

GENERAL DISCLOSURES

- IT SHALL BE THE CONTRACTOR AND/OR PROPERTY OWNERS RESPONSIBILITY TO COMPLETELY FAMILIARIZE THEMSELVES WITH THIS SET OF CONSTRUCTION DRAWINGS PRIOR TO COMMENCEMENT OF CONSTRUCTION. DO NOT COPY, DUPLICATE, TRANSMIT, OR SCALE THESE DRAWINGS WITHOUT DIRECT WRITTEN CONSENT OF WINTER DRAFTING.
- DIMENSIONS ARE TO FACE OF STUD (F.O.S.) UNLESS OTHERWISE NOTED.
- THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHODS OF CONSTRUCTION TO BE UTILIZED FOR COMPLETION OF THIS PROJECT. SPECIFIC TECHNIQUES, SEQUENCES AND PROCEDURES ARE TO BE DETERMINED BY THE CONTRACTOR AND/OR PROPERTY OWNER. THESE SPECIFICS MAY INCLUDE BUT ARE NOT LIMITED TO: CONSTRUCTION STAKING, POT-HOLING FOR UTILITIES, TRENCHING, CONCRETE FORMING, TEMPORARY BRACING/SHORING, RIGGING OF SCAFFOLDING, CRANE OPERATIONS, MATERIAL/EQUIPMENT INSTALLATIONS, AND CONSTRUCTION PROGRAMMING. THE CONTRACTOR AND/OR PROPERTY OWNER SHALL SUPERVISE AND DIRECT THE WORK ON SITE WITH RESPECT TO THE SOLE RESPONSIBILITY THAT WHICH THEY BEAR BOTH DURING AND AFTER CONSTRUCTION. OBSERVATION VISITS BY REPRESENTATIVES OF WINTER DRAFTING SHOULD BE EXPECTED THROUGHOUT THE CONSTRUCTION OF THIS PROJECT FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND DOCUMENTATION OF SITE CONDITIONS. PHOTOS MAY BE TAKEN DURING THESE VISITS FOR SAKE OF RECORD KEEPING AND PROMOTIONAL PURPOSES. ANY AND ALL PHOTOS CAPTURED DURING AND/OR UPON COMPLETION OF CONSTRUCTION SHALL BE PURPOSED WITH RESPECT TO A REASONABLE EXPECTATION OF PRIVACY.
- SCHEDULING OF ALL NECESSARY INSPECTIONS IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR PROPERTY OWNER.
- BY SUBMITTING A BID FOR THIS PROJECT, THE BIDDER AGREES AND WARRANTS THAT THEY HAVE THOROUGHLY EXAMINED THE DRAWINGS AND FOUND THAT THEY ARE ADEQUATE FOR COMPLETION OF THE PROJECT.
- THE CONTRACTOR AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS & MATERIAL QUANTITIES BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS. ANY NECESSARY ADJUSTMENTS BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION DRAWINGS SHALL BE ADDRESSED BY THE CONTRACTOR AND/OR PROPERTY OWNER PRIOR TO CONTINUING FORWARD.
- CONTRACTOR'S SCOPE OF WORK: ALL LABOR, MATERIALS, FABRICATION, EQUIPMENT, APPLIANCES, APPURTENANCES, TRANSPORTATION AND SERVICES REQUIRED FOR CONSTRUCTION, ERECTION, AND INSTALLATION OF ALL OF THE VARIOUS WORK INDICATED ON THE DRAWINGS AND/OR SPECIFIED UNDER EACH OF THE SPECIFICATION SECTIONS; ANY SITE DEMOLITION AND REMOVAL OF ANY MATERIAL, RUBBISH, OR DEBRIS ABOVE OR BELOW GRADE; ALL EARTHWORK AND FOUNDATION WORK.
- THE CONTRACTOR AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR LOCATING THE STRUCTURE IN RELATION TO THE PROPERTY LINES, SETBACKS, EASEMENTS, ELEVATIONS AND OTHER ASSOCIATED SITE PARAMETERS. IF THE CONTRACTOR DOES NOT WISH TO ACCEPT SUCH LIABILITY, IT WILL BE THE CONTRACTOR AND/OR PROPERTY OWNERS RESPONSIBILITY TO ENGAGE A SURVEYOR OR CIVIL ENGINEER FOR SUCH SERVICES.
- CONTRACTOR TO COORDINATE ALL PLUMBING, GAS, ELECTRICAL, SPRINKLER, SOLAR AND HVAC SYSTEMS FOR COMPATIBILITY WITH THE PROPOSED DESIGN PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- WINTER DRAFTING SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, HANDLING, PRESENCE, DISPOSAL, REMOVAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE. THIS INCLUDES BUT SHALL NOT BE LIMITED TO: ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), LEAD PAINT, AND/OR OTHER TOXIC SUBSTANCES. IF HAZARDOUS MATERIALS ARE FOUND DURING OR IN PREPARATION FOR CONSTRUCTION, THEN THE BUILDING DEPARTMENT SHALL BE ADVISED IMMEDIATELY. PROPERTY OWNERS SHOULD EXPECT THAT SUCH DISCOVERIES ARE PROVISIONALLY EXCLUDED FROM MOST CONSTRUCTION CONTRACTS AND MAY BE CONTRACTED SEPARATELY.
- IF THERE ARE ANY FEATURES OF CONSTRUCTION NOT FULLY INDICATED HERE WITHIN, IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR PROPERTY OWNER TO VERIFY THAT THE METHOD PROPOSED TO ADDRESS THIS CONDITION MEETS CODE REQUIREMENTS AND IS AN APPROVED METHOD PER THE JURISDICTIONAL PERMITTING DIVISION.
- ALL 3D REPRESENTATIONS, DESIGN ELEMENTS, ELEVATIONS, PLANS AND/OR OTHER ART DISPLAYED WITHIN THIS DRAWING IS DISCLOSED FOR THE EXCLUSIVE USE FOR WHICH THEY WERE DELIVERED TO THE CONTRACTOR AND/OR PROPERTY OWNER. THESE PLANS MAY NOT BE ALTERED, REPRODUCED, AND/OR REDISTRIBUTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF WINTER DRAFTING. THIS DISCLOSURE IS NOT INTENDED TO LIMIT USERS FROM MAKING CHANGES TO THIS PLAN, BUT RATHER TO ENSURE THAT THEY FOLLOW THE CORRECT LEGAL PROCESS OF OBTAINING RIGHTS TO MAKE SUCH VARIATIONS. THIS INCLUDES ANY DESIGN PROFESSIONAL, LICENSED AND UNLICENSED ALIKE. RECEIVING WRITTEN APPROVAL FROM WINTER DRAFTING TO RECREATE AND/OR ALTER THIS PLAN IN ANY FASHION. PLEASE KEEP IN MIND THAT THIS MATTER IS TAKEN SERIOUSLY AT WINTER DRAFTING AND THAT EVERY DRAWINGS IS PACKAGED FOR COPYRIGHT APPLICATION ON A MONTHLY BASIS. THESE COPYRIGHT APPLICATIONS COVER NOT ONLY THE CONSTRUCTION DRAWINGS HERE WITHIN, BUT ALSO THE ARCHITECTURAL WORKS ASSOCIATED. IF VARIATIONS OF THIS ARCHITECTURAL WORK IS INDEED FOUND TO HAVE BEEN CREATED IN REFERENCE TO THIS PLAN, THIS INCLUDES BOTH MINOR AND MAJOR VARIATIONS, WITHOUT THE WRITTEN PERMISSION OF WINTER DRAFTING, LEGAL ACTION WILL BE TAKEN.



A 3D PERSPECTIVE VIEW

PROJECT INFO

SCOPE OF WORK:

THIS PROJECT SHALL CONSIST OF THE CONSTRUCTION OF ONE DETACHED ACCESSORY DWELLING UNIT. THE STRUCTURE SHALL BE WOOD FRAMED WITH CONCRETE SLAB ON GRADE. FIRE SPRINKLERS WILL BE REQUIRED ONLY WHEN THE SINGLE FAMILY RESIDENCE IS EQUIPPED WITH SUCH SYSTEMS, AND THIS STRUCTURE DOES NOT REQUIRE SOLAR AS IT DOES NOT MEET THE MINIMUM PRESCRIPTIVE CALCULATIONS.

PROPOSED AREA:

CONDITIONED AREA = 400 SQ FT
GARAGE AREA = 300 SQ FT
TOTAL BUILDING AREA = 700 SQ FT

No. OF LEVELS:

SINGLE STORY / 1 LEVEL

DESIGN CRITERIA:

APPLICABLE CODES: 2022 CBC, CRC, CMC, CPC & CEC
WIND SPD: 110 MPH
SEISMIC CATEGORY: D;
SNOW LOAD: 35 PSF
CLIMATE ZONE: 11
OCCUPANCY AND CONSTRUCTION TYPE: R3 / V-B

WUI AREA:

THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH ALL WILDLAND URBAN INTERFACE REQUIREMENTS. IF THIS STRUCTURE IS TO BE BUILT ON A LOT THAT WHICH WUI REQUIREMENTS DO NOT APPLY, ALTERNATIVE MATERIALS MAY BE PROPOSED TO THE PERMITTING DIVISION FOR APPROVED USE.

T-24 SUMMARY MINIMUMS:

WALLS - R-23 MIN.
ATTIC - R-49 WRADIANT BARRIER
WINDOW VALUES - U FACTOR 0.30/ SHGC 0.23
WATER HEATER - 2 POINT OF USE - ELECTRIC ON DEMAND
DUCTLESS MINISPLIT 7.5 HSPF2 - 14.3 SEER2, 11.7 EER2
PHOTOVOLTAIC - NOT REQUIRED UNDER 1.8KW PRESCRIPTIVE CALCULATION
BALANCED ERV FAN - 40 CFM / 23 WATT / 63 SRE / 66 ASRE

REQUIRED SPECIAL FEATURES:

PV EXCEPTION 2: NO PV REQUIRED WHEN MINIMUM PV SIZE (SECTION 150.1(C)14)
INDOOR AIR QUALITY, BALANCED FAN
IAQ VENTILATION SYSTEM: AS LOW AS 0.575 W/ CFM
IAQ VENTILATION SYSTEM HEAT RECOVERY: MIN. 63 SRE AND 66 ASRE
IAQ VENTILATION SYSTEM: SUPPLY OUTSIDE AIR INLET, FILTER, AND HERV CORES
ACCESSIBLE PER RACM REFERENCE MANUAL
IAQ VENTILATION SYSTEM: FAULT INDICATOR DISPLAY
CEILING HAS HIGH LEVEL OF INSULATION
WINDOW OVERHANGS AND/OR FINS
VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION (VERIFY. DETAILS FROM VCHP STAFF REPORT, APPENDIX B, AND RA3
ELECTRIC WATER HEATER EXCEPTION - EXCEPTION 2 TO SECTION 150.1(C)8
POINT OF USE

HERS REQUIREMENTS:

QUALITY INSULATION INSTALLATION (QII)
INDOOR AIR QUALITY VENTILATION (SEE BALANCED ERV ABOVE)
KITCHEN RANGE HOOD
VERIFIED REFRIGERANT CHARGE
AIRFLOW IN HABITABLE ROOMS (SC3.1.4.1.7)
VERIFIED HEAT PUMP RATED HEATING CAPACITY
WALL MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 FT2 (SC3.4.5)
DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN CONDITIONED SPACE (SC3.1.4.1.8)
SEE VCHP COMPLIANCE OPTION

DEFERRED SUBMITTALS:

PLOT PLAN
TITLE 24 REPORT
CONSTRUCTION WASTE MANAGEMENT PLAN
LOAD SHORT FORM
FIRE SPRINKLER DRAWINGS (SEPARATE PERMIT)

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TERMS OF USE

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SIGNATURE OF DESIGNER

PROJECT
**400 SQ FT
MASTER LEFT
W/ GARAGE**

OWNER

-

PROJECT ADDRESS

-

ASSESSORS PARCEL NUMBER

-

PROJECT/LICENSE	24-104.2
2023 CODE UPDATE	6-16-2023
CITY OF SHASTA LAKE UPDATE	5-2-2024

COVER SHEET

G0.1

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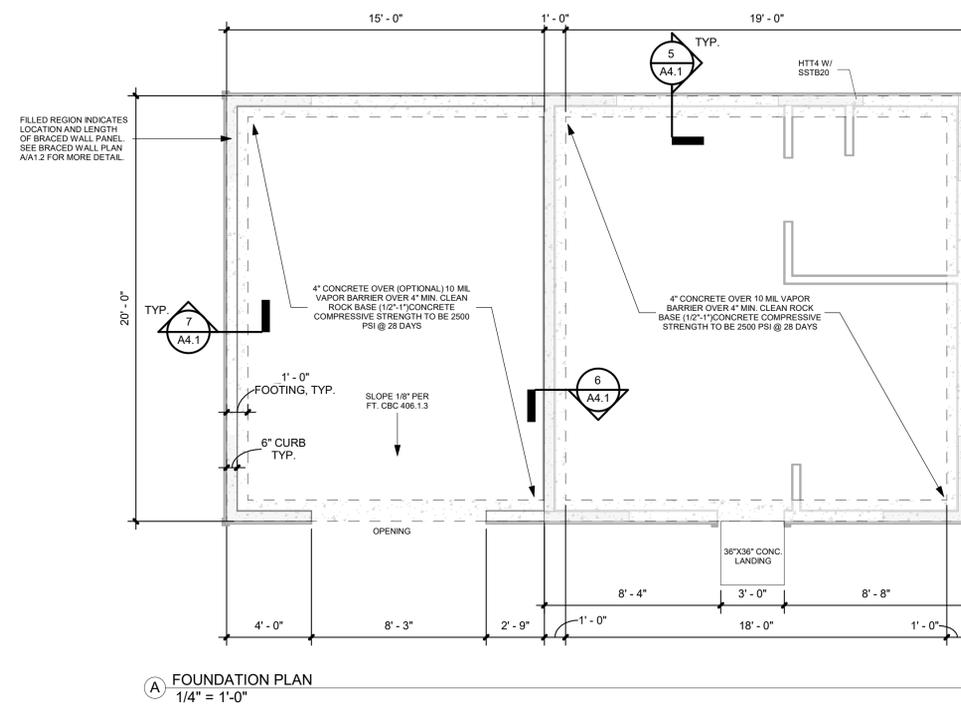
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FOUNDATION PLAN

A1.1

FOUNDATION NOTES

- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH @ 28 DAYS OF 2500 PSI.
- EXTERIOR CONCRETE SHALL SLOPE 1/8" PER FOOT MIN. AWAY FROM STRUCTURE.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615 & SHALL BE GRADE 40 MIN.
- PROVIDE 10 MIL VAPOR BARRIER UNDER SLAB.
- CONCRETE SHALL CURE FOR A MIN. OF 7 DAYS PRIOR TO BACKFILLING.
- SLOPE EARTH 5% FROM FOUNDATION TO 10' FROM BUILDING FOR PROPER DRAINAGE.
- PROVIDE 36"x36" MIN. CONCRETE LANDING AT ALL EXTERIOR DOORS.
- UNTREATED WOOD SHALL BE 6" MIN. ABOVE EARTH, WHERE SUBJECT TO WEATHER OR SPLASH, WOOD SHALL BE 1" ABOVE CONC. SLAB. WOOD SHALL BE 8" MIN ABOVE EARTH AT PIERS.
- EXTERIOR WALL SILL PLATES AND ALL WOOD IN CONTACT WITH FOOTINGS SHALL BE P.T.
- ALL FASTENERS INTO P.T. MATERIALS SHALL BE CORROSION RESISTANT & SHALL BE HOT DIPPED GALV. TO ASTM A153 & CONNECTORS TO ASTM G853-G185.
- ANY PENETRATIONS INTO P.T. MATERIALS SHALL TREATED. SODIUM BORATE SHALL NOT BE USED.
- BOTTOM OF FOOTINGS TO BE ON LEVEL GROUND ON NATURAL GRADE, TYP.
- CONTRACTOR AND/OR OWNER ARE SOLELY RESPONSIBLE FOR PROVIDING PROPER VENTING OF ANY UNDERFLOOR AREAS & DRAINAGE AROUND THE STRUCTURE (2% AWAY, MIN. OR AS REQ'D). THIS INCLUDES PROPERLY GRADING THE SITE & IMPLEMENTING ANY DRAINAGE SYSTEMS OR EROSION CONTROL MEASURES AT OR NEAR THE STRUCTURE TO PREVENT ANY KIND OF WATER DAMAGE TO THE STRUCTURE.
- SOME OF THE 1/2" Ø ANCHOR BOLTS ARE NOT SHOWN ON THIS DRAWING. ONLY ANCHOR BOLTS SHOWN ARE FOR SPECIFIC QTY THAT EXCEEDS THE STANDARD SPACING OF NOT GREATER THAN 6 FEET (1829 MM) ON CENTER OR APPROVED ANCHORS OR ANCHOR STRAPS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2-INCH-DIAMETER (12.7 MM) ANCHOR BOLTS. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE NOT FEWER THAN TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES (305 MM) OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION.
- CONTRACTOR TO COORDINATE HOLDDOWN BOLT LOCATIONS W/ FOUNDATION PLAN, BRACED WALL PLAN, AND FLOOR PLAN PRIOR TO CONCRETE PLACEMENT.
- ASSUMED SOIL TYPE (CRC TABLE R401.4.1), ALLOWABLE BEARING USE 1500 PSF CONTRACTOR AND/OR OWNER IS SOLELY RESPONSIBLE FOR VERIFYING THAT THE SOIL CONDITIONS @ THE BLDG SITE AREA OF ADEQUATE INTEGRITY TO SUPPORT THE STRUCTURE AT MINIMUM, VERIFY BEARING ON NATIVE SOIL OR ENGINEERED FILL. IF NECESSARY, CONSULT A GEOTECHNICAL ENGINEER.
- ANCHOR BOLTS SHALL BE ANCHORED IN PLACE AT THE TIME OF FOUNDATION INSPECTION.
- ANCHOR BOLTS TO BE 1/2" Ø BOLTS @ 72" O.C. (MAX) w/ 7" MIN. EMBEDMENT (CRC R403.1.6)
 - ALL CAST IN PLACE BOLTS TO HAVE EMBEDMENT HEAD OR "J" BEND INTO CONCRETE
 - ALL BOLTS REQUIRE 3"x3"x1/4" PLATE WASHERS (CRC R403.1.6.1.)



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SIGNATURE OF DESIGNER



PROJECT
400 SQ FT
MASTER LEFT
W/ GARAGE

OWNER
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BRACED WALL PLAN

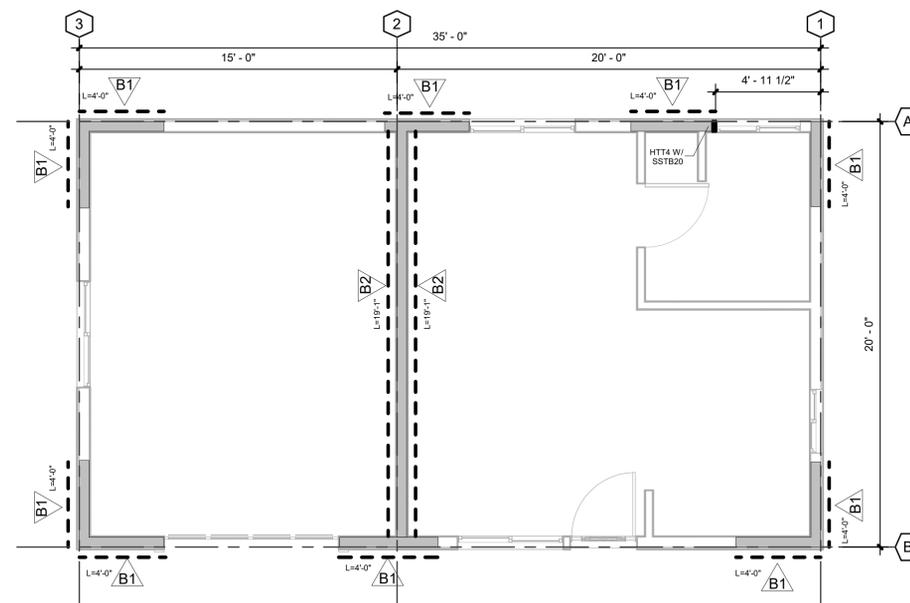
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BRACED WALL CALCS											
BRACED WALL LINE LABEL	METHOD	WIND / ≤ 110 MPH				SEISMIC / D _s				TOTAL BWP LENGTH REQ'D	TOTAL CONTRIBUTED BWP LENGTH PROVIDED
		BRACED WALL LINE SPACING	MIN. REQU. LENGTH	COLLECTIVE ADJUSTMENT FACTOR	MIN. REQU. LENGTH W/ WIND ADJUSTMENTS	BRACED WALL LINE LENGTH	MIN. REQU. LENGTH	COLLECTIVE ADJUSTMENT FACTOR	MIN. REQU. LENGTH W/ SEISMIC ADJUSTMENTS		
1	WSP	20'-0"	3'-6"	1.3	4'-7"	20'-0"	3'-6"	1.0	3'-6"	4'-7"	8'-0"
2	GB	15'-0"	6'-0"	1.3	7'-10"	20'-0"	6'-0"	1.0	6'-0"	7'-10"	19'-1"
3	WSP	15'-0"	3'-6"	1.3	4'-7"	20'-0"	3'-6"	1.0	3'-6"	4'-7"	8'-0"
A	WSP	20'-0"	3'-6"	1.0	3'-6"	35'-0"	7'-3"	1.0	7'-3"	7'-3"	12'-0"
B	WSP	20'-0"	3'-6"	1.0	3'-6"	35'-0"	7'-3"	1.0	7'-3"	7'-3"	12'-0"

APPLICABLE WIND ADJUSTMENT FACTORS			
EXPOSURE CATEGORY:	ONE STORY	B	ADJUSTMENT FACTOR = 1.0
ROOF TO RIDGE HEIGHT:	ROOF ONLY	E-2'	ADJUSTMENT FACTOR = 1.0
WALL HEIGHT:	ANY STORY	2-2'	ADJUSTMENT FACTOR = 1.0
NO. OF BWL:	ANY STORY	2	ADJUSTMENT FACTOR = 1.0
		3	ADJUSTMENT FACTOR = 1.3

APPLICABLE SEISMIC ADJUSTMENT FACTORS			
STORY HEIGHT:	ANY STORY	≤ 10'	ADJUSTMENT FACTOR = 1.0
WALL DEAD LOAD:	ANY STORY	>8 PSF ≤ 15PSF	ADJUSTMENT FACTOR = 1.0
ROOF/CEILING DEAD LOAD:	1-STORY	≤ 15PSF	ADJUSTMENT FACTOR = 1.0

- BRACED WALL LEGEND**
- B1** WOOD STRUCTURAL PANEL - QUALIFYING BRACED WALL PANEL PER CRC 602.3 (3) 3/8" CDX PLY OR OSB W/ 8d NAILING @ 6" O.C. EDGES AND 12" O.C. FIELD. MIN. PANEL LENGTH 4'-0".
 - B2** GYP. BOARD BRACING - WALL FINISHED W/ 1/2" MIN. GYP. BD. APPLIED TO BOTH SIDES W/ 5d COOLER NAIL (OR APPROVED ALT. PER R702.3.5) @ 7" O.C. EDGES (INCLUDING TOP AND BOT. PLATES) AND 7" O.C. FIELD.
 - B3** ALTERNATE BRACED WALL PANEL - QUALIFYING BRACED WALL PANEL PER CRC 602.10.6.1 3/8" CDX PLY OR OSB W/ 8d NAILING @ 4" O.C. EDGES AND 12" O.C. FIELD. MIN. PANEL LENGTH 2'-10".



A BRACED WALL PLAN
1/4" = 1'-0"

AGING-IN-PLACE DESIGN AND FALL PREVENTION

R327.1.1 REINFORCEMENT FOR GRAB BARS. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.

1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER, 1 1/2 INCH BY 7 1/4 INCH ACTUAL DIMENSION OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39 1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, 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.

EXCEPTIONS:

1. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLD-AWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
2. REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.
3. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
4. BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
5. REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.

R327.1.1.1 DOCUMENTATION FOR GRAB BAR REINFORCEMENT. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.

R327.1.3 INTERIOR DOORS. EFFECTIVE JULY 1, 2024, 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 (812.8 MM), MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.

TABLE R602.7.5 MIN. NUMBER OF FULL HT STUDS AT EA. END OF HEADERS IN EXTERIOR WALLS		
MAX. HEADER SPAN (FEET)	ULTIMATE DESIGN WIND SPEED AND EXPOSURE CATEGORY	
	<140 MPH, EXPOSURE B OR <130 MPH, EXPOSURE C	<115 MPH, EXPOSURE B
4	1	1
6	2	1
8	2	1
10	3	2
12	3	2
14	3	2
16	4	2
18	4	2

PLUMBING FIXTURES & FITTINGS FLOW REQUIREMENTS	
TOILETS	≤ 1.28 GAL/FLUSH
LAVATORY FAUCETS	≤ 1.2 GPM @ 60 PSI
SHOWER HEADS	- SINGLE FAUCETS ≤ 1.8 GPM @ 80 PSI - MULTIPLE FAUCETS COMBINED FLOW RATE NOT TO EXCEED 2.0 GPM @ 80 PSI OR ONLY ONE FAUCET SHALL OPERATE AT A TIME
KITCHEN FAUCETS	≤ 1.8 GPM @ 60 PSI TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM
METERING FAUCETS	≤ 1.5 GPM @ 60 PSI

KEYNOTES:

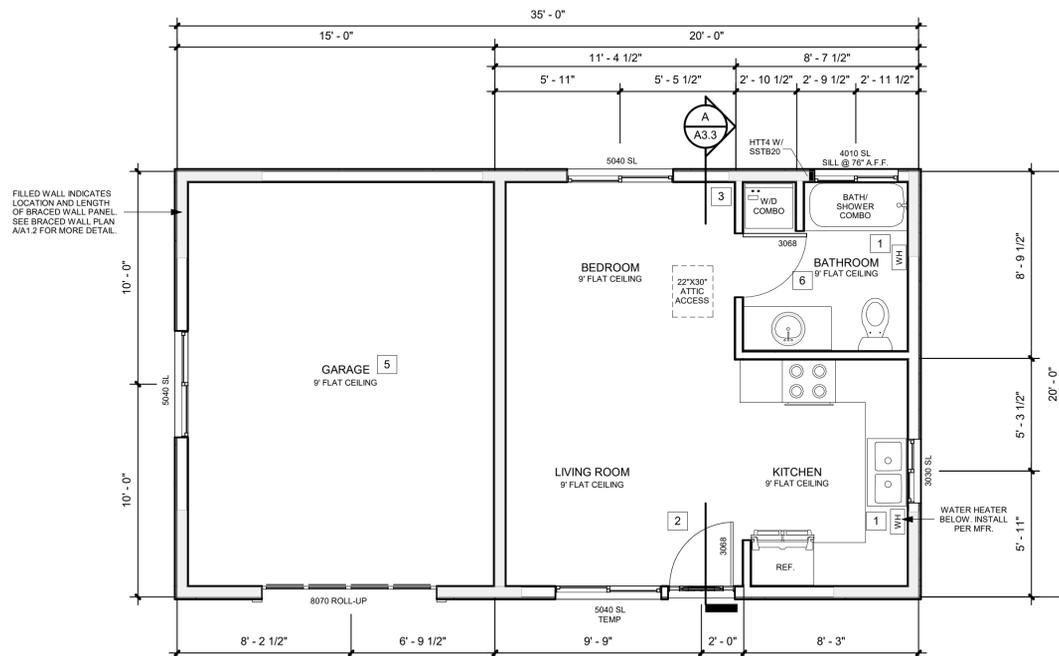
- 1 - ELECTRIC POINT OF USE WATER HEATER PER MFR REQUIREMENTS. MINIMUM EFFICIENCY .98 PER TITLE 24.
- 2 - 1-3/8" SOLID CORE 1-HOUR RATED DOOR.
- 3 - VENT DRYER DIRECTLY TO OUTSIDE. MAX LENGTH OF 14' W/ NO MORE THAN (2) 90 DEGREE ELBOWS.
- 4 - INTENTIONALLY LEFT BLANK
- 5 - APPLY 5/8" TYPE "X" GYP. BOARD ON ALL GARGE WALLS AND (2) LAYERS ON ENTIRE GARAGE CEILING.
- 6 - SEE "AGING-IN-PLACE DESIGN AND FALL PREVENTION" REQUIREMENTS.

GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF STUD (F.O.S.) UNLESS OTHERWISE NOTED. WHERE REQUIRED, MINIMUM CLEAR DIMENSIONS HAVE BEEN NOTED.
2. ALL EXTERIOR WALLS SHALL BE 2X6 STUD WITH INSULATION PER ENERGY CALCS. WITH THE EXCEPTION OF 2X6 PLUMBING WALLS, ALL INTERIOR WALLS SHALL BE 2X4 U.N.O.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CORRECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. CONTRACTOR TO COORDINATE ALL PLUMBING, GAS, ELECTRICAL, SPRINKLER, AND HVAC SYSTEMS FOR COMPATIBILITY WITH THE PROPOSED DESIGN PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIAL NEEDED TO PROPERLY COMPLETE THE WORK.
6. DBL 2X STUDS SHALL BE USED FOR END SUPPORTS OF GIRDER TRUSSES U.N.O.
7. ALL WATER PIPES INSTALLED IN EXTERIOR WALL SHALL BE LOCATED ON THE CONDITIONED SIDE OF WALL.
8. ALL PIPES IN UNCONDITIONED SPACE SHALL BE INSULATED.
9. EXPOSED DOMESTIC HOT WATER PIPING SHALL BE INSULATED. CPC 609.11
10. HOSE BIBBS SHALL BE FROST-FREE.
11. ALL PLUMBING WALLS SHALL BE 2X6 AND SHALL NOT EXCEED NOTCHING AND BORING REQUIREMENTS PER CRC 602.6.
12. FIRE BLOCK PIPES, DUCTS, CHIMNEYS, & FIREPLACES PER CRC 302.11, 602.8, 1001.12 & 1003.19.
13. DRYER VENT TO OUTSIDE. MAX LENGTH OF 14' W/ 2 BENDS.
14. SAFETY GLASS/TEMPERED GLASS SHALL BE INSTALLED IN HAZARDOUS LOCATIONS PER CRC 308.
15. HALLWAYS SHALL BE 36" WIDE MIN.
16. EXTERIOR EXITING DOORS SHALL BE 36" WIDE MIN. WITH 36"x36" CONCRETE LANDING 1 1/2" MAX. FROM TOP OF THRESHOLD PER 2019 CRC R311.3.1.
17. EXTERIOR DOORS AND DOORS LEADING FROM GARAGE SHALL HAVE A SINGLE CYLINDER DEADBOLT. GLASS SLIDING DOORS SHALL BE PROVIDED WITH AN AUXILIARY DOOR LOCK. OPERABLE WINDOWS SHALL BE PROVIDED WITH AN AUXILIARY DOOR LOCK.
18. PROVIDE BLOCKING BETWEEN TRUSSES FOR GARAGE DOOR RAILING. SEE MFR SPECS FOR SPACING.
19. EXTERIOR DOORS SHALL HAVE CLADDING THAT IS EITHER NON-COMBUSTIBLE, IGNITION RESISTANT, LISTED UNDER SFM 12-7A-1, A 20 MIN. LISTED ASSEMBLY OR SOLID CORE 1 3/4" WITH INTERIOR FIELD PANEL THICKNESS NOT LESS THAN 1 1/4" PER R337.8.3.
20. REFRIGERANT SERVICE PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING-TYPE TAMPER-RESISTANT CAPS CMC 1105.11
21. AT LEAST ONE WINDOW IN EACH BEDROOM WILL MEET THE EMERGENCY ESCAPE OPENING REQUIREMENTS OF CRC SECTION R310
22. R303.1 ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPEN AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.
23. ALL SYSTEMS THAT CIRCULATE WATER BY MEANS OF A PUMP OR OTHER MECH. DEVICE OR METHOD SHALL HAVE A CHECK VALVE(S) OR EQUAL DEVICE(S) INSTALLED TO ENSURE THE DIRECTION OF FLOW.
24. WHERE LEAK DETECTION DEVICES FOR WATER SUPPLY AND DISTRIBUTION ARE INSTALLED, THEY SHALL COMPLY WITH IAPMO IFC 115 OR 349.
25. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH NONABSORBENT SURFACES. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE FINISHED FLOOR.

GREEN BUILDING REQUIREMENTS

- AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE PROVIDED WITH INTEGRAL RAIN SENSORS OR SOIL MOISTURE SENSORS THAT ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS NEEDS AS WEATHER CONDITIONS CHANGE. (GBC SECTION 4.304.1)
- 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 ACCEPTABLE METHOD. (GBC SECTION 4.406)
- A MINIMUM OF 65 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE. (GBC SECTION 4.408.1)
- AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED PRIOR TO FINAL INSPECTION. (GBC SECTION 4.410.1)
- GAS FIREPLACES SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. WOOD/Pellet STOVES SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS. (GBC SECTION 4.503.1)
- DUCT AND VENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION. (GBC SECTION 4.504.1)
- ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS. (GBC SECTION 4.504.2.1)
- PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS. (GBC SECTION 4.504.2.2)
- AEROSOL PAINTS AND COATING SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. (GBC SECTION 4.504.2.3)
- DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. (GBC SECTION 4.504.2.4)
- CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. (GBC SECTION 4.504.3)
- 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM. (GBC SECTION 4.504.4)
- PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. (GBC SECTION 4.504.5)
- MOISTURE CONTENT OF BUILDING MATERIALS USED IN ENCLOSED WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE AND CANNOT EXCEED 19%. (GBC SECTION 4.505.3)
- WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-42. (GBC SECTION 4.507.1)
- HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS. (GBC SECTION 702.1)



FLOOR PLAN
1/4" = 1'-0"



TERMS OF USE

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SIGNATURE OF DESIGNER

PROJECT
400 SQ FT
MASTER LEFT
W/ GARAGE

OWNER

-

PROJECT ADDRESS

-

ASSESSORS PARCEL NUMBER

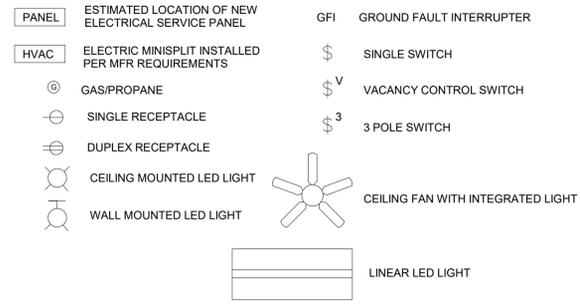
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FLOOR PLAN

A2.1

ELECTRICAL/MECHANICAL SYMBOL LEGEND



EXHAUST FAN MUST MEET 2022 CGBSC REQ. FOR INDOOR AIR QUALITY AND EXHAUST SECTION 4.506.2 BATHROOM EXHAUST FANS SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:
 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL - HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT. A RELATIVE HUMIDITY RANGE OF LESS THAN OR EQUAL TO 50% TO A MAX OF 80% AND MAY USE AUTOMATIC OR MANUAL MEANS OF ADJUSTMENT - HUMIDITY CONTROL MAY BE SEPERATE COMPONENT TO EXHAUST FAN AND NOT REQUIRED TO BE INTEGRAL.
 3. FAN SHALL HAVE CAPABILITY TO EXHAUST 50 CFM MIN. DUCT SIZING PER MFR REQUIREMENTS.

CARBON MONOXIDE ALARM: ALARM SHALL BE 110V W/BATTERY BACK UP POWER AND WILL BE INTERCONNECTED SO THAT IF ONE ALARM IS ACTIVATED THEY ALL BECOME ACTIVATED.

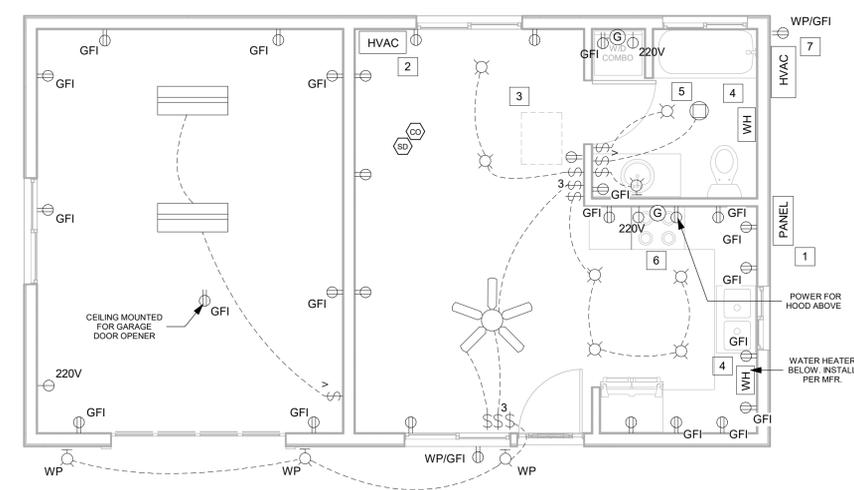
SMOKE ALARM: ALARM SHALL BE 110V W/BATTERY BACK UP POWER AND WILL BE INTERCONNECTED SO THAT IF ONE ALARM IS ACTIVATED THEY ALL BECOME ACTIVATED. LOCATION OF ION TYPE DETECTORS SHALL PER SECTION 314.3.4.

ELECTRICAL KEYNOTES

- 1 - APPROX LOCATION OF 200AMP ELECTRICAL SERVICE PANEL
- 2 - PROVIDE POWER PER MINISPLIT MFR REQUIREMENTS.
- 3 - LIGHT, VACANCY CONTROL SWITCH, & RECEPTACLE SHALL BE PROVIDED AT ATTIC ACCESS.
- 4 - PROVIDE POWER FOR ELECTRIC POINT OF USE WATER HEATER PER MFR REQUIREMENTS. MINIMUM EFFICIENCY .98 PER TITLE 24.
- 5 - THIS FAN SHALL BE CONTINUOUSLY OPERATING. THIS FAN MAY BE ON A SWITCH, AS LONG AS THIS SWITCH IS LABELED TO STATE "FAN SHOULD BE ON WHENEVER THE HOME IS OCCUPIED". 50 CFM MIN. DUCT SIZE PER FAN MFR.
- 6 - EXHAUST KITCHEN HOOD DIRECTLY TO OUTSIDE. 100 CFM MIN. DUCT SIZING PER MFR REQUIREMENTS. THE FAN MUST BE LISTED AT 3 SONES OR LESS FOR NOISE. THE RATING MUST BE BASED ON A WATER COLUMN OF .25 OR GREATER.
- 7 - MECHANICAL EQUIPMENT SHALL BE GROUND MOUNTED, SCREENED FROM VIEW, AND SHALL NOT ENCRACH MORE THAN 3 FT. INTO A SIDE YARD SETBACK. MOUNT PER MFR REQUIREMENTS.

ELECTRICAL NOTES U.N.O

- A. ELECTRICAL SERVICE EQUIPMENT GROUNDING SYSTEM SHALL COMPLY WITH CODE.
- B. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA ELECTRICAL CODE AND ALL CODES HAVING LOCAL JURISDICTION.
- C. DURING ENTIRE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL MAINTAIN ADEQUATE 2A-408BC FIRE EXTINGUISHERS READY FOR USE IN CASE OF FIRE.
- D. LIGHT, SWITCH, & RECEPTACLE SHALL BE PROVIDED AT ATTIC ACCESS.
- E. PROVIDE DISCONNECT WITHIN SIGHT OF AIR CONDITIONING UNIT.
- F. PANELBOARDS SERVING INDIVIDUAL DWELLING UNITS SHALL BE PROVIDED WITH CIRCUIT BREAKER SPACES FOR HEAT-PUMP WATER HEATERS, ELECTRIC COOKTOPS, AND ELECTRIC CLOTHES DRYERS AS SPECIFIED IN SECTION 150.0 (N)(T)(U) AND (V).
- G. 2022 CALIFORNIA (TITLE 24) ENERGY CODES-
 1) IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR PER 2022 CEC. 150.0(R)(2)(U).
 2) ALL HARDWIRED LIGHTING IN OTHER ROOMS MUST BE FLUORESCENT OR ANOTHER TYPE OF HIGH-EFFICACY LIGHTING OR MUST BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR OR CONTROLLED BY A DIMMER. "OTHER ROOM" INCLUDES HALLWAYS, DINING ROOMS, FAMILY ROOMS, BEDROOMS, ETC.CLOSETS WITH LESS THAN 70 SF. OF FLOOR ARE EXEMPT.
 3) ALL OUTDOOR LIGHTING ATTACHED TO A BUILDING MUST BE FLUORESCENT OR ANOTHER TYPE OF HIGH-EFFICACY LIGHTING OR MUST BE CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTOCONTROL.
- H. LIGHTING IN HABITABLE SPACES, INCLUDING BUT NOT LIMITED TO LIVING ROOMS, DINING ROOMS, KITCHENS, AND BEDROOMS SHALL HAVE READILY ACCESSIBLE WALL MOUNTED DIMMING CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY ADJUSTED UP AND DOWN.
- I. ALL RECESSED LIGHTING INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER AND BE AIRTIGHT.
- J. ALL ELECTRICAL FIXTURES, APPLIANCES, AND WIRING TO CONFORM TO ARTICLE 400 FOR FIXTURES, APPLIANCES, AND WIRING REQUIREMENTS.
- K. A LUMINAIRE INSTALLED IN A BATHTUB OR SHOWER AREA SHALL MEET ALL OF THE FOLLOWING: (1) NO PARTS OF THE CORD-CONNECTED LUMINARIES, CHAIN OR CABLE, OR CORD-SUSPENDED LUMINARIES, LIGHTING TRACK, PENDANTS, OR CEILING SUSPENDED (PADDLE) FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3' HORIZONTALLY, AND 8' VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD. THIS ZONE IS ALL ENCOMPASSING AND INCLUDES THE SPACE DIRECTLY OVER THE TUB OR SHOWER STALL. (2) LUMINARIES LOCATED WITHIN THE ACTUAL OUTSIDE DIMENSION OF THE BATHTUB OR SHOWER SPACE SHALL BE MARKED SUITABLE FOR DAMP OR WET LOCATIONS.
- L. RECEPTACLES IN ALL LIVING AREAS, OTHER THAN KITCHEN COUNTERS, LAUNDRY ROOMS, BATHROOMS AND HALLS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE. THE FLOOR LINE CONTINUES AROUND CORNERS. EACH WALL SPACE 2 FEET OR MORE ALONG THE WALL LINE MUST BE CONSIDERED SEPARATELY. IN KITCHENS AND DINING AREAS OF DWELLING UNITS A RECEPTACLES SHALL BE INSTALLED AT EACH COUNTER SPACE WIDER THAN 12 INCHES. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES FROM A RECEPTACLE OUTLET IN THAT SPACE. THE WALL LINES CONTINUE AROUND CORNERS. COUNTER TOPS SEPARATED BY RANGE TOPS, REFRIGERATORS OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER TOP SPACES.
- M. PROVIDE 2 SMALL APPLIANCE BRANCH CIRCUITS IN KITCHEN PER CEC 210.52(B)
- N. PROVIDE MIN. DEDICATED CIRCUITS AS FOLLOWS: 2 (20A) BRANCH CIRCUITS SERVING THE KITCHEN, PANTRY, AND DINING ROOM; 1 (20A) FOR THE LAUNDRY ROOM; 1 (20A) FOR THE BATHROOMS, AND ANY COUNTERTOP AND SIMILAR WORK SURFACE RECEPTACLE OUTLETS. CEC 210.11(C)
- O. ALL 125 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED IN A RESIDENCE SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
- P. ALL 120 V, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOMS, AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- Q. PROVIDE AN INTERSYSTEM BONDING ELECTRODE WHICH INCLUDES AT LEAST TREE GROUNDING OR BONDING CONDUCTORS REQUIRED FOR COMMUNICATIONS SYSTEMS SHALL BE INSTALLED EXTERNALLY AT THE SERVICE ENTRANCE PANEL AS SPECIFIED IN CEC 800.100(B) AND 250.94
- R. ALL 15 OR 20 AMP, 125 OR 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN DAMP LOCATIONS UNDER CANOPIES AND ROOFED PORCHES NOT SUBJECT TO BEATING RAIN MUST BE A LISTED WEATHER-RESISTANT TYPE WHEN THE PLUG IS NOT INSERTED. CEC 406.9(A)
- S. ALL 15 OR 20 AMP, 125 OR 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN WET LOCATIONS MUST BE A LISTED WEATHER-RESISTANT TYPE WHEN THE PLUG IS INSERTED. CEC 406.9(B)
- T. ALL 15 OR 20 AMP, 125 OR 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN WET LOCATIONS MUST BE A LISTED WEATHER-RESISTANT TYPE WHEN THE PLUG IS INSERTED. CEC 406.9(B)
- U. R327.1.4 DOORBELL BUTTONS, DOORBELL BUTTONS OR CONTROLS, WHEN IN- STALLED, SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.
- V. R327.1.2 ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS, SHALL BE LOCATED NO 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 FINISH FLOOR. EXCEPTIONS:
 1. DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS; AND CONTROLS LOCATED ON APPLIANCES.
 2. RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A WINDOW, IS LESS THAN 15 INCHES.



A ELECTRICAL PLAN
1/4" = 1'-0"



TERMS OF USE
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SIGNATURE OF DESIGNER

PROJECT
400 SQ FT
MASTER LEFT
W/ GARAGE

OWNER
-

PROJECT ADDRESS
-

ASSESSORS PARCEL NUMBER
-

PROJECT/LICENSE	24-104.2
2023 CODE UPDATE	6-16-2023
CITY OF SHASTA LAKE UPDATE	5-2-2024

ELECTRICAL PLAN

A2.2

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ROOF PLAN

A2.3

TABLE R602.7.5 MIN. NUMBER OF FULL HT STUDS AT EA. END OF HEADERS IN EXTERIOR WALLS		
MAX. HEADER SPAN (FEET)	ULTIMATE DESIGN WIND SPEED AND EXPOSURE CATEGORY	
	<140 MPH, EXPOSURE B OR <130 MPH, EXPOSURE C	<115 MPH, EXPOSURE B
4	1	1
6	2	1
8	2	1
10	3	2
12	3	2
14	3	2
16	4	2
18	4	2

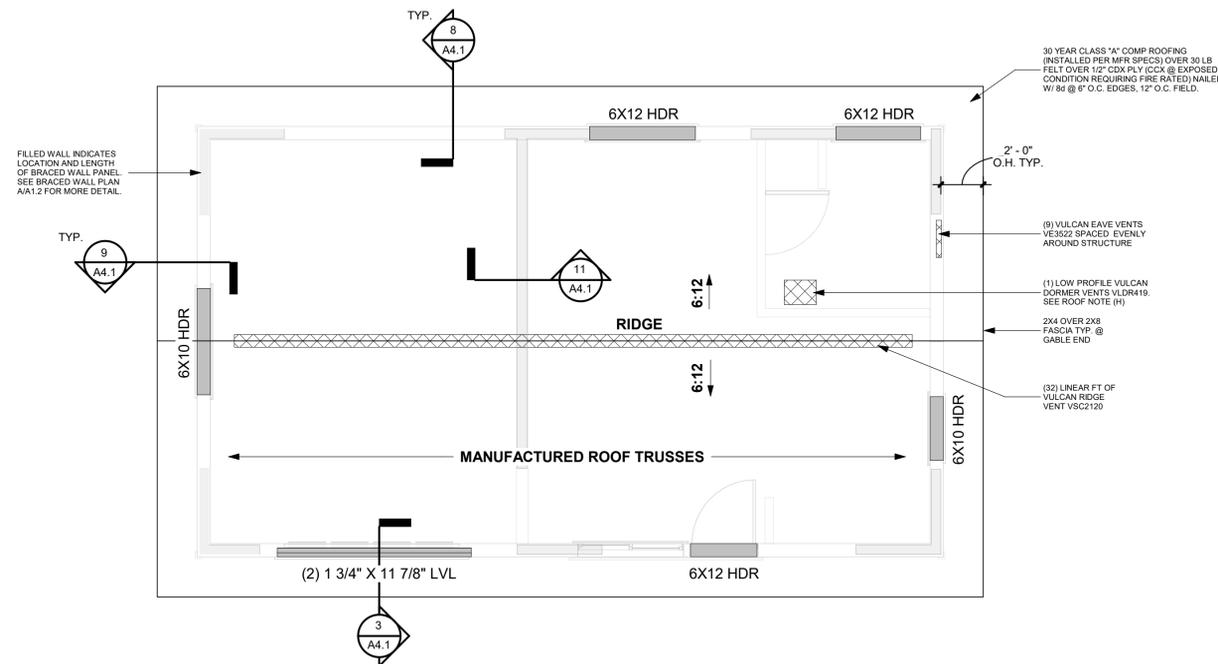
ROOF NOTES:

- A. GUTTERS SHALL BE INSTALLED WITH COVERS THAT WHICH MITIGATE THE ACCUMULATION OF DEBRIS.
- B. LOCATION OF HVAC EQUIPMENT SHALL BE DETERMINED BY INSTALLER.
- C. PROVIDE ATTIC VENTING AS FOLLOWS:
1 SQ. FT. FOR EACH 150 SQ. FT. OF ATTIC SPACE WITH 1/4" MESH SCREEN VENTS IF WILDLAND URBAN INTERFACE APPLIES, VENTING IS REQUIRED TO BE 1/16" MIN. & 1/8" MAX MESH SCREEN.
- D. ALL HEADERS TO BE DF #1 GRADE U.N.O.
- E. ROOF DECK SHALL BE NON-COMBUSTIBLE OR IGNITION RESISTANT MATERIALS.
- F. SEE TRUSS MFR DRAWINGS FOR ROOF TRUSS LAYOUT AND CALCULATIONS.
- G. INSTALL RBC CLIPS @ 24" O.C. PER DETAIL 5/A4.1
- H. LOCATION OF ROOF VENTING MAY VARY DEPENDING ON PV SYSTEM.

ROOF VENTING:

700 SQ FT ATTIC SPACE / 150 = 4.67 SQ FT X 144 = 673 SQ IN VENTILATION REQUIRED

9 LOW PROVIDED - VULCAN EA VE VENT (@ 41 SQ IN NFVA EACH) = 369 SQ IN
32'-0" HIGH PROVIDED - VULCAN RIDGE VENT (@ 9.6 SQ IN NFVA PER LINEAR FT) = 307 SQ IN
1 HIGH PROVIDED - VULCAN LOW PROFILE DORMER VENT (@ 96 SQ IN NFVA EACH) = 96 SQ IN
732 SQ IN PROVIDED > 673 SQ IN REQUIRED = OK



ROOF PLAN
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SIGNATURE OF DESIGNER



PROJECT
400 SQ FT
MASTER LEFT
W/ GARAGE

OWNER

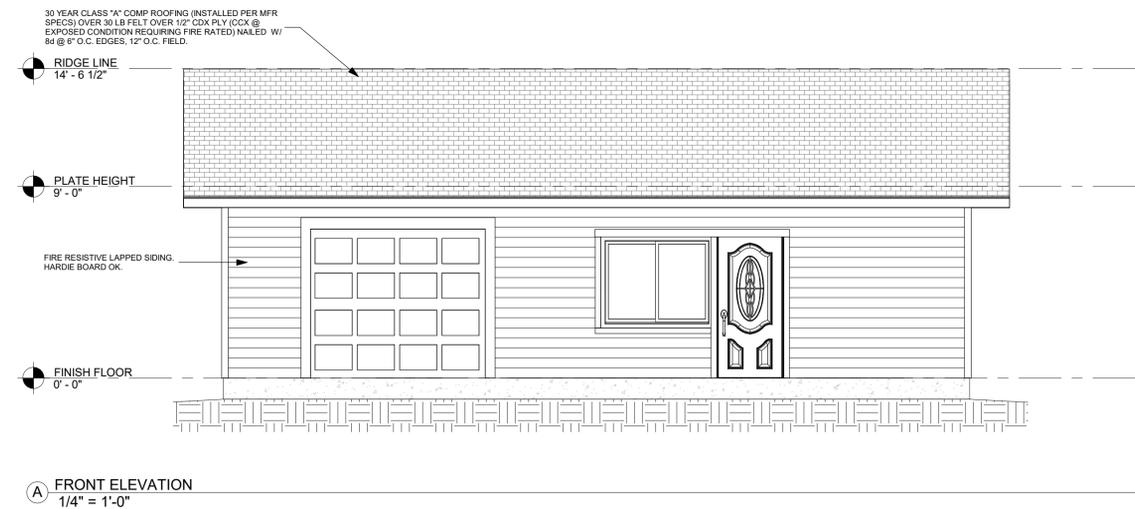
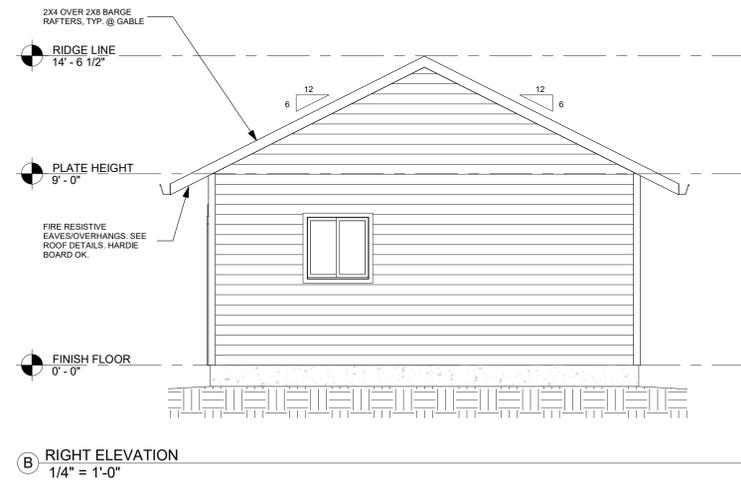
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ELEVATIONS

A3.1



TERMS OF USE

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SIGNATURE OF DESIGNER



PROJECT
400 SQ FT
MASTER LEFT
W/ GARAGE

OWNER

-

PROJECT ADDRESS

-

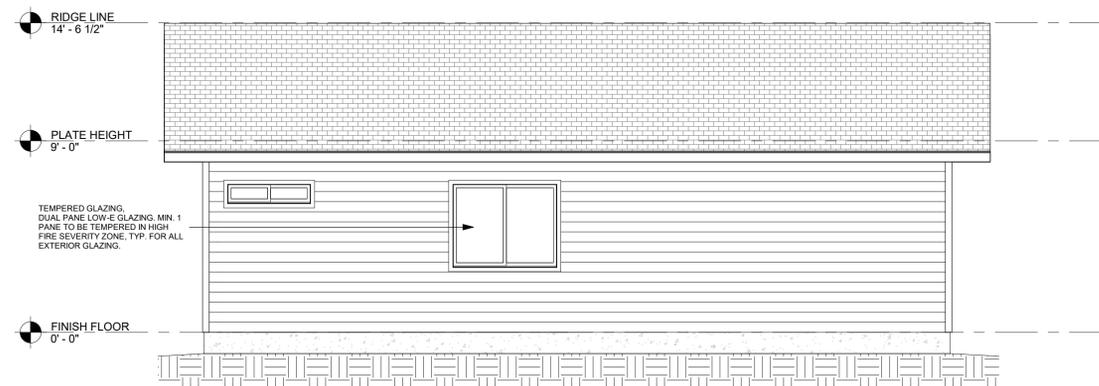
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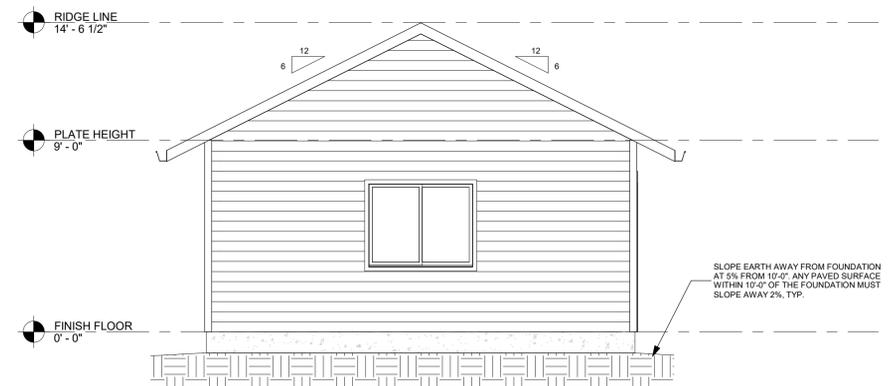
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ELEVATIONS

A3.2



B REAR ELEVATION
1/4" = 1'-0"



A LEFT ELEVATION
1/4" = 1'-0"

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**400 SQ FT
MASTER LEFT
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OWNER
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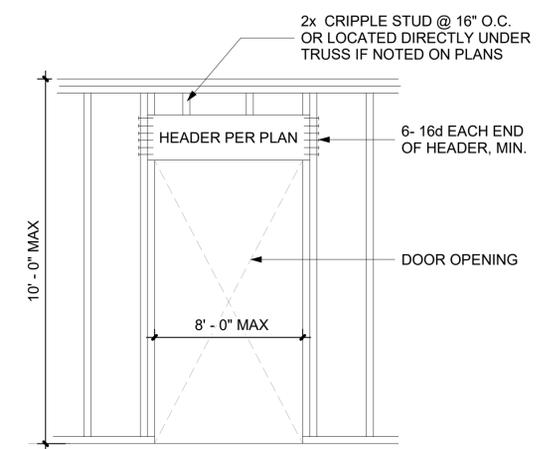
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ASSESSORS PARCEL NUMBER
-

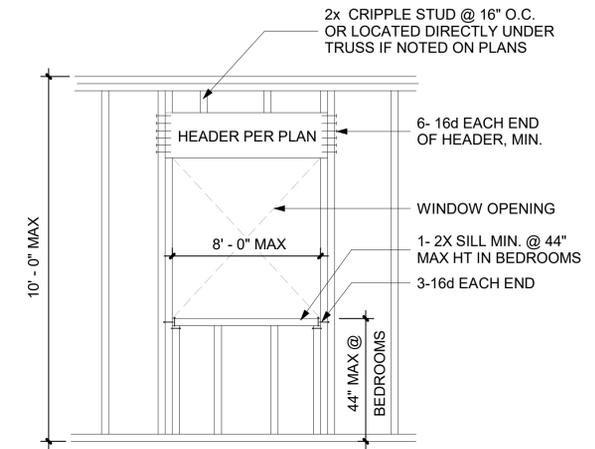
PROJECT/LICENSE	24-104.2
2023 CODE UPDATE	6-16-2023
CITY OF SHASTA LAKE UPDATE	5-2-2024

DETAILS

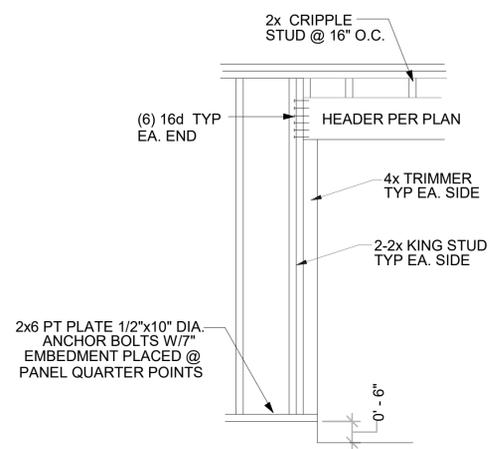
A4.1



1 TYP. DOOR FRAMING
1/2" = 1'-0"

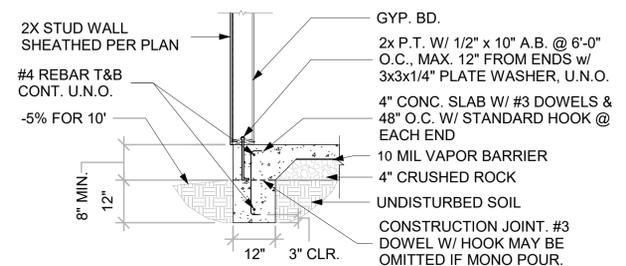


2 TYP. WINDOW FRAMING
1/2" = 1'-0"

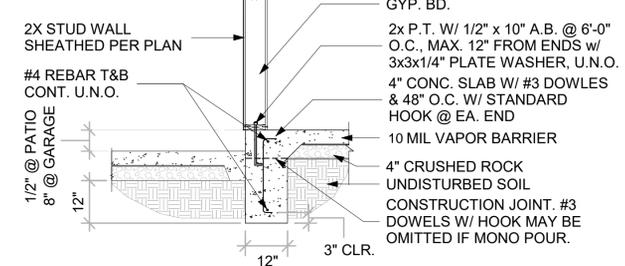


3 GARAGE DOOR FRAMING
1/2" = 1'-0"

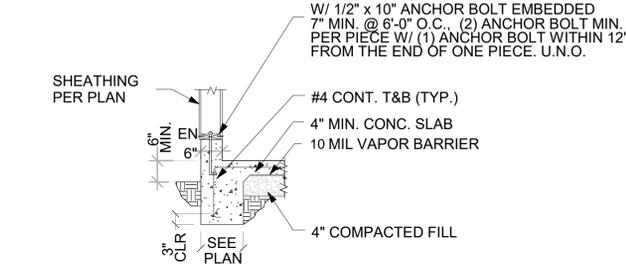
4 INTENTIONALLY LEFT BLANK



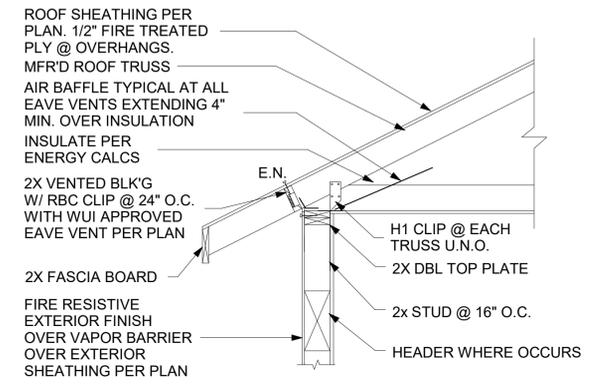
5 FOOTING CONDITION 1
1/2" = 1'-0"



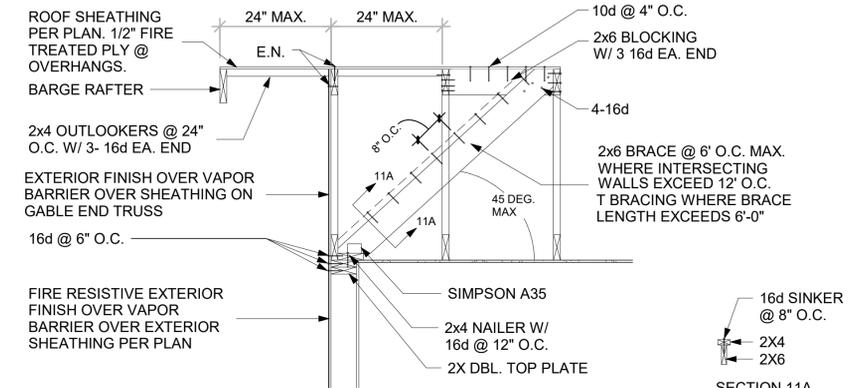
6 FOOTING CONDITION 2
1/2" = 1'-0"



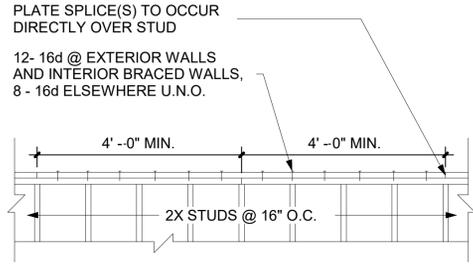
7 FOOTING CONDITION 4
1/2" = 1'-0"



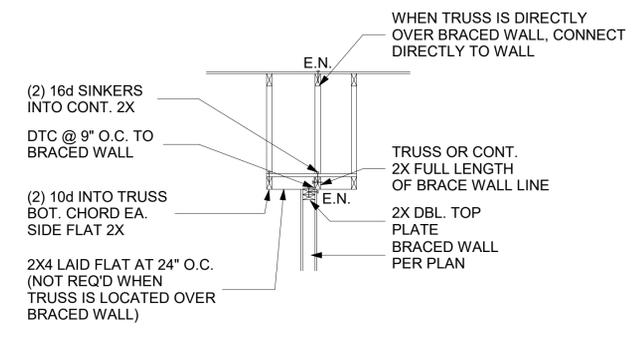
8 TYP. EAVE DETAIL
1/2" = 1'-0"



9 TYP. GABLE END DETAIL
1/2" = 1'-0"



10 TYP. TOP PLATE SPLICE
1/2" = 1'-0"



11 BRACED WALL TOP CONDITION 1
1/2" = 1'-0"