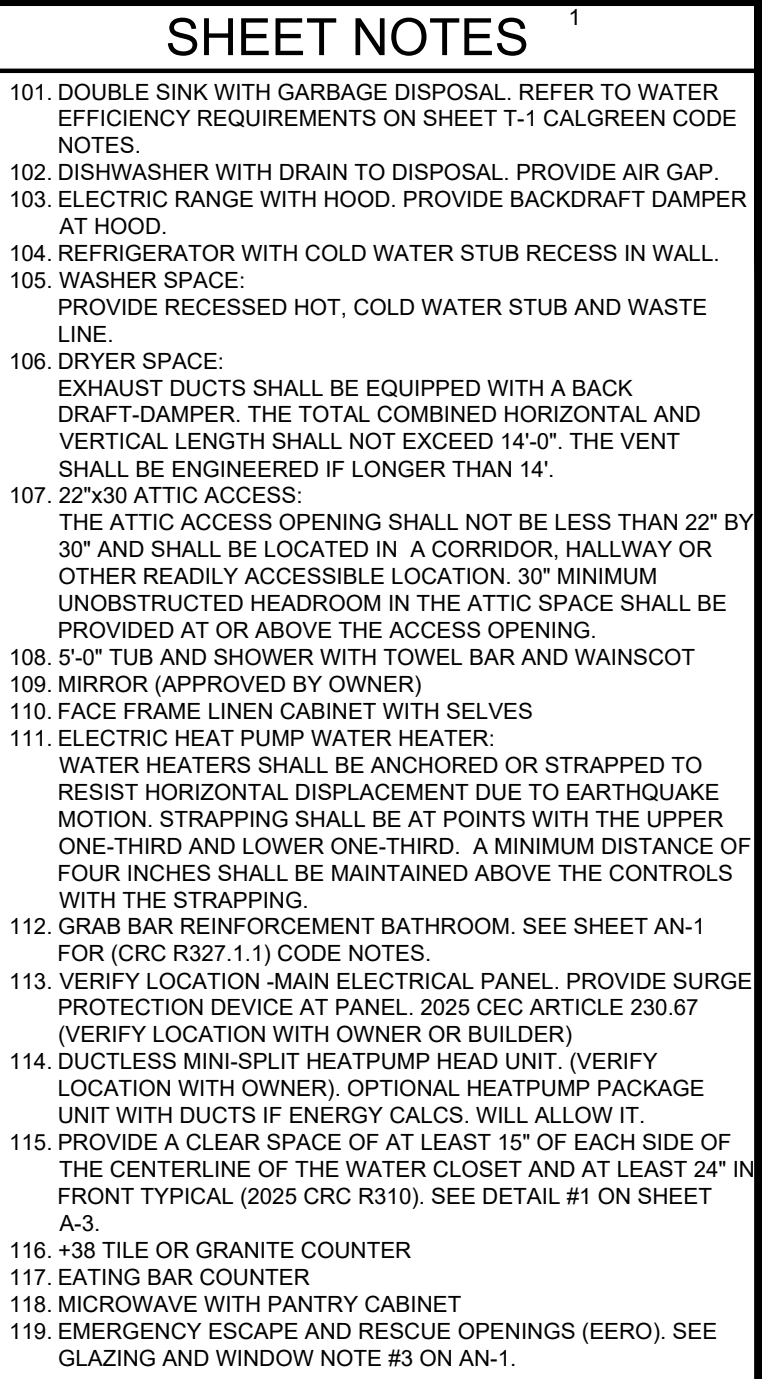




1. ITEMS THAT ARE LISTED MAY OR MAY NOT OCCUR ON THIS FLOOR PLAN. ONLY ITEMS THAT ARE KEYED ON THE PLAN ARE REQUIRED.
2. ALL ROOF DESIGNS SHALL BE PROVIDED BY THE CABINET BUILDER. THE OWNER SHALL APPROVE ALL SHOP DRAWINGS BEFORE CONSTRUCTION OF ANY CABINETS.
3. ALL APPLIANCES SHALL BE APPROVED BY THE OWNER.
4. ALL DOORS, WINDOWS, AND SKYLIGHTS SHALL BE APPROVED BY THE OWNER.
5. ALL PLUMBING FIXTURES SHALL BE APPROVED BY THE OWNER.
6. ALL LIGHTING FIXTURES AND PLUG LOCATIONS SHALL BE APPROVED BY THE OWNER.
7. SEE ENERGY CALCULATIONS FOR HEATING & COOLING LOADS. PROVIDE INSULATION, RESISTANT TO RADIANT BARRIER LOSS OF SHEATHING, HEAT VERIFICATION, AND WATER HEATER EFFICIENCY.
8. ENTRY DOOR GLAZING SHALL BE TEMPERED.
9. ALL EXTERIOR SPRINKLER SYSTEMS SHALL HAVE A WATER FLOW ALARM DEVICE SHALL BE CONNECTED TO EVERY AUTOMATIC FIRE SPRINKLER SYSTEM IN AN APPROVED LOCATION. SUCH DEVICE SHALL BE ACTIVATED BY WATER FLOW EQUIVALENT TO THAT OF A SINGLE AUTOMATIC SPRINKLER. THE SMALLEST ORIFICE SIZE INSTALLED IN THE SYSTEM.
10. (SLOPES) BERMS, SWALES OR OTHER DEVICES SHALL BE PROVIDED AT THE TOP OF CUT OR FILL SLOPES TO PREVENT EROSION. GUTTERS SHALL BE PROVIDED TO PREVENT DAMAGING THE FACE OF THE SLOPE. GUTTERS OR OTHER SPECIAL DRAINAGE CONTROLS SHALL BE PROVIDED WHERE PROXIMITY OF RUNOFF FROM BUILDINGS OR OTHER STRUCTURES SUCH AS TOSE TO PRESENT A POTENTIAL HAZARD TO SOIL INTEGRITY.
11. AT FLOOR OPENINGS WITH A SPAN OVER 4'-0" PROVIDE DOUBLE TRIMMERS AT HEADER. IF SPAN IS OVER 6'-0" PROVIDE STRUCTURALLY DESIGNED HEADER WITH APPROVED HANGERS.
12. DOMESTIC HOT WATER LINES SHALL BE INSULATED.
13. INSULATION SHALL BE THE THICKNESS OF THE PIPE AND UP TO 2" IN THICKNESS. 2" THICKNESS FOR PIPES LARGER THAN 2" IN DIAMETER (COP 69.11)

(SL.)	SLIDER
(S.H.)	SINGLE-HUNG
(D.H.)	DOUBLE-HUNG
(P)	PICTURE
(AWN)	AWNING
(C)	CASEMENT
(F.D.)	FRENCH DOOR

	2x4 STUDS @ 16" O.C.
	2x6 STUDS @ 16" O.C.

$$1/4" = 1'-0"$$

A-1



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

REVISIONS

SHEET

A-2

KEYNOTES

101. HORIZ. LAP SIDING (APPROVED BY OWNER).
102. TRIM (APPROVED BY OWNER)
103. COMPOSITION SHINGLES CLASS A (APPROVED BY OWNER
OVER 15lb FELT.
104. GUTTERS AND DOWN SPOUTS
105. GABLE VENT WITH MESH AND LOUVERED. (APPROVED BY
OWNER)
106. POST PER PLAN.

NOTES

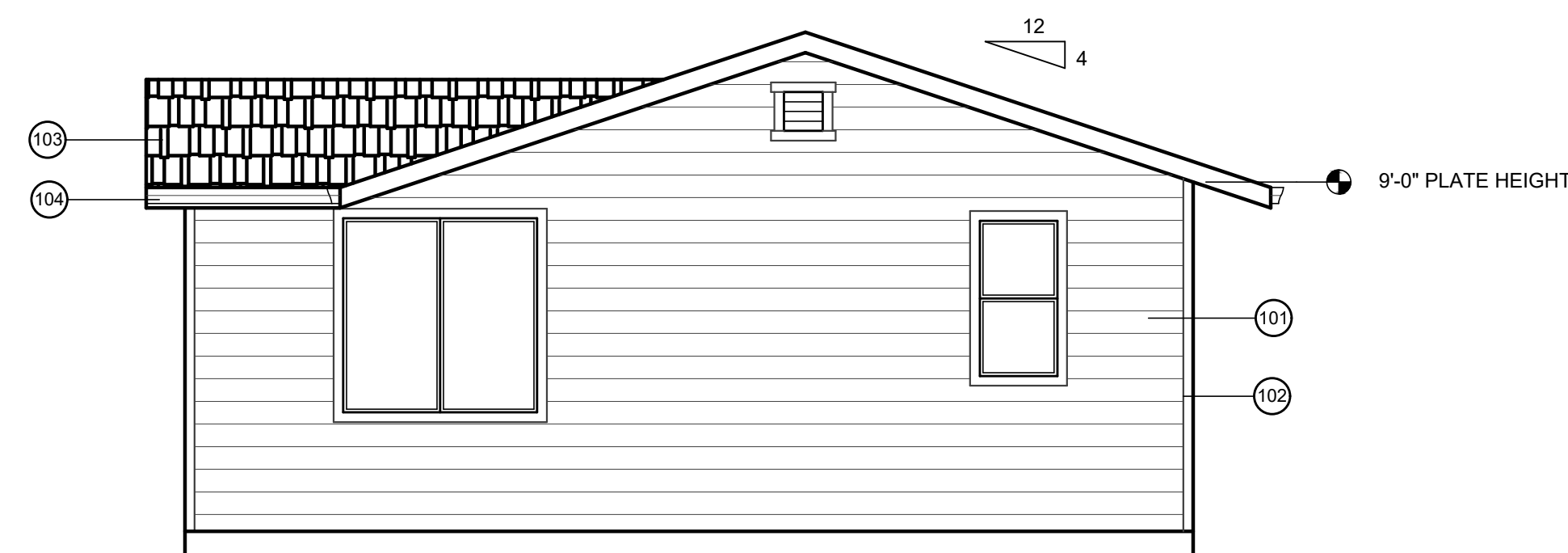
1. FLASH AND COUNTERFLASH BETWEEN ROOFING AND VERTICAL SURFACES, INCLUDING PLASTER.
2. PROVIDE FLASHING AT ALL EXTERIOR OPENINGS EXPOSED TO WEATHER INCLUDING FLASHING.
3. OWNER AND BUILDER SHALL VERIFY ALL WINDOW AND DOOR SIZES PRIOR TO CONSTRUCTION.
4. FINISH GRADE SHALL SLOPE AWAY FROM BUILDING; MIN. OF 6" WITHIN THE FIRST 10'-0" (5%).
5. PROVIDE GUARDRAILS IF THE WALKING SURFACE IS 30" OR MORE OFF ADJACENT GRADE.

LEGEND

PLATE HEIGHT

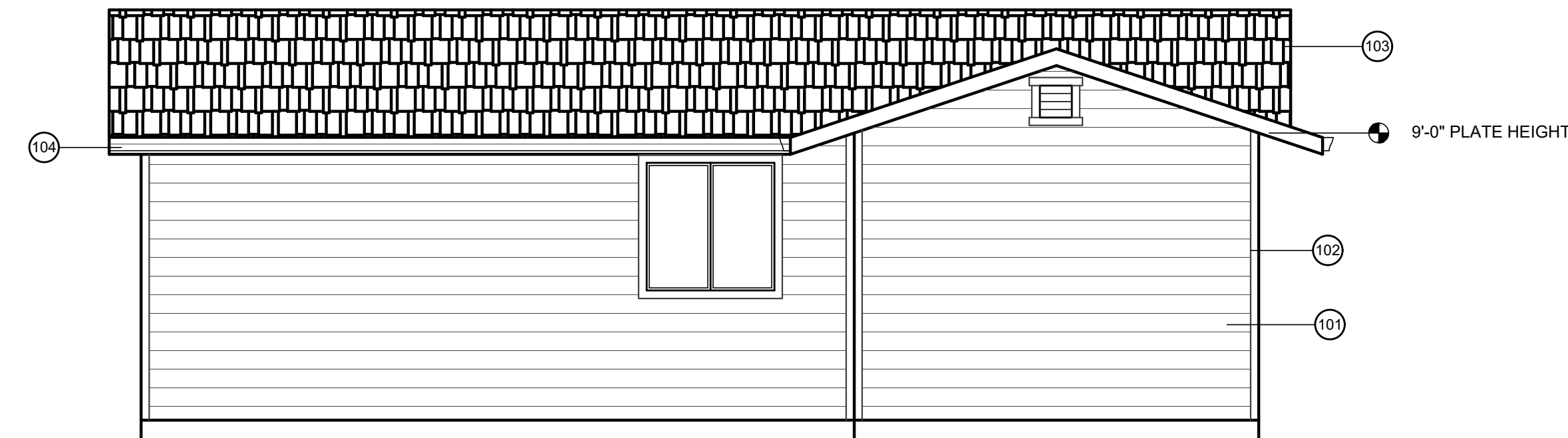
101

KEYNOTE NUMBER



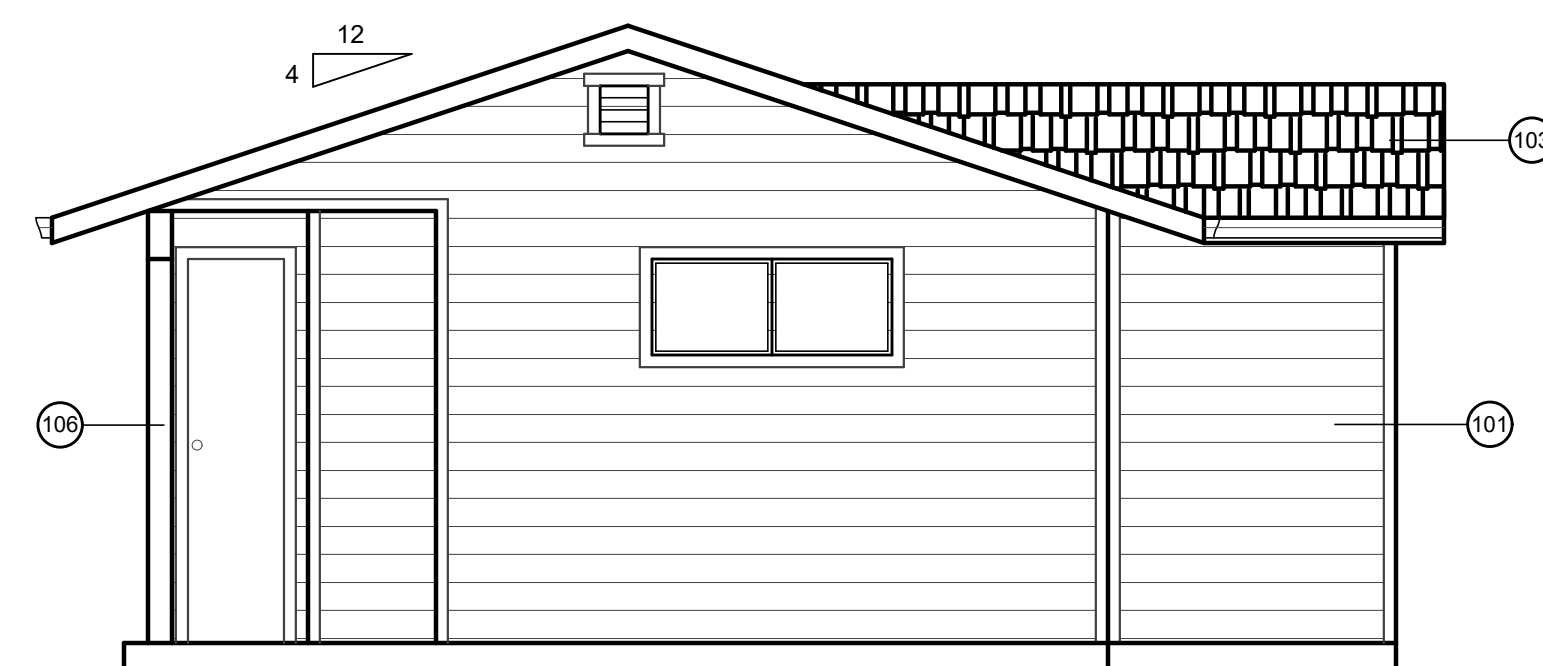
LEFT ELEVATION

1/4" = 1'-0"



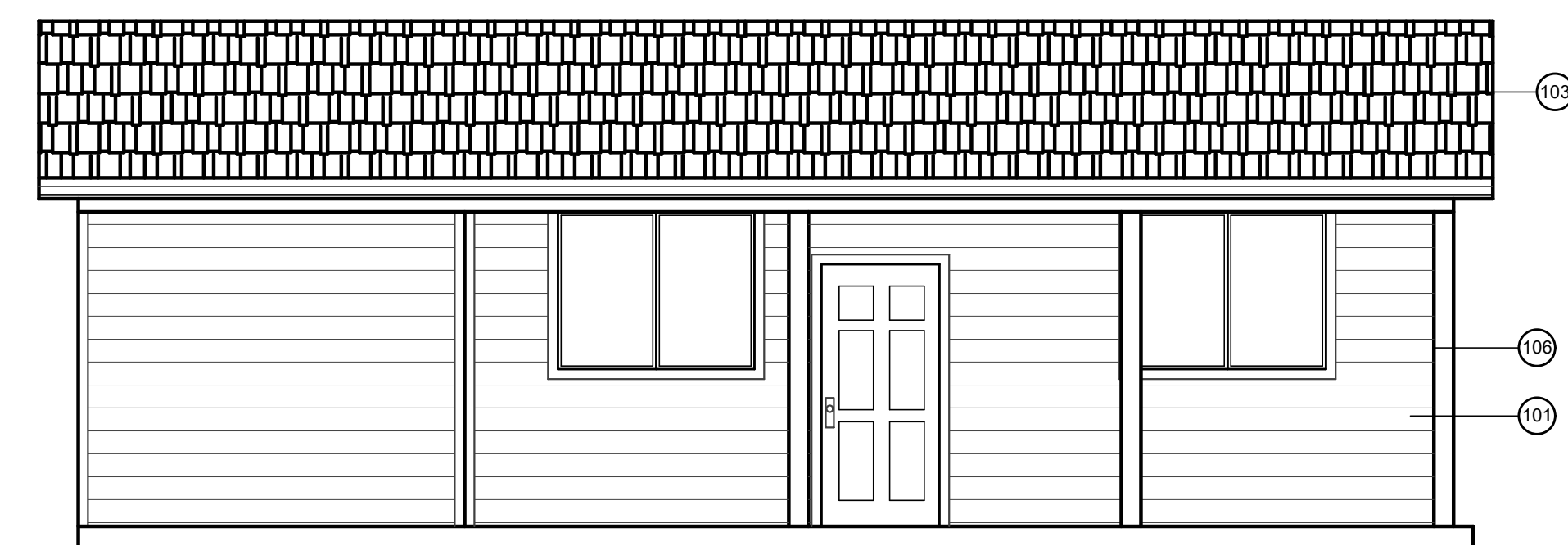
REAR ELEVATION

	1/4" = 1'-0"
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RIGHT ELEVATION

1/4" = 1'-0"

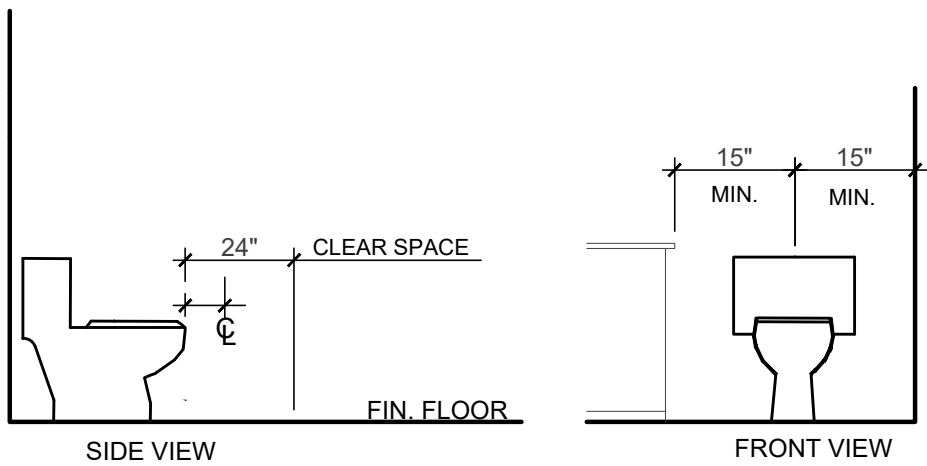


FRONT ELEVATION

	1/4" = 1'-0"
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AGING -IN-PLACE DESIGN & FALL PREVENTION

R328.1.1 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.
Reinforcement shall be solid lumber or other construction materials approved by the enforcing agency.
Reinforcement shall not be less than 2 by 8 inch (51 mm by 203 mm) nominal lumber, [1 1/2 inch by 7 1/4 inch (38 mm by 184 mm) actual dimension] or other construction material providing equal height and load capacity.
Reinforcement shall be located between 32 inches (812.8 mm) and 39 1/4 inches (997 mm) above the finished floor flush with the wall framing.
Water closet reinforcement shall be installed on both side walls of the fixture, or one 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. Additionally, back wall reinforcement for a lower grab bar shall be provided with the bottom edge located no more than 6 inches (152.4 mm) above the bathtub rim.
Exceptions:
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, foldaway or similar alternate grab bar reinforcements approved by the enforcing agency.
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.
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.
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.
Reinforcement of floors shall not be required for bathtubs and water closets installed on concrete slab floors.
R328.1.1.1 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.
R328.1.2 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 (1219.2 mm) measured from the top of the outlet box and not less than 15 inches (381 mm) measured from the bottom of the outlet box above the finish floor.
Exceptions:
Dedicated receptacle outlets; floor receptacle outlets; controls mounted on ceiling fans and ceiling lights; and controls located on appliances.
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 (381 mm).
R328.1.3 Interior Doors
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.
R328.1.4 Doorbell Buttons
Doorbell buttons or controls, when installed, shall not exceed 48 inches (1219.2 mm) 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 (1219.2 mm) measured from the exterior floor or landing, a standard doorbell button or control shall also be provided at a height not exceeding 48 inches (1219.2 mm) above exterior floor or landing, measured from the top of the doorbell button or control.



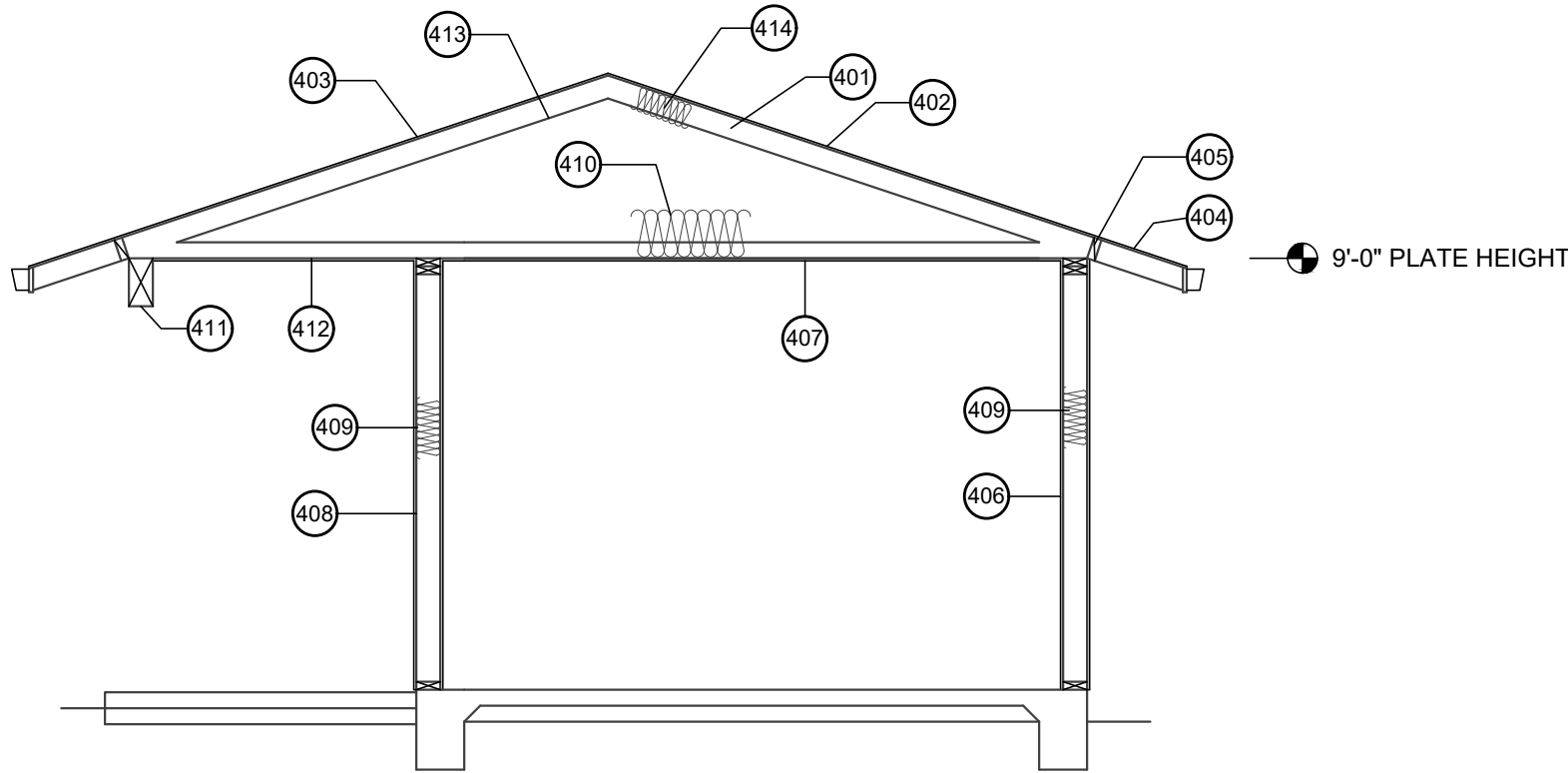
WATER CLOSET CLEAR SPACE

N.T.S.

1

KEYNOTES

- 401. ROOF TRUSSES DESIGN AND DETAILS BY MANUFACTURER. ALL TRUSS DIMENSIONS SHALL BE APPROVED BY OWNER.
- 402. COMPOSITION SHINGLES CLASS A (APPROVED BY OWNER). ALL COMPOSITION SHINGLE DETAILS SHALL BE GOVERNED BY THE MANUFACTURER.
- 403. 5/8" O.S.B. ROOF SHEATING. (APA RATED SHEATING) 3/8" INDEX NAIL WITH 8d AT 6" O.C. EDGES 6" FIELD.
- 404. EXTERIOR RATED PLYWOOD AT EAVES TYPICAL.
- 405. 2x SOLID BLOCKING NAIL PLYWOOD TO BLOCKING WITH 8d @ 6" O.C. TYPICAL. REMOVE BLOCKING @ 6'-0" O.C FOR EAVE VENTS. DO NOT REMOVE BLOCKING IF HOUSE IS LOCATED IN THE WILDLAND -URBAN INTERFACE FIRE AREAS. UNLESS APPROVED BY THE BUILDING DEPARTMENT. PROVIDE 1" CLEARANCE BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT. C.R.C. SECTION R806.3.
- 406. 5/8" GYPSUM BOARD.
- 407. 5/8" GYPSUM BOARD OR 5/8" CEILING BOARD.
- 408. WEATHER RESISTIVE BARRIER TYPICAL
- 409. SEE ENERGY FOR REPORT WALL INSULATION.
- 410. SEE ENERGY FOR CEILING INSULATION.
- 411. BEAM PER PLAN
- 412. HARDIE SOFFIT
- 413. ENERGY CALCULATIONS MAY CAUSE THE TRUSS DESIGN TO CHANGE. THE OWNER OR CONTRACTOR SHALL VERIFY THAT THE ENERGY CALCULATIONS AND TRUSS DESIGN BOTH MATCH PRIOR TO ORDERING THE TRUSSES.
- 414. THE ENERGY CALCULATIONS MAY REQUIRE TRUSS RAFTERS TO BE INSULATED. OWNER OR CONTRACTOR SHALL VERIFY



LEGEND

- 9'-0" PLATE HEIGHT
- 401 KEYNOTE NUMBER

A - CROSS SECTION

1/4" = 1'-0"



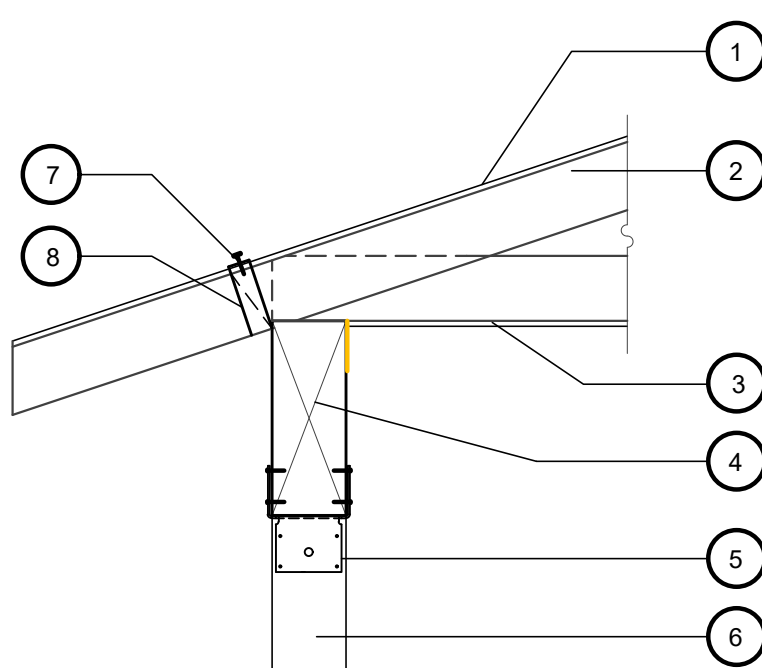
CITY OF CORNING
LIGURIA PLAN - 638 SQ. FT.
ONE BEDROOM

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

REVISIONS

SHEET

A-3



1. ROOF SHEATHING PER PLAN.

2. ROOF FRAMING PER PLAN

3. SOFFIT PER PLAN

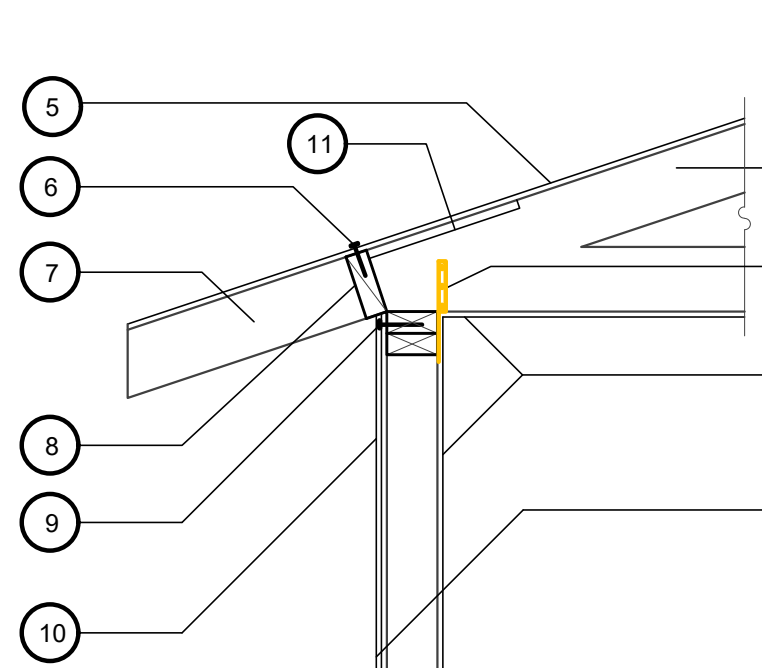
4. BEAM PER PLAN

5. SIMPSON PCZ06

6. POST PER PLAN

8d @ 6" O.C. CONTINUOUS

2x BLOCK CONTINUOUS WITH VENT PER CODE



1. ROOF FRAMING PER PLAN

2. H1 @ EACH TRUSS

3. INTERIOR FINISH PER PLAN

4. WALL SHEATHING & EDGE NAILING PER "SHEARWALL SCHEDULE"

5. ROOF SHEATHING PER PLAN

6. 8d @ 6" o.c.

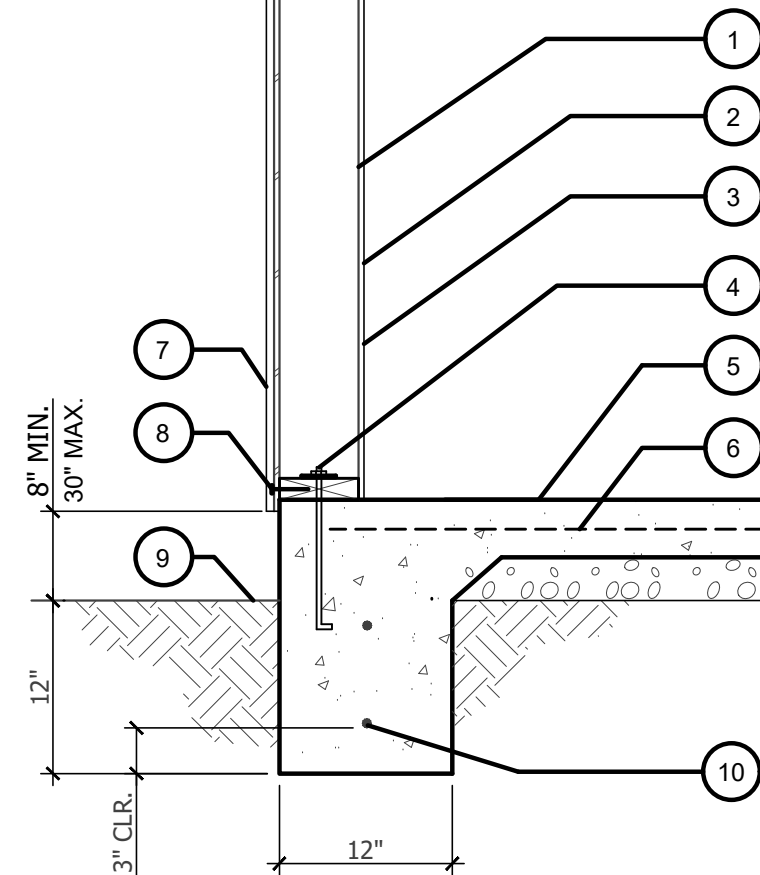
7. EXTERIOR EAVE FRAMING & FINISH PER PLAN

8. 2x BLOCK CONTINUOUS WITH VENT PER CODE

9. EDGE NAIL

10. EXTERIOR FINISH PER PLAN WHERE OCCURS

11. PROVIDE BAFFLE WITH 1" AIR GAP OR PROVIDE TRUSS HEEL PER ENERGY CALCS.



1. WALL PER PLAN

2. INTERIOR FINISH PER PLAN

3. SHEATHING PER "BRACEWALL SCHEDULE"

4. ANCHOR BOLT PER PLAN. SEE "BRACEDWALL SCHEDULE" FOR SPACING OR NOTES ON SN-1 FOR NON SHEARWALLS.

5. SLAB AND BASE PER PLAN

6. REINFORCEMENT PER PLAN WHERE OCCURS CENTERED IN SLAB

7. EXTERIOR FINISH

8. EDGE NAIL

9. UNDISTURBED SOIL OR ENGINEERED FILL PER PLAN

10. #4 CONTINUOUS TOP AND BOTTOM WITH 20" MIN. LAP AT ALL CORNERS

POST TO BEAM CONNECTION

N.T.S.

1

SHEAR TRANSFER AT EAVE

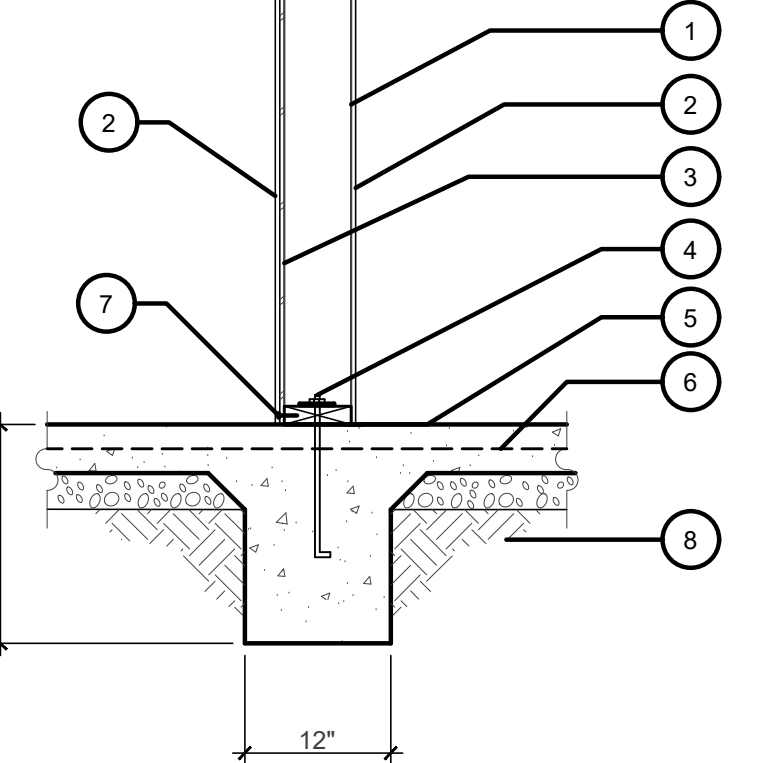
N.T.S.

2

FOOTING DETAIL

N.T.S.

3



1. WALL PER PLAN

2. INTERIOR FINISH PER PLAN

3. SHEATHING PER "BRACEDWALL SCHEDULE" WHERE OCCURS

4. ANCHOR BOLT PER PLAN. SEE "BRACEDWALL SCHEDULE"

5. SLAB AND BASE PER PLAN

6. REINFORCEMENT PER PLAN CENTERED IN SLAB

7. EDGE NAIL

8. UNDISTURBED SOIL OR ENGINEERED FILL PER PLAN

ANCHOR BOLT / HOLDOWN SCHEDULE										
MARK	HD	(MONO POUR)		(TWO POUR)		Dc	MIN. MIN.	MIN. STEM WALL	MIN. POST REQ'D	ATTACH TO STUD OR POST WITH
		ANCHOR BOLT	Le MIN.	ANCHOR BOLT	Le MIN.					
2	HDU2	SSTB16	12"	SSTB20	16"	5"	6"	2-2x	6-	SDS SCREWS
4	HDU4	SSTB20	16"	SSTB24	20"	5"	6"	2-2x	10-	SDS SCREWS

NOTES:

1. ALL WOOD SCREWS SHALL BE 1/4"x 3" SIMPSON STRONG DRIVE WOOD SCREWS.

2. SIMPSON RFB#5 x 16 W/ SET-22 EPOXY MAY BE SUBSTITUTED FOR SSTBxx FOR MARK 2, 4 AND MARK 5 HOLDOWNS. SPECIAL INSPECTION IS REQUIRED. SEE "REQUIREMENTS FOR SPECIAL INSPECTION" ON SN-1 FOR ADDITIONAL INFO.

3. CNW COUPLERS AND ALL-THREAD ARE REQUIRED FOR SILL PLATES WITH THICKNESS GREATER THAN A 2x MEMBER.

INTERIOR THICKENED SLAB

N.T.S.

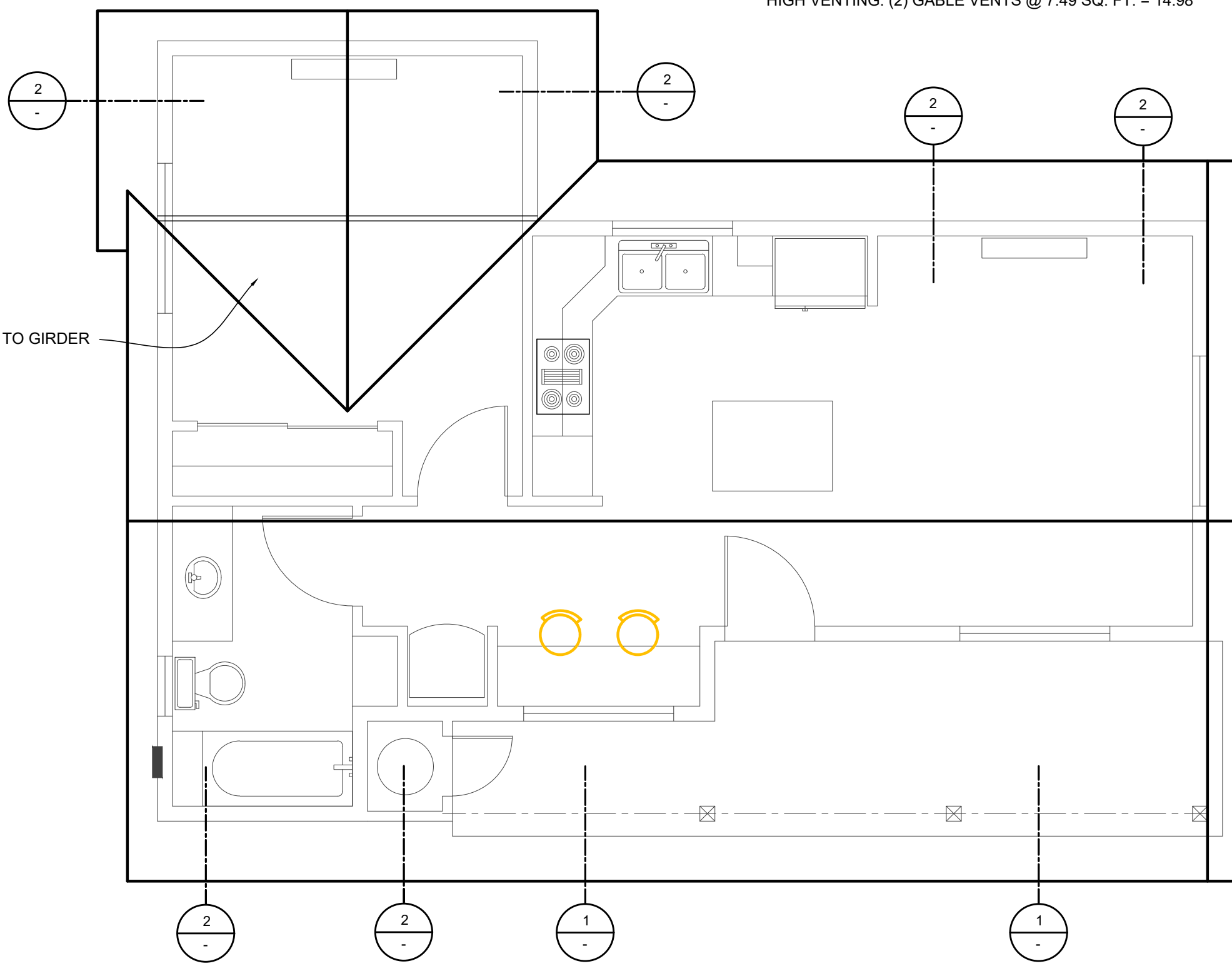
4

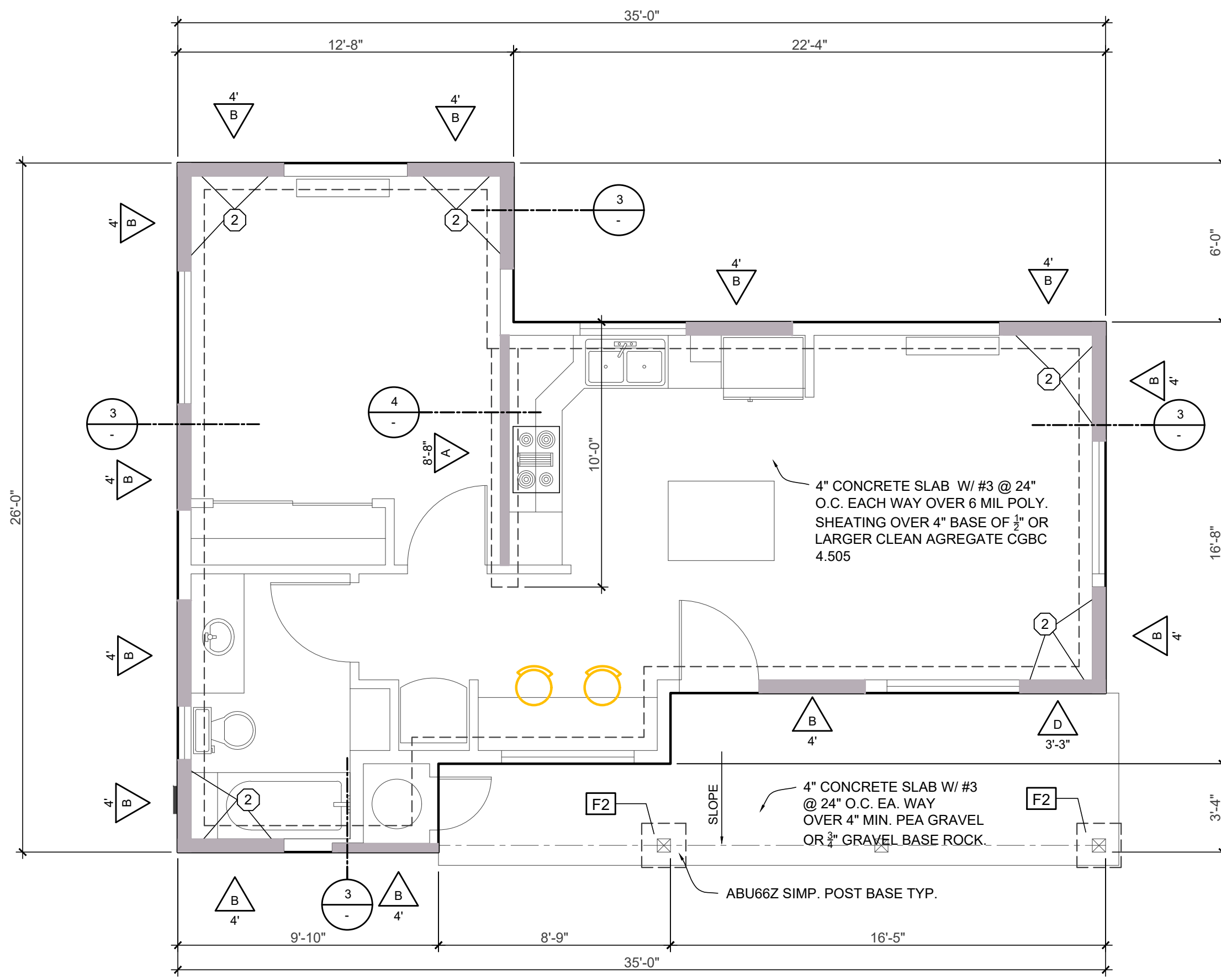
ROOF VENTING

638 / 300 = 2.12 SQ. FT. OF NET FREE AREA VENTILATION REQUIRED.

LOW VENTING: PROVIDE (12) 3 1/2" x 22 3/8" EAVE VENTS @ .33 SQ. FT. EACH. TOTAL LOW VENTING PROVIDED: 3.96 SQ. FT. OF NET FREE AREA.

HIGH VENTING: (2) GABLE VENTS @ 7.49 SQ. FT. = 14.98





4" CONCRETE SLAB W/ #3 @ 24" O.C. EACH WAY OVER 6 MIL POLY. SHEATHING OVER 4" BASE OF 3/4" OR LARGER CLEAN AGGREGATE CGBC 4.505

4" CONCRETE SLAB W/ #3 @ 24" O.C. EA. WAY OVER 4" MIN. PEA GRAVEL OR 3/4" GRAVEL BASE ROCK.

ABU66Z SIMP. POST BASE TYP.

ROOF PLAN

1/4" = 1'-0"

FOUNDATION / BRACED WALL PLAN

1/4" = 1'-0"

BRACED WALL SCHEDULE

A

1/2" GYPSUM WALLBOARD ON STUDS SPACED @ 16" o.c. MAXIMUM. DRYWALL SCREWS @ 7" o.c. TO ALL STUDS. TOP & BOTTOM PLATES. 2x BLOCKING. ALL VERTICAL EDGES SHALL BREAK ON STUDS AND HORIZONTAL EDGES ON BLOCKING.

B

OPTION #1:
3/4" CDX PLYWOOD ON STUDS SPACE AT 16" o.c. MAXIMUM w/ 8d @ 6" o.c. EDGE. 12" o.c. FIELD. ALL VERTICAL EDGES SHALL BREAK ON STUDS & HORIZONTAL EDGES ON BLOCKING. A.B. SPACING 1/2" DIAM. @ 24" O.C.

OPTION #2:
1/2" (3 COAT) STUCCO ON STUDS SPACED @ 16" o.c. MAXIMUM. NAIL OR STAPLE TO ALL STUDS. TOP & BOTTOM PLATES w/ No. 11 GAGE. 1/2" LONG. 7/8" HEAD OR No. 16 GAGE STAPLE. 1/4" LEGS @ 6" o.c. MAXIMUM TO ALL STUDS, & TOP & BOTTOM PLATES. UNBLOCKED. A.B. SPACING 1/2" DIAM. @ 24" O.C.

C

ALTERNATE BRACED PANEL: 3/4" CDX PLYWOOD ON STUDS SPACED @ 16" o.c. MAXIMUM w/ 8d @ 6" o.c. EDGE. 12" o.c. FIELD. ALL VERTICAL EDGES SHALL BREAK ON STUDS & HORIZONTAL EDGES ON BLOCKING. INSTALL ANCHOR BOLTS PER NOTE 2-9 ON SHEET SN-1 @ PANEL QUARTER POINTS (2 BOLTS PER PANEL). INSTALL HOLDOWNS AS SHOWN ON PLANS.

LEGEND

TYPICAL "BRACED WALL"

SEE "BRACED WALL SCHEDULE"

HOLDOWN SEE SHT. S-1

FOOTING SCHEDULE

MARK	WIDTH	LENGTH	MINIMUM THICKNESS & DEPTH	MINIMUM STEEL REQUIRED #4 REBAR EVENLY SPACED
F1	16"	16"	12"	3- EA. WAY 3" CLR
F2	20"	20"	12"	3- EA. WAY 3" CLR
F3	24"	24"	12"	3- EA. WAY 3" CLR
F4	28"	28"	18"	4- EA. WAY 3" CLR
F5	32"	32"	18"	4- EA. WAY 3" CLR
F6	36"	36"	18"	4- EA. WAY 3" CLR
F7	40"	40"	18"	5- EA. WAY 3" CLR
F8	44"	44"	18"	5- EA. WAY 3" CLR
F9	48"	48"	18"	8- EA. WAY 3" CLR
F10	52"	52"	18"	9- EA. WAY 3" CLR
F11	56"	56"	18"	10- EA. WAY 3" CLR
F12	60"	60"	18"	10- EA. WAY 3" CLR

NOTES:

1. REINFORCED TO BE 3" CLEAR FROM BOTTOM

2. 12" MINIMUM INTO UNDISTURBED SOIL OR ENGINEERED FILL

FOUNDATION NOTES

1. THE GEOTECHNICAL REPORT IS AN INTEGRAL PART OF THIS PLAN SET AND SHALL BE ON THE JOB SITE AT ALL TIMES DURING FOUNDATION PREPARATION AND CONSTRUCTION. THE CONTRACTOR SHALL REVIEW THE REPORT PRIOR TO COMMENCING CONSTRUCTION AND ANY DISCREPANCIES BETWEEN THE PLANS AND THE REPORT SHALL BE BROUGHT TO THE ATTENTION OF STREAMLINE ENGINEERING IMMEDIATELY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL THE CONSTRUCTION IS IN COMPLIANCE WITH THE REPORT.

2. PLATE WASHERS SHALL BE AS NOTED ON SHEARWALL SCHEDULE ABOVE.

3. THE GROUNDING ELECTRODE SYSTEM SHALL BE ACCORDANCE w/ N.E.C. MINIMUM 20'-0" OF #4 COPPER LOCATED NEAR BUT NOT ON THE BOTTOM OF THE FOOTING. GROUNDING ELECTRODE CONDUCTOR SHALL BE CONTINUOUS TO PANEL BOARD. (NO SPLICES)

4. EXTERIOR LANDINGS SHALL SLOPE AT 2 % AWAY FROM BUILDING

5. ALL 6x6 POSTS SHALL HAVE A SIMPSON CBSQ66 COLUMN BASE U.O.N. ALL 4x4 POSTS SHALL HAVE A SIMPSON CBSQ44 COLUMN BASE U.O.N.

6. SEE SHEET NOTES.



CITY OF CORNING

LIGURIA PLAN - 638 SQ. FT.

ONE BEDROOM

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

REVISIONS

SHEET

S-1