

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.

APPLICATION NUMBER: 261070 APN: 037-141-01
SITUS: 3410 Merrill Road, Aptos CA 95003

Proposal to construct a 717 square foot detached garage with bathroom (no shower), patio and new secondary driveway.

Requires a Site Development Permit.

Property is located on the eastern side of Merrill Road (3410 Merrill Road), approximately 740 feet north of the intersection with Soquel Drive.

OWNER: Andria Cambridge
APPLICANT: Joshua Scott Construction
SUPERVISORIAL DISTRICT: 2
PLANNER: Alexandra Corvello, (831) 454 -3209
EMAIL: Alexandra.Corvello@santacruzcountyca.gov

Public comments must be received by 5:00 p.m. 07/28/2026. A decision will be made on or shortly after 07/29/2026.

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.

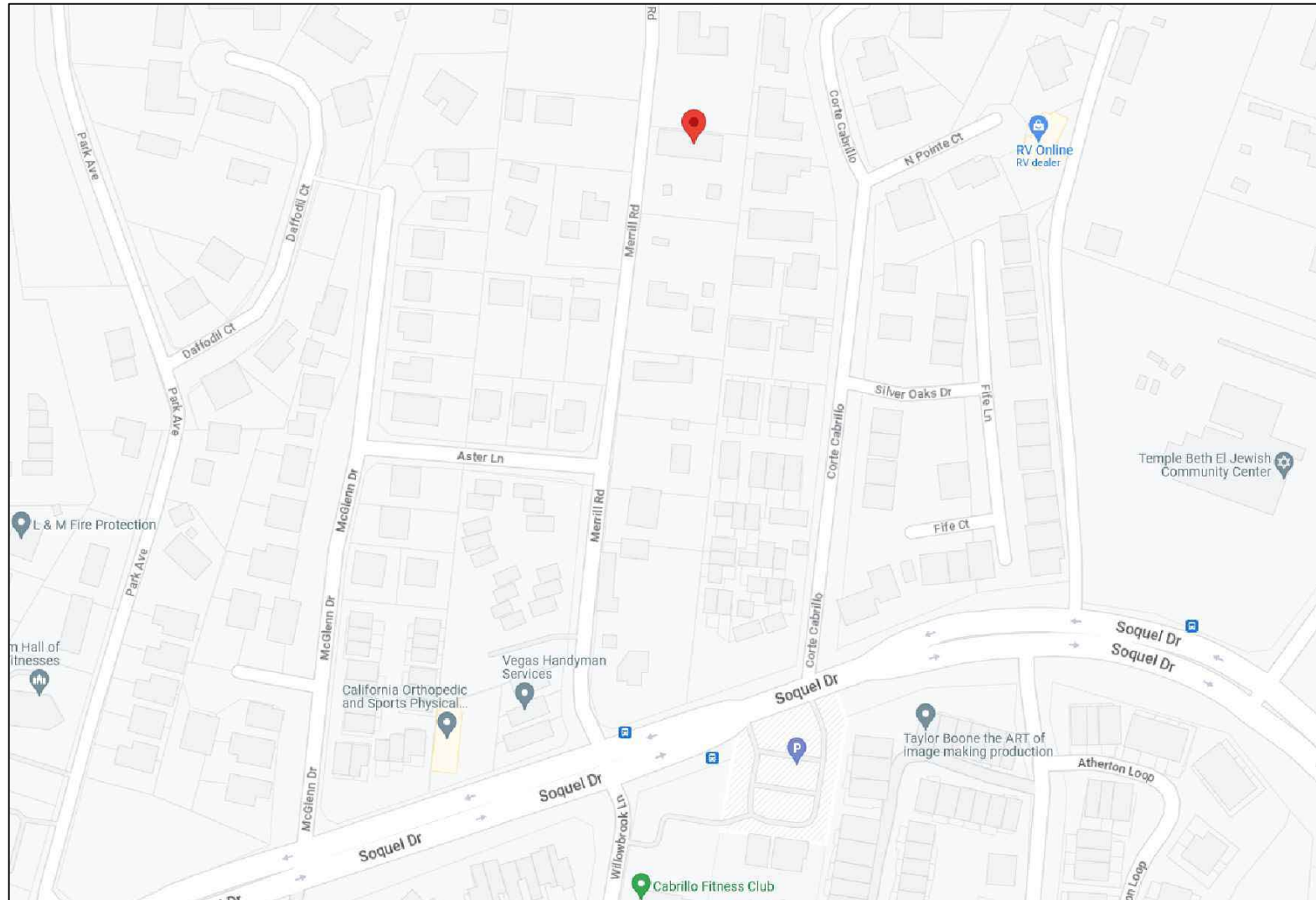
Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.

NEW DETACHED GARAGE



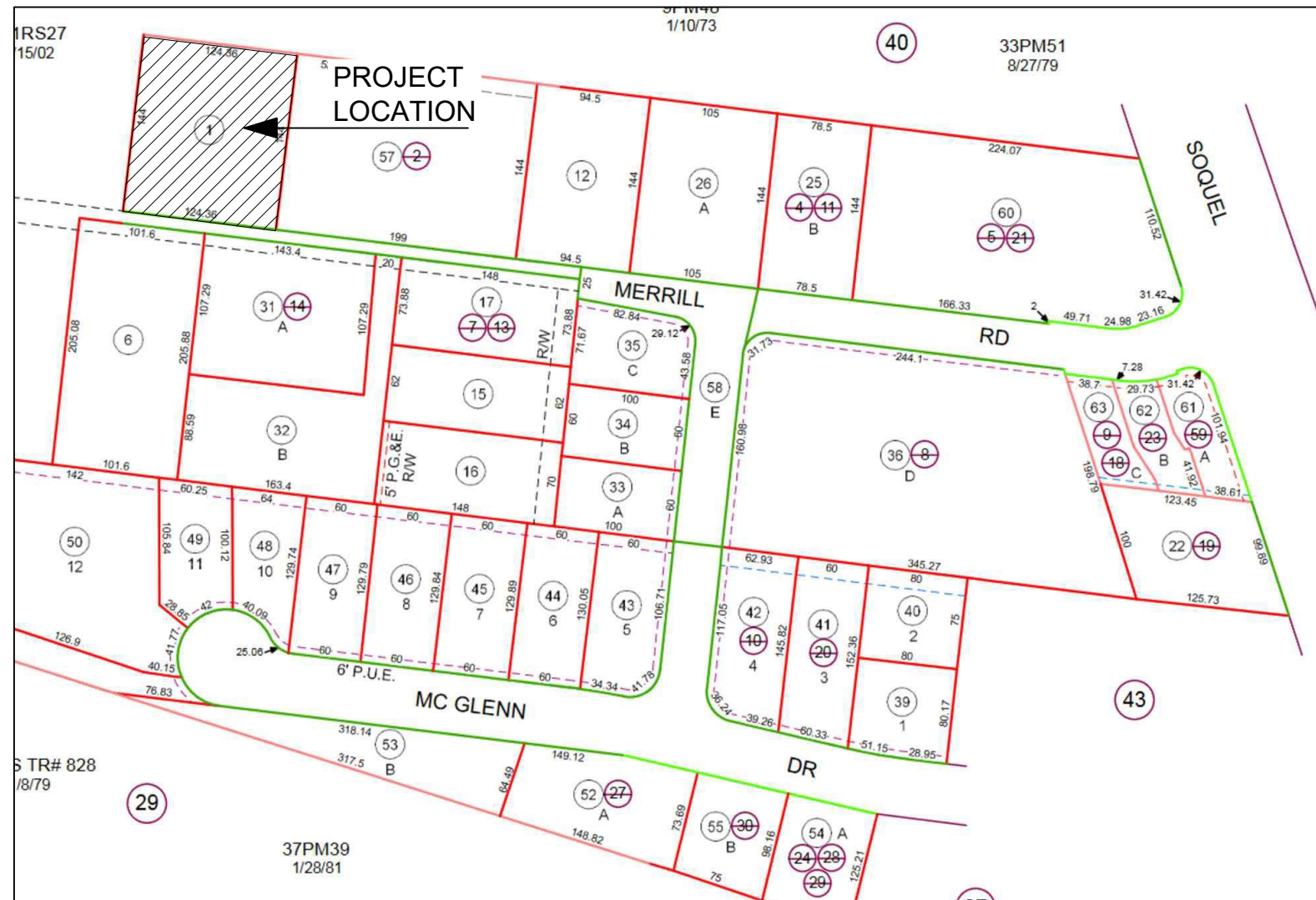
NEW DETACHED GARAGE

NOT TO SCALE



VICINITY MAP

NOT TO SCALE



PARCEL MAP

NOT TO SCALE

PROJECT DESCRIPTION

- 1.) CONSTRUCTION OF A 717 sqft DETACHED GARAGE WITH ½ BATH, AND 466 sqft OF CONCRETE PATIO SPACE.
- 2.) CONSTRUCTION OF NEW BASE ROCK DRIVEWAY TO ACCESS NEW DETACHED GARAGE.

PROJECT LOCATION AND ZONING

PROJECT ADDRESS: 3410 MERRILL RD. SANTA CRUZ, CA. 95003
APN #: 037-141-01
ZONING: R-1-10
OCCUPANCY CLASS: R-3
CONSTRUCTION TYPE: V-B
EXISTING FIRE SPRINKLERS (CRC R313): NONE
PROPOSED FIRE SPRINKLERS (CRC R313): NONE
STATE RESPONSIBILITY AREA (SRA): YES
FIRE SEVERITY RATING: HIGH/MODERATE
COASTAL ZONE: NO

PROJECT DATA

PARCEL SIZE: 18,600 sqft. / .4270 ACRE APPROX.
EXISTING FLOOR AREA: EXISTING HOUSE = 3,400 SQ FT
YEAR BUILT: EXIST. HOUSE YEAR BUILT: 2001
BEDROOMS/BATHS: 5 BEDROOMS / 3 FULL BATH, 1 HALF BATH
EXISTING BLDG. LOT COVERAGE: 18.25%
PROPOSED CONSTRUCTION FLOOR AREA: 717 sqft
INCREASE TO LOT COVERAGE: 3.85%
RIGHTS OF WAY: NONE
ACCESS CORRIDOR: NONE
TOTAL LOT COVERAGE: 22.10%
CONDITIONED SPACE: NONE

FLOOR AREA CALCULATION

PARCEL SIZE: 18,600 sqft
EXISTING HOUSE: 3,400 sqft
DETACHED GARAGE: 717 sqft
TRELLIS: REMOVED FROM PROJECT
TOTAL LOT COVERAGE: 4,117 sqft
GARAGE CREDIT: - 225 sq ft
TOTAL LOT COVERAGE: 3,892 sqft
RIGHTS OF WAY: 0 sqft
ACCESS CORRIDOR: 0 sqft
FLOOR AREA RATIO (F.A.R.): 3,892 / 18,600 = .21

CONTACTS

OWNER:
Andria Cambridge
3410 Merrill Rd
(619) 888-5520

CONTRACTOR:
JOSHUA SCOTT
1405 BROADWAY. SANTA CRUZ, CA. 95062
(831)-295-2153
jscottmrc@gmail.com

DESIGNER:
GREG TOMER
1675 NELSON RD. SCOTTS VALLEY, CA. 95066
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ENGINEER:
Consulting Engineers
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105 Locust Street Suite A, Santa Cruz, 95060

C 68222

CODE NOTE

THESE PLANS CONFORM TO THE 2022 SANTA CRUZ COUNTY CODE AMENDMENTS FOR:
A.) 2022 CALIFORNIA RESIDENTIAL, BUILDING, MECHANICAL, PLUMBING, ELECTRICAL AND ENERGY CODE AS AMENDED BY THE STATE OF CALIFORNIA.
B.) 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALgreen).
C.) 2022 CALIFORNIA FIRE CODE

SPECIAL NOTES

- 1.) PROJECT LOCATION IS IN STATE RESPONSIBILITY AREA (SRA) WITH A FIRE SEVERITY RATING OF HIGH/MODERATE, AND IS SUBJECT TO THE "WILD-LAND URBAN INTERFACE" (WUI) BUILDING REQUIREMENTS (CRC R337/CBC 7A)
- 2.) FOR CONSTRUCTION TAKING PLACE FROM NOVEMBER 1 - APRIL 1, SEDIMENT CONTAINMENT MEASURES AND SPECIAL PRECAUTIONS FOR WINTER GRADING MUST BE IMPLEMENTED SEE SHEET C1
- 3.) A MINIMUM OF 65% OF NON- HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE SHALL BE RECYCLED
- 4.) STORMWATER PROTECTION MEASURES SHALL BE IMPLEMENTED AT THE INITIAL PHASE OF CONSTRUCTION ACTIVITY. PROJECTS SHALL PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE THROUGH THE USE OF A BARRIER SYSTEM, WATTLE, OR OTHER APPROVED METHOD.

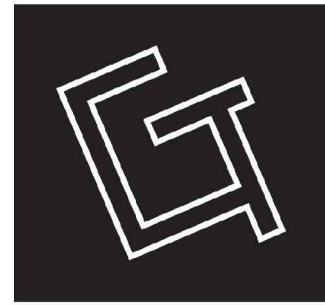
SPECIAL INSPECTIONS

SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE:

1. THE FOLLOWING ELEMENTS OF THE SEISMIC-FORCE-RESISTING SYSTEMS REQUIRE SPECIAL INSPECTION PER CBC 1707: PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING, AND OTHER FASTENING COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, COLLECTORS, AND HOLDDOWNS WHERE THE ASSOCIATED FASTENER OF THE SHEATHING IS 4 INCHES OR CLOSER.

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A3	SECTIONS & ROOF PLAN
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DESIGN + DRAFTING
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CAMBRIDGE DETACHED GARAGE

3410 MERRILL RD SANTA CRUZ, CA. 95003

DRAWN BY: GREG TOMER

PREPARATION DATE: 6/20/23

REVISIONS: BY:

1	9/29/24	GT
2	5/6/26	GT

SHEET NO.

T1

ABBREVIATIONS

A.B.	ANCHOR BOLT
A.D.	AREA DRAIN
ADJ.	ADJACENT
A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
B.O.	BOTTOM OF
BD	BOARD
BLKG	BLOCKING
BM	BEAM
CAB.	CABINET
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
DN	DOWN
DR	DOOR
D.S.	DOWN SPOUT
DTL.	DETAIL
DWG.	DRAWING
EL	ELEVATION
ELEC.	ELECTRICAL
EQ	EQUAL
(E)	EXISTING
EXT.	EXTERIOR
FDN.	FOUNDATION
FIN.	FINISH
FL	FLOOR
FRMG	FRAMING
FT	FOOT
FTG.	FOOTING
GALV.	GALVANIZED
G.F.C.I.	GROUND FAULT CIRCUIT INTERRUPT
GYP.	GYPSUM
H.B.	HOSE BIB
HDR.	HEADER
HT	HEIGHT
IN.	INCHES
INSUL.	INSULATION
INT.	INTERIOR
MECH.	MECHANICAL
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
(N)	NEW
O/	OVER
O.C.	ON CENTER
OP'NG.	OPENING
P.T.	PRESSURE TREATED
PLY.	PLYWOOD
R.O.	ROUGH OPENING
R.C.P.	REFLECTED CEILING PLAN
RF'G	ROOFING
RM	ROOM
SHT.	SHEET
SPEC.	SPECIFICATION
STD.	STANDARD
STRUCT.	STRUCTURAL
T.O.	TOP OF
T & G	TONGUE AND GROOVE
TYP.	TYPICAL
W.C.	WATER CLOSET
W/D	WASHER DRYER
W.H.	WATER HEATER
W / O	WITHOUT
W.P.	WATER PROOF
W.R.	WATER RESTANT

GENERAL REQUIREMENTS

1.1	ALL REFERENCES TO "CONTRACTOR" SHALL INDICATE GENERAL CONTRACTOR AND THE SUBCONTRACTORS IN HIS/HER EMPLOY; THEY SHALL BE ONE IN THE SAME.
1.2	THE STRUCTURAL, MECHANICAL, ELECTRICAL AND LANDSCAPE DRAWINGS ARE SUPPLEMENTAL TO THE DESIGN DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLARIFY THE DESIGN DRAWINGS PRIOR TO IMPLEMENTATION OF STRUCTURAL, MECHANICAL, ELECTRICAL AND LANDSCAPE WORK. SHOULD THERE BE A DISCREPANCY BETWEEN DESIGN DRAWINGS AND CONSULTANT 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/HER EXPENSE AND AT NO ADDITIONAL COST TO CLIENT.
1.3	PROVIDE ALL LABOR, MATERIAL AND SERVICES REQUIRED FOR THE SATISFACTORY COMPLETION OF WORK DESCRIBED IN THESE DRAWINGS. WORK SHALL BE OF SOUND QUALITY CONSTRUCTION AND CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INCLUSION OF ADEQUATE LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE TIMELY INSTALLATION OF ITEMS INDICATED, DESCRIBED,OR IMPLIED.
1.4	WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING: A) ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS. B) THE CURRENT EDITION OF THE 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 AND PERMIT. CONTRACTOR SHALL PAY FOR RESPECTIVE PERMIT FEES AND SUPPLY COPIES TO THE OWNER.
1.5	BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL EXAMINE THE SITE TO COMPARE IT WITH PLANS AND NOTES, AND SATISFY HIM/HERSELF 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 CONTRACTOR'S FAILURE OR NEGLECT TO MAKE SUCH EXAMINATIONS AND DETERMINATIONS. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE SUBMITTING A BID.
1.6	CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT IMMEDIATELY ANY DISCOVERED ERRORS, INCONSISTENCY, OR OMISSIONS TO THE DESIGNER, ENGINEER, AND / OR OWNER.
1.7	WRITTEN DIMENSIONS ON DRAWINGS SHALL HAVE PRECEDENCE OVER STATED SCALE.
1.8	A COMPLETE SET OF DRAWINGS WILL BE PROVIDED WHICH SHALL BE MAINTAINED IN GOOD ORDER ON SITE.
1.9	ALL SYMBOLS AND ABBREVIATIONS USED IN DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. ANY QUESTIONS REGARDING THESE SHALL BE COMMUNICATED TO THE DESIGNER FOR CLARIFICATION.
1.10	ALL DIMENSIONS ARE TO FACE OF CONCRETE, COLUMN GRID LINES, FACE OF CONCRETE BLOCK WALLS, FACE OF STUDS, UNLESS OTHERWISE NOTED.
1.11	CONTRACTOR SHALL VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS/BASES AS WELL AS POWER, WATER, AND DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS BEFORE BEGINNING WORK.
1.12	ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. ALL DISCREPANCIES TO BE REPORTED BEFORE WORK PROCEEDS.
1.13	AS BUILT DRAWINGS SHALL RECORD THE LOCATIONS OF ALL CONCEALED PIPES, CONDUITS, ETC (UNDERGROUND OR OTHERWISE).
1.14	ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO DRAWINGS AND SPECIFICATIONS.
1.15	CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL EXISTING UTILITIES. LOCATIONS ON PLANS ARE APPROXIMATE AND ARE FOR GENERAL REFERENCE ONLY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND PROTECT THE EXISTENCE OF ALL EXISTING SURFACE AND UNDERGROUND FACILITIES AND BEAR THE EXPENSE FOR THE REPAIR OF SUCH FACILITIES.
1.16	IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ANY EXISTING UTILITY BOXES. ANY DAMAGED BOXES SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR PRIOR TO ANY WORK.
1.17	IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AND PRESERVE ALL SURVEY MONUMENTS SET OR FOUND DURING PROJECT CONSTRUCTION.
1.18	PEDESTRIAN AND VEHICLE ACCESS SHALL BE MAINTAINED AT ALL TIMES.
1.19	CONTRACTOR TO VERIFY WITH HOMEOWNERS ALL FINAL APPLIANCES, 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 INSTALL INSTRUCTIONS.
1.20	CONTRACTOR TO VERIFY WITH HOMEOWNERS ALL FINAL MATERIALS, FIXTURES AND EQUIPMENT PRIOR TO ORDERING.
1.21	CONTRACTOR TO PROVIDE AND POST ON THE STRUCTURE AT FINAL INSPECTION A COMPLETED INSULATION CERTIFICATE AND INSTALLATION CERTIFICATE.
1.22	PERMANENT PROPERTY CORNER HUBS ARE REQUIRED TO BE IN PLACE PRIOR TO FOUNDATION INSPECTION.

DEMOLITION

2.1	REMOVE PLANTS AND VEGETATION AS REQUIRED FOR NEW CONSTRUCTION AND SITE WORK. PROTECT ALL TREES THAT ARE TO REMAIN OR TO BE RELOCATED. CONTRACTOR TO VERIFY WITH HOMEOWNER AND DESIGNER PLANTS AND VEGETATION TO REMAIN.
2.2	RESERVE EXCESS EARTH TO BE USED AS COMPACTED FILL FOR FOOTINGS AND GRADING PURPOSES. ALL EXCESS EARTH TO BE REMOVED FROM SITE PRIOR TO COMPLETION.
2.6	PROVIDE NECESSARY SHORING TO PORTION OF STRUCTURE TO REMAIN PRIOR TO NEW CONSTRUCTION.
3.1	IN PAVED STREETS, ALL CUTS SHALL BE SMOOTH AND VERTICAL WITH THE AREA GENERALLY BEING RECTANGULAR. NATIVE MATERIAL MAY BE USED FOR BACKFILL IF APPROVED BY INSPECTOR AND MUST BE COMPACTED TO 90% COMPACTION WITHIN TWO FEET OF SURFACE (TEST METHOD NO. CALIFORNIA 216-F). SAND BACKFILL MUST BE WELL GRADED, TAMPED, WITH VIBRATION COMPACTION AND LIGHTLY JETTED IF NECESSARY.
3.2	ALL CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITIES IN FIELD. CALL USA (UNDERGROUND SERVICE ALERT) 1-800-227-2600 BEFORE BEGINNING ANY EXCAVATIONS. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING UTILITIES. ALL COSTS PERTAINING TO ANY DAMAGE INCURRED TO SAID EXISTING UTILITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. PAVEMENT CUTS TO BE DETERMINED BY INSPECTOR IN THE FIELD.
3.3	ALL FILLS SHALL BE CONSTRUCTED IN 6" LIFTS AND COMPACTED TO 90% RELATIVE COMPACTION, UNLESS OTHERWISE INSTRUCTED BY SOILS ENGINEER. SLOPES TO BE FILLED SHALL BE STRIPPED AND BENCHED PRIOR TO RECEIVING FILLS.
3.4	ALL EXCESS SOIL SHALL BE HAULED AWAY TO AN APPROVED SITE.
3.6	NO IMPROVEMENTS SHALL OBSTRUCT OR DIVERT RUNOFF TO THE DETERMINANT OF AN ADJACENT PROPERTY.
3.7	A SANITARY LATERAL CLEAN-OUT SHALL BE INSTALLED AT THE PROPERTY LINE, IF ONE DOES NOT ALREADY EXIST WITHIN 2' OF THE PROPERTY LINE.
3.8	CONTRACTOR SHALL INSTALL ALL UTILITY SERVICES, INCLUDING TELEPHONE, ELECTRICAL POWER, AND ALL COMMUNICATION LINES UNDERGROUND AS REQUIRED BY LOCAL CODE.
3.9	THE STORING OF GOODS AND MATERIALS ON THE SIDEWALK AND/OR STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED.
4.1	ALL WOOD EXPOSED TO WEATHER AND GROUND CONTACT SHALL BE PRESSURE TREATED DOUGLAS FIR OR REDWOOD.

SITE WORK

3.1	IN PAVED STREETS, ALL CUTS SHALL BE SMOOTH AND VERTICAL WITH THE AREA GENERALLY BEING RECTANGULAR. NATIVE MATERIAL MAY BE USED FOR BACKFILL IF APPROVED BY INSPECTOR AND MUST BE COMPACTED TO 90% COMPACTION WITHIN TWO FEET OF SURFACE (TEST METHOD NO. CALIFORNIA 216-F). SAND BACKFILL MUST BE WELL GRADED, TAMPED, WITH VIBRATION COMPACTION AND LIGHTLY JETTED IF NECESSARY.
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3.9	THE STORING OF GOODS AND MATERIALS ON THE SIDEWALK AND/OR STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED.

WOOD

4.2	WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM EXPOSED EARTH SHALL BE NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD.
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WATERPROOFING / FLASHING

5.1	ALL WATERPROOFING AND FLASHING BY CONTRACTOR
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INSULATION

6.1	AN R-12 EXTERIOR BLANKET SHALL BE PROVIDED FOR HOT WATER HEATERS AND SOLAR TANKS. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST 5' OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY THE PLUMBING DIVISION.
6.2	PROVIDE INSULATION PER ENERGY COMPLIANCE WORKSHEET: (A) FIBERGLASS BATT R-38 AT CEILINGS (B) FIBERGLASS BATT R-19 AT FLOORS (C) FIBERGLASS BATT R-21 AT EXTERIOR WALLS
6.3	DUCT CONNECTIONS TO BE WRAPPED WITH UL 181 TAPE IN ACCORDANCE WITH THE FOLLOWING: (A) ATTACH INNER CORE TO COLLAR WITH AT LEAST TWO WRAPS OF APPROVED DUCT TAPE AND SECURE WITH APPROVED CLAMP. (B) PULL JACKET AND INSULATION BACK OVER CORE AND USE TWO WRAPS OF APPROVED DUCT TAPE AND SECURE WITH APPROVED CLAMP.
6.4	ALL DUCT WORK SHALL BE WRAPPED WITH 1" THICK FIBERGLASS INSULATION
6.5	ALL INSULATION MATERIALS SHALL BE CERTIFIED BY MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND OUTSIDE OF UNCONDITIONED SPACE SUCH AS GARAGES AND COMPARTMENTS FOR CENTRAL AIR, GAS FURNACES SHALL BE FULLY WEATHER STRIPPED.
6.6	MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS. CAULK PLUMBING AND ELECTRICAL PENETRATIONS. ALL WINDOW AND DOOR FRAMES, BETWEEN THE SOLE PLATE AND FLOORS AND ALL OTHER OPENINGS IN THE BUILDING ENVELOPE. ALL EXTERIOR OPENINGS SHALL BE PROPERLY WEATHER STRIPPED, CERTIFIED AND LABELED.

FIREPROOFING

7.1	FIRE BLOCK IN STUD WALLS AND PARTITIONS AT FLOOR, CEILING, SOFFIT, AND MID-HEIGHT WALLS OVER 10' - 0" IN HEIGHT.
7.2	1 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 OVER WOOD FRAMING.
7.3	WALLS, CEILINGS, AND SUPPORTING MEMBERS BETWEEN GARAGE AND LIVING SPACE SHALL BE 5/8" TYPE "X" GYPSUM BOARD EACH SIDE AND FIRE TAPED ON GARAGE SIDE.

DOORS AND WINDOWS

8.1	SEE DOOR AND WINDOW SCHEDULES FOR ADDITIONAL NOTES
8.2	NFRC SHALL REMAIN ATTACHED TO GLAZING UNTIL INSULATION INSPECTION IS COMPLETE.
8.3	ALL GLASS LESS THAN 18" ABOVE THE ADJACENT WALKING SURFACE SHALL BE TEMPERED.
8.5	ALL DOOR AND WINDOW DIMENSIONS ARE APPROXIMATE ONLY. ACTUAL DIMENSIONS MUST BE DETERMINED AND VERIFIED ON SITE BY CONTRACTOR PRIOR TO ORDERING MATERIAL.
8.6	VERIFY ALL SIZES ON SCHEDULE WITH NECESSARY ELEVATIONS THROUGH OUT THIS SET OF DRAWINGS

EQUIPMENT

9.1	EQUIPMENT IN UTILITY ROOM SHALL BE ARRANGED SO THAT ANY PIECE OF EQUIPMENT CAN BE REPLACED WITHOUT DISRUPTION TO THE OTHER.
9.2	STRAP WATER HEATER AT TOP AND BOTTOM TO RESTRICT MOVEMENT.
9.3	PROVIDE AUTOMATIC PRESSURE RELIEF VALVE LINE LEADING TO THE BUILDING EXTERIOR. END OF LINE TO BE LOCATED WITHIN 12" ABOVE ADJACENT GRADE, AND POINTED DOWN FOR SAFE DISCHARGE OF WATER HEATER CONTENTS.
9.4	GAS APPLIANCES SUCH AS FURNACES, WATER HEATERS, AND CLOTHES DRYERS ARE TO BE ELEVATED 18" ABOVE GARAGE FLOOR, TYP.

FINISHES

10.4	INSTALL GYPSUM WALL BOARD: (A) 1/2" THICK AT ALL INTERIOR WALLS AND 5/8" THICK AT CEILINGS, U.N.O. TEXTURE PER PLANS, FREE OF DEFECTS, TAPED AND SANDED TO RECEIVE PAINT AT INTERIOR. TYP. FOR ENTIRE HOUSE. (B) 5/8" TYPE "X" SMOOTH FINISH SKIM COAT, FREE OF DEFECTS, TAPED AND SANDED TO RECEIVE PAINT. TYP. TO PROVIDE 1 HOUR OCCUPANCY FIRE SEPARATION. (C) PROVIDE 90 DEGREE CORNER BEADS AT ALL CORNERS.
10.5	PROVIDE EXTERIOR CEMENT PLASTER (STUCCO) (A) FOR NEW AREAS: PROVIDE 5/8" CEMENT PLASTER OVER DOUBLE PAPER BACKED METAL LATHE. PROVIDE DOUBLE LATHE AT 45 DEGREES AT CORNERS AND ALL OPENINGS. PROVIDE FIBER SHORTS IN BROWN COAT. FINISH AND COLOR TO MATCH EXISTING FINISH OR TO BE SPECIFIED BY DESIGNER.
10.6	PROVIDE PAINT: (A) PRIME ALL SURFACES MIN. TWO COATS. PROVIDE ADDITIONAL TWO COATS MIN. OF FINISHING PAINT AS SPECIFIED. ALL SURFACES TO BE FREE OF DEFECTS. COLORS TO BE APPROVED BEFORE APPLICATION. (B) MINIMUM 3 COATS OF PAINT INCLUDING PRIMER FOR ALL EXPOSED STRUCTURAL STEEL.

PLUMBING

12.1	ALL WASTE LINES TO MAINTAIN A MIN. 1/4" PER FOOT OF FALL TO SANITARY SEWER.
12.2	UPGRADE ALL NON-COMPLIANT PLUMBING FIXTURES PER CIVIL CODE PER 1101
12.3	MAX WATER FLOW RATES PER CAL GREEN 4.303.1: - WATER CLOSETS: 1.28 GALLONS PER FLUSH - KITCHEN FAUCETS: 1.8 GALLONS PER MINUTE @ 60 PSI - LAVATORY FAUCETS: 1.2 GALLONS PER MINUTE @ 60 PSI - SHOWER HEADS (SINGLE AND MULTIPLE): 1.8 GPM @ 80 PSI
12.4	PLUMBING FIXTURES AND FITTINGS INSTALLED IN ACCORDANCE WITH CALIFORNIA PLUMBING CODE 4.303.2
12.5	INSULATE NEW/EXISTING ACCESSIBLE HOT WATER PIPES: CENC 150.0(J)2 PER TABLE 120.3-A / CENC 150.2GI
12.6	PROVIDE AUTOMATIC PRESSURE RELIEF VALVE LINE LEADING TO THE BUILDING EXTERIOR. END OF LINE TO BE LOCATED WITHIN 12" ABOVE ADJACENT GRADE, AND POINTED DOWN FOR SAFE DISCHARGE OF WATER HEATER CONTENTS.
12.7	ALL BUILDING WATER SUPPLY SYSTEMS WITH QUICK ACTING VALVES SHALL BE INSTALLED WITH DEVICE TO ABSORB HIGH PRESSURE FROM QUICK CLOSING OF SAID VALVES.

VENTILATION

13.1	MECHANICAL EXHAUST FROM BATHROOMS SHALL EXIT AT 36" MIN. FROM ANY OPENING TO PREVENT RE-CIRCULATION OF EXHAUST.
13.3	PROVIDE 8"X14" VENTS AT TOP AND BOTTOM OF MECHANICAL ROOM DOORS.
13.4	PROVIDE (3 MIN, 8"X14" VENTS AT GARAGE WALL FOR COMBUSTION AIR WHEN WATER HEATER, F.A.U., OR SIMILAR UNITS REQUIRING VENTILATION ARE LOCATED IN THE GARAGE.
13.5	WHERE EVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN. OF 1" AIR SPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING. OPENINGS FOR VENTILATION SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4" IN DIMENSION MIN.
13.6	PROVIDE SMOOTH METAL DUCT FOR DRYER EXTENDING TO EXTERIOR WITH BACK DRAFT DAMPER.
13.7	ALL AIR DUCTS PENETRATING SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 26 GA. STEEL MIN.

ACCESS

14.1	IN BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING GREATER THAN 30 SQFT. AND HAVE A VERTICAL HEIGHT OF 30" MIN MEASURED FROM TOP OF CEILING FRAMING MEMBERS TO UNDERSIDE OF ROOF FRAMING MEMBERS.
14.2	ATTIC ACCESS ROUGH FRAMING OPENING SHALL NOT BE LESS THAN 22"X30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION.WHEN LOCATED IN A WALL, OPENING SHALL BE 22" WIDE AND 30" HIGH.
14.3	PROVIDE 18"X24" UNDER FLOOR OR WALL ACCESS WITHIN 20' OF PLUMBING CLEANOUTS

ELECTRICAL

SEE ELECTRICAL PLAN

LIGHTING

SEE ELECTRICAL PLAN

MECHANICAL

N/A

DRAWING SYMBOLS

DWG #
SHEET #

1
A3

DETAIL

1
A3

ELEVATION / PAGE #

1
A3

SECTION DETAIL

1

DRAWING NUMBER

1

DOOR NUMBER

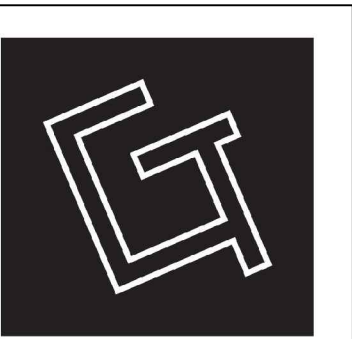
1

WINDOW NUMBER

NORTH ARROW

1

REVISION NUMBER



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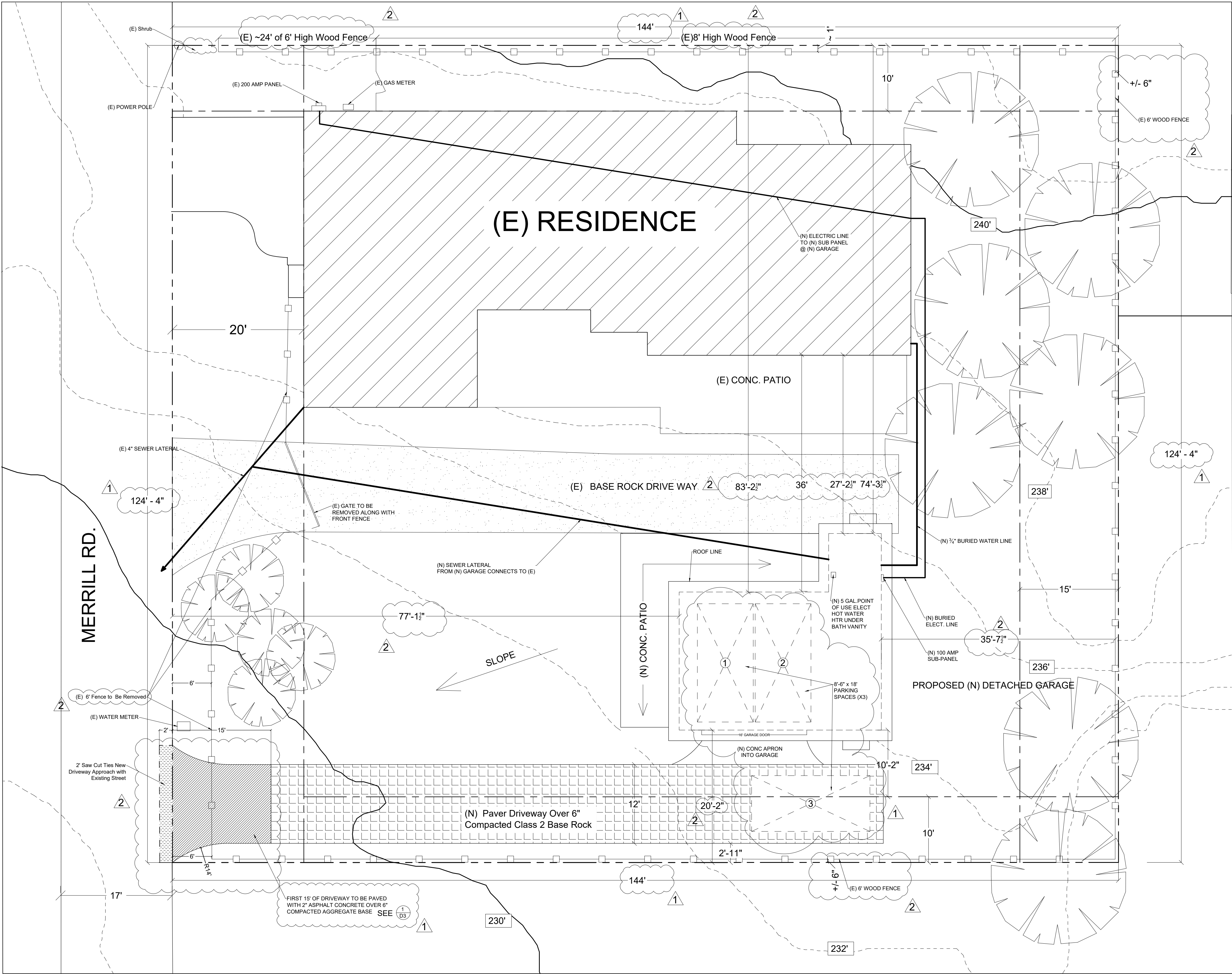
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PREPARATION DATE: 2/16/23

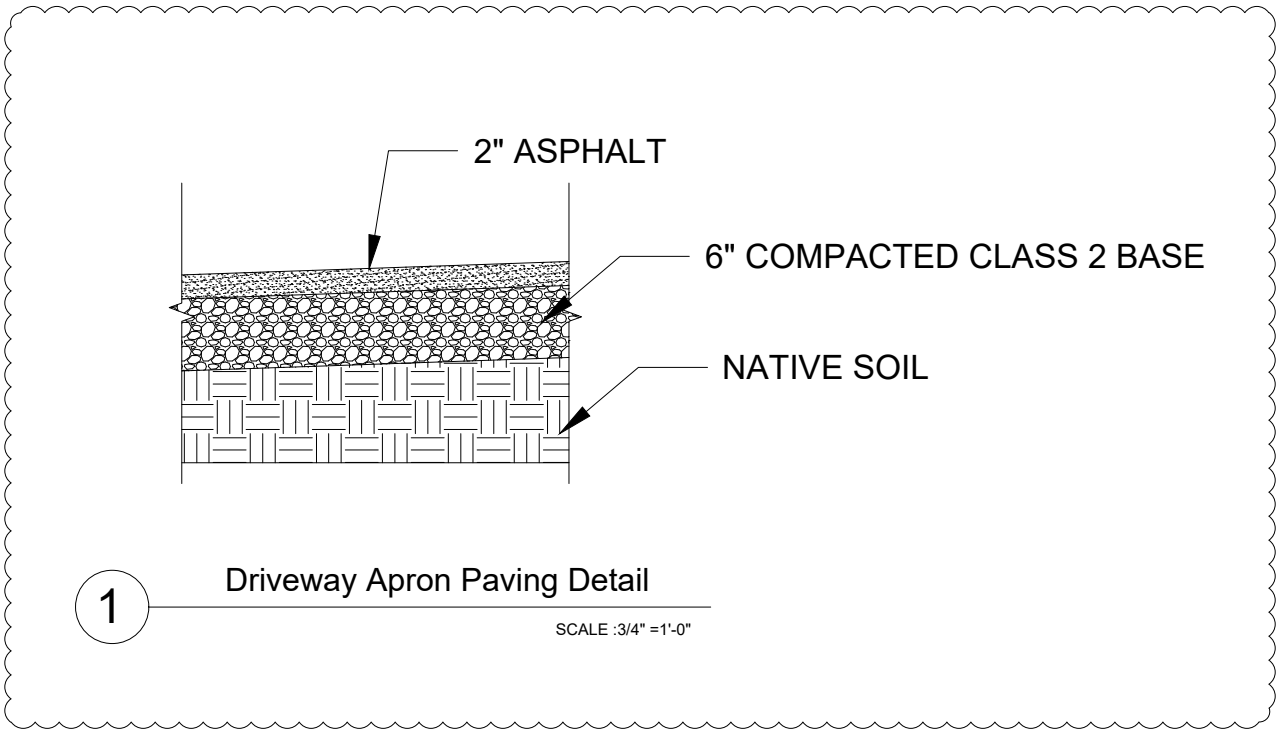
REVISIONS:		BY:

SHEET NO.

T2



NOTE:
THIS IS NOT A SURVEY. CONTOURS
ARE TAKEN FROM SANTA CRUZ
COUNTY GIS WEBSITE



DRIVE WAY / PARKING SPACE NOTE:
The parking area, aisles and, access drives and interior driveways shall be paved with two inches of asphalt concrete over five inches of Class II base rock or equivalent permeable or nonpermeable surface so as to provide a durable, dustless surface, and shall be graded and drained so as to prevent erosion and disperse surface water. (PER SCCC 13.16.060(H))

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

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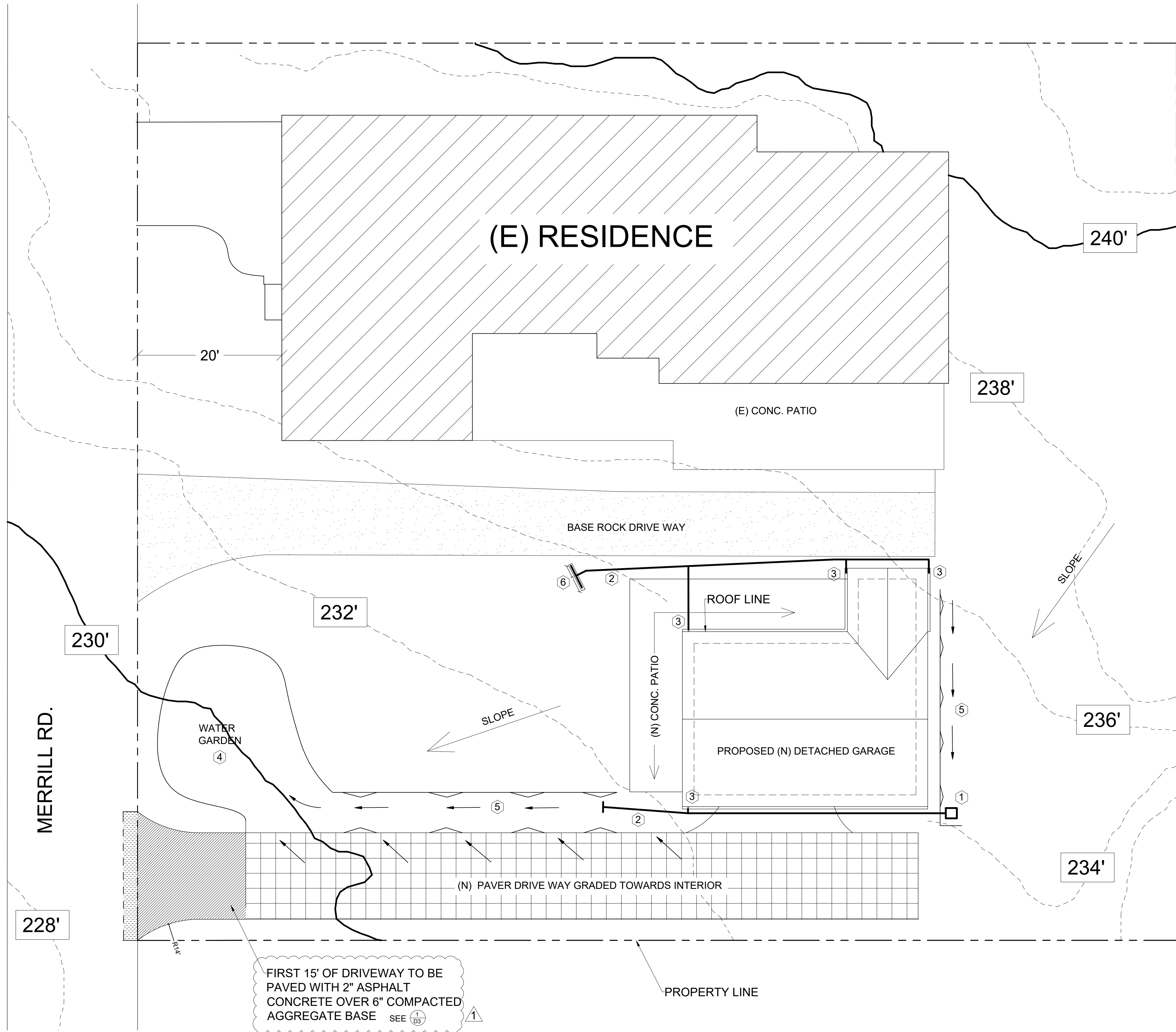
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3410 MERRILL RD SANTA CRUZ, CA. 95003

DRAWN BY: GREG TOMER	
PREPARATION DATE: 6/20/23	
REVISIONS:	BY:
1 9/29/24	GT
2 5/6/26	GT

SHEET NO.

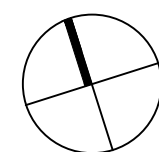
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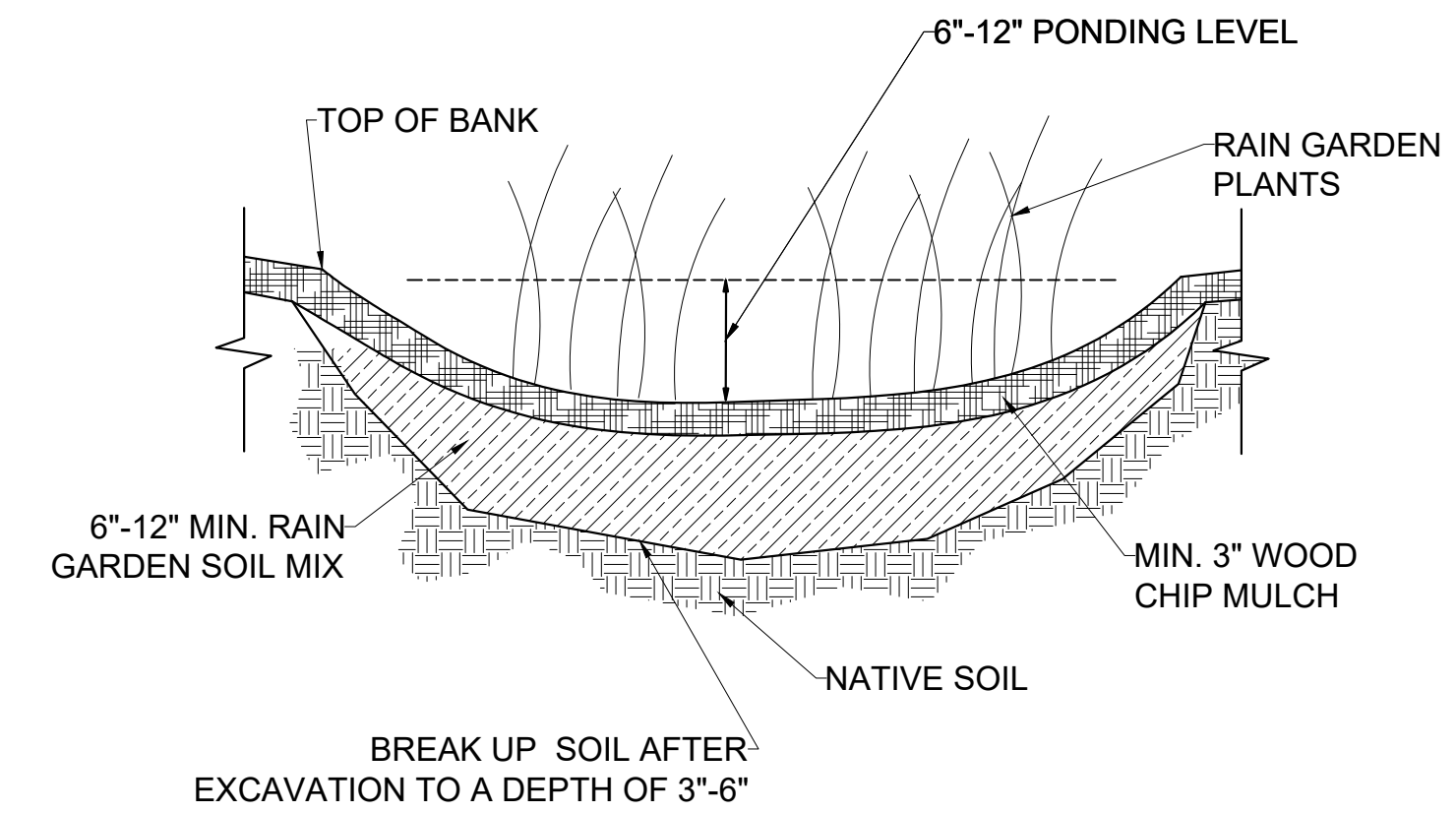


STORM WATER CONTROL

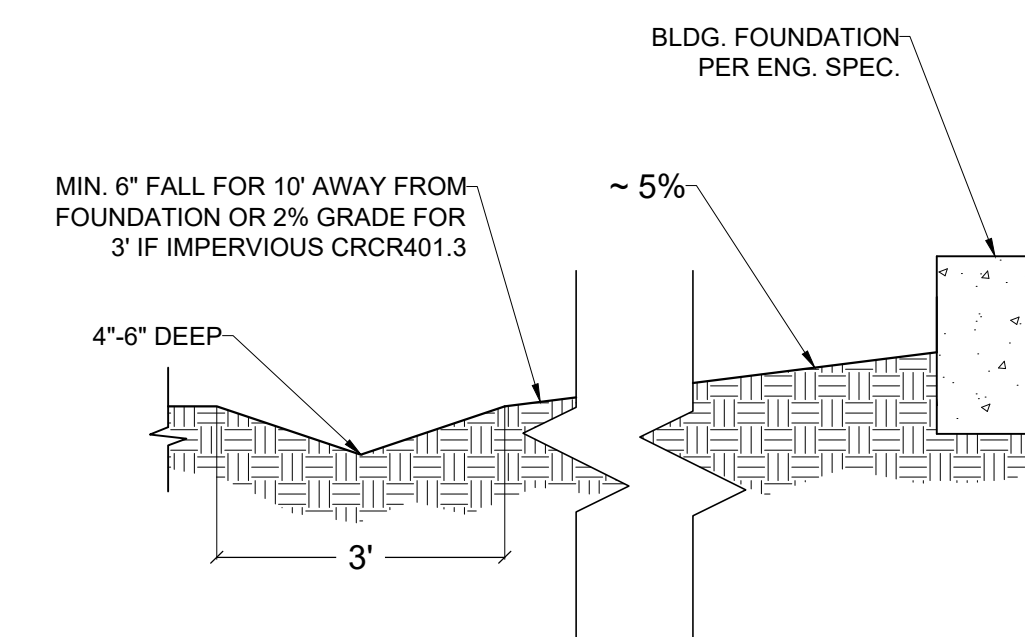
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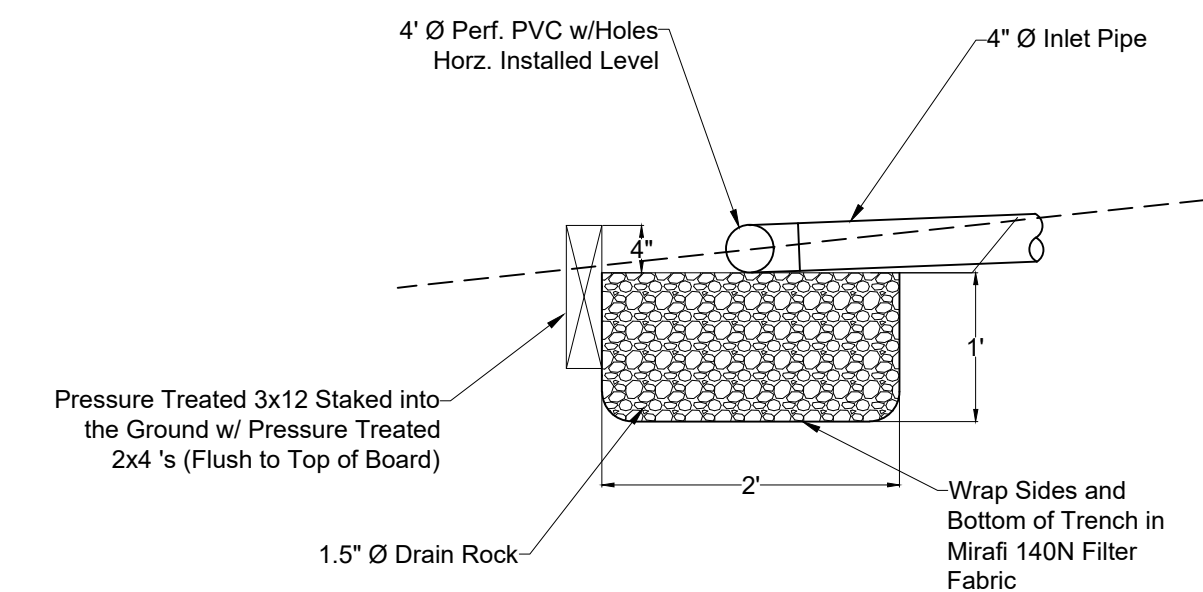
*THIS IS NOT A SURVEY. CONTOURS ARE TAKEN FROM SANTA CRUZ COUNTY GIS WEBSITE



(A) RAIN GARDEN
NTS



(B) SWALE
NTS

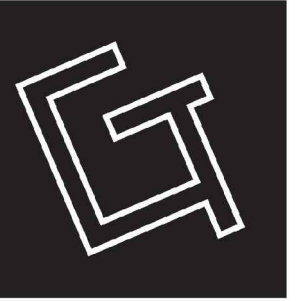


(C) ENERGY DISSIPATOR
NTS

LEGEND

- 1 INSTALL CHRISTY V1 INLET WITH SOLID LID OR CAST IRON GRATE. PROVIDE 1' SUMP TO COLLECT DIRT AND DEBRIS
- 2 INSTALL 4" SDR 35 PVC STORM DRAINPIPE SLOPED MIN 1/4" / FOOT
- 3 CONNECT DOWN SPOUTS TO 4" SDR 35 PVC STORM DRAINPIPE ((2))
- 4 WATER GARDEN, SEE SHEET A0.1 / A
- 5 SWALE, SEE SHEET A0.1 / B
- 6 ENERGY DISSIPATOR, SEE SHEET A0.1 / C

NOTE:
YEARLY MAINTENANCE TO BE PERFORMED TO ENSURE ALL COLLECTION POINTS , DRAINS, AND DRAIN PIPES ARE FREE FROM OBSTRUCTION AND INSPECTED FOR FAILURES



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PREPARATION DATE: 6/20/23

REVISIONS: BY:

1 9/29/24 GT

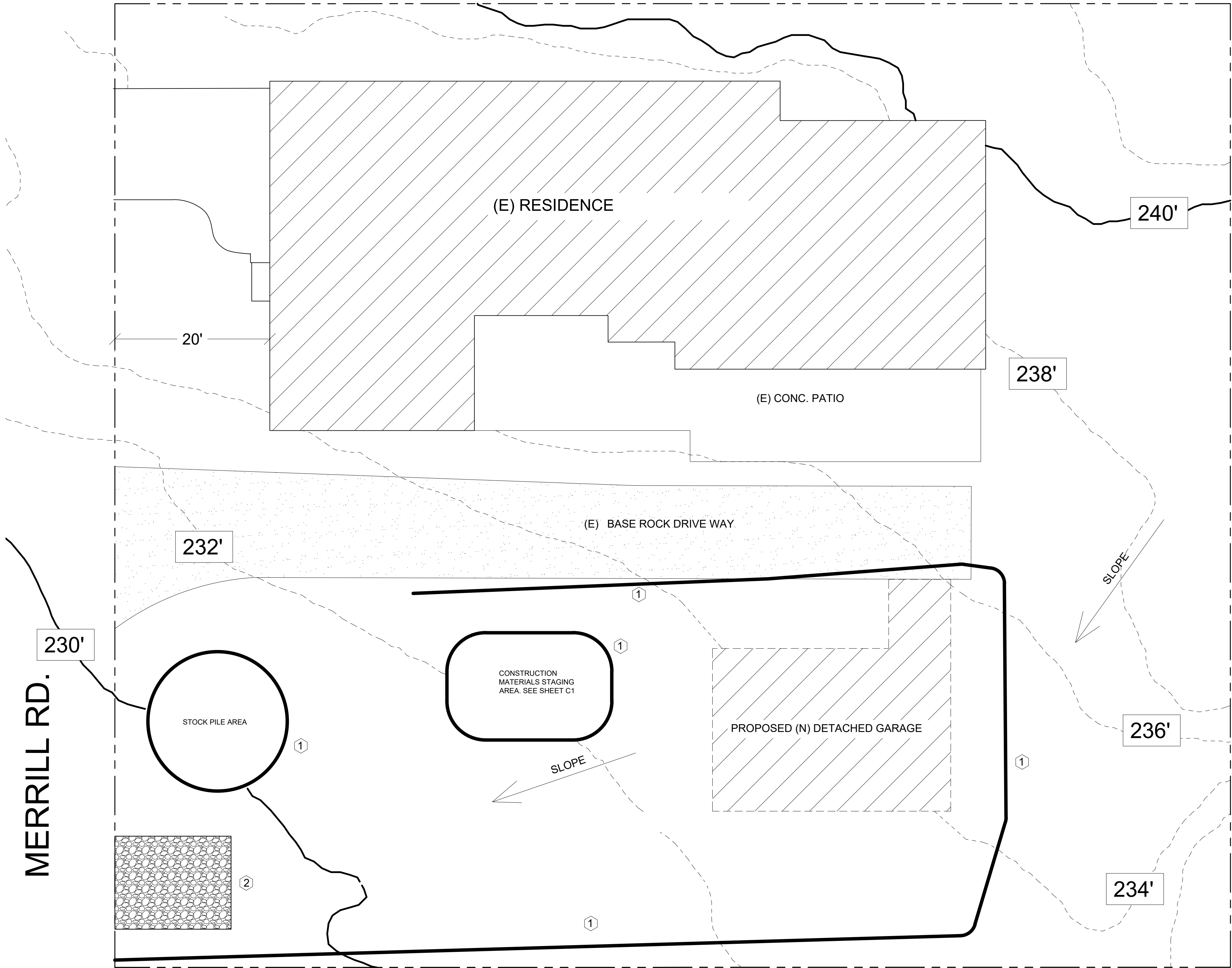
2 5/6/24 GT

SHEET NO.

A0.1

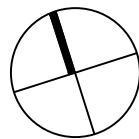
1 2

MERRILL RD.



EROSION CONTROL

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



NOTE:
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COUNTY GIS WEBSITE

DRAINAGE

PER CRC401.3 SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.

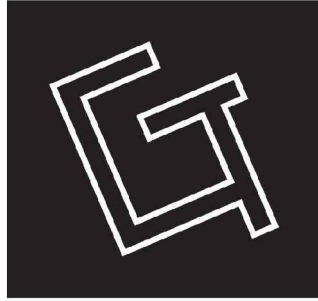
EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET (3048 MM), DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.

STORMWATER

1.STORMWATER PROTECTION MEASURES SHALL BE IMPLEMENTED AT THE INITIAL PHASE OF CONSTRUCTION ACTIVITY. PROJECTS SHALL PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE THROUGH THE USE OF A BARRIER SYSTEM, WATTLE, OR OTHER APPROVED. SEE SHEETS A0 AND C1

LEGEND

- 1 INSTALL STRAW WATTLE. SEE SHEET C1 / B
- 2 INSTALL ROCKED CONSTRUCTION ENTRANCE. SEE SHEET C1 / D



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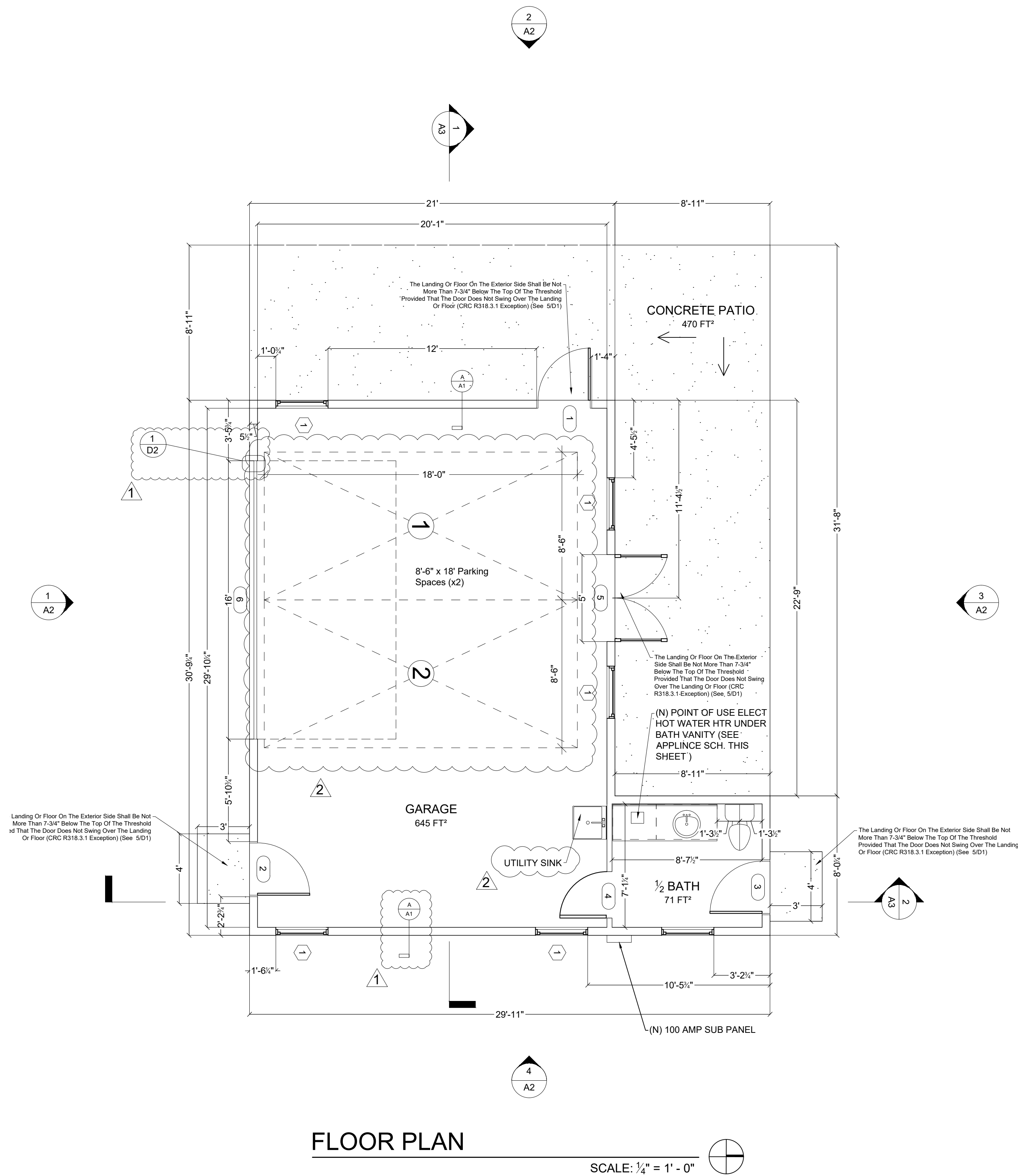
CAMBRIDGE DETACHED GARAGE
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PREPARATION DATE: 6/20/23

REVISIONS:	BY:
9/29/24	GT

SHEET NO.
A0.2



WINDOW SCHEDULE

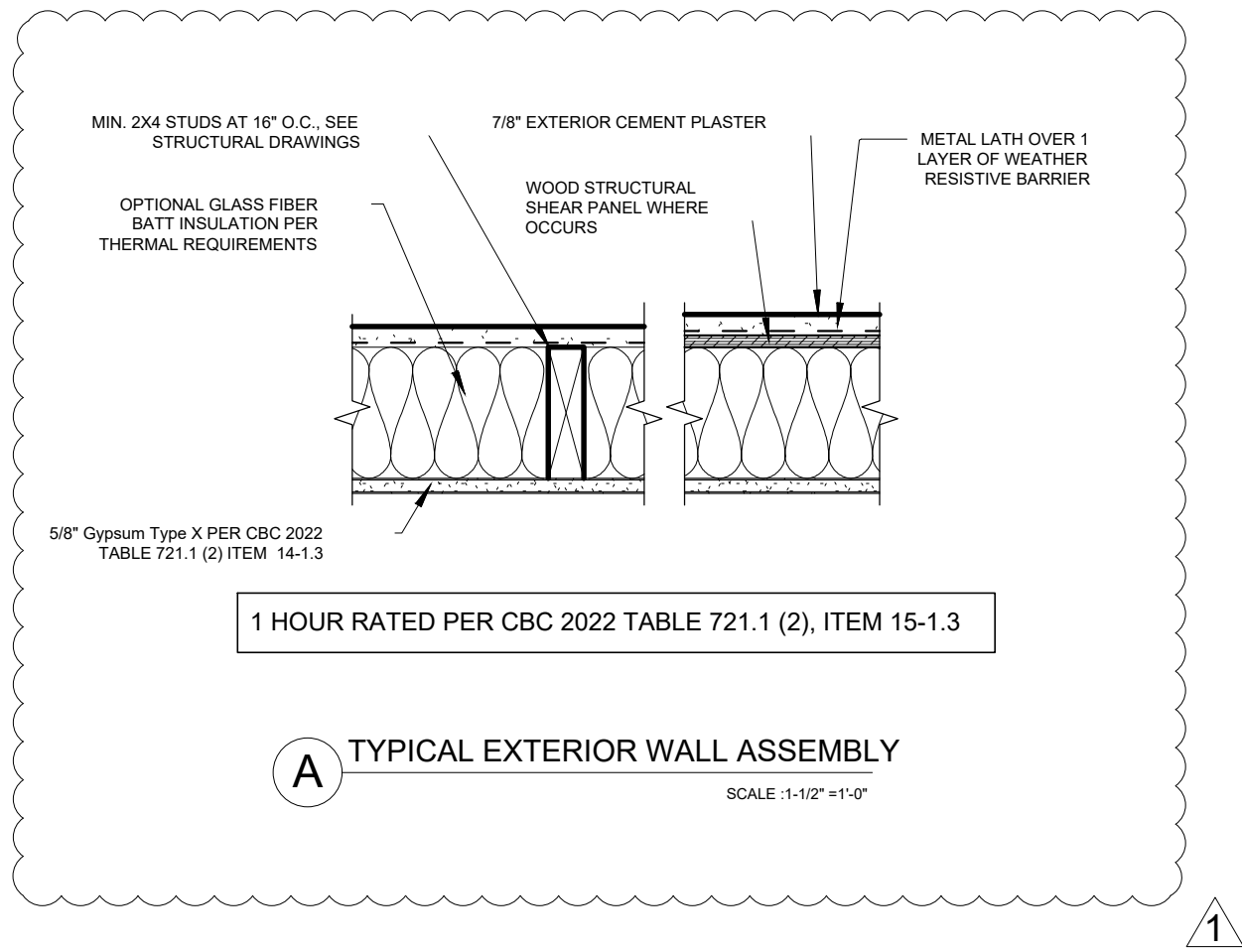
QTY	WIDTH	HEIGHT	TYPE	MATERIAL	DESCRIPTION
1	3'-0"	4'-0"	DBL HNG	VINYL	DBL PANE DBL PANE 1/2 LIGHT W/ EXT. PANE TEMPERED

DOOR SCHEDULE

QTY	WIDTH	HEIGHT	TYPE	MATERIAL	DESCRIPTION
1	3'-0"	6'-8"	EXT. ENTRY	FIBERGLASS	DBL PANE 1/2 LIGHT W/ EXT. PANE TEMPERED, LEFT HAND SWING
1	3'-0"	6'-8"	EXT. ENTRY	FIBERGLASS	DBL PANE 1/2 LIGHT W/ EXT. PANE TEMPERED, RIGHT HAND SWING
1	3'-0"	6'-8"	EXT. ENTRY	FIBERGLASS	DBL PANE 1/2 LIGHT PRIVACY GLASS W/ EXT. PANE TEMPERED, LEFT HAND SWING
1	2'-8"	6'-8"	INTERIOR	WOOD	SOLID PANEL LEFT HAND SWING
1	5'-0"	6'-8"	FRENCH DRS	FIBERGLASS	DBL PANE FULL LIGHT W/ EXT PANE TEMPERED
1	16'-0"	8'-0"	GARAGE DR	METAL	SECTIONAL OVERHEAD

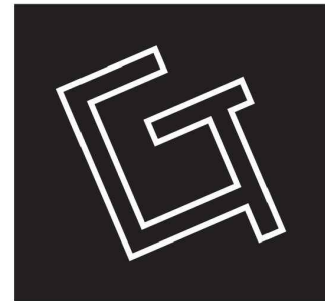
WINDOW & DOOR SCHEDULE NOTES:

- W.U.I. REQUIREMENTS
- ALL WINDOWS SHALL BE VINYL AND DOUBLE PANED W/ 0.30 MAX U-FACTOR.
 - ALL GLAZING IN WINDOWS AND DOORS TO BE TEMPERED SAFETY GLAZED PER CRC R337.8.2.1
 - ALL EXTERIOR DOORS SHALL HAVE EXTERIOR CLADDING OF NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIALS, OR SHALL BE A MINIMUM 1 3/4" SOLID CORE, OR 20 MINUTE RATED, OR PERFORMANCE TESTED PER SFM STANDARD 12-7A-1 [CRC R337.8.2.1].
 - CONTRACTOR SHALL VERIFY WINDOW ROUGH OPENINGS PRIOR TO ORDERING
 - EGRESS REQUIREMENTS SHALL COMPLY WITH 2022 CALIFORNIA BUILDING CODE WHICH STATES THAT BEDROOMS SHALL HAVE A MINIMUM OF ONE WINDOW WITH THE CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR HEIGHT DIMENSION SHALL BE 24" INCHES AND WIDTH OF 20". THE MINIMUM DISTANCE FROM THE FINISHED SILL SHALL BE NO GREATER THAN 44 INCHES ABOVE THE FLOOR. (CRC R310.1)
 - ALL OPERABLE WINDOWS SHALL BE PROVIDED WITH SCREENS
 - SEE PLANS AND ELEVATIONS FOR WINDOW OPERATION
 - VERIFY ALL WINDOW STYLES AND HARDWARE WITH OWNER PRIOR TO ORDERING
 - ALL HEADER HEIGHTS FOR WINDOWS AND DOORS ARE TAKEN FROM TOP OF SLAB.



APPLIANCES:

- RHEEM RTE-X6 POINT OF USE ELECTRIC WATER HEATER SERVICES LAVATORY



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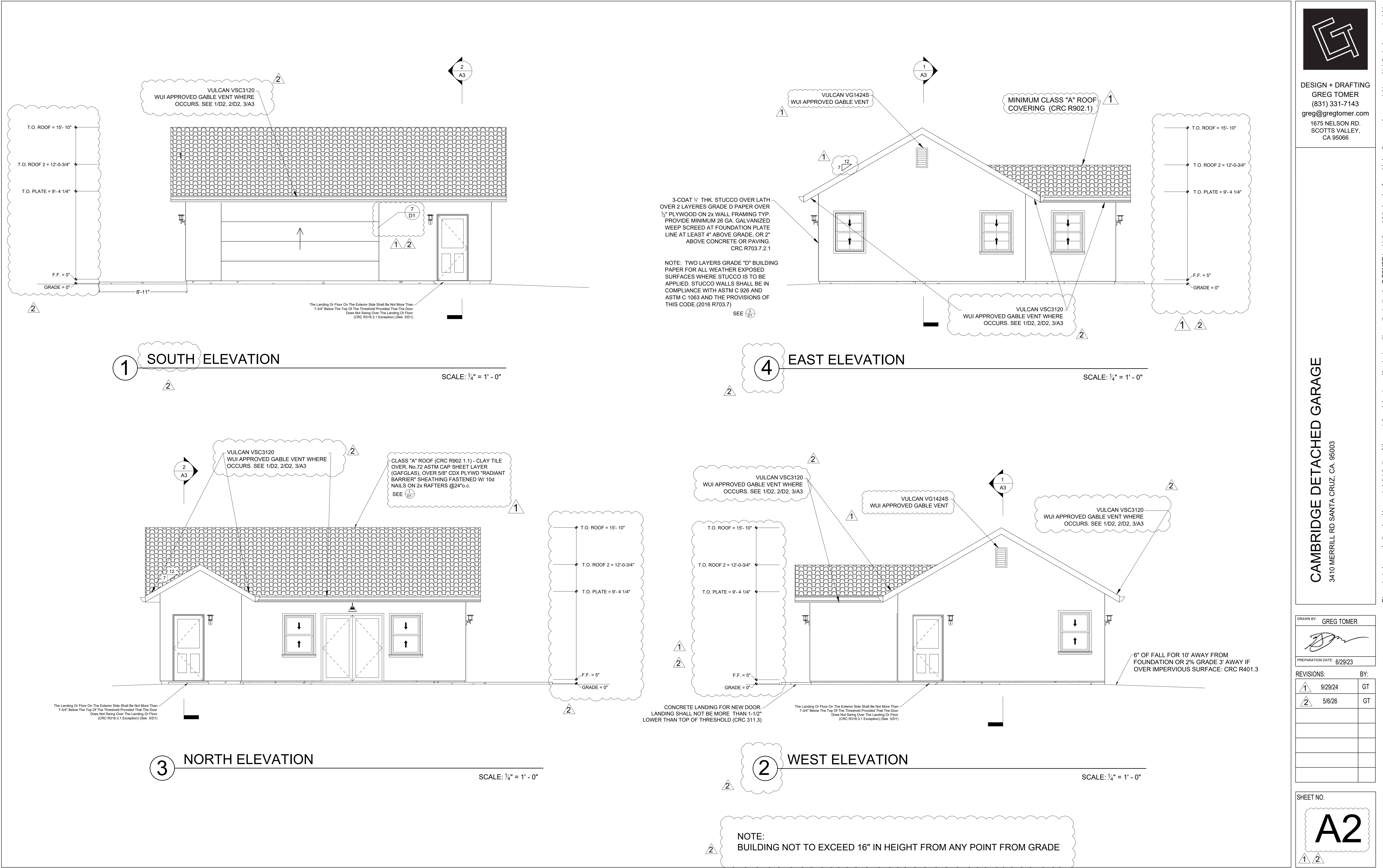
1 9/29/24 GT

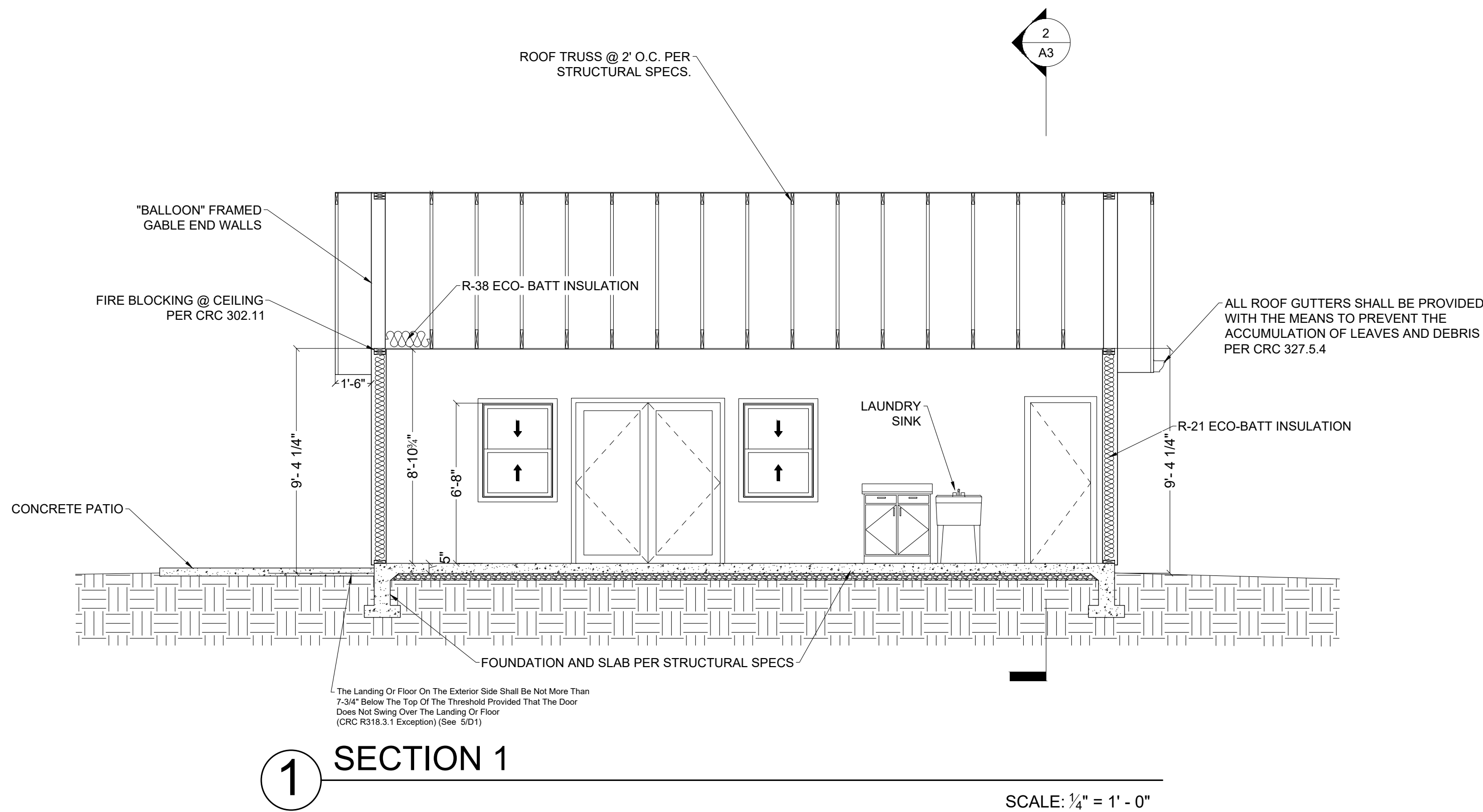
2 5/6/26 GT

SHEET NO.

A1

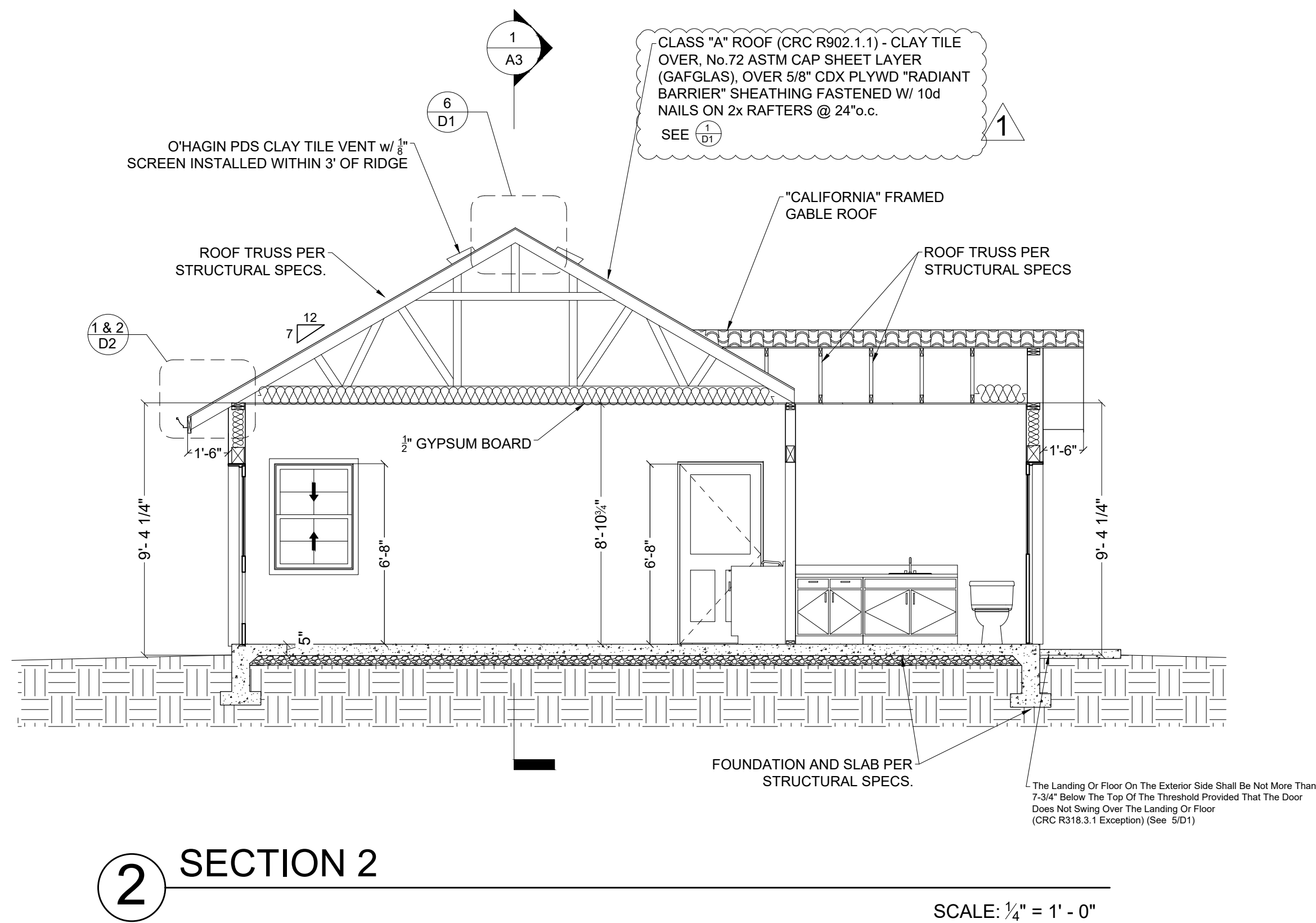
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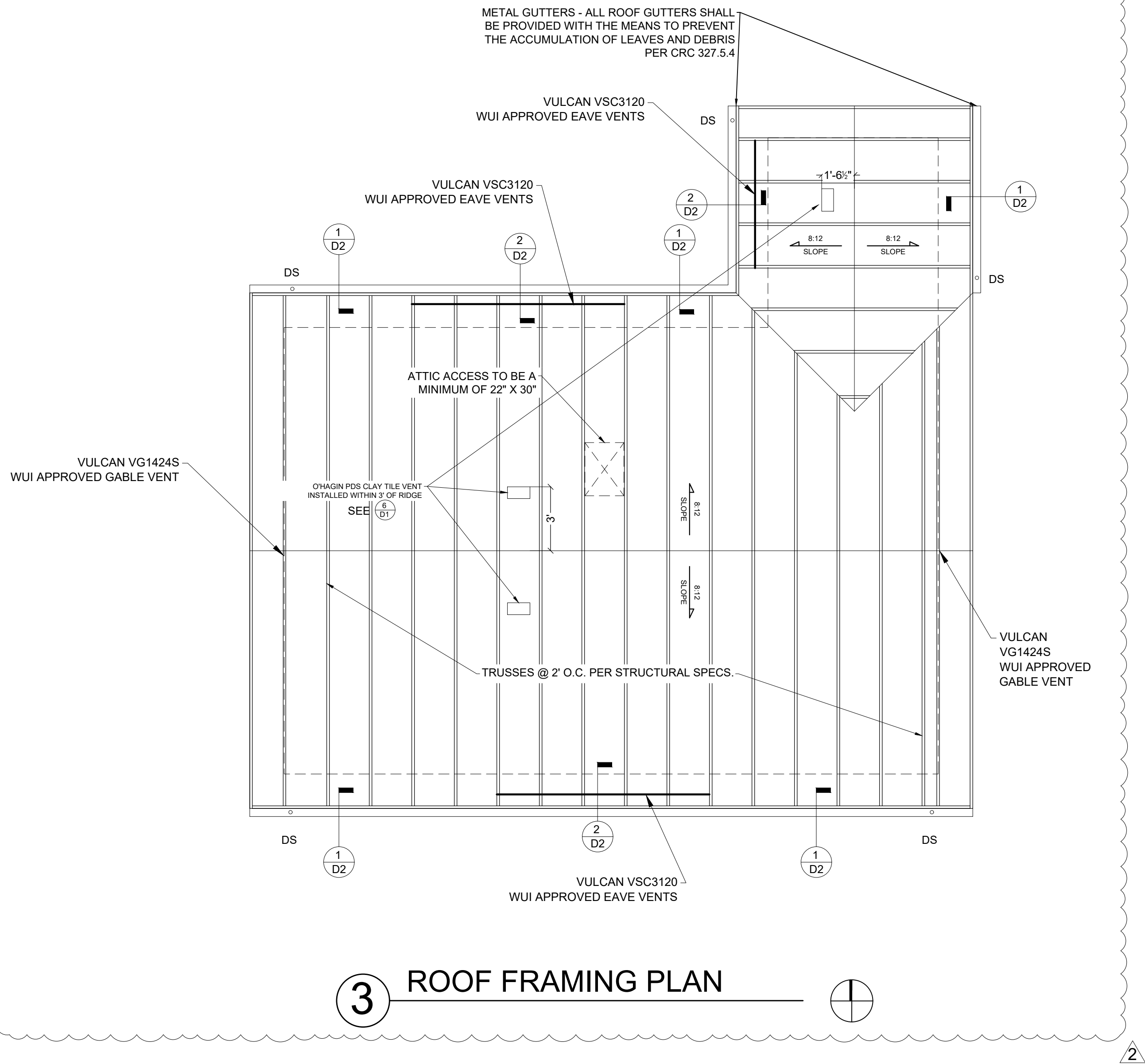
1 SECTION 1

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



2 SECTION 2

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



3 ROOF FRAMING PLAN

NOTE:

WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NO LESS THAN .019 INCH (0.48 MM) NO. 26 GAUGE GALVINIZES SHEET CORROSION-RESISTANT METAL INSTALLED OVER NO LESS THAN ONE LAYER MINIMUM 72 POUND (32.4KG) MINERAL-SURFACED NON PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36 INCH WIDE (914MM) RUNNING THE FULL LENGTH OF THE VALLEY (CRC R337.5.3)

ROOF VENTING

TOTAL ROOF ARE TO BE VENTED = 717 ft² (103248 in²)
VENTING REQUIRED = 717 / 150 = 4.78 ft² (688.32 in²)

VENTING METHODS:

UPPER VENTING:

TOTAL = 3.22 ft² (463.7 in²)

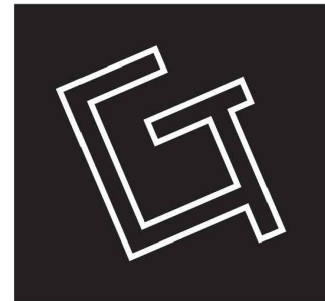
- GABLES:
 - VULCAN WUI APPROVED VG1424S - 14" X 24" = 115 in² NFVA x 2 = 1.6 ft² (230 in²)
- ROOF DECK:
 - O'HAGIN PDS ROOF VENTS: 77.63 in² NFVA X 3 = 1.62 ft² (232.9 in²)

LOWER VENTING:

TOTAL = 2.6 ft² (374.5 in²)

- CONTINUOUS EAVE VENTING
 - VULCAN VS3120 - 144 IN² NFVA (PER EA.10' PC.) X 26' LINEAR FT (2.55 PCS) = 2.6 ft² (367.2 in²)

TOTAL ROOF VENTING = 5.82 ft² (838 in²)



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PREPARATION DATE: 6/20/23

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SHEET NO.

A3

1 2

ELECTRICAL NOTES:

E.1 PROVIDE GFCI PROTECTED OUTLETS AT ALL DAMP AREA COUNTER TOP SURFACES, TYP.

E.2 RECEPTICLES PLACED SO THAT NO POINT ALONG THE WALL LINE IS NO MORE THAN 6' FROM A RECEPTACLE. ANY WALL SECTION 2'-0" OR GREATER IN LENGTH REQUIRES A RECEPTACLE.

E.8 A DEDICATED 20-AMP GFCI PROTECTED CIRCUIT SHALL SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION: WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM. OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED) CEC ARTICLE 210.11(c)(3) 210.52

E.9 ALL SMOKE DETECTORS TO BE 110v INTERCONNECTED WITH BATTERY BACKUP.

E.10A ALL 120v SINGLE PHASE, 15-20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERUPPER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

E.10B ALL 125v 15-20 AMP RECEPTACLES IN DWELLING SHALL BE TAMPER RESISTANT.

E.11 PROVIDE GAS AND ELECTRICAL POWER AS NEEDED FOR ATTIC INSTALLATION OF WATER HEATER.

E.12 ONLY NEW ELECTRICAL SHOWN ON PLAN. CONTRACTOR TO VERIFY CONDITION AND COMPLIANCE OF EXISTING ELECTRICAL AND REPAIR/REPLACE TO COMPLY W/CBC REQUIREMENTS

E.13 RECEPTACLES TO BE GROUNDED WITH MAX. DITANCE OF 12' BETWEEN RECEPTACLES.

E.15 EXTERIOR RECEPTACLES TO BE WITHIN 6'-6" OFF GRADE, WATERPROOF AND GFI PROTECTED.

E.18 A DEDICATED 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY WATER HEATER

LIGHTING NOTES:

L.1 ALL BATHROOM LIGHTING TO BE FLUORESCENT/LED ANY NON FLUORESCENT/LED TO BE EQUIPPED WITH OCCUPANCY SENSOR.

L.2 GARAGE, LAUNDRY, AND UTILITY LIGHTING TO BE HIGH EFFICACY/LED OR EQUIPPED WITH OCCUPANCY SENSOR (CA ENERGY § 150.0(k)2i)

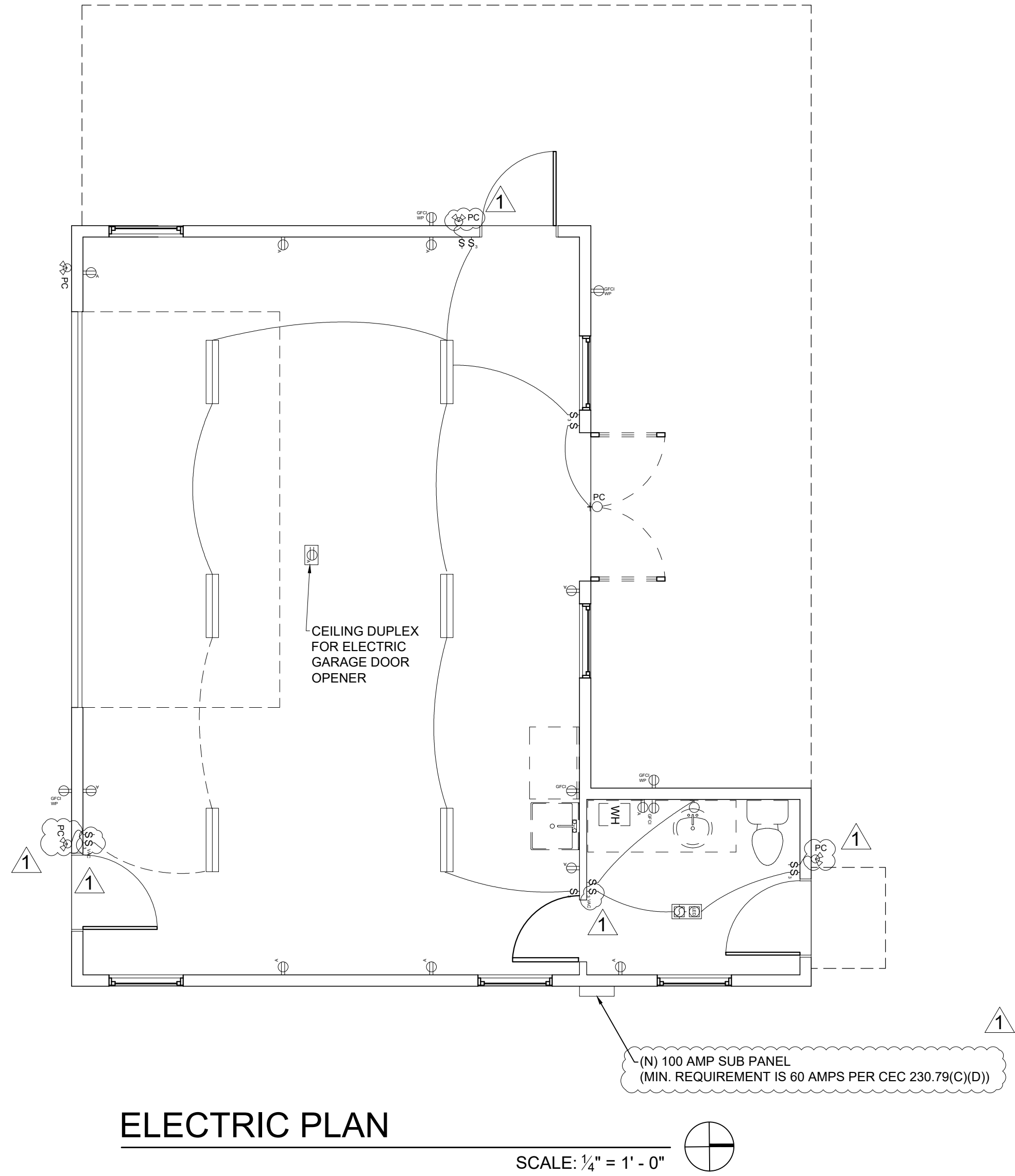
L.3 PROVIDE LIGHT AND POWER OUTLET AT FURNACE WITH SWITCH AS INDICATED

L.4 OUTDOOR LIGHTING SHALL BE HIGH EFFICACY AND SHALL INCLUDE MANUAL ON/OFF SWITCH WITH A PHOTOCELL AND MOTION SENSOR (CA ENEGRGY CODE § 150.0(k)3)

L.5 OUTDOOR LIGHTING SHALL BE SHIELDED TO AVOID LIGHT/GLARE IMPACTION. ILLUMINATION SHALL BE LIMITED TO PROPERTY. LIGHTING TO BE FLOUR./LED OR EQUIPPED W/MOTION SENSOR AND PHOTO-CONTROL.

L.6 ALL RECESSED CEILING FIXTURES THAT WILL BE IN INSULATED SPACES SHALL BE IC (INSULATED COVER) LISTED & CERTIFIED, STM E283 OR EQUAL. INSTALLATION SHALL BE AIR-TIGHT.

L.6 USE ONLY ICAT RATED RECESSED FIXTURES:ADHERE TO WATT RATING OF EA. FIXTURE CEnC 150.0(K)1C

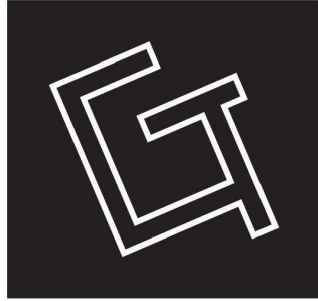


ELECTRIC PLAN

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

ELECTRICAL SYMBOLS:

	110V OUTLET ARC FAULT PROTECTED		CEILING MOUNTED LIGHT
	220V OUTLET		LED PENDANT LIGHT TITLE 24 COMPLIANT
	110V GFCI OUTLET		RECESSED CAN LED LIGHT TITLE 24 COMPLIANT
	110V GFCI OUTLET-WEATHER PROOF		COMPLIANT DAMP LOCATION RATED
	SINGLE POLE LIGHT SWITCH		EXHAUST FAN
	VACANCY SENSOR LIGHT SWITCH		CLG MNTD. OUTLET
	SINGLE POLE LIGHT SWITCH W/ DIMMER		WALL MOUNTED LIGHT
	3 WAY SWITCH		HI-EFFICACY PHOTOCELL & MOTION SENSOR LIGHT
	PC DESIGNATES PHOTO CELL (SOLAR)		SMOKE DETECTOR
	HI-EFFICACY CLG. MNTD. LED SHOP LIGHT		CARBON MONOXIDE DETECTOR



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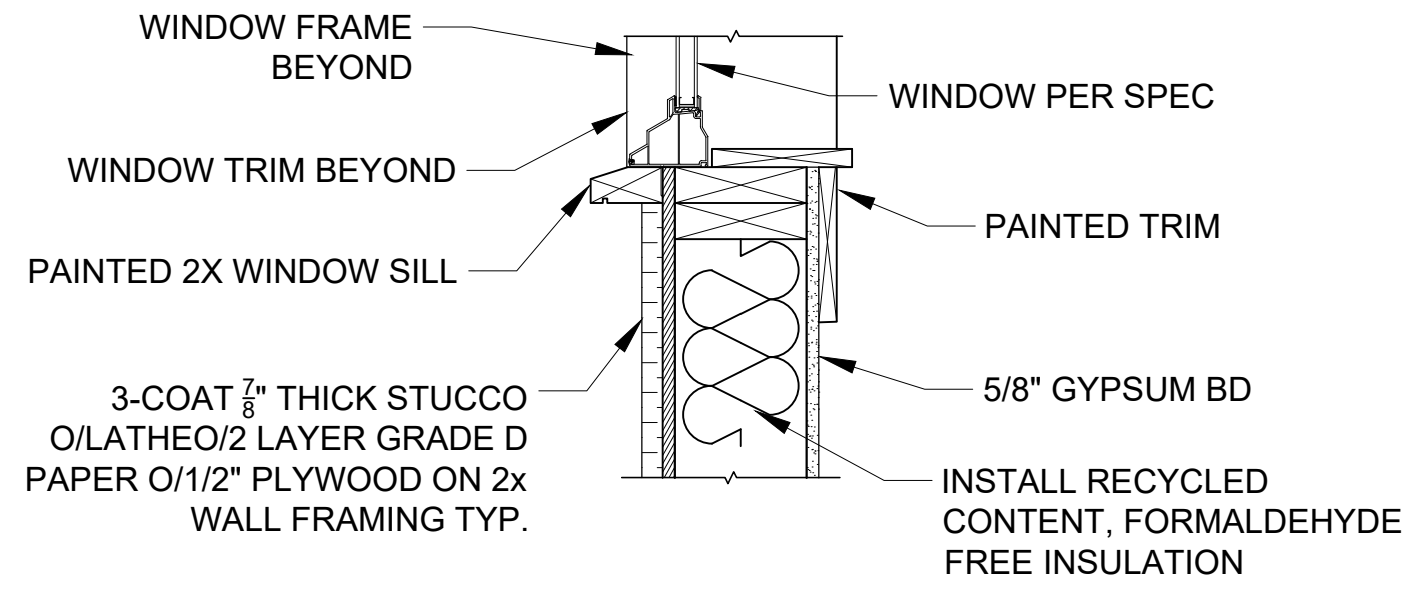
PREPARATION DATE: 6/20/23

REVISIONS: BY:

	9/29/24	GT

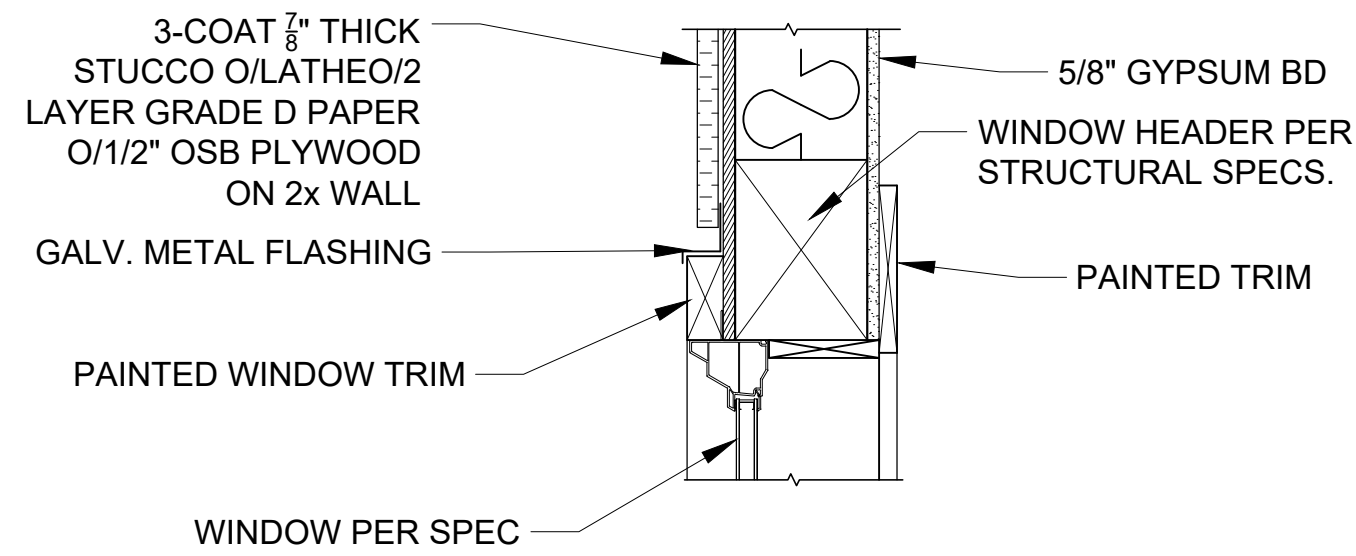
SHEET NO.

E1



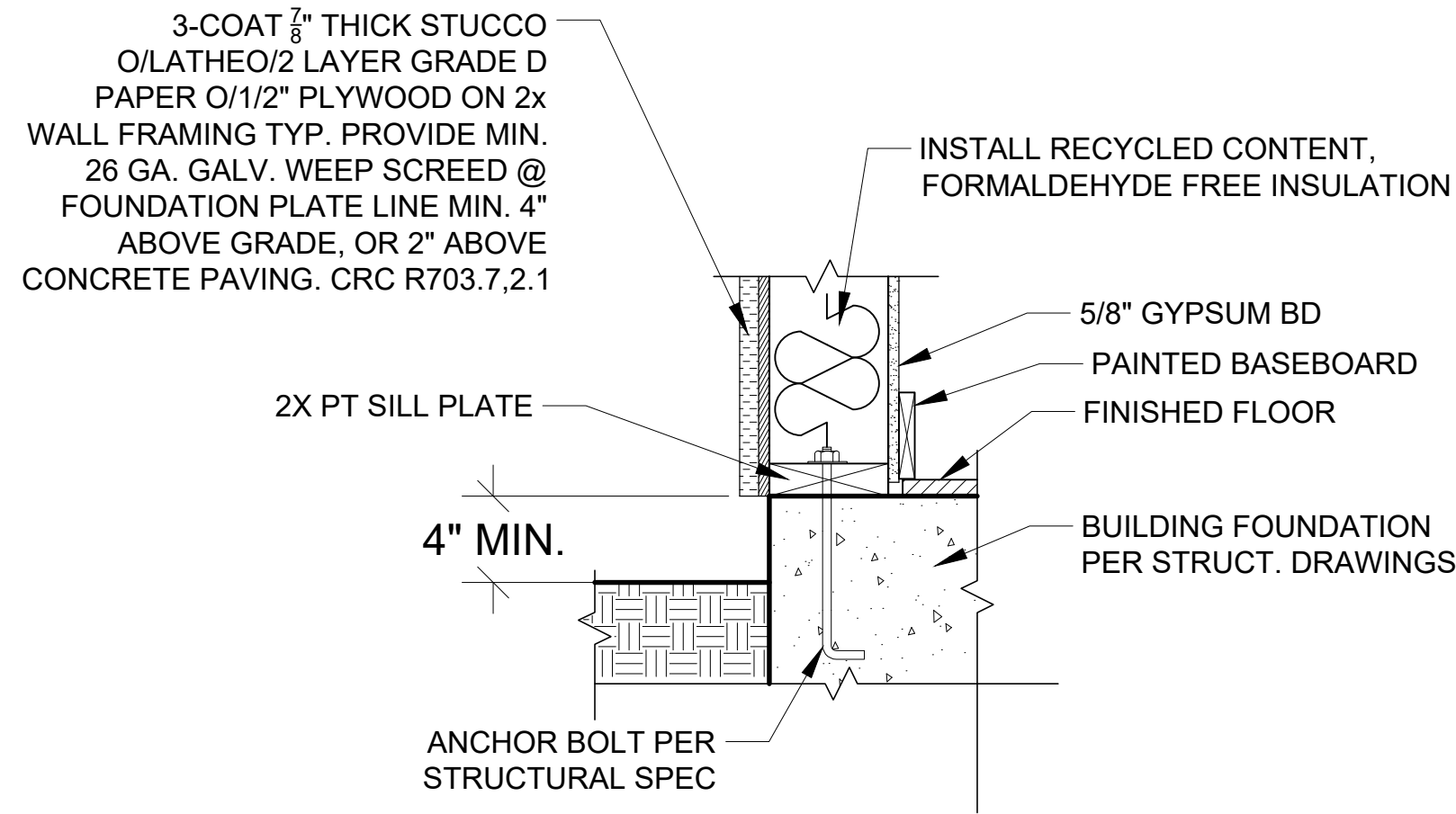
1 TYPICAL WINDOW SILL DETAIL

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



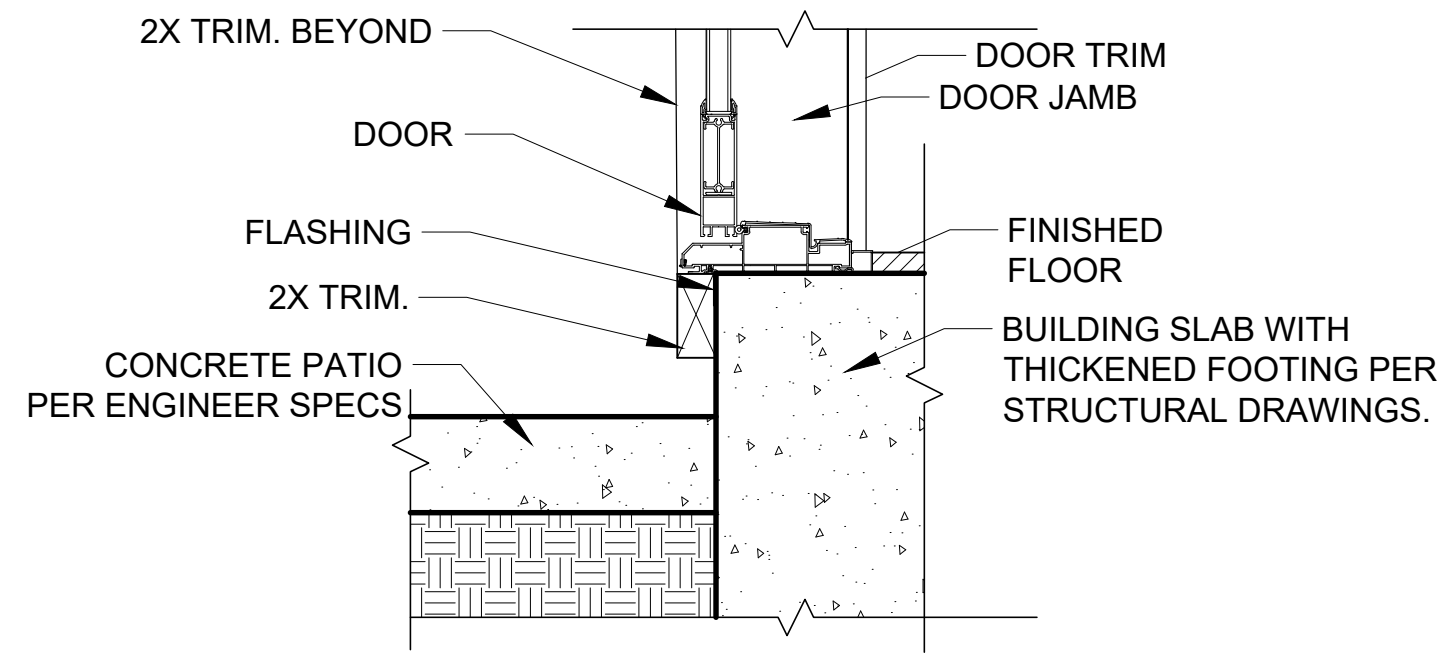
2 TYPICAL WINDOW HEAD DETAIL

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



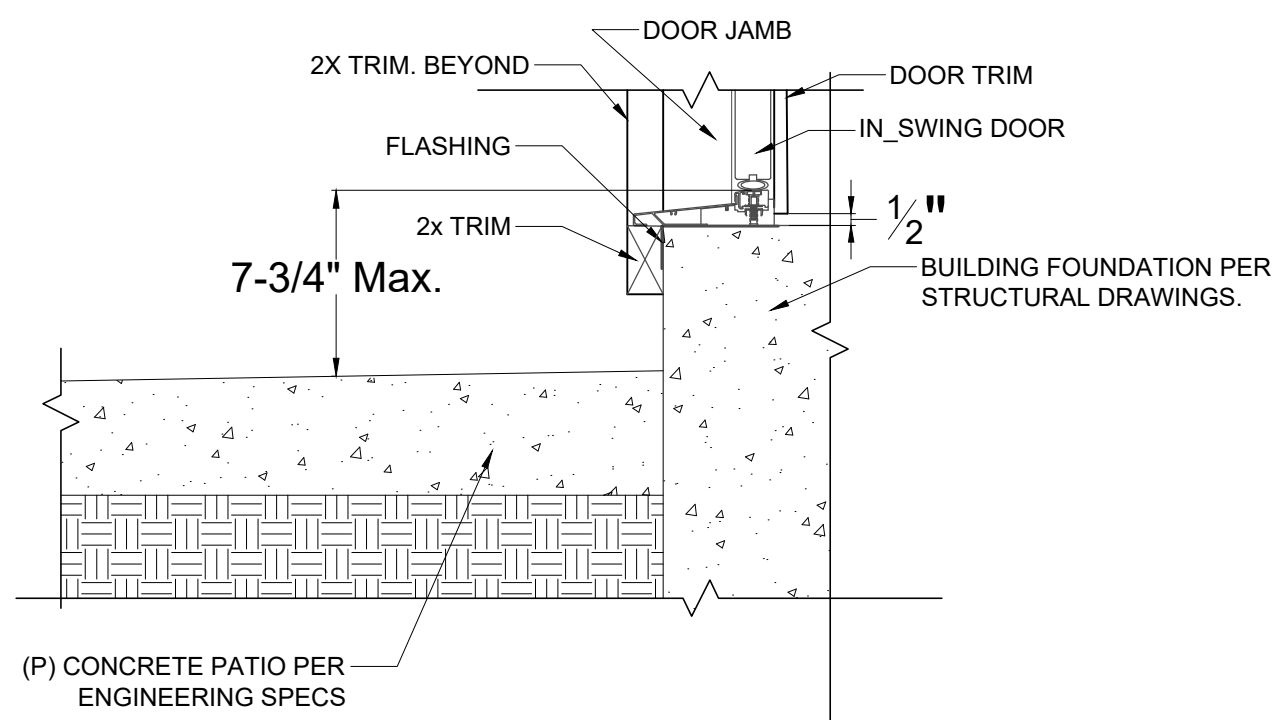
3 TYPICAL SILL DETAIL

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



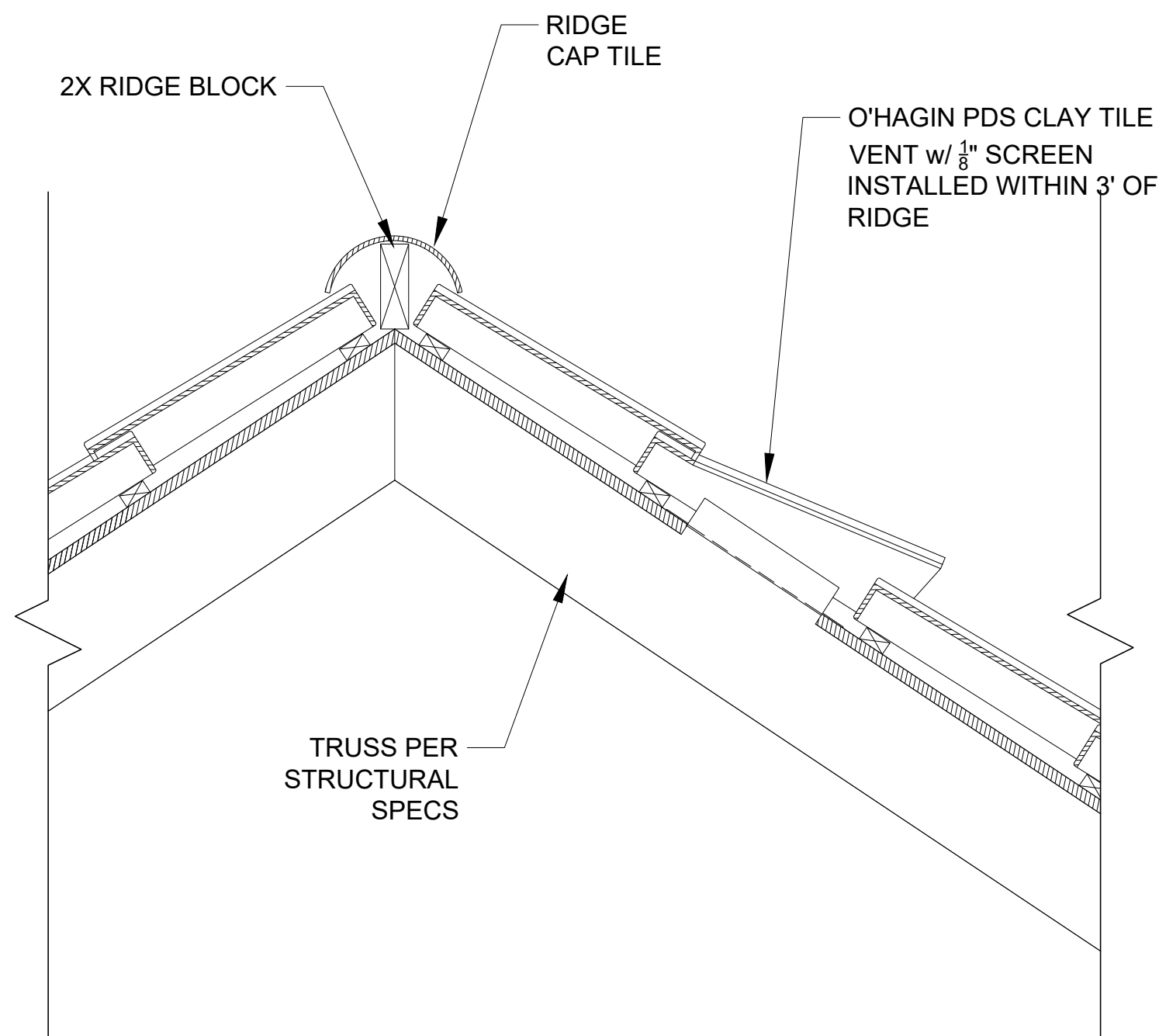
4 TYPICAL THRESHOLD DETAIL

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



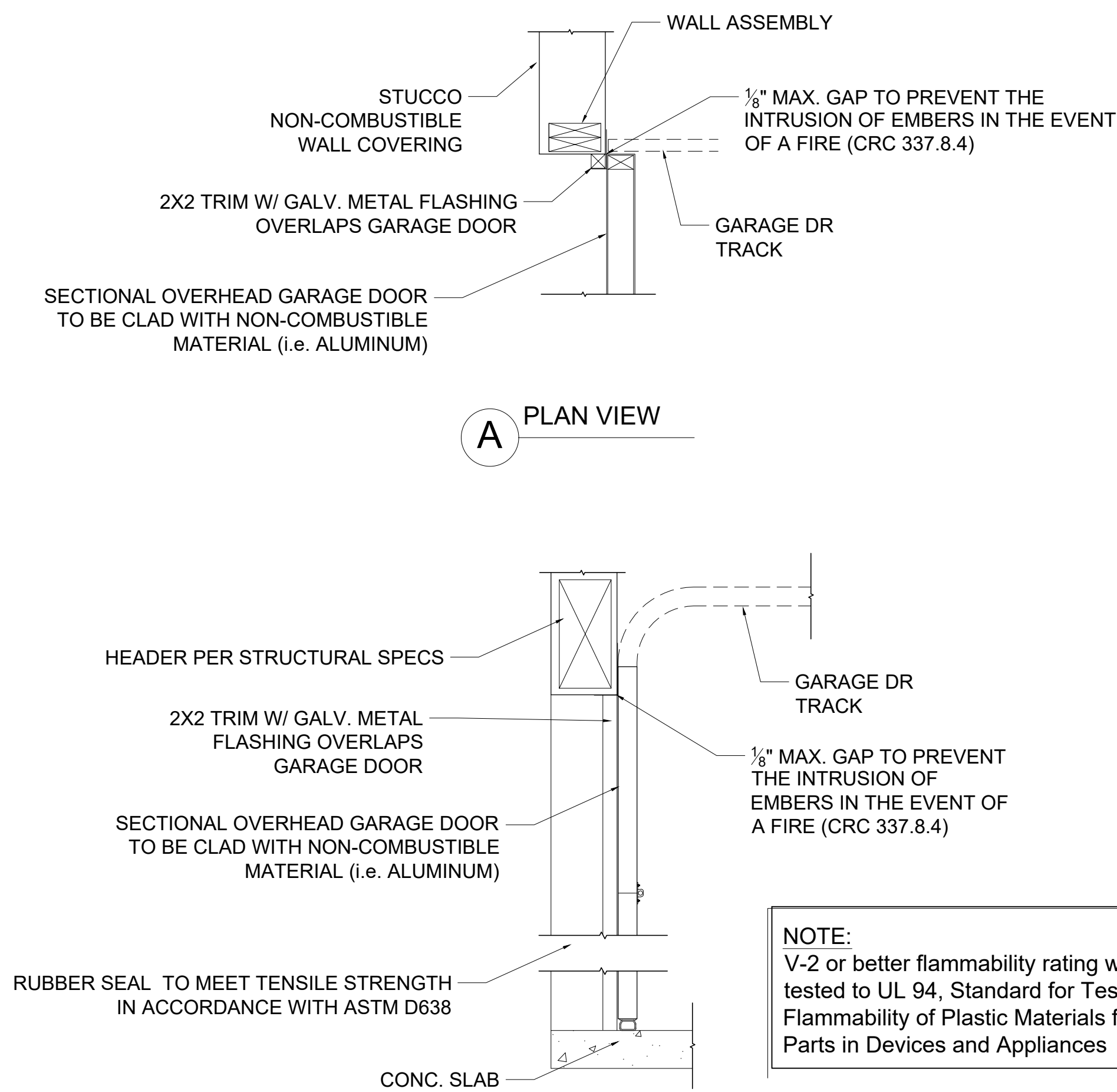
5 (P) Exterior Door Landing Detail

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



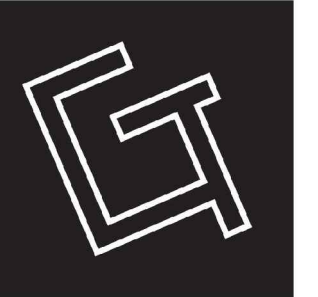
6 TYPICAL RIDGE DETAIL

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



7 GARAGE DOOR DETAIL

SCALE :1" =1'-0"



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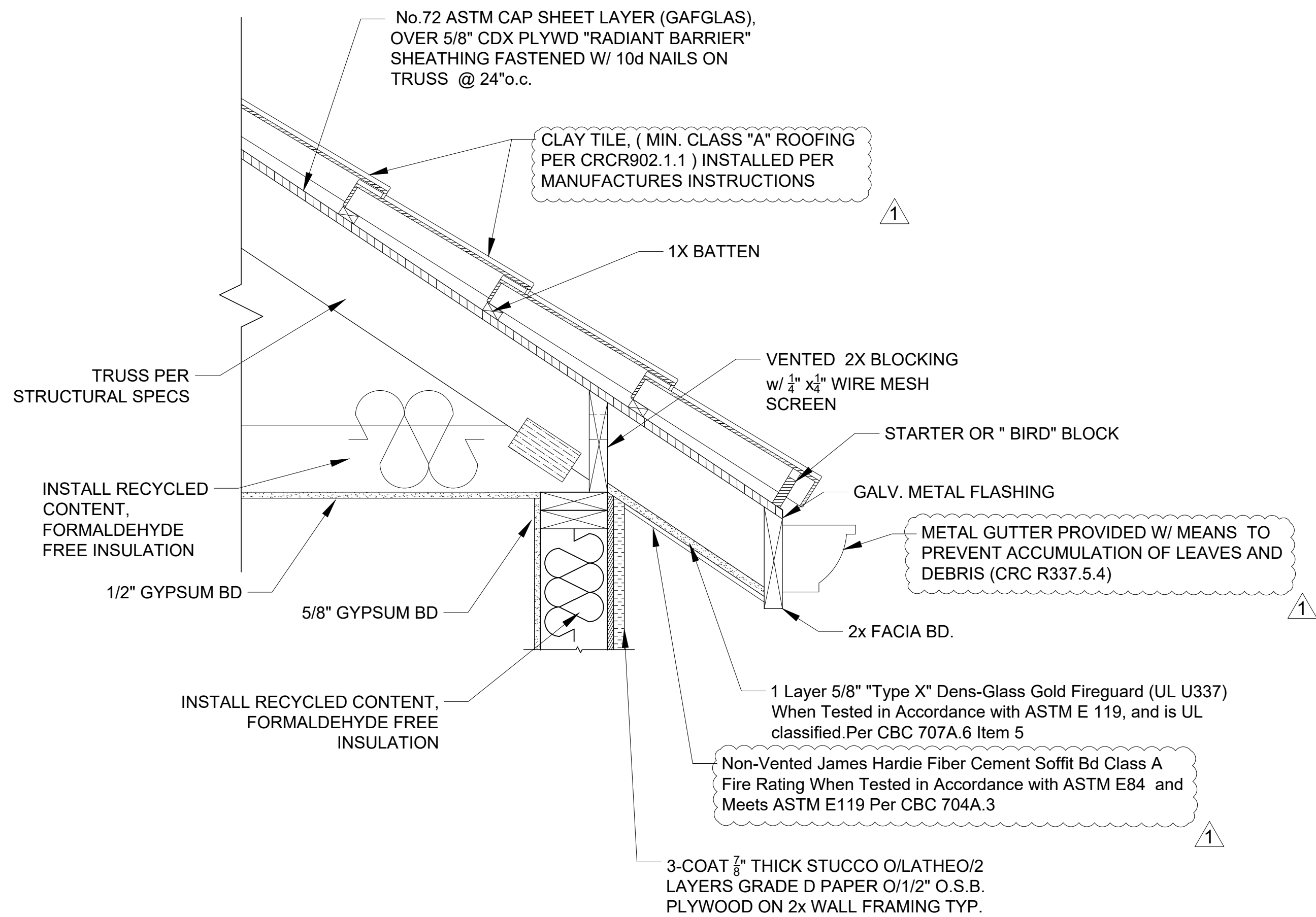
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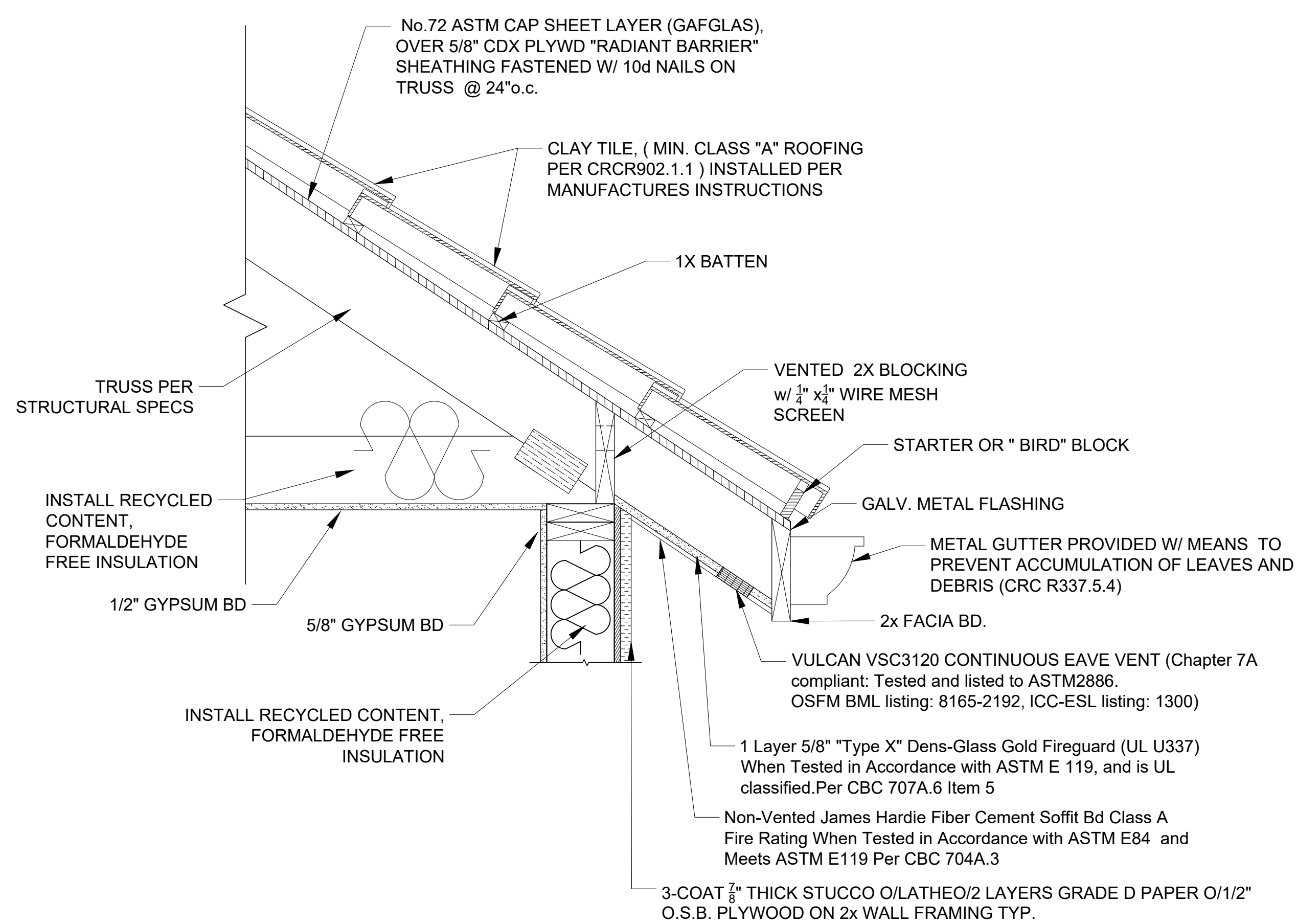
SHEET NO.
D1

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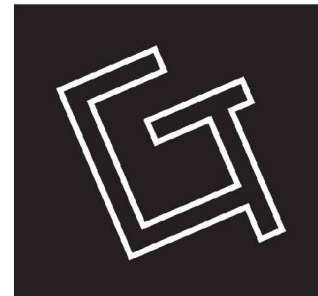
1 TYPICAL UNVENTED EVE DETAIL

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



2 TYPICAL VENTED EVE DETAIL

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



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CAMBRIDGE DETACHED GARAGE

3410 MERRILL RD SANTA CRUZ, CA. 95003

DRAWN BY: GREG TOMER

Greg Tomer

PREPARATION DATE: 6/20/23

REVISIONS: BY:

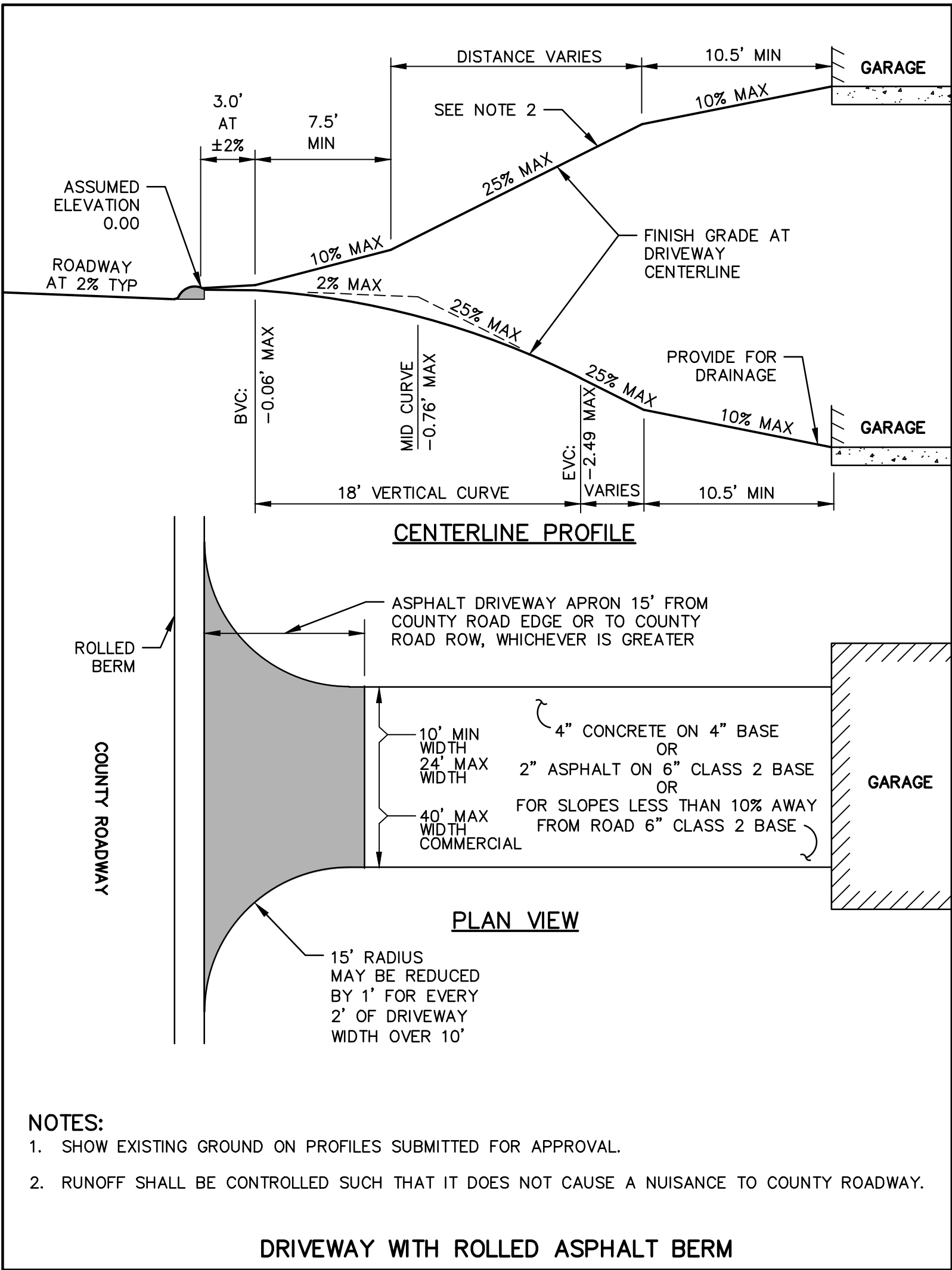
1 9/29/24 GT

2 5/6/26 GT

SHEET NO.

D2

2



REV 10/22

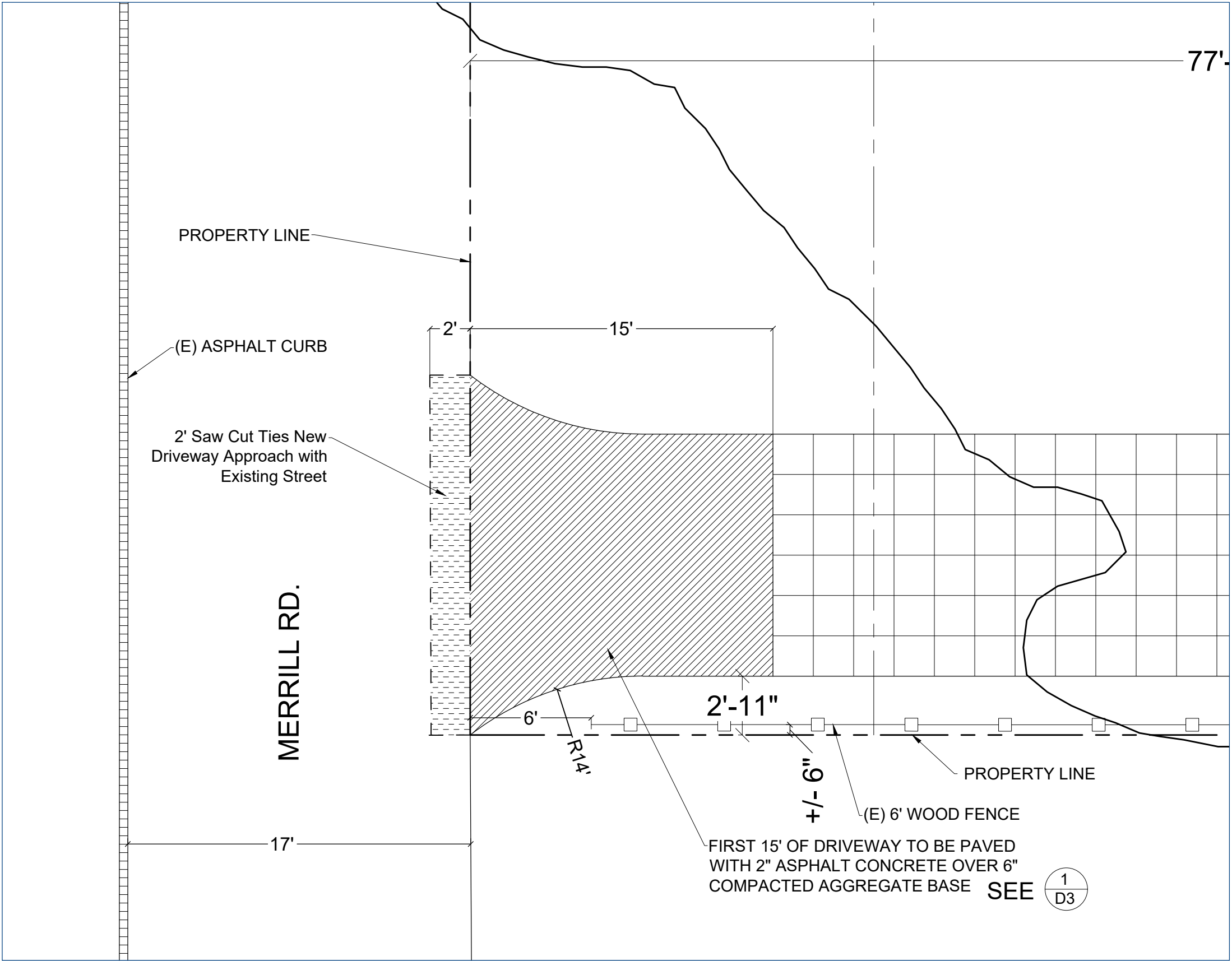
FIG. DW-4

210 | Page

4 Referenced Driveway Detail Fig. DW-4 Santa Cruz County Design Criteria

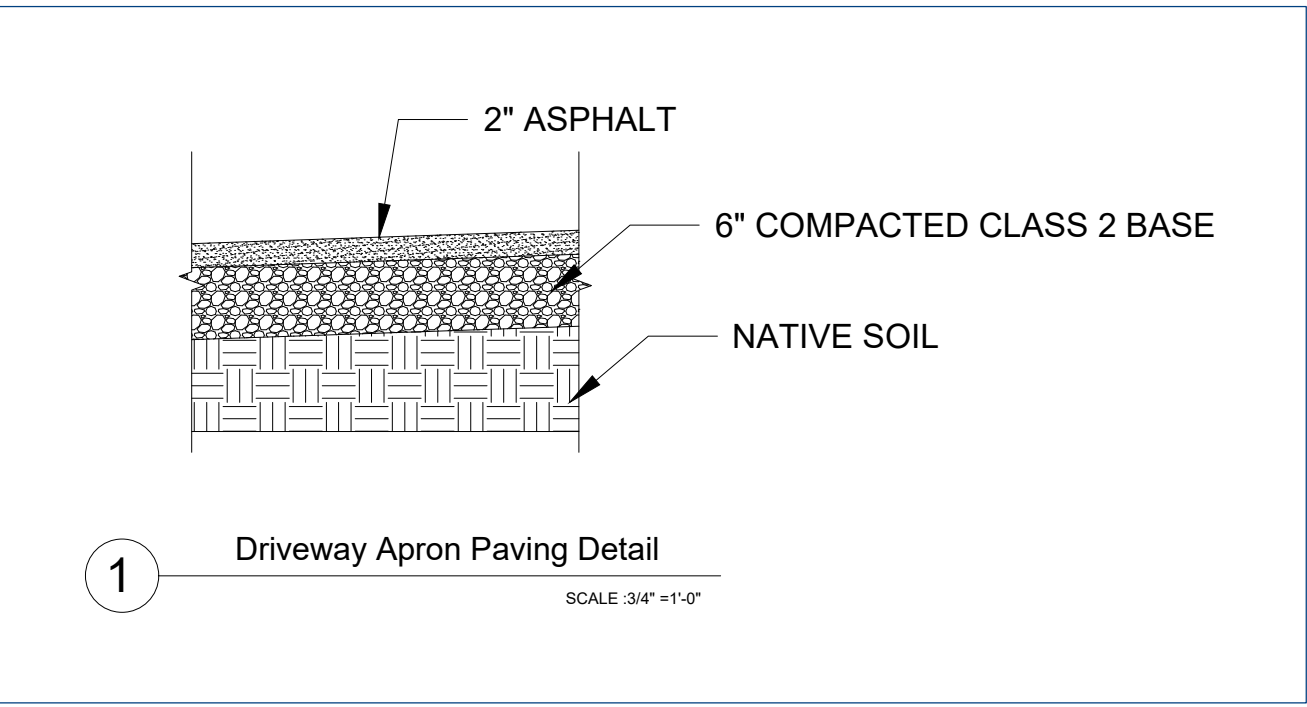
Not To Scale

Note:
For Existing Ground See Sheet A0 Site Plan
Contour Line Elevations



2 Driveway Detail A Street

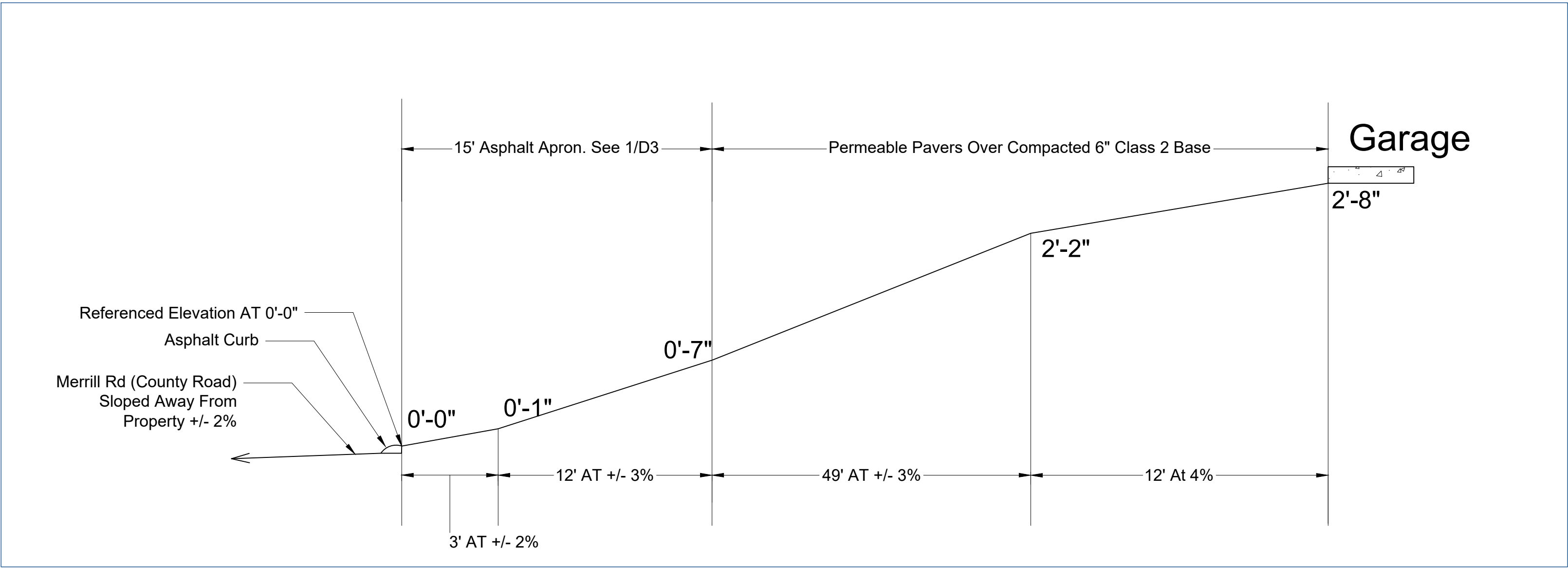
SCALE : 3/16" = 1'-0"



1

Driveway Apron Paving Detail

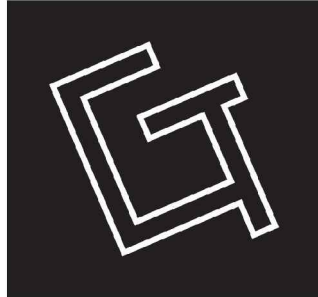
SCALE 3/16" = 1'-0"



3

Driveway Profile Per Fig. DW-4 Santa Cruz County Design Criteria

Not To Scale



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REVISIONS: BY:

1 9/29/24 GT

2 5/6/26 GT

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D3

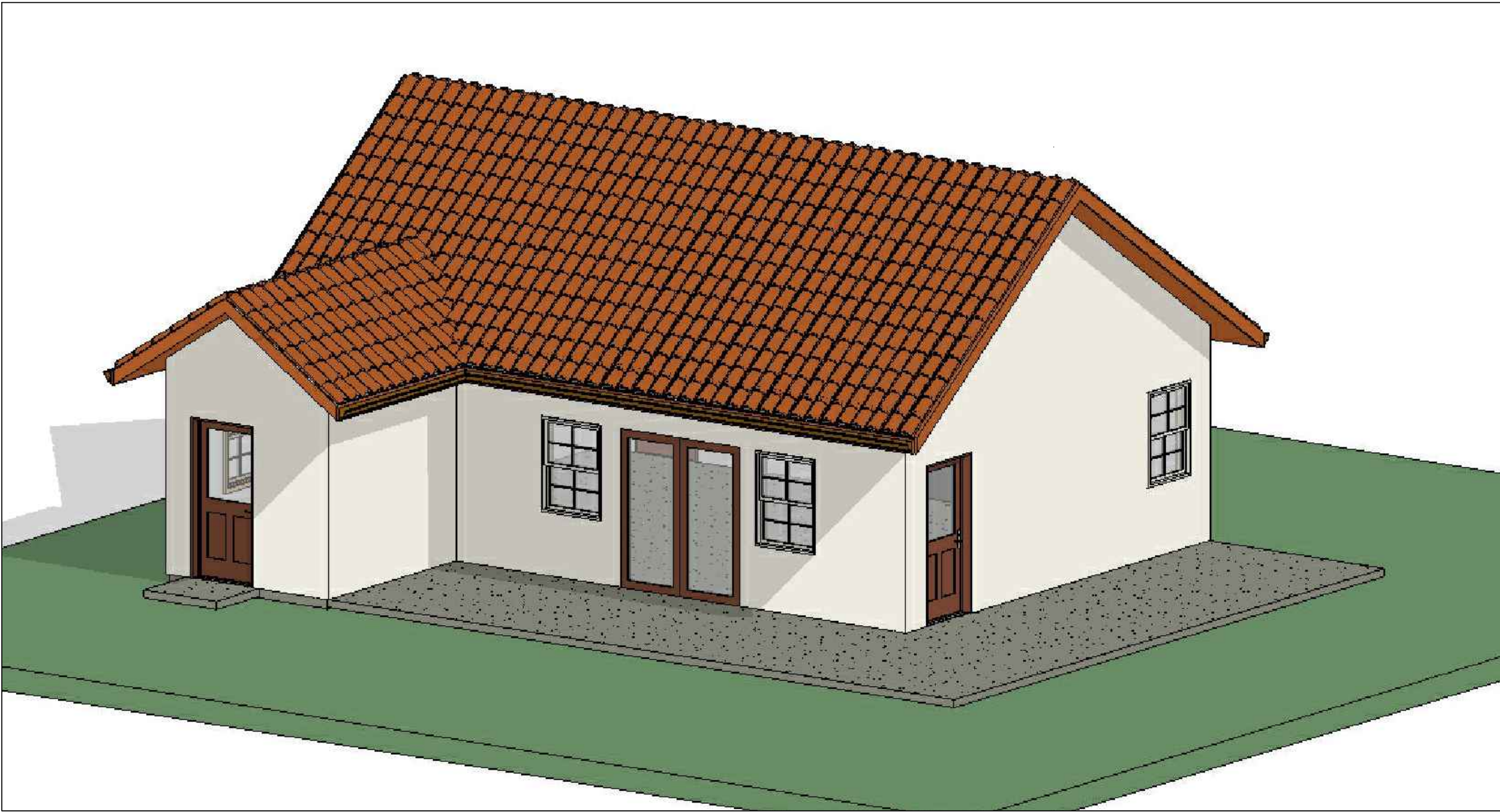
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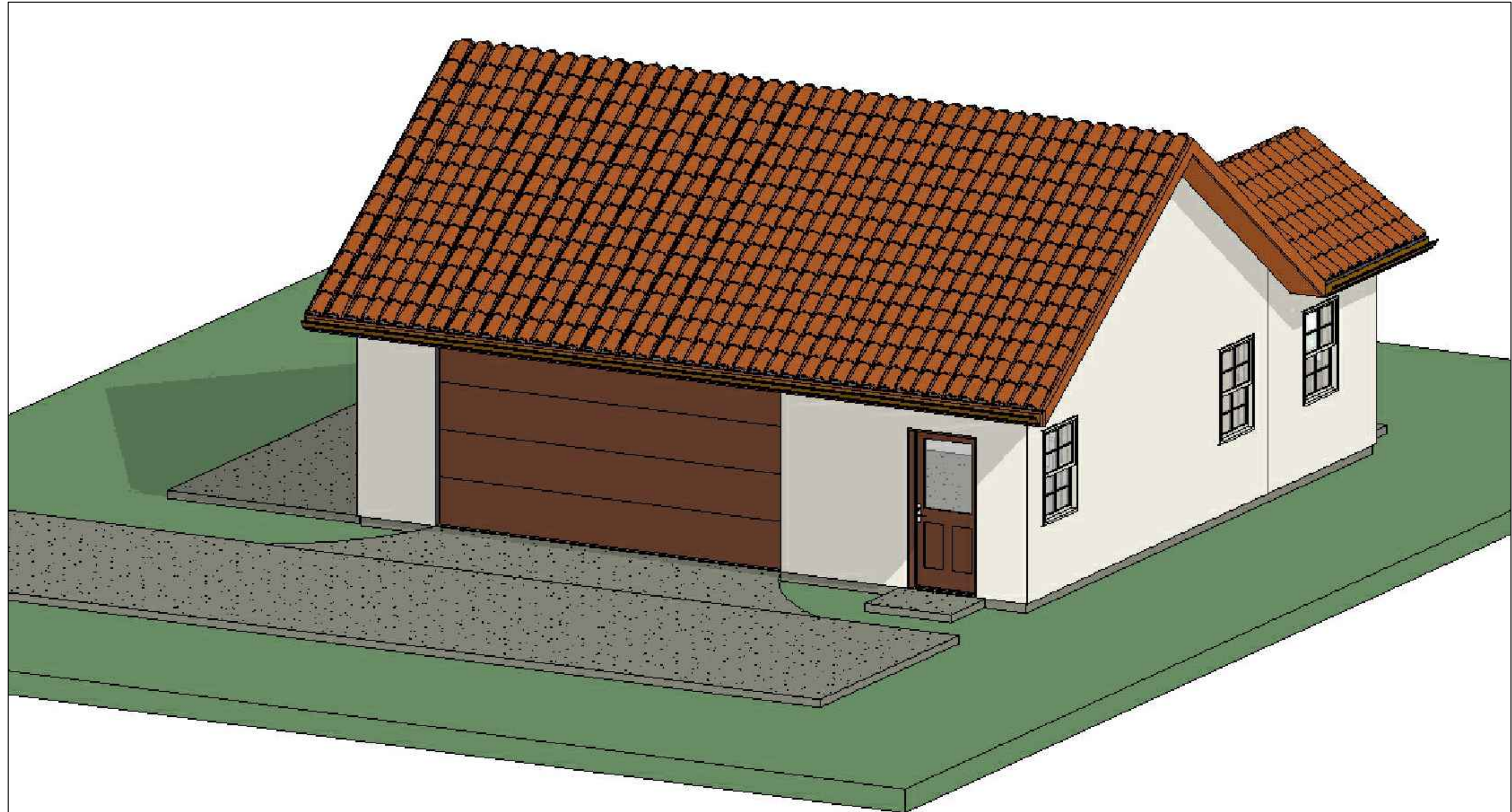


Existing Residence Materials

- Siding : Stucco
- Siding Paint Color: Swiss Coffee
- Roof : TerraCotta Spanish (Clay) Tiles
- Widows: Frame Color Matches Stucco Color (Swiss Coffee)
- Doors: Dark Wood Tone



Proposed North and West Views



Proposed South and East Views

Proposed Garage Materials (To Match Existing Residence)

- Siding : Stucco
- Siding Paint Color: Swiss Coffee
- Roof : TerraCotta Spanish (Clay) Tiles
- Widows: Frame Color Matches Stucco Color (Swiss Coffee)
- Doors: Dark Wood Tone

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DRAWN BY: GREG TOMER		
PREPARATION DATE: 6/20/23		
REVISIONS:	BY:	
2	5/6/26	GT

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2

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ABBREVIATIONS

AB	AGGREGATE BASE	GB	GRADE BREAK
AC	ASPHALT CONCRETE	INV	INVERT
AGG	AGGREGATE	LF	LINEAR FEET
BC	BEGIN CURVE	LT	LEFT
BVC	BEGIN VERTICAL CURVE	PCVC	POINT OF COMPOUND VERTICAL CURVE
BOT	BOTTOM	PRC	POINT OF REVERSE CURVE
CL	CENTERLINE	PRVC	POINT OF REVERSE VERTICAL CURVE
DS	DOWN SPOUT	R	RADIUS
(E)	EXISTING	RC	RELATIVE COMPACTION
EC	END CURVE	S	SLOPE
EG	EXISTING GROUND	SD	STORM DRAIN
EVC	END VERTICAL CURVE	STA	STATION
FF	FINISHED FLOOR	TG	TOP OF GRATE
FG	FINISHED GRADE	TSF	TOP OF SUBFLOOR
FL	FLOWLINE	TSW	TOP OF STEMWALL
FS	FINISHED SURFACE	VC	VERTICAL CURVE

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE REQUIREMENTS IN THE CURRENT EDITION OF THE CITY OF SANTA CRUZ DESIGN CRITERIA.
- NO CHANGES IN THE APPROVED PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE CITY OF SANTA CRUZ PLANNING DEPT.
- THE DIRECTOR OF PLANNING, OR HIS AUTHORIZED REPRESENTATIVE, SHALL HAVE THE AUTHORITY TO STOP WORK IF THE WORK IS NOT EXECUTED IN ACCORDANCE WITH THE APPROVED PLANS.
- ALL DRAINAGE INLETS ARE TO BE PRECAST CONCRETE CHRISTY BOXES, MODEL AS INDICATED ON PLAN, OR EQUIVALENT
- ALL STORM DRAIN INLETS ARE TO BE PRECAST CONCRETE CHRISTY BOXES, MODEL AS INDICATED ON PLAN, OR EQUIVALENT.
- ALL STORM DRAIN MATERIAL TO BE SDR 35 PVC
- THE TOP 6" OF SUB-GRADE UNDER ALL SURFACES SUBJECTED TO VEHICULAR TRAFFIC SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.

SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS

- ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS,AGGREGATE, FLY ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
- ALL CHEMICALS SHALL BE STORED IN WATER-TIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
- EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIP. PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.)
- BEST MANAGEMENT PRACTICES TO PREVENT OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

CONSTRUCTION WASTE CONTROL MEASURES

- IF SPOILS ARE TO BE STORED ON SITE, PLACE SPOILS PILE ON A FLAT PORTION OF THE SITE AND SURROUND IT WITH A SILT FENCE PER DETAIL C1-A.
- THE SOIL STOCKPILE AREA SHALL BE SURROUNDED WITH A SILT FENCE PER DETAIL C1-A. WHEN ACTIVE WORK IS NOT BEING DONE ON THE STOCKPILE, IT SHOULD BE COVERED WITH PLASTIC AND THE PLASTIC SHOULD BE SECURED IN PLACE WITH ROPE AND SANDBAGS.
- IF CONCRETE WASHOUT AND OTHER WASHOUT THAT MAY CONTAIN POLLUTANTS IS TO OCCUR ON SITE, THEN A WASHOUT AREA SHALL BE CONSTRUCTED PER DETAIL C1-E.

WASTE MANAGEMENT

- DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
- SANITATION FACILITIES SHALL BE CONTAINED (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MIN. OF 20' FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
- SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
- COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND RAIN EVENT.
- DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
- STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
- PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.

- EQUIPMENT AND MATERIALS FOR CLEAN-UP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
- CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE TO THE UNDERLYING SOIL AND UNTO THE SURROUNDING AREAS.

EROSION CONTROL NOTES

- STOCKPILE DISTURBED TOPSOIL AND RE-DISTRIBUTE AROUND THE FINISHED SITE AS SEED BASE.
 - DISTURB ONLY THOSE AREAS UNDER CONSTRUCTION. DO NOT LEAVE SOIL UNPROTECTED.
 - EXPOSED SOIL SHALL BE PROTECTED AS FOLLOWS:
 - SEED STRAW AND MULCH SEED STRAW AND MULCH IS TO BE USED FOR SOIL DISTURBED AREAS AS A MEANS FOR TEMPORARY PROTECTION UNTIL PERMANENT STABILIZATION IS ESTABLISHED. IT MAY BE USED ON SLOPES UP TO 3:1 H:V (33%).
 - SEED AND STRAW MULCH SHALL CONSIST OF SPREADING SEED (A MIN. OF 5 LBS./1000 SQFT). OVER DISTURBED AREAS AND THE PLACING A UNIFORM LAYER OF STRAW (2-3 BALES/1000 SQFT.) INCORPORATING IT INTO THE SOIL WITH A STUDDED ROLLER OR ANCHORING IT WITH A TACKIFIER STABILIZING EMULSION.
- NOTE:
IN AREAS THAT ARE NOT SENSITIVE TO HABITAT, THE SEED SHALL BE ANNUAL WINTER BARLY AND THE STRAW SHALL BE DERIVED FROM RICE, BARLY, OR WHEAT. IN AREAS THAT ARE SENSITIVE HABITAT, SEED MIX AND STRAW SHALL BE AS RECOMMENDED BY PROJECT BIOLOGIST, BE INDICATED ON THE PLANS, AND APPROVED BY THE PLANNING DEPT.

SEDIMENT CONTROL NOTES

- SILT FENCE
- SILT FENCES SHALL BE USED FOR PERIMETER CONTROL. THEY SHALL BE PLACED BELOW AREAS WHERE SHEET FLOWS DISCHARGE FROM THE SITE. THEY SHOULD BE USED AS INTERIOR CONTROLS BELOW DISTURBED AREAS WHERE RUN-OFF MAY OCCUR IN THE FORM OF SHEET AND RILL EROSION.
- SILT FENCES SHALL NOT BE USED IN STREAMS, CHANNELS, DRAIN INLETS, OR ANY PLACE WHERE FLOW IS CONCENTRATED.
- SILTED FENCES SHALL NOT BE USED IN LOCATIONS WHERE PONDED WATER MAY CAUSE FLOODING.
- SILTED FENCES SHALL NOT BE USED ON A SLOPE, OR ACROSS ANY CONTOUR LINE. IF NOT INSTALLED AT THE SAME ELEVATION THROUGHOUT, SILT FENCES WILL CREATE EROSION.
- THE MAX. LENGTH OF SLOPE DRAINING ALONG THE SILT FENCE SHOULD BE 200 FEET OR LESS. THE ENDS OF THE SILT FENCE SHALL BE TURNED UPHILL TO PREVENT STORM WATER FROM FLOWING AROUND THE FENCE.

VEHICLE STORAGE AND MAINTENANCE

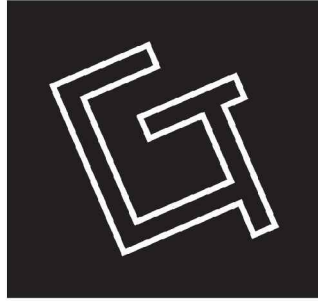
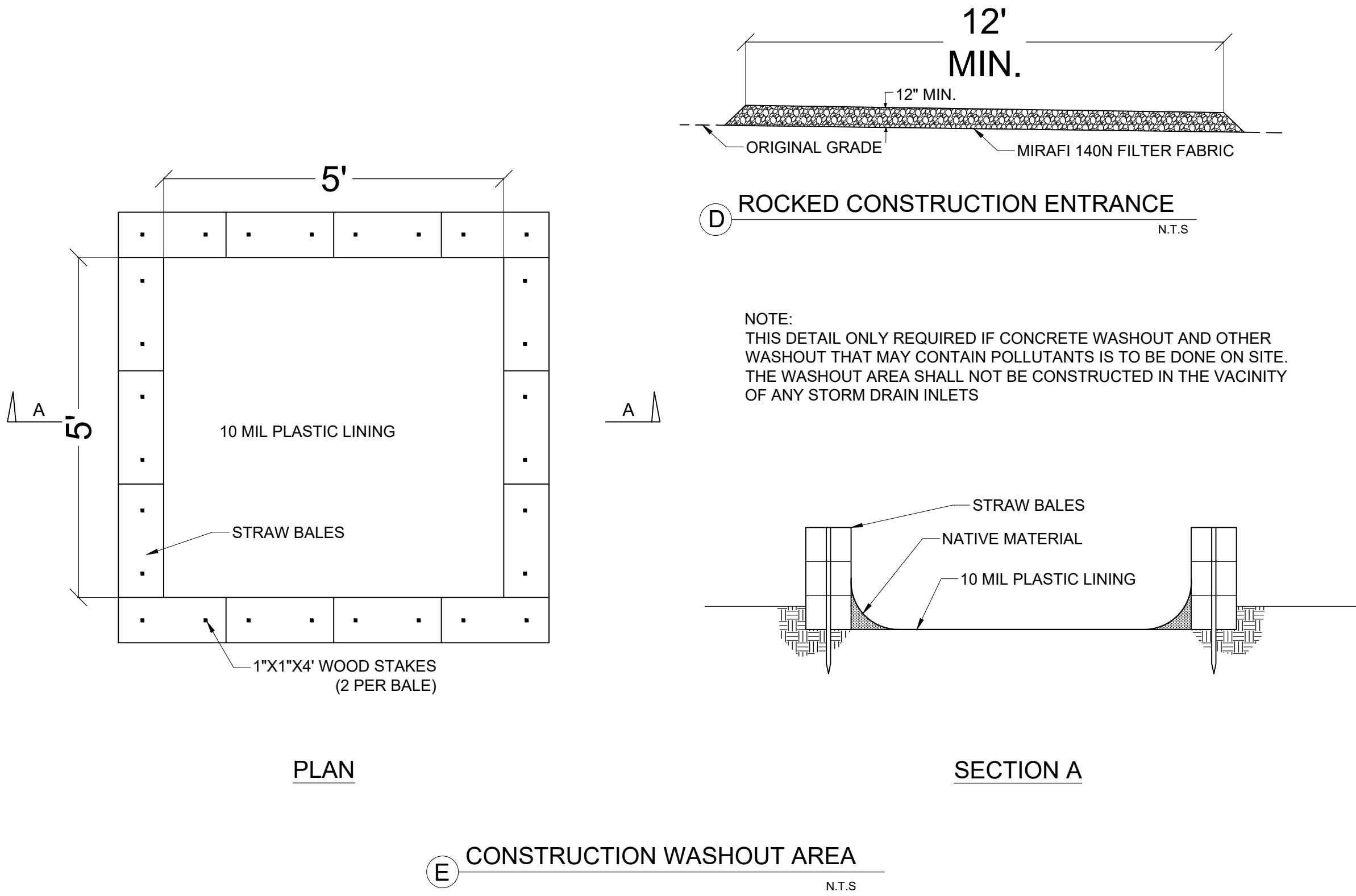
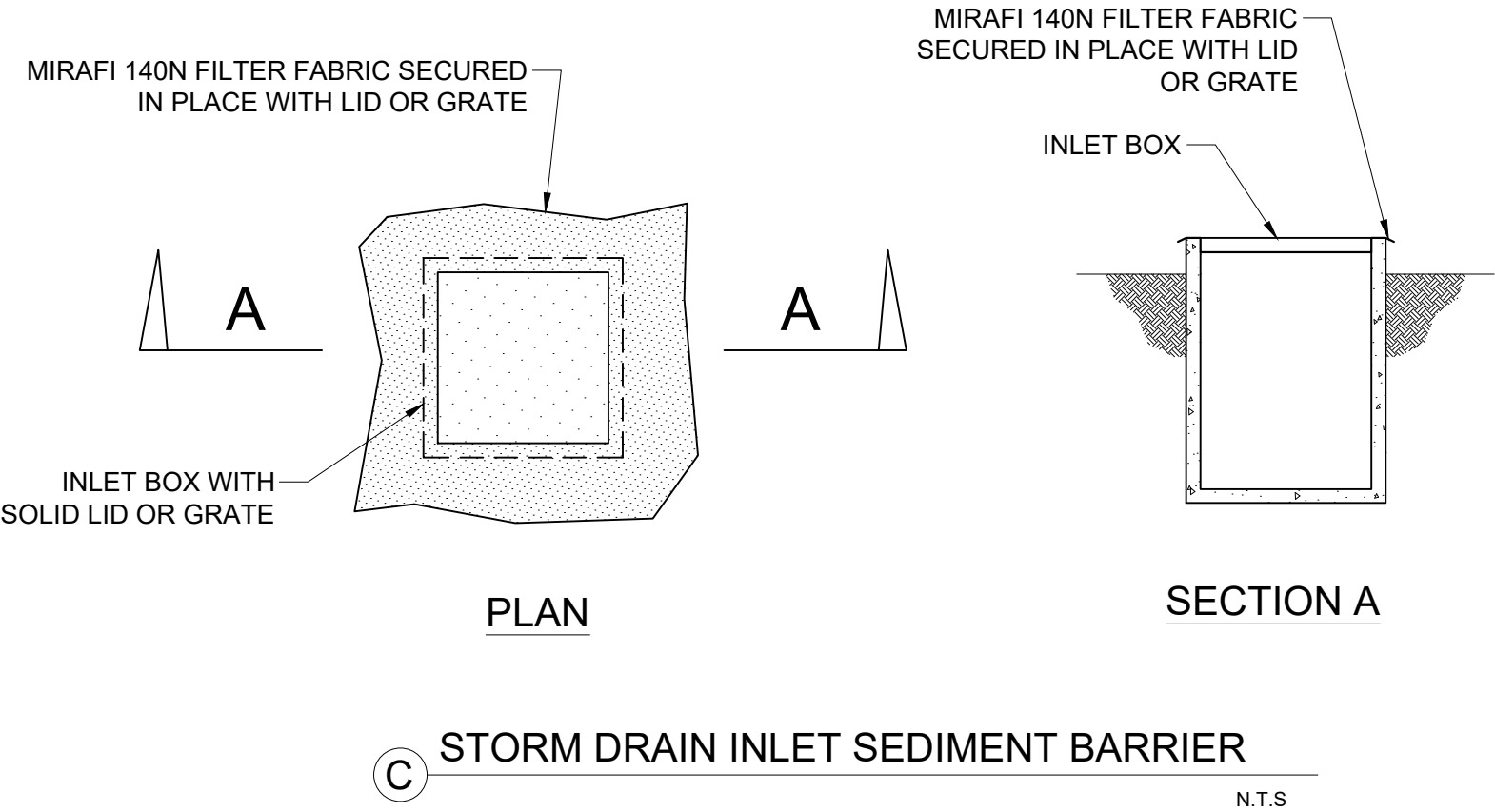
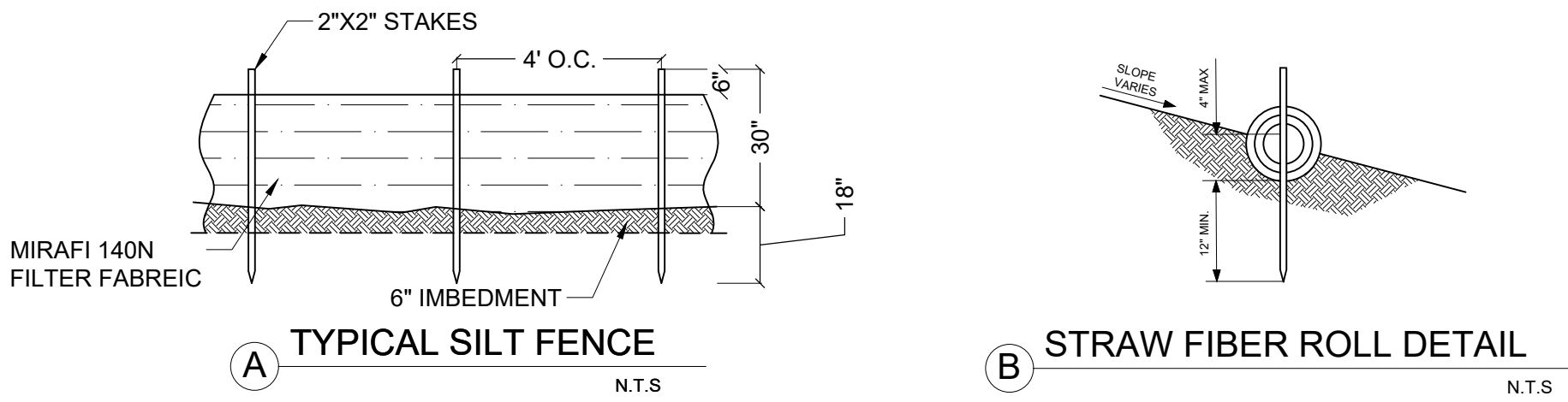
- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK INTO THE GROUND, STORM DRAINS, OR SURFACE WATERS.
- ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED, AND STORED ON SITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs
- LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

LANDSCAPE MATERIALS

- CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NO ACTIVELY BEING USED.
- CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
- DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
- APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
- STACK ERODIBLE LANDSCAPE MATERIALS ON PALLETS AND COVER, OR STORE SUCH MATERIALS WHEN NOT BEING ACTIVELY USED.

PRE-DEVELOPMENT CONDITIONS

- THE PRE-DEVELOPED SITE SHALL BE CONSIDERED 100% IMPERVIOUS.



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DRAWN BY: GREG TOMER

PREPARATION DATE: 6/20/23

REVISIONS:	BY:

SHEET NO.
C1

County of Santa Cruz
Community Development &
InfrastructureSpecial Inspection Form
PLG-240
1 of 8
Rev 02/03/25

PLG-240 must be on the plan sheets. Documents cannot be restricted by digital signatures or otherwise.

A. Statement of Special Inspections	
Permit No.	Reserved for County Stamp
APN037-141-01	
Project Address410 Merrill Road	
Form Submittal The Owner or Owner's Agent, on the advice of the Registered Design Professional in Responsible Charge, must complete this form, secure signatures by all parties, and incorporate all pages onto the plan sheets.	

2022 California Building Code (CBC) This form lists aspects of the project that require special inspection and testing as indicated in the California Building Code Section 1704 and 1705 and defines duties and responsibilities of parties involved in the project.**Duties & Responsibilities.** The Owner and Contractor acknowledge assignment of the following duties, responsibilities, and conditions applicable to special inspection or testing:**Owner**

- Ensures that construction complies with the approved permit documents and implements the program of special inspections.

Contractor

- Ensures proper notification to the special inspection or testing agency for items listed herein.
- Reviews the Building Division approved permit documents for additional inspection or testing requirements. A pre-construction conference at the job site is recommended to review special inspection procedures.

Special Inspection/Testing Agency

- Provides copies of all laboratory reports and inspections to the Building Division and Registered Design Professional in Responsible Charge on a weekly basis. Only the testing laboratory may take samples and transport them to their laboratory.
- Submits for the Building Division's approval an Inspector List that shows the names and qualifications of on-site special inspectors who are NOT on the County's pre-approved list.
- Provides each special inspector with an identification badge that includes:
 - Name and photograph
 - Areas that the inspector is qualified to inspect
 - An authorization signature by the Registered Engineer who is a full-time employee of the agency
- Provides the Final Report of Special Inspections that documents required special inspections and correction of discrepancies noted in inspections. A copy of this report must be kept at the job site for review by the County Inspector prior to final inspections. Per CBC section 1704.2.4 this report is required before an occupancy permit can be issued.

Special Inspectors

- Must have their badge visible when performing their duties.
- Must immediately notify the County Building Division upon encountering any concerns or problems.
- Must use only the County Building Division's approved permit documents.

Acknowledgements Provide name, signature, & dateRegistered Design Professional in Responsible Charge:
Name: Charles Prograce Signature: Date: 7/21/2026Owners' Authorization
Name: Andria Cambridge Signature: Date: 7/21/2026Contractor
Name: Joshua Scott Signature: Date: 7/21/2026

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B. Special Inspection Agency, Material Testing Lab, Geotechnical	
Firm NameR3 Consulting Engineers	Responsibility:
Person NameCharles Prograce	Shearwall assemblies with edge nailing at 4 inches on center or less.
Phone831-588-7628	
Emailcharlie@r3ce.com	
Firm Name:	Responsibility:
Person Name:	
Phone:	
Email:	
Firm Name:	Responsibility:
Person Name:	
Phone:	
Email:	
C. Contractor's Statement of Responsibility – CBC 1704.4	
CBC Section 1704.4 requires the Contractor responsible for the construction of a main wind or seismic force resisting system, designated seismic system, or a wind or seismic resisting components to submit a written statement of responsibility to the Building Official and the Owner prior to the commencement of work on the system or component. The Contractor hereby acknowledges this responsibility regarding special requirements as described in the Summary of Special Inspections & Tests, Inspection Schedule, issued documentation and as prepared by the engineer of record or registered design professional and the requirements of CBC 1704.3.	
Acknowledgement	
Contractor	License No14136
Name: Joshua Scott	Signature: Date:
Special Inspections and Testing will be performed in accordance with the approved plans and specifications, this statement and CBC Sections 1704 and 1705. The Summary of Special Inspections & Tests summarizes the Special Inspections and tests required. Special Inspectors will refer to the approved plans and specifications for detailed special inspection requirements. Any additional tests and inspections required by the approved plans and specifications will also be performed.	
Seismic Requirements – CBC 1704.3.2	
The extent of the seismic-force-resisting system is defined in more detail in the construction documents.	
Describe seismic-force-resisting system and designated seismic systems subject to special inspections per Section 1705.13: Shearwall assemblies with edge nailing at 4 inches on center or less.	
Wind Requirements – CBC 1704.3.3	
The extent of the main wind-force-resisting system and wind resisting components is defined in more detail in the construction documents.	
Describe wind-force-resisting system & designated wind resisting components subject to special inspections per Section 1705.12:	

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D. Summary Of Special Inspections & Tests			
Identify special inspections/tests required by CBC chapter 17 for this project.			
Additional detail regarding inspections and tests is provided in the project specifications or notes on the drawings. Describe and mark each required inspection/test as Continuous (C) or Periodic (P) or both as appropriate.			
Inspection/Test Categories	Inspection/Test Descriptions	C	P
Special Cases	1705.1.1	☐	☐
	1705.2.1	☐	☐
Structural Steel	1705.2.1	☐	☐
	1705.2.1	☐	☐
Cold-Formed Steel Deck	1705.2.2	☐	☐
	1705.2.2	☐	☐
Open-Web Steel Joists & Joist Girders	1705.2.3	☐	☐
	1705.2.3	☐	☐
Cold-Formed Steel Trusses	Span ≥ 60 feet	☐	☐
	1705.2.4	☐	☐
Concrete	1705.3	☐	☐
	1705.3	☐	☐
Masonry	1705 Level 1 TMS 602 Table 3, 4	☐	☐
	Level 2 or 3 TMS 602 Tables 3, 4	☐	☐

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D. Summary Of Special Inspections & Tests			
Identify special inspections/tests required by CBC chapter 17 for this project.			
Additional detail regarding inspections and tests is provided in the project specifications or notes on the drawings. Describe and mark each required inspection/test as Continuous (C) or Periodic (P) or both as appropriate.			
Inspection/Test Categories	Inspection/Test Descriptions	C	P
Wood	1705.5	☐	☐
	1705.5	☐	☐
Soils	1705.6	☐	☐
	1705.6	☐	☐
Driven Deep Foundation Elements	1705.7	☐	☐
	1705.7	☐	☐
Cast-in-Place Deep Foundation Elements	1705.8	☐	☐
	1705.8	☐	☐
Helical Pile Foundations	1705.9	☐	☐
	1705.9	☐	☐
Wind Resistance	1705.12	☐	☐
	1705.12	☐	☐

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Community Development &
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D. Summary Of Special Inspections & Tests			
Identify special inspections/tests required by CBC chapter 17 for this project.			
Additional detail regarding inspections and tests is provided in the project specifications or notes on the drawings. Describe and mark each required inspection/test as Continuous (C) or Periodic (P) or both as appropriate.			
Inspection/Test Categories	Inspection/Test Descriptions	C	P
Seismic Resistance	1705.13	☐	☒
	1705.13	☐	☐
Testing for Seismic Resistance	1705.14	☐	☐
	1705.14	☐	☐
Sprayed Fire-Resistant Materials	1705.15	☐	☐
	1705.15	☐	☐
Mastic & Intumescent Coatings	1705.16	☐	☐
	1705.16	☐	☐
Exterior Insulation & Finish Systems (EIFS)	1705.17	☐	☐
	1705.17	☐	☐
Fire-Resistant Penetrations & Joints	1705.18	☐	☐
	1705.18	☐	☐
Smoke Control Systems	1705.19	☐	☐
	1705.19	☐	☐
Sealing of Mass Timber	1705.20	☐	☐
	1705.20	☐	☐
Other tests, inspections, or special instructions		☐	☐
		☐	☐

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E. Special Inspection & Testing Agencies Recognized by Santa Cruz County Building Division											
Agencies may have more than one location. "Pending" agencies are recognized. Other agencies require prior approval.											
RC = Reinforced Concrete	SW = Steel Welding	NDT = Non-destructive Testing									
PC = Prestressed Concrete	HSB = High-Strength Bolting	FP = Fireproofing									
SM = Structural Masonry	SWC = Structural Wood Construction										
Agency	RC	PC	SM	SW	HSB	NDT	SWC	FP	Expires		
ACE Quality Control Roseville, CA (916) 742-5096	RC	PC	SM	SW	HSB			FP	4/25		
Achievement Engineering Corp. San Jose, CA (408) 217-9174	RC	PC	SM	SW	HSB	NDT	SWC	FP	5/25		
Advanced Testing & Inspection (ATI) Salinas, CA (831) 422-2272	RC	PC	SM	SW	HSB			FP	10/22 Pending		
Apex Testing Labs, Inc. San Francisco, CA (415) 550-9800	RC	PC	SM	SW	HSB	NDT		FP	5/25		
Artes Engineering San Jose, CA (408)634-0087	RC			SW	HSB			SWC	10/26		
Baez Geotechnical Group (BGG) Livermore, CA (925) 766-1616	RC	PC	SM						4/22		
BAGG Engineers San Jose, CA (650) 852-9133	RC	PC	SM	SW	HSB	NDT		FP	10/26		
Berlogar, Stevens and Associates Pleasanton, CA (925) 484-0220	RC	PC	SM	SW	HSB			FP	9/21 Pending		
Biggs Cardosa Associates, Inc. San Jose, CA (408) 296-5515	RC	PC	SM	SW	HSB				3/27		
B.S.K. Associates Livermore, CA (925) 315-3151	RC	PC	SM	SW	HSB	NDT		FP	5/25		
Consolidated Engineering Labs San Ramon, CA (925) 314-7100	RC	PC	SM	SW	HSB	NDT	SWC	FP	4/25		
Construction Testing Services (CTS) Pleasanton, CA (925) 462-5183	RC	PC	SM	SW	HSB	NDT	SWC	FP	3/26		
CTE Cal, Inc. Fremont, CA (510) 573-6362	RC	PC	SM	SW	HSB	NDT	SWC	FP	12/25		
Earth Systems Pacific Fremont, CA (510) 353-3833	RC	PC	SM	SW	HSB	NDT	SWC	FP	3/24 Pending		
ENGEO Incorporated San Ramon, CA (925) 866-9000	RC	PC	SM	SW	HSB	NDT	SWC	FP	4/27		
Geisler Engineering Belvedere, CA (415) 992-9393	RC			SW	HSB			SWC	10/23		
Geocon Consultants, Inc. Livermore, CA (925) 371-5900	RC	PC	SM	SW	HSB			SWC	10/23 Pending		

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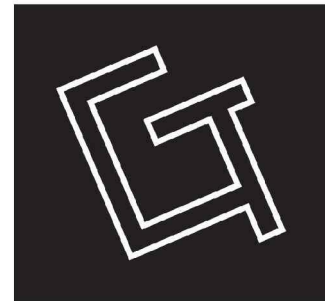
E. Special Inspection & Testing Agencies Recognized by Santa Cruz County Building Division											
Agencies may have more than one location. "Pending" agencies are recognized. Other agencies require prior approval.											
RC = Reinforced Concrete	SW = Steel Welding	NDT = Non-destructive Testing									
PC = Prestressed Concrete	HSB = High-Strength Bolting	FP = Fireproofing									
SM = Structural Masonry	SWC = Structural Wood Construction										
Agency	RC	PC	SM	SW	HSB	NDT	SWC	FP	Expires		
HP Inspections San Jose, CA (408) 288-8460	RC	PC	SM	SW	HSB	NDT		FP	2/27 Pending		
Inspection Services Inc. (ISI) Berkeley, CA (510) 900-2100	RC	PC	SM	SW	HSB	NDT	SWC	FP	2/26		
KC Engineering Co. Vacaville, CA (707) 447-4025	RC	PC	SM	SW	HSB			FP	11/20 Pending		
Kleinfelder Inc. Hayward, CA (925) 484-1700	RC	PC	SM	SW	HSB	NDT		FP	7/22 Pending		
Korbmacher Engineering Inc. Livermore, CA (925) 454-9033	RC	PC	SM	SW	HSB	NDT	SWC	FP	2/24 Pending		
Krazan and Associates Inc. Pleasanton, CA (925) 307-1160	RC	PC	SM	SW	HSB	NDT	SWC	FP	3/24 Pending		
MatrScope Engineering Laboratories, Inc. Livermore, CA (510) 763-3601	RC	PC	SM	SW	HSB	NDT	SWC	FP	5/25		
Mid Pacific Engineering, Inc MPE Sacramento, CA (916) 927-7000	RC	PC	SM	SW	HSB	NDT		FP	6/26		
Moore Twining Associates, Inc. Fresno, CA (559) 268-7021	RC	PC	SM	SW	HSB			FP	8/21 Pending		
Nicholas Engineering Consultants Dublin, CA (925) 829-8090	RC	PC	SM	SW	HSB			SWC	5/26		
Ninjo & Moore San Jose, CA (408) 435-9000	RC	PC	SM	SW	HSB	NDT	SWC	FP	5/24 Pending		
Norcon, LLC San Francisco, CA (415) 692-0519	RC	PC	SM	SW	HSB	NDT	SWC	FP	10/26		
Pilot Inspection Oakland, CA (510) 847-8990	RC	PC	SM	SW	HSB			SWC	1/27		
PJC & Associates, Inc. Rohnert Park, CA (707) 584-4804	RC	PC	SM	SW	HSB			FP	1/27		
Intertek-PSI Inc. Morgan Hill, CA (408) 669-5500	RC		SM	SW	HSB			FP	3/22 Pending		
Quantum Geotechnical San Jose, CA (408) 629-3822	RC	PC	SM					FP	8/19 Pending		
KCS Engineers, Inc. San Francisco, CA (415) 822-4625	RC	PC	SM	SW	HSB	NDT	SWC	FP	8/26		
RMA Group Rancho Cordova, CA (916) 631-7194	RC	PC	SM	SW	HSB	NDT	SWC	FP	7/26		

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SM = Structural Masonry	SWC = Structural Wood Construction										
Agency	RC	PC	SM	SW	HSB	NDT	SWC	FP	Expires		
Salem Engineering Group, Inc. Fresno, CA (559) 271-9700	RC	PC	SM	SW	HSB	NDT		FP	8/25		
Sigma Engineering Laboratories, Inc. San Francisco, CA (415) 702-8374	RC	PC	SM	SW	HSB	NDT		FP	1/28		
Signet Testing Laboratories Hayward, CA (510) 887-8484	RC	PC	SM	SW	HSB	NDT	SWC	FP	1/25		
Smith-Emery Company San Francisco, CA (415) 642-7326	RC	PC	SM	SW	HSB	NDT	SWC	FP	8/26		
Stevens Ferrone & Bailey Concord, CA (925) 688-1001	RC	PC	SM	SW	HSB			SWC	FP	7/26	
Structure Groups Livermore, CA (925) 447-9900	RC	PC	SM	SW	HSB			SWC	7/26		
Terracon Consultants, Inc Concord, CA (925) 349-9057	RC	PC	SM	SW	HSB	NDT	SWC	FP	4/27		
Testing Engineers Inc. San Leandro, CA (510) 835-3142	RC	PC	SM	SW	HSB	NDT	SWC	FP	10/24 Pending		
Twining Sacramento, CA (916) 649-9000	RC	PC	SM	SW	HSB	NDT	SWC	FP	2/24		
Valley Inspection Vallejo, CA (707) 552-7037				SW				SWC	6/25		
Wallace-Kuhl & Associates, Inc. Sacramento, CA (916) 372-1434	RC	PC	SM	SW	HSB	NDT		FP	8/23 Pending		
Youngdahl Consulting Group Inc. El Dorado Hills, CA (916) 933-0633	RC	PC	SM	SW	HSB	NDT	SWC	FP	1/24		

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DESIGN + DRAFTING
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1675 NELSON RD.
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3410 MERRILL RD SANTA CRUZ, CA. 95003

DRAWN BY: GREG TOMER

PREPARATION DATE: 6/20/2

A. GENERAL

1. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE AND LOCALLY ENFORCED CODES. ALL BUILDING MATERIALS SHALL BE INSTALLED AS DIRECTED BY THE LATEST WRITTEN SPECIFICATIONS EXCEPT WHEN OTHERWISE NOTED.
2. DESIGN SPECIFICATIONS:
2.1. ROOF LIVE LOAD -20 PSF
- 2.2. WIND DESIGN DATA
a. BASIC WIND SPEED = 92 MPH
b. WIND IMPORTANCE FACTOR = 1.00 CATEGORY II
c. WIND EXPOSURE CATEGORY = B
- 2.3. EARTHQUAKE DESIGN DATA
a. SEISMIC IMPORTANCE FACTOR, I = 1.00
b. OCCUPANCY CATEGORY = II
c. MAPPED SPECTRAL RESPONSE ACCELERATIONS, S_s = 2.01, S₁ = 0.78 SITE CLASS = D
d. MAPPED SPECTRAL RESPONSE PARAMETERS, S_{ds} = 1.61, S_{d1} = N/A
e. SEISMIC DESIGN CATEGORY = D
f. SEISMIC FORCE RESISTING SYSTEM = LIGHT FRAMED WALLS WITH WOOD SHEATHING - A.13 (ASCE TABLE 12.2.1)
g. SEISMIC RESPONSE COEFFICIENT, C_s = 0.06
h. RESPONSE MODIFICATION FACTOR, R = 6.5
i. ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE PROCEDURE, ASCE 7-16 12.8
- 2.4. TRUSS DESIGN SPECIFICATIONS
a. TOP CHORD DEAD LOAD - 26 PSF
b. TOP CHORD LIVE LOAD - 20 PSF
c. BOTTOM CHORD DEAD LOAD - 8 PSF
d. BOTTOM CHORD LIVE LOAD - 20 PSF (APPLICABLE ONLY TO AREAS CONFORMING WITH ASCE 7 4.12.2)
3. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS WITH CONTRACT DRAWINGS AND THE EXISTING BUILDING PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING ALL EXISTING CONDITIONS OF THE STRUCTURE AND SITE PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING FOR INSTRUCTIONS ON HOW TO PROCEED. IF THE CONTRACTOR PROCEEDS WITHOUT THE WRITTEN DIRECTION FOR THE ENGINEER SHALL BE RESPONSIBLE FOR THE DEMOLITION AND RECONSTRUCTION OF SUCH ITEMS TO THE SATISFACTION OF THE ENGINEER.
5. WRITTEN DIMENSIONS ARE TO BE USED FOR THE CONSTRUCTION OF THE PROJECT. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. WHERE ANY DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN. MODIFICATION OF CERTAIN CONNECTION DETAILS AS PART OF THE SHOP DRAWING REVIEW PROCESS SHALL BE ANTICIPATED BY THE CONTRACTOR.
7. ALL MATERIAL STORED ON SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION.
8. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMING. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
9. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM.
10. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
11. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE NO SPECIFIC DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
12. TYPICAL DETAILS ARE NOT CUT ON DRAWINGS, BUT APPLY UNLESS NOTED OTHERWISE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING EXISTING CONDITIONS AND CAREFUL EXAMINATION OF THE PLANS AND SPECIFICATIONS. THE SUBMISSION OF A BID SHALL BE CONCLUSIVE EVIDENCE THAT THE CONTRACTOR HAS COMPLETE UNDERSTANDING OF THE SCOPE OF WORK, MATERIALS REQUIRED, AND THE QUALITY OF WORK REQUIRED TO COMPLETE THE CONTRACT.
14. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE TEMPORARY SHORING, BRACING, FORM WORK AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY FRAMING FOR SUPPORT OF NON-STRUCTURAL ELEMENTS.

B. EXCAVATIONS

1. FOUNDATION EXCAVATIONS, FOOTINGS, SUBGRADE PREPARATION, ETC. SHALL BE PER THE CURRENT VERSION OF THE CALIFORNIA BUILDING CODE. FOOTINGS SHALL BEAR ON FIRM, COMPETENT NATIVE GRADE.
2. PROVIDE MIN. 2% POSITIVE DRAINAGE AWAY FROM FOUNDATION ELEMENTS.

C. CONCRETE

1. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS FOR FAVORABLE REVIEW PRIOR TO INSTALLATION OF CONCRETE.
2. ALL CONCRETE SHALL BE 3 SACK MIN. READY MIXED CONFORMING WITH ASTM C-94, 4" MAX. SLUMP, 0.045 W/C RATIO 0.045, AND ATTAIN THE FOLLOWING MINIMUM STRENGTHS AT 28 DAYS:
FLY ASH: TOTAL CEMENTITIOUS MATERIAL CONTENT SHALL BE 15% FLY ASH.
- | | |
|--------------------|----------|
| FOOTINGS AND SLABS | 2500 psi |
|--------------------|----------|
3. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE FOLLOWING LATEST ACI STANDARDS:
a. ACI 301-SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDING.
b. ACI 318-BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
4. CONCRETE FOOTINGS AND PADS MAY BE POURED AGAINST NEAT EXCAVATIONS.
5. MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE AS FOLLOWS:

CAST AGAINST AND EXPOSED TO EARTH	3 in
EXPOSED TO EARTH OR WEATHER	
#6 - #18 BARS	2 in
#5 BAR AND SMALLER	1½ in
NOT EXPOSED TO EARTH OR WEATHER	
SLABS, WALLS, AND JOISTS	
#14 AND #18 BARS	1½ in
#11 BAR AND SMALLER	¾ in
BEAMS, COLUMNS	
PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	1½ in
SHELLS, FOLDED PLATE MEMBERS	
#6 BAR AND LARGER	¾ in
#5 BAR AND SMALLER	½ in

6. ALL METAL ANCHORAGE DEVICES SHALL BE SECURED IN PLACE AND INSPECTED BY ENGINEER PRIOR TO PLACING CONCRETE.
7. CURING OF CONCRETE SHALL BE IN ACCORDANCE WITH ACI 308 LATEST EDITION. METHOD OF CURING SHALL BE REVIEWED AND APPROVED BY THE ENGINEER.
8. ALL REINFORCING BARS, ANCHOR BOLTS AND CONCRETE INSERTS SHALL BE SECURED IN POSITION PRIOR TO PLACING CONCRETE.
9. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING CONCRETE. VERIFY OPENINGS WITH ELECTRICAL AND MECHANICAL DRAWINGS. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT.
10. NO CONSTRUCTION JOINTS (OTHER THAN THOSE SHOWN ON DRAWINGS) SHALL BE INSTALLED WITHOUT APPROVAL OF THE ENGINEER. PROVIDE 3/4" CHAMFER AT ALL EXPOSED CORNERS.
11. CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER 24 HRS IN ADVANCE TO OBSERVE COMPLETED FOOTING EXCAVATION AND ALL REINFORCING BAR PLACEMENTS BEFORE ANY CONCRETE IS PLACED.

D. REINFORCEMENT

1. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A-615 GRADE 40 FOR #4 OR LESS, GRADE 60 FOR #5 OR GREATER.
2. ALL REINFORCING IN CONCRETE SHALL BE CONTINUOUS OR LAPPED IN ACCORDANCE WITH ACI 318, AND NOT LESS THAN 48 DIAMETERS.
3. ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT FROM DISPLACING DUE TO FORMWORK, CONSTRUCTION, OR CONCRETE PLACEMENT OPERATIONS. LOCATE AND SUPPORT REINFORCING BY METAL CHAIRS, RUNNER, BOLSTERS, SPACERS, AND HANGERS AT A MAXIMUM 3 FOOT SPACING.
4. ALL REINFORCING SHALL BE INSPECTED BY THE ENGINEER PRIOR TO PLACING ANY CONCRETE OR GROUT.
5. ALL WORK DONE UNDER THIS SECTION SHALL CONFORM WITH THE APPLICABLE PORTIONS OF ACI 318, LATEST EDITION, PARTICULARLY CHAPTER 7, "DETAILS OF REINFORCEMENT".
6. ALL REINFORCEMENT TO BE WELDED SHALL BE A706 GRADE 60.
7. TERMINATE REINFORCING STEEL IN STANDARD HOOKS, UNLESS OTHERWISE SHOWN.
8. PROVIDE REINFORCING SHOWN OR NOTED CONTINUOUS IN LENGTHS AS LONG POSSIBLE.

E. WOOD FRAMING

1. ALL CONSTRUCTION SHALL CONFORM TO THE "GENERAL CONSTRUCTION REQUIREMENTS", THE "CONVENTIONAL CONSTRUCTION PROVISIONS", AND ANY OTHER APPLICABLE SECTION OF CHAPTER 23 OF THE CBC UNLESS NOTED OTHERWISE IN THE PLANS OR THESE SPECIFICATIONS. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN, NOTED, OR APPROVED BY THE ENGINEER. HOLES IN WOOD SILLS OR PLATES OF SHEAR OR BEARING WALLS SHALL BE PLACED IN THE CENTER OF THE PIECE. HOLES IN EXCESS OF 1 INCH DIAMETER ARE NOT PERMITTED IN ANY MEMBER OF A SHEAR WALL. NOR IN ANY TWO-BY-FOUR DOUBLE TOP PLATES. TWO-BY-SIX DOUBLE TOP PLATES MAY HAVE UP TO TWO-INCH DIAMETER HOLES UNLESS NOTED OTHERWISE. HOLES LARGER THAN NOTED ABOVE MAY BE BORED IN SILLS PROVIDING THE SILL IS CONSIDERED CUT IN TWO AND ANCHOR BOLTS PLACED ACCORDINGLY.
2. FRAMING LUMBER: DOUGLAS FIR (COAST REGION) GRADED AND MARKED IN ACCORDANCE WITH THE STANDARD GRADING RULES NO. 17 OF THE WEST COAST LUMBER INSPECTION BUREAU (W.C.L.I.B.) OR THE WESTERN LUMBER GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION (W.W.P.A.) USE LUMBER OF THE FOLLOWING GRADES:
- | SILLS | PTDF NO. 2 OR BETTER |
|---------------------------------|------------------------------|
| JOISTS, RAFTERS, BEAMS, HEADERS | |
| UP TO 4x | DF NO. 2 OR BETTER |
| 6x | DF NO. 1 |
| STUDS AND BLOCKING | DF STANDARD, NO. 2 OR BETTER |
| POSTS AND DOUBLE TOP PLATES | DF NO. 1 |
| GLU-LAM BEAMS | 24F-V4 |
3. ALL PLYWOOD SHEATHING SHALL BE APA RATED SHEATHING, EXTERIOR EXPOSURE, CONFORMING TO THE LATEST EDITION OF U.S. PRODUCT STANDARD PS-1-83 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD. ALL PILES SHALL BE GROUP 1 OR 2 SPECIES. SPACE PANEL ENDS AND EDGES 1/8" MINIMUM. WHERE WET OR HUMID CONDITIONS PREVAIL, DOUBLE THIS SPACING. MINIMUM SIZE OF PLYWOOD PANELS SHALL BE 2' x 4'.
4. FOR SHEAR WALL NAILING, ANCHOR BOLTS, AND SHEAR TRANSFER DEVICES, SEE SHEAR WALL SCHEDULE AND DETAILS.
5. STUD WALLS SUPPORTING BEAMS SHALL HAVE POSTS WITH A MINIMUM WIDTH EQUAL TO THE WIDTH OF THE BEAM LOCATED BELOW THE BEAM, UNLESS NOTED OTHERWISE.
6. ALL METAL FRAMING DEVICES SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY OR APPROVED EQUAL, AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS. ALL FASTENERS SHALL BE OF THE LARGEST SIZE AND QUANTITY SPECIFIED IN THE MANUFACTURER'S PUBLISHED SCHEDULES, U.N.O.
7. USE COMMON TYPE NAILS, FEDERAL SPECIFICATION FF-N-105B, STANDARD LENGTHS U.N.O. ALL FASTENERS (NAILS, BOLTS, CONNECTORS, ETC.) EXPOSED TO WEATHER OR IN CONTACT WITH PRESERVATIVE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED ZINC COATED, 2-MAX, OR STAINLESS STEEL. SEE THE RECOMMENDATIONS IN THE CORROSION INFORMATION SECTION OF THE SIMPSON WOOD CONSTRUCTION CONNECTORS CATALOG TO DETERMINE WHICH TYPE OF COATING IS APPROPRIATE FOR THE CONNECTOR APPLICATION, BASED ON THE TYPE OF PRESERVATIVE USED TO TREAT THE WOOD AND THE ENVIRONMENT. WHEN STAINLESS STEEL CONNECTORS ARE USED STAINLESS STEEL FASTENERS SHOULD BE USED. WHEN HOT-DIPPED GALVANIZED OR 2-MAX CONNECTORS ARE USED, FASTENERS SHALL BE GALVANIZED PER ASTM A153.
8. WHERE NOT SPECIFIED OTHERWISE, THE NAILING REQUIREMENTS OF CBC TABLE 2304.9.1, LATEST EDITION, SHALL APPLY.
9. BOLTS AND THREADED RODS: ASTM 307, SQUARE OR HEXAGONAL HEAD MACHINE BOLTS WITH ASTM A563 NUTS. USE MALLEABLE IRON OR CUT WASHERS UNDER HEAD AND NUT WHEN IN CONTACT WITH WOOD. AT SILL PLATES USE 3"x3"x0.229" MINIMUM PLATE WASHERS.
10. BOLT HOLES SHALL BE 1/16 INCH LARGER THAN THE NOMINAL SIZE OF THE BOLT. CUT FLAT WASHERS SHALL BE PROVIDED AT ALL HEADS AND NUTS WHICH WOULD OTHERWISE BEAR DIRECTLY ON WOOD. ALL BOLTS SHALL BE TIGHTENED TO A SNUG CONDITION AND RETIGHTENED UPON JOB COMPLETION OR IMMEDIATELY BEFORE CONSTRUCTING WORK WHICH WILL MAKE THEM INACCESSIBLE.
11. LAG SCREWS: ASTM A307, ANSI/ASME STANDARD B18.22.1 WASHERS UNDER HEAD WHEN IN CONTACT IN WOOD.
12. SCREWS: ASTM A307, ANSI/ASME STANDARD B18.6.1. USE CADMIUM PLATED PAN OR ROUND HEAD SCREW AT STEEL TO WOOD AND WOOD TO WOOD CONNECTIONS.
13. MISCELLANEOUS STEEL: ASTM A36.
14. BOLTS, NUTS, WASHERS, STRAPS, AND OTHER HARDWARE EXPOSED TO WEATHER TO BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
15. WALL PLATES OR SILLS SHALL BE ANCHORED TO FOOTINGS WITH ¾" DIA STEEL ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO CONCRETE AND SPACED NOT MORE THAN 4'-0" O.C. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM THE END OF THE PIECE. ANCHOR BOLTS SHALL BE PROVIDED WITH 3"x3"x0.229" PLATE WASHERS AND NUTS. ANCHOR BOLT SPACING ON SHEAR SCHEDULE SHALL TAKE PRECEDENCE.
16. ALL FRAMING LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION OR FABRICATION.

F. NAILING

1. DRIVE NAILS PERPENDICULAR TO GRAIN; U.N.O.
2. PREDRILL HOLES TO ¾ OF NAIL DIAMETER WHERE SPECIFIED AND WHERE WOOD TENDS TO SPLIT.
3. AIR-DRIVEN NAILS TO BE FULL-HEADED NAILS. DO NOT OVERDRIVE NAILS.
4. AT FLOOR AND ROOF SHEATHING, USE RING SHANK NAILS. USE SMOOTH SHANK NAILS AT WALLS.
5. USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION FOR EACH PROJECT AND APPROVAL BY THE PROJECT ENGINEER. NAILHEADS THAT PENETRATE THE OUTER PLY MORE THAN WOULD FOR A HAND HAMMER OF IF THE MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED THE INSTALLATION IS UNSATISFACTORY. MACHINE NAILING IS NOT APPROVED IN ¾" OR LESS SHEATHING.
6. GLUE FLOOR SHEATHING AT ALL POINTS OF CONTACT.

TABLE 2304.10.1 FASTENING SCHEDULE			
ROOF			
	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
	BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8d COMMON (2½"x0.131"); OR 3-10d BOX (3"x0.128"); OR 3-3"x0.131 NAILS	EACH END, TOENAIL
1	BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	2-8d COMMON (2½"x0.131"); OR 2-3"x0.131 NAILS	EACH END, TOENAIL
	FLAT BLOCKING TO TRUSS AND WEB FILLER	2-16d COMMON (2½"x0.162"); OR 3-3"x0.131 NAILS	END NAIL
		16d COMMON (2½"x0.162") @ 6" O.C. 3"x0.131 NAILS @ 6" O.C.	FACE NAIL
2	CEILING JOISTS TO TOP PLATE	3-8d COMMON (2½"x0.131"); OR 3-10d BOX (3"x0.128"); OR 3-3"x0.131 NAILS	EACH JOIST, TOENAIL
3	CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST)	3-16d COMMON (2½"x0.162"); OR 4-10d BOX (3"x0.128"); OR 4-3"x0.131 NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	PER TABLE 2308.7.3.1	FACE NAIL
5	COLLAR TIE TO RAFTER	3-10d COMMON (2½"x0.148"); OR 4-10d BOX (3"x0.128"); OR 4-3"x0.131 NAILS	FACE NAIL
6	RAFTER OR TRUSS TO TOP PLATE	3-10d COMMON (2½"x0.148"); OR 3-16d BOX (3"x0.135"); OR 4-10d BOX (3"x0.128"); OR 4-3"x0.131 NAILS	TOENAIL
		2-16d COMMON (3½"x0.162"); OR 3-10d BOX (3"x0.128"); OR 4-3"x0.131 NAILS	END NAIL
7	ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2-INCH RIDGE BEAM	3-10d COMMON (2½"x0.148"); OR 3-16d BOX (3"x0.135"); OR 4-10d BOX (3"x0.128"); OR 4-3"x0.131 NAILS	TOENAIL

WALL			
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (2½"x0.162"); 10d BOX (3"x0.128"); OR 3"x0.131 NAILS	24" O.C. FACE NAIL 16" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (2½"x0.162"); OR 16d BOX (3½"x0.135"); OR 3"x0.131 NAILS	16" O.C. FACE NAIL 12" O.C. FACE NAIL 12" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON (2½"x0.162"); OR 16d BOX (3½"x0.135"); OR	16" O.C. EACH EDGE, FACE NAIL 12" O.C. EACH EDGE, FACE NAIL
11	CONTINUOUS HEADER TO STUD	4-8d COMMON (2½"x0.131"); OR 4-10d BOX (3"x0.128")	TOENAIL
12	TOP PLATE TO TOP PLATE	16d COMMON (2½"x0.162"); OR 10d BOX (3"x0.128"); OR 3"x0.131 NAILS	16" O.C. FACE NAIL 12" O.C. FACE NAIL
13	TOP PLATE TO TOP PLATE, AT END JOISTS	8-16d COMMON (3½"x0.162"); OR 12-10d BOX (3"x0.128"); OR 12-3"x0.131 NAILS	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (2½"x0.162"); OR 16d BOX (3½"x0.135"); OR 3"x0.131 NAILS	16" O.C. FACE NAIL 12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	2-16d COMMON (3½"x0.162"); OR 3-16d BOX (3½"x0.135"); OR 4-3"x0.131 NAILS	16" O.C. FACE NAIL
16	STUD TO TOP OR BOTTOM PLATE	4-8d COMMON (2½"x0.131"); OR 4-10d BOX (3"x0.128"); OR 4-3"x0.131 NAILS	TOENAIL
		2-16d COMMON (3½"x0.162"); OR 3-10d BOX (3"x0.128"); OR 3-3"x0.131 NAILS	END NAIL
17	TOP OR BOTTOM PLATE TO STUD	2-16d COMMON (3½"x0.162"); OR 3-10d BOX (3"x0.128"); OR 3-3"x0.131 NAILS	END NAIL
18	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON (3½"x0.162"); OR 3-10d BOX (3"x0.128"); OR 3-3"x0.131 NAILS	FACE NAIL
19	1" BRACE TO EACH STUD AND PLATE	2-8d COMMON (2½"x0.131"); OR 2-10d BOX (3"x0.128"); OR 3-3"x0.131 NAILS	FACE NAIL
20	1"x6" SHEATHING TO EACH BEARING	2-8d COMMON (2½"x0.131"); OR 2-10d BOX (3"x0.128")	FACE NAIL
21	1"x8" SHEATHING TO EACH BEARING	3-8d COMMON (2½"x0.131"); OR 3-10d BOX (3"x0.128")	FACE NAIL

FLOOR			
22	JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d COMMON (2½"x0.131"); OR 3-10d BOX (3"x0.128"); OR 3-3"x0.131 NAILS	TOENAIL
23	RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d COMMON (2½"x0.131"); OR 10d BOX (3"x0.128"); OR 3"x0.131 NAILS	6" O.C., TOENAIL
24	1"x6" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON (2½"x0.131"); OR 2-10d BOX (3"x0.128")	FACENAIL
25	2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON (3½"x0.162")	FACENAIL
26	2" PLANKS (PLANK & BEAM - FLOOR AND ROOF)	2-16d COMMON (3½"x0.162")	EACH BEARING, FACE NAIL
27	BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4"x0.192") 10d BOX (3"x0.128"); OR 3"x0.131 NAILS AND: 2-20d COMMON (4"x0.192"); OR 3-10d BOX (3"x0.128"); OR 3-3"x0.131 NAILS	32" O.C., FACE NAIL TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES 24" O.C., FACE NAIL TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d COMMON (3½"x0.162"); OR 4-10d BOX (3"x0.128"); OR 4-3"x0.131 NAILS	EACH JOISTS OR RAFTER, FACE NAIL
29	JOIST TO BAND JOIST OR RIM JOIST	3-16d COMMON (3½"x0.162"); OR 4-10d BOX (3"x0.128"); OR 4-3"x0.131 NAILS	END NAIL
30	BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8d COMMON (2½"x0.131"); OR 2-10d BOX (3"x0.128"); OR 2-3"x0.131 NAILS	EACH END, TOENAIL

G. BOLTS/SCREWS

1. DRILL BOLT HOLES A MAXIMUM OF ⅛" LARGER IN DIAMETER THAN NOMINAL BOLT DIAMETER.
2. DRILL PRE-BORED LEAD HOLES FOR WOOD SCREWS AS FOLLOWS:
a. DRILL LEAD HOLE FOR THE SHANK TO A DEPTH EQUAL TO THE LENGTH OF THE UNTHREADED PORTION OF THE MAIN MEMBER. USE A DRILL BIT ¼ OF THE WOOD SCREW.
b. EXTEND THE LEAD HOLE FOR THE THREADED PORTION OF THE SCREWS WITH A DRILL BIT WHOSE DIAMETER IS ⅓ THE DIAMETER OF THE WOOD SCREW AT THE ROOT OF THE THREAD.
c. INSERT THE SCREW INTO THE LEAD HOLE BY TURNING. DO NOT DRIVE WITH A HAMMER.
d. LUBRICATE WITH SOAP OR BEESWAX TO FACILITATE INSTALLATION.

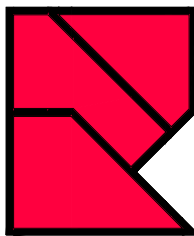
H. OBSERVATION

1. STRUCTURAL ENGINEER SHALL PERFORM STRUCTURAL OBSERVATION OF THE PRIMARY STRUCTURAL FRAMING AT THE FOLLOWING STAGES OF WORK:
a. FOUNDATION: PRIOR TO POURING CONCRETE BUT AFTER REINFORCING STEEL AND STEEL EMBEDMENTS ARE IN PLACE.
b. WOOD FRAMING: UPON COMPLETION OF ROUGH FRAMING.
2. CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS MINIMUM PRIOR TO SCHEDULED OBSERVATION.

I. SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE

THE FOLLOWING ELEMENTS OF THE SEISMIC-FORCE-RESISTING SYSTEMS REQUIRE SPECIAL INSPECTION PER CBC 1707:

1. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING, AND OTHER FASTENING COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, COLLECTORS, AND HOLDDOWNS WHERE THE ASSOCIATED FASTENER OF THE SHEATHING IS 4 INCHES OR CLOSER.



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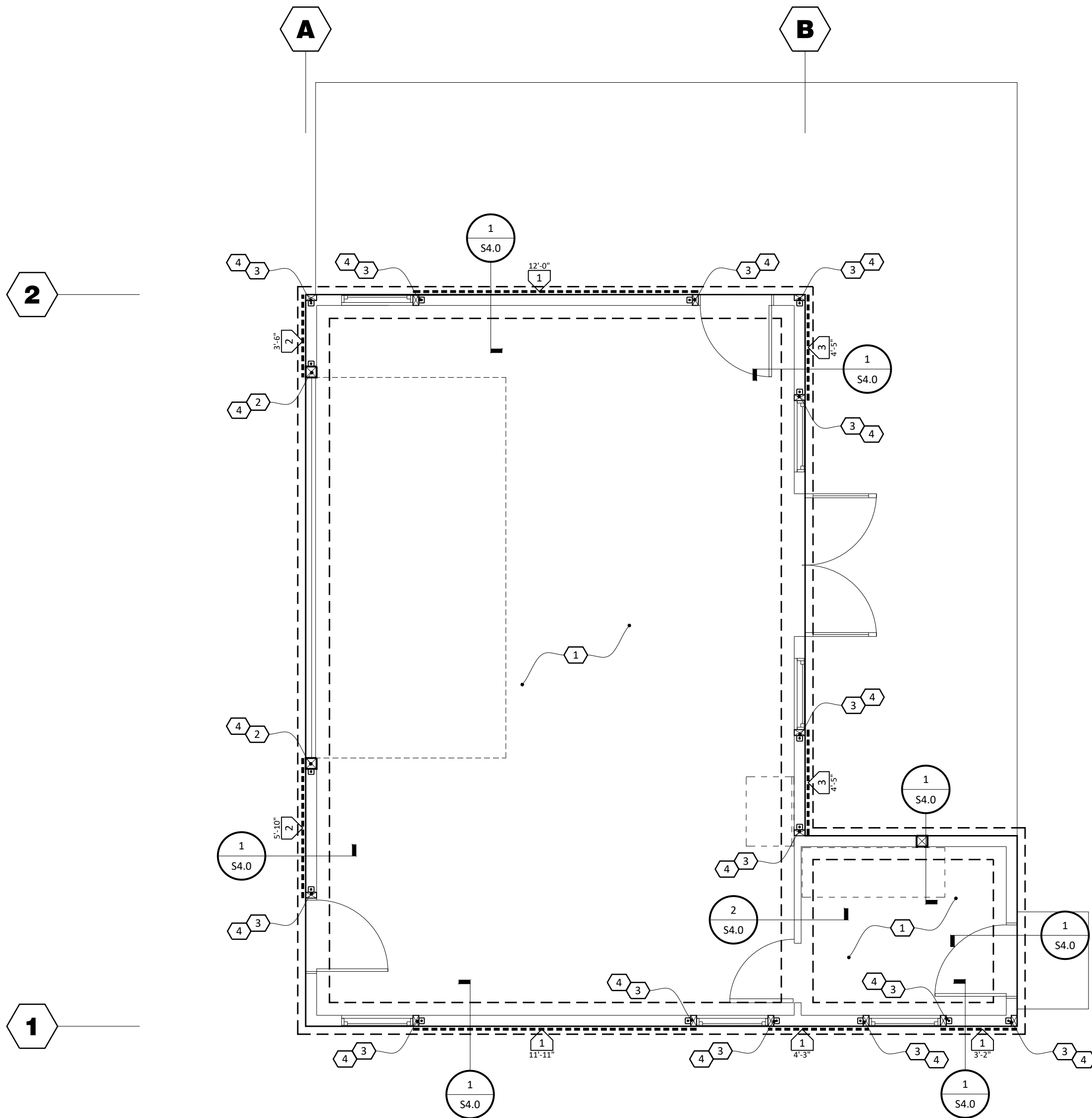
SHEET TITLE: STRUCTURAL SPECIFICATIONS

PROJECT: MERRILL DETACHED GARAGE

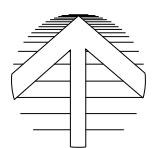
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S0.0



PLAN NORTH



FOUNDATION PLAN

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

KEYED NOTES		
	DESCRIPTION	DETAIL
1	5" CONCRETE SLAB W/ #4 AT 16" O.C. EACH WAY IN CENTER OF SLAB OVER 15 MIL VAPOR BARRIER OVER 6" CAPILLARY BREAK OF 3/4" CLEAN, CRUSHED ROCK. SUBGRADE PREPARATION SHALL BE PER THE PROJECT GEOTECHNICAL REPORT; OMIT VAPOR BARRIER AT EXTERIOR SLABS	
2	6x6 POST	
3	4x POST OR DBL. 2x STITCHNAILED W/ 10d NAILS STAGGERED AT 6" O.C.	
4	HDU2-SDS2.5 HOLDOWN W/ SSTB16 ANCHOR BOLT	4/S4.0
5	PRE-FABRICATED ROOF TRUSSES AT 24" O.C.	
6	SHADED AREA INDICATES CALIFORNIA FRAMING	

FOUNDATION NOTES:

- REFER TO STRUCTURAL SPECIFICATIONS SHEET S0.0.
- DIMENSIONS ARE TO FACE OF CONCRETE, CENTERLINE FOOTING AND POSTS, ETC., UNLESS NOTED OTHERWISE. NOTIFY ARCHITECT OF ANY DISCREPANCIES. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- FRAMING CONNECTORS MANUFACTURED BY SIMPSON CO. SAN LEANDRO, CA. AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND THESE DRAWINGS. CONTRACTOR SHALL USE MAXIMUM NAILING FOR SIMPSON CONNECTORS.
- UNLESS NOTED OTHERWISE ALL EXTERIOR WALLS SHALL BE SHEAR WALL TYPE 1.
- WALL PLATES OR SILLS SHALL BE ANCHORED TO FOOTINGS WITH 5/8" DIA. STEEL ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO CONCRETE AND SPACED NOT MORE THAN 4'-0" O.C. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS (48") FROM THE END OF THE PIECE. ANCHOR BOLTS SHALL BE PROVIDED WITH 3"x3"x0.229" PLATE WASHERS AND NUTS. ANCHOR BOLT SPACING ON SHEAR SCHEDULE SHALL TAKE PRECEDENCE.
- THE GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION PER GEOTECHNICAL REPORT RECOMMENDATIONS AND INSPECTION AND TESTING REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.
- FASTENERS AND CONNECTORS FOR PRESERVATIVE-TREATED WOOD. FASTENER, INCLUDING NUTS AND WASHERS, IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
- SUPPORTING MEMBERS FOR PERMEABLE FLOORS AND ROOFS. WOOD STRUCTURAL MEMBERS THAT SUPPORT MOISTURE PERMEABLE FLOOR OR ROOFS THAT ARE EXPOSED TO THE WEATHER SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
- CONTRACTOR SHALL NOTIFY THE ENGINEER ONCE DEMOLITION HAS OCCURRED. ENGINEER OF RECORD SHALL PERFORM OBSERVATION OF THE EXISTING STRUCTURAL SYSTEM PRIOR TO COMMENCEMENT OF WORK.

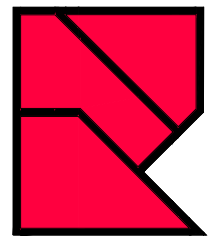
PLYWOOD SHEAR SCHEDULE									
PANEL TYPE 	ALLOWABLE SHEAR (PLF)	SHEATHING	EDGE NAIL	FIELD NAIL	SILL CONNECTION		A35 FRAMING CUP AT TOP PLATE	MIN. STUD WIDTH AT PANEL EDGES AND SILLS	STRAP ACROSS HEADER AND SILL
					NAILED/ SCREWED	BOLTED			
E	EXISTING	1/2" CDX	8d AT 6"	8d AT 12"	16d AT 5"	5/8" AT 48"	18" O.C.	2x	NONE
1	260	1/2" CDX	8d AT 6"	8d AT 12"	16d AT 5"	5/8" AT 48"	18" O.C.	2x	NONE
2	380	1/2" CDX	8d AT 4"	8d AT 12"	1 1/2" SDS AT 6"	5/8" AT 48"	18" O.C.	3x	NONE
3	490	1/2" CDX	8d AT 3"	8d AT 12"	1 1/2" SDS AT 5"	5/8" AT 30"	14" O.C.	3x	NONE
4	640	1/2" CDX	8d AT 2"	8d AT 12"	1 1/2" SDS AT 4"	5/8" AT 24"	10" O.C.	3x	NONE
5	870	5/8" CDX	10d AT 2"	10d AT 12"	1 1/2" SDS AT 3"	5/8" AT 18"	6" O.C.	3x	NONE
P1	380	1/2" CDX	8d AT 4"	8d AT 12"	1 1/2" SDS AT 3"	5/8" AT 18"	18" O.C.	3x	CMSTC16
P2	1330	5/8" CDX BOTH SIDES	10d AT 3"	10d AT 12"	(2) ROWS 1 1/2" SDS AT 3"	5/8" AT 10"	5" O.C.	3x	CMST14

DENOTES MINIMUM LENGTH OF SHEAR WALL
X'-X"

DENOTES SHEAR PLYWOOD "PANEL TYPE" PER SCHEDULE

- NAIL SIZE NOTES IN TABLE IS FOR COMMON OR GALVANIZED BOX NAILS. IF BOX OR SINKER NAILS ARE USED, THEN THE NEXT LARGER SHEAR MARK THAN THAT WHICH IS SHOWN ON THE PLANS SHALL BE USED.
- WHERE NAILS ARE SPACED LESS THAN 6 INCHES ON CENTER AT ADJOINING PANEL EDGES AND SILL PLATES, FRAMING SHALL BE 3 INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED.
- STAGGER VERTICAL JOINTS WHERE PLYWOOD IS APPLIED TO BOTH SIDES OF THE WALL.
- ALL FASTENERS (BOLTS, NAILS, WASHERS, FRAMING CLIPS, ETC.) EXPOSED TO WEATHER OR IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIP GALVANIZED ZINC COATED OR STAINLESS STEEL.
- ALL PANEL EDGES SHALL BE BACKED WITH 2x NOMINAL OR WIDER FRAMING.
- ALL ANCHOR BOLTS SHALL BE 5/8" DIAMETER EMBEDDED AT LEAST 7 INCHES INTO CONCRETE WITH 3x3x0.229 STEEL PLATE WASHERS; U.N.O.
- BOTTOM PLATE CONNECTION ASSUMES THAT THE PLYWOOD STOPS AT BOTTOM PLATE AND SHEAR IS TRANSFERRED THROUGH THE PLATE INTO THE FLOOR FRAMING AND RIM/BLOCKING. IF PLYWOOD CONTINUES PAST THE PLATE AND IS SPLICED ON RIM, THEN USE 16d AT 6" O.C. MINIMUM PLATE NAILING.

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SHEET TITLE: FOUNDATION PLAN

PROJECT: MERRILL DETACHED GARAGE

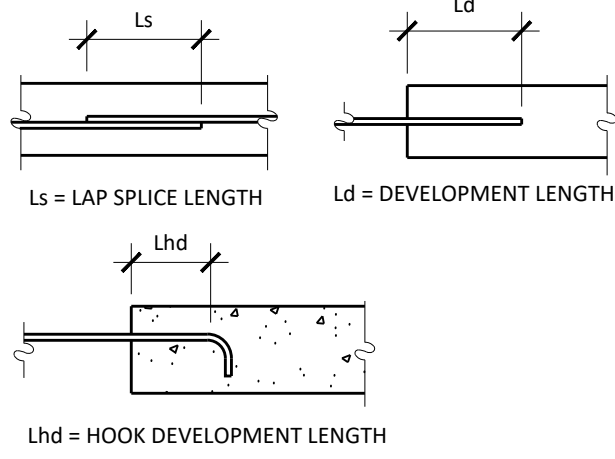
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S1.0

S2.0

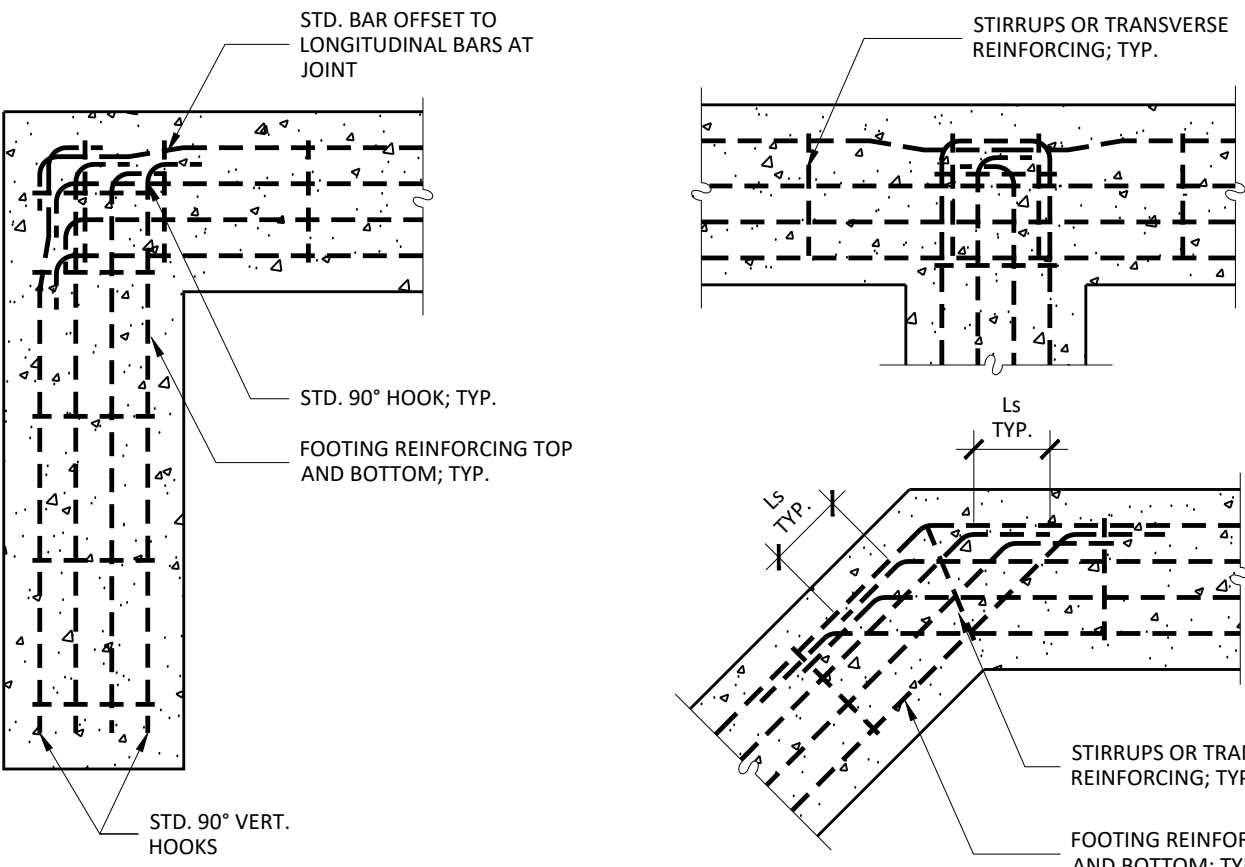
CONCRETE REINFORCEMENT DEVELOPMENT AND SPLICE LENGTHS																			
LOCATION	CONCRETE	BAR SIZE																	
		F _c (KSI)	LAP CLASS	#3	#4	#5	#6	#7	#8										
TOP BARS	2.5	A	16	16	6	21	21	8	39	39	15	47	47	18	55	55	21	62	62
			B	16	20	6	21	27	8	39	51	15	47	61	18	55	71	21	62
OTHER BARS	2.5	A	12	12	6	16	16	8	30	30	15	36	36	18	42	42	21	48	48
			B	12	16	6	16	12	8	30	39	15	36	47	18	42	55	21	48



- NOTES:
- WHEN SPLICING BARS OF DIFFERENT SIZE, USE LAP SPLICE LENGTH OF LARGER BAR, U.N.O.
 - USE CLASS A LENGTHS WHEN STAGGERING SPLICES SHOWN BELOW.
 - USE CLASS B LENGTHS WHEN STAGGERING OF SPLICES IS NOT POSSIBLE
 - MULTIPLY LENGTHS BY 1.3 FOR LIGHTWEIGHT CONCRETE

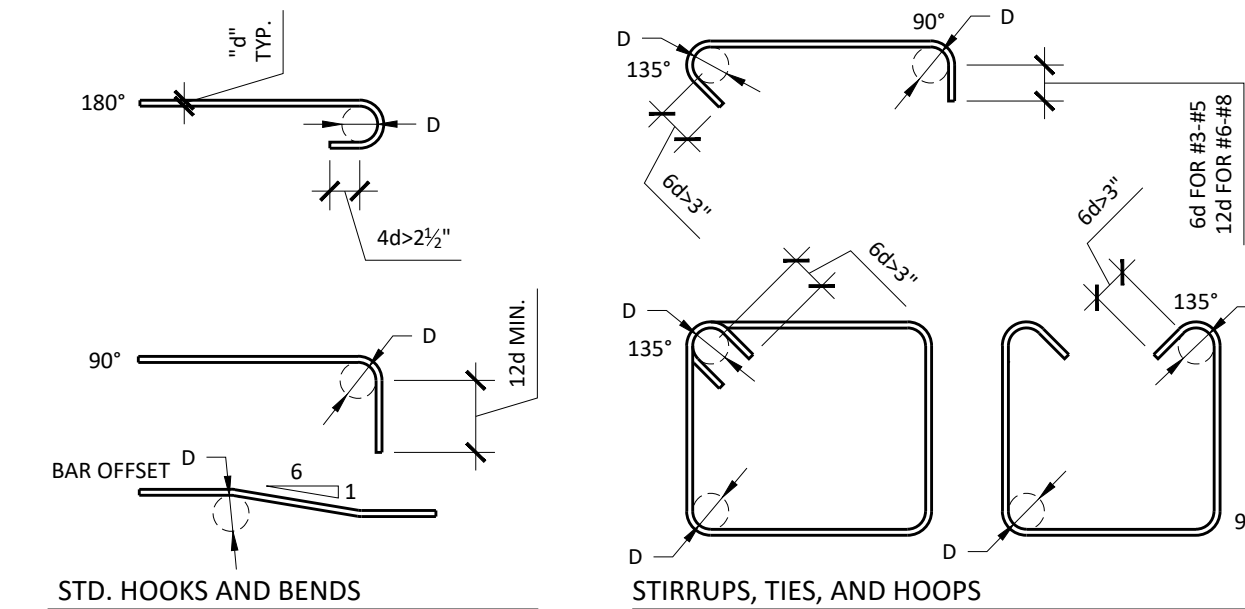
REINFORCING SPLICE AND DEVELOPMENT LENGTHS

6
S3.0



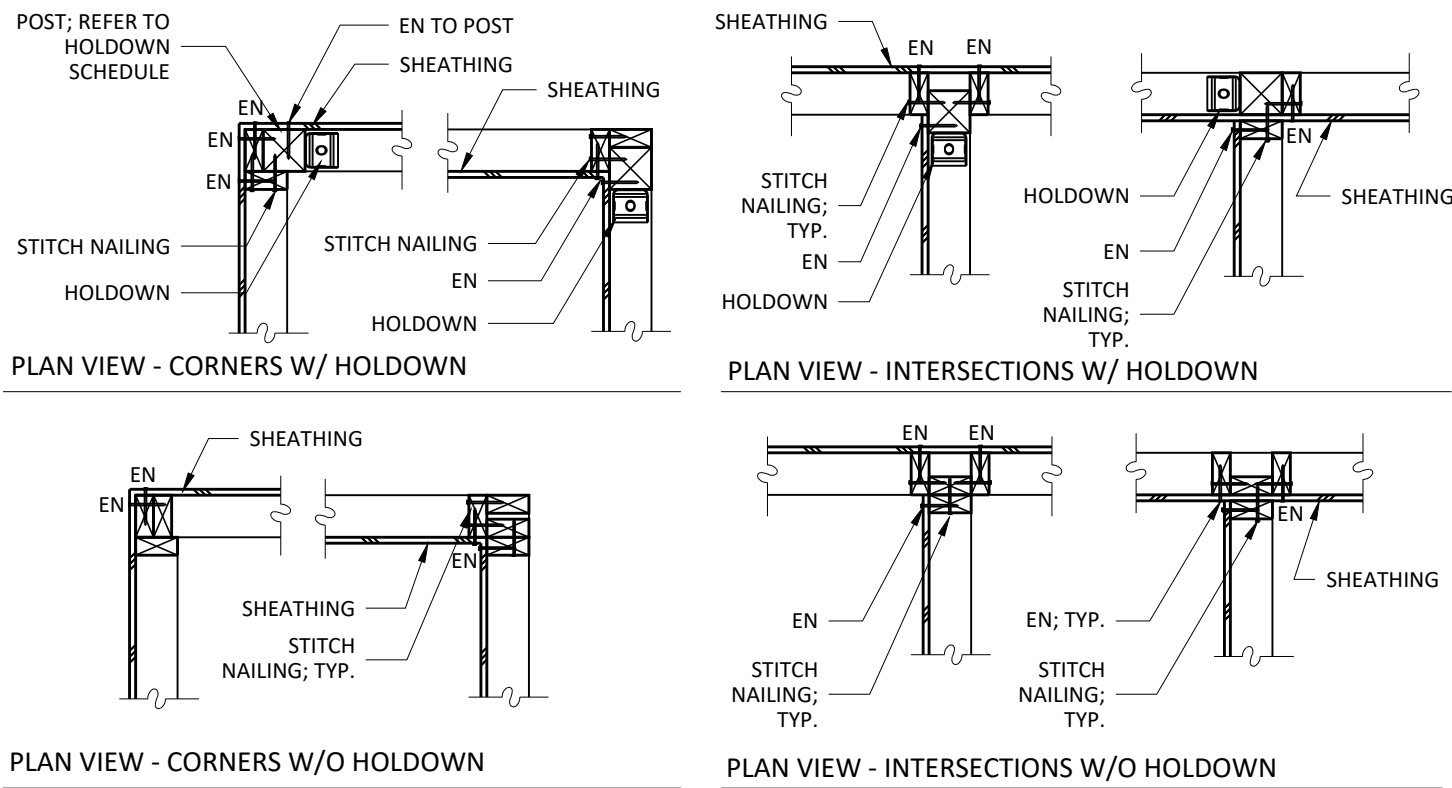
TYPICAL FOOTING REINFORCING

7
S3.0



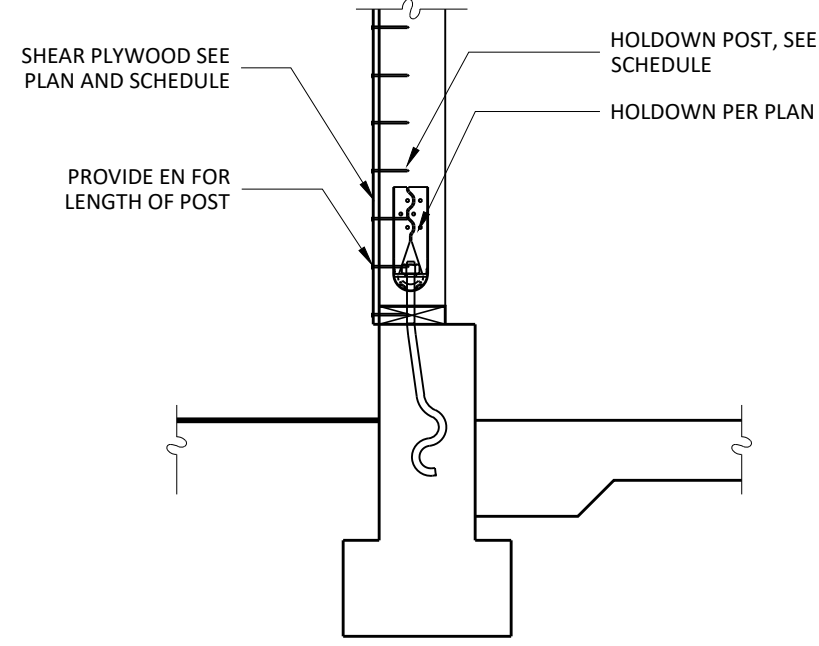
STANDARD HOOKS AND BENDS

8
S3.0



CORNER FRAMING AT SHEAR WALLS

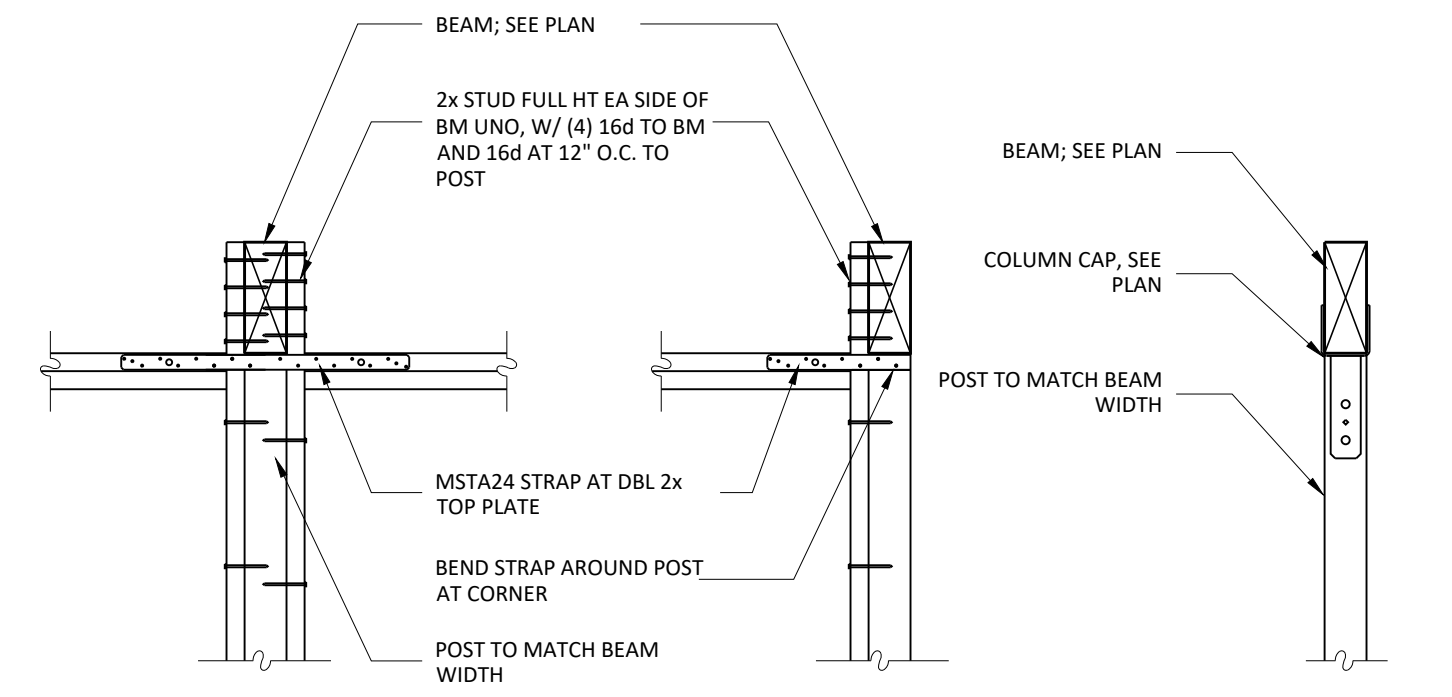
3
S3.0



TYPICAL HOLDDOWN TO (N) FOOTING

4
S3.0

HOLDOWN	ANCHOR BOLT	MIN. POST THICKNESS
HDU2-SDS2.5	SSTB16	3"
HDU4-SDS2.5	SSTB20	3"
HDU8-SDS2.5	SSTB28	4 1/2"

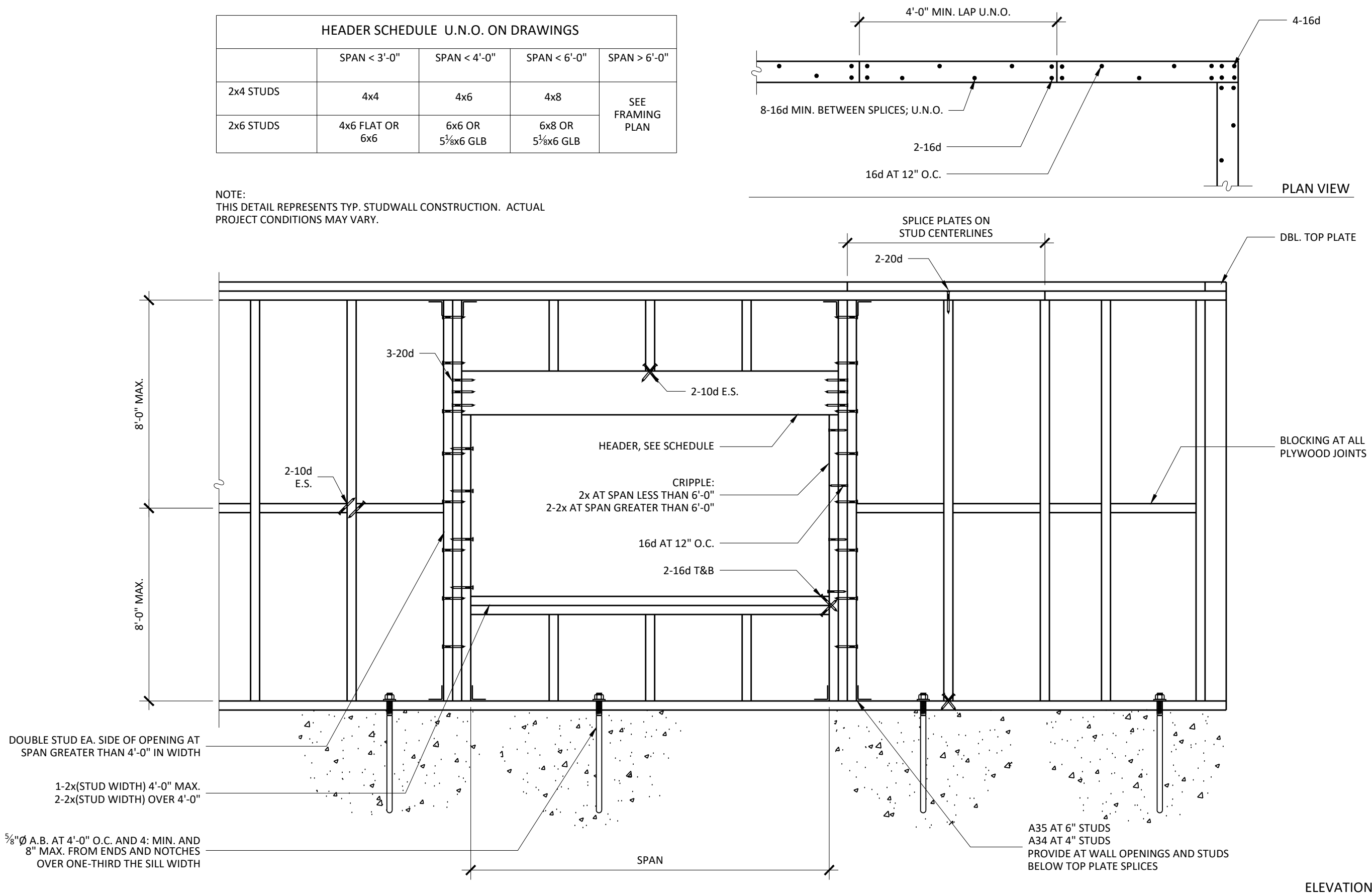


POST TO BEAM CONNECTION

5
S3.0

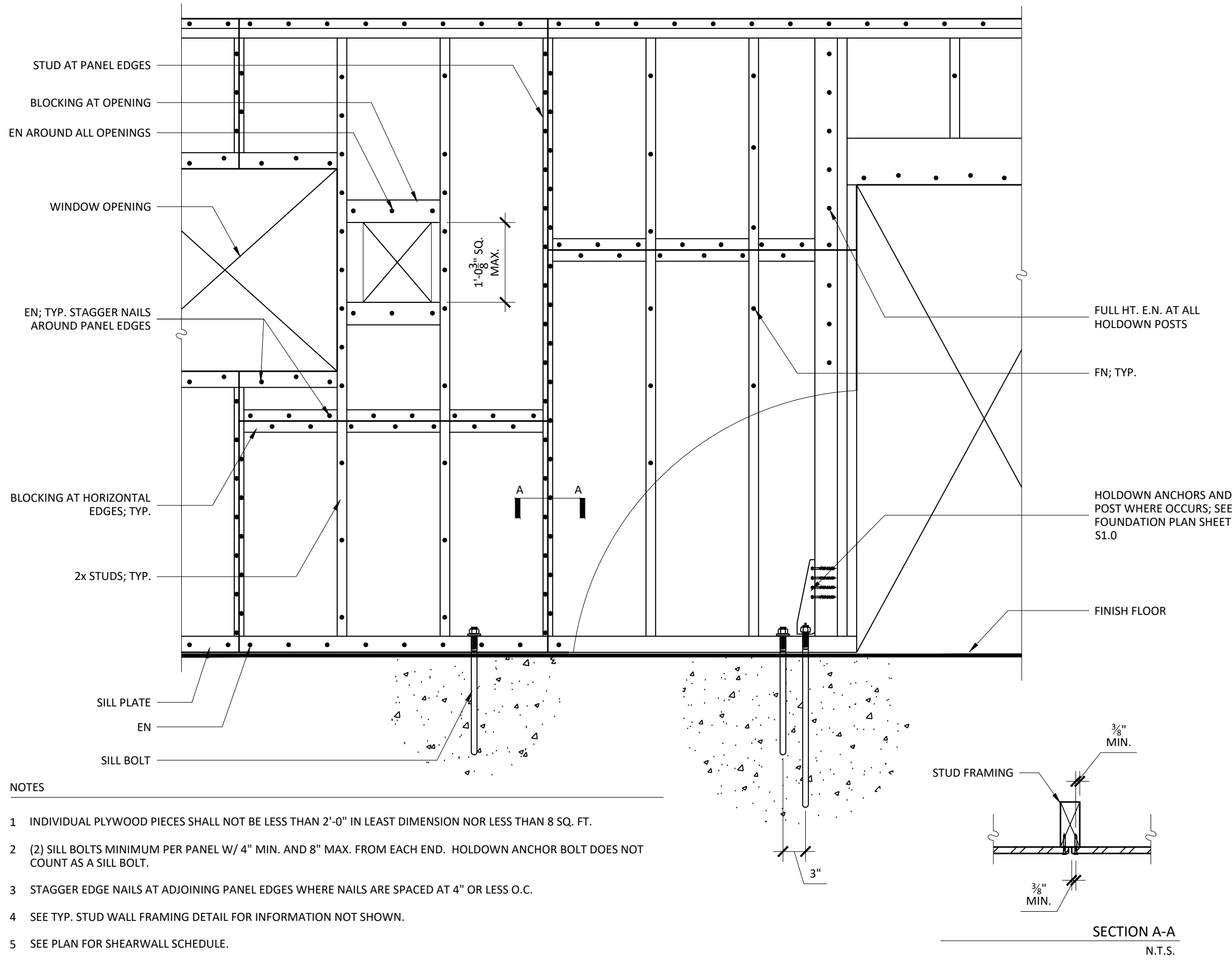
HEADER SCHEDULE U.N.O. ON DRAWINGS				
	SPAN < 3'-0"	SPAN < 4'-0"	SPAN < 6'-0"	SPAN > 6'-0"
2x4 STUDS	4x4	4x6	4x8	SEE FRAMING PLAN
2x6 STUDS	4x6 FLAT OR 6x6	6x6 OR 5 1/2x6 GLB	6x8 OR 5 1/2x6 GLB	

NOTE:
THIS DETAIL REPRESENTS TYP. STUD WALL CONSTRUCTION. ACTUAL PROJECT CONDITIONS MAY VARY.



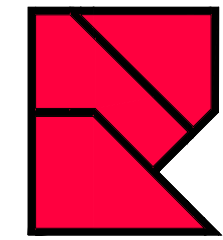
STUD WALL FRAMING

1
S3.0



SHEAR WALL FRAMING

2
S3.0



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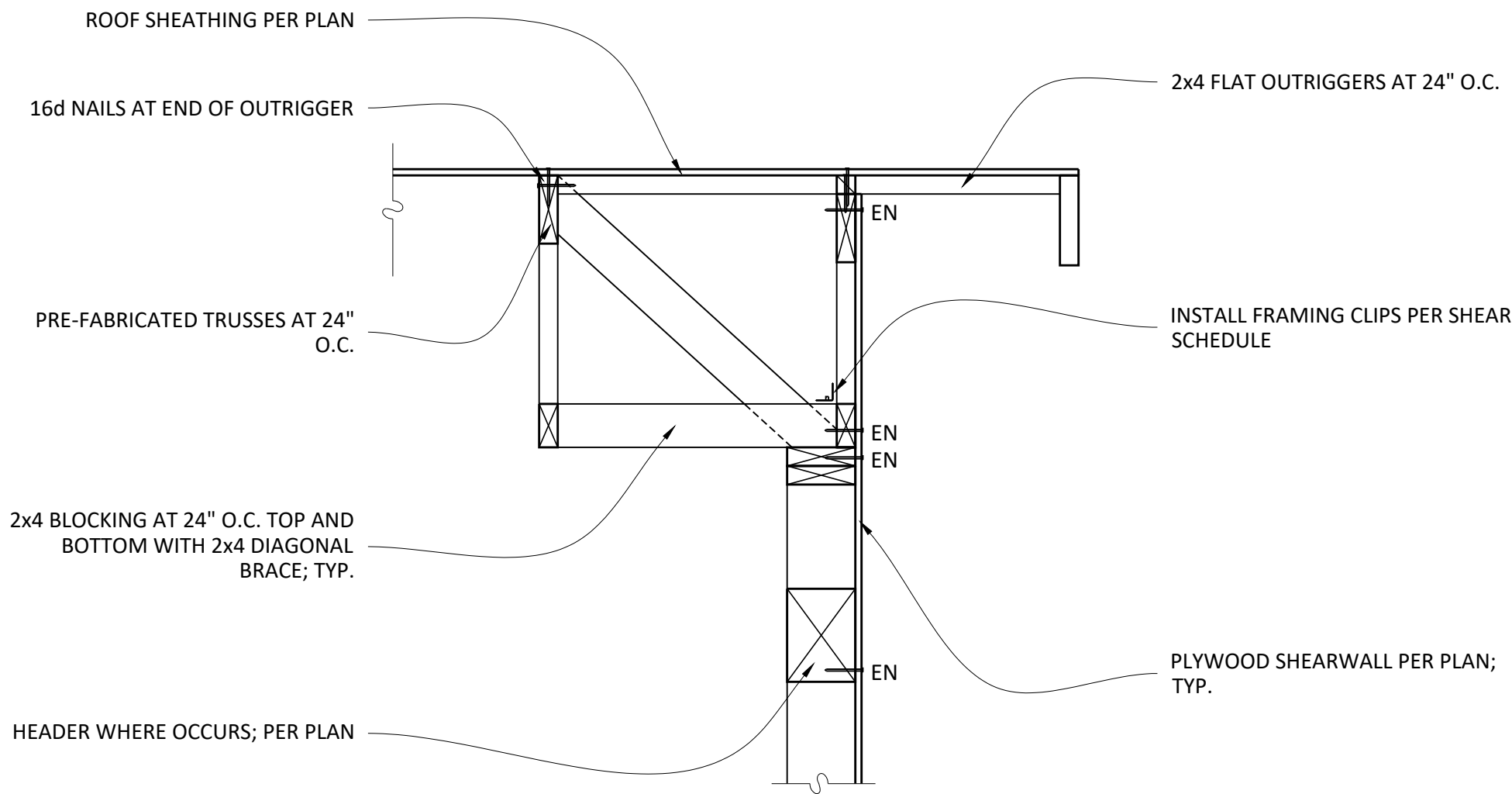
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PROJECT: MERRILL DETACHED GARAGE

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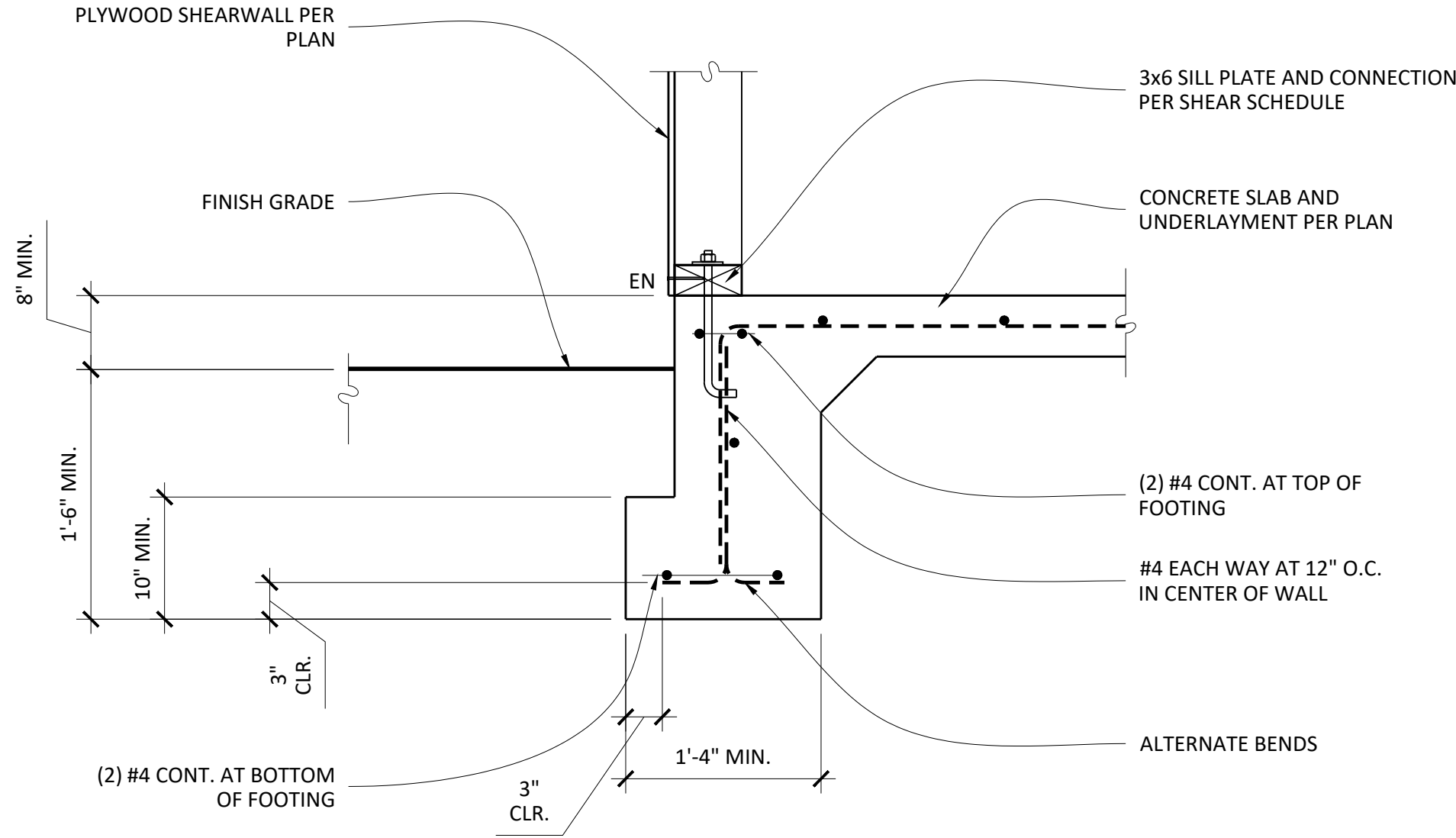
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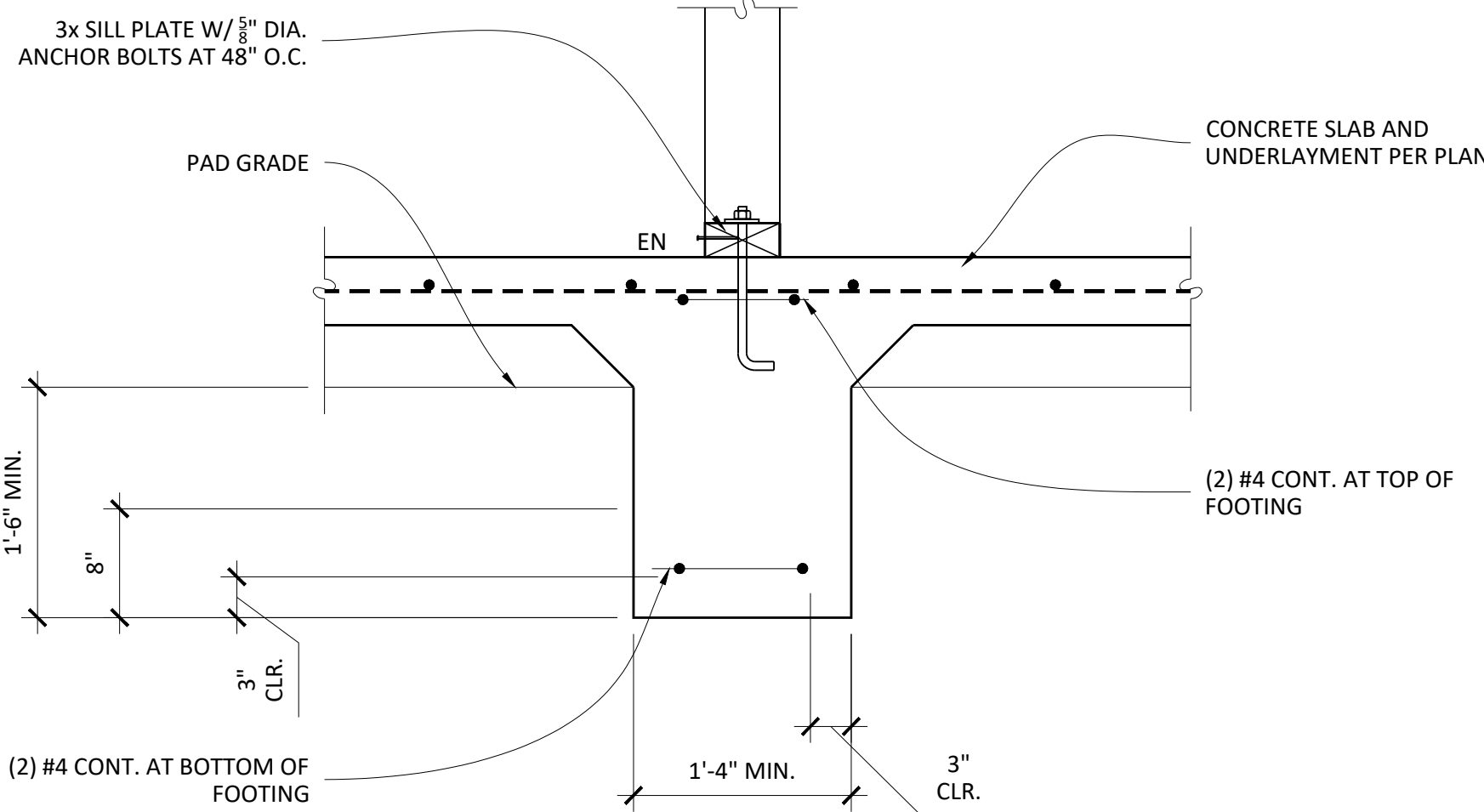
RAKE

4
S4.0



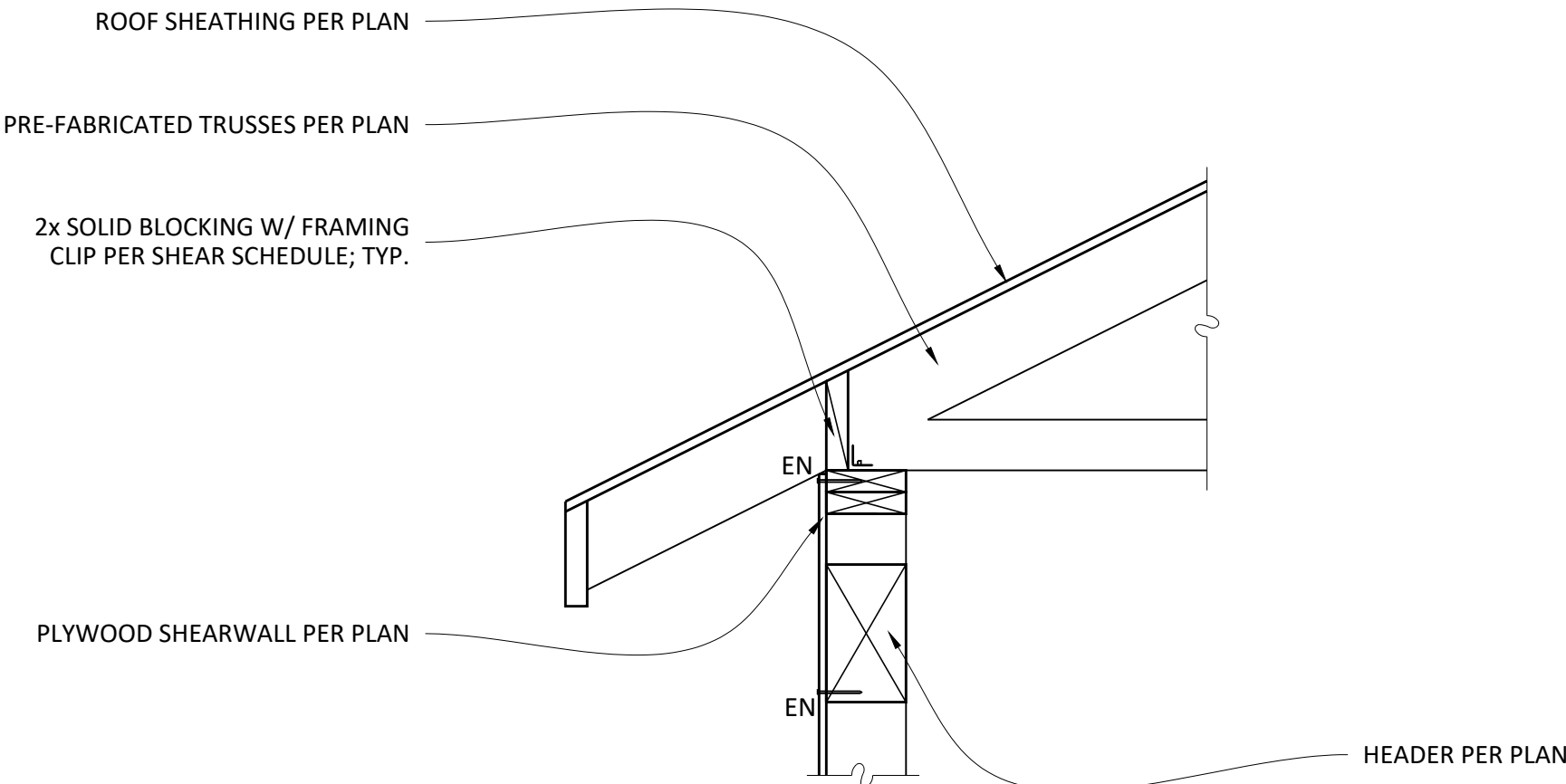
EXTERIOR FOOTING

1
S4.0



INTERIOR FOOTING

2
S4.0



EAVE

3
S4.0

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