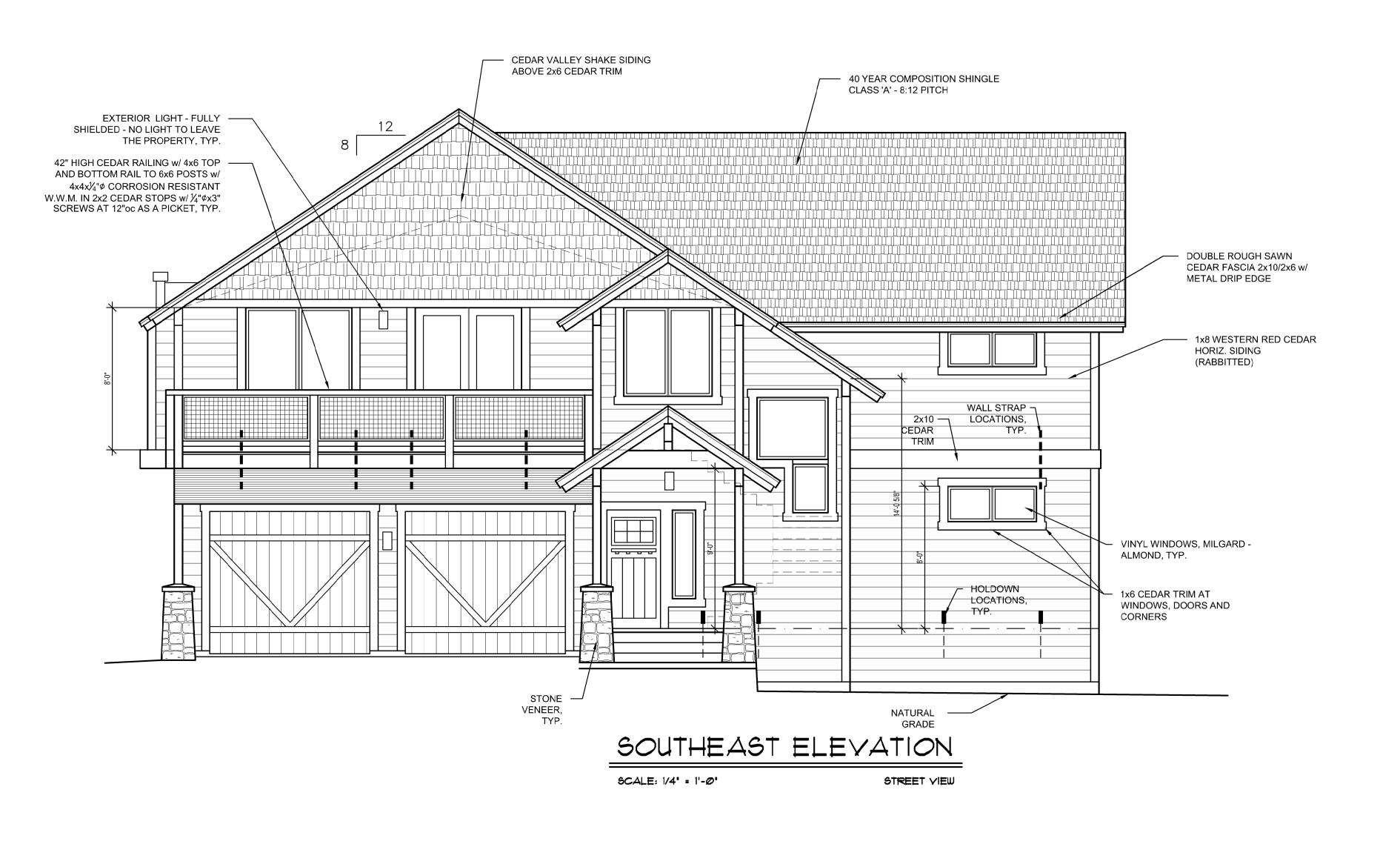


 FIRST FLOOR
 1239 SQ. FEET

 SECOND FLOOR
 1911 SQ. FEET

 TOTAL
 3156 SQ. FEET

DRAWN	H. ALLEN	SHEET
DATE	10-2-2020	۸ ٥
SCALE	1/4"=1'-0"	A-3
JOB NO.	2020-04	_



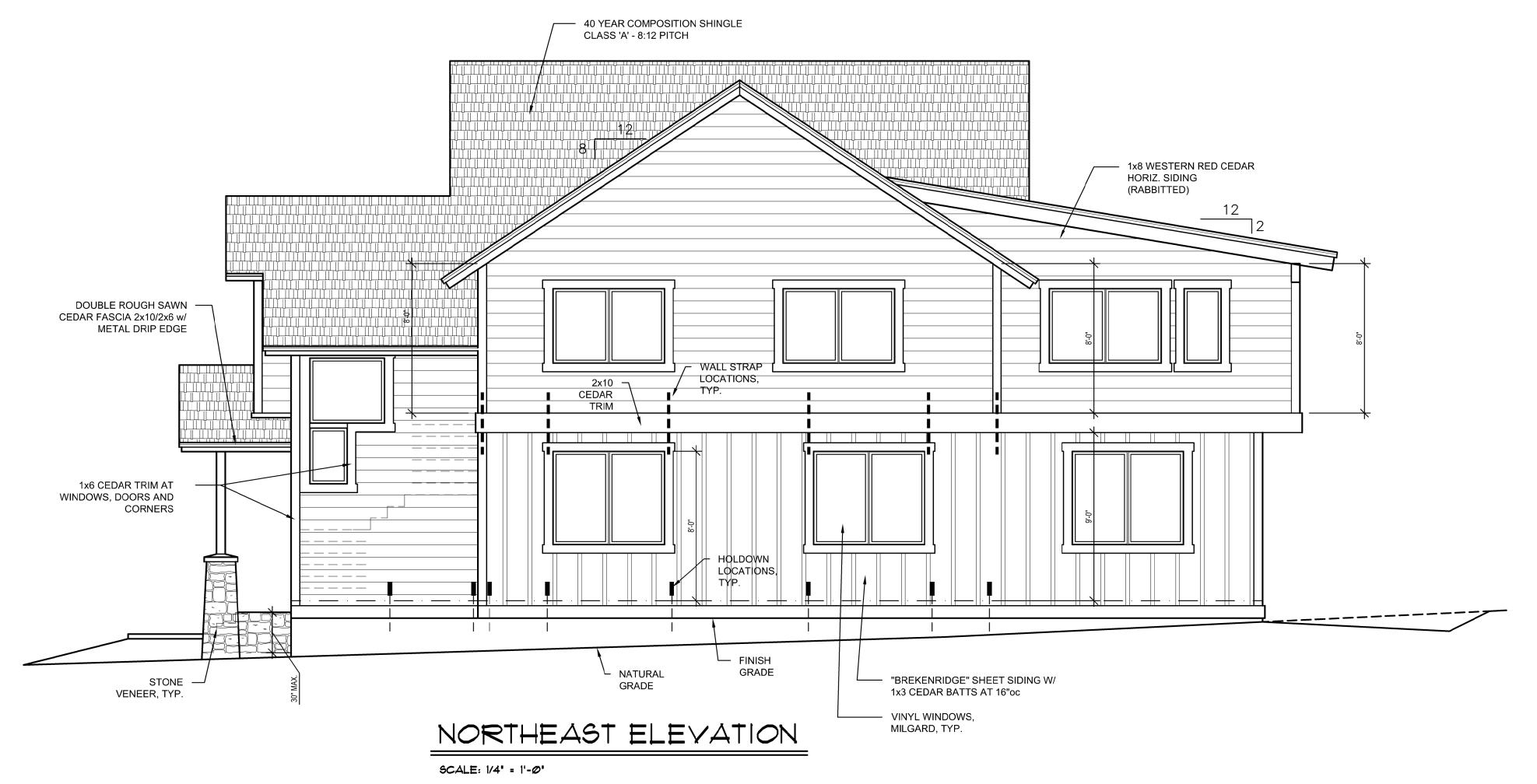
EXTERIOR NOTES

- 1.) ALL ROOFS OF HEATED AREAS OF BUILDINGS SHALL BE PROTECTED AGAINST LEAKAGE USING AN APPROVED MANUFACTURED MEMBRANE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS. ICE GUARD SHALL BE INSTALLED AT ALL ROOFS SO THAT THE MEMBRANE AND ROOF SHEATHING ARE SOLID MOPPED TOGETHER EXTENDED FROM THE EAVE EDGE OF THE ROOF UP THE ROOF SLOPE MEASURED 5 FEET BEYOND THE WALL LINE SEPARATING THE CONDITIONED AND UNCONDITIONED SPACE AND UP 30 INCHES ALONG EACH SIDE OF A VALLEY. PROTECTION IS ALSO REQUIRED AT SIDEWALLS WITHIN THAT 5' DISTANCE AND FOR 30" ALONG EACH SIDE OF VALLEYS WITHIN THE 5' DISTANCE. THIS "ICE GUARD" SHALL BE DONE IN ADDITION TO UNDERLAYMENT (FELT) OTHERWISE REQUIRED.
- 2.) PROVIDE SHINGLE OVERLAP IN VALLEYS.
- 3.) ALL WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL HAVE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR HAVE A FIRE RESISTIVE RATING OF NOT LESS THAN 20 MINUTES, OR SHALL MEET SFM STANDARD 12-7A-2.
- 4.) EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2-INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF COVERINGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.
- 5.) EXTERIOR DOOR ASSEMBLIES, INCLUDING GARAGE DOORS, SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SHALL BE SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8" THICK WITH INTERIOR FIELD PANAL THICKNESS NO LESS THAN 1 1/4" THICK, OR SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20
- 6.) EXTERIOR WALL SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL OR PROVIDE PROTECTION IN ACCORDANCE WITH SFM STANDARD 12-7A-1.

USE WESTERN RED CEDAR SHIPLAP SIDING BY "WESTERN WOODS, INC. LISTING# 8140-2084-0003 APPLIED IN A HORIZONTAL ORIENTATION WITH MINIMUM NOMINAL 6" WIDE AND NOMINAL 1" THICK BOARDS.

USE WESTERN RED CEDAR BOARD AND BATTEN BY "WESTERN WOODS, INC." LISTING# 8140-2084-0005 APPLIED IN A VERTICAL ORIENTATION WITH A MINIMUM NOMINAL 8" WIDE AND NOMINAL 1" THICK BOARDS AND MINIMUM NOMINAL 4" WIDE AND NOMINAL 1 1/4" THICK BATTENS INSTALLED WITH A GAP NOT MORE THAN 1/2", WITH BATTENS FASTENED TO THE WOOD FRAME WITH NOT LESS THAN 3" LONG FASTENERS AT A SCHEDULE NOT MORE THAN 24" ON CENTER.

- 7.) EAVES, INCLUDING GABLE END ROOF FRAMING PORCH CEILING AND SOFFIT AT CANTILEVERED SECTION SHALL MEET THE REQUIREMENTS OF SFM STANDARD 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE. USE 1x6 T&G WRC BY "WESTERN WOODS, INC." LISTING# 8140-2084-0003 OVER 1/2" GYP. SEE 15/S-4
- 8.) EXTERIOR LIGHTING: ALL EXTERIOR LIGHTING SHALL BE IN COMPLIANCE WITH DEVELOPMENT CODE SECTION 18.30.060. EXTERIOR LIGHT ARE REQUIRED TO BE FULLY SHIELDED.

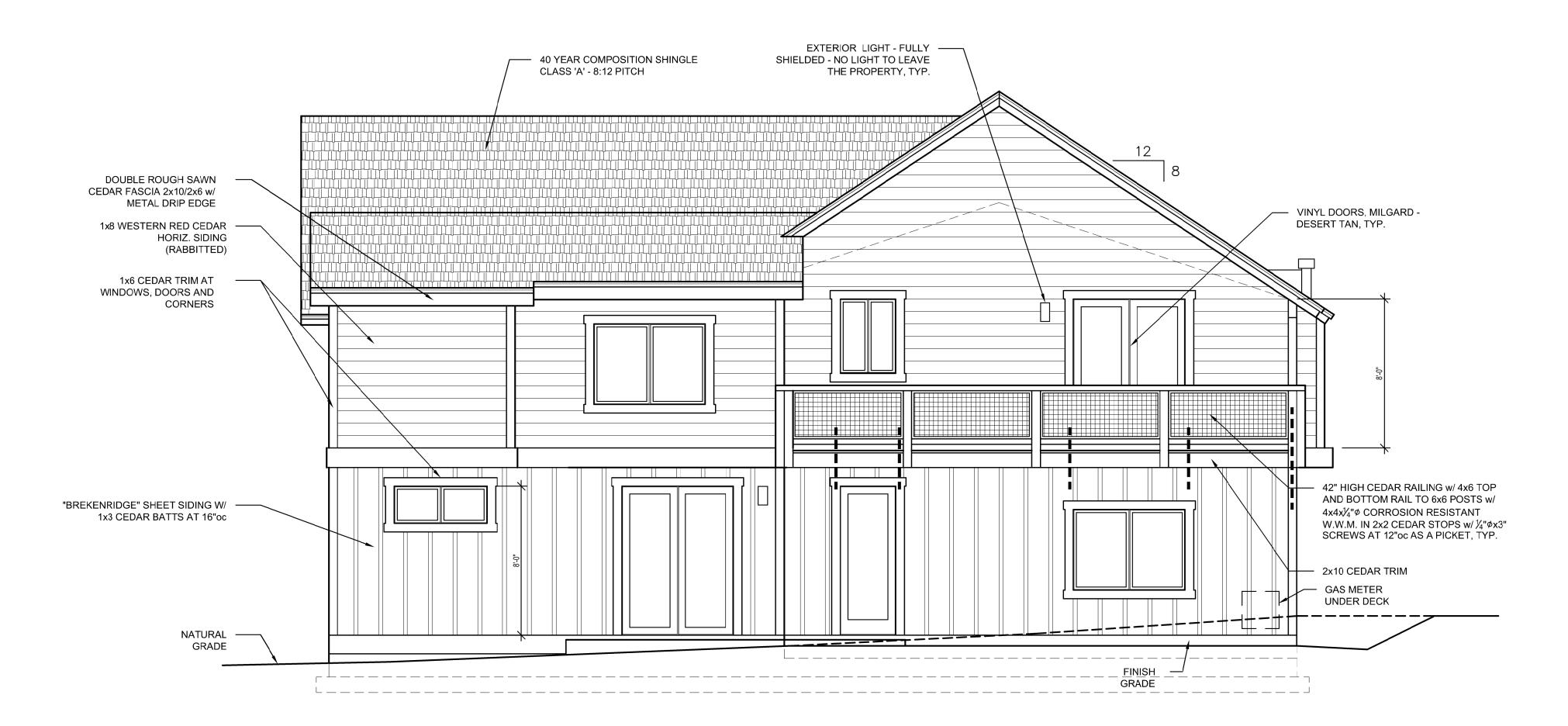


DRAWN H. ALLEN SHEET

DATE 10-2-2020

SCALE 1/4"=1'-0"

JOB NO. 2020-04



NORTHWEST ELEVATION

DRAWN

SCALE

JOB NO.

H. ALLEN 10-2-2020

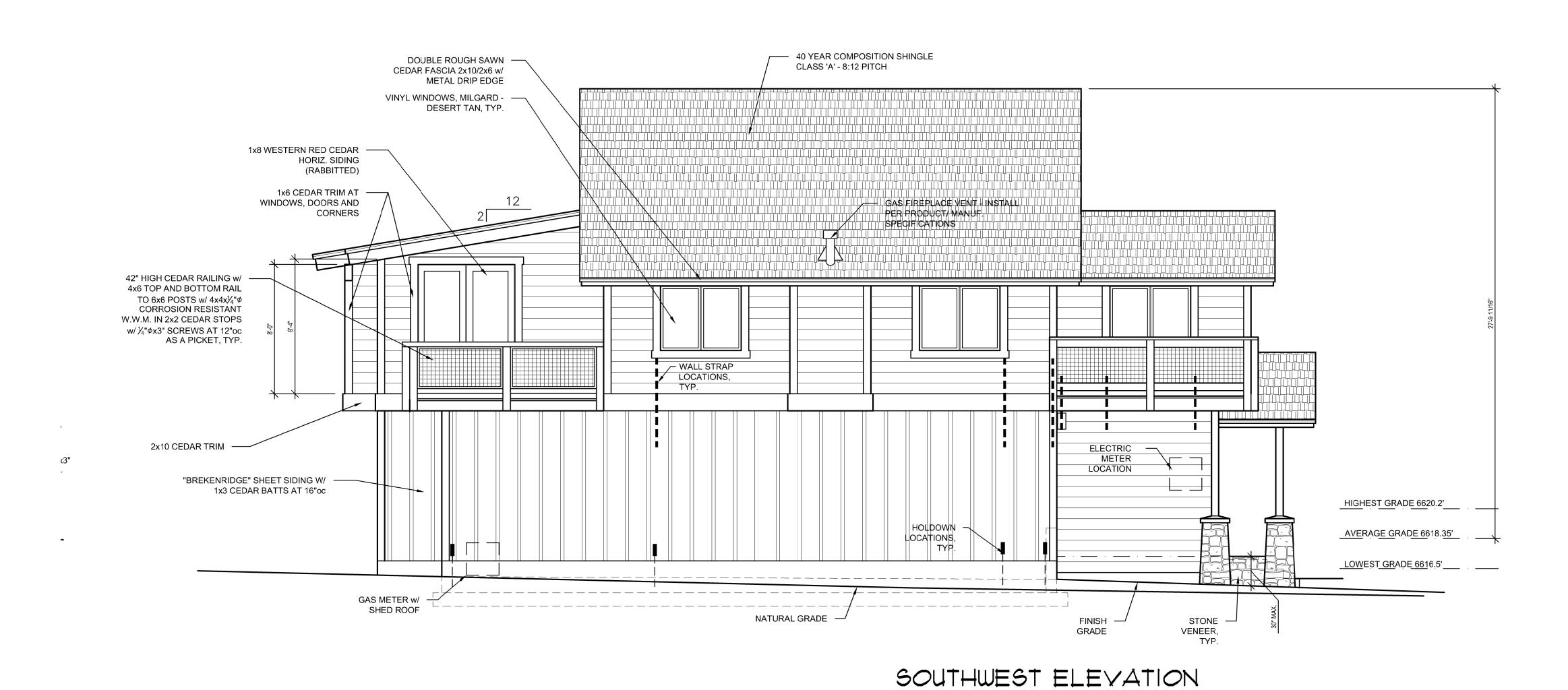
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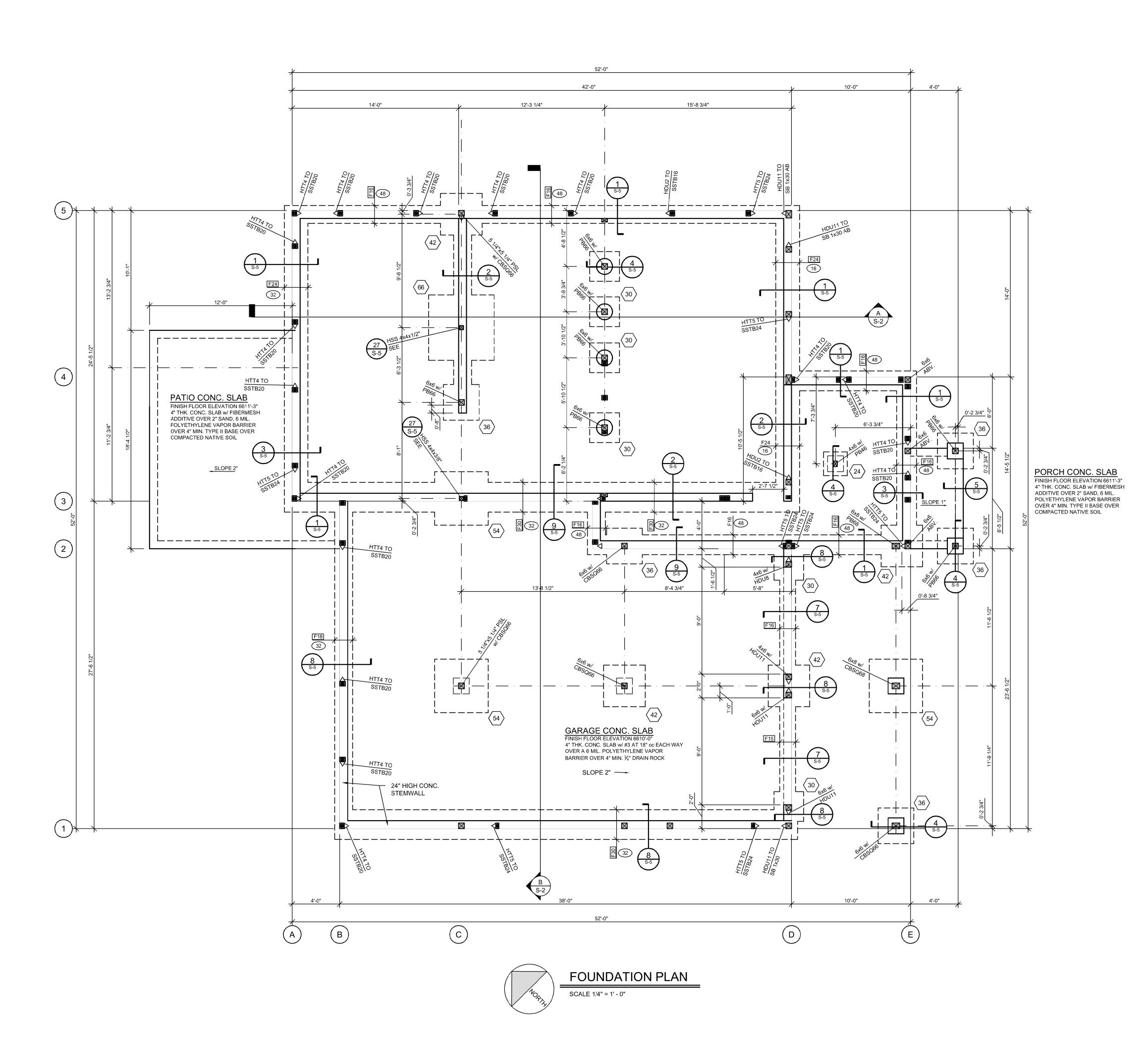
2020-04

SHEET

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

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





ISOLATED PIER SCHEDULE		
SYM.	SIZE	REINFORCEMENT
24	24" X 24" X 12"	3 - #4 BARS EACH WAY
30	30" X 30" X 12"	4 - #4 BARS EACH WAY
36	36" X 36" X 12"	5 - #4 BARS EACH WAY
42	42" X 42" X 12"	6 - #4 BARS EACH WAY
48	48" X 48" X 12"	8 - #4 BARS EACH WAY
54	54" X 54" X 12"	9 - #4 BARS EACH WAY
$\left\langle 60\right\rangle$	60" X 60" X 14"	11 - #4 BARS EACH WAY

C	CONTINUOUS FOOTING SCHEDULE		
SYM.	DIMENSIONS	REINFORCEMENT	
F16	16" x 12" THICK FOOTING	2-#4 BARS CONT.	
F18	18" x 12" THICK FOOTING	3-#4 BARS CONT.	
F24	24" x 12" THICK FOOTING	3-#4 BARS CONT.	
F30	30" x 12" THICK FOOTING	4-#4 BARS CONT.	
F36	36" x 12" THICK FOOTING	5-#4 BARS CONT.	
F40	40" x 12" THICK FOOTING	5-#4 BARS CONT.	
F42	42" x 12" THICK FOOTING	6-#4 BARS CONT.	

TYP. ANCHOR BOLTING:

USE 5/8"Ø x 12" ANCHOR BOLTS AT 48"oc, TYP. UNLESS NOTED OTHERWISE AT ALL EXTERIOR WALLS AND INTERIOR SHEAR WALLS.

FOUNDATION HARDWARE:

POST AND COLUMN BASES SHALL BE ORIENTED IN FOOTING SO AS TO PROVIDE MIN. SIDE COVER AS SPECIFIED BY "SIMPSON". INCREASE PIER SIZE AS REQUIRED.

ANCHOR BOLT SCHEDULE		
SYM.	ANCHOR BOLTS	SPACING
16	5/8"Ø x 12"	16" O.C.
32	5/8"Ø x 12"	32" O.C.

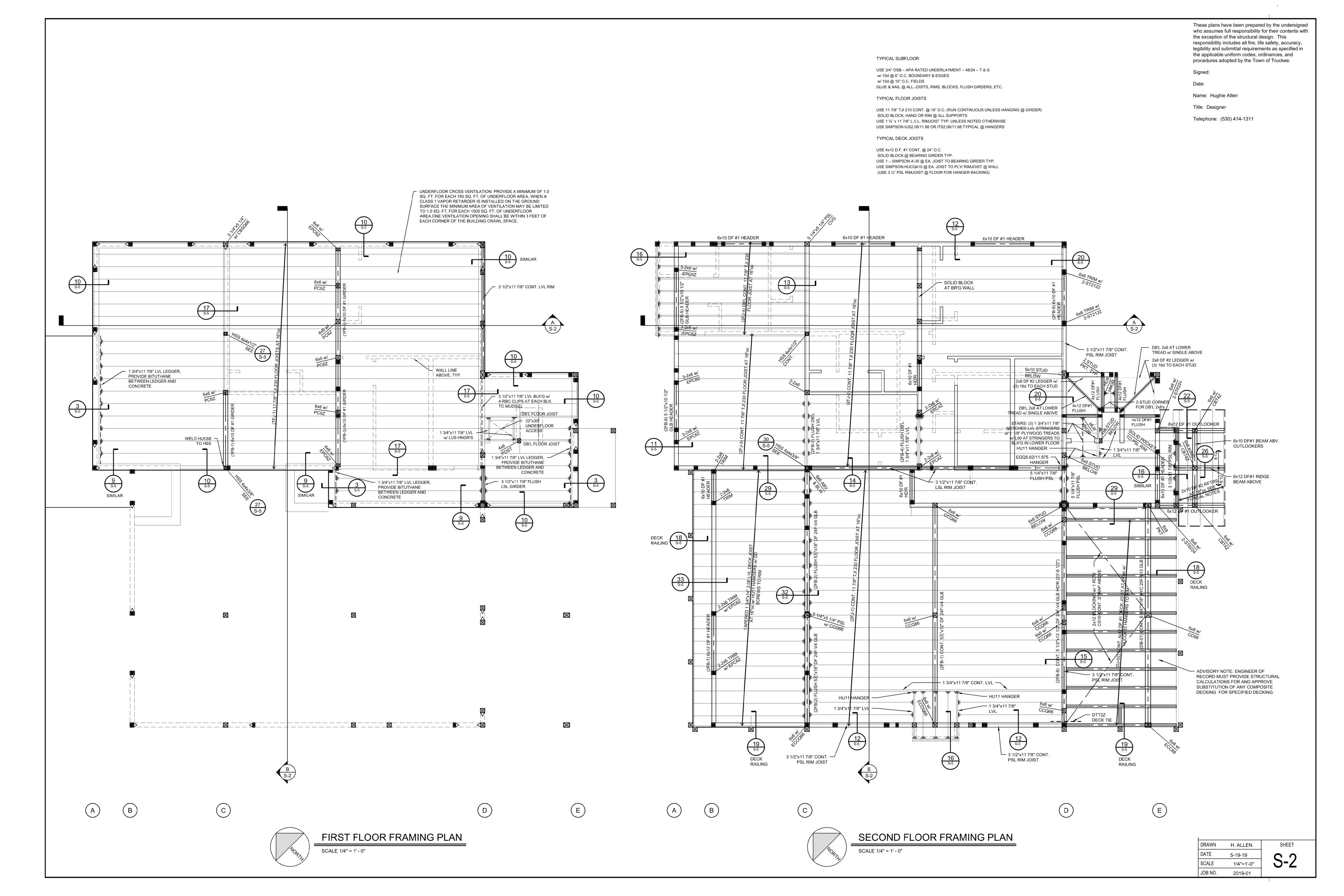
TYPICAL HOLDOWNS:

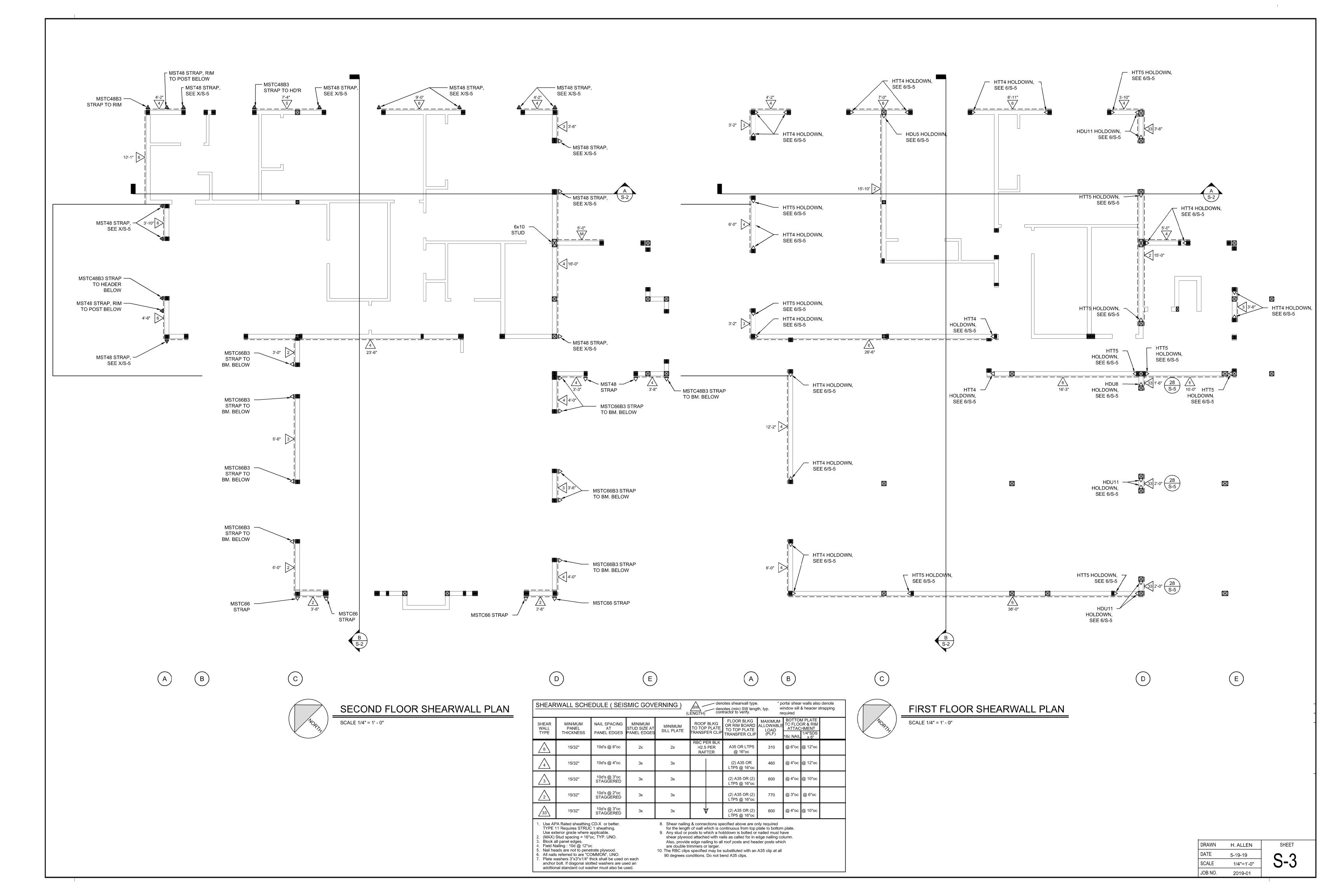
- 1.) SEE DETAILS AND "SIMPSON" SPECIFICATIONS FOR INSTALLATION OF HOLDOWNS AND HOLDOWN ANCHOR BOLTS. 2.) DEEPEN STEM AND FOOTING AS NECESSARY TO ACCOMMODATE
- HOLDOWN ANCHOR BOLTS. DEEPENED FOOTING SHALL EXTEND 32" MIN. IN EACH DIRECTION FROM HOLDOWN ANCHOR (MIN.). PROVIDE 3" CONCRETE COVER FROM END OF ANCHOR BOLT TO BOTTOM OF FOOTING.

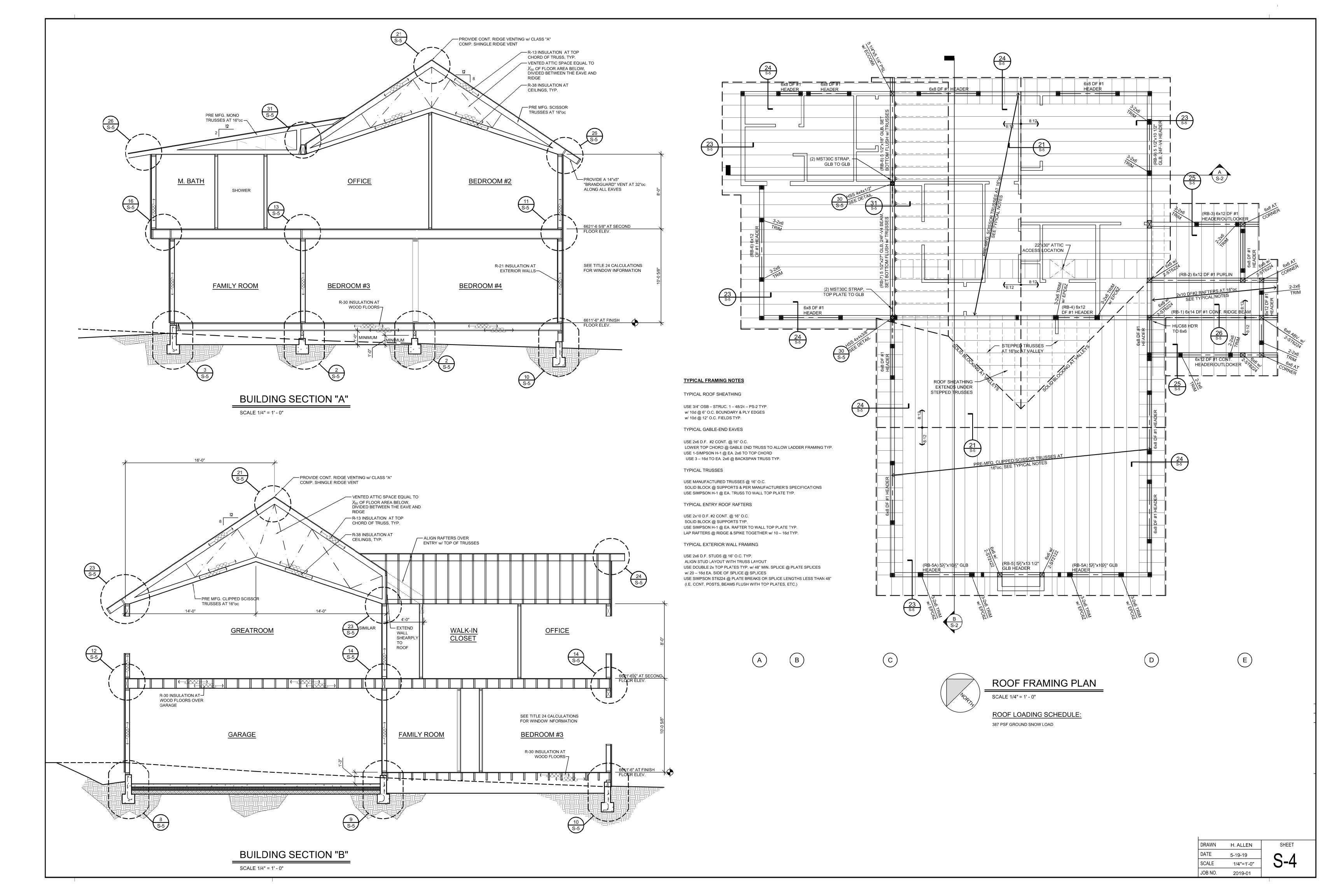
	HOLDOWN SO	CHEDULE	-
HOLDOWN	ANCHOR BOLTS	EMBED.	MIN. MEMBER U.N.O.
HDU2	SSTB16	16"	2-2x6 STUDS
HDU4	SSTB20	20"	2-2x6 STUDS
HDU5	SSTB24	20"	4x6 STUD
HHDQ11	SB 1x30	30"	6x6 STUD

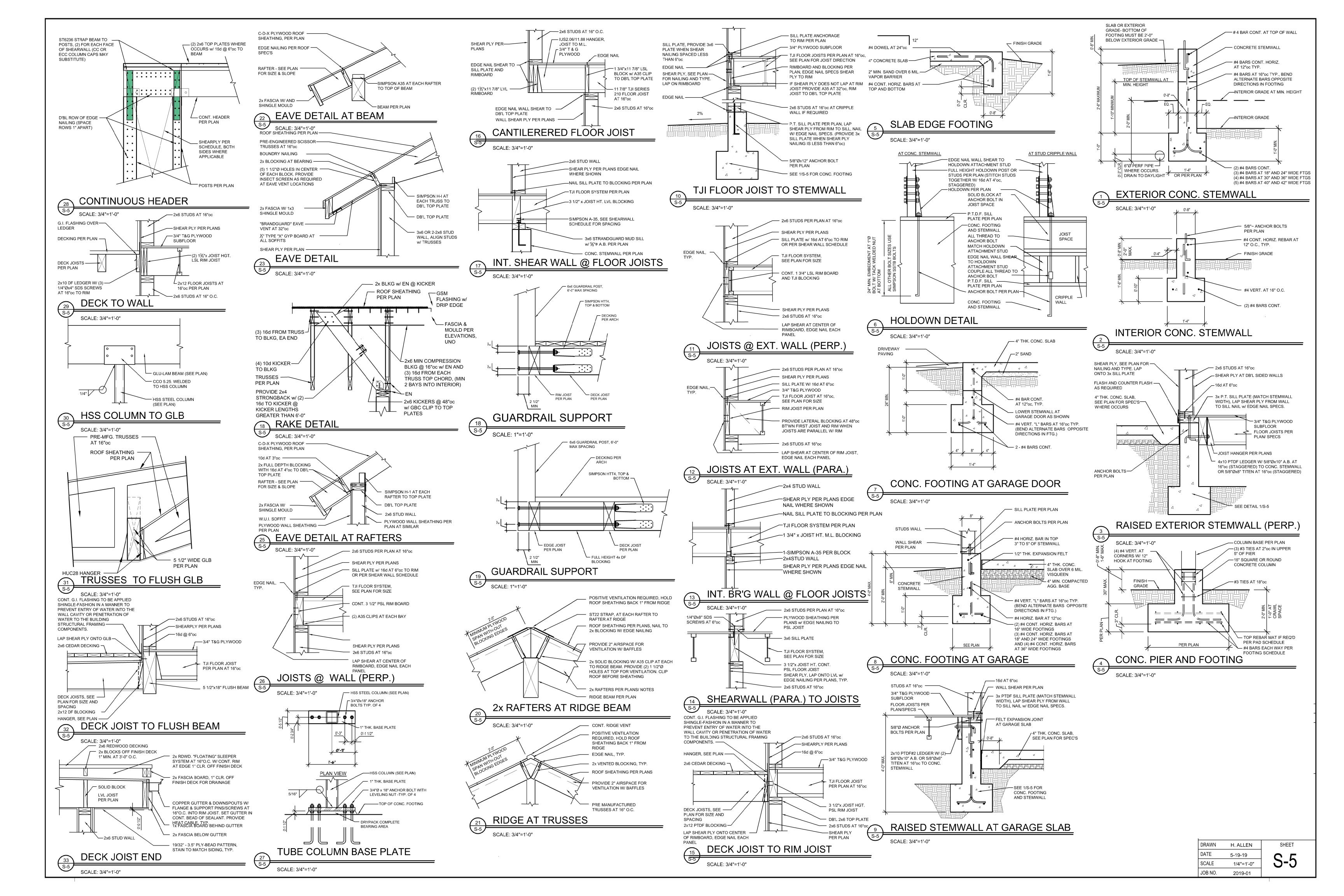
H. ALLEN 5-19-19 1/4"=1'-0" JOB NO.

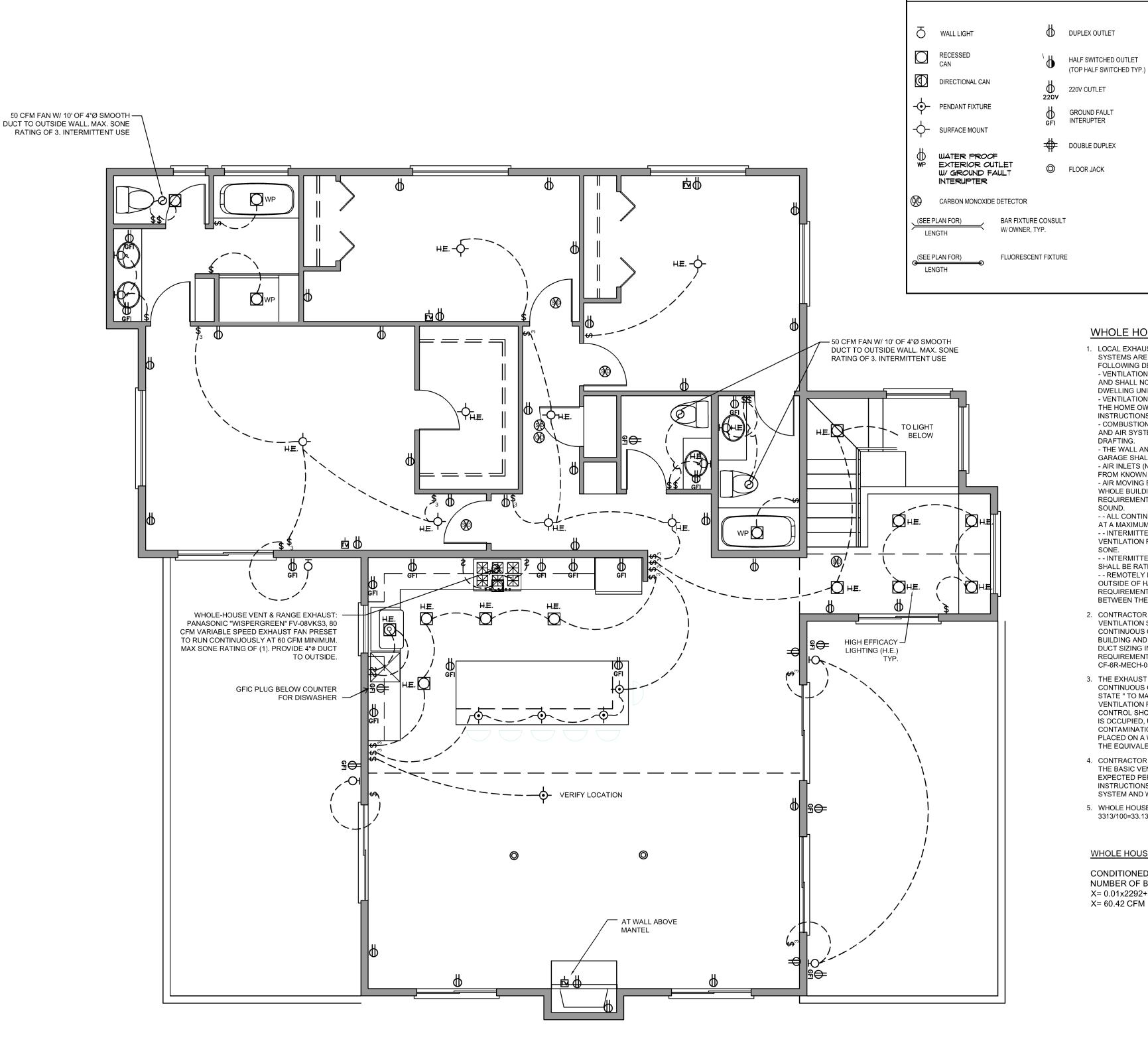
2019-01













CEILING FAN

\$ THREE WAY SWITCH

\$₄ FOUR WAY SWITCH

\$\oldsymbol{0}\$ SMOKE DETECTOR

SAFETY BEAM

@ GARAGE DOOR

TELEVISION

JUNCTION BOX

B DOOR BELL

ELECTRIC SYMBOL LEGEND

- 1. LOCAL EXHAUST AND WHOLE BUILDING VENTILATION SYSTEMS ARE REQUIRED. SYSTEM TO INCLUDE THE FOLLOWING DESIGN CONSIDERATIONS.

 VENTILATION AIR SHALL COME FROM THE OUT OF DOORS AND SHALL NOT BE TRANSFERD FROM ADJACENT DWELLING UNITS, GARAGES OR CRAWLSPACES.

 VENTILATION SYSTEM CONTROLS SHALL BE LABELED AND THE HOME OWNER SHALL BE PROVIDED WITH INSTRUCTIONS ON HOW TO OPERATE THE SYSTEM.

 COMBUSTION APPLIANCES SHALL BE PROPERLY VENTED AND AIR SYSTEMS SHALL BE DESIGNED TO PREVENT BACK DRAFTING.
- THE WALL AND OPENINGS BETWEEN THE HOUSE AND GARAGE SHALL BE SEALED.
 AIR INLETS (NOT EXHAUST) SHALL BE LOCATED AWAY FROM KNOWN CONTAMINANTS.
 AIR MOVING EQUIPMENT USED TO MEET EITHER THE WHOLE BUILDING OR LOCAL VENTILATION EXHAUST REQUIREMENT SHALL BE RATED IN TERMS OF AIRFLOW AND
- - ALL CONTINUOUSLY OPERATING FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE. - - INTERMITTENTLY OPERATED WHOLE BUILDING VENTILATION FANS SHALL BE RATED AT A MAXIMUM OF 1.0
- SONE.

 INTERMITTENTLY OPERATED LOCAL EXHAUST FANS
 SHALL BE RATED AT A MAXIMUM OF 3.0 SONE.

 REMOTELY LOCATED AIR MOVING EQUIPMENT (MOUNTED
 OUTSIDE OF HABITABLE SPACES) NEED NOT MEET SOUND
 REQUIREMENTS IF THERE IS A LEAST 4 FEET OF DUCTWORK
 BETWEEN THE FAN AND THE INTAKE GRILL.
- 2. CONTRACTOR SHALL SIZE AND INSTALL APPROPRIATE VENTILATION SYSTEMS, INCLUDING AIR FLOW RATE, CONTINUOUS OR INTERMITTENT OPERATION, WHOLE BUILDING AND LOCAL VENTILATION REQUIREMENTS AND DUCT SIZING IN COMPLIANCE WITH THE DESIGN REQUIREMENTS OF ASHRAE 62.2, AS NOTED ON CF-6R-MECH-05 FORM.
- 3. THE EXHAUST FAN CONTROLS USED FOR WHOLE BUILDING CONTINUOUS OPERATION SHALL BE LABELED. LABELED TO STATE "TO MAINTAIN MINIMUM LEVELS OF OUTSIDE AIR VENTILATION REQUIRED FOR GOOD HEALTH, THE FAN CONTROL SHOULD BE ON AT ALL TIMES WHEN THE BUILDING IS OCCUPIED, UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION." LABEL TEXT SHALL BE IN BOLD TYPE, PLACED ON A WHITE BACKGROUND, AND NO SMALLER THAN THE EQUIVALENT OF ARIAL 12 POINT TYPE.
- 4. CONTRACTOR SHALL PROVIDE WRITTEN INFORMATION ON THE BASIC VENTILATION CONCEPT BEING USED AND THE EXPECTED PERFORMANCE OF THE SYSTEM. THESE INSTRUCTIONS MUST INCLUDE HOW TO OPERATE THE SYSTEM AND WHAT MAINTENANCE IS REQUIRED.
- 5. WHOLE HOUSE VENTILATION CFM REQUIRED: 3313/100=33.13+(4x7.5=30)=63.13 CFM

WHOLE HOUSE VENTILATION REQUIREMENTS:

CONDITIONED FLOOR AREA = 2292 SQ. FEET NUMBER OF BEDROOMS = 4 X= 0.01x2292+7.5(4+1) X= 60.42 CFM

GENERAL ELECTRICAL NOTES:

1.) ELECTRICAL CONTRACTOR TO SUPPLY AND INSTALL COVER PLATES ON ALL TELEPHONE AND TV OUTLETS.

2.) ALL SWITCHES AND RECEPTACLES TO BE BLOCKED OUT FAR ENOUGH FROM WOOD TRIM OR DECORATIVE MOULDING SO THAT COVER PLATES WILL NOT BE PARTIALLY IN THE FINISH TRIM, CASING.

3.) ELECTRICAL CONTRACTOR SHALL VERIFY AND SEEK APPROVAL OF PANEL DISTRIBUTION AND SERVICE FROM OWNER PRIOR TO INSTALLATION.

4.) ALL CIRCUIT BREAKERS SHALL BE 20 AMP UNLESS OTHERWISE NOTED.

ELECTRICAL DRAWINGS ARE PART OF.

NÓTED.

5.) ELECTRICAL CONTRACTOR SHALL PROVIDE (1) PORCELAIN LIGHT FIXTURE WITH PULL CHAIN AND ONE DUPLEX OUTLET IN CRAWL SPACE

OF EACH RESIDENCE, CONDOMINIUM OR BUILDING OF WHICH THESE

6.) ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ALL LAMPS AND BULBS. ALL FLUORESCENT LIGHT BULBS TO BE `FULL SPECTRUM"

7.) UNLESS OTHERWISE NOTED, ALL WALL MOUNTED FIXTURES SHALL BE MOUNTED +80" FROM FINISH FLOOR TO CENTERLINE OF FIXTURE. AT BATHROOM LIGHT VALENCE", LIGHT FIXTURE TO BE MOUNTED AT +84" AND TOP OF MIRROR TO BE +80". WOOD LIGHT VALENCE IS PART OF TRIM PACKAGE AND IS NOT TO BE CONSIDERED A LIGHT FIXTURE.

8.) LOCATION ON THE PLANS OF LIGHT FIXTURES, SWITCHES, PLUGS, TELEPHONE OUTLETS, TV OUTLETS, THERMOSTATS, ETC. ARE APPROXIMATE IN NATURE ONLY. ELECTRICAL CONTRACTOR TO REVIEW EXACT LOCATION WITH OWNER OR FOR APPROVAL, PRIOR TO INSTALLATION. ANY ELECTRICAL FIXTURES LOCATED WITHOUT APPROVAL MAY BE MOVED AT ELECTRICAL CONTRACTORS EXPENSE.

9.) ALL WORK TO CONFORM TO THE 2016 CODES OF (UBC, UMC, UPC, NEC, CEC) AND COUNTY REQUIREMENTS.

10.) ELECTRICAL CONTRACTOR TO WIRE AND HOOK UP ALL EXHAUST FANS, APPLIANCES, FURNACES, AND ALL OTHER EQUIPMENT REQUIRING ELECTRICAL SERVICE.

11.) ALL THERMOSTATS TO BE "HONEYWELL CHRONOTHERMS" (SETBACK TYPE).

12.) GROUND FAULT INTERRUPT REQUIRED IN BATHROOM, OUTSIDE, GARAGE, AND KITCHEN WHERE APPLICABLE.

13.) WIRING FOR SMOKE DETECTORS SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE DETECTORS SHALL NOT BE INTERCONNECTED WITH ALARM SYSTEM.

14.) SPECIFY A DEDICATED 20-AMP CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ECT.

15.) ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15-AMP AND 20-AMP RECEPTACLE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOMS, OR SIMILAR SHALL BE PROTECTED BY AN ARC-FAULT INTERRUPTER(S) PER CEC 210.12. COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. MULTI-WIRE OR SHARED NEUTRAL CIRCUITS CANNOT BE USED. INCLUDES OUTLET, LIGHTING AND SMOKE DETECTOR CIRCUITS.

16.) THE TWO SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS, INCLUDING THE REFRIGERATOR. CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND A FOUR-PRONG OUTLET ARE REQUIRED FOR DRYERS AND COOKING UNITS.

17.) GENERAL LIGHTING IN KITCHENS MUST PROVIDE SUFFICIENT LIGHT FOR BASIC TASKS AND PROVIDE A UNIFORM PATTERN OF ILLUMINATION. THE CONTROL FOR THE GENERAL KITCHEN LIGHTING MUST BE ON A READILY ACCESSIBLE SWITCH AT ONE OF THE ENTRANCES TO THE KITCHEN. ALL WORK SHALL COMPLY WITH THE MANDATORY MEASURES OF 2016 ENERGY STANDARDS.

18.) SUFFICIENT ACCESS AND WORKING SPACE SHALL BE PROVIDED AND MAINTAINED AT MAIN ELECTRICAL AND SUB-PANEL LOCATIONS TO PERMIT READY AND SAFE OPERATION AND MAINTENANCE OF SUCH EQUIPMENT. SUCH WORKING SPACE SHALL BE A CLEAR AREA WITH A MINIMUM 30" WIDTH, AND SHALL EXTEND FROM THE FLOOR OR PLATFORM TO A HEIGHT OF NOT LESS THAN 6'-6".

19.) ALL WORK SHALL COMPLY WITH THE MANDATORY MEASURES OF 2016 ENERGY STANDARDS.

20.) ALL LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER (I.C.) THEY SHALL BE CERTIFIED AND LABELED AS AIR TIGHT (A.T.) AND SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND CEILING.

21.) THE C2R FORMS SHALL BE COMPLETED AND PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF ROUGH ELECTRICAL INSPECTION. FORMS CAN BE LOCATED AT http://www.townoftruckee.com/

22.) IN ALL AREAS SPECIFIED IN CEC 210.52 ALL 125 VOLT 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.

23.) CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF THE DWELLING UNIT INCLUDING BASEMENTS. ALL CARBON MOOXIDE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP. SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF U 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2075. CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE, THE CURRENT EDITION OF NFPA 720 AND MANUFACTURER'S SPECIFICATIONS.

24.) GARAGE RECEPTACLES SHALL NOT SERVE OUTLETS OUTSIDE THE GARAGE. A MINIMUM OF 1 RECEPTACLE SHALL BE PROVIDED FOR EACH CAR.

25.) NEW RESIDENTIAL CONSTRUCTION WITH AN ATTACHED PRIVATE GARAGE SHALL HAVE A MAIN PANEL AND/OR SUBPANEL OF SUFFICIENT SIZE TO INSTALL A 40 AMPERE DEDICATED BRANCH CIRCUIT FOR A FUTURE ELECTRIC VEHICLE CHARGING STATION. THE DEDICATED OVERCURRENT PROTECTION SPACE SHALL BE LABELED "EV CAPABLE".

<u>Z</u>	ELECTRICAL PLAN
RTT	SCALE: 1/4"=1'-0"

RAWN	H. ALLEN	
ATE	10-2-2020	
CALE	1/4"=1'-0"	
OB NO.	2020-04	

