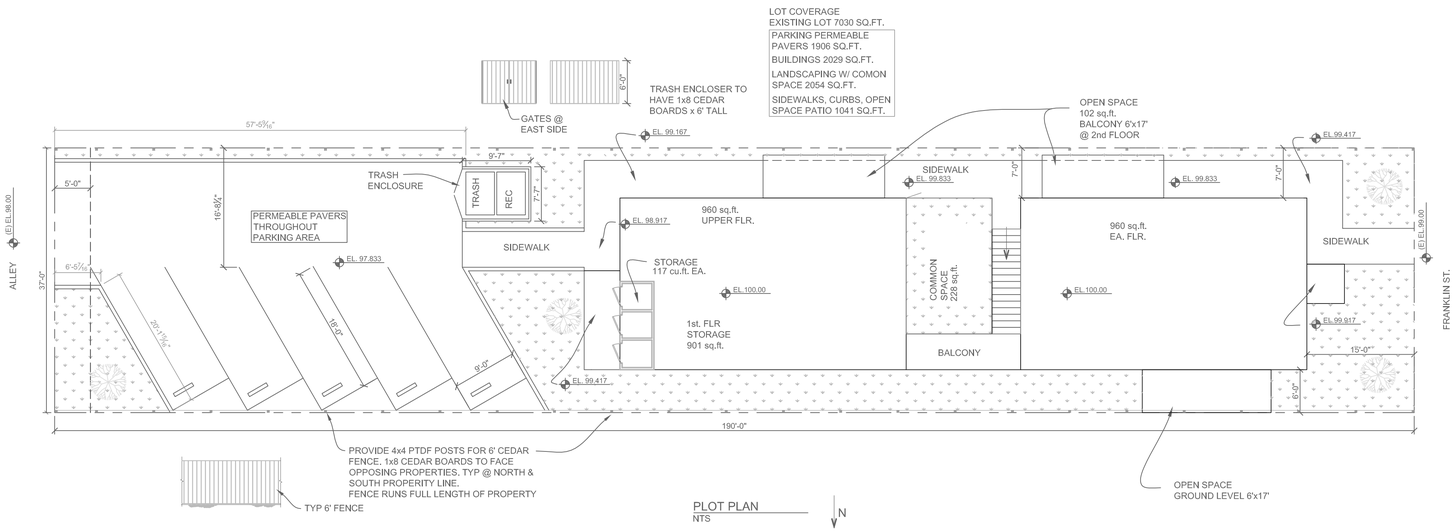
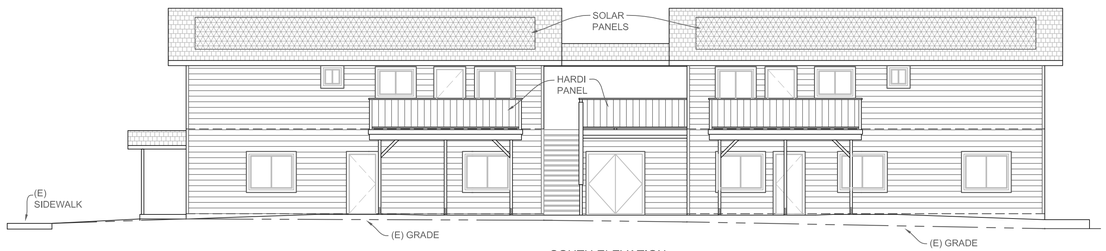
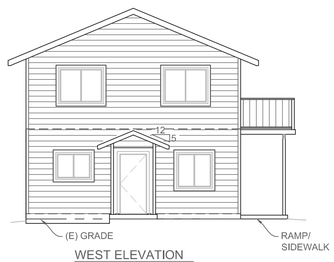


PLOT PLAN
NTS

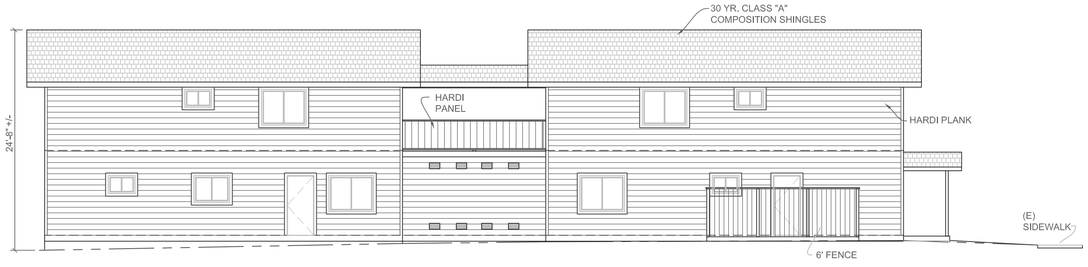
N



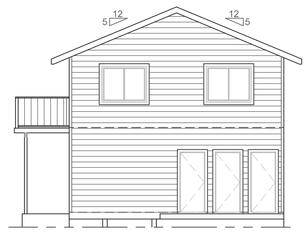
SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

GENERAL

1. All WORK SHALL BE IN CONFORMANCE WITH THE 2022 CALIF. BUILDING CODE, AND ANY APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES ON DRAWINGS REQUIRING CLARIFICATION OR REVISIONS BEFORE COMMENCING WITH THE WORK.
3. DRAWINGS SHALL NOT BE SCALED. ALL DIMENSIONS RELATED TO EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR. DETAILS NOT SPECIFICALLY SHOWN SHALL BE OF THE SAME NATURE AS OTHER SIMILAR CONDITIONS.
4. STRUCTURAL DESIGN OR REVIEW OF TEMPORARY SHORING, ADDITIONAL REINFORCING, BRACING, FORMWORK, SCAFFOLDING, ERECTION METHODS, ETC. REQUIRED FOR PROPER CONSTRUCTION OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

WOOD

1. LUMBER USED FOR STRUCTURAL PURPOSES SHALL BE DOUGLAS FIR CONFORMING TO THE FOLLOWING MINIMUM GRADES UNLESS NOTED OTHERWISE (UNO).
   A) PLATES, BLOCKING D.F. NO. 2
   B) POSTS, STUDS, SPLINES, HEADERS (UNO) D.F. NO. 2 OR BETTER
   C) JOISTS D.F. NO 2 OR BETTER
   D) SILL PLATES P.T.D.F. NO.2 OR BTR
   E) DECK MEMBERS EXPOSED TO WEATHER. P.T.D.F. NO. 2 OR BTR.

SILLS

1. SILLS ON CONCRETE SHALL BE PRESS. TREATED M.S. OR FOUND. GRADE REDWOOD, AND BOLTED TO THE CONCRETE OR MASONRY FOUNDATION. THE ANCHOR BOLTS SHALL BE OF THE SIZE SHOWN ON THE PLAN AND OR THE SHEAR WALL SCHEDULE. ANCHOR BOLTS SHALL BE 10" MIN. LENGTH AND SHALL BE 4" MIN/12" MAX FROM THE ENDS OF EACH PIECE OF SILL PLATE.

GENERAL FOUNDATION NOTES

1. SEE SHEET ~~S-N~~ FOR GENERAL STRUCTURAL NOTES AND FOUNDATION NOTES.
2. ALL FOOTING EXCAVATIONS SHALL BE NEAT. OVER EXCAVATIONS IN DEPTH AND WIDTH SHALL BE FILLED WITH CONCRETE. ALL LOOSE SOILS SHALL BE REMOVED FROM EXCAVATIONS PRIOR TO PLACEMENT OF CONCRETE.
3. BOTTOM OF FOOTINGS SHALL BE STEPPED WHERE SLOPE EXCEEDS 1:10. TOP OF STEM WALL SHALL BE STEPPED UNLESS OTHERWISE NOTED. SEE DETAIL ON THIS SHEET.
4. FOOTINGS SHALL BE DEEPENED AS NECESSARY TO PROVIDE A MINIMUM OF 5'-0" OF HORIZONTAL CONFINEMENT (AS MEASURED FROM FOOTING BOTTOM) UNLESS OTHERWISE NOTED.
5. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
   MINIMUM REINFORCING STEEL COVER REQUIREMENTS:
   A. CAST AGAINST AND EXPOSED TO EARTH . . 3"
   B. FORMED SURFACES. . . . . 2"
6. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, (INCLUDING SUPPLEMENTS 9), GRADE 60 FOR #5 BARS AND LARGER AND GRADE 40 FOR #4 BARS AND SMALLER. STEEL SHALL BE KEPT CLEAN AND FREE OF RUST SCALES.
7. REINFORCING BARS SHALL BE IN LENGTHS AS LONG AS PRACTICABLE. REINFORCING BARS REQUIRING BENDING IN THE FIELD SHALL BE "COLD BENT", AT CORNERS AND INTERSECTIONS BARS SHALL RETURN A MINIMUM OF 18", ALL BAR SPLICES SHALL HAVE 24" LAPS MINIMUM UNLESS OTHERWISE NOTED.
8. REINFORCING, ANCHOR BOLTS AND INSERTS SHALL BE RIGIDLY HELD IN PLACE PRIOR TO PLACING CONCRETE.
9. WELDED WIRE FABRIC SHALL CONFORM WITH ASTM A-185, AND SHALL BE LAPPED 9" MINIMUM AT SPLICES. WWF SHALL BE PLACED AT CENTERLINE OF SLAB.
10. PROVIDE 1/8" X 1" DEEP CONTROL JOINTS IN SLABS AT 12'-0" O.C MAXIMUM IN EACH DIRECTION U.O.N.

BUILDING CODE 2022 CBC	
SEISMIC DESIGN CATEGORY	D
EXPOSURE	B
BASIC WIND SPEED	92 MPH
SNOW LEVEL	0
ALLOWABLE BEARING PRESSURE	1500 LBS / FT.
ROOF LIVE LOAD	20lbs PER SQ FT

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FLOOR PLANS	A-2
FOUNDATION PLAN	S-1
FLOOR FRAMING	S-1
ROOF FRAMING W/ DETAILS	S-2
SECTIONS	A-3
SECTIONS	A-4
ELECTRICAL PLAN	E-1

NOTE:
SPRINKLER SYSTEM WILL BE A DEFERRED SUBMITAL

NOTE:
P.V. SYSTEM WILL BE A DEFERRED SUBMITAL

TRUSS CALCULATIONS TO BE A DEFERRED SUBMITTAL AND TO BE PROVIDED BEFORE INSTALLATION

3-D'S DESIGN
P.O.BOX 1634 FORT BRAGG, CA
(707) 964-8428 (CELL) 707-734-3600

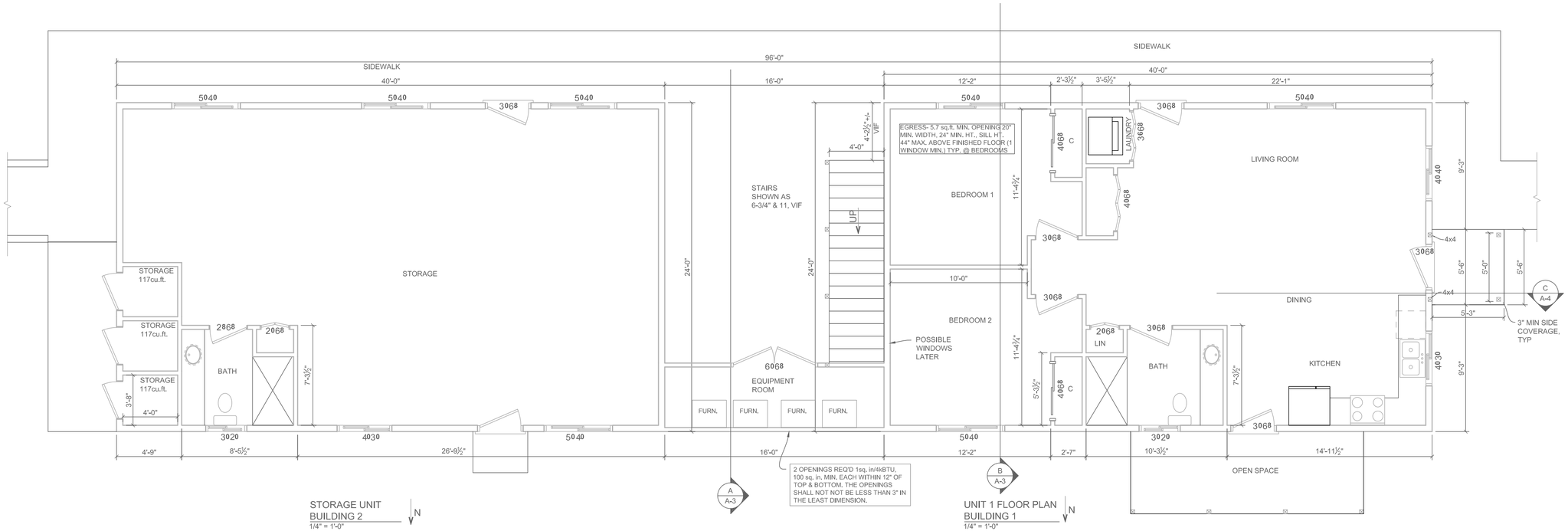
PLOT PLAN, ELEVATIONS

A MULTI-FAMILY UNIT FOR:
GENARO OXTE
820 FRANKLIN ST
FORT BRAGG, CA. 95437

APN:

SCALE AS NOTED
DATE 4-18-24
JOB # 1-24-23
DRAWN BY D.L.S.

SHEET #
A-1



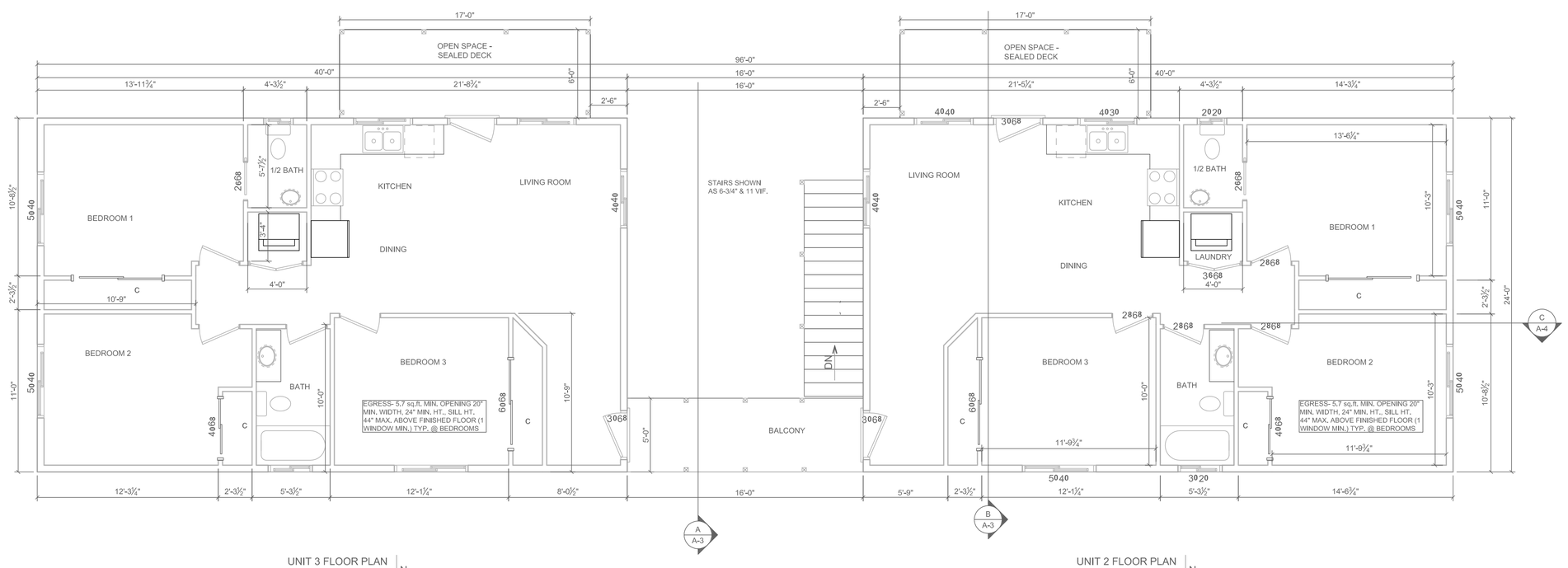
STORAGE UNIT
BUILDING 2
1/4" = 1'-0"

N

UNIT 1 FLOOR PLAN
BUILDING 1
1/4" = 1'-0"

N

LOWER FLOOR



UNIT 3 FLOOR PLAN
BUILDING 2
1/4" = 1'-0"

N

UNIT 2 FLOOR PLAN
BUILDING 1
1/4" = 1'-0"

N

UPPER FLOOR

3-D'S DESIGN
P.O.BOX 1634 FORT BRAGG, CA
(707) 964-8428 (CELL) 707-734-3600

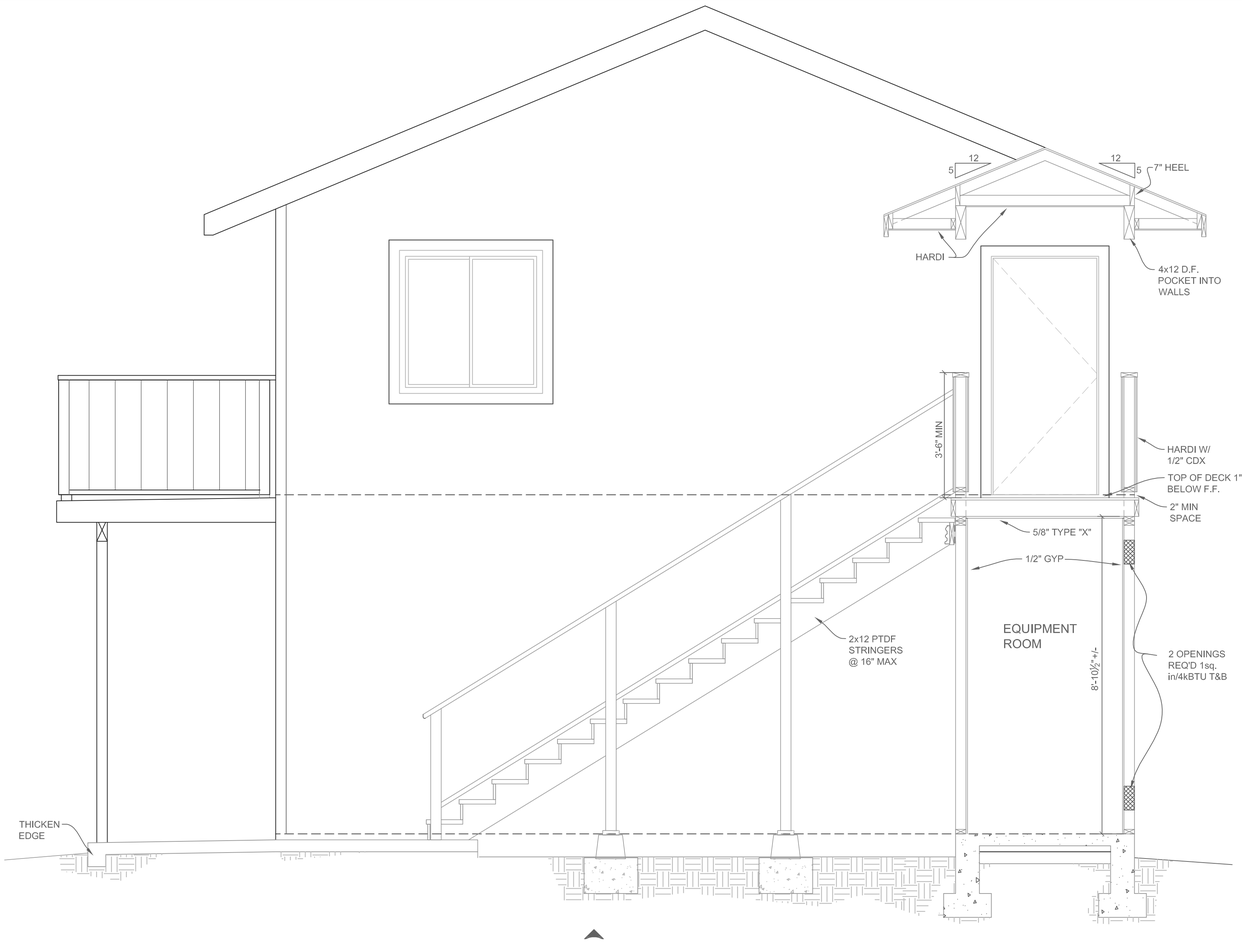
FLOOR PLANS

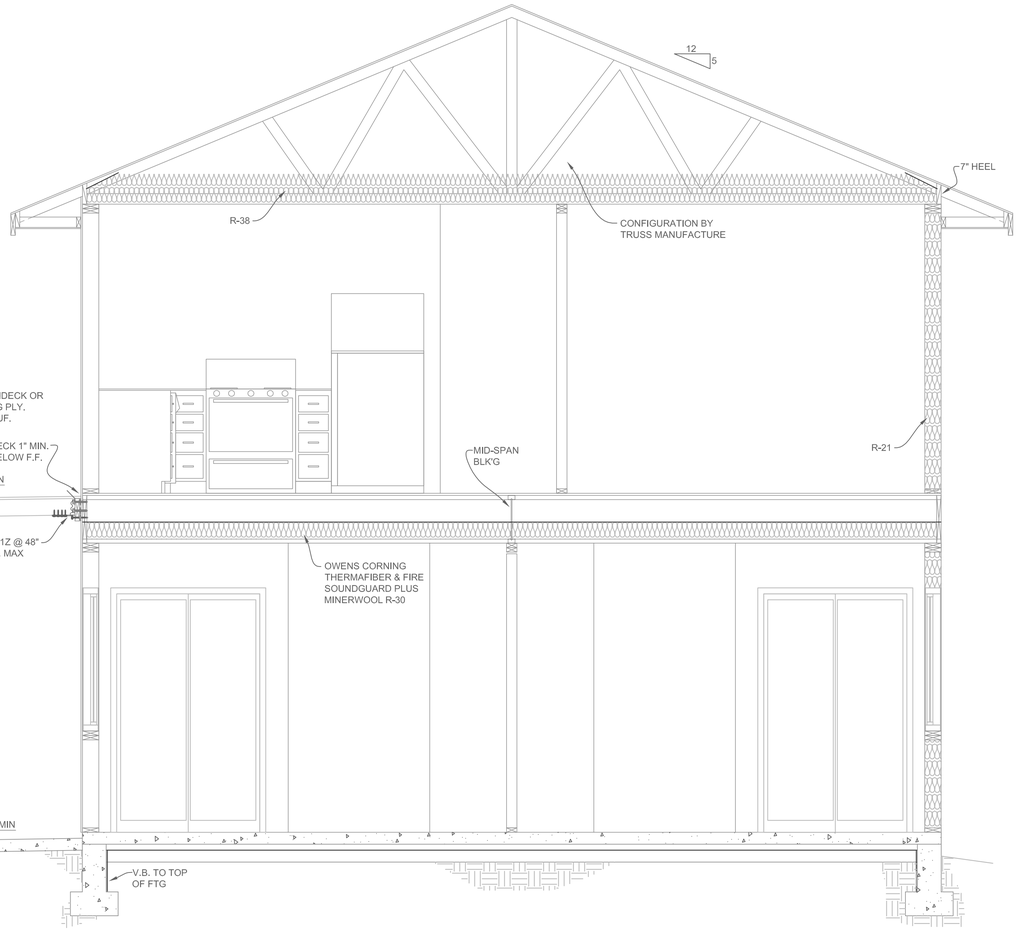
A MULTI-FAMILY UNIT FOR:
GENARO OXTE
620 FRANKLIN ST
FORT BRAGG, CA. 95437

APN:

SCALE AS NOTED
DATE 11-28-23
JOB # 1124-23
DRAWN BY D.L.S.

SHEET #
A-2





B SECTION
1/2" = 1'-0"

3-D'S DESIGN
P.O.BOX 1634 FORT BRAGG, CA
(707) 964-8428 (CELL) 707-734-3600

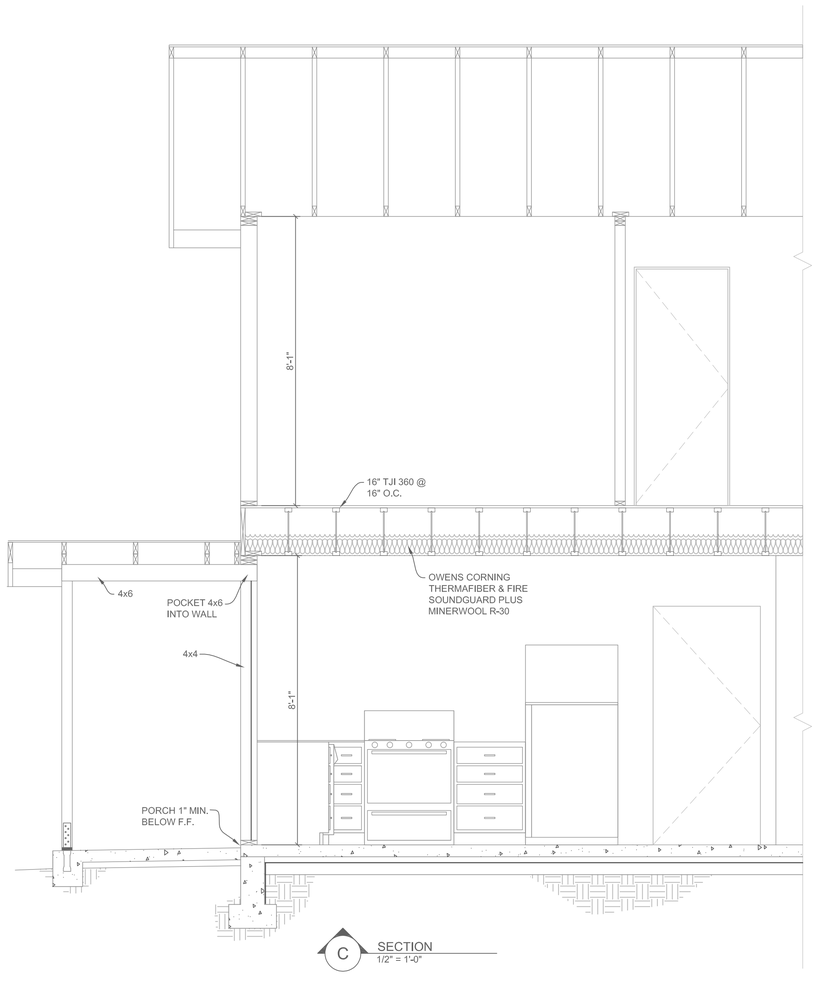
SECTIONS

A MULTI-FAMILY UNIT FOR:
GENARO OXTE
620 FRANKLIN ST
FORT BRAGG, CA. 95437

APN:

SCALE AS NOTED
DATE 11-28-23
JOB # 11-24-23
DRAWN BY D.L.S.

SHEET # A-3



C SECTION
1/2" = 1'-0"

3-D'S DESIGN
P.O.BOX 1634 FORT BRAGG, CA
(707) 964-8428 (CELL) 707-734-3600

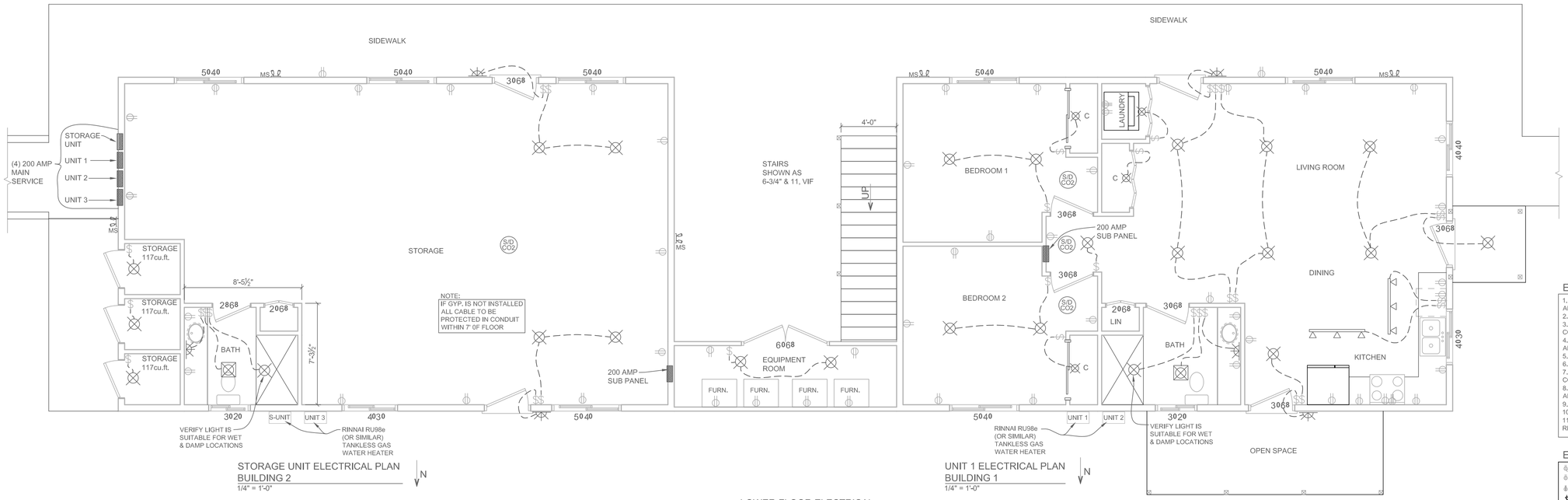
SECTIONS

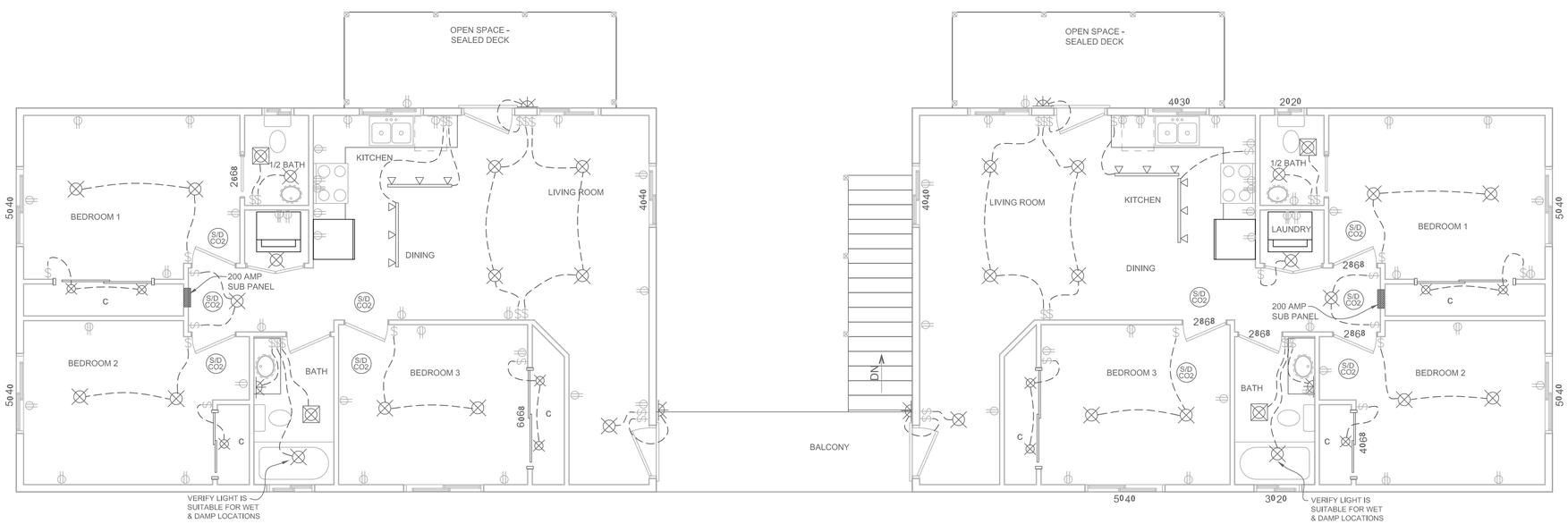
A MULTI-FAMILY UNIT FOR:
GENARO OXTE
620 FRANKLIN ST
FORT BRAGG, CA. 95437

APN:

SCALE AS NOTED
DATE 11-28-23
JOB # 11-24-23
DRAWN BY D.L.S.

SHEET #
A-4





ELECTRICAL NOTES

1. ALL ELECTRICAL WORK TO BE PREFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND ALL WORK TO CONFORM TO THE LATEST CALIFORNIA ELECTRICAL CODE
2. ALL FIXTURES TO BE COMPACT FLOURESCENT OR LED.
3. PENDANT FIXTURES AND TRIMS FOR CANS WILL BE DETERMINED DURING CONSTRUCTION BY THE OWNERS.
4. ALL RECESSED CANS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER AND BE AIRTIGHT
5. ALL SWITCHES TO HAVE DIMMABLE CAPABILITES WHEN POSSIBLE.
6. PROVIDE EMPTY SLOTS FOR FUTURE BREAKER EXPANSION FOR LANDSCAPE LIGHTING.
7. PLAN TO BE FINALIZED WITH OWNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. PROVIDE MIN. TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS FOR MINIBAR AREA RECEPTACLES.
9. PROVIDE MIN. ONE 20-AMO BRANCH CIRCUIT TO LAUNDRY RECEPTACLES
10. PROVIDE ONE 20-AMP BRANCH CIRCUIT TO BATHROOM RECETRACLES.
11. ALL 125 VOLT, 15 AND 20 AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT.

ELECTRICAL LEGEND

- GFI — Ground Fault Intercept Outlet
- 115 Volt Electrial Duplex outlet
- 220 Volt Outlet @44"
- Light switch
- Light switch w/ Occupant Sensor
- Light switch 3-way
- Light switch w/ dimmer
- Smoke Alarm / Carbon Monoxide Dector
- Surface Mount Incandescent
- Surface Mount CFL
- Fluorescent under/over cab Lamp
- 2X4 — Fluorescent 1x4 Surface Mount w/ 32 W T5 Lmp
- Halogen Lighting Track (see Elec. Pln for Length)
- Recessed LED
- Recessed Incandescent Light
- Sconce - Incandescent
- Phone
- TV
- LIGHT / FAN W/ HUMIDITY CONTROL
- Garage Door Opener

Note: All Exterior Incandescent fixtures to be Contolled by Motion Sensor with Integral Photocontrol

ALL CIRCUITS IN ENTIRE HOUSE SHALL BE ARC FAULT PROTECTED AND GFCI AS NOTED.
ALL RECEPTACLES TO BE MOUNTED 18" FROM BTM TO 48" (TOP) ABOVE FINISH FLOOR

EXTERIOR LIGHTING FIXTURES

3 MS — SECURITY LIGHT, MOTION SENSOR ACTIVATED TIMED OPERATION, LIGHTS TO BE DIRECTED TO ILLUMINATE AREA AROUND PATHS AND STAIRS, NO LIGHT WILL SHINE BEYOND PARCEL BOUNDARIES.

**ANY FIXTURE SUBSTITUTION HAS TO COMPLY WITH EXTERIOR LIGHTING REQUIREMENTS WHICH CALLOUT DOWNCAST AND FULLY SHIELDED FIXTURES THAT DO NOT PRODUCE LIGHT GLARE THAT EXTENDS BEYOND PROPERITY BOUNDARIES.

REQUIRED GFCI PROTECTION
1. ALL BATHROOM RECEPTACLES
2. ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS
3. ALL GARAGE RECEPTACLES
4. RECEPTACLES WITHIN 6' OF WET BAR, LAUNDRY, OR UTILITY SINKS

ALL OUTDOOR RECEPTACLES TO BE GFCI PROTECTED & WEATHER RESISTANT

ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT

NOTE: ALL CIRCUITS TO BE AFCI PROTECTED

NOTE: ALL EXTERIOR LIGHTING SHALL BE DOWNCAST AND SHIELDED TO PREVENT LIGHT AND GLARE BEYOND THE PARCEL BOUNDARIES

3-D'S DESIGN
P.O.BOX 1634 FORT BRAGG, CA
(707) 964-8428 (CELL) 707-734-3600

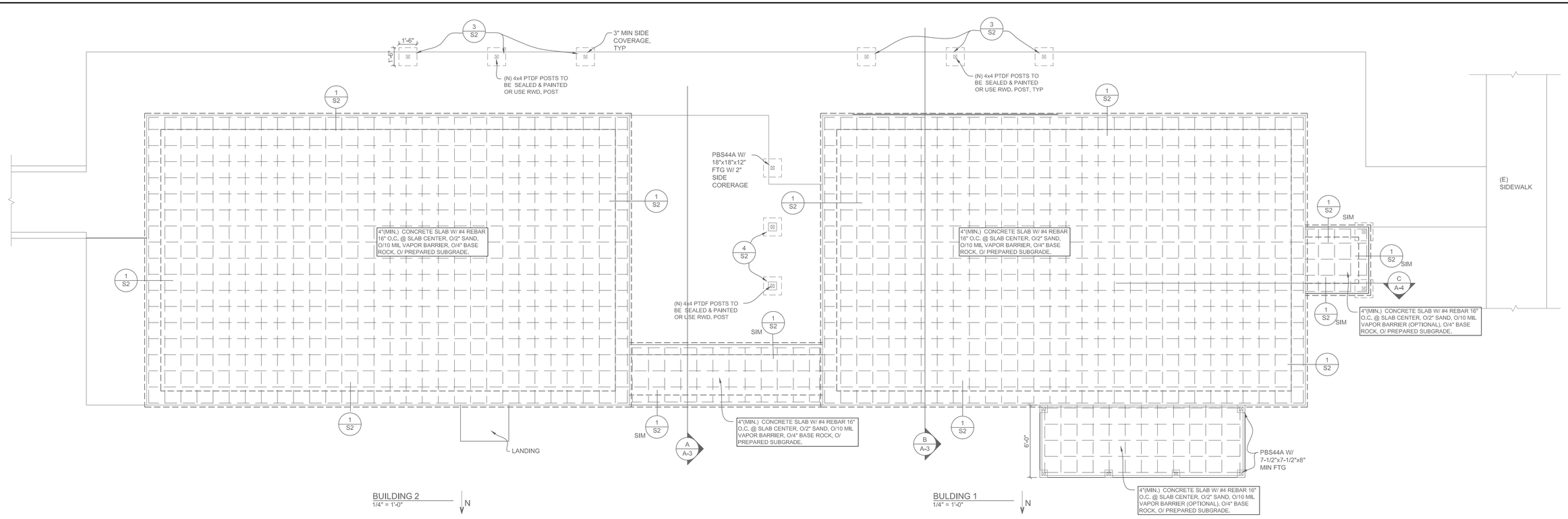
ELECTRICAL PLAN

A MULTI-FAMILY UNIT FOR:
GENARO OXTE
820 FRANKLIN ST
FORT BRAGG, CA. 95437

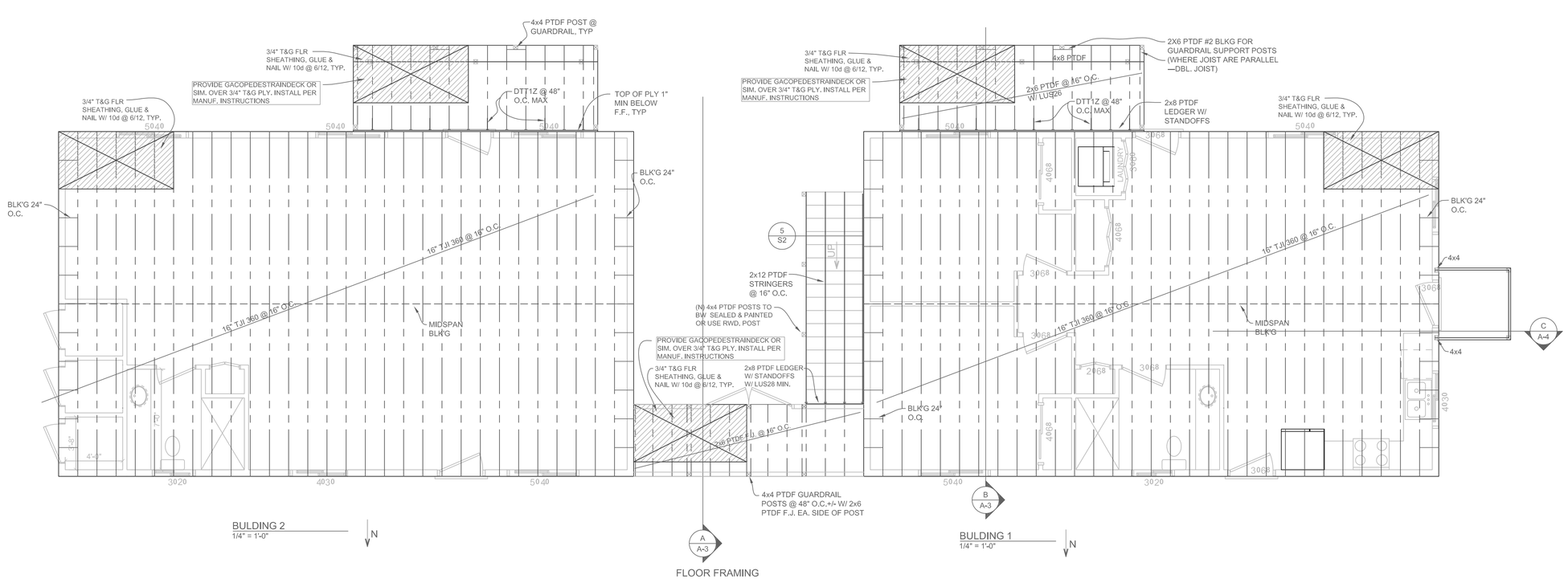
APN:

SCALE AS NOTED
DATE 11-28-23
JOB # 11-24-23
DRAWN BY D.L.S.

SHEET # E-1



FOUNDATION PLAN



FLOOR FRAMING

3-D'S DESIGN
P.O.BOX 1634 FORT BRAGG, CA
(707) 964-8428 (CELL) 707-734-3600

FOUNDATION PLAN, FLOOR FRAMING

A MULTI-FAMILY UNIT FOR:
GENARO OXTE
620 FRANKLIN ST
FORT BRAGG, CA. 95437

APN:

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JOB # 1124.23
DRAWN BY D.L.S.

SHEET #
S-1

SOUTH ELEVATION
1/8" = 1'-0"

WEST ELEVATION
1/8" = 1'-0"

Body
Rainstorm
CSP-50

Trim
Midnight Oil
1631

NORTH ELEVATION
1/8" = 1'-0"

EAST ELEVATION
1/8" = 1'-0"