

MAXIMUM ALLOWABLE LEAD CONTENT IN PIPES, PIPE FITTINGS, PLUMBING FITTINGS, & FIXTURES INTENDED TO CONVEY OR DISPOSE WATER FOR HUMAN CONSUMPTION SHALL BE NOT MORE THAN A WEIGHTED AVERAGE OF 0.25 PERCENT WITH RESPECT TO WETTED SURFACES OF PIPES, PIPE FITTINGS, PLUMBING FITTINGS, & FIXTURES. FOR SOLDER & FLUX, THE LEAD CONTENT SHALL BE NOT MORE THAN 0.2 PERCENT WHERE USED IN PIPING SYSTEMS THAT CONVEY OR DISPOSE WATER FOR HUMAN CONSUMPTION.

WATER HEATER SHALL BE SECURED TO RESIST EARTHQUAKES WITH APPROVED BEAMSTRAPPING. ONE AT UPPER 1/3 & ONE AT LOWER 1/3 OF VERTICAL DIMENSION WITH LOWER STRAP BEING A MINIMUM OF 4" ABOVE CONTROLS.

A SEDIMENT TRAP SHALL BE INSTALLED DOWNSTREAM OF THE APPLIANCE SHUTOFF VALVE AS CLOSE TO THE APPLIANCE AS POSSIBLE.

PROVIDE HIGH TEMPERATURE/PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR OF BUILDING WITH 90 DEGREE FITTING MINIMUM 6" & MAXIMUM 24" ABV. FINISHED GRADE.

WATER HEATER IN GARAGES SHALL BE LOCATED OR PROTECTED SO IT IS NOT SUBJECT TO PHYSICAL DAMAGE BY MOVING VEHICLES.

WHERE HWH IS LOCATED IN A SPACE WHERE DAMAGE MAY RESULT FROM A LEAKING WATER HEATER, A WATER TIGHT PAN OF CORROSION RESISTANT MATERIALS SHALL BE INSTALLED BENEATH THE WATER HEATER WITH A MINIMUM 3/4" DIAMETER DRAIN TO THE EXTERIOR.

GAS UTILIZATION EQUIPMENT IN GARAGES SHALL BE INSTALLED SO THAT ALL BURNERS & BURNER IGNITION DEVICES ARE LOCATED NO LESS THAN 18" ABOVE THE FLOOR UNLESS LISTED OTHERWISE.

NO UNDERFLOOR CLEANOUT SHALL BE LOCATED MORE THAN 20' OF AN ACCESS DOOR. MIN. CLEARANCE FOR 2" CLEANOUT IS 12" & MIN. CLEARANCE FOR MORE THAN 2" IS 18".

WATER HEATER INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING & ACCORDANCE WITH THE MANUFACTURE INSTALLATION INSTRUCTIONS.

FORCED AIR UNIT INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING & ACCORDANCE WITH THE MANUFACTURE INSTALLATION INSTRUCTIONS.

SHOWERS & TUB SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE & THERMOSTATIC TYPES THAT PROVIDE SCALD & THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWERHEAD. THESE VALVES SHALL BE INSTALLED AT THE POINT OF USE IN ACCORDANCE WITH ASSE 1016 OR ASME A112.18.1/CSA B125.1. MAXIMUM WATER SETTING OF 120 DEGREES F.

PROVIDE VALVES FOR BATH TUB FILLERS & WHIRLPOOL TUB FILLERS THAT WILL LIMIT HOT WATER TEMPERATURE TO 120 DEGREES FAHRENHEIT.

PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON EXTERIOR HOSE BIBS.

WHEN A WALL FURNACE IS PROVIDED & INSTALLED: THE VENT FOR A WALL FURNACE SHOULD BE A TYPE B W/ GAS VENT. THE FIRST CEILING PLATE ABV. THE FURNACE IN A STUD CAVITY ENCL. THE VENT SHOULD BE VENTILATED. EACH SUBSEQUENT CEILING PLATE SHOULD BE FIRE STOPPED BY THE FIRE STOP SPACERS FURNISHED WITH THE VENT.

ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE, 10 FEET FROM A FORCED AIR INLET, & FEET FROM OPENINGS INTO THE BUILDING. ENVIRONMENTAL EXHAUST DUCTS SHALL NOT DISCHARGE ONTO A PUBLIC WAY.

ALL OUTLETS, LIGHTS, SWITCHES IN SLEEPING ROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTERS.

INDIVIDUAL BRANCH CIRCUITS ARE REQUIRED FOR HEATING EQUIPMENT.

KITCHEN DISHWASHER BRANCH CIRCUIT. GFCI PROTECTION SHALL BE PROVIDED FOR OUTLETS THAT SUPPLY DISHWASHERS INSTALLED IN DUELLING UNIT LOCATIONS.

MINIMUM OF HALF INSTALLED WATTAGE OF LUMINARIES IN KITCHENS SHALL BE HIGH EFFICACY. REMAINING MUST BE SWITCHED SEPARATELY.

ALL OUTSIDE LUMINARIES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY LUMINARIES OR SHALL BE CONTROLLED BY A PHOTOCONTROL / MOTION SENSOR COMBINATION.

RECESSED CAN LIGHT FIXTURES MUST BE IC RATED FOR DIRECT CONTACT WITH INSULATION AND BE AIR TIGHT.

LAUNDRY ROOM RECEPTICAL OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.

BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDISTAT CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80%.

VENT BATHROOM FANS TO EXTERIOR.

BATHROOM RECEPTICAL OUTLETS ARE SUPPLIED BY A DEDICATED 20 AMP BRANCH CIRCUIT. PROVIDE MINIMUM ONE 20-AMP CIRCUIT FOR BATHROOM OUTLETS, WITH NO OTHER OUTLETS ON CIRCUIT. (WHERE A 20-AMP CIRCUIT SUPPLIES A SINGLE BATHROOM, OTHER OUTLETS, LIGHTING WITHIN THE SAME BATHROOM SHALL BE PERMITTED.)

PENETRATIONS THROUGH THE FIRE-RESISTANT-RATED ASSEMBLIES SHALL BE AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479.

FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES, & PARALLEL ROWS OF STUDS OR STAGGERED STUDS, VERTICALLY AT FLOOR & CEILING LEVELS & HORIZONTALLY AT INTERVALS NOT TO EXCEED 10 FEET.

EMERGENCY ESCAPE & RESCUE OPENINGS SHALL BE CLEAR OF ANY OBSTRUCTION & OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.

SHEARWALL SCHEDULE

15/32" SHEATHING w/ 8d COMMON

SW #	SHEARWALL SHEATHING Thick (side)	EDGE NAILING (In. o.c.)	ANCHOR BOLT (In. o.c.)	RIM/BLK TO TOP PLATE (In. o.c.)	NOTES
1	15/32" R8 (1)	10d # 6	5/8" # 44	A35 # 16	1

SPECIAL NOTES FOR SHEAR WALLS (apply to walls specifically noted)

1) APA RATED SHEATHING EXP1/EXP2/EXP3 OR C-C/C-D PLYWOOD

HERS VERIFICATION REQUIRED.

ALL WOOD EXPOSED TO THE WEATHER MUST BE NATURALLY DURABLE WOOD OR PRESERVATIVE TREATED LUMBER

APFCI NOTE: ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DUELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

KITCHEN DISHWASHER BRANCH CIRCUIT. GFCI PROTECTION SHALL BE PROVIDED FOR OUTLETS THAT SUPPLY DISHWASHERS INSTALLED IN DUELLING UNIT LOCATIONS.

APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES SHALL BE PROVIDED ON HOSE BIBS.

VENT CLOTHES DRYER TO OUTSIDE OF BUILDING. VENT LENGTH SHALL BE 14 FEET MAXIMUM.

2016 CGB8C 4.106.4.1 NEW ONE- AND TWO-FAMILY DWELLINGS AND TOWN-HOUSES WITH ATTACHED PRIVATE GARAGES, FOR EACH DUELLING 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 1/2" INCH INSIDE 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 OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE".

ALL INTERIOR LIGHTING MUST BE HIGH EFFICACY. ALL EXTERIOR LIGHTING MUST BE HIGH EFFICACY AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND PHOTO CONTROL AND MOTION SENSOR.

SMOKE/CARBON MONOXIDE ALARM, ON EA. FLR. OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS. THEY SHALL BE HARDWIRED WITH BATTERY BACKUP & ALARMS INTERCONNECTED.

ALL GENERAL USE IS & 20 AMP OUTLETS NOT REQUIRED TO BE GFCI PROTECTED SHALL BE APFCI PROTECTED.

ALL RESIDENTIAL GENERAL USE IS & 20 AMP OUTLETS SHALL BE LISTED TAMPER RESISTANT.

A CONCRETE ELECTRODE OR UFER IS REQUIRED.

ALL ELECTRICAL RECEPTALS IN GARAGES SHALL BE GFCI PROTECTED.

MINIMUM TWO SMALL-APPLIANCE BRANCH CIRCUITS MUST SUPPLY THE KITCHEN COUNTERTOP RECEPTICAL OUTLETS.

ALL KITCHEN RECEPTACLE OUTLETS TO BE GFCI PROTECTED.

BATHROOM RECEPTACLE OUTLETS ARE TO BE GFCI PROTECTED.

HOLDOWN SCHEDULE

GR. 1/11 SPECIES

SIMPSON STRONG-TIE HOLDOWN
SIMPSON 2000 CATALOG / 80% VALUES / DSA

HD #	TYPE	STUD TYPE	FASTENER TO STUD	CAP KIPB	EMBEDMENT
1	HDU2-SD82.5	(2) 2x	5/8" DIA. ANCHOR BOLT	(6) SD8x2-1/2"	3.0B

HOLDOWN NOTES

1) INSTALL HD A.B.'s PER MANUFACTURER'S REQUIREMENTS

2) HD A.B.'s SHALL BE 5" MIN. FROM CORNER OF CONG. FTG.

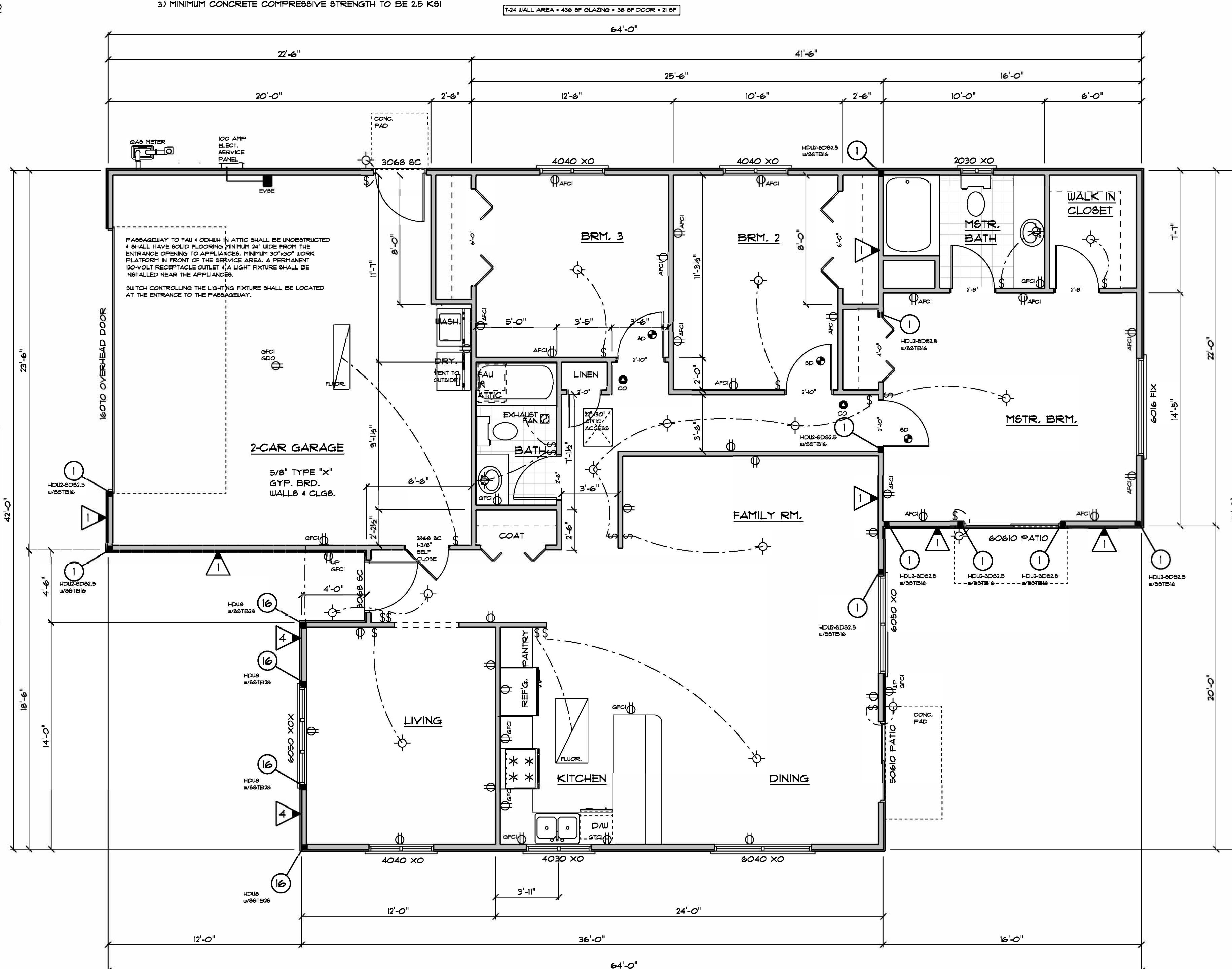
3) MINIMUM CONCRETE COMPRESSIVE STRENGTH TO BE 2.5 KSI

124 WALL AREA + 436 SF GLAZING + 38 SF DOOR + 21 SF

APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. SECTION R602.3

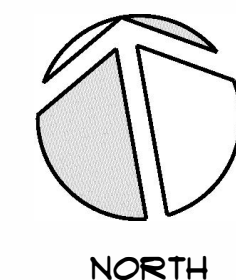
NAILING SCHEDULE AS REQUIRED BY TABLE R602.3

EMERGENCY RESCUE WINDOWS
OPENING HEIGHT - 24" MIN. CLEAR
OPENING WIDTH - 20" MIN. CLEAR
OPENING AREA - 5.71 SQ. FT. MIN. CLR.
BILL HEIGHT - 44" MAX. FROM FINISH FLR.



PENETRATION/GLAZING
0.31 U-FACTOR
0.46 SHGC

HWH 0.82 EF
FAU 95 AFUE



FLOOR PLAN

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

EXTERIOR WALLS - LAP TOP PLATES
48" MIN WITH (14) 16d PER SPLICE

ELECTRIC VEHICLE CHARGING EVSE
INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1/2" INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL & 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 & SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT & SPACES 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".



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REVISIONS

ALL WORK SHALL BE IN CONFORMANCE WITH THE 2016 EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA 2016 BUILDING CODE, CALIFORNIA 2016 RESIDENTIAL CODE, CALIFORNIA 2016 ELECTRICAL CODE, CALIFORNIA 2016 MECHANICAL CODE, CALIFORNIA 2016 PLUMBING CODE, CALIFORNIA 2016 ENERGY CODE, CALIFORNIA 2016 FIRE CODE, CALIFORNIA 2016 GREEN BUILDING CODE, & LOCAL ORDINANCES. THE CALIFORNIA BUILDING STANDARDS CODE IS BASED ON THE 2015-IBC.

12/12/2018

DRAWN BY: **BAR**

JOB No. **SHT. No.**