

NOTICE OF APPROVAL

The Department of Community Planning & Building of the City of Carmel-by-the-Sea has approved a Project pursuant to the City's Municipal Code. Persons interested in the project may review additional materials available at the Department of Community Planning & Building located at City Hall on Monte Verde Street between Ocean and 7th Avenues, phone number 831-620-2010.

The decision to approve this project may be appealed within 10 days from the date of this by filing a written appeal with the Department of Community Planning & Building.

Planning Case #: Design Study 24135

by the conditions of approval contained herein.

Can this project be appealed to the Coastal Commission? Yes \square

Owner Name: CALIFORNIA COAST LLC
Case Planner: Jacob Olander, Assistant Planner
Date Posted:
Date Approved: 05/17/2024
Project Location: San Carlos 2 SW of 1st Ave
APN #: 010126017000 BLOCK/LOT: /
Applicant: Andrew Goodwin Designs
Project Description: This approval of Design Study (DS 24135 (California Coast, LLC)) authorizes amendments to existing Design Study Approvals (DS 21-362) for alterations to an existing single-family residence located on San Carlos 2 SW of 1st in the Single Family Residential (R-1) District with an active building permit (BP 22-316). The modifications approved under this Design Study include: 1. Moving "Window J" on the second floor on the North Elevation up to a sill height of 6'-0' from 3'-6". 2. Moving the pair of windows labelled "Window I" on the second floor on the South

Elevation down to a sill height of 5'-0" from 6'-0". Alterations not expressly listed in this

authorization are not permitted. The project shall be consistent with the plans application materials dated approved by Community Planning & Building Department on May 17, 2024, unless modified

No <

	CONDITIONS OF APPROVAL				
No.					
1.	Authorization. This approval of Design Study (DS 24135 (California Coast, LLC)) authorizes amendments to existing Design Study Approvals (DS 21-362) for alterations to an existing single-family residence located on San Carlos 2 SW of 1st in the Single Family Residential (R-1) District with an active building permit (BP 22-316). The modifications approved under this Design Study include:				
	 Moving "Window J" on the second floor on the North Elevation up to a sill height of 6'-0" from 3'-6". Moving the pair of windows labelled "Window I" on the second floor on the South Elevation down to a sill height of 5'-0" from 6'-0". 				
	Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the plans application materials dated approved by Community Planning & Building Department on May 17, 2024, unless modified by the conditions of approval contained herein.				
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district.				
	All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances				
	require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such				
	changes may require additional environmental review and subsequent approval by the Planning Department.				
3.	Permit Validity. This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.				
4.	Indemnification. The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its				
	public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred,				
	resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding,				
	to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal				
	proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal				
	action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any				
	legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs				
5.	and have jurisdiction for the resolution of all such actions by the parties hereto. Conditions of Approval. These Conditions of Approval shall be signed and returned to the Community Planning and				
5.	Building Department prior to the issuance of a Building Permit/Building Permit Revision. These signed conditions shall				
	also be printed on a full-size plan sheet in the building plan set along with any prior conditions of approval of prior Design				
	Study Applications.				
6.	Building Permit Revision. A revision to BP 22-316 is required prior to commencement of work.				
7.	Prior Conditions of Approval. All conditions of approval of the previous Design Study approval(s) shall also apply to this				
	approval unless expressly otherwise noted within these Conditions of Approval. Further, the previous approval remains				
	in full force and effect unless otherwise modified by this action.				
	*Acknowledgement and acceptance of conditions of approval.				

Once signed, please email to jolander@ci.carmel.ca.us.

Printed Name

Date

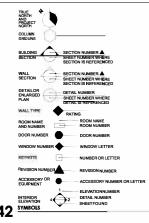
Property Owner Signature

SHEET INDEX

BAUER RESIDENCE

SAN CARLOS 2SW OF 1ST, CARMEL-BY-THE-SEA, CA 93921

BUILDING PERMIT SET



2019 CALIFORNABUILDING CODE (CBC)
2019 CALIFORNA BECHANCAL CODE (CMC)
2019 CALIFORNA PLUBAING CODE (CPC)
2019 CALIFORNA ELECTRICAL CODE (CBC)
2019 CALIFORNA ENERGY CODE (TITLE 24)
2019 CALIFORNA RESIDENTIAL CODE (CRC)
2019 CALIFORNA RESIDENTIAL CODE (CRC)
2019 CALIFORNA RESIDENTIAL CODE (CRC)
CITY OF CARMEL-BY-THE-SEA MUNICIPAL CODE

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APPLICABLE CODES

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CONTROL CONTRO COMMISSION CONTROL CON

DESCRIPTION OF COMPANY COMPANY

REQUIRED SPECIAL INSPECTIONS PROPOSED CUT: 160 CY PROPOSED FILL: 20 CY GRADING WILL HAVE SOIL EXPORT

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REK CATEGORY		- 0	
BOOF DEAD LOAD		39/26	
ROOF LIVE LOAD		18/20	
FLOOR SCAD LOAD		431	252
FLOOR LIVE LOAD		40	PSF
GROSSOS SNOW LOA	D	N/A	PSF
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MATERIAL STRESSES			
CONCRETE	800	2369	PSI [3000 PSI ACT., NO SPECIAL INSP.]
NOASSYRY	F'm-	1386	PSI
RESTANGUE	800	49.66	KN
STRUCTURE.	A):-	36/42/50	KS1
AT. GAGE STL.	5)-	57	KSI
STRUCT BOLTS	GRADE-	A307/A325	/A490
ANCHOR BOLTS	58675-	A36	
LUMBER .	DF #2 U.A.	D.	
SOIL DESIGN PARAMETE	BS.		
21+30			PSF [L33X]
eq. Act. Fluid Pres			PCF
eq. Pas. Fluid Pres		100	PCF

BUILDING DESIGN CRITERIA

CBC DESIGN CRITERIA

CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AT THE PROJECT
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STRUCTRUALENGINEERING: LOGAN COUCH 484 W. PROSPECTAVE.SUITE B PORTERVILLE, CA 93254 PHONE: 559-202-6254 LOGANANTHONYCOUCH@GMAIL

LANDSCAPING:
PURLIEU LANDSCAPING
725 BUCKLEY RD. SUITE A
SAN LUISOBISPO, CA 9340
PHONE: (805) 709-8003
CONTACT: MICHAEL VOGT MICHAEL@PURLIEULANDSCAPES.COM

JMPE 627 OLIVE STREET SANTABARBARA, CA 93101 PHONE: (805) 566-9216 CONTACT: JOHN MALONEY MALONEY@JMPE.NET NOTE: NEW ELECTRICAL SERVICE SHALL BE INSTALLED UNDERGROUND PER CMC 15.36.020

23 PROJECT DIRECTORY

ARCHITECT:
ANDREW GOODWIN DESIGNS
2505 PARKER STREET
SAN LUIS OBISPO, CA 89401
PHONE: (805) 439-1611
CONTACT: ANDREW GOODWIN, MA LEED AP

TIM CARSTAIRS P.O. BOX 4736 SANLUIS OBISPO, CA 93405

CML: WALSH ENGINEERING 1108 GARDEN ST.STE 202-204 SANLUIS OBISPO, CA 93401

PROJECT TO RECEIVE NEW ELECTRICAL SERVICE AT NEW RESIDENCE WITH A 200 AMP PANEI THE EXISTING GAS METER WILL BE REPLACED. NO NEW WATER METER. EXISTING SEWER LIN TO BE CONNECTED TO WITH NEW CONSTRUCTION.

NEW RESIDENCE AND ADU BUILDINGS TO RECEIVE FIRE SPRINKLERS

G0.0	TITLE SHEET	05/22/2023	5	09/14/2022
G0.2	GREEN BUILDING CODE	05/22/2023	1	100000
G0.3	MANDATORY MEASURES	05/22/2023	4	09/13/2022
G0.4	CONDITIONS OF APPROVAL	05/22/2023	6	09/16/2022
M0.3	TITLE 24	05/22/2023	-	
M0.4	TITLE 24	05/22/2023	_	
C1.0	COVER SHEET	07/28/2022	_	
C2.0	NOTES	07/28/2022		
C3.0	GRADING AND DRAINAGE PLAN	07/28/2022		
C4.0	UTILITY PLAN	07/28/2022		
C5.0	SECTIONS AND DETAILS	07/28/2022	_	
C5.1	SECTIONS AND DETAILS	07/28/2022	_	_
EC1.0	EROSION AND SEDIMENT CONTROL	07/28/2022	_	
EC2.0	EROSION AND SEDIMENT CONTROL DETAILS	07/28/2022	_	
A1.0	TOPOGRAPHIC SURVEY	04/15/2022	1	
A1.2	SITE PLAN	06/22/2023	11	03/27/2023
A2.1	DEMO AND PROPOSED FLOOR PLANS	06/22/2023	11	03/27/2023
A2.2	REFLECTED CEILING PLAN	06/22/2023	9	11/07/2022
A2.3	DIMENSIONED PLANS	05/22/2023		1110172090
A2.4	DEMO AND PROPOSED ROOF PLAN	05/22/2023	11	03/27/2023
A3.0	DEMO ELEVATIONS	05/22/2023		COLUMN TO A COLUMN
A3.1	PROPOSED ELEVATIONS	06/22/2023		09/13/2022
A3.2	PROPOSED ELEVATIONS	06/22/2023	11	03/27/2023
A4.1	SECTIONS	06/22/2023	11	03/27/2023
A5.1	DETAILS	05/22/2023	11	03/27/2023
A5.1 A5.2	DETAILS	05/22/2023	111	03/27/2023
A5.2 A5.3	DETAILS	05/22/2023	111	
	DETAILS	05/22/2023	111	03/27/2023
A5.4	ADDITIONAL SPECIFICATIONS			03/27/2023
A5.5		05/22/2023	5	09/14/2022
A5.6	ADDITIONAL SPECIFICATIONS	05/22/2023	6	09/18/2022
A6.1	SCHEDULES	05/22/2023	11	03/27/2023
M1.1	MECHANICAL PLAN	05/22/2023	_	_
P1.1	PLUMBING PLAN	05/22/2023	4	09/13/2022
P1.2	WASTE PLAN	05/22/2023	5	09/14/2022
E1.0	GENERAL NOTES & SINGLE LINE DIAGRAM	05/22/2023	-	
E1.1	LIGHTING AND POWER PLAN	05/22/2023	11	03/27/2023
E1.2	EXTERIOR LIGHTING SPECIFICATIONS	05/22/2023	10	11/23/2022
SN-1	STRUCTURAL NOTES	07/21/2022	-	
SN-2	STRUCTURAL NOTES	07/21/2022		
SN-3	STRUCTURAL NOTES	07/21/2022	-	
SN-4	STRUCTURAL NOTES	07/21/2022	_	
S-1	DETACHED GARAGE FOUNDATION PLAN	07/21/2022		
S-2	DETACHED GARAGE ROOF FRAMING / LATERAL PLAN	07/21/2022		
S-3	RESIDENCE FOUNDATION PLAN	07/21/2022		
S-4	RESIDENCE FLOOR FRAMING PLAN	07/21/2022		
S-5	RESIDENCE ROOF FRAMING PLAN	07/21/2022		
S-6	RESIDENCE UPPER LATERAL PLAN	07/21/2022		
8-7	RESIDENCE LOWER LATERAL PLAN	07/21/2022		
SD-1	STRUCTURAL DETAILS	07/21/2022		
SD-2	STRUCTURAL DETAILS	07/25/2022		
SD-3	STRUCTURAL DETAILS	07/21/2022		
SD-4	STRUCTURAL DETAILS	07/21/2022		
SD-5	STRUCTURAL DETAILS	07/21/2022		
SD-6	STRONGWALL DETAILS	07/21/2022		
SD-7	STRONGWALL DETAILS	07/21/2022		
SD-8	TJI ROOF DETAILS	07/21/2022		
SD-9	TJI FLOOR DETAILS	07/21/2022		
L2.0	HARDSCAPE PLAN	07/28/2022		
L2.1	HARDSCAPE DETAILS	07/26/2022	1	
L3.0	PLANTING PLAN	07/28/2022		_
L3.1	PLANTING DETAILS	07/26/2022		
L3.2	ROOF ROCK GARDEN DETAILS	05/22/2023	_	
L4.0	IRRIGATION PLAN	07/28/2022	1	1
	IRRIGATION DETAILS	07/26/2022	1	
L4.1 L6.0	TREE PROTECTION PLAN	07/28/2022		

12 SHEET INDEX
DEFERRED SUBMITTAL FIRE SPRINKLERS (SUBMITTED DIRECTLY)

RADIANT HEAT SYSTEM (SUBMITTED DIRECTLY) 13 DEFERRED SUBMITTALS

PARCEL INFORMATIO ADDRESS

SANCARLOS 25W OF 1ST CARMEL-BY-THE-SEA, CA 93921 010-128-017-000 SINGLE FAMILY-RESIDENTIAL 4,000 SF APN: ZONING: PARCEL AREA: MAX DENSITY: SETBACKS: ALLOWABLE FLOORAREA; MAX HEIGHT: 3' SIDE, 3'-15' REAR, 15' FRONT 45% (4000) * (0.45) = 1,800 SF 24' FROM AVERAGE GRADE. OCCUPANCY; STORIES: CONSTRUCTION TY P.3 II (GARAGE) (E) BUILDING SF: (N) BUILDING SF: DEMO SF: REMODEL SF: (N) CONSTRUCTION SF: (N) GARAGE SF: TOTAL (HOME AND GARAGE

(E) LOT COVERAGE

1,565 SF (813 SF 1ST FLOOR, 752 SF 2ND FLOOR) 235 SF 2,060 SF / 4,000 SF = 52% 1,315 SF EXISTING HOUSE 1ST FLOOR, 745 SF ADU 1,833 SF / 4,000 SF = 46% 813 SF MAIN HOUSE 1ST FLOOR, 785 SF ADU, 235 SF GARAGE

AVERAGE SLOPE LANDSCAPING: 7% NEW PROPOSED LANDSCAPING DESIGN. 2,043 SF LANDSCAPE WITH PATIO, DECK, AND POND NEW 1-CAR DETACHED GARAGE.

FIRE SPRINKLES.

YES -DEFECTED SET TITAL

NOTE: THIS PROJECT IS LOCATED IN THE HIGH FIRE SEVERITY ZONE, MATERIALS MUST
DEMONSTRATE COMPLANCE WITH THE REQUIREMENTS OF GISC ON TA. SEE, SPECS.

PROJECT IN INCOMMAND. 15 PROJECT INFORMATION



(APN 010-126-017-000)

EMILY YANG BAUER

CALIFORNIA COAST LLC

1440 OLEADA ROAD PEBBLE BEACH, CA 93953

SHEET TITLE

TITLE SHEET

05/22/2023

PROJECT MANAGER: AGD

G0.0

Division 4.1 - PLANNING AND DESIGN SECTION 4.101 GENERAL

4.101.1 Scope. The provisions of this division outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of

SECTION 4.102 DEFINITIONS

4.102.1 Definitions. The following terms are defined in

FRENCH DRAIN. WATTLES.

SECTION 4.103 SITE SELECTION (Reserved)

SECTION 4.104 SITE PRESERVATION (Reserved)

SECTION 4.105 DECONSTRUCTION AND REUSE OF EXISTING STRUCTURES (Reserved)

SECTION 4.106 SITE DEVELOPMENT 4.106.1 General. Preservation and use of available natura resources shall be accomplished through evaluation and care ful planning to minimize negative effects on the site and adja ful planning to minimize negative effects on the site and adja-cent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this

section.

Albūta Storm water drainage and retention during con-struction. Projects which disturb less than one acro of solid and are given to the project of the part of the con-which in total disturbs one zero or more, shall manage storm which in total disturbs one zero or more, shall manage storm water duringse during construction, one or more of the fol-lowing measures shall be implemented to provered flooding of adjacent property, prevent evosion and retain soil runoff on the site.

- Retention basins of sufficient size shall be utilized to retain storm water on the site.
- Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier sys-tem, wattle or other method approved by the enforcing agency.

 Compliance with a lawfully enacted storm water man-

agement ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/ programs/stormwater/construction.html) 4.106.3 Grading and paving. Construction plans shall indi-cate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

- 1 Swales
- 3. French drains
- Water retention gardens
 Other water measures which keep surface water away from buildings and aid in groundwater recharge.

 Exception: Additions and alterations not altering the drainsace path.

drainsage pain.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1, 4.106.4.2, or 4.106.4.3, to facilitate future installation and us

of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

- On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastruc-ture are not feasible based upon one or more of the
- 1.1. Where there is no commercial power supply.
- 1.2. Where there is evidence substantiating that meeting the requirements will after the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the devel-oper by more than \$400.00 per dwelling unit.

Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

parking feellines.

1.016.4.1 New one and two family dwellings and town-houses with attached private garages. For each dwelling, the state of the st

ent protective device.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent
protective device space(s) reserved for future EV
chapign as "EV CAPABLE". The raceway termination
location shall be permanently and visibly marked as
"EV CAPABLE".

"EV CAPABLE".

4.106.4.2 New multifamily dwellings. If residential parking is available, ten [10] percent of the total number of parking spaces on a building site, provided for all types of parking parking the fitted parking the parking p

- Construction documents are intended to demon-strate the project's capability and capacity for facilitating future EV charging.
- There is no requirement for EV spaces to be con-structed or available until EV chargers are

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where com-

mon use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

valiable for use by all residents.

4.106.4.2.1. Electric vehicle charging stations (EVCS). When EV chargers are installed, EV squeer sequired by Section 4.106.4.2. Item 2, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Budding Code Chapter LIA, to allow use of the EV charger from the accessible racking was completed. sible parking space.

The EV space shall be located on an accessi-ble route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging sta-tions designed and constructed in compli-ance with the California Building Code. Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric vehicle charging stations serving public housing are required to comply with the California Building Code, Chapter 11 B. 1.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to

- -pace) dimensions. 11 comply with the follow The minimum length of each EV space shall be 18 feet (5486 mm).
- The minimum width of each EV space shall be 9 feet (2743 mm).
- One in every 25 EV spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum astle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
 - Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed 4.106.42.3 Single EV space required, install a listed conference and a single conference and a single conference to the single control and a single control and a single control tent a single control at least to the single claimeter). The sense of the single control and a single control at least tent as the single control and a single control and a single control and a single control and a single control and single control and a single control and a single control and single control and a single control and a single control and single control and a single control and a single control and single control and a single control and a single control and single control and a single control and a single control and single control and a single control and a single control and single control and a single control and a single control and single control and a single control and a single control and single control and a single control and a single control and single control and a single control and a single control and single control and a single control and a single control and single control and a single control and a single control and single con

Alba C.2. Multiple IV spaces required. Construc-tion documents shall indicate the necessary irremitation point and prospect location of family V spaces and IV chappers. Construction documents shall also pro-port and prospect location of family V spaces and IV chappers. Construction documents shall also pro-methodly), wing elementation and electrical local calcu-lations to verify that the electrical posed service capac-terial positions of the control of the control of the starthelmor mandered(s), have sufficient capacity to simultaneously charge all EVS. Final paneses at the full need ampeage of the EVSE. Plan panels the control of the control of the control of the starthelmor mandered to be installed underground, shall be installed at the time of original commercia-stial be installed at the time of original commercia-stall be installed at the time of original commercia-

A.106.4.2.5 Identification. The service panel or sub-panel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

with the Cathorina Electrical Code.

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

- Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
 There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the

TABLE 4.105.4.3.1

PARKING SPACES	REQUIRED BY SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and muse	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

- The minimum length of each EV space shall be 18 feet (5486 mm).
- The minimum width of each EV space shall be 9 Seet (2743 mm).

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When mul-tiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4. 4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3. EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for EV charging stations in the California Building Code, Chapter 11B.

Division 4.2 - FNFRCY FFFICIENCY

SECTION 4.201 GENERAL

4.201.1 Scope. For the purposes of mandatory energy effi-ciency standards in this code, the California Energy Commis-sion will continue to adopt mandatory standards.

Division 4.3 - WATER EFFICIENCY AND CONSERVA-

4.301.1 Scope. The provisions of this chapter shall establish the means of conserving water used indoors, outdoors and in

SECTION 4.302 DEFINITIONS 4.302.1 Definitions, Reserved SECTION 4,303 INDOOR WATER USE

4.303.1 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closests and urinals) and fittings (faucets and showerheads) shall comply with Sections 4.303.1.2, 4.303.1.2, 4.303.1.3, and 4.303.1.4.

3303.1.4, 2303.1.2, 4303.1.3, and 4303.1.4.

Note: All noncomputal pumbing Entures in any residential real property shall be replaced with water-conserving property and the replaced with water-conserving the replaced prior to state of a certificate of fractional properties of the residential properties of the fold buffling dependents of the residential pumbing future, types of residential bufflings affected and other important encentered dates.

4.303.1.1 Water downst. The effective fleath visions of all Tank-types water closes shall be certified to the first manager certain of the U.S. EPA Water-Sense Specification.

Nate: The effective fleath vision of the professionary certain of the U.S. EPA Water-Sense Specification.

for iant-type foures.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. Volume of two was a flush of the flush of 4.303.1.3 Showerheads.

3.03.1.3 Showerheads. Showerheads. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 ps.1 Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSene Specification for Showerheads. Serving one shower between a shower is served by more than one shower between a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower cubters controlled by a simple shower shower shower controlled by a simple show and the shower cubters controlled by a simple shower shower controlled by a simple shower shower controlled by a simple shower cubters controlled by a simple shower cubters controlled by a simple shower cubters controlled by a simple shower cubter controlled by a simple shower cubter controlled by a simple shower shower cutters controlled by a simple shower cubter cutterflow for the shower cubters controlled by a simple shower shower cutters controlled by a simple shower shower cutters controlled by a simple shower s

gle valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a

4.303.1.4 Faucets.

4.303.1.4.1 Residential lavatory faucets. The m mum frow rate or residential lavatory rances shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory faucets in common and public use areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units): in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

than 0.2 gallons per cycle.

4.303.1.4 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aera tors or other means may be used to achieve reduction. 4.303.2 Standards for plumbing fixtures and fittings.
Plumbing fixtures and fittings shall be installed in accordance Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the appli-cable standards referenced in Table 1701.1 of the California Plumbing Code.

SECTION 4.304 OUTDOOR WATER USE 4.304.1 Outdoor potable water use in landscape areas.
Residential developments shall comply with a local water
efficient landscape ordinance or the current California
Department of Water Resources' Model Water Efficient
Landscape Ordinance (MWELO), whichever is more stringent.

The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.

MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/

SECTION 4.305 WATER REUSE SYSTEMS

WATER REUSE SYSTEMS

4.305.1 Recycled water supply systems. Newly constructed residential developments, where disinfected tertiary recycled water is available from a municipal source to a construction site, may be required to have recycled water supply systems installed, allowing the use of recycled water for residential landscape irrigation systems. See Chapter 15 of the California. Disministry of the California Disministry of the California Disministry of the California Disministry.

Division 4.4 - MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 4.401 GENERAL

4.401.1 Scope. The provisions of this chapter shall outline means of achieving material conservation and resource effi-ciency through protection of buildings from exterior mois-ture; construction waste diversion; employment of techniques to reduce pollution through recycling of materials; and build-ing commissioning or testing, adjusting and balancing.

SECTION 4.402 DEFINITIONS

SECTION 4.403

FOUNDATION SYSTEMS

SECTION 4.404 EFFICIENT FRAMING TECHNIQUES (Reserved) SECTION 4.405 MATERIAL SOURCES (Reserved)

SECTION 4.406 ENHANCED DURABILITY AND REDUCED MAINTENAN

4.406.1 Rodent proofing. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with coment motar, concrete masonry or a similar method acceptable to the enforcing agency.

SECTION 4.407 WATER RESISTANCE AND MOISTURE MANAGEMENT (Reserved)

SECTION 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazard-ous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste manage-ment ordinance.

1. Excavated soil and land-clearing debris.

- Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the inhelite.
- The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

the diversion facility.

4.408.2 Construction waste management plan. Submit a construction waste management plan in conformance with Items I through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

- Identify the construction and demolition waste materi-als to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
- Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream)
- Identify diversion facilities where the construction and demolition waste material will be taken.
- Identify construction methods employed to reduce the amount of construction and demolition waste gener-

ated.

S. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 Waste management company, Littice a vaste management company, approved by the enforcing agency, which construction and demolition waste material wasterness. The construction and demolition wasterness and the construction and demolition wasterness and wasterness and the landfull compiles with Section 4.408.1.

landfill compiles with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and denoilion waste materials will
be deverted by a waste management company:

4.408.4 Waste stream reduction alternative [LR]. Projects
that generate a batic combined weight of construction and
demolition waste disposed of in landfills, which do not
exceed 3.4 pounds per square foot of the building area shall
meet the minimum 65 percent construction waste reduction
requirement in Section 4.408.1.

quirement in Section 4.408.1.

4.408.4.1 Waste stream reduction alternative. Projects
that generate a total combined weight of construction and
demolition waste disposed of in landfills, which do not
exceed 2 pounds per square foot of the building area, shall
meet the minimum 65 percent construction waste reduction requirement in Section 4.408.1.

4.408.5 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Sec-

- Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at http://www.hcd.ca.gov/building-standards/calgeen/cal-green-form.shrim may be used to assist in documenting compliance with this section.
- Mixed construction and demolition debris (C&D) processors can be located at the California Department of Resources Recycling and Recovery (CalRe-

SECTION 4.409 LIFE CYCLE ASSESSMENT (Reserved)

SECTION 4.410 BUILDING MAINTENANCE AND OPERATION 4.410.1 Operation and maintenance manual. At the time of final inspection, a manual, compact disc, web-based refer-ence or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.

- 2. Operation and maintenance instructions for the fol-
- aowing.
 i. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. b. Roof and yard drainage, including gutters and down-
- Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems.
- e. Water reuse systems.
- Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and loca-
- 4. Public transportation and/or carpool options available in the area.

 5. Educational material on the positive impacts of an interior relative humidity between 30–60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
- . Information about water-conserving landscape and irrigation design and controllers which conserve
- Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. Information on required routine maintenance mea-sures, including, but not limited to, caulking, painting, grading around the building, etc.
- Information about state solar energy and incentive programs available.

10. A copy of all special inspection verifications required by the enforcing agency or this code.
4.410.2 Recycling by occupants. Where 5e more multifamily dwelling units are constructed on a building site, provide readily accessible area() that serves all buildings on the site and are identified for the depositing, storage and collection of nonbazardous naterials for recycling, including cli a milin multi paper, corrugated cardioard, glass, plastics, organic waste, and metals, or meet a lankfully exacted local recycling.

Exception: Rural Jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

Division 4.5 - ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS 4.502.1 Definitions. The following terms are defined in AGRIFIBER PRODUCTS.

COMPOSITE WOOD PRODUCTS. DIRECT-VENT APPLIANCE MAXIMUM INCREMENTAL REACTIVITY (MIR). MOISTURE CONTENT.

PRODUCT-WEIGHTED MIR (PWMIR) REACTIVE ORGANIC COMPOUND (ROC). VOC.

SECTION 4.503 FIREPLACES

4.503.1 General. Any installed gas fireplace shall be a direct vent sealed-combustion type. Any installed woodstove or pel let stove shall comply with U.S. EPA New Source Perfor mance Standards (NSPS) emission their mance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fire places shall also comply with applicable local ordinances.

SECTION 4.504 POLLUTANT CONTROL

4.504.1 Covering of duct openings and protection of mechanical equipment during construction. At the time of mechanical equipment during construction. At the time of until final starting of the hening, cooling and ventilating equipment, all duct and other related air distribution correct openings shall be covered with tape, plastic, sheeting agency to reduce the amount of water, does and debris, which may entire reduce the amount of water, does and debris, which may entire the desire when the contract of the desire when the desired with the desired w

4.504.2 Finish material pollutant control. Finish materials

hall comply with this section.

4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

- Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable of SCAQMD Rule 1188 VOC limits, as shown in Table. SCAQMD Rule 1168 VOC limits, as shown in Table 4.50.1 or 4.50.42, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chimoform, ethylene dichloride, methylene chloride, perchloroethylene and trichforcedtylene), except for aerosol products, as specified in Subsection 2 below.
- specified in Subsection 2 below.

 2. Aerood adbesives, and smaller unit sizes of adbesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 18 fluid ounces) shall comply with stasewide VCC standards and other requirements, including probibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 943007.

Section 94507.

Settle Pattern and contings. Architectural paints and contings shall comply with VOC limits in Table 1 of the contings shall comply with VOC limits in Table 1.04 of the Table 1

Ita-high Gloss VUC limit in Table 4.904.3 shall apply a 14.504.23 Aeropa plants and coatings. Aeroxol paths and coatings shall meet the Product-weighted MRI Limits for ROC in Section 435226/cil and other requirements, including problebisms on use of certain toxic compounds and 10(1) of California Codes of Regulations, Tile 14, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management Dis-trict additionally comply with the percent VOC by weight of product limits of Regulation 8, Bell of

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforc-ing agency. Documentation may include, but is not limited to, the following:

Manufacturer's product specification

2. Field verification of on-site product container TABLE 4.504.1

ARCHITECTURAL APPLICATIONS	AOC FIMI.
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490

Cornact addressive
Structural wood member addressive
Top and trim addressive
SUBSTRATE SPECIFIC APPLICATIONS
Metal to metal material (except wood)

TABLE 4.504.2 SEALANT VOC LIMIT Less Water and Less Exempt Compounds in Grams per		
SEALANTS	VOC LIMIT	
Architectural	250	
Marine deck	760	
Nonmembrane roof	300	
Roadway	250	
Single-ply roof membrane	450	
Other	420	
SEALANT PRIMERS		
Architectural Nonporous Porous	250 775	
Modified bituminous	500	
Marine deck	760	
Other	750	

TABLE 4.504.3

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS².

Grams of VOC per Liter of Coating.

Less Water and Less Exempt Cor COATING CATEGORY	VOC LIMIT
Flat coatings	50 50
Nonflat coatings	100
Nonflat-high gloss coatings	150
SPECIALTY COATINGS	130
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
	50
Driveway sealers	
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings ¹	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellars	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340
Contraction for marcia	340

Grams of VOC per liter of coating, including water and including exempts

The specified limits remain in effect unless revised limits are listed in subsequent columns in the table. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2018. More information is available from the Air Resources Board.

4.504.3 Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the following: Carpet and Rug Institute's Green Label Plus Program.

California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.)

NSF/ANSI 140 at the Gold level. 4. Scientific Certifications Systems Indoor Advantage™ Gold. 4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1. 4.504.4 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilien flooring shall comply with one or more of the following:

- coming shall comply with one or more of the following:

 1. Poducies: compliant with the callifornia Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Oppine: Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 Idask soow as Specification 03500, certified as a CHPS Low-Emitting Matirial in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
- Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools pro-
- Certification under the Resilient Floor Covering Insti-tute (RFCI) FloorScore program. used VIXT-LI FROUTGOOTE PROGRAM.

 4. Meet the California Department of Public Health,

 "Standard Method for the Testing and Evaluation of

 Volatile Organic Chemical Emissions from Indoor

 Sources Using Environmental Chambers, Version 1.1,

 February 2010 (also known as Specification 01350).

4.504.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interferor or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's AH TOXICS Control Messure for Composite Wood (17 CCR 83120 et seq.), by or before the dates specified in those sections, as shown in Table 4.304 in the SAM TOXICS of th

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

- Product certifications and specifications
- 2. Chain of custody certifications.
- Chain of custody certifications.
 Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 83120, et see).
 Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2289, European 636 35, and Canadatan CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
- 5. Other methods acceptable to the enforcing agency

TABLE 4.504.5

PRODUCT	CURRENT LI
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard ²	0.13

SECTION 4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code. 4.505.2 Concrete slab foundations. Concrete slab founda-tions required to have a vapor retarder by the California Bullding Code. Chapter 19 or concrete slab-on-ground floors required to have a vapor retarder by the California Residen-tial Code. Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

- nstalled in compliance with at least one of the following.

 1. A 4-inch-thick (101.6 mm) base of ½ inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retadred in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used, For additional information, see American Concrete Institute, ACI 302.2E-06.
- 2. Other equivalent methods approved by the enforcing
- A slab design specified by a licensed design profes-4.505.3 Moisture content of building materials. Building saterials with visible signs of water damage shall not be stalled. Wall and floor framing shall not be enclosed when se framing members exceed 19 percent moisture content. foisture content shall be verified in compliance with the fol-
- probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
- Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified.

 At least three random moisture readings shall be per-formed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly we to have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations refor to enclosure.

SECTION 4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.

Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humid ity control.

a. Humidity controls shall be capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent. A humidity control may utilize manual or automatic means of adjustment. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., huilt-in).

For the purposes of this section, a bathroom is a room which contains a bathtub, shower, or tub

Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

SECTION 4.507 ENVIRONMENTAL COMFORT 4.507.2 Heating and air-conditioning system design. Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods:

The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J—2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.

Obuct systems are sized according to ANSI/ACCA |
Manual D—2016 (Residential Duct Systems)
ASHRAE handbooks or other equivalent design soft Select heating and cooling equipment according ANSI/ACCA 3 Manual S—2014 (Residential Equi) ment Selection) or other equivalent design software or

Exception: Use of alternate design temperatures necessary to ensure the systems function are acceptable.



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REVISIONS

SEAL GED ARCHIT ANDREW C. GOODWIN Ng, C-34213

HÉN. 10/31/202

PIE OF CALIFOR

REV # REV DATE REV DESCRIPTION

PROJECT

BAUER RESIDENCE CARMEL-BY-THE-SEA, CA

93921 (APN 010-126-017-000) CI IENT EMILY YANG BAUER CALIFORNIA COASTILIC 1440 OLEADA ROAD

PERRI E REACH CA 93953

PHONE: 831-917-7353

SHEET TITLE GREEN BUILDING

DATE: 05/22/2023

TECHNICIAN: ER PROJECT MANAGER: AGD

JOB NUMBER: SHEET NUMBER G0.2

	2019 Low-Rise Residential Mandatory Measures Summary
MOTE: Low-rise a used. Review the (010000)	residential buildings outject to the Evergy Standards must comply with all applicable mandatory measures, regardless of the compliance approach respective section for more information. "Exceptions may apply.
Building Envelo	pe Neosures:
§ 110.6(a)1:	Air Leakage, Manufactured fenestration, exterior doors, and extenior pet doors must limit air leakage to 0.3 GFM per square foot or less when tested per NFRC-400, ASTM E389 or AAMAWDMAYCSA 101n S 20440-2011.*
§ 110.6µ/5	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b)	Field fabricated exterior doors and fenestration products must use Ufactors and solar heat gain coefficient (SHGC) values from Tables 106.A, 110.6.B, or JA4.5 for exterior doors. They must be caulted antilor weather stripped."
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulived, gasketed, or weather stripped.
§ 110.8(a);	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (EHGS).
§ 110.8(a)	Insulation Requirements for Heated Stab Floors, Heated stab floors must be insulated per the requirements of §110.8(g).
§ 110.8(j)	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8ij and be labeled per §10.113 when the installation of a cool roof is specified on the CFTR.
§110.8[j]	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affai
§ 150 O(a)	Ceiting and Raffer Reof Insulation. Minimum R2 creatation in wood-framenoising or the weighted average Lifector must not exceed DNA immum R19 or registed average Lifector must not exceed DNA immum R19 or registed average Lifector CR04-or lives in subtain or determined. Although cooks door must have permanently adultable insulation using delivers or excellent and feathers. The afficiency must be glosted to prover a relating insulation must be insulated insulation using subtaining and the subtaining and
§ 150.0(s)	Loose-fill Insulation, Loose fill insulation must meet the manufacturer's required density for the labeled R-value
§ 150.0(c):	Wall insulation. Minimum R-13 malation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing have a U-factor of 0.007 or less, or R-20 in 2x6 inch wood framing have a U-factor for less oppose mon-Famed assembly served have an overall assembly U-factor for exceeding 0.102. Masonry walls must make 1.004 in 90.1004 in 90.004 in 90.
6 150.0kg	Raised floor Insulation, Minimum R 19 insulation in raised wood framed floor or 0.037 maximum U-factor."
§ 150 Op	Stab Edge Insulation. Stabledge insulation must meet all of the following have a water absorption rate, for the insulation material atoms with facings, no greater than 20 permiper in the protected from physical damage as UM light determinating and protected from physical damage as UM light determinating and protecting and, when installed also part of a heat of slot flow, meet the requirements of \$100 Bigs.
§ 150.0(g)1:	Vapor Retarder, Indimate zones 1 through 15, the earth floor of unvertied crawl space must be overed with a Classi or Classill vapor retarder. This requirement also applies to controlled ventilation or and space for buildings complying with the exception to § 150,000.
§ 150.0gj2:	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all extenor walls, vented affics, and unvented affics with air permeable insulation.
§ 150.0kg	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.59, or the weighted average U-factor of all fenestration must not exceed 0.58.
Fireplaces, Deco	crative Gas Appliances, and Gas Log Measures:
§ 110.5(v)	Pilot Light, Continuously burning pilot lights are not allowed for indoor and outdoor freplaces.
& 150.0(e)1:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150 0(4)2:	Combustion Intake. Masonry or factory-bult freplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and ight-fitting damper or combustion air control device."
§ 150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control."
Space Condition	ing, Water Heating, and Plumbing System Measures:
§110.0§110.3	Certification: Heating, ventilation and air conditioning (HVMC) equipment, water heaters, showerheads, faccets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission."
§ 110.2(a)	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2 Althrough Table 110.2 K."
§ 110.2(b)	Controls for Heat Pumps with Supplementary Electric Resistance Neates. Heat curps with supplementary electric resistance heaters must have control but grower supplementary bears organism when the heater grows of the Person pumping and any the method by the Peat pump organism with the cut-on temperature for controls and the cut-off temperature for concression heating is higher than the cut-off temperature for supplementary heating, and the cut-off temperature for concression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat."
	Water Heating Recirculation Loops Serving Multiple Devilling Units, Water heating recirculation loops serving multiple dwelling units must

§ 150.0(H)3A	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer		
& 150.0(H)38:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter others if required, as specified by the manufacturer's instructions.		
§ 150.0g1:	Storage Tank Insulation. Unfined his water tanks, such as storage tanks and backup storage tanks for outer water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation waters the internal insulation R-value is indicated on the action of the tank.		
§ 150.0(j)2A	Water Prints, Salar Water healing System Prints, and Space Conditioning System Line Installation. All circums bit wise prints must be installed as possible of installors that Selar healings of the installed as possible proprietion and the animatum installation will be client installation of the installation and		
§ 150.0g3	Insulation Peterstein. Pripri insulation must be protected from damage, including that due to surligit, moisture, express maintenance, an evid as required by decine 100.30 bit, musican expected to weather must be write mested and operation from 10 bit give neckness legacity. Insulation occerning-tailed water pring and refrigerent sustein pripril coded outside the conditioned passe must include or be pretended by a Class to of Classiff Liquid metals of the condition of the condition waterspring and refrigerent sustein pripril code outside the conditioned passes must include or be pretended by a Classiff or Classiff Cl		
§ 150 Opg 1.	Gas of Program Water Hading Systems (s) deministrying or propert water heter to been individual development in set included of the Slavery, Advanced Edvin (2), and any electric development of the design park with CSSQC VIVI 43 and xxxxxxx (1) and xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx		
§ 150.0(r)(2	Recirculating Loops. Recirculating loops serving multiple dealling units must meet the requirements of § 110.3(c)5.		
§ 150.0(r)3.	Salar Water-hasting Systems. Solar water-healing systems and collectors must be certified and rated by the Solar Rating and Certification. Corporation (SRCC), the international Association of Plumbing and Mechanical Officials, Research and Testing (I APMO R&T), or by a listing agency that is approved by the Executive Director.		
Ducts and Fans	Heasures:		
§110.8(43	Ducts, insulation installed on an existing space-conditioning duct must comply with §CDL0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.		
§ 150.0(m)1:	GIS Complement, if we distribution speciment and replacement rather than 1992 \$10.000 (1992) (1992) (1994) (1992) (1992) (1994) (1992) (1992) (1994) (1992) (1992) (1994) (1992) (1992) (1994)		
§ 150.0(m)2	Factory Fabricated Dust Systems. Factory fabricated duct systems must comply with applicable requirements for duct construction, comections, and closures, prints and seams of duct systems and their components must not be sealed with clash back rubber adhesive duct large unless suphilipse in used in combination with master and dww transition.		
§ 150.0(m)3	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for pressure-sensitive tapes, mustics, sealants, and other requirements specified for duct construction.		
§ 150 0 m(7:	Backdraft Demper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.		
§ 150.0(m)@	Gravity Vertilation Dampers. Gravity vertilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion ritlet and cultet air openings and elevator shall verify.		
§ 150 O(n)B	Protection of insulation, insulation must be protected from damage, sunlight, mosture, equipment maintenance, and wind. Insulation expose to weather must be suitable for outdoor serione. For example, protected by dummunt, sheet meal, partied canway, or plastic cover. Callular forem insulation must be protected as above or partied with a coaling that is water restanted and provides shelding from solar mediation.		
§ 150 0 m 10	Porous Inner Core Flex Duct. Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.		
§ 150.0(n)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 1500 [m] If and Reference Residential Appendix RRB.		
§ 150.0(n)12	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a liver inch digit in or on the one inthif sized piec Equation 150.D.A. Pressur drops and stating must meet the requirements in Filter (500) [11] of 2 feets must be accessible for regular service.		
support as a source greater recognition as many complex processing and processing			

Requirements f	or Ventilation and Indoor Air Guality.
§ 150.0(c)1:	Requirements for Verditation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Vertitation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § (50.0)(1).
§ 150 0(q)1 C	Single Family Detached Deatling Units. Single family detached develing units, and attached develing units not sharing ceilings or floors with other develing units, coopable spaces, coopable, spaces, croomercial spaces must have mechanical ventilation airliow provided at rates determined by 98/49KE 622 Section 4-1 and 41 and 41 septimined by 6100(4)(1).
§ 150 D(x)1E	Multimity, Attended Develing Units. Multimity districted develing until much have mechanical vertilation and our provided at raties in accordance with Equation 150.0 8 amount be either a delivered gleisten or continues apply or continues sheaks system in the absenced systems and used, all units in the building must use the same system upon and the develing unit envelope bedage must be s O.S.CRM at 50 Ps. OZ mich watering or apparels and deliverground envelope used one and vertileral can accordance with Enforcement Residual September 1943.88
§ 150 D(x)1F:	Multifamily Building Central Vertilation Systems. Certral vertilation systems that serve multiple dwelling units must be belanced to provide vertilation and/or for each dwelling units must do a rate equal to or greater than the rate specified by Cipation 150.09. At lunt and/ow must be writin 20 posses of the unit of the unit with the lowest and/or article as it related to the individual units minimum required affect and for expectations.
§ 150 D(o)1 G:	Kitchen Range Hoods. Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(d)2	Field Verification and Diagnostic Testing. Divelling unit verifishion airliow must be verified in accordance with Reference Residential Appendix RPA3.7.4.4.0 ten range host of must be vesified in accordance with Reference Residential Appendix RPA3.7.4.3 to confirm it is raised by HVI to comply with the air flow rates and sound requirements as appointed in Section 5 and 7.2.4 ASHRIVE 62.2.
Pool and Spa S	ystems and Equipment Measures:
§ 110.4(a)	Certification by Manufactures. Any pool or spa hearing system or equipment must be certified to have all of the following: a familiar efficiency that complies withhirk perplance Efficiency Populations; an one of switch mounts of custed of the hearth and allows shall up of the haster withhut adjust ing the following a permanent weatherproof plate or card with operating instructions; and must not use electric recordance hearing.
§ 110.4(t) 1:	Piping, Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2	Covers, Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3	Directional Infets and Time Switches for Pools. Pools must have directional infets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0gg	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, points fifters, and valves."
Lighting Measu	
§ 110.9.	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.1
§ 150.0(k)1A	Luminaire Efficacy, All installed luminaires must meet the requirements in Table 1500-A.
§ 150.0(k)1B	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy person control, or fan speed control.
§ 150.0(q)1C	Recessed Downlight Luminaires in Cellings. Luminaires recessed into cellings must meet all of the requirements for insulation contact (IC) labeling air leakage, seeling maintenance, and social and light source as described in § 150 Dig I C.
§ 150.0(4)1D	Electronic Ballists for Fluorescent Lamps. Bellists for fluorescent lamps rated 13 waits or greater must be electronic and must have an output frequency no less than 2014;2.
§ 150.0(x)1E:	Night Lights, Step Lights, and Path Lights. Night lights, step lights and pith lights are not required to comply with Table 150.0-A or be controlled by viscority sensors provided they are saled to consume no more than't wists of power and writt no more than 150 Limites. Lighting internal to Exhaust Paris. Light married to exhaust fires (except when installed but the manufacturer in higher explant hoods).
§ 150.0(4)1F:	must meet the applicable requirements of § 150.0(x)."
§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JAB *
§ 150.0(y)1H	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JMB elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)11:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internel to drawers, cabinetry or linen closets are not required to comply with Table 1500.4 or be controlled yearnays researce provided that they are raised to consume no more than 50 sets of power, entit in more than 50 lumens, and are equipped with control that automatically turn the Lighting of which the drawer, cabinet or linen closes a closest
§ 150.0(k)2A	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A
§ 150.0(429.	Interior Switches and Controls, Exhaust fans must be controlled separately from lighting systems."
§ 150.0(k)20:	Interior Switches and Controls, Lighting must have readly accessible well-mounted controls that allow the lighting to be manually turned ON and OFF."
§ 150.0(4/20:	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(4)2E	Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0 (r).
§ 150.0(k)2F	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 1109.





REV # REV DATE REV DESCRIPTION



PROJECT

BAUER RESIDENCE

(APN 010-126-017-000)

EMILY YANG BAUER

CALIFORNIA COAST LLC 1440 OLEADA ROAD PEBBLE BEACH, CA 93953 PHONE: 831-917-7353

SHEET TITLE

MANDATORY MEASURES

05/22/2023

PROJECT MANAGER: AGD

JOB NUMBER:

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.



sea





STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!



LANDSCAPE MATERIALS









LAS MEJORES PRÁCTICAS DE CONSTRUCCIÓN

Los proyectos de construcción deben implementar las Mejores Prácticas de Construcción dadas en esta página, ya que son pertinentes a su proyecto todo el año.





sea

¡QUIENES CONTAMINEN LOS DESAGÜES DE AGUAS PLUVIALES PUEDEN RECIBIR MULTAS DE HASTA \$10,000 POR DÍA!

G0.3

separate section.

Service Laterals. All electrical service laterals to any new building or structure, or to any

Fire Codes (CMC 15.08.135)

Modifications. The applicant shall submit in writing, with revised plans, to the Co

Modifications. The applicant ball scient's In writing, with revised plans, to the Command's Planning and Building staff any opposite changes to the applicat without sits obtaining incorporating those changes. If the applicant changes the project without first obtaining plans, with 2 wasks of the City beginn profiled. As case work order may be lossed any time at the allocation of the Director of Community Ranning and Building until a either the Planning Commission or Staff has approved the change, or by the property owner has the Planning Commission or Staff has approved the change, or by the property owner has the Planning Commission or Staff has approved the change, or by the property owner has the Planning Commission or Staff has approved the change, or by the property owner has the Planning Commission or Staff has approved the change, or by the property owner has the Planning Commission or Staff has approved the change, or by the property owner has the Planning Commission or Staff has approved the change, or by the property owner has the Planning Commission or Staff has approved the change or by the property owner has the Planning Commission or Staff has approved the change or by the property owner has the Planning Commission or Staff has approved the change or by the property owner has the Planning Commission or Staff has approved the change of the property of the

final inspection. Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revision to Planning Approval" form on file in the Community Planning and Building Department Any modification incorporated into the construction drawings that is not listed on this property of the property

When changes or modifications to the project are proposed, the applicant shall clearly list and largifult each proposed change and bring such change to the City's attention. Changes to the project that are recognized in the control of the control of the City's attention. The control of the City's attention to the Control of the City's attention to the City's atten

Social factions of the proposed roof disk rook genters for review and approval by the appropriate day departments prior to the insurance of a Building brendt. Replicatives for the insurance of a Building brendt. Replicatives for the insurance of a Building brendt. Replicatives or differ above ground encountered are a prohibited, and shall be trained as the property of the propert

Conditions of Approval Acknowledgement

Modifications. The applicant shall salenit in writing, with revised plans, to the Consmunity Planning and Building staff any proposed changes to the approved project plans poler to incorporating those changes. If the applicant changes the project without

APN(s): 010-126-017

Resolution No. 2022-24-PC Page 9 of 9

Project Information San Carlos 2 SW of 1st

Property Owner: Emily Yang Bauer Andrew Goodw

Acknowledgement and acceptance of conditions of approval.

Transfer Contract Con

Beilding Ferrit Number: BP 22-316 Associated Harring Ferrit(s): DS 21-362



City of Carmel-by-the-Sea COMMUNITY PLANNING AND BUILDING DEPARTMENT POST OFFICE DILAWRE OF CARNEL BUTTHE SEA, CA. 199711 PART LAWS, AND OFFICE TO

July 13, 2022

Andrew Goodwin 2050 Parker Street San Luis Obispo, CA 93401

Subject: Concept Hearing Afteraction
Design Study Application: DS 21-362 (California Coast LLC)
San Carlos 2 SW of 1st
Block: 10; lot: 3. APN: 010-126-017

e Planning Commission approved Design Study 21-362 with conditions of approval on July 13. 2022. Staff has enclosed a copy of the final resolution and conditions of approval for the property owner to sign and return for the City's records. <u>Flease ensure that the final conditions are printed</u> on one of the pages of the construction drawings.

This Design Study is valid for one year from the date of approval and will expire on July 13, 2022. Should you require an extension of the Design Study approval, a written request must be submitted to the Community Planning & Building Department prior to the permit's expiration.

The Planning Commission's approval is subject to a 10-working day appeal period ending at 5:00 PM on July 27, 2022. Please do not remove the story poles the appeal period has expired. At the conclusion of the appeal peri

If you have any questions please do not hesitate to contact me. I can be reached directly at (831) 620-2023 or ekort@ci.carmel.ca.us.



Encl: Perclution 2022-24-RC Condition of Approval Acknowledgeme Revisions to Planning Approval Worksh

Resolution No. 2022-24-PC Page 5 of 9

Amended July 13, 2022

Extract Lighting, Detrick lighting shall be finished to 25 watts or less (incandescent explained in it., 25 summed) are finished and while her higher than 20 feet about the state of the state for explained, in 25 state for conference calculated, in 25 states for explained and the state of colors than 30 feet sunt. Lessinger lighting that not be used for tree, was, feet or colors than 30 feet sunt. Lessinger lighting that not be used for tree, was, feet on states of the state of the

profile and use non-reflective glass to minimize the amount of light and glare visible adjoining properties. Automatic shades shall be installed in each skylight to reduce e light transmission during the hours of darkness. Skylight flashing shall match the

and hold harmfess the City, its public Officials, offices, resployers, and satisfars, from any silicitility, and half interfaces the City for any openies becomes, recolling from, or in corrections with any project approvals. This broisest any appeals, claim, suit, or other legal property of the control of

All as the state to the state from the control of the state from the control of the state from the control of the state from the state from the control of the state from the control of the state from the control of t

conformance with the Monterey Bay Unified Air Pollution Control District prior to

Issuero et al aemoltion permit.

Calibratif Rassonsc. An in mocrostrution involving escaration shall immediately our cultural frassonsc. An in mocrostrution involving escaration shall immediately care cultural resources are discovered on their lay, and the applicant shall unotify the Communitary Resources are supposely evaluated for applicance by a sualified source cultificant resources are supposely evaluated for applicance by a sualificance by a sualificance by a sualificance by a sualificance of the suppose of the suppose

CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2022-24-PC

WHEREAS, Andrew Goodwin, Architect ("Applicant") submitted an application on behalf of california Coast LLC ("Owner") requesting approval of a Track 2 Design Study (DS 21-362, California Coast LLC) described herein as "(Application"); and

WHEREAS, project site is a comprised of a 4,000 square-foot lot of record located at San Carlos southwest 1st Avenue; and

WHEREAS, the site is currently developed with an existing 1,315 square foot single family residence; and

WHEREAS, a Design Study Application is required in accordance with CMC 17.58.040; and

WHEREAS, a Coastal Development Permit is also required in accordance with CMC 17.52,090 | Development Permit Required); and

WHEREAS, on June 8, 2022, the Hanning Commission held a duly noticed public hearing to receive public testimony regarding the Corcept Design Study, including without similation, information provided to the Harning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, notice of a July 13, 2022 public hearing was published on July 1, 2022 in comp with State law (California Government Code 65091), and hand-delivered by the Applicant to each private has a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS on 1 du 13, 2022, the Planning Commission held a duty noticed public hearing to timony regarding the Rinal Design Study, including without limitation, information provided to ing Commission by City staff and through public testimony on the final design of the project; and

Resolution No. 2022-24-PC Page 6 of 9

Amended July 13, 2022

17. Truck Naul Route. Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Building Services and Apblic Safety Operatments) review and approval, a truchwhall route and any necessary temporary traffic control measures for the guiding activities. The applicant shall be responsible for ensuing addressor to the truck-that other and implementation of any.

required truffic control measures.

USA North 81.1 refres to any recreation or digging, the applicant shall contact the appropriate regional notification center (USA North 81.3 at least two working days, but not more than 14 calender days, print to commenting that executation or digging, the digging or executation is authorized to occur on site until the applicant has obtained as foliable or executation or digging to the digging or executation is authorized to occur on site until the applicant has obtained as ITEREN humber and all utility members have positively respected to the dig request. (Visit TREN humber and all utility members have positively responsed to the dig request.)

USANorth81Lorg for more information)

Conditions of Approval. All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the

or to the sistance of a bolishing permit. The landscape plan will be reviewed to frequence with the Indicaseing sistenders contained in the 2-princy Code, including the plant of the plant

Beach Commission or the Planning Commission.

Tree Removal. Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be

Forester or Forest and Beach Commission, as appropriate all immulsing breas shall be desired during contraction by myleridos appropriate plans of procession of the procession

Intelled LLZ // Of Mildfor season seems season among one supports for an acceptant and the Conference of the Conference

Files.

Tree Planting Requirements. Prior to issuance of a building permit, the applicant should for review and approval by the Community Flanning & Building Department and the CTY Forester, a final landscape and irrigation plant that shows the location, size are species of required tree plantings. All new trees shall be installed prior to final inspection.

Amended July 13, 2022

WHEREAS, this Resolution and its findings are made based upon evidence presented to the sion at the hearing date including, without limitation, the staff report and attachments submitted community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, mendations and testimony herein above set forth and used their independent judgement to

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is trically exempt under Section 15303 (Class 3) — New construction or conversion of small structure to exceptions to the exemption exist pursuant to section 15800.2 of the CEQA Guidelines; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-bes hereby make the following findings and determinations regarding the Final Design Study:

BNDINGS REQUIRED FOR DESIGN STUDY APPROVAL.

For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision—making, Findings checked "yes" may or may not be discussed in the CMC 17.64.00.0.4, Final Details Phase Approval

1. The proposed architectural style and detailing are simple and restrained in character,

V stent and well integrated throughout the building and complementary to the borhood without appearing monotonous or repetitive in context with designs on

searby sites.

The proposed exterior materials and their application rely on natural materials and the everall design will add to the variety and diversity along the streetscape.

Usetign elements such as stonework, skylights, windows, doors, thinneys and garages ere consistent with the adopted design guidelines and will complement the character of are consistent with use also con-the structure and the neighborhood.

4. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites and the public complement the urbanized forest. right-of-way. The design will reinforce a sense of visual continuity along the street.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The is hereby make the following findings and determinations regarding the Coastal Developmen

Resolution No. 2022-24-PC Page 7 of 9 Amended July 13, 2022

is shall be recorded and monitored for at least five years to ensure their establishment growth to maturity. Trees that do not survive or are removed shall be replaced with trees that are equivalent in size to the measured or projected growth of the original is and shall be planted in the same location unless otherwise directed by the City Forester and/or Forest & Beach Commission.

Tree Protection Measures. Requirements for tree preservation shall adhere to the

ree Production Measures. Requirements for tree presentation shall adhere to the slowing tree protection measures on the construction site.

Prior to grading, excavalion, or construction, the developer shall clearly tag or mark all threes to be preserved.

Excavation within 6 feet of a tree trunk is not permitted.

No attachments or wites of any bring, other than those of a protective nature shall be attached to any tree.

shall be attached to any tree.

Per Municipal Code Chapter 17.48.110 no material may be stored within the dripfine of a protected tree to include the drip lines of trees on neighboring.

disjunct of a protected tree to include the drip lives of trees on misgliooring. The Protection Care — The Tere Protection Care to that live cause is designed as follows: I have been considered to the Care of the Care of

Drainage Plan. Prior to issuance of a building mermit, the applicants that provide a drainage plan that meets the requirements of the City's drainage guidance, 500 3.179. At a minimum, new and replaced integrations used drainage must be designed around the site rather than fosused into one corner of the property, inflittation features must be sized appropriately and must be located at least of 6 fet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-privious areas.

Coastal Program. B. If the project is located between the first public road and the sea, that the project is i ty with the public access and recreation policies of Chapter 3 of the Coastal Act of mmencing with Sections 30200 of the Public Resources Code).

THE THE THE TREASURE TO THE THE PROPRING CONTRIBUTION OF THE CALL OF CLIFFE SAME AND ADDRESS OF THE PROPRING THE CALL OF THE C

the demonstron or an existing 1,325 square root one-story residence with an garage, and construction of a new two-story 1,800 square foot single family inclusive of a detached garage located in the front setback in the Single-Family R (R-1) District as depicted in the plans approved by the Planning Commission of

construction.

Water Use, Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District elements and equate supply. Should the Monterey Peninsula Water Management District elements and section as a second section of the section

Resolution No. 2022-24-PC Page 8 of 9

with Condition of Approval #11and approval by the Community Planning and Buildin Department prior to the issuance of a building permit. All landscape lighting shall be

permit.
Replacement Driveway. Should the driveway be destroyed, or need to be replaced or no constructed as a result of the construction, the new driveway shall be constructed permease or sent-incremental ensulers. The proposed material shall be reviewed by the Community Planning and Building Department prior to the issuance of a Driveway Perm

Tree Planting. Tree (3) lower canopy trees shall be planted on-site prior to the schedul of the final inspection-the species of the trees shall be approved by the City Forester. To trees shall be, at a minimum, a 15 galon container or a 24° box. Should any of the tre die within 5 years, a new replacement tree of the same site and species shall be plant on site as a replacement unless otherwise approved by the City Forester. Landscape Institution. All new Institutions provided the control of the city forester.

of final inspection.

Copper Gutters and Downspouts. Prior to the issuance of a building permit, the Applican considerable statements of the statement of the statement

of final inspection.

Fencing. Any portion of a fence located within the front setback shall be no taller than 4'

tall. The site plan shall be revised to show the potions of the new fencing locating in the front setback noted as not to exceed 4' tall.

Roof Deck Access. The portions of the ADU roof used as a roof deck shall not be expanded

FINDINGS REQUIRED FOR COASTAL DEVIEOPMENT PERMITS
For each of the required findings listed below, staff has indicated whether the application supports
adoption of the findings. For all findings checked "or the staff report discusses the issues to facilitate
the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the The roof height and plate height are in conformance with the approved plans prior to roof sheathing inspection.

Fritten certifications prepared, sealed and signed by the surveyor shall be provided prior.

CONDITIONS OF APPROVAL

Standard Conditions

Authorization. This approval of Design Study [DS 21-362, California Coast [LC] authorizes the demolition of an existing 1.315 source foot one-story residence with an attached

(8-1) District se depicted in the plans approved by the Riberring Commission on July 20, 2022, unless modified by the conditions of approvin centralised hereins. In a plan of the plans of

by the Planning Commission.

Setback and Height Certifications. A State licensed surveyor shall survey and certify the

Amended July 13, 2022

spaced at least 10 feet apart.

Wall Sconce. All wall sconces proposed as part of this project will be compliant with
Condition of Approval #11, and included in the building plan set for review and approval
by the Community Planning and Building Department prior to the issuance of a building

or Building Permit, as appropriate

Tree Planting, Three (3) lower canopy trees shall be planted on-site prior to the schedul

heycond the interior area established by the approved location of the guardraft (see approved plans - Keynote 4, Sheet A2.4) without approved by the Planning Commission.

Roof Deck Rock Garden. The landscape plan(s) submitted to the Commission and

rtment for building permit review shall be revised to include details and

2050 PARKER ST SAN LUIS ORISPO CA 93401 t: (805) 439-1611

REVISIONS

Amended July 13, 2022

REV # REV DATE REV DESCRIPTION 6 09/16/2022 PC 2

SEAL SED ARCHITE No. C-34213

FOF CALIFO

BAUER RESIDENCE

ROJECT

SAN CARLOS 2SW OF 1ST CARMEL-BY-THE-SEA, CA 93921

(APN 010-126-017-000) EMILY YANG BAUER

CALIFORNIA COAST LLC PEBBLE BEACH, CA 93953 PHONE: 831-917-7353

05/22/2023 DATE:

TECHNICIAN:

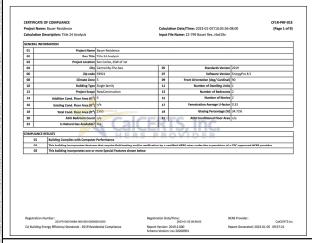
JOB NUMBER:

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APPROVAL

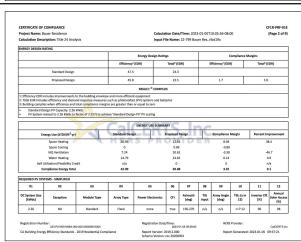
PROJECT MANAGER: AGD

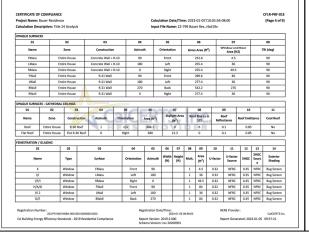
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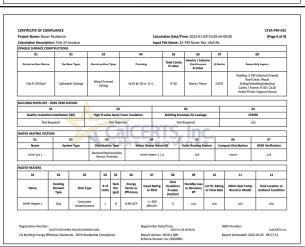


CERTIFICATE OF COMPL	IANCE						CF1R-PRF-01
Project Name: Bauer Re	sidence			Calculation I	Date/Time: 2023-01-05T	10:05:56-08:00	(Page 3 of 9
Calculation Description:	Title 24 Analysis			Input File Na	me: 22-799 Bauer Res	ibd19x	
REQUIRED SPECIAL FEATUR	RES						
The following are features	that must be installed as con	dition fo	or meeting the model	ed energy performance for t	his computer analysis.		
 IAQ Ventilation Systemacy IAQ Ventilation Systemacy 	sranced fan em Heat Recovery: minimum em: supply outside air inlet, f em: fault indicator display emand control, occupancy/m	ilter, an	d H/ERV cores access	ible per RACM Reference Ma	nual		
HERS FEATURE SUMMARY							
	of the features that must be liding tables below. Registero					gy performance for this com	puter analysis. Additional
None Heating System Verification None HVAC Distribution System			Cal	CERT	S. Inc		
Heating System Verification None HWAC Distribution System None Domestic Hot Water System None	werifications: m Verifications:		Cal	CERT:	S, Inc		
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Heating System Verification - None - Domestic Hot Water System - None - BUILDING - FEATURES INFO	vierifications: n Verifications: DRMATION	ea (ft²)		01	05		07 Number of Water Heating Systems
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Project Name: Bauer Re Calculation Description								-01-05T er Resr		i-08:00			(Page 5 of 9
FENESTRATION / GLAZING				Input	riie Nar	ne: 22-	799 Bau	er nesr	10019X				
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Туре	Surface	Orientation	Asimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-facto	U-factor Source	suge	SHGC Sourc e	Exterior Shading
C/B	Window	8Wall	Back	270			1	192	0.32	NFRC	0.35	NFRC	Bug Screen
L/L/I	Window	RWall	Right	0			1	36	0.32	NFRC	0.35	NFRC	Bug Screen
Skylight	Skylight	Flat Roof	Right	0			1	21.3	0.45	NFRC	0.28	NFRC	None
SLAB FLOORS													
01	02	03	04	Т	05			06	П	07			OS .
Name	Zone	Area (ft²)			e Insul. R-value Edge Insul. R-va and Depth and Depth			Carpeted Fraction		peted Fraction Heated			
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				100	10	-	100	-				_	
OPAQUE SURFACE CONST	KUCTIONS 02	03	- 04	- 17	0	3.	-	06	07	_		OR.	
01	02	03	ERS	PR	01	6		/ Exterio		_		08	
Construction Name	Surface Type	Construction Type	Framing		Total 6		Cont	inuous ialue	U-fac	tor	Asse	mbly Lay	ers
Concrete Wall + R-10	Exterior Walls	Concrete / ICF / Brick	None		n/	ía.	None	/ R-10	0.00	1 M Insula	Inside Finish: Gypsum Board Mass Layer: 10 in. Concrete Insulation/Furning: R-10 / no furning Exterior Finish: 3 Cost Stucco		Concrete / no furring
R-21 Well	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.		R-	R-21 None / None		0.06	Inside Fini Cavity / F Exterior Fin		rame: R-2	11/2=6	
R-30 Roof	Cathedral Cellings	Wood Framed Ceiling	2x10 @ 16 in. O. C.		R-;	30	None	/ None	0.036		Tile 6 Roof Iding/sh wity / Fr	iap: pres Deck: Wi eathing/ ame: R-3	bod





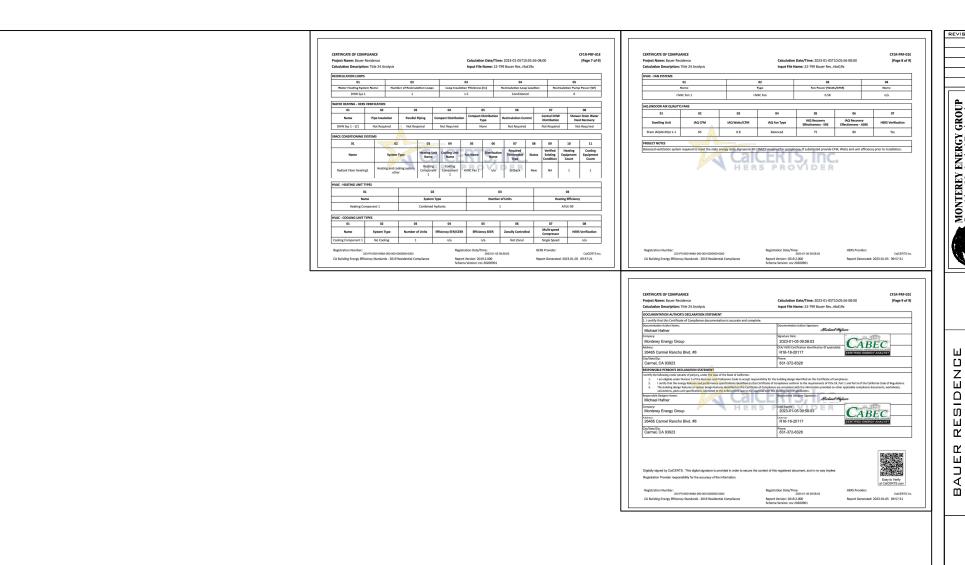


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SW OF 1

SAN CARLOS 2 ! CARMEL, CA.

MO.3



REVISIONS: BY: MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
26465 Carnel Rancho Blott, Suite 8, Carnel, CA 99923
ENT-2323 VOICE
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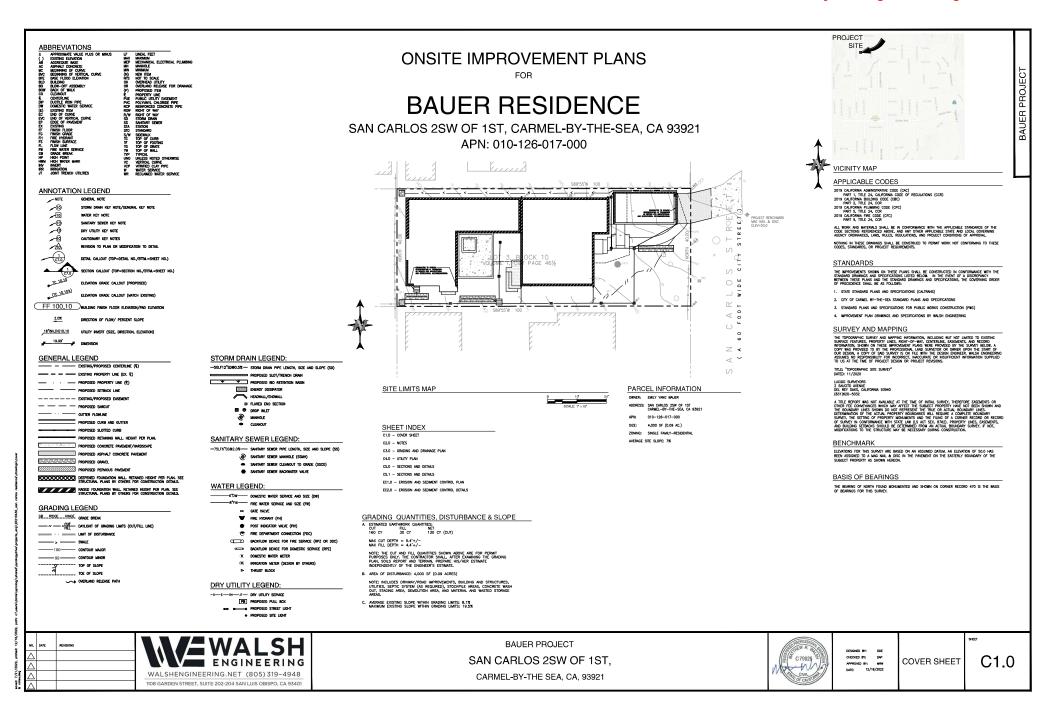
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SAN CARLOS 2 SW OF 1 CARMEL, CA. 93923

COMPLIANCE

03/06/23 SCALE: AS NOTED MEG

M_{0.4}



GENERAL NOTES

- ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE CITY AGENCY MOST RECORNLY ADDRED EXTRON OF THE STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENT.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS REQUIRED BY THE CITY AGENCY (SUCH AS ENCROACHMENT, GRADING, BUILDING, DEMOLITION ETC.) PRIOR TO COMMENCENTIAL OF BOOK
- AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY
- CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
- IF ANY CONTAMINATED MATERIAL IS ENCOUNTERED DURING CONSTRUCTION, WORK MUST STOP UNTIL A WORK PLAN HAS BEEN APPROVED IN WRITING BY THE CITY FIRE DEPARTMENT AND THE STATE REGIONAL WATER QUALITY CONTROL BOARD.

- CONSTRUCTION CONTINUED ACRESS THAT IN ACCOUNTER WITH GREENLY COORDINATES CONTINUED ACRESS THAT IN ACCOUNTER WITH GREEN CONTINUE SERVICE CONTINUE SERVICE CONTINUES CON

- THE CONTRACTOR SHALL RECOGNZE THAT UNDERGROUND FACILITIES NOT SHOWN AS CIVIL IMPROVEMENTS (FORE, TELEPHONE, TV, IRRICATION, ETC.) SHALL BE COORDINATED AND CONSTRUCTED PROR TO PLACEMENT OF BASE ROCK AND PANIOL.
- CONTINUED AS EXPONENT OF THE REST HOS MORE THE PREFITATION OF ALL DESTING SHAPE MOMENTS (ROM PREF ON LOT LINES AND ORDER, CONTINUED AS LINES AND ORDER, CONTINUED AS LOSS, ETC., ORDER CONTINUED AS LOSS, ETC., ORDER CONTINUED AS LINES AND CONTINUED AS LINES AND CONTINUED AS LINES AND CONTINUED AS LINES OF THE CONTINUED AS LINES OF
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- CONTINUED FOR TAIL COSTS AND OFFINED INCIDENCE.

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CLEARING NOTES

DATE

STORMWATER POLLUTION PREVENTION

FOR SITES WITH 1 OR MORE ACRES OF DISTURBED SURFACE, A STORM WATER POLLUTION PENNENTION FLAN (SWIPP) SHALL BE PREFAMED IN ACCORDANCE WITH THE CLARRONT STATE WATER RESOURCES CONTROL SOUND ADJLES, PERMIT REQUIRELENTS, CONTROL TO SHALL SUPPLY A SWIPP COMPLETED BY A OULLIED SUPPLY A SWIPP COMPLETED BY A OULLIED SUPPLY DEVLOTED (SSD). THE SWIPP SHALL BE AWALABLE AT THE PROJECT SITE AT ALL TIMES LOWNOR CONSTRUCTION.

GRADING NOTES

- NO GRADING, CLEARING OR GRUBBING SHALL BE PERFORMED PRIOR TO ISSUANCE OF A GRADING PERMIT FROM LOCAL GOVERNING AGENCIES.
- 2. DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION
- SITE GRADING SHALL BE DONE UNDER DIRECTION OF THE SOILS ENGINEER AND SHALL BE IN COMPLIANCE WITH OHNTER 33, 18, AND APPENDIX J, MOST RECENT EDITION OF THE CALIFORNIA BUILDING CODE AND THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT.
- EXSTING NON-COMPLYING FILLS SHALL BE REMOVED OR BROUGHT INTO COMPLIANCE WITH CHAPTER 33 AND 18, AND APPENDO 4, MOST RECENT EXPOSITION OF THE CALIFORNIA BUILDING CODE. AND THE SATISFACTION OF THE SOLIS ENGINEER.
- ANY EXCESS AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE TO AN AREA APPROVED BY THE CITY BUILDING DIVISION AND CITY FIRE DEPARTMENT, APPROVALS MUST BE IN WIGHTING PRIOR TO REMOVAL OF MATERIAL
- CONTRACTOR SHALL PROTECT EXISTING DRAINAGE FACILITIES FROM SEDIMENTATION DURING ALL PHASES OF CONSTRUCTION.
- ALL HAZARDOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF ACCORDING TO THE REQUIREMENTS OF THE CITY'S FIRE DEPARTMENT, THE APPLICANT IS REQUIRED TO DEMONSTRATE CORPULANCE MINI STATE AND LOCK CORPES FOR REMOVAL OF ASSESTIOS CONTAINING MATERIALS DURING DEMOLITION OF THE STRUCTURES ON THE PROJECT SITE.
- . RECORD DRAWINGS SHALL INCLUDE ANY SUB-DRAINS REQUIRED BY THE PROJECT SOILS ENGINEER DURING CONSTRUCTION.
- 10. PROPOSED DEVELOPMENT MUST CONFORM TO 40 CFR (CODE OF FEDERAL REGULATIONS) PARTS 122, 123 AND 124 NATIONAL POLLUTIANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT APPLICATIONS FOR STORM WATER DISCHARGE. PROLECT MUST ALSO CONFORM WITH ANY DESIGN AND CONSTRUCTION POLICES ADOPTED BY THE CITY TO CONFORM WITH THESE REQULATIONS.
- 11. BLASTING (IF REQUIRED) REQUIRES A PERMIT FROM THE CITY FIRE DEPARTMENT PRIOR TO ANY GRADING OPERATION THE GRADING CONTRACTOR AND THE PROJECT SOLS ENGINEER SHALL JOINTLY SEARCH THE SITE FOR EXISTING WELLS AND SEPTIC SYSTEMS.
- 13. PRIMATE DEVICENCY SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOLS ENGINEER IN COMPLIANCE WITH THE CITY DESIGN AND CONSTRUCTION STRUMPORS, PROCRESS AND FINAL REPORTS SHALL BE FLIRAMSHED TO THE ENGINEER IN COMPLIANCE WITH CARE, SPECIAL RISPECTION REQUIRED. ALL COSTS RELATED TO SUCH SPECIAL RISPECTIONS SHALL BE BORNED BY THE COMPLY/DEVILED.
- 14. EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY AGENCY STANDARDS AND THE SOLIS REPORT FOR THE DECLET
- ALL INDEPENDENT LABORATORY INSPECTION AND TESTING REQUIRED BY THE CITY SHALL BE PAID FOR BY THE CONTRACTOR.
- 16. SUBGRADE SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND THE CITY AGENCY STANDARD SPECIFICATIONS.
- ROUGH GRADING CONTRACTOR SHALL COORDINATE WITH DEVELOPER PRIOR TO CONSTRUCTION AS TO THE RESPONSIBILITIES OF HIS WORK.
- 18. THE CONTRACTOR IS TO PROVIDE COMPACTED BUILDING PADS AT THE ELEVATIONS SHOWN ON THE CRADING PLAN
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER.
- 20. ALL AREAS ARE TO BE GRADED TO THE ELEVATIONS SHOWN.
- 21. GOURNET TO COURTY WITH COSE IDEA A SLAVE FROMUSE GROUND WAY FROM FUNCATION, A MORNAUM DOUTE OF THE STATE WATERFOOL GROUND AT A HARMAN SLOVE OF FAT FOR A MANNAUM STORKE OF THE SLOVE HARMAN SLOVE OF FAT FOR A MANNAUM STORKE OF THE SLOVE HARMAN SLOVE OF THE TOWN AND A STORKE AS TOWN AND A STORKE AND A STORKE MANNE AND A STORKE MANNE AND A STORKE MANNE WAS TOWN AND A STORKE WAS TOW

DUST CONTROL NOTES

- APPROPRIATE DUST CONTROL SHALL BE PROVIDED TO MINIMIZE ANY DUST NUISANCE, IN ACCORDANCE WITH THE CALTRANS STANDARD SPECIFICATIONS AND THE REQUIREMENTS OF THE CITY APPROVE.
- SPOUNDER ON ALL DYSCOD DURN'S SERVED DERING CEASING SOUNCE, DEFIT MOVING MANY MANY SERVED SER
- ALL EXPOSED SURFACES SHALL BE WATERED A MINIMUM OF TWICE DAILY UNLESS DEEDED UNICCESSARY DUE TO WEATHER. WATER SHALL BE APPLIED AS PROVIDED IN THE CALTRANS STMOMARS PSECRICATION.
- 5. ALL EXPOSED EARTH SURFACES SHALL BE PLANTED AT THE EARLIEST POSSIBLE TIME.
- CONTRACTOR TO PRACTICE DUST CONTROL MEASURES IN ACCORDANCE WITH THE CITY STANDARDS THROUGHOUT CONSTRUCTION.
- VISIBLE DUST EMISSIONS (VDE) SHALL BE MINIMIZED TO THE EXTENT FEASIBLE WHERE SOIL IS BEING DISTURBED BY EQUIPMENT OR BY WIND.
- SCIENCE OF MIND TRACES (USED THE REGULATE) CONSTRUCTION STESS AFTER NORMAL DISBOSING FORCE AND ON RESIDENCE AND REGULATED CONSTRUCTION STESS AFTER NORMAL DISBOSING FORCE AND ON RESIDENCE AND REGULATED THE REGULATED CONSTRUCTION OWNER TO FORM A VASIBLE CORET OF the SQL. AND RESTRICTION VARICE ACCESS AND OTHER OTHER OWNERS OF THE RESTRICTION VARICE ACCESS AND OTHER OTHER OFFICE AND STRUCTION OF DETERMINED AND THE RESTRICTION VARICE ACCESS AND ADMINISTRATION OF THE RESTRICTION OF THE RE
- 11. CARRYOUT AND TRACKOUT OF SOIL & SEGMENT SHALL BE MINIMIZED TO THE EXTENT FEASIBLE. TRACKOUT MATERAL MUST BE CLEANED UP AT LEAST DALY, AND MAKEDINETY IF IT EXTENDS MORE THAN 50 FEET FROM THE EXIT POINT ONTO A PARCE PROV, METHODS MAY INCLUDE USING A BLOWER, DRY SWEEPING, MECHANICAL DEVICES OR STREET SWEEPING.
- LITTER SHALL BE PREVENTED. ALL CONSTRUCTION MATERIAL AND DEBRIS SHALL BE LIMITED TO MATERIAL STORAGE AREAS AND TRASH AREAS.

REFERENCE TO OTHER PLANS FOR ONSITE LIGHT SPECIFICATIONS, REFER TO PLANS BY RREEN ENGINEERING

- 2. TRASH ENCLOSURE SHALL BE PER ARCHITECTURAL PLANS.
- CONTRACTOR TO COORDINATE WITH TRASH ENCLOSURE MANUFACTURER AND GEOTECHNICAL ENGINEER TO DETERMINE STRUCTURAL SECTION AND REINFORCEMENT.
- CONTRACTOR TO REFER TO LANDSCAPE PLANS PREPARED BY OTHERS FOR LANDSCAPE IRRIGATION SERVICE SIZE AND LOCATIONS.

- EROSION & SEDIMENT CONTROL NOTES
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED TO ENSURE THAT WATER ENTERING THE STORM DRAIN SYSTEM BELOW THE CONSTRUCTION SITE IS EQUIVALENT QUALITY AND CHARACTER AS THE WATER ARRAY THE SITE

- F THE STORM DRAW SOSTEM IS NOT IN PLACE BY OCTOBER 15, ADDITIONAL MEASURES SHALL BE MADE! SUCH AS TEMPORARY SETTING BOSINS WHICH MEET THE SATISFACTION OF THE DIRECTED WHO THE CITY ADDITION OF THE DIRECTED STORMS TO MAINTAIN DESIGNS OPPORT.
- STORM WATER RUNOFF FROM THE CONSTRUCTION SITE SHALL BE DIRECTED TOWARD AN INLET WITH A SENDENT OR FILTRATION INTERCEPTOR PRIOR TO ENTERING THE STORM DRAIN SYSTEM.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING WATER THAT HAS BECOME POLLUTED DUE TO NOT TAKING NECESSARY EROSION AND SEDIMENT CONTROL ACTIONS.
- B. ANY DENUDED OR DISTURBED SOILS SHALL BE PROTECTED USING BEST MANAGEMENT PRACTICES.
- BETWEEN OCTOBER 15 AND APRIL 15, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBYS. THE SITE IS TO BE MAINTAINED BY THE DEVELOPER, CONTRACTOR OR OWNER SO THAT A MAINJUM OF SEDMENT-LODER RUNGOF LEAVES THE SITE.
- 10. THE CONTRACTOR IS TO INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.
- 11. DURNIG THE NAMY SECON (THYPOLL) OCTOBER 15 TO APRIL 15) ALL SEDMENT EMPRISES ARE TO BE RESPICTED AND REPORTED AT THE END OF EACH WORKER OF MO. N. AGEDTON, AFTER CAC'S STORM. CONTRACTORS, MERCHET EMPOSITED AND SESTIMENT CONTRACT, MEASURES, AND ALTER THE TREM ACCOUNTANT OF THE THY REAL ACCOUNTANT OF REAL 17.0 THE EMPRISE AND REPUTATE TUTTER DUXCES AS NECESSARY TO ENSURE PROPER TRUCTORS.
- 12. UNSTABILIZED AREAS WILL BE REPAIRED AS SOON AS POSSIBLE AFTER BEING DAMAGED. 13. ALL GRADED OR DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE.
- 14. ENTRANCE TO THE PROJECT SHALL BE MANTAINED IN A CONDITION THAT BILL PERVEIT TRACKING OF ROMING OF SEMENT HITO PIBLE REST-O-BAY WHICH DESSENSY, WELLS SHALL BE CLAVED T REJUGE SERMENT PROR TO ENTRANCE OF PUBLIC REPORTS-OF-MAY, WHEN MASHING IS REQUIRED TO SHALL BE CODE IN AN AREA STRAINED.
- ALL SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO PUBLIC RIGHTS— OF-WAY SHALL BE REMOVED IMMEDIATELY USING BEST MANAGEMENT PRACTICES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR PURPOSE SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER FUNCTIONING PER BEST MANAGEMENT PRACTICES.
- 18. THE CONTRACTOR SHALL HAVE EROSION AND SEDIMENT CONTROL MEASURES ON SITE ADEQUATE TO PROTECT THE ENTRE SITE PRIOR TO THE OCTOBER 15 DATE SUCH THAT IT IS IMMEDIATELY AVAILABLE IN PREPARATION OF THE UPCOMING WINTER SEXSON OR IN THE EVENT OF AN DEALY RAIN.
- AFTER CONSTRUCTION IS COMPLETE ALL STORM DRAIN SYSTEMS ASSOCIATED WITH THIS PROJECT SHALL BE INSPECTED AND CLEARED OF ACCUMULATED SEDIMENTS AND DEBRIS.
- 20. GRUDED AREAS TO BE SEEDED FOR EROSION CONTROL SHALL USE GRASS SEED AT THE RATE OF 75-100/LBS, PER ACRE. SEEDED AREAS SHALL BE IRRICATED TO ENSURE COVER IS ROOTED PRIOR TO RAIN'S SEED.
- 21. HOROSEED SHALL BE EITHER APPLIED MECHANICALLY OR BY HYDROSEEDING. HOROSEEDING REQUIRES THE APPLICATION OF FIBER AND STABILIZANG EMULSION. MECHANICAL APPLICATION SHALL REQUIRE ROLLING, TAMPING, OR OTHERWISE WORKING THE SEED APPROXIMATELY 0.5 INCHES INTO THE TOPICAL.
- 22. STABILIZATION OF EXPOSED GRADED AREAS WITH STRAW MULCH SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE.
- 23. THIS PLAN PROMOES EROSON CONTROL AND SEDMENTATION INFORMATION AND DESIGN USING THE FOLLOWING ASSUMPTIONS:

 "GROUND HIS BEEN ROUGH GRADED.
 "STORM DRAIN UTILITIES AND INLETS HAVE BEEN INSTALLED, CONTRACTOR SHALL ADJUST THE SEDMENTATION AND EROSION CONTROL METHODS AS THE PROJECT DEVELOPS, IT SHALL BE THE CULUIFIED SUPPOP PROUTINIONE'S (GSP) RESPONSIBILITY TO DESIDE THAT THE INSTALLED PROSON CONTROL AND SEDMENTATION MEROCENETYS ARE CONFORMANCE WITH THE STALE OF CALIFORNIA STORM WATER POLLUTION PREVENTION FUAN GUIDELINES AND THE CALIFORNIA SEST MANAGEMENT PROCESS.
- 28. THE CONTRACTOR SHALL COMPLY WITH ALL RULES, REGULATIONS AND PROCEDURES OF THE NATIONAL POLIZITANT DISCHARGE ELIMINATION SYSTEM (HPCES) FOR CONSTRUCTION MID ACTIVITIES AS PROMULICATED BY THE CALIFORNIA STATE WATER RESOURCE OBTHINGL GRADE OF ANY OF ITS REGIONAL
- 27. ALL MATERIALS NECESSARY FOR WINTERIZATION SHALL BE AVAILABLE AT THE SITE BY OCTOBER 12, AND ALL WINTERIZATION MEASURES SHALL BE INSTALLED AND COMPLETED BY OCTOBER 16.
- WINTERIZATION SHALL BE INSTALLED ACCORDING TO THIS PLAN AND AS DIRECTED BY THE QUALIFIED SWPPP PRACTITIONER (QSP), AND SHALL BE WAINTAINED BY THE CONTRACTOR THROUGH APRIL 1. FILL SLOPES: AVOID LEAVING SHINY, SMOOTH GRADED SURFACES. THE LAST GRADING OPERATION SHALL BE TO WALK A TRACK-TYPE TRACTOR UP AND DOWN. THE SLOPE, CREATING CLEAT MARKS ON THE SLOPE WHIT CONTIQUES, THESE WILL PROVIDE SETO AND ERROR COLLECTION POINTS.
- 30. CUT SLOPES: AVXID LEAVING SHINY, SMOOTH GRADED SLAFFACES, THE LAST GRADING OPERATION SHALL LEAVE THE SLOPE IN A ROUGHENED CONDITION WITH 2 INCHES OF LOOSENED MATERIAL FOR SEEDING.
- 31. EACH FIRER ROLL SHALL BE SECURELY HELD WITH 1"X1"X18" STAKES (MIN).
- 32. IF ANY GRAVEL BAGS ARE MOVED AND/OR RELOCATED IN GAINING ACCESS TO THE SITE DURING THE WINTER MONTHS, THEY SHALL BE REPLACED IF THEY ARE NO LONGER STABLE. 33. ONCE INSTALLED, ALL WINTERIZATION MATERIALS SHOULD BE CHECKED BEFORE EACH WEEKEND AND
- 34. THIS PLAN IS INTENDED TO BE USED FOR EROSION CONTROL ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT.
- 35. AFTER THE UNDERGROUND STORM DRAIN SYSTEM IS INSTALLED, THE CATCH BASINS WILL BE INSTALLED (AS SOOM AS PRACTICAL) AND THE SEDIMENT CONTROL DEVICE WILL BE PLACED AROUND THOSE CATCH BASINS AS SHOWN ON THIS PLAN AND IN THE DETAIL ON THE SHEET UNIT, THE SITE IS PAVED.
- 36. CONTRACTOR TO PROVIDE TEMPORARY SEDMENT CONTROL DEVICE AT CATCH BASINS AS SHOWN IN DETAIL, CONTRACTOR MAY SISSETTUTE OTHER SEDMENT CONTROL DEVICES (CAPACIL BASIS, SLIT TRAPS, ETC.) LINGER THE DIRECTION OF THE GSP. ALL MODIFICATIONS NEED TO BE APPROVED BY GSD, AND LOGGED IN THE SHAPPE AMERICANIST LOS.
- 37. ACCESS ROMOS: AS NECESSARY, ANY SEDIMENT OR OTHER CONSTRUCTION RELATED MATERIALS DEPOSITED ON ACCESS ROMOS SHALL BE REMOVED PRIOR TO ANY RAIN EVENT BY VACUUMING OF PRIOR TO ANY RAIN EVENT BY VACUUMING OF
- 38. WIND EROSION CONTROL: STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND EROSION AT ALL TIMES WHEN NOT IN USE.
- CONTRACTOR SHALL PROVIDE EFFECTIVE SOIL COVER FOR INACTIVE AREAS WHERE CONSTRUCTION
 ACTIVITY HAS DISTURBED SOIL BUT ARE NOT SCHEDULED TO RE-DISTURB SOIL FOR AT LEAST 14 DAYS.

UTILITY NOTES

- ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE CITY AGENCY STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
- THE THE PROPERTY OF THE PROPER
- RECORD PLAN DRAWINGS SHALL BE PROVIDED LIPON COMPLETION OF PROJECT PRIOR TO FINAL ACCEPTANCE.
- THE USE OF CONTROLLED DENSITY BACKFILL (CDF) WITHIN ANY PUBLIC SEWER OR WATER TRENCH IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF UTILITIES. THERE SHALL BE NO UNMETERED CONNECTIONS TO THE CITY AGENCY WATER SYSTEM INCLUDING CONNECTIONS BYPASSING THE METER FOR TESTING ONSTE PLUMBING OR FOR OBTAINING CONS WATER, SUCH CONNECTIONS SHALL BE SEVERED BY THE WATER UTILITY DEPARTMENT AND WILL PRIVALITIES, DECURING PARKET OF FINES AND ESTIMATED WATER USIGGE FEES.
- ALL PIPE LENGTHS SHOWN ARE MEASURED HORIZONTALLY TO INSIDE EDGE OF MANHOLE STRUCTURES OR TO THE CIDITIER OF MINOR DEVICES SUCH AS INLETS OR CLEANOUTS.
- 11. ALL STREET TRENCHING IN PUBLIC R/W REQUIRES USE OF A.C. HOTMIX, UNDER DIRECTION OF CITY INSPECTION AND DEB CITY STANDARDS

- CONTRACTOR SHALL EXPOSE EXISTING WATER LINES TO VERFY EXISTING ELEVATION AND LOCATION PRIOR TO START OF CONSTRUCTION.
- WATER LINE CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AGENCY STANDARD SPECIFICATIONS.
- . INSTALL TRACER WIRE FOR ALL WATER LINES, ALL WATER LINES SHALL BE INSTALLED WITH A NO. 12 GAGE TW SOLID COATED TRACER WINE.
- . CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY MARKING THE INSTALLED LOCATION OF SERVICES PRIOR TO CURB AND GUTTER INSTALLATION.
- ALL VALVE BOXES SHALL BE ADJUSTED TO FINISH GRADE AFTER STREET PAYING COST FOR RAISING FACILITIES TO BE INCLUDED IN UNIT PRICES FOR VALVES.
- PRIOR TO FINAL ACCEPTANCE, ALL WATER LINES SHALL BE TESTED AND DISINFECTED IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY AGENCY IMPROVEMENT STANDARD SPECIFICATIONS.
- ALL CONNECTIONS TO EXISTING CITY FACILITIES SHALL BE MADE IN THE PRESENCE OF THE CITY PUBLIC WORKS DEPARTMENT. HOT TAPS SHALL CONFORM TO CITY REQUIREMENTS.

WATER MATERIALS

THE FOLLOWING PIPE MATERIALS SHALL BE USED FOR WATER MAIN CONSTRUCTION AND SHALL CONFORM TO THE WATER - FIRE SERVICE MATERIALS LATEST EDITION OF APPROPRIATE AMERICAN WATER WORKS ASSOCIATION STANDARDS AND AMERICAN SOCIETY OF

MATERIAL	SPECIFICATION	DIAMETER
PVC PIPE	AWWA C900-CLASS 200 MIN. ASTM D2241	4"-48"
	ASTM D1785, NSF 61 - SCH 40	1/2 -3
PVC PIPE FITTINGS	ASTM D2466, NSF 61 - SCH 40	1/2*-3*
PVC PIPE JOINTS	ASTM D2122—BELL AND SPIGOT ASTM F477—ELASTOMERIC SEAL ASTM D3139	4 -48 4 -48 4 -48
HIGH DENSITY POLYETHYLENE PIPE	AWWA C901- DR 11 AWWA C906 - DR 11 NSF STANDARD 14 NSF STANDARD 81 ASTM D3035	1/2"-3" 4"-63" ALL ALL
HIGH DENSITY POLYETHYLENE JOINTS	ASTM 02657, HEAT FUSION JOINING OF THE SAME OR PIPE. NO SOLVENT JOINTS.	ALL
DUCTILE IRON PIPE	AWWA C151	3"-48"
DUCTILE IRON PIPE FITTINGS	AWWA C110-PUSH ON OR MECHANICAL	3 -48

STORM DRAIN NOTES

- ALL MANHOLE RIMS TO BE ADJUSTED TO FINISH GRADE AFTER STREET PANING, UNLESS OTHERWISE NOTED. COST FOR RAISING FACILITIES TO BE INCLUDED IN UNIT PRICES FOR MANHOLES.
- 4. STORM DRAIN SYSTEM SHALL BE KEPT FREE OF DIRT AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.

STORM DRAIN MATERIALS

THE FOLLOWING STANDARD PIPE MATERIALS SHALL BE USED FOR STORM DRAIN CONSTRUCTION AND SHALL CONFORM TO THE LITEST EDITION OF THE STATE OF CALIFORNIA, MASHTO, AND MAJERION. SOCIETY OF TESTING MATERIALS STANDARDS:

MATERIAL	SPECIFICATION	DIAMETER
PVC PIPE	ASTM D3034-SDR 35	4"-15"
PVC PIPE	ASTM F679-PS 46	18"-36"
PVC PIPE DEFELECTION	ASTM D2412-5% DEFLECTION	ALL
PVC PIPE FITTINGS	ASTM D2855-ELASTOMERIC WATER TIGHT	ALL
PVC PIPE MANHOLE CONNECTIONS	ASTM C923-RUBBER WEEP RING	ALL
HDPE	STATE SPEC. SECTION 64	ALL
HOPE TYPE S	AASHTO N-252 -DUAL WALL	3"-10"
HDPE TYPE S	AASHTO M-294 -DUAL WALL	12"-48"
HDPE FITTINGS	ASTM D-3212-WATER TIGHT	ALL
DENESDOED OFFICERE DIDE	ACTUA COR CLASS I II III AV OR V	

WATER - UNDERGROUND FIRE SERVICE NOTES

- THE UNDERGROUND PIPING SHALL HAVE A MINIMUM DEPTH OF BURY OF 30 INCHES FROM TOP OF PIPE TO FINISHED GRADE (36 INCHES BELOW DRIVEWAYS). NON METALLIC PIPE SHALL HAVE A TRACER WIRE AND/OR TAPE PROVIDED. (10.4) NFPA 24. NITHL BACKEL AND REDOND SUPROLARDED THE PRES SHALL CROSST OF CLEAR FILL SIND OR PEA GRAVEL TO A MINIMUM OF BELLOW AND 12 ABOVE THE PRE AND CONTINUE TO ASSES, DORSEN, RETUGE, ORGANIC MATTER OF OTHER CORROSION METABOLIST TO ASSESS OF THE CONTINUE TO ASSESS OF THE SENDED TO LINKER APPROVED IN ACCORDANCE WITH SEM MANDAMENT TO ASSESS OF THE CONTINUE TO ASSESS OF THE SENDED TO ASSESS OF THE SENDENCE WITH SEM MANDAMENT TO ASSESS OF THE CONTINUE TO ASSESS OF THE SENDENCE WITH SEMI-TRANSPORT TO ASSESS OF THE CONTINUE TO ASSESS OF THE SENDENCE WITH SEMI-TRANSPORT TO ASSESS OF THE SENDENCE WITH SEMI-THE SEMI-THE SENDENCE WITH SEMI-THE SEMI-TH
- T PUT: PIPE SHALL RE A MINIMUM OF COOD CLASS 200, DUCTILE IRON PIPE SHALL BE CEMENT LINED ALL PIPING, VALVES, JOINTS AND FITTINGS SHALL BE LISTED FOR FIRE PROTECTION SERVICE AND SHALL BE INSTALLED, SUPPORTED, ANCHORED, CLEAPED, CONTED WITH AN APPROVED MASTIC, NOT TAR, AND/OR BRAPPED WITH A CORROSION—RECORDING NOTES APPLICABLE. (CHAPTER 10)
- THE FDC SHALL BE AT LEAST 40 FEET, BUT NO FARTHER THAN 150 FEET, AWAY FROM THE NEAREST FIRE HYDRANT.
- THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE OFFSET FROM THE POST INDICATOR WALVE (PV) BY NOT LESS THAN 3 FEET, THE PV & FDC SHALL BE LOCATED 3 FEET FROM NEARBY COLECTS INCLUDING HIGH GROWITH OR DENSE VEGETATION, TO MAINTAIN VISIBLITY AND ACCESSELLY AT ALL TIMES. (5.9.5.2) PAPE 24.
- THE FDC SHALL BE SET AT A HEIGHT OF BETWEEN 30 AND 44 INCHES ABOVE FINISHED GRADE AND THE PIV SHALL BE SET SO THAT THE TOP OF THE POST WILL BE 36 ABOVE FINISHED GRADE. BOTH SHALL BE PROPERLY SUPPORTED AND PROTECTED FROM
- INC FECTOR SHALL BE AFFICE WITH AN INFORMED FORMANCH FOR AS TO THE GOODESS BEING DEFINED. THE SOOT SHALL WAR REASON OF DERWIND, THE SOOT SHALL WAS RESIDENCE OF DERWIND, THE SOOT SHALL RECORD AND A THE SOOT SHALL RECORD AND A THE SOOT SHALL BE CONTROL THE SOOT SHALL BE CONTROL THE SOOT SHALL BE CONTROL THE SOOT OF THE SOOT OF SOOT SHALL BE CONTROL ON THE SOOT OF SOOT SHALL BE CONTROL ON THE SOOT OF SOOT SHALL BE CONTROL ON THE SOOT OF SOOT SHALL BE CONTROL THE SOOT SHALL BE CONTROL ON THE SOOT OF SOOT SHALL BE CONTROL THE SOOT OF THE SOOT OF SOO
- PROMDE A CONCRETE FOOTING WITH RESTRAINING RODS AT THE BASE OF THE PIV. PROVIDE CHAIN AND/OR BREAK-AWAY LOCKS FOR THE PIV AND BACKFLOW PREVENTION DEVICES.
- 11. THE RY SHALL BE PAINTED RED AND SHALL BE PROVIDED WITH A DURABLE WEATHERPROOF LABEL OR PLACARD INDICATION THE ADDRESS SUPPORTED BY THE SYSTEM. THE ADDRESS NUMBERS SHALL BE A MINIAUM OF 2 INCHES HIGH ON A CONTRASTING PAINTCRAFTING.
- PRIVATE FIRE HYDRANTS SHALL BE LOCATED AT LEAST 24 INCHES, AND NO MORE THAN 36 INCHES, FROM THE BACK EDGE OF THE CURB TO CENTERINE OF THE HYDRANT.
- 13. PRIVATE HYDRANTS SHALL BE PAINTED WHITE TO INDICATE THEY ARE PART OF A PRIVATE FIRE SERVICE SYSTEM.
- 14. CENTER OF THE LOWEST OUTLET ON THE HYDRANT SHALL BE NOT LESS THAN 18 INCHES ABOVE FINISHED GRADE.
- 15. PROWDE SINGLE CHECK VALVE (SMING OR WAFER) LOCATED IN AN APPROVED LOCATION ON THE SUPPLY SIDE OF THE PIV AND FDC WHEN PRIVATE FIRE SERVICE MAINS SERVE FIRE HYDRANTS. PROVIDE AN APPROVED VALVE BOX.
- THE COURT DIES STREET RECORD TO MAKE GROUN DIESE CHARGE, OR ACCEPTANCE OF INFORMAT STREET, THIS CONTRICT STREET, THIS CONTRICT STREET AND ACCEPTANCE OF THE STREET, THIS CONTRICT STREET AND ACCEPTANCE OF THE STREET, THIS CONTRICT STREET AND ACCEPTANCE OF THE STREET, THIS CONTRICT STREET AND ACCEPTANCE AND ACCEPTANCE TO THE CONTRICT STREET AND ACCEPTANCE TO THE STREET AND ACCEPTANCE OF THE ST
- 18. PROVIDE UNDERGROUND ELECTRICAL CONDUIT FOR THE CONNECTION TAMPER SMITCHES TO SUPERVISE ALL THE VALVES CONTROLLING WATER SUPPLY TO SPRINKER SYSTEMS AND/OR PRIMATE HYDRANTS. THIS INCLUDES BOTH PIAS AND BACK-FLOW PREVENTION ASSEMBLES (GAZ.) PEPS 42 (603.44) CFC.
- INSTALLING CONTRACTOR SHALL COMPLETE AND PROVIDE A COPY OF THE CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR
 PROVIDE RISE SERVICE MAINS FORM TO THE FIRE DISTRICT AT THE CONCLUSION OF THE HYDROSTATIC TEST AND FLUSH
 INSPECTION, (9-21) NFT-24.

THE FOLLOWING PIPE MATERIALS SHALL BE USED FOR WATER MAIN CONSTRUCTION AND SHALL CONFORM TO THE LATEST EDITION
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F APPROPRIATE AMERICAN WATER	WURKS ASSUCIATION STANDARDS AND AMERICAN	SOCIETY OF IT
MATERIAL	SPECIFICATION	DIAMETER
PVC PIPE	AWWA C900-CLASS 200 MIN. ASTM D2241	ALL
PVC PIPE JOINTS	ASTM D2122—BELL AND SPICOT ASTM F477—ELASTOMERIC SEAL ASTM D3139	ALL ALL
DUCTILE IRON PIPE	AWWA C151	3"-64"
DUCTUE IRON PIPE ETTINGS	AWWA C110-PISH ON OR MECHANICAL	3"-48"

SANITARY SEWER NOTES

- THE CONTRACTOR SHALL EXPOSE ALL EXISTING SANITARY SEWER PIPES WHERE A CONNECTION IS TO BE MADE SO THAT THE ENGINEER CAN VERFY EXISTING FLOWLINES AND LOCATIONS BEFORE START OF CONSTRUCTION.
- SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AGENCY STANDARD SPECIFICATIONS.
- 3. ALL MANHOLE RIMS AND CLEANOUTS TO BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, COST FOR RAISING FACILITIES TO BE INCLUDED IN UNIT PRICES FOR MANHOLES AND CLEANOUTS.
- . ALL CROSSINGS SHALL BE MADE IN ACCORDANCE WITH THE STATE OF CALIFORNIA HEALTH DEPARTMENT REQUIREMENTS. (INCLUDES SERVICE RUNS)
- SANITARY SEWER LATERALS SHALL BE INSTALLED IN ACCORDANCE WITH CITY AGENCY STANDARD SPECIFICATIONS, EXCEPT THAT LATERAL SHALL EXTEND TO BACK OF PROPOSED SIDEWALK OR PROPERTY LINE, WHICHEVER IS GREATER. LATION, SHIPLE DATE IN TO MAKE AT THIS PROPERTY SHAPE MANG SHALL BE TILEVISED AND APPROVED PRIOR TO PANNIC THE CONTINUCTOR SHALL RUNNISH AT HIS SOLDE EXPENSE, A TELEVISION LIMIT AND EXPERIENCED CREEK, ACCEPTIBLE TO THE CITY CONTINUCTOR SHALL RUNNISH AT HIS SOLDE EXPENSE, A TELEVISION LIMIT AND EXPERIENCED CREEK, ACCEPTIBLE TO THE CITY CAPACITY LARGE VALUES USED AT REPORT AND THE CITY OF THE CITY (MS-BUILT). THE COMPACTOR SHALL PURPOSE AT HIS SOLL ENTERS. A HELENSIAN ONLY THE COMPACTOR SHALL PROPERLY CONCENTRATE TOPS AND REPORTS OF ALL TELENSIAN DIES SHALL BE REPORT LES BHY. BEFELCT HE INFORMATION CONTAINED IN THE REPORT LES BHY. BEFELCT HE INFORMATION CONTAINED IN THE REPORT LES BHY. BYE AND CO. LOCATIONS, OF CONTROLTED SHALL DEPOSE ALL MANDRESS AND FLESHORS ALL TO FORGATION FOR THE PROPERLY HE AND THE CONTROLTED HE MADE IN THE PRESENCE OF THE COTT DISMOSERS OR HIS AUTHORIZED REPRESENTATIVE. ALL WORK SHALL BE DONE DU RESIDUAL BOOKEN BLOWS FOR OIT PROSEDUAL.

SANITARY SEWER MATERIALS THE FOLLOWING STANDARD MATERIALS SHALL BE USED FOR GRAVITY SEWER CONSTRUCTION AND SHALL CONFORM TO THE LATEST ENTIRENCE AMERICAN SOCIETY OF TESTING MATERIALS STANDARDS

MATERIAL	SPECIFICATION	DIAMETER
PVC PIPE	ASTM D3034-SDR 35	4"-15"
PVC PIPE	ASTM F679-PS 46	18"-36"
PVC PIPE DEFLECTION	ASTM D2412-5% DEFLECTION	ALL
PVC PIPE FITTINGS	ASTM D2855-ELASTOMERIC WATER TIGHT	ALL
PVC PIPE MANHOLE CONNECTIONS	ASTM C923-RUBBER WEEP RING	ALL
VITRIFIED CLAY PIPE	ASTM C700-EXTRA STRENGTH	ALL
VITRIFIED CLAY PIPE FITTINGS	ASTM C425-FLEXIBLE JOINT	ALL
DUCTILE IRON PIPE	ASTM-A746-LINED GRAVITY SEWER	4"-64"

1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

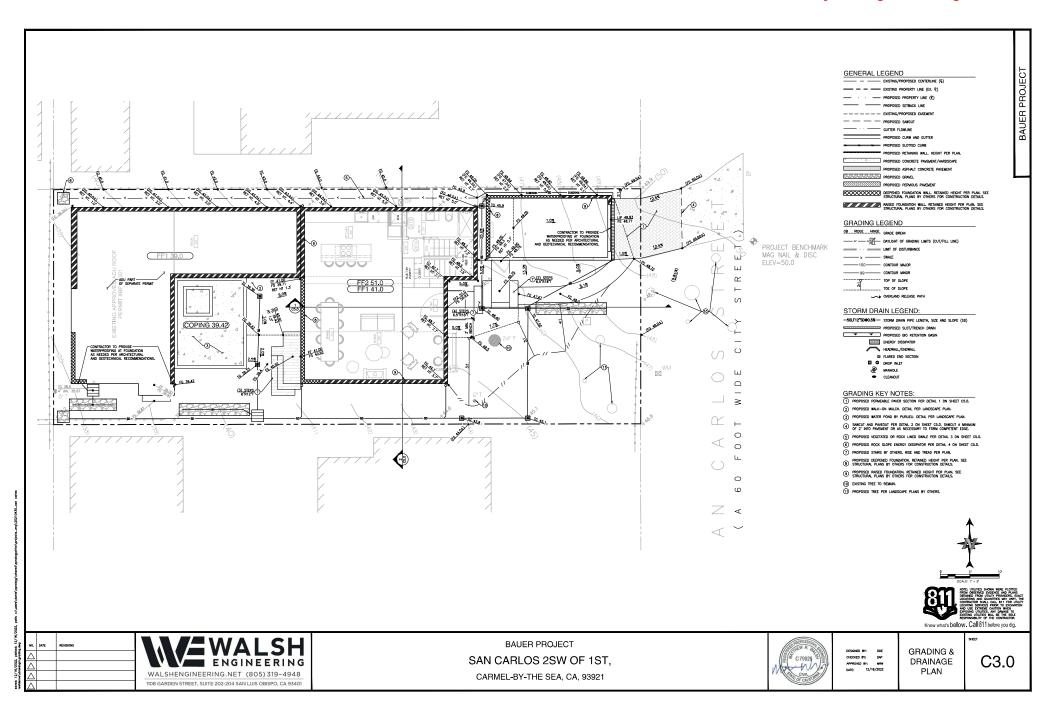
BAUER PROJECT

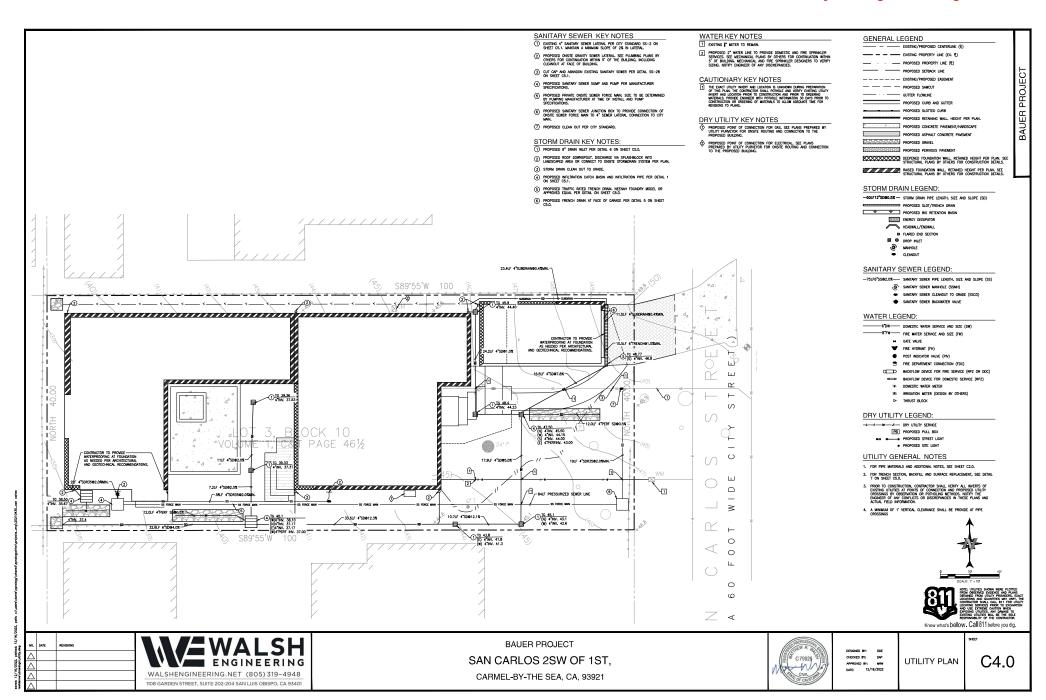
SAN CARLOS 2SW OF 1ST. CARMEL-BY-THE SEA, CA, 93921

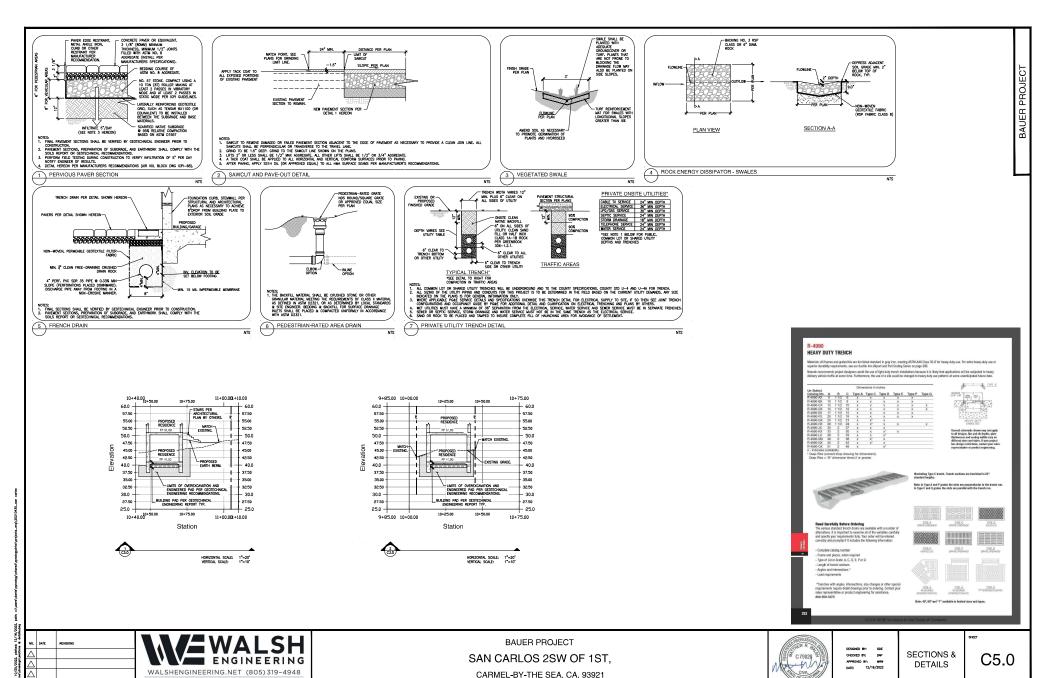


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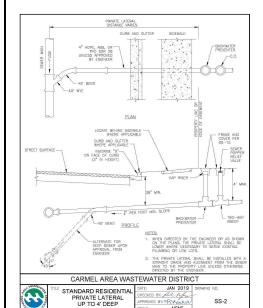




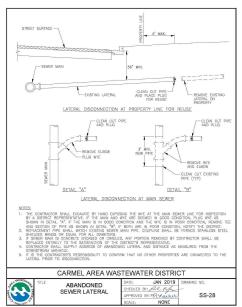


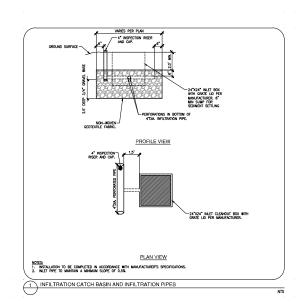
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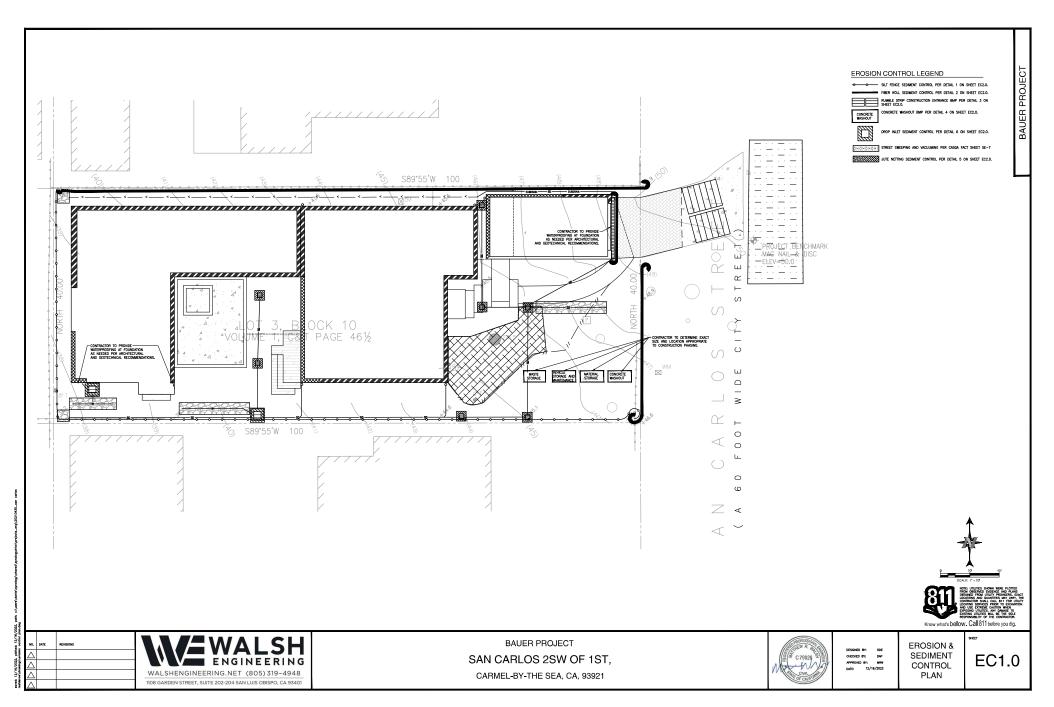
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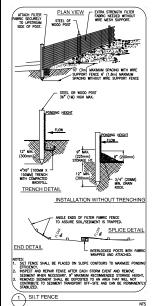


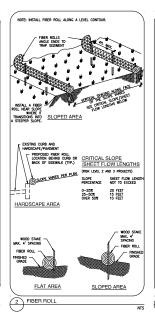


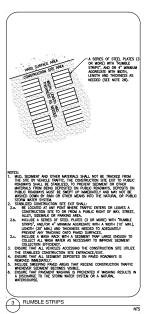
SECTIONS & DETAILS

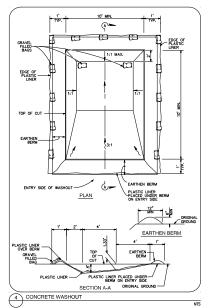
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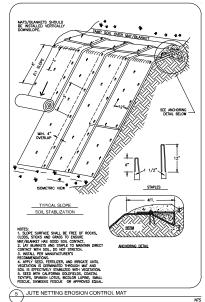


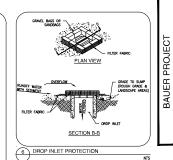












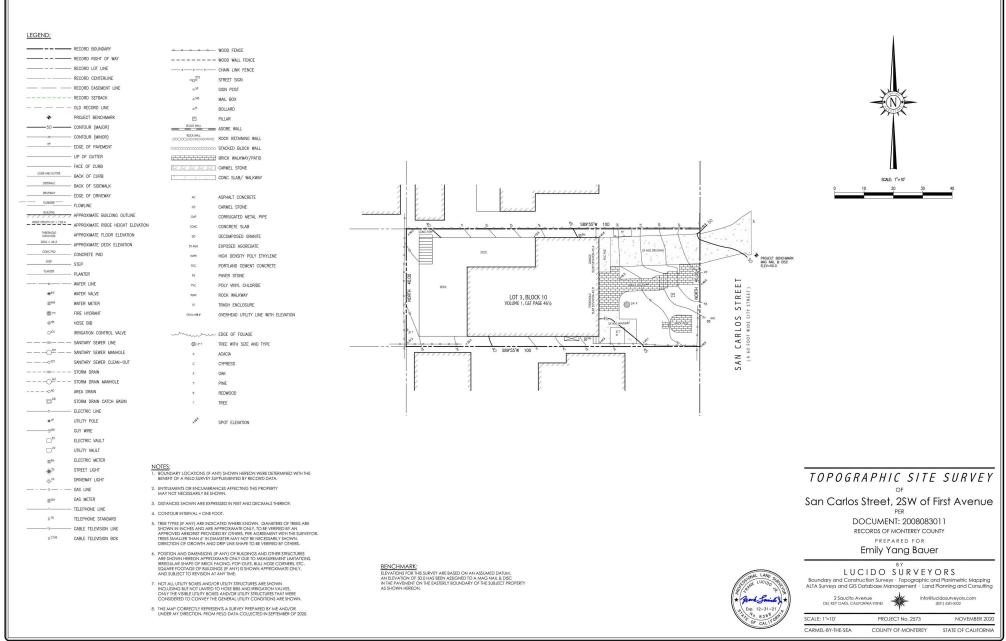
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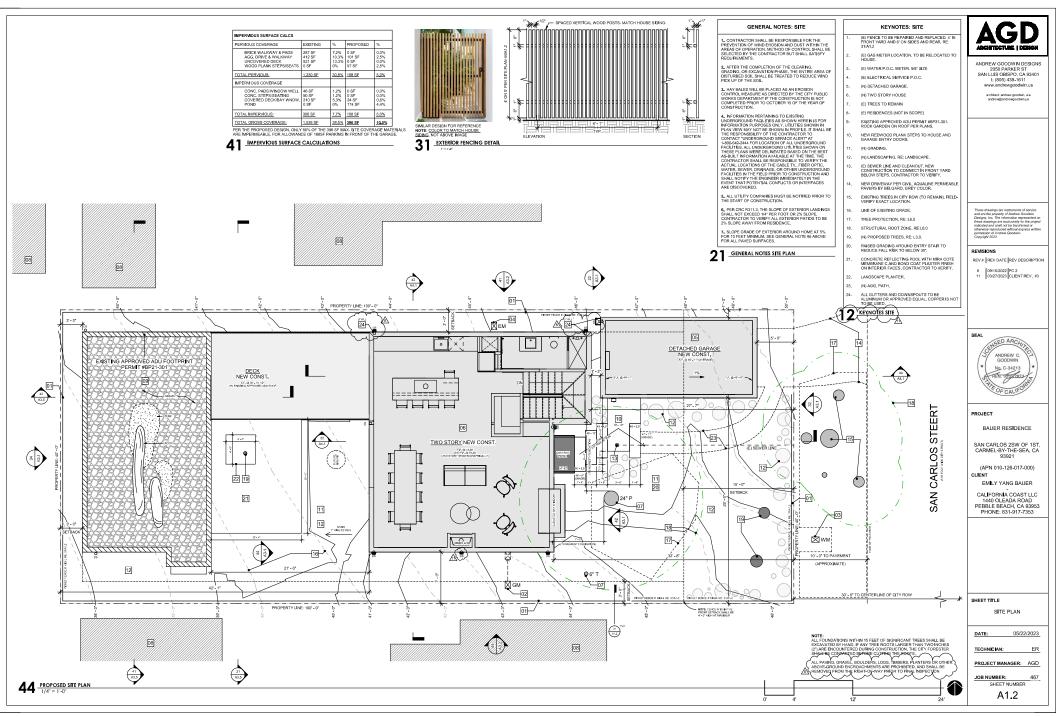
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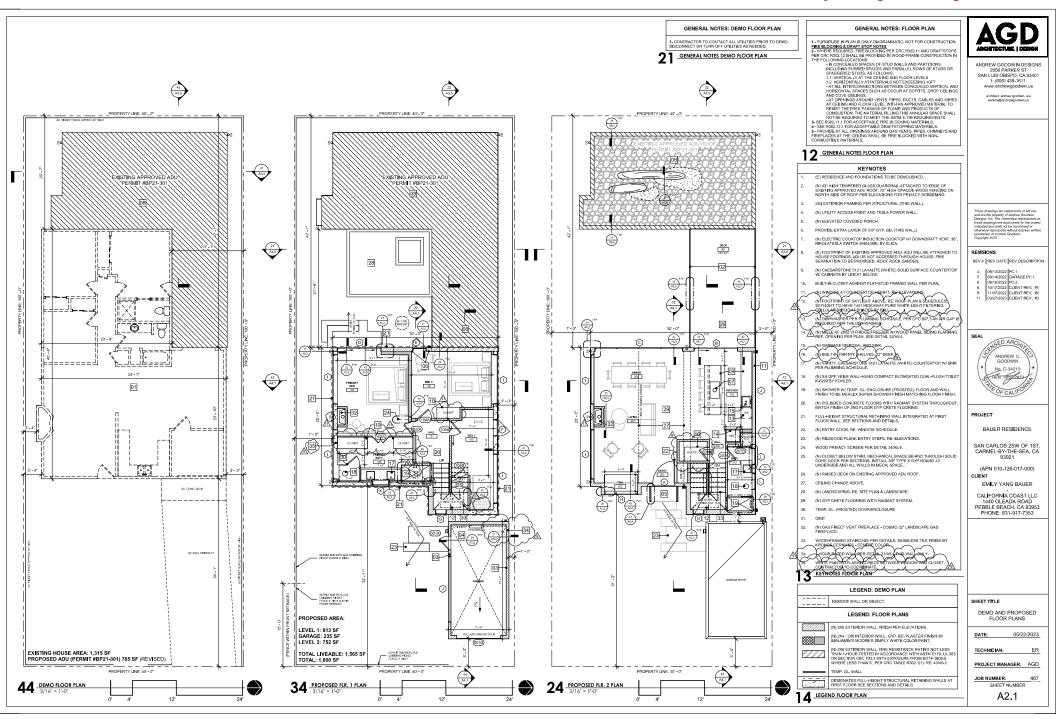


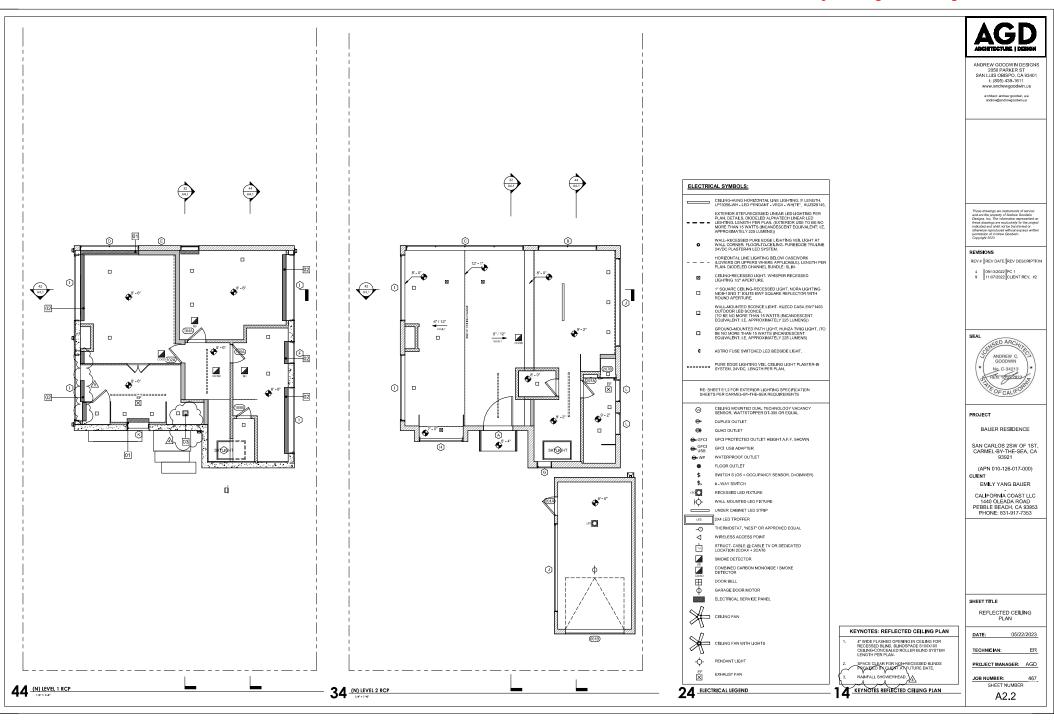
EROSION CONTROL **DETAILS**

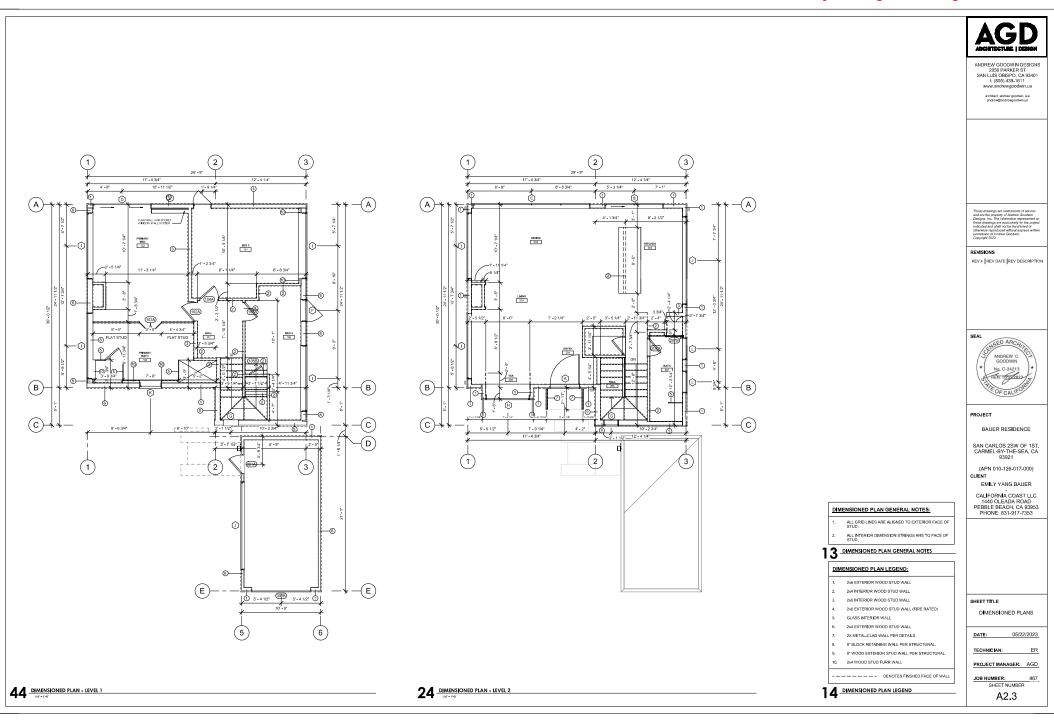
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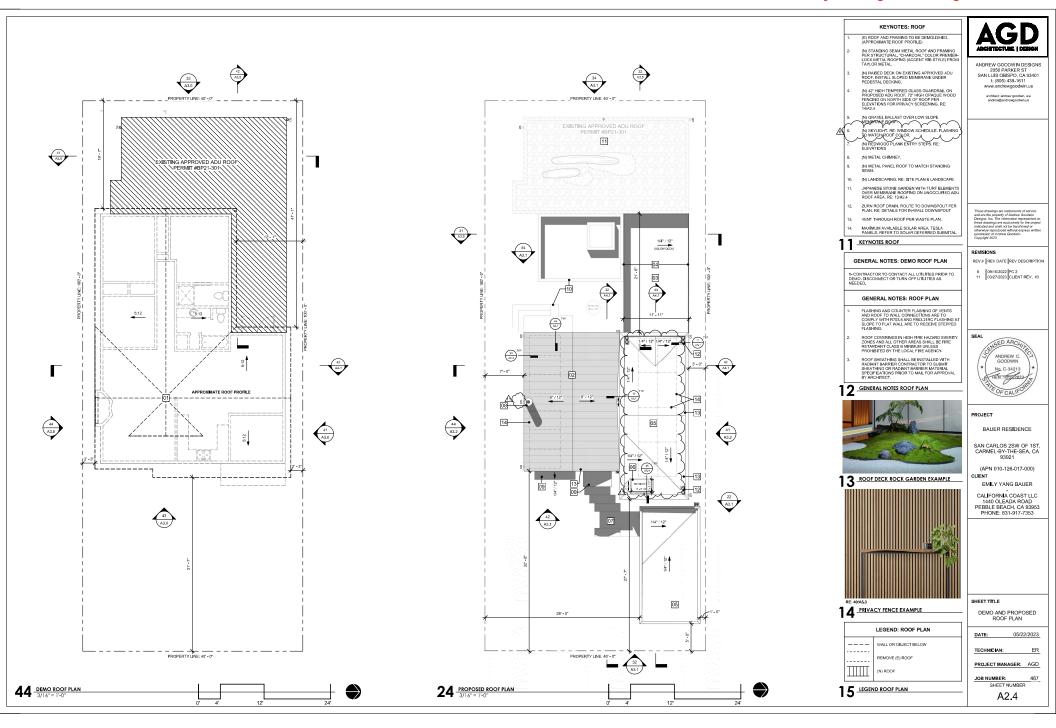


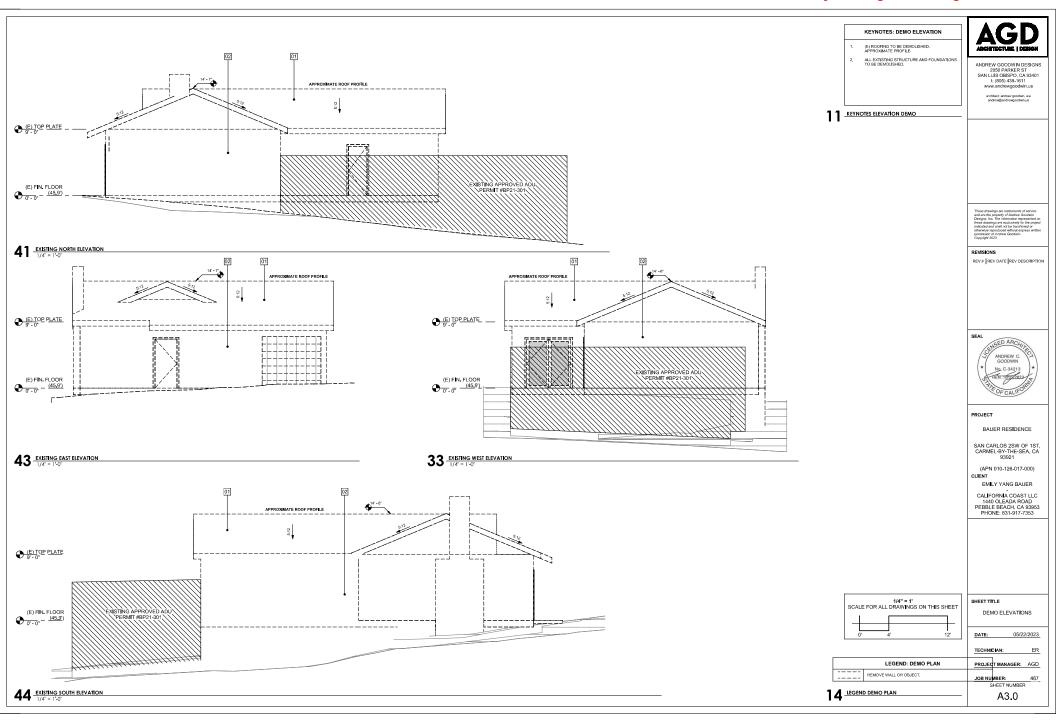


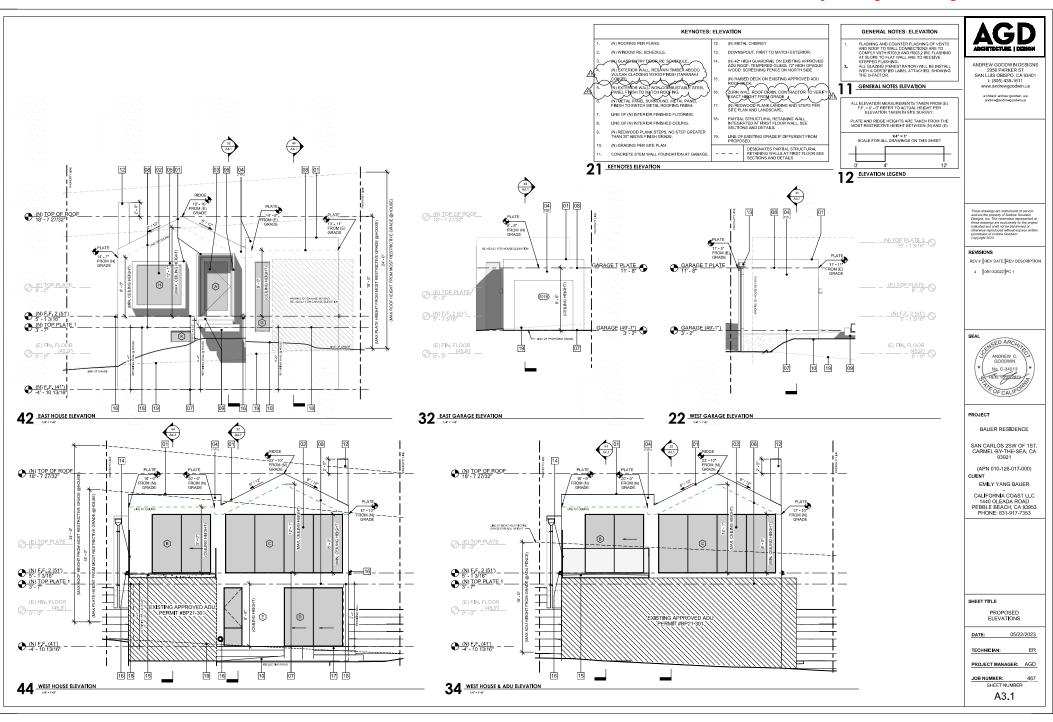


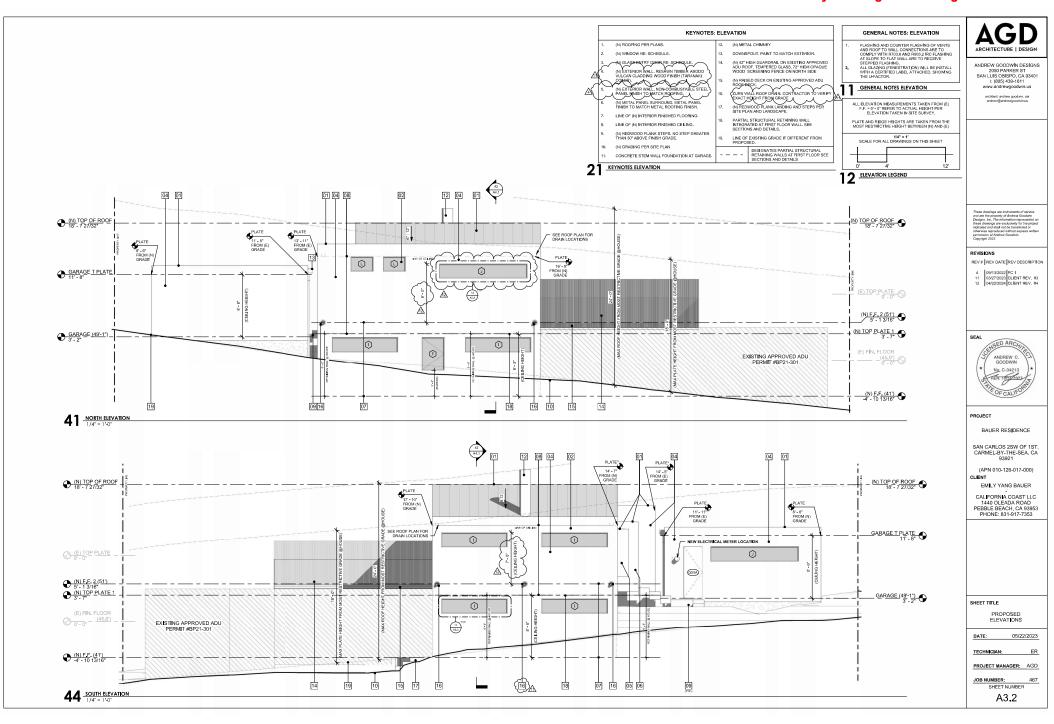


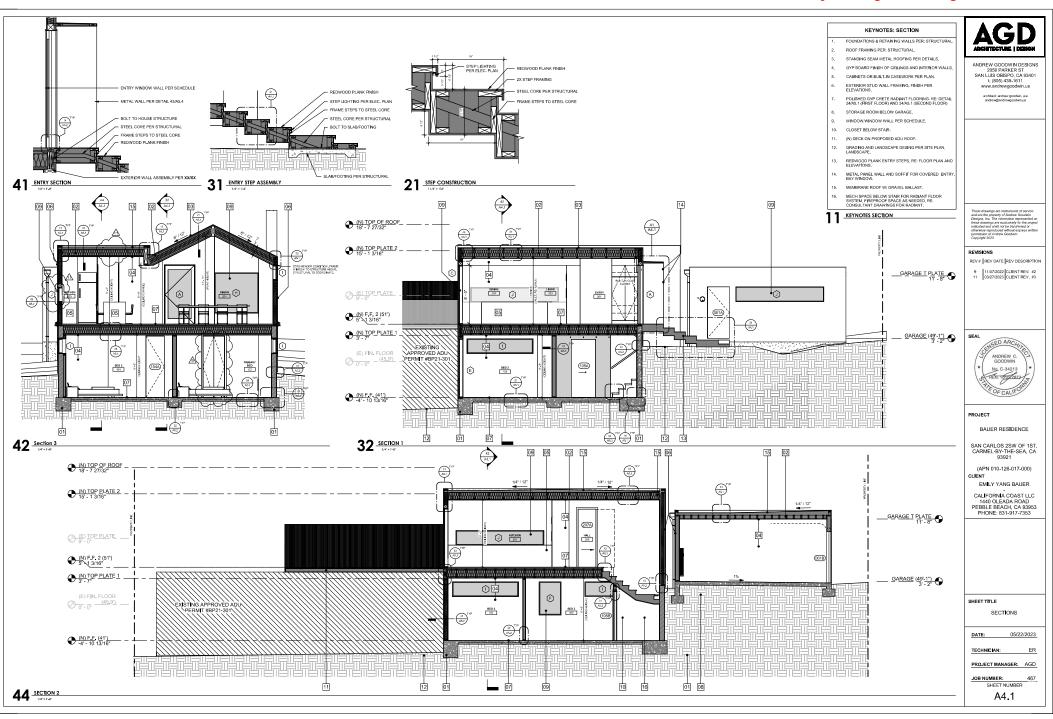


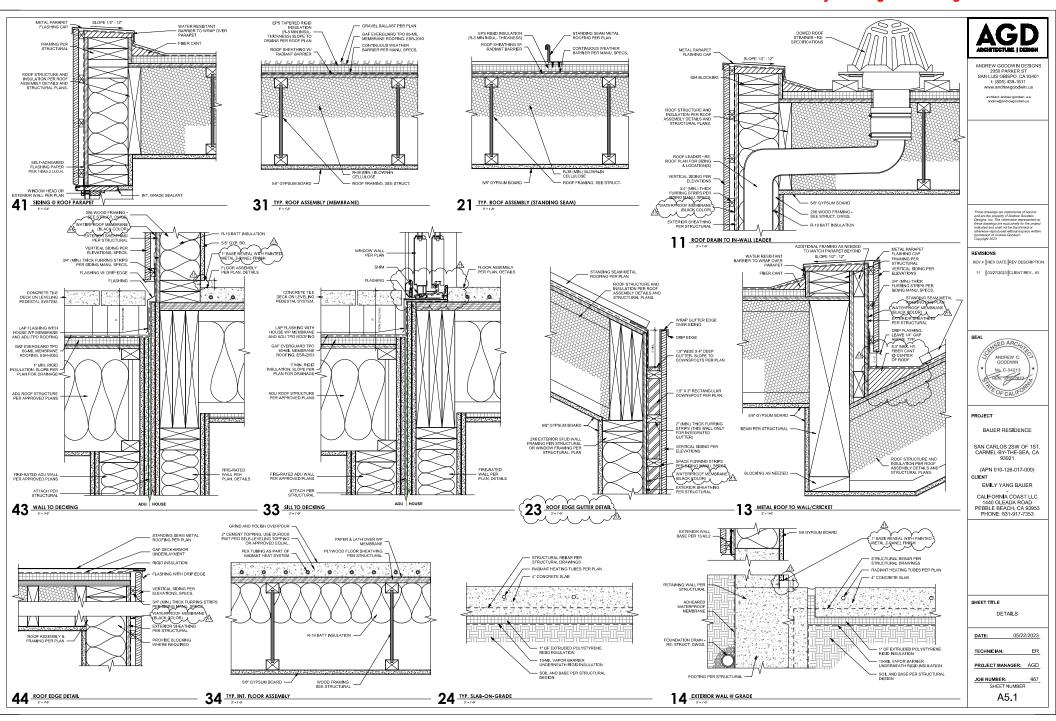


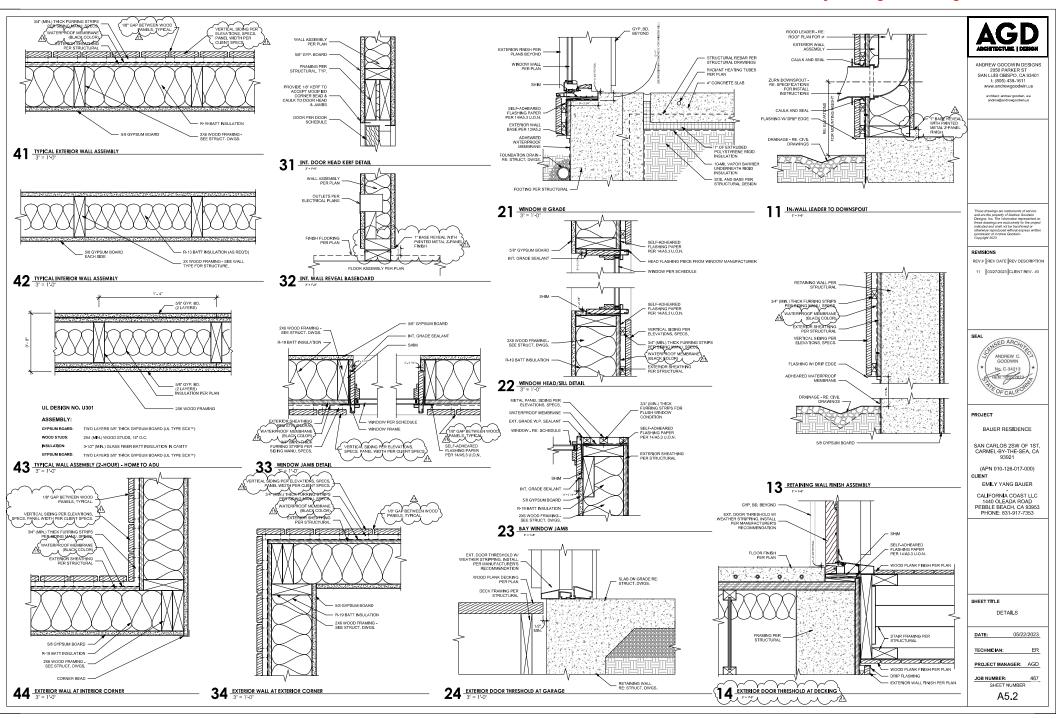


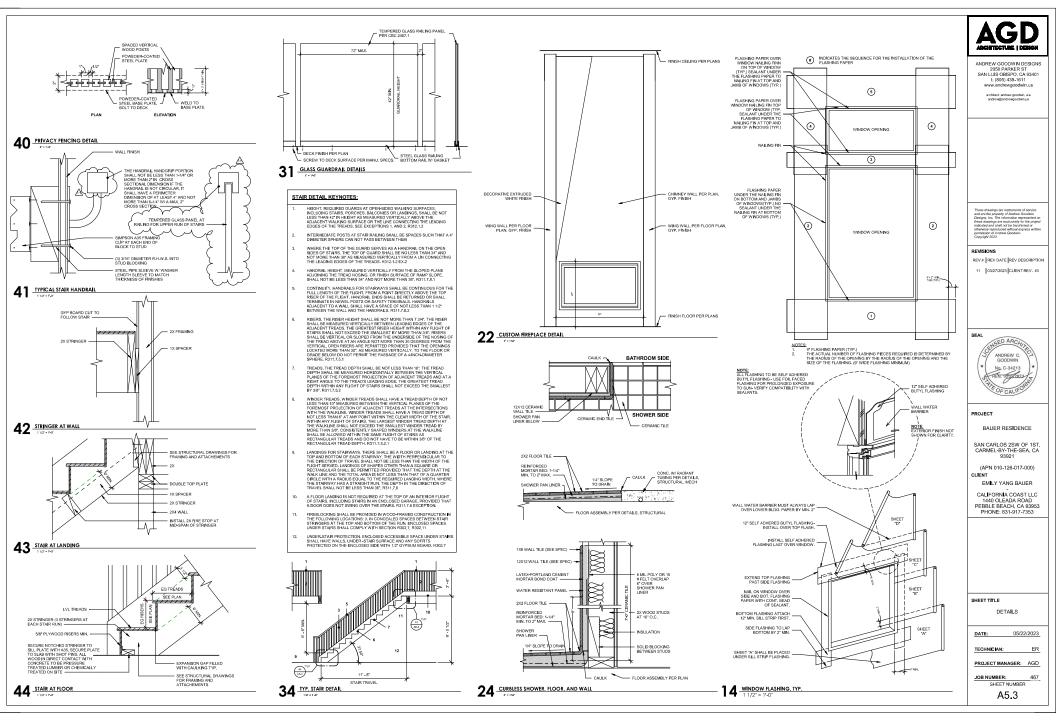


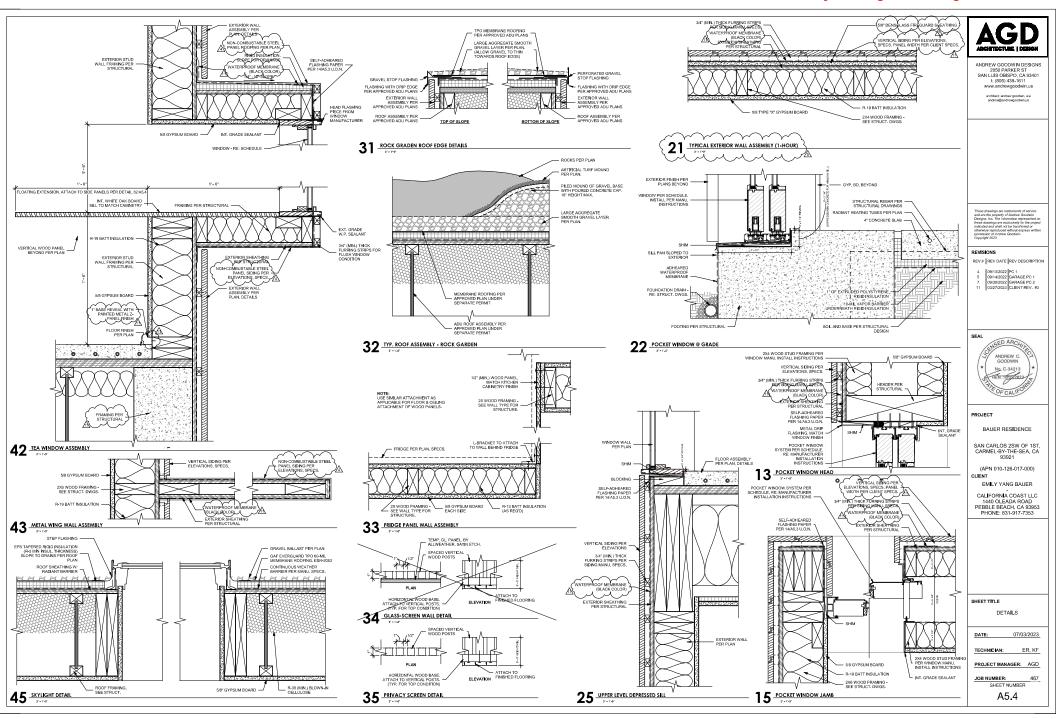














EXTERIOR CLADDING SPECIFICATIONS

EverGuard® TPO 60 mil Membrane

			EverGuard* Typical Test Data
Certain data is provided in AVE Dutts is based upon typical pro) (nachine direction) x CMD (cross machine direction) aduct performance, and is subject to normal manufac	orl format. eturing tolerance and variance.	
Nontral Trickness	ASTA 0751	0.039" [mix.] (0.99 mm)	0.060° (1.52 mm)
Breaking Strength	ASTM D751 Grab Method	220 ld/hr. (38.5 kr/m)	305 M x 290 M (454 x 432 kg/m)
Factory Sean Strength	A31W 0751	66 bf (98.34 kg/n)	135 M (membrane follow) (201.1 kg/s
Elongation at Break	A31W 0751	15%	30%
Heat Aging	ASTW DSZD	90% Estention of Breaking Strength and Elegation of Break	100%
Tear Streigh	ASSM DF51 6" x 6" [203 x 203 wn] Sample	55 M/ (81,95 kg/n)	75 bf x 130 bf [111.8 x 193.7 kg/n]
Porches Resistance	FTM, T01C Method 2031	NotExhibited	380 K(1172 kg)
	ASTM 02107	40C	460C
	ASIM 198	NotTooblished	0.00 Penns
Dinercoral Charge	ASTM 01204 @1587 (70°C), 6 No.	6/10	0.4%
	ASTM D471-@1585-[70/C], 1 week	v/3.0% top coating only!	0.7%
	ASTM DIFST Method D	Noticablided	430 psi
Ozone Resistance	ASTM DT 149	No visible deterioration @7 x magnification	No visible deterioration @ 7 x magnification
SR (Solar Reflectation Index) Introl/Aged	N/A	N/A	04/81 83 Aged No 24
Refeativity (seltra) http://Agaid	ASTM C1540 ASTM E908	N/A N/A	0.76/0.68 81.9% felectorce
Emissay (white) terrol/Aged	ASSM C1371 ASSM E403	N/A N/A	0.90/0.83
Weather Restaurce	ASTM G155/06678	10,080 (3/5+2 m) or 34) nm	>25,000 kJ/m²-m/ at 340 nm
Heat Aging	ASSM DS73	2407 (11.5°C) for 32 weeks:	60 weeks
Telefonium Albertan Senten	ASTM DZARS	Alth 30% of Total Trideway	22.1 nd Nontroll

White,	Energy	Gray,	and	Energy	Ton	Meribrones	0

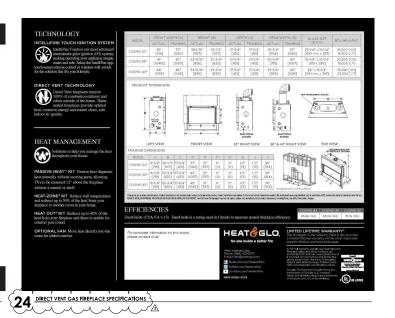
	5'x 100'	6" x 100"	8'x100'	10'x100'	12'x100'
	[1.52 x 30.5 m] [500 sq. h. [46.5 sq.m]]	(1.83 x 30.5 m) (500 sq. ft [55.74 sq.m))	[2:44 x 30.5 m] [800 sq. ft. [74.3 sq.m]]	(3,05 x 30,5 m) (1,000 sq. H. (92,9 sq.m)	(3.65 x 30.5 e) (1,200 sq. ft [111.484 sq.m)
	162 b. (/3.5 kg)	194.4 b. (88.2 kg)	257 lb. (117 kg)	322 b. (186.1 kg)	366.4 b. (175.3 kg/
Colors	White, Ton, Gray				
Storage	Store rols on their sides	on pallets or shaking in a	dry asoa.		
Safety Warning	Membrane rolls are hea		tileast two people.		

GAF Duality You Can Treat... From North America's I smoot Duality Manufact

gaf.com









ANDREW GOODWIN DESIGNS 2050 PARKER ST SAN LUIS OBISPO, CA 93401 b: (805) 439-1611 www.andrewgoodwin.us

architect: andrew goodwin, aia andrew@andrewgoodwin.us

REVISIONS

REV# REV DATE REV DESCRIPTION

4 09/13/2022 PC 1 5 09/14/2022 GARAGE PC 1



PROJECT

BAUER RESIDENCE

SAN CARLOS 2SW OF 1ST, CARMEL-BY-THE-SEA, CA 93921

(APN 010-126-017-000)

CLIENT

EMILY YANG BAUER

CALIFORNIA COAST LLC

PEBBLE BEACH, CA 93953 PHONE: 831-917-7353

SHEET TITLE

ADDITIONAL SPECIFICATIONS

DATE: 05/22/2023

TECHNICIAN:

PROJECT MANAGER: AGD

JOB NUMBER:

A5.5 🔌



BBII Blacksoc Cellular Skylight Shades give those hand-to-reach skylights the benefits of total light blockage and estra insulation. These fashionables shades feature a honeycomb core wirth simultaneously lowers energy bill and protects your furnitive and floors from wirth simultaneously lowers energy bill and protects your furnitive and floors from damaging UY ays. They are available in your choice of single or double cells, and come in a rainbow of fashionable colors.

Ball Blackout Cellular Skylight Shades make opening and closing skylights ultra-easy. A

Install Time: 30 - 35 minutes

- For hard-to-reach skylights, choose a pole instead of the standard handle Available in the same fabrics as Ball Blackout Cellular Shades and Ball Blackout Cellular Arches.
- Choose double cells for added insulation.

Hardware is available only white, with white side-tracks.

Brackets will be visible on outside mounts. Coordinating Products:

Child Safety Information:

Standard Blind Specifications: Minimum Width: 13"

Minimum Height: 12"













PRICING \$\$

AQUALINE™ SERIES



(HTTPS://WWW.BELGARD.COM/COLLECTION/ENVIRONMENTAL/)

Aqualine permeable pavers work equally well for pedestrian and vehicular applications. Featuring a smooth surface and a wide variety of color options for the ultimate in design flexibility.

Aqualine permeable pavers can eliminate stormwater runoff and improve water quality plus eliminate the need for traditional drainage and detention requirements, saving space and money.

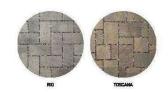
- Interlocking blind spacer bars for increased structural performance and aesthetics
- . Smooth surface with micro-chamfer to reduce vibration which can provide an ADA-compliant pavement
- . True installed dimensions with variety of sizes for optimizing design
- Optimal joint openings for infiltration and maintenance

Swatches represent product color only, not surface texture.

Please refer to this page for information regarding California's Proposition 65.

*All colors and/or products may not be available in all areas. Please inquire for availability and special order options.

COLORS



REQUEST SAMPLE 1





ANDREW GOODWIN DESIGNS 2050 PARKER ST SAN LUIS OBISPO, CA 93401 b: (805) 439-1611 www.andrewgoodwin.us

architect: andrew goodwin, aia andrew@andrewgoodwin.us

REVISIONS REV# REV DATE REV DESCRIPTION

6 09/16/2022 PC 2



PROJECT

BAUER RESIDENCE

SAN CARLOS 2SW OF 1ST, CARMEL-BY-THE-SEA, CA 93921

(APN 010-126-017-000) CLIENT

EMILY YANG BAUER

CALIFORNIA COAST LLC 1440 OLEADA ROAD PEBBLE BEACH, CA 93953 PHONE: 831-917-7353

SHEET TITLE

DATE:

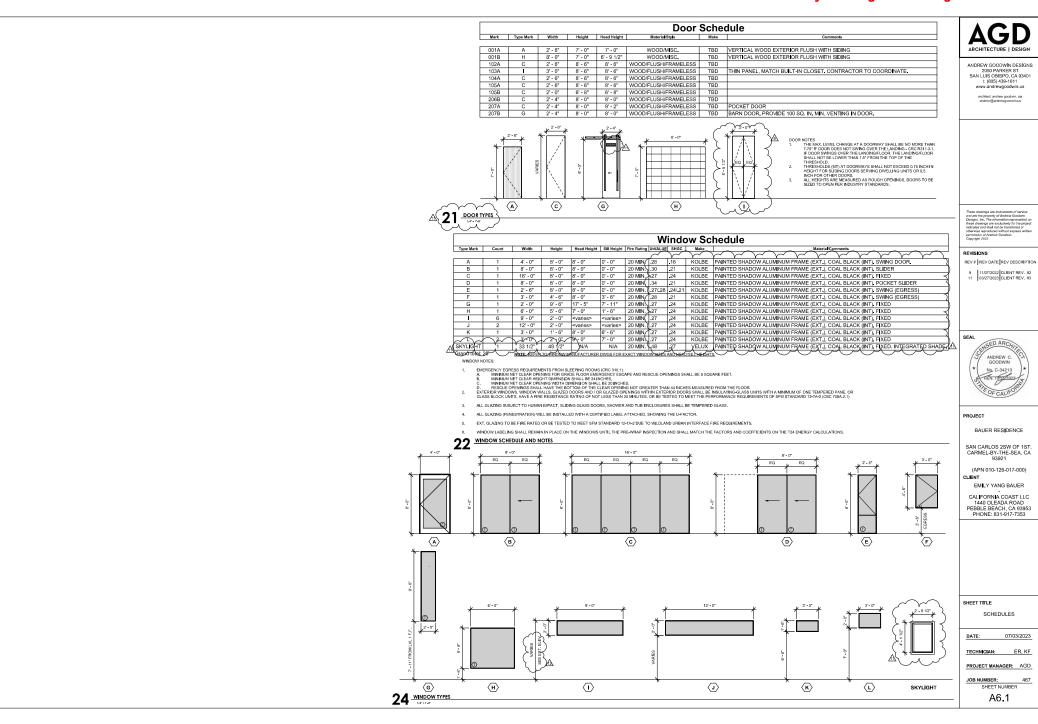
ADDITIONAL SPECIFICATIONS

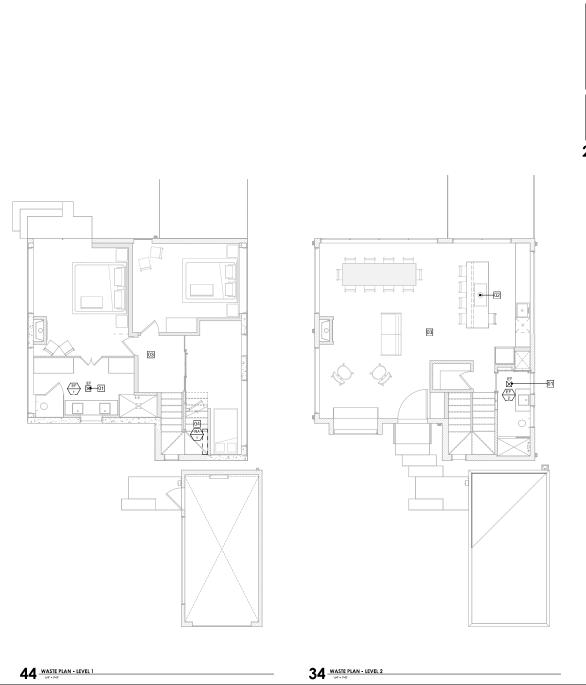
05/22/2023

TECHNICIAN:

PROJECT MANAGER: AGD JOB NUMBER:

A5.6





FAN SCHEDULE											
				MOTOR				MANUFACTURER &	SONES	OPTIONS -	
	SERVICE	SERVICE LOCATIO	LOCATION CFM	STATIC PRESS. (IN. W.G.)	WATTS	HP	RPM	VOLTPHCY.	MODEL	SUNES	ACCESSORIES
EF 1	BATHROOM EXHAUST	BATHROOMS	70 H	0.1	13.2	120V	1 PH	60 HZ	DELTA BREEZ SLM 70	2.0	BUILT IN HUMIDISTAT
EF 2	WHOLE HOUSE FAN	BATHROOM	70 H	0.1	13.2	120V	1 PH	60 HZ	TBD	2.0	TBD

	MECHANICAL EQUIPMENT SCHEDULE									
MARK	FIXTURE	MFG	MODEL	DESCRIPTION						
RA 1	INSTANT HOT WATER HEATER FOR RADIANT SYSTEM & WATER.	TBD		SYSTEM PER DEFERRED SUBMITTAL SERVICE TO RADIANT FLOOR IN HOUSE, ADU UNDER SEPARATE PERMIT, AND HOT WATER IN BOTH HOUSE AND ADU.						

21 MECHANICAL SCHEDULE

ANDREW GOODWIN DESIGNS 2050 PARKER ST SAN LUIS OBISPO, CA 93401 I: (805) 439-1611 www.andrewgoodwin.us

REVISIONS

REV# REV DATE REV DESCRIPTION

SEAL ANDREW C. GOODWIN

PROJECT

BAUER RESIDENCE

SAN CARLOS 2SW OF 1ST, CARMEL-BY-THE-SEA, CA 93921

(APN 010-126-017-000)

EMILY YANG BAUER

CALIFORNIA COAST LLC 1440 OLEADA ROAD PEBBLE BEACH, CA 93953 PHONE: 831-917-7353

13 GENERAL NOTES MECHANICAL

KEYNOTES: MECH.

GENERAL NOTES: MECHANICAL

ROOMS CONTANING BATHTUBS, SHOWERS, SPAS, AND SIMILAR BATHING HYTURES SHALL BE MECHANICALLY VENTILATED. A MINIMUM RATE OF 50 CPM IS REQUIRED, DUCTING SIZE AND LENGTHST OME THE MINIMUM REQUIREMENTS OF ASHRA STANDARDS 62.2 AND MANIMUM SOURCE HATTER STANDARDS 62.2 AND BANDARDS SOURCE HATTER STANDARDS 63.2 AND BE CONTROLLED BY A HUMBITY CONTROL.

DISHWASHER TO BE INSTALLED WITH APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE WITH FLOOD-LEVEL (FL) MARKINGS AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD.

ALL APPLIANCES AND MECHANICAL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO CONSULT PRODUCT INSTALLATION MANUAL PRIOR TO CONSTRUCTION.

ALL WORK SHALL BE IN COMPLIANCE WITH LOCAL BUILDING CODES, CONTRACTOR TO SUBMIT AN BRI (REQUEST FOR INFORMATION) TO THE ARCHITECT FOR CLARIFICATION OF CONSTRUCTION METHODS, DETAILS OR SPECIFICATIONS AS NEEDED.

- EXHAUST FAN WITH HUMIDISTAT. ENERGY STAR RATING. 50 CFM MIN.
- KITCHEN COOKTOP WITH DOWNDRAFT EXHAUST HOOD PER SPECS, MIN. 100 CFM.
- RADIANT FLOORING SYSTEM THROUGHOUT. RE: SPECS, DETAILS.
- FLATLINE RADIANT FLOORING TUBING AND CONTROL SYSTEM BELOW STAIRS. HEATER TO SERVICE BOTH HOUSE AND ADU UNDER APPROVED SEPARATE PERMIT #BP21-301.

14 KEYNOTES MECHANICAL

SHEET TITLE

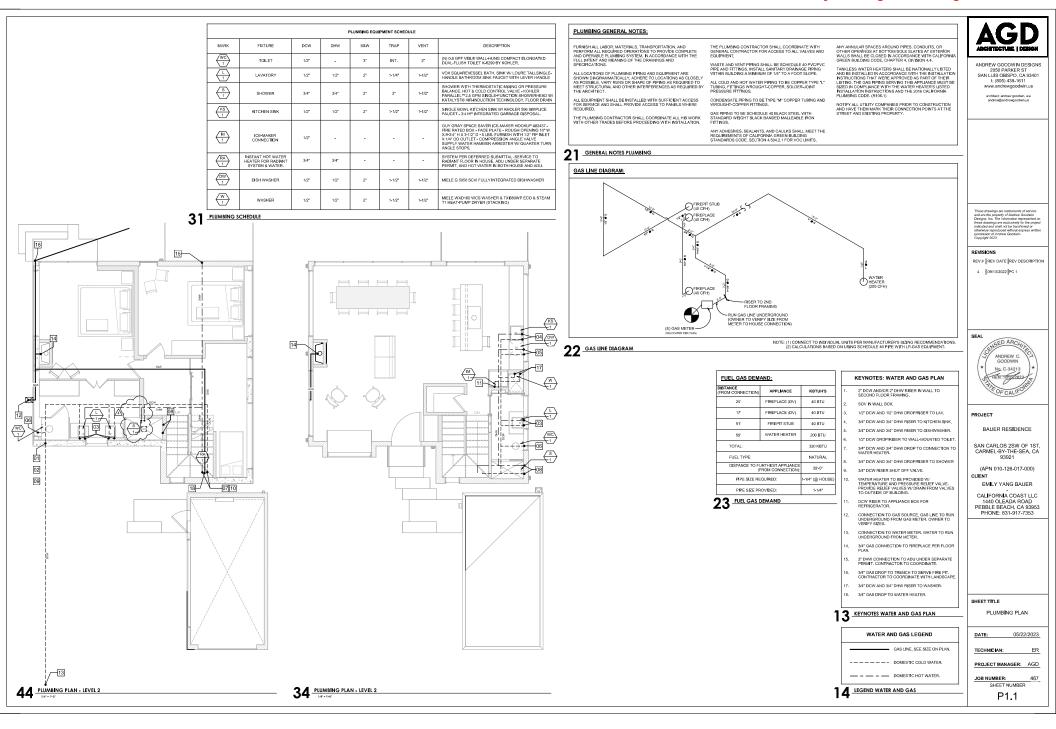
MECHANICAL PLAN

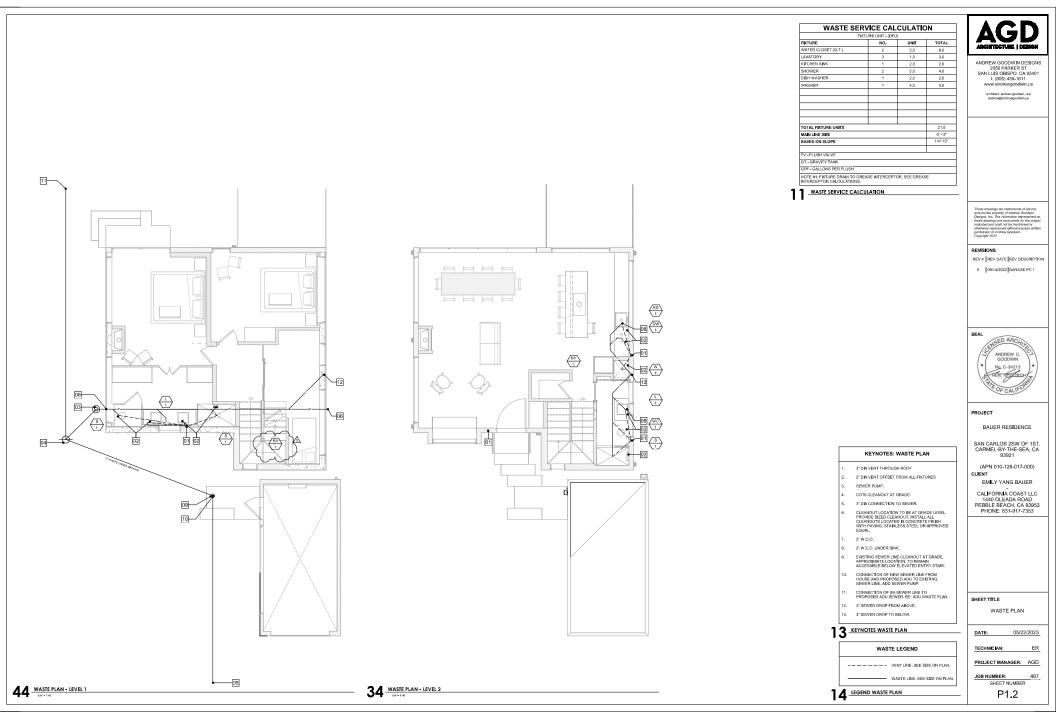
05/22/2023

PROJECT MANAGER: AGD

JOB NUMBER: 467 SHEET NUMBER

M1.1





AND HOLE

-8'x3/4" COPPER CLAD STEEL GROUND ROD

#6 AWG

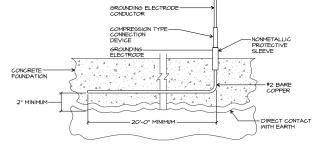
ELEVATION-BONDING

SIGN SUPPORT POST

FOOTING

BOND TO STEEL SUPPORT

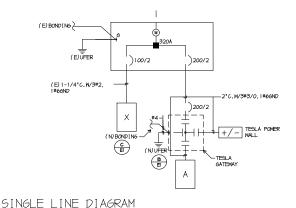
SERVICE: 120/240V 1Φ	3W		MAIN E	KR:	MI	0	_					RUS	3: 20	O.A.					LOC.: GARAGE
ALL CIRCUIT BREAK						_	_		_	_			-						MTG.: SURFACE
REMARKS		LOAD		R	T	M	P	T R	CI	ш	T R	P	R	T	M		LOAD		REMARKS
	ФА	ΦВ	ФС	C	G	S	E	P	R	3	P	E	С	G	S	ФА	ФВ	ФС	
SMALL APPLIANCE					-		1	20	1	2	40	2			1				EV CHARGER
							1	20	3	4	Х	Х							
DISHWASHER				-	$\overline{}$		1	20	5	6	30	2	-						STACKED W/D
DISPOSAL							1	20	7	8	Х	Х							
MICROWAVE				$\overline{}$			1	20	9	10	50	2							INDUCTION COOKTO
REFRIGERATOR							1	20	11	12	X	Х							
SMOKE DETECTORS							1	20	13	14									
LAUNDRY CIRCUIT							1	20	15	16	\neg								
BATHROOM CIRCUIT							1	20	17	18									
							1	20	19	20	\neg								
							1	20	21	22									
GEN LTG							1	20	23	24									
							1	20	25	26	\neg								
							1	20	27	8									
							1	20	29	30	П								
DECK REC							1	20	31	32									
EXT & LTG							1	20	33	34									
GARAGE DOOR							1	20	35	36									
GARAGE CIRCUIT							1	20	37	38									
SPARE							1	20	39	10	П								
							1	20	41	 12									
MPS= SEE ELECTRIC						_	_			Ţ			M RK	_					AMPS SYM





THE GROUNDING SYSTEM SHALL CONSIST OF A "UFER" TYPE 20' LONG OF #2 BARE COPPER CONDUCTOR EMBEDDED ALONG THE BOTTOM OF A CONCRETE FOOTING OR GRADE BEAM THAT IS IN DIRECT CONTACT WITH THE EARTH.

Α



GENERAL NOTES

- 1 VISIT OR SITE AND VERIEY EXISTING CONDITIONS PRIOR TO BID
- THE ELECTRICAL MORK SHALL BE INSTALLED IN ACCORDANCE MITH THE 2019 CALIFORNIA ELECTRICAL CODE MID ALL APPLICABLE LOCAL ORDINANCES, MERCE PLANS CALL FOR A HIGHER STANDARD THAN APPLICABLE CODES, THE PLANS SHALL GOVERN.
- CONDUIT RING ARE SHOWN DIAGRAPMATICALLY, EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD TO SUIT FIELD CONDITIONS.
- CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL HATERIAL AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
- 6. FURNISH DISCONNECT SHITCHES AT REMOTE MOTORS
- ALL SPACES AS INDICATED ON PANELS OR SMITCHBOARDS SHALL BE COMPLETE MITTH HARDWARE AND BUSSING FOR FUTURE BREAKER OR SMITCH.
- CHECK ARCHITECTURAL PLANS FOR DOOR SHINGS BEFORE INSTALLING SHITCH OUTLETS.
- GROUNDING AND BONDING SHALL BE PER CODE PLUS ANY ADDITIONAL PROVISIONS SPECIFIED OR SHOWN ON DRAWINGS.
- 10. ALL CONDUIT RUNS SHALL CONTAIN A CODE SIZED GREEN GROUND NIRE.
- 11. THESE PLANS ARE NOT COMPLETE UNTIL APPROVED BY THE AUTHORITY HAVING LIBERSDICTION
- ALL FEEDER CONDUCTORS SHALL BE IN CONDUIT. BRANCH CIRCUITS MAY BE NON-METALLIC SHEATHED CABLE.
- 13. ALL CONDUCTORS SHALL BE COPPER WITH TYPE THIN/THIN INSULATION.
- COORDINATE WITH SERVING ELECTRICAL UTILITY COMPANY AND MAKE PROVISIONS FOR ELECTRICAL SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
- COORDINATE WITH SERVING TELEPHONE UTILITY COMPANY AND MAKE PROVISIONS FOR TELEPHONE SERVICE ACCORDINGLY, INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
- COORDINATE WITH SERVING CABLE TELEVISION COMPANY AND MAKE PROVISIONS FOR TELEPHONE SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
- IT. ALL PERMITS SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
- 18. ALL 120-VOLT, SINGLE PIMEE, IS AND 20 APPERE BRANCH CIRCUITS SIMPLYING CUTLETS OF EDUCAS, INFOLLED IN PRELIME NATI KNITCHN, PIMEE, ERRORD, SANDONS, ERRORD ROBERT ON ROBE, CLOSETS, MILLIANS, LANDRY MEAG, OF SINILIAR BOOKS OF MEAS SAUL BE PROVIDED THE, A DRAWCHESTER THE, A LISTED SAPELBERTA, MOD THE, A DRAWCHESTER THE, A LISTED SAPELBERTA, MOD PROTECTION CIRCUIT SERVER INSTALLED TO PROVIDE PROTECTION OF THE ERRORD CRIGHT, LOSS COLUMN (17) WHO PROVIDED TO THE CONTROL CRIGHT. LOSS COLUMN (17) WHO PROVIDED TO THE CONTROL CRIGHT. LOSS COLUMN (17) WHO PROVIDED TO THE CONTROL CRIGHT. LOSS COLUMN (17) WHO PROVIDED TO THE CONTROL CRIGHT. LOSS COLUMN (17) WHO PROVIDED TO THE CONTROL CRIGHT. LOSS COLUMN (17) WHO PROVIDED TO THE CONTROL CRIGHT. LOSS COLUMN (17) WHO PROVIDED TO THE CONTROL CRIGHT. LOSS COLUMN (17) WHO PROVIDED TO THE CONTROL CRIGHT. LOSS COLUMN (17) WHO PROVIDED TO THE CONTROL CRIGHT. LOSS COLUMN (17) WHO PROVIDED TO THE CONTROL CRIGHT. LOSS COLUMN (17) WHO PROVIDED TO THE CONTROL CRIGHT. LOSS COLUMN (17) WHO PROVIDED TO THE COL
- 19. AL WHAT LOCKED THE 132-XCT, 19 AND A PAPER EXCEPTALES.

 10. A PRELIA WITH SALE, BLISTON PRESENCE STANK PROCESSOR.

 (EXCEPTIONS (1) RECEPTALE WAR THAN 15-4" MOVE THE TROOP.

 (2) RECEPTALES PAPER OF A LIMITANCE OF METALANCE, (3) A SINKLE RECEPTALE OR A RURLEY RECEPTALE FOR THO MAPI, INVOS. THAT ARE CORP.

 (APPLICATION COMPETTED AS THE CASE OF A LIMITANCE THAT ARE CORP. AND A LIMITANCE AND A LIMITANCE THAT ARE CORP. AND A LIMITANCE THAT A LIMITANCE AND A LI
- SMOKE DETECTORS SHALL BE 120V, PHOTOELECTRIG/ION COMBINATION UNITS NITH BATTERY BACK UP. THEY SHALL BE INTERCONECTED.
- . HALLWAY DETECTORS SHALL BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR. THEY SHALL BE INTERCONNECTED WITH SMOKE DETECTORS.
- LIGHT FIXTURES IN BATHTUB OR SHOWER AREAS SHALL BE MARKED AS "SUITABLE FOR DAMP LOCATIONS," CEC 410, 10.
- NP EXTERIOR RECEPTACLES SHALL HAVE HUBBELL MALSOO EXTRA DUTY COVERS OR EQUAL. ALL RECEPTACLES IN DAMP OR NET LOCATIONS (NP) SHALL BE LISTED MEATHER-RESISTANT TYPE AND BE 6FC1. [CEC 406.4]
- MANUFACTURER'S LITERATURE SHOWING THAT PROPOSED LIGHT FIXTURES ARE HIGH EFFICACY AND CALIFORNIA CERTIFIED 15 TO BE ON SITE AT THE TIME OF FILE INSPECTION. CALIFORNIA EMERGY CODE 150.
- AT LEAST ONE FIXTURE INSTALLED IN GARAGES, CLOSETS, LIAUNDRY ROOMS AND UTILITY ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR PER CALIFORNIA ENERGY CODE 150(1)2.
- AT LEAST ONE LIGHT FIXTURE IN EACH BATHROOM SHALL BE CONTROLLED BY A VACANCY SENSOR PER CALIFORNIA ENERGY CODE 150(K)2.
- 21. THO MINIMAN IT DIAMETER NETALLIC CARDUTTS SHALL BE PROVIDED THAT ORIGINATE AT A REPORT ACCESSION ATTOL LOCATION HITH REQUESTY TO CONTINUE TO THE PROVIDENT ACCESSION ATTOL LOCATION HITM REQUESTY TO THE ELECTRICAL MANUAL PROVIDENT OF CORDIT BINS IN HE ATTOL PROVIDENT CONTINUES AND SHAPE OF CORDIT BINS IN HE ATTOL CARDUTT BINS AND SHAPE OF CORDIT BINS IN HE ATTOL CARDUTT BINS AND SHAPE OF CORDIT BINS IN HE ATTOL CARDUTT BINS AND SHAPE OF CORDIT BINS IN HE ATTOL CARDUTT BINS AND SHAPE OF CORDIT BINS AND SHAPE OF COR
- RECESSED LUMINARIES INSTALLED IN INSULATED CEILINGS SHALL HAVE AN I.G. RATING AND SHALL BE CERTIFIED AS AIR TIGHT.
- 24. LUMINARIES WITH SCREN BASE SOCKETS SHALL NOT BE RECESSED IN A CEILING.
- LUHINARIES WITH SCREN BASE SOCKETS SHALL BE MARKED AS JA8-2014-E COMPLIANT AND SHALL ONLY CONTAIN JA8 COMPLIANT LAMPS.
- 31. ALL JAS COMPLIANT LUMINARIES SHALL BE CONTROLLED BY DIMMERS OR VACANCY SENECES.
- 92. HERE BRIVAL-CIRCUIT HIRIN IS NOTHED. REPLACE OR DITEMED IN ARRES GENETIED IN GC. DI (2A). THE REWIND CIRCUIT WHILE IE. PROTECTED BY EITHER A LISTED CORBINATION—THE ARCI LOCATED AT THE ROGISIN OF THE BRAVEL (CIRCUIT OR A LISTED OUTLET BRAVEL CIRCUIT TO APCI. LOCATED AT THE FIRST RECEPTACLE OF THE EXISTING BRAVEL CIRCUIT (2B: 210.1201).
- 33, ALL KITCHEN COUNTERTOP RECEPTACLES ARE TO BE OFCI PROTECTED, RECEPTACLES HITHIN 6 FEET FROM THE TOP INSIDE EDGE OF THE SONL OF THE SINK, RECEPTACLES HITHIN 6 FEET OF THE OUTSIDE EDGE OF ANY BATHLIB OR SHOWER STALL, AND RECEPTACLES IN LAMBRY AREAS ARE TO BE OFCI PROTECTED. (CEC. 20.0.6).

SYMBOLS

CONDUIT EXISTING CONDUIT CONCEALED IN WALL OR CELLING

CONDUIT CONCEALED UNDER FLOOR OR DELOW GRADE CONDUIT STUDBED OUT AND CAPPED

CONDUIT TURNED UP

CONDUIT TURNED DOWN ----HATCH MARKS INDICATE NO. OF #IL WIRES IN CODE SIZED CONDUIT (9) MAX. IN 1/2" C., (5) MAX. IN 9/4" C., (6) MAX. IN 1"C., NO MARKS = 2#12

HOME RUN: LETTER INDICATES PANEL, NUMBER(S) INDICATES CIRCUIT(S). SAWCUT

GRAIND CONNECTION

_

åa

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A 100

(FC)

#

EH

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 \boxtimes

 S^2

DISTRIBUTION SWITCHBOARD OR PANEL

PANEL BRANCH CIRCUIT TYPE SURFACE AND BUISH SIGNAL TERMINAL CADINET, SURFACE & FLUSH

LINEAR SURFACE FIXTURE

QUILET DATA: BAR INDICATES WALL MAINT, LETTER INDICATES SWITCH CONTROL, NO. INDICATES CIRCUIT. SURFACE FIXTURE ON FLUSH OUTLET.

RECESSED FIXTURE WITH JUNCTION BOX FOR THRU WIRING EXIT LIGHT WITH ARROWS AS SHOWN ON PLANS, WALL AND

LOW LEVEL EXIT SIGN, +6" AFT, +4" FROM DOOR JAME LIGHT FIXTURE DESIGNATION, LETTER INDICATES TYPE, NO. INDICATES WATTAGE. SEE FIXTURE SCHEDULE.

MECHANICAL EQUIPMENT DESIGNATION. SEE MECHANICAL DRAWNOG. SPECIAL RECEPTACLE - SEE PLAN

<u></u> METER (M)ŏ FLUSH FLOOR RECEPTAGLE

ĕ RECEPTACLE, DUPLEX, ISA, 125V, NEMA 5-ISR +18" UN.O. -DUPLEX RECEPTACLE MTD. ABOVE BACKSPLASH =

DUPLEX RECEPTAGLE WALOWER HALF SWITCHED → GFI GRAIND FALLT CIRCUIT INTERRUPTING RECEPTAGLE

POUBLE PUPLEX RECEPTAGLE

CELLING RECEPTACLE

RECEPTACLE DUPLEY 2/24 125V NEWA 5-2/2R +15" LIN/2 Ø JUNCTION BOX 4" SQUARE, HI/1" DEEP UNO

THERMOSTAT F.B.O. +48" 12/ MOTOR, NO. INDICATES HORSEPOWER

Ø ŏ DISCONNECT SWITCH, NON-FLISED

PISCANNECT SWITCH FUSED HORSEPOWER RATED OR SIZED AS NOTED

COMPINATION MAGNETIC STARTER WITH DISCONNECT SWITCH AND

MAGNETIC MOTOR STARTER W/OVERLOADS IN EACH PHASE

DIMMER W/INTEGRAL "ON-OFF" SW. D •

PUSHBUTTAN

SMAKE DETECTOR TELEPHONE/COMPUTER/DATA OUTLET, TWO GANG BOX W/I GANG N

COVERPLATE & GROWMETED OPENING +16" UNG

CABLE TV OUTLET +18" UNO. MOTION SENSOR

(R) FXISTING SWITCH SINGLE PALE SWITCH

DOUBLE POLE SWITCH THREE WAY SWITCH

 S_2 SWITCH W/PI OT LT. MANUAL MOTOR STARTER

FACE FIRE ALARM CONTROL PANEL GRAIND FALL ARALL INTERRIPTING

GFI LST MLO w/ C.O. MAIN LUGG ONLY WITH CONDUIT ONLY

W.P. WEATHERPR/A/E F.B.O. U.N.O. FURNISHED BY OTHERS, INSTALL & CONNECT

IN F96 NOTED OTHERWISE N.F.C. NATIONAL ELECTRICAL CODE N.I.C. NOT IN CONTRACT

(E) (N) (RL) EXISTING NEW REMOVE. RELOCATE

S/M U/G SURFACE MOUNT UNDERGRAUND

COLD WATER PIPE CWP AFF ABOVE FINISHED FLOOR

HACR HEATING AND AIR CONDITIONING RATED CIRCUIT BREAKER N.L. NIGHT LIGHT

NOTE: NOT ALL SYMBOLS SHOWN ARE LISED ON THIS PROJECT.

MPE

REVISIONS BY



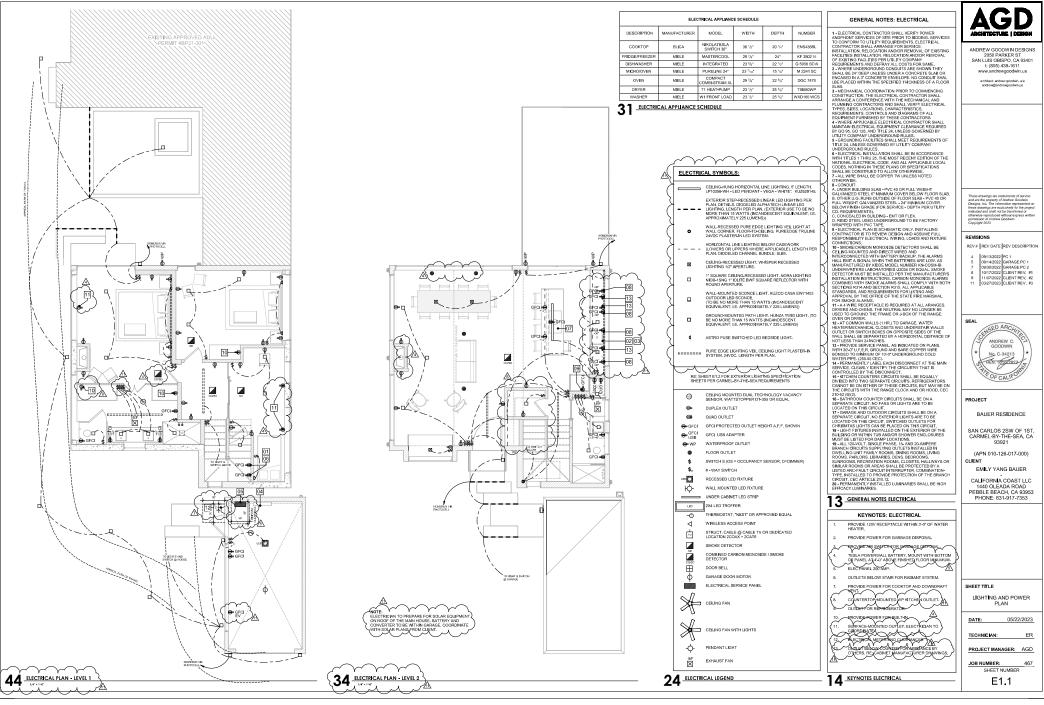


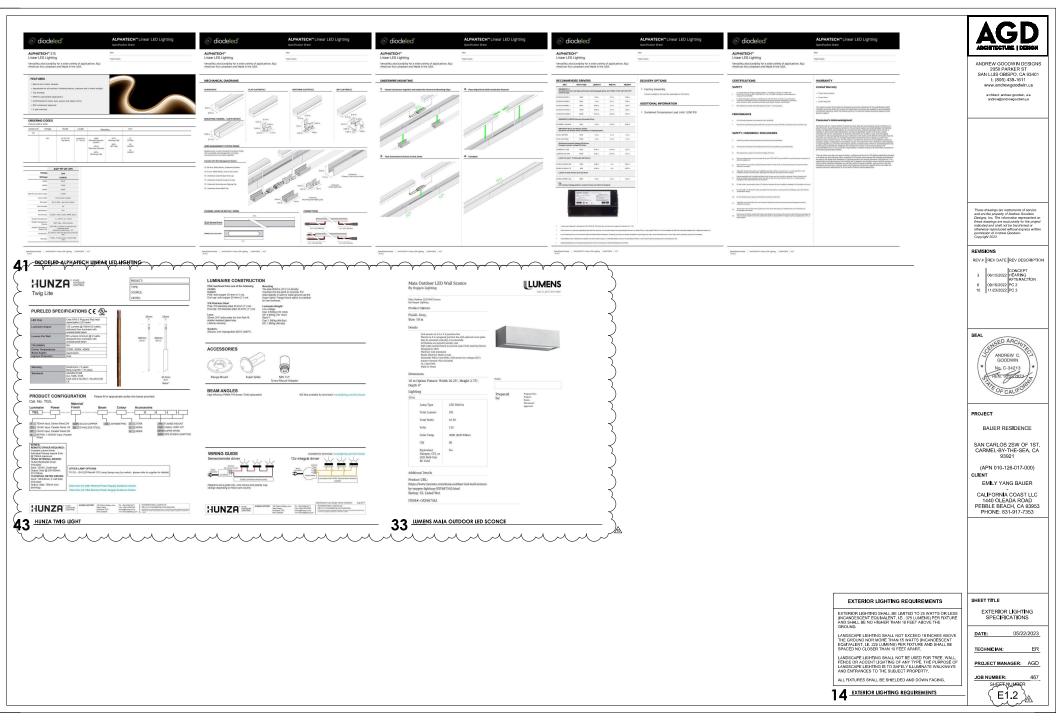


SYMBOL ₽ 肕 ₹ GENERAL

DATE 05/27/2022 SCALE.

E-1.0





WOOD NOTES:

- EXPOSED PLYWOOD SHEATHING @ ROOF OVERHANG SHALL HAVE AN EXPOSURE RATING PER THE 2019 C.B.C.
- 2. FOR FASTENING (NAILING) SCHEDULE REFER TO DETAIL B/S-3*
- 3. ALL [N] HEADERS TO BE D.F. #1 OR BETTER, (U.O.N. IN STRUCT, DWGS.)
- 4. STRAP ALL BEAMS TO TOP PLATE, (U.O.N. OR DETAILED IN STRUCT. DWGS.)
- 5. ALL RAFTERS AND/OR CEILING JOISTS TO BE D.F. #2 OR BETTER, (U.O.N. IN STRUCT. DWGS.)
- 6. ALL (N) EXTERIOR AND BEARING WALLS TO BE 2x6 D.F. NO. 2 STUDS @ 16" O.C., (U.O.N.)
- 7. SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH W. THE SURFACE OF THE SHEATHING, PER 2019 C.B.C.
- 8. JOISTS SHALL BE SUPPORTED LATERALLY @ ENDS & @ EACH SUPPORT BY SOLID BUKG, EXCEPT WHERE THE ENDS OF THE JOISTS ARE MAJED TO A HEADER, BAND OR BIM JOIST OR TO A ADJOINING STUD OR OTHER MEANS, SOLID BUKG, SHALL NOT BE LESS THAN 2" IN THICKNESS AND THE PULL DEPTH OF THE JOIST, PER 2019 CLBC.
- ROOF SHEATHING, WOOD STRUCTURAL PANELS AND LUMBER TO BE PER THE PERTINENT SECTIONS OF THE 2019 C.B.C.
- ALL BOLT HOLES IN WOOD SHALL BE 1/32/Ø OVERSIZED
 RETIGHTEN ALL BOLTS PRIOR TO APPLICATION OF WALL SHEATHING &/OR GYP-BD. WALL FINISHES, (ETC.)
- 12. PRE-DRILL NAIL HOLES WHERE WOOD TENDS TO SPUT
- 13. SPACE ALL BOLTS IN WOOD (4) DIAMETERS MIN. W/ (7) DIAMETERS MIN. END DISTANCE. (U.O.N.) 14. ALL BTM. PLATES (MUDSILLS) SHALL BE REDWOOD, OR PRESSURE TREATED HEM FIR, (U.O.N.)
- 15. ALL GRADE MARKS (&/OR STAMPS) ON FRAMING LUMBER & PLYWOOD TO BE LEGIBLE
- ALL WOOD POSTS SHALL HAVE SIMPSON (OR EQ.) PC POST CAPS AND PB' OR BC POST BASES AS LICABLE, UNLESS HEAVIER CONNECTIONS ARE SHOWN, (SEE STRUCT, DWGS.)
- IF APPLICABLEL GRADE OF ALL GLU-LAW, BEAMS TO BE 24F-V4 (U.O.N.) W/ STD, CAMBE (SEE STRUCT, DWGS, GULLIAN, W. SALAMER, SEE STRUCT, DWGS, GULLIAN, W. STID, CAMBER, SEE STRUCT, DWGS, GULLIAN, MANUFACTURES CRIFTCATION MUST PROPERLY IDENTIFY THE LOCATION AND SPECIFIC 30B, SAID CERTIFICATION TO BE PROMDED PRIOR TO CALL FOR FRAMING MSPECTION.
- 18. FOR STANDARD TRUS JOIST "LIF NAILING CONNECTIONS REFER TO "DESIGN INFORMATION FOR ALL JOISTS, RIM BOARD INSTALLATION, AND FLOOR DETAILS" PER TRUS JOIST WEYERHAEUSER FACTIONY PURISHED SPECIFIES GUIDE

CGBSC BMP'S:

PER CGRSC SECTION 5-410.4, IMPROVEMENTS THAT DISTURBLESS THAN ONE ACCE. CONTRACTOR OF RECORD WILL IMPLEMENT, TO THE BEST OF ITS ABILITY, THE BMPS LIST BELOW FOR THE PROJECT, LOCATED IN CANALL CA, 93921, REFERENCE CRE 2019 SECTION 5-106-1.2 BEST MANAGEMENT PROVINCES IMPLY.

PREVENT THE LOSS OF SOIL THROUGH WIND OR WATER FROSION BY INFLEMENTING AN EFFECTIVE COMBINATION OF BROGION AND SEMIMENT CONTROLLAND GOOD HOUSEKEEPING BURS. SOIL LOSS BURST THAT SHOULD BE CONSIDERED FOR IMPLEMENTATION AS APPROPRIATE FOR EACH PROJECT INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

SCHEDULING CONSTRUCTION ACTIVITY DURING DRY WEATHER, WHEN POSSIBLE. PRESERVATION OF NATURAL FEATURES, VEGETATION, SOIL, AND BUFFERS AROUND SURFACE

WATERSTRANGER OF STREET OF CONTROL STORMANTER FLOW.
MULCIPHIC OR PHORESCENDED TO STABLEZ DETURBED SOILS.
PROSING CONTROL TO PROTECT SOILS.
PROTECTION OF STORM DOMA NETS (DAMAS TANDES OR CONTROL BASIN INSERTS).
PROVINCE TO STORMANT MANUAL TO SOILS.
PROVINCE TO STORMANT MANUAL TO SOILS.
PROVINCE TO STORMANT MANUAL TO STORMANT TO STORMAN SEDIMENT TRAP OR SEDIMENT BASIN TO RETAIN SEDIMENT ON SITE. STABILIZED CONSTRUCTION EXITS.

WIND EROSION CONTROL.
OTHER SOIL LOSS BMPS ACCEPTABLE TO THE ENFORCING AGENCY.

2) GOOD HOUSEKEEPING BMPS TO MANAGE CONSTRUCTION EQUIPMENT, MATERIAL NON-STORMWATER DISCHARGES, AND WASTES THAT SHOULD BE CONSIDERED FOR IMPLEMENTATION AS APPROPRIATE FOR EACH PROJECT INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

DEWATERING ACTIVITES.

MATERIA HANDING AND WASTE MANAGEMENT.

BALBRING MAREPAS STOCKEL BANAGEMENT.

BALBRING MAREPAS STOCKEL BANAGEMENT.

CONTROL OF WHICLE/SOURMENT FLERING TO CONTRACTORS STACING AREA.

WHICLE AND EQUIPMENT CLERING PERFORMED OF SITE.

SILL PREVENTION AND CONTROL.

FOR THIS STACING BANAGEMENT BALBRING TO THE PROVICING AGENCY.

CONTRACTORS STATEMENT OF RESPONSIBILITY:

I. THE DESIGNABULD CONTRACTORS SHALL BE FULLY AND SCIETY RESPONSIBLE AND LIRBLE FOR ALL DESCAL, PROMERENDE, AND CONSTRUCTION FOR HIGHER PHASE OF THE WORK AS INJUICATIO ON SERVICE AND ADMINISTRATION OF THE SERVICE OF THE SERVICE SERVICE AND ADMINISTRATION OF THE PROJECT EACH CONTRACTOR HAS DIRECTLY AND INDIRECTLY ASSUMED FULL RESPONSIBILITY FOR THE DESCAL ENGINEERING AND CONTRACTOR WHITE ALL APPLICABLE CODES AND OFFICIAL SERVICE AND THE COMMERCIAS AND COMMUNICE WITH ALL APPLICABLE CODES AND OFFICIAL SERVICE AND THE REQUIREMENTS OF THE OWNER AND OFFI THEM.

CONTRACTOR SHALLBE RESPONSIBLE FOR OBTAINING AND PAYING FOR THE COST OF ALL
INSPECTIONS AND TESTS INDICATED ON THE FLARS AND SPECIFICATIONS, RECOMMENDED BY THE
SOIDS ERFORT ANDON REQUIRED BY THAY GOVERNMENT AGENCY.
 CONTRACTOR SHALL PROVIDE PROTECTION AS INCESSARY FOR CITY AND LOCAL, CODE REQUIRED. REST. CONTRACTOR SHALL
ROUGHE PER ENTINGUISHES, AND AND REQUIRED SHANCE AD INSPECTED BY THE LOCAL FIRE

3. If IS THE CONTRACTORS RESPONSIBILITY TO VERBY ALL FIELD MEASUREMENTS AND CONDITIONS FOR CONFORMANCE WITH THE PLANS SHOULD THE CONTRACTOR FIND ANY ERRORS, OMISSIONS O DECREPANCES IN THE PLANS WITH RESPONS OF THE PRANS OF THE PLANS THE PROCES, OMISSIONS OR OCHE PRANS OF THE PLANS THE PROCES, OMISSIONS OR DECREPANCES SHALL BE REQUEST ON THE ATTENTION OF THE PROCEST ACCRETISE. THE CONTRACTOR AND MICHIETE SHALL BE ROUGHT AND CONDITIONS OF THE MICHIETE SHALL BE CONTRACTOR OF THE MICHIETE SHALL BE CONTRACTOR OF THE MICHIETE SHALL PROCESS. OMISSIONS AND DECREPANCES REFORE COMMENCING THAT PROTECTION OF THE WORK. DIPARSIPLE COVERN OF THE MICHIETE SHALL PROMISED AND DECREPANCES ALL CHANGES TO THE PRANS SHALL REQUIRE THE APPROVANCE OF THE OWNER.

CONCRETE NOTES:

- ALL MOULDS, ORNAMENTS, GROOVES, ETC. SHOWN ON THE ARCHITECTURAL/STRUCTURAL DRAWINGS SHALL BE PROVIDED FOR IN THE FORMWORK BEFORE THE CONCRETE IS POURED
- ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS, AND OTHER EMBEDS SHALL BE IN PLACE AND WELL SECURED TO FORMWORK PRIOR TO THE POURING OF ANY CONCRETE
- 3. SIDES OF FOOTINGS MAY BE POURED AGAINST STABLE EARTH
- 4 THE QUALITY AND DESIGN OF CONCRETE SHALL BE IN ACCORDANCE W/ THE CALIFORNIA BUILDING CODE (CBC) 2019 ED., EXCEPT ITEMS NOT SPECIFICALLY COVERED THEREIN SHALL ALSO CONFORM W/ACI 318
- 5. ALL REINFORCING SHALL BE NEW STOCK DEFORMED BARS CONFORMING TO ASTM A-615:

 - A.) #5 BARS AND SMALLER GRADE 40
 B) #6 BARS AND LARGER GRADE 60
 COLLOUAN SPRALS, IF USED SHALL CONYOUN TO STANDARD SPECHCATION FOR COLLORAWN STEEL FOR CONCERE BEINFORCEMENT ASTA ARE VITE A MIN. PRELO STRENGTH FOR 70,000 SET, FRISHCATTON SPILL CONFORM TO ACIJ WANUAL
 - OF STANDARD PRACTICE

 D.) SEPARATE BARS 1-1/2 DIAMETERS CLEAR OR 1-1/2* CLEAR, WHICHEVER IS LARGER
- 6. SPLICES FOR REINFORCING STEEL SHALL BE CLASS BY AS DEFINED BY THE CBC, AND THE ACL CODES UNIESS SPECHICALLY SHOWN OTHERWISE. THE LENGTH OF LAP SHALL BE BASED ON GRADE 60 STEEL AND THE CONCRETE STEWNISH SHOWN BELLOW
- 7. FIELD SPLICES NOT ORIGINALLY SHOWN ON SHOP DRAWINGS WILL BE PERMITTED ONLY WITH APPROVAL FROM THE ARCHITECT (OR THE ENGINEER OF RECORD), SUCH SPILCES SHALL BE MADE WITH FULL PENETRATION BUTT WELDING UNLESS OTHERWISE NOTED 8 JORD DETAILED IN THE CONSTRUCTION DOCUMENTS
- ALL WELDING OF REINFORCING STEEL SHALL BE WITH LOW HYDROGEN ELECTRODES, JUNIESS OTHERWISE NOTED.
- 9. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

CAST AGAINST EARTH (EXCEPT SLABS ON GRADE)	3"
SLABS ON GRADE	1-X2
EXPOSED TO EARTH OR WEATHER:	
#5 BARS AND SMALLER	1.22
#6 BARS AND LARGER	2"
NOT EXPOSED TO WEATHER OR IN CONTACT	
WITH GROUND:	
SLABS, WALLS, JOISTS:	
#11 BARS AND SMALLER	X.
#14 AND #18 BARS	1-K.
BEAMS, GIRDERS, COLUMNS:	
PRINCIPAL REINFORCING, TIES,	
STIRRUPS, OR SPIRALS	1.75
SHELLS AND FOLDED PLATE MEMBERS:	
#5 BARS AND SMALLER	X.
WA RADS AND LARGER	329

MASONRY NOTES:

 ALL MASONRY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ACL 530.
 MASONRY COMPRESSIVE STRENGTH, Pm., SHALL BE 1500 PSI U.N.O. AND SHALL BE VERIFIED BY THE PRISM TEST METHOD OUTLINED IN CBC 2105.2.2.2. AS A MINIMUM, 28 DAY COMPRESSIVE STRENGTHS OF INDIMINIAL COMPONENTS I. A. RECCY. GROUT AND MORTARI SHALL BE AS NOTED BELOW. REATER STRENGTHS SHALL BE USED AS REQUIRED FOR COMBINED SYSTEM TO ACHIEVE SPECIFIED VALUE OF Pm. MIN. BLOCK STRENGTH SPECIFIED IS ON NET AREA.

3. STRUCTURAL MASONRY SHALL BE HOLLOW, MEDIUM WEIGHT (1.1.5 PCF), LOAD-BEARING CONCRETE MASONRY UNITS CONFORMING TO ASTM C90. BLOCK TEST DATA BY A CERTIFIED LABORATORY SHALL BE SUBMITTED FOR REVIEW. ALL BLOCKS SHALL BE PLACED IN RUNNING BOND CONSTRUCTION U.N.O. WITH ALL VERTICAL CELLS IN ALIGNMENT.

4.GROUT SHALL CONFORM TO REQUIREMENTS OF CBC 2103.13. USE SUFFICIENT WATER FOR GROUT TO FLOW INTO ALL JOINTS OF THE MASONRY WITHOUT SEGREGATION. FLY ASH IS NOT PERMITTED IN GROUT. ONLY SOLID GROUT CELLS WITH REINFORCING UNLESS REQUIREMENT TO SOLID GROUT ENTIRE WALL IS SPECIFICALLY NOTED ON PLANS OR SCHEDULE. HOLD GROUT DOWN 1-1/2" BELOW TOP OF BLOCK AT GROUT LIFT JOINTS.

5 MORTAR MIX SHALL CONFORM TO REQUIREMENTS OF CBC 2103.9. SEE TABLE ABOVE FOR MORTAR

6 GROUT AND MORTAR MIXES SHALL BE DESIGNED BY A CERTIFIED LABORATORY, STAMPED BY AN APPROPRIATELY LICENSED SPECIALTY ENGINEER, AND APPROVED BY THE ENGINEER OF RECORD. MIX DESIGNS SHALL INCLUDE THE PROJECT NAME AND INDICATE THEIR USE WITHIN THE STRUCTURE.

7. LAP REINFORCING BARS PER TYPICAL REBAR LAP SCHEDULE (MASONRY) U.N.O.

8 PRINCOPOLING SHALL BE SECURED IN ITS PROPER POSITION WITHIN THE CELL TO PREVENT LATERAL DISPLACEMENT PRIOR TO GROUTING BY WIRE POSITIONERS OR OTHER SUITABLE DEVICES AT INTERVALS NOT EXCEEDING 10'-0" a.c. MAX.

9. WALL VERT, REINF., U.N.O. ON PLANS OR DETAILS, SHALL BE #4 BAR VERT, FULL HEIGHT IN CENTER OF GROUTED CELL AT ALL WALL INTERSECTIONS, CORNERS, WALL ENDS, JAMBS AT WALL OPENINGS, AND AT EACH SIDE OF CONTROL JOINTS. REFER TO PLAN FOR TYPICAL WALL VERT, REINF, SIZE AND SPACING. DOWELAULVERT REINE TO FOUNDATION WITH DOWELS TO MATCH AND LAPIVERT REINE

10.WALL HORIZ, REINF., U.N.O. ON PLANS OR DETAILS, SHALL BE (2) #4 BARS IN CENTER OF 32" DEE (MIN.) CONTINUOUS GROUTED BOND BEAM AT ELEVATED FLOOR AND ROOF LINES AND SINGLE #4 BAR IN CENTER OF 16" DEEP CONTINUOUS GROUTED BOND BEAM AT TOP OF PARAPET OR FREE STANDING WALL AND AT INTERVALS NOT TO EXCEED 48° O.C. PLACE BARS AT ELEVATED FLOOR AND ROOF LINES CONTINUOUS THROUGH CONTROLLOINTS. PROVIDE BENT BARS PER TYPICAL DETAILS TO MATCH AND LAP HORIZ. BOND BEAM REINE, AT CORNERS AND WALL INTERSECTIONS TO MAINTAIN BOND REAM CONTINUITY. USE BOND REAM UNITS AT HORIZ. REINE.

11. LINTEL, WHERE NOT NOTED ON PLANS, SHALL HAVE A MIN. OF (2) #5 CONTINUOUS HORIZ. BARS IN BOTTOM OF BOND BEAM OR LINTEL BLOCK AND SHALL BE GROUTED SOUD TO A MIN. DEPTH OF 24°. SILIS SHALL BE REINFORCED WITH SINGLE #5 BAR IN BOND BEAM BLOCK GROUTED SOUD TO MIN. DEPTH OF 8". ALL LINTEL OR SILL REINF. AND GROUT SHALL EXTEND 2"0" MIN. PAST JAMBS U.N.O.

12 FIECT. AND PLUMBING PENETRATIONS THRU MASONRY SHALL COMPLY WITH THE FOLLOWING:

- DO NOT CUT ANY REINF. THAT MAY INTERFERE WITH PENETRATIONS. INSTALL ANY SLEEVES REQUIRED BY MECH., ELECT., OR PLUMBING PRIOR TO GROUTING
- PENETRATIONS SHALL NOT BE CORED OR CUT INTO MASONRY WITHOUT PRIOR WRITTEN
- 3. PENETRATIONS THRU LINTELS, PILASTERS, AND JAMBS ARE PERMITTED ONLY WHERE SPECIFICALLY
- 4. CONDUIT AND PIPING PARALLEL TO PLANE OF WALL SHALL NOT BE EMBEDDED IN WALL U.N.O.

- 10. BUILDING SLAB CONCRETE SHALL HAVE A MINIMUM ULTIMATE I. BULDING SUP CONCRETE SHALL HAVE A ANNIHAIM ALTHANE
 COMPRESANT SHORLOW IN TWINTFULL TO BE DON'T OF COMPRESANT SHORLOW IN THE SHALL BE DON'T BE DELIGIOUS. SPECIAL
 COMPRESANT SHORLOW IN THE SHALL BE DELIGIOUS. IN THE SHALL BE ALSO
 CHIEFWIS NOTED. THE GUARTH AND DESIGN OF CONCRETE SHALL BE N. ACCORDANCE
 WITH HE STORLOW IT THIS MAY DESIGN OF CONCRETE SHALL BE N. ACCORDANCE
 WITH ACID SHALL BE N. ACCORDANCE ON CONCRETE BY DO SE 5.172 SACCIMIC THE MANHAIM SLUMP
 SHALL BE HER DELICISES (** 1-1)—3.3 AGREGICANT MAY DESIGN OF SEQUIPMED.
- 11. BUILDING STRUCTURAL WALL CONCRETE SHALL HAVE A MINMUM ULTIMATE CONVERSING STRENGTH IN TOWNTHIGHT (28) DAYS OF 4000 FIG PROCIAL PRESCRIPTORS E REQUIRED FOR CONCRETE STRUCTURED, MIN, UNLESS OF DEVENTA FOR CONCRETE STRUCTURED, MIN, UNLESS OF DEVENTA FOR CONCRETE SHALL BE IN ACCORDINATE WITH THE YEAR, DECRET TIEMS NOT SPECIFICALLY COVERED HEREIN SHALL ADS CONFORM WHITH ACT SITS SURFACE OFFICIAL STRUCTURED FOR THE ADDRESS OF THE MINE STRUCTURED FOR THE STRUCTURED FOR THE MINE STRUCT
- 12. ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A-307. (TYP., U.O.N.) REFER TO SHOP DWGS, FOR ERECTION NOTES COVERING INSTALLATION REQUIREMENTS OF THE ANCHOR BOLTS DIAMETER, & TYPICAL STAND-OFF FROM THE FIN. FUR ELEV.
- 12. ALL CONCRETE SHALL HAVE A STEEL TROWEL FINSH WITH A CURE SEAL HARDENING COMPOUND. APRIED IMMEDIATELY AFFER THE RINGH OPERATION IS COMPLETE, IF AND WHERE APPLICABLE, THE CONTRACTOR SHALL HELD WERFY UV OWNER ON PROMISION FROM THE APPLICABLE OF THE OWNER OF PROMISIONS AND APPLICABLE OF THE OWNER OF PROMISIONS OF THE OWNER OF PREMISE OF THE OWNER OWNER OWNERS OF THE OWNER OWNERS OF THE OWNERS OWNERS OF THE OWNERS OWNERS OF THE OWNERS OWNER
- 13. ALL WORK SHALL CONFORM TO THE CALIFORNIA BUILDING CODE (CBC), 2019 ED., AND THE LATEST EDITION OF THE ACI STANDARDS
- 14. THE EXISTING UPPER SK INCHES (0°-6°) OF SUB-GRADE AND ALL FILL UNDER THE BUILDING SLAB IS TO HAVE 90% RELATIVE COMPACTION, (R.C.), INCLUDING BOTTOM OF FOOTINGS, AS PER ASTM 0-1557 TEST METHOD
- 15. ALL BUILDING FOOTINGS ARE TO BE INTO UNDISTURBED SOIL, OR TESTED AND APPROVED
- 16. [CAUTION] THE FOUNDATION IS NOT DESIGNED FOR EXPANSIVE SOILS. THE FOUNDATION DESIGN FOR EXPANSIVE SOILS IS THE RESPONSIBILITY OF THE GEOTECHNICAL ENGINEER, IF APPLICABLE, MASSED ON ACTUAL FIELD CONDITIONS. THE BUILDECYCOMTRACTOR TAKES SOLE RESPONSIBILITY FOR ANY COORDINATION REGARDING THE BUILDING PAD DESIGN.

GENERAL NOTES:

1) EACH SURCONTRACTOR SHALL MIST THE SITE AND INSPECT THE PREMISES TO BE IMPROVED AND SHALL VERIFY THE WORK TO BE DONE, THE BISTING CONDITIONS, AND SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY AND ALL DISSEPRIANCIES SINGER TO SUBJECTIVE OF SURVEY TO STATEMEN OF ANY WORK. CHEEVEL CONTRACTOR SHALL NOTIFY THE COWNER OF ANY AND ALL DISCREPANCES PRIOR TO SUBJECTIVE OF DAYS DAYS STATEMEN.

2) ALL WORK SHALL BE DONE IN THE BEST WORKMANLIKE MANNER AND MUST BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF ALL LOCAL GOVERNING AGENCIES, FURTHERMORE, ALL WORK SHALL MEET WITH THE APPROVAL OF THE OWNER.

3) A JOB CARD IS REQUIRED TO BE VISIBLE FROM THE STREET, IT IS UNDERSTOOD THAT IF NO JOB CARD IS OBSERVED NO INSPECTION WILL TAKE PLACE.

4) FACH CHARACTER SHALL BE NOT LESS THAN 4 INCHESC 02 MM) HIGH WITH A MINIMUM STROKE 4] EACH OF 19/ADCE SHALL BE NOT LESS THROUGH A HIGHESTICE MAN HIGH WITH A MINIMAIN STOW MINIMAIN PROBLEM THE CONTROL OF THE COORD OF TH

5) ALL FUTURE TENANTS ARE REQUIRED TO HAVE PLANS SUBMITTED FOR REVIEW AND APPROVAL AND BUILDING PERMITS PRIOR TO START OF CONSTRUCTION FOR ANY IMPROVEMENTS.

6) THIS PERMIT DOES NOT INCLUDE ANY HIGH PILE STORAGE OR RACK STORAGE OVER 6 FEET HIGH. ANY SUCH PROPOSED STORAGE WILL REQUIRE PLANS SUBMITTED FOR REVIEW AND APPROVAL AND ISSUANCE OF FERMITS, (2019 OF C CHAPIER S.).

7) ALL MATERIALS. FOLIPMENT AND SYSTEMS CALLED FOR ON PLANS AND IN THESE SPECIFICATIONS. SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S LATEST SPECIFICATION

8) CONTRACTORS SHALL MAINTAIN THE PREMISES IN A CLEAN AND ORDERLY CONDITION AT ALL TIMES AND SHALL REMOVE ALL UNUSED MATERIALS AND DEBRIS, AND LEAVE PREMISES IN A CLEAN

9) ANY SUBSTITUTIONS TO THE MATERIALS AND/OR EQUIPMENT SPECIFIED MUST BE APPROVED BY THE OWNER, CONTRACTOR SPAIL SUBMIT REQUEST FOR SUBSTITUTIONS AT THE TIME OF BID SUBMISSION, PROD, TO STATE OF CONSTRUCTION, THE GENERAL CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS AND SPECIFICATIONS.

10) ANY DISCREPANCIES OR ERRORS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT FOR CORRECTIONS BETOR: THE WORK EMPLITED THERED IS BLODGE OF SECURIES. THE VOICE SHALL DO THE ARCHITECT FOR CORRESPONDING AND ARCHITECTURE SHALL DRIVE TO RAIN FEMALES OR NOTICES. ALL TISTING AND INSECTION SHAREDES SHALL DRIVE SHALL DRIVE TO RAIN FEMALES OR NOTICES. ALL TISTING AND INSECTION SHAREDES SHALL DRIVE SHALL D

111 SANITARY TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION. (2019 CBC 3305.1)

12] PORTABLE FIRE EXTINGUISHERS SHALL COMPLY WITH (2019 CBC 906 AND THE 2019 CFC 906).

13) REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGED ENGINEER PRIOR TO OCCUPANCY

14) ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA

STRUCTURAL SUBMITTALS / SHOP DWGS:

TITHE FOLLOWING SUBMITTALS MUST BE SUBMITTED FOR REMEW TO THE E.O.R.

- FOUNDATION / SLAB CONCRETE WIX DESIGN MASONRY GROUT MIX DESIGN
- 2) SUBMITTALS NOT INCLUDED IN THE ABOVE UST WILL BE RETURNED TO THE CONTRACTOR WITHOUT NEVIEW

STRUCTURAL OBSERVATIONS:

1) PERIODIC STRUCTURAL OBSERVATION MILL BE PROVIDED BY TOWNSYND ARCHITECTURAL GROUP, PER THE CALIFORINA BYILDING CODE AND ALL APPLICABLE ARENDMENTS, FOR THE WORK NDICATED BEIOW, CONTRACTOR SHALL NOTHEY ENGINEER 48 HOUS BEFORE REQUIRED OBSERVATIONS, DRIVIQUENT MOTHECATION MAY REQUIRE DESCRIPTION OF COVERNO MATERIAL TO FACILITATE OBSERVATION.

STRUCTURAL OBSERVATIONS NOT REQUIRED FOR CURRENT SCOPE OF WORK.

2. STRUCTURAL OBSERVATIONS PERFORMED BY AGD CONSIST OF THE VISUAL OBSERVATION OF THE MAJOR ELEMENTS
AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SEGNATION STATES AND THE CONFERED
STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURE DISSENTION DOES NOT WAINE THE REQUIREMENT/RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE SPECIAL INSPECTOR

3.THE ENGINEER OF RECORD SHALL DEVELOP ALL CHANGES RELATING TO THE STRUCTURAL SYSTEMS. THE BUILDING DEPARTMENT SHALL REVIEW AND APPROVE ALL CHANGES TO THE APPROVED PLANS AND SPECIFICATIONS

4. THE ENGINEER RESPONSIBLE OR THE DESIGN-BUILD ITEMS SHALL ALSO BE RESPONSIBLE FOR PROVIDING STRUCTURAL OBSERVATION OF SUCH ITEMS

FOUNDATION NOTES:

- THE GEOTECHNICAL INVESTIGATION REPORT AND ITS RECOMMENDATIONS SHALL BE FOLLOWED AND SHALL BE CONSIDERED WHINDUM REQUIREMENTS UNLESS MORE STRINGENT REQUIREMENTS ARE PRESENTED IN THE CONSTRUCTION DOCUMENTS
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERFINNING, AND PROTECTION OF EXISTING CONSTRUCTION
- CONTRACTOR SHALL PROVIDE DE WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER OR SEEPAGE. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO
- 4. EXCAVATION AND COMPACTING IF REQUIRED SHALL BE APPROVED BY DSA AND THE GEOTECHNIC ENGINEER PRIOR TO PLACING THE CONCRETE AND REINFORCING. THE GEOTECHNICAL ENGINEER SHALL SUBMIT LETTER OF COMPLIANCE TO THE OWNERS REPRESENTATIVE
- SURVIVE CETTER OF CONTINUES OF OTHER CHIEFS DEPOSITION FOR THE REPORT REPORT OF THE RE PERMITS, AND INSTALIATION OF SUCH BRACING
- 6. FOOTINGS SHALL BE PLACED AND ESTIMATED ACCORDING TO DEPTHS SHOWN ON DRAWINGS, SHOLL SOIL ENCOUNTRED AT THESE DEPTHS NOT BE APPROVED BY THE FOUNDATION ENGINERE, FOOTING ELEVATIONS SHALL BE ATTERED AS REQUIRED.
- FOOTING BACKFLL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS IN ACCORDANCE WITH SCIL REPORT. FLOODING IS NOT PERMITTED
- B. LOCATE AND PROTECT DISTING UTILITIES TO REWAIN DURING AND/OR AFTER CONSTRUCTION
- 9. ALL ABANDONED FOOTINGS, UTILITIES, ECT THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE
- ALL EARTHWORK SHALL BE DONE IN ACCORDANCE WITH SOILS REPORT RECOMMENDATIONS PREPARED LANDSET ENGINEERS, FILE NUMBER 2534-01



BAUER RESIDENCE CARMEL, CA

RAWN BY: LO S. BY: "LA. OT DATE: 7-21-

REVISION

CIFIED, REPRODUCED, OR CHANGED IN AN NNER, NOR BE ASSIGNED TO A THIRD PAR WITHOUT OBTAINING PRIOR EXPRESS VRITTEN CONSENT. THESE PLANS AND THE



STRUCTURAL

NOTES

STRUCTURAL STEEL & MISC. METAL NOTES:

- 1. ALL STRUCTURAL STEEL AND MISC. METALS SHALL CONFORM TO ASTM A-36, (U.O.N.)
- 2. ALL STEEL PIPE SHALL CONFORM TO ASTM A-53 GRADE B
- 3. ALL STRUCTURAL SQUARE TUBING SHALL CONFORM TO ASTM A 500 GRADE B
- 1, ALL NUTS AND BOLTS SHALL CONFORM TO ASTM A 325 UNO. ALL BOLT HOLES IN STEEL SHALL BE PUNCHED OR DRILLED. NO TORCHING OF HOLES ALLOWED. HOLES SHALL BE 1/16 OF AN INCH LARGER THAN THE NOMINAL DIAMETER OF THE BOLT.
- 5. WELDING RODS SHALL BE HEAMLY COATED, ETØ ERECTRODES, CONFORMING TO WAS SPECIFICATIONED FOR ARC WEIDING SELECTRODES, ALL WELDING SHALL SE BY THE MANUAL SHEIDING ANG MEHIDON WEIDING FEUNIQUE AND WORKMANSHEP SHALL CONFORM TO THE STRUCTURAL WELDING CODE OF THE AMMELIAN WELDING SOCIETY (AWS). ALL WELDING SHALL BE PERFORMED OF CERTIFIED WEIDING.
- STEEL FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH ACCEPTED PRACTICES AND PROVISIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL, (AISC) (LATEST APPROVED EDITION)
- 7. ALL INDICATED STEEL FABRICATION TO RECEIVE TWO (2) COATS OF SHOP APPLIED PRIMER PRIOR TO DELIVERY TO JOB SITE, (IF AND WHERE APPLICABLE)
- 8. ALL BLITT WELDS SHALL BE COMPLETE PENETRATION WELDS.
- HOT ROLLED SHARDS WITH FLANGES 1-1,12" THICK OR THICKER AND PLATES THAT ARE 2" THINK OR THICKER THAT ARE PART OF THE SEISMIC PORCE RESISTING SYSTEM HAVE A MINIMUM CHARPY V-NOTCH TOUGHINES OF 20 FT ALBS. AT 70 DEGREES F.
- 11. HIGH STEENGTH BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF AISC SPICEFICATIONS FOR STRUCTURAL JOINTS LISTNG ASTM 73/25. HIGH STRENGTH BOLTS SHALL BE SHUG THEM MITH THE BUS BOLD DEFORM THE FROM THE SHEAR PLANES JEE A225-X UNIESS NOTED OTHERWISE.
- 12. HEADED ANCHOR STUDS AND THEADED STUDS SHALL BE NELSON, ISES, 2654, GRANLLAR FLUCFILLED, AND SHALL BE HADE FROM COLD FINSHED LOW CARSION STEEL, CONFERMING TO ASTA A 108, GRADES 101 THOUGH 1020 WITH A MINIMUM TESSILE STRENGTH OF 60,000 PSL STUD WELDING INSPECTION AND TISSING SHALL CONFORM TO AWD D.1.
- 13. DEFORMED BAR ANCHOR STUDS SHALL BE NELSON D2L (ESR-2907) GRANULAR FLUX-FILLED REBAR STUDS, AND SHALL BE MADE OF LOW CARBON COLD ROULED STEEL WITH A MINIMUM. TENSILE STRENGTH OF 80,000 PSI, STUD WEIDING INSPECTION AND TESTING SHALL CONFORM TO AWD D1.1
- 14. HOT DIP GALVANIZE IN ACCORDANCE WITH ASTM A123 AND ASTM A133 STRUCTURAL STEEL, MECELLANEOUS METAL AND FASTENERS THAT ARE DIPOSED TO THE WEATHER, REPAIR GALVANIZING AFTER WELDING IN ACCORDANCE WITH ASTM A780.
- 15. WHILE FARRICATING BEAMS, RACE NATURAL CAMBRE UP ARCHITE UPWARD CAMBRE TO ALL MEMBERS SHOWN TO HAVE CAMBRE ANQUINT MEASURED IN THE FILED PROOF TO ERECTION SHALL NOT DEVELOP MORE THAN ALLOWED BY THE ARC SPECIFICATIONS, DO NOT CAMBRE MEMBERS OCCURRING BELOW BELEVATOR BITERANCE DORS.
- 16. SPUCE MEMBERS ONLY WHERE INDICATED.
- 17. ALL STIFFENER PLATES SHALL BE ONENTED SO THAT ROLLING DIRECTIONS OF PLATE IS PARALLEL WITH DIRECTION OF PRINCIPAL STRESS.
- 18. THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP DRAWING FOR OWNER'S REPRESENTATIVE REVIEW BEFORE FABRICATION.
- 19. AFTER FABRICATION, ALL STEEL SHALL BE CLEANED FREE OF RUST, LOOSE MILL SCALE AND OIL
- 20. BOLT HOLES IN STEEL HAVE STANDARD HOLES 1/16 INCH LARGER IN DIAMETER THAN NOWINAL SIZE OF BOLT USED, UNLESS NOTED OTHERWISE.
- ALL STRUCTURAL STEEL SURFACES TO BE WELDED OR HIGH-STRENGTH BOLTED TO BE ENCASED IN CONCRETE OR TO RECEIVE SPRAY APPLIED FIREPROOFING SHALL BE LEFT UNPAINTED.
- 22. SEE ARCHITECTURAL DRAWINGS FOR DETAILS FOR FIREPROOFING.
- 24. ALL STRUCTURAL STEEL BELOW GRADE MUST BE ENCASED IN CONCRETE WITH A MINIMUM THICKNESS IF 4 INCHES.

PROPRIETARY STRUCTURAL COMPONENTS:

- WHERE ELEMENTS OF CONSTRUCTION ARE CALLED OUT BY BRAND NAME IN THE CONST. DOCS, THE DESIGN IS BASED UPON STRUCTURAL VALUES REVOIDED BY THE REFERENCED MANUFACTURES REQUIPATED TRODUCTS OF OTHER MANUFACTURES MAY BE SUBMITTED TO THE STRUCTURAL BYOLDERS OF RECORD FOR SUBSTITUTION APPROVAL SURMITTALS MAY TO CANAFILL IS BY REPORTED FOR THE PROPERTY OF THE CONTROL OF THE PROPERTY STRUCTURE AND THE PROPERTY OF THE PROPERTY STRUCTURE VALUES.
- SHEET METAL HANGERS, STRAPS, HOLDOWNS, ANCHORS, ETC. CALLED FOR IN THE CONST. DOCS AS SHAPSOM, REFER TO PRODUCTS MANUFACTURED BY SHAPSON STRONG TE CO. INC. ALL SUCH PRODUCTS SHALL BE INSTALLED WITH THE MANUFAL OF FASTEVES CALLED FOR IN THE CURRENT PUBLISHED "SHAPSON" CATALOG, UNIESS CALLED FOR DIFFERENTLY IN THE CONST. DOCS.
- UNLESS CALLED OUT OTHERWISE IN THE CONST. DOCS, CONCRETE EXPANSION ANCHORS SHALL BE WELLT ANCHOR BOLTS), OR MAKET ITE STUD ANCHORS AS MANUFACTURED BY WELLT DIVISION OF UNITED INDUSTRIES, I.C.B.O. REPORT #1821 OR KWIK BOLT BY HILTLEASTENING SYSTEMS, I.C.B.O. #2156
- UNIESS CALLED OUT OTHERWISE IN THE CONST. DOC'S, SHOT FINS POWDER ACTIVATED FASTENERS) SHALL BE AS WANTFACTURED BY HILT, INC. AS DESCRIBED IN I.C.B.O. REPORT #1290. PINS SHALL BE 1.15° DIVANETER AND PENETRATE AT LEAST 1-1/8° INTO THE CONCRETE, I.O. IN.)
- ALL PREFABRICATED HARDWARE SHALL BE LC.B. O APPROVED & SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS
- 6. ALL FIELD FABRICATED HARDWARE SHALL CONFORM TO THE LATEST APPROVED REQUIREMENTS OF A S T.M. A. 24.

STRUCTURAL ENGINEERING **KEY NOTES & SYMBOLS**

SILL ANCHORAGE

♦ 12°	16d BOX 69 12'6.c. BOTTOM PLATE TO RIM (ST. C ET. & BLOG BELOW (.135 WHE DA)	
◊.	9 & O.C.	(GF 250 #/F)
⊘ Ł-	@4 O.C.	(GF 375 #/F)
♦3	@1°O.C.	(GF 500 #/F)
$\bigcirc_{2.9}$	6 25 O.C.	(GF 600 #/F)
٥,	5/8" x 10" AB w/ 3"x3"x1/4" PLATE WASHER @ 6-0" O.C. MAX. 8 6" FROM SPLICES 8 ENDS.	[GF 220 #/F]
٥,	@ 4-0° O.C.	[G1 330 #/1]
♦,	@3/FO.C.	(OF 350 #/F)
31.0	@1960.C	[GF 880 #/T]
(a)	@ 1 4º O.C. W/ 3X SILI PLATE	(SF 992 #/F)
	PROVIDE (4) LPT4 FRAMING PLATES FOR 4-A35 A	NGLES)

- EQUALLY SPACED W/ [12] Balk1±1/2* PROM BOTTOM OF Blw TO SILL PLATE. GF 2320#
- SIMPSON SDS1/4x3-1/2: WOOD SCREWS @ 4*O.C. BOTTOM PLATE TO NIM JST. OR JST. & BUNG BELOW. (GF 840 #/F) ABS TO BE USED IN ADDITION TO HOLDDOWN BOLTS. [16" LONG A.B. TO BE USED AT STEWWALS] [2-48 MN. (6) EA, SHEAR WALL]

MECHANICAL ANCHORS:

- EXPANSION OR WEDGE ANCHORS INTO CONCRETE; HILTI KB TZ (ICC ESR. 1917) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS
- 2) EXPANSION OR WEDGES ANCHORS INTO MASONRY; HILTI HB KB 3 (ICC ESR-1385) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND RECOMMENDATIONS
- 3) UNDERCUT ANCHORS INTO CONCRETE; HILTI HDA (ICC ESR-1546) TO BE INSTALLED IN ACCORDANCE WITH
- ICC REPORT AND MANUFACTURERS RECOMMENDATIONS
 4) HEAVY DUTY SLEEVE ANCHORS INTO CONCRETE; HILTI HSL-3 (ICC ESR-1545) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURERS RECOMMENDATIONS
- 5) FASTENERS SHALL BE STAINLESS STEEL FOR EXTERIOR USE OR WHEN EXPOSED TO WEATHER, PROVIDE GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS, UNLESS OTHERWISE NOTED
- ON WARED CARROLL STEEL WITCHES CHIEF AND AND SET THE PROPERTY OF THE PROPERTY
- 7) LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL ANCHORS
- 8) ANCHORS SHALL BE PROOF-TESTED BY OWNER'S TESTING AND INSPECTION AGENCY
- 9) TEST ANCHORS NO SOONER THAN 24 HOURS AFTER INSTALLATION
- TO LAPPLY TEST LOAD BY ANY METHOD THAT WILL EFFECTIVELY MEASURE THE TENSION ON THE ANCHOR SLICH AS DIRECT PULL WITH A HYDRAULIC JACK, TORQUE WRENCH, OR CALIBRATED SPRING-LOADING DEVICES,
- 1.1) REACTION LOADS FROM TEST FIXTURES MAY BE APPLIED CLOSE TO THE ANCHOR BEING TESTED. PROVIDED THE ANCHOR IS NOT RESTRAINED FROM WITHDRAWING FROM A BASE PLATE OR OTHER FIXTURE, IF RESTRAINT IS FOUND, LOOSEN AND SHIM OR REMOVE THE FIXTURE PRIOR TO TESTING
- 12) TEST 50% OF ANCHORS PER ONE OF THE FOLLOWING METHODS AND IN ACCORDANCE WITH THE VALUES

 - b. TORQUE WRENCH METHOD; TEST ANCHORS TO THE TORQUE LOAD INDICATED IN THE TABLE BELOW WITHIN ONE-HALF TURN OF THE NUT
- 1.3) IF ANY ANCHOR FAILS TESTING, REPLACE ANCHOR AND TEST ADDITIONAL ANCHORS OF THE SAME CATEGORY NOT PREVIOUSLY TESTED UNTIL 20 CONSECUTIVE PASS, THEN RESUME INITIAL TESTING

DESIGN BUILD TEAM NOTES:

FOR OTHER PROJECT SPECIFIC NOTES, AND/OR JOB SPECIFICATIONS, REFER TO THE CONSTRUCTION DOCUMENTS PROVIDED AND GENERATED BY OTHER INVOLVED DESIGN-BUILD PROFESSIONALS OR SUB-CONTRACTIONS OF RECOOR INVOLVED ON THE RINGE IT, 1 E.P. RES-INDEPERED METAL BUILDING IP. XM. 93.540P DIAMPHES J. N. V.A.C. AMCHANICAL SUB-CONTRACTOR, REQUIRED PROJECT 1-24 REPORTS, FURMING SUB-CONTRACTOR, AND ELECTRICAL SUB-CONTRACTOR, REQUIRED PROJECT 1-24 REPORTS, FURMING SUB-CONTRACTOR, AND ELECTRICAL SUB-CONTRACTOR, REGULARD PROJECT IN THE PROPERTY OF THE PROPERTY OF

STRUCTURAL STEEL **WELDING NOTES:**

- ALL WELDING SHALL BEIN STRICT CONFORMANCE WITH THE LATEST EDITION OF AWS DI. LAND THE 2019 CAUFORNA BUILDING CODE WITH ALL APPLICABLE AMENDMENTS, ALL WELDED JOHNS SHALL BE RECALLAREDED FOR THE LATEST EDITION OF AWS DI. I. NOW-RE-COLLAREDE WIDED COMES SHALL BE QUALIFIED BY TEST & PROCEDURE QUALIFICATION TEST RECORD INCLUDED FRE THE LATEST EDITION OF
- 2. WELDING OF SHEET METAL AND METAL STUDS SHALL BE IN ACCORDANCE WITH AWD D1.3.
- 3. WELD LENGTH CALLED FOR ON PLANS ARE THE NET EFFECTIVE LENGTH REQUIRED. WELD SIZE SHALL BE WELD BENGTH CALLED FOR ON PLANS ARE THE TELLINE BENGTH REVED IS NOT SHOWN IT SHALL BE FULL LENGTH OF JOINT, ALL BUTT AND GROOVE WELDS SHALL BE FULL PENETRATION UNLESS NOTED. OTHERWISE.
- 4. ALL WELDING ELECTRODES AND ELECTRODE FLUX COMBINATIONS (FILLER METAL) SHALL BE EZOXXX (MNM) M 70 KSI: UNIESS NOTED OTHERWISE
- 5. ALL WELDS SHALL HAVE A FILLER METAL WITH CHARPY INOTCH TOLIGHNESS OF 20 FT. LBS. AVERAGE AT MINUS TWENTY DEGREES FAHRENHEIT AND 40FT. LBS AT SEVENTY DEGREES FAHRENHEIT. CERTIFY CONFORMANCE TO CHARPY V NOTCH TOUGHNESS REQUIREMENTS WITH TESTS BY AN INDEPENDENT TESTING LABORATORY.
- 6. GMAW AND FCAW-G WELDING PROCESSES SHALL NOT BE PERMITTED.
- WHERE HELD WELDING IS NOTED, THE DESIGNATION IS GIVEN AS A SUGGESTED CONSTRUCTION
 PROCEDURE ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR IDENTIFYING THE METHOD OF
 FARRICATION.
- ALL WELDERS SHALL BE GUALIFIED FOR THE WORK THEY WILL BE PERFORMING AND SHALL HAVE CURRENT VALID CERTIFICATIONS ISSUED BY AWS.
- 9. FACES OF FILLET WELDS EXPOSED TO MEW SHALL HAVE AS WELDED SURFACES THAT ARE REASONABLY SMOOTH AND UNIFORM. NO FINISHING OR GRINDING SHALL BE REQUIRED, EXCEPT WHERE CLEARANCES OR FIT OF OTHER ITEMS MAY BE NECESSITATE.
- 10. ALL PARTIAL AND FULL PENETRATION WELDS WHICH ARE EXPOSED TO VIEW SHALL BE GROUND SMOOTH AND FLUSH WITH FINISH SURFACE OF STEEL. HOLES SHALL BE FILLED WITH WELD METAL OR BODY SOLDER AND SMOOTHED BY GRINDING OR FILING.
- 11. CLEAN GROOVE PREPARATION THERMAL CUTS BY GRINDING.
- WELDS SHALL BE TERMINATED AT THE END OF A JOINT IN A MANNER THAT WILL ENSURE AROUND WELDS.
 WHENEVER NECESSARY THIS SHALL BE DONE BY USE OF EXTENSION BARS AND RUN OFF TABS.
- WHERE RECEISING THIS SPILLED COVER STILLED OF DISTRIBUTIONS OF MUSICAL PROBLEMS OF THE ACCURATE PROBLEMS OF THE ACCURATE

DESIGN CRITERIA: RESIDENCE

VERTICAL LOADS: RISK CATEGORY - NORMAL (CATEGORY II)

ROOF DEAD LOAD - 26 PSF ROOF LIVE LOAD - 20 PSF FLOOR DEAD LOAD: 62 PS

WIND LOADS: WIND IMPORTANCE FACTOR - '1.0' ULTIMATE WIND SPEED: 95 MPH WIND EXPOSURE CATEGORY - 'C PRESSURE COEF. (GCPI) 0.18, -0.18

SEISMIC LOADS:

SEISMIC IMPORTANCE FACTOR -11.0'
SEISMIC DESIGN CATEGORY - D'
SOIL STELLASS - 10' 5 TIFF 50'L
Sids - 1.013g Ss - 1.267g
Sd1 - SEE ASCE S1 - SEE ASCE Sd1 - SEE ASCE S1 - SEE ASCE BASIC SEISMIC FORCE RESISTING SYSTEMS: LIGHT FRAMED WOOD SHEAR WALL R=-6.5, OMEGA=-3.0, CD=-4.0 SPECIAL MASONRY SHEAR WALL R=5.0, OMEGA=-2.5, CD=-3.5

ACTIVE FILLIO PRESSURE: 35 PSE/E PASSIVE FLUID PRESSURE: 350 PSF/F AT REST FLUID PRESSURE: 60 PSF/FT FRICTIONAL COEFFICIENT: 0.30 SOIL VALUES BASED ON LANDSET ENGINEERS REPORT NUMBER 2534-01

DESIGN CRITERIA: DETACHED GARAGE

VERTICAL LOADS: RISK CATEGORY - NORMAL (CATEGORY II)

NSK CATEGORY - NORMAL (CAT ROOF) DEAD LOAD - 20 PSF FLOOR LIVE LOAD - N/A PSF FLOOR LIVE LOAD - N/A PSF PARTITION LIVE LOAD - N/A GROUND SNOW LOAD - 0 PSF WIND LOADS: WIND IMPORTANCE FACTOR - '1.0' ULTIMATE WIND SPEED: 95 MPH

WIND EXPOSURE CATEGORY - 'C' PRESSURE COEF, (GCPI) 0.18, 0.18

SOIL DESIGN VALUES: ASBP: 2000 PSE ASBP: 2000 PSF
ACTIVE FULID PRESSURE: 35 PSF/FT
PASSIVE FULID PRESSURE: 350 PSF/FT
AT REST FULID PRESSURE: 050 PSF/FT
FRICTIONAL COEFFICIENT: 0.30
SOIL VALUES BASED ON LANDSET ENGINEERS REPORT
NUMBER 2534-01

BASIC SEISMIC FORCE RESISTING SYSTEMS:

SEISMIC LOADS:

SEISMIC IMPORTANCE FACTOR - 11.0'
SEISMIC DESIGN CATEGORY - D'
SOIL STELASS - 'D' STIFF SOIL
Sids - 1.013g Sr - 1.247g
Sd1 - SEE ASCE S1 - SEE ASCE

LIGHT FRAMED WOOD SHEAR WALL R=6.5, OMEGA=3.0, CD=4.0

SITE PREPARATION NOTES:

- 1. SCRAPE ALL VEGETATION AND DEBRIS FROM BUILDING LOCATION.
- ALL FINISH GRADES AROUND BUILDING SHALL BE DESIGNED TO DRAIN WATER AWAY FROM BUILDING IN ALL DIRECTIONS WITH 2% SLOPE FOR 5º FROM BUILDING.
- 3. NO DRAINAGE TO ADJACENT PROPERTY, NO ON-SITE WATER RETENTION.
- 4. REPAIR ANY DAMAGED AND/OR OFF-GRADE OFF-SITE CONCRETE IMPROVEMENTS AS DETERMINED BY CONSTRUCTION MANAGEMENT DIVISION.
- 5. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIML ENGINEER OR LICENSED LAND SURVEYOR.

PRE-MFG. WOOD **ROOF TRUSS NOTES:**

- THE WHITEN, GRAPHIC AND PICTORIAL DEFICTION OF EACH INCOMDULA TRUSS SHALL BE PROVIDED TO THE BILLIONS OFFICIAL FOR APPROVAL PROPERTY ON INSTALLATION, TRUSS DESCRIPTIONS AND ASSESSED AS A DESCRIPTION OF THE SERVICE OF
- THE DESIGN OF ALL (PRE-ENGINEERED) WOOD BOOF TRUSSES SHALL BE SUPERVISED, REVIEWED AND SIGNED BY A CALE-ORNIA REGISTREEP PROFESSIONAL ENGINEER, INCLUDING THE TRUSS PLACEMENT DIAGRAM, PER THE 2019 C. S.D.
- 3. PRE-MFG. WOOD TRUSSES SHALL COMPLY W/ THE 2019 C.R.C.
- TRUSS MANUFACTURER SHALL PROVIDE ADDITIONAL TRUSSES OR DESIGN ALL TYPICAL TRUSSES TO CARRY WEIGHT OF MECHANICAL UNITS, IF APPLICABLE TO THE PROJECT)
- . TRUSS MANUFACTURER SHALL TAKE INTO CONSIDERATION ALL CONCENTRATED LOADS (BEAMS, PURLINS, CRIPPLE WALLS, CA IN-FILL/OVERFRAMING IF APPLICABLE, ETC.)
- GEN, CONTR. SHALL SUBMIT TRUSS MANUFACTURER CALCURATIONS AT THE SAME TIME OF PROJECT PLAN CHECK SUBMITTAL FOR PENDING ISSUANCE OF THE C.O.H. BUILDING PERMIT
- THE TRISS AMPLIFACTURIES SHALL LIBEL ALL TRISSES FROM TO DILLIFIEN TO MATCH TRISS.
 DIAMANDS AND SIBMITTED CACCULATIONS. THE TRISS MANUFACTURES SHALL PROVIDE A
 TRISS PACIFIED TO GREAT THE DISHIBITS HET PROTOSED (OCCURION FOR EACH
 INTERNOLULITY DESIGNATED TRISS. AND REFRENCES THE CORRESPONDING TRUSS DESIGN
 DIAMANDS, FR. 2019 C.B.C.
- 8. APPROVED TRUSS DRAWINGS MUST BE KEPT ON THE JOB SITE FOR INSPECTION PURPOSES
- 9. GEN. CONTR. SHALL PROVIDE TEMPORARY (ROOF TRUSS) ERECTION BRACING AS REQUIRED
- IF APPLICABLE) ALL TRUSS TO TRUSS (SIMPSON OR EQ.) CONNECTION HARDWARE TO BE DESIGNED AND FURNISHED BY THE TRUSS MANUFACTURER
- 11. ALLOWABLE STRESS INCREASE FOR LOAD DURATION TO BE PER 2019 C.B.C.
- GEN, CONTR. TO PROVIDE CONTINUOUS LATERAL ROOF TRUSS BRACING, BRIDGING, AND KERACING AS SHOWN, NOTED AND/OR DICTATED BY THE TRUSS MANURACTURERS APPROVED SHAPE REAWNINGS. TIPS.

STRUCTURAL ENGINEERING **KEY NOTES & SYMBOLS**

DJAPHRAGM SCHEDULE:

[ALT.: 15/32* O.S.B. BD, STRUCT. BATED, APA (32/16)] [W/SAWE NALING.]

15/32° CDX PLYWOOD (BLOCKED) (CCX EXT. GRADE @ EXP. AREAS) APA (32/16) W/ 8d CNN Ø 6" O.C. BILBN & 12" O.C. FN (ALT.: 15/32* O.S.B. BD, STRUCT, PATED, APA (32/16)) (W/ SAME NAUNG, (BLOCKED))

(2) FLOOR DIAPHRAGM

LINF CLOR PLYMOOD (CCR EXT. GRADE @ EIP. AREAS)

ANA (32/16) W/ #10 X 2-1/2* GRADER SCREWS (10C-12* #5280)

@ # O.C. EN,BN & 12* O.C. FN, PLUGGED & GLUED TO JOIST OR BETTER

1-1/8" CDX PLYWOOD (BLOOKED) (CDX DIT, GRADE (a) DP, AREAS)
ARX (32/16) W/ #10 X 2-1/2" GRADER SCREWS (ICC-ER #5280)
(ii) #10.C. EN IRN & 12" O.C. FN. PLUGGED & GLUED TO JOIST OR BETTER (3) WALL SHEAR PANELS:

3/8" CDX PLYWOOD , (CCX EXT. GRADE @ DV. AREAS) APA24/0 W/ NALING PER SHEAR SCHEDULE. (ALT.: 3/8" C.S.R. BD., STRUCT, RATED, APA (24/0) W/ SAME NALENG PER SHEAR SCHEDULE. I

SHEARWALL SCHEDULE:

3/8" CDX PLYWOOD W/ 10d CMN. @ 6" O.C. EN.9N 8 12" O.C. FN. (... 131 WINE DIA. | (BLOCKED) GF 310 PU A.

3/8" CDX PLYWOOD W/ 16/1 CWN, (6 /F O.C. EN 8N 8 12" O.C. FN. (131 WHE DIA: 1/8LOCKED) GF 460 PLF

3/8" CDX PLYWOOD DOUBLE SIDED W/ TOJ CMN, ⊕ 4" O.C. EN,EN & 12" O.C. FN. (... 121 WILL DIA.) |BLOCKED| µx POST AT ABUTTING PANEL EDGES| QF 930 PLF

3/8" CDX PLYWOOD W/ 10d CWN, (6) 3" D.C. EN,8N & 12" D.C. FN. (... 131 WHE DIA.) [BLOCKED] My POST AT ABUTTING FANTL EDGES OF WOOD PLY

3/8" CDX PLYWCOOD DOUBLE SIDED W/ 104 CWN, @ 3" O.C. EN,BN 8 12" O.C. PN. | ... 131 WRE DIA. | |BLOCKED| FW NOST AT ABUTTING PANEL EDGES OF 1200 PUF Δ.

Δ,

SIAPSON STRONG-TE STRONG WALL WSWHI BAY INSTALL PER MANUFACTURERS SPECIFICATIONS OF 2575# PISSALL 1/476-1/27505 SCIENTS TO TOP PLATE PER SIAPSON SPECE PLATIONS

SMPSON STRONG-TE STRONG WALL W5WH24KF BISTALL FIR MANUFACTURERS SPECIFICATIONS OF STSOW RISTALL TAYOL-1/2205 SCIENTS TO TOP HATE FIR SMPSON SPECIFICATIONS A.

TOP PLATE SPLICES:

DBL 2x TOP PLATE (DF#2) W/ [2] ROWS OF 17-16d NALS @ 2.5* O.C. W/ 4-0*L/P SPLICE

DBL 2xTOP PLATE [DF#2] W/ CWST16 STRAP W/ 32-16d SINKERS so FA. SIDI OF STRAP

FOUNDATION HOLDOWN SCHEDULE:

SIMPSON HOUZ-SD\$2.5 HOUDOWN W/ DBL. STUDS OR 4X POST (5) WALL EDGES & OPENINGS, GF 3075#

SIMPSON HDUM-SD\$2.5 HOLDOWN W/ DBL STUDS OR 4X POST (6) WALL EDGES & OPENINGS, GF 4565#

SIMPSON HOUS-SDS2.5 HOLDOWN W/ DBL STUDS OR 4X POST (if WALL EDGES & OPENINGS, OF 5645#

SMPSON HOUR-SDS2.5 HOLDOWN W/ 4Y POST ® WALL EDGES & OPENINGS, GF 6970#

SIMPSON HOUR-SDS2.5 HOLDOWN W/ 6X POST @ WALL EDGES & OPENINGS, GF 7870# HDUB SIMPSON HIDRII W/(3) 7/8" DIA BOLTS W/6X6 POST, GF 9920-

SIMPSON HOURT-SDS2.5 HOLDOWN W/ 6X POST @ WALLEDGES & OPENINGS. GF 7870#

CMSTC16 SIMPSON CMSTC16 STRAP 24" LAP TO EACH END W/666 POST, GF 4690#

TJES AND STRUTS:

0 PROVIDE EDGE NATING OF THE DIAPHRADM TO

SMISON CS14 W/(14)-84 CMN IN MIN. 24" LAP TO TRUSS PAFTER IDAM ETC. (II PACH END. 0

PROVIDE ROOF BLOCKING W/ CONTINUOUS SIMPSON CS14 TE STRUP W/ SI CMN IS 6" O.C. TO BLOCKING & LAP THE STRUP TO RAFTER OR TOP PLATES ٥

٥ DBL SIMPSON CS14 W/BH CWN IN MIN. TO PANEL BLOCKING 24" LAP TO TRUSS, PAFTER, BEAM, ETC. 6) EACH END. ٥

PROVIDE FLOOR BLOCKING W/ CONTINUOUS SWIFSON CS14 TE STRAP W/ BIJ CMN &/ 6" O.C. TO BLOCKING & LAP THE STRAP TO RAPTER OR TOP PLATES ٨

CMST12 STRAP W/ 74-164 SINCERS FROM FB1 TO CMU/ WALL SILL PLATE 0

CMST12 STRAP W/ 74-164 SINKERS FROM FB1 TO DRL 2X TOP PLATF



BAUER RESIDENCE CARMEL, CA 93921

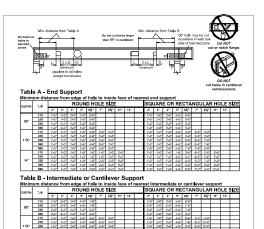
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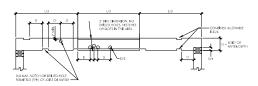


STRUCTURAL

NOTES



A TJI TABLE



- INCIDES ON THE CASE OF AUST SMALL NOT EXPENSIVE CORT THE CAST DEPTH-MORE SORD HOUSE SMALL DOT SEW WHICH I CASE OF ON THE OF OR SORD OF THE CAST AND THE EXPORTE OF ANY SUCH HOUSE SMALL AND TEXTED ONLY THE OTHER DEPTH OF THE CASTS AND CHIEF OF THE OF OR SORD ONLY OR DESIGN SMALL DOT DECED ONLY THE DEPTH AND SHALL NOT SELECT IN THE MIDDLE THEO OF THE SMALL DESIGN CEREBE 2
- HOLES, NOTCHES AND SLOTS ARE NOT TO BE LOCATED ADJACENT TO UNSOUND O LOCSE KNOTS. PREFERRED LOCATION OF NOTCH BY AT TOP OF MEMBER
- 3. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GULL-AMMARTD MEMBERS OR HOLDS SME NOT PREMITTED; ENCEPT WHERE PREMITTED BY THE AMMARTDED HOLDS AND MARKED THE MEMBER THE HTHELS OF SUCH ALTERIUMS ARE STRUCKLY CONDITION IN THE DISTOR OF THE LAMMER BY A RECISITED DESCRIPT PROFESSIONAL, SECS SEC, 2028 OF

NOMINAL	ACTUAL	D/6	D/4	D/3
4"	3-1/2"	9/16'	7/8"	1-1/8"
6"	5-1/2"	7/81	1-3/8"	1-13/16
8.	7-1/4"	1-3/16"	1-13/16"	2-7/16
10"	9-1/41	1-172	2-5/16'	3-1/16*
12"	11-1/4"	1-7/6"	2-13/16*	3-2/41
14"	13-1/4"	2-3/16*	3-5/16"	4-7/16

NOMINAL	ACTUAL	D/6	D/4	D/3
4"	3-1/2"	9/16	7/8"	1-1/8"
6"	5-1/2"	7/81	1-3/8"	1-13/16
8.	7-1/4"	1-3/16*	1-13/16"	2-7/16"
10"	9.1/41	1,1721	2,5/18'	3.1716

CEILING JOIST SI (Uninhabitable attics)	TABLE 2308.7.1(1) PANS FOR COMMON without storage, live	LUMBER SPECIE	
		DEAD FO	DAD = 5 pe
SPECIES AND GRADE	2×4	2×6	
SPECIES AND GRADE		Marcheolie and	Day Intel o

			DEND COND II 2 PRI					
CEILING JOIST	SPECIES AND	ORADE	2×4 2×6 2×8		2×8	2 × 10		
SPACING (Inches)	UT COLUMN	OTALL.			ing joist spans			
			(ft in.)	(fk in.)	(ft in.)	(ft in.)		
	Douglas Fir-Larch	SS	13-2	20-8	Note a	Note a		
	Douglas Fir-Larch	#1	12-8	19-11	Note a	Note a		
	Douglas Fir-Larch	#2	12-5	19-6	25-8	Note a		
	Douglas Fir-Larch	#3	10-10	15-10	20-1	24-6		
	Hem-Fir	SS	12-5	19-6	25-8	Note a		
	Hem-Fir	46	12-2	19-1	25-2	Note a		
	Hem-Pir	#2	11-7	18-2	24-0	Note a		
12	Hem-Fir	#3	10-10	15-10	20-1	24-6		
	Southern Pine	55	12-11	20-3	Note a	Note a		
	Southern Pine	#1	12-5	19-6	25-8	Note a		
	Southern Pine	#2	11-10	18-8	24-7	Note a		
	Southern Pine	#3	10-1	14-11	18-9	22-9		
	Spruce-Pine-Fir	SS	12-2	19-1	25-2	Note a		
	Sprace-Pine-Fir	σι	11-10	18-8	24-7	Note a		
	Spruce-Pine-Pir	92	11-10	18-8	24-7	Note a		
	Sprace-Pine-Fir	#3	10-10	15-10	20-1	24-6		
	Douglas Fir Larch	SS	11-11	18-9	24-8	Note a		
	Douglas Fir-Larch	#1	11-6	18-1	23-10	Note a		
	Douglas PinLarch	#2	11-3	17-8	23-0	Note a		
	Douglas Fir-Larch	#3	9-5	13-9	17-5	21-3		
	Hem-Fir	SS	11-3	17-8	23-4	Note a		
	Hem-Fir	#1.	11-0	17-4	22-10	Note a		
	Hem-Fir	#2	10-6	16-6	21-9	Note a		
6	Hem-Fir	#3	9-5	13-9	17-5	21-3		
6	Southern Piec	SS	11-9	18-5	24-3	Note a		
	Southern Pire.	#1	11-3	17-8	23-4	Note a		
	Southern Pire	#2	10-9	16-11	21.7	25.7		
	Southern Pire	43	8-9	12-11	16-3	19-9		
	Spruce-Pine-Fir	SS	11-0	17-4	22-10	Note: b		
	Spruce-Pine-Pin	81	10-9	16-11	22-4	Note a		
	Spruce-Pine Pir	#2	10-9	16-11	22-4	Note a		
	Spruce-Pine-Pir	#3	9-5	13-9	17-5	21-3		
				DEADLO	AD = 5 csf			
CEILING JOIST	Į.		2×4	2×6	2×8	2 × 10		
SPACING (inches)	SPECIES AND	GRADE		Muximum cell	ang joist spans			
			(ft in.)	(ftin.)	(ft In.)	(%-in)		
	Doughs Fir-Lurch	SS	11:3	17-8	23-3	Note a		
	Douglas Fir-Larch	#1	10-10	17-0	22-5	Note a		
	Dougles Fir-Larch	#2	10-7	16-7	21-0	25-8		
	Dougles Pir-Lurch	#3	8-7	12-6	15-10	19-5		
	Hem-Fir	SS	10-7	16-8	21-11	Note a		
	Hem-Fir	#1	10-4	16-4	21-6	Note a		
	Hem-Fir	#2	9-11	15-7	20-6	25-3		

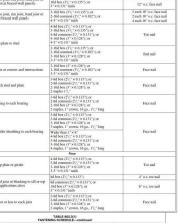
SPACING (inches)	SPECIES PARTY	annua.	Muximum ceiling joist spans						
			(ft in.)	(ftin.)	(ft In.)	(ft in.)			
	Dougles Pir-Lurch	SS	11-3	17-8	23-3	Note a			
	Dougles Fir-Larch	#1	10-10	17-0	22-5	Note a			
	Dougles Fir-Larch	#2	10-7	16-7	21-0	25-8			
	Dougles Pir-Lurch	#3	8-7	12-6	15-10	19-5			
	Hem-Pr	SS	10-7	16-8	21-11	Note a			
	Hem-Fr	#1	10-4	16-4	21-6	Note a			
	Hem-Fir	#2	9-11	15-7	20-6	25-3			
19.2	Hem-Fir	#3	8-7	11-6	15-10	19-5			
19.2	Southern Pine	SS	11-0	17-4	22-10	Note a			
	Southern Pine	#1	10-7	16-8	22-0	Note a			
	Southern Pine	#2.	10-2	15-7	19-8	23-5			
	Southern Pine	#3	8-0	11-9	14-10	18-0			
	Spruce-Pine-Pir	SS	10-4	16-4	21-6	Note a			
	Spruce-Pine-Fir	#1:	10-2	1541	21-0	25-8			
	Spruce-Pine-Fir	#2	10-2	15-11	21-0	25-8			
	Spruce-Pine-Fir	ruco-Pino-Fir #3		12-6	15-10	19-5			
	Dougles Fir-Lesch SS		10-5	16-4	21-7	Note a			
	Douglas Pir-Lurch	#1	10-0	15-9	20-1	24-6			
	Douglas Fir-Larch	#2	9-10	14-10	18-9	22-11			
	Douglas Fir-Larch	#3	7-8	11-2	14-2	17-4			
	Hem-Fir	SS	9-10	15-6	20-5	Note a			
	Hem-Fir	#1	9-8	15-2	19-7	23-11			
	Hem-Fr	#2	9-2	14-5	18-6	22-7			
24	Hem-Fir	#3	7-8	11-2	14-2	17-4			
	Southern Pine	SS	10-3	16-1	21-2	Note a			
	Southern Pine	#1	9-10	15-6	20-5	24-0			
	Southern Pine	#2	9-3	13-11	17-7	20-11			
	Southern Pine	#3	7-2	10-6	13-3	16-1			
	Spruce-Pine-Fir	SS	9-8	15-2	19-11	25-5			
	Spruce-Pine-Fir	#1	9-5	14-9	18-9	22-11			
	Spruce-Pine-Fir	#2	9-5	14-9	18-9	22-11			
	Spruce-Pine-Fir	#3	7-8	11-2	14-2	17-4			

DETAIL

	FASTE	NING SCHEDULE		FASTENING SCHEDULE					
TEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE	SPACING AND LOCATION	ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER**	SPACING AND LOCATION		
ICM	DESCRIPTION OF BUILDING ELEMENTS	OF FASTENER***	SPACING AND LOCATION		Bottom plate to joist, rim joist, band joist or	16d common (3½," × 0.162")	16" o.c. face rail		
-		#8d box (2 ¹ / ₂ "×0.113") or		14	blocking (not at braced wall panels)	16d box (3 ¹ / ₃ "× 0.135"); or 3"× 0.131" nails	12" o.c. face nail		
1	Blocking between ceiling joists or rafters to top plate	3-8d common (2 ¹ / ₃ "× 0.131"); or 3-10d box (3"× 0.128"); or 3-3"× 0.131" mils	Toe nail	15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3½,"×0.135"); or 2-16d common (3½,"×0.162"); or 4-3"×0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail		
2	Ceiling joists to top plate	4-8d box (2"/,"×0.113"); or 3-8d commou (2"/,"×0.131"); or 3-10d box (3"×0.128"); or 3-3"×0.131" mils	Per joist, toe nail		Top or bottom plate to stud	4-8d box (2 ¹ / ₃ "×0.113"); or 3-16d box (3 ³ / ₃ "×0.135"); or 4-8d common (2 ³ / ₃ "×0.131"); or 4-10d box (3"×0.128"); or	Toe mil		
3	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R802.5.2 and Table R802.5.2)	4-10d box (3" × 0.128"); or 3-16d common (3"/," × 0.162"); or 4-3" × 0.131" mils	Face nail	16		4-3" × 0.131" gails 3-16d box (3"/," × 0.135"); or			
4	Ceiling joist attached to parallel rafter (heel joint) (see Section R802.5.2 and Table R802.5.2)	Table R802.5.2	Face nail			2-16d common (3½,"× 0.162"); or 3-10d box (3"× 0.128"); or 3-3"× 0.131" mails	End nail		
5	Collar tie to rafter, face mail or $1^{1}l_a^{-n} \times 20$ ga. ridge strap to rafter	4-10d box (3"×0.128"); or 3-10d common (3"×0.148"); or 4-3"×0.131" nails	Face nail each rafter	17	Top plates, laps at corners and intersections	3-10d box (3"×0.128"); or 2-16d common (3'/ ₁ "×0.162"); or 3-3"×0.131" mails	Face nail		
6	Rather or roof truss to plate	3-16d box mils (3 ¹ / ₂ " × 0.135"); or 3-10d common mils (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" mils	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss*	18	1" brace to each stud and plate	3.8d box (2 ¹ / ₁ " × 0.113"); or 2.8d common (2 ¹ / ₁ " × 0.131"); or 2.10d box (3" × 0.128"); or 2.stateles 1/."	Face nail		
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3 ³ / ₁ "×0.135"); or 3-10d common (3"×0.148"); or 4-10d box (3"×0.128"); or 4-3"×0.131" mils	Toe nail	19	1"×6" sheathing to each bearing	3.8d box (2 ¹ / ₂ " × 0.113"); or 2.8d common (2 ¹ / ₂ " × 0.131"); or 2.10d box (3 ² × 0.128"); or 2.staples, 1" crown, 16 ga., 1 ¹ / ₂ " long	Face nail		
	to manman 2 noge team	3-16d box 3'/," × 0.135"); or 2-16d common (3'/," × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" mils	End mail			3.8d box (2 ¹ / ₃ "×0.113"); or 3.8d common (2 ³ / ₃ "×0.131"); or 3.10d box (3"×0.128"); or 3.statles. 1" crown. 16 ga. 1"/ ₄ " long			
		Well			1" × 8" and wider sheathing to each bearing	Wider than 1"×8"	Face nail		
8	Stud to stud (not at braced wall panels)	16d common (3 ¹ / ₃ "× 0.162") 10d box (3"× 0.128"); or 3"× 0.131" mils 16d box (3 ¹ / ₃ "× 0.135"); or	24° o.c. face mil 16° o.c. face mil			4-8d box (2)/," × 0.113"); or 3-8d common (2)/," × 0.131"); or 3-10d box (3"× 0.128"); or 3-10d box (3"× 0.128"); or 4-staples, 1" crown, 16 pa., 1'/," long			
9	Stud to stud and abutting studs at intersecting wall corners	3*×0.131* mils	12" o.c. face mil			Fleor			
	(at braced wall panels)	16d common (37," × 0.162")	16" o.c. face mil			4-8d box (2 ¹ / ₂ " × 0.113"); or			
		16d common (31/," × 0.162")	16" o.c. each edge face mil	21	Joist to sill, top plate or girder	3-8d common (2 ¹ / ₂ "× 0.131"); or 3-104 box (3"× 0.128"); or	Toe nail		
10	Built-up header (2" to 2" header with 1/2" spacer)	16d box (31/," × 0.135")	12" o.c. each edge face mil			3-3" × 0.131" mails			
		5-8d box (21/2" × 0.113"); or				8d box (21/2" × 0.113")	4" o.c. toe ned		
11	Continuous header to stud	4-8d common (2½,"×0.131"); or 4-10d box (3"×0.128")	Tee nail	22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d common (2½,"×0.131"); or 10d box (3"×0.128"); or	6" o.c. toe neil		
		16d common (3 ¹ / ₂ "×0.162")	16" o.c. face rail			3"× 0.131" nails			
12	Top plate to top plate	10d box (3" × 0.128"); or 3" × 0.131" mils	12" o.c. face mil	23	1"×6" subfloor or less to each joist	3-8d bex (2 ¹ / ₂ "×0.113"); or 2-8d common (2 ¹ / ₂ "×0.131"); or 3-10d box (3"×0.128"); or	Face nail		
13	Double top plate splice	8-16d common (3 ¹ / ₂ "×0.162"); or 12-16d box (3 ¹ / ₂ "×0.135"); or 12-10d box (3"×0.128"); or 12-3"×0.131" mails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)	No. 1 Commence of the Wind		2 staples, 1" crown, 16 gs., 11/2" long 2 staples, 1" crown, 16 gs., 11/2" long ENDING SCHEDULE—continued	1,000		

© DETAIL

PASTENING INALING SCHEDULE PER C.R.C. 2019



23 1"×6" subfloor or less to each joist 3-10d box (3"×0.128"); or 2 staples, 1" crown, 16 gs., 1½," long				Face nail		
	18	TABLE 602.3(1) ASTENING SCHEDULE—continued				
TEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER***	SPACING AN	ID LOCATION		
		Floor				
24	2" subfloor to joist or girder	3-16d hox (3½,"×0.135"); or 2-16d common (3½,"×0.162")	Blind un	face nail		
25	2" planks (plank & beam—floor & roof)	3-16d box (3½," × 0.135"); or 2-16d common (3½," × 0.162")	At each bear	ing, face nail		
26	Band or rim joint to joint	3-16d common (3'/, "× 0.162") 4-10 box (3"× 0.128"), or 4-3"× 0.131" mills; or 4-3"× 14 gz. staples; '/, " crown	End	reit		
		20d common (4" × 0.192"); or	Nail each layer as at top and bottom			
27	Built-up girders and beatts, 2-inch lumber	10d box (3" × 0.128"); or 3" × 0.131" milts	24" o.c. face mill staggered on opp	at top and bottom osite sides		
-20.	layers	And: 2-206 common (4" × 0.192"); or 3-106 box (3" × 0.128"); or 3-3" × 0.131" mails	Pace tail at ends	and at each splice		
28	Ledger strip supporting joists or rafters	4-16d box (37, "× 0.135"); or 3-16d common (37, "× 0.162"); or 4-10d box (3"× 0.128"); or 4-3"× 0.131" milb				
29	Bridging or blocking to joist	2-10d box (3"×0.128"), or 2-8d common (2"/,"×0.131"; or 2-3"×0.131") milk		I, toe tail		
			SPACING OF FASTENERS			
пем	OF BUILDING ELEMENTS	NUMBER AND TYPE OF PASTENERS***	Edges (inches)*	intermediata supports** (inches)		
	Wood structural panels, subfloor, roof an	ed interior wall sheathing to traveling and particleboard w	ill shoulding to fram	ing		
	See Table Med2.3(1) for	r wood structural panel exterior wall sheathing to wall fra	itung)	-		
30	${}^{i}\ell_{k}{}^{\alpha}-{}^{i}\ell_{k}{}^{\alpha}$	6d common (2" × 0.113") and (subfloor, wall) 6d common (2"/ ₀ " × 0.131") and (roof); or RSRS- 01 (2"/ ₁ " × 0.113") and (roof)	6	12'		
31	·V _m ~-1*	8d common tail (27,"×0.131"); or RSRS-01; (27,"×0.113") nail (roof)	6	12'		
32	$1^{\dagger}\mathbf{I}_{s}^{\ \ \prime\prime} - 1^{\dagger}\mathbf{I}_{s}^{\ \ \prime\prime}$	10d common (3" × 0.148") mail; or 8d (2"/," × 0.131") defermed nail	6	12		
		Other wall sheathing*				
33	1/3" structural cellulosic fiberboard shearhing	17, "galvanized soofing nail, 7,," head diameter, or 17, "long 16 ga. staple with 7,, "or 1" crown	3	6		
34	"/_ " structural cellulosic fiberboard sheathing	1½, "galvanized roofing nail, ½, "head diameter, or 1½," long 16 ga. staple with ½, "or 1" crown	3	6		
35	7,° gypsum sheithing*	17, "galvanized coofing mil; staple galvanized, 17, "long; 17, "screws, Type W or S	7	7		
36	7," gypsum sheathing"	17, "galvanized cooling mil. staple galvanized. 17, "long: 17, " screws. Type W or S	7	7		
	Wood abuctural	penels, combination subfloor underlayment to framing				
17	7," and less	6d deformed (2"× 0.120") nail; or 8d common (2"/2"× 0.131") nail	6	12		
37.						
37	V15	8d common (2'/," × 0.131") nail; or 8d deformed (2'/," × 0.120") nail 10d common (3" × 0.148") nail; or	- 6	12		



BAUER RESIDENCE CARMEL, CA 93921

REVISION

DESCRIPTION	DATE



STRUCTURAL

NOTES

22T82

CUTTING, NOTCHING & BORING OF STUDS, RAFTERS & FLOOR JOIST (NOOR KKET WHEN & WHERE APPLICABLE TO THE PROJECT)

CDECIA	I INCD	FCTION	MATES

1.THB SECTION APPLIES TO THE STRUCTURAL PORTIONS OF THE PROJECT REQUIRING SPECIAL INSPECTION. THE SPECIAL INSPECTOR'S DUTIES ARE AS DESCRIBED IN CBC 1704

- SPICUL PRINCIPLO. THE SPICE AN EXPECTION DUTIES ARE A DECERTION TO CHE 1794

 DUTIES AND REPORTABILITIES OF THE SPICEAL NEWSPICE AND COUNTY OF DAY.

 AND THE SPICEAL PRINCIPLOS SPICE ARE ADJUSTED ON THE PRESENTING OFFICEAL AND THE SPICEAL PRINCIPLOS OF THE SPICE AND THE
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 2. ALL TS AND INDECTIONS SHALL BE PROCEDED BY AN INCREMENDENT TOTTING AND
 INDECTION AGENCY BROTHOUGH BY THE OWNER OF ARCHITECT AND HIGH THE
 THE REPORTED OF RECODING SHALL BE REPORTED.

 3. THE CONTINUED SHALL BE REPORTED FOR ANOTHER THE AND REPORTED.

 THE WITH A STORD LOT OF AUTHOR THE ROTHER CONDITIONATION OF WORK.

 4. PORTIONS OF WORK REQUIRED SPECIAL PREFICION.

 3) SEA AND TOURNATION.

 3) SEA AND TOURNATION.

 4) EXCENSIONATION.

 5) EXCENSIONATION.

VERFICATION AND INSPECTION TASK	CONTINUOS DURING TASK USTED	PERIODICALLY DURING TASK LISTED		
VERIFY MATERIAL BELOW FOOTING ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	-	Х	•	
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	_	х		=
3, PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILLED MATERIALS.	_	Х		
VERFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	х		-	
5. PRIOR TO PLACEMENT OF CONTROLLED FILLED, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY		х		

YES N/A

CONCRETE CONSTRUCTION PER CBC 1705.3
 (NOT APPLICABLE TO ISOLATED SPEED FOOTINGS OR NON-STRUCTURAL SLABS ON GROUND)

OR NON-STRUCTURAL SLABS OF	I GROUND]			. ⊔
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD	
INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT.	_	х	ACI 318: 3.5, 7.1-7.7	
2. INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 1704.3, ITEM 56	_	_	AWS D1.4 ACI 318: 3.5.2	_
3. INSPECTION BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DUBING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED.	Х	_	_	
4, VERIFY USE OF REQUIRED DESIGN MIX. PC = 3000 PSI	_	х	ACI 318: CH: 4,5.2-5.4	
5. AT THE TIME FRESH CONCRETE IS SAMPLED TO PARBICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	х	_	ASTM C 172 ASTM C 31 ACI 318: 5.6,5.8	
INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	x	_	ACI 318: 5.9,5.10	_
7, INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	_	х	ACI 318: 5.11,5.13	_
8, INSINCTION OF PRESTRESSED CONCRETE o) APPLICATION OF PRESTRESSED FORCES, b) GROUTING OF BONDED PRESTRESSED TENDONS IN THE SEBMC-FORCE-RESISTING SYSTEM	x x	_	ACI 318: 18.20 ACI 318: 18.18.4	
FRECTION OF PRECAST CONCRETE MEMBERS	_	Х	ACI318: CH. 16	
10, VERHICATION ON FISHUI CONCRETE STRENGTH PRIOR TO STRESSING OF TENDONS IN POSTTENSIONED CONCRETE AND PRIOR TO SEMOYAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SUASS.	_	х	ACI 318: 6.2	
II, INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	_	х	ACI 318: 6.1.1	

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD	
I MATERIAL VEHIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS:				
(i) DENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	_	Х	APPLICABLE ASTM MATERIAL SPECIFICATIONS: ABC 360, SECTION A3.3	YES N/A
b) MANUFACTURERS GERTIFICATE OF COMPLIANCE REQUIRED	_	Х		
2. INSPECTION OF HIGH-STRENGTH BOLTING:				
o) BEARING - TYPE CONNECTIONS	I —	Х	AISC 360, SECTION M2.5	□ ■
b) SUP - CHTICAL CONNECTIONS	х	Х	ABC 360, SECTION M2.5	□ ■
3. MATERIAL VERIFICATION OF STRUCTURAL STEEL:				
o) IDENTIFICATION MARKING TO CONFORM TO ASTM STANDARD SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS		_	ASTIM A6 OR ASTM A 568	YES NO N/A
b) MANUFACTURERS CERTIFIED MILL TEST REPORTS	<u> </u>	_	ASTM A6 OR ASTM A S68	_
4. MATERIAL VERIFICATION OF WELD FILLER MATERIALS				
O DENTIFICATION MARKING TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION	-	_	AISC 360, SECTION A3.5	-
b) MANUFACTURER'S CERTIFIED OF COMPLIANCE REQUIRED		_		□ □ ■
5. INSPECTION OF WELDS				
o) STRUCTURAL STEEL:				
1) COMPLETE AND PARTIAL PENETRATION GROOME WELDS	х	_	AWS D1.1	
2] MULTIPASS FILLET WELDS	X		AWS D1.1	
3) SINGLE PASS FILLET WELDS > 5/16"	×	_	AWS D1.1	□ ■
4) SINGLE PASS FILLET WELDS < 5/16*	—	х	AWS D1.1	□ ■
5) FLOOR AND ROOF DECK WELDS	_	х	AWS D1.3	□ ■
b) REINFORCING STEEL				
1) VEHITICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A 706	_	х	AWS D1.4 ACI 318:3.5.2	- -
2 REPRORUNG 1 STEL RESITING 1 FLOURAL AND ATPA. FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, AND BOUNDARY ELEMENTS OF SPECIAL REINFORCED CONCRETE SHEAR WALLS AND SHEAR REINFORCEMENT	×		AWS D1:4 ACI 318:3.5.2	_ _
3) SHEAR REINFORCEMENT	×	_	AWS D1.4 ACI 318:3.5.2	
4) OTHER REINFORCEMENT	_	Х	AWS D1.4 ACI 318:3.5.2	_ _
INSPECTION OF STEEL FRAME JOIN WITH APPROVED CONSTRUCTION	IT DETAILS FOR C	OMPLIANCE	•	
o) DETAILS SUCH BRACING AND STIFFENING	_	_	_	YES NO N/A
b) MEMBER LOCATIONS	_	_	_	■
c) APPLICATION OF JOINT DETAILS AT EACH CONNECTIONS	_	_		

UENCY OF ECTION CONTROL OF ECT	STRENN STRENN STRENG ST	CE FOR SEASON ACCES (AT 2.6A ART 3.4B ART 3.4A ART 3.4B ART 2.4H ART 3.6G ART 2.4H ART 3.6G ART 2.4H ART 3.6G ART 3.4G A		
- X - X - X - X - X - X - X - X - X - X	S/Tros 402*	ART 2.6A ART 3.38 ART 3.4 ART 3.6A ART 3.6A ART 2.4B ART 2.4H		
- X - X - X - X - X - X - X - X - X - X		ART 2.6A ART 3.38 ART 3.4 ART 3.6A ART 3.68 ART 2.48 ART 2.4H		
- X - X - X - X - X - X - X	SFC 1.2.2(a)	ART 3.38 ART 3.4 ART 3.6A ART 3.68 ART 2.4B ART 2.4H		
- X - X - X - X - X - X - X	SFC 1.2.2(a)	ART 3.38 ART 3.4 ART 3.6A ART 3.68 ART 2.4B ART 2.4H		
- X - X - X - X - X - X	SEC 1.2.2(e)	ART 3.4 ART 3.6A ART 3.68 ART 2.4B ART 2.4H	•	
- X - X - X	SEC 1.2.2(e)	ART 3.68 ART 2.48 ART 2.4H	•	
- X - X - X	SEC 1.2.2(e)	ART 2.4B ART 2.4H	•	
- X - X - X	SEC 1.2.2(e)	ART 2.4B ART 2.4H	•	
FY X	SEC 1.2.2(e)			
- x - x	SEC 1.2.2(e)	ART 3.9G	_	
- x	SEC 1.2.2(e)	ART 3.3G		
ļ	SEC 1.2.2(e)			
_ x			-	
	SEC 1.13	ART 2.4 ART 3.4		
_		ART 3.4 ART 2.4	_	
	SEC 2.1.10.7.2 SEC 3.3.3.4(b)	ART 3.4		
- ×		ART 1.8C ART 1.8D		
- х		ART 3.68		
IG SHALL BE VER	SFIED TO		ł	
_				
- x	_	ART 3.2D	-	
- x	SEC 1.13	ART 3.4	-	
- x		ART 2.68		
_ x		ART 3.38	-	
_		ART 3.5		
1—		ART 3.6C		
-		ART 1.4		
- x		ART 1.5	_	
	X	X	X ART 3.68 G SHALE REVENED TO X ART 3.20 X SEC 1.13 ART 3.4 X ART 3.4 ART 3.5 ART 3.5	X

		MATHEMET LANGUAGE INC.	484 NORTH PROSPECT SUITE B PORTERVILLE, CA 93257 (559) 789-9999
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BAUER RESIDENCE CARMEL, CA 93921

DRAWN BY:	LC
DES. BY:	TAG:
PLOT DATE:	7-21-2022
CHK D BY:	AG

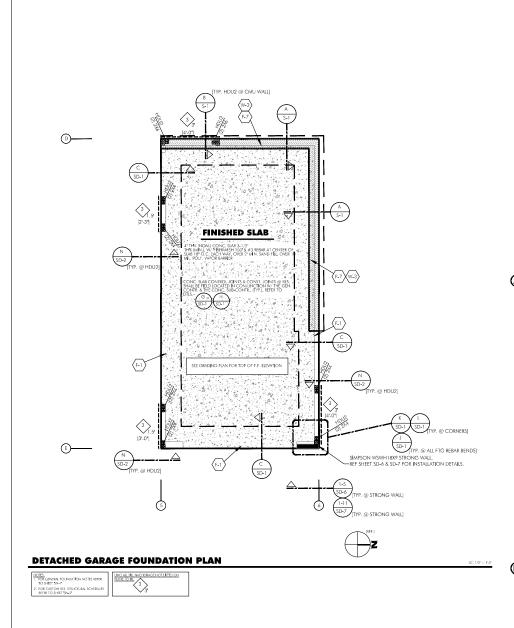
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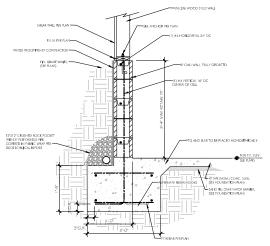
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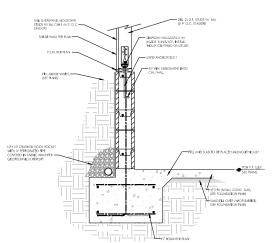
STRUCTURAL

NOTES





DETAIL



FOUNDATION PLAN KEY NOTES & LEGEND:

ALLINDICATED CONC. FOOTINGS SHALL BE PLACED IN LINDISTURBED
 NATIVE SCIL, OR SOIL COMPACTED TO 90'S RELATIVE DENSITY (R.C.),
 INCLUDING BTM. OF ALL FOOTINGS, (TYP.)

- NCLIDING BTM. OF ALL POOTINGS, (TP).

 2. ALL BIT, COONE, FLATWORK INSTALLATIONS, (TE). SIDEWALES, LANDINGS, SCOR BRITOWN APPOINT SHALL BE FL. W. COWNERS PRICE TO SETTING TOWNS & POULING ANY CONC. (B) DOB SITE, ALSO FL. W. COWNES ON ANY TEXTURED/PATTERED BJOGS COLORID CONC., ANY BE USED.
- THE CONC. SUB-CONTR. SHALL FELD COORDINATE W/THE MECH. SUB-CONTR. ON THE REGO SIZE OF THE BIT. CONC. SUB-FOR MOUNTING MECH. CONDENSING UNIT ONTO
- THE OONG, SUB-CONTR, SHALL F.V. W/THE ELEC, SUB-CONTR, ON THE REQUIRED LOCATION OF THE NO. 4 x 20-0? LONG CONC. ENCASED LIFTE GROUND STUB UP

ABBREVIATIONS:

FOUNDATION HOLDOWN SCHEDULE:

J2 SIMPSON HOU2-SIDS2.5 HOLDOWN W/ DBL. STUDS OR 4X FOST OF WALL EDGES & OPENHAGS, CF 30759*
J4 SIMPSON HOU4-SIDS2.5 HOLDOWN W/ DBL. STUDS OR 4X FOST OF WALL EDGES & OPENHAGS, CF 45654*

DUS SIMPSON HDUS-5052-5 HOLDOWN W/ DBL STUDS OIL 4X POST (4) WALL BOOKS & OPENNASS, OF 56 66*
DUB SIMPSON HDUB-5005 FORDOWN W/ AFFOST (4) WALL FORDS & OPENNASS, OF 59716*

DP SIMPSON HOPE W/(3) 7/8" DIA BOLTS W/666 POST. GF 9920: DBT SIMPSON HOUT 1-SD\$2.5 HOLDOWN W/ 6X POST

TA SUPPLON CHISTOTA STRUP 24T LAR TO EACH JEND WHOLA POST OF A

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 Ø 3/4° O.C
 (0F 350 ±/F)

 ♠
 Ø 1/4° O.C
 (0F 800 #/F)

 ♠
 Ø 1/4° O.C
 (0F 800 #/F)

 ♦
 Ø 1/4° O.C
 (0F 920 ±/F)

 MPSON SISS/A/B-1/2: WOOD SCREWS 68-4-O.C. BOTTO PLATE TO RIVEST. OR BIT & BURD RELOW. (REF 840-97)

 ARS TO BE USED IN ADDITION TO HOUSDOWN BOUTS. 18-1 CONG A.B. TO BE USED AT STEWNALLS)

 2-8 BMT, 19-C. 5-1956-8 WALL

 19-1 CONG A.B. TO BE USED AT STEWNALLS.

 1 CONG A.B. TO BE USED AT STEWNAL

FOUNDATION SCHEDULE:

- F.1 18" WIDE X 18" DEEP SHOVEL FOOTING WITH (Z) #4 REBAR, TOP AND BOTTOM
- (F-7) 24" WIDC X 18" DEEP SHOVEL FOOTING WITH (Z) #4 REBAR, TOP AND BOTTOM W/#4 BARS TRANSVERSE 16" O.C. T/8

CMU WALL SCHEDULE SCHEDULE:

- 8" NORMAL WEIGHT BLOCK, PULLY GROUTED WITH #5 YERTICAL REBARD

 "ON POCE IS 1/4" DESTRUCE PROM OUTSIDE ROSE, WITH #5 HORDIC REBARD #6 OC. PROVIDE PCSY WERE PROPRESSURE TRANSPORTED OF SILL A VIEW POCE PROSSURE TRANSPORTED OF SILL WITH ARCHITECTURAL DRAWINGS, MAX REVENUE AND POCE PROSSURE TRANSPORTED OF SILL WITH ARCHITECTURAL DRAWINGS.
- S* NORMAL WHIGHT BLOCK, FULLY GROUTED WITH #5 VERTICAL REBAR
 HO! ON ROCE IS IT WEDTANCE FROM OUTSIDE FOOD, WITH #5 HORIZONT
 BERRA FO. O. C. ROODE ES 25 WIDE RIPPO RESSURE TRAFED OF SILL AT TO
 VIEWY RIPPIO HRIGHT OF SILL WITH ARCHITECTURAL DRAWINGS. MAX RETAIN
- 8" NORMAL WEIGHT BLOCK, FULLY GROUTED WITH #4 VERTICAL REBAR
 1/4" ON CENTER, WITH #4 HORIZONTAL REBAR 1/4" O.C. MAX RETAIN HEIGHT



BAUER RESIDENCE

N BY: 1 C
: "T.A.G."

MTE: 7:71:2022

BY: AG

REVISION DAT

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THROUTOBLANNED HARA AND THE PER AN AND THE REPRESENTED HEREIN ARE AND SHALL REMAIN. THE PROPERTY OF C.D.E.



DETACHED GARAGE

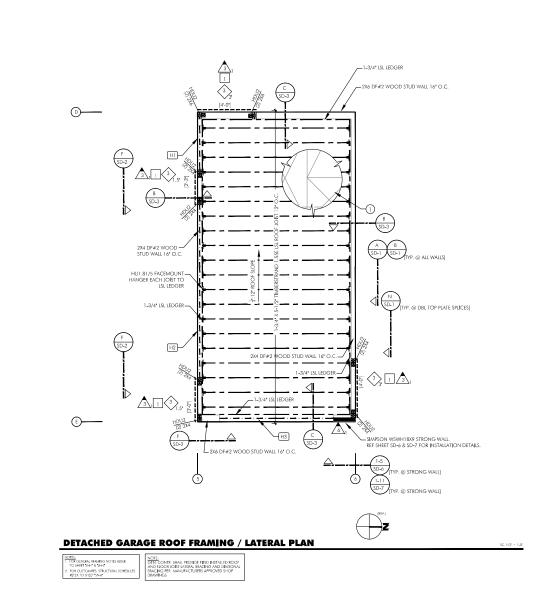
FOUNDATION PLAN

PROJECT NUMBER:

22T82

S-1

DETAIL



STRUCTURAL SYMBOLS:

SHEARWALL SYMBOL
TOP PLATE SPLICE SYMBOL TIES AND STRUTS

FRAMING SCHEDULE:

HI - 4X6 DF#2 HEADER W/SINGLE 2X KING STUD & SINGLE 2X TRIMMER STUD

H2 - 4X12 DF#1 HEADER W/DOUBLE 2X KING STUDS & DOUBLE 2X TRIMMER STUDS

H3 - 6X8 DF#2 HEADER W/DOUBLE 2X KING STUD & DOUBLE 2X TRIMMER STUD

DIAPHRAGM SCHEDULE:

(1) ROOF DIAPHRAGM.

[ALT.; 15/32* O.S.B. BD, STRUCT, BATED, APA (92/16)] [W/ SAME NALING.]

15/32 CDX PLYWOOD (BLOCKED) (CCX BYT, GRADE (() EXP. AMEAS) ARA [32/16] W/ 8d CHN \otimes 6" O.C. BY, BY & 12" O.C. FY. [ALT.: 15/32* O.S.B. BD, STRUCT. RATED, APA [32/16]] [W/ SAME NATING, [BLOCKED]]

1.1/8° CDX PLYWOOD (CCX EXT. GRADE @ EXP. AREAS) APA (327/6) W/ #10 X 2-1/2° GRABER SCREWS (ICC-ER #5280) @ #10.C. ENJIN 2-12° O.C. PN. PLUGGED 2 GUIED TO JOST OR BETTER

1-1/8" CDX PLYWOOD (BLOOKED) (CDX EXT. GRADIL @ BP. AREAS)
APA (02/10) WJ. #10 X 2-1/2" GRABIER SCREWS (CC-ER #5200)
@ #10.C. EN,BN 8-12" O.C. FN, PLUGGED 8-GLUED TO JOIST OR BETTER

3/8" CDX PLYWOOD , (CCX EXT. GRADE 60 BP. AREAS) APA(24/0) W/ NATING PER SHEAR SCHEDULE. [ALT.: 3/8" O.S.B. BD., STRUCT, RATED, AFA [24/00] [W/ SAME No. 1 ING PER SHEAR SCHEDULE.]

SHEARWALL SCHEDULE:

A 3/8" CDX PLYWOOD W/ 18d CMN, 6/6" O.C. EN,8N 8 12" O.C. FN. (... 131 MBE DIA. | 98:OCKED) GF 310 PLF

3/8" CDX RYWOOD DOUBLE SIDED W/ 104 CAIN, 59 6' O.C. EN,BN & 12' O.C. FN. (...) BLOCKED OF 620 PLF

3/8" CDX PLYWOOD W/ 184 CNN, @ 4' O.C. EN,8N & 12" O.C. PN, (... 131 WRIE DIA, ... | (BLOCKED) GF 460 PLF

3/8" CDX PLYWOOD DOUBLE SIDED W/ Toll CWN, di 3" O.C. EN,BN & 12" O.C. EN,L J. BLOCKED) (4: POST AT ABUTTING PANEL EDGES) GF 1200 PU \triangle_2

3/8" CDK PLYWOOD W/ 164 CWN. (Q. 2" O.C. EN,BN 8 12" O.C. FN. | ... 131 WRE DR. |) BLOCKED| (dx POXT AT ABUITING PANEL EDGES) Δ.

Δ,

SIMPSON STRONG-TE STRONG WALL WSWINZARY INSTALL FER MANUFACTURERS SPECIFICATIONS OF 51 50W INSTALL LAPIGH-1220S SCIENTS TO TOP PLATE FEE SIMPSON SPECIFICATIONS Δ.

TOP PLATE SPLICES:

DBL, 2x TOP PLATE [DF#2] W/ (2) ROWS OF 17-16d NAILS (9: 2.5° O.C. W/ 4-0° LAP SPLICE

☐ DBL 2×TOP PLATE (DF#9) W/ CMST16 STRAP W/ 32-166 SINKERS ⊕ EA SIDE OF STRAP

FOUNDATION HOLDOWN SCHEDULE:

SIMPSON HOUZ-SDS2.5 HOLDOWN W/ DBL, STUDS OR 4X POST (2) WALL EDGES & OPENINGS, OF 3075#

SIMPSON HOUR-SDS2.5 HOLDOWN W/ DRL STUDS OR 4X POST @ WALL EDGES & OPENINGS, GF 4565#

SIMPSON HDUS-SDS2.5 HOLDOWN W/ DBL STUDS OR 4K POST (I) WALL EDGES & OPENINGS. GF 5645#

SMPSON HDUB SDS2.5 HOLDOWN W/ 4X POST @ WALL EDGES & OPENINGS, GF 6970#

SWISON HOUR SD\$2.5 HOLDOWN W/ 6X POST ® WALL EDGES & OPENINGS, GF 7870# SIMPSON HID98 W/(3) 7/8" DIA BOLTS W/6X6 POST, GF 9928#

SMFSON HOURT-SD\$2.5 HOLDOWN W/ 6X POST @ WALL FDGES is OPENINGS. GF 7870#

SIMPS ON CARSTO IA STRAP 241 IAP TO EACH FIND WASA POST. GE 4490A

TIES AND STRUTS:

٥ PROVIDE EDGE NALING OF THE DIAPHRASM TO ROOF OR FLOOR STRUTS.

SMPSON CS14 W/(14)-BH CMN IN MIN. 24° LAP TO TRUSS, RAFTER, BEAM, ETC. @ EACH END. **②**

PROVIDE ROOF BLOOGING W/ CONTINUOUS SUPPSON CS14 (P. STRAP W/BI CAN ID 6" O.C. TO BLOOGING 8 LAP THE STRAP TO RAFTER OR TOP PLATES

0

DBL SIMPSON CS14 W/BH CMN IN MIN. TO PANEL BLOCKING 24" LAP TO TRUSS, RAFTER, BEAM, ETC. @ EACH END. **Ø**

PROVIDE R.COR BLOCKING W/ CONTINUOUS SMP5ON CS14 TIE STRAP W/ BJ CMN SI/6/ O.C. TO BLOCKING & LAP THE STRAP TO RAPTER OR TOP PLATES ٥

٥ CMST12 STRAP W/ 74-16d SINKERS FROM RB1 TO CMU WALLSELD PLATE

٥

DESIGN & ENGINEERING
AM NORTH PROSECT SUITE ROPPING (559) 789-9999

BAUER RESIDENCE CARMEL, CA 93921

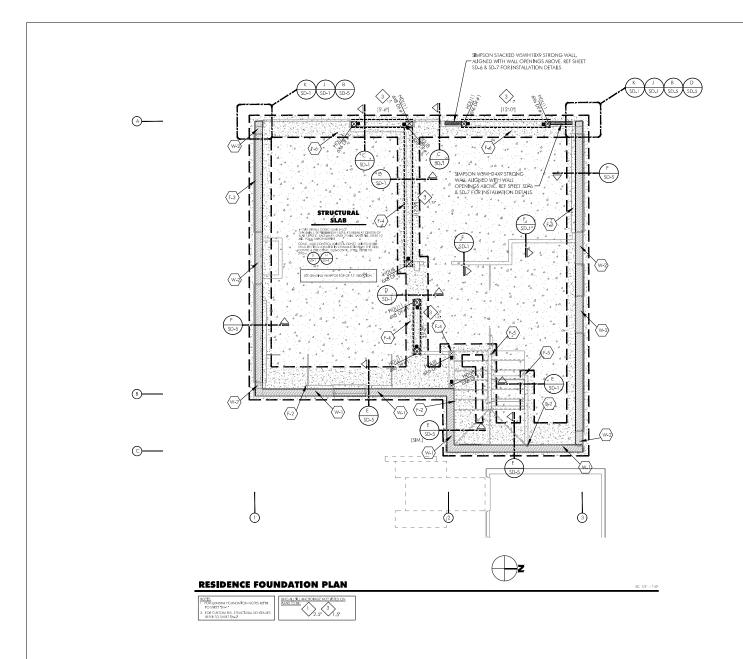
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REVISION



DETACHED GARAGE

ROOF FRAMING / LATERAL PLAN



FOUNDATION PLAN KEY NOTES & LEGEND:

- . ALL INECATED CONC. FOOTINGS SHALL BE PLACED IN LINDETURBED NATHS SOLL, OS SOLL COMPACTED TO 999 RELIANTS ERSEITY IS, C.). DOCUMENT SHOW OF ALL FOOTINGS, C.). PLE J SEPREMULS, LINDENS, S. ALL EPT, CONC., FLATMONINENSTALATIONS, J. EL SERVEN, J. AND INGS, AND BATTAN AFROS SHALL BET, W. OWNERS SHOUND FOR TO SETTING FOWLS PROLITED AND CONC., G.) 200 STELL, ASD Y. W. OWNERS ON H. TOWNESS OF MICH. SETTING TOWLS PROLITED AND CONC., G.) 200 STELL, ASD Y. W. OWNERS ON H. TOWNESS OF THE SETTING TOWLS PROLITED AND CONCIOUS CONC. AND RELIED ON H. TOWNESS ON THE SETTING THE S
- AN TERUMED/ANTRIBED AIDR COLORED CONE, MAY BE USED
 3. THE CONE, SALE ADMIRS SHALL PIDE COORDINATE WITE MECH SULCONE, ON THE RECO SIZE OF THE SET, CONE, SALE FOR MOUNTING
 MECH CONVENEES A HEAT TAME CORRESPOND UNIT OF MICE
 4. THE CONE, SUL-CONTR, SHALL FM, WITHE ELEC, SUL-CONTR, ON THE
 REQUIRED LOCATION OF THE NO. 4 x 20-0* LONG CONE, BNCARED
 LETER GROUND STILL BY

ABBREVIATIONS:

FOUNDATION HOLDOWN SCHEDULE:

SIMPSON HOUZ-SDS2.5 HOLDOWN W/ DBL. STUDS OR 4X FOST 69 WALL EDGES & OPENINGS, GP 3075#

SMPSON HOU4-5052.5 HOLDOWN W/ DBL. STUDS OR 4K POST @ WALL EDGES & OPENINGS, GF 4565#

SM/SON HDUB-5052.5 HOLDOWN W/ 4K POST @ WALLEDGES & OPENINGS, GF 6970#

SIMPSON HO98 W/(3) 7/8" DIA BOLTS W/646 POST, GF 9928#

CMSTC16 SIMPSON CMSTC16 STRAP 24" LAP TO EACH END W/6X6 POST: GF 4690#

SILL ANCHORAGE:

♦ 164 BOX (\$) 12'o.c. BOTTOM PLATE TO NIM (ST. OR ST.), ST. & BUX'S BICLOW (1.135 WHE DIA)(SF 125 #/F) ◊. @ 6" O.C. Φ. @ 4 O.C. (GF 375 #/F) ◊3" @3 O.C. (GF 500 #/F) **♦**25 82500.

5/8' x 10' AB w/ 3 \3 x 1/4' PLATE WASHER
@ 6-0" O.C. MAX. 8.6' FROM SPLICES 8 BNDS. ⊕40°0.C. IGF 330 #/FI ♦3 @ 310" O.C. (GF 350 ±/f) [GF 880 #/F]

KGP 992 #/f1 PROVIDE (B) LPT4 FRANING PLATES (OR B-A35 ANGLES) EQUALITY SPACED FROM TOP OF MAY TO SILL FLATE, GF 4640# <
 ♦

SIMPSON SDS1/4x3-1/2" WOOD SCREWS @ 4" O.C. BOTTO PLATE TO RIM JST. OR JST. & BUNG BELOW. (GF 840 #/F)

FOUNDATION SCHEDULE:

(F.1) - 18" WIDE X 18" DEEP SHOVEL FOOTING WITH [2] #4 REBAR, TOP AND BOTTOM

F.2 - 35" WIDEX 18" DEEP SHOVEL FOOTING WITH 141,9:4 REBAR LONGITUDINAL AT TOP AND BOTTOM W/#4 TRANSVERSE 12" O.C. AT TOP AND BOTTOM

F.3) - 24" WIDE X 18" DEEP SHOVEL FOOTING WITH (3) #4 REBAR LONGITUDINAL AT TOP AND BOTTOM W/#4 TRANSVESSE 12" O.C. AT TOP AND BOTTOM

- 24" WIDE X 24" DEEP SHOVEL FOOTING WITH (3) #4 REBAR LONGITUDINAL AT TOP AND BOTTOM

F-5 - 12" WIDEX 18" DEEP SHOVEL FOOTING WITH (2) #4 REBAR LONGITUDINAL AT TOP AND BOTTOM

F_6 24" WIDE X 24" DEEP SHOVEL FOOTING WITH (3) #4 REBAR LONGITUDINAL AT TOP AND BOTTOM

F-7 - 24" WIDE X 18" DEEP SHOVEL FOOTING WITH 121 #4 REBAR, TOP AND BOTTOM W/#4 BARS TRANSVESSE 16" O.C. 178

CMU WALL SCHEDULE SCHEDULE:



BAUER RESIDENCE

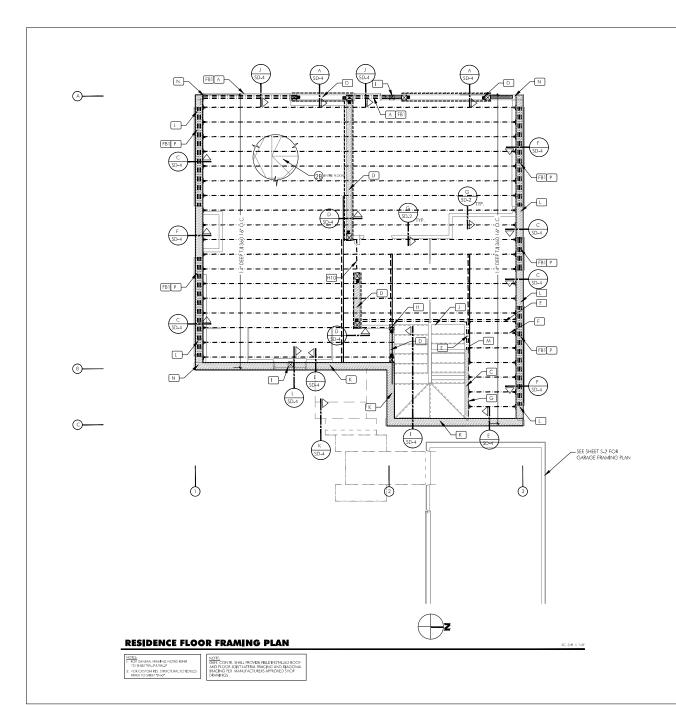
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RESIDENCE

FOUNDATION PLAN



STRUCTURAL SYMBOLS:

SHIBARWALL SYMBOL
TOP PLATE SPLICE SYMBOL TIES AND STRUTS

FRAMING SCHEDULE:

- 6X8 DF#2 HEADER WITH DBL 2X TRIMMER STUDS AND SINGLE 2X KING STUD
- FBI [3] 1 ⅔ X 14" 2.0E MICROLAM LVL SCREWED TÖGETHER PER DETAIL M/SD-2

FRAMING KEY NOTES:

- A (3X) 1-3/4 X 14 LVL 2:0E MICROLAM HEADER
- B 2X4 DF#2 @ 161 O.C. BEARING WALL
- C 2X4 DF#2 ⊗ 16* O.C. BEARING WALL BALLOON FRAMED D - 2% DF#2 @ 16" O.C. BEARING WALL
- E DBL FLOOR JOIST AS SHOWN
- F : FJI INFILL FRAMING 14" TJI 360 16" O.C. WITH G - 1-3/4" X 14" LSL 1-55E TIMBER STRAND LEDGER WITH (S) SIMPSON # X 3-1/2" SDS SCREWS TO EACH BALLOON FRAMED STUD.
- H . 4% DF#1 POST AUGNED WITH RB2 SUPPORT POST ABOVE. PROVIDE ABU POST BASE TO FOUNDATION, STAP LOWER AND UPPER SUPPORT POST WITH (1) CS14 STRAP ON TWO OPPOSITE SIDES.
- 676 DF#1 POST ABOVE, PROVIDE (1) LSD CUP EACH SIDE OF POST TO WALL SILL PLATE.
- SEE DETAIL I SHEET SD-4 FOR STRINGER CONNECTION TO DBL FJI
- COLU WALL, PROMDE 8" BLOCK FULLY
 GROUTED WITH #5 VERTICAL REBAR AT EDGE OF
 CELL 8" O.C. WITH #5 HORIZONTAL REBAR 16"
- O.C.

 CMU WALL, PROVIDE 8" BLOCK FULLY GROUTED WITH #5 VERTICAL SEBAR AT EDGE OF CELL 16" O.C. WITH #5 HORIZONTAL FEBAR TS"

 O.C.
- 4X6 DF#2 POST SUPPORTING DBL FJ1 W/ (2)
 LPT4 CUPS TO SILL PLATE AT BTM
- N 4x6 DF#1 POST BOLTED TO CMU WALL PER DETAIL D/SD-5 WITH ECCQ COLUMN CAP TO (3) ISL RIM:
- P (3X) 1-3/4 X 14" LVL 2.0E MICROLAM HEADER W/ MBHA HANGER SET TO CUM WALL

DIAPHRAGM SCHEDULE:

(1) ROOF DIAPHRAGIA: 15/02" CDX RYWOOD (CCX BXT, GRADE (I) BXP, AREAS) APA (32/14) W/ 84 CWN (I) 4" O.C. EN,8N & 12" O.C. FN. |ALE.: 15/32' O.S.R. BD, STRUCT, RATED, APA (32/16)| | W/ SAME INALING. |

15/32° CDX PLYWOOD (BLOCKED) (CCX EXT. GRADE @ BJP. AREAS) APA (32/16) W/ Bd CWN @ 6° O.C. EN,8N & 12° O.C. FN. (MLT.: 15/32° O.S.B. BO. STRUCT. RATED, APA (32/16)] [W/ SAME NALING, (BLOCKED)]

- IL DIMPHOCON:

 1-1/8* CDN PLYWOOD (COX EXT. GRADE @ EIP. AREAS)

 APA (327.6) W/ #10 X 2-1/2* GRABBER SCREWS (CC ER #5289)

 Ø 4* O.C. EN,EN & 12* O.C. FN, FLUGGED & GUJED TO JOENT ON BETTER
- 1.1/8° CDX PLYWOOD (BLOCKED) (CCX BIT, GRADE (i) EXP. AREAS) ARA (30/14) W/ #10 X 2-1/2" GRADER'S CXXWS (CC-TX #5285) (i) 4° O.C. EN,BIN & 12° O.C. FN. PLUGGED & GILLED TO JOST OR BETTER
- WALL SHEAR PANELS: 3/8" COX 91/WOOD , (CCY EXT. GRADE IN DR. AREAS) ANADA(Q) W/ NAILING PER SHEAR SCHEDULE. [ALT.: S/8" O.S.B. BD., STRUCT, BATED, APA [24/0]] [W/ SAWE NALING PER SHEAR SCHEDULE.]

SHEARWALL SCHEDULE:

- 3/8" CDKPLYWOOD DOUBLE SIDED W/ 106 CWN, (6/6" O.C. EN, 8N & 12" O.C. FN. I ... I ST WIEE DIA. I (BLOCKED) OF 620 PLF
 - 3/8 CDXPLYWOOD W/ 104 CMN, 69 4" O.C. ENBIN 8 12" O.C. FN. | ... 131 WRE DIA. | (BLOCKED) GF 460 PM
- 3/8" CDX PLYWCOD DCUBLE SIDED W/ 10st CMN. 12" C.C. FN. | .131 WRE DM.) (BLOCKED) (4x POST AT ABUTTING PANEL EDGES) GF 920 PU
- 3/8° CDX PLYWOOD DOUBLE SIDED W/ 164 CMN : 69 3° 1 12° O.C. FN. (... 131 WRE DIA. | (BLOCKED) |44 POST AT ABUTTING PANEL EDGES GF 1200 PUF Δ_2
- 3/8" CDX PLYWOOD W/ TOH CMN. (§) 2" O.C. ENJEN & 12" O.C. PN. [... 131 WRE DIA. | (BLOCKED) (4) POST AT AUUTING PANEL EDDES) Δ,
- SIMPSON STRONG-TIE STRONG WALL
 WSWHTBIN INSTALL FOR MANUFACTURES SPECIFICATIONS OF 2675#
 INSTALL 1/493-1/2505 SCRING TO TOP PLATE
 RES SIMPSON SPECIFICATIONS Δ,
- SIMPSON STRONG-THE STRONG WALL
 WISWITZERP INSTALL PER MANUFACTURERS SPECIFICATIONS OF \$150 P
 HISTALL 1747G-1725OS SOCRESS TO TOP PEATE
 PER SUPPON SPECIFICATIONS. Δ.

TOP PLATE SPLICES:

- DBL 2s TOP PRATE [DT#2] W/ [2] ECWS OF 17-16d NHLS @ 2.5° O.C. W/ 4"-0" L/6" SPLICE
- DBL 2xTOP PLATE [DF#2] W/ CMST16 STRAP W/ 32-16d SINKERS (i) Ex. SIDE OF STRAP

FOUNDATION HOLDOWN SCHEDULE:

- SMPSON HDU2-SDS2.5 HOLDOWN W/ DBL STUDS OR 4X POST 69 WALL EDGES & OPENINGS, OF 3075#
- SIMPSON HDU4-SDS2.5 HOLDOWN W/ DBL. STUDS OR 4X POST (6) WALL EDGES & OPENINGS. GF 4565#
- SIMPSON HOUS SDS2.5 HOLDOWN W/ DBL. STUDS OR 4X POST (I) WALL EDGES & OPENINGS. GF 5645#
- SIMPSON HOUR SDS2.5 HOLDOWN W/ 4X POST @ WALL FOGES & OPENINGS. OF 6970# SIMPSON HDUB-5DS2.5 HOLDOWN W/ 6X POST @ WALL EDGES & OPENINGS, GF 7870#
- SNPSON HD98 W/(3) 7/8" DIA BOLTS W/6/6 POST, GF 99204
- SWIPSON HOUT 1-SDS2.5 HOLDOWN W/ 6X POST (0 WALL EDGES & OPENINGS, OF 7870#

TIES AND STRUTS:

- PROVIDE EDGE NALING OF THE DIAPHRAGM TO ROOF OR FLOOR STRUTS.
- SMPSON CS14 W/(14)-Bd CMN IN MIN. 24" LAP TO TRUSS, RAFTER, BEAM, ETC. @ EACH END. ٨
- PROVIDE ROOF BLOCKING W/ CONTINUOUS SIMPSON CS14 TE STRAP W/ Rd OWN W & O.C. TO BLOCKING & LAP THE STRAP TO RAFTER OR TOP PLATES **(**
- DBL SIMPSON CST+ W/B3 CAN IN MIN. TO PANEL BLOCKING 24" LAP TO TRUSS, RAFTER, BEAM, ETC. (I) EACH END. **(**
- PROVIDE FLOOR BLOCKING W/ CONTINUOUS SMIRSON CS14 TE STMAP W/ Selcon 10 M CC. TO BLOCKING 8 LAP THE STMAP TO RAFTER OR TOP FLATES 24 WAS COM-
- ٥
- 0
- CMST12 STRAP W/ 74-16d SINKERS FROM FB1 TO CMU WALL SILL PLATE ٥
- CMST12 STRAP W/ 74-16d SINKERS FROM P81 TO DBL ZATOP PLATE ٥



BAUER RESIDENCE CARMEL, CA 93921

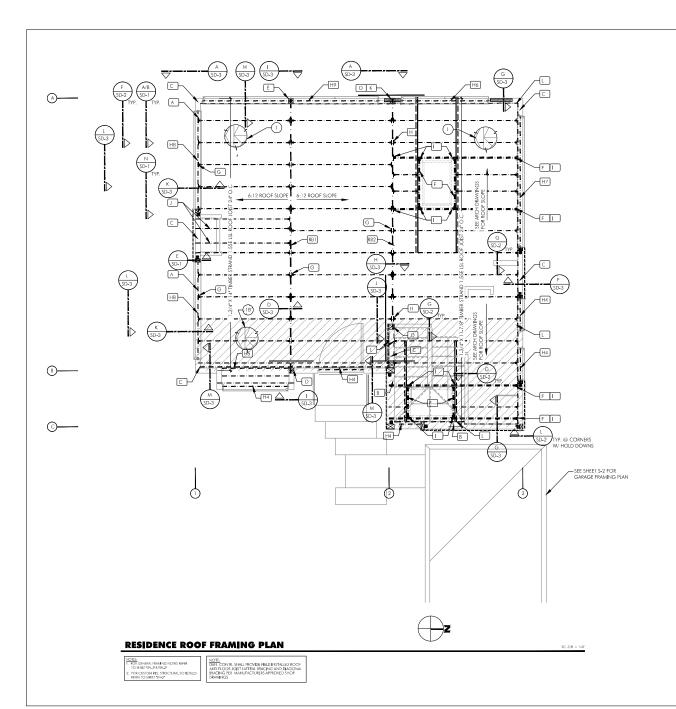
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RESIDENCE

FLOOR FRAMING PLAN



STRUCTURAL SYMBOLS:

TES AND STRUTS

- H3 6X8 DF#2 HEADER W/DOUBLE 2X KING STUD & DOUBLE 2X TRIMMER STUD
- H4 6X6 DF#2 HEADER W/SINGLE 2X KING STUD & SINGLE 2X TRIMMER STUD
- H7 6X12 DF#2 HEADER W/DBL 2X KING STUDS & DBL 2X TRIMMER STUDS

- RBI 5-1/2" X 16" 24F-V4 DF/DF GLB W/ 2000 RADIUS CAMBER W/ 6X6 POST W/ ECCQ COLUMN CAP PER PLAN.

- HEADER FRAMED ABOVE TOP PLATE, FLUSH TO ROOF JOIST. SEE DETAIL.
- D 6X6 DF#1 COLUMN WITH ECCQ POST CAP TO RIDGE BEAM
- HEADER BELOW

 E DER POOR JOBST AT SKYLIGHT, SCREW
 TOGETHER PER DETAIL MASD-2, VERIFY
 LOCATION OF SKYLIGHTS WITH ARCH.
 DRAWINGS AND PROJECT OWNER.

 G ISSRIBJES FACE MOUNT, JOST HANGER TO
 IMMEE STRAND ROOF JOST
- H IUS1.81/9.5 TOP FLANGE JOIST HANGER TO TIMBER STRAND ROOF JOIST
- LUS410 FACE MOUNT JOIST HANGER TO DOUBLE TIMBER STRAND ROOF JOIST AT SKYLIGHTS

DIAPHRAGM SCHEDULE:

- ROOF DIVENSION:
 15/32" COV PLYMODO: (COLEXT, GRADE (§ DP, ARBAS)
 APA (32/16) W/ 86 CAM (§ P.O.C, INSIN 8.12 O.C. PN. [ALT.: 15/32*O.S.B. BD, STRUCT. RATED, APA [32/16]] [W/SAMEN4LING.]
- - 15/32" CDX PLYWOOD (BLOCKED) (CCX EXT. GRADE @ EXP. AREAS) APA (32/1 b) W/ Sul CNN (@ b" O.C. EN,BN & 1.2" O.C. EN. |ALT.: 15/32° O.S.R. BD, STRUCT. PATED, APA [32/16]| |W/ SAVIE NALING, [BLOCKED]||
- ** DIAPRIMANA**

 1-1/8" COX PRIVACCIO (CCX BIT. GRADE @ EXP. AREAS)

 4" AC (27/16) W/ #10 X X-1/2" GRABERS SCIENT (CCC B: #5280)

 @ 4" O.C. EN, RN & 12" O.C. PN. PRUSGED & GUED TO JOBT OR RETTER
- 1-1/8" CDX PLYWOOD (BLOCKED) (CCX EXT. GRADE @ EXP. AFEAS) APA (32/16) W/ #10 X 2-1/2" GRADER SCKEWS (CC-EX #5/260) @ 4" O.C. EN, IN & 12" O.C. FN. PLUGGED & GUIED TO JOBT OR BETTER
- WALL SHEAR PANELS: 3/8" CEX PLYWOOD , (COX DT. GRADE @ DP. AREAS) APA(24/0) W/ NAHING PER SHEAR SCHEDULE. (ALT.: 3/8" O.S.B. BD., STRUCT, RATED, APA (24/0)] (W/ SAME NATING PER SHEAR SCHEDULE.)

SHEARWALL SCHEDULE:

- 3/81 CDX PLYWOOD W/ TOJ CNIN, 6/6/ O.C. BN, IN & 12* O.C. FN. (... 131 WRE DIA.) JBLOCKEDJ GF 310 PLF
- 3/8* CDX POWOGO DOUBLE SIDED W/ 104 CMN, @ 6* O.C. ENJBN 8. 12* O.C. FN. (... 131 WRE DIA. ...) (BLOCKED) GF 420 FUF A_2
 - 3/8" CDX PCYWOOD W/ TOLI CWN, @ 4" O.C. BN, BN & 12" O.C. FN. (... 131 WINE DIA. ...) (BLOCKED) GF 460 PUF
- \triangle_2
- 3/8° CDX PLYWOOD W/ TO/J CWN, (# 3° O.C. EN, EN & 12° O.C. FN, () ... 131 WRE DR. | (BLOCKED) [4s POST AT ABUTTING PANEL EDGES] GF 600 PLF Δ,
- 3/8° CDX PLYWOOD DOUBLE SIDED W/ 104 CMM, 68 3° C 12° O.C. FN. (... 131 WINE DA. .) BLOCKED (4» POST AT ABUTTING MARE EDGES) GF 1200 PLF Δ.
- Δ,
- SMIRON STRONG TE STRONG WALL WSWH 1897 INSTALL FRI MANUFACTURERS SPECIFICATIONS OF 2575# INSTALL 1/493-1/23DS SCREWS TO TOP PLATE PER SMIROS PECIFICATIONS Α.
- SIMPSON STRONG-TIE STRONG WALL WSW-PZ-KP INSTALL PER KANNUF/KCTURERS SPECIFICATIONS OF \$150# INSTALL 1/47/2-1/25 US SCREWS TO TOP PLATE REP QUARTON SPECIFICATIONS Δ,

TOP PLATE SPLICES:

- DBL 2x TOP PLATE [DF#2] W/ [2] ROWS OF 17-16d NMLS @ 2.5' O.C. W/ #-Q*LW/SRICE
- DBL: 2x TOP PLATE (DF#2) W/ CAST16 STRAP W/ 32-16d SINKERS ⊕ EA SIDE OF STRAP

FOUNDATION HOLDOWN SCHEDULE:

- SMRSON HDU2-5DS2-5 HOLDOWN W/ DBL STUDS OR 4K POST 89 WALL EDGES & OPENINGS, GP 3875#
- SMPSON HDU4-SDS2.5 HOLDOWN W/ DBL STUDS OR 4X POST @ WALLEDGES & OPENINGS, GF 4565#
- SIMPSON HOUS-S032.5 HOLDOWN W/ DBL. STUDS OR 4X POST 60 WALL EDGES 8: OPENINGS, GF 5645#
- SMPSON HOUR SDS2.5 HOLDOWN W. 6K POST @ WALL EDGES & OPENINGS, GF 7870#
- SIMPSON HD98 W/ISI 7/8" DIA BOLTS W/616 POST, GF 9920# SIMPSON HOUT I-SDS2.5 HOLDOWN W/ 6X POST @ WALL BOGES & OPENINGS. GF 7870#
- CNSTC16 SIMPSON CNSTC16 STRAP 24" IAP TO EACH END W/6x6 POST, GF 4690#

TIES AND STRUTS:

- PROVIDE EDGE NALING OF THE DIAPHRAGM TO ROOF OR FLOOR STRUTS. ٥
- SIMPSON CS14 W/(14)-BI CMN IN MIN. 24" IAP TO TRUSS, RAFTER, BEAM, ETC. (I) EACH END. 0
- PROMDE ROOF BLOCKING W/ CONTINUOUS SIMPSON CS14 TE STRAP W/ Bd CAIN SE & O.C. TO BLOCKING & LAP THE STRAP TO RAFTER OR TOP PLATES 242 W/Bd (***) 0
- DBL SIMPSON CS14 W/BH CMN IN MIN. TO PANEL BLOCKING 24" LAP TO TRUSS, RAFTER, BEAM, ETC. 69 EACH END. 0
- PROMDE FLOOR BLOCKING W/ CONTINUOUS SIVPSOT CS14 TE STRAP W/ 8d CWN 85 & O.C. TO BLOCKING 8 UAP THE STRAP TO RAFTER OR TOP PLATES
- CMST12 STRAP W/ 74-16d SINKERS FROM FB1 TO CMU WALL SILL HATE ₼
- CNST12 STRAP W/ 74_16d SINKSIS FROM F81 TO DBL 2X TOP PLATE

22T82

SHEARWALL SYMBOL
TOP PLATE SPLICE SYMBOL

FRAMING SCHEDULE:

- H1 4X6 DF#2 HEADER W/SINGLE 2X KING STUD & SINGLE 2X TRIMMER STUD
- 4X12 DF#1 HEADER W/DOUBLE 2X KING STUDS & DOUBLE 2X TRIMMER STUDS
- FIS 6X8 DF#2 HEADER W/SINGLE 2X KING STUD & DBL 2X TRIMMER STUDS
- H6 6X8 DF#2 HEADER W/DBL 2X KING STUDS & DBL 2X TRIMMER STUDS
- TIBLE A HARMEN STUDIO .

 TIBLE A HARMEN STRAND 1.55E ESI SCREWED TOGETHER W.) BILL STRANDER FOST RIP TOP OF HOR TO ROOF STATE W.) BILL STRANDER FOST RIP TOP OF HOR TO ROOF STATE A COOL DUMN CAP. TAPER HEADER RIVOS AS PECY PER DETAIL ASSOL.
- RB3 5-1/2" X 24" 24F-V4 DF/DF GLB W/ 3500" RADIUS CAMBER W/ 6X6 POST W/ ECCQ COLUMN CAP PER PLAN.

FRAMING KEY NOTES:

- B 20% DF#2 @ 16" O.C. BEARING WALL OVER CIVIL WALL AT STAIRS, FUR STUDS AS REQUIRED FOR SMOOTH TRANSITION TO CMU RETAINING
- C 2X6 DF#2 @ 16 O.C. BEARING WALL
- 6% DF#1 KING POST WITH ECCQ POST CAP TO RIDGE BEAM AND CCQ POST CAP TO HEADER BELOW

- FIELD VERIFY JOIST SPACING AT HRE PLACE TO AVOID CONFLICT WITH PLENUM, PROVIDE 2X6 DF#2 PLENUM BLOCKING AT ROOF AS REQ.
- FROVIDE CCQ COLUMN CAP FROM 6X6 SUPPORT ABOVE TO TOP OF WSWH STRONG WALL.
- L 1-3/4" X 14" LSL 1.55E TIMBER STRAND LEDGER WITH (4) SIMPSON ∦ X 3-1/2" SDS SCREWS TO STUD

RELINE & ENGINEERING PRIFAMILE, CA 93257 (559) 789-9999 DESIGN & E 484 NORTH PF PORTERVII (559) 7

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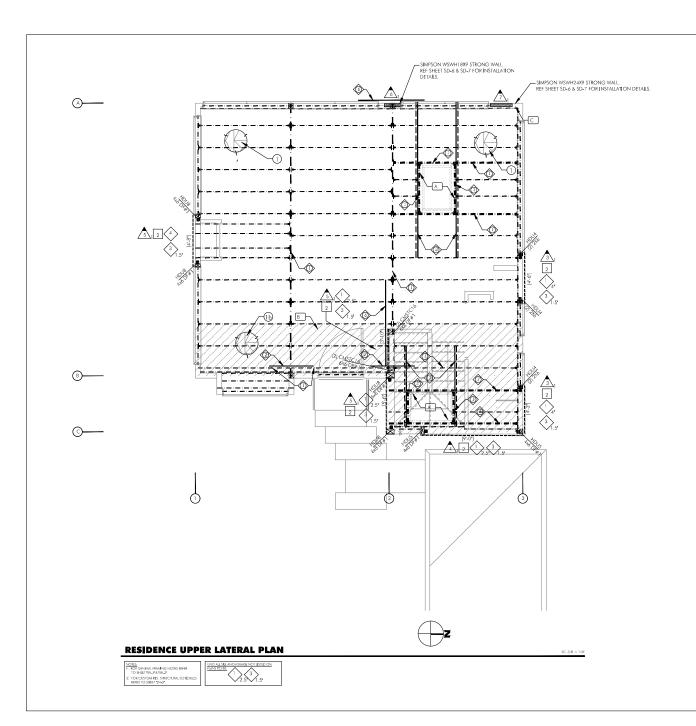
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RESIDENCE

ROOF FRAMING

PLAN



STRUCTURAL SYMBOLS: TIES AND STRUTS

LATERAL KEY NOTES:

SKYLIGHT OPENING PER ARCH, DRAWINGS.
FIELD VERIFY SIZE AND LOCATION.

B - BLOCKED ROOF DIAPHRAGM TYPICAL OF THIS HATCH PATTERN.

ALIGN WSWH STRONG WALL WITH WOOD STUD WALL FRAMING BELOW.

DJAPHRAGM SCHEDULE:

 ROOF DIAPHRAGAN.
 15/92*CDX PLYWOOD (CCX BIT, GRADE @ BIP, AREAS)
 APA (32/14) W/ 94 ONN @ 6*O.C. BN, BN & 12*O.C. PN. [ALT.: 15/32* O.S.B. BD, STRUCT. RATED, APA (32/16)] [W/ SAME NALING.]

15/32" CDX PYWOOD (BLOCKED) (CCX EXT, GRADE (a) EXP. AREAS) APA (32/16) W/ 8d CWN (8-8" CVC, EN, EN, EN & 12" CVC, EN, [4LT.: 15/32* O.S.B. BO, STRUCT, BATED, APA (32/16)] [W/ SAWE NALING, (BLOCKED)]

(2) FLOOR DIAPHRAGIA:

I 1-1/If* CDX PL*(WOOD (CCX EXT. GNOE @ EXP. AREAS)

APA (32.1) @ W/ # (0 X 2 1/2* GRABBER SCREWS (ECC-ER #5289)

@ 4* O.C. EN,BN & 12* O.C. PN, PLUGGED & GILLED TO JOIST OR BETTER

FLOOR DIMPHRAGM

WALL SHEAR PANELS
 SHE CON FLYWOOD , (COLEGT, ORADE @ DP. AREAS)
 APAZZATO W/ NALING PER SHEAR SCHEDULE.

(ALT.: 3/8" O.S.B. RD., STRUCT. RATED, APA (24/0)) (W/ SAME NALING PER SHEAR SCHEDULE.)

SHEARWALL SCHEDULE:

3/8" CDX FLYWOOD W/ 108 CWN, (0.6" O.C. ENJEN 8 12" O.C. FN. (... 131 WHE DIA. | | (8LOCKED) GF 310 PLF Δ.

3/8" CDX FLYWOOD DOUBLE SIDED W/ 104 CMN, @ 6" O.C. BN, BN & 12" O.C. FN, E | 131 WRE DA. | BLOCKED) GF 620 PLF

3/8" CDX FLYWOOD W/ 104 CMN, 69 4" O.C. EN,8N 8 12" O.C. FN. (... 131 WRE DIA. ...) (8LOCKED) GF 460 PLF

3/8" CDX PLYWOOD W/ 10H CNIN. (8) 3" O.C. ENJEN B. 12" O.C. PN. (... 131 WHE DIA.) BLOCKED! 46 POST AT JANUTING PANEL EDGES OF 600 PLF

Δ,

3/8" CDX PLYWOOD W/ TOJ CMN. 85 2" O.C. EN,BN & T2" O.C. FN. [... 131 WRE DR. ...] BLOCKED] (4x POST AT ABUTTING PANEL EDGES)

SIMPSON STRONG-TIE STRONG WALL WSWH240V INSTALL FER MANUFACTURERS SPECIFICATIONS OF \$150.# INSTALL 1/47831/27505 SCREWS TO TOP PLATE RESIMPSON SPECIFICATIONS Δ

TOP PLATE SPLICES:

DBL 2-TOP HATE (DF#2) W/ (2) HOWS OF 17-16d NAIS @ 2.5° O.C. W/ 4-0" DF SPLCE

DBL 2x TOP PLATE [DF#2] W/ CAST 16 STRAP W/ 32-164 SINKERS (i) EA SIDE OF STRAP

FOUNDATION HOLDOWN SCHEDULE:

SIMPSON HOUZ-6052.5 HOLDOWN W/ DBL. STUDS OR 40 POST 69 WALL EDGES & OPENINGS, GF 3075#

SIMPSON HOU4-SD\$2.5 HOLDOWN W/ DBL STUDS OR 4X POST 50 WALL EDGES & OPENINGS, GF 4565#

SMPSON HDUS-S082.5 HOLDOWN W/ DBL STUDS OR 4X POST @ WALL EDGES & OPENINGS, GF 5645#

SIMPS ON HIDUR-SDS2, 5 HOLDOWN W/ 4X POST ® WALL EDGES & OPENINGS, G# 6970# SIMPS ON HIDUR-SDS2, 5 HOLDOWN W/ 6X POST ® WALL EDGES & OPENINGS, GF 7870#

SIMPSON H098 W/(3) 7/8" DIA BOLTS W/636 POST, GF 99204

TIES AND STRUTS:

PROVIDE EDGE NALING OF THE DIAPHRAGM TO ROOF OR FLOOR STRUTS. 0

SIMPSON CS14 W/(14)-Bd CMN IN MIN. 24" LAP TO TRUSS, BAFTER, BEMA, ETC. QLEACH END.

PROMDE ROOF BLOCKING WY CONTINUOUS SIMPSON CS14 TE STRUP WY BLOWIN SE & O.C. TO BLOCKING & LAP THE STRUP TO RAFTER OR TOP PLATES 24 W/BLOWN

PROVIDE ROOF BLOCKING W/ DBL CONTINUOUS SIMPSO C\$14 TE STRAP W/ 8d CAIN 60 6/ O.C. TO (40) BLOCKING & LIP THE STRAP TO RAFTER OR TOP PLATES 24*W/BLOWN.

DBL SIMPSON CS14 W/Bd CMN IN MIN. TO PANEL BLOCKING 24' LAP TO TRUSS, RAFTER, BEAVE, ETC. (2) EACH END.

CAST12 STRAP W/ 74-16d SINKERS FROM FB1 TO DBL 2X TOP BLATE



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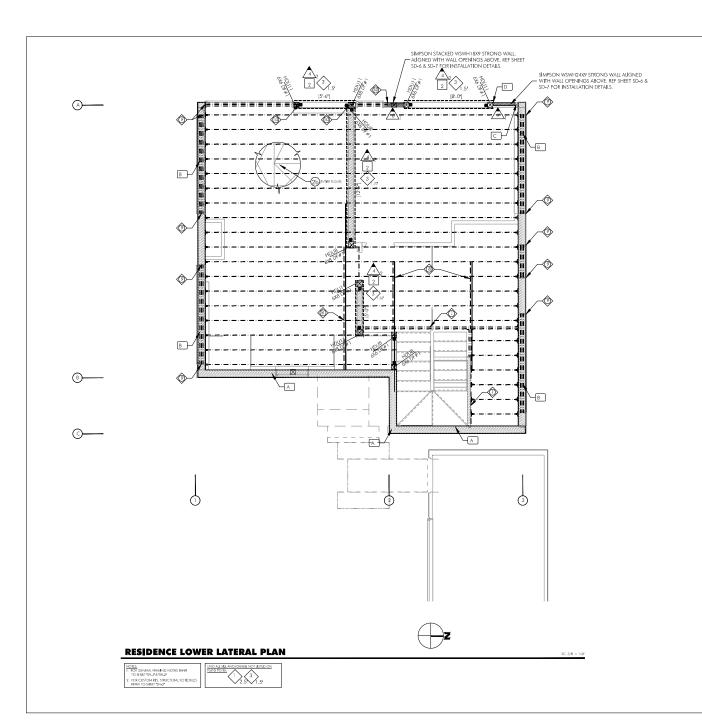
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BY:	AG

REVISION



RESIDENCE

UPPER LATERAL PLAN



STRUCTURAL SYMBOLS:

SHIBARWALL SYMBOL
TOP PLATE SPLICE SYMBOL TIES AND STRUTS

LATERAL KEY NOTES:

- CMU WALL PROVIDE 8" BLOCK FULLY
 GROUTED WITH #5 VERTICAL REBAR AT EDGE OF
 CELL 8" O.C. WITH #5 HORIZONTAL REBAR 18"
- O.C.

 B CMU WAILL PROVIDE 8° BLOCK FULLY
 GROUTED WITH #5 VERTICAL REPAR AT EDGE OF
 CELL 16° O.C. WITH #5 HORIZONTAL REPAR 16°
 O.C.
- PROVIDE LTPS ON OUTSIDE OF STRONG WALL TO 4X PT NAILER AT WALL, 12 O.C. FULL HEIGHT
- D PROVIDE LTPS ON OUTSIDE OF STRONG WALL TO 6X SHEAR WALL POST, 12" O.C. PULL HEIGHT OF WALL.
- PROVIDE CMSTC14 STRAP FROM UPPER 6X6

DIAPHRAGM SCHEDULE:

- ROOF DIAPHEAGM:
 15/32"-CDX RYWOOD (CCX-EXT, GRADE @ BP. AREAS)
 APA (327/6) W/ SECWY @ & O.C. EN, RN & 12" O.C. FN. [ALT.: 15/32 O.S.B. 80, STRUCT, RATED, APA (32/16)] [W/ SAME NALING.]
- 15/32° CDX PLYWOOD (BLOCKED) (CCLEAT, GRADE \otimes D.P. AREAS) APA [32/16] W/ BH CMH \otimes 8 O.C. EN, BN 8 12° O.C. FN. [PLT.: 15/32" O.S.B. BD, STRUCT, RATED, APA (32/16)] [W/ SAME NALING, (BLOCKED)]
- (A) FLOOR DIMPHRAGM
- H-I/BY COR RYWOOD BROOKER (COLERT, GRADE & DP. ARLAS)
 ARA (SIZE) (8) WH FIN 73-1/2" GRANER SIZE(96'S) (DICTRE #CRISE)
 8° CO. C. MUNIS 15° CO. C. N. HUGGED & GUILED TO LIGHT OR RETTER

 WALL SHEAR RANGLE

 JIE COLEYWOOD, (COLERT, GRADE & BP. ARLAS)
 ARLAS (4) WHAT IN CHEST BE SHEAR SCHEDULE.
- [ALT.: 3/8" O.S.B. BD., STRUCT. RATED, APA [24/0]] [W/ SAVIE NATION PER SHEAR SCHEDULE.]

SHEARWALL SCHEDULE:

Δ

- Δ 3/8 CDKPLYWOOD W/ TOJ CMN @ 6*O.C. EN,BN 8 12*O.C. FN. | ... 131 WRE DJA. | 18LOCKED) GF 310 PLF
 - 3/6" CDKPLYWCOOD DOUBLE SIDED W/ 10st CWN, 40 6" O.C. BNJIN & 12" O.C. FN. | ... 131 WHE DIA ... | (BLOCKED) GF 628 PLF
 - 3/8" CDKPLYWOOD W/ 104 CMH, 59.4" O.C. EN,BN 8 12" O.C. FN | 131 WHIEDEA. | (BLOCKED) GF 460 FM
 - 3/8 CDX PLYWCOOD DCUBLE SIDED W/ 10d CWN. (i) ≠ O.C. EN,BN 8 12°O.C. FN. | ...131 WRE DK. |) BLOCKED; (ii) POST AT ABUTTING PANEL EDGES) GF 930 PLF
- 3/8" CDXPLYWOOD W/ 104 CMN, (6) 3" O.C. FN,BN & 12" O.C. FN, | ... 131 WRE DA. ... | (8) DOCKED) (6) POST AT ABUTTING PANEL EDGES) GF (60) PLF Δ,
- Δ_2
- 3/8° CDX PLYWOOD W/ TOJ CAIN. (§ 2° O.C. EN,BN & T2° O.C. PN. | ... 131 WINE CIA. ...) (\$LOCKED) (6x POST AT ABUTTING PANEL EDGES) Δ,

- Δ_1

TOP PLATE SPLICES:

- ☐ DBL 2x TOP PLATE (DR-2) W/ (2) ROWS OF 17-16d NALS © 2.9' O.C. W/410' LP SPLICE

2

- FOUNDATION HOLDOWN SCHEDULE: SIMPSON HDUZ-5052.5 HOLDOWN W/ DBL. STUDS OR 4X POST @ WALLEDGES & OPENINGS, GF 3075#
- SIMPSON HOUS-SDS2.5 HOLDOWN W/ DBL STUDS OR 4X POST (i) WALLEDGES & OPENINGS, GF 5645#
- SIMPSON HOUB-SDS2.5 HOLDOWN W/ 4X POST IS WALL EDGES & OPENINGS, GF 6970#
- SIMPSON HD98 W/(3) 7/8" DIA BOUTS W/6X6 POST, GP 9920#
- SIMPSON HOUTT-SDS2.5 HOLDOWN W/ 6X POST 62 WALL EDGES & OPENINGS, GP 7870.6
- CMSTC16 SIMPSON CMSTC16 STRAF 24" LAP TO EACH END W/6% POST. GF 46904

TIES AND STRUTS:

- PROVIDE EDGE NATING OF THE DIJUHRAGIA TO ROOF OR FLOOR STRUTS. 0
- ٥ SIMPSON CS14 W/(14)-Bid CMN IN MIN. 24" LAP TO TRUSS, RAFTER BEAM, ETC. (IV EACH END.
- PROVIDE ROOF BLOCKING W/ CONTINUOUS SIMBON CS14 TE STRAP W/8d CARV SE 6' O.C. TO BLOCKING & LIP THE STRAP TO RAFTER OR TOP PLATES 24' W/84 CAN
- ٥
- DBL SIMPSON CS14 W/BJ CMN IN MIN. TO PANEL BLOCKING 24" LAP TO TRUSS, RAFTER, BEAK, ETC. (E) EACH END. ٥
- PROVIDE FLOOR BLOCKING W/ CONTINUOUS SIMPSON CS14 TE STRAP W/ 8d OWN & 6" O.C. TO BLOCKING & UAP THE STRAP TO RAFTER OR TOP PLATES 0
- 0
- 0 CWST12 STRAP W/ 74-16d SINKERS FROM FB1 TO CMU WALL SILL FLATE



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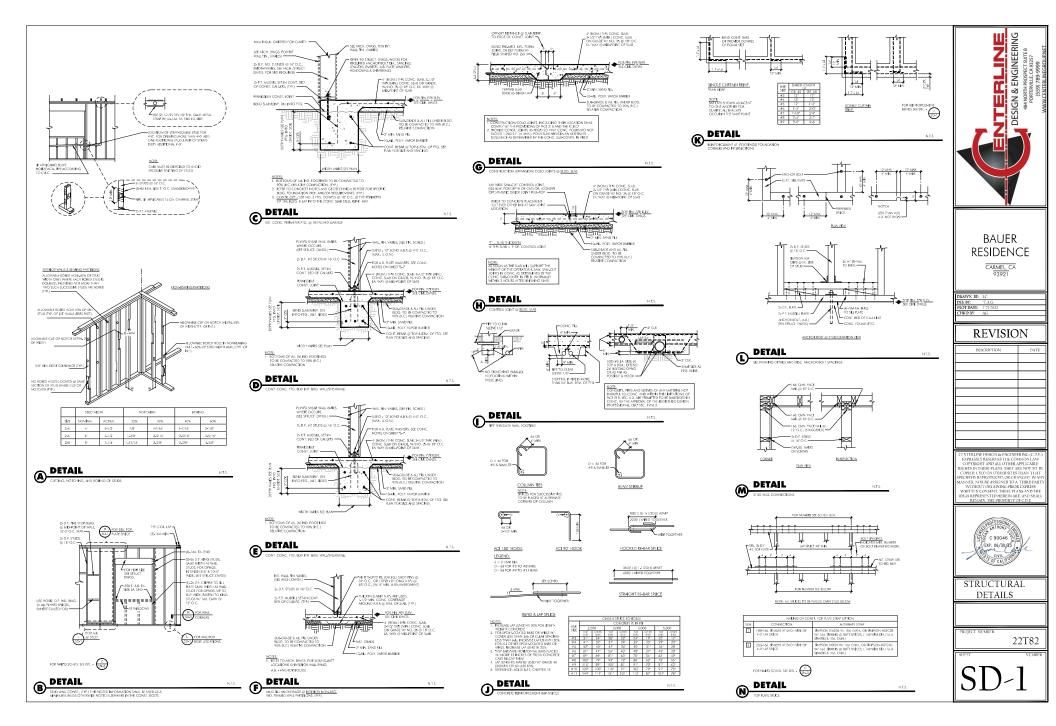
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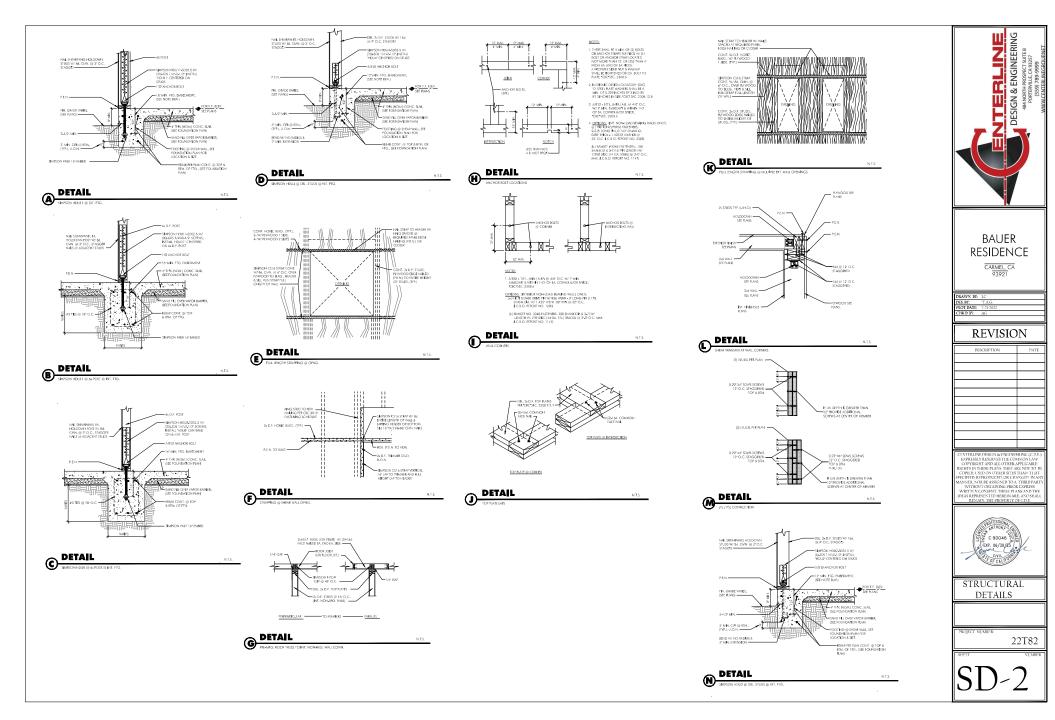
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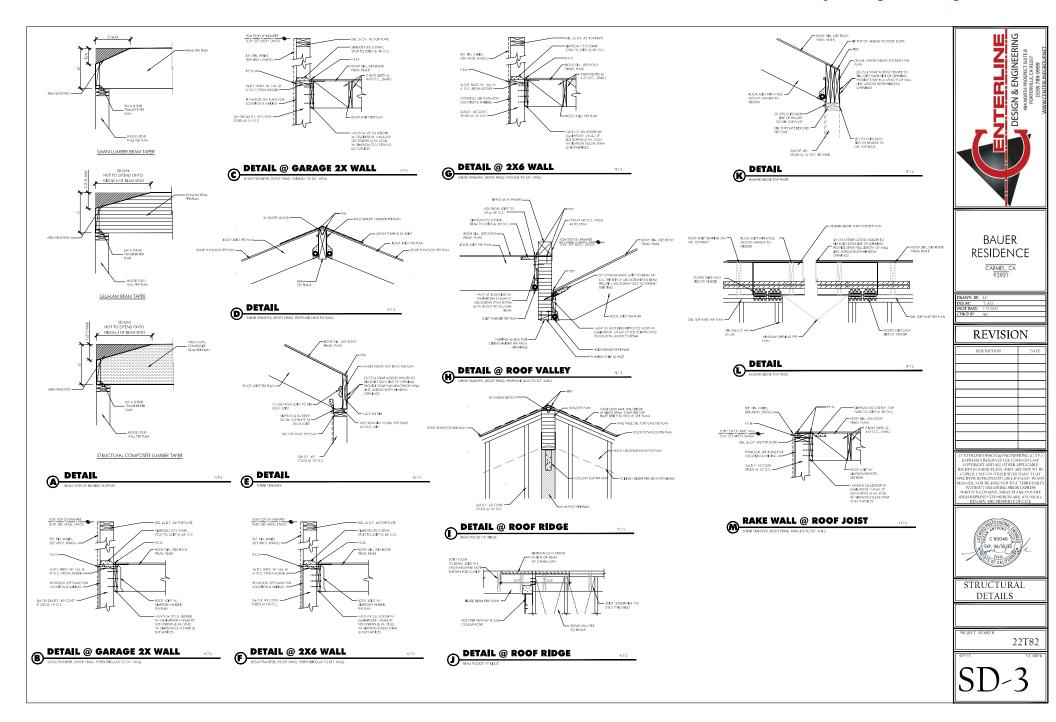


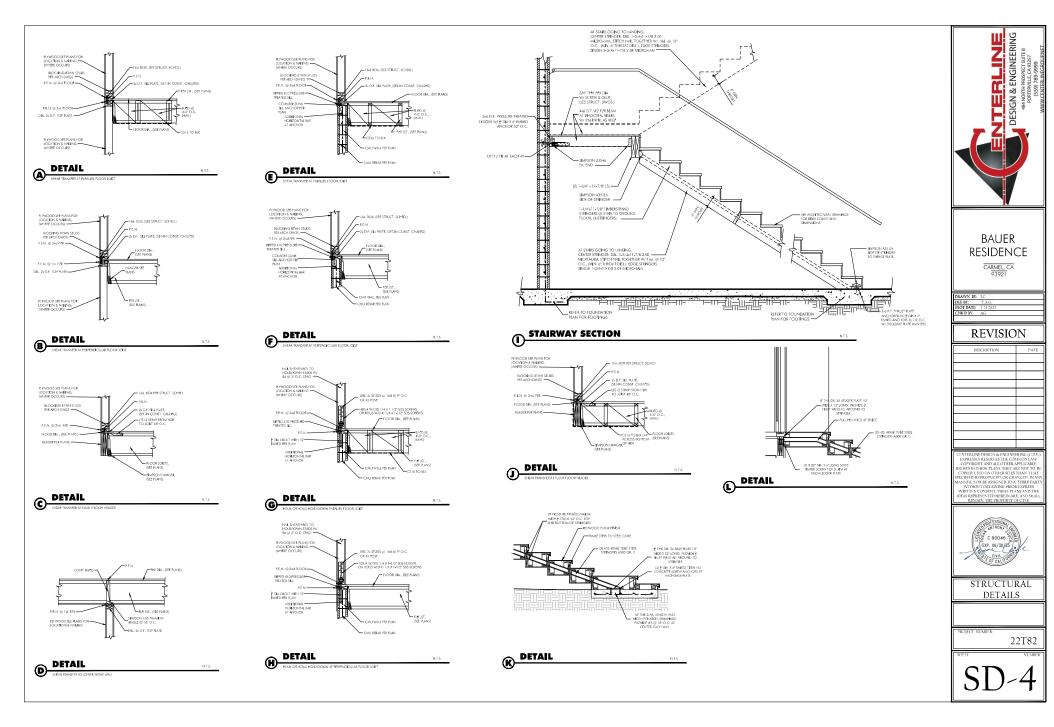
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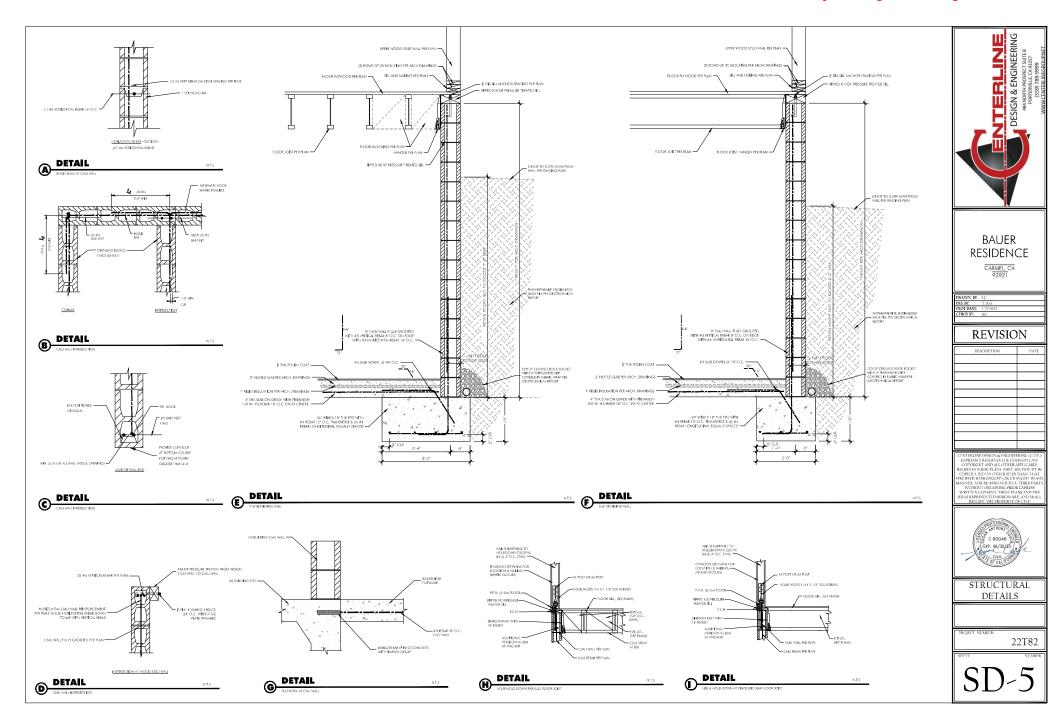
LOWER LATERAL PLAN

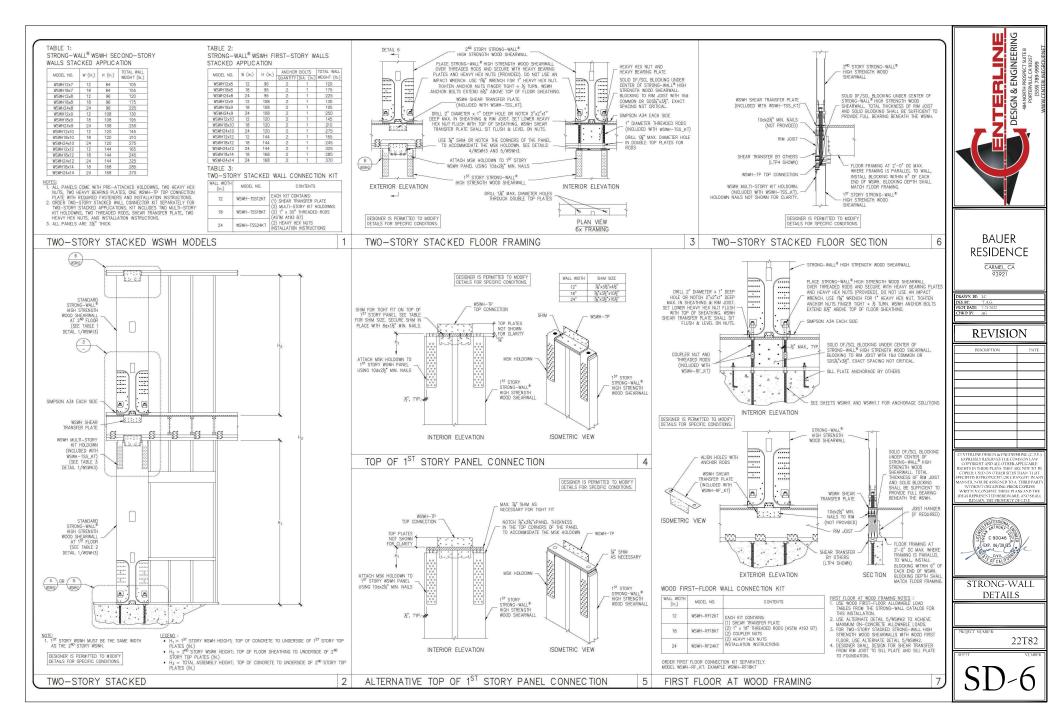


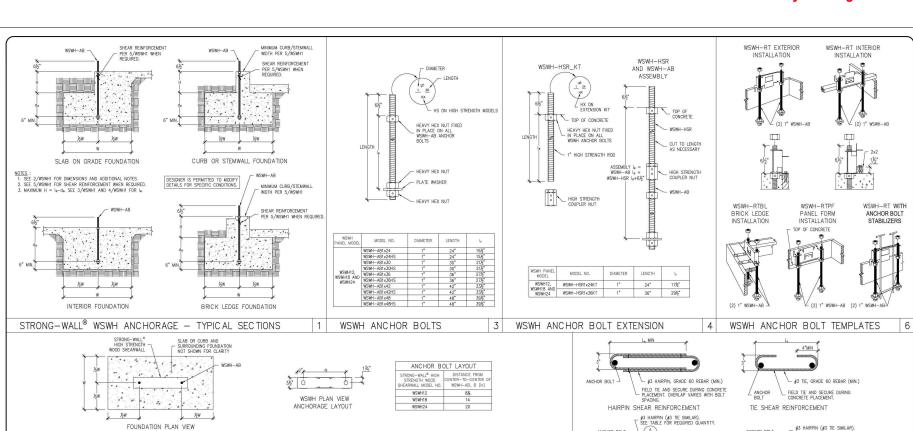


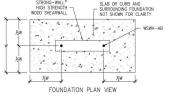












- NOTES:

 1. ANGHRAGE DESIGNS CONFORM TO AD 318-11 APPENDIX D. AD 318-14 CHAPTER 17 AND AD 318-19 CHAPTER 17. WITH NO SUPPLEMENTARY REPREDICEDENT FOR CHADED OR UNRADUCED CONCRETE AS NOTED.

 2. MICH NO SUPPLEMENTARY REPREDICEDENT FOR CHADED OR UNRADUCED CONCRETE AS NOTED.

 2. MICH STENDIST, 1551 ASS. AD 318-14 ST. AD 318-14 S

WSWH A	NCHORAGE	SOLUTIONS I	OR 2500	PSI CO	NCR
			WSWH-AB1 ANCHOR BOLT		
DESIGN CRITERIA	CONCRETE	ANC HOR STRENGTH	ASD ALLOWABLE UPLIFT (Ibs)	W (in)	d, (in
		STANDARD	16,000	33	- 1
	CRACKED		17,100	35	10
	UNIVOLED	HIGH STRENGTH	34,100	52	18
SEISMIC		THOIR CHICKOTT	36,800	55	- 1
DEJUNIO		STANDARD	15,700	28	11
	UNCRACKED	JIMMONIO	17,100	30	10
	UNCHACKED	HIGH STRENGTH	33,500	45	1
			36,800	48	- 11
	CRACKED	STANDARD	6,200	16	
			11,400	24	
			17,100	32	1
		HIGH STRENGTH	21,100	36	10
			27,300	42	14
			34,100	48	10
WND			36,800	51	11
MIND	UNCRACKED		6,400	14	- 6
		STANDARD	12,500	22	8
			17,100	28	11
		HIGH STRENGTH	22,900	33	- 1
			26,400	36	- 10
			34,200	42	14
	1		36,800	44	15

		SOLUTIONS	011 0000		11011
			WSWH-AB1 ANCHOR BOLT		
DESIGN CRITERIA	CONDITION	ANCHOR STRENGTH	ASD ALLOWABLE UPLIFT (lbs)	W (in)	d _e (in
	CRACKED	STANDARD	16,000 17,100	31 33	11
SEISMIC		HIGH STRENGTH	33,900 36,800	49 52	17
SEISMIC	UNCRACKED	STANDARD	16,300 17,100	27 28	9
		HIGH STRENGTH	34,000 36,800	43 46	15
	CRACKED	STANDARD	5,600 10,200	14 21	6 7
			17,100 20,000	30 33	10
		HIGH STRENGTH	26,500 33,600	39 45	13
WIND	UNCRACKED		36,800 6,200	48 13	16
		STANDARD	12,800 17,100	21 26	7 9
		HIGH STRENGTH	21,800 28,900	30 36	10
		mor sitterom	33,100 36.800	39 42	13

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL TENSION ANCHORAGE SCHEDULE 2,500, 3,000 AND 4,500 PSI

NOWN M	NC HORAGE	30E0 HONS				
			WSWH-AB1 ANCHOR BOLT			
DESIGN CRITERIA	CONCRETE	ANCHOR STRENGTH	ASD ALLOWABLE UPLIFT (Ibs)	W (in)	đe (in)	
		STANDARD	16,000 17,100	27 29	9	
	CRACKED	HIGH STRENGTH	34,700 36,800	44 46	15 16	
SEISMIC	UNCRACKED	STANDARD	15,700 17,100	23 25	8 9	
		HIGH STRENGTH	33,900 36,800	38 40	13	
WND	CRACKED	STANDARD	6,800 11,600 17,100	14 20 26	6 7 9	
		HIGH STRENGTH	21,400 28,400 32,400 36,800	30 36 39 43	10 12 13 15	
	UNCRACKED	STANDARD	6,800 12,400 17,100	12 18 23	6 6 8	
		HIGH STRENGTH	22,800 26,700 30,700 36,800	27 30 33 37	9 10 11 13	

#3 HAIRPIN (#3 TIE SIMILAR).

SEE TABLE FOR REQUIRED QUANTITY. ANCHOR BOLT ANCHOR BOLT -1½" SPACING DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS. SECTION A HAIRPIN INSTALLATION (GARAGE CURB SHOWN, OTHER FOOTING TYPES SIMILAR.)

	STRON	IG-WALL® HIGH	STRENGTH W	OOD SHEARWAL	L SHEAR AN	ICHORAGE	
SEISMIC ³				WND ⁴			
MODEL L, OR L, (in.)	R SHEAR	MIN. CURB/ STEMWALL WIDTH (in.)	SHEAR REINFORCEMENT	MIN. CURB/ STEMWALL WIDTH (in.)	ASD ALLOWABLE SHEAR LOAD, V (lb.)		
			(in.)		(iii.)	UNCRACKED	CRACKED
WSWH12	1014	(1) #3 TIE	6	SEE NOTE 7	6	1,080	770
WSWH18	15	(2) #3 HAIRPINS ^{5,6}	6	(1) #3 HAIRPIN	6	HAIRPIN REINF. ACHIEVES MAX ALLOW SHEAR LOAD OF THE WSWH	
WSWH24	19	(2) #3 HAIRPINS ⁵	6	(2) #3 HAIRPINS ⁵	6		

- NOTES:

 1. SIERA ANCHORAGE DESIGNS CONFORM TO ACI 318-19, ACI 318-11 AND ACI 318-14 AND ACI 318-14 AND ASSUME WINNUM 2,500 PSI CONCRETE.

 2. SIERAR REMPTORECURANT IS NOT REQUIRED FOR INTERIOR FOUNDATION APPLICATIONS (PAREL INSTALLED AWAY FROM EDGE OF CONCRETE), OR

 3. SESIMA NONCARTS SESSIMO PERSON CATEGORY OF THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SOC C MAY USE WIND ANCHORAGE
 SOLUTIONS, SESSIMO SERVAR REPROFEMENT DESIGNS CONFORM TO ALI 318-19, SECTION 17.01.53, ACI 318-14, SECTION 17.2.5.3.5

 4. WIND INCLUDES SESSIMO DESIGN CATEGORY AND B.

 5. ADDITIONAL TES MAY BE REQUIRED A CHARGE CURB OR STEMMALL INSTALLATIONS BELOW ANCHOR REINFORCEMENT PER DESIGNER.

 6. USE (1) AS I HARRIN FOR WISHIN WIND ANCHOR DESIGN FRANCISC SECURITY TO ANCHOR REINFORCEMENT PER DESIGNER.

 7. USE (1) AS THE FOR WISHIN WIND PHAIL DESIGN SERVING THE OFFICE SECURITY AND ANCHOR SERVING SECURITY OF ANCHOR SECURITY OF ANCH

10 THE DESIGNER MAY SPECIFY ALTERNATE SHEAR ANCHORAGE.

STRONG—WALL® WSWH SHEAR ANCHORAGE SCHEDULE AND DETAILS 5



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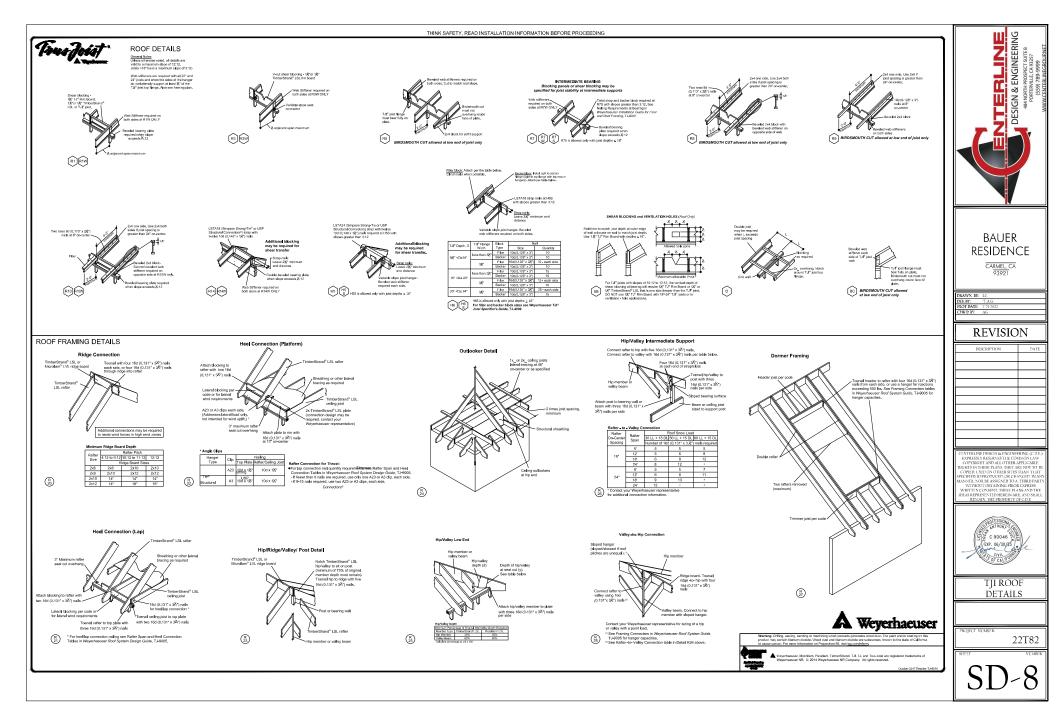
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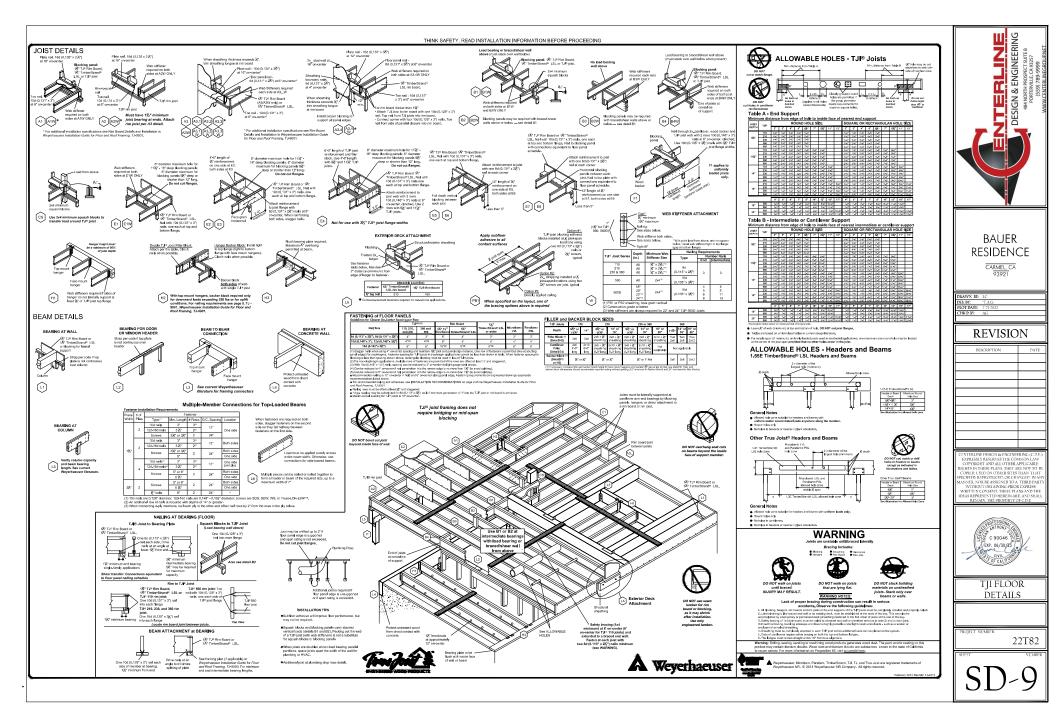
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DESCRIPTION	DATE



STRONG-WALL DETAILS





Upon completion of the 10 calendar-day appeal period, please return this form, along with the Affidavit of Posting, to the case planner noted above.