

NO.	MATERIALS	WIDTH	HEIGHT	NOTES	TYPE	U-VALUE
(A)	VINYL	4'-0"	5'-0"	---	C	.51
(B)	VINYL	3'-6"	1'-4"	---	B	.51
(C)	VINYL	2'-0"	3'-6"	---	C	.51
(D)	VINYL	2'-0"	3'-0"	1	C	.51
(E)	VINYL	2'-6"	4'-0"	---	C	.51

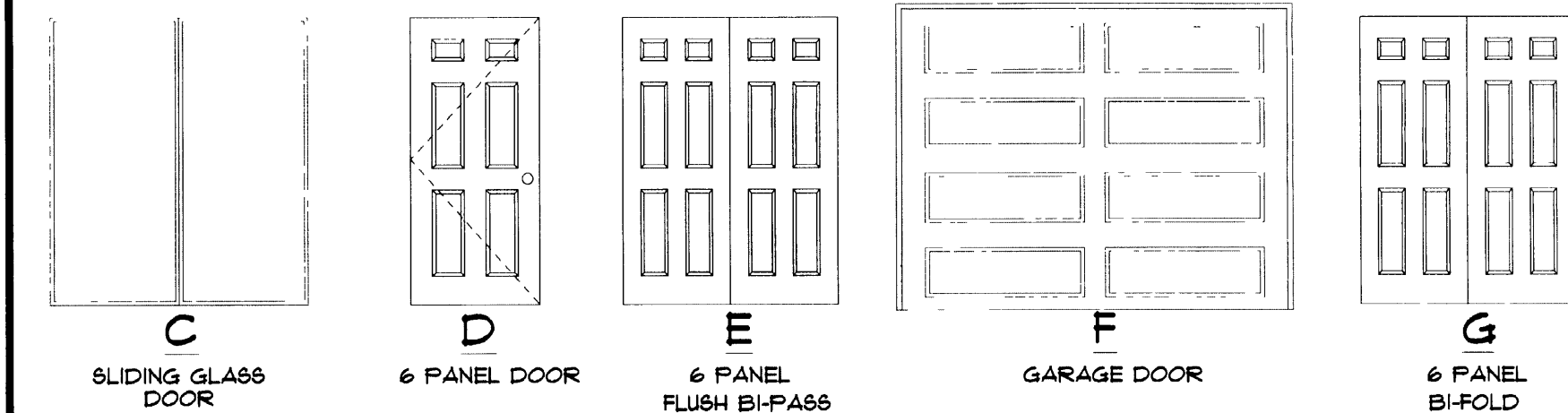
WINDOW CONTRACTOR TO VERIFY ALL WINDOW SIZES, VERIFY FLOOR PLAN AGAINST ELEVATIONS AND SECTIONS TO INSURE EXACT SIZES, PLACEMENT AND APPEARANCE. ANY ERRORS MUST BE BROUGHT TO THE ATTENTION OF THE DRAFTSMAN.

**WINDOW SCHEDULE**

NO.	MATER.	WIDTH	HEIGHT	THICK.	TYPE	FRAME	SILL	HARDW.	RATING	REMARKS
1	MRP	3'-0"	6'-8"	1 3/8"	A	---	---	---	1 hr	1,4
2	MAS	6'-0"	6'-8"	1 3/8"	E	---	---	---	---	---
3	MAS	2'-6"	6'-8"	1 3/8"	D	---	---	---	---	1
4	FREN	3'-0"	6'-8"	1 3/8"	B	---	---	---	---	---
5	MAS	1'-6"	6'-8"	1 3/8"	D	---	---	---	---	1
6	MAS	2'-0"	6'-8"	1 3/8"	D	---	---	---	---	1

**MATERIALS**  
 MRP - METAL RAISED PANEL  
 MAS - MASONITE  
 FREN - FIBERGLASS W/GLASS  
 GAR - STEEL ROLL UP GARAGE DOOR  
 SGL - SLIDING GLASS

**REMARKS**  
 1 PAINT DOOR  
 2 METAL THRESHOLD  
 3 ROCKET DOOR  
 4 SELF CLOSING  
 5 HANDICAP HARDWARE



**DOOR FINISH SCHEDULE**

- USE 1/2" PLYWOOD OR OSB PANEL W/10d COMMON NAILS @ 6" O.C. @ EDGES, 12" O.C. INT.
- USE 2" B WIDTH MIN. 1/2" PLYWOOD PANEL W/10d COMMON NAILS @ 6" O.C. @ EDGES, 12" O.C. INT. SUPPLY SIMPSON PHD2-SD83 HOLD-DOWNS AT EACH END OF PANEL.

IF T-111 IS USED AS A BRACED WALL PANEL, THE PANEL MUST BE RATED AT 1/32" (MIN.) AS STAMPED BY THE MANUFACTURER.

PROVIDE 5/8" X 10" ANCHOR BOLTS, 1" INTO CONCRETE W/ 3"x3"x29" THICK WASHERS @ 6" O.C. AROUND PERIMETER OF SLAB AND ALL INTERIOR BEARING WALLS WITH BOLTS 12" MAX. FROM CORNERS AND NOT LESS THAN TWO BOLTS PER SILL, U.O.N.

**BRACED WALL PANEL**

- THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANTS OF THE BUILDING WITH A LIST OF HEATING, COOLING, WATER HEATING, LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES THAT ARE INSTALLED AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. ANY EQUIPMENT THAT REQUIRES PREVENTIVE MAINTENANCE FOR EFFICIENCY MUST BE FURNISHED WITH COMPLETE INFORMATION NECESSARY.
- PROVIDE EACH GAS BURNING APPLIANCE WITH A MINIMUM OF 100 SQ. IN. OF COMBUSTION AIR (C.A.V.) WITH 1/2" LOCATED WITHIN 12" OF BOTH FLOOR AND CEILING.
- PROVIDE 30" VERTICAL AND 6" HORIZONTAL FROM RANGE BURNERS TO COMBUSTIBLES. VENT HOOD TO OUTSIDE.
- EMERGENCY RESCUE WINDOWS SHALL HAVE A MIN. CLEAR OPENING HEIGHT OF 24" MIN. CLEAR OPENING WIDTH OF 20", MIN CLEAR OPENING AREA OF 5.7 SQ. FT. AND A SILL HEIGHT NO MORE THAN 44" FROM FINISH FLOOR.

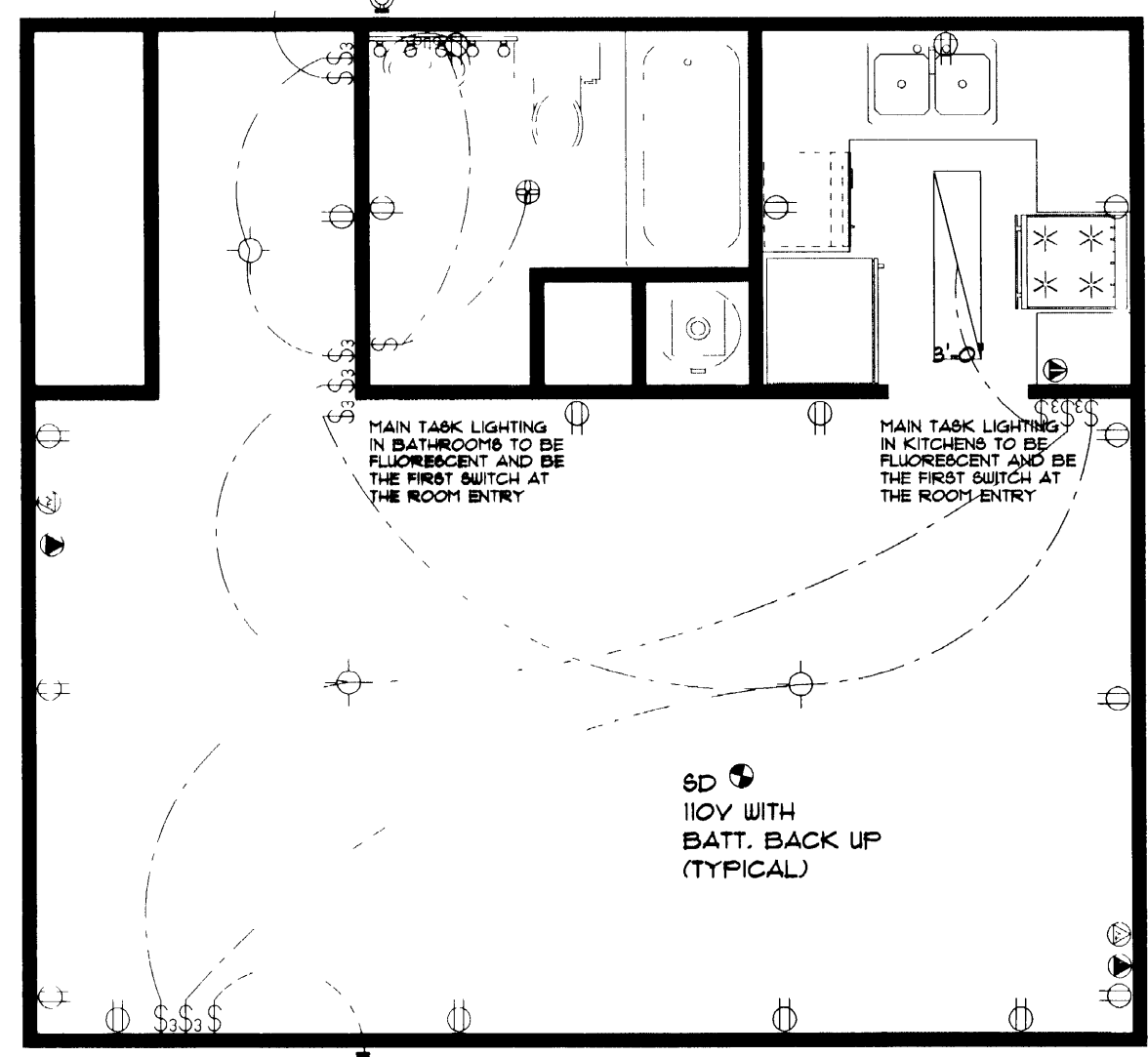
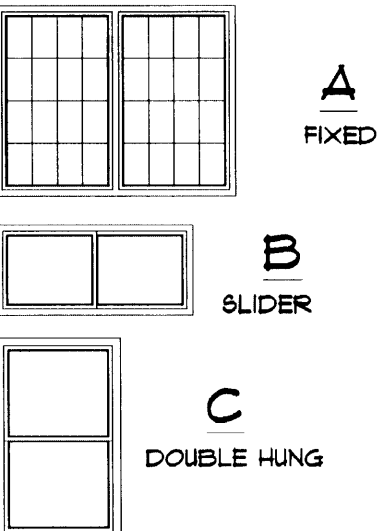
**GENERAL NOTES**

**PLUMBING & HEATING**

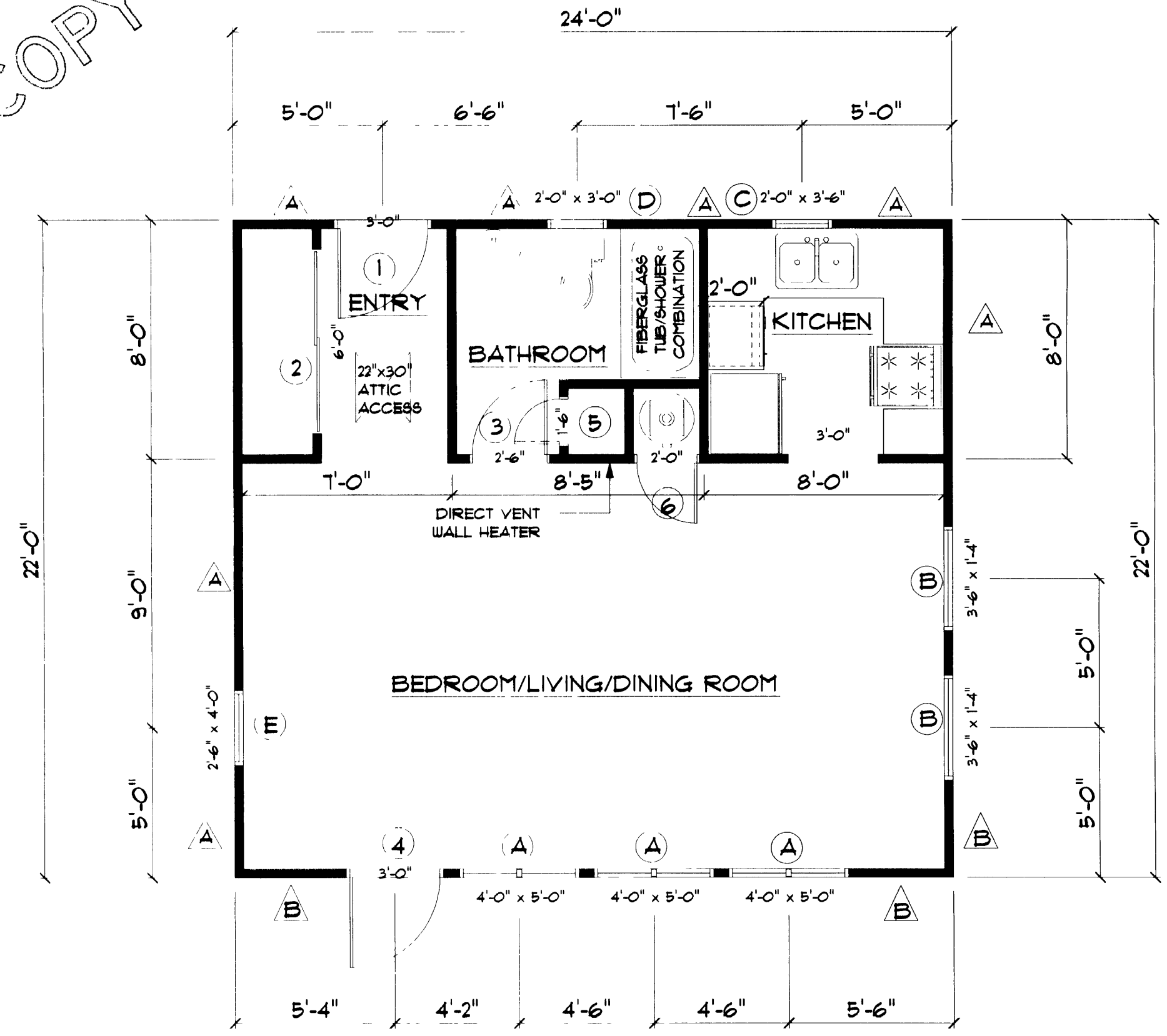
- ALL INTERIOR WATER PIPING SHALL BE PEX.
- ROUGH PLUMBING WILL BE STUBBED THROUGH ALLS AND CAPPED.
- UNIT TO BE SERVED BY ONE 40 GALLON GAS HOT WATER HEATER.
- ALL WATER HEATERS TO BE ANCHORED TO RESIST HORIZONTAL MOTION.
- GALVANIZED PAN TO BE PROVIDED FOR ALL WATER HEATERS, DRAIN TO BE ROUTED TO OUTSIDE.
- ALL WORKMANSHIP TO BE IN CONFORMANCE WITH THE LATEST EDITION OF THE UPC AND OTHER LOCAL CODES.
- WATER HEATER, FURNACE CLOSET REQUIRED TO HAVE 100 SQ. INCHES OF VENTILATION, 50 PERCENT WITHIN UPPER AND LOWER 12 INCHES OF ENCLOSURE.
- ALL ATTIC INSULATION TO BE MIN. R-38 RATING.
- EXT WALL INSULATION TO BE MIN. R-13 RATING.
- ALL GLAZING TO BE DUAL PANE, VINYL.
- EXT. DOORS & WINDOWS TO BE WEATHER STRIPPED.
- ALL JOINTS & PENETRATIONS TO BE CALKED & SEALED.
- DOORS & WINDOWS TO BE CERTIFIED & LABELED.
- EXHAUST FANS & FAN SYSTEM TO HAVE DAMPER CONTROLS.
- ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/80 OF THE SPACE VENTILATED.
- GAS COOKING APPLIANCES TO HAVE INTERMITTENT IGNITION DEVICE.
- HOSE BIBBS TO EACH HAVE NON-REMOVABLE BACKFLOW PREVENTION DEVICE.
- TOILETS TO BE 1.6 GAL PER FLUSH
- ALL CEILING HEIGHTS 8'.
- CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION.
- ALL INTERIOR WALLS ARE 2x4 @ 16" O.C. WITH 8" PLATE HEIGHT.

**NOTES**

- OBSCURE GLAZING
- TEMPERED
- GRIDS

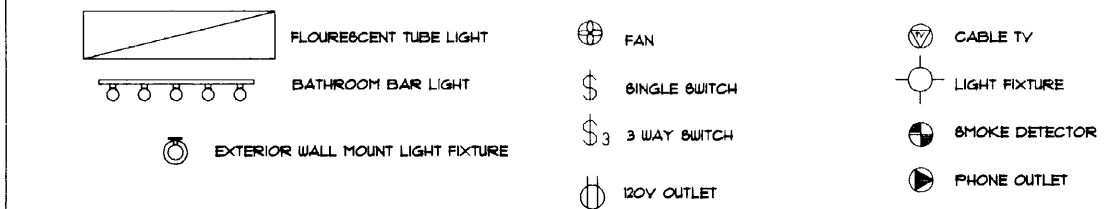


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SECONDARY DWELLING UNIT - 528 S.F.

- ALL FLOOR ONE EXTERIOR WALLS ARE 2x4 @ 16" O.C. WITH 8" PLATE HEIGHT.
- DEFENSIBLE SPACE MUST BE SIGNED OFF PRIOR TO SHEETROCK INSPECTION.
- ALL HEADERS ABOVE DOORS AND WINDOWS ARE 4X12 @ 16" O.C.
- ALL PLUMBING WALLS TO BE 2x6 @ 16" O.C.
- ALL NAILING TO BE DONE IN ACCORDANCE WITH 23-1114-1 1991 UBC.
- EXTERIOR DOORS TO BE NON-COMBUSTIBLE CONSTRUCTION, OR 1 3/8" SOLID CORE OR 20 MINUTE FIRE RATED.
- ALL EXIT DOORS TO BE 3'x6'8".
- BATHROOM VENTILATION SHALL BE MET WITH CEILING FAN.
- FIRESTOPPING SHALL BE PROVIDED AT STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, CEILING AND FLOOR LEVELS, AND AT 10' INTERVALS ALONG THE WALL LENGTH. ALSO AT ALL WALL INTERSECTIONS, BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS BOPPTS AND DROPPED CEILING.
- WATER HEATING SYSTEM (GAS).
- INSULATED TANK.
- INSULATED INLET & OUTLET PIPES W/MIN. R-3 WRAP FOR 1ST 5 FT.
- EQUIPMENT TO BE CERTIFIED BY C.E.C.
- SHOWERHEADS & FAUCETS TO BE CERTIFIED BY C.E.C.
- GLAZING IN AND ADJACENT TO DOORS WHERE THE NEAREST EDGE OF THE GLAZING IS WITHIN 24" ARCH OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND THE BOTTOM EXPOSED EDGE OF THE GLASS IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE IS REQUIRED TO BE SAFETY GLAZING.
- THESE PLANS WERE PREPARED TO COMPLY WITH SECTION 2320 OF THE 1991 UNIFORM BUILDING CODE. ALL SECTIONS OF THE UBC MUST BE STRICTLY ADHERED TO, SPECIFIED ON THESE PLANS OR NOT.
- IN U-STATE REGULATED WILD LAND AREAS ALL WINDOWS SHALL BE TEMPERED.
- IN U-STATE REGULATED WILD LAND AREAS NO. 12 VALLEY FLASH UNDERLAYMENT SHEET SHALL BE INSTALLED RUNNING THE FULL LENGTH OF VALLEYS AND RIDGES.
- IN U-STATE REGULATED WILD LAND AREAS ROOF GUTTERS SHALL BE PROTECTED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES.



**LEGEND**

GENERAL LOAD (528 SF X 3 WATTS/SF)	1584
APPLIANCE LOAD (6 @ 1500 WATTS)	9000
MICROWAVE (1 @ 1000 WATTS)	1000
EXHAUST FANS 1 FAN/UNIT @ 115 WATTS	115
<b>SUBTOTAL</b>	<b>11,699</b>
1ST 10,000 WATTS/UNIT @ 100%	10,000
REMAINING 1699 WATTS @ 40%	680
<b>TOTAL</b>	<b>10,680</b>
10,680 WATTS @ 240 VOLTS	45 AMPS
<b>TOTAL LOAD</b>	<b>45 AMPS</b>

PROVIDE 1 METER, 100 AMP MAIN SERVICE PANEL GROUNDED TO METAL WATER PIPE & GROUND BAR - 4 X 20'-0".

**ELECTRICAL CALCULATIONS**

- ALL COUNTERTOP ELECTRICAL OUTLETS IN KITCHEN, AND ALL EXTERIOR OUTLETS AND OUTLETS LOCATED IN BATHROOMS AND GARAGES SHALL BE GFCI.
- BOND MAIN ELECTRICAL PANEL, AND COLD WATER PIPING TO U.F.F.R. GROUND. USE #6 GUT W/.
- ALL ELECTRICAL EQUIPMENT SHALL BE SUITABLE FOR THE TOTAL SHORT CIRCUIT CURRENT AVAILABLE AT ITS SUPPLY TERMINAL.
- SMOKE DETECTORS SHALL BE 120 V. DIRECTLY WIRED, WITH BATTERY BACK-UP, AND INTERCONNECTED TO ALL DETECTORS, CEILING MOUNTED, AND I.C.B.O. APPROVED. USE FIRE-X "M X-1" I.C.B.O. #3423 OR EQUAL.
- ALL GENERAL LIGHTING AT KITCHENS, BATHS, GARAGES, LAUNDRY AND UTILITY ROOMS, COMMON & EXTERIOR AREAS SHALL HIGH EFFICACY.
- ALL ELECTRICAL RECEPTACLES LOCATED IN THE GARAGE ARE TO BE GFCI AND ELEVATED A MINIMUM OF 18" ABOVE THE FLOOR LEVEL.
- ALL EXTERIOR ELECTRICAL OUTLETS SHALL BE GFCI AND INSTALLED IN WEATHER PROOF BOXES.
- ELECTRICAL RECEPTACLES MUST BE LOCATED 12" ON CENTER, MEASURED ALONG THE WALL, AND WITHIN 6" OF DOORS, OPENINGS OR OBSTRUCTIONS AND AT USEABLE WALLS OVER 2' LONG. KITCHEN OUTLETS MUST BE SPACED SO THAT NO POINT ALONG THE COUNTERTOP IS MORE THAN 24" FROM AN OUTLET. (NEC 210-52)
- ALL BEDROOM OUTLETS SHALL BE ARC-FAULT PROTECTED.
- ENERGY PENETRATION U & SHGC VALUES FOR EACH WINDOW MUST BE VERIFIED PRIOR TO FINAL.

**GENERAL ELECTRICAL NOTES**

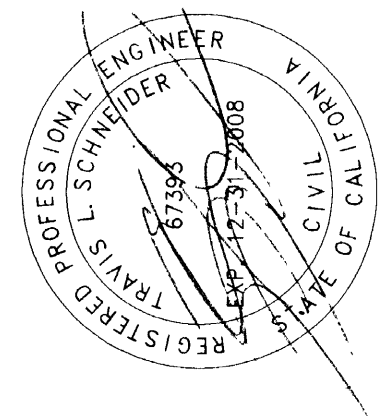
- CODES, RULES AND REGULATIONS
  - A. ALL WORK AND MATERIALS SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE, REGULATION OF THE SERVING UTILITY COMPANIES AND OTHER APPLICABLE STATE AND LOCAL ORDINANCES
  - B. NOTHING IN THESE PLANS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
  - C. LIGHTING MEASURES, MANDATORY FEATURES, 150(K); 40 LUMENS/WATT OR GREATER LIGHTING IN KITCHENS AND ROOMS WITH WATER CLOSETS; AND RECESSED CEILING FIXTURES IC (INSULATION COVER) APPROVED.

**MANDATORY MEASURES**



**REVISIONS**

NO.	DESCRIPTION



ENGINEER  
 TRAVIS SCHNEIDER

**HUMBOLDT ASSOCIATION OF REALTORS SECONDARY DWELLING PLAN #4**

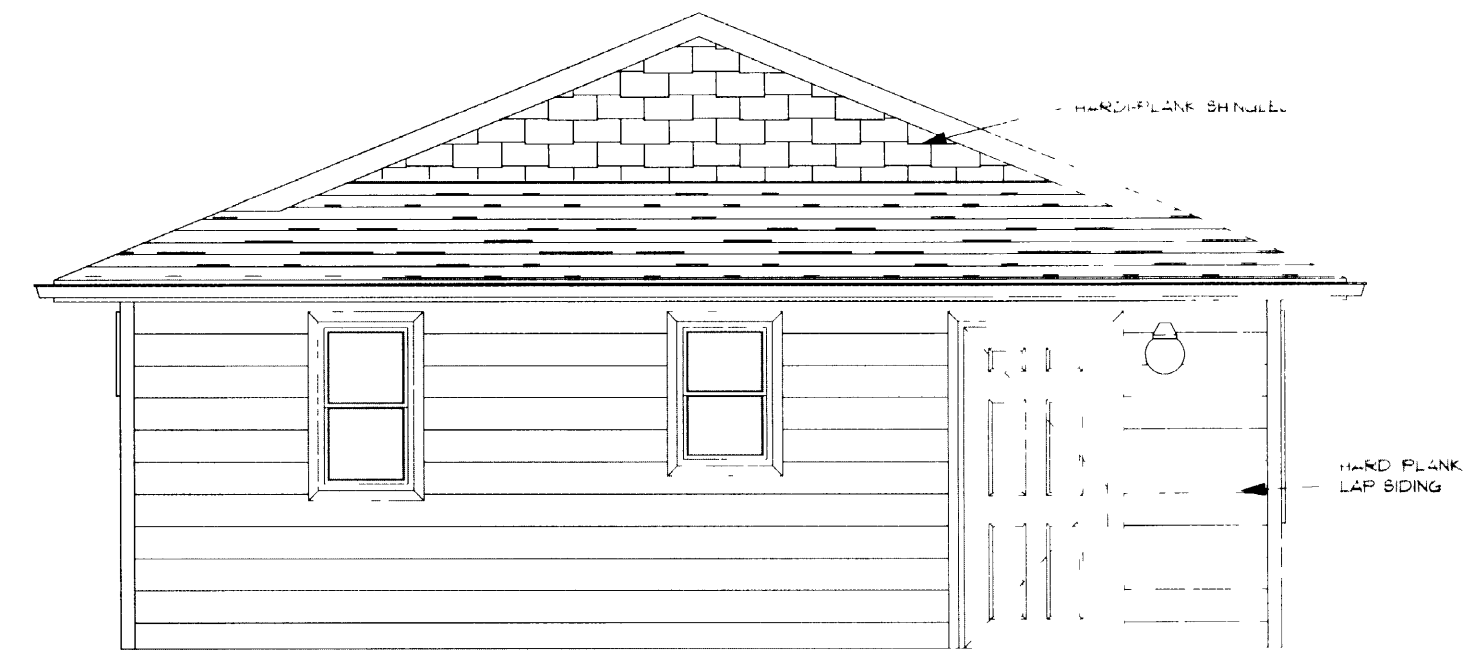
DATE  
09/10/08

SCALE  
1/4" = 1'

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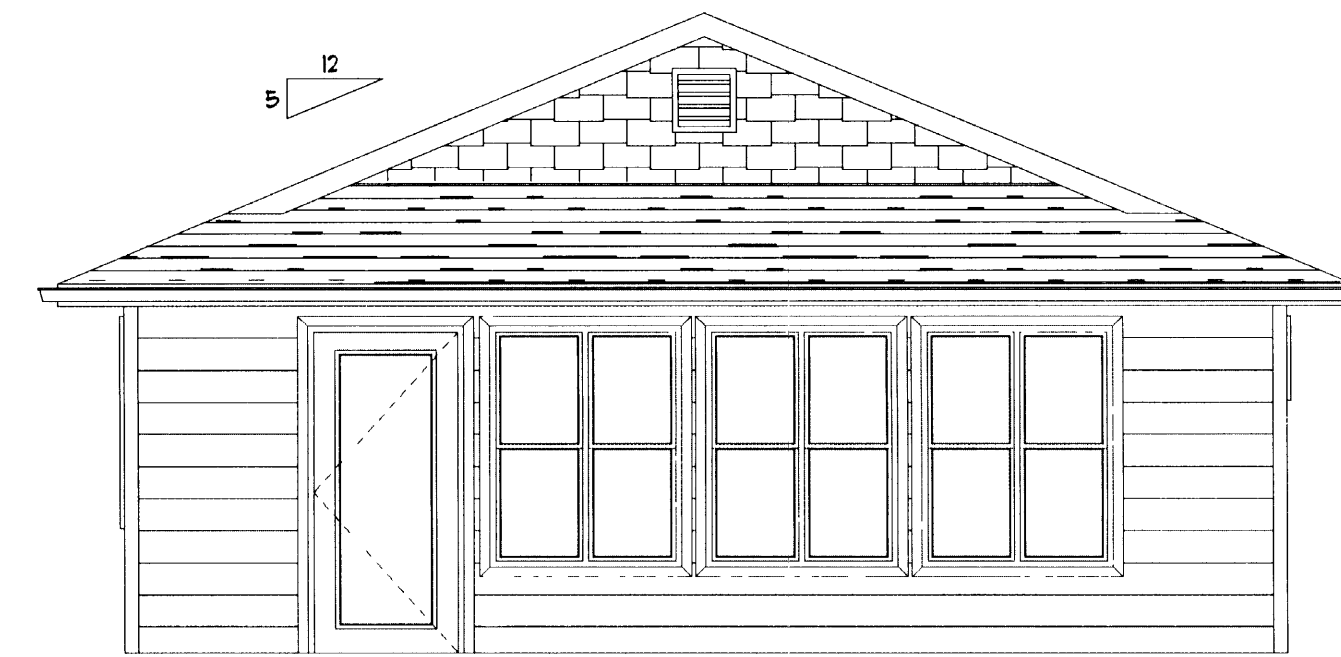
JOB No. SHT. No.

A-1

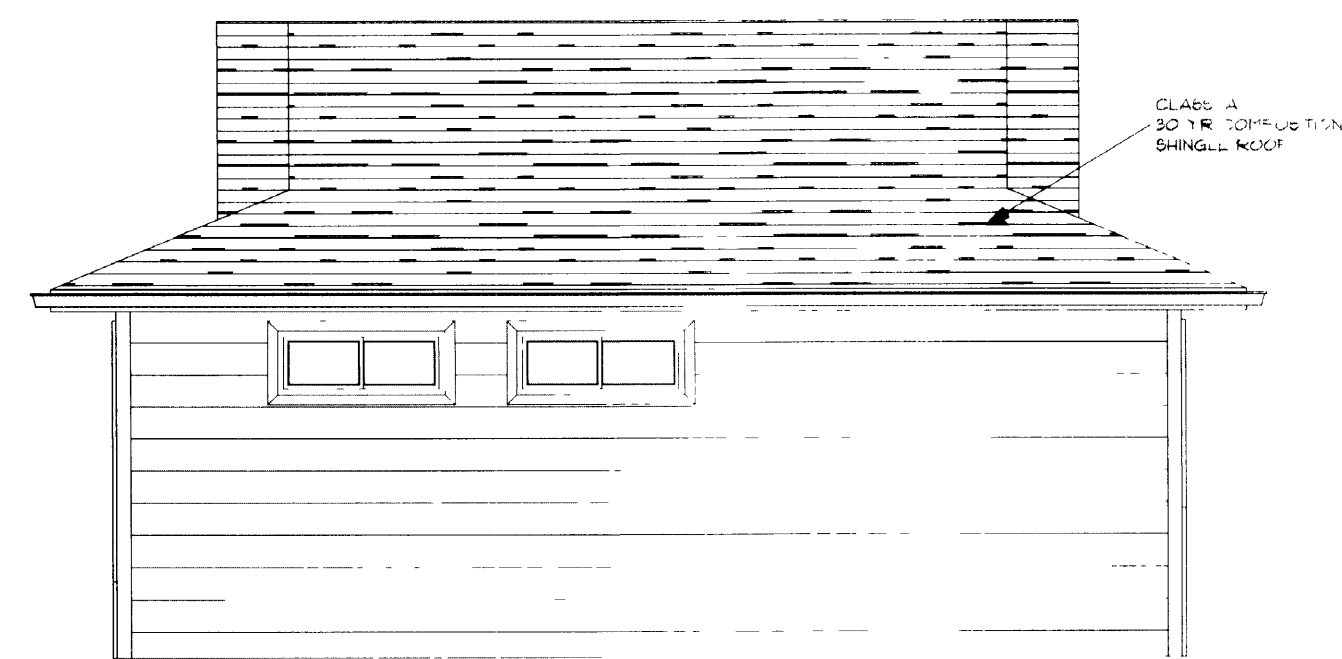


FRONT ELEVATION

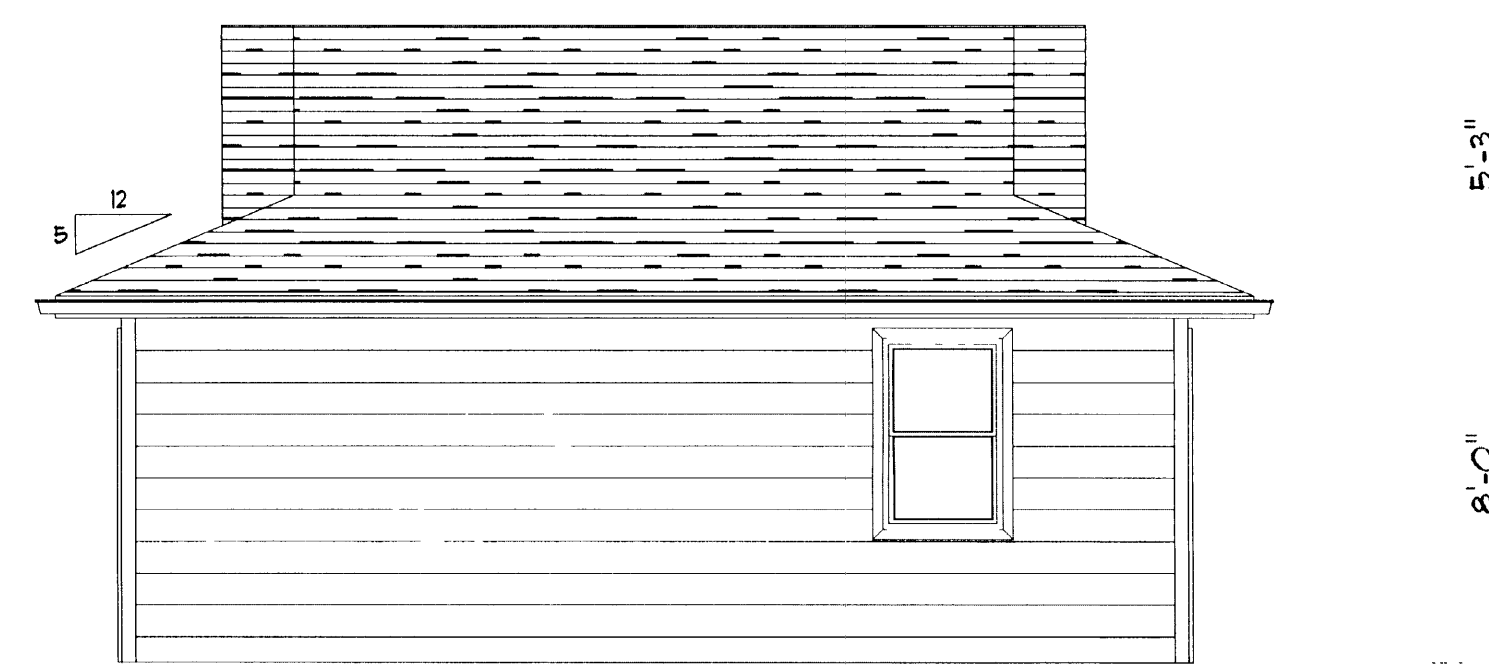
ALL WORK SHALL BE IN CONFORMANCE WITH THE 2007 CALIFORNIA BUILDING CODE BOARD ON 2004-IBC, INC.



REAR ELEVATION

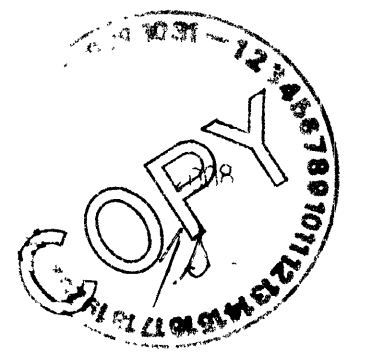


LEFT ELEVATION



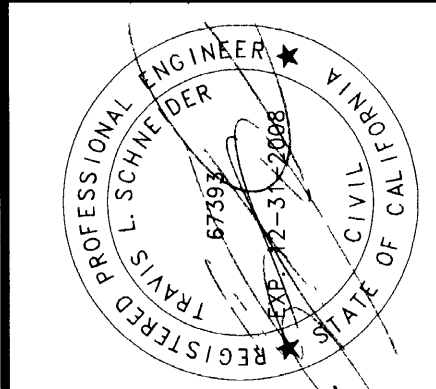
RIGHT ELEVATION

COPY



REVISIONS

ALL WORK SHALL BE IN CONFORMANCE WITH THE 2007 CALIFORNIA BUILDING CODE BOARD ON 2004-IBC, INC.



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**HUMBOLDT  
 ASSOCIATION  
 OF REALTORS  
 SECONDARY  
 DWELLING  
 PLAN #4**

DATE

08/10/08

SCALE

1/4" = 1'

DRAWN BY

TS

JOB No. SHT. No.

A-2

