COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
(831) 454-2580

NOTICE OF PENDING ACTION

The Planning Department has received the following application. The identified planner may be contacted for specific information on this application. Plans for this application can be found under the "Pending Projects" quick link at www.sccoplanning.com.

APPLICATON NUMBER: 161366 **APN: 049-561-02**

Proposal to construct a 2,100 square foot nonhabitable accessory structure. Requires a Residential Development Permit to exceed the 1,000 square foot maximum and a Minor Variation to 86-1279 / 89-0367 to modify the building envelope.

Property located at the end of East Bel Mar Dr. (565 E. Bel Mar Drive).

OWNER: James Davilla and Jayne Tyson-Davilla
APPLICANT: Hamilton Land Planning-Jennifer Gogan
SUPERVISORIAL DISTRICT: **2**
PLANNER: Randall Adams, (831) 454-3218
EMAIL: Randall.Adams@santacruzcounty.us

Comments on this application must be received by the project planner no later than 5:00 p.m. August 4, 2017.

A decision on Application 161366 shall be made on or shortly after August 5, 2017. The decision will be posted on the Planning Department Website.

Appeals to this decision will be accepted until 5:00 p.m. two weeks after the decision date. For questions please contact the project planner listed above.

GENERAL NOTES

1. All work shall be in compliance with the 2013 Editions of the California Building & Fire Codes, California Plumbing & Mechanical Code, California Electrical Code, California Residential Code, California Green Building Standards Code and the California Building Energy Efficiency Standards as adopted and amended by the County of Santa Cruz.

2. Dimensions, unless otherwise shown, are to stud line, rough concrete, or concrete block.

3. Contractors shall verify all dimensions prior to fabrication of any work. Do not scale plans.

4. In the event that certain features of the construction are not shown, then their construction shall be of the same character as for similar conditions which are shown or called for.

5. All drawings and written materials appearing herein constitute the original and unpublished work of the designer, and may not be copied or used without the written consent of the designer.

6. These drawings are not all inclusive of the requirements of this project. The contractor shall refer to structural calculations prepared by a licensed professional engineer for this project. The contractor shall refer to title 24 energy documents prepared for this project. The contractor shall refer to any other documents that have been utilized for or prepared for this project.

7. The contractor shall verify on site all grades, existing improvements, property lines, easements, setbacks, utilities, and substructures.

8. Engineer of record shall review the truss drawings (if applicable) and calculations prior to them being submitted to the building department for review and approval. A letter of the review or a shop review stamp on the drawings/calculations shall be provided.

9. Special inspections per CBC 1704.2.1 are under the jurisdiction of the building official. The engineer of record is permitted to act as an approved inspection agency if allowed by the building official.

ARCHITECTURAL NOTES

1. R302.5.1 Opening protection. Openings between the garage and residence shall be equipped with solid wood doors not less than 1-3/8" in thickness, or 20-minute fire-rated doors. Doors shall be self-closing and self-latching.

2. R302.5.2 Duct penetration. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage sheet steel or other approved material and shall have no openings into the garage.

3. R302.7 Under-stair protection. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2" gypsum board.

4. R302.11 Fireblocking. Fireblocking shall be provided in the following locations:

a. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows: Vertically at the ceiling and floor levels and horizontally at intervals not exceeding 10 feet.

b. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.

c. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.

d. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.

e. For the fireblocking of chimneys and fireplaces, see Section R1003.19.

f. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

5. Provide 1/2" Type X gypsum board at all ceilings, walls and framing members in the garage that are common to habitable rooms from foundation to roof sheathing per CRC R302.6. Provide 5/8" Type X gypsum board at all habitable rooms above a garage or carport

6. The minimum rise and run for stairs per CRC R311.7.5. are: minimum tread 10 inches, maximum riser of 7.75 inches. Minimum width is 36 inches, minimum headroom clearance is 80 inches. Spiral stairways shall have a 7.5 inch minimum clear tread depth at a point 12 inches from the narrow edge. The risers shall be sufficient to provide a headroom of 78 inches minimum, but riser height shall not be more than 9.5 inches. The minimum stairway clear width at and below the handrail shall be 26 inches.

7. Handrails shall extend continuously from top to bottom riser of risers, and terminate at newel posts or return to wall and shall be not less than 34" nor more than 38" above the nosing of treads. CRC R311.7.8.

8. The handgrip portion of the handrail shall be not less than 1-1/4" nor more than 2" in cross sectional dimension, have no sharp corners and shall be spaced a min. of 1-1/2" from wall. CRC R311.7.8.3.

9. Guardrails shall be not less than 42" in height with openings spaced such that a 4 inch diameter sphere cannot pass through and shall be located where differing grade or floor levels exceed 30", CRC R312.

10. Handrail assemblies and guards shall be able to resist a single concentrated load of 200 pounds, applied in any direction at any point along the top, and have attachment devices and supporting structure to transfer this loading to appropriate structural elements of the building, C.R.C. Table R301.5 footnote d. Intermediate rails (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot, including openings and space between rails. C.R.C. Table R301.5, footnote f.

11. Clothes dryers shall be vented to the exterior with max. 14' length smooth metal vent.

12. Fireplace hearths shall extend at least 20 inches from the front of, and at least 12 inches beyond each side of, the fireplace opening.

13. Shower and tub shower walls to be a smooth, hard, nonabsorbent surface (e.g., ceramic tile) over a moisture resistant underlayment (e.g., w.r. gyp) to a height of 70" above the drain inlet.

14. Glazing for showers and tub enclosures shall be fully tempered, laminated safety glass or approved plastic per CRC R308.4.5.

15. French doors, side lights, and all other glazing within 18" of floors and within a 24" arc of either vertical edge of doors or at other hazardous locations shall be safety glass per CRC R308.

16. Apply stucco over 2 layers of grade "d" paper per CRC 703.6

17. Provide weep screeds for stucco finish at the foundation plate line.

18. R317 Protection of Wood and Wood Based Products Against Decay. Protection of wood and wood based products from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1.

A. Wood joists or the bottom of a wood structural floor when closer than 18 inches (457 mm) or wood girders when closer than 12 inches to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.

B. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.

C. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.

D. The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 1/2 inch on tops, sides and ends.

E. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches from the ground or less than 2 inches measured vertically from concrete steps, porch slabs, patio slabs, and similar horizontal surfaces exposed to the weather.

F. Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier.

G. Wood furring strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade except where an approved vapor retarder is applied between the wall and the furring strips or framing members.

19. R408.1 Under-Floor Ventilation. The under-floor space between the bottom of the floor joists and the earth under any building shall have ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation openings shall not be less than 1 square foot for each 150 square feet of under-floor space area. One such ventilating opening shall be within 3 feet of each corner of the building, provide screens.

20. R806.2 Attic Ventilation. The total net free ventilating area shall not be less than than 1 square foot for each 150 square feet of the space ventilated except that a reduction to 1 square foot for each 300 square feet is permitted provided that at least 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.

21. CBC 1804.3 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

22. Fire sprinkler plans, if required,shall be submitted to the fire department prior to framing inspection.

23. Chimney termination shall be 24" minimum above any part of the building or roof within 10 feet.

24. Provide protection of columns which may be exposed to damage from moving vehicles with 26 gage sheet metal up to 3 feet.

25. Provide emergency egress at all bedrooms. Minimum net clear opening of 5.7 square feet; minimum net clear opening height of 24 inches & minimum net clear opening width of 20 inches. Egress windows shall have sills not more than 44" above the floor and open directly to yard. CRC R310.

26. R703.12 Adhered masonry veneer installation. Adhered masonry veneer shall be installed in accordance with the manufacturer's instructions.

27. Water heaters shall be secured to resist earthquakes. One at upper one-third and one at lower one-third of vertical dimension with the lower strap being a minimum distance of 4 inches above the controls. Provide three straps at 75 gallon water heaters. Water heater temperature/pressure relief valve shall have attached a pipe which will run outside the building with the end of the pipe between 6 and 24 inches above grade and pointed down. Water heaters shall be installed 18" above garage floor.

TRUSS CALCULATIONS TO BE A DEFFERED SUBMITTAL AND ARE TO BE REVIEWED BY THE ENGINEER OF RECORD:
SPECIAL INSPECTION REQUIRED FOR THE EPOXY HOLDOWNS TO BE PERFORMED BY THE ENGINEER OF RECORD:
STEVEN B. NEEF: LICENSE NO. 038548
2157 FOURTH STREET
LIVERMORE, CALIFORNIA 94550
925 787-4993

EXISTING TOPOGRAPHY AND BUILDING PAD TO REMAIN UNCHANGED.
PROVIDE A GRADE OF 5% AWAY FROM BUILDING FOR A MINIMUM OF 10 FEET. AT IMPERVIOUS SURFACES MAINTAIN AT 2% MIN SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF 10'. SEE CRC SECTION R401.5. DRAIN TO EXISTING SWALE OR TIE TO EXISTING FRENCH DRAIN.

ON-SITE/EROSION CONTROL MEASURES MAY BE REQUIRED TO BE PROVIDED PER THE COUNTY OF SANTA CRUZ FIELD INSPECTOR.

ENERGY / MECHANICAL NOTES

1. All openings in exterior wall shall be caulked including door, window, lower plate lines, and joints between exterior walls.
2. Exterior doors and windows to be weather stripped and labeled to meet the appropriate infiltration standards.
3. Exhaust systems to be equipped with back draft dampers.
4. Bath and Laundry exhaust systems to provide a min. of 50 CFM, or provide a window with min. of 1.5 sq. ft. openable area. CRC 303.3.
5. Fireplaces to be equipped with tight fitting doors, outside combustion air with damper and flue damper.
6. Install two stage setback thermostat except on heat pumps.
7. Ducts to be constructed, installed and insulated in accordance with Title 24, part 4.
8. Provide a min. R12 insulation blanket on the water heater and R5 insulation on the first 5 feet of pipe from the water heater.
9. Insulate recirculating hot water piping located in unconditioned spaces to provide a maximum heat loss rate of 50 Btu/hr/lineal foot.
10. Gas cooking devices to have intermittent ignition devices.
11. Per the 2013 California Plumbing Code Chapter 4, 2013 CALGreen Division 4.3 & Division 5.3:
    a. Water closets shall not exceed 1.28 gallons per flush.
    b. Lavatory faucet shall have a maximum flow of 1.5 gallons per minute @ 60 psi and minimum of 0.8 gpm @ 20 psi.
    c. Kitchen faucet shall have a maximum flow of 1.8 gallons per minute @ 60 psi and may temporarily increase to 2.2 gpm and default back to 1.8 gpm.
    d. Showerhead shall have a maximum flow of 2.0 gallons per minute @ 80 psi. Multiple showerheads serving one shower served by a single valve shall not exceed 2.0 gallons per minute @ 80 psi.
12. All general lighting in kitchens and bathrooms to be high efficacy, see table 150.A & B of the 2013 Building Energy Efficiency Standards.
13. Insulation R-value: See CF-1R statement on Title 24 documents.
14. Energy documents do not necessarily state number of heating and air units. Verify number of units with general contractor.
15. Provide devices to to absorb high pressures resulting from the quick closing of the quick-acting valves from the washer and dishwasher etc. CPC Section 609.10.
16. Provide approved non-removable backflow prevention devices on hose bibs. CPC 603.3.
17. Provide combustion air to furnaces per CMC 701.
18. Size, method and sources of combustion air for gas burning appliances to be provided to building department by the heating and cooling consultant prior to installation or upon request. CMC Chapter 7.
19. Termination of all environmental ducts shall be a minimum of 3 feet from property lines or any openings into the building (i.e., dryers, bath and utility fans, etc., must be 3 feet away from doors, windows, opening skylights or attic vents). CMC Section 504.5.

ELECTRICAL NOTES

1. Service panel shall comply with CEC. Electrical panels shall not be located in fire walls.
2. Smoke alarms to comply with CRC R314 and shall be placed a min. of 3 feet from duct openings and no more than 12" from ceiling. 110v smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup. The detector shall emit a signal when the batteries are low.
3. Service grounding to be a min. of 20' #4 copper conductor placed in footing with a min. 2" clearance.
4. Interior metal water piping to be grounded electrically by continuous bonding with a min. #4 conductor connected to the grounding electrode conductor at the service panel.
5. Light fixtures in closets shall be a min. of 18" from combustibles or shall be recessed with solid lens, or ceiling mounted fluorescent.
6. Receptacles in garage shall be on a GFI circuit.
7. All receptacles within the kitchen above counter height shall be on a GFI circuit.
8. Conductor wires with an insulated neutral and a four prong outlet are required for dryers and cooking units.
9. Receptacles at the front and rear of the home shall be waterproof and GFIC protected and within 6 feet 6 inches of the grade per CEC Section 210-52(e).
10. The two small appliance branch circuits for the kitchen are limited to supplying wall and counter space outlets (note they cannot serve the dining room, outside plugs, range hood disposals, dishwashers or microwaves - only the required countertop/wall outlets including the refrigerator. CEC Section 210-52(b).
11. A dedicated 20 amp circuit shall serve the required bathroom outlets. This circuit cannot supply any other receptacles, lights, fans, etc. CEC Section 210-52(f).

ADDITIONAL NOTES

1. Wall and ceiling finishes shall have a flame spread index of not greater than 200. CRC R302.9.1.
2. Wall and ceiling finishes shall have a smoke-developed index of not greater than 450. CRC R302.9.2.
3. Flame spread and smoke developed index for insulation. CRC R302.10.
   A. Insulation materials, including facing, such as vapor retarder and vapor-permeable membranes installed in floor-ceiling assemblies, roof-ceiling assemblies, wall assemblies, crawl spaces and attics shall have a flame spread index not to exceed 25 with an accompanying smoke-developed index not to exceed 450.
   B. Loose-fill insulation materials that cannot be mounted in the ASTM E84 or UT. 723 apparatus without a screen or artificial supports shall have a flame spread index not to exceed 25 with an accompanying smoke-developed index not to exceed 450.
   C. Cellulose loose-fill insulation shall comply with CPSC 16, parts 1209 and 1404. Each package of such insulating material shall be clearly labeled in accordance with CPSC 16 CFR, parts 1209 and 1404.
4. Bathrooms, water closet compartments and other similar rooms to be provided with aggregate glazing area in windows of not less than 3 square feet, one-half of which must be operable. (glazing area not required where artificial light and a mechanical ventilation system are provided. CRC R303.3. (minimum ventilation rate shall be 50 cubic feet per minute for intermittent and 25 cubic feet per minute for continuous ventilation).
5. All exhaust fans are to be exhausted directly to the outside. CRC R303.3.
6. CRC R303.4.
   A. Mechanical and gravity outdoor openings shall be located a minimum of 10 feet from any hazardous or noxious contaminant, such as vents, chimneys, plumbing vents, streets, alleys, parking lots and loading docks, except as otherwise specific in this code. Where a source of contaminant is located within 10 feet of an intake opening, such opening shall be located a minimum of 2 feet below the contaminant source. CRC R303.5.1.
   B. Exhaust air shall not be directed onto walkways. CRC R303.5.2.
   C. Air exhaust and intake openings that terminate outdoors shall be protected with corrosion-resistant screens, louvers or grilles have a minimum opening size of 1/4 inch and a maximum opening size of 1/2 inch, in any dimension. Openings shall be protected against local weather conditions. Outdoor air exhausts and intake openings shall meet the provision for exterior wall opening protective in accordance with this code. CRC R303.6.

EGRESS NOTES

1. R311.2 Egress door. At least one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a minimum clear width of 32 inches when measured between the face of the door and the stop, with the door open 90 degrees. The minimum clear height of the door opening shall not be less than 78 inches 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.

2. R311.3 Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed 1/4 unit vertical in 12 units horizontal (2-percent).

3. R311.3.1 Floor elevations at the required egress doors. Landings or floors at the required egress door shall not be more than 1-1/2 inches lower than the top of the threshold. Exception: The exterior landing or floor shall not be more than 7-3/4 inches below the top of the threshold provided the door does not swing over the landing or floor. When 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.

CARBON MONOXIDE ALARMS

1. Provide carbon monoxide alarms in dwelling units and in sleep units within which fuel-burning appliances are installed and in dwelling units that have attached garages. R315.

2. Carbon monoxide alarms shall receive their primary power from the building wiring and the alarm shall be equipped with a battery back-up. R315.1.2.

3. Carbon monoxide alarms shall be directly connected to the permanent building wiring without a disconnecting switch other that as required for overcurrent protection. R315.1.2.

4. When more than one carbon monoxide alarm is required, they shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the unit. R315.1.3.

5. Per CRC Section R315.3.
   A. Carbon monoxide alarms shall be listed as complying with the requirements of UL2034.
   B. Carbon monoxide detectors shall be listed as complying with the requirements of UL 2075.
   C. Carbon monoxide alarms and carbon monoxide detectors shall be installed in accordance with the 2013 CRC, the current edition of NFPA 720 "Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment" and the manufactures' installation instructions.

6. Carbon monoxide alarms be installed in the following locations.
   A. Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
   B. On every level of a dwelling unit including basements.

7. Where multiple-purpose alarms (carbon monoxide alarms combined with smoke alarms) they shall comply with CRC Section R315, all applicable standards, and requirements for listing and approval by the Office of the State Fire Marshall, for smoke alarms.

FIRE SRINKLER PLANS ARE A DEFERRED ITEM.

SCOPE OF WORK STATEMENT
THE PROJECT SHALL ENTAIL A DETACHED 1-STORY GARAGE

RESIDENCE
EXISTING FIRST FLOOR: 4,037 S.F.
EXISTING SECTION FLOOR: 1,223 S.F.
RESIDENCE TOTAL: 5,260 S.F.

EXISTING GARAGE: 1,100 S.F.

NEW DETACHED GARAGE: 2,100 S.F.

SITE DATA
APN: 049-121-72
LOT AREA: 255,087 S.F.

SHEET INDEX

REVISIONS	
1	10/11/16
2	3/1/17

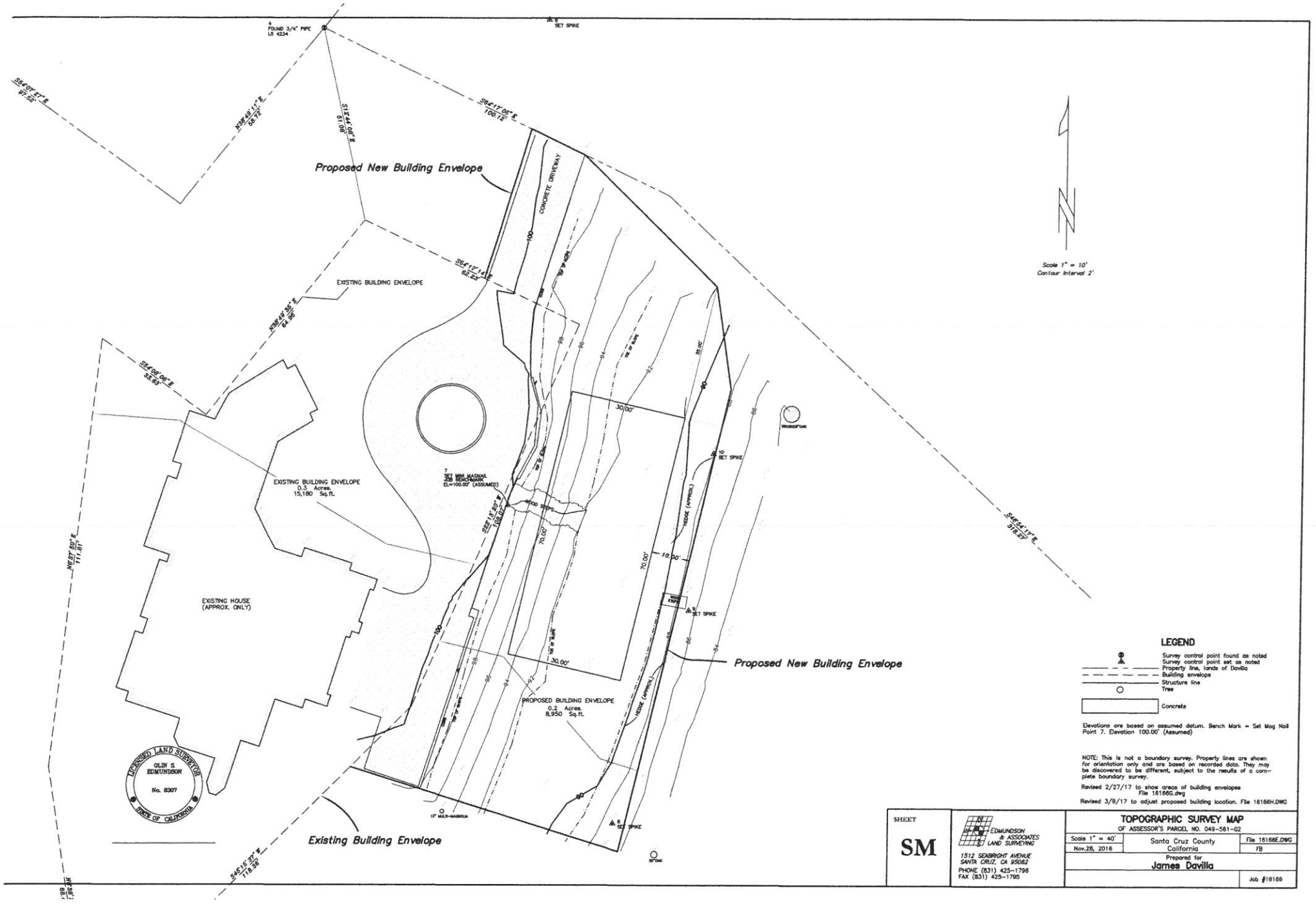
DOUGLAS J. HARWOOD
CLASSIC HOME DESIGN
2157 FOURTH STREET
LIVERMORE, CA 94550
(925) 787-4993

These drawings were prepared by Douglas J. Harwood, Designer.

COVER SHEET

A DETACHED GARAGE FOR:
THE DAVILLA RESIDENCE
565 EAST BEL MAR DRIVE
APTOS, CALIFORNIA 95076

Date	8/13/16
Scale	
Drawn	DJH
Job	1635
Sheet	CS



LEGEND

- Survey control point found as noted
- Survey control point set as noted
- Property line, lands of Davilla
- Building envelope
- Structure line
- Tree
- Concrete

Elevations are based on assumed datum. Bench Mark = Set Mag Nail Point 7. Elevation 100.00' (Assumed)

NOTE: This is not a boundary survey. Property lines are shown for orientation only and are based on recorded data. They may be discovered to be different, subject to the results of a complete boundary survey.

Revised 2/27/17 to show areas of building envelopes File 16166G.dwg

Revised 3/9/17 to adjust proposed building location. File 16166H.DWG

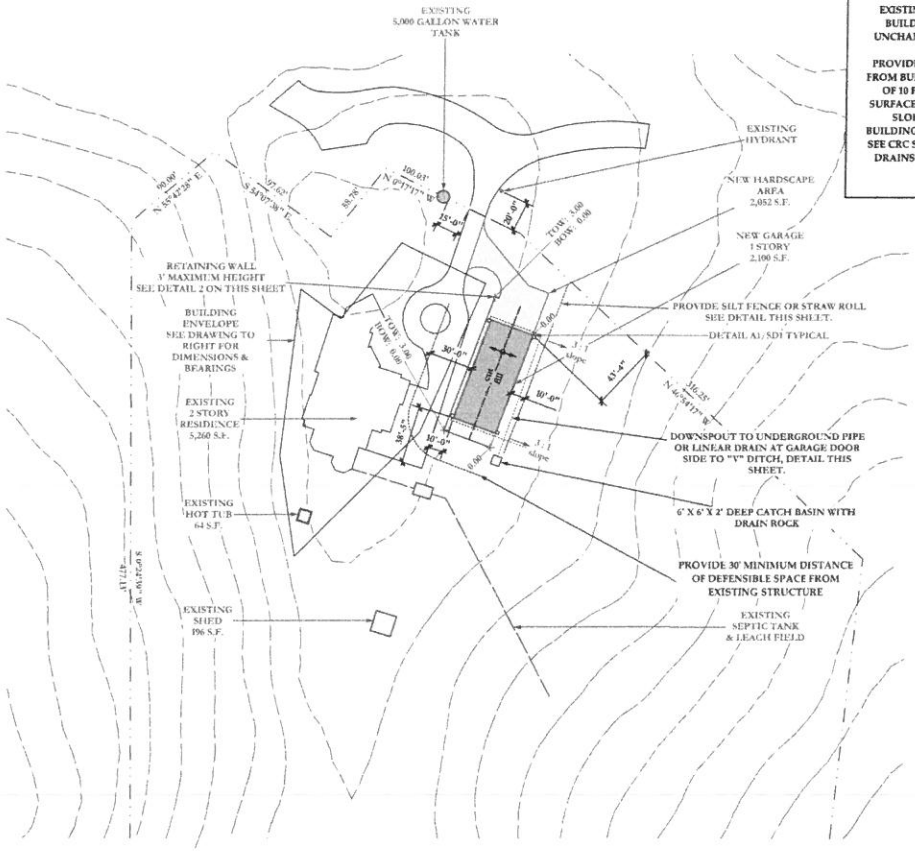
SHEET **SM**

EDMUNDSON & ASSOCIATES LAND SURVEYING
1512 SEABRIGHT AVENUE
SANTA CRUZ, CA 95062
PHONE (831) 425-1796
FAX (831) 425-1795

TOPOGRAPHIC SURVEY MAP

OF ASSESSOR'S PARCEL NO. 049-561-02

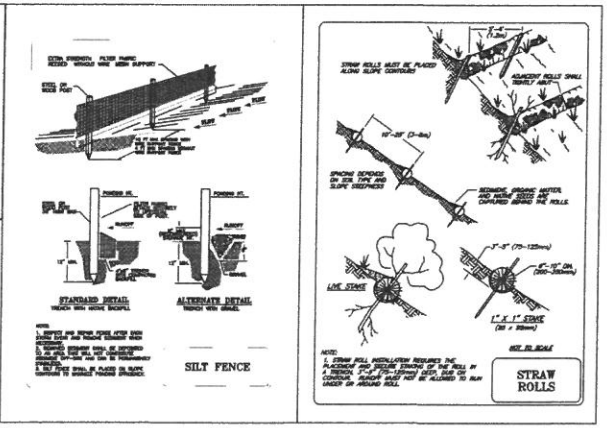
Scale 1" = 40'	Santa Cruz County	File 16166E.DWG
Nov.28, 2016	California	FB
	Prepared for James Davilla	
		Job #16166

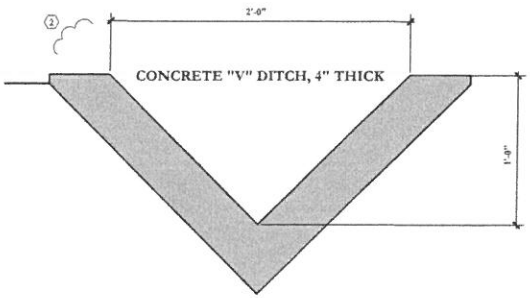


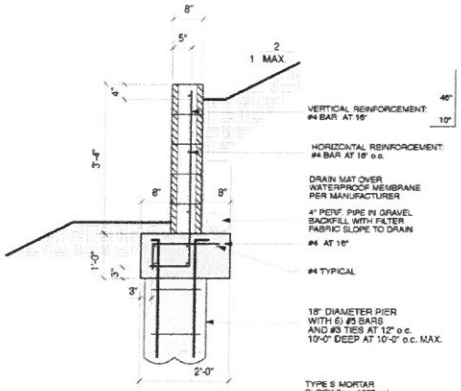
SITE PLAN
1" = 40'

EXISTING TOPOGRAPHY AND BUILDING PAD TO REMAIN UNCHANGED. NO CUT OR FILL.

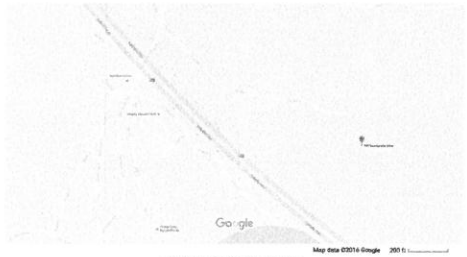
PROVIDE A GRADE OF 5% AWAY FROM BUILDING FOR A MINIMUM OF 10 FEET. AT IMPERVIOUS SURFACES MAINTAIN AT 2% MIN SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF 10'. SEE CRC SECTION R401.5. FRENCH DRAINS TO LEAD TO EXISTING SWALE.







② 3'-4" RETAINING WALL



VICINITY MAP

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SHEET INDEX
CS COVER SHEET
SM SURVEY MAP & BUILDING ENVELOPE
A1 SITE PLAN
A2 SECTION & ELEVATIONS
A3 FLOOR PLAN / FOUNDATION /ROOF

SD1 STRUCTURAL DETAILS
SD2 STRUCTURAL NOTES

CUT & FILL CALCULATIONS
FILL: 40 YARDS TO INCREASE PAD.
CUT: 40 YARDS FROM MIDPOINT OF NEW STRUCTURE TO THE RETAINING WALL.

REVISIONS	
①	10/11/16
②	3/1/17

DOUGLAS J. HARWOOD
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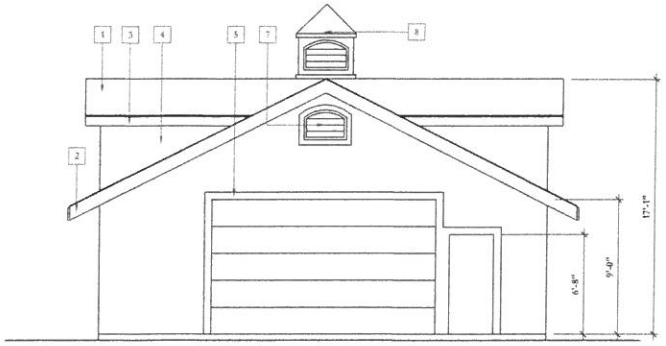
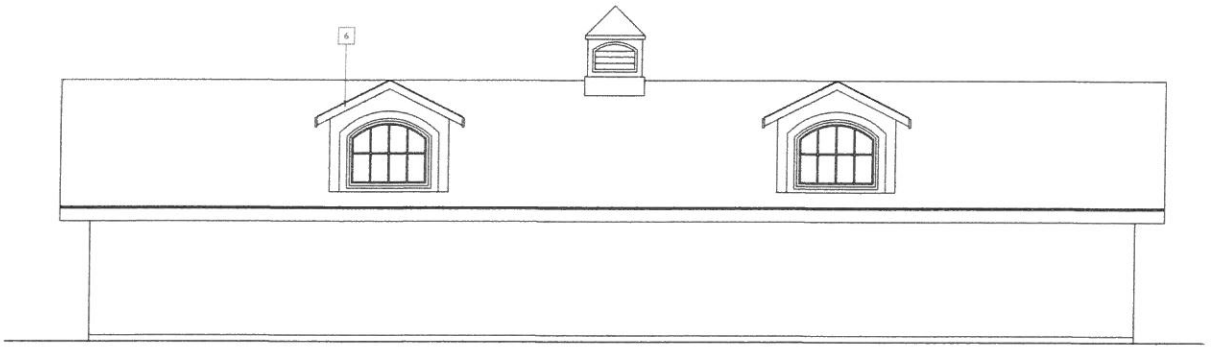
SITE PLAN

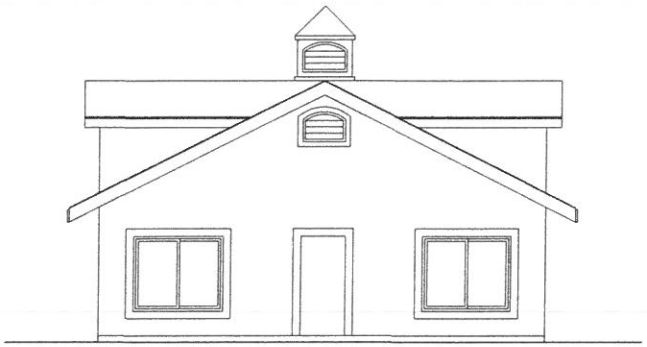
Date	6/9/16
Scale	
Drawn	DJH
Job	
Sheet	A1



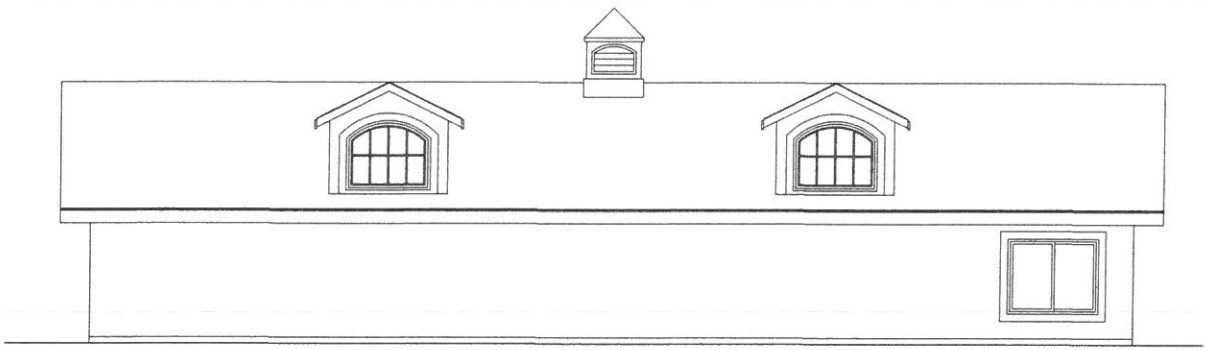
FRONT ELEVATION
1/4" = 1'-0"



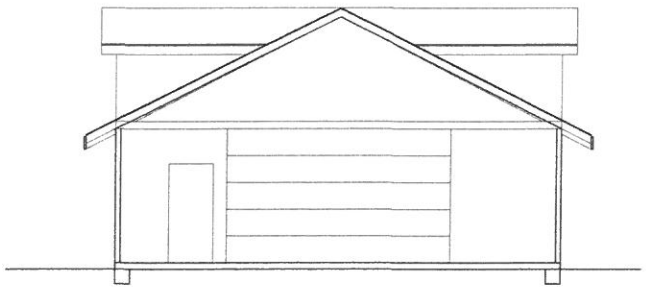
LEFT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



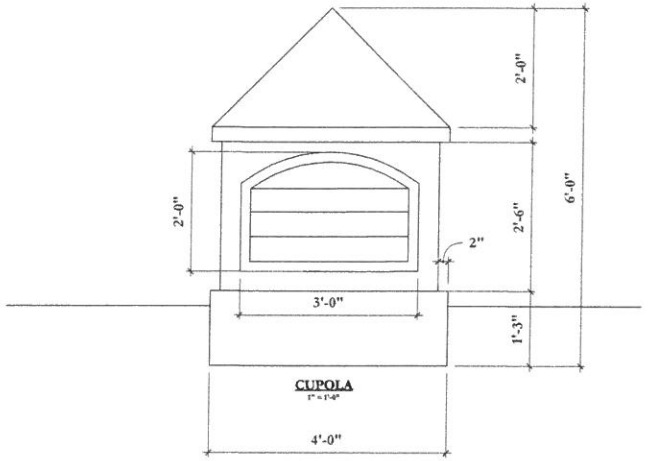
SECTION
1/4" = 1'-0"

ELEVATION NOTES

VERIFY ALL PLATE AND HEADER HEIGHTS, ROOF PITCH AND DIMENSIONING PRIOR TO CONSTRUCTION. INFORM DESIGNER OF DISCREPANCIES.

MATCH FINISHES, COLORS, AND TRIM SIZES OF EXISTING RESIDENCE.

1. Skate roof, Class "A". Install per manufacturer's requirements.
2. 3 x 10 barge rafter.
3. 6" seamless gutter over 2 x 10 fascia.
4. 3 coat, 7/8" min. thick coastal stucco o/ 2 layers grade D papet. 26 gauge galvanized weep screed at foundation line at least 4" above grade or 2" above concrete or paving.
5. Smooth finish stucco over foam 2 x 6 window trim typical.
6. 2 x 6 barge rafter at dormers.
7. Gable vent 36" x 24".
8. Cupola per owner.



CUPOLA
1" = 1'-0"

REVISIONS

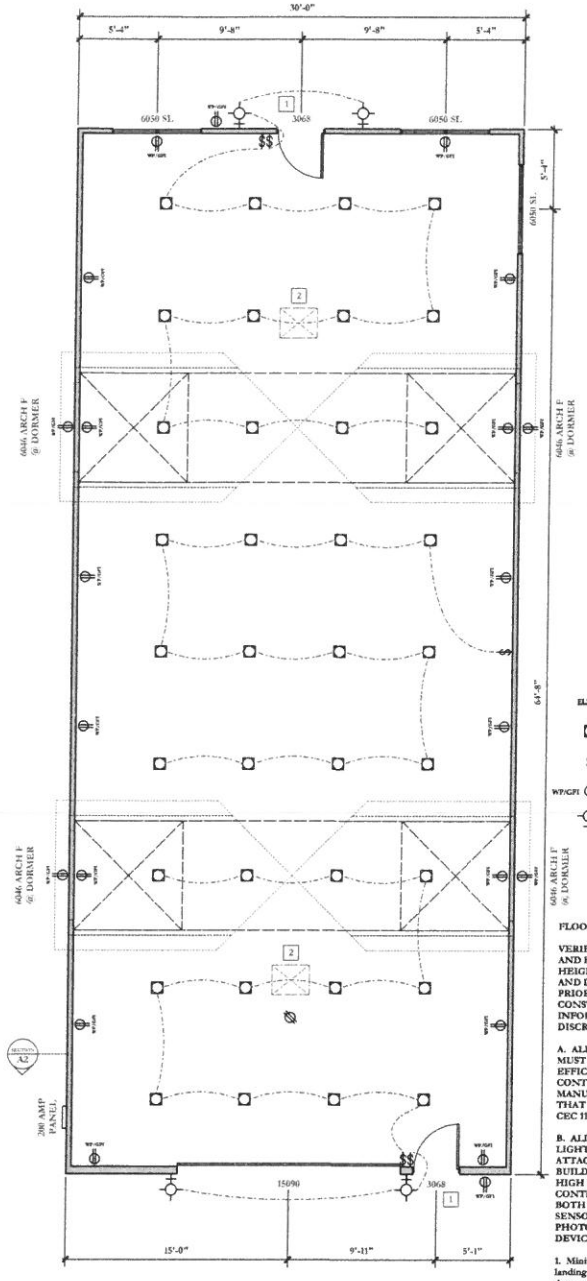
DOUGLAS J. HARWOOD
CLASSIC HOME DESIGN
[illegible]
LIVERMORE, CA 94550
(925) 292-6993

These drawings were prepared by Douglas J Harwood, Designer.

ELEVATIONS
SECTION

A DETACHED GARAGE FOR THE
DAVILLA RESIDENCE
[illegible]
APTOS, CALIFORNIA 95076

Date 6/9/16
Scale
Drawn DJH
Job
Sheet
A2



FLOOR & ELECTRICAL PLAN

1/4" = 1'-0"

ELECTRICAL SYMBOLS

- 6" RECESSED LIGHT
- SWITCH
- WP/GFI — WEATHERPROOF GFI OUTLET
- WALL MOUNTED LIGHT

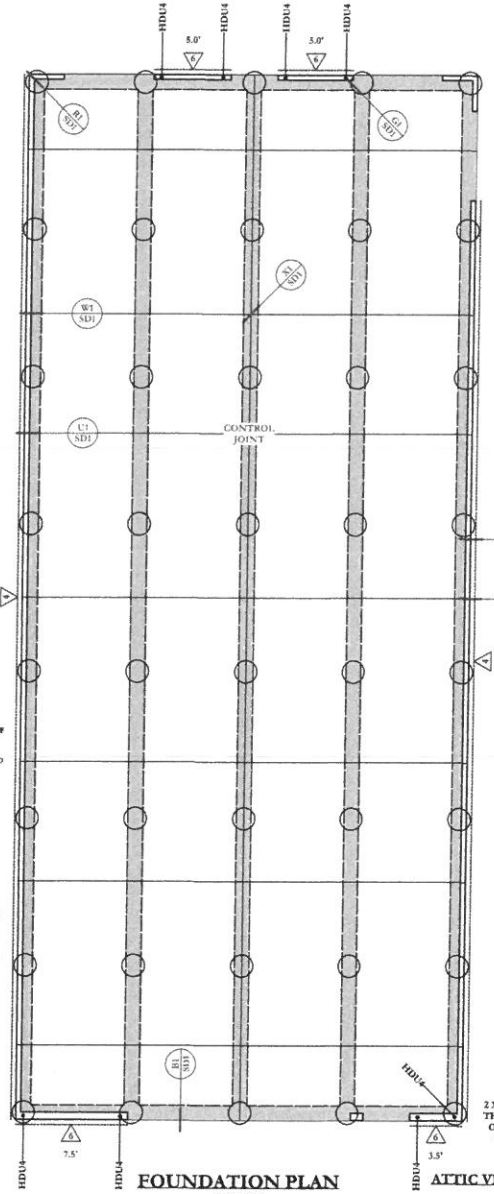
FLOOR PLAN NOTES

VERIFY ALL PLATE AND HEADER HEIGHTS, ROOF PITCH AND DIMENSIONING PRIOR TO CONSTRUCTION. INFORM DESIGNER OF DISCREPANCIES.

A. ALL LIGHTING MUST BE HIGH EFFICACY OR CONTROLLED BY MANUAL-ON SENSOR THAT COMPLIES WITH CEC 119(D).

B. ALL OUTDOOR LIGHTING THAT IS ATTACHED TO THE BUILDING MUST BE HIGH EFFICACY OR CONTROLLED BY BOTH A MOTION SENSOR AND PHOTOCONTROL DEVICE.

1. Minimum 36" deep landing outside all exterior doors not more than 7.75" lower than the threshold for in-swinging doors and not more than 1.5" lower than threshold for out-swing doors.
2. 22" x 30" attic access.



FOUNDATION PLAN

1/4" = 1'-0"

SLAB: 7" CONCRETE SLAB WITH #4 @ 12" O.C. ACROSS BEAMS, #3 AT 18" PARALLEL TO BEAMS, OVER 10 MIL VISQUEEN OVER 4" GRAVEL BASE (3/4" CRUSHED)

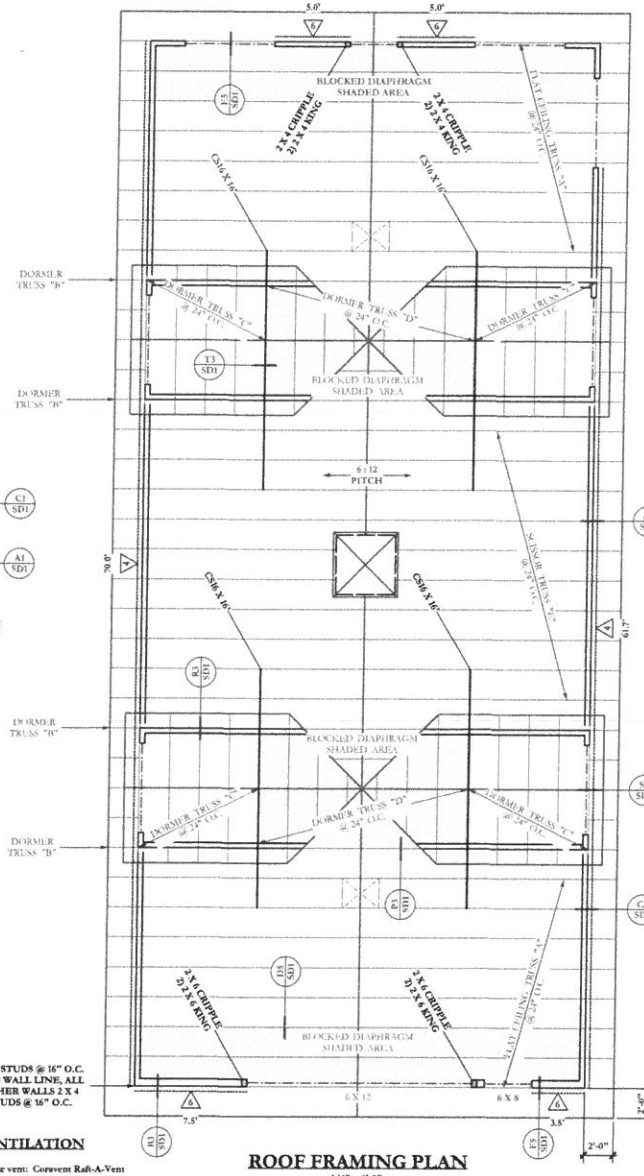
2

ATTIC VENTILATION

Frieze block intake vent: Corovent Raft-A-Vent = .065 S.F. per lineal foot

Attic ventilation above conditioned area:
Attic area = 2,100 S.F.
Divide by 300 S.F.
Required vent area = 7.0 S.F.
108 lineal ft. at eave provides 7.0 S.F.
Cupola and gable vents provide 18.0 S.F.
Vent area provided = 25.0 S.F.

2 X 6 STUDS @ 16" O.C. THIS WALL LINE, ALL OTHER WALLS 2 X 4 STUDS @ 16" O.C.



ROOF FRAMING PLAN

1/4" = 1'-0"

ROOF DIAPHRAGM: 1/2" CDX PLYWOOD OR O.S.B. WITH 8d @ 6" EDGE AND 12" FIELD (UNBLOCKED) U.O.N.

FRAMING: TRUSSES @ 24" O.C. U.O.N.

TYPICAL HEADER: 4 X 8 U.O.N.

REVISIONS	
1	10/11/16
2	3/1/17

DOUGLAS J. HARWOOD
CLASSIC HOME DESIGN
2157 FOURTH STREET
LIVERMORE, CA 94550
(925) 787-4993

These drawings were prepared by Douglas J. Harwood, Designer.

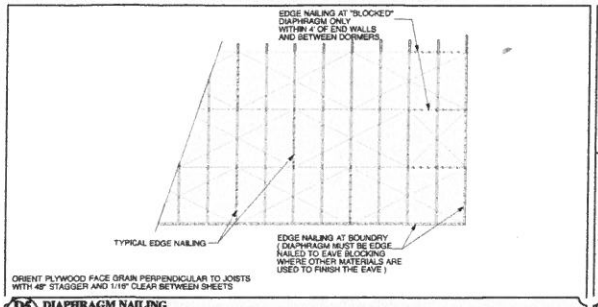
FLOOR & ELECTRICAL PLAN
FOUNDATION PLAN
ROOF FRAMING PLAN

A DETACHED GARAGE FOR:

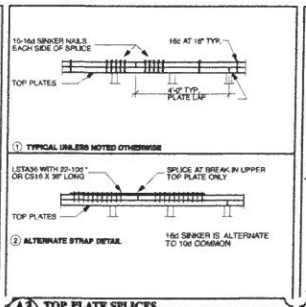
THE DAVILLA RESIDENCE

568 EAST BEL MAR DRIVE
APTOS, CALIFORNIA 95076

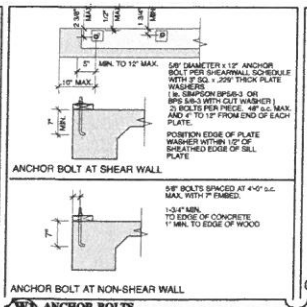
Date	8/13/16
Scale	
Drawn	DJH
Job	1635
Sheet	A3



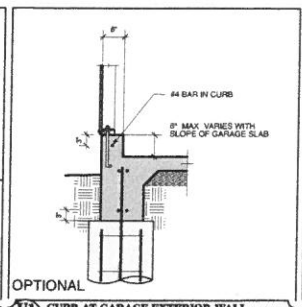
D5 DIAPHRAGM NAILING



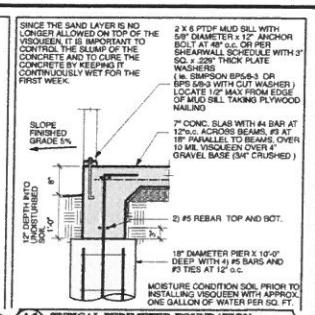
A3 TOP PLATE SPLICES



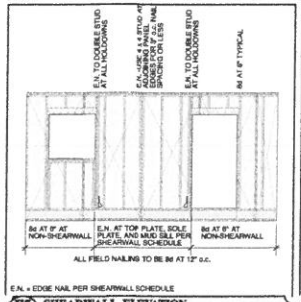
W1 ANCHOR BOLTS



U1 CURB AT GARAGE EXTERIOR WALL



A1 TYPICAL PERIMETER FOUNDATION



F5 SHEARWALL ELEVATION

KING STUD AND FASTENER

WALL HEIGHT	SPAN OF HEADER 4'	6'	8'	10'
8'	2X4	2X4	2)2X4	2)2X4
10'	2X4	2)2X4.2X8	3)2X4.2)2X8	3-2X4.2)2X8 "
14'	2X8	2)2X8	2)2X8	3)2X8 "
18'	2)2X	3)2X8 "	3)2X8 "	4)2X8 "

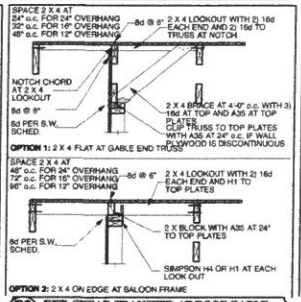
*A35

HEADERS AND CRIPPLES

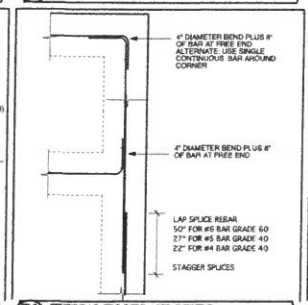
SPAN	HEADER SIZE	NO. OF CRIPLES
4'-2"	4X6, 6X6	2X4
5'-2"	4X8, 6X8	2X4
6'-2"	4X10, 6X8	2)2X4.2X6
8'-2"	4X12,6X10	2)2X4.2X6

MEMBER SIZES AND CONNECTIONS APPLY TO TYPICAL FRAMING SUPPORTING ONE FLOOR AND ROOF (UNLESS NOTED OTHERWISE)

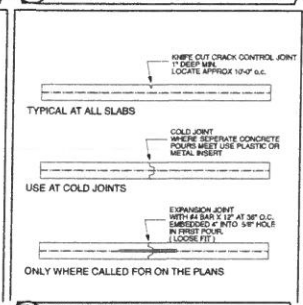
E5 FRAMING AT OPENINGS



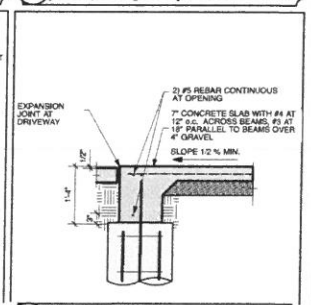
B3 EXT. SHEAR TRANSFER AT ROOF GABLE



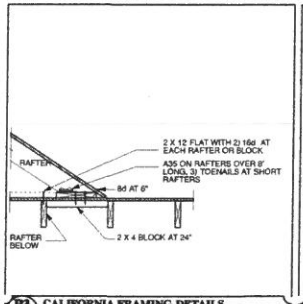
R1 TYPICAL HOOKS AND BENDS



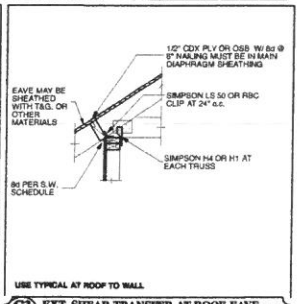
X1 CRACK CONTROL JOINTS



B1 SLAB AT DRIVEWAY

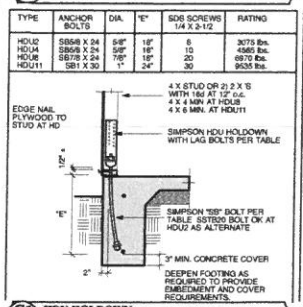


P3 CALIFORNIA FRAMING DETAILS

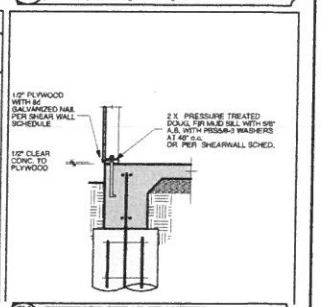


C3 EXT. SHEAR TRANSFER AT ROOF EAVE

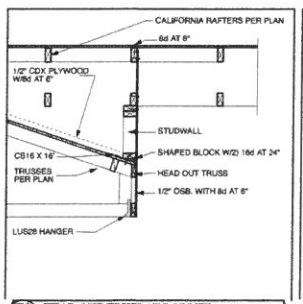
TYPE	ANCHOR BOLTS	DIA.	"E"	SDS SCREWS 1/4 X 2-1/2	RATING
HDU2	SB5/8 X 24	5/8"	18"	6	3075 lbs.
HDU4	SB5/8 X 24	5/8"	18"	10	4565 lbs.
HDU8	SS7/8 X 24	7/8"	18"	20	6970 lbs.
HDU11	SB1 X 30	1"	24"	30	9535 lbs.



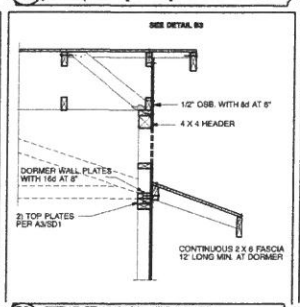
G1 HDU HOLDOWN



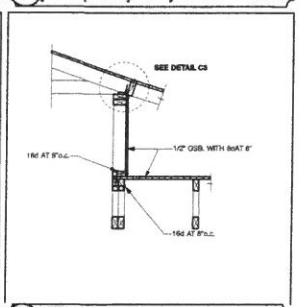
C1 EXTERIOR SHEAR TRANSFER



T3 HEAD OUT TRUSS AT DORMER

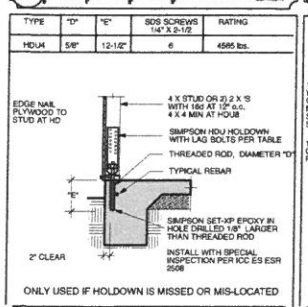


S3 SHEAR TRANSFER AT DORMER

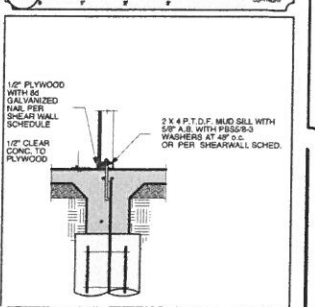


R3 SHEAR TRANSFER AT DORMER SIDE WALL

TYPE	"D"	"E"	SDS SCREWS 1/4" X 2-1/2	RATING
HDU4	5/8"	12-1/2"	6	4585 lbs.



H1 RETROFIT HOLDOWN



D1 INTERIOR SHEAR TRANSFER

REV.1
REV.2

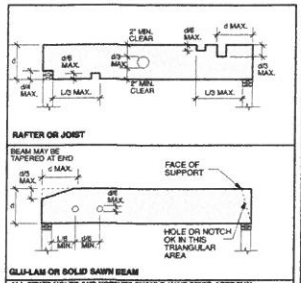
STEVEN B. NEEF RCE 038548

A. AND E. DESIGN SERVICES
PH:(925)449-3883 FAX:(925)373-6266
2157 FOURTH STREET
LIVERMORE, CA. 94550

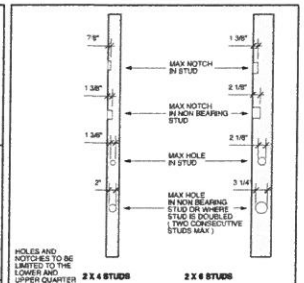
DAVILLA
DEL MAR RD.
APTOS, CA.

DETAILS

DRAWN	SBN
DATE	JULY 2016
SCALE	SHOWN
JOB NO.	16-1500
SHEET	SD1
OF	SHEETS



R5 HOLES AND NOTCHES



R5 HOLES AND NOTCHES IN STUDS

SHEAR WALL SCHEDULE

	SHEAR WALL MATERIAL **	EDGE NAILING	FIELD NAILING	16d SINKER SILL NAIL	MUD SILL	5/8" DIA. A. BOLTS	PLTPH A35 OR LSS0	GOOD FOR
FULL STRESS SHEAR WALLS FOR H/W ≤ 2:1								
4	1/2" CDX PLYWOOD W/8d AT 6" o.c.	12 in.	7 in.	2 X	48 in.	24 in.		260 plf
6 *	1/2" CDX PLYWOOD W/8d AT 3" o.c.	12 in.	3.5 in.	2 X	15 in. ≡	12 in.		490 plf
--	- USE 4 X STUDSOR DOUBLE STUDS AT ADJOINING PANEL EDGES AND STAGGER NAILING FOR SHEARWALL TYPES 6.7, 8 AND 9.							
--	* THESE PLYWOOD SHEAR WALL VALUES ARE BASED ON DOUGLAS FIR STUDS AND SILLS AND COMMON NAILS OR GALVANIZED BOX NAILS. IF HEM FIR OR NON GALVANIZED SINKER NAILS ARE USED, THE PLYWOOD NAILING SHOULD BE INCREASED BY 20% (ie. 6" o.c. BECOMES 4-3/4" o.c.)							
	- 1/2" O.S.B. MAY BE USED INSTEAD OF CDX PLYWOOD WITH THE SAME NAILING. (15/32" OK)							

1ST LEVEL HOLDOWNS

	TYPE	SIMPSON PRODUCT	VALUES BASED ON 9 GAUGE "SINKER NAILS"	END DIST.	GF
2	HDU4	HDU4 W/ (16)SDS 1/4 X 3" BOLTS TO DBL. STUD AND SBS8 X 24 EMBED. 18"		5"	4565 lbs

COLLECTOR STRAPS

	TYPE	OPTION	SIMPSON PRODUCT	VALUES BASED ON 8 GAUGE "SINKER NAILS"	GF
1	LSTA36		CS16	LSTA36 OR CS16 X 12'-0" WITH 12) 8d TO 8 W AND 12)8d TO BLOCKING	1705 lbs
ALTERNATES				(MAY BE SUBSTITUTED FOR COLLECTORS WITH SAME NUMBER IN LEFT COLUMN)	
1	HDU2		HDU2 W/ (6)SDS 1/4 X 2" BOLTS TO DBL. 2X AND 5/8" THREDED ROD		3075 lbs

SHEAR TRANSFER NOTES

1) ALL SHEARWALLS MUST RUN UP TO THE ROOF OR FLOOR DIAPHRAGM WHICH LOADS THEM. THIS MEANS THAT ALL UPPER LEVEL INTERIOR SHEARWALLS MUST RUN UP THROUGH THE ATTIC TO THE ROOF.
2) ALL SHEARWALLS ARE TO BE EDGE NAILED TO THE TOP PLATES EVEN IF THE PLYWOOD IS CONTINUOUS AT THIS LOCATION
3) IN EXISTING CONCRETE, 5/8" DIA. A.B.'S MAY BE REPLACED WITH SIMPSON 5/8" DIA. TITEN HD ANCHORS. OR APPROVED EQUAL EMBEDDED 4-1/8" IN CONCRETE. (PER ICC-ES-ESR 2713)
4) A35'S ARE NOT REQUIRED AT THE FOUNDATION LEVEL BLOCKING IF THE PLYWOOD IS CONTINUOUS TO THE MUD SILL.
5) FRIEZE BLOCKS MAY BE DRILLED FOR VENTING WITH 2" DIAMETER HOLES AT 6" o.c. OR EVERY FOURTH BLOCK MAY BE REPLACED WITH A SCREEN VENT. ALL BLOCKS TO BE CONNECTED TO TOP PLATES PER SHEAR TRANSFER DETAILS.
6) 1/2" CDX ROOF PLYWOOD MUST BE EDGE NAILED TO THE FRIEZE BLOCK WITH 8d AT 6" MIN. U.N.O.
7) SPACING OF NAILS, BOLTS AND A35'S MAY BE AVERAGED OVER SEVERAL SPACES. NAILING REQUIREMENTS DO NOT APPLY TO AREAS UNDER WINDOWS, ETC. WHICH ARE NOT CONSIDERED SHEARWALLS.
8) BLOCK ALL EDGES OF PLYWOOD SHEAR WALL PANELS AND EDGE NAIL WITH COMMON OR GALVANIZED BOX NAILS.
9) PROVIDE 1/2" SPACE BETWEEN PLYWOOD SHEARWALL AND CONCRETE AT MUD SILL. ALL NAILS INTO PRESSURE TREATED MATERIAL TO BE GALVANIZED.
10) ORIENTED STRAND BOARD MAY BE USED FOR ROOF, FLOOR AND WALL PANELS INSTEAD OF PLYWOOD. (WITH SAME OR GREATER PANEL INDEX.) (STRUCT I RATED O.S.B. IS EQUAL TO STRUCT I RATED PLYWOOD)
11) INSTALL **5/8" DIA. ANCHOR BOLTS WITH SIMPSON BPS 5/8-3** BEARING PLATE WASHERS WITH CUT WASHERS.
12) INSTALL PLYWOOD ROOF AND FLOOR SHEATHING WITH FACE GRAIN ACROSS THE SUPPORTING MEMBERS. ALLOW 1/16" SPACE BETWEEN SHEETS FOR EXPANSION.
13) HOLDOWN HARDWARE TO BE SECURED IN PLACE PRIOR TO THE CONCRETE POUR.

HDU HOLDOWNS

14) INSTALL HDU'S WITH SIMPSON SDS 1/4 X 3 SELF TAPING LAG SCREWS TO DOUBLE STUDS. USE SIMPSON BOLT SPECIFIED.
15) HOLDOWN SHOULD BE INSTALLED WITH 1/8" MIN. SPACE TO SILL TO ALLOW FOR BOLT PRETENSIONING. (24" MAX)
16) AT PONY WALLS, BOLT SHOULD BE EXTENDED WITH THREADED RODS WITH AN APPROVED COUPLING NUT SO HOLDOWN CAN BE INSTALLED ON WALL ABOVE.
17) PROVIDE 3" CLEAR FROM SOIL TO HOLDOWN BOLTS. (DEEPEN FOOTING WHERE NECESSARY)

STRAPS

18) STRAPS SHOULD BE INSTALLED OVER THE PLYWOOD. PLYWOOD SHOULD NOT BE NOTCHED AROUND THE STRAP.
19) STRAPS MAY BE INSTALLED TO DOUBLE STUDS WITH 16d SINKER NAILS ONLY. THE TWO STUDS SHOULD BE NAILED TOGETHER WITH (12)16d NAILS. DOUBLE STUDS MUST BE ALIGNED WITH STRAP SO THAT NAILS ARE 3/8" MIN. FROM EDGE OF STUD OR PRE-DRILL HOLES AND ANGLE NAILS TO PREVENT SPLITTING.
20) CS-16 STRAPS MAY BE SUBSTITUTED FOR LSTA STRAPS OF THE SAME LENGTH.

SUMMARY

2013 C.B.C. — 6970.4675

GRAVITY LOADS			FLOOR:	
ROOF:			FLOOR LIVE LOAD	40 psf.
ROOF LIVE LOAD		18 psf.	FLOOR DEAD LOAD	14 psf.
CEILING LIVE LOAD		20 psf	TOTAL FLOOR LOAD	54 psf.
	(NON CONCURRENT WITH ROOF LIVE LOAD)			
ROOF DEAD LOAD		10 psf.		
TOTAL ROOF LOAD		28 psf.		
CEILING DEAD LOAD		2 psf.	LIVE LOAD AT DECKS	60 psf.
TOTAL DEAD LOAD		12 psf.		
TOTAL ROOF/CEILING LOAD		30 psf.		

FOUNDATION DESIGN BASED ON — SOILS VALUES PER 2013 C.B.C. FOR CLASS 5 SOILS BEARING PRESSURE 1500 PSF

WIND LOADS				
WIND SPEED	110	mph.		
EXPOSURE FACTOR	C		A.S.D. WALL PRESSURE	15.12 psf.
RISK CATEGORY	2		A.S.D. ROOF PRESSURE -	7.38 psf.

SEISMIC LOADS				
Ss= 1.63	Sms= 1.63		Sds= 1.08	
S1= 0.62	Sm1= 0.93		Sd1= 0.62	
SITE CLASS	D			
OCCUPANCY CATEGORY	II			
DESIGN CATEGORY	D			
IMPORTANCE FACTOR (I)	1	FOR SEISMIC		
REDUNDANCE FACTOR (p)	1.3			
REDISTRIBUTION FACTOR (F)	1			
BASIC SEISMIC FORCE RESISTING SYSTEM	SHEAR WALLS			
DESIGN BASE SHEAR	6448			
RESPONSE FACTOR (R)	6.5			
SEISMIC COEFICIENT (A.S.D.)	0.152			
ANALYSIS PROCEDURE	STATIC FORCE PROCEDURE		SIMPLIFIED METHOD	
SPECIAL LOADS	0	NA		

GENERAL NOTES

1) ALL WORK SHALL COMPLY WITH THE 2012 IR.C. AS AMENDED BY THE 2013 C.B.C. THE 2012 U.P.C. AS AMENDED BY THE 2013 C.P.C. THE 2008 N.E.C. AS AMENDED BY THE 2013 C.E.C. THE 2013 CALIFORNIA ENERGY CODE (2008 BUILDING ENERGY EFFICIENCY STANDARDS.) AND ALL APPLICABLE STATE COUNTY AND LOCAL CODES AND STANDARDS.
2) CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO THE FABRICATION OF ANY WORK. DO NOT SCALE PLANS. ANY ERRORS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY.
3) IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT SHOWN, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN OR CALLED FOR.
4) CONTRACTOR SHALL INSPECT ALL EXISTING CONDITIONS WHICH EFFECT THE WORK AND NOTIFY THE ENGINEER OF ANY CONDITIONS WHICH CONFLICT WITH THE WORK TO BE DONE.
5) THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR THE CONDUCT OF THE WORK INCLUDING ALL METHODS, PROCEDURES, SITE SAFETY, TEMPORARY BRACING AND SHORING, SCHEDULING OF INSPECTIONS AND OBTAINING NEEDED PERMITS.
6) IN THE EVENT OF A CONFLICT BETWEEN CODES THE MORE STRINGENT SHALL GOVERN.
7) CONTRACTOR SHALL REVIEW ALL DOCUMENTS COMPLETELY BEFORE PROCEEDING WITH THE CONSTRUCTION.
8) ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS AND ASSEMBLIES SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
9) PLANS CAN NOT BE MODIFIED BY ANYONE OTHER THAN THE DESIGNER AND LICENSED ENGINEER.
10) CONTRACTOR AND ALL SUBCONTRACTORS TO VERIFY THAT THEY ARE USING ONLY THE FINAL PERMITTED SET OF PLANS.

MATERIALS:

2 X RAFTERS AND JOISTS	DF #2	U.O.N.	
4 X & 6 X BEAMS AND POSTS	DF #1	U.O.N.	(UNDER FLOOR GIRDERS MAY BE OF #2)
TYPICAL 4 X 12 HEADERS	DF #2	U.O.N.	
STUDS	STANDARD OR BETTER		
CONCRETE (no special inspection)	2500 PSI. 4" SLUMP 3/4" MAX AGGREGATE SIZE PER A.S.T.M.C33 MIX WITH A MAX. OF 7-1/2 GALLONS OF CLEAN WATER PER SACK OF CEMENT.		
REBAR	#5 AND SMALLER GRADE 40 , #6 AND LARGER GRADE 60		PER ASTM A615
CONNECTORS	SIMPSON STRONG TIE OR EQUAL VALUES USED ARE FOR SINKER NAILS		
ANCHOR BOLTS	5/8" DIA X 12" BOLTS AT 48" oc OR PER SHEARWALL SCHEDULE, AND 5" TO 12" FROM ENDS OF MUD SILL AND 1-3/4" FROM EDGE. EMBED 7" INTO CONCRETE. BOLTS IN SHEARWALLS OR BRACED WALL LINES SHALL BE INSTALLED WITH **SIMPSON BPS 5/8-3 PLATE WASHERS AND CUT WASHERS. (BP 5/8-3 OK WITHOUT CUT WASHER)**		
NAILS 2 X MEMBERS	16d SINKERS U.O.N.		
1 X MEMBERS	8d SINKERS U.O.N.		
PLYWOOD	8d COMMON OR DEFORMED SHANK BOX. U.O.N. FLOORS TO BE GLUED.		
MUD SILLS & LEDGERS TO CONCRETE	PRESSURE TREATED DOUGLAS FIR. NAILS AND BOLTS LESS THAN 5/8" DIA. INTO P.T. TO BE GALVANIZED.		

NAILING SHALL CONFORM TO THE FOLLOWING AND I.B.C. TABLE 2304.9.1 UNLESS A GREATER NUMBER OF NAILS IS CALLED FOR ON THE DRAWINGS.

JOISTS OR RAFTERS	TO BEARING (SILL OR GIRDER)	3)-8d TOENAILS EACH END
	TO PARALLEL MEMBERS	16d AT 12"
STUDS	TO BEARING	2)-16d END NAIL
	TO SOLE PLATE	2)-16d END NAIL (20d IF 3x plate) or 4)-8d TOENAILS
	TO PARALLEL STUDS	16d AT 24"
	TO CONTINUOUS HEADER	4) 8d TOENAILS
4 X 4 AND LARGER	TO BEARING	4) 8d TOENAILS
TOP PLATE	TO SECOND TOP PLATE	16d AT 16"
	LAP SPLICE	8) 16d
	AT INTERSECTION	2) 16d
BLOCKING BETWEEN JOISTS	TO TOP PLATES	3) 8d TOENAILS
	TO JOISTS	3) 8d TOENAILS EACH END
RIM JOISTS	TO TOP PLATES	8d AT 6"
CEILING JOISTS	TO TOP PLATES	3) 8d TOENAILS
	LAP AT PARTITION	3) 16d
	TO PARALLEL RAFTERS	3) 16d
3/8",1/2" AND 3/4" PLYWOOD	TO FRAMING	8d COMMON OR DEFORMED SHANK (MIN.)

A COPY OF THIS PAGE SHOULD BE ATTACHED TO THE PLANS

FRAMING NOTES

TYPICAL

1) ALL UNTREATED WOOD TO BE 1/2" MINIMUM FROM CONCRETE OR MASONRY. (RAISE PLYWOOD 1/2")
2) WHEREVER THE WOOD TENDS TO SPLIT, HOLES SHALL BE PREDRILLED. SPLIT MEMBERS SHALL BE REPLACED.
3) PROVIDE POSTS THE FULL WIDTH OF BEAMS AND PROVIDE SOLID POSTS AND/OR BLOCKING TO FOUNDATION.
4) WHERE TOP PLATES OR SOLE PLATE ARE CUT FOR PLUMBING, PROVIDE A 1-1/2" WIDE X .056" THICK STRAP EACH SIDE W/ 12)16d

PLYWOOD

6) CENTER PLYWOOD JOINTS OVER FRAMING MEMBERS WITH 1/16"± SPACE BETWEEN SHEETS.
7) DRIVE NAILS FLUSH WITH PLYWOOD SURFACE. PROVIDE 3/8" MIN. EDGE DISTANCE FOR NAILS AT PLYWOOD AND FRAMING MEMBERS.
8) EDGE NAIL PLYWOOD TO COLLECTORS WITH 2) ROWS OF 8d AT 6" WHERE TWO SHEETS MEET. 1) ROW OF 8d AT 4" IN FIELD OK.
9) LAY PLYWOOD SHEETS WITH FACE GRAIN PERPENDICULAR TO RAFTERS AND JOISTS WITH 24" MIN. SHEET SIZE.
10) ROOF DIAPHRAGM TO BE 1/2" CDX PLYWOOD WITH 8d AT 6" EDGE & 12" FIELD (UNBLOCKED) U.O.N. (1/2" O.S.B. OK)

TRUSSES

14) WHEN ROOF TRUSSES SPAN OVER 30'-0", PROVIDE A STUD DIRECTLY BELOW THE TRUSS. ADD STUDS AS NEEDED.
15) PROVIDE 1/4" GAP BETWEEN TRUSSES AND NON BEARING PARTITIONS AND CONNECT WITH SIMPSON STC PLATE.
16) **TRUSS CALCULATIONS SHALL BE PROVIDED BY MANUFACTURER, REVIEWED BY THE ENGINEER, AND SUBMITTED TO THE BUILDING DEPT., FOR APPROVAL, PRIOR TO MANUFACTURE AND INSTALLATION. SEE "SUMMARY" FOR ROOF LOADS**

ATTICS

19) ATTICS TO HAVE 22" X 30" ACCESS TO ALL AREAS OVER 30" HIGH. VENTS TO BE PROVIDED EQUAL TO THE AREA / 150 WITH HALF THE VENTS AT THE EAVES AND HALF THE VENTS AT LEAST 3'-0" ABOVE THE EAVES.

GENERAL

20) NOT ALL PORTIONS OF ANY GIVEN STRUCTURE ARE REQUIRED TO BE ENGINEERED. ANY PORTION NOT DETAILED ON THE PLANS SHOULD BE CONSTRUCTED PER THE CONVENTIONAL LIGHT FRAME CONSTRUCTION PROVISIONS OF 2013 C.B.C.
21) LUMBER TO HAVE 19% MAX. MOISTURE CONTENT AT TIME OF INSTALLATION.

FOUNDATION NOTES

CONCRETE

1) DO NOT LOAD CONCRETE UNTIL IT HAS SUFFICIENTLY CURED TO CARRY THE LOADS. (TYPICALLY 7 DAYS.)
2) ALL CONCRETE TO CONFORM WITH ACI 318-11
3) CONCRETE SLABS TO BE CURED BY BEING KEPT MOIST FOR SEVEN DAYS AFTER POURING OR BY SPRAYING WITH AN APPROVED CURING COMPOUND. ALL SLABS TO HAVE A MINIMUM OF #3 BARS AT 18" o.c. BOTH WAYS.
4) CONCRETE TO BE VIBRATED OR RODDED DURING PLACEMENT TO FILL ALL VOIDS.

REBAR

6) REBAR TO BE CLEAN OF MUD AND OIL AND SUPPORTED SO AS TO STAY IN POSITION DURING THE POUR. DO NOT WELD REBAR.
7) PROVIDE 3" CONCRETE COVER FROM REBAR TO SOIL, 2" AT BOTTOM OF SLABS ON GRADE. 1-1/2" COVER TO AIR.

GENERAL

8) PROVIDE EXPANSION STRIPS AT EDGES OF SLABS, U.N.O. AND KNIFE CUT CONTRACTION JOINTS AT APPROXIMATELY 10'-0" o.c. SOIL UNDER SLABS TO BE MOISTURE CONDITIONED PRIOR TO POUR TO MINIMIZE SWELL POTENTIAL.
9) FOOTINGS TO BEAR ON UNDISTURBED MATERIAL REGARDLESS OF ELEVATIONS SHOWN. ALL TRENCHES TO BE CLEAN, LEVEL AND TAMPED DOWN. TOP OF FOUNDATION TO BE LEVEL AND STEPPED AS NEEDED.
10) PROVIDE 8" FROM WOOD TO EARTH AND SLOPE GRADE AWAY FROM STRUCTURE AT 5 PERCENT WITHIN 10' OR TO SUITABLE DRAIN.

BOLTS

11) TYPICAL ANCHOR BOLTS TO BE 5/8" DIA. AT 48" o.c. WITH 2) MIN. PER PIECE, AND 5" TO 12" FROM THE ENDS OF ALL SILL PLATES. UNLESS A GREATER NUMBER OF BOLTS ARE CALLED FOR IN THE SHEAR WALL SCHEDULE. (W/ BPS 5/8-3 PLATE WASHERS & CUT WASHERS AT SHEARWALLS OR BRACED WALL LINES.) LOCATE PLATE WASHERS WITHIN 1/2" OF EDGE OF MUD SILL TAKING PLYWOOD NAILING.

MUD SILLS

14) MUD SILLS TO BE PRESSURE TREATED DOUGLAS FIR. SPRAY ALL CUTS AND HOLES WITH COPPER GREEN TREATMENT OR EQUAL.
15) NAILS AND BOLTS INTO PRESSURE TREATED MATERIAL TO BE GALVANIZED. 5/8" DIA BOLTS AND LARGER DO NOT NEED TO BE GALV.
16) PIPES THROUGH CONCRETE TO BE SLEEVED OR WRAPPED. NO ALUMINUM SHALL BE IN CONTACT WITH CONCRETE.
17) WOOD TO BE 8" MIN. ABOVE GRADE. NON TREATED WOOD TO BE 1/2" MIN. FROM CONC. STUCCO SCREED TO BE 4" MIN. ABOVE GRADE.

REV.1
REV.2

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APTOS, CA.

NOTES

DRAWN	SBN
DATE	JULY 2016
SCALE	SHOWN
JOB NO.	16-1500
SHEET	SD2
OF	SHEETS