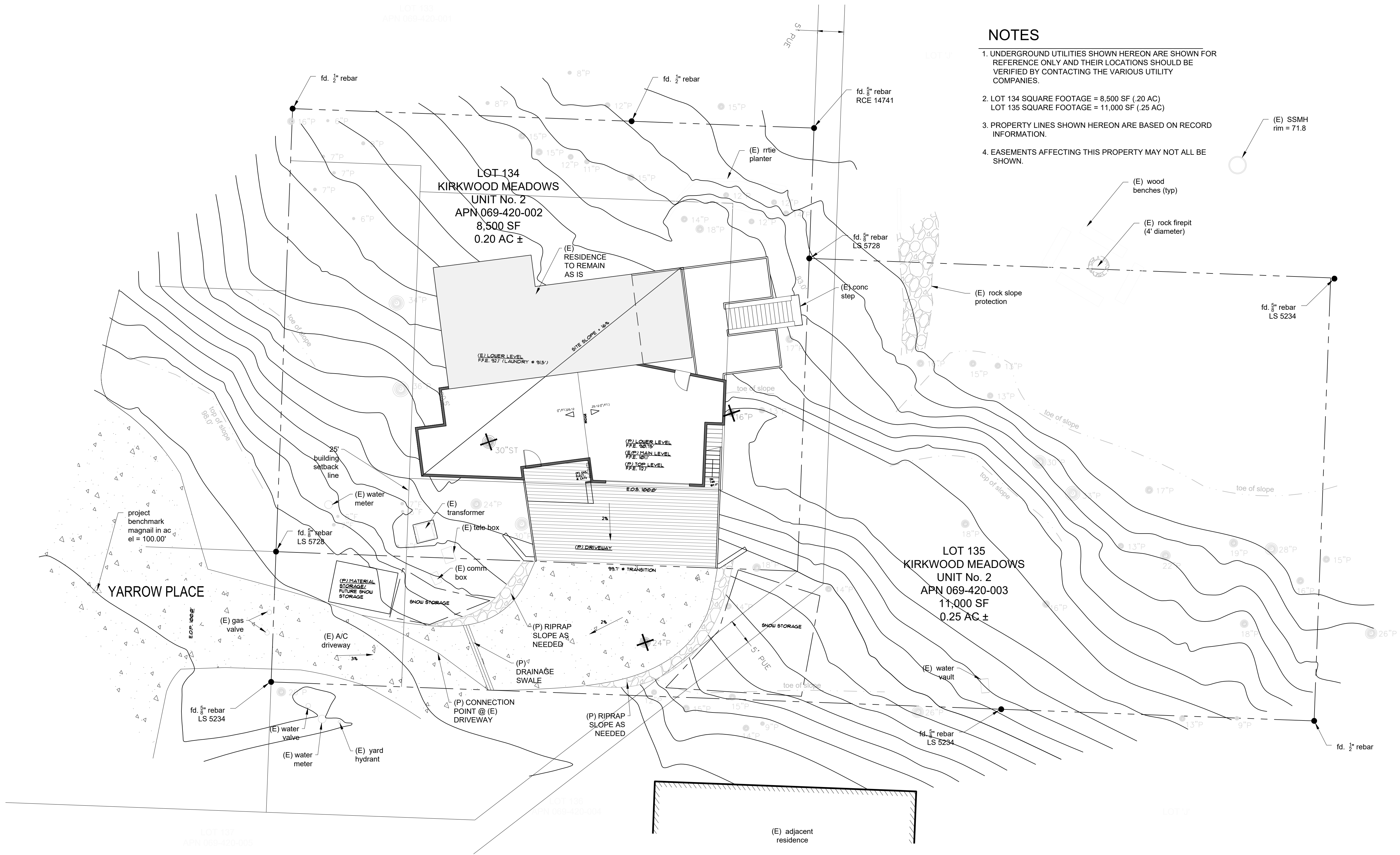
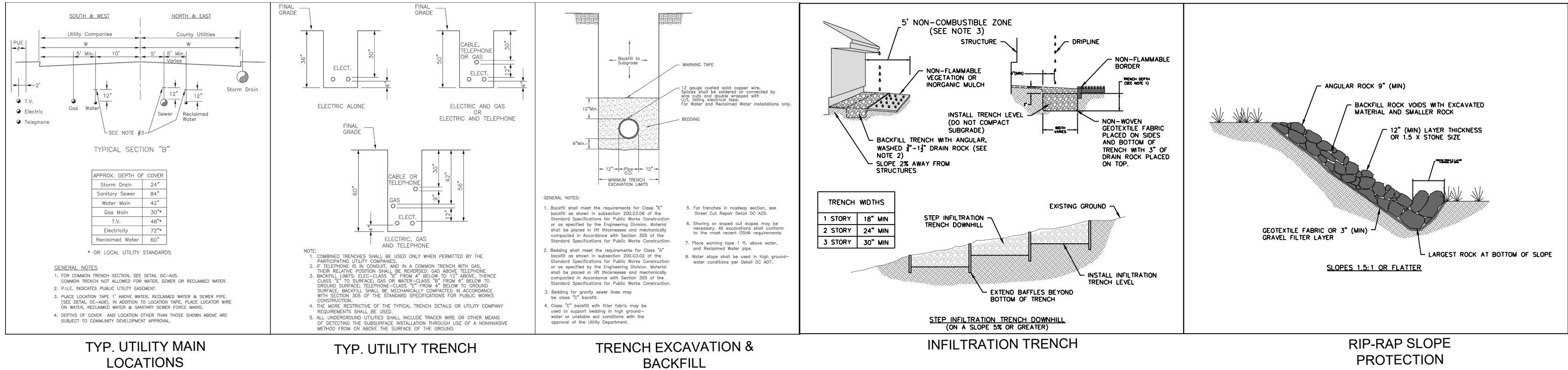
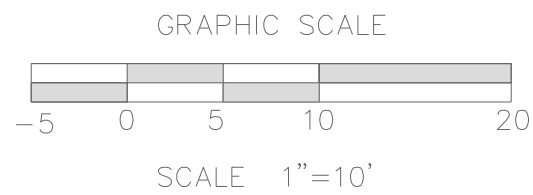




NOTES

- 1. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN FOR REFERENCE ONLY AND THEIR LOCATIONS SHOULD BE VERIFIED BY CONTACTING THE VARIOUS UTILITY COMPANIES.
- 2. LOT 134 SQUARE FOOTAGE = 8,500 SF (.20 AC)
LOT 135 SQUARE FOOTAGE = 11,000 SF (.25 AC)
- 3. PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD INFORMATION.
- 4. EASEMENTS AFFECTING THIS PROPERTY MAY NOT ALL BE SHOWN.

PROPOSED SITE PLAN



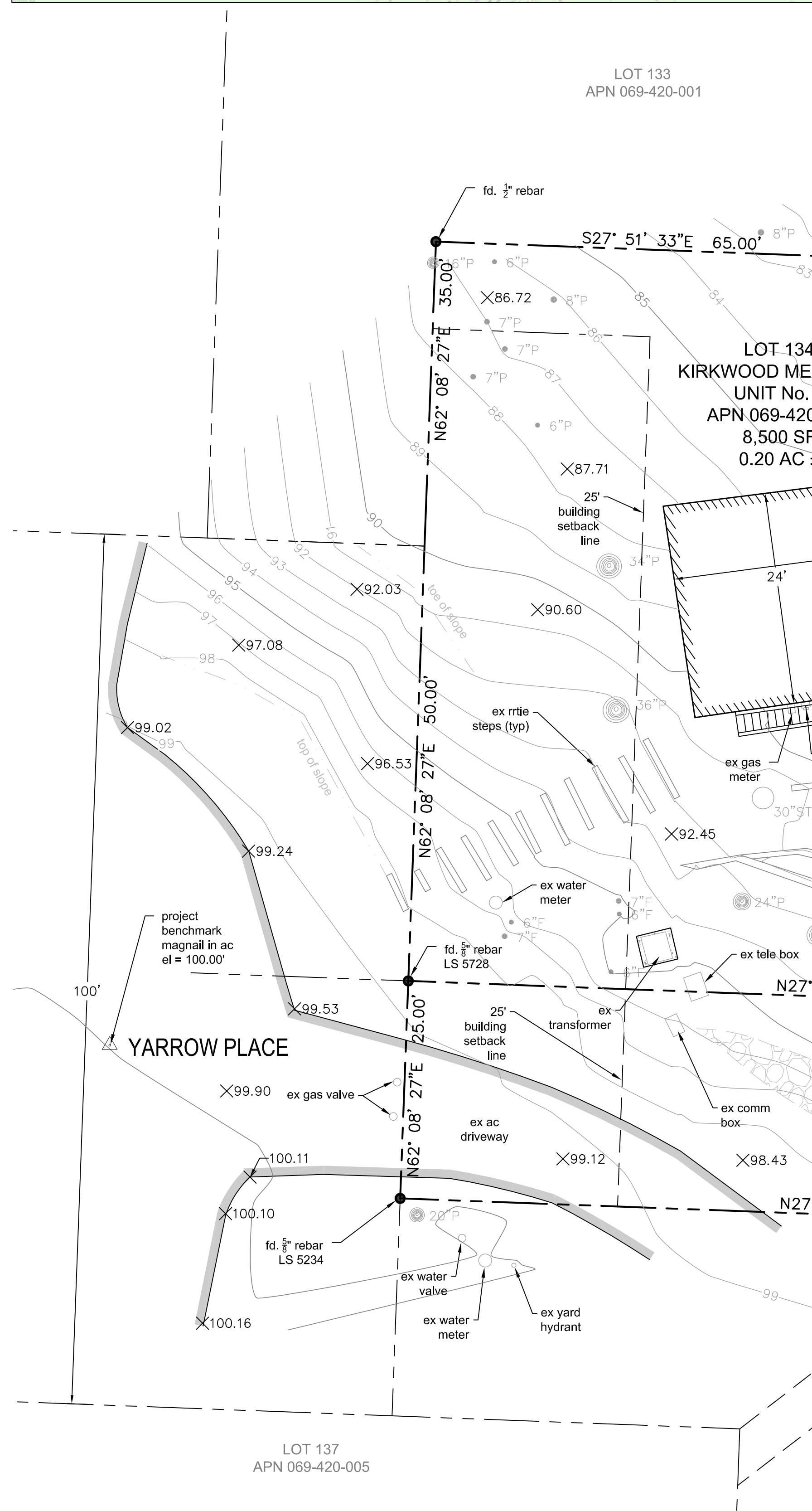
SHARED DRIVEWAY AND STORAGE AREA ON LOT 135 APPROVED BY OWNERS OF LOT 135:

ELLEN ABLOW

ALAN NORMAN

PROPOSED SITE PLAN

Project For:
ABLOW RESIDENCE
34056 YARROW PL.
KIRKWOOD, AMADOR CO.
APN: 069-420-002



NORMAN/ABLOW 1998 FAMILY
22 RIDGE CT
WOODSIDE, CA 94062

PROPERTY/OWNER AND/OR ARCHITECT MUST VERIFY
CURRENT BUILDING SETBACKS PRIOR TO DESIGN AND/OR
CONSTRUCTION.

BEARINGS SHOWN HEREON ARE BASED ON THE
SUBDIVISION MAP OF "KIRKWOOD MEADOWS UNIT No.2"
BOOK 3, SUBDIVISION MAPS, PAGE 91, AMADOR COUNTY
OFFICIAL RECORDS.

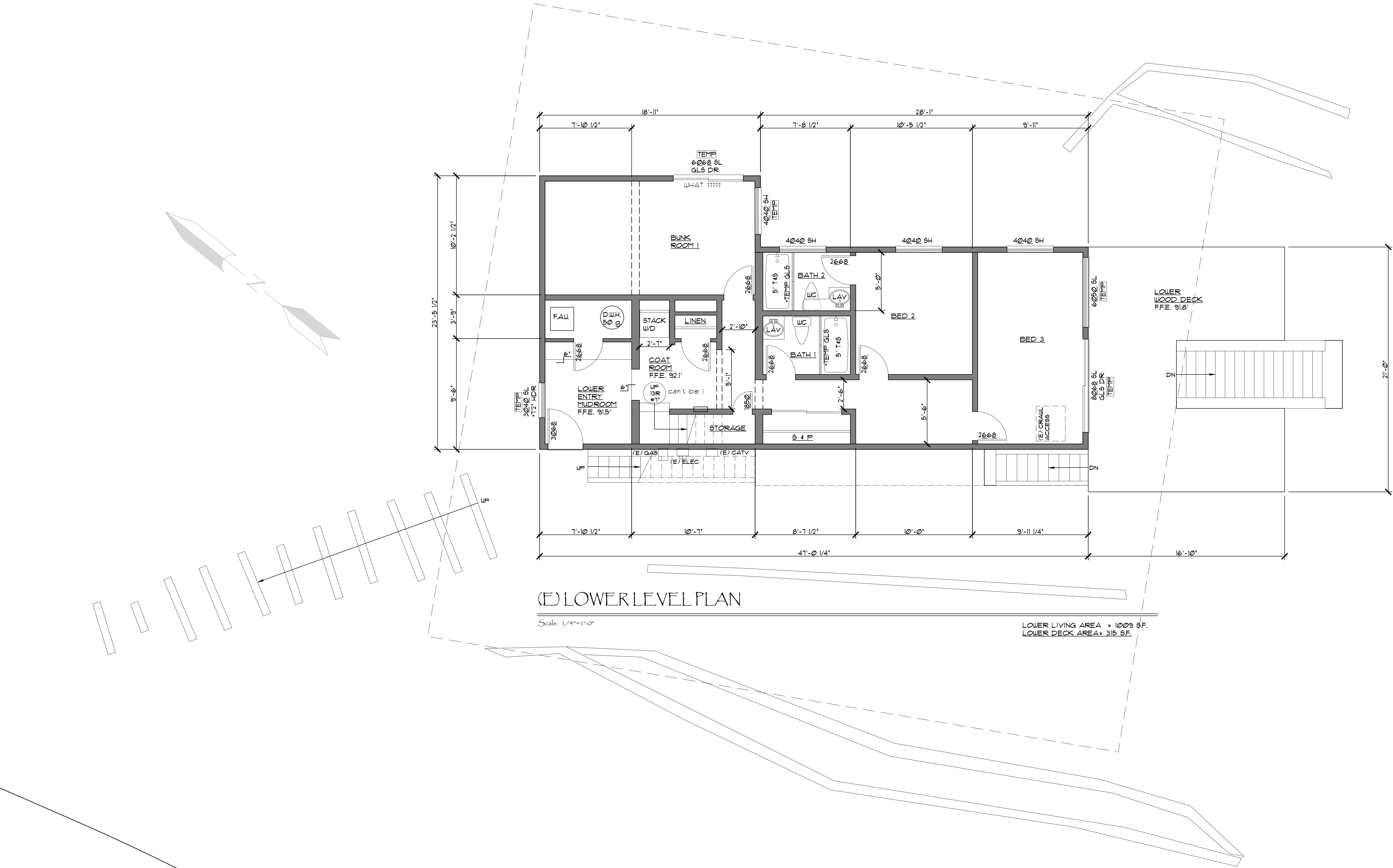
ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED
ELEVATION, SET MAG NAIL IN YARROW PLACE, EL = 100.00'.

LOTS 134 & 135, KIRKWOOD MEADOWS UNIT No. 2, FILED IN
BOOK 3, SUBDIVISION MAPS, PAGE 91, AMADOR COUNTY
OFFICIAL RECORDS.

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING TREE AS NOTED
	EXISTING CONTOURS (2' & 10')
	EDGE OF PAVEMENT
	CONCRETE
	ROCK SLOPE PROTECTION

1. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN FOR REFERENCE ONLY AND THEIR LOCATIONS SHOULD BE VERIFIED BY CONTACTING THE VARIOUS UTILITY COMPANIES.
2. LOT 134 SQUARE FOOTAGE = 8,500 SF (.20 AC)
LOT 135 SQUARE FOOTAGE = 11,000 SF (.25 AC)
3. PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD INFORMATION.
4. EASEMENTS AFFECTING THIS PROPERTY MAY NOT ALL BE SHOWN.

COMP: _____	DESIGN: _____
DRWN: _____	PRJ.ENG: A
PROJECT #: 19.059	
SCALE:	1" = 10'
HORIZONTAL:	N/A
VERTICAL:	N/A
DATE: 9/26/2019	



(E) LOWER LEVEL PLAN

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

LOWER LIVING AREA = 1003 SF.
LOWER DECK AREA = 315 SF.

EXISTING
FIRST FLOOR PLAN

Project For:
ABLOW RESIDENCE
34056 YARROW PL.
KIRKWOOD, AMADOR CO.
APN: 069-420-002

REVISION:

JOB No:
DRAWN BY: NMW
CHECKED BY:
DATE PREPARED: 12/12/19
SCALE: AS NOTED
FILE:

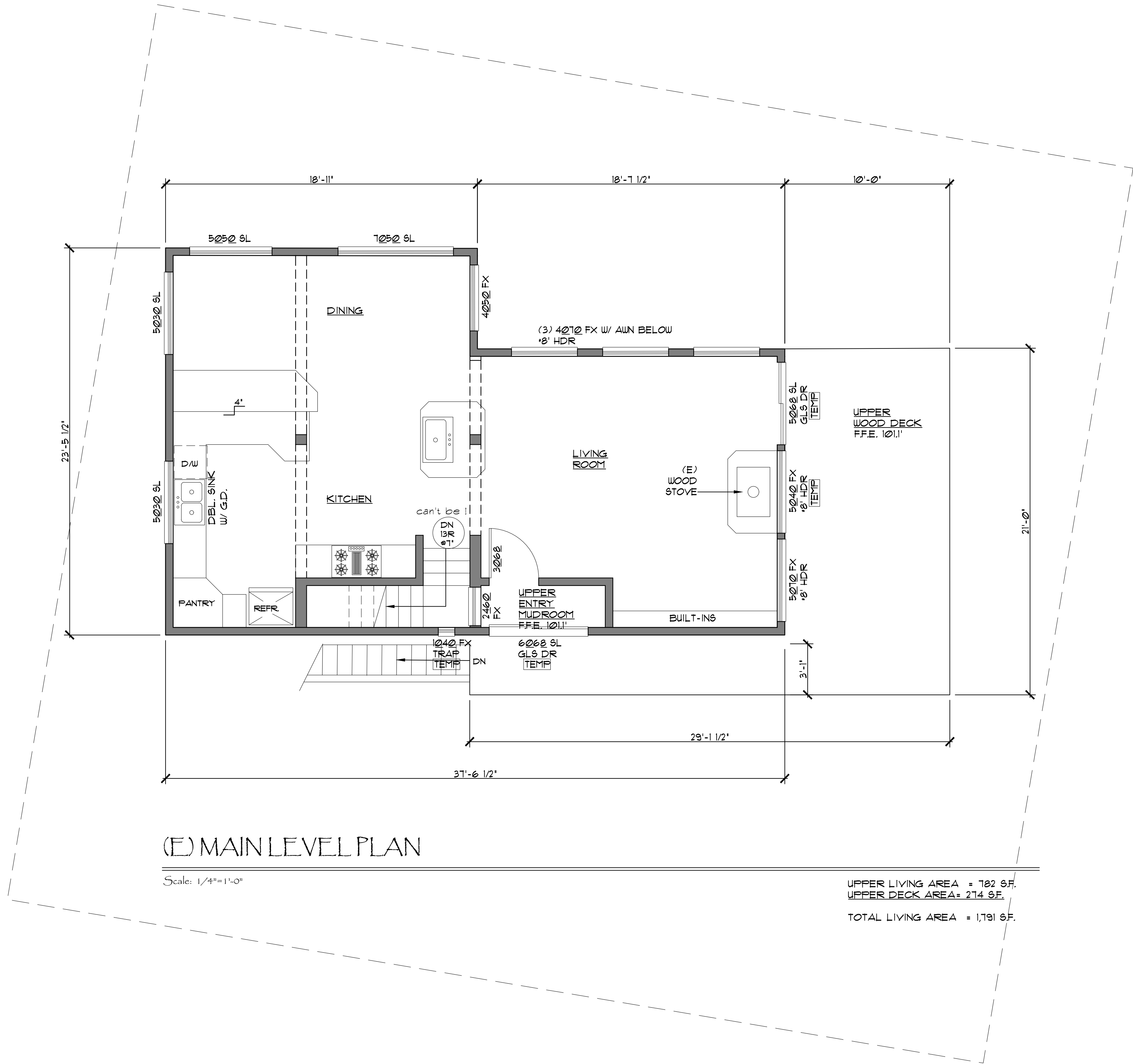
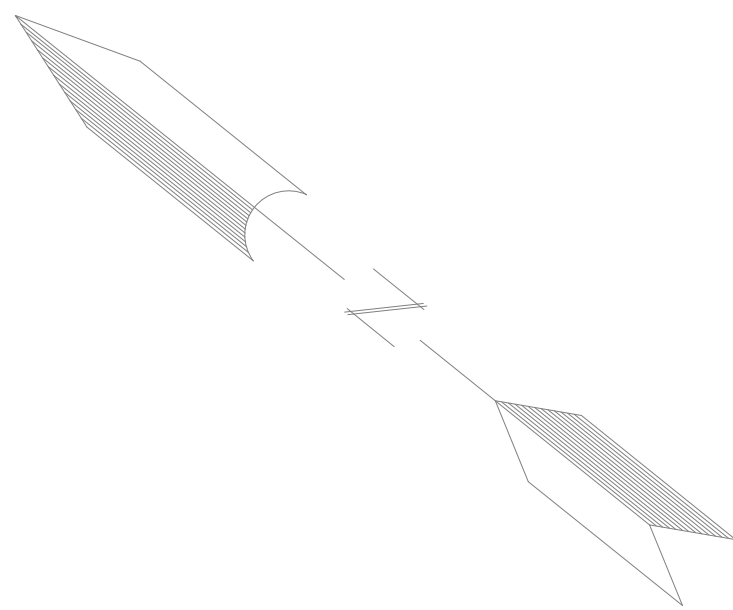
DRAWING No:

A1

of Sheets

benjamin fagan designs
589 TAHOE KEYS BLVD.
SO. LAKE TAHOE, CA 96150
UNIT E-8
(530) 541-3520

TITLE:



EXISTING SECOND FLOOR PLAN

Project For:
ABLOW RESIDENCE
34056 YARROW PL.
KIRKWOOD, AMADOR CO.
APN: 069-420-002

REVISION:

JOB No:
DRAWN BY: NMW
CHECKED BY:
DATE PREPARED: 12/12/19
SCALE: AS NOTED
FILE:

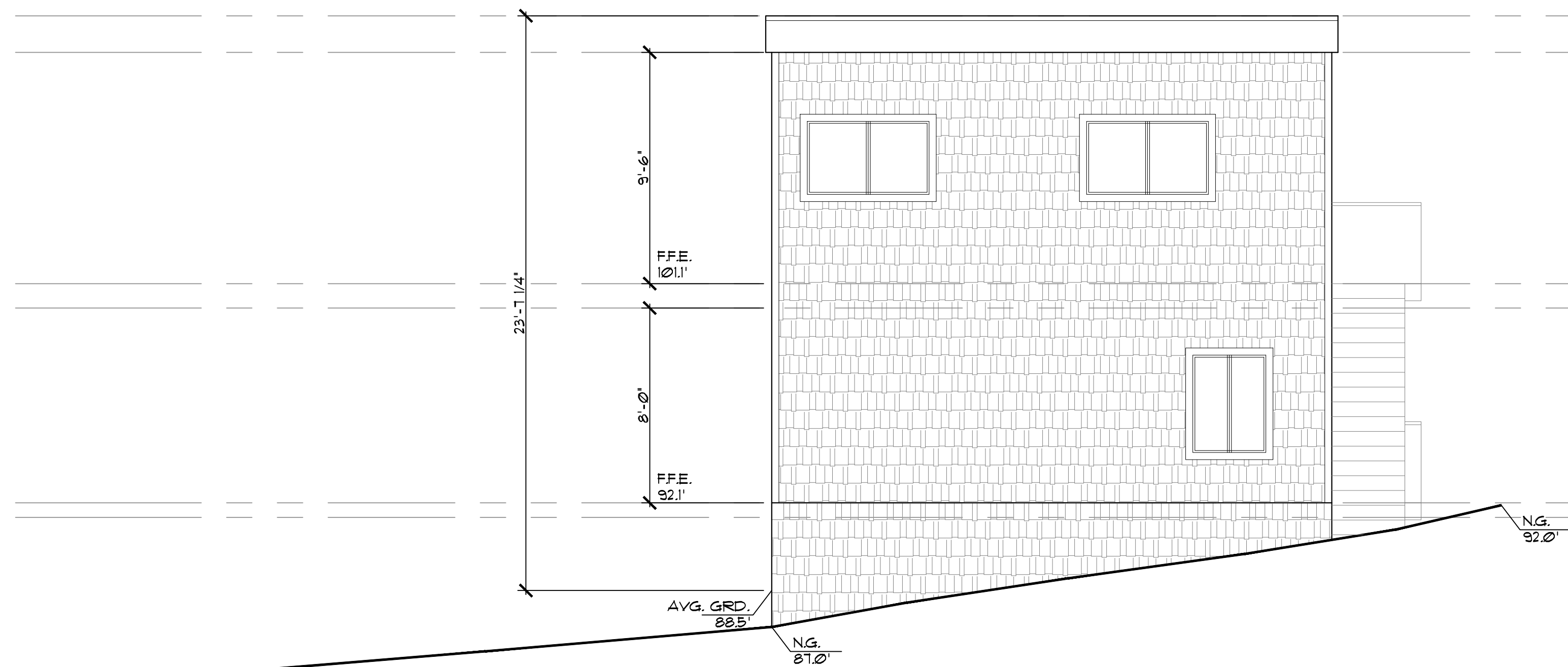
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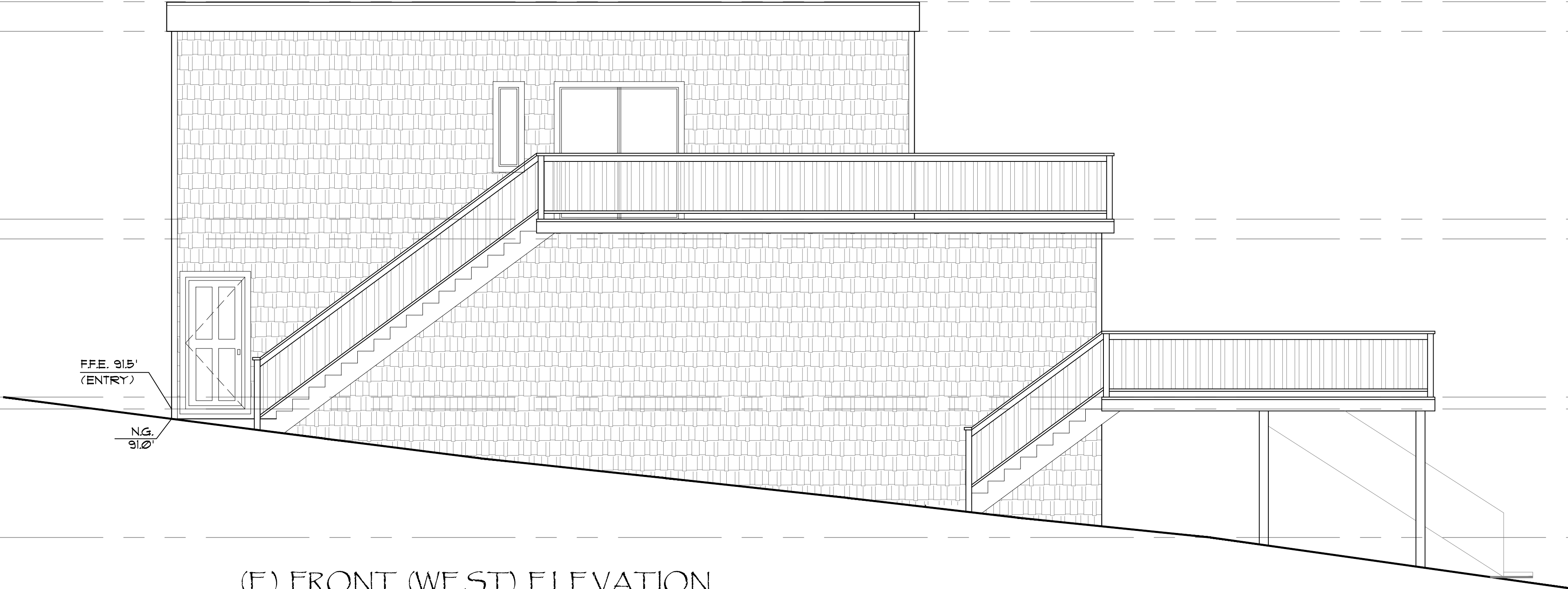
TITLE:

benjamin fagan designs
589 TAHOE KEYS BLVD.
SO. LAKE TAHOE, CA 96150
UNIT E-8
(530) 541-3520



(E) LEFT (NORTH) ELEVATION

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



(E) FRONT (WEST) ELEVATION

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

TITLE:

EXISTING ELEVATIONS

Project For:
ABLOW RESIDENCE
34056 YARROW PL.
KIRKWOOD, AMADOR CO.
APN: 069-420-002

REVISION:

JOB No:
DRAWN BY: NMW
CHECKED BY:
DATE PREPARED: 3/18/20
SCALE: AS NOTED
FILE:

DRAWING No:

A3

of Sheets



(E) REAR (EAST) ELEVATION

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



(E) RIGHT (SOUTH) ELEVATION

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

TITLE:

EXISTING ELEVATIONS

Project For:
ABLOW RESIDENCE
34056 YARROW PL.
KIRKWOOD, AMADOR CO.
APN: 069-420-002

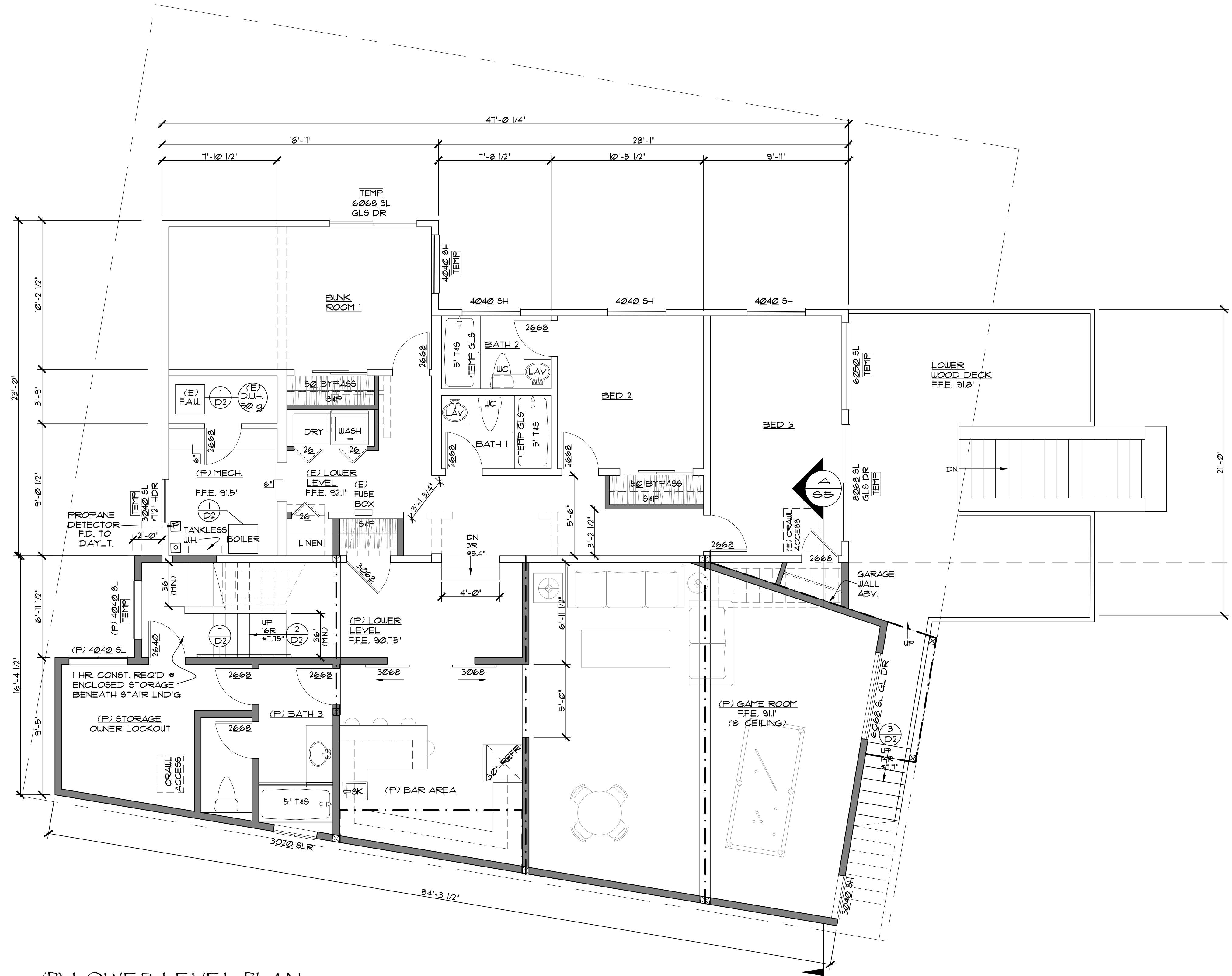
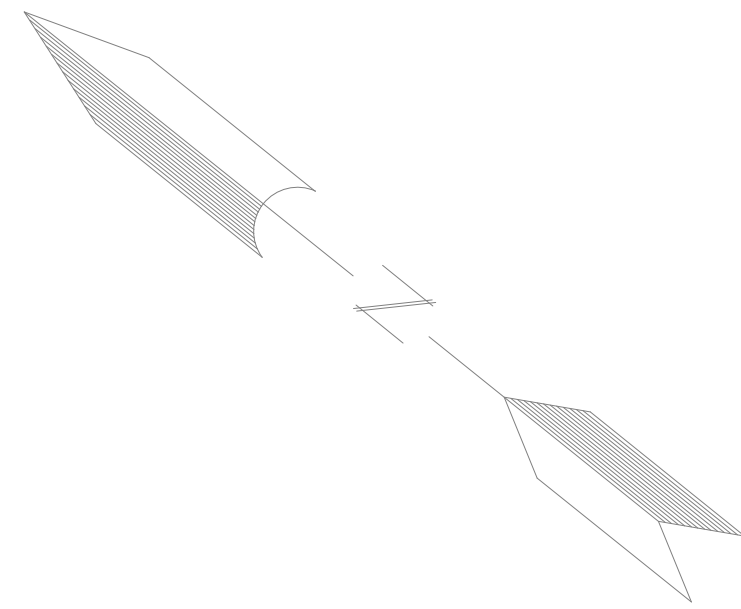
REVISION:

JOB No:
DRAWN BY: NMW
CHECKED BY:
DATE PREPARED: 3/18/20
SCALE: AS NOTED
FILE:

DRAWING No:

A4

of Sheets



PROPOSED
LOWER FLOOR PLAN

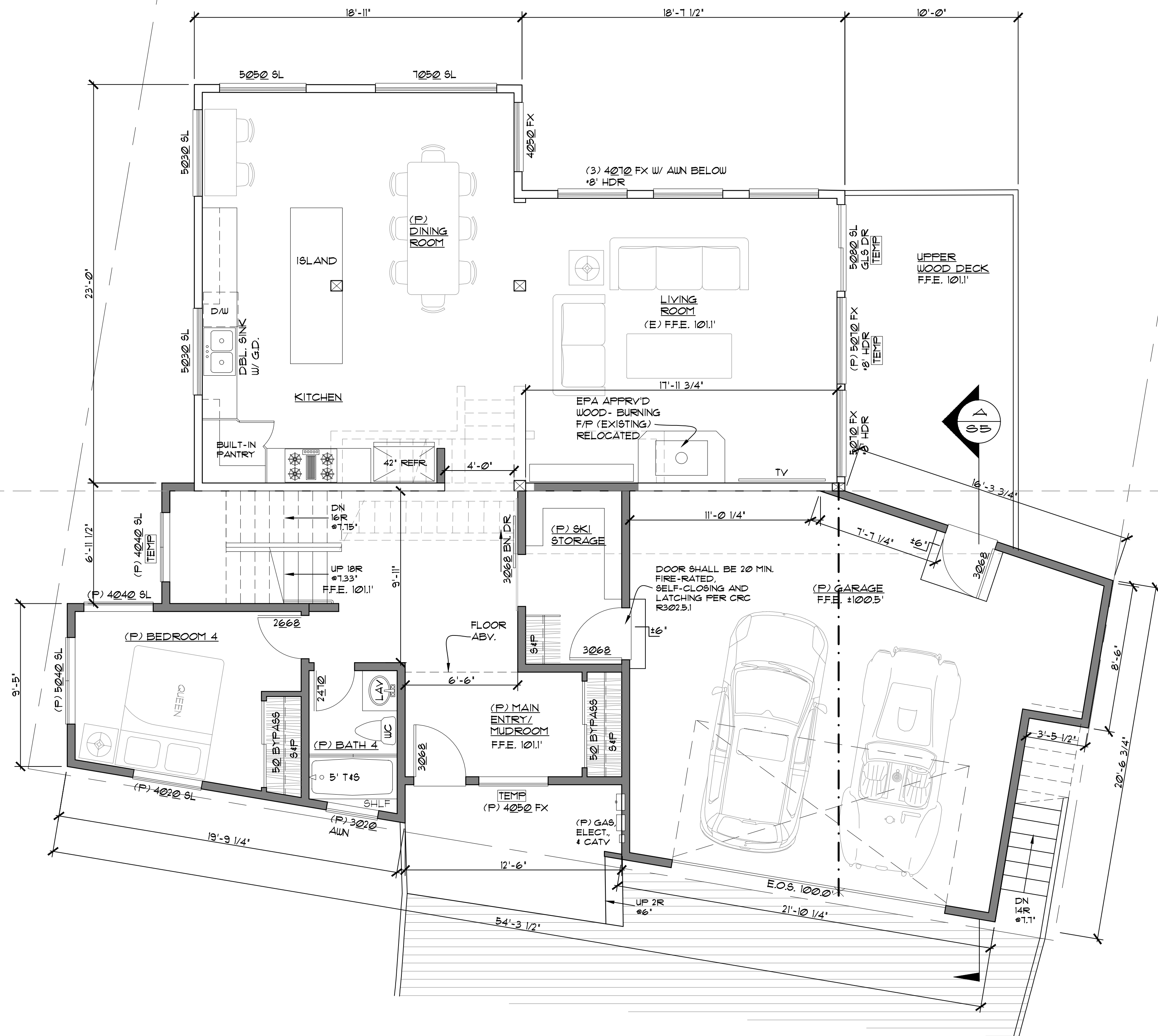
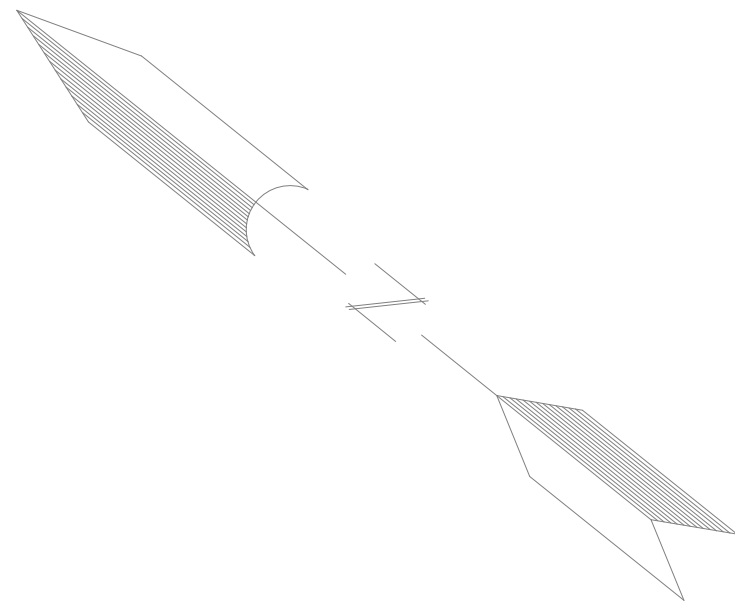
Project For:
ABLOW RESIDENCE
34056 YARROW PL.
KIRKWOOD, AMADOR CO.
APN: 069-420-002

REVISION:

JOB No:
DRAWN BY: NMW/KSP
CHECKED BY:
DATE PREPARED: 9/1/20
SCALE: AS NOTED
FILE:

DRAWING No:

A5



(P) MAIN LEVEL PLAN

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

- EXISTING WALLS
- PROPOSED WALLS
- WALLS TO BE REMOVED

(E) MAIN LIVING AREA = 730 SF.
(P) MAIN LIVING AREA = 412 SF.
(P) GARAGE AREA = 522 SF.

MAIN DECK AREA= 250 SF.

TITLE:

PROPOSED MAIN FLOOR PLAN

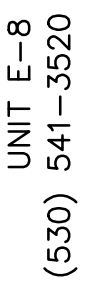
Project For:
ABLOW RESIDENCE
34056 YARROW PL.
KIRKWOOD, AMADOR CO.
APN: 069-420-002

REVISION:

JOB No:
DRAWN BY: NMW/KSP
CHECKED BY:
DATE PREPARED: 6/4/20
SCALE: QS noted
FILE:

DRAWING No:

A6



PROPOSED UPPER FLOOR PLAN

REVISION:

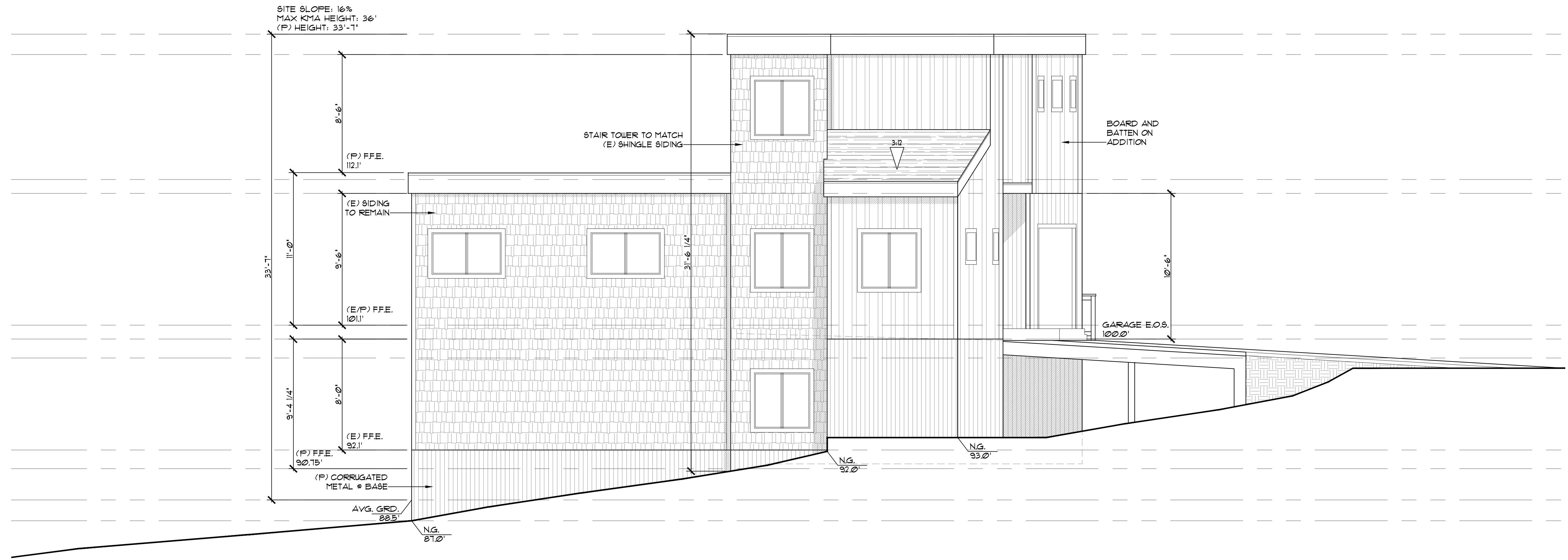
DRAWING No:

of Sheets



 EXISTING WALLS
 PROPOSED WALLS
 WALLS TO BE REMOVED

TOTAL LIVING AREA = 3,985 S.F.
TOTAL GARAGE AREA = 550 S.F.
TOTAL DECK AREA = 650 S.F.



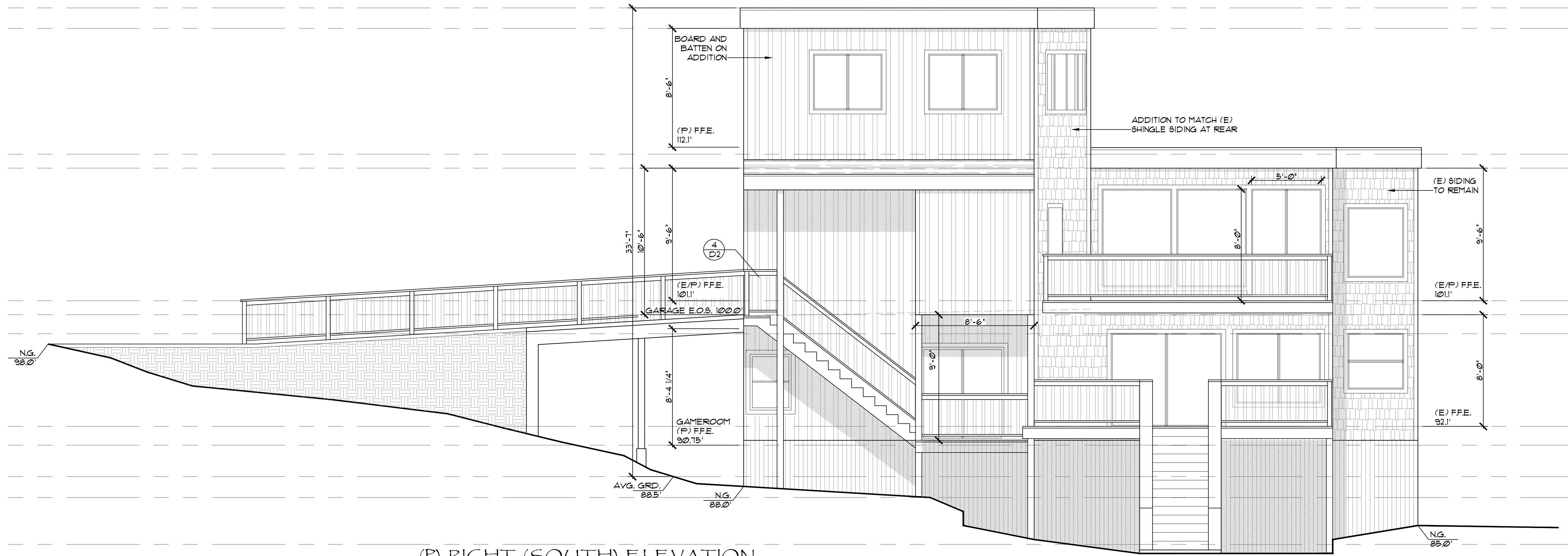
(P) LEFT (NORTH) ELEVATION

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



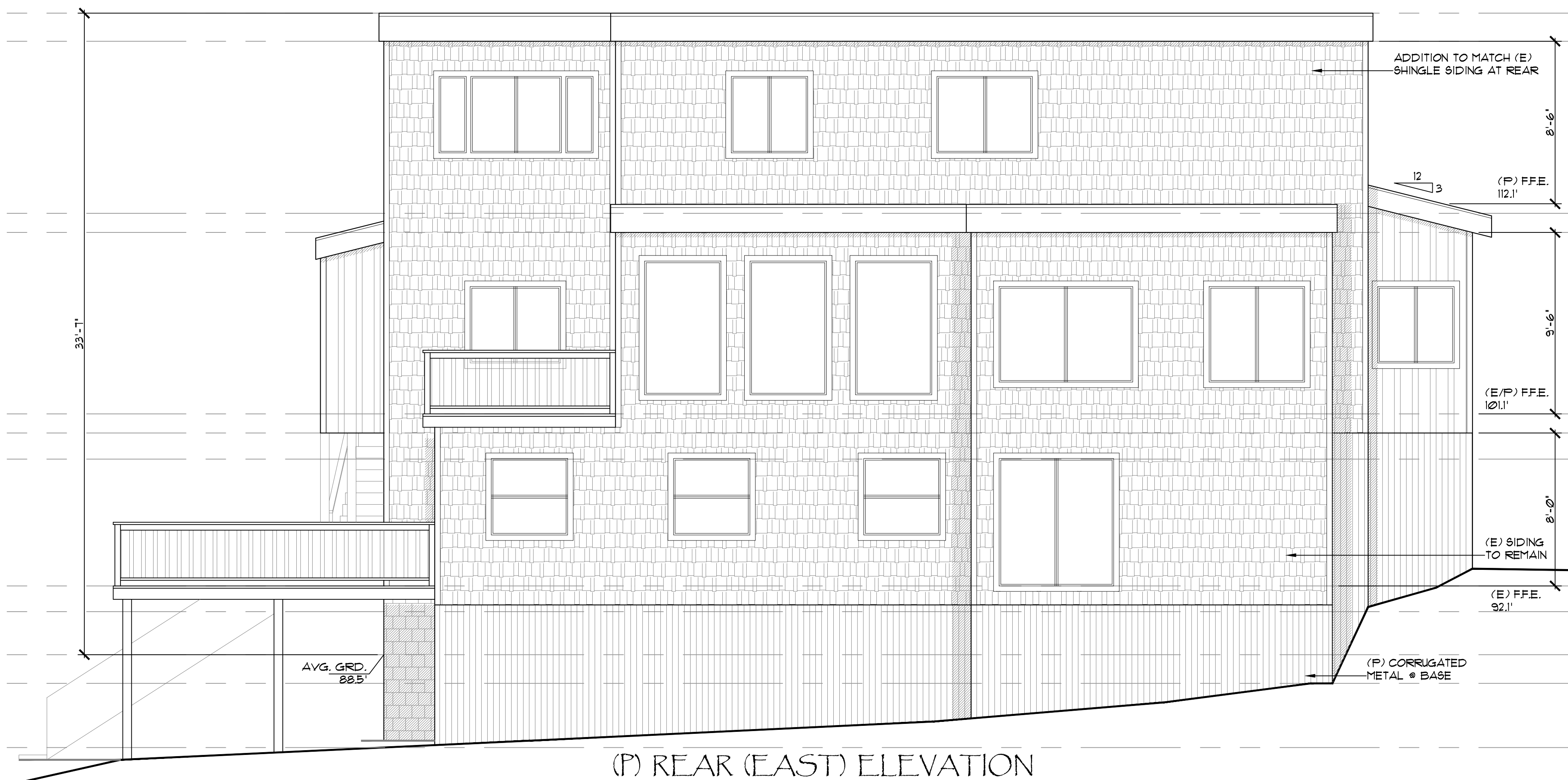
(P) FRONT (WEST) ELEVATION

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



(P) RIGHT (SOUTH) ELEVATION

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



(P) REAR (EAST) ELEVATION

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

TITLE:

PROPOSED
ELEVATIONS

Project For:
ABLOW RESIDENCE
34056 YARROW PL.
KIRKWOOD, AMADOR CO.
APN: 069-420-002

REVISION:

JOB No:
DRAWN BY: NMW
CHECKED BY:
DATE PREPARED: 5/8/20
SCALE: AS NOTED
FILE:

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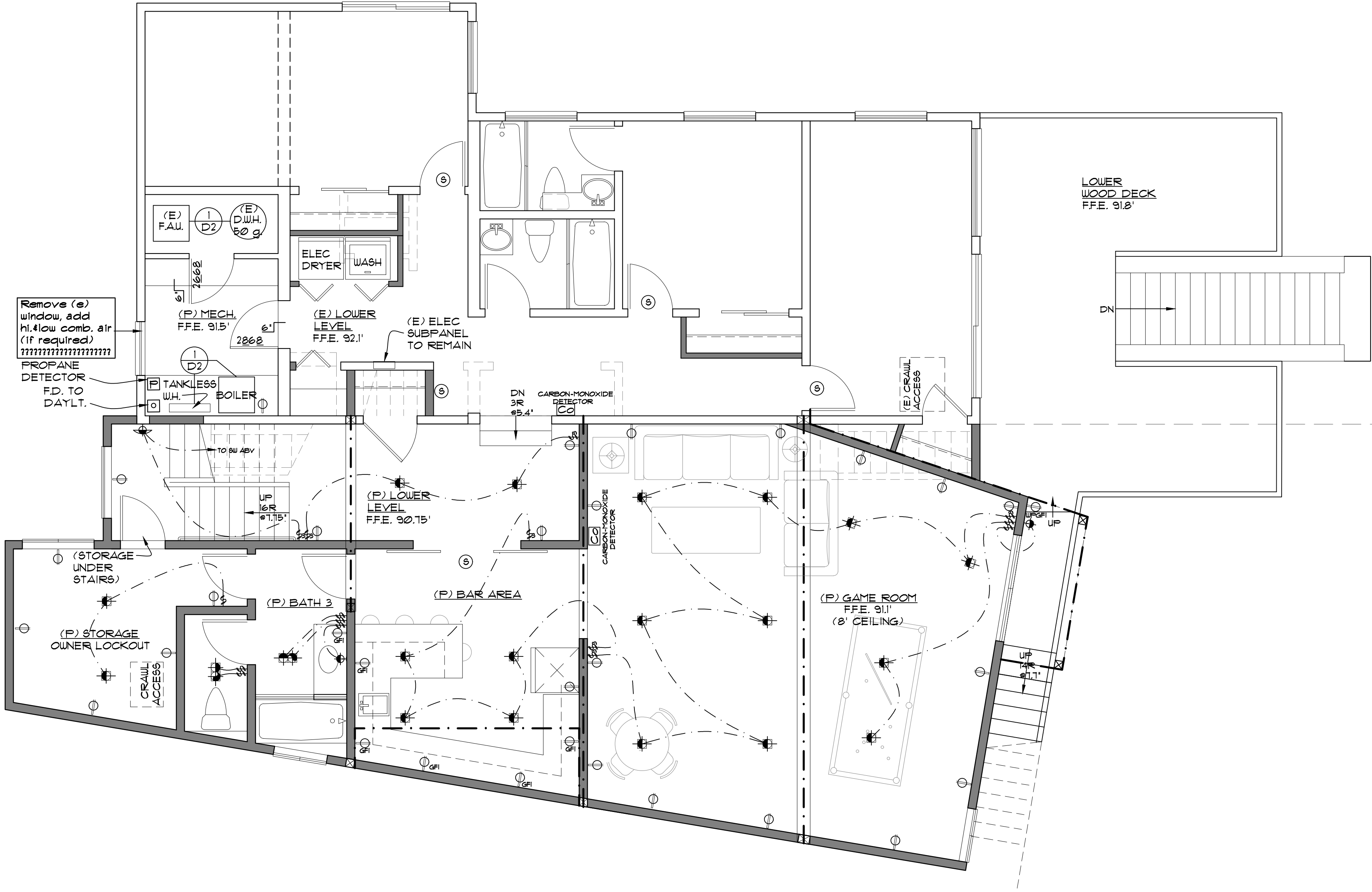
A9

ELECTRICAL LEGEND

	PROPANE DETECTOR
	DUPLEX OUTLET MOUNTED @ 12" A.F.F. O.N.O.
	DUPLEX OUTLET / GROUND FAULT CIRCUIT INTERRUPTER
	IN-FLOOR OUTLET w/COVER
	WATERPROOF DUPLEX MOUNTED @ 12" A.F.F. U.N.O.
	220 V OUTLET
	DUPLEX OUTLET W/ GROUND TO PANEL (ISOLATED)
	JUNCTION BOX WITH COVER, FLUSH MOUNT
	SINGLE POLE SWITCH MOUNTED @ 48" TO CENTER A.F.F. U.N.O.
	THREE-WAY SWITCH
	WATERPROOF SWITCH
	DIMMER (RHEOSTAT) SWITCH
	GROUND FAULT INTERRUPTER SWITCH
	MANUAL-ON MOTION SENSOR SWITCH
	VACANCY SENSOR
	DOWNLIGHTS WALL MOUNTED
	CEILING MOUNTED FAN W/ LIGHT (U.N.O.)
	ELECTRICAL SUB-PANEL
	CEILING MOUNTED FLUORESCENT FIXTURE
	WALL MOUNTED FLUORESCENT FIXTURE
	RECESSED FLUORESCENT FIXTURE
	EXHAUST FAN CAPABLE OF PROVIDING FIVE AIR CHANGES PER HR. IN BATHROOMS
	2 TUBE FLUORESCENT FIXTURE X 4'
	CEILING MOUNTED FAN
	CEILING MOUNTED HEAT LAMP
	ICBO AND U.L. APPROVED HARDWIRED SMOKE DETECTOR INSTALLED PER UBC SECTION 310.9
	GARBAGE DISPOSAL
	EMERGENCY LIGHTS WALL MOUNTED w/ Battery Backup
	GAS OUTLET W/ SHUTOFF
	ELEC. MAIN PANEL & METER
	WALL MOUNTED SCONCE FIXTURE
	JAMB SWITCH
	TRACK LIGHTING
	LED UNDER CAB'T LIGHT
	HANGING CEILING LIGHT (PENDANT)
	4" LED CAN LIGHT
	4" LED CAN LIGHT (DIRECTIONAL)
	LED TAPE LIGHT

ELECTRICAL/MECHANICAL NOTES

- (1) ALL WORK AND MATERIALS SHALL COMPLY WITH 2019 CBC, 2019 CRC, 2019 GREEN STANDARDS CODE, 2019 CMC, 2019 CPC, 2019 CEC, 2019 CFC, 2019 CA. ENERGY CODE, 2019 CA. BUILDING STANDARDS ADMINISTRATIVE CODE, COUNTY ORD (TITLE 18) & 1981 TAHOE REGIONAL PLAN (as amended).
- (2) ALL RECEPTICLE OUTLET LOCATIONS SHALL COMPLY WITH 2019 CEC.
- (3) ALL COUNTERTOP RECEPTILES SHALL BE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION AND BE LOCATED AS TO COMPLY WITH 2019 CEC.
- (4) ALL 125-, SINGLE PHASE, 15 AND 20 AMP RECEPTICLE OUTLETS IN BATHROOMS, GARAGES, BASEMENTS, OUTDOORS AND WITHIN 6 FT. OF ANY SINK WILL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION AS TO COMPLY WITH 2019 CEC.
- (5) COMBUSTION AIR FOR FUEL BURNING APPLIANCES SHALL BE PROVIDED IN ACCORDANCE WITH CFC AND MFR'S SPECIFICATIONS.
- (6) ALL SHOWERS AND TUB-SHOWER COMBO CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES AT A WATER TEMPERATURE MAXIMUM OF 120 F.
- (7) BATHROOMS ARE REQUIRED TO BE VENTILATED WITH A MINIMUM 50 CUBIC FEET PER MINUTE INTERMITTENT OR 20 CUBIC FEET PER MINUTE IF CONTINUOUS, REGARDLESS OF AN OPERABLE WINDOW IN THE ROOM.
- (8) INCANDESCENT LIGHTS CANNOT BE CLOSER THAN 12" FROM THE NEAREST FRONT OF A STORAGE AREA OR A SHELF IN CLOTHES CLOSETS. (AS MEASURED FROM THE FRONT VERTICAL PLANE), OPEN OR PARTIALLY ENCLOSED INCANDESCENT FIXTURES SHALL NOT BE PERMITTED IN CLOTHES CLOSETS.
- (9) ALL SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP. THE ALARMS SHALL BE AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING.
- (10) ALL 120 volt, SINGLE-PHASE, 15 & 20 amp BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- (11) ALL ASSOCIATED ELECTRICAL COMPONENTS FOR THERAPUTIC/HYDROMASSAGE BATHTUBS SHALL BE BONDED TOGETHER (GROUNDED) AND ALL OUTLETS WITHIN 5 FT OF THE INSIDE WALL OF SUCH TUBS SHALL BE GFCI PROTECTED. 2019 CEC 210-12.
- (12) CLOTHES DRYERS AND ELECTRIC RANGES/OVENS SHALL HAVE A 4-WIRE GROUNDED ELECTRICAL OUTLET.
- (13) AIR DUCTS INSTALLED UNDER A FLOOR IN A CRAWL SPACE SHALL BE INSTALLED SO AS TO MAINTAIN A VERTICAL CLEARANCE OF 18 INCHES FOR ALL PORTIONS OF THE DUCT THAT WOULD OBSTRUCT ACCESS TO ANY PART OF THE CRAWL SPACE.
- (14) ALL RECESSED LUMINARIES IN INSULATED CEILINGS MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER (IC) AND ELECTRONIC BALLAST AND MUST BE CERTIFIED AIR-TIGHT (AT).
- (15) LIGHTING IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS MUST ALL MEET THE SAME REQUIREMENTS AS BATHROOMS.
- (16) FOR SINGLE FAMILY RES. BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RES. BUILDING, OR TO OTHER BUILDINGS ON THE SAME LOT, MUST MEET THE REQUIREMENTS FOR ON/OFF SWITCHES AND EITHER PHOTOCELL W/ MOTION SENSOR OR AUTOMATIC TIME SWITCH CONTROL, OR EMCS.
- (17) ALL 120-VOLT, 15- AND 20- AMPERE RECEPTACLES INSTALLED IN DWELLING SHALL BE LISTED AS TAMPER-RESISTANT RECEPTACLES. CEC 406.11
- (18) IN KITCHENS, PANTRY, BREAKFAST ROOM, OR SIMILAR AREA OF DWELLING UNIT, 2 OR MORE 20- AMPERE BRANCH CIRCUITS SHALL SERVE ALL WALL AND FLOOR RECEPTACLES, COUNTERTOP, AND REFRIGERATOR RECEPTACLE OUTLETS. THE BRANCH CIRCUITS FOR THE KITCHEN SHALL HAVE NO OTHER OUTLET. CEC 210.32(B) 12
- (19) AT LEAST ONE 120-VOLT, 20- AMPERE BRANCH CIRCUIT SHALL BE INSTALLED FOR THE BATHROOM, WHICH SHALL HAVE NO OTHER OUTLETS. CEC 210.11(C) 3.
- (20) AT LEAST ONE 20- AMPERE BRANCH CIRCUIT SHALL BE INSTALLED FOR THE LAUNDRY, WHICH SHALL HAVE NO OTHER OUTLETS. CEC 210.11(C) 2
- (21) PROVIDE ONE DEDICATED CIRCUIT FOR THE FURNACE. CEC 402.12
- (22) PROVIDE AT LEAST ONE DEDICATED 120-VOLT, 20- AMP CIRCUIT FOR THE GARAGE. CEC 210.11(C) 4.



LOWER LEVEL ELEC/MECH PLAN

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

- EXISTING WALLS
- PROPOSED WALLS
- WALLS TO BE REMOVED

TITLE:

ELEC/MECH MAIN FLOOR PLAN

Project For:
ABLOW RESIDENCE
34056 YARROW PL.
KIRKWOOD, AMADOR CO.
APN: 069-420-002

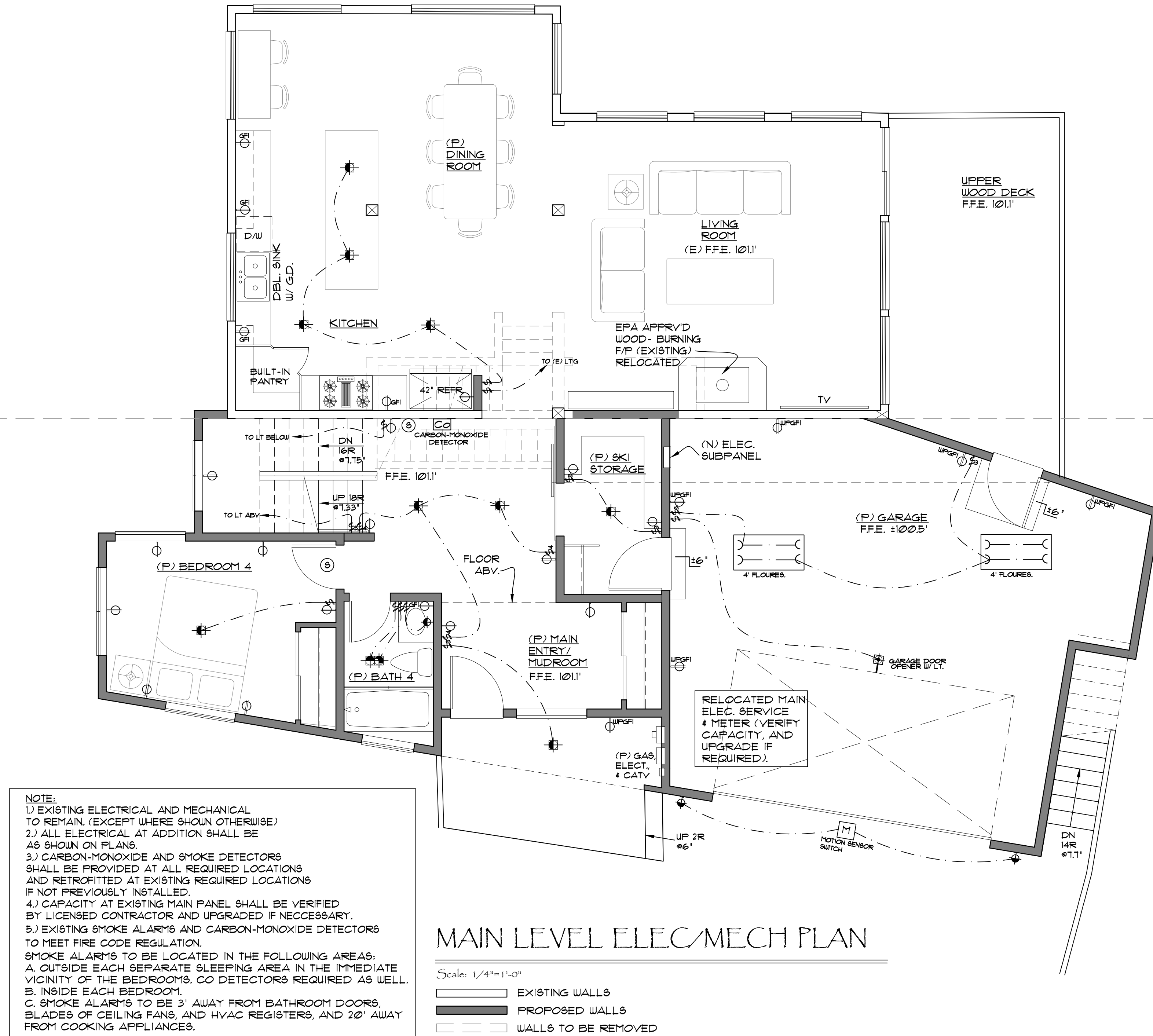
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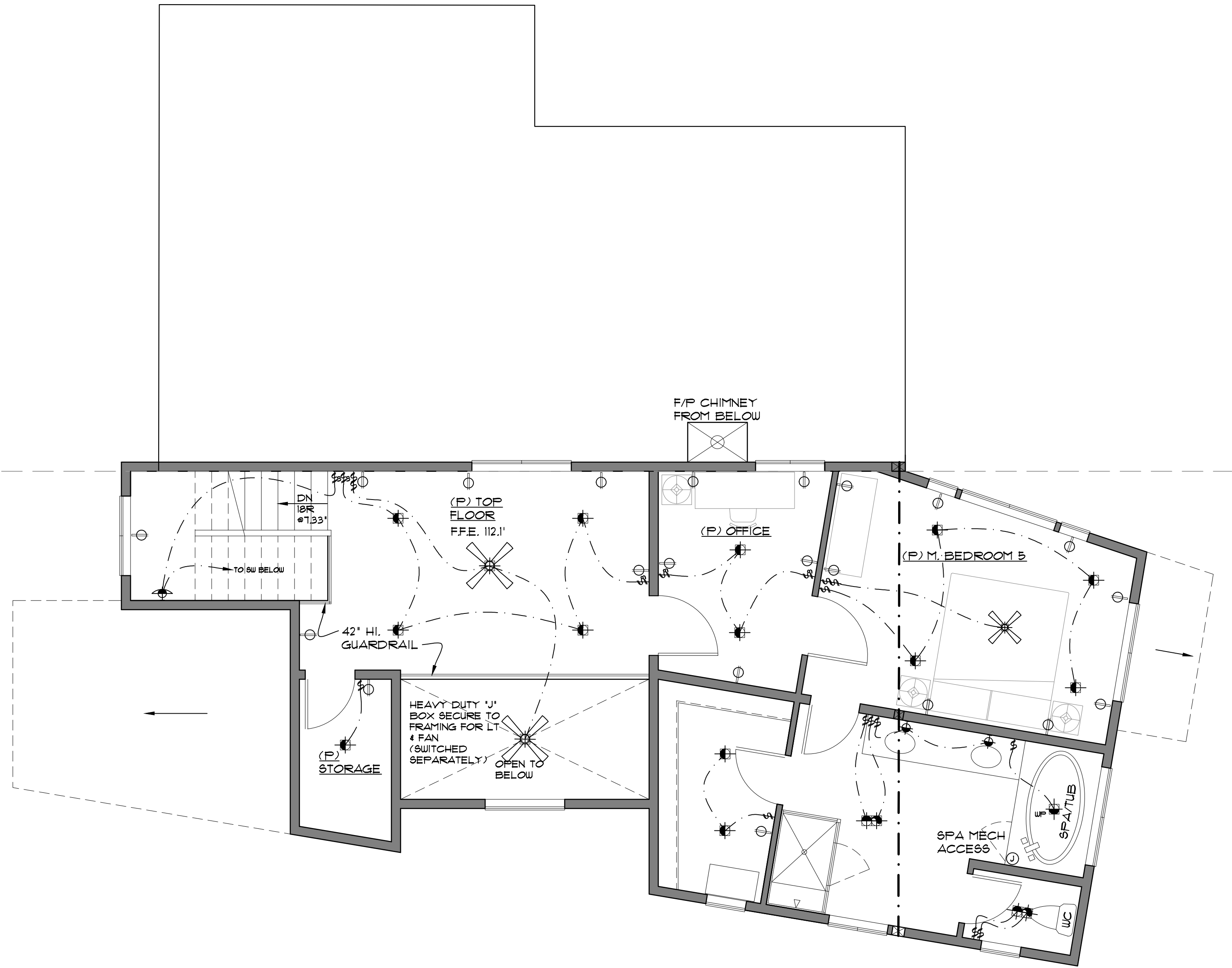
JOB No:
DRAWN BY: NMW/KSP
CHECKED BY:
DATE PREPARED: 9/3/20
SCALE: AS NOTED
FILE:

DRAWING No:

EM2

of Sheets





UPPER LEVEL ELEC/MECH PLAN

- Scale: 1/4"=1'-0"
- EXISTING WALLS
 - PROPOSED WALLS
 - WALLS TO BE REMOVED

TITLE:

PROPOSED FOUNDATION PLAN

Project For:
ABLOW RESIDENCE
34056 YARROW PL.
KIRKWOOD, AMADOR CO.
APN: 069-420-002

REVISION:

JOB No:
DRAWN BY: KSP/NMW
CHECKED BY:
DATE PREPARED: 9/1/20
SCALE: AS NOTED
FILE:

DRAWING No:

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of Sheets

FOUNDATION SCHEDULE / NOTES:

FOUNDATION

SOIL BEARING = 1500 psf, A5 PER IBC table 1806.2, soil type 5.

CONCRETE STEM WALL = 8" WIDE WITH (1) #4 AT TOP OF WALL, CAST MONOLITHIC WITH FOOTING. IF THE STEM WALL IS NOT CAST WITH THE FOOTINGS, OR IF THE TOP OF THE STEM WALL IS MORE THAN 36" ABOVE TOP OF FOOTING, USE #4'S @ 24" O.C. VERTICAL STEEL.

MASONRY STEM WALL = 8" SOLID GROUT BLOCK (m=1500psi), REINFORCE WITH #4'S @ 24" O.C. EACH WAY. DEVELOP VERTICAL STEEL INTO FOOTING.

CONTINUOUS FOOTINGS

(REINFORCE WITH (2) #4'S FULL LENGTH, BOTTOM OF FOOTING TO BE BELOW FROSTLINE.)

WIDTH THICKNESS CAPACITY (PIF)

WIDTH	THICKNESS	CAPACITY (PIF)
12"	8"	15000
15"	8"	1815
18"	8"	2250
21"	8"	2625
24"	8"	3000
28"	10"	3500
32"	10"	4000

PIER FOOTINGS

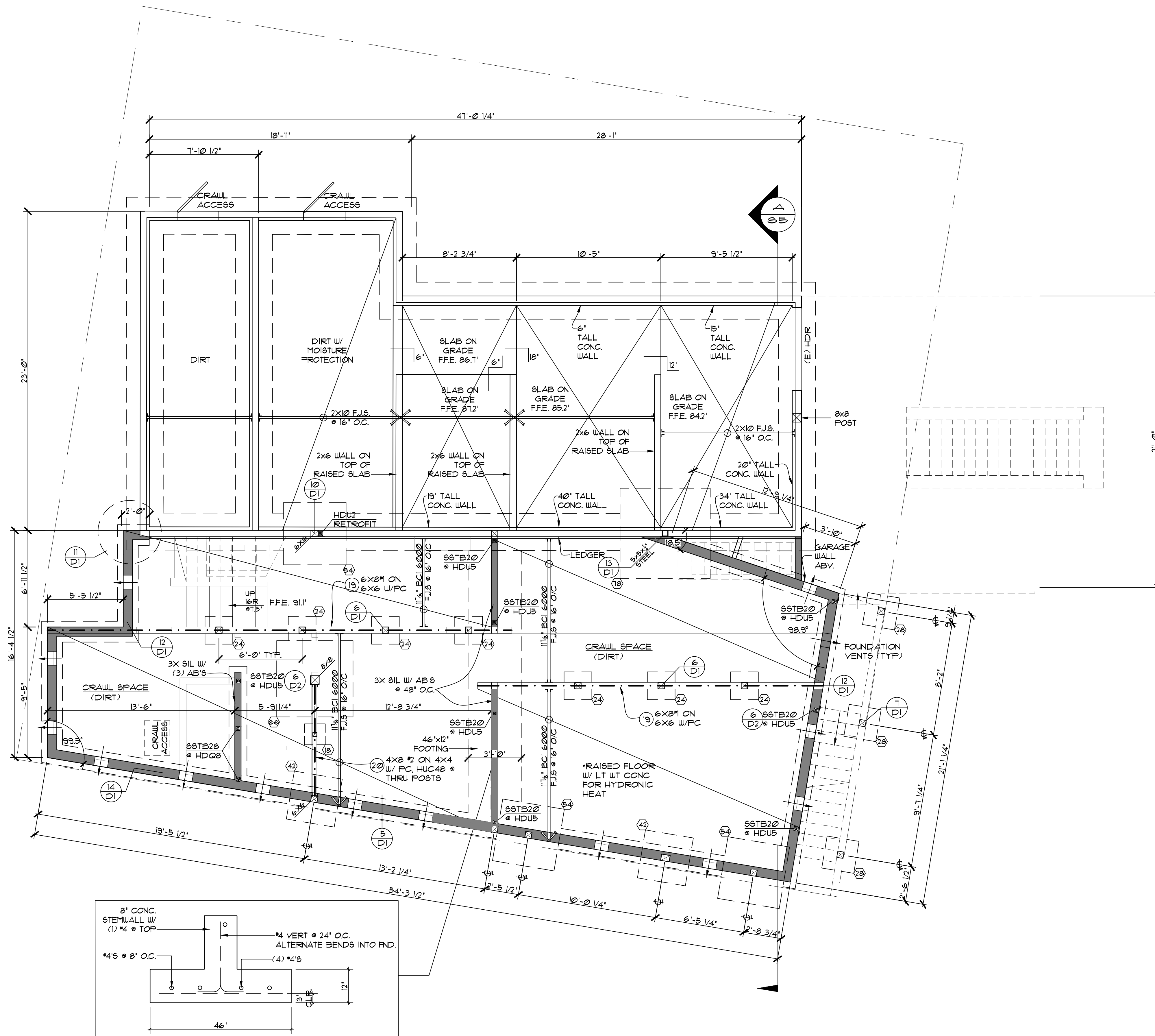
(BOTTOM OF EXTERIOR PIER FOOTINGS TO BE BELOW FROSTLINE.)

WIDTH & LENGTH THICKNESS STEEL CONNECTOR CAPACITY

(INCHES EA. SIDE) (INCHES) (EACH WAY) (SIMPSON) (KIPS)

18	9	(2) #4'S	FB	3.38
24	10	(3) #4'S	FB	6.0
28	12	(3) #4'S	FB	8.17
32	12	(4) #4'S	FB	10.67
36	12	(4) #4'S	FB	13.50
42	12	(5) #4'S	CB	18.38
48	12	(7) #4'S	CB	32.0
54	14	(6) #5'S	CB	30.38
60	14	(8) #5'S	CB	37.50
66	14	(9) #5'S	CB	45.38
72	16	(10) #5'S	CB	54.0
78	16	(11) #5'S	CB	63.38
84	18	(12) #5'S	CB	73.50
90	18	(14) #5'S	CB	84.38

FOUNDATION VENTILATION:
1006 SF. OF FOUNDATION AREA W/ VENTING REQUIRED
1006 ÷ 150 = 6.7 SF. OF REQ'D VENTILATION
(14) 6"X12" VENTS (OR EQUAL) = 7 SF. VENTILATION



FOUNDATION PLAN

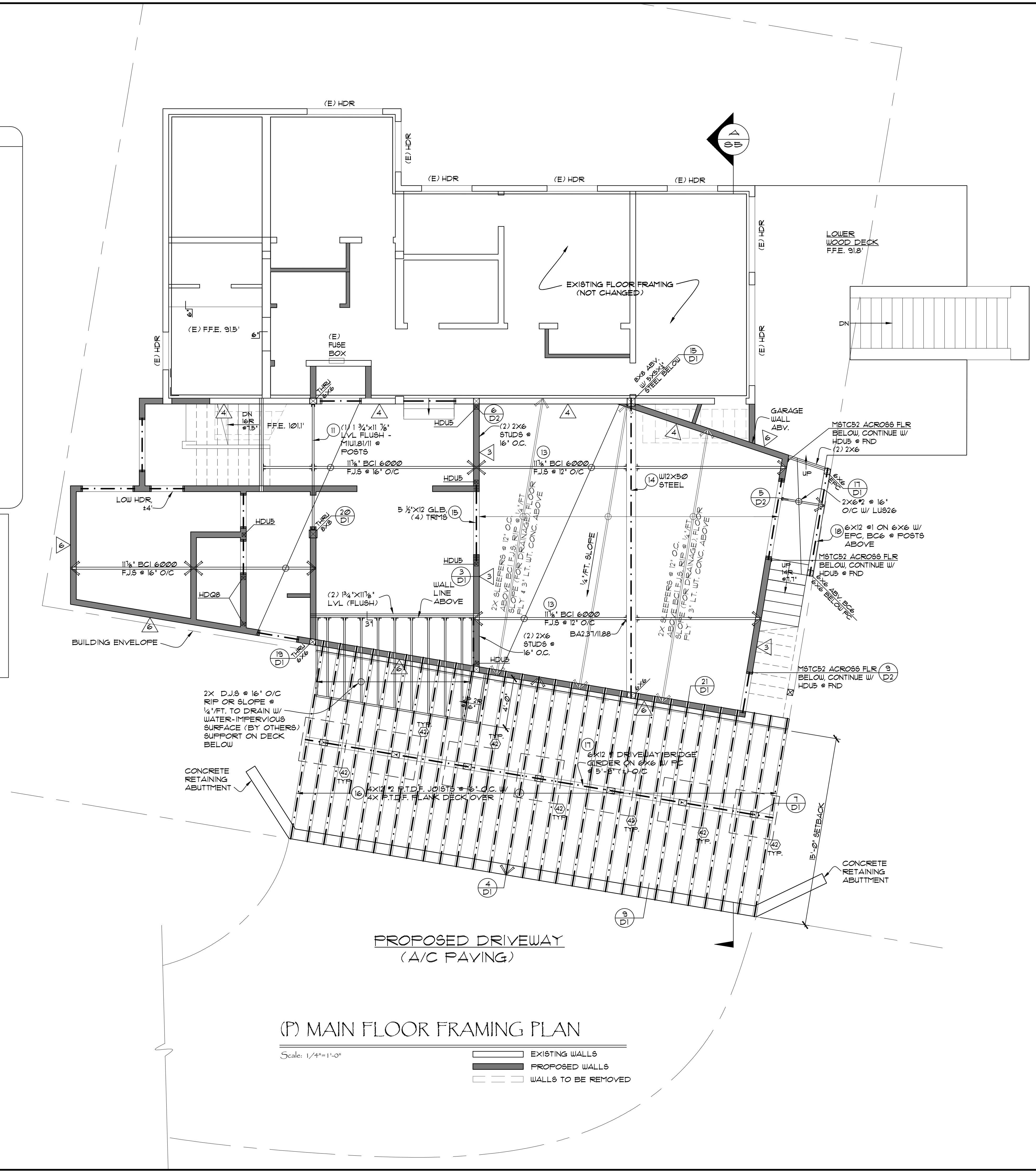
Scale: 1/4"=1'-0"

EXISTING WALLS
PROPOSED WALLS

SHEARWALL SCHEDULE

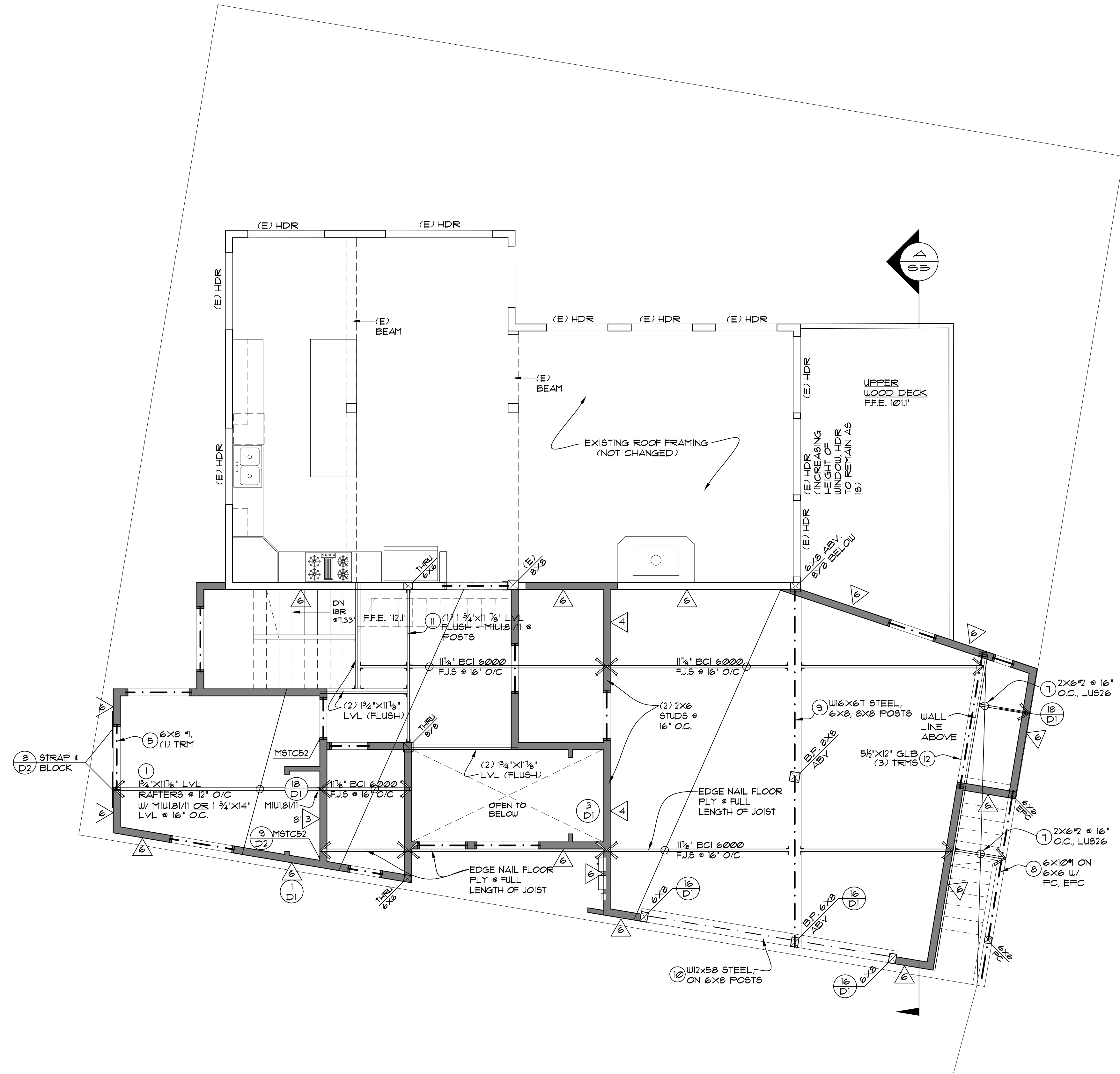
- 6' o.c. edge nail
4' o.c. edge nail
3' o.c. edge nail
(when abutting edges are nailed to 1 framing member ⇒ use 3X member)
2' o.c. edge nail
(when abutting edges are nailed to 1 framing member ⇒ use 3X member)
4' o.c. edge nail, double shear (offset panel edges to nail @ different studs or use 3x stud)
3' o.c. edge nail, double shear
(when abutting edges are nailed to 1 framing member ⇒ use 3X member)
2' o.c. edge nail, double shear
(when abutting edges are nailed to 1 framing member ⇒ use 3X member)
- Notes:
- use 2d common (.131'dia.) nails, min penetration=1 9/16" into framing, field nail @ 12" o.c.
- use 3/8" or 1/2" APA rated sheathing, plywood or OSB (or 5/8" T-11 sliding)
- edge nail @ top plate, sole plate, mud sill, all posts, and all studs with holdowns.
- OK to use (2) 2x studs in place of 3x stud, face nail with 16d @ edge spacing.
- where HD's are attached to double studs nail studs together with 16d @ 4' o.c.
- double shear walls to have shear ply @ both sides.
- Strap plates across all beams with Simp. M5TC28 (w/ led sinkers)(uno)
- use (6) 16d sinker (.148'dia) nails @ top plate splices (uno) (or M5TC28)
- Holddown Information
- bolt holdowns to (2) studs (uno)
- bolts embedded in concrete ⇒ HDU2 ⇒ Simp. 55TB 16
⇒ HDU5 ⇒ Simp. 55TB 20
⇒ HDU8, HDQ8 ⇒ Simp. 55TB 28 or 5B1/8
⇒ HDG11, HDQ14 ⇒ 1" allthread w/ nut, embed 36"
(or embed 3" into 18" wide grade beam)
Note: use 55TBL at all 3x sills
- Lap splice all HD bolts to (1) #4 vertical developed into footing (lap length = 1s of 55TB)
- PANEL RATIOS
- Height to width 2 to 1 seismic, 3.5 to 1 wind.
①- When necessary force transfer around openings will be added to comply per IBC 2305.3.4
②- Height to width may be 3.5 to 1 when seismic values are adjusted by 1.25-1.25h/v
- Other wall sections that do not conform are not part of the lateral load resisting system.

- FLOOR LOADS:
LIVE LOAD= 40 psf
DEAD LOAD= 10 psf
TOTAL LOAD=50 psf
- FLOOR LOADS:
LIVE LOAD= 40 psf
DEAD LOAD= 25 psf +1 1/2" gyp for hydronic
TOTAL LOAD=65 psf
- FLOOR SHEATHING:
3/4" T15 APA RATED STURD-I-FLOOR. APPLY FACE GRAIN PERPENDICULAR TO FRAMING. STAGGER PANELS AND NAIL WITH 2d, @ 6" O/C EDGE AND 12" FIELD. EDGE NAIL AT BOUNDARIES, DRAG MEMBERS AND AT BLOCKING OVER AND UNDER INTERIOR SHEAR WALLS.
- FLOOR JOISTS:
USE MANUFACTURED 1" JOISTS (SUCH AS TRUSS JOISTS), SIZE PER MANUFACTURE'S RECOMMENDATIONS USING L/480. INSTALL JOISTS PER MANUFACTURE'S SPECIFICATIONS. USE MANUFACTURED RIM BOARD (SUCH AS TIMBER STRAND) WITH ALL 1" JOISTS. USE A DOUBLE RIM BOARD AT ALL LOCATIONS WHERE LEDGERS ARE INSTALLED AT THE RIM (SUCH AS DECK LEDGERS).
SAUN LUMBER JOISTS SHALL BE DF #2 SIZED PER IBC 2308.2(2) MIN.



PROPOSED
MAIN FLOOR FRAMING

Project For:
ABLOW RESIDENCE
34056 YARROW PL.
KIRKWOOD, AMADOR CO.
APN: 069-420-002



(P) UPPER FLOOR FRAMING

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

- EXISTING WALLS
- PROPOSED WALLS
- WALLS TO BE REMOVED

PROPOSED UPPER FLOOR FRAMING

Project For:
ABLOW RESIDENCE
34056 YARROW PL.
KIRKWOOD, AMADOR CO.
APN: 069-420-002

REVISION:

JOB No:
DRAWN BY: KSP
CHECKED BY:
DATE PREPARED: 9/1/20
SCALE: AS NOTED
FILE:

DRAWING No:

S3

NOTES:

TYPICAL HEADERS (uno)

Use 6x8 DF #1 Use (2) trimmers min. at all openings 5'-0" or greater.

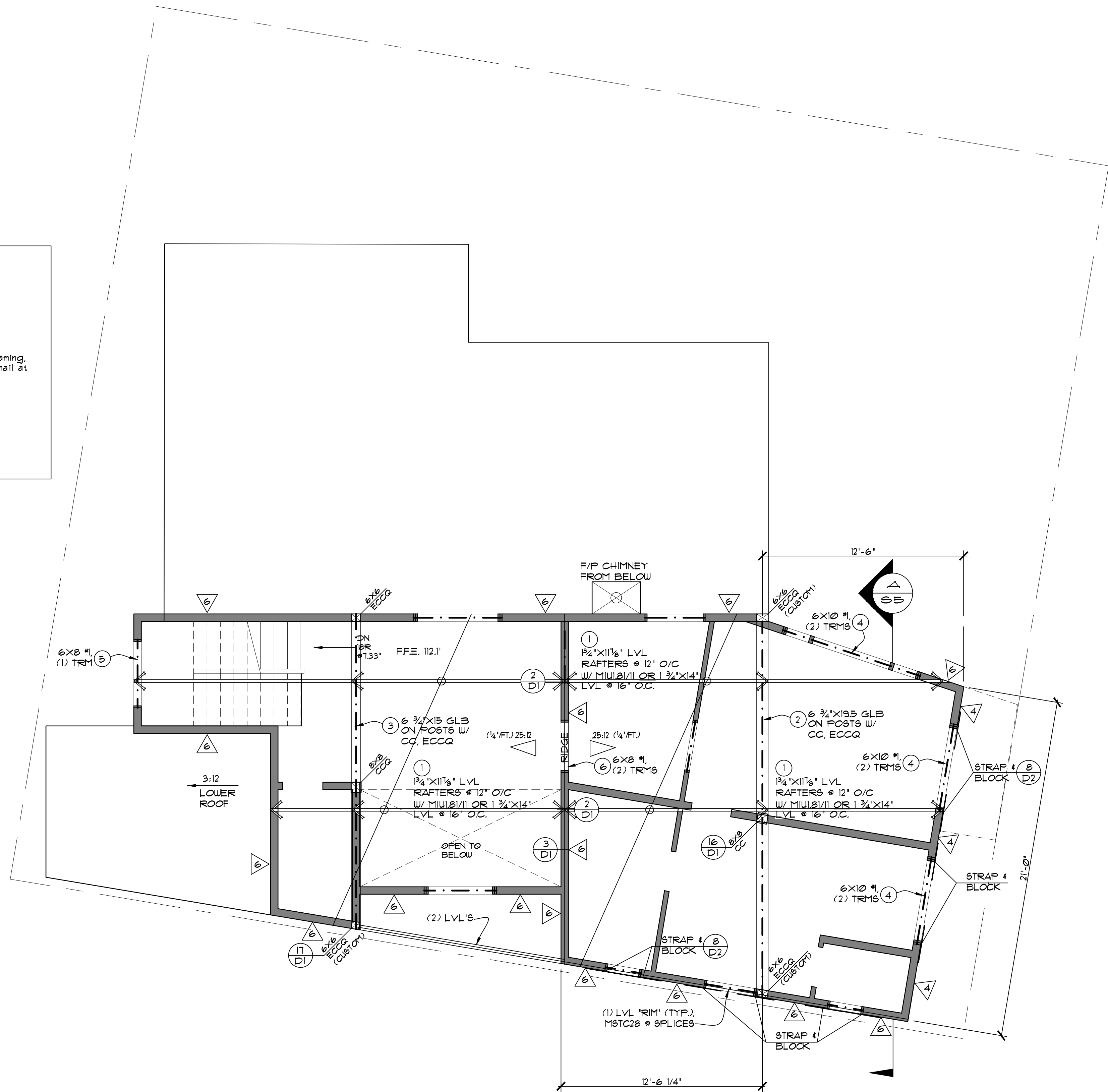
SIMP. HI @ EA. TRUSS / RAFTER

ROOF SHEATHING

3/4" APA rated sheathing (48/24). Apply face grain perpendicular to framing, stagger panels and nail with 8d common @ 6" edge and 12" field. Edge nail at boundaries, drag trusses, gable end trusses, and blocking UNO.

TRUSS SPACING: 16" O.C. - N/A

RAFTERS
LIVE LOAD = 210 PSF
DEAD LOAD = 20 PSF
TOTAL = 230 PSF



ROOF FRAMING PLAN

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

- EXISTING WALLS
PROPOSED WALLS
WALLS TO BE REMOVED

PROPOSED
ROOF FRAMING

Project For:
ABLOW RESIDENCE
34056 YARROW PL.
KIRKWOOD, AMADOR CO.
APN: 069-420-002

REVISION:

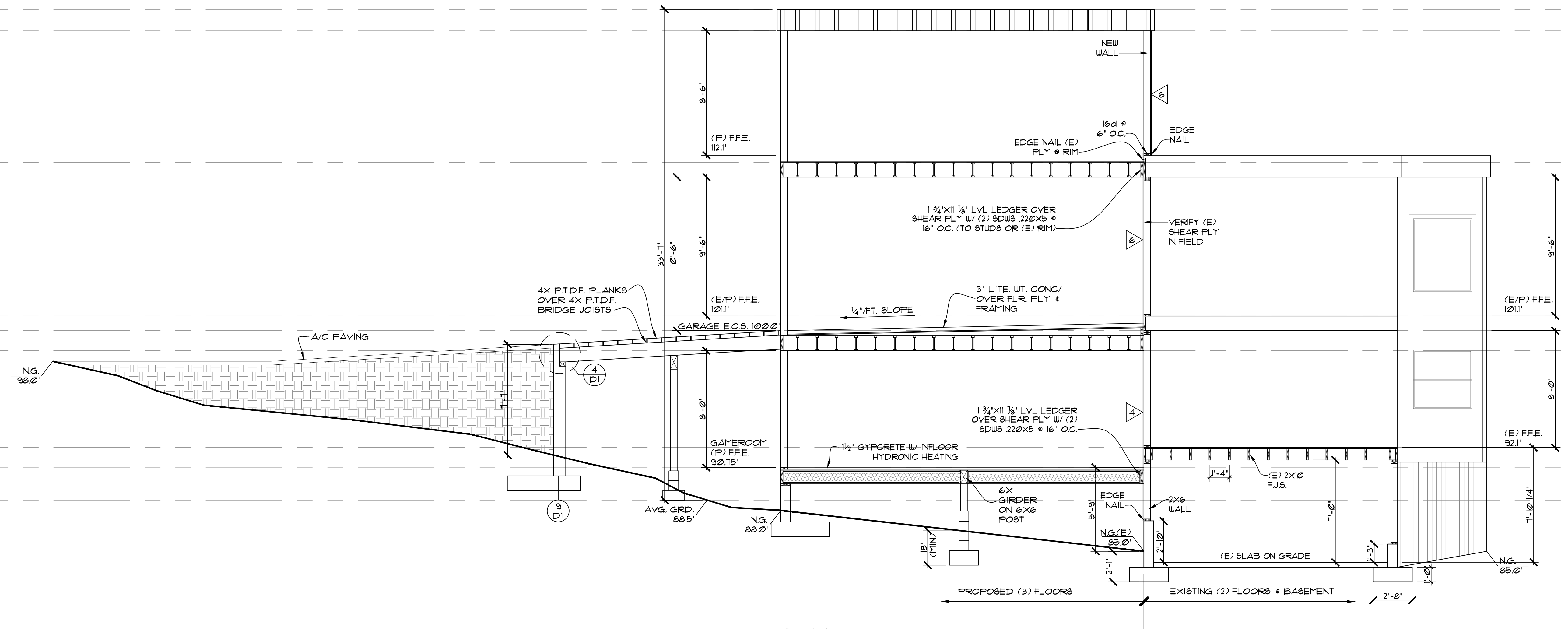
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DRAWN BY: KSP
CHECKED BY:
DATE PREPARED: 9/1/20
SCALE: AS NOTED
FILE:

DRAWING No:

S4

of Sheets

TITLE:



" A " SECTION

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

TITLE:

PROPOSED
SECTIONS

Project For:
ABLOW RESIDENCE
34056 YARROW PL.
KIRKWOOD, AMADOR CO.
APN: 069-420-002

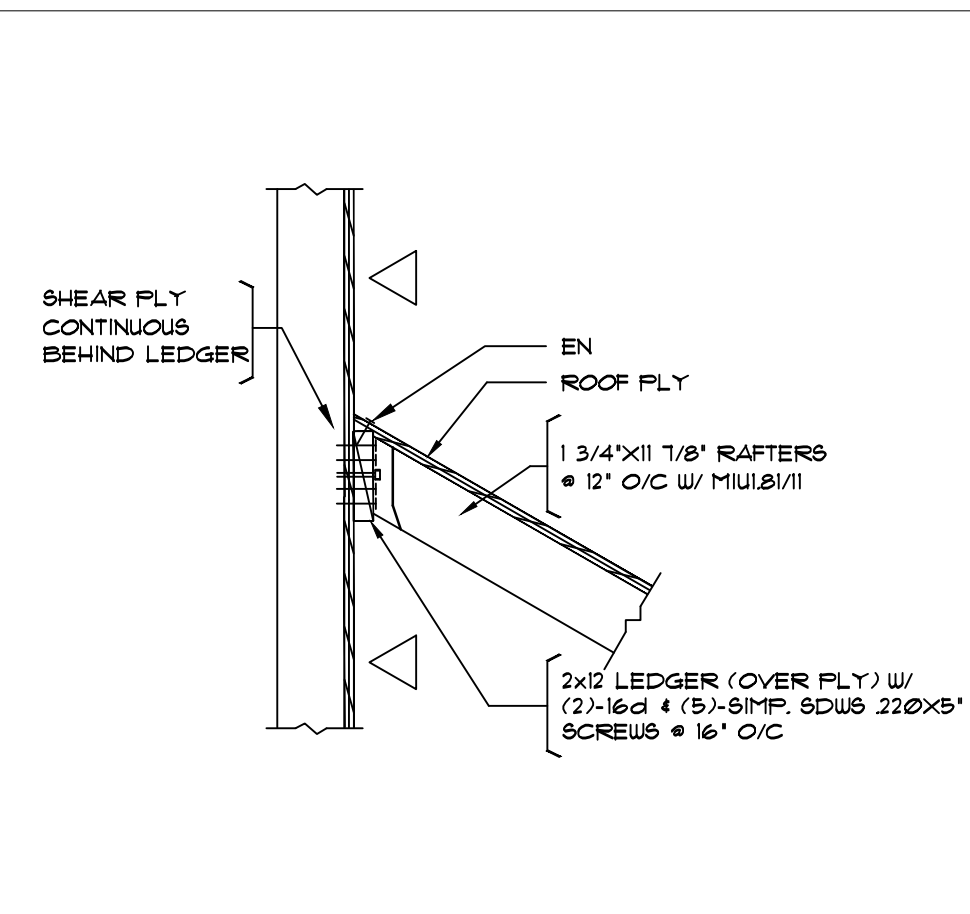
REVISION:

JOB No:
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CHECKED BY:
DATE PREPARED: 9/1/20
SCALE: GS noted
FILE:

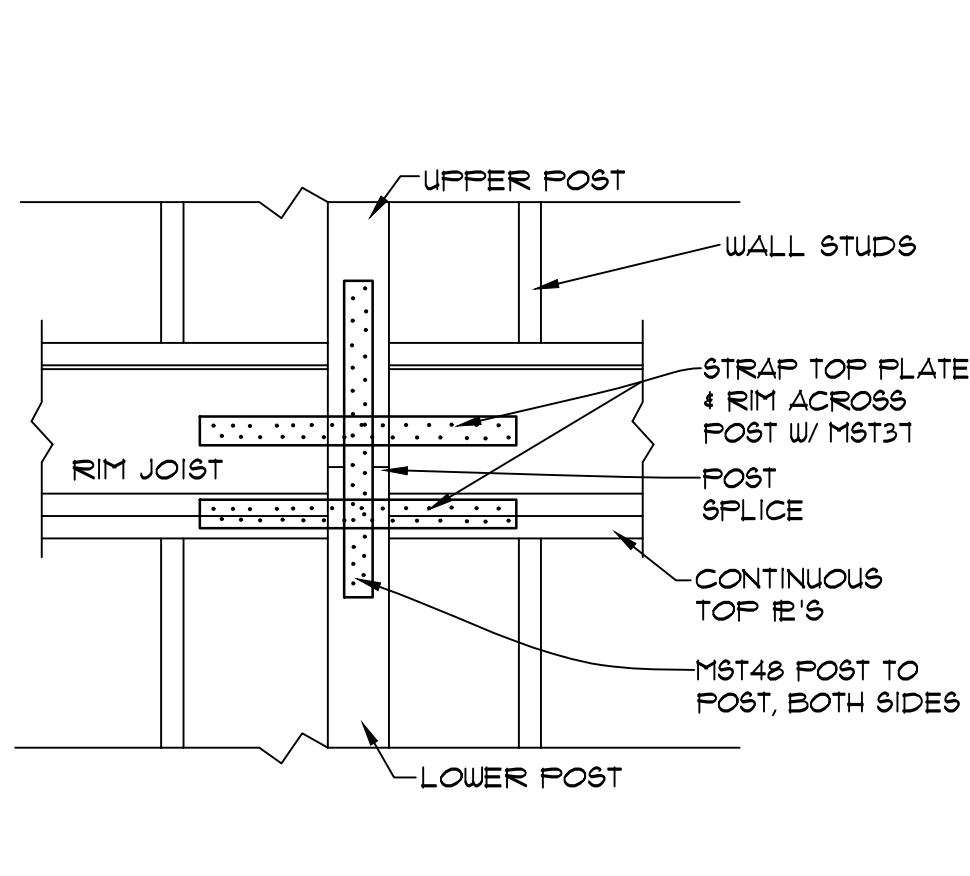
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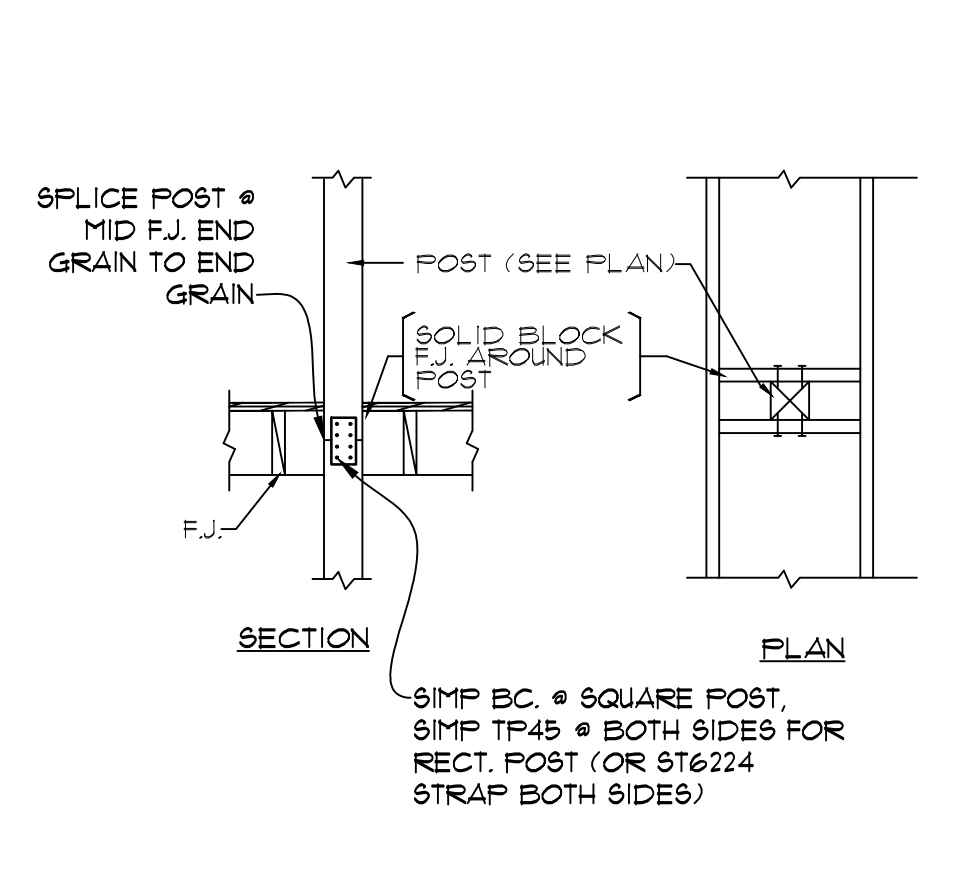
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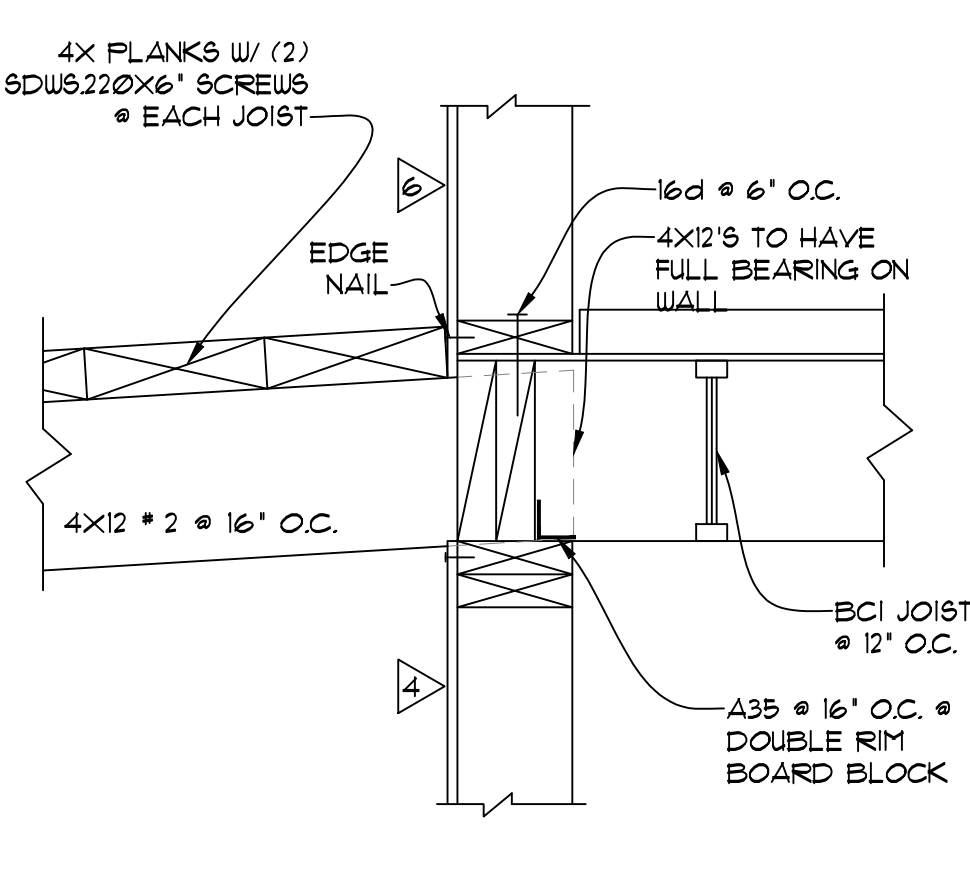
18 RAFTER LEDGER DETAIL



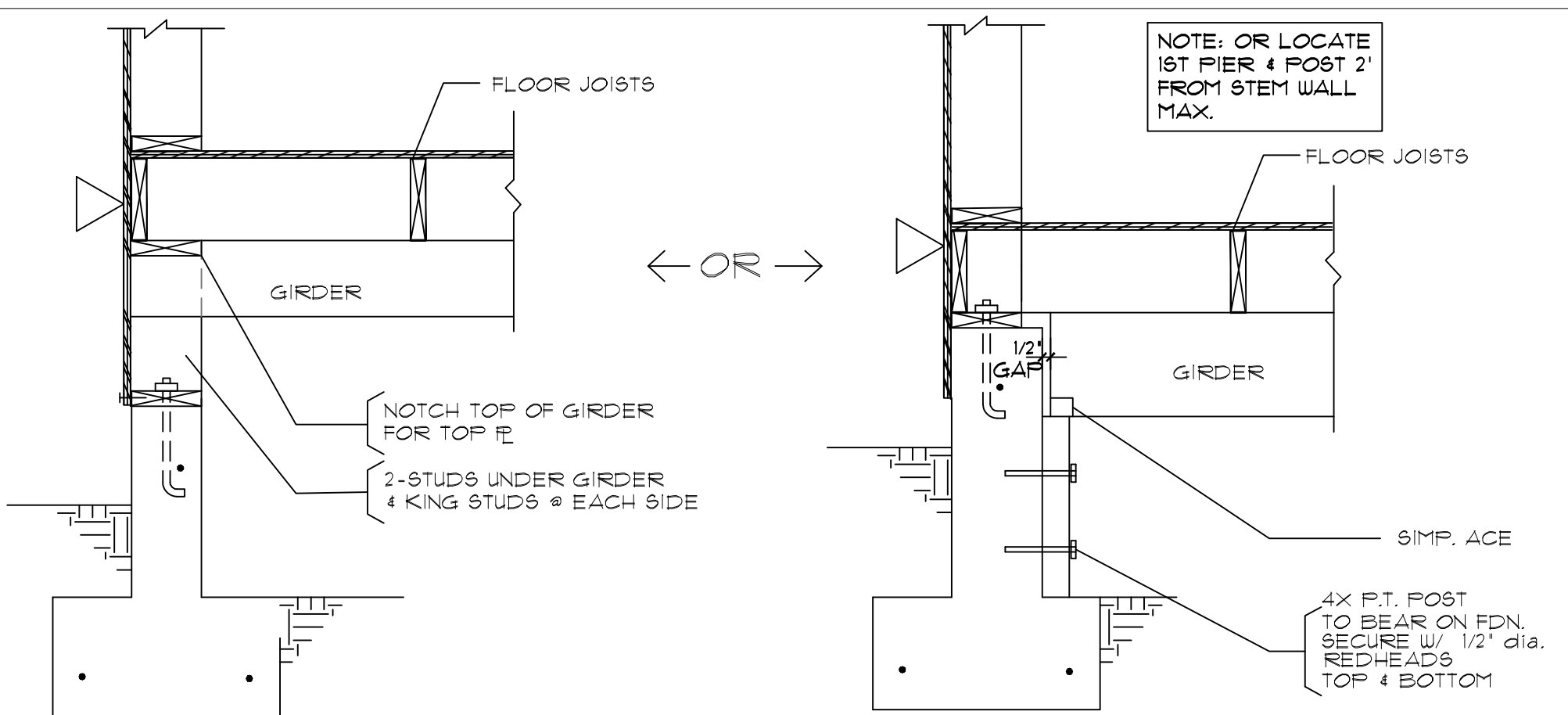
19	POST SPLICE @ EXT.WALL	N.T.S.
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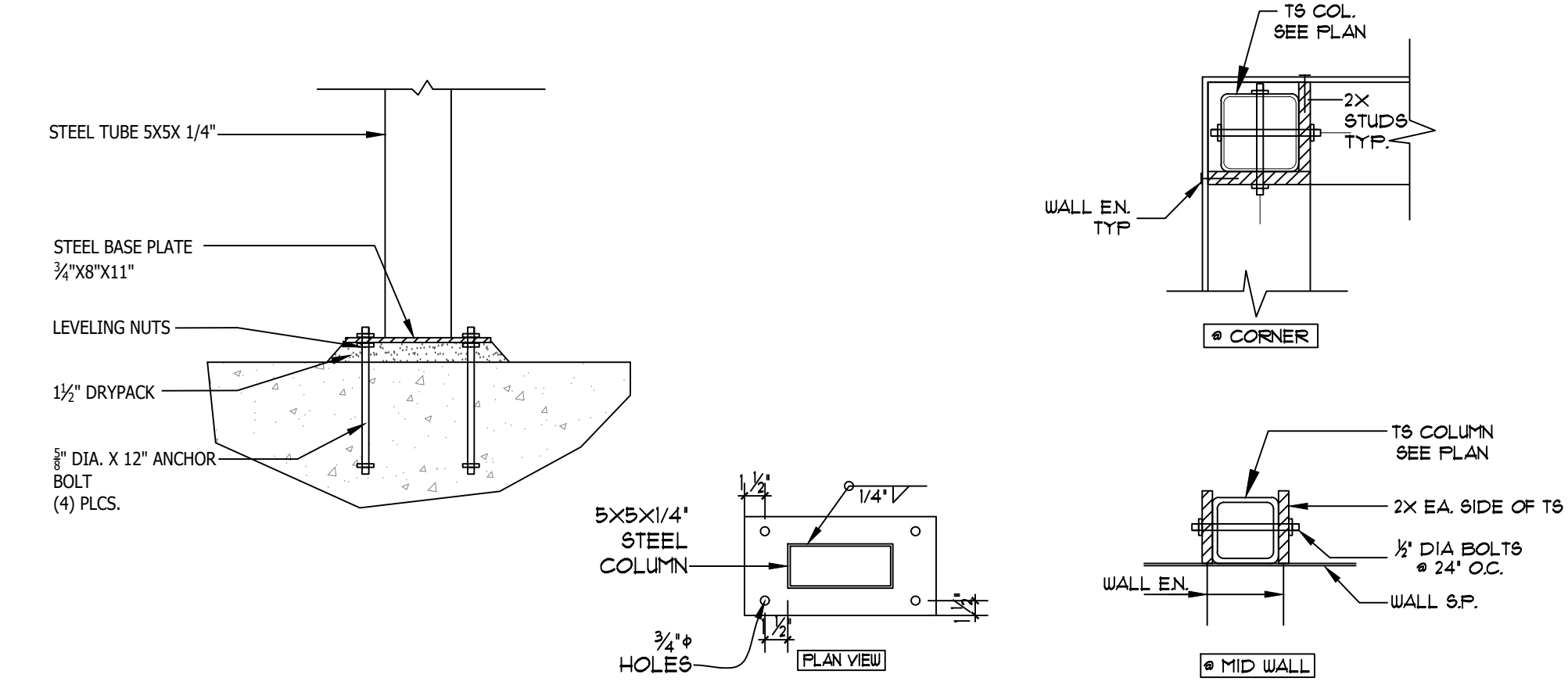
20 POST SPLICE @ INT. N.T.S.



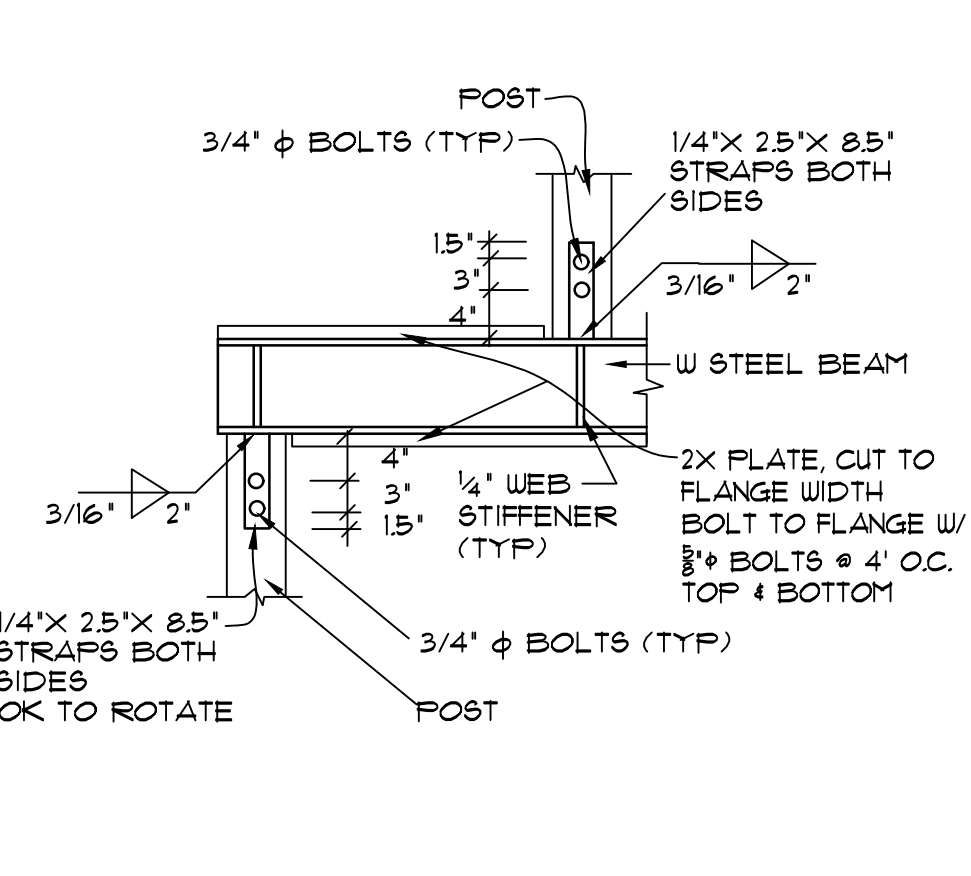
21	BRIDGE DETAIL	N.T.S.
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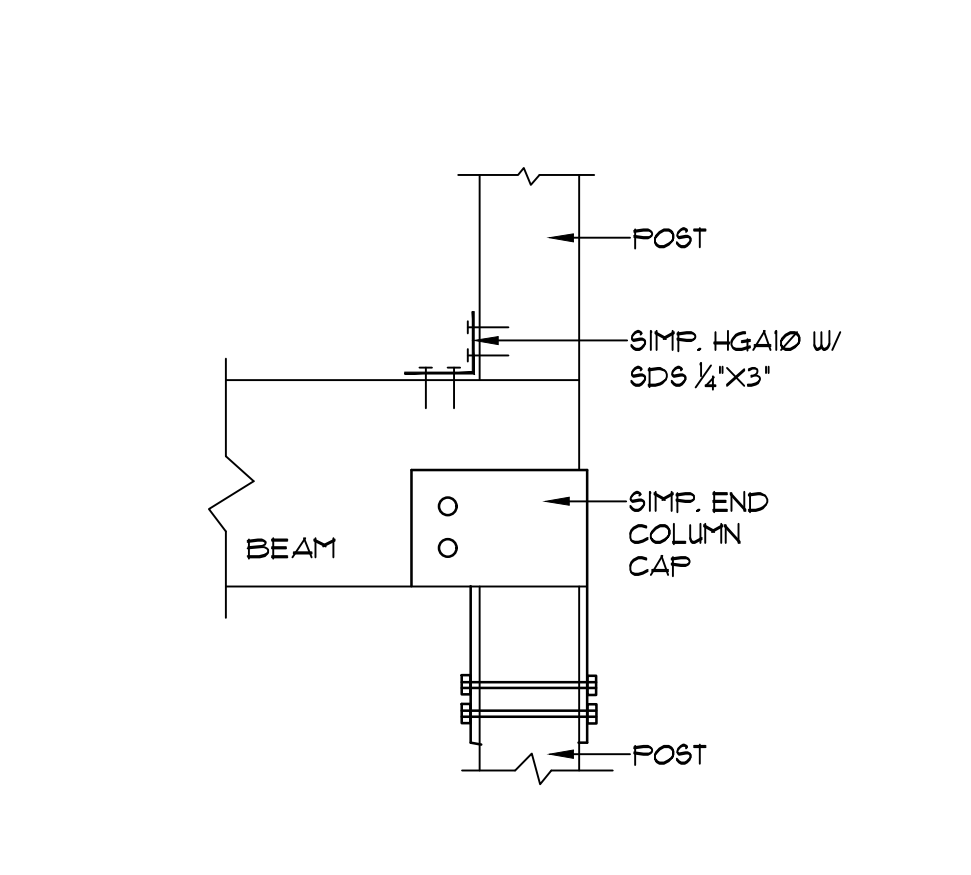
12 GIRDER @ FOUNDATION DETAIL



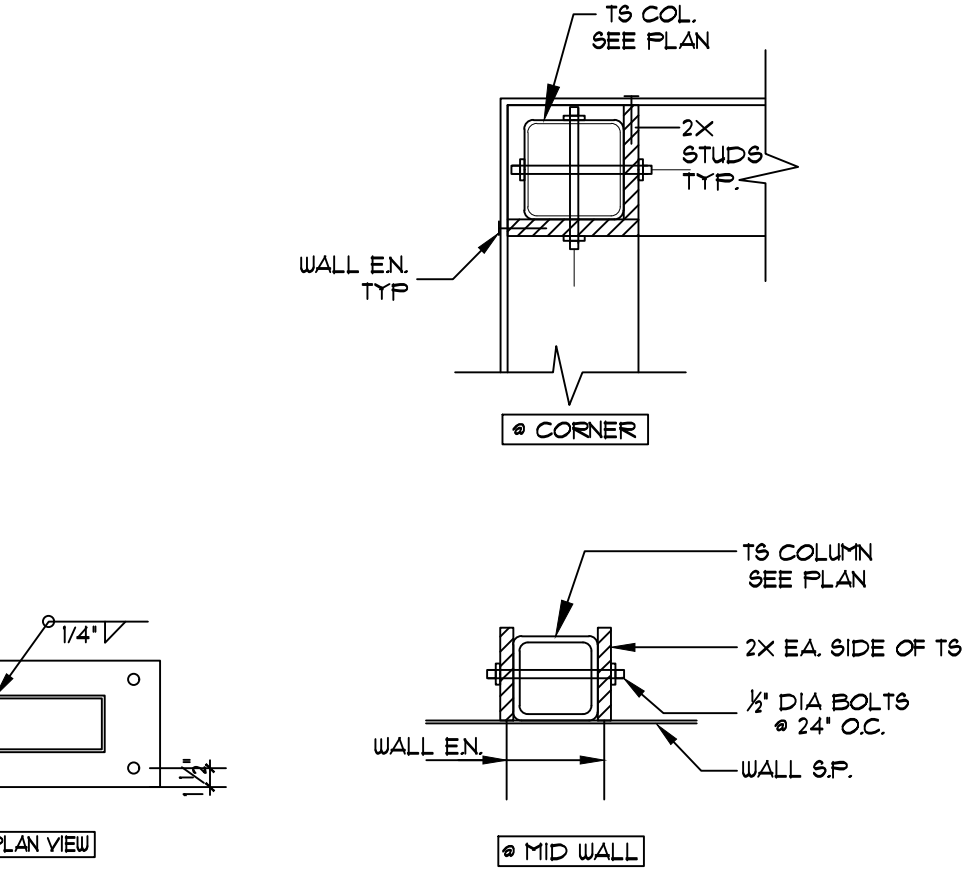
13 STEEL COLUMN AND BASE PLATE @ PIER



16 STEEL BEAM DETAIL

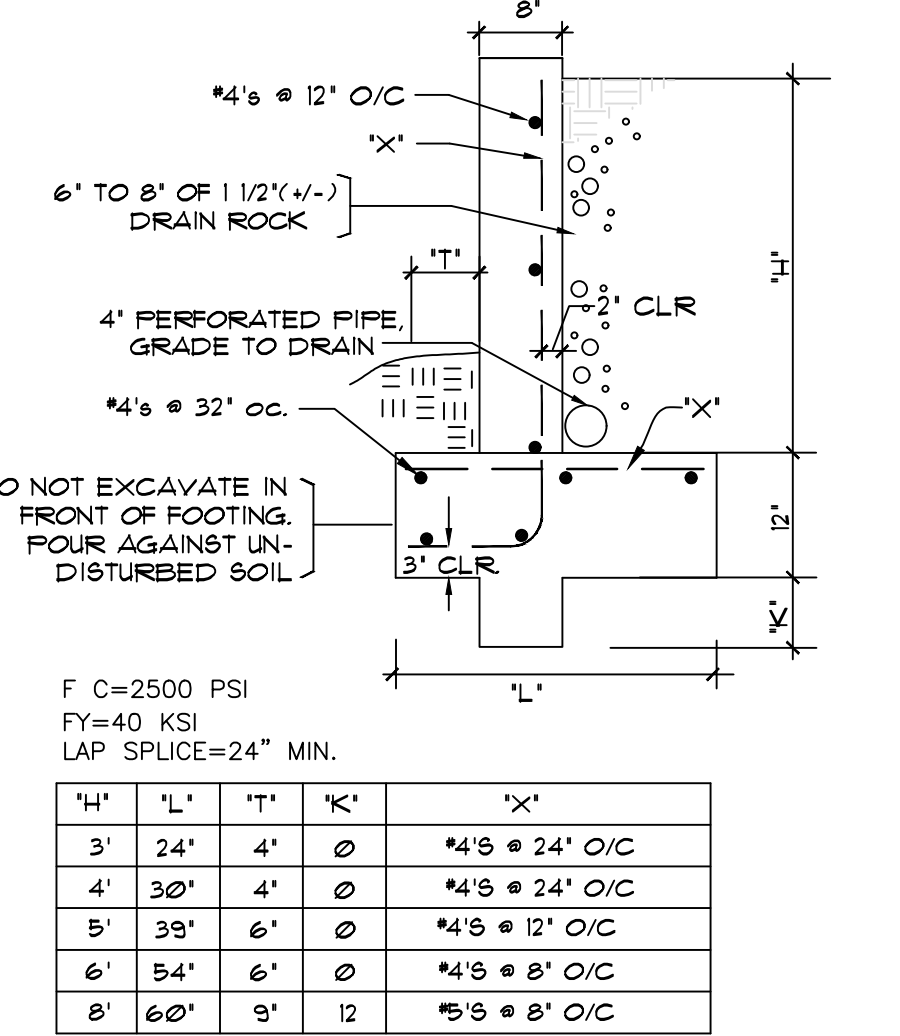


17 POST TO BEAM CONNECT N.T.S.

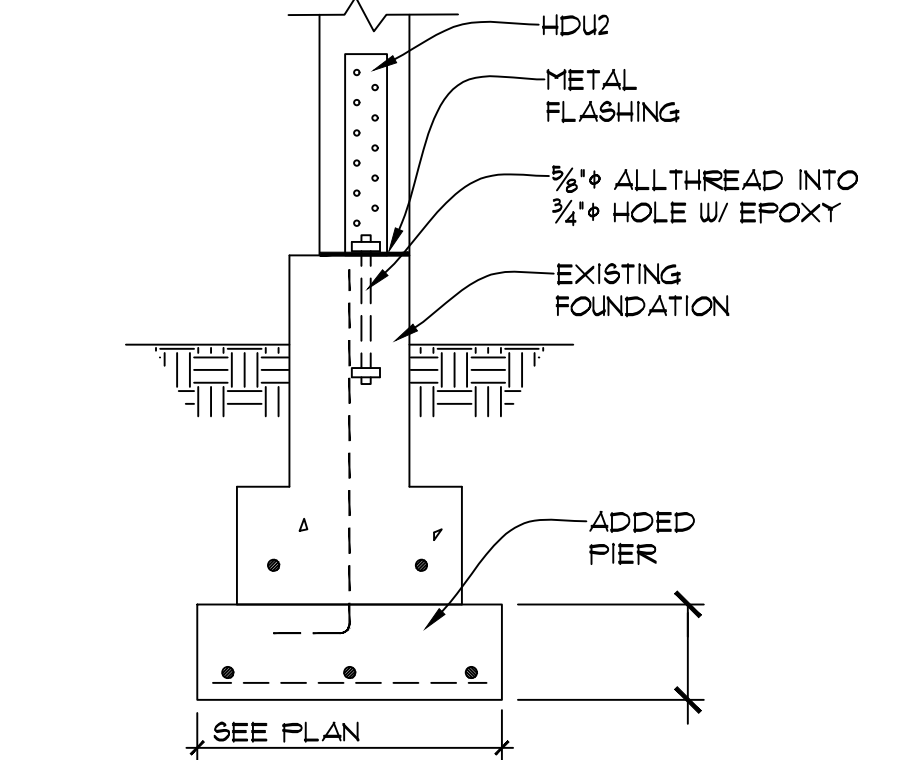


15 STEEL BEAM TO TS COL.
CONNECTION DETAIL N.T.S.

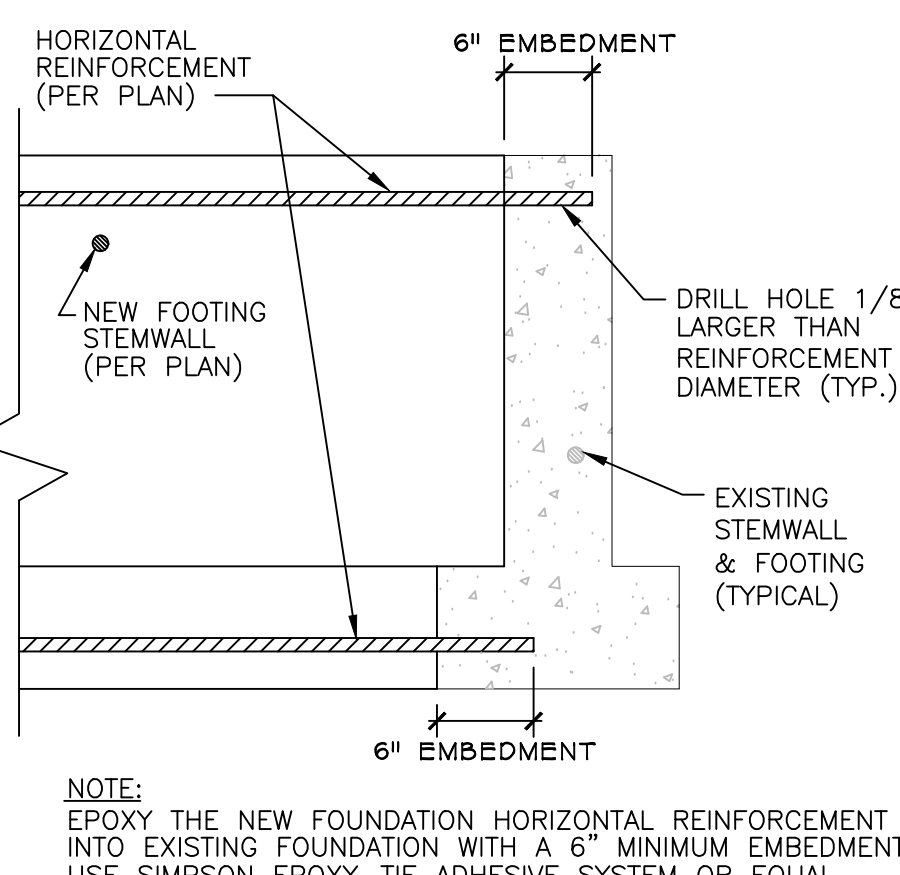
NOT USED



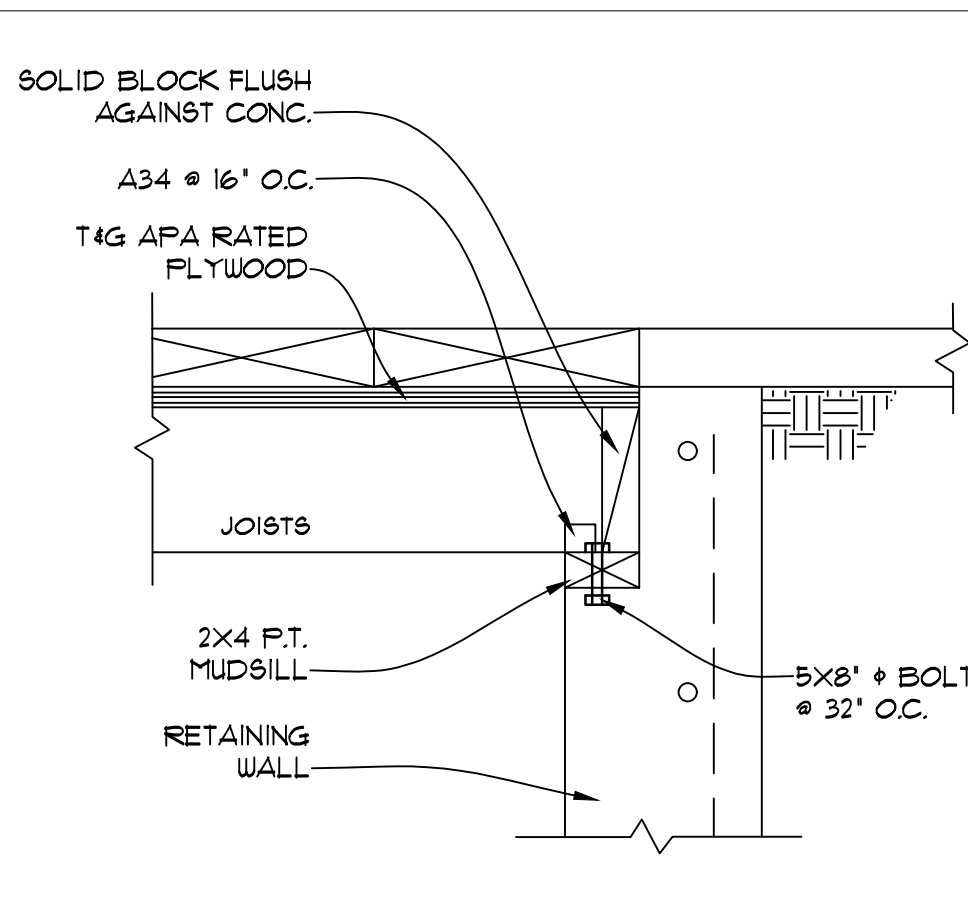
9 CONC. RETAINING WALL
8' HIGH MAX. N.T.S.



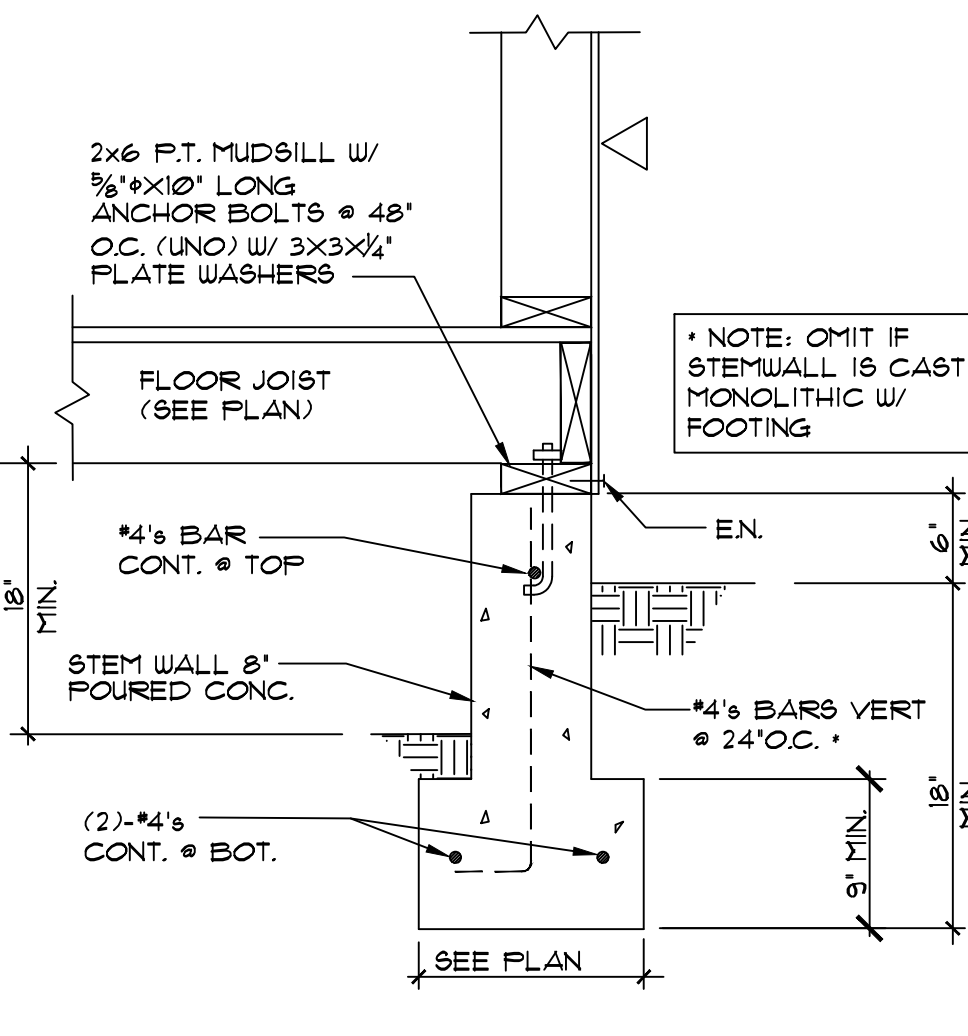
0	NEW PIER @ EXISTING FOUNDATION	N.T.S.
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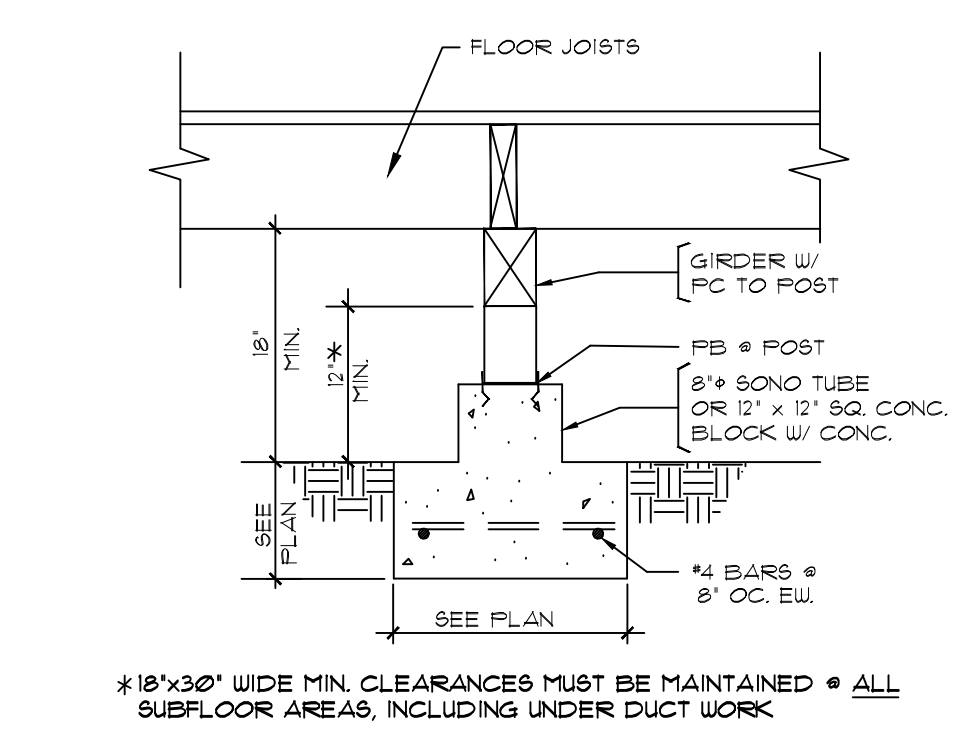
1	FND. DOWEL DETAIL	N.T.S.
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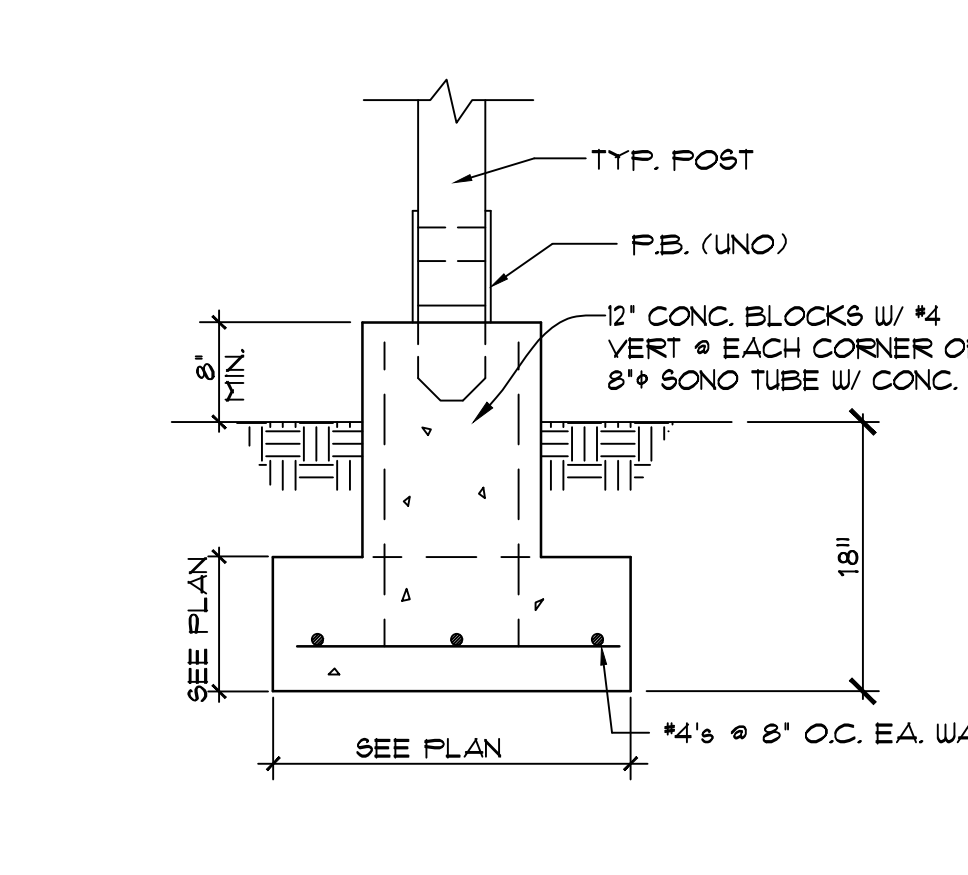
4 JOISTS AT WALL



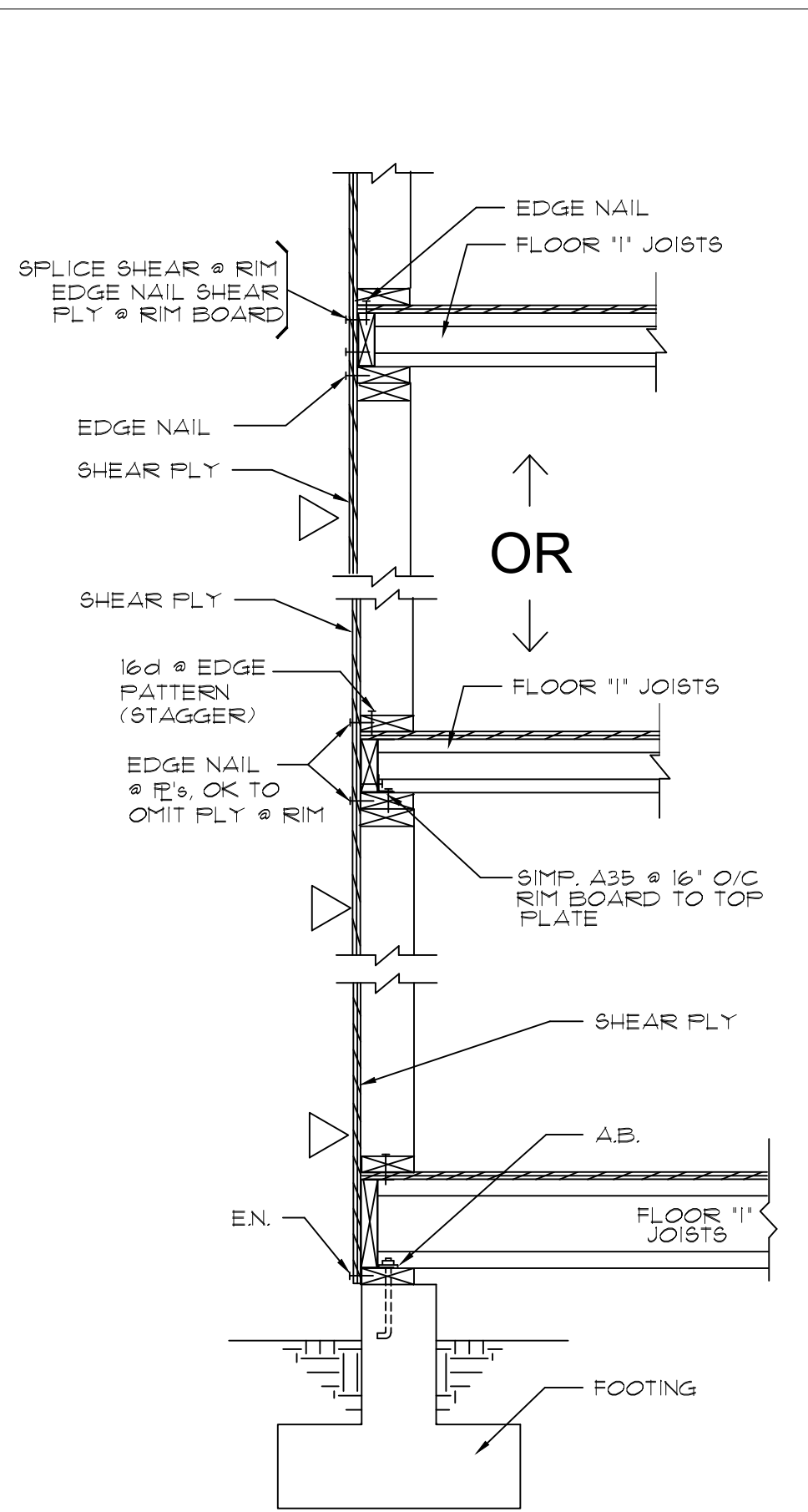
5	TYP. PERIMETER FND.	N.T.S.
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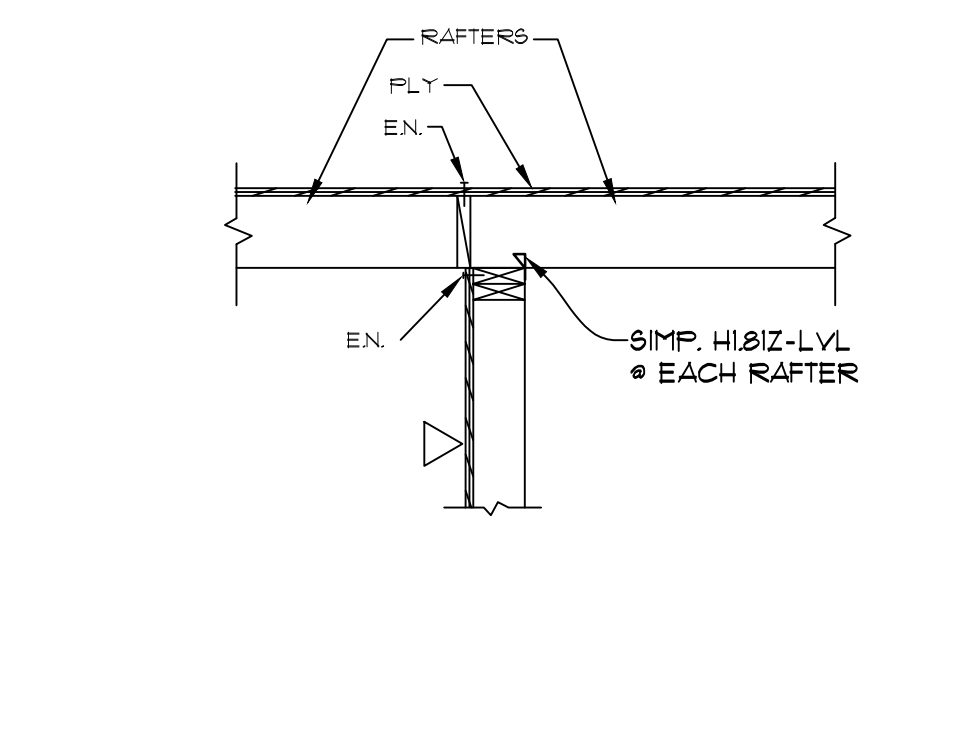
6	INTERIOR PIER FTG.	N.T.S.
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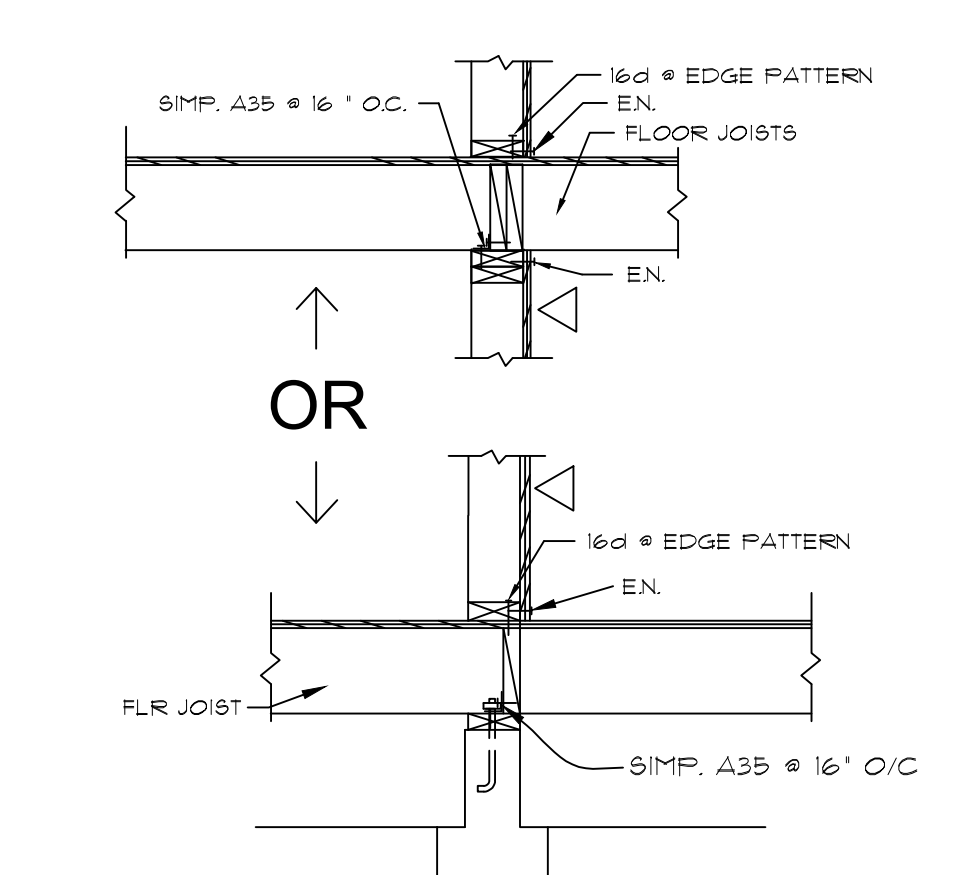
7	POST FOOTING @ EXT.	N.T.S.
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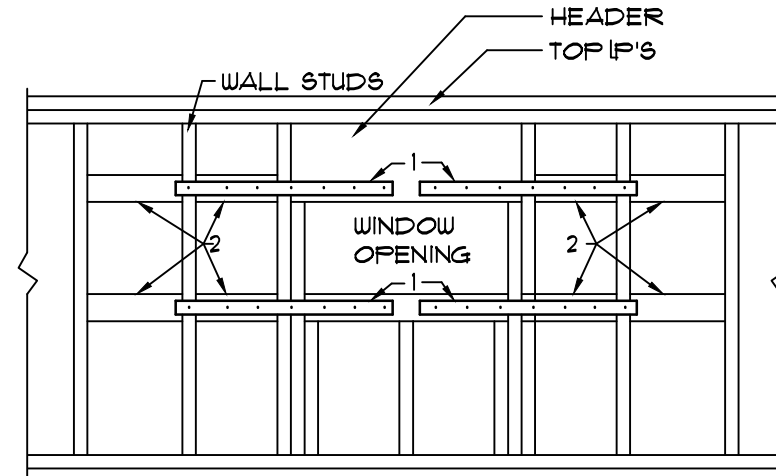
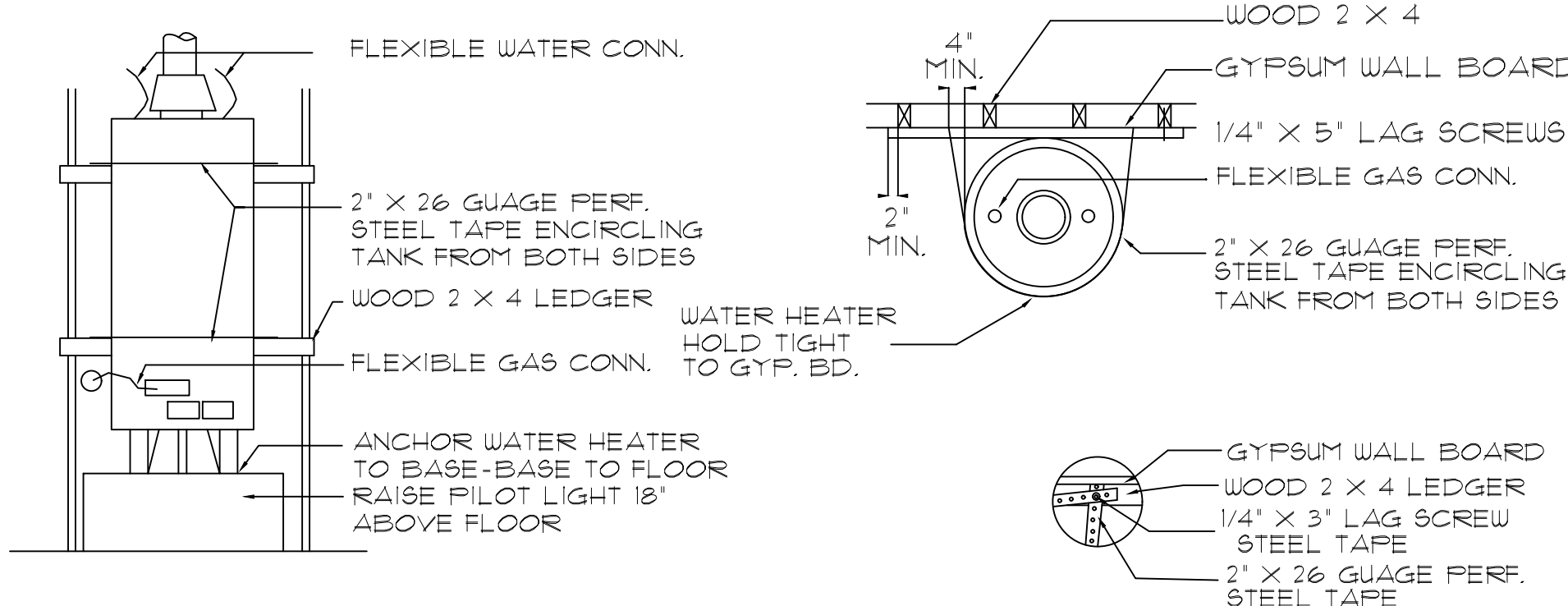
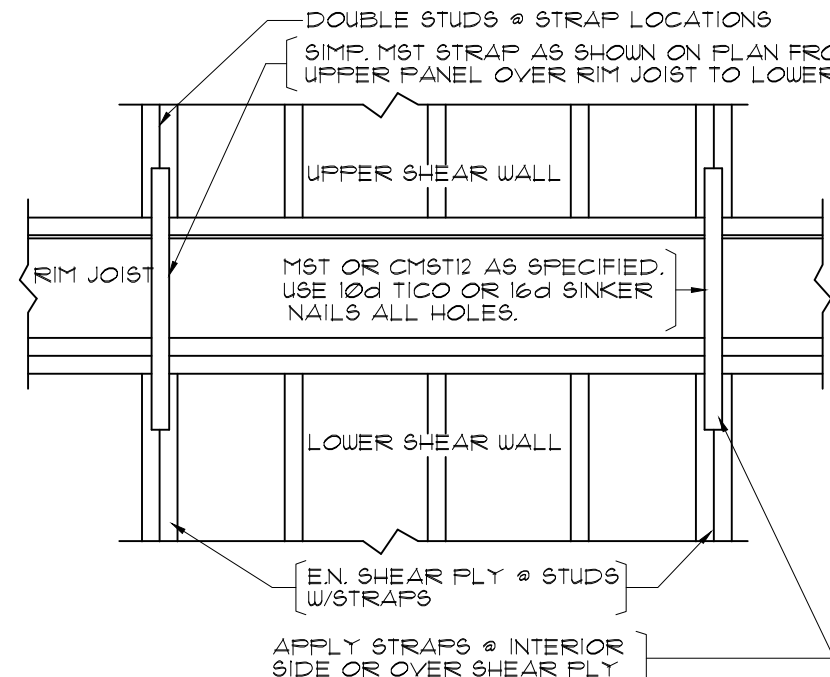
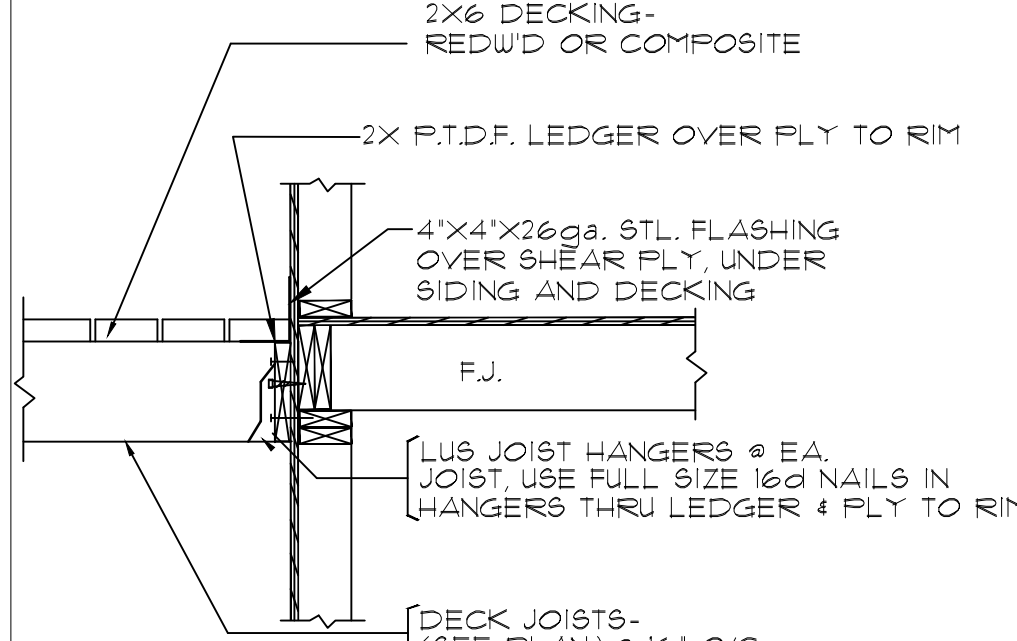
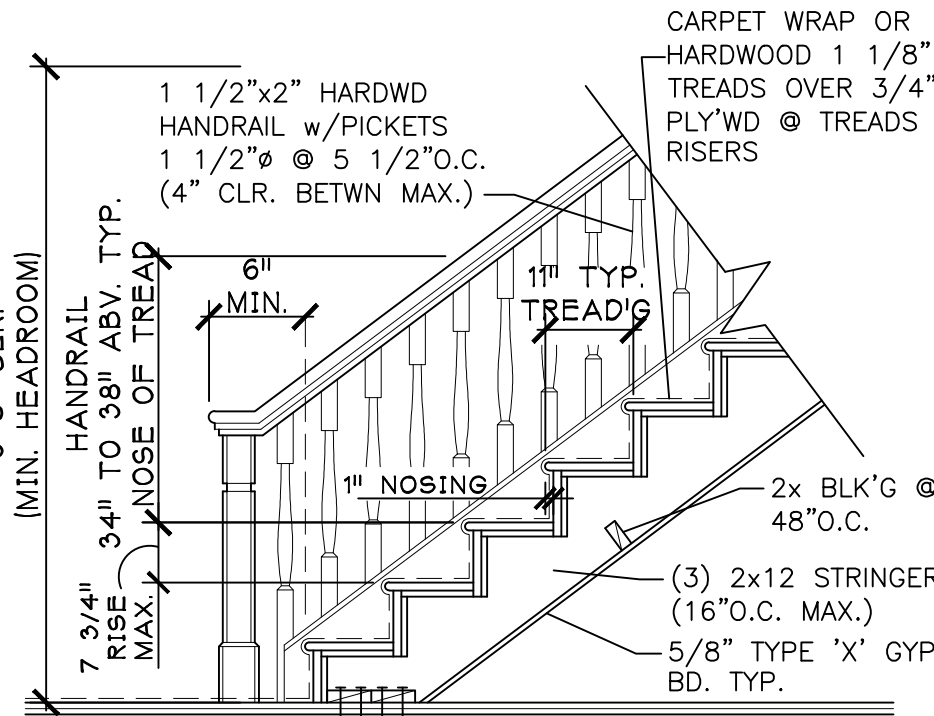
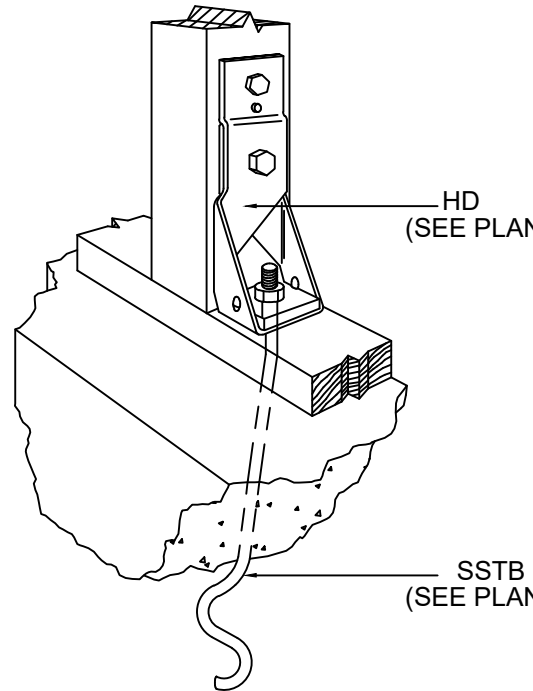
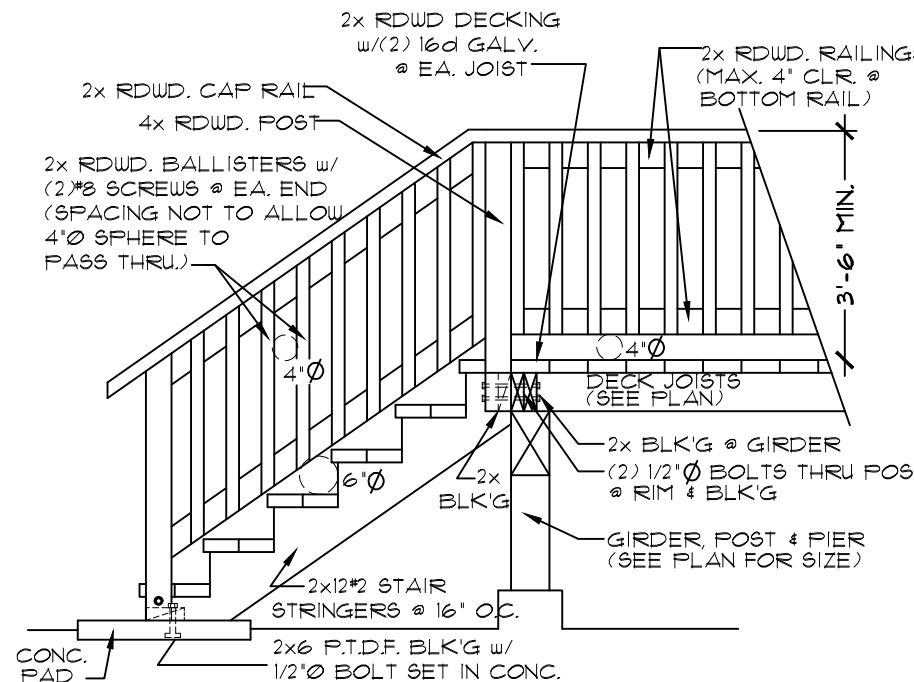
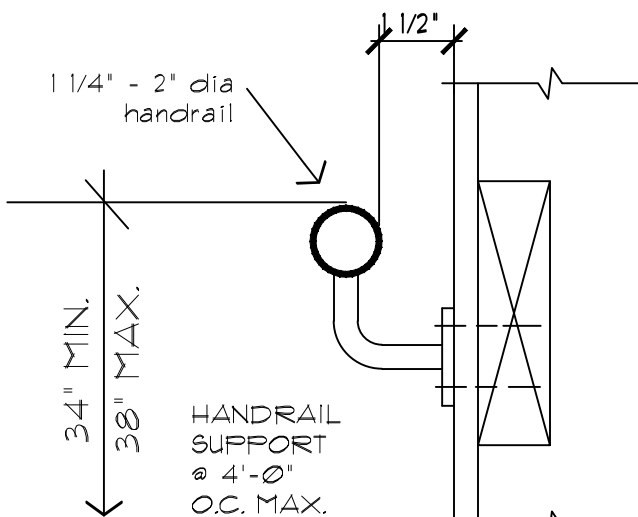
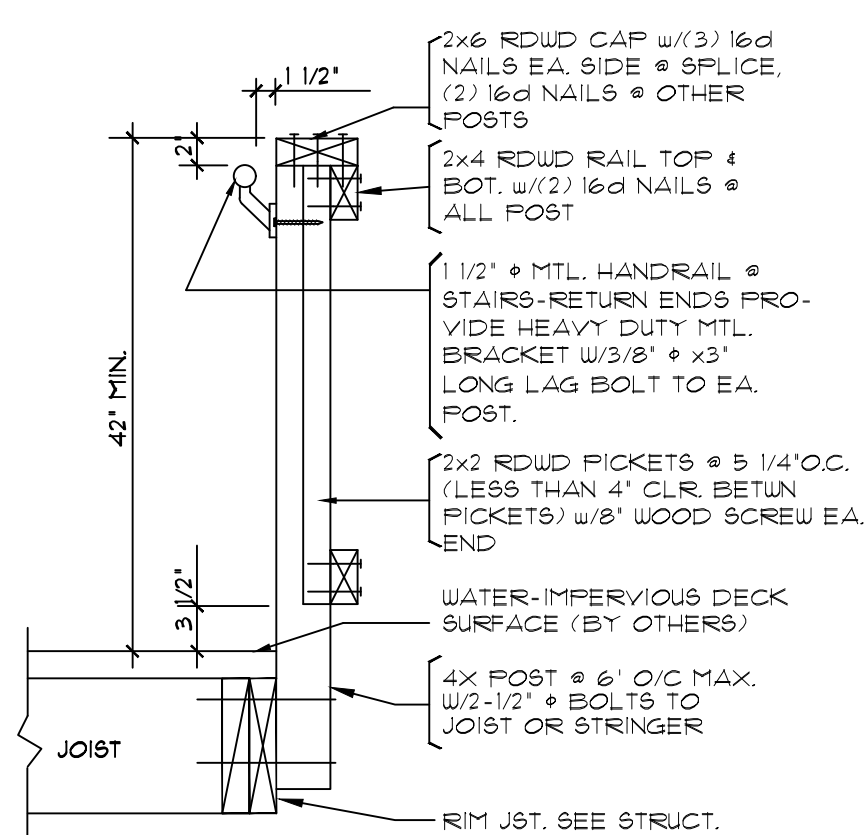
1	TYP. SHEAR TRANSFER	N.T.S.
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2	TYP. SHEAR TRANSFER	N.T.S.
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3	SHEAR TRANSFER (INTERIOR)	N.T.S.
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NOT USED		NOT USED		NOT USED		 1-SIMP.MSTC28 (4 PLACES) NAIL OVER PLY TO BLOCKING 2-2x4 FLAT BLOCKING (USE 4x6 BLOCKING AT DOUBLE SHEAR WALL) FOR 2 STUD BAYS IN LINE W/SILL R'S & BOTTOM OF HDR SHEAR WALL SECTIONS ABOVE AND BELOW WINDOW. EDGE NAIL AT KING STUDS, WINDOW SIL AND BOTTOM EDGE OF HEADER								
	N.T.S.		N.T.S.		N.T.S.	8	WINDOW OPENING @ SHEAR WALL	N.T.S.	1	SEISMIC STRAP DETAIL @ W.H. (SIMILAR @ F.A.U.)	N.T.S.			
NOT USED		NOT USED		NOT USED				 NOTE: IF T-11 OR OTHER FINISH PLY IS USED FOR EXTERIOR SURFACE, THE VERTICAL 4" OF THE FLASHING MUST BE BEHIND SIDING. USE BEAD OF SEALANT AT THE CONNECTION TO FLASHING.						
	N.T.S.		N.T.S.		N.T.S.	9	HOLDOWN STRAPS (ACROSS FLOOR)	N.T.S.	5	FLASHING @ DECK DETAIL	N.T.S.	2	TYP. INTERIOR STAIRS	N.T.S.
NOT USED		NOT USED		NOT USED		NOT USED								
	N.T.S.		N.T.S.		N.T.S.			N.T.S.	6	TYPICAL HOLDOWN	N.T.S.	3	TYP. EXTERIOR STAIRS	N.T.S.
NOT USED		NOT USED		NOT USED		NOT USED								
	N.T.S.		N.T.S.		N.T.S.			N.T.S.	7	HANDRAIL (@ INTERIOR WALL)	N.T.S.	4	GUARDRAIL	N.T.S.

1. General
- a) All work shall conform to the 2019 CBC and applicable local codes. The structural analysis is done in complete accordance with the CBC, none of the prescriptive allowances of the IRC have been utilized.
- b) Where applicable, allowable stresses have been increased 15% for snow.
- c) The Engineer (Tahoe Engineering Inc.) is responsible for the **STRUCTURAL** items in the plans only. Should any changes be made from the design as detailed in these calculations without written approval from the Engineer then the Engineer assumes no responsibility for the entire structure or any portion there of. Should the results of the calculations not be fully or properly transferred to the plans, the engineer assumes no responsibility for the structure.
- d) These calculations are based upon a completed structure. Should an unfinished structure be subjected to loads, Tahoe Engineering Inc. should be consulted for an interim design or if not, will assume no responsibility.
- e) The structural details shown on the drawings are typical. Similar details apply to similar conditions.
- f) All water proofing and flashing (roofs, foundations, garage floors, etc.) is the responsibility of the contractor or owner.
2. Site Work
- a) Assumed soil bearing is determined in accordance with IBC table 1806.2.
- b) Building sites are assumed to be drained and free of clay or expansive soil. Any other conditions encountered must be brought to the attention of the Engineer.
- c) These calculations assume stable, undisturbed soils and level or stepped footings. Any other conditions should be reported to this Engineer.
- d) All footings shall bear on undisturbed soil with a footing depth below frostline, (18" or 24" as per local requirements). Finished grade shall slope away from foundation.
- e) All finished grade shall slope a minimum of 5% away from foundation for a minimum of 10'.
- f) This engineer has not made a geotechnical review of the building site and is not responsible for general site stability or soil suitability.

3. Fill and Backfill
- a) Fill material shall be free from debris, vegetation, and other foreign substances.
- b) Backfill at foundation walls shall be compacted to 90% relative density, uno.
- c) Use 4" diameter perforated pipe sub-drain behind all retaining walls. Slope pipe to drain to daylight.
4. Concrete, Masonry
- a) Concrete shall have a minimum 28 day compressive strength of 2500psi uno. Concrete exposed to freezing and thawing shall be protected as per IBC 1904.2.
- b) Concrete shall be air entrained to not less than 5% and not more than 7%.
- c) Slabs on grade shall have a minimum of thickness of 4" and shall be placed over 4" minimum of free draining aggregate base compacted to a minimum of 95% relative compaction.
- d) Slabs shall be reinforced with 6X6X10WWF mesh as per ASTM A185, or with Fiberglass as per manufacturer's specifications, uno. Water proofing of any garage slab over timber framing system is the responsibility of the owner or contractor.
- e) Waterproofing of foundations and retaining walls is the responsibility of the owner or contractor.
- f) Reinforcement shall be grade 40 as per ASTM A615 uno. Lap reinforcing bar splices 40 bar diameters, uno.
- g) Concrete stem walls and footings are to be a monolithic pour, or provide vertical 4's @ 24" oc. in stem wall developed into footing.
- h) Reinforcement cover in cast-in-place concrete shall be: 3" cast against earth 1 1/2" formed, exposed to earth or weather, # 5's and smaller 1 1/2" uno.
- i) all reinforcing steel and anchor bolts shall be accurately located and adequately secured in position before and during placement of concrete.
- j) All masonry units shall conform to ASTM C 90 grade N.
- k) All masonry cels are to be solid grouted with mortar conforming to ASTM C279 Type S, with a 28 day compressive strength of 2000 psi min.

5. Framing/Lumber
- a) Roof Sheathing. Use CDX APA rated sheathing. The thickness is per APA load tables based upon roof live load and framing spacing. Apply face grain (long dimension) perpendicular to framing, stagger panels and nail with 8d @ 6" edge, 12" field, uno. (8d nail shall be - 131").
- b) Floor Sheathing. Use T&G APA rated sheathing. Glue and nail with 8d @ 6" edge, 10" field, uno.
- c) Sheathing shall conform to APA, PS 1. Shear sheathing shall be C-D, C-C, or 303 (T-11-1). Alternate sheathing may be substituted for floors, roofs, and shear walls provided they are structurally equivalent.
- d) Headers uno. Headers that are not specifically addressed in the calculations shall be the typical header specified on the plans. (OK by observation). Use (2) trimmers on all openings 5'0" and larger uno.
- e) Floor joists. Use manufactured "I" joists (such as Truss Joists), size space as per manufacturer's recommendations (use L480 mm). Use manufactured rim board (such as Timber Strand) with all "I" joists. Use a double rim board in all locations where ledgers are used (such as deck ledgers). Douglas Fir #2 may be substituted for "I" joists. Size and space in accordance with IBC 2308.8.
- f) Sill plates shall be pressure treated Douglas fir or Hem Fir.
- g) Studs shall be stud grade or better. In no instance shall a stud wall be used to retain soil or resist lateral pressure due to snow loading. In the case of snow build up against a stud wall the owner shall be responsible to eliminate snow to stud wall contact.
- h) All framing lumber shall be Douglas Fir Larch, uno.
- i) Glu-lams shall be 24F-V4 uno. Glu-lams exposed to weather must be treated for exterior use by the manufacturer.
- j) Micro-lams (laminated veneer lumber) shall have Fb = 2800 psi & Fv = 285 psi min.
- k) Splice all beams over supports or support top 1/3 at support (not @ cantilevers), uno.
- l) Where (3) or more trimmers are specified, those trimmers are to be stacked in all wall framing and solid blocked at the floor levels to the foundation.
- m) Where posts with column caps or bearing plates are called out for, the load is to be transferred to the foundation by vertical grain only, uno.
- n) All built up, laminated double or multiple 2X joists and beams shall be nailed together with 16d nails at 4" oc, staggered, uno.
- o) All nails shall be common or green sinkers as specified. Where exposed to weather, nails shall be galvanized. 8d nail diameter = 131", 16d sinkers = 148" diameter, 16d common = 162".
- p) All framing members specified in these calculations are minimums, and larger members may be substituted.
- q) When using "green" lumber care shall be taken to allow for the effects of shrinkage.

6. Hardware / Structural Steel
- a) All hardware called shall be Simpson Strong-Tie Co., installed as per manufacturer's specifications.
- b) Structural steel shall conform to ASTM A36. Pipe columns shall conform to ASTM A501. Wide flange shapes shall conform to ASTM A992.
- c) All welding shall conform to the American Welding Society specifications. All welding shall be done by welders certified by the local building authority. Fillet welds are designed using one half stresses not requiring special inspection. Uno.
- d) All welding electrodes shall be E70XX or shielded wires with Fy: 70ksi.
- e) Bolts shall be ASTM A307 uno.
- f) Provide 3"x3"x1/4" Plate washers on all foundation anchor bolts. Embed bolts 7" in concrete

GENERAL CONSTRUCTION NOTES:

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES

- 301.1 Scope. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not enforceable unless adopted by a city, county, or city and county as specified in Section 101.7.
- 301.1.1 Additions and alterations. (Any construction or alteration to an existing structure other than repair for the purpose of maintenance or addition.) The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

SITE DEVELOPMENT

- 4.106.1 General. Preservation and evaluation of available natural resource shall be accomplished through evaluation and careful planning to minimize negative effect on the site and adjacent area. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.
- 4.106.2 Storm water drainage and retention during construction. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measure shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.
1. Retention basins of sufficient size shall be utilized to retain water on the site.
 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system or other method approved by the enforcing agency.
 3. Compliance with a lawfully enacted storm water management ordinance.
- NOTE: Refer to the State Water Resource Control Board for projects which disturb one acre of soil or more, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: waterboards.ca.gov/water_issues/programs/stormwater/construction.html)
- 4.106.3 Grading and paving. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of method to manage surface water include, but are not limited to, the following:
1. Swales
 2. Water collection and disposal systems
 3. French drains
 4. Water retention gardens
 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
- Exception: Additions and alterations not altering the drainage path.
- 4.106.4 Electric Vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1, 4.106.4.2, or 4.106.4.3, 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 605.
- Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
 - 1.1. Where there is no commercial power supply.
 - 1.2. Where there is no evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than \$400.00 per dwelling unit.
 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwellings (JADU) without additional parking facilities.
- 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages For each dwelling unit, install a listed raceway, accessible 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel 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. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
- 4.106.4.1.1 Identification The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".
- 4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

- Notes: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.
- 4.106.4.2.1 Electric vehicle charging space (EV space) locations Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.
- 4.106.4.2.1.1 Electric vehicle charging stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.4.2.2, item 3, shall comply with at least one of the following options: The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. The EV space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.
- Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, item 3.
- Note: Electric vehicle charging stations serving public housing are required to comply with the California Building Code, Chapter 11 B.

- 4.106.4.2.2 Electric vehicle charging space (EV space) dimensions The EV spaces shall be designed to comply with the following:
- The minimum length of each EV space shall be 18 feet (5486 mm).
 - The minimum width of each EV space shall be 9 feet (2743 mm).
 - One in every 25 EV spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
 - Surface slope for this EV space and the aisle shall not exceed 1" unit vertical in 48 units horizontal (2.083 percent slope) in any direction.
- 4.106.4.2.3 Single EV space required Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
- 4.106.4.2.4 Multiple EV spaces required Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.
- 4.106.4.2.5 Identification The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

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INDOOR WATER USE

- 4.303.1 Water conserving plumbing fixtures and fittings Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with Sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.
- Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1110.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

- 4.303.1.1 Water closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

- 4.303.1.2 Urinals. The effective flush volume of urinals shall not exceed 0.5 gallons per flush.

- 4.303.1.3 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

- 4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead.

- 4.303.1.4 Residential laundry faucets. The maximum flow rate of residential laundry faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential laundry faucets shall not be less than 0.8 gallons per minute at 20 psi.

- 4.303.1.4.2 Lavatory faucets in common and public use areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

- 4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per minute at 80 psi.

- 4.303.1.4.4 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

- 4.303.2 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1401.1 of the California Plumbing Code.

OUTDOOR WATER USE

- 4.304.1 Outdoor potable water use in landscape areas Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

- Notes: The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2,7, Division 2.
- MWELO and supporting documents, including a water budget calculator, are available at: <https://www.water.ca.gov/>

WATER REUSE SYSTEMS

- 4.305.1 Recycled water supply systems Newly constructed residential developments, where disinfected tertiary recycled water is available from a municipal source to a construction site, may be required to have recycled water supply systems installed, allowing the use of recycled water for residential landscape irrigation systems. See Chapter 15 of the California Plumbing Code.

MATERIAL SOURCES

- 4.406.1 Rodent proofing. Annular plate around pipe, electric cable, conduit or other opening in sole bottom plate at exterior wall or partition shall be protected against the passage of rodent by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

CONSTRUCTION WASTE REDUCTION

- 4.406.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 50 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.
- Exceptions:
1. Excavated soil and land-clearing debris.
 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
 3. The enforcing agency may make exceptions to the requirements of this section when isolated job sites are located in areas beyond the haul boundaries of the diversion facility.
- 4.406.2 Construction waste management plan. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.
1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvaged for future use or sale
 2. Specify if construction and demolition waste materials will be sorted-on-site (source-separated) or bulk mixed (single stream)
 3. Identify diversion facilities where the construction and demolition waste material will be taken.
 4. Identify construction method employed to reduce the amount of construction and demolition waste generated.
 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

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