

**TOWNZEN & ASSOCIATES PLAN APPROVAL** The plans submitted for review are approved in accordance with local state applicable standards. This approval does not relieve the applicant of the responsibility of compliance with the applicable codes. Approved as submitted

02/10/2020

Konrad Weber

1) CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR TO NOTIFY DESIGNER IMMEDIATELY OF ANY DISCREPANCIES, ERRORS OR OMISSIONS.

2) ALL CONSTRUCTION WORK SHALL BE DONE IN COMPLIANCE WITH THE LATEST EDITION OF THE APPLICABLE BUILDING CODE AS AMENDED BY THE STATE AND ALL OTHER STATE AND LOCAL **REQUIREMENTS THAT APPLY.** 

3) CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR SAFETY OF ALL PERSONS ON OR ABOUT THE CONSTRUCTION SITE IN ACCORDANCE WITH APPLICABLE LAWS AND CODES. GUARD AGAINST ALL HAZARDS IN ACCORDANCE WITH THE SAFETY PROVISIONS OF THE LATEST MANUAL OF ACCIDENT PREVENTION PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA.

4) CONTRACTOR TO PROTECT PROPERTY FROM DAMAGE DURING CONSTRUCTION.

5) CONTRACTOR TO BE HELD RESPONSIBLE FOR REPLACEMENT OF DAMAGED MATERIALS OR LOSS OF MATERIALS DURING CONSTRUCTION.

6) CONTRACTOR TO PROTECT ALL EXPOSED AREAS WITH TEMPORARY COVER TO PREVENT WATER INFILTRATION INTO THE BUILDING INTERIOR OR WIND DAMAGE DURING CONSTRUCTION.

7) DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CROSS CHECK DETAILS AND DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND OTHER DRAWINGS AS APPLICABLE. NOTIFY THE DESIGNER OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE COMMENCING WORK.

8) CONDITIONS AND DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE. TYPICAL DETAILS NOT REFERENCED ON DRAWINGS APPLY UNLESS NOTED OTHERWISE BY SPECIFIC NOTES AND DETAILS. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR THE TYPICAL CONSTRUCTION ON THE PROJECT.

9) WHERE NO SPECIFIC STANDARDS ARE APPLIED TO A MATERIAL OR METHOD OF CONSTRUCTION TO BE USED IN THE WORK, ALL SUCH MATERIALS AND METHODS ARE TO MAINTAIN THE STANDARDS OF THE INDUSTRY.

10) MATERIALS, EQUIPMENT, ETC., NOT INDICATED ON DRAWINGS OR SPECIFIED HEREIN BUT REQUIRED FOR THE SUCCESSFUL AND EFFICIENT COMPLETION OF THE INSTALLATION SHALL BE HELD TO BE IMPLIED AND SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR FOR NO ADDITIONAL COST.

11) ERRORS OR OMISSIONS IN ANY SCHEDULE OR DRAWING DO NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE WORK INTENDED IN THE DRAWINGS OR THE SPECIFICATIONS.

12) COORDINATE/ VERIFY ALL INTERIOR FINISHES WITH OWNER REPRESENTATIVE.

13) CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT AT ANY TIME.

14) CONTRACTOR TO BE RESPONSIBLE FOR ALL TEMPORARY BRACING REQUIRED DURING CONSTRUCTION.

15) ALL EXTERIOR SURFACES INCLUDING GRADE, DECKS, PORCHES AND EXTERIOR PAVING TO SLOPE AWAY FROM BUILDING AT 1/4" PER FOOT MIN. UNLESS NOTED OTHERWISE.

16) MAINTAIN 6 INCHES CLEAR MINIMUM BETWEEN SIDING AND FINISHED GRADE.

17) CONNECT ALL DOWNSPOUTS AND FOUNDATION DRAINS TO EXISTING STORM SYSTEM OR OTHER APPROVED TERMINUS.

18) ALL EXTERIOR EXPOSED WORK TO BE INSTALLED IN WEATHER TIGHT MANNER; FLASH, CAULK AND PROVIDE WEATHER BARRIER MATERIALS IN A MANNER & SEQUENCE AS REQUIRED FOR WATERTIGHT CONSTRUCTION.

19) ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL. MECHANICAL. ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADES, DRAWINGS, AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.

20) ALL PRODUCTS TO BE INSTALLED PER LATEST EDITION OF THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND PUBLISHED INDUSTRY STANDARDS.

21) ALL DIMENSIONS ARE TO EDGE OF STUD UNLESS NOTED OTHERWISE.

22) ALL DOORS ADJACENT TO WALLS ARE 4" FROM FACE OF JAMB TO FACE OF WALL UNLESS NOTED OTHERWISE.

23) SEE WALL TYPES AND CONSTRUCTION ASSEMBLY DETAILS FOR CONFIGURATION OF WALL COMPONENTS.

24) STRUCTURAL, FIRE RESISTIVE AND SOUND RESISTIVE INTEGRITY IS TO BE MAINTAINED AT PENETRATIONS FOR ELECTRICAL, MECHANICAL, PLUMBING AND CONDUITS, PIPES AND SIMILAR SYSTEMS AND IS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF GOVERNING CODES AND AUTHORITIES.

25) PROVIDE SEALANT AT ALL OPENINGS MADE IN WALL AND FLOOR SURFACES AND FRAMING FOR SUPPLY AND DRAIN LINES; PROVIDE SEALANT, AIR TIGHT, AROUND ELECTRICAL OUTLETS AND JUNCTION BOXES.

26) NAILING, FRAMING AND FASTENING TO COMPLY WITH STRUCTURAL REQUIREMENTS, CODE STANDARDS, AND FIRE RATED ASSEMBLY REQUIREMENTS AS APPLICABLE.

27) DO NOT NOTCH OR DRILL JOISTS, BEAMS, OR LOAD BEARING STUDS WITHOUT THE PRIOR APPROVAL OF THE DESIGNER AND STRUCTURAL ENGINEER.

28) ALL WOOD EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.

29) ALL EXPOSED METAL CONNECTIONS, FASTENERS, COVERS AND RELATED APPURTENANCES TO BE NON-CORROSIVE.

CAVITY.

31) PROVIDE AND INSTALL BLOCKING, BRACING AND STRAPPING AS REQUIRED FOR CABINETS, TOILET ACCESSORIES, HVAC, PLUMBING, ELECTRICAL AND ANY OTHER FIXTURES THAT REQUIRE SUPPORT BRACING.

32) PROVIDE PRODUCTS AND INSULATION IN COMPLIANCE STATE ENERGY CODE AND LOCAL JURISDICTION REQUIREMENTS.

33) PROVIDE ACCOUSTIC INSULATION AT ALL BATHROOM WALLS.

RATING OF 450.

35) ALL GLAZING IN HAZARDOUS LOCATIONS, INCLUDING BUT NOT LIMITED TO WITHIN OPERABLE DOORS OR WITHIN 24 INCHES OF OPERABLE DOORS, TO BE APPROVED SAFETY GLAZING MATERIALS PER THE LATEST CODE REQUIREMENTS.

36) TREAT ALL ENDS OF CUT PRESSURE TREATED WOOD.

GALVANIC ACTION.

39) PROVIDE 18"x24" MIN. CRAWL SPACE ACCESS AS APPLICABLE.

40) PROVIDE CRAWL SPACE VENTILATION AT A RATIO OF 1/150 PER CODE.

41) PROVIDE 22"x 30" MIN. ATTIC ACCESS LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. 30" MIN. UNOBSTRUCTED HEADROOM SHALL BE PROVIDED ABOVE THE ACCESS OPENING.

CODE.

| A.F.F. | ABOVE FINISHED FLOOR     |
|--------|--------------------------|
| ALT.   | ALTERNATE                |
| A.P.N. | ASSESSOR'S PARCEL NUMBER |
| BD.    | BOARD                    |
| BLDG.  | BUILDING                 |
| BLK.   | BLOCK                    |
| BLKG.  | BLOCKING                 |
| B.W.P. | BRACE WALL PANEL         |
| CL     | CENTERLINE               |
| COL.   | COLUMN                   |
| CONC.  | CONCRETE                 |
| CONT.  | CONTINUOUS               |
| CLR.   | CLEAR                    |
| DIA.   | DIAMETER                 |
| DBL.   | DOUBLE                   |
| EA.    | EACH                     |
| EGRES. | EGRESS                   |
| EL.    | ELEVATION                |
| EQ.    | EQUAL                    |
| E.W.   | EACH WAY                 |
| F.O.C. | FACE OF CONCRETE         |
| F.O.F. | FACE OF FINISH           |
|        |                          |

| F.O.S. | FACE OF STUD           |
|--------|------------------------|
| FT.    | FEET                   |
| НС     | HOLLOW CORE            |
| HT.    | HEIGHT                 |
| G.L.B. | GLU-LAMINATED BEAM     |
| MANUF. | MANUFACTURER           |
| MAX.   | MAXIMUM                |
| MIN.   | MINIMUM                |
| N/A    | NOT APPLICABLE         |
| N.T.S. | NOT TO SCALE           |
| NUM.   | NUMBER                 |
| 0.C.   | ON CENTER.             |
| Р      | PLATE                  |
| PL     | PLATE                  |
| PNL    | PANEL                  |
| PSF    | POUNDS PER SQUARE FOOT |
| PT     | PRE-TREATED            |
| REQ.   | REQUIRED               |

30) PROVIDE PROTECTION FOR ALL CABLE AND ELECTRICAL WIRING WITHIN WALL

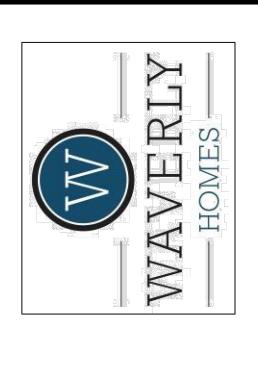
34) ALL INSULATION SHALL HAVE A MAXIMUM FLAME SPREAD OF 25 AND A SMOKE

37) CONTRACTOR TO PROVIDE ISOLATION AT ALL DIS-SIMILAR MATERIALS TO PREVENT

38) SET WATER HEATER IN PAN, PLUMB TO EXTERIOR WALL AND PROVIDE SEIZMIC STRAPPING AS REO'D. IF PROVIDED WITHIN GARAGE INSTALL 18" A.F.F. & PROVIDE PROTECTIVE BOLLARD EMBEDED IN SLAB.

42) PROVIDE ATTIC VENTILATION AT RATIO OF 1/150 OR AS OTHERWISE ALLOWED BY

| SC       | SOLID CORE             |
|----------|------------------------|
| SF       | STORE FRONT            |
| SIM.     | SIMILAR                |
| S.O.G.   | SLAB ON GRADE          |
| STRUCT.  | STRUCTURE / STRUCTURAL |
| ST. VRN. | STAIN AND VARNISH      |
| SQ,      | SQUARE                 |
| T.O.     | TOP OF                 |
| T.O.P.   | TOP OF PLATE           |
| TYP.     | TYPICAL                |
| UBC      | UNIFORM BUILDING CODE  |
| U.N.O.   | UNLESS NOTED OTHERWISE |
| U.O.N.   | UNLESS OTHERWISE NOTED |
| VFY.     | VERIFY                 |
| w/       | WITH                   |
| WIN.     | WINDOW                 |
| @        | AT                     |
| Ø        | DIAMETER               |
|          |                        |



 $2008\left(\mathbf{C}\right)$  WAVERLY HOMES LLC.

THESE DRAWINGS ARE THE PROPERTY OF WAVERLY HOMES LLC. AND ARE NOT TO BE REPRODUCED IN ANY MANNER WITHOUT PRIOR WRITTEN APPROVAL OF WAVERLY HOMES LLC.

**INFORMATION:** 

PLAN NUMBER: 190820

DRAWN FOR:

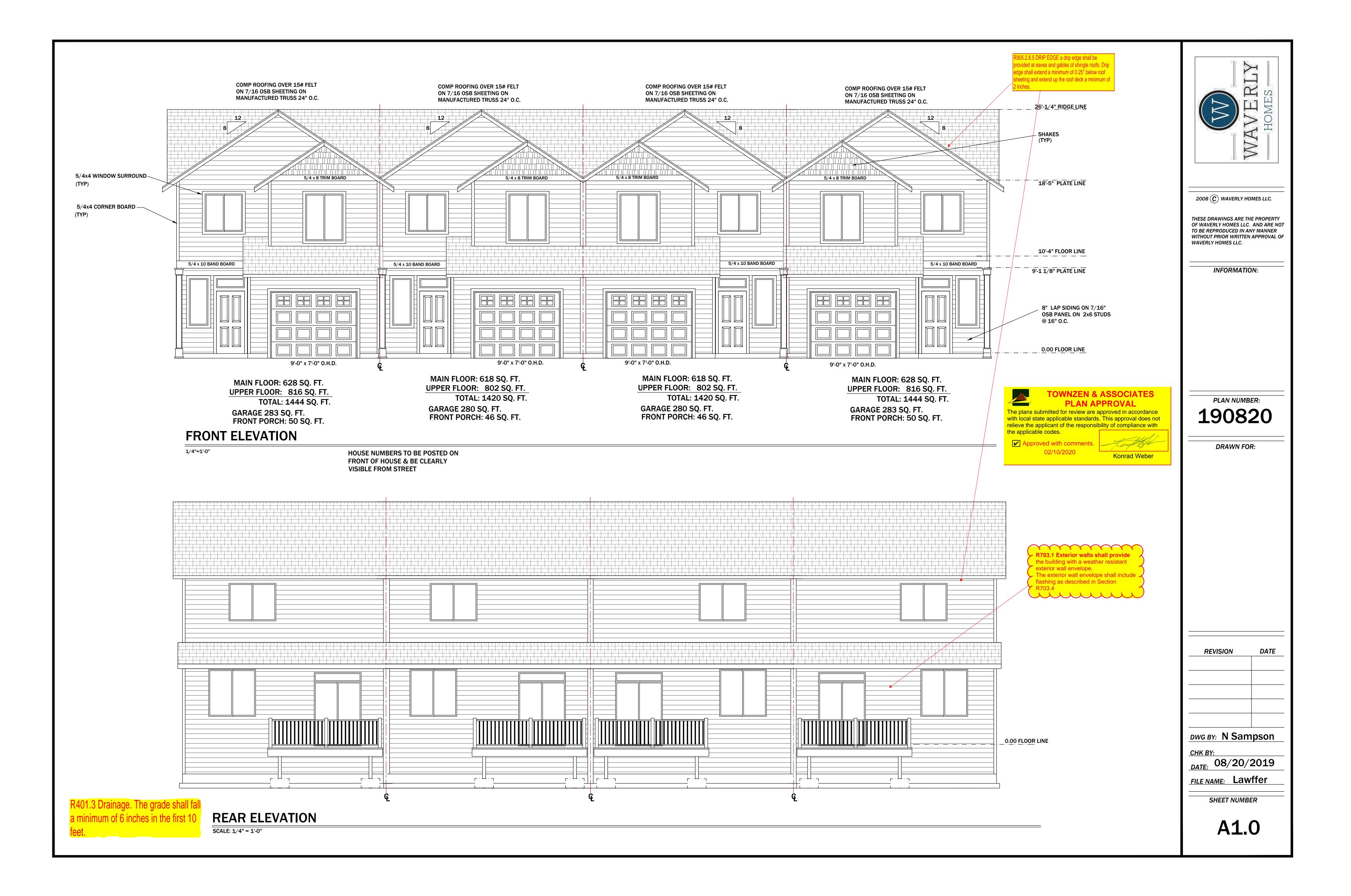
REVISION DATE

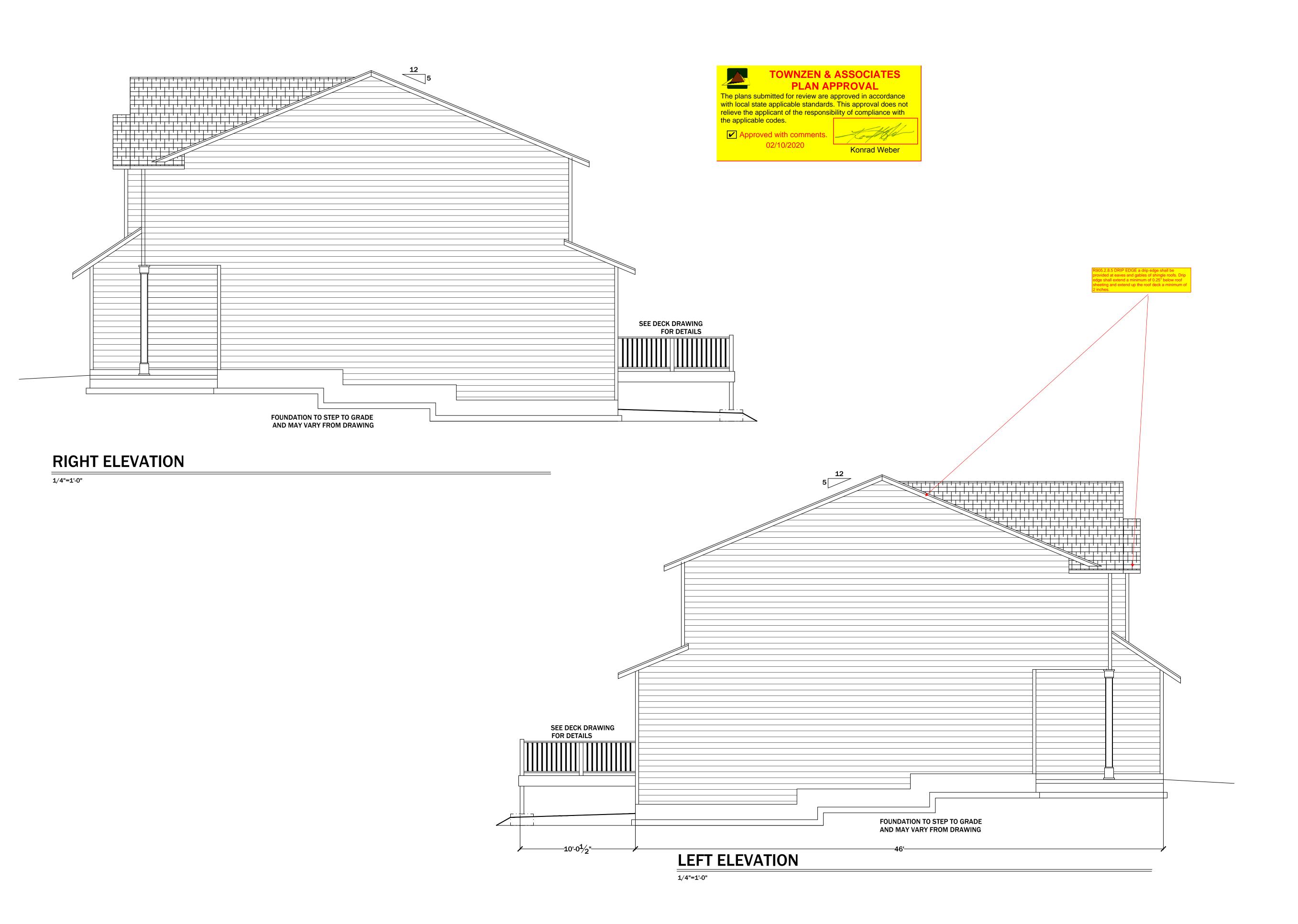
*DWG BY:* N Sampson CHK BY:

DATE: 08/20/2019 FILE NAME: Lawffer

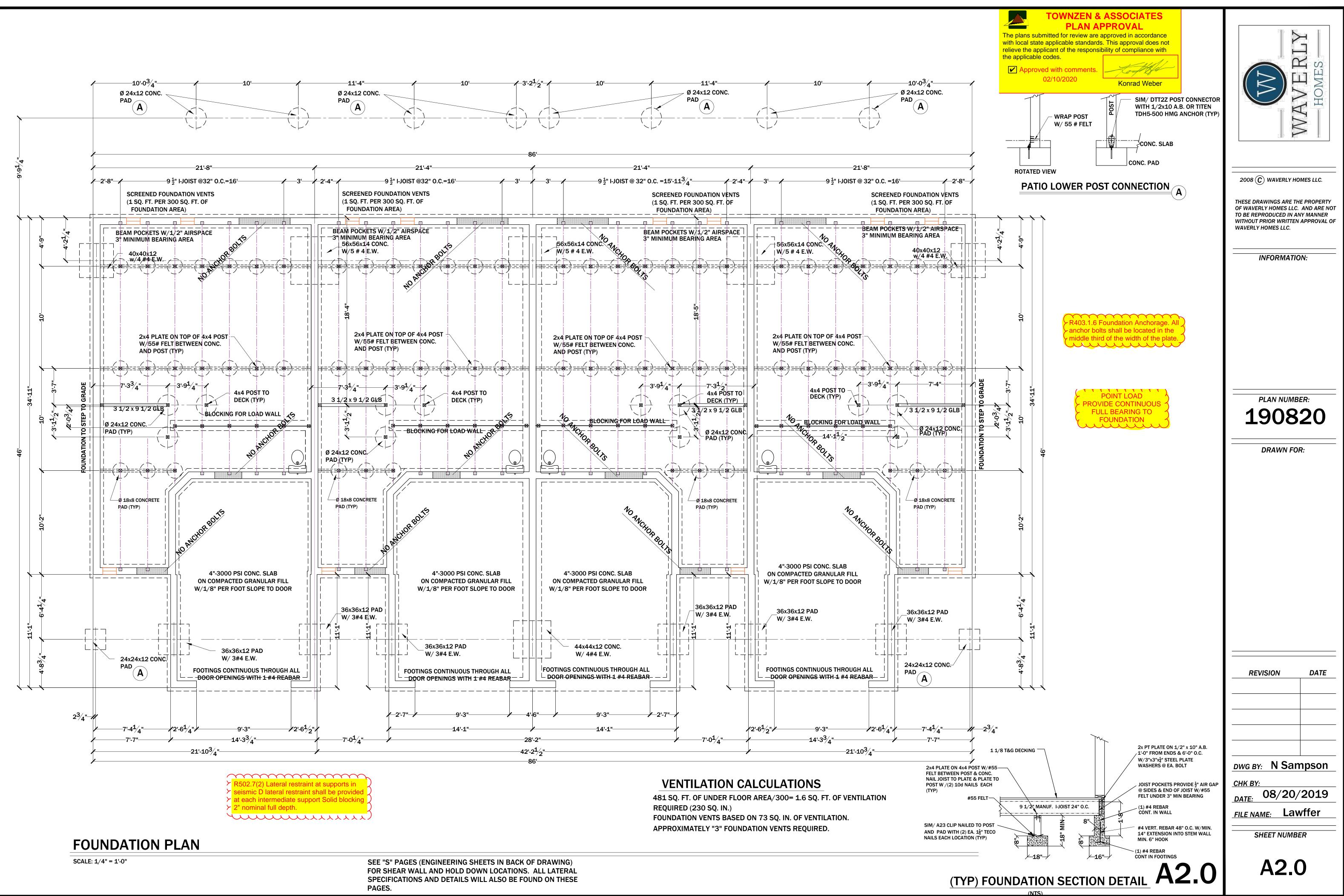
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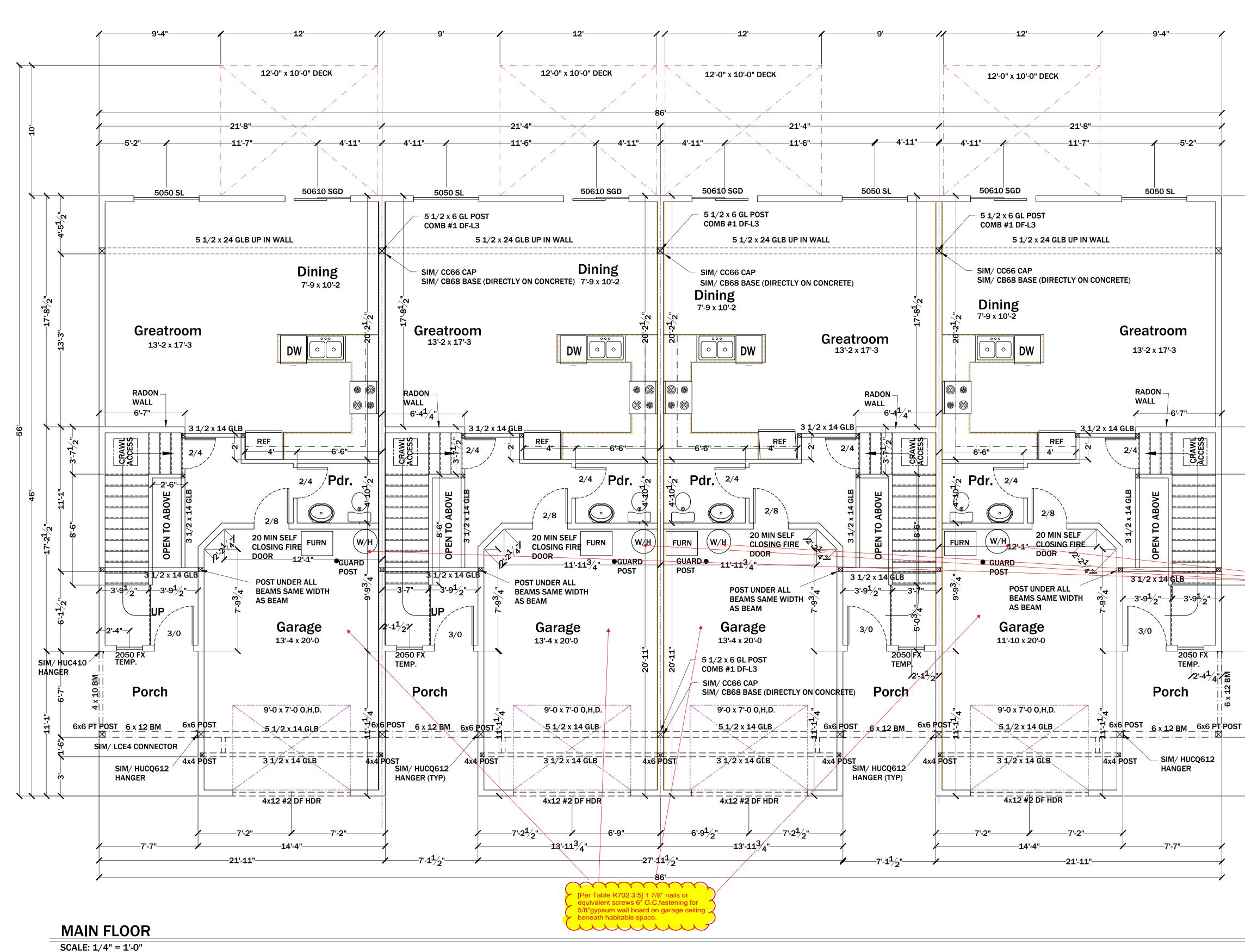
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| PLAN NUMBER:<br><b>190820</b><br>DRAWN FOR:  |
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| REVISION       DATE         Image: |







02/10/2020

Konrad Weber

## NOTE:

EXT. HDRS. 4X10 #2 D.F. UP TO 6'-0" OPENING UNLESS NOTED ON PLAN OR ENGINEERING.

ALL EXTERIOR AND 75% OF THE INTERIOR LIGHTING TO BE HIGH LUMINAR FIXTURES

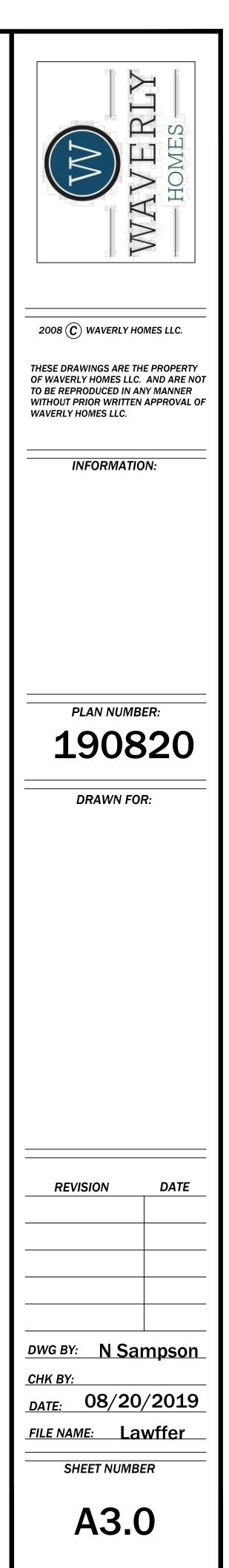
U-VALUE FOR ALL GLAZING TO BE .28 OR LESS

SEE ENGINEERING "S" PAGES FOR HOLD DOWNS, BEAM SIZES, WALL AND ROOF NAILING SCHEDULES

**KITCHEN SINK & SHOWERS 1.75 GPM** ALL OTHERS 1.0 GPM FALL PROTECTION REQUIRED IF WINDOW

SILL IS 24" ABOVE FINISHED FLOOR & 72" ABOVE FINISH GRADE SEE (IRC R312.2.1)

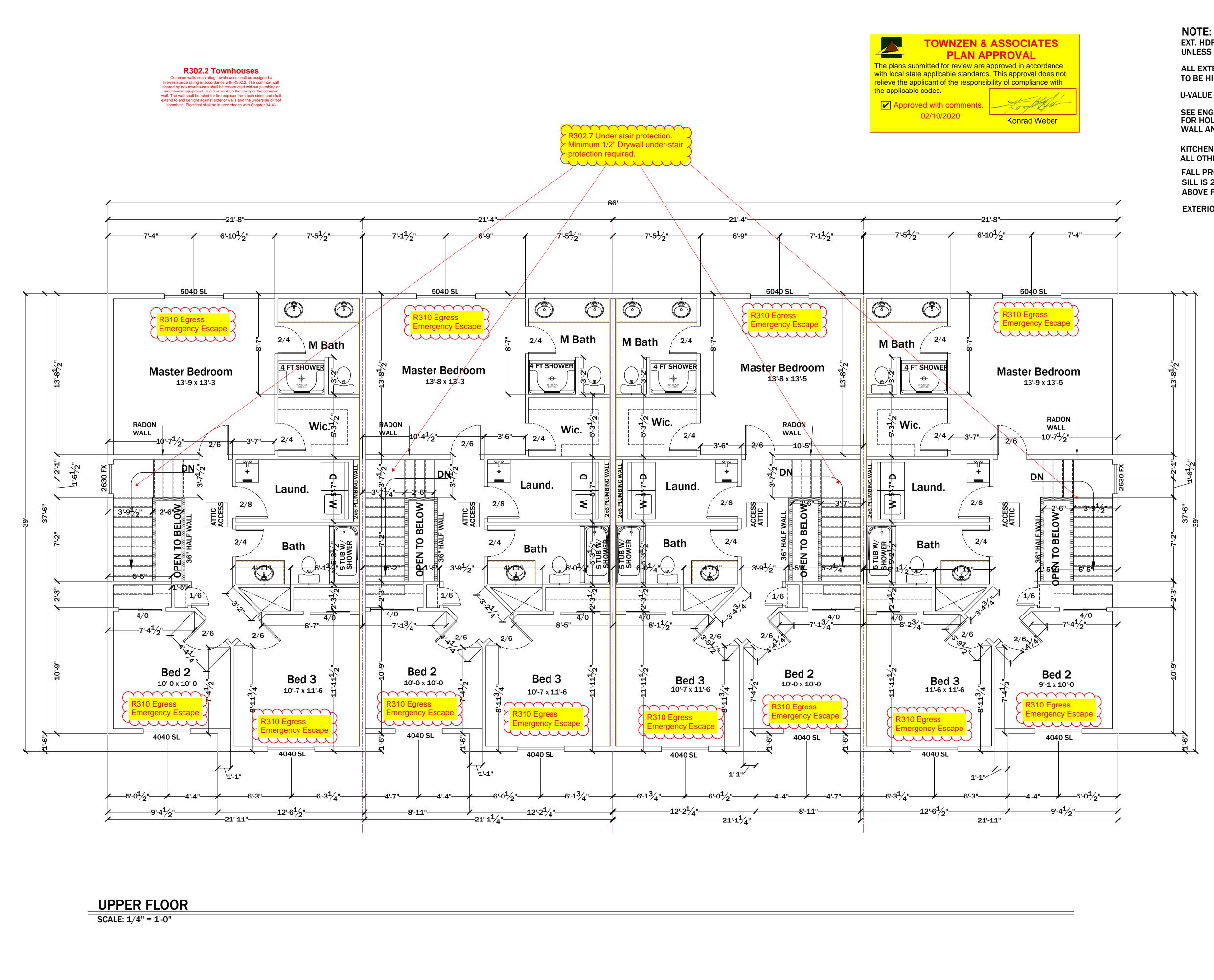
EXTERIOR WALL STUDS 16" O.C.



ters shall be anchored or strapped to resist ntal displacement due to earthquake m elief valves shall comply with UPC Section 608.3 with a drain pipe per UPC Section 608.5.

PC507.2 In seismic design categories water

R302.2 Townhouses Common walls separating townhouses shall be assigned a e rating in accordance with R302.2. The common wa ed by two townhouses shall be constructed without plumbing nechanical equipment, ducts or vents in the cavity of the commo wall. The wall shall be rated for fire exposer from both sides and shall extend to and be tight against exterior walls and the underside of roof sheathing. Electrical shall be in accordance with Chapter 34-43



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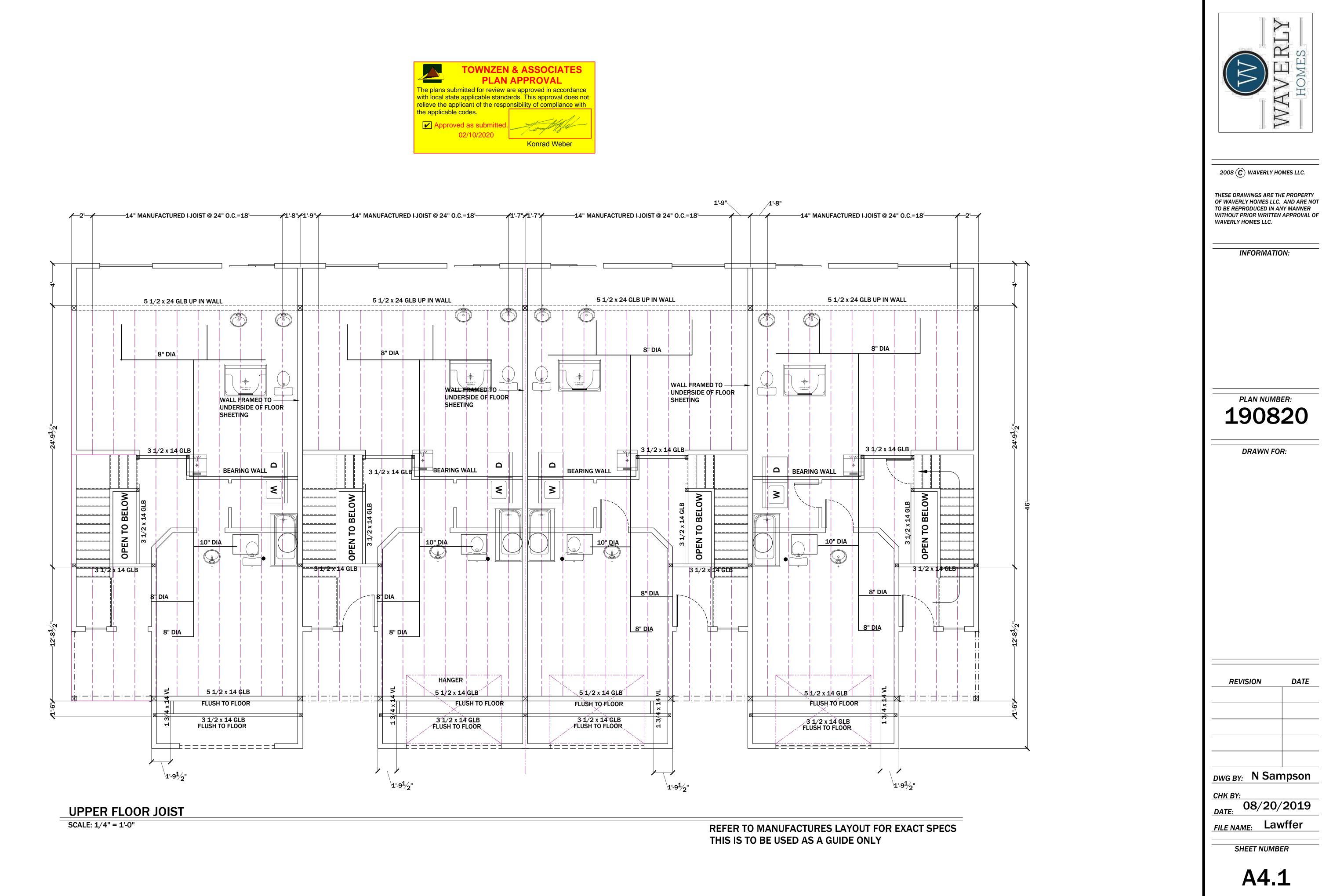
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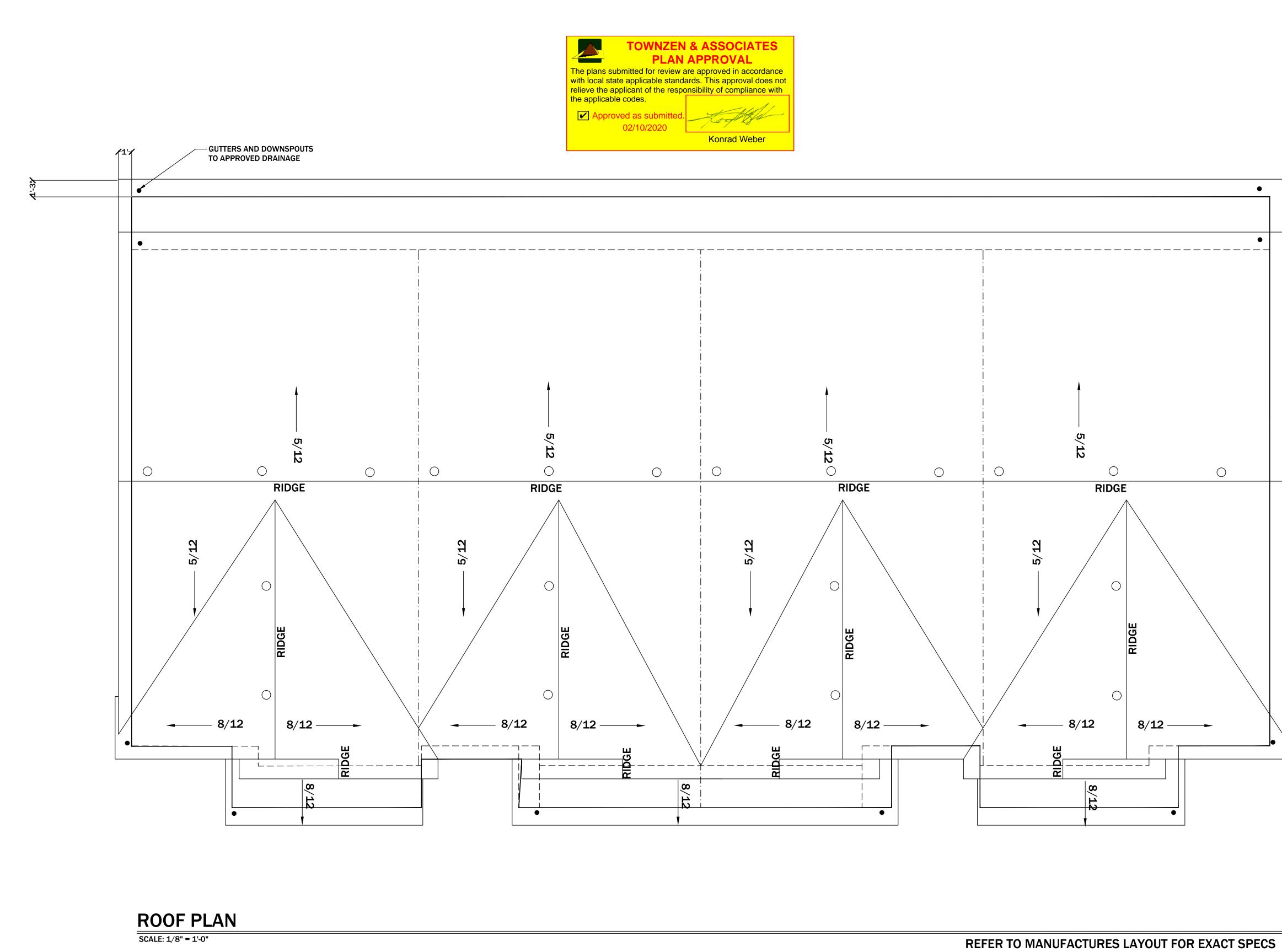
FALL PROTECTION REQUIRED IF WINDOW SILL IS 24" ABOVE FINISHED FLOOR & 72" ABOVE FINISH GRADE SEE (IRC R312.2.1)

EXTERIOR WALL STUDS 16" O.C.

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| PLAN NUMBER:<br><b>190820</b>  |
| DRAWN FOR:   |
| REVISION DATE  |
| DWG BY: N Sampson<br>CHK BY:<br>DATE: 08/20/2019<br>FILE NAME: Lawffer<br>SHEET NUMBER   |
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THIS IS TO BE USED AS A GUIDE ONLY

| SS<br>ED,<br>DF<br>E<br>ND<br>SY | 2008 C WAVERLY HOMES LLC.<br>THESE DRAWINGS ARE THE PROPERTY<br>OF WAVERLY HOMES LLC. AND ARE NOT<br>TO BE REPRODUCED IN ANY MANNER<br>WITHOUT PRIOR WRITTEN APPROVAL OF<br>WAVERLY HOMES LLC.<br>INFORMATION: |
|----------------------------------|--|
| AREA<br>ILATION                  | PLAN NUMBER:   190820   DRAWN FOR:   |
|                                  |  |
|                                  | REVISION DATE  |
|                                  | DWG BY: N Sampson<br>CHK BY:<br>08/20/2019<br>DATE:<br>FILE NAME:<br>SHEET NUMBER  |
|                                  | SHEET NUMBER   |

# **ATTIC VENTILATION**

THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF SPACE TO BE VENTILATE THE AREA MAY BE 1/300 PROVIDING AT LEAST 50% O THE REQUIRED VENTILATING AREA IS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, AN LOCATED AT LEAST 3 FEET ABOVE THE EAVE VENTS, WITH THE BALANCE OF THE VENTILATION PROVIDED B THE EAVE VENTS.

THE OPENING AREAS SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH A OPENING SIZE 1/4 INCH IN DIMENSION.

## VENTILATION CALCULATIONS A

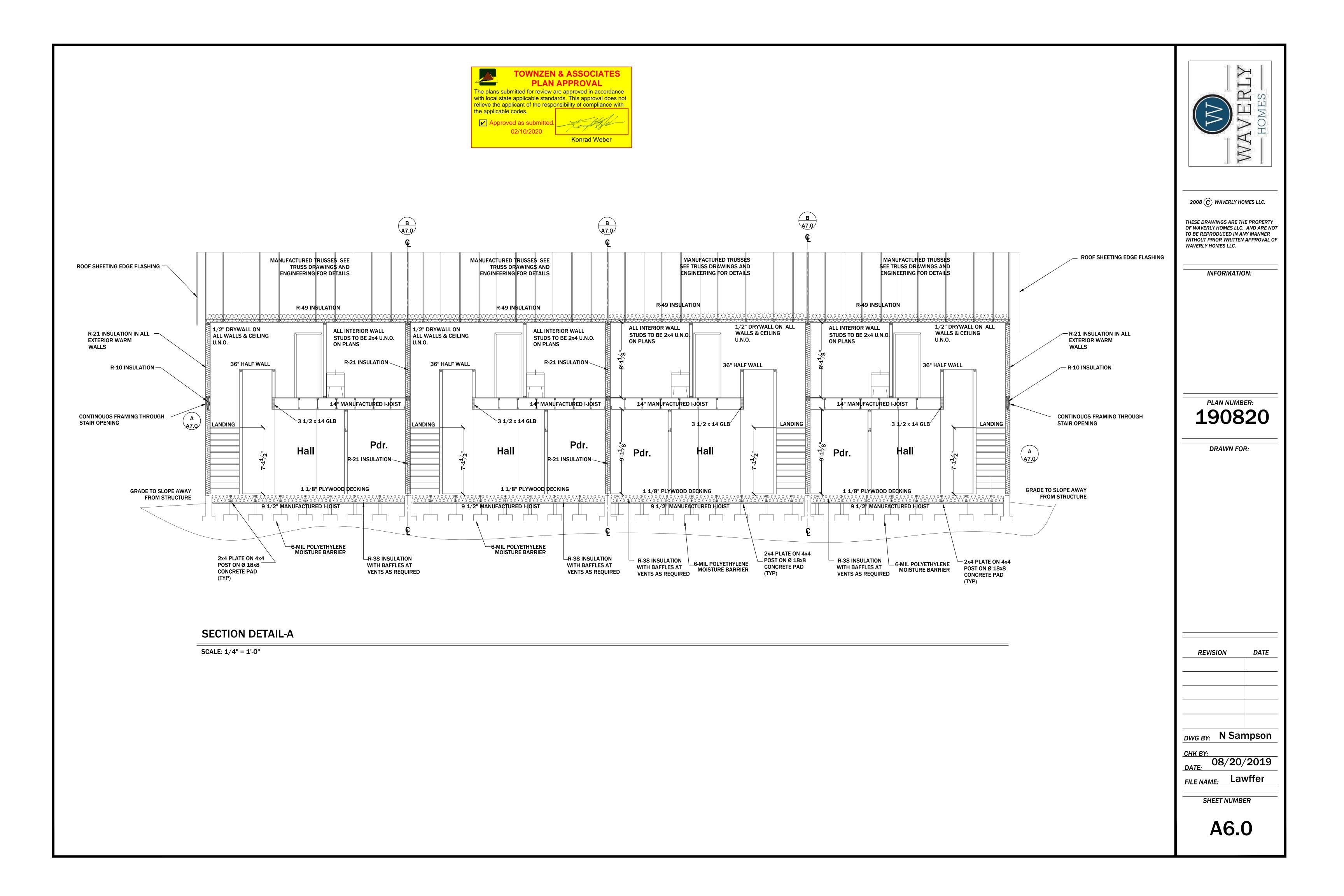
3844 SQ. FT. EACH OF ATTIC AREA/300= 12,81 SF OF VENTI REQUIRED (1845 SQ. IN.) HIGH ROOF VENTS = 922 SQ. IN.

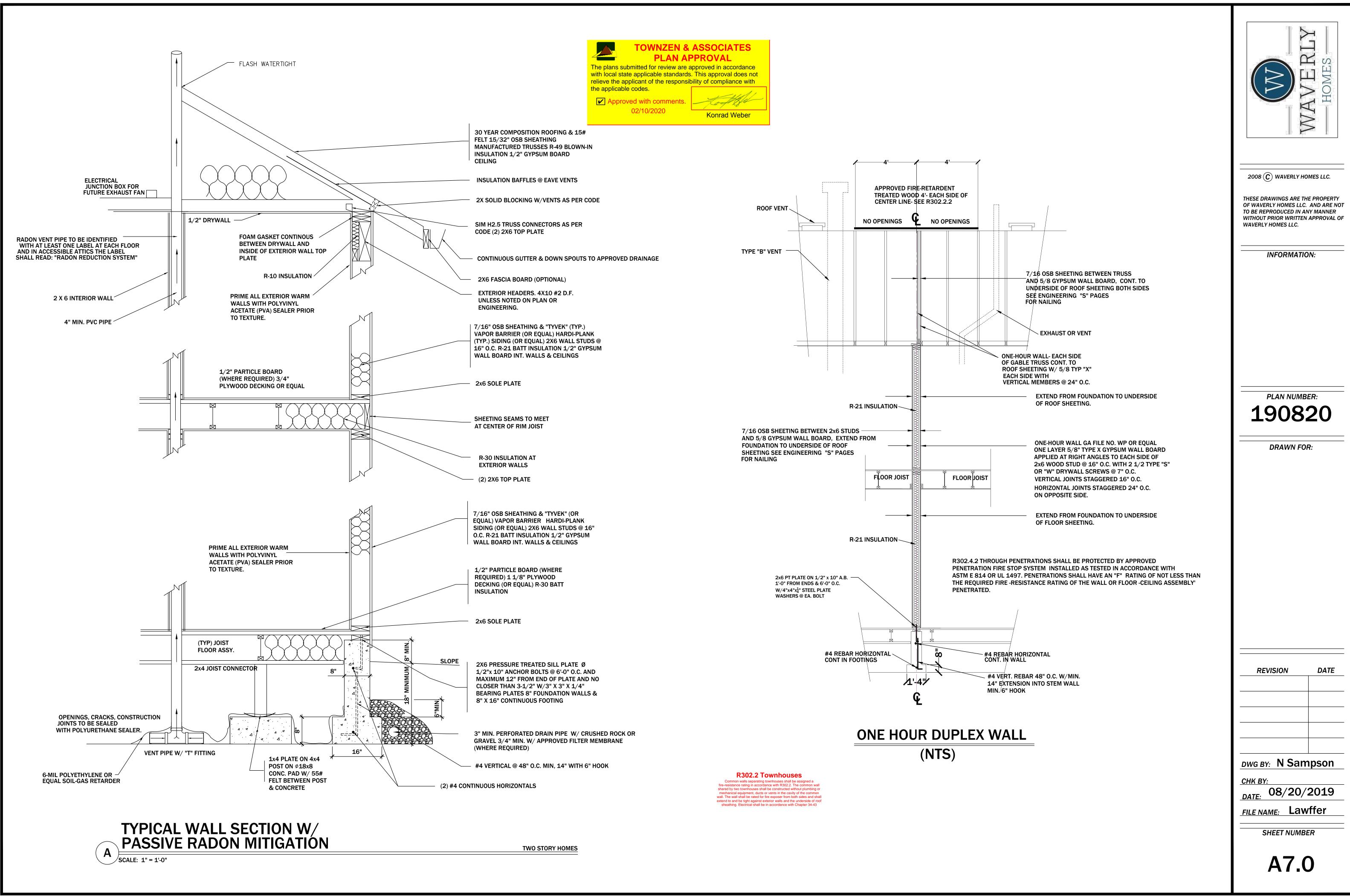
LOW ROOF VENTS = 922 SQ. IN.

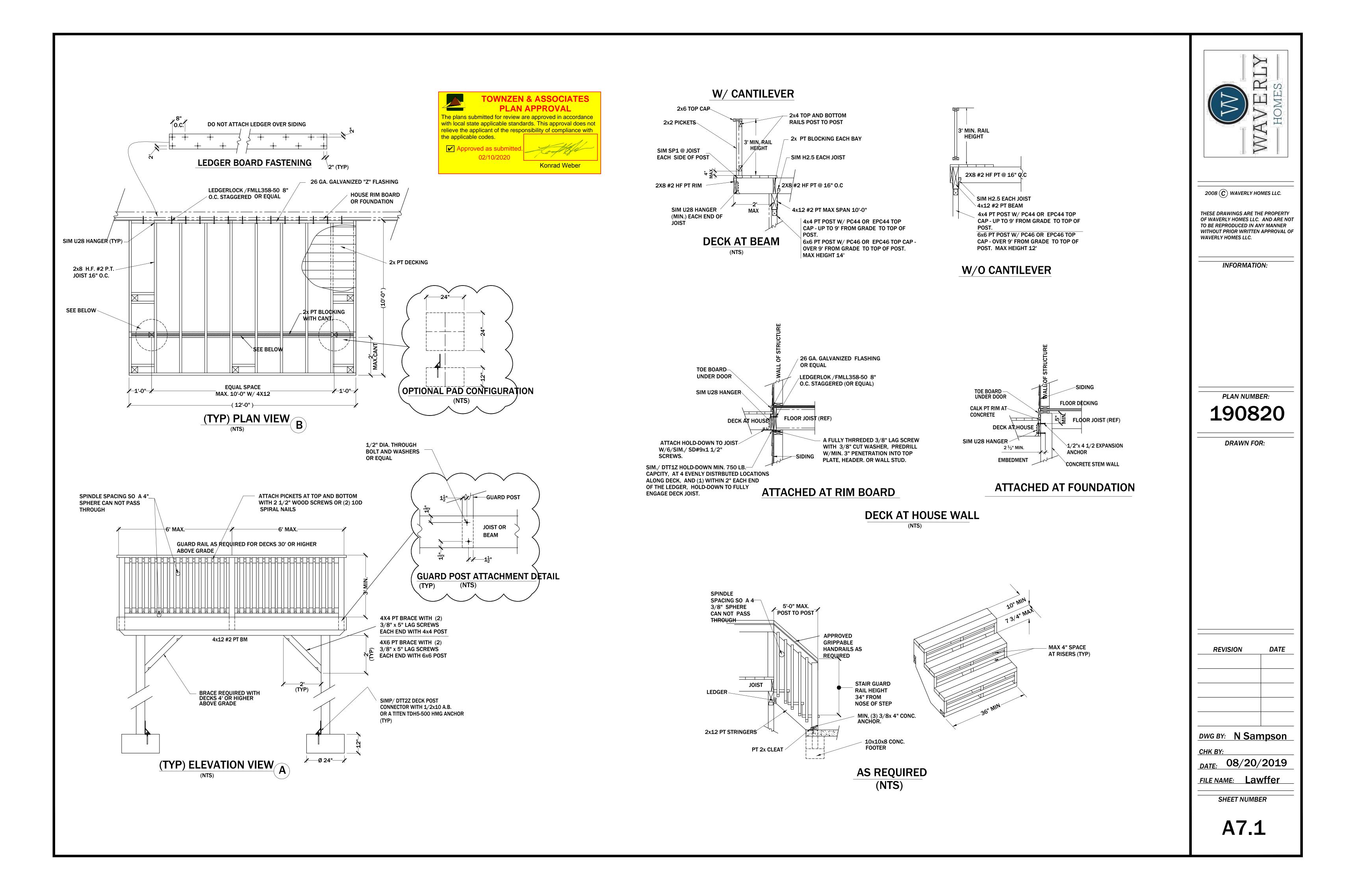
ROOF VENTS BASED ON 50 SQ. IN. OF VENTILATION. APPROXIMATELY "18" ROOF VENTS REQUIRED.

EAVE VENTS PROVIDED BY (2x12 SCREENED VENT BLOCKS)

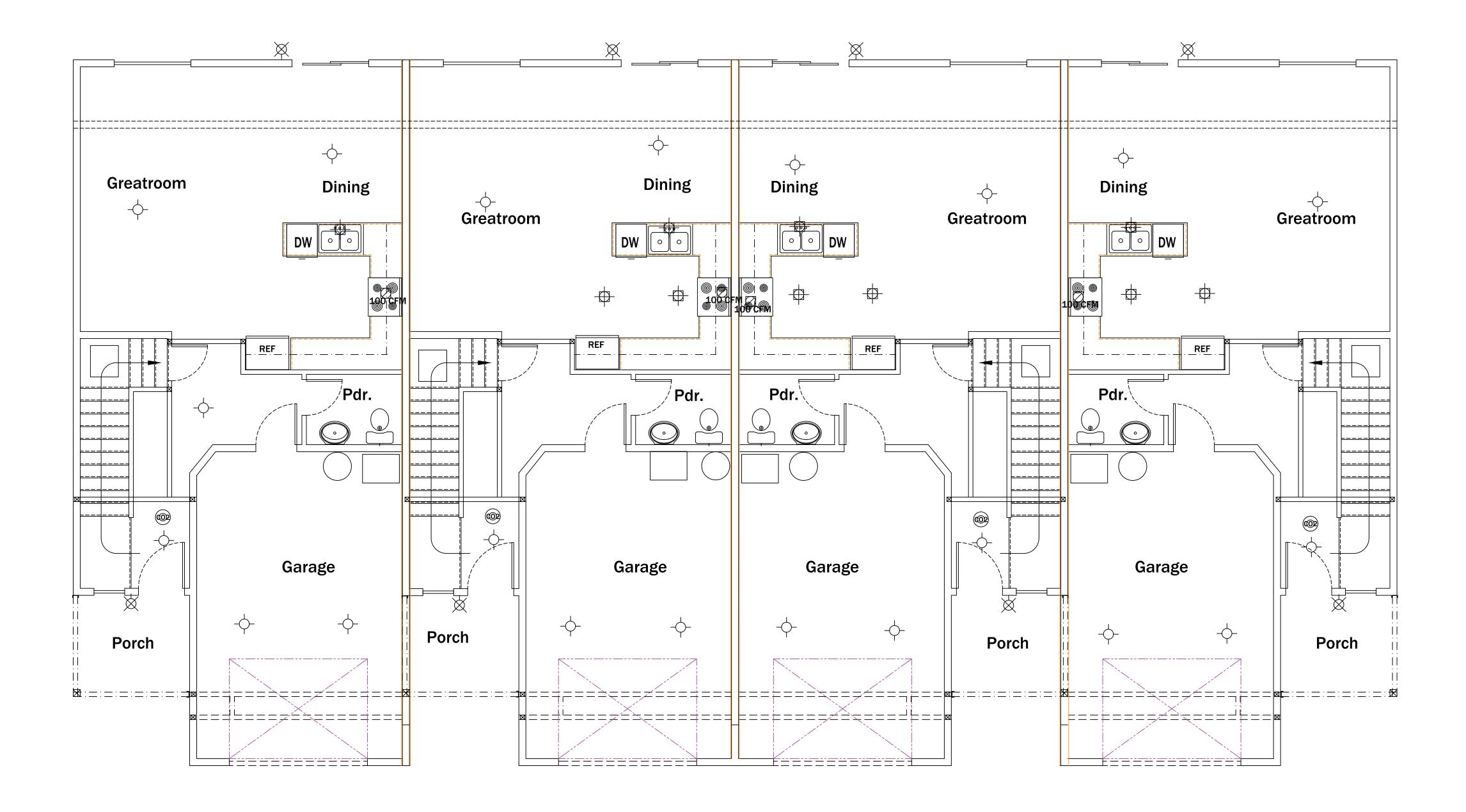
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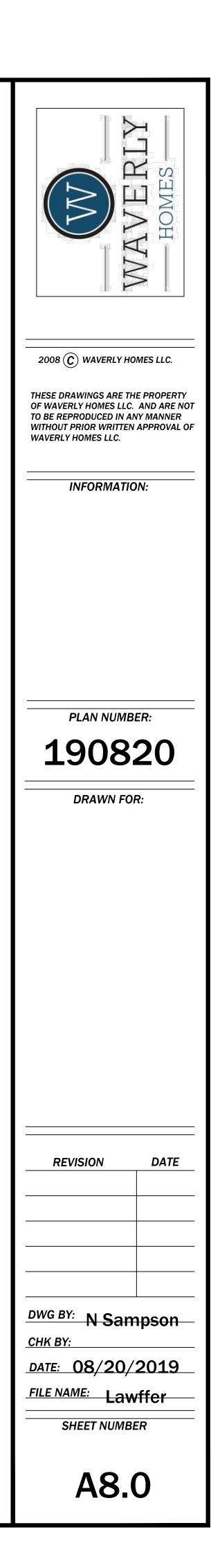




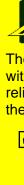


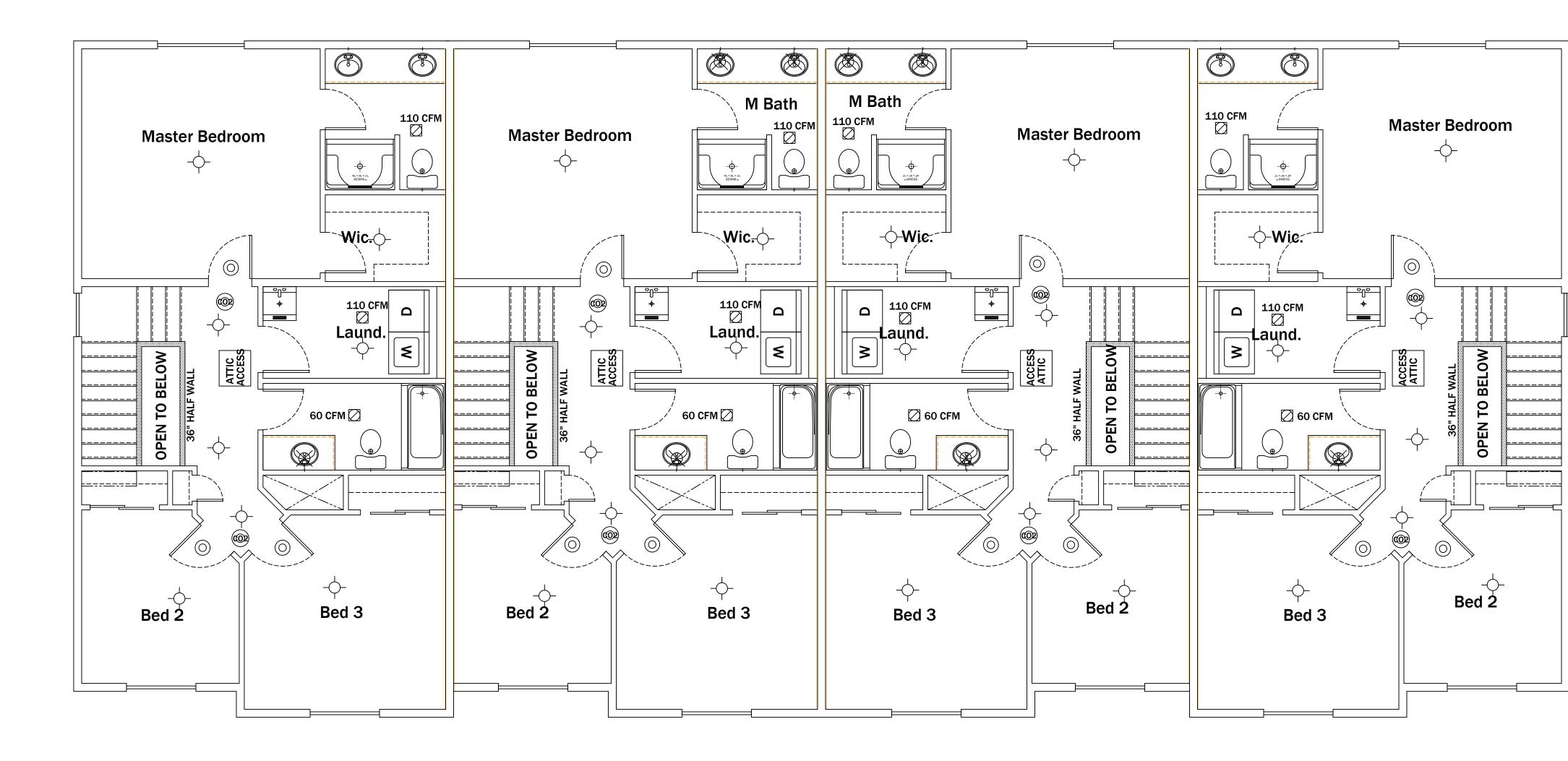


WSEC R404.1 LIGHTING EQUIPMENT. A minimum of 75% of permanently installed lamps in fixtures shall be high-efficacy lamps.



| ELE                | CTRICAL LEGEND   |
|--------------------|--|
| \$ <b>\$ \$ \$</b> | SWITCH   |
| ф-                 | RECESSED   |
| ф-                 | RECESSED DIRECTIONAL   |
| $\bigotimes$       | WALL MOUNT   |
|                    | CEILING MOUNT  |
| $\oplus$           | CEILING MOUNT PENDANT  |
| $\square$          | RECESSED EXHAUST FAN<br>VENTED TO OUTSIDE  |
| Ø                  | LITE-FAN COMBINATION   |
| -\$-               | CEILING FAN BOX  |
| Φ                  | DUPLEX OUTLET  |
| $\oplus$           | 220V OUTLET  |
| $\mathbf{\Phi}$    | <b>BI-POLE CONTROL OUTLET</b>  |
| VP 🗄               | WEATHER-PROOF OUTLET   |
| ◀                  | TELEPHONE OUTLET   |
| С                  | TELEVISION OUTLET  |
| $\bigcirc$         | 110V SMOKE DETECTOR<br>INTERCONNECT WITH ALL<br>DETECTORS IN HOUSE                     |
|                    | 110V SMOKE DETECTOR<br>INTERCONNECT WITH ALL<br>DETECTORS IN HOUSE.<br>CO2 COMBINATION |
| T                  | THERMOSTAT   |
| E==3               | UNDER COUNTER LIGHTING   |
| ))[]               | DOOR BELL  |
| <u>Ļ</u>           | TRANSFORMER  |
| (o)                | BELL / BUZZER  |
| S                  | SMURF TUBE   |
| igodot             | 24 HR TIMER ALL<br>HOUSE VENTALATION   |
|                    |  |
|                    |  |







WSEC R404.1 LIGHTING EQUIPMENT. A minimum of 75% of permanently installed lamps in fixtures shall be high-efficacy lamps.

|   | HOMES                    |
|---|--------------------------|
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| <u>Dwg ву:</u> N Sar<br><u>Снк ву:</u><br>DATE: 08/20,  | mpson<br>/2019           |
| DWG BY: N Sar<br><u>CHK BY:</u><br>DATE: 08/20,<br>FILE NAME: Lav   | mpson<br>/2019<br>wffer  |
| <u>Dwg ву:</u> N Sar<br><u>Снк ву:</u><br>DATE: 08/20,  | mpson<br>/2019<br>wffer  |

| ELE             | CTRICAL LEGEND   |
|-----------------|--|
| \$ <b>\$ \$</b> | SWITCH   |
| <del>ф</del>    | RECESSED   |
| -\$-            | RECESSED DIRECTIONAL   |
| ×               | WALL MOUNT   |
|                 | CEILING MOUNT  |
| $\oplus$        | CEILING MOUNT PENDANT  |
|                 | RECESSED EXHAUST FAN<br>VENTED TO OUTSIDE  |
| Ø               | LITE-FAN COMBINATION   |
| -\$-            | CEILING FAN BOX  |
| $\Phi$          | DUPLEX OUTLET  |
| $\oplus$        | 220V OUTLET  |
| Φ               | BI-POLE CONTROL OUTLET   |
| WP              | WEATHER-PROOF OUTLET   |
| <               | TELEPHONE OUTLET   |
| C               | TELEVISION OUTLET  |
| $\bigcirc$      | 110V SMOKE DETECTOR<br>INTERCONNECT WITH ALL<br>DETECTORS IN HOUSE                     |
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| T               | THERMOSTAT   |
| E==3            | UNDER COUNTER LIGHTING   |
| ))[]            | DOOR BELL  |
| 户<br>一          | TRANSFORMER  |
| ( <u>)</u>      | BELL / BUZZER  |
| S               | SMURF TUBE   |
| lacksquare      | 24 HR TIMER ALL<br>HOUSE VENTALATION   |
|                 |  |
|                 |  |

| ELECTRICAL LEGE |
|-----------------|
|-----------------|

- NAL
- DANT
- FAN
- ON
- OUTLET
- ΓLET
- ALL