18 19 4 x 6 ABV & BLW__ D-1 D-1 MSTC28 4x6 DF #2 4 x 6 EPC46 6-511 12 D-2 L=20' - 8" D-2 (ABV. SLAB) (L= 20'-8") 20'-8" 7'-4" 20'-8" 2nd Floor Framing Plan

1/4" = 1'-0" Foundation Plan

Beam Calc #

(PLATE LINE 10'-1")

Roof Framing Plan

1/4" = 1'-0"

(PLATE LINE 8'-1")

(PLATE LINE 8'-1")

6.1.1 CONVENTIONAL FOUNDATIONS

Exterior continuous footings may be 12 inches wide, founded at a minimum depth of 18 inches into competent graded pad or 18" into undisturbed competent natural soil. Footing to be reinforced with four No. 4 rebar, 2 at the top and 2 at the bottom, enclosed with minimum 2 inches of concrete. Shallow foundations may be designed for a maximum allowable bearing capacity of 1,500 lbft2 for 12 inch continuous and 30 inch spread footings with a minimum of 18 inches embedment into certified compacted fill or 24 inches into competent natural ground. The bearing capacity value may be increased by 13 for wind load and seismic load. The bearing capacities should be re-evaluated when loads and footing sizes have been finalized.

Soils Recommendations

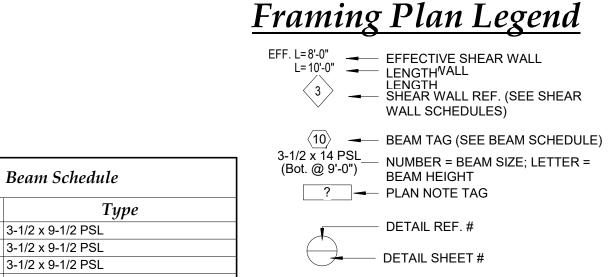
Lateral forces on footings may be resisted by passive earth resistance and friction at the bottom of the footing. Foundations may be designed for a coefficient of friction of 0.30, and a passive earth pressure of 250 lb ft²ft. The passive earth pressure incorporates a factor of safety of about 1.5. When combining passive and friction forces, passive resistance should be reduced by 1/3. All footing excavations should be cut square and level, and should be free of sloughed materials.

6.1.3 BUILDING FLOOR SLAB

As a minimum 4.5 inch thick slab, reinforced with one #4 rebar, 15 inches on center each direction, doweled into foundation to a minimum depth of 6 inches, is recommended. Interior floor slabs with moisture sensitive floor coverings should be underlain by a 6 mil thick moisture vapor barrier to help reduce the upward migration of moisture from the underlying subgrade soils. The moisture vapor barrier product used should meet the performance standards of an ASTM E 1745 Class A material, and be properly installed in accordance with ACI Publication 309. It is the responsibility of the contractor to ensure that the moisture vapor barrier systems are placed in accordance with the project plans and specifications, and that the moisture vapor retarder materials are free of tears and punctures prior to concrete placement. Additional moisture reduction and/or prevention measures may be needed, depending on the performance requirements of future interior floor coverings.

Sand layer requirements are the purview of the structural engineer, and should be provided in accordance with ACE Publication 302 "Guide for Concrete Floor and Slab Construction". Ultimately the design of the moisture retarder system and recommendations for concrete placement and curing are the purview of the foundation engineer, in consideration of the project requirements provided by the architect and developer.

Prior to placing concrete, the subgrade soils be floor slabs should be pre-moistened to achieve a moisture content that is at least equal or slightly greater that optimum moisture content. This moisture content should penetrate to a minimum depth of 18 inches in the subgrade soils.



S-2 SHEET #

1t - FOOTING TAG

 \angle 1 $\overline{\qquad}$ WALL ELEVATION REF. #

Strong-Tie Steel Strong Wall Schedule Shear **Dimensions** Anchor Value per Part Anchor Simpson Width Manufacturer Number Part Description Diameter | Bolt Count | Catalog Simpson Strong-Tie SSW24x7 Steel Strong Wall, 24" Wide, 84" Tall, 3.5" | 7'-0" 5,498 # (EARTHQUAKE Company Inc.) & 5,730 # (WIND)

Simpson Hardware Schedule								
Hardware Number	Comments	Min. Stud/ Post Sized		Note				
HD1	STHD14	4 X 4	3,815#	HOLDOWN STRAP WITH (36) 16D SINKERS AS SHOWN				
HD2	HDU5-SDS2.5	4 X 4	5,645#	HOLDOWN WITH "SIMPSON SSTB24" HOLDOWN BOLT AT EACH END AS SHOWN.				
HD3	HDU8-SDS2.5	4 X 4	6,970#	HOLDOWN WITH "SIMPSON SSTB28" HOLDOWN BOLT				

Shear Wall Schedule Notes

5-1/4x14 PSL

4x6 DF #2

4x12 DF #1

5-1/4x14 PSL

- 1. ABUTTING PANEL EDGES AT PANELS <1>, <2> & <3> TO HAVE 3x POSTS (OR BLOCKING). ABUTTING SHEAR EDGES AT <3A>, <4> & <4A>TO HAVE 4x POSTS (OR BLOCKING)
- NO SHEAR PANEL WIDTHS <u>LESS THAN 2'-0"</u> ALLOWED (ie. 4'-6" WIDTH USE 2'-0" AND 2'-6" PANELS). ALL EDGES SHALL BE BLOCKED. ANCHOR BOLT SPACING AT SLAB AND A35 (OR LTP4) SPACING ON TOP OF SHEAR WALL ONLY OCCURS WHERE SHEAR PANELS OCCUR
- 4. (NON-SHEARED WALL AREAS TO RECEIVE A35 OR LTP4 CLIPS AT 24" ON CENTER). 5. NAILS SHALL BE COMMON OR GALVANIZED BOX. (GALVANIZED NAILS SHALL BE HOT-DIPPED OR TUMBLED). NAILING APPLIES TO ALL
- STUDS, PLATES AND BLOCKING. ALL EDGE NAILING AT TOP PLATES SHALL BE TO UPPER TOP PLATE. STAGGERING OF NAILS TO FRAMER'S PLATE IS NOT ACCEPTABLE.
- . NAILS SHALL BE SPACED NOT LESS THAN 1/2" FROM PANEL EDGES AND NOT LESS THAN 3/8" FROM EDGE OF STUDS WOOD STRUCTURAL PANELS SHALL CONFORM TO C.B.C. SEC. 2303.1.4.

NAILS AT 3" O/C EDGES AND 12" O/C IN FIELD (3x STUDS @ 48" O/C) 770 PLF (WIND)

- . THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE BOTTOM PLATE ON THE SIDE (S) WITH SHEATHING (SDPWS 4.3.6.4.3) 9. SHEAR WALLS SHALL RUN CONTINUOUSLY FROM FOUNDATION TO ROOF/ FLOOR FRAMING.
- Shear Wall Schedule (2019 CBC) Extend Shear Panel From Floor to Floor or Floor to Shear Value Per | "Simpson A35 or LTP4" | 5/8" Dia. | Sill Plate Shear Wall | Roof Sheathing Above (Typical) Stud Spacing To Be 16" C.B.C. Table From Wall to Rim Joist Anchor Bolt Nailing at Bolt O/C (Typical) 2306.4.1 or From Roof to Plates | Spacing | Second Floor | Length | Plate 3/8" WOOD STRUCTURAL PANEL (STRUCT I SHEATHING) WITH 8d 280 PLF (EARTHQUAKE) & 12" O/C 16d STAGGERED 14" NAILS AT 6" O/C EDGES AND 12" O/C IN FIELD (3x STUDS @ 48" O/C) 349 PLF (WIND) AT 6" O/C 3/8" WOOD STRUCTURAL PANEL (STRUCT I SHEATHING) WITH 8d 430 PLF (EARTHQUAKE) & 10" O/C 3x (2x @ 16d STAGGERED 14" NAILS AT 4" O/C EDGES AND 12" O/C IN FIELD (3x STUDS @ 48" O/C) 602 PLF (WIND) AT 4" O/C 2nd FLR.) 3/8" WOOD STRUCTURAL PANEL (STRUCT I SHEATHING) WITH 8d 550 PLF (EARTHQUAKE) & 8" O/C 16d STAGGERED

Foundation Notes

AT 2" O/C

- CEMENT TYPE II (MIN. fc= 2,500 psi. 28 DAYS FOR FLATWORK, MIN.) MAXIMUM WATER-CEMENT RATIO IS 0.44 WITH MAXIMUM SLUMP OF 4".
- SOIL ALLOWABLE BEARING PRESSURE OF 1,500 POUNDS PER SQUARE FOOT. ANCHOR BOLTS AND FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT DIPPED ZINC-
- SHEAR WALL ANCHOR BOLTS AND HOLDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION
- LINE, GRADE AND COMPACTION TEST RESULTS SHALL BE PRESENTED TO THE

2'-3" SQ X 18" DEEP

P-2 36" WIDE x 18" DEEP x 6'-6" LONG

INSPECT AND APPROVE THE FOUNDATION EXCAVATIONS

- BUILDING INSPECTOR AT INITIAL FOUNDATION INSPECTION. FINAL COMPACTION REPORT SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT TO VERIFY FOUNDATION
- PLANS PRIOR TO FOUNDATION INSPECTION. PRIOR TO REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL

Pad Footing Schedule Rebar Condition | Count

(5) #4 BAR E/W

(4) #5 BAR TOP & BOT.

Plan Notes

- 4" THICK CONCRETE SLAB ON 2" SAND OVER 10 MIL "VISQUEEN" VAPOR BARRIER ON 2" SAND WITH #3 BARS AT 24" O/C IN CENTER OF SLAB. 4" THICK CONCRETE GARAGE SLAB (2,500 PSI MIX) WITH SMOOTH TROWEL FINISH ON 2" SAND OVER 10 MIL "VISQUEEN" VAPOR BARRIER ON 2" SAND. SLOPE 2" TO DRAIN. SAWCUT WITHIN 24 HOURS WHERE INDICATED
- 1" MINIMUM DEEP SAWCUT CONTROL JOINTS (TYPICAL). SAWCUT MAXIMUM OF 24 HOURS 3-1/2" THICK CONCRETE SLAB ON GRADE WITH MEDIUM BROOM FINISH. SLOPE 1/8" PER FOOT MINIMUM AWAY FROM BUILDING. PROVIDE A LANDING AT ALL DOORS A MINIMUM OF 2"
- 3-1/2" THICK CONCRETE SLAB ON GRADE WITH MEDIUM BROOM FINISH. SLOPE 1/8" PER FOOT MINIMUM AWAY FROM BUILDING. 30" LONG #3 BARS AT 24" O/C 15" WIDE x 18" DEEP (BELOW GRADE) CONTINUOUS CONCRETE FOOTING WITH (1) #4 REINFORCING BAR TOP AND BOTTOM. PROVIDE 5/8" DIAMETER x 12" LONG ANCHOR BOLTS

BEYOND EACH SIDE OF DOOR AND A MINIMUM OF 3'-0" OUT FROM FACE OF DOOR.

- (ASTM A-307) AT 48" O/C AND 12" FROM CORNERS AND BREAKS IN SILL PLATE (7" MINIMUM EMBEDMENT INTO CONCRETE) WITH 3" x 3" x 0.229" SQUARE STEEL PLATE WASHERS TYPICAL. (CLOSER SPACING AND DEEPER FOOTING MAY BE REQUIRED AT SHEAR WALLS -CONTINUOUS CONCRETE FOOTING AT GARAGE DOOR OPENING
- CONTINUOUS CONCRETE FOOTING WITH 8" WIDE STEM AND (2) #4 REINFORCING BAR TOP AND BOTTOM. PROVIDE 5/8" DIAMETER x 14" LONG ANCHOR BOLTS (ASTM A-307) AT 48" O/C AND 12" FROM CORNERS AND BREAKS IN SILL PLATE (7" MINIMUM EMBEDMENT INTO CONCRETE) WITH 3" x 3" x 0.229" SQUARE STEEL PLATE WASHERS TYPICAL. (CLOSER SPACING AND DEEPER FOOTING MAY BE REQUIRED AT SHEAR WALLS - SEE SCHEDULE)
- PIER FOOTING (2.500 PSI MIX) LEVEL WITH HOUSE SLAB WITH TWO 5/8" DIAMETER x 12" LONG ANCHOR BOLTS (ASTM A-307) TWO SIDES AND ONE BOLT OTHER TWO SIDES (6 TOTAL) WITH 3" x 3" x 0.229" SQUARE STEEL PLATE WASHERS TYPICAL. BOTTOM 6" OF FOOTING TO EXTEND OUT AN ADDITIONAL 3" BEYOND THE PIER EDGES
- ALL INTERIOR NON-BEARING HEADERS BENEATH TRUSSES MAY BE 2 x 4 FLAT WITH (1) 2 x 4 TRIMMER EACH END. PROVIDE 1x TOP PLATE AND 2x PLATE AT INTERIOR NON-BEARING WALLS WITH "SIMPSON DTC" TRUSS CLIPS AT 48" O/C 4 x 6 DOUG FIR #2 OR BETTER HEADER WITH (1) 2 x 4 TRIMMER EACH END
- FOUR (4) 2 x 14 DOUG FIR #2 OR BETTER STAIR STRINGERS WITH 2 x 4 CONTINUOUS SPACER

OMIT ANCHOR BOLTS AT OPENINGS (TYPICAL)

Plan Notes

7'-4"

11'-5"

6 x 6 DOUG FIR #1 OR BETTER HEADER WITH (1) 2 x 6 TRIMMER EACH END 6-258 6 x 8 DOUG FIR #1 OR BETTER HEADER WITH (1) 2 x 6 TRIMMER EACH END 9-1/2" DEEP ENGINEERED WOOD "I" JOISTS AT 16" O/C. (TRUS-JOIST MACMILLAN TJI 230 (2-5/16" x 1.6E FLANGE) OR EQUAL). SEE MANUFACTURER'S SPECIFICATIONS FOR NOTCHING,

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5:59:23 PM May 16, 2022

- BLOCKING AND SHEAR REQUIREMENTS. (ICC ESR-1153) PROVIDE 3/8" SHEAR DIAPHRAGM AT NOOK CEILING FROM SHEAR WALL BACK TO BEAM (NAILING PER SHEAR TYPE <2>)
- 19/32" EXPOSURE I TONGUE AND GROOVE PLYWOOD (OR APA RATED OSB) FLOOR SHEATHING (PANEL INDEX 32/16). GLUE-NAIL WITH 10d DEFORMED SHANK NAILS AT 6" O/C EDGES AND 10" O/C FIELD. FLOOR DIAPHRAGM TO BE UNBLOCKED WITH NAILS SPACED 6" MAXIMUM AT SUPPORTED EDGES
- 15/32" APA RATED OSB FOIL-FACED ("LUMINOX", OR EQUAL. FOIL SIDE DOWN) ROOF SHEATHING 32/16 SPAN RATING EXTERIOR GLUE LAY PERPENDICULAR WITH RAFTERS AND NAIL WITH 8d NAILS AT 6" O/C EDGES AND BOUNDARY AND 12" O/C IN FIELD. INCLUDE
- FOIL-FACED SHEATHING AT ALL VERTICAL WALLS AT GABLED ENDS FLAT BOTTOM ENGINEERED ROOF TRUSSES AT 24" O/C
- DRAG TRUSS (SEE PLAN FOR LOADING). PROVIDE BOUNDARY NAILING (8d NAILS AT 6" ON CENTER) ALONG ENTIRE LENGTH OF DRAG TRUSS SHADING INDICATES "CALIFORNIA" FILL FRAMING BY TRUSS COMPANY (REFER TO TRUSS
- DRAWINGS). CONTINUE MAIN ROOF SHEATHING BELOW FILL 2 x 6 DOUG FIR #2 OR BETTER ROOF RAFTERS AT 16" O/C (12'-5" MAXIMUM SPAN PER C.B.C.
- TABLE 2308.10.3(1) CONCRETE TILE). 2 x 4 BRACING TO SUPPORT HIP, RIDGE OR VALLEY BEAMS SOLID 2x EAVE BLOCKING WITH "SIMPSON H1" CLIPS AT 24" ON CENTER FROM EACH ROOF
- TRUSS (OR RAFTER) TO DOUBLE TOP PLATES (OR BEAM). PROVIDE "SIMPSON A35" CLIPS TO EAVE BLOCKING AT SHEAR WALLS. SEE SHEAR PANEL SCHEDULE FOR ADDITIONAL "SIMPSON A35" CLIPS TO EAVE BLOCKING. ("H1 SPACING AT 24" ON CENTER STILL OCCURS AT SHEAR WALLS IN ADDITION TO A35'S)



roposed Single Family Residence For: Erick and Celia Yerena *Via Verrazano, Riverside, CA 92503 (APN: 269-201-067) 6 May 2022*

20-3864

Foundation &

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

24 ITS2.37/9.5

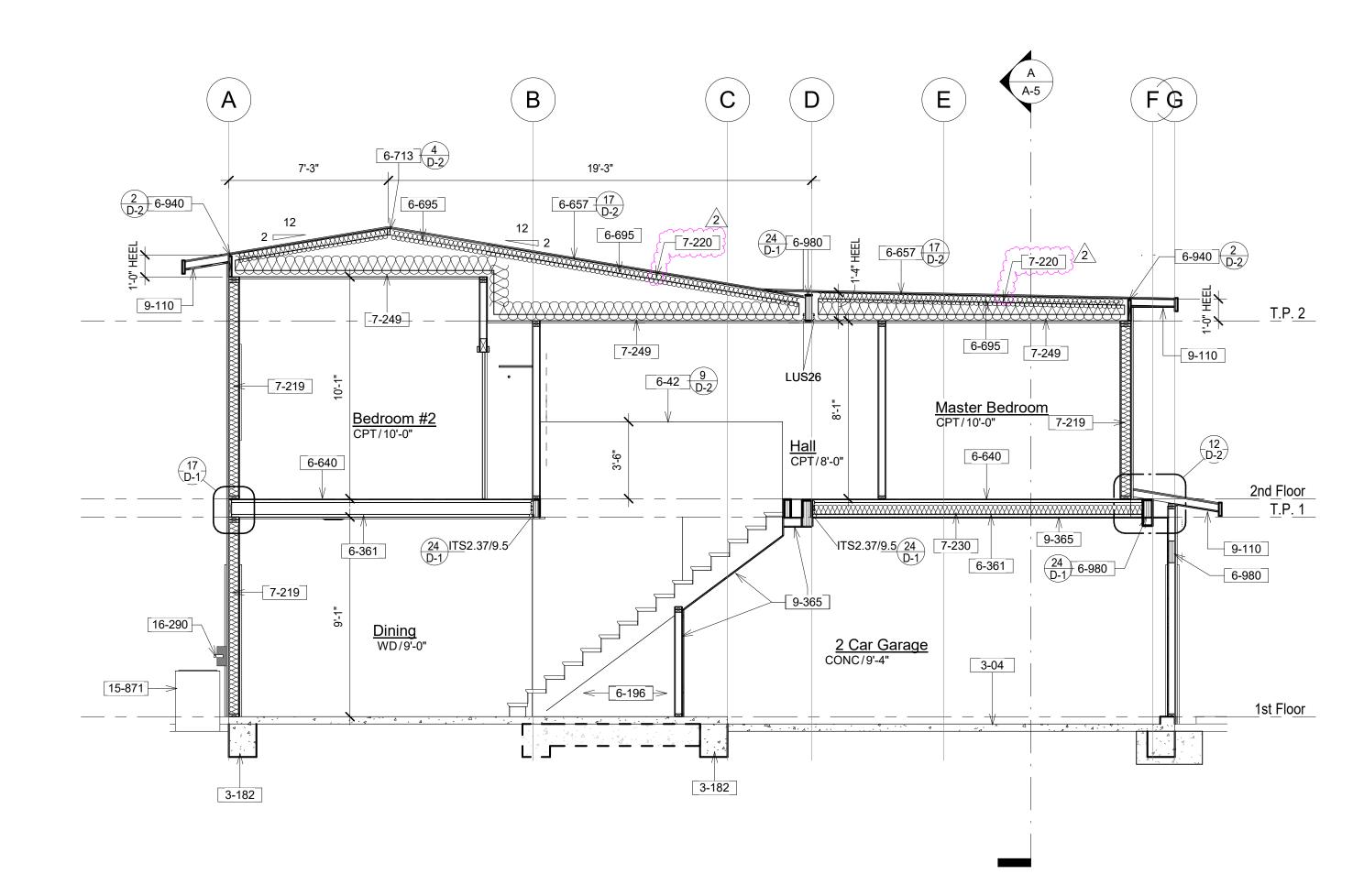
Family Room
WD/9'-0"

7-249

9-110

7-219

7-219



Section B Section C

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4" THICK CONCRETE SLAB ON 2" SAND OVER 10 MIL "VISQUEEN" VAPOR BARRIER WITH #3 BARS AT 18" O/C IN CENTER OF SLAB. 4" THICK CONCRETE SLAB ON 2" SAND OVER 10 MIL "VISQUEEN" VAPOR BARRIER ON 2"

SAND WITH #3 BARS AT 24" O/C IN CENTER OF SLAB. 4" THICK CONCRETE GARAGE SLAB ON 2" SAND BASE (2,500 PSI MIX) WITH SMOOTH

TROWEL FINISH. SLOPE 2" TO DRAIN. SAWCUT WITHIN 24 HOURS WHERE INDICATED 15" WIDE x 18" DEEP (BELOW GRADE) CONTINUOUS CONCRETE FOOTING WITH (1) #4 REINFORCING BAR TOP AND BOTTOM. PROVIDE 5/8" DIAMETER x 12" LONG ANCHOR BOLTS (ASTM A-307) AT 48" O/C AND 12" FROM CORNERS AND BREAKS IN SILL PLATE (7" MINIMUM EMBEDMENT INTO CONCRETE) WITH 3" x 3" x 0.229" SQUARE STEEL PLATE WASHERS

TYPICAL. (CLOSER SPACING AND DEEPER FOOTING MAY BE REQUIRED AT SHEAR WALLS -

SEE SCHEDULE) CONTINUOUS CONCRETE FOOTING WITH STEM AND (1) #4 REINFORCING BAR TOP AND BOTTOM (SEE FOUNDATION PLAN FOR STEM WIDTH). PROVIDE 5/8" DIAMETER x 14" LONG ANCHOR BOLTS (ASTM A-307) AT 48" O/C AND 12" FROM CORNERS AND BREAKS IN SILL PLATE (7" MINIMUM EMBEDMENT INTO CONCRETE) WITH 3" x 3" x 0.229" SQUARE STEEL PLATE WASHERS TYPICAL. (CLOSER SPACING AND DEEPER FOOTING MAY BE REQUIRED AT

SHEAR WALLS - SEE SCHEDULE) CONTINUOUS CONCRETE FOOTING WITH 8" WIDE STEM AND (2) #4 REINFORCING BAR TOP AND BOTTOM. PROVIDE 5/8" DIAMETER x 14" LONG ANCHOR BOLTS (ASTM A-307) AT 48" O/C AND 12" FROM CORNERS AND BREAKS IN SILL PLATE (7" MINIMUM EMBEDMENT INTO

CONCRETE) WITH 3" x 3" x 0.229" SQUARE STEEL PLATE WASHERS TYPICAL. (CLOSER SPACING AND DEEPER FOOTING MAY BE REQUIRED AT SHEAR WALLS - SEE SCHEDULE) 42" HIGH WOOD STUD WALL WITH DRYWALL SIDES AND WOOD CAP.

6-196 **VOID SPACE** 9-1/2" DEEP ENGINEERED WOOD "I" JOISTS AT 16" O/C. (TRUS-JOIST MACMILLAN TJI 230 6-361

(2-5/16" x 1.6E FLANGE) OR EQUAL). SEE MANUFACTURER'S SPECIFICATIONS FOR NOTCHING, BLOCKING AND SHEAR REQUIREMENTS. (ICC ESR-1153)

19/32" EXPOSURE I TONGUE AND GROOVE PLYWOOD (OR APA RATED OSB) FLOOR SHEATHING (PANEL INDEX 32/16). GLUE-NAIL WITH 10d DEFORMED SHANK NAILS AT 6" O/C EDGES AND 10" O/C FIELD. FLOOR DIAPHRAGM TO BE UNBLOCKED WITH NAILS SPACED 6" MAXIMUM AT SUPPORTED EDGES

15/32" APA RATED OSB FOIL-FACED ("LUMINOX", OR EQUAL. FOIL SIDE DOWN) ROOF SHEATHING 32/16 SPAN RATING EXTERIOR GLUE LAY PERPENDICULAR WITH RAFTERS AND NAIL WITH 8d NAILS AT 6" O/C EDGES AND BOUNDARY AND 12" O/C IN FIELD. INCLUDE FOIL-FACED SHEATHING AT ALL VERTICAL WALLS AT GABLED ENDS

6-695 FLAT BOTTOM ENGINEERED ROOF TRUSSES AT 24" O/C 6-713 2 x 4 SOLID RIDGE BLOCKING BETWEEN TRUSSES

SOLID 2x EAVE BLOCKING WITH "SIMPSON H1" CLIPS AT 24" ON CENTER FROM EACH ROOF TRUSS (OR RAFTER) TO DOUBLE TOP PLATES (OR BEAM). PROVIDE "SIMPSON A35" CLIPS TO EAVE BLOCKING AT SHEAR WALLS. SEE SHEAR PANEL SCHEDULE FOR ADDITIONAL "SIMPSON A35" CLIPS TO EAVE BLOCKING. ("H1 SPACING AT 24" ON CENTER STILL OCCURS AT SHEAR WALLS IN ADDITION TO A35'S)

6-980 BEAM (SEE FRAMING PLAN)

 $(\mathsf{F} \mathsf{G})$

ITS2.37/<u>9.5</u> 24

2 Car Garage

3-14

7-215

7-215 R-15 FIBERGLASS BATT INSULATION TYPICAL AT WALLS 7-219 R-19 FIBERGLASS BATT INSULATION

7-220 R-19 FIBERGLASS BATT INSULATION (SUPPORTED AT 12" ON CENTER WITH CORROSION

RESISTANT WIRE OR EQUIVALENT) R-30 FIBERGLASS BATT INSULATION

R-49 FIBERGLASS BATT INSULATION AT ALL NEW ATTIC AREAS.

OVERHEAD SECTIONAL GARAGE DOOR (RATED FOR 80 MPH WIND, EXP. "C") (AUTOMATIC

GARAGE DOOR OPENERS, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)) STUCCO SOFFIT (USE HIGH-RIB METAL LATH AT ALL HORIZONTAL APPLICATIONS) OVER ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING

5/8" TYPE "X" GYPSUM BOARD GARAGE SIDE OF ALL WALLS AND CEILING ADJACENT TO HOUSE AND ALL WALLS SUPPORTING SECOND FLOOR. PROVIDE MINIMUM 24" HORIZONTAL SEPARATION BETWEEN OFFSET ELECTRICAL RECEPTACLES. (ELECTRICAL BOXES TO CONFORM TO ICC REPORT NO. ER 3686) GAS VENTS, METAL CHIMNEYS PENETRATING THE FINISH SHALL BE FIRE STOPPED WITH AN APPROVED ASSEMBLY. PLASTIC PIPE SHALL NOT PIERCE FINISH. DUCTS ON THE GARAGE SIDE SHALL BE A MINIMUM 26 GAUGE SHEET

15-871 CONDENSING UNIT. PROVIDE 3-1/2" THICK POLYETHYLENE PAD EXTENDED 3" MINIMUM

ABOVE GROUND PER C.M.C. 400 AMP RECESSED MAIN PANEL (UNDERGROUND FEED WITH TWO #3/0 AWG & ONE #2 GROUND) (VERIFY EXACT LOCATION WITH UTILITY COMPANY) (PROVIDE GAS AND WATER BONDING TO SERVICE) PROVIDE 3'-0" DEEP BY 2'-6" WIDE MINIMUM CLEARANCE IN FRONT

OF PANEL PER ARTICLÉ 110-26a 16-290 220 V. DISCONNECT SWITCH (VERIFY CONDUCTOR SIZE AND FUSING WITH LOCAL CODES) 16-711 EV PANEL "READY" - SEE NOTE 1 TO 6 ON EV NOTES

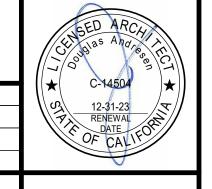
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completion.

Proposed Single Family Residence For: Erick and Celia Yerena Via Verrazano, Riverside, CA 92503 (APN: 269-201-067) *6 May 2022*

20-3864





Plan Notes

NEW GAS METER LOCATION (BY UTILITY). (VERIFY EXACT LOCATION WITH UTILITY SYNTHETIC STONE VENEER ("SOUTHWEST BLENDPRO-FIT LEDGESTONE" PF-8019 BY "STONE PRODUCTS CORP.") I.C.C. REPORT NO. NER-358

LINE OF WALL BELOW 2 6-95 O'HAGIN CLOAKED VENT TILE (MODEL "S" FOR "S" TILE, MODEL "M" FOR LOW PROFILE, AND MODEL "FLAT" FOR FLAT CONCRETE TILE.) WITH 1/4" GALVANIZED MESH SCREEN AT OPENING (O'HAGINS 1 (800) 394-3864) minimum of 1/16-inch and shall not exceed 1 8-inch.

2 x 6 RESAWN FASCIA (HOLD UP AT EAVES FOR STARTER COURSE OF CONCRETE TILE) CONTINUOUS 24 GAUGE ROOF/WALL FLASHING (TYPICAL). ROOF FLASHING MATERIALS AND INSTALLATION MUST COMPLY WITH THE PROVISIONS OF CBC SECTIONS 1508 & CONTINUOUS 24 GAUGE GALVANIZED RAKE / WALL FLASHING (TYPICAL)

NEW CLASS "A" 25 YEAR COMPOSITION ROOF SHINGLES (ICC ER-5546) OVER ONE LAYER 15 LB. FELT. (ROOF SHALL BE INSTALLED WITH WIND TABS TO RESIST 110 MPH

OVERHEAD SECTIONAL GARAGE DOOR (RATED FOR 80 MPH WIND, EXP. "C") (AUTOMATIC GARAGE DOOR OPENERS, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4))

T INDICATES TEMPERED GLASS 9-40 CONTINUOUS GALVANIZED SHEET METAL WEEP SCREED

7-620

7/8" EXTERIOR CEMENT PLASTER WITH PAPER-BACKED WOVEN WIRE FABRIC LATH (3 COATS MINIMUM). PROVIDE ONE LAYER OF NO. 15 ASPHALT FELT FREE FROM HOLES AND BREAKS COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT SHALL BE APPLIED OVER STUDS OF ALL EXTERIOR WALLS. PROVIDE TWO LAYERS OF GRADE "D" PAPER OVER ALL PLYWOOD SHEAR PANEL (USE HIGH RIB LATH AT HORIZONTAL APPLICATIONS) (USE EXTERIOR STUCCO PLASTER CONTROL JOINTS NO GREATER THAN 144 SQUARE FEET VERTICAL AND 100 SQUARE FEET FOR HORIZONTAL APPLICATIONS. THE DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18 LINEAR FEET IN EITHER DIRECTION WITH A LENGTH TO WIDTH RATIO OF 2.5: 1, PER ASTM C 1063 AND CH. R703.6.1 OF THE 2013 CRC.). FILL WALL CAVITY WITH R-19 FIBERGLASS BATT

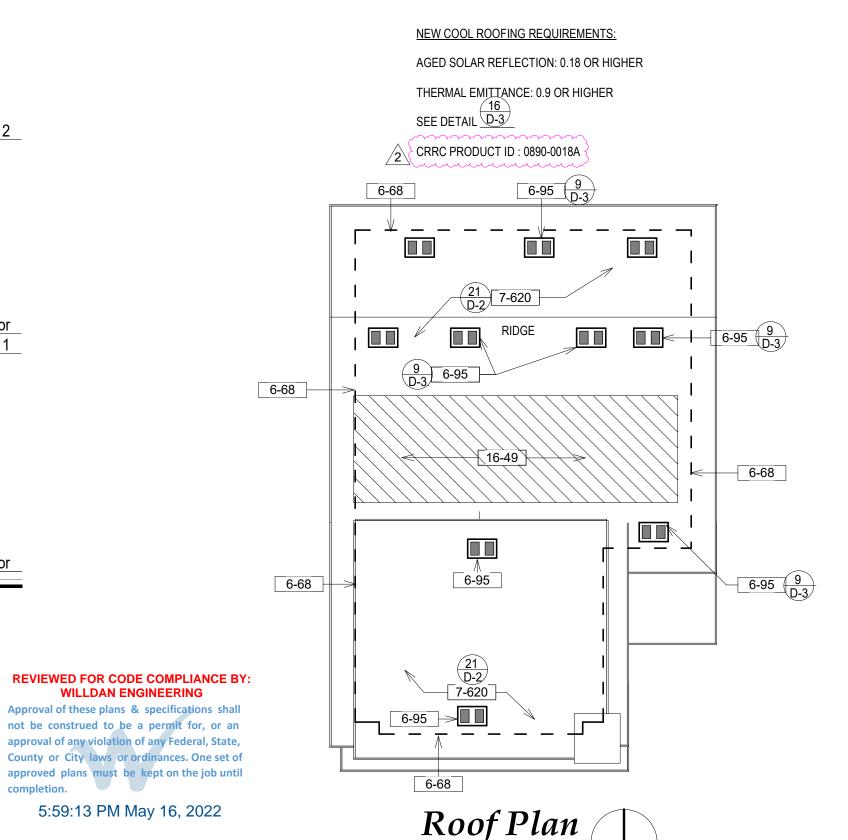
STUCCO SOFFIT (USE HIGH-RIB METAL LATH AT ALL HORIZONTAL APPLICATIONS) OVER ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING CONDENSING UNIT. PROVIDE 3-1/2" THICK POLYETHYLENE PAD EXTENDED 3" MINIMUM ABOVE GROUND PER C.M.C.

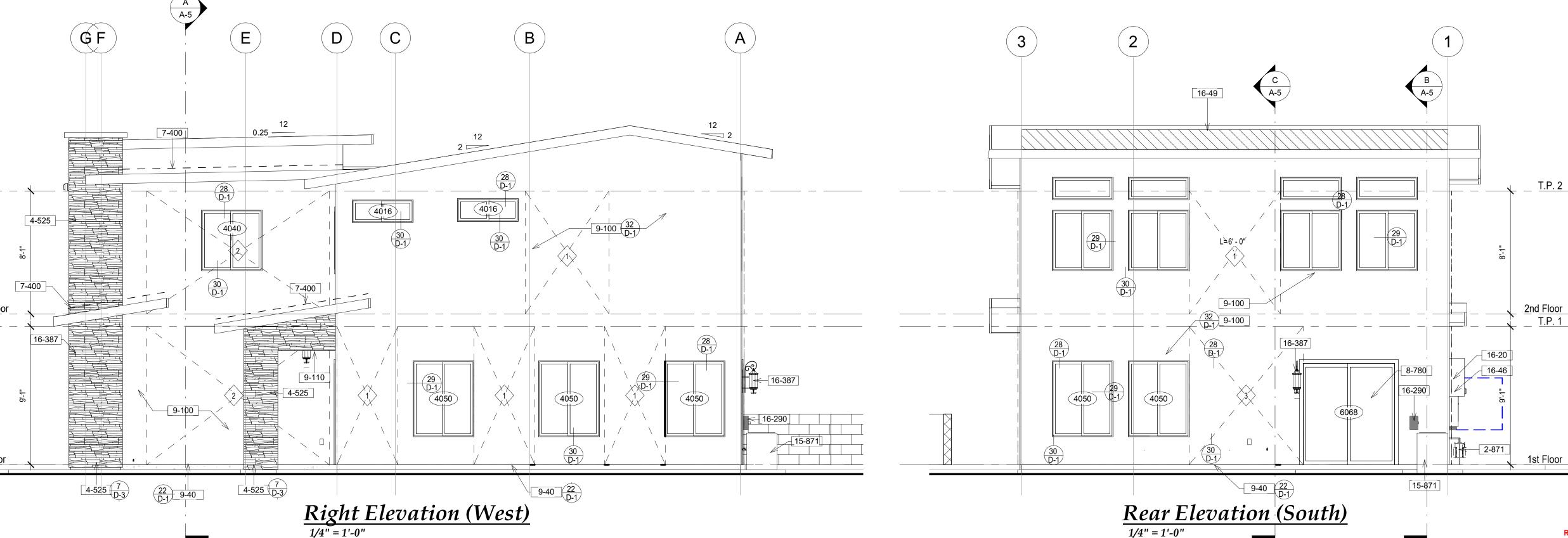
400 AMP RECESSED MAIN PANEL (UNDERGROUND FEED WITH TWO #3/0 AWG & ONE #2 GROUND) (VERIFY EXACT LOCATION WITH UTILITY COMPANY) (PROVIDE GAS AND WATER BONDING TO SERVICE) PROVIDE 3'-0" DEEP BY 2'-6" WIDE MINIMUM CLEARANCE IN FRONT OF PANEL PER ARTICLE 110-26a SOLAR READY - FUTURE PANEL PV SYSTEM WITH STANDARD DESIGN PV CAPACITY PER TITLE 24 (AREA SHALL BE

COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN FIVE FEET AND ARE NO LESS THAN 80 SQ. FT. EACH) PER ENERGY CODE, SECTION 110.10(b). SOLAR PANELS CONTRACTOR TO VERIFY BEST DIRECTION TO FACE THE PANELS AT TIME OF INSTALLATION.

220 V. DISCONNECT SWITCH (VERIFY CONDUCTOR SIZE AND FUSING WITH LOCAL SURFACE MOUNTED ADJUSTABLE FLOOD LIGHTS (+84" UON) WITH MOTION SENSOR ILLUMINATED ADDRESS LIGHT AT +84" ABOVE FLOOR LINE (UON) PER CITY STANDARD WITH 4" HIGH MINIMUM HEIGHT NUMBERS ON CONTRASTING BACKGROUND AND ILLUMINATED AT ALL HOURS OF DARKNESS

NOTE: ROOF GUTTERS SHALL BE SCREENED TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS. CRC R337.5.4.





Fire Notes

1. ROOF COVERINGS SHALL BE EITHER NONCOMBUSTIBLE OR SHALL BE FIRE RETARDANT MATERIAL NOT COMPOSED OF ORGANIC FIBER WITH A MINIMUM CLASS "A" RATING

1/4" = 1'-0"

- ALL EXTERIOR WALL COVERINGS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL 3. EAVES SHALL PROVIDE ONE-HOUR FIRE RESISTANCE-RATED CONSTRUCTION OR EQUIVALENT (SEE KEY NOTE
- 4. EXTERIOR DOOR ASSEMBLIES SHALL MEET STANDARD SFM 12-7A-1 OR SHALL BE OF APPROVED
- 5. ADDRESS NUMBERS SHALL HAVE INTERNALLY ILLUMINATED, NONCOMBUSTIBLE

EXTERIOR DOORS:

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- EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING: THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIALS
- SOLID WOOD DOORS HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICKNESS WITH THE INTERIOR FIELD PANELS NOT LESS THAN 1-1/4" THICKNESS, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT
- MAY TAPER TO A TONGUE NOT LESS THAN 3/8" THICK SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES SHALL BE TESTED TO MEET THE PERFORMACE REQUIREMENTS OF SFM STANDARD 12-7A-1
- GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS BY PREVENTING GAPS BY THE ITEMS LISTED PER

EXTERIOR GLAZING NOTES: EXTERIOR GLAZING IN EXTERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS IN EXTERIOR DOORS,

- GLAZED OPENINGS IN EXTERIOR GARAGE DOORS OR STRUCTURAL GLASS SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
- DOUBLE GLAZED INSULATING GLASS WITH ONE OF THE PANES TEMPERED AND THE SECOND PANE MAY BE PLAIN
- EITHER THE INTERIOR OR EXTERIOR PANEL MAY BE TEMPERED GLASS BLOCK UNITS
- A TWENTY (20) MINUTE FIRE-RESISTIVE RATED WINDOW ASSEMBLY BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2. STRUCTURAL GLASS VENEER. THE WALL ASSEMBLY BEHIND STRUCTURAL GLASS VENEER SHALL COMPLY WITH SECTION 707A.3 FOR

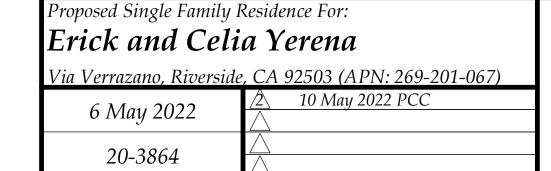
Attic Ventilation Summary

ATTIC AREA: 1,026 SQ. FT.

TOTAL VENTILATED ATTIC AREA = 1,026 SQ. FT. / 300 = 3.42 SQ. FT. SUB-TOTAL VENTILATION REQUIRED =

100,000 BTUH INPUT ATTIC FAU (1 SQ. IN PER 2,000 BTUH x 2 (HIGH & LOW) $\frac{\text{X 2 (50\% AREA LOST DUE TO MESH))}}{\text{TOTAL VENTILATION }}$ 200.00 SQ. IN

(5) O'HAGIN CLOAKED VENTS (SHINGLES) AT 72 SQ. IN. EACH (LOWER) = 360.00 SQ. IN. (5) O'HAGIN CLOAKED VENTS (SHINGLES) AT 72 SQ. IN. EACH (HIGH) = 360.00 SQ. IN. TOTAL VENTILATION PROVIDED= 720.00 SQ. IN.



Elevations & Roof Plan

2. LIGHTING IN BATHROOM, GARAGE, LAUNDRY ROOMS AND UTILITY ROOMS MUST BE CONTROLLED BY A OCCUPANT SENSOR. 3. ANY OTHER ROOM MUST BE SWITCHED BY A OCCUPANT SENSOR OR DIMMER SWITCH. (CLOSETS UNDER 70 SQ FT ARE EXEMPT.

4. ALL PERMANENTLY INSTALLED OUTDOOR LIGHTING MUST BE HIGH EFFICACY AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND USE OF THESE AUTOMATIC CONTROL TYPES AS PER CALIFORNIA ENERGY CODE 150.0 (3) AND A. PHOTOCONTROL AND MOTION SENSOR, OR

B. PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL, OR C. ASTRONOMICAL TIME CLOCK THAT AUTOMATICALLY TURN OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS, OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) THAT PROVIDES THE FUNCTIONALLY OF AN ASTROMONICAL TIME CLOCK. EMCS DOES NOT HAVE AN OVERRIDE OR BYPASS THAT ALLOWS THE LUMINARIES TO ALWAYS ON, AND IS PROGRAMMED TO AUTOMATICALLY TURN

5. OCCUPANCY FIXTURE SHALL HAVE NO MANUAL OVERRIDE AND HAVE A 30 MIN. MAX TIMER AND BE A MICROWAVE/ULTRASONIC OR PASSIVE INFA-RED TYPE 6. HIGH EFFICACY LUMINARIES MUST BE PIN BASED RECESSED DOWNLIGHT LUMINARIES IN CEILING, FOR INSTANCE, PIN-BASED CFLs MUST BE JA8 CERTIFIED TO BE INSTALLED IN CEILING RECESSED DOWNLIGHTS. ALL

THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.

CEILING RECESSED DOWNLIGHTS AND ENCLOSED LUMINARIES MUST BE CONTROLLED BY A DIMMER OR VACANCY SENSOR AS PER CALIFORNIA ENERGY CODE 150.0 (K)(C) ALL WIRE SIZING AND INSTALLATION FOR ALL OUTLET. FIXTURES AND SWITCHES TO

BE DETERMINED AND THE SOLE RESPONSIBLY OF LICENSED ELECTRICIAN ON THE 2. IF ANY FIELD CHANGES NEED TO BE MADE THE LICENSED ELECTRICIAN HAS SOLE RESPONSIBILITY FOR ALL CHANGES. ALL CHANGES MUST BE APPROVED BY GENERAL CONTRACTOR AND MUST FOLLOW THE 2005 NEC.

DUPLEX RECEPTACLE: 15A-125V-2P, (14-2W/GROUND) TYPE. TO BE INSTALLED 12" OFF SLAB AND 8" OFF FINISHED COUNTERTOP

⊕ GFI/WP ⊕ GFI DUPLEX RECEPTACLE: 20A-125V-2P, (12-2W/GROUND) TYPE. TO BE INSTALLED 12" OFF SLAB AND 8" OFF FINISHED COUNTERTOP. WEATHERPROOF COVER W/ GROUND FAULT INTERRUPTION FOR ALL OUT SIDE OUTLETS

DUPLEX RECEPTACLE: 15A-125V-2P, (14-2W/GROUND) TYPE. TO BE INSTALLED 12" OFF SLAB AND 8" OFF FINISHED COUNTERTOP

RECEPTACLE: 20A-220V-2P, 3-WIRE GROUNDING TYPE. TO BE INSTALLED 3' FLOOR FINISHED SLAB U.N.O.

CAN LIGHT. ALL CAN LIGHTS ARE TO BE THERMALLY PROTECTED ALL LIGHT TO BE HIGH EFFICIENCY (LED) U.N.O.

WALL MOUNTED FIXTURE HIGH EFFICIENCY (LED) U.N.O. MS - MOTION SENSOR BUILT IN SWITCH

CEILING MOUNTED FIXTURE OR FAN BOX ALL LIGHTS TO BE HIGH EFFICIENCY (LED)

LED LIGHT, ALL LIGHTS TO BE HIGH EFFICIENCY (LED) SMOKE DETECTORS HARD WIRE TO POWER AND SECURITY SYSTEM

> W/ BATTERY BACK UP TOGGLE SWITCH, 15A-125V. FLUSH MOUNT AT +48" OR AS NOTED SUBSCRIPT AT SYMBOL INDICATES THE FOLLOWING: 3 - THRFF WAY

4 - FOUR WAY D - DIMMER OS - OCCUPANCY SENSOR VS - VACANCY SENSOR

P - PHOTOCELL / MOTION SENSOR COMBINATION

THERMOSTAT SEE FAU AND A/C UNIT INSTALLATION MANUAL FOR DETAIL CABLE TELEVISION

FIREPLACE GAS KEY

ABBREVIATIONS:

L = LED

EXHAUST FAN: ALL BATHROOMS TO HAVE LIGHT THAT IS TO HAVE AT LEAST 40 LUMEN PER WAT ALL BATHROOMS W/ TUBS OR SHOWERS, WATER CLOSETS AND LAUNDRY ROOMS SHALL BE PROVIDED AN ENERGY STAR COMPLIANT MECHANICAL VENTILATION SYSTEM THAT PROVIDE A MINIMUM OF 50 CFM DIRECTLY VENTED TO THE OUTSIDE THE DISCHARGE POINT FOR THE EXHAUST AIR SHALL BE AT LEAST 3' FROM ALL

EXTERIOR OPENINGS WHICH ALLOWS AIR ENTRY INTO THE OCCUPIED AREAS. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. THE FAN MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGES OF 50% TO 80%

LISTED TAMPER-RESISTANT RECEPTACLES. EXCEPT RECEPTACLES LOCATED MORE THAN 5-1/2" FEET ABOVE THE FLOOR AND RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE. 3. PROVIDE ONE MINIMUM SEPARATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCES. NO OTHER OUTLETS SHALL BE ON LAUNDRY CIRCUIT. 4. WHERE MOTOR LOADS, APPLIANCE, LIGHTING ARE IN COMBINATION, NO MORE THAN 50% OF CONDUCTOR RATING MAY BE USED. 5. GROUNDING ELECTRODE CONDUCTOR SHALL BE #6 COPPER FOR 100A & #4 FOR 200A AND #2 COPPER OF 400A. 6. EACH ROOM CONTAINING A WATER CLOSET SHALL HAVE AT LEAST ONE FIXTURE PROVIDING A MINIMUM OF 40 LUMENS PER WATT 7. FLUORESCENT FIXTURES SHALL NOT CONTAIN MEDIUM BASE LAMP SOCKETS (MUST BE PIN BASED) AND SHALL BE ON SEPARATE SWITCHES FROM ANY INCANDESCENT LIGHTING. 8. ALL PROPOSED LIGHT FIXTURES SHALL BE LISTED FOR THE PROPOSED LOCATION. LIGHTING FIXTURES IN TUB OR SHOWER ENCLOSURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS" 9. OPENINGS AROUND ELECTRICAL PENETRATIONS THROUGH FIRE RESISTIVE RATED WALLS, PARTITIONS, FLOORS, OR CEILINGS SHALL BE FIRE STOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE RESISTIVE RATING. 10. PROVIDE TWO MINIMUM SEPARATE 20 AMP CIRCUITS TO KITCHEN APPLIANCES. 11. ELECTRICAL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS OF MORE THAN 50 AMPS SHALL HAVE A POSITIVE MEANS OF DISCONNECT ADJACENT TO AND IN SIGHT FROM THE EQUIPMENT SERVED. PROVIDE DISCONNECT(S) AT A/C. DO NOT INSTALL DISCONNECTS BEHIND EQUIPMENT. 12. ALL LIGHTS IN BATHROOMS AND KITCHEN SHALL BE FLUORESCENT, COMPACT FLUORESCENT, OR APPROVED EQUAL. 13. SMOKE ALARM/DETECTORS SHALL SOUND AUDIBLE IN ALL SLEEPING AREAS 14. PRODUCTS OF COMBUSTION DETECTORS ARE REQUIRED AT ALL OR CEILING OF CORRIDOR OR ROOM WHICH PROVIDES ACCESS TO SLEEPING ROOMS/CEILING ABOVE STAIRWAY TO SLEEPING ROOMS. USE GENERAL ELECTRIC NO8201 OR NO 8202 SINGLE STATION OR EQUAL. FIRE WARNING SYSTEM-SMOKE DETECTORS TO COMPLY WITH SECTION 907.2 OF THE C.B.C. HARD WIRE TYPICAL W/BATTERY BACK UP AND INTERCONNECTED SO THAT WHEN ONE SOUNDS. THEY ALL SOUND. 15. APPROVAL OF THESE PLANS BY THE BUILDING DEPARTMENT DOES NOT INCLUDE APPROVAL FOR ANY TYPE OF ALARM SYSTEM THAT MAY BE SHOWN OR REQUIRED. SEPARATE APPROVALS FOR ANY ALARM SYSTEM MUST BE OBTAINED. 16. ALL BEDROOM BRANCH CIRCUITS SHALL BE ARC FAULT CIRCUIT PROTECTED 17. ALL BATHROOM CIRCUITS SHALL CONFORM TO CEC. THE REQUIREMENTS ARE AS A. A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM OR AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS. B. AT LEAST ON 20 AMP CIRCUIT FOR ALL BATHROOMS. C. ALL OUTLETS @ KIT., BATH, GARAGE, & EXTERIOR. TO BE G.F.I. 18. ELECTRICAL BOXES SHALL BE RATED & APPROVED AT FIREWALLS 19. ALL EXHAUST AIR FANS SHALL BE PROVIDED WITH BACK DRAFT DAMPERS. 20. ALL APPLIANCES MUST MEET THE MINIMUM STANDARDS SET FORTH BY THE STATE ENERGY COMMISSION. 21. OCCUPANCY FIXTURE SHALL HAVE NO MANUAL OVERRIDE AND HAVE A 30 MIN. MAX TIMER AND BE A MICROWAVE/ULTRASONIC OR PASSIVE INFRA-RED TYPE 22. WIRING SHALL BE SHEATHED WITH MIN. 26 GA. MATERIALS AND TIGHTLY SEALED; VENTS AND DUCTS SHALL BE MIN. 26 GA. MATERIAL AND FIRE STOP AT FLOOR/CEILING LINES. 23. ALL CAN LIGHTS ARE TO BE THERMALLY PROTECTED AND ALL LIGHTING ABOVE TUBS AND SHOWERS MUST BE APPROVED FOR WET PLACES. 24. THE MAIN ELECTRICAL SERVICE PANEL SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF A CIRCUIT BREAKER FOR A FUTURE ELECTRIC VEHICLE CHARGING SYSTEM. THE RESERVED SPACE SHALL BE PERMANENTLY AND VISIBLY MARKED AS 'EV CAPABLE, a) APPROVED MINIMUM 4-INCH-SQUARE ELECTRICAL JUNCTION BOX LOCATED ON THE INTERIOR OF THE GARAGE AT MINIMUM 30 INCHES AND MAXIMUM 48 INCHES ABOVE THE GARAGE FLOOR, b) INSTALL A LISTED RACEWAY CAPABLE OF ACCOMMODATING A 208/240-VOLT DEDICATED BRANCH CIRCUIT c) MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY

ORIGINATING AT THE MAIN ELECTRICAL SERVICE PANEL AND TERMINATING AT THE

SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH

REQUIRED ELECTRICAL JUNCTION BOX. THE SERVICE PANEL AND/OR SUBPANEL

CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH

25. ELECTRICAL JUNCTION BOX SHALL BE PERMANENTLY AND VISIBLY MARKED AS

26. COMBUSTIBLE INSULATION SHALL BE SEPARATED NOT LESS THAN 3 INCHES (76

MM) FROM RECESSED LUMINARIES. FAN MOTORS AND OTHER HEAT-PRODUCING

CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

"FOR FUTURE ELECTRIC VEHICLE CHARGING

THE ELECTRICAL SYSTEM SHALL BE GROUNDED BY UFER W/ BONDS TO GAS &

2. ALL NONLOCKING TYPE 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE

WATER PIPING

Second Floor Mechanical Floor Plan

5 15-50

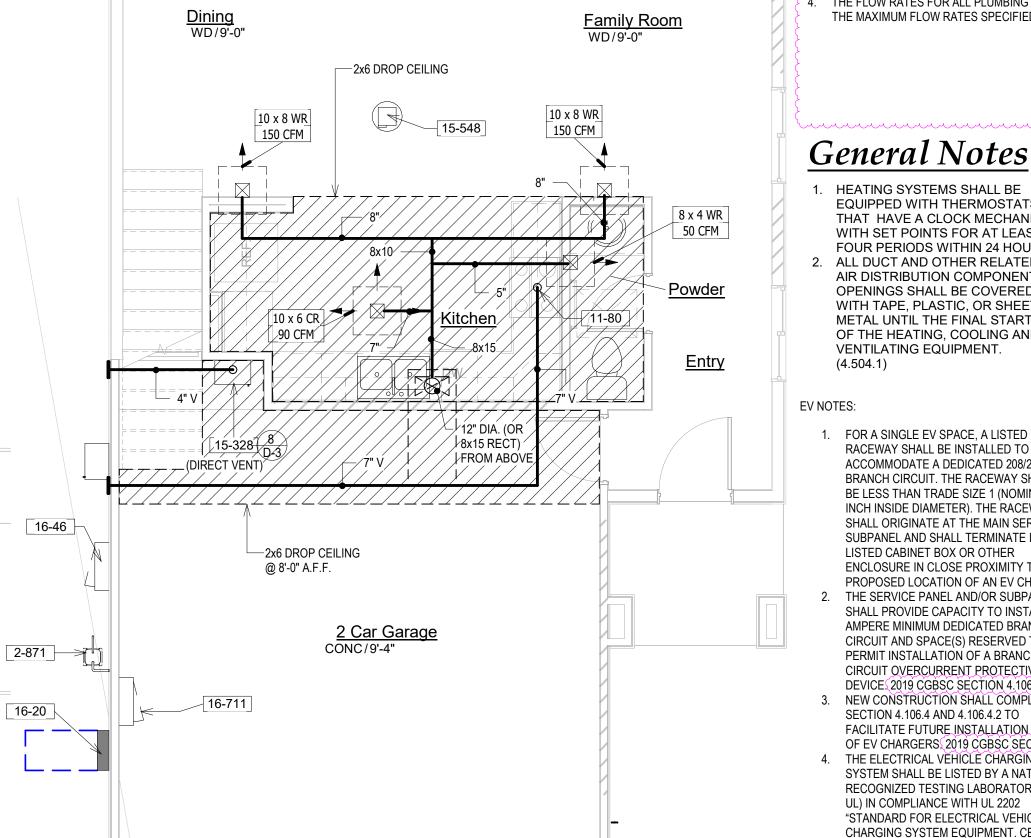
12" DIA. (OR 8x15

10 x 6 CR

`3/4" DIA. PVC DRAIN

First Floor Mechanical Floor Plan

<u>Family Room</u>



"WATER PIPE AND FITTINGS WITH A LEAD CONT

THE MAXIMUM FLOW RATES SPECIFIED IN SECT

Water Notes

SHALL BE PROHIBITED IN SYSTEMS CONVEYING ALL FIXTURES, EQUIPMENT, PIPING, AND MATER 3. ALL PLUMBING FIXTURES SHALL MEET THE FLOY SPECIFIED IN THE CALIFORNIA GREEN BUILDING 4. THE FLOW RATES FOR ALL PLUMBING FIXTURE:

HEATING SYSTEMS SHALL BE

EQUIPPED WITH THERMOSTATS

THAT HAVE A CLOCK MECHANISM

WITH SET POINTS FOR AT LEAST

FOUR PERIODS WITHIN 24 HOURS.

ALL DUCT AND OTHER RELATED

AIR DISTRIBUTION COMPONENT

OPENINGS SHALL BE COVERED

WITH TAPE, PLASTIC, OR SHEET

METAL UNTIL THE FINAL STARTUP

OF THE HEATING, COOLING AND

VENTILATING EQUIPMENT.

1. FOR A SINGLE EV SPACE, A LISTED

RACEWAY SHALL BE INSTALLED TO

ACCOMMODATE A DEDICATED 208/204-VOLT

BRANCH CIRCUIT. THE RACEWAY SHALL NOT

SHALL ORIGINATE AT THE MAIN SERVICE OR

BE LESS THAN TRADE SIZE 1 (NOMINAL 1

INCH INSIDE DIAMETER). THE RACEWAY

SUBPANEL AND SHALL TERMINATE INTO A

ENCLOSURE IN CLOSE PROXIMITY TO THE

THE SERVICE PANEL AND/OR SUBPANEL

AMPERE MINIMUM DEDICATED BRANCH

CIRCUIT AND SPACE(S) RESERVED TO

PERMIT INSTALLATION OF A BRANCH

CIRCUIT OVERCURRENT PROTECTIVE

3. NEW CONSTRUCTION SHALL COMPLY WITH

RECOGNIZED TESTING LABORATORY (I.E.,

FOR CHARGING FLECTRICAL VEHICLES

ELECTRICAL EQUIPMENT SHALL BE

CALIFORNIA ELECTRICAL CODE.

6. THE ELECTRICAL VEHICLE CHARGING

SYSTEM SHALL BE INSTALLED IN

ACCORDANCE WITH THE MANUFACTURER'S

THE ENVIRONMENT (INDOOR/ OUTDOOR). IF

STATION SHALL BE LABELED "VENTILATION

GUIDELINE AND SHALL BE SUITABLE FOR

NSTALLED INDOORS, THE CHARGING

NOT REQUIRED" IN LOCATION CLEARLY

REVIEWED FOR CODE COMPLIANCE BY:

WILLDAN ENGINEERING

Approval of these plans & specifications shall

not be construed to be a permit for, or an

approval of any violation of any Federal, State,

County or City laws or ordinances. One set of

approved plans must be kept on the job until

5:58:05 PM May 16, 2022

completion.

VISIBLE AFTER INSTALLATION. CEC 625.15.

INSTALLED ACCORDANCE WITH THE

'STANDARD FOR ELECTRICAL VEHICLE (EV)

SECTION 4.106.4 AND 4.106.4.2 TO

4. THE ELECTRICAL VEHICLE CHARGING

UL) IN COMPLIANCE WITH UL 2202

PROPOSED LOCATION OF AN EV CHARGER.

SHALL PROVIDE CAPACITY TO INSTALL A 40

DEVICE 2019 CGBSC SECTION 4.106.4.1) /2\

FACILITATE FUTURE INSTALLATION AND USE

LISTED CABINET BOX OR OTHER

(4.504.1)

17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

Plan Notes

NEW GAS METER LOCATION (BY UTILITY). (VERIFY EXACT LOCATION WITH UTILITY COMPANY) DISHWASHER SPACE GFI protection. (CEC 210.8(D)) REFRIGERATOR SPACE (PROVIDE RECESSED SHUT-OFF IN PLASTIC BOX FOR ICEMAKER) SLIDE-IN GAS COOKTOP WITH OVEN BELOW AND MICROWAVE OVEN ABOVE WITH EXHAUST HOOD AND 7" DIAMETER GALVANIZED SHEET METAL DUCT TO OUTSIDE AIR HOOD ABOVE CLOTHES DRYER (NIC) 100cfm local exhaust whole house kitchen fan. (T-24 Energy

15-300 33" x 22" DOUBLE BOWL SELF-RIMMING ENAMELED STEEL KITCHEN SINK WITH 1/2 HP 15-328 RESIDENTIAL TANKLESS GAS-FIRED HOT WATER FIXTURE ON WALL WITH 3/4" GAS AND WATER CONNECTION AND 4" DIAMETER "B" VENT (SEE MECHANICAL SYSTEM NOTES FOR MANUFACTURER AND MODEL NUMBER). VERIFY REQUIRED INPUT BTU RATE WITH OWNER.

15-400 HOSE BIB WITH BACKFLOW PREVENTER 15-513 STANDARD ON/OFF SWITCH FOR WHOLE HOUSE VENTILATION. (MAXIMUM SOUND LEVEL - 1 SONE). SWITCH TO BE LABELED "OPERATE WHEN HOUSE IS IN USE. KEEP ON EXCEPT WHEN

15-514 WHOLE HOUSE VENTILATION FOR INDOOR AIR QUALITY (SEE MECHANICAL NOTES FOR MANUFACTURER AND MODEL NUMBER) 15-516 WHOLE HOUSE FAN (SEE MECHANICAL SYSTEM NOTES)

15-530 30" x 30" ATTIC ACCESS FOR ATTIC FAU. PROVIDE WEATHERSTRIP OR SEAL AT THE ATTIC ACCESS PANEL TO PREVENT DRAFTS. (ACCESS SHALL BE SIZED TO ACCOMMODATE REMOVAL OF LARGEST PIECE OF EQUIPMENT) EXHAUST FAN CAPABLE OF FIVE COMPLETE AIR CHANGES EVERY HOUR. DISCHARGE AIR TO OUTSIDE WITH POINT OF DISCHARGE A MINIMUM OF 3'-0" FROM ANY OPENING WHICH ALLOWS OUTSIDE AIR INTO THE BUILDING.

4 TON FAU WITH COOLING COIL. SET ON PLYWOOD PLATFORM WITH RETURN AIR BELOW. PROVIDE 4" DIAMETER "B" VENT TO OUTSIDE AIR. PROVIDE WATERTIGHT GALVANIZED PAN WITH 3/4" PVC CONDENSATE OVERFLOW TO DRAIN ABOVE WINDOW.

CONDENSING UNIT. PROVIDE 3-1/2" THICK POLYETHYLENE PAD EXTENDED 3" MINIMUM ABOVE GROUND PER C.M.C. 400 AMP RECESSED MAIN PANEL (UNDERGROUND FEED WITH TWO #3/0 AWG & ONE #2 GROUND) (VERIFY EXACT LOCATION WITH UTILITY COMPANY) (PROVIDE GAS AND WATER

BONDING TO SERVICE) PROVIDE 3'-0" DEEP BY 2'-6" WIDE MINIMUM CLEARANCE IN FRONT OF PANEL PER ARTICLE 110-26a 16-43 NEW TRANSFORMER (SEE ELECTRICAL PLANS)

16-46 SOLAR READY - FUTURE PANEL 16-140 OUTLET FOR GARAGE DOOR OPENER WITH REMOTE SAFETY CONTROLS PER FEDERAL REQUIREMENTS 16-290 220 V. DISCONNECT SWITCH (VERIFY CONDUCTOR SIZE AND FUSING WITH LOCAL CODES) 16-310 CABLE TELEVISION OUTLET AT +12" ABOVE FLOOR (UON)

OF EV CHARGERS 2019 CGBSC SEC. 4.106.4 2 16-340 PHONE JACK AT +15" ABOVE FLOOR (UON) SYSTEM SHALL BE LISTED BY A NATIONALLY 16-380 RECESSED INCANDESCENT (UON) "CAN" LIGHT FIXTURE ("V" = VAPOR RESISTANT, "F" = FLUORESCENT, "P" = HARDWIRE TO PHOTOCELL", WHERE OCCURS) USE "TYPE IC" FOR FIXTURES IN DIRECT CONTACT WITH INSULATION.

16-384 WALL SCONCE LIGHT (+84" UON) CHARGING SYSTEM EQUIPMENT. CEC 90.7. 16-387 SURFACE MOUNTED ADJUSTABLE FLOOD LIGHTS (+84" UON) WITH MOTION SENSOR 5. IN ANY BUILDING OR INTERIOR AREA USED 16-414 4'-0" LONG TWO-LAMP FLUORESCENT STRIP FIXTURE BROAN MODEL 744LED EXHAUST FAN/LED LIGHT COMBO TO OUTSIDE AIR WITH "BROAN

TWO-FUNCTION CONTROL. PROVIDE MINIMUM 50 CFM (PROVIDE BACKDRAFT DAMPER) **ENERGY STAR CERTIFIED** ALL NEW COMBINATION SMOKE / CARBON MONOXIDE ALARMS SHALL: RECEIVE PRIMARY POWER FROM THE BUILDING WIRING, HAVE A BATTERY BACK-UP, EMIT A SIGNAL WHEN THE

OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. BE WIRED SO THA WHEN ONE IS ACTIVATED. ALL ARE ACTIVATED AND THE DETECTOR SHALL SOUND AN ALL NEW SMOKE DETECTORS SHALL: RECEIVE PRIMARY POWER FROM THE BUILDING WIRING, HAVE A BATTERY BACK-UP, EMIT A SIGNAL WHEN THE BATTERIES ARE LOW, HAVE

ERMANENT WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED. FOR OVERCURRENT PROTECTION, BE WIRED SO THAT WHEN ONE IS ACTIVATED, ALL ARE ACTIVATED AND THE DETECTOR SHALL SOUND AN ALARM THAT IS AUDIBLE IN ALL SLEEPING

16-711 EV PANEL "READY" - SEE NOTE 1 TO 6 ON EV NOTES

PLUMBING PIPE INSULATION SCHEDULE

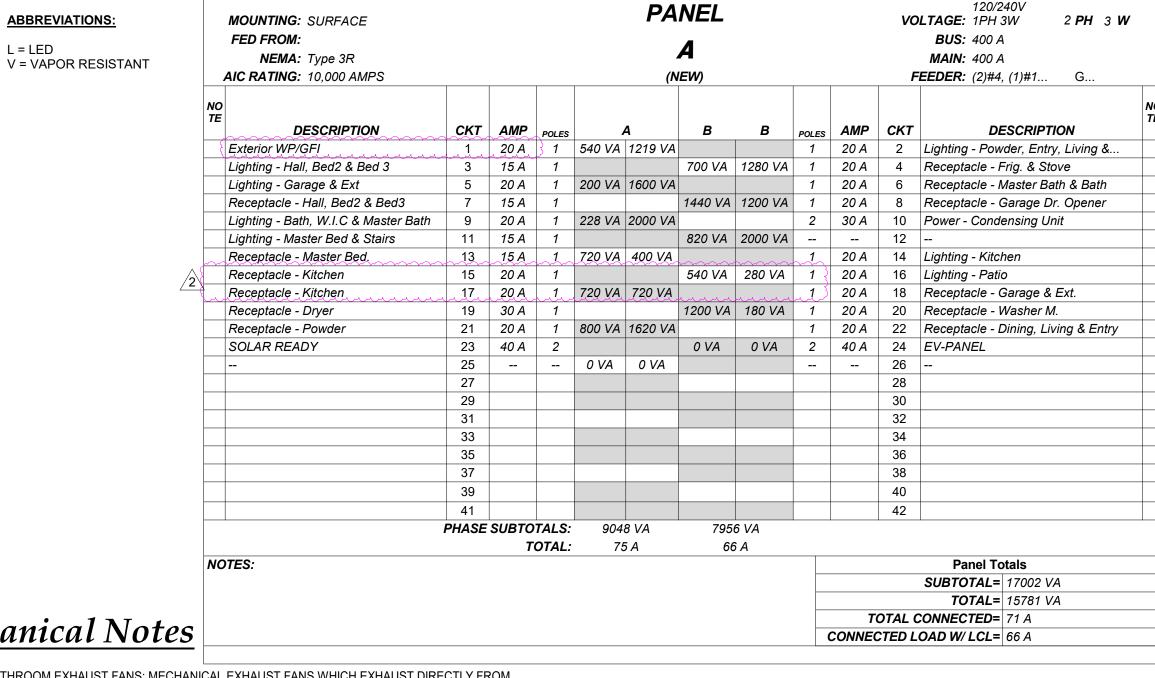
		PIPE SIZE (IN. DIA.)			
SERVICE	TEMERATURE RANGE (F)	RUNOUTS UP TO 2	1 AND LESS	1.25 THRU 2	2.5 THRU 4
		REQUIRED INSULATION THICKNESS (IN.)			
DOMESIC HOT WATER RECIRCULATING LOOPS	ABOVE 105°	0.5	1.0	1.0	1.5
FIRST 8 FEET OF PIPING FROM STPRAGE & ELECTRIC TRACE TAPE SYSTEMS (NON-RECIRCULATING)	ABOVE 105°	0.5	1.0	1.0	1.5

PIPE MATERIAL SCHEDULE

SERVICE	PIPE MATERIAL & WEIGHT	TYPE OF JOINTS	PRESSURE FITTINGS MATERIAL	SHUT-OFF RATINGS PSI - SwP	VALVE
COLD WATER ABV. GROUND	COPPER L TUBE	SOLDERED	CAST BRONZE/ WROUGHT COPPER	125	BALL GATE CHECK
COLD WATER BELOW GROUND TO 5' OUTSIDE BUILDING	COPPER K TUBE	BRAZED	CAST BRONZE/ WROUGHT COPPER	125	BALL GATE
COLD WATER BELOW GROUND BEYOND 5'-0"	SCHEDULE 80 PVC	SOLVENT-WELD	PVC	125	GATE
HOT WATER ABV. GROUND	COPPER L TUBE	SOLDERED	CAST BRONZE/ WROUGHT COPPER	125	BALL CHECK
FUEL GAS	STEEL 40, BLACK	SCREWED WELDED	MALL. IRON STEEL WELD	150 150	SQR HEAD COCK
	POLYETHYLENE PIPING STAINLESS STEEL TUBING	PER MANF.	STAINLESS STEEL TUBING	PER MANF.	PER MANF.
VENT	NO-HUB CAST IRON	NO-HUB	N/A	N/A	N/A
WASTE & SOIL DRAINS BELOW GRADE	SCHEDULE 40 ABS	SALVENT-WELD	ABS	N/A	N/A
	No-hub Cast Iron	No-hub	N/A	N/A	N/A
WASTE & SOIL DRAINS ABOVE GRADE	Copper L Tube	Soldered	Bronze	125	N/A
	NO-HUB CAST IRON	NO-HUB	N/A	N/A	N/A
	Schedule 40 ABS	Solvent-Weld	ABS	N/A	N/A
CONDENSATE	COPPER M TUBE	SOLDERED	BRONZE	125	N/A

Proposed Single Family Residence For: Erick and Celia Yerena /ia Verrazano, Riverside, CA 92503 (APN: 269-201-067) <u>10 May</u> 2022 PCC 6 May 2022 20-3864

Mechanical & A-7
Electrical Plans



Mechanical Notes

GC 4.506.1 - BATHROOM EXHAUST FANS: MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:

FANS SHALL 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 RELATIVE HUMIDITY RANGES OF 50% TO 80%.

WHOLE BUILDING VENTILATION REQUIREMENTS AND ASHRAE 62.2

COMPLIANCE WITH THE WHOLE-BUILDING VENTILATION REQUIREMENT. ALTERNATIVELY, THE SUM OF THE RATED AIRFLOWS FROM MULTIPLE FANS CAN BE UTILIZED TO MEET THE REQUIRED WHOLE-BUILDING VENTILATION AIRFLOW. THE SYSTEM(S) MUST DELIVER CONTINUOUS VENTILATION AIRFLOW AT A RATE GREATER THAN OR EQUAL TO THE RATE SPECIFIED IN EQUATION 4.1A, AND FAN SONE RATINGS MUST NOT EXCEED 1.0, FOR DWELLING OCCUPANT DENSITIES KNOWN TO BE GREATER THAN (Nbr + 1). THE RATE SHALL BE INCREASED BY 7.5 CFM FOR EACH ADDITIONAL PERSON.

MECHANICAL SYSTEM NOTES

WALLS 2x6 WITH R-19

COOL ROOF: YES

ROOF INSULATION R-49 & R-19

WHOLE HOUSE FAN (15-516): YES

RADIANT BARRIER (6-657): YES

HEEL TRUSS: YES HEIGHT: 7 3/4" - 2"x8"

FLOOR INSULATION OVER GARAGE R-30

6. WHOLE HOUSE VENTILATION (IAQ) (15-513 &

CALCULATION: 1,635 SF HOME WITH 3 BEDROOMS Qfan = 77 CFM REQUIRED USE (1) PANASONIC WHISPER CEILING FAN

TOTAL CFM: 100.00, EDL:140.00

MODEL LIST: WHISPER CEILING FV-15VQ5 MECHANICAL SYSTEM NOTES GAS FURNACE (IN ATTIC 50 KBTU/H OUTPUT, 10.5 HSPF/COP, VERIFIED HSPF, VERIFIED 9. WINDOWS: U-VALUE 0.30/SHGC 0.25

HEAT PUMP RATED HEATING CAPACITY (HERS VERIFICATION) 4 TON AC UNIT 20 SEER, 13.5 EER, 47.4 KBTU TOTAL OUTPUT. MINIMUM AIRFLOW, VERIFIED EER, VERIFFIED SEER, FAN EFFICACY WATTS/CFM (HERS VERIFICATION)

DISTRIBUTION SYSTEM R-8 INSULATION. DUCTS LEAKAGE TESTING (HERS VERIFICATION) TANKLESS GAS WATER HEATER. MODEL: NAVIEN NPE-210S

0.97 UEF, LESS THAN 200 KBTUH. WHOLE HOUSE FAN 1.5 x CFA = 1.5 x 1,635 SF = 2,452 CFM

PROVIDE 2,542 CFM, 343.45 WATTS MINIMUM INDOOR AIR QUALITY FAN SEE CALCULATION ABOVE FOR WHOLE BUIDLING

VENTILATION REQUIREMENTS. (HERS VERIFICATION)

MECHANICAL EXHAUST FANS FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING (CALGREEN 4.506.1): 1) ENERGY STAR CONTROLLED BY READILY ACCESSIBLE HUMIDISTAT. INTERMITTENT LOCAL VENTILATION EXHAUST AIRFLOW RATES

SHALL 100 CFM IN KITCHENS (ASHRAE STANDARD 62.2-2007) 3. PROVIDE VERTICAL/HORIZONTAL CHASES ON MECHANICAL AND PROVIDE THE FOLLOWING IN EACH BATHROOM, POWDER ROOM,

* LOCAL EXHAUST FAN TO EXTERIOR PROVIDING MINIMUM 50 CFM NTERMITTENT VENTILATION OR 20 CFM CONTINUOUS ARTIFICIAL LIGHTING OR MINIMUM 3 SQUARE FEET OF WINDOW THE PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE

FROM THE ENTRANCE OPENING TO THE APPLIANCE. (CMC 904. 10.2) 6. A LEVEL WORKING PLATFORM NOT LESS THAN THIRTY (30) INCHES BY THIRTY (30) INCHES SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. (CMC 904. 10.3). 7. A PERMANENT 120-VOLT RECEPTACLE OUTLET AND A LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE APPLIANCE. THE SWITCH CONTROLLING THE LIGHTING FIXTURE SHALL BE LOCATED AT THE

ENTRANCE TO THE PASSAGEWAY. (CMC 904, 10.4). COMBUSTION AIR OPENINGS FOR FURNACE (IN ATTIC) - PER CMC SECTION 701.6.1 TWO PERMANENT OPENING METHOD. ONE COMMENCING WITHIN 12 INCHES OF THE TOP AND ONE COMMENCING WITHIN 12 INCHES OF THE BOTTOM. EACH OPENING SHALL HAVE A FREE AREA OF NOT LESS THAN 1 SQ. IN PER 2,000 BTU/H OF TOTAL INPUT RATING OF APPLIANCES IN THE ENCLOSURE: 100,000 BTU/H / 2,000 BTU/H = 50 SQ. IN.

9. EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS OR WITH MOTORIZED DAMPERS THAT AUTOMATICALLY SHUT WHERE THE SYSTEM OR SPACE SERVED ARE NOT IN USE. CMC 504.1.1. 10. EXHAUST OPENINGS TERMINATING TO THE OUTSIDE SHALL BE COVERED WITH A CORROSION RESISTANT SCREEN HAVING NOT LESS THAN 1/4 OF AN INCH OPENINGS AND SHALL HAVE NOT MORE

11. EXHAUST DUCT TERMINATION SHALL BE 3 FEET FROM OPENINGS

THAN 1/2 INCH OF AN OPENINGS. CMC 502.1.

INTO THE BUILDING PER CMC 502.2

- SEE ATTIC VENTILATION SUMMARY ON ROOF PLAN SHEET

Second Floor Electrical Floor Plan

First Floor Electrical Floor Plan

Provide at least one 20-ampere branch circuit

to serve attached garage receptacle outlets.

Such circuit(s) shall have no other outlets."

(CEC §210.11(C)(4), 210.52(G)(1))

16-20

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