

TO BE PRINTED ON 24" X 36" PLAN SHEETS PER ORIGINAL FORMAT.

SUBMITTAL INFORMATION

COLOR REQUIRED.

PROJECT SCOPE:

BUILD SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE AND BASEMENT

AUTOMATIC SPRINKLER SYSTEM REQUIRED

GRAVITY LOAD PARAMETERS

	DEAD	LIVE	TOTAL
ROOF LOAD:	15PSF	20PSF	35PSF
GROUND SNOW LOAD:		0PSF	29PSF
ROOF SNOW LOAD HEATED			23PSF
ROOF UNHEATED			26PSF
FLOOR LOAD:	15PSF	40PSF	55PSF
DECK LOAD:	10PSF	60PSF	70PSF
WALL (INT)	11PSF		11PSF
WALL (EXT)	15PSF		15PSF

WILDLAND URBAN INTERFACE
All exterior materials shall comply
with CRC R337 & CBC 7-A
Defensible space requirement shall be enforced

ROOF PITCHES:

7/12, 10/12 AND 12/12.

*SEE STRUCTURAL CALCULATIONS AND SHEET SN1 FOR COMPLETE LIST OF DESIGN CRITERIA.

WIND DESIGN CRITERIA

WIND DESIGN SPEED V: 110MPH
 EXPOSURE C

SEISMIC DESIGN CRITERIA

BASIC FORCE RESISTING SYSTEM: BEARING WALL
 (LIGHT FRAMED WALLS SHEATHED
 W/WOOD STRUCTURAL PANELS)

DESIGN CRITERIA

OCCUPANCY: TYPE: R-3/U (HOUSE/ GARAGE/BASEMENT)
 SEISMIC DESIGN CATEGORY: D
 RISK CATEGORY: II
 CONSTRUCTION TYPE: VB
 FIRE JURISDICTION: PLACER HILLS FIRE STATION 84
 WUI INTERFACE: YES, BUILDING SHALL COMPLY WITH R337.
 NUMBER OF STORIES: 2
 ROOF HEIGHT: 35'-9"

THIS PROJECT SHALL CONFORM TO THE 2016 C.B.C./C.R.C./ASCE
 7-10/C.E.C./C.P.C./C.M.C./C.G.B.S.C./CFC

R: 6.5
 OVERSTRENGTH COEFFICIENT: 2.5
 CONSTRUCTION TYPE: VB

OWNER:

MACHADO RESIDENCE
 CANYON WAY
 WEIMAR, CA 95736

DEFERRED SUBMITTALS:

SPRINKLER AND HVAC DUCT
 PLANS

SPECIAL INSPECTIONS:

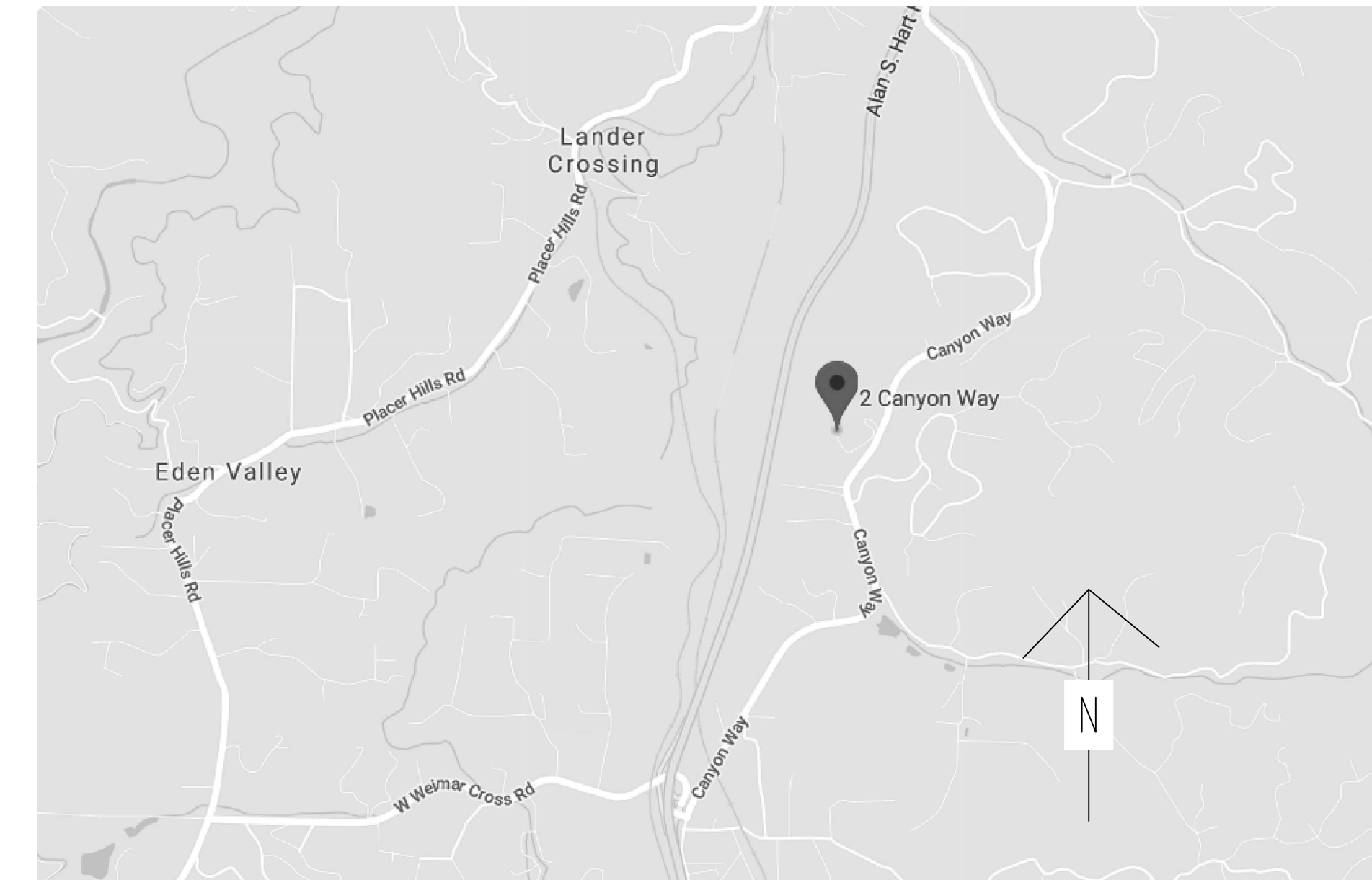
NONE.

**WOOD BURNING FIREPLACES SHALL
 BE EPA PHASE II CERTIFIED.**

**PROVIDE MANUFACTURER'S
 CERTIFICATION TO THE INSPECTOR
 BY ROUGH MECHANICAL INSPECTION**

DESIGNER/ENGINEER:

LINCOLN AND LONG ENGINEERING
 DAVID P. LONG
 568 EAST MAIN STREET, SUITE D
 GRASS VALLEY, CA
 (530)273-0503



VICINITY MAP

NO SCALE

STRUCTURAL DESIGN BY:
 LINCOLN AND LONG ENGINEERING

BUILDING AREA:

UNCOND. ATTIC	370 FT ²
UNCOND. GARAGE	484 FT ²
UNCOND. BASEMENT	1,250 FT ²
TOTAL	2,104 FT²
COND. HOUSE 1ST FLOOR	1,363 FT ²
COND. HOUSE 2ND FLOOR	1,257 FT ²
TOTAL	2,620 FT²

NOT APPROVED FOR SLEEPING PURPOSES.

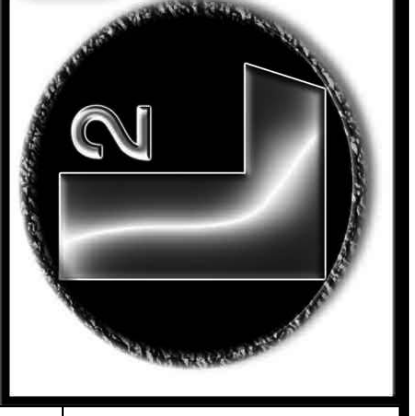
SHEET INDEX

C1 COVER SHEET	A8 SECTIONS B-B
GP 1 PROPERTY LOCATION, PARCEL MAP, AREAS OF DISTURBANCE, TITLE BLOCK, DETAIL VIEW, SHEET LEGEND ETC.	E1 ELECTRICAL PLAN
GP 2 SITE/GRADING PLAN	E2 ELECTRICAL PLAN ATTIC/BASEMENT
GP 3 PROFILE, SECTION VIEWS	P1 GAS PLAN
GP 4 DETAILS	SN1 STRUCTURAL NOTES
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A2 GREEN BUILD NOTES	S2 LOWER FLOOR FRAMING
A3 BASEMENT PLAN	S3 UPPER STORY FRAMING
A4 FLOOR PLAN	S4 ROOF FRAMING PLAN
A4.A ATTIC PLAN	S5 LADDER FRAMING PLAN
A5 ELEVATION FRONT/REAR	S6 LOWER SHEAR WALL PLAN
A6 ELEVATION LEFT/RIGHT	S7 UPPER SHEAR WALL PLAN
A7 SECTIONS A-A	SD1 STRUCTURAL DETAILS
	T24 TITLE 24

PLACER COUNTY REVIEW ACCEPTED
 per CONSULTANT REVIEW
 May 26, 2020
 Permit # 19-06395
 Plans and specifications shall not be changed without REVIEW from the Building Services Division.

ELECTRONIC SUBMITTAL
 PLAN CHECK RESPONSE
 04-10-2020

LINCOLN & LONG
 Civil Engineering & Environmental Services
 Since 1977
 civil & structural engineering • septic system design
 grading • site planning • surveying • perc & monies
 568 East Main Street, Suite D, Grass Valley, CA 95945
 (530) 273-0503 Fax (530) 273-5115



Review for Code Compliance
 CSG CONSULTANTS INC.
 05/18/2020
 E. L. Long
 Review By

SHEET ADDRESS
 22210 CANYON WAY
 WEIMAR, CA 95713
19-06395

PROJECT OWNER
 IAN SPRINGER AND
 LISA MACHADO
 22210 CANYON WAY
 WEIMAR, CA 95713

A.P.N.
 071-240-092



DRAWN BY
 JG

THIS PROJECT SHALL
 CONFORM TO THE
 2016 CBC, CRC, CFC,
 CEC, CPC, T24

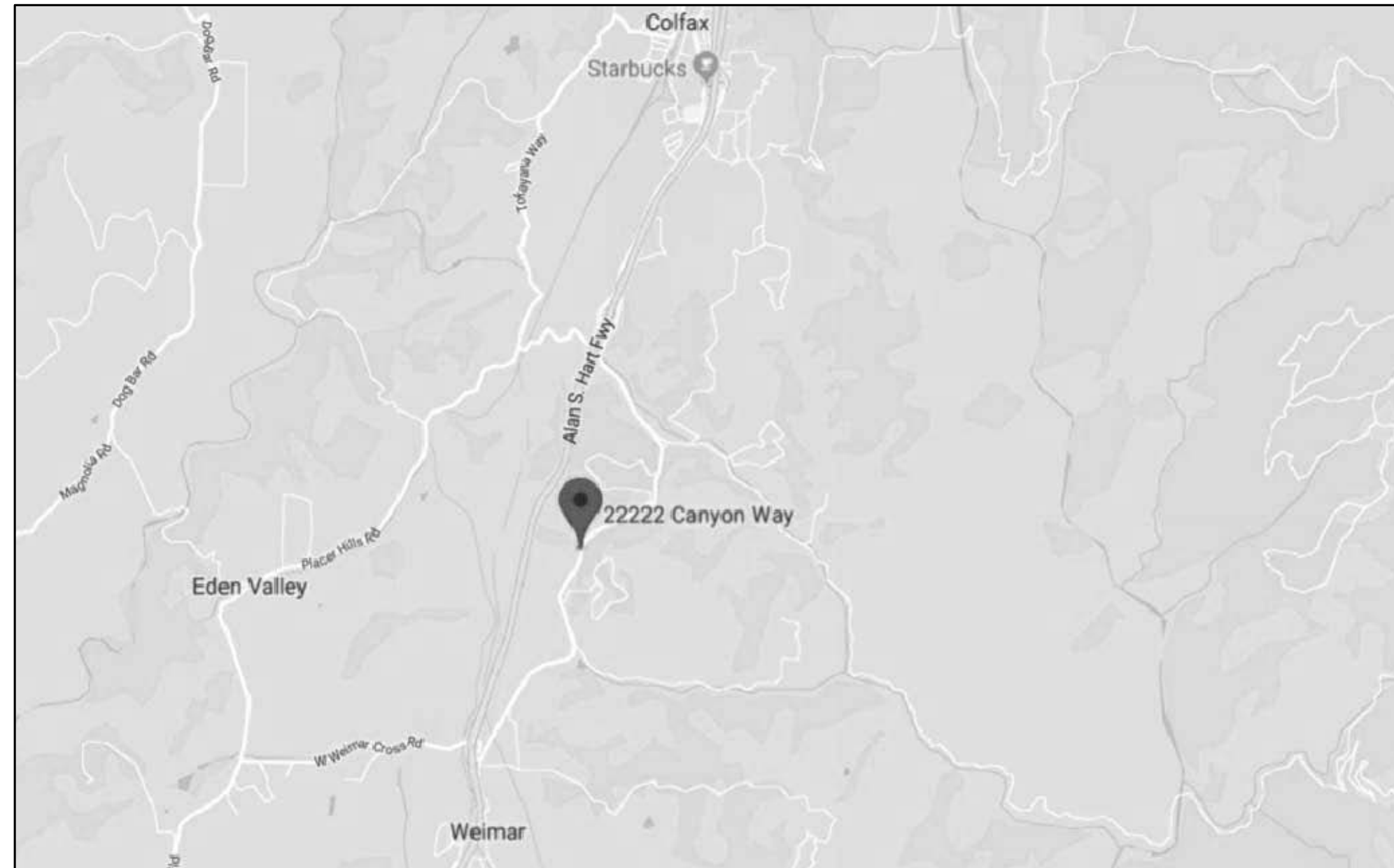
SCALE
 AS NOTED

RELEASE DATE
 12/24/2019

SHEET #
 C1

GRADING/ SITE PLAN

AREA MAP



PROJECT SHALL CONFORM TO THE 2016 C.B.C., APPENDIX J AND PLACER COUNTY LOCAL CODES.
APPROVAL SHALL BE OBTAINED FROM BUILDING OFFICIAL PRIOR TO ANY GRADING ACTIVITY
OCCURRING BETWEEN OCTOBER 15TH - APRIL 15TH.

PERMANENT EROSION & SEDIMENT CONTROL NOTES

SEEDING MIXTURES FOR TEMPORARY COVER		FERTILIZER - MULCH																																																							
<p>Seed fertilizer & mulch shall be added to all cut & fill slopes and other exposed soils not otherwise protected in the rates listed:</p> <p>SEEDING MIXTURES FOR TEMPORARY COVER</p> <p>Foothill Areas</p> <table border="1"> <thead> <tr> <th></th> <th>Lbs/1000 SF</th> <th>Lbs/Acre (Broadcast)</th> </tr> </thead> <tbody> <tr> <td>1) Annual Rye or</td> <td>1</td> <td>24</td> </tr> <tr> <td>2) Biggs Barley</td> <td>4</td> <td>180</td> </tr> </tbody> </table> <p>Mountain Coniferous Areas</p> <table border="1"> <thead> <tr> <th></th> <th>Lbs/1000 SF</th> <th>Lbs/Acre (Broadcast)</th> </tr> </thead> <tbody> <tr> <td>1) Cereal Rye or</td> <td>2</td> <td>90</td> </tr> <tr> <td>2) Barley</td> <td>4</td> <td>180</td> </tr> </tbody> </table>			Lbs/1000 SF	Lbs/Acre (Broadcast)	1) Annual Rye or	1	24	2) Biggs Barley	4	180		Lbs/1000 SF	Lbs/Acre (Broadcast)	1) Cereal Rye or	2	90	2) Barley	4	180	<p>Ammonium Phosphate 16-20-0 - Wood Fiber if Hydroseeded - Clean Straw</p> <p>General Notes</p> <ol style="list-style-type: none"> Seed & Fertilizer shall be applied using broadcast or hydroseed method. If hydroseeded, seed rates shall be increased by 25% and legumes shall be properly coated to protect bacteria. If broadcasted, increase straw rate an additional 1,000 lbs. on slopes greater than 2.5:1. Other measures such as netting or tackifiers shall be utilized to hold materials in place until vegetation is established. These methods to be used as required by site conditions. All stabilization techniques except seeding shall be installed within thirty days of site grading work. Seed fertilizer & mulch shall be applied between September 15 and October 15. Dust and mud control shall be provided at all times including evenings, weekdays and holidays. At least one mobile unit with a minimum capacity of 1,000 gallons shall be available for applying water on the project areas, as required by site conditions. All materials to be on-site prior to start of work. All erosion control to be performed during excavation. All banks 3:1 (or steeper) will be matted & monitored during storm activity, applicable between October 15 & May 1 only. Straw bales are not recommended for steep sloping site. Silt fencing is recommended for bottom and steep sloping site. Straw rolls/wattles are recommended for gently sloping sites w/ lots of grading. Erosion control blankets are recommended for steep slopes w/ slopes + 3:1. Land disturbance greater than 1 acre (43,560 SF) requires filing of a NOI report. The application of mulch is necessary to reduce the impact of rainfall, help hold soil in place, and provide a moist soil surface for seed germination. The mulch should be applied in such a manner that 80-100% of the surface is covered to a depth of 1-2 inches. The most common mulch used is clean grain straw. It should be applied at the rate of 2 tons per acre. This rate is equivalent to: 																																					
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NAME:	Ian Springer and Lisa Machado
APN#:	071-240-092
DATE:	December 2019
MAILING ADDRESS:	4003 Sweetwater Ct. Weimar, CA 95713
SITUS ADDRESS:	22210 Canyon Way Weimar, CA 95713

AREAS OF DISTURBANCE
1) DRIVEWAY: 8,500 S.F. (2,750 S.F. PAVED)
2) HOUSE AND GARAGE PAD: 1,850 S.F.
3) SEPTIC LEACH AREA: 1,875 S.F.
4) HAMMERHEAD: 1,425 S.F.
5) POND: N/A
6) OTHER AREAS:
TOTAL AREAS OF DISTURBANCE: 13,650 S.F.
TOTAL IMPERVIOUS AREAS: 4,600 S.F. (1.4% OF LOT)
TOTAL LOT SIZE: 7.7 ACRES
TOTAL % OF LOT DISTURBED: 4.1%

TOTAL CUT =	625 C.Y.
TOTAL FILL =	625 C.Y.

FUEL MODIFICATION NOTES:

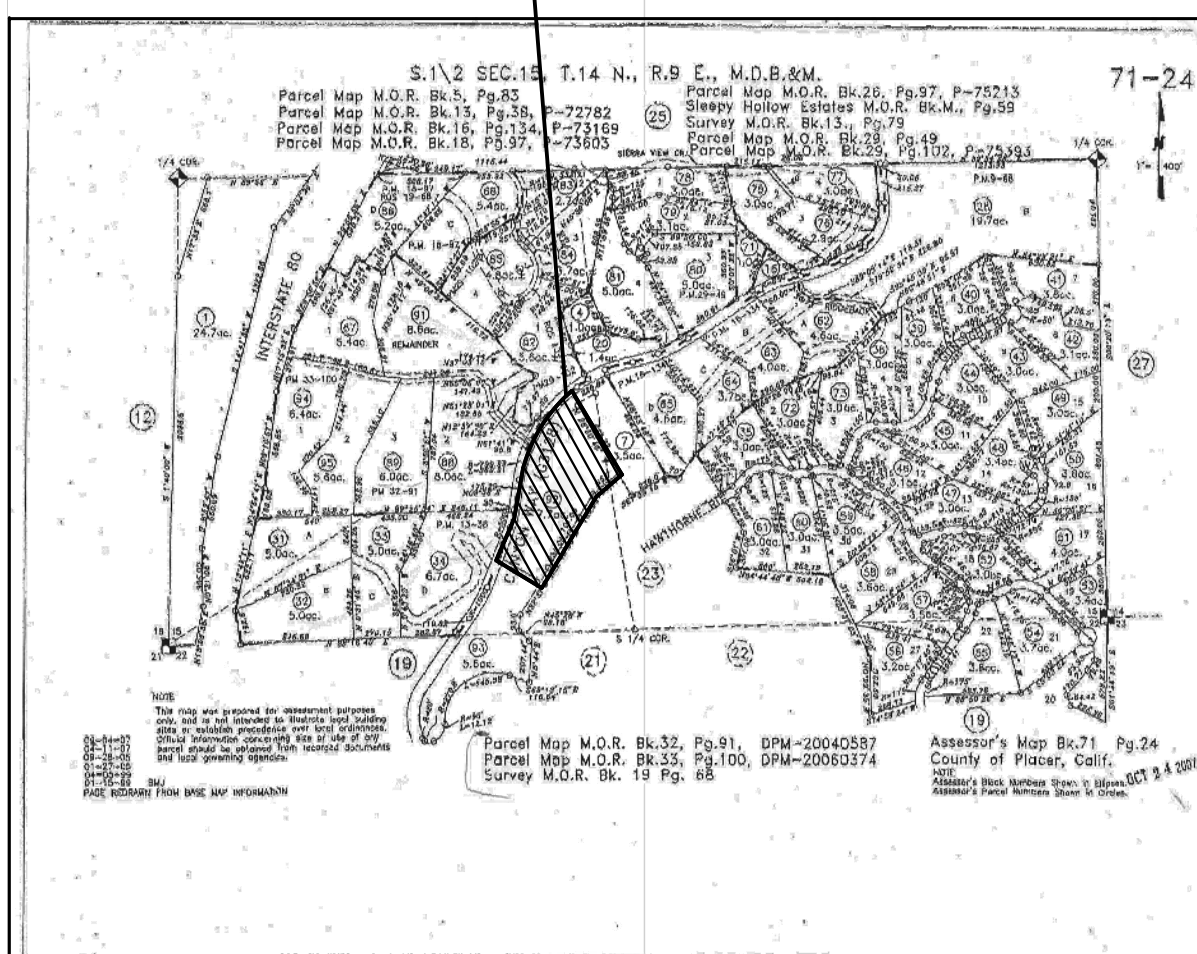
- VERTICAL CLEARANCE SHALL BE FIFTEEN FEET MINIMUM, MEASURED FROM THE OUTSIDE EDGE OF THE SHOULDER. SEE DETAIL (2) GP4.
- A FUEL MODIFICATION AREA SHALL BE PROVIDED FOR A DISTANCE OF TEN FEET ON EACH SIDE OF THE DRIVEWAY. SEE DETAIL (2) GP4.
- COMPLIANCE WITH VEGETATION CLEARANCE REQUIREMENTS PER CRC R327.1.5

PROJECT SCOPE:

- GRADING FOR APPROX 1,800 S.F. BUILDING PAD FOR PROPOSED HOUSE AND GARAGE.
- GRADING FOR APPROX 850 L.F., 10' WIDE W/ 1' SHOULDERS. (PAVED IS SECTIONS > 16% GRADE).
- INSTALL ENGINEERED SEPTIC SYSTEM DESIGNED BY OTHERS.
- CONNECTION TO UTILITIES (ELECTRICAL, WATER, PROPANE).

SPECIAL INSPECTION REQUIRED - TESTING FOR COMPACTION PER ASTM STANDARDS.

SUBJECT PARCEL



PREPARED UNDER THE DIRECTION OF : David P. Long

Reviewed for Conformance with the Placer County Building Department Grading Permit Requirements

PLAN CHECKER _____ DATE _____

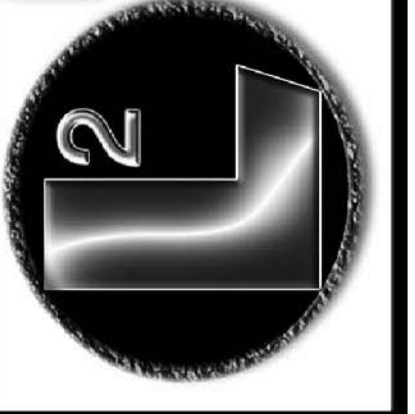
NOTES: (Revised 10-15-15)

- All Construction Materials and Methods shall conform to the State of California Department of Transportation Standard Specifications, revised November 1994 except as modified or supplemented by these plans and the Placer County Grading Code.
- No on-site grading work shall occur between October 15 and May 1 without approval of the Placer County Building/Planning Department.
- Erosion control shall be performed on all disturbed soils at the end of each construction season prior to October 15 or a temporary erosion control plan shall be originated by a qualified Engineer & approved by the Placer County Resource Conservation District. The measures specified in this plan shall be employed no later than November 1 of the same year of construction. And must be on site prior to any grading.
- All construction as shown on these plans will require Final Inspection by the design Engineer. After completion of the grading, the Engineer of Record must submit a letter to the County stating that the work conforms to the approved set of plans known as *The Final Acceptance Letter*. Should the grading work deviate from the approved set of plans, an "AS BUILT" set of plans must be submitted to the county. The Contractor shall call (530) 273-0503 a minimum of 48 hours prior to commencement of work and continue this notification process if there are long delays between construction phases.
- All Fill areas shall be compacted to 90% relative Compaction; upper 6" of all roadways should be compacted to 95% relative compaction.
- On parcels 3ac. or less, a boundary verification form is required at the time of foundation inspection. Lot lines shall be located and marked in the field by a licensed surveyor or a civil engineer authorized to practice land surveying.
- All compaction tests must be reviewed and accepted by the Engineer of Record before being submitted to the County for their inspection of fills associated with the building of driveway/parking area(s) prior to construction of the foundation for structures on said fill. (Sec. 3313.1 "Fills") {sec. L-F3.37 of L.U.D.C.}
- The EOR shall inspect all benching prior to fill placement.
- This office cannot be held responsible for results that may differ from what is shown on these approved plans unless this project is construction staked and supervised by this office or another qualified surveyor/engineer.
- All cut and fill slopes to be no greater than 2:1.
- Benching is required for all fill areas placed on slopes exceeding 20% natural grade.
- Fills shall be compacted in 6" lifts.
- Remove all rocks 12" and greater from the fill material; prior to the placement of the fill material.
- This drawing is not a field survey; all bearings, distances, and soils work locations are approximate. It does not represent, either implicit or implied, that the property lines, structures or appurtenances are located as shown on this drawing. Determination line locations and of all structures or appurtenances is the sole responsibility of the owner. Lincoln and Long assume no responsibility or liability for the accuracy of the location of property lines, structures and or appurtenances shown hereon.
- Any driveway slope greater than 16% shall be paved.
- All fill material must be placed consistent with Section 1803.5 of the 2016 CBC, and be tested by this office.

Site/Grading Plan Legend

GP 1	Property location, parcel map, areas of disturbance, title block, detail view, sheet legend, etc...
GP 2	Site/ Grading Plan
GP 3	Profile, Section Views
GP 4	Details

LINCOLN & LONG
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grading • erosion control
surveying • parc & montes
548 East Main Street, Suite D, Grass Valley, CA 95945
(530) 273-0503 Fax (530) 274-3415



SHEET

COVER

SITUS ADDRESS

22210 Canyon Way
Weimar, CA 95713

19-06395

PROJECT OWNER

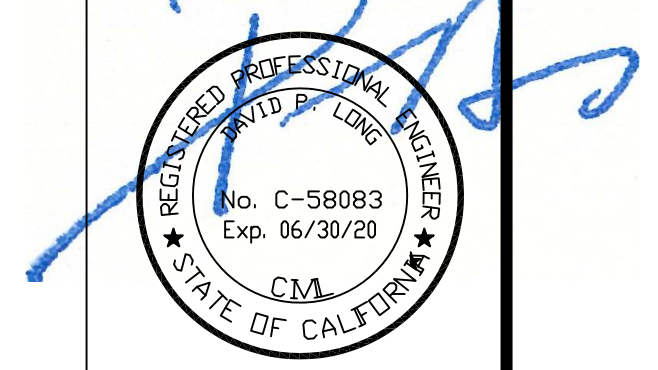
Ian Springer and Lisa Machado
22210 Canyon Way
Weimar, CA 95713

APN:

071-240-092

DRAWN BY:

ASC



12/20/19

REV DATE

5/ 4/ 20

GP 1

SITE/ GRADING PLAN NOTES:

TOPOGRAPHIC SURVEY BY LINCOLN AND LONG ENGINEERING.

CONTOUR INTERVAL = 2'

SEPTIC DESIGN BY OTHERS. SEE SEPTIC DESIGN REPORT FOR DETAILS.

F. G. SHALL DRAIN AWAY FROM PROPOSED STRUCTURES A MIN 5% FOR 10' OR TO HOUSE DRAIN.

ALL CUT/FILL SLOPES SHALL NOT EXCEED 2:1 SLOPE UNLESS APPROVED BY NEVADA COUNTY BUILDING DEPARTMENT.

ALL FILL AREAS 12" OR GREATER IN DEPTH SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.

ALL EROSION CONTROL MATERIALS SHALL BE ON-SITE PRIOR TO ANY GRADING

VERTICAL CLEARANCE SHALL BE 15' MIN. AND HORIZONTAL CLEARANCE SHALL BE 10' MIN. MEASURED FROM THE OUTSIDE EDGE OF SHOULDER.

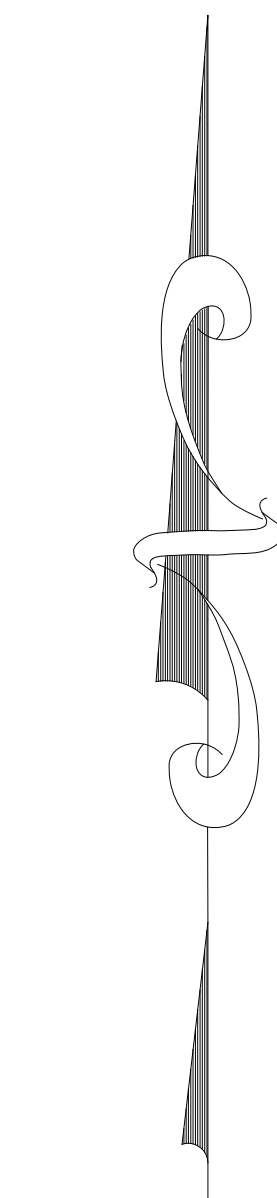
SITE/ GRADING PLAN

MINIMUM SETBACKS AS NOTED
BY: ED B
DATE: 5/27/20

DEFENSIBLE SPACE DESIGN SHALL CONSIST OF (2) ZONES 1 & 2. ZONE 1 EXTENDS 30 FEET OUT FROM BUILDINGS, STRUCTURES, DECKS, ETC. ZONE 2 EXTENDS 100 FEET OUT FROM BUILDINGS, STRUCTURES, DECKS, ETC. (PER C.R.C. R327.1.5)

1. ZONE 1 CONSISTS OF THE FOLLOWING:
 REMOVE ALL DEAD PLANTS, GRASS AND WEEDS (VEGETATION). REMOVE DEAD OR DRY LEAVES AND PINE NEEDLES FROM YOUR YARD, ROOF AND RAIN GUTTERS. TRIM TREES REGULARLY TO KEEP BRANCHES A MINIMUM OF 10 FEET FROM OTHER TREES. REMOVE BRANCHES THAT HANG OVER YOUR ROOF AND KEEP DEAD BRANCHES 10 FEET AWAY FROM YOUR CHIMNEY. RELOCATE WOOD PILES INTO ZONE 2. REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS REMOVE VEGETATION AND ITEMS THAT COULD CATCH FIRE FROM AROUND AND UNDER DECKS. CREATE A SEPARATION BETWEEN TREES, SHRUBS AND ITEMS THAT COULD CATCH FIRE, SUCH AS PATIO FURNITURE, WOOD PILES, SWING SETS, ETC.
2. ZONE 2 CONSISTS OF THE FOLLOWING:
 CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF 4 INCHES. CREATE HORIZONTAL SPACING BETWEEN SHRUBS AND TREES. CREATE VERTICAL SPACING BETWEEN GRASS, SHRUBS AND TREES. REMOVE FALLEN LEAVES, NEEDLES, TWIGS, BARK, CONES, AND SMALL BRANCHES. (HOWEVER, THEY MAY BE PERMITTED TO A DEPTH OF 3 INCHES IF EROSION CONTROL IS AN ISSUE.)

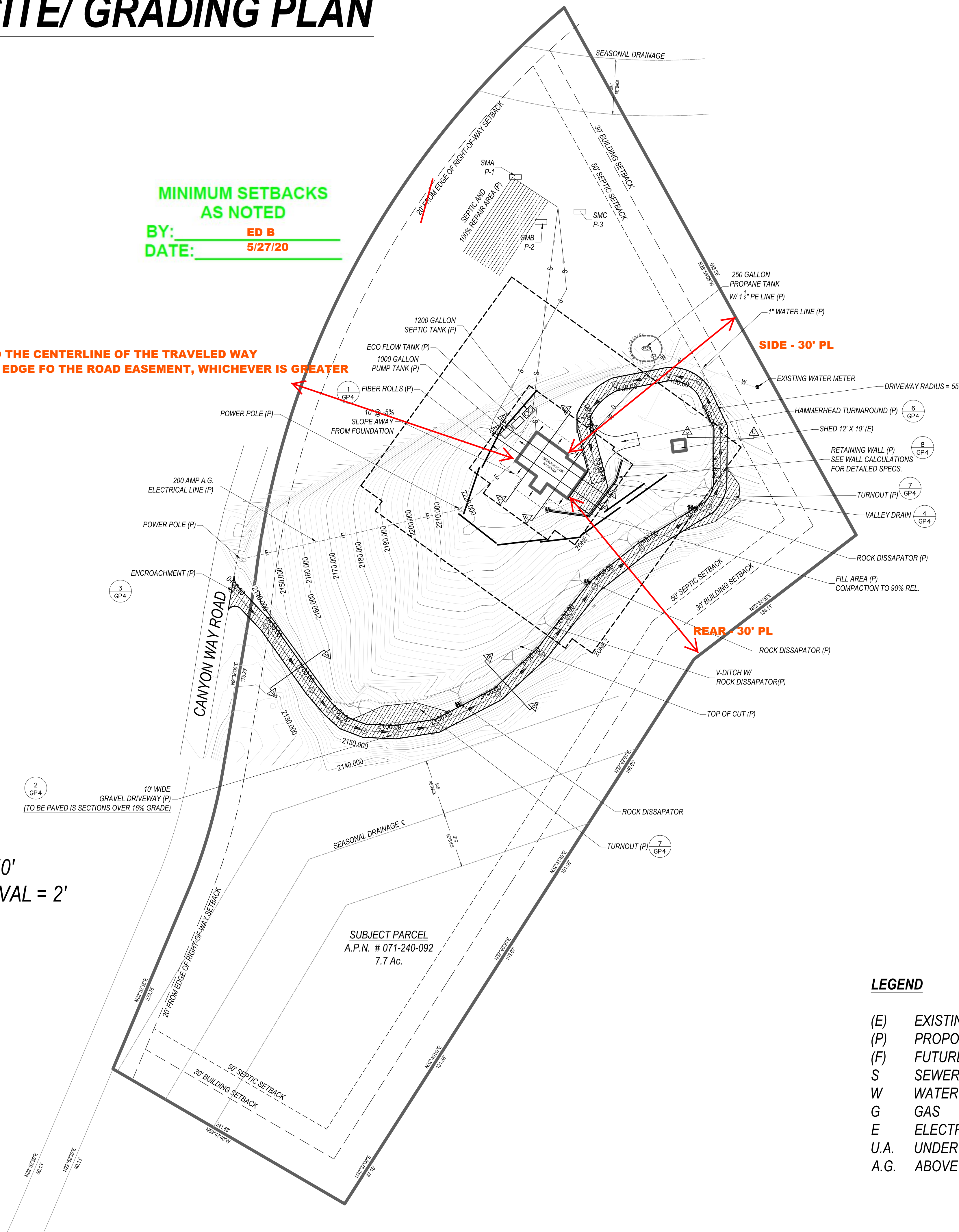
SCALE 1"=50'
 CONTOUR INTERVAL = 2'



FRONT - 80' TO THE CENTERLINE OF THE TRAVELED WAY OR 50' TO THE EDGE OF THE ROAD EASEMENT, WHICHEVER IS GREATER

SIDE - 30' PL

REAR - 30' PL



LEGEND

- (E) EXISTING
- (P) PROPOSED
- (F) FUTURE
- S SEWER
- W WATER
- G GAS
- E ELECTRIC
- U.A. UNDERGROUND
- A.G. ABOVE GROUND

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 grading • site plan • site grading
 surveying • parc & monies
 568 East Main Street, Suite D, Gross Valley, CA 95945
 (530) 275-9500 Fax (530) 276-3415

SHEET
 SITE / GRADING PLAN

SITUS ADDRESS
 22210 Canyon Way
 Weimar, CA 95713

PROJECT OWNER
 Ian Springer and Lisa Machado
 22210 Canyon Way
 Weimar, CA 95713

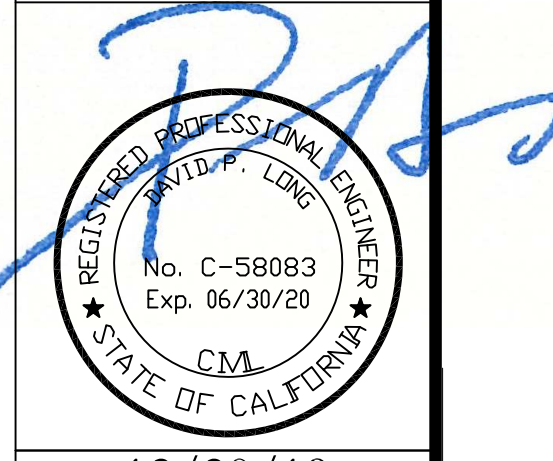
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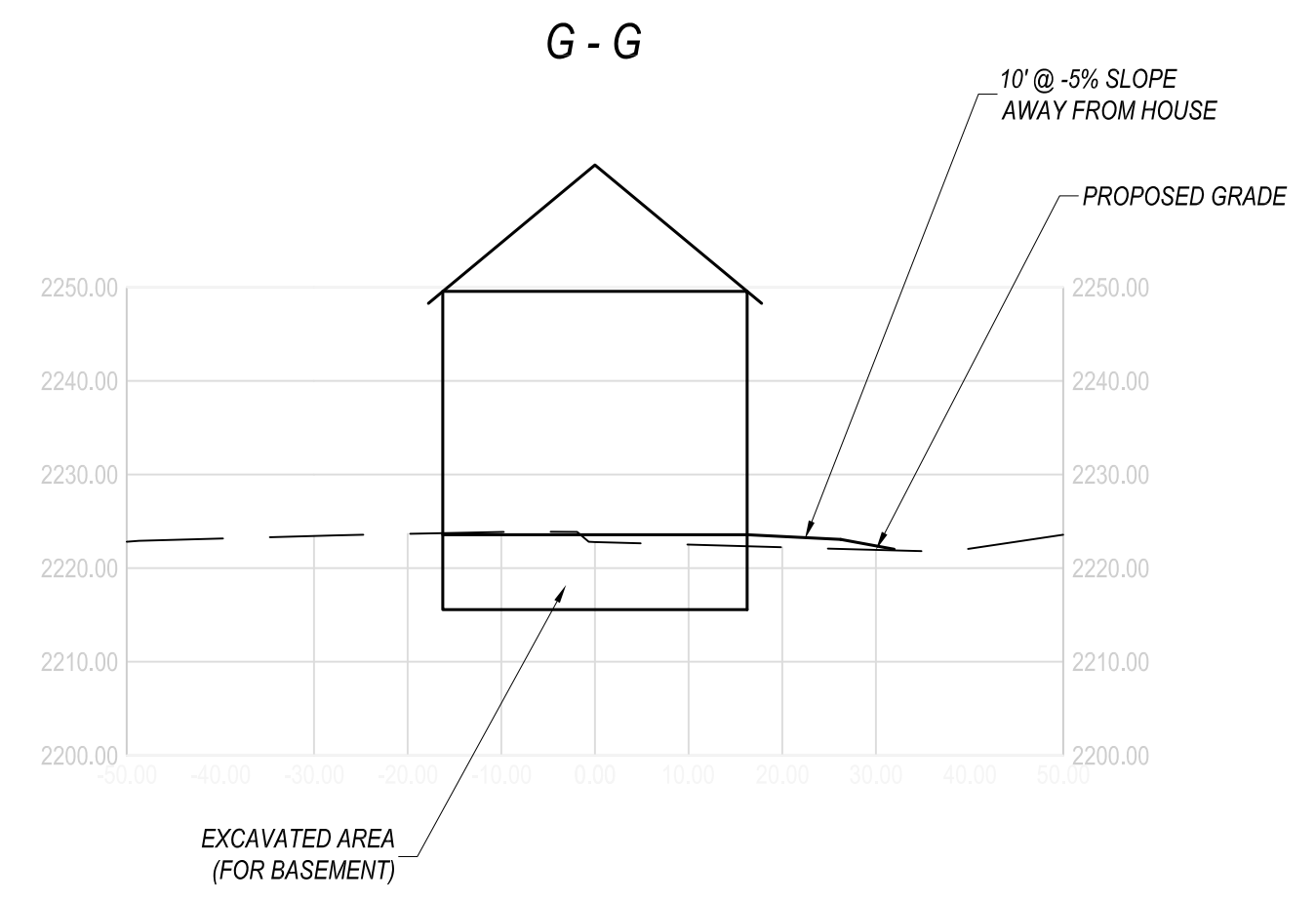
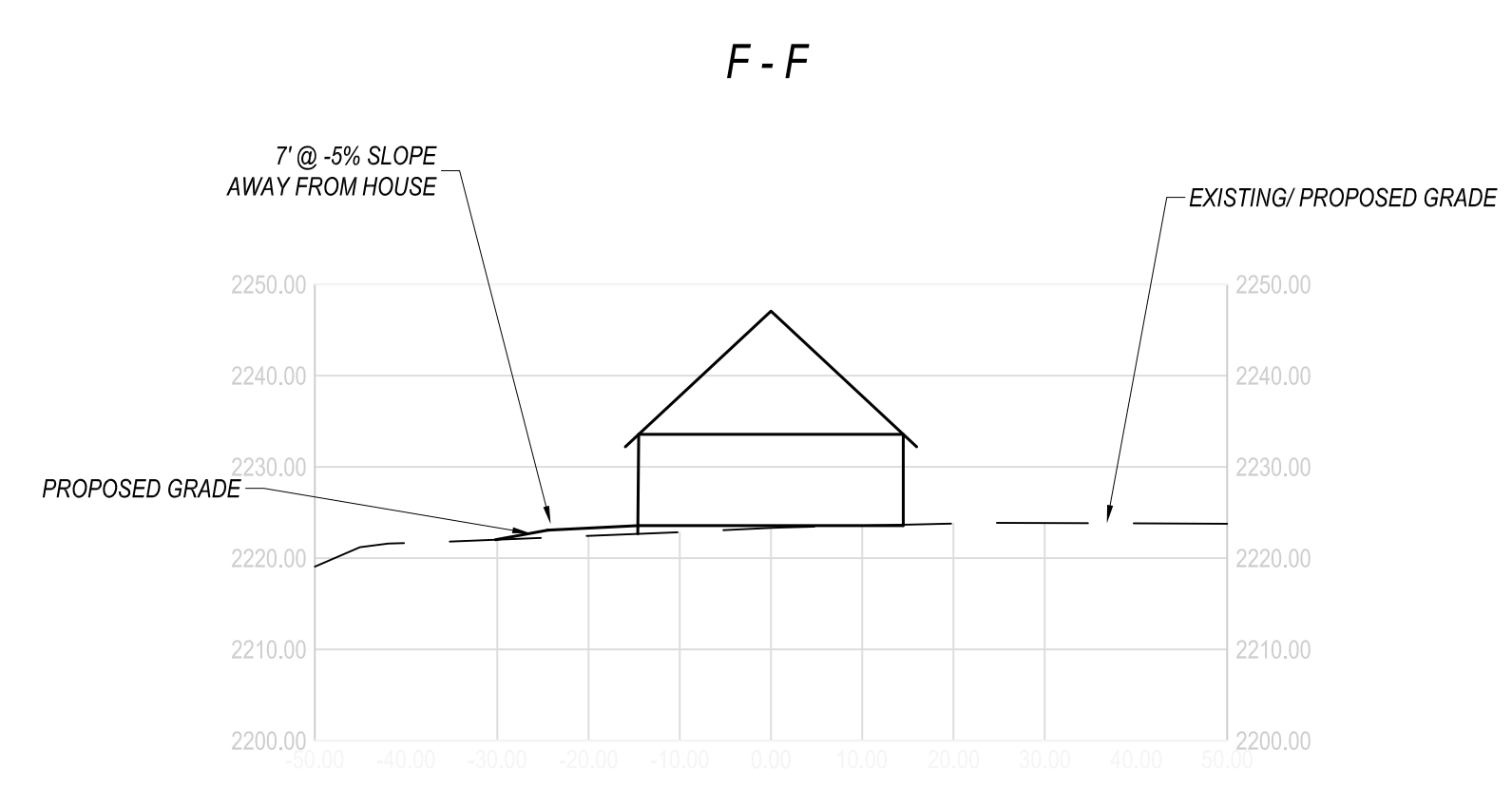
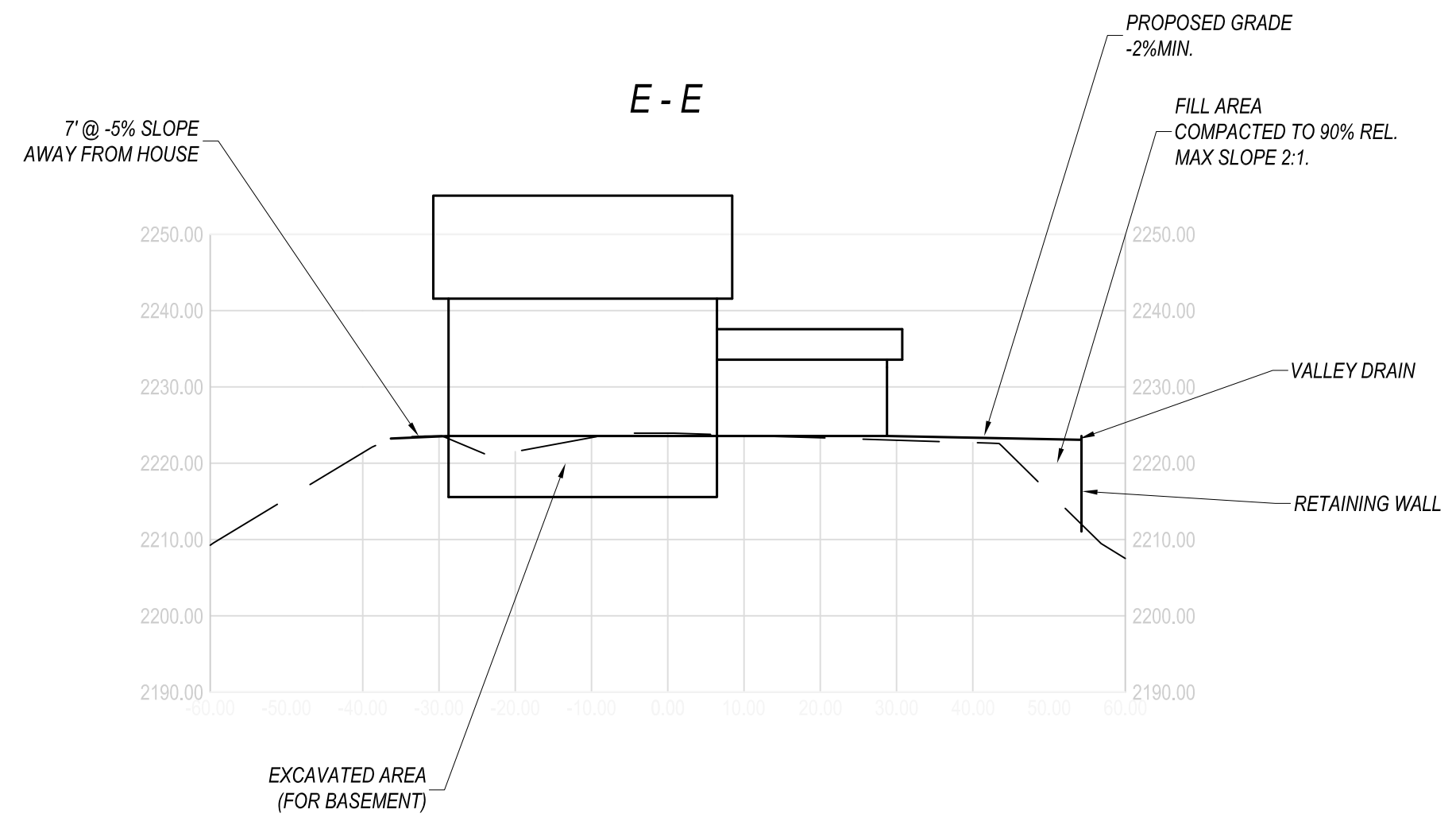
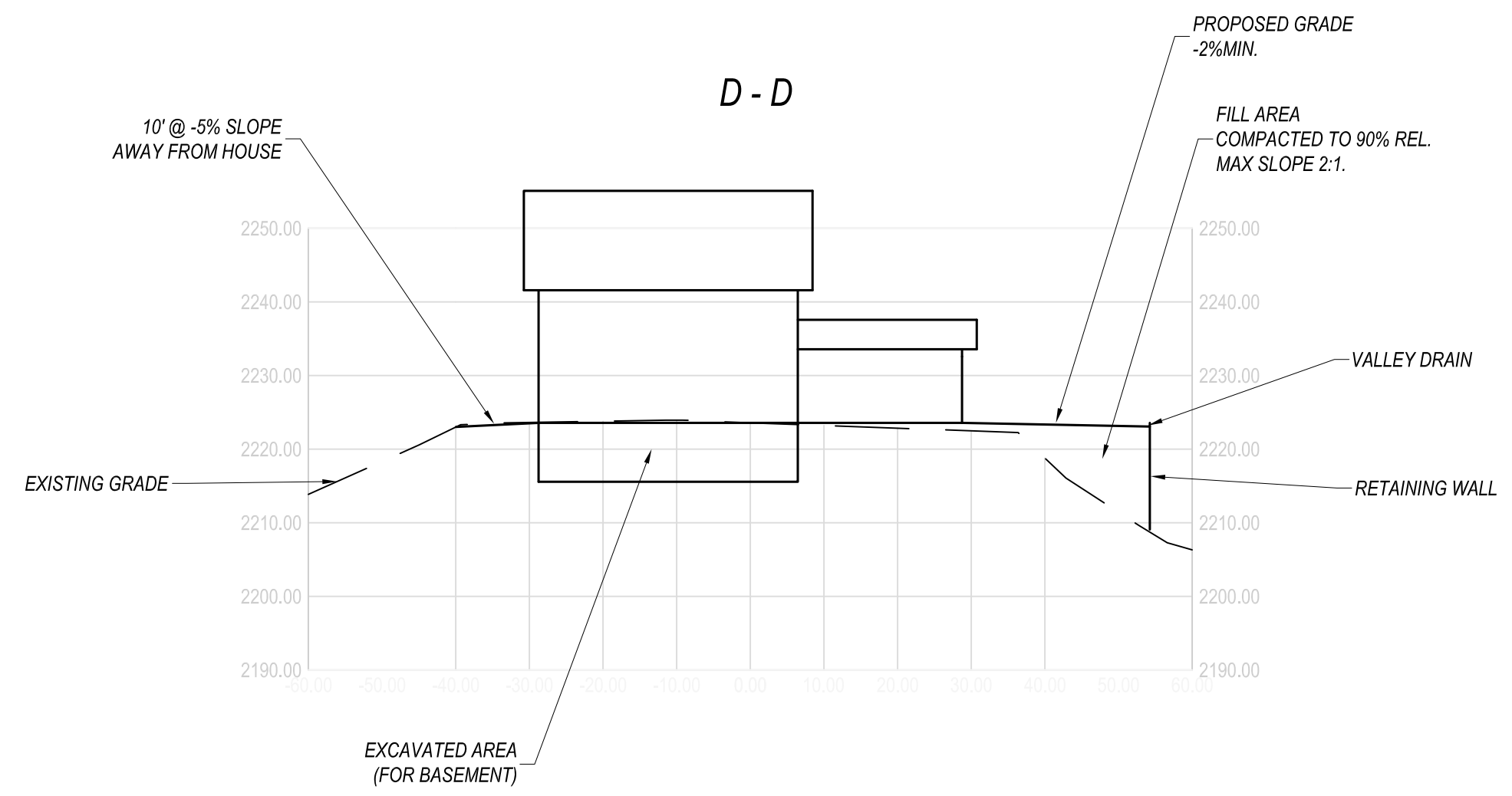
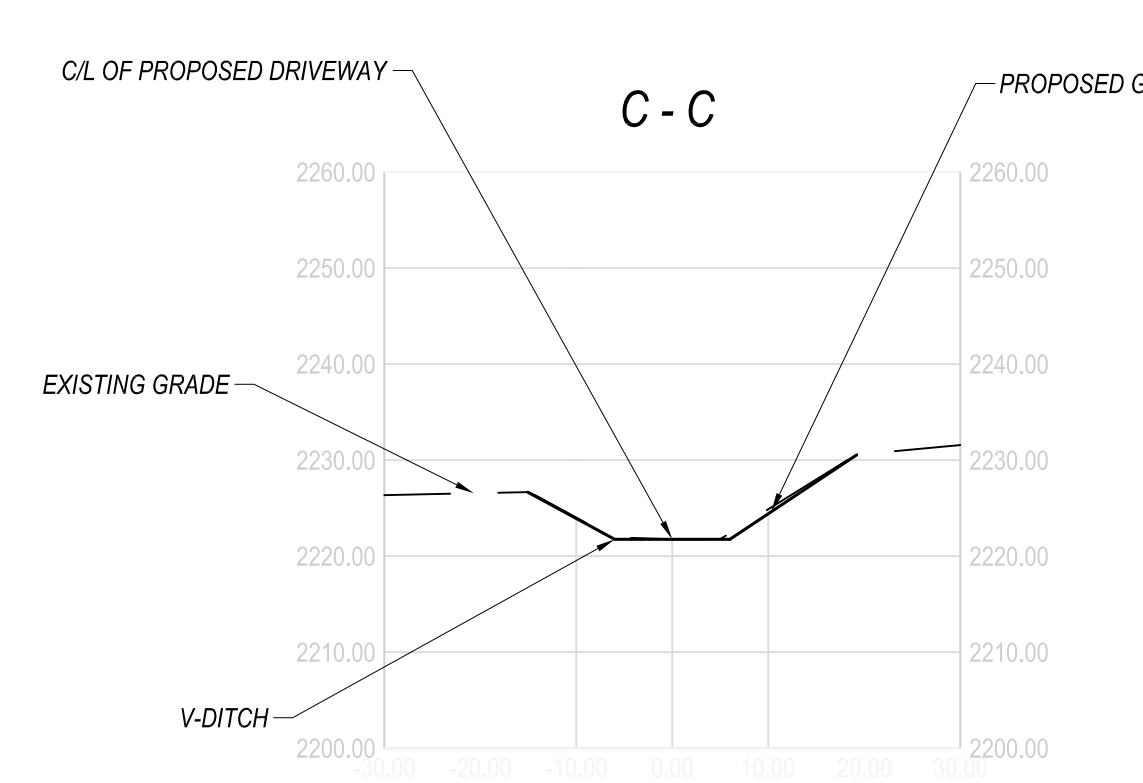
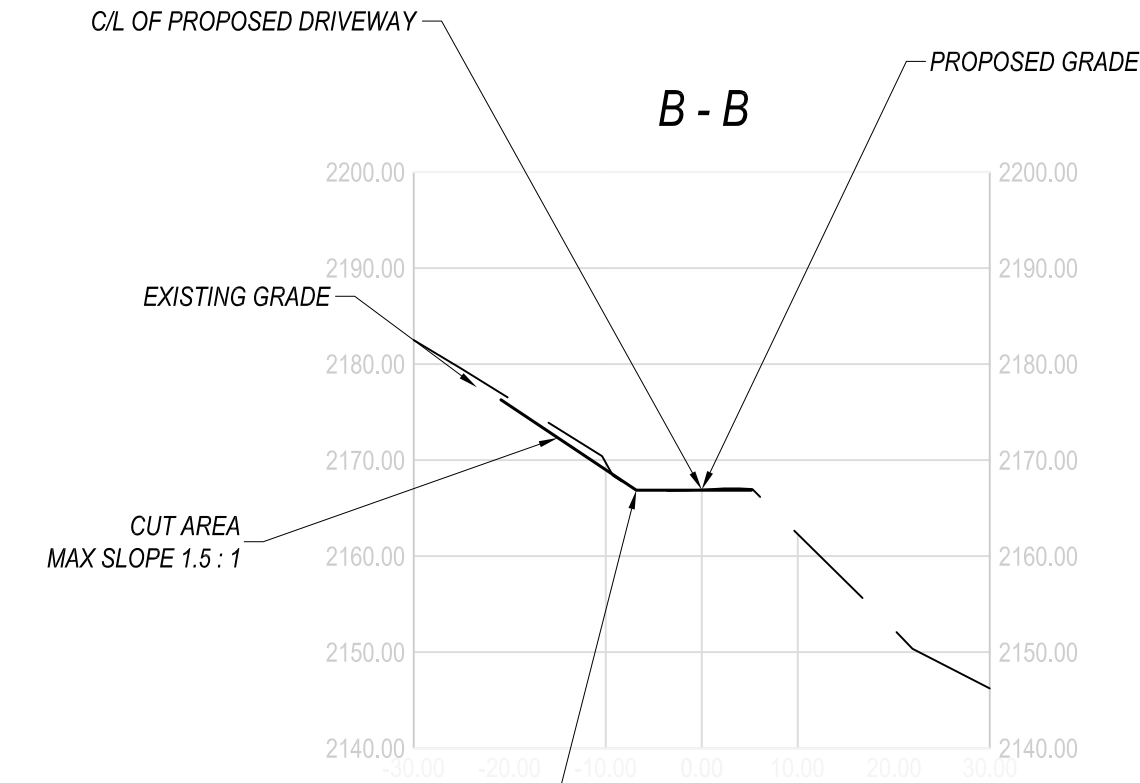
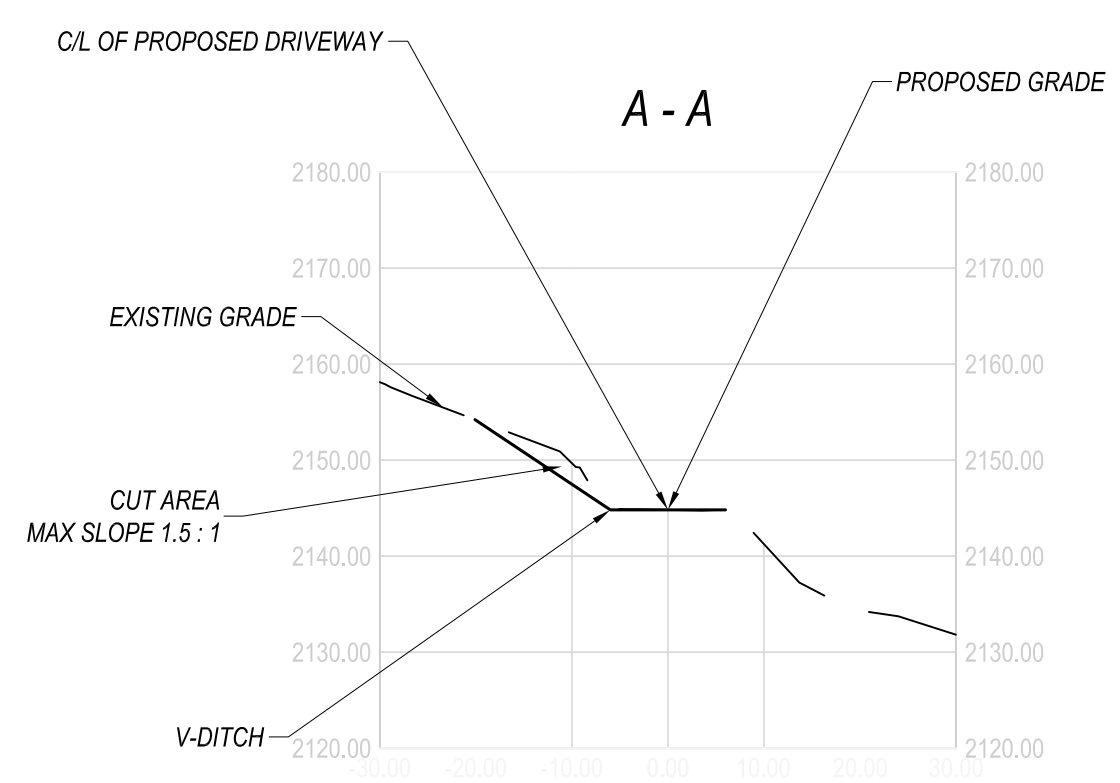
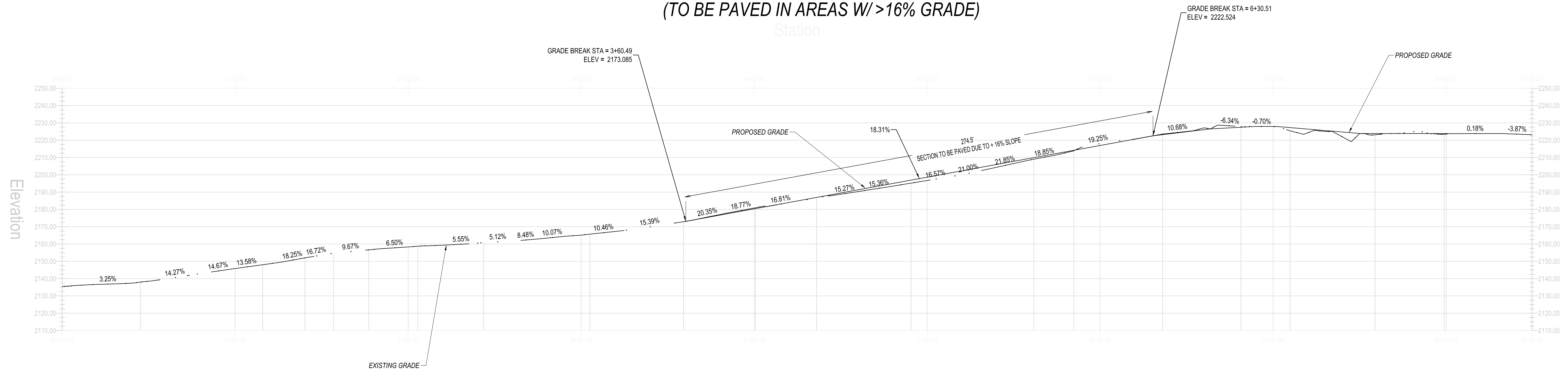
12/20/19

REV DATE
 5/ 4/ 20

GP 2



**PROPOSED 10' WIDE GRAVEL DRIVEWAY W/ 1' SHOULDERS
(TO BE PAVED IN AREAS W/ >16% GRADE)**



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SHEET
 PROFILE
 SECTION VIEWS

SITUS ADDRESS
 22210 Canyon Way
 Weimar, CA 95713
19-06395

PROJECT OWNER
 Ian Springer and Lisa Machado
 22210 Canyon Way
 Weimar, CA 95713

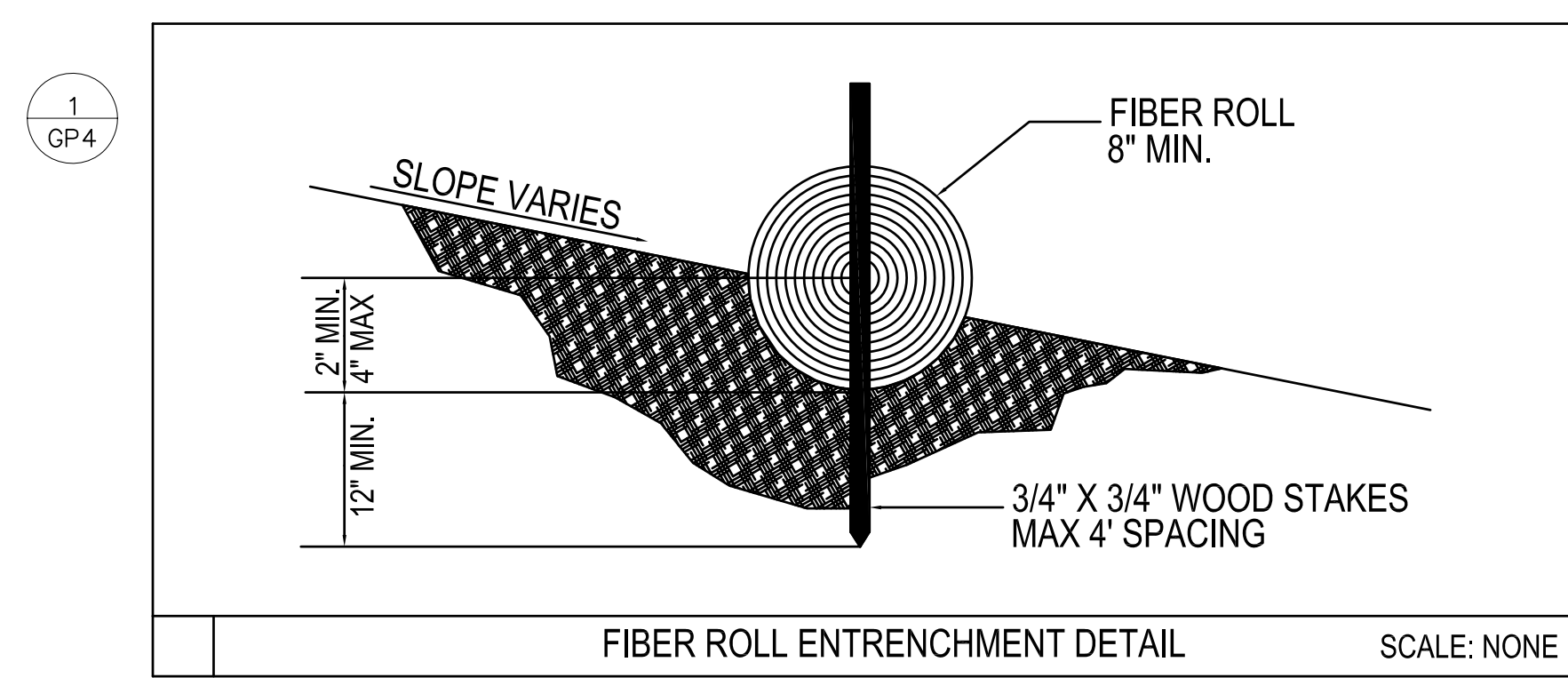
APN:
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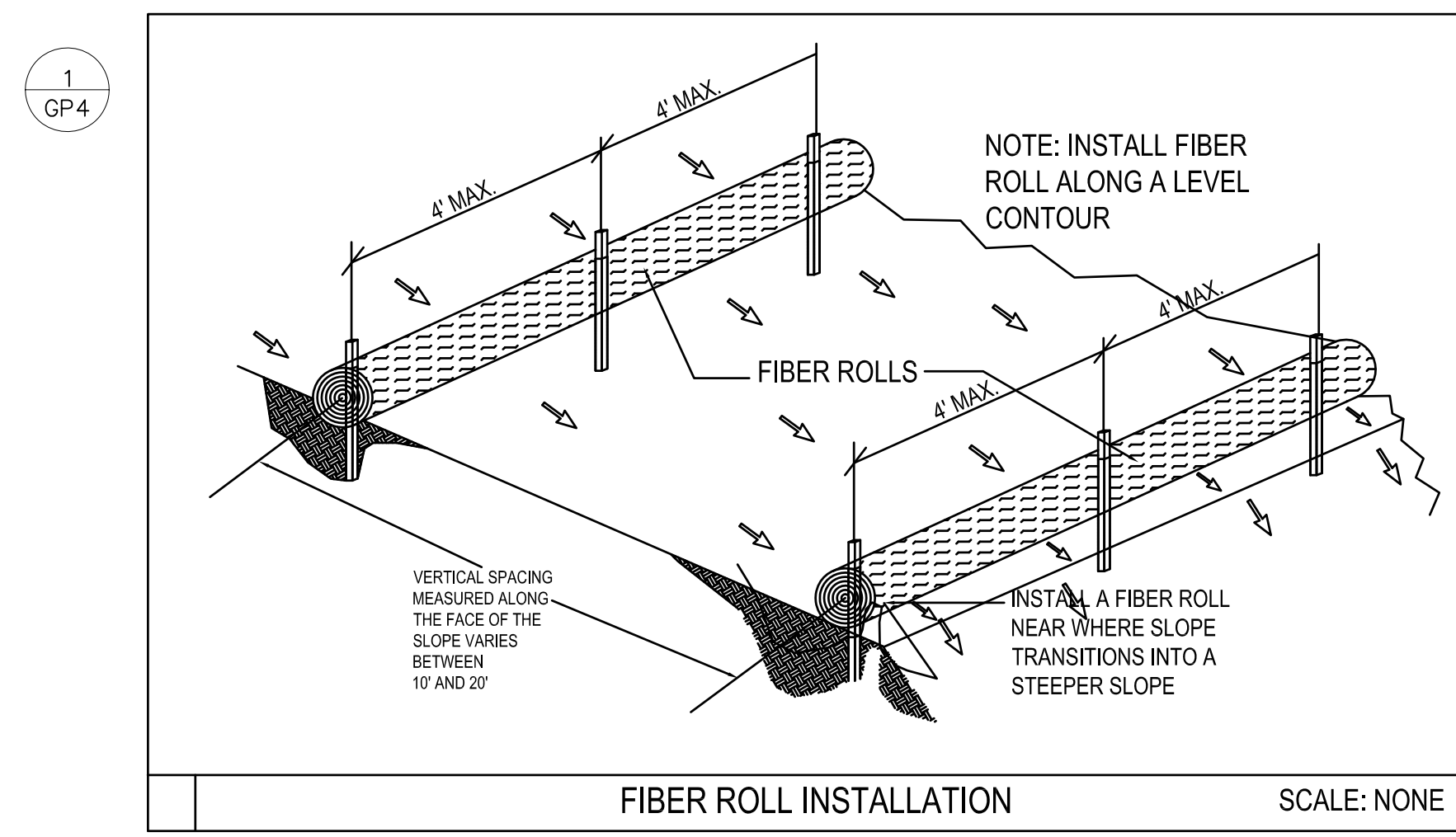
REGISTERED PROFESSIONAL ENGINEER
 WILFRED P. LONG
 No. C-58083
 Exp. 06/30/20
 STATE OF CALIFORNIA

12/20/19
 REV DATE
 5/4/20

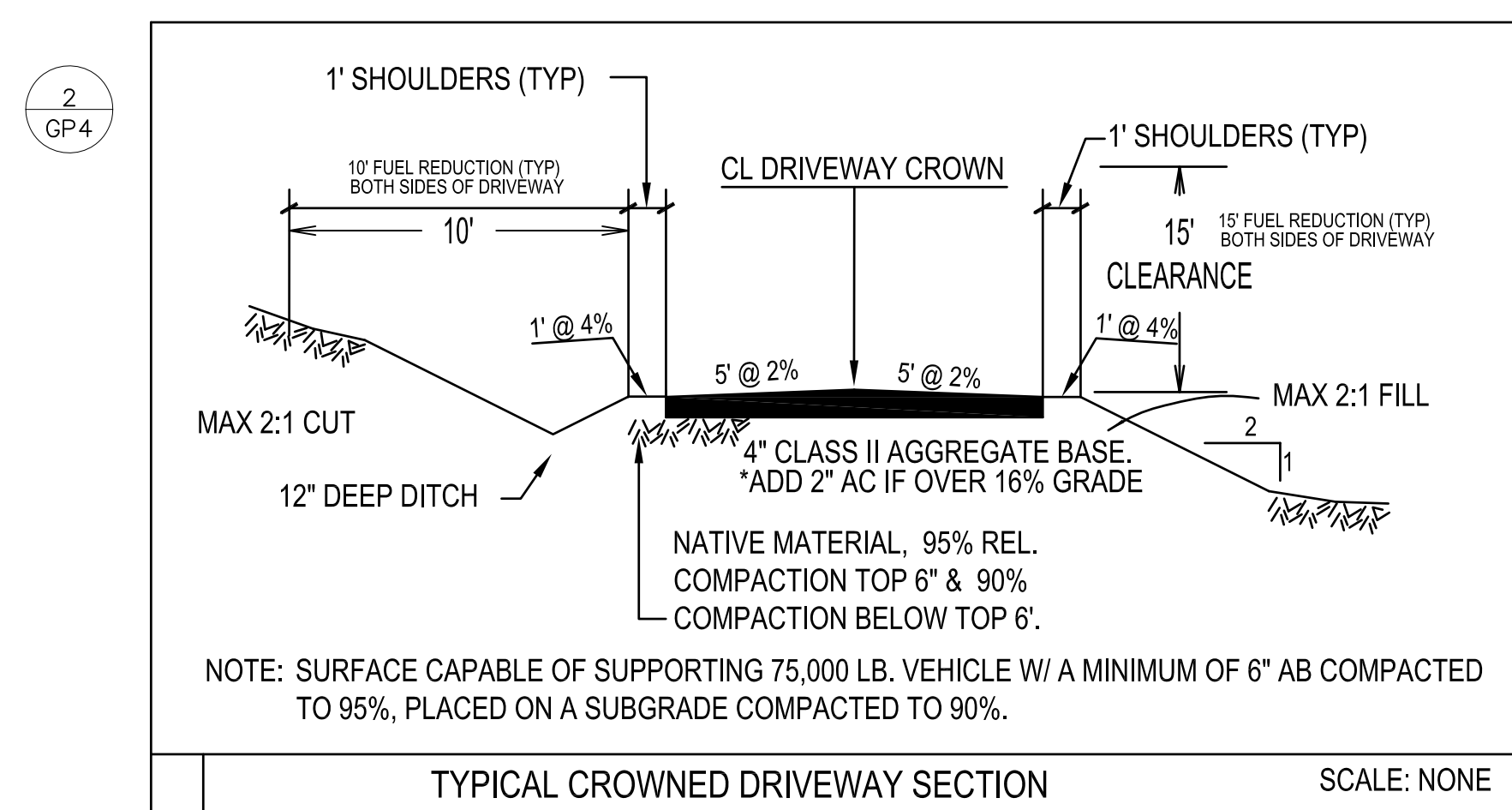
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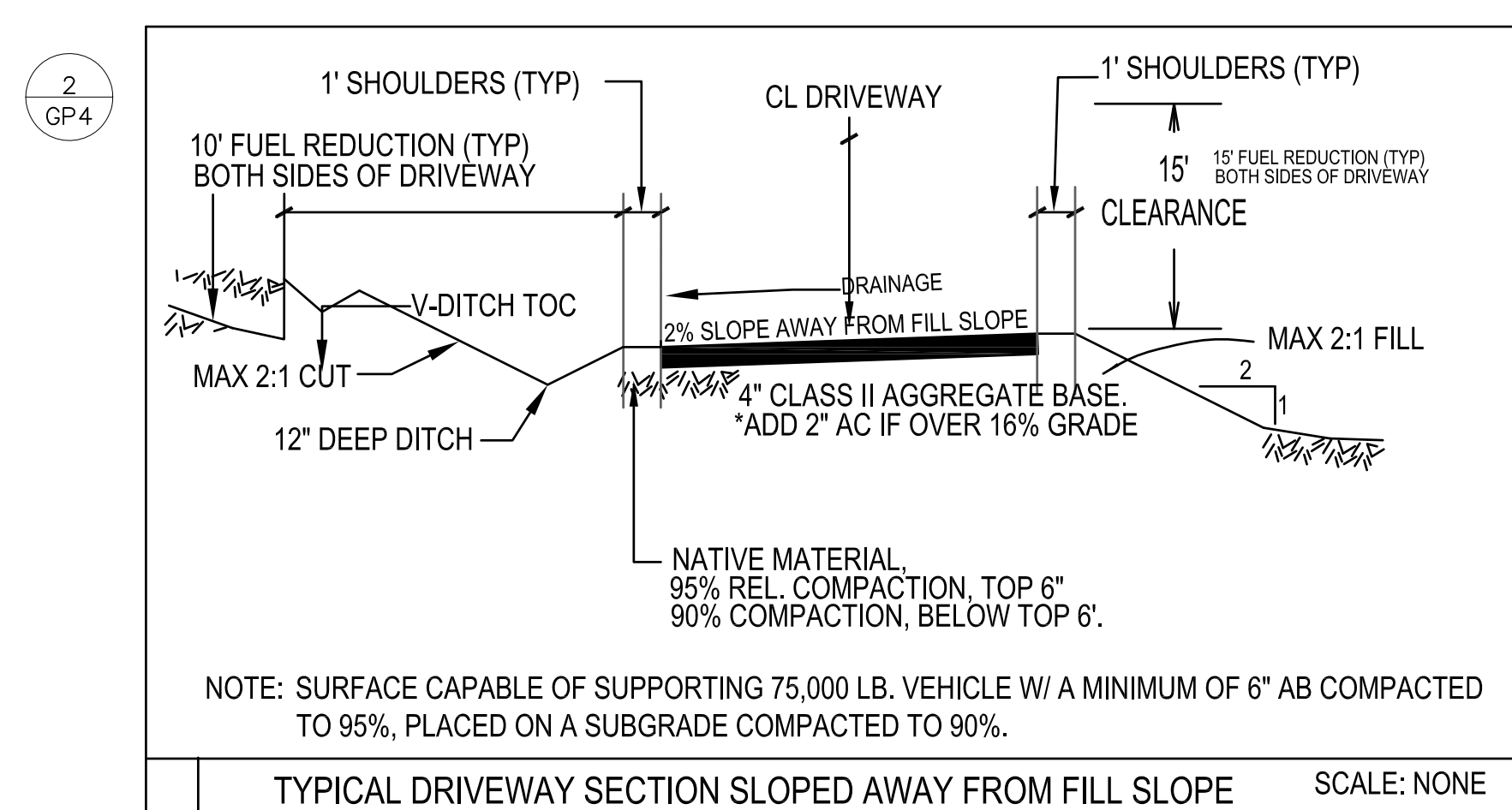
FIBER ROLL ENTRENCHMENT DETAIL SCALE: NONE



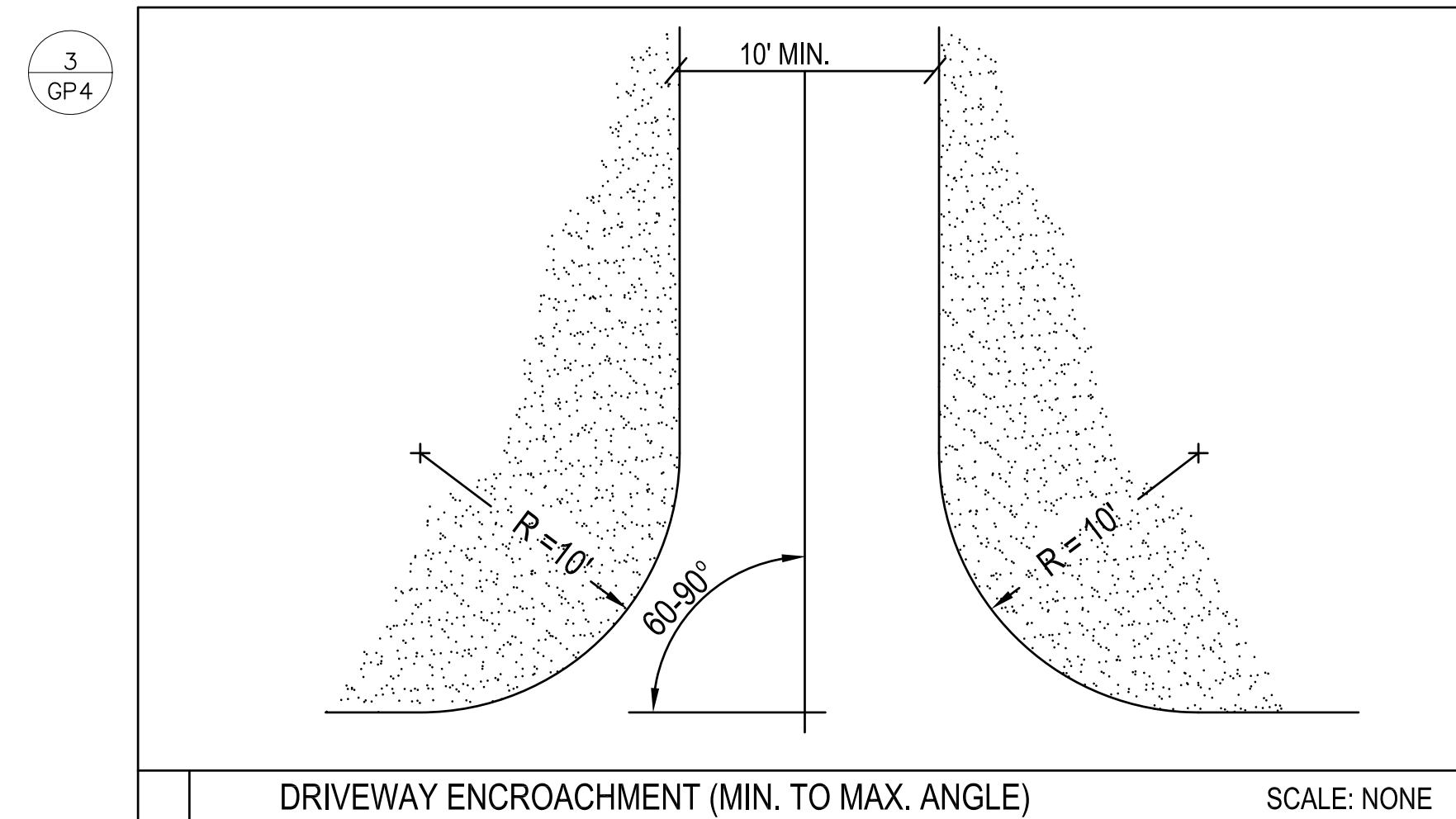
FIBER ROLL INSTALLATION SCALE: NONE



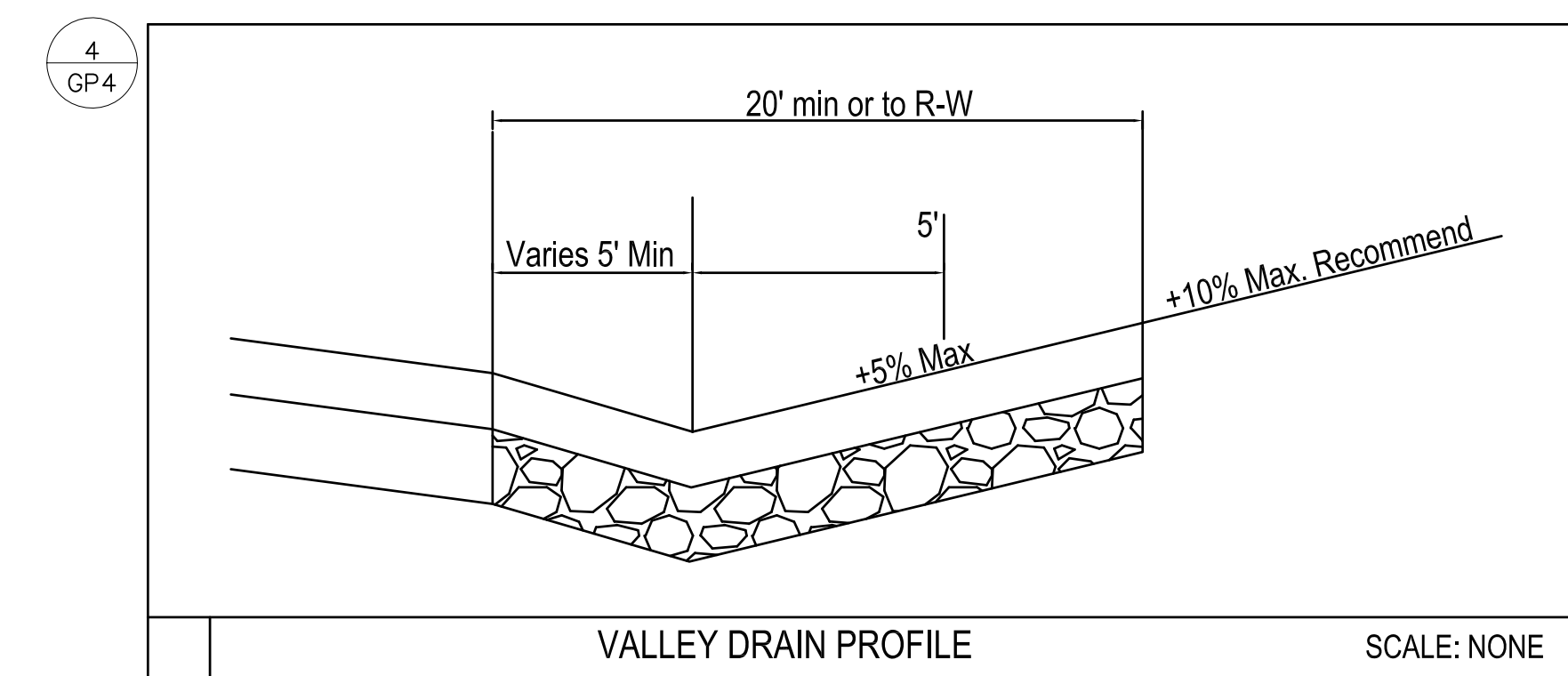
TYPICAL CROWNED DRIVEWAY SECTION SCALE: NONE



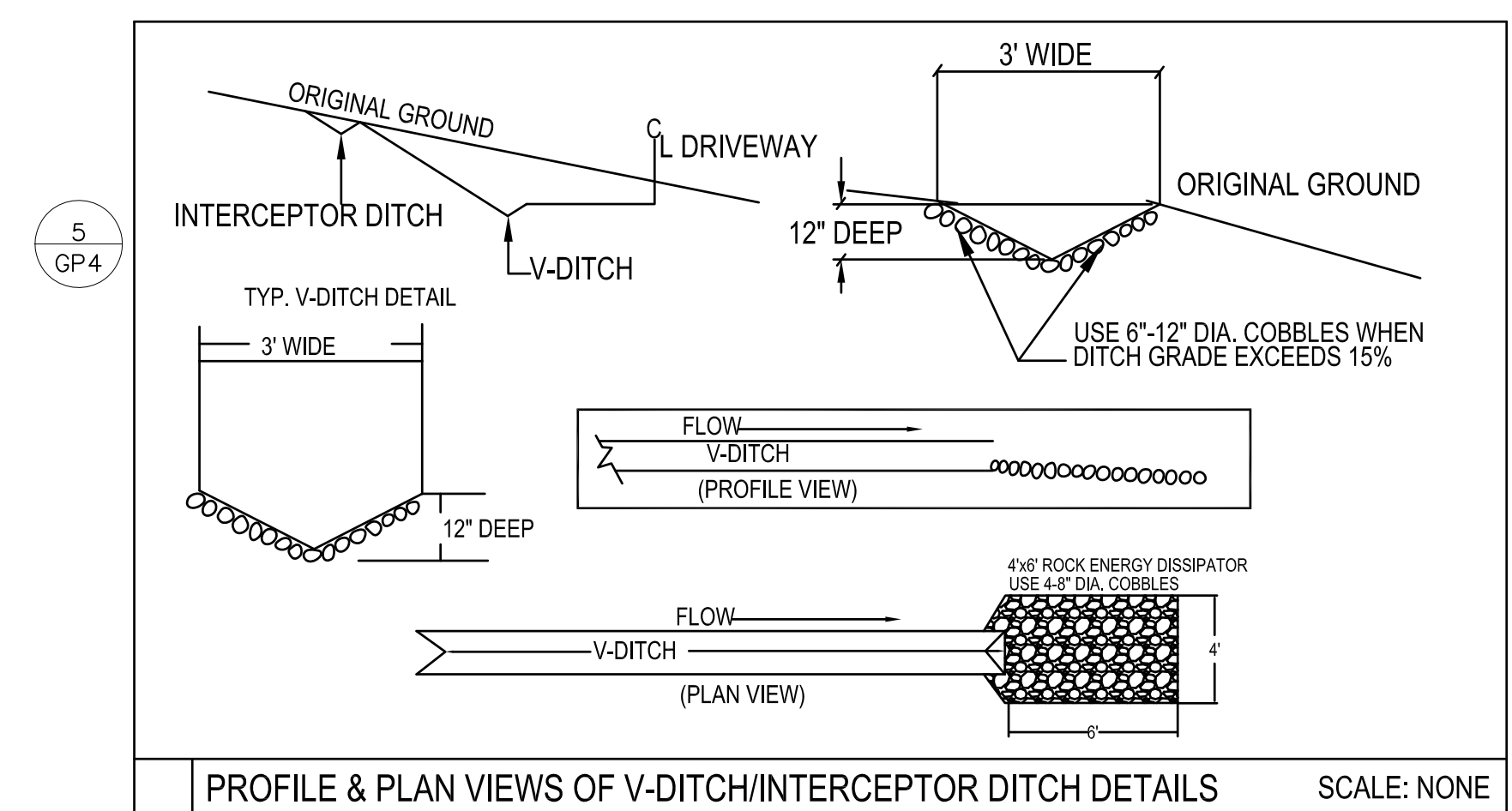
TYPICAL DRIVEWAY SECTION SLOPED AWAY FROM FILL SLOPE SCALE: NONE



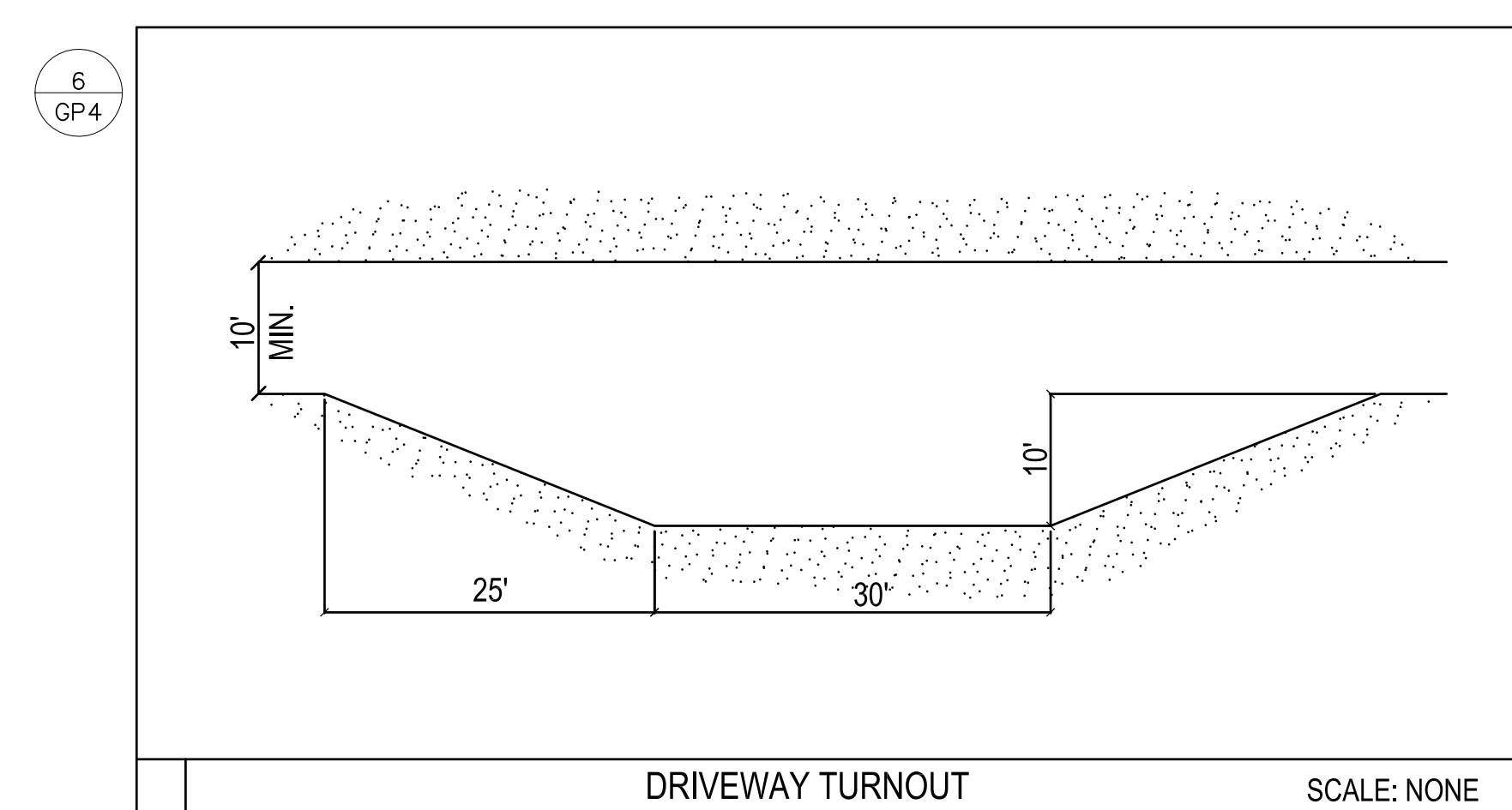
DRIVEWAY ENCROACHMENT (MIN. TO MAX. ANGLE) SCALE: NONE



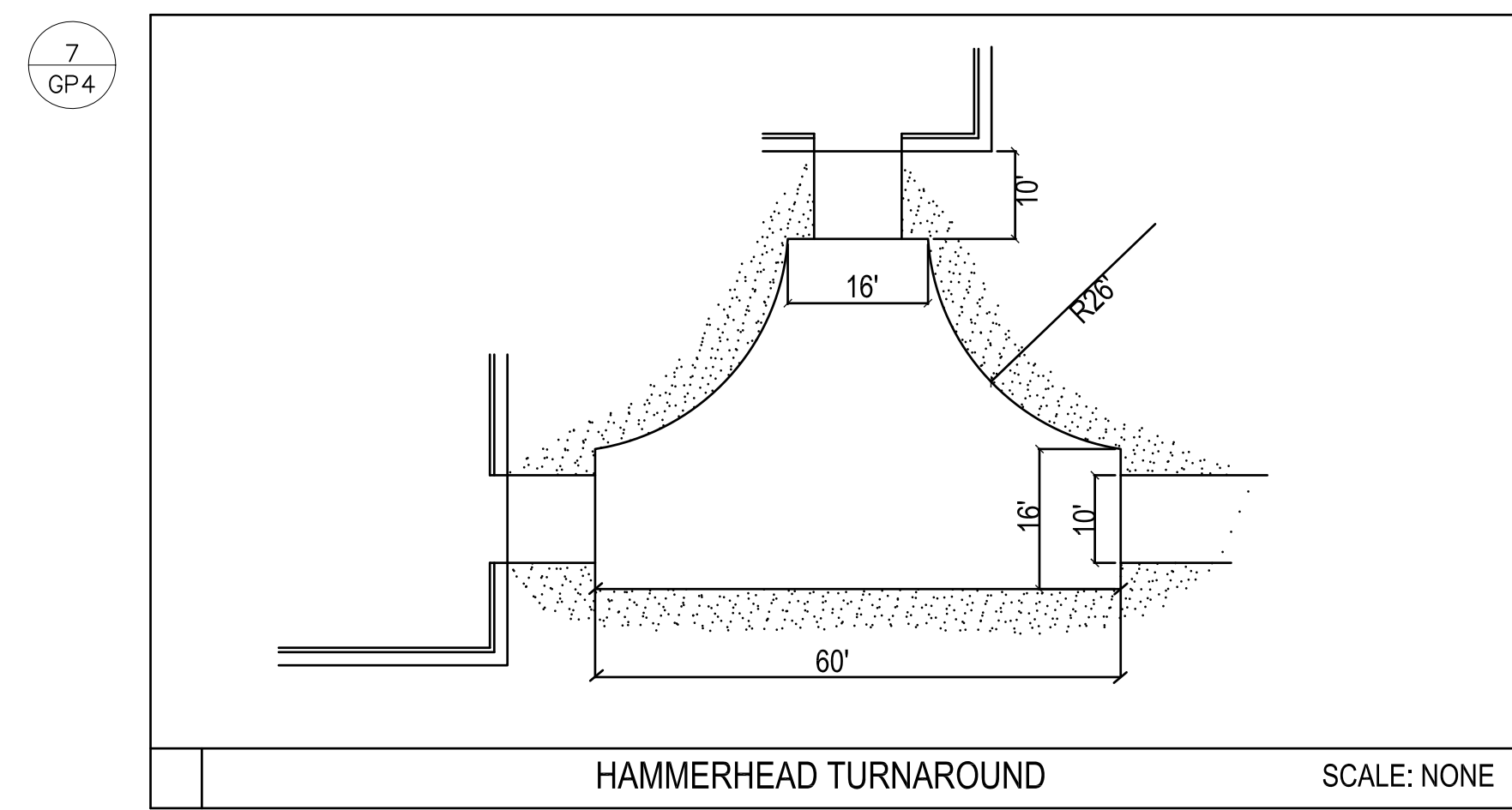
VALLEY DRAIN PROFILE SCALE: NONE



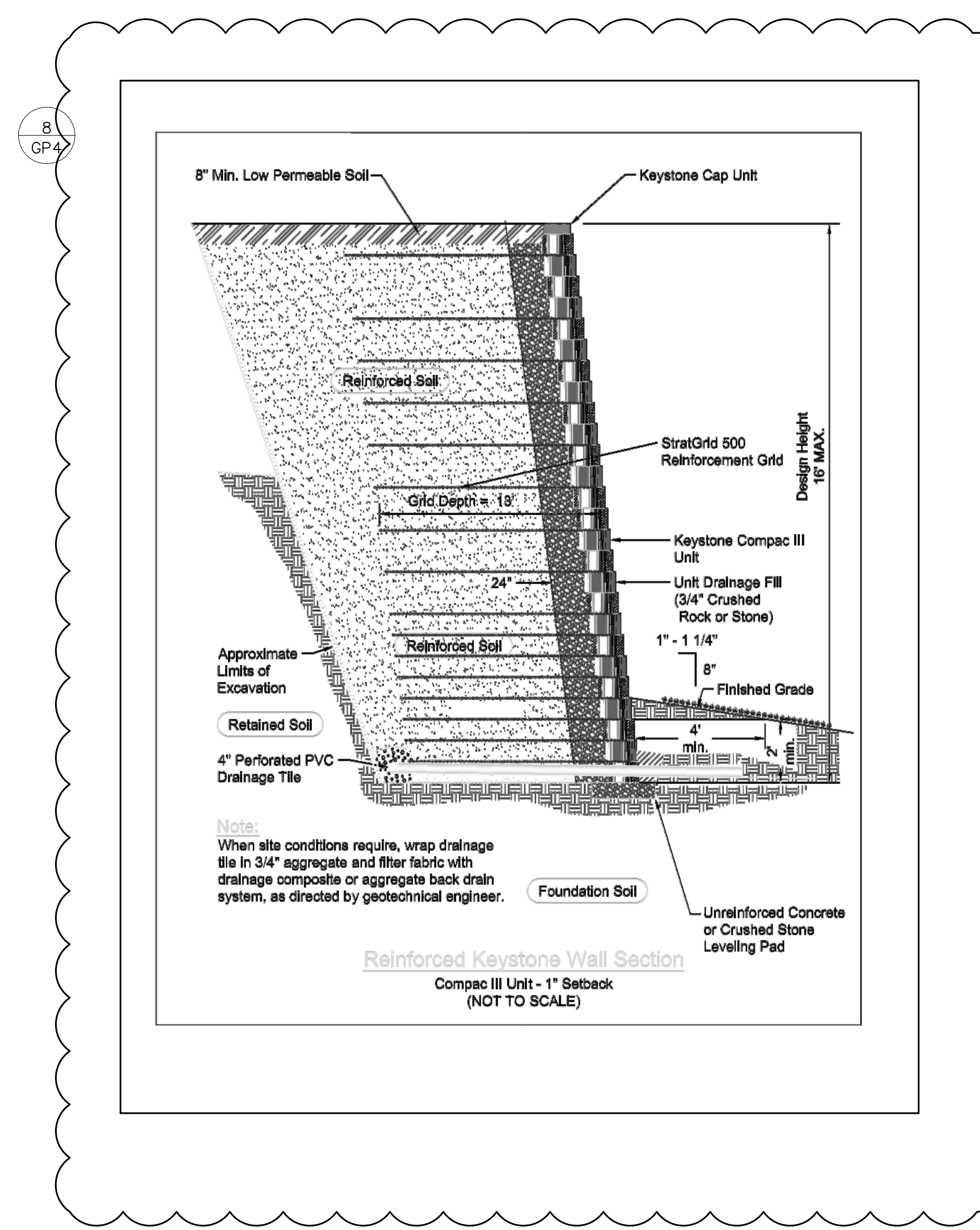
PROFILE & PLAN VIEWS OF V-DITCH/INTERCEPTOR DITCH DETAILS SCALE: NONE



DRIVEWAY TURNOUT SCALE: NONE



HAMMERHEAD TURNAROUND SCALE: NONE



Reinforced Keystone Wall Section
Compac III Unit - 1\"/>

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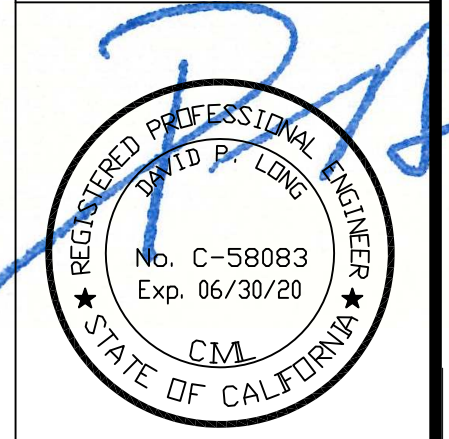
SHEET
DETAILS

SITUS ADDRESS
22210 Canyon Way
Weimar, CA 95713

PROJECT OWNER
Ian Springer and Lisa Machado
22210 Canyon Way
Weimar, CA 95713

APN:
071-240-092

DRAWN BY:
ASC



12/20/19

REV DATE
5/4/20

GP 4

19-06395

GENERAL NOTES

1. SLOPE FINISHED GRADE AWAY FROM STRUCTURE @ 5% MINIMUM SLOPE FOR A HORIZONTAL DISTANCE OF 10'-0" FOR PERVIOUS SURFACES OR 2% MINIMUM SLOPE FOR A HORIZONTAL DISTANCE OF 5'-0" FOR IMPERVIOUS SURFACES.
2. WHERE REQUIRED, ADDRESS SIGNS AND PORT-A-POTTIE SHALL BE ON SITE PRIOR TO FIRST INSPECTION.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES OR ERRORS, APPARENT OR SUSPECTED, SHALL BE REPORTED TO LINCOLN AND LONG IMMEDIATELY.
4. THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL MATERIALS AND EQUIPMENT WITH COMPLIANCE TO LOCAL CODES OR ORDINANCES.
5. LINCOLN AND LONG WILL NOT BE OBSERVING CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND STANDARDS FOR THIS PROJECT.
6. LINCOLN AND LONG ASSUMES NO RESPONSIBILITY FOR ANY CHANGES, ERRORS, OMISSIONS, OR DEVIATIONS BY THE OWNER OR CONTRACTOR, EITHER INTENTIONAL OR ACCIDENTAL.
7. OWNER / CONTRACTOR IS TO NOTIFY LINCOLN AND LONG IMMEDIATELY AFTER PLAN CHECK HAS BEEN PERFORMED BY BUILDING DEPARTMENT. LINCOLN AND LONG WILL NOT BE RESPONSIBLE FOR ANY BUILDING DEPARTMENT REVISIONS IF OWNER DOES NOT PROVIDE A COPY OF THE PLAN CORRECTION LIST AND OR "MARKED UP" PLANS.
8. CONSTRUCTION SHALL BE OF THE HIGHEST QUALITY OF WORKMANSHIP. ALL WALLS SHALL BE PLUMB AND TRUE. ALL CONNECTIONS SHALL BE MADE SECURE ACCORDING TO ACCEPTED CONSTRUCTION PRACTICES OR AS SPECIFIED HEREIN OR AS PER THE CURRENT UNIFORM BUILDING CODE.
9. IF OWNER / CONTRACTOR HAS ANY QUESTIONS, CLARIFICATIONS, OR SHORTAGES - PLEASE CONTACT YOUR LINCOLN AND LONG REPRESENTATIVE.

H: MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

1. EXTERIOR WALL VENTS: VENT OPENINGS IN EXTERIOR WALLS SHALL COMPLY WITH C.R.C. R327.6
2. EXTERIOR GLAZING AND WINDOW WALLS: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS IN EXTERIOR WALLS SHALL BE INSULATING GLASS UNITS WITH MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES PER C.R.C. 704A.3.2.2
3. EXTERIOR DOOR ASSEMBLIES: EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4" THICK, OR SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES PER C.R.C. 704A.3.2.3
4. ALL MATERIALS, SYSTEMS, AND METHODS OF CONSTRUCTION USED SHALL BE IN ACCORDANCE WITH CHAPTER 7A. ALL MATERIALS AND MATERIAL ASSEMBLIES AREA TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 703A.
5. APPROVED MATERIALS SHALL HAVE THE OFFICE OF THE STATE FIRE MARSHALL BUILDING MATERIALS LISTING PROGRAM LABEL.
6. ROOFING:
 - 6.1 WHERE ROOF PROFILE ALLOWS FOR A SPACE BETWEEN THE ROOF COVERING AND DECK, THE SPACES SHALL PREVENT INTRUSIONS OF FLAMES AND EMBERS. C.R.C.704A.1.2
 - 6.2 ROOF VALLEY CONSTRUCTION: INTERWOVEN SHINGLES REQUIRE NO ADDITIONAL PROTECTION. IF CORROSION RESISTANT METAL VALLEY FLASHING IS USED, IT SHALL BE INSTALLED OVER NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. THE "ROLL ROOFING" IS TO BE LABELED FOR USE IN EXTERIOR FIRE ASSEMBLY. C.R.C.704A.1.3
 - 6.3 ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT THE ACCUMULATION OF DEBRIS. C.R.C.704A.1.5
7. ATTIC VENTILATION:
 - 7.1 ATTIC VENTILATION SHALL RESIST INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCRE OR BE PROTECTED BY CORROSION RESISTANT NON-COMBUSTIBLE WIRE MESH WITH 1/4-INCH OPENINGS. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. C.R.C.704A.2.1, 704A.2.2 & 704A.3.2.1
 - 7.2 EAVES AND SOFFITS MEET THE REQUIREMENTS OF SFM 12-7A-3 OR PROTECT BY IGNITION RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE. C.R.C.704A.2.3
8. EXTERIOR WALLS:
 - 8.1 WALL COVERINGS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIALS OR HEAVY TIMBER OR LOG WALL CONSTRUCTION. C.R.C.704A.2.3
 - 8.2 WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, TERMINATE AT 2-INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS OR AT ENCLOSED EAVES. INDICATE ON PLANS THAT THE BUILDING SHALL HAVE ALL UNDERFLOOR AREAS ENCLOSED TO THE GRADE WITH EXTERIOR WALLS IN ACCORDANCE WITH THIS SECTION. C.R.C.704A.3.1.1 & 704A.4.2.2
 - 8.3 EXTERIOR WINDOWS, WINDOW WALLS, GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS OR HAVE FIRE RESITIVE RATING OF NOT LESS THAN 20 MINUTES PER ASTM E2010 OR SFM 12-7A-2 C.R.C.704.3.2.2
 - 8.4 EXTERIOR DOORS SHALL CONFORM TO SFM 12-7A-1 OR BE OF APPROVED NONCOMBUSTIBLE, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8-INCH THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4-INCH THICK OR SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MIN PER ASTM E2074 C.R.C.704A.3.2.3
9. DECKING:
 - 9.1 THE DECKING SURFACE, STAIR TREADS, RISERS AND LANDINGS OF DECKS, PORCHES AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10'-FEET OF THE STRUCTURE SHALL COMPLY WITH THE METHODS OUTLINED C.R.C.704A.4.1.1
 - 9.2 THE UNDERSIDE OF APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION RESISTANT INTEGRITY OF EXTERIOR WALLS, OR PROJECTIONS SHALL BE ENCLOSED TO GRADE. C.R.C.704A.4.2.1

FLOOR PLAN NOTES:

1. ALL HABITABLE ROOMS SHALL HAVE A MINIMUM OF 8% AGGREGATE GLAZING AREA PER CRC R303.1
2. FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AN APPROVED THERMAL BARRIER OF MINIMUM 1/2 INCH GYPSUM WALLBOARD OR AN APPROVED FINISH MATERIAL EQUIVALENT TO A THERMAL BARRIER MATERIAL THAT WILL LIMIT THE AVERAGE TEMPERATURE RISE OF THE UNEXPOSED SURFACE TO NO MORE THAN 250°F AFTER 15 MINUTES OF FIRE EXPOSURE COMPLYING WITH THE ASTM E 119 OR UL 263 STANDARD TIME TEMPERATURE CURVE. THE THERMAL BARRIER SHALL BE INSTALLED IN SUCH A MANNER THAT IT WILL REMAIN IN PLACE FOR 15 MINUTES BASED ON NFPA 275 PER CRC 316.4
7. EXTERIOR WINDOWS AND GLAZED DOORS SHALL MEET THE REQUIREMENTS OF THE CRC TABLE R301.2(2) & (3) AND MINIMUM PERFORMANCE VALUES LISTED IN THE ENERGY SUMMARY ON SHEET T24.
 - 7.1. EXTERIOR WINDOWS AND SLIDING DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH AAMA1 WDMALCSA 101/1.S.2/A440. EXTERIOR SIDE-HINGED DOORS SHALL BE TESTED AND LABELED AS CONFORMING TO AAMA1 WDMALCSA 101/1.S.2/A440 OR COMPLY WITH SECTION R609.5.
 - 7.1.1. EXCEPTION: DECORATIVE GLAZED OPENINGS.
 - 7.2. GARAGE DOORS SHALL BE TESTED IN ACCORDANCE WITH EITHER ASTM E330 OR ANSI/DASMA 108 AND SHALL MEET ACCEPTANCE CRITERIA OF ANSI/DASMA 108.
 - 7.3. GLAZING IN DOORS AND ENCLOSURES FOR HOT/SPA TUBS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS SHALL BE TEMPERED GLASS.
 - 7.4. GLAZING ADJACENT TO A DOOR WHERE THE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE FLOOR SHALL BE TEMPERED WHEN WITHIN 24 INCHES OF EITHER SIDE OF DOOR IN THE PLANE OF THE DOOR WHEN CLOSED OR GLAZING IS ON A PERPENDICULAR WALL WHERE PLANE OF DOOR IN A CLOSED POSITION IS WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
 - 7.4.1. EXCEPTIONS DECORATIVE GLAZING OR AN INTERVENING WALL OR OTHER PERMANENT BARRER IS PRESENT OR WHERE ACCESS THROUGH DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH OR GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.
 - 7.5. GLASS W/ IN 18" ABOVE AN ADJACENT WALKING SURFACE SHALL BE FULLY TEMPERED GLASS.
 - 7.6. GLAZING IS PROHIBITED AT BOTTOM STAIR LANDING PER FIGURE R308.4.7
 - 7.6.1. EXCEPTION GLAZING IS PROTECTED BY A GUARD COMPLYING WITH SEC. R312 AND THE PLANE OF THE GLASS IS MORE THAN 18 INCHES FROM THE GUARD
 - 7.7. INDIVIDUAL GLAZED AREAS INCLUDING GLASS MIRRORS IN HAZARDOUS LOCATIONS SUCH AS THOSE INDICATED AS DEFINED IN R308.4, SHALL PASS THE TEST REQUIREMENTS OF R308.3.1.
 - 7.1. IN WILDLAND URBAN INTERFACE AREAS: EXTERIOR GLAZING AND WINDOW WALLS: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS IN EXTERIOR WALLS SHALL BE INSULATING GLASS UNITS WITH MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES PER R337.8.2.1
 - 7.2. IN WILDLAND URBAN INTERFACE AREAS: EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4" THICK, OR SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES PER R337.8.3
8. EGRESS FROM HABITABLE LEVELS INCLUDING HABITABLE ATTICS AND BASEMENTS NOT PROVIDED WITH AN EGRESS DOOR IN ACCORDANCE WITH SECTION R311.2 SHALL BE BY ONE OR MORE RAMPS IN ACCORDANCE WITH SECTION R311.8 OR ONE OR MORE STAIRWAYS IN ACCORDANCE WITH SECTION R311.7 OR BOTH. FOR HABITABLE LEVELS OR BASEMENTS LOCATED MORE THAN ONE STORY ABOVE OR MORE THAN ONE STORY BELOW AN EGRESS DOOR, THE MAXIMUM TRAVEL DISTANCE FROM ANY OCCUPIED POINT TO A STAIRWAY OR RAMP THAT PROVIDES EGRESS FROM SUCH HABITABLE LEVEL OR BASEMENT, SHALL NOT EXCEED 50 FEET. CRC R311.2
 - 8.1. A MINIMUM 36" DEEP LANDING AT THE REQUIRED EGRESS EXTERIOR DOOR. CRC R311.3
 - 8.2. EGRESS SHALL BE PROVIDED IN BASEMENT AND ALL SLEEPING ROOMS W/ SILL HEIGHT 44" OR LESS ABOVE FLOOR. MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. MINIMUM NET CLEAR OPENING WIDTH OF 20" - MINIMUM NET CLEAR OPENING HEIGHT OF 24"
9. TYPICAL STAIR DETAILS: PER CRC R311.7. INCLUDE THE FOLLOWING;
 - 9.1. MINIMUM 36" WIDTH
 - 9.2. MAXIMUM 7-3/4" RISER AND MINIMUM 10" TREAD WITH NOT MORE THAN 3/8" VARIATION WITHIN RISER HEIGHTS AND TREAD DEPTHS. R311.7.4
 - 9.3. FOR WINDING TREADS, DETAIL REQUIREMENTS OF R311.7.4 AND R311.7.5.2.1
 - 9.4. MINIMUM 6"-8" HEADROOM.
 - 9.5. PROFILE AND NOSING NO GREATER THAN 9/16". A NOSING NOT LESS THAN 3/8" OR GREATER THAN 1-1/4" FOR STAIRS WITH SOLID RISERS. SEE CRC R311.7.4.3.
 - 9.6. THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE. CRC R311.7.4.3
 - 9.7. LANDINGS REQUIRED AT TOP AND BOTTOM OF EACH STAIRWAY. NO MORE THAN 147 INCHES RISE BETWEEN LANDINGS, LANDINGS SHALL BE THE WIDTH OF THE STAIRWAY SERVED AND 36" MINIMUM IN DEPTH. CRC 311.7.5
 - 9.8. TYPICAL HANDRAILS: ON AT LEAST ONE SIDE OF ALL STAIRS WITH 4 OR MORE RISERS COMPLYING WITH THE FOLLOWING: R311.7.8.
 - 9.8.1. HEIGHT SHALL BE 34"-38" ABOVE THE STAIRWAY TREAD NOSING.
 - 9.8.2. HANDRAILS SHALL BE 1-1/4" - 2" IN CROSS SECTIONAL DIMENSION FOR TYPE I HANDRAILS.

- 9.9. ENCLOSED ACCESSIBLE SPACE SHALL HAVE WALLS AND UNDER STAIR AREA SURFACE PROTECTED WITH 1/2" GYPSUM.
- 9.8.3. HANDRAILS WITH OVER 6 1/4" PERIMETER SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE PER REQUIREMENTS FOR TYPE II HANDRAILS. HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT OF STAIRS. AT ENCLOSED ACCESSIBLE STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM. R302.7.
10. TYPICAL GUARD RAIL: SHALL BE MINIMUM 42 INCHES HEIGHT AT OPEN-SIDED WALKING SURFACE OR FIXED SEATING AREAS THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED A GUARD. R312.1
 - 10.1. TYPICAL GUARD RAIL: SHALL BE MOUNTED SO THAT THE COMPLETED RAIL AND SUPPORTING STRUCTURE ARE CAPABLE OF WITHSTANDING A CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE GUARD.
 - 10.2. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. CRC R312.3.
 - 10.2.1. 10.3. EXTERIOR WOOD PLASTIC COMPOSITE GUARDS SHALL COMPLY WITH PROVISIONS OF CRC R317.4 AND BE LABELED PER SATM D7032 HANDRAIL ENDS SHALL BE RETURNED, OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
 - 10.2.2. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND HANDRAILS.
 - 10.3. -
11. FACTORY-BUILT NATURAL GAS OR PROPANE FIREPLACES SHALL BE INSTALLED PER MANUFACTURER REQUIREMENTS. HEARTH DIMENSIONS OF FIREPLACE(S), AND CLEARANCES TO COMBUSTIBLES SHALL BE PER MANUFACTURER'S REQUIREMENTS.
 - 11.1. SHALL BE TESTED IN ACCORDANCE WITH UL 127.
12. WOOD BURNING FIREPLACES MUST BE EPA PHASE II CERTIFIED.
13. A MINIMUM 6' HIGH NON-ABSORBENT WALL MATERIAL IN SHOWERS, AND TUB/SHOWER. R307.2.
14. BATHROOM:
 - 14.1. BATHROOM WINDOWS SHALL HAVE 3 SQUARE FEET 1/2 OF WHICH IS OPERABLE, OR ARTIFICIAL LIGHT AND MECHANICAL VENTILATION PER REQUIREMENTS OF R303.3 EXCEPTION.
 - 14.1.1. TOILET OR BIDET SPACING SHALL BE SET AS FOLLOWS:
 - 14.1.1.1. NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN FIFTEEN 15 INCHES FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION NOR CLOSER THAN THIRTY 30 INCHES CENTER TO CENTER TO ANY SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF ANY WATER CLOSET OR BIDET SHALL BE NOT LESS THAN TWENTY-FOUR 24 INCHES. NO URINAL SHALL BE SET CLOSER THAN TWELVE 12 INCHES FROM ITS CENTER TO ANY SIDE WALL OR PARTITION NOR CLOSER THAN TWENTY-FOUR 24 INCHES CENTER TO CENTER.
 - 14.1.2. PROVIDE 24" MINIMUM CLEAR DISTANCE IN FRONT OF TOILET AND 30" MINIMUM CLEAR DISTANCE AT WIDTH.
 15. HABITABLE ROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 7' PER R305.1
 - 15.1. EXCEPTIONS:
 - 15.1.1. FOR ROOMS WITH SLOPED CEILINGS, AT LEAST 50 PERCENT OF THE REQUIRED FLOOR AREA OF THE ROOM MUST HAVE A CEILING HEIGHT OF AT LEAST 7 FEET AND NO PORTION OF THE REQUIRED FLOOR AREA MAY HAVE A CEILING HEIGHT OF LESS THAN 5 FEET.
 - 15.2. BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES AT THE CENTER OF THE FRONT CLEARANCE AREA FOR FIXTURES AS SHOWN IN FIGURE R307.1. THE CEILING HEIGHT ABOVE FIXTURES SHALL BE SUCH THAT THE FIXTURE IS CAPABLE OF BEING USED FOR ITS INTENDED PURPOSE. A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES ABOVE A MINIMUM AREA 30 INCHES BY 30 INCHES AT THE SHOWERHEAD.
16. ATTACHED GARAGE:
 - 16.1. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON GARAGE SIDE OF ALL WALLS & CEILINGS COMMON TO RESIDENCE AND GARAGE FROM CONCRETE TO ROOF SHEATHING OR EQUIV. TO PROVIDE COMPLETE SEPARATION BETWEEN GARAGE AND LIVING AREA.
 - 16.2. DOOR FROM GARAGE TO RESIDENCE IS TO BE LABELED 20 MINUTE FIRE RATED. 1 3/8" THICK MIN. TIGHT FITTING SOLID CORE WITH SELF CLOSING MECHANISM AND SELF LATCHING..
 - 16.3. ALL POSTS, BEAMS AND WALLS SUPPORTING THE FLOOR CEILING SHALL BE PROTECTED BY ONE-HOUR CONSTRUCTION.
 - 16.4. DUCTS PENETRATING THE SEPARATION TO THE RESIDENCE SHALL BE CONSTRUCTED OF NOT LESS THAN 26 GAUGE GALVANIZED STEEL AND BE CONTINUOUS WITHOUT OPENINGS OR NON-METALLIC CONNECTIONS.
 - 16.5. PIPING PENETRATING THE SEPARATION TO THE RESIDENCE SHALL BE METAL, INCLUDING PIPES EXPOSED IN THE GARAGE. METAL PIPING SHALL BE FROM APPLIANCE THROUGH 5/8" TYPE 'X' GYPSUM BOARD ON THE GARAGE.
17. DRYWALL NAILING SHALL BE IN ACCORDANCE WITH C.R.C. REQUIREMENTS FOR THE TYPES AND THICKNESS BEING USED UNLESS OTHERWISE NOTED.
18. STUCCO / STONE VENEER:
 - 18.1. INSTALL ANCHORED VENEER IN COMPLIANCE WITH CBC 1405.6 & 1405.7. FOUNDATION SUPPORT REQUIRED FOR EXTERIOR ROCK VENEER. ANCHOR TIES SHALL BE PROVIDED TO HORIZONTAL JOINT REINFORCEMENT WIRE OF NO. 9 GAUGE OR EQUIVALENT.
 - 18.2. EXTERIOR STUCCO/STONE VENEER WALLS SHALL HAVE A WEEP SCREED AT OR BELOW THE FOUNDATION PLATE LINE AND 4" ABOVE GRADE OR 2" ABOVE PAVED AREAS THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTIVE BARRIER SHALL LAP THE ATTACHMENT FLANGE, AND THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE SCREED.

PLACER COUNTY REVIEW ACCEPTED
per CONSULTANT REVIEW
May262020
Permit # 19-06395
Plans and specifications shall not be changed without REVIEW from the Building Services Division

PLAN CHECK RESPONSE
04-10-2020

LINCOLN & LONG
Civil Engineering & Environmental Services
Civil structural engineering • water system design
grading & site plans • computerized drafting
surveying • spec. & methods
568 East Main Street, Suite D, Grass Valley, CA 95945
(530) 275-0503 Fax (530) 274-3415

REVIEW FOR CODE COMPLIANCE
CSG CONSULTANTS INC.
05/18/2020
Evelyn Young
Reviewed By

PROJECT OWNER
IAN SPRINGER AND
LISA MACHADO
22210 CANYON WAY
WEIMAR, CA 95713

SITUS ADDRESS
22210 CANYON WAY
WEIMAR, CA 95713

19-06395

A.P.N.
071-240-092

REGISTERED PROFESSIONAL ENGINEER
DAVID P. LONG
No. 58083
Exp. 06/30/20
CIVIL
STATE OF CALIFORNIA

DRAWN BY
JG

THIS PROJECT SHALL
CONFORM TO THE
2016 CBC, CRC, CFC,
CEC, CPC, T24

SCALE
AS NOTED

RELEASE DATE
12/24/2019

SHEET #
A1

GREEN BUILDING CODE MANDATORY RESIDENTIAL MEASURES 2016

ALL NEW RESIDENTIAL BUILDINGS THAT ARE THREE STORIES OR LESS IN HEIGHT THAT ARE SUBMITTED FOR BUILDING PLAN CHECK MUST COMPLY WITH THE MANDATORY REQUIREMENTS OF THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE. THE FOLLOWING NOTES AND TABLES WILL BE REQUIRED TO BE ON PLANS FOR THESE TYPES OF BUILDINGS:

1. INDOOR WATER USE.

A. A SCHEDULE OF PLUMBING FIXTURES AND FIXTURES THAT WILL REDUCE THE OVERALL USE OF POTABLE WATER WITHIN THE BUILDING BY 20 PERCENT SHALL BE PROVIDED BY ONE OF THE FOLLOWING METHODS:
 (1). EACH PLUMBING FIXTURE AND FITTING SHALL MEET REDUCED FLOW RATES SPECIFIED IN 4.303.1.

B. WHEN SINGLE SHOWER FIXTURES ARE SERVED BY MORE THAN ONE SHOWERHEAD CONTROLLED BY A SINGLE VALVE, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80PSI OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

C. PLUMBING FIXTURE MAXIMUM FLOW RATES:

- RESIDENTIAL LAVATORY FAUCET: 1.2 GPM @ 60PSI. MINIMUM FLOW RATE SHALL NOT BE LESS THAN 0.8 GPM @ 20PSI
- SINGLE SHOWER HEAD: 1.8 GPM @ 60PSI, SHALL BE CERTIFIED US EPA WATERSENSE SPECIFICATIONS
- WATER CLOSET: 1.28 GALLONS PER FLUSH, SHALL BE CERTIFIED US EPA WATERSENSE SPECIFICATIONS
- KITCHEN FAUCET: 1.8 GPM @ 60PSI, FAUCET MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE BUT NOT EXCEED 2.2 GPM @ 60PSI AND MUST DEFAULT TO A MAXIMUM 1.8 GPM @ 60PSI

2. OUTDOOR WATER USE.

NEW RESIDENTIAL DEVELOPMENTS WITH AN AGGREGATE LANDSCAPE ARE EQUAL TO OR GREATER THAN 500 SQUARE FEET SHALL COMPLY WITH THE FOLLOWING OPTIONS:

- A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT.
- PROJECTS WITH AGGREGATE LANDSCAPE AREAS LESS THAN 2500 SQUARE FEET MAY COMPLY WITH THE MWELO'S APPENDIX D PRESCRIPTIVE COMPLIANCE OPTION.

3. JOINTS AND OPENINGS.

OPENINGS IN THE BUILDING ENVELOPE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE MUST BE SEALED PER THE CALIFORNIA ENERGY CODE. ANNULAR SPACE AROUND PIPES, ELECTRICAL CONDUITS, AND OTHER OPENINGS IN THE EXTERIOR SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS.

4. OPERATIONAL AND MAINTENANCE MANUAL.

AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA 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.
- OPERATIONAL AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
 - EQUIPMENT AND APPLIANCES.
 - ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
 - SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
 - LANDSCAPING 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 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 INSPECTION VERIFICATIONS REQUIRED.

5. FIREPLACES. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS.

6. COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.

AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS.

7. ADHESIVES, SEALANTS AND CAULKS.

ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS:

- ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 (ATTACHED) OR 4.504.2 (ATTACHED), 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 B 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.

8. 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 (ATTACHED) SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NON FLAT 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 CORRESPONDING FLAT, NON FLAT, OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL APPLY.

9. AEROSOL PAINTS AND COATINGS.

AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(C)(2) AND (D)(2) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520.

10. CARPET SYSTEMS.

- CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
- CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCs (SPECIFICATION 01350).
- NSF/ANSI 140 AT THE GOLD LEVEL.

D. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD.

ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM.

ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1(ATTACHED).

11. RESILIENT FLOORING SYSTEMS.

WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

- PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350), CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
- PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM).
- CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
- MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).

12. COMPOSITE WOOD PRODUCTS.

HARDWOOD PLYWOOD, PARTICLE BOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4.504.5 (ATTACHED).

13. CAPILLARY BREAK AT CONCRETE BUILDING SLABS.

A CAPILLARY BREAK SHALL BE INSTALLED AND SHALL CONSIST OF THE FOLLOWING: A 4-INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE ACI 302.2R-06. AN EQUIVALENT SLAB DESIGN BY A DESIGN PROFESSIONAL IS ACCEPTABLE.

14. MOISTURE CONTENT OF BUILDING MATERIALS.

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:

- MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER.
- MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
- AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION PROVIDED IMMEDIATELY PRIOR TO ENCLOSURE OF THE WALL AND FLOOR FRAMING.

INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

15. BATHROOM EXHAUST FANS.

FOR BATHROOMS CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION, A MECHANICAL EXHAUST FAN WHICH EXHAUSTS DIRECTLY FROM THE BATHROOM MUST BE INSTALLED. FANS MUST BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST 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.

16. WHOLE HOUSE EXHAUST FANS.

WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2.

17. HEATING AND AIR-CONDITIONING SYSTEM DESIGN.

HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

- THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ACCA MANUAL J, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE METHODS.
 - DUCT SYSTEMS ARE SIZED ACCORDING TO ACCA 29-D MANUAL D, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
 - SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S MANUAL S OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE.

18. ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION.

- NEW CONSTRUCTION SHALL COMPLY WITH SECTIONS 4.106.4.1 AND 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.
- 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 INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUB PANEL 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 SUB PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVER CURRENT PROTECTIVE DEVICE. 4.106.4.1.1 IDENTIFICATION. THE SERVICE PANEL OR SUB PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER CURRENT 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".
- 4.106.4.2.3 SINGLE EVCS 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 INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUB PANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EVCS. CONSTRUCTION DOCUMENTS SHALL IDENTIFY THE RACEWAY TERMINATION POINT. THE SERVICE PANEL AND/OR SUB PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVER CURRENT PROTECTIVE DEVICE.

19. 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 4.408.2, 4.408.3 OR 4.408.4 OR MET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.

EXCEPTIONS:

- EXCAVATED SOIL
- ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES 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.

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GREEN BUILDING NOTES

Review for Code Compliance
 CSG CONSULTANTS INC.
 05/18/2020
Erica King
 Review By

PROJECT OWNER:
 IAN SPRINGER AND
 LISA MACHADO
 22210 CANYON WAY
 WEIMAR, CA 95713

SITUS ADDRESS:
 22210 CANYON WAY
 WEIMAR, CA 95713

A.P.N.
 071-240-092

REGISTERED PROFESSIONAL ENGINEER
 DIMITRIOS LONG
 No. 80883
 EXP. 06/30/20
 CIVIL
 STATE OF CALIFORNIA

DRAWN BY:
 JG

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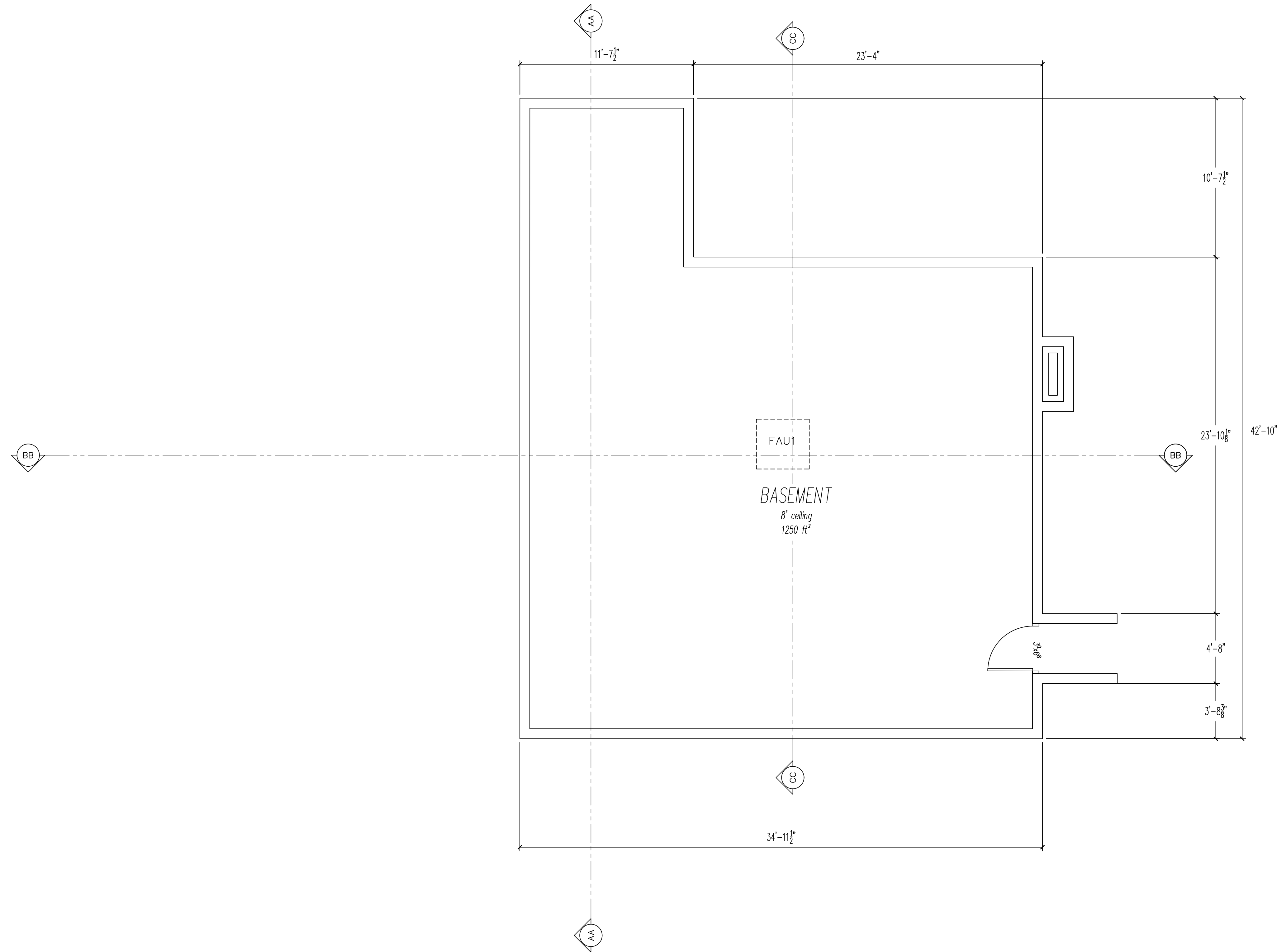
SCALE:
 AS NOTED

RELEASE DATE:
 12/24/2019

SHEET #:
 A2

PLACER COUNTY REVIEW ACCEPTED
per CONSULTANT REVIEW
May 26 2020
Permit # 19-06395
Plans and specifications shall not be changed without
REVIEW from the Building Services Division

BASEMENT PLAN



NOT APPROVED FOR SLEEPING PURPOSES.

Basement Plan

SCALE 1/4" = 1'

- BASEMENT NOTES:**
- 1.) SEE FLOOR PLAN NOTES A1.
 - 2.) SEE SECTIONS A7, A8 AND S5.
 - 3.) UNCONDITIONED BASEMENT SPACE.

- FAU NOTES:**
- 1.) 30"x30" WORKING SPACE SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE FAU.
 - 2.) A 24" WIDE WALKING SURFACE SHALL BE PROVIDED FROM THE ACCESS OPENING TO THE FAU.
 - 3.) A PERMANENT 120-VOLT RECEPTACLE OUTLET AND LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE FURNACE. THE SWITCH CONTROLLING THE LIGHTING FIXTURE SHALL BE LOCATED AT THE ACCESS OPENING.
 - 4.) DIRECT VENT
 - 5.) PROVIDE 50FT³ PER 1000BTU/HOUR OF INDOOR COMBUSTION AIR FOR THE FURNACE. LOWER FLOOR FURNACE SIZED AT 2-TONS WILL REQUIRE 1192FT³ OF MAKEUP AIR. BASEMENT AIR VOLUME = 1250SF X 8- FEET = 10,000FT³ AVAILABLE COMBUSTION AIR. 701.2.1 CMC.
 - 6.) FURNACE CONDENSATE DRAIN SHALL BE 3/4" PVC SCH40 SLOPE TO DRAIN AT 1/8" PER FOOT MINIMUM TO APPROVED CONDENSATE DRAIN PUMP TO FINISH GRADE.

PLACER COUNTY REVIEW ACCEPTED
per CONSULTANT REVIEW
May 26 2020
Permit # **19-06395**
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- PLAN CHECK RESPONSE 05-12-2020
- PLAN CHECK RESPONSE 04-10-2020

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568 East Main Street, Suite D, Grass Valley, CA 99945
(530) 273-0503 Fax (530) 274-3415



SHEET
BASEMENT PLAN
Review for Code Compliance
SIG CONSULTANTS INC.
05/18/2020
Reviewed By
David Long

SITUS ADDRESS
22210 CANYON WAY
WEIMAR, CA 95713
19-06395

PROJECT OWNER
IAN SPRINGER AND
LISA MACHADO
22210 CANYON WAY
WEIMAR, CA 95713

A.P.N.
071-240-092



DRAWN BY
JG

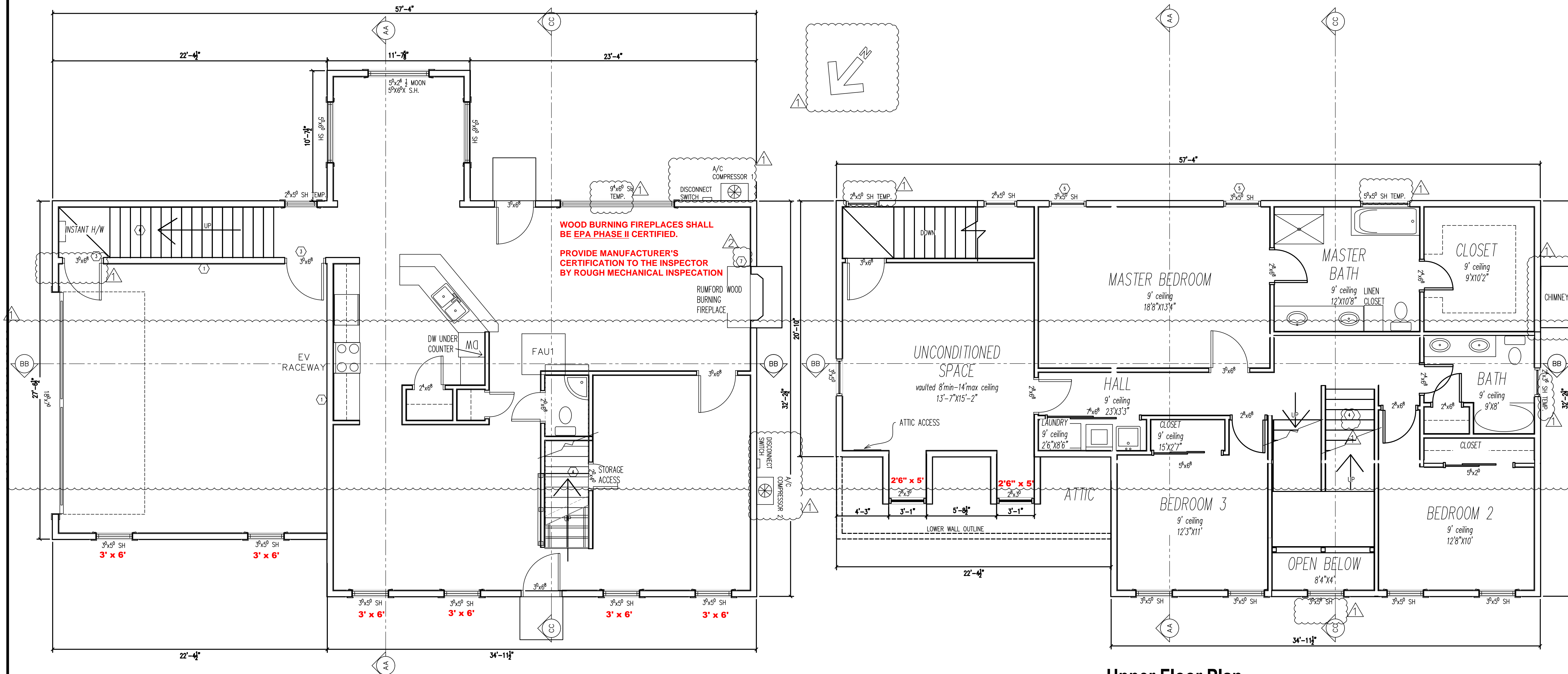
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SCALE
AS NOTED

RELEASE DATE
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SHEET #
A3

FLOOR PLAN



Lower Floor Plan

SCALE 1/4" = 1'

Upper Floor Plan

SCALE 1/4" = 1'

UNCOND. ATTIC	370 FT ²
UNCOND. GARAGE	484 FT ²
UNCOND. BASEMENT	1,250 FT ²
TOTAL	=2104 FT²
COND. HOUSE 1ST FLOOR	1,363 FT ²
COND. HOUSE 2ND FLOOR	1,257 FT ²
TOTAL	=2620 FT²

FLOOR PLAN NOTES:

- 1.) SEE NOTE 16 A-1
- 2.) ATTIC ACCESS SHALL BE WEATHER STRIPPED TO PREVENT AIR LEAKAGE AND SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS.
- 3.) SEE NOTE 16.2 GARAGE DOOR.
- 4.) SEE NOTE 9.9 SHEET A-1
- 5.) SEE NOTE 8 SHEET A1.
- 6.) SECTIONS FOUND ON A7 A8 AND S5.
- 7.) CLOSEABLE METAL OR GLASS COVERING THE ENTIRE OPENING OF THE FIREBOX. A COMBUSTION AIR INTAKE TO DRAW AIR FROM THE OUTSIDE OF THE BUILDING, WHICH IS AT LEAST 6 SQUARE INCHES IN AREA AND IS EQUIPPED WITH A READILY ACCESSIBLE DAMPER OR AIR CONTROL DEVICE.

PLACER COUNTY REVIEW ACCEPTED
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- PLAN CHECK RESPONSE 05-12-2020
- PLAN CHECK RESPONSE 04-10-2020

LINCOLN & LONG
Civil Engineering & Environmental Services
568 East High Street, Suite D, Gross Valley, CA 95945
(916) 275-5005 Fax: (916) 275-5115

12

Review for Code Compliance
CSC CONSULTANTS INC.
06/18/2020
Reviewed by: *Lin & Long*

SHEET FLOOR PLAN

SITUS ADDRESS
22210 CANYON WAY
WEIMAR, CA 95713

PROJECT OWNER
IAN SPRINGER AND
LISA MACHADO
22210 CANYON WAY
WEIMAR, CA 95713

A.P.N.
071-240-092

REGISTERED PROFESSIONAL ENGINEER
DAVID P. LONG
No. 38083
EXP. 06/30/20
CIVIL
STATE OF CALIFORNIA

DRAWN BY
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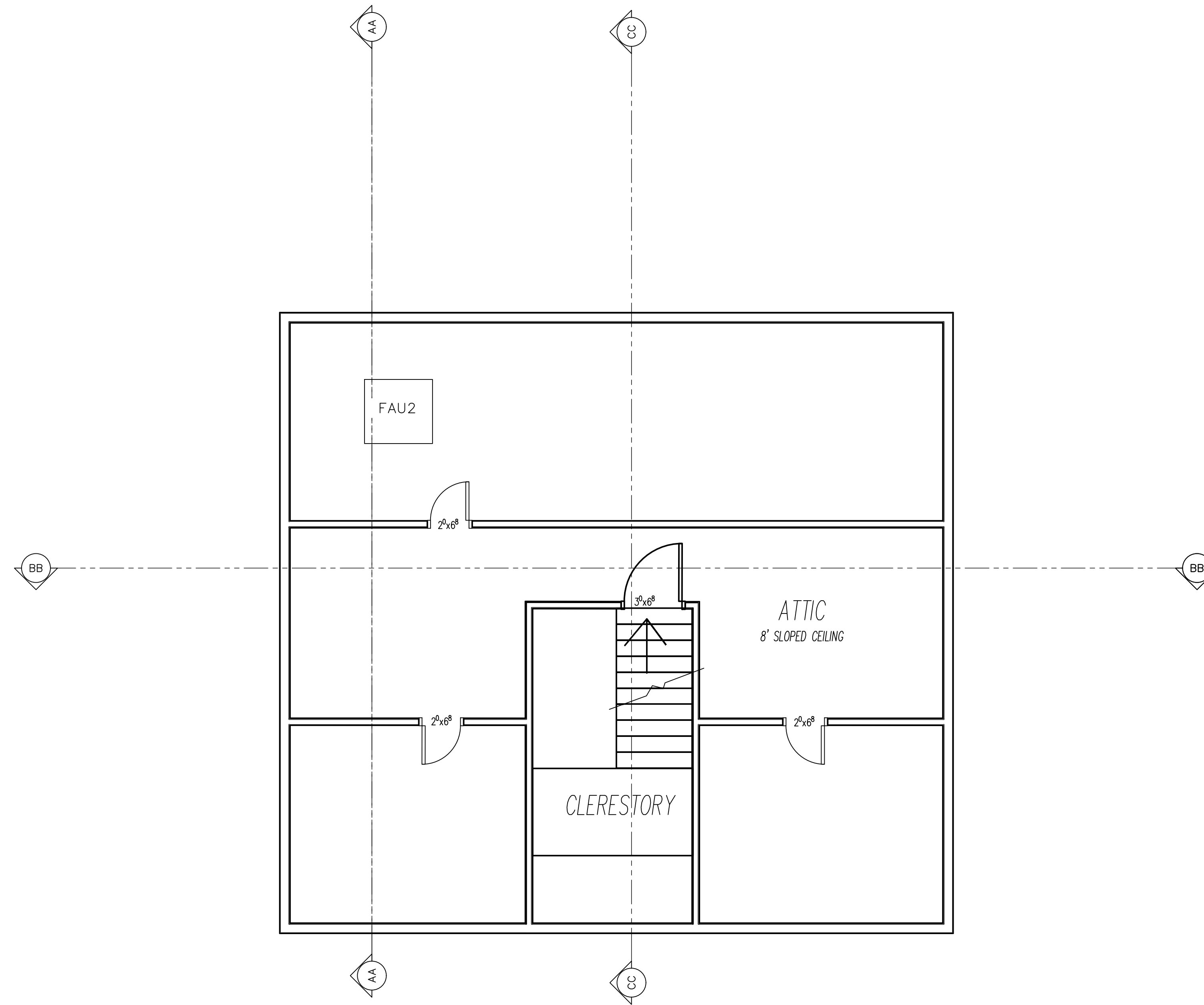
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SHEET #
A4

19-06395

ATTIC PLAN



Attic Plan

SCALE 1/4" = 1'

NOT APPROVED FOR SLEEPING PURPOSES.

ATTIC NOTES:

- 1.) SEE FLOOR PLAN NOTES A1.
- 2.) SEE SECTIONS A7, A8 AND S5.
- 3.) UNCONDITIONED ATTIC SPACE.
- 5.) UP TO 3"x6" ATTIC ACCESS DOOR. ATTIC ACCESS SHALL BE WEATHER STRIPPED TO PREVENT AIR LEAKAGE AND SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS.

FAU NOTES:

- 1.) 30"x30" WORKING SPACE SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE FAU.
- 2.) A 24" WIDE WALKING SURFACE SHALL BE PROVIDED FROM THE ACCESS OPENING TO THE FAU.
- 3.) A PERMANENT 120-VOLT RECEPTACLE OUTLET AND LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE FURNACE. THE SWITCH CONTROLLING THE LIGHTING FIXTURE SHALL BE LOCATED AT THE ACCESS OPENING.
- 4.) DIRECT VENT

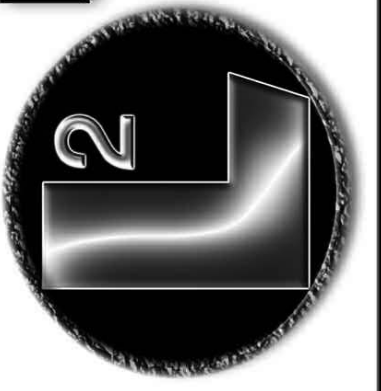
PLACER COUNTY REVIEW ACCEPTED per CONSULTANT REVIEW

May262020
Permit # **19-06395**

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PLAN CHECK RESPONSE
04-10-2020

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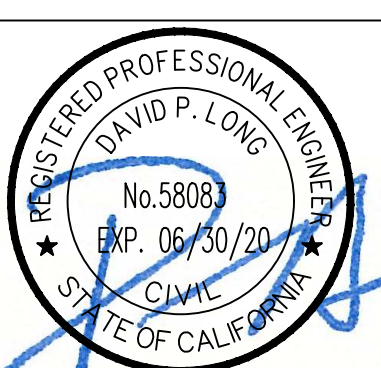


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ATTIC PLAN
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JCS&G CONSULTANTS INC.
05/18/2020
Lincoln & Long
Review By

SITUS ADDRESS
22210 CANYON WAY
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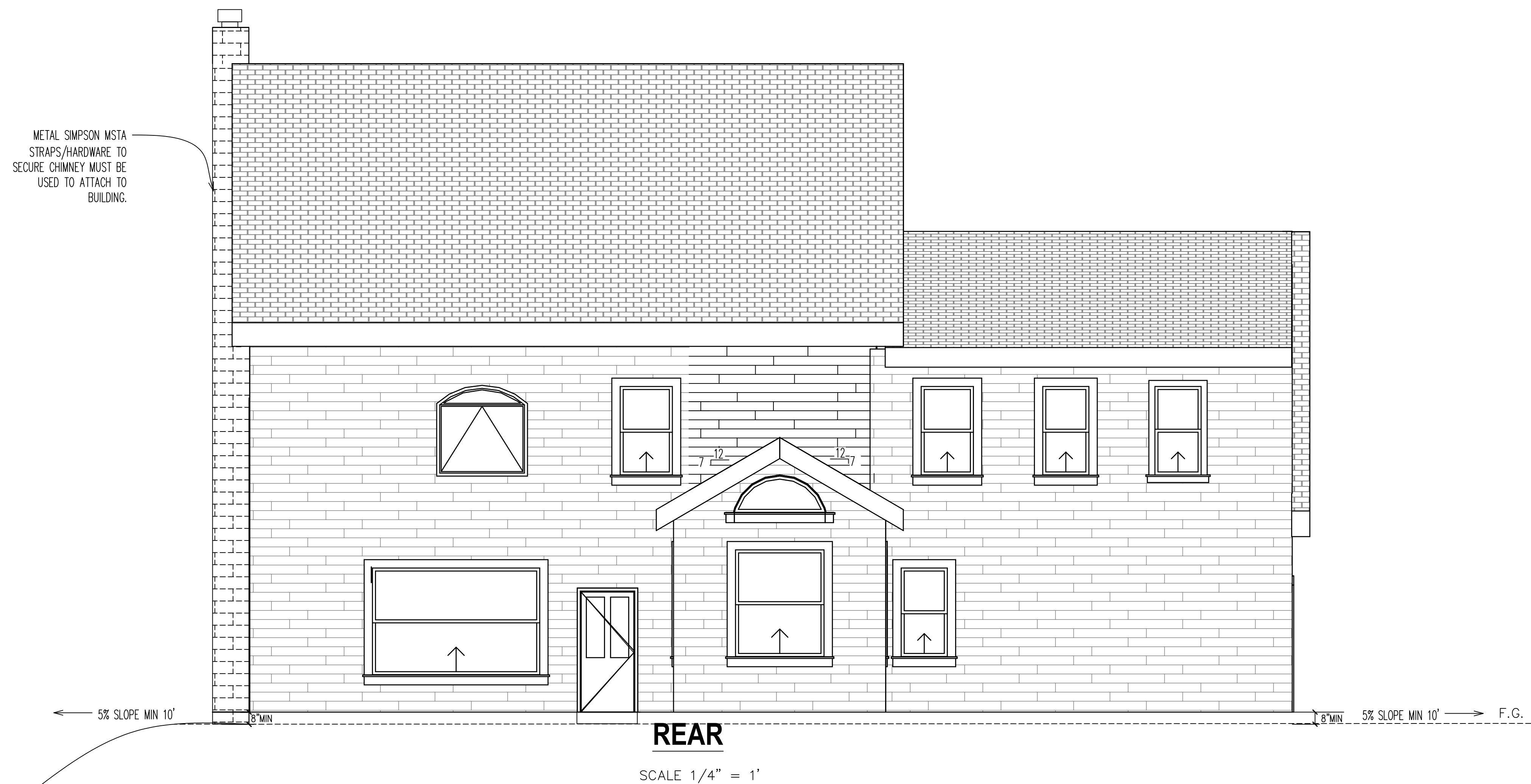
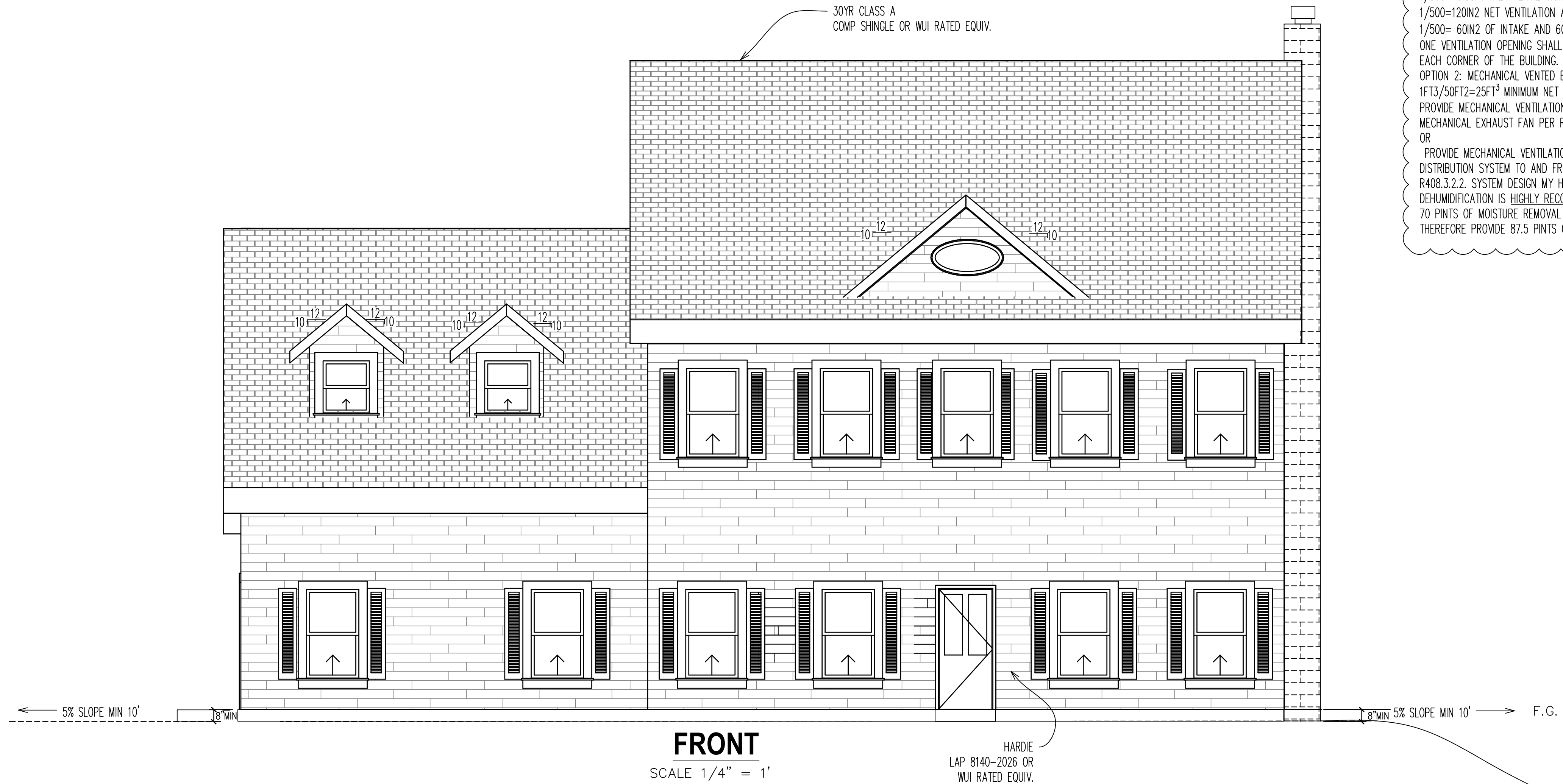
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SCALE
AS NOTED

RELEASE DATE
12/24/2019

SHEET #
A4.A

FRONT/REAR ELEVATIONS



VENTING CALCULATIONS BASEMENT:
 OPTION 1: NATURAL VENTED BASEMENT AREA-R
 1/1500 OF AREA 1250FT²
 1/500= 0.83FT² NET VENTILATION AREA
 1/500=120IN² NET VENTILATION AREA
 1/500= 60IN² OF INTAKE AND 60 IN² OF EXHAUST VENTING.
 ONE VENTILATION OPENING SHALL BE LOCATED WITHIN 3-FEET OF EACH CORNER OF THE BUILDING.
 OPTION 2: MECHANICAL VENTED BASEMENT AREA:
 1FT³/50FT²=25FT³ MINIMUM NET VENTILATION RATE.
 PROVIDE MECHANICAL VENTILATION VIA A CONTINUOUSLY OPERATED MECHANICAL EXHAUST FAN PER R408.3.2.1
 OR
 PROVIDE MECHANICAL VENTILATION VIA THE FAU CONDITIONED DISTRIBUTION SYSTEM TO AND FROM CONDITIONED SPACE PER R408.3.2.2. SYSTEM DESIGN BY HVAC CONTRACTOR.
 DEHUMIDIFICATION IS HIGHLY RECOMMENDED SIZED TO PROVIDE 70 PINTS OF MOISTURE REMOVAL PER DAY FOR EVERY 1000SF. THEREFORE PROVIDE 87.5 PINTS OF MOISTURE REMOVAL FOR 1250SF.

VENTING CALCULATIONS MAIN HOUSE

ROOF:
 1/150 OF AREA 1265 FT²
 1/150= 680 IN² NET VENTILATION AREA
 1/150=340IN² OF INTAKE &340IN² EXHAUST VENTING

CONCLUSION:
 USE 680IN² OF APPROVED SOFFIT VENTS IN APPROVED SOFFIT MATERIAL. USE VENTURE INFLOW INTAKE VENTS (61 LINEAR FT OR 16 PIECES) AND 31 LINEAR FT OR 8 PIECES OF RIDGE VENTS.

VENTING CALCULATIONS GARAGE

ROOF:
 1/150 OF AREA 692 FT²
 1/150= 333 IN² NET VENTILATION AREA
 1/150=167IN² OF INTAKE &167IN² EXHAUST VENTING

CONCLUSION:
 USE 333IN² OF APPROVED SOFFIT VENTS IN APPROVED SOFFIT MATERIAL. USE VENTURE INFLOW INTAKE VENTS (34 LINEAR FT OR 9 PIECES) AND 17 LINEAR FT OR 5 PIECES OF RIDGE VENTS.

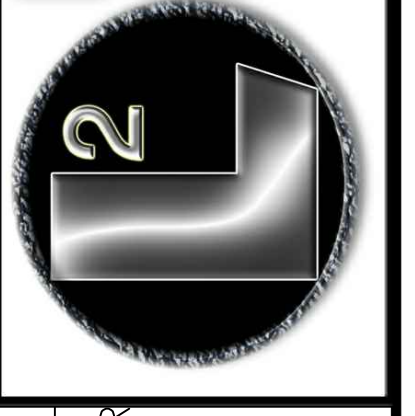
VENTING CALCULATIONS BREAKFAST NOOK

ROOF:
 1/150 OF AREA 148 FT²
 1/150= 76 IN² NET VENTILATION AREA
 1/150=167IN² OF INTAKE &167IN² EXHAUST VENTING

CONCLUSION:
 USE 76IN² OF APPROVED SOFFIT VENTS IN APPROVED SOFFIT MATERIAL. USE VENTURE INFLOW INTAKE VENTS (8 LINEAR FT OR 2 PIECES) AND 4 LINEAR FT OR 1 PIECES OF RIDGE VENTS.

- ELEVATION NOTES:
- 1.) EXTERIOR SIDING SHALL BE HARDIE PLANK FIBER CEMENT WUI 8140-2026 OR EQUIV.
 - 2.) ROOFING MATERIAL MINIMUM CLASS "A".
 - 3.) ATTIC VENTS SHALL BE WIRE MESH WITH MINIMUM 1/8" AND MAXIMUM OF 1/2" OPENINGS.
 - 4.) SOFFIT MATERIAL SHALL BE WUI 8160-2026 MATERIAL OR EQUIV.

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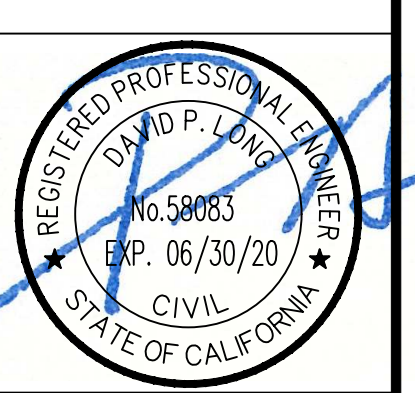
SHEET
 FRONT AND REAR
 ELEVATION

Review for Code Compliance
 CSG CONSULTANTS INC.
 05/18/2020
Erica Long
 Review By

SITUS ADDRESS
 22210 CANYON WAY
 WEIMAR, CA 95713

PROJECT OWNER
 IAN SPRINGER AND
 LISA MACHADO
 22210 CANYON WAY
 WEIMAR, CA 95713

A.P.N.
 071-240-092



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 JG

THIS PROJECT SHALL
 CONFORM TO THE
 2016 CBC, CRC, CFC,
 CEC, CPC, T24

SCALE
 AS NOTED

RELEASE DATE
 12/24/2019

SHEET #
 A5

PLACER COUNTY REVIEW ACCEPTED
 per CONSULTANT REVIEW
 May262020
 Permit # 19-06395
Plans and specifications shall not be changed without REVIEW from the Building Services Division.

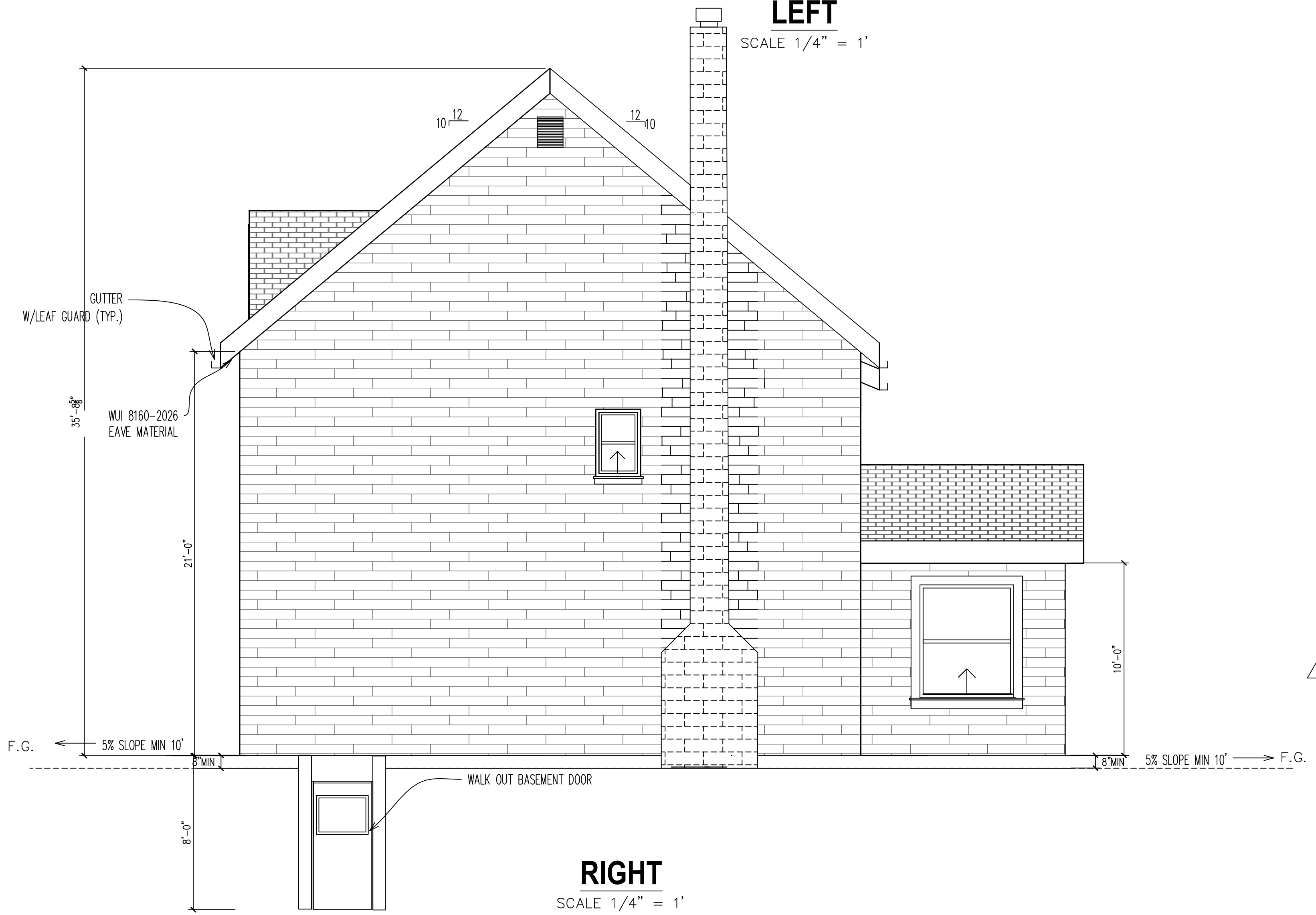
- PLAN CHECK RESPONSE 05-12-2020
- PLAN CHECK RESPONSE 04-10-2020

19-06395

LEFT/ RIGHT ELEVATIONS



LEFT
SCALE 1/4" = 1'



RIGHT
SCALE 1/4" = 1'

NOTES:
1. SEE ELEVATION NOTES SHEET A-5
2. SEE SHEET A-5 FOR VENTILATION CALCULATIONS.

PLACER COUNTY REVIEW ACCEPTED
per CONSULTANT REVIEW
May262020
Permit # **19-06395**
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PLAN CHECK RESPONSE
04-10-2020

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Review for Code Compliance
CSG CONSULTANTS INC.
05/18/2020
Edith Long
Review By

SHEET

LEFT/RIGHT
ELEVATIONS

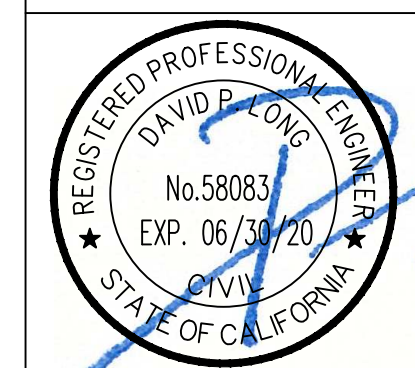
SITUS ADDRESS

CANYON WAY #2
WEIMAR, CA 95713

PROJECT OWNER

IAN SPRINGER AND
LISA MACHADO
4003 SWEETWATER CT.
ROCKLIN, CA 95677
A.P.N.

071-240-092



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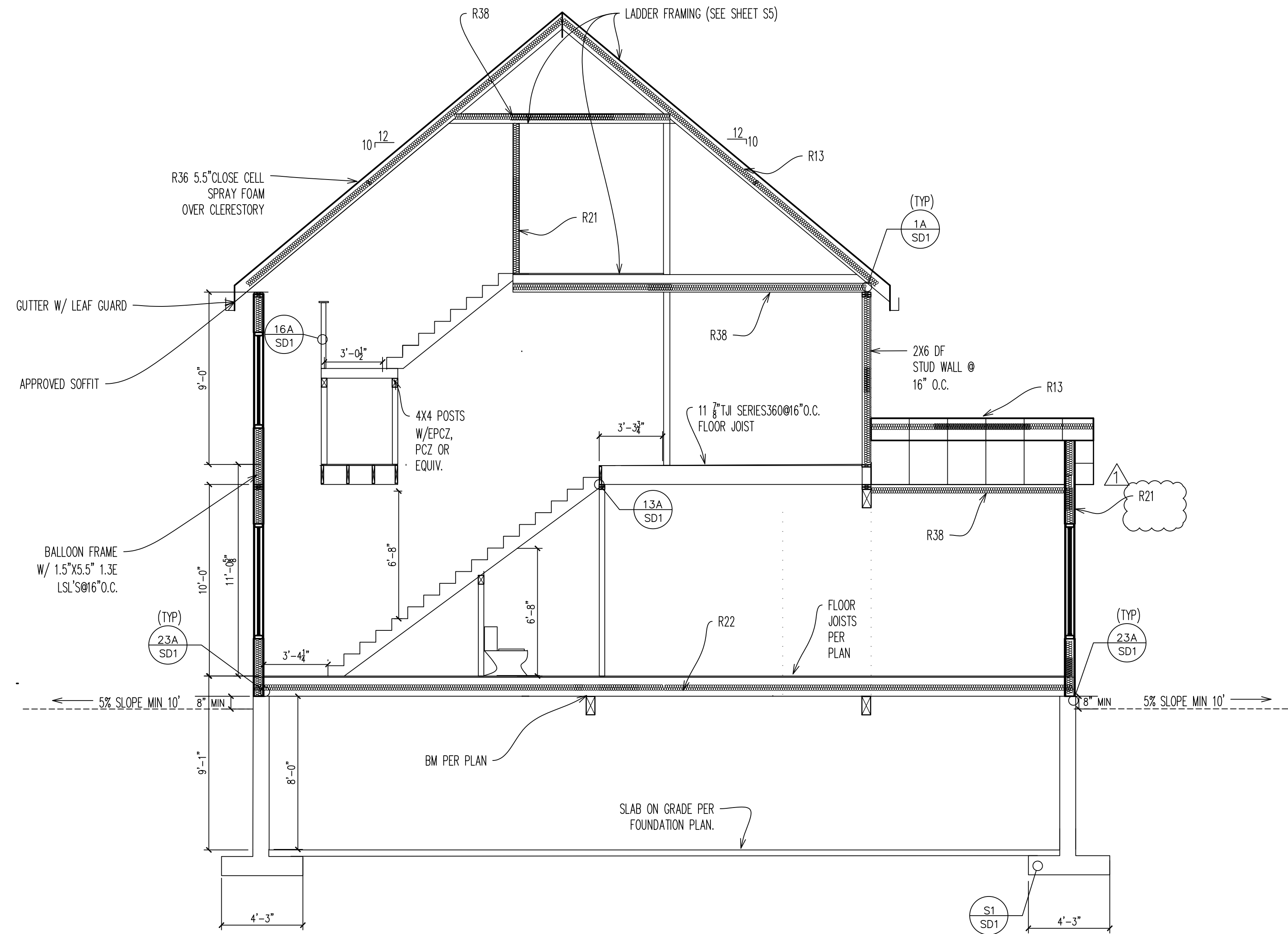
SCALE
AS NOTED

RELEASE DATE
12/24/2019

SHEET #
A6

19-06395

SECTION A-A

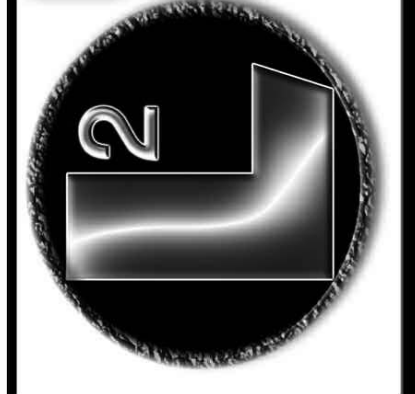


SECTION A-A

SCALE 1/4" = 1'

SECTION NOTES:

1. EXTERIOR SIDING SHALL BE HARDY PLANK® OR WUI EQUIV.
2. ALL EXTERIOR WOOD POSTS SHALL BE PRESSURE TREATED UNLESS: COLUMN IS SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL WITH 1 INCH SEPARATION ABOVE SLAB OR 6 INCHES ABOVE EXPOSED EARTH COVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER. CRC R317.1.4
3. ISOLATED PIERS TO BE 8 INCHES ABOVE EXPOSED EARTH FOR USE WITH NON PRESSURE TREATED WOOD. CRC R317.1.
4. NON PRESSURE TREATED WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF THE BUILDING SHALL HAVE CLEARANCE OF NOT LESS THAN 6 INCHES TO THE GROUND, OR LESS THAN 2 INCHES MEASURED VERTICALLY FORM CONCRETE STEPS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACES EXPOSED TO WEATHER. R317.1.



SHEET
 SECTIONS
 AA, BB

Review for Code Compliance
 CSG CONSULTANTS INC.
 05/18/2020
Evelyn Dang
 Review By

SITUS ADDRESS
 22210 CANYON WAY
 WEIMAR, CA 95713
19-06395

PROJECT OWNER
 IAN SPRINGER AND
 LISA MACHADO
 22210 CANYON WAY
 WEIMAR, CA 95713

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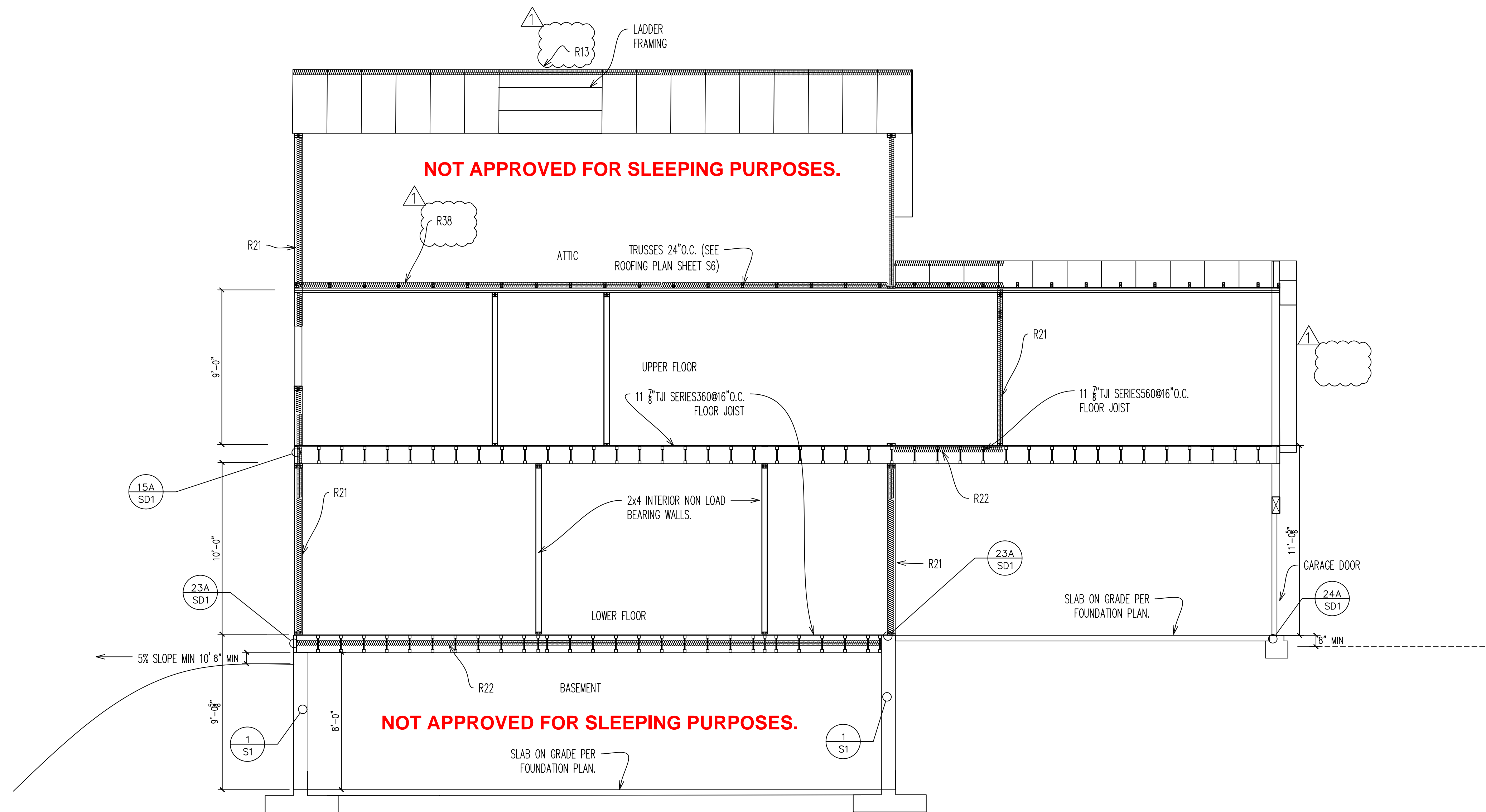
SCALE
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RELEASE DATE
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SHEET #
 A7

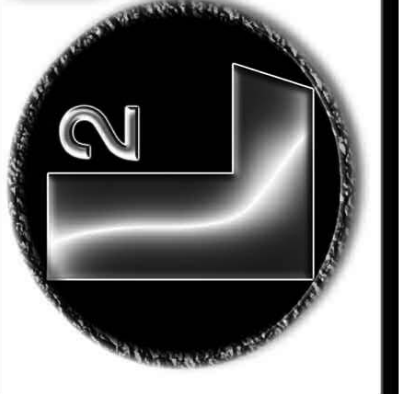
PLACER COUNTY REVIEW ACCEPTED
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 May262020
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SECTION BB



SECTION B-B
SCALE 1/4" = 1'

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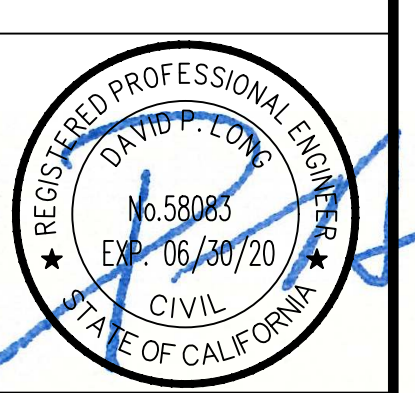
SHEET
SECTION
BB

Review for Code Compliance
CSG CONSULTANTS INC.
05/19/2020
Evelyn Long
Reviewed by

SITUS ADDRESS
22210 CANYON WAY
WEIMAR, CA 95713
19-06395

PROJECT OWNER
IAN SPRINGER AND
LISA MACHADO
22210 CANYON WAY
WEIMAR, CA 95713

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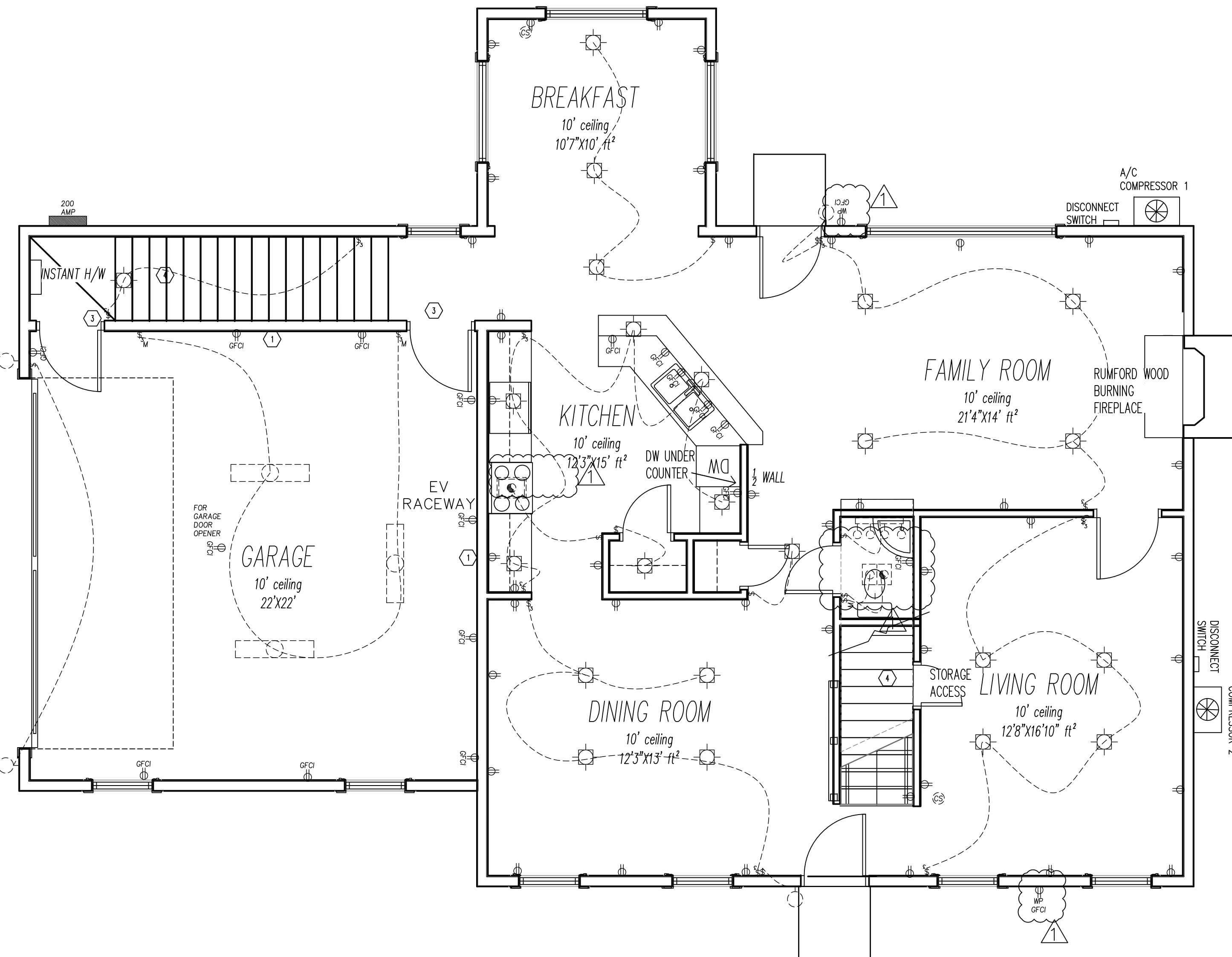
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SHEET #
A8

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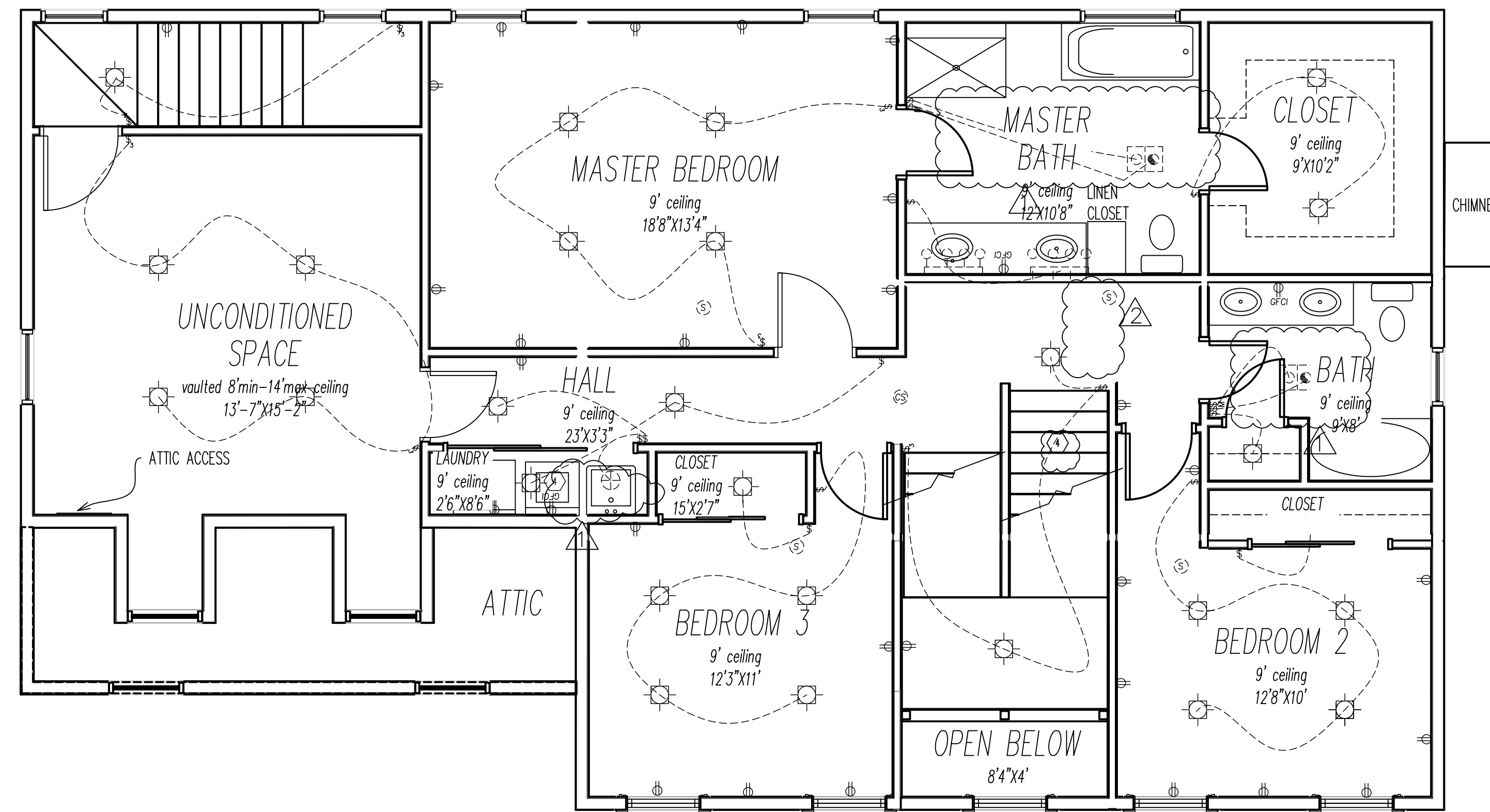
PLAN CHECK RESPONSE
04-10-2020

ELECTRICAL PLAN



Lower Electrical Plan

SCALE 1/4" = 1'



Upper Electrical Plan

SCALE 1/4" = 1'

LEGEND

- § SINGLE POLE
- § SINGLE POLE DIMMER
- § SINGLE POLE MANUAL ON OCCUPANT SENSOR
- § 3-WAY
- § 3-WAY DIMMER
- § 3-WAY MANUAL OCCUPANCY SENSOR
- § 110V ARC FAULT INTERRUPTER DUPLEX
- § 110V ARC FAULT INTERRUPTER QUADPLEX
- § 110V GROUND FAULT INTERRUPTER DUPLEX
- § 110V GROUND FAULT INTERRUPTER QUADPLEX
- § WEATHER PROOF GFCI
- § 240V OUTLET
- § SMOKE DETECTOR
- § CO/SMOKE DETECTOR
- § FLUORESCENT
- § MECHANICAL VENTILATION FAN 50cfm MIN
- § LIGHT/FAN 50cfm MIN
- § LIGHT/FAN 100 cfm MIN
- § HIGH EFFICACY CEILING MOUNT
- § HIGH EFFICACY RECESSED CEILING
- § IAQ FAN 61 CFM MINIMUM
- § HIGH EFFICACY WALL MOUNT
- § HIGH EFFICACY CHANDELIER
- § HIGH EFFICACY WALL MT.
- § GARBAGE DISPOSAL
- § THERMOSTAT
- § ELECTRICAL PANEL
- § JUNCTION BOX
- § CEILING FAN/LIGHT
- § MOTION SENSOR LIGHT
- § W/PHOTOCELL & MOTION SENSOR

LIGHTING NOTES:

1. ALL HIGH EFFICACY LIGHT FIXTURES SHALL BE CERTIFIED AS "HIGH EFFICACY" LIGHT FIXTURES BY THE CALIFORNIA ENERGY COMMISSION.
2. CONTRACTOR SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE GIVING THE LAMPS USED IN THE LUMINAIRES INST.
3. ELECTRICAL OUTLETS IN GARAGE SHALL BE INSTALLED A MINIMUM OF 18" ABOVE FINISH FLOOR.
4. UNDER WASHING MACHINE A WATERTIGHT PAN OF CORROSION-RESISTANT METAL SHALL BE INSTALLED TO CATCH THE OVERFLOW AND CONDENSATION DUE TO A CLOGGED PRIMARY CONDENSATION DRAIN. THE PAN SHALL HAVE A DRAIN PIPE THAT IS NO LESS THAN 1/2".
5. SEE ELECTRICAL NOTES E-2.

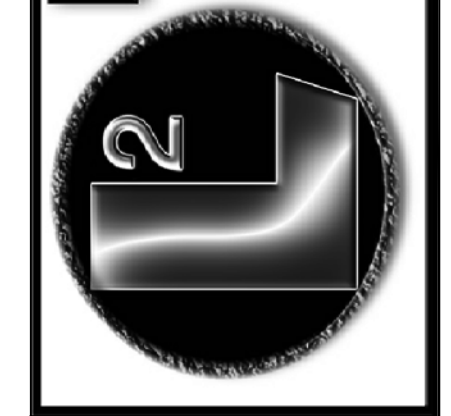
NOTES:

1. SEE ELECTRICAL LEGEND ON E2.

2016 LOW-RISE RESIDENTIAL MANDATORY LIGHTING MEASURES:

1. LIGHTING CONTROLS AND COMPONENTS. ALL LIGHTING CONTROL DEVICES AND SYSTEMS, BALLASTS, AND LUMINAIRES MUST MEET THE APPLICABLE REQUIREMENTS OF § 110.9.
2. JAB HIGH EFFICACY LIGHT SOURCES. TO QUALIFY AS A JAB HIGH EFFICACY LIGHT SOURCE FOR COMPLIANCE WITH § 150.0(K), A RESIDENTIAL LIGHT SOURCE MUST BE CERTIFIED TO THE ENERGY COMMISSION ACCORDING TO REFERENCE JOINT APPENDIX JAB.
3. LUMINAIRE EFFICACY. ALL INSTALLED LUMINAIRES MUST BE HIGH EFFICACY IN ACCORDANCE WITH TABLE 150.0-A.
4. BLANK ELECTRICAL BOXES. THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE MUST BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL.
5. RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR: INSULATION CONTACT (IC) LABELING; AIR LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN § 150.0(K)1C. A JAB-2016-E LIGHT SOURCE RATED FOR ELEVATED TEMPERATURE MUST BE INSTALLED BY FINAL INSPECTION IN ALL RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS.
6. ELECTRONIC BALLASTS. BALLASTS FOR FLUORESCENT LAMPS RATED 13 WATTS OR GREATER MUST BE ELECTRONIC AND MUST HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ.
7. NIGHT LIGHTS. PERMANENTLY INSTALLED NIGHT LIGHTS AND NIGHT LIGHTS INTEGRAL TO INSTALLED LUMINAIRES OR EXHAUST FANS MUST BE RATED TO CONSUME NO MORE THAN 5 WATTS OF POWER PER LUMINAIRE OR EXHAUST FAN AS DETERMINED IN ACCORDANCE WITH § 130.0(C). NIGHT LIGHTS DO NOT NEED TO BE CONTROLLED BY VACANCY SENSORS.
8. LIGHTING INTEGRAL TO EXHAUST FANS. LIGHTING INTEGRAL TO EXHAUST FANS (EXCEPT WHEN INSTALLED BY THE MANUFACTURER IN KITCHEN EXHAUST HOODS) MUST MEET THE APPLICABLE REQUIREMENTS OF § 150.0(K).
9. SCREW BASED LUMINAIRES. SCREW BASED LUMINAIRES MUST NOT BE RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS AND MUST CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JAB. INSTALLED LAMPS MUST BE MARKED WITH "JAB-2016" OR "JAB-2016-E" AS SPECIFIED IN REFERENCE JOINT APPENDIX JAB.
10. ENCLOSED LUMINAIRES. LIGHT SOURCES INSTALLED IN ENCLOSED LUMINAIRES MUST BE JAB COMPLIANT AND MUST BE MARKED WITH "JAB-2016-E."
11. INTERIOR SWITCHES AND CONTROLS. ALL FORWARD PHASE OUT DIMMERS USED WITH LED LIGHT SOURCES MUST COMPLY WITH NEMA SSL 7A.
12. INTERIOR SWITCHES AND CONTROLS. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.
13. INTERIOR SWITCHES AND CONTROLS. LUMINAIRES MUST BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF.
14. INTERIOR SWITCHES AND CONTROLS. CONTROLS AND EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
15. INTERIOR SWITCHES AND CONTROLS. NO CONTROL MUST BYPASS A DIMMER OR VACANCY SENSOR FUNCTION IF THE CONTROL IS INSTALLED TO COMPLY WITH 150.0(K).
16. INTERIOR SWITCHES AND CONTROLS. LIGHTING CONTROLS MUST COMPLY WITH THE APPLICABLE REQUIREMENTS OF § 110.9.
17. INTERIOR SWITCHES AND CONTROLS. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMER REQUIREMENTS IF IT: FUNCTIONS AS A DIMMER ACCORDING TO § 110.9; MEETS THE INSTALLATION CERTIFICATE REQUIREMENTS OF § 130.4; MEETS THE EMCS REQUIREMENTS OF § 130.5(F); AND MEETS ALL OTHER REQUIREMENTS IN § 150.0(K)2.
18. INTERIOR SWITCHES AND CONTROLS. AN EMCS MAY BE USED TO COMPLY WITH VACANCY SENSOR REQUIREMENTS IN § 150.0(K) IF IT MEETS ALL OF THE FOLLOWING: IT FUNCTIONS AS A VACANCY SENSOR ACCORDING TO § 110.9; THE INSTALLATION CERTIFICATE REQUIREMENTS OF § 130.4; THE EMCS REQUIREMENTS OF § 130.5(F); AND ALL OTHER REQUIREMENTS IN § 150.0(K)2.
19. INTERIOR SWITCHES AND CONTROLS. A MULTI-SCENE PROGRAMMABLE CONTROLLER MAY BE USED TO COMPLY WITH DIMMER REQUIREMENTS IN § 150.0(K) IF IT PROVIDES THE FUNCTIONALITY OF A DIMMER ACCORDING TO § 110.9, AND COMPLIES WITH ALL OTHER APPLICABLE REQUIREMENTS IN § 150.0(K)2.
20. INTERIOR SWITCHES AND CONTROLS. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES MUST BE CONTROLLED BY A VACANCY SENSOR.
21. INTERIOR SWITCHES AND CONTROLS. DIMMERS OR VACANCY SENSORS MUST CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JAB, EXCEPT LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET AND LUMINAIRES IN HALLWAYS.
22. INTERIOR SWITCHES AND CONTROLS. UNDER CABINET LIGHTING MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.
23. RESIDENTIAL OUTDOOR LIGHTING. FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING, OR TO OTHER BUILDINGS ON THE SAME LOT, MUST MEET THE REQUIREMENT IN ITEM § 150.0(K)3AI (ON AND OFF SWITCH) AND THE REQUIREMENTS IN EITHER ITEM § 150.0(K)3AII (PHOTOCELL AND MOTION SENSOR) OR ITEM § 150.0(K)3AIII (PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR EMCS).

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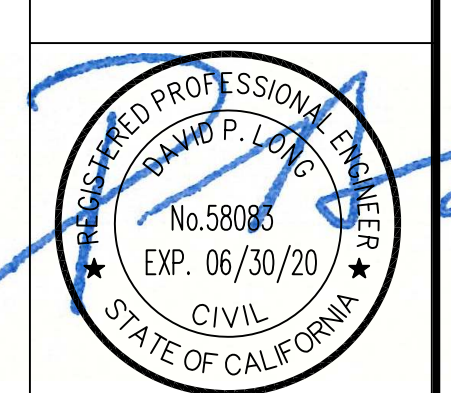
SHEET
 ELECTRICAL PLAN

Review for Code Compliance
 CSG CONSULTANTS INC.
 05/19/2020
 E. Long
 Reviewer

SITUS ADDRESS
 22210 CANYON WAY
 WEIMAR, CA 95713
19-06395

PROJECT OWNER AND
 LISA MACHADO
 22210 CANYON WAY
 WEIMAR, CA 95713

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 071-240-092



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THIS PROJECT SHALL
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SCALE
 AS NOTED

RELEASE DATE
 12/24/2019

SHEET #
 E1

PLAN CHECK RESPONSE
 05-12-2020
 PLAN CHECK RESPONSE
 04-10-2020

PLACER COUNTY REVIEW ACCEPTED
 per CONSULTANT REVIEW
 May 26 2020
 Permit # 19-06395
 Plans and specifications shall not be changed without
 REVIEW from the Building Services Division.

ELECTRICAL NOTES

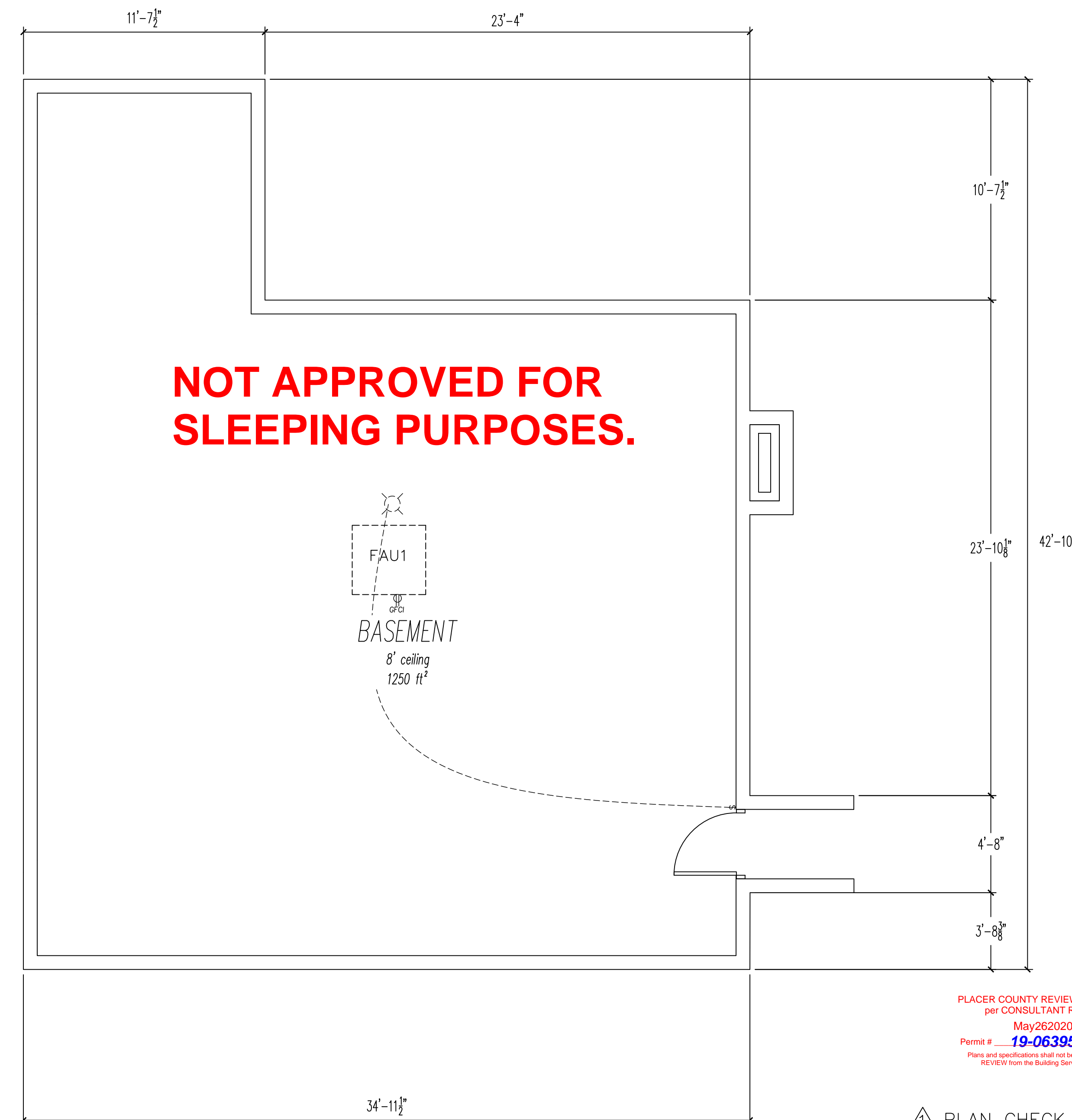
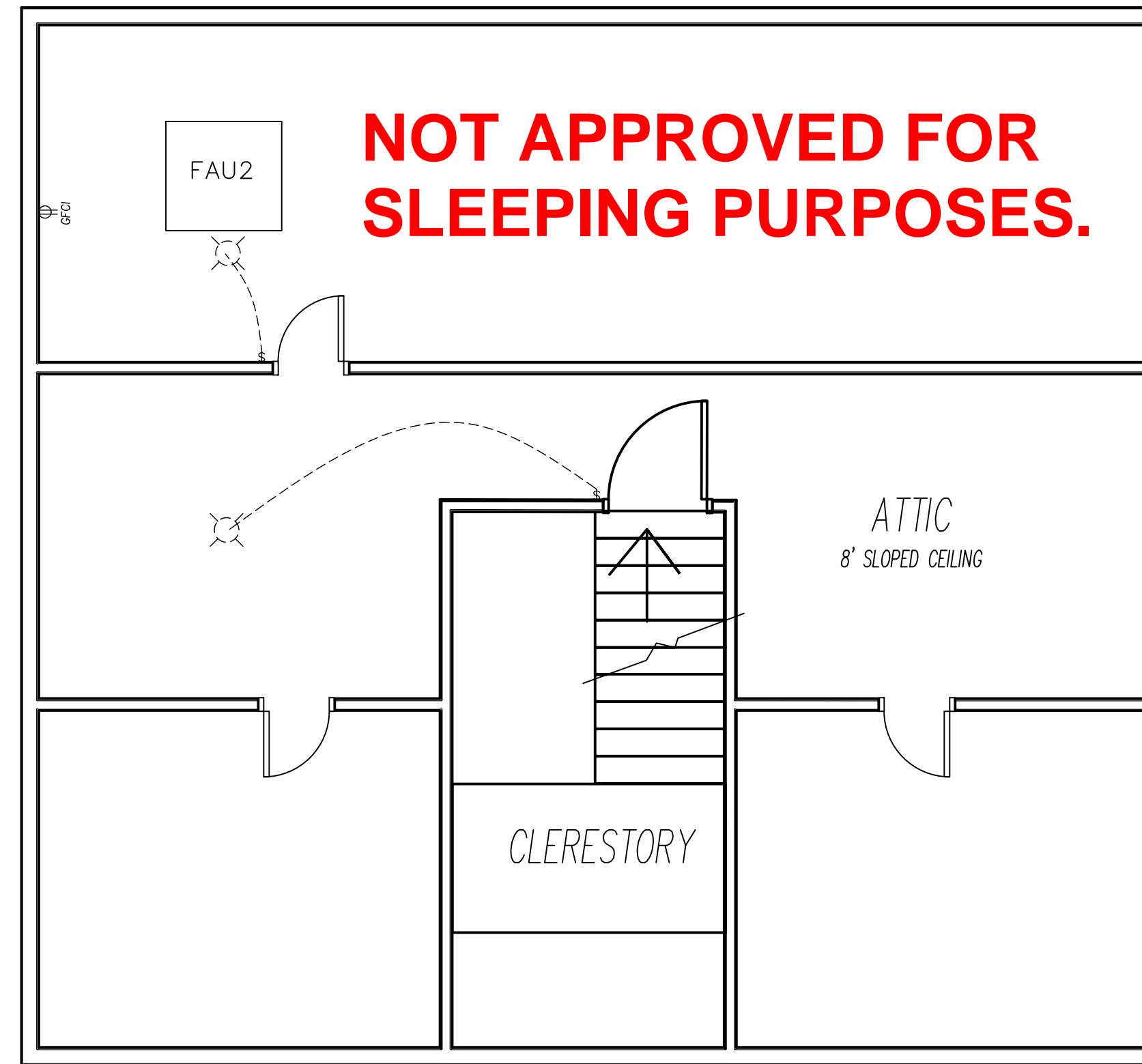
ELECTRICAL NOTES:

- SERVICE - 200 AMP, VERIFY ALL REQUIREMENTS PRIOR TO INSTALLATION OF SERVICE, LOCATE PANEL PER PLAN.
- FEEDER AND BRANCH CIRCUIT CONDUCTORS CANNOT BE ATTACHED TO THE SERVICE MAST BETWEEN THE WEATHER HEAD AND A COUPLING OR END OF THE CONDUIT BETWEEN THE MAIN MAST ATTACHMENT AND THE WEATHER HEAD.
- PROVIDE A MINIMUM 3 LUG INTERSYSTEM BONDING BUSBAR AT THE MAIN ELECTRICAL SERVICE.
- UFER GROUND - 20' MINIMUM #4 SOLID CU WIRE ATTACHED TO REBAR AT FOOTING BASE (BELOW GRADE). CU WIRE SHALL BE CONTINUOUS RUN (NO SPLICING) TO PANEL(S).
- GFI - PROVIDE GFI PROTECTION FOR ALL RECEPTACLES IN KITCHENS, WORK SURFACES, PANTRIES, BREAKFAST ROOMS, DINING ROOMS, BATHROOMS, GARAGE AREAS, LAUNDRY AREAS, UNDER FLOOR SPACES (OR BELOW GRADE LEVEL) AND 6"-0" OF SHOWER/TUB. DISHWASHER SHALL BE PROTECTED BY GFI RECEPTACLE OR BRANCH CIRCUIT.
- W/P GFI - ALL RECEPTACLE OUTLETS INSTALLED OUTDOORS SHALL HAVE IN-USE (BUBBLE) COVERS INSTALLED. WEATHERPROOF ENCLOSURE AND INCLUDE APPROVED GROUND FAULT INTERRUPTER CIRCUIT (GFI) PROTECTION.
- ARC-FAULT INTERRUPTER DEVICES SHALL BE READILY ACCESSIBLE.
- ALL DWELLING UNIT RECEPTACLES, 125V, 15&20 AMP SHALL BE LISTED AS TAMPER RESISTANT.
- KITCHEN - THERE SHALL BE TWO DEDICATED 20AMP SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN, LIMITED TO SUPPLYING WALL AND COUNTER SPACE ONLY. RECEPTACLES SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER(S).
- BATHROOM - DEDICATED 20 AMP (#12 WIRE) BRANCH CIRCUIT(S) TO EACH BATHROOM CIRCUIT(S) FOR WALL AND COUNTER OUTLETS ONLY.
 - VACANCY SENSORS SHALL BE INSTALLED TO CONTROL AT LEAST 1 LIGHT FIXTURE.
- BEDROOM - DEDICATED BRANCH CIRCUITS WITH 115 VOLT, SINGLE PHASE WITH 15 AND 20 AMP TO RECEPTACLES INSTALLED IN EACH BEDROOM SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER(S) PER 2016 C.E.C. SECTION 210-12.
- LAUNDRY - DEDICATED BRANCH CIRCUITS WITH 115 VOLT, SINGLE PHASE WITH 20 AMP GFI TO APPLIANCE RECEPTACLES. RECEPTACLES SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER(S).
 - VACANCY SENSORS SHALL BE INSTALLED TO CONTROL AT LEAST 1 LIGHT FIXTURE.
- FAMILY ROOMS, BEDROOMS, DINING ROOMS, LIVING ROOMS, REC ROOMS, CLOSETS, HALLWAYS OR OTHER SIMILAR ROOMS AND AREAS - BRANCH CIRCUITS WITH 125 VOLT, SINGLE PHASE WITH 15 AND 20 AMP SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER(S).
- GARAGE SHALL HAVE A SEPARATE BRANCH CIRCUIT WITH AT LEAST ONE RECEPTACLE FOR EACH CAR SPACE. RECEPTACLES SHALL NOT SERVE OUTLETS OUTSIDE THE GARAGE. EXCEPTION: GARAGE CIRCUIT MAY SERVE READILY ACCESSIBLE OUTDOOR RECEPTACLE OUTLETS. A MINIMUM OF 1 RECEPTACLE SHALL BE PROVIDED FOR EACH CAR SPACE.
 - RECEPTACLES SHALL BE INSTALLED NO HIGHER THAN 66" ABOVE FLOOR.
 - ALL AUTOMATIC GARAGE DOOR OPENERS THAT ARE INSTALLED IN A RESIDENCE SHALL HAVE A BATTERY BACKUP FUNCTION THAT IS DESIGNED TO OPERATE WHEN ACTIVATED BECAUSE OF AN ELECTRICAL OUTAGE.
 - GARAGE LIGHTING - VACANCY SENSORS SHALL BE INSTALLED TO CONTROL AT LEAST 1 LIGHT FIXTURE.
- POOL PUMP MOTORS RATED 15 OR 20 AMPS 120-240 VOLT SINGLE PHASE MUST BE PROTECTED BY GFCI.
- A DEDICATED 120/240, 3 WIRE CIRCUIT WITH 10AWG WIRE TO A RECEPTACLE OUT-LET WITHIN 3' OF THE WATER HEATER. THE UNUSED CONDUCTOR SHALL BE ELECTRI-CALLY ISOLATED AND HAVE A RESERVED CIRCUIT BREAKER SPACE. BOTH ENDS OF THE CONDUCTOR SHALL BE LABELED "SPARE" AND BE ELECTRICALLY ISOLATED. A RESERVE SINGLE-POLE CIRCUIT BREAKER SPACE NEAR THIS CIRCUIT LABELED "FUTURE 240V USE."
- DRYWALL SCREWS ARE NOT ALLOWED FOR INSTALLING DEVICES OR COVERS.
- DIMMER CONTROLLED RECEPTACLES SHALL BE LABELED FOR USE.
- IN 1-2 FAMILY DWELLING UNITS A 15/20 AMP RECEPTACLE SHALL BE INSTALLED WITHIN 50 FEET OF SERVICE EQUIPMENT.
- IN NON DWELLING UNITS A 15/20 AMP RECEPTACLE SHALL BE INSTALLED WITHIN 25 FEET OF SERVICE EQUIPMENT.
- AUTOMATICALLY CONTROLLED RECEPTACLES SHALL BE MARKED.
- RECEPTACLES WITH USB CHARGERS SHALL ONLY BE PERMITTED IF THEY ARE LISTED AND CONSTRUCTED PER ANSI/UL 498.
- FLEXIBLE CORDS SUPPLYING TRASH COMPACTORS ARE PERMITTED TO BE 36-48-INCHES LONG.
 - A LONGER FLEXIBLE CORD TO FACILITATE CONNECTION FOR DISHWASHERS IN AN ADJACENT SPACE IS PERMITTED TO BE BETWEEN 36-78-INCHES LONG.
 - THE RECEPTACLE FOR THE TRASH COMPACTOR MUST BE LOCATED IN THE SPACE OCCUPIED BY THE APPLIANCE OR ADJACENT.
 - THE RECEPTACLE FOR A BUILT IN DISHWASHER MUST BE LOCATED IN THE SPACE ADJACENT TO THE SPACE OCCUPIED BY THE DISHWASHER.
- FURNACES INSTALLED IN ATTICS AND CRAWLSPACES SHALL HAVE AN ACCESS PLATFORM (CATWALK IN ATTICS), LIGHT SWITCH AND RECEPTACLE IN THE SPACE. PROVIDE A SERVICE RECEPTACLE FOR THE FURNACE.
- ALL 220 LOCATIONS SHALL HAVE FOUR-PRONG OUTLETS WITH INSULATED NEUTRAL.
- RECEPTACLES SHALL BE INSTALLED AT 12-FEET MAXIMUM IN WALLS SO THAT NO WALL SPACE IS MORE THAN 6-FEET HORIZONTAL FROM ANOTHER OUTLET AND ON ANY WALL 24" OR WIDER.
 - HALLWAY WALLS LONGER THAN 10-FEET SHALL HAVE A RECEPTACLE.
- KITCHEN, PANTRY, BREAKFAST NOOKS, DINING & SIMILAR ROOMS - A RECEPTACLE SHALL BE PROVIDED FOR EACH WALL COUNTER SPACE 12-INCHES OR WIDER, NOT GREATER THAN 4-FEET O.C. WITHIN 24-INCHES OF THE END OF ANY COUNTER SPACE AND NOT

- HIGHER THAN 20-INCHES ABOVE COUNTER.
 - ISLAND COUNTER SPACES SHALL HAVE AT LEAST 1 RECEPTACLE UNLESS A RANGE TOP OR SINK IS INSTALLED THEN 2 RECEPTACLES ARE REQUIRED.
 - 1 RECEPTACLE IS REQUIRED FOR PENINSULAR COUNTERS. RECEPTACLES SHALL BE LOCATED BEHIND KITCHEN SINKS IF THE COUNTER AREA DEPTH BEHIND THE SINK IS MORE THAN 12-INCHES FOR STRAIGHT COUNTERS AND 18-INCHES FOR CORNER INSTALLATIONS.
- ELECTRICAL WITHIN 6-FEET OF THE ATTIC ACCESS SHALL BE PROTECTED AGAINST DAMAGE.
- SURFACE MOUNTED LIGHTING FIXTURES IN CLOSETS TO BE 12-INCHES FROM STORAGE AREAS (SHELVING) FOR INCANDESCENT FIXTURES AND 6-INCHES FOR FLUORESCENT FIXTURES. RECESSED FIXTURES MAY BE 6-INCHES FROM STORAGE AREAS.
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS WITH FUEL BURNING APPLIANCES OR WITH ATTACHED GARAGES.
 - OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
 - ON EVERY LEVEL OF A DWELLING, INCLUDING BASEMENTS.
- SMOKE ALARM SHALL BE INSTALLED:
 - IN EACH SLEEPING ROOM.
 - OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
 - IN EACH STORY, INCLUDING BASEMENTS.
 - SHALL NOT BE INSTALLED WITHIN 20-FEET HORIZONTALLY OF COOKING APPLIANCES AND NO CLOSER THAN 3-FEET TO MECHANICAL REGISTERS, CEILING FANS, AND BATHROOM DOORS WITH A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE DETECTOR.
 - SMOKE DETECTORS WITHIN 10 FEET TO 20 FEET OF THE STOVE SHALL BE IONIZATION TYPE WITH ALARM SILENCING SWITCH.
 - AT THE TOP OF STAIRWAYS BETWEEN HABITABLE FLOORS WHERE AN INTERVENING DOOR OR OBSTRUCTION PREVENTS SMOKE FROM REACHING THE SMOKE DETECTOR.
- SMOKE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
- SMOKE ALARM/CARBON MONOXIDE DETECTOR POWER SUPPLY, FOR NEW CONSTRUCTION REQUIRED ALARMS/DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A 10 YEAR BATTERY BACK-UP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER CURRENT PROTECTION.

EXCEPTIONS:

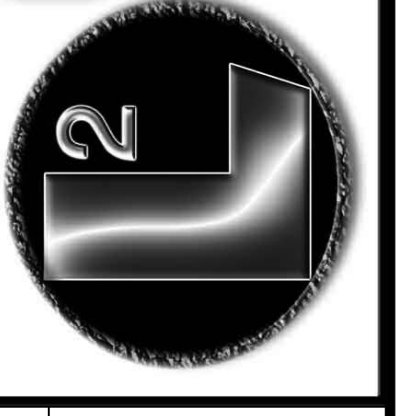
 - IN DWELLING UNITS WHERE THERE IS NO COMMERCIAL POWER SUPPLY THE ALARM/DETECTOR MAY BE SOLELY BATTERY OPERATED.
 - IN EXISTING DWELLING UNITS A ALARM/DETECTOR IS PERMITTED TO BE SOLELY BATTERY OPERATED WHERE REPAIRS OR ALTERATIONS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES OR THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE. R315.1.2
 - INTERCONNECTION. WHERE MORE THAN ONE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER-CURRENT PROTECTION.
 - INTERCONNECTION IS NOT REQUIRED IN EXISTING DWELLING UNITS WHERE REPAIRS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES, THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE, AND NO PREVIOUS METHOD FOR INTERCONNECTION EXISTED.
- BATHROOM-LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES TO BE LABELED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS". NO PARTS OF CORD-CONNECTED LUMINARIES OR LIGHTING TRACK, PENDANTS OR CEILING-SUSPENDED FANS SHALL BE LOCATED WITHIN A ZONE MEASURES THREE FEET HORIZONTALLY AND 8- FEET VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD
- EXTERIOR LIGHT FIXTURES SUBJECT TO SHOWER SPRAY OR RAIN SHALL BE LABELED "SUITABLE FOR WET LOCATIONS"
- WHEN FAN/LIGHT SWITCH COMBO IS USED, THE LIGHT SWITCH SHALL BE NEXT TO DOOR.
- NON-METALLIC SHEATHED CABLE SHALL BE SECURED BY STAPLES, CABLE TIES, STRAPS, HANGERS, OR SIMILAR AT INTERVALS NOT EXCEEDING 4-1/2- FEET AND WITHIN 12-INCHES OF EVERY CABINET, BOX OR FITTING. FLAT CABLES SHALL NOT BE STAPLES ON EDGE.
- INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240 BRANCH CIRCUIT. RACE WAY SHALL NOT BE LESS THAN TRADE SIZE 1. RACE WAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUB PANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE E.V. CHARGER.
- RACEWAYS ARE INTENDED TO BE CONTINUOUS AND ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.
 - THE SERVICE PANEL AND OR SUB PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40- AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVER CURRENT PROTECTION DEVICE.
 - THE SERVICE PANEL OR SUB PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER CURRENT PROTECTIVE DEVICE SPACE RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE" THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".
 - OUTLETS FOR EV CHARGING STATION MUST BE ON SEPARATE BRANCH CIRCUIT WITH NO OTHER OUTLETS.



PLACER COUNTY REVIEW ACCEPTED
per CONSULTANT REVIEW
May262020
Permit # **19-06395**
Plans and specifications shall not be changed without REVIEW from the Building Services Division

PLAN CHECK RESPONSE
04-10-2020

LINCOLN & LONG
Civil Engineering & Environmental Services
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civil & structural engineers, systems design
grading & site plans & compliance drafting
surveying & pipe & manholes
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(530) 273-0503 Fax (530) 273-3415



REVIEW FOR CODE COMPLIANCE
CSG CONSULTANTS INC.
05/18/2020
Erich Long
Review By

SITUS ADDRESS
22210 CANYON WAY
WEIMAR, CA 95713

PROJECT OWNER
IAN SPRINGER AND
LISA MACHADO
22210 CANYON WAY
WEIMAR, CA 95713

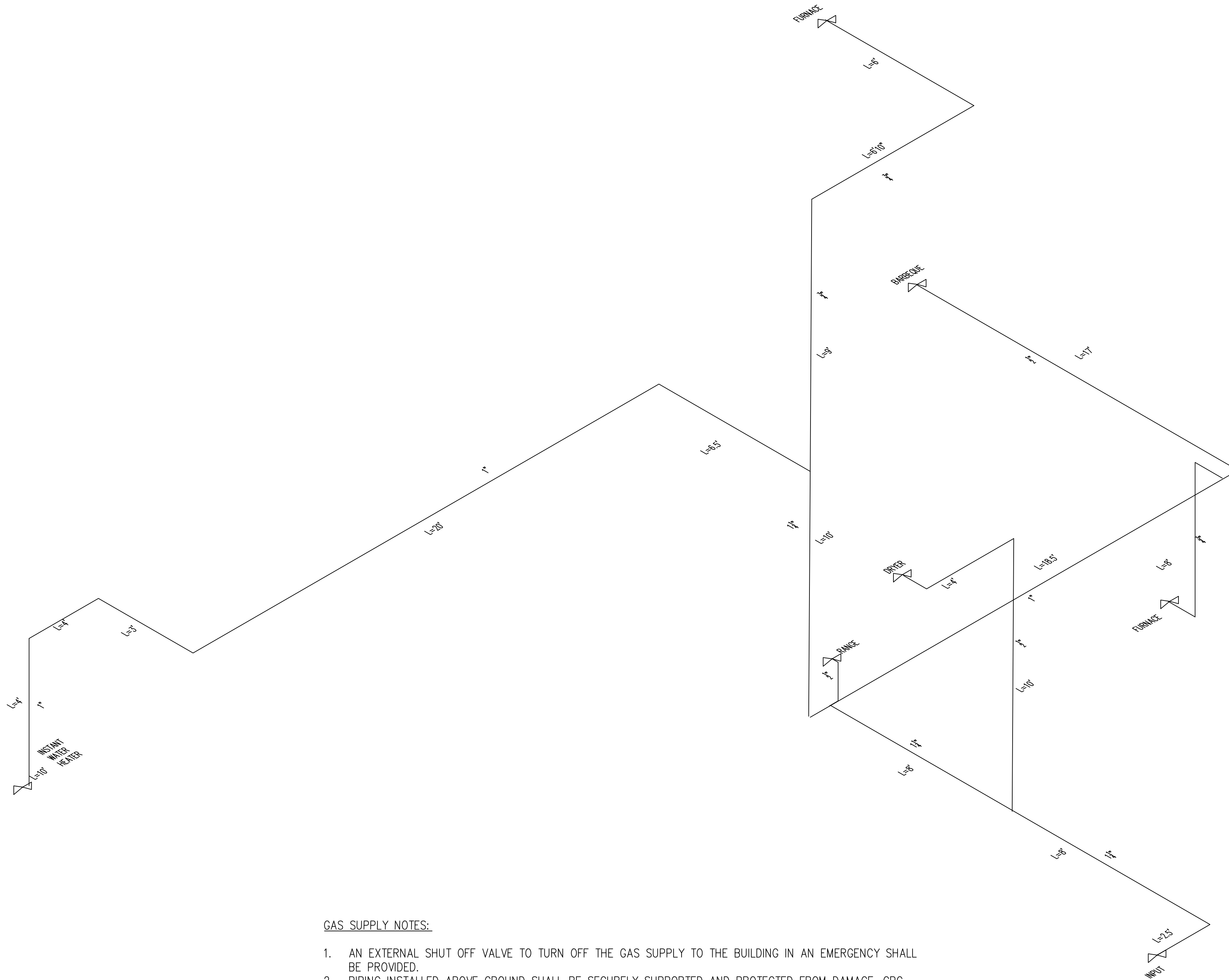
A.P.N.
071-240-092

DRAWN BY
JG

THIS PROJECT SHALL
CONFORM TO THE
2016 CBC, CRC, CFC,
CEC, CPC, T24
SCALE
AS NOTED
RELEASE DATE
12/24/2019
SHEET #
E2

19-06395

GAS PLAN



GAS SUPPLY NOTES:

1. AN EXTERNAL SHUT OFF VALVE TO TURN OFF THE GAS SUPPLY TO THE BUILDING IN AN EMERGENCY SHALL BE PROVIDED.
2. PIPING INSTALLED ABOVE GROUND SHALL BE SECURELY SUPPORTED AND PROTECTED FROM DAMAGE. CPC SECT. 1211.2
- 2.1. PIPING SHALL BE SUPPORTED WITH METAL PIPE HOOKS, METAL PIPE STRAPS, METAL BANDS, METAL BRACKETS, METAL HANGERS, OR BUILDING STRUCTURAL COMPONENTS, SUITABLE FOR THE SIZE OF PIPING, OF ADEQUATE STRENGTH AND QUALITY; AND LOCATED AT INTERVALS SO AS TO PREVENT OR DAMP OUT EXCESSIVE VIBRATION. CPC SECT. 1211.2.6
3. ALL GAS FIRED EQUIPMENT IN GARAGE IS TO BE 18" HIGH ABOVE FINISHED SLAB ON A WOOD PLATFORM AND SEISMICALLY BRACED WITH APPROVED STRAPPING.
4. GAS-FIRED APPLIANCES SHALL BE PROTECTED BY A PHYSICAL BARRIER WHEN WITHIN THE PATH OF A VEHICLE.
5. THE LOCATION OF THE GAS SHUT-OFF VALVES FOR FIREPLACE AND BARBECUES SHALL BE LOCATED OUTSIDE OF REQUIRED HEARTH AREA, IN SAME ROOM AS OUTLET, BUT NOT MORE THAN 4 FEET OF THE APPLIANCE SERVED. CPC SECT. 1211.17.
6. THE LOCATION OF ALL GAS SHUT-OFF VALVES FOR APPLIANCES SHALL BE WITHIN 3 FEET OF THE APPLIANCE SERVED PER CPC SECT. 1211.15.
7. PROVIDE A MINIMUM ACCESS IN FRONT OF THE WATER HEATER OF 24" WIDE. CPC SECT. 511.
8. A SEDIMENT TRAP IS REQUIRED WHERE A SEDIMENT TRAP IS NOT INCORPORATED AS PART OF THE APPLIANCE.
 - 8.1. SEDIMENT TRAP SHALL BE INSTALLED DOWNSTREAM OF THE APPLIANCE SHUTOFF VALVE AS CLOSE TO THE INLET OF THE APPLIANCE AS PRACTICAL.
 - 8.1.1. EXCEPTION: ILLUMINATING APPLIANCES, RANGES, CLOTHES DRYER DECORATIVE APPLIANCES, AND OUTDOOR GRILLS SHALL NOT BE REQUIRED.
 - 8.2. SEDIMENT TRAP SHALL BE:
 - 8.2.1. TEE FITTING WITH A CAPPED NIPPLE IN THE BOTTOM OUTLET OR
 - 8.2.2. OTHER DEVICE RECOGNIZED AS AN EFFECTIVE SEDIMENT TRAP.

Gas Plan

GAS SUPPLY DESIGN CRITERIA:

1. MAXIMUM PIPE LENGTH = ~75'
2. GAS TYPE = PROPANE
3. INLET PRESSURE = 11 IN. W.C.
4. PRESSURE DROP = 0.5 IN. W.C.
5. SPECIFIC GRAVITY = 1.50
6. TYPE PIPE = SCHEDULE 40 METALLIC

GAS INPUT FOR APPLIANCES:

1. RANGE = 65,000Btu/h
2. (2) FURNACES = 100,000Btu/h EACH
3. WATER HEATER TANKLESS = 200,000Btu/h
4. DRYER = 35,000Btu/h
5. BARBEQUE = 40,000Btu/h

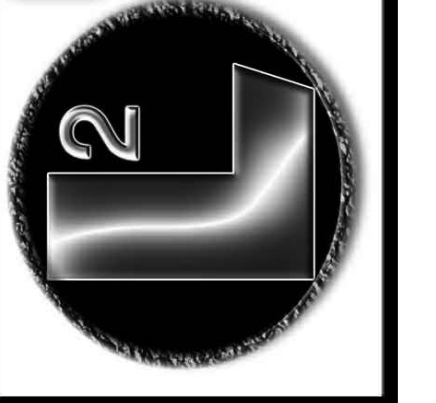
PLACER COUNTY REVIEW ACCEPTED
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civil & structural engineering & septic system design
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568 East Main Street, Suite D, Gross Valley, CA 95945
(530) 273-0605 Fax: (530) 274-3415



Review for Code Compliance
CSG CONSULTANTS INC.
05/18/2020

Evelyn Young
Review By

PROJECT OWNER
IAN SPRINGER AND
LISA MACHADO
22210 CANYON WAY
WEIMAR, CA 95713

SITUS ADDRESS
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WEIMAR, CA 95713

A.P.N.
071-240-092



DRAWN BY
JG

THIS PROJECT SHALL
CONFORM TO THE
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SCALE
AS NOTED

RELEASE DATE
12/24/2019

SHEET #
P1

19-06395

DESIGN CRITERIA

Governing code: 2016 CBC/CRC ASCE 7-10

Gravity Design: Roof Dead Load = 15 psf
Roof Live Load = 23 psf
Ground Snow Load = 29 psf
Roof Snow Load = 23
Floor w/o Gypsum Dead Load = 15 psf
Floor Live Load = 40 psf
Exterior Wall Dead Load = 15 psf
Interior Wall Dead Load = 11 psf
Deck Dead Load = 25 psf
Deck Live Load = 60 psf
Ceiling Dead Load = 10 psf

Wind Design: Basic Wind Speed Vult = 110mph
Exposure = C
Importance Factor = 1.0

Seismic Design: Latitude = 39.0707N
Longitude = -120.957984W
Site Class (Soil Classification) = D
Seismic Design Category = D
Importance Factor = II
Seismic Force-Resisting System = Light framed walls
sheathed with wood structural panels
Response Modification Coefficient R = 6.5
Mapped Spectral Response accel Ss = 0.553
Mapped Spectral Response accel Si = 0.24
Seismic Response Coefficient Cs = 0.0775
Spectral Response coefficient SDS = 0.501
Spectral Response coefficient SD1 = 0.307
Analysis Procedure used = Equivalent lateral force
procedure

Foundation: Allowable Bearing Pressure = 1,500 psf
Minimum Embedment: 12 inches

LINCOLN AND LONG ASSUMES THAT THE GENERAL CONTRACTOR AND ALL INVOLVED PARTIES HAVE READ AND UNDERSTAND NOTES LISTED IN PLANS.

GENERAL

1. ALL WORK, DETAILS OF DESIGN, WORKMANSHIP, AND MATERIALS SHALL CONFORM TO REQUIREMENTS OF THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) AND CALIFORNIA RESIDENTIAL CODE (CRC) OF THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS AND THE APPLICABLE PLACER COUNTY BUILDING CODES.

2. LINCOLN AND LONG EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF LINCOLN AND LONG. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD LINCOLN AND LONG HARMLESS.

3. LINCOLN AND LONG RESERVES THE RIGHT TO PERFORM OBSERVATION VISITS TO THE SITE AT ANY TIME. OBSERVATIONS ARE PERFORMED SOLELY FOR THE PURPOSE OF DETERMINING IF THE CONTRACTOR UNDERSTANDS DESIGN INTENT CONVEYED IN THE PLANS. OBSERVATIONS DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND ARE NOT TO BE CONSTRUED AS SUPERVISION OF THE PROJECT.

4. ALL INSPECTIONS REQUIRED BY THE BUILDING CODES, LOCAL BUILDING DEPARTMENTS, OR BY THESE PLANS SHALL BE PROVIDED BY AN INDEPENDENT INSPECTION COMPANY OR THE BUILDING DEPARTMENT. SITE VISITS BY THE ENGINEER OF RECORD DO NOT CONSTITUTE AN INSPECTION, UNLESS SPECIFICALLY CONTRACTED.

5. IN THE EVENT THAT CERTAIN EXISTING DIMENSIONS AND/OR CONDITIONS ARE FOUND TO BE DIFFERENT FROM THOSE SHOWN ON THE PLANS AND DETAILS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED SO THAT THE PROPER REVISIONS CAN BE MADE IF NECESSARY. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WHICH THE CONTRACTOR FAILED TO NOTIFY LINCOLN AND LONG OF BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, CONDITIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS. ANY SUCH DISCREPANCY, OMISSION OR VARIATION NOT REPORTED BEFORE START OF CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WHERE DISCREPANCIES OCCUR IN THESE DRAWINGS, NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.

7. LINCOLN AND LONG IS RESPONSIBLE FOR THE STRUCTURAL ITEMS IN THE PLANS ONLY. SHOULD ANY CHANGES BE MADE, OR SHOULD THE RESULTS OF THESE CALCULATIONS NOT BE FULLY OR PROPERLY TRANSFERRED TO THE PLANS, LINCOLN AND LONG ASSUMES NO RESPONSIBILITY FOR THE STRUCTURE.

8. THE DETAILS SHOWN ON THE DRAWINGS ARE TYPICAL. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS. NO DEVIATIONS FROM STRUCTURAL DETAILS SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF LINCOLN AND LONG.

9. THESE DRAWINGS REPRESENT THE FINAL STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORM-WORK, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL BE UNIFORMLY SPREAD OUT SUCH THAT THE DESIGN LIVE LOAD PER SQUARE FOOT AS SPECIFIED HEREIN IS NOT EXCEEDED. SHOULD AN UNFINISHED STRUCTURE BE SUBJECT TO EXCESSIVE LOADS, LINCOLN AND LONG SHOULD BE CONSULTED FOR AN INTERIM DESIGN IF OR NOT, WILL ASSUME NO LIABILITY.

10. TYPICAL DETAILS AND NOTES SHALL APPLY, THOUGH NOT NECESSARILY INDICATED AT A SPECIFIC LOCATION ON PLANS, WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. DETAILS MAY SHOW ONLY ONE SIDE OF CONNECTION OR MAY OMIT INFORMATION FOR CLARITY.

11. ALL HARDWARE AND FRAMING MEMBERS SPECIFIED IN THE CALCULATIONS AND/OR PLANS ARE MINIMUMS AND LARGER MEMBERS OF EQUAL OR BETTER GRADE MAY BE SUBSTITUTED.

12. THESE PLANS HAVE BEEN PREPARED USING STANDARDS OF CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE ENGINEERS IN THIS OR SIMILAR LOCALITIES. THEY NECESSARILY ASSUME THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKMEN WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, IT IS UNDERSTOOD THAT THE CONTRACTOR WILL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR ALL MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.

STANDARD ABBREVIATIONS

AB	ANCHOR BOLT
APA	AMERICAN PLYWOOD ASSOCIATION
ARCH	ARCHITECT
ALT	ALTERNATE
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
BRG	BEARING
C	CHANNEL
CBC	CALIFORNIA BUILDING CODE
CL	CENTER LINE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
DBL	DOUBLE
DIA	DIAMETER
DF	DOUGLAS FIR
DWL	DOWEL
DWG	DRAWING
(E)	EXISTING
EA	EACH
EF	EACH FACE
EOS	EDGE OF SLAB
ELEV	ELEVATION
EQ	EDGE NAILING
EQ	EQUAL
EW	EACH WAY
FF	FINISHED FLOOR
FLR	FLOOR
FT	FOOT / FEET
FTG	FOOTING
GA	GAGE
GLB	GLU-LAMINATED BEAM
GSN	GENERAL STRUCTURAL NOTES
HF	HEM FIR
HGR	HANGER
HOR	HORIZONTAL
HSS	HOLLOW STRUCTURAL STEEL

13. CALCULATION AND DESIGN OF MISCELLANEOUS NON-STRUCTURAL ITEMS, SUCH AS STAIRS, RAILINGS, NON-STRUCTURAL WALLS AND PREFABRICATED ITEMS, SUCH AS FLOOR AND ROOF TRUSSES, ARE NOT INCLUDED AND ARE TO BE PROVIDED BY OTHERS UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS.

14. ALL WORK OR CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, REGULATIONS AND SAFETY REQUIREMENTS.

15. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDA.

16. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.

17. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS. SHOP DRAWINGS ARE REVIEWED ONLY FOR GENERAL COMPLIANCE WITH THE STRUCTURAL DRAWINGS. REVIEW DOES NOT INDICATE THAT THE SHOP DRAWINGS ARE CORRECT OR COMPLETE. RESPONSIBILITY FOR CORRECTNESS SHALL REST WITH THE CONTRACTOR. ANY CHANGES, SUBSTITUTIONS OR DEVIATIONS FROM CONTRACT DRAWINGS SHALL BE CLOUDED. ANY OF THE FOREMENTIONED SHALL NOT BE CONSIDERED APPROVED AFTER ENGINEERS REVIEW UNLESS SPECIFICALLY NOTED ACCORDINGLY. THE SHOP DRAWINGS DO NOT SUPERSEDE OR REPLACE THE ORIGINAL CONTRACT DRAWINGS. ANY ENGINEERING PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN APPROPRIATELY REGISTERED ENGINEER. THE ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR THE ADEQUACY OF ENGINEERING DESIGNS PERFORMED BY OTHERS. ALLOW FIVE WORKING DAYS FOR THE ENGINEERS REVIEW. ONE COPY OF EACH SUBMITTAL SHALL BE RETAINED FOR OUR RECORDS.

SITE WORK

1. LINCOLN AND LONG HAS NOT MADE A GEOTECHNICAL REVIEW OF THE BUILDING SITE AND IS NOT RESPONSIBLE FOR GENERAL SITE STABILITY OR SOIL SUITABILITY FOR THE PROPOSED PROJECT. LINCOLN AND LONG RECOMMENDS A REVIEW OF THE SITE BY A GEOLOGICAL ENGINEER OR A QUALIFIED CIVIL ENGINEER TO DETERMINE GENERAL SITE STABILITY AND SOIL SUITABILITY FOR THE PROJECT.

2. WITHOUT A GEOTECHNICAL REPORT BUILDING SITES ARE ASSUMED TO BE DRAINED AND FREE OF CLAY OR EXPANSIVE SOIL.

3. ALL FOOTINGS SHALL BE LEVEL OR STEPPED AND BEAR ON FIRM, STABLE, NATURAL, UNDISTURBED SOIL OR AN APPROVED COMPACTED FILL.

4. ALL FOOTINGS SHALL BOTTOM 12" MINIMUM BELOW NATURAL UNDISTURBED GRADE OR PER GEOTECHNICAL REPORT.

5. ALL FINISH GRADES SHALL SLOPE A MIN. OF 5% AWAY FROM FOUNDATION (FOR A MIN. OF 10 FEET) AND DRAIN AWAY FROM BUILDING FOOTINGS. ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE SHALL BE PROVIDED BY CONTRACTOR OR OTHERS, AS REQUIRED.

6. ASSUME ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. SOIL BEARING PRESSURE HAS BEEN DETERMINED AND INCREASED IN ACCORDANCE WITH CBC/CRC, OR PER GEOTECHNICAL REPORT.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT. ANY DAMAGE TO AN EXISTING STRUCTURE AS A RESULT OF ANY ACTION OF THE CONTRACTOR SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. ALL MATERIALS FROM DEMOLITION SHALL BE REMOVED FROM SITE AND DISPOSED OF BY THE CONTRACTOR, UNLESS OTHERWISE INSTRUCTED BY OWNER.

9. CONTRACTOR SHALL PROVIDE BARRICADES, WARNING SIGN, ETC. AS REQUIRED BY LOCAL CODES.

10. CONTRACTOR SHALL LOCATE AND CLEARLY MARK THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL RELOCATE UTILITY LINES AS REQUIRED.

FILL AND BACKFILL

1. ALL FILL MATERIAL SHALL BE FREE FROM DEBRIS, VEGETATION, AND OTHER FOREIGN SUBSTANCES.

2. BACKFILL TRENCHES SHALL BE COMPACTED TO 90% RELATIVE COMPACTION PER ASTM D1557 TO WITHIN 12" OF FINISHED GRADE. THE TOP 12" SHALL BE LANDSCAPE FILL (IN NON-STRUCTURAL AREAS).

3. BACKFILL AT PIPE TRENCHES SHALL BE COMPACTED ON BOTH SIDES OF PIPE IN 6" LIFTS.

4. TRENCH BACKFILL PLACED IN LOCATIONS UNDER JURISDICTION OF PUBLIC UTILITIES OR LOCAL PUBLIC WORK AGENCIES SHALL BE PLACED IN ACCORDANCE WITH THE RESPECTIVE AGENCY SPECIFICATIONS, IF SUCH SPECIFICATIONS EXCEED REQUIREMENTS NOTED ABOVE.

5. WATERPROOF EXTERIOR FACES OF ALL FOUNDATION WALLS ADJACENT TO USABLE SPACES. WATERPROOFING OF ALL FOUNDATION AND RETAINING WALLS TO BE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.

IN	INCH
INFO	INFORMATION
K	KIP (1,000 LBS)
KSI	KIPS PER SQUARE INCH
L	ANGLE
LB	POUND
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
MFR	MANUFACTURER
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MISC	MISCELLANEOUS
NTS	NOT TO SCALE
OC	ON CENTER
OPP	OPPOSITE
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PT	PRESSURE TREATED
REQ'D	REQUIRED
SIM	SIMILAR
SPEC	SPECIFICATION
SPF	SPRUCE PINE FIR
STAGG	STAGGERED
STD	STANDARD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W	WIDE FLANGE
W/	WITH
W/O	WITHOUT
WT	WEIGHT
Ø	DIAMETER

6. ALL BACKFILL AGAINST FOUNDATION WALLS MUST BE COMPACTED TO 90% RELATIVE COMPACTION PER ASTM D1557.

7. BACKFILL AGAINST FOUNDATION WALLS SHALL BE PLACED PRIOR TO THE TOPS OF THE WALLS BEING RESTRAINED BY THE COMPLETED FLOOR/ROOF STRUCTURE IF APPLICABLE.

8. PROVIDE A 4" DIAMETER PVC PERFORATED DRAINPIPE AT GRADE SIDE OF ALL RETAINING WALLS. SLOPE PIPE TO DRAIN TO DAYLIGHT OR DRYWELL.

CONCRETE

1. REINFORCED CONCRETE WORK, MIXING, PLACEMENT AND QUALITY SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE CBC AND ACI STANDARD 318.

2. AGGREGATE SHALL CONFORM TO ASTM C33 FOR STONE CONCRETE.

3. CONCRETE TO BE MACHINED MIXED AND PLACED IN ACCORDANCE WITH CBC SECTION 1905.

4. MINIMUM 28-DAY COMPRESSION STRENGTH, F'c:
SLAB 2500 PSI
FOOTINGS 2500 PSI
WALLS 2500 PSI

5. USE NORMAL WEIGHT CONCRETE (145 PCF) FOR ALL CONCRETE. USE TYPE II CEMENT TYPICAL. IF SOIL CONTAINS SULFATE CONCENTRATIONS OF 0.2% OR MORE, USE TYPE V CEMENT.

6. THE MAXIMUM SLUMP SHALL NOT EXCEED 4". PLASTICIZERS MAY BE USED TO INCREASE SLUMP TO 8" MAXIMUM PROVIDED THEY DO NOT INCREASE SHRINKAGE AND THE SLUMP WAS NO MORE THAN 4" PRIOR TO PLASTICIZER.

7. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.50.

8. EXTERIOR SLABS ON GRADE SHALL CONTAIN NOT LESS THAN 5% NOR MORE THAN 6% ENTRAINMENT AIR.

9. FOLLOW RECOMMENDED PRACTICES FOR HOT AND COLD WEATHER CONCRETING BY OBSERVING ACI 305 AND ACI 306 GUIDELINES.

10. PROVIDE STANDARD CRACK CONTROL JOINTS IN ALL SLABS ON GRADE AT 2 TO 3 TIMES THE SLAB THICKNESS (IN) IN FEET O.C. EACH WAY (MAX.). (IE: 4" SLAB = 8 FOOT TO 12 FOOT JOINT SPACING). MAXIMUM JOINT SPACING SHALL NOT EXCEED 15 FEET. JOINTS SHALL BE SAW CUT SUCH THAT THE ENCLOSED AREA DOES NOT EXCEED 150 SQUARE FEET. JOINT DEPTH SHALL NOT EXCEED ONE-FOURTH OF SLAB DEPTH.

11. SLAB ON GRADE CONCRETE AGGREGATE NOT TO EXCEED 1½".

12. TOP OF CONCRETE SLABS SHALL BE MINIMUM 6" ABOVE FINISHED GRADE.

13. PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN. PIPES OR DUCTS EXCEEDING ONE-THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE.

14. DO NOT PLACE CONCRETE UNTIL ALL REINFORCEMENT, CONDUIT, OUTLET BOXES, ANCHORS, HANGERS, SLEEVES, BOLTS, HOLDOWNS, ANCHOR BOLTS OR OTHER EMBEDDED MATERIALS AND ITEMS ARE SECURELY AND PROPERLY FASTENED IN THEIR PROPER PLACES AND POSITIONS.

15. NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT UNLESS APPROVED BY THE ENGINEER OR AUTHORIZED TESTING AGENCY.

16. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED EXCEPT SLAB ON GRADE OR ON COMPOSITE STEEL DECK WHICH NEED BE VIBRATED ONLY AROUND AND UNDER FLOOR DUCTS OR SIMILAR ELEMENTS. REMOVE ALL DEBRIS FROM FORMS BEFORE PLACING CONCRETE. CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL (AS IN WALLS AND COLUMNS) SO AS TO CAUSE SEGREGATION OF AGGREGATES. UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED FIVE FEET. CARE SHALL BE TAKEN IN PLACING SLABS ON GRADE NOT TO DISTURB FILL MATERIAL.

17. CONCRETE MIXES SHALL BE DESIGNED BY A CERTIFIED LABORATORY AND APPROVED BY THE ENGINEER OF RECORD.

REINFORCING STEEL

1. REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO THE REQUIREMENTS OF ASTM A615. REINFORCING SHALL BE GRADE 40 (FY = 40 KSI) DEFORMED BARS FOR ALL BARS #5 AND SMALLER U.N.O. ON PLANS AND DETAILS.

2. ALL DETAILS OF FABRICATION AND INSTALLATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE.

3. WELDED FABRIC (MESH) SHALL CONFORM TO LATEST REVISED ASTM A185 AND BE FURNISHED IN FLAT SHEETS. SMOOTH WIRE FABRIC SHALL CONFORM TO ASTM A85 HAVING A YIELD STRENGTH OF 40 KSI.

4. WELDING OF REINFORCING STEEL SHALL CONFORM TO ASTM A706 GRADE 60 ALLOY WELDABLE STEEL AND AWS D12-1 USING LOW HYDROGEN ELECTRODES.

5. ALL DIMENSIONS SHOWING THE LOCATION OF REINFORCING STEEL NOT NOTED AS "CLR" ARE TO CENTER OF STEEL.

6. STAGGER SPLICES A MINIMUM OF ONE LAP LENGTH.

7. NO TACK WELDING OF REINFORCEMENT BARS ALLOWED. LATEST ACI CODE AND DETAILING MANUAL APPLY. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT ALL CORNERS AND INTERSECTIONS PER TYPICAL DETAILS WHERE PROVIDED. VERTICAL WALL BARS SHALL BE SPLICED AT OR NEAR FLOOR LINES. SPLICE TO BARS AT CENTERLINE OF SPAN AND BOTTOM BARS AT THE SUPPORT IN SPANDELS, BEAMS, GRADE BEAMS, ETC., U.N.O.

8. MECHANICAL SPLICE COUPLERS SHALL HAVE CURRENT ICC APPROVAL AND SHALL BE CAPABLE OF DEVELOPING 125% OF THE STRENGTH OF THE BAR.

9. ALL REINFORCING SHALL BE BENT COLD. BARS SHALL NOT BE UNBENT AND RE-BENT.

10. ALL BARS SHALL BE LAPPED WITH A MINIMUM OF 40 BAR DIAMETERS (2' MINIMUM) AT ALL SPLICES STAGGERED AT LEAST ONE LAP LENGTH. WHERE MORE THAN ½ OF BARS ARE SPLICED AT ONE LOCATION, BARS SHALL BE LAPPED WITH A MINIMUM OF 68 BAR DIAMETERS.

11. SPLICES OF HORIZONTAL REBAR IN WALLS AND FOOTINGS SHALL BE STAGGERED 4' MINIMUM.

12. DOWELS FOR WALLS AND COLUMNS SHALL BE THE SAME SIZE AND SPACING AS THE WALL/COLUMN REINFORCING.

13. ALL REINFORCING STEEL SHALL BE ACCURATELY LOCATED AND ADEQUATELY SECURED IN POSITION BEFORE AND DURING PLACEMENT OF CONCRETE.

14. MASONRY REINFORCEMENT, BOLTS, ETC. SHALL HAVE MINIMUM GROUT COVERAGE OF ¾ INCH.

15. REINFORCEMENT COVER IN CAST-IN-PLACE CONCRETE SHALL BE AS FOLLOWS:

A. 3"-CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH

B. 2"-FORMED SURFACES EXPOSED TO GROUND OR WEATHER.

WOOD FRAMING NOTES

1. ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY.

2. ALL LUMBER FRAMING AND BEARING STUDS TO BE DOUGLAS FIR LARCH NORTH.

3. ALL GLUE LAMINATED (GLULAMS) BEAMS SHALL BE MARKED ANS/ITC STANDARD A 190.1.

4. GLUE LAMINATED (GLULAMS) TIMBER BEAMS TO BE APA/EWS DOUGLAS FIR MARKED 24F-V4 FOR SIMPLE SPANS AND 24F-V8 FOR CANTILEVER OR MULTI-SPANS. GLULAMS TO BE 1.8E, FB = 2400 PSL. BEAMS SHALL BE MANUFACTURED W/ 2000' RADIUS MIN. CAMBER UNLESS CAMBER IS SPECIFICALLY NOTED ON THE DRAWINGS. ALL LAMINATIONS SHALL BE 1½" MIN. THICK.

5. GLULAMS EXPOSED TO WEATHER SHALL BE RATED FOR EXTERIOR USE BY THE MANUFACTURER OR AN APPROVED PROTECTION FROM EXPOSURE SHALL BE PROVIDED.

6. LAMINATED VENEER LUMBER (LVL) TO BE 2.0 E, FB = 2600 PSI. FOR MEMBERS LESS THAN 10' DEEP, CONNECT PLIES WITH (2) ROWS 16D BOX NAILS @ 12" O.C. FOR MEMBERS GREATER THAN 10' DEEP, CONNECT PLIES WITH (3) ROWS 16D BOX NAILS @ 12" O.C. FOR THREE PIECE MEMBER, NAILING SPECIFIED IS FROM EACH SIDE.

7. PARALLEL STRAND LUMBER (PSL) TO BE 2.0E, FB = 2900 PSI.

8. LAMINATED STRAND LUMBER (LSL) TO BE 1.7E, FB = 2600 PSI.

9. 4X AND SMALLER FRAMING TO BE SPF OR DF #2 U.N.O..

10. 6X AND LARGER FRAMING TO BE SPF OR DF #1 U.N.O..

11. FIELD INSPECTOR SHALL BE PROVIDED WITH APPROVED "CERTIFICATE OF INSPECTION", CERTIFICATE TO IDENTIFY BEAM STRESS RATINGS AND EXTERIOR GRADE WHERE REQUIRED.

12. INTERIOR NON-BEARING STUDS AND PLATES MAY BE CONSTRUCTION GRADE OR BETTER.

13. APA RATED SHEATHING SHALL BE MANUFACTURED WITH EXTERIOR GLUE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CRC/CBC AND PS 1-1, PS-2, OR APA PRP-108. SHEAR PLYWOOD SHALL BE C-D, C-C, 303 (T1-11), OR AN APPROVED EQUAL.

14. ALL RE-SAWN AND ROUGH SAWN BEAMS ARE TO BE FREE OF HEART CENTER.

15. ANY BOTTOM PLATE OR SOLE PLATES RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR OR FOUNDATION GRADE REDWOOD.

16. ALL FRAMING CLIPS AND DEVICES SHALL BE "SIMPSON TIE" OR IC80 APPROVED EQUAL.

17. MINIMUM NAILING FOR CONNECTION NOT INDICATED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH THE TABLE 2304.10.1 OF THE CBC.

17.1 NAILS AND STAPLES SHALL CONFORM TO ASTM F1667.

18. ALL MULTIPLE TRIMMERS, MULTIPLE STUDS, OR POSTS SHALL BE STACKED IN ALL WALL FRAMING CONNECTED WITH POSITIVE CONNECTIONS. SOLID BLOCKING SIMILAR IN SIZE TO FRAMING ABOVE SHALL BE PROVIDED AT ALL FLOORS ALL THE WAY DOWN TO THE FOUNDATION.

19. STUDS MAY BE NOTCHED PER R602.6. DO NOT NOTCH LOAD BEARING BEAMS OR JOISTS (U.N.O.).

20. THE FOLLOWING NAIL DIAMETERS AND LENGTHS SHALL BE USED FOR CONSTRUCTION: .131" X 3" (TYPICAL FRAMING), .131" X 3.5" (TYPICAL FRAMING) AND .099" X 2" (SIDING AND STRAPPING). LATERAL FORCE RESISTING SYSTEMS AND SIMPSON CONNECTIONS SHALL USE THE NAILS CALLED OUT ON THE PLANS OR IN THE SIMPSON CATALOG. AN ALLOWABLE LOAD ADJUSTMENT FACTOR SHALL BE APPLIED TO SIMPSON HARDWARE PER TABLE FOUND IN SIMPSON CATALOG FOR ALTERNATE FASTENERS. NO SUBSTITUTIONS UNLESS APPROVED IN WRITING BY LINCOLN AND LONG ENGINEERING OR SPECIFICALLY ADDRESSED IN THESE CALCULATIONS OR THE PLANS.

21. SHEATH AND NAIL ALL ABEAR PANELS AND GABLE END TRUSSES THE SAME AS THE SHEAR WALL ABOVE OR BELOW.

22. CONNECT DOUBLE STUDS, DOUBLE JOISTS, OR ANY OTHER MULTIPLE PIECE MEMBER WITH MINIMUM (2) ROWS 16D BOX NAILS @ 12" O.C. U.N.O.

23. TYPICAL LOAD BEARING AND EXTERIOR STUDD WALL CONSTRUCTION TO BE 2X4 @ 2X6 @ 16" O.C PER PLAN.

24. USE (2) CONTINUOUS KING STUDS EACH SIDE OF OPENINGS WHERE STUD HEIGHT EXCEEDS 10'-6" U.N.O.

25. DO NOT BREAK CONTINUOUS KING STUDS BY SPANNING HEADERS OVER MULTIPLE OPENINGS.

26. WHERE APPLICABLE, ALWAYS RAKE/BALLOON FRAME STUDD WALLS.

27. ALL EXTERIOR WALLS SHALL BE CONSIDERED SHEAR WALLS NAILED AS A-NAILING U.N.O. (SEE SHEARWALL SCHEDULE).

28. FLOOR SHEATHING SHALL BE ¾" APA RATED STURD-I-FLOOR. APPLY FACE GRAING/LONG DIMENSION PERPENDICULAR TO SUPPORT FRAMING. STAGGER PANELS AND NAIL WITH 10D AT 6" O.C. AT ALL EDGES AND BOUNDARIES (BLOCKING AT INTERIOR SHEAR WALLS, DRAG MEMBERS ETC.) AND 10D AT 12" O.C. FIELD. GLUE AND NAIL THROUGHOUT.

29. ALL FLOOR OPENINGS SHALL BE BETWEEN JOISTS.

30. PROVIDE FULL BEARING, FULL DEPTH BLOCKING UP TO FLOOR TO SUPPORT POSTS, DOUBLE STUDS OR DOUBLE TRIMMERS ABOVE.

31. ALL STAIRWAYS, LANDINGS, GUARDRAILS, AND HANDRAILS SHALL COMPLY FULLY WITH CRC R311.7.

32. ALL BOLTS SHALL BE INSTALLED IN HOLES ½" LARGER THAN THE DIAMETER OF THE BOLT. BOLTS AND NUTS SEATING ON WOOD SHALL HAVE CUT STEEL WASHERS UNDER HEADS AND NUTS. DING THREADS AFTER INSTALLATION TO PREVENT LOOSENING. IAG BOLTS SHALL BE INSTALLED IN PRE-DRILLED HOLES BY TURNING A WRENCH.

33. WHERE METAL CONNECTORS ARE INSTALLED IN, OR EXPOSED TO POTENTIALLY CORROSIVE ENVIRONMENTS OR MATERIALS, FOLLOW MANUFACTURER'S RECOMMENDATIONS IN ORDER TO PROTECT THE CONNECTORS AGAINST DAMAGE THAT MAY ADVERSELY AFFECT THE LONG TERM PERFORMANCE OF THE HARDWARE.

34. PREFAB PLYWOOD WEB I-JOISTS (TJI OR EQUAL) SHALL BE DESIGNED, FABRICATED AND ERRECTED IN ACCORDANCE WITH THE LATEST EDITION OF ICC REPORT (#NER-200).

35. GYPSUM CAN BE ATTACHED TO CEILING JOISTS WITH ALPHASEAL 5200 POLYURETHANE FOAMING ADHESIVE SYSTEM INSTALLED PER ESR 3351 REPORT.

FOUNDATION

1. ALL HOLD DOWN DEVICES SHALL BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION AND ACCORDING TO MANUFACTURER'S SPECIFICATION.

2. IF STRUCTURE IS MULTIPLE STORIES, AS MUCH AS POSSIBLE, LINE FLOOR-TO-FLOOR HOLDOWNS UP WITH FLOOR-TO-FOUNDATION HOLDOWNS SO THAT HOLDOWNS ARE ATTACHED TO COMMON MEMBERS. USE SHEAR PLY NAILING TO ALL HOLDOWN MEMBERS.

3. WHERE COLUMN BASE OR POST BASE IS CALLED OUT ON A PIER BENEATH THE SUBFLOOR, PROVIDE POST UP TO SUBFLOOR TO SUPPORT IDENTICAL POST ABOVE. USE (2) SIMPSON ST6224 ON OPPOSITE SIDES OF POST TO STRAP POST ABOVE THROUGH THE FLOOR TO THE POST BELOW.

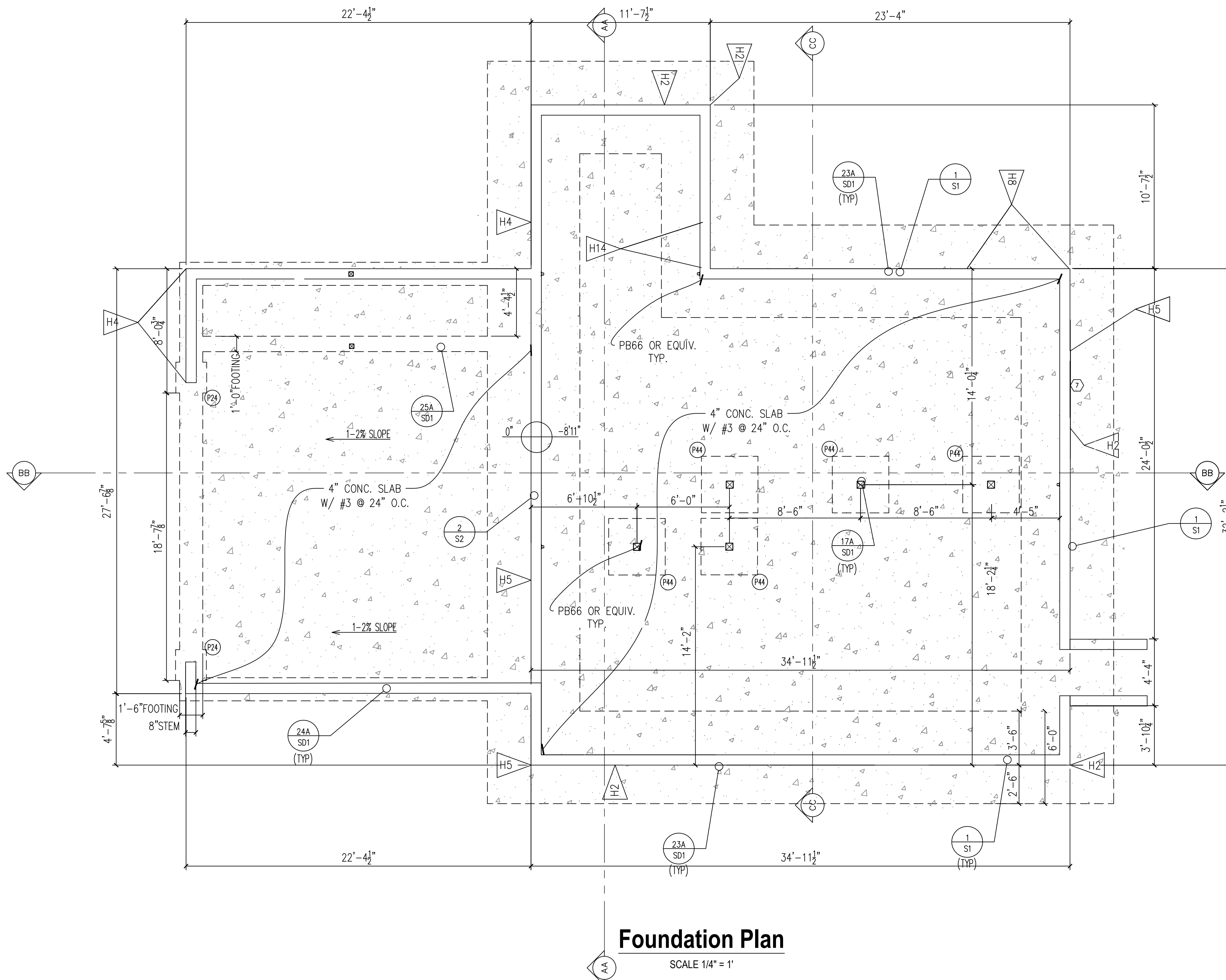
4. FOR ALL SILL PLATES NOT NOTED, A 2X PRESSURE TREATED DOUGLAS FIR OR FOUNDATION GRADE REDWOOD SILL WITH ½" X 10" ANCHOR BOLTS SPACED AT 60" O.C. MAX. WITH A MINIMUM 2 BOLTS A EACH SILL BOARD SHALL BE USED.

5. ANCHOR BOLTS SHALL BE INSTALLED WITH 3" X 3" X 0.229" SQUARE PLATE WASHERS. SHEAR WALL D, E, F & G - WASHERS ARE REQUIRED TO HAVE A DIAGONAL SLOT WITH A WIDTH OF UP TO ½" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1¼" PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. SLOTTED WASHER SHALL BE PLACED NO GREATER THAN ¼" FROM BACK SIDE SHEAR PANEL.

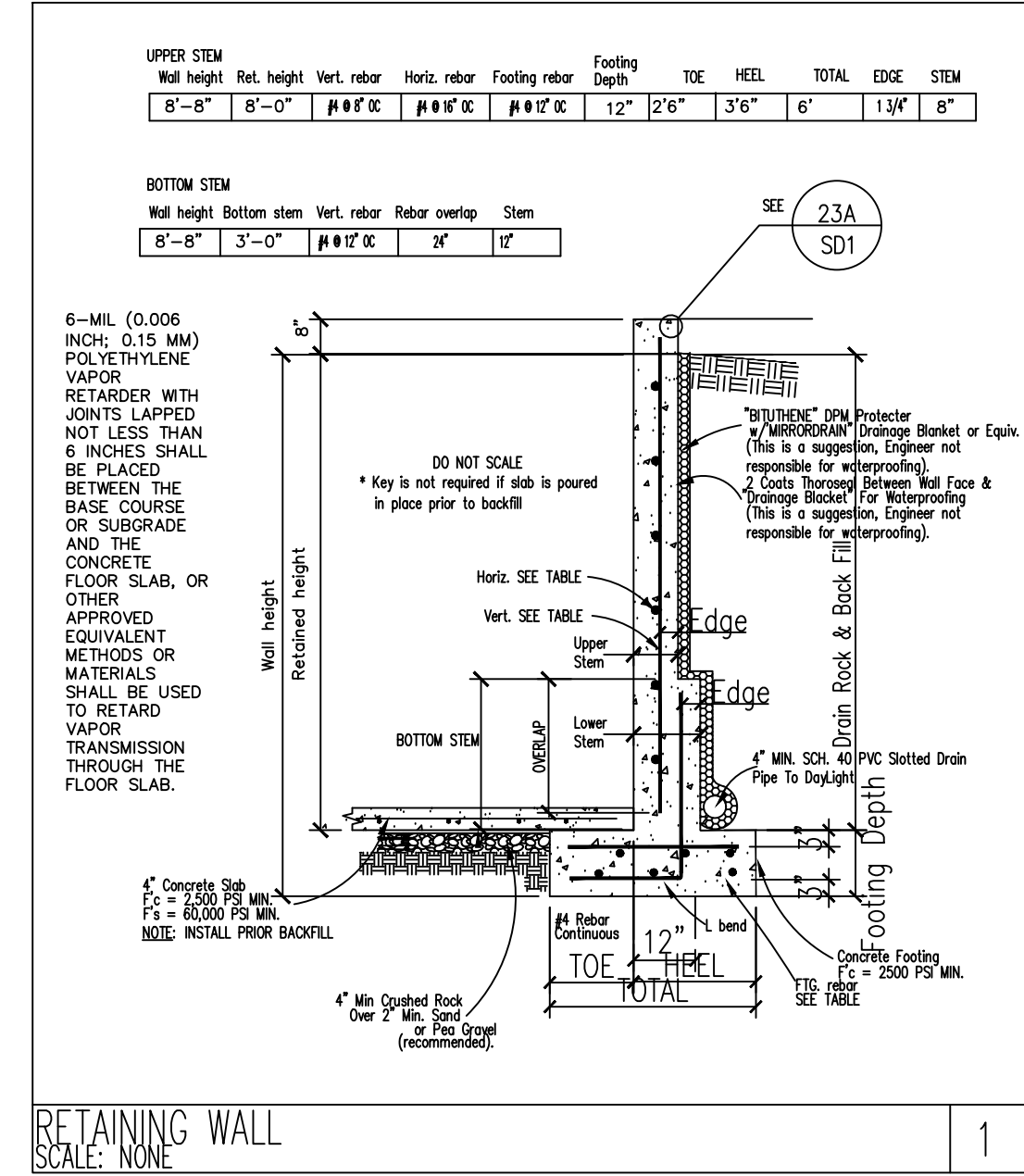
6. ALL SILL PLATE ANCHOR BOLTS, NUTS, AND PLATE WASHERS SHALL BE ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL OR MECHANICALLY DEPOSITED ZINC COATED STEEL.

7. CONTINUOUS CONCRETE FOOTINGS TO BE AS SHOWN ON PLAN AND SD SHEETS. STEP FOOTING AS REQUIRED TO BEAR ON NATIVE GRADE OR AS DIRECTED BY SOILS ENGINEER.

Foundation Plan



Foundation Plan
SCALE 1/4" = 1'



RETAINING WALL
NO SCALE

LEGEND

PIER CHART:
P24 24"W X 24"W 12"D (4) #4 REBAR EA WAY
P44 44"W X 44"W 12"D (6) #4 REBAR EA WAY
REBAR MUST BE 3" EDGE DISTANCE ALL SIDES.

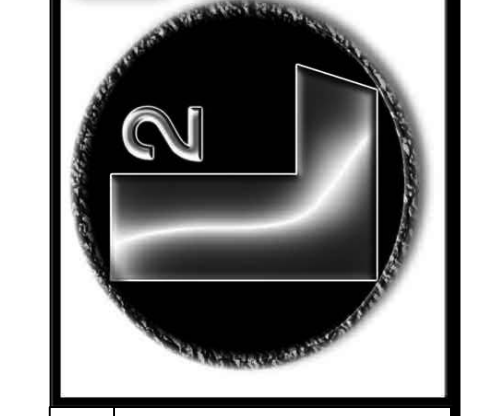
- (X) STRUCTURAL NOTE CALLOUT
- (P12) PIER
- NEW CONTINUOUS FOOTING
- (1A SD1) STRUCTURAL DETAIL CALLOUT / SHEET NUMBER

- FOUNDATION NOTES:**
- SEE STRUCTURAL NOTES SHEET SN1
 - SEE STRUCTURAL NOTES DETAILS SHEET SD1.
 - FC=2500PSI
 - FY=40KSI
 - HOLD DOWNS SHALL BE TIED IN PLACE PRIOR TO POUR.
 - ALL POSTS BASES SHALL BE INSTALLED WITH MINIMUM 3" EDGE DISTANCE.
 - 18"x18"x12"FOOTING FOR CHIMNEY W/ (2) #4 REBAR E.W.

PLACER COUNTY REVIEW ACCEPTED
per CONSULTANT REVIEW
May262020
Permit # **19-06395**
Plans and specifications shall not be changed without REVIEW from the Building Services Division.

PLAN CHECK RESPONSE
04-10-2020

LINCOLN & LONG
Civil Engineering & Environmental Services
Civil & structural engineers • site plan design • grading & site plans • completed drafting • surveying • permit & notices
568 East Main Street, Suite D, Grass Valley, CA 95945
(530) 273-0505 Fax (530) 274-3415

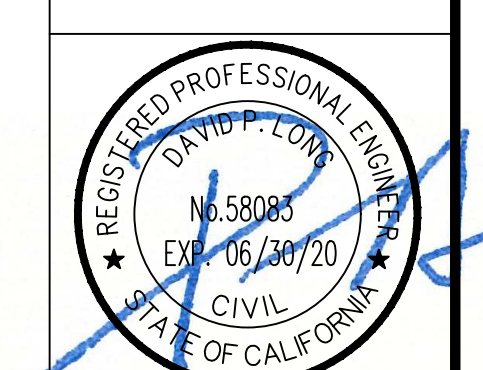


FOUNDATION AND BASEMENT PLAN
Review for Code Compliance
CSG CONSULTANTS INC.
05/18/2020
Evelyn King
Review By

SITUS ADDRESS
22210 CANYON WAY
WEIMAR, CA 95713

PROJECT OWNER
IAN SPRINGER AND
LISA MACHADO
22210 CANYON WAY
WEIMAR, CA 95713

A.P.N.
071-240-092



DRAWN BY	JG
THIS PROJECT SHALL CONFORM TO THE 2016 CBC, CRC, CFC, CEC, OPC, T24	
SCALE	AS NOTED
RELEASE DATE	12/24/2019
SHEET #	S1

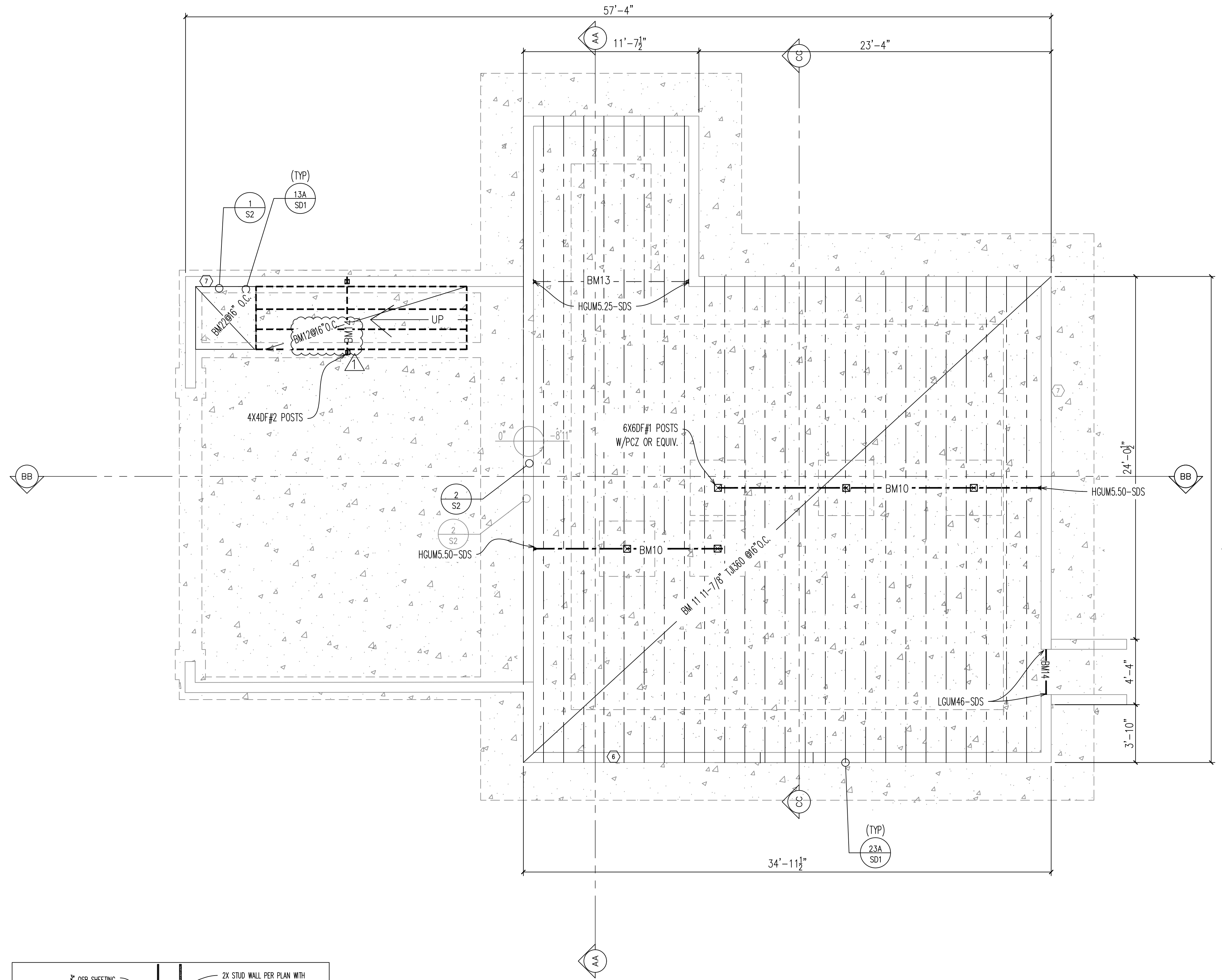
19-06395

Lower Framing Plan

BEAM TABLE: **MAX SPAN:**

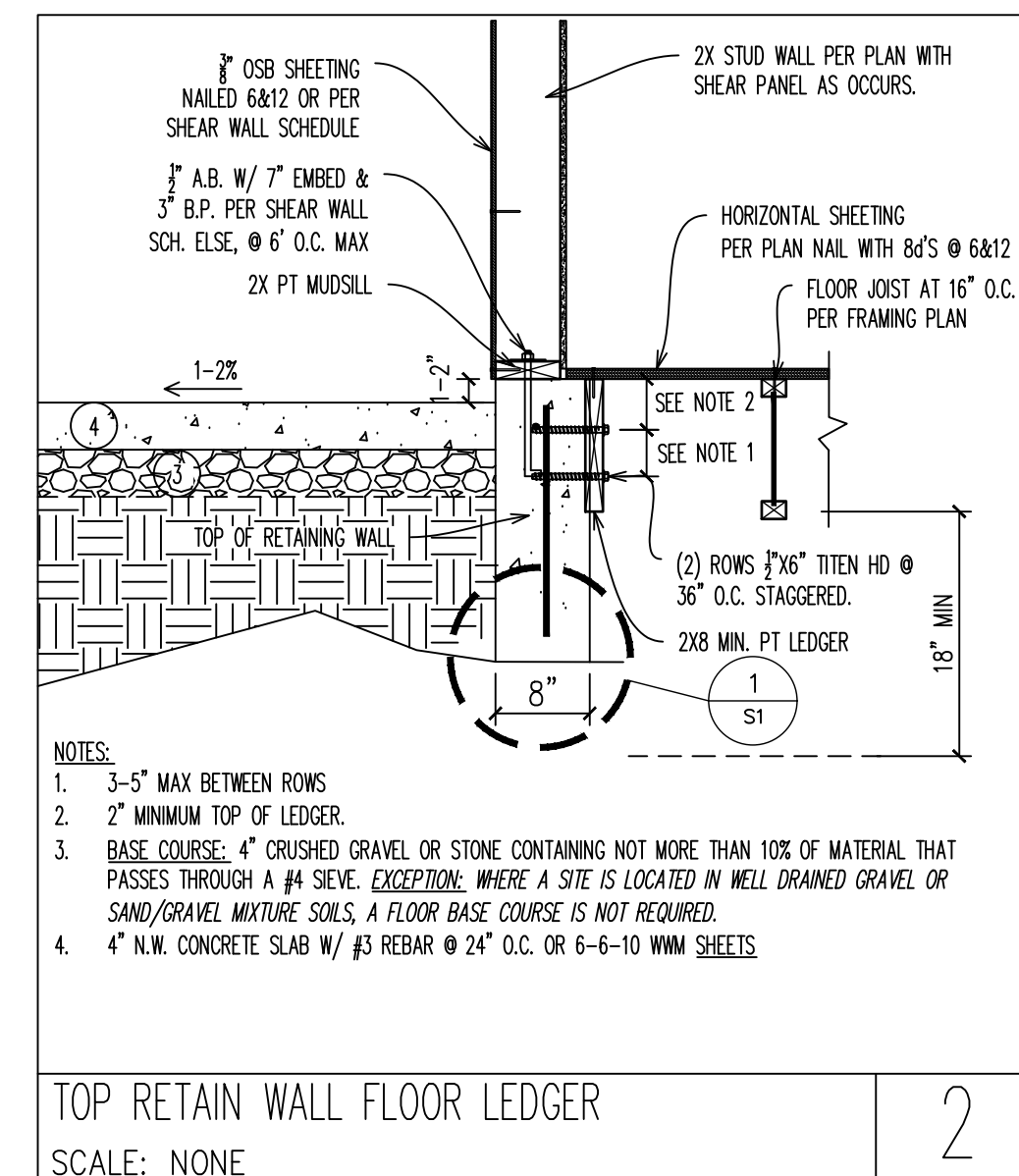
BM 1	4X6DF#2	3'
BM 2	4X6DF#2	3'
BM 3	4X6DF#2	6.67'
BM 4	4X8DF#1	6.67'
BM 5	4X8DF#1	5'
BM 6	4X8DF#1	6.67'
BM 7	4x6DF#2	3'
BM 8	4x6DF#2	3'
BM 9	6X8DF#1	3'
BM10	5.5X12 GLU-LAM 24F-V4	8.583'
BM11	11-7/8" TJI360@16" O.C.	17.5'
BM12	2X12DF#1@16" O.C.	8.4'
BM13	(3) 1.75X9.5 LVL 2.0E	10'
BM13.A	(3) 1.75X9.5 LVL 2.0E	10'
BM14	4X6DF#2	4'
BM15	11-7/8" TJI560@16" O.C.	22'
BM16	4X8DF#1	4.167'
BM17	(2) 2X8 DF#1-2@24" O.C.	14'6"
BM18	5.5X16.5 GLU-LAM 24F-V4	18'
BM19	2X6DF#1-2@24" O.C.	5'
BM20	(2) 1.75X11.87 2.0E LVL	13'8"
BM20.A	(2) 1.75X11.87 2.0E LVL	13'8"
BM21	2X4DF#1-2 OUTLOOKERS @48" O.C.	2'
BM22	2X6DF#1-2@16" O.C.	4'
BM22.A	1.75X11.87 2.0E@16" O.C. LVL	13'8"
BM23	4X8DF#2	8'
BM24	2X6DF#1-2@16" O.C.	8.5'
BM25	2X6DF#1-2@16" O.C.	8.5'
BM26	2X6DF#1-2@24" O.C.	8'
BM27	5.5X15 GLU-LAM 24F-V4	22'6"
BM28	(3) 1.75X11.25 2.0E LVL	9'6"
BM29	2X8DF#1-2	3.5'
BM30	(3) 2X8DF#1	14.5'

DF=DOUGLAS FIR LARCH NORTH
 PT=PRESSURE TREATED
 LVL=LAMINATED VENEER LUMBER
 GLU-LAM=GLUED LAMINATED TIMBER



Lower Floor Framing Plan

SCALE 1/4" = 1'



TOP RETAIN WALL FLOOR LEDGER
 SCALE: NONE

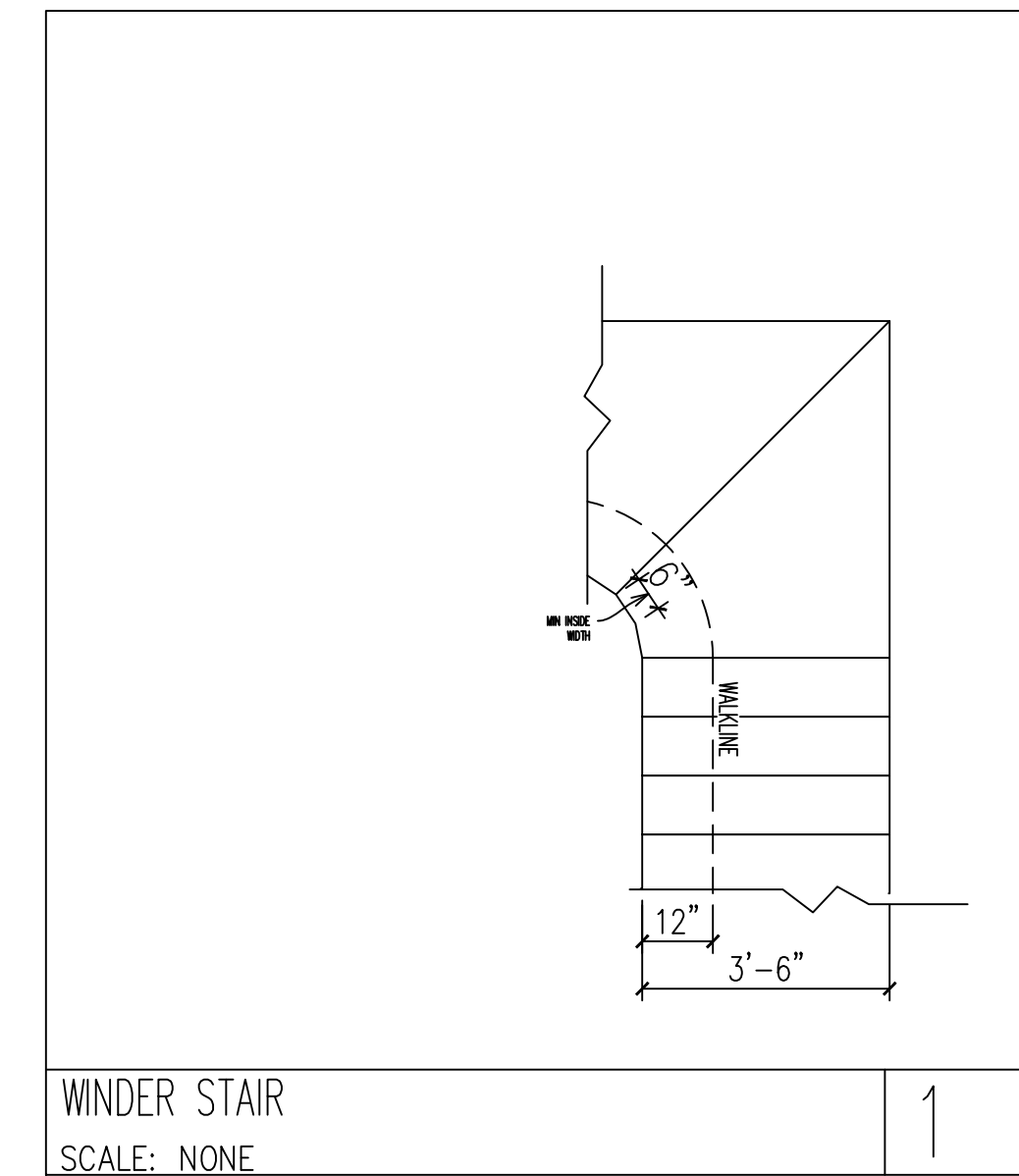
LEGEND:

- (X) STRUCTURAL NOTE CALLOUT
- (7) SD2 STRUCTURAL DETAIL CALLOUT / SHEET NUMBER

LOWER FLOOR FRAMING PLAN:

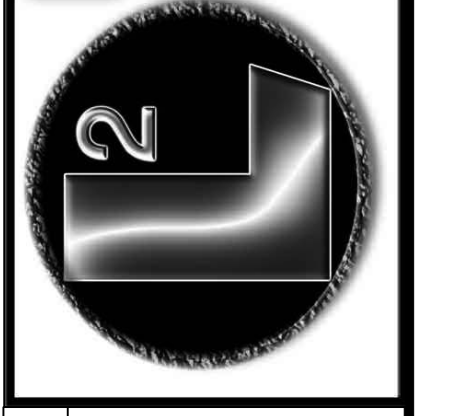
- SEE STRUCTURAL NOTES SN1.
- SEE STRUCTURAL DETAILS SD1.
- SHEATHING SHALL BE APA RATED 3/8" AND NAILED W/ 8'DS AT 6"/12".
- FIELD VERIFY ALL DIMENSIONS.
- FAU IN BASEMENT.
- SECTIONS SHOWN ON A7,A8 AND S5.
- RIM SHALL BE 1.5 LSL OR 1.75 LVL.
- ATTACH 2X6 LANDING MATERIAL TO STUDS W/(2) 3 1/2 SDS SCREWS PER STUD.

PLACER COUNTY REVIEW ACCEPTED
 per CONSULTANT REVIEW
 May262020
 Permit # **19-06395**
Plans and specifications shall not be changed without REVIEW from the Building Services Division.



1

LINCOLN & LONG
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 568 East Main Street, Suite D, Grass Valley, CA 99945
 (530) 273-9505 Fax: (530) 273-3415



ISHER T/FLOOR FRAMING PLAN
 Review for Code Compliance
 CSG CONSULTANTS INC.
 05/18/2020
 Elisha Young
 Review By

PROJECT OWNER
 IAN SPRINGER AND
 LISA MACHADO
 22210 CANYON WAY
 WEIMAR, CA 95713

SITUS ADDRESS
 22210 CANYON WAY
 WEIMAR, CA 95713

A.P.N.
 071-240-092

19-06395

REGISTERED PROFESSIONAL ENGINEER
 D. W. P. LONG
 No. 58083
 EXP. 06/30/20
 CIVIL
 STATE OF CALIFORNIA

DRAWN BY
 JG

THIS PROJECT SHALL CONFORM TO THE 2016 CBC, CRC, CFC, CEC, CPC, T24.

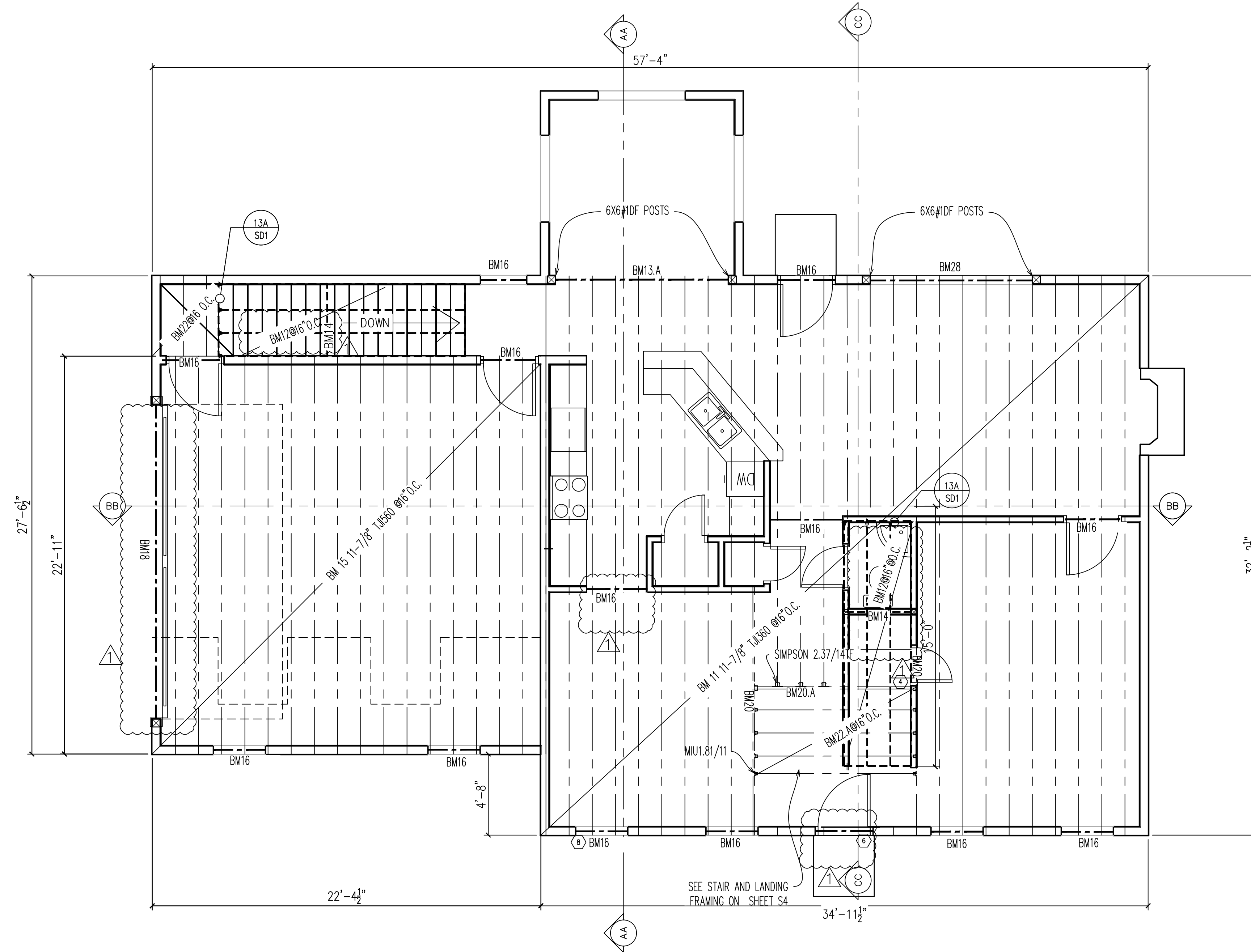
SCALE
 AS NOTED

RELEASE DATE
 12/24/2019

SHEET #
 S2

PLAN CHECK RESPONSE
 04-10-2020

Upper Floor Framing Plan.



Upper Floor Framing Plan

SCALE 1/4" = 1'

- LEGEND:**
- (X) STRUCTURAL NOTE CALLOUT
 - (7/SD2) STRUCTURAL DETAIL CALLOUT / SHEET NUMBER

- NOTES:**
1. REFER TO DETAILS ON SHEETS SD1.
 2. SEE STRUCTURAL NOTES SN1.
 3. FIELD VERIFY ALL DIMENSIONS.
 4. ATTACH STAIR STRINGER TO STUD WALL W/ (2) 16 D'S PER STUD.
 5. SECTIONS SHOWN ON A7, A8 AND S5.
 6. BALLOON FRAME CLERESTORY WALL WITH 1.5X5.5 LSL STUDS @ 16" O.C.
 7. TYPICAL HEADER SHALL BE SUPPORTED W/ 2X6DF#2 TRIMMER UNO.
 8. BM16 REQUIRES (2) 2X6DF#2 TRIMMERS OR 1 4X4DF#2 POST.

BEAM TABLE:		MAX SPAN:
BM 1	4X6DF#2	3'
BM 2	4X6DF#2	3'
BM 3	4X6DF#2	6.67'
BM 4	4X8DF#1	6.67'
BM 5	4X8DF#1	5'
BM 6	4X8DF#1	6.67'
BM 7	4x6DF#2	3'
BM 8	4x6DF#2	3'
BM 9	6X8DF#1	3'
BM10	5.5X12 GLU-LAM 24F-V4	8.583'
BM11	11-7/8" TJI360@16" O.C.	17.5'
BM12	2X12DF#1@16" O.C.	8.4'
BM13	(3)1.75X9.5 LVL 2.0E	10'
BM13.A	(3)1.75X9.5 LVL 2.0E	10'
BM14	4X6DF#2	4'
BM15	11-7/8" TJI560@16" O.C.	22'
BM16	4X8DF#1	4.167'
BM17	(2)2X8 DF#1-2@24" O.C.	14'6"
BM18	5.5X16.5 GLU-LAM 24F-V4	18'
BM19	2X6DF#1-2@24" O.C.	5'
BM20	(2) 1.75X11.87 2.0E LVL	13'8"
BM20.A	(2) 1.75X11.87 2.0E LVL	13'8"
BM21	2X4DF#1-2OUTLOOKERS @48" O.C.	2'
BM22	2X6DF#1-2@16" O.C.	4'
BM22.A	1.75X11.87 2.0E@16" O.C. LVL	13'8"
BM23	4X8DF#2	8'
BM24	2X6DF#1-2@16" O.C.	8.5'
BM25	2X6DF#1-2@16" O.C.	8.5'
BM26	2X6DF#1-2@24" O.C.	8'
BM27	5.5X15 GLU-LAM 24F-V4	22'6"
BM28	(3)1.75X11.25 2.0E LVL	9'6"
BM29	2X8DF#1-2	3.5'
BM30	(3)2X8DF#1	14.5'

DF=DOUGLAS FIR LARCH NORTH
 PT=PRESSURE TREATED
 LVL=LAMINATED VENEER LUMBER
 GLU-LAM=GLUED LAMINATED TIMBER

LINCOLN & LONG
 Civil Engineering & Environmental Services
 568 East High Street, Suite D, Grass Valley, CA 95945
 (530) 273-0503 Fax: (530) 274-3415

2

SHEET
 FLOOR FRAMING
 PLAN
 Review for Code Compliance
 GSG CONSULTANTS INC.
 06/18/2020
 E. Long
 Review By

SITUS ADDRESS
 22210 CANYON WAY
 WEIMAR, CA 95713

PROJECT OWNER
 IAN SPRINGER AND
 LISA MACHADO
 22210 CANYON WAY
 WEIMAR, CA 95713

A.P.N.
 071-240-092

REGISTERED PROFESSIONAL ENGINEER
 DAVID E. LONG
 No. 58083
 Exp. 06/30/20
 CIVIL
 STATE OF CALIFORNIA

DRAWN BY
 JG

THIS PROJECT SHALL
 CONFORM TO THE
 2016 CBC, CRC, CFC,
 CEG, CPC, T24

SCALE
 AS NOTED

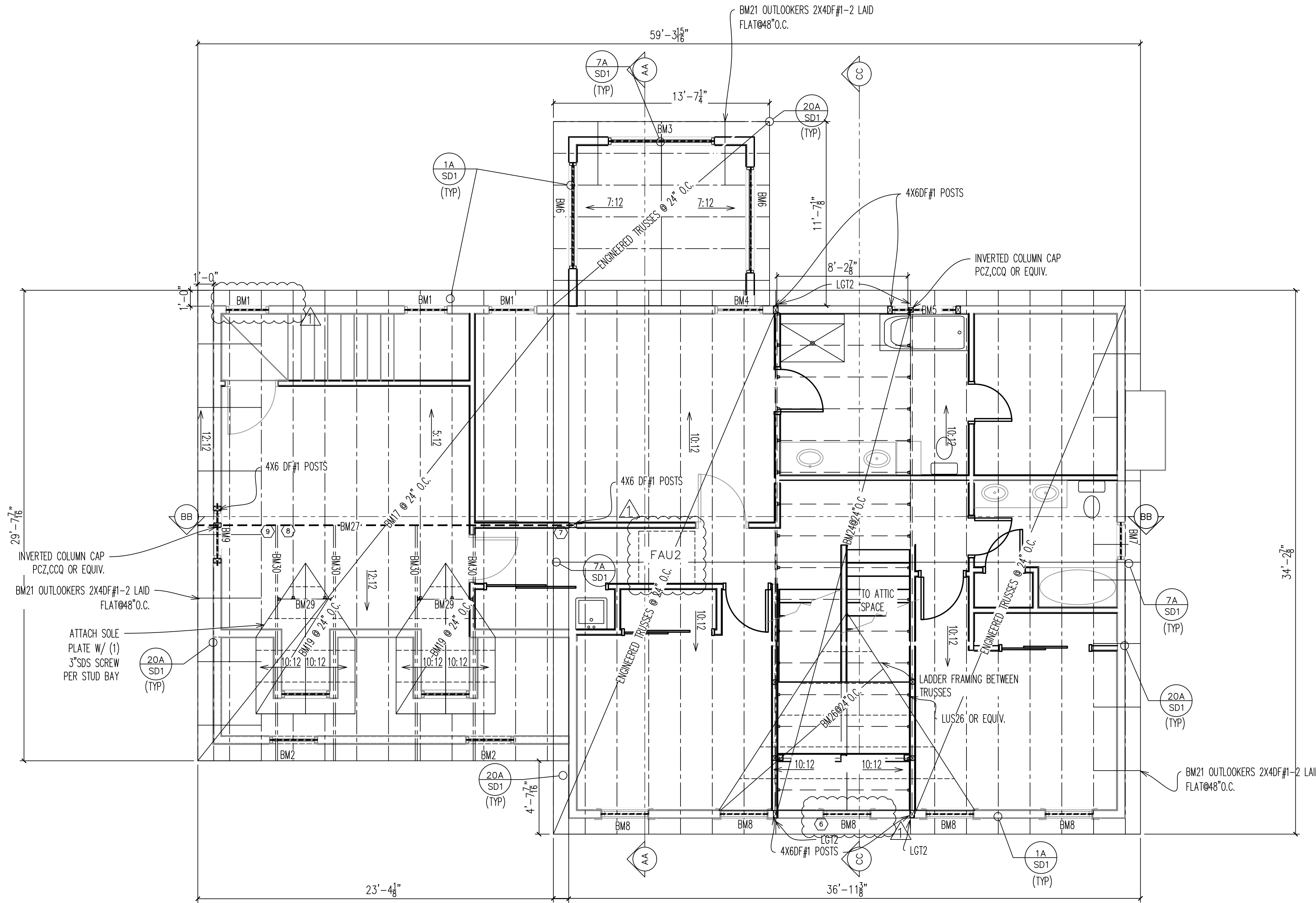
RELEASE DATE
 12/24/2019

SHEET #
 S3

PLACER COUNTY REVIEW ACCEPTED
 per CONSULTANT REVIEW
 May262020
 Permit # 19-06395
 Plans and specifications shall not be changed without
 REVIEW from the Building Services Division.

PLAN CHECK RESPONSE
 04-10-2020

Roof Framing Plan



BEAM TABLE:		MAX SPAN:
BM 1	4X6DF#2	3'
BM 2	4X6DF#2	3'
BM 3	4X6DF#2	6.67'
BM 4	4X8DF#1	6.67'
BM 5	4X8DF#1	5'
BM 6	4X8DF#1	6.67'
BM 7	4x6DF#2	3'
BM 8	4x6DF#2	3'
BM 9	6X8DF#1	3'
BM 10	5.5X12 GLU-LAM 24F-V4	8.583'
BM 11	11-7/8" TJI360@16" O.C.	17.5'
BM 12	2X12DF#1@16" O.C.	8.4'
BM 13	(3) 1.75X9.5 LVL 2.0E	10'
BM 13.A	(3) 1.75X9.5 LVL 2.0E	10'
BM 14	4X6DF#2	4'
BM 15	11-7/8" TJI560@16" O.C.	22'
BM 16	4X8DF#1	4.167'
BM 17	(2) 2X8 DF#1-2@24" O.C.	14'6"
BM 18	5.5X16.5 GLU-LAM 24F-V4	18'5"
BM 19	2X6DF#1-2@24" O.C.	5'
BM 20	(2) 1.75X11.87 2.0E LVL	13'8"
BM 20.A	(2) 1.75X11.87 2.0E LVL	13'8"
BM 21	2X4DF#1-2 OUTLOOKERS @48" O.C.	2'
BM 22	2X6DF#1-2@16" O.C.	4'
BM 22.A	1.75X11.87 2.0E@16" O.C. LVL	13'8"
BM 23	4X8DF#2	8'
BM 24	2X6DF#1-2@16" O.C.	8.5'
BM 25	2X6DF#1-2@16" O.C.	8.5'
BM 26	2X6DF#1-2@24" O.C.	8'
BM 27	5.5X15 GLU-LAM 24F-V4	22'6"
BM 28	(3) 1.75X11.25 2.0E LVL	9'6"
BM 29	2X8DF#1-2	3.5'
BM 30	(3) 2X8DF#1	14.5'

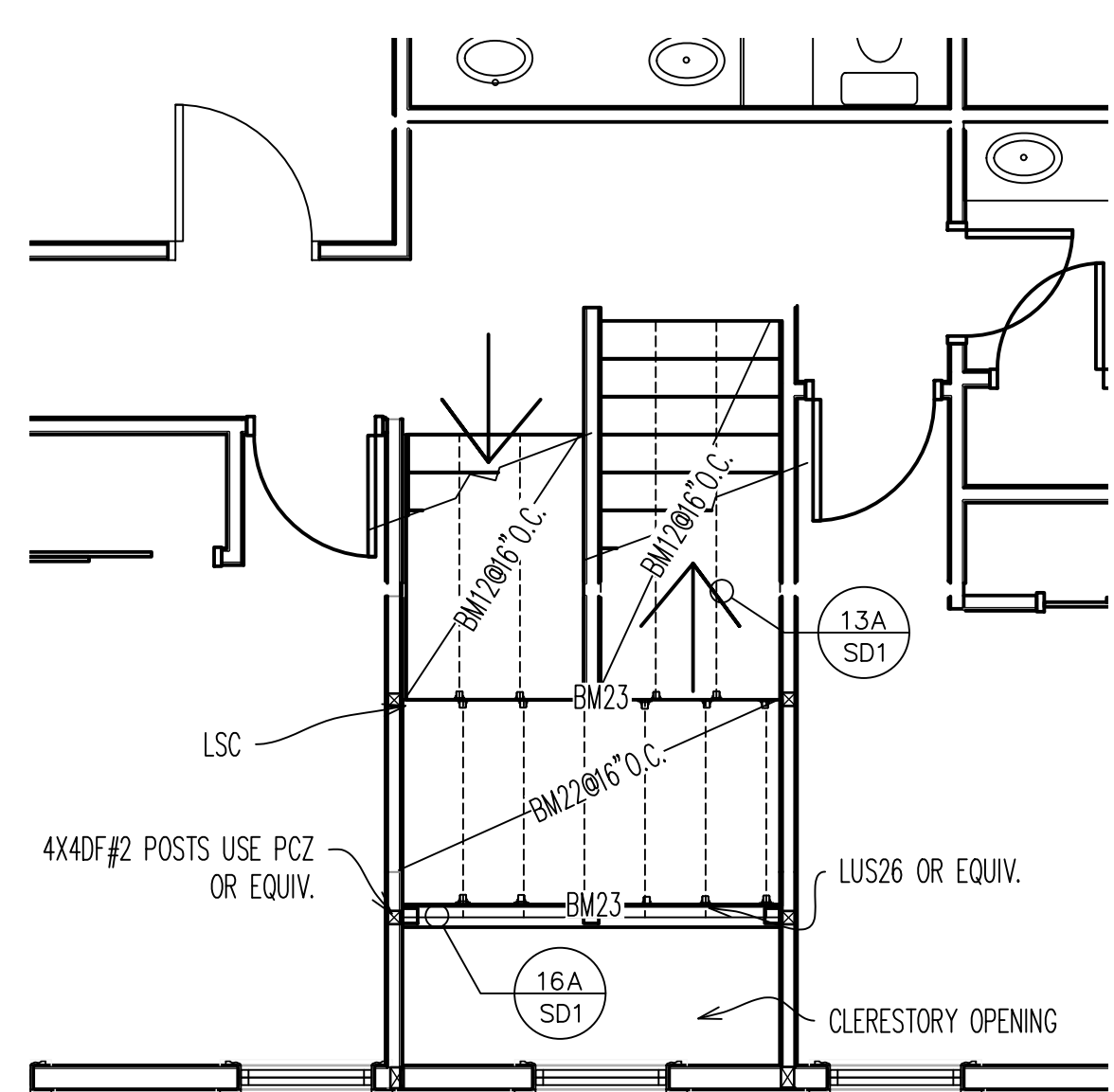
DF=DOUGLAS FIR LARCH NORTH
 PT=PRESSURE TREATED
 LVL=LAMINATED VENEER LUMBER
 GLU-LAM=GLUED LAMINATED TIMBER

- 1A SD1 STRUCTURAL DETAIL CALLOUT / SHEET NUMBER
- (X) STRUCTURAL NOTE CALLOUT

- STRUCTURAL NOTES**
- SEE FRAMING NOTES ON SHEET SN1.
 - SEE DETAILS SHEET SD1
 - SHEET ROOF WITH 15/32" APA RATED SHEETING NAILED 6&12 WITH 8d'S.
 - SECTIONS ON SHEETS A-7,A-8,S5.
 - HEADERS SHALL BE SUPPORTED BY A SINGLE 2X6 TRIMMER U.N.O.
 - BALLOON FRAME CLERESTORY WALL W/1.5X5.5 LSL STUDS @16" O.C.
 - ATTACH BM17 TO STUD WALL W/(2) 16DS PER STUD.
 - STRAP ACROSS TOP OF RAFTERS W/ LSTA36.
 - ATTACH RAFTER TO RIDGE BM27 W/H2.5A.

Roof Framing

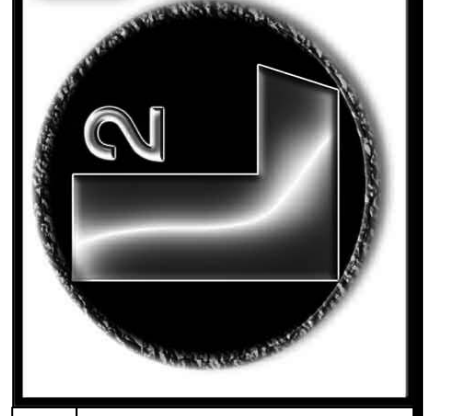
SCALE 1/4" = 1'



Stair and Landing Framing

SCALE 1/4" = 1'

LINCOLN & LONG
 CIVIL Engineering & Environmental Services
 568 East Main Street, Suite D, Gross Valley, CA 95945
 (530) 273-0503 Fax (530) 274-3415



ROOF FRAMING PLAN
 Review for Code Compliance
 PLS CONSULTANTS INC.
 05/18/2020
 E. Long

SHEET
 SITU ADDRESS
 22210 CANYON WAY
 WEIMAR, CA 95713
19-06395

PROJECT OWNER
 IAN SPRINGER AND
 LISA MACHADO
 22210 CANYON WAY
 WEIMAR, CA 95713

A.P.N.
 071-240-092

DRAWN BY
 JG

THIS PROJECT SHALL CONFORM TO THE 2016 CBC, CRC, CFC, CEC, CPC, T24

SCALE
 AS NOTED

RELEASE DATE
 12/24/2019

SHEET #
 S4

PLACER COUNTY REVIEW ACCEPTED
 per CONSULTANT REVIEW
 May 26 2020
 Permit # 19-06395
 Plans and specifications shall not be changed without REVIEW from the Building Services Division.

PLAN CHECK RESPONSE
 04-10-2020

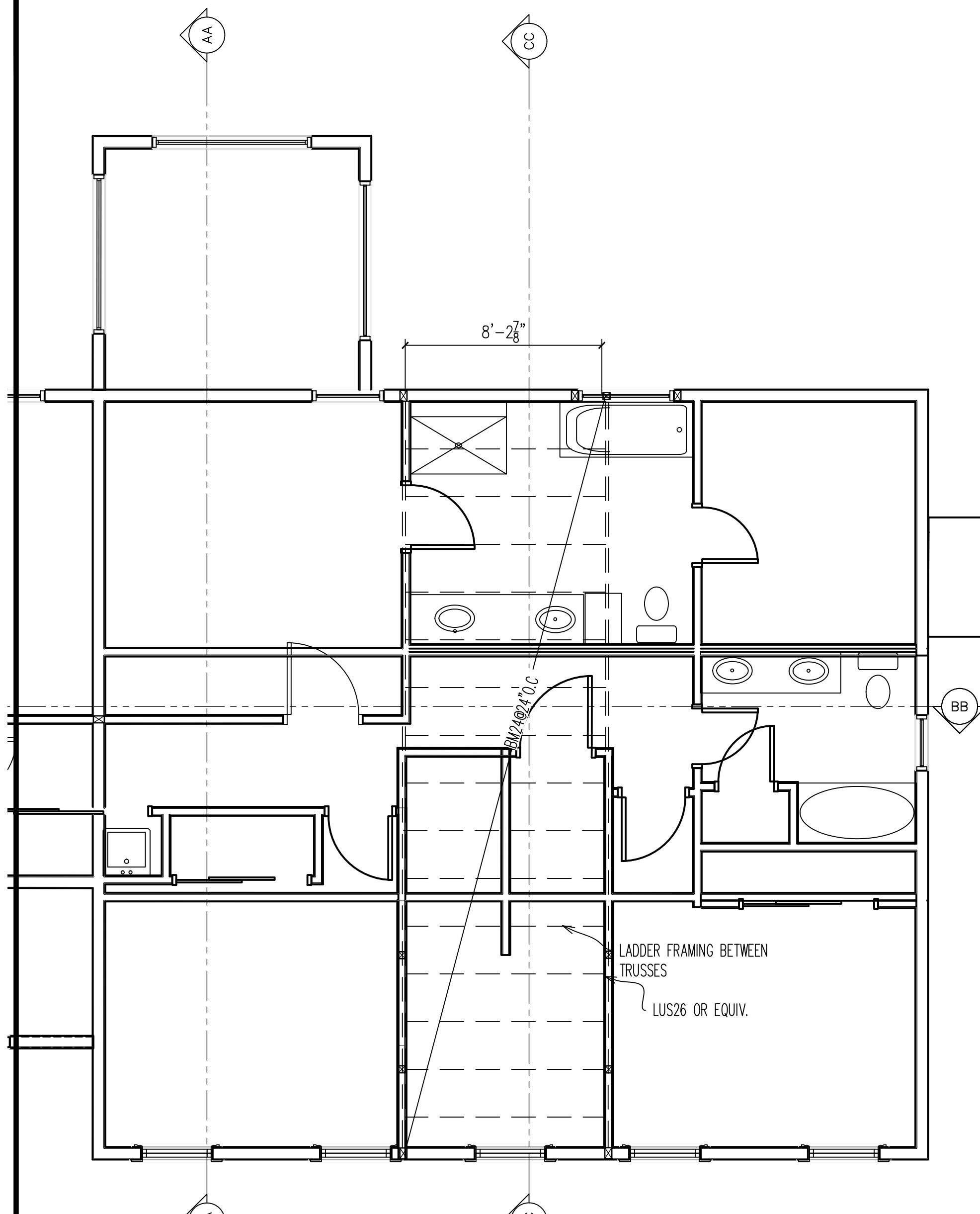
Ladder Framing Plan

BEAM TABLE:

MAX SPAN:

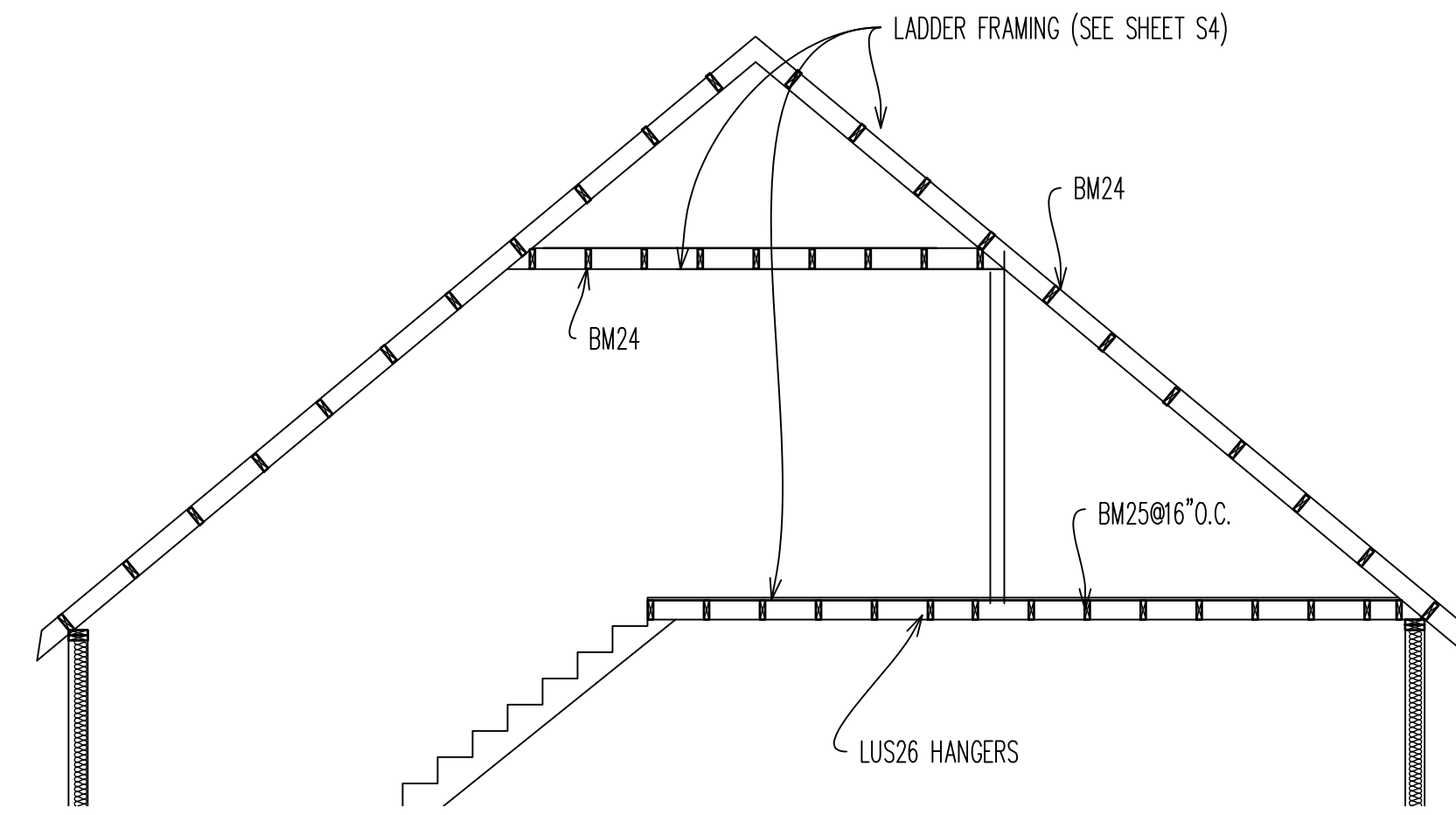
BM 1	4X6DF#2	3'
BM 2	4X6DF#2	3'
BM 3	4X6DF#2	6.67'
BM 4	4X8DF#1	6.67'
BM 5	4X8DF#1	5'
BM 6	4X8DF#1	6.67'
BM 7	4x6DF#2	3'
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BM 9	6X8DF#1	3'
BM10	5.5X12 GLU-LAM 24F-V4	8.583'
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BM13	(3)1.75X9.5 LVL 2.0E	10'
BM13.A	(3)1.75X9.5 LVL 2.0E	10'
BM14	4X6DF#2	4'
BM15	11-7/8" TJI560@16" O.C.	22'
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BM27	5.5X15 GLU-LAM 24F-V4	22'6"
BM28	(3)1.75X11.25 2.0E LVL	9'6"
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DF=DOUGLAS FIR LARCH NORTH
PT=PRESSURE TREATED
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GLU-LAM=GLUED LAMINATED TIMBER



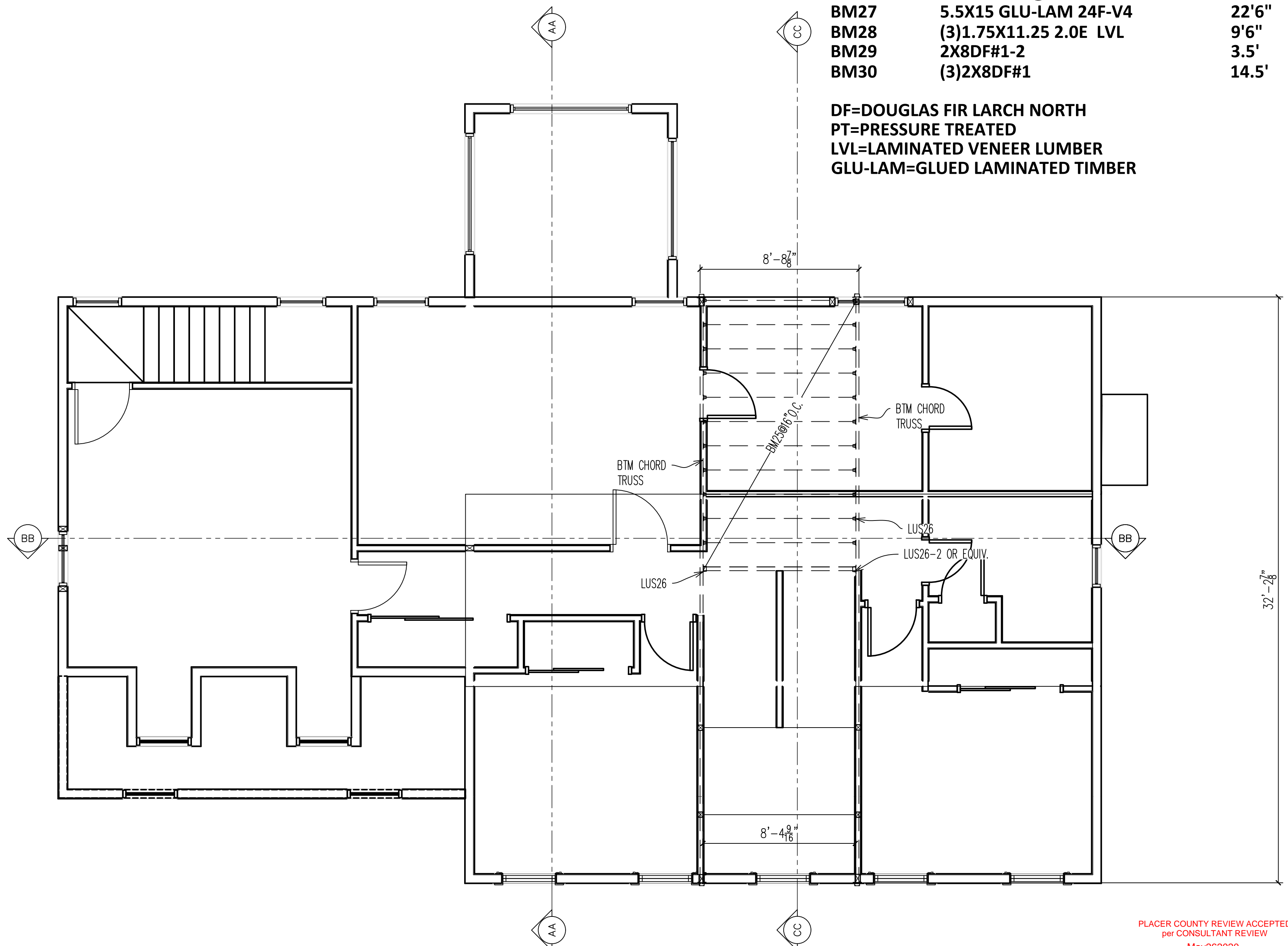
Ladder Ceiling/Top Cord Framing

SCALE 1/4" = 1'



Section C-C

SCALE 1/4" = 1'



Bottom Chord Ladder Framing

SCALE 1/4" = 1'

- 1A SD1 STRUCTURAL DETAIL CALLOUT / SHEET NUMBER
- (X) STRUCTURAL NOTE CALLOUT

STRUCTURAL NOTES

1. SEE FRAMING NOTES ON SHEET SN1.
2. SEE DETAILS SHEET SD1
3. SHEET ROOF WITH 15/32" APA RATED SHEETING NAILED 6&12 WITH 8d'S.
4. SECTIONS ON SHEETS A-7,A-8,S5.
5. HEADERS SHALL BE SUPPORTED BY A SINGLE 2X6 TRIMMER U.N.O.
6. BALLOON FRAME CLERESTORY WALL W/1.5X5.5 LSL STUDS @16" O.C.
7. ATTACH BM17 TO STUD WALL W/(2) 16DS PER STUD.
8. STRAP ACROSS TOP OF RAFTERS W/ LSTA36.
9. ATTACH RAFTER TO RIDGE BM27 W/H2.5A.

PLACER COUNTY REVIEW ACCEPTED per CONSULTANT REVIEW

May262020

Permit # 19-06395

Plans and specifications shall not be changed without REVIEW from the Building Services Division

PLAN CHECK RESPONSE
04-10-2020

LINCOLN & LONG
Civil Engineering & Environmental Services
civil & structural engineers / fire & life safety system design / grading & site plans • computerized drafting / surveying & spec. to clients
568 East Hill Street, Suite D, Grass Valley, CA 95945
(530) 273-0203 Fax: (530) 271-3415

Review for Code Compliance
FRAMING CONSULTANTS INC.
05/18/2020
Reviewed By
Lincoln & Long

SHEET
ROOF FRAMING PLAN
SITUS ADDRESS
22210 CANYON WAY
WEIMAR, CA 95713

PROJECT OWNER
IAN SPRINGER AND
LISA MACHADO
22210 CANYON WAY
WEIMAR, CA 95713

A.P.N.
071-240-092

REGISTERED PROFESSIONAL ENGINEER
DAVID P. LONG
No. 58083
Exp. 06/30/20
CIVIL
STATE OF CALIFORNIA

DRAWN BY
JG

THIS PROJECT SHALL CONFORM TO THE 2016 CBC, CRC, CFC, CEC, CPC, T24

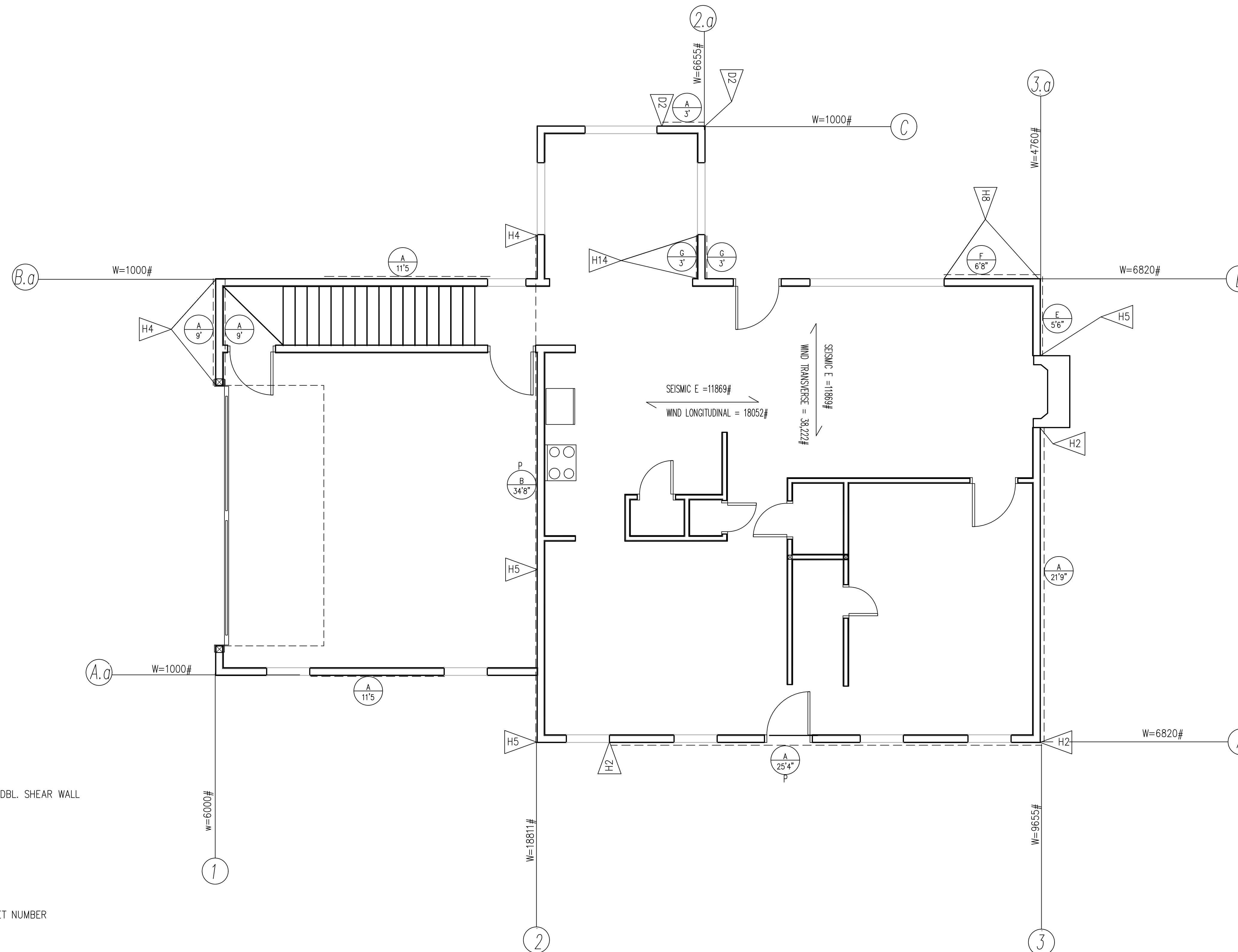
SCALE
AS NOTED

RELEASE DATE
12/24/2019

SHEET #
S5

19-06395

Lower Shear Wall Plan



Lower Shear Wall Plan

SCALE 1/4" = 1'

LEGEND:

- HOLD DOWN -> SEE SHEET SD1
- HOLD DOWN -> SEE SHEET SD1
- SHEAR WALL DBL. SHEAR WALL
- PERFORATED SHEAR WALL
- STRUCTURAL DETAIL CALLOUT / SHEET NUMBER

NOTES:

1. REFER TO DETAILS ON SHEETS SD1.
2. SEE SHEAR WALL SCHEDULE SHEET SD1.
3. SEE HOLD DOWN SCHEDULE SHEET SD1.
4. SEE STRUCTURAL NOTES SM1.
5. FIELD VERIFY ALL DIMENSIONS.

LINCOLN & LONGO
 CIVIL Engineering & Environmental Services
 568 East Main Street, Suite D, Grass Valley, CA 95945
 (530) 273-0503 Fax (530) 274-3415

Review for Code Compliance
 CSG CONSULTANTS INC.
 05/18/2020
 Review By: *Lincoln & Longo*

SHEET: LOWER SHEAR WALL PLAN
 SITES ADDRESS: 22210 CANYON WAY WEIMAR, CA 95713
 PROJECT OWNER: IAN SPRINGER AND LISA MACHADO 22210 CANYON WAY WEIMAR, CA 95713
 A.P.N. 19-06395

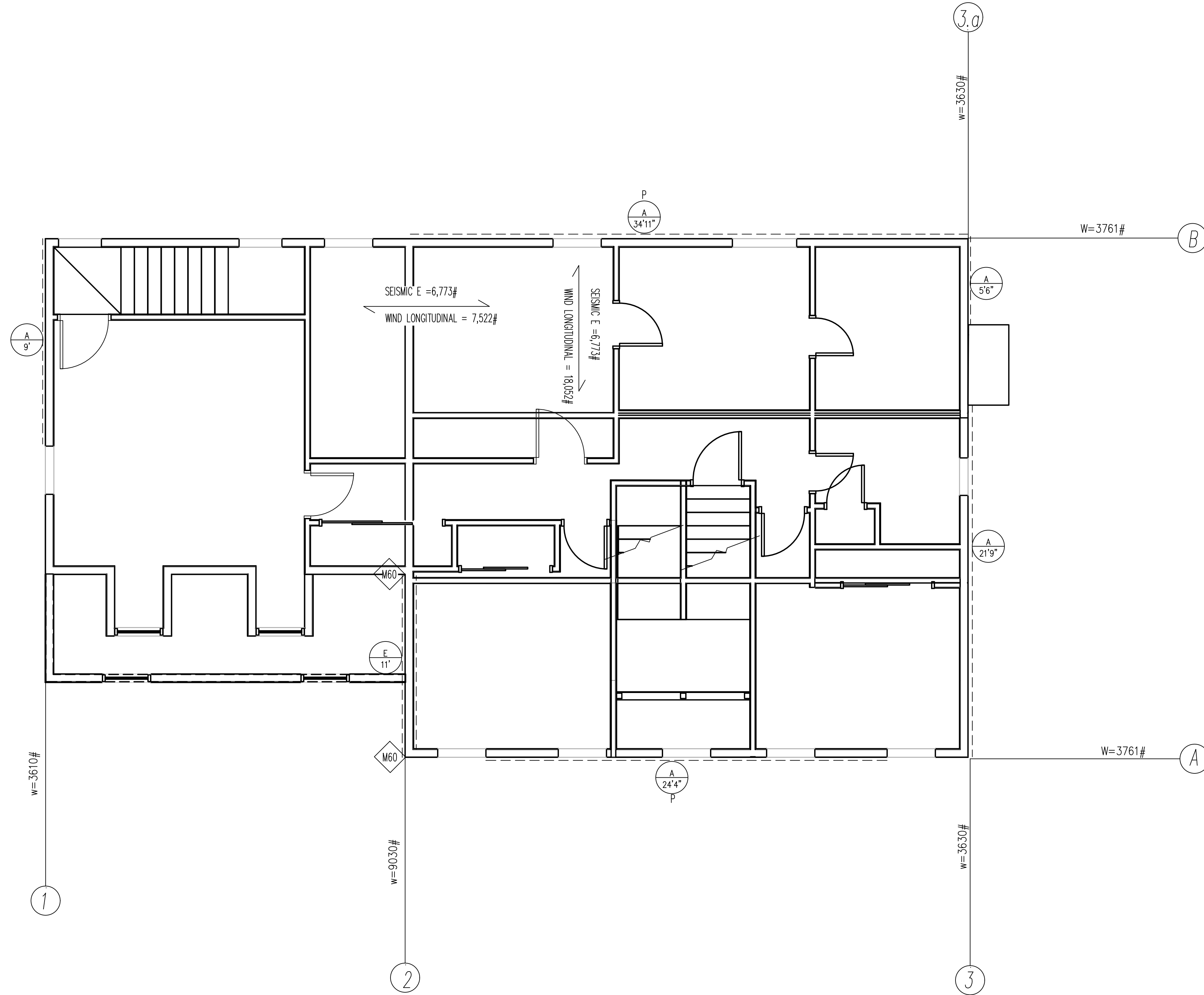
071-240-092

DRAWN BY: JG
 THIS PROJECT SHALL CONFORM TO THE 2016 CBC, CRC, CFC, CEC, CPC, T24
 SCALE: AS NOTED
 RELEASE DATE: 12/24/2019
 SHEET #: S6

PLACER COUNTY REVIEW ACCEPTED per CONSULTANT REVIEW
 May262020
 Permit # 19-06395
 Plans and specifications shall not be changed without REVIEW from the Building Services Division.

PLAN CHECK RESPONSE
 04-10-2020

Upper Shear Wall Plan



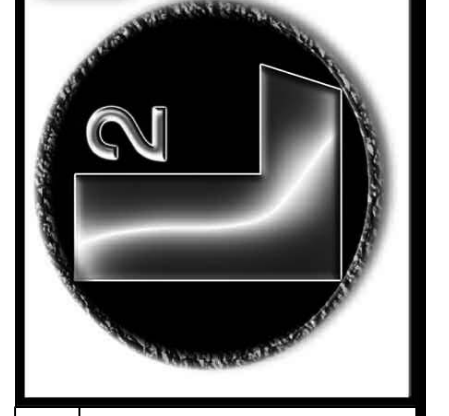
- LEGEND:**
- M60 HOLD DOWN -> SEE SHEET SD1
 - H HOLD DOWN -> SEE SHEET SD1
 - B 5.5' SHEAR WALL
 - B 5.5' DBL. SHEAR WALL
 - P B 5.5' PERFORATED SHEAR WALL
 - 7 SD2 STRUCTURAL DETAIL CALLOUT / SHEET NUMBER

- NOTES:**
- REFER TO DETAILS ON SHEETS SD1.
 - SEE SHEAR WALL SCHEDULE SHEET SD1.
 - SEE HOLD DOWN SCHEDULE SHEET SD1.
 - SEE STRUCTURAL NOTES SM1.
 - FIELD VERIFY ALL DIMENSIONS.

Upper Shear Wall Plan

SCALE 1/4" = 1'

LINCOLN & LONG
 CIVIL Engineering & Environmental Services
 civil & structural engineering & septic system design
 grading & site plans & completed & calling
 surveying • perc & manies
 568 East Main Street, Suite D, Grass Valley, CA 95945
 (530) 273-0503 Fax (530) 274-3415



Review for Code Compliance
 CS&G CONSULTANTS INC.
 05/18/2020
 Review By: *Robert Long*

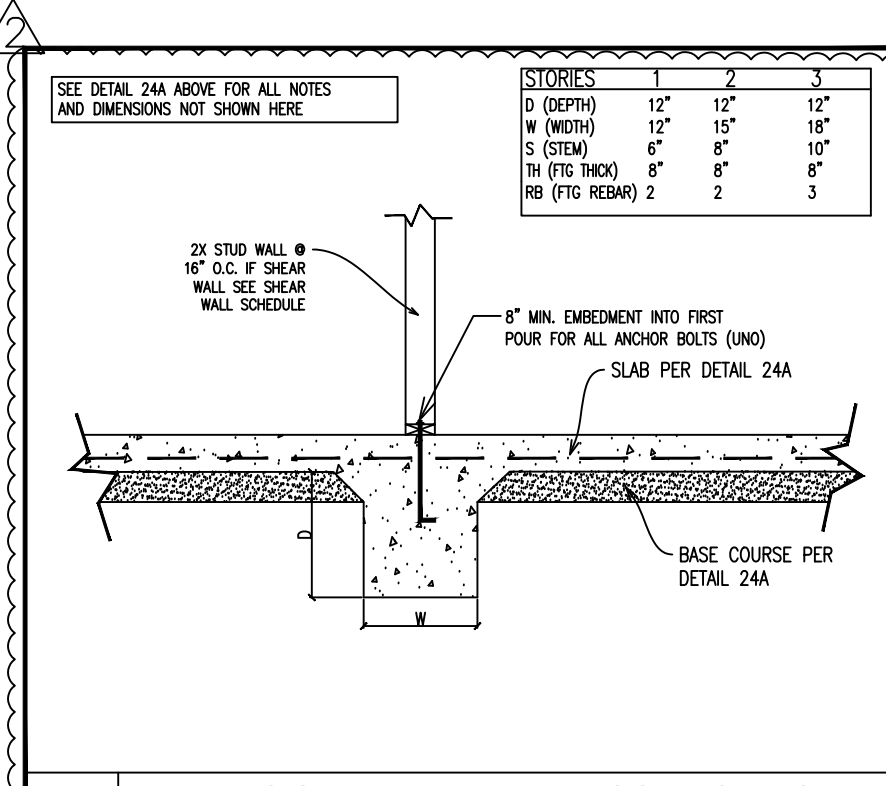
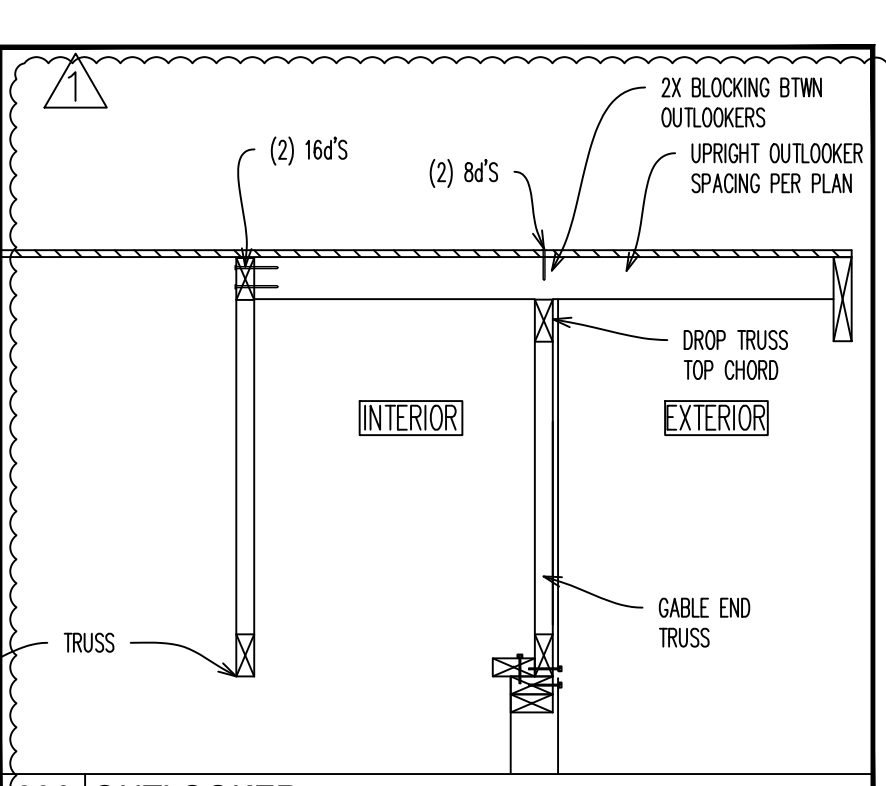
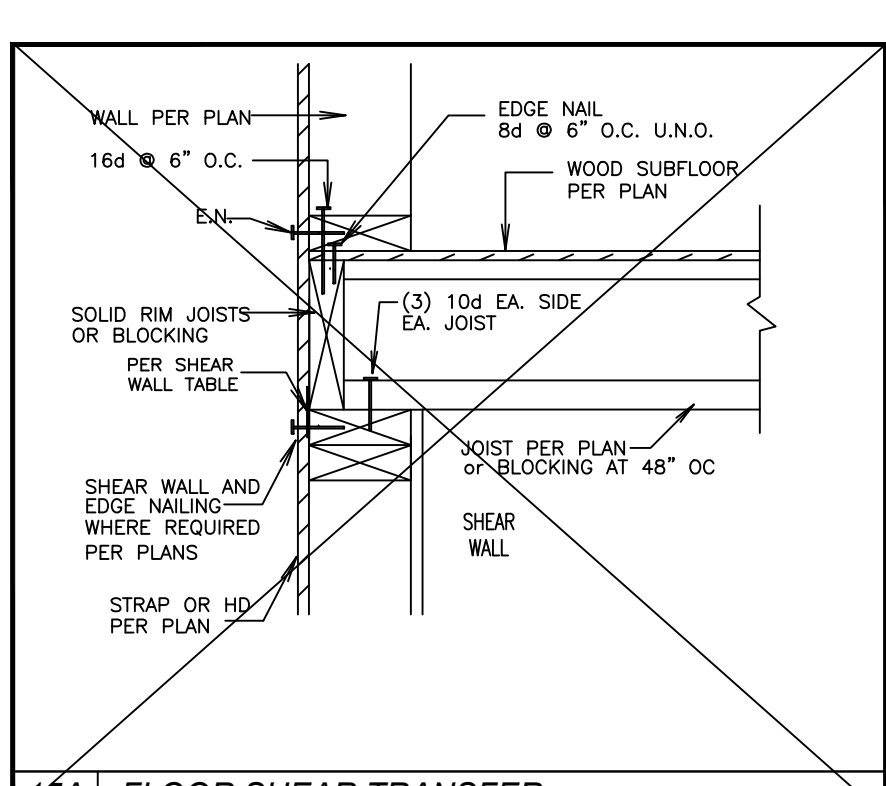
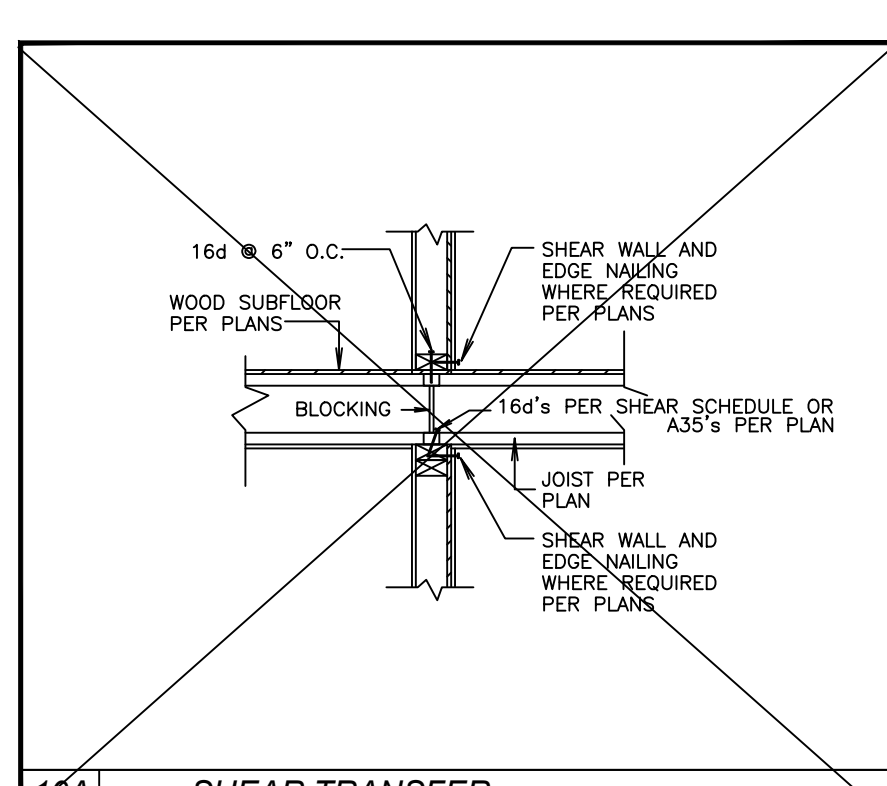
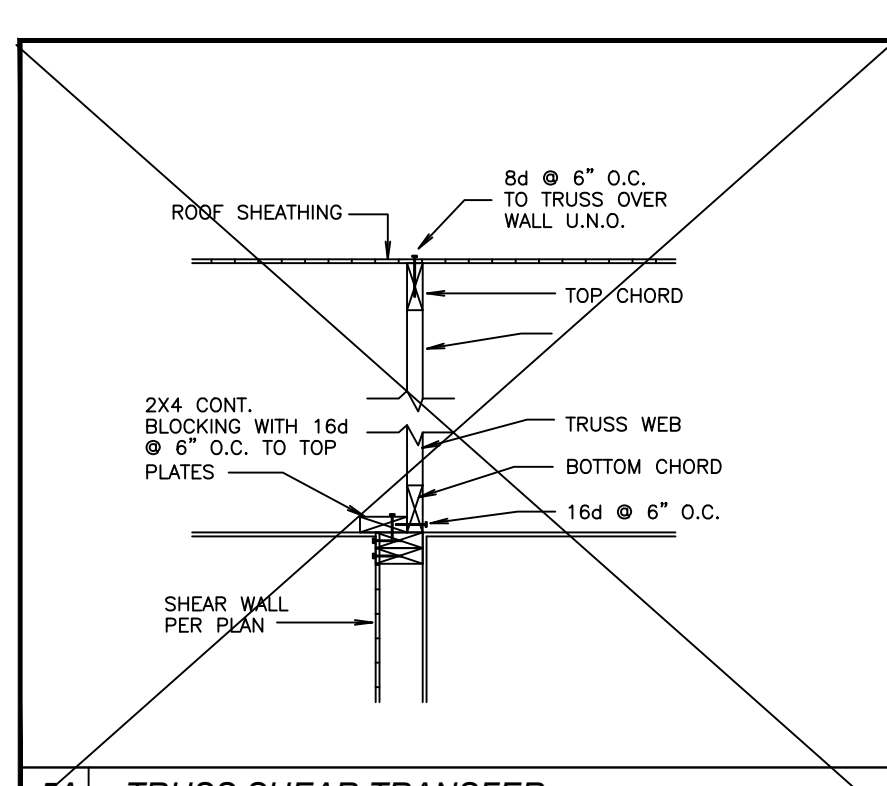
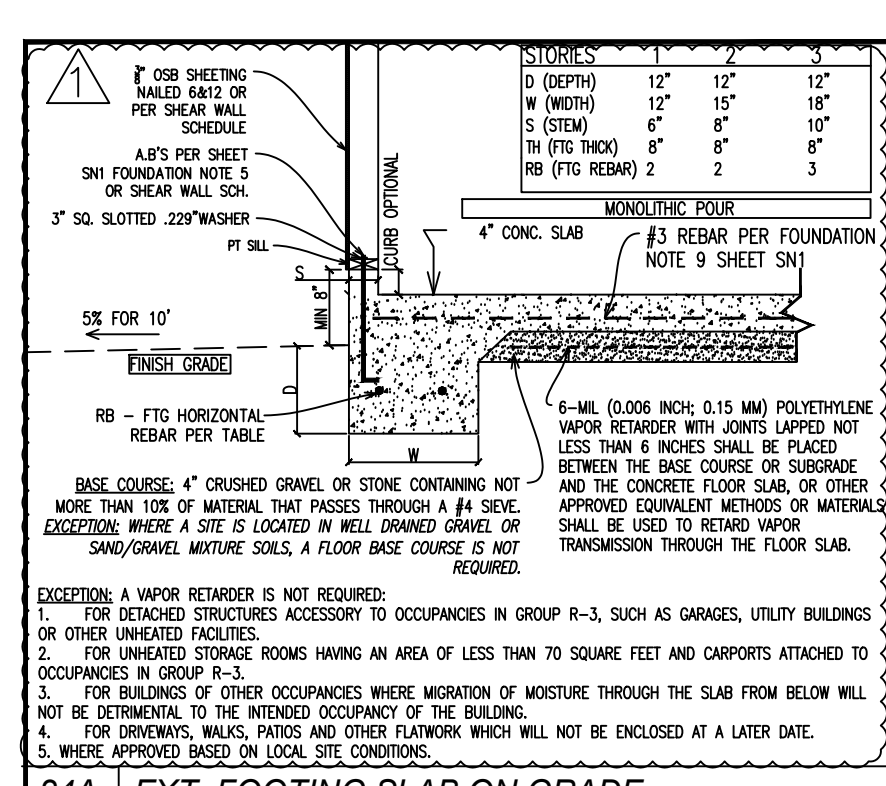
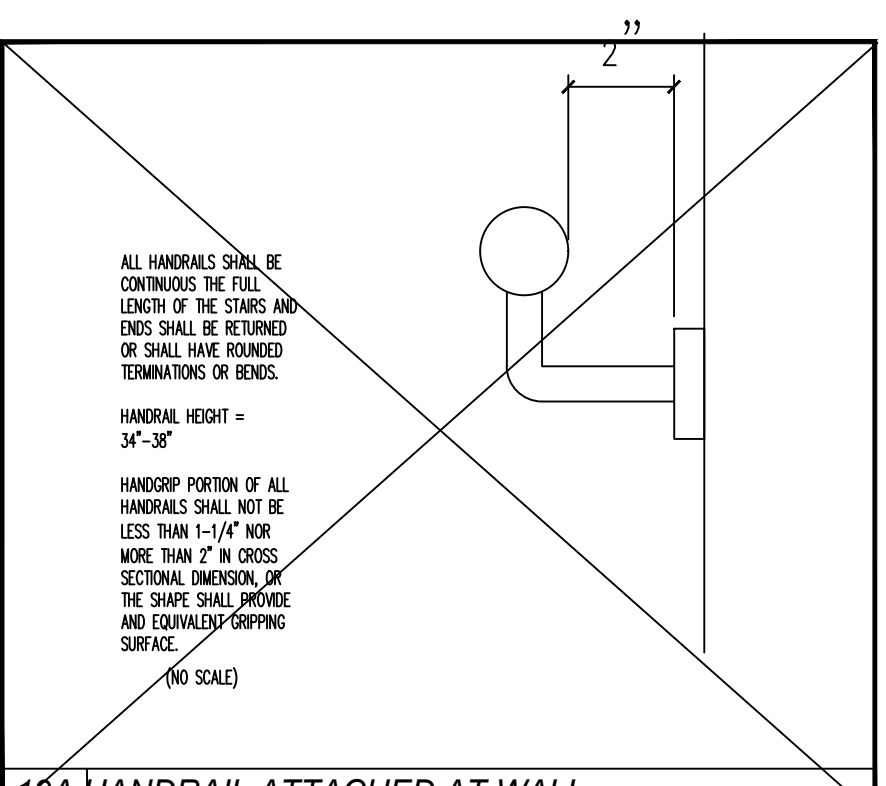
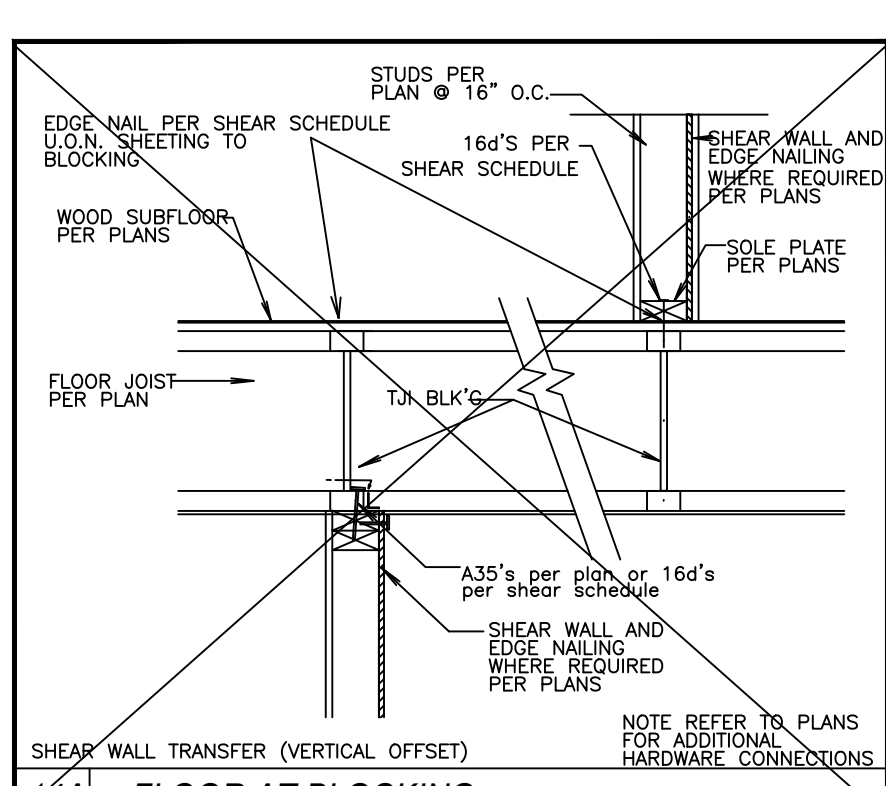
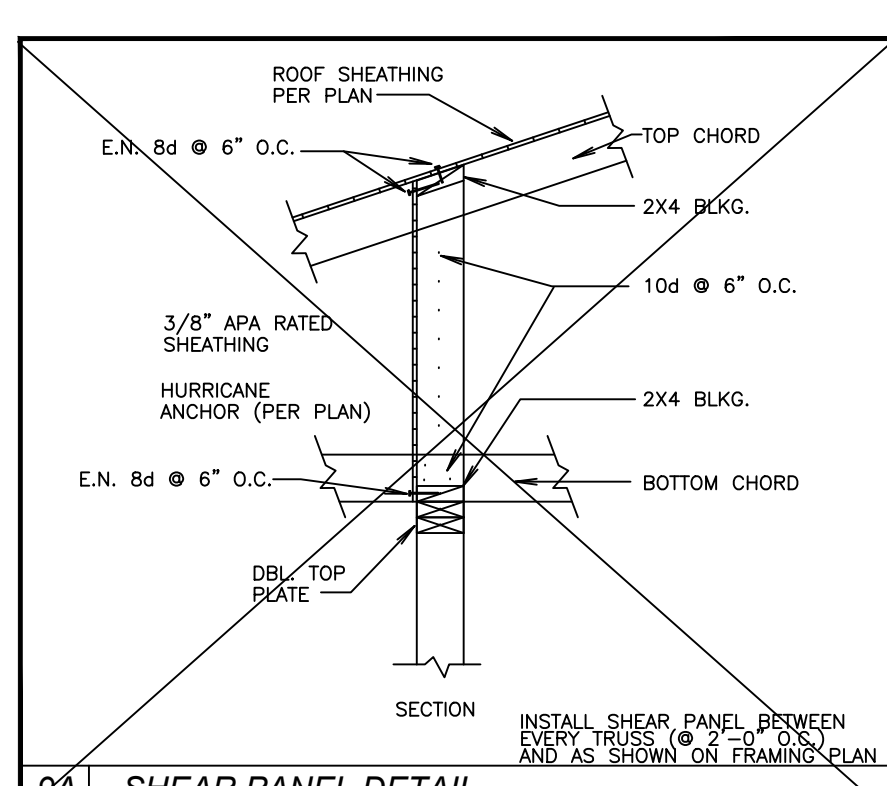
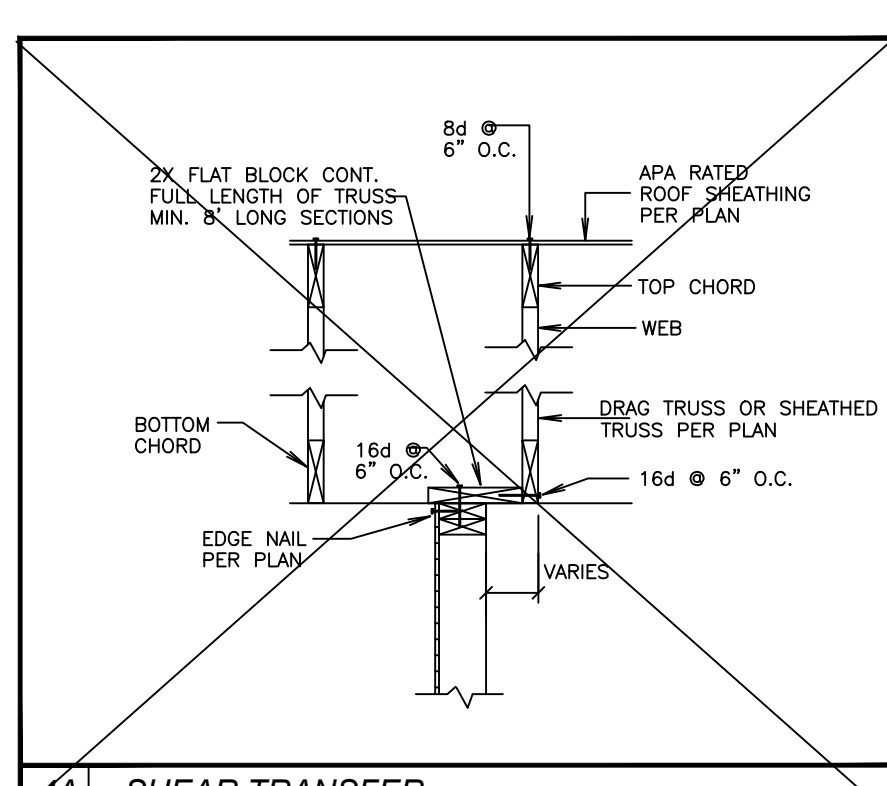
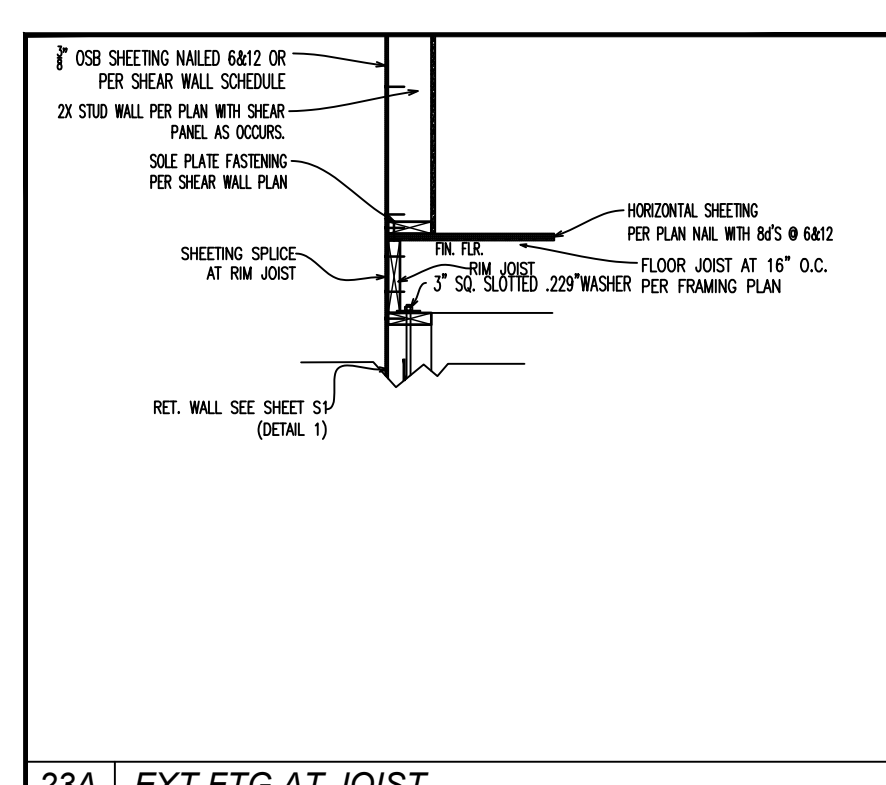
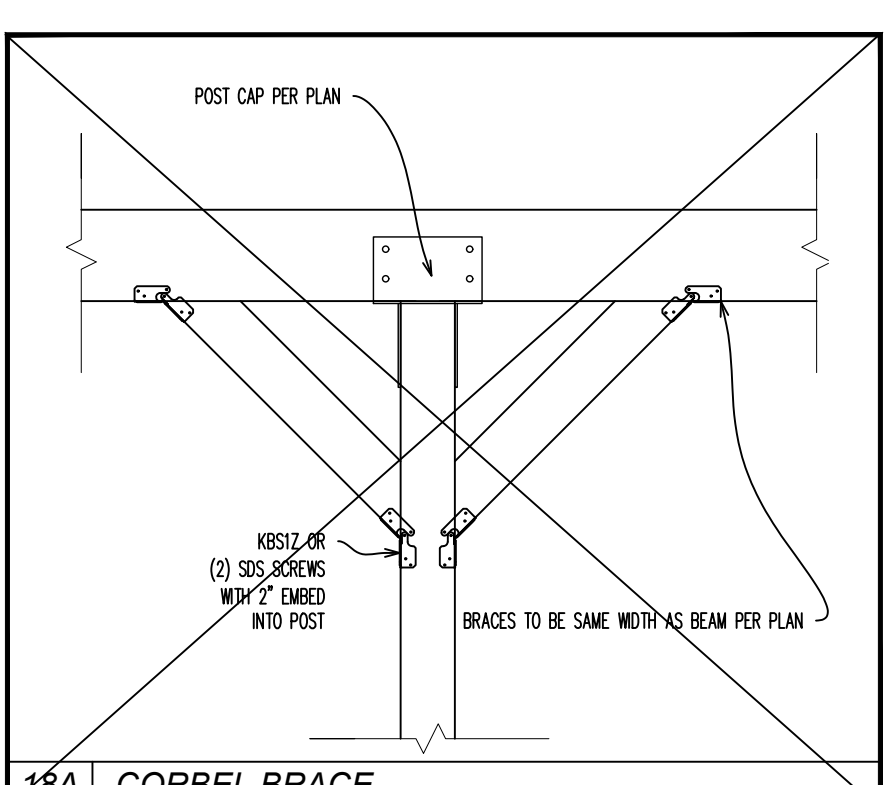
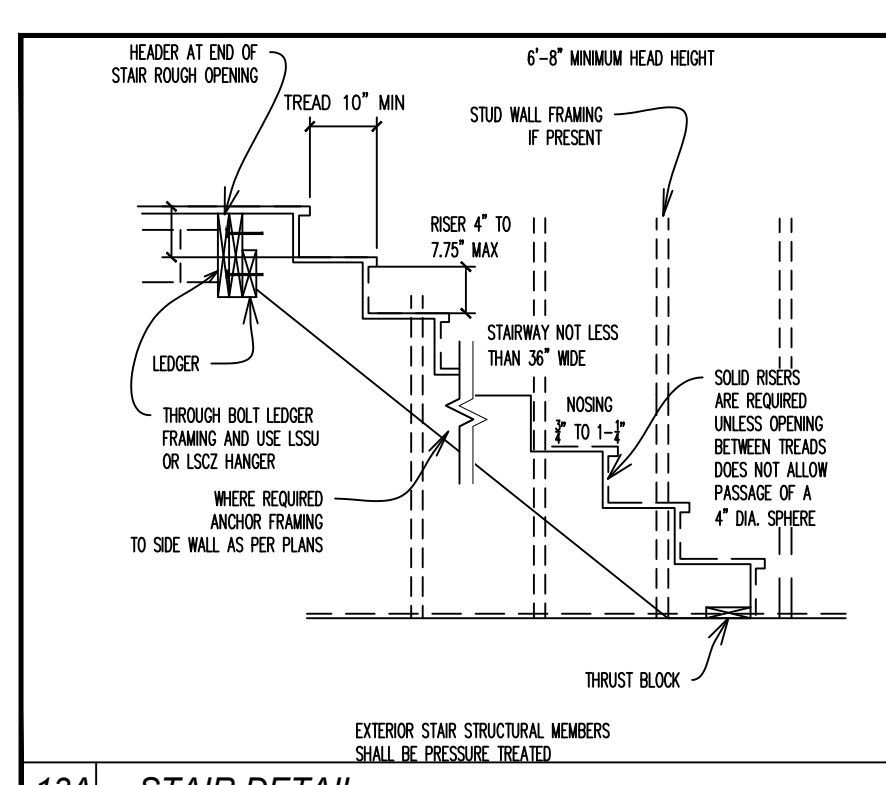
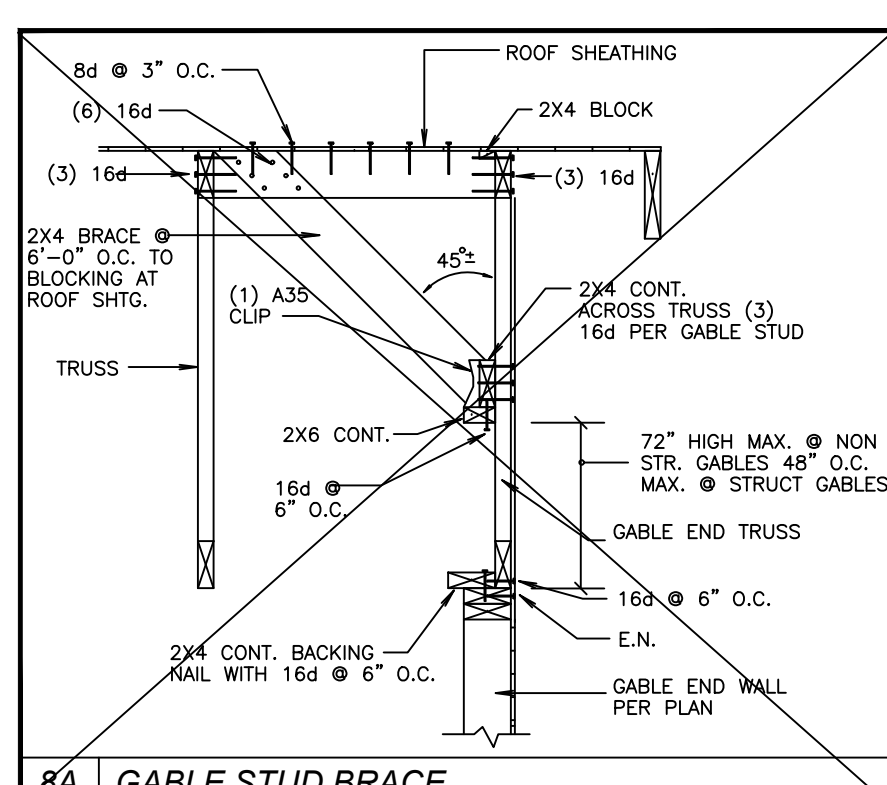
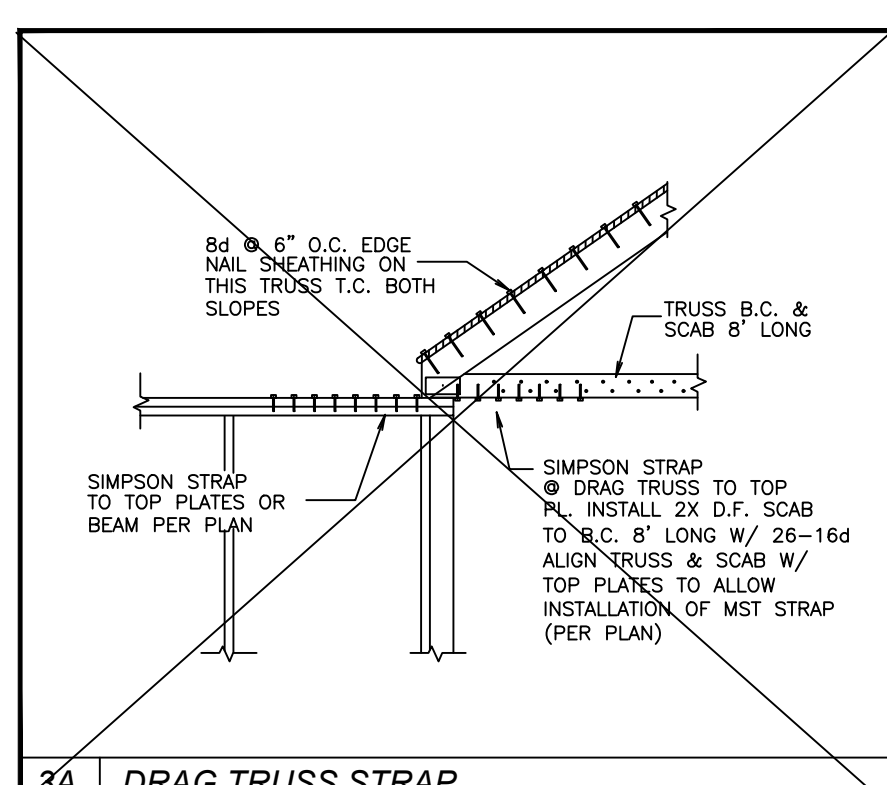
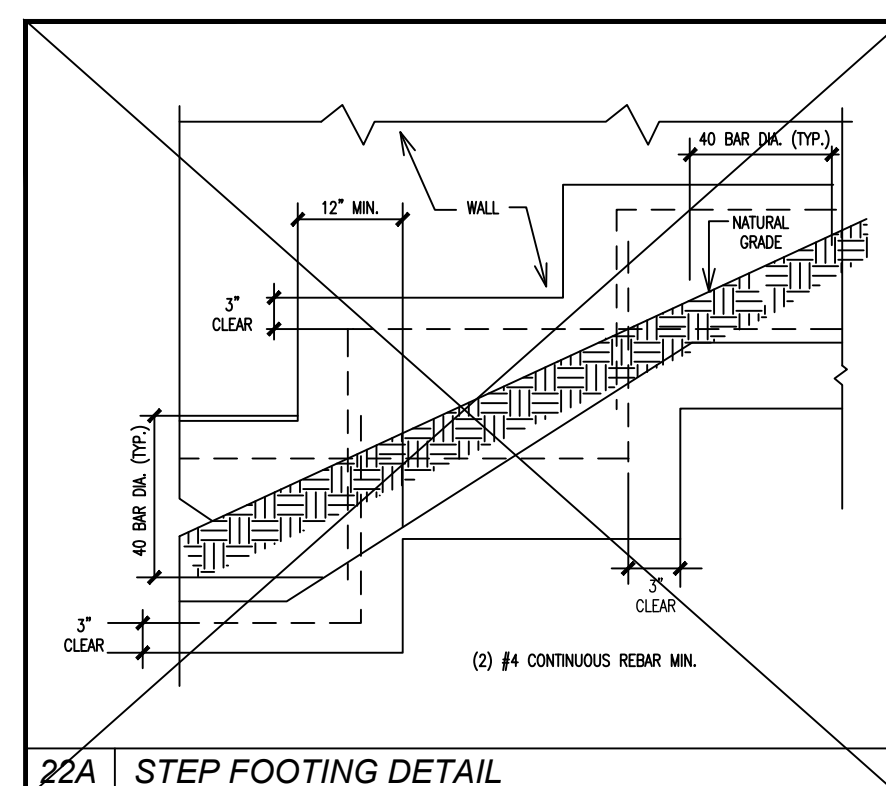
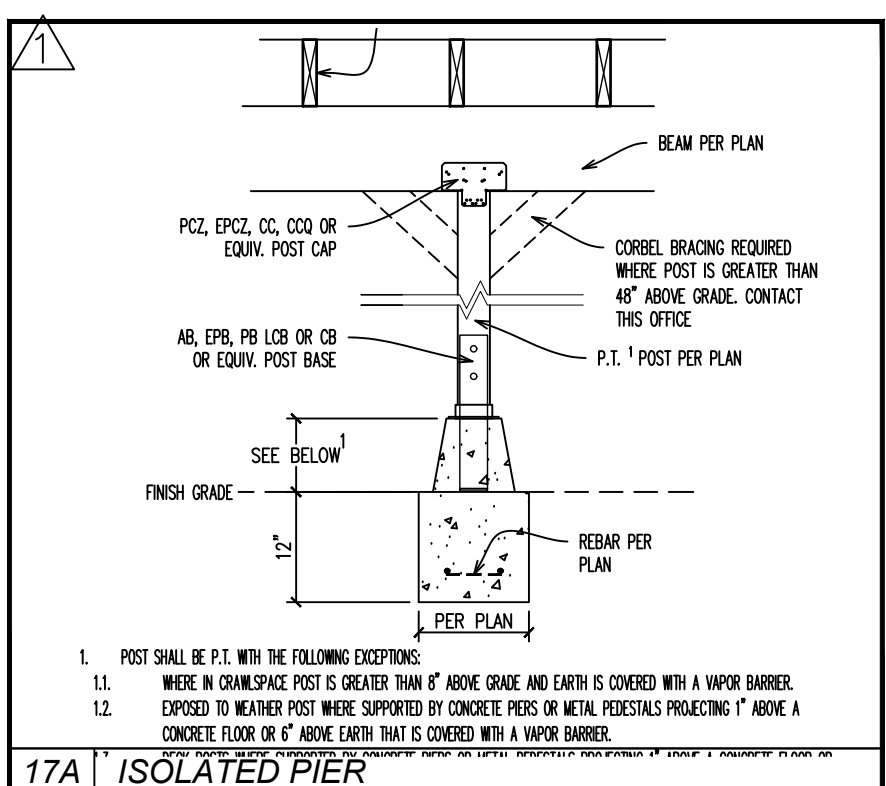
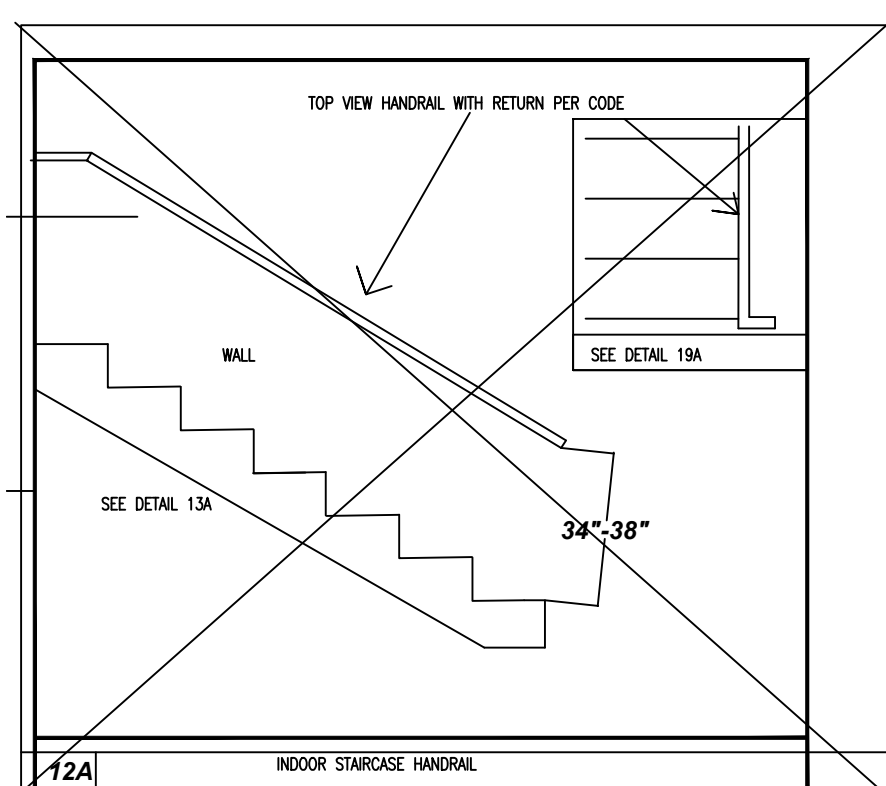
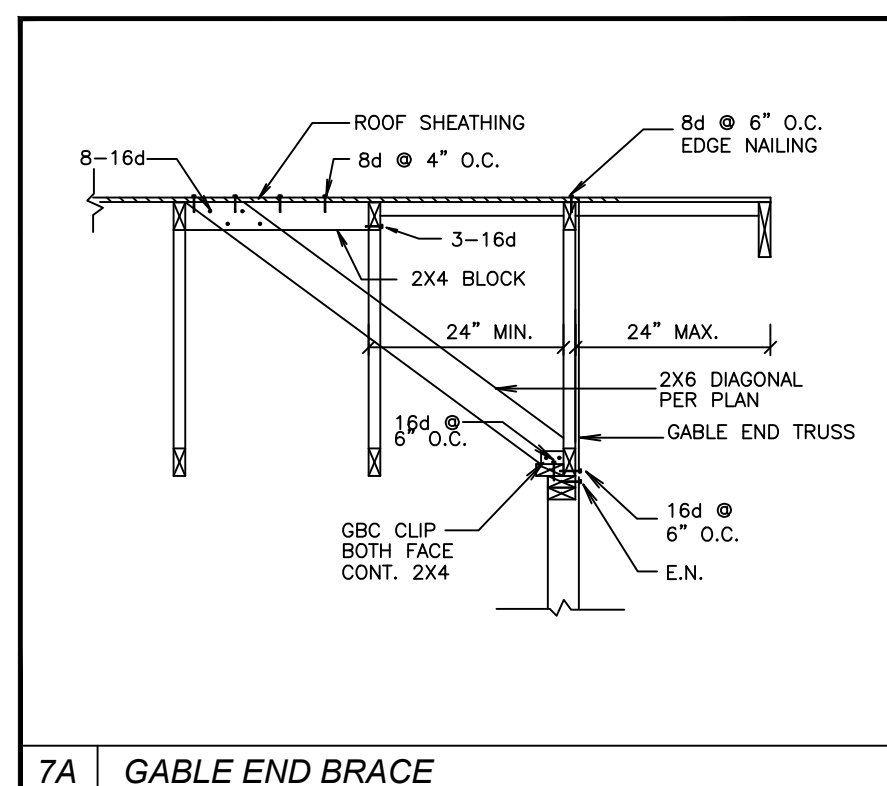
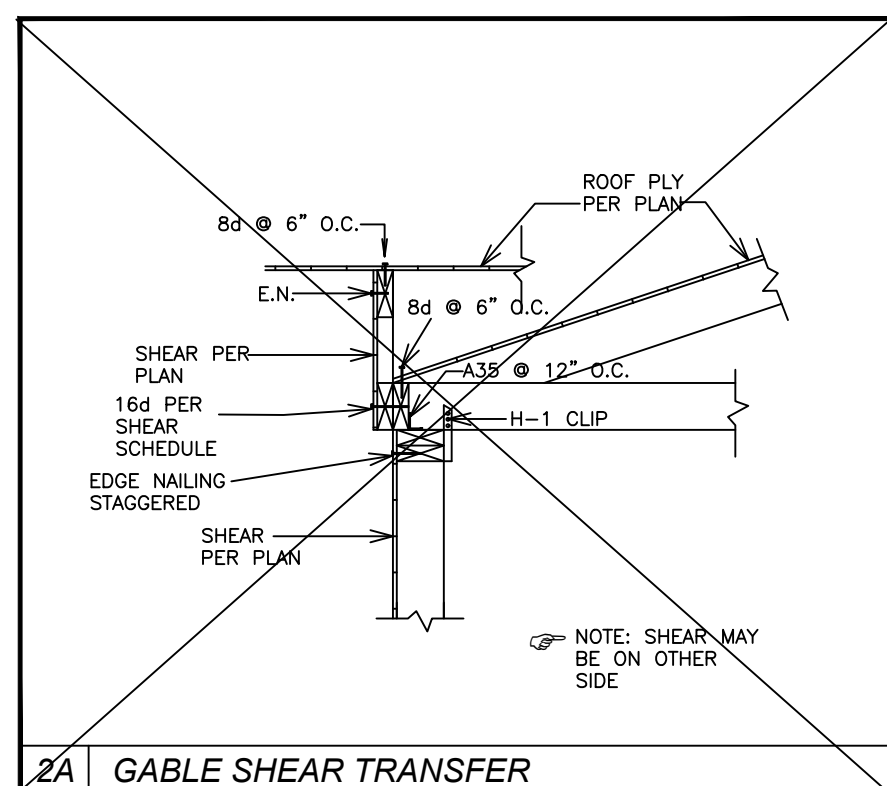
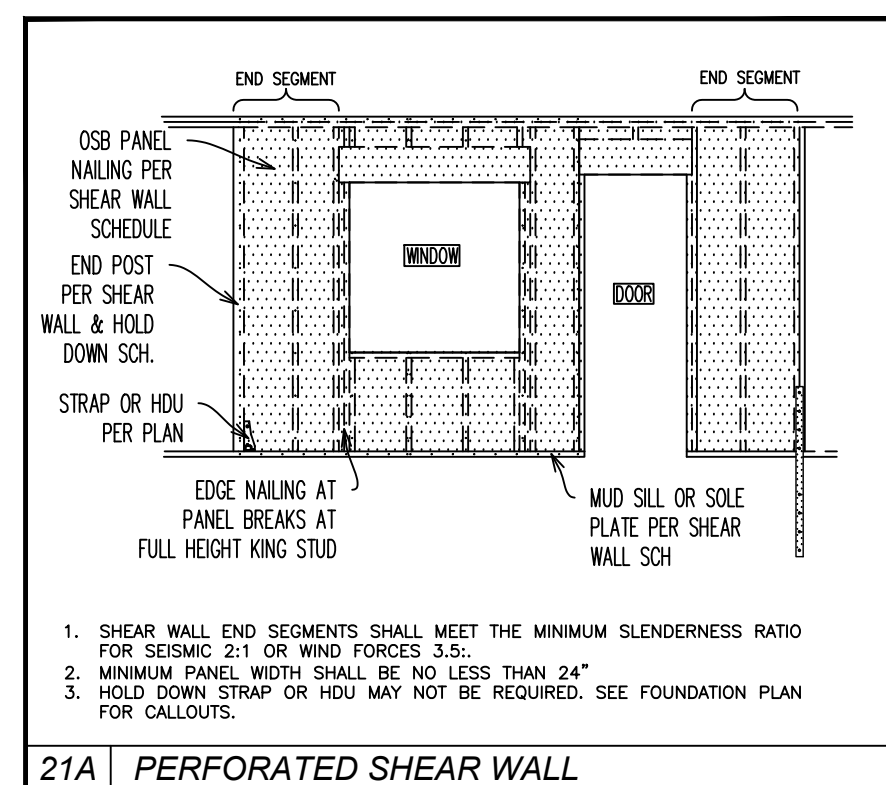
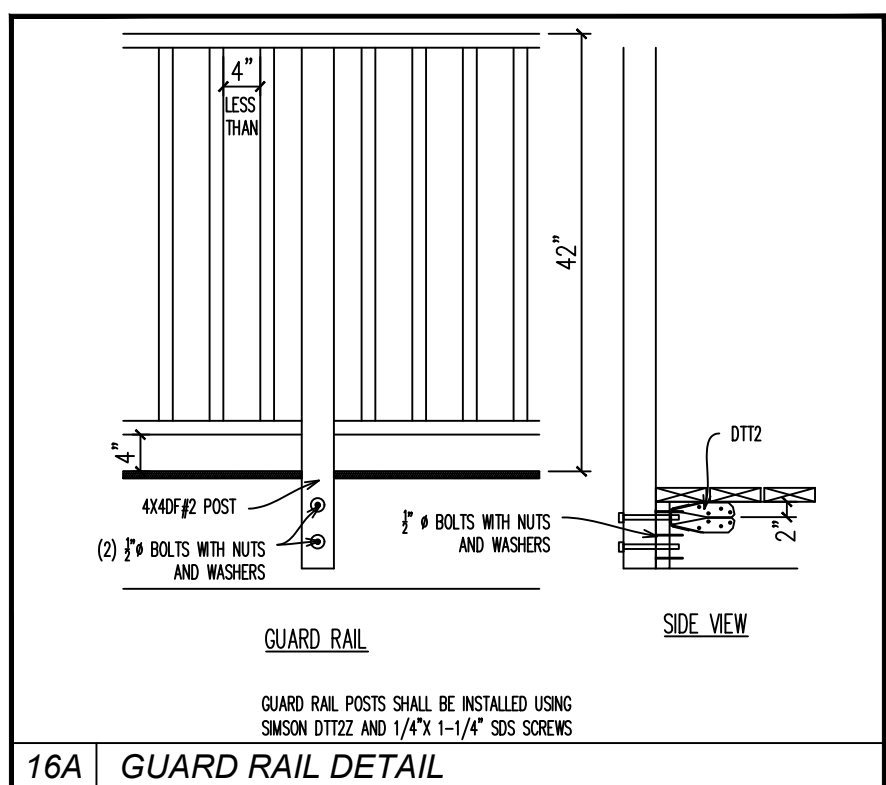
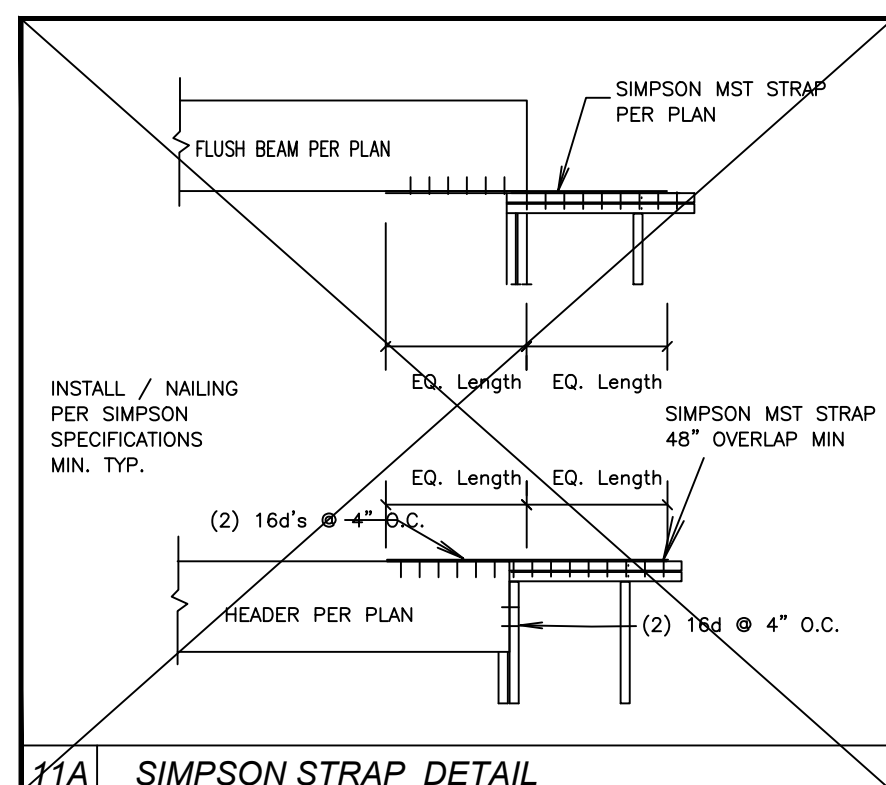
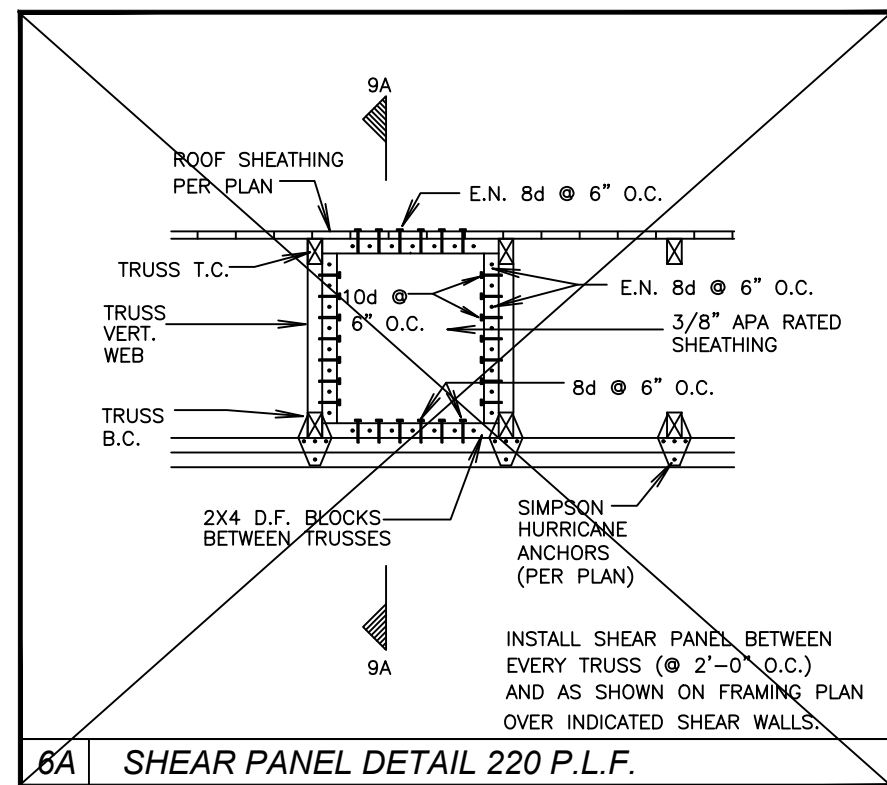
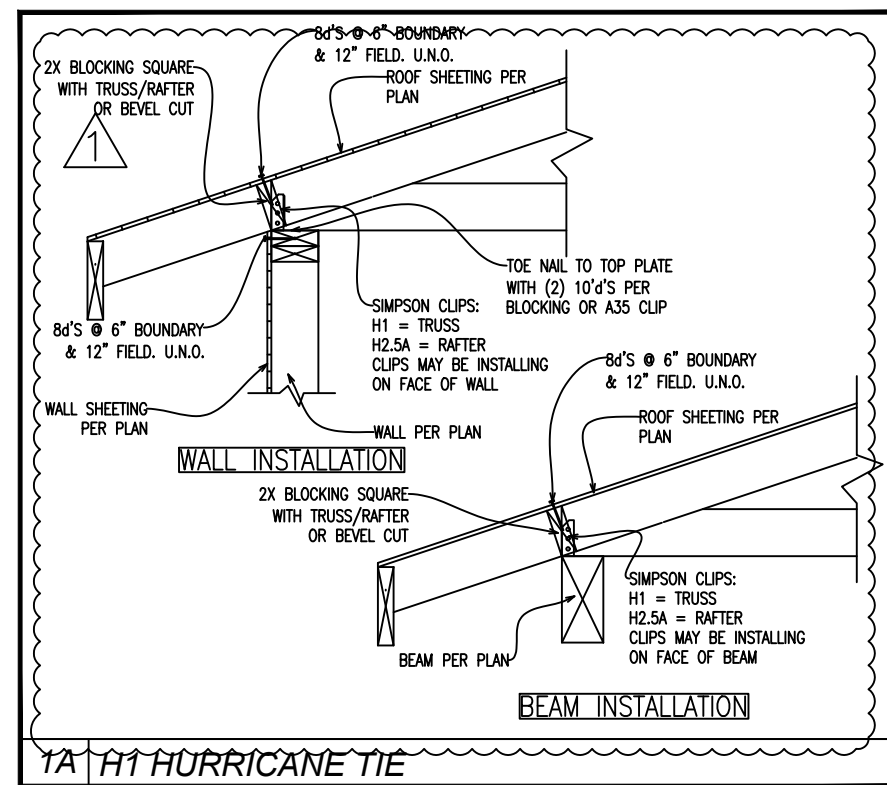
SHEET: UPPER SHEAR WALL PLAN
 SITES ADDRESS: 22210 CANYON WAY WEIMAR, CA 95713
 PROJECT OWNER: IAN SPRINGER AND LISA MACHADO 22210 CANYON WAY WEIMAR, CA 95713
 A.P.N.: 071-240-092
 19-06395

REGISTERED PROFESSIONAL ENGINEER
 DAVID P. LONG
 No. 58083
 Exp. 06/30/20
 CIVIL
 STATE OF CALIFORNIA

DRAWN BY: JG
 THIS PROJECT SHALL CONFORM TO THE 2016 CBC, CRC, CFC, CEC, CPC, T24
 SCALE: AS NOTED
 RELEASE DATE: 12/24/2019
 SHEET #: S7

PLACER COUNTY REVIEW ACCEPTED per CONSULTANT REVIEW
 May 26 2020
 Permit # 19-06395
 Plans and specifications shall not be changed without REVIEW from the Building Services Division.

PLAN CHECK RESPONSE
 04-10-2020



SHEAR WALL CALLOUT	SHEAR CAPACITY P.L.F.	SHEATHING EN - FA	NAILING EN - FA	FLR TO FLR TOP PLATE CONNECTOR LTP4 OR A35	SILL PLATE NAILING	ANCHOR BOLTS AT FOUNDATION			
						3" x 3" SILL	3" x 3" SILL	3" x 3" SILL	3" x 3" SILL
A	260	8d @ 6" O.C.	27" O.C.	16d @ 8" O.C.	38" O.C.	N/A	48" O.C.	N/A	N/A
B	349	8d @ 6" O.C.	20" O.C.	16d @ 6" O.C.	29" O.C.	N/A	46" O.C.	N/A	N/A
C	380	8d @ 6" O.C.	18" O.C.	16d @ 5" O.C.	26" O.C.	N/A	42" O.C.	N/A	N/A
D	490	8d @ 6" O.C.	14" O.C.	16d @ 4" O.C.	21" O.C.	N/A	32" O.C.	N/A	N/A
E	600	8d @ 6" O.C.	11" O.C.	16d @ 3" O.C.	N/A	16" O.C.	N/A	26" O.C.	N/A
F	640	8d @ 6" O.C.	10" O.C.	16d @ 3" O.C.	N/A	15" O.C.	N/A	24" O.C.	N/A
G	770	10d @ 8" O.C.	9" O.C.	17d @ 3" O.C.	N/A	13" O.C.	N/A	20" O.C.	N/A



- NOTES:
- 2X OR 3X SILL ANCHOR BOLT SHALL BE MINIMUM 10" EMBEDMENT.
 - ANCHOR BOLT BASE PLATE SHALL BE 3" X 3" X .229" PLATE WASHER, SLOTTED (1/8" WIDE X 1-1/2" LONG). PROVIDE A STANDARD CUT WASHER BETWEEN PLATE WASHER AND NUT.
 - 3" X 3" PLATE WASHER SHALL BE POSITIONED NO GREATER THAN 1/2" FROM THE BACK SIDE OF THE SHEAR PANEL.
 - INDIVIDUAL SHEETS USED IN CONSTRUCTION OF DIAPHRAGMS AND SHEAR WALLS SHALL BE NO LESS THAN 4 X 8 FEET IN SIZE.
 - MINIMUM SIZE SHEET AT BOUNDARIES AND CHANGES IN FRAMING SHALL BE 24-INCHES WIDE.
 - SHEAR PANEL EDGES MUST OCCUR OVER FRAMING MEMBERS OR BLOCKING AT ALL SHEAR WALLS.
 - ALL SHEAR PANELS ARE TO BE HAND NAILED OR AIR OPERATED NAIL GUNS ARE TO BE SET TO PREVENT THE HEAD OF THE NAIL FROM BREAKING THE SURFACE OF THE SHEETING PANEL. GUNSET NAILS CAN THEN BE HAND SET TO PROPER LEVEL.
 - WHERE A SINGLE 3X SILL PLATE IS USED 2-20d BOX END NAILS SHALL BE USED FOR THE STUD TO SILL PLATE CONNECTION.
 - SHEAR VALUES LISTED ARE FOR 2X NOMINAL STUD FRAMING @ 16" O.C.
 - PERFORATED SHEAR WALL NAILING SHALL BE DESIGNED FOR SHEAR CAPACITY ADJUSTMENT FACTOR, C_o PER AWC SDPWS-2015 TABLE 4.3.3.5
 - SHEAR WALL CAPACITY IS ALLOWABLE STRESS DESIGN ADJUSTED PER AWC SDPWS-2015 TABLE 4.3 COLUMN A SEISMIC IN DESIGN CATEGORY D, E, F.
 - DOUBLE SIDED SHEAR WALL AB SPACING SHALL BE REDUCED TO 1/2 OF SPECIFIED VALUE WITH 3" NOMINAL WOOD SILL & 3" NOMINAL OR LARGER FRAMING MEMBERS AT ADJOINING PANEL EDGES AND NAILS AT ALL PANEL EDGES SHALL BE STAGGERED.
 - 2" NOMINAL FRAMING MEMBERS AT ADJOINING PANEL EDGES
 - 3" NOMINAL FRAMING MEMBERS AT ADJOINING PANEL EDGES, ALTERNATELY (2) FRAMING MEMBERS THAT ARE 2" NOMINAL FASTENED TOGETHER WITH 16d SINKERS @ 4" O.C. STAGGERED
 - 4X FRAMING MEMBERS AT ADJOINING PANEL EDGES
 - SHEAR VALUES LISTED ABOVE ARE FOR WIND AND SEISMIC FORCE. WIND FORCE MINIMUM SLENDERNESS RATIO = 3.5:1. SEISMIC FORCE MINIMUM SLENDERNESS RATIO = 2:1 FOR VALUES LISTED ABOVE. THE SLENDERNESS RATIO FOR SEISMIC FORCE MAY BE INCREASED FROM 2:1 TO 3.5:1 (MAX) PROVIDED THE ALLOWABLE UNIT SHEARS ARE REDUCED BY THE MULTIPLIER [2(WIDTH) / HEIGHT], TABLE 2305.3.4 FOOTNOTE A.

SYMBOL	ALLOWABLE LOAD LBS	MAX CLR SPAN INCHES	NAILING TOTAL	MIN WOOD MEMBER THICKNESS	POST FASTENERS	HOLD DOWN	ANCHOR	EMBEDMENT/EDGE DIST/FTG WIDTH	STEM
M3	2345	16	22-16d's				MST37		
M48	4205	16	34-16d's				MST48		
M60	6235	18	46-16d's				MST60		
M72	6730	18	62-16d's				MST72		
D2	1825			1-1/2"	8-SDS 1/2" X 1-1/2"	DTT2Z	1/2" PAB4	5" / 7-1/2"	6"
H2	3075			3-4"	6-SDS 1/2" X 2-1/2"	HDU2	5/8" SSTB24	20-8"	6"
H4	4565			3-4"	10-SDS 1/2" X 2-1/2"	HDU4	5/8" X24	18"	6"
H5	5645			3-4"	14-SDS 1/2" X 2-1/2"	HDU5	5/8" X24	18"	6"
H8	6970			3-1/2"	20-SDS 1/2" X 2-1/2"	HDU8	5/8" SSTB28	24-8"	8"
H11	9535			4"	30-SDS 1/2" X 2-1/2"	HDU11	1" PAB8	EMBED 11" EDGE 16-1/2" FTG WIDTH 33"	8"
H14	14,445 ³			5-1/2"	36-SDS 1/2" X 2-1/2"	HDU14	1" PAB8	EMBED 11" EDGE 16-1/2" FTG WIDTH 33"	8"

- NOTES:
- REFER TO SIMPSON WOOD CONNECTORS CATALOG FOR INSTALLATION SPECIFICATIONS.
 - READ ALL INSTALLATION INSTRUCTIONS FOR HDU'S/SSTB'S/SB'S/PAB'S
 - REQUIRES HEAVY HEX ANCHOR NUT SUPPLIED FOR LISTED LOADS
 - POST MAY CONSIST OF MULTIPLE MEMBERS PROVIDED THEY ARE CONNECTED INDEPENDENTLY OF THE HOLD DOWN FASTENER. CONTACT THIS OFFICE FOR DESIGN. SEE POST ALLOWABLE LOADS IN SIMPSON WOOD CONNECTORS CATALOG.
 - HOLD DOWN/ANCHOR ALLOWABLE LISTED LOAD IS BASED UPON DF#2 OR BETTER AND Fc 2500PSI.
 - ALL ALLOWABLE LOADS ARE CONSERVATIVELY RATED FOR SEISMIC DESIGN CATEGORIES C-F. WIND FORCES SHALL USE LISTED LOADS.

PLACER COUNTY REVIEW ACCEPTED per CONSULTANT REVIEW
 May 26 2020
 Permit # 19-06395
 Plans and specifications shall not be changed without REVIEW from the Building Services Division.

PLAN CHECK RESPONSE 05-12-20
 PLAN CHECK RESPONSE 04-10-20

LINCOLN & LONG
 Civil Engineering & Environmental Services
 558 East Main Street, Suite D, Grass Valley, CA 95945
 (530) 272-5650 Fax (530) 272-5415

ENGINEERING DETAILS
 MACHADO RESIDENCE
 22210 CANYON WAY
 WEIMAR, CA 95738
 19-06395

Review for Code Compliance
 CSG CONSULTANTS INC.
 05/18/2020
 E. J. Long
 Review by

Revision #35

REGISTERED PROFESSIONAL ENGINEER
 DAVID P. LONG
 No. 51808
 Exp. 06/30/20
 CIVIL
 STATE OF CALIFORNIA

A.P.N.
 031-160-006

Drafted by:
 JG

Revision Date
 6/12/2019

Not to Scale...

SD1

- The following certificates of installation are required: CF2R-ENV, CF2R-LTG, CF2R-MECH. The certificates shall be completed by the general contractor or specialty contractors on site as the work progresses. The licensed person responsible for the building construction, or for installation of an energy-related feature, must ensure their construction or installation work is done in accordance with the approved plans and specifications for the building, and must complete and sign a Certificate of Installation (CF2R) to certify that the installed features, materials, components or manufactured devices for which they are responsible conform to the plans and specifications and the Certificate of Compliance (CF1R) documents approved by the enforcement agency for the building. A copy of the completed, signed and dated CF2R must be posted at the building site for review by the enforcement agency in conjunction with final inspection for the building, and copies of the registered CF2R forms shall be provided to the home owner. When any HERS verification is required for compliance, all of the CF2R forms must be registered from an approved HERS provider data registry.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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01	02	03	04	05	06	07	08
GENERAL INFORMATION							
01	Project Name	Machado - Springer	05	Standards Version	Compliance 2017		
02	Calculation Description	Title 24 Analysis	07	Compliance Manager Version	ISO/Calcerts 2018.3.1 (1149)		
03	Project Location	22210 Canyon Way	09	Software Version	EnergyPlus 7.2		
04	City/County	95	17	Number of Stories	2		
05	Site Code	00738	09	Front Orientation (deg/Cardinal)	45		
06	Climate Zone	C211	11	Number of Dwelling Units	1		
07	Building Type	Single Family	13	Total Cond. Floor Area (m²)	2620		
08	Project Scope	Newly Constructed	15	Total Cond. Floor Area (ft²)	2830		
09	Blade Area (m²)	0	17	Number of Stories	2		
10	Blade Area (ft²)	0	18	Natural Gas Available	Yes		
11	Addition Cond. Floor Area (m²)	n/a	19	Natural Gas Available	Yes		
12	Addition Cond. Floor Area (ft²)	n/a	21	Glasing Percentage (%)	15.6%		

01	02	03	04	05	06	07	08
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						

04	05	06	07	08
ENERGY USE SUMMARY				
Energy Use (kWh/m²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	37.11	33.40	3.71	10.0%
Space Cooling	39.59	40.61	-1.02	-2.6%
IAQ Ventilation	1.03	1.03	0.00	0.0%
Water Heating	13.05	11.89	1.16	8.9%
Photovoltaic Offset	—	0.00	0.00	—
Compliance EUI Total	99.78	86.93	12.85	12.9%

Registration Number: 220-P1004287C-000-000-000000-0000
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 CA Building Energy Efficiency Standards - 2016 Residential Compliance
 Report Version: CF1R-01162019-1149
 HERS Provider: CaCERTS, Inc.
 Report Generated at: 2020-05-13 13:14:15

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OPAQUE SURFACES							
Name	Zone	Construction	Area (m²)	Orientation	Area (ft²)	Window & Door Area (ft²)	U-factor
Front Wall	Lower Floor	R-21 Wall	45	Front	300	60	0.90
Left Wall	Lower Floor	R-21 Wall	135	Left	152	30	0.90
Rear Wall	Lower Floor	R-21 Wall	225	Back	500	188.83	0.90
Right Wall	Lower Floor	R-21 Wall	315	Right	426	30	0.90
Int wall Garage	Lower Floor	R-21 Wall	n/a	n/a	440	20	n/a
Roof Breakfast	Lower Floor	R-38 HP Attic w/ R13	n/a	n/a	123	n/a	n/a
Raised Floor	Lower Floor	R-22 Floor Crawlspace	n/a	n/a	1363	n/a	n/a
Front Wall 2	Upper Floor	R-21 Wall	45	Front	300	75	0.90
Left Wall 2	Upper Floor	R-21 Wall	135	Left	243	0	0.90
Rear Wall 2	Upper Floor	R-21 Wall	225	Back	516.97	55	0.90
Right Wall 2	Upper Floor	R-21 Wall	0	specify	289.44	8.10	0.90
Int Wall attic	Upper Floor-Attic	R-21 Wall	n/a	n/a	201	50	n/a
Roof Attic	Upper Floor	R-38 HP Attic w/ R13	n/a	n/a	1192	n/a	n/a
Roof Spray Foam	Upper Floor	R-38 HP No Attic Foam	n/a	n/a	155	n/a	n/a
Int floor Upper	Upper Floor/Lower Floor	R-4 Floor No Crawlspace	n/a	n/a	1257	n/a	n/a
Front Wall 3	Upper Floor	R-21 Wall	45	Front	253.3	0	0.90
Left Wall 3	Upper Floor	R-21 Wall	135	Left	276	0	0.90
Rear Wall 3	Upper Floor	R-21 Wall	225	Back	223.3	0	0.90
Roof Garage	Upper Floor	R-4 Floor Attic	n/a	n/a	503	n/a	n/a

01	02	03	04	05	06	07	08	09	10
OPAQUE SURFACES - Cathedral Ceilings									
Name	Zone	Type	Orientation	Area (m²)	Skylight Area (m²)	Roof Area (m²)	Roof Reference	Roof Insulation	Cool Roof
Roof Stars	Lower Floor	R-38 No Attic	specify	100	0	0	0.1	0.85	No

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01	02	03	04	05	06	07
OPAQUE SURFACE CONSTRUCTIONS						
Construction Name	Surface Type	Construction Type	Framing	Total Cavities	Window Design U-factor	07
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.261	<ul style="list-style-type: none"> Insulate Finish: Gypsum Board Cavity / Frame: no insul / 2x4 Exterior Finish: 3 Coat Stucco
R-0 Roof Attic	Exterior Walls	Wood Framed Ceiling	2x4 @ 24 in. O.C.	none	0.481	<ul style="list-style-type: none"> Insulate Finish: Gypsum Board Cavity / Frame: no insul / 2x4 Exterior Finish: 3 Coat Stucco
Attic Garage Roof Cores	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O.C.	none	0.644	<ul style="list-style-type: none"> Insulate Finish: Gypsum Board Roof Deck: Wood Siding/Sheathing/Decking Roofing: Light Roof Asphalt Shingle Roof Deck: Wood Siding/Sheathing/Decking Roofing: Light Roof Asphalt Shingle
Attic Roof/Lower Floor	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R 13	0.978	<ul style="list-style-type: none"> Insulate Finish: Gypsum Board Roof Deck: Wood Siding/Sheathing/Decking Roofing: Light Roof Asphalt Shingle Roof Deck: Wood Siding/Sheathing/Decking Roofing: Light Roof Asphalt Shingle
R-22 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x8 @ 16 in. O.C.	R 22	0.043	<ul style="list-style-type: none"> Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Roofing: Light Roof Asphalt Shingle Roof Deck: Wood Siding/Sheathing/Decking Roofing: Light Roof Asphalt Shingle
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R 21	0.099	<ul style="list-style-type: none"> Insulate Finish: Gypsum Board Cavity / Frame: R-13 / 2x4 Exterior Finish: 3 Coat Stucco
R-21 Wall 1	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R 21	0.054	<ul style="list-style-type: none"> Insulate Finish: Gypsum Board Cavity / Frame: R-13 / 2x4 Other Side Finish: Gypsum Board
R-38 HP Attic w/ R13	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R 38	0.025	<ul style="list-style-type: none"> Over Ceiling Joist: R-38 Insul. Insulate Finish: Gypsum Board Cavity / Frame: R-38 / 2x4 Other Side Finish: Gypsum Board
R-38 No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 24 in. O.C.	R 38	0.039	<ul style="list-style-type: none"> Insulate Finish: Gypsum Board Roof Deck: Wood Siding/Sheathing/Decking Roofing: Light Roof Asphalt Shingle Roof Deck: Wood Siding/Sheathing/Decking Roofing: Light Roof Asphalt Shingle
Attic Roof/Upper Floor	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R 16	0.087	<ul style="list-style-type: none"> Insulate Finish: Gypsum Board Cavity / Frame: R-13 / 2x4 Roof Deck: Wood Siding/Sheathing/Decking Roofing: Light Roof Asphalt Shingle Roof Deck: Wood Siding/Sheathing/Decking Roofing: Light Roof Asphalt Shingle
R-4 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O.C.	none	0.196	<ul style="list-style-type: none"> Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Roofing: Light Roof Asphalt Shingle Roof Deck: Wood Siding/Sheathing/Decking Roofing: Light Roof Asphalt Shingle
R-38 No Attic beam	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	none	0.481	<ul style="list-style-type: none"> Insulate Finish: Gypsum Board Cavity / Frame: no insul / 2x4

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HVAC FAN SYSTEMS - HERS VERIFICATION		
01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficiency (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.58
HVAC Fan 2-hers-fan	Required	0.58

IAQ (Indoor Air Quality) FANS					
01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification
Sfsm IAQVerPct	56	0.25	Default	0	Required

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ENERGY DESIGN RATING

Energy Design Rating (EDR) is an alternate way to express the energy performance of a building using a scoring system where 100 represents the energy performance of the Residential Energy Services (RESNET) reference home characterization of the 2006 International Energy Conservation Code (IECC) with California modeling assumptions. A score of zero represents the energy performance of a building that combines high levels of energy efficiency with renewable generation to "zero out" its TDW energy. Because EDR includes consideration of components not regulated by Title 24, Part 6 (such as energy efficient lighting and consumer electronics), it is not used to show compliance with Part 6 but may instead be used by local jurisdictions pursuing local ordinances under Title 24, Part 11 (CALGreen). As a Standard Design building under the 2016 Building Energy Efficiency Standards is significantly more efficient than the baseline EDR building, the EDR of the Standard Design building is provided for information. Similarly, the EDR score of the Proposed Design is provided separately from the EDR value of installed PV so that the effects of efficiency and renewable energy can both be seen.

EDR of Standard Efficiency	EDR of Proposed Efficiency	EDR Value of Proposed PV + Battery	Final Proposed EDR
46.0	44.7	0.0	44.7

Design meets Tier 1 requirement of 15% or greater code compliance margin (CALGreen A4.203.1.2.1) and QI verification prerequisites.

Design meets Tier 2 requirement of 20% or greater code compliance margin (CALGreen A4.203.1.2.2) and QI verification prerequisites.

Design meets Zero Net Energy (ZNE) Design Requirement for Single Family in climate zone C211 (CALGreen A4.203.1.2.3) including on-site photovoltaic (PV) renewable energy generation sufficient to achieve a Final Energy Design Rating (EDR) of zero or less. The PV System and QI must be verified.

REQUIRED SPECIAL FEATURES

The following are features that must be installed as a condition for meeting the modeled energy performance for this computer analysis.

- Floor has high level of insulation
- Window overhangs and/or fins
- Dead in crawl spaces

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 components tables below.

- High quality insulation installation (QI)
- IAQ mechanical ventilation
- Cooling System Verifications:
- Minimum Airflow
- Verified EER
- Verified SEER
- Fan Efficiency Watts/CFM
- HVAC Distribution System Verifications:
- Duct Sealing
- Domestic Hot Water System Verifications:
- None

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01	02	03	04	05	06	07	08
ATTIC							
Name	Construction	Type	Roof Rise	Roof Reference	Roof Entrance	Radiant Barrier	Cool Roof
Attic Lower Floor	Attic Roof/Lower Floor	Ventilated	7	0.1	0.85	No	No
Attic Upper Floor	Attic Roof/Upper Floor	Ventilated	10	0.1	0.85	No	No
Attic_Garage...	Attic Garage Roof Cores	Ventilated	10	0.1	0.85	No	No

01	02	03	04	05	06	07	08	09	10
FENESTRATION (GLAZING)									
Name	Type	Surface (Orientation/Admilt)	Width (ft)	Height (ft)	Multiplier	Area (m²)	U-factor	SHGC	Exterior Shading
Window 3050	Window	Front Wall (Front-45)	—	—	1	15.0	0.30	0.23	Insect Screen (default)
Window 3052	Window	Front Wall (Front-45)	—	—	1	15.0	0.30	0.23	Insect Screen (default)
Window 3053	Window	Front Wall (Front-45)	—	—	1	15.0	0.30	0.23	Insect Screen (default)
Window 3054	Window	Front Wall (Front-45)	—	—	1	15.0	0.30	0.23	Insect Screen (default)
Window 3055	Window	Left Wall (Left-90)	—	—	1	30.0	0.30	0.23	Insect Screen (default)
Window 3056	Window	Rear Wall (Back-225)	—	—	1	30.0	0.30	0.23	Insect Screen (default)
Window 3057	Window	Rear Wall (Back-225)	—	—	1	30.0	0.30	0.23	Insect Screen (default)
Window 3058	Window	Rear Wall (Back-225)	—	—	1	30.0	0.30	0.23	Insect Screen (default)
Window 2852	Window	Rear Wall (Back-225)	2.7	5.0	1	13.4	0.30	0.23	Insect Screen (default)
Window 2853	Window	Rear Wall (Back-225)	2.7	5.0	1	13.4	0.30	0.23	Insect Screen (default)
Window 2854	Window	Rear Wall (Back-225)	2.7	5.0	1	13.4	0.30	0.23	Insect Screen (default)
Window 2855	Window	Rear Wall (Back-225)	2.7	5.0	1	13.4	0.30	0.23	Insect Screen (default)
Window 3059	Window	Right Wall (Right-315)	—	—	1	30.0	0.30	0.23	Insect Screen (default)
Window 3059.5	Window	Front Wall 2 (Front-45)	3.0	5.0	1	15.0	0.30	0.23	Insect Screen (default)
Window 3059.6	Window	Front Wall 2 (Front-45)	3.0	5.0	1	15.0	0.30	0.23	Insect Screen (default)
Window 3059.7	Window	Front Wall 2 (Front-45)	3.0	5.0	1	15.0	0.30	0.23	Insect Screen (default)
Window 3059.8	Window	Front Wall 2 (Front-45)	3.0	5.0	1	15.0	0.30	0.23	Insect Screen (default)
Window 3059.9	Window	Front Wall 2 (Front-45)	3.0	5.0	1	15.0	0.30	0.23	Insect Screen (default)
Window 3059.10	Window	Rear Wall 2 (Back-225)	3.0	5.0	1	15.0	0.30	0.23	Insect Screen (default)
Window 3059.11	Window	Rear Wall 2 (Back-225)	3.0	5.0	1	15.0	0.30	0.23	Insect Screen (default)
Window 2436	Window	Right Wall 2 (specify -0)	—	—	1	8.2	0.30	0.23	Insect Screen (default)

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BUILDING ENVELOPE - HERS VERIFICATION			
01	02	03	04
Quality Insulation Installation (QI)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Required	Not Required	Not Required	n/a