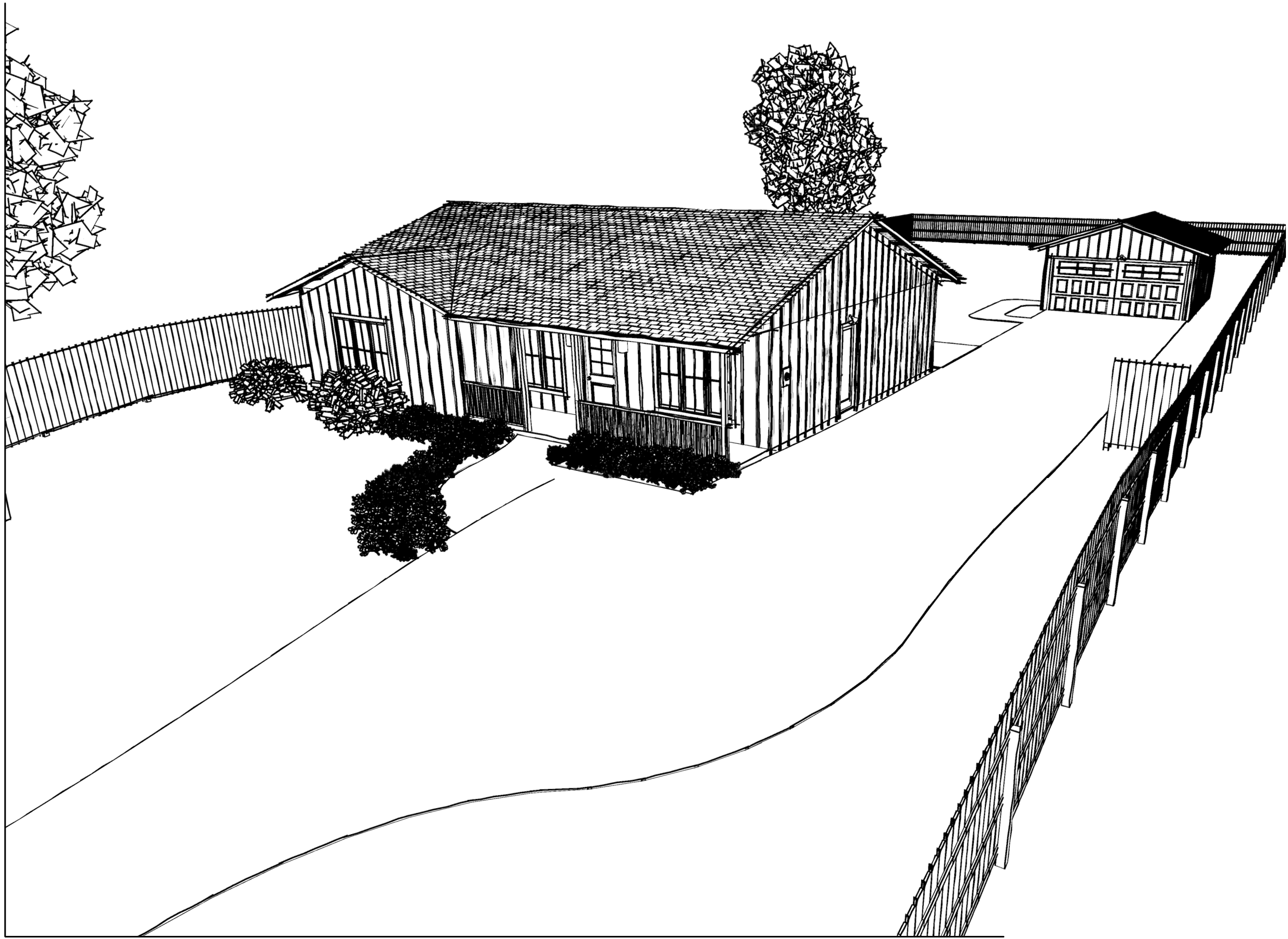


LAUREL REMODEL

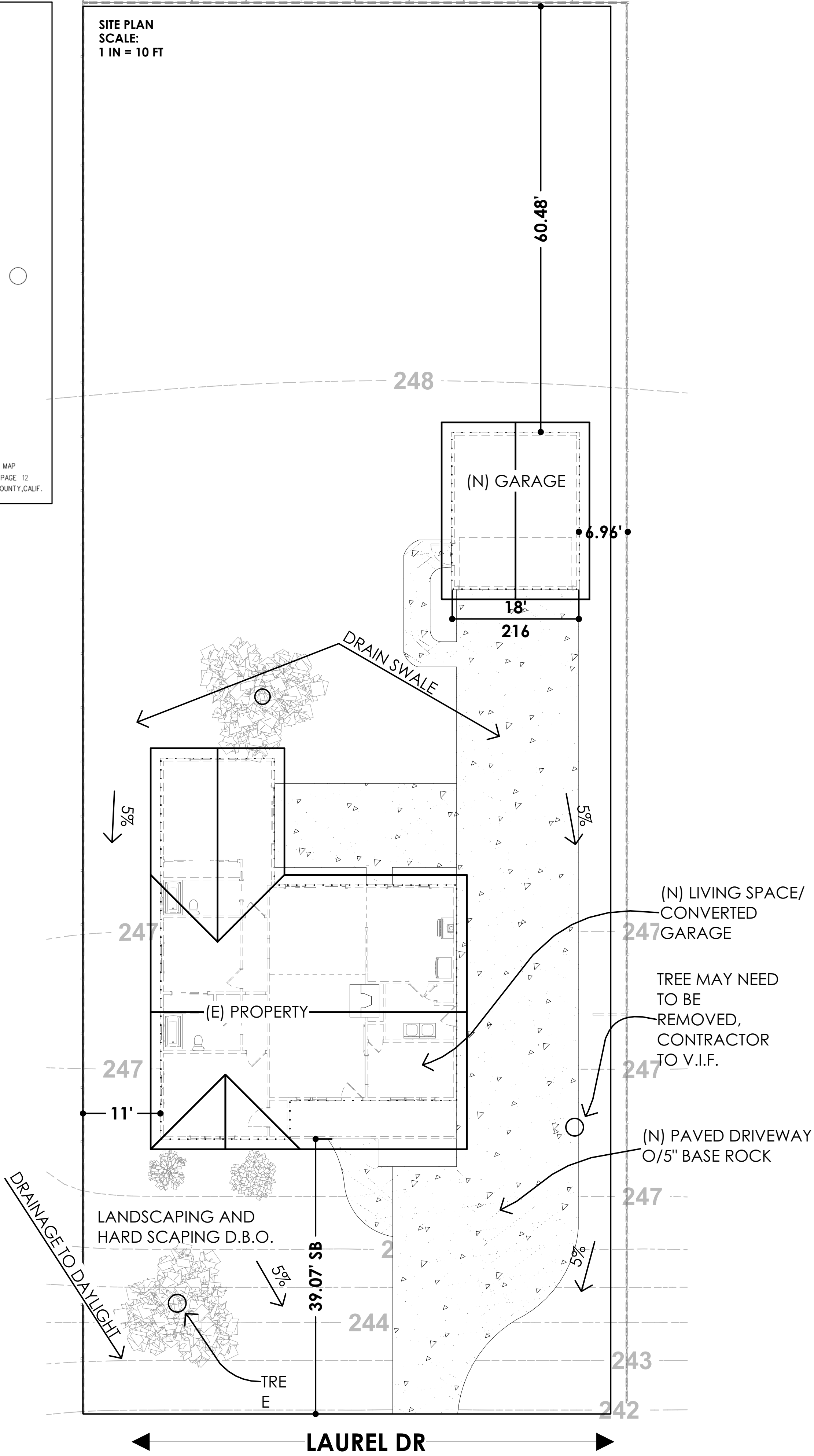
- | LABEL | TITLE |
|-------|-------------------------------|
| A-1 | SITE PLAN |
| A-2 | ELEVATIONS |
| A-3 | 1ST FLOOR PLAN |
| A-4 | FOUNDATION, BWP, FRAMING PLAN |
| E-1 | ELECTRICAL PLAN |



ASSESSORS PARCEL MAP
LOT # 92



ARTISTIC RENDERING
NO SCALE



PROPERTY LINES SHOWN ARE BASED ON
ASSESSORS RECORD AND FENCE-LINE
OBSERVATION. NO LAND SURVEY IS MADE OR
REPRESENTED HEREIN

SUMMARY OF WORK
THE SCOPE OF THIS APPLICATION IS LIMITED TO THE
CONSTRUCTION OF A NEW GARAGE AND
CONVERTING AN EXISTING GARAGE INTO A NEW
LAUNDRY ROOM AND OFFICE.

**CAL-GREEN MANDATORY MEASURES NOT A
REQUIREMENT FOR THIS PROJECT**

PROJECT DATA:
APN: 182.120.020
SITE ADDRESS: 728 LAUREL DR
SITE CITY: WALNUT CREEK CA
STATE ZIP: 94596
ZONING: UNINCORPORATED
CONSTRUCTION TYPE: VB
CLIMATE ZONE: 12
OCCUPANCY GROUP:

THE EXISTING PROPERTY IS NOT EQUIPPED WITH FIRE
SPRINKLERS

AREA SUMMARY:
(E) CONDITIONED FLR AREA: 1048
(E) GARAGE AREA: 242
(N) CONDITIONED AREA: 242
(N) GARAGE AREA: 402
TOTAL CONDITIONED
FLOOR AREA: 1290
TOTAL LOT COVERAGE: 1692
LOT AREA: 15000
PERCENT COVERAGE: 11%
YEAR BUILT: 1951
BATHROOMS: 2

CODES APPLICABLE:
ALL CONSTRUCTION TO COMPLY WITH LOCAL
CODES AND ORDINANCES AND THE FOLLOWING:
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA GREEN BUILDING STANDARD
CODE (CGBSC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA ELECTRICAL CODE (CEC), BASED
ON THE 2014 NEC
2016 CALIFORNIA ENERGY CODE (CEC PART 6)
2016 CALIFORNIA FIRE CODE (CFC)
2016 CALIFORNIA BUILDING CODE

NOTE:
SPECIAL INSPECTIONS NOT REQUIRED FOR THIS
SCOPE OF WORK

DEFERRED APPROVALS:
N/A



CONTACT:
RABBIT CONSTRUCTION
5481 CHETON DR
OAKLAND
LIC. NO. 942024
(925) 300 0004

REVISION HISTORY

REVISION CALLOUT: A

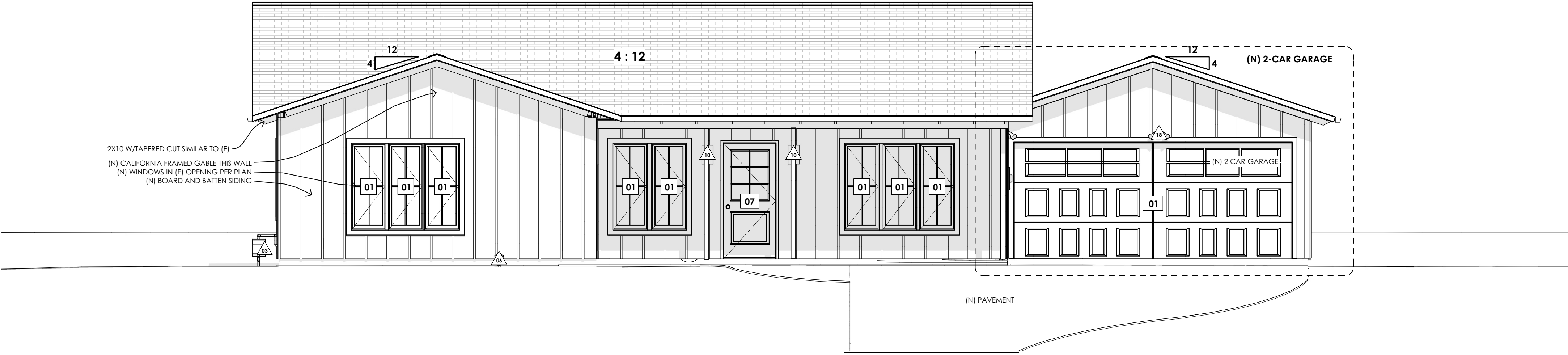
A REMODEL FOR:
HUGH BARNETT
2470 RANCHO DR
CONCORD CA

12/18/2018

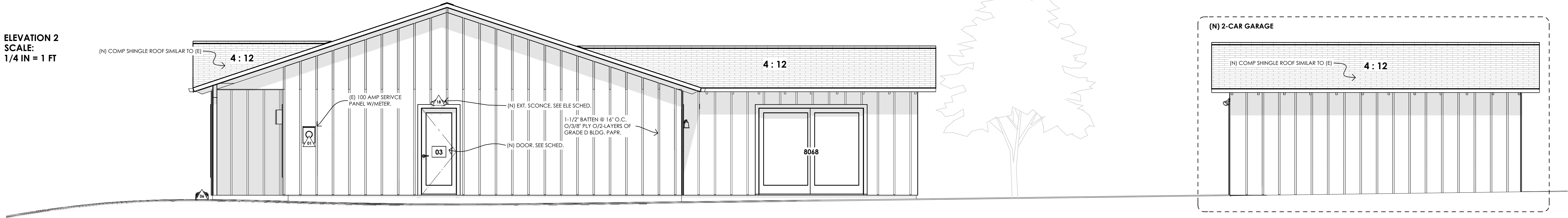
SITE PLAN

A-1

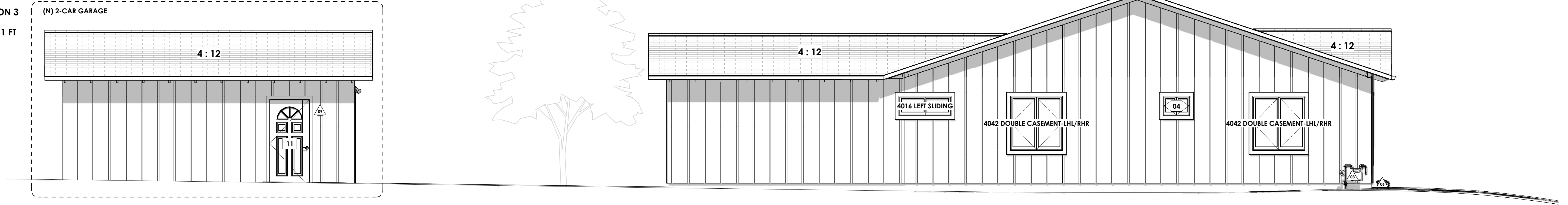
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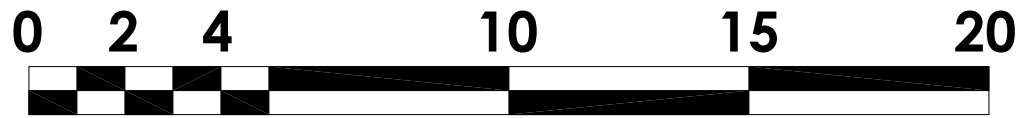
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ELEVATION 3
SCALE:
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ELEVATION 4
SCALE:
1/4 IN = 1 FT



CONTACT:
RABBIT CONSTRUCTION
5481 CHETON DR
OAKLAND
LIC. NO. 942024
(925) 300 004

REVISION HISTORY

REVISION CALLOUT:

DATE
12/17/2018

BY
RABBIT CONSTRUCTION

DESCRIPTION
RABBIT/AS.BIT

A REMODEL FOR:
HUGH BARNETT
2470 RANCHO DR
CONCORD CA

12/18/2018

ELEVATIONS

A-2



CONTACT:
RABBIT CONSTRUCTION
5681 CHELTON DR
OAKLAND
LIC. NO. 942024
(925) 300 7004

REVISION HISTORY

REVISION CALLOUT:
BY DATE DESCRIPTION
REV 12/17/2024 RABBIT CONSTRUCTION RABBIT/ASR

A REMODEL FOR:
HUGH BARNETT
2470 RANCHITO DR
CONCORD CA

12/18/2018

1ST FLOOR
PLAN

A-3

FLOOR PLAN NOTES:

- CONTRACTOR TO VERIFY THICKENED SLAB(DTL. 2. SHEET A-4) @ (E) BEARING WALL
- REMOVE (E) SHIP LAP SIDING AND REPLACE WITH NEW 1-1/2" BATTENS @ 16" O.C. OVER 3/8" PLY OR HARDI PANELS OVER 2 LAYERS OF GRADE "D" BUILDING PAPER OR EQ.
- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN 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.
- GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.

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 OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

ALL WALK-THRU DOORS SHALL BE SOLID CORE

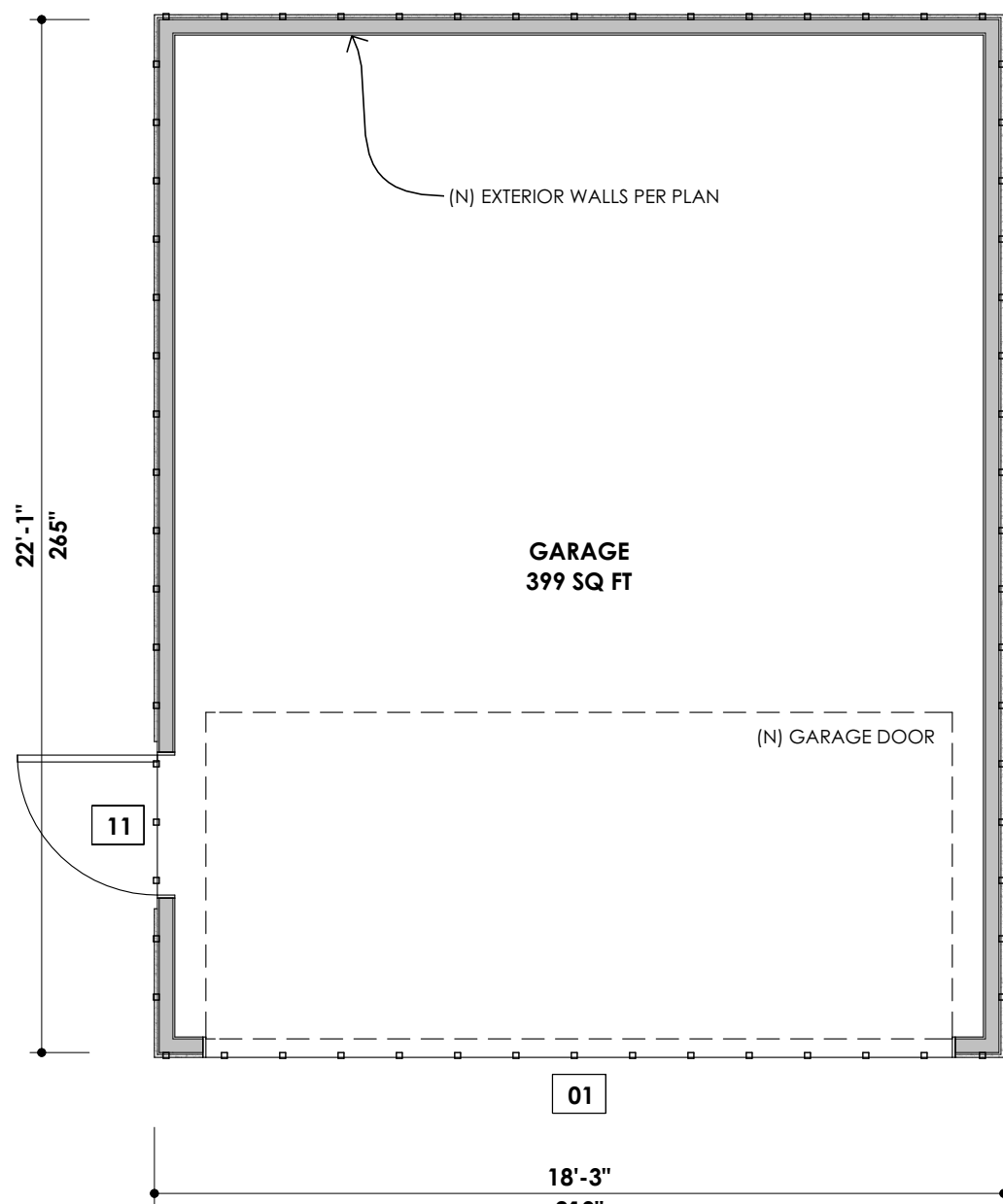
INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE 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

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

**FLOOR PLAN
SCALE:
1/4 IN = 1 FT**



**WINDOW
SCHEDULE**

SCHEDULE SYMBOL: #

NO.	QTY	FLOOR	R/O	TEMPERED	AREA	U-FACTOR	SHGC	DESCRIPTION	HEADER	MANUFACTURER	COMMENTS
01	8	1	24"X60"		10.0	0.35	0.25	SINGLE CASEMENT-HR	4X12X27"		
03	1	1	72"X36"		18.0	0.35	0.25	TRIPLE SLIDING	4X12X75"		
04	1	1	24 1/2"X18"	YES	3.06	0.35	0.25	DOUBLE CASEMENT-LHL/RHR	4X12X27 1/2"		
TOTALS:											

**DOOR
SCHEDULE**

SCHEDULE SYMBOL: D#

NUMBER	LABEL	QTY	SIZE	R/O	TEMPERED	DESCRIPTION	HEADER	THICKNESS	MANUFACTURER	COMMENTS
01	16070	1	16070	194"X87"		GARAGE-GARAGE DOOR CHD05	4X12X197"	1 3/4"		
02	5068	1	5068 R IN	62"X82 1/2"		SLIDER-SLAB	4X12X65"	1 3/8"		
03	2868	1	2868 R EX	34"X83"		EXT. HINGED-GLASS PANEL	4X12X37"	1 3/4"		
04	8568	1	8568 R EX	103 1/2"X83"	YES	EXT. TRIPLE SLIDER-GLASS PANEL	4X12X106 1/2"	1 3/4"		
05	2668	1	2668 L IN	32"X82 1/2"		HINGED-PANEL	4X12X35"	1 3/8"		
06	2868	1	2868 R	66"X82 1/2"		POCKET-SLAB	4X12X69"	1 3/8"		
07	3068	1	3068 R IN	38"X82 1/2"		HINGED-DOOR E02	4X12X41"	1 3/8"		
08	2068	2	2068 R IN	26"X82 1/2"		HINGED-PANEL	4X12X29"	1 3/8"		
09	2668	1	2668 R	62"X82 1/2"		POCKET-SLAB	4X12X65"	1 3/8"		
10	2868	2	2868 R IN	34"X82 1/2"		HINGED-PANEL	4X12X37"	1 3/8"		
11	3068	1	3068 R EX	38"X83"		EXT. HINGED-DOOR E25	4X12X41"	1 3/4"		
12	10468	1	10468 L/R IN	125 1/2"X82 1/2"		QUAD SLIDER-SLAB	4X12X128 1/2"	1 3/8"		

**CABINET
SCHEDULE**

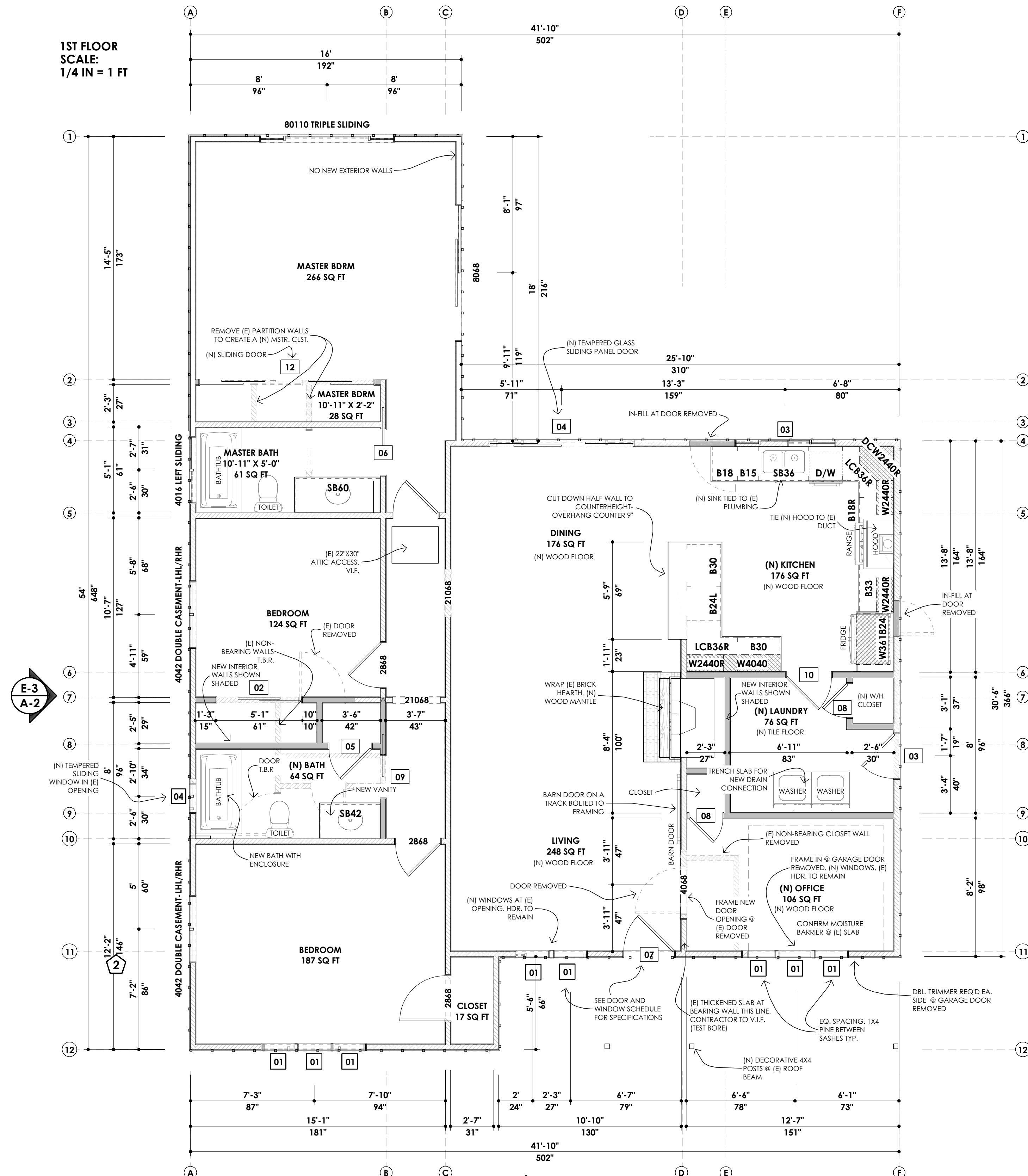
SCHEDULE SYMBOL: C#

NUMBER	LABEL	QTY	SIZE	R/O	TEMPERED	DESCRIPTION	HEADER	THICKNESS	MANUFACTURER	COMMENTS
01	16070	1	16070	194"X87"		GARAGE-GARAGE DOOR CHD05	4X12X197"	1 3/4"		
02	5068	1	5068 R IN	62"X82 1/2"		SLIDER-SLAB	4X12X65"	1 3/8"		
03	2868	1	2868 R EX	34"X83"		EXT. HINGED-GLASS PANEL	4X12X37"	1 3/4"		
04	8568	1	8568 R EX	103 1/2"X83"	YES	EXT. TRIPLE SLIDER-GLASS PANEL	4X12X106 1/2"	1 3/4"		
05	2668	1	2668 L IN	32"X82 1/2"		HINGED-PANEL	4X12X35"	1 3/8"		
06	2868	1	2868 R	66"X82 1/2"		POCKET-SLAB	4X12X69"	1 3/8"		
07	3068	1	3068 R IN	38"X82 1/2"		HINGED-DOOR E02	4X12X41"	1 3/8"		
08	2068	2	2068 R IN	26"X82 1/2"		HINGED-PANEL	4X12X29"	1 3/8"		
09	2668	1	2668 R	62"X82 1/2"		POCKET-SLAB	4X12X65"	1 3/8"		
10	2868	2	2868 R IN	34"X82 1/2"		HINGED-PANEL	4X12X37"	1 3/8"		
11	3068	1	3068 R EX	38"X83"		EXT. HINGED-DOOR E25	4X12X41"	1 3/4"		
12	10468	1	10468 L/R IN	125 1/2"X82 1/2"		QUAD SLIDER-SLAB	4X12X128 1/2"	1 3/8"		

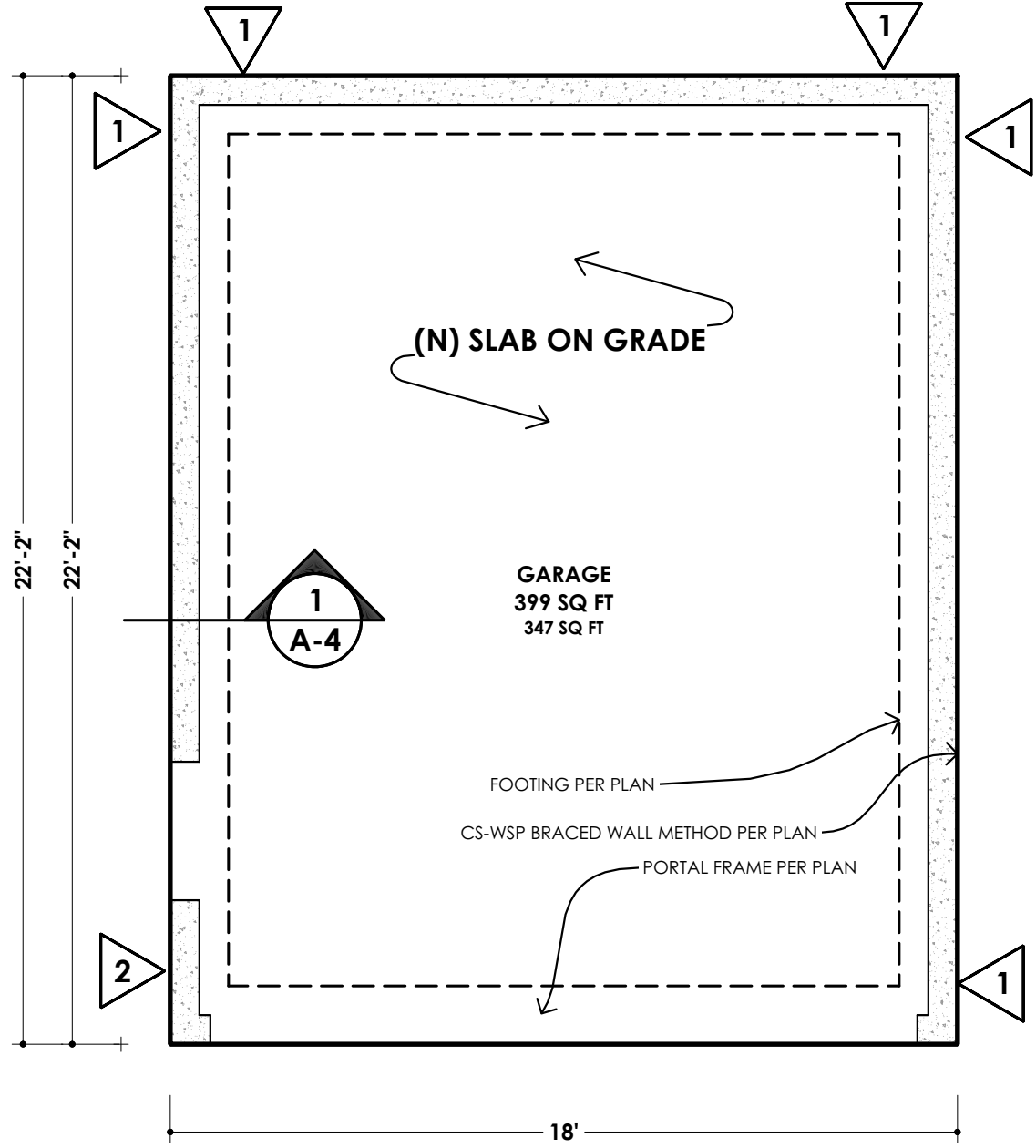
PLAN NORTH



**1ST FLOOR
SCALE:
1/4 IN = 1 FT**



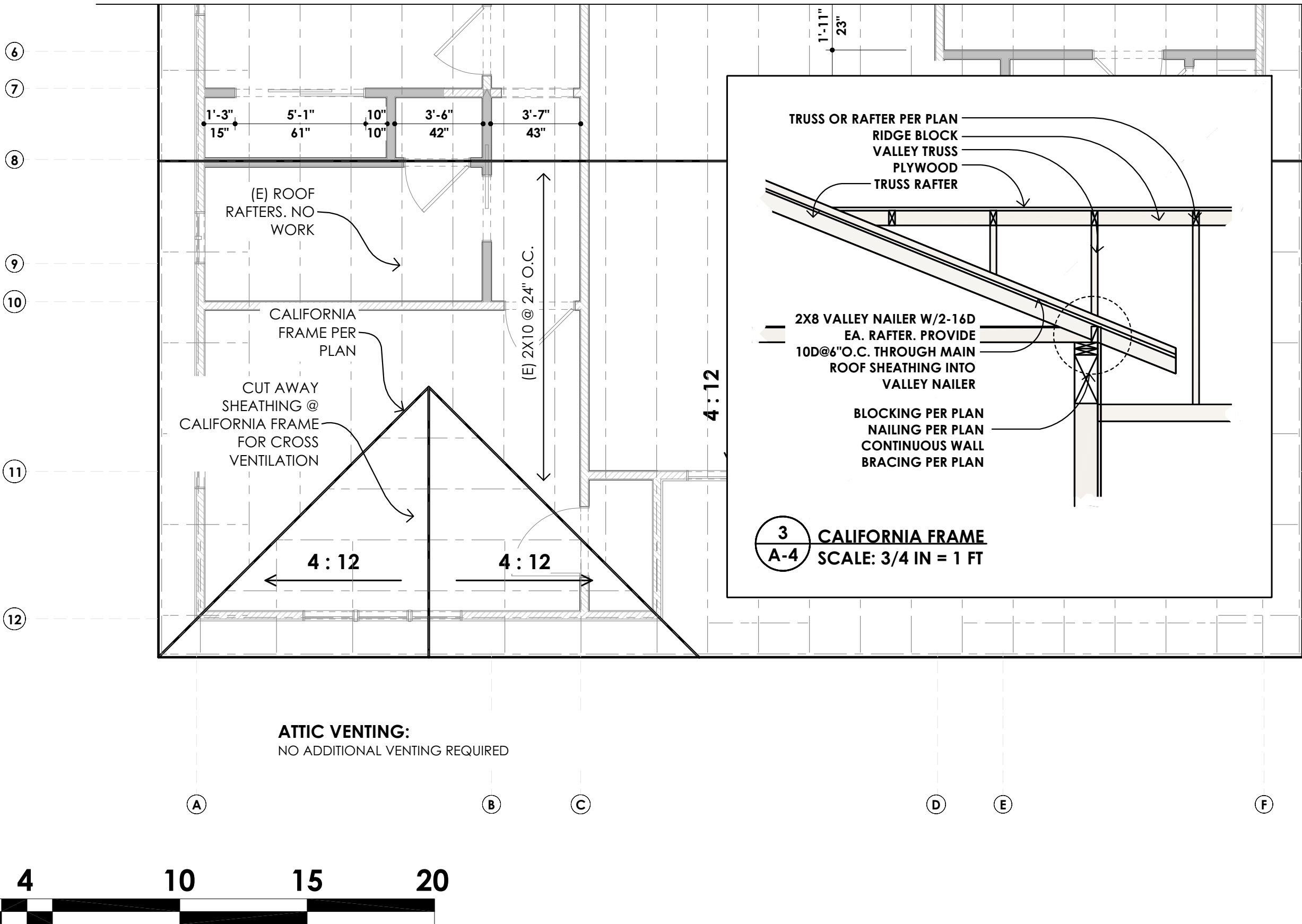
GARAGE FOUNDATION PLAN
SCALE:
1/4 IN = 1 FT



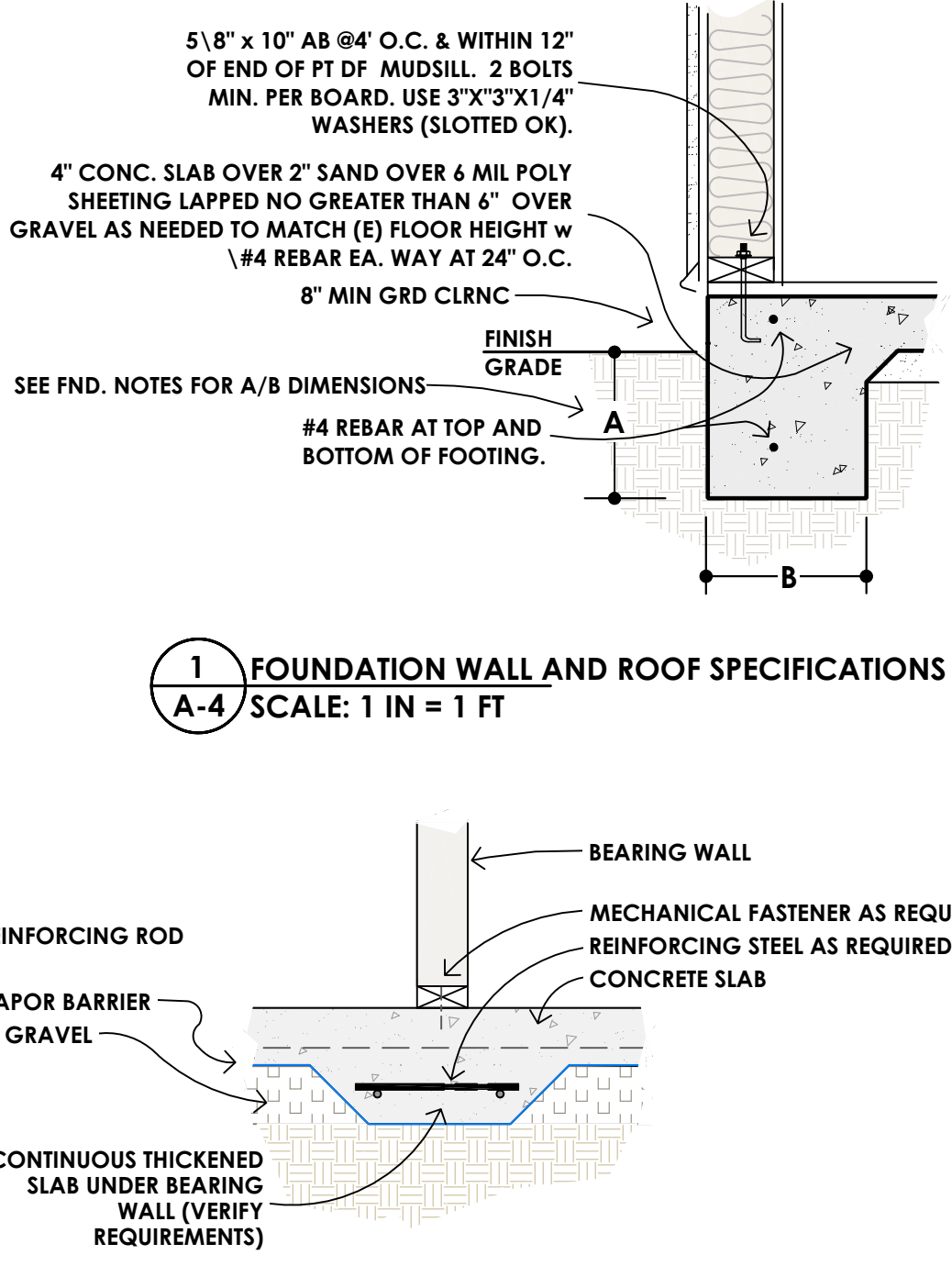
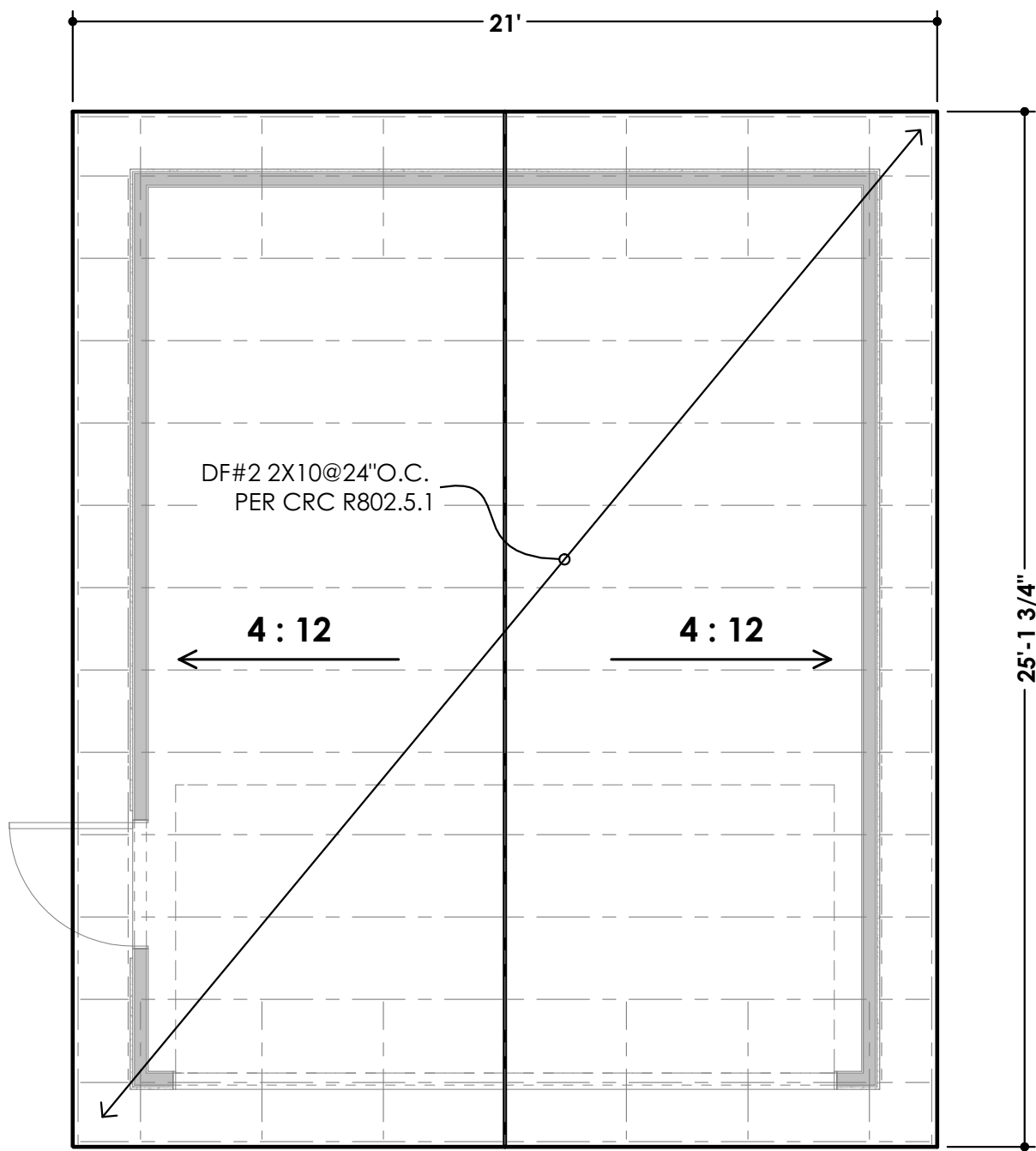
BWP SCHEDULE
SCHEDULE SYMBOL: 1

NO.	3/8" PW SHEATHING	CONNECTION NOTE REFERENCE LETTERS					REMARKS
		a	b	c	d	e	
		MIN. PANEL LENGTH / TYPE	PANEL EDGE NAILING (EN)	2X SILL PL W/ ANCHOR BOLT SIZE & SPACING	2X SILL PLATE CONNECTION @ INTERMEDIATE PANELS	TOP PLATE CONNECTION	
1	1 SIDE	48" CS-WSP	8d @ 6" OC	5/8" @ 48" OC	8d @ 12" O.C.	H1 EA. TRUSS/RAFTER	USE 3K STUDS @ PLY WD PANEL JENTS
2	1 SIDE	24" CS-WSP RETURN	8d @ 6" OC	5/8" @ 48" OC	8d @ 12" O.C.	H1 EA. TRUSS/RAFTER	USE 3K STUDS @ PLY WD PANEL JENTS

ROOF PLAN
SCALE:
1/4 IN = 1 FT



GARAGE ROOF FRAMING PLAN
SCALE:
1/4 IN = 1 FT



1 FOUNDATION WALL AND ROOF SPECIFICATIONS
A-4 SCALE: 1 IN = 1 FT

2 THICKENED SLAB
A-4 SCALE: 1 IN = 1 FT

FOUNDATION PAN NOTES

CALLOUT SYMBOL: 1
1 EXISTING FOUNDATION TO REMAIN
2 NEW SLAB FOOTING

FOUNDATION NOTES(CONCRETE):
- FOOTING DEPTH AND WIDTH DIMENSIONS:
SINGLE STORY: A=12" B=12"
TWO STORY: A=18" B=15"

- PROVIDE MIN. 50 BAR DIAMETER LAPS FOR TENSION.
- ALL FOOTINGS TO EXTEND 12" (MIN) TO UNDISTURBED SOIL.
- CONCRETE SHALL DEVELOP THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:
WALLS AND FOOTINGS: F_{CI} = 2,500 PSI
- REBAR CLEARANCES/COVER:
3" (MIN.) WHERE CONCRETE/SOIL CONTACT EXISTS AT FOOTING.
2" (MIN.) ELSEWHERE (TYPICAL)
- CONCRETE SHALL BE PLACED IN A CONTINUOUS OPERATION UNTIL THE SECTION IS COMPLETED BETWEEN PREDETERMINED CONSTRUCTION JOINTS. CONCRETE SHALL BE OF A CONSISTENCY TO PERMIT PLACING INTIMATELY AROUND REINFORCING BARS AND AGAINST FORMS.
- EXPOSED SURFACES OF CONCRETE SHALL BE KEPT MOIST OR CURED BY PROTECTIVE COVERINGS.
- FORMS SHALL BE TIGHT AND CLEAN BEFORE PLACING CONCRETE.
- REINFORCING STEEL SHALL BE CLEAN AND FREE OF RUST.

BRACED WALL PLAN NOTES
EXISTING BRACED WALLS TO REMAIN. CS-WSP METHOD USED FOR COMPLIANCE CONTRACTOR TO V.I.F.

STUD TO STUD AND ABUTING STUDS AT INTERSECTING WALL CORNERS- USE 16D BOX(3-1/2" X 0.135")OR 3" X 0.131" NAILS @ 6" EDGES, 12" FIELD

FRAMING PLAN KEY NOTES

CALLOUT SYMBOL: 1
1 - SEE CS-3/A-15 FOR FRAMING DETAILS
2 - FLOOR/CEILING JOISTS TO BE D.F.#2 2X10 OR 110 SERIES 9-1/2" TJI @ 16" O.C.
3 - BEARING LINE, LAP 2" AND SISTER(FILL TJI AND SISTER WHERE OCCURS)
4 - CUT BACK/CALIFORNIA FRAME (E) ROOF @ (N) VALLEY
5 - BLOCKS AT VALLEY FOR ROOF SHEATHING
6 - END GABLE TRUSS 8" CLING. HEIGHT
7 - CALIFORNIA TRUSS OVER
8 - NEW SKYLIGHTS.

FRAMING NOTES (Wood):

1. LUMBER USED FOR STRUCTURAL PURPOSES SHALL BE DOUGLAS FIR (DF) CONFORMING TO THE FOLLOWING MINIMUM GRADES AND BE FREE OF HEART CENTER (F.O.H.C.):
A. TOP PLATES, BLOCKING D.F. NO. 2
B. CONCEALED POSTS/HEADERS(U.N.O.) D.F. NO. 2
C. JOISTS (U.N.O.) D.F. NO. 2
D. SILL PLATES, LEDGERS P.T.D.F. NO.2
E. PARALLAM BEAMS 2.0E WS PARALLAM
2. PLYWOOD SHALL BE DOUGLAS FIR STRUCTURAL II CDX OR OSB.
3. TIMBER FASTENERS INDICATED ON DRAWINGS SHALL BE IDENTIFIED BY PROPRIETARY NAMES, OR EQUAL AND SHALL BE FASTENED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. FASTENERS ARE REFERRED TO BY SIMPSON COMPANY DESIGNATION. FOR GENERAL CHARACTERISTICS, SUBSTITUTE FASTENERS MUST HAVE EQUAL OR BETTER STRUCTURAL PROPERTIES.
4. ALL FASTENERS IN P.T. LUMBER & MUDDILLS TO BE GALVANIZED OR OTHER CORROSION RESISTANT MATERIAL..

DESIGN LOADS

ROOF LIVE: 20 LBS/PSF
ROOF DEAD: 10
FLOORS LIVE: 40 LBS/PSF
FLOORS DEAD: 10 LBS/PSF
CEILING LIVE: 10 LBS/PSF
CEILING DEAD: 5 LBS
SLEEPING ROOMS LIVE: 30 LBS
SLEEPING ROOMS DEAD: 10 LBS
LIVING ROOMS LIVE: 40 LBS
LIVING ROOMS DEAD: 10 LBS
SOILS VALUE 1500/PSF
SEISMIC DESIGN CATEGORY D1

TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS (Table reflects 2013 options see code for more options)

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING OF FASTENERS
Roof			
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2 1/2" x 0.113")	-
2	Ceiling joists to plate, toe nail	3-8d (2 1/2" x 0.113")	-
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	-
4	Collar tie rafter, face nail or 1 1/4" x 20 gage ridge strap	3-10d (3" x 0.128")	-
5	Rafter to plate, toe nail	3-16d (3 1/2" x 0.135")	-
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3 1/2" x 0.135") 3-16d (3 1/2" x 0.135")	-
Wall			
7	Built-up studs-face nail	10d (3" x 0.128")	24" o.c.
8	Abutting studs at intersecting wall corners, face nail	16d (3 1/2" x 0.135")	12" o.c.
9	Built-up header, two pieces with 1/2" spacer	16d (3 1/2" x 0.135")	16" o.c. along each edge
10	Continued header, two pieces	16d (3 1/2" x 0.135")	16" o.c. along each edge
11	Continued header to stud, toe nail	4-8d (2 1/2" x 0.113")	-
12	Double studs, face nail	10d (3" x 0.128")	24" o.c.
13	Double top plates, face nail	10d (3" x 0.128")	24" o.c.
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3 1/2" x 0.135")	-
15	Sole plate to joist or blocking, face nail	16d (3 1/2" x 0.135")	16" o.c.
16	Sole plate to joist or blocking at braced wall panels	3-16d (3 1/2" x 0.135")	16" o.c.
17	Stud to sole plate, toe nail	3-8d (2 1/2" x 0.113") or 2-16d (3 1/2" x 0.135")	-
18	Top or sole plate to stud, end nail	2-16d (3 1/2" x 0.135")	-
19	Top plates, laps at corners and intersections, face nail	2-10d (3" x 0.128")	-
20	1" brace to each stud and plate, face nail	2-8d (2 1/2" x 0.113") 2 staples 1 1/4"	-
21	1" x 6" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113") 2 staples 1 1/4"	-
22	1" x 8" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113") 3 staples 1 1/4"	-
23	Wider than 1" x 8" sheathing to each bearing, face nail	3-8d (2 1/2" x 0.113") 4 staples 1 1/4"	-
Floor			
24	Joist to sill or girder, toe nail	3-8d (2 1/2" x 0.113")	-
25	Rim joist to top plate, toe nail (roof applications also)	8d (2 1/2" x 0.113")	6" o.c.
26	Rim joist or blocking to sill plate, toe nail	8d (2 1/2" x 0.113")	6" o.c.
27	1" x 6" subfloor or less to each joist, face nail	2-8d (2 1/2" x 0.113") 2 staples 1 1/4"	-
28	2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2" x 0.135")	-
29	2" planks (plank & beam - floor & roof)	2-16d (3 1/2" x 0.135")	at each bearing
30	Built-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
31	Ledger strip supporting joists or rafters	3-16d (3 1/2" x 0.135")	At each joist or rafter

PDS 081 REV: 1/01/2017

PAGE 9 of 10

TABLE R602.3(1) - continued - FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER ^{a, b, c, e}	Edges (inches)	Intermediate supports ^{a, f} (inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing				
32	3/8" x 1/2"	6d common (2" x 0.113") nail (subfloor wall) 8d common (2 1/2" x 0.131") nail (roof)	6	12"
33	1/2" x 1"	8d common nail (2 1/2" x 0.131")	6	12"
34	1 1/8" x 1 1/4"	10d common (3" x 0.148") nail or 8d (2 1/2" x 0.131") deformed nail	6	12
Other wall sheathing^g				
35	1/2" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail, 1 1/4" crown or 1" crown staple 16 ga., 1 1/4" long	3	6
36	2 1/2" structural cellulose fiberboard sheathing	1 1/4" galvanized roofing nail, 1 1/4" crown or 1" crown staple 16 ga., 1 1/4" long	3	6
37	1 1/2" gypsum sheathing ^h	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S	7	7
38	5/8" gypsum sheathing ^h	1 1/4" galvanized roofing nail; staple galvanized, 1 1/4" long; 1 1/4" screws, Type W or S	7	7
Wood structural panels, combination subfloor underlayment to framing				
39	3/4" and less	8d deformed (2" x 0.120") nail or 8d common (2 1/2" x 0.131") nail	6	12
40	7/8" - 1"	8d common (2 1/2" x 0.131") nail or 8d deformed (2 1/2" x 0.120") nail	6	12
41	1 1/8" - 1 1/4"	10d common (3" x 0.148") nail or 8d deformed (2 1/2" x 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For regions having basic wind speed of 110 mph or greater, 8d deformed (2 1/2" x 0.120) nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.

g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.

h. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

j. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

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CONTACT:
RABBIT CONSTRUCTION
5681 CHELTON DR
OAKLAND
LIC. NO. 942024
(925) 300 004

REVISION HISTORY:
REV. 12/17/2017 RABBIT CONSTRUCTION
DESCRIPTION: RABBIT CONSTRUCTION

A REMODEL FOR:
HUGH BARNETT
2470 BANCHITO DR
CONCORD CA

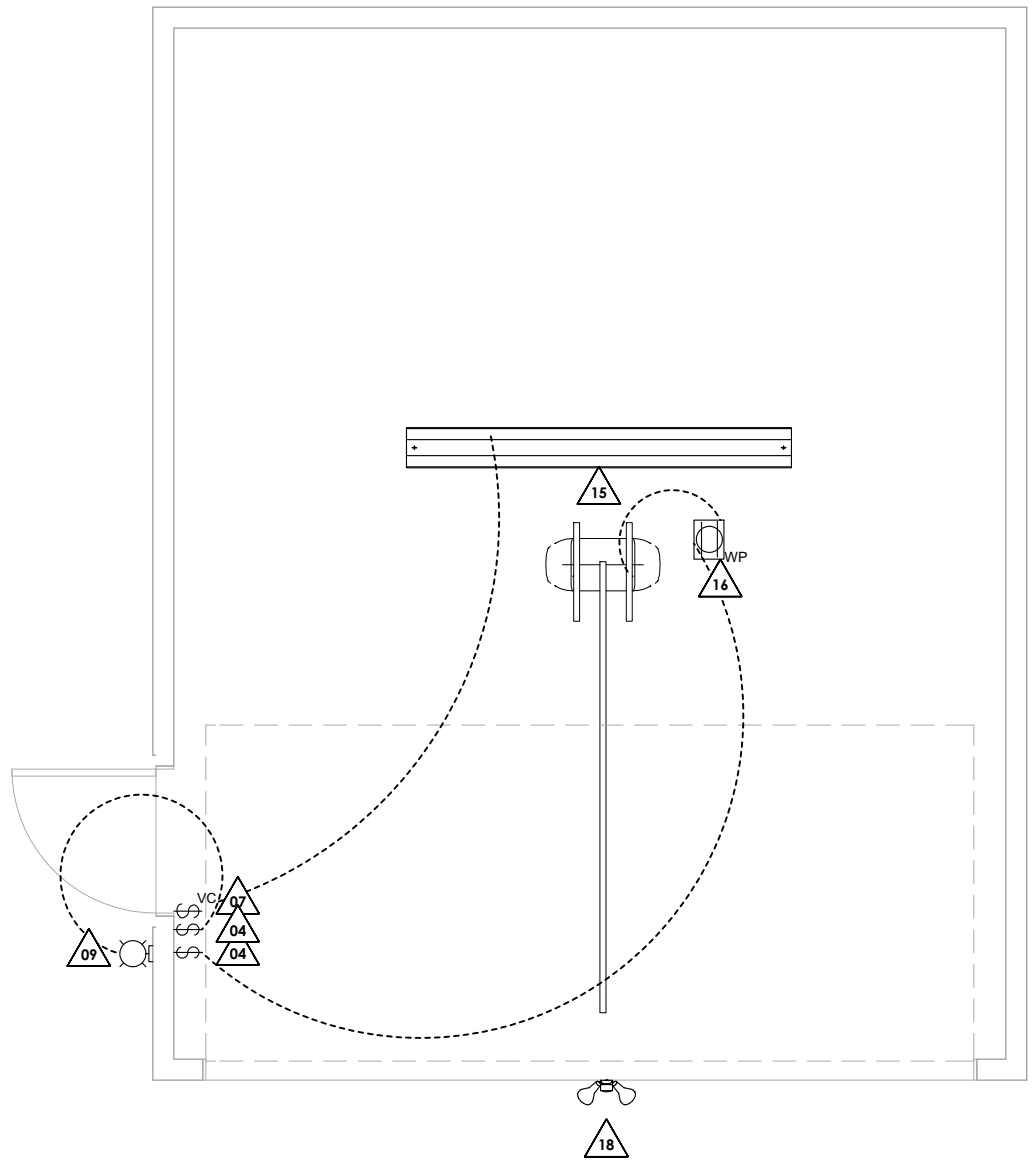
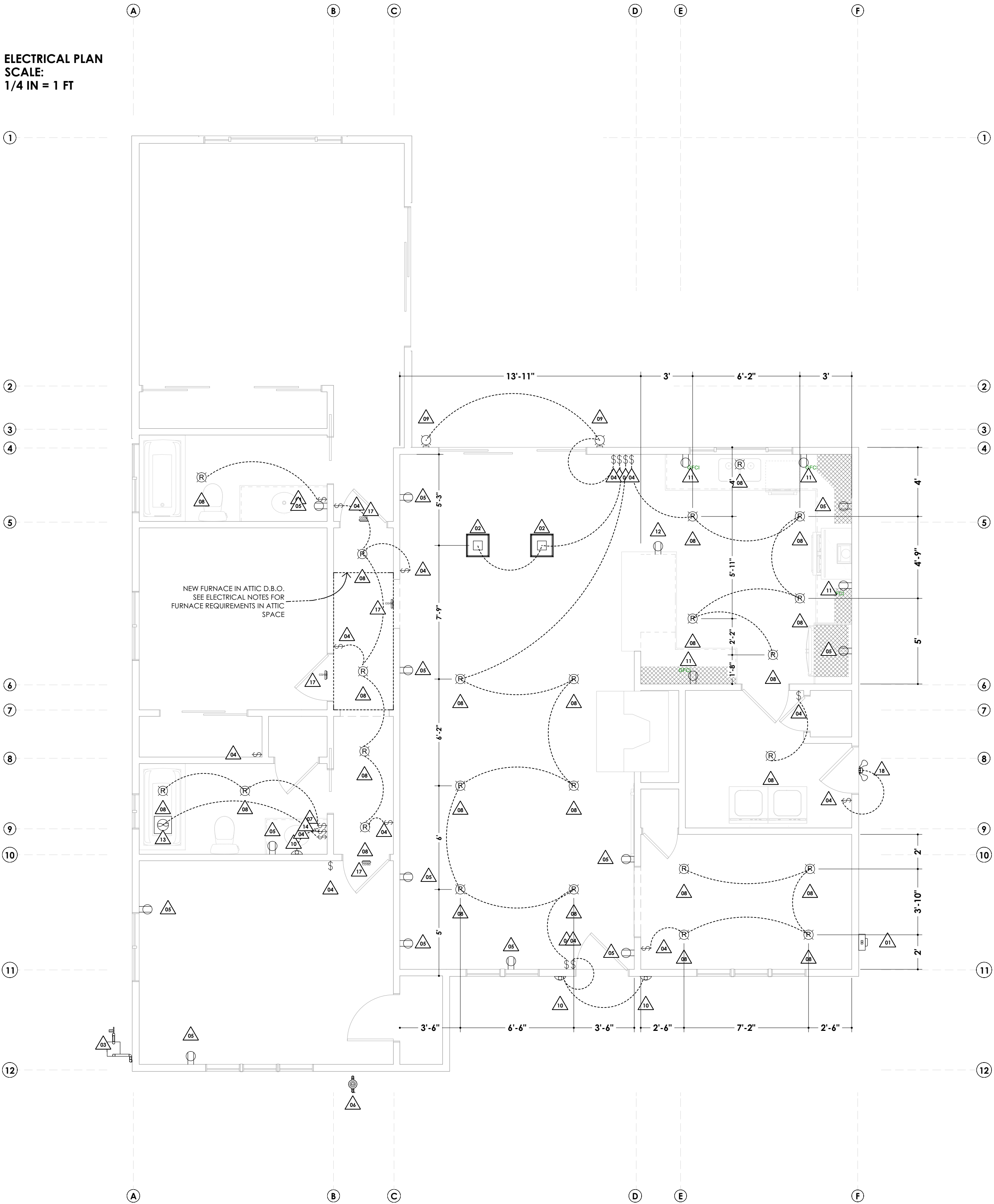
12/18/2018

FOUNDATION,
BWP, FRAMING
PLAN

A-4

ELECTRICAL PLAN
SCALE:
1/4 IN = 1 FT

ELECTRICAL PLAN
SCALE:
1/4 IN = 1 FT



ELECTRICAL
SCHEDULE

SCHEDULE SYMBOL:



NO.	QTY	ATTACHED TO	DESCRIPTION	COMMENTS
01	1	WALL	ELECTRIC METER	
02	2	CEILING	SQUARE CRYSTAL CHANDELIER	
03	1	FLOOR	GAS METER	
04	19	WALL	DECORATOR SWITCH	
05	13	WALL	DECORATOR OUTLET	
06	1	FLOOR	WATER METER	
07	2	WALL	VACANCY SENSOR	
08	24	CEILING	RECESSED DOWN LIGHT 6	
09	3	WALL	BARRINGTON SCONCE 1	
10	3	WALL	WALL SCONCE	
11	4	WALL	DECORATOR GFCI OUTLET	
12	1	CABINET	DECORATOR OUTLET	
13	1	CEILING	EXHAUST	
14	1	WALL	VACANCY SWITCH	
15	1	CEILING	SHOP LIGHT (LONG) [96 1/4W]	
16	1	FLOOR	DUPLEX (WEATHERPROOF)	
17	4	WALL	CO/SMOKE DETECTOR	
18	2	WALL	SPOTLIGHT 2 MOTION SENSOR	

CAL-GREEN NOTES:

BATH FAN(S) SHALL BE:

- A) DIRECT VENTED TO THE EXTERIOR
- B) CONTROLLED BY A HUMIDISTAT AND
- C) SHALL BE AN "ENERGY STAR" RATED APPLIANCE.
- D) SHALL PROVIDE 50 CFM INTERMITTENT OR 25 CFM CONTINUOUS.
- E) CONTINUOUS FANS TO HAVE A SOUND RATING NOT TO EXCEED 1 SONE, INTERMITTENT NOT TO EXCEED 3 SONE.
- F) SHALL BE PROVIDED A BACK DRAFT DAMPER.

PLUMBING FIXTURE FLOW RATES:

- A) SHOWERHEADS 2 GPM @ 80 PSI
- B) LAVATORY FAUCETS, RESIDENTIAL 1.5 GPM @ 60 PSIG
- C) KITCHEN FAUCETS 1.8 GPM @ 60 PSI
- D) GRAVITY TANK-TYPE WATER CLOSETS 1.28 GALLONS PER FLUSH

ELECTRICAL NOTES:

FOR INSTALLATION OF ATTIC FURNACE PER CRC 304.4.3:

WORK PLATFORM. A LEVEL WORKING PLATFORM OR GRADE SURFACE NOT LESS THAN 30 INCHES (762 MM) BY 30 INCHES (762 MM) SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. [NFPA 54:9.5.2] EXCEPTION: A WORKING PLATFORM NEED NOT BE PROVIDED WHERE THE FURNACE IS CAPABLE OF BEING SERVICED FROM THE REQUIRED ACCESS OPENING. THE FURNACE SERVICE SIDE SHALL NOT EXCEED 12 INCHES (305 MM) FROM THE ACCESS OPENING.

PER CRC 304.4.4 **LIGHTING AND CONVENIENCE OUTLET.** A PERMANENT 120-VOLT RECEPTACLE OUTLET AND LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE APPLIANCE. THE SWITCH CONTROLLING THE LIGHTING FIXTURE SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY.

- PROVIDE (N) BRANCH CIRCUIT TO ADDITION.
- PROVIDE 20 AMP CIRCUIT FOR BATHROOM RECEPTACLES.
- PROVIDE 20 AMP CIRCUIT FOR LAUNDRY RECEPTACLES
- PROVIDE GFI PROTECTION AT BATHROOM, GARAGE AND OUTDOOR RECEPTACLES.
- ALL COUNTER TOP RECEPTACLES WITHIN 6' OF SINK/LAUNDRY TUB TO BE GFCI PROTECTED.
- PROVIDE SPLIT SWITCHING OF BATH FAN AND LIGHT.
- PROVIDE INTERMATIC WEATHERPROOF OUTLET BOX AT GFCI PROTECTED RECEPT AT EXTERIOR.
- PROVIDE IC RATING AT ALL CANS, AIRTIGHT & CAULK.
- PROVIDE 1 NON-GFCI RECEPTACLE AT GARAGE.
- PROVIDE HARDWIRED SMOKE DETECTOR AT NEW BEDROOM.
- VERIFY/PROVIDE BATTERY TYPE SMOKE DETECTORS IN EACH (E) BEDROOM AND BEDROOM CORRIDOR, ON EACH STORY AND AT HALLWAY NEXT TO BEDROOMS.
- VERIFY PROVIDE BATTERY TYPE CO DETECTOR AT HALLWAY ADJACENT TO BEDROOMS.
- WHERE NEW CONSTRUCTION OR ELECTRICAL WORK OCCURS, THE SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED AND HARDWIRED PER CRC R314.4, R314.5, R315.2.4 AND R315.2.5.
- PROVIDE ARC FAULT PROTECTION AT ALL (N) (NON GFI) RECEPTACLES.
- PROVIDE LIGHT SUITABLE FOR DAMP LOCATION AT (N) ENTRY DOORS.
- PROVIDE A SWITCHED LIGHT AT ALL HABITABLE ROOMS, KITCHENS, BATHROOMS, STAIRS, HALLS, GARAGES AND STORE ROOMS.

