

GENERAL NOTES

- 01 THESE PLANS AND SPECIFICATIONS ARE AN "OPEN" REPRESENTATION OF THE FINISHED DESIGN AS TO BE BUILT AND NOT OF THE METHODS OF CONSTRUCTION AND ASSUMES THE BUILDER POSSESSES A GOOD WORKING KNOWLEDGE OF ACCEPTED CONSTRUCTION MATERIALS, CODES AND PRACTICES AND THE EXPERIENCE, WORKMANSHIP AND SKILLS AS REQUIRED FOR THE BEST CONSTRUCTION OF THIS PROJECT.
- THEREFORE, THE BUILDER SHALL HAVE FULL INTERPRETIVE POWER, AUTHORITY, AND RESPONSIBILITY OVER ALL ASPECTS OF CONSTRUCTION WHETHER OR NOT SPECIFICALLY ADDRESSED WITHIN THESE PLANS, INCLUDING: THE QUALITY OF WORKMANSHIP, MATERIALS, FINISHINGS, INSTALLATION DETAILS, SITE CONDITIONS, TEMPORARY BRACINGS, SHORINGS, THE LIMITING OF CONSTRUCTION LOADS, UTILITY ACCESS & SERVICE INSTALLATIONS, HEALTH, FIRE & SAFETY REGULATIONS, SANITATION, ENVIRONMENTAL & SECURITY CONSIDERATIONS, ETC.
- FURTHERMORE, THE BUILDER SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, SITE CONDITIONS, ETC. AND BE THOROUGHLY FAMILIARIZED WITH THESE PLANS, THE DESIGN AND ALL ASPECTS OF THE CONSTRUCTION, PRIOR TO PROCEEDING.
- 02 WHENEVER AND WHEREVER AN APPARENT DISCREPANCY OCCURS BETWEEN THESE PLANS, DETAILS, SPECIFICATIONS, ENGINEERING, ACCEPTED PRACTICES, CODES AND/OR LOCAL REGULATIONS, THE MORE SPECIFIC AND RESTRICTIVE CONDITION SHALL HAVE PRECEDENCE.
- 03 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2019 CALIFORNIA CODE OF REGULATIONS, TITLE 24, "CALIFORNIA BUILDING STANDARDS CODE" (CBC), CONSISTING OF THE FOLLOWING PARTS:
- 2019 "CALIFORNIA BUILDING CODE" (CBC)
 - 2019 "CALIFORNIA RESIDENTIAL CODE" (CRC)
 - INCLUDING APPLICABLE IRC & CA STANDARDS
 - 2019 "CALIFORNIA ELECTRICAL CODE" (CEC)
 - 2019 "CALIFORNIA MECHANICAL CODE" (CMC)
 - 2019 "CALIFORNIA PLUMBING CODE" (CPC)
 - 2019 "CALIFORNIA BUILDING ENERGY CODE EFFICIENCY STANDARDS" (CEES) OR (T-24)
 - 2019 "CALIFORNIA FIRE CODE" (CFC)
 - *WITH APPLICABLE CALIFORNIA AMENDMENTS
 - 2019 "CALIFORNIA GREEN BUILDING STANDARDS CODE" (CGC) AND ANY SUCH OTHER STANDARDS, REGULATIONS, ORDINANCES, AND/OR AGENCIES HAVING AUTHORITY OVER ANY PORTION OF THE WORK, SUCH AS:
 - "CALIFORNIA COASTAL DEVELOPMENT PLAN" (CCDP)
 - "CALIFORNIA" "CALIFORNIA DEPARTMENT OF FORESTRY & FIRE PROTECTION" (CDF)
 - "OFFICE OF THE STATE FIRE MARSHAL" (OSFM)
 - "WILDLAND FIRE INTERAGENCY CODE" (CA SFM 12.2A) (WIL)
 - BUILDING OFFICIAL OR AUTHORITY IN JURISDICTION (BIA)

ABBREVIATIONS

FOR CLARITY, THE FOLLOWING STANDARD ABBREVIATIONS ARE TYPICALLY USED THROUGHOUT THESE PLANS:

AB	ANCHOR BOLT	ACC	HOLLOW CORE
ACH	AIR CHANGES PER HOUR	HRK	HEAD
ADU	ADDITIONAL	HOR	HORIZONTAL
ADOL	ADDITIONAL	HT	HEIGHT
AT.F.	ATRIUM FINISHED FLOOR	ID	INSIDE DIAMETER
ALT	ALTERNATE	INT	INTERIOR
AP	APPLICABLE	INC	INCLUDE, INCLUDING
A.P.P.	AS PER PLAN	LAT	LATERAL
ARCH	ARCHITECTURAL	LNG	LONG, LONGITUDINAL
APRO	APPROVED	MAX	MAXIMUM
APX	APPROXIMATE	MECH	MECHANICAL
APPROXIMATE NUMBER		MINS	MINIMUM
AS APPLICABLE		MFR	MANUFACTURER
ATC	ATTACHED	NI	NOT APPLICABLE
BUILDING		NOT FOR CONSTRUCTION	
BM	BOUNDARY MARK	N.F.C.	NOT FOR CONSTRUCTION
B.L.	BOUNDARY LINE	NI	NOT INCLUDED
BT	BOUNDARY MARK	NMA	NET VENTING AREA
CL	CENTER LINE	NS	NOT TO SCALE
CLC	CLEARANCE	NVA	NET VENTING AREA
CLR	CLEAR	OC	ON CENTER
CLG	CLEARANCE	OE	ON EDGE
CONC	CONCRETE	OP	OPENING
CONT	CONTINUOUS	OPP	OPPOSITE
CTC	CENTER TO CENTER	PL	PROPERTY LINE
DBL	DOUBLE	PLF	PER LINEAR FOOT
DET	DETACHED	PR	PARALLEL
DF	DIAGONAL FINISH	PP	PERPENDICULAR
DA	DIAMETER	RF	ROUNDER FINISH
DS	DOWNPOUT	RT	TO BE REMOVED
DWG	DRAWING	RES	RESISTANCE
DONE	DIAGONAL	RF	ROUGH
EL	ELEVATION	RO	ROUGH OPENING
ELC	ELECTRIC, ELECTRICAL	S.C.	SOLID CORE
EN	ENGINEER, ENGINEERING	SF	SQUARE FOOT
ENR	ENGINEER, ENGINEERING	SM	SMALL
EQ	EQUAL, EQUIVALENT	SPED	SPECIFIED
EV	EACH	SPES	SPECIFICATIONS
EF	EACH FACE	STD	STANDARD
EW	EACH WAY	STG	STAIR
EXT	EXTENSION	STR	STRUCTURE, STRUCTURAL
FR	FRIDGE	SW	SWEEP WALL
FSN	FOUNDATION	TEMP	TEMPORARY
FN	FACE NAIL	TN	TOE NAIL
FTF	FACE TO FACE	TR	TRIM
GA	GALVE	TRP	TRIPLE
GAL	GALLON	TYP	TYPICAL
GLB	GLUE-LAM BEAM	UNP	UNFINISHED
GLV	GALVANIZED	UNL	UNLESS NOTED OTHERWISE
GR	GRADE	VRT	VERTICAL
G/SB	GUTTER BOARD	W	WITH
		W/O	WITH OUT
		Z/C	CALL FROM DESIGN / PLAN

FOR TYPICAL CODE AND AUTHORITY REFERENCES SEE NOTE 03 ABOVE

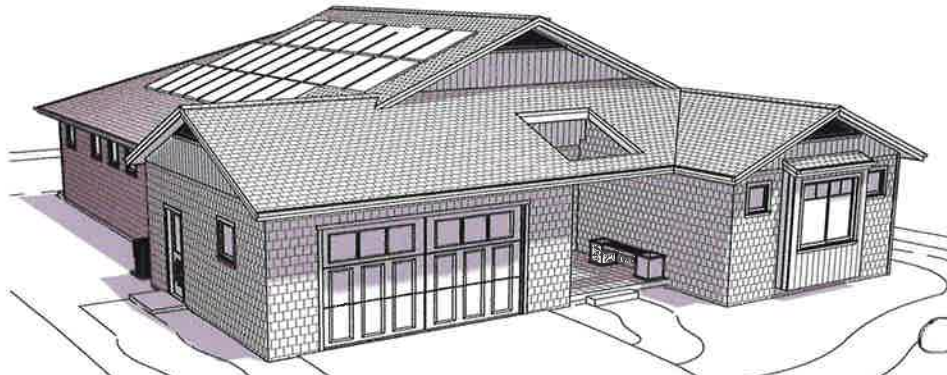
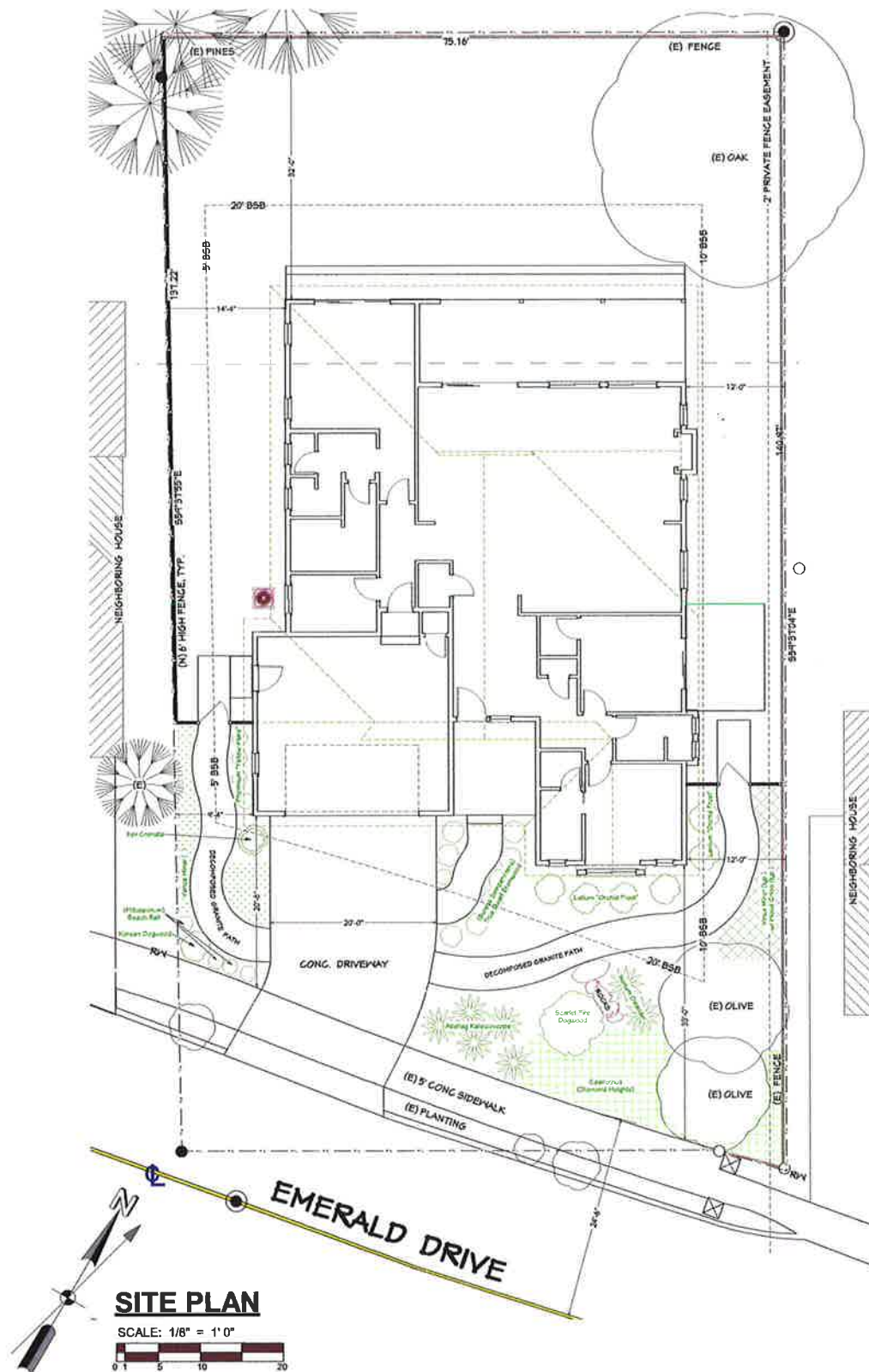
Also:

- ANSI AMERICAN NATIONAL STANDARDS INSTITUTE
- APA AMERICAN PLYWOOD ASSOCIATION
- ASHRAE AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR-CONDITIONING ENGINEERS
- ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS STANDARDS
- AWPA AMERICAN WOOD PRESERVERS ASSOCIATION
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- IAA INTERNATIONAL ASSOCIATION
- ICC INTERNATIONAL CODE COUNCIL
- UL UNDERWRITERS LABORATORIES

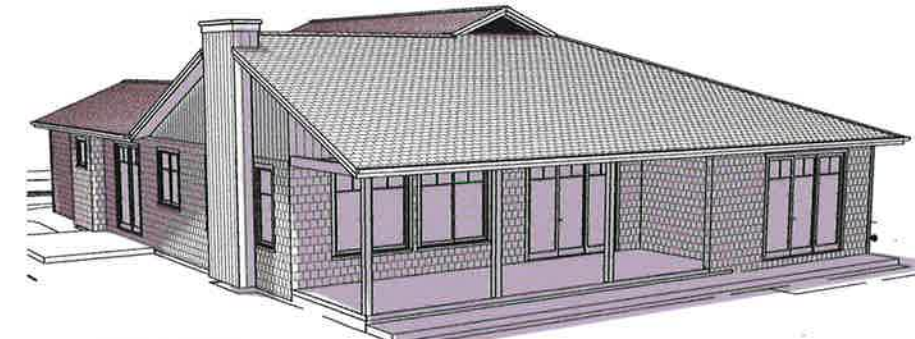
REFERENCE KEY

	SECTION NUMBER
	ON SHEET
	DETAIL NUMBER
	ON SHEET
	PLAN GRID COORDINATE
	CODE REFERENCE
	PLAN NOTE / ON SHEET

* TYPICALLY, ALPHABETIC DESIGNATION REFERENCES DESIGNER NOTE WHILE DECIMAL NUMBERING REFERENCES ENGINEERING SPECS



SOUTH VIEW
N.T.S.



NORTH VIEW
N.T.S.

PROJECT DATA

TOTAL LOT AREA:	10333 sqft
NET LOT AREA:	9597 sqft
RESIDENTIAL CFA:	2216 sqft
GARAGE:	512 sqft
COVERED PORCHES:	359 sqft
TOTAL BUILDING AREA:	3087 sqft
TOTAL LOT COVERAGE:	29.9%

RELEASE	DATE
1	Garage Door 06-19-18
2	
3	
4	
5	
6	
7	
8	
9	

NEW RESIDENCE
1779 EMERALD DRIVE, CALISTOGA, CA 94515 A.P.N.
Steve Carreiro
1940 Partridge Ct. St. Helena, CA 94574
phone: 707-544-4040 call: 707-321-7797 email: steve@carreirobuilders.com

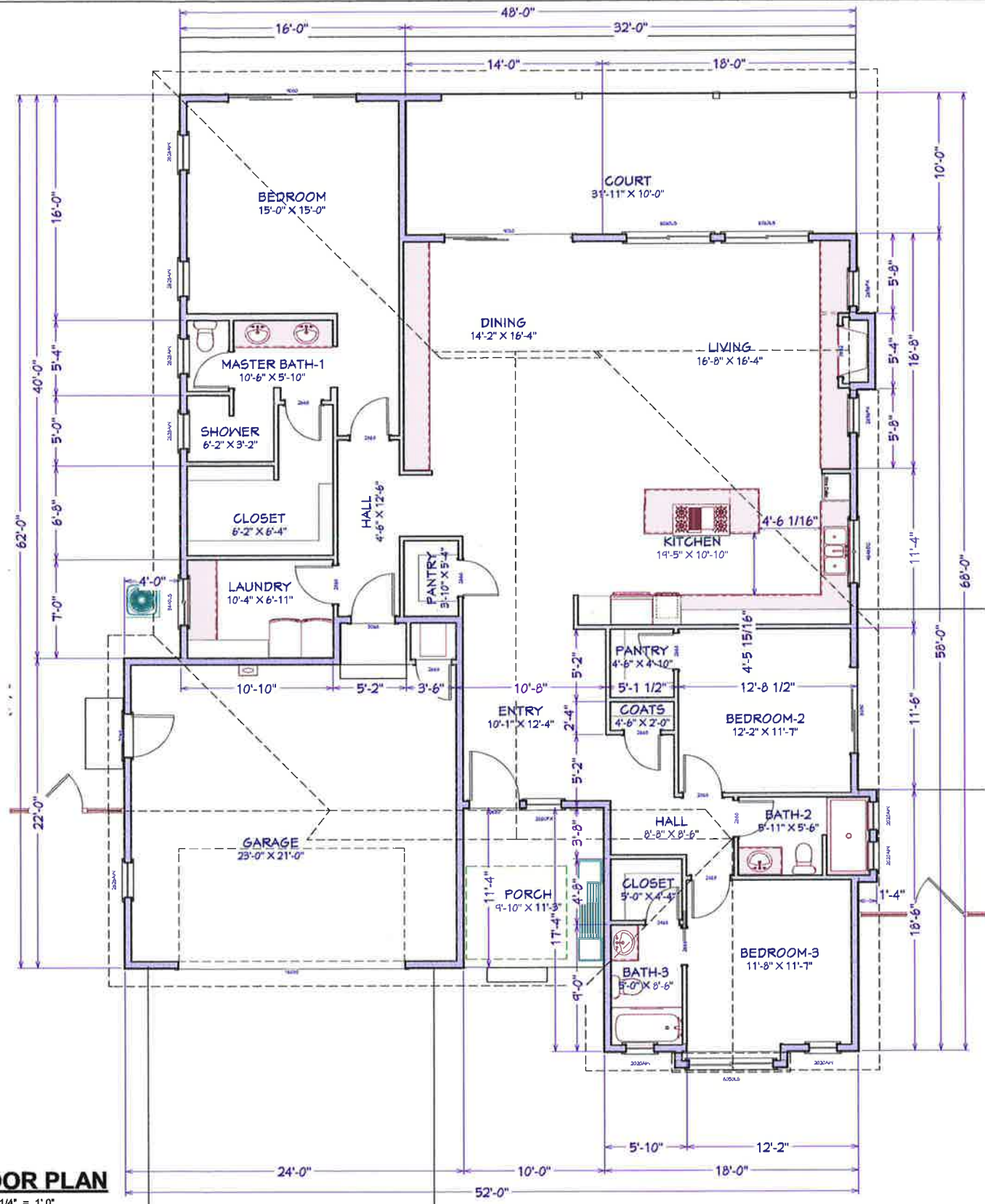
DESIGNERS / BUILDERS
STEVE CARREIRO
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www.carreirobuilders.com



DRAWN BY
J. M. D.
CHECKED BY
S. S. C.
DATE
05-30-2018
JOB NO.
23954
SHEET
1
SHEETS

SITE VERIFY ALL DIMENSIONS
GIVEN DIMENSIONS HAVE PRECEDENCE OVER SCALE

THE BUILDER SHALL VERIFY ALL DIMENSIONS
VERIFY PERMITS AND ALL LOCAL REGULATIONS
NOTE: ADJUSTMENT FACTOR: 1.0



FLOOR PLAN

SCALE: 1/4" = 1'-0"
 0 1 5 10

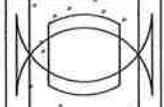
LIVING AREA
2213 SQ FT

SITE VERIFY ALL DIMENSIONS
GIVEN DIMENSIONS HAVE PRECEDENCE OVER SCALE

THE BUILDER SHALL MAINTAIN PROGRESSIVE 110% TO 115%
 VERIFY WITH DIMENSIONS & ADJUST SCALING ACCORDINGLY
 NOTE ADJUSTMENT FACTORS: 1"

RELEASE	DATE
1	Garage Floor
2	
3	
4	
5	
6	
7	
8	
9	

NEW RESIDENCE
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DESIGNERS / BUILDERS
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 Checked by
S. S. C.
 DATE
05-30-2016
 JOB NO.
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SHEET
2
 SHEETS



SOUTH ELEVATION



NORTH ELEVATION



ROOFING:
"OWENS CORNING" COMP. SHINGLE
"ESTATE GRAY" O/E



SHINGLE SIDING:
"HARDI SHINGLE"
"MONTEREY TAUPE" O/E



VERT SIDING:
"HARDI PANEL - SIERRA"
"MONTEREY TAUPE" O/E

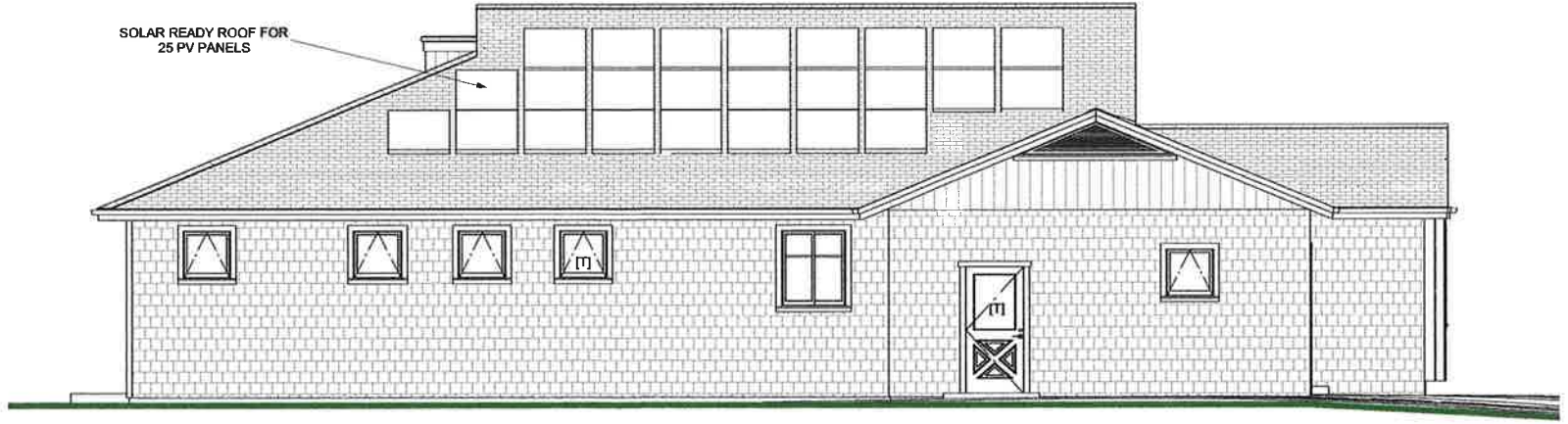


TRIWORK, BATTENS, FASCIA:
"HARDITRIM" CEDARMILL
"MONTEREY TAUPE" O/E

EXT. MATERIALS



EAST ELEVATION

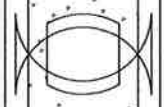


WEST ELEVATION

SCALE: 1/4" = 1' 0"
0 1 5 10

RELEASE	DATE
1	Garage Door
2	
3	
4	
5	
6	
7	
8	
9	

NEW RESIDENCE
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05-30-2016
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23354

SHEET
3
OF 3 SHEETS

SITE VERIFY ALL DIMENSIONS
GIVEN DIMENSIONS HAVE PRECEDENCE OVER SCALE
THE BUILDER SHOULD MEASURE PRECISELY TO 1/8" IN
UNITS, FIRST DIMENSIONING & ADJUST SCALING ACCORDINGLY.
NOTE: ADJUSTMENT FACTORS: N=