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AGING-IN-PLACE DESIGN AND FALL PROTECTION

At least one bathroom on the entry level shall be provided with grab bar reinforcement. Reinforcement shall be nominal 2x8 lumber and shall be located between 32 inches and 39.5 inches above the finished floor. Water closet reinforcement shall be installed on both side walls of the fixture, or on the side wall and the back wall. Shower reinforcement shall be continuous where wall framing is provided. Bathtub and combination bathtub/shower reinforcement shall be continuous on each end of the bathtub and the back wall. Back wall reinforcement for a lower grab bar shall be provided with the bottom edge located no more than 6 inches above the bathtub rim. Information identifying the location of the reinforcement shall be placed in the operations and maintenance manual. (CRC R328.1.1)

Electrical receptacles outlets, switches and controls shall be located not more than 48 inches measured from the top of the outlet box and not less than 15 inches measured from the bottom of the outlet box above the finished floor. (CRC R328.1.2)

At least one bathroom and one bedroom on the entry level shall provide a doorway with a net clear opening of not less than 32 inches measured with the door open at a 90-degree angle. (CRC R328.1.3)

Doorbell buttons shall be installed not more than 48" above the finished floor measured to the top of the button. (CRC R328.1.4)

GENERAL

Provide each bedroom, basement, and habitable attics with a minimum of one exterior window with a 44" maximum clear opening height, 5.7 sq. ft. minimum clear openable area (minimum 5.0 sq. ft. at grade floor openings), 24" minimum clear openable height and 20" minimum clear width, or an operable exterior exit door. Window wells, ladders, and steps shall comply with minimum code requirements. Screens, grilles, covers, and shades shall be releasable or removable from the interior without the use of a key, tool, special knowledge, or force greater than 15lbs to operate the emergency escape and rescue openings. Photovoltaic panels & modules shall not be below an emergency escape and rescue opening within 36". (R319)

Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated with Energy Star approved equipment (minimum 50cfm) with an integral humidistat installed. (CRC R325.2.1)

Provide attic cross ventilation: 1/150 of attic area or 1/300 with at least 40% but not more than 50% of vents are a maximum 3 ft. below the ridge or highest space in the attic and the balance is provided in the lower third of the attic space (not limited to eaves or cornice vents). As an alternative in Climate Zone 16 (Truckee region), the net area may be reduced to 1/300 when a Class I or II vapor barrier is installed on the warm-in-winter side of the ceiling. Baffles are required at vents for insulation. Provide minimum of 1" inch of air space between insulation and roof sheathing. (CRC R806)

Enclosed rafter spaces shall have a 1-inch clear cross ventilation. (Properly sized rafters for insulation) (CRC R806.3)

Under floor cross ventilation: minimum 1.0 sq. ft. for each 150 sq. ft. of under floor area. When a class 1 vapor retarder is installed on the ground surface the minimum area of ventilation may be limited to 1sq.ft for each 1,500 square feet of under-floor space. One ventilation opening shall be within three (3) feet of each corner of the building (CRC R408.1). Unvented crawl spaces shall comply with CRC R408.2. Unvented crawl space added option for dehumidification of 70 pints moisture per day per 1,000 sf to requirement for exemption. (R408.3)

Exterior balconies and elevated walking surfaces exposed to water, where structural framing is protected by an impervious moisture barrier require construction documents with manufacturer's installation instructions. (R106.1.5) Must be inspected and approved before concealing barrier. (R109.1.5.3)

Enclosed framing in exterior balconies and elevated walking surfaces exposed to rain, snow or drainage from irrigation shall be provided with cross-ventilation area of at least 1/150. (R304.1.3)

Provide landings and a porch light at all exterior doors. Landings are to be minimum 3 ft deep x width of door. Landings at required egress doors may step down a maximum of 7.75 inches when the door does not swing over the landing and 1.5 inches when door swings onto the landing. Other than required exterior exit doors may have a threshold of 7.75 inches maximum; a landing is not required if a stair with two or fewer risers is located on the exterior side and the door does not swing over the stairway. (CRC R318.3)

At least one egress door shall be provided for each dwelling unit, the egress door shall be side hinged with a minimum openable width of 32 inches; the minimum clear openable height shall be 78 inches minimum (other doors shall not be required to comply with these dimensions). Egress doors shall be readily openable from the inside without the use of a key, special knowledge, or effort. (CRC R318.2)

Operable windows more than 72" above finish grade with a clear opening height less than 24" shall have openings not more than 4" apart or needs a compliant guard. (CRC R321.2.1)

FOUNDATIONS & CONCRETE SLABS

Soile drainage 6" within the first 10ft. from the foundation wall. If physical obstructions or lot lines prohibit the 10ft distance, a 2-5 percent slope shall be provided to an approved alternative method of diverting the water away from the foundation. Impervious surfaces shall also be sloped a minimum of 2 percent for 10ft away from structures to an approved drainage way. (CRC R401.3)

Footings shall extend at least 12 inches into the undisturbed ground surface. (CRC R403.1.4) Unless erected on solid rock, to protect against frost and freezing, the minimum foundation depth is 18 inches below grade if between 4,000-7,000 foot elevation and 24 inches below grade for 7,000-14,000 foot elevation and above. Exception: Interior footings shall be a minimum of 12 inches below grade. (Nevada County Code Section 14.03.190)

Stepped footings shall be used when slope of footing bottom is greater than 1 in 10 (V: H). Step footing detail shall be shown on building elevations and foundation plan. (CRC R403.1.5)

Concrete slabs: 3 1/2" minimum (CRC R506.1). Slabs under living areas and garages shall be reinforced with wire 6" x 6", 10 gauge x 10 gauge welded mesh or equivalent steel reinforcement and 4" thickness of 3/8 minimum gravel under the concrete slab. Separate from soil with a 6 mil polyethylene vapor retarder with joints lapped not less than 6 inches in living areas. A 4" rock capillary break shall be installed when a vapor retarder is required.

A minimum 18" x 24" under-floor access, unobstructed by pipes or ducts and within 5' of each under-floor plumbing cleanout and not located under a door to the residence, is required. Provide a solid cover or screen. (CRC 408.4 & CPC 707.9)

Minimum sill bolting: 1/2" anchor bolts or approved anchors at 6 ft. o.c. maximum for one-story, (CRC R403.1.6) Use anchor bolts at 4 ft. o.c. maximum for three story construction. Embedded 7" minimum. The anchor bolts shall be placed in the middle third of the width of the plate. Load end bolts not less than 7 bolt diameters, nor more than 12" from ends of sill members. In SDC DO and above: Provide 3"x3"x0.229 plate washers on each bolt at braced or shear wall locations, standard washers shall be permitted for anchor bolts not located in braced/shear wall locations. The hole in the plate washer is permitted to be diagonally slotted with a width of up to 3/16" larger than the bolt diameter; the slot length shall not exceed 1 1/4", provided a standard cut washer is placed between the plate washer and the nut. (CRC R403.1.6.1 & R602.11.1)

WOOD FRAMING

Columns shall be restrained to prevent lateral displacement at the bottom end. Wood columns

shall be 4x material minimum and steel columns shall be schedule 40, 3" in diameter minimum. (CRC R407.3) Toenailing of posts to pier blocks no longer allowed in underfloor areas.

CLEARANCES AND TREATMENT FOR WOOD FRAMING

All joists, girders, ledgers, structural blocking and support posts/column shall be wood of natural resistance to decay or pressure-treated lumber when exposed to the weather. (CRC R304)

Columns in basements when in contact with basement slabs or metal pedestals shall be pressure treated or natural resistance to decay unless the pier/pedestals project 1" above concrete or 8" above earth. (CRC R304)

Columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building shall be pressure treated or natural resistance to decay unless the column is supported by a concrete pier or metal pedestal of a height 8" or more. (CRC R304)

FLOORS

Under-floor areas with storage, fuel-fired equipment or electric-powered equipment with less than 2x10 solid joists or composite lumber of equal or greater cross-sectional area shall be protected on the underside by half-inch sheetrock or a sprinkler system. (R302.13)

Balconies and decks must be designed for a minimum live load of 60lbs per square foot. (CRC T-R301.5)

WALLS

Specify post to beam connections. Positive connection shall be provided to ensure against uplift and lateral displacement. (CRC R502.9 & CRC 2304.10.7)

All fasteners used for attachment of siding & into pressure treated lumber shall be of a corrosion resistant type. (CRC 304.3)

Provide approved building paper under the building siding and approved flashing at exterior openings. (CRC R703.2) Specify a minimum of 2 layers of Grade D paper under stucco and 2 layers of 15lb felt (or equivalent) under stone veneer.

Stucco shall have a minimum clearance to earth of 4 inches and 2 inches to paved surfaces with an approved weep screed. (CRC R703.7.2.1) Masonry stone veneer shall be flashed beneath the first course of masonry and provided with weep holes immediately above the flashing. (CRC R703.8.5 and R703.8.6)

ROOF

Show minimum 22" x 30" access opening to attic (CRC R807); may be required to be 30"x30" to remove the largest piece of mechanical equipment per the California Mechanical Code. Ceiling at attic access must be 30" measured from bottom of roof rafters to top of ceiling joists.

Provide adequate roof slope (minimum 1/4 inch per 12 inches) for roof drainage. Roof drains/gutters required to be installed per the California Plumbing Code with leaf/debris protection also installed.

Asphalt shingles with sloped roofs 2/12 to <4/12 shall have two layers of underlayment applied per CRC R505.2.

GARAGE AND CARPORT

Garage shall be separated from the dwelling unit & attic area by 1/2 inch gypsum board applied to the garage side. Garage beneath habitable rooms shall be separated by not less than 5/8" type X gypsum board. Structure supporting floor/ceiling assemblies used for required separations shall have 1/2" gypsum board installed minimum. Door openings from the garage to the dwelling shall be solid wood/steel doors or honeycomb steel doors not less than 1 3/8" thick or a 20-minute rated fire door. Doors shall be self-closing & self-latching. No openings directly into a sleeping room from the garage. When the dwelling and garage have fire sprinklers installed per R317.6 and R309, doors into the dwelling unit from the garage only need to be self-closing and self-latching. (CRC R302.5.1 & T-R302.6)

Ducts penetrating the garage to dwelling separation shall be a minimum of 26 gauge with no openings into the garage. (CRC R302.5.2)

Penetrations through the garage to dwelling separation wall (other than ducts as listed above) shall be fire-blocked per CRC section R302.11, Item #4.

Garage and carport floor surfaces shall be non-combustible material and slope to drain towards the garage door opening. (CRC R317.1)

Appliances and receptacles installed in garage generating a glow, spark or flame shall be located 18" above floor unless it is listed as flammable vapor ignition resistant. (CMC 305.1) Provide protective post or other impact barrier from vehicles. (CMC 305.1.1)

Appliances in private garages and carports shall be installed with a minimum clearance of 6ft above the floor unless they are protected from vehicular impact. (CBC 406.2.9.3)

STAIRWAYS & RAMPS

Stair landings required every 127" of vertical rise. (CRC R318.7.3)

Exterior stair stringers must be naturally resistant to decay or pressure treated. (CRC R304.1)

Rise shall be maximum 7.75"; Run shall be 10" minimum; headroom 6'-8" minimum; width 36" minimum, 31.5" between a handrail on one side and 27" with handrails on two sides. Variation between riser heights 3/8" maximum. A nosing not less than .75 inches but not more than 1.25 inches shall be provided on stairways with solid risers where the tread depth is less than 11 inches. The leading edge of treads shall project not more than 1.25 inches beyond the tread below. Open risers are permitted, provided the opening between the treads does not permit the passage of a 4" sphere. (Openings are not limited when the stair has a rise of 30" or less). (CRC R318.7)

Stairways with 4 or more risers shall have a handrail on one side 34" to 38" above the tread nosing. Circular handrails shall have an outside diameter of 1.25"-2"; if not circular, it shall have a perimeter dimension of 4"-6.25" with a maximum cross-sectional dimension of 2.25". A minimum clearance of 1.5" shall be maintained from the wall or other surface. Handrails shall be returned and terminate in newel posts, or safety terminals. (CRC R320)

Guards shall be 42" minimum height (unless acting as a handrail/guard for a stairway; the guard height may be 34"-38" in height), with openings less than 4" inches clear (guards on the open sides of stairs may have 4 3/8" openings). (CRC R321)

Provide landings at the top/bottom of the stairway the width of the stairway. The depth of the landing shall be 36" minimum. (CRC R318.7.6)

Usable spaces underneath enclosed/unenclosed stairways shall be protected by a minimum of 1/2" gypsum board. (CRC R302.7)

Ramps serving the egress door shall have a slope of not more than 1 unit vertical in 12 units horizontal (8.3-percent slope). All other ramps shall have a maximum slope of 1 unit vertical in 8 units horizontal (12.5-percent slope). Exception: Where it is technically infeasible to comply because of site constraints, ramps shall have a slope of not more than 1 unit vertical in 8 units horizontal (12.5-percent slope) (CRC R318.8.1). Provide 3'x3" landings at the top and bottom of ramps, where doors open onto ramps, and where ramps change directions. (CRC R318.8.2)

DECKS

Guards are required if deck or floor is over 30" above grade, minimum 42" high, with openings less than 4". (CRC R312) Guardrails shall be designed and detailed for lateral forces according to CRC Table 301.5.

Flashing must extend vertically 2" above the ledger and 4" horizontal beyond the ledger face. (CRC R507.9.1.3)

Provide deck lateral load connections at each end of the deck and at deck intersections per CRC R507.9.2. Specify connectors with a minimum allowable stress design capacity of 1,500lbs and install with 24" of the end of the deck. 750lb rated devices are allowed (DTT12 as example) if located at 4 points along the deck.

Posts/columns shall be retrained at the bottom end to prevent lateral displacement; clearly show approved post bases, straps, etc to achieve this per CRC R407.3

Joists, girders, structural blocking and support posts shall be wood of natural resistance to decay or pressure-treated lumber when exposed to the weather. (CRC R304.1(8))

Hardware and fasteners to be hot-dipped galvanized, stainless steel, silicon bronzed or copper. (CRC R304.3)

ELECTRICAL

Never install electrical panels in closets or bathrooms. Maintain a clearance of 36" inches in front of panels, 30" wide or width of equipment and 6'-6" high for headroom. (CEC 110.26)

All services supplying dwelling units shall be provided a surge protection device. The SPD shall be an integral part of the service equipment or shall be located immediately adjacent thereto. (CRC 230.67)

Provide a minimum 3 lug intersystem bonding busbar at the main electrical service. (CEC 250.94)

Provide a four-wire feed (two ungrounded conductors, one grounded conductor and an equipment grounding conductor) to all detached structures.

Provide electrical service load calculations for dwellings over 3,000 sq. ft. services 400 amperes or greater or as determined by the Plans Examiner.

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. (CBC 406.2.1)

A concrete-encased electrode (ufer) consisting of 20" of rebar or #4 copper wire placed in the bottom of a footing is required for all new construction. (CEC 250.52(A)(3)) Bond all metal gas and water pipes to ground. All ground clamps shall be accessible and of an approved type. (CEC 250.104)

All 15/20 ampere receptacles installed per CEC 210.52 including attached and detached garages and accessory buildings shall be listed tamper-resistant receptacles. (CEC 406.12)

All branch circuits supplying 15/20 ampere outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, kitchens, laundry room or similar rooms/areas shall be protected by a listed combination type arc-fault circuit interrupter. (CEC 210.12)

Provide a minimum of one 20A circuit to be used for the laundry receptacle. (CEC 210.11(C)(2))

Provide a minimum of one 20A circuit for bathroom receptacle outlets. (CEC 210.11(C)(3))

GFCIs for Specific Appliances – 210-8.0(D) This change expands the requirement for GFCI-protected branch circuits or outlets to include those serving electric ranges, wall-mounted ovens, counter-mounted cooking units, clothes dryers and microwave ovens, no matter where they are located.

Provide at least 1 outlet in basements, garages, laundry rooms, decks, balconies, porches and within 3' of the outside of each bathroom basin. (CEC 210.52 (D), (F) & (G))

Furnaces installed in attics and crawl spaces shall have an access platform (catwalk in attics), light switch and receptacle in the space. Provide a service receptacle for the furnace. (CEC 210.63)

All dwellings must have one exterior outlet at the front and the back of the dwelling. (CEC 210.52(E))

Provide a minimum of one 20A circuit for attached and detached garage outlets. The circuit shall supply no other receptacle outlet. Exception: Garage circuit may serve readily accessible outdoor receptacle outlets. ((CEC 210.11 (C)(4))

A minimum of 1 receptacle shall be provided for each car space. (210.52(G)(1))

At least one wall switched lighting outlet or fixture shall be installed in every habitable room, bathroom, hallways, stairways, attached garages and detached garages with electrical power, equipment spaces (attics, basements, etc). (CEC 210.70).

Kitchens, dining rooms, pantries, breakfast nooks, and similar areas must have a minimum of two 20A circuits. Kitchen, pantry, breakfast nooks, dining rooms, work surfaces and similar areas counter outlets must be installed in every counter space 12" inches or wider, not greater than 4' o.c., within 24" inches of the end of any counter space and not higher than 20" above counter. (CEC 210.52 (C)) 1 receptacle is required for peninsular counter spaces. Receptacles shall be located behind kitchen sinks if the counter area depth behind the sink is more than 12" for straight counters and 18" for corner installations. (CEC Figure 210.52(C)(1))

Receptacles on Kitchen Islands and Peninsulas – 210.52(C)(2) This change removes the requirement for providing receptacles to serve countertops and work surfaces on kitchen islands and peninsulas but requires undefined provisions for a future receptacle if none are provided. This section previously required one or more receptacles to serve islands and peninsulas based on their countertop area.

Receptacles shall be installed at 12' o.c. maximum in walls starting at 6' maximum from the wall end. Walls longer than two feet shall have a receptacle. Halfway walls longer than 10 ft shall

have a receptacle in hallways. (CEC 210.52(A))

Receptacles installed Around Tub or Shower Spaces – 406-9(C) This change clarifies that the zone restricting the location of receptacles around a tub or shower space does not include those spaces separated by a floor, wall, ceiling, room door, window, or fixed barrier. The 2020 NEC extended the zone 3 feet beyond the bathtub rim or shower stall threshold.

Stairways with 6 or more risers shall have wall switch at each floor level at the stair landings. (CEC 210.70(A)(2))

Receptacles shall not be installed within or directly over a bathtub or shower stall. (CEC 406.9 (C)) Light pendants, ceiling fans, lighting tracks, etc shall not be located within 3ft horizontally and 8ft vertically above a shower and/or bathtub threshold. (CEC 410.10(D))

All lighting/fan fixtures located in wet or damp locations shall be rated for the application. (CEC 410.10)

GFCI outlets are required: for all kitchen receptacles that are designed to serve countertop surfaces, dishwashers, bathrooms, in under-floor spaces or below grade level, in unfinished basements, crawl space lighting outlets, in exterior outlets, within 6' of a laundry/utility/wet bar sinks, indoor damp locations, mud rooms, finished basements, laundry areas, and in all garage outlets including outlets dedicated to a single device or garage door opener. (CEC 210.8)

Carbon-monoxide alarms shall be installed in dwelling units with fuel-burning appliances or with attached garages (CRC R311):

Outside of each separate sleeping area in the immediate vicinity of bedrooms

On every level of a dwelling unit including basements

Where a fuel-burning appliance is located within a bedroom, a carbon monoxide detector shall be installed in the bedroom.

Alterations, repairs, or additions exceeding 1,000 dollars (May be battery operated)

Smoke alarms shall be installed (CRC R310):

In each room used for sleeping purposes.

Outside of each separate sleeping area in the immediate vicinity of bedrooms.

In each story, including basements.

At the top of stairways between habitable floors where an intervening door or obstruction prevents smoke from reaching the smoke detector.

Shall not be installed within 20ft horizontally of cooking appliances and no closer than 3ft to mechanical registers, ceiling fans and bathroom doors with a bathtub or shower unless this would prevent placement of a smoke detector (R314.3(A)).

Within a room to which a sleeping loft is open, in the immediate vicinity of the sleeping loft.

Alterations, repairs, or additions exceeding 1,000 dollars. (May be battery operated.)

All smoke and carbon-monoxide alarms shall be hardwired with a battery backup (smoke alarms shall have a 10-year sealed battery). (CRC R314.4 & R315.1.2)

Smoke detectors within 10 feet to 20 feet of the stove shall be ionization type with alarm silencing switch. (CRC R314.3.3)

All 15/20 ampere receptacles in wet locations shall have in-use (bubble) covers installed. All receptacles in wet locations shall also be listed weather-resistant type. (CEC 406.9(B)(1))

ENERGY STORAGE SYSTEMS

Energy storage systems shall be installed per minimum code standards. (CRC R330) See the ESS handbook for more details.

PLUMBING

Underfloor cleanouts shall not be more than 5' from an underfloor access, access door or trap door. (CPC 707.9)

Kitchen sinks require a cleanout above the floor level of the lowest floor of the building.

ABS piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paints. (CPC 906.1)

PVC piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paint. .04" thick wrap or otherwise protected from UV degradation. (CPC 906.1)

Underground water supply lines shall have a 14 awg blue tracer wire. (CPC 604.10.1)

The entire floor space in a room containing a shower without thresholds shall be considered a "wet location" when using the CRC, CBC, and the CEC. (CRC 408.5)

Shower compartments, regardless of shape, shall have a minimum finished interior of 1024 square inches (32" by 32") and shall also be capable of encompassing a 30" circle. The required area and dimensions shall be measured at a height equal to the top of the threshold and shall be maintained to a point of not less than 70" above the shower drain outlet. (CPC 408.7) Provide curtain rod or door a minimum of 22" in width (CPC 408.5). Showers and tubs with showers require a non-absorbent surface up to 6" above the floor. (CRC R307.2) Minimum shower receptor slope is 1/8" per foot. (CPC 408.5)

Curbless showers require a 2" temporary barrier for testing. (CPC 408.8.5)

Water heaters using gas or propane shall designate a space 2.5 feet by 2.5 feet and 7 feet tall suitable for future installation of a heat pump water heater. Additional features are required. (California Energy Code 150.0(n))

Domestic hot water lines shall be insulated. Insulation shall be the thickness of the pipe diameter up to 2" in size and minimum 2" thickness for pipes larger than 2" in diameter. (CPC 609.12)

A 3-inch gravity propane drain shall be provided at the low point of the space, installed which provides 1/4-inch per foot grade and terminate at an exterior point of the building protected from blockage. The opening shall be screened with a corrosion-resistant wire mesh with mesh openings of 1/4-inch in dimension. Lengths of the gravity drains over 10 feet in length shall be first approved by the Building Official. (Nevada County Code Section 14.08.090)

Water heaters located in attics, ceiling assemblies and raised floor assemblies shall show a water-tight corrosion resistant minimum 1 1/2" deep pan under the water heater with a minimum 1/4 inch drain to the exterior of the building. (CPC 507.5)

Rain gutters and downspouts to be installed for projects below 4,000ft elevation. Clearly show/note that approved leaf/debris guards will be installed on all gutters.

Water closets shall be located in a space not less than 30" in width (15" on each side) and 24" minimum clearance in front. (CPC 402.5)

Indicate on the plans that the maximum hot water temperature discharging from a bathtub or whirlpool bathtub filler shall not exceed 120 degrees F. (CPC 408.4.2)

Provide anti-siphon valves on all hose bibs. (CPC 603.5.7)

Floor drains shall be provided with a trap primer. (CPC 1007)

Added new trap arm maximum lengths. (CPC Table 1002.2)

Gas piping on roofs shall be elevated minimum 3-1/2" above roof surface. (CPC 1210.3.5.3)

MECHANICAL

Wood burning appliances shall not be installed in a new or existing project that is not one of the following:

A pellet-fueled wood burning heater.

A U.S. EPA Phase II Certified wood burning heater.

An appliance or fireplace determined to meet the U.S. EPA particulate matter emission standard of less than 7.5 grams per hour for a non-catalytic wood fired appliance or 4.1 grams per hour for a catalytic wood fired appliance and is approved in writing by the APCO.

All newly installed gas fireplaces shall be direct vent and sealed-combustion type. (CMC 912.3)

Any installed wood stove or pellet stove shall meet the U.S. EPA New Source Performance Standard emission limits and shall have a permanent label certifying emission limits.

Pre-fab fireplaces require manufacturer specifications, model and UL Laboratories certification. Top chimney must extend a minimum of 2 ft. above any part of the building within 10 ft. (CMC 802.5.4)

Fireplaces shall have closable metal or glass doors, have combustion air intake drawn from the outside and have a readily accessible flue damper control. Continuous burning pilot lights are prohibited. (California Energy Code 150.0(e))

Provide combustion air for all gas fired appliances per CMC Chapter 7.

Masonry chimneys and fireplaces shall be constructed per CRC Chapter 10. Provide details and notes on the plans for the construction, foundation, seismic reinforcement, seismic anchorage, firebox dimensions, etc.

Gas water heater and furnace are not allowed in areas opening into bathrooms, closets or bedrooms unless installed in a closet equipped with a listed gasketed door assembly and a listed self-closing device with all combustion air obtained from the outdoors. (CPC 504)

Roof top equipment on roofs with over 4/12 slope shall have a level 30"x30" working platform. (CMC 304.2)

Exhaust openings terminating to the outdoors shall be covered with a corrosion resistant screen 1/2" x 1/2" in opening size (not required for clothes dryers). (CMC 502.1)

Vent dryer to outside of building (not to under-floor area). Vent length shall be 14 ft. maximum. Shall terminate a minimum of 3' from the property line and any opening into the building. (CMC 504.4.2)

Environmental Air Ducts shall not terminate less than 3' to a property line, 10' to a forced air inlet, 3' to openings into the building and shall not discharge on to a public way. (CMC 502.2.1)

Provide minimum 100 square inches make-up air for clothes dryers installed in closets. (CMC 504.4.1(1))

Heating system is required to maintain 68 degrees at 3 ft. above floor



Y	=	YES
N/A	=	NOT APPLICABLE
RESPON. PARTY	=	RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)



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DIVISION 4.4	MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
4.406	ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1	RODENT PROOFING. All areas around pipes, electric cables, conduits or other openings in soleboard plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
4.408	CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1	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 either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.
Exceptions:	
1.	Excavated soil and land-clearing debris.
2.	Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3.	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.
4.408.2	CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.
1.	Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2.	Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3.	Identify diversion facilities where the construction and demolition waste material collected will be taken.
4.	Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5.	Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
4.408.3	WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.
Notes:	The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.
4.408.4	WASTE STREAM REDUCTION ALTERNATIVE [L.R]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
4.408.4.1	WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
4.408.5	DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.
Notes:	
1.	Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2.	Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).
4.410	BUILDING MAINTENANCE AND OPERATION
4.410.1	OPERATING AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:
1.	Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2.	Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems. e. Water reuse systems.
3.	Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4.	Public transportation and/or carpool options available in the area.
5.	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 level in that range.
6.	Information about water-conserving landscape and irrigation design and controllers which conserve water.
7.	Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8.	Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9.	Information about state solar energy and incentive programs available.
10.	A copy of all special inspections verifications required by the enforcing agency or this code.
11.	Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12.	Information and/or drawings identifying the location of grab bar reinforcements.
4.410.2	RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, providing readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a locally enacted local recycling ordinance, if more restrictive.
Exception:	Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
DIVISION 4.5	ENVIRONMENTAL QUALITY
SECTION 4.501	GENERAL
4.501.1	Scope
	The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.
SECTION 4.502	DEFINITIONS
5.102.1	DEFINITIONS
	The following terms are defined in Chapter 2 (and are included here for reference)
AGRIFIBER PRODUCTS.	Aggrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.
COMPOSITE WOOD PRODUCTS.	Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardwood, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, as specified in California Code of regulations (CCR), title 17, Section 93120.1.
DIRECT-VENT APPLIANCE.	A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.



RUSSELL DAVIDSON
ARCHITECTURE + DESIGN

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703.1. DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

AUBURN RESIDENCE

13668 AUBURN ROAD
GRASS VALLEY, CA 95949
APN: 023-010-001-000

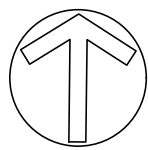
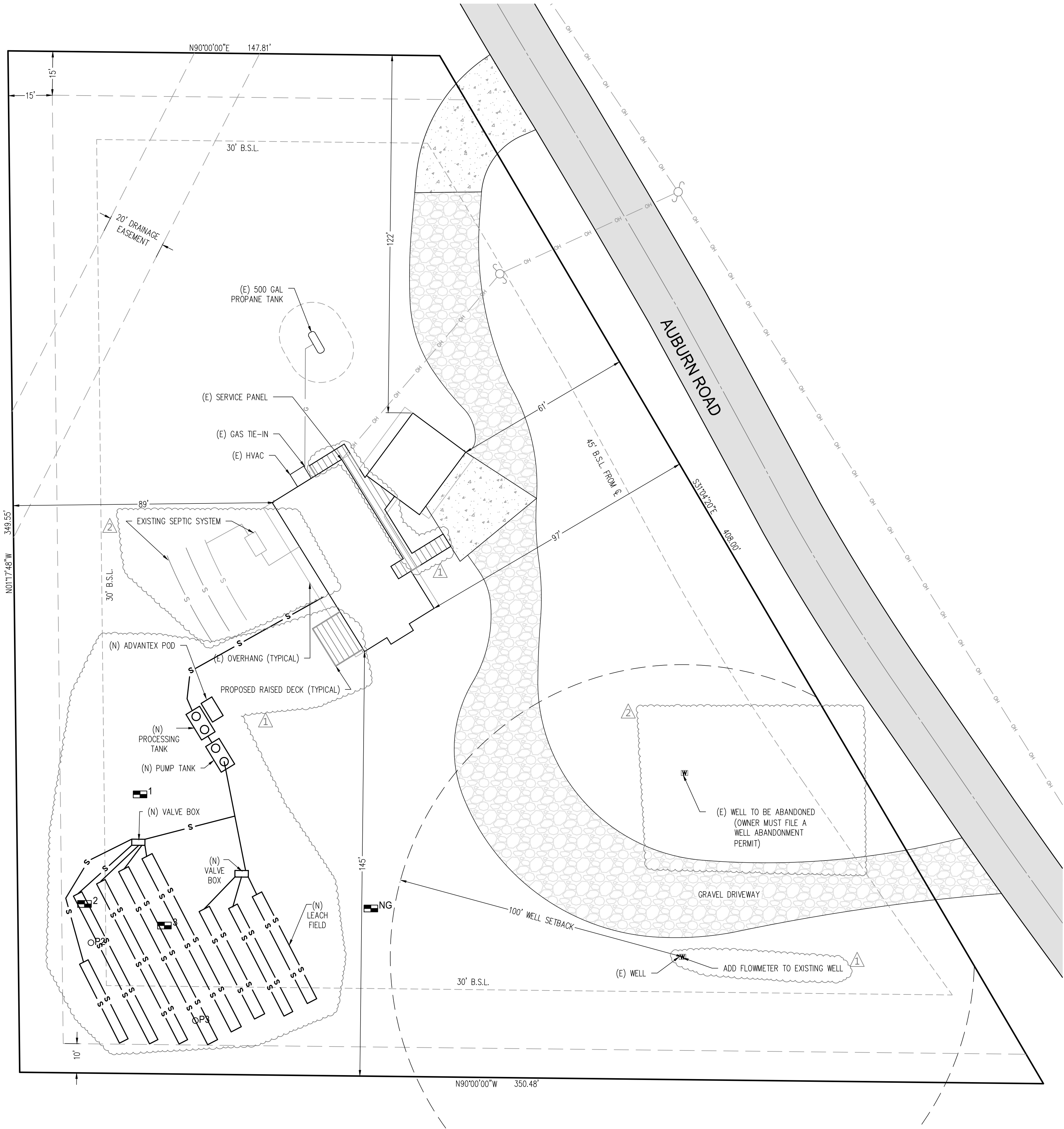
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SUBMITTED:	7/20/2026
SCALE	AS NOTED
DRAWN BY:	GTB
CHECKED BY:	RPD
JOB:	2025.33

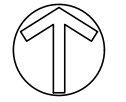
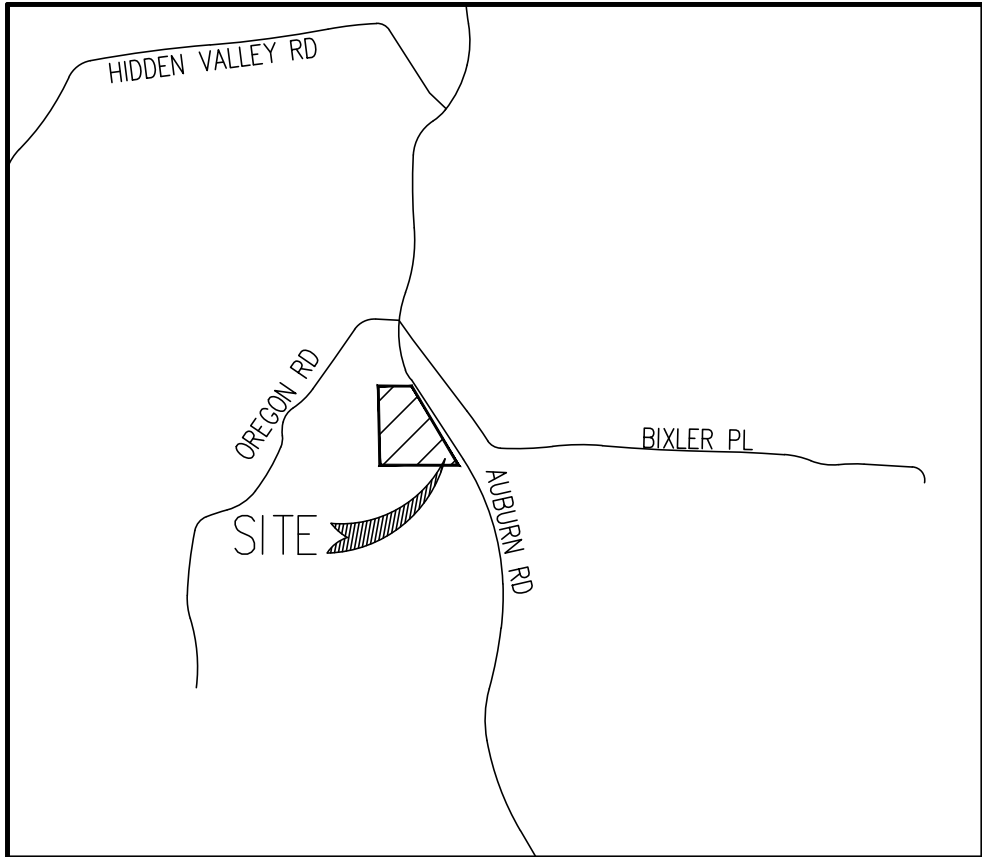
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G2.1

LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE (B.S.L.)
	EASEMENT PER 03 SUB 003
	EXISTING ASPHALT
	EXISTING CONCRETE
	PROPANE SETBACK LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRICAL SERVICE
	EXISTING UTILITY POLE
	EXISTING WELL
	PROPOSED SEPTIC SYSTEM (DESIGNED BY OTHERS)
	MANITL TEST LOCATION
	PERCOLATION HOLE LOCATION



SITE PLAN
SCALE: 1" = 20'



VICINITY MAP
NTS

PROJECT INFORMATION	
APPLICANT NEVADA COUNTY – HOUSING AND COMMUNITY SERVICES 950 MAIDU AVE NEVADA CITY, CA 95959 (530) 265-1625 CONTACT: ERIC ZIBBEL	
CIVIL ENGINEERING MILLENNIUM PLANNING & ENGINEERING 159 S. AUBURN STREET GRASS VALLEY, CALIFORNIA 95945 (530) 446-6765 CONTACT: MICHELLE LAYSHOT, P.E.	
SITE ADDRESS 13668 AUBURN ROAD GRASS VALLEY, CA 95949	
APN 023-010-001	
SITE AREA 2.0 ACRES	
ZONING RA	

AUBURN ROAD RESIDENCE
13668 AUBURN ROAD
GRASS VALLEY, CA 95949

SITE PLAN

DESIGNED BY: MCL

DRAWN BY: BES

PROJECT NO.: 25-0908

DATE: 04-10-2026

SHEET NUMBER:

C1.0



159 SOUTH AUBURN STREET, GRASS VALLEY, CA 95945 (530) 446-6765

MILLENNIUM
PLANNING & ENGINEERING
SURVEYING



 (E) WALL TO REMAIN
 (E) WALL TO BE DEMOLISHED
 (E) FINISHES TO BE REMOVED
 STRUCTURE TO REMAIN

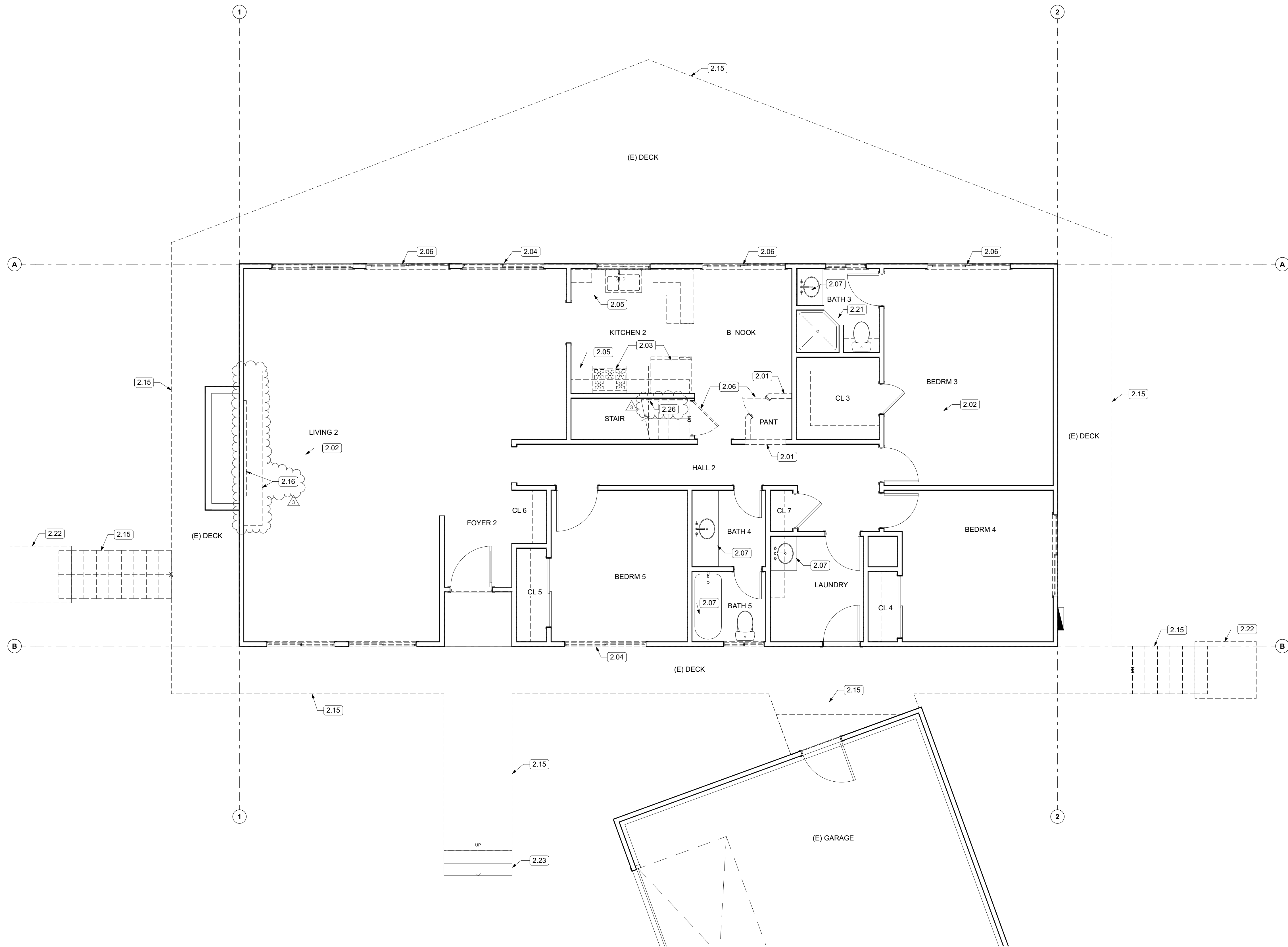
1. REMOVE EXISTING FINISHES AS NOTED ON PLANS & REPAIR & PREPARE ALL SURFACES FOR FINISHES
2. MATERIAL HAVING SALVAGE VALUE SHALL BECOME THE PROPERTY OF THE OWNER ALL OTHER MATERIAL AND DEBRIS ACCUMULATED AS A RESULT OF DEMOLITION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES BY THE CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER.
3. FURNISH, INSTALL, AND MAINTAIN IN SAFE CONDITIONS AT ALL TIMES TEMPORARY PROTECTION REQUIRED TO ENSURE SAFETY FOR PERSONS AND PROPERTY DURING DEMOLITION AND REMOVAL WORK
4. FURNISH, INSTALL, AND MAINTAIN DUST COVERINGS TO PREVENT THE SPREAD OF DUST BEYOND THE IMMEDIATE AREA WHERE DEMOLITION IS BEING PERFORMED.
5. REMOVE EXISTING ELECTRICAL OUTLETS AND WIRING AS REQUIRED IN WALLS, FLOORS AND FURNISHINGS TO BE DEMOLISHED.
6. ALL ELECTRICAL, PLUMBING AND MECHANICAL WORK (DEMOLITION AND NEW) IS TO BE PERFORMED BY LICENSED, COMPETENT CONTRACTORS.
7. PRIOR TO THE START OF DEMOLITION WORK GENERAL CONTRACTOR SHALL DETERMINE THE LOCATION OF LOAD BEARING PARTITIONS AND COLLARS AND PROVIDE TEMPORARY SUPPORTS AS REQUIRED BY REMOVAL OR RELOCATION OF SUCH PARTITIONS. G.C. TO ENSURE ALL TEMPORARY SUPPORTS ARE CARRIED TO SUFFICIENT BEARING MATERIALS.
8. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DEMOLITION LOCATIONS & DETAILS.
9. IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, CONTRACTOR SHALL NOTIFY OWNER IN WRITING IMMEDIATELY. CONTRACTOR SHALL COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES RELATIVE TO REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
10. ANY INTERRUPTION TO BUILDING UTILITIES SHALL BE CLEARED WITH OWNER 72 HOURS PRIOR TO PROPOSED INTERRUPTION.

- 2.01 DEMOLISH DESIGNATED WALLS INCLUDING STUDS, DRYWALL, AND ASSOCIATED MATERIALS
- 2.02 REMOVE ALL DESIGNATED FLOORING MATERIALS AND WALL BASE DOWN TO SUBFLOOR OR SUBSTRATE, TYPICAL ALL ROOMS
- 2.03 REMOVE DESIGNATED PLUMBING FIXTURES, APPLIANCES, AND ASSOCIATED COMPONENTS
- 2.04 REMOVE ALL WINDOWS, FRAMES, AND ASSOCIATED HARDWARE, TYPICAL ALL EXTERIOR
- 2.05 REMOVE DESIGNATED CABINETS, COUNTERTOPS, AND ASSOCIATED HARDWARE
- 2.06 REMOVE DESIGNATED DOORS, FRAMES, AND ASSOCIATED HARDWARE
- 2.07 PROVIDE ADEQUATE PROTECTION FOR ELEMENTS THAT WILL REMAIN DURING DEMOLITION
- 2.15 REMOVE EXISTING SECOND FLOOR WOOD FRAMED DECK AND STAIRS
- 2.16 REMOVE EXISTING BRICK/STONE. PATCH AND REPAIR FLOORING AND WALL TO MATCH ADJACENT FINISHES.
- 2.21 EXISTING FLOORING TO REMAIN
- 2.22 REMOVE EXISTING CONCRETE STAIR LANDING
- 2.23 EXISTING CONCRETE STAIRS TO REMAIN
- 2.26 REMOVE AND REPLACE EXISTING HANDRAIL

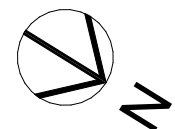
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SUBMITTED:		7/20/2026
SCALE		AS NOTED
DRAWN BY:		GTB
CHECKED BY:		RPD
JOB:		2025.33

DEMOLITION MAIN FLOOR PLAN

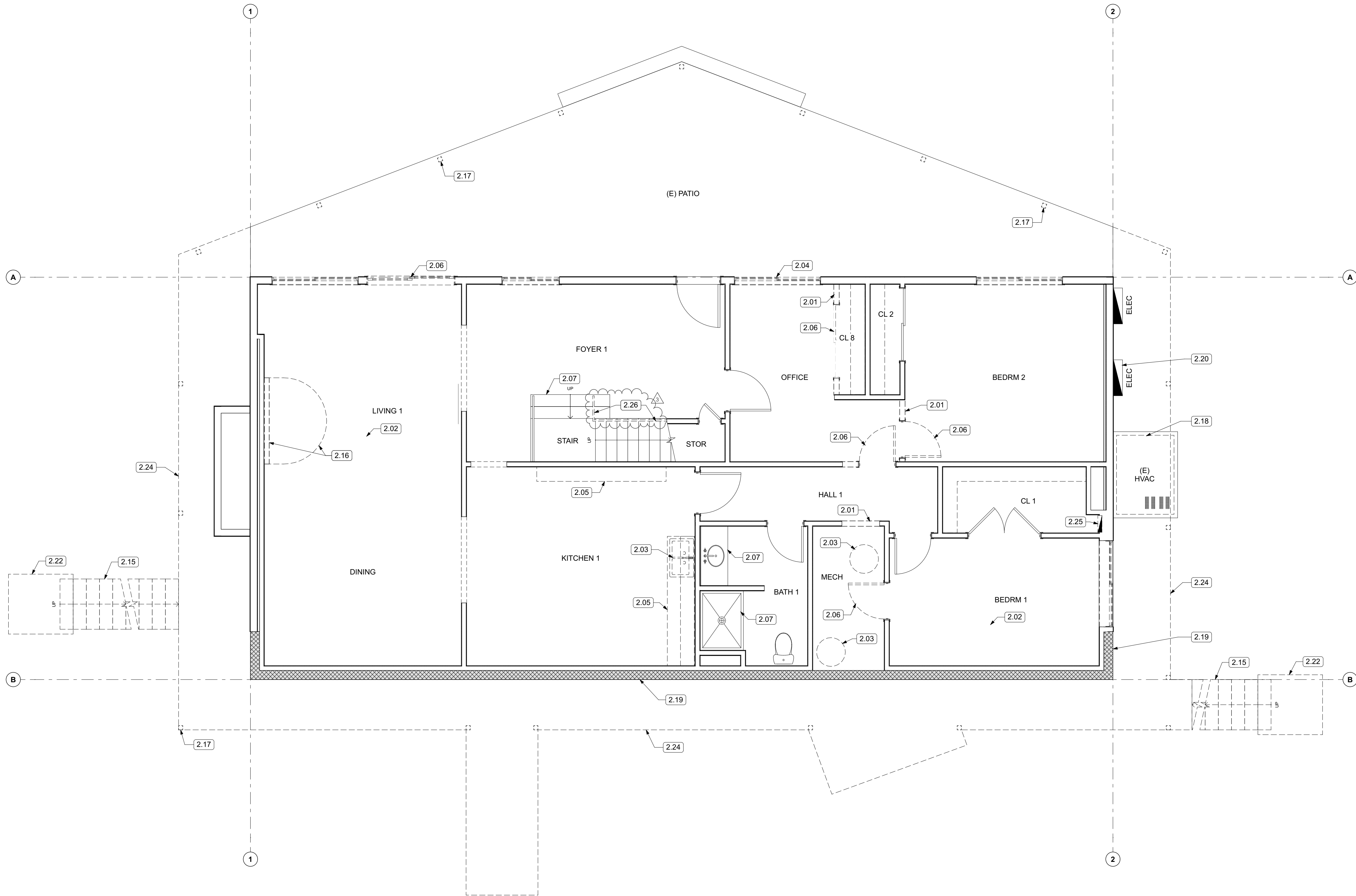
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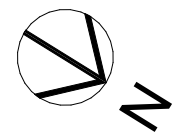
1 DEMO MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



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1 DEMO LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"



LEGEND

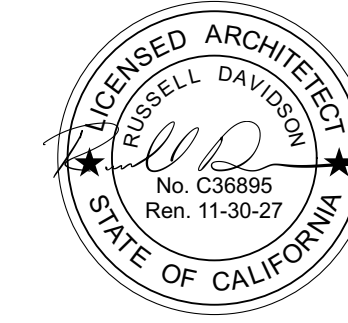
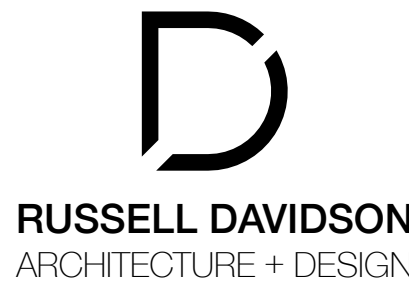
- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- (E) FINISHES TO BE REMOVED, STRUCTURE TO REMAIN

DEMO PLAN NOTES

- REMOVE EXISTING FINISHES AS NOTED ON PLANS & REPAIR & PREPARE ALL SURFACES FOR FINISHES
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- ALL ELECTRICAL, PLUMBING AND MECHANICAL WORK (DEMOLITION AND NEW) IS TO BE PERFORMED BY LICENSED, COMPETENT CONTRACTORS.
- PRIOR TO THE START OF DEMOLITION WORK GENERAL CONTRACTOR SHALL DETERMINE THE LOCATION OF LOAD BEARING PARTITIONS AND COLUMNS AND PROVIDE TEMPORARY SUPPORTS AS REQUIRED BY REMOVAL OR RELOCATION OF SUCH PARTITIONS, G.C. TO ENSURE ALL TEMPORARY SUPPORTS ARE CARRIED TO SUFFICIENT BEARING MATERIALS.
- REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DEMOLITION LOCATIONS & DETAILS.
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- ANY INTERRUPTION TO BUILDING UTILITIES SHALL BE CLEARED WITH OWNER 72 HOURS PRIOR TO PROPOSED INTERRUPTION.

KEYNOTES

- 2.01 DEMOLISH DESIGNATED WALLS INCLUDING STUDS, DRYWALL, AND ASSOCIATED MATERIALS
- 2.02 REMOVE ALL DESIGNATED FLOORING MATERIALS AND WALL BASE DOWN TO SUBFLOOR OR SUBSTRATE, TYPICAL ALL ROOMS
- 2.03 REMOVE DESIGNATED PLUMBING FIXTURES, APPLIANCES, AND ASSOCIATED COMPONENTS
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- 2.05 REMOVE DESIGNATED CABINETS, COUNTERTOPS, AND ASSOCIATED HARDWARE
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- 2.16 REMOVE EXISTING BRICK/STONE. PATCH AND REPAIR FLOORING AND WALL TO MATCH ADJACENT FINISHES.
- 2.17 REMOVE EXISTING WOOD COLUMN AND ASSOCIATED FOOTING, TYPICAL.
- 2.18 REMOVE AND REPLACE EXISTING HVAC UNIT. SEE MECHANICAL DRAWINGS
- 2.19 EXISTING CMU RETAINING WALL
- 2.20 REPLACE EXISTING ZINSCO PANEL, SEE ELECTRICAL DRAWINGS
- 2.22 REMOVE EXISTING CONCRETE STAIR LANDING
- 2.24 LINE OF REMOVED WOOD FRAMED DECK ABOVE
- 2.25 REMOVE EXISTING ZINSCO PANEL. SEE ELECTRICAL DRAWINGS
- 2.26 REMOVE AND REPLACE EXISTING HANDRAIL.



AUBURN RESIDENCE

13668 AUBURN ROAD
GRASS VALLEY, CA 95949
APN: 023-010-001-000

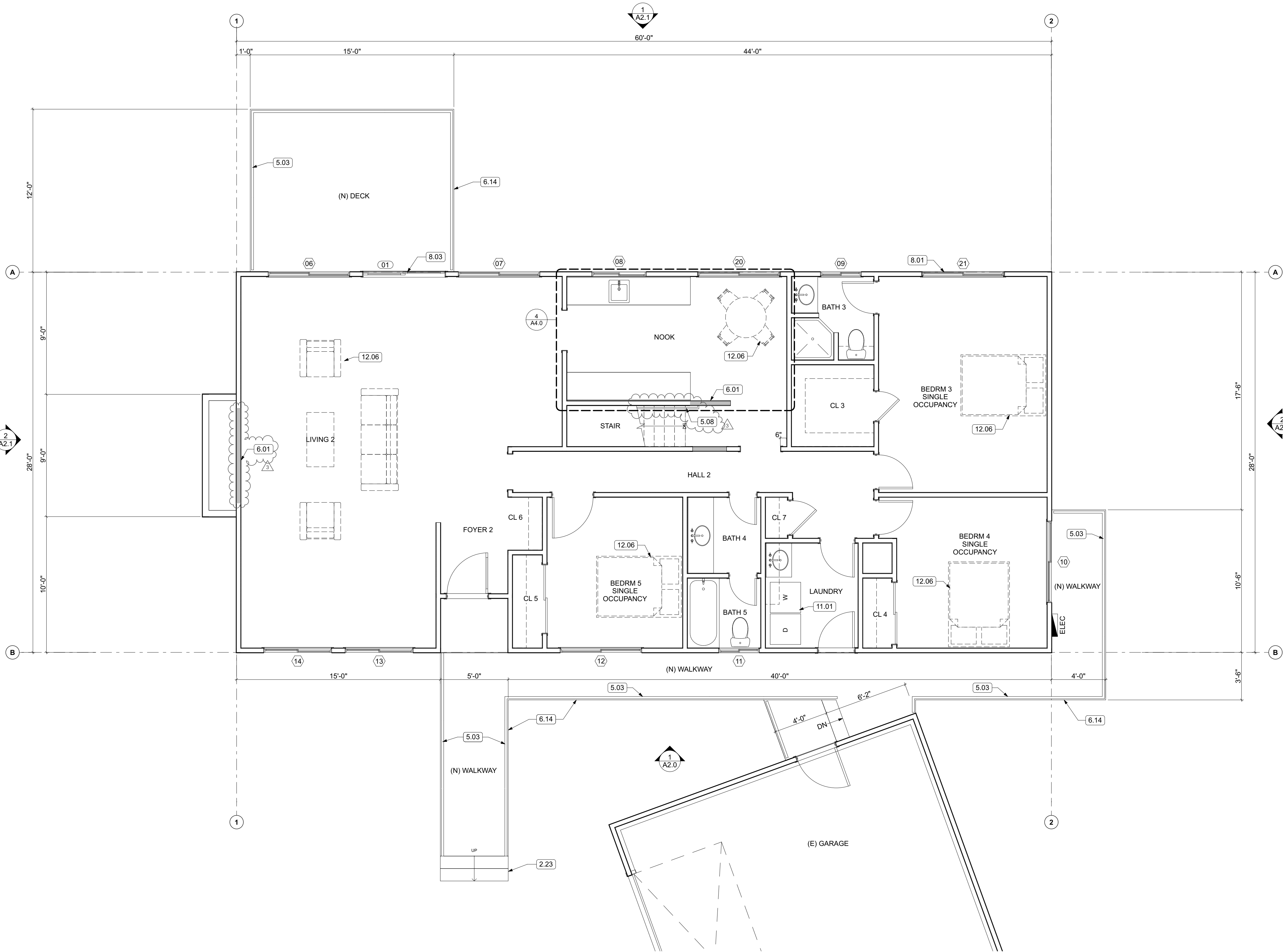
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2	REV 2	6/2/26
3	REV 3	7/21/26

SUBMITTED:	7/20/2026
SCALE:	AS NOTED
DRAWN BY:	GTB
CHECKED BY:	RPD
JOB:	2025.33

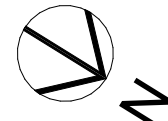
DEMOLITION LOWER FLOOR PLAN

A1.1

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1 NEW MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



LEGEND

- (E) WALL TO REMAIN
— (N) WALL
- ROOM NAME**
ROOM IDENTIFICATION
- (A) WINDOW NUMBER
(01) DOOR NUMBER
- 6.01 KEYNOTE

GENERAL NOTES

REFERENCES

- REFER TO SHEET A5.0 FOR PARTITION ASSEMBLIES. ALL EXTERIOR WALLS K6 U.N.O. ALL INTERIOR WALLS A4 U.N.O.
- REFER TO SHEET A6.0 FOR WINDOW & DOOR SCHEDULES.
- REFER TO ENLARGED PLANS ON SHEET A4.0 FOR ADDITIONAL NOTATION AND DIMENSIONS.
- REFER TO REFLECTED CEILING PLAN FOR CEILING HEIGHTS.
- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING GENERAL NOTES ON SHEET G1.0
- INSTALL FINISHES PER FINISH PLAN ON SHEET A1.4
- INSTALL WINDOWS & DOORS PER SCHEDULE ON SHEET A6.0

NOTES

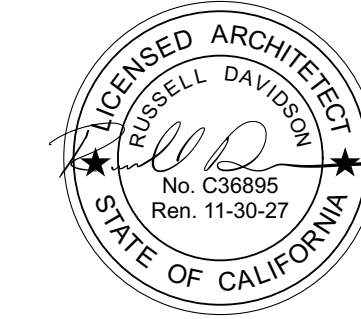
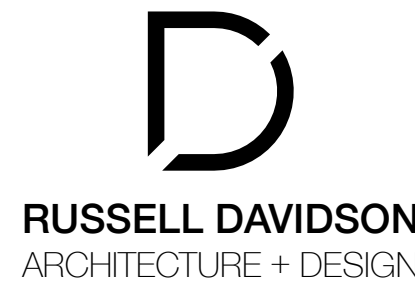
- WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION
- EXTERIOR DIMENSIONS ARE MEASURED TO FACE OF STRUCTURAL STUD / CMU / SLAB EDGE OR CENTERLINE OF STRUCTURE U.N.O.
- INTERIOR DIMENSIONS ARE MEASURED TO FACE OF STUD, U.N.O.
- DOORS AND WINDOWS ARE MEASURED TO CENTERLINE OF OPENINGS.
- ALL ANGLED WALLS ARE AT 45 DEGREES U.N.O.
- SET JAMB AT HINGE SIDE OF:
EXTERIOR DOORS @ 4.5" U.N.O.
INTERIOR DOORS @ 4.5" U.N.O.
- PROVIDE MIN. 36"x36" LEVEL LANDINGS OUTSIDE AT ALL EXTERIOR DOORS PER CRC SECTION R311.3, WITH LANDINGS NOT MORE THAN 7.75" BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND 1.5" AT OUTWARD SWINGING PER CRC SECTION R311.3.1. ALL LANDINGS SHALL SLOPE 1/4"/FT AWAY FROM DOORS MIN. TYP. PROVIDE MIN. 12" CLASS 2 AGGREGATE BASE ROCK UNDER SLABS AT ALL DOORWAY LANDINGS, TYP.
- GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER CRC SECTION R308.4.5.
- BATHROOM FLOORS TO HAVE SKID-RESISTANT SURFACE.
- BASE LINING MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER CPC SECTION 408.7.
- OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
- PROVIDE FIREBLOCKING IN CONCEALED SPACES PER CRC R302.11.

WILDLAND URBAN INTERFACE

- PROPOSED CONSTRUCTION MATERIALS ARE NON-COMBUSTIBLE / IGNITION RESISTANT PER CRC SECTION R337.4
- PROPOSED ROOFING SHALL COMPLY WITH CRC SECTION R337.5
- VENTING FOR SOFFITS AND EAVES SHALL HAVE MESH SCREENING PER CRC SECTION R337.6
- EXTERIOR WINDOWS AND DOORS SHALL BE MULTI-PANED, TEMPERED GLASS PER CRC SECTION R337.8
- EXTERIOR DECKING AND WALKWAYS SHALL BE NON-COMBUSTIBLE, IGNITION RESISTANT PER CRC SECTION R327.9

KEYNOTES

- 2.23 EXISTING CONCRETE STAIRS TO REMAIN
- 5.03 INSTALL 42" HIGH CODE-COMPLIANT METAL GUARDRAILS WITH SURFACE ANCHORING PER STRUCTURAL DRAWINGS
- 5.08 INSTALL NEW HANDRAIL TO COMPLY WITH CRC SECTIONS R311.7.5 AND R320
- 6.01 INSTALL WOOD FRAMING WITH REQUIRED SEISMIC BLOCKING AND CONNECTIONS, TYPICAL
- 6.14 NEW DECK / WALKWAY FRAMING PER STRUCTURAL DRAWINGS
- 8.01 INSTALL ENERGY-EFFICIENT WINDOWS WITH LOW-EMISSIVITY GLASS. TYPICAL AT ALL EXTERIOR
- 8.03 INSTALL INSULATED EXTERIOR DOORS WITH WEATHERSTRIPPING AND THRESHOLDS
- 11.01 INTALL NEW WASHER AND DRYER
- 12.06 NEW FURNITURE, SHOWN DASHED, TYP



AUBURN RESIDENCE

13668 AUBURN ROAD
GRASS VALLEY, CA 95949
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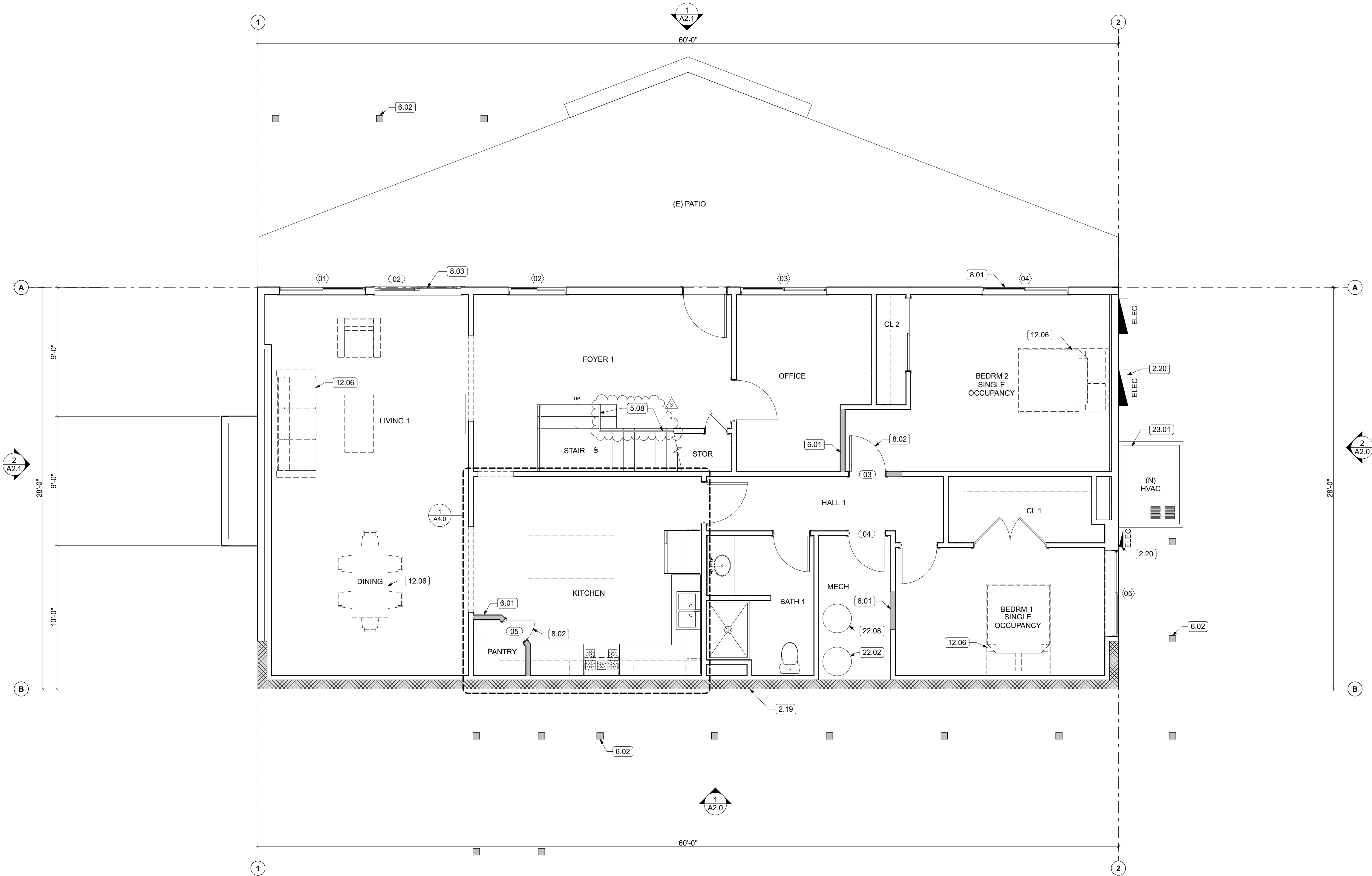
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SUBMITTED:	7/20/2026
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NEW MAIN FLOOR PLAN

A1.2

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1 NEW LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- (E) WALL TO REMAIN
(N) WALL
- ROOM NAME**
ROOM IDENTIFICATION
- (A) WINDOW NUMBER
- (01) DOOR NUMBER
- 6.01 KEYNOTE

GENERAL NOTES

REFERENCES

- REFER TO SHEET A5.0 FOR PARTITION ASSEMBLIES. ALL EXTERIOR WALLS K6 U.N.O. ALL INTERIOR WALLS A4 U.N.O.
- REFER TO SHEET A6.0 FOR WINDOW & DOOR SCHEDULES.
- REFER TO ENLARGED PLANS ON SHEET A4.0 FOR ADDITIONAL NOTATION AND DIMENSIONS.
- REFER TO REFLECTED CEILING PLAN FOR CEILING HEIGHTS.
- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING GENERAL NOTES ON SHEET G1.0
- INSTALL FINISHES PER FINISH PLAN ON SHEET A1.4
- INSTALL WINDOWS & DOORS PER SCHEDULE ON SHEET A6.0

NOTES

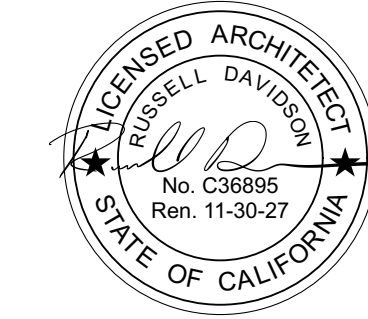
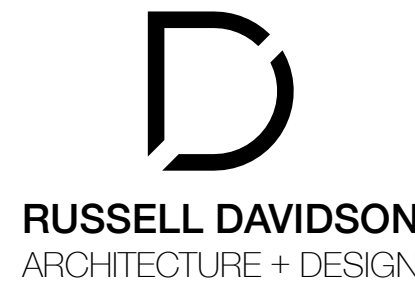
- WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION
- EXTERIOR DIMENSIONS ARE MEASURED TO FACE OF STRUCTURAL STUD / CMU / SLAB EDGE OR CENTERLINE OF STRUCTURE U.N.O.
- INTERIOR DIMENSIONS ARE MEASURED TO FACE OF STUD, U.N.O.
- DOORS AND WINDOWS ARE MEASURED TO CENTERLINE OF OPENINGS.
- ALL ANGLED WALLS ARE AT 45 DEGREES U.N.O.
- SET JAMB AT HINGE SIDE OF:
EXTERIOR DOORS @ 4.5" U.N.O.
INTERIOR DOORS @ 4.5" U.N.O.
- PROVIDE MIN. 36"x36" LEVEL LANDINGS OUTSIDE AT ALL EXTERIOR DOORS PER CRC SECTION R311.3, WITH LANDINGS NOT MORE THAN 7.75" BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND 1.5" AT OUTWARD SWINGING PER CRC SECTION R311.3.1. ALL LANDINGS SHALL SLOPE 1/4" FT AWAY FROM DOORS MIN. TYP. PROVIDE MIN. 12" CLASS 2 AGGREGATE BASEROCK UNDER SLABS AT ALL DOORWAY LANDINGS, TYP.
- GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER CRC SECTION R308.4.5.
- BATHROOM FLOORS TO HAVE SKID-RESISTANT SURFACE.
- BASE LINING MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER CPC SECTION 408.7.
- OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
- PROVIDE FIREBLOCKING IN CONCEALED SPACES PER CRC R302.11.

WILDLAND URBAN INTERFACE

- PROPOSED CONSTRUCTION MATERIALS ARE NON-COMBUSTIBLE / IGNITION RESISTANT PER CRC SECTION R337.4
- PROPOSED ROOFING SHALL COMPLY WITH CRC SECTION R337.5
- VENTING FOR SOFFITS AND EAVES SHALL HAVE MESH SCREENING PER CRC SECTION R337.6
- EXTERIOR WINDOWS AND DOORS SHALL BE MULTI-PANED, TEMPERED GLASS PER CRC SECTION R337.8
- EXTERIOR DECKING AND WALKWAYS SHALL BE NON-COMBUSTIBLE, IGNITION RESISTANT PER CRC SECTION R327.9

KEYNOTES

- 2.19 EXISTING CMU RETAINING WALL
- 2.20 REPLACE EXISTING ZINSCO PANEL, SEE ELECTRICAL DRAWINGS
- 5.08 INSTALL NEW HANDRAIL TO COMPLY WITH CRC SECTIONS R311.7.8 AND R320
- 6.01 INSTALL WOOD FRAMING WITH REQUIRED SEISMIC BLOCKING AND CONNECTIONS, TYPICAL
- 6.02 INSTALL NEW WOOD COLUMNS PER STRUCTURAL
- 8.01 INSTALL ENERGY-EFFICIENT WINDOWS WITH LOW-EMISSIVITY GLASS. TYPICAL AT ALL EXTERIOR
- 8.02 INSTALL INTERIOR DOORS WITH CASINGS, HARDWARE, AND PROPER OPERATION, TYPICAL
- 8.03 INSTALL INSULATED EXTERIOR DOORS WITH WEATHERSTRIPPING AND THRESHOLDS
- 12.06 NEW FURNITURE, SHOWN DASHED, TYP
- 22.02 INSTALL NEW WATER HEATER PER PLUMBING DRAWINGS
- 22.08 RELOCATED EXISTING PRESSURE TANK PER PLUMBING DRAWINGS
- 23.01 INSTALL NEW HVAC UNIT. SEE MECHANICAL DRAWINGS.



AUBURN RESIDENCE

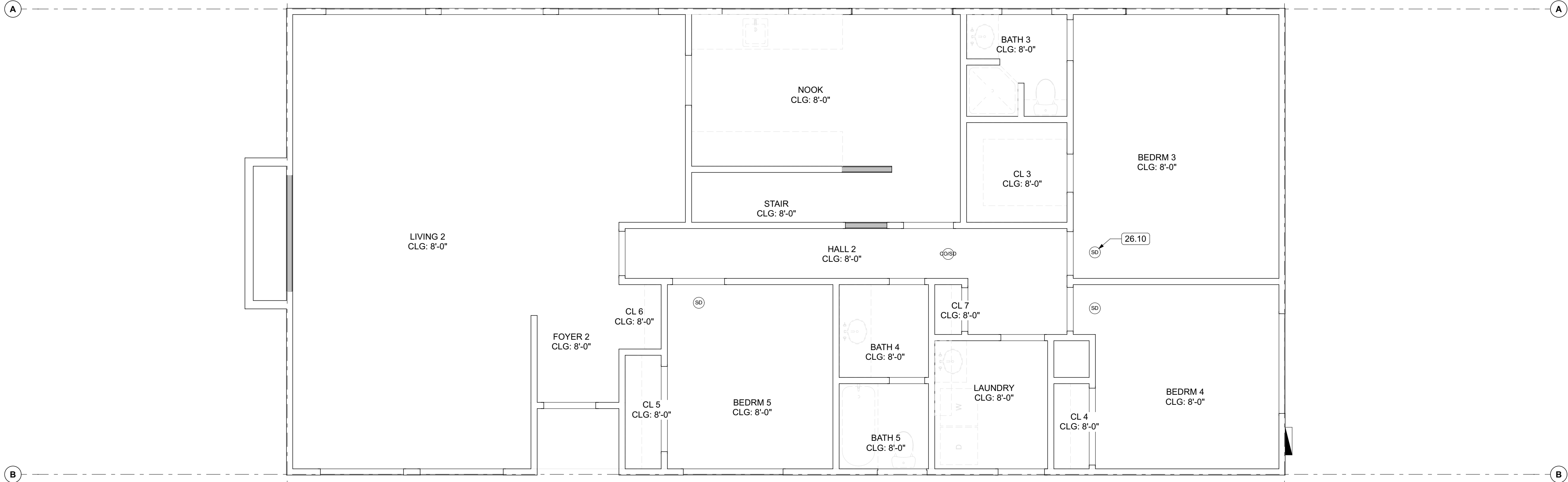
13668 AUBURN ROAD
GRASS VALLEY, CA 95949
APN: 023-010-001-000

ID	NAME	DATE
1	REV 1	4/29/26
2	REV 2	6/2/26
3	REV 3	7/21/26

SUBMITTED:	7/20/2026
SCALE	AS NOTED
DRAWN BY:	GTB
CHECKED BY:	RPD
JOB:	2025.33

NEW LOWER FLOOR PLAN

A1.3



1. WHERE BENSES, PIPES OR OTHER CONSTRUCTION DETAILS PREVENT THE USE OF STANDARD RECESSED FIXTURES, SHALLOW RECESSED FIXTURES SHALL BE USED. (FIXTURE CUPS SHALL BE SUBMITTED FOR APPROVAL BY ARCHITECT OR ENGINEER.)
2. LAYOUT REQUIREMENTS: CONTRACTOR SHALL COORDINATE ALL STRUCTURAL FRAMING WITH ARCHITECTURAL LIGHTING, REFLECTED CEILING PLANS, MECHANICAL PLUMBING, AND ELECTRICAL INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO, RECESSED AND SEMI- RECESSED LIGHTING, ROOF DRAINS, FIRE SPRINKLER PIPES AND HEADS, AND PLUMBING DRAINS, WASTE AND SUPPLY LINES.
3. CEILING HEIGHTS SHALL AS BE SHOWN ON ARCHITECTS REFLECTED CEILING PLAN AND ANY DEVIATION FROM HEIGHTS SHOWN SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
4. PRIOR TO ENCLOSING ANY CEILING, ANY PLENUM SYSTEMS (HVAC, PLUMBING & ELECTRICAL) SHALL BE INSPECTED AND WHERE REQUIRED, TESTED BY CONTRACTORS, ENGINEERS AND PROPER AUTHORITIES HAVING JURISDICTION TO INSURE THEIR PROPER INSTALLATION AND FUNCTION.
5. WHERE CALIFORNIA FRAMING OCCURS PROVIDE MIN. 22" x 30" ACCESS THROUGH EXISTING ROOF SHEATHING.
6. THE CONTRACTOR SHALL PROVIDE ADEQUATE SPACE FOR MAINTENANCE ACCESS TO ALL LIGHT FIXTURES AS PER MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODES.



	DUPLEX OUTLET
	GFCI DUPLEX OUTLET
	OVERHEAD GFCI DUPLEX OUTLET
	FLOOR OUTLET
	WATERPROOF DUPLEX OUTLET
	240V DUPLEX OUTLET
	SWITCHED DUPLEX OUTLET
	SWITCH
	3-WAY SWITCH
	DIMMER SWITCH
	VACANCY SWITCH
	ELECTRICAL PANEL (200A UNO)
	SMOKE DETECTOR
	CO DETECTOR
	CO/SD COMBO DETECTOR
	FAN / LIGHT COMBO
	RECESSED LIGHT
	PENDANT FIXTURE
	CEILING MOUNT FIXTURE
	WALL MOUNTED FIXTURE
	UNDERCOUNTER LIGHT
	FLOURESCENT FIXTURE
	CEILING FAN

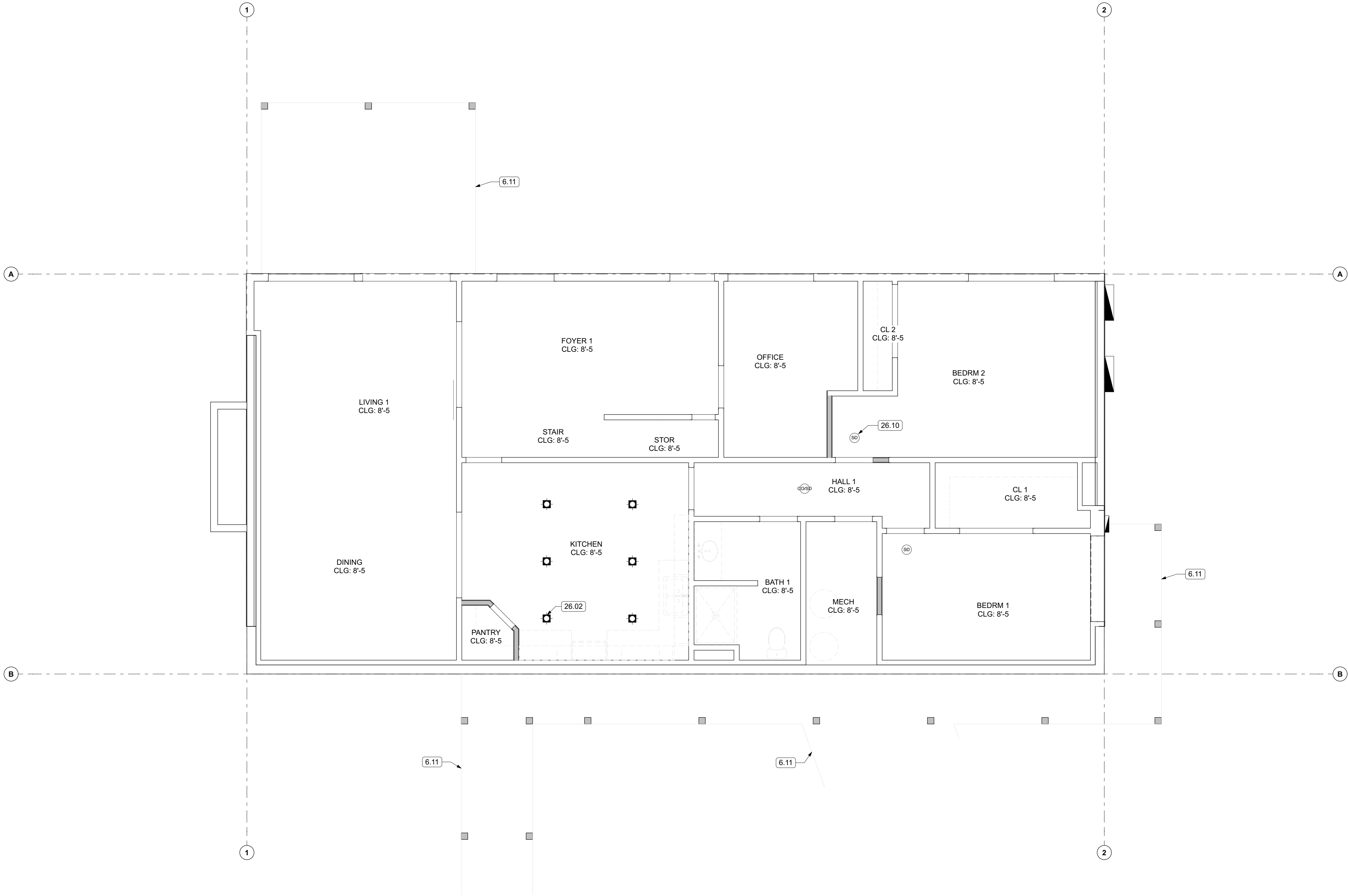
26.10 INSTALL NEW DETECTORS PER ELECTRICAL
DRAWINGS, TYPICAL

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ID	NAME	DATE	
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DRAWN BY:		GTB	
CHECKED BY:		RPD	
JOB:		2025.33	

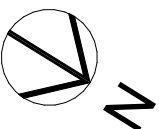
NEW MAIN
REFLECTED
CEILING PLAN

A1.4

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1 NEW LOWER REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



PLAN NOTES

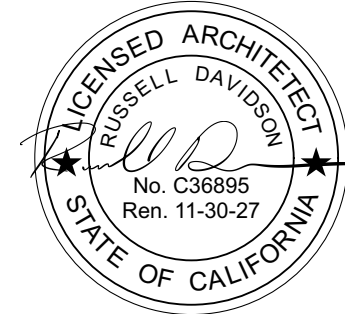
- WHERE BEAMS, PIPES AND OR OTHER CONSTRUCTION DETAILS PREVENT THE USE OF STANDARD RECESSED FIXTURES, SHALLOW RECESSED FIXTURES SHALL BE USED. (FIXTURE CUTS SHALL BE SUBMITTED FOR APPROVAL BY ARCHITECT OR ENGINEER.)
- LAYOUT REQUIREMENTS: CONTRACTOR SHALL COORDINATE ALL STRUCTURAL FRAMING WITH ARCHITECTURAL LIGHTING, REFLECTED CEILING PLANS, MECHANICAL, PLUMBING, AND ELECTRICAL INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO, RECESSED AND SEMI- RECESSED LIGHTING, ROOF DRAINS, FIRE SPRINKLER PIPES AND HEADS, AND PLUMBING DRAINS, WASTE AND SUPPLY LINES.
- CEILING HEIGHTS SHALL BE AS SHOWN ON ARCHITECTS REFLECTED CEILING PLAN AND ANY DEVIATION FROM HEIGHTS SHOWN SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL
- PRIOR TO ENCLOSING ANY CEILING, ANY PLENUM SYSTEMS (HVAC, PLUMBING & ELECTRICAL) SHALL BE INSPECTED AND WHERE REQUIRED, TESTED BY CONTRACTORS, ENGINEERS AND PROPER AUTHORITIES HAVING JURISDICTION TO INSURE THEIR PROPER INSTALLATION AND FUNCTION.
- WHERE CALIFORNIA FRAMING OCCURS PROVIDE MIN. 22" x 30" ACCESS THROUGH EXISTING ROOF SHEATHING.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE SPACE FOR MAINTENANCE ACCESS TO ALL LIGHT FIXTURES AS PER MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODES.

LEGEND

- DUPLEX OUTLET
- GFCI
- OVERHEAD GFCI DUPLEX OUTLET
- FLOOR OUTLET
- WATERPROOF DUPLEX OUTLET
- 240V DUPLEX OUTLET
- SWITCHED DUPLEX OUTLET
- SWITCH
- 3-WAY SWITCH
- DIMMER SWITCH
- VACANCY SWITCH
- ELECTRICAL PANEL (200A UNO)
- SMOKE DETECTOR
- CO DETECTOR
- CO/SD COMBO DETECTOR
- FAN / LIGHT COMBO
- RECESSED LIGHT
- PENDANT FIXTURE
- CEILING MOUNT FIXTURE
- WALL MOUNTED FIXTURE
- UNDERCOUNTER LIGHT
- FLOURESCENT FIXTURE
- CEILING FAN

KEYNOTES

- 6.11 LINE OF NEW DECK ABOVE
- 26.02 INSTALL NEW LIGHT FIXTURES PER ELECTRICAL DRAWING E1, TYPICAL.
- 26.10 INSTALL NEW DETECTORS PER ELECTRICAL DRAWINGS, TYPICAL



AUBURN RESIDENCE

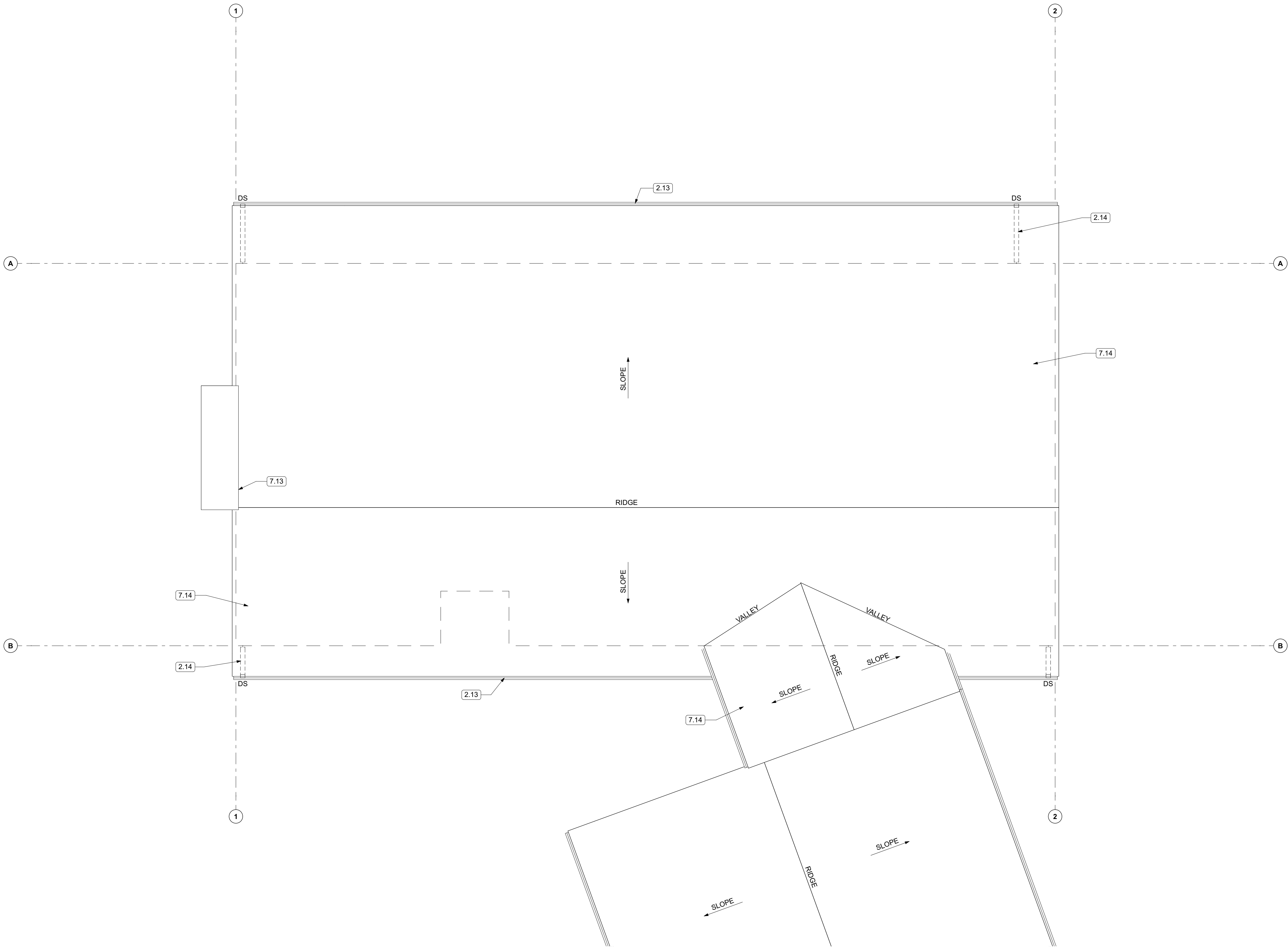
13668 AUBURN ROAD
GRASS VALLEY, CA 95949
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ID	NAME	DATE
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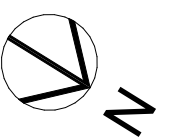
NEW LOWER
REFLECTED
CEILING PLAN

A1.5

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1 NEW ROOF PLAN
SCALE: 1/4" = 1'-0"



LEGEND

WALL BELOW

3" DOWNSPOUT

ROOF PLAN NOTES

1. THE CONTRACTOR SHALL HAVE PRESENT AT INSPECTIONS A COPY OF THE ICC-ES EVALUATION REPORT ON THE ROOFING SYSTEM.

2. ALL ROOF COVERING SHALL BE 'IGNITION RESISTANT' COMPLYING WITH CRC SECTION R902.1 AND CLASS "A".

CLASS 'A' ROOFING COVERING: GAF TIMBERLINE OR EQUAL.

3. ALL ROOFING WORK MUST ADHERE TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS TO MAINTAIN WARRANTY COVERAGE.

4. ALL ROOF AND DECK SURFACES SHALL SLOPE AT 1/4" PER FOOT MINIMUM, U.O.N.

5. PROVIDE 1/2" EXT-GRADE SHEATHING OVER 2X CRICKETING AT 16" O.C. SLOPED TO DRAIN 1/4" PER FOOT MIN. OVER 5/8" STRUCTURAL PLYWOOD SHEATHING W/ INTEGRAL RADIANT BARRIER AT ALL CHIMNEYS, MECHANICAL EQUIPMENT, AND OTHER LOCATIONS AS REQUIRED FOR POSITIVE DRAINAGE TOWARD DRAINS.

6. FLASH AND SEAL ALL ROOF PENETRATIONS SUCH AS VENTS, FANS, HOODS, AS REQUIRED FOR A WATER-TIGHT INSTALLATION.

7. NOT USED.

8. EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.

9. ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.

10. SKYLIGHTS SHALL BE TEMPERED GLASS.

11. ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS

12. VENTILATION OPENINGS FOR ENCLOSED ATTICS, EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS. UNDERFLOOR VENTILATION OPENINGS, AND VENT OPENINGS IN EXTERIOR WALLS AND EXTERIOR DOORS SHALL BE LISTED TO ASTM E 2886 AND COMPLY WITH ALL OF THE FOLLOWING:

A. THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
B. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST
C. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS)

13. NOT USED.

14. NOT USED.

15. ALL SHEET METAL FLASHING AND TRIM SHALL BE G.S.M.

16. ENCLOSED RAFTER SPACES SHALL HAVE 1 IN. CLEAR CROSS VENTILATION.

RUSSELL DAVIDSON
ARCHITECTURE + DESIGN

ARCHITECT
RUSSELL DAVIDSON
No. C36895
Ren. 11-30-27
STATE OF CALIFORNIA

AUBURN RESIDENCE

13668 AUBURN ROAD
GRASS VALLEY, CA 95949
APN: 023-010-001-000

ID	NAME	DATE

SUBMITTED: 7/20/2026

SCALE: AS NOTED

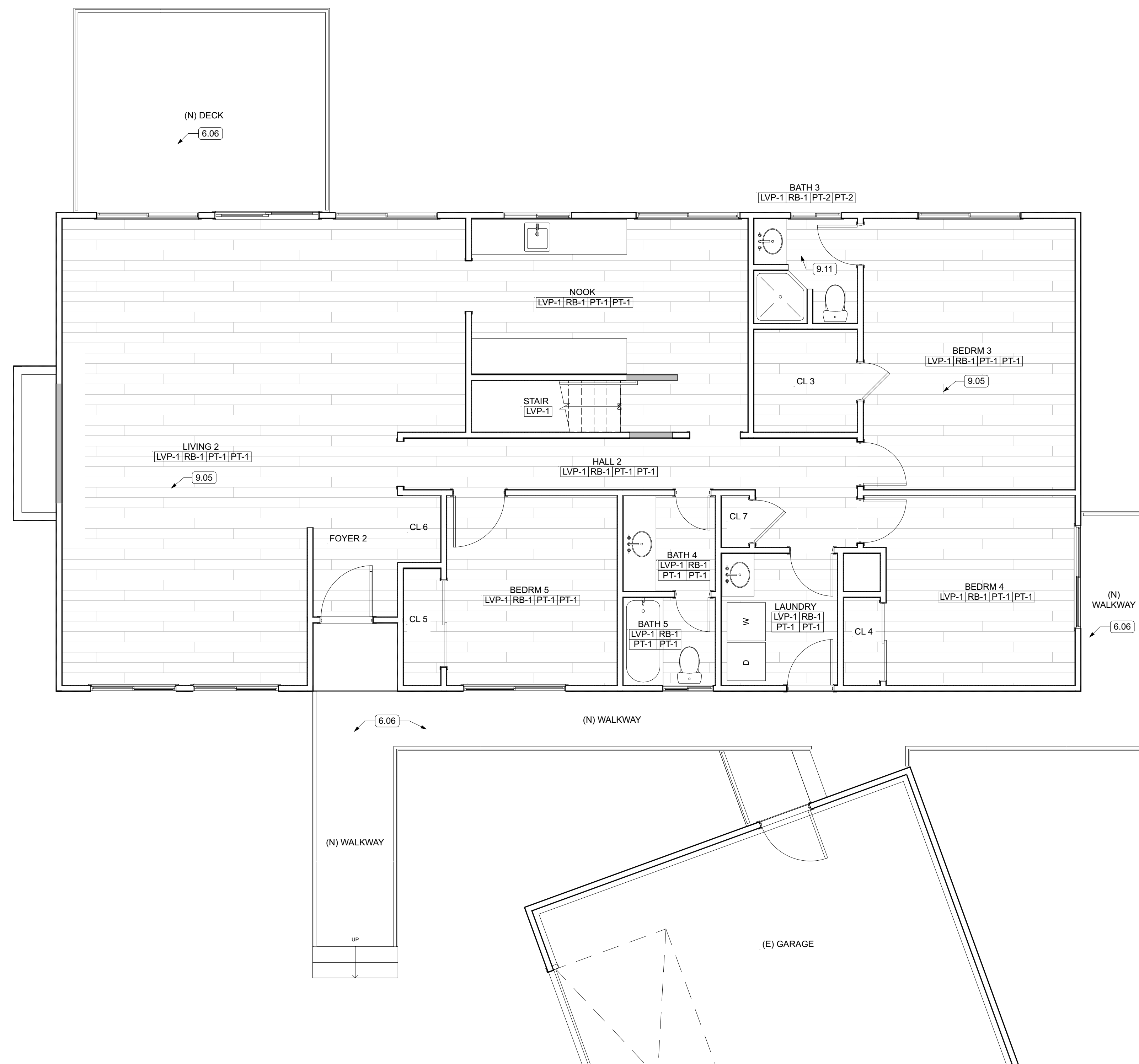
DRAWN BY: GTB

CHECKED BY: RPD

JOB: 2025.33

NEW ROOF PLAN

A1.6



FINISH NOTES

1. THE FINISHES NOTED ON THE PLANS INDICATES THE TYPES AND EXTENT OF FINISHES. REFER TO OTHER CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION.
2. SUBMIT SAMPLES IN ACCORDANCE WITH SPECIFICATIONS OF EACH FINISH AND FLOOR COVERING TO THE ARCHITECT FOR REVIEW AND APPROVAL BEFORE BEGINNING WORK. THE ARCHITECT HAS TEN (10) WORKING DAYS TO PROCESS SHOP DRAWINGS.
3. SUBSTITUTIONS, REVISIONS OR CHANGES MUST HAVE APPROVAL OF THE ARCHITECT PRIOR TO PURCHASE AND INSTALLATION
4. PAINT AT ALL INTERIOR WALLS & CEILINGS TO BE LOW SHEEN, UNLESS OTHERWISE NOTED.
5. NO GYP. BD. SURFACES EXPOSED TO VIEW SHALL BE LEFT UNFINISHED OR UNPAINTED.
6. "WATER RESISTANT" GYP. BD. AND/OR CEMENTITIOUS BOARD AT ALL BATHROOMS, POWDER ROOM, AND UTILITY ROOM.
7. VERIFY WITH MANUFACTURER'S SPECIFICATIONS THAT FLOOR FINISHES ARE COMPATIBLE WITH RADIANT FLOOR HEATING SYSTEM IN AREAS WHERE INSTALLED
8. ALL FINISH FINISHES OF MILLWORK TO BE FILLED, SEALED, AND SANDED SMOOTH. PAINT FINISHES AT MILL WORK TO BE SPRAYED ON FOR A SMOOTH FINISH FREE OF STREAKS, DROPS, BLOBS, ETC.
9. PROVIDE METAL TRIM OR CASING AT ALL EDGES OF PLASTER OR GYPSUM BOARD WHERE IT TERMINATES OR MEETS ANY OTHER MATERIAL, EXCEPT FLOORS.
10. IN ALL CASES, PROVIDE ISOLATION OF ALUMINUM FROM ADJACENT STEEL OR COAT SURFACES IN CONTACT WITH BITUMINOUS PAINTS.

FINISH LEGEND

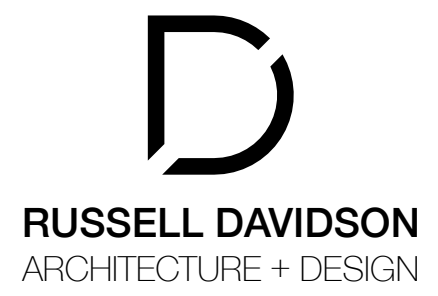
ROOM NAME	
FLOOR	BASE WALL CEILING
<u>FLOOR:</u>	
LVP-1:	LUXURY VINYL PLANK
MANUFACTURER:	MANNINGTON OR EQUAL
COLOR:	TBD
NUMBER:	TBD
INSTALLATION:	AS SHOWN ON PLAN
LOCATION:	AS NOTED
SC-1:	SEALED CONCRETE
MANUFACTURER:	BENJAMIN MOORE OR EQUAL
FINISH:	CLEAR ACRYLIC SEALER
NUMBER:	HP-1270
LOCATION:	AS NOTED
<u>BASE:</u>	
RB-1:	RUBBER BASE
MANUFACTURER:	ROPPE OR EQUAL
COLOR:	150 DARK GREY
TYPE:	4" TOPSET COVE
LOCATION:	THROUGHOUT, UON
<u>PAINT:</u>	
PT-1:	BENJAMIN MOORE OR EQUAL
MANUFACTURER:	BENJAMIN MOORE OR EQUAL
COLOR:	SWISS COFFEE
NUMBER:	OC-45
FINISH:	EGGSHELL
LOCATION:	AS NOTED
PT-2:	BENJAMIN MOORE OR EQUAL
MANUFACTURER:	BENJAMIN MOORE OR EQUAL
COLOR:	SWISS COFFEE
NUMBER:	OC-45
FINISH:	SEMI-GLOSS
LOCATION:	AS NOTED
PT-3:	BENJAMIN MOORE OR EQUAL
MANUFACTURER:	BENJAMIN MOORE OR EQUAL
COLOR:	CHAMPANTILLY LACE
NUMBER:	2121-70
FINISH:	SEMI-GLOSS
LOCATION:	ALL WOOD TRIM
<u>COUNTER:</u>	
QC-1:	QUARTZ COMPOSITE:
MANUFACTURER:	VIAITERA OR EQUAL
COLOR:	TBD
NUMBER:	
LOCATION:	KITCHEN & NOOK
<u>CASEWORK:</u>	
MANUFACTURER:	TBD
COLOR:	FACTORY PAINT FINISH
LOCATION:	KITCHEN & NOOK
<u>DECK:</u>	
CD-1:	COMPOSITE DECK
MANUFACTURER:	TREX TRANSCEND OR APPROVED EQUAL
COLOR:	TBD
NUMBER:	TBD

NOTE: (E) = EXISTING TO REMAIN

NOTE: CLOSET FINISHES TO BE THE SAME AS ADJOINING ROOM

KEYNOTES

- | | |
|------|---|
| 6.06 | INSTALL COMPOSITE DECK BOARDS CD-1 WITH PROPER SPACING AND FASTENING SYSTEM |
| 9.05 | INSTALL LVT/LVP FLOORING WITH PROPER SUBFLOOR PREPARATION |
| 9.11 | INSTALL NEW LUXURY VINYL PLANK (LVP) OVER EXISTING FLOORING. |



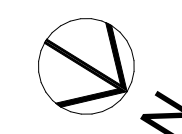
AUBURN RESIDENCE

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GRASS VALLEY, CA 95949
APN: 023-010-001-000

ID	NAME	DATE
SUBMITTED:	7/20/2026	
SCALE	AS NOTED	
DRAWN BY:	GTB	
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JOB:	2025.33	

NEW MAIN FLOOR
FINISH PLAN

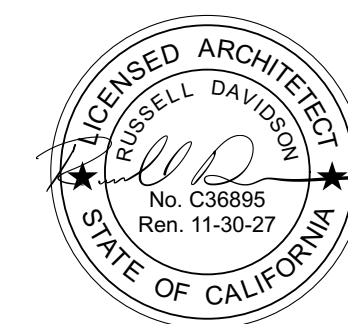
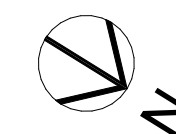
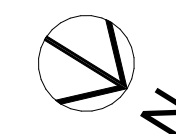
A1.7



NEW LOWER
FLOOR FINISH
PLAN



6.01	INSTALL WOOD FRAMING WITH REQUIRED SEISMIC BLOCKING AND CONNECTIONS, TYPICAL
6.08	INSTALL HAMPTON BAY OR APPROVED EQUAL CABINETS AND BUILT-INS PER DRAWINGS. PROVIDE HARDWARE PULLS ON ALL DOORS AND DRAWERS.
6.13	INSTALL FIVE LEVELS OF NEW SHELVING AT PANTRY
9.09	INSTALL ENGINEERED QUARTZ COUNTERTOP QC-1 WITH PROPER SUPPORT AND SEAMS
12.07	NEW MOVEABLE KITCHEN ISLAND WITH BUTCHER BLOCK TOP



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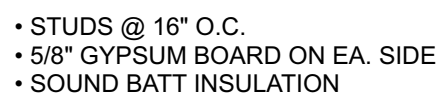
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SUBMITTED:	7/20/2026	
SCALE	AS NOTED	
DRAWN BY:	GTB	
CHECKED BY:	RPD	
JOB:	2025.33	

ENLARGED PLAN
& INTERIOR
ELEVATIONS

A4.0

ID	NAME	DATE
SUBMITTED:	7/20/2026	
SCALE	AS NOTED	
DRAWN BY:	GTB	
CHECKED BY:	RPD	
JOB:	2025.33	

A5.0

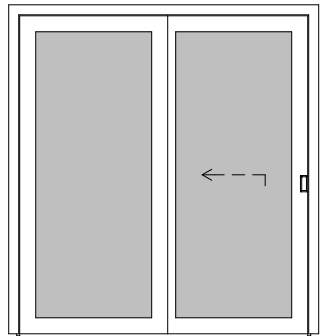


14 WALL TYPES
SCALE: 1 1/2" = 1'-0"



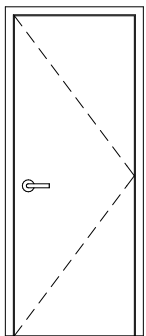
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DOOR SCHEDULE																
DOOR #	ROOM NAME	TYPE	STATUS	W	H	MFG	FRAME		LEAF		U-VALUE	U/SHGC	FIRE RATING	HARDWARE SET	CLOSER	REMARKS
							MATERIAL	FINISH	MATERIAL	FINISH						
EXTERIOR																
01	LIVING 2	A	New	6'-0"	6'-8"	ANDERSEN 100 OR EQUAL	COMP.	WHITE	COMP.	STAINED	0.32	0.22			N	
02	LIVING 1	A	New	6'-0"	6'-8"	ANDERSEN 100 OR EQUAL	COMP.	WHITE	COMP.	WHITE	0.32	0.22			N	
INTERIOR																
03	BEDRM 2	B	New	2'-6"	6'-8"	MASONITE OR EQUAL	WOOD	PAINTED	HCWD	STAINED				PRIVACY	N	
04	MECH	B	New	2'-6"	6'-8"	MASONITE OR EQUAL	WOOD	PAINTED	HCWD	STAINED				STORAGE	N	
05	KITCHEN	B	New	2'-0"	6'-8"	MASONITE OR EQUAL	WOOD	PAINTED	HCWD	STAINED				PASSAGE	N	



A
EXT SLIDER, GLASS

01, 02

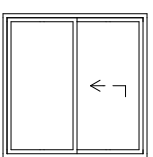


B
HINGED, SGL

03, 04, 05

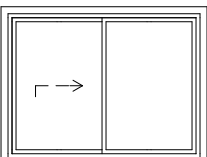
2 DOOR TYPES
SCALE: 1" = 1'-0"

WINDOW SCHEDULE													
ID	LOCATION	TYPE	STATUS	W	H	MFG	TEMPERING	GLAZING	U-VALUE	U/SHGC	FRAME		REMARKS
											MATERIAL	FINISH	
01	LIVING 1	F	NEW	6'-0"	4'-0"	ANDERSEN 100 OR EQUAL	TEMPERED (SGL)	LOW-E	0.28	0.45	COMP.	WHITE	
02	FOYER 1	C	NEW	4'-0"	4'-0"	ANDERSEN 100 OR EQUAL	TEMPERED (SGL)	LOW-E	0.28	0.45	COMP.	WHITE	
03	OFFICE	F	NEW	6'-0"	4'-0"	ANDERSEN 100 OR EQUAL	TEMPERED (SGL)	LOW-E	0.28	0.45	COMP.	WHITE	
04	BEDRM 2	F	NEW	6'-0"	4'-0"	ANDERSEN 100 OR EQUAL	TEMPERED (SGL)	LOW-E	0.28	0.45	COMP.	WHITE	
05	BEDRM 1	E	NEW	6'-0"	3'-6"	ANDERSEN 100 OR EQUAL	TEMPERED (SGL)	LOW-E	0.28	0.45	COMP.	WHITE	
06	LIVING 2	G	NEW	6'-0"	5'-0"	ANDERSEN 100 OR EQUAL	TEMPERED (SGL)	LOW-E	0.28	0.45	COMP.	WHITE	
07	LIVING 2	E	NEW	6'-0"	3'-6"	ANDERSEN 100 OR EQUAL	TEMPERED (SGL)	LOW-E	0.28	0.45	COMP.	WHITE	
08	NOOK	B	NEW	4'-0"	3'-0"	ANDERSEN 100 OR EQUAL	TEMPERED (SGL)	LOW-E	0.28	0.45	COMP.	WHITE	
09	BATH 3	A	NEW	3'-0"	3'-0"	ANDERSEN 100 OR EQUAL	TEMPERED (SGL)	LOW-E	0.28	0.45	COMP.	WHITE	
10	BEDRM 4	E	NEW	6'-0"	3'-6"	ANDERSEN 100 OR EQUAL	TEMPERED (SGL)	LOW-E	0.28	0.45	COMP.	WHITE	
11	BATH 5	A	NEW	3'-0"	3'-0"	ANDERSEN 100 OR EQUAL	TEMPERED (SGL)	LOW-E	0.28	0.45	COMP.	WHITE	
12	BEDRM 5	E	NEW	6'-0"	3'-6"	ANDERSEN 100 OR EQUAL	TEMPERED (SGL)	LOW-E	0.28	0.45	COMP.	WHITE	
13	LIVING 2	D	NEW	5'-0"	4'-0"	ANDERSEN 100 OR EQUAL	TEMPERED (SGL)	LOW-E	0.28	0.45	COMP.	WHITE	
14	LIVING 2	D	NEW	5'-0"	4'-0"	ANDERSEN 100 OR EQUAL	TEMPERED (SGL)	LOW-E	0.28	0.45	COMP.	WHITE	
20	NOOK	E	NEW	6'-0"	3'-6"	ANDERSEN 100 OR EQUAL	TEMPERED (SGL)	LOW-E	0.28	0.45	COMP.	WHITE	
21	BEDRM 3	E	NEW	6'-0"	3'-6"	ANDERSEN 100 OR EQUAL	TEMPERED (SGL)	LOW-E	0.28	0.45	COMP.	WHITE	



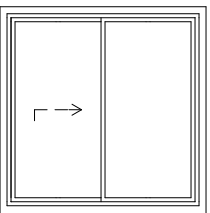
A
SLIDER

11, 09



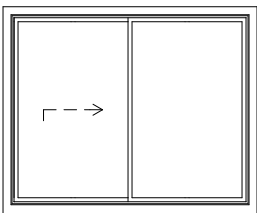
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08



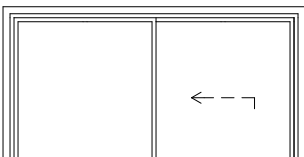
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02



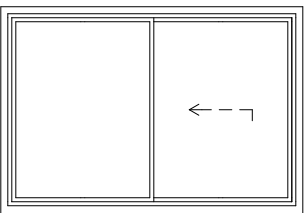
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13, 14



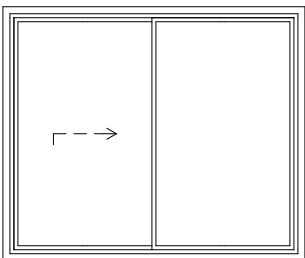
E
SLIDER

12, 10, 07, 20, 21, 05



F
SLIDER

01, 03, 04



G
SLIDER

06

1 WINDOW TYPES
SCALE: 1" = 1'-0"

- DOOR NOTES
- ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
 - ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE.
 - REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING.
 - DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.
 - VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303.
 - ALL EXTERIOR WINDOW AND EXTERIOR DOOR ASSEMBLIES TO HAVE AN STC RATING OF 36 OR GREATER.
 - DOORS MAY OPEN TO THE EXTERIOR ONLY IF THE FLOOR OR LANDING IS NOT MORE THAN 11/2 INCH LOWER THAN THE DOOR THRESHOLD. SECTION R311.3.1 CRC
 - GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATNG- GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.



AUBURN RESIDENCE

13668 AUBURN ROAD
GRASS VALLEY, CA 95949
APN: 023-010-001-000

ID	NAME	DATE
1	REV 1	4/29/26
SUBMITTED:		7/20/2026
SCALE		AS NOTED
DRAWN BY:		GTB
CHECKED BY:		RPD
JOB:		2025.33

DOOR & WINDOW SCHEDULES

A6.0

Nevada County Homekey + Auburn Residence

13668 Auburn Rd.
Grass Valley, CA 95949



1504 Eureka Road #370
Roseville, CA 95661
(916) 790-3181

WWW.ASHLEYVANCE.COM

CIVIL • STRUCTURAL

ENGINEER OF RECORD:

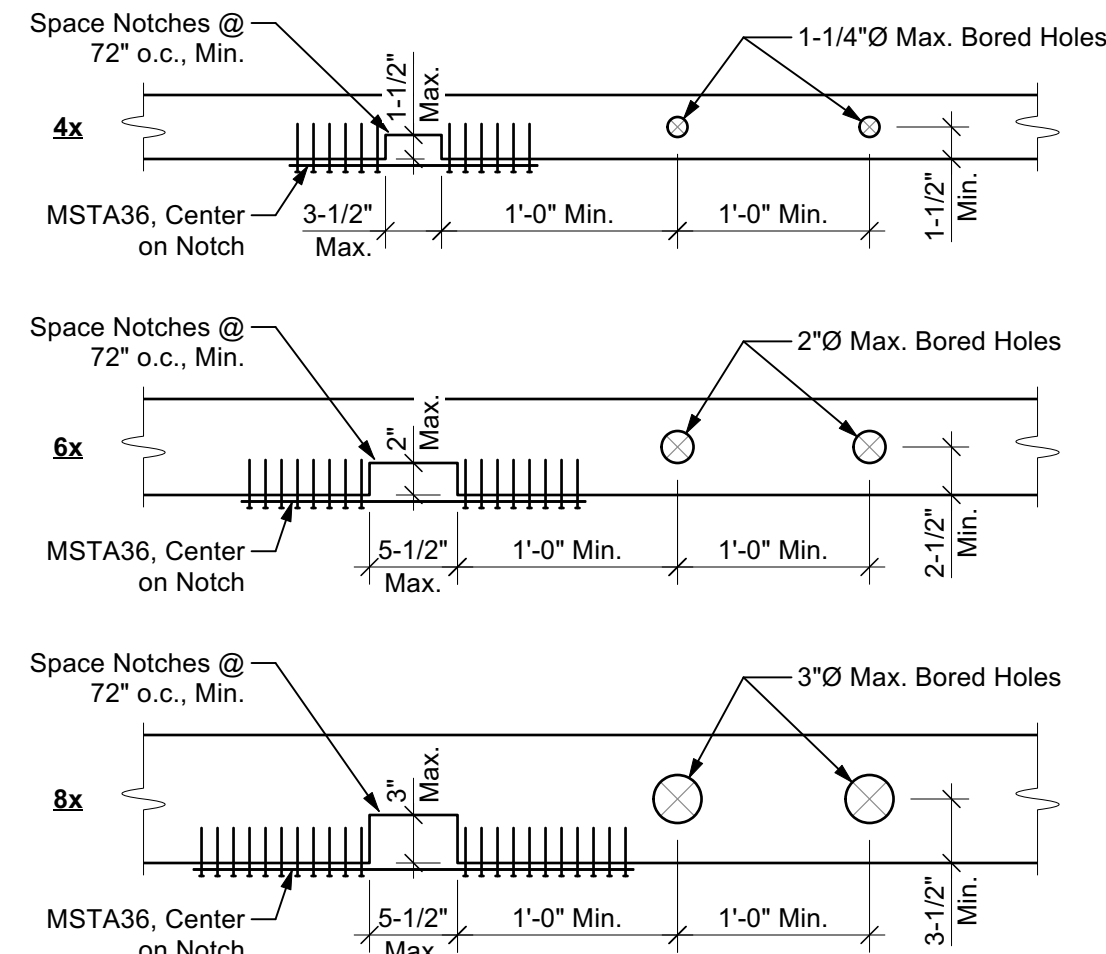


Nevada County Homekey +
Auburn Residence
13668 Auburn Rd.
Grass Valley, CA 95949

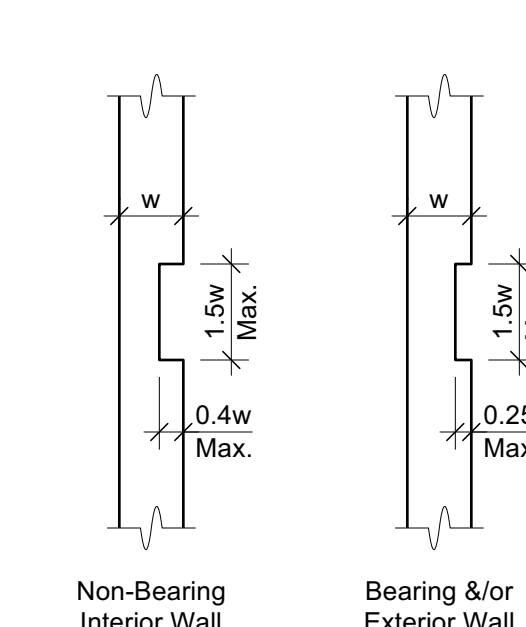
STANDARD DETAILS

9 TYPICAL NOTCHING & BORING

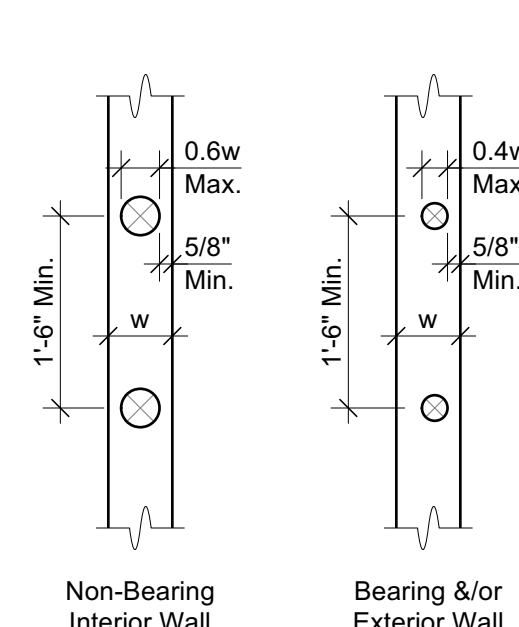
PENETRATIONS IN TOP PLATES & SILL PLATES



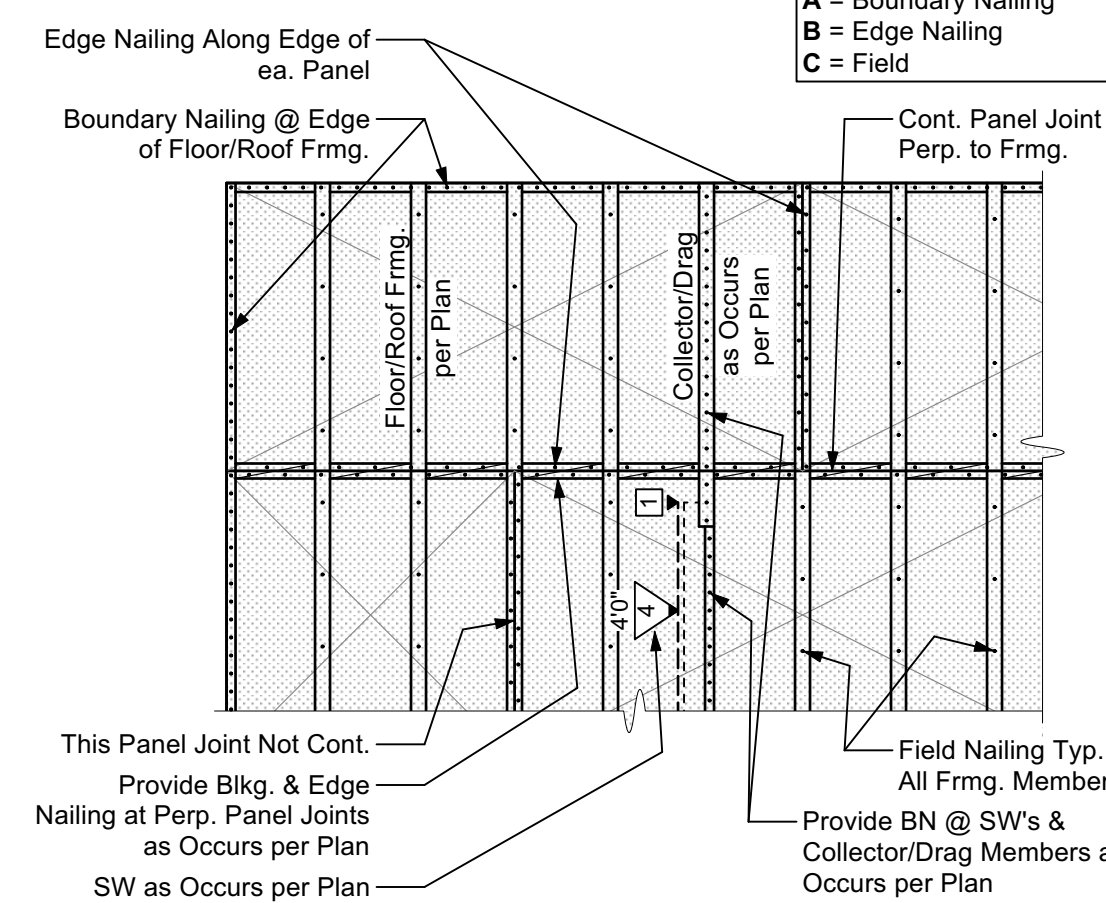
NOTCHING LIMITS FOR WOOD STUDS



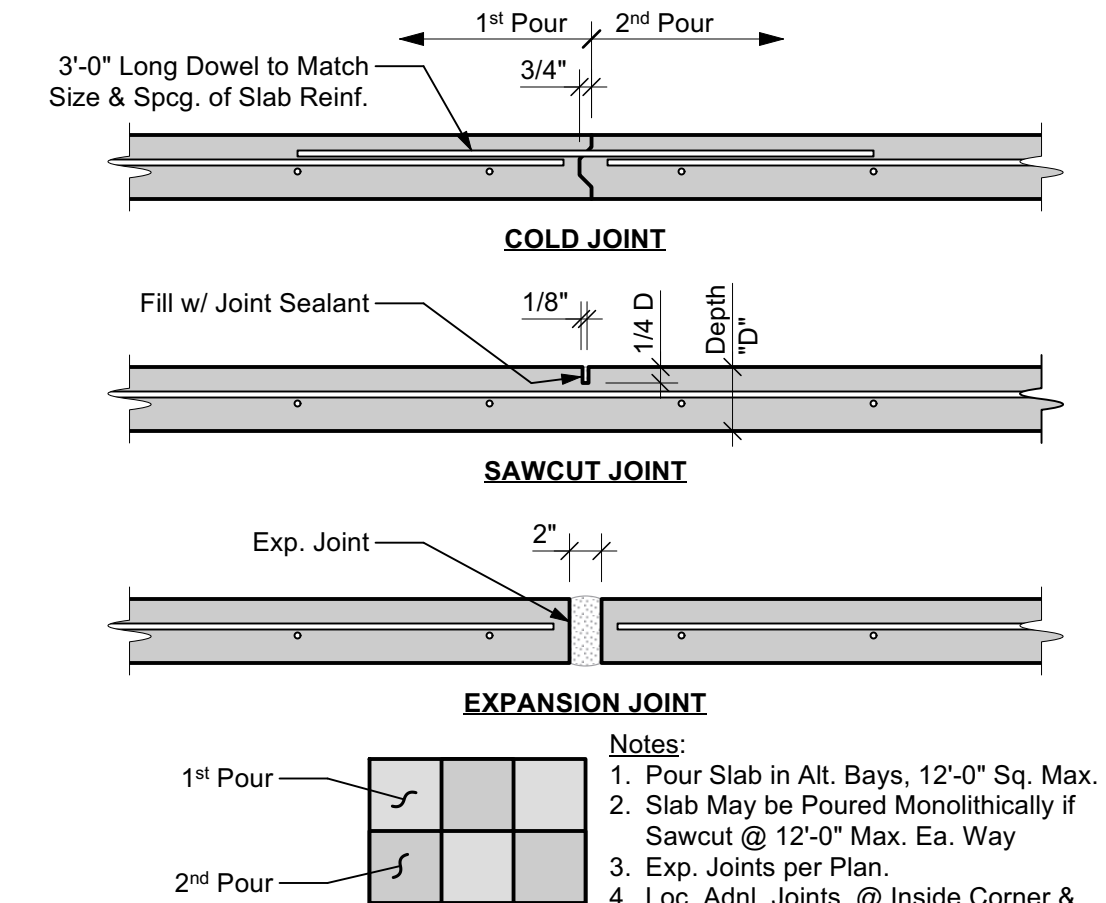
BORING LIMITS FOR WOOD STUDS



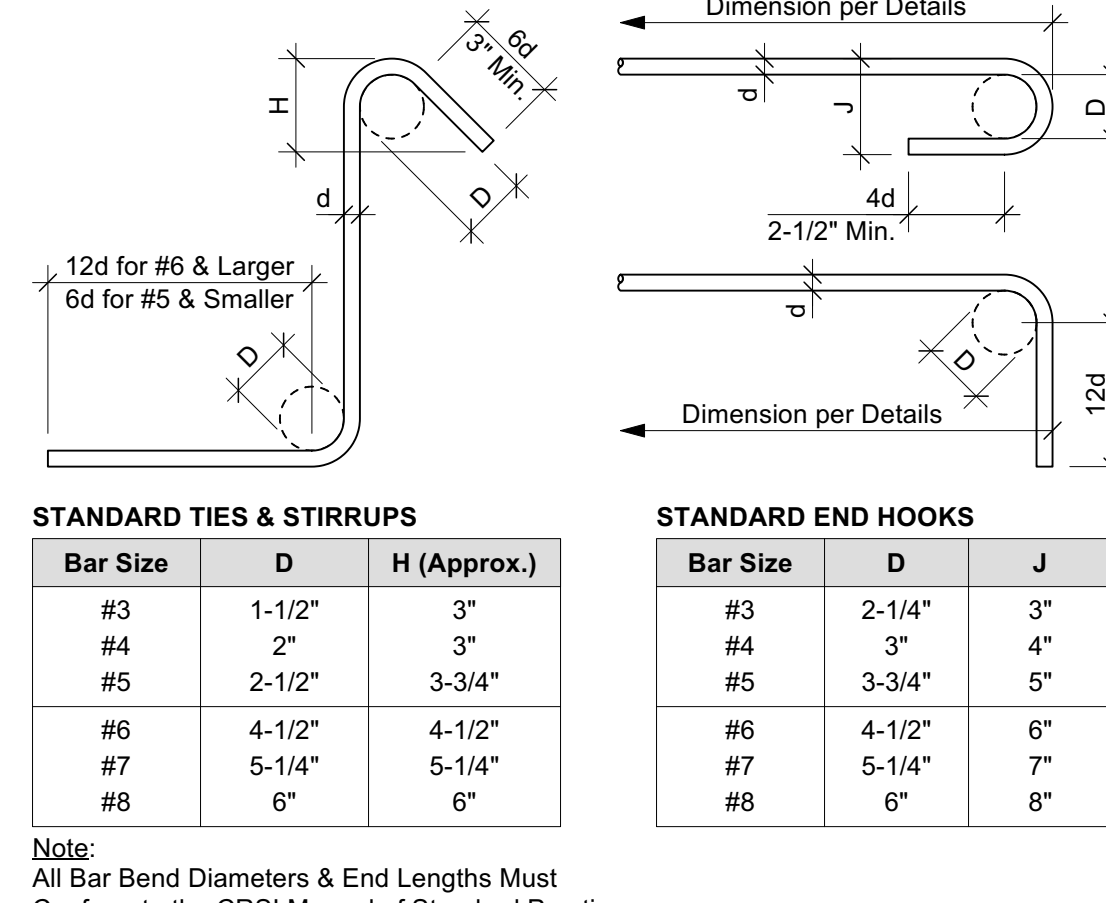
6 TYPICAL FLOOR / ROOF NAILING



4 TYPICAL CONCRETE SLAB JOINTS



1 TYPICAL REINFORCING BAR BENDS



ABBREVIATIONS

AB	Anchor Bolt	Max.	Maximum
A&B	Above and Below	MB	Machine Bolt
Adv.	Above	MF	Moment Frame
Adj.	Additional	Mfr.	Manufacture(r)
Alt.	Alternate	Min.	Minimum
Alt.	Alternate	Mod.	Modular, Module
Appd.	Approved	(N)	New
Arch.	Architectural	N/A	Not Applicable
Avg.	Average	NTS	Not to Scale
AYC	Alaskan Yellow Cedar	oc	On Center
Bldg.	Building	OD	Outside Diameter
Bkg.	Blocking	Opgn.	Opening
Bw.	Below	Opp.	Opposite
Bm.	Beam	Opt.	Option, (al)
BN	Boundary Nailing	Para.	Parallel
Bot.	Bottom	Pen.	Penetrate, (ion)
Brg.	Bearing	Perf.	Perforated
Btwn.	Between	Perim.	Perimeter
Cant.	Cantilevered	Perp.	Perpendicular
CIP	Cast in Place	PI	Plywood Index
CJ	Ceiling Joist	PJP	Partial Joint Pen.
CJP	Complete Joint Penetration	PL	Plate
CL	Center Line	Ply.	Plywood
Clg.	Ceiling	Prep.	Prepare, (ation)
Clr.	Clear	Press.	Pressure
CMU	Concrete Masonry Unit	Proj.	Project
Col.	Column	Prop.	Property
Conc.	Concrete	Psf.	Pounds per Sq. Ft.
Const.	Construction	PT	Pressure-Treated
Cont.	Continue, (ous)	PV	Photovoltaic (Solar Panels)
Cr.	Center	R	Radius
Cr.	Center	Rec'd	Recommendation(s)
d	Diameter	Ref.	Reference
Dbl.	Double	Reinf.	Reinforce, (ed), (ement), (ing)
Defl.	Deflection	Req'd	Require, (d)
Demo.	Demolition, (ion)	Reqs.	Requirements
Dep.	Depressed	Ret.	Retaining
Dist.	Distance	RJ	Roof Joist
Dia.	Diaphragm	RR	Roof Rafter
Dim.	Dimension	RV	Redwood
Dj.	Diaphragm	Sched.	Schedule
Dwg.	Drawing	Shg.	Sheathing
(E)	Existing	SIP	Struct. Insulated Panel
Ea.	Each	SMS	Sheet Metal Screw
EF	Each Face	SOG	Slab on Grade
Elev.	Elevation	Spec.	Specification, (ations)
Embed	Embed, (ded), (ment)	Spec.	Specification, (ations)
Engr.	Engineer	Sq.	Square
EOR	Engineer of Record	SS	Select Struct. Grade
Eq.	Equal, Equivalent	SS	Stainless Steel
ES	Each Side	Std.	Standard
EW	Each Way	Steel	Steel
Exp.	Expansion	Struct.	Structure, (al)
Ext.	Exterior	SW	Shear Wall
Fdn.	Foundation	T&B	Top and Bottom
FF	Finished Floor	T&G	Tongue and Groove
FJ	Floor Joist	Temp.	Temporary
Flr.	Floor	Thk.	Thickness
Frmg.	Framing	TN	Toe-Nail
Fl.	Foot	TP	Top Plate
Fig.	Footing	TOC	Top of Beam
Gal.	Gauge	TOC	Top of Concrete
Galv.	Galvanized	TOG	Top of Grade
GB	Grade Beam	TOS	Top of Steel
GC	General Contractor	TOW	Top of Wall
GLB	Glulam Beam	Trmr.	Trimmer Stud
Gyp.	Gypsum	Typ.	Typical
HD	Holdown	UNO	Unless Noted Otherwise
Hdr.	Header	Vert.	Vertical
Hdw.	Hardware	VIF	Verify in Field
Hgr.	Hanger	w/	With
Horiz.	Horizontal	w/in	Within
Ht.	Height	w/o	Without
ID	Inside Diameter	Wt.	Weight
In.	Inches	WWF	Welded Wire Fabric
Insp.	Inspect, (ion)	WWW	Welded Wire Mesh
Int.	Interior		
Inv.	Invert, Inverted		
KS	King Stud	@	At
KP	King Post	&	And
Loc.	Location	°	Degrees
LW	Light Weight	Ø	Diameter
		>	Greater Than
		#	Number, Pound(s)
		%	Percent, (age)
		±	Plus or Minus

PROJECT INFORMATION

ARCHITECT:
Russell Davidson Architecture + Design
143 Crown Point Court, Suite C
Grass Valley, CA 95945

DESIGN PARAMETERS

GENERAL PARAMETERS

Building Code	2025 CBC *
Roof Loads	
Dead Loads** (DL)	15 psf
**Includes 3 psf PV Loads	
Live Loads (LL)	20 psf
Snow Loads (SL) Pg/Ps	68/58 psf
Floor Loads - Typ.	
Dead Loads (DL)	15 psf
Live Loads (LL)	40 psf
Floor Loads - Deck	
Dead Loads (DL)	11 psf
Live Loads (LL)	60 psf

SOILS VALUES

Bearing Pressure	1500 psf
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WIND DESIGN BASIS

Ultimate Wind Speed, V_{ULT}	95 mph
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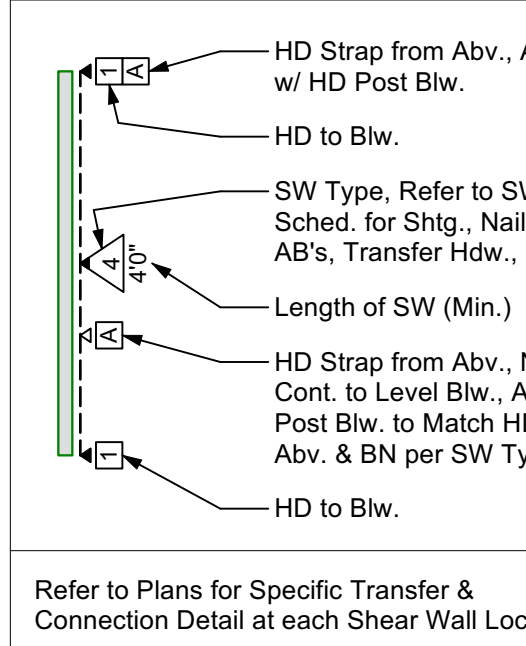
SEISMIC DESIGN BASIS

Seismic Design Category	D
Site Class (Default)	D
Seismic Factors	
S_S / S_1	0.730 / 0.230
S_{DS} / S_{D1}	0.660 / 0.400
Risk Category	II
Importance Factor, I_p	1.00
Resisting System:	Wood Shear Walls
Response Mod.	
Coefficient, R	6.5
Design Base Shear	$V = 0.106W$
Analysis Procedure:	Eqv. Lateral Force (ASCE 7-16, T. 12.6-1)

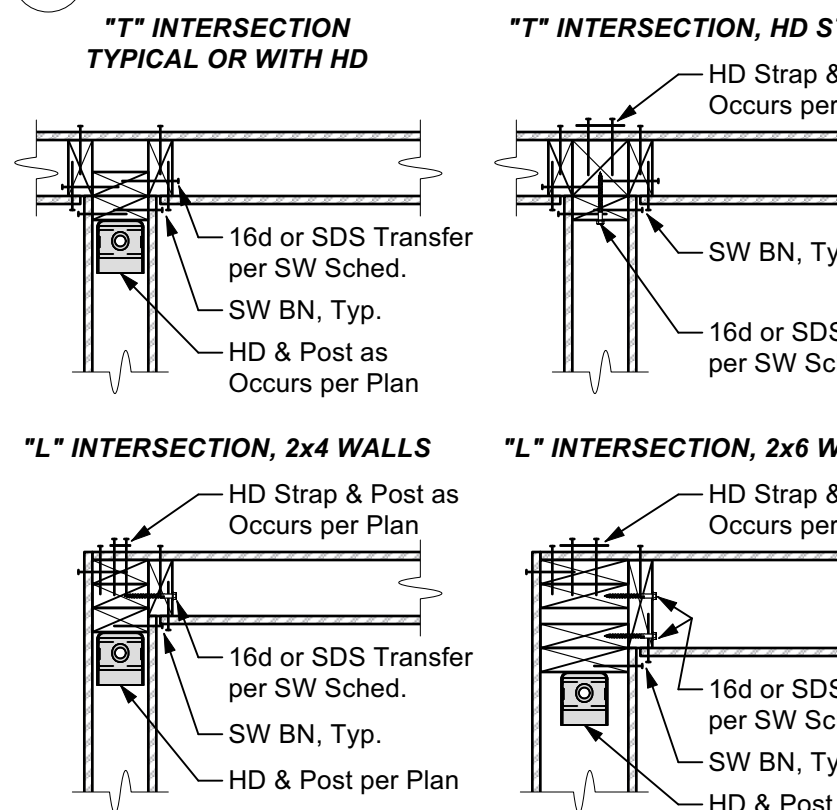
TYPICAL SHEAR WALL FRAMING NOTES:

- Single sided shear walls may be placed on EITHER side of the framed wall.
- Sill plates on masonry or concrete to be pressure treated per Timber / Lumber specifications. Sill plate thickness per SW Sched.
- Wall studs and bkg. are required at all adjoining panel edges. Thickness of wall studs and bkg. at panel edges per SW Sched.
- Where plywood is applied on both faces of a wall, edge nails shall be staggered on adjacent panel edges OR panel joints shall be offset to fall on different framing members. Plywood joint and sill plate nailing shall be staggered in all cases.
- Plywood panels shall butt along centerlines of framing members. Minimum plywood dimension for shearwall shall be 12".
- Nails shall be located at least 3/8" from all panel edges.
- The use of pneumatic nail guns for shear wall nailing is subject to continued satisfactory jobsite performance and subject to the review and approval by the Engineer of Record and/or Building Inspector. If the nail heads penetrate the outer ply more than would be normal for a hand held hammer, or if the minimum edge distances are not maintained, the performance will be deemed as unsatisfactory and the continued use of pneumatic nail for shear wall nailing will not be permitted.
- At all bearing walls (both exterior and interior walls) not noted as shear walls, continuous full depth blocking shall be provided between joists and rafters with LTP4 or A35 to top plates @ 32" oc at floors and 48" oc at roofs, unless noted otherwise per plan.
- Refer to material specifications for additional framing requirements.

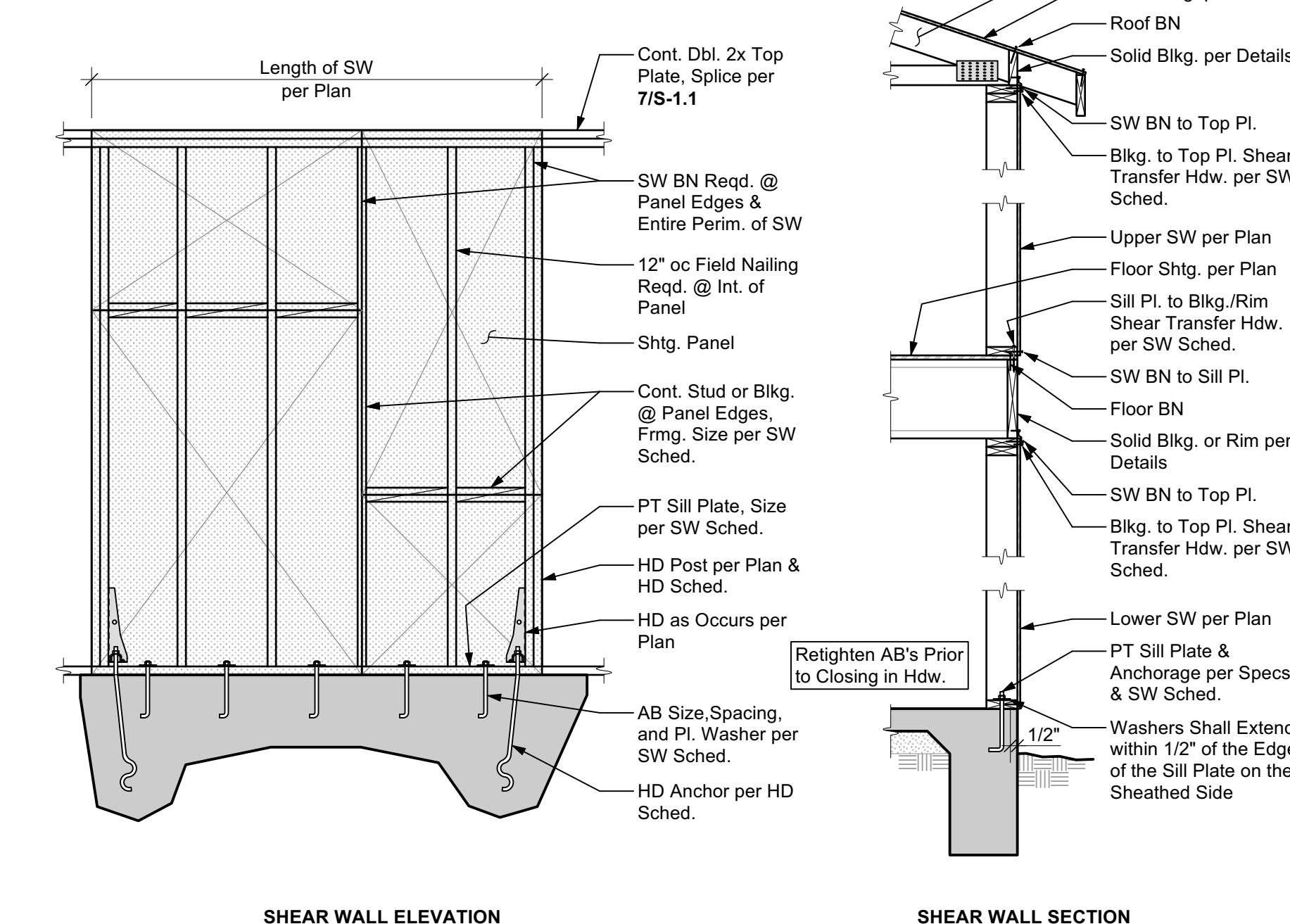
SHEAR WALL LEGEND



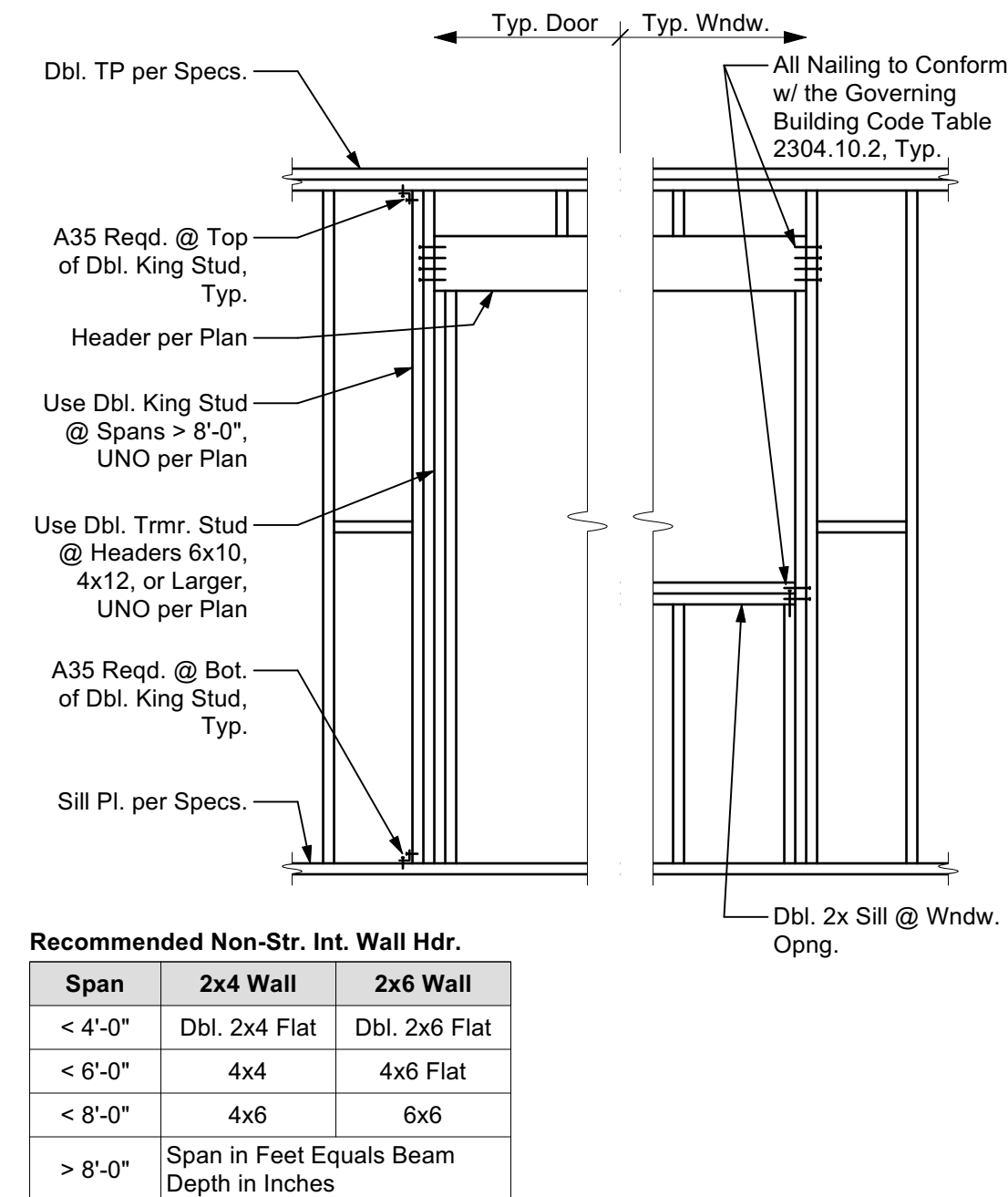
10 TYPICAL SHEAR WALL INTERSECTIONS



8 TYPICAL SHEAR WALL FRAMING



3 TYPICAL WOOD FRAMED OPENING



Recommended Non-Str. Int. Wall Hdr.

Span	2x4 Wall	2x6 Wall
< 4'-0"	Dbl. 2x4 Flat	Dbl. 2x6 Flat
< 6'-0"	4x4	4x6 Flat
< 8'-0"	4x6	6x6
> 8'-0"	Span in Feet Equals Beam Depth in Inches	

REVISION:

03.30.2026	Issued for Permit
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SHEET INDEX

S-1.1	Structural Title Sheet
S-1.2	Structural Specifications
S-2.1	Foundation Plan
S-2.2	2nd Floor Framing Plan
S-2.3	Roof Framing Plan
S-3.1	Structural Details

PROJECT ENGINEER:

Ariene Castillo
(916) 790-3181 x217
ariene@ashleyvance.com

DATE: 03/30/2026 SCALE: NTS

AV JOB: 251477 SHEET SIZE: 24"x36"

STRUCTURAL TITLE SHEET

S-1.1

GENERAL NOTES

- The following notes, details, schedules & specifications shall apply to all phases of this project unless specifically noted otherwise. Notes and details on the structural plans shall take precedence over general notes and typical details. Where no details are given, construction shall be as shown for similar work.
- All drawings are considered to be part of the contract documents. The Contractor shall be responsible for the review and coordination of all drawings and specifications prior to the start of construction. Any discrepancies shall be brought to the attention of the Engineer prior to the start of construction so that a clarification can be issued. Any work performed in conflict with the contract documents or any applicable code requirements shall be corrected by the Contractor at no expense to the Owner or Engineer.
- All information on existing conditions shown on the structural plans are based on best present knowledge available, but without guarantee of accuracy. The Contractor shall be responsible for the verifications of all dimension and conditions at the site. Any discrepancies between actual site conditions and information shown on the drawings or in the specifications shall be brought to the attention of the EOR prior to the start of construction.
- Refer to the Architectural plans for the following:
 - Dimensions
 - Size and location of all interior and exterior wall locations.
 - Size and location of all floor, roof and wall openings
 - Size and location of all drains, slopes, depressions, steps, etc.
 - Specification of all finishes & waterproofing
 - All other non-structural elements
- Refer to the mechanical, electrical and plumbing plans for the following:
 - Size and location of all equipment
 - Pipe runs, sleeves, hangers and trenches
 - All other mechanical, electrical or plumbing related elements
- DO NOT** scale structural plans. Contractor shall use all written dimensions on Architectural plans.
- Construction materials shall be uniformly spread out if placed on floor or roof so as to not overload the framing. Load shall not exceed the design live load per square foot. It is the Contractor's responsibility to provide adequate shoring and/or bracing as required. Specifications and detailing of all waterproofing and drainage items, while sometimes shown on the structural plans for general information purposes only, are solely the design responsibility of others.
- The Engineer will not be responsible for and will not have control or charge of construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the construction delineated by these plans. It should be understood that the Contractor or his/her agent(s) shall supervise and direct all work and shall be solely and completely responsible for all construction means, methods, techniques, sequences, procedures and conditions on the job site, including safety of all persons and property during the entire period of construction. Periodic observations by the Engineer, his staff or representatives are not intended to include verification of dimensions or review the adequacy of the Contractor's safety measures on or near the construction site.
- Modifications of the plans, notes, details and specifications shall not be permitted without prior approval from the Engineer.
- All workmanship shall conform to the best practice prevailing in the various trades performing the work. The Contractor shall be responsible for coordinating the work of all trades.
- It is the Contractor's responsibility to ensure that only approved structural plans are used during the course of construction. The use of unapproved documents shall be at the contractor's own risk. Corrections of all work based on such documents shall be performed at the Contractor's expense.
- These plans and specifications represent the structural design only. No information nor warranty is provided for the work of any other Consultant (Architect, Mechanical, Electrical, etc.). This includes, but is not limited to, waterproofing, drainage, ventilation, accessibility, or dimensions.

FOUNDATIONS

- Refer to Structural Design Parameters section on sheet S-1.1 for all soil design values used in calculations.
- Soils values per Table 1806.2 of the latest edition of the Governing Building Code.
- Unexpected Soil Conditions: At the discretion of the engineer of record, or the local building department, a soils report may be required in the event that substandard material is discovered on site. If this occurs, contact Engineer of Record for further guidance.
- All compaction, fill, backfilling and site preparation shall be performed in accordance with project soils report or the Governing Building Code Chapter 18 & Appendix J. All such work shall be performed under the supervision of the building official.
- Excavate to required depths and dimensions (as indicated in the drawings), cut square and smooth with firm level bottoms. Care shall be taken not to over-excavate foundation at lower elevation and prevent disturbance of soils around high elevation.
- Foundations forms and excavations shall be clean and free of debris, achieving all minimum dimensions noted. Encroachment of soil at corners and reduced reinforcement clearances are not permitted.
- Excavate all foundations to required depths into compacted fill or natural soil (as per plans and details) and as verified by the building official.
- All foundations shall be inspected and approved by the appropriate building official prior to forming and placement of reinforcing or concrete.
- Foundations shall not be poured until all required reinforcing steel, framing hardware, sleeves, inserts, conduits, pipes, etc. and formwork is properly placed and inspected by the appropriate building official/inspector(s).
- It is the responsibility of the contractor in charge of framing to properly position all holdown bolts, anchor bolts, column bases, and all other cast-in-place hardware. Refer to typical details. All hardware to be secured prior to foundation inspections.
- The sides and bottoms of dry excavations must be moistened to optimum moisture content or just above, just prior to placing concrete. Conversely, de-water footings as required to remove standing water and to maintain optimum working conditions.
- The Contractor shall be solely responsible for all excavation procedures including lagging, shoring, and the protection of adjacent property, structures, streets, and utilities in accordance with all federal, state and local safety ordinances. The Contractor shall provide for the design and installation of all cribbing, bracing and shoring required.

EXISTING CONDITIONS

- Work shown is new unless noted as Existing: (E).
- Existing construction shown on these drawings was obtained from existing drawings and/or site investigation. Field verify all conditions & dimensions prior to shop drawing production and fabrication of structural elements.
- Where existing conditions vary significantly from those shown on these drawings, the Engineer shall be notified prior to continued construction related to subject conditions.
- Shore all existing construction as required, including where welding to existing steel framing. Shoring design by others.
- Do not core or cut new openings in existing concrete or masonry without specific approval of the Engineer. All existing concrete surfaces to be in contact with new concrete shall be cleaned and roughened to 1/4" minimum amplitude. Use ICC approved bonding agent on existing concrete prior to placing new concrete.
- Verify location of existing rebar before fabrication using non-destructive testing. Existing reinforcing shall be avoided where drilling for post-installed anchors or concrete dowels.
- All existing (E) wood elements to remain shall be field inspected during construction and treated for dryrot removal / control. Where existing GLB's to remain are found to have extensive dryrot deeper than 1" top, the structural engineer shall be notified prior to continued construction related to subject GLB's.
- All existing connections at elements to be replaced shall be replaced or re-attached to match existing conditions.

CONCRETE

- All portions of work pertaining to concrete construction shall conform to the Governing Building Code, Chapter 19, ACI Standard 318, and other referenced documents.
- All concrete shall have:
 - an ultimate compressive strength (f'c) of 3,000 psi at 28 days, UNO.
 - be cast in a continuous slump of 28" at point of placement.
 - a W/C ratio of 0.55 or less for all slabs, walls, and columns, and 0.60 or less for all foundations, UNO.
 - a normal dry-weight density, UNO.
 - In regions with freeze/thaw cycles, 5% air entrainment shall be included in concrete exposed to weather.
- Special inspection is NOT required as the foundations have been *designed* with f'c = 2,500 psi and are not required to be tested by the Building Code, section 1705.3, exceptions 1, 2, and 2.3, unless explicitly specified herein, on the structural plans, or by the Building Department. At a minimum, special inspection is always required on:
 - structural slabs, flat plates
 - walls, columns, beams
 - piles, caissons
 - welding of reinforcement, installation of mechanical bar splice devices, epoxy application
- When required or specified, special inspection services shall conform to the Governing Building Code, Chapter 17 and shall be provided by an ICC certified inspector or Building Department approved engineer. The Building Department reserves the right to waive or require special inspections. Nothing in these plans waives the Building Department's right to require special inspection at any point and on any material.
- Testing of materials used in concrete construction must be performed as noted on structural plans or at the request of the Building Department to determine if materials are quality specified. Tests of materials and of concrete shall be made by an approved agency; such tests shall be made in accordance with the standards listed in the Governing Building Code, Table 1705.3. Copies of all test reports shall be provided to Engineer and Building Department for review in a timely manner.
- The Contractor shall remove and replace any concrete which fails to attain specified 28 day compressive strength if so directed by the Engineer. Any defects in the hardened concrete shall be repaired to the satisfaction of the Engineer and/or Architect or the hardened concrete shall be replaced at the Contractor's expense.
- All concrete shall be in accordance with ASTM C94. Placement of concrete shall be in accordance with ASTM C94 and ACI Standard 304.
- All cement shall be Portland Cement Type I or II and shall conform to ASTM C150. Where concrete is placed against soil that contains high levels of sulfides, use Type V cement.
- All aggregates shall conform to ASTM C33. Maximum aggregate sizes:
 - Footings: 1-1/2"
 - All other work: 3/4"
- Where not specifically detailed, the minimum concrete cover on reinforcing steel shall be:
 - Permanently exposed to earth or weather
 - Cast against earth: 3"
 - Cast against forms: 2"
 - Not exposed to earth or weather:
 - Slabs, walls, joists: 3/4"
 - Beams, girders, columns: 1-1/2"
- The minimum lap splice length for all reinforcing steel shall be as noted in the typical details on sheet S-1.1. All lap splices shall be staggered.
- All reinforcing steel, anchor bolts, dowels, inserts, and any other hardware to be cast in concrete shall be well secured in position prior to foundation inspection. All hardware to be installed in accordance with respective manufacturer's specifications. Refer to architectural and structural plans for locations of embedded items.
- Locations of all construction joints, other than specified on the structural plans, shall be approved by the Architect and Engineer prior to forming. Construction joints shall be thoroughly air and water cleaned and roughened to 1/4" amplitude, UNO. All surfaces to receive fresh concrete shall be maintained continuously wet at least three (3) hours in advance of concrete placement.
- Control joints shall be provided in all concrete slabs-on-grade per typical detail on sheet S-1.1, UNO.
- The Architect, Engineer and appropriate inspectors shall be notified in a timely manner for a reinforcement inspection prior to the placement of any concrete.
- The Contractor shall obtain approval from the Architect and the Engineer prior to placing sleeves, pipes, ducts, chases, coring and opening on or through structural concrete beams, walls, floors, and roof slabs unless specifically detailed or noted on the plans. All pipes or conduits passing through concrete members shall be sleeved with standard steel pipe sections.
- The Contractor is responsible for design, installation, maintenance and removal of all formwork. Forms shall be properly constructed, sufficiently tight to prevent leakage, sufficiently strong, and braced to maintain their shape and alignment until no longer needed for concrete support. Joints in formwork shall be tightly fitted and blocked, and shall produce a finished concrete surface that is true and free from blemishes. Forms for exposed concrete shall be pre-approved by the Architect to ensure conformance with design intent.
- Remove formwork in accordance with the following schedule:
 - Forms at slab edge: 1 day
 - Side forms at footings: 2 days
 - All other vertical surfaces: 7 days
 - Beams, columns, girders: 15 days
 - Elevated slabs: 28 days

- Engineer reserves the right to modify removal schedule above based on field observations, concrete conditions, and/or concrete test results.
- Retaining walls shall not be backfilled until concrete has set a minimum of 14 days. Refer to structural plans for slab and/or framing installation sequencing.
 - All concrete (except slabs-on-grade 6" or less) shall be mechanically vibrated as it is placed to properly consolidate the concrete.
 - Concrete shall be maintained in a moist condition and above 40 degrees fahrenheit for a min. of seven (7) days after placement unless otherwise accepted by EOR.
 - Concrete shall not be permitted to free fall more than six (6) feet. For heights greater than six (6) feet, use tremie, pump or other method consistent with applicable standards.
 - When specified ultimate compressive strength is greater than 2500 psi, Contractor shall submit mix designs to Architect and Engineer for approval seven (7) days prior to placement. Mix designs shall be prepared by an approved testing laboratory. Sufficient data must be provided for all admixtures.
 - Refer to Architectural plans for locations of all dimensions, slab depressions, slopes, drains, curbs, and control joints.
 - Provide continuous horizontal reinforcing through all wall intersections and corner. See details for additional information.
 - Drypack or non-shrink grout shall have a minimum 28 day compressive strength of 7000 psi unless noted otherwise. Provide under base plates, etc., as required for full bearing. Grout shall be in conformance with ASTM C107.
 - Calcium chloride and concrete admixtures containing chloride salts shall not be used with steel pan decking.

- REINFORCEMENT**
- All portions of work pertaining to concrete reinforcing construction shall conform to the Governing Building Code, Chapter 19, ACI Standard 318, and other referenced documents.
 - Fabrication, placement and installation of reinforcing steel shall conform to the Concrete Reinforcing Steel Institute (CRSI) Manual of Standard Practice and the Governing Building Code.
 - Reinforcing steel shall be deformed, clean, free of rust, grease or any other material likely to impair concrete bond.
 - All bars shall conform to ASTM A615, Grade 60 minimum (UNO on structural plans). All welded wire fabric (WWF) shall conform to ASTM A185 (flat sheets only).
 - Reinforcing steel that is to be welded shall conform to ASTM A706. All welding of reinforcement shall be subject to special inspection. Welding of reinforcement shall be with low hydrogen electrodes and shall conform to structural welding code - reinforcing steel, AWS D1.4, by the American Welding Society and ACI 318 Sec. 3.5.2. Welding rods used for the welding of reinforcement shall be E60XX. All welding shall be performed by certified welders. Contractor shall take necessary steps (standard ties, anchorage devices, etc.) to secure all reinforcing steel in their true position and prevent displacement during concrete placement.
 - Shop drawings for fabrication of reinforcing steel shall be approved by the Contractor and submitted to the Architect and Engineer for review and approval prior to fabrication. Shop drawings are not required for slabs-on-grade or foundations unless specifically noted on the structural plans.
 - Heating of reinforcing steel to aid in bending and shaping of bars is not permitted. All bends in reinforcing steel are to be made cold. All bend radii shall conform to CRSI Manual of Standard Practice. Reinforcing bars shall not be pre-bent without approval of EOR.
 - Refer to Concrete and Masonry notes for specific minimum splice length and splice staggering requirements. Lap welded wire fabric (WWF) reinforcement a minimum of two (2) modules or 12", whichever is greater. All splices are to be staggered.
 - (Special lateral systems) The following reinforcement shall comply with ASTM A706, Grade 60, UNO:
 - Vertical reinforcement at intersections and ends of concrete walls enclosed in ties or stirrups.
 - Longitudinal frame reinforcement.
 - Ties and stirrups providing lateral support of longitudinal bars or concrete confinement in columns and walls shall be ASTM A706, Grade 80.

ROUGH CARPENTRY

- Refer to latest edition of the Governing Building Code, Table 2304.10.2, for all minimum nailing requirements.
- Refer to individual sections for applicable material specifications.
- Fabricate, size, install, connect, fasten, bore, notch, and cut wood and plywood with joints true, tight, and well-nailed, screwed or bolted as required, all members to have solid bearing without being shimmed, unless noted otherwise. Set horizontal members subject to bending with the crown up. Install framing plumb, square, true and cut for full bearing. Splices are not permitted between bearings. Use full lengths unless otherwise specified.
- Metal framing angles, anchor, clips, straps, ties, holdowns, etc. shall be manufactured by Simpson Strong-Tie Co. No substitutions shall be permitted without prior approval of the Engineer.
- All walls are to have continuous double 2x top plates spliced per Detail 7/S-1.1 unless specifically noted otherwise on the plans and details.
- Wall Studs:
 - Unless specifically noted on the plan and details, use the following guidelines for wall framing:
 - Use 2x4 studs at 16" oc for walls less than 9'-0" tall.
 - Walls 9'-0" to 16'-0" tall shall be constructed of 2x6 studs at 16" oc
 - Request specifically engineered wall details for walls greater than 16'-0" tall.
- Blocking:
 - Provide min. one row of nominal 2" thick blocking of same width as stud, fitted snugly and spiked into studs at mid-height of partitions or walls over 8' high.
 - All foundation cripple walls (or "pony walls") less than 14" in height shall be solid blocking.
 - Rim blocking/rim board to be 1-1/4" minimum width x full depth at bearing walls, UNO per plans and details. Refer to shearwall section for additional rim/blocking requirements.
- Notching:
 - Is not permitted of any structural member without prior approval
 - In exterior and bearing walls, notches shall not exceed 25% of the stud depth.
 - Non-bearing partition walls, notches shall not exceed 40% of the stud depth.
 - Successive notches in the same member shall be spaced a min of 18" apart.
- Boring:
 - Is not permitted of any structural member without prior approval
 - In exterior and bearing walls, holes shall not exceed 40% of the stud depth.
 - Non-bearing partition walls, may be drilled not greater than 60% of stud depth.
 - Successive holes in the same member shall be spaced a minimum of 18" apart.
- Bearing:
 - Provide a min. of 1-1/2" of bearing for all 2x joists and hdsr 4x10 / 6x8 & smaller.
 - Provide a min. of 3" of bearing for all beams and hdsr 4x12 / 6x10 & larger, UNO on plans.
 - Members bearing on prefabricated hangers are to have full bearing and nailing per manufacturer's specifications.
- Posts:
 - Posts inside walls shall bear on sill plates and shall be continuous between top and bottom plates, unless specifically noted otherwise.
 - Provide posts under all beams, girders or double joists equal to the width of the supported member.
 - Posts on upper levels are to be stacked on posts of equal size at levels below, unless a larger post is specified on the plans.
 - Vertically oriented blocking ("squash blocking") shall be used to fully transfer the post area through floors to foundation. Vertical blocking shall be equal to floor thickness plus 1/4" (PSL).
 - Headers framing into continuous posts without trimmer studs shall be supported in Simpson HUC hangers unless noted otherwise on the plans.
 - Isolated posts shall be seated in Simpson post or column bases, unless noted otherwise on the plans
- Roof Framing:
 - Provide wood joists, as specified, laid with the crown up and spaced as indicated.
 - Provide a minimum of 1-1/2" end bearing unless otherwise shown.
 - Provide full depth solid 2x blkgr or cross-bridging between the joists at 8' oc max.
 - Provide all cricket framing required to achieve positive drainage per Arch.
 - Install plywood panels with the face grain across the framing and close joints and nail at each support. Fully nail with common nails per the plans.
 - Plywood panels shall not be less than 4" x 8' except at boundaries and changes in framing direction, where the minimum panel dimension shall be no less than 24", unless all edges of undersized panels are supported by and fastened to framing members or blocking.
 - Provide Simpson "PSCl" clips at all plywood joints perpendicular to framing. Provide clips midway between framing members at the unsupported edges of plywood when members are spaced at 24" oc or greater. If clips are not used, provide solid blocking for joints perpendicular to framing.
- Floor Framing:
 - Provide wood joists, as specified, laid with the crown up and spaced as indicated.
 - Provide a minimum of 1-1/2" end bearing unless otherwise shown.
 - Provide full depth solid 2x blkgr or cross-bridging between the joists at 8' oc max. For floors framed with I joists, refer to the mfg's spec's for blkgr requirements.
 - Provide full depth solid 2x blocking between the joists under all walls and partitions where the wall or partition is perpendicular to the floor framing (including floors framed with I joists)
 - Install plywood sheathing with the face grain across supports, and supports staggered, and the edges of sheets centered over supports. If T&G plywood is used, blocking need not be provided at all plywood edges (UNO per plan). If T&G plywood is not used, blocking shall be provided at all plywood edges. Glue plywood to joists and fully nail with common nails per the plans.
 - Plywood panels shall not be less than 4" x 8' except at boundaries and changes in framing direction, where the minimum panel dimension shall be no less than 24", unless all edges of undersized panels are supported by and fastened to framing members or blocking.
- Shear Walls:
 - Refer to plans for all shearwall locations, length type and nailing.
 - Refer to Shearwall Schedule on title sheet for additional information.
 - Shear wall lengths specified on plans are minimum required.
 - Shear walls to be nailed with common nails. All nails to have minimum 3/8" edge distance to panel or framing member.
 - Where 3x framing is required per the shear wall schedule, stagger edge nailing.
 - Oriented Strand Board (OSB) may be used in lieu of plywood.
 - Typical Rim Board/Blocking at Shearwalls shall be 1-3/4" Min. LSL (refer to Engineered Lumber Section for Material Specifications). Refer to Shearwall Schedule per Plan for Min. Rim/Blkg Width Requirements per Transfer Fasteners.

- TIMBER / LUMBER**
- All structural lumber shall be Douglas Fir-Larch, S4S and shall conform to the Governing Building Code, section 2303.1.1.
 - The minimum lumber grade of each member shall be as follows (unless specifically noted otherwise on plans and details):
 - 2x studs, blocking, plates: Stud
 - 2x joists #2 or better
 - 4x4, 4x6, or 6x6 beams or posts #2 or better
 - 4x8, 6x8, or larger beams or posts #1 or better
 - It is recommended (but not required) that all exposed members be Select Structural or better and free of heart center due to visual characteristics.
 - All lumber in contact with concrete or masonry shall be pressure treated Douglas Fir. Whenever it is necessary to cut, notch, bore or splice pressure treated material, all newly cut surfaces shall be thoroughly painted with the same preservative.
 - Maximum moisture content for all structural members shall not exceed 19%.
 - All plywood sheathing shall be CDX grade (or better) Douglas Fir with exterior glue. All sheathing shall conform to the Governing Building Code and grade-marked by the American Plywood Association (APA). Panel index to be 40/20 for floors and 24/0 for roofs unless specifically noted otherwise on the plans and details.

ENGINEERED LUMBER

- Glue-laminated Beams (GLB):
 - shall have the following properties:

Use	EWS Combination Symbol	Species / Grade /	Flexural Stress, Fb (ksi)	Modulus of Elasticity, E (ksi)	Horiz. Shear Stress, Fv (ksi)	Comp. Stress, Fc para. (psi)	Comp. Fc perp. (psi)
Simple Span Bm.	24F-V4	DF	+2,400/-1,850	1,800	265	1,650	650
Continuous or Cantilever Bm.	24F-V8	DF	+/- 2,400	1,800	265	1,650	650
Columns	2	DF / L2	+/- 1,800	1,300	265	1,600	560
 - shall not be notched, cut or drilled without prior approval from the Engineer
 - shall have exterior glue and weather-treatment prior to installation
 - shall be fabricated by an approved manufacturer & in accordance with ANSI A 190.1
 - shall have factory standard camber of 3,500-5,000 ft on beams UNO per Plan
- Laminated Veneer Lumber (LVL):
 - shall be 1-3/4" minimum thickness with the following minimum properties:
 - E = 2000 ksi
 - Fb = 2600 psi
 - Fv = 285 psi
 - Fc (parallel) = 2500 psi
 - Fc (perp.) = 750 psi
 - Ft (parallel) = 1500 psi
 - Specific Gravity = 0.50
 - shall be fabricated by an approved manufacturer
 - shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points
 - shall be nailed in accordance with mfg's specifications. Unless otherwise approved, nailing into the top edge shall not be spaced any closer than:
 - 16d @ 8" oc, 10d @ 5" oc, and 8d @ 4" oc
 - When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances.
 - shall be, when comprised of multiple members, connected with 16d nail, 1/2" bolts or 1/4" lag screws in accordance with manufacturer's specifications.
 - shall not be cut, notched or drilled without specific written approval of the EOR.
- Laminated Strand Lumber (LSL):
 - shall be 1-3/4" minimum thickness with the following minimum properties:
 - E = 1550 ksi
 - Fb = 2325 psi
 - Fv = 310 psi
 - Fc (parallel) = 2170 psi
 - Fc (perp.) = 900 psi
 - Ft (parallel) = 1070 psi
 - Specific Gravity = 0.50
 - shall be fabricated by an approved manufacturer
 - shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points
 - shall be nailed in accordance with manufacturer's specifications. Unless otherwise approved, nailing into the top edge shall not be spaced any closer than:
 - 16d @ 8" oc, 10d @ 4" oc, and 8d @ 4" oc
 - When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances.
 - shall be, when comprised of multiple members, connected with 16d nail, 1/2" bolts or 1/4" lag screws in accordance with manufacturer's specifications.
 - shall not be cut, notched or drilled without specific written approval of the EOR.
- Parallel Strand Lumber (PSL):
 - shall be 2-1/2" minimum thickness with the following minimum properties:
 - E = 2200 ksi
 - Fb = 2900 psi
 - Fv = 290 psi
 - Fc (parallel) = 2900 psi
 - Fc (perp.) = 625 psi
 - Ft (parallel) = 2300 psi
 - Specific Gravity = 0.50
 - shall be fabricated by an approved manufacturer
 - shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points
 - shall be nailed in accordance with manufacturer's specifications. Unless otherwise approved, nailing shall not be spaced any closer than:
 - Narrow face: 16d @ 6" oc, 10d @ 4" oc, and 8d @ 4" oc
 - Wide Face: 16d @ 8" oc, and 10d & 8d @ 6" oc
 - When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances
 - shall not be cut, notched or drilled without specific written approval of the EOR.
- Plywood I Joists:
 - type and manufacturer shall be clearly noted on the plans. Substitutions shall not be permitted without prior approval of the Engineer.
 - shall be installed in accordance with applicable code approvals and mfg's spec's.
 - shall bear a minimum of 1-3/4" at all end supports, and 3-1/2" at intermediate supports. Provide full depth solid blocking at all bearing points.
 - shall be installed with intermediate blocking or bridging as specified by the Mfr. Only omit intermediate blocking when specifically allowed by the Mfr.
 - shall not be cut, notched or drilled without specific written approval of the EOR.

WOOD FASTENERS

- All Fasteners:
 - shall be hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper when in contact with preservative-treated wood
 - When used in exterior applications, fasteners shall have coating types and weights in accordance with the treated wood or bolt manufacturer's requirements. A min. of ASTM A153, type G185 zinc-coated galvanized steel (or equiv.) shall be used.
 - When used in an interior, dry environment in SBX/DOT or zinc borate preservative-treated wood, plain carbon nails shall be permitted.
- Nails:
 - shall be with "common" nails unless noted otherwise.
 - shall not be driven closer than 1/2 their length nor closer than 1/4 of their length to the edge or end of a member, except for sheathing.
 - shall be installed in pre-drilled lead holes if necessary to avoid splitting.
 - All nailing shall conform to the Governing Building Code, Table 2304.10.2.
- Lag screws:
 - shall be installed into pre-drilled lead holes. Lubricant (or soap) shall be used to facilitate installation and prevent damage to the screws.
- Bolts to Wood Framing:
 - shall conform to ASTM A307, UNO specifically on plans and details.
 - shall be installed in pre-drilled holes a max of 1/16" larger than the specified bolt dia.
 - when installed against wood surfaces, shall have standard washers (ASTM F436) under the heads and nuts.
- Anchor Bolts:
 - shall be installed at all exterior walls and all interior shear and/or bearing walls.
 - shall be 5/8" diameter with 3x3x0.229" steel plate washers at shearwalls.
 - shall be 5/8" diameter with 2x2x3/16" steel plate washers at non-shearwalls.
 - shall have 7" minimum embedment. (Contractor to coordinate length of bolts with sill plate thicknesses).
 - shall conform to ASTM F1554, Grade 36, UNO.
 - shall not be spaced greater than 22" oc Refer to shearwall schedule for specific anchor bolt spacing requirements.
 - shall be placed a maximum of 12" from wall corners, wall ends, and sill plate splices (but not less than 7 dia.), and a min. of two bolts per piece of sill plate is required.
 - shall be secured in place prior to foundation inspection.
 - shall have a minimum edge distance of 1-3/4", UNO per plans and details.
- Anchor Rods:
 - shall be fully threaded, UNO.
 - shall have 12" minimum embedment, UNO. (Contractor to coordinate length of bolts with min. projection above connected parts).
 - shall be heavy hex headed or terminate w/ double nut and washer per details, UNO.
 - shall conform to ASTM F1554, Grade 36, UNO.
 - shall be secured in place prior to foundation inspection.
 - shall have a minimum edge distance of 1-3/4", UNO per plans and details.
- Powder Actuated Shot Pins:
 - shall be installed at all interior non-bearing, non-shearwalls.
 - shall conform to ICC ESR-2138, or equivalent.
 - shall be 0.157x3" with 1.5" diameter steel washers, UNO.
 - shall mechanically galvanized when installed in preservative-treated or fire-retardant-treated wood.
 - shall not be spaced greater than 32" o.c.



ASHLEY & VANCE
ENGINEERING

1504 Eureka Road #370
Roseville, CA 95661
(916) 790-3181

WWW.ASHLEYVANCE.COM

CIVIL • STRUCTURAL

ENGINEER OF RECORD:



03/30/2026

Nevada County Homekey + Auburn Residence

13668 Auburn Rd.
Grass Valley, CA 95949

REVISION:	
03.30.2026	Issued for Permit
	
	
	
	
	
	
	
	
	
PROJECT ENGINEER: Arlene Castillo (916) 790-3181 x217 arlene@ashleyvance.com	
DATE: 03/30/2026	SCALE: NTS
AV JOB: 251477	SHEET SIZE: 24"x36"

STRUCTURAL SPECIFICATIONS

S-1.2

DO NOT SCALE THESE DRAWINGS. REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS

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1504 Eureka Road #370
Roseville, CA 95661
(916) 790-3181

WWW.ASHLEYVANCE.COM

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ENGINEER OF RECORD:



Nevada County Homekey +
Auburn Residence
13668 Auburn Rd.
Grass Valley, CA 95949

REVISION:

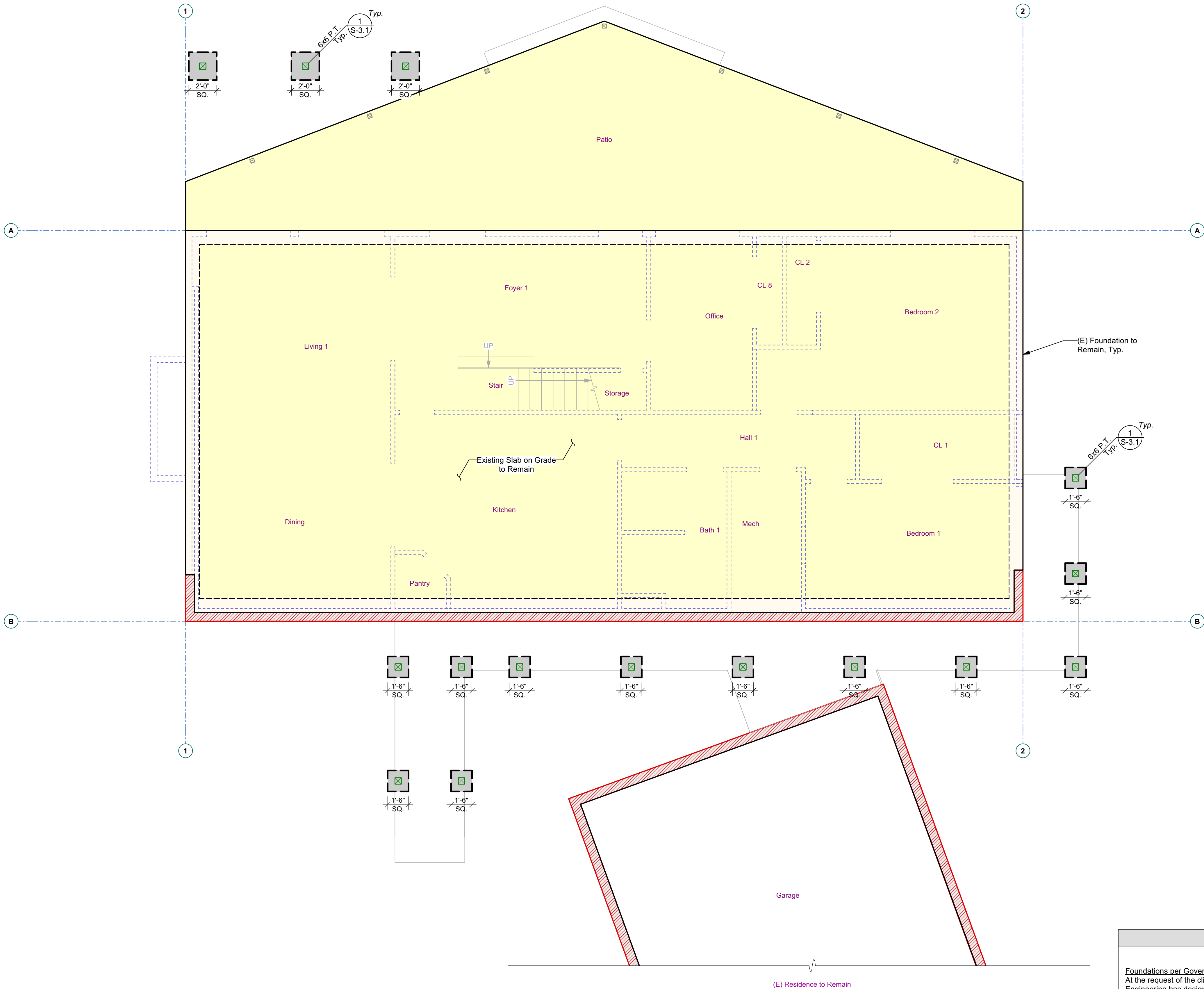
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PROJECT ENGINEER:
Arlene Castillo
(916) 790-3181 x217
arlene@ashleyvance.com

DATE: 03/30/2026 SCALE: 1/4"=1'-0"
AV JOB: 251477 SHEET SIZE: 24"x36"

FOUNDATION PLAN

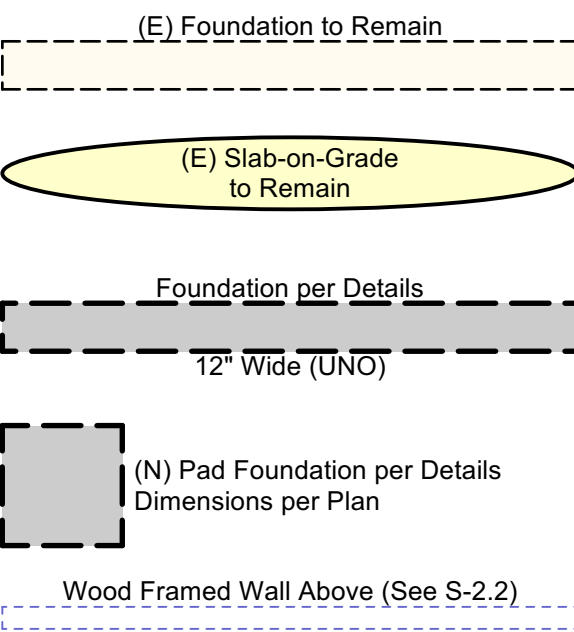
S-2.1



GENERAL FOUNDATION NOTES

Foundations per Governing Building Code, Table 1806.2.
At the request of the client (or client's agent), Ashley & Vance Engineering has designed the foundations in conformance with Table 1806.2. If the building official determines that expansive soils are present, or other geologic issues of concern, then they may require that special provisions be made to the foundation design to safeguard against damage due to the expansiveness or due to other geologic issues. If this becomes the situation, all foundation construction must be halted and the client, at their own expense, shall: (a) obtain a soils report prepared by a Soils Engineer licensed in the state of the project; (b) commission Ashley & Vance Engineering to revise the foundation plans and details, and framing plans if necessary, to reflect the recommendations of the soils report; (c) submit the revised plans to the Building Department for approval.

See General Notes & Specifications for additional requirements and material specifications.
All dimensions per Architectural plans
Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.





ENGINEER OF RECORD:



**Nevada County Homekey +
Auburn Residence**
13668 Auburn Rd.
Grass Valley, CA 95949

REVISION:

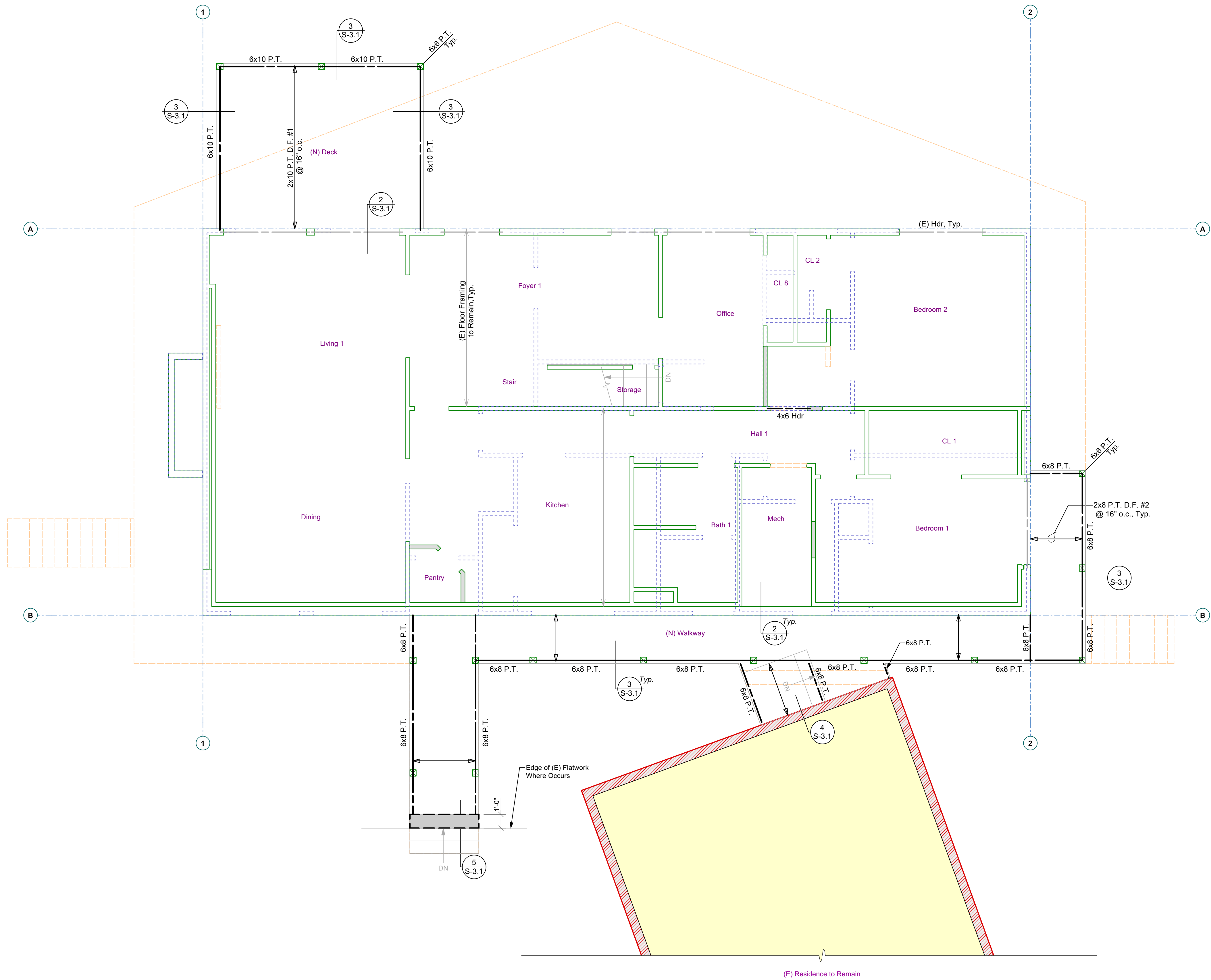
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PROJECT ENGINEER:
 elene Castillo
 16) 790-3181 x217
 elene@ashleyvance.com

DATE: 03/30/2026	SCALE: 1/4"=1'-0"
W JOB: 251477	SHEET SIZE: 24"x36"

2ND FLOOR FRAMING PLAN

S-2.2



WALL SCHEDULE

Stud wall locations per Architecturals.

(E) Wood-Framed Wall to be Removed

(See Arch.)

(E) Wood-Framed Wall to Remain

(N) Wood-Flained Wall, 111k. per Arch.

2x4 Min. DF Stud @ 16"oc, @ Interior Walls

**All Walls to have Continuous Double Top Plates,
All Gables to have no Detail 7/2.1.1**

Walls above

(shown for clarity)

GENERAL FRAMING NOTES

Beams (per Call-out)

All Lumber 4x6, 6x6 and Smaller to be DF #2 UNO

All Lumber 4x8, 6x8 and Larger to be DF #1 UNO

Post or Doubler Below UNO

All Hangers Shall be Installed w/ Max. Nailing per Mfr. & Sized for Full Width & Depth of Supported Members. UNCL

Provide wall length continuous full depth solid blocking

(where floor joists perpendicular) or double floor joist
(where joists parallel) for all walls above

(N) Deck Joists - 2x8 P.T. D.F. #2 @ 24" oc

in Simpson LUS Hangers to Fit (UNO)

(E) Framing (to Remain)

Waterproofing, flashing, & finish details per Architecturals.

See General Notes & Specifications for additional

requirements and material specifications.

All dimensions per Architectural plans

PRIOR to commencement of construction.

NOT SCALE THESE DRAWINGS. REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS.



1504 Eureka Road #370
Roseville, CA 95661
(916) 790-3181

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ENGINEER OF RECORD:



Nevada County Homekey +
Auburn Residence
13668 Auburn Rd.
Grass Valley, CA 95949

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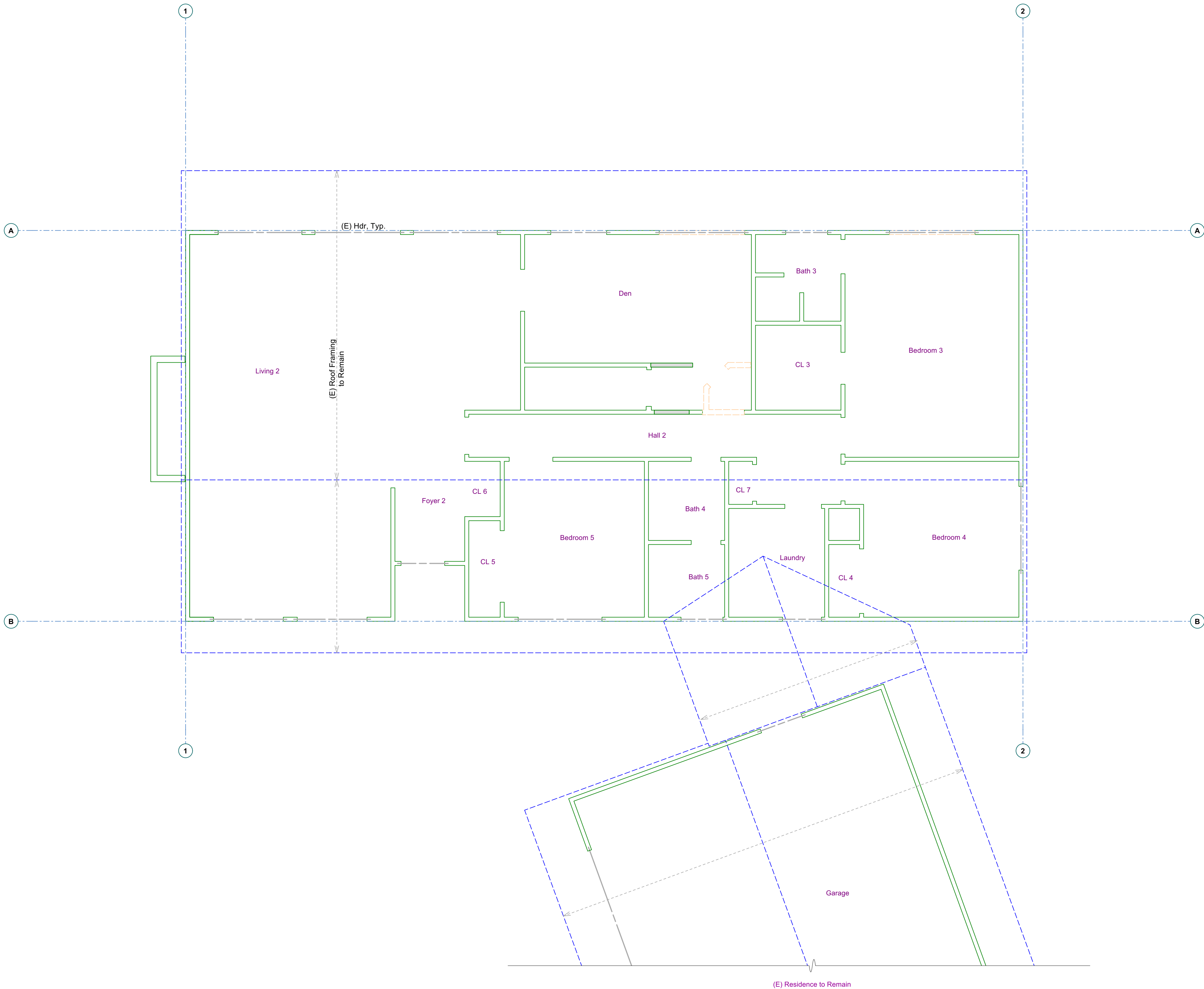
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PROJECT ENGINEER:
Arlene Castillo
(916) 790-3181 x217
arlene@ashleyvance.com

DATE: 03/30/2026 SCALE: 1/4"=1'-0"
AV JOB: 251477 SHEET SIZE: 24"x36"

ROOF FRAMING
PLAN

S-2.3



WALL SCHEDULE

Stud wall locations per Architecturals.

(E) Wood-Framed Wall to be Removed

(See Arch.)

(E) Wood-Framed Wall to Remain

(N) Wood-Framed Wall, Thk. per Arch.

2x4 Min. DF Stud @ 16" oc, @ Interior Walls

All Walls to have Continuous Double Top Plates,
All Splices to be per Detail 7/S-1.1

GENERAL FRAMING NOTES

Beams (per Call-out)

All Lumber 4x6, 6x6 and Smaller to be DF #2 UNO
All Lumber 4x8, 6x8 and Larger to be DF #1 UNO

All Beams to Bear on Plates w/ Indicated
Post or Doubler Below UNO

All Hangers Shall be Installed w/ Max. Nailing per Mfr. &
Sized for Full Width & Depth of Supported Members, UNO

(E) Framing (to Remain)

Waterproofing, flashing, & finish details per Architecturals.

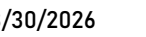
See General Notes & Specifications for additional
requirements and material specifications.

All dimensions per Architectural plans
Contractor to VERIFY all dimensions w/ Architectural plans
PRIOR to commencement of construction.

20 NOT USED

16 NOT USED

12 NOT USED



REVISION:

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LV JOB: 251477

S-3.1

RESIDENTIAL CALGREEN PLUMBING NOTES	
1)	ENHANCED DURABILITY AND REDUCED MAINTENANCE: 4.406.1 ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
2)	BUILDING MAINTENANCE AND OPERATION: 4.410.1 AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.
3)	INDOOR WATER USE A) PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SECTIONS 4.303.1.1 THROUGH 4.303.1.4.4 B) PLUMBING FIXTURES AND FITTINGS REQUIRED IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.

PIPING SCHEDULE			
TYPE	SIZE	JOINING METHOD	NOTES
SANITARY WASTE BELOW GRADE	ALL	SOLVENT	ABS
SANITARY WASTE ABOVE GRADE	ALL	SOLVENT	ABS
SANITARY VENT	ALL	SOLVENT	ABS
CONDENSATE PIPING	ALL	SOLVENT	PVC/CPVC
CONDENSATE PIPING EXPOSED	ALL	SOLVENT	PVC/CPVC (PROTECTED WITH WATER-BASED LATEX PAINT)
GAS PIPING BELOW GRADE	ALL	COMPRESSION	POLYETHYLENE
GAS PIPING ABOVE GRADE	ALL	THREADED	GALVANIZED STEEL
DOMESTIC WATER	ALL	95/5 SOLDER	TYPE "L" OR "K" COPPER W/SEISMIC BRACING
SANITARY WASTE/VENT	BELOW GRADE	SERVICE WEIGHT CAST IRON	NO-HUB COUPLING
	ABOVE GRADE	SERVICE WEIGHT CAST IRON	NO-HUB COUPLING

VALUE OPTION: (E) TANK WATER HEATER SCHEDULE								
SYMBOL	MANU.	MODEL	LOCATION	RECOVERY AT 90°F AT	ENERGY FACTOR	CAPACITY (GAL)	VOLTAGE	REMARKS
WH-1	RHEEM	PROE50 12 RH95	INTERIOR	21.0	0.95	50	240-1ø-60Hz	4.5KW, VALUE OPTION: EXISTING WH TO REMAIN

STANDARD OPTION: (N) HEAT PUMP TANK WATER HEATER SCHEDULE												
SYMBOL	MANU.	MODEL NO.	LOCATION	SERVES	CAPACITY (GAL)	FIRST HOUR RATING (GPH)	INPUT MBH (KW)	ELECTRICAL			WEIGHT (LBS)	REMARKS
								HP	VOLTAGE	AMPS		
HPWH-1	RHEEM	XE80T10HS45U1	INTERIOR CLOSET	RESIDENCE	80	87	(4.5)	-	230-1ø-60Hz		244	INSTALL TMV-1 TO ENSURE 120°F SETPOINT, REPLACE (E) WH LIKE-FOR-LIKE

PLUMBING FIXTURE SCHEDULE - SEE FLOOR PLAN FOR APPLICABLE FIXTURES															
TAG	FIXTURE	TYPE	MOUNTING	MANU.	MODEL NO.	WATER SUPPLY			DRAIN		PIPE SIZES				REMARKS
						MANU.	MODEL NO.	MAX GPM/GPF	TYPE	SIZE	WASTE	VENT	CW	HW	
BT-1	BATHTUB/SHOWER	–	FLOOR	COORDINATE MODEL SELECTION WITH OWNER		COORDINATE MODEL SELECTION WITH OWNER		–	P-TRAP	1–1/2"	1–1/2"	1–1/4"	1/2"	1/2"	
CW-1	CLOTHES WASHER	–	FLOOR	COORDINATE MODEL SELECTION WITH OWNER		–	–	–	P-TRAP	2"	2"	1–1/2"	1/2"	1/2"	
DW-1	DISHWASHER	RESIDENTIAL	UNDER COUNTER	COORDINATE MODEL SELECTION WITH OWNER		–	–	–	INDIRECT	1–1/2"	2"	1–1/2"	–	1/2"	SHALL COMPLY WITH UL 749
HB-1	HOSE BIBB	–	WALL	WOODFORD	26	–	–	–	–	–	–	–	1/2"	–	BACKFLOW PROTECTED, ASSE STANDARD 1052
LAV-1	LAVATORY (1X FAUCET MOUNTING HOLES)	METERED	UNDER COUNTER	COORDINATE MODEL SELECTION WITH OWNER		MOEN	WSL84733	1.2	P-TRAP	1–1/4"	1–1/2"	1–1/4"	1/2"	1/2"	OR EQUIVALENT, ADA COMPLIANT, BATTERY POWERED SENSOR ACTIVATED
	LAVATORY (3X FAUCET MOUNTING HOLES-CENTERSET)	METERED	UNDER COUNTER	COORDINATE MODEL SELECTION WITH OWNER		MOEN	WS84633SRN	1.2	P-TRAP	1–1/4"	1–1/2"	1–1/4"	1/2"	1/2"	OR EQUIVALENT, ADA COMPLIANT, BATTERY POWERED SENSOR ACTIVATED, PROVIDE 4" CENTERSET HOLES
SH-1	SHOWER	–	–	COORDINATE MODEL SELECTION WITH OWNER		DELTA ARVO	142840-SP-I	1.8	P-TRAP	2"	2"	1–1/2"	1/2"	1/2"	OR EQUIVALENT, ADA COMPLIANT
SK-1	SINK (1X FAUCET MOUNTING HOLES)	SINGLE COMPARTMENT	DROP-IN	COORDINATE MODEL SELECTION WITH OWNER		MOEN	7423	2.0	P-TRAP	1–1/2"	2"	1–1/2"	1/2"	1/2"	OR EQUIVALENT, INSTALL 3/4 HP COMPACT GARBAGE DISPOSAL
	SINK (3X FAUCET MOUNTING HOLES-WIDESPREAD)	SINGLE COMPARTMENT	DROP-IN	COORDINATE MODEL SELECTION WITH OWNER		MOEN	7425	2.0	P-TRAP	1–1/2"	2"	1–1/2"	1/2"	1/2"	OR EQUIVALENT, INSTALL 3/4 HP COMPACT GARBAGE DISPOSAL
SK-2	BAR SINK	METERED	UNDER COUNTER	COORDINATE MODEL SELECTION WITH OWNER		MOEN	7423	2.0	P-TRAP	1–1/2"	2"	1–1/2"	1/2"	1/2"	OR EQUIVALENT
TMV-1	THERMOSTATIC MIXING VALVE	–	–	WATTS	LFMMV-M1	–	–	–	–	–	–	–	1/2"	1/2"	ASSE STANDARD 1017, 1069, AND 1070 LISTED, 0.5-12 GPM FLOW RATING
WC-1	WATER CLOSET	GRAVITY	FLOOR	AMERICAN STANDARD	3378AB.128	–	–	1.28	INTEGRAL P-TRAP	–	3"	2"	1/2"	–	OR EQUIVALENT, ADA COMPLIANT, ELONGATED OPEN FRONT SEAT
NOTES: COORDINATE ALL TRIM AND ACCESSORY OPTIONS WITH OWNER EQUIVALENT FIXTURES ACCEPTABLE CONTINGENT ON OWNER APPROVAL															

PLUMBING SCOPE OF WORK	
1)	DEMOLITION OF UPPER FLOOR KITCHEN PLUMBING FIXTURES. PLUMBING PIPES SHALL BE CAPPED AND SEALED OFF AT THE WALL
2)	ADDITION OF NEW FIXTURES PER PLAN
3)	RELOCATION OF (E) LOWER FLOOR KITCHEN SINK
4)	REPLACE ALL PLUMBING FIXTURE FAUCETS, SHOWER HEAD FITTINGS, & WATER CLOSETS. (E) LAVATORY/SINK BOWLS/TUB & SHOWER BASINS TO REMAIN.
5)	NO INCREASE TO OVERALL WATER DEMAND
6)	VALUE OPTION: (E) WH TO REMAIN STANDARD OPTION: (E) WH TO BE REPLACED BY (N) HPWH

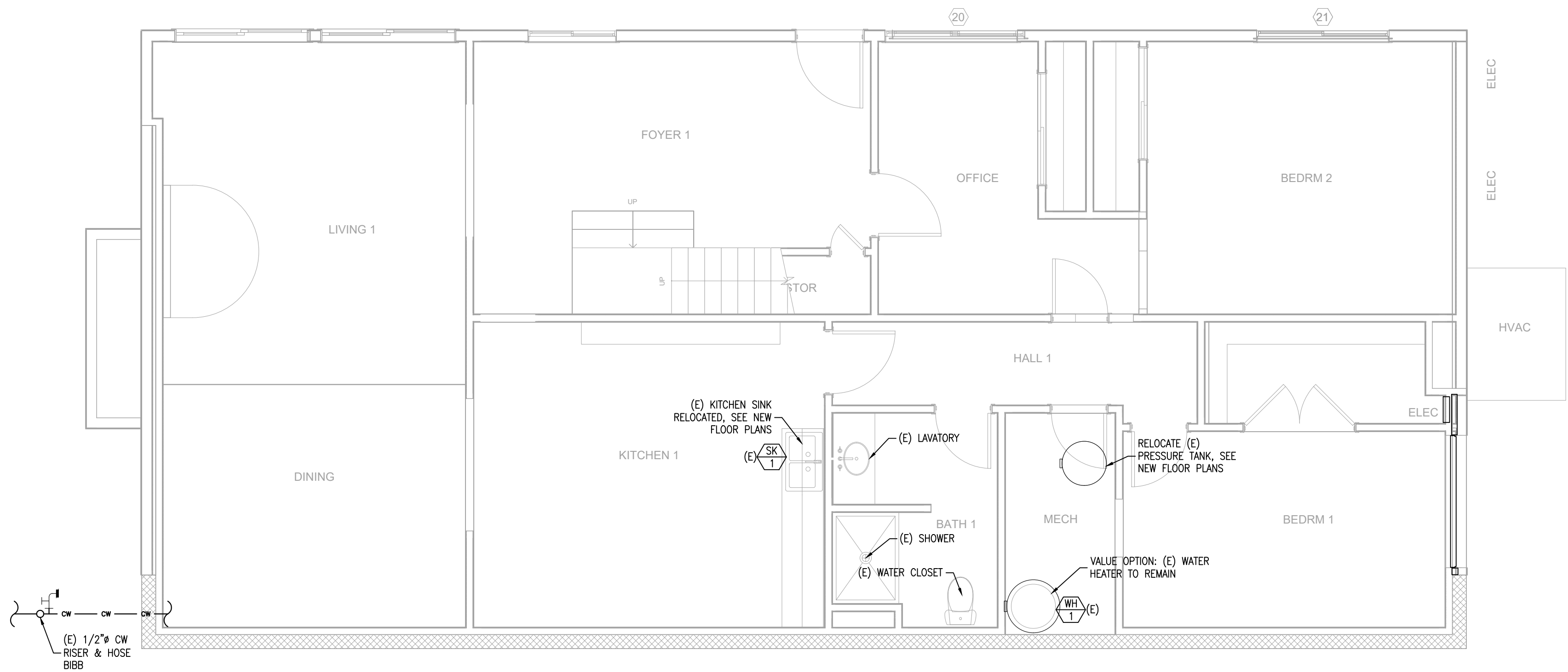
PLUMBING LEGEND	
—CW—	COLD WATER
—HW—	HOT WATER
—NG—	NATURAL GAS
SS	SANITARY SEWER
SSV	SANITARY SEWER VENT
VTR	VENT THRU ROOF
AFF	ABOVE FINISHED FLOOR
BF	BELOW FLOOR
FA, TB	FROM ABOVE, TO BELOW
FB, TA	FROM BELOW, TO ABOVE
FU	FIXTURE UNITS
GPM	GALLONS PER MINUTE
TMV	THERMOSTATIC MIXING VALVE
	POC - POINT OF CONNECTION
	GAS POC
	COLD WATER POC
	CONDENSATE POC
	CLEANOUT
	HOSE BIBB
	SHUT-OFF VALVE
	PUMP



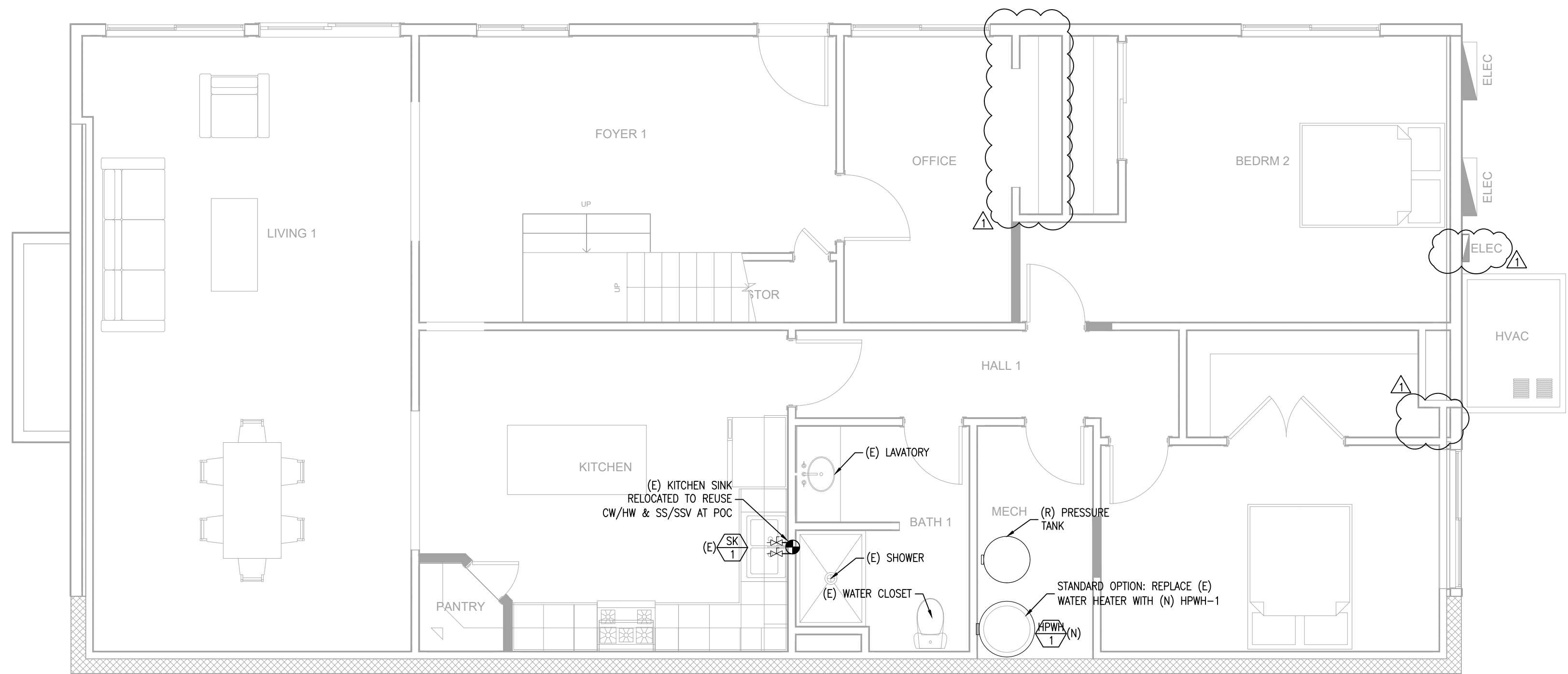
DATE SIGNED 05-01-26

AUBURN RESIDENCE
13668 AUBURN ROAD
GRASS VALLEY, CA. 95949

ISSUED FOR	DATE
PERMIT	04-02-26
 PLAN CHECK #1	05-01-26
PROJECT NUMBER	25341
SHEET TITLE	
PLUMBING GENERAL NOTES & SCHEDULES	
SHEET NO.	



A PLUMBING PLANS - DEMOLITION PLANS - LOWER FLOOR
SCALE: 1/4"=1'-0"



B PLUMBING PLANS - NEW PLANS - LOWER FLOOR
SCALE: 1/4"=1'-0"



SHEET NOTES:

- (E) EXISTING
(N) NEW
(D) DEMO
- ALL EQUIPMENT, FITTINGS, FIXTURES, AND PIPING ARE (E) TO REMAIN U.O.N.
- ALL PLUMBING FIXTURE FLOW RATES SHALL COMPLY WITH CGBC 4.303.1
- ALL DOMESTIC HOT WATER POTABLE PIPING SYSTEMS SHALL BE INSULATED, AND THE INSULATION THICKNESS SHALL BE BASED ON THE CONDUCTIVITY RANGE IN TABLE 120.3-A, REFERENCE THE 2025 CALIFORNIA ENERGY CODE SECTION 150.0 (J).
- PROTECT ALL PLASTIC AND COPPER PIPING RUNNING THROUGH FRAMING MEMBERS WITHIN 1" OF EXPOSED FRAMING WITH MIN. 18 GAUGE STEEL NAIL PLATES
- LOW FLOW PLUMBING FIXTURE FLOW RATES:
RESIDENTIAL LAVATORY FAUCETS:
THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GPM AT 20 PSI PER CPC 407.2.2
SINGLE SHOWERHEAD [TUB/SHOWER COMBO]:
SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GPM AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS IN COMPLIANCE WITH CHAPTER 5, DIVISION 5.3. OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) PER CPC 408.2.1
WATER CLOSETS:
THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS IN COMPLIANCE WITH CHAPTER 5, DIVISION 5.3. OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) PER CPC 411.2.4
- ENSURE REGULAR INSPECTION OF SEPTIC TANK AND PUMPING AS REQUIRED TO ENSURE PROLONGED SYSTEM LIFE
- ENSURE HOUSEHOLD WATER USE REMAINS WITHIN THE SEPTIC SYSTEM'S DESIGNED CAPACITY BY ENSURING A FLOW METER IS INSTALLED ON EACH WELL

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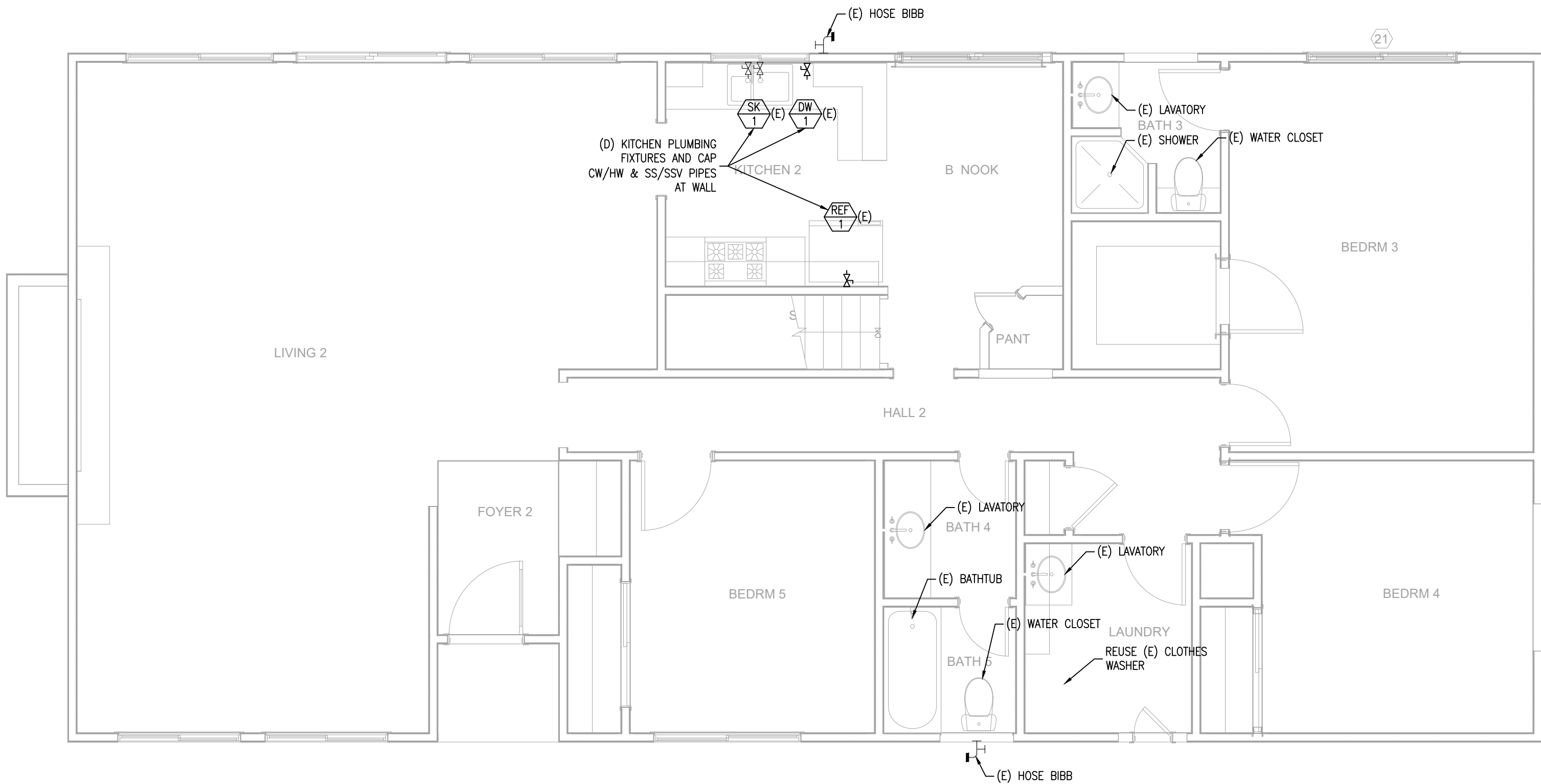
PROJECT NUMBER 25341

SHEET TITLE

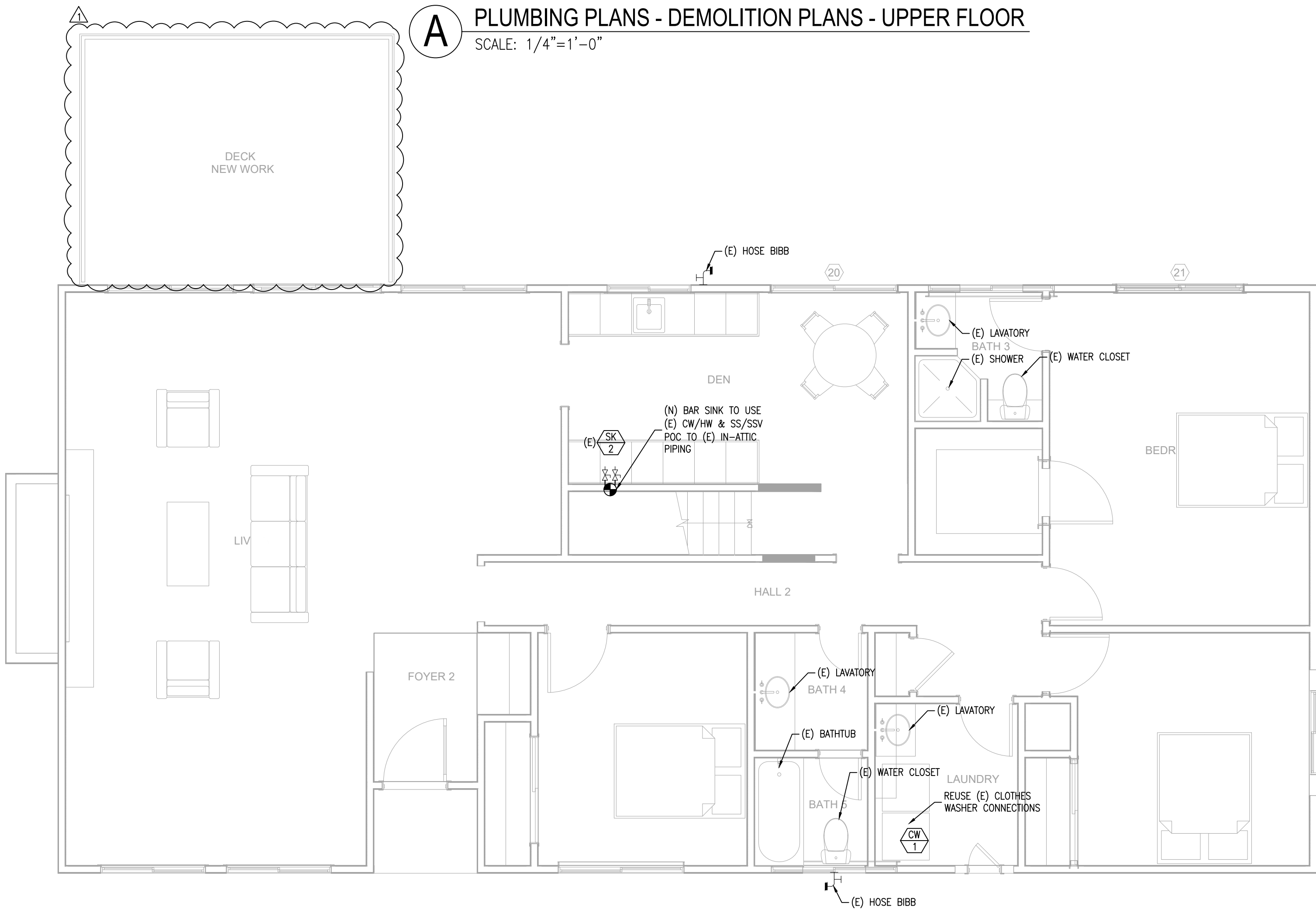
**PLUMBING PLANS -
LOWER FLOOR**

SHEET NO.

P1



A PLUMBING PLANS - DEMOLITION PLANS - UPPER FLOOR
SCALE: 1/4"=1'-0"



B PLUMBING PLANS - NEW PLANS - UPPER FLOOR
SCALE: 1/4"=1'-0"



SHEET NOTES:

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(N) NEW
(D) DEMO
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- ENSURE REGULAR INSPECTION OF SEPTIC TANK AND PUMPING IS REQUIRED TO ENSURE PROLONGED SYSTEM LIFE
- ENSURE HOUSEHOLD WATER USE REMAINS WITHIN THE SEPTIC SYSTEM'S DESIGNED CAPACITY BY ENSURING A FLOW METER IS INSTALLED ON EACH WELL



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SHEET TITLE

**PLUMBING PLANS -
UPPER FLOOR**

SHEET NO.

P2

GENERAL NOTES

- 1) CONTRACTOR TO EXAMINE THE PROPOSED WORK SITE AND BECOME FAMILIAR WITH ALL JOB CONDITIONS AFFECTING THE WORK SHOWN. CONTRACTOR(S) SHALL FIELD-VERIFY SITE CONDITIONS INCLUDING LOCATIONS AND SIZES OF EXISTING PIPING, VALVES, CLEANOUTS, WASTE MAINS, GAS METERS, ETC., AND BIDS SHALL BE BASED ON ACTUAL FIELD CONDITIONS. NO ADDITIONAL ALLOWANCE WILL BE GRANTED DUE TO LACK OF KNOWLEDGE OF SITE CONDITIONS. ACCEPT SOLE AND COMPLETE RESPONSIBILITY FOR CONDITIONS OF THE JOBSITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK.
- 2) DRAWINGS INDICATE DIAGRAMMATICALLY THE ARRANGEMENT OF PRINCIPAL APPARATUS, PIPING, DUCTWORK, AND OTHER MATERIAL. FOLLOW DRAWING AS CLOSELY AS POSSIBLE IN ORDER TO ACHIEVE A NEAT INSTALLATION WHILE STILL WORKING AROUND ANY OBSTRUCTIONS. INSPECT SITE CONDITIONS AFFECTING THE WORK AND PROVIDE FITTINGS AND ACCESSORIES AS REQUIRED TO MEET CONDITIONS WHETHER SHOWN OR NOT.
- 3) IT IS NOT THE INTENTION OF THE PLANS AND SPECIFICATIONS TO COVER ALL INCIDENTALS REQUIRED TO PROVIDE COMPLETE AND FULLY-OPERATIONAL SYSTEMS. THE CONTRACTOR IS TO FURNISH ALL LABOR, MATERIALS, TRANSPORTATION, EQUIPMENT, MISCELLANEOUS SERVICES, ETC., REQUIRED TO ACCOMPLISH THIS RESULT. ANYTHING WHICH MAY BE REASONABLY CONSTRUED AS A NECESSARY PART OF THE INSTALLATION SHALL BE INCLUDED, WHETHER SPECIFICALLY SHOWN OR MENTIONED OR NOT. ENGINEER WILL PROVIDE INTERPRETATIONS UPON REQUEST.
- 4) ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS AMENDED AND ADOPTED BY THE AUTHORITY(IES) HAVING JURISDICTION: 2025 CALIFORNIA BUILDING CODE, 2025 CALIFORNIA MECHANICAL CODE, 2025 CALIFORNIA PLUMBING CODE, 2025 CALIFORNIA ELECTRICAL CODE, 2025 CALIFORNIA ENERGY CODE (TITLE 24), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), AND ANY OTHER LOCAL CODES, ORDINANCES, REGULATIONS, OR AUTHORITIES HAVING JURISDICTION. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR OTHER CODES AND REGULATIONS APPLICABLE TO THIS PROJECT. THESE CODES SHALL DETERMINE MINIMUM REQUIREMENTS FOR MATERIALS, METHODS, AND LABOR PRACTICES NOT OTHERWISE DEFINED IN THESE SPECIFICATIONS.
- 5) DEFINITIONS:

a. WORK: LABOR AND MATERIALS OF THE CONTRACTOR AND/OR SUBCONTRACTOR.

b. FURNISH: OBTAIN, COORDINATE, SUBMIT THE NECESSARY DRAWINGS, DELIVER TO THE JOBSITE IN NEW CONDITION AND GUARANTEE.

c. PROVIDE: FURNISH AND INSTALL.

d. CONNECT: BRING SERVICE TO THE EQUIPMENT AND MAKE FINAL ATTACHMENTS INCLUDING NECESSARY PIPE FITTINGS, DUCTWORK, TRANSITIONS, ETC.

e. CONCEALED: HIDDEN FROM SIGHT IN CHASES, FURRED SPACES, SHAFTS, ABOVE CEILING, EMBEDDED IN CONSTRUCTION, IN CRAWL SPACES, OR BURIED.

f. EXPOSED: NOT INSTALLED UNDERGROUND OR CONCEALED AS DEFINED ABOVE.

g. PERFORMANCE: CONTRACTOR SHALL PERFORM ALL WORK SPECIFIED, INDICATED, AND REQUIRED UNLESS OTHERWISE NOTED, INCLUDING FINAL CONNECTIONS, IN A WORKMANLIKE MANNER USING WORKERS SKILLED AND EXPERIENCED IN THE TRADE. PIPES, FIXTURES, EQUIPMENT, GRILLES, REGISTERS, ETC. TO BE INSTALLED LEVEL, SQUARE, OR CENTERED, ETC. TO GIVE A NEAT APPEARANCE.

h. FULL FUNCTION: PROVIDE ALL MINOR ITEMS NECESSARY FOR A COMPLETE AND FULLY FUNCTIONAL INSTALLATION.
- 6) CONTRACTOR SHALL CONFIRM ALL SITE VOLTAGES BEFORE BIDDING AND ORDERING EQUIPMENT. REIMBURSE ELECTRICAL CONTRACTOR, AT NO CHARGE TO CLIENT, FOR ELECTRICAL CONTRACTOR'S COST INCURRED DUE TO SUBSTITUTION OF MECHANICAL EQUIPMENT HAVING ELECTRICAL REQUIREMENTS DIFFERING FROM SITE CONDITIONS.
- 7) CONTRACTOR SHALL PROVIDE THE OWNER WITH COPIES OF OPERATION, MAINTENANCE, AND PREVENTATIVE MAINTENANCE MANUALS FOR EACH MODEL AND TYPE OF PLUMBING AND MECHANICAL EQUIPMENT.
- 8) CONTRACTOR SHALL PROVIDE EVIDENCE OF LICENSING, BONDING, AND INSURANCE, AND PROVIDE OTHER NECESSARY ADMINISTRATIVE FUNCTIONS FOR CONTRACTOR'S WORK.
- 9) CONTRACTOR SHALL PROCURE AND PAY FOR ALL REQUIRED PERMITS AND SERVICE CHARGES.
- 10) COORDINATION: CONFORM TO GENERAL CONSTRUCTION CONTRACT DOCUMENTS EXCEPT AS MODIFIED HEREIN. REFER ALSO TO STRUCTURAL AND ELECTRICAL CONTRACT DOCUMENTS. COORDINATE ALL WORK WITH OTHER TRADES.
- 11) CUTTING AND PATCHING: CUT AND PATCH AS REQUIRED. CUT OR WELD STRUCTURAL MEMBERS ONLY WITH APPROVAL OF A STRUCTURAL ENGINEER. PATCHING SUBJECT TO ACCEPTANCE BY OWNER.
- 12) SAW CUT TRENCHES IN SLAB SHALL BE FULLY RESTORED AND REINFORCED TO PREVENT SAGGING. ROUGHEN SAW CUT EDGES PRIOR TO RE-POURING CONCRETE.
- 13) COORDINATE ALL WORK WITH OTHER TRADES TO PROVIDE A COMPLETE INSTALLATION. CONNECT ALL EQUIPMENT FURNISHED BY OTHERS AS REQUIRED. INSTALL ALL WORK TO CLEAR ARCHITECTURAL AND STRUCTURAL MEMBERS. INSTALL ALL ABOVE GRADE (OVERHEAD) PIPING AS HIGH AS PRACTICAL.
- 14) RESTORE ALL DAMAGE RESULTING FROM YOUR WORK AND LEAVE PREMISES IN CLEAN CONDITION WHEN FINISHED WITH WORK. ADJUST, CLEAN, REPAIR, OR REPLACE PRODUCTS, WHICH HAVE BEEN DAMAGED.
- 15) GUARANTEE ALL WORK AND MATERIALS FOR ONE YEAR MINIMUM FROM DATE OF FILING NOTICE OF COMPLETION.
- 16) PROVIDE FLASHING AND COUNTER FLASHING FOR ALL WALL AND ROOF PENETRATIONS.
- 17) ADJUSTMENTS: MAKE MINOR ADJUSTMENTS TO WORK WHERE REQUESTED BY OWNER, WHEN SUCH ADJUSTMENTS ARE NECESSARY TO PROPER OPERATION AND WITHIN THE INTENT OF THE CONTRACT.
- 18) MATERIALS AND EQUIPMENT: PROVIDE NEW, UL-LISTED, COMMERCIAL-GRADE MATERIALS, DEVICES, EQUIPMENT, AND FIXTURES SUITABLE FOR THE ENVIRONMENT WHERE INSTALLED. REUSE EXISTING ONLY WHEN COMPLAINT WITH THE CONTRACT DOCUMENTS, IN GOOD CONDITION, AND APPROVED BY THE ENGINEER.
- 19) INSTALLATION: INSTALL ALL MATERIALS, EQUIPMENT, AND SYSTEMS IN FULL ACCORD WITH MANUFACTURER'S INSTRUCTIONS.
- 20) LAYOUT: INSTALL ALL PIPING AND DUCTWORK TO PRESENT A NEAT AND ORDERLY APPEARANCE. RUN ALL LINES PARALLEL WITH BUILDING CONSTRUCTION AS MUCH AS POSSIBLE. MAINTAIN HEADROOM, EQUIPMENT CLEARANCE, AND GRADIENT WHERE REQUIRED. ALLOW FOR EXPANSION & CONTRACTION.
- 21) ACCESS DOORS: PROVIDE ACCESS DOORS OR PANELS FOR ALL VALVES, CLEANOUTS, DAMPERS, CONTROLS, DEVICES, AND OTHER ITEMS REQUIRING INSPECTION OR MAINTENANCE.
- 22) START-UP: THOROUGHLY TEST AND DEMONSTRATE PROPER OPERATION OF ALL SYSTEMS AND EQUIPMENT MODIFIED, FURNISHED OR INSTALLED UNDER THIS CONTRACT.
- 23) WARRANTY: ALL MATERIALS AND EQUIPMENT INSTALLED UNDER THIS CONTRACT SHALL BE GUARANTEED FREE FROM ALL MECHANICAL, ELECTRICAL, AND WORKMANSHIP DEFECTS FOR A MINIMUM OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE PREMISES CAUSED BY LEAKS AND/OR BREAKS IN PIPES AND FIXTURES INSTALLED UNDER THIS CONTRACT, AS WELL AS ANY DAMAGE FROM LEAKS VIA ROOF PENETRATIONS MADE AND SEALED UNDER CONTRACTOR'S SCOPE.
- 24) PATCHING & PAINTING: RESTORE ANY DAMAGE RESULTING FROM THE WORK AND LEAVE PREMISES CLEAN. ADJUST, CLEAN, REPAIR, AND/OR REPLACE ANY ITEMS DAMAGED BY THE WORK. RESTORE WALL AND ROOF PENETRATIONS TO MATCH SURROUNDING WALL OR ROOF, RESPECTIVELY.
- 25) AIR BALANCE: PROVIDE SERVICES NECESSARY TO VERIFY AIR QUANTITIES AND BALANCE FOR ESTABLISHED QUANTITIES AND UNIFORM TEMPERATURE IN THE SPACES SERVED. ADJUST ALL DAMPERS AND ELEMENTS IN GRILLES AND DIFFUSERS FOR PROPER AIR DISTRIBUTION AND TO MINIMIZE DRAFTS. COMPLY WITH SMACNA MANUAL FOR THE BALANCING AND ADJUSTMENT OF AIR DISTRIBUTION SYSTEMS.
- 26) DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE SMACNA LOW PRESSURE DUCT CONSTRUCTION STANDARD.
- 27) ALL BRANCH DUCTS SHALL HAVE BALANCING DAMPERS WITH ACCESSIBLE LOOKING TYPE QUADRANT.
- 28) HVAC EQUIPMENT SHALL BE CERTIFIED BY THE MANUFACTURER FOR COMPLIANCE WITH CALIFORNIA ENERGY COMMISSION STANDARDS.
- 29) DUCT SHALL MEET UL 181, CLASS I AND NFPA 90A AND 90B. DUCT SHALL BE INSTALLED STRAIGHT AND SUPPORT SPACING SHALL BE IN STRICT ACCORDANCE WITH "SMACNA HVAC DUCT CONSTRUCTION STANDARDS, METAL AND FLEXIBLE". FLEXIBLE DUCTWORK SHALL BE EXTENDED TO THE FULLEST POSSIBLE LENGTH, IN ORDER TO MINIMIZE PRESSURE DROP IN THE DUCT. EXCESS DUCT LENGTHS SHALL BE SHORTENED TO PREVENT UNNECESSARY CHANGES IN DIRECTIONS. WHERE ABRUPT CHANGES IN DIRECTION ARE UNAVOIDABLE USE ADJUSTABLE SHORT RADIUS SHEET METAL ELBOWS TO MAKE DIRECTION CHANGES. CONNECTIONS AT METAL DUCTS OR COLLARS SHALL BE MADE BY DRAW BANDS AND PRESSURE-SENSITIVE TAPE WITH THE DRAW BANDS TIGHTENED AS RECOMMENDED BY THE MANUFACTURER WITH AND ADJUSTABLE TENSIONING TOOL. USING PRESSURE-SENSITIVE TAPE ALONE WITHOUT DRAW BANDS IS NOT ACCEPTABLE. ALL PRESSURE-SENSITIVE TAPES AND MASTICS USED SHALL COMPLY WITH UL 181.
- 30) HVAC EQUIPMENT SHALL NOT BE OPERATED DURING CONSTRUCTION WITHOUT A FILTER INSTALLED TO PROTECT THE EVAPORATOR COIL. AFTER ALL CONSTRUCTION IS COMPLETED, ALL CONSTRUCTION FILTERS SHALL BE REMOVED AND NEW FILTERS SHALL BE INSTALLED.

RESIDENTIAL CALGREEN MECHANICAL NOTES

- 1) ENHANCED DURABILITY AND REDUCED MAINTENANCE:

4.406.1 ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
- 2) BUILDING MAINTENANCE AND OPERATION:

4.410.1 AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER
- 3) ENVIRONMENTAL QUALITY:

A) 4.503.1 ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES, AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

B) 4.504.1 DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION

C) 4.504.2.1 ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS
- 4) INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS:

A) 702.1 HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS

B) 702.2 SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING

C) VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE

MECHANICAL SCOPE OF WORK

- 1) LIKE FOR LIKE REPLACEMENT OF (E) PACKAGE LENNOX UNIT. RECONNECT TO EXISTING UTILITIES AND DUCTWORK. ALL EXISTING DUCTWORK, GRILLES, AND DAMPERS TO REMAIN.
- 2) DEMOLITION AND CAPPING OF UPPER FLOOR KITCHEN RANGE/HOOD EXHAUST
- 3) INSTALLATION OF NEW LOWER FLOOR KITCHEN RANGE HOOD CONNECTED TO (E) KITCHEN EXHAUST RISER

(E) PACKAGED GAS/ELECTRIC SCHEDULE

TAG	MANU	MODEL	LOCATION	SERVES	TONS	REF	SUPPLY FAN			COOLING					HEATING		CONDENSER		COMPRESSOR		CMB FAN	ELECTRICAL			SEER (EER)	AFUE	WEIGHT (LBS)	REMARKS
							CFM	ESP	FLA	TOTAL MBH	SENSIBLE MBH	EDB	EWB	AMB	INPUT MBH	OUTPUT MBH	QTY	FLA (EA)	QTY	RLA (EA)		FLA	V-ø-Hz	MCA				
AC-1	LENNOX	GCS2QR-511-125-2P	OUTSIDE	HOUSE	4.0	HCFC-22	1600	0.8"	0.6	48.0	38.4	80°F	67°F	105°F	125.0	100.0	1	2.0	1	23.7	7.0	230-1-60	39.0	60.0	12.45 (10.7)	78.3%	600	TO BE REPLACED

(N) PACKAGED GAS/ELECTRIC SCHEDULE

TAG	MANU	MODEL	LOCATION	SERVES	TONS	REF	SUPPLY FAN			COOLING					HEATING		CONDENSER		COMPRESSOR		CMB FAN	ELECTRICAL			SEER2 (EER2)	AFUE	WEIGHT (LBS)	REMARKS
							CFM	ESP	FLA	TOTAL MBH	SENSIBLE MBH	EDB	EWB	AMB	INPUT MBH	OUTPUT MBH	QTY	FLA (EA)	QTY	RLA (EA)		FLA	V-ø-Hz	MCA				
AC-1	LENNOX	LR13GEK48-126-EP-1-A	OUTSIDE	HOUSE	4.0	R-454B	1600	0.8"	6.0	48.0	38.4	80°F	67°F	105°F	126.0	102.1	1	1.7	1	18.0	-	230-1-60	30.3	45.0	13.4 (10.6)	81.0%	543.0	OR APPROVED EQUIVALENT. INSTALL UNIT WITH HORIZONTAL DISCHARGE CONFIGURATION TO MATCH EXISTING DUCTWORK.PROVIDE UNIT WITH R-454B REFRIGERANT (SAFETY GROUP A2L, HIGH PROBABILITY SYSTEM) AND FACTORY INTEGRAL REFRIGERANT LEAK DETECTION SENSOR & CONTROLS

MECHANICAL LEGEND

- AC-1 THERMOSTAT
- CONDENSATE POC
- ELECTRICAL POC
- GAS POC
- WATER POC
- CEILING DIFFUSER (HARDLID)
- CEILING RETURN (HARDLID)
- SIDEWALL SUPPLY/RETURN
- POC - POINT OF CONNECTION
- TRANSITION
- DAMPER
- 50 CFM (4") and 100 CFM (6") CEILING EXHAUST FANS
- DIAMETER
- CUBIC FEET PER MINUTE
- FROM ABOVE, TO BELOW
- FROM BELOW, TO ABOVE
- RETURN AIR
- SUPPLY AIR



DATE SIGNED 05-01-26

AUBURN RESIDENCE

13668 AUBURN ROAD
GRASS VALLEY, CA. 95949

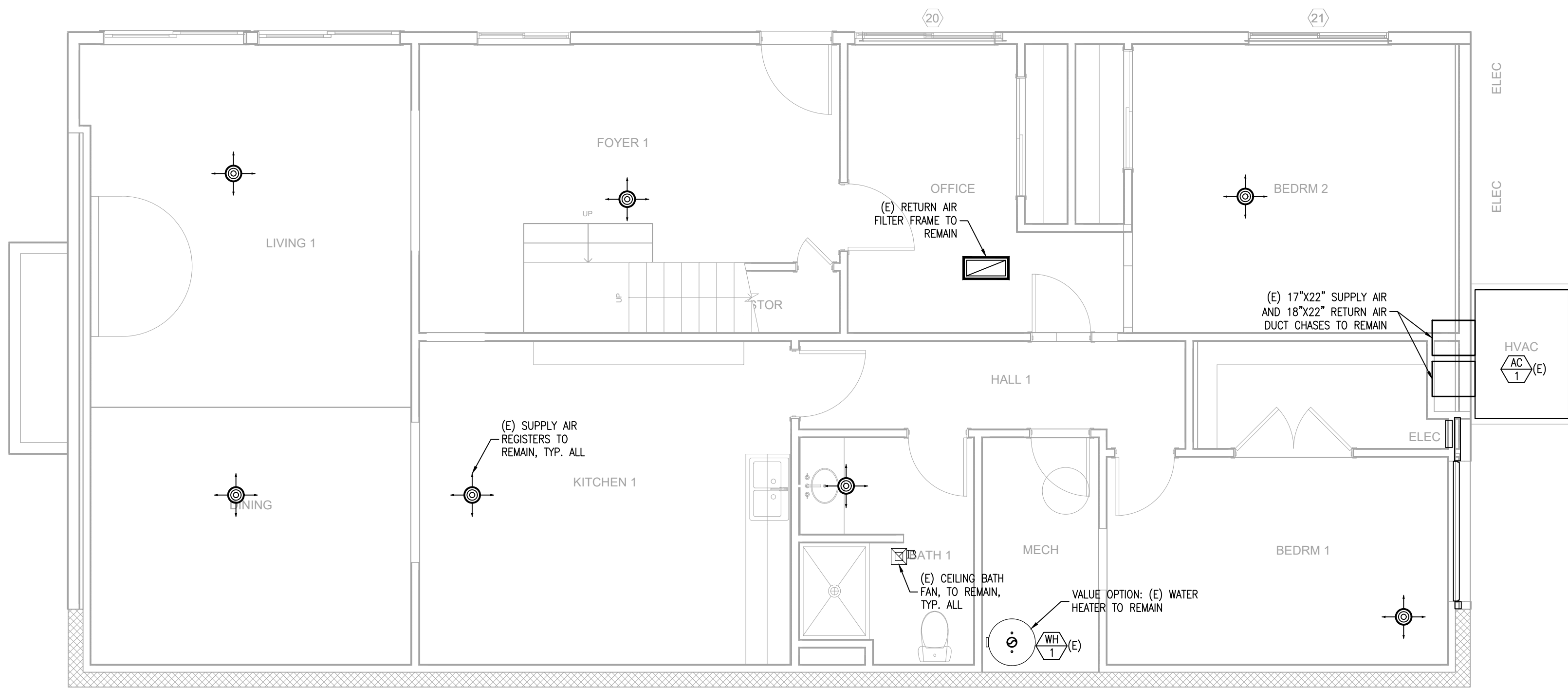
ISSUED FOR	DATE
PERMIT	04-02-26
PLAN CHECK #1	05-01-26

PROJECT NUMBER	25341
SHEET TITLE	

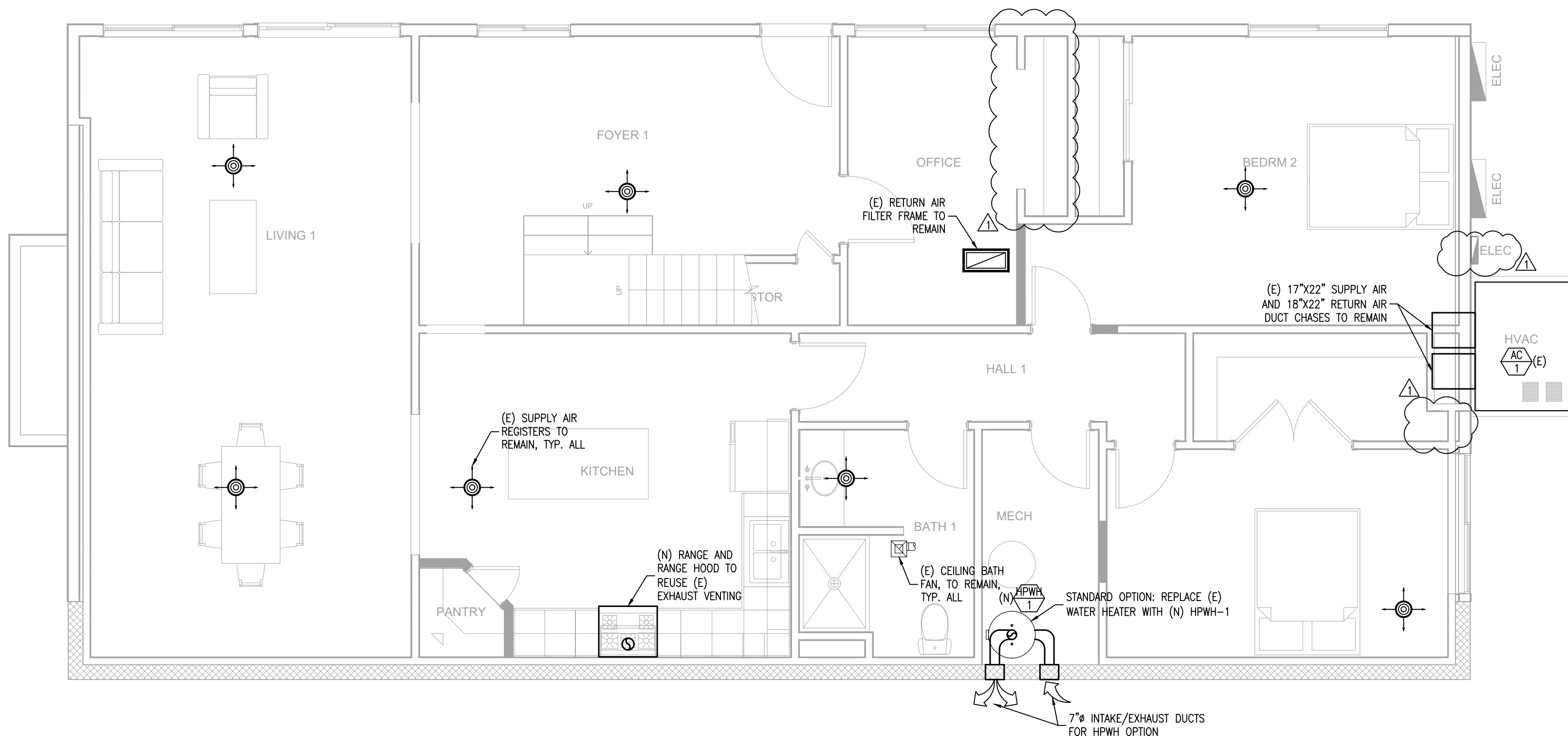
MECHANICAL GENERAL
NOTES, & SCHEDULES

SHEET NO.

M0



A MECHANICAL PLAN - DEMOLITION PLANS - LOWER FLOOR
SCALE: 1/4"=1'-0"



B MECHANICAL PLAN - NEW PLANS - LOWER FLOOR
SCALE: 1/4"=1'-0"



SHEET NOTES:

- (E) EXISTING
(N) NEW
(D) DEMO
- ALL EQUIPMENT/CONTROLS AND DUCTWORK/FITTINGS SHOWN ARE (E) TO REMAIN U.O.N.
- HVAC EQUIPMENT SHALL BE PERMANENTLY IDENTIFIED AS TO THE AREA OR SPACE SERVED BY THE EQUIPMENT PER CMC 303.6
- CONTRACTOR SHALL VERIFY ALL A2L REFRIGERANT-CONTAINING SYSTEMS MEET THE REQUIREMENTS OF ASHRAE 15, INCLUDING ALL REFRIGERANT LEAK DETECTION SENSORS, SAFETY SHUT-OFF VALVES, AND VENTILATION, AS REQUIRED
- PROVIDE NAMEPLATE FOR EACH SELF-CONTAINED REFRIGERATION SYSTEM PER CMC 1115.5, WHICH INCLUDES A SYMBOL INDICATING THAT A FLAMMABLE REFRIGERANT IS BEING USED PER CMC 1104.6.2.1. PROVIDE LABEL ADJACENT TO SERVICE PORTS AND OTHER LOCATIONS WHERE SERVICE INVOLVING COMPONENTS CONTAINING REFRIGERANT IS PERFORMED PER CMC 1104.6.2.2
- THERMOSTATS TO BE INSTALLED AT 48" A.F.F. (TOP OF THERMOSTAT). DO NOT INSTALL THERMOSTATS OVER CASEWORK OR SHELVING OVER 24" IN DEPTH AND 34" IN HEIGHT. COORDINATE EXACT LOCATION WITH OWNER.
- ALL DUCTWORK PENETRATIONS TO THE EXTERIOR OF BUILDING SHALL BE CORROSION-RESISTANT AND PROTECTED FROM INTRUSION BY WATER, INSECTS, ETC.
- SPLIT SYSTEM HVAC UNITS AND HORIZONTAL DISCHARGE PACKAGED HVAC UNITS SHALL BE INSTALLED WITH FLEX CONNECTORS FROM UNIT TO DUCTWORK
- EQUIPMENT IN ATTICS AND UNDER-FLOOR SPACES SHALL BE PROVIDED WITH AN ACCESS OPENING LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT BUT NO LESS THAN 22"x30" PER CMC 304.4



DATE SIGNED 05-01-26

AUBURN RESIDENCE
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GRASS VALLEY, CA. 95949

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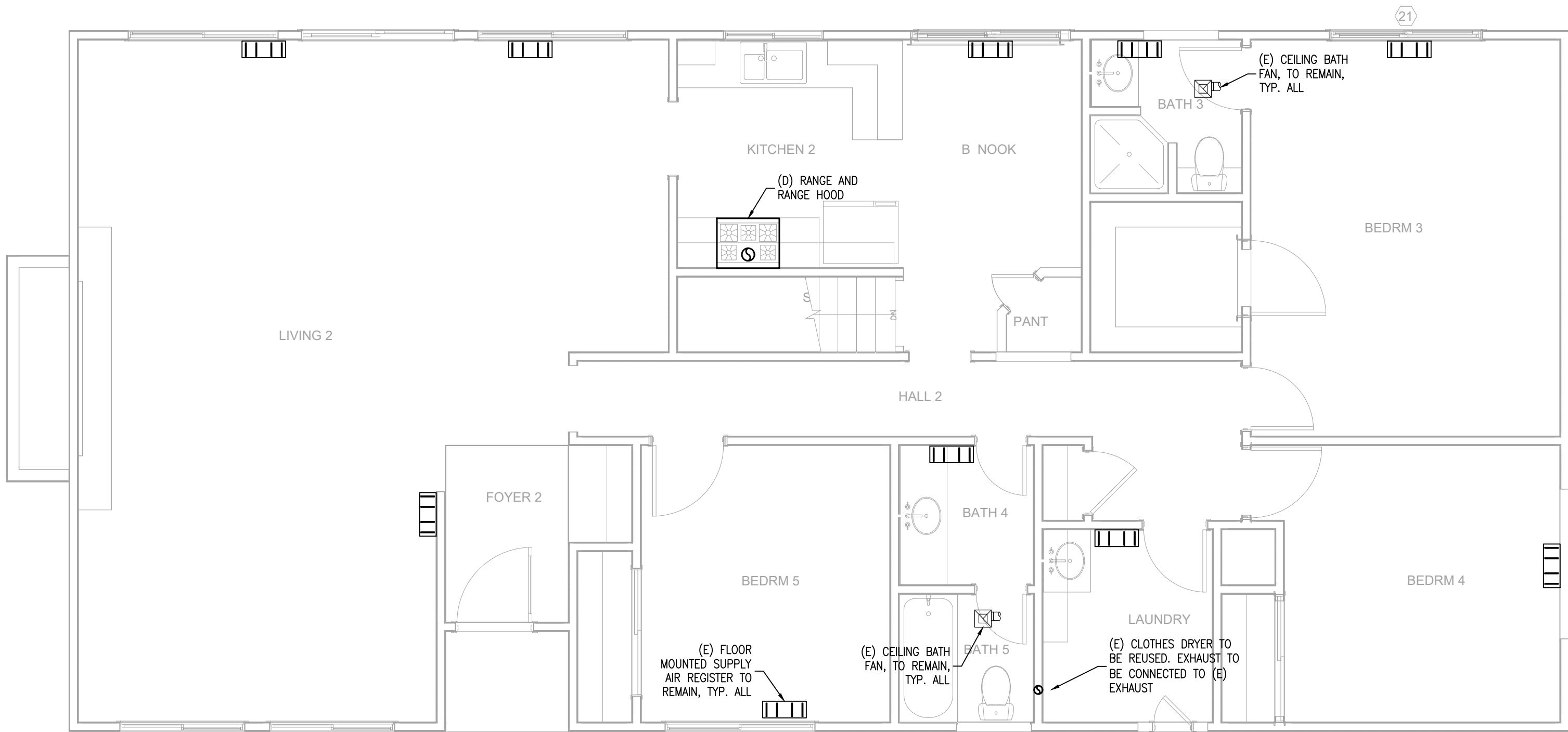
PROJECT NUMBER 25341

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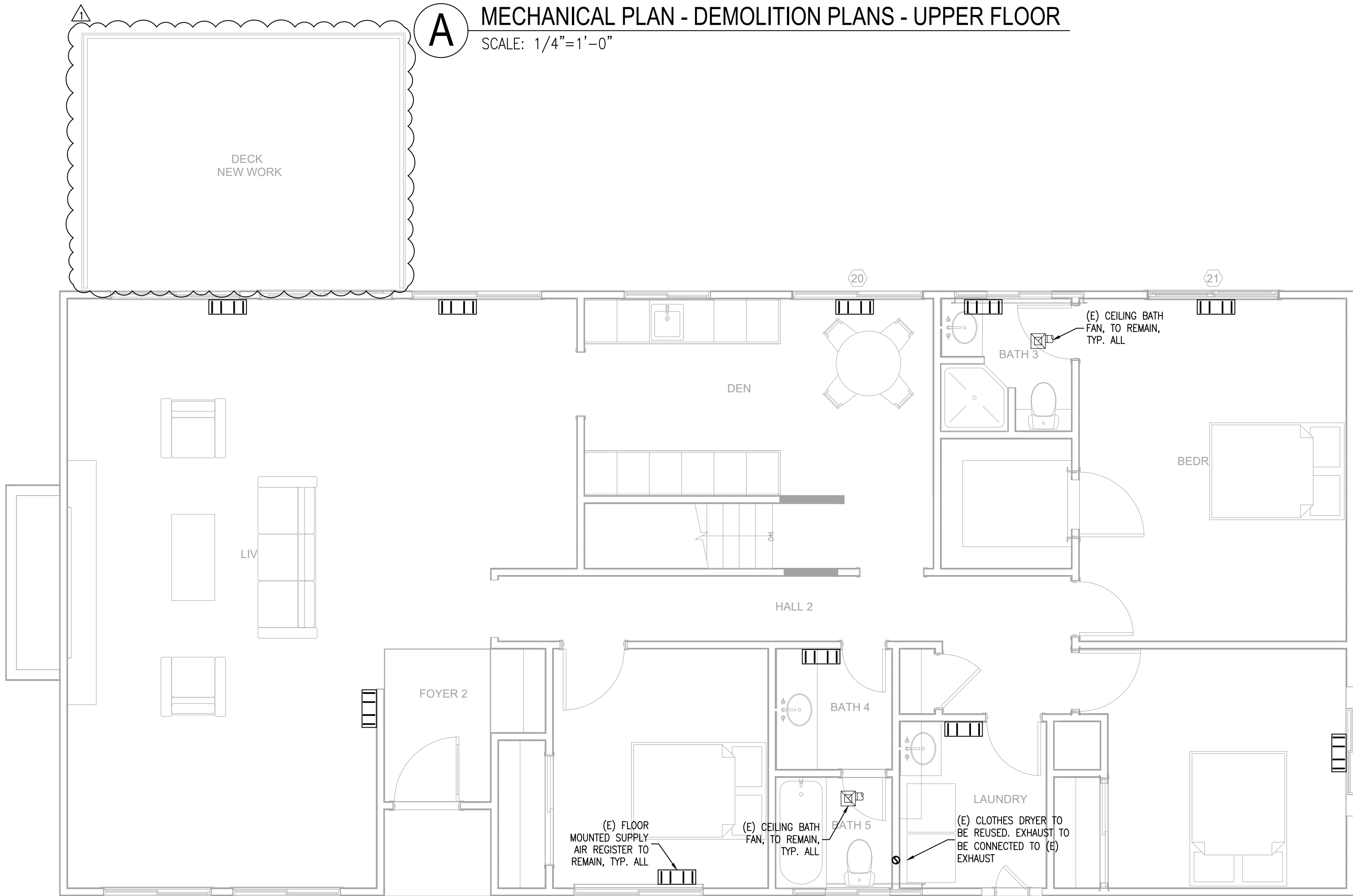
**MECHANICAL PLAN -
LOWER FLOOR**

SHEET NO.

M1



A MECHANICAL PLAN - DEMOLITION PLANS - UPPER FLOOR
SCALE: 1/4"=1'-0"



B MECHANICAL PLAN - NEW PLANS - UPPER FLOOR
SCALE: 1/4"=1'-0"



SHEET NOTES:

- (E) EXISTING
(N) NEW
(D) DEMO
- ALL EQUIPMENT/CONTROLS AND DUCTWORK/FITTINGS SHOWN ARE (E) TO REMAIN U.O.N.
- HVAC EQUIPMENT SHALL BE PERMANENTLY IDENTIFIED AS TO THE AREA OR SPACE SERVED BY THE EQUIPMENT PER CMC 303.6
- CONTRACTOR SHALL VERIFY ALL A2L REFRIGERANT-CONTAINING SYSTEMS MEET THE REQUIREMENTS OF ASHRAE 15, INCLUDING ALL REFRIGERANT LEAK DETECTION SENSORS, SAFETY SHUT-OFF VALVES, AND VENTILATION, AS REQUIRED
- PROVIDE NAMEPLATE FOR EACH SELF-CONTAINED REFRIGERATION SYSTEM PER CMC 1115.5, WHICH INCLUDES A SYMBOL INDICATING THAT A FLAMMABLE REFRIGERANT IS BEING USED PER CMC 1104.6.2.1. PROVIDE LABEL ADJACENT TO SERVICE PORTS AND OTHER LOCATIONS WHERE SERVICE INVOLVING COMPONENTS CONTAINING REFRIGERANT IS PERFORMED PER CMC 1104.6.2.2
- THERMOSTATS TO BE INSTALLED AT 48" A.F.F. (TOP OF THERMOSTAT). DO NOT INSTALL THERMOSTATS OVER CASEWORK OR SHELVING OVER 24" IN DEPTH AND 34" IN HEIGHT. COORDINATE EXACT LOCATION WITH OWNER.
- ALL DUCTWORK PENETRATIONS TO THE EXTERIOR OF BUILDING SHALL BE CORROSION-RESISTANT AND PROTECTED FROM INTRUSION BY WATER, INSECTS, ETC.
- SPLIT SYSTEM HVAC UNITS AND HORIZONTAL DISCHARGE PACKAGED HVAC UNITS SHALL BE INSTALLED WITH FLEX CONNECTORS FROM UNIT TO DUCTWORK
- EQUIPMENT IN ATTICS AND UNDER-FLOOR SPACES SHALL BE PROVIDED WITH AN ACCESS OPENING LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT BUT NO LESS THAN 22"x30" PER CMC 304.4



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AUBURN RESIDENCE
13668 AUBURN ROAD
GRASS VALLEY, CA. 95949

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PERMIT	04-02-26
PLAN CHECK #1	05-01-26

PROJECT NUMBER 25341

SHEET TITLE

MECHANICAL PLAN -
UPPER FLOOR

SHEET NO.

M2

- ELECTRICAL GENERAL NOTES
- 1)

ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE 2025 CALIFORNIA ELECTRICAL CODE, NATIONAL ELECTRICAL CODE, AND ALL STATE AND LOCAL CODES, RULES AND ORDINANCES HAVING JURISDICTION.

2)

ALL CONDUCTORS SHALL BE PER DESIGN SHEETS. ELECTRICAL CODE AND MAXIMUM VOLTAGE DROP OF 3% WILL DEFINE CONDUCTOR SIZING.

3)

CONDUITS SHALL BE USED IN THE FOLLOWING METHODS:

-

POLY VINYL CHLORIDE (PVC) CONDUITS MAY BE USED IN CONCRETE SLABS AND UNDERGROUND PROVIDED ELBOWS AND RISERS ARE RIG;

-

ALL EXPOSED CONDUIT SUBJECT TO WEAR OR COLLISION SHALL BE RIGID GALVANIZED STEEL (RGS) OR INTERMEDIATE METALLIC TUBING (IMT). APPLY BITUMASTIC COATING TO ALL METALLIC CONDUITS IN SLABS OR UNDERGROUND.

-

PROVIDE FIRE RETARDANT U.L. APPROVED SEALANT ON ALL RACEWAY PENETRATIONS OF FIRE RATED CEILINGS, PARTITIONS, WALLS AND STRUCTURAL SLABS.

4)

FOR TELEPHONE SYSTEM: PROVIDE GROUNDING FOR ALL TELEPHONE BACKBOARDS, TERMINAL CABINETS AND EQUIPMENT PER REQUIREMENTS OF NEC 800 AND TELEPHONE COMPANY.

5)

ALL DISCONNECT SWITCHES SHALL BE SIZED PER NEC TO ACCOMMODATE EQUIPMENT SERVED, INCLUDING REQUIRED FUSES, U.N.O. SWITCHES SHALL BE HORSE POWER RATED, OF HEAVY DUTY TYPE. PROVIDE MEANS FOR PAD LOCKING IN THE OPEN POSITION.

6)

ALL CIRCUIT BREAKERS SHALL BE INVERSE TIME (THERMAL MAGNETIC) "PERMANENT TRIP" TYPE. TWO AND THREE POLE CIRCUIT BREAKERS SHALL BE COMMON TRIP.

7)

ALL CONNECTIONS TO GROUND RODS AND GRID, ETC., SHALL BE MADE WITH U.L. APPROVED WELDED CONNECTIONS, UNLESS NOTED OTHERWISE.

8)

LIGHTING SYSTEMS SHALL COMPLY WITH TITLE 24. ALL LIGHTING FIXTURES, LAMPS, BALLASTS, DIMMER SWITCHES, AND CONTROLS SHALL BE CERTIFIED WITH THE CALIFORNIA ENERGY COMMISSION ("CEC") AS MEETING ALL TITLE 24 REQUIREMENTS AND BE LISTED IN THE APPLICABLE CEC DIRECTORY. ALL SUCH DEVICES AND EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. LIGHT FIXTURES IN SUSPENDED CEILINGS SHALL BE SUPPORTED IN STRICT ACCORDANCE WITH CALIFORNIA BUILDING CODE (LATEST EDITION) SEISMIC REQUIREMENTS.

9)

ALL ELECTRICAL EQUIPMENT, DEVICES, WIRE, ETC., SHALL BE LISTED, FOR THE INTENDED USE, WITH UNDERWRITER'S LABORATORIES, INC., (UL), WHERE STANDARDS HAVE BEEN ESTABLISHED. BY UL, ALL EQUIPMENT SHALL BE RAIN TIGHT WHERE EXPOSED TO THE WEATHER. ALL FLEX CONDUITS CONNECTED TO SUCH EQUIPMENT SHALL BE METALLIC LIQUID TIGHT. ALL EQUIPMENT IN HAZARDOUS LOCATIONS, PER NEC, CHAPTER 5, SHALL BE IN ACCORDANCE WITH THE NEC. ALL EQUIPMENT IN CORROSIVE ENVIRONMENTS SHALL BE IN ENCLOSURES (SUCH AS NEMA 4X) RATED FOR THE ENVIRONMENT.

10)

UTILITY SERVICE AND REQUIREMENTS SHALL BE COORDINATED WITH POWER SERVICE WITH POWER COMPANY; PROVIDE FOR ALL STANDARD POWER COMPANY REQUIREMENTS. FAULT CURRENT RATINGS SHALL BE PROVIDED BY UTILITY.

11)

THE LAYOUTS OF THE CONTRACT DRAWINGS ARE DIAGRAMMATIC. IT IS NOT INTENDED TO SHOW EVERY OFFSET AND FITTING, NOR EVERY STRUCTURAL DIFFICULTY THAT WILL BE ENCOUNTERED DURING THE INSTALLATION OF THE WORK. ALIGNMENT OF EQUIPMENT AND ROUTING OF RACEWAYS MAY BE VARIED SLIGHTLY TO ACCOMMODATE ARCHITECTURAL CONDITIONS OR TO AVOID THE WORK OF OTHER TRADES. IF ANY CONFLICTS OCCUR NECESSITATING DEPARTURES FROM CONTRACT DRAWINGS, DETAILS OF DEPARTURES AND REASONS THEREFORE SHALL BE SUBMITTED AS SOON AS PRACTICABLE FOR WRITTEN APPROVAL OF THE ENGINEER.

12)

THE WORD "CONTRACTOR", AS USED IN THE ELECTRICAL CONTRACT DOCUMENTS, SHALL MEAN THE PRIME (I.E. GENERAL) CONTRACTOR AND HIS/HER SUBCONTRACTORS FOR THE APPROPRIATE TRADE. WHERE THE OWNER ACTS AS HIS OWN CONTRACTOR, THE WORD CONTRACTOR APPLIES TO THE OWNER.

13)

CONTRACTOR SHALL PROVIDE EVIDENCE OF LICENSING, BONDING, AND INSURANCE, AND PROVIDE OTHER NECESSARY ADMINISTRATIVE FUNCTIONS FOR CONTRACTOR'S WORK.

14)

CONTRACTOR SHALL PROCURE AND PAY FOR ALL REQUIRED PERMITS AND SERVICE CHARGES.

15)

COORDINATION: CONFORM TO GENERAL CONSTRUCTION CONTRACT DOCUMENTS EXCEPT AS MODIFIED HEREIN. REFER ALSO TO STRUCTURAL AND MECHANICAL CONTRACT DOCUMENTS. COORDINATE ALL WORK WITH OTHER TRADES.

16)

CUTTING AND PATCHING: ANY CUTTING, ATTACHING, OR WELDING TO BUILDING STRUCTURE SHOULD BE COORDINATED AND APPROVED BY A CALIFORNIA LICENSED STRUCTURAL ENGINEER. PATCHING SUBJECT TO ACCEPTANCE BY OWNER.

17)

SAW CUT TRENCHES IN SLAB SHALL BE FULLY RESTORED AND REINFORCED TO PREVENT SAGGING. ROUGHEN SAW CUT EDGES PRIOR TO RE-POURING CONCRETE.

18)

COORDINATE ALL WORK WITH OTHER TRADES TO PROVIDE A COMPLETE INSTALLATION. CONNECT ALL EQUIPMENT FURNISHED BY OTHERS AS REQUIRED. INSTALL ALL WORK TO CLEAR ARCHITECTURAL AND STRUCTURAL MEMBERS. INSTALL ALL ABOVE GRADE (OVERHEAD) PIPING AS HIGH AS PRACTICAL.

19)

RESTORE ALL DAMAGE RESULTING FROM THE WORK AND LEAVE PREMISES IN CLEAN CONDITION WHEN FINISHED WITH WORK. ADJUST, CLEAN, REPAIR, OR REPLACE PRODUCTS, WHICH HAVE BEEN DAMAGED.

20)

PROVIDE FLASHING AND COUNTER FLASHING FOR ALL WALL AND ROOF PENETRATIONS.

21)

WARRANTY: ALL MATERIALS AND EQUIPMENT INSTALLED UNDER THIS CONTRACT SHALL BE GUARANTEED FREE FROM ALL MECHANICAL, ELECTRICAL, AND WORKMANSHIP DEFECTS FOR A MINIMUM OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE PREMISES CAUSED BY WORK UNDER THIS CONTRACT, AS WELL AS ANY DAMAGE FROM LEAKS VIA ROOF PENETRATIONS MADE AND SEALED UNDER CONTRACTOR'S SCOPE.
- 21
- RESIDENTIAL CALGREEN ELECTRICAL NOTES
- 1)

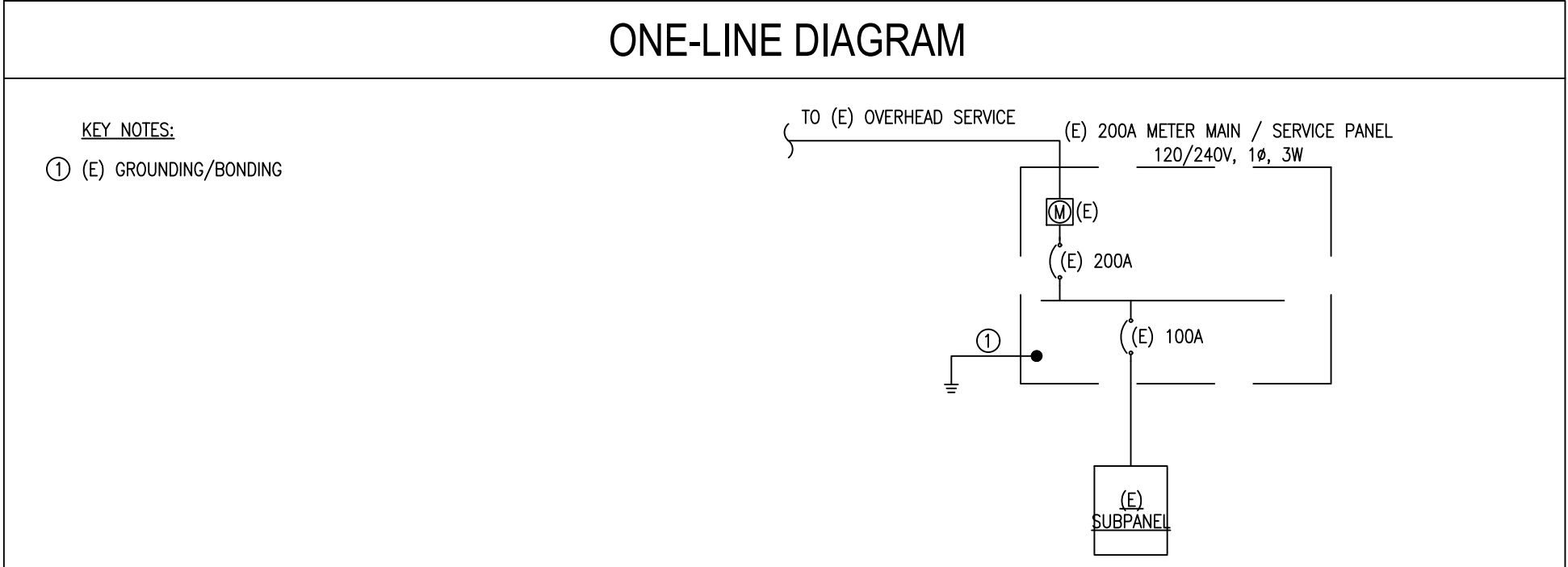
ENHANCED DURABILITY AND REDUCED MAINTENANCE:
4.406.1 ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY

2)

BUILDING MAINTENANCE AND OPERATION:
4.410.1 AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER

3)

SITE DEVELOPMENT:
4.106.4 PROVIDE CAPABILITY FOR ELECTRIC VEHICLE CHARGING IN ONE- AND TWO-FAMILY DWELLINGS AND IN TOWNHOUSES WITH ATTACHED PRIVATE GARAGES; AND 10 PERCENT OF TOTAL PARKING SPACES, AS SPECIFIED, FOR MULTIFAMILY DWELLINGS.



Panel Name:	A - Main Panel				Bus Rating:	200A			
Voltage & Phase:	120/240V - 1Ø - 3W				AIC Rating:				
Mounting:	Recessed				Main Type:	Circuit Breaker			
Enclosure Rating:	NEMA 3R				MCB Rating:	200A			
	Description	BRK	Ckt	PHASE	Ckt	BRK	Description		
	SPD		1	A	2				
	-		3	B	4				
			5	A	6				
			7	B	8				
			9	A	10				
			11	B	12				
	Range	50/2	13	A	14				
	-	-	15	B	16				
	House/A/C	60/2	17	A	18				
	-	-	19	B	20				
			21	A	22				
			23	B	24				
			25	A	26	100/2	Subpanel - B		
			27	B	28	-	-		
			29	A	30	40/2			
			31	B	32	-	-		

Panel Name:	B - Subpanel				Bus Rating:	100A			
Voltage & Phase:	120/240V - 1Ø - 3W				AIC Rating:				
Mounting:	Surface				Main Type:	Circuit Breaker			
Enclosure Rating:	NEMA 3R ⚠				MCB Rating:	100A			
	Description	BRK	Ckt	PHASE	Ckt	BRK	Description		
	(E) GFI Outlets	20/1	1	A	2	20/1	(E) Upstairs Outlets		
	(E) Upstairs Outlets	20/1	3	B	4	20/1	(E) Upstairs Lights		
	(E) Down Stairs Outlets	15/1	5	A	6	15/1	(E) Upstairs Bathroom Outlets		
	(E) Garage Lights - Door - Laundry-Bedroom #2	15/1	7	B	8	15/1	(E) Down Stairs Outlets + Plugs		
	(E) Upstairs Lights	15/1	9	A	10	20/1	(E) Fridge		
	(E) Kitchen + Dining Plugs	20/1	11	B	12	20/1	(E) Dishwasher		
	(E) Garbage Disposal	20/1	13	A	14	20/1	(E) Kitchen + Dining Plugs		
	(E) Washer	20/1	15	B	16	20/2	(E) Water Heater		
	(E) Pump	30/2	17	A	18	-	-		
	-	-	19	B	20	30/2	(E) Dryer		
	(E) Kitchen Plugs	20/1	21	A	22	-	-		
	(E) Bath Plugs	20/1	23	B	24				
			25	A	26				
			27	B	28				
			29	A	30				
			31	B	32				

- ELECTRICAL SCOPE OF WORK
- 1)

DEMOLITION OF RECEPTACLES PER PLANS
- 2)

RELOCATION AND ADDITION OF LIGHTING FIXTURES PER PLANS. CONNECT TO EXISTING LIGHTING SYSTEMS AND ASSOCIATED POWER AND CONTROLS
- 3)

PROVIDE POWER FOR REPLACED HVAC UNIT, VERIFY EXISTING DISCONNECT/WIRING AND UPSIZE AS REQUIRED
- 4)

REPLACEMENT AND RELOCATION OF (E) ZINSCO SUBPANEL
- 5)

NO INCREASE TO OVERALL ELECTRICAL DEMAND

- LIGHTING LEGEND
- DOWNLIGHT
- PENDANT LIGHT
- SURFACE MOUNT
- TRACK LIGHT
- WALL MOUNT FIXTURE
- WALL MOUNTED SWITCH
(D- DIMMER, V- VACANCY
SENSOR, 3- 3-WAY

- POWER LEGEND
- DUPLEX OUTLET -
WALL, FLOOR, CEILING MOUNTED
GFI - GROUND FAULT INTERRUPT
WP - WEATHERPROOF
+44" - 44" AFF
- FLOOR-MOUNTED DUPLEX OUTLET
- QUADRUPLEX OUTLET 16IN A.F.F.
U.O.N.
- FLOOR-MOUNTED QUADRUPLEX
OUTLET
- DEDICATED OUTLET
- 20A, 208/240V OUTLET (NEMA
6-20R)
- 30A, 208/240V OUTLET (NEMA
6-30R)
- PHONE-DATA PORT
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- JUNCTION BOX
- TELEVISION
- DISCONNECT - POLES
(CAPACITY/FUSE)
- HOME RUN - PANEL-POLE(S)
- POWER PANEL
- TRANSFORMER

- ELECTRICAL LEGEND
- A.F.F.

ABOVE FINISHED FLOOR
- +48"

HEIGHT (INCHES) AFF
- D

DIMMER
- TX

TRANSFORMER

OPTIMIZEDENERGY™

& FACILITIES CONSULTING, INC.

5734 LoneTree Boulevard, Rocklin, CA 95765
Office: (916) 828-5518 www.oefcinc.com

REGISTERED PROFESSIONAL ENGINEER
No. E23735
EXP. 12-31-2027
DATE SIGNED 05-01-26

AUBURN RESIDENCE

13668 AUBURN ROAD

GRASS VALLEY, CA. 95949

ISSUED FOR

DATE

PERMIT

04-02-26

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PROJECT NUMBER

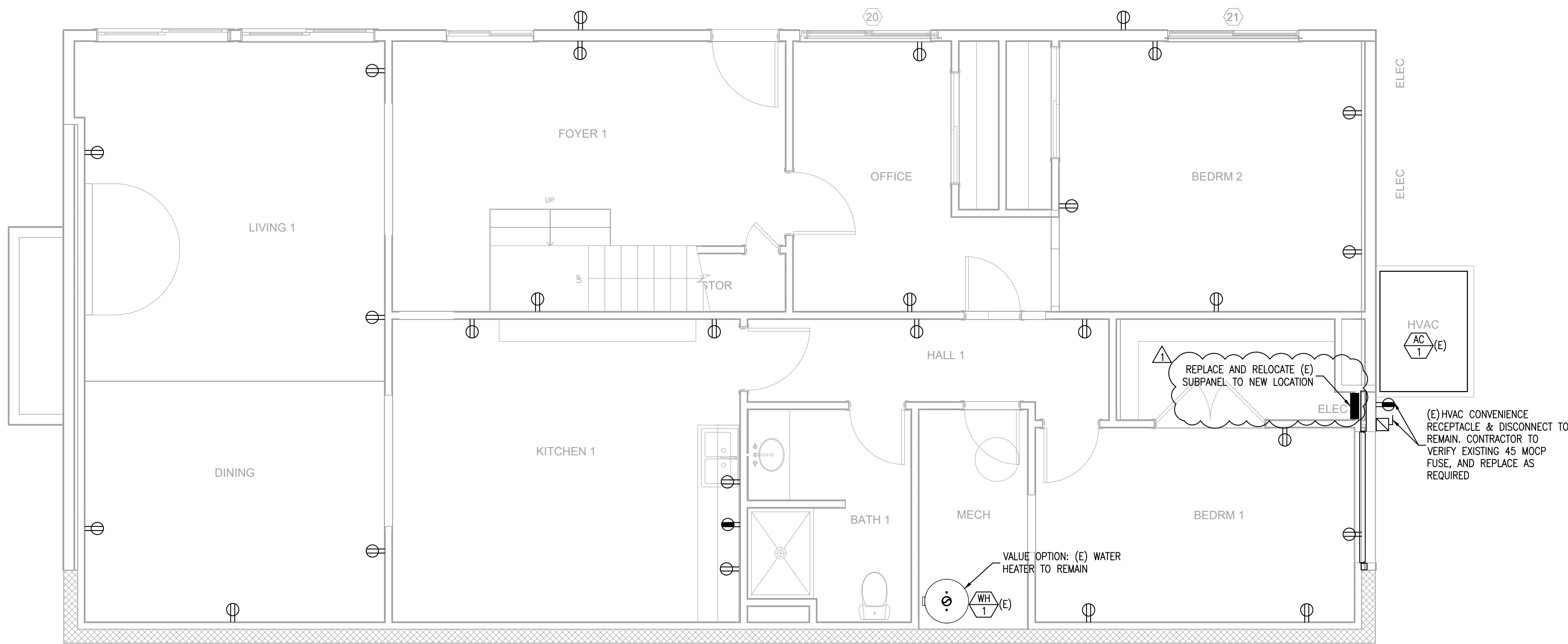
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SHEET TITLE

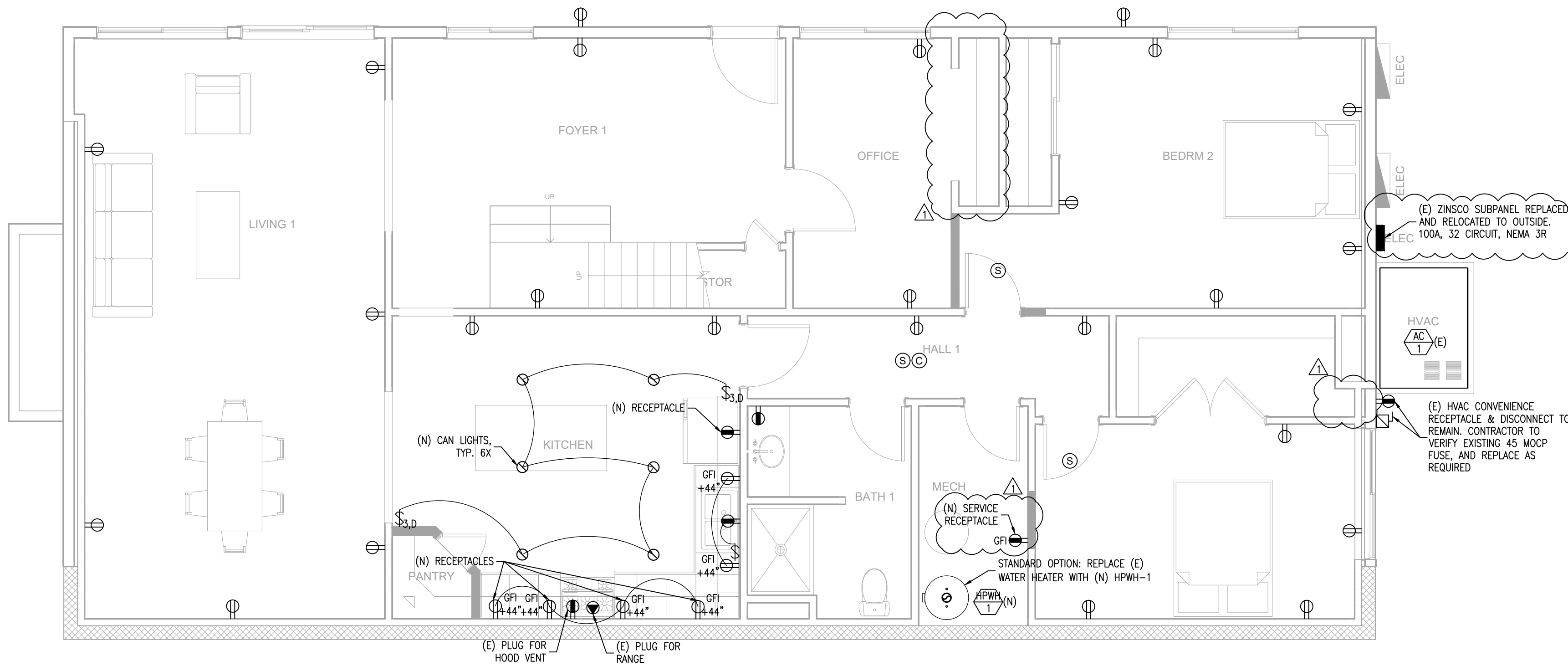
ELECTRICAL GENERAL
NOTES

SHEET NO.

E0



A ELECTRICAL PLAN - DEMOLITION PLANS - LOWER FLOOR
SCALE: 1/4"=1'-0"



B ELECTRICAL PLAN - NEW PLANS - LOWER FLOOR
SCALE: 1/4"=1'-0"



SHEET NOTES:

- (E) EXISTING
(N) NEW
(D) DEMO
- ALL RECEPTACLES/EQUIPMENT ARE (E) TO REMAIN U.O.N.
- ALL WIRING TO BE #12 AWG U.O.N.
- ALL INTERIOR WIRING TO BE 2-CONDUCTOR, NON-METALLIC SHEATHED. ALL EXTERIOR WIRING TO BE INSULATED WITH THWN-2. ALL EXTERIOR CONDUIT SHALL BE FLEX CONDUIT ABOVE GROUND, OR PVC IF BELOW GROUND
- SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ARE TO BE HARDWIRED AND INTERCONNECTED AND HAVE A BATTERY BACKUP. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL SOUND AN ALARM AND BE AUDIBLE IN ALL SLEEPING AREAS
- ALL 120-VOLT, SINGLE PHASE, 15- & 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, DINING ROOMS, FAMILY ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, LAUNDRY AREAS, HALLWAYS AND SIMILAR ROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER CEC 210.12
- NON-METALLIC SHEATHED CABLE SHALL BE SECURED BY STAPLES, CABLE TIES, STRAPS, HANGERS OR SIMILAR AT INTERVALS NOT EXCEEDING 4'-1/2" WITHIN 12" OF EACH CABINET, BOX OR FITTING. FLAT CABLES SHALL NOT BE STAPLED ON EDGE
- ALL NEW 125-VOLT, 15 AND 20 AMP RECEPTACLES IN THE DWELLING ARE LISTED TAMPER-RESISTANT. CEC 406.12
- ALL RECEPTACLES LOCATED IN BATHROOMS, GARAGES, OUTDOORS, CRAWLSPACES, UNFINISHED AREAS OF BASEMENTS, KITCHENS, BATHHOUSES, LAUNDRY AREAS, OR WITHIN 6FT OF SINKS, TUBS, OR SHOWERS TO HAVE GFI PROTECTION PER CEC 210.8(A)
- PROVIDE AT LEAST TWO 20-AMPERE BRANCH CIRCUITS TO SERVE COUNTER TOP RECEPTACLES FOR SMALL KITCHEN APPLIANCES PER CEC 210.52(B)
- RECEPTACLES IN DWELLINGS TO BE LOCATED PER CEC 210.52
- ALL SWITCHES TO BE DECORA DIMMERS, ALL OUTLETS TO BE DECORA TR RECEPTACLES

AUBURN RESIDENCE
13668 AUBURN ROAD
GRASS VALLEY, CA. 95949

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SHEET TITLE

ELECTRICAL PLAN -
LOWER FLOOR

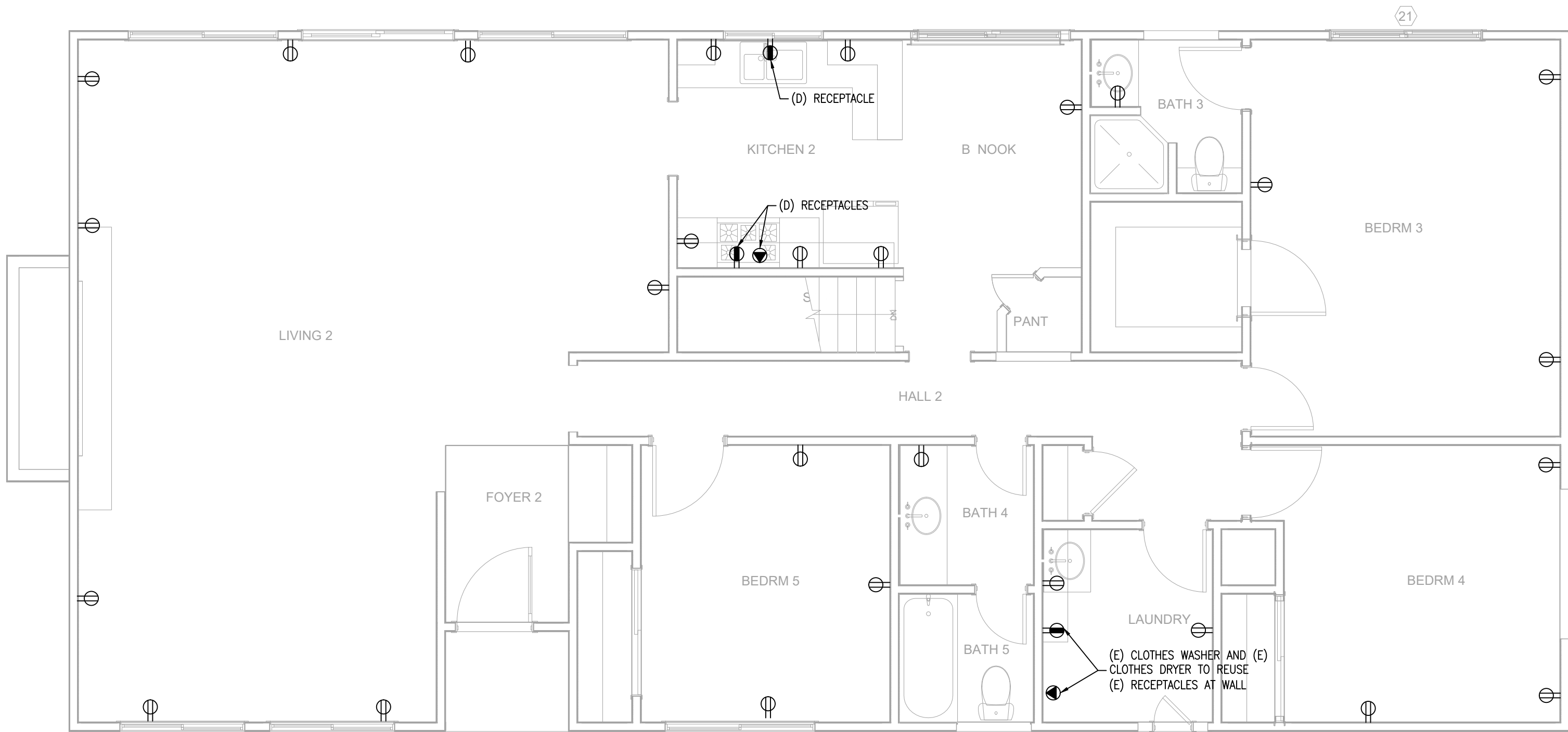
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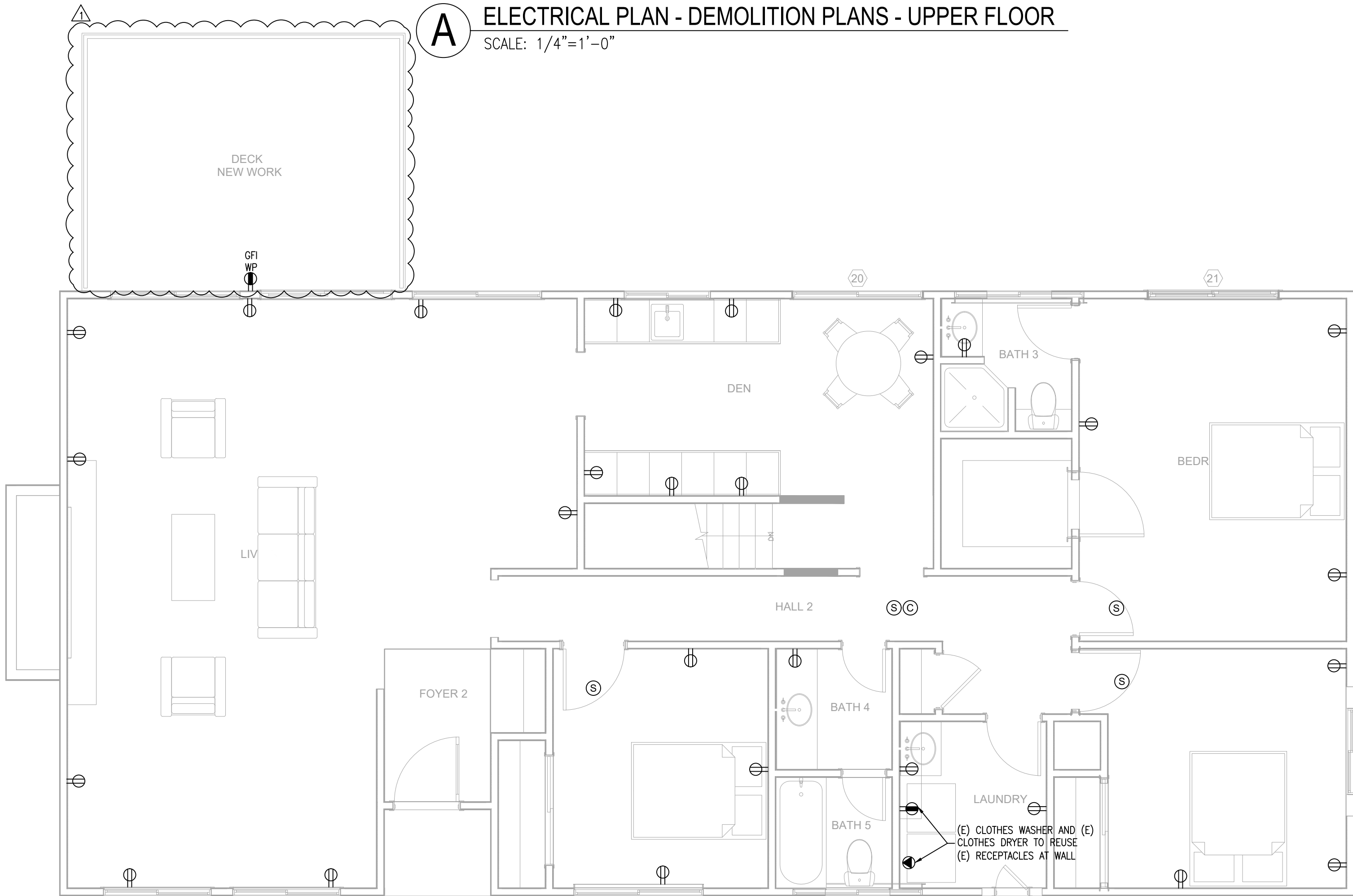
OPTIMIZEDENERGYTM
& FACILITIES CONSULTING, INC.
5734 LoneTree Boulevard, Rocklin, CA 95765
Office: (916) 626 5518 www.oefcinc.com



DATE SIGNED 05-01-26



A ELECTRICAL PLAN - DEMOLITION PLANS - UPPER FLOOR
SCALE: 1/4"=1'-0"



B ELECTRICAL PLAN - NEW PLANS - UPPER FLOOR
SCALE: 1/4"=1'-0"



SHEET NOTES:

- (E) EXISTING
(N) NEW
(D) DEMO
- ALL RECEPTACLES/EQUIPMENT ARE (E) TO REMAIN U.O.N.
- ALL WIRING TO BE #12 AWG U.O.N.
- ALL INTERIOR WIRING TO BE 2-CONDUCTOR, NON-METALLIC SHEATHED. ALL EXTERIOR WIRING TO BE INSULATED WITH THWN-2. ALL EXTERIOR CONDUIT SHALL BE FLEX CONDUIT ABOVE GROUND, OR PVC IF BELOW GROUND
- SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ARE TO BE HARDWIRED AND INTERCONNECTED AND HAVE A BATTERY BACKUP. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL SOUND AN ALARM AND BE AUDIBLE IN ALL SLEEPING AREAS
- ALL 120-VOLT, SINGLE PHASE, 15- & 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, DINING ROOMS, FAMILY ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, LAUNDRY AREAS, HALLWAYS AND SIMILAR ROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER CEC 210.12
- NON-METALLIC SHEATHED CABLE SHALL BE SECURED BY STAPLES, CABLE TIES, STRAPS, HANGERS OR SIMILAR AT INTERVALS NOT EXCEEDING 4'-1/2" WITHIN 12" OF EACH CABINET, BOX OR FITTING. FLAT CABLES SHALL NOT BE STAPLED ON EDGE
- ALL NEW 125-VOLT, 15 AND 20 AMP RECEPTACLES IN THE DWELLING ARE LISTED TAMPER-RESISTANT. CEC 406.12
- ALL RECEPTACLES LOCATED IN BATHROOMS, GARAGES, OUTDOORS, CRAWLSPACES, UNFINISHED AREAS OF BASEMENTS, KITCHENS, BATHHOUSES, LAUNDRY AREAS, OR WITHIN 6FT OF SINKS, TUBS, OR SHOWERS TO HAVE GFI PROTECTION PER CEC 210.8(A)
- PROVIDE AT LEAST TWO 20-AMPERE BRANCH CIRCUITS TO SERVE COUNTER TOP RECEPTACLES FOR SMALL KITCHEN APPLIANCES PER CEC 210.52(B)
- RECEPTACLES IN DWELLINGS TO BE LOCATED PER CEC 210.52



DATE SIGNED 05-01-26

AUBURN RESIDENCE
13668 AUBURN ROAD
GRASS VALLEY, CA. 95949

ISSUED FOR	DATE
PERMIT	04-02-26
PLAN CHECK #1	05-01-26

PROJECT NUMBER 25341

SHEET TITLE

**ELECTRICAL PLAN -
UPPER FLOOR**

SHEET NO.

E2