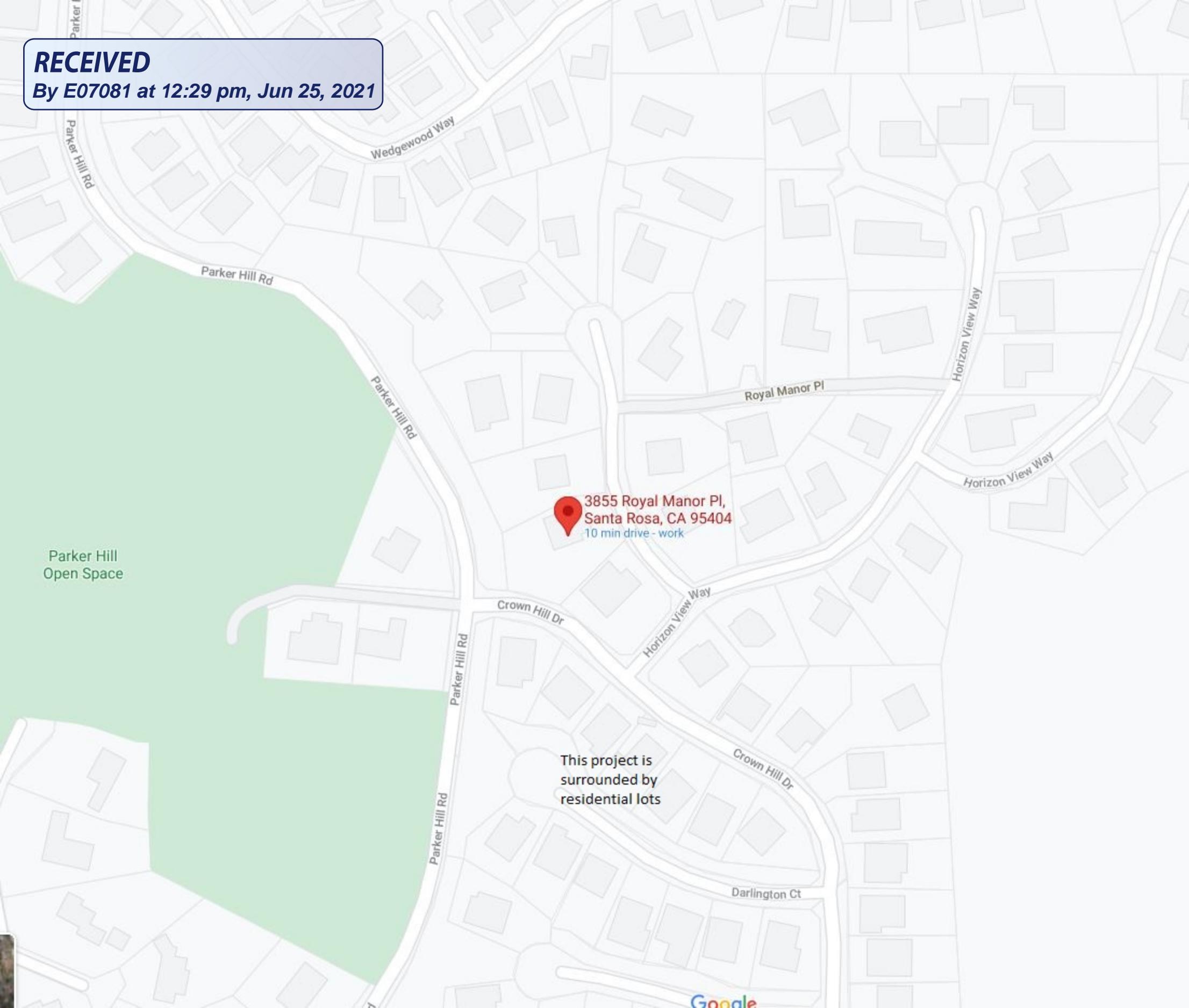


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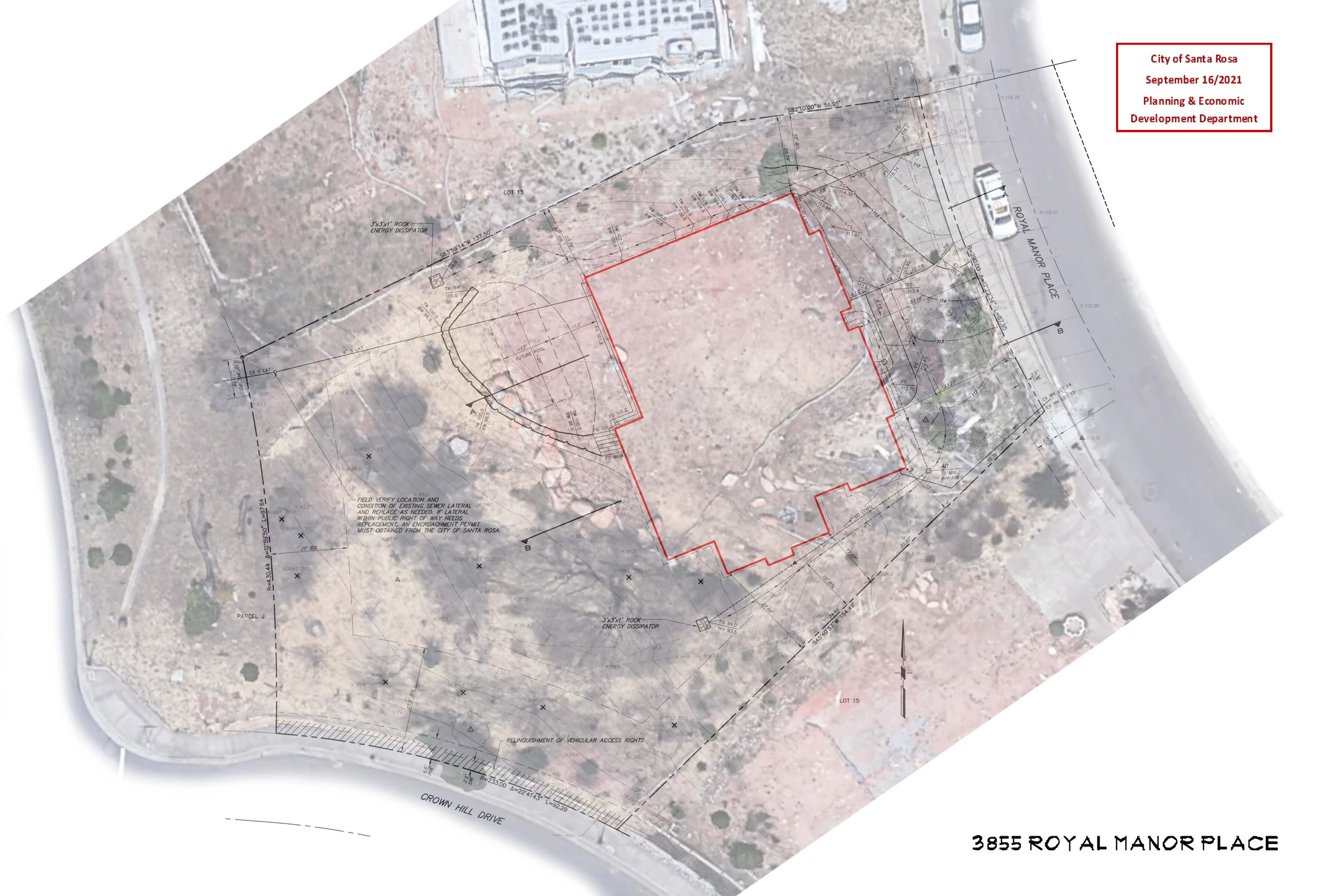
By E07081 at 12:29 pm, Jun 25, 2021



3855 Royal Manor Pl,  
Santa Rosa, CA 95404  
10 min drive - work

Parker Hill  
Open Space

This project is  
surrounded by  
residential lots

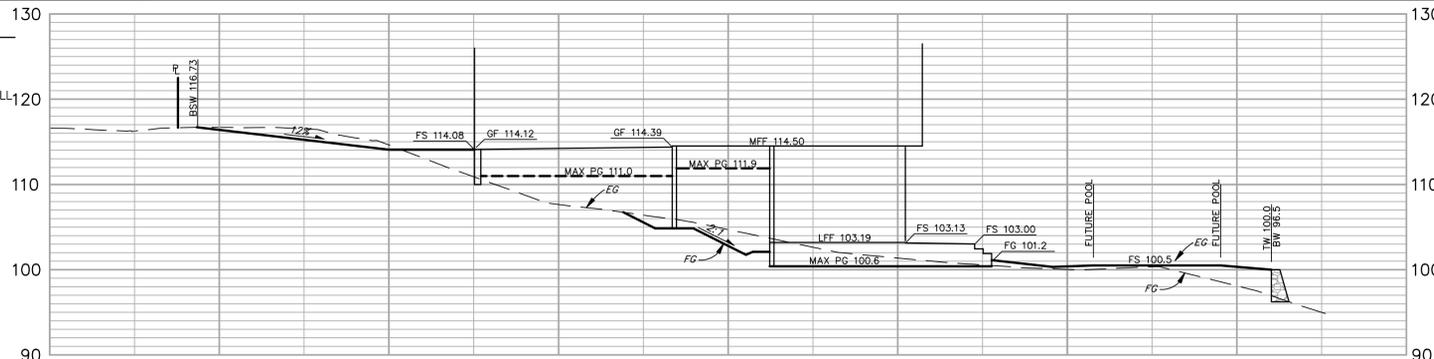


FIELD VERIFY LOCATION AND  
CONDITION OF EXISTING SEWER LATERAL  
AND REPLACE AS NEEDED. IF LATERAL  
WITHIN PUBLIC RIGHT OF WAY NEEDS  
REPLACEMENT, AN ENCROACHMENT PERMIT  
MUST OBTAINED FROM THE CITY OF SANTA ROSA.

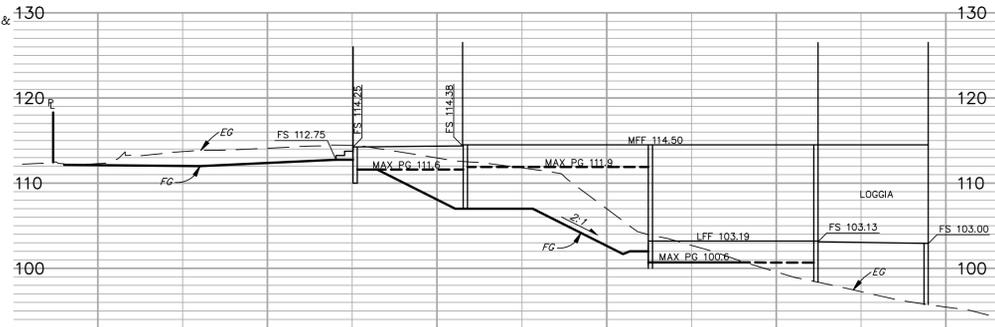


**LEGEND**

- AD AREA DRAIN
  - AE ACCESS EASEMENT
  - BSL BUILDING SETBACK LINE
  - BW FINISH GRADE AT BOTTOM OF WALL
  - CB CATCH BASIN
  - CD 3" CURB DRAIN PER STD 406A
  - DI DROP INLET
  - ES EARTH SWALE
  - FC FACE OF CURB
  - FD FIELD DRAIN
  - FF FINISH FLOOR
  - FS FINISH SURFACE
  - FG FINISH GRADE
  - FH FIRE HYDRANT
  - FL FLOW LINE
  - GB GRADE BREAK
  - GF GARAGE FINISH FLOOR
  - OSL GARAGE SETBACK LINE
  - HP HIGH POINT
  - IFO IN FAVOR OF
  - LF LOWER FINISH FLOOR
  - PAE PRIVATE ACCESS EASEMENT
  - PDE PRIVATE DRAINAGE EASEMENT
  - PG PAD GRADE
  - PSDE PRIVATE SD EASEMENT
  - PSE PRIVATE SEWER EASEMENT
  - PUE PUBLIC UTILITY EASEMENT
  - RS ROCK SWALE
  - SD STORM DRAIN
  - SDAE PUBLIC STORM DRAIN & ACCESS EASEMENT
  - SL STREET LIGHT
  - SS SEWER SERVICE
  - SS LAT SEWER LATERAL
  - SSCO SEWER CLEANOUT
  - TC TOP OF CURB
  - TG TOP OF GRATE
  - TW FINISH GRADE AT TOP OF WALL
  - WM WATER METER
  - WS WATER SERVICE
  - △ SAVE TREE
  - ✕ REMOVE TREE
- 
- NEW CONC
  - EXISTING CONC
  - REPAIR/REPLACE EXISTING CONC



**SECTION A-A**  
SCALE 1" = 10'

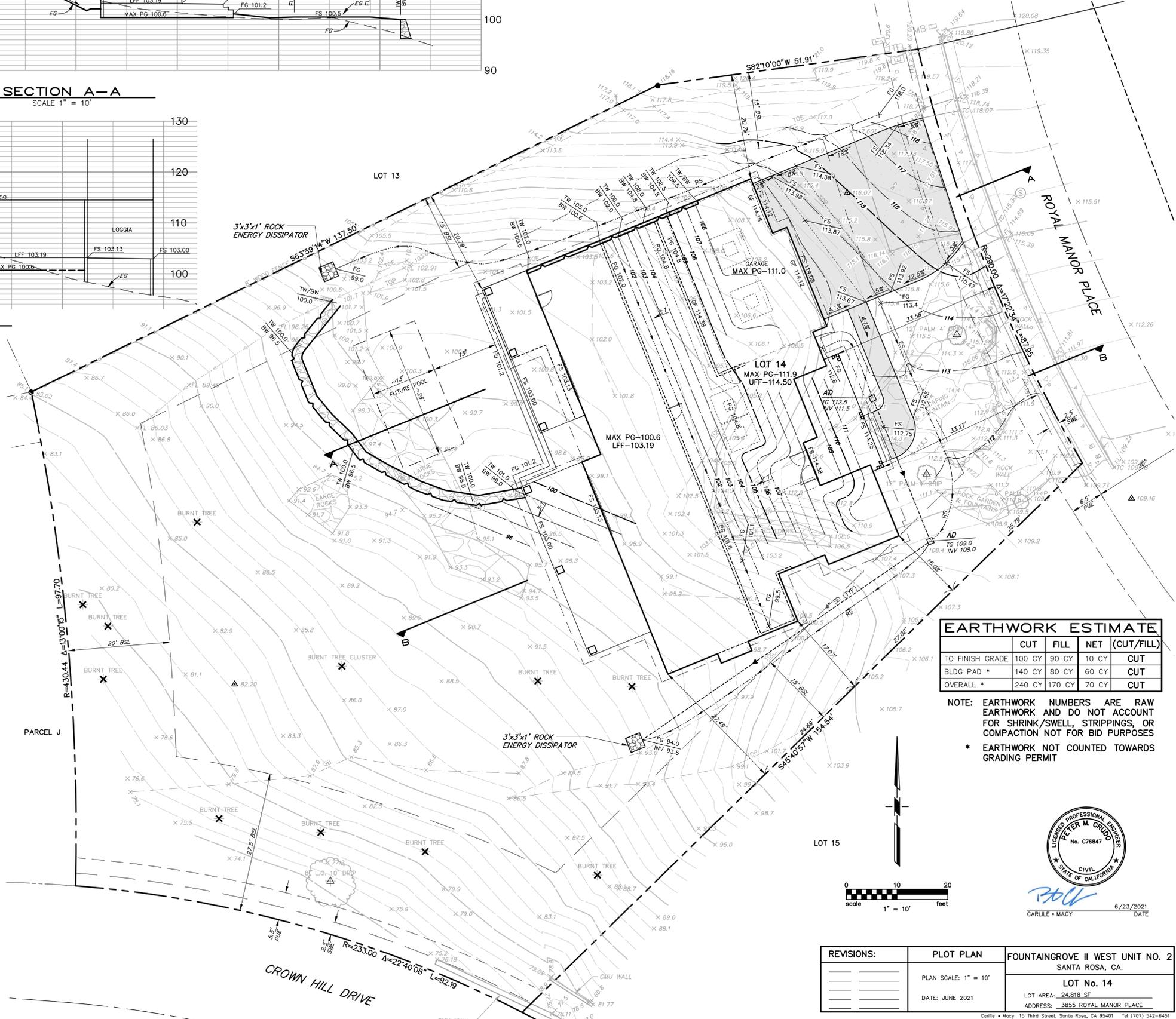


**SECTION B-B**  
SCALE 1" = 10'

**NOTES**

- CONSTRUCTION TO COMPLY WITH ANY NOTES OR RESTRICTIONS SHOWN ON THE FINAL MAP, SUBDIVISION IMPROVEMENT PLANS, ZONING ORDINANCES, SOILS REPORT OR OTHER APPLICABLE ITEMS.
- FOR ALL BUILDING DIMENSIONS, SEE ARCHITECT'S FLOOR PLAN.
- LOCATION OF UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF UTILITIES WITH APPROPRIATE AGENCIES PRIOR TO STARTING WORK.
- CONTRACTOR TO VERIFY LOCATION OF SANITARY SEWER PRIOR TO CONNECTING TO EXISTING LATERAL.
- ALL WORK WITHIN THE PUBLIC RIGHT OF WAY INCLUDING PUBLIC EASEMENTS, REQUIRES AN ENCROACHMENT PERMIT FROM THE ENGINEERING DEPT.
- NO STRUCTURE MAY ENCRUCH ON ANY PUBLIC WATER OR SEWER EASEMENT ABOVE OR BELOW THE SURFACE OF THE GROUND. THIS INCLUDES FOOTINGS OF FOUNDATIONS OR EAVES FROM THE ROOF OF ANY ADJACENT STRUCTURES.
- RAINWATER LEADERS SHALL BE CONNECTED, USING 3" RIGID PVC STORM DRAIN PIPING, TO THE ON-SITE DRAINAGE SYSTEM.
- FOUNDATION DRAIN LINES TO BE PROVIDED TO DRAIN WATER AWAY FROM FOUNDATION AND UNDER FLOOR AREAS.
- PROVIDE POSITIVE DRAINAGE FROM UNDER FLOOR -AREA TO PREVENT THE PONDING OF WATER.
- PROVIDE MINIMUM 2.5' CLEARANCE BETWEEN FINISH FLOOR (FF) ELEVATION TO GROUND BENEATH THE BUILDING.
- EXCESS EARTH TO BE REMOVED TO A SITE APPROVED BY THE CITY OF SANTA ROSA FIRE DEPARTMENT AND BUILDING DIVISION.
- CONTRACTOR SHALL PROVIDE EROSION PREVENTION AND SEDIMENT CONTROL DURING CONSTRUCTION PER CITY APPROVED BEST MANAGEMENT PRACTICES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IMPLEMENT ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES TO THE SATISFACTION OF THE CITY INSPECTOR.
- A SEWER RELIEF VALVE MUST BE INSTALLED AT THE 2 WAY CLEANOUT TO THE HOUSE ON ALL LOTS WHERE THE FINISH FLOOR ELEVATION IS BELOW THE RIM OF THE NEXT UPSTREAM MANHOLE OF THE PUBLIC SEWER PER THE UPC SECTION 409(a).
- PUBLIC UTILITY EASEMENTS MAY CONTAIN ELECTRICAL TRANSFORMERS, OTHER UTILITY VAULTS, MAIL BOXES, LIGHT POLES, STREET SIGNS, FIRE HYDRANTS, AND/OR OTHER ITEMS REQUIRED BY THE LOCAL GOVERNING AGENCIES. THE BUYER(S) SHOULD INSPECT THE SPECIFIC LOT THE BUYER(S) WISH TO PURCHASE TO DETERMINE WHAT IS CONTAINED WITHIN THE PUBLIC EASEMENT.
- ALL ONSITE SWALES SHALL BE PERMANENTLY MAINTAINED BY THE HOMECOWNER SUCH THAT THEY FUNCTION PROPERLY AND NO LOT TO LOT DRAINAGE OCCURS.
- IT IS TO BE UNDERSTOOD THAT THE DRAINAGE AREAS, SLOPES AND GRADES SHALL NOT BE ALTERED, CHANGED, BLOCKED, MODIFIED OR IN ANY WAY RECONSTRUCTED BY OWNER CONTRARY TO WHAT IS DEPICTED ON THIS PLOT PLAN, UNLESS DESIGNED BY AN ENGINEER AND APPROVED BY THE CITY OF SANTA ROSA.
- A GRADING AND DRAINAGE VERIFICATION LETTER SHALL BE PROVIDED TO THE BUILDING DIVISION INSPECTOR BY THE LICENSED ENGINEER OF RECORD FOR THIS LOT. THIS LETTER SHALL VERIFY THAT GRADING AND DRAINAGE HAS BEEN COMPLETED PER APPROVED PLOT PLAN, WITH THE EXCEPTIONS NOTED IN "AS-BUILT" CONFIGURATION, AND IN AGREEMENT WITH THE CALIFORNIA BUILDING CODE.
- FIRE SPRINKLERS ARE REQUIRED FOR ALL NEW DWELLING UNITS.
- AN IN-LINE CHECK BACKFLOW PER STD. 875F MAY BE INSTALLED IF THE PROPERTY HAS AN AMI METER INSTALLED FOR THIS OPTION TO BE ALLOWED, CONTACT WATER ENGINEERING SERVICES TO SEE WHEN AMI WILL BE AVAILABLE TO THIS LOCATION.
- MINIMUM 3/4" WATER METER TO BE INSTALLED. CHECK VALVE, BACKFLOW DEVICE AND WATER SERVICE LINE TO BE SIZED BY FIRE SPRINKLER SYSTEM DESIGNER. CONTRACTOR TO VERIFY SIZE OF EXISTING METER.
- CITY FEES WILL BE DUE TO INSTALL A LARGER WATER METER, IF METER UP-SIZE IS REQUIRED.
- A SEWER CLEANOUT MUST BE INSTALLED PER CITY OF SANTA ROSA STD 513 IF NONE EXISTS. IF ONE NEEDS TO BE INSTALLED OR IF THE SEWER LATERAL NEEDS TO BE REPLACED, AN ENCROACHMENT PERMIT WILL BE REQUIRED. CONTRACTOR TO PROVIDE THE BUILDING INSPECTOR WITH A REPORT INDICATING THAT THE SEWER LATERAL IS IN WORKING CONDITION PRIOR TO THE WATER SERVICE BEING RE-INSTALLED.
- SEE LANDSCAPE PLANS FOR PAVING AND LANDSCAPE COORDINATION, IF APPLICABLE.
- 2019 CALIFORNIA RESIDENTIAL CODE SECTION 401.3 - SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL A MINIMUM OF 6 INCHES WITH THE FIRST 10 FEET, EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.
- THE INFORMATION SHOWN HEREON IS FROM A TOPOGRAPHIC SURVEY PROVIDED BY CINQUINI & PASSARINO. THERE IS NO WARRANT OR CERTIFICATION, EXPRESSED OR IMPLIED, THAT THE INFORMATION SHOWN HEREON ACCURATELY REPRESENT CONDITIONS ON THE GROUND OR CAN BE RELIED UPON FOR FINAL DETERMINATION OF SPATIAL RELATIONSHIPS. ANY LIABILITY INCURRED BY THE USE, ALTERATION OR MODIFICATION OF THIS INFORMATION LIES SOLELY WITH THE USER OF THIS INFORMATION AND NOT CARLILE MACY.

**City of Santa Rosa**  
**July 21/2021**  
**Planning & Economic**  
**Development Department**



EARTHWORK ESTIMATE				
	CUT	FILL	NET	(CUT/FILL)
TO FINISH GRADE	100 CY	90 CY	10 CY	CUT
BLDG PAD *	140 CY	80 CY	60 CY	CUT
OVERALL *	240 CY	170 CY	70 CY	CUT

NOTE: EARTHWORK NUMBERS ARE RAW EARTHWORK AND DO NOT ACCOUNT FOR SHRINK/SWELL, STRIPPINGS, OR COMPACTION NOT FOR BID PURPOSES  
 \* EARTHWORK NOT COUNTED TOWARDS GRADING PERMIT

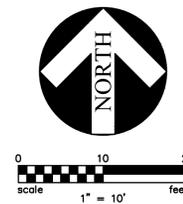


CARLILE • MACY  
 6/23/2021 DATE

REVISIONS:	PLOT PLAN	FOUNTAIN GROVE II WEST UNIT NO. 2 SANTA ROSA, CA.
	PLAN SCALE: 1" = 10'	LOT No. 14
	DATE: JUNE 2021	LOT AREA: 24,818 SF
		ADDRESS: 3855 ROYAL MANOR PLACE

SLOPE PERCENTAGES				
RANGE	MIN	MAX	AREA	LEGEND
1	0.96%	10.00%	1828.30	
2	10.01%	25.00%	9368.49	
3	25.01%	Vertical	12561.86	

TOTAL AREA SURVEYED = 23,715 SQ. FT.



SLOPE ANALYSIS  
**3855 ROYAL MANOR PLACE**  
 FOUNTAINGROVE II WEST UNIT NO. 2

SANTA ROSA, CALIFORNIA

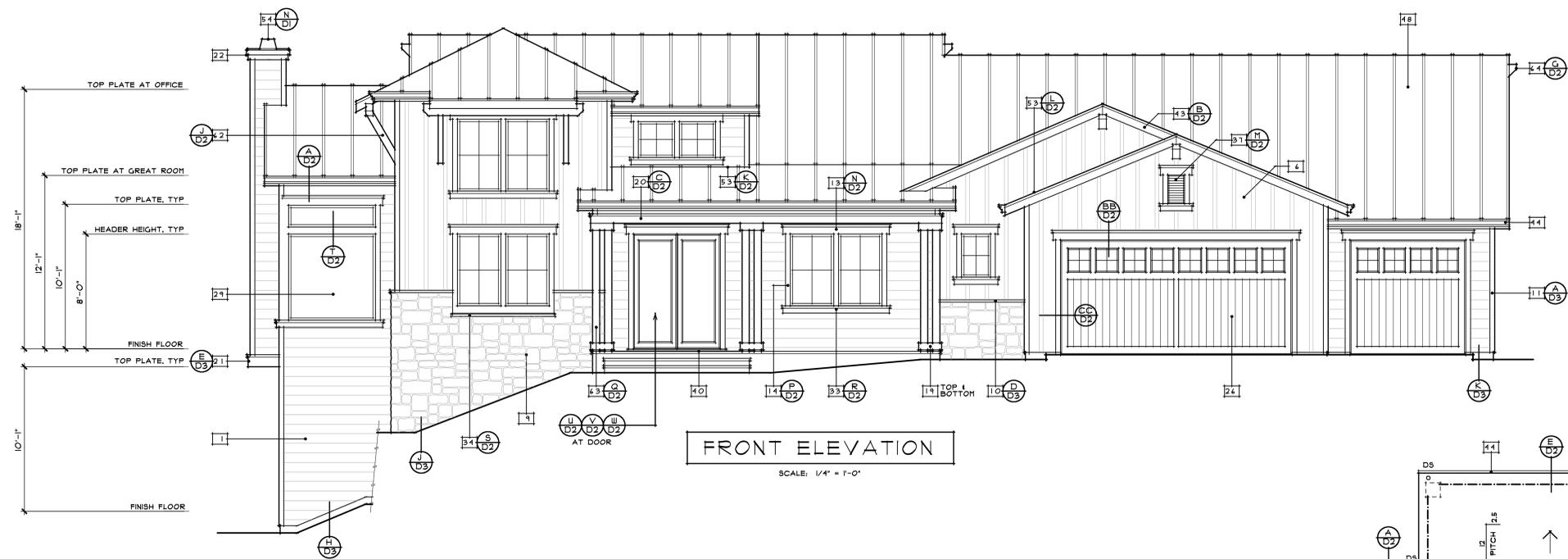
SEPTEMBER 16, 2021

PROJECT No. 2012002B

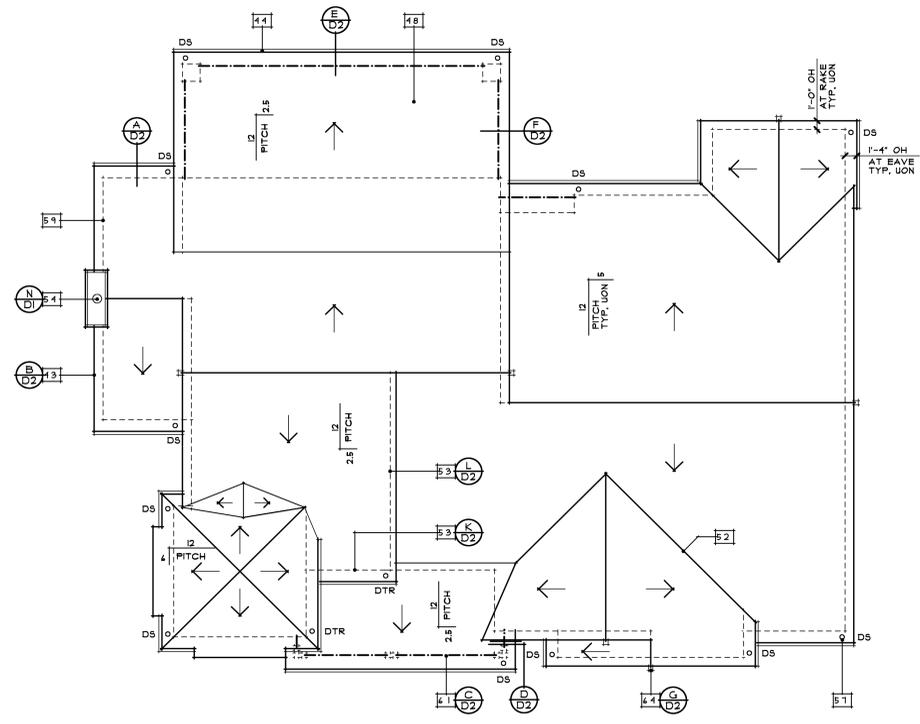


CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS  
 15 THIRD STREET, SANTA ROSA, CA 95401  
 TEL (707) 542-6451 FAX (707) 542-5212

9/16/2021 3:44:38 PM Alan Furtak C:\3073\3073\200\3855 Royal Manor Phase-Slope Analysis.dwg  
 [User: Alan Furtak]



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

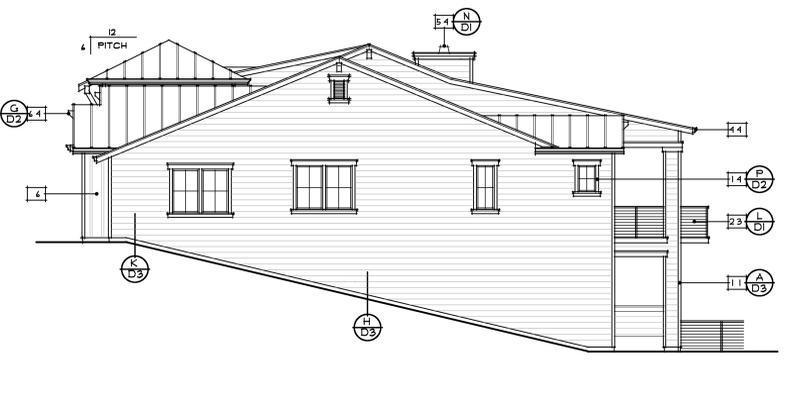


**ROOF PLAN**  
SCALE: 1/8" = 1'-0"

**ELEVATION NOTES**

1. 8" SMOOTH HARDIEPLANK LAP SIDING PER MFR'S SPECS OVER APPROVED BUILDING PAPER & STRUCTURAL SHEATHING PER SHEAR WALL SCHEDULE \*4/51\* (CA) U.O.N.
2. SMOOTH HARDIEPANEL VERTICAL SIDING OR EQUAL OVER APPROVED BUILDING PAPER (APA RATED SHEATHING PER SHEAR WALL SCHEDULE \*4/51\* (CA) U.O.N. W/ HARDIE SMOOTH BATTENS (3/4" X 2 1/2" ACTUAL SIZE) AT 14" O.C.
3. ADHERED STONE VENEER AT AREAS INDICATED APPLIED USING TYPE N OR S MORTAR OVER A 1/2" INCH SCRATCH COAT OVER METAL LATH OVER BUILDING PAPER PER CBC SECTION 2510.4 AND STRUCTURAL SHEATHING PER SHEAR WALL SCHEDULE \*4/51\* (CA) U.O.N. LATH IS ATTACHED TO THE SUPPORTING STUDS USING GALVANIZED FURRING NAILS SPACED 6" INCHES O.C. THE SCRATCH COAT MUST BE ALLOWED TO CURE NOT LESS THAN 48 HOURS BEFORE APPLYING THE VENEER. SEE ADHERED STONE VENEER NOTES ON COVERSHEET. MFR'S SPECIFICATIONS AND ICC REPORT ESR-1215 FOR ADDITIONAL APPLICATION INSTRUCTIONS.
4. SHEATHING BENEATH STONE VENEER SHALL BE LOUISIANA PACIFIC "L.P. SMARTSIDE PRECISION SERIES" EXTERIOR PANEL SIDING IN COMPLIANCE WITH SFM LISTING 8140-2021; 0002 OR SIMILAR.
10. SLOPED STONE CAP.
11. 2 X 4 CORNER TRIM.
13. 2 X 4 HEADER TRIM W/ 2 X 3 WATERTABLE. (U.O.N.)
14. 2 X 4 TRIM - DOORS AND WINDOWS, TYP.
19. 2 X 4 HORIZONTAL BAND.
20. 2 X 4 HORIZONTAL BAND W/ 2 X 3 WATERTABLE.
21. 2 X 8 HORIZONTAL BAND W/ 2 X 3 WATERTABLE.
22. 2 X 4 OVER 2 X 8 HORIZONTAL BAND.
23. HORIZONTAL METAL FLAT BAR RAILING. SEE DETAIL.
24. WOOD SECTIONAL "CARRIAGE STYLE" GARAGE DOOR.
29. HILGARD ULTRA FIBERGLASS FRAME WINDOWS W/ GRIDS WHERE INDICATED. MINIMUM ONE TEMPERED PANE, TYP AT ALL GLAZING.
33. WOOD SILL. SEE DETAIL.
34. SLOPED STONE SILL. SEE DETAIL.
37. PRE-FAB LOUVERED ATTIC VENT PER ATTIC VENT SCHEDULE. COVERED WITH NON-COMBUSTIBLE CORROSION RESISTANT WIRE MESH. MAXIMUM 1/8" OPENINGS OR PER CRC R321.4.2.
40. CONCRETE PORCH & STEPS.
42. 2 X 8 BARGE RAFTER W/ 1 X 3 SHINGLE MOLD OVER.
43. GSH "OGEE" GUTTER OVER 2 X 8 FASCIA BOARD. INCLUDE DEBRIS GUARD PER WILDLAND URBAN INTERFACE REQUIREMENTS.
48. NO. 30 (MIN.) STANDING SEAMED ROOF. (CORROSION RESISTANT) APPLY PER MFR. SPECS.
52. 24 GA GSM FLASHING \* VALLEYS WITH UNDERLAYMENT PER WILDLAND URBAN INTERFACE REQUIREMENTS.
53. 24 GA GSM FLASHING \* WALLS ABOVE ROOF. SEE DETAIL.
54. GAS VENT TERMINATION. REFER TO MFRS. GAS VENT TERMINATION TABLE FOR VENT DISTANCE BEYOND WALL. PROVIDE FLASHING & INSTALL PER MFR. SPECS.
51. 3" DIAMETER GSH DOWNSPOUT TYP. CONNECT ALL DOWNSPOUTS TO CLOSED CONDUITS DISCHARGING \* EROSION RESISTANT AREA AWAY FROM STRUCTURE.
54. LINE OF WALLS BELOW.
41. BEAM PER PLAN. SEE STRUCTURAL DRAWINGS.
42. DECORATIVE OUTRIGGER. SEE DETAIL.
43. DECORATIVE WOOD COLUMN.
44. DECORATIVE CORBEL. SEE DETAIL.

NOTE: ALL EXTERIOR TRIM TO BE WOOD U.O.N.  
NOTE: ALL EXTERIOR SIDING AND TRIM TO BE SMOOTH U.O.N.  
NOTE: DIVERT PLUMBING VENTS, ROOF VENTS, SOLAR TUBES AND OTHER ROOF PENETRATIONS TO BACK SIDE OF RIDGE WHEREVER POSSIBLE.  
NOTE: COMPLY WITH WUI REQUIREMENTS FOR ALL EXTERIOR ASSEMBLIES. SEE COVERSHEET FOR NOTES.



**RIGHT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

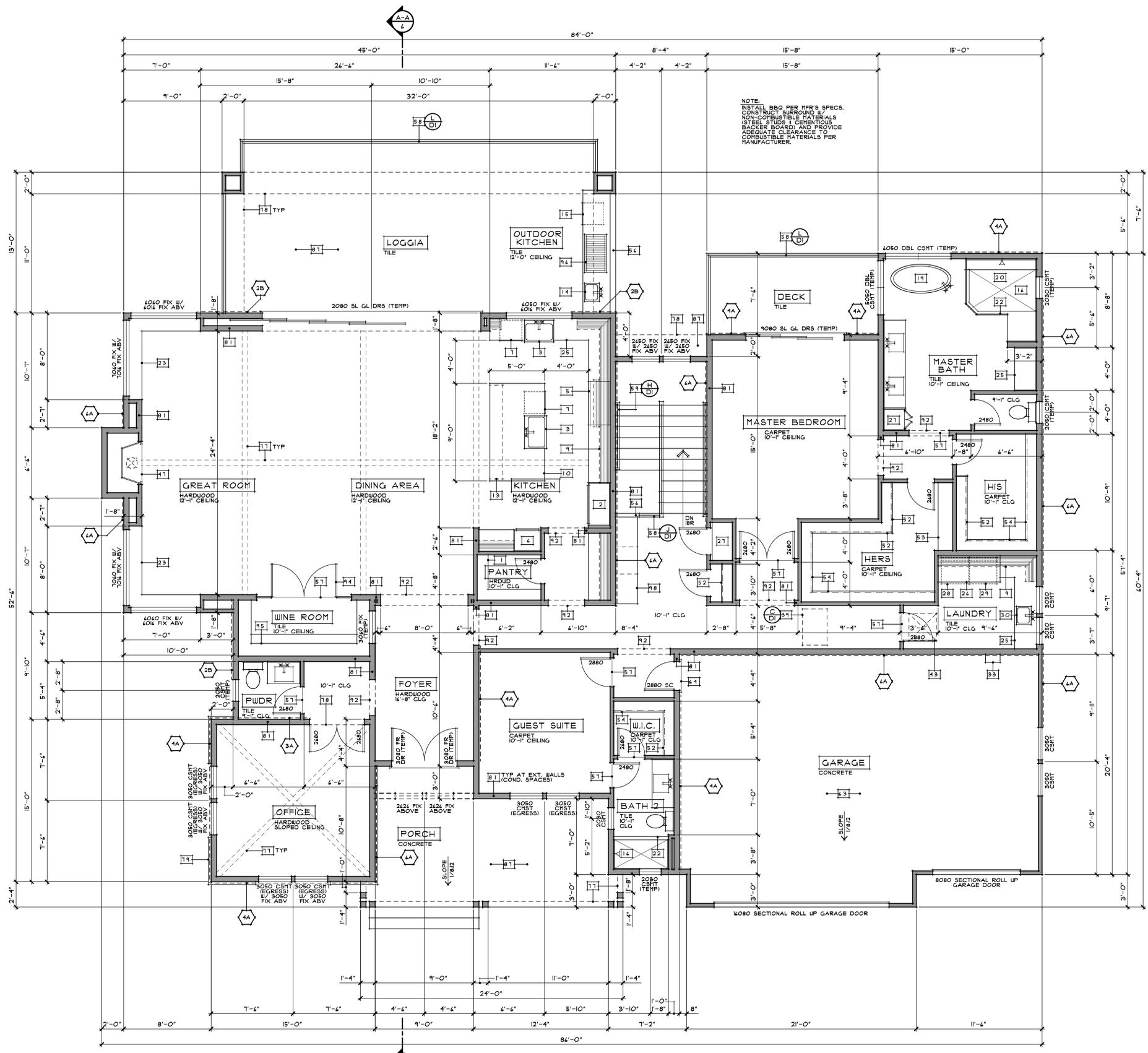


**LEFT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

FLOOR PLAN NOTES

- PANTRY - 4 SHELVES.
- PROVIDE 42" BUILT-IN REFRIGERATOR/FREEZER AND PLUMBING FOR ICE MAKER IN RECESSED WALL BOX.
- FARM-STYLE KITCHEN SINK W/ GARBAGE DISPOSAL. (PROVIDE VENT LOOP AS NECESSARY PER CPC 909.0)
- MICROWAVE OVEN IN CABINETS ABOVE.
- SLIDE-IN RANGE-OVEN WITH MICROWAVE ABOVE. VENT TO EXTERIOR AND PROVIDE BACKDRAFT DAMPER. (VERIFY DIMS W/MFR.)
- BUILT-IN WALL DOUBLE OVEN. (VERIFY VENTILATION AND DIMS W/MFR.)
- BUILT-IN DISHWASHER. (VERIFY DIMENSIONS W/MFR.)
- LINE OF CABINETS ABOVE.
- KITCHEN ISLAND COUNTER TOP. (SEE PLAN FOR DIMS.)
- 34" HIGH BREAKFAST BAR.
- STAINLESS STEEL PARTY SINK. VERIFY DIMS. W/MFR.
- PROVIDE VENT LOOP AS NECESSARY PER CPC 909.0.
- UNDER-COUNTER REFRIGERATOR. VERIFY DIMS. W/MFR.
- TILE SHOWER ENCLOSURE W/ MIN. 12" MAINSCOT (STALL SHALL COMPLY W/ SECTION 408 OF THE CALIF. PLUMBING CODE.)
- FIBERGLASS TUB/SHOWER COMB. W/ 12" TILE MAINSCOT. PROVIDE ONE-PIECE WELDED TRAP OR ACCESS PANEL PER LOCAL CODE.
- FREE STANDING TUB PER OWNER. (INSTALL SHALL COMPLY W/ SECTION 409 OF THE CALIF. PLUMBING CODE.)
- 20" HIGH CERAMIC TILE SEAT/PLATFORM.
- TEMPERED GLASS ENCLOSURE. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22" UNOBSTRUCTED OPENING FOR EGRESS.
- 20" HIGH WINDOW SEAT.
- BASE CABINET.
- LINEN-4 SHELVES
- 42" HIGH COUNTER TOP OVER WASHER/DRYER.
- WASHER SPACE. PROVIDE HOT & COLD WATER AND WASTE. PROVIDE PAN & 3/4" DRAIN AT SECOND FLOOR INSTALLATIONS. DRYER SPACE. PROVIDE 4" DIA. SMOOTH WALLED VENT THRU FLOOR. PROVIDE VENT TRAP & DRYER VENT. (VENT SHALL COMPLY W/ MFR'S SPECS. AND SECTIONS 504 & 905 OF THE CHC.)
- LAUNDRY SINK.
- TANKLESS WATER HEATER MOUNTED ON WALL. INSTALL PRESSURE RELIEF VALVE & VENT. AND DRAIN TO OUTSIDE (COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND LOCAL CODES). (REFER TO ENERGY COMPLIANCE REPORT.)
- DIRECT VENT TO ROOF. INCLUDE HOT WATER RECIRCULATION PUMP.
- PROVIDE CONCRETE PADS FOR AIR CONDITIONING UNITS.
- FAN IN ATTIC (INSTALLATION OF FURNACE SHALL COMPLY W/ CHAPTER 11 & SECTION 904 OF THE CALIF. TECH. CODE & MFR. SPECS.) (REFER TO ENERGY COMPLIANCE REPORT.)
- 18" X 24" MIN. FOUNDATION ACCESS. GASKET OR WEATHER SEAL.
- 30" X 30" ATTIC ACCESS. GASKET OR WEATHERSEAL.
- DECORATIVE GAS APPLIANCE "MAJESTIC" BELCHON II 48". AGA ANSI Z223.1 (OR EQUAL) (INSTALL PER MFR.)
- SINGLE POLE AND SHELF.
- (5) BUILT-IN SHELVES.
- DOUBLE POLE AND SHELF.
- 42" HIGH HALF WALL WITH WOOD CAP.
- LINE OF FLOORING SURFACE CHANGE.
- GUARDRAIL. 42" MINIMUM HEIGHT (U.O.N.) SEE PLAN FOR DETAIL REF. LESS THAN 4" CLEAR SPACE BETWEEN MEMBERS.
- HANDRAIL. (HEIGHT: 34" MIN TO 38" MAX) SEE PLAN FOR DETAIL REF. LESS THAN 4" CLEAR SPACE BETWEEN MEMBERS.
- 1/2" GYP BOARD AT WALLS. 1/2" GYP BOARD AT CEILING AT GARAGE. WRAP BEAMS & POSTS. TYPICAL.
- SELF CLOSING AND SELF LATCHING 1 3/8" SOLID WOOD DOOR W/ TIGHT-FITTING GASKETS AND SLEEPER & SILL.
- 5/8" TYPE "X" GYP. BOARD AT ALL STORAGE UNDER STAIRS. (INSTALL AT WALLS AND CEILING.)
- LINE OF FLOOR ABOVE.
- LINE OF CEILING CHANGE ABOVE.
- LINE OF ADHERED STONE VENEER.
- 2 X 4 STUDS @ 16" OC WALL.
- 2 X 4 STUDS (OR 2-2 X 4) @ 14" OC WALL.
- 1 X 1 HARDIE ARTISAN V-RUSTIC SMOOTH SIDING AT SOFFIT/PORCH CEILINGS.
- FLAT TOP OPENING. SEE INTERIOR ELEVATIONS.
- TEMPERED GLASS ENCLOSURE PER OWNER.
- BUILT-IN BARBECUE WITH METAL HOOD PER OWNER. (INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PROVIDE CLEARANCE TO COMBUSTIBLE MATERIALS.)
- BUILT-IN TECH CENTER DESK PER OWNER.

XA SHEAR WALL SYMBOL LOCATE SIZE AND NAILING PER STRUCTURAL DRAWINGS. 2A NAILING PATTERN AT ALL EXTERIOR WALLS (UON).



MAIN FLOOR LIVING AREA = APPROX 3184 SQ FT  
 LOWER FLOOR LIVING AREA = APPROX 1524 SQ FT  
 TOTAL LIVING AREA = APPROX 4710 SQ FT  
 GARAGE AREA = APPROX 137 SQ FT  
 COVERED OUTDOOR AREA = APPROX 1463 SQ FT

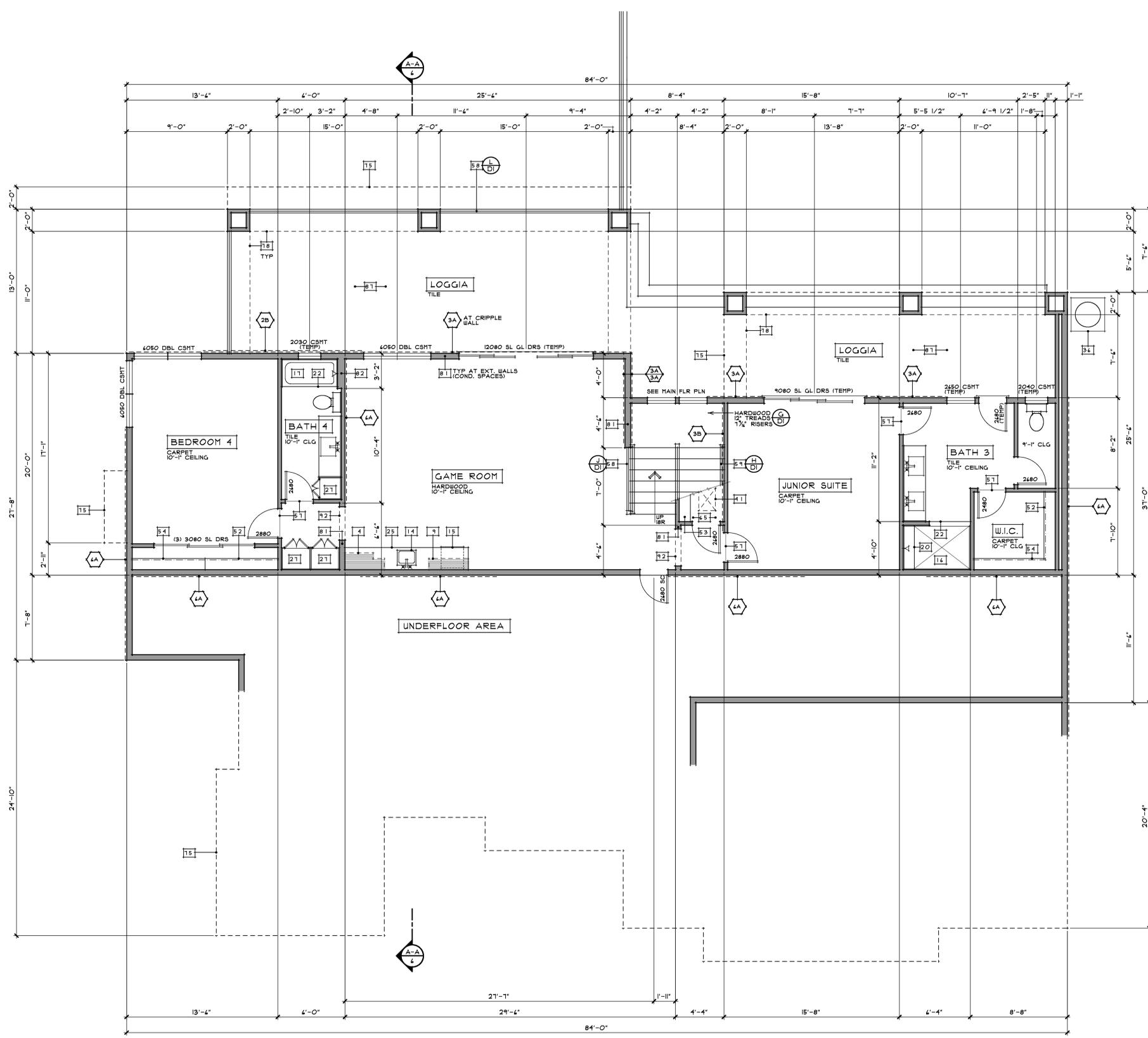
MAIN FLOOR PLAN

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

**FLOOR PLAN NOTES**

1. PANTRY - 4 SHELVES.
2. PROVIDE 42" BUILT-IN REFRIGERATOR/FREEZER AND PLUMBING FOR ICE MAKER IN RECESSED WALL BOX.
3. FARM-STYLE KITCHEN SINK W/ GARBAGE DISPOSAL. (PROVIDE VENT LOOP AS NECESSARY PER CPC 909.0)
4. MICROWAVE OVEN IN CABINETS ABOVE.
5. SLIDE-IN RANGE-OVEN WITH MICROWAVE ABOVE. VENT TO EXTERIOR AND PROVIDE BACKDRAFT DAMPER. (VERIFY DIMS W/MFR.)
6. BUILT-IN WALL DOUBLE OVEN. (VERIFY VENTILATION AND DIMS W/MFR.)
7. BUILT-IN DISHWASHER. (VERIFY DIMENSIONS W/MFR.)
8. LINE OF CABINETS ABOVE.
9. KITCHEN ISLAND COUNTER TOP. (SEE PLAN FOR DIMS.)
10. 34" HIGH BREAKFAST BAR.
11. STAINLESS STEEL PARTY SINK. VERIFY DIMS. W/MFR. (PROVIDE VENT LOOP AS NECESSARY PER CPC 909.0)
12. UNDER-COUNTER REFRIGERATOR. VERIFY DIMS. W/MFR.
13. TILE SHOWER ENCLOSURE W/ MIN. 12" WAINSCOT (STALL SHALL COMPLY W/ SECTION 409 OF THE CALIF. PLUMBING CODE.)
14. FIBERGLASS TUB/SHOWER COMB. W/ 12" TILE WAINSCOT. PROVIDE ONE-PIECE WELDED TRAP OR ACCESS PANEL PER LOCAL CODE.
15. FREE STANDING TUB PER OWNER. (INSTALL SHALL COMPLY W/ SECTION 409 OF THE CALIF. PLUMBING CODE.)
16. 20" HIGH CERAMIC TILE SEAT/PLATFORM.
17. TEMPERED GLASS ENCLOSURE. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22" UNOBSTRUCTED OPENING FOR EGRESS.
18. 20" HIGH WINDOW SEAT.
19. BASE CABINET.
20. LINEN-4 SHELVES.
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22. WASHER SPACE. PROVIDE HOT & COLD WATER AND WASTE. PROVIDE PAN & 3/4" DRAIN AT SECOND FLOOR INSTALLATIONS. DRYER SPACE. PROVIDE SMOOTH WALLED VENT THRU FLOOR. PROVIDE VENT TRAP & DRYER VENT. (VENT SHALL COMPLY WITH MFR'S SPECS. AND SECTIONS 504 & 905 OF THE CHC.)
23. LAUNDRY SINK.
24. TANKLESS WATER HEATER MOUNTED ON WALL. INSTALL PRESSURE RELIEF VALVE & VENT. AND DRAIN TO OUTSIDE (COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND LOCAL CODES). (REFER TO ENERGY COMPLIANCE REPORT).
25. DIRECT VENT TO ROOF.
26. INCLUDE HOT WATER RECIRCULATION PUMP.
27. PROVIDE CONCRETE PADS FOR AIR CONDITIONING UNITS.
28. FAN IN ATTIC (INSTALLATION OF FURNACE SHALL COMPLY W/ CHAPTER 11 & SECTION 904 OF THE CALIF. MECH. CODE & MFR. SPECS.) (REFER TO ENERGY COMPLIANCE REPORT)
29. 18" X 24" MIN. FOUNDATION ACCESS. GASKET OR WEATHER SEAL.
30. 30" X 30" ATTIC ACCESS. GASKET OR WEATHERSEAL.
31. DECORATIVE GAS APPLIANCE. MAJESTIC® BEHELOH II 48". AGA ANSI Z223.1 (OR EQUAL) (INSTALL PER MFR.)
32. SINGLE POLE AND SHELF.
33. (5) BUILT-IN SHELVES.
34. DOUBLE POLE AND SHELF.
35. 42" HIGH HALF WALL WITH WOOD CAP.
36. LINE OF FLOORING SURFACE CHANGE.
37. GUARDRAIL. 42" MINIMUM HEIGHT (U.O.N.) SEE PLAN FOR DETAIL REF. LESS THAN 4" CLEAR SPACE BETWEEN MEMBERS.
38. HANDRAIL. (HEIGHT: 34" MIN TO 38" MAX) SEE PLAN FOR DETAIL REF. LESS THAN 4" CLEAR SPACE BETWEEN MEMBERS.
39. 1/2" GYP BOARD AT WALLS. 1/2" GYP BOARD AT CEILING AT GARAGE. WRAP BEAMS & POSTS. TYPICAL.
40. SELF CLOSING AND SELF LATCHING 1 3/8" SOLID WOOD DOOR W/ TIGHT FITTING GASKETS AND SWEEPER & SILL.
41. 5/8" TYPE "X" GYP. BOARD AT ALL STORAGE UNDER STAIRS. (INSTALL AT WALLS AND CEILING.)
42. LINE OF BEAM ABOVE.
43. LINE OF CEILING CHANGE ABOVE.
44. LINE OF ADHERED STONE VENEER.
45. 2 X 4 STUDS @ 16" OC WALL.
46. 1 X 3 HARDFE ARTISAN V-RUSTIC SMOOTH SIDING AT SOFFIT/PORCH CEILINGS.
47. FLAT TOP OPENING. SEE INTERIOR ELEVATIONS.
48. TEMPERED GLASS ENCLOSURE PER OWNER.
49. WINE RACKS PER OWNER.
50. BUILT-IN BARBECUE WITH METAL HOOD PER OWNER. (INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PROVIDE CLEARANCE TO COMBUSTIBLE MATERIALS.)
51. BUILT-IN TECH CENTER DESK PER OWNER.

XA SHEAR WALL SYMBOL LOCATE SIZE AND NAILING PER STRUCTURAL DRAWINGS. 2A NAILING PATTERN AT ALL EXTERIOR WALLS (TON).



**LOWER FLOOR PLAN**

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

**ELECTRICAL SYMBOLS** NOTE: NOT NECESSARILY ALL SYMBOLS ON THIS DRAWING.

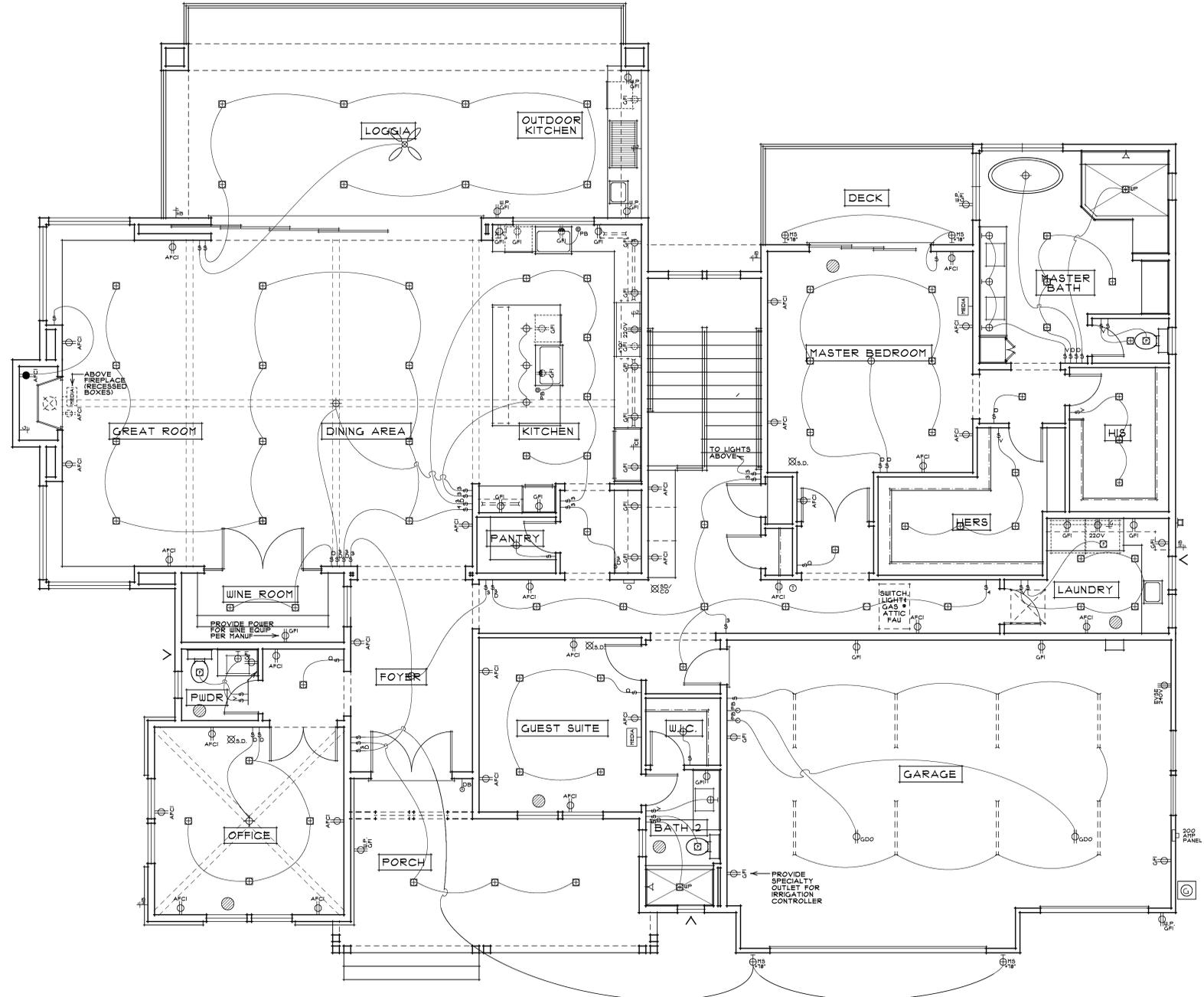
- 1/2 HOT DUPLEX CONV. OUTLET WITH ARC FAULT CIRCUIT INTERRUPTER
- FULLY SWITCHED OUTLET WITH ARC FAULT CIRCUIT INTERRUPTER
- ⊕ DUPLX CONV. OUTLET WITH GROUND FAULT INTERRUPTER
- ⊕ DUPLX CONV. OUTLET WITH ARC FAULT CIRCUIT INTERRUPTER
- ⊕ WATERPROOF DUPLEX CONV. OUTLET WITH GROUND FAULT INTERRUPTER
- ⊕ UNDER COUNTER OUTLET WITH ARC FAULT CIRCUIT INTERRUPTER
- ⊕ 220 VOLT OUTLET WITH ARC FAULT CIRCUIT INTERRUPTER
- ⊕ OUTLET ABOVE FOR GARAGE DOOR OPENER WITH ARC FAULT CIRCUIT INTERRUPTER
- ⊕ 240 VOLT OUTLET DEDICATED FOR ELECTRIC VEHICLE SERVICE EQUIPMENT
- ⊕ CEILING LED LIGHT FIXTURE
- ⊕ 4" RECESSED LED LIGHT (40 LUMENS/WATT OR BETTER)
- ⊕ 4" RECESSED PHOTO CONTROLLED LED LIGHT (40 LUMENS/WATT OR BETTER)
- ⊕ 4" LED WATERPROOF RECESSED LIGHT WITH "SUITABLE FOR DAMP LOCATIONS" LABEL
- ⊕ RECESSED AIMABLE SPOTLIGHT
- ⊕ WALL MOUNTED LED LIGHT FIXTURE WITH 18" LIGHT SHADE DIAMETER
- ⊕ WALL MOUNTED LED GOOSENECK LIGHT FIXTURE WITH 18" LIGHT SHADE DIAMETER
- ⊕ EXTERIOR WALL MOUNTED LIGHT FIXTURE CONTROLLED BY MOTION SENSOR WITH INTEGRAL PHOTOCONTROL
- ⊕ SPOTLIGHT
- ⊕ LED LIGHT FIXTURE
- ⊕ LED PHOTO CONTROLLED LIGHT FIXTURE
- ⊕ SINGLE POLE SWITCH
- ⊕ THREE WAY SWITCH
- ⊕ FOUR WAY SWITCH
- ⊕ DIMMER SWITCH
- ⊕ SWITCH WITH MANUAL-ON VACANCY SENSOR
- ⊕ PUSH BUTTON COUNTERTOP SWITCH
- ⊕ 10 VOLT SMOKE ALARM W/BATTERY BACK-UP (PER 2014 CRC SECTION R314 AND/OR NFPA 120)
- ⊕ CARBON MONOXIDE/SMOKE ALARM COMBO WITH BATTERY BACK-UP (PER 2014 CRC SECT. R314 AND/OR NFPA 120)
- ⊕ PHONE JACK
- ⊕ RESIDENTIAL CABLE SYSTEM JACK
- ⊕ RESIDENTIAL MEDIA SYSTEM JACK
- ⊕ PUSH BUTTON FOR GARAGE DOOR OPENER
- ⊕ PUSH BUTTON FOR DOOR BELL
- ⊕ CHIMES
- ⊕ SECURITY SYSTEM PANEL
- ⊕ SECURITY CAMERA, PROVIDE POWER AND ETHERNET
- ⊕ SPEAKER
- ⊕ ENERGY STAR RATED EXHAUST FAN CAPABLE OF PROVIDING 50 CFM MINIMUM WITH BACKDRAFT DAMPER (SEE GREEN REQUIREMENTS FOR SPECIFIC FAN CFM)
- ⊕ THERMOSTAT
- ⊕ ILLUMINATED ADDRESS SIGN
- ⊕ ELECTRIC SUB-PANEL
- ⊕ CABLE/DATA
- ⊕ ELECTRIC METER
- ⊕ JUNCTION BOX
- ⊕ LOW VOLTAGE ACCENT LIGHT (LANDSCAPE)
- ⊕ FOOT PATH LIGHT (ON PHOTO CONTROL SENSOR)
- ⊕ SPECIALTY OUTLET
- ⊕ CEILING FAN

NOTE: ALL OUTLETS TO BE LISTED AS "TAMPER RESISTANT" PER CEC, ARTICLE 404.12.

**MECHANICAL SYMBOLS** NOTE: NOT NECESSARILY ALL SYMBOLS ON THIS DRAWING.

- ⊕ CEILING HEAT REGISTER
- ⊕ FLOOR HEAT REGISTER
- ⊕ HEAT REGISTER HIGH ON WALL
- ⊕ RETURN AIR GRILL IN CEILING
- ⊕ RETURN AIR GRILL IN WALL
- ⊕ FUEL GAS STUB OUT
- ⊕ HOSE BIBB WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE
- ⊕ ICE MAKER STUB OUT
- ⊕ GAS METER
- ⊕ DRYER VENT (TERMINATION OF VENT SHALL COMPLY WITH SECTION 904 & SECTION 904.0 OF THE CMC)
- ⊕ FOUNDATION VENT PER VENTILATION CALCS

NOTE: ALL DUCTS (SEND AND RETURN) SHALL BE CLOSED SYSTEMS WITHOUT THE USE OF BUILDING CAVITIES. ALL DUCT CONNECTIONS SHALL BE INSTALLED WITH MECHANICAL FASTENERS. PROVIDE WEATHERSTRIP OR SEAL AT THE ATTIC ACCESS PANEL.



LOWER FLOOR ELECT/MECH PLAN

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

**ELECTRICAL NOTES:**

PROVIDE 2-20 AMP BRANCH CIRCUITS AT KITCHEN, PANTRY, NOOK AND DINING ROOM PER CEC 210.52 (B), AND 220.54.

LAUNDRY TO BE ON SEPARATE 20 AMP CIRCUIT (220V ELECTRIC DRYER TO BE ON SEPARATE 30 AMP BRANCH CIRCUIT) PER CEC 210.11 (C), 210.52(F), AND 220.14(B).

LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES OR OTHER WET/DAMP LOCATIONS SHALL BE SUITABLE FOR DAMP LOCATIONS

LIGHT FIXTURES IN CLOSETS SHALL BE LISTED AND COMPLY WITH CEC SECTION 404.14.

ALL SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE WIRED SUCH THAT WHEN ANY ALARM IS ACTIVATED, SMOKE ALARMS IN ALL BEDROOMS WILL GO INTO ALARM.

RECEPTACLES FOR EACH BATHROOM TO BE ON SEPARATE CIRCUIT PER CEC 210.11 (C) (3).

ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). OUTLETS INCLUDE RECEPTACLES, SWITCHES, LIGHT FIXTURES, SMOKE DETECTORS, ETC. PER CEC 210.12 (B).

PROVIDE UPFR AND 2 GANG MID-RING A ELECTRIC METER PER CEC 250.50 (A), (3) AND (4)

GROUNDING CONDUCTOR AT SERVICE PANEL TO BE BONDED TO ALL METAL PIPING PER CEC 250.104.

ALL RECEPTACLES ARE REQUIRED TO BE TAMPER-RESISTANT PER CEC 404.11.

PROVIDE A 240V 40 AMP DEDICATED CIRCUIT FOR FUTURE ELECTRICAL VEHICLE CHARGING EQUIPMENT. INSTALL RACEWAY AND JUNCTION BOX AT PROBABLE CHARGING LOCATION.

**2014 CALIFORNIA ENERGY STANDARD LIGHTING OVERVIEW:**

**KITCHEN:** ALL OF THE INSTALLED WATTAGE OF LIGHTS IN KITCHENS SHALL BE HIGH EFFICACY

**BATHROOMS:** ALL LUMINAIRES IN EACH BATHROOM MUST BE HIGH EFFICACY. AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY VACANCY SENSORS.

**GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS:** ALL LUMINAIRES MUST BE HIGH EFFICACY AND MUST BE CONTROLLED BY A VACANCY SENSOR

**OTHER ROOMS:** ALL LIGHT FIXTURES SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER. CEASETS THAT ARE LESS THAN 10 SQUARE FEET ARE EXEMPT FROM THIS REQUIREMENT.

**OUTDOOR LIGHTING:** ALL LIGHT FIXTURES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL HAVE HIGH EFFICACY LIGHT FIXTURES AND SHALL BE CONTROLLED BY A PHOTO CONTROL / MOTION SENSOR COMBINATION.

**RECESSED LUMINAIRES IN INSULATED CEILINGS:** LUMINAIRES THAT ARE RECESSED INTO INSULATED CEILINGS ARE REQUIRED TO BE RATED FOR INSULATION CONTACT (IC-RATED), SEAL LEAKAGE, SEALING, AND HAVE A JAB-2014-LIGHT FIXTURE. THE HOUSING OF THE LIGHT FIXTURE SHALL PREVENT AIR LEAKAGE AND BE SEALED.

**HIGH EFFICACY:** LUMINAIRES TO BE JAB-2014 QUALIFIES PER TABLE 150.0-A. LUMINAIRES INSTALLED TO MEET THE LUMENS PER WATT REQUIREMENTS SHALL NOT CONTAIN MEDIUM BASE SOCKETS AND SHALL BE ON SEPARATE SWITCHES FROM ANY INCANDESCENT LIGHTING.

**VENTILATION NOTES:**

KITCHEN HOOD EXHAUST FAN MUST BE INSTALLED AND DELIVER VENTILATION AIRFLOW AT 100 CFM OR GREATER PER SECTION 150.0 OF CALIFORNIA ENERGY CODE AND ANSI/ASHRAE STANDARD 62.2. 5" DUCT DIAMETER, 35' MAX LENGTH FLEX DUCT OR 85' MAX LENGTH SMOOTH DUCT (DEDUCT 15' OF ALLOWABLE LENGTH FOR EACH ELBOW).

ALL BATHROOMS CONTAINING BATHTUB, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH SECTION 402.1 OF CALIFORNIA ENERGY CODE AND SECTION 150.0 OF CALIFORNIA ENERGY CODE AND ANSI/ASHRAE STANDARD 62.2. BATHROOM FAN VENTILATION AIRFLOW SHALL BE 50 CFM OR GREATER. 4" DUCT DIAMETER, 35' MAX LENGTH FLEX DUCT OR 85' MAX LENGTH SMOOTH DUCT (DEDUCT 15' OF ALLOWABLE LENGTH FOR EACH ELBOW). ALL BATH FANS SHALL HAVE A HUMIDISTAT CONTROL WHEN NOT PART OF THE WHOLE HOUSE VENTILATION SYSTEM.

PRIMARY WHOLE HOUSE VENTILATION FAN AT MASTER BATH OR LAUNDRY MUST BE 40 CFM OR GREATER, BE ENERGY STAR RATED, SET UP FOR CONTINUOUS OPERATION AND COMPLY WITH DUCT DIAMETER AND LENGTH AS FOLLOWS: 5" MIN DUCT DIAMETER WITH 10' MAX LENGTH FLEX DUCT, OR 4" MAX DUCT DIAMETER WITH 35' MAX LENGTH SMOOTH DUCT. (DEDUCT 15' OF ALLOWABLE LENGTH FOR EACH ELBOW). LABEL THE FAN SWITCH WITH THE FOLLOWING VERBAGE: "TO MAINTAIN MINIMUM LEVELS OF OUTSIDE AIR VENTILATION REQUIRED FOR GOOD HEALTH, THE FAN CONTROL SHOULD BE ON AT ALL TIMES WHEN THE BUILDING IS OCCUPIED, UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION."

NOTE: WHOLE HOUSE VENTILATION RATE AND PRESCRIPTIVE DUCT SIZING FOR SINGLE FAN EXHAUST SYSTEMS FROM ANSI/ASHRAE STANDARD 62.2 TABLE 11.

**ATTIC FURNACE:**

THE PASSAGEWAY TO FURNACE SHALL HAVE AN UNOBSTRUCTED SOLID CONTINUOUS FLOORING NOT LESS THAN 24" IN WIDTH FROM THE OPENING TO THE FURNACE AND MAY NOT EXCEED 20' IN LENGTH.

PROVIDE REQUIRED HEAD CLEARANCE PER MANUFACTURER AND CMC 304.1.

PROVIDE REQUIRED CLEARANCE TO COMBUSTIBLE MATERIALS AS REQUIRED BY CMC TABLE 3-3.

PROVIDE FURNACE ANCHORAGE PER MANUFACTURER AND TO COMPLY WITH CMC 303.4.

A LEVEL WORKING PLATFORM NOT LESS THAN 30" IN WIDTH AND DEPTH SHALL BE PROVIDED IN FRONT OF THE ENTIRE FIREBOX SIDE OF THE WARM AIR FURNACE AND PROVIDE A CONTINUOUS FLOOR NOT LESS THAN 24" IN WIDTH FROM THE PLATFORM TO THE LOCATION OF THE CONTROLS ON THE FURNACE PER CMC 304.1.3.

PROVIDE PERMANENT ELECTRICAL OUTLET AND LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGEWAY OPENING. SHALL BE PROVIDED AT OR NEAR THE FURNACE.

PROVIDE COMBUSTION AIR (1 SQ IN PER 4000 BTU/H) IN ADDITION TO REQUIRED ATTIC VENTING. ACCESS DOOR SHALL BE TIGHT FITTING WITH WEATHER STRIPPING.

PROVIDE CONDENSATE DRAIN PER MANUFACTURERS SPECIFICATIONS.

**ELECTRICAL SYMBOLS** NOTE: NOT NECESSARILY ALL SYMBOLS ON THIS DRAWING.

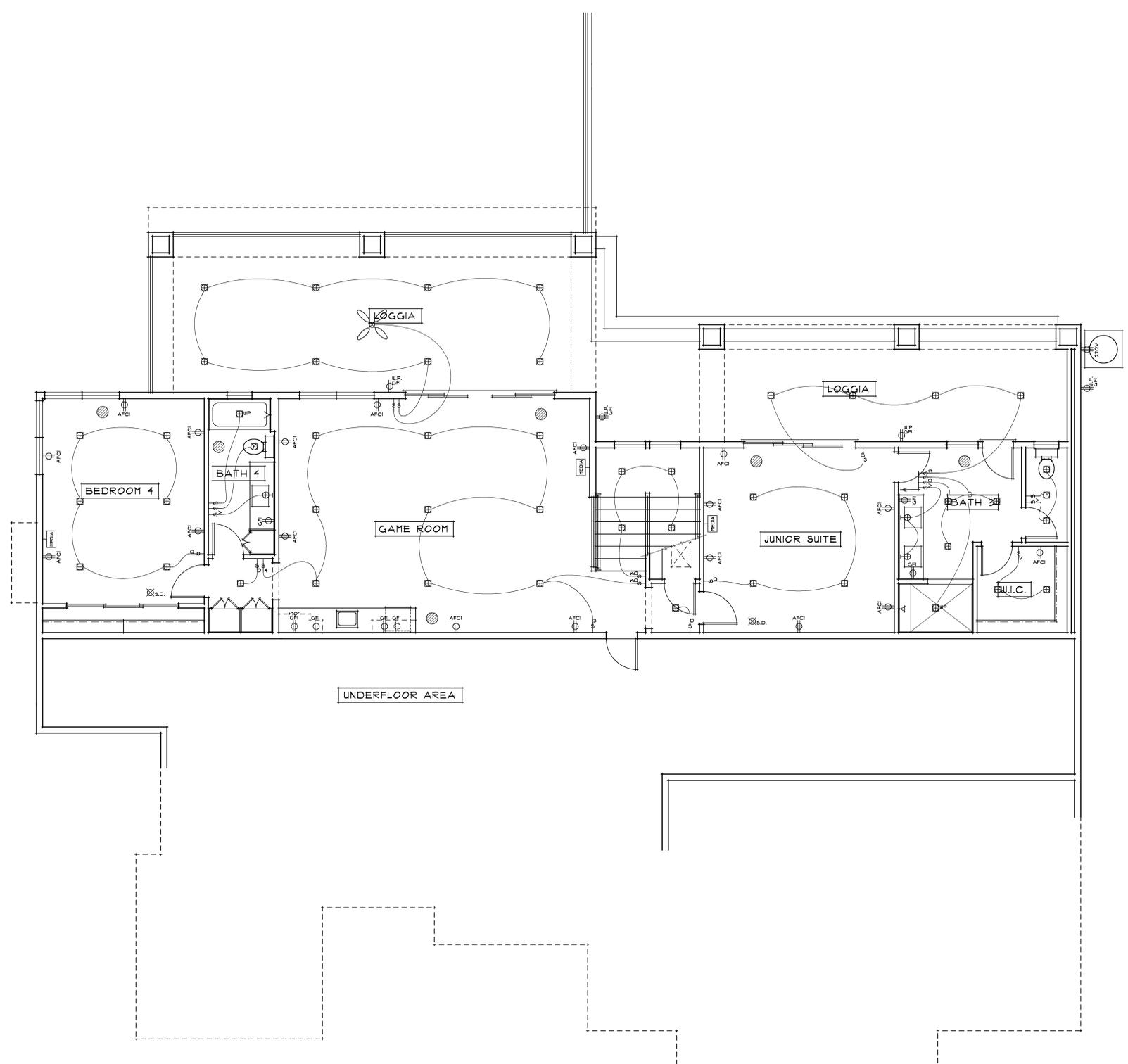
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- FLOOR HEAT REGISTER
- HEAT REGISTER HIGH ON WALL
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**UPPER FLOOR ELECT/MECH PLAN**

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

DATE: 10/20

DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
REVISIONS: [Table]  
DATE: [Table]

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ARCHITECTURE - PLANNING

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SANTA ROSA, CALIFORNIA

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DO NOT SCALE PLANS

**UNVENTED CRAWL SPACE**

EXPOSED EARTH IN CRAWL SPACE TO BE COVERED WITH CONTINUOUS CLASS 1 VAPOR RETARDER. JOINTS OF VAPOR RETARDER SHALL OVERLAP BY 4" AND SHALL BE SEALED OR TAPED. THE EDGES OF VAPOR RETARDER SHALL EXTEND NOT LESS THAN 4" UP THE STEM WALL AND SHALL BE ATTACHED AND SEALED TO THE STEM WALL.

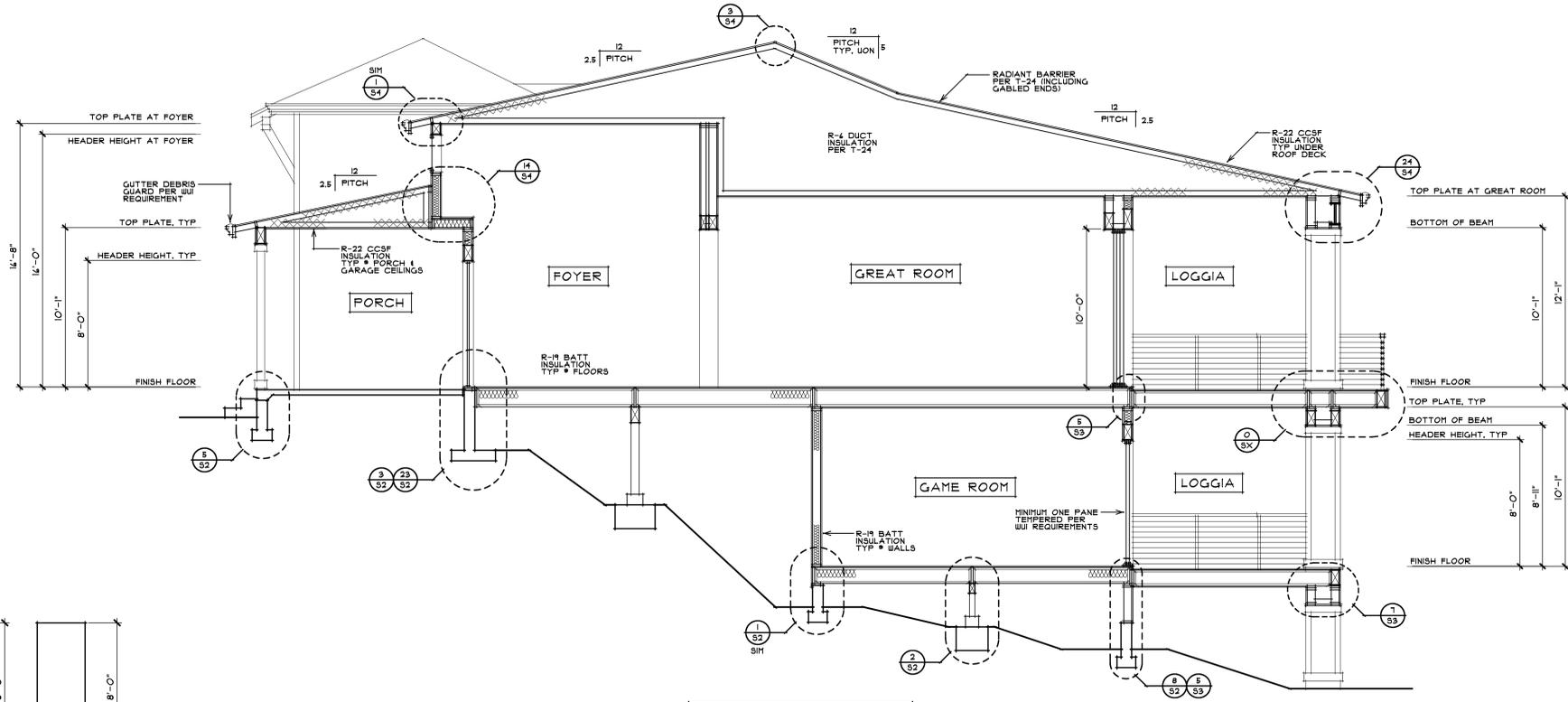
PROVIDE CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE (CFM) FOR EACH 50 SQ. FT. OF CRAWL SPACE FLOOR AREA. INCLUDE AN INTAKE TRANSFER GRILLE CAPABLE OF PROVIDING ADEQUATE AIR FLOW.

MAIN FOUNDATION CRAWL SPACE AREA = 1420 SQ. FT. / 50 SQ. FT. = 32 CFM OF CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION.

LOWER FOUNDATION CRAWL SPACE AREA = 1524 SQ. FT. / 50 SQ. FT. = 30 CFM OF CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION.

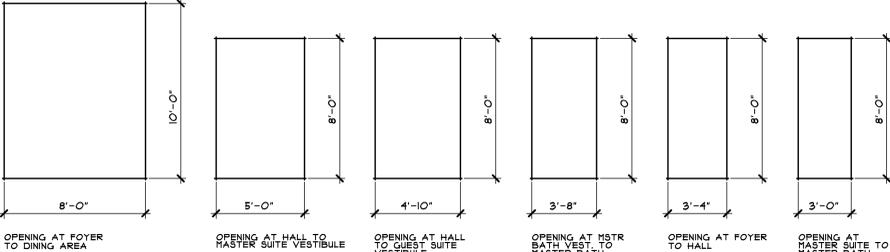
MECHANICAL CONTRACTOR TO VERIFY SIZES PRIOR TO INSTALLATION.

OPENING IN WALLS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH OPENINGS NOT TO EXCEED 1/8".



**SECTION A-A**

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

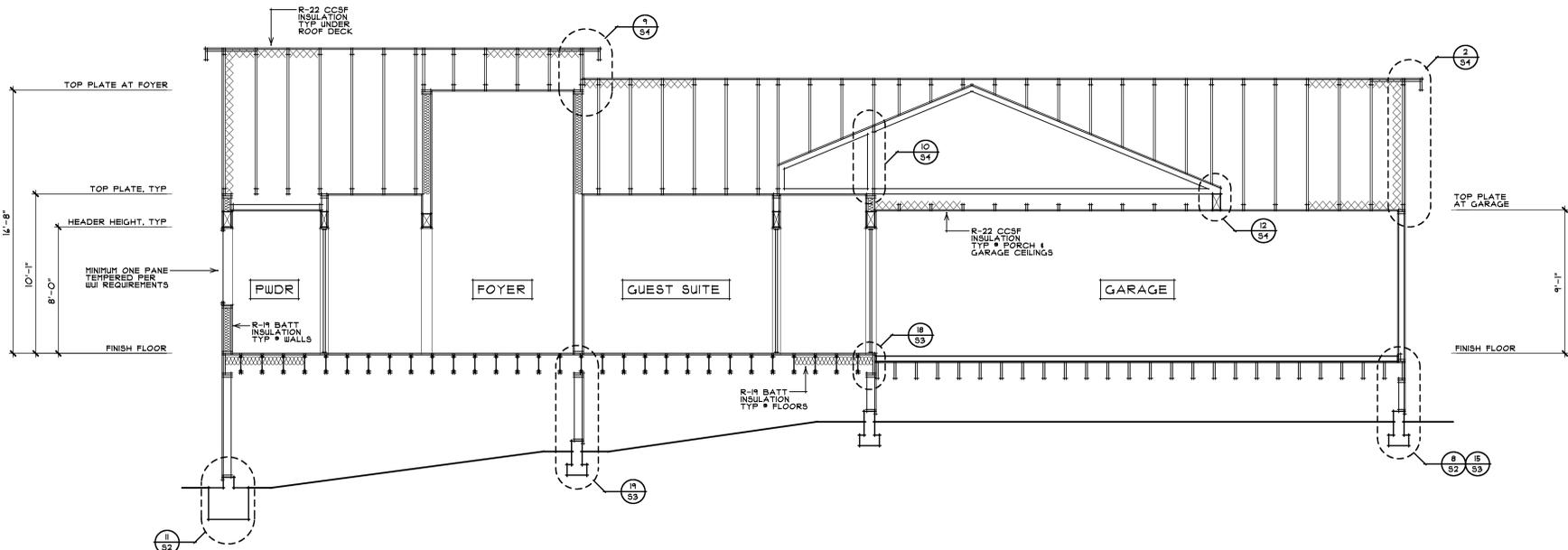


**INTERIOR ELEVATIONS**

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

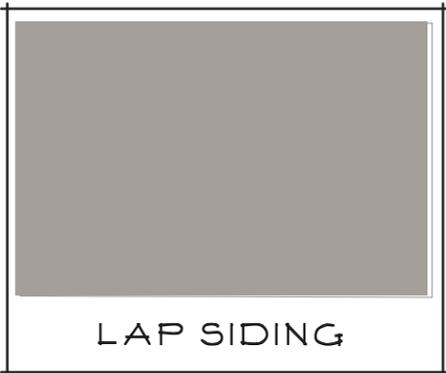
NOTE: 4" JAMBS TYPICAL AT ALL CASED OPENINGS (UON)

OPENING AT Foyer TO HALL  
 OPENING AT Foyer TO OFFICE VEST.  
 OPENINGS AT HALL TO KITCHEN  
 OPENING AT MASTER SUITE TO MSTR BATH VEST.  
 OPENING AT GAME ROOM TO JUNIOR SUITE VESTIBULE



**SECTION B-B**

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



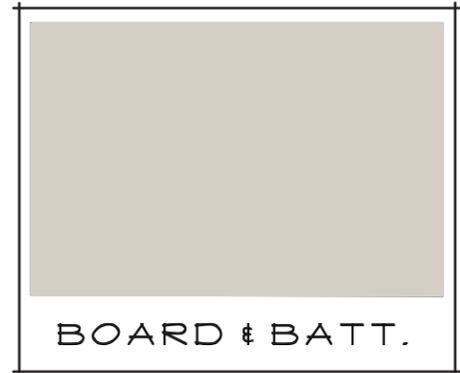
LAP SIDING

BENJAMIN MOORE  
CC-515  
ESCARPMENT



STONE SIDING

ELDROADO STONE  
ROUGH CUT  
CASA BLANCA



BOARD & BATT.

BENJAMIN MOORE  
OC-28  
COLLINGWOOD



METAL ROOF

METAL SALES  
W50  
WEATHERED COPPER



TRIM

BENJAMIN MOORE  
OC-28  
COLLINGWOOD



WINDOWS

MILGARD  
ULTRA  
BLACK BEAN

DATE  
10/15/21  
JOB NO  
20070  
SHEET  
A

DESIGN FOR:

MAROVICH HOMES

3855 ROYAL MANOR PLACE  
SANTA ROSA, CALIFORNIA

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