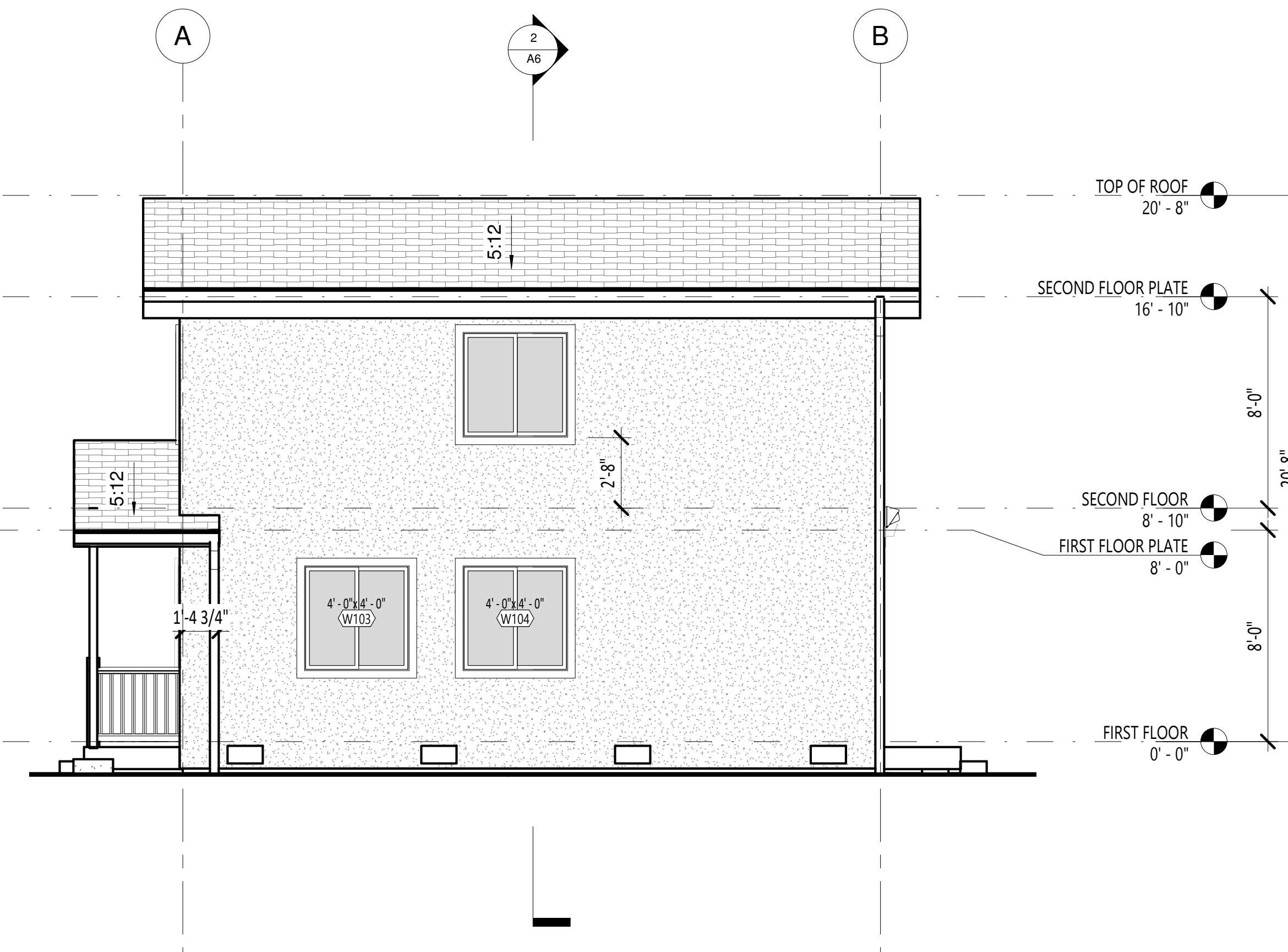
2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

A. ADDRESS NUMBERS SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE ARABIC NUMBERS OR ALPHABETICAL LETTERS A MIN. OF 4 INCHES HIGH WITH A MIN. STROKE WIDTH OF 1/2 INCH. A MONUMENT, POLE OR OTHER SIGN OR MEANS CAN BE USED TO IDENTIFY THE STRUCTURE TO ENSURE VISIBILITY.

B. ALL FLASHING AND SHEET METAL TO BE COLORED TO MATCH ATTACHED MATERIAL.

C. ALL VENT STACKS AND PIPES ARE TO BE COLORED TO MATCH THE ADJACENT ROOF OR WALL MATERIAL. VENT STACKS SHOULD BE GROUPED ON THE SIDE OR REAR OF THE ROOFS. VENTS SHOULD NOT EXTEND ABOVE THE ROOF RIDGELINE.

ELEVATION KEYNOTES

- 1 WOOD HANDRAIL PER DETAIL
- 2 4x4 POST

ELEVATION LEGEND

	PLASTER FINISH SYSTEM, SEE
	FOR GENERAL CONSTRUCTION
	FOR CORNER CONSTRUCTION
	CLASS 'A' ASPHALT SHINGLE ROOF TO MATCH EXISTING COLOR
	FOR GENERAL CONSTRUCTION
	FOR RAKE
	FOR EAVE



DYER RESIDENCE

DYER RESIDENCE
328 ROSEVILLE ST
ROSEVILLE, CA
95678

FIRST SUBMITTAL DATE

REVISIONS

PLOT DATE
7/14/2021 4:39:29 PM

DESIGNER
TD

DRAFTER
RM

CHECKED BY

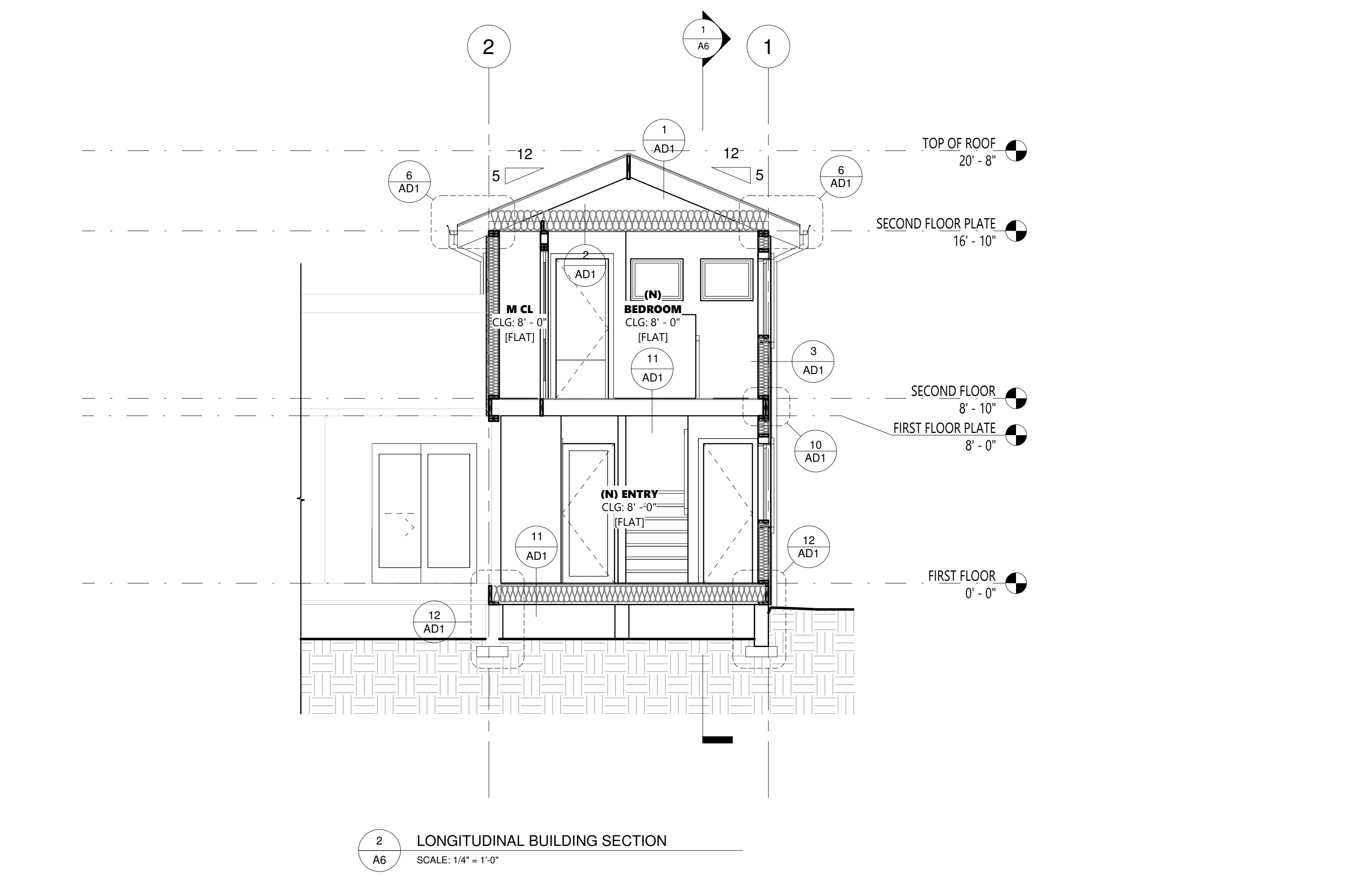
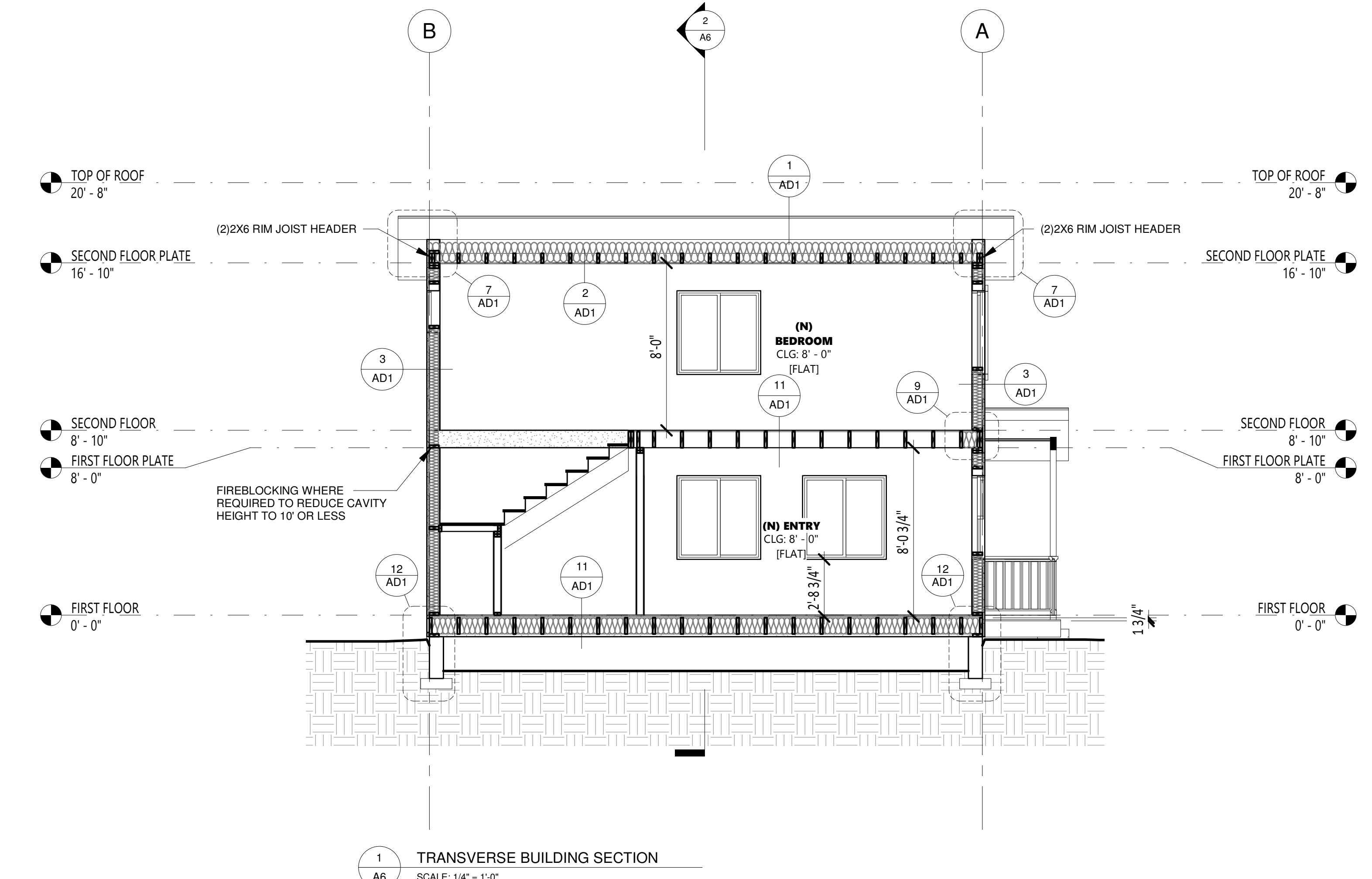
SHEET TITLE
BUILDING SECTIONS - DOOR AND WINDOW SCHEDULES

SHEET NUMBER
A6

DOOR SCHEDULE - PROPOSED									
ID	MFR - MODEL	DESCRIPTION	DIMENSIONS		TEMPERED	COMMENTS			
			SIZE (W x H x T)	ROUGH OPENING (W x H)					
FIRST FLOOR									
D101	TBD - TBD	ENTRY DOOR, HALF LITE, SC	2'-8" x 6'-8" x 1 3/4"	TBD x TBD	<input checked="" type="checkbox"/>				
D102	TBD - TBD	SINGLE POCKET, HC, PG	2'-4" x 6'-8" x 1 3/4"	TBD x TBD					
D103	TBD - TBD	SINGLE SWING, HC, PG	2'-0" x 6'-8" x 1 3/4"	TBD x TBD					
D104	TBD - TBD	SLIDING GLASS DOOR	5'-0" x 6'-8" x 1 3/4"	TBD x TBD					
D105	TBD - TBD	SINGLE SWING, FULL LITE, SC, PG	2'-6" x 6'-8" x 1 3/4"	TBD x TBD	<input checked="" type="checkbox"/>				
D106	TBD - TBD	SINGLE SWING, SC, PG	2'-0" x 3'-9" x 1 3/4"	TBD x TBD					
D107	TBD - TBD	SINGLE SWING, HC, PG	2'-4" x 6'-8" x 1 3/8"	TBD x TBD					
SECOND FLOOR									
D201	TBD - TBD	2 PANEL, BYPASS SLIDER, HC, PG	4'-0" x 7'-0" x 1 3/4"	TBD x TBD					
D202	TBD - TBD	SINGLE SWING, HC, PG	2'-6" x 6'-8" x 1 3/4"	TBD x TBD					

WINDOW SCHEDULE - PROPOSED										
ID	ROOM	MFR - MODEL	DESCRIPTION	MULLED	DIMENSIONS			EGRESS WINDOW	TEMPERED	COMMENTS
					SIZE	ROUGH OPENING	HEAD HEIGHT			
FIRST FLOOR										
W101	(N) ENTRY	TBD - TBD	SINGLE HUNG		2'-0" x 4'-0"		6'-8"			
W102	(N) ENTRY	TBD - TBD	SINGLE HUNG		2'-0" x 4'-0"		6'-8"			
W103	(N) ENTRY	TBD - TBD	SLIDER		4'-0" x 4'-0"		6'-8"			
W104	(N) ENTRY	TBD - TBD	SLIDER		4'-0" x 4'-0"		6'-8"			
SECOND FLOOR										
W201	(N) BEDROOM	TBD - TBD	SLIDER		4'-0" x 4'-0"		6'-8"	<input checked="" type="checkbox"/>		
W202	(N) BEDROOM	TBD - TBD	SLIDER		4'-0" x 4'-0"		6'-8"	<input checked="" type="checkbox"/>		
W203	(N) BEDROOM	TBD - TBD	SLIDER		4'-0" x 4'-0"		6'-8"	<input checked="" type="checkbox"/>		
W204	(N) STAIRS	TBD - TBD	FIXED		2'-6" x 2'-0"		6'-8"			
W205	(N) STAIRS	TBD - TBD	FIXED		2'-6" x 2'-0"		6'-8"			
W206	(N) M BATH	TBD - TBD	SLIDER		2'-0" x 2'-0"		6'-8"		<input checked="" type="checkbox"/>	

DOOR, WINDOW AND SAFETY GLAZING NOTES									
<p>A. DWELLING-GARAGE DOORS SHALL BE SOLID WOOD DOORS NOT LESS THAN 1-3/8" THICK, SOLID OR HONEYCOMB-COR STEEL DOORS NOT LESS THAN 1-3/8" THICK, OR A 20 MIN. FIRE RATED DOOR EQUIPPED WITH A SELF-CLOSING AND SELF LATCHING DEVICE.</p> <p>a. WHERE THE RESIDENCE AND GARAGE ARE PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTIONS R309.6 AND R313 THE DOORS NEED ONLY BE SELF-CLOSING AND SELF LATCHING.</p> <p>B. T = TEMPERED GLAZING</p> <p>C. TEMPERED GLAZING IS REQUIRED IN THE FOLLOWING HAZARDOUS LOCATIONS:</p> <p>a. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS.</p> <p>b. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT IS EITHER WITHIN 24" OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR. EXCEPT DECORATIVE GLAZING. EXCEPT WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING. EXCEPT WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH. EXCEPT GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.</p> <p>c. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS</p> <ul style="list-style-type: none"> • THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET. • THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR. • THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR, AND • ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE. 					<p>d. GLAZING IN GUARDS AND RAILINGS</p> <p>e. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. THIS APPLIES TO EACH PANE IN MULTIPLE GLAZING. EXCEPT GLAZING THAT IS MORE THAN 60 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL OR FROM THE EDGE OF A SHOWER, SAUNA OR STEAM ROOM.</p> <p>f. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS. EXCEPT GLAZING 36 INCHES OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.</p> <p>g. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60-INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING.</p> <p>D. ALL WINDOWS AND DOORS SHOWN ARE FOR ROUGH DESIGN PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY WITH THE OWNER THE MANUFACTURER OF THE DOORS AND WINDOWS PRIOR TO PURCHASING AND INSTALLATION. CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS PRIOR TO FRAMING.</p> <p>E. ALL SLIDING, SWINGING DOORS AND WINDOWS OPENING TO THE EXTERIOR OR TO UNCONDITIONED AREAS SHALL BE FULLY WEATHER-STRIPPED, GASKETED, OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION.</p> <p>F. PROVIDE LANDINGS AT EXTERIOR DOORS EQUAL TO THE WIDTH OF THE DOOR AND A LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36". THE SLOPE OF THE LANDING SHALL NOT EXCEED 1/4" PER FOOT (2% SLOPE)</p> <p>G. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE</p>				





DYER RESIDENCE

DYER RESIDENCE
328 ROSEVILLE ST
ROSEVILLE, CA
95678

FIRST SUBMITTAL DATE
REVISIONS

PLOT DATE
7/14/2021 4:39:31 PM

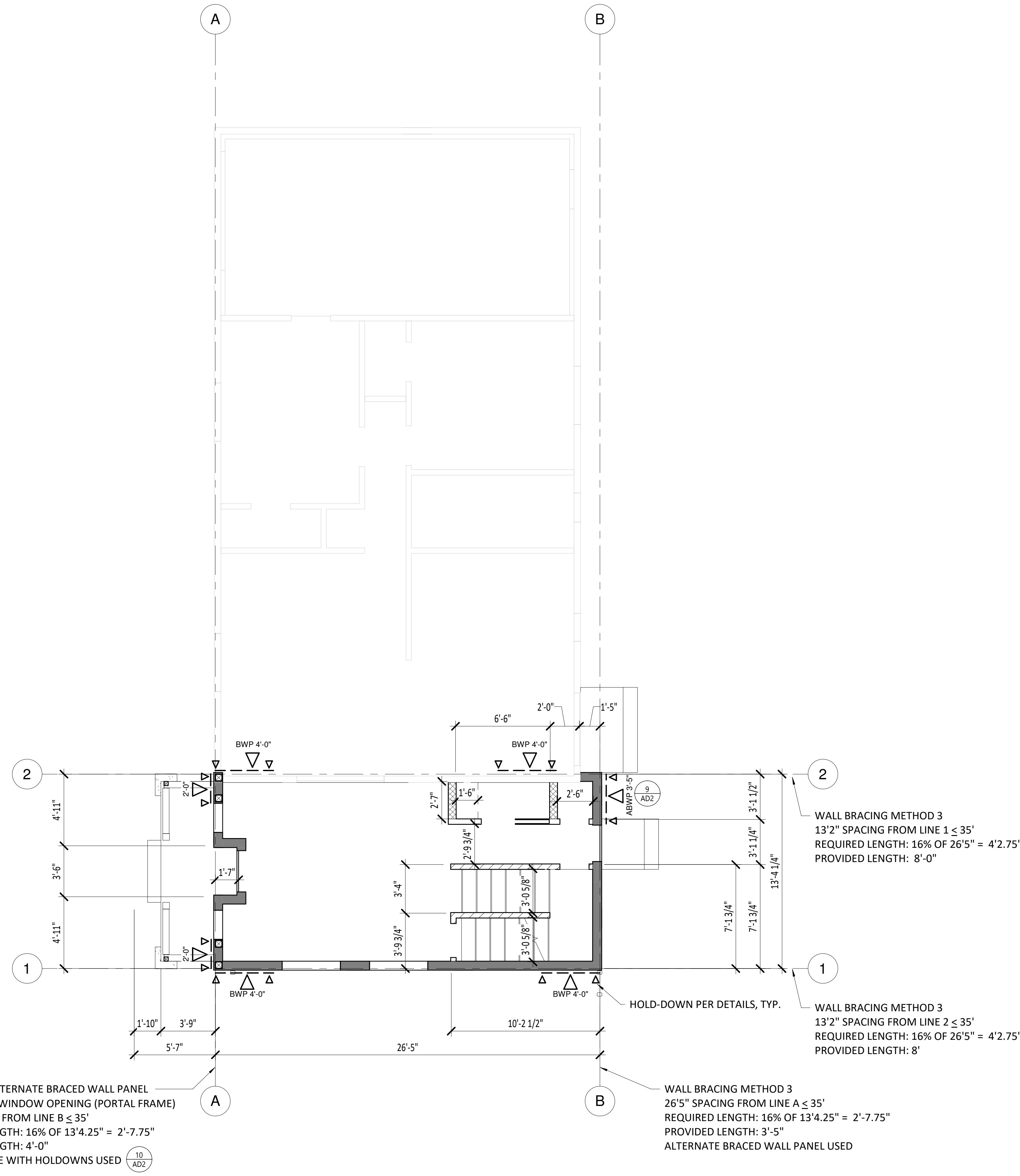
DESIGNER
TD

DRAFTER
RM

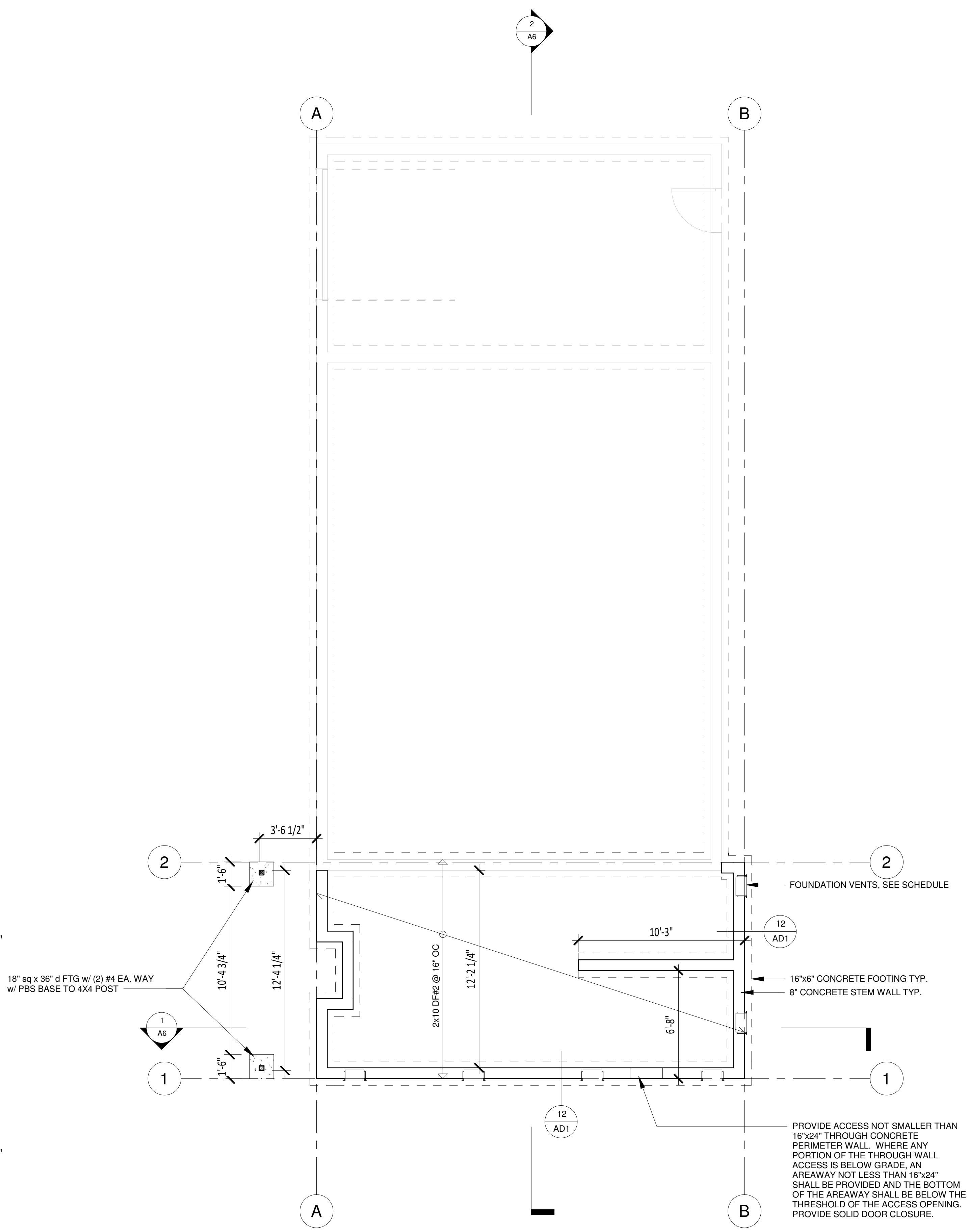
CHECKED BY

SHEET TITLE
FOUNDATION AND FIRST FLOOR SHEAR WALL PLAN

SHEET NUMBER
A7



2 1ST FLOOR SHEAR PLAN
A7 SCALE: 1/4" = 1'-0"
NOTE: SEE SHEET AD2 FOR SHEAR WALL CONNECTION DETAILS



1 FOUNDATION PLAN
A7 SCALE: 1/4" = 1'-0"

REQUIRED FOUNDATION VENTILATION			
ATTIC AREA	SQ. FT.	FACTOR	REQUIRED VENTILATION
MAIN FOUNDATION	332.58 SF	150	319.28 in ²

MAIN FOUNDATION VENTILATION PROVIDED			
ID	DESCRIPTION	COUNT	FREE AREA TOTAL
6	8X14 FOUNDATION VENT	6	372.00 in ²
6		6	372.00 in ²



DYER RESIDENCE

DYER RESIDENCE
328 ROSEVILLE ST
ROSEVILLE, CA
95678

FIRST SUBMITTAL DATE

REVISIONS

PLOT DATE

7/14/2021 4:39:34 PM

DESIGNER

TD

DRAFTER

RM

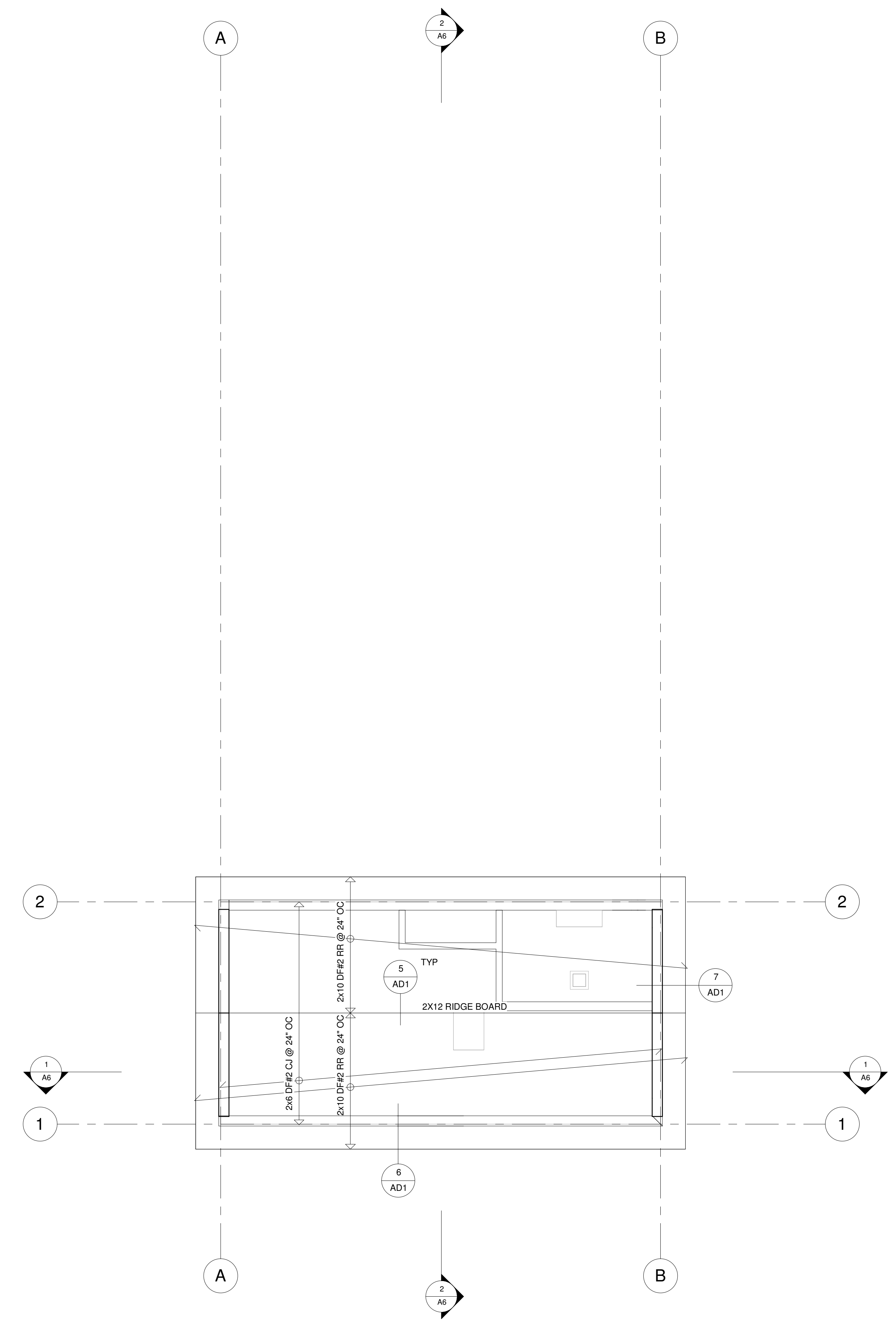
CHECKED BY

SHEET TITLE

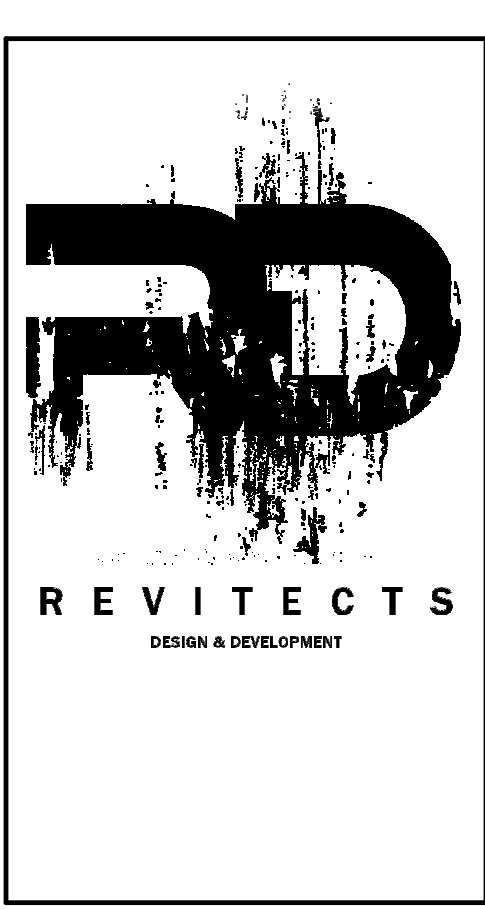
ROOF/CEILING FRAMING PLAN, DETAILS AND NOTES

SHEET NUMBER

A11



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



DYER RESIDENCE

DYER RESIDENCE
328 ROSEVILLE ST
ROSEVILLE, CA
95678

FIRST SUBMITTAL DATE

REVISIONS
 ▲
 ▲
 ▲
 ▲
 ▲
 ▲
 ▲

PLOT DATE
7/14/2021 4:39:39 PM

DESIGNER
TD

DRAFTER
RM

CHECKED BY

SHEET TITLE
GENERAL STRUCTURAL NOTES

SHEET NUMBER

GN

FASTENING SCHEDULE NOTES:
THE CONNECTIONS LISTED ARE THE MINIMUM PERMISSIBLE. WHERE POSSIBLE, NAILS DRIVEN INTO STUDS OR JOISTS SHALL BE DRIVEN INTO THE FULL WIDTH OF THE MEMBER.
INSTEAD OF TOENAILS. SEE THE DRAWINGS FOR ADDITIONAL NAILING REQUIREMENTS.

FASTENING SCHEDULE			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS ^{a, b, c}	SPACING AND LOCATION
		Roof	
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2 ¹ / ₂ " x 0.113") or 3-8d common (2 ¹ / ₂ " x 0.131") or 3-10d box (3" x 0.128") or 3-3" x 0.131" nails	Toe nail
2	Ceiling joists to top plate	4-8d box (2 ¹ / ₂ " x 0.113") or 3-8d common (2 ¹ / ₂ " x 0.131") or 3-10d box (3" x 0.128") or 3-3" x 0.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R802.5.2 and Table R802.5.2)	4-10d box (3" x 0.128"), or 3-16d common (3 ¹ / ₂ " x 0.162"); or 4-3" x 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) (see Section R802.5.2 and Table R802.5.2)	Table R802.5.2	Face nail
5	Collar tie to rafter, face nail or 1 ¹ / ₄ " x 20 ga. ridge strap to rafter	4-10d box (3" x 0.128"), or 3-10d common (3" x 0.148"); or 4-3" x 0.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3 ¹ / ₂ " x 0.135"), or 3-10d common nails (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss ^f
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3 ¹ / ₂ " x 0.135"), or 3-10d common (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails 3-16d box (3 ¹ / ₂ " x 0.135"), or 2-16d common (3 ¹ / ₂ " x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	End nail

Wall			
8	Stud to stud (not at braced wall panels)	16d common (3 ¹ / ₂ " x 0.162") 10d box (3" x 0.128"), or 3" x 0.131" nails	24" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3 ¹ / ₂ " x 0.135"), or 3" x 0.131" nails 16d common (3 ¹ / ₂ " x 0.162")	12" o.c. face nail
10	Built-up header (2" to 2" header with 1 ¹ / ₂ " spacer)	16d common (3 ¹ / ₂ " x 0.162") 16d box (3 ¹ / ₂ " x 0.135")	16" o.c. each edge face nail 12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2 ¹ / ₂ " x 0.113"), or 4-8d common (2 ¹ / ₂ " x 0.131"); or 4-10d box (3" x 0.128")	Toe nail
12	Top plate to top plate	16d common (3 ¹ / ₂ " x 0.162") 10d box (3" x 0.128"); or 3" x 0.131" nails	16" o.c. face nail 12" o.c. face nail
13	Double top plate splice	8-16d common (3 ¹ / ₂ " x 0.162"), or 12-16d box (3 ¹ / ₂ " x 0.135"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 ¹ / ₂ " x 0.162") 16d box (3 ¹ / ₂ " x 0.135"), or 3" x 0.131" nails	16" o.c. face nail 12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3 ¹ / ₂ " x 0.135"), or 2-16d common (3 ¹ / ₂ " x 0.162"); or 4-3" x 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d box (2 ¹ / ₂ " x 0.113"), or 3-16d box (3 ¹ / ₂ " x 0.135"), or 4-8d common (2 ¹ / ₂ " x 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Toe nail
17	Top plates, laps at corners and intersections	3-16d box (3 ¹ / ₂ " x 0.135"); or 2-16d common (3 ¹ / ₂ " x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	End nail
18	1" brace to each stud and plate	3-8d box (2 ¹ / ₂ " x 0.113"), or 2-8d common (2 ¹ / ₂ " x 0.131"); or 2-10d box (3" x 0.128"); or 2 staples 1 ¹ / ₂ "	Face nail
19	1" x 6" sheathing to each bearing	3-8d box (2 ¹ / ₂ " x 0.113"), or 2-8d common (2 ¹ / ₂ " x 0.131"); or 2-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 ¹ / ₂ " long	Face nail
20	1" x 8" and wider sheathing to each bearing	3-8d box (2 ¹ / ₂ " x 0.113"), or 3-8d common (2 ¹ / ₂ " x 0.131"); or 3-10d box (3" x 0.128"); or 3 staples, 1" crown, 16 ga., 1 ¹ / ₂ " long Wider than 1" x 8" 4-8d box (2 ¹ / ₂ " x 0.113"); or 3-8d common (2 ¹ / ₂ " x 0.131"); or 3-10d box (3" x 0.128"); or 4 staples, 1" crown, 16 ga., 1 ¹ / ₂ " long	Face nail

Floor			
21	Joist to sill, top plate or girder	4-8d box (2 ¹ / ₂ " x 0.113"); or 3-8d common (2 ¹ / ₂ " x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2 ¹ / ₂ " x 0.113") 8d common (2 ¹ / ₂ " x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails	4" o.c. toe nail 6" o.c. toe nail
23	1" x 6" subfloor or less to each joist	3-8d box (2 ¹ / ₂ " x 0.113"); or 2-8d common (2 ¹ / ₂ " x 0.131"); or 3-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 ¹ / ₂ " long	Face nail
24	2" subfloor to joist or girder	3-16d box (3 ¹ / ₂ " x 0.135"); or 2-16d common (3 ¹ / ₂ " x 0.162")	Blind and face nail
25	2" planks (plank & beam—floor & roof)	3-16d box (3 ¹ / ₂ " x 0.135"); or 2-16d common (3 ¹ / ₂ " x 0.162")	At each bearing, face nail
26	Band or rim joist to joist	3-16d common (3 ¹ / ₂ " x 0.162") 4-10 box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" x 14 ga. staples, 7 ¹ / ₈ " crown	End nail
27	Built-up girders and beams, 2-inch lumber layers	20d common (4" x 0.192"); or 10d box (3" x 0.128"); or 3" x 0.131" nails And: 2-20d common (4" x 0.192"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Nail each layer as follows: 32" o.c. at top and bottom and staggered. 24" o.c. face nail at top and bottom staggered on opposite sides Face nail at ends and at each splice
28	Ledger strip supporting joists or rafters	4-16d box (3 ¹ / ₂ " x 0.135"); or 3-16d common (3 ¹ / ₂ " x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	At each joist or rafter, face nail
29	Bridging or blocking to joist	2-10d box (3" x 0.128"); or 2-8d common (2 ¹ / ₂ " x 0.131"); or 2-3" x 0.131" nails	Each end, toe nail

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS ^{a, b, c}	SPACING OF FASTENERS	
			Edges (inches) ^b	Intermediate supports ^{e, f} (inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing (see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing)				
30	3 ¹ / ₂ " - 1 ¹ / ₂ "	6d common (2" x 0.113") nail (subfloor, wall) 8d common (2 ¹ / ₂ " x 0.131") nail (roof), or RRSR-01 (2 ¹ / ₂ " x 0.113") nail (roof)	6	12 ^f
31	1 ⁹ / ₃₂ " - 1"	8d common nail (2 ¹ / ₂ " x 0.131"); or RRSR-01; (2 ¹ / ₂ " x 0.113") nail (roof)	6	12 ^f
32	1 ¹ / ₈ " - 1 ¹ / ₄ "	10d common (3" x 0.148") nail; or 8d (2 ¹ / ₂ " x 0.131") deformed nail	6	12
Other wall sheathing^g				
33	1 ¹ / ₂ " structural cellulose fiberboard sheathing	1 ¹ / ₂ " galvanized roofing nail, 7 ¹ / ₈ " head diameter, or 1 ¹ / ₄ " long 16 ga. staple with 7 ¹ / ₈ " or 1" crown	3	6
34	2 ⁵ / ₃₂ " structural cellulose fiberboard sheathing	1 ¹ / ₂ " galvanized roofing nail, 7 ¹ / ₈ " head diameter, or 1 ¹ / ₂ " long 16 ga. staple with 7 ¹ / ₈ " or 1" crown	3	6
35	1 ¹ / ₂ " gypsum sheathing ^h	1 ¹ / ₂ " galvanized roofing nail; staple galvanized, 1 ¹ / ₂ " long, 1 ¹ / ₄ " screws, Type W or S	7	7
36	5 ¹ / ₈ " gypsum sheathing ^h	1 ¹ / ₂ " galvanized roofing nail; staple galvanized, 1 ¹ / ₂ " long, 1 ¹ / ₄ " screws, Type W or S	7	7
Wood structural panels, combination subfloor underlayment to framing				
37	3 ¹ / ₄ " and less	6d deformed (2" x 0.120") nail; or 8d common (2 ¹ / ₂ " x 0.131") nail	6	12
38	7 ¹ / ₈ " - 1"	8d common (2 ¹ / ₂ " x 0.131") nail; or 8d deformed (2 ¹ / ₂ " x 0.120") nail	6	12
39	1 ¹ / ₈ " - 1 ¹ / ₄ "	10d common (3" x 0.148") nail; or 8d deformed (2 ¹ / ₂ " x 0.120") nail	6	12

For S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 ksi = 6.895 MPa.

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum 7¹/₈" inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot by 8-foot or 4-foot by 8-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For wood structural panel roof sheathing attached to gable and roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 110 mph and shall be spaced at 4 inches on center where the ultimate design wind speed is 110 mph or greater but less than 140 mph.

g. Gypsum sheathing shall conform to ASTM C1398 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.

h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking, and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

j. RRSR-01 is a Roof Sheathing Ring Shank Nail meeting the specifications in ASTM F1867.

ALTERATION, REHABILITATION AND RECONSTRUCTION REQUIREMENTS:
THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH THE 2019 CBC. DUE TO THE DIFFICULTY OF ANTICIPATING EVERY UNSATISFACTORY CONDITION THAT MIGHT EXIST IN AN EXISTING CONSTRUCTION, ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH THE 2019 CBC, A CHANGE ORDER OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK, SHALL BE ISSUED.

- GENERAL NOTES:**
- ALL MATERIAL AND WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE 2019 CALIFORNIA BUILDING CODE AND THE 2019 CALIFORNIA RESIDENTIAL CODE AND THE ADOPTED STANDARDS REFERENCED THEREIN; AS WELL AS OF ANY OTHER REGULATING AGENCIES HAVING AUTHORITY & JURISDICTION OVER ANY PORTION OF THE WORK; AND OF THESE NOTES AND SPECIFICATIONS.
 - ALL DRAWINGS SHALL BE CONSIDERED PART OF THE CONTRACT DOCUMENTS.
 - ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR REVITECTS LLC.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK AND SHALL NOTIFY REVITECTS LLC OF ANY DISCREPANCIES.
 - ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF REVITECTS LLC AND RESOLVED PRIOR TO PROCEEDING WITH WORK SO INVOLVED.
 - PROVIDE MANUFACTURER'S APPROVED PRODUCT EVALUATION REPORTS (ICC EVALUATION REPORTS) AND A LIST OF ALL PROPOSED SUBSTITUTIONS TO REVITECTS LLC FOR REVIEW AND WRITTEN APPROVAL BEFORE FABRICATION AND/OR INSTALLATION.
 - NEITHER THE OWNER OR REVITECTS LLC WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES OR SEQUENCE OF CONSTRUCTION. IF A LAWSUIT IS FILED BY ONE OF THE CONTRACTORS OR SUBCONTRACTORS' EMPLOYEES, OR ANY PART OF THE WORK, THE CONTRACTOR WILL INDEMNIFY, DEFEND AND HOLD THE OWNER AND REVITECTS LLC HARMLESS OF ANY AND ALL SUCH CLAIMS.
 - THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL STRUCTURAL ELEMENTS AND MEMBERS (ROOF, SLAB, COLUMNS, ETC) ARE SPECIFICALLY SHOWN. DURING CONSTRUCTION, BRACING OF SUCH ELEMENTS AND MEMBERS SHALL REMAIN IN PLACE UNTIL THEY ARE PROPERLY SECURED.
 - CONSTRUCTION MATERIAL SHALL BE EVENLY DISTRIBUTED IF PLACED ON FRAMED FLOORS OR ROOFS. CONSTRUCTION LOADS SHALL NOT EXCEED DESIGN LIVE LOADS FOR THE SUPPORTING MEMBERS AND THEIR CONNECTIONS. SPECIFIC DETAILS OR NOTES ON OTHER SHEETS SHALL PREVAIL OVER STANDARD NOTES ON THIS SHEET. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK SHOWN ON THE DRAWINGS.
 - THE CONTRACTOR SHALL DETERMINE THE LOCATIONS OF THE UTILITY SERVICE IN THE AREA TO BE EXCAVATED PRIOR TO BEGINNING EXCAVATION.
 - NO PIPES, DUCTS, SLEEVES, CHASE ETC. SHALL BE PLACED IN SLABS, BEAMS, COLUMNS, WALLS, ETC UNLESS SPECIFICALLY SHOWN OR NOTED. NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC. UNLESS SPECIFICALLY SHOWN. OBTAIN PRIOR WRITTEN APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.
 - ALTERNATIVE PRODUCTS OF SIMILAR STRENGTH AND, NATURE, AND FORM FOR SPECIFIED ITEMS MAY BE SUBMITTED WITH ADEQUATE TECHNICAL DOCUMENTATION (TEST REPORTS, ICC EVALUATION REPORTS, ETC.) TO THE DESIGNER FOR REVIEW. ALTERNATE MATERIALS THAT ARE SUBMITTED WITHOUT ADEQUATE TECHNICAL DOCUMENTATION OR THAT SIGNIFICANTLY DEVIATE FROM THE DESIGN INTENT MAY BE RETURNED WITHOUT REVIEW. ALTERNATES THAT REQUIRE SUBSTANTIAL EFFORT TO REVIEW SHALL REQUIRE APPROVAL FROM THE OWNER BEFORE REVIEW.
 - SHOP DRAWINGS, SPECIAL INSPECTIONS, AND MATERIAL SAMPLING & TESTING (WHEN REQUIRED) ARE SPECIFIED IN THESE STANDARD NOTES AND SPECIFICATIONS AND THE SPECIAL INSPECTION TABLES.

DESIGN CRITERIA:
BUILDING CODES:
DESIGN SHALL CONFORM TO THE MINIMUM STANDARDS OF THE 2019 CALIFORNIA BUILDING CODE (CBC) AND THE 2019 CALIFORNIA RESIDENTIAL CODE (CRC), AND THE ADOPTED STANDARDS REFERENCED THEREIN; AS WELL AS OF ANY OTHER REGULATING AGENCIES HAVING AUTHORITY AND JURISDICTION OVER ANY PORTION OF THE WORK; AND OF THESE STRUCTURAL NOTES AND SPECIFICATIONS.

LATERAL SEISMIC LOADS:
SEISMIC DESIGN CATEGORY C

WIND DESIGN DATA:
WIND SPEED: 110 MPH

VERTICAL LOADS:	ROOF LOADS	FLOOR LOADS
DEAD LOAD	15 PSF	10 PSF
LIVE LOAD	N/A	20 PSF
SNOW LOAD	N/A	N/A

FOUNDATION REQUIREMENTS:
ALLOWABLE BEARING: 1500 PSF

- FOUNDATION NOTES:**
- ALL WOOD SHALL BE 8" MIN ABOVE GRADE
 - ALL WOOD TO CONCRETE SHALL BE PRESSURE TREATED OR EQUAL, TYPICAL.
 - PROVIDE DOUBLE FLOOR JOISTS UNDER WALLS RUNNING PARALLEL WITH FLOOR JOISTS THAT SPAN 8'-0" OR LONGER
 - THE CONTRACTOR IS RESPONSIBLE FOR REFERRING TO SHEAR PLANS TO VERIFY HOLD-DOWN LOCATIONS AT WINDOWS, DOORS AND OTHER OPENINGS.
 - THE CONTRACTOR SHALL VERIFY ALL ROUGH OPENING SIZES AND RELATED FRAMING FOR POST LOCATIONS AT WINDOWS, DOORS AND OTHER OPENINGS. POSTS SHOWN ON THE FOUNDATION PLAN ARE THOSE DIRECTLY CONNECTED TO THE FOUNDATION WITH A HOLD-DOWN OR POST BASE CONNECTOR.
 - STRUCTURAL CONCRETE SLAB: 4" MIN THICK WITH 6X6 - #10 X #10 WWF OVER 10 MIL VAPOR BARRIER (NOT REQUIRED AT GARAGE) OVER 4" OF 3/4" CLEAN CRUSHED GRAVEL.
 - TYPICAL ONE STORY FOUNDATION: 12" WIDE X 12" DEEP FOOTING WITH (1) #4 REBAR TOP AND BOTTOM (TOTAL 2)
 - TYPICAL TWO STORY FOUNDATION: 15" WIDE X 18" DEEP FOOTING WITH (1) #4 REBAR TOP AND BOTTOM (TOTAL 2)
 - ALL SQUARE POST PAD FOOTINGS SHALL BE 12" MIN DEEP WITH #4 REBAR @ 12" O.C. BOTH WAYS, 3" CLEAR FROM BOTTOM OF FOOTING.
 - PROVIDE 5/8" DIA X 10" ANCHOR BOLTS @ 6'-0" O.C. AT ALL BEARING WALLS AND EXTERIOR NON-SHEAR WALLS. SEE SHEAR WALL TABLE FOR ANCHOR BOLT SPACING WHERE SHEAR WALLS OCCUR. ANCHOR BOLTS SHALL HAVE A 7" MIN EMBEDMENT INTO CONCRETE.
 - FASTENERS, INCLUDING NUT AND WASHERS, IN PRESERVATIVE TREATED WOOD SHALL BE HOT DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. ANCHOR BOLTS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC COATED STEEL WITH COATING WEIGHTS PER ASTM B 695, CLASS 55 MINIMUM.
 - EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL/OSHA REGULATIONS.
 - ALL HOLD-DOWN CONNECTORS SHALL BE RE-TIGHTENED JUST PRIOR TO ENCLOSURE.

- 2ND FLOOR GENERAL NOTES:**
- TYPICAL FLOOR SHEATHING: 3/4" C-C PLUGGED OR OSB, TONGUE & GROOVE, SPAN RATED 40/20 UNLESS OTHERWISE NOTED
 - ALL FLOOR SHEATHING SHALL BE GLUED TO THE JOISTS PER THE DESIGN, DETAILING OF THE AMERICAN FLYWOOD ASSOCIATION, AND THE GLUE MANUFACTURER'S SPECIFICATIONS. GLUE SHALL BE APPLIED TO ALL JOISTS AND ALL PANEL JOINTS. FLOOR SHEATHING SHALL BE NAILED WITH 10D @ 6" O.C. AT EDGES AND 12" ON CENTER IN THE FIELD UNLESS OTHERWISE NOTED.

- ROOF GENERAL NOTES:**
- RIDGES, HIPS AND VALLEYS SHALL BE (1) LUMBER SIZE LARGER THAN RAFTERS THEY SUPPORT, TYPICAL UNLESS OTHERWISE NOTED
 - PROVIDE (2) 2X6 STRUTS UNDER ALL HIP/VALLEY BOARDS TO BEARING WALLS OR BEAMS BELOW. PROVIDE (2) 2X STUDS IN THE WALLS UNDER ALL STRUTS SUPPORTING HIP/VALLEY BOARDS, UNLESS OTHERWISE NOTED.
 - INSTALL 2X6 OUTLOOKERS AT 3'-0" O.C. AT ALL GABLE ENDS UNLESS OTHERWISE NOTED
 - PROVIDE 2X SOLID RAFTER BLOCKING AT EXTERIOR WALLS, TYPICAL. SEE SHEAR WALL TABLE FOR ADDITIONAL REQUIREMENTS
 - TYPICAL RAFTERS: 2X8 DF#2 @ 24" O.C. UNLESS OTHERWISE NOTED (MAX SPAN 14')
 - TYPICAL ROOF SHEATHING 15/32" CDX OR OSB SPAN RATED 32/16, NAILED WITH 8d @ 6" O.C. AT EDGES, 12" O.C. FIELD, UNLESS OTHERWISE NOTED
 - TYPICAL PURLIN: 2X10 DF#2 WITH 2X6 STRUTS AT 6'-0" O.C. MAX. THE UNBRACED LENGTH OF THE STRUTS SHALL NOT EXCEED 8'-0" AND THE MINIMUM SLOPE OF THE STRUTS SHALL NOT BE LESS THAN 45 DEGREES FROM THE HORIZONTAL.
 - INSTALL 2X6 RAFTER TIES @ 4'-0" O.C. AS NEAR AS PRACTICAL TO THE TOP PLATE AND 2X6 COLLAR TIES @ 4'-0" O.C. MAX IN UPPER THIRD OF ATTIC, UNLESS OTHERWISE NOTED.
 - CRICKET FRAMING:
 - 2X4 RAFTERS BRADED TO THE MNFR TRUSSES BELOW WITH 2X4 STRUTS OR 2X SLEEPERS (WHERE OCCURS) AT NO MORE THAN 4'-0" O.C.
 - ROOF SHEATHING SHALL BE CONTINUOUS UNDER CRICKET FOR STRUCTURAL ROOF DIAPHRAGM.

- REINFORCED CONCRETE NOTES:**
- DESIGN, FABRICATION AND ERECTION SHALL CONFORM TO THE SPECIFICATIONS AND STANDARDS OF THE AMERICAN CONCRETE INSTITUTE, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 318-14
 - CEMENT SHALL CONFORM TO ASTM C-150, TYPE II
 - AGGREGATES SHALL CONFORM TO ASTM C-39 FOR NORMAL WEIGHT CONCRETE AND ASTM C-330 FOR LIGHT WEIGHT CONCRETE.
 - ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 GRADE 36
 - ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS AND OTHER INSERTS SHALL BE SECURED IN POSITION AND INSPECTED BY THE LOCAL BUILDING DEPARTMENT INSPECTOR PRIOR TO THE POURING OF ANY CONCRETE.
 - FINISHED SURFACES OF FLOOR SLABS SHALL NOT DEVIATE MORE THAN 1/8" FROM THE LOWER EDGE OF A 10 FOOT STRAIGHT EDGE.
 - CONCRETE SHALL MEET THE FOLLOWING DESIGN CRITERIA:

LOCATION	28 DAY COMP STRENGTH	MIN CEMENT	MAX AGGREGATE	MAX SLUMP
FOUNDATION	2500 PSI	5.5 SACKS/YD	1"	4"
NONSTRUCTURAL SLAB ON GRADE	2500 PSI	5.0 SACKS/YD	1"	4"

- CONCRETE MIX TESTING AND DESIGN SHALL MEET THE REQUIREMENTS OF CHAPTER 26 OF ACI 318-14 AND SECTION 1904 OF THE 2019 CBC RESPECTIVELY, AND THESE SPECIFICATIONS
- DRY PACK SHALL BE 1 PART CEMENT AND 2 PARTS SAND BY VOLUME.
- PROVIDE A 3/4" CHAMFER ON EXPOSED CORNERS.
- ALL CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS.

- REINFORCING STEEL NOTES:**
- DESIGN, DETAILING, FABRICATION AND PLACEMENT OF STEEL REINFORCEMENT SHALL CONFORM TO THE SPECIFICATIONS AND STANDARDS OF ACI 318-14, TMS 402-16, TMS 602-16, AND AWS D1.4 AS APPLICABLE.
 - BAR REINFORCING SHALL CONFORM TO ASTM A615, GRADE 40
 - ALL REINFORCING STEEL, ANCHOR BOLTS, HOLD-DOWN ANCHORS, DOWELS AND INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE OR GROUT
 - REINFORCING STEEL SHALL BE PROVIDED WITH THE FOLLOWING AMOUNTS OF CONCRETE COVER UNLESS NOTED OTHERWISE:
 - CONCRETE CAST AGAINST EARTH: 3"
 - FORMED CONCRETE EXPOSED TO EARTH OR WEATHER, NO.5 OR SMALLER BARS: 1-1/2"
 - SPLICES: SPLICES IN NO. 8 OR SMALLER BARS SHALL BE 45 BAR DIAMETERS, SPLICES IN ADJACENT BARS SHALL BE STAGGERED 5'-0"