

**PROJECT INFORMATION**

**ADDITION.**

42750 310th Place  
Palsade MN 56469  
APN: 08.0.03608

**Description.**

Addition of a bedroom, bath and 4 season porch.

**Owner:**

Kim + Eugene Richards

**Zoning:** R2

Lot Size: Acres 1.12

Construction Type: V-B

Occupancy: R2

NO FIRE SPRINKLERS

Existing House area: 825 sq. ft.

Existing Garage area: 688 sq. ft.

**Proposed Addition: 866 sq.ft.**

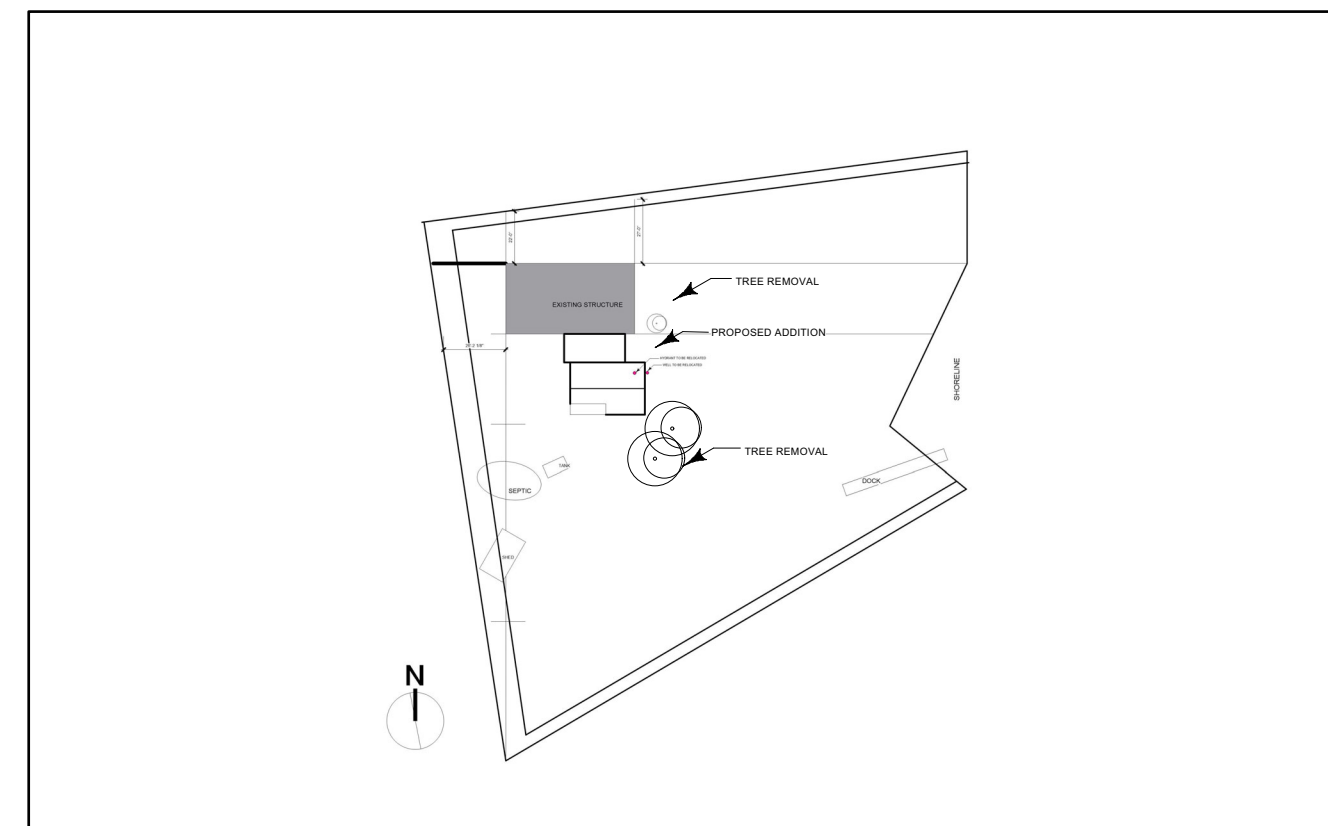
Number of stories: 1

Number of bedrooms: 2

Bathrooms: 1

Existing Detached Shed: 1

Year Built: 2000



SITE MAP



VICINITY MAP



**GENERAL NOTES.**

- A. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS, MATERIALS, AND CONDITIONS IN FIELD.
- B. DIMENSIONS ARE TO FACE OF STUD/ CENTERLINE OF DOOR AND WINDOW.
- C. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALED DIMENSIONS. DETAIL DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- D. CONTACT UNDERGROUND SERVICE ALERT 1-800-642-2444 AT LEAST 48 HOURS BEFORE STARTING ANY EXCAVATION.
- E. Shall be the contractor's responsibility to ensure that construction conforms to the structural calculations
- F. Prior to ordering any material, it shall be the contractor's responsibility to verify all dimensions and field conditions.
- G. Any field conditions found to be unusual or other than those used in these calculations shall be reported to the architect/engineer prior to construction
- H. All construction shall conform to the provisions of the California building codes, the most current edition adopted by the county or city where this construction shall occur. Nothing in these calculations is intended to conflict with those provisions. Any conflict shall be brought to the architect/engineers attention.
- I. The structural calculations shall become a part of the plans and any a plausible specifications for the proposed project. In case of conflict, the structural calculations shall govern. Any concerns shall be brought to this architects/engineers attention
- J. Space general fighting in bass may not be less than 40L/W fluorescent title 24
- K. Water heater to be installed with heating elements and switches 18" minimum A, F, F.
- L. strap water heater as required by CPC 51 0.5 provide temperature and pressure relief valve and discharged to the exterior (CPC 505.3 & 608.5)
- M. Combustion air opening for all fuel burning equipment shall be located per CMC 70 to Thomas 703 and 704
- N. Convenience outlets in garage to be 48" above floor and GFIC
- O. All 125V, single phase receptacles installed in garages shall be ground fault circuit protected exterior receptacles are to be GFCI waterproofing protection
- P. Weather strip exterior doors
- Q. Back draft damper required on exhaust fans
- R. Sheet rock in tub shower areas shall be moisture resistant, and have a smooth, hard, nonabsorbent surface and shall extend to a height of 70" above drain inlet
- S. All walls in garage adjacent to any living areas shall be one hour fire construction
- T. All walls surfaces behind ceramic tile or other finish wall materials are constructed of materials not adversely affected by water. If gypsum board is to be used it must be approved water resistant board.
- U. Placing in doors and windows adjacent to doors shall be tempered per UDC all placing within 18" of floor and greater than 9 ft shall be tempered
- V. All windows to be dual glazed.
- W. Glazing within 24" of either vertical edge of a door and less than 60" above walking service shall be tempered glass shower doors, tub and shower enclosures, and any doors with glass shall be tempered glass.
- X. All water heaters to be secured to resist earthquakes per CMC.
- Y. Stucco applied over wood sheathing shall have 2 layers of Gray D paper or equivalent
- AA. REMODELING PRE 1978 STRUCTURES WITHOUT USING **LEAD SAFE WORK PRACTICES** IS A VIOLATION OF CALIFORNIA HEALTH AND SAFETY CODE SECTION 105256. CONTRACTORS, REMODELERS, AND PAINTERS ARE REQUIRED TO USE "LEAD SAFE" WORK PRACTICES PURSUANT TO TITLE 17, CA CODE OF REGULATIONS SECTION 36050. CONSTRUCTION DEBRIS KNOWN TO CONTAIN LEAD-BASED PAINT MUST BE DISPOSED OF AT AN APPROVED LOCATION.
- BB. VERIFY & CORRECT PROPER **SMOKE & CO2 DETECTOR** LOCATIONS PRIOR TO FINAL INSPECTION.
- CC. EMERGENCY **EGRESS WINDOWS** PER 2016 CBC, BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ON OPERATIVE EMERGENCY WINDOW. THE EGRESS WINDOW SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR AND SHALL HAVE A MINIMUM CLEAR OPENING OF 5.7 SQ.FT. MINIMUM CLEAR OPENING HEIGHT SHALL BE 24". MINIMUM CLEAR OPENING WIDTH SHALL BE 20 INCHES.
- DD. SAFETY OR TEMPERED **GLASS REQUIREMENTS** PER 2016 CBC. GLASS WITHIN 24" OF A DOOR AND WHERE BOTTOM EDGE IS LESS THAN 60" FROM THE FLOOR OR WALKING SURFACE SHALL BE TEMPERED
- EE. GLASS ADJACENT TO STAIRS, LANDINGS AND RAMPS WITHIN 36" HORIZONTAL OF WALKING SURFACE AND BOTTOM EDGE IS LESS THAN 60" TO WALKING SURFACE SHALL BE TEMPERED GLASS.
- FF. Provide a **SMOKE DETECTORS** in areas leading to bedrooms and within each bedroom in the existing house if not already provided. (Smoke detectors added to existing rooms may be battery operated). CRC R314
- GG. Provide approved **ADDRESS NUMBERS** permanently affixed to building visible from street fronting property. Numbers shall be minimum 4" high with minimum 1/2" stroke width, contrasting color to background. CRC R319.1, CFC 505.1

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**APPLICABLE CODES**

- 2022 MBC Residential Code
- 2022 MN Electric Code
- 2022 MN Mechanical Code
- 2022 MN Plumbing Code
- 2022 MN Energy Code
- 2022 MN Green Building Code

**CONSULTANTS**

**CONTRACTOR**

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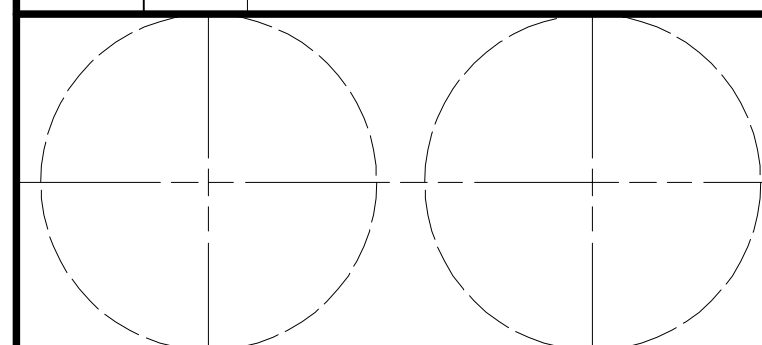
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**STRUCTURAL ENGINEER**



NO.	DATE	REVISIONS



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CONSULTANT

**RICHARDS RESIDENCE**

42750 310TH PLACE  
PALLISADES, MN 56469

DRAWING TITLE

TITLE

PROJECT MANAGER

DRAWN BY

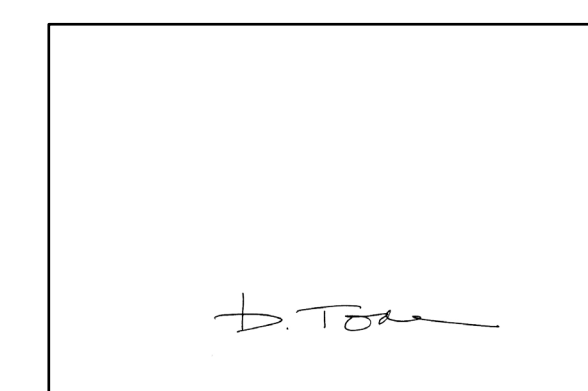
REVIEWED BY

DATE

02.05.26

DRAWING NUMBER

T.01



**BATHROOM EXHAUST FANS 4.506.1**

Each bathroom shall be mechanically ventilated and shall comply with the following:

- Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
- Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
  - Humidity controls shall be capable of adjustment between a relative humidity range of  $\leq$  50 percent to a maximum of 80 percent. A humidity control may utilize manual or automatic means of adjustment.
  - A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).
    - For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
    - Lighting integral to bathroom exhaust fans shall comply with the California Energy Code

**EGRESS**

Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m<sup>2</sup>).  
Exception: The minimum net clear opening for grade floor emergency escape and rescue openings shall be 5 square feet (0.465 m<sup>2</sup>).

The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.

Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

Where a door is provided as the required emergency escape and rescue opening, it shall be a side-hinged door or a sliding door.

**Means of Egress R311.1**

Dwellings shall be provided with a means of egress in accordance with this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the required egress door without requiring travel through a garage. The required egress door shall open directly into a public way or to a yard or court that opens to a public way.

Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.

**Floors and Landings at Exterior Doors R311.3**

There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Landings shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent).

Exception: Exterior balconies less than 60 square feet (5.6 m<sup>2</sup>) and only accessed from a door are permitted to have a landing that is less than 36 inches (914 mm) measured in the direction of travel.

**Floor Elevations at the Required Egress Doors R311.3.1**

Landings or finished floors at the required egress door shall be not more than 1 1/2 inches (38 mm) lower than the top of the threshold.

Exception: The landing or floor on the exterior side shall be not more than 73/4 inches (196 mm) below the top of the threshold provided that the door does not swing over the landing or floor.

Where exterior landings or floors serving the required egress door are not at grade, they shall be provided with access to grade by means of a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7. Doors other than the required egress door shall be provided with landings or floors not more than 73/4 inches (196 mm) below the top of the threshold.

Exception: A top landing is not required where a stairway of not

Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.  
R311.6 Hallways

The width of a hallway shall be not less than 3 feet (914 mm).  
R311.7 Stairways

Where required by this code or provided, stairways shall comply with this section.

**Exceptions:**

- Stairways not within or serving a building, porch or deck.
- Stairways leading to nonhabitable attics.
- Stairways leading to crawl spaces.

**Width R311.7.1**

Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. The clear width of stairways at and below the handrail height, including treads and landings, shall be not less than 31 1/2 inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are installed on both sides.

Exception: The width of spiral stairways shall be in accordance with Section R311.7.10.1.

**Headroom R311.7.2**

The headroom in stairways shall be not less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

**Exceptions:**

- Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall not project horizontally into the required headroom more than 43/4 inches (121 mm).
- The headroom for spiral stairways shall be in accordance with Section R311.7.10.1.

**Vertical Rise R311.7.3**

A flight of stairs shall not have a vertical rise greater than 12 feet 7 inches (3835 mm) between floor levels or landings.

**Walkline R311.7.4**

The walkline across winder treads and landings shall be concentric to the turn and parallel to the direction of travel entering and exiting the turn. The walkline shall be located 12 inches (305 mm) from the inside of the turn. The 12-inch (305 mm) dimension shall be measured from the widest point of the clear stair width at the walking surface. Where winders are adjacent within a flight, the point of the widest clear stair width of the adjacent winders shall be used.

**Stair Treads and Risers R311.7.5**

Stair treads and risers shall meet the requirements of this section. For the purposes of this section, dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

**Risers R311.7.5.1**

The riser height shall be not more than 73/4 inches (196 mm). The riser height shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. At open risers, openings located more than 30 inches (762 mm), as measured vertically, to the floor or grade below shall not permit the passage of a 4-inch-diameter (102 mm) sphere.

**Exceptions:**

- The opening between adjacent treads is not limited on spiral stairways.
- The riser height of spiral stairways shall be in accordance with Section R311.7.10.1.

**Treads R311.7.5.2**

The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

**NOSINGS** at treads, landings and floors of stairways shall have a radius of curvature at the nosing not greater than 9/16 inch (14 mm) or a bevel not greater than 1/2 inch (12.7 mm). A nosing projection not less than 3/4 inch (19 mm) and not more than 1 1/4 inches (32 mm) shall be provided on stairways. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) within a stairway.

Exception: A nosing projection is not required where the tread depth is not less than 11 inches

**Landings for Stairways R311.7.6**

There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. For landings of shapes other than square or rectangular, the depth at the walk line and the total area shall be not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).

**Exception:**

A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.

**Stairway Walking Surface R311.7.7**

The walking surface of treads and landings of stairways shall be sloped not steeper than 1 unit vertical in 48 units horizontal (2-percent slope).  
Exception: Where the surface of a landing is required elsewhere in the code to drain surface water, the walking surface of the landing shall be sloped not steeper than 1 unit vertical in 20 units horizontal (5-percent slope) in the direction of travel.

**Handrails R311.7.8**

Handrails shall be provided on not less than one side of each flight of stairs with four or more risers.

**Height R311.7.8.1**

Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

**Exceptions:**

- The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
- Where handrail fittings or bendings are used to provide continuous transition between flights, transitions at winder treads, the transition from handrail to guard, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed 38 inches (965 mm).

**Handrail Projection R311.7.8.2**

Handrails shall not project more than 41/2 inches (114 mm) on either side of the stairway.  
Exception: Where nosings of landings, floors or passing flights project into the stairway reducing the clearance at passing handrails, handrails shall project not more than 61/2 inches (165 mm) into the stairway, provided that the stair width and handrail clearance are not reduced to less than that required.

**Handrail Clearance R311.7.8.3**

Handrails adjacent to a wall shall have a space of not less than 1 1/2 inches (38 mm) between the wall and the handrails.

**Continuity R311.7.8.4**

Handrails shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned toward a wall, guard walking surface continuous to itself, or terminate to a post.

**Exceptions:**

- Handrail continuity shall be permitted to be interrupted by a newel post at a turn in a flight with winders, at a landing, or over the lowest tread.
- A volute, turnout or starting easing shall be allowed to terminate over the lowest tread and over the top landing.

**Grip Size R311.7.8.5**

Required handrails shall be of one of the following types or provide equivalent graspability.

- Type I. Handrails with a circular cross section shall have an outside diameter of not less than 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter of not less than 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) and a cross section of not more than 2 1/4 inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).
- Type II. Handrails with a perimeter greater than 6 1/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and have a depth of not less than 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for not less than 3/8 inch (10 mm) to a level that is not less than 1 3/4 inches (45 mm) below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 1 1/4 inches (32 mm) and not more than 2 3/4 inches (70 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).

**Illumination R311.7.9**



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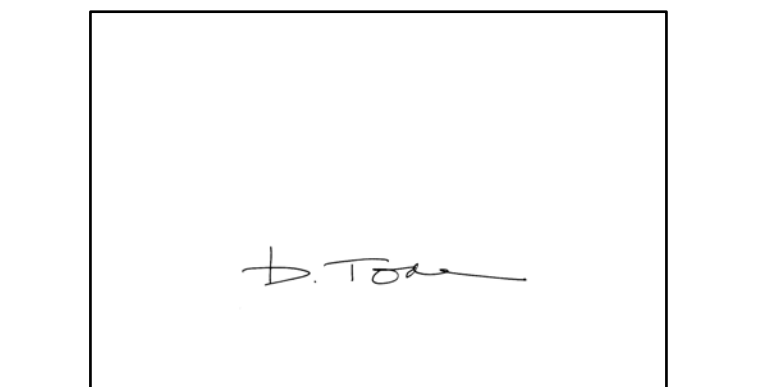
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CONSULTANT

**RICHARDS RESIDENCE**  
42750 310TH PLACE  
PALLISADES, MN 56469

DRAWING TITLE  
**GENERAL NOTES**

PROJECT MANAGER	
DRAWN BY	<b>BT</b>
REVIEWED BY	DRAWING NUMBER
DATE	<b>02.16.26</b>
	<b>G.01</b>



## ELECTRICAL

- 1.Receptacles shall be provided at all countertop areas with a minimum dimension of 12 inches.
2. COUNTERTOP RECEPTACLES SHALL BE LOCATED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES FROM A RECEPTACLE
3. Countertop receptacles shall be located no more than 20 inches above the countertop.
4. 1.6. KITCHEN ISLAND REQUIREMENT. The 2023 National Electrical Code (NEC) (specifically section 210.52(C)(3)) dictates that if receptacles are installed in kitchen island or peninsula countertops, they must be on or above the countertop or work surface, but not more than 20 inches above, or within the countertop or work surface using listed assemblies.

- A. ALL OUTLETS AND DEVICES (RECEPTACLES, LIGHTING, HOODS, ETC.) IN THE KITCHEN SHALL BE AFCI PROTECTED AND TAMPER- RESISTANT
  - B. Provide GFCI protection in kitchen for all countertop receptacles within 6 feet of a sink including below the counter and behind appliance and for receptacles supplying dishwashers. Period.
  - C. Countertop receptacles shall be supplied by a minimum of two 20-amp branch circuits.
  - D. A dedicated circuit is required for cord and plug connections, range exhaust hoods. Separate circuits may be required for the garbage disposal, dishwasher, and built-in microwave based on the manufacturer's requirements and motor ratings.
  - E. Any new receptacles added in the kitchen, dining area, breakfast, pantry, or similar area shall be supplied by a 20-amp circuit, the countertop circuits may be used to supply these areas.
  - F. THE EXISTING ELECTRICAL PANEL MAY NEED TO BE UPGRADED, OR A SUB-PANEL ADDED, IF THE REQUIREMENTS ABOVE CANNOT BE ACCOMMODATED.
  - G. ELECTRIC STOVES AND OVENS SHALL BE SUPPLIED WITH A 40 OR 50 AMP BRANCH CIRCUIT.
  - H. PROVIDE AT LEAST (2) 20A SMALL APPLIANCE CIRCUITS TO SERVE RECEPTACLES LOCATED IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. THESE CIRCUITS SHALL HAVE NO OTHER OUTLETS.
6. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, PARLORS, LIBRARIES, OR OTHER SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION- TYPE DEVICE AFCI LOCATED AT THE ORIGIN OF THE BRANCH CIRCUIT. CEC SEC 210.12.
  7. PROVIDE AT LEAST ONE 20-AMP BRANCH CIRCUIT RECEPTACLES IN THE
  8. BATHROOM. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS. ALL BATHROOM RECEPTACLES SHALL HAVE GFCI PROTECTION
  9. PROVIDE MIN 100 sq in OPENING IN DOOR OF A LAUNDRY CLOSET OR PROVIDE APPROVED MEANS TO MAKE UP AIR PER CMC 504.3.1
  10. 100% OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LIGHTING IN THE KITCHEN SHALL BE HIGH EFFICACY.
  11. ALL LIGHTING IN BATHROOM LUMINAIRE SHALL BE HIGH EFFICACY AND ONE LUMINAIRE SHALL BE CONTROLLED BY VACANCY SENSOR.
  12. LIGHTING INSTALLED IN LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY VACANCY SENSORS
  13. ALL 125 VOLT, 15 & 20 AMPS RECEPTACLES TO BE LISTED AS TAMPER- RESISTANT RECEPTACLES IN KITCHEN, BEDROOM, DINING ROOM, FAMILY ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, RECREATION ROOM DINING ROOM, PANTRY & BREAKFAST ROOMS OR SIMILAR ROOM OR AREA. EXCEPTION-1 RECEPTACLES LOCATED MORE THAN 5-1/2 FEET ABOVE THE FLOOR.
  14. PROVIDE CARBON MONOXIDE DETECTORS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON
  15. EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR SHOWER/TUB COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY, SWITCHED SEPARATELY FROM THE LIGHTING SYSTEM. THE MINIMUM LOCAL EXHAUST RATES SHALL BE 50 cfm FOR INTERMITTENT VENTILATION OR 20cfm FOR CONTINUOUS VENTILATION.
  16. EXHAUST SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINAE OUTSIDE OF THE BUILDING WITH BACKDRAFT PROTECTION
  17. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
  - A. HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT
  - B. A HUMIDITY CONTROL MAY BE A SEPARATE COPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL ( I.e. BUILT-IN)
  18. BUILDING INSPECTOR SHALL VERIFY CODE COMPLIANT GROUNDING REQUIREMENTS AS TECH (E) ELECTRIC SERVICE PANEL. MINIMUM REQUIREMENTS SHALL BE (2) 5/8" GROUND RODS AT MINIMUM OF 6FT APART CONNECTED TO THE MAIN SERVICE PANEL WITH A GROUNDING ELECTRODE CONDUCTOR SIZED IN ACCORDANCE WITH CEC TABLE 250.66, CEC SEC 250.56
  19. OUTLET BOXES OR OUTLET BOX SYSTEMS USED AS THE SOLE SUPPORT A CEILING-SUSPENDED (PADDLE) FAN SHALL BE LISTED, SHALL BE MARKED BY THEIR MANUFACTURER AS SUITABLE FOR THIS PURPOSE AND SHALL NOT SUPPORT CEILING-SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 32KG (70lb). FOR OUTLET BOXES OR OUTLET BOX SYSTEMS DESIGNED TO SUPPORT CEILING-SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 16KG (35lb), THE REQUIRED MARKINGS SHALL INCLUDE THE MAXIMUM WEIGHT TO BE SUPPORTED.
  20. Outlet boxes or outlet box systems used as the sole support of a ceiling, suspended, Outlet boxes or outlet shall be marked by their manufacturer as suitable for this purpose and shall not support ceiling suspended paddle fans that weigh more than 32 LBS. for outlet boxes or outlet box systems. Designed to support ceiling suspended paddle fans that weigh more than 65 pounds. The required markings shall include the maximum weight to be supported.
  21. All smoke alarms shall be hardwired with battery backup and interconnected in a manner that activation of one smoke alarm shall activate all smoke alarms in the dwelling. CRCR 314.20
  22. Carbon monoxide detectors shall receive their primary power from the building wiring and shall be equipped with a battery backup. They shall be interconnected in a manner that activation of one carbon monoxide alarm shall activate all carbon monoxide alarms in the dwelling. All carbon monoxide devices in the state of California shall be approved and listed by the state fire marshal. CRC.R315.
  23. Luminaires recessed into insulated ceilings shall be listed for zero clearance insulation contact in parentheses IC and have a label that certifies the luminaire is airtight but also shall be sealed with a gasket or caulk between the luminaire housing and ceiling. CRC

### Attics. 903.3.1.2.3

Attic protection shall be provided as follows:

1. Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.
2. Where fuel-fired equipment is installed in an un-sprinklered attic, not fewer than one quick response intermediate temperature sprinkler shall be installed above the equipment.
3. Where located in a building of Type III, Type IV or Type V construction designed in accordance with Section 510.2 or 510.4 of the California Building Code, attics not required by Item 1 to have sprinklers shall comply with one of the following if the roof assembly is located more than 55 feet (16 764 mm) above the lowest level of required fire department vehicle access:
  - 3.1. Provide automatic sprinkler system protection.
  - 3.2. Construct the attic using noncombustible materials.
  - 3.3. Construct the attic using fire retardant-treated wood complying with Section 2303.2 of the California Building Code.
  - 3.4. Fill the attic with noncombustible insulation. The height of the roof assembly shall be determined by measuring the distance from the lowest required fire vehicle access road surface adjacent to the building to the eave of the highest pitched roof, the intersection of the highest roof to the exterior wall, or the top of the highest parapet, whichever yields the greatest distance. For the purpose of this measurement, required fire vehicle access roads shall include only those roads that are necessary for compliance with Section 503.

## Plumbing

Standards for Plumbing Fixtures and Fittings 4.303.3  
Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

ALL NON-COMPLIANT PLUMBING FIXTURES IN THE EXISTING DWELLING SHALL BE REPLACED WITH WATER CONSERVING FIXTURES AS FOLLOWS:  
CGSBC SEC 4.303.1

- A. ALL WATER CLOSETS max flow is 1.28 GPF
- B. SHOWERHEADS max is 1.8 GPM at 80 psi
- C. RESIDENTIAL LAVATORY FAUCETS max is 1.2 GPM AT 60 psi
- D. KITCHEN FAUCETS max is 1.8 GPM AT 60 psi
- E. URINAL MAX IS 0.125 GPF
- F. THE WATER SUPPLY RIDER FROM THE SHOWER VALVE TO THE SHOWER HEAD OUTLET, WHETHER EXPOSED OR NOT, SHALL BE SECURELY ATTACHED TO THE STRUCTURE, SEC CPC 408.10
- G. SHOWER DOOR GLAZING, IF INSTALLED, SHALL BE SAFETY TYPE GLAZING, SEC CRC R308.1 & R308.4

1. Provide minimum of 1/4 inch per foot slope for horizontal drainage pipe.
2. Know vent from indirect waste piping shall combine with any sewer connected vent, but shall extend separately to outside air
3. Clothes washer sandpiper receptor shall extend between 18 and 30" above hilt trap. The trap shall be between 6 and 10" above finished floor
4. Pressure temperature relief fs shall terminate outside the building within 6 to 24" of the ground and pointing down. Such drain may terminate had other approved locations
5. Clean out shall be placed inside the building near the connection between the building drain and the building sewer or installed outside the building at the lower end of the building drain and extended to garage
6. GAS PIPING shall not be installed in or on the ground under a building
7. No domestic DISHWASHER shall be connected to a drainage system or flood waste dispenser without the use of an approved dishwasher air gap fitting
8. All 3/4 inch or larger hot water mains to be insulated with R4 or greater pipe insulation under slab and within walls.
9. Provide seismic bracing to all WATER HEATERS. Strapped shall be located within the upper 3rd and the lower 3rd of its fur tickled dimension. The lower point shall be a minimum of 4" above the controls.
10. Provide gas shut off valve per county ordinance. The valve shall be located to protect the entire building
11. New or repaired potable water systems shall be disinfected prior to use. WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, PAPERBACKED GYPSUM PRODUCTS SUCH AS GREENBOARD, PURPLEBOARD, AND MOLD RESISTANCE BOARD IS PROHIBITED IN SHOWER AND TUB COMPARTMENTS AND SHALL NOT BE USED AS A BACKER FOR TILE LATH OR CONCRETE/HARDY BOARD

Bathtub and Shower Spaces R307.2

Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

## ELECTRICAL NOTES:

### Lighting

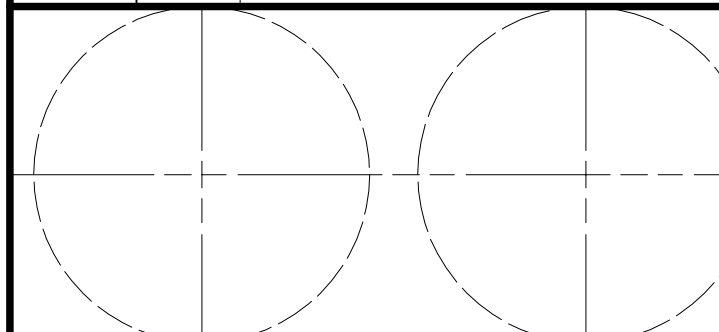
- 1 KITCHEN LIGHTING: 50% MINIMUM OF PERMANENTLY INSTALLED KITCHEN LIGHTING WATTAGE MUST BE HIGH-EFFICACY.
  - 2 LIGHTING PERMANENTLY INSTALLED INSIDE CABINETS MAY USE A MAXIMUM OF 20W PER LINEAR FOOT OF ILLUMINATED CABINET.
  - 3 LIGHTING IN BATHROOMS: EACH BATHROOM MUST HAVE AT LEAST ONE HIGH-EFFICACY LIGHT FIXTURE. ALL OTHER LIGHTING MUST BE HIGH-EFFICACY AND CONTROLLED BY VACANCY SENSORS.
  - 4 LIGHTING IN GARAGES, LAUNDRY, AND UTILITY ROOMS MUST BE HIGH-EFFICACY AND CONTROLLED BY A VACANCY SENSOR.
  - 5 OUTDOOR LIGHTING MUST BE HIGH-EFFICACY OR MUST BE CONTROLLED BY A MOTION SENSOR, A DAYLIGHT SENSOR, AND A SWITCH.
  - 6 ALL OTHER LIGHTING MUST BE HIGH-EFFICACY OR MUST BE CONTROLLED BY A DIMMER OR VACANCY SENSOR.
  - 7 HIGH-EFFICACY LIGHTING MUST BE SWITCHED SEPARATELY FROM LOW-EFFICACY LIGHTING.
  - 8 EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING.
  - 9 ALL RECESSED LIGHTS MUST BE AIRTIGHT AND IC-RATED.
  - 10 PROVIDE COMBINATION-TYPE ARC-FAULT CIRCUIT-BREAKERS FOR ALL NEW OUTLET AND LIGHTING CIRCUITS WHERE GFCI OUTLETS ARE REQUIRED OR WHERE EXCEPTED BY CEC.
  - 11 EXTENSIONS TO EXISTING CIRCUITS REQUIRE THOSE CIRCUITS TO BE AFCI PROTECTED PER CEC.
  - 12 ALL RECEPTACLES TO BE TAMPER-RESISTANT.
  - 13 VERIFY ALL LIGHTING, SWITCH, AND RECEPTACLE LOCATIONS W/ DESIGNER OR PRIOR TO ROUGH-IN.
  - 14 HOME-RUN ALL TV AND CAT-6 WIRES & U.G. TV AND CABLE FEEDS TO A CENTRAL BOX. PROVIDE POWER OUTLET AND #10 GROUND.
  - 15 KITCHENS REQUIRE 2 20 AMP, DEDICATED, GFCI PROTECTED COUNTERTOP RECEPTACLE CIRCUITS.
  16. KITCHEN ISLAND REQUIREMENT. The 2023 National Electrical Code (NEC) (specifically section 210.52(C)(3)) dictates that if receptacles are installed in kitchen island or peninsula countertops, they must be on or above the countertop or work surface, but not more than 20 inches above, or within the countertop or work surface using listed assemblies.
  - 17.Receptacles can be installed on or above the countertop or work surface, but not more than 20 inches above.
  18. Receptacles can be installed within the countertop or work surface using assemblies specifically listed for that purpose.
  19. The 2023 NEC specifically prohibits side-mounted outlets below the countertop level, which were previously permitted.
  20. If no receptacles are installed, the code requires that provisions be made for the future addition of receptacles. This could include a junction box or empty conduit.
  21. All outlets that serve countertop surfaces in kitchens, including those on walls, behind wet areas (sinks, etc.), should be equipped with **GFCI outlet protection**.
  17. RECEPTACLE LOCATIONS IN BEDROOMS, LIVING ROOMS, DINING ROOMS: NO POINT ALONG THE LENGTH OF ANY WALL LONGER THAN 2 FEET MAY BE MORE THAN 6 FEET FROM RECEPTACLE.
  18. FIXED GLASS PANELS AND BUILT-IN CASEWORK ARE TO BE CONSIDERED WALLS.
  19. ONE CO2 DETECTOR IS REQUIRED ON EACH LEVEL OF A RESIDENCE.
  20. SMOKE DETECTORS ARE REQUIRED IN EACH BEDROOM, AND IN THE AREA(S) OUTSIDE BEDROOMS, AND A MINIMUM OF ONE ON EACH LEVEL, AND WITHIN 12" OF THE HIGH POINT OF THE CEILING.
  21. PROVIDE AFCI ELECTRICAL RECEPTACLE INSTALLED MAXIMUM 6' FROM DOORWAYS (INCLUDING
  22. SLIDING GLASS DOOR OPENINGS), FIREPLACES OR SIMILAR OPENINGS AND MAXIMUM 12' APART. CEC ARTICLE 210.52 (A)(1) WALL SPACE SHALL INCLUDE ANY SPACE 2 FEET OR MORE IN WIDTH INCLUDING AROUND CORNERS) AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS AND SIMILAR OPENINGS.
  23. PROVIDE ENERGY STAR COMPLIANT BATHROOM MECHANICAL EXHAUST FANS WITH MANUAL OR AUTOMATIC HUMIDITY CONTROLS CAPABLE OF ADJUSTING A RELATIVE HUMIDITY RANGE OF NOT LESS THAN 50 PERCENT TO A MAXIMUM OF 80 %. CALGreen 4.506.1
  24. PROVIDE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS, OR SIMILAR AREAS WITH AFCI PROTECTION IN ACCORDANCE WITH ONE OF THE METHODS OF CEC 210.12.
  25. EXTERIOR LIGHTING MUST HAVE ON/OFF SWITCH + TIMER.
  26. FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BATHROOMS, SUNROOMS.
  27. Exterior stairways shall be provided with an artificial light source located at the top landing of the stairway. Exterior stairways providing access to a basement from the outdoor grade level shall be provided with an artificial light source located at the bottom landing of the stairway.
- Required Heating R303.10**

Where the winter design temperature in Table R301.2 is below 60°F (16°C), every dwelling unit shall be provided with heating facilities capable of maintaining a room temperature of not less than 68°F (20°C) at a point 3 feet (914 mm) above the floor and 2 feet (610 mm) from exterior walls in habitable rooms at the design temperature. The installation of one or more portable space heaters shall not be used to achieve compliance with this section.

# b.

Creating Environments for Living

NO.	DATE	REVISIONS



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Huron, Ohio 44839  
805.801.8510

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RICHARDS RESIDENCE  
42750 310TH PLACE  
PALLISADES, MN 56469

DRAWING TITLE

GENERAL NOTES

PROJECT MANAGER

DRAWN BY

BT

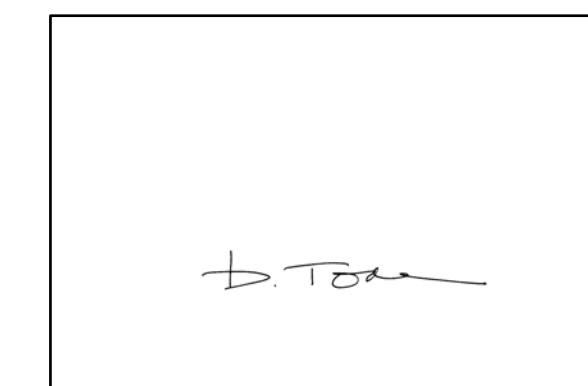
REVIEWED BY

DRAWING NUMBER

DATE

02.16.26

G.02



G.03

Smoke alarms shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034. Systems and components shall be California State Fire Marshal listed and approved in accordance with California Code of Regulations, Title 19, Division 1 for the purpose for which they are installed.

**SMOKE ALARMS** shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.
5. In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 inches (610 mm) or more.

Smoke Alarms R314.3.2

Smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions. Smoke alarms that no longer function shall be replaced.

Specific Location Requirements 29.8.3.4

The installation of smoke alarms and smoke detectors shall comply with the following requirements:

1. Smoke alarms and smoke detectors shall not be located where ambient conditions, including humidity and temperature, are outside the limits specified by the manufacturer's published instructions.
  2. Smoke alarms and smoke detectors shall not be located within unfinished attics or garages or in other spaces where temperatures can fall below 40°F (4°C) or exceed 100°F (38°C).
  3. Where the mounting surface could become considerably warmer or cooler than the room, such as a poorly insulated ceiling below an unfinished attic or an exterior wall, smoke alarms and smoke detectors shall be mounted on an inside wall.
  4. Smoke alarms or smoke detectors shall be installed a minimum of 20 feet horizontal distance from a permanently installed cooking appliance.  
Exception: Ionization smoke alarms with an alarm-silencing switch or Photoelectric smoke alarms shall be permitted to be installed 10 feet (3 m) or greater from a permanently installed cooking appliance.
- Photoelectric smoke alarms shall be permitted to be installed greater than 6 feet (1.8 m) from a permanently installed cooking appliance where the kitchen or cooking area and adjacent spaces have no clear interior partitions and the 10 ft distances would prohibit the placement of a smoke alarm or smoke detector required by other sections of the code. Smoke alarms listed for use in close proximity to a permanently installed cooking appliance.
5. Installation near bathrooms. Smoke alarms shall be installed not less than a 3 foot (0.91 m) horizontal distance from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by other sections of the code.
  6. Smoke alarms and smoke detectors shall not be installed within a 36 in. (910 mm) horizontal path from the supply registers of a forced air heating or cooling system and shall be installed outside of the direct airflow from those registers.
  7. Smoke alarms and smoke detectors shall not be installed within a 36 in. (910 mm) horizontal path from the tip of the blade of a ceiling-suspended (paddle) fan.
  8. Where stairs lead to other occupied levels, a smoke alarm or smoke detector shall be located so that smoke rising in the stairway cannot be prevented from reaching the smoke alarm or smoke detector by an intervening door or obstruction.
  9. For stairways leading up from a basement, smoke alarms or smoke detectors shall be located on the basement ceiling near the entry to the stairs.
  10. For tray-shaped ceilings (coffered ceilings), smoke alarms and smoke detectors shall be installed on the highest portion of the ceiling or on the sloped portion of the ceiling within 12 in. (300 mm) vertically down from the highest point.
  11. Smoke alarms and detectors installed in rooms with joists or beams shall comply with the requirements of 17.7.3.2.4.
  12. Heat alarms and detectors installed in rooms with joists or beams shall comply with the requirements of 17.6.3.

**GARAGES + CARPORTS** Section R309

**Garage floor** surfaces shall be of approved noncombustible material. The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

**Carports** shall be open on not less than two sides. Carport floor surfaces shall be of approved noncombustible material. Carports not open on two or more sides shall be considered to be a garage and shall comply with the provisions of this section for garages. The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.  
Exception: Asphalt surfaces shall be permitted at ground level in carports.

**CARBON MONOXIDE** Existing Buildings and New Construction R315.2.1

For existing buildings and new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist.

1. The dwelling unit contains a fuel-fired appliance or fireplace.
2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.

Where an addition is made to an existing dwelling, or a fuel-burning heater, appliance or fireplace is added to an existing dwelling, not previously required to be provided with carbon monoxide alarms, new carbon monoxide alarms shall be installed in accordance with Section R315.

Exceptions:

1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.
2. Installation, alteration or repairs of plumbing systems.
3. Installation, alteration or repairs of mechanical systems that are not fuel fired.

Carbon monoxide alarms in dwelling units shall be installed and maintained in accordance with the manufacturer's published instructions in the following locations:

1. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
2. On every occupiable level of a dwelling unit, including basements.
3. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

**COMBINATION ALARMS** R315.4

Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms.

Combination carbon monoxide/smoke alarms shall comply with Section R315 and all requirements for listing and approval by the Office of the State Fire Marshal for smoke alarms.

Where more than one carbon monoxide alarm is required to be installed within an individual dwelling unit in accordance with Section R315.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of carbon monoxide alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

Power Source R315.6

Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

1. Carbon monoxide alarms shall be permitted to be battery operated where installed in buildings without commercial power.
2. Carbon monoxide alarms installed in accordance with Section R315.2.2 shall be permitted to be battery powered.
3. Carbon monoxide alarms in Group R occupancies shall be permitted to receive their primary power from other power sources recognized for use by NFPA 72.
4. Carbon monoxide alarms in Group R occupancies shall be permitted to be battery-powered or plug-in with a battery backup in existing buildings built prior to January 1, 2011, under any of the following conditions:

1. No construction is taking place.
2. Repairs or alterations do not result in the removal of interior wall and ceiling finishes exposing the structure in areas/spaces where carbon monoxide alarms are required.
3. Repairs or alterations are limited to the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.
4. Work is limited to the installation, alteration or repair of plumbing, mechanical or electrical systems, which do not result in the removal of interior wall or ceiling finishes exposing the structure in areas/spaces where carbon monoxide alarms are required.

Carbon Monoxide Detection Systems R315.7

Carbon monoxide detection systems shall be permitted to be used in lieu of carbon monoxide alarms and shall comply with Sections R315.7.1 through R315.7.4.

General R315.7.1

Household carbon monoxide detection systems shall comply with NFPA 720. Carbon monoxide detectors shall be listed in accordance with UL 2075.

R315.7.2 Location

Carbon monoxide detectors shall be installed and maintained in the locations specified in Section R315.3 or NFPA 72.

R315.7.3 Permanent Fixture

Where a household carbon monoxide detection system is installed, it shall become a permanent fixture of the occupancy and owned by the homeowner.

R315.7.4 Combination Detectors

Combination carbon monoxide and smoke detectors installed in carbon monoxide detection systems in lieu of carbon monoxide detectors shall be listed in accordance with UL 268 and UL 2075. Combination carbon monoxide/smoke detectors shall comply with all requirements for listing and approval by the Office of the State Fire Marshal for smoke alarms.

**GENERAL**

**SITE DEVELOPEMENT** Section 4.106

Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

**STORM WATER** 4.106.2 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 measures 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 storm 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, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

**GRADING + PAVING** 4.106.3

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 methods 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.

**ELECTRIC VEHICLE** 4.106.4 (EV) Charging for New Construction

New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the California Electrical Code. 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:
2. Where there is no local utility power supply or the local utility is unable to supply adequate power.
3. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
4. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

Identification 4.106.4.1.1

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".

**Construction Waste Management** 4.408.1

Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous 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 jobsites are located in areas beyond the haul boundaries of the diversion facility.

Construction Waste Management Plan 4.408.2

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 salvage 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 methods 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.



NO.	DATE	REVISIONS

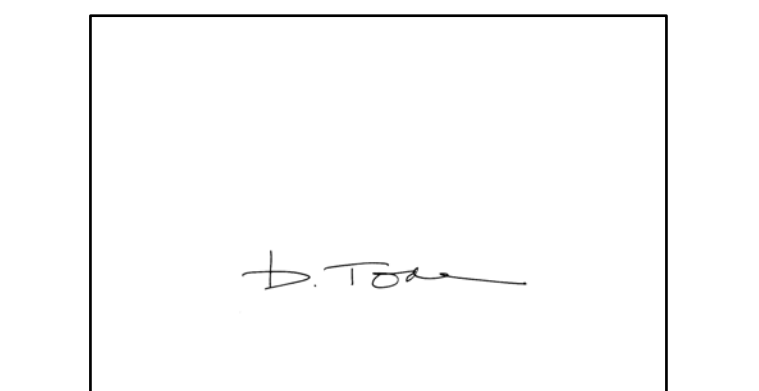
**studio b. elements**  
3821 Autumn Drive  
Huron, Ohio 44839  
805.801.8510

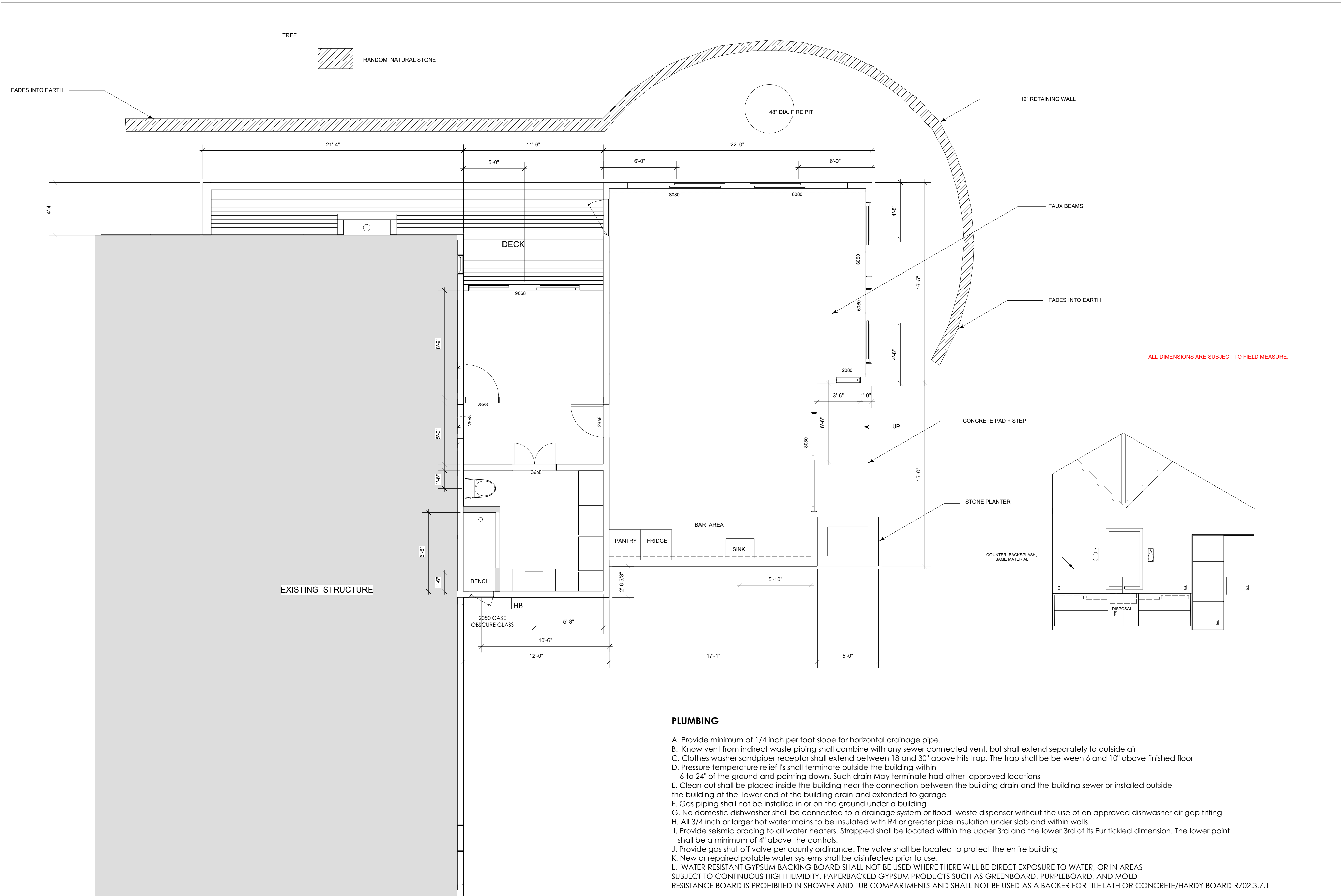
CONSULTANT

**RICHARDS RESIDENCE**  
42750 310TH PLACE  
PALLISADES, MN 56469

DRAWING TITLE  
**GENERAL NOTES**

PROJECT MANAGER	
DRAWN BY	BT
REVIEWED BY	DRAWING NUMBER
DATE	02.16.26
	G.03





ALL DIMENSIONS ARE SUBJECT TO FIELD MEASURE.

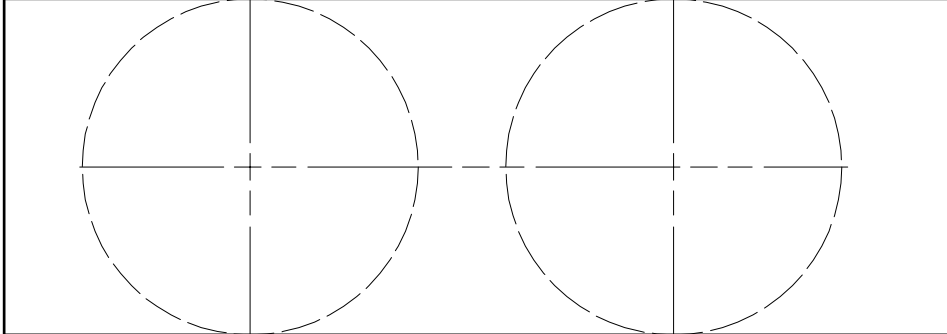
**PLUMBING**

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- D. Pressure temperature relief I's shall terminate outside the building within 6 to 24" of the ground and pointing down. Such drain May terminate had other approved locations
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**b.**

Creating Environments for Living

NO.	DATE	REVISIONS



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3821 Autumn Drive  
Huron, Ohio 44839

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**RICHARDS RESIDENCE**  
42750 310th Place  
PALISADE, MN 56469

DRAWING TITLE  
**PROPOSED FLOOR PLAN**

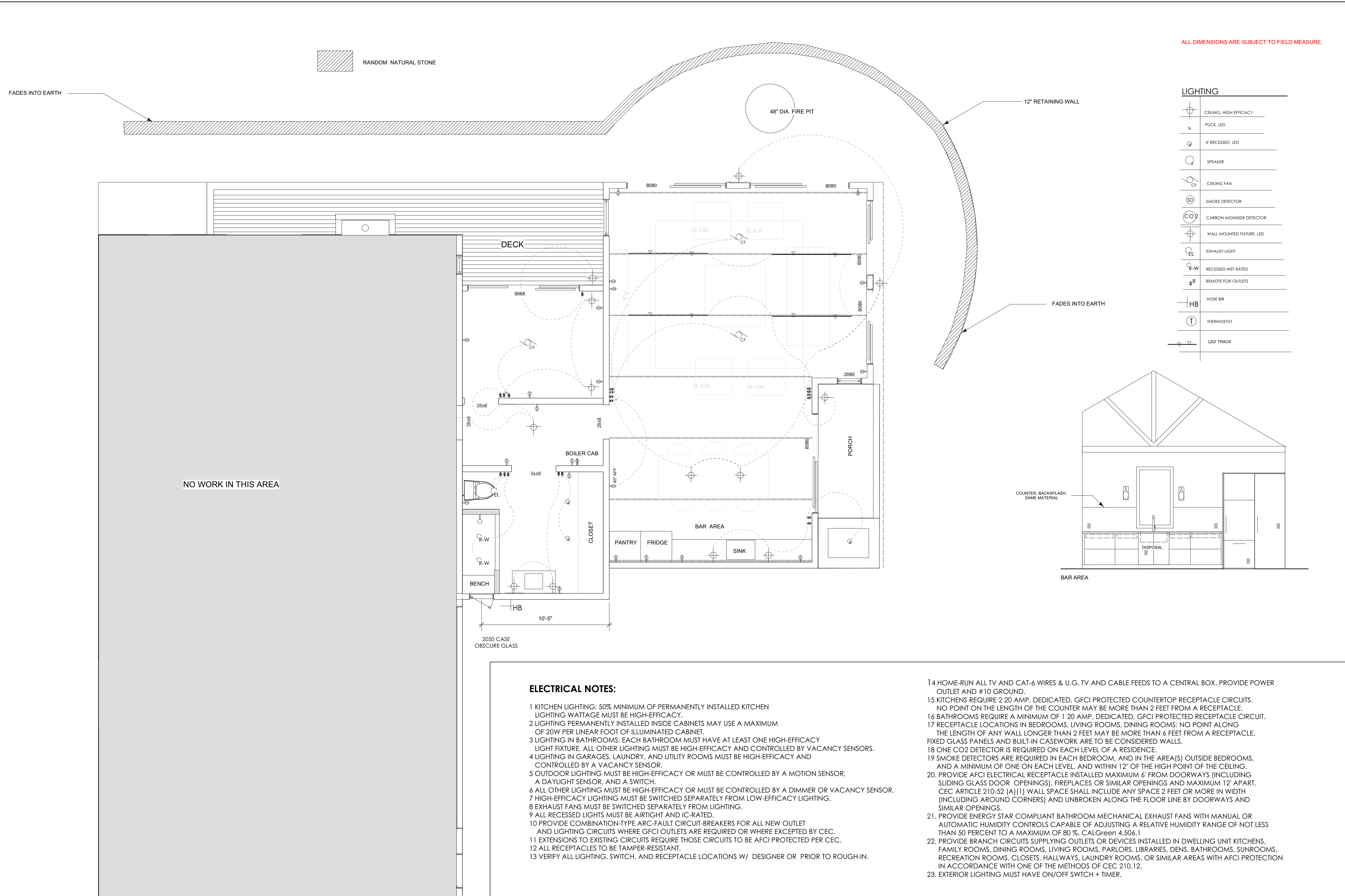
PROJECT MANAGER  
SCALE: 1/4" = 1'-0"

DRAWN BY **BT** 805.801.8510

REVIEWED BY DRAWING NUMBER

DATE 01.05.26 **A1.1**

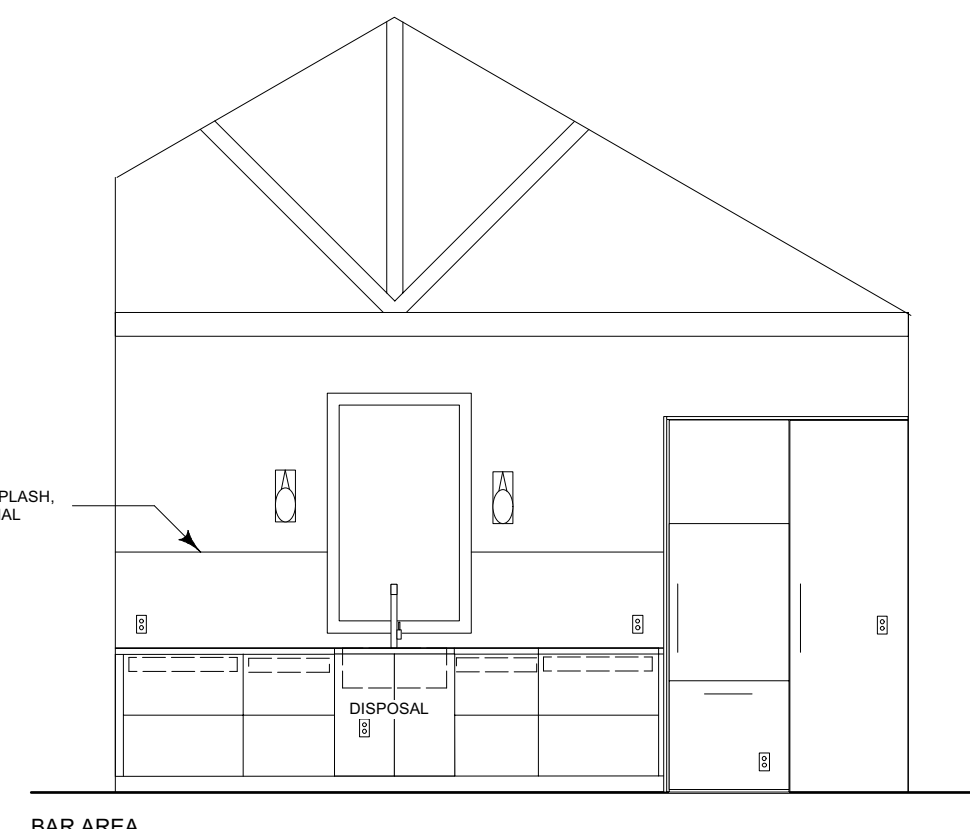




ALL DIMENSIONS ARE SUBJECT TO FIELD MEASURE.

**LIGHTING**

- ⊕ CEILING, HIGH EFFICACY
- PUCK, LED
- ⊓ 4" RECESSED LED
- ⊙ SPEAKER
- ⊕ CEILING FAN
- ⊙ SMOKE DETECTOR
- ⊙ CO2 CARBON MONOXIDE DETECTOR
- ⊕ WALL MOUNTED FIXTURE, LED
- ⊕ EL EXHAUST LIGHT
- R-W RECESSED, WET RATED
- R-RE REMOTE FOR OUTLETS
- HB HOSE BB
- T THERMOSTAT
- LED TRACK



NO WORK IN THIS AREA

**ELECTRICAL NOTES:**

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- 14 HOME-RUN ALL TV AND CAT-6 WIRES & U.G. TV AND CABLE FEEDS TO A CENTRAL BOX. PROVIDE POWER OUTLET AND #10 GROUND.
- 15 KITCHENS REQUIRE 2 20 AMP, DEDICATED, GFCI PROTECTED COUNTERTOP RECEPTACLE CIRCUITS. NO POINT ON THE LENGTH OF THE COUNTER MAY BE MORE THAN 2 FEET FROM A RECEPTACLE.
- 16 BATHROOMS REQUIRE A MINIMUM OF 1 20 AMP, DEDICATED, GFCI PROTECTED RECEPTACLE CIRCUIT.
- 17 RECEPTACLE LOCATIONS IN BEDROOMS, LIVING ROOMS, DINING ROOMS: NO POINT ALONG THE LENGTH OF ANY WALL LONGER THAN 2 FEET MAY BE MORE THAN 6 FEET FROM A RECEPTACLE. FIXED GLASS PANELS AND BUILT-IN CASEWORK ARE TO BE CONSIDERED WALLS.
- 18 ONE CO2 DETECTOR IS REQUIRED ON EACH LEVEL OF A RESIDENCE.
- 19 SMOKE DETECTORS ARE REQUIRED IN EACH BEDROOM, AND IN THE AREA(S) OUTSIDE BEDROOMS, AND A MINIMUM OF ONE ON EACH LEVEL, AND WITHIN 12" OF THE HIGH POINT OF THE CEILING.
- 20 PROVIDE AFCI ELECTRICAL RECEPTACLE INSTALLED MAXIMUM 6' FROM DOORWAYS (INCLUDING SLIDING GLASS DOOR OPENINGS), FIREPLACES OR SIMILAR OPENINGS AND MAXIMUM 12' APART. CEC ARTICLE 210-52 (A)(1) WALL SPACE SHALL INCLUDE ANY SPACE 2 FEET OR MORE IN WIDTH (INCLUDING AROUND CORNERS) AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS AND SIMILAR OPENINGS.
21. PROVIDE ENERGY STAR COMPLIANT BATHROOM MECHANICAL EXHAUST FANS WITH MANUAL OR AUTOMATIC HUMIDITY CONTROLS CAPABLE OF ADJUSTING A RELATIVE HUMIDITY RANGE OF NOT LESS THAN 50 PERCENT TO A MAXIMUM OF 80 %. CALGreen 4.506.1
22. PROVIDE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BATHROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS, OR SIMILAR AREAS WITH AFCI PROTECTION IN ACCORDANCE WITH ONE OF THE METHODS OF CEC 210.12.
23. EXTERIOR LIGHTING MUST HAVE ON/OFF SWITCH + TIMER.



NO.	DATE	REVISIONS

studio b. elements  
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Huron, Ohio 44839

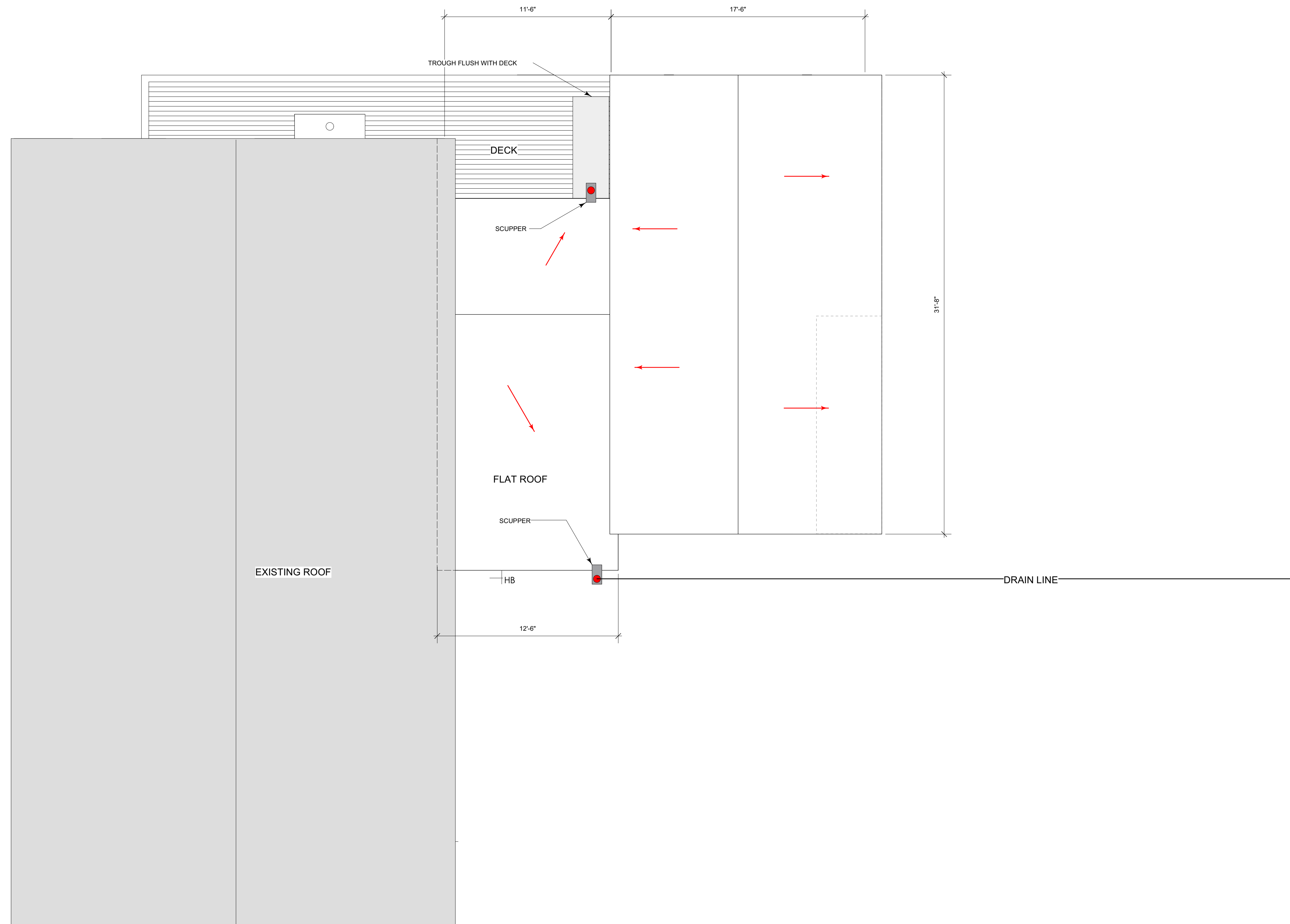
CONSULTANT

**RICHARDS RESIDENCE**  
42750 310th Place  
PALISADE, MN 56469

DRAWING TITLE  
**PROPOSED ELECTRICAL PLAN**

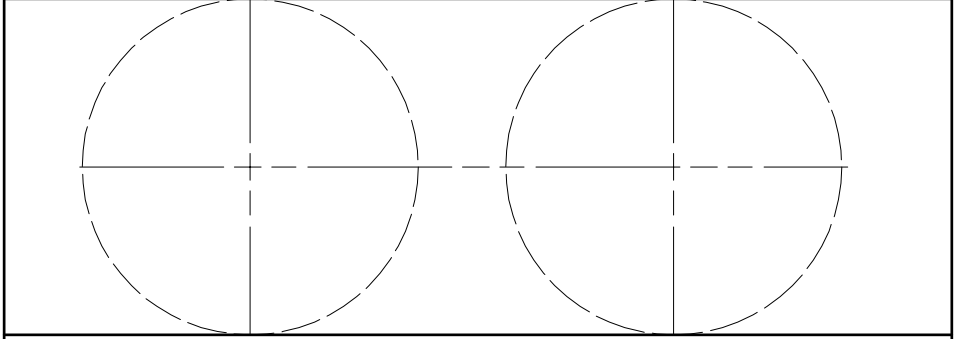
PROJECT MANAGER	SCALE: 1/4" = 1'-0"
DRAWN BY <b>BT</b>	805.801.8510
REVIEWED BY	DRAWING NUMBER
DATE 01.05.26	<b>A1.2</b>





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CONSULTANT

RICHARDS RESIDENCE  
42750 310th Place  
PALISADE, MN 56469

DRAWING TITLE  
PROPOSED ROOF

PROJECT MANAGER SCALE: 1/4" = 1'-0"

DRAWN BY **BT** 805.801.8510

REVIEWED BY DRAWING NUMBER

DATE 02.01.26 **A1.3**





SOUTH ELEVATION

DRAIN

SOUTH ELEVATION

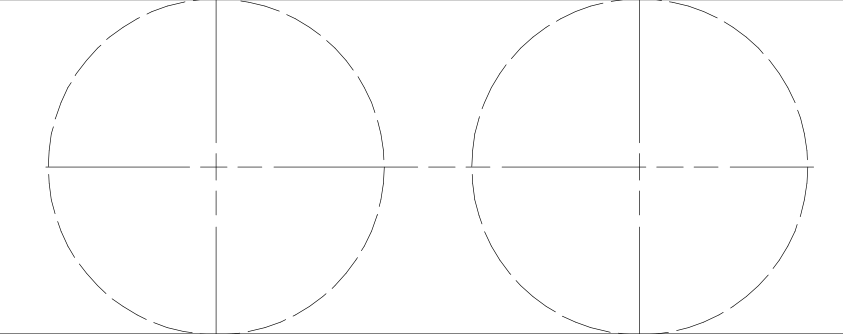
SCALE: 1/4" = 1'-0"

ALL DIMENSIONS ARE SUBJECT TO FIELD MEASURE.

**b.**

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PALISADE, MN 56469

DRAWING TITLE

PROPOSED SOUTH ELEVATION

PROJECT MANAGER

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

DRAWN BY

**BT** 805.801.8510

REVIEWED BY

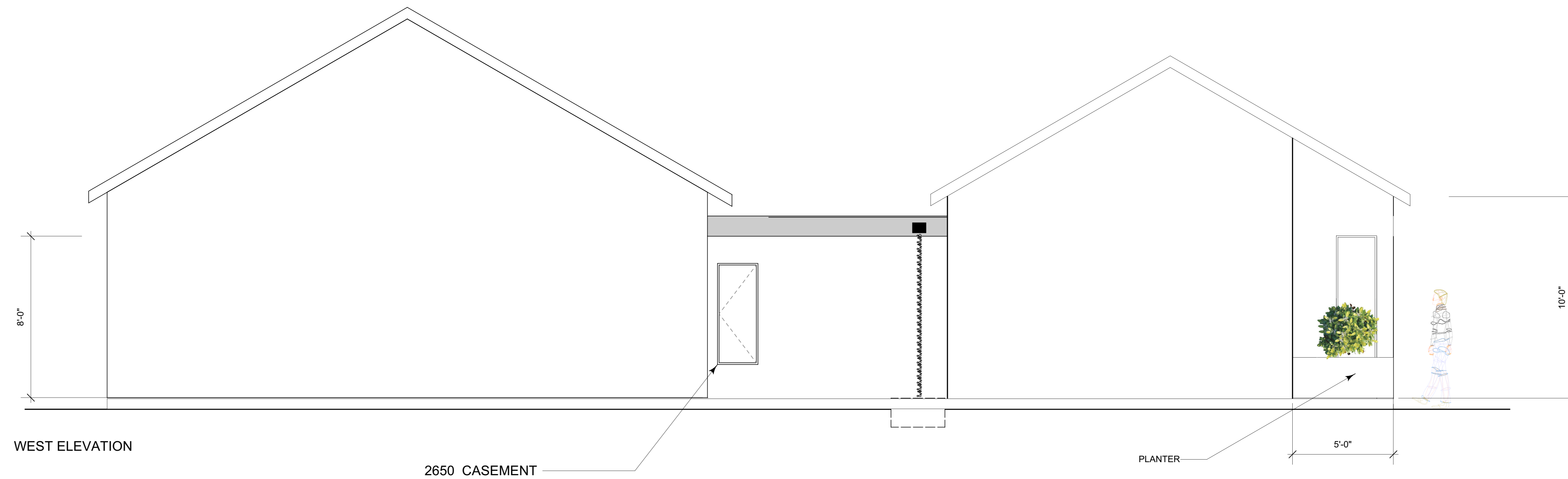
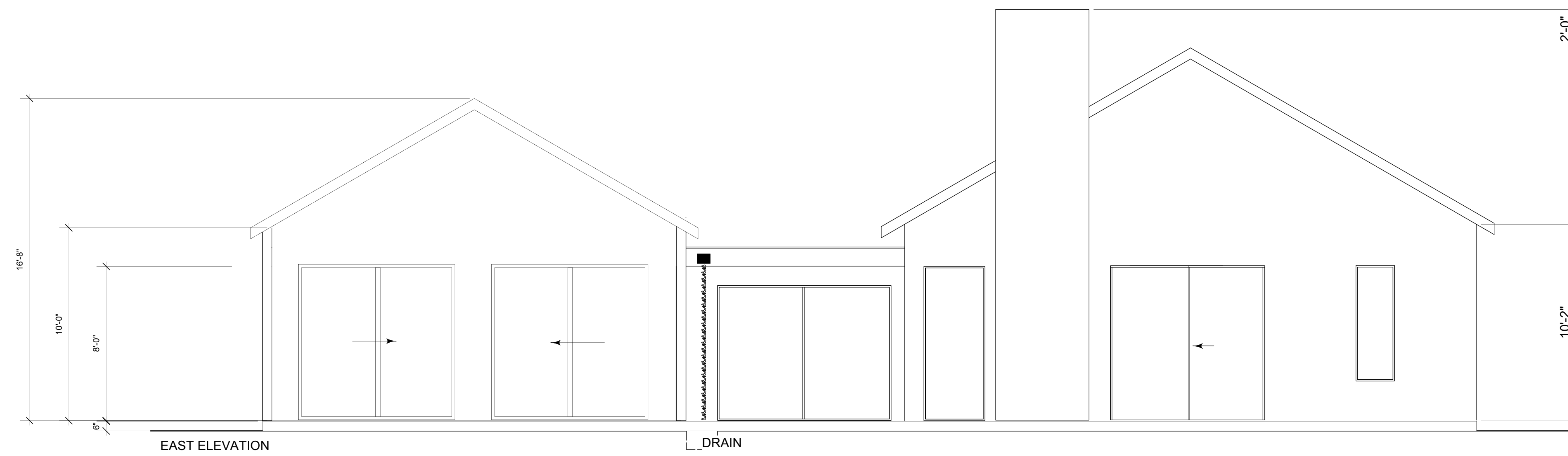
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DATE

01.25.26

**A1.4**

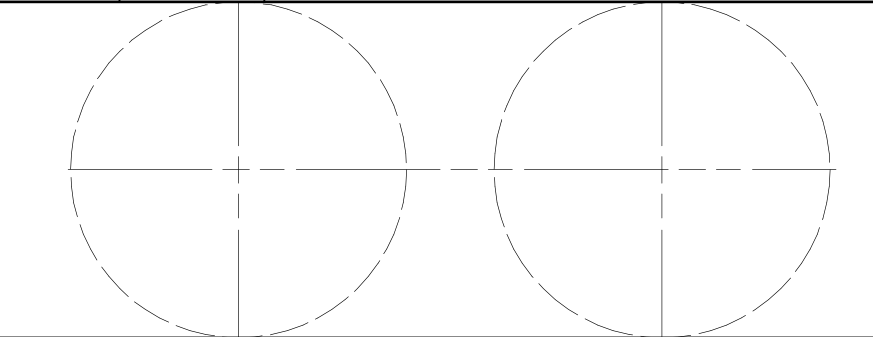




**b.**

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CONSULTANT

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PALISADE, MN 56469

DRAWING TITLE

PROPOSED ELEVATIONS E+W

PROJECT MANAGER

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

DRAWN BY

BT

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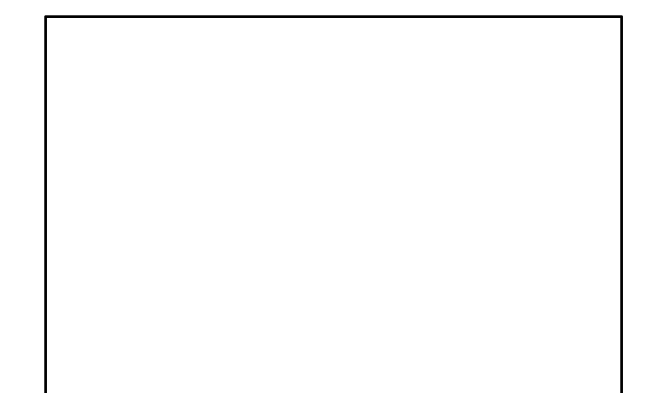
REVIEWED BY

DRAWING NUMBER

DATE

02.12.26

A1.5





# MINI SPLIT SYSTEM

n-410A

## Engineering Data SPLIT

- Heat Pump -

FTXS-L / FDXS-L Series



### 1. Power Supply

	Indoor Unit	Outdoor Unit	Power Supply
Single Split Duct-Free System	FTXS09LVJU	RXS09LVJU	1 φ, 208 - 230 V, 60 Hz
	FTXS12LVJU	RXS12LVJU	
	FTXS16LVJU	RXS16LVJU	
	FTXS18LVJU	RXS18LVJU	
	FTXS24LVJU	RXS24LVJU	
Slim Duct Built-in System	FDXS09LVJU	RXS09LVJU	
	FDXS12LVJU	RXS12LVJU	

Model	Indoor Unit	FDXS09LVJU			FDXS12LVJU		
		Cooling		Heating	Cooling		Heating
Capacity (Rated Min-Max)	kW	2.41 (1.30 - 2.41)	2.31 (1.30 - 2.31)	3.37 (1.40 - 3.37)	3.37 (1.40 - 3.37)		
	Btu/h	8,200 (4,400 - 8,200)	7,900 (4,400 - 7,900)	11,500 (4,800 - 11,500)	11,500 (4,800 - 11,500)		
Moisture Removal	gal/h (L/h)	2.5 (9.5)	—	4.0 (15.1)	—		
	A	4.5 - 4.2	4.5 - 4.1	6.4 - 5.9	4.9 - 4.4		
Running Current (Rated)	W	760 (300 - 760)	650 (290 - 650)	1,260 (300 - 1,260)	960 (290 - 960)		
	%	79.4 - 78.7	65.8 - 60.1	84.7 - 84.5	84.2 - 84.9		
Power Factor (Rated)	W	3.9 (4.33 - 3.28)	3.45 (4.48 - 3.45)	2.67 (4.67 - 2.67)	3.51 (4.63 - 3.51)		
	W	11.2 (14.7 - 11.2)	11.8 (15.2 - 11.8)	9.1 (16.0 - 9.1)	12.0 (16.0 - 12.0)		
EER (Rated)	SEER/SPSP	15.1	10.3	15.5	10.4		
	SEER	—	—	—	—		
Piping Connections	Liquid	in. (mm)	φ 1/4 (6.4)	φ 1/4 (6.4)	φ 1/4 (6.4)		
	Gas	in. (mm)	φ 3/8 (9.5)	φ 3/8 (9.5)	φ 3/8 (9.5)		
	Drain	in. (mm)	φ 25/32 (20.0)	φ 25/32 (20.0)	φ 25/32 (20.0)		
Heat Insulation	Both Liquid and Gas Pipes	ft (mm)	5/8 (20)	5/8 (20)	5/8 (20)		
	Max. Interunit Piping Length	ft (mm)	49.2 (15)	49.2 (15)	49.2 (15)		
Max. Interunit Height Difference	ft (mm)	35.8 (10)	35.8 (10)	35.8 (10)	35.8 (10)		
	Chargeless	ft (mm)	—	—	—		
Amount of Additional Charge of Refrigerant	oz/ft (g/m)	0.21 (20)	0.21 (20)	0.21 (20)	0.21 (20)		
	oz/ft (g/m)	—	—	—	—		
Outdoor Unit	External Static Pressure *Wp (Pa)	FDXS09LVJU			FDXS12LVJU		
		H	6.6 (305)	6.6 (305)	8.6 (395)	8.6 (395)	
		L	7.3 (280)	7.3 (280)	7.9 (280)	7.9 (280)	
		M	7.4 (280)	7.4 (280)	7.4 (280)	7.4 (280)	
		SL	6.7 (235)	6.7 (235)	6.7 (235)	6.7 (235)	
Airflow Rate	Type	Sirocco Fan			Sirocco Fan		
	Motor Output	62			62		
Fan Speed	Steps	5 Steps, Quiet, Auto			5 Steps, Quiet, Auto		
	Removable / Washable / Mildew Proof	Removable / Washable / Mildew Proof			Removable / Washable / Mildew Proof		
Running Current (Rated)	A	0.58 (0.52)	0.58 (0.52)	0.58 (0.52)	0.58 (0.52)		
	W	72 - 72	72 - 72	72 - 72	72 - 72		
Power Consumption (Rated)	W	59.7 (60.2)	59.7 (60.2)	59.7 (60.2)	59.7 (60.2)		
	%	59.7 - 60.2	59.7 - 60.2	59.7 - 60.2	59.7 - 60.2		
Power Factor (Rated)	W	—	—	—	—		
	%	—	—	—	—		
Temperature Control	Type	Microcomputer Control			Microcomputer Control		
	Dimensions (H x W x D)	in. (mm)	7-7/8 x 27-9/16 x 24-7/16 (200 x 700 x 620)	7-7/8 x 27-9/16 x 24-7/16 (200 x 700 x 620)	7-7/8 x 27-9/16 x 24-7/16 (200 x 700 x 620)	7-7/8 x 27-9/16 x 24-7/16 (200 x 700 x 620)	
Packaged Dimensions (H x W x D)	in. (mm)	10-13/16 x 36-5/16 x 30-1/4 (274 x 923 x 768)	10-13/16 x 36-5/16 x 30-1/4 (274 x 923 x 768)	10-13/16 x 36-5/16 x 30-1/4 (274 x 923 x 768)	10-13/16 x 36-5/16 x 30-1/4 (274 x 923 x 768)		
	Lbs (kg)	47 (21)	47 (21)	47 (21)	47 (21)		
Gross Weight (Gross Mass)	Lbs (kg)	64 (29)	64 (29)	64 (29)	64 (29)		
	Sound Pressure Level (H / M / L)	dB(A)	35 / 33 / 31	35 / 33 / 31	35 / 33 / 31	35 / 33 / 31	
Sound Power Level	dBA	61	61	61	61		
	Drawing No.	3D075483	62	3D075484	63		

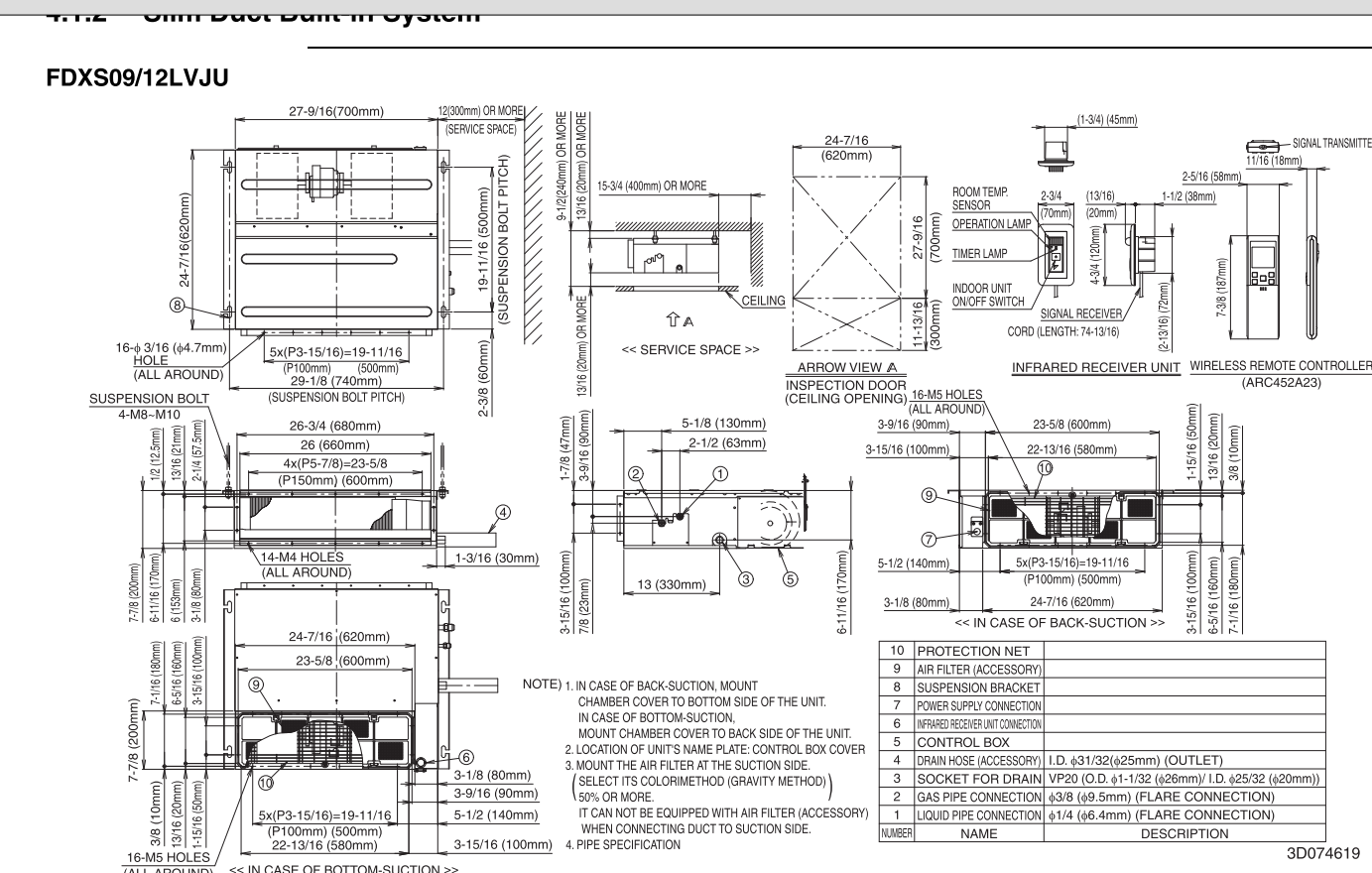
Note:

\* The data are based on the conditions shown in the table below.

	Cooling	Heating	Piping Length
Indoor: 80°FDB (26.7°CDB) / 67°FWB (19.4°CWB)	Indoor: 70°FDB (21.1°CDB) / 60°FWB (15.6°CWB)	Indoor: 70°FDB (21.1°CDB) / 60°FWB (15.6°CWB)	25 ft (7.5 m)
Outdoor: 47°FDB (8.3°CDB) / 35°FWB (2.2°CWB)	Outdoor: 47°FDB (8.3°CDB) / 35°FWB (2.2°CWB)	Outdoor: 47°FDB (8.3°CDB) / 35°FWB (2.2°CWB)	

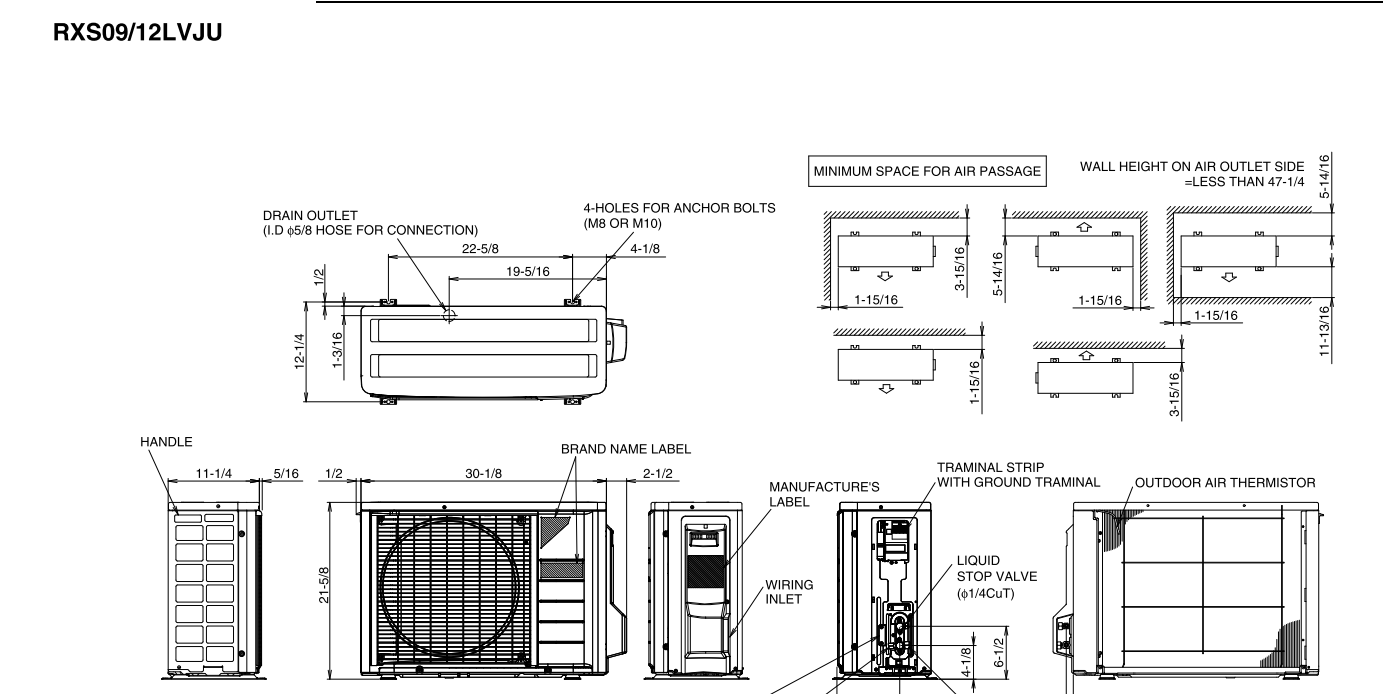
Conversion Formulae	
kw/h = W × .001	Btu/h = W × 3.412
cfm = m³/min × 35.3	

Split Type Air Conditioners FTXS-L / FDXS-L Series



### Dimensions EDUS091128

#### 4.2 Outdoor Unit



# BATH EXHAUST

AERO PURE, FAN IN A CAN  
WET RATED  
80 CFM  
1.2 SONES  
LAMP 2700K



# SIDING + ROOFING

TYP. TO EXISTING STRUCTURE



NO.	DATE	REVISIONS

studio b. elements  
3821 Autumn Drive  
Huron, Ohio 44839

CONTRACT  
  
OLSON\_MURPHY RESIDENCE  
1792 ALRITA STREET  
SAN LUIS OBISPO, CALIFORNIA  
93401

DRAWING TITLE	
SPECIFICATIONS	
PROJECT MANAGER	
DRAWN BY	BT
REVIEWED BY	805.801.8510
DATE	02.12.26
	DRAWING NUMBER
	A2.2

