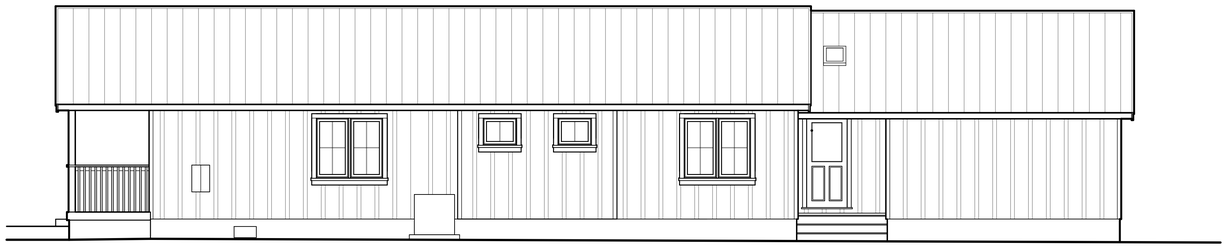
AN ADDITION / REMODEL FOR:

CHUCK CAMPAGNET & MO CONNER

6867 JEFFERSON ST., YOUNTVILLE CA

APN: 036-026-014-000



PROJECT DIRECTORY

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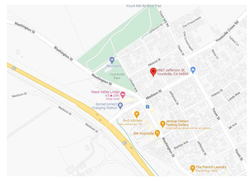
VICINITY MAP



SPECIAL TESTS/INSPECTIONS

1. EPOXY AND EXPANSION ANCHORS
2. ANCHOR BOLTS INSTALLED IN CONCRETE (SIMPSON TITEN HD)

SEE STRUCTURAL DRAWINGS FOR ALL LOADS AND DESIGN DATA

CAL GREEN:
RICK'S ENERGY SOLUTIONS ARE THE CAL GREEN SPECIAL INSPECTOR AND HERS RATER FOR THIS PROJECT. PLEASE CONTACT RICK'S ENERGY SOLUTIONS TO SCHEDULE INSPECTIONS 3-5 WORKING DAYS PRIOR TO REQUIRED INSPECTIONS

WORK DESCRIPTION

ADDITIONS TO AND RENOVATION OF AN EXISTING SINGLE FAMILY DETACHED RESIDENCE. WORK INCLUDES RELATED MECHANICAL, ELECTRICAL AND PLUMBING WORK.

CODE COMPLIANCE

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES AND THE FOLLOWING:

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ENERGY CODE (CENC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING STANDARD CODE (CGBSC)

PROJECT DATA

LOT AREA :	7446 SF; 0.17 ACRES
ZONING:	OLD TOWN DISTRICT
A.P.N.	036-211-041
OCCUPANCY GROUP,	R-3
CONSTRUCTION TYPE;	V-B
SPRINKLERS:	NONE EXISTING OR PROPOSED

SETBACKS:

	MIN ALLOWED.
FRONT:	HT≤5' = 10'-0" HT 15'-10' = 15'-0"
SIDES :	ONE STORY - 5'-0" MIN, 15' AGGREGATE
REAR:	15'-0"

GROSS FLOOR AREA:	EXISTING:	PROPOSED:
MAIN LIVING	1843 SF	1840 SF
GARAGE	530 SF	- SF
COVERED ENTRY/PORCH	184 SF	184 SF
CARPORT (SEPARATE PERMIT)	- SF	216 SF
TOTAL RES FLOOR AREA	2607 SF	2240 SF
ADU LIVING (SEPARATE PERMIT)	- SF	448 SF
TOTAL FLOOR AREA	2607 SF	2733 SF

LOT COVERAGE:	EXISTING:	PROPOSED:
FLOOR AREA	2607 SF	2733 SF
LOT AREA	7446 SF	7446 SF
	0.3501 OR 35%	0.3670 OR 37%

BUILDING HEIGHT:

EXISTING MAXIMUM BUILDING HEIGHT =	17'-10"
PROPOSED MAXIMUM BUILDING HEIGHT =	17'-10"

NOTES:

ABBREVIATIONS

(A)	@	AT	(E)	(E)	EXISTING	(J)	JST.	JOIST	(S)	S.A.D.	SEE ARCHITECTURAL DWGS.
	A.B.	ANCHOR BOLT		EA.	EACH		JT.	JOINT		S.E.D.	SEE ELECTRICAL DWGS.
	ADDL.	ADDITIONAL		ELEC.	ELECTRICAL	(K)				S.M.D.	SEE MECHANICAL DWGS.
	ADJ.	ADJUSTABLE		ELEV.	ELEVATION	(L)	LANDSC.	LANDSCAPING		S.P.D.	SEE PLUMBING DWGS.
	A.F.F.	ABOVE FINISHED FLOOR		E.J.	EXPANSION JOINT		LB. OR #	POUND OR NUMBER		S.S.D.	SEE STRUCTURAL DWGS.
	AGG.	AGGREGATE		EMB.	EMBEDMENT		LEV.V.V.	LEVEL		SC.	SOLID CORE
	ALT.	ALTERNATE		E.P.S.	EXTRUDED POLYSTYRENE FOAM		LT.	LIGHT		SCHED.	SCHEDULE
	ALUM.	ALUMINUM		EQ.	EQUAL		LTWT.	LIGHTWEIGHT		SD	SMOKE DETECTOR
	AMP.	AMPERAGE		EXT.	EXTERIOR	(M)	MAS.	MASONRY		SECT.	SECTION
	APA	AMERICAN PLYWOOD ASSOCIATION					MAX.	MAXIMUM		S.F./SQ.FT.	SQUARE FOOT
	APPROX.	APPROXIMATE	(F)	FDN.	FOUNDATION		M.D.F.	MEDIUM DENSITY FIBERBOARD		SHR.	SHEAR
	A.S.	AS SHOWN		FD	FLOOR DRAIN		MECH.	MECHANICAL		SHT.	SHEET
	ASTM	AMERICAN SOCIETY OF TESTING MATERIALS		F.F.	FINISHED FLOOR		MFR.	MANUFACTURER		SHTG	SHEATHING
	ARCH	ARCHITECTURAL		F.H.	FIRE HYDRANT		MIN.	MINIMUM		SIM.	SIMILAR
(B)	B.F.F.	BELOW FINISHED		F.J.	FLOOR JOIST		MISC.	MISCELLANEOUS		SPEC.	SPECIFICATIONS
				FLASHG	FLASHING		MTL.	METAL		SQ. IN.	SQUARE INCH
	BLDG.	BUILDING		FLR.	FLOOR					S.S.	STAINLESS STEEL
	BLK'G.	BLOCKING		FLUOR.	FLUORESCENT	(N)	N	NEW		ST	STRAP
	BM.	BEAM		F.O.	FACE OF		NEC.	NATIONAL ELECTRIC CODE		STD.	STANDARD
	BTM./BOTT.	BOTTOM		F.O.C.	FACE OF CONC. / CURB		N.G.	NATURAL GRADE		STL.	STEEL
	BTWN	BETWEEN	(F)	CONT			N.I.C.	NOT IN CONTRACT		STRUCT.	STRUCTURAL
(C)	CAB	CABINET		F.O.M.	FACE OF MASONRY		N.T.S.	NOT TO SCALE		STO.	STORAGE
	CALCS.	CALCULATIONS		F.O.S.	FACE OF STUD	(O)	O.C.	ON CENTER		SW	SHEAR WALL
	C.G.	CENTER TO CENTER		FR.	FRENCH		O.D.	OUTSIDE DIAMETER	(T)	TEMP / T.	TEMPERED
	CEM.PLAST.	CEMENT PLASTER		FTG.	FOOTING		O.H.	OVERHANG		TH/HLD	THRESHOLD
	C.I.	CAST IRON	(G)	GA.	GAUGE		OPG.	OPENING		THERM.	THERMOSTAT
	CLG.	CEILING		GALV.	GALVANIZED		OPP.	OPPOSITE		T.J.	TOOLED JOINT
	CL	CENTERLINE		G.F.C.I.	GROUND FAULT CIRCUIT INTERRUPTER	(P)	P.B.	PUSHBUTTON		T.O.C.	TOP OF CURB/CONCRETE
	CLOS.	CLOSET		GLU-LAM	GLUE LAMINATED BEAM		P.C.	PRECAST		T.O.S.	TOP OF SLAB/SHEATHING
	CLR.	CLEAR		GR.	GRADE		PERF.	PERFORATED		T.O.W.	TOP OF WALL
	C.M.U.	CONCRETE MASONRY UNITS		G.S.M.	GALVANIZED SHEET METAL		PL.	PLATE		T.O.P.	TOP OF PLATE
	COL.	COLUMN		GYP. BD.	GYPSUM BOARD		PLT.	PLATE HEIGHT		TRANSOM	TRANSOM
	CONC.	CONCRETE	(H)	H.B.	HOSE BIBB		PLYWD.	PLYWOOD		T.S.	TUBE STEEL
	CONN.	CONNECTION		H.C.	HOLLOW CORE		PR.	PAIR		T&B	TOP & BOTTOM
	CONT.	CONTINUOUS		HD	HOLDDOWN		PSI	POUNDS PER SQUARE INCH		T&G	TONGUE & GROOVE
	CONTR.	CONTRACTOR		H.H.	HEAD HEIGHT			PRESSURE TREATED		TYP.	TYPICAL
	CSMT	CASEMENT		HORIZ.	HORIZONTAL	(Q)	P.T.		(U)	U.L.	UNDERWRITERS LABORATORIES
(D)	DBL.	DOUBLE		HR.	HOUR					U.B.C.	UNIFORM BUILDING CODE
	DBL. PL.	DOUBLE PLATE		HT.	HEIGHT	(R)	R	RISER		U.M.C.	UNIFORM MECHANICAL CODE
	DET.	DETAIL	(I)	I.D.	INSIDE DIAMETER		R.D.	ROOF DRAIN		U.N.O.	UNLESS NOTED OTHERWISE
	DEG.	DEGREE		INCL.	INCLUDE		R.I.	ROUGH-IN		UTIL.	UTILITY
	D.F.	DOUGLAS FIR		INFO.	INFORMATION		REINF.	REINFORCING			
	DIA.	DIAMETER		INSUL.	INSULATION OR INSULATED		RFTR.	RAFTER	(V)	V	VOLTAGE
	DIAPH.	DIAPHRAGM		INT.	INTERIOR		RM.	ROOM		VERT.	VERTICAL
	DIM.	DIMENSION					REQ.	REQUIREMENT		V.I.F.	VERIFY IN FIELD
	DN.	DOWN					R/A/RWD	REDWOOD			
	D.S.	DOWNSPOUT									
	DWG.	DRAWING									

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A2	GENERAL NOTES	S1	FOUNDATION PLAN
A3	SITE PLAN	S2	ROOF FRMING PLAN
A4	EXTERIOR ELEVATIONS	SD1	STRUCTURAL DETAILS
A5	EXTERIOR ELEVATIONS	SD2	STRUCTURAL DETAILS
A6	EXISTING FLOOR PLANS	SD3	STRUCTURAL DETAILS
A7	PROPOSED FLOOR PLAN		
A8	ROOF PLAN	ENERGY COMPLIANCE	
A9	DETAILS	C61	CALGREEN CHECKLIST
A10	REFLECTED CEILING PLAN	C62	CALGREEN CHECKLIST
A11	ELECTRICAL PLAN	C63	CALGREEN NOTES AND TABLES
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LANDSCAPE DRAWINGS		T24.2	TITLE 24 ENERGY COMPLIANCE
L1	LANDSCAPE PLAN	T24.3	TITLE 24 SUMMARY & MANDATORY MEASURES
SURVEY DRAWINGS			
1 OF 1	SITE TOPOGRAPHY		

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COUNTY STAMP:

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REVISIONS:
A. CITY COMMENTS 2023-10-16
B. OWNER REVS/CITY COMMENTS 2023-12-4

SHEET CONTENTS: COVER SHEET

JOB NO. :	22-09
DATE :	7-11-23
ISSUE :	PERMIT SUBMISSION
DRAWN :	MP
CHECKED :	AP

PROJECT:
ADDITION / REMODEL FOR
CAMPAGNET & CONNER
6867 JEFFERSON ST., YOUNTVILLE CA
APN: 036-026-014-000

DESIGNER SIGNATURE:

SHEET NO.: A1

SEE ALSO STRUCTURAL NOTES BY STRUCTURAL ENGINEER. WHERE CONFLICTS OCCUR, STRUCTURAL ENGINEER'S NOTES SHALL GOVERN.

A - GENERAL REQUIREMENTS

A1 CONSTRUCTION WORKMANSHIP, AND MATERIALS SHALL CONFORM TO NOTES IN THIS SET OF CONSTRUCTION DOCUMENTS, ALL APPLICABLE LOCAL CODES AND ORDINANCES, 2022 CALIFORNIA BUILDING CODE (CBC), 2022 CALIFORNIA RESIDENTIAL CODE (CRC), 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA ENERGY CODE (CEnC), 2022 CALIFORNIA FIRE CODE (CFC) AND THE 2022 CALIFORNIA GREEN BUILDING STANDARD CODE (CGBSC).

A2 IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.

A3 CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE PRIOR TO BIDDING AND SHALL VERIFY ALL JOB SITE CONDITIONS AND DIMENSIONS, AND REPORT TO THE DESIGNER ANY DISCREPANCIES BETWEEN ON-SITE CONDITIONS AND THE CONSTRUCTION DOCUMENTS (INCLUDING SPECIFICATIONS) PRIOR TO PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.

A4 UNLESS SPECIFICALLY NOTED IN CONTRACT, TALON DESIGN GROUP, INC. WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FINAL DIMENSIONS, QUANTITIES, COORDINATION OF THE WORK OF ALL TRADES, QUALITY CONTROL, AND CONSTRUCTION STANDARDS FOR THIS PROJECT.

A5 THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE AT THE SITE TO SUPERVISE AND COORDINATE CONSTRUCTION AT ALL TIMES WHILE WORK IS IN PROGRESS.

A6 ALL CONTRACTORS SHALL BE REQUIRED TO MAINTAIN WORKER'S COMPENSATION INSURANCE AS REQUIRED BY CALIFORNIA LAW, ALSO, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE OF ADEQUATE COVERAGE, AS WELL AS FIRE, THEFT AND VANDALISM INSURANCE DURING CONSTRUCTION UP TO THE CERTIFICATE OF OCCUPANCY.

A7 THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE DESIGNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGNER. THE OWNER AND THE DESIGNER SHALL BE NAMED AS ADDITIONAL INSUREDS ON THE CONTRACTOR'S LIABILITY INSURANCE COVERAGE.

A8 THE CONTRACTOR SHALL OBTAIN ALL APPROVALS AND PERMITS FROM AUTHORITIES HAVING JURISDICTION PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL PREPARE A SCHEDULE FOR CONSTRUCTION AND SHALL SUBMIT TO OWNER FOR REVIEW.

A9 APPROVALS BY BUILDING INSPECTORS SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THESE PLANS AND SPECIFICATIONS.

A10 CONTRACTOR AND SUBCONTRACTORS ARE TO REFER TO THE COMPLETE SET OF ALL CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF WORK TO ELIMINATE POSSIBLE FUTURE ERRORS AND OMISSIONS.

A11 OMISSIONS: IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS THAT OF SIMILAR SHOWN CONDITIONS. IF FEATURES ARE STILL UNCLEAR, CONTACT THE DESIGNER FOR CLARIFICATION.

A12 PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL CONSULT NECESSARY REPRESENTATIVES OF AUTHORITIES HAVING JURISDICTION AS WELL AS GAS, ELECTRICITY, WATER, TELEPHONE AND CABLE COMPANIES CONCERNING AVAILABILITY AND HOOKUP OF ALL UTILITIES.

A13 ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PROVISIONS OF APPLICABLE I.C.C. RESEARCH RECOMMENDATIONS. WHERE SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR, PRODUCTS OF EQUAL QUALITY THAT MEET APPLICABLE STANDARDS AND SPECIFICATIONS AND THAT ARE APPROVED BY THE DESIGNER MAY BE USED.

A14 UNDER NO CIRCUMSTANCES SHALL ANY SHEETS (DRAWINGS, PRINTS, PLANS, ETC.) MARKED "PID SET" OR "PRELIMINARY NOT FOR CONSTRUCTION" BE USED FOR ACTUAL CONSTRUCTION. GENERAL CONTRACTOR SHALL PROVIDE SUBCONTRACTORS WITH MARKED "CONSTRUCTION DOCUMENTS", OR LATEST EDITION OF PRINTS AS CONFIRMED BY THE DESIGNER.

A15 SUBCONTRACTORS SHALL DISPOSE OF RUBBISH CAUSED BY THEIR WORK, AND KEEP PREMISES JOB SITE CLEAN OF SUCH RUBBISH. CONTRACTOR SHALL KEEP PREMISES "BROOM CLEAN" AT ALL TIMES.

A16 SHOP DRAWINGS AND OTHER SUBMITTALS PREPARED BY CONTRACTORS IN CONNECTION WITH SOME PORTION OF THIS WORK, ARE TO BE SUBMITTED TO THE OWNER AND APPROVED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR INSTALLMENT. ANY REVIEW OF SUBMITTALS BY THE OWNER OR THEIR REPRESENTATIVES IS FOR COMPLIANCE WITH DESIGN INTENT ONLY. VERIFICATION OF DIMENSIONS AND CONFORMITY WITH ON SITE CONDITIONS IS THE RESPONSIBILITY OF THE CONTRACTOR.

A17 DESIGNER OR ENGINEERED STAMPED PLANS CANNOT BE MODIFIED IN ANY WAY EXCEPT BY THE DESIGNER OR ENGINEER.

A18 SITE INFORMATION FOR THESE DRAWINGS WAS TAKEN FROM A SURVEY BY OTHERS, PROVIDED BY THE OWNER. REFERENCE IS HEREBY MADE TO THAT SOURCE AND TO THAT DRAWING FOR ADDITIONAL INFORMATION.

A19 CIVIL ENGINEERING DRAWINGS ARE PROVIDED UNDER SEPARATE CONTRACT AND THE CONTRACTOR IS HEREBY REFERRED TO THEM FOR SUPPLEMENTAL INFORMATION.

A20 STRUCTURAL ENGINEERING DRAWINGS ARE PROVIDED UNDER SEPARATE CONTRACT AND THE CONTRACTOR IS HEREBY REFERRED TO THEM FOR SUPPLEMENTAL INFORMATION.

A21 GEOTECHNICAL INFORMATION IS PROVIDED UNDER SEPARATE CONTRACT AND THE CONTRACTOR IS HEREBY REFERRED TO THAT REPORT BY OTHERS.

A22 TITLE 24 ENERGY COMPLIANCE INFORMATION INCLUDING DESIGN CRITERIA FOR HVAC AND PLUMBING SYSTEMS IS PROVIDED UNDER SEPARATE CONTRACT AND THE CONTRACTOR IS HEREBY REFERRED TO THAT REPORT BY OTHERS.

B - HVAC NOTES:

B1 HEATING, VENTILATION AND AIR CONDITIONING DRAWINGS OR NOTES INCLUDED HEREIN ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL PROVIDE DESIGN/BUILD DOCUMENTATION AS REQUIRED FOR THESE ITEMS. THIS DOCUMENTATION SHALL BE IN ACCORDANCE WITH THESE DRAWINGS, AND IN CONFORMANCE WITH ALL CODES AND ORDINANCES. CONTRACTOR SHALL OBTAIN ALL PERMITS FOR THIS WORK.

B2 THE MECHANICAL SUBCONTRACTOR SHALL VERIFY LOCATION OF ALL FAUX, EXTERIOR CONDENSER UNITS, INTERIOR REGISTERS AND RETURN AIR GRILLS WITH OWNER PRIOR TO COMMENCING THE WORK.

B3 TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 5' FROM ANY OPENINGS INTO THE BUILDING (ie DRYERS, BATH AND UTILITY FANS, ETC.) SUCH AS DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS). CMC 504.5

B4 BATHROOMS SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN, AND MUST BE CONTROLLED BY A HUMIDITY CONTROL (CAL 6-mm 4.506)

B5 WHERE FURNACES/FORCED AIR UNITS ARE LOCATED IN AN ATTIC OR CRAWL SPACE SPACE, PER CMC 504.4 AND 4070.0, PROVIDE:
- AN ACCESS OPENING AND PASSAGEWAY NOT LESS THAN THE LARGEST SYSTEM COMPONENT AND NOT LESS THAN 30" x 30"
- A PASSAGEWAY NOT EXCEEDING 20' WHERE PASSAGE HEIGHT IS LESS THAN 6' IN HEIGHT
- AN UNOBSTRUCTED PASSAGE WIDTH OF 24"
- A LEVEL WORKING PLATFORM OF NOT LESS THAN 30"x30" IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE UNLESS THE APPLIANCE CAN BE SERVICED FROM THE ACCESS OPENING
- A 120V OUTLET AND LIGHT FIXTURE NEAR THE APPLIANCE
- SWITCH CONTROLLING LIGHT FIXTURE AT ENTRANCE TO PASSAGEWAY
- PROVIDE A NON-CORROSIVE DRIP PAN WITH OVERFLOW AND CONDENSATE LINE TO THE OUTSIDE
- CLEARANCE FROM THE COMBUSTIBLES SHALL BE IN ACCORDANCE WITH 2022 C.M.C. AND 2022 C.P.C.

B6 ALL AIR DUCTS PENETRATING SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 26 GAUGE MINIMUM PER SECT. 406.1.R.

B7 VENT THE CLOTHES DRYER TO THE OUTSIDE SUCH THAT IT HAS SMOOTH 4 INCH METAL DUCT NOT TO EXCEED 14 FEET LENGTH WITH A MAXIMUM OF TWO 90 DEG. BENDS PER CMC 504.3.2.2. MORE THAN TWO BENDS REQUIRE REDUCTION OF THE 14 FEET BY 2 FEET/BEND . PROVIDE A BACK DRAFT DAMPER PER CMC 504.1

B8 ALL FIXED APPLIANCES ARE TO BE SECURELY FASTENED INTO PLACE AGAINST LATERAL MOVEMENT PER 2022 C.M.C.

B9 FURNACES LOCATED IN THE GARAGE MUST BE SET ON A RAISED PLATFORM AT LEAST 18 INCHES ABOVE THE FLOOR AND HAVE PROTECTION BARRIERS (BOLLARDS WHERE REQUIRED) AGAINST PHYSICAL DAMAGE.

B10 DUCT WORK SHALL USE PRESSURE-SENSITIVE TAPES, MASTICS, AEROSOL SEALANTS OR OTHER CLOSURE SYSTEMS MEETING APPLICABLE UL 181A AND B REQUIREMENTS. DRAWBANDS USED WITH FLEXIBLE DUCTS SHALL BE EITHER STAINLESS STEEL, WORM-DRIVEN HOSE CLAMPS OR UV-RESISTANT NYLON DUCT TIES. IN ADDITION, DRAWBANDS MUST HAVE A MINIMUM TENSILE STRENGTH RATING OF 150 POUNDS AND BE TIGHTENED AS RECOMMENDED BY THE MANUFACTURER.

B11 PROVIDE A KITCHEN RANGE HOOD OVER RANGE VENTED DIRECTLY TO THE OUTSIDE EXHAUSTING A MINIMUM OF 100 C.F.M. PER CMC AND ENERGY CODE. THE FAN MUST BE LISTED AT 3 SONE OR LESS FOR NOISE. THE RATING MUST BE BASED ON A WATER COLUMN OF .25 OR GREATER. (EXCEPTION): IF THE FAN EXHAUSTS IN EXCESS OF 400 C.F.M. THE 3 SONE RATING IS NOT REQUIRED. SEE ENERGY COMPLIANCE MANUAL SECTION 4.8.3, 4.8.1, CALIFORNIA ENERGY CODE 150(a), ASHRAE 62.2.

B12 WHERE A LAUNDRY ROOM HAS A GAS FIRED CLOTHES DRYER, PROVIDE A MAKE-UP AIR OPENING IN THE DOOR OF A MINIMUM OF 100 SQ. INCHES PER CMC 504.4.1

B13 GAS FIRED FURNACES MUST BE PROVIDED WITH COMBUSTION AIR PER CMC 701

C - PLUMBING NOTES:

C1 PLUMBING DRAWINGS OR NOTES INCLUDED HEREIN ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL PROVIDE DESIGN/BUILD DOCUMENTATION AS REQUIRED FOR THESE ITEMS. THIS DOCUMENTATION SHALL BE IN ACCORDANCE WITH THESE DRAWINGS, AND IN CONFORMANCE WITH ALL CODES AND ORDINANCES. CONTRACTOR SHALL OBTAIN ALL PERMITS FOR THIS WORK.

C2 HOT AND COLD RUNNING WATER IS REQUIRED.

C3 PLUMBING CLEAN-OUTS:
- UNDER FLOOR CLEAN-OUTS SHALL BE WITHIN 20 FEET OF THE CRAWL SPACE ACCESS, ACCESS DOOR OR TRAP DOOR ETC.
- CLEAN-OUTS SHALL BE WATER TIGHT AND AIR TIGHT
- EXTEND THE GROUND CLEAN-OUTS TO THE EXTERIOR OF THE BUILDING, MAKE THEM WATER-TIGHT AND GAS-TIGHT AND THEY MUST BE ABOVE GROUND

C4 SINKS AND WATER CLOSETS TO HAVE FLEXIBLE PIPE TO WATER SUPPLY.

C5 FIXTURE FLOW RATES- SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GPM @ 80 PSI, LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GPM @ 60 PSI, KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GPM @ 60 PSI, GRAVITY TANK-TYPE WATER CLOSETS SHALL HAVE MAXIMUM OF 1.28 GALLON/FLUSH

C6 THERE MUST BE AT LEAST 15 INCHES BETWEEN THE CENTER OF PLUMBING FIXTURES SUCH AS WATER CLOSETS OR SINKS AND THE NEAREST WALL OR OBJECT.

C7 CONSULT OWNER FOR ALL PLUMBING FIXTURE MAKES, MODELS, COLORS AND MANUFACTURERS.

C8 CONSULT OWNER FOR HEIGHTS OF ALL SHOWER HEADS.

C9 POSITION SHOWER VALVE CONTROLS SUCH THAT BATHER CAN ADJUST PRIOR TO STEPPING INTO SHOWER COMPARTMENT. POSITION SHOWER HEAD SUCH THAT IT DOES NOT SPRAY DIRECTLY AT THE ENTRANCE TO THE SHOWER ENCLOSURE

C10 SHOWERS AND TUB/SHOWERS SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS.

C11 DRAIN PIPES FROM UPPER LEVEL TO BE WRAPPED IN INSULATION FOR SOUND DAMPENING.

C12 ALL PLUMBING SHALL BE SEPARATED FROM STRUCTURE WITH PLUMBING PIPE ISOLATORS.

C13 AT SHOWERS AND TUB/SHOWERS THE MOISTURE RESISTANT UNDERLAYMENT SHALL BE INSTALLED TO A MIN. HEIGHT OF 72" ABOVE DRAIN INLET. AT ALL TUB/SHOWERS PROVIDE A SMOOTH, HARD, NON-ABSORBENT SURFACE (e.g. CERAMIC TILE) TO THE MIN. HEIGHT OF 72" ABOVE DRAIN INLET.

C14 FINISHED FLOOR OF SHOWER RECEPTOR SHALL SLOPE UNIFORMLY FROM THE SIDES TOWARDS THE DRAIN, NOT LESS THAN 1/4" PER FT. AND NOT MORE THAN 1/2" PER FT.

C15 PLUMBER TO PROVIDE VERTICAL FIXTURE VENT OR LOOP VENT FOR ISLAND DOUBLE-COMPARTMENT SINK, CPC 909.2.

C16 INSULATE WATER SYSTEM PIPING AND TANKS PER CEC SECTION 150.0 (j)

D - GAS AND FIREPLACE NOTES:

D1 PROVIDE GAS SHUT OFF VALVE AS REQUIRED.

D2 MECHANICAL CONTRACTOR SHALL PROVIDE GAS METER/LINE DETAILS, INCLUDING BUT NOT LIMITED TO:
- LOCATION OF METER
- TOTAL DEVELOPED LENGTH OF PIPING
- PIPE MATERIALS
- PIPE SIZING FOR MAIN AND BRANCHES PER 2022 CPC SECTION 1216 AND TABLE 1216.2(1)
- ALL GAS APPLIANCES AND CORRESPONDING BTUH
- APPLIANCE DEMAND IN CU FT. OF GAS, EACH PIECE AND TOTAL DEMAND AT METER
- PROTECTION FROM HEATHER IF APPLICABLE

D3 NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE.

D4 A PRESSURE TEST IS REQUIRED FOR GAS LINES PRIOR TO THE FINAL (MIN. 10PSI) FOR 15 MINUTES.

D5 GAS-CONSUMING APPLIANCES ARE NOT ALLOWED TO BE LOCATED IN BEDROOMS, BATHROOMS AND SLEEPING AREAS UNLESS SPECIFICALLY LISTED FOR SUCH USE.

D6 MANUFACTURED FIREPLACES CANNOT BE LOCATED IN BEDROOMS, BATHROOMS OR ANY OTHER SLEEPING AREAS UNLESS LISTED FOR USE IN THOSE LOCATIONS.

D7 WOODSTOVES OR PELLET STOVES MUST COMPLY WITH U.S. EPA NSPS SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AND COMPLY WITH APPLICABLE LOCAL ORDINANCES.

D8 ALL GAS FIREPLACES MUST MEET THE REQUIREMENTS OF CGBSC SECTION 4.503 - THEY SHALL BE DIRECT-VENT SEALED COMBUSTION TYPE.

D9 PROVIDE APPROVED ACCESSIVE GAS SHUT-OFF DEVICES (MOTION SENSITIVE) SUCH AS EARTHQUAKE AND TO BE TRIGGERED AFTER 500,000 BTU FLOW) DOWNSTREAM OF THE METER.

D10 PROVIDE APPROVED ACCESSIVE GAS SHUT-OFF DEVICE (NON-MOTION) SENSITIVE TO BE TRIGGERED WHEN THE GAS FLOW EXCEEDS THE DESIGN FLOW LIMIT) AT EACH CONNECTION OF A GAS APPLIANCE TO A GAS LINE. (THIS IS IN ADDITION TO THE INSTALLATION OF GAS SHUT-OFF DEVICES DOWNSTREAM OF THE GAS METER).

E - GLAZING AND EGRESS:

E1 SLIDING GLASS DOORS, BOTH FIXED AND SLIDING PANELS MUST BE FULLY TEMPERED FLOAT GLASS. LEAVE LABELS ATTACHED UNTIL FINAL INSPECTION.

E2 ALL WINDOWS WITHIN 18" OF FINISHED FLOOR OR TUB PLATFORM SHALL BE FULLY TEMPERED FLOAT GLASS. LEAVE LABELS ATTACHED UNTIL FINAL INSPECTION.

E3 ALL SHOWER DOORS AND SLIDING GLASS TUB DOORS SHALL BE 5/16" MINIMUM FULLY TEMPERED CLEAR GLASS OR 1/4" MINIMUM LAMINATED CLEAR SAFETY GLASS. GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II. SWING DOOR OUTWARD. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1/1 SQUARE FEET OF FLOOR AREA AND BE ABLE TO ENCOMPASS A 30" DIAMETER CIRCLE.

E4 ALL GLAZING INDOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS, AND SHOWERS, WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE TEMPERED GLASS.

E5 GLAZING ADJACENT TO THE LANDING OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60 INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING MUST BE SAFETY GLAZING PER R308.4.7.

E6 WHERE A WINDOW SILL IS LOCATED HIGHER THAN 72" ABOVE ADJACENT GRADE OR FINISHED SURFACE ON THE OPPOSITE SIDE, THE LOWEST PART OF THE OPENING SHALL BE 24" MIN. ABOVE THE ROOM FINISH FLOOR SURFACE. WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR, OPERABLE SECTIONS OF THE WINDOW SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" SPHERE.

E7 ALL SKYLIGHTS WITHIN BUILDING TO BE DOUBLE-GLAZED. ALL GLASS IN SKYLIGHTS SHALL BE FULLY TEMPERED SAFETY GLASS, OR ARE GLASS. APPROVED PLASTICS MAY BE USED. SKYLIGHTS TO COMPLY WITH CHAPTER 24 OF THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE.

E8 THE LANDING AT THE REQUIRED EGRESS DOOR SHALL NOT EXCEED 7.75" BELOW THE TOP OF THE DOOR THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING. IF THE DOOR DOES SWING OVER THE LANDING, THE THRESHOLD SHALL NOT BE MORE THAN 1.5" BELOW THE TOP OF THE THRESHOLD PER CRC R311.3.1. STORM AND SCREEN DOORS ARE PERMITTED TO SWING OVER THE LANDING PER CRC R311.3.3.

E9 THE LANDING AT DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL NOT EXCEED 7.75" BELOW THE TOP OF THE DOOR THRESHOLD PER CRC R311.3.2

E10 ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FEET. MINIMUM NET OPENING HEIGHT SHALL BE 24", MINIMUM NET WIDTH 20" WITH FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.

E11 EMERGENCY ESCAPE/RESCUE OPENING WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND LEVEL SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH 2022 CRC SECT. R310. THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SF, WITH A MINIMUM DIMENSION OF 36". THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44" SHALL BE EQUIPPED WITH AN APPROVED PERMANENTLY AFFIXED LADDER OR STEPS. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12", SHALL PROJECT AT LEAST 3" FROM THE WALL AND SHALL BE SPACED NO MORE THAN 18" ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL. LADDERS OR STEPS SHALL NOT ENCROACH INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL BY MORE THAN 6". THE LADDER OR STEPS SHALL NOT BE OBSTRUCTED BY THE EMERGENCY ESCAPE AND RESCUE OPENING.

E12 STAIR RISER HEIGHT SHALL BE 7.75" MAXIMUM AND 4" MINIMUM. STAIR TREAD DEPTH SHALL BE 10" MINIMUM.

E13 WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10" MEASURED AT A POINT 12" FROM THE SIDE WHERE THE TREADS ARE NARROWER, NO PART OF THE WINDER TREAD CAN BE LESS THAN 6"

F - WATER HEATER NOTES:

F1 GAS FIRED WATER HEATERS MUST BE INSTALLED WITH SEISMIC STRAPS PER 2022 CPC 507 AND BE PROVIDED WITH COMBUSTION AIR PER CPC 506

F2 CARRY THE OVERFLOW LINE OF THE WATER HEATER (TANK TYPE OR TANKLESS) P & T VALVE TO THE OUTSIDE.

F3 WATER HEATER IN A CRAWL SPACE OR GARAGE MUST BE SET ON A RAISED PLATFORM AT LEAST 18 INCHES FROM THE FLOOR.

F4 MECHANICAL CONTRACTOR SHALL PROVIDE SEALED COMBUSTION UNITS. a) FURNACES b) WATERHEATERS

F5 WATER HEATER RELIEF VALVES TO BE PROVIDED WITH A DRAIN. THE DRAIN SHALL EXTEND FROM THE VALVE TO THE OUTSIDE OF THE BUILDING TO GRAVITY DRAIN WITH END OF PIPE NOT MORE THAN 2" NOR LESS THAN 6" ABOVE THE GROUND AND POINTING DOWN, PER 2022 CPC SECTION 608.5

F6 WATER HEATER SYSTEMS USING GAS OR PROPANE SHALL INCLUDE THE FOLLOWING:
- 120V ELECTRICAL RECEPTACLE WITHIN 8' FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS.
- A CAT. III OR IV VENT, OR B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED.
- A CONDENSATION DRAIN THAT IS NO MORE THAN 2" HIGHER THAN THE BASE OF THE INSTALLED WATER HTR., AND ALLOWS NATURAL DRAINING (NOT PUMP ASSISTANCE
- A GAS SUPPLY WITH A CAPACITY OF AT LEAST 200,000 BTU PER HOUR.

G - INSULATION:

G1 REFER TO TITLE 24 REPORT FOR MINIMUM INSULATION REQUIREMENTS

G2 INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND BUILDER STATING THAT THE INSTALLATION AND THE MATERIALS INSTALLED, CONFORM WITH THE REQUIREMENTS OF TITLE 24.

G3 COLD WALLS: BUILDING COMPONENTS SEPARATING LIVING SPACE AND AN ADJACENT UNHEATED GARAGE, STORAGE ROOM, ATTIC OR CRAWL SPACE TO BE INSULATED THE SAME AS ROOF, WALLS, OR FLOOR OF DWELLING AS OCCURS.

G4 DUCTS MUST BE CONSTRUCTED, INSTALLED, AND INSULATED AS PER 2014 CMC.

G5 ALL INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450.

H - GYPSUM DRYWALL:

H1 GYPSUM BOARD WORK AND MATERIALS SHALL MEET ALL REQUIREMENTS OF A.N.S.I. NO. 97.1, FOR THE APPLICATION AND FINISHING OF "ALLBOARD" JOINT COMPOUND SYSTEM MIXED, APPLIED, AND FINISHED IN COMPLIANCE WITH MANUFACTURER'S PRINTED DIRECTIONS, TO BE INVISIBLE AFTER FINISHED. INCLUDING ALL METAL CORNER BEADS AND TRIM.

H2 USE 5/8" DRYWALL FOR ALL WALLS AND CEILINGS

H3 ALL AREAS UNDER STAIRWAYS USE 5/8" TYPE "X" GYPSUM WALLBOARD.

H4 GARAGE SEPARATION WALLS AND CEILINGS SHALL BE SHEATHED WITH 5/8" TYPE "X" GYPSUM WALLBOARD WITH TAPERED JOINTS.

J - TILE:

J1 ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CERAMIC TILE INSTITUTE'S MOST CURRENT HANDBOOK AND A.N.S.I. A108.1.

J2 UNLESS NOTED OTHERWISE ON THE DRAWINGS, USE "DUROCK" OR "HONDERBOARD" BACKING BOARD WHERE TILE IS TO BE APPLIED TO WALLS.

J3 PROVIDE MATERIALS OBTAINED FROM ONLY ONE SOURCE FOR EACH TYPE OF TILE AND COLOR TO MINIMIZE VARIATIONS IN APPEARANCE AND QUALITY.

J4 GROUT JOINTS FOR MARBLE AND GRANITE TILE SHALL BE HELD AS TIGHT AS POSSIBLE AND SHALL BE UNIFORM IN WIDTH.

J5 GROUT JOINTS FOR CERAMIC TILE SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS AND SHALL BE UNIFORM IN WIDTH.

J6 WHERE TILE MEETS ANOTHER FLOORING MATERIAL (I.E., CARPET, WOOD), CONCEALED STRIPPING AS REQUIRED SHALL BE USED TO FORM THE TIGHTEST POSSIBLE JOINING. DOOR THRESHOLDS SHALL BE CORRECTLY LOCATED AND CENTERED UNDER THE CLOSED DOOR LINE. EXPOSED SCREWS OR NAILS ARE NOT ACCEPTABLE.

K - CAULKING AND SEALANTS:

K1 APPLY IN STRICT ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.

K2 SEAL ALL JOINTS AROUND OPENINGS TO PROVIDE A WATERTIGHT AND AIRTIGHT SEAL. CLEAN JOINTS THOROUGHLY. AREAS ADJACENT TO JOINTS SHALL BE MASKED IF NECESSARY TO OBTAIN A NEAT SEALER LINE, FREE OF STAINS ON ADJACENT SURFACES. JOINTS GREATER THAN 1" IN DEPTH SHALL BE FILLED WITH BACK-UP MATERIAL.

K3 ALL LOCATIONS INDICATED ON DRAWINGS AND WHEREVER AIR, WATER, OR DUST MAY INFILTRATE BETWEEN CONSTRUCTION MEMBERS AND AS DIRECTED BY BUILDER SHALL BE CAULKED. SET EXTERIOR EDGES OR ALL EXTERIOR THRESHOLDS IN SEALANT TO PROVIDE WEATHER TIGHT SEAL.

K4 CAULK AND/OR SEAL ALL EXPOSED EXTERIOR AND INTERIOR JOINTS ABOVE AND BELOW GRADE AND ALL THOSE EXTERIOR AND INTERIOR JOINTS AND APPENDAGES CONCEALED BY OTHER BUILDING MATERIALS, FLASHINGS, ETC., WITH CAULKING AND/OR SEALANT MATERIAL AT EXPOSED AREAS IN COLOR AS NEAR AS POSSIBLE TO MATCH ABUTTING NATURAL OR PAINTED FINISHES.

K5 CAULKING AND SEALANT COMPOUNDS INDICATED ON DRAWINGS SHALL BE STANDARD DRY WALL PRODUCTS, INC., OR AS OTHERWISE APPROVED AND COMPLYING WITH THE APPLICABLE FEDERAL SPECIFICATIONS. NEOPRENE SEALING TAPES AND STRIPS SHALL BE AS MANUFACTURED BY DUPONT, ELASTOMER CHEMICALS DEPARTMENT.

Napa County Fire Department
Fire Marshal's Office
Hall of Justice, 2nd Floor
1125 3rd Street
Napa, CA 94559

Office: (707) 299-1464

Jake White
Fire Marshal

A Tradition of Stewardship
A Commitment to Service

Napa County Fire Department
Conditions of Approval

TO:	Town of Yountville Planning Department	**DATE:**	10/10/2023
FROM:	Jason Downs, Deputy Fire Marshal	**PERMIT #**	Land Use Permit
SUBJECT:	6867 Jefferson Street (Main and ADU)	**APN:**	036-026-014

The Napa County Fire Marshal's Office has reviewed the submittal package for the above-proposed project. The Fire Marshal approves the project as submitted with the following conditions of approval:

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes, and ordinances at the time of Building Permit issuance.

2. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested, and finalized.

Please note that the comments noted above are based on a Fire Marshal review only. There may be additional comments or information requested from other County Departments or Divisions reviewing this application submittal package. Napa County Fire Marshal's Office Development Guidelines can be found @ www.countyofnapa.org/firemarshal. Please contact me at (707) 299-1467 or email at jason.downs@countyofnapa.org with any questions or concerns.

TALON DESIGN GROUP, INC.
Phone: 530.746.1405 Email: info@talondesign.com

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REVISIONS:
A. CITY COMMENTS 2023-10-16
B. OWNER REVS/CITY COMMENTS 2023-12-4

SHEET CONTENTS: GENERAL NOTES & CONDITIONS OF APPROVAL

JOB NO. :	22-09
DATE :	7-11-23
ISSUE :	PERMIT SUBMISSION
DRAWN :	MP
CHECKED :	AP

PROJECT: ADDITION / REMODEL FOR CAMPAGNET & CONNER
6867 JEFFERSON ST., YOUNTVILLE CA
APN: 036-026-014-000

DESIGNER SIGNATURE:

SHEET NO.: A2

PERVIOUS/IMPERVIOUS AREAS		
IMPERVIOUS		
	EXISTING	PROPOSED
GARAGE	530	-
PRIMARY RES	1843	1890
ADU	-	443
CARPORT	-	216
PORCHES/DECKS/ WALKWAYS	514	437
TOTAL	2937	2986
PERVIOUS		
	EXISTING	PROPOSED
DRIVEWAY	710	1038
WALKWAYS/PATIOS	432	873
TOTAL	1142	1911
SUMMARY		
	EXISTING	PROPOSED
LOT AREA	7446	7446
% IMPERVIOUS	39.4	40.1
% PERVIOUS	15.3	25.7

SITE GENERAL NOTES

A. THIS SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR BUILDING AND SITE WORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES AND SUBSTRUCTURES.

B. THIS PLAN IS NOT A GRADING AND DRAINAGE OR EROSION CONTROL PLAN.

C. REFER TO SOILS REPORT BY SOILS ENGINEER FOR ANY SPECIAL CONDITIONS.

D. ALL GRADING, SITE PREPARATION, PLACEMENT AND COMPACTION OF FILL IS TO BE DONE IN ACCORDANCE WITH CITY AND/OR COUNTY GRADING ORDINANCES

E. AT A MINIMUM, THE PAD GRADE UNDER BUILDING SHALL HAVE POSITIVE SLOPE TO A MINIMUM OF ONE AREA DRAIN WHICH SHALL BE PIPED TO THE PERIMETER FOUNDATION DRAINAGE SYSTEM

F. ALL DOWNSPOUTS TO DISCHARGE TO ADJACENT LANDSCAPE AREAS. EXISTING DRAINAGE TO BE MAINTAINED

G. TAKE NECESSARY PRECAUTIONS TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION TO REMAIN.

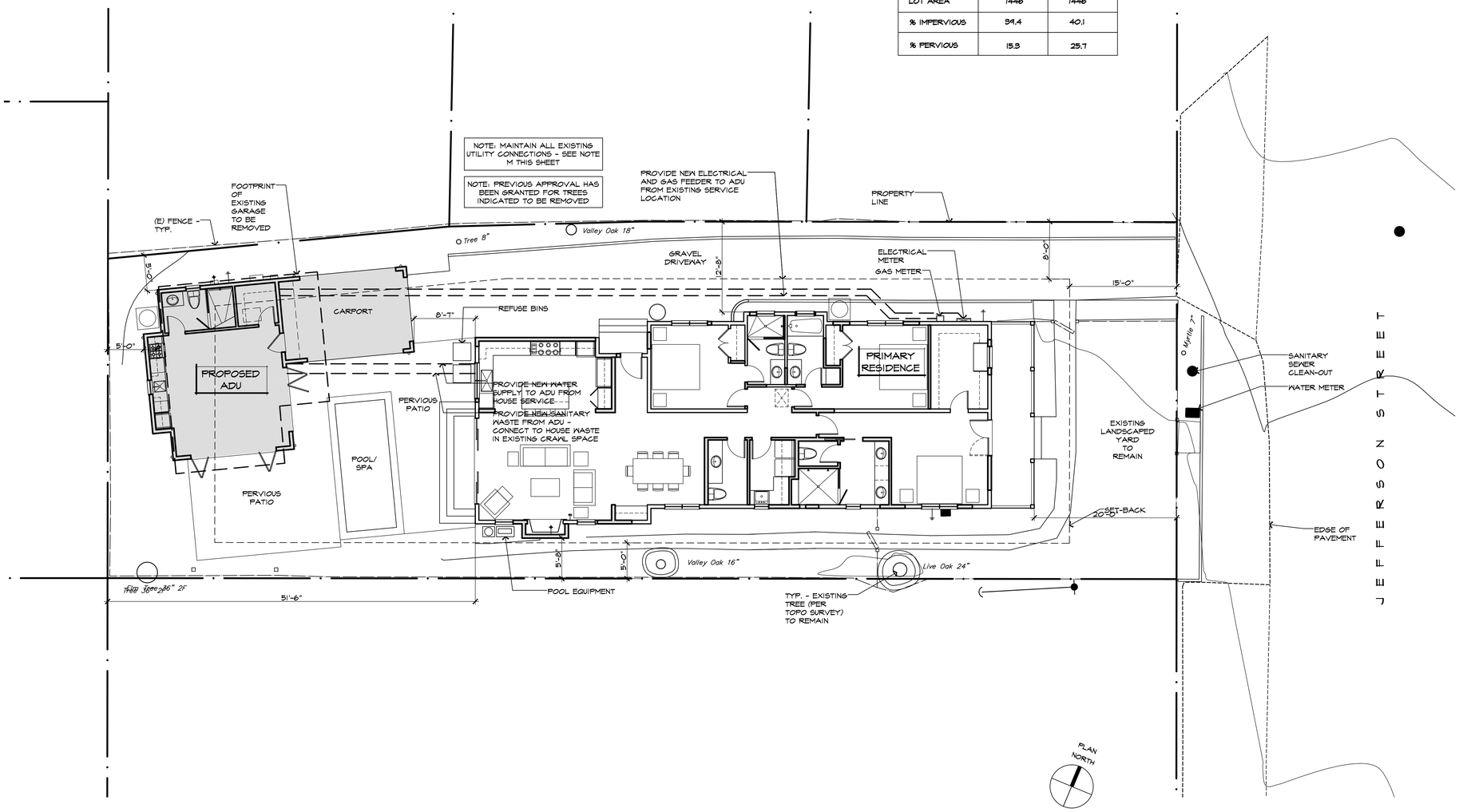
H. SOIL DISTURBANCE SHALL BE LIMITED TO THAT WHICH IS NECESSARY TO EXECUTE THE WORK.

J. SURFACE DRAINAGE SHALL SLOPE 5% FROM BUILDINGS FOUNDATIONS FOR A MINIMUM OF 10 FEET AND AT LEAST 1% TO SUITABLE COLLECTION POINTS PER CIVIL DRAWINGS

K. PROPERLY DISPOSE OF ALL REMOVED MATERIALS WHICH WILL NOT BE REUSED IN THE NEW CONSTRUCTION.

L. UNUSUAL CONDITIONS NOT COVERED BY CONTRACT. IF ENCOUNTERED, SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF DESIGNER AND OWNER.

M. ENSURE ALL UTILITY CONNECTIONS COMPLY WITH YOUNTVILLE STANDARDS "ADOPTED CITY OF NAPA AND NAPA SANTITATION STANDARDS WITH ANNEXED CHANGES" AS FOUND ON TOWN OF YOUNTVILLE WEBSITE; PUBLIC WORKS PAGE.



SITE PLAN

SCALE 1/8" = 1'-0"

1

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SHEET CONTENTS: SITE PLAN

JOB NO. :	22-09
DATE :	7-11-23
ISSUE :	PERMIT SUBMISSION
DRAWN :	MP
CHECKED :	AP

PROJECT: ADDITION / REMODEL FOR
CAMPAGNET & CONNER
6867 JEFFERSON ST., YOUNTVILLE CA
APN: 036-026-014-000

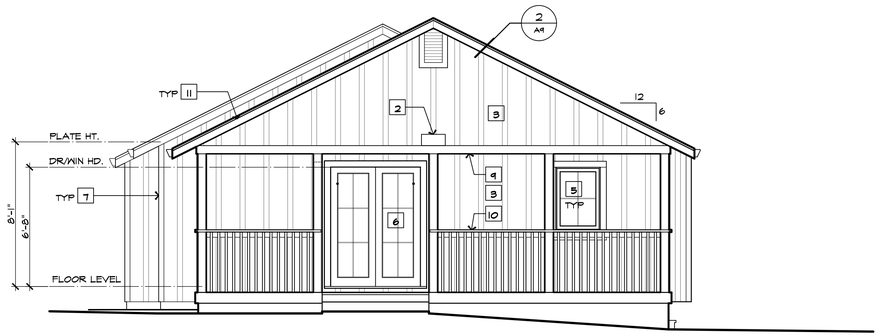
DESIGNER SIGNATURE:

SHEET NO.: A3

EXISTING FRONT (EAST) ELEVATION

SCALE 1/4" = 1'-0"

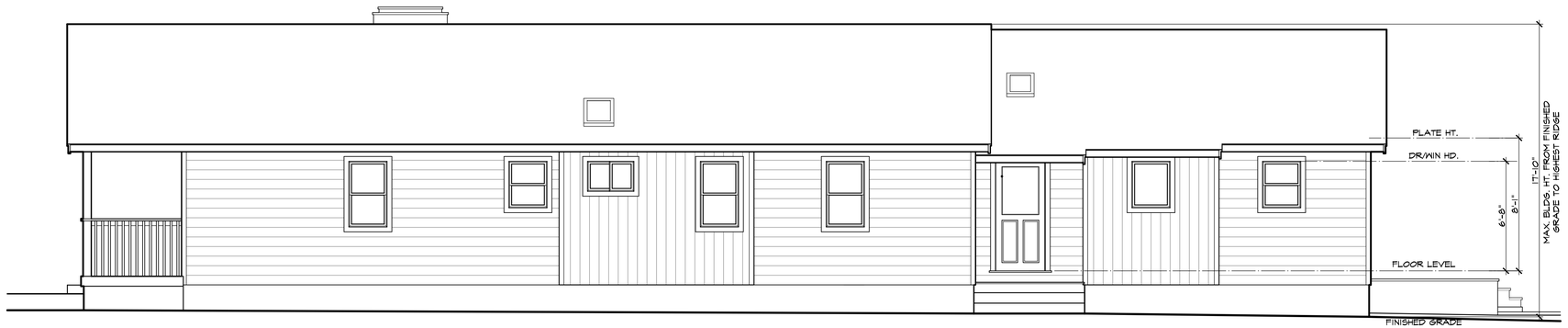
1



PROPOSED FRONT (EAST) ELEVATION

SCALE 1/4" = 1'-0"

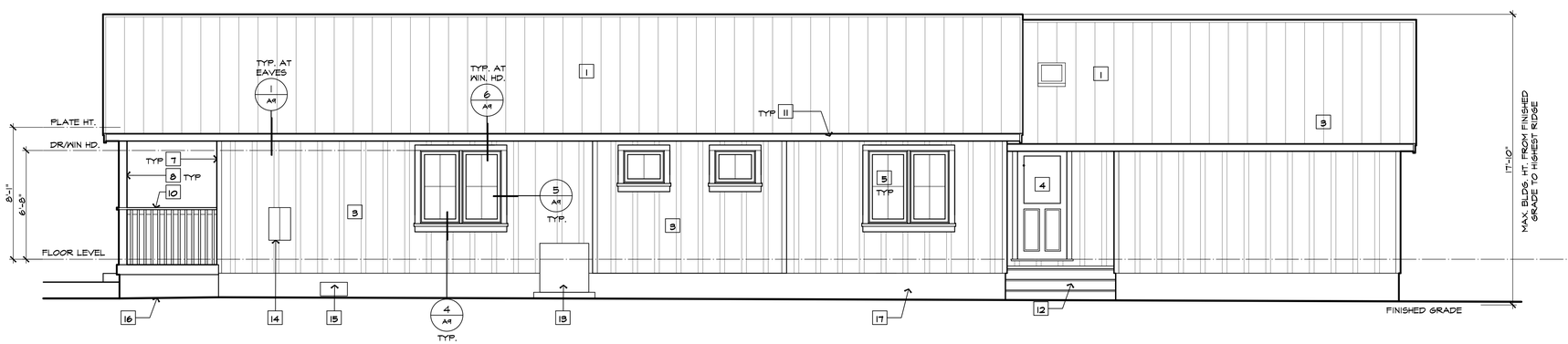
2



EXISTING RIGHT (NORTH) ELEVATION

SCALE 1/4" = 1'-0"

3



PROPOSED RIGHT (NORTH) ELEVATION

SCALE 1/4" = 1'-0"

4

GENERAL ELEVATION NOTES

A. SEE ALSO GENERAL NOTES SHEET A2.
B. CONTRACTOR SHALL VERIFY ALL EXTERIOR MATERIALS, FINISHES AND COLORS WITH OWNER.
C. ALIGN TOP WINDOW HEADS WITH THE TOP OF DOORS TYPICAL = 6'-8" NOMINAL U.N.O. ON ALL BUILDING LEVELS. VERIFY ACTUAL FRAMING HEIGHTS WITH SELECTED DOOR MANUFACTURERS ROUGH OPENING SPECIFICATIONS.
D. ALL DOWNSPOUTS TO DISCHARGE TO ADJACENT LANDSCAPE AREAS. CONTRACTOR TO VERIFY DOWNSPOUT LOCATIONS.
E. WHERE STUCCO FINISH OCCURS, PROVIDE EXPANSION AND CONTROL JOINTS AT EXTERIOR PLASTER WALLS PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS. CONTRACTOR TO VERIFY ALL LOCATIONS.
F. ADDRESS NUMBERS - MUST BE CLEARLY VISIBLE FROM THE STREET, MINIMUM 4" HIGH, HAVE A MINIMUM STROKE OF 1/2", AND SHALL CONTRAST WITH THEIR BACKGROUND PER CRC R319
G. CHIMNEYS - EXTEND ALL FIREPLACE FLUE PIPES 2'-0" MINIMUM ABOVE ALL PORTIONS OF BUILDING WITHIN A 10'-0" RADIUS.

ELEVATION KEYNOTES

1	STANDING SEAM METAL ROOF
2	ADDRESS NUMBERS - SEE GENERAL ELEVATION NOTES
3	BOARD & BATTEN SIDING WITH PAINT FINISH
4	WOOD/GLASS ENTRY DOOR UNIT - TEMPERED.
5	DUAL GLAZED COMPOSITE WINDOW
6	DUAL GLAZED COMPOSITE TEMPERED FRENCH DOORS
7	2X4 CORNER TRIM
8	WOOD CLAD POSTS W/ PAINT FINISH
9	WOOD CLAD BEAM WITH PAINT FINISH
10	EXISTING WOOD RAIL TO REMAIN
11	NEW FASCIA PER DETAILS
12	NEW EXTERIOR WOOD STEPS
13	A/C COMPRESSOR LOCATION
14	ELECTRIC METER LOCATION
15	GAS METER LOCATION
16	FINISHED GRADE
17	DIRECT VENT FOR GAS FIREPLACE

COLORS AND MATERIALS

SEE COLOR BOARD FOR PROPOSED COLORS AND MATERIALS

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REVISIONS:
A CITY COMMENTS 2023-10-16
B OWNER REVS/CITY COMMENTS 2023-12-4

SHEET CONTENTS: EXTERIOR ELEVATIONS

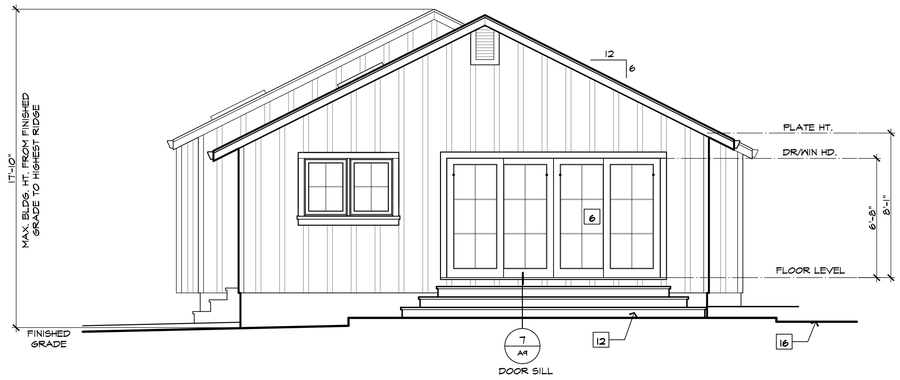
JOB NO. :	22-09
DATE :	7-11-23
ISSUE :	PERMIT SUBMISSION
DRAWN :	MP
CHECKED :	AP

PROJECT / ADDITION / REMODEL FOR
CAMPAGNET & CONNER
6367 JEFFERSON ST., YOUNTVILLE CA
APN: 036-026-014-000
DESIGNER SIGNATURE:

SHEET NO.: A4

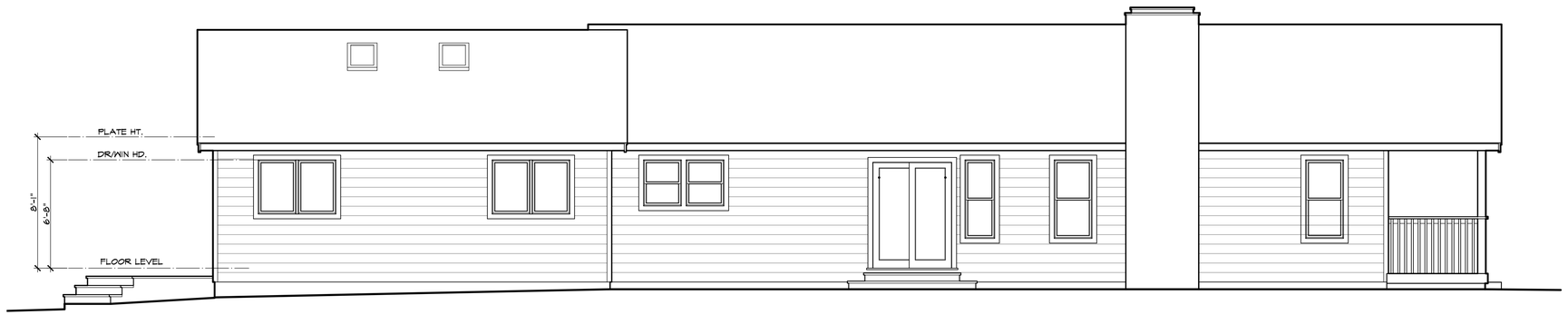
EXISTING REAR (WEST) ELEVATION 1

SCALE 1/4" = 1'-0"



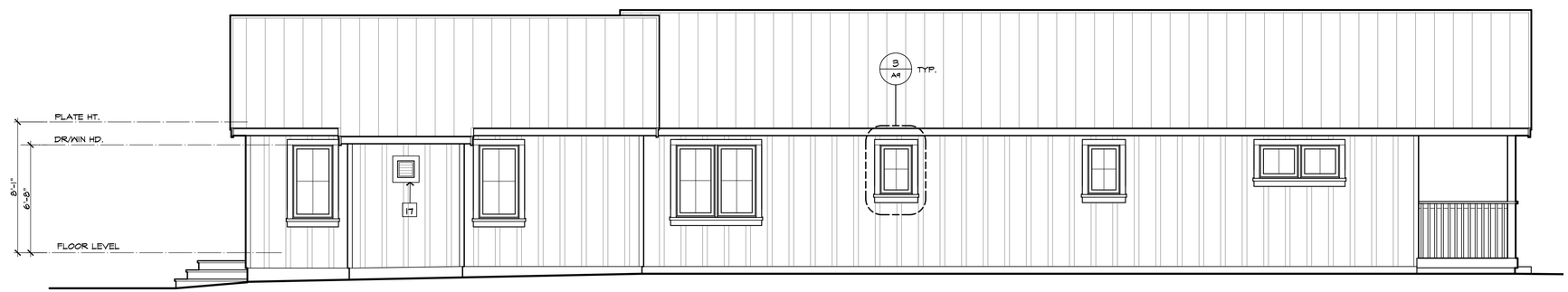
PROPOSED REAR (WEST) ELEVATION 2

SCALE 1/4" = 1'-0"



EXISTING LEFT (SOUTH) ELEVATION 3

SCALE 1/4" = 1'-0"



PROPOSED LEFT (SOUTH) ELEVATION 4

SCALE 1/4" = 1'-0"

GENERAL ELEVATION NOTES

A. SEE ALSO GENERAL NOTES SHEET A2.
B. CONTRACTOR SHALL VERIFY ALL EXTERIOR MATERIALS, FINISHES AND COLORS WITH OWNER.
C. ALIGN THE WINDOW HEADS WITH THE TOP OF DOORS TYPICAL, + 6'-8" NOMINAL U.N.O. ON ALL BUILDING LEVELS. VERIFY ACTUAL FRAMING HEIGHTS WITH SELECTED DOOR MANUFACTURERS ROUGH OPENING SPECIFICATIONS.
D. ALL DOWNSPOUTS TO DISCHARGE TO ADJACENT LANDSCAPE AREAS; CONTRACTOR TO VERIFY DOWNSPOUT LOCATIONS.
E. WHERE STUCCO FINISH OCCURS, PROVIDE EXPANSION AND CONTROL JOINTS AT EXTERIOR PLASTER WALLS PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS. CONTRACTOR TO VERIFY ALL LOCATIONS.
F. ADDRESS NUMBERS - MUST BE CLEARLY VISIBLE FROM THE STREET, MINIMUM 4" HIGH, HAVE A MINIMUM STROKE OF 1/2", AND SHALL CONTRAST WITH THEIR BACKGROUND PER CRC R319
G. CHIMNEYS - EXTEND ALL FIREPLACE FLUE PIPES 2'-0" MINIMUM ABOVE ALL PORTIONS OF BUILDING WITHIN A 10'-0" RADIUS.

ELEVATION KEYNOTES

1	STANDING SEAM METAL ROOF
2	ADDRESS NUMBERS - SEE GENERAL ELEVATION NOTES
3	BOARD & BATTEN SIDING WITH PAINT FINISH
4	WOOD/GLASS ENTRY DOOR UNIT - TEMPERED.
5	DUAL GLAZED COMPOSITE WINDOW
6	DUAL GLAZED COMPOSITE TEMPERED FRENCH DOORS
7	2X4 CORNER TRIM
8	WOOD CLAD POSTS W/ PAINT FINISH
9	WOOD CLAD BEAM WITH PAINT FINISH
10	EXISTING WOOD RAIL TO REMAIN
11	NEW FASCIA PER DETAILS
12	NEW EXTERIOR WOOD STEPS
13	A/C COMPRESSOR LOCATION
14	ELECTRIC METER LOCATION
15	GAS METER LOCATION
16	FINISHED GRADE
17	DIRECT VENT FOR GAS FIREPLACE

COLORS AND MATERIALS

SEE COLOR BOARD FOR PROPOSED COLORS AND MATERIALS

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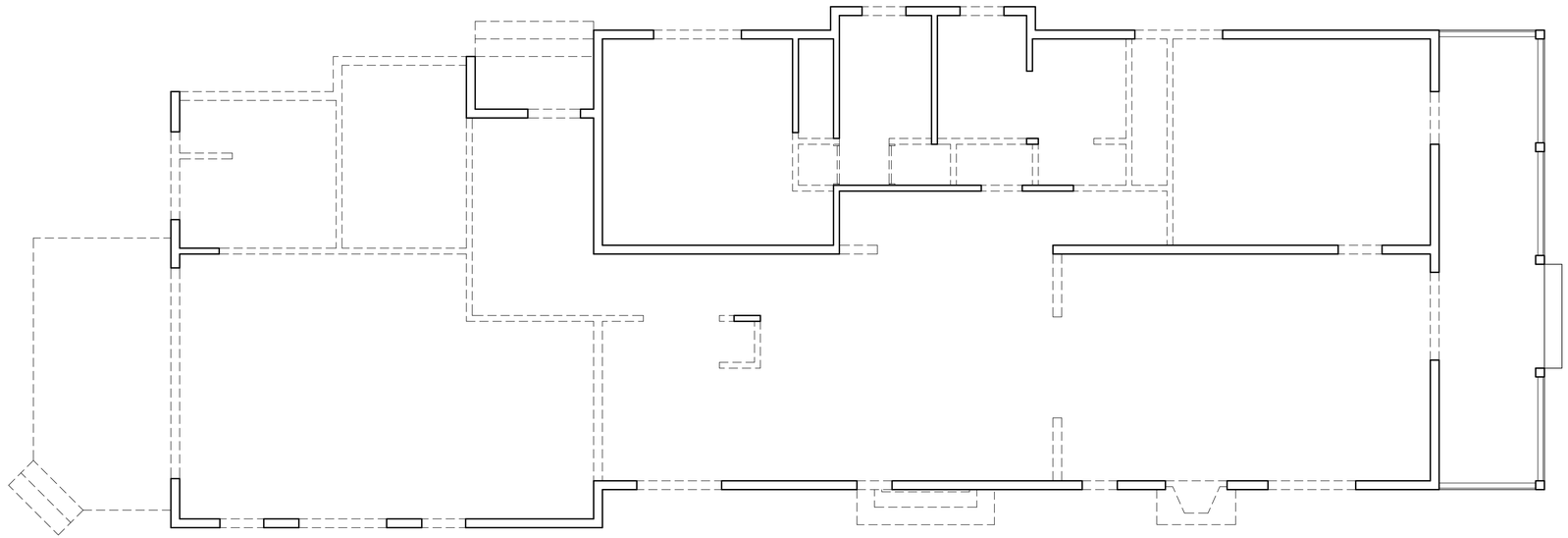
A CITY COMMENTS 2023-10-16
B OWNER REVS/CITY COMMENTS 2023-12-4

SHEET CONTENTS: EXTERIOR ELEVATIONS

JOB NO. :	22-09
DATE :	7-11-23
ISSUE :	PERMIT SUBMISSION
DRAWN :	MP
CHECKED :	AP

PROJECT: ADDITION / REMODEL FOR CAMPAGNET & CONNER
6867 JEFFERSON ST., YOUNTVILLE CA
APN: 036-026-014-000
DESIGNER SIGNATURE:

SHEET NO.: A5



DEMOLITION PLAN PLAN

SCALE 1/4" = 1'-0"

1

DEMOLITION NOTES

A. REMOVE COMPONENTS OF EXISTING CONSTRUCTION WHERE INDICATED ON DRAWINGS OR AS REQUIRED TO COMPLETE NEW WORK SHOWN.

B. PROVIDE ADEQUATE TEMPORARY SUPPORT FOR ALL PORTIONS OF THE EXISTING STRUCTURE WHICH MAY BE AFFECTED BY THE REMOVAL OF ADJACENT OR CONNECTING COMPONENTS UNTIL PERMANENT SUPPORT AND BRACING HAS BEEN INSTALLED.

C. TAKE NECESSARY PRECAUTIONS TO MINIMIZE DAMAGE TO EXISTING COMPONENTS AND FINISHES TO REMAIN.

D. SALVAGE EXISTING MATERIALS WHICH ARE TO BE REUSED IN THE NEW CONSTRUCTION.

E. PROPERLY DISPOSE OF ALL REMOVED MATERIALS WHICH WILL NOT BE REUSED IN THE NEW CONSTRUCTION.

F. WHERE PORTIONS OF THE STRUCTURE HAVE BEEN EXPOSED TO THE ELEMENTS AS A RESULT OF REQUIRED DEMOLITION, THE CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION FROM THE WEATHER UNTIL THE EXPOSED PORTIONS HAVE BEEN ENCLOSED BY THE NEW CONSTRUCTION.

G. EXISTING HARD-SCAPE AREAS THAT ARE TO REMAIN AND ARE ADJACENT TO THE WORK SHALL BE REMOVED AS REQUIRED TO EXECUTE THE WORK AND REINSTATED TO MATCH THE EXISTING UNLESS NOTED OTHERWISE

H. UNUSUAL CONDITIONS NOT COVERED BY CONTRACT. IF ENCOUNTERED, SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF DESIGNER AND OWNER.

J. EXISTING DOOR AND WINDOW SIZES ARE INDICATED ON EXISTING/DEMO PLANS FOR TITLE 24 PURPOSES

DEMO WALL LEGEND

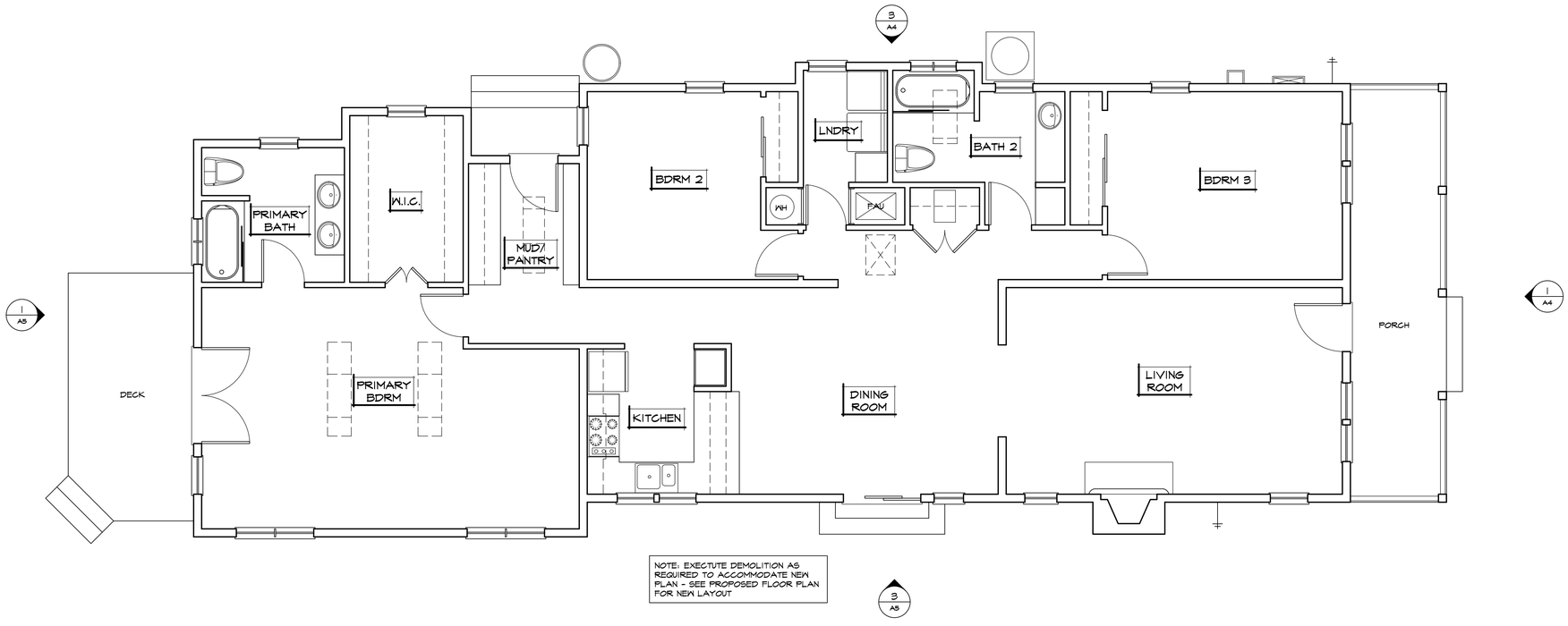
EXISTING WOOD FRAMED WALL CONSTRUCTION TO BE REMOVED

EXISTING WOOD FRAMED WALL CONSTRUCTION TO REMAIN

DEMOLITION WALL INVENTORY

EXISTING WALLS TO BE REMOVED = 215 LINEAR FEET

EXISTING WALLS TO REMAIN = 198 LINEAR FEET



EXISTING FLOOR PLAN

SCALE 1/4" = 1'-0"

LIVING AREA = 1893 SF
COVERED PORCHES = 184 SF

1

PLAN NORTH

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SHEET CONTENTS: EXISTING & DEMO FLOOR PLANS

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PROJECT / REMODEL FOR
ADDITION
CAMPAGNET & CONNER
6867 JEFFERSON ST., YOUNTVILLE CA
APN: 036-028-014-000

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A6

UNDER FLOOR VENTILATION

PASSIVE VENTILATION

UNDER FLOOR VENTILATION SHALL BE PROVIDED PER 2022 CRC SECTION R408.

- MINIMUM NET CLEAR VENT AREA SHALL BE 1/150 OF THE UNDER FLOOR AREA TO BE VENTED
- PROVIDED THE CRAWL SPACE GROUND SURFACE IS COVERED BY A CLASS 1 VAPOR RETARDER, THE MINIMUM NET CLEAR VENT AREA CAN BE REDUCED TO 1/1500 OF THE UNDER FLOOR AREA TO BE VETILATED.
- THERE SHALL BE A VENT WITHIN 3 FEET OF EACH CORNER OF THE BUILDING
- PROVIDE MAXIMUM 1/4 IN. CORROSION RESISTANT MESH ON THE VENTILATION OPENINGS OF THE UNDER FLOOR SPACE

VENTED CRAWL SPACE CALCULATIONS				
VENTILATION REQUIRED				
AREA TO BE VENTED	VENTILATION RATE		REQUIRED VENT AREA	
1840 SQ.FT. (272160 SQ.IN.)	1/150 (NO VAP. RET. PROVIDED)		1814.4 SQ.IN.	
1840 SQ.FT. (272160 SQ.IN.)	1/1500 (VAP.RET. PROVIDED)		181.44 SQ.IN.	
VENTILATION PROVIDED				
VENT TYPE	SIZE	AREA/VENT	QUANTITY	TOTAL
SCREENED VENT	14" X 8"	105 SQ. IN.		
IF NO VAPOR RETARDER IS PROVIDED IN THE CRAWL SPACE			18 MIN	1840 SQ. IN.
IF CLASS 1 VAPOR RETARDER IS PROVIDED IN THE CRAWL SPACE			2 MIN	210 SQ. IN.

- NOTE - SEE ADDITIONAL PASSIVE VENTILATION REQUIREMENTS ABOVE

FLOOR PLAN NOTES

A. SEE "GENERAL NOTES" SHEET A2 FOR ADDITIONAL INFORMATION

B. ALL FLOOR FINISHES ARE PER OWNER SELECTION

C. U.N.O DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF PLYWOOD/FACE OF FOUNDATION; AT INTERIOR PARTITIONS, DIMENSIONS ARE TO FACE OF STUD

D. U.N.O WALL NIBS ADJACENT TO HINGE SIDE OF DOORS ARE 6"

SYMBOLS LEGEND

GAS STUB OUT

FIREPLACE GAS KEY

HOSE BIB WITH BACK FLOW PREVENTOR

WASHER/DRYER SPACE. VERIFY COMPLETE WATER HOOK-UP WITH RECESSED OUTLETS. SEE A2 GENERAL NOTES B7

WALL LEGEND

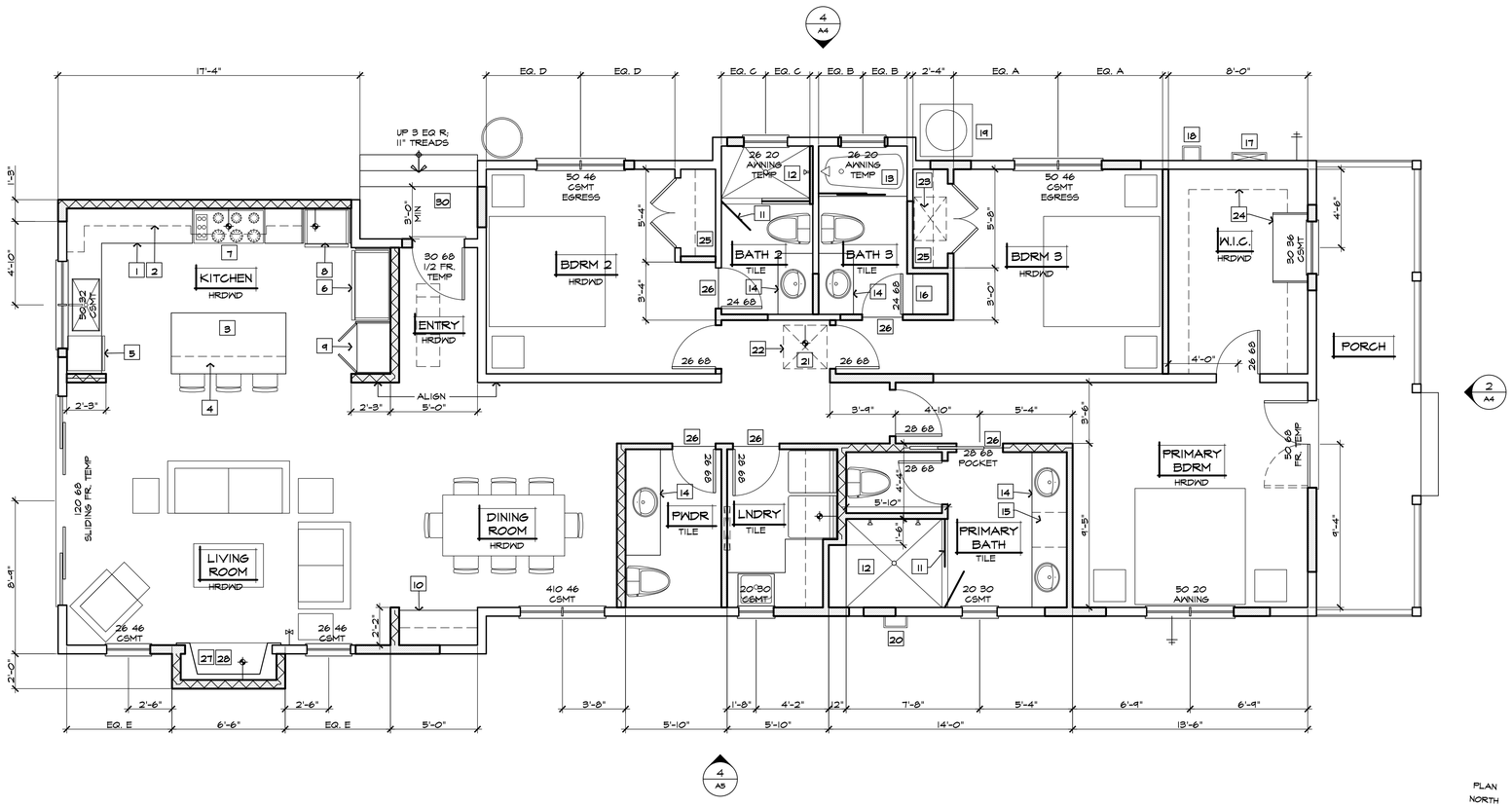
EXISTING WOOD FRAMED WALL CONSTRUCTION TO REMAIN

NEW 2X4 WOOD FRAMED WALL CONSTRUCTION @ 16" O.C. SEE STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.

NEW 2X6 WOOD FRAMED WALL CONSTRUCTION @ 16" O.C. SEE STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.

FLOOR PLAN KEYNOTES

1. BASE CABINETS.
2. UPPER CABINETS.
3. ISLAND COUNTERTOP W/CABINETS BELOW.
4. KNEESPACE BELOW COUNTER TOP.
5. ENERGY STAR DISHWASHER AS SELECTED BY OWNER
6. ENERGY STAR 48" BUILT IN REFRIG/FREEZER AS SELECTED BY OWNER
7. GAS RANGE WITH HOOD OVER. VENT THRU WALL TO EXTERIOR
8. WALL OVENS W/ MICROWAVE AS SELECTED BY OWNER
9. BUILT-IN PANTRY WITH FULL FACE FRAME.
10. BUILT-IN WINE CABINET - CONSULT OWNER FOR DETAILED REQUIREMENTS
11. TEMPERED CLEAR GLASS SHOWER ENCLOSURE
12. TILE SHOWER WITH SEAT - EXTEND TILE MIN. 72" ABOVE DRAIN INLET.
13. TUB/SHOWER WITH TEMP CLEAR GLASS DOORS - EXTEND TILE WALLS MIN. 72" ABOVE DRAIN INLET.
14. VANITY - CONSULT W/ OWNER FOR STYLE AND FINISHES
15. BUILT-IN CABINET ABOVE VANITY.
16. BUILT-IN LINEN STORAGE - CONSULT OWNER FOR REQUIREMENTS
17. ELECTRICAL METER LOCATION.
18. GAS METER LOCATION.
19. AIR CONDITIONER CONDENSER UNIT LOCATION.
20. TANKLESS WATER HEATER LOCATION
21. ATTIC FAU UNITS ON VIBRATION ISOLATOR PADS ON PLYWOOD PLATFORM. PROVIDE NECESSARY GAS HOOKUPS AND ELECTRICAL AS REQUIRED BY MANUFACTURERS SPECS. SEE GENERAL NOTE B5 SHEET A2 FOR ADDITIONAL REQUIREMENTS
22. 30" X 30" ATTIC ACCESS W/ GASKETED DOOR
23. 18" X 24" UNDERFLOOR ACCESS.
24. BUILT INS - CONSULT OWNER.
25. SHELF AND ROD.
26. FLOOR MATERIAL TRANSITION
27. PRE-FAB SEALED UNIT DIRECT VENT GAS APPLIANCE FIREPLACE PER OWNER'S SELECTION
28. PROVIDE DRAFT STOPS BETWEEN FLOOR AND AT 10'-0" INTERVALS.
29. NOT USED
30. NEW WOOD STEPS AND LANDING



PROPOSED FLOOR PLAN

SCALE 1/4" = 1'-0"

LIVING AREA = 1890 SF
CARPORT = 258 SF
COVERED PORCHES = 184 SF

1

PLAN NORTH

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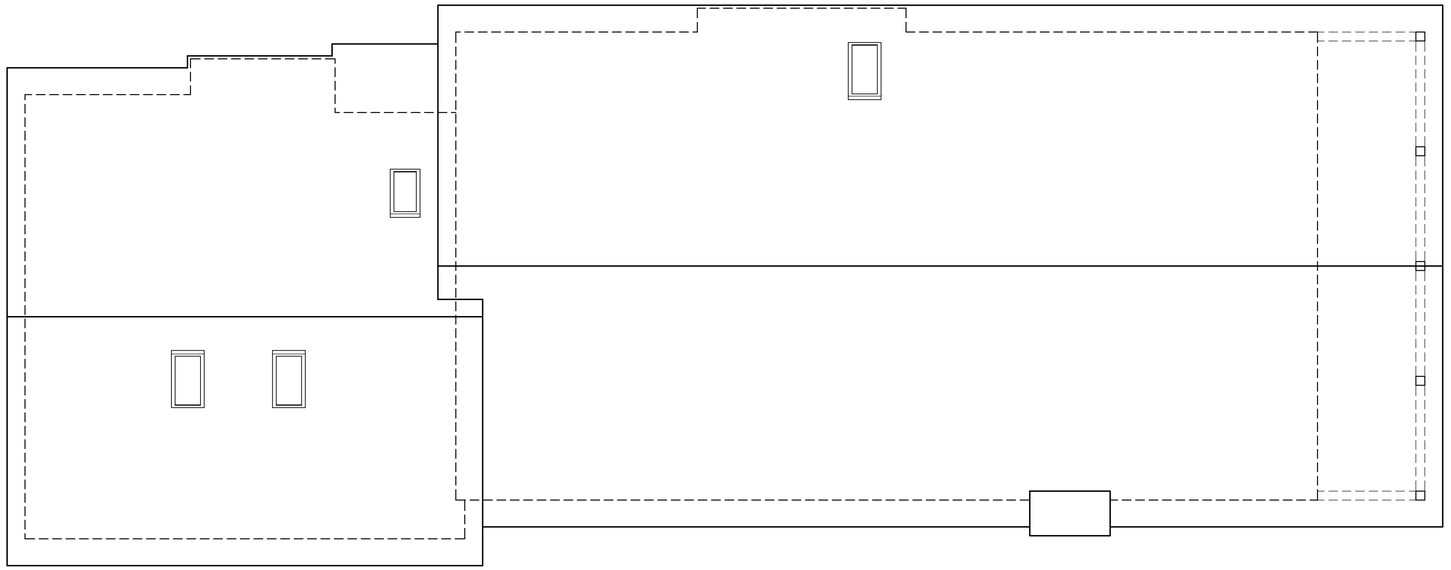


EXISTING ROOF PLAN

SCALE 1/4" = 1'-0"

2

VENTILATION REQUIREMENTS

ATTIC SPACE VENTILATION

ATTIC VENTILATION SHALL BE PROVIDED PER CRC R806. ALL VENTILATORS IN CALCULATIONS ARE BY NOTED MANUFACTURERS. NET FREE AREAS HAVE BEEN TAKEN DIRECTLY FROM MANUFACTURERS CATALOGS. CONTRACTOR MAY SUBSTITUTE DIFFERENT MANUFACTURER THAN SHOWN PROVIDED THAT THE PRODUCTS MEET OR EXCEED NET FREE AREAS PER UNIT SHOWN IN THESE CALCULATIONS. PROVIDE MINIMUM 1/8TH IN. AND MAXIMUM 1/4 IN. MESH ON THE VENTILATION HOLES OF THE ATTIC SPACE

NOTE: ATTIC SPACE IS EXISTING. CONTRACTOR TO CONFIRM ADEQUATE VENTILATION IS PROVIDED. REQUIRED VENT AREAS ARE CALCULATED BELOW, AND PROPOSED VENTING IS DESCRIBED. ALTERNATE VENT TYPES ARE PERMITTED PROVIDED REQUIRED VENT AREAS AS DESCRIBED BELOW ARE ACHEIVED

VENTED ATTIC SPACE CALCULATIONS - ZONE X

VENTILATION REQUIRED

AREA TO BE VENTED	VENTILATION RATE	REQUIRED VENT AREA
2060 SQ.FT. (296640 SQ.IN.)	1/300 LOWER ROOF	484 SQ.IN. LOWER
	1/300 UPPER ROOF	484 SQ.IN. UPPER

VENTILATION PROVIDED LOWER

VENT TYPE	SIZE	AREA/VENT	QUANTITY	TOTAL
RAFTER BAY VENT HOLES	(3) 2" DIAM.	9.43 SQ. IN.	78 RAFTER BAYS	735.54 SQ.IN.
O'HAGIN STANDARD ROOF VENT		72 SQ. IN.	4	288 SQ.IN.
				1023.54 SQ.IN.

NOTE: LOWER VENTILATION CALCULATIONS AT RAFTER BAYS BASED ON 2" DIA. HOLES W/1/4" MESH BEHIND HAVING A NET FREE AREA OF 3.14 SQ. IN. PER HOLE. EACH BAY TO HAVE 3 HOLES GIVING A NET FREE AREA OF VENTILATION PER BAY OF 9.43 SQ. IN.

VENTILATION PROVIDED UPPER

VENT TYPE		AREA/VENT	QUANTITY	TOTAL
O'HAGIN STANDARD ROOF VENT		72 SQ. IN.	14	1008 SQ.IN.

NOTE: UPPER VENTILATION CALCULATIONS ARE BASED O'HAGIN STANDARD ROOF VENT. CONTRACTOR MAY SUBSTITUTE FOR ANOTHER MANUFACTURER MEETING SAME OR GREATER NET FREE AREAS.

ALTERNATE UPPER VENTILATION

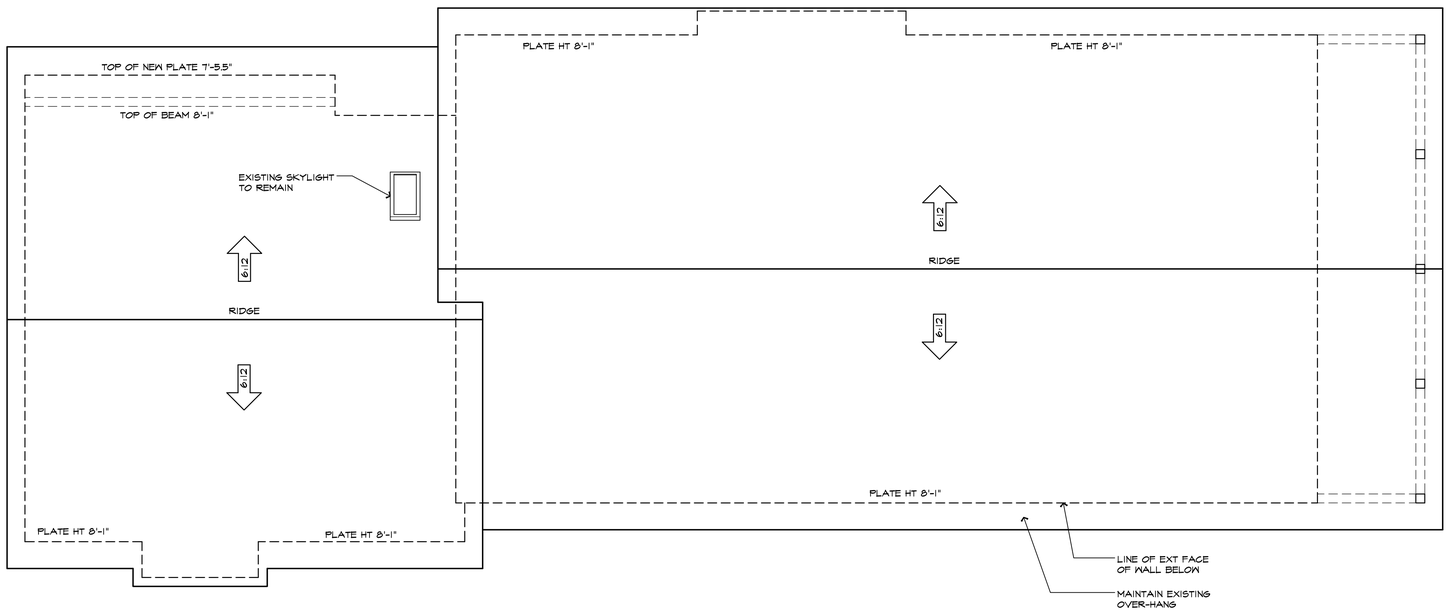
VENT TYPE	LIN FT	AREA/FT		TOTAL
COBRA RIDGE VENT	75 FT.	16.9 SQ.IN.		1267.5 SQ.IN.

NOTE: UPPER VENTILATION CALCULATIONS ARE BASED ON COBRA RIDGE VENTS GIVING A NET FREE AREA OF 16.9 SQ. IN. CONTRACTOR MAY SUBSTITUTE FOR ANOTHER MANUFACTURER MEETING SAME OR GREATER NET FREE AREAS.

ROOF PLAN GENERAL NOTES

A. SEE ALSO GENERAL NOTES SHEET A2.
B. UNLESS OTHERWISE NOTED, ROOFING SHALL BE STANDING SEAM METAL OVER MANUFACTURER RECOMMENDED UNDERLAYMENT
C. ALL ROOF PENETRATIONS, PIPES, VENTS, FLUES, ETC., TO THE EXTENT POSSIBLE SHALL BE BEHIND MAIN RIDGE OF ROOF OR SO AS NOT TO BE VISIBLE FROM FRONT OF HOUSE. CONTRACTOR TO VERIFY ALL ROOF PENETRATION LOCATIONS WITH OWNER BEFORE START OF CONSTRUCTION.
D. ENGINEER THE ROOF SYSTEM TO HANDLE AN ADDITIONAL LOAD AS DETERMINED BY A STRUCTURAL ENGINEER TO ACCOMMODATE THE ADDITIONAL HEIGHT OF REQUIRED PHOTOVOLTAIC (PV) SYSTEM. SEE ELECTRICAL NOTES FOR FURTHER REQUIREMENTS.
E. ALL DOWNSPOUTS TO DISCHARGE AS INDICATED ON CIVIL DRAWINGS; CONTRACTOR TO VERIFY DOWNSPOUT LOCATIONS.

NOTE: MAINTAIN EXISTING NUMBER AND APPROXIMATE LOCATION OF DOWNSPOUTS - PROVIDE DOWNSPOUTS TO DRAIN TO ADJACENT LANDSCAPE AREAS



PROPOSED ROOF PLAN

SCALE 1/4" = 1'-0"

2

SHEETMETAL / FLASHING NOTES

A. UNLESS OTHERWISE NOTED, PROVIDE 26 GA GALVANIZED SHEET METAL (G.S.M.) OR COPPER FLASHING AT ALL VALLEYS, EAVES, ROOF PENETRATIONS AND ROOF/WALL INTERSECTIONS. (TYPICAL)
B. ALL FLASHINGS TO MEET REQUIREMENTS OF ASTM A525, MILL PREPARED TO RECEIVE PAINT FINISH, FABRICATED AND INSTALLED IN ACCORDANCE WITH LATEST EDITION OF SMACNA REQUIREMENTS.
C. PROVIDE GALVANIZED SHEET METAL (G.S.M.) OR COPPER SIDE WALL FLASHING AT FULL PERIMETER OF CHIMNEYS, AND G.S.M. OR COPPER SADDLE AT HIGH SIDE.
D. PROVIDE G.S.M. OR COPPER GUTTERS CONTINUOUS AT ALL EAVES. PROVIDE EXPOSED G.S.M. OR COPPER DOWNSPOUTS AS NOTED ON ROOF PLAN. SEE DETAILS FOR GUTTER PROFILE.

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SHEET CONTENTS: ROOF PLAN

JOB NO. :	22-09
DATE :	7-11-23
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PROJECT: ADDITION / REMODEL FOR CAMPAGNET & CONNER
6867 JEFFERSON ST., YOUNTVILLE CA
APN: 036-026-014-000

DESIGNER SIGNATURE:

SHEET NO.: A8

NOT USED

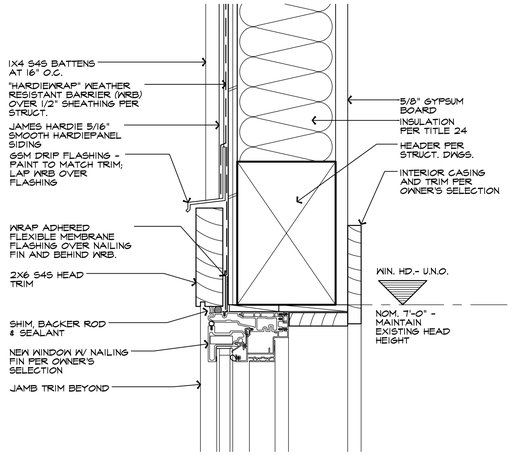
SCALE : 1 1/2" = 1'-0"

12

NOT USED

SCALE : 1 1/2" = 1'-0"

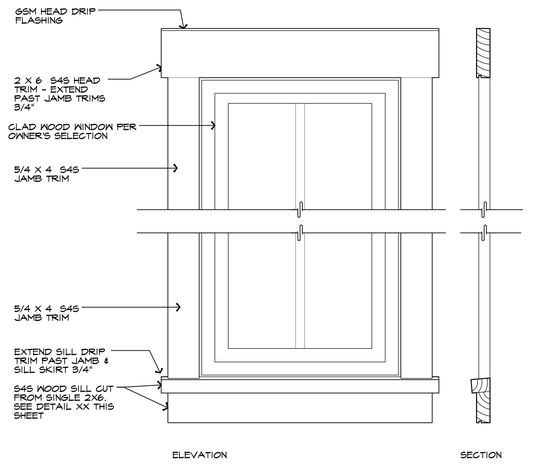
9



WINDOW HEAD

SCALE : 3" = 1'-0"

6



TYP. WINDOW TRIM ELEVATION

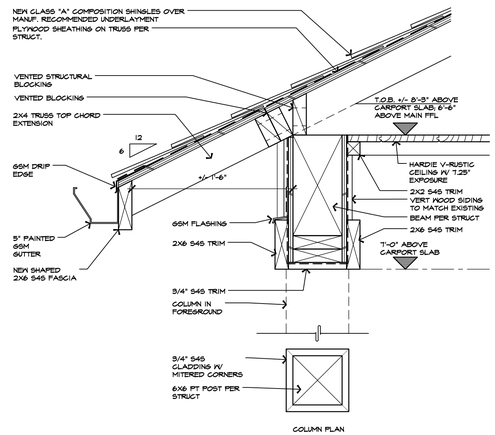
SCALE : 1 1/2" = 1'-0"

3

NOT USED

SCALE : 1 1/2" = 1'-0"

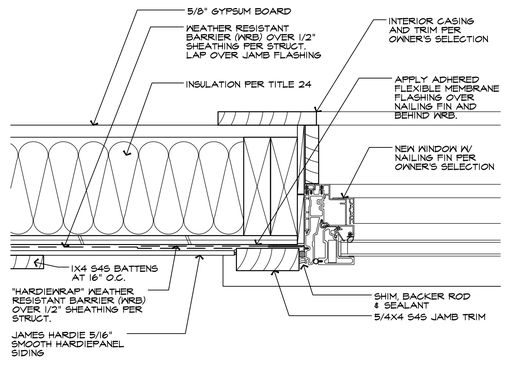
11



EAVES AT CARPORT

SCALE : 1 1/2" = 1'-0"

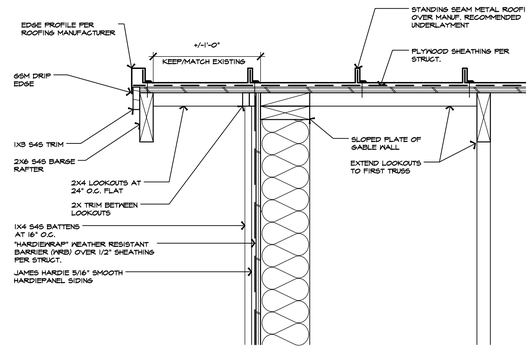
8



WINDOW JAMB

SCALE : 3" = 1'-0"

5



TYP. RAKE

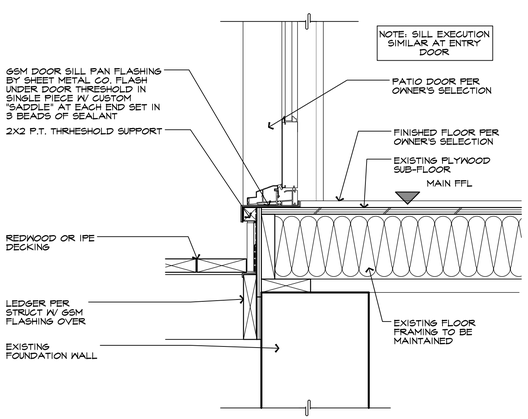
SCALE : 1 1/2" = 1'-0"

2

NOT USED

SCALE : 1 1/2" = 1'-0"

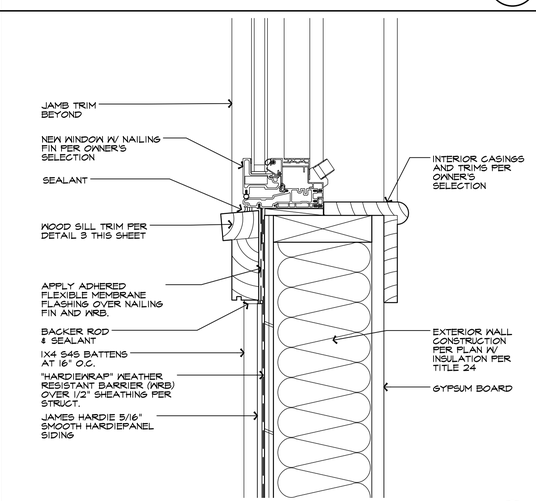
10



PATIO DOOR SILL

SCALE : 1 1/2" = 1'-0"

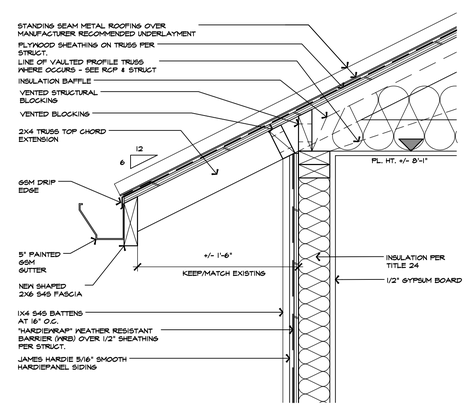
7



WINDOW SILL

SCALE : 3" = 1'-0"

4



TYP. EAVES

SCALE : 1 1/2" = 1'-0"

1

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SHEET CONTENTS: DETAILS

JOB NO. :	22-09
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APN: 036-026-014-000

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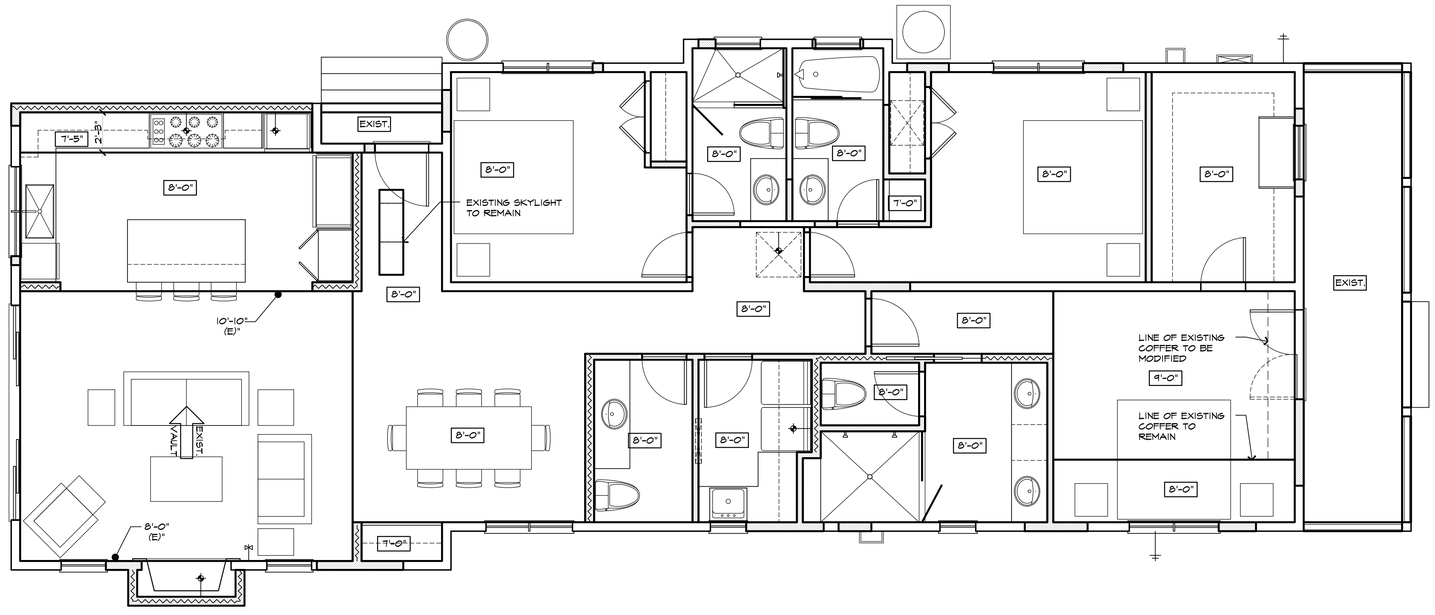
A9



REFLECTED CEILING PLAN

SCALE 1/4" = 1'-0"

1

PLAN NORTH

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6867 JEFFERSON ST., YOUNTVILLE CA
APN: 036-026-014-000

DESIGNER SIGNATURE:

SHEET NO.:
A1.0

ELECTRICAL LEGEND

- RECESSED WALL WASHER FIXTURE
- SURFACE-MOUNTED LIGHT (CEILING)
- FB LIGHTING OUTLET BOX FOR PADDLE FAN SUPPORT
- RECESSED LIGHT FIXTURE (WP INDICATES WATER PROOF)
- DUPLEX OUTLET WITH GROUND-FAULT INTERRUPTER AT 15" U.N.O.
- STANDARD DUPLEX OUTLET AT 15" U.N.O.
- STANDARD DUPLEX OUTLET-1/2 HOT AT 15" A.F.F. U.N.O.
- STANDARD WATERPROOF DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER AT 15" U.N.O.
- STANDARD FLOOR OUTLET
- STANDARD FLOOR OUTLET - 1/2 HOT
- 220 STANDARD 220 VOLT OUTLET AT 18" A.F.F.
- STANDARD QUADRAPLEX OUTLET
- C/S COMBINATION SMOKE / CARBON MONOXIDE DETECTOR
- C CARBON MONOXIDE DETECTOR - WALL MOUNTED AT 15"
- STANDARD LIGHT SWITCH
- M STANDARD LIGHT SWITCH W/ MANUAL ON MOTION SENSOR (VACANCY SENSOR)
- D STANDARD SWITCH W/ DIMMER CONTROL
- E STANDARD SWITCH TO EXTERIOR LIGHTING
- JS BUTTON SWITCH - DOOR JAMB OPERATED
- BRACKET/SCONCE LIGHT (WALL MOUNTED)
- LED STRIP FIXTURE
- UNDER COUNTER LED STRIP LIGHTING
- P PENDANT FIXTURE
- TV TELEVISION LOCATION - CONSULT OWNER FOR EXACT POWER AND OTHER WIRING REQUIREMENTS
- AUTOMOBILE EV CHARGER OUTLET
- THERMOSTAT J-BOX MOUNTED AT 48" A.F.F.
- CEILING MOUNTED EXHAUST FAN
- MSS PANASONIC "WHISPER GREEN SELECT" CONTINUOUS VENTILATION FAN.
- SAC PANASONIC "SELECT CYCLER" MODEL SACG2K-06 CONT. VENT FAN CONTROLLER.
- FUSED DISCONNECTION SWITCH
- ELECTRICAL SUB-PANEL
- GARBAGE DISPOSAL
- SURFACE MOUNTED LED UTILITY FIXTURE - 2 TUBE BULB
- WHF WHOLE HOUSE FAN. PROVIDE WALL MOUNT CONTROL. SEE TITLE 24
- CEILING PADDLE FAN
- ATTIC PROVIDE SWITCH/LIGHT/OUTLET IN ATTIC
- CRAWL PROVIDE SWITCH/LIGHT/OUTLET IN CRAWL SPACE

ELECTRICAL NOTES

A - GENERAL:

A1. SEE ALSO GENERAL NOTES SHEET A2. CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL CONFORM TO ALL APPLICABLE LOCAL AND STATE CODES, 2022 CALIFORNIA RESIDENTIAL CODE (CRC), 2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2022 CALIFORNIA ENERGY CODE, AND THE CALIFORNIA FIRE CODE (CFC).

A2. ELECTRICAL SYSTEM SHALL BE DESIGN-BUILD. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL DOCUMENTATION AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION IN ORDER TO OBTAIN ALL NECESSARY PERMITS.

A3. CONSULT WITH OWNER FOR SPECIALTY ELECTRICAL FEATURES SUCH AS CENTRAL VACUUM SYSTEM, INTERCOM, SECURITY SYSTEM, OR SMART HOME FEATURES PRIOR TO CONSTRUCTION.

A4. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE POWER TO ALL MECHANICAL SYSTEMS AND APPLIANCES AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS.

A5. ALL ELECTRICAL EQUIPMENT SHALL BE UL LISTED OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING AGENCY

A6. ELECTRICAL SYSTEM SHALL HAVE A CONCRETE ENCLOSED ELECTRODE (UFER) ELECTRICAL GROUND.

A7. ALL CIRCUITS ARE REQUIRED TO BE LABELED AND PROPERLY IDENTIFIED AT THE SUB-PANEL. VERIFY PANEL LOCATIONS WITH OWNER PRIOR TO COMMENCING THE WORK.

A8. PROVIDE A WORKING SPACE (36 INCHES DEEP, 30 INCHES WIDE, 6 1/2 FEET TALL) IN FRONT OF THE SUB-PANEL.

A9. SERVICE DISCONNECTION MEANS SHALL BE A MINIMUM RATING OF 100 AMP, 3-WIRE (CEC 230.79(C). CONTRACTOR TO SPECIFY SIZE OF THE ELEC. SERVICE PER CEC 220, 240.24 AND 230.79. CONFIRM PANEL IS MIN. 100 AMP AND SIZED ADEQUATELY FOR THE SCOPE OF WORK.

A10. PROVIDE ACCOMMODATION FOR PV SYSTEM AS FOLLOWS:
- ELECTRICAL CONDUIT AND CABLE PULL STRINGS SHALL BE INSTALLED FROM THE ROOF/ATTIC AREA TO THE BUILDING'S MAIN ELECTRICAL PANELS
- AN AREA SHALL BE PROVIDED NEAR THE MAIN ELECTRICAL PANEL FOR THE INSTALLATION OF AN "INVERTER" REQUIRED TO CONVERT THE DIRECT CURRENT OUTPUT FROM THE PHOTOVOLTAIC PANELS TO ALTERNATING CURRENT

A11. CONTRACTOR TO CONFIRM WITH OWNER HOME-RUN LOCATION FOR CABLE/TELEPHONE/WIRELESS ROUTER AND ANY SPECIALIZED EQUIPMENT RELATING TO A/V OR SMARTHOME EQUIPMENT

B - OUTLETS & CIRCUITS:

B1. 240V OUTLETS REQUIRE METAL BOXES. PROVIDE METAL OR ONE-HOUR RATED BOXES AT WALLS AND CEILINGS BETWEEN THE GARAGE AND HOUSE.

B2. PROVIDE (1) SWITCH TO LIGHT AND (1) OUTLET TO UNDER FLOOR CRAWL SPACES AND ATTIC SPACES AT EACH ACCESS POINT.

B3. ALL NOTED HEIGHTS FOR ELECTRICAL BOXES TO BE FROM FINISHED FLOOR TO BOTTOM OF BOXES.

B4. OUTLET BOXES ON OPPOSITE SIDES OF FIRE RATED WALLS TO BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST 24".

B5. PROVIDE GFCI PROTECTED OUTLETS OUTDOORS, IN BATHROOMS, IN THE GARAGE (NON-DEDICATED) AND IN THE KITCHEN.

B6. ALL AREAS ON A KITCHEN COUNTER TO BE WITHIN 24" OF AN ELECTRICAL OUTLET. ISLAND AND PENINSULAR COUNTERS 12" AND WIDER SHALL HAVE AT LEAST 1 RECEPTACLE OUTLET FOR EACH 48" OF COUNTER TOP.

B7. ANY POINT ALONG A WALL IN A HABITABLE ROOM MUST BE W/IN 6' OF AN OUTLET.

B8. RECEPTACLES (15-20 AMP, 115V OR 230V) INSTALLED IN WET LOCATIONS (OUTDOOR) SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED (i.e. BUBBLE COVER TYPE). CEC 406.8 (B)(2).

B9. ALL 15 AMP AND 20 AMP DWELLING UNIT RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. CEC 406.11

B10. ALL 120V, SINGLE PHASE 15 & 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS AND DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210.12B

B11. ALL NEW 15 AND 20 AMP, 125 VOL RECEPTACLES IN AREAS OF THE BASEMENT NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS AND WORK AREAS TO BE GFCI PROTECTED. CEC 210.8

B12. ALL NEW 15 AND 20 AMP, 125 VOL RECEPTACLES IN AREAS OF THE BASEMENT NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS AND WORK AREAS TO BE GFCI PROTECTED. CEC 210.8

B13. EV CHARGER - NEWLY CONSTRUCTED DWELLINGS ATTACHED PRIVATE GARAGES SHALL COMPLY WITH EV INFRASTRUCTURE REQUIREMENTS IN CHAP. 4, DIVISION 4.1 OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE PER R309.8.

C - LIGHTING:

C1. ALL LIGHTING, INTERIOR AND EXTERIOR, TO BE HIGH EFFICACY PER CEC TABLE 150.0(K)1A

C2. LIGHTING INSTALLED IN HABITABLE SPACES SUCH AS BEDROOMS, DINING ROOMS, LIVING ROOMS, SUNROOMS, KITCHENS AND SIMILAR SPACES SHALL BE CONTROLLED BY EITHER DIMMERS OR VACANCY SENSORS. EXCEPTIONS - CLOSETS LESS THAN 70SF AND HALLWAYS

C3. LIGHTING INSTALLED IN BATHROOMS, ATTACHED AND DETACHED GARAGES, UTILITY, AND LAUNDRY ROOMS SHALL HAVE AT LEAST ONE LIGHT FIXTURE CONTROLLED BY A VACANCY SENSOR

C4. ALL LIGHTING INSTALLED IN CLOSETS SHALL BE LED LISTED FOR STORAGE AREA

C5. ANY ROOM GREATER THAN 70 SF, WHICH DOES NOT HAVE PERMANENTLY INSTALLED LIGHTING AND HAS RECEPTACLES INSTALLED, SHALL HAVE AT LEAST ONE SWITCHED RECEPTACLE INSTALLED.

C6. ALL EXTERIOR LUMINAIRES SHALL HAVE ALL OF THE FOLLOWING CONTROLS PER CEC 150.0(K)VIIA). MOTION SENSORS PLUS PHOTO-CONTROL OR ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) PLUS A MANUAL ON/OFF SWITCH THAT DOES NOT OVERRIDE THE "ON" ON THE AUTOMATIC CONTROLS

C7. LIGHT FIXTURES ABOVE THE TUB/SHOWER AND ON THE EXTERIOR OF THE BUILDING SHALL BE WET OR DAMP LOCATION RATED PER CEC 410.10(A) AND (D).

C8. VACANCY SENSOR - MANUAL ON MOTION SENSOR SWITCH SHALL HAVE A MANUAL ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH CEC SECTION 11R (G) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINARIES TO BE ALWAYS ON.

D - SMOKE ALARMS/DETECTORS:

D1. SMOKE AND CARBON MONOXIDE ALARMS ARE 120V HARD-WIRED/INTERCONNECTED WITH BATTERY BACK-UP AND ARE AUDIBLE IN ALL SLEEPING ROOMS.

D2. PROVIDE SMOKE/CARBON MONOXIDE ALARMS IN ALL BEDROOMS AND IN THE HALLWAY ADJACENT TO BEDROOMS AND AT EACH FLOOR INCLUDING BASEMENTS PER CRC R314 AND R315.

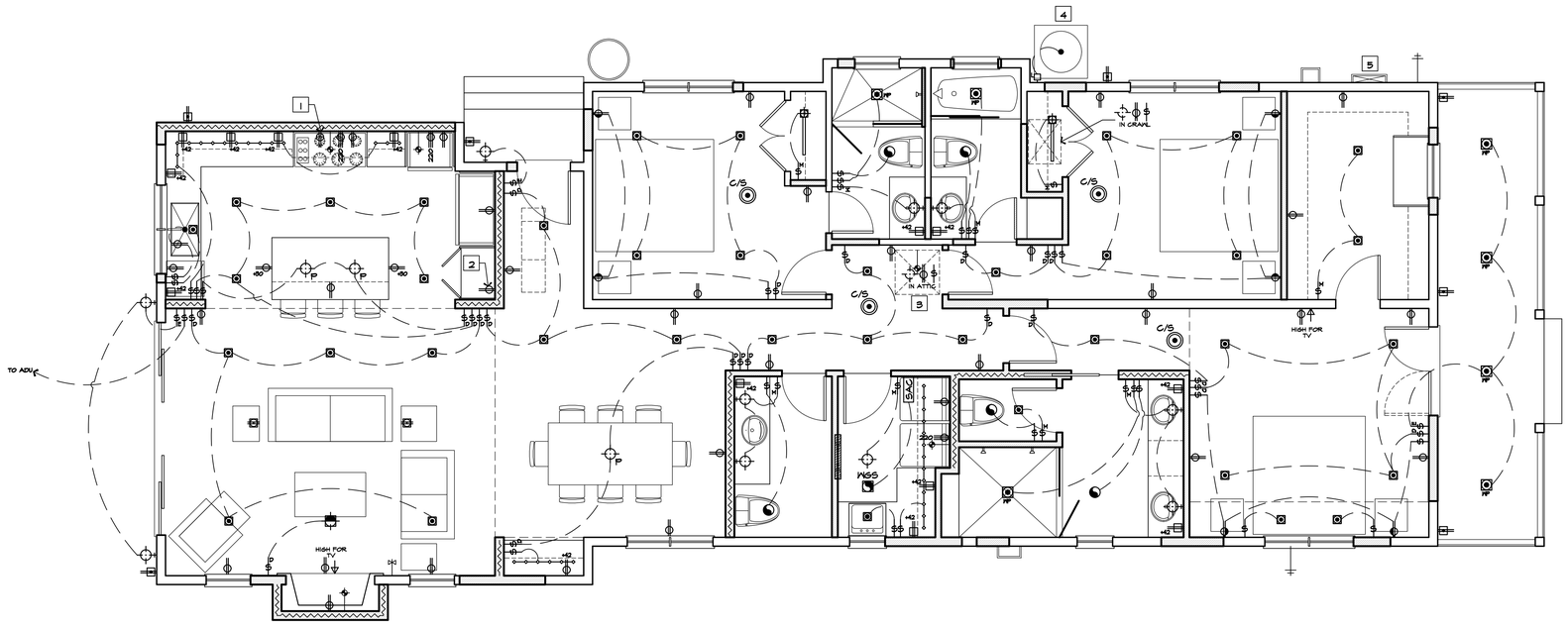
D3. WHERE ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS PER R314.2.2.

D4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECT. R314.3.

D5. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS PER R314.5.

ELECTRICAL PLAN KEYNOTES

1. MOUNT HIGH FOR VENT HOOD
2. INSTALL IN CABINET - CONFIRM W/ OWNER
3. HVAC EQUIPMENT IN ATTIC - CONFIRM EXACT REQUIREMENTS WITH MANUFACTURER
4. MAINTAIN EXISTING ELECTRICAL SERVICE LOCATION
5. MAINTAIN EXISTING A/C LOCATION



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

PLAN NORTH

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COUNTY STAMP:

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REVISIONS:
- A CITY COMMENTS 2023-10-16
- B OWNER REVS/CITY COMMENTS 2023-12-4

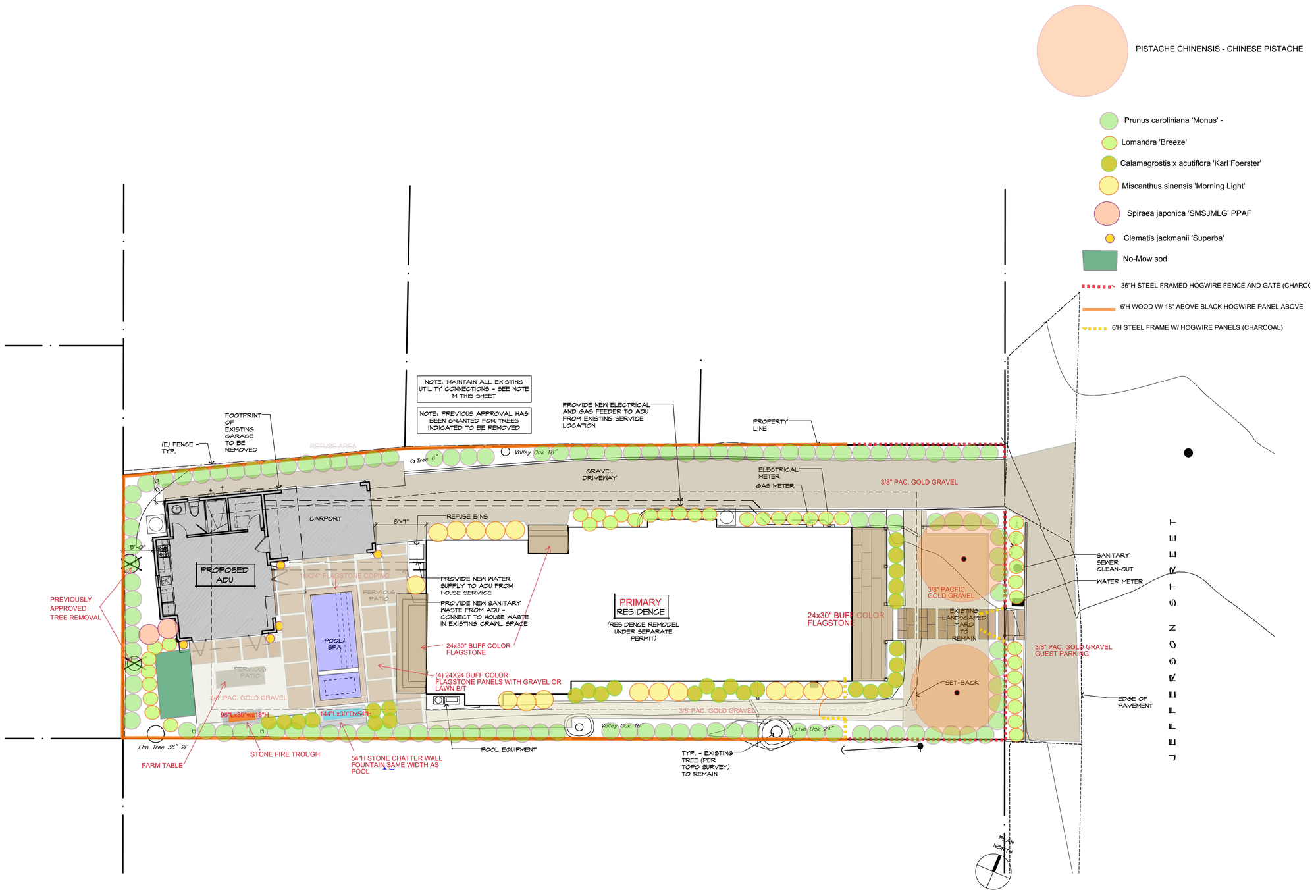
SHEET CONTENTS: ELECTRICAL PLAN

JOB NO. :	22-09
DATE :	7-11-23
ISSUE :	PERMIT SUBMISSION
DRAWN :	MP
CHECKED :	AP

PROJECT / REMODEL FOR ADDITION
CAMPAGNET & CONNER
6867 JEFFERSON ST., YOUNTVILLE CA
APN: 036-026-014-000

DESIGNER SIGNATURE:

SHEET NO.: A11



LANDSCAPE PLAN

SCALE 1/8" = 1'-0"

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CAMPAGNET & CONNER
6867 JEFFERSON ST., YOUNTVILLE CA
APN: 036-026-014-000

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