

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.

APPLICATON NUMBER: 181276

APN: 063-241-06

Proposal to recognize renovations to an existing 1,200 s.f. house and construct an 864 square foot detached garage.

Requires a Coastal Development Permit and Archaeology Report Review.

Property located at 5601 Empire Grade.

OWNER: Cory Anthony

APPLICANT: Cory Anthony

SUPERVISORIAL DISTRICT: 3

PLANNER: Annette Olson, (831) 454-3134

EMAIL: Annette.Olson@santacruzcounty.us

Public comments must be received by 5:00 p.m. February 22, 2019.

A decision will be made on or shortly after February 25, 2019.

Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date.

Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.

For more information, call the project planner identified above.

ANTHONY, (E) AS-BUILT SFD & RECONSTRUCT (E) DEMOLISHED GARAGE

CORY ANTHONY 5601 EMPIRE GRADE, SANTA CRUZ CA. APN#063-241-06



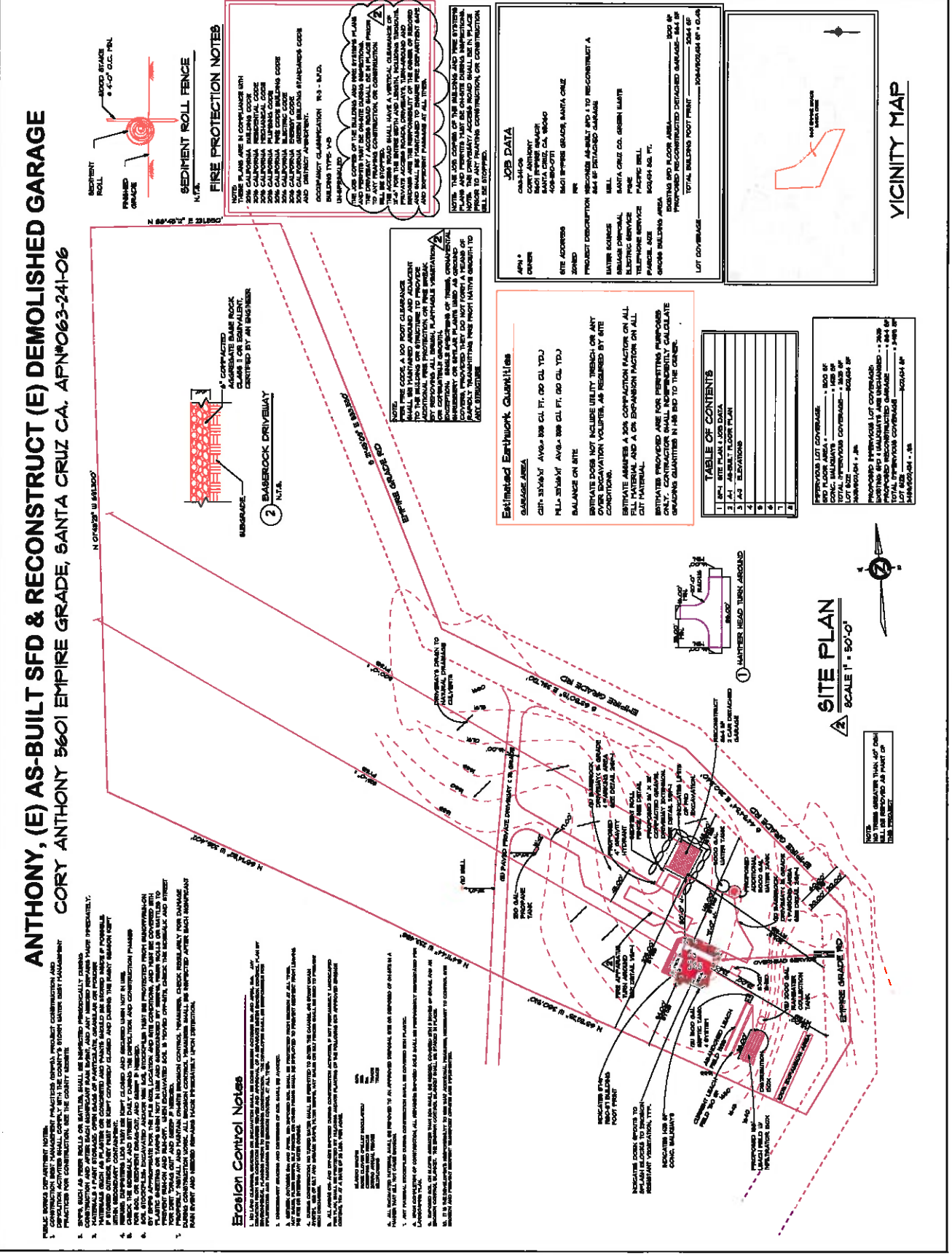
DEVLIN JONES
DESIGN & PLANNING
409-250-0717
5601 EMPIRE GRADE
SANTA CRUZ, CA 95060
APN#063-241-06



CORY ANTHONY
409-250-0717
5601 EMPIRE GRADE
SANTA CRUZ, CA 95060
APN#063-241-06

SITE PLAN
JOB DATA

DATE 12/14/2018
SHEET NO. SP-1
JOB NO. 00018-08



BRISTOL CONTROL NOTES

1. ALL EXISTING STRUCTURES AND UTILITIES SHALL BE REMOVED PRIOR TO CONSTRUCTION OF THE PROPOSED STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.
2. THE PROPOSED STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA FIRE CODE.
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FIRE PROTECTION NOTES

THESE PLANS ARE IN COMPLIANCE WITH THE CALIFORNIA FIRE CODE AND THE CALIFORNIA BUILDING CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

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ESTIMATED EXHAUSTION QUANTITIES

Garage Area: 1,000 sq. ft.
Estimated Exhaustion Quantities: 1,000 sq. ft.

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2	DEMOLISHED GARAGE
3	RECONSTRUCTED GARAGE
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VICINITY MAP

DATE 12/14/2018
SHEET NO. SP-1
JOB NO. 00018-08

JOB DATA

OWNER: CORY ANTHONY
SITE ADDRESS: 5601 EMPIRE GRADE, SANTA CRUZ, CA 95060
PROJECT DESCRIPTION: RECONSTRUCT AND DEMOLISH GARAGE
ESTIMATE ASSUMES A 20% COMPACTION FACTOR ON ALL FILL MATERIAL AND A 10% EXPANSION FACTOR ON ALL CUT MATERIAL.
ESTIMATES PROVIDED ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL INDEPENDENTLY CALCULATE QUANTITIES IN THE BID TO THE OWNER.

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PERMITS AND APPROVALS

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1/10/2018

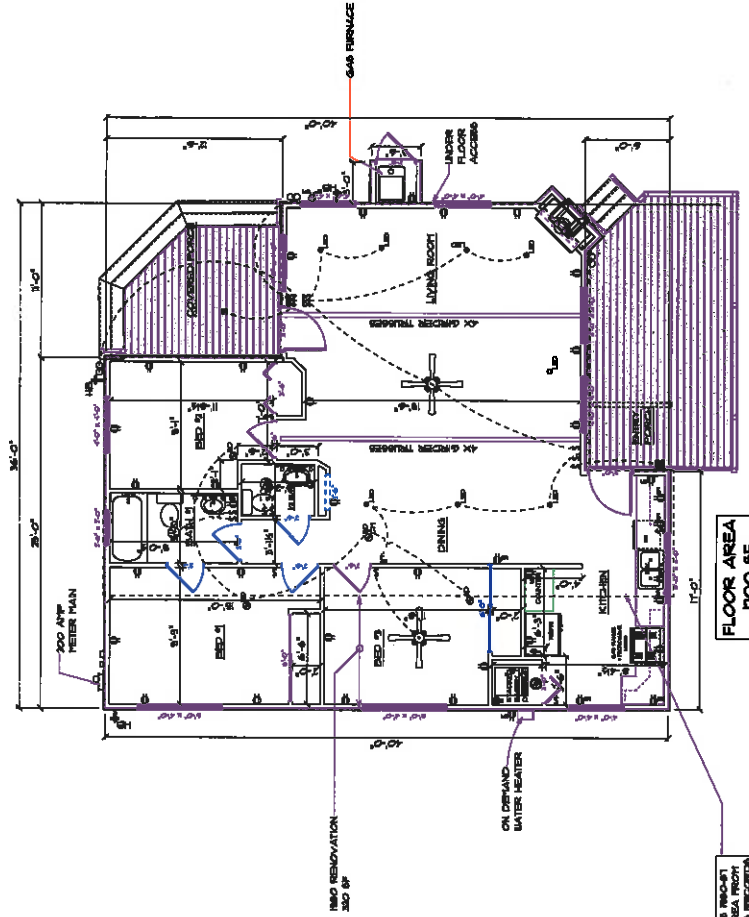
ASBUILT FLOOR PLAN

DATE 1/10/2018

SHEET NO.

A-1

JOB NO. 02018-05



ASBUILT FLOOR PLAN
SCALE 1/4" = 1'-0"

ESTIMATED TABULATION TABLE	
COMPONENT	CHANGE FOR RENOVATION
FOUNDATION	5%
EXTERIOR WALLS	5%
EXTERIOR WALL FINISHES	5%
ROOF FINISHES	5%
THE ADDITIONAL AREA FROM THE RENOVATION IS AS SHOWN FROM ORIGINAL 274 1/2 FEET FLOOR	
NEW EXTERIOR WALLS SET TO 66 LINEAR FEET OUT OF TOTAL PERIMETER OF 80 FEET.	
TOTAL CHANGE IS 5%	

INDICATES 1800-SF FLOOR AREA WITH ADDITIONAL RENOVATION 871 SF

FLOOR AREA 1200 SF

ON DEMAND WATER HEATER

WBS RENOVATION 380 SF

GAS FIREPLACE

UNDER FLOOR ACCESS

LIVING ROOM

4X 6 INCH TRUSSES

4X 6 INCH TRUSSES

DINING

KITCHEN

BED 1

BED 2

RIGHT WEST ELEVATION

PROJECT INFORMATION:

Owner Name: City Anthony
 Owner Address: 5601 Empire Grade - Santa Cruz, CA 95060
 Plans Prepared By: Ryan Moe
 Phone: 800-782-1985
 Occupancy Group: R-3, U-1
 Construction Type: V-B
 Project Address: 5601 Empire Grade - Santa Cruz, CA 95060
 Project Description: New detached garage

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:

2016 California Residential Code
 2016 California Building Code
 2016 California Plumbing Code

DESIGN LOADS:

ATTICS WITHOUT STORAGE 10psf
 ATTICS WITH LIMITED STORAGE 20psf
 ASHRAED SOIL BEARING CAPACITY 1500psf
 ROOF LIVE LOAD 20psf
 ULTIMATE WIND SPEED 110mph
 SEISMIC DESIGN CATEGORY D2

DRAWING KEY:

SECTION INDICATOR

DRAWING NUMBER

PAGE

DOOR & WINDOW SIZES (SINGLE):

WIDTH (FEET) HEIGHT (INCHES)
 WIDTH (INCHES) HEIGHT (FEET)
 EXAMPLE 1: 6'-0" WIDE X 8'-0" HIGH
 EXAMPLE 2: 5'-0" WIDE X 9'-0" HIGH

DOOR & WINDOW SIZES (MULTI, VARIABLE WIDTH):

WIDTH (FEET) HEIGHT (INCHES)
 WIDTH (INCHES) HEIGHT (FEET)
 EXAMPLE 1: 10'-0" WIDE X 8'-0" HIGH
 EXAMPLE 2: 10'-0" WIDE X 9'-0" HIGH

DOOR & WINDOW SIZES (MULTI, VARIABLE WIDTH):

LEFT UNIT WIDTH (FEET) HEIGHT (INCHES)
 CENTER UNIT WIDTH (FEET) HEIGHT (INCHES)
 RIGHT UNIT WIDTH (FEET) HEIGHT (INCHES)
 EXAMPLE 1: 3'-0" WIDE X 8'-0" HIGH
 EXAMPLE 2: 3'-0" WIDE X 9'-0" HIGH

DOOR & WINDOW SIZES (VERTICALLY STACKED):

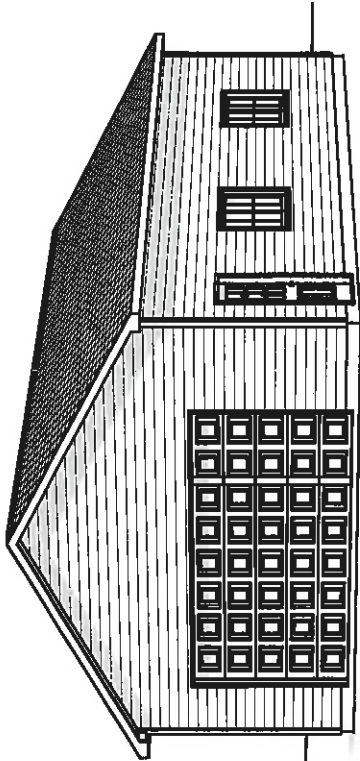
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ROOF CEILING SLOPE INDICATOR

PITCH (VERTICALS)
 HORIZONTAL INDICATES DIRECTION OF DOWN SLOPE

Anthony Garage

5601 Empire Grade - Santa Cruz, CA 95060



INDEX OF DRAWINGS
1.0 COVER PAGE
2.0 ROOF PLAN
3.0 FLOOR PLAN
4.0 EXTERIOR ELEVATIONS
5.0 CROSS SECTION & DETAILS
6.0 MISC. DETAILS
7.0 ELECTRICAL PLAN

VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION

GENERAL NOTES

GENERAL
 Work performed shall comply with these general notes unless otherwise noted on plans. The work shall comply with all applicable codes, standards, and specifications, and all other authorities having jurisdiction.

ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR. ANY DISCREPANCIES THAT REQUIRE CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

CONTRACTOR SHALL PROVIDE THE REQUIREMENTS OF ALL DETAIL CALLOUTS AND ALL OTHER CONDITIONS THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

DETAILS MAY BE DETAILED DIFFERENTIALLY. FOR EXAMPLE, ROOF PITCHES, ROOF WIND UPLIFT, INSULATION, FINISHES, ETC., MAY DIFFER FROM ASSUMED CONDITIONS. DETAILS SHALL BE DETAILLED TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

WHERE CONFLICTING INFORMATION EXISTS BETWEEN THESE PLANS AND OTHER REQUIREMENTS, THE MOST STRINGENT REQUIREMENT SHALL APPLY UNLESS OTHERWISE APPROVED.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE STRUCTURAL SUPPORT TO CONSTRUCTION MATERIALS DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE STRUCTURAL SUPPORT TO CONSTRUCTION MATERIALS DURING ALL PHASES OF CONSTRUCTION.

ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

ALL WORK SHALL COMPLY WITH THE MANUFACTURER'S OR FABRICATOR'S RECOMMENDATIONS FOR THE PREPARATION OF CONNECTIONS AND INSTALLATION AND USE OF MATERIAL. FABRICATOR'S RECOMMENDATIONS SHALL BE OBTAINED AND SHALL BE AVAILABLE FOR THE JOB AT ALL TIMES OF INSPECTION.

SITE WORK
 The contractor shall not cover, alter, work, excavation, grading and landscaping.

EXCAVATION

Excavation shall be sufficient to provide full design dimensions or to allow for finishing as required.

BACKFILL AND COMPACTION
 Use clean material containing no organic material, trash, rock, logs, stumps, concrete, asphalt or other deleterious materials. Do not backfill against existing walls or structures. Backfill shall be compacted in 6" lifts. Prior to placing fill, the existing surface shall be cleared of all debris or organic materials. Equivalent fluid pressure of soil backfill not to exceed 50 P.C.F. uniform class fill or better.

FOUNDATIONS
 Foot bearing value assumed to be 1,500 PCF minimum unless otherwise noted on drawings. Builder to be notified if soil conditions are not as assumed. Foundations shall be constructed as per plan and in accordance with the applicable building codes.

CONCRETE
 Shall meet minimum compressive strength of 5,000 PSI day cast unless noted otherwise. Concrete for footings, support walls and foundation shall be 5,000 PSI day cast and shall have a minimum compressive strength of 5,000 PSI day cast and be air-entrained.

REINFORCING BARS
 All bars shall be placed in accordance with ACI 318 and shall be lap spliced in accordance with ACI 318.

STEEL
 All steel members, beams, joists, hangers, etc., to be galvanized. All structural steel to conform to ASTM A-36. Pipes to be A-53. Tube to be A-500. All steel to be in accordance with the requirements of the American Institute of Steel Construction, Inc. (AISC) and shall be protected from corrosion by a shop coat of rust inhibitive paint or equivalent. Bottom of steel columns shall be anchored in concrete.

LUMBER EXPOSED TO WEATHER
 All exposed exterior lumber or timber in contact with moisture or concrete shall be pressure preservative treated in accordance with the requirements of the American Lumber Standard Committee (ALSC) and shall be protected from corrosion by a shop coat of rust inhibitive paint or equivalent. Bottom of steel columns shall be anchored in concrete.

MAINTAINING MOISTURE CONTENT
 All lumber shall be maintained at a moisture content of 19% or less at the time of installation. All lumber shall be maintained at a moisture content of 19% or less at the time of installation.

PLYWOOD & OSB

Plywood & OSB used structurally shall meet the performance standards and all other requirements of applicable commercial standards and shall be identified by an approved testing agency.

FLASHING
 Flashing and counter flash at roof and wall intersections, valleys, chimneys, etc., shall be installed in accordance with the manufacturer's instructions. Flashing shall be installed in accordance with the manufacturer's instructions. Flashing shall be installed in accordance with the manufacturer's instructions.

CAULKING
 Fill all joints of different materials and all penetrations as required.

ALL OPERABLE WINDOWS
 All operable windows shall have noncompressive screens and insect mesh and are not intended to prevent children from falling out of open windows. Windows having the lowest part of view clear opening less than 20" above finished floor and more than 20" above finished floor shall be equipped with a device to prevent children from falling out of open windows. Windows shall be provided with guards complying with ASTM F 2290, or (B) shall be provided with window opening control devices that comply with ASTM F 2290.

WEATHERPROOFING
 All siding, sheathing, doors, and window openings to the exterior shall be fully weatherstripped, caulked, gasketed or otherwise protected from weather. All exterior doors and windows shall meet air infiltration and other performance factors as required by code.

HEADERS
 All 2x4 header and interior bearing walls to have a minimum 4x6 header unless specified otherwise on the plan.

ALL BEAMS OVER 48" IN LENGTH TO HAVE A MINIMUM (2) 2x6 BEAMS SPACED 48" ON CENTER.

STRENGTH OF FRAMING MATERIALS
 All framing lumber except nail studs shall be ANGLUMBER (or other approved equivalent) rated southern pine, grade 2 or better.

LVL BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
 -Nominal depth "H" = 2600 PSI
 -Horizontal shear "Fv" = 225 PSI
 -Compression parallel to grain "Fc" = 2510 PSI
 -Modulus of elasticity "E" = 1,000,000 PSI

Nail studs and joists to be 8x16 solid grade or better.

ENGINEERED TRUSSES

Trusses shown on this plan are for design and illustrative purposes. The truss manufacturer is to provide truss design drawings in accordance with the requirements of the individual truss manufacturer. The truss manufacturer shall be responsible for obtaining all necessary permits and approvals from the local building department. The truss manufacturer shall be responsible for obtaining all necessary permits and approvals from the local building department.

These design drawings shall be provided to the building official for review and approval. The truss manufacturer shall be responsible for obtaining all necessary permits and approvals from the local building department. The truss manufacturer shall be responsible for obtaining all necessary permits and approvals from the local building department.

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Project Name: 5601 Empire Grade - Santa Cruz, CA 95060

Project Address: 5601 Empire Grade - Santa Cruz, CA 95060

Project Description: New detached garage

Project Date: 10/16/2019

Project Status: In Progress

Project Location: Santa Cruz, CA

Project Owner: City Anthony

Project Architect: Ryan Moe

Project Engineer: Ryan Moe

Project Designer: Ryan Moe

REVISIONS

Revision 1: 10/16/2019

Revision 2: 10/16/2019

Revision 3: 10/16/2019

Revision 4: 10/16/2019

Revision 5: 10/16/2019

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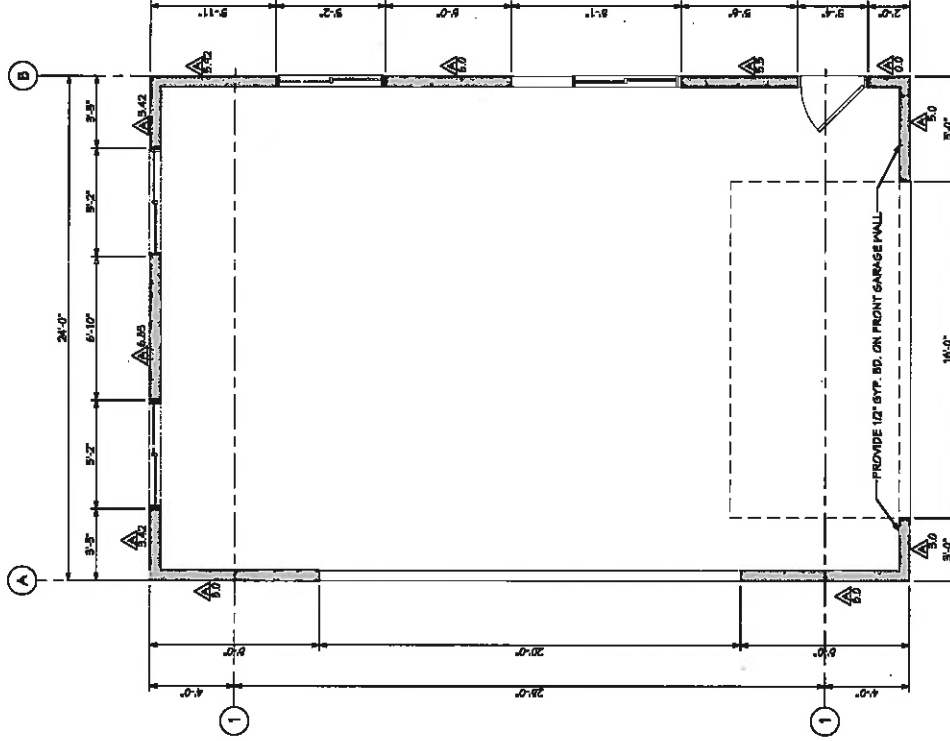
Project Designer: Ryan Moe

REVISIONS

Revision 1: 10/16/2019

Revision 2: 10/16/2019

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

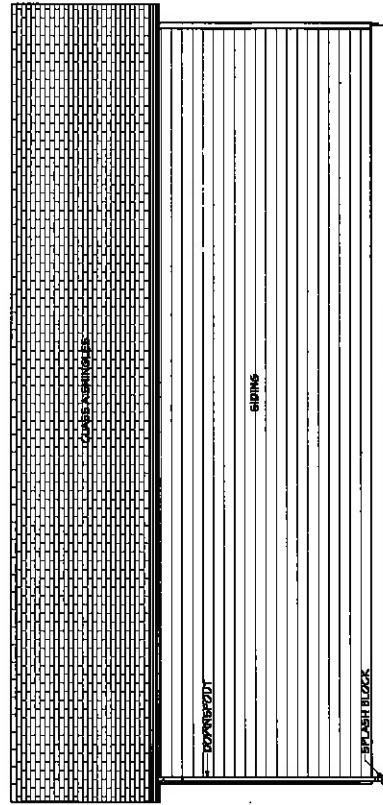
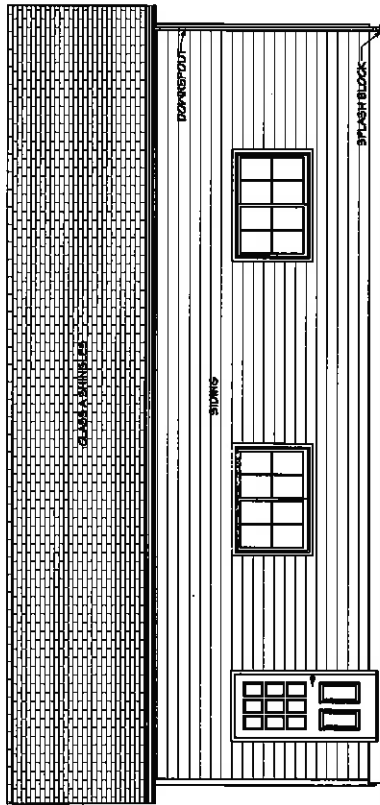
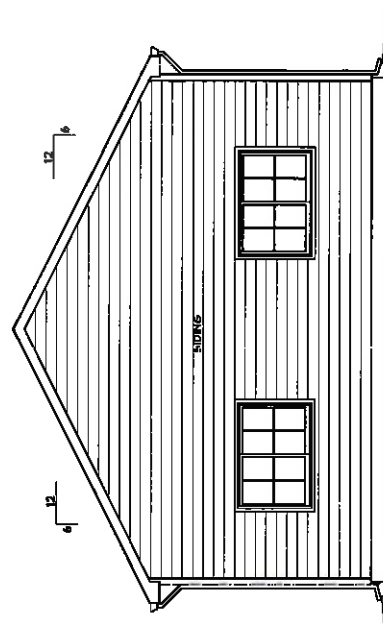
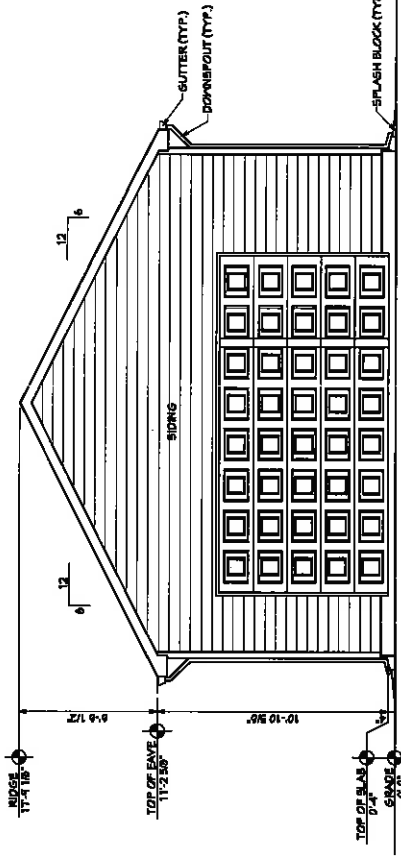


WALL BRACING PLAN
SCALE: 1/4\"/>

BRACED WALL LINE SCHEDULE									
BRACED WALL LINE LOCATION	WALL LINE 1	WALL LINE 2	WALL LINE 3	WALL LINE 4	WALL LINE 5	WALL LINE 6	WALL LINE 7	WALL LINE 8	WALL LINE 9
1ST OF 1-STORY	1ST OF 1-STORY	1ST OF 1-STORY	1ST OF 1-STORY	1ST OF 1-STORY	1ST OF 1-STORY	1ST OF 1-STORY	1ST OF 1-STORY	1ST OF 1-STORY	1ST OF 1-STORY
BRACED WALL LINE LENGTH	11 FT	11 FT	11 FT	11 FT	11 FT	11 FT	11 FT	11 FT	11 FT
BRACED WALL LINE HEIGHT	11 FT	11 FT	11 FT	11 FT	11 FT	11 FT	11 FT	11 FT	11 FT
BRACING METHOD	CE-MSF	CE-MSF	CE-MSF	CE-MSF	CE-MSF	CE-MSF	CE-MSF	CE-MSF	CE-MSF
CE CONSTRUCTION TYPE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SYSTEM WALL BOARD ON INSIDE	YES	YES	YES	YES	YES	YES	YES	YES	YES
HORIZONTAL JOINTS BLOCKED	NO	NO	NO	NO	NO	NO	NO	NO	NO
WALL DEAD LOAD	4.8 PSF	4.8 PSF	4.8 PSF	4.8 PSF	4.8 PSF	4.8 PSF	4.8 PSF	4.8 PSF	4.8 PSF
ROOF DEAD LOAD	5.15 PSF	5.15 PSF	5.15 PSF	5.15 PSF	5.15 PSF	5.15 PSF	5.15 PSF	5.15 PSF	5.15 PSF
WIND	1	1	1	1	1	1	1	1	1
TABULATED WIND BRACING AMOUNT	4.2 FT	4.2 FT	4.2 FT	4.2 FT	4.2 FT	4.2 FT	4.2 FT	4.2 FT	4.2 FT
EXPOSURE HEIGHT FACTOR	1	1	1	1	1	1	1	1	1
WIND HEIGHT FACTOR	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
WIND WALL HEIGHT FACTOR	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
NUMBER OF WALL FACTOR	1	1	1	1	1	1	1	1	1
WIND FACTOR	1	1	1	1	1	1	1	1	1
BLOCKED JOINT FACTOR	1	1	1	1	1	1	1	1	1
SYSTEM ON INSIDE FACTOR	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4
WIND CE CONSTRUCTION FACTOR	1	1	1	1	1	1	1	1	1
REQUIRED WIND BRACING AMOUNT	9.06 FT	9.06 FT	9.06 FT	9.06 FT	9.06 FT	9.06 FT	9.06 FT	9.06 FT	9.06 FT
SEISMIC	1	1	1	1	1	1	1	1	1
TABULATED SEISMIC BRACING AMOUNT	5.14 FT	5.14 FT	5.14 FT	5.14 FT	5.14 FT	5.14 FT	5.14 FT	5.14 FT	5.14 FT
SEISMIC WALL HEIGHT FACTOR	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
WALL BRACING FACTOR	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
BLOCKED JOINT FACTOR	1	1	1	1	1	1	1	1	1
SYSTEM ON INSIDE FACTOR	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3
SEISMIC CE CONSTRUCTION FACTOR	1	1	1	1	1	1	1	1	1
WALL DEAD LOAD FACTOR	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
ROOF DEAD LOAD FACTOR	1	1	1	1	1	1	1	1	1
VENER FACTOR	1	1	1	1	1	1	1	1	1
REQUIRED SEISMIC BRACING AMOUNT	8.07 FT	8.07 FT	8.07 FT	8.07 FT	8.07 FT	8.07 FT	8.07 FT	8.07 FT	8.07 FT
RESULTS	1	1	1	1	1	1	1	1	1
LENGTH OF WALL BRACING REQUIRED	8.07 FT	8.07 FT	8.07 FT	8.07 FT	8.07 FT	8.07 FT	8.07 FT	8.07 FT	8.07 FT
LENGTH OF WALL BRACING PROVIDED	13.61 FT	13.61 FT	13.61 FT	13.61 FT	13.61 FT	13.61 FT	13.61 FT	13.61 FT	13.61 FT

KEY:
A- BRACING METHOD (SEE 16.1)
B- LENGTH OF QUALIFIED BRACING

WALL BRACING NOTES
THIS PLAN IS INTENDED TO SHOW THE APPROXIMATE LOCATION OF BRACED WALL PANELS. SEE MAIN FLOOR PLANS FOR EXACT DIMENSIONS.
FOR CONTINUOUSLY SHEATHED WALLS, THE PANELS SHOWN ON THIS PLAN ARE ONLY INTENDED TO SHOW THAT THE PLAN MEETS THE MINIMUM PANEL REQUIREMENTS. ALL SURFACES OF CONTINUOUSLY SHEATHED WALLS SHALL BE PROTECTED BY SHEATHING MATERIALS IN ALL AREAS ABOVE AND BELOW HANDRAILS AND DOORS.



FASTENER SCHEDULE FOR STRUCTURAL MEMBERS	
DESCRIPTION OF BUILDING ELEMENTS	NUMBER, TYPE & SPACING
TOP SOLE PLATE TO STUD, END NAIL	3-16d
STUD TO SOLE PLATE, TORNAIL	(5-6d) 24" O.C.
DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
DOUBLE TOP PLATES, TYP. FACE NAIL	16d AT 24" O.C.
DOUBLE TOP PLATES, LAP, SECE MIN. 4" OFFSET OF END JOINTS	3-16d
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TORNAIL	3-16d
TOP PLATES, LAPS & CORNERS AND INTERSECTIONS, FACE NAIL	2-16d
BUILT-UP GIRDERS OR BEAMS W/ 1/2" SPACER	16d AT 18" O.C. ALONG EDGE
CONTINUOUS CHORDS TO STUD, TOP NAIL	4-8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-10d
TRUSS JOISTS TO PANELS, RAFTERS, FACE NAIL	3-10d
TRUSS OR RAFTER TO PLATE, TORNAIL	3-10d AT 37" O.C. AT T & B AND STAGGERED
BUILT-UP GIRDER AND BEAMS, 2" LUMBER LAYERS	2-10d AT EACH BEARING
ROOF RAFTERS 72" RIDGE, VALLEY OR HIP RAFTERS	4-16d TOPNAIL, OR 3-16d MCNAIL
RAFTER TIES TO RAFTERS, FACE	3-8d
WOOD STRUCTURAL PANELS AND PARTICLE BOARD :	
ROOF AND WALL SHEATHING (TO FRAMING)	
3/16" - 1/2" (SUBFLOOR, WALL)	6d COMMON, 8" O.C. EDGES (1), 12" O.C. INTERMEDIATE (A)
1/2" - 1"	6d COMMON, 8" O.C. EDGES (1), 12" O.C. INTERMEDIATE (A)
GYPSUM SHEATHING	
1/2" (0)	1 1/2" GA. ROOFING NAIL, 6d COMMON OR STAPLE GA. 1 1/2" 14 SCREWS, TYPE M OR 1 1/2" GA. ROOFING NAIL, 6d COMMON OR STAPLE GA. 1 1/2" 14 SCREWS, TYPE M OR
5/8" (0)	1 3/4" GA. ROOFING NAIL, 6d COMMON OR STAPLE GA. 1 3/4" 14 SCREWS, TYPE M OR 1 3/4" GA. ROOFING NAIL, 6d COMMON OR STAPLE GA. 1 3/4" 14 SCREWS, TYPE M OR

A. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to rafters or trusses shall be 16d for 1/2" thick panels and 18d for 5/8" thick panels. Nails for attaching panel roof sheathing to intermediate supports shall be spaced 4 inches on center for maximum 48-inch diagonal from ridges, eaves and gables and 6 inches on center for gables and wall framing.

B. Gypsum sheathing shall conform to ASTM C 1201 and shall be installed in accordance with GA 253. Fiberglass reinforced gypsum shall conform to ASTM C 260.

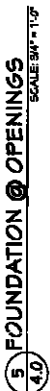
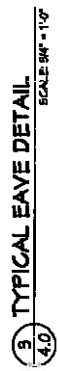
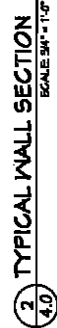
General Notes:

All nails are smooth-crown, box or deformed shanks except where otherwise noted. Nails used for framing and sheathing connections shall have minimum average bending (dial) strengths as shown: 30 lbs for sheath diameter of 1/2" and 40 lbs for sheath diameter of 5/8" and 1" thick. Nails shall not be larger than 0.111 inch, and 100 Staples are 18 gauge wire and have a minimum 715-lb/inch on diameter crown pull.

Nails shall be spaced at not more than 5 inches on center at all supports where spans are 48 inches or greater. Nail-hold-downs shall be spaced at not more than 5 inches on center at all supports where spans are 48 inches or greater.

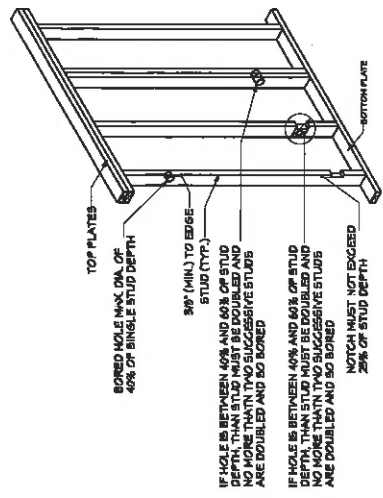
For 1/2" and 5/8" thick or 48-inch or less panels shall be applied vertically.

THIS TABLE PROVIDES THE MINIMUM NAILING REQUIREMENTS FOR ROOF APPLICATIONS. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS TABLE AND WHAT IS SHOWN ELSEWHERE ON THESE PLANS, THE MORE STRINGENT REQUIREMENT SHALL APPLY UNLESS OTHERWISE SPECIFIED.



DRAWN BY: RDM	PROJECT: 43835	ISSUE DATE: 10/6/2018	SHEET NO: 4.0
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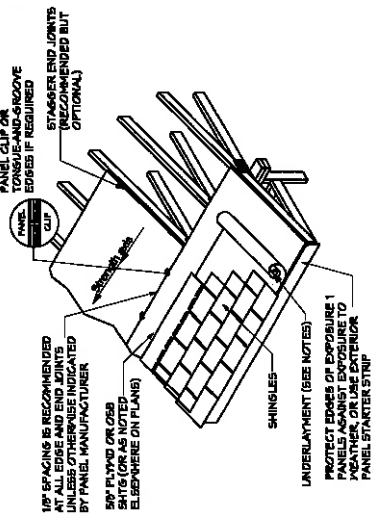
REVISIONS



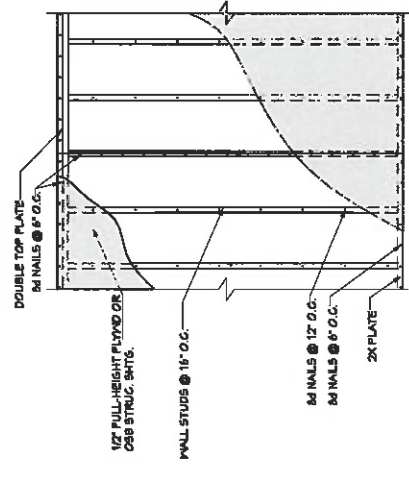
2 NOTCHING & BORED HOLE LIMITATIONS
 SCALE: 1/2" = 1'-0"
 5.0

ROOFING NOTES:
 COVER SHEATHING AS SOON AS POSSIBLE WITH ROOFING FELT FOR EXTRA PROTECTION AGAINST MOISTURE PRIOR TO ROOFING APPLICATION.
 IF OSB PANELS ARE USED, PLACE SCREENED SURFACE OR SIDE WITH BRID-RESISTANT COATING UP.
 KEEP ROOF SURFACE FREE OF DIRT, SAWDUST AND DEBRIS, AND WEAR BRID-RESISTANT SHOES WHEN INSTALLING ROOF SHEATHING.
UNDERLAYMENT APPLICATION:
 FOR ROOF SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL OR LESS, TWO LAYERS OF UNDERLAYMENT SHALL BE ONE LAYER OVER THE OTHER IN FOLLOWING MANNER. UNDERLAYMENT SHALL BE APPLIED SINGLE FASHION, PARALLEL TO AND STAGGERED FROM THE BAFFS AND LAPPED 2" INTERLOCKING WITH THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAYS SHALL BE OFFSET BY 6 FEET.

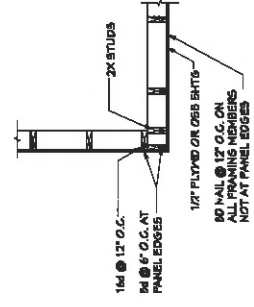
SCALE: 1/2" = 1'-0"
 5.0



1 TYPICAL ROOFING DETAIL
 SCALE: 1/2" = 1'-0"
 5.0



3 TYPICAL BRACED WALL PANELS
 SCALE: 1/2" = 1'-0"
 5.0



4 OUTSIDE CORNER (PLAN VIEW)
 SCALE: 1/2" = 1'-0"
 5.0

ELECTRICAL NOTES

GENERAL

Electrical work shall be performed according to all local codes and ordinances.
Drillings and notching:
Wood-framed structural members shall not be drilled, notched or altered in any manner except as shown on plans.

PENETRATIONS OF FIRE-RESISTANCE-RATED ASSEMBLIES.

Electrical installations in hollow spaces, vertical shafts and ventilation or air-handling ducts shall be made so that the possible spread of fire or products of combustion will be prevented. Penetrations shall be made in accordance with approved methods to maintain the fire-resistance rating of the element penetrated. Penetrations of fire-resistance-rated walls shall be limited as specified in Section 8011.3.

PENETRATIONS OF FIRESTOPS AND DRAPETOPS.

Penetrations through fire blocking and drapetopping shall be protected in an approved manner to maintain the integrity of the element penetrated.

LISTING AND LABELING.

Electrical materials, components, devices, fixtures and equipment shall be listed for the application, shall bear the label of an approved agency and shall be installed, used, or both, in accordance with the manufacturer's installation instructions.

INTEGRITY OF ELECTRICAL EQUIPMENT.

Internal parts of electrical equipment, including busbars, wiring terminals, insulators and other portions, shall not be damaged or contaminated by foreign materials such as dirt, oil, grease, paint, or other substances. Foreign materials shall not be applied to any damaged parts that might adversely affect safe operation or mechanical strength of the equipment such as parts that are broken, bent, cut, deformed by corrosion, chemical action, or overloading. Foreign debris shall be removed from equipment.

MOUNTING.

Electrical equipment shall be firmly secured to the surface on which it is mounted. Wooden plugs driven into masonry, concrete, plaster, or similar materials shall not be used.

DEDICATED PANELBOARD SPACE.

The space equal to the width and depth of the panelboard and extending from the floor to a height of 6 feet (1827 mm) above the panelboard, or to the structural ceiling, shall be reserved for the panelboard and shall be kept clear of all other equipment, ducts, lock protection apparatus and other equipment foreign to the electrical installation shall not be installed in such dedicated space. The area above the dedicated space shall be permitted to contain foreign objects, provided that such objects shall be arranged so as not to damage the electrical equipment from contamination, leaks and drips in such foreign objects.

ACCESS.

Access and working space shall be provided and maintained around all electrical equipment to permit testing and safe operation and maintenance of such equipment.

GROUND-Fault AND ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION.

Garage and accessory building receptacles.
All 125-volt, single-phase, 15- or 20-ampere receptacles installed in garages and grade-level portions of unfinished accessory buildings used for storage or work areas shall have ground-fault circuit-interrupter protection for personnel.

Outdoor receptacles.

All 125-volt, single-phase, 15- and 20-ampere receptacles installed outdoors shall have ground-fault circuit-interrupter protection for personnel.

Entrance receptacles.

All 125-volt, single-phase, 15- and 20-ampere receptacles that are located within 6 feet (1827 mm) of the outside edge of a door that is located in an area other than a kitchen shall have ground-fault circuit-interrupter protection for personnel. Receptacles installed shall not be installed in a face-up position in the work surface or countertop.

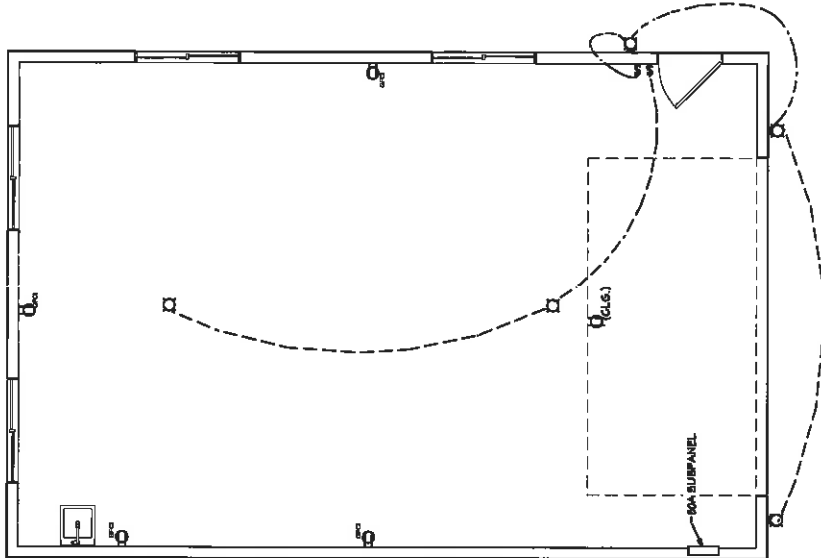
LOCATION OF GROUND-Fault CIRCUIT-INTERRUPTERS.

Ground-fault circuit interrupters shall be installed in a readily accessible location.

ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION.

The supply 120-volt, single-phase, 15- and 20-ampere outside receptacles shall be installed in family living rooms, bedrooms, bathrooms, sunrooms, recreation rooms, closets, hallways and similar rooms or areas shall be protected by a combination type arc-fault circuit interrupter installed to provide protection of the branch circuit.

ELECTRICAL LEGEND	
⓪	DUPLEX OUTLET, 120 VOLT
⓪ ₁₂₀	DUPLEX OUTLET, 120 VOLT, GFI CIRCUIT
⓪ ₂₂₀	220V OUTLET
⓪ _W	DUPLEX OUTLET, WEATHERPROOF WITH GFI
⓪ ₁	SINGLE-POLE SWITCH
⓪ ₃	THREE-POLE SWITCH
⓪ ₁	CEILING MOUNTED LIGHT FIXTURE
⓪ ₂	RECESSED LIGHT FIXTURE
⓪ ₃	WALL MOUNTED LIGHT FIXTURE
⓪ ₄	EXTERIOR WALL MOUNTED LIGHT FIXTURE
⓪ ₅	EXHAUST FAN (TO CPN MIN) FAN, DUCTED TO EXTERIOR
⓪ ₆	EXHAUST FAN LIGHT (TO CPN MIN) FAN, DUCTED TO EXTERIOR
⓪ ₇	SMOKE DETECTOR (HARD WIRED W/ BATTERY BACKUP)
⓪ ₈	SHOCK/ CARBON MONOXIDE DETECTOR (HARD WIRED W/ BATTERY BACKUP)



ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

REVISIONS

OWNER: RDM
PROJECT: 43935
ISSUE DATE: 10/6/2010
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