

# DAWIT RESIDENCE

## 4040 SHADOWHILL DR

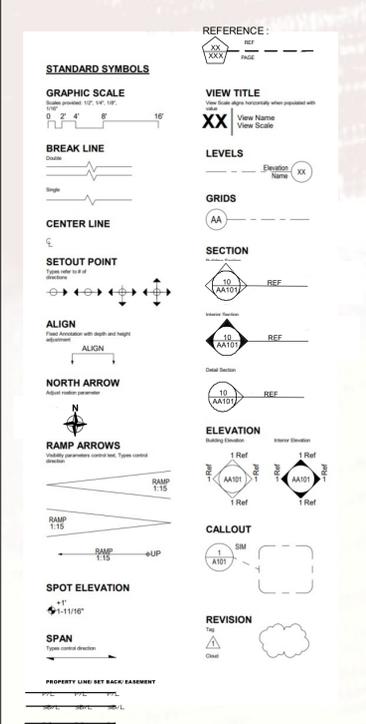


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### ABBREVIATION

ABAN	ABANDON	DWG	DRAWING	OFCL	OWNER FURNISHED, CONTRACTOR INSTALLED
ACC	ACCESSIBLE	DX	DUPLEX	OPNG	OPENING
ACST	ACOUSTIC	DX OUT	DUPLEX OUTLET	OPP	OPPOSITE
ACT	ACTUAL	ELEC	ELECTRIC	OPT	OPTIONAL
	TILE	ELEV	ELEVATOR	PART	PARTIAL
ADDL	ADDITIONAL	EG	EQUAL	PL	PROPERTY LINE
ADJ	ADJACENT	EXG	EXISTING	PLAM	PLASTIC LAMINATE
ADMIN	ADMINISTRATION	EXP	EXPANSION	PLAS	PLASTER
AFF	ABOVE FINISHED FLOOR	EXT	EXTERIOR	PLYWD	PLYWOOD
AHU	AUTHORITY HAVING JURISDICTION	FSI	FINISH AND INSTALL	PRCST	PRECAST
AIR	AIR HANDLING UNIT	FA	FIRE ALARM	PRFAB	PREFABRICATED
ALT	ALTERNATIVE	FD	FLOOR DRAIN	E	E
ALUM	ALUMINUM	FF	FINISH FLOOR	PT	PAINT
AMP	AMPERE	FM	FINISH	PTN	PARTITION
AND	AND/ZE	FXR	FIXTURE	R	RADIUS
APPROX	APPROXIMATE	FLMT	FLUSH MOUNT	REF	REFERENCE
ARCH	ARCHITECT	FLR	FLOOR	R	REFRIGERATOR
ASB	ASBESTOS	FLUOR	FLUORESCENT	REIN	REINFORCE
ASPH	ASPHALT	FO	FACE OF CONCRETE	REQD	REQUIRED
ASSEMB	ASSEMBLY	FOF	FACE OF FINISH	RESIL	RESILIENT
ASYM	ASYMMETRICAL	FOS	FACE OF STUD	RESL	RESILIENT
AUTO	AUTOMATIC	FR	FIRE RATING	RM	ROUGH
AUX	AUXILIARY	FRSTNR	FIRE FASTENER	RO	ROUGH OPENING
AV	AUDIO VISUAL	GALV	GALVANIZED	SALV	SALVAGE
BDRY	BOUNDARY	GB	GRAB BAR	SBSTR	SUBSTRATE
BLDG	BUILDING	GEN	GENERAL	SCHED	SCHEDULE
BLK	BLOCK	GFRG	GLASS-FIBER-REINFORCED	SCHM	SCHEMATIC
BLKG	BLOCKING	GLZ	GLAZING	SECT	SECTION
BLKT	BLANKET	GNWB	GYPSON WALLBOARD	SEG	SEGMENT
BLR	BOLTER	GYP	GYPSON	SEG	SEGMENT
BLW	BELOW	HW	HARDWARE	SIM	SIMILAR
BO	BOTTOM OF	HWWD	HARDWOOD	SPKLR	SPRINKLER
BOT	BOTTOM	HM	HOLLOW METAL	SST	SPEAKER
BSMT	BASEMENT	HO	HOLD OPEN	STL	STEEL
BTWN	BETWEEN	HORIZ	HORIZONTAL	STD	STANDARD
CD	CENTER TO CENTER	HPL	HIGH PRESSURE PLASTIC LAMINATE	STL	STEEL
	CONTRACT DOCUMENTS	INCL	INCLUDED	STRCT	STRUCTURAL
CER	CERAMIC	INSUL	INSULATION	SUB	SUBSTITUTE
CHK	CHECK	INT	INTERIOR	SUSP	SUSPENDED
CL	CASE IN PLACE	LAM	LAMINATE	SW	SWITCH
CL	CENTER LINE	LAV	LAVATORY	SYM	SYMMETRICAL
CLG	CEILING	LRG	LARGE	L	L
CLR	CLEAR	LT	LIGHT	TEL	TELEPHONE
CNCL	CANCELED	LT SW	LIGHT SWITCH	TEMP	TEMPORARY
CNDS	CONDENSATE	LV	LOW VOLTAGE	TO	TOP OF
CNTR	CENTER	CERT	CERTIFICATED OF OCCUPANCY	TYP	TYPICAL
CO	CARBON MONOXIDE	MAX	MAXIMUM	UNFN	UNFINISHED
COL	COLUMN	MECH	MECHANICAL	UNLESS	UNLESS OTHERWISE NOTED
CONC	CONCRETE	MEZZ	MEZZANINE	VAR	VARIABLE
CONSTR	CONSTRUCTION	MH	MANHOLE	VAV	VARIABLE AIR VOLUME
CONTR	CONTRACTOR	MIR	MIRROR	VERT	VERTICAL
CPT	CARPET	MTD	MOUNTED	VIF	VERIFY IN FIELD
CTR	CENTER	MTL	METAL	W	WITH
CTRL	CONTROL	MULT	MULTIPLE	W/O	WITHOUT
DET	DETAIL	NOM	NOMINAL	WD	WOOD
DIAM	DIAMETER	NTS	NOT TO SCALE	WLD	WELDED
DIAG	DIAGONAL	OC	ON CENTER	W/P	WATERPROOF
DIFF	DIFFERENCE			FING	FINISH
DOM	DOMESTIC				
DR	DOOR				
DK	DOMESTIC WATER				
DW	DOMESTIC WATER				

### SYMBOL



### DRAWING INDEX

Label	Title
G-1	COVER PAGE
N-1	WINDOW/DOOR/MEP NOTES
N-2	ELECTRICAL NOTES
N-3	GREEN BAY
A-1	EXISTING SITE PLAN
A-2	PROPOSED SITE PLAN
A-3	section ramp
A-4	section fence
A-5	ramp installation manual
A-6	ramp installation manual
A-7	ramp installation manual
A-8	ramp installation manual
A-9	ramp installation manual
A-10	(E) Existing DEMO PLAN
A-11	(N) Floor Plan
A-12	EXISTING ELEVATIONS
A-13	PROPOSED ELEVATIONS
A-14	Fenestration Overview
A-15	DOOR SCHEDULE

### SCOPE OF WORK

INSTALL RAMP FOR INTERIOR AND EXTERIOR.  
INSTALL NEW NON STRUCTURAL WALL INTERIOR.

### PLANNING INFORMATION

AFN  
PROJECT ADDRESS : 4040 SHADOWHILL DR, SANTA ROSA, CA 95404  
FIRE DISTRICT : SANTA ROSA  
WATER DISTRICT : SANTA ROSA  
BUILDING HEIGHT : STORY 1  
CONDITIONAL LIVING SPACE :  
(E) LIVABLE AREA : 2369 SQFT  
LOT: 872 SQFT

### City of Santa Rosa Parcel Report 182-330-032

County Assessor Information

Address: 4040 SHADOWHILL DR, SANTA ROSA, CA 95404  
Land Use: SINGLE FAMILY DWELLING  
Tax Area: 004009  
Jurisdiction: SANTA ROSA  
Recording#: 2024R058024  
Rec Date: 11/25/2024  
Lot Acres: 0.20  
Land Value: \$214,619  
Bldg Value: \$400,035  
Bldg Sft: 2,369

Santa Rosa Only Information

General Plan: Low Residential  
Area Plan:  
Zoning Code: R-1-6  
Identifier:  
Planned Dev:  
Historic Dist:  
Fault km: 5  
Wind Zone:  
Fire Zone:  
Park Fee: Service Area No. 3 - Northeast  
Fire District: 6

GIS Calculated Information

Lot Acres: 0.20  
Latitude: 38.463953  
Longitude: -122.677946  
Census Tract: 152204  
Census Block: 2003  
Street Sweep: 4th Tuesday  
Elem School: MADRONE

### GENERAL NOTES

CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO, NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED. MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL. PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE. MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

1. SCOPE OF PLANS: THE PLANS ILLUSTRATE THE NATURE AND SCOOP OF WORK TO BE PERFORMED BY THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS. ALL WORK SPECIFIED AND OR IMPLIED IN THESE PLANS, ALL ADDENDA CHANGE AND FIELD ORDERS, SHOP DRAWINGS, ETC. SHALL BE PART OF THE CONTRACTOR AGREEMENT. SUBSTITUTION PROPOSED FOR THE MATERIALS AND METHOD ILLUSTRATED IN THESE PLANS SHALL BE APPROVED BY THE PROJECT ARCHITECT AND THE BUILDING DEPARTMENT PRIOR TO THE INSTALLATION OF SUCH MATERIALS OR THE PERFORMANCE OF SUCH WORK.

2. DISCREPANCIES: DISCREPANCIES BETWEEN DRAWINGS AND OR SPECS SHALL BE REFERRED TO THE PROJECT DRAFTER FOR CLARIFICATION BEFORE STARTING THE AFFECTED WORK. CONTRACTOR TO VERIFY ALL DIMENSION 3-DIMENSION PORTIONS OF THE PLANS MAY NOT BE DRAWN TO EXACT SCALE. PRINTS ARE NOT EXACT REPRODUCTIONS OF DRAWINGS, AND DIMENSIONS MARKED 'NFS' (NOT TO SCALE) ARE SUBSTANTIALLY DIFFERENT FROM THE SCALE OF THE DRAWING/DO NOT SCALE THE DRAWINGS. USE DIMENSIONS SHOWN ALL WINDOW/DOOR AND CABINET SIZES SHOWN ARE NOMINAL. CHECK WITH MANUFACTURER FOR EXACT GLAZING AND ROUGH OPENING SIZES OF DOORS AND WINDOWS.

4. DRAFTER/DESIGNER OBSERVATIONS: SITE VISITS AND OBSERVATIONS OF CONSTRUCTION SHALL BE CONDUCTED BY THE DRAFTER OR OTHER AT TIMES INDICATED BELOW PRIOR TO PROCEEDING WITH SUBSEQUENT CONST. THE DRAFTER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO EACH INSPECTION.

5. SPECIAL INSPECTIONS: IF PRE-DETERMINED BY THE APPROPRIATED BLDGDEPT., SITE VISITS AND INSPECTIONS OF CERTAIN PORTIONS OF THE CONSTRUCTION SHALL BE CONDUCTED BY AN APPROVED SPECIAL INSPECTION AND TESTING AGENCY PER CBC, CHAPTER 17 AND PER THE CONDITIONS OF THE STRUCTURAL TEST AND INSPECTIONS SCHEDULE SUBMITTED TO THE BUILDING DEPARTMENT DURING THE BUILDING PERMIT APPROVAL PROCESS. THE SPECIAL INSPECTOR SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO EACH INSPECTION AND SPECIAL INSPECTIONS SHALL BE CONDUCTED PRIOR TO PROCEEDING WITH SUBSEQUENT CONSTRUCTION. SPECIAL INSPECTOR SHALL SUBMIT ALL WRITTEN NOTIFICATIONS, REPORTS, STATEMENT AND FORMS REGARDING THEIR WORK TO THE BUILDING DEPARTMENT PER THE SIGNED SPECIAL INSPECTION SCHEDULE. ALL SPECIAL INSPECTION REPORTS TO BE SUBMITTED TO THE DRAFTER/DESIGNER.

6. TITLE INSTALLATION CERTIFICATES: CONTRACTOR AND INSTALLER OF HVAC SYSTEM, WATER HEATER SYSTEMS, WINDOWS, BUILDING ENVELOPES SEALANTS AND/OR INSULATION SHALL PROVIDE INSTALLATION CERTIFICATED PER TITLE 24.

7. QUALITY INSULATION INSTALLATION (QI) IS REQUIRED TO BE PERFORMED BY A CERTIFIED HERS RATER IN ACCORDANCE WITH ENERGY REPORT REQUIREMENTS.

TITLE 24 - 90 PARTIES INSPECTIONS CERTIFICATION IF REQUIRED, TO BE PROVIDED TO THE OWNER AND DRAFTER PRACTICE AND NOTICES.

2. ALL ENGINEERING INSPECTIONS REQUIRE 24-HOUR NOTICE.

3A. WORK HOURS: NO WORK SHALL COMMENCE ON THE JOB SITE PRIOR TO 7:00 AM NOR CONTINUE LATER THAN 6:00 P.M. MONDAY THROUGH FRIDAY. EXCEPTION WITH WRITTEN PERMISSION FROM THE MUNICIPALITY.

3B. ROADWAYS SHALL BE MAINTAINED CLEAR OF CONSTRUCTION MATERIALS AND DEBRIS AT ALL TIMES. DAILY ROAD CLEAN UP WILL BE ENFORCED.

3C. TRENCHES OR HOLES WITHIN THE PUBLIC RIGHT OF WAY MUST BE BACK FILLED BEFORE LEAVING EACH NIGHT UNLESS WRITTEN PERMISSION IS PROVIDED BY THE CITY ENGINEER. PATCH MUST BE REQUESTED 24 HOURS IN ADVANCE.

3D. ALL RECORDED SURVEY POINTS, WHETHER WITHIN PRIVATE PROPERTY OR PUBLIC RIGHT OF WAY SHALL BE PROTECTED AND PRESERVED. IF SURVEY POINTS ARE ALTERED, REMOVED OR DESTROYED, THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A LICENSED SURVEYOR OR CIVIL ENGINEER TO RESTORE OR REPLACE THE SURVEY POINTS PRIOR AND RECORD THE REQUIRED MAP PRIOR TO COMPLETION OF THE BUILDING PERMIT.

4. AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY WORK WITHIN THE COUNTY OF SANTA ROSA RIGHT OF WAY.

5. AN ENCROACHMENT BOND (OR CASH OR CERTIFICATE OF DEPOSIT) WILL BE REQUIRED FOR ANY WORK WITHIN THE COUNTY OF SANTA ROSA RIGHT OF WAY.

6. ALL IMPROVEMENTS IN THE MUNICIPAL RIGHT OF WAY OR PUBLIC EASEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE COUNTY OF SANTA ROSA SPECIFICATIONS AND WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE MUNICIPALITY.

7. EXISTING SIDEWALK, CURB, GUTTER OR STREET ADJACENT TO PROPERTY FRONTAGE THAT IS DAMAGED OR DISPLACED SHALL BE REPAIRED OR REPLACED EVEN IF THE DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED FOR THIS PROJECT.

8. ANY DAMAGE TO IMPROVEMENTS WITHIN PUBLIC RIGHT OF WAY OR TO ANY PRIVATE PROPERTY, WHETHER ADJACENT TO SUBJECT PROPERTY OR NOT, THAT IS DETERMINED BY THE CITY ENGINEER TO HAVE RESULTED FROM CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT, SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY ENGINEER.

9. THERE SHALL BE NO STRUCTURAL ENCROACHMENT IN THE PUBLIC RIGHT OF WAY.

15. RAINWATER RUN-OFF SHALL BE CONVEYED IN REFERENCE TO SANTA ROSA COUNTY COMMUNICATION.

A. FIELD CONFIRMATION OF DISCREPANCIES SHALL BE RECORDED ON A REPRODUCIBLE DOCUMENT AND IMMEDIATELY TRANSMITTED TO ENGINEER FOR PROJECT RECORD, COORDINATION AND NECESSARY RESOLUTION PRIOR TO CONTINUING WORK.

B. THE GENERAL CONTRACTOR SHALL PROVIDE OR MAKE AVAILABLE A COMPLETE SET OF CONSTRUCTION DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS) TO EVERY SUBCONTRACTOR BIDDING ANY PORTION OF THIS PROJECT.

C. THE CONSTRUCTION DOCUMENTS SHALL NOT BE SEPARATED INTO DISCIPLINES (STRUCTURAL, MECHANICAL, ELECTRICAL, ETC.) FOR PURPOSE OF SUBCONTRACTOR BIDDING. THE GENERAL CONTRACTOR SHALL REQUIRE BIDDING SUBCONTRACTOR TO REVIEW THE ENTIRE SET OF CONSTRUCTION DOCUMENTS TO OBTAIN CLARITY ON THE COMPLETE SCOPE OF THEIR WORK AND REFER TO CROSS DISCIPLINE DRAWINGS FOR FULL COORDINATION OF WORK WITH OTHER TRADES, AND TO BE AWARE OF ALL WORK WHICH DOES NOT APPEAR WITHIN THE PARTICULAR DISCIPLINE'S DRAWINGS FOR THE PARTICULAR TRADE.

D. FURTHERMORE, THE GENERAL CONTRACTOR SHALL INSURE THAT EACH SUBCONTRACTOR WORKING ON THE PROJECT MAINTAINS A FULL SET OF CONSTRUCTION DOCUMENTS THROUGHOUT THE CONSTRUCTION OF THE PROJECT.

E. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DRAFTER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCE OR FABRICATING ANY WORK.

### CALGREEN COMPLIANCE DOC.

1. CONTRACTOR SHALL DOCUMENT COMPLIANCE WITH ALL MANDATORY MEASURES OF CALGREEN CODE.  
2. CONTRACTOR SHALL PROVIDE AN OPERATION MANUAL TO BE SUPPLIED AT FINAL INSPECTION COMPLYING WITH SECTION 4.4.0 OF GREEN BUILDING STANDARDS CODE.

### FIRE SPRINKLER NOTE NO FIRE SPRINKLER IS NEED IT.

**435.8.2.2 Group R-3.1 occupancies housing non-ambulatory clients.**

Any Group R-3.1 occupancies housing non-ambulatory clients shall have access to at least one of the required exits which shall conform to one of the following:

- Exit through a hallway or area into a bedroom in the immediate area which has an exit directly to the exterior and the corridor/hallway is constructed consistent with the dwelling unit interior walls. The hallway shall be separated from the common areas by a solid wood door not less than 1 1/2 inch (38 mm) in thickness, maintained self-closing or shall be automatic closing by actuation of a smoke detector installed in accordance with Section 711.5.1.8.
- Exit through a hallway which has an exit directly to the exterior. The hallway shall be separated from the rest of the house by a wall constructed consistent with the dwelling unit interior walls and opening protected by a solid wood door not less than 1 1/2 inch (38 mm) in thickness, maintained self-closing or shall be automatic closing by actuation of a smoke detector installed in accordance with Section 711.5.9.
- Direct exit from the bedroom to the exterior shall be of a size as to permit the installation of a door not less than 3 feet (914 mm) in width and not less than 6 feet 8 inches (2032 mm) in height. When installed, doors shall be capable of opening at least 90 degrees and shall be so mounted that the clear width of the exit way is not less than 32 inches (813 mm).
- Exit through an adjoining bedroom which exits to the exterior.

**903.2.8 Group R.**

An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

Exceptions:

- Existing Group R-3 occupancies converted to Group R-3.1 occupancies not housing bedridden clients, not housing nonambulatory clients above the first floor, and not housing clients above the second floor.
- Existing Group R-3 occupancies converted to Group R-3.1 occupancies housing only one bedridden client and complying with Section 423.8.3.3 of the California Building Code.
- Pursuant to Health and Safety Code, Section 13112, occupancies housing ambulatory children only, none of whom are mentally ill children or children with intellectual disabilities, and the buildings or portions thereof in which such children are housed are not more than two stories in height, and buildings or portions thereof housing such children have an automatic fire alarm system activated by approved smoke detectors.
- Pursuant to Health and Safety Code, Section 13148.4, occupancies licensed for protective social care which houses ambulatory clients only, none of whom is a child (under the age of 18 years), or who is elderly (65 years of age or over).

An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be allowed in Group R-2.1 occupancies.

An automatic sprinkler system designed in accordance with Section 903.3.1.3 shall not be utilized in Group R-2.1 or R-4 occupancies.

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db@goldenyearsretreatinc.com  
651-219-8203

### BUILDING DEPARTMENT NOTES

NO PERSON MAY TAP INTO ANY FIRE HYDRANT OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE PROPER AGENCY CITY OR COUNTY HEALTH DEPARTMENT.

2. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITY SHOULD BE EQUIPPED WITH A NOZZLE SHUT-OFF WHEN AN AUTOMATIC SHUT OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE AND USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT-OFF NOZZLE.

3. NO PORTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITY WHERE THERE IS A REASONABLE AVAILABLE RESOURCES OF RECLAIM OR OTHER SUB POTABLE WATER APPROVED BY THE PROPER AGENCY CITY OR COUNTY HEALTH DEPARTMENT AND APPROPRIATED FOR SUCH USE.

4. THE USE OF SOLDERS CONTAINING MORE THAN 2/10THS OF % LEAD IN MAKING JOINTS ON PRIVATE OR PUBLIC WATER SUPPLY SYSTEM IS PROHIBITED (SB 64).

5. PROVIDE NO-REMOVABLE BACKFLOW DEVICE AT WHOLE HOSE BEEFS.

6. THE BUILDER CONTRACTOR SHOULD PROVIDE THE OWNER AND THE COUNTY BUILDING DIVISION WITH A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT THE TIME OF THE FINAL INSPECTION IF HERS CERTIFICATION IS REQUIRED PER T.24.

7. GRADING PERMIT IF REQUIRED IS BY SEPARATE PERMIT.

8. SPRINKLER SYSTEM IF REQUIRED TO BE PER SEPARATE PERMIT.

### ARCHAEOLOGICAL NOTE

IF DURING THE COURSE OF CONSTRUCTION CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED ON THE SITE (SURFACE OR SUBSURFACE RESOURCES), WORKERS SHOULD BE HALTED IMMEDIATELY AND WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. THE MONTEREY COUNTY RMA PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST (E AN ARCHAEOLOGIST REGISTER WITH THE REGISTER OR PROFESSIONAL ARCHAEOLOGIST) SHOULD BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON SITE. WHEN CONTACTED, THE PROJECT PLANNER AND ARCHAEOLOGIST SHOULD IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURE REQUIRED FOR THE DISCOVERY.

### DESIGN CRITERIA

ZONING : R-1-6  
OCCUPANCY TYPE : V-B  
CONSTRUCTION TYPE : V-B  
GROSS LOT AREA 0.20 ACRE

FIRE SPRINKLER : NO

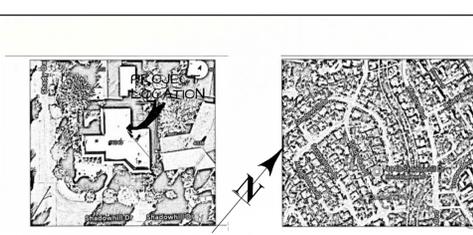
### FIRE SPRINKLER

\*A SEPARATE PERMIT IS REQUIRED FOR FIRE SPRINKLER SYSTEM

### CODE

- 2022 RESIDENTIAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRIC CODE
- 2022 CALIFORNIA ENERGY CODE (TITLE 24)
- 2022 CALIFORNIA GREEN BUILDING STDS.
- 2022 CALIFORNIA FIRE CODE
- 2023 SANTA ROSA MUNICIPAL CODES

### VICINITY MAP



### CONTRACTOR/BUILDER

### CIVIL ENGINEER :

### REVISION HISTORY

REV	DATE	BY	DESCRIPTION

COVER PAGE

CLIENT:  
Name: Dawit Belaine  
4040 SHADOWHILL DR,  
SANTA ROSA, CA, 95404  
Phone No: 651-219-8203  
E-mail:  
db@goldenyearsretreat nc.com

Date:  
6/4/2025

GT-1

**WINDOWS AND DOOR NOTE:**  
manufacturer IS UNKNOWN AT THIS TIME

**WINDOW NOTES:**

TEMPERED GLAZING REQUIRED WITHIN 18" OF A LANDING OR WITHIN 5' OF THE TOP OR BOTTOM OF STAIRS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 40" ABOVE THE FLOOR. ADDITIONALLY, GLASS SHOWER ENCLOSURES MUST ALSO BE TEMPERED (CBC 2022, 24 GLASS AND GLAZING).  
EGRESS WINDOWS MUST HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT., MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION OF 24", MINIMUM NET CLEAR WIDTH DIMENSION OF 20", AND A MAXIMUM OPENABLE HEIGHT DIMENSION OF 44" ABOVE THE FLOOR (CRC 2022, R308 GLAZING).  
LOWE WINDOWS ALL WINDOWS MUST BE LOW E PER TITLE 24 IMPLEMENTATION (CRC 2022, R397 MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR W/ALP/RE EXPOSURE).  
BATHROOM WINDOWS MUST BE FIBERGLASS, ALUMINUM OR VINYL CLAD (CRC 2022, R308 GLAZING).  
DOUBLE GLAZING ALL WINDOWS SHOULD BE DOUBLE GLAZED, AND EXTERIOR DOORS AND WINDOWS MUST BE FULLY WEATHER-STRIPPED, CERTIFIED, AND LABELED FOR COMPLIANCE WITH ENERGY CONSERVATION REGULATIONS (CRC 2022, R609 EXTERIOR WINDOWS AND DOORS).  
FEDERAL GLAZING REGULATIONS ALL GLAZING MUST CONFORM TO FEDERAL GLAZING REGULATIONS AND CHAPTER 24 OF THE CBC (CBC 2022, 24 GLASS AND GLAZING).

MANUFACTURER'S DESIGNATION GLASS PANES INSTALLED IN HAZARDOUS LOCATIONS MUST BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLES, VISIBLE IN THE FINAL INSTALLATION (CRC 2022, R308 IDENTIFICATION).  
1 EXTERIOR GLAZING EXTERIOR WINDOWS, SKYLIGHTS, AND EXTERIOR GLAZED DOOR ASSEMBLIES ARE REQUIRED TO COMPLY WITH ONE OF THE FOLLOWING (CALIFORNIA RESIDENTIAL CODE 2022, R397.82.1).  
- BE CONSTRUCTED OF MULTI-PANE GLAZING WITH AT LEAST ONE TEMPERED PANE, MEETING THE REQUIREMENTS OF SECTION R308 SAFETY GLAZING.  
- BE CONSTRUCTED OF GLASS BLOCK UNITS.  
- HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257.  
- BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.  
2 WINDBURN DEBRIS PROTECTION EXTERIOR WINDOWS AND GLASS DOORS REQUIRE PROTECTION IN WINDBORNE DEBRIS REGIONS, AS OUTLINED IN SECTION R302.12 (CALIFORNIA RESIDENTIAL CODE 2022, R609.6).  
3 SKYLIGHTS AND SLOPED GLAZING FOR FULLY TEMPERED OR HEAT-STRENGTHENED GLASS, A BROKEN GLASS RETENTION SCREEN MEETING THE REQUIREMENTS OF SECTION R308.6-7 MUST BE INSTALLED BELOW THE FULL AREA OF THE GLASS IN CERTAIN CASES (CALIFORNIA RESIDENTIAL CODE 2022, R308.6.5).  
4 GARAGE DOOR PERIMETER GAP EXTERIOR GARAGE DOORS MUST RESIST EMBER INTRUSION BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS FROM EXCEEDING 1/8 INCH (3.2MM) AT THE BOTTOM, SIDES, AND TOPS OF DOORS (CALIFORNIA RESIDENTIAL CODE 2022, R337.84).

**GLAZING:**

GLAZING:  
1 ALL GLASS AND GLAZING MUST COMPLY WITH U.S. SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS, FEDERAL SPECIFICATIONS, AND THE CALIFORNIA RESIDENTIAL CODE'S SECTION R308 (CRC 2022, R308).  
2 WINDOWS NEED TO MEET THE PERFORMANCE REQUIREMENTS AS SPECIFIED IN SECTION R3011 WHICH INCLUDES AT LEAST ONE ESCAPE ROUTE FROM EACH SLEEPING ROOM.  
3 GLAZING WITHIN 18" OF THE FLOOR AT ENCLOSED WALLS AROUND STAIRWAYS REQUIRES TEMPERED GLASS AS MANDATED BY SECTION R308.4.5 AND SECTION R308.4.7 (CRC 2022, R308.4.5 AND R308.4.7).  
4 TEMPERED GLASS SHOULD BE USED FOR GLAZING WITHIN 24" OF ANY DOOR OR WITHIN 60" OFF FLOORS (CRC 2022, R308.4).  
5 TEST AND LABEL FENESTRATION IN COMPLIANCE WITH ANMA STANDARDS (CBC 2022, 17095.1) AND SAFETY GLAZING TESTING AND LABELING PER CRC SECTIONS R3081 AND R308.4 (CRC 2022, R308.1 & R308.4).  
6 TO COMPLY WITH ENERGY TESTING AND CERTIFICATION, REFER TO THE CALIFORNIA ENERGY CODE (TITLE 24) SECTION 10.6.

**FENESTRATION/ GLAZING**

1 TEMPERED SAFETY GLAZING (CBC CH24) PROVIDE AT HAZARDOUS LOCATIONS:

- 1) IN DOORS OR WITHIN 24" OF A DOOR.
- 2) WINDOWS GLAZING GREATER THAN 9.0SF.
- 3) GLAZING W/1 18" AFF.
- 4) W/1 36" OF WALKING SURFACE.
- 5) W/1 60" OF SHOWERS/TUB
- 6) SKYLIGHTS (CRC R308.4)

**EGRESS NOTE:**

ALL SLEEPING AREAS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. SILL HEIGHT SHALL NOT EXCEED 44" FROM FLOOR. WINDOWS MUST HAVE AN OPENABLE AREA OF AT LEAST 5.7 SQ. FT. WITH THE MINIMUM OPENABLE WIDTH OF 20" AND THE MINIMUM OPENABLE HEIGHT 24". THE EMERGENCY DOOR OR WINDOW SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.

**DOOR AND WINDOW NOTES**

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPERABLE AREA LESS THAN 20" WIDE OR 24" HIGH.  
INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING.  
EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR. DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN U-VALUE OF 0.60

**DOOR NOTES:**

- 1) EXTERIOR WOOD DOORS- SHALL BE OF SOLID CORE CONSTRUCTION OF 1 3/4" THICK EXCEPT THAT SUCH DOOR MAY BE OF HOLLOW CORE CONSTRUCTION & GA SHEET STEEL OR EQUIVALENT, IS INSTALLED ON THE SIDE OF THE DOOR & IS SECURED WITH SCREWS 6" ON CENTER. SUCH DOOR SHALL BE EQUIPPED WITH DEADBOLT & DEAD-LATCH & EACH HINGE SHALL BE SECURED TO THE WOOD JAMB W/2' FULL THREADED WOOD SCREWS & SECURED TO THE DOOR EDGE W/1' FULL THREAD WOOD SCREWS.
- 2) EXTERIOR DOOR JAMB- EACH EXT DOOR JAMB SHALL BE INSTALLED IN A MANNER TO PREVENT VIOLATIONS OF THE STRIKE. SUCH JAMB SHALL HAVE STOPS ON THE IN-SWINGING WOOD DOORS OF 1-PICE CONSTRUCTION OR RABBETED OR BE SO CONSTRUCTED AS TO PREVENT THE JAMB FROM BEING BENT OR FRACTURED.
- 3) EXTERIOR WINDOW - EACH LOCK ON EACH EXTERIOR WINDOW SHALL BE CAPABLE OF WITHSTANDING PRESSURE IN ANY DIRECTION. SUCH WINDOW SHALL NOT LIFT OUT ITS TRACK WHEN IN THE LOCKED POSITION EACH STOP ON THE OUTSIDE WOODEN FRAMED EXT FIXED WINDOWS MUST BE OF ONE PICE.
- 4) DEAD BOLT - EACH DEAD BOLT SHALL CONTAIN SAW-RESISTANT MATERIAL, HAVE 1' THROW OR 3/4' THROW IF OFF THE HOOK OR EXPANDING TYPE, AND HAVE THE THROW ENCASED METAL.
- 5) DEAD LATCH / LATCH - EACH DEAD LATCH OR LATCH HAVE 1/2' THROW.
- 6) EXTERIOR DOOR- EACH SINGLE DOOR: THE ACTIVE LEAF OF EACH DOUBLE, AND DOUBLE LEAF OF EACH DUTCH DOOR, SHALL BE EQUIPPED WITH A DEAD BOLT AND DEAD LATCH AND MAYBE ACTIVATED BY ONE LOCK OR INDIVIDUAL LOCKS THE INACTIVE LEAF OF EACH DOUBLE DOOR AND THE UPPER LEAF OF EACH DUTCH DOOR SHALL BE EQUIPPED WITH A FLUSH OR DEAD BOLT
- 7) LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1/2 INCHES LOWER THAN THE THRESHOLD (CRC R313) EXCEPT THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7-3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.
- 8) DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7-3/4 INCHES BELOW THE TOP OF THE THRESHOLD (CRC R313.2)
- 9) 3 THERE SHOULD BE A LANDING OR FLOOR ON EACH SIDE OF THE EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHOULD BE AT LEAST AS WIDE AS THE DOOR SERVED. LANDINGS MUST HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE OF EXTERIOR LANDINGS SHOULD NOT EXCEED 4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT) (CRC, R313).

**MECHANICAL NOTES:**

KITCHEN RANGE HOODS REQUIRE MANDATORY VERIFICATION BY A HERS RATER. THE HERS RATER WILL VERIFY THAT THE INSTALLED KITCHEN RANGE HOOD IS CERTIFIED WITH THE HOME VENTILATING INSTITUTE (HVI), AND THAT IT IS RATED TO MEET THE REQUIRED AIRFLOW OF 100 CFM MINIMUM AND A NOISE LEVEL OF 3 SONES OR LESS. KITCHEN RANGE HOODS EXHAUSTING MORE THAN 400 CFM AT LOWEST SPEED ARE EXEMPT FROM THE MAXIMUM SONE REQUIREMENT. [CA ENERGY STANDARD 150030]  
A WATER CLOSET OR BENCH SHOULD NOT BE PLACED CLOSER THAN 15 INCHES FROM ITS CENTER TO A SIDE WALL OR OTHER OBSTRUCTION THE CLEAR SPACE IN FRONT OF A WATER CLOSET OR LAVATORY SHALL BE NOT LESS THAN 24 INCHES (CRC 402.15) WHEN A CLOSET IS DESIGNATED FOR THE INSTALLATION OF A CLOTHES DRYER, A MINIMUM OPENING OF 100 SQUARE INCHES FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR. (CMC 504.4.1)  
PROVIDE ACCESS PANELS (MINIMUM 12" X 12" SIZE) OR UTILITY SPACE FOR PLUMBING FIXTURES WITH CONCEALED SLIP-JOINT CONNECTIONS.  
HOSE BIBS AND LAVIN SPRINKLER SYSTEMS SHOULD HAVE BACKFLOW PREVENTION DEVICES.  
USE MINIMUM 26-GAUGE METAL DUCTS WHEN PERCING THE WALL OR CEILING SEPARATING THE GARAGE FROM THE DWELLING. DUCTS SHOULD HAVE NO OPENINGS INTO THE GARAGE.

**ROOF NOTE:**

ROOF NOTE:  
THE EXPOSED ROOF DECK ON THE UNDERSIDE OF ENCLOSED ROOF EAVES CONSISTING WITH ONE OF THE FOLLOWING PER CRC 337.7.4: A. NONCOMBUSTIBLE MATERIAL.  
B. IGNITION-RESISTANT MATERIAL.  
C. ON A LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK.  
D. THE EXTERIOR PORTION OF A L-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANT DESIGN MANUAL.

ROOF GUTTERS OF A NON-COMBUSTIBLE MATERIAL SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

**ACCESS NOTE:**

1 ATTIC ACCESS: 22" X 30" MIN ACCESS TO ALL ATTIC SPACES WITH 30-INCH CLEAR HEIGHT OR MORE ABOVE. (per CBC 1501)

**WALLS NOTES :**

EXTERIOR WALL COVERING OR WALL ASSEMBLY COMPLYING WITH ONE OF THE FOLLOWING REQUIREMENTS PER CRC R397.7.3

- A. NONCOMBUSTIBLE MATERIAL B. IGNITION-RESISTANT MATERIAL.
- C. HEAVY TIMBER EXTERIOR WALL ASSEMBLY D. LOG WALL CONSTRUCTION ASSEMBLY
- E. WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-L.

EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE PER CRC R397.7.3.1

ALL EXTERIOR STAIR FRAMING BE CONSTRUCTED BY HEAVY TIMBER.  
DEPT 3X... W/ COMPOSITE FIRE RESISTANT STAIR TREK ON OVER-DECK FINSH AND STAIRS STEPS.

**PROJECT PLUMBING NOTES:**

- 1 GAS LINE SHALL HAVE AN APPROVED SEISMIC GAS SHUTOFF VALVE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE CONNECTED BY RIGID PIPE TO THE EXTERIOR OF THE BUILDING OR STRUCTURES GAS LINES (PER ORDINANCE 17056)
- 2 PLUMBING WASTE FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER
- 3 KITCHEN SINKS, LAVATORES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINES SHALL BE SUPPLIED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY.
- 4 NEWLY INSTALLED BATHROOM EXHAUST FANS SHALL COMPLY WITH THE FOLLOWING:  
A. EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.  
B. EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.  
5. PROVIDE ULTRA-FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- 6. HEATER SHALL BE CAPABLE OF MAINTAINING A MIN ROOM TEMPERATURE OF 68 F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS.

**PLUMBING NOTES:**

WHEN WATER HEATERS OR HOT WATER STORAGE TANKS ARE INSTALLED IN LOCATIONS WHERE TANK CONNECTION LEAKAGE COULD CAUSE DAMAGE, THE TANK OR WATER HEATER SHALL BE INSTALLED IN A GALVANIZED STEEL OR OTHER METAL PAN OF EQUAL CORROSION RESISTANCE, WITH A MINIMUM THICKNESS OF 24 GAUGE (0.0076 INCH) ELECTRICAL WATER HEATERS SHALL BE INSTALLED IN A METAL PAN OR HIGH-IMPACT PLASTIC PAN OF AT LEAST 0.0625 INCH THICKNESS. THE PAN SHALL NOT BE LESS THAN 1 1/2 INCHES DEEP AND BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. IT SHALL BE DRAINED BY AN INDIRECT WASTE PIPE WITH A MINIMUM DIAMETER OF 1 INCH OR THE OUTLET DIAMETER OF THE REQUIRED RELIEF VALVE, WHICHEVER IS LARGER.  
THE PAN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR FLOOR DRAIN ALTERNATIVELY, IT CAN EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE NOT LESS THAN 6 INCHES ABOVE THE ADJACENT GROUND SURFACE.  
IN CONCEALED LOCATIONS WHERE PIPING IS INSTALLED THROUGH HOLES OR NOTCHES IN STUDS, JOISTS, RAFTERS, OR SIMILAR MEMBERS LESS THAN 1 1/2 INCHES FROM THE NEAREST EDGE OF THE MEMBER, THE PIPE SHALL BE PROTECTED BY A SHIELD PLATE. THE PROTECTIVE SHIELD PLATE SHALL BE A MINIMUM OF 1/4 INCH THICK STEEL, COVERING THE AREA OF THE PIPE WHERE THE MEMBER IS NOTCHED OR BORED, AND SHALL EXTEND A MINIMUM OF 2 INCHES ABOVE THE SOLE PLATE AND BELOW THE TOP PLATE.

FIXTURES INCLUDING P-TRAPS, WITH CONCEALED SLIP-JOINT CONNECTIONS SHALL BE PROVIDED WITH AN ACCESS PANEL OR UTILITY SPACE AT LEAST 12 INCHES IN ITS SMALLEST DIMENSION OR ANOTHER APPROVED ARRANGEMENT, TO PROVIDE ACCESS TO THE SLIP CONNECTION FOR INSPECTION AND REPAIR.  
THE DISCHARGE FROM AN AUTOMATIC CLOTHES WASHER SHALL BE THROUGH AN AIR BREAK AND CONNECTED TO A STANDPIPE.  
STANDPIPES SHALL BE INDIVIDUALLY TRAPPED AND EXTEND A MINIMUM OF 18 INCHES AND A MAXIMUM OF 30 INCHES ABOVE THE TRAP. ACCESS SHALL BE PROVIDED TO ALL STANDPIPE TRAPS AND DRAINS FOR MAINTENANCE.  
THE PUMP SHALL BE ACCESSIBLE ON ALL WHIRLPOOL BATHTUBS.  
SHOWER AND TUB-SHOWER COMBINATION VALVES SHOULD BE BALANCED PRESSURE, THERMOSTATIC, OR COMBINATION MIXING VALVES. SUCH VALVES SHALL BE EQUIPPED WITH HANDLE POSITION STOPS THAT ARE FELD ADJUSTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS TO A MAXIMUM HOT WATER SETTING OF 120 DEGREES FAHRENHEIT.  
THE FLOW VELOCITY OF THE WATER DISTRIBUTION SYSTEM SHALL BE CONTROLLED TO REDUCE THE POSSIBILITY OF WATER HAMMER. A WATER HAMMER ARRESTER SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE UTILIZED UNLESS OTHERWISE APPROVED. THE ARRESTER SHALL BE LOCATED WITHIN AN EFFECTIVE RANGE OF A QUICK-CLOSING VALVE. WATER HAMMER ARRESTERS SHALL CONFORM TO ASSE 100. ACCESS SHALL BE PROVIDED TO WATER HAMMER ARRESTERS.  
HOSE BIBS VALVES AND WASHER BIBS SHALL HAVE A BACKFLOW PREVENTION DEVICE INSTALLED. WASHER AND HOSE BIBS SHALL HAVE A VACUUM BREAKER INSTALLED.  
DRAIN WASTE, AND VENT LINES SHALL MEET ASTM D2662-89A REQUIREMENTS AND BE COMPLIANT WITH ALL APPLICABLE STATE CODES.  
ALL PLUMBING VENTS SHALL BE A MINIMUM OF 10 FEET AWAY FROM OR AT LEAST 3 FEET ABOVE ANY OPERABLE SKYLIGHTS.  
CLEANOUTS IN THE BUILDING SEWER SHALL BE PROVIDED IN ACCORDANCE WITH THE RULES, REGULATIONS, AND ORDINANCES OF THE CITY. ALL CLEANOUTS SHALL BE MAINTAINED.  
WATER DISTRIBUTION SYSTEM SUPPLY LINES WILL CONSIST OF PEX PIPE AND FLAIR-IT FITTINGS (PEX SHALL NOT BE USED WITHIN THE FIRST 18 INCHES OF PIPING CONNECTED TO THE WATER HEATER PER CPC 604.13)  
EXTERIOR FAUCETS SHOULD BE PROVIDED WITH ANTI-SIPHON DEVICES AND FROST-PROOF FEATURES.  
A WATERTIGHT PAN MADE OF KORROSION-RESISTANT MATERIALS SHOULD BE INSTALLED BENEATH THE WATER HEATER, WITH A MINIMUM DIAMETER OF THREE-QUARTERS OF AN INCH (20MM).  
THE DRAIN SHOULD BE CONNECTED TO AN APPROVED LOCATION (CPC 507.4).  
SHOWER AND TUB-SHOWER UNITS IN ALL BUILDINGS SHOULD HAVE INDIVIDUAL CONTROL VALVES THAT LIMIT THE TEMPERATURE TO A MAXIMUM OF 120 DEGREES FAHRENHEIT. THE THERMOSTAT ON THE WATER HEATER SHOULD NOT BE CONSIDERED A SUITABLE CONTROL FOR THIS PURPOSE (CPC 406.3).  
ALL COLD WATER PIPING SHOULD BE LOCATED WITHIN CONDITIONED SPACES OR ADEQUATELY PROTECTED FROM FREEZING IN ACCORDANCE WITH THE LOCAL ADOPTED CODES (CPC 312.6).  
WATER HEATERS SHOULD BE STRAPPED FOR SEISMIC RESTRAINT (CPC 507.3).  
A. PROVIDE AN ATMOSPHERIC VACUUM BREAKER ON ALL EXTERIOR HOSE BIBS CPC 6035.7  
B. 1/2" VALVE LINE SHALL BE NO MORE THAN 2' HIGHER THAN THE BASE OF THE WATER HEATER AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE.  
D. TOILET (30 INCHES CLEAR WIDTH AND 24 INCHES CLEARANCE IN FRONT OF WATER CLOSETS, CPC 402.15) AND SHOWER (NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1024 SQUARE INCHES OF FLOOR AREA AND ENCOMPASS 30-INCH DIAMETER CIRCLE. (CPC 408.6), CRC R307  
E. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES BEFORE STEPPING INTO THE SHOWER SPRAY. (CPC 408.9)  
WHERE A COMPARTMENT OR SPACE FOR A TYPE I CLOTHES DRYER IS PROVIDED, NOT LESS THAN A 4-INCH DIAMETER (102 MM) EXHAUST DUCT, DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET (4.267 MM), INCLUDING TWO 90-DEGREE (157 RAD) ELBOWS. CMC 504.4.2.

- 1 GAS LINE SHALL HAVE AN APPROVED SEISMIC GAS SHUTOFF VALVE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE CONNECTED BY RIGID PIPE TO THE EXTERIOR OF THE BUILDING OR STRUCTURES GAS LINES (PER ORDINANCE 17056)
- 2 PLUMBING WASTE FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER
- 3 KITCHEN SINKS, LAVATORES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINES SHALL BE SUPPLIED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY.
- 4 BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWER HEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- 5 PROVIDE 72 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURES.
- 6 WATER HEATER SHALL BE STRAPPED TO WALL OR ACCORDING TO MANUFACTURER SPEC.

**DWV GENERAL NOTES:**

- 1 ALL PIPES WILL CONSIST OF ABS AND BE COMPLIANT WITH ALL APPLICABLE STATE CODES.
- 2 ALL PIPES AND FITTING TO BE 1/2" DIA UNLESS SPECIFIED OTHERWISE
- 3 DRAIN DUMP MAY BE DL TL OR 90 DEGREES DBL L OR WYE.
- 4 STOOL TRAP ARM MAX 6'
- 5 MIN HORIZONTAL SLOPE FOR DRAIN LINES IS 1/4" PER 1FT
- 6 ALL 1/2" P-TRAPS TO HAVE A MAXIMUM LENGTH OF 42" FOR TRAP ARM PER CPC CHAPTER 17
- 7 ALL 2" P-TRAPS TO HAVE A MAXIMUM LENGTH OF 60" FOR TRAP ARM PER CPC CHAPTER 10

**FLOW NOTES**

MAXIMUM FLOW RATES FOR PLUMBING FIXTURES TO COMPLY WITH THE FOLLOWING:  
WATER CLOSET 128GPM, URINAL 0.5GPM, SHOWERHEAD 18 GPM @ 80PSI, KITCHEN FAUCET 12GPM @ 60PSI AND LAVY FAUCET 12GPM @ 60PSI (CALGREEN 4.301 CPC CH. 4)

**VENTILATION NOTES:**

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.  
ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 50 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS-VENTILATION.  
EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.  
RANGE HOOD & DRYER TO BE RIGID DUCT VENTED TO EXTERIOR.  
WATER TANK OR TANKLESS VENTS TO EXTERIOR ACCORDING MANUFACTORY MANUAL INSTALLATION VENTILATION BATHROOM VENTILATION REQUIREMENTS:  
A) MINIMUM VENTILATION RATE: BATHROOMS MUST HAVE A MECHANICAL EXHAUST SYSTEM WITH A MINIMUM CAPACITY OF 50 CUBIC FEET PER MINUTE (CFM) INTERMITTENT OR 20 CFM CONTINUOUS (CRC 2022, R303.4, CMC 2022, SECTION 504).  
B) MINIMUM DUCT DIAMETER, ALTHOUGH THE CRC DOES NOT SPECIFY A MINIMUM DUCT DIAMETER, MANY MANUFACTURERS RECOMMEND A 4-INCH DIAMETER DUCT FOR MOST BATHROOM EXHAUST FANS. ALWAYS FOLLOW THE MANUFACTURER'S GUIDELINES FOR DUCT SIZING.  
C) MAXIMUM ALLOWABLE DUCT LENGTH: THE CRC AND CMC DO NOT PROVIDE DETAILS ON MAXIMUM ALLOWABLE DUCT LENGTH IN TABLE 71. YOU SHOULD CONSULT THE MANUFACTURER'S INSTALLATION GUIDE FOR SPECIFIC RECOMMENDATIONS.  
D) PROVIDE MAKE AND MODEL OF EXHAUST FAN WHEN DESIGNING YOUR BATHROOM EXHAUST SYSTEM. SELECT A FAN MODEL THAT COMPLIES WITH THE CODE REQUIREMENTS AND MANUFACTURER'S SPECIFICATIONS. FANS SHOULD MEET STANDARDS SUCH AS ENERGY STAR, HVI, AND ASHRAE 62.2 FOR PERFORMANCE AND EFFICIENCY.

WHOLE BUILDING VENTILATION REQUIREMENTS:  
A) EXHAUST FAN SOUND RATING: WHILE THE CODE MAY NOT SPECIFICALLY MANDATE A MAXIMUM OF 1 SONE FOR THE EXHAUST FAN SELECTING A QUIET FAN WITH A LOW SONE RATING IS HELPFUL IN REDUCING NOISE POLLUTION. MANY MODERN FANS ARE DESIGNED TO OPERATE AT OR BELOW 1 SONE, AND ENERGY STAR-RATED FANS ARE TYPICALLY EVEN QUIETER.  
B) OPERATIONAL SWITCH LABELING: IF YOU HAVE A CONTINUOUSLY OPERATING VENTILATION SYSTEM IN THE BUILDING, IT'S ESSENTIAL TO LABEL THE OPERATIONAL SWITCH TO INFORM OCCUPANTS THAT IT SHOULD RUN AT ALL TIMES. THIS HELPS MAINTAIN PROPER VENTILATION AND INDOOR AIR QUALITY.  
C) LOCATION OF VENTILATION EXHAUST FAN AND SWITCH: THE LOCATION OF THE WHOLE BUILDING VENTILATION EXHAUST FAN AND SWITCH SHOULD BE CHOSEN TO OPTIMIZE PERFORMANCE AND ACCESSIBILITY FOR OCCUPANTS WHILE MEETING THE CODE REQUIREMENTS. TYPICALLY, EXHAUST FANS ARE INSTALLED IN CENTRAL AREAS LIKE CORRIDORS OR UTILITY SPACES, ALLOWING FOR OPTIMAL AIRFLOW AND DUCT ROUTING. THE SWITCH SHOULD BE PLACED IN A CONVENIENT AND EASILY ACCESSIBLE LOCATION FOR OCCUPANTS.  
DRYER VENT:  
DUCTS MUST BE CONSTRUCTED OF MINIMUM 0.016-INCH-THICK (0.4 MM) RIGID METAL DUCTS, HAVING SMOOTH INTERIOR SURFACES, AND A DIAMETER OF AT LEAST 4 INCHES (102 MM).  
THE MAXIMUM LENGTH OF THE DUCT SHOULD NOT EXCEED 14 FEET FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION AND THE DUCT MUST NOT BE CONCEALED WITHIN ANY CONSTRUCTION. ADDITIONALLY, THE TERMINATION POINT SHOULD BE LOCATED AT LEAST 3 FEET FROM ANY OPENING INTO A BUILDING AND SHOULD NOT BE LOCATED WHERE IT CAN BE COVERED BY SNOW OR VEGETATION.

**DRYER NOTE:**

1 EXHAUST DUCT POWER VENTILATOR DRYER EXHAUST DUCT POWER VENTILATORS FOR SINGLE RESIDENTIAL CLOTH DRYER SHOULD BE LISTED AND LABELED IN ACCORDANCE WITH THE URL 7.05 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION PER CMC 504.4.2.3.  
2 EXCEPTION WHERE AN EXHAUST DUCT POWERED VENTILATOR IS INSTALLED IN ACCORDANCE WITH SECTION 504.4.2.3 IS USED THE MAXIMUM LENGTH OF THE DRYER EXHAUST DUCT SHALL BE PERMITTED TO BE IN ACCORDANCE WITH THE DRYER EXHAUST DUCT POWER MANUFACTURE RESTORATION INSTRUCTION THE EXHAUST DUCT FOR THE CLOTHES DRYER.  
3 UNLESS MANUFACTURER'S SPECIFICATIONS ALLOW FOR LONGER LENGTHS, THE DUCT LENGTH SHALL NOT EXCEED 14 FEET, INCLUDING TWO 90 DEGREE ELBOWS. A LENGTH OF 2 FEET SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO (CMC 504.4.2).  
4 CLOSE DRYER MOISTURE EXHAUST DUCT SHOULD TERMINATE IT OUTSIDE THE BUILDING AND HAVE A BACKDRAFT DAMPER A MINIMUM OF FOUR INCHES DIAMETER SMOOTH METAL EXHAUST DUCT WITH NO PENETRATION IS LIMITED TO 14 FEET WIDE, 2 ELBOW. THIS SHOULD BE REDUCED 2 FEET FOR EVERY ELBOW IN EXCESS OF TWO (CMC 504.32) VENT OPENING SHOULD BE MINIMUM 3 FEET FROM ANY OPENING PER CMC 502.21 ENVIRONMENTAL AIR DUCT EXHAUST SHOULD TERMINATE NO LESS THAN THREE FEET FROM A PROPERTY LINE, 10 FEET FROM A FORCED AIR INLET, AND THREE FEET FROM OPENING INTO BUILDING. EXHAUST SHOULD NOT DISCHARGE INTO A PUBLIC WALKWAY.

**TANKLESS WATER HEATER NOTES**

TANKLESS WATER HEATER CLEARANCE:  
CLEARANCE IN FRONT: A MINIMUM CLEARANCE OF 24 INCHES IN FRONT OF THE TANKLESS WATER HEATER. THIS SPACE IS NECESSARY FOR SERVICING, MAINTENANCE, AND ACCESSING CONTROLS OR COMPONENTS.  
CLEARANCE ON SIDES: A MINIMUM CLEARANCE OF 15 INCHES ON EACH SIDE OF THE TANKLESS WATER HEATER FROM ITS CENTER. THIS CLEARANCE IS NECESSARY TO ENSURE PROPER AIRFLOW, VENTILATION, AND ACCESS TO THE UNIT FOR INSTALLATION OR REPAIR.  
CLEARANCE ABOVE: THE IRC REQUIRES A MINIMUM CLEARANCE OF 6 INCHES ABOVE THE TANKLESS WATER HEATER. THIS CLEARANCE IS NEEDED TO ALLOW FOR THE SAFE RELEASE OF HOT EXHAUST GASES.  
ACCESSIBILITY: THE IRC MANDATES THAT TANKLESS WATER HEATERS SHOULD BE EASILY ACCESSIBLE FOR INSPECTION, MAINTENANCE, AND REPAIR. THERE SHOULD BE NO OBSTRUCTIONS, SUCH AS STORED ITEMS OR OBSTACLES, THAT HINDER ACCESS TO THE UNIT.  
A. A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR. [CENC 150.0(N)(X)(D)]  
B. A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS. IN ADOPTING ALL OF THE FOLLOWING: (1) BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED, AND (2) A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT IN A ABOVE AND LABELED WITH THE WORDS "FUTURE 240V USE" [CENC 150.0(N)(X)(D)]  
C. A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED.  
D. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE.  
E. WATER HEATER CONNECTORS SHOULD BE MADE OF CONVENTIONAL RIGID PIPE, HARD COPPER TUBING, AND USE SOLID GROUND JOINT UNIONS AND SWEAT FITTINGS.  
F. THE WATER HEATER SHOULD BE ANCHORED AND STRAPPED TO PREVENT HORIZONTAL AND VERTICAL DISPLACEMENT DUE TO EARTHQUAKES.

**INSULATION PIPES NOTES:**

WHEN USING NONMETALLIC PIPES AND TUBING (E.G., CPVC, PEX, OR PE-RT), THEY MUST BE LISTED FOR USE IN RESIDENTIAL FIRE SPRINKLER SYSTEMS (CALIFORNIA RESIDENTIAL CODE 2022, R313.3.1).  
NONMETALLIC PIPE AND TUBING SYSTEMS MUST BE PROTECTED FROM EXPOSURE TO LIVING SPACES WITH A LAYER OF NOT LESS THAN 3/8 INCH (9.5 MM) THICK GYPSUM WALLBOARD, 1/2 INCH THICK PLYWOOD (5 MM), OR ANOTHER MATERIAL WITH A 15-MINUTE FIRE RATING (CALIFORNIA RESIDENTIAL CODE 2022, R313.3.1). EXCEPTIONS INCLUDE AREAS THAT DON'T REQUIRE SPRINKLER PROTECTION OR CASES WHERE EXPOSED PIPING IS PERMITTED BY THE PIPE LISTING.  
PIPING MUST BE SUPPORTED AND PROTECTED FROM FREEZING, AS REQUIRED BY THE CALIFORNIA PLUMBING CODE (E.G., BY USING A DRY-PIPE AUTOMATIC SPRINKLER SYSTEM OR DRY-SIDEWALL/DRY-PENDENT SPRINKLERS EXTENDING FROM A NONFREEZING AREA INTO A FREEZING AREA) (CALIFORNIA RESIDENTIAL CODE 2022, R313.2.3).  
PRE-COMBALMENT INSPECTION OF THE SPRINKLER SYSTEM MUST BE CONDUCTED TO MAKE SURE ALL NECESSARY REQUIREMENTS ARE MET, AND NONMETALLIC PIPING USED WITH SPRINKLERS MUST BE LISTED (CALIFORNIA RESIDENTIAL CODE 2022, R313.3.1).

**GENERAL NOTE:**

- 1 KITCHEN SINKS, LAVATORES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINES SHALL BE SUPPLIED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY.
- 2 BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWER HEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- 3 PROVIDE 72 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURES.
- 4 LOCATE STREET NUMBERS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.
- 5. THE CONSTRUCTION SITE SHALL KEEP FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE:
- 6 LOCATION OF THE HOOK-UP: THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES, WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- 6 EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R 3031 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT CANDLES OVER THE AREA OF A ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR AREA (R303)
- UTILITY CONDUCTORS:  
ALL UTILITY CONDUCTORS, INCLUDING ELECTRICAL SERVICE, TELEPHONE SERVICE, AND CABLE TELEVISION SHOULD BE PLACED UNDERGROUND FROM THEIR POINT OF ORIGIN AT THE UTILITY POLE TO THE SERVICE METER OR TERMINATION POINT AT THE STRUCTURE.

PROJECT CONSIDERATIONS:  
PROJECTS WITH ZONING MODIFICATION APPROVALS, PROJECTS LOCATED WITHIN 12' OF A SETBACK, OR PROJECTS WITH SITE CONDITIONS THAT WARRANT IT MAY REQUIRE A SURVEY TO VERIFY THE PROPOSED FOOTPRINT OF THE STRUCTURE PRIOR TO FOOTING INSPECTION APPROVAL.  
THE DETERMINATION OF WHETHER A BACKWATER VALVE IS REQUIRED SHOULD BE MADE BY THE PLUMBING CONTRACTOR WHO IS DOING THE WORK.



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CONTRACTOR/BUILDER

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REVISION HISTORY			
REV	DATE	BY	DESCRIPTION

WINDOW/DOOR/MEP NOTES

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E-mail:  
db@goldenyearsretireta nc.com

Date:  
6/4/2025

N-1

ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF NATIONAL ELECTRICAL CODE (NEC), ELECTRICAL SAFETY ORDERS, STATE OF CALIFORNIA AND ALL APPLICABLE

**SMOKED ALARM NOTE**

INSTALL A SMOKE ALARM IN EACH SLEEPING ROOM  
 PLACE SMOKE ALARMS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.  
 INSTALL SMOKE ALARMS ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS (EXCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS).  
 SMOKE DETECTORS AND CARBON MONOXIDE ALARMS SHOULD BE INSTALLED NOT LESS THAN 3 FT. FROM A DOOR OR OPENING OUTSIDE OF A BATHROOM THAT CONTAINS A BATH OR SHOWER UNLESS IT AFFECTS THE PREVIOUS REQUIREMENTS.  
 SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHOULD BE INTERCONNECTED, HARD-WIRED WITH BATTERY BACKUP, AND INSTALLED FOLLOWING NFPA 72 STANDARDS.

**ADDITIONAL REQUIREMENT**

FOR NEW ONE AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES:

1. INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT FOR AN ELECTRIC VEHICLE (EV) CHARGER.  
 2. THE RACEWAY SHOULD BE AT LEAST TRADE SIZE 1 (NOMINAL 1/2 INCH INSIDE DIAMETER) AND ORIGINATE AT THE MAIN SERVICE OR SUB-PANEL.  
 3. THE SERVICE PANEL OR SUB-PANEL SHOULD PROVIDE CAPACITY FOR A MINIMUM 40-AMPERE DEDICATED BRANCH CIRCUIT AND RESERVED SPACE(S) FOR FUTURE EV CHARGING.  
 4. THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHOULD IDENTIFY THE RESERVED SPACE(S) FOR FUTURE EV CHARGING AS 'EV CAPABLE'.  
 5. ALL CONDUCTORS AND CABLES MUST BE PROPERLY TERMINATED IN APPROVED BOXES BEFORE CONNECTING TO THE BREAKER AND BEFORE RECEIVING FINAL INSPECTION APPROVAL.

**OTHER ELECTRICAL NOTES:**

1. ALL 15' AND 20-AMP RECEPTACLES SHOULD BE TAMPER-RESISTANT.  
 2. AFCI PROTECTION IS REQUIRED FOR ALL 15' AND 20-AMP BRANCH CIRCUITS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, AND OTHER SIMILAR ROOMS.  
 3. A MINIMUM OF 50% OF KITCHEN LIGHTING SHOULD BE HIGH EFFICIENCY.  
 4. DINING ROOMS AND NOOKS ARE CONSIDERED PART OF THE KITCHEN AREA (500 (K)3).  
 5. HIGH EFFICIENCY LUMINAIRES SHOULD BE INSTALLED IN EACH BATHROOM, AND ALL OTHER LIGHTING IN THE BATHROOM SHOULD BE HIGH EFFICIENCY OR CONTROLLED BY VACANCY SENSORS.  
 6. LIGHTING INSTALLED IN ATTACHED AND DETACHED GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHOULD BE HIGH EFFICIENCY AND CONTROLLED BY VACANCY SENSORS.  
 7. ALL OTHER ROOMS (EXCLUDING KITCHENS, BATHROOMS, GARAGES, AND UTILITY ROOMS) SHOULD HAVE HIGH EFFICIENCY LIGHTING OR BE CONTROLLED BY DIMMERS OR VACANCY SENSORS.  
 8. OUTDOOR LIGHTING SHOULD BE HIGH EFFICIENCY.  
 9. BATHROOM EXHAUST FANS SHOULD BE ENERGY STAR COMPLIANT WITH HUMIDISTAT CONTROLS.  
 10. ALL RECEPTACLES ON THE WALL ABOVE COUNTERTOPS SHOULD BE PLACED NO MORE THAN 24" HORIZONTALLY FROM A RECEPTACLE OUTLET.  
 11. RECEPTACLE OUTLETS IN BATHROOMS SHOULD BE SUPPLIED BY A DEDICATED 20-AMP BRANCH CIRCUIT.  
 12. AFCI PROTECTION IS REQUIRED FOR RECEPTACLES IN THE LAUNDRY.  
 13. EXTERIOR OUTLETS SHOULD BE GFCI PROTECTED WITH WEATHER-PROTECTED COVERS.  
 14. ALL STARWAYS SHOULD BE ILLUMINATED.  
 15. AFCI PROTECTION SHOULD SERVE ALL BRANCH CIRCUITS SUPPLYING 15' AND 20-AMP OUTLETS IN DWELLING UNITS.  
 16. GROUND FAULT INTERRUPTER PROTECTION IS REQUIRED FOR GARAGE, OUTDOOR, CRAWL, SPACES, UNFINISHED BASEMENT, AND KITCHEN CIRCUITS.  
 17. GFCI PROTECTED RECEPTACLES ARE REQUIRED AT BALCONIES, DECKS, PORCHES ACCESSIBLE FROM INSIDE.  
 18. INTERIOR STARWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE, CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT CANDLE (1 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STARWAY HAS SIX OR MORE RISERS' (R303.7).  
 19. ALL SCREW BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST BE JAB COMPLIANT. JAB LIGHT SOURCES IN CEILING RECESSED DOWN LIGHTS AND LED'S ARE TO BE CONTROLLED BY VACANCY SENSORS.  
 20. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING.  
 21. EXTERIOR LIGHTS SHALL BE CONTROLLED BY PHOTOCELL AND MOTION SENSORS PER ENERGY 10.9.  
 22. AT LEAST ONE FIXTURE IN THE GARAGE, UTILITY ROOM, BATHROOMS, LAUNDRY ROOM AND UNDER CABINETS IS TO BE CONTROLLED BY VACANCY SENSOR WITH SEPARATE SWITCHING.  
 23. LIGHT SOURCES MUST BE MARKED 'JAB-2016' OR 'JAB-2016-E' (JAB-2016-E ARE FOR USE IN ENCLOSED AREAS) CEC 500.  
 24. ALL JAB COMPLIANT LIGHT SOURCES ARE TO BE CONTROLLED BY VACANCY SENSORS OR DIMMERS IN THE LISTED CONDITIONS:  
 A. CEILING RECESSED DOWNLIGHT LUMINAIRES.  
 B. LED LUMINAIRES WITH INTEGRAL SOURCES.  
 C. PIN BASED LED LAMPS (E. MR16, AR-R FOR EXAMPLE).  
 D. GU-24 BASED LED LIGHT SOURCES.  
 25. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT WITH HUMIDISTAT CONTROLS.  
 26. SEE TANKLESS WATER HEATER INSTALLATION MANUAL FOR POWER SUPPLY SERVICE REQUIRED.

**NOTES:**

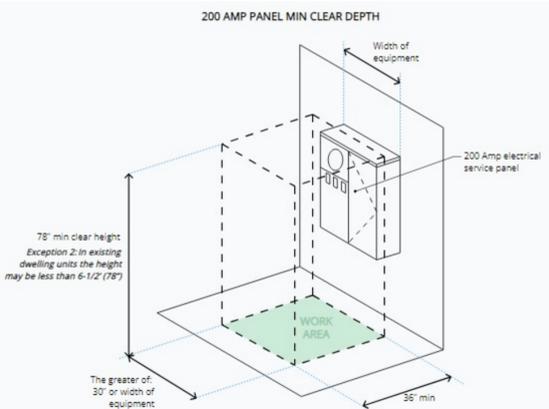
SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN A 3 FOOT HORZ. DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTION OF THE CODE. REF. CRC SEC. 314.3.3. ALL SMOKE ALARMS & (CO) SHALL BE INTERCONNECTED

**NOTE: HUMIDISTAT CONTROLLERS**

HUMIDISTAT CONTROLLER WILL BE INSTALLED IN THE BATHROOMS WHERE A SHOWER OR TUB IS LOCATED.

**NOTES:**

OUTDOOR ELECTRICAL OUTLETS INSTALLED IN WET/ DAMP LOCATIONS SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WEATHER OR THE ATTACHMENT PLUG IS NOT INSERTED (I.E. BUBBLE COVER TYPE). CEC 406.9(A).



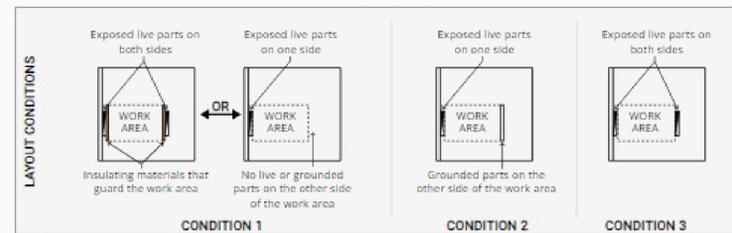
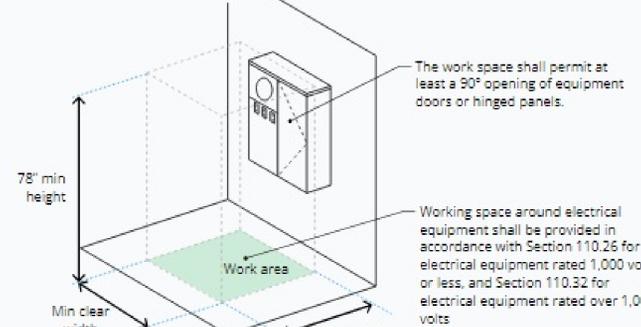
**WORK AREA WIDTH**  
 For equipment rated at ≤1000 volts  
 30" or width of equipment, whichever is greater  
 For equipment rated at >1000 volts  
 36" or width of equipment, whichever is greater

**WORK AREA DEPTH**  
 For equipment rated at ≤1000 volts  
 Determine voltage & layout condition, then refer to Table 110.26(A)(1) for min clear depth  
 For equipment rated at >1000 volts  
 Determine voltage & layout condition, then refer to Table 110.34(A) for min clear depth

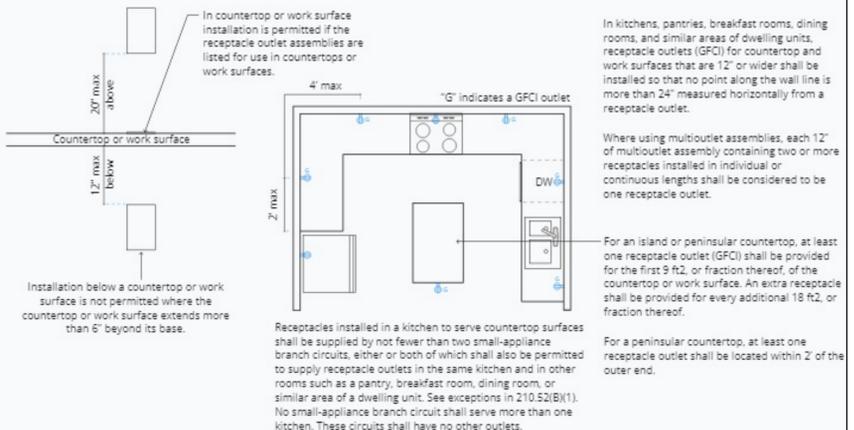
Nominal Voltage to Ground	MIN CLEAR DISTANCE		
	Condition 1	Condition 2	Condition 3
0-150	3'	3'	3'
151-600	3'	3 1/2'	4'
601-1000	3'	4'	5'

Nominal Voltage to Ground	MIN CLEAR DISTANCE		
	Condition 1	Condition 2	Condition 3
1,001-2,500V	3'	4'	5'
2,500-9,000V	4'	5'	6'
9,001-25,000V	5'	6'	9'
25,001V-75kV	6'	8'	10'
Above 75kV	8'	10'	12'

**CLEARANCE AT ELECTRICAL EQUIPMENT**



**DWELLING UNIT COUNTERTOPS AND WORK SURFACES**



**RECEPTACLE SPACING AT KITCHEN COUNTERS**

RECEPTACLES SPACING AT KITCHEN COUNTERS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCH INCHES FROM A RECEPTACLE. 2022 CEC SEC. 205.2 (C)(1)

**ALL LIGHTS THROUGHOUT THE RESIDENCE**

ALL LIGHTS THROUGHOUT THE RESIDENCE, INCLUDING THE EXTERIOR, SHALL BE HIGH EFFICACY. [CEC 500(A)A]

**BATHROOMS AND WALK-IN CLOSETS**

AT LEAST ONE INSTALLED LUMINAIRE SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. [CEC 500(K)2E]

**KITCHEN HOODS REQUIRE A HIGHER EXHAUST RATE**

KITCHEN HOODS REQUIRE A HIGHER EXHAUST RATE OR ASTM E3087 CAPTURE EFFICIENCY (CE) RATINGS THAN PREVIOUS CODES. OVER AN ELECTRIC RANGE, PROVIDE A 65% CE OR 60 CFM EXHAUST HOOD. [CEC TABLE 150.0-G]

**GFCI PROTECTION SHALL BE PROVIDED FOR OUTLETS THAT SUPPLY DISHWASHERS**

GFCI PROTECTION SHALL BE PROVIDED FOR OUTLETS THAT SUPPLY DISHWASHERS LOCATED IN DWELLING UNITS. [CEC 210(B)(D)]

**OUTDOOR LIGHTS MUST BE HIGH EFFICACY**

OUTDOOR LIGHTS MUST BE HIGH EFFICACY AND CONTROLLED BY AN ASTRONOMICAL TIME CLOCK OR BY BOTH A MOTION SENSOR AND PHOTOCELL. [CEC 500(A)(9)]

**EV CHARGING UNIT**

A NEW RESIDENTIAL CONSTRUCTION SHALL COMPLY WITH SEC. 4106.41 AND 4106.42 TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625, CGBSC SEC. 4106.4

**RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT**

A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT, THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1/2 INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUB-PANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES RESERVED FOR FUTURE EV CHARGING AS 'EV CAPABLE'. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS 'EV CAPABLE'. CGBSC SEC. 4106.41

**INSULATION ON THE SUCTION LINE**

THE INSULATION ON THE SUCTION LINE (COOLING REFRIGERANT LINE) OF THE PROPOSED AC CONDENSER SHALL BE PROTECTED FROM PHYSICAL DAMAGE OR ULTRAVIOLET DEGRADATION BY AN ALUMINUM OR METAL SHROUD, PAINT, PLASTIC COVER, OR ULTRAVIOLET RESISTANT TAPE.

**REFRIGERANT CIRCUIT ACCESS PORT**

THE REFRIGERANT CIRCUIT ACCESS PORT FOR THE AC CONDENSER SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS WITH A LOCKING-TYPE TAMPER RESISTANT CAP. CMC 4051

**GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR.**

GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR. CA ENERGY CODE 500(A)ND

**AT LEAST ONE LUMINAIRE IN THE BATHROOM**

AT LEAST ONE LUMINAIRE IN THE BATHROOM SHALL BE CONTROLLED BY A VACANCY SENSOR. CA ENERGY CODE 500(K)2J

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**RECEPTACLES IN DWELLING UNITS**

ALL RECEPTACLES IN DWELLING UNITS FOR 125 VOLTS, 15 & 20 AMPS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES, PER CEC, SECTION 406.1

**BATHROOMS CONTAINING BATHTUB, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES**

BATHROOMS CONTAINING BATHTUB, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED, MINIMUM FAN SIZE OF 50 CFM. FANS SHALL BE ENERGY STAR RATED AND HUMIDISTAT CONTROLLED. 2022 CGBSC SEC. 45061

**ALL LIGHT FIXTURES IN TUB/SHOWER ENCLOSURE**

ALL LIGHT FIXTURES IN TUB/SHOWER ENCLOSURE SHALL BE LABELED 'SUITABLE FOR DAMP LOCATIONS'. CEC 4100

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**RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT**

A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT, THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1/2 INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUB-PANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES RESERVED FOR FUTURE EV CHARGING AS 'EV CAPABLE'. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS 'EV CAPABLE'. CGBSC SEC. 4106.41

**RECEPTACLES IN DWELLING UNITS**

ALL RECEPTACLES IN DWELLING UNITS FOR 125 VOLTS, 15 & 20 AMPS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES, PER CEC, SECTION 406.1

**BATHROOMS CONTAINING BATHTUB, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES**

BATHROOMS CONTAINING BATHTUB, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED, MINIMUM FAN SIZE OF 50 CFM. FANS SHALL BE ENERGY STAR RATED AND HUMIDISTAT CONTROLLED. 2022 CGBSC SEC. 45061

**ALL LIGHT FIXTURES IN TUB/SHOWER ENCLOSURE**

ALL LIGHT FIXTURES IN TUB/SHOWER ENCLOSURE SHALL BE LABELED 'SUITABLE FOR DAMP LOCATIONS'. CEC 4100

**INSULATION ON THE SUCTION LINE**

THE INSULATION ON THE SUCTION LINE (COOLING REFRIGERANT LINE) OF THE PROPOSED AC CONDENSER SHALL BE PROTECTED FROM PHYSICAL DAMAGE OR ULTRAVIOLET DEGRADATION BY AN ALUMINUM OR METAL SHROUD, PAINT, PLASTIC COVER, OR ULTRAVIOLET RESISTANT TAPE.

**REFRIGERANT CIRCUIT ACCESS PORT**

THE REFRIGERANT CIRCUIT ACCESS PORT FOR THE AC CONDENSER SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS WITH A LOCKING-TYPE TAMPER RESISTANT CAP. CMC 4051

**GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR.**

GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR. CA ENERGY CODE 500(A)ND

**AT LEAST ONE LUMINAIRE IN THE BATHROOM**

AT LEAST ONE LUMINAIRE IN THE BATHROOM SHALL BE CONTROLLED BY A VACANCY SENSOR. CA ENERGY CODE 500(K)2J

**EV CHARGING UNIT**

A NEW RESIDENTIAL CONSTRUCTION SHALL COMPLY WITH SEC. 4106.41 AND 4106.42 TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625, CGBSC SEC. 4106.4

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**RECEPTACLES IN DWELLING UNITS**





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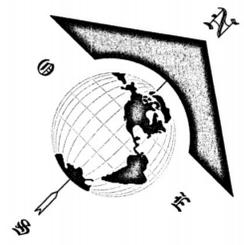
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EXISTING SITE PLAN

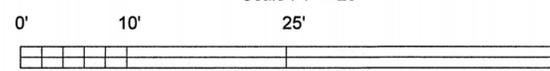
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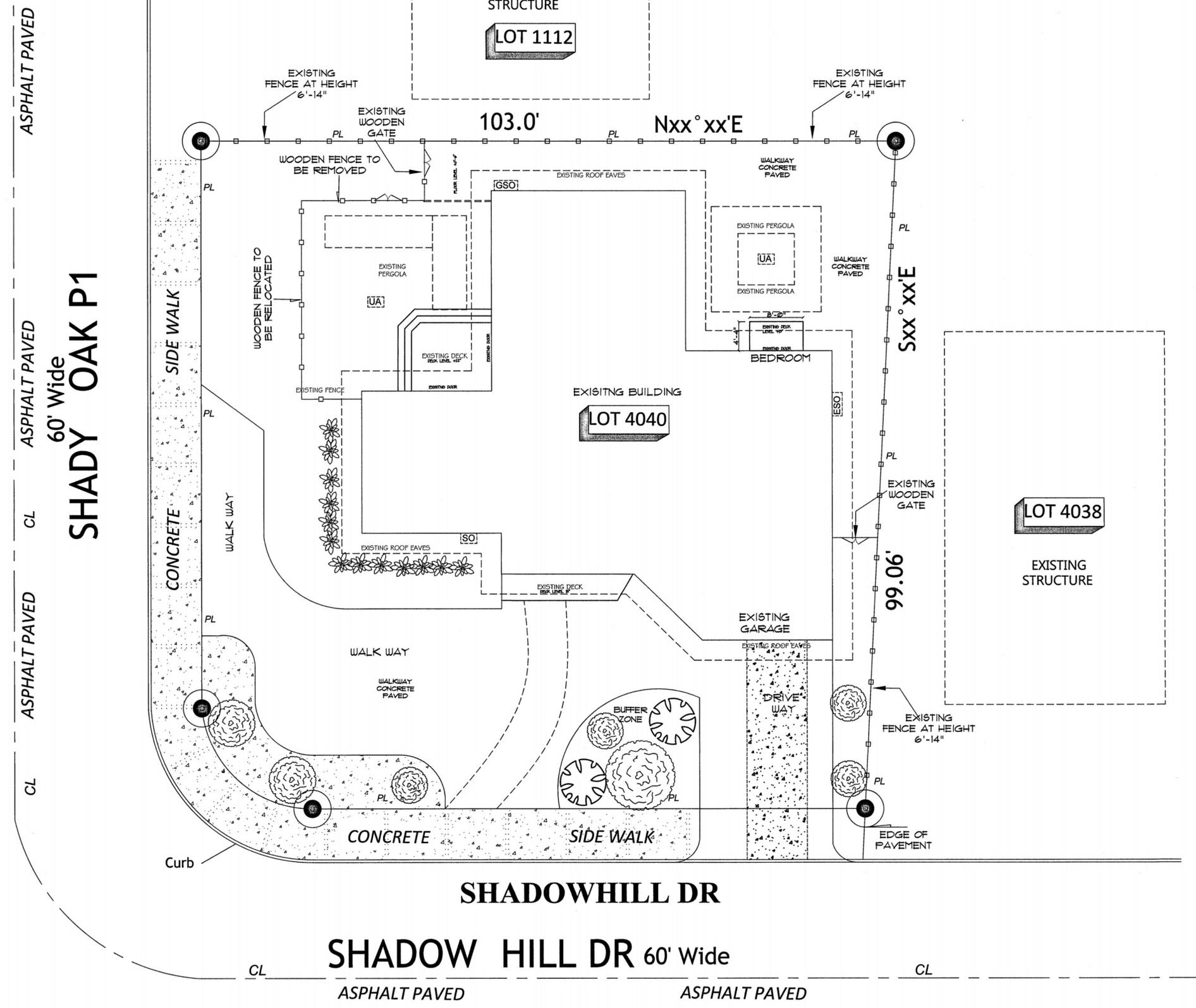
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Scale : 1" = 20'



EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"





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PROPOSED SITE PLAN

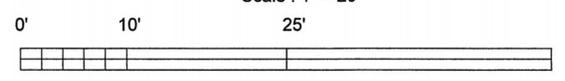
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6/4/2025

Δ-2



Scale : 1" = 20'



**LOT COVERAGE TABLE**

PROJECT DATA	
ADDRESS :	DR, SANTA ROSA CA 95404
ZONING :	RESIDENTIAL ZONING R1-6
PARCEL :	XXX-XX-XXX
AREA	
LOT AREA (SQ FT) :	XXXXX S.F
PROPOSED BUILDING :	3,008 (SQ FT)
TOTAL (SQ FT) :	3,008 (SQ FT)
BUILDING FLOOR :	1 FLOORS

**SYMBOL LEGEND**

PL	PROPERTY LINE
CL	CENTER LINE
[ESO]	ELECTRIC SHUT OFF
[GSO]	GAS SHUT OFF
[UA]	OUT DOOR ACTIVITY
[SO]	SHUT OFF
—□—	BOUNDARY FENCE/FENCE
—∩—	WOODEN GATE

PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"

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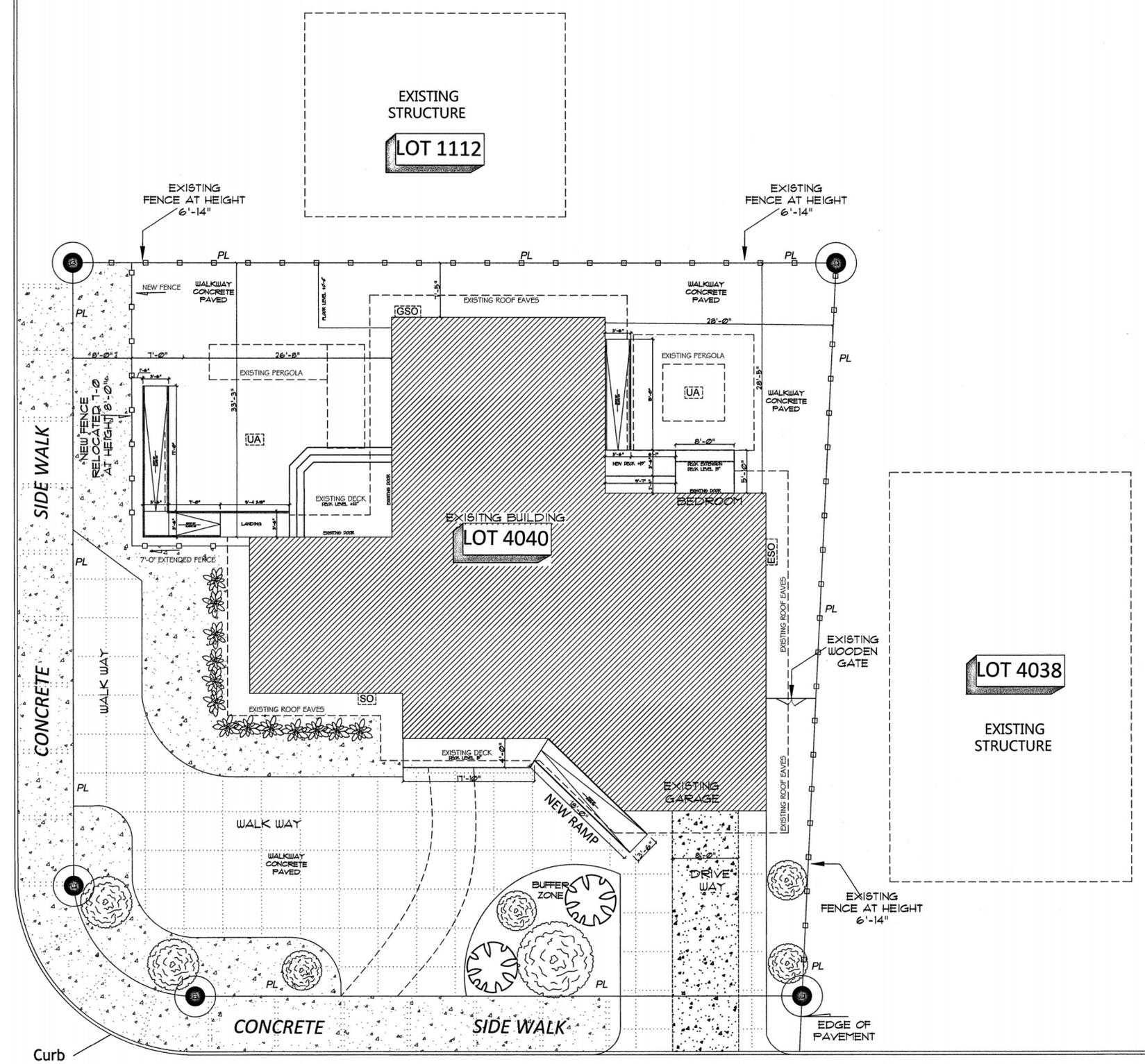
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CL

ASPHALT PAVED

CL

60' Wide  
**SHADY OAK P1**



**SHADOWHILL DR**

**SHADOW HILL DR 60' Wide**

ASPHALT PAVED

ASPHALT PAVED



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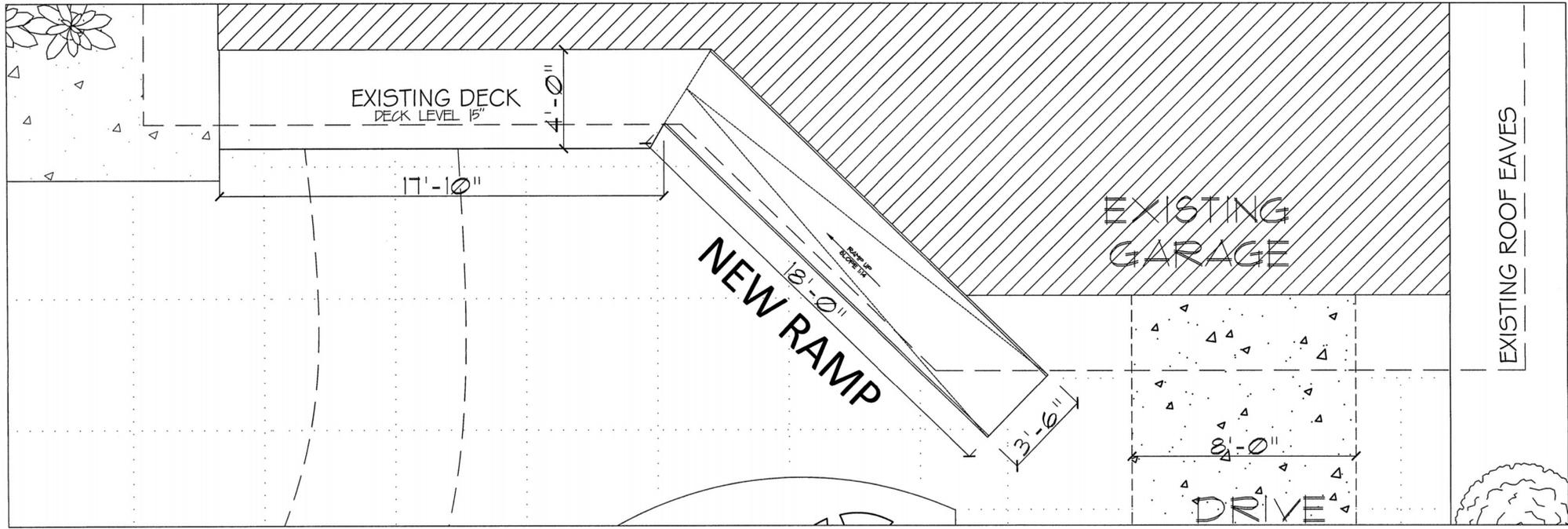
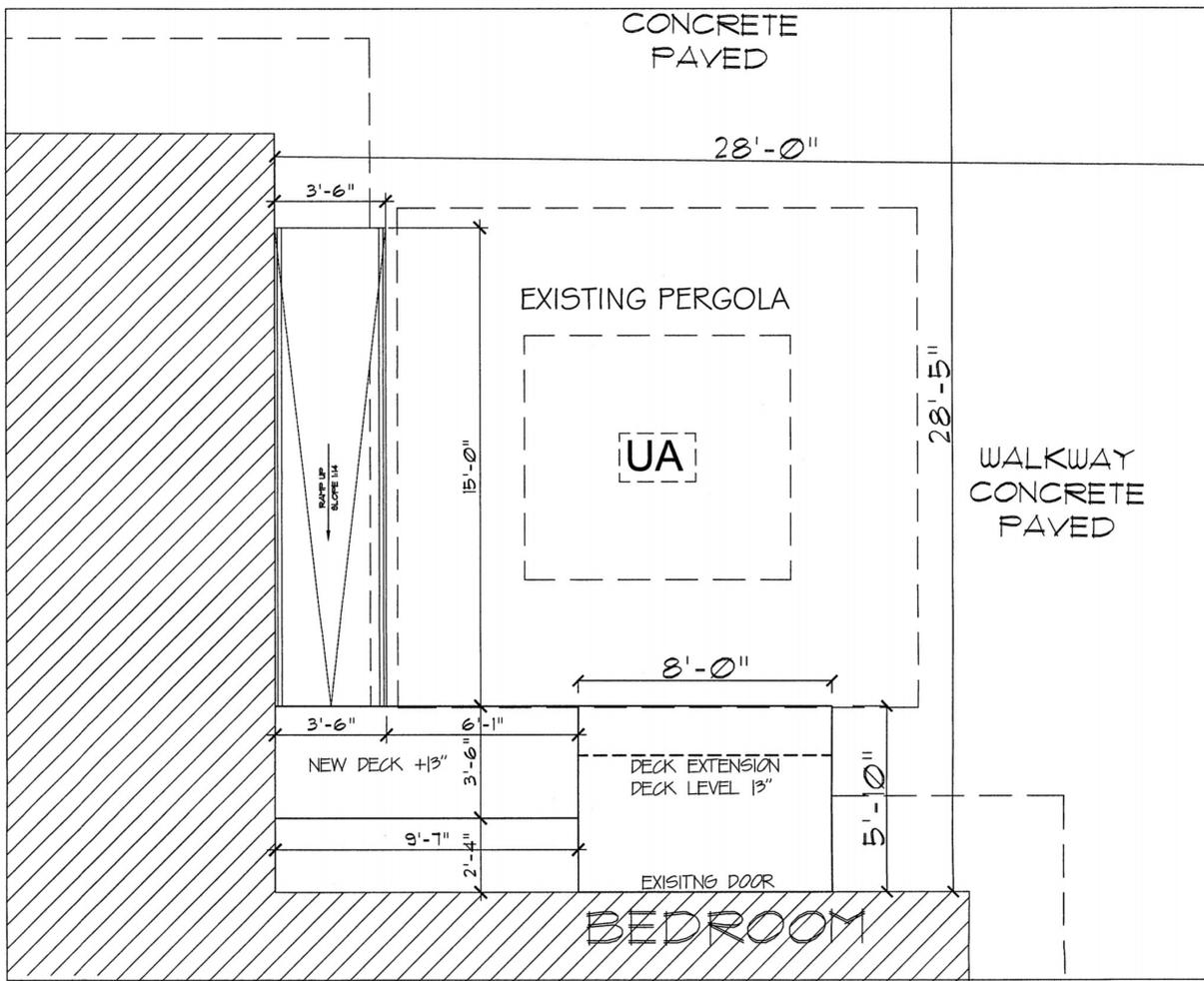
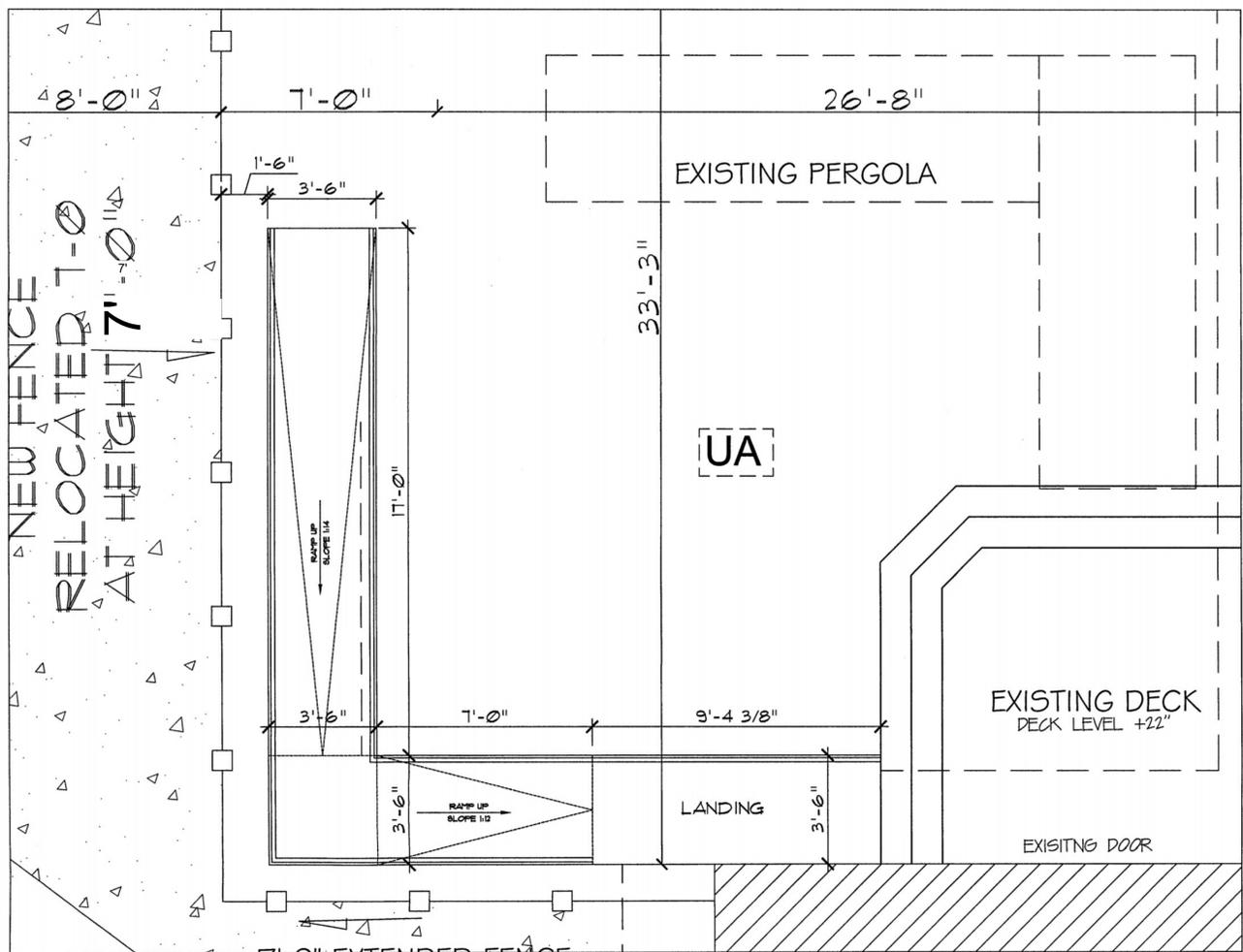
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REV	DATE	BY	DESCRIPTION

SECTION RAMP

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Δ-3



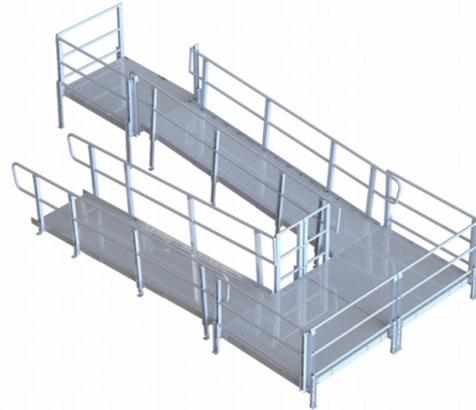
PROPOSED SITE CALL OUT  
 SCALE: 3/8" = 1'-0"



# ADA RAMP NOTES

- **Slope:** The slope of a wheelchair ramp should be no more than 1 inch of rise for every 12 inches of run. This is also known as a 1:12 ratio.
- **Width:** The minimum clear width of a wheelchair ramp should be 36 inches.
- **Rise:** The maximum rise for a wheelchair ramp is 30 inches.
- **Landings:** Ramps should have level landings at the top and bottom. Landings should be at least as wide as the ramp and a minimum of 60 inches long. If the ramp changes direction at the landing, it should be at least 5 feet by 5 feet.
- **Handrails:** Ramps with a rise greater than 6 inches or a horizontal projection greater than 72 inches should have handrails on both sides. The top of the handrail gripping surface should be between 34 and 38 inches above the ramp surface.
- **Edge protection:** Ramps and landings should have edge protection on either side to prevent users from slipping off. The surface should extend at least 12 inches past the inside of the handrail face.
- **Resting platforms:** Ramps longer than 30 feet should have resting platforms of 4'x5'

## PRAIRIE VIEW INDUSTRIES MODULAR RAMP SYSTEM ASSEMBLY MANUAL



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pg.2

### SECTION: OVERVIEW

**APPEARANCE:** The PVI Modular Ramp System with handrail has a clean uncluttered appearance that will fit in most surroundings.

**LOW MAINTENANCE:** All aluminum design has lifetime durability in all kinds of climates without periodic painting or renewal of preservatives. The aluminum alloys used are resistant to salt corrosion (noncorrosive or pet safe salt is recommended). The modular ramp system may even be used in coastal areas and cold climates that require the use of deicers.

**SEMI PERMANENT:** The PVI Modular Ramp System serves the purpose as well or better than a permanent concrete ramp, but can still go along with the user if they move, or can be removed and resold when no longer needed. The PVI Modular Ramp System is designed to be freestanding and completely independent of the existing structure. In most cases this simplifies compliance with local codes and may eliminate the requirement for a permit.

**FLEXIBLE COMPONENTS:** If or when the PVI Modular Ramp System is moved it is easy to add to, subtract from, or reconfigure the PVI Modular Ramp System to a new location. This feature makes the PVI Modular Ramp System attractive to lease/rental opportunities that may be available with insurance companies serving rehabilitation needs. For this reason, it is best to use standard and/or existing components when possible. Custom designs are available but will add to cost and slow delivery time. Custom components are non-returnable.

**EASY INSTALLATION:** The components of the PVI Modular Ramp System are designed to be quickly and easily assembled with simple/common hand tools and set into place without the need for heavy construction equipment. A van, pickup, or small trailer is all that is needed to transport the ramp components to the job site.

**SHIPPING:** The PVI Modular Ramp System components are stocked and warehoused so in most cases an order can be quickly filled and shipped. The lightweight aluminum design and plant location make it economical to ship to any part of the country.

#### COMPONENTS:

##### RAMPS

**WIDTH:** Standard width 36"

**LENGTH:** Minimum length 48" entrance ramp/24" top ramp

**RAMP SURFACE:** Aluminum planking with lateral grooves.

**CURBING:** 4" high standard curb.

**SLOPE:** Adjustable from 1on12 to 2on12.

##### LANDINGS

**LANDING BASES:** Standard sizes 4x4(50.375"x50.375"), 4x5(50.375"x62.375"), & 5x5(62.375"x62.375"). Bases can be connected to make 4x8, 5x8, & 5x10.

**SURFACE:** Aluminum planking with lateral grooves and knurl.

**HEIGHT:** Minimum height of 37"/Maximum height of 60"

**LOAD CAPACITY:** 100 lb./sq. ft.

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pg.3

### SECTION: OVERVIEW

#### LAYOUT CONSIDERATIONS

**NOTE: ADA COMPLIANCE IS USUALLY OPTIONAL (GUIDELINE ONLY) FOR RESIDENTIAL APPLICATIONS.**

**SLOPES:** The ADA recommends a slope of 1on12 when possible. However, when space is limited or other considerations require a steeper ramp, the PVI Modular Ramp System will accommodate slopes up to 2on12. When selecting the slope of the ramp the capabilities and safety of the users and their equipment must be considered.

**HANDRAIL:** ADA requires handrail on any system with a rise of 6" or more. All PVI Modular Ramp Systems require handrail. Ramps and landings will not be sold without handrail for safety reasons as well as the overall design of the ramp system.

**RAMP CONFIGURATIONS:** The usable width of the ramp is 36" with the overall width of the ramp being 42". The length of the individual ramp segments are as follows: 2', 3', 4', & 5'. The segments are used to make lengths from 4' and longer in 1' increments.

**RAMP AND LANDING ASSEMBLY:** Complete detailed assembly instructions are included with each PVI Modular Ramp System. Assembly time for ramps is approximately one-man hour per 20 feet of ramp length. Assembly time for landings is approximately ½ man hour per landing base. The PVI Modular Ramp System can be assembled into sub-assemblies for easy transport to the job site. Site preparation, transportation, and anchoring time are not included.

**NOTE: DURING ASSEMBLY DO NOT TIGHTEN HARDWARE ALL THE WAY UNTIL ASSEMBLY IS COMPLETE.**

**FOOTING AND ANCHORING:** The PVI Modular Ramp System is designed to be a freestanding, independent structure that does not have to be permanently attached to the building it serves. Each supporting leg is independently adjustable to allow for varying ground conditions. Adjustments due to settling or heaving can be made with a ratchet. Landings must have a minimum of one leg anchored on each of the two opposite sides. Each freestanding ramp must be anchored at the upper and lower end. Anchoring may consist of lag screws or bolts into existing concrete, precast pads, patio pavers or poured in place.

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pg.4

### SECTION: OVERVIEW

#### PVI MODULAR RAMP SYSTEM ASSEMBLY STEPS

**STEP 1:** Unpack all components and make sure all components on the packing list are present.

**STEP 2:** Assemble top landing/landing#1.  
(a) Select landing configuration.  
(b) Fully assemble landing with provided components.  
(c) Set in place and level.

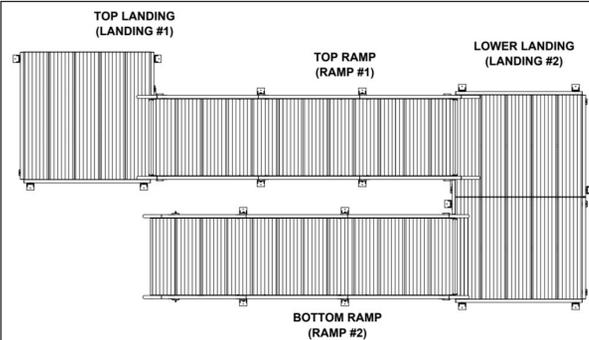
**STEP 3:** Assemble top ramp/ramp#1

**STEP 4:** Assemble lower landing/landing#2.

**STEP 5:** Assemble bottom ramp/ramp#2.

**STEP 6:** Check all hardware to ensure all hardware is tight.

**NOTE: SOME SYSTEMS MAY ONLY REQUIRE ONE LANDING AND ONE RAMP IF SO SKIP STEPS 4 & 5.**



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pg.5



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REV	DATE	BY	DESCRIPTION

RAMP INSTALLATION MANUAL

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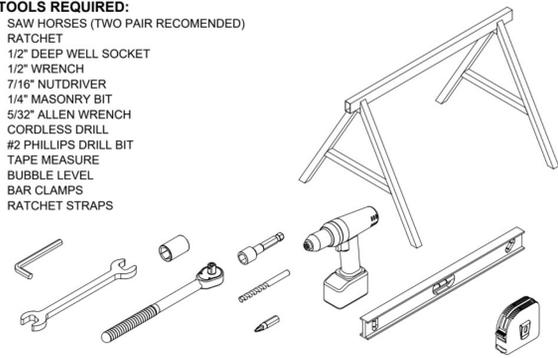
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6/4/2025

4-5

**SECTION 1: TOOLS & HARDWARE**

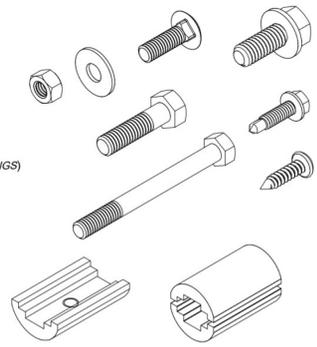
**1.1 TOOLS REQUIRED:**

- SAW HORSES (TWO PAIR RECOMMENDED)
- RATCHET
- 1/2" DEEP WELL SOCKET
- 1/2" WRENCH
- 7/16" NUTDRIVER
- 1/4" MASONRY BIT
- 5/32" ALLEN WRENCH
- CORDLESS DRILL
- #2 PHILLIPS DRILL BIT
- TAPE MEASURE
- BUBBLE LEVEL
- BAR CLAMPS
- RATCHET STRAPS



**1.2 HARDWARE LIST:**

- 5/16x1 CARRIAGE BOLT
- 5/16x3-1/4 HEX BOLT
- 5/16x1-1/2 HEX BOLT
- 5/16x3/4 FLANGE BOLT
- 5/16 SELFLOCK NUT
- 5/16 WASHER
- #14x1 HEX HEAD SELF-TAPPING SCREW
- #10 SELF-TAPPING SCREW
- HANDRAIL SPLICE ASSEMBLY (RAMPS)
- HANDRAIL SPLICE HALF TAPPED (LANDINGS)

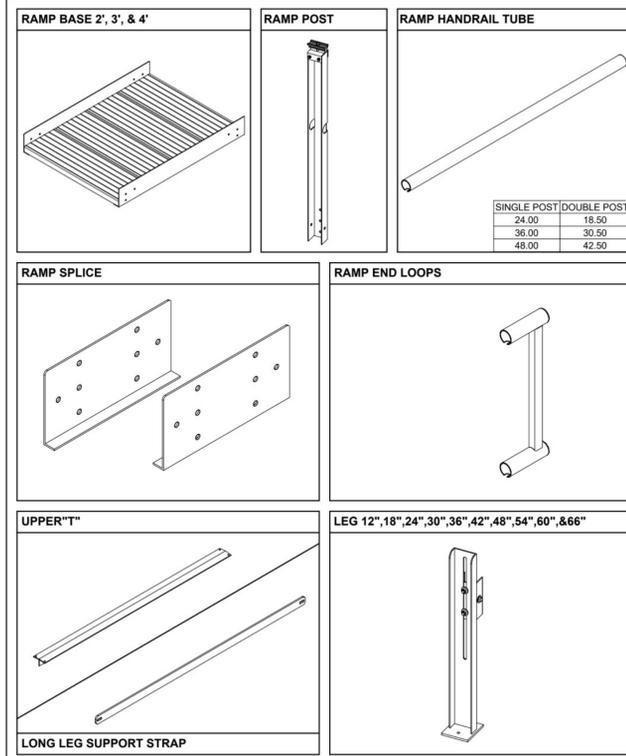


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pg.6

**SECTION 2: STANDARD PARTS**

**2.1 RAMP PARTS**

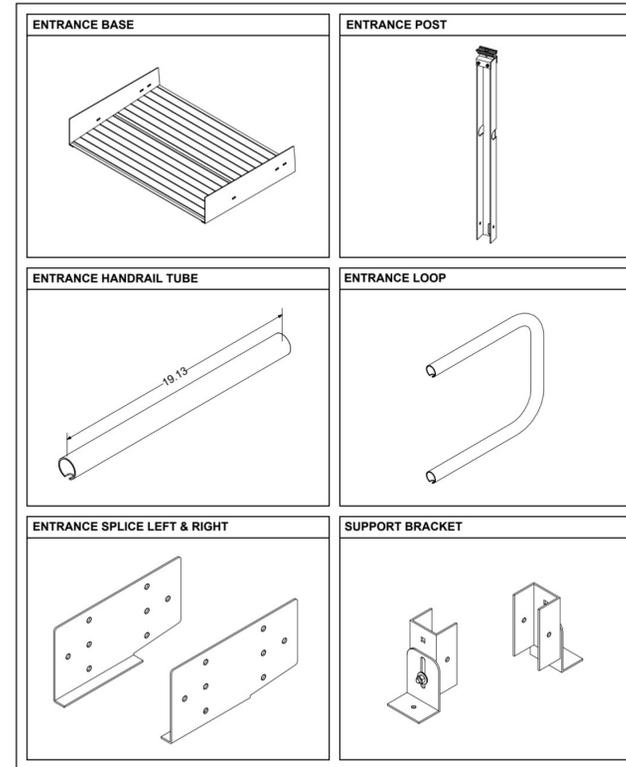


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pg.7

**SECTION 2: STANDARD PARTS**

**2.2 ENTRANCE PARTS**

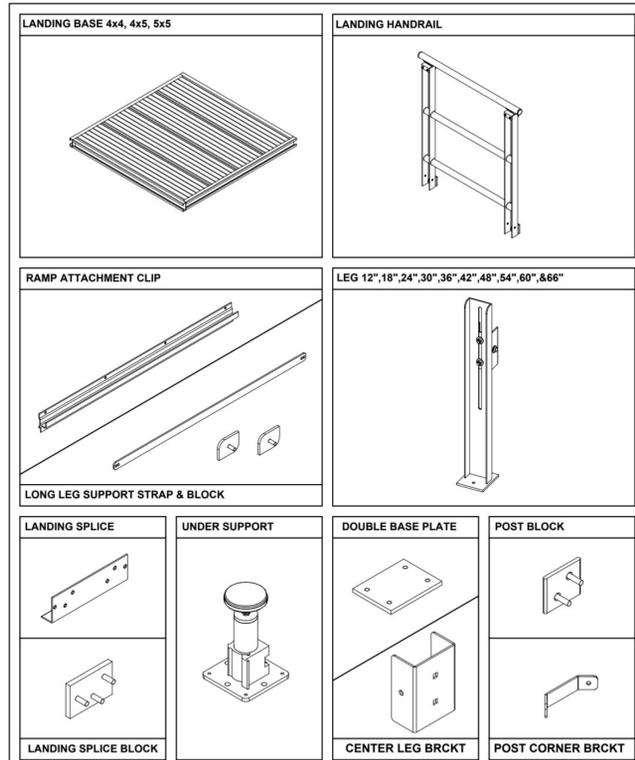


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pg.8

**SECTION 2: STANDARD PARTS**

**2.3 LANDING PARTS**

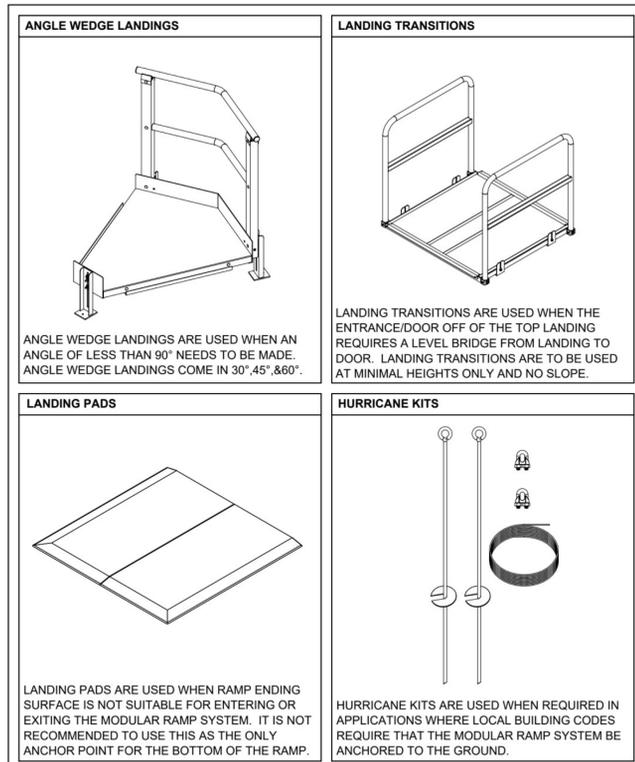


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pg.9

**SECTION 2: STANDARD PARTS**

**2.4 OPTIONAL PARTS**

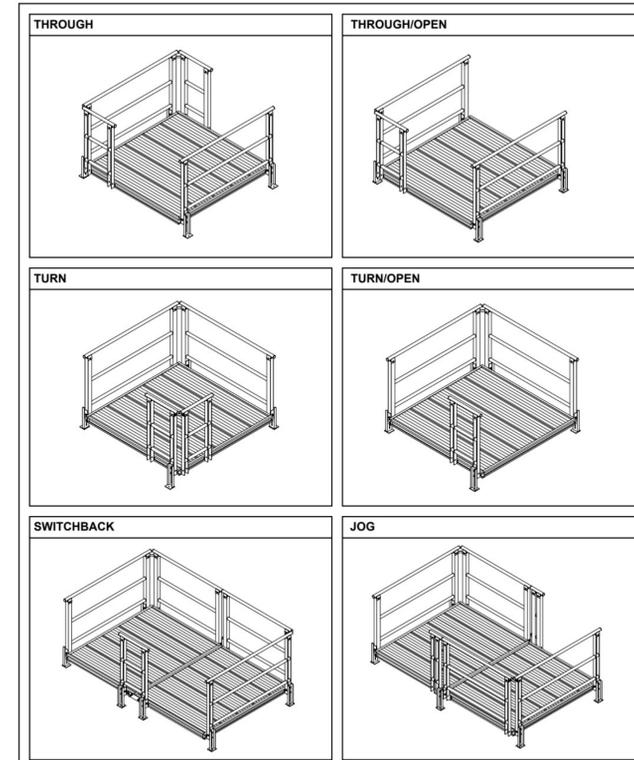


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pg.10

**SECTION 2: STANDARD PARTS**

**2.5 LANDING CONFIGURATIONS**



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pg.11



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RAMP INSTALLATION MANUAL

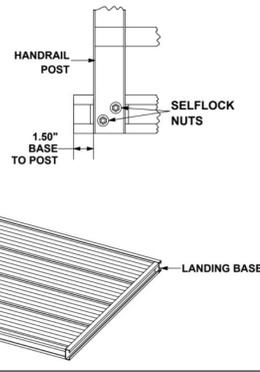
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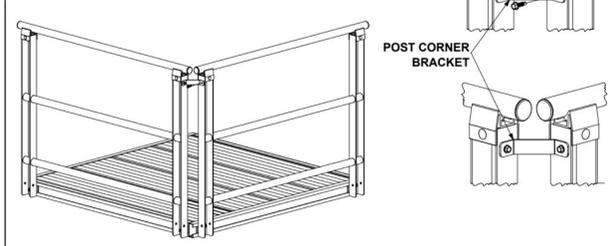
Δ-6

**SECTION 3: LANDING ASSEMBLY**

**3.1 LANDING HANDRAIL INSTALLATION:** Determine landing configuration and attach handrail accordingly. To attach handrail, slide the blocks of the landing handrail into the channel of the landing base. Position handrail and tighten all four selflock nuts on the handrail post.  
 NOTE: Handrail on multiple base landings will need to be spliced together, to splice handrail together remove black plastic caps and insert a handrail splice to tie handrail together.

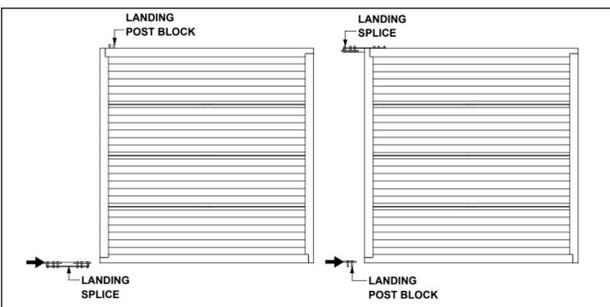


**3.2 POST CORNER BRACKET ASSEMBLY:** Once all handrail has been assembled attach the post corner brackets in the corners where handrail meet. Place post corner bracket on handrail post with the pilot hole in the post corner bracket centered with the handrail post and attach with a hex head self-tapping screw. If handrail post is not properly lining up with post corner bracket it may be necessary to loosen handrail and reposition handrail.

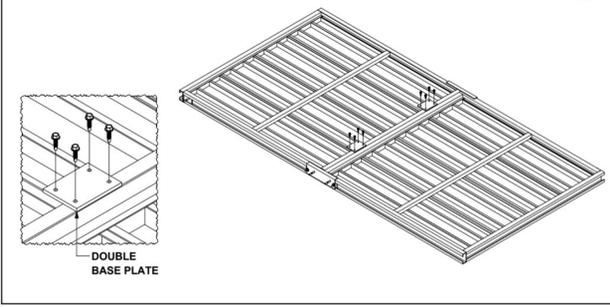


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**SECTION 3: LANDING ASSEMBLY**

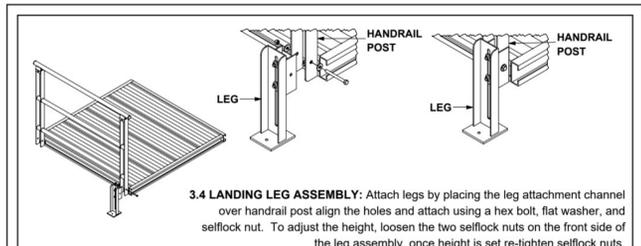


**3.3 MULTIPLE LANDING BASE ASSEMBLY:** Lay bases side by side on a flat surface place the splice block of the landing splice into the channel of the left landing slide the landing splice all the way to the right towards the center of the landing bases, repeat these steps on the opposite side. Before sliding the bases together make sure a landing post block is inserted into the landing channel. Slide bases together and tighten the selflock nuts of the landing splice. With bases spliced together attach double base plates to the bottom side of the landing bases. Space the double base splice blocks apart evenly on center with landing base channels and attach with self-tapping screws. Once bases are fully spliced together install handrail as shown in section 3.2 Landing Handrail Assembly pg.13.

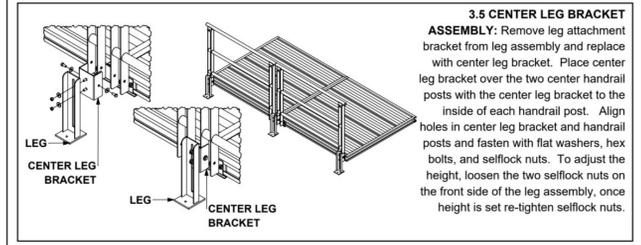


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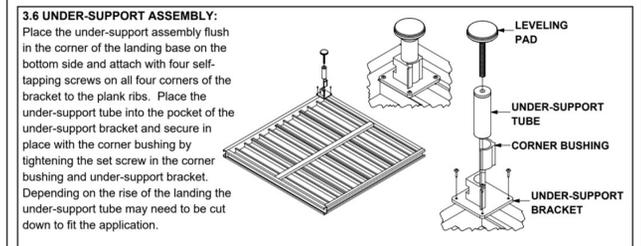
**SECTION 3: LANDING ASSEMBLY**



**3.4 LANDING LEG ASSEMBLY:** Attach legs by placing the leg attachment channel over handrail post align the holes and attach using a hex bolt, flat washer, and selflock nut. To adjust the height, loosen the two selflock nuts on the front side of the leg assembly, once height is set re-tighten selflock nuts.



**3.5 CENTER LEG BRACKET ASSEMBLY:** Remove leg attachment bracket from leg assembly and replace with center leg bracket. Place center leg bracket over the two center handrail posts with the center leg bracket to the inside of each handrail post. Align holes in center leg bracket and handrail posts and fasten with flat washers, hex bolts, and selflock nuts. To adjust the height, loosen the two selflock nuts on the front side of the leg assembly, once height is set re-tighten selflock nuts.

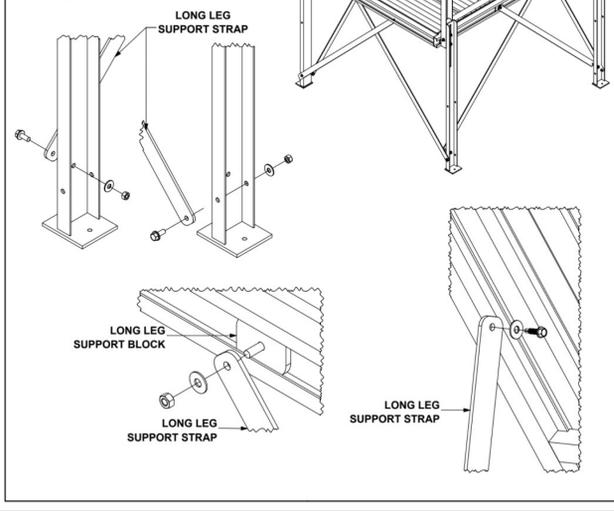


**3.6 UNDER-SUPPORT ASSEMBLY:** Place the under-support assembly flush in the corner of the landing base on the bottom side and attach with four self-tapping screws on all four corners of the bracket to the plank ribs. Place the under-support tube into the pocket of the under-support bracket and secure in place with the corner bushing by tightening the set screw in the corner bushing and under-support bracket. Depending on the rise of the landing the under-support tube may need to be cut down to fit the application.

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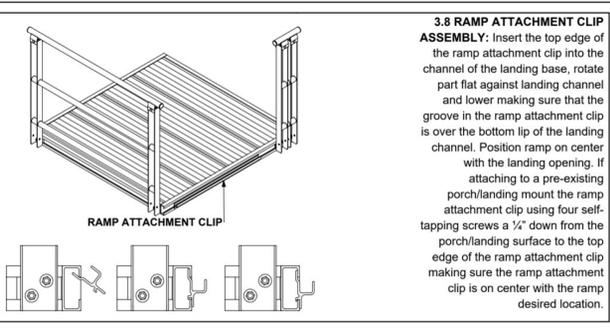
**SECTION 3: LANDING ASSEMBLY**

**3.7 LONG LEG SUPPORT LANDING ASSEMBLY:** Landings exceeding a height of 26" will require long leg supports. This will require two straps per side of landing. Depending on leg orientation the straps will either be attached to the back of the leg or to the side of the leg using a flange bolt, flat washer, and selflock nut. To attach long leg support straps to the landing base, insert a long leg support block into the channel with the press fit bolt towards the outside of the landing base. Turn the long leg support block a half turn and attach long leg support straps with a flat washer and selflock nut. At ramp locations the long leg support straps will be attached to the landing base using self-tapping screws. Place straps inside of landing base channel and attach with flat washer, and self-tapping screw.

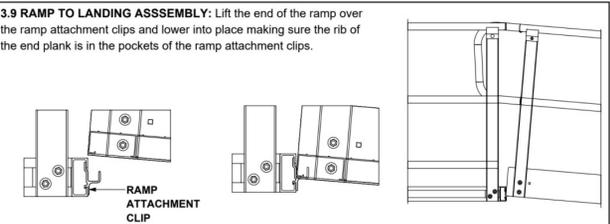


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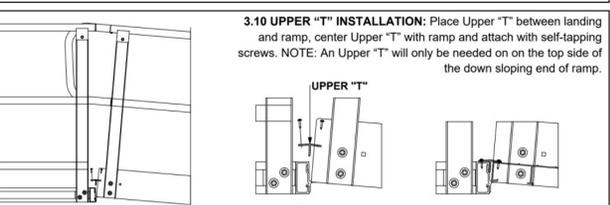
**SECTION 3: LANDING ASSEMBLY**



**3.8 RAMP ATTACHMENT CLIP ASSEMBLY:** Insert the top edge of the ramp attachment clip into the channel of the landing base, rotate part flat against landing channel and lower making sure that the groove in the ramp attachment clip is over the bottom lip of the landing channel. Position ramp on center with the landing opening. If attaching to a pre-existing porch/landing mount the ramp attachment clip using four self-tapping screws a 1/4" down from the porch/landing surface to the top edge of the ramp attachment clip making sure the ramp attachment clip is on center with the ramp desired location.



**3.9 RAMP TO LANDING ASSEMBLY:** Lift the end of the ramp over the ramp attachment clips and lower into place making sure the rib of the end plank is in the pockets of the ramp attachment clips.

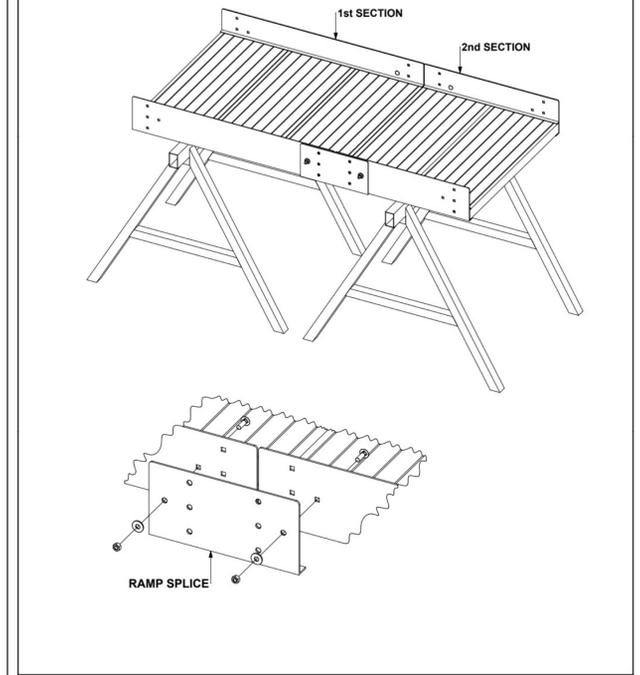


**3.10 UPPER "T" INSTALLATION:** Place Upper "T" between landing and ramp, center Upper "T" with ramp and attach with self-tapping screws. NOTE: An Upper "T" will only be needed on the top side of the down sloping end of ramp.

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**SECTION 4: RAMP ASSEMBLY**

**4.1 RAMP BASE ASSEMBLY:** Lay ramp sections out in a row, starting with the longest section first down to the shortest. At one end of the first section, attach ramp splices. Ramp splices attach through the single/outside hole location with carriage bolt, flat washer, and selflock nut. Move the second ramp section into place and attach sections together. Repeat this process until the entire ramp run is complete.



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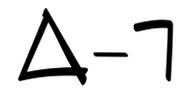
CIVIL ENGINEER :

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RAMP INSTALLATION MANUAL

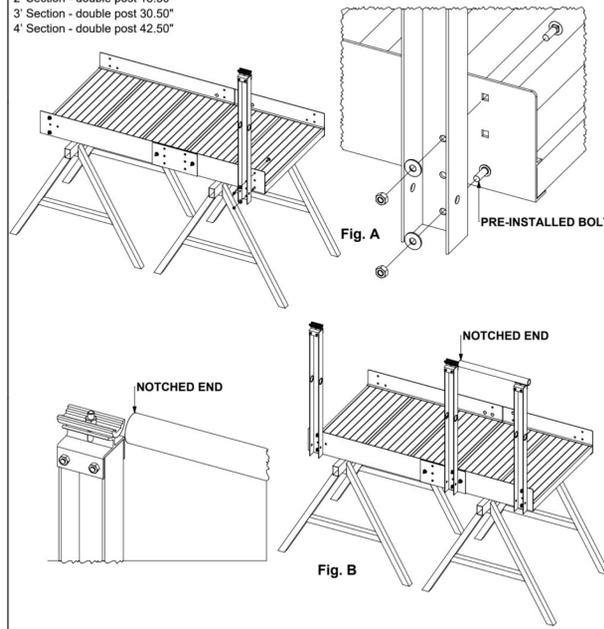
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Date:  
 6/4/2025



**SECTION 4: RAMP ASSEMBLY**

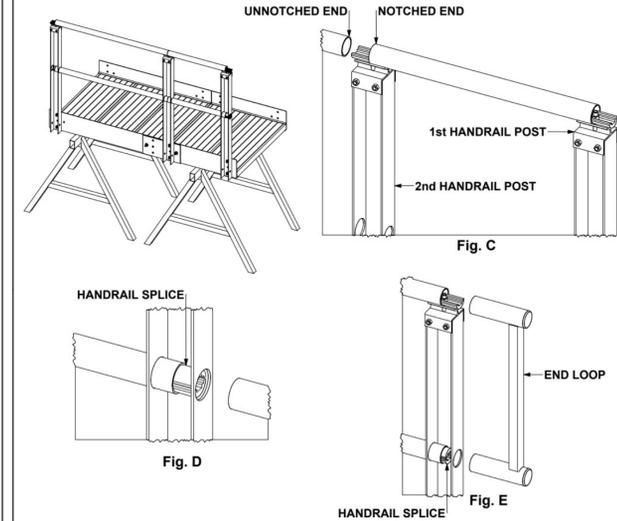
**4.2 RAMP HANDRAIL ASSEMBLY:** Each ramp run will have a double post section and the rest single post sections. Starting with the shortest section, attach one handrail post assembly to the end of the section on both sides. (Fig.A) Attach with two 5/16" x 1" carr. bolt, flat washer, and selflock nut. **IMPORTANT:** First post handrail assembly needs to be squared up with base when attaching. Tighten post down. Attach next post handrail assembly at opposite end of the same section. (Fig.B) Do not tighten this post down at this point. Locate corresponding handrail tube to match the double post handrail section. Here are the following lengths:  
 2' Section - double post 18.50"  
 3' Section - double post 30.50"  
 4' Section - double post 42.50"



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**SECTION 4: RAMP ASSEMBLY**

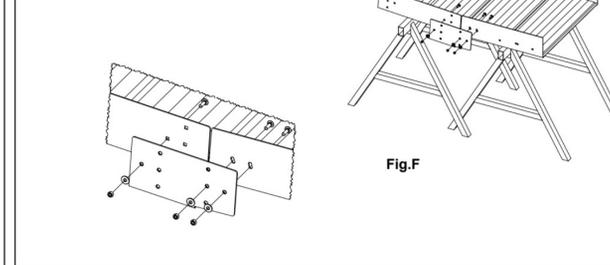
**4.2 RAMP HANDRAIL ASSEMBLY (Continued):** With the correct tube in hand, place the unnotched end of the tube in the saddle of the first handrail post assembly that is securely tightened. (Fig.C) Be sure the tube is between the saddle and the saddle handrail splice and pressed all the way against the hardware. Tighten the saddle handrail splice down. Take the notched end of the handrail tube and place it in the saddle of the second post. Again, being sure it is between the saddle and the saddle handrail splice. Do not tighten down. The rest of the sections of the ramp run will be single post sections. Continue attaching the top handrail down the ramp in the same way as you did the first with the corresponding handrail tube length for each section. Insert the middle handrail tube, that is the same as the top tube, by sliding it into the hole in the handrail post assembly, placing a handrail splice in the end. Attach the next handrail post assembly at the end of the next ramp section and repeat this process all the way down the ramp, inserting the corresponding handrail tubes for each section. After each top handrail tube is inserted into the saddle and butted together, tighten handrail splice hardware all the way. Tighten down the handrail splice connecting the middle handrail together. (Fig.D) At the top end of the ramp, attach the required end loop into the saddle and through the middle hole in the handrail post assembly. (Fig.E)



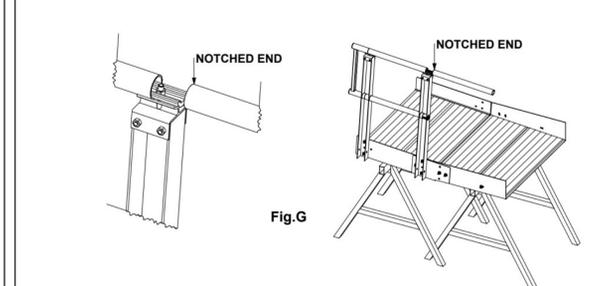
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**SECTION 4: RAMP ASSEMBLY**

**4.3 ENTRANCE BASE ASSEMBLY:** Attach entrance base at the bottom end of ramp run using a left and right entrance splice. Place carriage bolt through the slotted holes on the entrance base, and the single/outside hole location on the ramp base and entrance splice. (Fig.F) **DO NOT TIGHTEN HARDWARE UNTIL THE END OF THE NEXT STEP.**



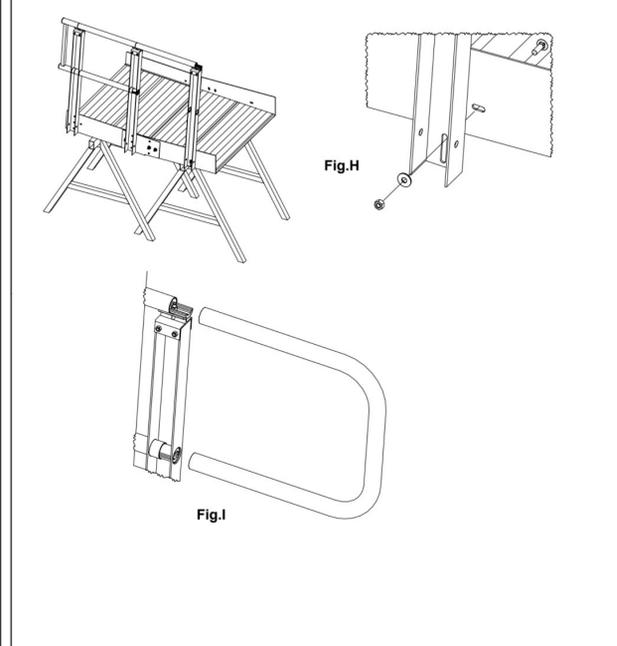
**4.4 ENTRANCE HANDRAIL ASSEMBLY:** To attach entrance handrail, locate the entrance handrail tubes that are 19 1/8". At the handrail post located next to the entrance, loosen the saddle handrail splice. (Fig.G) Place the end with the notch in between the saddle and the saddle handrail splice and press all the way against the hardware. Tighten down saddle handrail splice.



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**SECTION 4: RAMP ASSEMBLY**

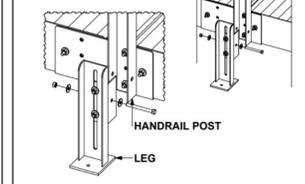
**4.4 ENTRANCE HANDRAIL ASSEMBLY: (Continued)** Next attach the handrail post to the end of the entrance with a carr. bolt, flat washer, and selflock nut. (Fig.H) **DO NOT TIGHTEN ALL THE WAY DOWN.** Place the end of the entrance handrail in between the saddle handrail splice and the saddle and tighten down the handrail splice. Next insert the middle handrail tube that is the same length as the top as described in section 4.2. At the top end of the ramp, attach the required end loop into the saddle and through the middle hole in the handrail post assembly. (Fig.I)



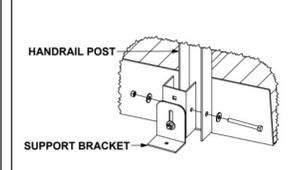
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**SECTION 4: RAMP ASSEMBLY**

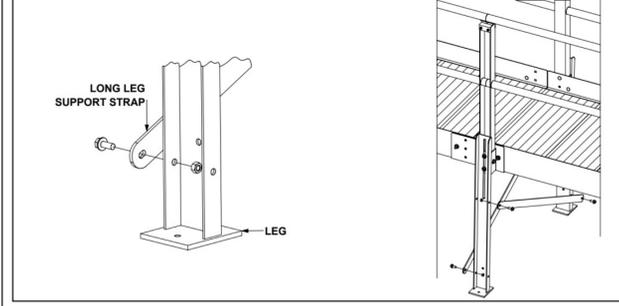
**4.6 RAMP LEG ASSEMBLY:** Attach legs by placing the leg attachment channel over handrail post align the holes and attach using a hex bolt, flat washer, and selflock nut. To adjust the height, loosen the two selflock nuts on the front side of the leg assembly, once height is set re-tighten selflock nuts.



**4.7 ENTRANCE SUPPORT BRACKET ASSEMBLY:** Attach support brackets by placing the leg attachment channel over handrail post align the holes and attach using a hex bolt, flat washer, and selflock nut. To adjust the height, loosen the selflock nut on the front side of the support bracket assembly, once height is set re-tighten selflock nut.



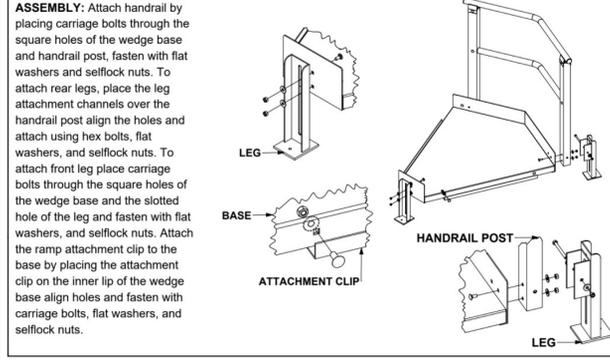
**4.8 LONG LEG SUPPORT RAMP ASSEMBLY:** Any ramp run exceeding a rise of 26" will require long leg supports. Attach a long leg support strap to the front and back side of each leg using the holes in the ramp leg with a flange bolt, flat washer, and selflock nut.



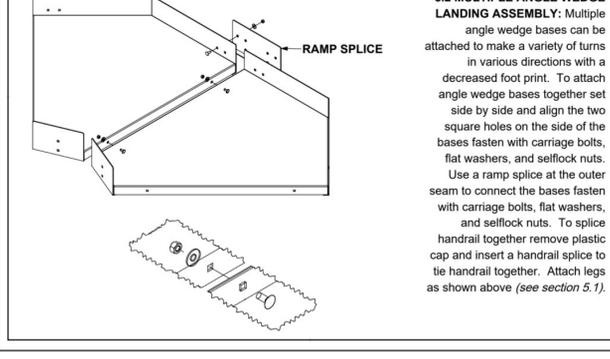
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**SECTION 5: OPTIONAL PARTS**

**5.1 ANGLE WEDGE LANDING ASSEMBLY:** Attach handrail by placing carriage bolts through the square holes of the wedge base and handrail post, fasten with flat washers and selflock nuts. To attach rear legs, place the leg attachment channels over the handrail post align the holes and attach using hex bolts, flat washers, and selflock nuts. To attach front leg place carriage bolts through the square holes of the wedge base and the slotted hole of the leg and fasten with flat washers, and selflock nuts. Attach the ramp attachment clip to the base by placing the attachment clip on the inner lip of the wedge base align holes and fasten with carriage bolts, flat washers, and selflock nuts.



**5.2 MULTIPLE ANGLE WEDGE LANDING ASSEMBLY:** Multiple angle wedge bases can be attached to make a variety of turns in various directions with a decreased foot print. To attach angle wedge bases together set side by side and align the two square holes on the side of the bases fasten with carriage bolts, flat washers, and selflock nuts. Use a ramp splice at the outer seam to connect the bases fasten with carriage bolts, flat washers, and selflock nuts. To splice handrail together remove plastic cap and insert a handrail splice to tie handrail together. Attach legs as shown above (see section 5.1).



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RAMP INSTALLATION MANUAL

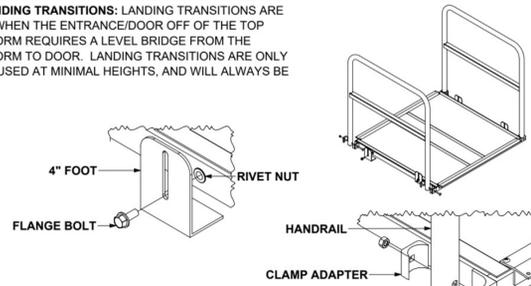
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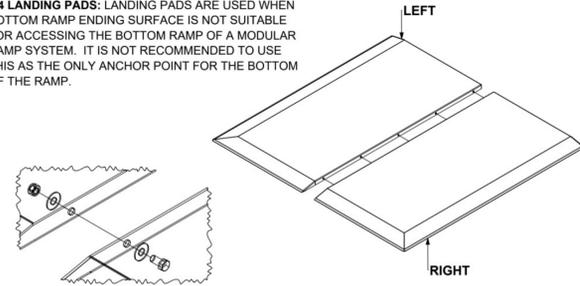
**SECTION 5: OPTIONAL PARTS**

**5.3 LANDING TRANSITIONS:** LANDING TRANSITIONS ARE USED WHEN THE ENTRANCE/DOOR OFF OF THE TOP PLATFORM REQUIRES A LEVEL BRIDGE FROM THE PLATFORM TO DOOR. LANDING TRANSITIONS ARE ONLY TO BE USED AT MINIMAL HEIGHTS, AND WILL ALWAYS BE LEVEL.



**5.3 LANDING TRANSITION:** Attach handrail to base by running a carriage bolt through the clamp base, handrail, and clamp adapter and fasten with a selflock nut. Attach two 4" feet on each side of base using the slotted hole in the 4" foot by threading a flange bolt into the pre-installed rivet nut. Center an upper "T" at both ends of base and zip screw to base.

**5.4 LANDING PADS:** LANDING PADS ARE USED WHEN BOTTOM RAMP ENDING SURFACE IS NOT SUITABLE FOR ACCESSING THE BOTTOM RAMP OF A MODULAR RAMP SYSTEM. IT IS NOT RECOMMENDED TO USE THIS AS THE ONLY ANCHOR POINT FOR THE BOTTOM OF THE RAMP.



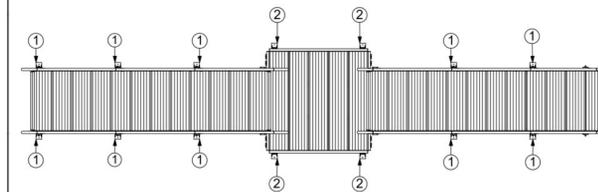
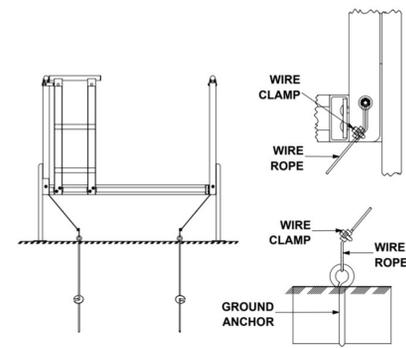
**5.4 LANDING PAD ASSEMBLY:** Landings pads are made in two pieces a left & right. Place the two sections upside down on a flat surface and fasten with a hex bolt, flat washer, and selflock nut.

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**SECTION 5: OPTIONAL PARTS**

**5.5 LANDING HURRICANE KIT ASSEMBLY:** Landings requiring hurricane tiedowns will require a tiedown on all four corners of base. To properly locate anchor locations, the entire ramp system will need to be fully assembled in its final resting place. It may be necessary to temporarily reposition components to install ground anchors. Tie landing to ground anchors by making a loop around the hex bolt used to attach the leg to the handrail post secure with a wire clamp. Run opposite end through the eye of the ground anchor and secure with wire clamp. Trim excess wire and tape ends with electrical to keep wire from fraying.



① RAMP LOCATIONS ② LANDING LOCATIONS

**!!!WARNING!!!** PRIOR TO INSTALLING THE ANCHORS INTO THE GROUND, ENSURE THAT ANY UNDERGROUND ELECTRICAL CONDUCTORS, NATURAL GAS LINES, WATER/DRAIN LINES AND/OR ANY OTHER INTERFERENCES ARE LOCATED AND WILL NOT HINDER THE INSTALLATION.

**!!!WARNING!!!** DO NOT USE CONCRETE ANCHORS IN ASPHALT. ASPHALT IS NOT CONSIDERED A SUITABLE ANCHORING SURFACE. IF INSTALLING ON ASPHALT, HOLES WILL HAVE TO BE MADE IN THE ASPHALT, AND THE ANCHOR AUGER INSTALLED DIRECTLY INTO THE GROUND.

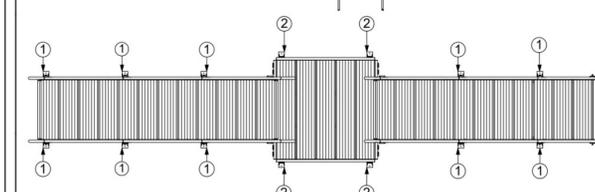
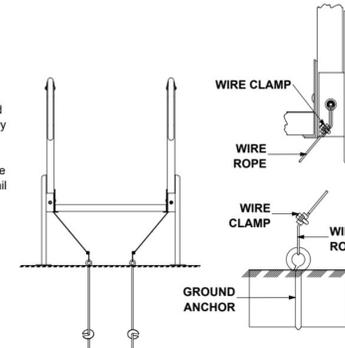
**!!!WARNING!!!** REGULARLY INSPECT INSTALLATION FOR ANY LOOSE WIRE, FASTENERS, AUGER ANCHORS, ETC.

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**SECTION 5: OPTIONAL PARTS**

**5.6 RAMP HURRICANE KIT ASSEMBLY:** Ramps requiring hurricane tiedowns will require a tiedown at each end of the ramp run on both sides. On ramp runs ending at the ground a tiedown will be needed at the top end and the lowest leg locations. To properly locate anchor locations, the entire ramp system will need to be fully assembled in its final resting place. It may be necessary to temporarily reposition components to install ground anchors. Tie ramp run to ground anchors by making a loop around the hex bolt used to attach the leg to the handrail post secure with a wire clamp, run opposite end through the eye of the ground anchor and secure with wire clamp. Trim excess wire and tape ends with electrical to keep wire from fraying.



① RAMP LOCATIONS ② LANDING LOCATIONS

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**PRAIRIE VIEW INDUSTRIES, INC. LIMITED WARRANTY**

**1. LIMITED LIFETIME WARRANTY-THE FOLLOWING APPLIES TO ALL END PURCHASERS OTHER THAN RESIDENTS OF THE STATE OF CALIFORNIA:**

PRAIRIE VIEW INDUSTRIES, INC. warrants to the original end purchaser of the product is free from defects in material and workmanship under normal use and service. This warranty does not apply to any product that has been subject to misuse, abuse, neglect, alteration, accident, usage not in accordance with the product instructions, acts of God, or improper installation or that has been used for rental purposes or repaired by someone other than PRAIRIE VIEW INDUSTRIES, INC. This warranty does not cover normal deterioration of the product due to wear and exposure.

**\*FIVE YEAR WARRANTY-FOLLOWING APPLIES TO RESIDENTS OF THE STATE OF CALIFORNIA:** For a period of five years after the purchase of the product by the original end purchaser of the product, PRAIRIE VIEW INDUSTRIES, INC. warrants to the original end purchaser of the product that the product is free from defects in material and workmanship under normal use and service. This warranty does not apply to any product that has been subject to misuse, abuse, neglect, alteration, accident, usage not in accordance with product instructions, acts of God, or improper installation or that has been used for rental purposes or repaired by someone other than PRAIRIE VIEW INDUSTRIES, INC. This warranty does not cover normal deterioration of the product due to wear and exposure.)

2. This warranty is limited to repairing or replacing, at the option of PRAIRIE VIEW INDUSTRIES, INC., any product that is returned to PRAIRIE VIEW INDUSTRIES, INC. and is reasonably determined by PRAIRIE VIEW INDUSTRIES, INC. to be defective. The repair or replacement of a defective product under this warranty will be made by PRAIRIE VIEW INDUSTRIES, INC. without charge of parts or labor. This excludes shipping or delivery charges to and from PRAIRIE VIEW INDUSTRIES, INC.'S place of business. If the product has been discontinued, PRAIRIE VIEW INDUSTRIES, INC. may replace the product with a new product of comparable value and function. PRAIRIE VIEW INDUSTRIES, INC. also reserve the right to refund the purchase price its exclusive warranty remedy.

3. Any claim alleging that the product fails to conform to this warranty may be made only by the original end purchaser and only while such purchaser owns the product. A defective product that is covered by this warranty must be returned, at the purchaser's expense, along with proof of dated of original purchase (such as receipt, check or other document PRAIRIE VIEW INDUSTRIES, INC. deems acceptable that shows the date of purchase and the identity of the product purchaser), along with a description of the alleged defect, to PRAIRIE VIEW INDUSTRIES INC., 2620 Industrial Drive, Fairbury, Nebraska 68352.

4. EXCEPT AS SET FORTH HEREIN, PRAIRIE VIEW INDUSTRIES, INC. MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, AND PRAIRIE VIEW INDUSTRIES, INC. DISCLAIMS AND NEGATES ALL OTHER WARRANTIES, INCLUDING WITHOUT LIMITATION, IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR ANY PARTICULAR PURPOSE, CONFORMITY TO MODELS OR SAMPLES, OR ANY WARRANTIES OR ANY WARRANTIES OR ANY WARRANTIES OR INDEMNITIES AGAINST INTELLECTUAL PROPERTY INFRINGEMENT.

SOME STATES DO NOT ALLOW LIMITATIONS ON IMPLIED WARRANTIES, SO THESE LIMITATIONS MAY NOT APPLY TO YOU. IN NO EVENT WILL PRAIRIE VIEW INDUSTRIES, INC. BE LIABLE FOR ANY INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES OR FOR ANY LIABILITY MORE THAN THE PURCHASE PRICE OF THE PRODUCT.

5. Before using the product, the purchaser must first determine the suitability of the product for its intended use, and the purchaser assumes all risk and liability whatsoever in connection there with.

6. No person, agent, distributor, dealer or company is authorized to change, amend or modify the terms of this warranty.

7. This warranty gives the purchaser specific legal rights, and the purchaser may also have other rights that vary from state to state.

8. The purchaser may not assign the purchaser's rights or obligations under this warranty without the prior written consent of PRAIRIE VIEW INDUSTRIES, INC.

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pg.27



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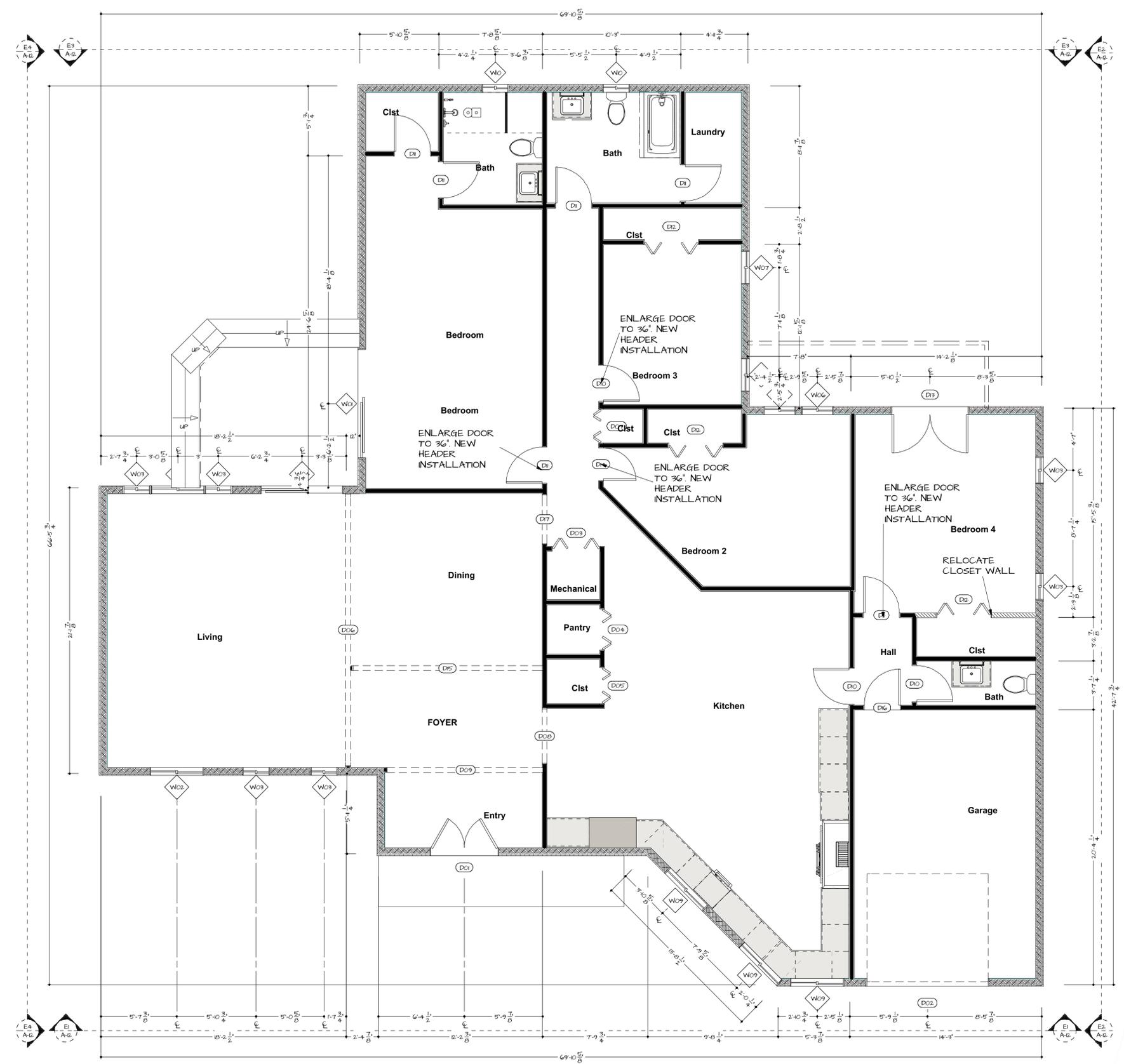
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REV	DATE	BY	DESCRIPTION

(E) EXISTING DEMO PLAN

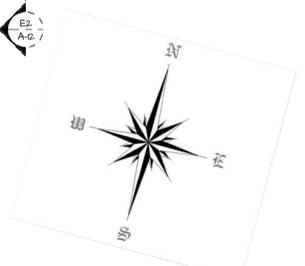
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Date:  
6/4/2025

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Existing Main Level Floor Plan  
Scale: 1/4" = 1'-0"



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CIVIL ENGINEER :

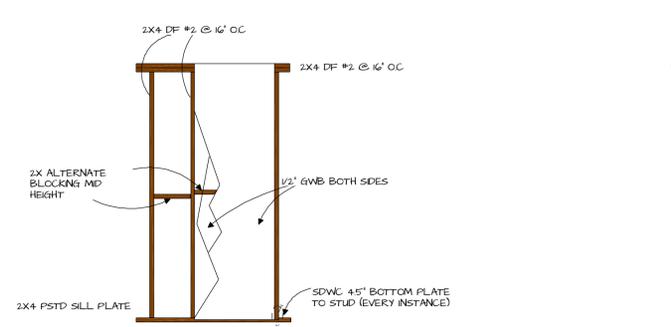
REVISION HISTORY			
REV	DATE	BY	DESCRIPTION

(N) FLOOR PLAN

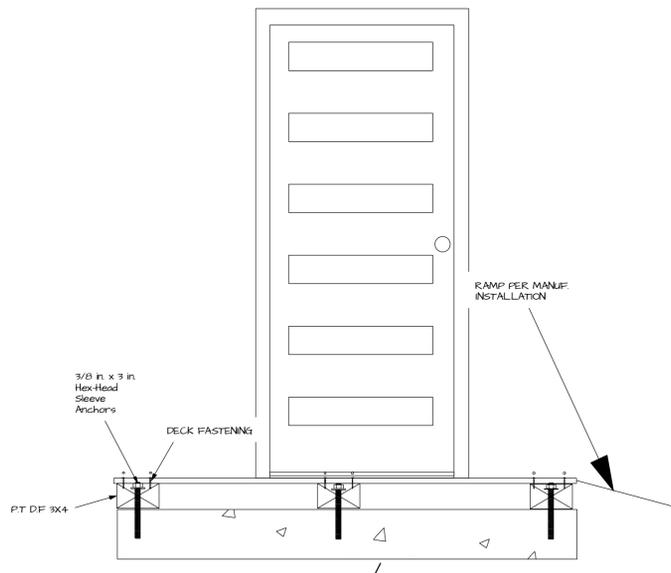
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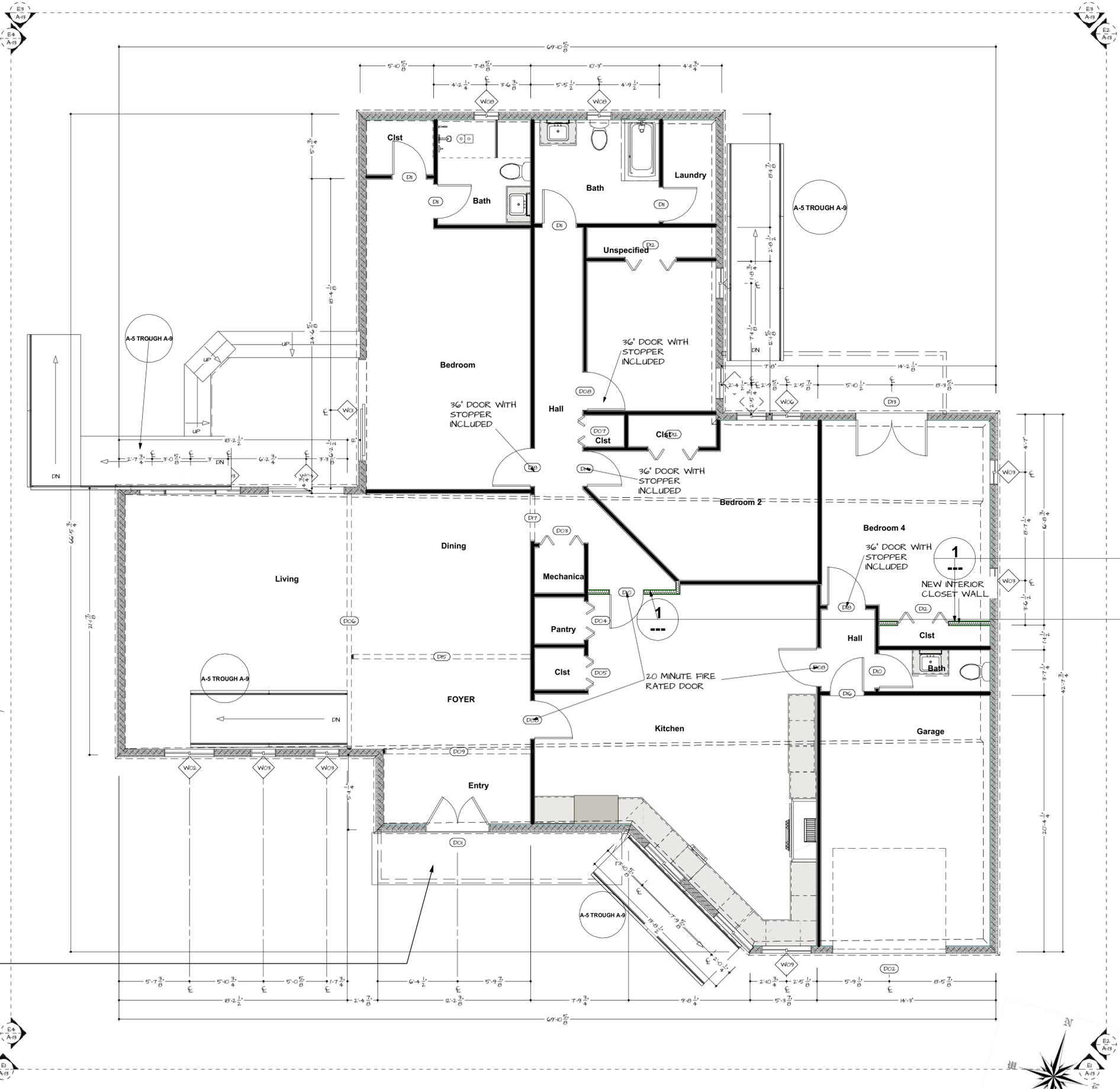


1 Main Level TYP. INTERIOR WALL FRAMING  
Scale: 1/4" = 2'-0"



Main Level porch landing  
Scale: 1" = 1'-0"

existing concrete landing to added pressure treaded with redwood decking to bring landing at entrance door level



Main Level Floor Plan  
Scale: 1/4" = 1'-0"



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CIVIL ENGINEER :

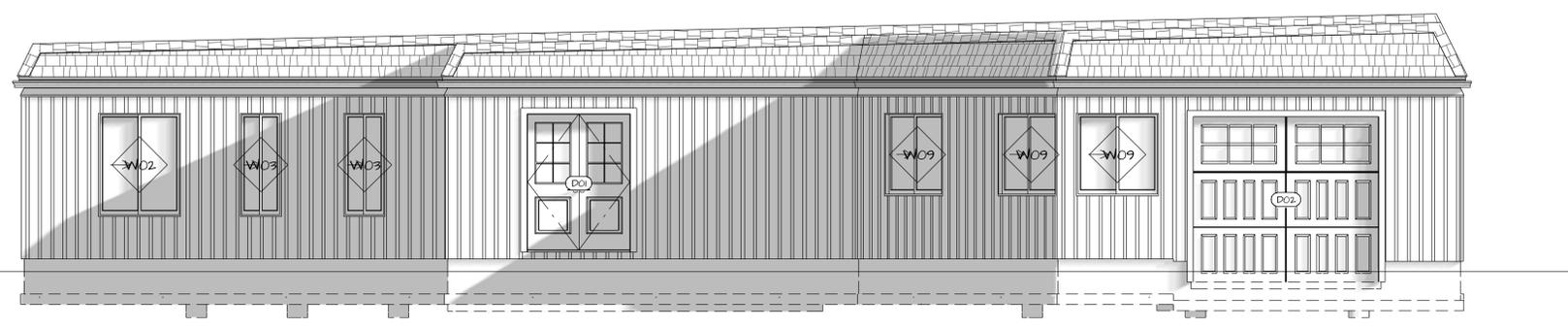
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REV	DATE	BY	DESCRIPTION

EXISTING ELEVATIONS

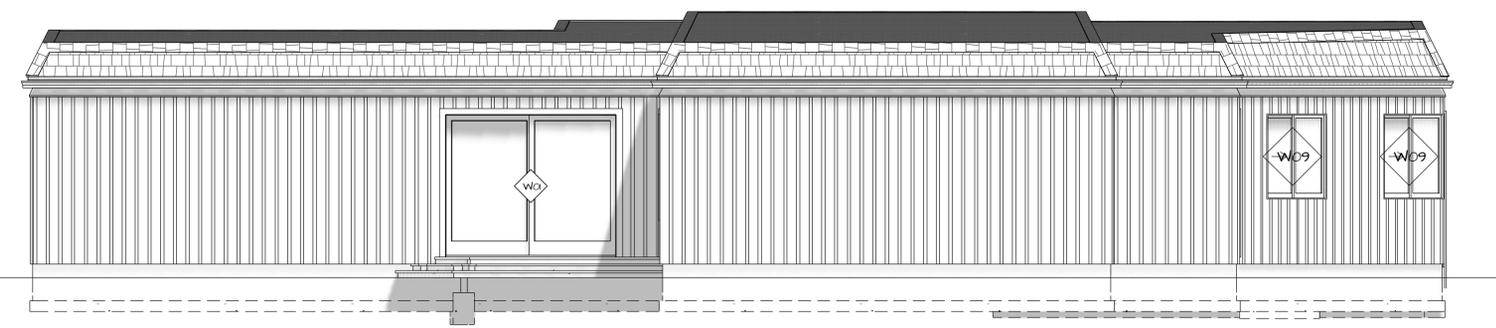
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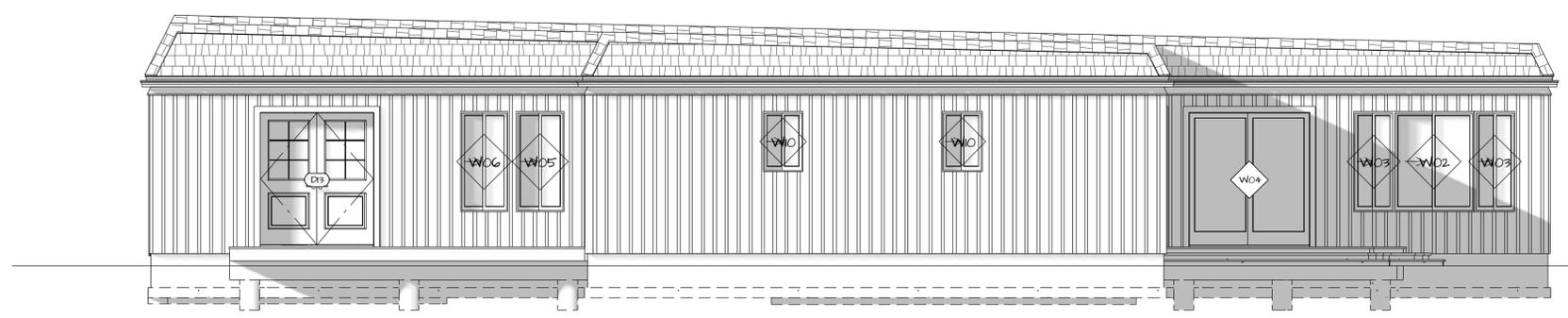
A-12



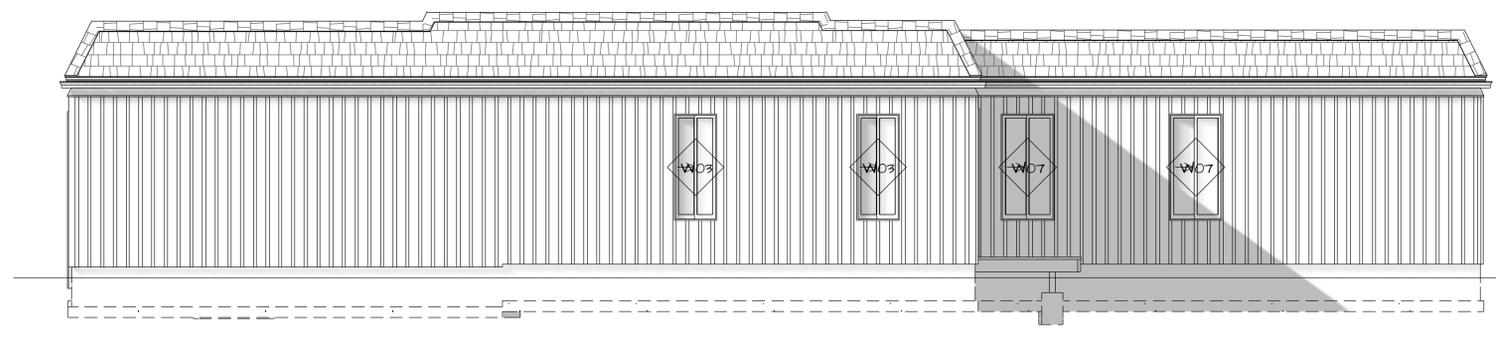
**E1 Existing SOUTH Elevation**  
Scale: 1/4" = 1'-0"



**E4 Existing WEST Elevation**  
Scale: 1/4" = 1'-0"



**E3 Existing NORTH Elevation**  
Scale: 1/4" = 1'-0"



**E2 Existing EAST Elevation**  
Scale: 1/4" = 1'-0"

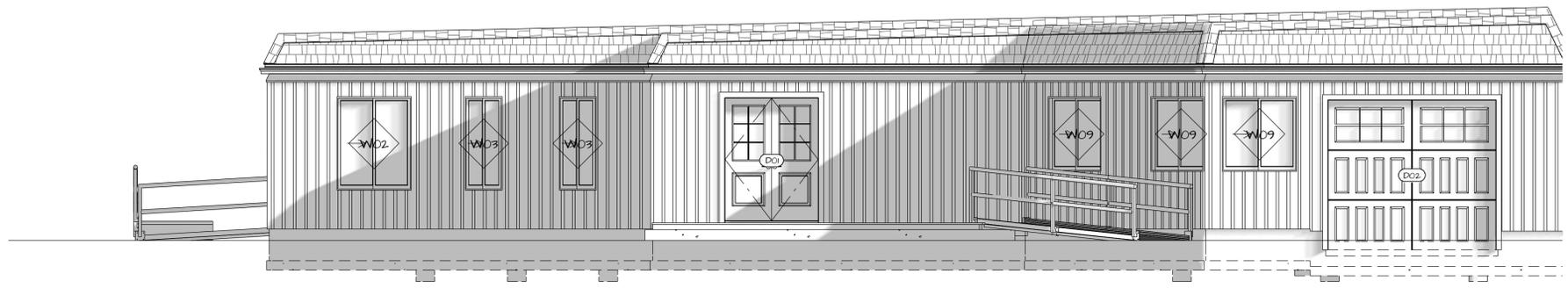
REVISION HISTORY			
REV	DATE	BY	DESCRIPTION

PROPOSED ELEVATIONS

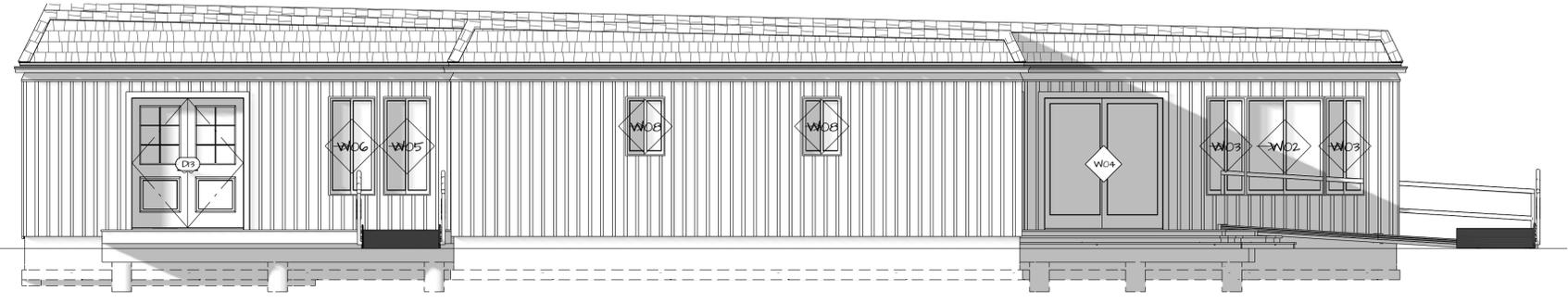
CLIENT:  
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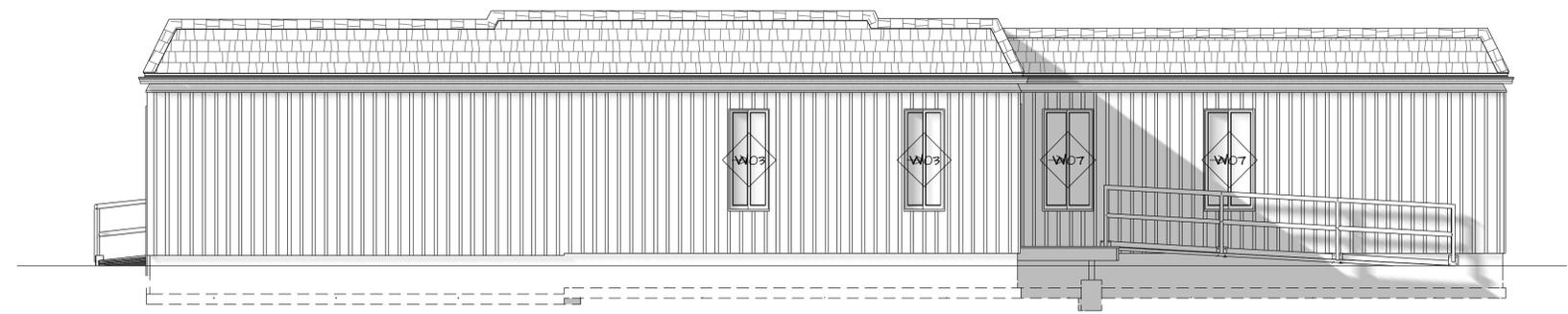
Δ-13



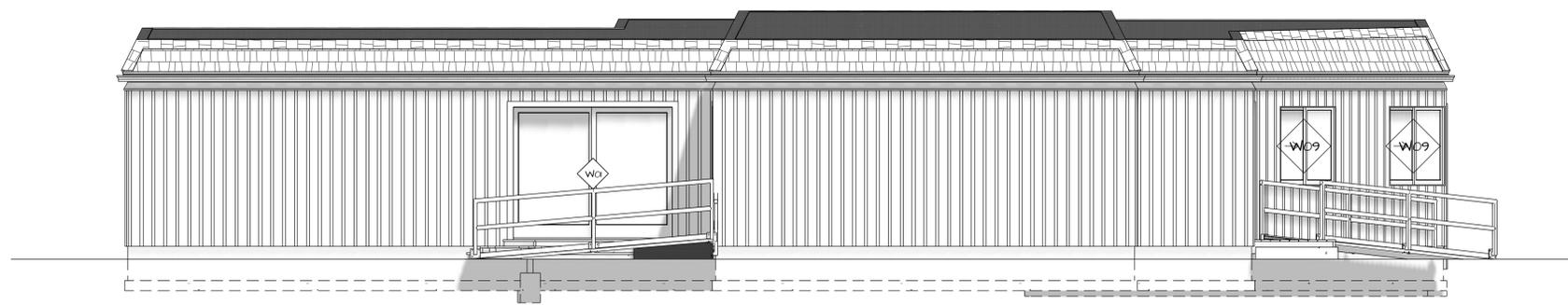
**E1 SOUTH Elevation**  
Scale: 1/4" = 1'-0"



**E3 NORTH Elevation**  
Scale: 1/4" = 1'-0"



**E2 EAST Elevation**  
Scale: 1/4" = 1'-0"



**E4 WEST Elevation**  
Scale: 1/4" = 1'-0"

PLANS NOTES

■ REFERENCE PAGE A5' THROUGH A-9 FOR RAMP INSTALLATION PER MANUFACTORY

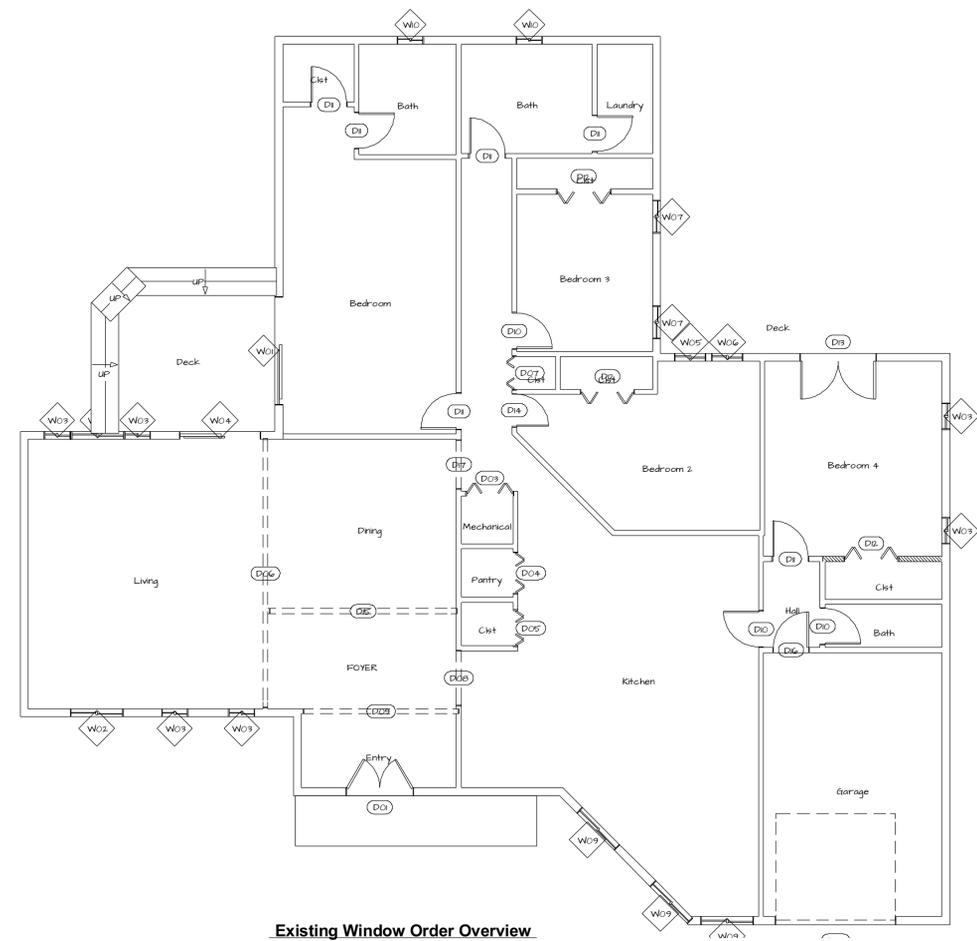
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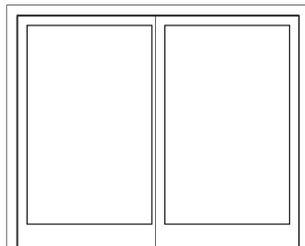
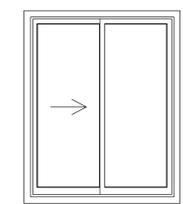
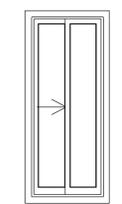
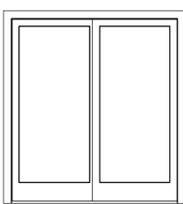
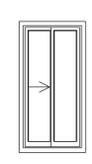
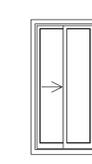
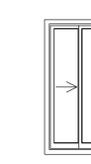
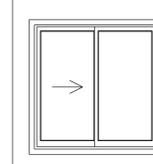
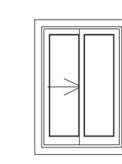
FENESTRATION OVERVIEW

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Date:  
6/4/2025

Δ-14



Number	Window Schedule								
	W01	W02	W03	W04	W05	W06	W07	W09	W10
Image									
Label	W01 6'6" X0 Slider	W02 4'5" LS	W03 2'5" LS	W04 6'6" X0 Slider	W05 2'5" LS	W06 2'5" LS	W07 2'5" LS	W09 4'4" LS	W10 2'5" LS
Area, Actual	53.42 sq Ft	20 sq Ft	10 sq Ft	40.04 sq Ft	192 sq Ft	186 sq Ft	2.45 sq Ft	6 sq Ft	6 sq Ft
R/O	98 3/16'x89'	49'x62 3/8'	25'x62 3/8'	74 1/6'x89'	29 5/8'x62 3/8'	29 7/16'x62 3/8'	30 7/8'x62 3/8'	49'x50 3/8'	25'x38 3/8'
Dimensions	(2) 49 1/16'x80'x 3/4" L EX	48'x60'LS	24'x60'LS	(2) 37 1/16'x80'x 3/4" L EX	28 5/8'x60'LS	28 7/16'x60'LS	29 7/8'x60'LS	48'x48'LS	24'x36'LS
Qty	1	2	6	1	1	1	2	3	2
Glazing Type		Double Pane with Low-E	Double Pane with Low-E		Double Pane with Low-E				
SHGC	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
U-Factor	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
Tempered									
Egress	Yes			Yes					
Header Height	89'	82 5/8'	82 5/8'	89'	82 5/8'	82 5/8'	82 5/8'	82 5/8'	82 5/8'
Sill Size, Interior									
Sill Size, Exterior									
Supplier									
Casing Size, Interior	5/8'x2 5/8'	5/8'x2 5/8'	5/8'x2 5/8'	5/8'x2 5/8'	5/8'x2 5/8'	5/8'x2 5/8'	5/8'x2 5/8'	5/8'x2 5/8'	5/8'x2 5/8'

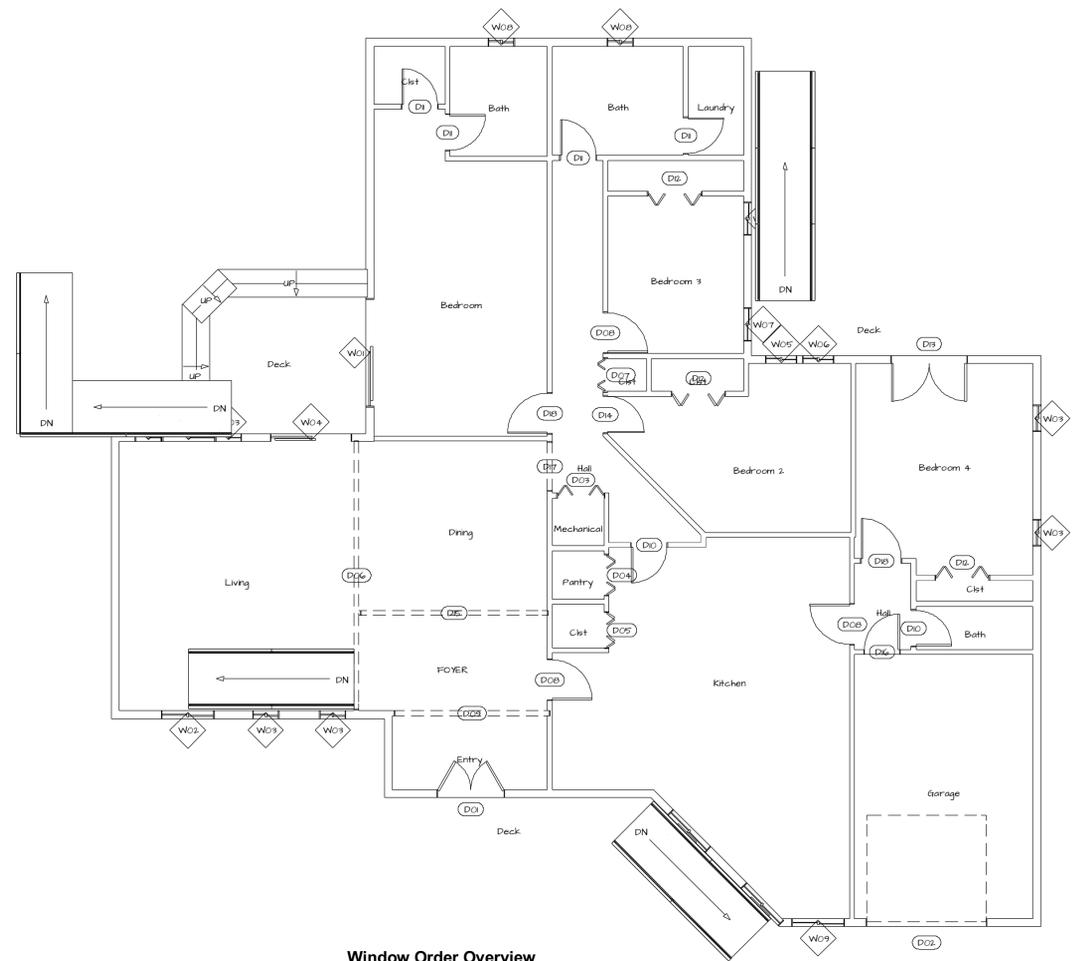


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CONTRACTOR/BUILDER

CIVIL ENGINEER :

REVISION HISTORY			
REV	DATE	BY	DESCRIPTION



Window Order Overview

Window Schedule

Number	W01	W02	W03	W04	W05	W06	W07	W09	W10
Image									
Label	W01 6'0" XO Slider	W02 4'0" LS	W03 2'5" LS	W04 6'0" XO Slider	W05 2'5" LS	W06 2'5" LS	W07 2'5" LS	W09 4'0" LS	W10 2'5" LS
Area, Actual	53.42 sq Ft	20 sq Ft	10 sq Ft	40.04 sq Ft	192 sq Ft	186 sq Ft	2.45 sq Ft	16 sq Ft	6 sq Ft
R/O	98 3/4"X89"	49"X62 3/8"	25"X62 3/8"	74 1/2"X89"	29 5/8"X62 3/8"	29 7/16"X62 3/8"	30 7/8"X62 3/8"	49"X50 3/8"	25"X62 3/8"
Dimensions	(2) 49 1/2"X80"X 3/4" L EX	48"X60"LS	24"X60"LS	(2) 97 1/2"X80"X 3/4" L EX	28 5/8"X60"LS	28 7/16"X60"LS	29 7/8"X60"LS	48"X48"LS	24"X60"LS
Qty	1	2	6	1	1	1	2	3	2
Glazing Type		Double Pane with Low-E	Double Pane with Low-E		Double Pane with Low-E				
SHGC	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
U-Factor	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
Tempered									
Egress	Yes			Yes					
Header Height	89"	82 5/8"	82 5/8"	89"	82 5/8"	82 5/8"	82 5/8"	82 5/8"	82 5/8"
Sill Size, Interior									
Sill Size, Exterior									
Supplier									
Casing Size, Interior	5/8"X2 5/8"	5/8"X2 5/8"	5/8"X2 5/8"	5/8"X2 5/8"	5/8"X2 5/8"	5/8"X2 5/8"	5/8"X2 5/8"	5/8"X2 5/8"	5/8"X2 5/8"

DOOR SCHEDULE

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6/4/2025

A-15