GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2016 CBC AS REVISED AND ADOPTED BY THE STATE OF CALIFORNIA, THE AMERICANS WITH DISABILITIES ACT, AND ALL APPLICABLE LOCAL CODES, ORDINANCES, AND STANDARDS.
2. CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, DETAILS ETC., AND AS SOON AS DISCOVERED SHALL NOTIFY DESIGNER OF ANY AND ALL DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
3. ALL WORK SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST RECOMMENDATIONS OR WRITTEN DIRECTIONS.
4. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. THE CONTRACTOR SHALL NOTIFY DESIGNER IMMEDIATELY OF ANY AND ALL DISCREPANCIES.
5. ALL DIMENSIONS ARE TO CENTERLINE OF COLUMN, FACE OF STUD OR FACE OF CONCRETE WORK UNLESS OTHERWISE NOTED.
6. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK. IF QUESTIONS CANNOT BE RESOLVED IN THIS MANNER, CONTACT DESIGNER PRIOR TO PROCEEDING WITH THE WORK.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON, OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF HIS WORK.
8. THE CONTRACTOR WILL VERIFY AND CONFORM TO ALL REQUIREMENTS OF ALL UTILITY COMPANIES UNLESS OTHERWISE NOTED.
9. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED, SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION STAKING. IF THEY DIFFER FROM THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY DESIGNER SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.
10. THE CONTRACTOR SHALL SECURE PERMITS REQUIRED BY THE FIRE DEPARTMENT PRIOR TO BUILDING OCCUPATION.
11. ALL DOWN SPOUTS, FOOTINGS AND FOUNDATION DRAINS SHALL CONNECT TO THE STORM DRAINAGE SYSTEM. DOWN SPOUTS SHALL BE TIGHT LACED SEPARATE FROM FOUNDATION DRAINS.
12. LATHING, PLASTER, AND GYPSUM WALL BOARD SYSTEMS SHALL CONFORM TO MFG. SPEC'S
13. ALL GLAZING ASSEMBLIES HAVING INDIVIDUAL PANES NOT EXCEEDING 1 SQUARE FOOT IN EXPOSED AREA SHALL HAVE AT LEAST ONE PANE IN THE ASSEMBLY IDENTIFIED IN ACCORDANCE WITH SECTION R303.1.1. ALL OTHER PANES IN THE ASSEMBLY SHALL BE LABELED "CPSC 16 CFR 1201" OR "ANSI Z97.1" AS APPROPRIATE.
14. ALL DOOR GLASS & GLASS IN HAZARDOUS LOCATIONS, INCLUDING DOOR SIDELIGHTS, GLASS WITHIN 24" OF DOOR, TUB, SHOWER ENCLOSURES & DOORS TO BE TEMPERED SAFETY GLASS.
15. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAME, OPENINGS BETWEEN WALL AND FOUNDATIONS, BETWEEN WALLS AND ROOF AND BETWEEN WALL PANELS AND ALL OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS, AND DOORS; AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE AND ELIMINATE WATER PENETRATION.
16. VAPOR BARRIERS SHALL BE INSTALLED ON THE OUTSIDE OF ALL EXTERIOR STUD WALLS.
17. PROVIDE ROOF COVERING COMPLYING WITH SFM STANDARD 12-7A-5, ROOFING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
18. PROVIDE BLOCKING AND BACKING IN ALL WALLS TO SUPPORT CABINETRY, SHELVING, BATHROOM FIXTURES, DISPLAY RAILS AND OTHER IMPROVEMENTS AS REQUIRED.
19. INSTALL APPROVED FIRE BLOCKING IN ALL CONCEALED WALLS, PARTITIONS, AND FURRED SPACES AT CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL; ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILING AND COVE CEILINGS; AT ALL OPENINGS AROUND VENTS, PIPES, DUCTS, AND SIMILAR PASSAGES AT CEILING AND FLOOR LEVELS.
20. PROVIDE SOLID BLOCKING AND STEEL STRAPS AT ENDS OF ALL BEAMS.
21. BATHROOM EXHAUST FANS R303.3.1. EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5. NOTE: WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING BATHROOM EXHAUST FOR HUMIDITY CONTROL.
22. JOIST HANGERS, COLUMN CAPS & BASES, AND OTHER STRUCTURAL HARDWARE NOTED IS FROM SIMPSON CATALOG. INSTALL IN STRICT ACCORDANCE WITH SIMPSON RECOMMENDATIONS. CURRENT SIMPSON CONNECTORS FOR WOOD CONSTRUCTION CATALOG TO BE ON SITE DURING FRAMING. PROVIDE ALL SPECIFIED FASTENERS.
23. INSULATION REQUIREMENTS, SEE TITLE 24 ENERGY CALCULATIONS.
24. FASTENING SCHEDULE PER 2016 CBC TABLE 2304.10.1
25. ALL POST BASE ANCHORED IN CONCRETE TO BE GALVINIZED.
26. BEDROOMS WITHOUT EXTERIOR DOORS TO HAVE AT LEAST ONE OPERABLE WINDOW WITH A NET CLEAR OPENING OF 5.7 SQ. FT. MINIMUM WITH A NET CLEAR OPENING HEIGHT OF 24" MINIMUM, AND A NET CLEAR OPENING WIDTH OF 20" MINIMUM, AND A FINISHED SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR. R310.
27. SMOKE ALARMS R314 TO BE PROVIDED IN EVERY SLEEPING ROOM, BEDROOM CORRIDORS, AND AT EACH FLOOR. DETECTORS TO BE 110V WITH BATTERY BACKUP.
28. CARBON DIOXIDE ALARMS R315 TO BE PROVIDED IN EVERY SLEEPING ROOM, BEDROOM CORRIDORS, AND AT EACH FLOOR. DETECTORS TO BE 110V WITH BATTERY BACKUP.
29. JOIST HANGERS, COLUMN CAPS & BASES, AND OTHER STRUCTURAL HARDWARE NOTED IS FROM SIMPSON CATALOG. INSTALL IN STRICT ACCORDANCE WITH SIMPSON RECOMMENDATIONS. CURRENT SIMPSON CONNECTORS FOR WOOD CONSTRUCTION CATALOG TO BE ON SITE DURING FRAMING. PROVIDE ALL SPECIFIED FASTENERS.
30. AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS R313.2.1 SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D.

GENERAL NOTES

31. BUILDINGS SHALL BE BRACED IN ACCORDANCE WITH SECTION R610.10 OR, WHERE A BUILDING, OR PORTION THEREOF, DOES NOT COMPLY WITH ONE OR MORE OF THE BRACING REQUIREMENTS IN THIS SECTION, THOSE PORTIONS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THIS SECTION.
32. MINIMUM LENGTH OF PANEL BRACING OF ONE FACE OF THE WALL FOR S-W SHEATHING OR BOTH FACES OF THE WALL FOR G-P SHEATHING; H/W RATIO SHALL NOT EXCEED 2:1. FOR SW PANEL BRACING OF THE SAME MATERIAL ON TWO FACES OF THE WALL, THE MINIMUM LENGTH IS PERMITTED TO BE ONE-HALF THE TABULATED VALUE BUT THE H/W RATIO SHALL NOT EXCEED 2:1 AND DESIGN FOR UPLIFT IS REQUIRED. THE 2:1 H/W RATIO LIMITATION DOES NOT APPLY TO ALTERNATE BRACED WALL PANELS CONSTRUCTION.
33. WOOD STRUCTURAL PANELS R602.1.8. WOOD STRUCTURAL PANEL SHEATHING SHALL CONFORM TO DOC PS 1, DOC PS 2 OR, WHEN MANUFACTURED IN CANADA, CSA 0437 OR CSA 0325. PANELS SHALL BE IDENTIFIED FOR GRADE, BOND CLASSIFICATION, AND PERFORMANCE CATEGORY BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY.
34. BOTTOM (SOLE) PLATE R602.3.4. STUDS SHALL HAVE FULL BEARING ON A NOMINAL 2-BY OR LARGER PLATE OR SILL HAVING A WIDTH NOT LESS THAN TO THE WIDTH OF THE STUDS.
35. RODENT PROOFING R602.3.4.1. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN BOTTOM/SOLE PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.
36. FOUNDATION CRIPPLE WALLS R602.9, R602.10.9, R602.11.2, SHALL BE FRAMED OF STUDS NOT SMALLER THAN THE STUDDING ABOVE. WHEN EXCEEDING 4 FEET IN HEIGHT, SUCH WALLS SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY. CRIPPLE WALLS WITH A STUD HEIGHT LESS THAN 14 INCHES SHALL BE CONTINUOUSLY SHEATHED ON ONE SIDE WITH WOOD STRUCTURAL PANELS FASTENED TO BOTH THE TOP AND BOTTOM PLATES IN ACCORDANCE WITH TABLE R602.3(1), OR THE CRIPPLE WALLS SHALL BE CONSTRUCTED OF SOLID BLOCKING. ALL CRIPPLE WALLS SHALL BE SUPPORTED ON CONTINUOUS FOUNDATIONS.

ELECTRIC VEHICLE (EV)

ELECTRIC VEHICLE (EV) 4.106.4 CHARGING FOR NEW CONSTRUCTION SHALL COMPLY WITH SECTION 4.106.4.1 AND 4.106.4.2 FOR FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625. EXCEPTIONS ON A CASE-BY-CASE BASIS AS DETERMINED BY THE LOCAL ENFORCING AGENCY:
1. WHERE THERE IS NO COMMERCIAL POWER SUPPLY.
2. VERIFICATION THAT MEETING REQUIREMENTS WILL ALTER THE LOCAL UTILITY INFRASTRUCTURE DESIGN REQUIREMENTS ON THE UTILITY SIDE OF THE METER INCREASING COSTS TO THE HOMEOWNER/DEVELOPER BY MORE THAN $400.00 PER DWELLING UNIT.

SINGLE EV SPACE 4.106.4.2.3 REQUIRED INSTALL LISTED RACEWAY CAPABLE OF ACCOMMODATING A 208/240-VOLT DEDICATED BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). HE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV SPACE.

WATER EFFICIENCY

PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE FOLLOWING:
WATER CLOSETS 4.303.1.1: LESS THAN OR EQUAL TO 1.28 GAL/FLUSH.

SINGLE SHOWERHEADS 4.303.1.3.1: LESS THAN OR EQUAL TO 2.0 GPM @ 80 PSI.

MULTIPLE SHOWERHEADS 4.303.1.3.2: COMBINED FLOW RATE OF ALL SHOWERHEADS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GPM @ 80 PSI, OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME.

RESIDENTIAL LAVATORY FAUCETS 4.303.1.4.1: MAXIMUM FLOW RATE LESS THAN OR EQUAL TO 1.2 GPM @ 60 PSI; MINIMUM FLOW RATE LESS THAN OR EQUAL TO 0.8 GPM @ 20 PSI.

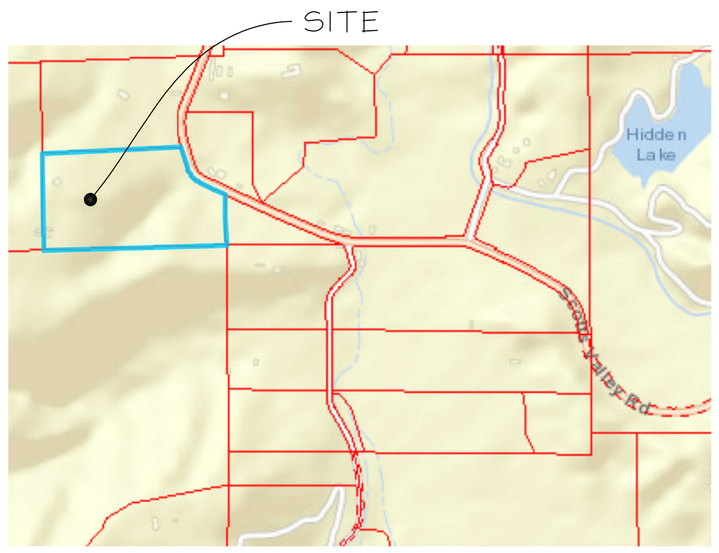
KITCHEN FAUCETS 4.303.1.4.4: LESS THAN OR EQUAL TO 1.8 GPM @ 60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM.

STANDARDS FOR PLUMBING FIXTURES AND FITTINGS:
PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE.

AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH COVERS 10 SPECIFIC SUBJECT AREAS SHALL BE PLACED IN THE BUILDING.

SCOPE OF WORK

VICINITY MAP



PROJECT/CODE DATA

OWNERS ADDRESS: 4605 SCOTTS VALLEY RD.
LAKEPORT, CA. 95453

APN: 005-006-22

CBC CONSTRUCTION TYPE: V-N

OCCUPANCY: R1

ZONING: RL

TOTAL BUILDING AREA:

* CONDITION AREA:	5,171 S.F.
* GARAGE AREA:	796 S.F.
* TOTAL:	5,967 S.F.

ALLOWABLE BUILDING HEIGHT: 35'-0"

UTILITIES
POWER: PG&E
WATER: CITY
SEWER: CITY

ASSUMED LOAD CRITERIA:
THE MINIMUM UNIFORMLY DISTRIBUTED LIVE LOAD SHALL BE AS PROVIDED IN TABLE R301.5.

THE ACTUAL WEIGHTS OF MATERIALS AND CONSTRUCTION SHALL BE USED FOR DETERMINING DEAD LOAD WITH CONSIDERATION FOR THE DEAD LOAD OF FIXED SERVICE EQUIPMENT.

THE ALLOWABLE DEFLECTION OF ANY STRUCTURAL MEMBER UNDER THE LIVE LOAD LISTED IN SECTIONS R301.5 AND R301.6 SHALL NOT EXCEED THE VALUES IN TABLE R301.7.

-SEISMIC: D2
-CLIMATE ZONE 2, NO SNOW LOAD
-WIND: BASIC WIND SPEED 85 MPH, EXPOSURE C
-ROOF: 16 PSF LL/24 PSF DL
-FLOOR: 40 PSF LL/10 PSF DL
-WALLS: 20 PSF DL

DESIGN CRITERIA

2016 CBC, CPC, CMC, AND CFC WITH CALIFORNIA HEALTH AND SAFTY CODES.

2016 CEC ENERGY EFFICIENCY AND GREEN BUILDING STANDARDS.

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH THE OWNER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. LOST COAST DESIGNS IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

CONSULTANTS

TITLE 24 ENERGY CALC'S
IAN HOFF
STRUCTURAL & CIVIL ENGINEER
866 WRISTEN WAY - GALT, CA. 95632
PH 707-205-5205

STRUCTURAL ENGINEERING
IAN HOFF
STRUCTURAL & CIVIL ENGINEER
866 WRISTEN WAY - GALT, CA. 95632
PH 707-205-5205

FIRE SPRINKLER SYSTEM
IN-SITE PROJECT PLANNING
CURT WINCHESTER
8463 HWY 175
KELSEYVILLE, CA 95451
707-344-5459

ABBREVIATIONS

@	At	KIT.	Kitchen
℄	Centerline	LAV.	Lavatory
A.F.F.	Above finish floor		
APPROX.	Approximately	MAX.	Maximum
		MECH.	Mechanical
BRD.	Board	MIN.	Minimum
BOT.	Bottom	MISC.	Miscellaneous
CLG.	Ceiling	N.T.S.	Not To Scale
CLO.	Closet		
CNTR.	Counter	O.C.	On Center
COL.	Column	O.H.	Overhang
CONC.	Concrete		
CTR.	Center	PLAS.	Plaster
		PLYWD.	Plywood
DBL.	Double		
D.F.	Douglas Fir	R.D.	Roof Drain
DIA.	Diameter	REF.	Reference
DN.	Down	REQ.	Required
DS.	Downspout	RM.	Room
		R.O.	Rough Opening
(E)	Existing	RWD.	Redwood
ELEV.	Elevation		
EQPT.	Equipment	SCH.	Schedule
EXT.	Exterior	SECT.	Section
		SPEC.	Specification
F.D.	Floor Drain	STD.	Standard
FDN.	Foundation	STOR.	Storage
FIN.	Finish	SUSP.	Suspended
G.B.	Grab Bar	T.C.	Top of Curb
GND.	Ground	T.O.B.	Top of Beam
GYP.	Gypsum Board	T.O.C.	Top of Concrete
		T.O.S.	Top of Slab
H.B.	Hose Bibb	T.O.W.	Top of Wall
HDWD.	Hardwood		
HORZ.	Horizonal	V.T.O.	Vent to outside
INSUL.	Insulation	W.C.	Water Closet
INT.	Interior	WD.	Wood

SYMBOL LEGEND

- # DOOR No.
- # EQUIPMENT No.
- # / AX.0 DETAIL No. SHEET LOCATION
- # WINDOW No.
- ROOM 0'-0" ROOM NAME CEILING Ht.
- # / AX.0 SECTION No. SHEET LOCATION
- A VIEW A
- # KEY NOTE
- A D # / AX.0 B C FINISH No. SHEET LOCATION

DRAWING INDEX

ARCHITECTURAL
A0.1 COVER SHEET
A1.0 LOWER LEVEL FLOOR PLAN
A1.1 MID LEVEL FLOOR PLAN
A1.2 UPPER LEVEL FLOOR PLAN
A2.0 SOUTH ELEVATIONS
A2.1 WEST ELEVATIONS
A2.2 NORTH ELEVATIONS
A2.3 EAST ELEVATIONS
A3.0 SECTIONS A-A
A3.1 SECTION B-B
A4.0 ROOF PLAN
D1.0 DETAILS

CIVIL
C1.0 SITE PLAN

ELECTRICAL
E1.0 LOWER LEVEL ELECTRICAL PLAN
E1.1 MID LEVEL ELECTRICAL PLAN
E1.2 UPPER LEVEL ELECTRICAL PLAN
E1.3 ELECTRICAL NOTES

PLUMBING
P1.0 LOWER LEVEL WATER PLAN
P1.1 MID LEVEL WATER PLAN
P1.2 UPPER LEVEL WATER PLAN
P2.0 LOWER LEVEL SEWER PLAN
P2.1 MID LEVEL SEWER PLAN
P2.2 UPPER LEVEL SEWER PLAN

DEFERED SUBMITALS:
MANUFACTURED TRUSS ENGINEERING

ALL SUBMITTALS MUST BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO INSTALLATION.

STRUCTURAL
S1.0 SHEAR STRUCTURAL
S1.1 SHEAR STRUCTURAL
S1.2 SHEAR STRUCTURAL
S2.0 FOUNDATION PLAN
S2.1 FOUNDATION DETAILS
S3.0 2nd FLOOR FRAMING
S3.1 3rd FLOOR FRAMING

FIRE SPRINKLER PLANS
RS1.0 LOWER LEVEL FIRE SPRINKLER PLAN
RS1.1 MID LEVEL FIRE SPRINKLERPLAN
RS1.2 UPPER LEVEL FIRE SPRINKLER PLAN
RS1.3 HYDRONIC CALCULATIONS

FINISH SCHEDULE

1. ALL FLOORING, PAINT, CABINETS, AND FINISHES TO BE APPROVED BY OWNER BEFORE INSTALLATION.

REVISIONS	BY

OWNER:
PHIL & RHONDA SEES
4605 SCOTTS VALLEY RD.
LAKEPORT, CA.

ROBIN WEBSTER DESIGNS
P.O. BOX 161
NICE, CA. 95464
707-349-5773
707-349-5873

PROJECT DISCRIPTION:
1 BEDROOM, 1-1/2 BATH RESIDENCE

SHEET TITLE	COVER SHEET
DRAWN BY:	ROBIN
CHECKED BY:	ROBIN
DATE:	11/05/19
SIGNATURE	
SCALE	NONE
SHEET	A0.1

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREON CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF ROBIN WEBSTER DESIGNS AND THE SAME MAY NOT BE USED WITHOUT THE WRITTEN CONSENT OF ROBIN WEBSTER DESIGNS