CRAWL SPACE VENT CALCS

ZONE	UNDER FLR. AREA	CRAWL SPACE HEIGHT	VENT CFM REQ'D	VENT TYPE	VENT CFM	VENTS	VENT CFM PROVIDED
1	344 SF.	5.5 FT	126 CFM	LOMANCO	110 CFM	2	220 CFM
2	450 SF.	8 FT	240 CFM	LOMANCO	110 CFM	3	330 CFM
3	1,760 SF.	3.25 FT	381 CFM	LOMANCO	110 CFM	4	440 CFM

**CRAWL SPACE 3 LOCATED UNDERNEATH LOWER FLOOR CONDITIONED AREA*

LOMANCO POWERED VENT EQUATION: [PER R408.2 EXCEPTION 2]
CRAWL-FLOOR SQ FT x HEIGHT = CRAW-FLOOR CUBIC FEET
CRAWL-FLOOR CUBIC FEET / 15 = CFM REQUIRED

NOTES:

A. ALL VENTS SHALL BE BACKED WITH CORROSION-RESISTANT METAL MESH WITH 1/16" MIN. TO 1/8" MAX. OPENINGS.
B. CONFIRM FREE VENT AREA OF ACTUAL VENTS PRIOR TO INSTALLATION. ADJUST SIZE AND/OR NUMBER OF VENTS INSTALLED TO MEET REQUIRED MINIMUMS.
C. VENTS SHALL BE EVENLY SPACED AND LOCATED TO PROVIDE CROSS VENTILATION.
D. PROVIDE GROUNDED ELECTRICAL OUTLET WITHIN 12" OF THE CONTROL BOX.
E. [CRC 408.3(1)]EXPOSED EARTH SHALL BE COVERED W/ CONTINUOUS CLASS 1 VAPOR RETARDER. JOINTS OF THE VAPOR RETARDER SHALL OVERLAP BY 6 " AND SHALL BE SEALED OR TAPED. THE EDGES OF THE VAPOR RETARDER SHALL EXTEND NOT LESS THE 6" UP THE STEM WALL AND SHALL BE ATTACHED/SEALED TO THE STEM WALL OR INSULATION.
F. [CRC 408.3.(2.1)] PROVIDE CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION AT A RATE OF 1 CU. FT PER MIN FOR EACH 50 SF OF CRAWL SPACE FLOOR AREA, INCLUDING AN AIR PATHWAY TO THE COMMON AREA.

GENERAL NOTES

SEE FIRE HAZARD SEVERITY NOTES ON SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.

SPECIFIC IMPACTS INCLUDE BUT ARE NOT LIMITED TO:

- GLAZING IN WINDOWS, WINDOW WALLS, DOORS, AND SKYLIGHTS SHALL BE MULTI-PANE UNITS WITH A MINIMUM OF ONE TEMPERED PANE OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES.
- EAVE VENTS ARE NOT ALLOWED.
- UNDERSIDES OF EAVES SHALL BE PROTECTED IGNITION-RESISTANT MATERIALS OR NON-COMBUSTIBLE CONSTRUCTION.
- GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.

AREA NOTES:

LIVING AREA:
LOWER FLOOR: 1,069 SF
UPPER FLOOR: 2,541 SF
TOTAL LIVING AREA: 3,610 SF

GARAGE: 676 SF
DECK: 345 SF

WALL LEGEND

	CONCRETE RETAINING WALL -S.S.D.
	FULL HEIGHT
	PARTIAL HEIGHT WALL

FLOOR PLAN GENERAL NOTES

1. REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O.
2. 6" EXTERIOR WALLS SHALL HAVE R-21 INSULATION. ROOFS SHALL HAVE R-38 INSULATION.VERIFY WITH TITLE 24 REPORT.
3. FIRE BLOCKING SHALL BE PROVIDED:
   A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10' INTERVALS BOTH HORIZONTAL AND VERTICAL.
   B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   C. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES & SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
   D. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS
4. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE CBC, CRC CHAPTER IN THE FOLLOWING AREAS:
   A. GLAZING WITHIN 24" OF DOORS AND 18" OF FLOORS
   B. WITHIN TUB ENCLOSURES
   C. WITHIN HOT-TUB WHIRLPOOLS. SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET
   D. GLAZING IN STAIR LANDINGS AND WITHIN 5'-0" OF THE BOTTOM AND TOP THE STAIRWAY AND WITHIN 5'-0" OF POOL EDGES.
5. ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL
6. ALL WALLS TO BE 1/2" SHEET ROCK WITH KNOCKDOWN FINISH.
7. ALL FINISHES TO BE SPECIFIED BY OWNER.
8. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS, OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.
9. EXTERIOR GLAZING: EXTERIOR WINDOWS, WINDOW WALLS AND GLAZED DOORS, WINDOWS WITHIN EXTERIOR DOORS, AND SKYLIGHTS SHALL COMPLY WITH ONE OF THE FOLLOWING: MULTI LAYERED GLAZED PANELS W/MIN. OF ONE TEMPERED PANE, OR BE GLASS BLOCK UNIT, OR HAVE A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES. [CRC 337.8.2.1]
10. EXTERIOR DOORS: EXTERIOR DOORS SHALL BE APPROVED NON-COMBUSTIBLE CONSTRUCTION, SOLID CORE WOOD NOT LESS THAN 1-3/4 INCH THICK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. WINDOWS WITHIN DOORS AND GLAZED DOORS SHALL BE IN ACCORDANCE WITH SECTION 8-3.106.G.7
11. HANDRAILS SHALL COMPLY WITH THE FOLLOWING:
   A. TOP OF HANDRAIL SHALL BE PLACED BETWEEN 34" & 38" ABOVE LANDINGS AND THE NOSING OF THE TREAD.
   B. HANDGRIP SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION WITH NO SHARP CORNERS
   C. HANDRAILS PROJECTING FROM THE WALL SHALL NOT HAVE LESS THAN 1 1/2" BETWEEN WALL AND THE HANDRAIL
12. DRYER VENT SHALL BE VENTED TO THE OUTSIDE AND SHALL NOT EXCEED 14 FEET DISTANCE w/ MAX (2) 90º ELBOWS, EACH ADDITIONAL ELBOW SHALL REDUCE THE MAX LENGTH BY 2 FEET. TERMINATION OF VENT SHALL COMPLY WITH SECTION 806.6 OF THE UNIFORM MECHANICAL CODE.
13. SHOWERS AND SHOWER/TUB SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.
14. FIXTURES LOCATED BELOW THE NEXT UPSTREAM MANHOLE REQUIRE BACKWATER CHECK VALVES. UPPER LEVEL FIXTURES NOT TO DRAIN THROUGH VALVE.

FLOOR PLAN REFERENCE NOTES

201. 2x6 WALL PLUMBING WALL
202. 5/8" TYPE 'X' GYP. BOARD ON WALLS AND CEILING IN GARAGE
203. REFRIGERATOR, OWNER SELECTED. ROUGH PLUMBING PER MANUF. SPECIFICATIONS
204. KITCHEN SINK w/GARBAGE DISPOSAL
205. BATHROOM LAVATORY
206. BUILT-IN EXHAUST HOOD, OWNER SELECTED
207. GAS COOKTOP, PROVIDE GAS STUB & 220 ELECTRICAL.
208. BUILT-IN CABINETS, UPPERS SHOWN DASHED
209. BUILT-IN DISHWASHER, OWNER SELECTED.
210. WALK-IN SHOWER W/ A SMOOTH NONABSORBANT SURFACE TO A MIN. OF 72" ABOVE THE FLOOR. STALL SHALL COMPLY W/ CPC SECT. 410.0
211. JACUZZI TUB, OWNER SELECTED
212. TOILET, OWNER SELECTED
213. MIRROR, WIDTH OF CABINET BY 4 FEET HIGH.
214. 2x FURRED WALL
215. 24" TOWEL RACK AT 44" A.F.F., PROVIDE BLOCKING
216. WASHER/DRYER, PROVIDE HOT, COLD WATER & WASTE, OWNER SELECTED
217. DRYER VENT PATH W/ BACK-DRAFTER DAMPER, PROVIDE 4 IN. MIN. Ø SMOOTH METAL DUCT. REFER TO GENERAL NOTE #12.
218. POLE AND SHELF
219. 36" STAIR RAILING, SEE FLOOR PLAN GENERAL NOTE #11
220. GAS DIRECT VENT FIREPLACE. MANUFACTURER: SUPERIOR; MODEL: DRL3054; OR OWNER APPROVED EQUAL . PROVIDE MANF. INSTRUCTIONS ON SITE DURING INSPECTION.
221. 1-3/8" TIGHT FITTING SELF-CLOSING, SOLID CORE DOOR 20 MINUTE FIRE-RATING MIN.
222. NOT USED
223. WATER HEATER INSTALLED IN CRAWL SPACE ON CONCRETE PAD (INSTALLATION OF WATER HEATER SHALL COMPLY WITH MANF. INSTRUCTIONS.
224. PROVIDE MECHANICAL VENTILATION SYSTEM TO PROVIDE AT LEAST 5 AIR CHANGES PER HOUR. PROVIDE MIN 50 CFM FOR BATHROOM FANS
225. HOSE BIB WITH BACK-FLOW PREVENTION DEVICE
226. 200 AMP ELECTRIC METER AND CATV BOX
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228. GARAGE DOOR OPENER, PROVIDE BATTERY BACK-UP
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231. BUILT-IN MICROWAVE CABINET, OWNER SELECTED
232. BUILT-IN SHELVING
233. CRAWL SPACE ACCESS HATCH W/KEYED LOCKSET
234. DEX-O-TEX WATERPROOF MEMBRANE, PER MANUFACTURER'S REQUIREMENTS OR *OWNER APPROVED EQUAL TRAFFIC COATING WATERPROOFING DECKING SYSTEM*
235. BUILT-IN WINE RACK & SHELVING
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237. +42" HIGH GLASS RAILING, SHALL BE TEMPERED OR LAMINATED GLASS WITH CONTINUOUS GUARD CAP INSTALLED ON TOP OF GLASS GUARDRAIL.
238. SINK, OWNER SELECTED
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246. DASHED LINE INDICATES WALL ABOVE
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251. LOMANCO POWERED VENT AT CRAWL SPACE - SEE UNDERFLOOR VENTILATION
252. SINK @ ISLAND, OWNER SELECTED, SEE DETAIL H10/A6.0 FOR VENTING.

1 FIRST FLOOR PLAN — 1/4" = 1'-0"

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LICENSED ARCHITECT — KEVIN BERNARD — 05-31-27 RENEWAL DATE — C-33173 — STATE OF CALIFORNIA

AE CONSTRUCTION
3830 HORIZON VIEW WAY
SANTRA ROSA, CA.

Project No.:	26-009
Drawn By:	Author
Checked By:	Checker
Issued Date:	10/22/2026

Revisions

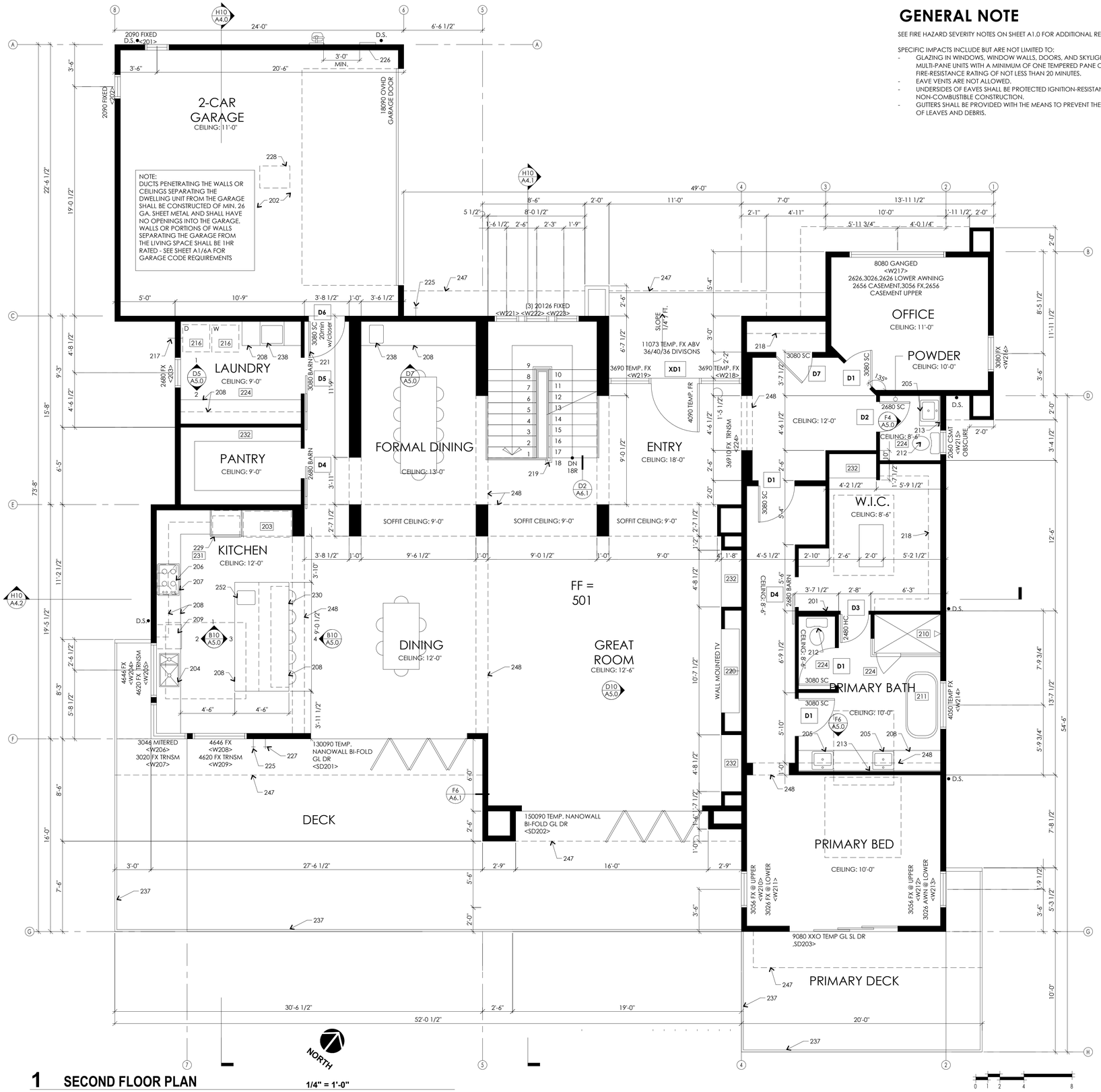
No.	Description	Date

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Sheet Title:
LOWER LEVEL PLAN

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

Sheet No:
A2.1
Of Sheets



1 SECOND FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTE

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LICENSED ARCHITECT KEVIN BERNARD 05-31-27 RENEWAL DATE C-33173 STATE OF CALIFORNIA

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Project No.:	26-009
Drawn By:	Author
Checked By:	Checker
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Revisions

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Sheet Title:
UPPER LEVEL PLAN

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

Sheet No:
A2.2
Of Sheets