

SUBMITTAL INFORMATION

GENERAL NOTES

STATE: CALIFORNIA
CODES: 2013 CALIFORNIA RESIDENTIAL BLDG. CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ELECTRIC CODE
2013 CALIFORNIA ENERGY CODE (TITLE 24)
2013 CALIFORNIA GREEN BUILDING STDS. CODE

DESIGN CRITERIA

BUILDING TYPE: R-3
OCCUPANCY CATAGORY: II
SEISMIC DESIGN CATAGORY: D
CONSTRUCTION TYPE: VB SPRINKLER PROTECTED

NOTE: BUILDING IS FIRE SPRINKLERED AND THE INSPECTIONS BY THE AHJ OF THE SPRINKLER SYSTEM INCLUDING A ROUGH INSPECTION AT FRAME INSPECTION AND A FINAL INSPECTION SHALL BE COMPLETED AND APPROVED PRIOR TO REQUESTING THE CORRESPONDING BUILDING INSPECTION.

GRAVITY LOAD PARAMETERS

	DEAD	LIVE	TOTAL
ROOF LOAD:	20 PSF	20 PSF	40 PSF
FLOOR LOAD:	15 PSF	40 PSF	55 PSF
WALL (INT):	10 PSF		10 PSF
WALL (EXT):	15 PSF		15 PSF
WIND DESIGN SREED:	110 MPH (EXPOSURE C)		
ROOF PITCH:	10/12, 3/12		

SUBMITTAL DWG. INDEX

- C1 - COVER PAGE
- E1 - ELEVATIONS
- E2 - ELEVATIONS
- A1 - MAIN LEVEL FLOORPLAN
- A2 - UPPER LEVEL FLOORPLAN
- EL1 - MAIN LEVEL ELECTRIC LAYOUT
- EL2 - UPPER LEVEL ELECTRIC LAYOUT
- P1 - PLUMBING INFORMATION
- P2 - DWV/PLUMB SUPPLY SCHEMATICS
- SE1 - SECTIONS AND DETAILS

SUBMITTAL TITLE 24 INDEX
SUPPLIED BY PLANT

SUBMITTAL STRUCTURAL INDEX

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- S1 - GARAGE FOUNDATION PLAN
- S2 - GARAGE FRAMING PLAN
- S3 - MODULAR FOUNDATION PLAN
- S4 - 1ST FLOOR FRAMING PLAN
- S5 - LOWFLOOR/CEILING FRAMING PLAN
- S6 - 2ND FLOOR FRAMING PLAN
- S7 - 2ND FLOOR ROOF/CEILING FRAMING PLAN
- S8 - ROOF CAP FRAMING PLAN
- SD1 - STRUCTURAL FOUNDATION DETAILS
- SD1.1 - STRUCTURAL FOUNDATION DETAILS
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- SD3 - MODULAR FLOOR DETAILS
- SD4 - STRUCTURAL ROOF DETAILS
- SD5 - MISCELLANEOUS DETAILS

STRUCTURAL DESIGN BY:
INNOVATIVE STRUCTURAL ENGINEERING
P.E. SEALED BY: - SHAWN LOTHROP

PLANT LOCATION:
SKYLINE HOMES
1720 E. BEAMER STREET
WOODLAND, CA. 95776



ILLUSTRATION SHOWN FOR REFERENCE ONLY

CALIFORNIA (WILDLAND-URBAN INTERFACE)

HOME WILL BE PLACED IN FIRE HAZARD SEVERITY ZONE
SEE CBC NOTES FROM CHAPTER 7A ON PAGE E1

THIS HOME AND ALL ITS ENTIRETY SHALL BE BUILT TO THE TO THE HCD REQUIREMENTS OF THE FACTORY-BUILT HOUSING PROGRAM IN THE FACTORY AND ON-SITE

STATE AND THIRD PARTY LABELS ON PAGE A1 & A2

SUBMITTAL SPRINKLER INDEX

SUPPLIED BY PLANT

SUBMITTAL HVAC INDEX

SUPPLIED BY PLANT



MANUFACTURER:

BUILDER:

Valley Home
DEVELOPMENT

1689 DALEWOOD COURT
FAIRFIELD, CA 94534
(707) 429.3300

SUBMITTAL CONSULTANT:
GAEA DESIGN
POWER HOUSE DESIGN GROUP
6608 DEVON DRIVE
LIBERTY TOWNSHIP, OH 45044
(513) 444.0519



PROJECT NAME:
NEW CONSTRUCTION
FOR CHARLES ARMS TRONG

DRAWN BY: LCL

DATE: 8.10.16

SCALE: NONE

REVISIONS:

NO:	DATE:	DESCRIPTION:
1.	10.5.16	REDLINES

APPROVAL STAMPS:

SHEET TITLE

COVER SHEET

DRAWING NUMBER

C1



BENCHMARK DIMENSION HEIGHTS ARE BASED ON ARBITRARY SYSTEM IN WHICH THE TOP OF FOUNDATION IS EQUAL TO 0'-0" (AS SHOWN).

TOP FLOOR = 1'-1"
TOP CONCRETE = 0'-0"
GRADE = -0'-8"

ATTENTION LOCAL INSPECTIONS DEPARTMENT:

THE SET-UP INSTRUCTIONS FOR THIS MODULAR BUILDING SHOULD BE PROVIDED BY THE BUILDING MANUFACTURER AND ATTACHED TO THESE PLANS. ANY PLAN SET WHICH DOES NOT INCLUDE AN ATTACHMENT ENTITLED SET-UP INSTRUCTIONS IS INCOMPLETE. IN ADDITION TO THE SET-UP THE FOLLOWING INSTRUCTIONS AND/OR INSTALLATIONS ARE SPECIFIED AND/OR REQUIRED IF APPLICABLE TO PROPERLY INSTALL THE BUILDING.

1. ON-SITE RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
2. THE COMPLETED FOUNDATION SUPPORT SYSTEM, TIEDOWNS, AND/OR ANCHORAGE SYSTEMS.
3. ON-SITE FASTENINGS AT THE FLOOR AND ROOF RIDGE AT MATE LINES.
4. ON-SITE INSTALLATION OF INSULATION AT MATE LINES FOR FLOORS, CEILINGS AND ENDWALLS.
5. ALL EXPOSED ON-SITE PLUMBING (IE: CRAWL SPACE) SHOULD BE INSULATED TO PROTECT FROM FREEZING.
6. ATTIC VENTILATION (MIN. 1/150) ACHIEVED BY RIDGE AND GABLE VENT (SITE INSTALLED). VENTILATION OF THE LOWER 1/2 OF ATTIC SPACE WILL BE MET THROUGH GABLE VENTS.
7. ON-SITE ELECTRICAL, PLUMBING, AND GAS INTERMODULE CONNECTIONS.
8. BUILDING DRAINS, CLEANOUTS, HOOK-UPS TO ON-SITE PLUMBING SYSTEMS.
9. ON-SITE HVAC INTERMODULE DUCT AND SYSTEM CONNECTIONS.
10. ON-SITE COMPLETION OF ROOF.
11. ON-SITE CONSTRUCTION OF COVERED PORCHES).
12. IF GUTTERS ARE INSTALLED BY MFG. OR SITE INSTALLED THEY SHALL ALSO HAVE GUTTER COVERS INSTALLED.
13. ON-SITE COMPLETION OF STAIRS IF APPLICABLE

ELEVATION NOTES:

IF APPLICABLE, HANDICAP RAMPS(S), STAIR(S), AND HANDRAILS ARE SITE INSTALLED, DESIGNED BY OTHERS AND SUBJECT TO LOCAL CODES. THIS STRUCTURE IS A MODULAR (FACTORY BUILT) BUILDING WHICH IS TO BE CONSTRUCTED AND INSPECTED IN ACCORDANCE WITH AN APPROVED THIRD PARTY QUALITY ASSURANCE PROGRAM TO INSURE COMPLIANCE WITH THE REFERENCED CODES.

ALL ROOFING, VENTILATION, SOFFIT, EAVES AND DECKING THAT WILL BE SITE INSTALLED WILL MEET ALL FIRE RATING REQUIREMENTS.

HCD GIVES AUTHORITY TO THE APPROVED THIRD PARTY INSPECTOR TO HAVE JURISDICTION OVER PLAN APPROVALS AND PLAN INSPECTORS. THIRD PARTY STAMPED PLANS ARE FINAL AND CANNOT BE SUBJECT TO CHANGE BY OTHER AGENCIES.



NEW RESIDENTIAL BUILDINGS SHALL HAVE INTERNALLY ILLUMINATED ADDRESS NUMBERS CONTRASTING WITH THE BACKGROUND SO AS TO BE SEEN FROM THE PUBLIC WAY FRONTING THE BUILDING. RESIDENTIAL ADDRESS NUMBERS SHALL BE AT LEAST SIX FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY. WHERE BUILDINGS ARE LOCATED REMOTELY TO THE PUBLIC ROADWAY, ADDITIONAL SIGNAGE AT THE DRIVEWAY/ROADWAY ENTRANCE LEADING TO THE BUILDING AND/OR ON EACH INDIVIDUAL BUILDING SHALL BE REQUIRED BY THE COASTSIDE FIRE DISTRICT. THE REMOTE SIGNAGE SHALL CONSIST OF A 6 INCH BY 18 INCH GREEN REFLECTIVE METAL SIGN WITH 3 INCH REFLECTIVE NUMBERS/LETTERS SIMILAR TO HY-KO 911 OR EQUIVALENT.

CHAPTER 7A WUIC GUIDELINES NOTES:

ROOFS AND ROOF EDGES -
A NONCOMBUSTIBLE (TILE OR METAL) OR CLASS "A" ROOFING ASSEMBLY AREA IS REQUIRED IN SRA OR LRA - VERY HIGH SEVERITY ZONES. CLASS "B" ROOFING ASSEMBLIES ARE REQUIRED IN ALL OTHER AREAS IN SANTA CRUZ COUNTY. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND THE ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES, EMBERS, BE PRESTRESSED WITH APPROVED MATERIAL, OR HAVE ONE LAYER OF NO. 72 CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING. WHERE PROVIDED, VALLEY FLASHING MUST BE NOT LESS THAN 26 GAUGE GALVANIZED SHEET METAL OVER A 36" WIDE NO. 72 ASTM CAP SHEET.

ROOF EAVE CONSTRUCTION AND ATTIC VENTS/ROOF VENTS -
NO VENTS ARE ALLOWED IN EAVES OR CORNICES. EAVES AND SOFFITS MUST BE IGNITION-RESISTANT OR NONCOMBUSTIBLE.

EXTERIOR WALLS/SIDING -
NONCOMBUSTIBLE (NO METAL OR VINYL SIDING UNLESS APPROVED), LISTED IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION ALLOWED. EXTERIOR WALL VENT OPENINGS MUST RESIST THE INTRUSION OF FLAME AND EMBERS OR MUST BE 1/4" CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH OR EQUIVALENT.

WINDOWS AND EXTERIOR DOORS -
WINDOWS MUST BE INSULATED GLASS WITH A MINIMUM OF 1 TEMPERED PANE OR GLASS BLOCK. EXTERIOR DOORS MUST BE NONCOMBUSTIBLE, OR 1 3/8" SOLID CORE, OR HAVE A 20 MINUTE FIRE RESISTANT RATING.

DECKING, SURFACES, STAIR TREADS, RISERS AND LANDINGS -
DECKS, PORCHES AND BALCONY SURFACES WITHIN 10 FEET OF THE PRIMARY STRUCTURE MUST BE CONSTRUCTED OF NONCOMBUSTIBLE, FIRE RETARDANT TREATED OR HEAVY TIMBER CONSTRUCTION. ALTERNATE MATERIALS CAN BE USED IF THEY ARE IGNITION-RESISTANT AND PASS PERFORMANCE REQUIREMENTS SPECIFIED BY THE STATE FIRE MARSHALL.

UNDERFLOOR PROTECTION -
THE UNDERSIDE OF CANTILEVERED AND HANGING DECKS, BALCONIES AND SIMILAR APPENDAGES MUST MAINTAIN THE SAME IGNITION-RESISTANCE OF EXTERIOR WALLS OR BE ENCLOSED TO GRADE.

NOTE: IGNITION RESISTANT MATERIALS ARE THOSE TESTED BY A FACILITY RECOGNIZED BY THE STATE FIRE MARSHALL OR ICC-EVALUATION SERVICE TO HAVE A FLAME SPREAD RATING NOT OVER 25, AND COMPLY WITH ACCELERATED WEATHERING TESTS.

MANUFACTURER:

BUILDER:

Valley Home
DEVELOPMENT

1689 DALEWOOD COURT
FAIRFIELD, CA 94534
(707) 429.3300

SUBMITTAL CONSULTANT:
GAEA DESIGN
POWER HOUSE DESIGN GROUP
6608 DEVON DRIVE
LIBERTY TOWNSHIP, OH 45044
(513) 444.0519



PROJECT NAME:
NEW CONSTRUCTION
FOR CHARLES ARMSTRONG

DRAWN BY: LCL

DATE: 6.16.16

SCALE: NONE

REVISIONS:

NO:	DATE:	DESCRIPTION:
1.	7.1.16	REDLINES
2.	8.3.16	GARAGE
3.	9.25.16	SIDING CHANGES
4.	10.18.16	GARAGE

APPROVAL STAMPS:

SHEET TITLE

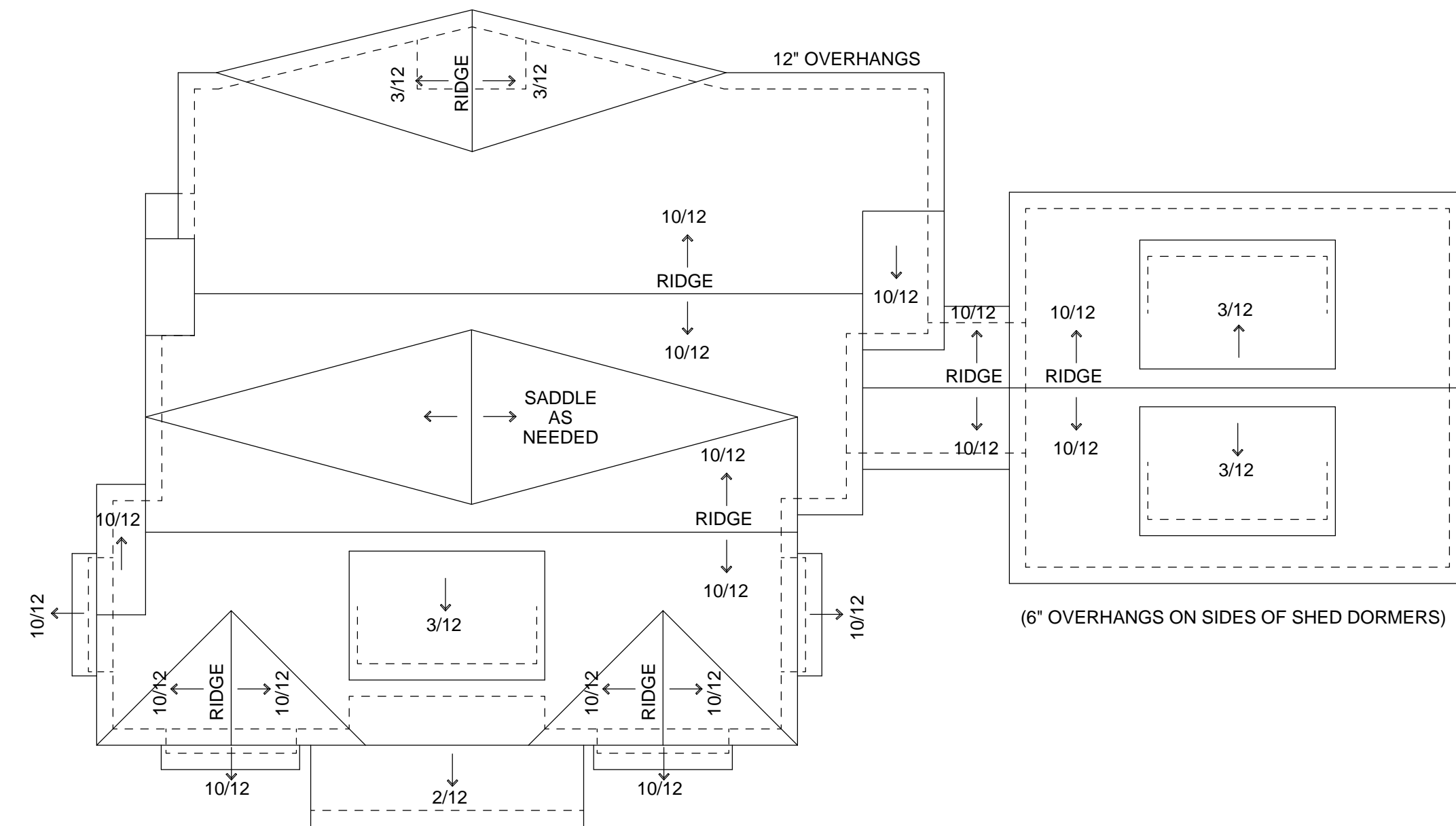
FRONT & LEFT
ELEVATIONS

DRAWING NUMBER

E1



RIGHT ELEVATION



ROOF OVERHEAD

1/8" = 1'-0"



REAR ELEVATION

MANUFACTURER:

BUILDER:

Valley Home
DEVELOPMENT

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SUBMITTAL CONSULTANT:
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PROJECT NAME:
NEW CONSTRUCTION
FOR CHARLES ARMSTRONG

DRAWN BY: LCL

DATE: 7.13.16

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

REVISIONS:

NO:	DATE:	DESCRIPTION:
1.	7.21.16	DORMER
2.	8.3.16	GARAGE
2.	9.25.16	SIDING CHANGES

APPROVAL STAMPS:

SHEET TITLE

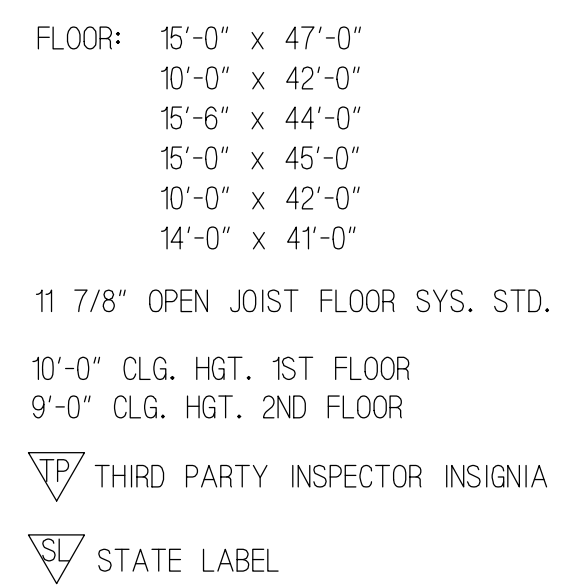
RIGHT & REAR
ELEVATIONS

DRAWING NUMBER

E2

1. LABELS PER PRINT.
2. THE SUPPORT AND FIRE STOPPING FOR FLUES AND DUCTS FOR SITE INSTALLED HEATING SYSTEMS, WATER HEATERS, FIREPLACES, ETC. SHALL BE INSTALLED BY OTHERS.
3. THIS HOME MAY BE BUILT PARTIALLY OR COMPLETELY REVERSED.
4. ALL HALLWAYS ARE 36" MIN. IN WIDTH.
5. FURNACE, WATER HEATER, AND VENTS MAY BE SITE INSTALLED. COMBUSTION AIR & FRESH AIR TO BE SUPPLIED ON SITE BY OTHERS.
6. ALL FIREPLACES TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND BE PROVIDED WITH GLASS DOORS.
7. ALL HOSE BIBS AND LAWN SPRINKLER SYSTEMS SHALL HAVE BACKFLOW PREVENTION DEVICES.
8. ALL SHOWER AND BATHTUB SLIDING OR SWINGING DOORS SHALL BE TEMPERED.
9. PROVIDE OUTSIDE COMBUSTION AIR AT EXTERIOR WALL AT ALL FIREPLACES.
10. BATHTUB AND SHOWER FLOORS AND WALLS SHALL BE FINISHED WITH A NONABSORBENT SURFACE UP TO A HEIGHT OF 6'-0" ABOVE THE FLOOR PER CRC 307.2.
11. EXTERIOR LIGHTS MAY BE SHIPPED LOOSE FOR ON-SITE INSTALLATION BY OTHERS.
12. SIDING FOR ENDS IS SHIPPED LOOSE FOR ON-SITE INSTALLATION BY OTHERS.
13. BOTTOM ROW OF SIDING MAY BE SHIPPED LOOSE FOR ON-SITE INSTALLATION BY OTHERS.
14. SMOKE ALARMS/DETECTORS SHALL BE HARDWIRED INTERCONNECTED, AND HAVE BATTERY BACK-UP.

1. CROWN MOLDING THROUGHOUT
2. BATHROOM FLOORS TO BE HERRINGBONE TILE
3. GAS FIREPLACE SHALL BE PROPANE FUELED
4. STONE AT ENTRY WILL WRAP THE TWO INTERIOR WALLS
5. SMALL GOSENECK LIGHTS AND HORIZONTAL PANELING ON INSIDE OF BUILDOUTS (LIGHTS ON EACH SIDE)
6. PANELED WALL IN STAIRWELL AND IN MASTER BEDROOM AS NOTED.



ROUGH OPENING SCHEDULE							LEVEL A
NAME	TYPE	QTY.	WIDTH	HEIGHT	HEADER HEIGHT	DESCRIPTION	
16X8-OHD	EXTERIOR DOOR	1	16'-2"	8'-2"	8'-2"	16' X 8' OVERHEAD DOOR	
3/OEXT	EXTERIOR DOOR	2	3'-2 1/2"	6'-11 1/4"	6'-11 1/4"	3-0 EXTERIOR DOOR GARAGE	
3/OEXT	EXTERIOR DOOR	1	3'-2 1/2"	6'-11 1/4"	6'-11 1/4"	3-0 EXTERIOR DOOR	
50EXTDBL	EXTERIOR DOOR	1	5'-2 1/2"	6'-11"	6'-11"	6-0 EXTERIOR DOUBLE ENTRANCE DOORS	
50FRF	EXTERIOR DOOR	1	5'-2"	9'-3 1/2"	9'-3 1/2"	5'-0" EXTERIOR FRENCH DOORS W/TRANSOMS	
2/6INT	INTERIOR DOOR	3	2'-8"	6'-10 1/2"	6'-10 1/2"	2'-6" INTERIOR SWINGING DOOR	
2/8INT	INTERIOR DOOR	2	2'-10"	6'-10 1/2"	6'-10 1/2"	2'-8" INTERIOR SWINGING DOOR	
KA2430	WINDOW	4	2'-1/2"	2'-6 1/2"	9'-3 1/2"	KINRO AWNING	
KA3024	WINDOW	3	2'-6 1/2"	2'-1/2"	9'-3 1/2"	KINRO AWNING	
KA3030	WINDOW	6	2'-6 1/2"	2'-6 1/2"	9'-3 1/2"	KINRO AWNING	
KA3624	WINDOW	8	3'-1/2"	2'-1/2"	9'-3 1/2"	KINRO AWNING	
KA3630	WINDOW	4	3'-1/2"	2'-6 1/2"	9'-3 1/2"	KINRO AWNING	
KSH2436	WINDOW	4	2'-1/2"	3'-1/2"	6'-5 1/2"	KINRO SINGLE HUNG	
KSH2459	WINDOW	1	2'-1/2"	4'-10 7/8"	8'-3"	KINRO SINGLE HUNG GARAGE	
KSH3042	WINDOW	2	2'-6 1/2"	3'-6 1/2"	6'-11 1/2"	KINRO SINGLE HUNG	
KSH3059	WINDOW	1	2'-6 1/2"	4'-10 7/8"	6'-11 1/2"	KINRO SINGLE HUNG	
KSH3059	WINDOW	3	2'-6 1/2"	4'-10 7/8"	9'-3 1/2"	KINRO SINGLE HUNG	
KSH3072	WINDOW	6	2'-6 1/2"	6'-1/2"	6'-5 1/2"	KINRO SINGLE HUNG WINDOW	
KSH3642	WINDOW	2	3'-1/2"	3'-6 1/2"	6'-11 1/2"	KINRO SINGLE HUNG	
KSH3659	WINDOW	6	3'-1/2"	4'-10 7/8"	6'-11 1/2"	KINRO SINGLE HUNG	
KSH3672	WINDOW	4	3'-1/2"	6'-1/2"	6'-5 1/2"	KINRO SINGLE HUNG WINDOW	

ROUGH OPENING SIZES ARE LISTED ON SCHEDULE

ALL EXTERIOR GARAGE DOORS WILL BE FACTORY LABELED FOR A MIN. 20 MIN. FIRE RATING

ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT., 5'-0" SQ. FT. ALLOWABLE AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH SHALL BE 20 INCHES. FINISH SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.

1,729.84 MAIN FLOOR SQ. FT. LIVING AREA
1,667 UPPER FLOOR SQ. FT. LIVING AREA
3,396.84 TOTAL SQ. FT. LIVING AREA
85 SQ. FT. MUD ROOM
572 SQ. FT. GARAGE

NO:	DATE:	DESCRIPTION:
1.	5.4.16	REDLINES
2.	5.17.16	REDLINES
3.	6.26.16	WINDOWS
4.	7.1.16	WINDOWS/ST
5.	7.18.16	WINDOWS
6.	8.2.16	GARAGE
7.	10.5.16	DETAILS

APPROVAL STAMPS:

DRAWING NUMBER

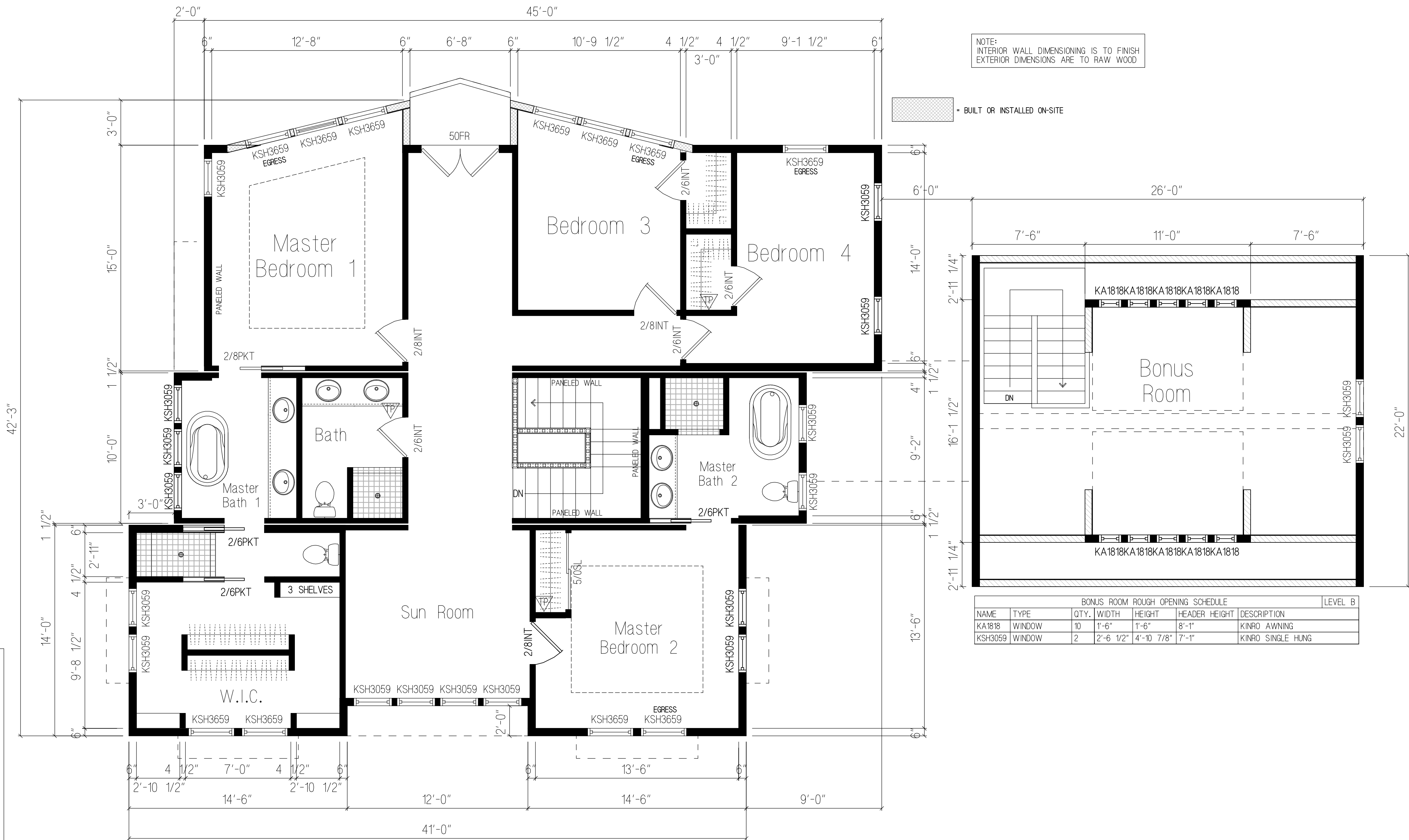
A1

GENERAL NOTES:

1. LABELS PER PRINT.
2. THE SUPPORT AND FIRE STOPPING FOR FLUES AND DUCTS FOR SITE INSTALLED HEATING SYSTEMS, WATER HEATERS, FIREPLACES, ETC. SHALL BE INSTALLED BY OTHERS.
3. THIS HOME MAY BE BUILT PARTIALLY OR COMPLETELY REVERSED.
4. ALL HALLWAYS ARE 36" MIN. IN WIDTH.
5. FURNACE, WATER HEATER, AND VENTS MAY BE SITE INSTALLED. (COMBUSTION AIR & FRESH AIR TO BE SUPPLIED ON SITE BY OTHERS.
6. ALL FIREPLACES TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND BE PROVIDED WITH GLASS DOORS.
7. ALL HOSE BIBS AND LAWN SPRINKLER SYSTEMS SHALL HAVE BACKFLOW PREVENTION DEVICE".
8. ALL SHOWER AND BATHTUB SLIDING OR SWINGING DOORS SHALL BE TEMPERED.
9. PROVIDE OUTSIDE COMBUSTION AIR AT EXTERIOR WALL AT ALL FIREPLACES.
10. BATHTUB AND SHOWER FLOORS AND WALLS SHALL BE FINISHED WITH A NONABSORBENT SURFACE UP TO A HEIGHT OF 6'-0" ABOVE THE FLOOR PER CRC 307.2.
11. EXTERIOR LIGHTS MAY BE SHIPPED LOOSE FOR ON-SITE INSTALLATION BY OTHERS.
12. SIDING FOR ENDS IS SHIPPED LOOSE FOR ON-SITE INSTALLATION BY OTHERS.
13. BOTTOM ROW OF SIDING MAY BE SHIPPED LOOSE FOR ON-SITE INSTALLATION BY OTHERS.
14. SMOKE ALARMS/DETECTORS SHALL BE HAROWIDED INTERCONNECTED, AND HAVE BATTERY BACK-UP.

UPPER LEVEL PLAN

1,667 SQ. FT. LIVING AREA



BONUS ROOM ROUGH OPENING SCHEDULE						LEVEL B
NAME	TYPE	QTY.	WIDTH	HEIGHT	HEADER HEIGHT	DESCRIPTION
KA1818	WINDOW	10	1'-6"	1'-6"	8'-1"	KINRO AWNING
KSH3059	WINDOW	2	2'-6 1/2"	4'-10 7/8"	7'-1"	KINRO SINGLE HUNG

ROUGH OPENING SIZES ARE LISTED ON SCHEDULE

ALL EXTERIOR DOORS TO GARAGE WILL BE FACTORY LABELED FOR A MIN. 20 MIN. FIRE RATING

ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT., 5'-0" SQ. FT. ALLOWABLE AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH SHALL BE 20 INCHES. FINISH SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR OR LESS THAN 18" ABOVE FINISHED FLOOR UNLESS TEMPERED.

MAIN HOUSE DORMERS ROUGH OPENING SCHEDULE (NOT SHOWN)						LEVEL B
NAME	TYPE	QTY.	WIDTH	HEIGHT	HEADER HEIGHT	DESCRIPTION
KA1818	WINDOW	10	1'-6"	1'-6"	T.B.D.	KINRO AWNING

ROUGH OPENING SCHEDULE						LEVEL B
NAME	TYPE	QTY.	WIDTH	HEIGHT	HEADER HEIGHT	DESCRIPTION
50FR	EXTERIOR DOOR	1	5'-2"	6'-11"	6'-11"	5'-0" FRENCH DOOR
2/6INT	INTERIOR DOOR	4	2'-8"	6'-10 1/2"	6'-10 1/2"	2'-6" INTERIOR SWINGING DOOR
2/6PKT	INTERIOR DOOR	2	2'-8"	7'-0"	7'-0"	2'-6" POCKET DOOR
2/6PKT	INTERIOR DOOR	1	2'-8"	7'-0"	7'-0"	2'-6" POCKET DOOR
2/8INT	INTERIOR DOOR	3	2'-10"	6'-10 1/2"	6'-10 1/2"	2'-8" INTERIOR SWINGING DOOR
2/8PKT	INTERIOR DOOR	1	2'-10"	7'-0"	7'-0"	2'-8" POCKET DOOR
5/OSL	INTERIOR DOOR	1	5'-1"	7'-1/4"	7'-1/4"	5'-0" SLIDE-BY DOORS
KSH3059	WINDOW	16	2'-6 1/2"	4'-10 7/8"	7'-6"	KINRO SINGLE HUNG
KSH3659	WINDOW	11	3'-1/2"	4'-10 7/8"	7'-6"	KINRO SINGLE HUNG

MANUFACTURER:

BUILDER:

Valley Home
DEVELOPMENT

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SUBMITTAL CONSULTANT:
GAEA DESIGN
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(513) 444.0519



PROJECT NAME:
NEW CONSTRUCTION
FOR CHARLES ARMSTRONG

DRAWN BY: LCL

DATE: 4.19.16

SCALE: NONE

REVISIONS:

NO:	DATE:	DESCRIPTION:
1.	5.4.16	REDLINES
2.	5.17.16	REDLINES
3.	6.26.16	WINDOWS
4.	7.1.16	STAIRS
5.	7.13.16	WINDOWS
6.	7.21.16	BONUS
7.	8.2.16	BONUS
8.	9.25.16	TRAYS

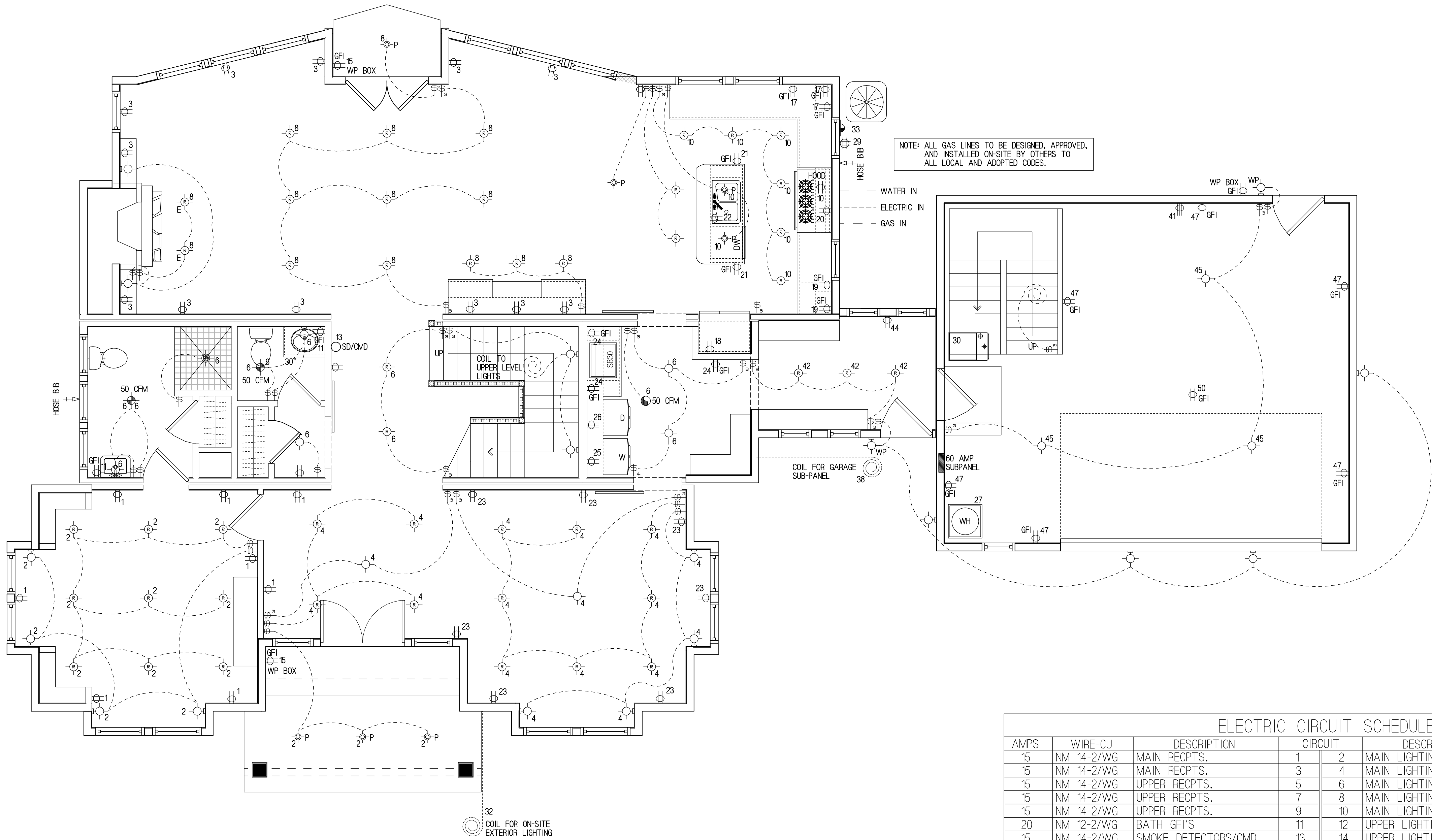
APPROVAL STAMPS:

SHEET TITLE

UPPER LEVEL
FLOORPLAN

DRAWING NUMBER

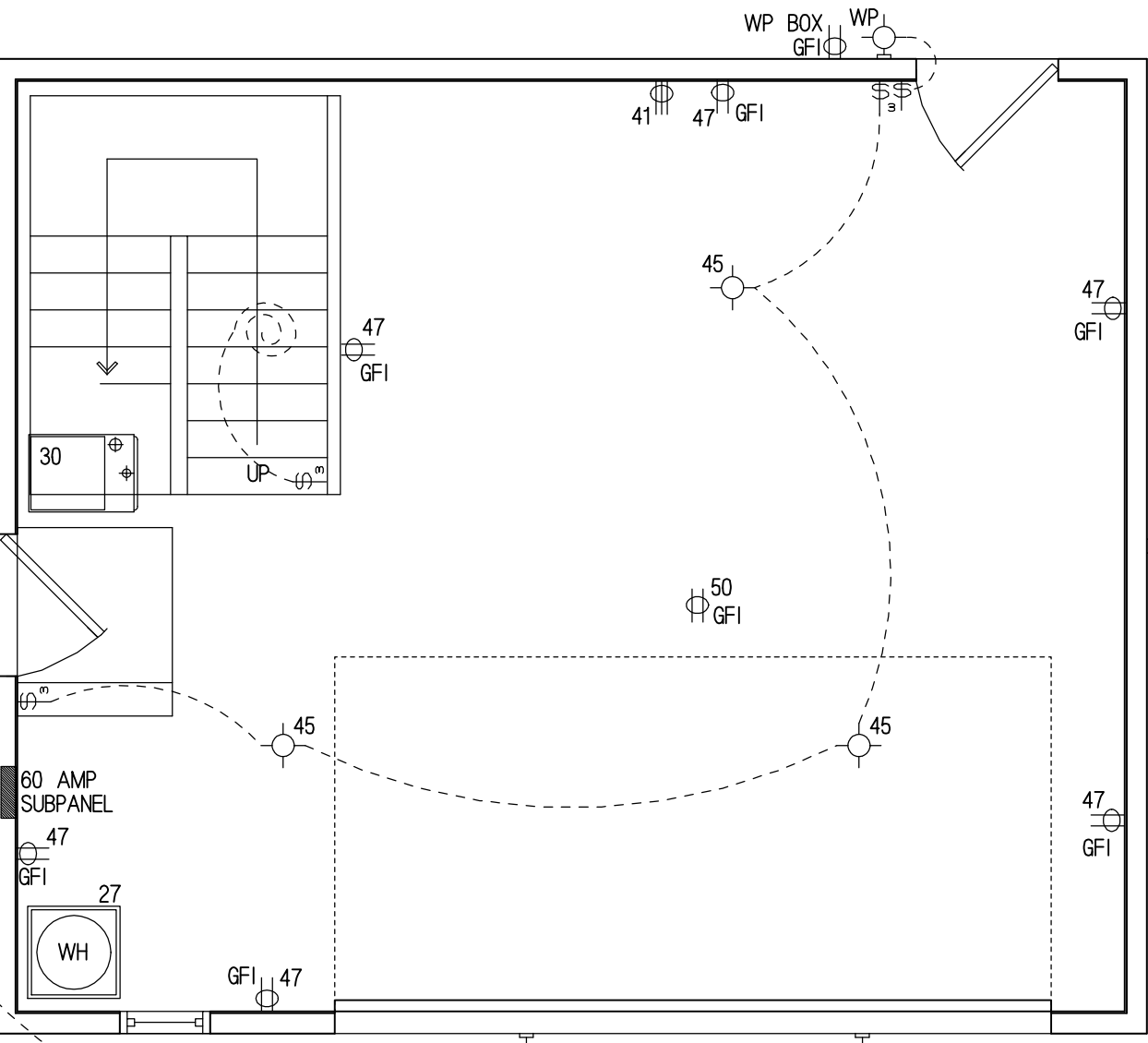
A2



ELECTRICAL LEGEND	
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	CEILING LIGHT
	RECESSED LIGHT
	REC. EYE LIGHT
	WALL LIGHT
	BATH FAN
	BATH FANLIGHT
	120V OUTLET
	220V OUTLET
	120V SWITCHED OUTLET
	TELEVISION
	TELEPHONE
	SMOKE DETECTOR
	SMOKE DETECTOR/CARBON MONOXIDE DETECTOR COMBO
	THERMOSTAT
	GARBAGE DISPOSAL
	CEILING FANLIGHT
	ELECTRIC PANEL
	CARBON MONOXIDE DETECTOR
	CHIMES
	GROUND OUTLET
	WP WEATHER PROOF
	CAT 5 PORT/TV COMBO
	AC DISCONNECT
	PUCK LIGHT UNDER KITCHEN CABINET
	PENDULUM LIGHT
	JUNCTION BOX

NOTE: ALL GAS LINES TO BE DESIGNED, APPROVED, AND INSTALLED ON-SITE BY OTHERS TO ALL LOCAL AND ADOPTED CODES.

WATER IN
ELECTRIC IN
GAS IN



LOAD CALCULATIONS		
4053 SQ. FT. @ 3 WATTS/SQ. FT.	12.1 KW	
3 - 20 AMP APPL. CIRCUITS	5.1 KW	
LAUNDRY CIRCUIT	1.5 KW	
GAS WATER HEATER	.5 KW	
GAS FURNACE (BLOWER)	1.0 KW	
GAS RANGE	1.0 KW	
GAS DRYER	.4 KW	
DISHWASHER	2.0 KW	
TOTAL	23.6 KW	
10 KW @ 100%	10.0	
REMAINDER 40%	10.22	
ASSUMED HVAC	20.00	
TOTAL LOAD	33.6	
33600 W/240 V.=140.0 AMPERES		
200 AMP SERVICE STANDARD		

MAIN LEVEL ELECTRIC PLAN

NOTE:

-AFCI SHALL SERVE ALL BRANCH CIRCUITS SUPPLYING 15 AND 20 AMP OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS.

-ALL SWITCHES IN LIVING AREAS TO HAVE DIMMER SWITCHES TYP PER TITLE 24.

ELECTRIC CIRCUIT SCHEDULE							
				200 AMP			
AMPS	WIRE-CU	DESCRIPTION	CIRCUIT	DESCRIPTION	WIRE-CU	AMPS	
15	NM 14-2/WG	MAIN RECPTS.	1	2 MAIN LIGHTING	NM 14-2/WG	15	
15	NM 14-2/WG	MAIN RECPTS.	3	4 MAIN LIGHTING	NM 14-2/WG	15	
15	NM 14-2/WG	UPPER RECPTS.	5	6 MAIN LIGHTING	NM 14-2/WG	15	
15	NM 14-2/WG	UPPER RECPTS.	7	8 MAIN LIGHTING	NM 14-2/WG	15	
15	NM 14-2/WG	UPPER RECPTS.	9	10 MAIN LIGHTING	NM 14-2/WG	15	
20	NM 12-2/WG	BATH GFI'S	11	12 UPPER LIGHTING	NM 14-2/WG	15	
15	NM 14-2/WG	SMOKE DETECTORS/CMD	13	14 UPPER LIGHTING	NM 14-2/WG	15	
20	NM 12-2/WG	EXTERIOR GFI'S	15	16 UPPER LIGHTING	NM 14-2/WG	15	
20	NM 12-2/WG	KITCHEN APPL.	17	18 REFRIGERATOR	NM 12-2/WG	20	
20	NM 12-2/WG	KITCHEN APPL.	19	20 GAS RANGE	NM 12-2/WG	20	
20	NM 12-2/WG	KITCHEN APPL.	21	22 DISHWASHER	NM 12-2/WG	20	
20	NM 12-2/WG	DINING ROOM	23	24 LAUNDRY ROOM	NM 12-2/WG	20	
20	NM 12-2/WG	WASH MACHINE	25	26 ELECTRIC DRYER	NM 10-3/WG	30	
20	NM 12-2/WG	GAS WATER HEATER	27	"	"	"	
40	NM 8-2/WG	AC DISCONNECT	29	30 GAS FAU	NM 12-2/WG	20	
"	"	"	31	32 OPT. EXT. POWER	NM 12-2/WG	20	
15	NM 14-2/WG	SPRINKLER POWER	33	34			
			35	36			
			37	38 GARAGE SUB-PANEL	NM 6-3/WG	60	
			39	40	"	"	

ELECTRIC CIRCUIT SCHEDULE							
				60 AMP SUBPANEL			
AMPS	WIRE-CU	DESCRIPTION	CIRCUIT	DESCRIPTION	WIRE-CU	AMPS	
30	NM 10-3/WG	ELECTRIC CAR CHARGER	41	42 MUD ROOM LIGHTING	NM 14-2/WG	15	
"	"	"	43	44 MUD ROOM RECPTS.	NM 12-2/WG	20	
15	NM 14-2/WG	GARAGE LIGHTING	45	46 BONUS ROOM LIGHTING	NM 14-2/WG	15	
20	NM 12-2/WG	GARAGE RECPTS.	47	48 BONUS ROOM RECPTS.	NM 14-2/WG	15	
			49	50 GARAGE DOOR OPENER	NM 14-2/WG	15	
			51	52			
			53	54			
			55	56			
			57	58			
			59	60			

MANUFACTURER:

BUILDER:

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PROJECT NAME:
NEW CONSTRUCTION
FOR CHARLES ARMSTRONG

DRAWN BY: BHS

DATE: 8.20.16

SCALE: NONE

REVISIONS:

NO:	DATE:	DESCRIPTION:
1.	9.25.16	ADDITIONAL LIGHTING

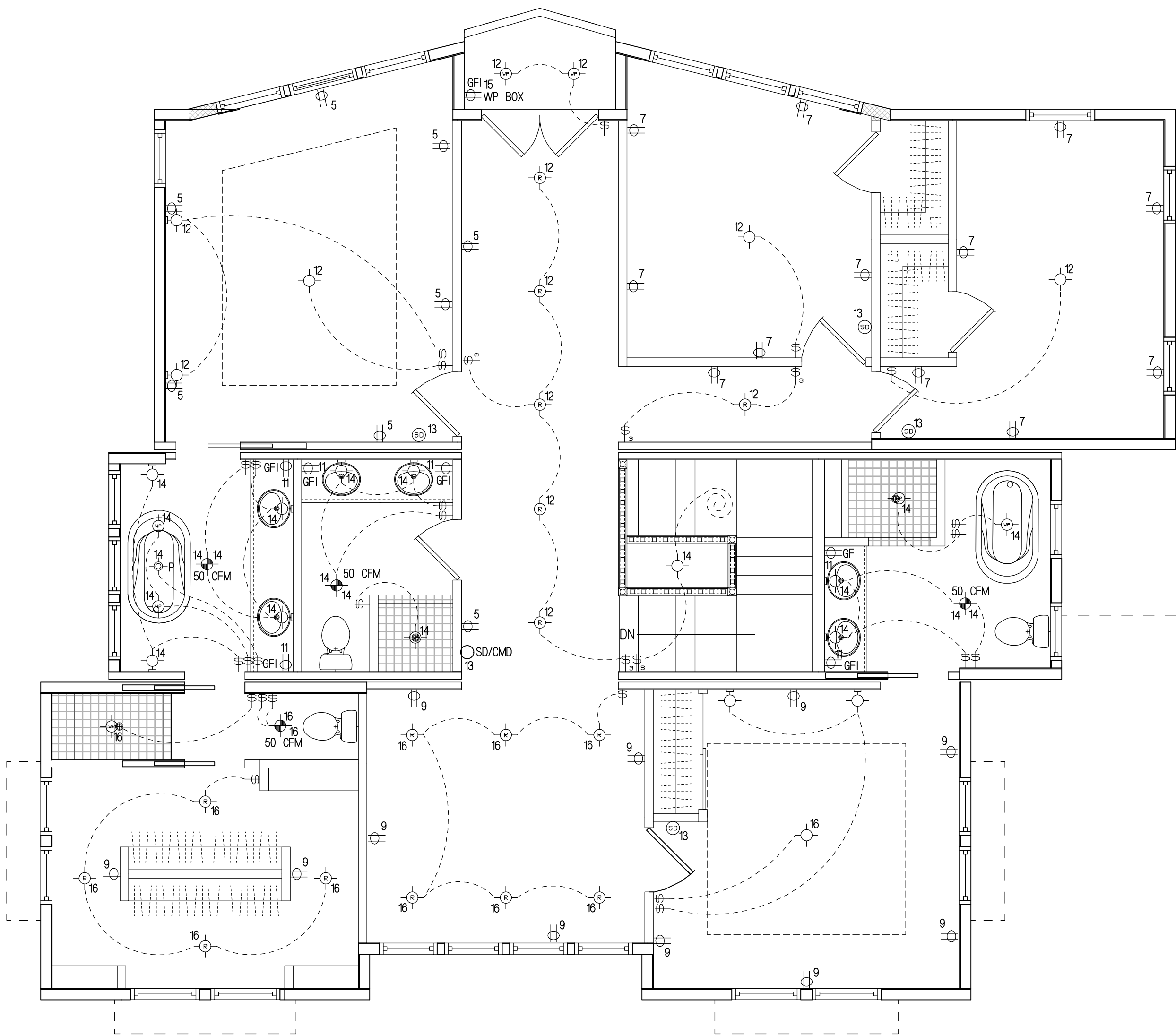
APPROVAL STAMPS:

SHEET TITLE

MAIN LEVEL
ELECTRIC PLAN

DRAWING NUMBER

EL1

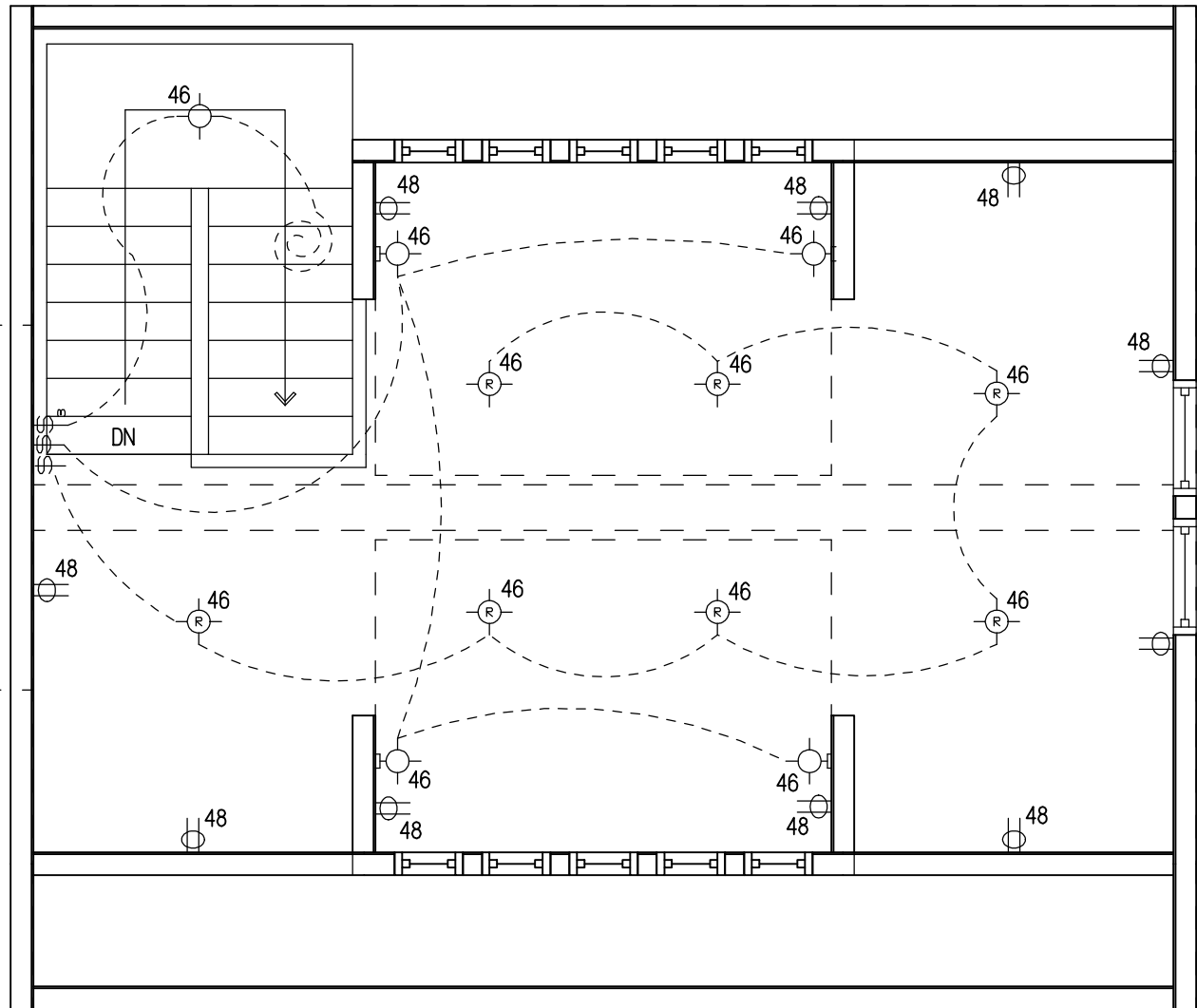


UPPER LEVEL ELECTRIC PLAN

NOTE:

-AFCI SHALL SERVE ALL BRANCH CIRCUITS SUPPLYING 15 AND 20 AMP OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS.

-ALL SWITCHES IN LIVING AREAS TO HAVE DIMMER SWITCHES TYP PER TITLE 24.



ELECTRICAL LEGEND	
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	CEILING LIGHT
	RECESSED LIGHT
	REC. EYE LIGHT
	WALL LIGHT
	BATH FAN
	BATH FANLIGHT
	120V OUTLET
	220V OUTLET
	120V SWITCHED OUTLET
	TELEVISION
	TELEPHONE
	SMOKE DETECTOR
	SMOKE DETECTOR/CARBON MONOXIDE DETECTOR COMBO
	THERMOSTAT
	GARBAGE DISPOSAL
	CEILING FANLIGHT
	ELECTRIC PANEL
	CARBON MONOXIDE DETECTOR
	CHIMES
	GROUNDING OUTLET
	WEATHER PROOF
	CAT 5 PORT/TV COMBO
	AC DISCONNECT
	PUCK LIGHT (UNDER KITCHEN CABINET)
	PENDULUM LIGHT
	JUNCTION BOX

ELECTRICAL NOTES:

2013 CEC IS BASED ON THE 2011 NEC

- ALL CONDUCTORS WILL BE COPPER.
- RECEPTACLE OUTLET SPACING CONFORMS TO 2013 CA. ELEC. CODE.
- USE LIGHTWEIGHT STEEL CLAD CABLE THIN 600 V RATED.
- SMOKE DETECTORS SHALL BE WIRED SO THAT ACTUATION OF ONE ALARM WILL ACTUATE ALL SMOKE DETECTOR ALARMS IN THE HOME.
*IN MODELS WITH A BASEMENT, A JUNCTION BOX WILL BE INSTALLED UNDER THE FLOOR AND A SMOKE DETECTOR WILL BE SHIPPED LOOSE FOR SITE INSTALLATION.
- CEILING LIGHTS MAY BE REPLACED WITH CEILING FANLIGHT COMBINATIONS IF THEY ARE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND CODE REQUIREMENTS.
- LIGHTING FIXTURES INSTALLED IN CLOSETS WILL BE IN ACCORDANCE WITH THE 2013 CA. ELEC. CODE.
- *LIGHTS AND ELECTRICAL CIRCUITS FOR BASEMENT, CRAWL SPACE, AND/OR GARAGE ARE TO BE PROVIDED ON SITE BY OTHERS.
- SPACES ARE PROVIDED IN THE PANEL BOX FOR EXPANSION.
- *ELECTRICAL INTERCONNECTION BETWEEN MODULES SHALL BE MADE IN THE BASEMENT OR CRAWL SPACE USING JUNCTION BOXES BY A QUALIFIED ELECTRICIAN ON SITE. JUNCTION BOXES AT THE MATE-LINES SHALL BE IDENTIFIED BY CIRCUIT.
- ELECTRICAL BOXES SHALL BE LISTED FOR THE SPECIFIC PURPOSE. BOXES FOR FIXTURE ATTACHMENTS SHALL BE DESIGNED FOR THAT PURPOSE WITH PROPER FIXTURE ATTACHMENT MEANS. ALL FIXTURES SHALL BE ADEQUATELY SUPPORTED PER THE FIXTURE MANUFACTURERS INSTRUCTIONS AND THEIR LISTING REPORT.
- THE METHOD OF MOUNTING FIXTURES AND WIRING INSTALLATION SHALL BE PER THE LISTING REPORT AND THE MANUFACTURERS INSTALLATION INSTRUCTIONS.
- SMOKE DETECTORS SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA AND MUST BE INSTALLED IN EACH BEDROOM. AT LEAST ONE (1) SMOKE DETECTOR MUST BE INSTALLED ON EACH LEVEL, INCLUDING BASEMENTS. ALL SMOKE DETECTORS WITHIN A DWELLING UNIT SHALL BE HARD WIRED TO THE HOME ELECTRICAL AND INTERCONNECTED TO PROVIDE SIMULTANEOUS ACTIVATION. EACH SMOKE DETECTOR WILL BE EQUIPPED WITH A BATTERY BACK-UP
- ALL BRANCH CIRCUITS THAT SUPPLY 125-V SINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED IN DWELLING LIVING AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
- ALL 15 AND 20 AMP RECEPTACLES ARE TO BE TAMPER RESISTANT.
- BATHROOM EXHAUST FANS SHALL BE CONTROLLED BY HUMIDISTAT.
- ALL RECEPTACLES PLACED IN CRAWL SPACE WILL BE GFCI.
- ALL CONCEALED LIGHT FIXTURES WILL BE I.C. RATED WHEREVER INSULATION IS REQUIRED. THE HOUSING OF THE LUMINARIES SHALL BE AIR TIGHT.
- A CO ALARM SHALL BE CENTRALLY LOCATED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. THE ALARMS SHOULD BE LOCATED AT LEAST 6" FROM ALL EXTERIOR WALLS AND AT LEAST 3'-0" FROM SUPPLY OR RETURN VENTS.
- CARBON MONOXIDE ALARMS SHALL BE HARD WIRED TO THE HOME ELECTRICAL AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.

ADDED CEC ELECTRICAL NOTES:

- 4.106.4.1 NEW ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES. FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 200AMP-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 SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACES) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
- 4.106.4.1.1 IDENTIFICATION. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACES) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".
- ALL CONDUCTORS AND CABLES MUST BE PROPERLY TERMINATED IN APPROVED BOXES BEFORE CONNECTING THE CIRCUIT TO THE BREAKER AND BEFORE RECEIVING FINAL INSPECTION APPROVAL IN THE FACTORY. NEC300.6
- ALL 15 & 20 AMP RECEPTACLES TO BE TAMPER RESISTANT. NEC 210.52
- ALL 15 AND 20 AMP BRANCH CIRCUITS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS SHALL BE AFCI PROTECTED. NEC 210.8(D)
- A MINIMUM OF 50% OF THE KITCHEN LIGHTING IS REQUIRED TO BE HIGH EFFICIENCY. DINING ROOMS AND NOOKS ARE CONSIDERED PART OF THE KITCHEN AREA) 150.0 K(5
- A MINIMUM OF ONE HIGH EFFICIENCY LUMINAIRE SHALL BE INSTALLED IN EACH BATHROOM. AND ALL OTHER LIGHTING INSTALLED IN EACH BATHROOM SHALL BE HIGH EFFICIENCY OR CONTROLLED BY VACANCY SENSORS. 150.0 K(5
- LIGHTING INSTALLED IN ATTACHED AND DETACHED GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICIENCY LUMINAIRES AND CONTROLLED BY VACANCY SENSORS. 150.0 K(6
- ALL OTHER ROOMS (OTHER THAN KITCHENS, BATHROOMS, GARAGES, AND UTILITY ROOMS) SHALL BE HIGH EFFICIENCY LIGHTING OR CONTROLLED BY DIMMERS OR VACANCY SENSORS. 150.0 K(7
- OUTDOOR LIGHTING SHALL BE HIGH EFFICIENCY.
- BATHROOM ESHAUST FANS SHALL BE ENERGY STAR COMPLIANT WITH HUMIDISTATE CONTROLS.

MANUFACTURER:

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PROJECT NAME:
NEW CONSTRUCTION
FOR CHARLES ARMSTRONG

DRAWN BY: BHS

DATE: 8.10.16

SCALE: NONE

REVISIONS:

NO:	DATE:	DESCRIPTION:
1.	9.25.16	ADDITIONAL LIGHTING

APPROVAL STAMPS:

SHEET TITLE

UPPER LEVEL
ELECTRIC PLAN

DRAWING NUMBER

EL2

PLUMBING NOTES:

1.

WHEN WATER HEATERS OR HOT WATER STORAGE TANKS ARE INSTALLED IN LOCATIONS WHERE TANK OR CONNECTION LEAKAGE COULD CAUSE DAMAGE, THE TANK OR THE WATER HEATER SHALL BE INSTALLED IN A GALVANIZED STEEL OR OTHER METAL PAN OF EQUAL CORROSION RESISTANCE HAVING A MINIMUM THICKNESS OF 24 GAUGE, 0.0276 INCH. ELECTRICAL WATER HEATERS SHALL BE INSTALLED IN A METAL PAN AS REQUIRED OR IN A HIGH-IMPACT PLASTIC PAN OF AT LEAST 0.0625 INCH THICKNESS.
2.

THE PAN SHALL NOT BE LESS THAN 1 1/2 DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE HAVING A MINIMUM DIAMETER OF 1 INCH OR THE OUTLET DIAMETER OF THE REQUIRED RELIEF VALVE, WHICHEVER IS LARGER.
3.

THE PAN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR FLOOR DRAIN OR EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE NOT LESS THAN 6 INCHES AND NOT MORE THAN 24 INCHES ABOVE THE ADJACENT GROUND SURFACE.
4.

IN CONCEALED LOCATIONS WHERE PIPING IS INSTALLED THROUGH HOLES OR NOTCHES IN STUDS, JOISTS, RAFTERS OR SIMILAR MEMBERS LESS THAN 1 1/2 INCHES FROM THE NEAREST EDGE OF THE MEMBER, THE PIPE SHALL BE PROTECTED BY SHIELD PLATES. PROTECTIVE SHIELD PLATES SHALL BE A MINIMUM OF 1/8 INCH THICK STEEL, SHALL COVER THE AREA OF THE PIPE WHERE THE MEMBER IS NOTCHED OR BORED, AND SHALL EXTEND A MINIMUM OF 2 INCHES ABOVE SOLE PLATES AND BELOW TOP PLATES.
5.

FIXTURES, INCLUDING P TRAPS, WITH CONCEALED SLIP-JOINT CONNECTIONS SHALL BE PROVIDED WITH ON ACCESS PANEL OR UTILITY SPACE AT LEAST 12 INCHES IN ITS SMALLEST DIMENSION OR OTHER APPROVED ARRANGEMENT SO AS TO PROVIDE ACCESS TO THE SLIP CONNECTIONS FOR INSPECTION AND REPAIR.
6.

THE DISCHARGE FROM AN AUTOMATIC CLOTHES WASHER SHALL BE THROUGH AN AIR BREAK AND CONNECTED TO A STANDPIPE.
7.

STANDPIPES SHALL BE INDIVIDUALLY TRAPPED. STANDPIPES SHALL EXTEND A MINIMUM OF 18 INCHES AND A MAXIMUM OF 30 INCHES ABOVE THE TRAP. ACCESS SHALL BE PROVIDED TO ALL STANDPIPE TRAPS AND DRAINS FOR RODDING.
8.

THE PUMP SHALL BE ACCESSIBLE ON ALL WHIRLPOOL BATHTUBS.
9.

SHOWER AND TUB-SHOWER COMBINATION VALVES SHALL BE BALANCED PRESSURE, THERMOSTATIC OR COMBINATION MIXING VALVES. SUCH VALVES SHALL BE EQUIPPED WITH HANDLE POSITION STOPS THAT ARE FIELD ADJUSTED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS TO A MAXIMUM HOT WATER SETTING OF 120 DEGREES F.
10.

THE FLOW VELOCITY OF THE WATER DISTRIBUTION SYSTEM SHALL BE CONTROLLED TO REDUCE THE POSSIBILITY OF WATER HAMMER. A WATER HAMMER ARRESTER SHALL BE INSTALLED WHERE QUICK CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED. THE ARRESTER SHALL BE LOCATED WITHIN AN EFFECTIVE RANGE OF A QUICK CLOSING VALVE. WATER HAMMER ARRESTERS SHALL CONFORM TO ASSE 1010. ACCESS SHALL BE PROVIDED TO WATER HAMMER ARRESTERS.
11.

HOSE BIBB VALVES INSTALLED IN PLANT AND SHALL BE IDENTIFIED WITH A HANG TAG. WASHER AND HOSE BIBS SHALL HAVE A VACUUM BREAKER INSTALLED.
12.

DRAIN WASTE AND VENT LINES SHALL MEET ASTM D2662-89A REQUIREMENTS AND BE COMPLIANT WITH ALL APPLICABLE STATE CODES.
13.

ALL PLUMBING VENTS TO BE A MINIMUM OF 10 FEET AWAY FROM OR AT LEAST 3'-0" ABOVE ANY OPERABLE SKYLIGHTS.
14.

CLEANOUTS IN BUILDING SEWERS SHALL BE PROVIDED IN ACCORDANCE WITH THE RULES, REGULATIONS AND ORDINANCES OF THE CITY. ALL CLEANOUTS SHALL BE MAINTAINED WATERTIGHT.
15.

WATER DISTRIBUTION SYSTEM SUPPLY LINES WILL BE COMPLIANT WITH ALL STATE CODES.

ALL PLUMBING IS STUBBED THRU

DWV GENERAL NOTES:

1.

ALL PIPES WILL CONSIST OF PVC AND BE COMPLIANT WITH ALL APPLICABLE STATE CODES.
2.


ALL PIPES AND FITTINGS TO BE 1 1/2 DIA. UNLESS SPECIED OTHERWISE
3.

A COPY OF THIS DRAWING SHALL BE INCLUDED IN THE INSTALLATION INSTRUCTIONS FOR SITE INSTALLATION OF PIPE AND FITTINGS.
4.

DRAIN DUMP MAY BE DTLT OR 90 DEGREES DBL. L OR WYE.
5.

----- DENOTES SHIP LOOSE FOR ON SITE INSTALLATION.
6.

STOOL TRAP ARM MAX. 6.
7.

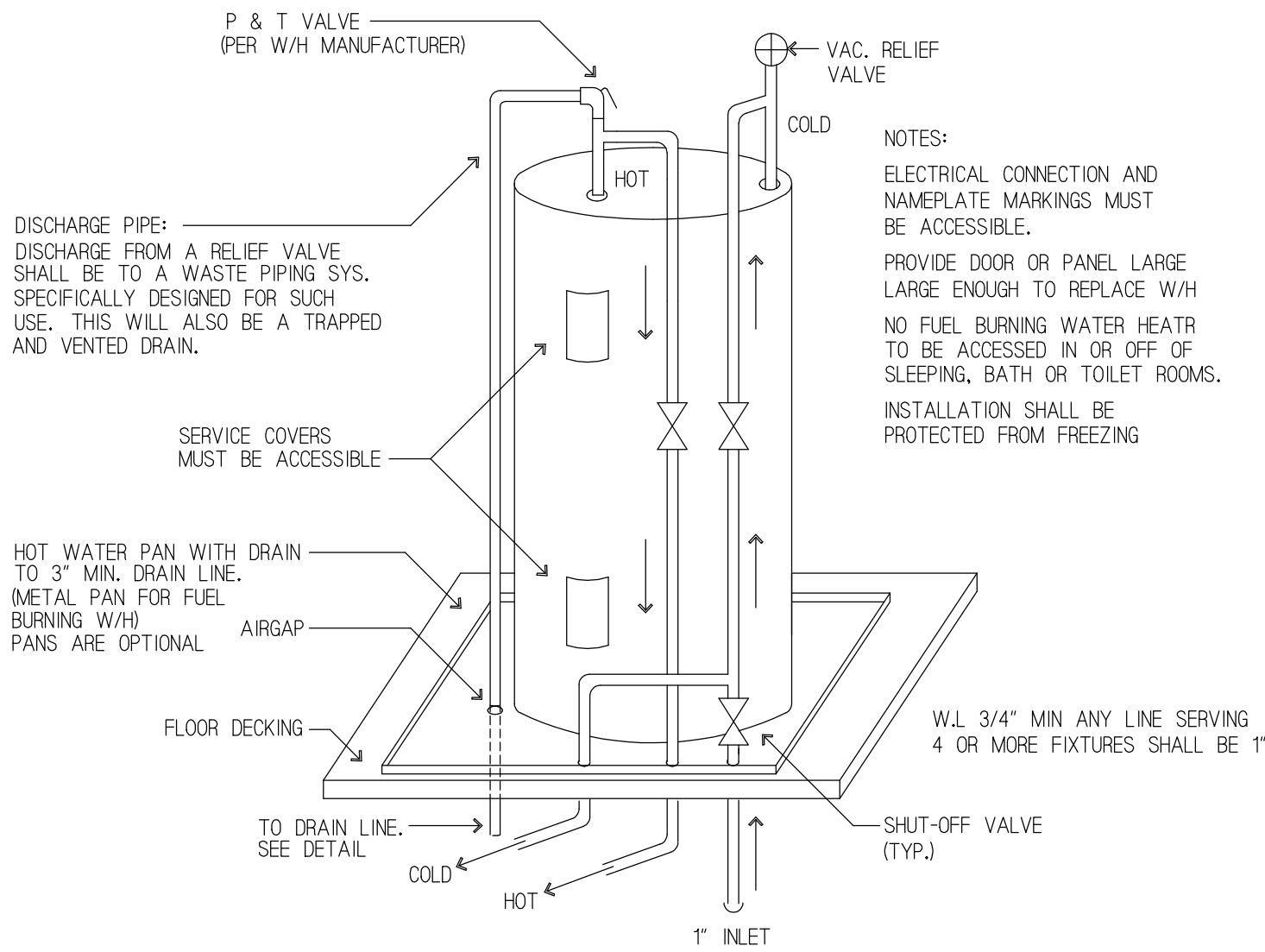
 DENOTES PLBG. THRU FLOOR.
8.

MIN. HORIZONTAL SLOPE FOR DRAIN LINES IS 1/4" PER 1'-0".
9.

ALL 1 1/2" P-TRAPS TO HAVE A MAXIMUM LENGTH OF 42" FOR TRAP ARM PER CPC CHAPTER 10
10.

ALL 2" P-TRAPS TO HAVE A MAXIMUM LENGTH OF 60" FOR TRAP ARM PER CPC CHAPTER 10

ALL PLUMBING BELOW SHIPPED FLOOR IS INSTALLED ON SITE BY OTHERS.



TYPICAL WATER HEATER DETAIL

SUPPLY GENERAL NOTES:

1.

ALL SUPPLY LINES WILL CONSIST OF PEX PIPE / FLAIR-IT FITTINGS (PEX SHALL NOT BE USED WITHIN THE FIRST 18" 18" OF PIPING CONNECTED TO THE WATER HEATER PER CPC 604.13)
2.

EXTERIOR FAUCETS TO BE PROVIDED WITH ANTI-SIPHON DEVICES AND FROST PROOF.
3.

PROVIDE A WATERTIGHT PAN OF CORROSION RESISTANT MATERIALS SHALL BE INSTALLED BENEATH THE WATER HEATER WITH A MINIMUM THREE-QUARTER INCH (20 mm) DIAMETER DRAIN TO AN APPROVED LOCATION CPC 507.4
4.

SHOWERS AND TUBS: SHOWERS IN ALL BUILDINGS SHALL BE PROVIDED INDIVIDUAL CONTROL VALVES THAT LIMIT TEMPERATURE TO A MAXIMUM OF 120° (49°c). THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL CPC 408.3
5.

WATER CONSERVING PLUMBING FIXTURES ARE REQUIRED BY CAL GREEN 4.303.
TOILETS: 1.28 GPF
SHOWER HEADS: 2.0 GPM @ 80 PSI
LAVY FAUCETS: 1.5 GPM @ 60 PSI
KITCHEN FAUCETS: 1.8 GPM @ 60 PSI
6.

ALL COLD WATER PIPING SHALL BE LOCATED WITHIN CONDITIONED SPACE OR OTHERWISE PROTECTED FROM FREEZING IN ACCORDANCE WITH LOCAL ADOPTED CODES. - CPC 312.6
7.

ALL DOMESTIC HOT WATER PIPING CONDITIONS LISTED BELOW MUST BE INSULATED AND THE INSULATION THICKNESS SHALL BE BASED ON THE CONDUCTIVITY RANGE IN TABLE 120.3-A AND THE INSULATION LEVEL SHALL BE SELECTED FROM THE FLUID TEMPERATURE RANGE. 150.0 (J)
THE FIRST 5 FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK
ALL PIPING WITH A NOMINAL DIAMETER OF 3/4" OR LARGER
ALL HOT WATER PIPING FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES
FLUID TEMPERATURE RANGE = 105° - 140° F
CONDUCTIVITY RANGE = 0.22 - 0.28
REQUIRED THICKNESS -
1" INSULATION FOR PIPES LESS THAN 1" NOMINAL DIAMETER -
1-1/2" INSULATION FOR PIPES 1" TO 1-1/2" NOMINAL DIAMETER -
SEE WATER HEATER CUT SHEETS FOR REQUIRED ENERGY EFFICIENT WATER HEATER
8.

STRAP WATER HEATER FOR SEISMIC RESTRAINT-CPC 507.2
9.

STORAGE GAS WATER HEATERS WITH AN ENERGY FACTOR EQUAL TO OR LESS THAN THE FEDERAL MINIMUM STANDARDS SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER. 150.0 J

FIXTURE UNITS CHART									
DEVICE	QTY.	COLD F.U.'s	HOT F.U.'s	COM-BINED	INLET TOTAL				
WATER CLOSET	6	2.5	0	2.5	15.0				
LAV *	9	0.75	0.75	1.0	9.0				
TUB/SHOWER *	0	3.0	3.0	4.0	0				
SHOWER *	5	1.5	1.5	2.0	5.0				
TUB *	2	3.0	3.0	4.0	8.0.				
SINK *	1	1.25	1.25	1.5	1.5				
OPT. DISHWASHER	1	0	1.5	1.5	1.5				
WASHER *	1	3.0	3.0	4.0	4.0				
MISC.	0	0	0	0	0				
OPT. H.B. (ONE)	1	2.5	0	2.5	2.5				
OPT. H.B. (ADD'L)	1	1.0	0	1.0	1.0				
OPT. L SINK *	1	1.25	1.25	1.5	1.5				
OPT. SINK *	0	1.25	1.25	1.5	0				
OPT. LAV *	0	0.75	0.75	1.0	0				
OPT. BAR SINK *	0	0.75	0.75	1.0	0				
TOTAL FIXTURE UNITS					49.0				
TABLE 610.3 UPC * = VALUE SHOWN FOR FIXTURES W/BOTH HOT & COLD WATER IS 75% OF THE VALUE LISTED IN UPC TABLE 610.3 (FOOTNOTE 3)									
PIPE SIZE (ID)	MAX. F.U.'s								
1/2"	6								
3/4"	19								
1"	36								
1 1/4"	39								
TABLE 610.4 UPC 46-60 PSI PRESSURE - 80" MAX. LENGTH 3/4" METER SERVICE 1" BUILDING SERVICE									
RESIDENCE WILL HAVE A MINIMUM DESIGN PRESSURE OF 40 PSI FOR A MAXIMUM DEVELOPED LENGTH OF 68 FEET									

MANUFACTURER:

BUILDER:

Valley Home
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PROJECT NAME:
NEW CONSTRUCTION
FOR CHARLES ARMSTRONG

DRAWN BY: BHS

DATE: 8.15.16

SCALE: NONE

REVISIONS:

NO:	DATE:	DESCRIPTION:
1.		

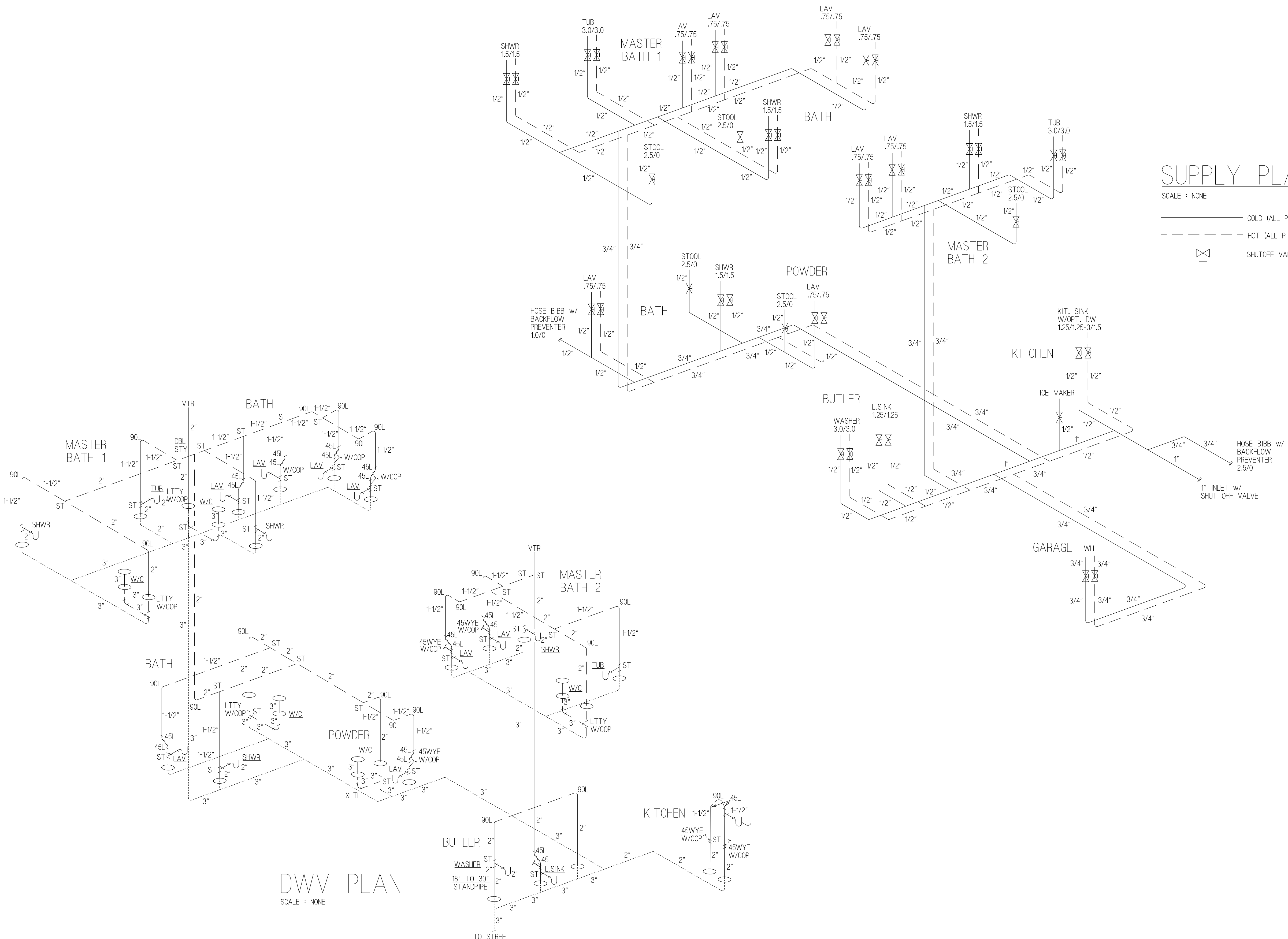
APPROVAL STAMPS:

SHEET TITLE

PLUMBING NOTES
& DETAILS

DRAWING NUMBER

P1



SUPPLY PLAN

SCALE : NONE

— COLD (ALL PIPING BELOW FLOOR INSTALLED ON SITE)

- - - HOT (ALL PIPING BELOW FLOOR INSTALLED ON SITE)

— SHUTOFF VALVE & AIR CHAMBER

DWV PLAN

SCALE : NONE

MANUFACTURER:

BUILDER:

Valley Home
DEVELOPMENT

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DATE: 8.15.16

SCALE: NONE

REVISIONS:

NO:	DATE:	DESCRIPTION:
1.		

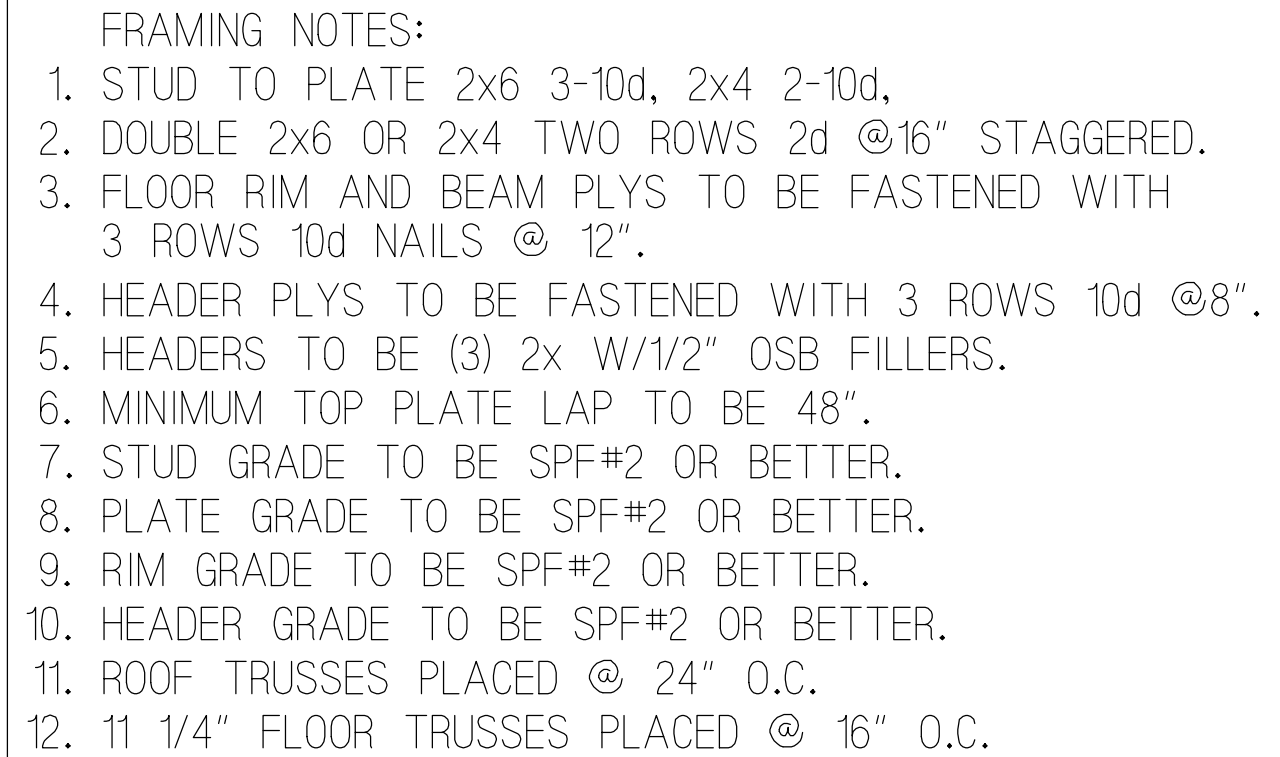
APPROVAL STAMPS:

SHEET TITLE

PLUMBING VENTS
& WATER LINES

DRAWING NUMBER

P2



SE1