



A New Residence for David Martin 135 River Street Dayton, Nevada 89403 06-064-05

PROJECT DATA

OWNER:	Mr. David Martin P.O. Box 17245 Reno, Nevada 89511 (504) 451-9189		
ARCHITECT:	Jon N. Westphal 8883 Cerro Vista Drive El Dorado Hills, California 95762 (916) 804-0183 C-19845		
PROJECT ADDRESS:	135 River Street Dayton, Nevada 89403		
ASSESSOR'S PARCEL NUMBER:	06-064-05		
CODE REFERENCES:	2022 R.B.C.		
OCCUPANCY GROUP:	R-3 / B		
CONSTRUCTION TYPE:	V-b		
SNOW LOAD: SEISMIC ZONE:	10 D2	SPRINKLERS: No WIND LOAD: 110	
PROJECT SCOPE:	A new residence on an existing parcel located in Dayton, Nevada		

GENERAL NOTES

1. THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.
2. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
3. DIMENSIONS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE.
4. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ADJUSTED, USED, CLEANED AND CONDITIONS AS DIRECTED BY THE MANUFACTURER, UNLESS OTHERWISE DIRECTED.
5. ALL MATERIALS SHALL BE NEW AND UNUSED, UNLESS OTHERWISE NOTED.
6. THE BUILDING, BUILDING SITE AND NEIGHBORING BUILDINGS AND PROPERTIES SHALL BE PROTECTED FROM ANY DAMAGE THAT MAY OCCUR DUE TO THE PERFORMANCE OF THIS WORK. ANY DAMAGES THAT OCCUR ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
7. ALL WASTE AND REFUSE CAUSED BY THIS WORK SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OFFPROPERLY BY THE GENERAL CONTRACTOR.
8. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.
9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.
THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.
10. THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.
11. THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.
12. INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
13. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.
14. INSULATE WASTE LINES FOR SOUND CONTROL.
15. EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.
16. ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.
17. PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT. PROVIDE SOLID BLOCKING AT ALL CABINET AND GRAB BAR LOCATIONS.

MISCELLANEOUS NOTES

1. EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.
2. ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR A GLAZING AREA GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING.
3. SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.
4. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
5. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.
6. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
7. PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.
8. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.
9. RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.
10. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
11. INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS. (ATTIC R-38, WALLS R-21, FLOORS R-30)

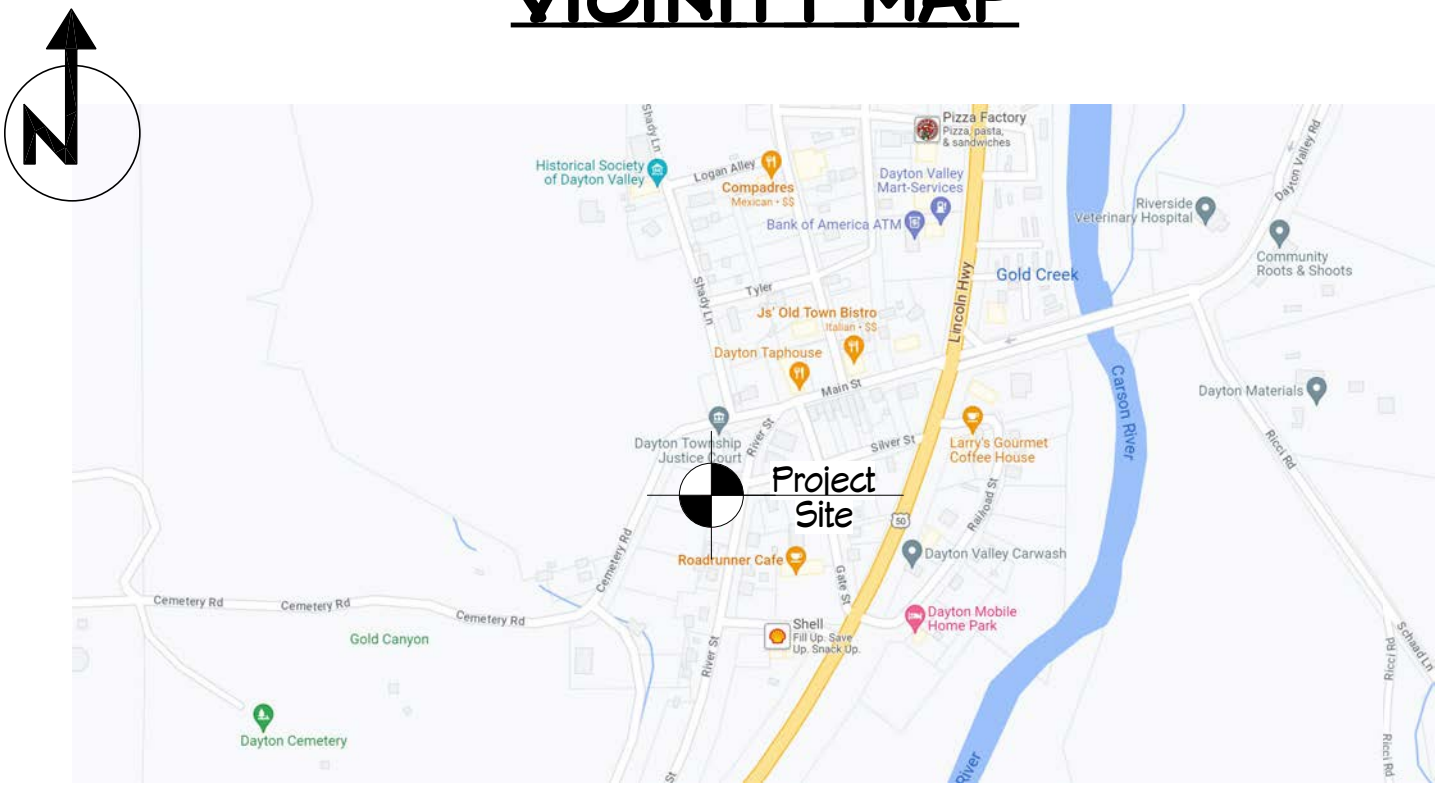
SHEET INDEX

A-1	COVER SHEET
A-2	SITE PLAN
A-3	FLOOR PLAN
A-4	EXTERIOR ELEVATIONS
A-5	EXISTING CONDITIONS

AREA ANALYSIS

MAIN LEVEL=	± 1,205 S.F.
UPPER LEVEL=	± 508 S.F.
TOTAL=	± 1,712 S.F.

VICINITY MAP



Revision Table		
No.	Date	Description



JON N. WESTPHAL - ARCHITECT
8883 CERRO VISTA DRIVE
EL DORADO HILLS, CALIFORNIA 95762
(916) 804-0183 jon@jnwarchitect.com



COVER SHEET

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06-064-05

FILE NO:

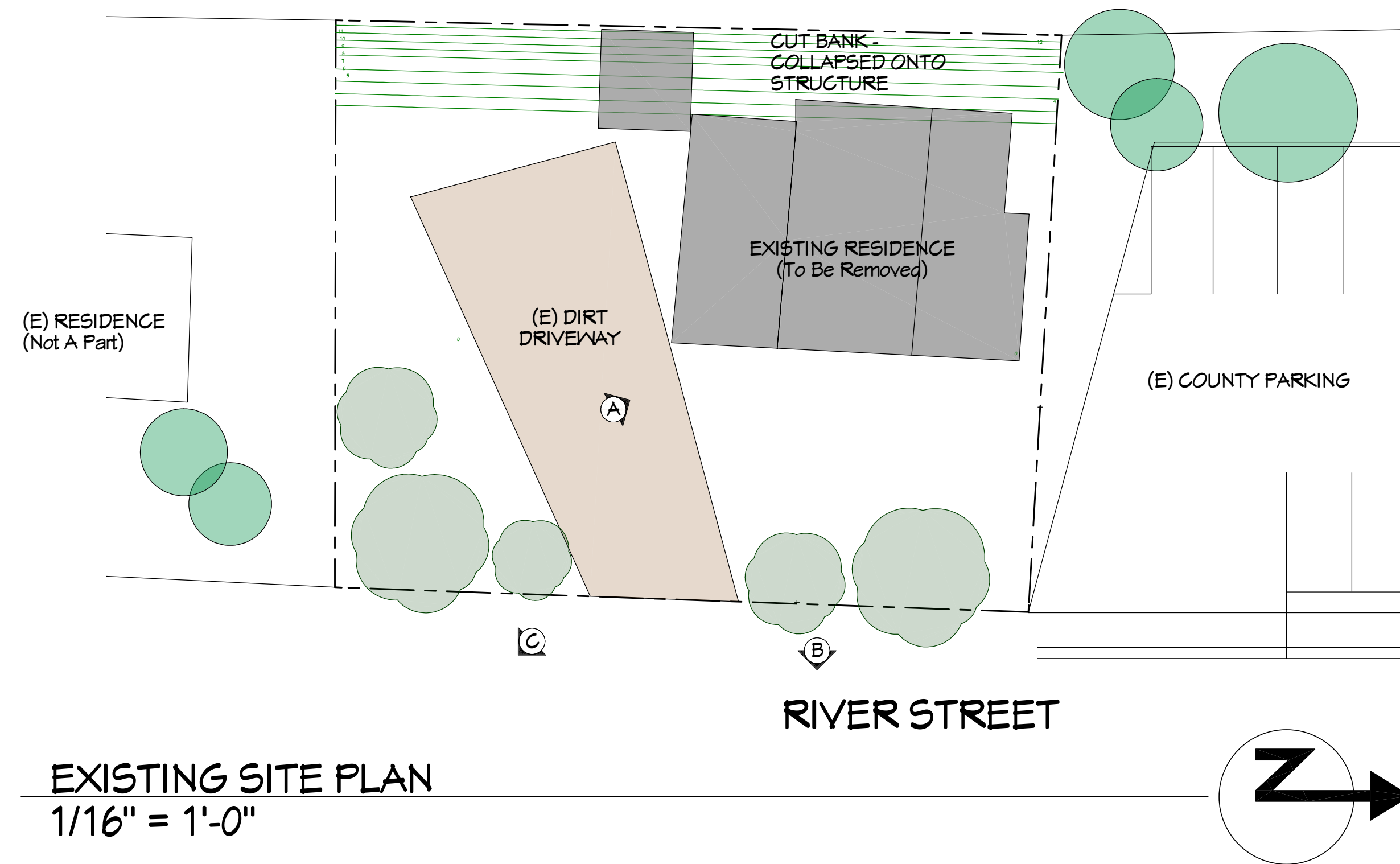
1739Base

DATE:

10/23/2023

SHEET NO:

A-1



VIEW 'A' - EXISTING FRONT ELEVATION

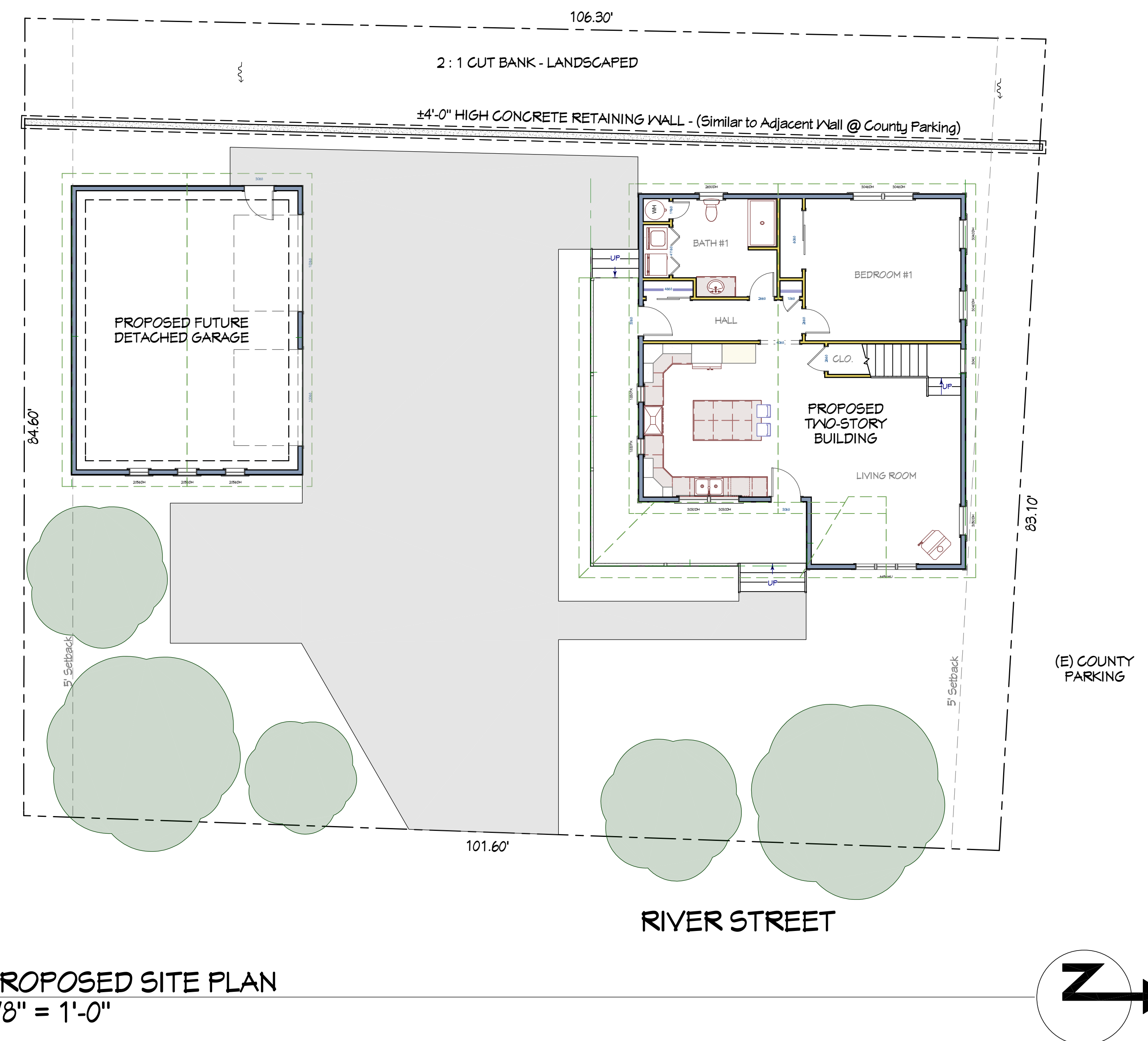


VIEW 'B' - DIRECTLY ACROSS RIVER STREET - (EAST)



VIEW 'C' - ACROSS RIVER STREET - (SOUTH-EAST)

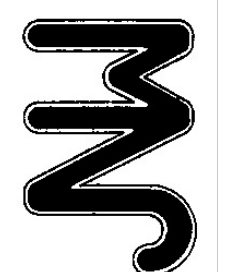
(E) ADJACENT RESIDENCE



REVISION	DATE	DESCRIPTION



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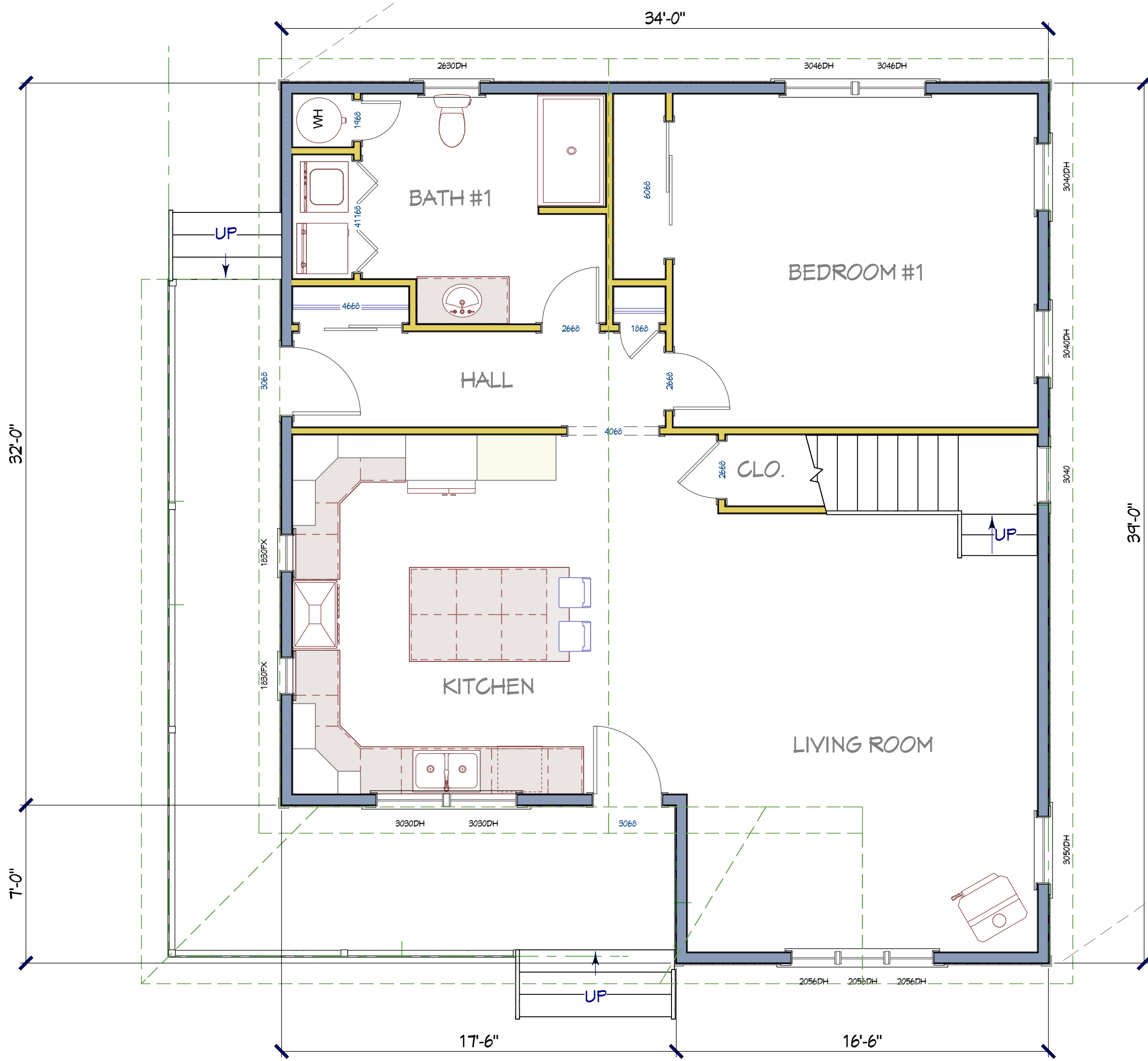
SITE PLAN

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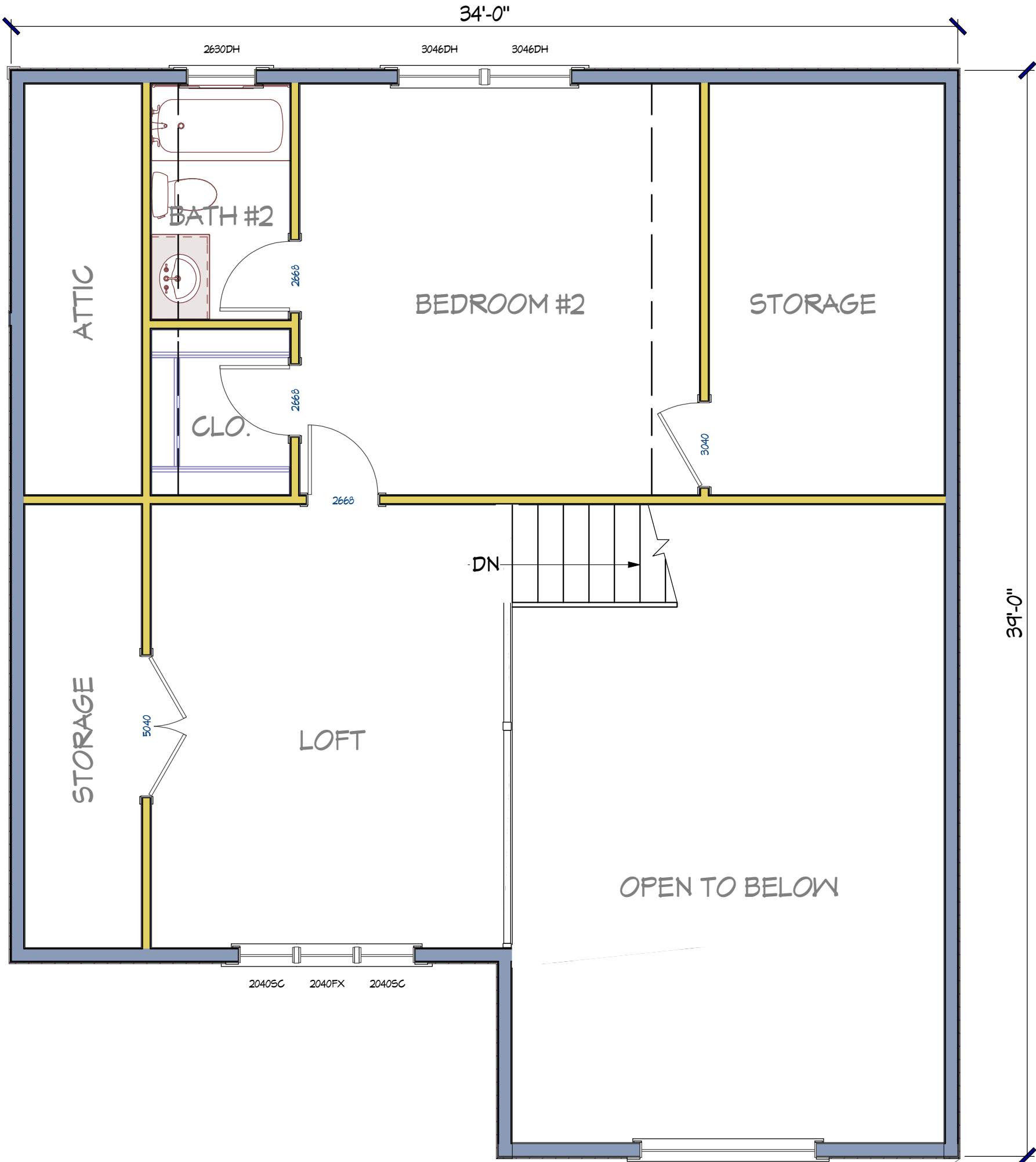
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A-2



FRONT OVERVIEW

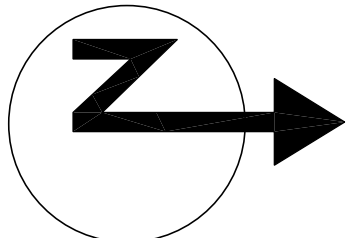


1st Floor



2nd Floor

FLOOR PLANS
1/4" = 1'-0"



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No.	Date	Description



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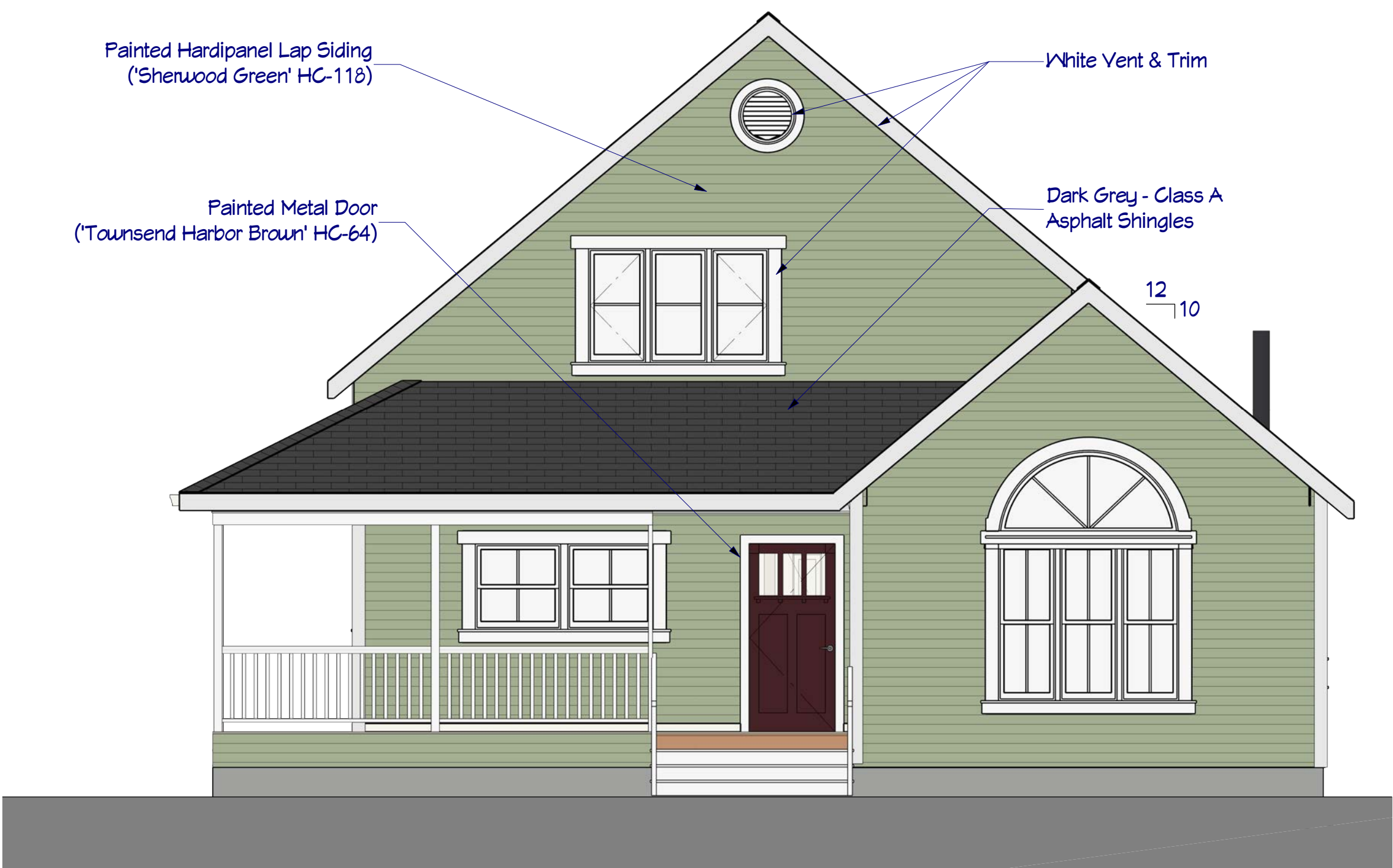
FLOOR PLAN

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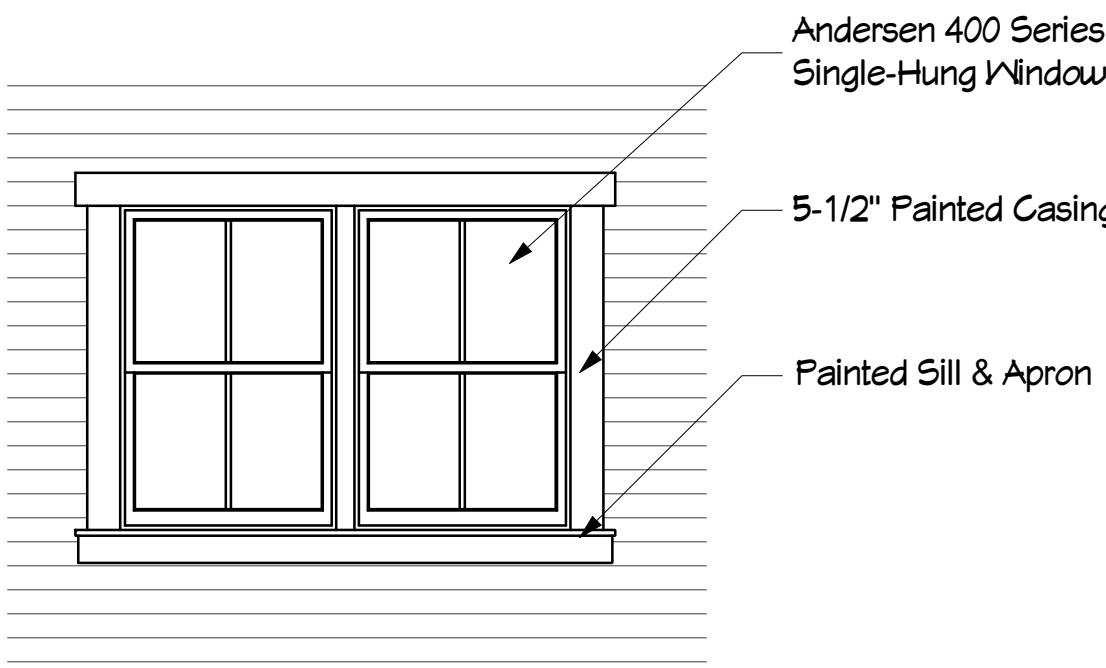
LEFT SIDE ELEVATION - (Faces South)



FRONT ELEVATION - (Faces East)



REAR ELEVATION - (Faces West)



Typical Window Details



RIGHT SIDE ELEVATION - (Faces East)

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EXTERIOR ELEVATIONS

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D:\JNW\architect_Dell\1735_DaytonDrawings\1735BaseLayout



EXISTING FUSEBOX



EXISTING FIRE DAMAGE @ ROOF STRUCTURE



EXISTING
COLLAPSED REAR
SLOPE ONTO
BUILDING



STRUCTURAL ROOF FAILURES



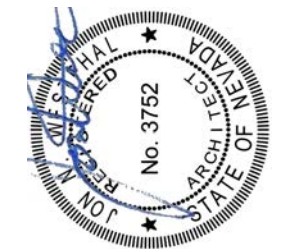
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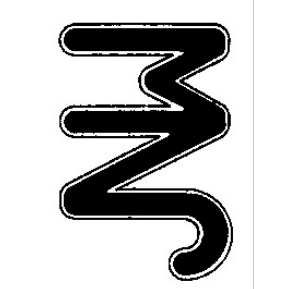
SUBFLOOR DIRECTLY ON DIRT

Requesting approval to demolish the existing structure due to the building conditions shown on this sheet.

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No.	Date	Description



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EXISTING CONDITIONS

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A-5