GENERAL NOTES

1- Exterior walls are 2x6 @ 16" o.c., interior walls are 2x4 @ 16" o.c.
2- Tub & tub-shower enclosures to be hard, smooth & non-absorbent up 72" from the floor over a moisture resistant underlayment.
3- Showers to have a thermostatic mixing valve.
4- Shower doors, if used, to be safety glass.
5- Bathroom vanities to have mirrors.
6- Clothes Dryer vents to the exterior with a backflow damper.
7- Install hybrid electric water heater per Manufacturers specs.
8- Kitch Range Hood vents to the exterior.
9- Insulation to be R-19 walls and R-30 ceilings.
10- Interior finish, including Garage, to be 5/8" gyp. bd. ceilings and 1/2" gyp. bd. walls.
11- This project to have a PV solar electric system and an automatic fire sprinkler system by separate designs and permits.
12- HVAC to be multi-zoned mini split units.

CAL GREEN NOTES

1- Convey rain water away from the building by positive means.
2- Plumbing fixtures shall meet the following max. flow rates:
(showerheads) 1.8 gpm at 60 psi
(Lavatory & Kitchen faucets) 1.8 gpm at 60 psi
(toilets) 1.28 gallons per flush
3- Document 65% construction waste recycle.
4- Adhesives, caulks & sealants to meet following VOC (limits grams/liter):
(paint) flat 50, non-flat 100, gloss 150, primers 100, wood coatings 275.
(adhesives) carpet & pad 50, wood flooring 100, ceramic tile 65, drywall & other misc. 50
5- Framing materials to have 19% max. moisture content prior to enclosure.
6- Bathroom fans to be ENERGY STAR compliant and be ducted to the exterior.
7- Whole House Exhaust fan to be R4.2 insulation value and shall close when the fan is off.
8- Air conveyance ducts (BA fan, Range Hood, MAU & FAU ducts) to be covered during construction with tape, plastic or other to keep out dust & debris.

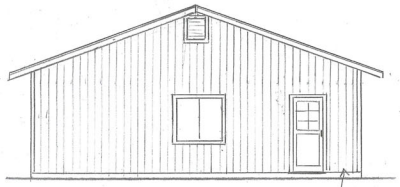
VENTILATION

ATTIC A = 1736 × 144/150 = 1667 sq in.
Use 2-18" x 24" and 1-12" x 14" gable end vents = 2x140+60 = 340 sq in
AND 2-144 sq in. low profile roof vents (high) = 288 sq in
AND 21-3 1/2" x 22" eave vents = 21x51 = 1071 sq in
Total NFVA = 1699 sq in.

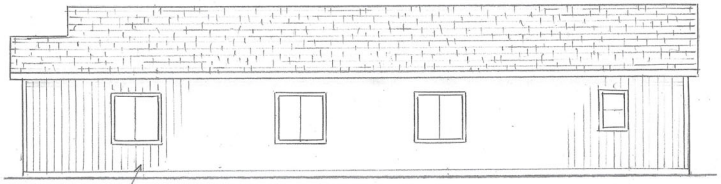
INTERIOR AIR QUALITY Q = .03x1360 + 7.5(3+1) = 70.8 cfm
Use Panasonic FV-10VE2 ceiling fan rated at 50-100 cfm

HERS VERIFICATION

- Indoor Air Quality Ventilation
- Kitchen Range Hood
- Verified SEER/SEER2
- Verified Refrigerant Charge
- Airflow in Habitable Rooms
- Verified HSPF2
- Verified Heat Pump Rated Heating Capacity
- Wall-mounted Thermostat in Zones Greater than 150 sq.ft.
- Ductless Indoor Units Located Entirely in Conditioned Space

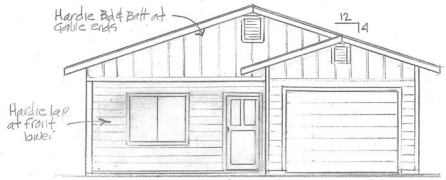


WEST ELEVATION

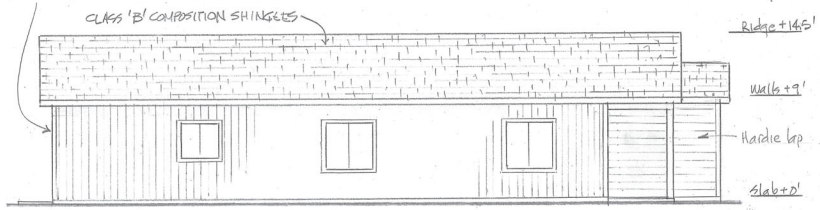


NORTH ELEVATION 3/16" = 1'-0

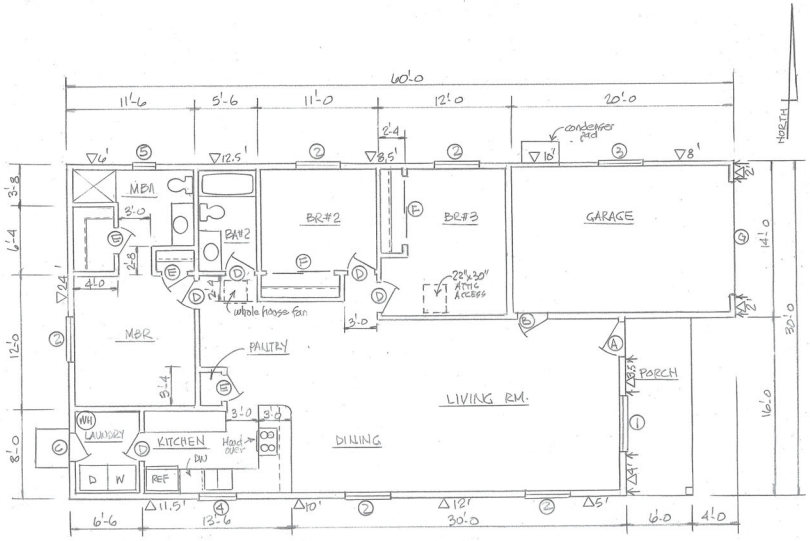
5/8" LP Siding w/ 8" grooves typical at sides & back



EAST ELEVATION



SOUTH ELEVATION



FLOOR PLAN 3/16" = 1'-0

WINDOWS & DOORS		
#	SIZE	TYPE
1	5'0" 4'0"	SLIDER
2	4'0" 4'0"	SLIDER (EGRESS)
3	4'0" 3'0"	SLIDER
4	3'0" 3'0"	SLIDER
5	2'0" 3'0"	SINGLE HUNG - OBSCURE
A	3'0" 6'8"	ENTRY
B	2'8" 6'8"	SC - SELF CLOSING
C	2'6" 6'8"	BEFORE w/ 1/2 WINDOW
D	2'6" 6'8"	PASSAGE
E	2'4" 6'8"	CLOSET
F	6'0" 6'8"	CLOSET BI-PASS
G	10'0" 7'0"	OVERHEAD GARAGE DR.

SHEAR PANELS

△6' ↑ △panel length shown
Use 3/8" OSB w/ 8d @ 6" o.c. edge & 12" o.c. field at Hardie and 5/8" LP w/ 8d @ 6" o.c. edge & 12" o.c. field
HOLDOWNS
↑ LTP2 w/ 9/16" A.B. & 2x stud (8 total)

DESIGN CRITERIA

Roof LL = 20 psf
Basic Wind Speed = 93 mph / Exp. 'B'
Seismic Site Class 'D'
Allowable Soil Bearing = 1500 psf

AREAS

House =	1360 sq.ft.
Garage =	280 sq.ft.
Porch =	96 sq.ft.

CODES

2022 CBC, CEC, CPC, CMC, CALGREEN CODE & TITLE 24 ENERGY CODE

REGISTERED PROFESSIONAL ENGINEER ROSS P. SHOAF No. 36600 Exp. 6/2025 CIVIL STATE OF CALIFORNIA

3 BR RESIDENCE for Alex Lucatero

Location: 1322 High St, Marysville, CA
APN: 009-135-014

Prepared by: Ross P. Shoaf, Civil Engineer (530) 749-0142
12245 Simone Court, Browns Valley, CA 95912

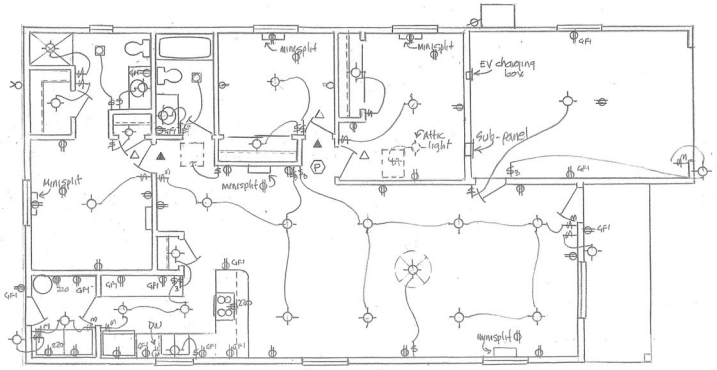
JOB # 24-920
Date: February, 2024
SHEET: 1 of 3

ELECTRICAL NOTES

1- Main sub panels to have a UFER ground or driven rod.
2- Bathroom receptacles to have a dedicated GFI circuit.
3- Kitchen countertop receptacles to be GFI protected and shall include two small appliance circuits.
4- Garage receptacles to be GFI protected.
5- Exterior receptacles to be GFI protected and shall have exterior rated covers.
6- Provide a dedicated circuit for the following: Refrigerator, Clothes washer and dryer, HVAC, Kitchen Range, IAQ fan, Fire sprinkler alarm and smoke & smoke/CO alarms.
7- Provide a switched light at the Attic access.
8- Recessed lights to be air tight and insulation contact rated.
9- Support ceiling fan with a metal box and solid wood backing.
10- All outlets (lights & receptacles), except Garage and Kitchen countertop receptacles to be AFCI protected.
11- Smoke & smoke/CO detectors to have battery backup.
12- Provide an equipment disconnect at the condenser.
13 - Light in shower to be suitable for damp locations.
14 - Bathroom exhaust fans to be 50 cfm min. and exhaust to the exterior.
15 - Interior lighting to be high efficacy controlled by motion detection or a dimmer switch.
16- Exterior lighting to be high efficacy controlled by motion detection / photocell combination.
17- Circuits in the Garage shall serve only the Garage.
18 - Reserve space in the sub-panel for a 40amp, 240V circuit labeled 'EV CAPABLE' and provide a listed box in the Garage also labeled 'EV CAPABLE' connected to the sub-panel with a one-inch conduit for future use.

SYMBOLS

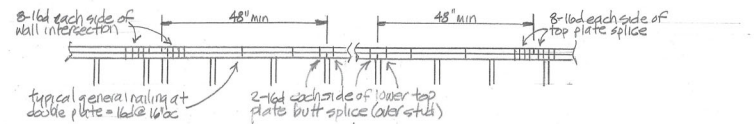
- duplex receptacle, 220 220V receptacle
- light fixture including recessed
- 2-way switch, 3-way switch
- smoke alarm, smoke/CO combined alarm
- Bathroom exhaust fan with light
- Panasonic IAQ fan (owner may locate)
- Fire sprinkler alarm
- Equipment disconnect
- ceiling fan with light (optional)



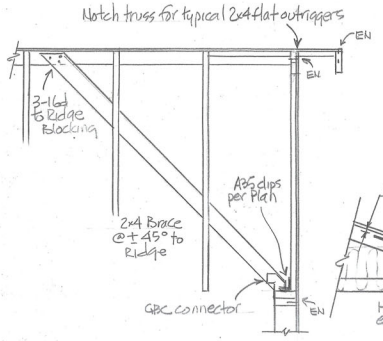
ELECTRICAL PLAN 3/16" = 1'-0

REGISTERED PROFESSIONAL ENGINEER ROSS P. SHOAF NO. 16600 Exp 6/30/25 CIVIL STATE OF CALIFORNIA

3 BR RESIDENCE for Alex Lucatero	
Location: 1322 High St, Marysville, CA	APN: 009-135-014
Prepared by: Ross P. Shoaf, Civil Engineer (530) 749-0142 12245 Simone Court, Browns Valley, CA 95912	JOB # 24-920 Date: February 2024 SHEET: 2 of 3



TOP PLATE SPLICE at SHEAR WALLS



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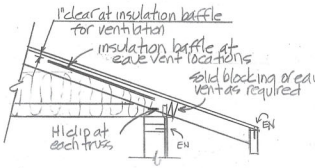

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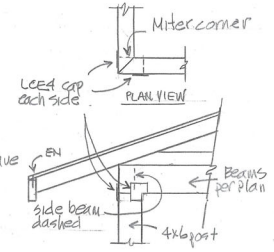

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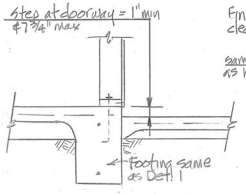

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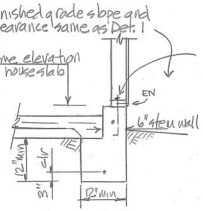

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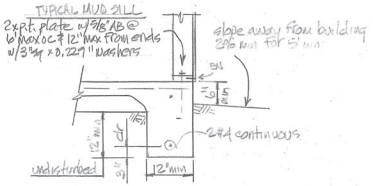

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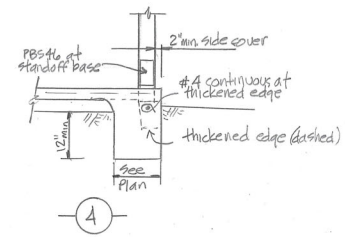

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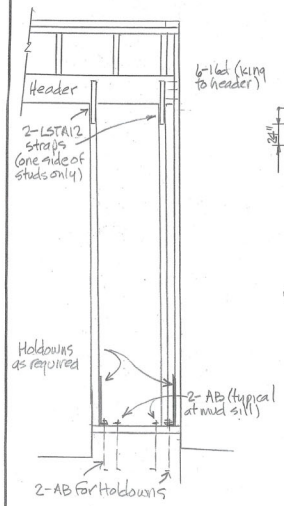

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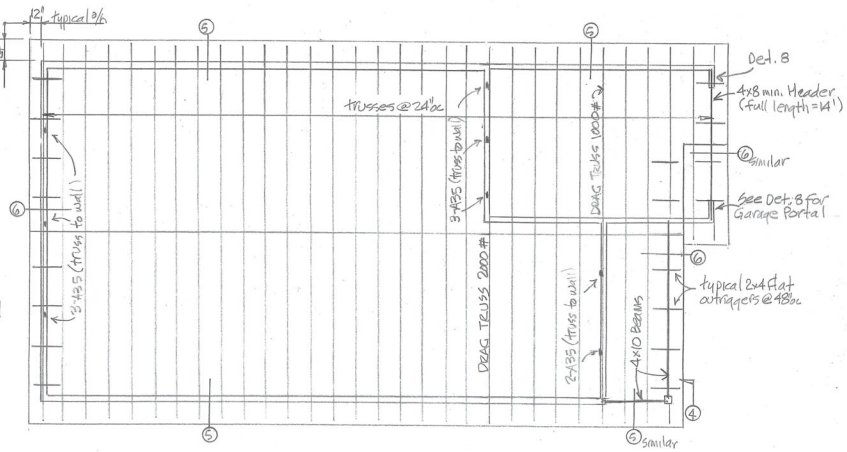
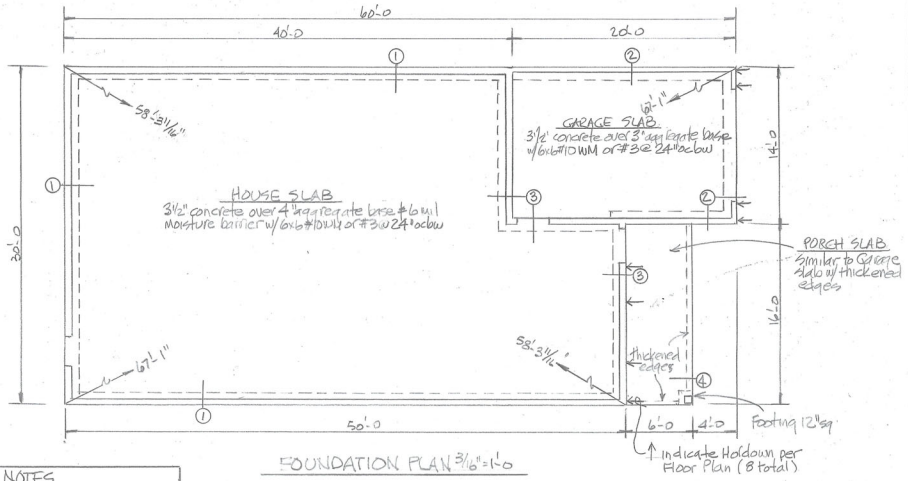


ROOF FRAMING PLAN

Use 15/32" sheathing w/ 8d @ 6" oc edges & 12" oc field
Typical header = 6x6 at exterior walls
& 4x6 min at interior partitions



FOUNDATION PLAN 3/16" = 1'-0

CONSTRUCTION NOTES

1- Use 2500 psi concrete at 28 day test.
2- Use typical rebar from the Lumber Yard
3- Use DF# 2 framing lumber
4- Use Simpson Strong-tie hardware or equal
5- Foundation hardware to be in place at time of inspection.
6- Use galvanized nailing at p.t. material (not including AB's)

REGISTERED PROFESSIONAL ENGINEER ROSS P. SHOAF No. 16600 Expires 12/31/2025 CIVIL STATE OF CALIFORNIA

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