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: 251169 APN: 102-441-02
SITUS: 3913 Mainsail Place, Soquel CA 95073

Proposed 443 square foot second story addition to an existing 1024 square foot non-habitable accessory structure. Scope of work includes a 63 square foot second story deck. Requires an Administrative Site Development Permit.

Project site is located on the west side of Mainsail Place approximately 600 feet south of the intersection of Transom Court and Mainsail Place at 3913 Mainsail Place in Soquel.

OWNER: David Lauritis
APPLICANT: Derek Van Alstine Residential Design
SUPERVISORIAL DISTRICT: **1**
PLANNER: John Hunter, (831) 454 -3170
EMAIL: John.Hunter@santacruzcountyca.gov

Public comments must be received by 5:00 p.m. 07/21/2025. A decision will be made on or shortly after 07/22/2025.

Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date. Planner will provide notification of decision to any requesting party.

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

MARTIN LAURITS GARAGE

PROJECT WORKSHEET

FLOOR AREA CALCULATION

F.A.R. NOT APPLICABLE IN 'RA' ZONE

EXISTING FLOOR AREA:		PROPOSED FLOOR AREA:	
HIGH CEILINGS	NOT APPLICABLE	HIGH CEILINGS	NOT APPLICABLE
LOWER LEVEL	1,024 SQ.FT.	LOWER LEVEL	1,024 SQ.FT.
UPPER LEVEL	NOT APPLICABLE	UPPER LEVEL	442 SQ.FT.
UNENCLOSED DECKS	NOT APPLICABLE	UNENCLOSED DECKS	63 SQ.FT.
TOTAL EXISTING FLOOR AREA	1,024 SQ.FT.	TOTAL PROPOSED FLOOR AREA	1,529 SQ.FT.

LOT COVERAGE CALCULATION

NO CHANGE TO LOT COVERAGE

FIRE NOTES

SMOKE ALARMS & CARBON MONOXIDE ALARMS SHALL BE INSTALLED. SEE SHEET E1 FOR LOCATIONS AND NOTES.

ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED. NUMBERS SHALL BE A MINIMUM OF
FOUR (4) INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE PERMANENTLY AFFIXED AND VISIBLE FROM THE ROAD, TRAVELING EITHER DIRECTION. WHERE NUMBERS ARE NOT VISIBLE FROM THE STREET, ADDITIONAL NUMBERS SHALL BE INSTALLED ON A DIRECTIONAL SIGN AT THE PROPERTY DRIVEWAY AND THE STREET.

A 30 FOOT CLEARANCE SHALL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE WHICHEVER IS A SHORTER DISTANCE.
SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE
FROM NATIVE GROWTH TO ANY STRUCTURE ARE EXEMPT.

A 100 FOOT CLEARANCE SHALL BE MAINTAINED AROUND AND ADJACENT TO THE BUILDING OR
STRUCTURE TO PROVIDE ADDITIONAL FIRE PROTECTION OR FIRE BREAK BY REMOVING ALL BRUSH, FLAMMABLE VEGETATION, OR COMBUSTIBLE GROWTH.

THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING & FIRE CODES (CURRENT EDITION) AND CITY OF SANTA CRUZ PROTECTION DISTRICT AMENDMENTS.

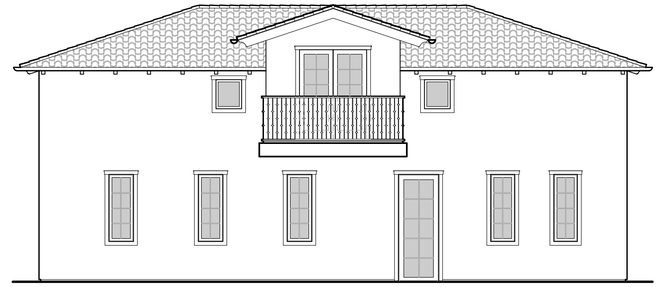
THE JOB COPIES OF THE BUILDING PLANS & PERMITS MUST BE ON-SITE DURING INSPECTIONS.

PROJECT IS LOCATED IN A CITY OF SANTA CRUZ DESIGNATED WUI FIRE ZONE, AND SHALL MEET THE REQUIREMENTS OF CHAPTER 7-A OF THE CALIFORNIA BUILDING CODE, OR SECTION R337 OF THE CALIFORNIA RESIDENTIAL CODE.

PRIOR TO BUILDING PERMIT FINAL APPROVAL THE PROPERTY SHALL BE IN COMPLIANCE WITH
THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R337.1.5.

WHERE ROOF VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL NOT BE LESS THAN NO. 26
GAUGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN
ONE LAYER MINIMUM 72 LB. MINERAL-SURFACED NON-PERFORATED CAP SHEET, AT LEAST 36 INCHES WIDE RUNNING THE FULL LENGTH OF THE VALLEY PER CRC R337.5.3.

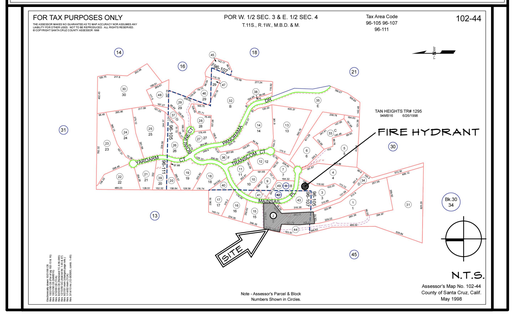
ALL ROOFING MUST BE CLASS A FIRE-RATED MATERIAL.



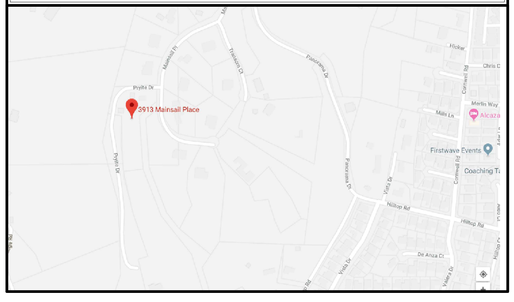
NOTES

DEFERRED SUBMITTAL ITEMS

PARCEL MAP



VICINITY MAP



BUILDING INFORMATION SUMMARY

PROJECT DESCRIPTION: CONSTRUCTION OF UNCONDITIONED 443 SQ.FT. SECOND STORY OVER EXISTING GARAGE ALONG WITH NEW 63 SQ.FT. DECK. REPLACE EXISTING WINDOWS AND DOORS. EXISTING ROOF TO BE DEMOLISHED, NEW ROOF FRAMING PROPOSED.

PROJECT ADDRESS: 3913 MAINSAIL PLACE
SOQUEL, CA 95073

PARCEL NUMBER: 102-441-02

ZONING: RA

LOT AREA: 95,075 SQ. FT.

NET LOT AREA: 84,426 SQ. FT.

SRA: MODERATE: WUI REQUIREMENTS APPLY

SETBACK INFORMATION:

	FRONT YARD	SIDE YARD	REAR YARD
REQUIRED	40'-0"	20'-0" & 20'-0"	20'-0"
EXISTING TO REMAIN	74'-9"	68'-11" & 55'-7"	

PARKING (EXISTING): 3 COVERED AND 1 UNCOVERED

CODE NOTE: THESE PLANS CONFORM TO THE 2022 CALIFORNIA RESIDENTIAL, MECHANICAL, PLUMBING, ELECTRICAL AND ENERGY CODE. STRUCTURAL ENGINEERING TO CONFORM TO 2022 CALIFORNIA BUILDING CODE (I.E., IRC, IBC, UMC, UPC, AND NEC) AS AMENDED BY THE STATE OF CALIFORNIA.

FIRE PROTECTION NOTES:

1) THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2022) AND CENTRAL FIRE PROTECTION DISTRICT AMENDMENTS.

2) ADDRESS NUMBERS SHALL BE MINIMUM OF FOUR (4) INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.

3) FIRE HYDRANT INFORMATION: LOCATION: 3909 MAINSAIL PLACE (APPROX. 90 FT FROM 3913 MAINSAIL)
HYDRANT #1278
STATIC PRESSURE (PSI): 55
RESIDUAL PRESSURE (PSI): 40
FLOW (GPM): 1,500
FLOW @ 20 PSI (GPM). = 2,419
MODELED DATA

CONTACTS

OWNER:
KATHARINE MARTIN & DAVID LAURITS
3913 MAINSAIL PLACE
SOQUEL, CA 95073

PROJECT DESIGNER:
DEREK VAN ALSTINE RESIDENTIAL DESIGN, INC.
DEREK VAN ALSTINE
1535 SEABRIGHT AVE SUITE 200
SANTA CRUZ, CA 95062
PH: (831) 426-8400
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derek@vanalstine.com

STRUCTURAL ENGINEER:
REDWOOD ENGINEERING
LEONARD WILLIS, P.E.
1535 SEABRIGHT AVE SUITE 200
SANTA CRUZ, CA 95062
PH: (831) 426-8444
FAX: (831) 426-8446
LEONARD@REDWOODENGINEERING.NET

SURVEYOR:
HANAGAN LAND SURVEYING, INC.
PAUL HANAGAN
305-C SOQUEL AVE.
SANTA CRUZ, CA 95062
PH: (831) 469-3428
paul@hanagansurvey.com

ENERGY COMPLIANCE:
LINDA BUTLER, CEPE
124 OTIS ST.
SANTA CRUZ, CA 95060
PH: (831) 345-1028

DRAWING INDEX

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1535 SEABRIGHT AVENUE SUITE 200, SANTA CRUZ, CALIFORNIA
(831)426-8400 PHONE (831)426-8446 FAX

DVRD INC.
DEREK VANALSTINE
DESIGNER

MARTIN-LAURITS GARAGE
3913 MAINSAIL PLACE
SOQUEL, CA 95073

APN: 102-441-02

ISSUE DESCRIPTION

SCHEMATIC DESIGN	
JUL. 29, 2024	
DESIGN DEVELOPMENT	
AUG. 14, 2024	
PLANNING SUBMITTAL	
APR. 7, 2025	
BUILDING SUBMITTAL	
NOV. 11, 2024	
REVISIONS:	

TITLE SHEET

T1

MARTIN LAURITS GARAGE

ABBREVIATIONS

@	AT
A.B.	ANCHOR BOLT
A.D.	AREA DRAIN
ADDN'L.	ADDITIONAL
ADJ.	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
APPROX.	APPROXIMATELY
A.S.	ASPHALTIC CONCRETE
ASSY.	ASSEMBLY
B.O.	BOTTOM OF
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
CAB.	CABINET
C.T.	CERAMIC TILE
CL.	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CPT.	CARPET
CTR.	CENTER
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
D.S.	DOWNSPOUT
DTL.	DETAIL
DWG.	DRAWING
EA.	EACH
ELEC.	ELECTRICAL
EL.	ELEVATION
EQ.	EQUAL
(E)	EXISTING
EXT.	EXTERIOR
F.A.U.	FORCED AIR UNIT
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
FIN.	FINISH
FL.	FLOOR
F.O.B.	FACE OF BLOCK
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S	FACE OF STUD
FRMG.	FRAMING
FT.	FOOT / FEET
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.F.I.	GROUND FAULT CIRCUIT INTERRUPT
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HDR.	HEADER
HORIZ.	HORIZONTAL
HT.	HEIGHT
I.D.	INSIDE DIAMETER
IN.	INCH(S)
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
MAX.	MAXIMUM
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
(N)	NEW
NOM.	NOMINAL
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPENG.	OPENING
P.T.	PRESSURE TREATED
PLY.	PLYWOOD
PTD.	PAINTED
R.O.	ROUGH OPENING
R.	RADIUS
R.C.P.	REFLECTED CEILING PLAN
RD.	ROOF DRAIN
REF.	REFERENCE
REINF.	REINFORCEMENT
REQ'D.	REQUIRED
RFG.	ROOFING
RM.	ROOM
S.C.	SOLID CORE
S.S.	STAINLESS STEEL
SCHED.	SCHEDULE
SHWR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SPECD.	SPECIFIED
SQ.	SQUARE
STD.	STANDARD
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
T.O	TOP OF
TEMP.	TEMPERED
T&G	TONGUE AND GROOVE
THK.	THICK
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
W.C.	WATER CLOSET
W/D	WASHER / DRYER
W/H	WATER HEATER
W/O	WITHOUT
W/	WITH
W.P.	WATER PROOF
W.R.	WATER RESISTANT
WD.	WOOD

GENERAL REQUIREMENTS

01.1 ALL REFERENCES TO "CONTRACTOR" SHALL INDICATE GENERAL CONTRACTOR AND THE SUBCONTRACTORS IN HIS EMPLOY; THEY SHALL BE ONE IN THE SAME.

01.2 THE STRUCTURAL, MECHANICAL, ELECTRICAL AND LANDSCAPE DRAWINGS ARE SUPPLEMENTARY TO THE DESIGN DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE DESIGN DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL, ELECTRICAL AND LANDSCAPE WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE DESIGN DRAWINGS AND THE CONSULTANTS' DRAWINGS, IT SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE DESIGN DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.

01.3 PROVIDE ALL LABOR, MATERIAL AND SERVICES REQUIRED FOR THE SATISFACTORY COMPLETION OF WORK SHOWN IN THESE DRAWINGS. WORK SHALL BE OF SOUND AND QUALITY CONSTRUCTION AND CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INCLUSION OF ADEQUATE LABOR, MATERIALS AND EQUIPMENT TO COVER THE COMPLETE INSTALLATION OF THE ITEMS INDICATED, DESCRIBED OR IMPLIED.

01.4 WORK PERFORMED SHALL COMPLY W/ THE FOLLOWING:
(A) ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
(B) THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE.
(C) THESE GENERAL NOTES, UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS.
(D) SEPARATE PLANS FOR ELECTRICAL, PLUMBING, HEATING AND AIR CONDITIONING SHALL BE SUBMITTED BY CONTRACTOR TO THE RESPECTIVE DEPARTMENTS FOR APPROVAL ℔ PERMIT, CONTRACTOR SHALL PAY FOR THE RESPECTIVE PERMIT FEES AND SUPPLY COPIES TO OWNER.

01.5 BEFORE SUBMITTING HIS BID, CONTRACTOR SHALL EXAMINE THE SITE TO COMPARE IT WITH THE PLANS ℔ NOTES, ℔ SATISFY HIMSELF AS TO THE CONDITIONS UNDER WHICH THIS WORK WILL BE PERFORMED. CONTRACTOR SHALL AT THAT TIME ASCERTAIN THE LOCATION OF ANY EXISTING STRUCTURES OR CONDITIONS THAT MAY AFFECT THIS WORK. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE FOR CONTRACTORS FAILURE OR NEGLECT TO MAKE SUCH EXAMINATIONS AND DETERMINATIONS. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE SUBMITTING HIS BID.

01.6 CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND AT ONCE REPORT ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER TO THE DESIGNER.

01.7 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGE SCALE AND FULL SIZE DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO SMALL SCALED MEASUREMENTS.

01.8 A COMPLETE SET OF PRINTS WILL BE PROVIDED WHICH SHALL BE MAINTAINED IN GOOD ORDER AT THE SITE. ALL DIFFERENCES BETWEEN THE LOCATIONS OR ARRANGEMENTS INDICATED ON THESE DRAWINGS AND THOSE OF THE ACTUAL INSTALLATION SHALL BE RECORDED IN RED PENCIL ON THAT SET, AT THE COMPLETION OF THE PROJECT AND PRIOR TO FINAL PAYMENT, CONTRACTOR SHALL SIGN AND DATE EACH "AS BUILT" DRAWING AS BEING A CORRECT AND ACCURATE REPRESENTATION OF THE WORK, AND SHALL SUBMIT THE COMPLETE PACKAGE TO DESIGNER.

01.9 ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF CONTRACTOR HAS QUESTIONS REGARDING SAME, OR THEIR EXACT MEANING, DESIGNER SHALL BE NOTIFIED FOR CLARIFICATION.

01.10 ALL DIMENSIONS ARE TO FACE OF CONCRETE, COLUMN GRID LINES, FACE OF CONCRETE BLOCK WALLS,FACE OF STUDS AND FACE OF FOAM BLOCK UNLESS OTHERWISE NOTED.

01.11 CONTRACTOR SHALL VERIFY SIZES ℔ LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS ℔ BASES AS WELL AS POWER ℔ WATER OR DRAIN INSTALLATIONS W/ EQUIPMENT MANUFACTURERS BEFORE PROCEEDING W/ THE WORK.

01.12 VERIFY ALL DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES TO DESIGNER BEFORE PROCEEDING W/ THE WORK.

01.13 AS-BUILT DRAWINGS SHALL BE MARKED DURING THE PROGRESS OF THE WORK WITH THE LOCATIONS OF ALL CONCEALED, UNDERGROUND OR OTHERWISE - PIPING, CONDUIT, ETC...

01.14 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS.

01.15 CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF AND PROTECT ALL EXISTING SURFACE AND UNDERGROUND FACILITIES AND TO BEAR ANY EXPENSE FOR THE REPAIR OF SUCH FACILITIES.

01.16 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ℔ PRESERVE ALL SURVEY MONUMENTS SET OR FOUND DURING THE CONSTRUCTION OF THIS PROJECT.

01.17 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ANY EXISTING UTILITY BOXES. ANY DAMAGED BOXES SHALL BE BROUGHT TO THE ATTENTION OF THE TOWN INSPECTOR PRIOR TO ANY WORK.

01.18 PEDESTRIAN ℔ VEHICULAR ACCESS WILL BE MAINTAINED AT ALL TIMES.

01.19 CONTRACTOR TO VERIFY WITH HOMEOWNERS ALL FINAL FINISHES, FINISHES AND AVAILABILITY PRIOR TO LOCATING ROUGH OPENING, PLUMBING AND ELECTRICAL. CONTRACTOR TO COORDINATE APPLIANCE INSTALLATION WITH ALL APPLICABLE TRADES AS SPECIFIED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

01.20 CONTRACTOR TO VERIFY W/ HOMEOWNERS ALL FINAL MATERIALS, FIXTURES ℔ EQUIPMENT PRIOR TO ORDERING.

01.21 CONTRACTOR TO PROVIDE ℔ POST ON THE STRUCTURE AT FINAL INSPECTION A COMPLETED INSULATION CERTIFICATE ℔ INSTALLATION CERTIFICATE.

01.22 KEEP VEHICLES AND STOCKPILES OF MATERIALS OUSIDE THE DRIPLINE OF TREES.

01.23 PERMANENT PROPERTY CORNER HUBS ARE REQUIRED TO BE IN PLACE PRIOR TO FOUNDATION INSPECTION.

DEMOLITION

02.1 REMOVE PLANTS ℔ VEGETATION AS REQUIRED FOR NEW CONSTRUCTION ℔ SITE WORK. PROTECT ALL TREES THAT ARE TO REMAIN OR TO BE RELOCATED. CONTRACTOR TO VERIFY W/ HOMEOWNER ℔ DESIGNER PLANTS ℔ VEGETATION TO REMAIN.

02.2 REMOVE EXISTING STAIRS, WALKS ℔ SLABS REQUIRED BY PLANS. RESERVE EXCESS EARTH TO BE USED AS COMPACTED FILL FOR FOOTINGS ℔ GRADING PURPOSES. ALL EXCESS EARTH TO BE REMOVED FROM SITE PRIOR TO COMPLETION.

02.3 AT EXTERIOR, DEMOLISH AND/OR REMOVE EXTERIOR FINISHES, EAVES, ROOFS, FRAMING, CABINETS, PLUMBING FIXTURES ℔ LINES, ELECTRICAL LINES, FINISHES, DOORS ℔ WINDOWS, ℔ FOOTINGS WHERE REQUIRED BY DRAWINGS OR STRUCTURAL DRAWINGS.

02.4 AT INTERIOR WALLS AND CEILINGS TO REMAIN, DEMOLISH EXISTING INTERIOR FINISH AS REQUIRED TO RECEIVE NEW CONSTRUCTION AND FINISHES.

02.5 REMOVE AND SAVE FOR REUSE ALL EXISTING HARDWOOD FLOOR COVERING AND/OR FINISH IN AREAS OF DEMOLITION.

02.6 PRIOR TO REMOVAL OF ANY LIGHTS, DOORS, HARDWARE ℔ TIMELINE INSTALLATION OF THE ITEMS TO VERIFY ANY/ALL ITEMS TO BE RELOCATED OR SAVED WITH HOMEOWNER.

02.7 PROVIDE NECCESSARY SHORING OF STRUCTURE TO REMAIN PRIOR TO NEW CONSTRUCTION; PHASE DEMOLITION AS NECESSARY TO MINIMIZE SHORING AND PROVIDE STABILITY OF STRUCTURE TO REMAIN.

02.8 PATCH AND REPAIR ADJACENT SURFACES TO MATCH WHERE SELECTIVE DEMOLITION OCCURS.

02.9 PATCH AND REPAIR ADJACENT SURFACES TO MATCH WHERE SELECTIVE DEMOLITION OCCURS.

SITEWORK

03.1 IN PAVED STREETS, ALL CUTS SHALL BE SMOOTH ℔ VERTICAL W/ THE AREA BEING GENERALLY RECTANGULAR. NATIVE MATERIAL MAY BE USED AS BACKFILL IF APPROVED BY INSPECTOR ℔ MUST BE COMPACTED TO 90% COMPACTION WITHIN TWO FEET OF SURFACE (TEST METHOD NO. CALIFORNIA 216-F). IF SAND BACKFILL IS USED, IT MUST BE WELL GRADED, TAMPED, W/ VIBRATORY COMPACTOR ℔ LIGHTLY JETTED, IF NECESSARY.

03.2 ALL CONTRACTORS WILL BE RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UTILITIES IN FIELD. CALL USA (UNDERGROUND SERVICE ALERT) 1-800-227-2600 BEFORE STARTING ANY EXCAVATIONS. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY EXISTENCE OF ℔ PROTECT ALL EXISTING UTILITIES. ANY DAMAGE TO A EXISTING UTILITY WILL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

03.3 PAVEMENT CUTS TO BE DETERMINED IN THE FIELD BY TOWN INSPECTOR.

03.4 ALL FILLS SHALL BE CONSTRUCTED IN LIFTS (6") AND COMPACTED TO 90% RELATIVE COMPACTION, UNLESS OTHERWISE DIRECTED BY THE SOILS ENGINEER. SLOPES TO RECEIVE FILLS SHALL BE STRIPPED AND BENCHED PRIOR TO PLACEMENT OF FILLS.

03.5 ALL EXCESS SOIL SHALL BE OFF-HAULED TO AN APPROVED SITE.

03.6 ALL CUT AND FILL SLOPES SHALL BE PLANTED WATERED AND MAINTAINED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED TO THE APPROVAL OF THE APPROPRIATE INSPECTOR.

03.7 NO IMPROVEMENTS SHALL OBSTRUCT OR DIVERT RUNOFF TO THE DETRIMENT OF AN ADJACENT PROPERTY.

03.8 A SANITARY SEWER LATERAL SHALL BE INSTALLED AT THE PROPERTY LINE, IF ONE DOES NOT ALREADY EXIST WITHIN TWO (2) FEET OF PROPERTY LINE.

03.9 ANY TRENCHING WITHIN THE DRIPLINE OF ALL TREES SHALL BE HAND DIGGING UNLESS NOTED ON THE PLANS.

03.10 THE CONTRACTOR SHALL REPAIR OR REPLACE ALL EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL THAT ARE DAMAGED OR REMOVED BECAUSE OF CONTRACTOR'S OPERATIONS. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO: CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, SIGNS, PAVEMENTS, RAISED PAVEMENT MARKERS, THERMOPLASTIC PAVEMENT MARKINGS, ETC. SHALL BE REPAIRED ℔ REPLACED TO A CONDITION EQUAL TO OR BETTER THAN THE ORIGINAL CONDITION. EXISTING IMPROVEMENT TO BE REPAIRED OR REPLACED SHALL BE AT THE DIRECTION OF THE ENGINEERING CONSTRUCTION INSPECTOR, ℔ SHALL COMPLY WITH ALL TITLE 24 DISABLED ACCESS PROVISIONS. CONTRACTOR SHALL REQUEST A WALK- THROUGH WITH THE ENGINEERING CONSTRUCTION INSPECTOR BEFORE THE START OF CONSTRUCTION TO VERIFY EXISTING CONDITIONS.

03.11 CONTRACTOR SHALL INSTALL ALL UTILITY SERVICES, INCLUDING TELEPHONE, ELECTRICAL POWER, AND ALL COMMUNICATIONS LINES UNDERGROUND, AS REQUIRED BY LOCAL CITY CODE.

03.12 THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL JOB DEBRIS AT THE END OF THE DAY. DIRT AND DEBRIS SHALL NOT BE WASHED INTO STORM DRAINAGE FACILITIES.

03.13 ALL PUBLIC IMPROVEMENTS SHALL BE MADE ACCORDING TO THE LATEST ADOPTED CITY STANDARD DRAWINGS AND THE CITY SPECIFICATIONS. ALL WORK SHALL CONFORM TO THE APPLICABLE CITY ORDINANCES.

03.14 THE STORING OF GOODS AND MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED.

03.15 THE CONTRACTOR'S REPRESENTATIVE IN CHARGE SHALL BE AT THE JOB SITE DURING ALL WORKING HOURS.

03.16 FAILURE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY MAY RESULT IN THE CITY'S PERFORMING THE REQUIRED MAINTENANCE AT THE CONTRACTOR'S EXPENSE.

CONCRETE

04.1 ALL CONCRETE USED FOR CURB, GUTTER, AND SIDEWALK MUST BE CLASS "A" (SIX SACKS PER CUBIC YARD) ACCORDING TO STATE OF CA. SPECIFICATIONS ℔ MUST ATTAIN A STRENGTH OF 3,000 P.S.I MINIMUM IN 28 DAYS. SIDEWALK CONCRETE SHALL INCLUDE ONE POUND LAMP BLACK PER CUBIC YARD OF CONCRETE.

04.2 A SEMI-FINISHED SURFACE OF CUTBACK OR LOWERED CROSS-SECTION (MAXIMUM LOW- ERED DEPTH, 1/2") OF ASPHALTIC CONCRETE WILL BE ALLOWED FOR A MAXIMUM OF THIRTY (30) DAYS AFTER BACKFILLING TO ALLOW FOR SETTLING. CONTRACTOR SHALL PATCH ANY TIME THAT EXCESSIVE SETTLING OCCURS.

BOILER PLATE NOTES

04.3 WITHIN 30 DAYS, CONTRACTOR SHALL RESTORE SURFACE TO ITS ORIGINAL CONDITION ℔ BE RESPONSIBLE FOR ANY FURTHER SETTLING OR FAILURE FOR TWO YEARS. IF CUTBACK IS USED AS A SEMI-FINISHED SURFACE, IT SHALL BE REMOVED BEFORE FINISHING. A SIX-INCH EDGE OF EXISTING A.C. SHALL BE REMOVED AROUND THE PERIMETER OF THE CUT BEFORE PLACEMENT OF ASPHALTIC CONCRETE.

04.4 A SIX-INCH COURSE OF CRUSHED ROCK BASE (1-1/2" MAX. AGGREGATE) ℔ TWO-INCH ASPHALTIC CONCRETE IS THE MIN. SURFACING TO BE RESTORED. HOWEVER, NO RESTORED SHALL BE LESS SUBSTANTIAL THAN EXISTING COMPOSITION. IN CASES OF CONCRETE STREETS, A SIX-INCH THICKNESS OF CONCRETE ON A FOUR-INCH ROCK CUSHION IS MIN. STANDARD.

04.5 SIDEWALKS SHALL BE A MINIMUM OF FOUR (4) INCHES OF CLASS 2 AGGREGATE BASE COM- PACTED TO 95% RELATIVE COMPACTION.

04.6 DRIVEWAYS SHALL BE A MINIMUM SIX (6) INCHES THICK WITH SIX (6) INCHES OF CLASS 2 AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION.

04.7 DOWN, OLD CONCRETE TO NEW CONCRETE WITH #4 REBAR. THERE WILL BE TWO (2) DOWELS AT EACH SIDEWALK CUT ℔ TWO (2) AT EACH CURB CUT.

METALS

05.1 SEE WATERPROOFING NOTES FOR ADDITIONAL SHEET METAL NOTES

05.2 ALL COPPER MEETING DISSIMILAR METALS TO BE PROTECTED WITH DIELECTRIC UNION.

05.3 PROVIDE PROPER SEPARATION BETWEEN DISSIMILAR METALS.

WOOD AND PLASTICS

06.1 ALL WOOD FRAMING EXPOSED TO WEATHER SHALL BE PRESSURE TREATED DOUGLAS FIR OR REDWOOD.

06.2 OFFSET STUDS WHERE REQUIRED SO THAT FINISH WALL WILL BE FLUSH.

06.3 WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT REST ON EXTERIOR FOUNDATION WALLS ℔ ARE LESS THAN 8" FROM EXPOSED EARTH SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

06.4 CLEARANCE BETWEEN WOOD SIDING AND EARTH ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 6 INCHES EXCEPT WHERE SIDING, SHEATHING AND WALL FRAMING ARE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

06.5 PROVIDE 2x8 BACKING IN ALL BATHROOM WALLS AT WATER CLOSET, SHOWER AND BATHTUB AT 34" ABOVE FINISH FLOOR TO CENTER OF THE BACKING, SUITABLE FOR THE ADDITION OF GRAB BARS.

WATERPROOFING / FLASHING

07.1 ALL FLASHING ℔ WATERPROOFING BY CONTRACTOR.

INSULATION

08.1 INSTALL A MIN. OF 1.5" THICK INSULATION ON ALL HOT WATER PIPES, PIPING ASSOCIATED W/ RECIRCULATION SYSTEMS ℔ COLD WATER PIPES FOR THE FIRST 5' FROM A STORAGE TANK. PIPES 2" ℔ LARGER IN DIA. REQUIRE A MIN. OF 2" THICK INSULATION. HOT WATER PIPES BURIED BELOW GRADE MUST BE INSTALLED IN A WATERPROOF NON-CRUSHABLE CASING OR SLEEVE. INSULATION OUTSIDE CONDITIONAL SPACE SHALL BE PROTECTED.

08.2 DUCT CONNECTIONS TO BE WRAPPED W/ UL 181 TAPE IN ACCORDANCE WITH THE FOLLOWING:
(A) ATTACH INNER LINER TO GRAB W/ AT LEAST TWO WRAPS OF APPROVED DUCT TAPE ℔ SECURE WTH APPROVED CLAMP.
(B) PULL BLANKET INSULATION BACK OVER CORE ℔ USE TWO WRAPS OF APPROVED TAPE OR APPROVED CLAMP.

08.3 PROVIDE INSULATION PER ENERGY COMPLIANCE WORKSHEET

08.4 DUCTS SHALL BE INSULATED WITH A MIN. OF R6 IN UNCONDITIONED SPACE ℔ A MIN. OF R4.2 IN CONDITIONED SPACE.

08.5 2. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY MANUFACTURER AS COMPLYING WITH CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL. DOORS ℔ WINDOWS BETWEEN CONDITIONED AND OUTSIDE OF UNCONDITIONED SPACES SUCH AS GARAGES AND COMPARTMENTS FOR CENTRAL AIR GAS FURNACES SHALL BE FULLY WEATHERSTRIPPED.

08.6 MANUFACTURED DOORS ℔ WINDOWS SHALL BE CERTIFIED ℔ LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS. CAULK PLUMBING ℔ ELECTRICAL PENETRATIONS, ALL WINDOWS ℔ DOOR FRAMES, BETWEEN WALL SOLE PLATES ℔ FLOORS ℔ ALL OTHER OPENING IN THE ENVELOPE. ALL EXTERIOR OPENINGS SHALL BE PROPERLY WEATHERSTRIPPED, CERTIFIED ℔ LABELED.

08.7 FOR ALL REMODELS, INSULATION MEETING THE MANDATORY FEATURE REQUIREMENTS IN THE CALIFORNIA ENERGY CODE SHALL BE INSTALLED AT CEILINGS, WALLS, FLOORS AND WATER PIPES, WHEN THESE AREAS ARE EXPOSED DURING REMODELING. (§12.10.250(A)2 SCCC

FIREPROOFING

09.1 FIRE BLOCK STUD WALLS ℔ PARTITIONS AT FLOOR, CEILING, SOFFIT, ℔ MID-HEIGHT WALLS OVER 10'-0" IN HT.

09.2 ONE HOUR FIRE-RESISTANT CONSTRUCTION IS REQUIRED ON ALL WALLS AND SOFFITS AT AREAS UNDER STAIRWAYS, CEILINGS AND SUPPORTING MEMBERS WHERE THERE IS A LIVING AREA ABOVE. USE 5/8" TYPE-'X' GYPSUM BOARD O/ WOOD FRAMING.

09.3 WALLS, CEILINGS ℔ SUPPORTING MEMBERS BETWEEN GARAGE ℔ LIVING SPACE SHALL BE 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE ℔ FIRE TAPED ON GARAGE SIDE.

DOORS AND WINDOWS

10.1 SEE DOOR ℔ WINDOW SCHEDULES FOR ADDT'L NOTES.

10.2 NFRC LABELS SHALL REMAIN ATTACHED TO GLAZING UNTIL INSULATION INSPECTION IS COMPLETE.

10.3 ALL GLASS LESS THAN 18" ABOVE THE ADJACENT WALKING SURFACE SHALL BE TEMPERED.

10.4 THRESHOLD - MAX 1-1/2", 1:2 LEVEL. PROVIDE STONE THRESHOLDS AT STONE OR TILE.

10.5 ALL WINDOW AND DOOR DIMENSIONS ARE APPROXIMATE ONLY - ACTUAL DIMENSIONS MUST BE DETERMINED AND VERIFIED ON-SITE BY CONTRACTOR PRIOR TO ORDERING ANY MATERIAL.

10.6 VERIFY ALL SIZES ON SCHEDULE WITH NECESSARY ELEVATIONS THROUGHOUT THIS SET OF DRAWINGS.

FIREPLACES AND STOVES

11.1 CHIMNEY FOR RESIDENTIAL TYPE SOLID FUEL BURNING APPLIANCE SHALL EXTEND NOT LESS THAN 3'-0" ABOVE THE HIGHEST POINT WHERE IT PASSES THROUGH A ROOF

11.2 FIREPLACE AND CHIMNEY SHALL BE INSTALLED IN ACCORDANCE W THEIR LISTING ℔ THE MANUFACTURERS INSTRUCTIONS AS SPECIFIED IN THE MECHANICAL CODE. HEARTH EXTENSIONS SHALL CONFORM TO THE CONDITIONS OF THE LISTING ℔ THE MANUFACTURERS INSTALLATION INSTRUCTIONS. FIREPLACE SHALL HAVE EPA PHASE II APPROVED INSERTS.

EQUIPMENT

12.1 EQUIPMENT IN UTILITY ROOM SHALL BE ARRANGED SO THAT ANY PIECE OF EQUIPMENT CAN BE REPLACED WITHOUT DISRUPTION TO THE OTHER.

12.2 STRAP WATER HEATER AT TOP AND BOTTOM TO RESIST SEISMIC MOTION.

12.3 PROVIDE AN AUTOMATIC TEMPERATURE ℔ PRESSURE RELIEF VALVE LINE LEADING TO THE BUILDING EXTERIOR, DISCHARGING INDEPENDENTLY BY GRAVITY THROUGH AN AIR GAP INTO THE DRAINAGE SYSTEM OR OUTSIDE OF THE BUILDING W THE END OF THE PIPE NOT EXCEEDING 2 FEET ℔ NOT LESS THAN 6 INCHES ABOVE THE GROUND AND POINTING DOWNWARDS.

12.4 GAS APPLIANCES SUCH AS FURNACES, WATER HEATERS, ℔ CLOTHES DRYERS ARE TO BE RAISED 18" ABOVE GARAGE FLOOR, TYP.

POOLS

13.1 PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR.

FINISHES

14.1 SHOWER ℔ TUB/ SHOWER WALLS TO BE A SMOOTH, HARD, NON ABSORBENT SURFACE (E.G. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G. CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72" ABOVE THE DRAIN INLET. NOTE: WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS.

14.2 PROVIDE NEW CARPET ℔ PAD TO BE SPECIFIED BY HOMEOWNER.

14.3 PROVIDE GYPSUM WALLBOARD:
(A) 1/2" THICK AT ALL INTERIOR WALLS AND 5/8" THICK AT CEILINGS, UNLESS OTHERWISE TEXTURE PER PLANS, FREE OF DEFECTS, TAPED ℔ SANDED TO RECEIVE PAINT AT INTERIOR. TYPICAL FOR ENTIRE HOUSE.

(B) 5/8" TYPE 'X' SMOOTH FINISH SKIM COAT, FREE OF DEFECTS, TAPED ℔ SANDED TO RECEIVE PAINT. TYP. TO PROVIDE ONE HOUR OCCUPANCY SEPARATION.

(C) PROVIDE 90 DEGREE CORNER BEADS AT ALL CORNERS.

14.4 PROVIDE STONE:
(A) SLAB FACING MORTAR SET BUTT JOINTED, PATTERN PER ARCHITECTURAL PLAN OR INTERIOR ELEVATIONS. PROVIDE SHOP DRAWINGS TO DESIGNER. SEAL STONE WITH APPROVED STONE SEALER. STONE TYPE TO BE SPECIFIED BY DESIGNER.
(B) 3/4" STONE TILE MORTAR SET BUTT JOINTED, PATTERN PER ARCHITECTURAL PLANS ℔ INTERIOR ELEVATIONS. SEAL STONE W/ APPROVED STONE SEALER. STONE TYPE TO BE SPECIFIED BY DESIGNER.
(C) 3/4" STONE COUNTER TOP OVER 3/4" PLYWOOD SUBTOP. STONE TO HAVE 1-1/2" EDGE PER DETAIL. PROVIDE FULL STONE SPLASH AT AREAS SHOWN IN INTERIOR ELEVATIONS. STONE TYPE TO BE SPECIFIED BY DESIGNER.

14.5 PROVIDE CERAMIC TILE:
MORTAR BED DEPTH, METAL LATH AND WATERPROOFING PER PLANS AND CERAMIC TILE INSTITUTE REQUIREMENTS. TILE TYPE PER PLAN, INTERIOR ELEVATIONS OR BY OWNER.

14.6 PROVIDE EXTERIOR CEMENT PLASTER:
(A) FOR NEW AREAS- PROVIDE 7/8" CEMENT PLASTER ON DOUBLE PAPER BACKED METAL LATH. PROVIDE DOUBLE LATH AT 45 DEGREES AT CORNERS OF ALL OPENINGS. PROVIDE FIBER SHRINK IN BROWN COAT. FINISH AND COLOR TO MATCH EXISTING FINISH OR TO BE SPECIFIED BY DESIGNER.

14.7 PROVIDE PAINT:
(A) PRIME ALL SURFACES MINIMUM TWO COATS. PROVIDE MINIMUM 2 ADDITIONAL COATS OF FINISHING PAINT AS SPECIFIED BY DESIGNER. ALL SURFACES TO BE FREE OF DEFECTS. PROVIDE COLOR SAMPLES FOR APPROVAL BY DESIGNER.
(B) PROVIDE MINIMUM THREE COATS OF PAINT INCLUDING PRIMER FOR ALL EXPOSED STRUCTURAL STEEL

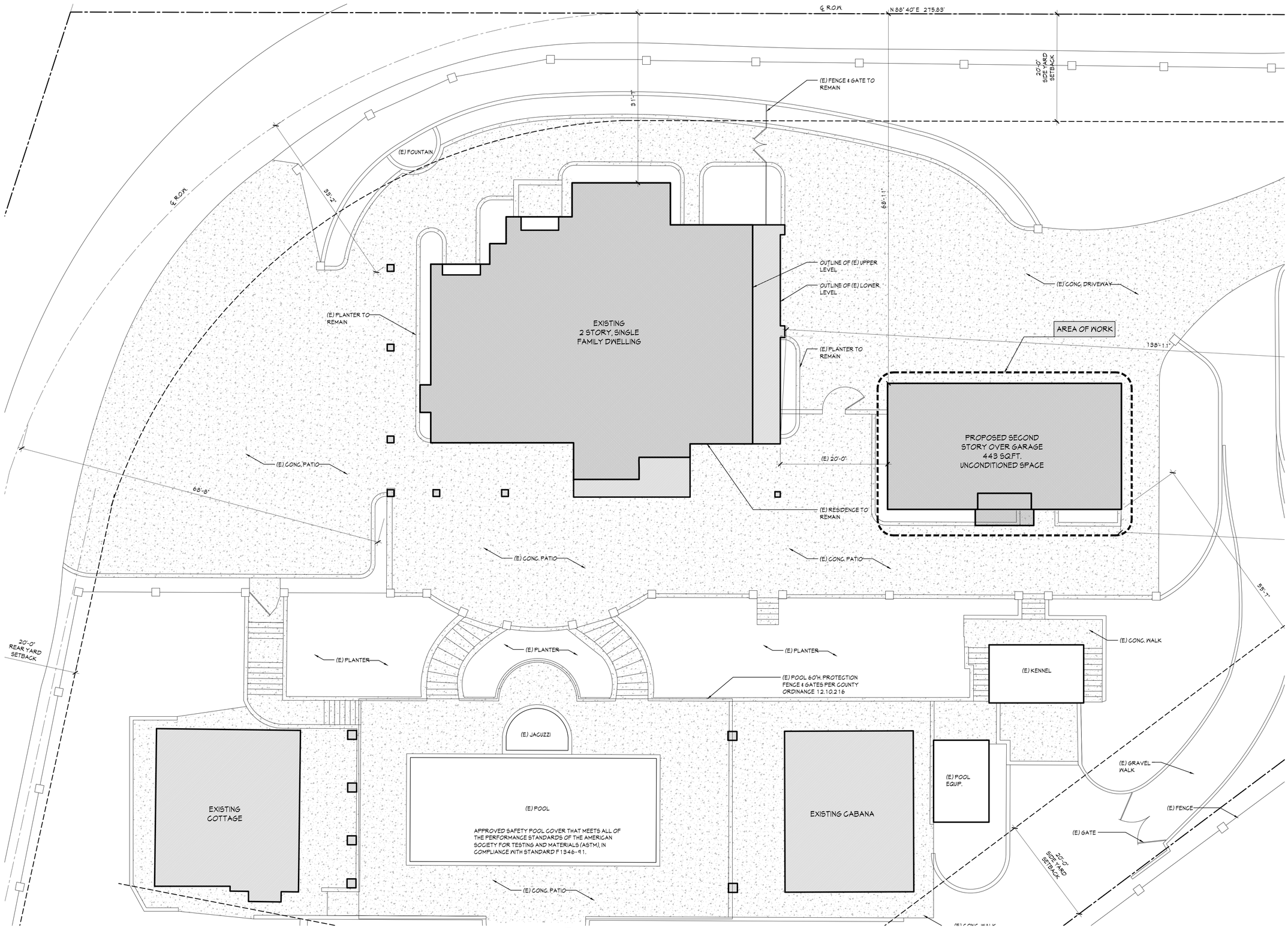
STAIRS / HANDRAILS/ GUARDS

15.1 WIDTH-STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE OF STAIRWAY AND THE MIN. CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT INCL. TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31-1/2" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

15.2 HEADROOM-THE MIN. HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

15.3 RISER HEIGHT-THE MAX. RISER HEIGHT SHALL BE 7-3/4". THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT W/ IN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

15.4 TREAD DEPTH-THE MIN. TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY



1 SITE PLAN
SCALE: 1/8" = 1'-0"

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MARTIN-LAURITS GARAGE
3913 MAINSAIL PLACE
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APN: 102-441-02

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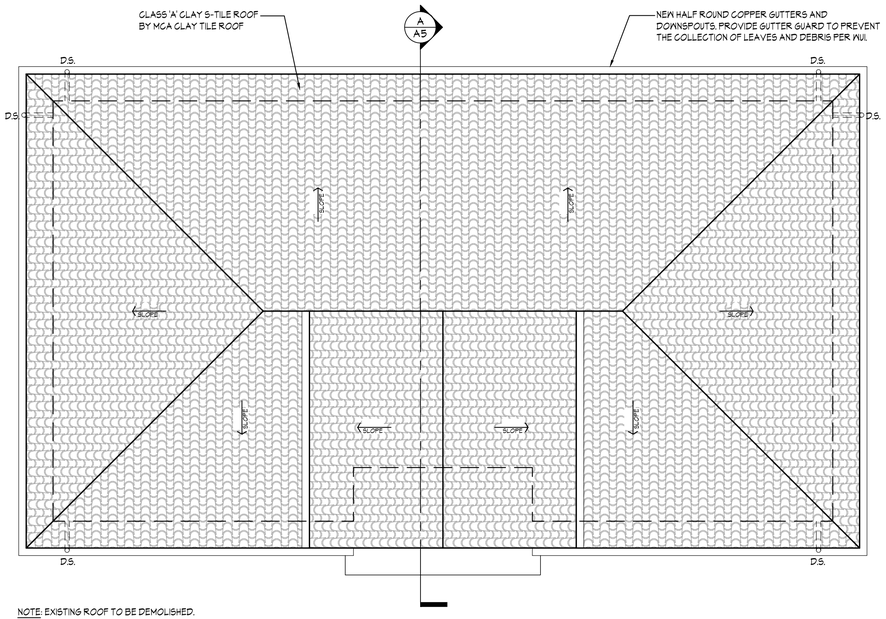
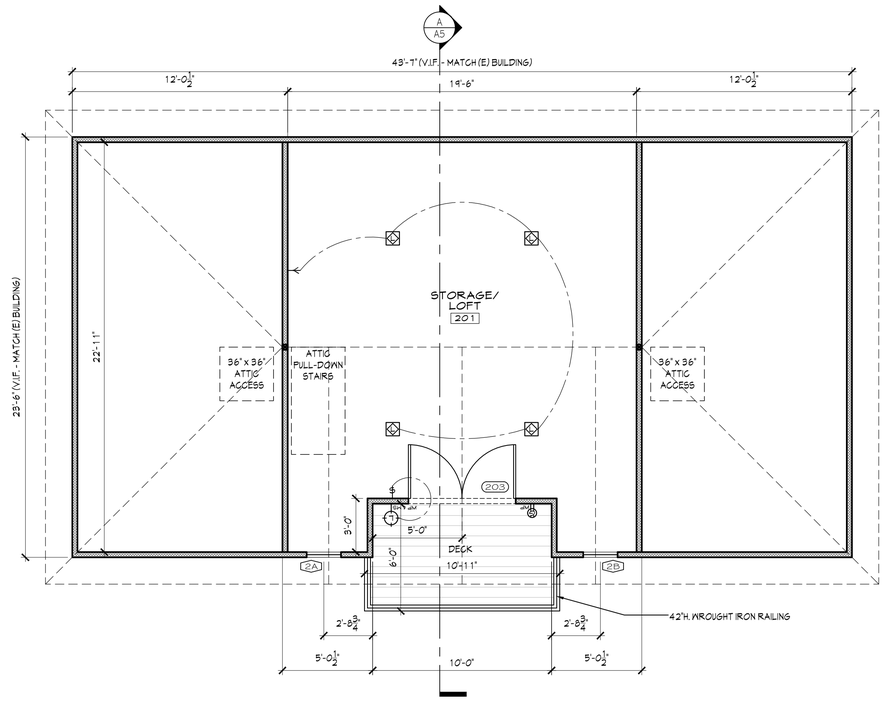
SITE PLAN

A1



NOTE: EXISTING ROOF TO BE DEMOLISHED.

3 PROPOSED GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED GARAGE UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

LIGHT FIXTURE TYPES:

- L = HIGH EFFICACY LED (LIGHT EMITTING DIODE) 3000K
- F = CFL HIGH EFFICACY LIGHT FIXTURE SHALL BE FOUR-PIN TYPE WITH ELECTRONIC BALLASTS
- WP = WATERPROOF FIXTURE
- MS = FIXTURE EQUIPPED WITH MOTION AND PHOTO SENSOR
- VS = FIXTURE EQUIPPED WITH VACANCY SENSOR

RECESSED DOWNLIGHT, IC & AT RATED IN INSULATED CEILINGS.

RECESSED DOWNLIGHT WITH ADJUSTABLE LENS FOR SLOPED CEILINGS. IC & AT RATED IN INSULATED CEILINGS.

WALL MOUNTED FIXTURE.

OUTLET TYPES:

GROUND FAULT CIRCUIT INTERRUPTOR

ARC-FAULT CIRCUIT INTERRUPTOR

COMBINATION AFCI/GFCI

SWITCH TYPES:

SINGLE POLE SWITCH.
3-WAY LIGHT SWITCH
4-WAY LIGHT SWITCH
5-WAY LIGHT SWITCH
AC- ASTRONOMICAL CLOCK FOR EXTERIOR LIGHTING

DIMMER SWITCH. MUST BE LED CERTIFIED BY MFR. TO THE CA ENERGY COMMISSION TITLE 20 APPLIANCE EFFICIENCY REGULATIONS.

VACANCY SENSOR. MUST BE LED CERTIFIED BY MFR. TO THE CA ENERGY COMMISSION TITLE 20 APPLIANCE EFFICIENCY REGULATIONS.

LIGHTING NOTES

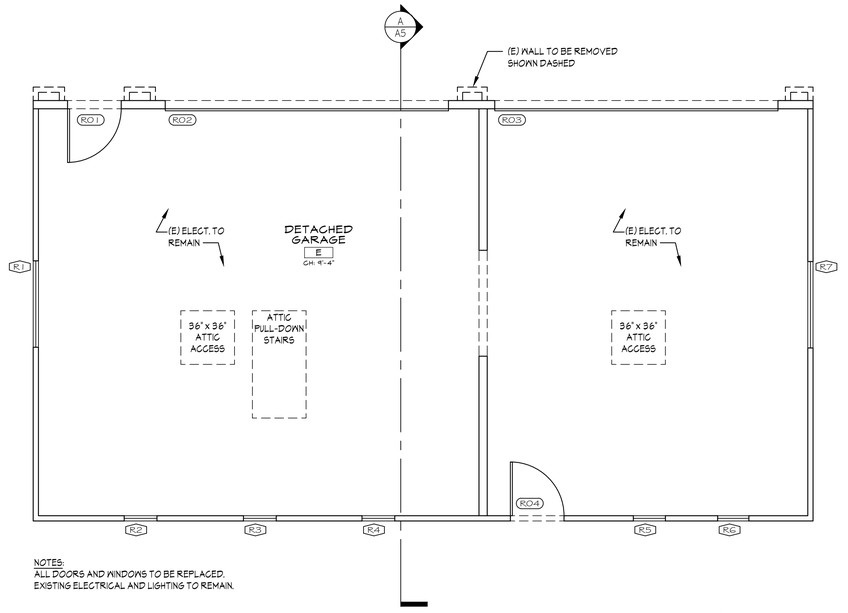
- L.1 ALL LIGHTING REQUIRED TO BE HIGH EFFICACY.
- L.2 ALL GARAGE, LAUNDRY, AND UTILITY LIGHTING SHALL BE HIGH EFFICACY AND CONTROLLED BY VACANCY SENSORS.
- L.3 ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY, CONTROLLED BY A MANUAL 'ON/OFF' SWITCH THAT DOES NOT OVERRIDE TO 'ON' AND CONTROLLED BY A PHOTOCELL AND MOTION SENSOR, ASTRONOMICAL CLOCK, OR OTHER METHOD ALLOWED BY CEnC 150.0(k)3.

ELECTRICAL NOTES

- E.1 EXTERIOR RECEPTACLES TO BE WITHIN 6'-6" OF GRADE, WATERPROOF AND GFI PROTECTED.
- E.2 ALL 125 VOLT, 15- AND 20-AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES

WALL LEGEND

- NEW 2x4 STUD WALL
- NEW 2x6 STUD WALL
- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN



NOTES:
ALL DOORS AND WINDOWS TO BE REPLACED.
EXISTING ELECTRICAL AND LIGHTING TO REMAIN.

1 EXISTING GARAGE LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

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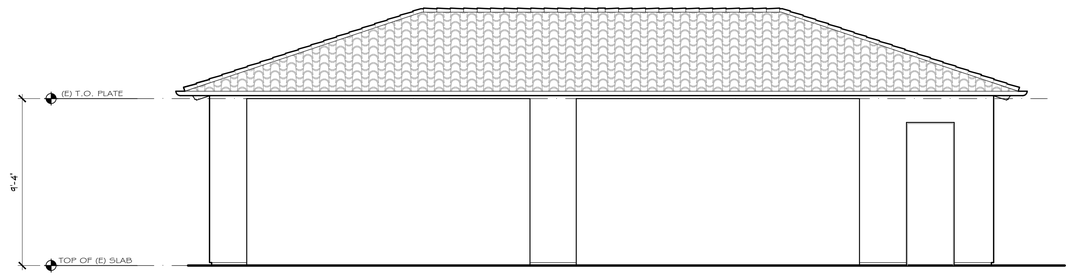
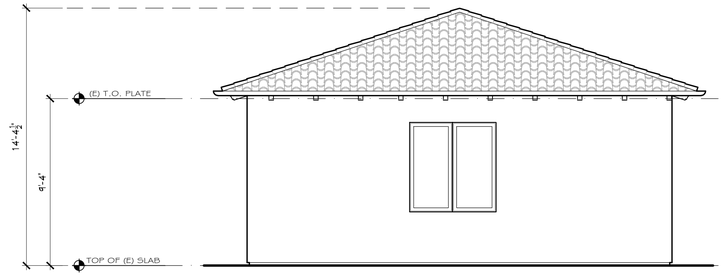
GARAGE FLOOR / ROOF / ELECTRICAL PLANS

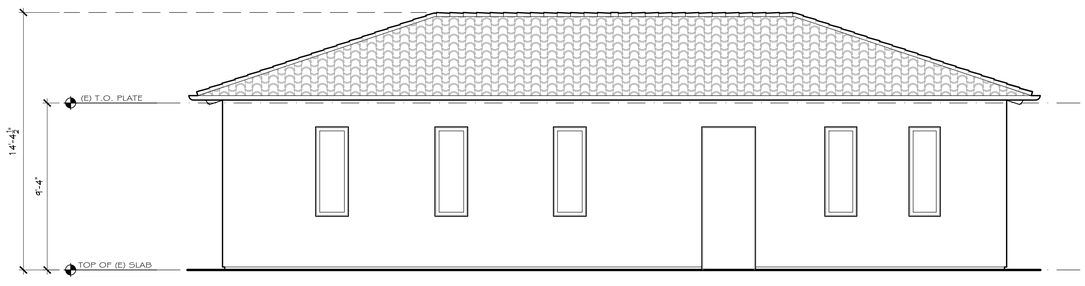
A2



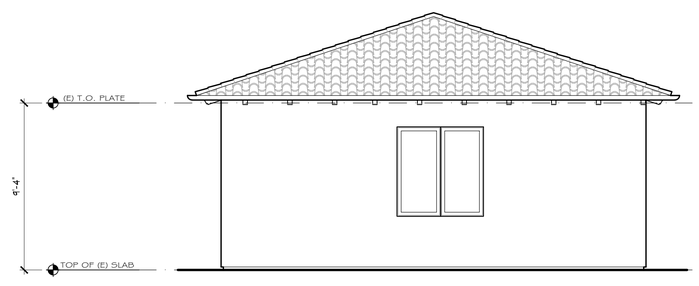
1 EXISTING NORTH (FRONT) ELEVATION
SCALE: 1/4"= 1'-0"



2 EXISTING WEST (SIDE) ELEVATION
SCALE: 1/4"= 1'-0"



3 EXISTING SOUTH (REAR) ELEVATION
SCALE: 1/4"= 1'-0"



4 EXISTING EAST (SIDE) ELEVATION
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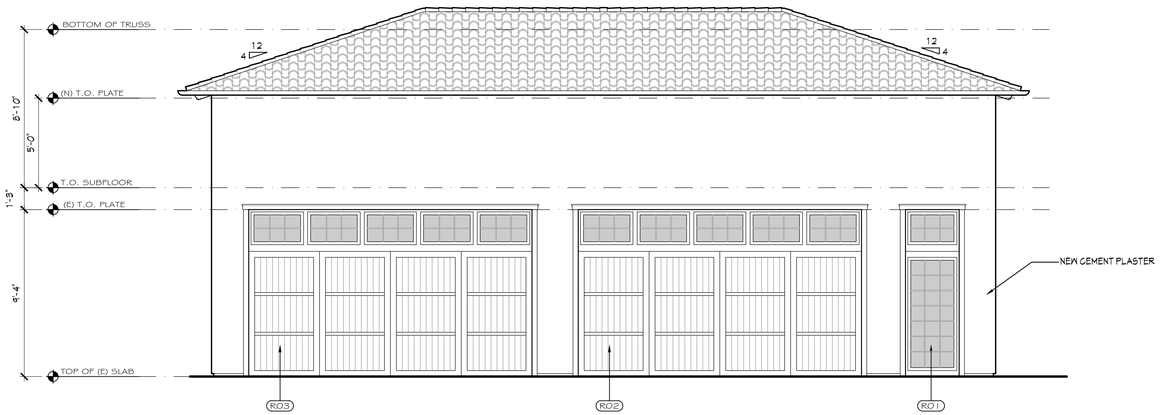
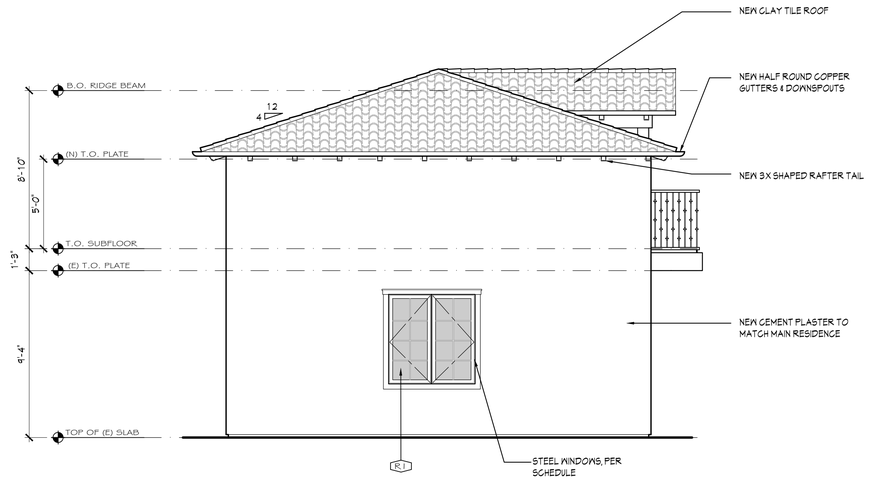
EXISTING EXTERIOR ELEVATIONS

A3



1 PROPOSED NORTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST (SIDE) ELEVATION
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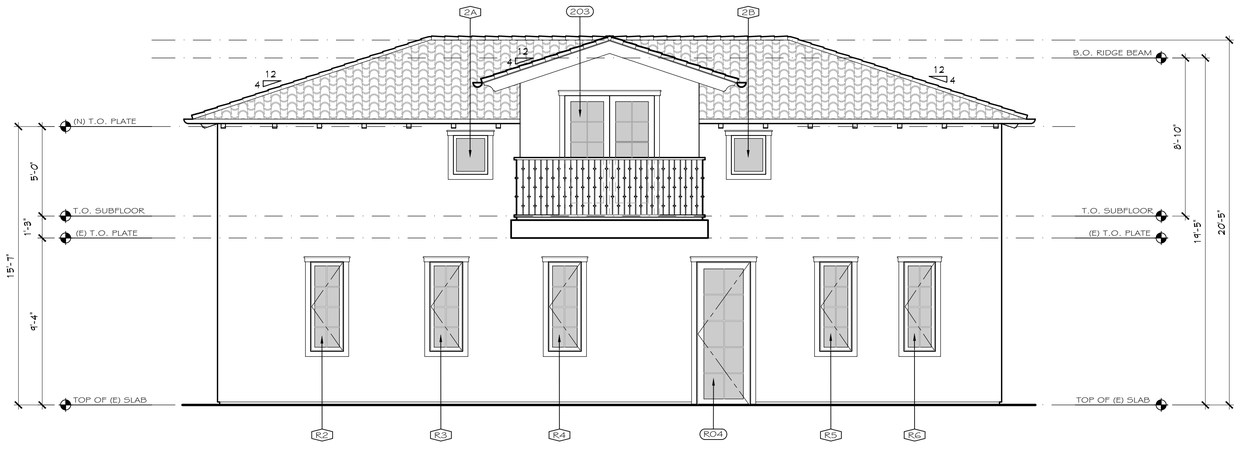
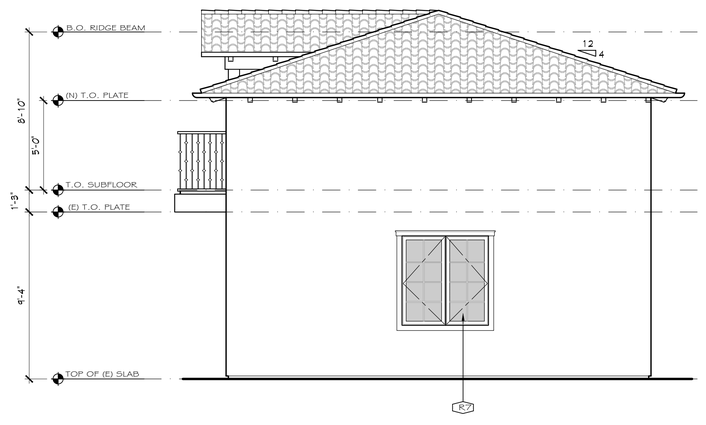


3 PROPOSED SOUTH (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED EAST (SIDE) ELEVATION
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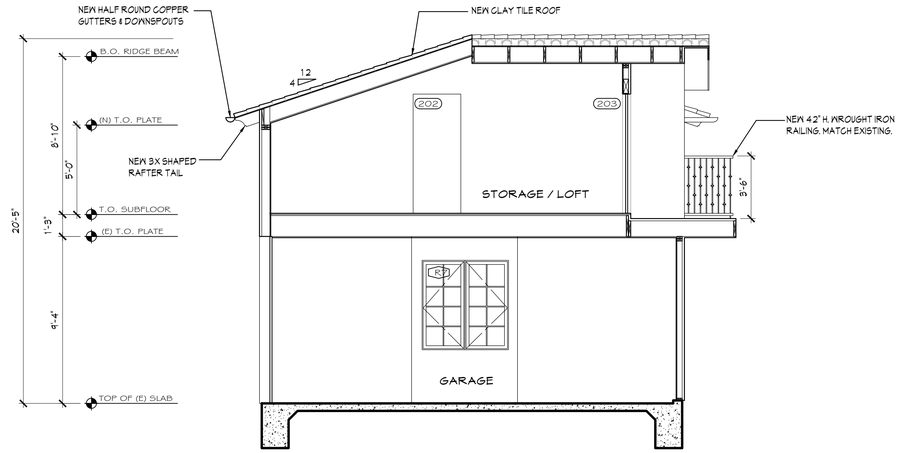
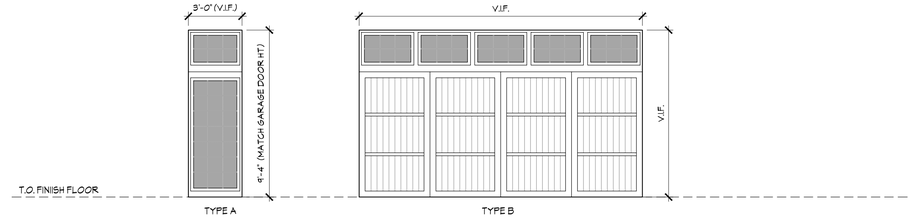
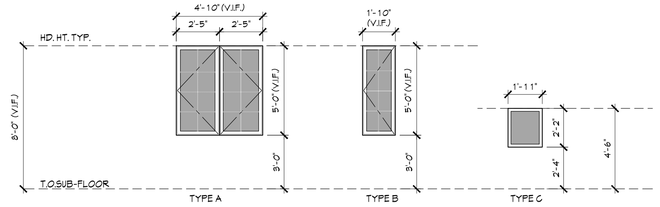
PROPOSED EXTERIOR ELEVATIONS

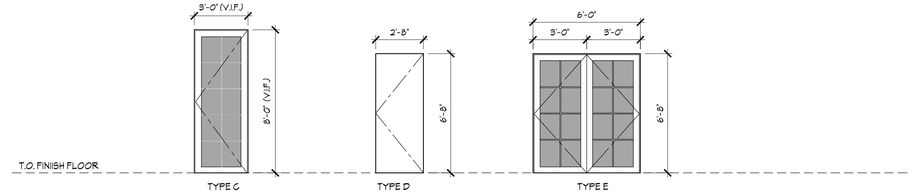
A4



5 SECTION 'A'
SCALE: 1/4" = 1'-0"







WINDOW TYPES
SCALE: 1/4" = 1'-0"

DOOR TYPES
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

WIN. NO.	WIDTH x HEIGHT	TYPE	HEAD HEIGHT	JAMB DEPTH	NOTES:
R - REPLACEMENT WINDOWS - FIRST FLOOR (in existing openings)					
R1	4'-10" x 5'-0"	A	MATCH (E)	(E)	DOUBLE CASEMENT
R2	1'-10" x 5'-0"	B	MATCH (E)	(E)	CASEMENT
R3	1'-10" x 5'-0"	B	MATCH (E)	(E)	CASEMENT
R4	1'-10" x 5'-0"	B	MATCH (E)	(E)	CASEMENT
R5	1'-10" x 5'-0"	B	MATCH (E)	(E)	CASEMENT
R6	1'-10" x 5'-0"	B	MATCH (E)	(E)	CASEMENT
R7	4'-10" x 5'-0"	A	MATCH (E)	(E)	DOUBLE CASEMENT
2 - SECOND FLOOR WINDOWS					
2A	1'-11" x 2'-2"	C	4'-6"	3-1/2"	FIXED
2B	1'-11" x 2'-2"	C	4'-6"	3-1/2"	FIXED

ADDITIONAL NOTES:
1. WINDOW AND DOOR SIZES ARE NOMINAL. VERIFY ROUGH OPENING SIZE WITH MANUFACTURER.
2. EGRESS MINIMUM NET CLEAR HEIGHT SHALL BE 24 INCHES, MINIMUM NET CLEAR WIDTH SHALL BE 20 INCHES, AND HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
3. PROVIDE TEMPERED GLASS AT AREAS OF GLASS WITHIN 18" OF FINISH FLOOR AND ALL SKYLIGHTS.
4. PROVIDE TEMPERED GLASS WITHIN 60 INCHES ABOVE STANDING SURFACE AND DRAIN INLET IN ALL BATHROOMS.
5. PROVIDE TEMPERED GLAZING AT STAIR LANDING AND OPENING WITHIN A 24" ARC OF A DOOR.
6. NFRC LABELSMUST REMAIN ATTACHED TO THE GLAZING UNTIL AFTER INSULATION INSPECTION IS COMPLETED.
7. CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZES WITH WINDOW MANUFACTURER PRIOR TO PLACING ORDER.
8. CONTRACTOR TO VERIFY SWING DIRECTION WITH EXTERIOR ELEVATION PRIOR TO PLACING ORDER.
9. STEEL WINDOWS BY "EUROSTEEL", OR APPROVED EQUAL.

DOOR SCHEDULE

DOOR NO.	WIDTH x HEIGHT	TYPE	JAMB DEPTH	JAMB INT. / EXT.	NOTES:
R - REPLACEMENT DOORS - FIRST FLOOR (in existing openings)					
RO1	3'-0" x 9'-4"	A	(E)	EXT.	-
RO2	15'-10"x 9'-4"	B	(E)	EXT.	OVERHEAD GARAGE DOOR.
RO3	15'-10"x 9'-4"	B	(E)	EXT.	OVERHEAD GARAGE DOOR.
RO4	3'-0" x 8'-0"	C	(E)	EXT.	TEMP.
2 - SECOND FLOOR DOORS					
201	2'-8" x 6'-8"	D	3-1/2"	INT.	-
202	2'-8" x 6'-8"	D	3-1/2"	INT.	-
203	6'-0" x 6'-8"	E	3-1/2"	EXT.	(2) 3'-0" X 6'-8" FRENCH DOOR, TEMP.

ADDITIONAL NOTES:
1. CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZES WITH DOOR MANUFACTURER PRIOR TO PLACING ORDER.
2. CONTRACTOR TO VERIFY SWING DIRECTIONS WITH FLOOR PLANS PRIOR TO PLACING ORDER.
3. NFRC LABELS MUST REMAIN ATTACHED TO THE GLAZING UNTIL AFTER FINAL INSPECTION IS COMPLETED.
4. RE-USE EXISTING DOORS AS SPECIFIED ON SCHEDULE. VERIFY ALL (E) DOORS TO ENSURE PROPER FIT. ALL NEW DOORS TO MATCH EXISTING.

WUI NOTES FOR EXTERIOR WINDOWS, SKYLIGHTS AND DOORS

☐ EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS (CRC R337.8.2.1):
- ● BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION R308 SAFETY GLAZING
- ○ BE CONSTRUCTED OF GLASS BLOCK UNITS
- ○ HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257
- ○ BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

☐ EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING (CRC R337.8.3):
- ● CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL
- ○ CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:
  - ☐ STILES AND RAILS SHALL NOT BE LESS THAN 1-3/8" THICK
  - ☐ PANELS SHALL NOT BE LESS THAN 1-1/4" THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT LESS THAN 3/8" THICK.
- ○ THE EXTERIOR DOOR ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252
- ○ THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SECTION R337.7.3.1 WHEN TESTED IN ACCORDANCE WITH ASTM E2707
- ○ THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1

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APN: 102-441-02

ISSUE DESCRIPTION

ISSUE DESCRIPTION	
SCHEMATIC DESIGN	
JUL. 29, 2024	
DESIGN DEVELOPMENT	
AUG. 14, 2024	
PLANNING SUBMITTAL:	
APR. 7, 2025	
BUILDING SUBMITTAL:	
NOV. 11, 2024	
REVISIONS:	

SECTION
WINDOW / DOOR SCHEDULE

A5

GENERAL STRUCTURAL NOTES

TYPICAL DETAILS: AND NOTES ON THESE SHEETS SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS. ALL WORK OR CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, REGULATIONS AND SAFETY REQUIREMENTS.

DISCREPANCIES: THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING, DURING THE BIDDING PERIOD, OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS OR OF ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO CODES, RULES AND REGULATIONS. UPON RECEIPT OF SUCH INFORMATION, THE ENGINEER WILL SEND WRITTEN INSTRUCTIONS TO ALL CONCERNED. ANY SUCH DISCREPANCY, OMISSION, OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND WORK SHALL BE PERFORMED IN A MANNER AS DIRECTED BY THE ENGINEER.

DISCREPANCIES: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS AT THE JOB SITE AND BRING TO THE ENGINEER'S ATTENTION ANY DISCREPANCIES NOTED.

SHORING: IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING AND FORMWORK, ETC., AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION OF THIS BUILDING.

EXCAVATION: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT.

OTHER TRADES: SEE ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF PIPE, VENT, DUCT AND OTHER OPENINGS AND DETAILS NOT SHOWN ON THESE STRUCTURAL DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED WITH THE ARCHITECTURAL DRAWINGS.

BACKFILL: BACKFILL AROUND THE EXTERIOR PERIMETER OF WALLS SHALL NOT BE PLACED UNTIL AFTER THE WALLS ARE SUPPORTED BY THE COMPLETION OF INTERIOR FLOOR SYSTEMS. DO NOT PROCEED WITH BACKFILL UNTIL (7) DAYS AS A MINIMUM AFTER THE COMPLETION OF INTERIOR FLOOR SYSTEMS UNLESS WALLS ARE ADEQUATELY BRACED. BACKFILL SHALL NOT BE PLACED UNTIL AFTER COMPLETION AND INSPECTION OF WATERPROOFING WHERE WATERPROOFING OCCURS.

BRACING: TEMPORARY BRACING SHALL BE PROVIDED AS REQUIRED TO HOLD ALL COMPONENTS OF THE STRUCTURE IN PLACE UNTIL FINAL SUPPORT IS SECURELY ANCHORED.

MATERIAL AND WORKMANSHIP: THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES OF EVERY KIND, INCLUDING WATER AND POWER, NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHOWN OR INDICATED ON THESE DRAWINGS. ALL MATERIAL SHALL BE NEW AND MATERIALS AND WORKMANSHIP SHALL BE IN GOOD QUALITY. ALL WORKMEN AND SUBCONTRACTORS SHALL BE SKILLED IN THEIR TRADE.

SAFETY: THE CONTRACTOR SHALL ADEQUATELY PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC, AND BE RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS / HER ACT OR NEGLECT.

INSPECTIONS: ANY SPECIAL INSPECTIONS THAT ARE REQUIRED BY THE BUILDING CODES, LOCAL BUILDING DEPARTMENTS, OR THESE PLANS SHALL BE DONE BY AN INDEPENDENT INSPECTION COMPANY. JOB SITE VISITS BY THE ENGINEER DO NOT CONSTITUTE AN OFFICIAL INSPECTION, UNLESS SPECIFICALLY CONTRACTED FOR.

SPECIAL INSPECTIONS: THE FOLLOWING COMPONENTS SHALL REQUIRE SPECIAL INSPECTION:

PERIODIC SPECIAL INSPECTION OF NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE RESISTING SYSTEM, INCLUDING WOOD SHEARWALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS AND HOLD-DOWNS.

CONTINUOUS SPECIAL INSPECTION OF ALL EPOXY INSTALLED SHEARWALL ANCHORS AT EXISTING FOUNDATION. (INSPECTION MAY BE PERFORMED BY ENGINEER OF RECORD).

GEOTECHNICAL ENGINEER TO OBSERVE AND APPROVE ALL GRADING, EXCAVATION AND COMPACTION OPERATIONS PRIOR TO PLACEMENT OF REINFORCING STEEL AND CONCRETE.

STRUCTURAL OBSERVATION: THE FOLLOWING COMPONENTS SHALL REQUIRE STRUCTURAL OBSERVATION: BY THE ENGINEER OF RECORD (NOTIFY REDWOOD ENGINEERING 48 HOURS IN ADVANCE.)

OBSERVATION OF COMPLETED FRAMING PRIOR TO INSPECTION BY BUILDING OFFICIAL

** UPON COMPLETION OF THE WORK INCLUDED IN THE PERMIT, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFY ANY REPORTED DEFICIENCIES WHICH HAVE NOT BEEN CORRECTED.

SHOP DRAWINGS: SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE STRUCTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST STRUCTURAL DRAWINGS.

SHOP DRAWING CHECK: THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH ONE RECORD COPY OF SHOP DRAWINGS A MINIMUM OF ONE WEEK PRIOR TO PLACEMENT. THE REVIEW OF SHOP DRAWINGS BY THE ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH THE STRUCTURAL DRAWINGS AND SPECIFICATIONS. THIS REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT NOR DOES IT INFER THAT THEY SUPERSEDE THE STRUCTURAL DRAWINGS.

PRE-MANUFACTURED TRUSSES :
PRE-MANUFACTURED ROOF TRUSSES SHALL BE DESIGNED FOR SUPERIMPOSED DEAD AND LIVE LOADS AS LISTED BELOW, CONCURRENT WITH WIND LOADS AND ANY LATERAL DRAG LOADS LISTED ON PLANS. PRE-MANUFACTURED ROOF TRUSSES SHALL BE DESIGNED FOR 10 PSF BOTTOM CHORD LIVE LOAD (NONCONCURRENT WITH OTHER LOADS).

DEFERRED SUBMITTALS: APPROVAL FOR THE FOLLOWING ITEMS SHALL BE PROVIDED IN WRITING BY REDWOOD ENGINEERING PRIOR TO SUBMITTAL TO THE BUILDING OFFICIAL:

NONE FOR THIS PROJECT

FOOTINGS: ALL NEW CONCRETE FOOTINGS SHALL EXTEND A MINIMUM OF 18 INCHES BELOW LOWEST ADJACENT EXTERIOR OR INTERIOR GRADE. MINIMUM FOOTING WIDTH SHALL BE 16 INCHES, UNLESS NOTED OTHERWISE. BUILDING OFFICIAL TO APPROVE ALL FOUNDATION EXCAVATIONS AND REINFORCING PRIOR TO CONCRETE PLACEMENT.

ALLOWABLE BEARING PRESSURES FOR NEW FOUNDATION ELEMENTS:

DESCRIPTION / CONDITION	CONTINUOUS FOOTING	ISOLATED FOOTING
VERTICAL LOAD, NO SEISMIC OR WIND	1500 PSF	1500 PSF
VERTICAL LOAD PLUS SEISMIC OR WIND	2000 PSF	2000 PSF

VERTICAL LOADS - PSF:

DESCRIPTION:	DEAD	LIVE (UNREDUCED)	TOTAL
ROOF	20	20	= 40
ATTIC / STORAGE FLOOR	15	40	= 55
DECK	15	60	= 75

BUILDING DESIGN:

PER 2022 CBC, ASCE 7-16

SIMPLIFIED ALTERNATIVE STRUCTUAL DESIGN PROCEDURE.

SEISMIC DESIGN CRITERIA:
I = 1.0, OCCUPANCY II
Ss = 1.900g Si = 0.736g
SITE CLASS: D
SDs = 1.520
SEISMIC CATEGORY: D
PLYWOOD SHEAR PANEL WOOD FRAMING
Cs = 0.257 R = 6.5

BASIC WIND SPEED = 110 MILES PER HOUR

EXPOSURE B, I = 1.0, OCCUPANCY II

= 1.0 FOR STRUCTURES 30' OR LESS

Exposure B: Urban and suburban areas, wooded areas, or other terrain with numerous closely spaced obstructions having the size of single-family dwellings or larger, prevailing for a distance greater than 1,500 feet in any direction from the installation.

CONCRETE NOTES

CONCRETE PLACEMENT AND QUALITY: SHALL BE PER RECOMMENDATIONS IN ACI 318-19 AND SUPPLEMENT S1. A COPY SHALL BE AVAILABLE AT THE CONSTRUCTION SITE DURING CONSTRUCTION.

CURING: PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. START CURING AS SOON AS FREE WATER HAS DISAPPEARED FROM THE CONCRETE SURFACE AFTER PLACING AND FINISHING. KEEP CONTINUOUSLY MOIST FOR AT LEAST 14 DAYS ACCORDING TO ACI 301 PROCEDURES. CURING MAY BE BY MOIST CURING, MOISTURE RETAINING COVER, CURING COMPOUND OR COMBINATIONS THEREOF.

COLD WEATHER CONCRETING: PROTECT CONCRETE FROM DAMAGE OR REDUCED STRENGTH CAUSED BY FROST, FREEZING ACTIONS OR LOW TEMPERATURES IN COMPLIANCE WITH ACI 306. WHEN TEMPERATURES FALL BELOW 40 DEGREES FAHRENHEIT, UNIFORMLY HEAT WATER AND AGGREGATES BEFORE MIXING TO OBTAIN A CONCRETE MIXTURE TEMPERATURE OF NOT LESS THAN 50 DEGREES FAHRENHEIT AND NOT MORE THAN 80 DEGREES FAHRENHEIT AT POINT OF PLACEMENT.

HOT WEATHER CONCRETING: PROTECT CONCRETE FROM DAMAGE OR REDUCED STRENGTH CAUSED BY HIGH TEMPERATURES IN COMPLIANCE WITH ACI 305. UNIFORMLY COOL WATER AND AGGREGATES BEFORE MIXING TO OBTAIN A CONCRETE MIXTURE TEMPERATURE OF NOT GREATER THAN 90 DEGREES FAHRENHEIT AT POINT OF PLACEMENT.

DEBRIS: REMOVE ALL DEBRIS FROM FORMS BEFORE POURING.

SEGREGATION OF AGGREGATES: CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL (AS IN WALLS, COLUMNS, AND DROP CAPITALS) SO AS TO CAUSE SEGREGATION OF AGGREGATES. USE HOPPERS, CHUTES OR TRUNKS OF VARYING LENGTHS SO THAT THE FREE UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED 5 FEET.

INSERTS: ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCING, DOWELS, BOLTS, ANCHORS, PIPES, SLEEVES, ETC., SHALL BE SECURELY POSITIONED IN THE FORMS BEFORE PLACING THE CONCRETE.

DOWELING: ALL WALLS AND COLUMNS SHALL BE DOWELED INTO FOOTINGS, WALLS, BEAMS, OR SLABS WITH BARS OF THE SAME SIZE AND SPACING AS THE BARS ABOVE. USE A (30) BAR DIAMETER LAP EXCEPT WHERE SPECIFICALLY INDICATED.

SPLICES: VERTICAL WALL BARS SHALL BE SPLICED AT OR NEAR FLOOR LINES. SPLICE BARS IN SPANDRELS, WALLS, BEAMS, GRADE BEAMS, ETC., AS FOLLOWS; TOP BARS AT CENTER LINE OF SPAN, BOTTOM BARS AT THE SUPPORT. ALL REINFORCING STEEL SHALL BE SECURELY WIRED AND PROPERLY SUPPORTED ABOVE THE GROUND AND AWAY FROM FORMS.

BAR SIZE	LAP SPLICE LENGTH
#4	24"
#5	30"
#6	36"

PIPES: PIPES OTHER THAN ELECTRICAL CONDUITS SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY THE ENGINEER. MAXIMUM PIPE SIZE SHALL BE 1/3 OF THE SLAB THICKNESS AND LOCATED AT THE MID DEPTH. MINIMUM SPACING SHALL BE 3 TIMES THE PIPE DIAMETER. PIPES SHALL NOT IMPAIR THE STRENGTH OF THE MEMBER.

REBAR GRADES: ALL REINFORCING STEEL SHALL BE NEW STOCK DEFORMED BARS CONFORMING TO ASTM A615 AS FOLLOWS:
#4 & SMALLER BARS ..... GRADE 40
#5 & LARGER BARS ..... GRADE 60

REBAR COVER: ALL DIMENSIONS SHOWING THE LOCATION OF REINFORCING STEEL NOT NOTED AS "CLEAR" ARE TO CENTER OF STEEL. MINIMUM REBAR COVER FOR NON-PRESTRESSED CONCRETE SHALL BE AS FOLLOWS:

DESCRIPTION / CONDITION	MINIMUM COVER	TOLERANCES + OR -
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"	3/8"
EXPOSED TO EARTH OR WEATHER		
NO. 5 AND SMALLER BARS	1-1/2"	3/8"
NO. 6 AND LARGER BARS	2"	3/8"
SLABS ON GRADE	1-1/2"	1/4"

TOLERANCES FOR REBAR PLACEMENT: TOLERANCE FOR LONGITUDINAL LOCATION OF BENDS AND ENDS OF REINFORCEMENT SHALL BE PLUS OR MINUS 2 INCHES EXCEPT AT DISCONTINUOUS ENDS OF MEMBERS WHERE TOLERANCES SHALL BE PLUS OR MINUS 1/2"

CONCRETE QUALITY:

CONCRETE USE:	STRENGTH @ 28 DAYS	SLUMP	AGGREGATE SIZE	AGGREGATE TYPE
EXTERIOR WALKS AND CURBS	2500	4"	1/2"	HARDROCK
SLAB ON GRADE	2500	4"	1/2"	HARDROCK
SPREAD FOOTINGS	2500	4"	1/2"	HARDROCK
CONTINUOUS FOOTINGS	2500	4"	1/2"	HARDROCK

CONCRETE: HARDROCK CONCRETE SHALL BE OF 150 POUNDS PER CUBIC FOOT MAX.
LIGHT WEIGHT CONCRETE SHALL BE OF 110 POUNDS PER CUBIC FOOT MAX.

AGGREGATE: AGGREGATE SHALL BE AS FOLLOWS:
HARDROCK ASTM 33
LT. WT. ASTM 330

CEMENT: SHALL BE TYPE II. CONCRETE IN CONTACT WITH ON SITE SOILS SHALL CONTAIN TYPE V OR EQUIVALENT SULFATE RESISTANT CEMENT WHEN REQUIRED BY GEOTECHNICAL INVESTIGATION.

CONCRETE MIXES: SHALL BE DESIGNED BY A CERTIFIED INDEPENDENT LABORATORY.

ADD MIXTURES: CONCRETE MAY CONTAIN MAXIMUM 25% FLY ASH. OTHER ADDITIVES SHALL BE USED AT THE DISCRETION OF THE SUPPLIER, AND SHALL NOT NEGATIVELY AFFECT CONCRETE STRENGTH OR PERFORMANCE.

CONCRETE AGE: NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT UNLESS APPROVED BY TESTING AGENCY. CONCRETE SHALL BE PLACED WITHIN 15 MINUTES AFTER DISCHARGE.

FIELD FOREMAN: THE FIELD FOREMAN RESPONSIBLE FOR THE PLACEMENT OF ALL STRUCTURAL CONCRETE SHALL HAVE A MINIMUM OF (3) YEARS EXPERIENCE IN THIS CAPACITY FOR THIS TYPE OF CONSTRUCTION.

CONTRACTOR RESPONSIBILITY NOTE:

THE CONTRACTOR RESPONSIBLE FOR THE MAIN LATERAL FORCE-RESISTING SYSTEM OR IT'S COMPONENTS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO THE COMMENCEMENT OF WORK CONTAINING THE FOLLOWING INFORMATION:
1. ACKNOWLEDGMENT OF THE AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS (AS LISTED ON SHEET SN1).
2. ACKNOWLEDGMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL.
3. PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND THE DISTRIBUTION OF REPORTS.
4. IDENTIFICATION AND QUALIFICATIONS OF THE PERSONS EXERCISING SUCH CONTROL AND THEIR POSITION WITHIN THE ORGANIZATION.

TIMBER NOTES

WORKMANSHIP: ALL ROUGH CARPENTRY SHALL PRODUCE JOINTS TRUE AND TIGHT AND WELL NAILED WITH MEMBERS ASSEMBLED IN ACCORDANCE WITH THE DRAWINGS AND WITH ALL PERTINENT BUILDING CODES. THE SHIMMING OF SILLS, JOISTS, SHORT STUDS, TRIMMERS, HEADERS, OR OTHER FRAMING MEMBERS SHALL NOT BE PERMITTED. ALL WALLS AND PARTITIONS SHALL BE STRAIGHT, PLUMB, AND ACCURATELY LOCATED. CAREFULLY SELECT ALL STRUCTURAL MEMBERS. INDIVIDUAL PIECES SHALL BE SELECTED SO THAT KNOTS AND OBVIOUS MINOR DEFECTS WILL NOT INTERFERE WITH THE PLACING OF BOLTS, OR PROPER NAILING, OR THE MAKING OF SOUND CONNECTIONS. LUMBER MAY BE REJECTED BY THE ENGINEER FOR EXCESSIVE WARP, TWIST, BOW OR CROOK, MILDEW, FUNGUS, OR MOLD AS WELL AS FOR IMPROPER GRADE MARKING. DEFECTS WHICH RENDER A PIECE UNABLE TO SERVE ITS INTENDED FUNCTION SHALL BE DISCARDED.

GRADE MARKINGS: EACH PIECE OF STRUCTURAL LUMBER, PLYWOOD, AND TIMBER SHALL BE MARKED WITH THE GRADE ASSIGNED BY THE APPROPRIATE TESTING AND CERTIFICATION AGENCY.

SIZING AND SURFACING: ALL LUMBER, EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, SHALL BE MILL SIZED AND SURFACED ON (4) SIDES. ALL PIECES SHALL BE STRAIGHT STOCK, FREE FROM WARP OR CUP, AND SINGLE LENGTHS. SPLICING WILL NOT BE PERMITTED EXCEPT WHERE SPECIFICALLY SO DETAILED OR AS DIRECTED BY THE ENGINEER.

FIELD FOREMAN: THE FIELD FOREMAN RESPONSIBLE FOR ALL TIMBER CONSTRUCTION SHALL HAVE A MINIMUM OF (3) YEARS EXPERIENCE IN THIS CAPACITY FOR THIS TYPE OF CONSTRUCTION.

FRAMING HARDWARE: JOIST HANGERS, STRAPS, HOLDOWNS, ETC., SHALL BE AS MANUFACTURED BY SIMPSON COMPANY OR APPROVED EQUAL.

BLOCKING AND FIRESTOPPING: INSTALL ALL BLOCKING AS REQUIRED TO SUPPORT ALL ITEMS OF FINISH SUCH AS BULKHEADS AND DOOR BUCKS. PROVIDE FIREBLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL AND HORIZONTAL, BETWEEN CEILING AND FLOOR AREAS.

DOUBLE FLOOR JOISTS: PROVIDE UNDER ALL WALLS PARALLEL TO DIRECTION OF FRAMING, NOT SUPPORTED BY WALL TO FOUNDATION BELOW.
HDQ / PHD HOLDOWNS: WHERE HDQ OR PHD HOLDOWNS ARE SPECIFIED, 2-2x4 POSTS MINIMUM MUST BE USED. (TYPICAL UNLESS NOTED OTHERWISE).

STUD SIZE: USE 2 x 4 STUDS AT 16 INCHES ON CENTER AT ALL EXTERIOR WALLS UP TO 10'-0" TALL. USE 2 X 6 STUDS AT 16" O.C. AT ALL EXTERIOR WALLS UP TO 16'-0" TALL. SEE ARCHITECTURAL DRAWINGS FOR WALL THICKNESS. USE 3X4 OR 2X6 STUDS AT 16" O.C. AT FIRST FLOOR OF 3 STORY BUILDING.

MOISTURE CONTENT: ALL NEW FRAMING SHALL HAVE NO GREATER THAN 19% MOISTURE AT TIME OF INSTALLATION.

BOLTING: BOLTS SHALL BE INSTALLED IN HOLES BORED WITH A BIT 1/16 INCH LARGER THAN THE DIAMETER OF THE BOLT. BOLTS AND NUTS SEATING ON WOOD SHALL HAVE CUT STEEL WASHERS UNDER HEADS AND NUTS. NUTS SHALL BE PULLED TIGHT AND AGAIN CHECKED AND TIGHTENED JUST PRIOR TO ENCLOSING BOLTED MEMBERS. COUNTER BORE FOR BOLTED HEADS OR NUTS ONLY WHERE SO INDICATED ON THE DRAWINGS, AND THEN ONLY TO SUFFICIENT DEPTH TO HOUSE THE BOLT HEAD OR NUT AND WASHER. CUT OFF EXCESSIVE BOLT PROJECTION WHERE NECESSARY. NICK THREADS TO PREVENT LOOSENING.

SPIKING: WHERE SPIKING IS CALLED FOR ON THE DRAWINGS, SUCH AS IN MULTIPLE JOISTS OR STUDS, SPIKE EACH PIECE WITH (2) ROWS OF 16d NAILS AT 12 INCHES ON CENTER, STAGGERED 6 INCHES. THE (2) ROWS SHALL BE SPACED AT 3 INCHES MINIMUM.

NAILING: COMMON NAILS SHALL BE USED WHEN NAILING IS SPECIFIED ON THESE PLANS, SUCH AS AT SHEAR WALLS AND DIAPHRAGMS. ALL OTHER NAILING MAY BE OF THE "SINKER" TYPE.

PLYWOOD GRADE: ALL PLYWOOD STRUCTURAL PANELS SHALL BE EXTERIOR GRADE 'CD-X' UNLESS NOTED OTHERWISE ON PLANS.

PLYWOOD DIRECTION: LAY FLOOR AND ROOF PLYWOOD PERPENDICULAR TO FRAMING, PROVIDE MIN. 1/8" GAP ALONG ALL PANEL EDGES AND ENDS.

WALL BLOCKING: PROVIDE BLOCKING FOR ALL SHEAR WALL PANELS. ALL SHEATHING PANELS SHALL HAVE A MINIMUM OF TWO-INCH NOMINAL BACKING AT EDGES, EXCEPT WHERE 3X BLOCKING IS REQUIRED PER SHEARWALL SCHEDULE.

SILLS: MUDSILL SHALL BE OF PRESERVATIVE TREATED DOUGLAS FIR. SHEAR WALLS AND EXTERIOR WALL SILLS AT CONCRETE SLAB SHALL HAVE 5/8 INCH DIAMETER ANCHOR BOLTS SPACED AT 48 INCHES ON CENTER UNLESS NOTED OTHERWISE IN SHEARWALL SCHEDULE.
MUDSILL ATTACHMENT. ALL NONSTRUCTURAL WALLS MAY BE ATTACHED WITH CONCRETE NAILS SPACED AT 32 INCHES ON CENTER MAXIMUM WITH A ONE INCH PENETRATION INTO SLAB. CONCRETE NAILS SHALL NOT BE INSTALLED UNTIL THE CONCRETE HAS REACHED THE STRENGTH OF 2500 PSI.

EXPOSED FRAMING: FRAMING EXPOSED TO MOISTURE SHALL BE PRESERVATIVE-TREATED IN ACCORDANCE WITH NDS SPECIFICATIONS.

CONNECTORS: CONNECTION HARDWARE USED WITH PRESERVATIVE TREATED LUMBER SHALL BE HOT DIP GALVANIZED.

WOOD FRAMING REVIEW: STRUCTURAL WOOD FRAMING SHALL BE REVIEWED BY THE ENGINEER OR HIS REPRESENTATIVE PRIOR TO PLACING COVERINGS. THE ENGINEER SHALL BE NOTIFIED AT LEAST (48) HOURS IN ADVANCE.

WOOD FRAMING: SHALL COMPLY WITH SECTION 2304 OF THE 2019 CBC .

MANUFACTURED WOOD PRODUCTS: ON PLANS ARE PER SPECIFICATIONS BY: "TRUS-JOIST CORPORATION." A PRODUCT OF EQUAL OR GREATER SPECIFICATION MAY BE USED SUBJECT TO THE ENGINEER'S APPROVAL. THE DESIGN, DETAILING, ERECTION, BRACING, AND BLOCKING OF THESE PRODUCTS SHALL BE PER THE RECOMMENDATIONS OF THE MANUFACTURER.

LUMBER QUALITY: UNLESS NOTED OTHERWISE ON THE DRAWINGS, LUMBER SHALL BE AT LEAST OF THE GRADES SHOWN IN THE TABLE BELOW. ALL LUMBER SHALL BE SURFACED AND FREE OF HEART CENTER.

MINIMUM LUMBER GRADES:
DESIGN VALUES IN POUNDS PER SQUARE INCH (PSI)

SPECIES: DOUGLAS FIR LARCH			BENDING	SHEAR PARALLEL TO GRAIN	COMPRESSION PARALLEL TO GRAIN	MODULUS OF ELASTICITY *
PRIMARY USAGE	SIZE	GRADE	Fb	Fv	Fc	E
STUDS, JOISTS AND RAFTERS	2X4	STUD	700	95	850	1.4
	2X6 & UP	DF#2	900	95	1350	1.6
SAWN BEAMS	4X	DF#1	1000	85	1350	1.6
SAWN BEAMS	6X & UP	DF#1	1350	85	925	1.6
SAWN POSTS	4X4 & UP	DF#1	1200	95	1000	1.6
MANUFACTURED LUMBER PRODUCTS						
BEAMS	ALL	PARALLAM PSL 2.0E	2900	290	2900	2.0
BEAMS/JOISTS	ALL	MICROLAM LVL 1.9E	2600	285	2510	1.9
BEAMS/JOISTS	ALL	TIMBERSTRAND LSL 1.5E	2250	400	1950	1.5

* MULTIPLY ALL "E" VALUES BY 1,000,000 TO OBTAIN UNITS OF PSI.

FOUNDATION PLAN NOTES

1. PROVIDE MIN. 8" CLEAR FROM WOOD FRAMING TO EARTH OR CONCRETE, UNLESS PRESERVATIVE- TREATED OR DECAY- RESISTANT FRAMING IS USED.

2. ALL PERIMETER AND INTERIOR FOOTINGS SHALL EXTEND MINIMUM 18" BELOW LOWEST ADJACENT EXTERIOR GRADE. BUILDING PAD PREPARATION AND FOOTING EXCAVATIONS SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO CONCRETE PLACEMENT.

3. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH ARCHITECTURAL AND CIVIL PLANS. REPORT ALL DISCREPANCIES TO ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION.

4. CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR ANY EXTERIOR SLABS, SIDEWALKS, AND STOOPS NOT SHOWN ON THESE DRAWINGS.

5. ESTABLISH AND VERIFY EXACT SIZE AND LOCATIONS OF ALL OPENINGS AND INSERTS IN SLAB FOR ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.

6. PROVIDE 5/8" DIA. A307 ANCHOR BOLTS AT 48" O.C. MAX. TO CONCRETE AT MUDSILL. REFER TO DETAIL 4/SD1 AND SHEARWALL SCHEDULE FOR MORE INFORMATION.

7. DEEPEN FOOTING EXCAVATION AS REQUIRED TO MAINTAIN MINIMUM 3" CLEAR CONCRETE COVER BETWEEN STEEL AND SOIL AT EMBEDDED ANCHORS.

8. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED. ALL FASTENERS IN CONTACT WITH PRESERVATIVE TREATED LUMBER SHALL BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL OR HOT-DIPPED ZINC COATED STEEL. ALTERNATE METHODS AND MATERIALS MUST BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE.

9. 4X6 POST HDUS — INDICATES POST AND HOLDOWN AT FOUNDATION. SEE DETAIL 5/SD1

10. # — INDICATES PLYWOOD SHEARWALL- SEE DETAIL 2/SD2
SEE SHEET SN1 FOR SHEARWALL SCHEDULE.

11. HF — INDICATES HARDYFRAME PANEL WITH A36 THREADED ROD ANCHOR BOLTS. SEE DETAIL 6/SD1

ROOF AND FLOOR FRAMING PLAN NOTES

1. ROOF SHEATHING TO BE MIN. 5/8" APA RATED 32/16 SPAN C/D-X PLYWOOD OR OSB SHEATHING WITH 8d COMMON NAILS AT 6" O.C. EDGE NAILING, 12" O.C. FIELD NAILING, UNLESS NOTED OTHERWISE. FLOOR SHEATHING TO BE 3/4" APA RATED 48/24 SPAN C/D-X T&G PLYWOOD OR OSB SHEATHING GLUED AND NAILED WITH 10d COMMON NAILS AT 6" O.C. EDGE NAILING, 12" O.C. FIELD NAILING, UNLESS NOTED OTHERWISE.

2. PROVIDE INSULATION, VENTILATION AND WATERPROOFING AT ALL NEW EXTERIOR WALL AND ROOF AREAS PER ARCHITECTURAL DRAWINGS.

3. DOUBLE 2X TRIM POST W/ DBL. 2X KING STUD AT EACH END OF ALL BEAMS AND WALL OPENINGS OVER 6' IN LENGTH, UNLESS NOTED OTHERWISE. SEE DETAIL 1/SD2 FOR TYPICAL WALL FRAMING.

4. PROVIDE SIMPSON 'LUS' HANGER AT 2X FRAMING, U.N.O.
PROVIDE SIMPSON 'MIT' HANGER AT I-JOISTS, U.N.O.
PROVIDE SIMPSON 'HGUS' HANGER AT PSL BEAM, U.N.O.

5. 4X OR 6X POSTS SHALL BE PROVIDED WHERE SHOWN ON PLANS. POST SHALL BE CONTINUOUS TO FOUNDATION.

6. PROVIDE DBL. TOP PLATE SPLICE PER DETAIL 8/SD2 AT PLATE BREAK (TYP.)

7. # — * INDICATES STRAPPED SHEARWALL AT WALL OPENING
INDICATES PLYWOOD SHEARWALL- SEE DETAIL 2/SD2
SEE SN1 FOR SHEARWALL SCHEDULE
(PLYWOOD MAY BE APPLIED TO EITHER SIDE OF WALL FRAMING.)

8. PROVIDE TYPE 6 PLYWOOD SHEATHING AND NAILING AT ALL NEW EXTERIOR WALLS, UNLESS NOTED OTHERWISE.

9. ST6236 — PROVIDE ST6236 STRAP AT BEAM OR RAFTER TO TOP PLATES, WHERE INDICATED
CENTER STRAP AT SPLICE

10. HF — INDICATES HARDYFRAME SHEAR PANEL. SEE DETAIL 6/SD2

SHEARWALL SCHEDULE

TYPE	SHEATHING	NAILING	SILL PLATE	TOP CONNECTION	BOTTOM CONNECTION (SPN)
6	1/2" CD-X ONE SIDE	10d COMMON @ 6" O.C. EDGES @ 12" O.C. FIELD	2x	L70 @ 16" O.C.	16d COMMON NAILS @ 5" O.C. AT SECOND FLOOR 5/8" X 10" A.B. @ 32" O.C. AT FOUNDATION
4	1/2" CD-X ONE SIDE	10d COMMON @ 4" O.C. EDGES @ 12" O.C. FIELD	3x	L70 @ 10" O.C.	16d COMMON NAILS @ 3" O.C. AT SECOND FLOOR 5/8" X 12" A.B. @ 24" O.C. AT FOUNDATION
3	1/2" CD-X ONE SIDE	10d COMMON @ 3" O.C. EDGES @ 12" O.C. FIELD	3x	L70 @ 8" O.C.	16d COMMON NAILS @ 2" O.C. AT SECOND FLOOR 5/8" X 12" A.B. @ 24" O.C. AT FOUNDATION

NOTES:
1. PROVIDE 3x FRAMING AT ADJOINING PANEL EDGES WHEN NAIL SPACING IS 4" O.C. OR CLOSER.
2. USE 10d COMMON WIRE NAILS.
3. BLOCK ALL PANEL EDGES.
4. SEE DETAIL 2/SD2 FOR SHEARWALL FRAMING INFORMATION.

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REGISTERED PROFESSIONAL ENGINEER LEONARD WILLIS No. 62076 EXP. 09/30/25 CIVIL STATE OF CALIFORNIA

MARTIN-LAURITS GARAGE REMODEL
3913 MAINSAIL PLACE
SOQUEL, CA 95073

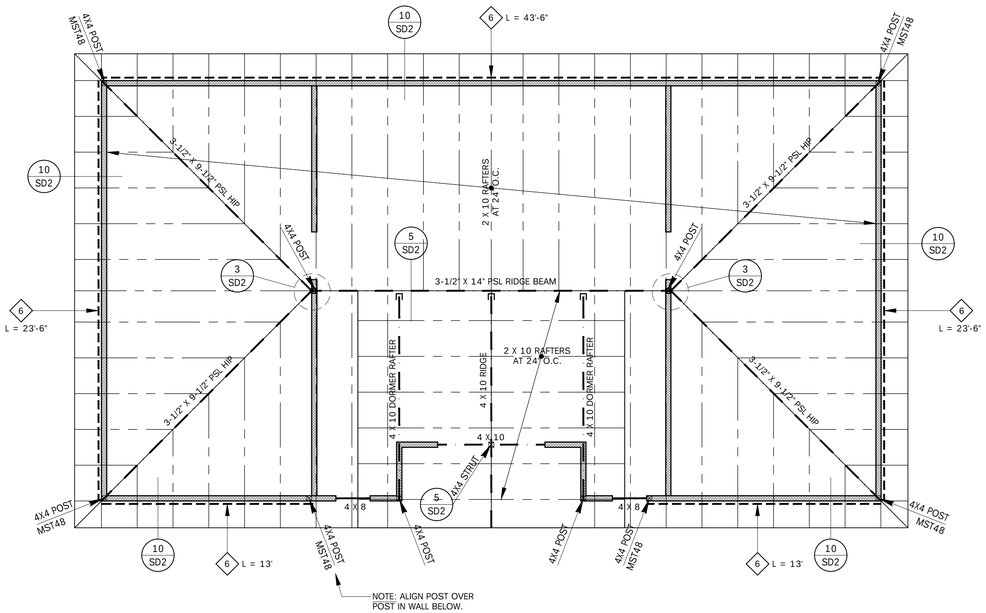
JOB NUMBER: 2436

OFFICE NOTE: BUILDING DEPARTMENT SUBMITTAL SET OCTOBER 17, 2024

APN: 102-441-02

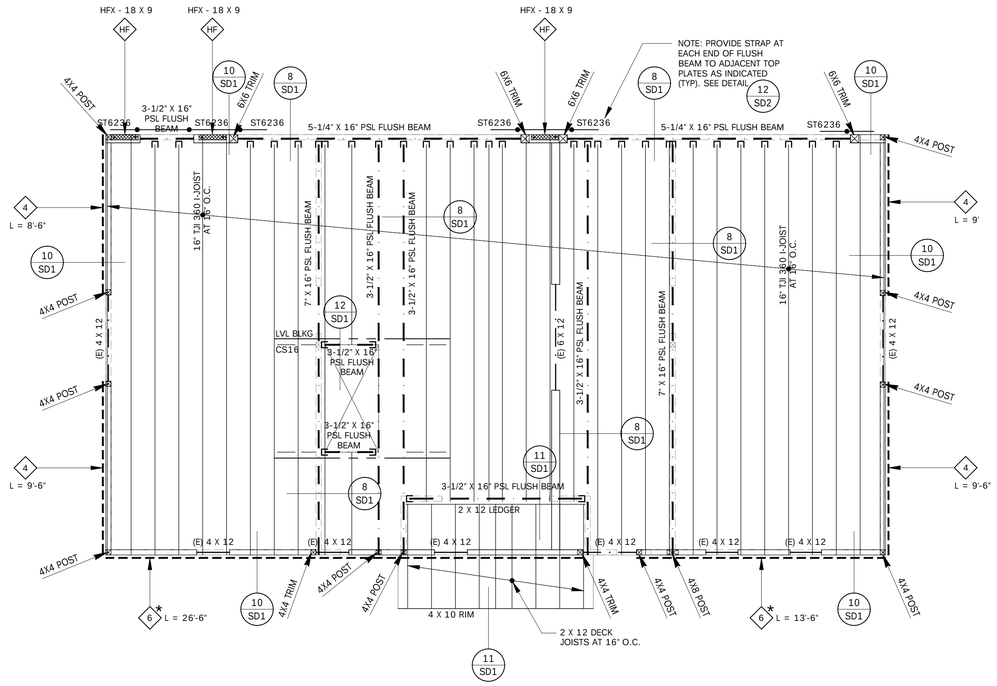
SHEET

SN1



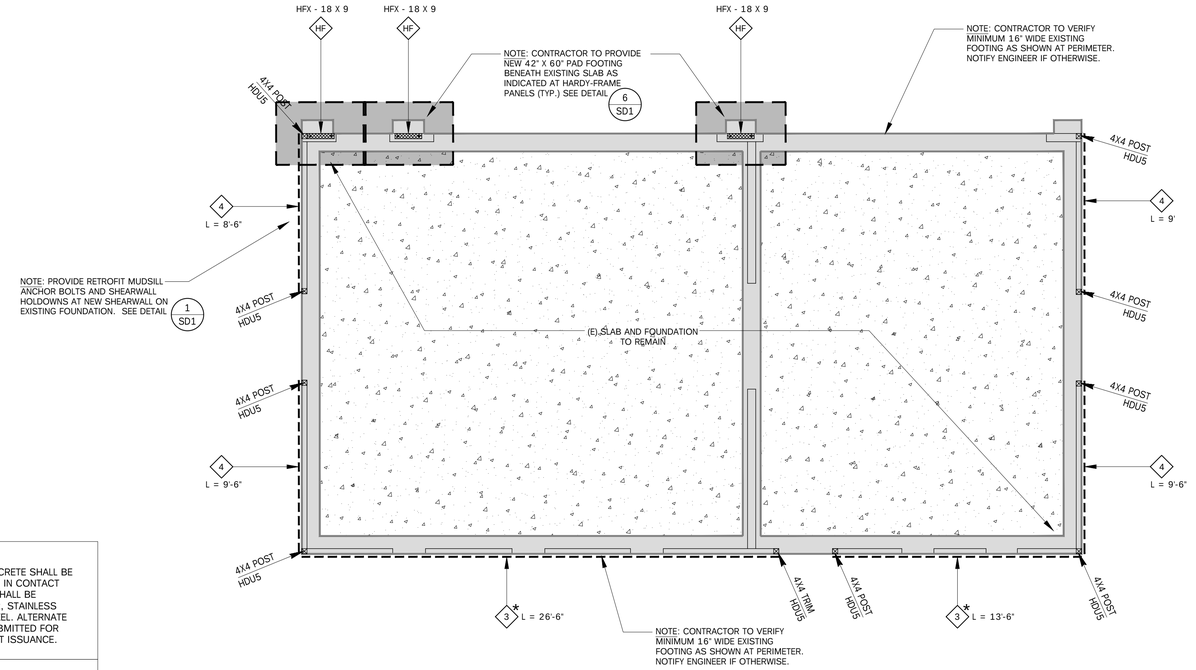
ROOF FRAMING PLAN

1/4" = 1'-0"



UPPER FLOOR FRAMING PLAN

1/4" = 1'-0"



FOUNDATION PLAN

1/4" = 1'-0"

NOTE: ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED. ALL FASTENERS IN CONTACT WITH PRESERVATIVE TREATED LUMBER SHALL BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL OR HOT-DIPPED ZINC COATED STEEL. ALTERNATE METHODS AND MATERIALS MUST BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE.

NOTE: ALL EMBEDDED INSERTS IN FOUNDATION SHALL BE SECURELY ATTACHED TO FORMWORK PRIOR TO CONTRACTOR REQUESTING FOUNDATION INSPECTION FROM THE BUILDING OFFICIAL.

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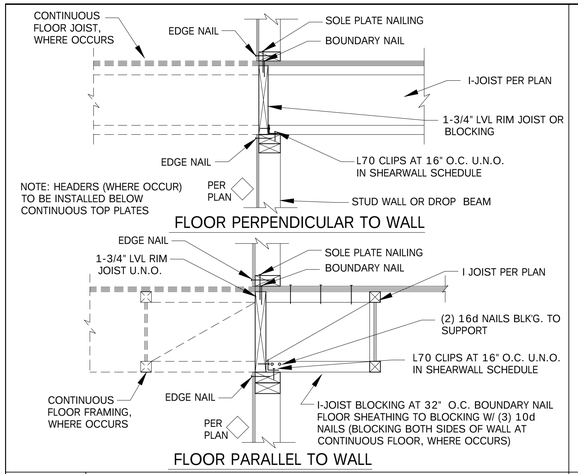
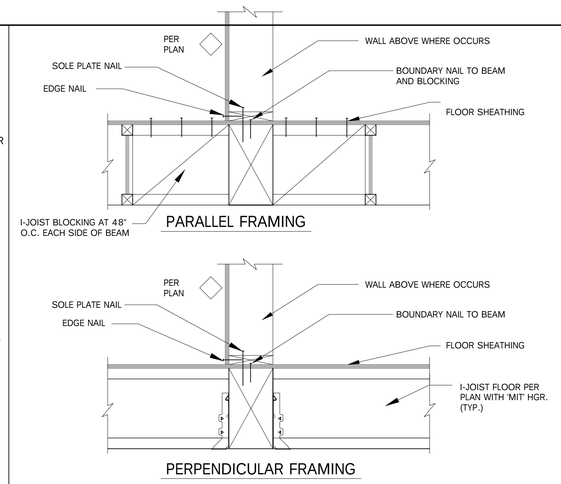
S1



10 FLOOR JOIST SUPPORT AT WALL

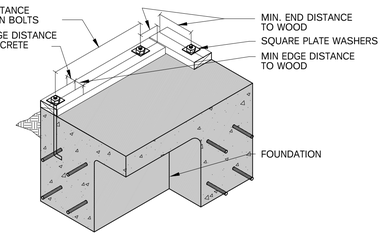


7 FLUSH BEAM AT FLOOR

NOTE:
PROVIDE ANCHOR BOLTS AT MAX. 4'-0" O.C. AT ALL EXTERIOR WALLS AND ALL INTERIOR BEARING AND SHEARWALLS. SEE SHEARWALL SCHEDULE, SHEET SN1 FOR ANCHOR BOLT SPACING AT SHEARWALLS.

PROVIDE 5/8" DIA. X 10" A.B.'S AT 2X SILL PLATE

PROVIDE 5/8" DIA. X 12" A.B.'S AT 3X SILL PLATE

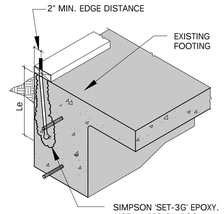


ANCHOR BOLT SIZE	MAXIMUM END DISTANCE	MINIMUM END DISTANCE	MIN. EDGE DISTANCE		MINIMUM DISTANCE BETWEEN BOLTS	SQUARE WASHER SIZE	
			TO CONC.	TO WOOD		SIDE	THICKNESS
5/8"	12"	4-3/8"	1-7/8"	1"	3"	3" MIN.	0.229"

4 TYPICAL MUDSILL ATTACHMENT

NOTE: PROVIDE RETROFIT MUDSILL ANCHOR BOLTS AND SHEARWALL HOLDOWN ANCHORS AS INDICATED ON PLANS AT NEW SHEARWALLS ON EXISTING CONCRETE FOUNDATION.

NOTE: SPECIAL INSPECTION REQUIRED FOR ALL EPOXY INSTALLED ANCHOR BOLTS.



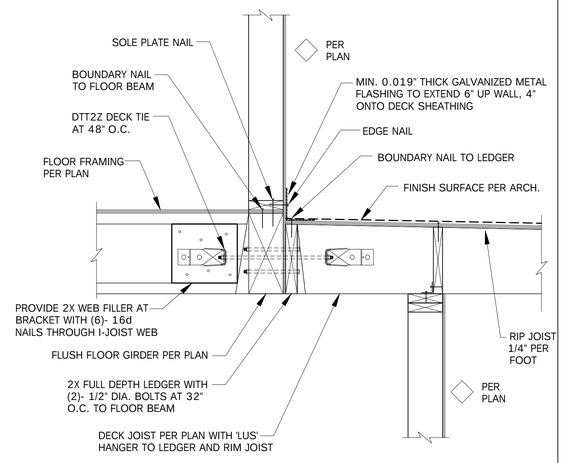
'SET-3G' EPOXY INSTALLATION GUIDELINES:

1. SURFACES TO RECEIVE ADHESIVE MUST BE CLEAN AND OIL-FREE.
2. DRILL HOLE TO SPECIFIED SIZE AND DEPTH (SEE CHART)
3. REMOVE DUST FROM HOLE USING COMPRESSED AIR. CLEAN WITH NYLON BRUSH AND BLOW OUT REMAINING DUST.
4. DISPENSE BEAD OF ADHESIVE AT SIDE TO ENSURE PROPER MIXTURE. FILL HOLE HALFWAY STARTING FROM BOTTOM, WITHDRAWING NOZZLE AS HOLE FILLS.
5. INSTALL CLEAN ANCHOR, TURNING SLOWLY UNTIL ANCHOR REACHES BOTTOM OF HOLE. DO NOT DISTURB ANCHOR FOR 24 HOURS.
6. SEE ICC-ES REPORT NO. ESR-4057 FOR TESTING APPROVAL INFORMATION.

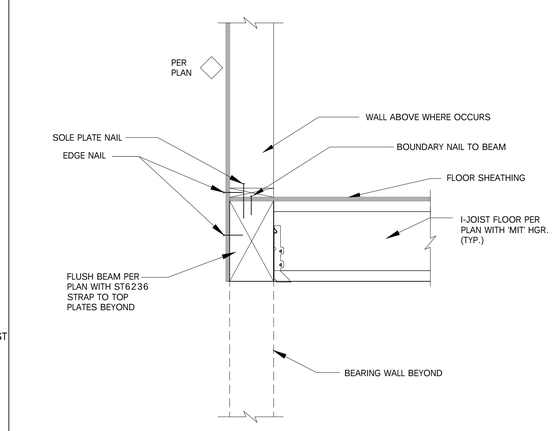
USE:	ANCHOR DIAMETER	DRILL SIZE	EMBEDMENT (Le)
POST BASE / MUDSILL ANCHOR	5/8"	3/4"	7"
HDU4/HDU5 HOLDOWN ANCHOR	5/8"	3/4"	16"

NOTE: ALTERNATE MUDSILL ANCHOR BOLT SHALL BE 5/8" X 8" TITEN-HD CONCRETE ANCHOR INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND PER DETAIL 4/SD1.

1 RETROFIT ANCHOR INSTALLATION



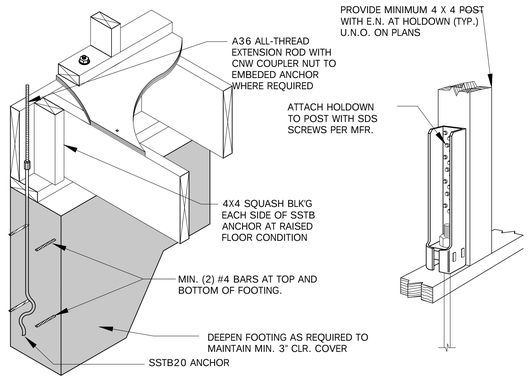
11 CANTILEVERED DECK LEDGER



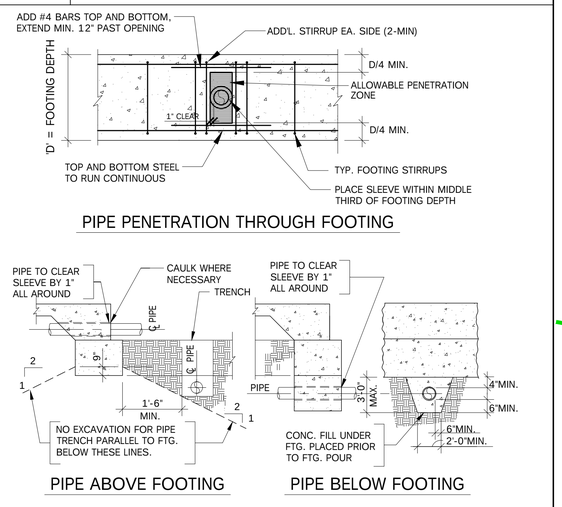
8 FLUSH BEAM AT EDGE OF FLOOR

NOTE: PROVIDE PLYWOOD EDGE NAILING FULL HEIGHT OF HOLDOWN POST. ANCHORS TO BE LOCATED IN FORMWORK PRIOR TO FOUNDATION INSPECTION.

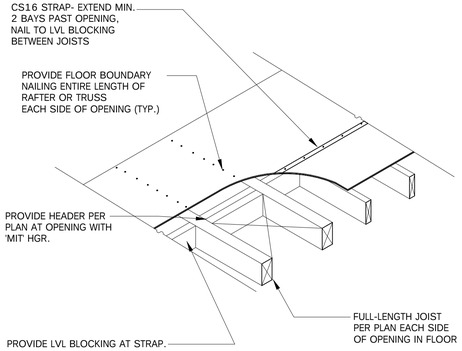
NOTE: HDQ8 HOLDOWN INSTALLATION SIMILAR, USE SSTB28 ANCHOR BOLT.



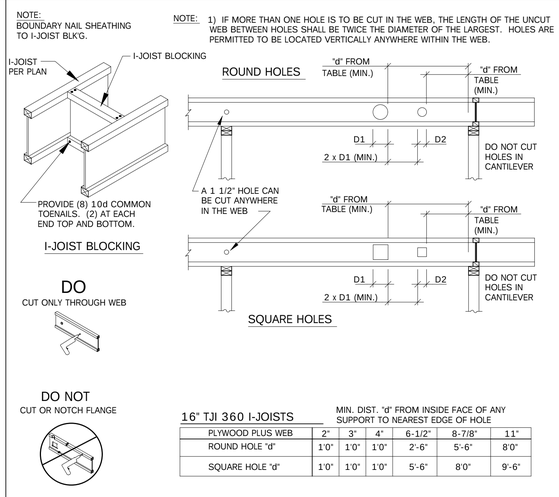
5 TYPICAL HDU4 / HDU5 HOLDOWN



2 TYP. FOOTING PENETRATIONS



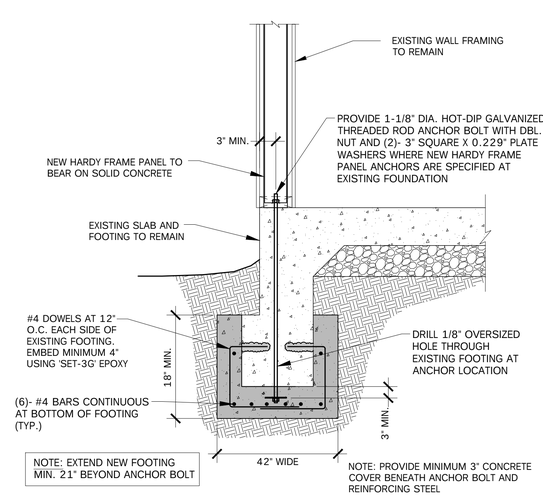
12 FRAMING AT FLOOR OPENING



16" TJI 360 I-JOISTS — MIN. DIST. "d" FROM INSIDE FACE OF ANY SUPPORT TO NEAREST EDGE OF HOLE

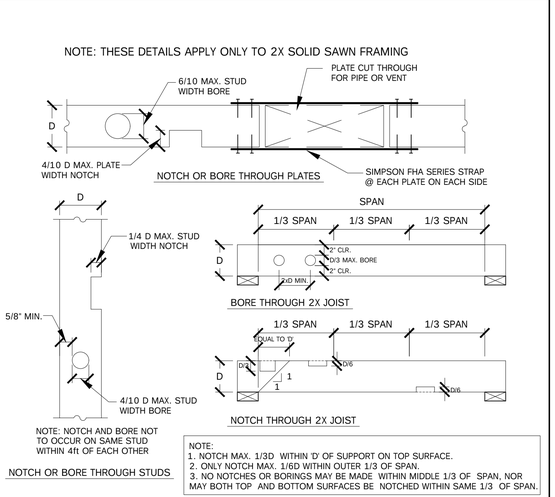
PLYWOOD PLUS WEB	2"	3"	4"	6-1/2"	8-7/8"	11"
ROUND HOLE "d"	1'0"	1'0"	1'0"	2'-6"	5'-6"	8'0"
SQUARE HOLE "d"	1'0"	1'0"	1'0"	5'-6"	8'0"	9'-6"

9 ALLOWABLE HOLES IN I-JOIST



6 HARDY FRAME ANCHOR TO (E) FDN

NOTE: THESE DETAILS APPLY ONLY TO 2X SOLID SAWN FRAMING



3 ALLOWABLE NOTCHES IN FRAMING

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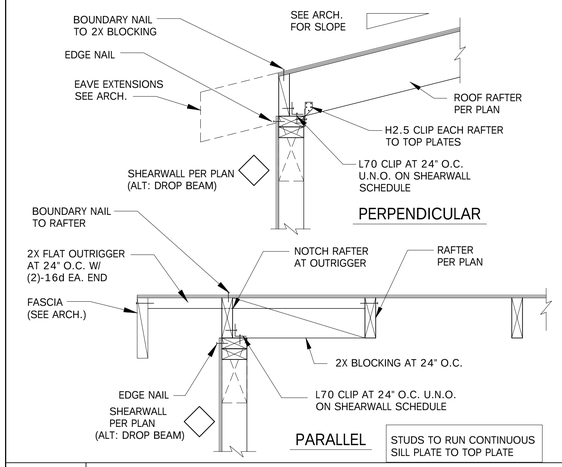
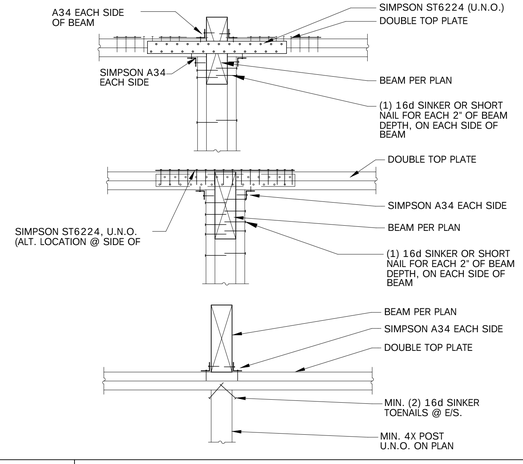
SHEET

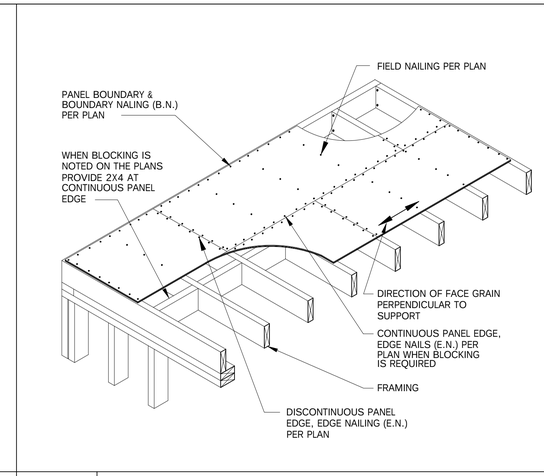
SD1



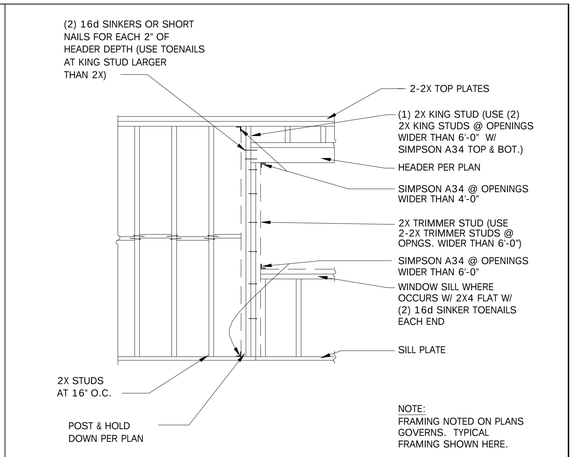
10 RAFTER TO EXTERIOR WALL



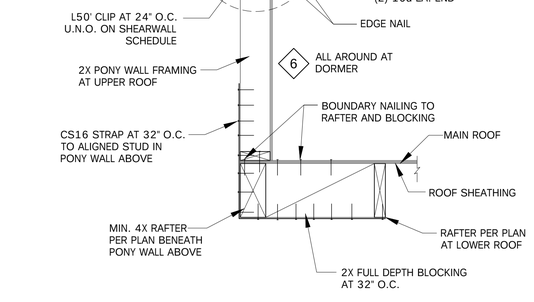
7 TYPICAL BEAM SUPPORT



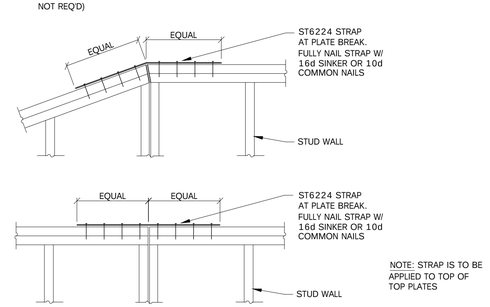
4 TYPICAL DIAPHRAGM LAYOUT



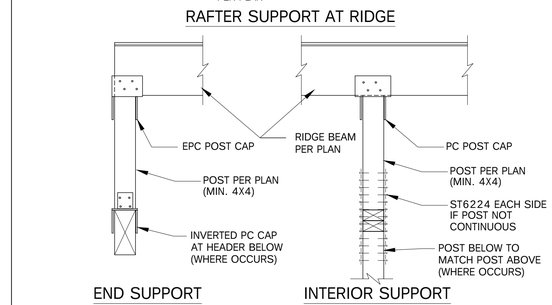
1 TYPICAL WALL FRAMING



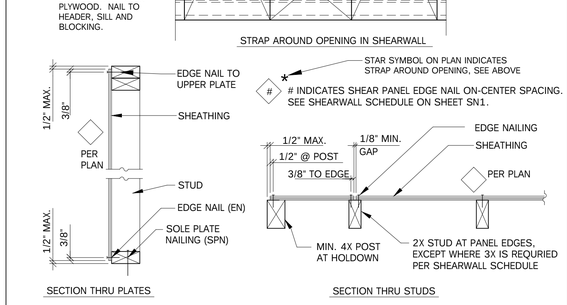
11 ROOF SUPPORT AT DORMER



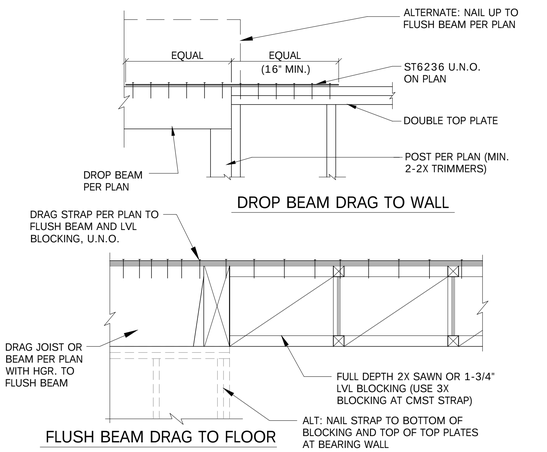
8 TYPICAL TOP PLATE SPLICE



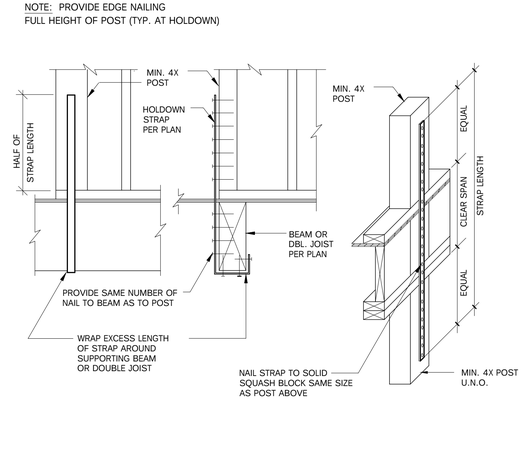
5 SUPPORT AT RIDGE



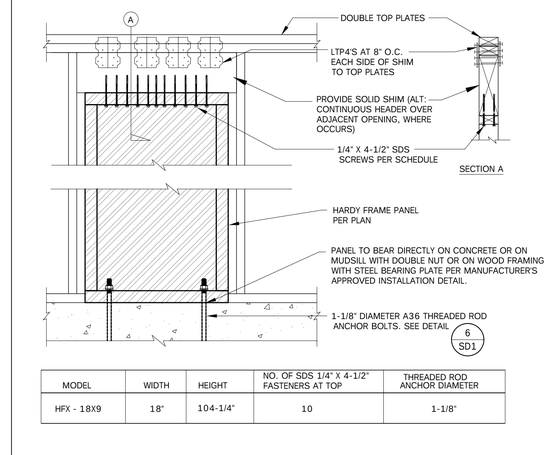
2 PLYWOOD SHEARWALL FRAMING



12 BEAM / FLOOR DRAG TO WALL

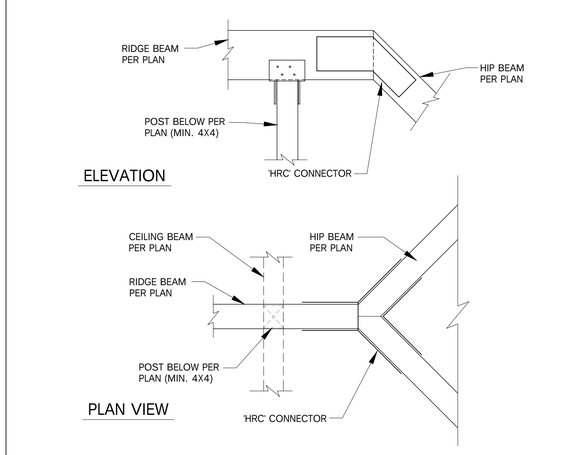


9 HOLDOWN STRAP AT FLOOR



MODEL	WIDTH	HEIGHT	NO. OF SDS 1/4" X 4-1/2" FASTENERS AT TOP	THREADED ROD ANCHOR DIAMETER
HFX - 18X9	18"	104-1/4"	10	1-1/8"

6 HARDY FRAME PANEL



3 TYPICAL HIP-RIDGE FRAMING

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