



CITY OF CORNING
KALAMATA PLAN - 474 SQ. FT.
ONE BEDROOM

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

REVISIONS

SHEET

A-1

SHEET NOTES

101. DOUBLE SINK WITH GARBAGE DISPOSAL. REFER TO WATER EFFICIENCY REQUIREMENTS ON SHEET T-1 CALGREEN CODE NOTES.
102. ELECTRIC RANGE WITH HOOD. PROVIDE BACKDRAFT DAMPER AT HOOD.
103. REFRIGERATOR WITH COLD WATER STUB RECESS IN WALL.
104. WASHER SPACE:
PROVIDE RECESSED HOT, COLD WATER STUB AND WASTE LINE.
105. DRYER SPACE:
EXHAUST DUCTS SHALL BE EQUIPPED WITH A BACK DRAFT-DAMPER. THE TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH SHALL NOT EXCEED 14'-0". THE VENT SHALL BE ENGINEERED IF LONGER THAN 14'.
106. 22"x30 ATTIC ACCESS:
THE ATTIC ACCESS OPENING SHALL NOT BE LESS THAN 22" BY 30" AND SHALL BE LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. 30" MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING.
107. 5'-0" TUB AND SHOWER WITH TOWEL BAR AND WAINSCOT
108. MIRROR (APPROVED BY OWNER)
109. ELECTRIC HEAT PUMP WATER HEATER:
WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITH THE UPPER ONE-THIRD AND LOWER ONE-THIRD. A MINIMUM DISTANCE OF FOUR INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.
110. GRAB BAR REINFORCEMENT BATHROOM. SEE SHEET AN-1 FOR (CRC R327.1.1) CODE NOTES.
111. VERIFY LOCATION -MAIN ELECTRICAL PANEL. PROVIDE SURGE PROTECTION DEVICE AT PANEL. 2025 CEC ARTICLE 230.67 (VERIFY LOCATION WITH OWNER OR BUILDER)
112. DUCTLESS MINI-SPLIT HEATPUMP HEAD UNIT. (VERIFY LOCATION WITH OWNER). OPTIONAL HEATPUMP PACKAGE UNIT WITH DUCTS IF ENERGY CALCS. WILL ALLOW IT.
113. PROVIDE A CLEAR SPACE OF AT LEAST 15" OF EACH SIDE OF THE CENTERLINE OF THE WATER CLOSET AND AT LEAST 24" IN FRONT TYPICAL.
114. *38" TILE OR GRANITE COUNTER
115. EMERGENCY ESCAPE AND RESCUE OPENINGS (EERO). SEE GLAZING AND WINDOW NOTE #3 ON AN-1.

NOTES:

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 CABINET 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 PLUGS LOCATIONS SHALL BE APPROVED BY THE OWNER.
7. SEE ENERGY CALCULATIONS FOR HEATING & COOLING EFFICIENCY REQUIREMENTS, DUCT INSULATION, RADIANT BARRIER ROOF SHEATHING, HERS VERIFICATION, AND WATER HEATER EFFICIENCY.
8. ENTRY DOOR GLAZING SHALL BE TEMPERED.
9. ONE EXTERIOR APPROVED AUDIBLE SPRINKLER 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 THE FLOW OF A SINGLE SPRINKLER OF 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 SURFACE WATERS FROM OVERFLOWING ONTO AND DAMAGING THE FACE OF THE SLOPE. GUTTERS OR OTHER SPECIAL DRAINAGE CONTROLS SHALL BE PROVIDED WHERE PROXIMITY OF RUNOFF FROM BUILDINGS OR OTHER STRUCTURES IS SUCH AS TO POSE A POTENTIAL HAZARD TO SLOPE INTEGRITY.
11. AT FLOOR OPENINGS WITH A SPAN OVER 4'-0" PROVIDE DOUBLE TRIMMERS AT HEADER. IF SPAN IS OVER 6'-0" PROVIDE A STRUCTURALLY DESIGNED HEADER WITH APPROVED HANGERS.
12. DOMESTIC HOT WATER LINES SHALL BE INSULATED. INSULATION SHALL BE THE THICKNESS OF THE PIPE DIAMETER UP TO 2" IN SIZE & MIN. 2" THICKNESS FOR PIPES LARGER THAN 2" IN DIAMETER (CPC 69.11)

WINDOW LEGEND

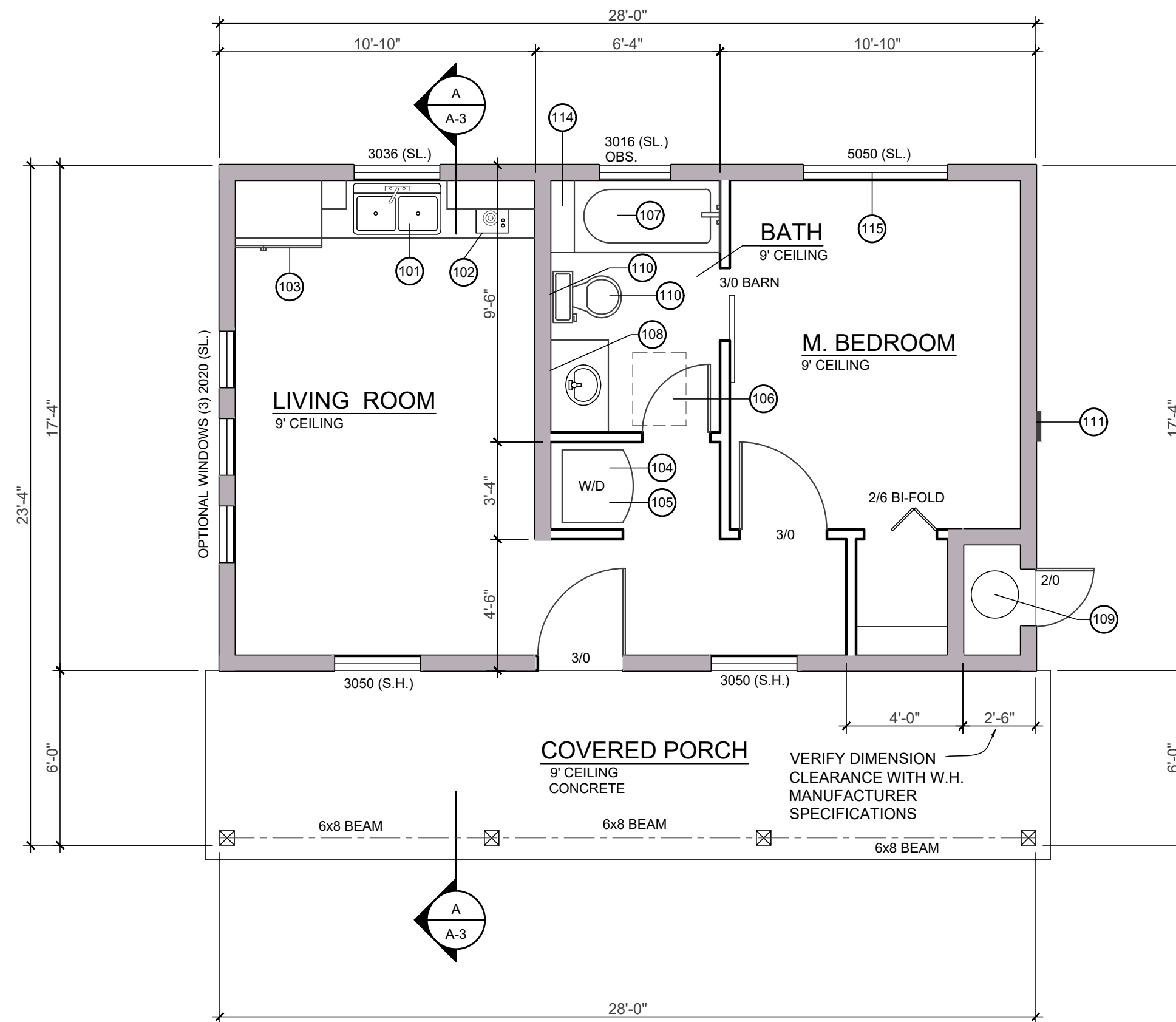
(SL.)	SLIDER
(S.H.)	SINGLE-HUNG
(D.H.)	DOUBLE-HUNG
(P)	PICTURE
(AWN)	AWNING
(C)	CASEMENT
(F.D.)	FRENCH DOOR

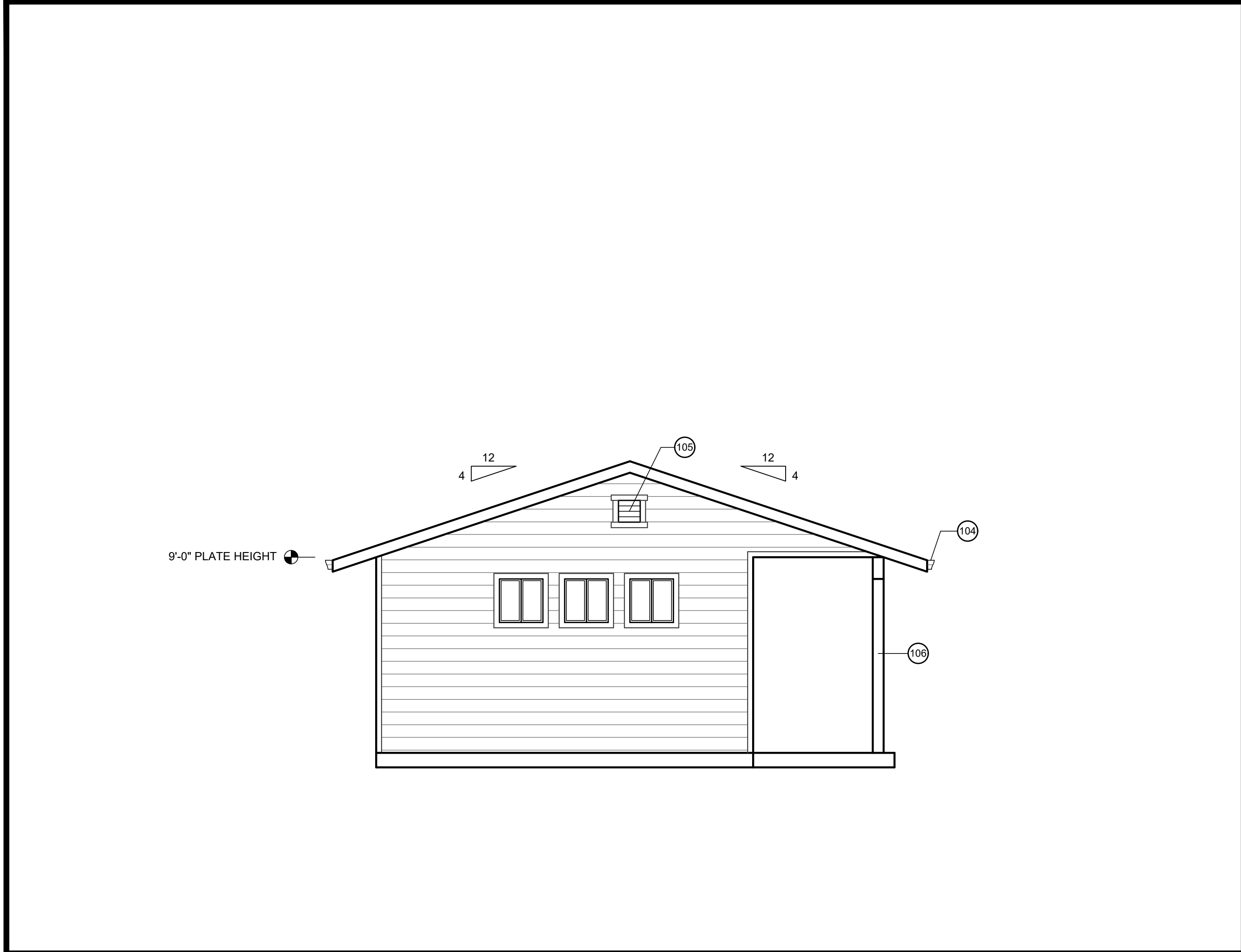
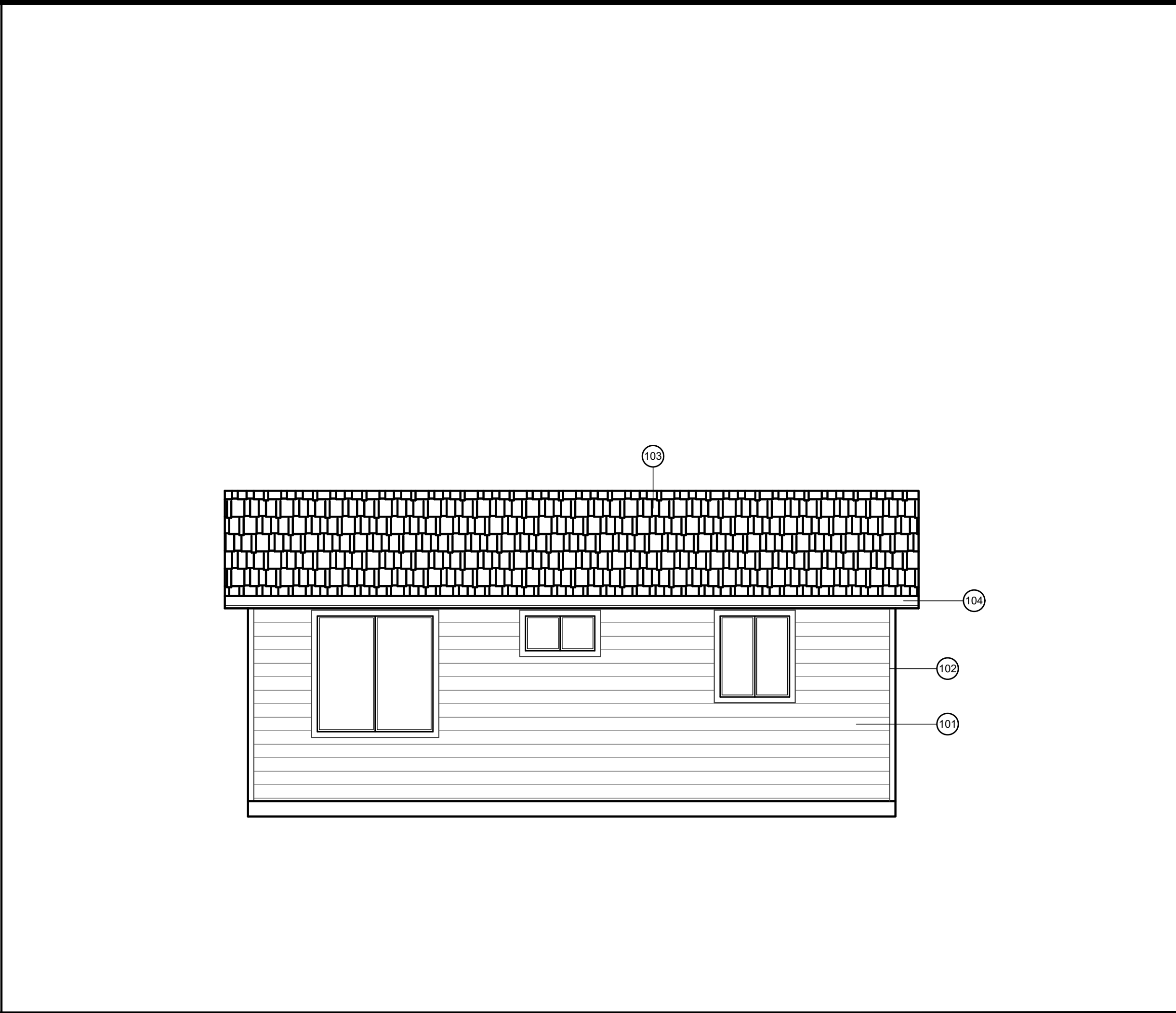
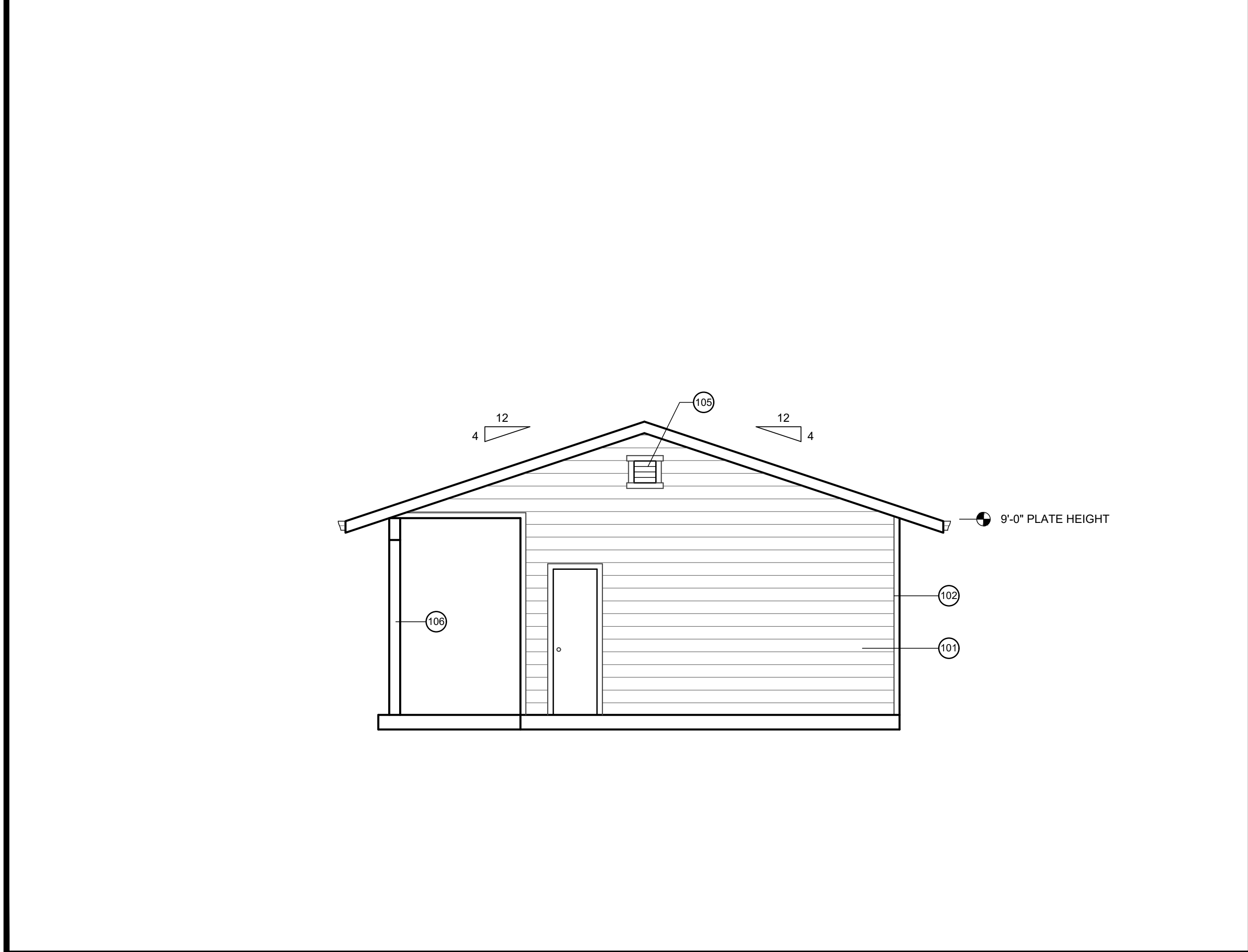
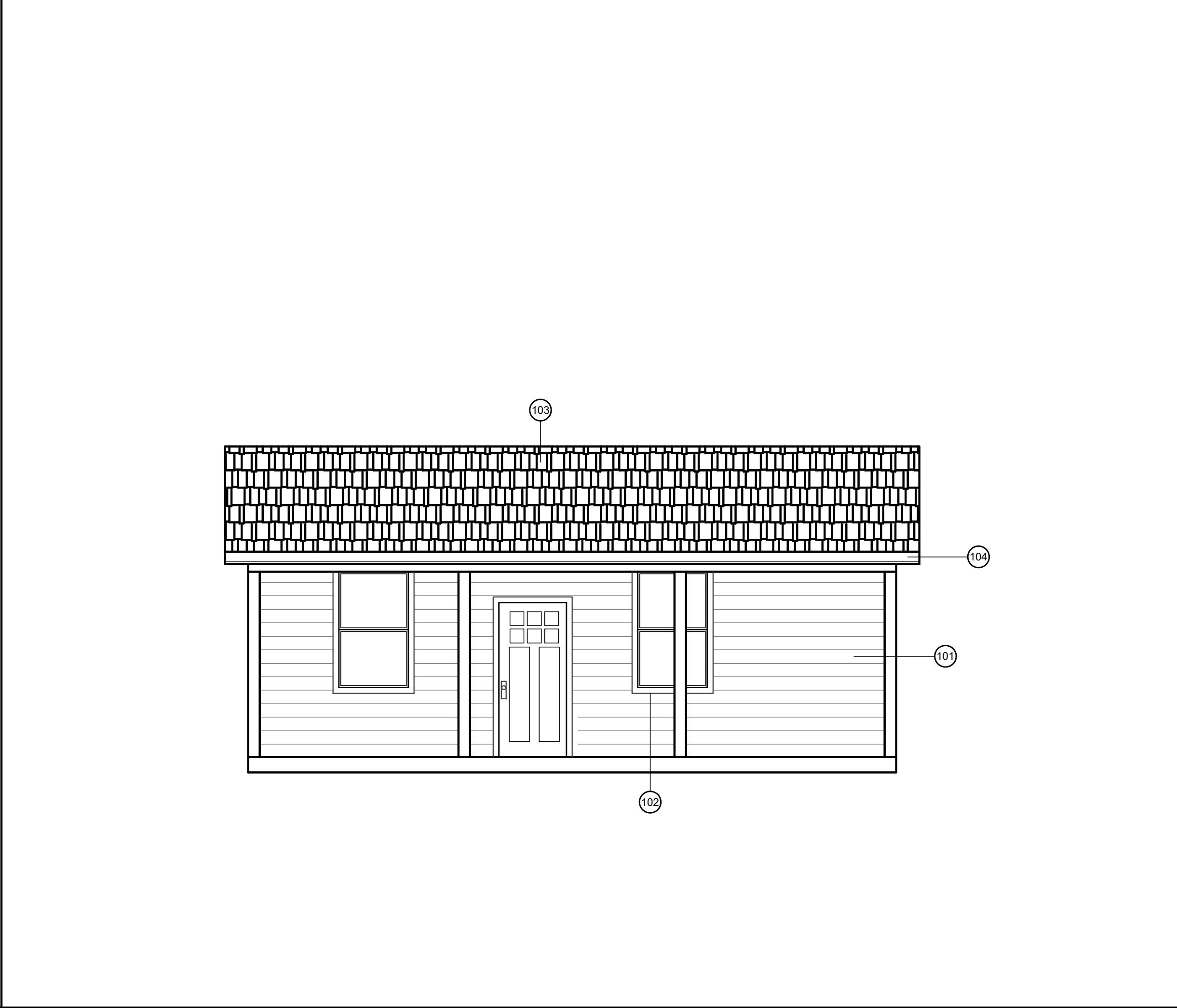
WALL SCHEDULE

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

FLOOR PLAN

1/4" = 1'-0"




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

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

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

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

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

1. FLASH AND COUNTERFLASH BETWEEN ROOFING AND VERTICAL SURFACES, INCLUDING PLASTER.
2. PROVIDE FLASHING AT ALL EXTERIOR OPENINGS EXPOSED TO WEATHER. CAULKING IS NOT 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.

	PLATE HEIGHT
	KEYNOTE NUMBER

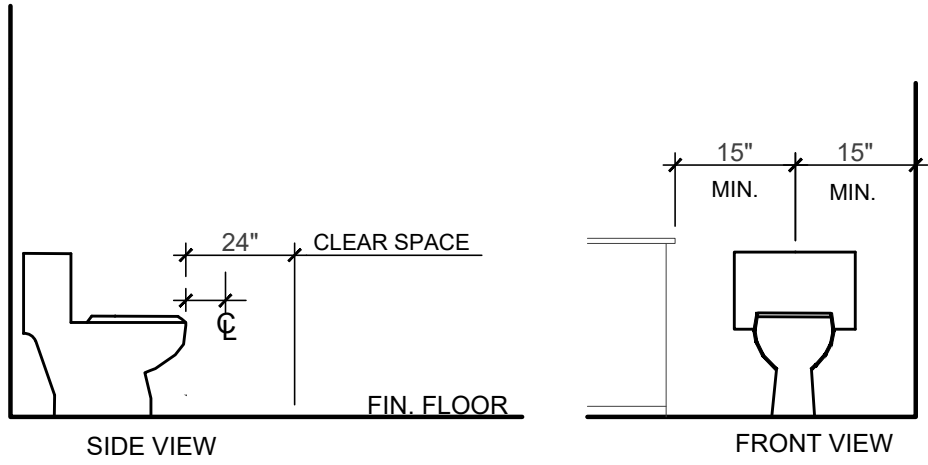


SHEET

A-2

AGING -IN-PLACE DESIGN & FALL PREVENTION

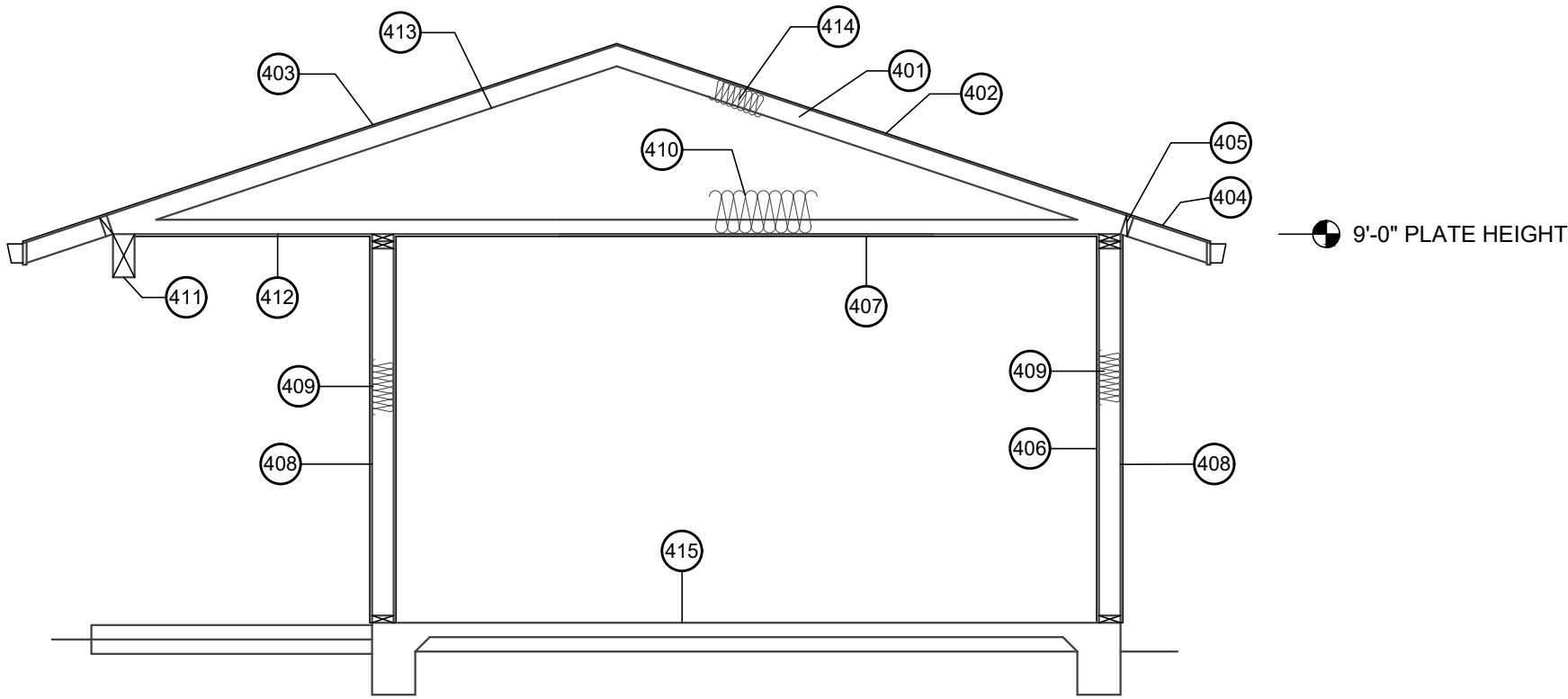
R328.1.1 Reinforcement for Grab Bars
At least one bathroom on the entry level shall be provided with reinforcement installed in accordance with this section. Where there is no bathroom on the entry level, at least one bathroom on the second or third floor of the dwelling shall comply with this section.
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.

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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 SHEATHING (APA RATED SHEATHING) 1/2" 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
- 415. SLAB PER FOUNDATION PLAN

LEGEND

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

A - CROSS SECTION

1/4" = 1'-0"



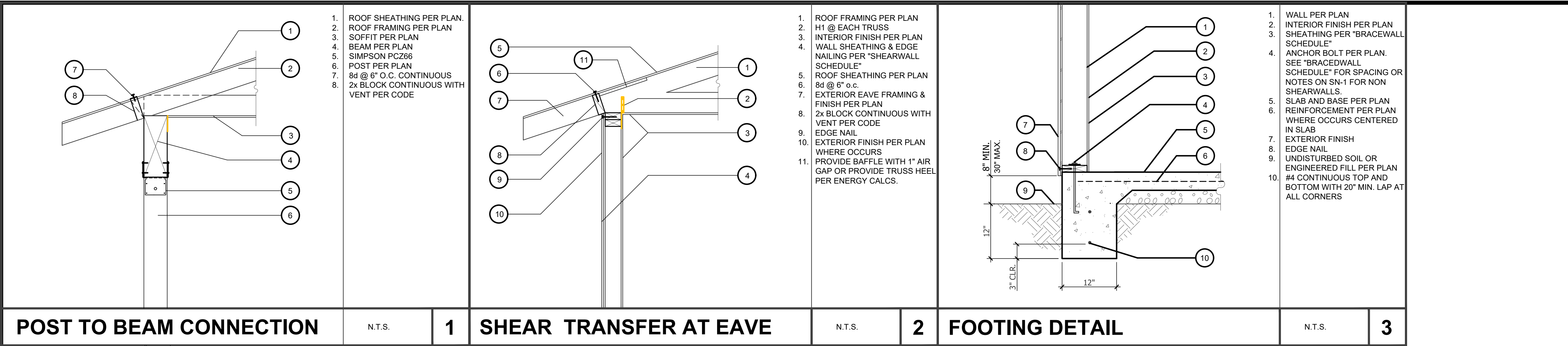
CITY OF CORNING
KALAMATA PLAN - 474 SQ. FT.
ONE BEDROOM

SCALE 1/4"=1'-0"

REVISIONS

SHEET

A-3



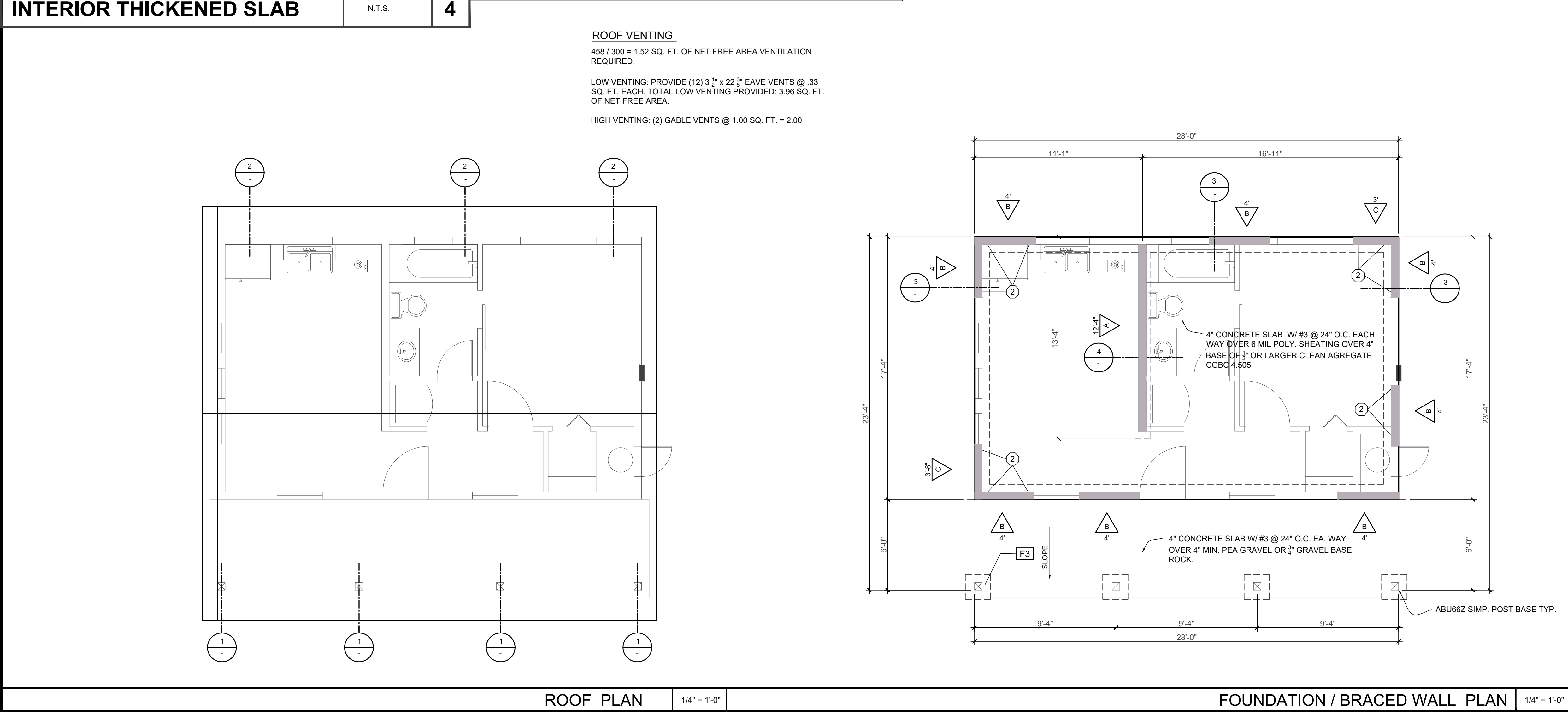
- 1. WALL PER PLAN
- 2. INTERIOR FINISH PER PLAN
- 3. SHEATHING PER "BRACEDWALL SCHEDULE" WHERE OCCURS
- 4. ANCHOR BOLT PER PLAN. SEE "BRACEDWALL SCHEDULE"
- 5. SLAB AND BASE PER PLAN
- 6. REINFORCEMENT PER PLAN CENTERED IN SLAB
- 7. EDGE NAIL
- 8. UNDISTURBED SOIL OR ENGINEERED FILL PER PLAN

ANCHOR BOLT / HOLDOWN SCHEDULE

MARK	HD	(MONO POUR)		(TWO POUR)		Dc MIN.	MIN. STEM WALL WIDTH	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.



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: 3/4" (3 COAT) STUCCO ON STUDS SPACED @ 16" o.c. MAXIMUM. NAIL OR STAPLE TO ALL STUDS, TOP & BOTTOM PLATES W/ No. 11 GAGE, 1-1/2" LONG, 7/8" HEAD OR No. 10 GAGE STAPLE, 7/8" 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"			
A	SEE "BRACED WALL SCHEDULE"			
1	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 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.				

CORNING

CITY OF CORNING

KALAMATA PLAN - 474 SQ. FT.

ONE BEDROOM

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

REVISIONS

SHEET

S-1