GENERAL CONSTRUCTION NOTES

This project shall comply with the 2016 California Residential, Mechanical, Electrical, Plumbing, Energy and Green Building Standards Code. All measurements shall be verified on site.

All plumbing, mechanical, electrical and construction work to be done in accordance with the 2016 California Plumbing Code (C.P.C.), the 2016 California Mechanical Code (C.M.C.), the California Electrical Code (C.E.C.), the 2016 California Building Code (C.B.C.), respectively, and the 2016 California Energy Code.

Concrete & Reinforcement:
1. Concrete work shall conform to all requirements of 2016 California Building Code. Chapter 10 requirements for reinforced concrete, except as modified by the Supplemental Requirements herein.
2. Concrete: Minimum 28 Day Compressive Strength 2,000 PSI
3. Reinforcing Steel: ASTM A615, Grade 60
4. Minimum cover for reinforcing bars:
   a. Concrete cast directly against earth – 3”
   b. Concrete exposed to earth or weather, but formed #1 or smaller – 1 1/2”
5. Interior dry surfaces: Slabs – 1/4”, beams – 1 1/2”, columns – 1 1/2”, walls – 1 1/2”
6. Bar bends: 90 degrees standard hooks, undo
7. Dowels shall be the same size and number as wall, column, or slab reinforcing.
8. Reinforcing steel splices to be lapped per CBC class B, except as indicated on the drawings. Alternate bar splices shall be staggered on lap length provided bent corner bars to match and lap horizontal reinforcement.
9. Anchor bolts shall be a minimum 5/8” diameter with 3 x 5 x 0.225” washers. Bolts shall be embedded a minimum of 7” into concrete, spaced not more than 32” apart. A minimum of two bolts per board with one bolt located not more than 3” or less than 7 bolt diameters from end of each board.
10. Foundation plates or sills and sleepers on a concrete slab, which is in direct contact with earth, and that rest on concrete foundations, shall be pressure treated.

Carpentry & Framing:
1. The standard wood details and the nailing, etc. called for in these notes are minimum requirements and shall apply to all work except where more stringent requirements are shown elsewhere. All wood construction shall be in accordance with Chapter 21 of the 2016 CBC.
2. Framing lumber shall be coast Douglas fir or redwood graded as follows: any member which falls below grade and/or has defects which affects serviceability shall be rejected. All structural framing shall be surfaced dry with 15% or less moisture. Framing lumber to be #2 or better Douglas Fir W D F 1 I U O N.
3. Beams & joists shall be DF-1#1 U.O.
4. Posts, headers, and stiffeners (A.K.A. of less) shall be DF-1#2.
5. Studs shall be DF-1#2.
6. Sills shall be AWA UC2, No. 1 AC pressure treated Douglas Fir.
7. Wall plywood sheathing panels shall be 1/2”.
8. For convenience, framing connections by the Simpson Company are called out on the drawings. Equivalent connections of other manufacturers having the same capacity and having Simpson approval may be used. Provide sill nailing or bolting of connections as punched using manufacturer's nails of specified bolts.
9. Nails will be common wire type UNO, galvanized in exterior locations & at PT board.
10. Blocking required in walls at ceiling and floor level, at 8 foot intervals both vertical and horizontal.
11. All nailing to be in accordance with Table 236.0.1 of the 2016 CBC unless otherwise noted.
12. Wood closer than 8 inches to earth and/or in contact with concrete shall be pressure treated.

Concrete:
1. Design live loads:
   a. Roof: 20 PSI
   b. Floor: 40 PSI

   Basic wind speed: 110 MPH (sl);
   Exp: B
   Seismic: Site D; SO: 1.4310 (A.S.I) C=0.5 1569 (A.S.D.)

2. Structural Observation:
   a. Notify engineer to periodically observe (notify min. 2 bus. days in advance)
   - Reinforcement steel
   - Anchor bolts & hold downs
   - Plywood shear wall & diaphragm nailing
   - Pre-manufactured shear walls

   KEEP A RECORD OF ALL CONSTRUCTION NOTICES AND ADDITIONAL REQUIREMENTS IN ACCORDANCE WITH THE 2016 CALIFORNIA RESIDENTIAL, MECHANICAL, ELECTRICAL, PLUMBING, ENERGY AND GREEN BUILDING STANDARDS CODE.

   ALL MEASUREMENTS SHALL BE VERIFIED ON SITE.


   Replace deck and outdoor stairs
   Construction of new bedroom
   Description of project
   Project data
   Occupancy group: R-3
   Type of construction: Type V (Wood Framed)
BAY ROOF FRAMING

SANDWICH ROOF FRAMING

ELECTRICAL PLAN

All luminaires installed must qualify as "high efficacy luminaires". Low efficacy is no longer allowed.

Recessed downlight luminaires in ceilings shall not contain screw-based sockets, comply with elevated temperature requirements and installed lamps must be marked "JA8-2016-E". All ceiling recessed downlight and enclosed luminaires must be controlled by dimmer or vacancy sensor.

Receptacles installed must be AFCI-protected.

All permanently installed outdoor lighting must be high efficacy and must be controlled by a manual switch as well as by EMCS.

WEST ELEVATION

STUCCO TO MATCH <E>
OV/ EXPANDED METAL STUCCO LATH
OV/TYVEK STUCCO WRAP
OV/1/2" CDX PLY
W/ 10d NAILS 6" @ EDGE & 12" @ FIELD
BLOCK ALL EDGES
2X6 STUDS @16" O.C.
W/ R-21 FIBERGLASS
1/2" SHEETROCK  INTERIOR

WEEP SCREED

CONTROL JOINT

STUCCO OV/
CONC. BLOCK

EXISTING HOUSE

NEW LOCATION OF ACCESS DOOR FOR <E> CRAWL SPACE

SOUTH ELEVATION

COMP. SHINGLES TO MATCH <E>
OV/ 30# FELT UNDERLAYMENT
OV/ 1/2 " PLY W/ 10D NAILS
6"OC @ EDGES
12" OC IN FIELD

WEEP SCREED

CONTROL JOINTS

STUCCO OV/
CONC. BLOCK

EXISTING HOUSE
# Title 24 Building Energy Report

**Sheen Addition**

1116 Kains Ave., Albany CA

**Abbay Technical Services**

Building Energy Consultants

Anne M. McQueeney, CEA

1125 16th St., Ste. 216 Arcata, CA 95521

707.826.1433

anny@abbaytechnicalservices.com

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**RESIDENTIAL RADIANT MEASURES**

<table>
<thead>
<tr>
<th>Measure</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>C.1</strong></td>
<td>Location/Exposure Information</td>
</tr>
<tr>
<td><strong>C.2</strong></td>
<td>HVAC and Duct Information</td>
</tr>
<tr>
<td><strong>C.3</strong></td>
<td>Building Envelope Information</td>
</tr>
<tr>
<td><strong>C.4</strong></td>
<td>Lighting Information</td>
</tr>
</tbody>
</table>

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**TROUBLESHOOTING**

- Refer to the Title 24 building energy report for detailed troubleshooting procedures.

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**SUPPORTING DOCUMENTS**

- Energy model analysis report
- Building permit information
- Site plan and floor plans
- Lighting design plans

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**NOTES**

- General building information
- Construction schedule
- Site and structural details

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**REFERENCES**

- Title 24 Building Energy Efficiency Standards
- Energy Star Guidelines
- ASHRAE 90.1-2016 Energy Code

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**APPENDICES**

- Energy consumption data
- Calculations and formulas
- Source documents and references