

COUNTY OF SANTA BARBARA PLANNING AND DEVELOPMENT

MEMORANDUM

то:	Montecito Planning Commission
FROM:	Travis Seawards, Deputy Director, Planning & Development
STAFF CONTACT:	Katie Nall, Planner, (805) 884-8050 Errin Briggs, Supervising Planner, (805) 568-2047
DATE:	March 13, 2024
RE:	Continued Babbit et al. Appeals of Scibird Exterior Alterations Case Nos. 23APL-00031 & 23APL-00033 [21LUP-00000-00292 & 22BAR- 00000-00187]

Background:

The project was reviewed by the Montecito Planning Commission at the February 21, 2024 hearing. At the conclusion of the hearing, the Commission continued the project to March 20, 2024, and directed staff to obtain comments from the Historic Lands Advisory Committee (HLAC) focusing on the house's roof material. HLAC reviewed the project during their March 11, 2024 meeting and commented generally on the materials of the roof, stating that a grey or brown colored shingle roof would be more appropriate than the existing black metal roof. HLAC Chair Keith Kauffman, will provide more detailed comments in a memo to the Commission to be docketed separately from this staff memo.

Project Description:

The project is a request for a Land Use Permit (Case No. 21LUP-0000-00292) to abate a zoning violation (Case No 21ZEV-00000-00007) for unpermitted exterior changes to an 831-square-foot Moody Sister's Cottage, including raising the northeastern portion of the roof by 3.5-inches, raising a portion of the eastern roof by 1-foot 5-inches, and installing new doors, windows and siding. Replacement windows match the appearance of the house's historic window types with regard to the type and appearance of glazing bars. Replacement board and batten siding will be installed to match the original material and appearance throughout the exterior, including the water heater door. The existing 532-square-foot carport/utility room

*

Montecito Commission Memorandum March 13, 2024 Page **2** of **2**

includes as-built exterior paint, and material changes as well. The existing black metal roof will remain. No grading or tree removal is proposed. The maximum height of the residence is 13-feet. The parcel is served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire Protection District. Access is provided from Periwinkle Lane. The property is a 0.17-acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 011-220-003, located at 539 Periwinkle Lane in the Montecito Community Plan Area, first Supervisorial District.

Updates to the Plans:

• Since the February 21, 2024 MPC hearing date, the roof material is now proposed to be black metal standing seam, as is existing and permitted by Building Permit No. 20CNP-00000-00784. This change is reflected in the updated plans dated March 4, 2024, included as Attachment A to this memorandum.

Attachments:

A. Updated plan set dated March 4, 2024



the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole

breaker permanently marked as "For Future 240V use

*Exceptions may apply

	nni on projec	t plans)			
PART 1:	PROJECT IN	FORMATION			
Owner:					
Site Address:					
Assessor's Parcel Number(s):					
					r
Size of Lot (Gross Acres):	Within Mor	itecito Hillside (H	I-MON) Overla	ay Zone ¹ (Y/N):	
PART 2: PRIMARY RESIDEN	ITIAL BUILD	ING (HOUSE) N	ET FLOOR A	REA ²	
		F 1 G 1 G			House Net
	Existing	Existing to be Removed	New or Addition	Project	Floor Area
				.,	(Used in Part 4
1st Floor		<u> </u>			
2nd Floor		+ +		-	
Attached Garage(s)*		1 1			
		1 1			
Partly Underground Basement ⁴					1
Wholly Underground Basement ⁵					
Attached Accessory Dwelling Unit ⁵					ĺ
House Subtotals					, ,
House Net Floor Area (Used in Part 4) ⁵					
PART 3: DETACHED AC	CESSORY B	UILDING (DAB)	FLOOR ARE	A	
					DAD EI
	Existing	Existing to be	New or	Finished	Area
	-	Removed	Addition	Project	(Used in Part 4
Detached Accessory Dwelling Unit					
Partly Underground Basement					
Wholly Underground DAB Basement					ļ
DAB Floor Area (Used in Part 4) ⁷					
PROJECT GRAND TOTALS					
House Not Floor Area Calculations	OUR AREA	CALCULATION		on Calculations	
Recommended Maximum		· '	DAB FIUUI AI	ea Calculations	
House Net Floor Area ⁸		Reco	ommended D	AB Allowance ⁷	
House Net Floor Area			DADAU	AB Floor Area	
		(Add	DAB Allow ed to House N	vance Overage Net Floor Area)	
-				1	1
Cumu	Iative House Floor Area +	Net Floor Area DAB Overage)			
(House Net		nded Maximum		1	
(House Net Percent	to Recomme			1	
(House Net Percent	House	Net Floor Area9			
(House Net Percent Applicants enter project informati	House on and statis	Net Floor Area ⁹ tics (net square f	eet) into shac	ded cells.	



Codes in effect for this project include the following: ALL CONSTRUCTION SHALL COMPLY WITH THE CALIFORNIA RESIDENTIAL CODE: 2022 EDITION CALIFORNIA PLUMBING CODE, 2022 EDITION, CALIFORNIA ELECTRICAL CODE, 2022 EDITION, CALIFORNIA MECHANICAL CODE, 2022 EDITION. CALIFORNIA FIRE CODE, 2022 EDITION, CALIFORNIA ENERGY CODE, 2022 EDITION, CALIFORNIA GREEN BUILDING STANDARD CODE, 2022 EDITION SANTA BARBARA COUNTY BUILDING ORDINANCE 4986 AND SANTA BARBARA COUNTY GRADING ORDINANCE 4766. **HIGH FIRE REQUIREMENTS 2022 CALIFORNIA RESIDENTIAL** CODE AND CALIFORNIA BUILDING CODE. California Green Building Standards Code apply to new residential buildings, additions or alterations of existing residential buildings where the addition or requirements apply only to and/or within the specific area of the addition or

alteration increases the buildings conditioned area, volume or size. The alteration. Please address in plans as applicable. [CGBSC 301.1.1]



County of Santa Barbara Planning and Development Glenn S. Russell, Ph.D., Director Dianne Black, Director of Development Services Jeff Hunt, Director of Long Range Planning

Construction Waste Management (CWM) Plan Project Name: Scibird Applicant:

Permit #:

(minimum 65% non-hazardous materials recycled and/or salvaged for re-use).

Waste Hauling Company: Marborg industries The Subcontractor and or Contractor of record shall comply with the project's (CWM) Plan and Acknowledgement Sheet. 1. The project's overall rate of waste diversion will be a minimum of **65** %. 2. This project shall generate the least amount of waste possible by planning and following all proper storage and handling procedures to reduce broken and damaged materials and reusing materials whenever possible. The majority of the waste that is generated on this jobsite will be diverted from the landfill and recycled for other use.

3. Spreadsheet 1, enclosed, identifies the waste materials that will be generated on this project, the diversion strategy for each waste type and the anticipated diversion rate. 4. Waste prevention and recycling activities will be discussed at the beginning of weekly subcontractor meetings. As each new

subcontractor comes on-site, the WMP Coordinator will present him/her with a copy of the CWM Plan and provide a tour of the jobsite to identify materials to be salvaged and the procedures for handling jobsite debris. All Subcontractor foremen will acknowledge in writing that they have read and will abide by the CWM Plan. Subcontractor Acknowledgment Sheet enclosed. The CWM Plan will be posted at the iobsite trailer

5. Salvage: Excess materials that cannot be used in the project, nor returned to the vendor, will be offered to site workers, the owner, or donated to charity if feasible. 6. Marborg industries will provide a commingled drop box at the jobsite for most of the construction waste. These commingled drop boxes will be taken to Marborg industries. The average diversion rate for commingled waste will be 50x%. As site conditions permit, additional drop boxes will be used for particular phases of construction (e.g., concrete and wood waste) to ensure the highest waste diversion rate

7. If the waste diversion rate achievable via the strategy described in (6) above, is projected to be lower than what is required, then a strategy of source-separated waste diversion and/or waste stream reduction will be implemented. Source separated waste refers to jobsite waste that is not commingled but is instead allocated to a debris box designated for a single material type, such as clean wood or metal. (See notes below)

Notes: 1. Waste stream reduction refers to efforts taken by the builder to reduce the amount of waste generated by the project to below four (4) pounds per square foot of building area.

2. When using waste stream reduction measures, the gross weight of the product is subtracted from a base weight of four (4) pounds per square foot of building area. This reduction is considered additional diversion and can be used in the waste reduction percentage calculations.

3. Marborg industries will track and calculate the quantity (in tons) of all waste leaving the project and calculate the waste diversion rate for the project. Marborg industries will provide Project Manager with an updated monthly report on gross weight hauled and the waste diversion rate being achieved on the project. Marborg industries monthly report will track separately the gross weights and diversion rates

Best Management Practices for Construction Activities

 Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind. • Stockpiles of earth and other construction related materials must be protected from being transported from

the site by the forces of wind or water. • Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be

washed into the drainage system. • Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site.

• Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste. • Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

 Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

Sheet Index:

A1	Project Description, Contacts, Data, Codes & Sheet Index
A2	Pictures
A3	Building codes
A4	Green Building pg 1
A5	Green Building pg 2
A6	Site Plan
A7	Residence Existing & Proposed Floor & Roof Plans
A8	Residence Elevations
A9	Residence Elevations
A10	House Sections
A11	Electrical & Mechanical Plans
A12	Door & Window Schedules
A13	(E) Utiltiy / Carport Elevations
S-1.1	Structural Title Sheet

- S-1.2 Structural Specs & Special Inspections S-2.1 Foundation Plan & Roof Framing

Vicinity map:



Scope of Work:

Abate Violation: Construction performed without a building permit (21BDV- 00002 & 21ZEV-00007) = Two roof areas were raised. These changes will abate the two violations.

Proposed: Remodel existing residence, area of remodel = 260 sq. ft. No grading & no new landscaping. No additions to the main residence. I confirmed with Tim at Carstairs Energy, no energy calcs required, because no additions to the main house

Square Footage:

	<u>NET</u>	<u>GROSS</u>
<u>MAIN HOUSE</u>		
- Single level house	773	824
- WH closet	5	7
- Area of remodel	254	
Utility Room/Carport		
-Utility Room	195	213
-Carport	302	319

Site Data:

APN

Lot Size: Land Use Permit needed: **Comprehensive Plan: Coastal Zone:** Zone: FEMA recovery map area Property Use: Year Built: Type of construction: Occupancy: Stories: Very High Fire Hazard Severity Zone: Fire Sprinklers: **MBAR Jurisdicition** Montecito Water District Montecito Sanitary District Structure of merit **Need Montecito Fire approval** Yes

Contacts:

539 Periwinkle Lane

rscibird@gmail.com

(805) 689-9404

P.O. Box 50716

(805) 969-0559

(805) 455-6120

Santa Barbara, CA 93108

Santa Barbara, CA 93150

sophiecalvin@gmail.com

Santa Barbara, CA 93103

Structural Engineer:

Agent / Residential Designer: Calvin Design / Sophie Calvin

Cedar Structural, Inc. / Mounir El-Koussa

mounir@cedarstructural.com / Lic. # C86520

1 N Calle Cesar Chavez, Ste. #102

Richard and Lisa Scibird & Mackenzie McGonegle

Owners:

011-220-003 0.17 acre Yes SRR-1.8 No 20–R-1 Yes Single Family Residence 1950 V-B R-3/U-1 One Yes No Yes Yes Yes Yes Moody sisters



Õ

S

တ

Ð

egl

ŬO

C)

 \mathbf{O}

σ bir <u></u> S σ က ~_ <u>_</u>1 -4 _ო $\circ -$ 0 March 4, 2024

Land Surveyor: Joel Avakian 208 Park Road, Ojai, CA 93023 joelfavakian@gmail.com (805) 252-9385 Lic. #



North elevation / front of the main residence



West elevation / side of the main residence



South elevation & west elevation of the utilty room / carport



Utilty room north elevation & house east elevation



G:\GROUP\P&D\Digital Library\Administrative & Personnel\Building & Safety \Bulletins, Interpretations, Ordinances, Policy & Procedures

Plumbing Requirements

1. Provide a 30" clear width and 24" clear space in front of the water closet. [CPC 402.5]

2. Showers are to have a minimum interior area of 1024 square inches and shall be capable of encompassing a 30 inch circle. [CPC 408.6]

Mechanical Requirements

(Warm-Air Furnaces - General Requirements)

1. Every dwelling unit shall be provided with heating facilities capable of maintaining a minimum room temperature of 68 degrees F at a point 3 feet above the floor and 2 feet from exterior walls in all habitable rooms. [CRC R303.9]

2. Provide 30 inch deep unobstructed working space in front of warm-air furnace. [CMC 304].

3. Provide a 42" high guard where any portion of rooftop equipment is less than 6 feet from the edge of a roof or similar hazard. [CMC 303]

4. Access opening to attic or under floor furnace shall be no more than 20 feet from furnace. [CMC 904.10].

5. Provide protection from damage to furnace or other gas-fired equipment by automobiles, at rear of garage. Pilots, burners, or heating elements shall be 18" minimum above floor. [CMC 305].

Smoke Detector / Carbon Monoxide Alarms

1. Provide 120 volt hard-wired, interconnected smoke alarms: (with battery back-up) at all new construction per CRC R314.3. They are to be provided: In each sleeping room(s).

On the wall or ceiling outside each separate sleeping area in the immediate vicinity of the bedrooms. Minimum of (1) detector in each story including basements and habitable attics (with alarm audible in sleeping rooms).

2. Smoke alarms:

• shall be placed a minimum of 20 feet horizontally from a permanently installed cooking appliance unless listed for that use (Exceptions: Ionization smoke alarms with an alarm silencing switch or photoelectric smoke alarms may be installed 10 feet or greater from a permanently installed cooking appliance; photoelectric smoke alarms may be installed 6 feet or greater from a permanently installed cooking appliance where the kitchen or cooking area and adjacent spaces have no clear interior partitions and the 10 foot distance would prohibit the placement of a smoke alarm or smoke detector required by other sections of the code)

• shall, where possible, not be placed within 3 feet horizontally of a door to a bathroom that contains a bathtub or a shower

• where stairs lead to other occupied levels, shall be located so that smoke rising in the stairway cannot be prevented from reaching the smoke alarm or smoke detector by an intervening door or obstruction

• for basements shall be located on the basement ceiling near the entry to the stairs

• for tray-shaped ceilings (coffered ceilings), shall be installed on the highest portion of the ceiling o on the sloped portion of the ceiling within 12 inches vertically down from the highest point • for sloped ceilings with beams running up the slope, shall be placed on the ceiling between beams • for sloped ceilings with beams running parallel to the ridge or for sloped ceilings with beam pockets formed by intersecting beams, shall be located at the bottom of the beam

3. When an addition or alteration valuation exceeds \$1,000.00, smoke detectors are required to be installed in existing sleeping rooms and areas providing access to sleeping areas in addition to those required for new construction (CRC R314.6). Unless the repair or remodel does not involve the removal of wall and ceiling finishes and there is no means of access by means of an attic, basement, or crawlspace, alarms are to be interconnected such that activation of one alarm shall activate all of the alarms in that individual unit. They are to be provided: • In each sleeping room(s).

• On the wall or ceiling outside each separate sleeping area in the immediate vicinity of the

bedrooms. • Minimum of (1) detector in each story including basements and habitable attics (with alarm audible in sleeping rooms).

4. Per CRC R315, provide 120 volt hard-wired, interconnected Carbon Monoxide Alarm (with battery back-up) at all new dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units or sleeping units that have attached garages. Alarms are to be interconnected such that activation of one alarm shall activate all of the alarms in that individual unit. They are to be provided:

Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) On every level of a dwelling unit including basements

5. When an addition or alteration valuation exceeds \$1,000.00, Carbon Monoxide Alarm (with battery back-up) at all new dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units or sleeping units that have attached garages (CRC R315.2). Unless the repair or remodel does not involve the removal of wall and ceiling finishes and there is no means of access by means of an attic, basement, or crawlspace, alarms are to be interconnected such that activation of one alarm shall activate all of the alarms in that individual unit. They are to be provided:

Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) On every level of a dwelling unit including basements

Energy Conservation Requirements

(Lighting - Rooms other than bathrooms, garages, laundry rooms and utility rooms)

1. All interior residential lighting is to be high efficacy. Luminaires with integral sources (e.g., LED luminaires) and changeable lamps must be CEC certified as meeting the requirements of JA8. (Note: Listing of CA certified fixtures is located on the California Energy Commission website at the following hyperlink: http://appliances.energy.ca.gov/advancedsearch.aspx.)

2. Lighting not automatically classified as high efficacy by the CA Energy Commission (e.g., pin-based fluorescent luminaires, pulse-start halide luminaires, high pressure sodium luminaries) is to have a light source or lamp installed in them at the time of inspection that meets the requirements of Joint Appendix JA8.

3. Recessed downlighting is to contain light sources that are JA8-certified, shall not contain screw based lamps and shall not contain light sources that are labeled "not for use in enclosed fixtures" or "not for use in recessed fixtures". They shall be listed for zero clearance, have a label that certifies the luminaire as airtight when tested in accordance with ASTM E283 (with the exception of exhaust fan housings) and be readily accessible for ballast or driver maintenance and replacement.

4. Except for closets less than 70 square feet and hallways, all luminaires that are installed with JA8-certified light sources are required to be controlled by either a dimmer or vacancy sensor.

5. The number of electrical boxes located more than 5 feet above finished floor that do not contain a luminaire or other device shall not exceed the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor or fan speed control. [California Energy Code Section 150 (k) 1 (B)]

(Lighting - Bathrooms, garages, laundry rooms and utility rooms)

6. At least one luminaire each bathroom, garage, laundry room, and utility room shall be controlled by a manual on/automatic-off vacancy sensor. [California Energy Code Section 150 (k) 2 (J)]

(Outdoor Lighting)

7. Outdoor lighting permanently mounted to a single family dwelling or other buildings in the same lot shall be high efficacy and must be controlled by an on/off switch that does to override to ON the items listed below. Also, the lighting must by one of the following methods:

i) Controlled by photocell and motion sensor. Controls that override to ON shall not be allowed unless the override automatically reactivates the motion sensor within 6 hours, or ii) Controlled by any of the following:

(1) Photocell and automatic time switch control. Controls that override to ON shall not be allowed unless the override automatically return the photocontrol and automatic time switch control to its normal operation within 6 hours, or

(2) Astronomical time clock. Controls that override to ON shall not be allowed unless the override automatically return the astronomical clock its normal operation within 6 hours and which is programmed to automatically turn the outdoor lighting OFF during daylight hours, or (3) Energy management control system which meets all of the following requirements. At a minimum provides the functionality of an astronomical time clock in accordance with Section 110.9

of the standards; meets the Installation Certification requirements in Section 130.4n within of the standards; meets the requirements for an EMCS in Section 130.5 of the standards; does not have an override or bypass switch that allows the luminaire to be always ON; and, is programmed to automatically turn the outdoor lighting OFF during daylight hours.

(ECAP Measures - Santa Barbara County)

8. (September 1, 2015) For new single family residences, please note on the plans that two minimum 1" diameter metallic conduits be provided that originate at a readily accessible attic location with proximity to a solar zone area complying with California Energy Code Section 110.10 and terminate at a minimum 4" square approved electrical junction box located within 72" horizontally and 12" vertically of a main electrical panel. The electrical junction box and the segment of conduit run in the attic shall be permanently and visibly marked as "FOR FUTURE SOLAR PHOTOVOLTAIC". [Santa Barbara County Energy and Climate Action Plan (ECAP) Ordinance 15ORD-00

Roofing / Attic Access

1. Provide minimum 22"x 30" access to attics that exceed 30 square feet in area and have a vertical height of 30 inches or greater (30" x 30" if FAU or water heater is to be in attic.) [CRC R807]

Receptacles-Arc-Fault/Tamper/GFCI Requirements

1. Unless in accordance with CEC 210.12 (A) Exception 1, 2, or 3, all 120-volt, single phase, 15 and 20 ampere branch circuits supplying outlets installed in dwelling unit family room, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar rooms or areas shall be protected by a listed arc-fault/branch circuit interrupter, combination type, installed to provide protection of the branch circuit. A general note on the electrical plan is adequate. [CEC 210.12].

2. Where branch-circuit wiring is modified, replaced or extended in areas specified in CEC 210.12(A), the branch circuit shall be protected by either a listed combination-type AFCI located at the origin of the branch circuit or a listed outlet branch-circuit type AFCI located at the first receptacle of the existing branch circuit. Please note this on plans. [CEC 210.12 (B)]

3. All non-locking type 125-volt, 15 and 20 ampere receptacles in a dwelling unit shall be listed tamper-resistant receptacles. (Exceptions: (1) receptacles more than 5'-6" above the floor, (2) receptacles part of a luminaire or appliance, (3) a single receptacle or a duplex receptacle for two appliances that are not easily moved and located within dedicated space and are chord-and-plug connected as per CEC 400.7, and (4) non-grounding receptacles used for replacements as permitted in CEC 406.4 (D) (2) (a). A general note on the electrical plan is adequate. [CEC 406.12].

Electrical Requirements (NEC)

1. A 30" wide x 36" deep unobstructed clearance must be provided in front of electrical panels and/or sub-panels. Revise plans accordingly. [CEC 110.26].

2. Electrical panels and/or sub-panels are not permitted in the vicinity of easily ignitable material, such as in a clothes closet. They are also not permitted in bathrooms of residential occupancies. Revise plans accordingly. [CEC 240.24(D)(E)].

3. Electrical panels and/or sub-panels are not permitted over steps of a stairway. Revise plans accordingly. [CEC 240.24(F)].

4. Electrical receptacle location/spacing is to be in accordance with the California Electrical Code. Receptacles are required at wall spaces 2 feet or wider, not more than 6 feet from openings, not more than 12 feet on center. These receptacles are in addition to any receptacle that is part of a luminaire, appliance, controlled by a switch or located within cabinets or cupboards. Note that fixed glazing panels are considered wall space for purposes of this code section. [CEC 210.52(A)(1)(2)].

5. In kitchen, pantries, breakfast rooms, dining rooms and similar areas, countertop receptacles are required at each section of countertop 12" or wider. Receptacles are to be spaced such that no point along the wall line is more than 24" measured horizontally from a receptacle outlet in that space. Countertop space shall be considered continuous when the space is 12" or deeper behind a sink, countertop cooking unit or range placed parallel to a wall or 18" or deeper behind a sink, countertop cooking unit or range placed in a corner configuration (the 18" is measured to the inside corner of the wall along a line that is perpendicular to the rear of the sink, countertop cooking unit or range). [CEC 210.52(C)].

6. Provide a minimum of (1) waterproof/GFCI outdoor receptacle at front and rear of structure. All exterior outlets shall be waterproof/GFCI outdoor receptacles. [CEC 210.52 (E)(1)].

7. At least one receptacle outlet, in addition to those required for specific equipment, shall be installed in each basement, in each attached garage, and in each detached garage and/or accessory building with electric power. [CEC 210.52 (G)(1)].

8. In garages at least one receptacle outlet shall be installed for each car space. [CEC 210.52 (G)(1)]

9. Branch circuits supplying garage receptacle(s) shall not supply outlets outside of the garage. [CEC 210.52 (G)(1)].

10. At least one receptacle outlet shall be installed in each hallway 10 feet or more in length (hallway length shall be considered the length along the centerline of the hallway without passing through a doorway). [CEC 210.52(H)]

11. Receptacle outlets are required within 3' of the outside edge of each basin and shall be located on the wall or partition adjacent to the basin or in the countertop. Countertop receptacles must be listed for that use. Receptacles are to be GFCI protected. [CEC 210.52]

12. Provide a waterproof/GFCI outdoor receptacle within the perimeter of balconies, decks and porches that are attached to a dwelling unit and are accessible from the inside of the dwelling unit with a usable area greater than 20 square feet. [CEC 210.52 (E)(3)].

13. Provide a GFIC 15 or 20 amp receptacle at unfinished basement in addition to those specific for equipment. [CEC 210.52(G)]

14. Provide AIR conditioning unit with anchored seismic strapping on min. 4" concrete slab 3" above grade. Indicate (1) GFI/WP outlet within 20 feet of unit and a disconnect switch by the unit. [CEC 210.631

15. All kitchen countertop receptacles are to be GFCI protected. Receptacles within 6 feet of the outside edge of any sink, bathtub or shower stall and laundry areas are to be GFCI protected. [CEC 210.81

16. All receptacles in bathrooms to be GFCI protected. [CEC 210.8].

17. Receptacles on undedicated circuits in garage and basements to be GFCI protected. [CEC 210.8]

Receptacles Wet Locations

1. All receptacles in damp or wet locations (WP) shall be a listed weather-resistant type and be GFCI. [CEC 406.9].

Lighting Fixtures - General Requirements / Locations

1. Provide a minimum of one wall switch controlled lighting outlet in every habitable room: bathroom, hallways, stairways, attached garages, detached garages with electrical power and every outdoor entrance or exit which provides grade level access. [CEC 210.70].

2. Where one or more lighting outlets are installed at interior stairways, there shall be a wall switch at each floor level. Any landing level that includes an entry way where the stairway between floor levels has six or more risers shall also be provided with a switch. [CEC 210.70]

Lighting Fixtures - Wet Locations

1. Lighting fixtures in a hydro-massage tub/spa shall be recessed, nonmetallic and GFCI protected if within 7'6" of the maximum water level.

Electric Vehicle Charging Stations

1. New one- and two- family dwellings with attached private garages are to comply with Section A4.106.4.1 and Section A4.106.4.1.1 of the California Green Building Standards Code to facilitate future installation and use of EV chargers. For each dwelling unit, install a minimum 1" inside diameter listed raceway to accommodate a dedicated 208/240v branch circuit. Raceway shall originate at main or sub panel and terminate in a listed box in close proximity to the proposed EV charger location. Raceways must be continuous at enclosed, inaccessible, or concealed spaces. Service panel shall provide capacity to install 40 amp minimum dedicated branch circuit and spaces reserved to permit installation of a branch circuit overcurrent device, identify the reserved space and raceway termination for future EV as "EV CAPABLE." [Santa Barbara County (SBCO) Building Ordinance No. 4922]

California Green Building Standards Code

1. Mandatory provisions of Chapter 4 of the California Green Building Standards Code apply to additions or alterations of existing residential buildings where the addition or alteration increases the buildings conditioned area, volume or size. The requirements apply only to and/or within the specific area of the addition or alteration. Please address in plans as applicable. [CGBSC 301.1.1]

2. An approved County sorting/recycling facility must be utilized for construction waste management to comply with Construction Waste Reduction, Disposal and Recycling provisions of California Green Building Standards Code Section 4.408.1. Please list the approved waste management company on the cover sheet of the plans. Alternatively, a complete Construction Waste Management (CSM) Plan shall be submitted and approved prior to issuance. Contact the plans examiner for proper forms to be filled out if a CSM is to be utilized. [CGBSC 4.408]

3. Provide a note on the plans stating that at the time of final inspection, a manual, compact disc or web based reference shall be placed in the building. This manual shall include all of the items listed on California Green Building Standards Code Section 4.410.1. [CGBSC 4.410]

4. Residences built and available for use on or before January 1, 1994 undergoing alterations and/or additions are to replace all non-compliant plumbing fixtures with water-conserving plumbing fixtures. Non-compliant plumbing fixtures are as follows: (1) any toilet manufactured to use more than 1.6 gallons of water per flush, (2) any urinal manufactured to use more than one gallon of water per flush, (3) showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute, (4) any interior faucet that emits more than 2.2 gallons of water per minute. Please indicate this on the plans. [CGBSC 301; California Civil Code Section 1101.1]

5. Water closets, showerheads and lavatory faucets are to be water-conserving type plumbing fixtures and meet the following criteria: (1) the effective flush of water closets shall not exceed 1.28 gallons per flush, (2) showerheads shall have a maximum flow rate of 2.0 gallons per minute at 80 psi, (3) lavatory faucets shall have a maximum flow rate of 1.5 gallons per minute at 60 psi and shall have a minimum flow rate of 0.8 gallons per minute at 20 psi. Please note this on the plans. [CGBSC 4.303]

6. Kitchen faucets shall have a maximum flow rate of 1.8 gallons per minute at 60 psi. 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. Please note this on the plans. [CGBSC 4.303]

7. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 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. Please note this on the plans. (Note: A hand-held shower is to be considered a showerhead for purposes of this provision) [CGBSC 4.303]

Safety Glazing

1. Provide safety glazing in all fixed and operable panels of swinging, sliding and bi-fold doors. Show specific locations of safety glazing in door schedule or on floor plans. [CRC R308.4]

2. Unless there is an intervening wall or other permanent barrier, provide safety glazing in sidelights or windows adjacent to a door where the nearest vertical edge is within a 24 inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface. Show specific locations of safety glazing in door schedule or on floor plans. [CRC R308.4]

3. Unless protected by a horizontal protective railing at 34 inches to 38 inches above finish floor capable of withstanding a horizontal load of 50 pounds per linear foot, provide safety glazing at fixed or operable panels exceeding 9 square feet where the lower edge of the glazing is less than 18 inches above finish floor, the top edge is more than 36 inches above the floor and there are one or more walking surfaces within 36 inches of the glazing. Show specific locations of safety glazing in door schedule or on floor plans. [CRC R308.4]

4. Provide safety glazing in glass railings or balusters. [CRC R308.4]

5. Provide safety glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge of the glass is less than 60 inches from the floor and within 5 feet of the water's edge. Provide safety glazing in enclosures for or walls adjacent to swimming pools, hot buts and spas where the bottom edge of the glass is less than 60 inches from the floor and within 5 feet of the water's edge. Show specific locations of safety glazing in door schedule or on floor plans. [CRC R308.4]

6. Fixed or operable glass panels within 36 inches horizontally of the walking surface in stairways, ramps and landings, where the bottom edge of the glass is less than 36 inches above the finish surface, is to be of safety glazing unless protected by a horizontal protective railing with a minimum of $1\frac{1}{2}$ " cross sectional height located at 34 inches to 38 inches above finish floor capable of withstanding a horizontal load of 50 pounds per linear foot. Show specific locations of safety glazing in door schedule or on floor plans. [CRC R308.4]

7. Fixed or operable glass panels within 60 inches in any direction from the bottom tread of a stair, where the bottom edge of the glass is less than 36 inches above the finish surface, is to be of safety glazing unless protected by a guard or handrail complying with CRC R312 and the plane of glass is more than 18" from the guard. [CRC R308.4]

Wild-Urban Interface Area Construction

1. Roof covering for structures located within a State or Local Agency Very-High Fire Hazard Severity Zone pursuant CRC Section R327 is to be a fire-retardant roof covering that is at least Class A. Roof covering for structures in the Montecito Fire Protection District is to be fire-retardant roof covering that is at least Class A. Provide listing report number of approved Class A roofing on plans. [CRC R902; Montecito Fire Protection District Ordinance]

2. Roof covering for structures located within a State Agency High Fire Hazard Severity Zone or a Wildland-Urban Interface Fire Area pursuant CRC Section R327 is to be a fire-retardant roof covering that is at least Class A or B. Provide listing report number of approved Class A roofing on plans. [CRC R902]

When provided, valley flashings subject to CRC Section R327 are not to be less than 26 galvanized sheet gauge corrosion resistant metal installed over a minimum 36" wide underlayment consisting of one layer of minimum 72 pound mineral surfaced non-perforated cap sheet complying with ASTM D3909 installed over the combustible decking. [CRC R327.5.3]

3. Roof gutters subject to CRC Section R327 to be provided with means to prevent the accumulation of leaves and debris in the gutter. [CRC R327.5.4]

4. Attic vents on vertical surfaces are to be non-combustible and corrosion resistant. The opening size in any ventilation device or material (such as wire mesh) is to have a minimum opening size of 1/16 inch and maximum opening size not to exceed 1/8 inch. [CRC R327.6]

5. Exterior windows subject to CRC Section R327 are to be multi-pane glazing with a minimum of one tempered pane, or glass block units, or have a fire resistance rating of not less than 20 minutes when tested in accordance with ASTM 257, or conform to the performance requirements of SFM 12-7A-2. Window schedule shall clearly specify how products comply with these requirements (a general note is not adequate). [CRC 327.8]

6. Exterior door assemblies pursuant CRC Section R327 shall conform to the performance requirements of SFM 12-7A-1, shall be of approved noncombustible or ignition-resistant materials, shall be solid core wood having stiles and rails not less than 1?" thick with interior field panel thickness no less than 11/4" thick (except for the exterior perimeter of the raised panel that may taper to a tongue not less than 3/8" thick), or shall have a fire-resistance rating of not less than 20 minutes when tested in accordance with ASTM E 252. Glazing within exterior doors, including garage doors, are to be multi-pane tempered or have a fire resistance rating of not less than 20 minutes, when tested in accordance with ASTM 257, or conform to the performance requirements of SFM 12-7A-2. Door schedule shall clearly specify how products comply with these requirements (a general note is not adequate). [CRC R327.8]

<image/> <text><text></text></text>
Abate Planning & Builiding violations and remodel house, convert garage / workshop into an ADU for; Abate Planning & Builiding violations and remodel house, convert garage / workshop into an ADU for; Scibird / McGonegle 539 Periwinkle Lane, Montecito CA 93108 3 3 4 5 6 7 7 8 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9
Building codes
March 4, 2024

California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE **RESIDENTIAL MANDATORY MEASURES, SHEET 1** (January 2023)

Y N/A RESPON. PARTY	CHAPTER 3	Y	N/A RESPON. PARTY	
	GREEN BUILDING SECTION 301 GENERAL			4.106.4.2 New multifa When parking is provid requirements of Section
	301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.			space shall count as a applicable minimum pa for further details.
	301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.			than 20 sleeping uni The number of dwellin this section.
	The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.			of parking facili EVSE. Electrica system, includii EVs at all requi
	Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.			The service partice for future EV ch
	Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.			Exceptions: 1.When EV of EV capab
	301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.			2.vvnen EV spaces, EV charç Notes: a.Construct future EV cl
	SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building			b.There is n EV chargers
	shall comply with the specific green building measures applicable to each specific occupancy. Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall			2.EV Ready . T Level 2 EV cha dwelling unit wl
	comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of <i>CAL</i> Green, live/work units, complying with Section 419 of the <i>California Building Code</i> , shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.			Exception: Area 4.106.4.2.2 Multifam sleeping units or gu
	ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development			this section.
	BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development L R Low Rise			EVSE. Electrica system, includir EVs at all requi
	HR High Rise AA Additions and Alterations N New			The service par for future EV ch
	CHAPTER 4 RESIDENTIAL MANDATORY MEASURES			Exception: V parking spac reduced by a
	SECTION 4.102 DEFINITIONS			Notes: a.Constructi
	The following terms are defined in Chapter 2 (and are included here for reference) FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar			b.There is n EV chargers
	pervious material used to collect or channel drainage or runoff water. WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.			2.EV Ready . To Level 2 EV cha dwelling unit wh Exception: A
	 4.106 SITE DEVELOPMENT 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section. 			3.EV Chargers Where common area and shall
	4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.			When low powe an automatic lo capacity to eac shall have suffi served by the A have a capacity
	 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 system, wattle or other method approved by the enforcing agency. 			4.106.4.2.2.1 Elec Electric vehicle ch
	 Compliance with a lawfully enacted storm water management 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. 			Exception: Electr shall not be requ requirements.
	(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) 4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will			EVCS shall comply 1.The chargin
	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:			the California 2.The chargin
	 Swales Water collection and disposal systems French drains Water retention gardens Other water measures which keep surface water away from buildings and aid in groundwater 			Exception: Ele Building Code 4.106.4.2.2.1
	recharge. Exception: Additions and alterations not altering the drainage path.			4.106.4.2.2.1.2 El The charging spa
	4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the <i>California Electrical Code</i> . Article 625			1.The minimum I
	Exceptions: 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and			3.One in every 2 aisle. A 5-foot (1
	Infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power. 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional			12 feet (3658 mr a.Surface slope percent slope) in
	 Include the control of the focus of the implementation of Section 4.106.4, may adversely impact the construction cost of the project. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities. 			4.106.4.2.2.1.3 Ac In addition to the re comply with the ac spaces and EVCS
	4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit			1109A. 4.106.4.2.3 EV sp 1.Single EV space circuit. The racewa originate at the ma proximity to the loo raceway terminatio
	overcurrent protective device. Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in			have a 40-ampere installed, or space Exception: A rac
	accordance with the <i>California Electrical Code</i> . 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 charging as "EV CAPABLE". The received termination			installed in close construction in a 2.Multiple EV space
	location shall be permanently and visibly marked as "EV CAPABLE".			location of installed information on am electrical load calc raceways and rela concealed areas a

AIA)

			$= (\mathbf{e} \mathbf{e} \mathbf{e} \mathbf{e} \mathbf{e} \mathbf{e} \mathbf{e} \mathbf{e} $			
	Y N/A	RESPON. PARTY	Exception: A raceway is not required if a minimum installed in close proximity to the location or the pr construction in accordance with the California Elec	AU-ampere 208/240-volt dedicated EV branch of oposed location of the EV space at the time of o ctrical Code.		
y dwellings, hotels and motels and new residential parking facilities. parking spaces for new multifamily dwellings, hotels and motels shall meet the 1.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest space served by electric vehicle supply equipment or designed as a future EV charging			4.106.4.2.4 Identification. The service panel or subpanel circuit directory shall iden future EV charging purposes as "EV CAPABLE" in accor	tify the overcurrent protective device space(s) re dance with the California Electrical Code.		
ist one standard automobile parking space only for the purpose of complying with any ag space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2			4.106.4.2.5 Electric Vehicle Ready Space Signage . Electric vehicle ready spaces shall be identified by signa Traffic Operations Policy Directive 13-01 (Zero Emission	ge or pavement markings, in compliance with C Vehicle Signs and Pavement Markings) or its		
velopment projects with less than 20 dwelling units; and hotels and motels with less guest rooms. its, sleeping units or quest rooms shall be based on all buildings on a project site subject to			successor(s).	prations of parking facilities serving existing		
			multifamily buildings. When new parking facilities are added, or electrical systematics	ems or lighting of existing parking facilities are a		
(10) percent of the total number of parking spaces on a building site, provided for all types shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 d calculations shall demonstrate that the electrical panel service capacity and electrical ny on-site distribution transformer(s), have sufficient capacity to simultaneously charge all			altered and the work requires a building permit, ten (10) altered shall be electric vehicle charging spaces (EV spa Notes:	percent of the total number of parking spaces ac ices) capable of supporting future Level 2 EVSE		
r subpanel circuit directory shall identify the overcurrent protective device space(s) reserved ng purposes as "EV CAPABLE" in accordance with the California Electrical Code.			 1.Construction documents are intended to demonstrate EV charging. 2. There is no requirement for EV spaces to be construed. 	the project's capability and capacity for facilitat		
gers (Level 2 EVSE) are installed in a number equal to or greater than the required number baces.			DIVISION 4.2 ENERGY EFFICIE 4.201 GENERAL	NCY		
gers (Level 2 EVSE) are installed in a number less than the required number of EV capable umber of EV capable spaces required may be reduced by a number equal to the number of			4.201.1 SCOPE. For the purposes of mandatory energy effective Commission will continue to adopt mandatory standard	ficiency standards in this code, the California Er ls.		
nstalled.			DIVISION 4.3 WATER EFFICIEN	CY AND CONSERVATION		
ocuments are intended to demonstrate the project's capability and capacity for facilitating			4.303 INDOOR WATER USE 4.303.1 WATER CONSERVING PLUMBING FIXTURES Al urinals) and fittings (faucets and showerheads) shall	ND FITTINGS. Plumbing fixtures (water closets		
ng. Juirement for EV spaces to be constructed or available until receptacles for EV charging or			and 4.303.4.4.			
installed for use.			Note: All noncompliant plumbing fixtures in any resid plumbing fixtures. Plumbing fixture replacemen completion, certificate of occupancy, or final pe	ential real property shall be replaced with water- it is required prior to issuance of a certificate of f ermit approval by the local building department.		
percent of the total number of parking spaces shall be equipped with low power receptacles. For multifamily parking facilities, no more than one receptacle is required per nore than one parking space is provided for use by a single dwelling unit.			Code Section 1101.1, et seq., for the definition buildings affected and other important enactme	of a noncompliant plumbing fixture, types of res ent dates.		
parking facilities served by parking lifts.			flush. Tank-type water closets shall be certified to the Specification for Tank-type Toilets.	e performance criteria of the U.S. EPA WaterSe		
ooms. its, sleeping units or guest rooms shall be based on all buildings on a project site subject to			Note : The effective flush volume of dual flush of two reduced flushes and one full flush.	toilets is defined as the composite, average flus		
(10) percent of the total number of parking spaces on a building site, provided for all types			4.303.1.2 Urinals. The effective flush volume of wal	I mounted urinals shall not exceed 0.125 gallons		
shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 d calculations shall demonstrate that the electrical panel service capacity and electrical by on-site distribution transformer(s) have sufficient capacity to simultaneously charge all			4.303.1.3 Showerheads.	t exceed 0.5 gallons per hush.		
EV spaces at a minimum of 40 amperes.			4.303.1.3.1 Single Showerhead. Showerhead gallons per minute at 80 psi. Showerheads sh	ds shall have a maximum flow rate of not more all be certified to the performance criteria of the		
r subpanel circuit directory shall identify the overcurrent protective device space(s) reserved ng purposes as "EV CAPABLE" in accordance with the California Electrical Code.			WaterSense Specification for Showerheads.			
EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of equired by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be mber equal to the number of EV chargers installed over the five (5) percent required.			4.303.1.3.2 Multiple showerheads serving of showerhead, the combined flow rate of all the a single valve shall not exceed 1.8 gallons per allow one shower outlet to be in operation at a	ne shower . When a shower is served by more showerheads and/or other shower outlets contro minute at 80 psi, or the shower shall be designe time.		
ocuments shall show locations of future EV spaces.			Note : A hand-held shower shall be cons	sidered a showerhead.		
uirement for EV spaces to be constructed or available until receptacles for EV charging or installed for use			4.303.1.4.1 Residential Lavatory Faucets.	The maximum flow rate of residential lavatory fa		
y-five (25) percent of the total number of parking spaces shall be equipped with low power			not exceed 1.2 gallons per minute at 60 psi. T not be less than 0.8 gallons per minute at 20 p	he minimum flow rate of residential lavatory fauc si.		
nceptacles. For multifamily parking facilities, no more than one receptacle is required per nore than one parking space is provided for use by a single dwelling unit.			4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate faucets installed in common and public use areas (outside of dwellings or sleeping units) in rebuildings shall not exceed 0.5 gallons per minute at 60 psi.			
e (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. parking is provided, at least one EV charger shall be located in the common use parking /ailable for use by all residents or guests.			 4.303.1.4.3 Metering Faucets. Metering fauc more than 0.2 gallons per cycle. 4.303.1.4.4 Kitchen Faucets. The maximum 	ets when installed in residential buildings shall r		
vel 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, nanagement system (ALMS) may be used to reduce the maximum required electrical			per minute at 60 psi. Kitchen faucets may tem to exceed 2.2 gallons per minute at 60 psi, and minute at 60 psi.	porarily increase the flow above the maximum ra I must default to a maximum flow rate of 1.8 gall		
capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) 5. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall ot less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical ired EV capable spaces.			Note : Where complying faucets are unavailab reduction.	le, aerators or other means may be used to ach		
vehicle charging stations (EVCS).			4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in Efficiency Regulations), Sections 1605.1 (h)(4)	the <i>California Code of Regulations</i> , Title 20 (Ap Table H-2, Section 1605.3 (h)(4)(A), and Section		
hicle charging stations serving public accommodations, public housing, motels and hotels to comply with this section. See California Building Code, Chapter 11B, for applicable			(d)(7) and shall be equipped with an integral at FOR REFERENCE ONLY: The following table	and code section have been reprinted from the		
on.			1605.3 (h)(4)(A).	ency Regulations), Section 1605.1 (h)(4) and Sec		
at least one of the following options:			TABLE H-2			
ace shall be located adjacent to an accessible parking space meeting the requirements of ding Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. ace shall be located on an accessible route, as defined in the California Building Code,			STANDARDS FOR COMMERCIA VALUES MANUFACTURED ON	L PRE-RINSE SPRAY OR AFTER JANUARY 28, 2019		
pullding. : vehicle charging stations designed and constructed in compliance with the California			PRODUCT CLASS	MAXIMUM FLOW RATE (gpm)		
apter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section em 3.			Product Class 1 (\leq 5.0 ozf)	1.00		
c vehicle charging stations (EVCS) dimensions. shall be designed to comply with the following:			Product Class 2 (> 5.0 ozf and \leq 8.0 ozf)	1.20		
n of each EV space shall be 18 feet (5486 mm).			Product Class 3 (> 8.0 ozf)	1.28		
of each EV space shall be 9 feet (2743 mm).			1, 2006, shall have a minimum spray force of n	orerinse spray values manufactured on or after or or less than 4.0 ounces-force (ozf)[113 grams-fo		
arging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum nm) wide minimum nm) wide minimum aisle shall be permitted provided the minimum width of the EV space is			4.303.2 Submeters for multifamily buildings and dwellin buildings.	g units in mixed-used residential/commercia		
is EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083			California Plumbing Code.			
sible EV spaces.			4.303.3 Standards for plumbing fixtures and fittings. Plu accordance with the <i>California Plumbing Code</i> , and shall me 1701.1 of the <i>California Plumbing Code</i> .	umbing fixtures and fittings shall be installed in eet the applicable standards referenced in Table		
ements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall ibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready ultifamily developments shall comply with California Building Code, Chapter 11A, Section			NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4 CONVENIENCE FOR THE USER	.303.1, AND IS INCLUDED AS A		
requirements. ired. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch			TABLE - MAXIMUM FIXTURE WATER	USE		
all not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall ervice or subpanel and shall terminate into a listed cabinet, box or enclosure in close			FIXTURE TYPE	FLOW RATE		
int, receptacle or charger location, as applicable. The service panel and/ or subpanel shall mum dedicated branch circuit, including branch circuit overcurrent protective device			SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI		
eserved to permit installation of a branch circuit overcurrent protective device.			LAVATORY FAUCETS (RESIDENTIAL)	мах. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ PSI		
imity to the location or the proposed location of the EV space, at the time of original lance with the California Electrical Code.			LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI		
equired. Construction documents shall indicate the raceway termination point and the uture EV spaces, receptacles or EV chargers. Construction documents shall also provide			KITCHEN FAUCETS METERING FAUCETS	1.8 GPM @ 60 PSI 0.2 GAL/CYCLE		
ge of installed or future receptacles or EVSE, raceway method(s), wiring schematics and ons. Plan design shall be based upon a 40-ampere minimum branch circuit. Required			WATER CLOSET	1.28 GAL/FLUSH		
omponents that are planned to be installed underground, enclosed, inaccessible or in baces shall be installed at the time of original construction.			URINALS	0.125 GAL/FLUSH		

				Y = YES N/A = NOT APPLICABLE RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)	ŝ			
f original	Y	N/A	RESPON. PARTY				vin	
reserved for				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.	D)es	ign	
Caltrans				 NOTES: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the <i>California Code Regulations</i>, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/ 	(8 S	805) 9 ophi ^{Р.О. вох}	69-055 e Calv	9 in
g added or added or				DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY	All idea	sophiecalvin as, concept cifications	n@cox.net ts, drawings are the prope	and erty
E. ating future				 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 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 another protected against the passage of rodents by closing such an another protected against the passage of rodents by closing such another protected against the passage of rodents by closing such another protected against the passage of rodents by closing such another protected against the passage of rodents by closing such another protected against the passage of rodents by closing such another protected against the passage of rodents by closing such another protected against the passage of rodents by closing such another protected against the passage of rodents by closing such another protected against the passage of rodents by closing such another protected against the passage of rodents by closing such another protected against the passage of rodents by closing such another protected against the passage of rodents by closing such another protected against the passage of rodents by closing such another protected against the passage of rodents by closing such another protected against the passage of rodents by closing such another protected against the passage of rodents by closing such another protected against the passage of rodents by closing such another protected against the passage of rodents by closing such another protected against the passage of rodents by closing such another protected against the passage of rodents by closing such another protected against the passage of rodents by closing such another protected against the passage of rodents by closing such another protected against the passage of rodents by closing such another protected against the passage of rodents by closing such another protected against the passage of rodents by closing such another protected against the passage of rodents by closing such another	and c (Sophie Plans sha or used	opyright o Calvin). A all not be c in any ma	f Calvin Desig Il rights reser opied, reproc nner whatsoe	yn vec duce evel
d for use.				 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 	Design b appi	ropriate c	ent in writing ompensation	and
Energy				percent of the non-hazardous 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 management ordinance. Exceptions:			o	
t s and 4.303.1.3,				 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 jobsite. 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. 		J for;	∞	
er-conserving f final See Civil esidential				4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN . Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.		to an ADI		
lons per Sense				 Identify the construction and demolition waste materials 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). 		kshop int	08 	
ush volume				 Identify diversion facilities where the construction and demolition waste material collected will be taken. Identify construction methods employed to reduce the amount of construction and demolition waste generated. Specify that the amount of construction and demolition waste materials diverted shall be calculated 		age / wor	A 931	
ns per flush.				 by weight or volume, but not by both. 4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and the percen		nvert gar negl (ecito C	
e than 1.8 e U.S. EPA				demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.		ouse, col	Monte	
e than one rolled by ned to only				4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1		emodel h	Lane,	
				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% construction waste reduction requirement in Section 4.408.1		ons and r Cibir(vinkle	
ucets shall				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 Section 4.408.4	10	violati		
e of lavatory esidential				Notes:		gubiliu	39 F	
l not deliver				 (Residential)" located at www.hcd.ca.gov/CALGreen.html 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 (CalRecycle). 	0 7 8	וng & Bu	_ » _	
.8 gallons rate, but not allons per				 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 reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: 	3 4 5	oate Planr	~ _	
hieve Appliance tion 1607 e <i>California</i> ection				 Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. Operation and maintenance instructions for the following: a. 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 downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems. e. Water reuse systems. 		Ab	0-	
				 Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. Public transportation and/or carpool options available in the area. 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 water. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. Information on required routing maintenance measures, including, but not limited to, caulking 			2	
				 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible 				
r January				 12. Information and/or drawings identifying the location of grab bar reinforcements. 4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the 				
-force(gf)] :ial ce with the				depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.				
n ble				42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.				
				DIVISION 4.5 ENVIRONMENTAL QUALITY SECTION 4.501 GENERAL 4.501.1 Scope			5	
				irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors. SECTION 4.502 DEFINITIONS 5.102.1 DEFINITIONS		C		
@ 20				The tollowing terms are defined in Chapter 2 (and are included here for reference) AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (EE&E) not considered has a building elements.	N	March	4, 2024	
				COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood Ligists or finger isited lumber, all on analified in California Cada a fear whether (COD) with the California Cada a fear whether (Cada a fear whether				
				 DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere. 				
	1							

California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE **RESIDENTIAL MANDATORY MEASURES, SHEE**

N/A RI	RESPON. PARTY			Y N/A RESPON.	
	PARIT			PARIT	
		MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change compound to the "Base Reactive Organic Gas (ROG) Mixture" per we	ge in weight of ozone formed by adding a ight of compound added, expressed to		
		hundredths of a gram (g O ³ /g ROC). Note: MIR values for individual compounds and hydrocarbon solvents	are specified in CCR. Title 17, Sections 94700		
		and 94701.			
		MOISTURE CONTENT. The weight of the water in wood expressed in	n percentage of the weight of the oven-dry wood	1.	
		PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR f	for all ingredients in a product subject to this		
		article. The PWMIR is the total product reactivity expressed to hundred product (excluding container and packaging).	dths of a gram of ozone formed per gram of		
		Note: PWMIR is calculated according to equations found in CCR, Title	e 17, Section 94521 (a).		
		REACTIVE ORGANIC COMPOUND (ROC). Any compound that has t	the potential, once emitted, to contribute to		
		ozone formation in the troposphere.			
		VOC. A volatile organic compound (VOC) broadly defined as a chemic with vapor pressures greater than 0.1 millimeters of mercury at room t	cal compound based on carbon chains or rings remperature. These compounds typically contai	n	
		hydrogen and may contain oxygen, nitrogen and other elements. See	CCR Title 17, Section 94508(a).		
		4.503 FIREPLACES			
		4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent s woodstove or pellet stove shall comply with U.S. EPA New Source Pe	sealed-combustion type. Any installed rformance Standards (NSPS) emission limits a	s	
		applicable, and shall have a permanent label indicating they are certifi pellet stoves and fireplaces shall also comply with applicable local ord	ed to meet the emission limits. Woodstoves, inances.		
		4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MEC	CHANICAL EQUIPMENT DURING		
		startup of the heating, cooling and ventilating equipment, all duct and	other related air distribution component		
		openings shall be covered with tape, plastic, sheet metal or other meth reduce the amount of water, dust or debris which may enter the syster	hods acceptable to the enforcing agency to n.		
		4 504 2 FINISH MATERIAL POLI UTANT CONTROL. Finish materia	als shall comply with this section		
		4 504 2 4 Adhenives, Sealante and Caulke, Adhenives, and	and any like used on the project shall most the	0	
		requirements of the following standards unless more stringent to	ocal or regional air pollution or air quality	e	
		management district rules apply:			
		 Adhesives, adhesive bonding primers, adhesive prime shall comply with local or regional air pollution control 	ers, sealants, sealant primers and caulks I or air quality management district rules where		
		applicable or SCAQMD Rule 1168 VOC limits, as sho Such products also shall comply with the Pule 1169	own in Table 4.504.1 or 4.504.2, as applicable.		
		compounds (chloroform, ethylene dichloride, methyle	ne chloride, perchloroethylene and		
		tricioroethylene), except for aerosol products, as spec	cilied in Subsection 2 below.		
		 Aerosol adhesives, and smaller unit sizes of adhesive units of product, less packaging, which do not weight 	es, and sealant or caulking compounds (in more than 1 pound and do not consist of more		
		than 16 fluid ounces) shall comply with statewide VO	C standards and other requirements, including		
		commencing with section 94507.			
		4.504.2.2 Paints and Coatings. Architectural paints and coatin	ngs shall comply with VOC limits in Table 1 of		
		the ARB Architectural Suggested Control Measure, as shown in apply. The VOC content limit for coatings that do not meet the	n Table 4.504.3, unless more stringent local limit definitions for the specialty coatings categories	ts	
		listed in Table 4.504.3 shall be determined by classifying the co	ating as a Flat, Nonflat or Nonflat-High Gloss	s	
		Board, Suggested Control Measure, and the corresponding Flat	t, Nonflat or Nonflat-High Gloss VOC limit in	- -	
		able 4.504.3 shall apply.			
		4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and c Limits for ROC in Section 94522(a)(2) and other requirements in	oatings shall meet the Product-weighted MIR including prohibitions on use of certain toxic		
		compounds and ozone depleting substances, in Sections 94522 Regulations, Title 17, commencing with Section 94520; and in a	2(e)(1) and (f)(1) of <i>California Code of</i>		
		Quality Management District additionally comply with the percer	nt VOC by weight of product limits of Regulation	n	
			и н. н.		
1		4.504.2.4 Verification. Verification of compliance with this sect enforcing agency. Documentation may include, but is not limite	tion shall be provided at the request of the d to, the following:		
		1. Manufacturer's product specification	-		
		2. Field verification of on-site product containers.			
		TABLE 4.504.1 - ADHESIVE VOC LIMI	T _{1,2}		
		(Less Water and Less Exempt Compounds in Grams	s per Liter)		
		ARCHITECTURAL APPLICATIONS	VOC LIMIT		
		INDOOR CARPET ADHESIVES	50		
		CARPET PAD ADHESIVES	50		
		OUTDOOR CARPET ADHESIVES	150		
		WOOD FLOORING ADHESIVES	100		
		RUBBER FLOOR ADHESIVES	60		
		SUBFLOOR ADHESIVES	50		
			65		
		VCT & ASPHALT TILE ADHESIVES	50		
		DRYWALL & PANEL ADHESIVES	50		
		COVE BASE ADHESIVES	50		
		MULTIPURPOSE CONSTRUCTION ADDRESIVE	70		
			100		
		SINGLE-PLY ROOF MEMBRANE ADHESIVES	250		
		OTHER ADHESIVES NOT LISTED	50		
		SPECIALTY APPLICATIONS			
		PVC WELDING	510		
			490		
			325		
			250		
			550		
			80		
			250		
			140		
			250		
			30		
			50		
			50		
		POROUS MATERIAL (EXCEPT WOOD)	20		
			30		
		FIBERGLASS	80		
		1. IF AN ADHESIVE IS USED TO BOND DISSIMILA	R SUBSTRATES TOGETHER,		
		THE VOC CONTENT SPECIFIED IN THIS TABLE, S	SEE SOUTH COAST AIR		
		PLASTIC CEMENT WELDINGADHESIVE PRIMER FOR PLASTICCONTACT ADHESIVESPECIAL PURPOSE CONTACT ADHESIVESTRUCTURAL WOOD MEMBER ADHESIVETOP & TRIM ADHESIVESUBSTRATE SPECIFIC APPLICATIONSMETAL TO METALPLASTIC FOAMSPOROUS MATERIAL (EXCEPT WOOD)WOODFIBERGLASS1. IF AN ADHESIVE IS USED TO BOND DISSIMILATHE ADHESIVE WITH THE HIGHEST VOC CONTE2. FOR ADDITIONAL INFORMATION REGARDINGTHE VOC CONTENT SPECIFIED IN THIS TABLE, SQUALITY MANAGEMENT DISTRICT RULE 1168.	250 550 80 250 140 250 140 250 30 50 30 50 30 80 State State		

(AIA)

TABLE 4.504.2 - SEALANT VOC LIMIT					
(Less Water and Less Exempt Compounds in Grams per Liter)					
SEALANTS	VOC LIMIT				
ARCHITECTURAL	250				
MARINE DECK	760				
NONMEMBRANE ROOF	300				
ROADWAY	250				
SINGLE-PLY ROOF MEMBRANE	450				
OTHER	420				
SEALANT PRIMERS					
ARCHITECTURAL					
NON-POROUS	250				
POROUS	775				
MODIFIED BITUMINOUS	500				
MARINE DECK	760				
OTHER	750				

BLE 4.504.3 - VOC CONTENT LIMITS FOR	
CHITECTURAL COATINGS2,3	

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS2.3				
GRAMS OF VOC PER LITER OF COATING, LES COMPOUNDS	SS WATER & LESS EXEMPT			
COATING CATEGORY	VOC LIMIT			
FLAT COATINGS	50			
NON-FLAT COATINGS	100			
NONFLAT-HIGH GLOSS COATINGS	150			
SPECIALTY COATINGS				
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			
DRIVEWAY SEALERS	50			
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 COATINGS1	120			
MAGNESITE CEMENT COATINGS	450			
MASTIC TEXTURE COATINGS	100			
METALLIC PIGMENTED COATINGS	500			
MULTICOLOR COATINGS	250			
PRETREATMENT WASH PRIMERS	420			
PRIMERS, SEALERS, & UNDERCOATERS	100			
REACTIVE PENETRATING SEALERS	350			
RECYCLED COATINGS	250			
ROOF COATINGS	50			
RUST PREVENTATIVE COATINGS	250			
SHELLACS				
CLEAR	730			
OPAQUE	550			
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100			
STAINS	250			
STONE CONSOLIDANTS	450			
SWIMMING POOL COATINGS	340			
TRAFFIC MARKING COATINGS	100			
TUB & TILE REFINISH COATINGS	420			
WATERPROOFING MEMBRANES	250			
WOOD COATINGS	275			
WOOD PRESERVATIVES	350			
ZINC-RICH PRIMERS	340			

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE. 3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY

THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

	_	2 (January 2023)			Y = YES N/A = NOT APPLICABLE RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEE OWNER, CONTRACTOR, INSPECTOR ETC.)	ΞΙ		
Ņ	(N/A RES PA	ron. TY	Y	N/A RESPON PARTY			alv	vin
	N/A RES Image: Second se	PM Image: Construct of the construction o		N/A RESPON PARTY	 CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS TO2.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. State certified apprenticeship programs. State certified apprenticeship programs. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. Programs sponsored by manufacturing organizations. Other programs scoeptable to the enforcing agency. Total NSPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors shall demonstrate completence to the satisfaction of the enforcing agency. The particular type of inspection or task to be performed. In addition to sother certifications or qualifications acceptable to the enforcing agency, the following certifications or education may considered by the enforcing agency or verification organization, such as HERS raters, building performance contractors, and home energy audifors. Successful completion of a third party apprentice training program in the appropriate trade. Other programs acceptable to the enforcing agency. Special inspectors in the materials or the project they are inspecting erogram or standard publisher. Certification by a national or regional green building program in the appropriate trade. Other programs acceptable to the enforcing agency. Deter programs acceptable to the enforc	All ideas or specific and con (Sophie O Plans shall or used in without Design by appro	Concepts, alvin). All rig not be copi n any manner the permiss agreement priate com	Calvin Constant Const
		Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx. 4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.			this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency. Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.		arage / worksnup i e	CA 93108
		 4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs. hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx. 4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARP's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5 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. Chain of custody certifications. Chain of custody certifications. Chain of custody certifications. Chain of custody certifications. Exterior grade products marked as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.). Exterior grade products marked as meeting the S-1 or S-2 standards of the Engineered Wood Association. the Australian ASIVZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards. Other methods acceptable to the enforcing agency. 4.505.1 Centeree SLAB FOUNDATIONS. Co			703 VERIFICATIONS 703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is no limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.		Abate Planning & Builiang violations and remodel nouse, convertige Scibird / McGoneg	539 Periwinkle Lane, Montecito (
		 Asso.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be determined with either a 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 picce verified. At least three random moisture readings shall be performed 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 wet or 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 prior to enclosure. 4.506 INDOOR AIR QUALITY AND EXHAUST 4.506 INDOOR AIR QUALITY AND EXHAUST 4.506 INDOOR AIR QUALITY AND EXHAUST 4.506 INDOOR AIR QUALITY OND explain 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 humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in) Notes: For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination. Lighting integral to bathroom exhaust fans shall comply with the <i>California Energy Code</i>. 4.507 ENVIRONMENTAL COMFORT 4.507 ENVIRONMENTAL COMFORT 4.507 ENVIRONMENTAL COMFO				M	Green Building pg 2 Parch 4,	2024
		 Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods. Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable. 						0

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL NEEDS. THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.



East side of Carport



Carport & utility room, wall recessed



Utiltiy room and carport

Construction wash out area, appropriate to size of project, to be maintained during construction. Provide multiple layers of heavy duty vinyl sheets or tarps, as required to contain all polluted water and materials for safe removal from site. Provide sand bag dam for complete surround to contain wash out area. Remove and clean surrounding area as required upon construction completion.

This Line Not Established Per This Survey









March 4, 2024













Replacement windows shall match the appearance of the house's historic window types in regard to the type and appearance of glazing bars.



Exterior paint on Certainteed windows and trim Presidental Shake TL



Sherwin-Williams SW 7028 Incredible White LRV: 74 Charcol Black



93108 I / McGonegle ane. Montecito CA ✓ ⁰ − Scibird , winkle 53(0 _∽ ∞ ~___ 6 Ing _____ ____ ____O \circ —

Calvin

Design

P.O. Box 50716 Santa Barbara, CA 93150 sophiecalvin@cox.net

െ ___

Il ideas, concepts, drawings ar r specifications are the proper and copyright of Calvin Desigr ophie Calvin). All rights reserve is shall not be copied, reprodu r used in any manner whatsoev without the permission of Calvi esign by agreement in writing ar appropriate compensation.













Original board and batten siding to remain. Any replacement board and batten siding shall match the original in material and appearance.

Roof height raised 3 1/2" to allow for interior head

Roof height raised 6" to allow for interior head

room.

room.

Replacement windows shall match the appearance of the house's historic window types in regard to the type and appearance of glazing bars. Hinkley Silo 8" High Black LED Outdoor Wall Light (Dark Sky Compliant)



Exterior paint on Certainteed windows and trim Presidental Shake TL Charcol Black



Incredible White LRV: 74



13'-5"	
	= = = = = = = = = =
	∃ = = = = = = =







The new degree of comfort."

PERFORMANCE PLUS® Non-Condensing Tankless Gas Water Heaters are designed to provide continuous hot water

Efficiency

- .81 .82 UEF with all-copper heat exchanger
- Easy Installation and Service
- 1/2" Gas line compatibility up to 24 ft.¹
- Exclusive! Maintenance Notice Setting – Alerts homeowner, after 500 hours of use,
- to call for service (optional) Connects to Metal Fab. Inc., 3"/5"
- concentric venting without an adapter
- High-altitude capability up to
- 8,400 ft. elevation above sea level² Digital remote control shows temperature
- setting and service codes

Requires 120V power supply

- Performance
- Industry Best! Low Flow Activation Minimum flow rate of .26 GPM and activation flow rate of .40 GPM ensures hot water in low demand situations
- Exclusive! Hot Start Programming Minimizes cold water bursts by staying in ready-fire state for back-to-back hot water needs

Technology

- **EcoNet[®] Enabled** all Tankless products from 2010 to present can connect to EcoNet mobile app via Tankless EcoNet Accessory Kit (REWRA630TWH)
- For higher demand applications, accessories available to link multiple units in a load-sharing system

- **Environmentally Friendly** Low Emissions – Ultra low NOx burner meets SCAQMD rule 1146.2 requirements
- Exclusive! Water Savings Setting upon activation, this setting can save up to 1,100 gallons water/year³ by reducing flow at the tap until set temperature is achieved (optional)

Safety

- Exclusive! Guardian OFW[™] overheat film wrap prevents dangerous temperatures and provides industry best side-to-side clearance of 1/2 inch
- Maximum water temperature is 140°F. For higher temperature applications, upgrade kits are available
- Warranty 12-Year heat exchanger – residential, 5-year heat exchanger – commercial, 5-year parts and 1-year labor

See Warranty Certificate for complete information











March 4, 2024





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









Do	DOI	r S	chedu	le	U- factor of new glazing is not to exceed 0.3 and SHGC shall not exceed 0.23							
			Να	ominal Si	ze		no					
	, c ž			ntatic								
	#	Type	Widt	Heiç	Door Operation	Leaf Style	Orie	New/Existing	Location	Net Glazed Area		
D-	01	Α	2'11 1/2"	6'6"	Swing Simple	Dutch	16°	Existing	Front Door	5.3 sq ft		
D-	02	В	5'6"	7'0"	Swing Bi-part	Glass	106°	Existing	Kitchen	5.3 sq ft		
D-	03	С	4'10"	6'6"	Swing Bi-part	Panel		New	Laundry			
D-	04	D	2'6"	6'8"	Swing Simple	Panel		Existing	Master Bedroom			
D-	05	Ε	3'5"	5'8"	Swing Bi-part	Panel		Existing	Master Closet			
D-	06	Ε	3'5"	5'8"	Swing Bi-part	Panel		Existing	Master Closet			
D-	07	F	2'4"	6'8"	Swing Simple	Panel		Existing	Master Bath			
D-	08	G	2'2"	6'8"	Swing Simple	Panel		Existing	Master Closet			
D-	09	Н	2'8"	6'6"	Swing Simple	Panel		New	Bedroom 2			
D-	10	I	2'6"	6'5"	Swing Simple	Panel		New	Bathroom 2			
D-	11	J	2'0"	5'6"	Swing Simple	Panel		New	Mechanical			



		ЭС	.A. Width	.A. Heigh		
	#	Ţ	0	0	Elevation	Sash Opera
W-	01	Α	5'7"	3'5"	5'8"	Horizontal Slic
W-	02	В	4'10"	6'3"	9'0"	Fixed Glass
W-	03	С	4'0"	3'0"	6'6"	Bi-parting Cas
W-	04	D	2'6"	3'0"	6'6"	Bi-parting Cas
W-	05	E	2'4"	3'0"	5'9"	Casement
W-	06	F	2'0"	2'4"	5'9"	Casement
W-	07	G	2'0"	2'0"	6'8"	Casement
W-	08	н	5'1"	3'5"	5'10"	Bi-parting Cas











11'-6 Open

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



M N Ζ















Scibird Remodel 539 Periwinkle Ln. Montecito, CA 93108

		ABBREV	ΙΑΤΙΟ	NS	PRO	JECT INFORMATION	
	AB A A&B A Abv. A Adn. A Adj. A Adj. A Arch. A Arch. A Arch. A Bdry. B Bldg. B Blk(g). B Blk(g). B BN B BN B BO B BO B BO B	Anchor Bolt Above and Below Addition (al) Adjacent,Adjustable Alternate (ive) Approved Architect(ural) Average Boundary Boundary Block (ing) Beam Boundary Nailing Bottom of By Others Bottom	Mas. Max. MB Mfr. Min. Mod. Mtl. (N) N/A Nat. NTS o/ oc OD Opng. Opng.	Masonry Maximum Machine Bolt Moment Frame Manufacture(r) Minimum, Minute Modif(y), (ication) Metal New Not Applicable Natural Not to Scale Over On Center Outside Diameter Opening Onnosite	CLIENT: Richar Macke 539 Pe Monter ARCHIT Calvin P.O. B Santa (805) S	d & Lisa Scibird & nzie McGonegle eriwinkle Ln. cito, CA 93108 ECT / DESIGNER: Design ox 50716 Barbara, CA 93150 969-0559	The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these plans and specifications remain with Ashley & Vance Engineering, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions. Engineer of Record:
s	Brg. B Btwn. B BW B Cant. C CIP C	Bearing Between Both Ways Cantilever(ed) Cast in Place	Opt. Para. PCF Pen. Perf.	Optional Parallel Lbs per Cubic Ft. Penetrate, (tion) Perforated	DES	SIGN PARAMETERS	
J 3" 4" 5" 6" 7" 8"	CJ CJ CJP C Clg. C CMU C Col. C Com. C Com. C Conc. C Const. C Const. C Cont. C Cont. C Cont. C Cont. C Cont. C	Ceiling Joist Complete Joint Penetration Center Line Ceiling Conc. Masonry Unit Column Common Common Component Conrete Connection Construction Construction Continue (ous) Center Penny	Perim. Perp. PJP PL PLF Ply. Prep. Proj. Proj. PSF PSI PT PV	Perimeter Perpendicular Panel Index Partial Joint Pen. Plate Lbs per Linear Ft. Plywood Prepare, (ation) Pressure Project Property Lbs per Square In. Pressure-Treated Photovoltaic (Solar	GENERA Building Roof Lo Dead **In Live L Floor Lo Dead Live L Floor Lo Dead Live L	AL PARAMETERS Code 2019 CBC * ads Loads** (DL) 15 psf cludes 3 psf PV Loads .oads (LL) 20 psf oads - Typ. Loads (DL) 15 psf .oads (LL) 40 psf oads - Deck Loads (DL) 11 psf .oads (LL) 60 psf	NO BR CONSTRUCTION THE OF CALIFORNIE
SONRY = 1500 psi h Hook b, Embed Ldh 5 " 7 " 8 " 10 " 11 " " 13 "	Dbl. D Defl. D Deg. D Dep. D DF D Dia. D Dia. D Dia. D Dia. D Dia. D Dia. D Dist. D DL D DL D DVg. E Ea. E EF E EQR E EXt. E Fdn. F FJ F FQ. F FOC F FOW F FOW F FOW F FOW F Fotg. F Ft. F Ft. F </td <td>Double Deflection Degree Demolish(tion) Depress(ed) Douglas Fir Diameter Diaphragm Different Dimension Distance Deck Joist Dead Load Drawing Existing Each Each Face Equivalent Fluid Pressure Elevator, Elevation Embed(ed), (ment) Ingineer Ingineer of Record Equal, Equivalent Each Side Each Way Expand, Expansion Exterior Foundation Einished Floor Floor Joist Floor (ing) Eace of Concrete Eace of Masonry Eace of Studs Eace of Wall Framing Foot, Feet Footing</td> <td>R Rec(s). Rect. Ref. Reinf. Req(d). Reqs. Ret. RJ RR RW SAD Sched. Sgl. Shtg. Sim. SIP SMS SOG Spec. SQ. SS Std. Stgr. Stl. Struc. SW Sym. T&B T&G Temp. Thk. Thru TP T-O</td> <td>Panels) Radius Recommendation(s) Rectangular Reference Reinforce(d), (ment),(ing) Require(d) Requirements Retain(ing) Roof Joist Roof Rafter Redwood See Arch Dwg's Schedule Single Sheathing Similar Str. Insulated Panel Sheet Metal Sheet Metal Sheet Metal Screw Slab on Grade Specifi(ed),(cations) Square Structural Steel Standard Stagger(ed) Steel Structure, (al) Shear Wall Symmet(ry), (rical) Top and Bottom Tongue and Groove Temporary Thick(ness) Through Toe-Nail Top Plate Top of</td> <td>SOILS V Bearing WIND DI Ultimate Nomina Risk Ca Exposu Importa Seismic Site Cla Seismic Risk Ca Importa Resistin Resistin Resistin Coeffic Design Analysis</td> <td>ALUES Pressure(Per Soils Report) 1500 psfPressure1500 psfESIGN BASISWind Speed, V_{ULT}92 mph 1 Wind Speed, V_{ASD}1 Wind Speed, V_{ASD}71 mph tegoryI reBnce Factor, Iw1.00CDESIGN BASISBoesign CategoryESsDFactorsSs$S_S / S_1$2.117 / 0.780 SDS / SD1SDS / SD11.694 / 0.884 1.694 / 0.884 tegorytegoryII nce Factor, IeNode Shear Walls se Mod.Seint, R6.5 Sase ShearSase ShearV = 0.261W (ASCE 7-16, T. 12.6-1)California Building Code (CBC), based 8 International Building Code (IBC), is</td> <td>Scibird Remodel 539 Periwinkle Ln. Montecito, CA 93108</td>	Double Deflection Degree Demolish(tion) Depress(ed) Douglas Fir Diameter Diaphragm Different Dimension Distance Deck Joist Dead Load Drawing Existing Each Each Face Equivalent Fluid Pressure Elevator, Elevation Embed(ed), (ment) Ingineer Ingineer of Record Equal, Equivalent Each Side Each Way Expand, Expansion Exterior Foundation Einished Floor Floor Joist Floor (ing) Eace of Concrete Eace of Masonry Eace of Studs Eace of Wall Framing Foot, Feet Footing	R Rec(s). Rect. Ref. Reinf. Req(d). Reqs. Ret. RJ RR RW SAD Sched. Sgl. Shtg. Sim. SIP SMS SOG Spec. SQ. SS Std. Stgr. Stl. Struc. SW Sym. T&B T&G Temp. Thk. Thru TP T-O	Panels) Radius Recommendation(s) Rectangular Reference Reinforce(d), (ment),(ing) Require(d) Requirements Retain(ing) Roof Joist Roof Rafter Redwood See Arch Dwg's Schedule Single Sheathing Similar Str. Insulated Panel Sheet Metal Sheet Metal Sheet Metal Screw Slab on Grade Specifi(ed),(cations) Square Structural Steel Standard Stagger(ed) Steel Structure, (al) Shear Wall Symmet(ry), (rical) Top and Bottom Tongue and Groove Temporary Thick(ness) Through Toe-Nail Top Plate Top of	SOILS V Bearing WIND DI Ultimate Nomina Risk Ca Exposu Importa Seismic Site Cla Seismic Risk Ca Importa Resistin Resistin Resistin Coeffic Design Analysis	ALUES Pressure(Per Soils Report) 1500 psfPressure1500 psfESIGN BASISWind Speed, V_{ULT} 92 mph 1 Wind Speed, V_{ASD} 1 Wind Speed, V_{ASD} 71 mph tegoryI reBnce Factor, Iw1.00CDESIGN BASISBoesign CategoryESsDFactorsSs S_S / S_1 2.117 / 0.780 SDS / SD1SDS / SD11.694 / 0.884 1.694 / 0.884 tegorytegoryII nce Factor, IeNode Shear Walls se Mod.Seint, R6.5 Sase ShearSase ShearV = 0.261W (ASCE 7-16, T. 12.6-1)California Building Code (CBC), based 8 International Building Code (IBC), is	Scibird Remodel 539 Periwinkle Ln. Montecito, CA 93108
Code Table	Ga. G Galv. G GB G GC G	Gage, Gauge Galvanized Grade Beam General Contractor	TOB TOC TOG TOM	Top of Beam Top of Concrete Top of Grade Top of Masonry	the govern	SHEET INDEX	Revision:
ill @ Wndw.	Gyp.GHDHHdr.HHgr.HHor(iz).HHt.InIDIrIn.IrInsp.IrInt.IrInv.IrJst.JKKKSFKKSFKLLLLWL	Sypsum Holdown Header Hardware Hanger Horizontal Height Inside Diameter Inch(es) Inspect(ion) Interior Invert, Inverted Oist (ips (1,000 pounds)) (ips per Linear Ft. (ing Stud (ing Post (ing Post (ips per Square In. Pound(s) Ive Load Iocation Iight Weight	TOS TOW TRU Trmr. Typ. UNO Vert. VIF VWA W/ W/ W/ W/ W/ W/ W/ W/ W/ W/ W/ W/ W/	Top of Steel Top of Wall To Remain Unchanged Trimmer Stud Typical Unless Noted Otherwise Vertical Verify in Field Verify with Arch With Without Wood Screw Window Weight Welded Wire Fabric Yard At Degrees Diameter Greater Than Less Than Number, Pound(s) Per Percent(age) Plus or Minus	S-1.1 S-1.2 S-2.1 S-2.2 S-2.3 S-2.4 S-3.1 S-3.2 S-3.3	Structural Title Sheet Structural Specifications & Special Inspections Foundation Plan-Main House Foundation Plan - Garage Roof Framing Plan - Garage Structural Details Structural Details Structural Details	△ △ △ △ △ △ △ Proj. Engr.: C. Huffman Phone Ext.: 142 Proj. Mngr.: P. Belmont Date: 17 Oct. 2022 Scale: NTS A&V Job No.: 211851 STRUCTURAL TITLE SHEET STRUCTURAL STRUCTURAL TITLE SHEET STRUCTURAL
							DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.

8

J

oð

S Z

C Ζ

Ċ

Ζ

ш

ш Z ощ ΒŃ

TATEMENT OF SPECIAL IN This Statement of Special I			
	SPECTIONS, 2019 CB	C in fulfillment of the requirements of the	GENERAL NOTES 1. The following notes, details, schedules & specifications shall apply to all
Governing Building Code, s Special Inspections and Te	section 1704 and 1705.	d in accordance with the approved plans	project unless specifically noted otherwise. Notes and details on the stru take precedence over general notes and typical details. Where no detail
and specifications, this stat	ement and the Governi	ng Building Code, Section 1704 , 1705 ,	construction shall be as shown for similar work.
3. The schedule of Special Inst	spections summarizes	the Special Inspections and tests required.	2. All drawings are considered to be part of the contract documents. The contract documents and specifica
Special Inspectors will reference inspection requirements. An	r to the approved plans ny additional tests and	and specifications for detailed special inspections required by the approved plans	of construction. Any discrepancies shall be brought to the attention of th the start of construction so that a clarification can be issued. Any work p
and specifications will also I. Interim reports will be subm	be performed. hitted to the Building Of	ficial and the Registered Design	with the contract documents or any applicable code requirements shall the Contractor at no expense to the Owner or Engineer.
Professional in Responsible	e Charge in accordance	e with the Governing Building Code Section	3. All information on existing conditions shown on the structural plans are lippresent knowledge available, but without guarantee of accuracy. The Co
5. A Final Report of Special Ir	spections documenting	g required Special Inspections, testing and	responsible for the verifications of all dimension and conditions at the si
of a Certificate of Use and	Occupancy (Section 17	04.2.4). The Final Report will document:	shall be brought to the attention of the EOR prior to the start of construct
(b) Correction of discre	epancies noted in inspe	ctions.	 4. Refer to the Architectural plans for the following: (a) Dimensions
approved permit document	or her obligation to ens s and to implement this	program of special inspections. In partial	(b) Size and location of all interior and exterior wall locations.(c) Size and location of all floor, roof and wall openings
fulfillment of these obligation Inspections as required in t	ons, the Owner will retain he Governing Building	n and directly pay for the Special Code, Section 1704.2.	(d) Size and location of all drains, slopes, depressions, steps, etc.(e) Specification of all finishes & waterproofing
 1704.4 Contractor responsi wind- or seismic force-resis 	ibility. Each contractor sting system, designate	responsible for the construction of a main d seismic system or a wind- or seismic	 (f) All other non-structural elements 5. Refer to the mechanical, electrical and plumbing plans for the following:
force-resisting component l written statement of respon	isted in the statement of sibility to the building of	of special inspections shall submit a fficial and the owner or the owner's	 (a) Size and location of all equipment (b) Pipe runs, sleeves, hangers and trenches
authorized agent prior to th	e commencement of w	ork on the system or component. The	 (c) All other mechanical, electrical or plumbing related elements 6 DO NOT scale structural plans. Contractor shall use all written dimensional dimensionad dimensionad dimensionad dimensionad dime
special requirements conta	ined in the statement o	f special inspection.	 Do Nor scale structural plans. Contractor shall use all written dimension plans. Zenetwetien meteriale shall be writerrally enneed out if placed on fleeneed.
SCHEDULE OF TESTING AGE	ENCIES & SPECIAL IN	SPECTORS	7. Construction materials shall be uniformly spread out if placed on floor of overload the framing. Load shall not exceed the design live load per squ
ests and inspection on this pro	ject.		8. Specifications and detailing of all waterproofing and drainage items, whi
Responsibility	Firm	Address, Telephone, Email	on the structural plans for general information purposes only, are solely responsibility of others.
1. Special Inspection (Except for Geotechnical)			 The Engineer will not be responsible for and will not have control or char means, methods, techniques, sequences or procedures, or for safety pr
			programs in connection with the construction delineated by these plans.
2 Materials Testing			shall be solely and completely responsible for all construction means, m
2. materials resting			sequences, procedures and conditions on the job site, including safety of property during the entire period of construction. Periodic observations l
			statt or representatives are not intended to include verification of dimens adequacy of the Contractor's safety measures on or near the constructive
3. Geotechnical Inspection			10. Modifications of the plans, notes, details and specifications shall not be prior approval from the Engineer.
			11. All workmanship shall conform to the best practice prevailing in the varie the work. The Contractor shall be responsible for coordinating the work
			12. It is the Contractor's responsibility to ensure that only approved structure during the course of construction. The use of upperprived decurrents of
*			contractor's own risk. Corrections of all work based on such documents
			 These plans and specifications represent the structural design only. No
* Additional inspections may b	e required at the discre	tion of the Building Official.	warranty is provided for the work of any other Consultant (Architect, Medetc.). This includes, but is not limited to, waterproofing, drainage, ventila
	Section 1705 12)		dimensions.
Description of seismic-force-re	esisting system and des	ignated seismic systems subject to	FOUNDATIONS 1. Refer to Structural Design Parameters section on sheet S-1.1 for all soil
special inspections per Section	n 1705.12:		in calculations. 2. Soils values per geologic/geotechnical report (or "soils report") by GSI S
Light-framed walls sheathed sheets (ASCE 7, Table 12.2-	with wood structural pa 1, Line A.15)	nels rated for shear resistance or steel	Project No. SB01291-1, dated December, 2020. This report and all reco
The extent of the main seismic	c-force-resisting system	is defined in more detail in the	 It is the Contractor's responsibility to obtain a copy of the soils report fro
construction documents			of the soils report shall be on the job site during the source of constructi
			of the soils report shall be on the job site during the course of constructi4. Unexpected Soil Conditions: Allowable values and subsequent foundation
WIND REQUIREMENTS (Sec	tion 1705.11)		 of the soils report shall be on the job site during the course of constructi Unexpected Soil Conditions: Allowable values and subsequent foundation on soil conditions which are shown by test borings. Actual soil conditions appreciably from that shown in the test borings shall be reported to the I
WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section	tion 1705.11) e-resisting system and on 1705.11:	lesignated seismic systems subject to	 of the soils report shall be on the job site during the course of constructi 4. Unexpected Soil Conditions: Allowable values and subsequent foundation on soil conditions which are shown by test borings. Actual soil conditions appreciably from that shown in the test borings shall be reported to the lengineer immediately. 5. All compaction, fill, backfilling and site preparation shall be performed in
WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable	tion 1705.11) e-resisting system and on 1705.11:	designated seismic systems subject to	 of the soils report shall be on the job site during the course of constructi Unexpected Soil Conditions: Allowable values and subsequent foundation on soil conditions which are shown by test borings. Actual soil conditions appreciably from that shown in the test borings shall be reported to the lengineer immediately. All compaction, fill, backfilling and site preparation shall be performed in project soils report or the Governing Building Code Chapter 18 & Appen shall be performed per the recommendations of the project soils engineer.
WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-fo	tion 1705.11) e-resisting system and on 1705.11:	designated seismic systems subject to defined in more detail in the construction	 of the soils report shall be on the job site during the course of constructi 4. Unexpected Soil Conditions: Allowable values and subsequent foundation on soil conditions which are shown by test borings. Actual soil conditions appreciably from that shown in the test borings shall be reported to the lengineer immediately. 5. All compaction, fill, backfilling and site preparation shall be performed in project soils report or the Governing Building Code Chapter 18 & Appen shall be performed per the recommendations of the project soils engineer. 6. Excavate to required depths and dimensions (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate.
WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents.	tion 1705.11) e-resisting system and on 1705.11: prce-resisting system is	designated seismic systems subject to defined in more detail in the construction	 of the soils report shall be on the job site during the course of constructi Unexpected Soil Conditions: Allowable values and subsequent foundation on soil conditions which are shown by test borings. Actual soil conditions appreciably from that shown in the test borings shall be reported to the lengineer immediately. All compaction, fill, backfilling and site preparation shall be performed in project soils report or the Governing Building Code Chapter 18 & Appen shall be performed per the recommendations of the project soils engineer. Excavate to required depths and dimensions (as indicated in the drawing smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. Foundations shall be poured in neat excavations.
WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents.	tion 1705.11) e-resisting system and on 1705.11: prce-resisting system is PECTIONS	designated seismic systems subject to defined in more detail in the construction	 of the soils report shall be on the job site during the course of constructi Unexpected Soil Conditions: Allowable values and subsequent foundation on soil conditions which are shown by test borings. Actual soil conditions appreciably from that shown in the test borings shall be reported to the lengineer immediately. All compaction, fill, backfilling and site preparation shall be performed in project soils report or the Governing Building Code Chapter 18 & Appen shall be performed per the recommendations of the project soils engineer. Excavate to required depths and dimensions (as indicated in the drawing smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. Foundations shall be poured in neat excavations. Excavate all foundations to required depths into compacted fill or natura and details) and as verified by the building official and/or soils engineer.
WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents. CHEDULE OF SPECIAL INS Column Header Notation Used C Indicates continuous in	tion 1705.11) e-resisting system and on n 1705.11: prce-resisting system is PECTIONS in Table: spection is required.	designated seismic systems subject to defined in more detail in the construction	 of the soils report shall be on the job site during the course of constructi Unexpected Soil Conditions: Allowable values and subsequent foundation on soil conditions which are shown by test borings. Actual soil conditions appreciably from that shown in the test borings shall be reported to the lengineer immediately. All compaction, fill, backfilling and site preparation shall be performed in project soils report or the Governing Building Code Chapter 18 & Appen shall be performed per the recommendations of the project soils engineer. Excavate to required depths and dimensions (as indicated in the drawing smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. Foundations shall be poured in neat excavations. Excavate all foundations to required depths into compacted fill or natura and details) and as verified by the building official and/or soils engineer. All foundations shall be inspected and approved by the appropriate build representative of the soils engineer.
WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-fo documents. CHEDULE OF SPECIAL INS Column Header Notation Used C Indicates continuous in P Indicates periodic inspec- clarify.	tion 1705.11) e-resisting system and on n 1705.11: orce-resisting system is PECTIONS in Table: spection is required. ections are required. Th	designated seismic systems subject to defined in more detail in the construction he notes and/or contract documents should	 of the soils report shall be on the job site during the course of constructi Unexpected Soil Conditions: Allowable values and subsequent foundati on soil conditions which are shown by test borings. Actual soil condition appreciably from that shown in the test borings shall be reported to the engineer immediately. All compaction, fill, backfilling and site preparation shall be performed in project soils report or the Governing Building Code Chapter 18 & Appen shall be performed per the recommendations of the project soils engine Excavate to required depths and dimensions (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. Foundations shall be poured in neat excavations. Excavate all foundations to required depths into compacted fill or natura and details) and as verified by the building official and/or soils engineer. All foundations shall be inspected and approved by the appropriate build representative of the soils engineer prior to forming and placement of re Foundations shall not be poured until all required reinforcing steel, framinal
WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-force documents. CHEDULE OF SPECIAL INS Column Header Notation Used C Indicates continuous in P Indicates periodic inspectarity. iox Entry Notation Used in Table X Is placed in the approprint	tion 1705.11) e-resisting system and on n 1705.11: orce-resisting system is PECTIONS in Table: spection is required. ections are required. The ole: riate column to denote	designated seismic systems subject to defined in more detail in the construction he notes and/or contract documents should either "C" continuous or "P" periodic	 of the soils report shall be on the job site during the course of constructi 4. Unexpected Soil Conditions: Allowable values and subsequent foundation on soil conditions which are shown by test borings. Actual soil conditions appreciably from that shown in the test borings shall be reported to the lengineer immediately. 5. All compaction, fill, backfilling and site preparation shall be performed in project soils report or the Governing Building Code Chapter 18 & Appen shall be performed per the recommendations of the project soils engineer. 6. Excavate to required depths and dimensions (as indicated in the drawing smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. 7. Foundations shall be poured in neat excavations. 8. Excavate all foundations to required depths into compacted fill or natura and details) and as verified by the building official and/or soils engineer. 9. All foundations shall be inspected and approved by the appropriate build representative of the soils engineer prior to forming and placement of re 10. Foundations shall not be poured until all required reinforcing steel, frami sleeves, inserts, conduits, pipes, etc. and formwork is properly placed an appropriate building official/inspector(s).
WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents. CHEDULE OF SPECIAL INS Column Header Notation Used C Indicates continuous in P Indicates periodic inspec- clarify. Iox Entry Notation Used in Tat X Is placed in the approp- inspections.	tion 1705.11) e-resisting system and on n 1705.11: orce-resisting system is pectrions system is pection is required. ections are required. The ple: riate column to denote	designated seismic systems subject to defined in more detail in the construction he notes and/or contract documents should either "C" continuous or "P" periodic	 of the soils report shall be on the job site during the course of constructi Unexpected Soil Conditions: Allowable values and subsequent foundation on soil conditions which are shown by test borings. Actual soil conditions appreciably from that shown in the test borings shall be reported to the I engineer immediately. All compaction, fill, backfilling and site preparation shall be performed in project soils report or the Governing Building Code Chapter 18 & Appen shall be performed per the recommendations of the project soils engine. Excavate to required depths and dimensions (as indicated in the drawing smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. Foundations shall be poured in neat excavations. Excavate all foundations to required depths into compacted fill or natura and details) and as verified by the building official and/or soils engineer. All foundations shall be inspected and approved by the appropriate build representative of the soils engineer prior to forming and placement of re Foundations shall not be poured until all required reinforcing steel, frami sleeves, inserts, conduits, pipes, etc. and formwork is properly placed at appropriate building official/inspector(s). It is the responsibility of the contractor in charge of framing to properly placed at appropriate building official/inspector(s).
WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents. CHEDULE OF SPECIAL INS Column Header Notation Used C Indicates continuous in P Indicates periodic inspec- clarify. INOX Entry Notation Used in Tak X Is placed in the approp- inspections. Denotes a one-time act dditional details regarding inspec-	tion 1705.11) e-resisting system and on n 1705.11: orce-resisting system is pectrons in Table: spection is required. ections are required. The ole: riate column to denote tivitiy or one whose free pections are provided in	designated seismic systems subject to defined in more detail in the construction he notes and/or contract documents should either "C" continuous or "P" periodic quency is defined in some other manner. In the project specifications or notes on the	 of the soils report shall be on the job site during the course of constructi 4. Unexpected Soil Conditions: Allowable values and subsequent foundation soil conditions which are shown by test borings. Actual soil condition appreciably from that shown in the test borings shall be reported to the lengineer immediately. 5. All compaction, fill, backfilling and site preparation shall be performed in project soils report or the Governing Building Code Chapter 18 & Appen shall be performed per the recommendations of the project soils engine 6. Excavate to required depths and dimensions (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. 7. Foundations shall be poured in neat excavations. 8. Excavate all foundations to required depths into compacted fill or natura and details) and as verified by the building official and/or soils engineer. 9. All foundations shall be inspected and approved by the appropriate build representative of the soils engineer prior to forming and placement of re 10. Foundations shall not be poured until all required reinforcing steel, frami sleeves, inserts, conduits, pipes, etc. and formwork is properly placed at appropriate building official/inspector(s). 11. It is the responsibility of the contractor in charge of framing to properly p bolts, anchor bolts, column bases, and all other cast-in-place hardware. details. All hardware to be secured prior to foundation inspections.
 WIND REQUIREMENTS (Sec Description of main wind-forcespecial inspections per Section Not Applicable The extent of the main wind-forded documents. CHEDULE OF SPECIAL INS Column Header Notation Used C Indicates continuous in P Indicates periodic inspectarify. Fox Entry Notation Used in Tata X Is placed in the appropinspections. Denotes a one-time act Additional details regarding inspectations 	tion 1705.11) -resisting system and on n 1705.11: prce-resisting system is PECTIONS in Table: spection is required. ections are required. The ple: riate column to denote tivitiy or one whose free pections are provided in	designated seismic systems subject to defined in more detail in the construction he notes and/or contract documents should either "C" continuous or "P" periodic quency is defined in some other manner. In the project specifications or notes on the	 of the soils report shall be on the job site during the course of constructi 4. Unexpected Soil Conditions: Allowable values and subsequent foundation on soil conditions which are shown by test borings. Actual soil conditions appreciably from that shown in the test borings shall be reported to the lengineer immediately. 5. All compaction, fill, backfilling and site preparation shall be performed in project soils report or the Governing Building Code Chapter 18 & Appen shall be performed per the recommendations of the project soils engine 6. Excavate to required depths and dimensions (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. 7. Foundations shall be poured in neat excavations. 8. Excavate all foundations to required depths into compacted fill or natura and details) and as verified by the building official and/or soils engineer. 9. All foundations shall be inspected and approved by the appropriate build representative of the soils engineer prior to forming and placement of re 10. Foundations shall not be poured until all required reinforcing steel, framis sleeves, inserts, conduits, pipes, etc. and formwork is properly placed a appropriate building official/inspector(s). 11. It is the responsibility of the contractor in charge of framing to properly plots, anchor bolts, column bases, and all other cast-in-place hardware. details. All hardware to be secured prior to foundation inspections. 12. The sides and bottoms of dry excavations must be moistened to optimu or just above, just prior to placing concrete. Conversely, de-water footing representation of the soils engineer and the mointer in the properion.
 WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents. CHEDULE OF SPECIAL INS Column Header Notation Used C Indicates continuous in P Indicates periodic inspections. A Is placed in the approp inspections. Denotes a one-time actional details regarding insprawings. Verification & Inspection 	tion 1705.11) -resisting system and on n 1705.11: prce-resisting system is PECTIONS in Table: spection is required. ections are required. The ple: riate column to denote tivitiy or one whose free pections are provided in	designated seismic systems subject to defined in more detail in the construction the notes and/or contract documents should either "C" continuous or "P" periodic quency is defined in some other manner. In the project specifications or notes on the C P Notes	 of the soils report shall be on the job site during the course of constructi 4. Unexpected Soil Conditions: Allowable values and subsequent foundati on soil conditions which are shown by test borings. Actual soil condition appreciably from that shown in the test borings shall be reported to the l engineer immediately. 5. All compaction, fill, backfilling and site preparation shall be performed in project soils report or the Governing Building Code Chapter 18 & Appen shall be performed per the recommendations of the project soils engine 6. Excavate to required depths and dimensions (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. 7. Foundations shall be poured in neat excavations. 8. Excavate all foundations to required depths into compacted fill or natura and details) and as verified by the building official and/or soils engineer. 9. All foundations shall be inspected and approved by the appropriate build representative of the soils engineer prior to forming and placement of re 10. Foundations shall not be poured until all required reinforcing steel, frami sleeves, inserts, conduits, pipes, etc. and formwork is properly placed at appropriate building official/inspector(s). 11. It is the responsibility of the contractor in charge of framing to properly p bolts, anchor bolts, column bases, and all other cast-in-place hardware. details. All hardware to be secured prior to foundation inspections. 12. The sides and bottoms of dry excavations must be moistened to optimu or just above, just prior to placing concrete. Conversely, de-water footing remove standing water and to maintain optimum working conditions. 13. The Contractor shall be solely responsible for all excavation procedures
 WIND REQUIREMENTS (Sec Description of main wind-forcespecial inspections per Section Not Applicable The extent of the main wind-fordedocuments. CHEDULE OF SPECIAL INSTECTION Header Notation Used C Indicates continuous in P Indicates periodic inspections. P Indicates periodic inspections. Denotes a one-time activitional details regarding inspections Trainings. Verification & Inspection 1705.3 - Concrete 	tion 1705.11) -resisting system and on n 1705.11: prce-resisting system is PECTIONS in Table: spection is required. ections are required. The ple: riate column to denote tivitiy or one whose free pections are provided in the black of the	designated seismic systems subject to defined in more detail in the construction he notes and/or contract documents should either "C" continuous or "P" periodic quency is defined in some other manner. In the project specifications or notes on the C P Notes	 of the soils report shall be on the job site during the course of constructi 4. Unexpected Soil Conditions: Allowable values and subsequent foundati on soil conditions which are shown by test borings. Actual soil condition appreciably from that shown in the test borings shall be reported to the engineer immediately. 5. All compaction, fill, backfilling and site preparation shall be performed in project soils report or the Governing Building Code Chapter 18 & Appen shall be performed per the recommendations of the project soils engine 6. Excavate to required depths and dimensions (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. 7. Foundations shall be poured in neat excavations. 8. Excavate all foundations to required depths into compacted fill or natura and details) and as verified by the building official and/or soils engineer. 9. All foundations shall be inspected and approved by the appropriate build representative of the soils engineer prior to forming and placement of ref. 10. Foundations shall not be poured until all required reinforcing steel, fram sleeves, inserts, conduits, pipes, etc. and formwork is properly placed a appropriate building official/inspector(s). 11. It is the responsibility of the contractor in charge of framing to properly placed a appropriate building official/inspector(s). 12. The sides and bottoms of dry excavations must be moistened to optimu or just above, just prior to placing concrete. Conversely, de-water footing remove standing water and to maintain optimum working conditions. 13. The Contractor shall be solely responsible for all excavation procedures shoring, and the protection of adjacent property, structures, streets, and accordance with all federal, state and local safety ordinances. The Contractor
 WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents. CHEDULE OF SPECIAL INS Column Header Notation Used C Indicates continuous in P Indicates periodic inspections. P Indicates periodic inspections. Denotes a one-time act additional details regarding inspections. Verification & Inspection 1705.3 - Concrete Inspect anchors post-instant 	tion 1705.11) -resisting system and on n 1705.11: prce-resisting system is PECTIONS in Table: spection is required. ections are required. The ble: riate column to denote tivitiy or one whose free pections are provided in alled in hardened concre-	designated seismic systems subject to defined in more detail in the construction he notes and/or contract documents should either "C" continuous or "P" periodic guency is defined in some other manner. In the project specifications or notes on the C P Notes	 of the soils report shall be on the job site during the course of constructi 4. Unexpected Soil Conditions: Allowable values and subsequent foundation appreciably from that shown in the test borings. Actual soil condition appreciably from that shown in the test borings shall be reported to the lengineer immediately. 5. All compaction, fill, backfilling and site preparation shall be performed in project soils report or the Governing Building Code Chapter 18 & Appen shall be performed per the recommendations of the project soils engine of the teres and dimensions (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. 7. Foundations shall be poured in neat excavations. 8. Excavate all foundations to required depths into compacted fill or nature and details) and as verified by the building official and/or soils engineer. 9. All foundations shall be inspected and approved by the appropriate building representative of the soils engineer prior to forming and placement of ref. 10. Foundations shall not be poured until all required reinforcing steel, fram sleeves, inserts, conduits, pipes, etc. and formwork is properly placed a appropriate building official/inspector(s). 11. It is the responsibility of the contractor in charge of framing to properly plots, anchor bolts, column bases, and all other cast-in-place hardware. details. All hardware to be secured prior to foundation inspections. 12. The sides and bottoms of dry excavations must be moistened to optimu or just above, just prior to placing concrete. Conversely, de-water footing remove standing water and to maintain optimum working conditions. 13. The Contractor shall be solely responsible for all excavation procedures shoring, and the protection of adjacent property, structures, streets, and accordance with all federal, state and local safety ordinances. The Contra
 WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents. CHEDULE OF SPECIAL INS folumn Header Notation Used C Indicates continuous in P Indicates periodic inspections. ox Entry Notation Used in Tat X Is placed in the approp inspections. Denotes a one-time act dditional details regarding insp rawings. /erification & Inspection Inspect anchors post-instation a. Adhesive anchors¹ inst upwardly inclinded orie 	tion 1705.11) -resisting system and on n 1705.11: prce-resisting system is PECTIONS in Table: spection is required. ections are required. The ole: riate column to denote tivitiy or one whose free pections are provided in alled in hardened concreance alled in horizontally or ntations to resist sustai	designated seismic systems subject to defined in more detail in the construction the notes and/or contract documents should either "C" continuous or "P" periodic guency is defined in some other manner. In the project specifications or notes on the the project specifications or notes on the project specifications or notes o	 of the soils report shall be on the job site during the course of constructi 4. Unexpected Soil Conditions: Allowable values and subsequent foundati on soil conditions which are shown by test borings. Actual soil condition appreciably from that shown in the test borings shall be reported to the engineer immediately. 5. All compaction, fill, backfilling and site preparation shall be performed in project soils report or the Governing Building Code Chapter 18 & Appen shall be performed per the recommendations of the project soils engine 6. Excavate to required depths and dimensions (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. 7. Foundations shall be poured in neat excavations. 8. Excavate all foundations to required depths into compacted fill or natura and details) and as verified by the building official and/or soils engineer. 9. All foundations shall be inspected and approved by the appropriate build representative of the soils engineer prior to forming and placement of re 10. Foundations shall not be poured until all required reinforcing steel, frami sleeves, inserts, conduits, pipes, etc. and formwork is properly placed a appropriate building official/inspector(s). 11. It is the responsibility of the contractor in charge of framing to properly p bolts, anchor bolts, column bases, and all other cast-in-place hardware. details. All hardware to be secured prior to foundation inspections. 13. The Contractor shall be solely responsible for all excavation procedures shoring, and the protection of adjacent property, structures, streets, and accordance with all federal, state and local safety ordinances. The Cont for the design and installation of all cribbing, bracing and shoring require ROD AND REBAR EPOXY INSTALLATION 14. Special inspection is required, unless specifically noted otherwise.
 WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents. CHEDULE OF SPECIAL INS folumn Header Notation Used C Indicates continuous in P Indicates periodic inspections. ox Entry Notation Used in Tab X Is placed in the approp inspections. Denotes a one-time act dditional details regarding insp rawings. Verification & Inspection Inspect anchors post-instation a. Adhesive anchors¹ inst upwardly inclinded orie tension 	tion 1705.11) -resisting system and on n 1705.11: prce-resisting system is PECTIONS in Table: spection is required. ections are required. The ole: riate column to denote tivitiy or one whose free pections are provided in alled in hardened concre alled in horizontally or ntations to resist sustai	designated seismic systems subject to defined in more detail in the construction the notes and/or contract documents should either "C" continuous or "P" periodic guency is defined in some other manner. In the project specifications or notes on the the project specifications or notes on the project specifications or notes or note	 of the soils report shall be on the job site during the course of constructi Unexpected Soil Conditions: Allowable values and subsequent foundati on soil conditions which are shown by test borings. Actual soil condition appreciably from that shown in the test borings shall be reported to the engineer immediately. All compaction, fill, backfilling and site preparation shall be performed in project soils report or the Governing Building Code Chapter 18 & Appen shall be performed per the recommendations of the project soils engine Excavate to required depths and dimensions (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. Foundations shall be poured in neat excavations. Excavate all foundations to required depths into compacted fill or natura and details) and as verified by the building official and/or soils engineer. All foundations shall be inspected and approved by the appropriate build representative of the soils engineer prior to forming and placement of re Foundations shall not be poured until all required reinforcing steel, frami sleeves, inserts, conduits, pipes, etc. and formwork is properly placed a appropriate building official/inspector(s). It is the responsibility of the contractor in charge of framing to properly p bolts, anchor bolts, column bases, and all other cast-in-place hardware. details. All hardware to be secured prior to foundation inspections. The sides and bottoms of dry excavations must be moistened to optimu or just above, just prior to placing concrete. Conversely, de-water footing remove standing water and to maintain optimum working conditions. The Contractor shall be solely responsible for all excavation procedures shoring, and the protection of adjacent property, structures, streets, and accordance with all federal, state and local safety ordinances. The Cont for the design and
 WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents. CHEDULE OF SPECIAL INS Folumn Header Notation Used C Indicates continuous in P Indicates periodic inspections. ox Entry Notation Used in Tat X Is placed in the approp inspections. Denotes a one-time act dditional details regarding insp rawings. Verification & Inspection Inspect anchors post-insta a. Adhesive anchors¹ inst upwardly inclinded orie tension b. Mechanical anchors² a defined in 4.a 	tion 1705.11) -resisting system and on n 1705.11: prce-resisting system is PECTIONS in Table: spection is required. ections are required. The ole: riate column to denote tivitiy or one whose free pections are provided in alled in hardened concre alled in horizontally or ntations to resist sustai nd adhesive anchors ¹ r	designated seismic systems subject to defined in more detail in the construction the notes and/or contract documents should either "C" continuous or "P" periodic quency is defined in some other manner. In the project specifications or notes on the the project specifications or notes on the the project specification of the manner. The project specification	 of the soils report shall be on the job site during the course of constructi Unexpected Soil Conditions: Allowable values and subsequent foundati on soil conditions which are shown by test borings. Actual soil condition appreciably from that shown in the test borings shall be reported to the engineer immediately. All compaction, fill, backfilling and site preparation shall be performed in project soils report or the Governing Building Code Chapter 18 & Appen shall be performed per the recommendations of the project soils engine Excavate to required depths and dimensions (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. Foundations shall be poured in neat excavations. Excavate all foundations to required depths into compacted fill or natura and details) and as verified by the building official and/or soils engineer. All foundations shall be inspected and approved by the appropriate build representative of the soils engineer prior to forming and placement of re Foundations shall not be poured until all required reinforcing steel, frami sleeves, inserts, conduits, pipes, etc. and formwork is properly placed a appropriate building official/inspector(s). It is the responsibility of the contractor in charge of framing to properly p bolts, anchor bolts, column bases, and all other cast-in-place hardware. details. All hardware to be secured prior to foundation inspections. The sides and bottoms of dry excavations must be moistened to optimu or just above, just prior to placing concrete. Conversely, de-water footing remove standing water and to maintain optimum working conditions. The Contractor shall be solely responsible for all excavation procedures shoring, and the protection of adjacent property, structures, streets, and accordance with all federal, state and local safety ordinances. The Cont for the de
 WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents. CHEDULE OF SPECIAL INS Column Header Notation Used C Indicates continuous in P Indicates periodic inspections. P Indicates periodic inspections. Denotes a one-time activity. Verification & Inspection 1705.3 - Concrete Inspect anchors post-instativity inclinded orie tension b. Mechanical anchors² a defined in 4.a 	tion 1705.11) -resisting system and on n 1705.11: prce-resisting system is PECTIONS in Table: spection is required. ections are required. The ble: riate column to denote tivitiy or one whose free pections are provided in alled in hardened concre alled in horizontally or ntations to resist sustai nd adhesive anchors ¹ r	designated seismic systems subject to defined in more detail in the construction the notes and/or contract documents should either "C" continuous or "P" periodic quency is defined in some other manner. In the project specifications or notes on the the project specifications or notes on the the project specifications or notes on the the project specification of the project specificat	 of the soils report shall be on the job site during the course of constructi Unexpected Soil Conditions: Allowable values and subsequent foundation appreciably from that shown in the test borings. Actual soil conditions appreciably from that shown in the test borings shall be reported to the engineer immediately. All compaction, fill, backfilling and site preparation shall be performed in project soils report or the Governing Building Code Chapter 18 & Appen shall be performed per the recommendations of the project soils engine Excavate to required depths and dimensions (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. Foundations shall be poured in neat excavations. Excavate all foundations to required depths into compacted fill or nature and details) and as verified by the building official and/or soils engineer. All foundations shall be inspected and approved by the appropriate build representative of the soils engineer prior to forming and placement of re Foundations shall not be poured until all required reinforcing steel, frami sleeves, inserts, conduits, pipes, etc. and formwork is properly placed a appropriate building official/inspector(s). It is the responsibility of the contractor in charge of framing to properly p bolts, anchor bolts, column bases, and all other cast-in-place hardware. details. All hardware to be secured prior to foundation inspections. The Contractor shall be solely responsible for all excavation procedures shoring, and the protection of adjacent property, structures, streets, and accordance with all federal, state and local safety ordinances. The Cont for the design and installation of all cribbing, bracing and shoring require services shall conform to the Governing Building Code, Chapter 17 and an ICC certified inspector or Building Department approved engineer. Ti Department
 WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents. CHEDULE OF SPECIAL INS Column Header Notation Used C Indicates continuous in P Indicates periodic inspections. P Indicates periodic inspections. Denotes a one-time action dispections. Denotes a one-time action additional details regarding inspections Verification & Inspection 1705.3 - Concrete Inspect anchors post-instation a. Adhesive anchors¹ institupwardly inclinded orie tension Mechanical anchors² a defined in 4.a FOOTNOTES: Prior to epoxy placement, if debris 	tion 1705.11) -resisting system and on n 1705.11: prce-resisting system is PECTIONS in Table: spection is required. ections are required. The ble: riate column to denote tivitiy or one whose free pections are provided in alled in hardened concre alled in horizontally or ntations to resist sustai nd adhesive anchors ¹ r t must be verified that the	designated seismic systems subject to defined in more detail in the construction the notes and/or contract documents should either "C" continuous or "P" periodic quency is defined in some other manner. In the project specifications or notes on the the project specifications or notes on the the project specification of notes of not notes of notes of notes of notes of not	 of the soils report shall be on the job site during the course of constructi Unexpected Soil Conditions: Allowable values and subsequent foundati on soil conditions which are shown by test borings. Actual soil condition appreciably from that shown in the test borings shall be performed in project soils report or the Governing Building Code Chapter 18 & Appen shall be performed per the recommendations of the project soils engine Excavate to required depths and dimensions (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. Foundations shall be poured in neat excavations. Excavate all foundations to required depths into compacted fill or nature and details) and as verified by the building official and/or soils engineer. All foundations shall be inspected and approved by the appropriate built representative of the soils engineer prior to forming and placement of re Foundations shall not be poured until all required reinforcing steel, fram sleeves, inserts, conduits, pipes, etc. and formwork is properly placed a appropriate building official/inspector(s). It is the responsibility of the contractor in charge of framing to properly p bolts, anchor bolts, column bases, and all other cast-in-place hardware. details. All hardware to be secured prior to foundation inspections. The sides and bottoms of dry excavations must be moistened to optimu or just above, just prior to placing concrete. Conversely, de-water footing remove standing water and to maintain optimum working conditions. The Contractor shall be solely responsible for all excavation procedures shoring, and the protection of adjacent property, structures, streets, and accordance with all federal, state and local safety ordinances. The Cont for the design and installation of all cribbing, bracing and shoring require services shall conform to the Governing Build
 WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents. CHEDULE OF SPECIAL INS Column Header Notation Used C Indicates continuous in P Indicates periodic inspections. Box Entry Notation Used in Tak X Is placed in the approp inspections. Denotes a one-time act additional details regarding inspections Denotes a one-time act additional details regarding inspections Inspect anchors post-instation Inspect anchors post-instation Mechanical anchors² a defined in 4.a FOOTNOTES: Periodic inspection shall tal anchors post-open shall tal 	tion 1705.11) -resisting system and on n 1705.11: prce-resisting system is PECTIONS in Table: spection is required. ections are required. The ble: riate column to denote tivitiy or one whose free pections are provided in alled in hardened concre alled in horizontally or ntations to resist sustai nd adhesive anchors ¹ r t must be verified that the ke place such that the i	designated seismic systems subject to defined in more detail in the construction the notes and/or contract documents should either "C" continuous or "P" periodic guency is defined in some other manner. In the project specifications or notes on the the project specifications or notes on the Example 1 and X I I I I I I I I I I I I I I I I I I I	 of the soils report shall be on the job site during the course of construction soli conditions which are shown by test borings. Actual soil condition appreciably from that shown in the test borings shall be reported to the engineer immediately. All compaction, fill, backfilling and site preparation shall be performed in project soils report or the Governing Building Code Chapter 18 & Apper shall be performed per the recommendations of the project soils engine Excavate to required depths and dimensions (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. Foundations shall be poured in neat excavations. Excavate all foundations to required depths into compacted fill or nature and details) and as verified by the building official and/or soils engineer. All foundations shall be inspected and approved by the appropriate buil representative of the soils engineer prior to forming and placement of re Foundations shall not be poured until all required reinforcing steel, fram sleeves, inserts, conduits, pipes, etc. and formwork is properly placed a appropriate building official/inspector(s). It is the responsibility of the contractor in charge of framing to properly p bolts, anchor bolts, column bases, and all other cast-in-place hardware. details. All hardware to be secured prior to foundation inspections. The sides and bottoms of dry excavations must be moistened to optimu or just above, just prior to placing concrete. Conversely, de-water footing remove standing water and to maintain optimum working conditions. The Contractor shall be solely responsible for all excavation procedures shoring, and the protection of adjacent property, structures, streets, and accordance with all federal, state and local safety ordinances. The Cont for the design and installation of all cribbing, bracing and shoring require Building Code
 WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents. SCHEDULE OF SPECIAL INS Column Header Notation Used C Indicates continuous in P Indicates periodic inspections. Box Entry Notation Used in Tab X Is placed in the approp inspections. Denotes a one-time act Additional details regarding insp Irawings. Verification & Inspection 1705.3 - Concrete Inspect anchors post-instate a. Adhesive anchors¹ inst upwardly inclinded orie tension Mechanical anchors² a defined in 4.a FOOTNOTES: Prior to epoxy placement, it debris Periodic inspection shall tal anchors per each shear wa 	tion 1705.11) -resisting system and on n 1705.11: prce-resisting system is PECTIONS in Table: spection is required. ections are required. The ole: riate column to denote tivitiy or one whose free pections are provided in alled in hardened concre alled in horizontally or ntations to resist sustai nd adhesive anchors ¹ r t must be verified that the ke place such that the i all are observed	designated seismic systems subject to defined in more detail in the construction the notes and/or contract documents should either "C" continuous or "P" periodic guency is defined in some other manner. In the project specifications or notes on the C P Notes ete ned X	 of the soils report shall be on the job site during the course of constructi Unexpected Soil Conditions: Allowable values and subsequent foundati on soil conditions which are shown by test borings. Actual soil condition appreciably from that shown in the test borings shall be reported to the engineer immediately. All compaction, fill, backfilling and site preparation shall be performed in project soils report or the Governing Building Code Chapter 18 & Appen shall be performed per the recommendations of the project soils engine for the tore of the Governing Building Code Chapter 18 & Appen shall be performed per the recommendations (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. Foundations shall be poured in neat excavations. Excavate all foundations to required depths into compacted fill or nature and details) and as verified by the building official and/or soils engineer. All foundations shall be inspected and approved by the appropriate built representative of the soils engineer prior to forming and placement of re Foundations shall not be poured until all required reinforcing steel, fram sleeves, inserts, conduits, pipes, etc. and formwork is properly placed a appropriate building official/inspector(s). It is the responsibility of the contractor in charge of framing to properly p bolts, anchor bolts, column bases, and all other cast-in-place hardware. details. All hardware to be secured prior to foundation inspections. The sides and bottoms of dry excavations must be moistened to optimu or just above, just prior to placing concrete. Conversely, de-water footing remove standing water and to maintain optimum working conditions. The Contractor shall be solely responsible for all excavation procedures shoring, and the protection of adjacent property, structures, streets, and accordance with all federal, s
 WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents. SCHEDULE OF SPECIAL INS Column Header Notation Used C Indicates continuous in P Indicates periodic inspections. Box Entry Notation Used in Tat X Is placed in the approp inspections. Denotes a one-time act Additional details regarding inspections Denotes a one-time act Additional details regarding inspections Inspect anchors post-instat a. Adhesive anchors¹ inst upwardly inclinded orie tension Mechanical anchors² a defined in 4.a FOOTNOTES: Prior to epoxy placement, it debris Periodic inspection shall tal anchors per each shear wa 	tion 1705.11) -resisting system and on n 1705.11: prce-resisting system is PECTIONS in Table: spection is required. ections are required. The ole: riate column to denote tivitiy or one whose free pections are provided in alled in hardened concre alled in hardened concre alled in horizontally or ntations to resist sustai nd adhesive anchors ¹ r t must be verified that the ke place such that the i all are observed	designated seismic systems subject to defined in more detail in the construction the notes and/or contract documents should either "C" continuous or "P" periodic quency is defined in some other manner. In the project specifications or notes on the C P Notes ete ned X	 of the soils report shall be on the job site during the course of constructi on soil conditions which are shown by test borings. Actual soil condition appreciably from that shown in the test borings shall be reported to the engineer immediately. All compaction, fill, backfilling and site preparation shall be performed in project soils report or the Governing Building Code Chapter 18 & Appen shall be performed per the recommendations of the project soils engine eshall be performed per the recommendations (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. Foundations shall be poured in neat excavations. Excavate all foundations to required depths into compacted fill or nature and details) and as verified by the building official and/or soils engineer. All foundations shall be inspected and approved by the appropriate build representative of the soils engineer prior to forming and placement of re foundations shall not be poured until all required reinforcing steel, fram sleeves, inserts, conduits, pipes, etc. and formwork is properly placed a appropriate building official/inspector(s). It is the responsibility of the contractor in charge of framing to properly p bolts, anchor bolts, column bases, and all other cast-in-place hardware. details. All hardware to be secured prior to foundation inspections. The sides and bottoms of dry excavations must be moistened to optimu or just above, just prior to placing concrete. Conversely, de-water footing remove standing water and to maintain optimum working conditions. The Contractor shall be solely responsible for all excavation procedures shoring, and the protection of all cribbing, bracing and shoring required an inCC certified inspector or Building Department approved engineer. Special inspection is required, unless specifically noted otherwi
 WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents. CHEDULE OF SPECIAL INS Column Header Notation Used C Indicates continuous in P Indicates periodic inspections. P Indicates periodic inspections. Denotes a one-time activity. X Is placed in the approprint inspections. Denotes a one-time activity. Verification & Inspection 1705.3 - Concrete Inspect anchors post-instativity inclinded orie tension Mechanical anchors¹ institupwardly inclinded orie tension Mechanical anchors² a defined in 4.a FOOTNOTES: Periodic inspection shall tal anchors per each shear wa 	tion 1705.11) -resisting system and on n 1705.11: prce-resisting system is PECTIONS in Table: spection is required. ections are required. The ole: riate column to denote tivitiy or one whose frect pections are provided in alled in hardened concre alled in hardened concre alled in horizontally or ntations to resist sustai nd adhesive anchors ¹ r t must be verified that the ke place such that the i all are observed	designated seismic systems subject to defined in more detail in the construction the notes and/or contract documents should either "C" continuous or "P" periodic quency is defined in some other manner. In the project specifications or notes on the the project specifications or notes on the the not X	 of the soils report shall be on the job site during the course of constructi on soil conditions which are shown by test borings. Actual soil condition appreciably from that shown in the test borings shall be performed to the engineer immediately. All compaction, fill, backfilling and site preparation shall be performed in project soils report or the Governing Building Code Chapter 18 & Apper shall be performed per the recommendations of the project soils engine estable performed per the recommendations (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. Foundations shall be poured in neat excavations. Excavate all foundations to required depths into compacted fill or nature and details) and as verified by the building official and/or soils engineer. All foundations shall be inspected and approved by the appropriate buildin representative of the soils engineer prior to forming and placement of re 10. Foundations shall not be poured until all required reinforcing steel, fram sleeves, inserts, conduits, pipes, etc. and formwork is properly placed a appropriate building official/inspector(s). 11. It is the responsibility of the contractor in charge of framing to properly p bolts, anchor bolts, column bases, and all other cast-in-place hardware. details. All hardware to be secured prior to foundation inspections. 12. The sides and bottoms of dry excavations must be moistened to optimu or just above, just prior to placing concrete. Conversely, de-water footing remove standing water and to maintain optimum working conditions. 13. The Contractor shall be solely responsible for all excavation procedures shoring, and the protection of adjacent property, structures, streets, and accordance with all federal, state and local safety ordinances. The Conf or the design and installation of all cribbing, bracing and shoring require deservices sh
 WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents. SCHEDULE OF SPECIAL INS Column Header Notation Used C Indicates continuous in P Indicates periodic inspections. Box Entry Notation Used in Tat X Is placed in the approp inspections. Denotes a one-time act Additional details regarding inspections Toenotes a one-time act Additional details regarding inspections Verification & Inspection 1705.3 - Concrete Inspect anchors post-instat a. Adhesive anchors¹ inst upwardly inclinded orie tension b. Mechanical anchors² a defined in 4.a FOOTNOTES: Periodic inspection shall tal anchors per each shear wa 	tion 1705.11) -resisting system and on n 1705.11: prce-resisting system is PECTIONS in Table: spection is required. ections are required. The ole: riate column to denote tivitiy or one whose frect pections are provided in alled in hardened concre alled in hardened concre alled in horizontally or ntations to resist sustai nd adhesive anchors ¹ r t must be verified that the ke place such that the i all are observed	designated seismic systems subject to defined in more detail in the construction he notes and/or contract documents should either "C" continuous or "P" periodic quency is defined in some other manner. he project specifications or notes on the Image: Select specification of a minimum of two (2)	 of the soils report shall be on the job site during the course of construction on soil conditions. Allowable values and subsequent foundation appreciably from that shown in the test borings. Actual soil condition appreciably from that shown in the test borings shall be reported to the lengineer immediately. All compaction, fill, backfilling and site preparation shall be performed per the recommendations of the project soils engine shall be performed per the recommendations of the project soils engine for the Governing Building Code Chapter 18 & Appen shall be performed per the recommendations of the project soils engine engine of excavate to required depths and dimensions (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. Foundations shall be poured in neat excavations. Excavate all foundations to required depths into compacted fill or nature and details) and as verified by the building official and/or soils engineer. All foundations shall be inspected and approved by the appropriate build representative of the soils engineer prior to forming and placement of re for Foundations shall not be poured until all required reinforcing steel, fram sleeves, inserts, conduits, pipes, etc. and formwork is properly placed a appropriate building official/inspector(s). It is the responsibility of the contractor in charge of framing to properly plots, anchor bolts, column bases, and all other cast-in-place hardware. details. All hardware to be secured prior to foundation inspections. The sides and bottoms of dry excavations must be moistened to optimu or just above, just prior to placing concrete. Conversely, de-water footing remove standing water and to maintain optimum working conditions. The Contractor shall be solely responsible for all excavation procedures shoring, and the protection of adjacent property
 WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents. CHEDULE OF SPECIAL INS Column Header Notation Used C Indicates continuous in P Indicates periodic inspections. Box Entry Notation Used in Tat X Is placed in the approp inspections. Denotes a one-time act Additional details regarding insp Irawings. Verification & Inspection 1705.3 - Concrete Inspect anchors post-instat a. Adhesive anchors¹ inst upwardly inclinded orie tension Mechanical anchors² a defined in 4.a FOOTNOTES: Prior to epoxy placement, it debris Periodic inspection shall tal anchors per each shear wa 	tion 1705.11) -resisting system and on n 1705.11: prce-resisting system is PECTIONS in Table: spection is required. ections are required. The ole: riate column to denote tivitiy or one whose frect pections are provided in alled in hardened concre alled in horizontally or ntations to resist sustai nd adhesive anchors ¹ r t must be verified that the ke place such that the i all are observed	designated seismic systems subject to defined in more detail in the construction e notes and/or contract documents should either "C" continuous or "P" periodic quency is defined in some other manner. In the project specifications or notes on the C P Notes ete ned X A net X A net hole is clean, dry, and free of loose installation of a minimum of two (2)	 of the soils report shall be on the job site during the course of construction on soil conditions. Allowable values and subsequent foundation appreciably from that shown in the test borings shall be reported to the lengineer immediately. All compaction, fill, backfilling and site preparation shall be performed in project soils report or the Governing Building Code Chapter 18 & Appen shall be performed per the recommendations of the project soils engine 6. Excavate to required depths and dimensions (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. Foundations shall be poured in neat excavations. Excavate all foundations to required depths into compacted fill or natura and details) and as verified by the building official and/or soils engineer. All foundations shall be poured until all required reinforcing steel, fram sleeves, inserts, conduits, pipes, etc. and formwork is properly placed a appropriate building official/inspector(s). It is the responsibility of the contractor in charge of framing to properly plots, anchor bots, column bases, and all other cast-in-place hardware. details. All hardware to be secured prior to foundation inspections. The sides and bottoms of dry excavations must be moistened to optimu or just above, just prior to placing concrete. Conversely, de-water footing remove standing water and to maintain optimum working conditions. The Contractor shall be solely responsible for all excavation procedures shoring, and the protection of adjacent property, structures, streets, and accordance with all federal, state and local safety ordinances. The Contractor shall be solely responsible for all excavation proved engineer. T Department reserves the right to waive or require the special inspection in Governing Building Code, Chapter 17 and an ICC certified inspector Bu
 WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents. SCHEDULE OF SPECIAL INS Column Header Notation Used C Indicates continuous in P Indicates periodic inspections. Box Entry Notation Used in Tat X Is placed in the approp inspections. Denotes a one-time act Additional details regarding insp trawings. Verification & Inspection 1705.3 - Concrete Inspect anchors post-instat a. Adhesive anchors¹ inst upwardly inclinded orie tension Mechanical anchors² a defined in 4.a FOOTNOTES: Prior to epoxy placement, it debris Periodic inspection shall tal anchors per each shear wa 	tion 1705.11) -resisting system and on n 1705.11: prce-resisting system is PECTIONS in Table: spection is required. ections are required. The ole: riate column to denote tivitiy or one whose frect pections are provided in alled in hardened concre alled in horizontally or ntations to resist sustai nd adhesive anchors ¹ r t must be verified that the ke place such that the i all are observed	lesignated seismic systems subject to defined in more detail in the construction e notes and/or contract documents should either "C" continuous or "P" periodic quency is defined in some other manner. In the project specifications or notes on the the project specifications or notes on the the project specifications or notes on the A statistication of a minimum of two (2)	 of the soils report shall be on the job site during the course of construction on soil conditions which are shown by test borings. Actual soil condition appreciably from that shown in the test borings shall be reported to the i engineer immediately. All compaction, fill, backfilling and site preparation shall be performed in project soils report or the Governing Building Code Chapter 18 & Appershall be performed per the recommendations of the project soils engine 6. Excavate to required depths and dimensions (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. Foundations shall be poured in neat excavations. Excavate all foundations to required depths into compacted fill or nature and details) and as verified by the building official and/or soils engineer. All foundations shall be inspected and approved by the appropriate building representative of the soils engineer prior to forming and placement of re 0. Foundations shall not be poured until all required reinforcing steel, fram sleeves, inserts, conduits, pipes, etc. and formwork is properly placed a appropriate building official/inspector(s). It is the responsibility of the contractor in charge of framing to properly plots, anchor bolts, column bases, and all other cast-in-place hardware. details. All hardware to be secured prior to foundation inspections. The sides and bottoms of dry excavations must be moistened to optimu or just above, just prior to placing concrete. Conversely, de-water footing remove standing water and to maintain optimum working conditons. Special inspection is required, unless specifically noted otherwise. Spec services shall be noted installation of all cribbing, bracing and shoring require MD edsign and installation of all cribbing, bracing and shoring require the design and installation of all cribbing. Special inspection [Governing Building Code se
 WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents. CHEDULE OF SPECIAL INS Column Header Notation Used C Indicates continuous in P Indicates periodic inspections. Denotes a periodic inspections. Denotes a one-time act dditional details regarding insp rawings. Verification & Inspection 1705.3 - Concrete Inspect anchors post-instation a. Adhesive anchors¹ inst upwardly inclinded orie tension b. Mechanical anchors² a defined in 4.a FOOTNOTES: Prior to epoxy placement, if debris Periodic inspection shall tal anchors per each shear wa 	tion 1705.11) -resisting system and on n 1705.11: prce-resisting system is PECTIONS in Table: spection is required. ections are required. The ole: riate column to denote tivitiy or one whose free pections are provided in alled in hardened concre alled in hardened concre alled in horizontally or ntations to resist sustai nd adhesive anchors ¹ r t must be verified that the ke place such that the i all are observed	designated seismic systems subject to defined in more detail in the construction e notes and/or contract documents should either "C" continuous or "P" periodic quency is defined in some other manner. In the project specifications or notes on the tete ate Aned X In the project specifications or notes on the tete Aned Aned X In the project specifications or notes on the Aned Aned Anet An	 of the soils report shall be on the job site during the course of construction on soil conditions which are shown by test borings. Actual soil condition appreciably from that shown in the test borings shall be reported to the engineer immediately. All compaction, fill, backfilling and site preparation shall be performed ir project soils report or the Governing Building Code Chapter 18 & Apper shall be performed per the recommendations of the project soils engine 6. Excavate to required depths and dimensions (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. Foundations shall be poured in neat excavations. Excavate all foundations to required depths into compacted fill or nature and details) and as verified by the building official and/or soils engineer. All foundations shall be inspected and approved by the appropriate built representative of the soils engineer prior to forming and placement of re 10. Foundations shall not be poured until all required reinforcing steel, fram sleeves, inserts, conduits, pipes, etc. and formwork is properly placed a appropriate building Official/inspector(s). 11. It is the responsibility of the contractor in charge of framing to properly plotts, anchor bolts, column bases, and all other cast-in-place hardware. details. All hardware to be secured prior to foundation inspections. 13. The Contractor shall be solely responsible for all excavation procedures shoring, and the protection of adjacent property, structures, streets, and accordance with all federal, state and local safely ordinances. The Cont for the design and installation of all cribbing, bracing and shoring require the secial inspection is required, unless specifically noted otherwise. Spec services shall conform to the Governing Building Code, Chapter 17 and an ICC certified inspector or Building Department approved engineer. The Depar
 WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents. CHEDULE OF SPECIAL INS Column Header Notation Used C Indicates continuous in P Indicates periodic inspections. Box Entry Notation Used in Tat X Is placed in the approp inspections. Denotes a one-time act additional details regarding insp rawings. Verification & Inspection 1705.3 - Concrete Inspect anchors post-instat a. Adhesive anchors¹ inst upwardly inclinded orie tension Mechanical anchors² a defined in 4.a FOOTNOTES: Periodic inspection shall tal anchors per each shear wa 	tion 1705.11) -resisting system and on n 1705.11: prce-resisting system is PECTIONS in Table: spection is required. ections are required. The ole: riate column to denote tivitiy or one whose free pections are provided in alled in hardened concre alled in hardened concre alled in horizontally or ntations to resist sustai nd adhesive anchors ¹ r t must be verified that the ke place such that the i all are observed	designated seismic systems subject to defined in more detail in the construction are notes and/or contract documents should either "C" continuous or "P" periodic quency is defined in some other manner. In the project specifications or notes on the C P Notes ete ned X I not X I ne hole is clean, dry, and free of loose Installation of a minimum of two (2)	 of the soils report shall be on the job site during the course of construction on soil conditions which are shown by test borings. Actual soil condition appreciably from that shown in the test borings shall be reported to the engineer immediately. All compaction, fill, backfilling and site preparation shall be performed in project soils report or the Governing Building Code Chapter 18 & Apper shall be performed per the recommendations of the project soils engine Excavate to required depths and dimensions (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. Foundations shall be poured in neat excavations. Excavate all foundations to required depths into compacted fill or nature and details) and as verified by the building official and/or soils engineer. All foundations shall be inspected and approved by the appropriate built representative of the soils engineer prior to forming and placement of re Foundations shall not be poured until all required reinforcing steel, fram sleeves, inserts, conduits, pipes, etc. and formwork is properly placed a appropriate building Official/inspector(s). It is the responsibility of the contractor in charge of framing to properly pl bolts, anchor bolts, column bases, and all other cast-in-place hardware, details. All hardware to be secured prior to foundation inspections. The sides and bottoms of dry excavations must be moistened to optimu or just above, just prior to placing concrete. Conversely, de-water footing remove standing water and local safety ordinances. The Contractor shall be solely responsible for all excavation procedurees shoring, and the protection of adjacent property, structures, streets, and a CC cartified inspector or Building Code. Chapter 17 and an ICC certified inspector or Building Department approved engineer. T Department reserves the right to waive or require the
 WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents. SCHEDULE OF SPECIAL INS Column Header Notation Used C Indicates continuous in P Indicates periodic inspections. a. Andresive a one-time act Additional details regarding insp Irawings. Verification & Inspection 1705.3 - Concrete Inspect anchors post-instata a. Adhesive anchors¹ inst upwardly inclinded orie tension b. Mechanical anchors² a defined in 4.a FOOTNOTES: Periodic inspection shall tal anchors per each shear wa 	tion 1705.11) -resisting system and on n 1705.11: prce-resisting system is PECTIONS in Table: spection is required. ections are required. The ole: riate column to denote tivitiy or one whose free pections are provided in alled in hardened concre alled in horizontally or ntations to resist sustai nd adhesive anchors ¹ r t must be verified that the ill are observed	designated seismic systems subject to defined in more detail in the construction re notes and/or contract documents should either "C" continuous or "P" periodic uency is defined in some other manner. the project specifications or notes on the the project specifications or notes on the the note is clean, dry, and free of loose installation of a minimum of two (2)	 of the soils report shall be on the job site during the course of construction on soil conditions which are shown by test borings. Actual soil condition appreciably from that shown in the test borings shall be reported to the engineer immediately. All compaction, fill, backfilling and site preparation shall be performed ir project soils report or the Governing Building Code Chapter 18 & Appershall be performed per the recommendations of the project soils engine 6. Excavate to required depths and dimensions (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. Foundations shall be poured in neat excavations. Excavate all foundations to required depths into compacted fill or nature and details) and as verified by the building official and/or soils engineer. All foundations shall be poured until all required reinforcing steel, fram sleeves, inserts, conduits, pipes, etc. and formwork is properly placed a appropriate building official/inspector(s). It is the responsibility of the contractor in charge of framing to properly plott, anchor bolts, column bases, and all other cast-in-place hardware. details. All hardware to be secured prior to foundation inspections. The sides and bottoms of dry excavations must be moistened to optimu or just above, just prior to placing concrete. Conversely, de-water footing remove standing water and to maintain optimum working conditions. The Contractor shall be solely responsible for all excavation procedures shoring, and the protection of adjacent properly, structures, streets, and accordance with all federal, state and local safety ordinances. The Cont for the design and installation of all cribbing, brace, and an ICC certified inspector sol validing Department approved engineer. The Department reserves the right to waive or require the special inspection at any point and all CC certified inspecton s
 WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents. CHEDULE OF SPECIAL INS Column Header Notation Used C Indicates continuous in P Indicates periodic inspections. P Indicates periodic inspections. Denotes a one-time act additional details regarding inspections. Denotes a one-time act and the system of the s	tion 1705.11) -resisting system and on n 1705.11: prce-resisting system is PECTIONS in Table: spection is required. ections are required. The ole: riate column to denote tivitiy or one whose free pections are provided in alled in hardened concre alled in horizontally or ntations to resist sustai nd adhesive anchors ¹ r t must be verified that the ill are observed	designated seismic systems subject to defined in more detail in the construction e notes and/or contract documents should either "C" continuous or "P" periodic quency is defined in some other manner. a the project specifications or notes on the tete A A A A A A A A A A A A A A A A A	 of the soils report shall be on the job site during the course of construction on soil conditions which are shown by test borings. Actual soil condition appreciably from that shown in the test borings shall be reported to the engineer immediately. All compaction, fill, backfilling and site preparation shall be performed ir project soils report or the Governing Building Code Chapter 18 & Apper shall be performed per the recommendations of the project soils engine 6. Excavate to required depths and dimensions (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. Foundations shall be poured in neat excavations. Excavate all foundations to required depths into compacted fill on nature and details) and as verified by the building official and/or soils engineer. All foundations shall be poured until all required reinforcing steel, fram sleeves, inserts, conduits, pipes, etc. and formwork is properly placed a appropriate building official/inspector(s). It is the responsibility of the contractor in charge of framing to properly plotts above, just prior to placing concrete. Conversely, de-water footing remove standing water and to maintain optimum working conditions. The Contractor shall be soley responsible for all excavation procedures shoring, and the protection of adjacent property, structures, streets, and accordance with all federal, state and local safety ordinances. The Cont for the design and installation of all cribbing, bracing and shoring require to glacing proceed with all federal, state and local safety ordinances. The Cont for the design and installation of all cribbing bracing and shoring requires shoring. (a) Centified inspector on Suiding Department approved engineer. The Department reserves the right to vavie or require the special inspection [Governing Building Code Sections 1704.1, & 1704.4]. Nothing in these to simpsing suidi
 WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents. CHEDULE OF SPECIAL INS column Header Notation Used C Indicates continuous in P Indicates periodic inspections. ox Entry Notation Used in Tat X Is placed in the appropinspections. Denotes a one-time act diditional details regarding inspections. Denotes a one-time act diditional details regarding inspections. Verification & Inspection 1705.3 - Concrete Inspect anchors post-instation a. Adhesive anchors¹ institupwardly inclinded oriein tension b. Mechanical anchors² a defined in 4.a OOTNOTES: Prior to epoxy placement, if debris Periodic inspection shall tal anchors per each shear wat 	tion 1705.11) -resisting system and on n 1705.11: prce-resisting system is PECTIONS in Table: spection is required. ections are required. The ole: riate column to denote tivitiy or one whose free pections are provided in alled in hardened concre alled in horizontally or ntations to resist sustai nd adhesive anchors ¹ r t must be verified that the ill are observed	designated seismic systems subject to defined in more detail in the construction e notes and/or contract documents should either "C" continuous or "P" periodic quency is defined in some other manner. In the project specifications or notes on the C P Notes ete ned X	 of the soils report shall be on the job site during the course of construction on soil conditions which are shown by test borings. Actual soil condition appreciably from that shown in the test borings shall be reported to the engineer immediately. All compaction, fill, backfilling and site preparation shall be performed ir project soils report or the Governing Building Code Chapter 18 & Apper shall be performed per the recommendations of the project soils engine Excavate to required depths and dimensions (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. Foundations shall be poured in neat excavations. Excavate all foundations to required depths into compacted fill or nature and details) and as verified by the building official and/or soils engineer. All foundations shall be inspected and approved by the appropriate built representative of the soils engineer prior to forming and placement of re Foundations shall not be poured until all required reinforcing steel, fram sleeves, inserts, conduits, pipes, etc. and formwork is properly placed a appropriate building official/inspector(s). It is the responsibility of the contractor in charge of framing to properly p bolts, anchor bolts, column bases, and all other cast-in-place hardware. details. All hardware to be secured prior to foundation inspections. The Soite and bottoms of dry excavations must be moistened to optimu or just above, just prior to placing concrete. Conversely, de-water footing, remove standing water and to maintain optimum working conditions. The Contractor shall be toley responsible for all excavation procedures shoring, and the forely is take and local safety ordinances. The Cont for the design and installation of all cribbing, bracing and shoring require spection [Governing Building Code, Chapter 17 an
 WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents. CHEDULE OF SPECIAL INS Column Header Notation Used C Indicates continuous in P Indicates periodic inspections. a. Entry Notation Used in Tat X Is placed in the approp inspections. Denotes a one-time act dditional details regarding inspections Denotes a one-time act dditional details regarding inspections Tots.3 - Concrete Inspect anchors post-instat a. Adhesive anchors¹ inst upwardly inclinded orie tension b. Mechanical anchors² a defined in 4.a FOOTNOTES: Prior to epoxy placement, if debris Periodic inspection shall tal anchors per each shear wa 	tion 1705.11) -resisting system and on n 1705.11: prce-resisting system is PECTIONS in Table: spection is required. ections are required. The ole: riate column to denote tivitiy or one whose free pections are provided in alled in hardened concre alled in horizontally or ntations to resist sustai nd adhesive anchors ¹ r t must be verified that the ke place such that the i all are observed	lesignated seismic systems subject to defined in more detail in the construction e notes and/or contract documents should either "C" continuous or "P" periodic quency is defined in some other manner. n the project specifications or notes on the tete ned X net he hole is clean, dry, and free of loose nstallation of a minimum of two (2)	 of the soils report shall be on the job site during the course of construction appreciably from that shown in the test borings. Actual soil conditions which are shown by test borings. Actual soil condition appreciably from that shown in the test borings shall be performed in project soils report or the Governing Building Code Chapter 18 & Apper shall be performed per the recommendations of the project soils engine Excavate to required depths and dimensions (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. Foundations shall be poured in neat excavations. Excavate all foundations to required depths into compacted fill or nature and details) and as verified by the building official and/or soils engineer. All foundations shall be poured until all required reinforcing steel, frami sleeves, inserts, conduits, pipes, etc. and formwork is properly placed a appropriate building official/inspector(s). It is the responsibility of the contractor in charge of framing to properly p boits, anchor bolts, column bases, and all other cast-in-place hardware. details. All hardware to be secured prior to foundation inspections. The sides and bottoms of dry excavations must be moistened to optimu or just above, just prior to placing concrete. Conversely, de-water footing remove standing water and to maintain optimum working conditions. The contractor shall be solely responsible for all excavation procedures shoring, and the protection of adjacent properly, structures, streets, and accordance with all federal, state and local safety ordinances. The Cont for the design and installation of all cribbing, bracing and shoring require special inspection is fequired inspector or Building Code, Chapter 17 and an ICC certified inspector or Building Department approved engineer. Th Department reserves the right to require hespecial inspect
 WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents. CHEDULE OF SPECIAL INS Column Header Notation Used C Indicates continuous in P Indicates periodic inspections. a Indicates periodic inspections. Denotes a one-time activitional details regarding inspections. Nechanical anchors post-instata a. Adhesive anchors per each shear was defined in 4.a 	tion 1705.11) -resisting system and on n 1705.11: prce-resisting system is PECTIONS in Table: spection is required. ections are required. The ole: riate column to denote tivitiy or one whose free pections are provided in alled in hardened concre alled in horizontally or ntations to resist sustai nd adhesive anchors ¹ r t must be verified that the ill are observed	lesignated seismic systems subject to defined in more detail in the construction e notes and/or contract documents should either "C" continuous or "P" periodic uency is defined in some other manner. he project specifications or notes on the C P Notes ete ned X I not X I he hole is clean, dry, and free of loose nstallation of a minimum of two (2)	 of the soils report shall be on the job site during the course of construction on soil conditions which are shown by test borings. Actual soil condition appreciably from that shown in the test borings shall be performed in project soils report or the Governing Building Code Chapter 18 & Appenshall be performed per the recommendations of the project soils engine the required depths and dimensions (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. Foundations shall be poured in neat excavators. Excavate all foundations to required depths into compacted fill or nature and details) and as verified by the building official and/or soils engineer. All foundations shall be inspected and approved by the appropriate built representative of the soils engineer prior to forming and placement of re 10. Foundations shall be inspected and approved by the appropriate built representative of the soils engineer prior to formal placement of re 10. Foundations shall not be poured in near ware devices, inserts, conduits, pipes, etc. and formwork is properly placed a appropriate building official/inspector(s). It is the responsibility of the contractor in charge of framing to properly plotts, anchor bolts, column bases, and all other cast-in-place hardware. details. All hardware to be secure dprior to foundation inspections. The contractor shall be solely responsible for all excavation procedures shoring, and the protection of adjacent property, structures, streets, and accordance with all federal, state and local safety ordinances. The Cont for the design and installation of all cribbing, bracing and shoring require design and installation of all cribbing. Specifically noted otherwise. Spec services shall conform to the Governing Building Code, Chapter 17 and an ICC certified inspector or Sluiding Department approved engineer. The Department
 WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents. CHEDULE OF SPECIAL INS Column Header Notation Used C Indicates continuous in P Indicates periodic inspec- clarify. Box Entry Notation Used in Tak X Is placed in the approp inspections. Denotes a one-time act additional details regarding insp rawings. Verification & Inspection 1705.3 - Concrete 1. Inspect anchors post-instata a. Adhesive anchors¹ inst upwardly inclinded orie tension b. Mechanical anchors² a defined in 4.a FOOTNOTES: 1. Prior to epoxy placement, if debris 2. Periodic inspection shall tal anchors per each shear wa 	tion 1705.11) -resisting system and on n 1705.11: prce-resisting system is PECTIONS in Table: spection is required. The ole: riate column to denote tivitiy or one whose free pections are provided in alled in hardened concre alled in horizontally or ntations to resist sustai nd adhesive anchors ¹ r t must be verified that the ke place such that the i all are observed	lesignated seismic systems subject to defined in more detail in the construction e notes and/or contract documents should either "C" continuous or "P" periodic quency is defined in some other manner. In the project specifications or notes on the tete ned X not X ne hole is clean, dry, and free of loose installation of a minimum of two (2)	 of the soils report shall be on the job site during the course of construction on soil conditions which are shown by test borings. Actual soil condition appreciably from that shown in the test borings shall be performed in project soils report or the Governing Building Code Chapter 18 & Appenshall be performed per the recommendations of the project soils engine or the Governing Building Code Chapter 18 & Appenshall be performed per the recommendations of the project soils engine the required depths and dimensions (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. Foundations shall be poured in neat excavators. Excavate all foundations to required depths into compacted fill or nature and details) and as verified by the building official and/or soils engineer. All foundations shall be inspected and approval by the appropriate building difficial funget corrects). It is the responsibility of the contractor in charge of framing to properly probate building official/inspector(s). It is the responsibility of the contractor in charge of framing to properly probate, such as appropriate building difficial/inspector(s). The sides and bottoms of dry excavations must be moistened to optimu or just above, just prior to placing concrete. Conversely, de-water footing remove standing water and to maintain optimum working conditions. Special inspection is required, unless specifically noted otherwise. Spec services shall conform to the Governing Building Code, Chapter 17 and an ICC certified inspector or Toul. Tot. 41. 1704.4]. Nathing in these publicing Department approved engineer. The Department reserves the right to waive or require the special inspection and any interestors of 10. 14. 1704.4]. Nathing in these publicing Department's right to require specified. Unless specifically noted otherwise. (a) Concrete: Hilt HT RE 500 v3 (I
 WIND REQUIREMENTS (Sec Description of main wind-force special inspections per Section Not Applicable The extent of the main wind-for documents. CHEDULE OF SPECIAL INS Column Header Notation Used C Indicates continuous in P Indicates periodic inspec- clarify. Box Entry Notation Used in Tat X Is placed in the approp inspections. Denotes a one-time act additional details regarding insp rawings. Verification & Inspection 1705.3 - Concrete 1. Inspect anchors post-instat a. Adhesive anchors¹ inst upwardly inclinded orie tension b. Mechanical anchors² a defined in 4.a FOOTNOTES: 1. Prior to epoxy placement, if debris 2. Periodic inspection shall tal anchors per each shear wa 	tion 1705.11) resisting system and on n 1705.11: prce-resisting system is PECTIONS in Table: spection is required. The ole: riate column to denote tivitiy or one whose free pections are provided in alled in hardened concre alled in horizontally or ntations to resist sustai nd adhesive anchors ¹ r t must be verified that the ke place such that the i all are observed	lesignated seismic systems subject to defined in more detail in the construction e notes and/or contract documents should either "C" continuous or "P" periodic quency is defined in some other manner. In the project specifications or notes on the C P Notes ete ned X	 of the soils report shall be on the job site during the course of construction of the soil conditions which are shown by test borings. Actual soil condition appreciably from that shown in the test borings shall be performed in project soils report or the Governing Building Code Chapter 18 & Appenshall be performed per the recommendations of the project soils engine. Excavate to required depths and dimensions (as indicated in the drawin smooth with firm level bottoms. Care shall be taken not to over-excavate elevation and prevent disturbance of soils around high elevation. Foundations shall be poured in neat excavators. Excavate all foundations to required depths into compacted fill or nature and details) and as verified by the building official and/or soils engineer. All foundations shall be inspected and approved by the appropriate build representative of the soils engineer prior to forming and placement of re Foundations shall not be poured in the arguired reinforcing steel, frami sleeves, inserts, conduits, pipes, etc. and formwork is properly plotts, anchor bolts, column bases, and all other cast-in-place hardware, details. All hardware to be secured prior to foundation inspections. The sides and bottoms of dry excavations must be moistened to optimu or just above, just prior to placing concrete. Conversely, de-water footing remove standing water and to maintain optimum working conditions. The contractor shall be soley reponsible for all excavation procedures shoring, and the protection of adjacent property, structures, streets, and an ICC certified inspector of Building Code, Chapter 17 and an ICC certified inspector of Building Department approved engineer. Th Department reserves the right to waive or require the special inspection IGoverning Building Dove, Just Frag CiCC ERS 4057). Full Grouted Masonry: Hilt HY 200 (ICC ERS-8147), or Hilt HY Simpson SET-3G (ICC ESR-4057). Holdes for post-installed anchors shall be d

	CONCRETE	ROUGH CARPENTRY
pecifications shall apply to all phases of this Notes and details on the structural plans shall	 All concrete shall have: (a) an ultimate compressive strength (f'c) of 3.000 psi at 28 days (UNO). 	 Refer to latest edition of the Governing Building Code, Table 2304.10.1. for nailing requirements.
pical details. Where no details are given,	(b) a maximum slump of 5" at point of placement.	 Refer to individual sections for applicable material specifications.
/ork. e contract documents. The Contractor shall be	(c) a W/C ratio of 0.55 or less for all slabs, walls, and columns, and 0.60 or less for all foundations	3. Fabricate, size, install, connect, fasten, bore, notch, and cut wood and plyw
of all drawings and specifications prior to the start	(d) a normal dry-weight density (UNO).	without being shimmed, unless noted otherwise. Set horizontal members su
brought to the attention of the Engineer prior to	2. Special inspection is NOT required as the foundations have been <u>designed</u> with f'c = 2,500	with the crown up. Install framing plumb, square, true and cut for full bearing
ble code requirements shall be corrected by the	2.3, unless explicitly specified herein, on the structural plans, or by the Building Department.	 Metal framing angles, anchor, clips, straps, ties, holdowns, etc. shall be mfg
Engineer.	As a minimum, special inspection is always required on:	Strong-Tie Co. No substitutions shall be permitted without prior approval of
n on the structural plans are based on best uarantee of accuracy. The Contractor shall be	(a) structural slabs, flat plates (b) walls, columns, beams	5. All walls are to have continuous double 2x top plates spliced as followings t noted otherwise on the plans and details.
nsion and conditions at the site. Any discrepancies	(c) piles, caissons	6. Wall Studs:
tion shown on the drawings or in the specifications	 (d) welding of reinforcement, installation of mechanical bar splice devices, epoxy application 	 (a) Unless specifically noted on the plan and details, use the following framing:
wing:	When required or specified, special inspection services shall conform to the Governing	i. Use 2x4 studs at 16" oc for walls less than 9'-0" tall.
exterior wall locations	Building Code, Chapter 17 and shall be provided by an ICC certified inspector or Building Department approved engineer. The Building Department reserves the right to waive or	 Walls 9'-0" to 16'-0" tall shall be constructed of 2x6 studs at 16' Request specifically engineered wall details for walls greater the
nd wall openings	require the special inspection requirements [Section 1704.1 and 1704.4]. Nothing in these	7. Blocking:
es, depressions, steps, etc.	plans waives the Building Department's right to require special inspection at any point and on	(a) Provide min. one row of nominal 2" thick blocking of same width as
proofing	 Testing of materials used in concrete construction must be performed as noted on structural 	(b) All foundation cripple walls (or "pony walls") less than 14" in height
nbing plans for the following:	plans or at the request of the Building Department to determine if materials are quality	blocking.
enches	specified. Lests of materials and of concrete shall be made by an approved agency and at the expense of the contractor; such tests shall be made in accordance with the standards	(c) Refer to shearwall section for additional blocking requirements.
lumbing related elements	listed in the Governing Building Code, Table 1705.3. When testing of concrete is required,	(a) Is not permitted of any structural member without prior approval
shall use all written dimensions on Architectural	tour (4) test cylinders shall be taken from each 150 yards, or fraction thereof, poured in any one day. One (1) cylinder shall be tested at seven (7) days; two (2) at 28 days; one (1) shall	 (b) In exterior and bearing walls, notches shall not exceed 25% of the st (c) Non-bearing partition walls, notches shall not exceed 40% of the st
pread out if placed on floor or roof so as to not	be held in reserve. Where $4x8$ cylinders are used, (5) test cylinders shall be taken, with (3)	(d) Successive notches in the same member shall be spaced a min of
d the design live load per square foot. It is the late shoring and/or bracing as required	cylinders tested at 28 days. If Contractor elects to have additional tests performed for "early-break" results, additional test cylinders must be taken. At no time shall the Contractor	 Boring: (a) Is not permitted of any structural member without prior approval
ofing and drainage items, while sometimes shown	instruct the testing agency to perform tests on a schedule different than above without the	(b) In exterior and bearing walls, holes shall not exceed 40% of the stu
on purposes only, are solely the design	prior authorization of the Engineer. Contractor is responsible for complying with applicable	(c) Non-bearing partition walls, may be drilled not greater than 60% of
d will not have control or charge of construction	Engineer and Building Department for review in a timely manner.	(d) Successive noies in the same member shall be spaced a minimum 10. Bearing:
r procedures, or for safety precautions and	4. The Contractor shall remove and replace any concrete which fails to attain specified 28 day	(a) Provide a min. of 1-1/2" of bearing for all 2x joists and hdrs $4x10 / 6$
on delineated by these plans. It should be gent(s) shall supervise and direct all work and	compressive strength it so directed by the Engineer. Any defects in the hardened concrete shall be repaired to the satisfaction of the Engineer and/or Architect or the hardened	(b) Provide a min. of 3" of bearing for all beams and hdrs 4x12 / 6x10 & plans
for all construction means, methods, techniques,	concrete shall be replaced at the Contractor's expense.	(c) Members bearing on prefabricated hangers are to have full bearing
the job site, including safety of all persons and	5. All concrete work shall conform with the Governing Building Code, Chapter 19.	manufacturer's specifications.
include verification of dimensions or review the	 All aggregates shall conform to ASTM C33. Maximum aggregate sizes: 	(a) Posts inside walls shall bear on sill plates and shall be continuous t
res on or near the construction site.	(a) Footings: 1-1/2"	bottom plates, unless specifically noted otherwise.
id specifications shall not be permitted without	(b) All other work: 3/4" 8. Where not specifically detailed, the minimum concrete cover on reinforcing steel shall be:	(b) Provide posts under all beams, girders or double joists equal to the supported member.
practice prevailing in the various trades performing	(a) Permanently exposed to earth or weather	(c) Posts on upper levels are to be stacked on posts of equal size at le
ble for coordinating the work of all trades.	i. Cast against earth: 3" ii Cast against forms: 2"	unless a larger post is specified on the plans. (d) Vertically oriented blocking ("squash blocking") shall be used to full
of unapproved documents shall be at the	(b) Not exposed to earth or weather	area through floors to foundation. Vertical blocking shall be equal to
k based on such documents shall be performed at	i. Slabs, walls, joists: 3/4" ii. Boams, girdors, columns: 1,1/2"	plus 1/16".
ne structural design only. No information nor	9. The minimum lap splice length for all reinforcing steel shall be as noted in the typical details	Simpson HUC hangers unless noted otherwise on the plans.
er Consultant (Architect, Mechanical, Electrical,	on sheet S-1.1. All lap splices to be staggered.	(f) Posts when isolated, shall be seated in Simpson post or column ba
terproofing, drainage, ventilation, accessibility, or	concrete shall be well secured in position prior to foundation inspection. All hardware to be	12. Roof Framing:
	installed in accordance with respective manufacturer's specifications. Refer to architectural	(a) Provide wood joists, as specified, laid with the crown up and space
tion on sheet S-1.1 for all soil design values used	and structural plans for locations of embedded items. 11. Locations of all construction joints, other than specified on the structural plans, shall be	 (b) Provide a minimum of 1-1/2" end bearing unless otherwise shown. (c) Provide full depth solid 2x blkg or cross-bridging between the joists
	approved by the Architect and Engineer prior to forming. Construction joints shall be	(d) Provide all cricket framing required to achieve positive drainage per
ort (or "soils report") by GSI Soils Inc., 2020, This report and all recommendations	thoroughly air and water cleaned and heavily roughened so as to expose coarse aggregates.	(e) Install plywood panels with the face grain across the framing and cl
art of these plans.	hours in advance of concrete placement. Unless specifically detailed or otherwise noted,	(f) Plywood panels shall not be less than 4' x 8' except at boundaries a
a copy of the soils report from the Owner. A copy	construction and control joints shall be provided in all concrete slabs-on-grade. Joints shall	framing direction, where the minimum panel dimension shall be no
ues and subsequent foundation designs are based	12. The Architect, Engineer and appropriate inspectors shall be notified in a timely manner for a	members or blocking.
borings. Actual soil conditions which deviate	reinforcement inspection prior to the placement of any concrete.	(g) Provide Simpson "PSCL" clips at all plywood joints perpendicular to
ings shall be reported to the EOR and/or solls	13. The Contractor shall obtain approval from the Architect and the Engineer prior to placing sleeves pipes ducts chases coring and opening on or through structural concrete beams	clips midway between framing members at the unsupported edges members are spaced at 24" oc or greater. If clips are not used, prov
aration shall be performed in accordance with	walls, floors, and roof slabs unless specifically detailed or noted on the plans. All piles or	for joints perpendicular to framing.
ns of the project soils engineer.	conduits passing through concrete members shall be sleeved with standard steel pipe sections	13. Floor Framing: (a) Provide wood joists, as specified, laid with the crown up and space
ns (as indicated in the drawings), cut square and	14. The Contractor is responsible for design, installation, maintenance and removal of all	(b) Provide a minimum of 1-1/2" end bearing unless otherwise shown.
be taken not to over-excavate foundation at lower around high elevation.	formwork. Forms shall be properly constructed, sufficiently tight to prevent leakage,	(c) Provide full depth solid 2x blkg or cross-bridging between the joists floors framed with Lioists, refer to the mfg's spec's for blkg requirer
ations.	for concrete support. Joints in formwork shall be tightly fitted and blocked, and shall produce	(d) Provide full depth solid 2x blocking between the joists under all wall
s into compacted fill or natural soil (as per plans official and/or soils engineer.	a finished concrete surface that is true and free from blemishes. Forms for exposed concrete shall be pre-approved by the Architect to appure conformance with design intent	where the wall or partition is perpendicular to the floor framing (inclu
roved by the appropriate building official and/or a	15. Remove formwork in accordance with the following schedule:	(e) Install plywood sheathing with the face grain across supports, end s
forming and placement of reinforcing or concrete.	(a) Forms at slab edge: 1 day	staggered, and the edges of sheets centered over supports. If T&G
ormwork is properly placed and inspected by the	(b) Side forms at footings: 2 days (c) All other vertical surfaces: 7 days	is not used, blocking shall be provided at all plywood edges (UNO per plan)
acros of framing to properly position all holdown	(d) Beams, columns, girders: 15 days	and fully nail with common nails per the plans.
other cast-in-place hardware. Refer to typical	(e) Elevated slabs: 28 days Engineer reserves the right to modify removal schedule above based on field observations	(f) Plywood panels shall not be less than 4' x 8' except at boundaries a framing direction, where the minimum panel dimension shall be no
foundation inspections.	concrete conditions, and/or concrete test results.	unless all edges of undersized panels are supported by and fasten
Conversely, de-water footings as required to	16. Retaining walls shall not be backfilled until concrete has set a minimum of 14 days. Refer to structural plans for slab and/or framing installation sequencing	members or blocking. 14. Shear Walls
imum working conditions.	17. All concrete (except slabs-on-grade 6" or less) shall be mechanically vibrated as it is placed.	(a) Refer to plans for all shearwall locations, length type and nailing.
for all excavation procedures including lagging, perfy, structures, streets, and utilities in	Vibrator to be operated by experienced personnel. The vibrator shall be used to consolidate	(b) Refer to Shearwall Schedule on title sheet for additional information (c) Shear wall lengths specified on plans are minimum required
safety ordinances. The Contractor shall provide	reinforcing and/or forms.	(d) Shear walls to be nailed with common nails. All nails to have minim
g, bracing and shoring required.	18. Concrete shall be maintained in a moist condition for a min. of five (5) days after placement.	distance to panel or framing member.
fically noted otherwise. Special inspection	(6) feet, use tremie, pump or other method consistent with applicable standards.	(f) Oriented Strand Board (OSB) may be used in lieu of plywood.
ilding Code, Chapter 17 and shall be provided by	20. When specified ultimate compressive strength is greater than 2500 psi, Contractor shall	
rtment approved engineer. The Building	Submit mix designs to Architect and Engineer for approval seven (7) days prior to placement. Mix designs shall be prepared by an approved testing laboratory. Sufficient data must be	1. All structural lumber shall be Douglas Fir-Larch, S4S and shall conform to the
& 1704.4]. Nothing in these plans waives the	provided for all admixtures.	Building Code, section 2303.1.1.
ial inspection at any point and on any material.	21. Refer to Architectural plans for locations of all dimensions, slab depressions, slopes, drains, curbs, and control joints.	noted otherwise on plans and details) :
ESR-3814), Hilti HY 200 (ICC ESR-3187), or	REINFORCEMENT	(a) 2x studs, blocking, plates:Stud
	1. Reinforcing steel shall be deformed, clean, free of rust, grease or any other material likely	(ʋ) ∠x joists #∠ or better (c) 4x4, 4x6, or 6x6 beams or posts #2 or better
(ICC ESR-3187), or Hilti HY 270 (ICC 2682), or	to impair concrete bond.	(d) 4x8, 6x8, or larger beams or posts #1 or better
einforced Masonry: Hilti HY 270 (ICC 2682), or	wire fabric (WWF) shall conform to ASTM A185.	It is recommended (but not required) that all exposed members be Select S and free of heart center due to visual characteristics
ith the manufacturer's printed installation	3. Reinforcing steel that is to be welded shall conform to ASTM A706. All welding of	3. All lumber in contact with concrete or masonry shall be pressure treated Do
o install epoxy anchors.	 reinforcement shall be subject to special inspection. Contractor shall take necessary steps (standard ties, anchorage devices, etc.) to secure all 	Whenever it is necessary to cut, notch, bore or splice pressure treated mate
illed with a carbide tipped concrete/masonry drill	reinforcing steel in their true position and prevent displacement during concrete placement.	 Maximum moisture content for all structural members shall not exceed 19%
or diameter specified, unless noted otherwise. For	 5. Fabrication, placement and installation of reinforcing steel shall conform to: (a) Concrete Reinforcing Steel Institute (CRSI) Manual of Standard Practice 	5. All plywood sheathing shall be CDX grade (or better) Douglas Fir with exter
inits with a screen tube, the hole diameter shall be	(b) the Governing Building Code.	the American Plywood Association (APA). Panel index to be 40/20 for floors
A small diameter test hole shall be drilled at the	6. Shop drawings for fabrication of reinforcing steel shall be approved by the Contractor and submitted to the Architect and Engineer for review and approved prior to fabrication. Shop	roofs unless specifically noted otherwise on the plans and details.
encountered, the installation location shall be	drawings are not required for slabs-on-grade or foundations unless specifically noted on the	
beams, remove the rebar cover in order to	structural plans.	
at the holes avoid the rebar. Other	in reinforcing steel are to be made cold. All bend radii shall conform to CRSI Manual of	
ntity the positions and depth of reinforcing. by blowing with 90 nsi oil-free compressed air	Standard Practice.	
plowing with compressed air again to achieve a	 staggering requirements. Lap welded wire fabric (WWF) reinforcement two (2) modules 	
8 days old, within a temperature range of 50°E	minimum (UNO). All splices are to be staggered.	
tion. The base material shall have a minimum		

ting from the bottom of the hole to prevent air fills up with epoxy. Insert clean, oil-free anchor, bottom of the hole. DO NOT disturb anchor until facturer's installation instructions.

able 2304.10.1. for all minimum	<u>ENGII</u> 1. G	NEERE	D LUMB	BER ams (GLB):											
ications. cut wood and plywood with joints		(a) s	Use	E THE TOILOWIN EWS Combination	Species / Grade	Ies: Flexural Stress, Fb	Modulus of Elasticity, E	Horiz. Shear Stress, Fv	Compr Fc para.	Fc perp.			rreet 3101 9966	com	
I, all members to have solid bearing izontal members subject to bending d cut for full bearing. Splices are not		Simpl Con	le Span Bm tinuous or tilever Bm	24F-V4 24F-V8	DF DF	(psi) +2,400/-1,850 +/- 2,400	(KSI) 0 1,800 1,800	(psi) 265 265	(psi) 1,650 1,650	(psi) 650 650		ບ່	ota St CA 93 962-9	ance.	
erwise specified. is, etc. shall be mfg by Simpson		(b) s	columns shall not l	2 be notched,	DF / L2 cut or dril	+/- 1,800 led without	1,600 prior approv	265 val from the	1,650 Enginee	650 er		Z	ast C bara, (805)	hleyva	
iced as followings unless specifically		(c) s (d) s (e) s	shall have shall be fa shall have	abricated by	an appro ndard car	ved manufa	nent prior to icturer & in 10-5,000 ft o	accordance	e with AN NO per I	ISI A 190.1 Plan		ບົ	210 E a Barl	w.asl	K A L
, use the following guidelines for wall	2. La	aminate (a) s i	ed Venee shall be 1 F =	r Lumber (L -3/4" minim	VL) : um thickn 2000 k	ess with the	following n	ninimum pro	operties:		Š	Z	Santa	~	TUR
'-0" tall. of 2x6 studs at 16" oc		i	i. Fb = ii. Fv =		2600 p 285 ps)si si						Ш			RUC
for walls greater than 16'-0" tall.		1 \ \	v. Fc(pa /. Fc(pa /i. Ft(pa	arallel) = erp.) = arallel) =	2500 p 750 ps 1500 p	∍si ⊧i ⊃si						Ш Z			• S T
or walls over 8' high. than 14" in height shall be solid		(b) s	/ii. Speci shall be fa	ific Gravity = abricated by	= 0.50 an appro	ved manufa	icturer	Provide full	l donth si	olid		_ 5			/ 1
requirements.		(d) s	blocking a shall be n	at all bearing ailed in acc	g points ordance w	vith mfg's sp	becifications	. Unless otl	herwise a	approved,		Z			C I \
t prior approval xceed 25% of the stud depth. ceed 40% of the stud depth.		r i i	nailing int . 16d (i. Wher	o the top ec ⊉ 6" oc, 10c n nailing mu	lge shall n l @ 4" oc, st be redu	ot be space and 8d @ (iced, stagge	ed any close 3" oc er rows a mi	er than: nimum of 1	/2" apart	while					
e spaced a min of 18" apart.		(e) s	maint shall be, v	aining property when compr	er edge di ised of m	stances. ultiple memi	bers, conne	cted with 1	6d nail, 1	/2" bolts or					
eed 40% of the stud depth. reater than 60% of stud depth.	3. La	(f) s aminate	shall not l ed Strand	be cut, notcl Lumber (L	hed or dril SL) :	led without	specific writ	ten approva	al of the l	EOR.					
spaced a minimum of 18" apart. s and hdrs 4x10 / 6x8 & smaller.		(a) s i i	shall be 1 . E = i. Fb =	-1/4" minim	um thickn 1550 k 2325 g	ess with the ເsi ວsi	following n	ninimum pro	operties:						
hdrs 4x12 / 6x10 & larger, UNO on		i	ii. Fv = v. Fc (pa	arallel) =	310 ps 2500 p	i osi					The use of these restricted to the o and publication the	plans and riginal site ereof is ex	specifications s for which they v pressly limited t	hall be vere prep o such us	oared se.
to have full bearing and hailing per			/i. Ft (pa /ii. Speci	arallel) = ific Gravity =	1070 p 0.50)si					Reproduction or p part, is prohibited remain with Ashle	oublication . Title to t ey & Vance	by any method, hese plans and s Engineering, Ir	in whole specificat c. withou	or in tions ut
nall be continuous between top and e.		(b) s (c) s	shall be fa shall bear blocking a	abricated by a minimum at all bearing	an appro of 3-1/2"	ved manufa on specifie	cturer d supports.	Provide full	l depth se	olid	prejudice. Visual specifications sha acceptance of the	contact w Ill constitutese restrict	ith these plans a te prima facie ev ions.	nd idence o	f the
s of equal size at levels below,		(d) s r	shall be n nailing int	ailed in acc to the top ec	ordance w lge shall n	/ith mfg's sp iot be spac∈	ecifications d any close	. Unless otl er than:	herwise a	approved,	Engineer of Reco	rd:			
shall be used to fully transfer the post ng shall be equal to floor thickness		i	. 16d (i. Wher maint	2) 6" oc, 10c n nailing mu aining prop	l @ 4" oc, st be redu er edge di	and 8d @ 3 Iced, stagge stances.	3" oc er rows a mi	nimum of 1	/2" apart	while		ALD PROF	ESSIONAL BELMICS	`	
immer studs shall be supported in		(e) s	shall be, v 1/4" lag s shall pot l	when compr crews in acc	rised of micordance	ultiple memb with manufa	bers, conne cturer's spe specific writ	cted with 1 ecifications.	6d nail, 1 al of the l	/2" bolts or	EO OS				
post or column bases, unless noted	4. Pa	arallel ((a)	Strand Lu shall be 2	umber (PSL) 2-1/2" minim) : um thickn	ess with the	following n	ninimum pro	operties:					SET 0 N	
own up and spaced as indicated. otherwise shown.		i i	. E = i. Fb = ii. Fv =		2200 k 2900 p 290 ps	isi)si si						CATE OF	CALIFORM		
between the joists at 8' oc max. ositive drainage per Arch.		i N	v. Fc(pa /. Fc(pa /i Ft(pa	arallel) = erp.) = prallel) =	2900 p 750 ps)si si									
r the plans. ept at boundaries and changes in		(b) s	/ii. Spec shall be fa	ific Gravity = abricated by	= 0.50 an appro	ved manufa	cturer								
ension shall be no less than 24", irted by and fastened to framing		(c) s t (d) s	shall bear blocking a shall be n	r a minimum at all bearing ailed in acc	i of 3-1/2" g points ordance w	on specified	d supports. cturer's spe	Provide full	l depth so Unless o	olid therwise					
nts perpendicular to framing. Provide nsupported edges of plywood when are not used, provide solid blocking		i i	approved . Narro	, nailing sha w face: 16d	ll not be s ∣@ 6" oc, @ 8" oc,	paced any o 10d @ 4" o	closer than: c, and 8d @) 3" oc							
s are not used, provide solid blocking		i	ii. Wher maint	n nailing mu	st be redu er edge di	ced, stagge stances	r rows a mi	nimum of 1	/2" apart	while					
own up and spaced as indicated. otherwise shown. between the joists at 8' oc max. For	5. PI	e) e) ywood (a) t	shall not l I Joists: .vpe and	be cut, notcl manufacture	hed or dril er shall be	ed without	specific writ	ten approva ans. Substi	al of the l	EOR. hall not be		le			
's for blkg requirements. joists under all walls and partitions		(b) s	bermitted shall be in	without pric	or approva	I of the Eng	ineer. able code a	approvals a	nd mfg's	spec's.		ŏ	٦. 08		
oss supports, end supports		(c) s s (d) s	supports. shall be ir	Provide full	depth sol intermed	id blocking a iate blocking	at all bearin g or bridging	g points. g as specifie	ed by the	e Mfr. Only		E	le Li 931		
er supports. If T&G plywood is used, ges (UNO per plan). If T&G plywood yood edges. Glue plywood to joists		(e) s	omit inter shall not l	mediate blo be cut, notcl	cking whe hed or dril	n specificall led without	y allowed b specific writ	y the Mfr. ten approva	al of the l	EOR.		Re	vink , CA		
ept at boundaries and changes in	<u>FAST</u> 1. Na	ENERS ails:	<u>5</u> shall be w	vith "commo	n" nails u	nless noted	otherwise					σ	Periv ecito		
rted by and fastened to framing		(b) s	shall not l he edge	be driven clo or end of a	member, e	1/2 their len except for s	gth nor clos heathing.	er than 1/4	of their l	ength to		Jir	539 lonte		
type and nailing. Iditional information		(c) s (d) s	shall be ir shall be h copper wl	nstalled in p lot-dipped zi hen in conta	re-drilled I inc-coatec act with pre	ead holes if I galvanized eservative-t	necessary steel, stair reated woo	to avoid sp lless steel, s d.	litting. silicon br	onze, or		cit Cit	Ξ		
um required. nails to have minimum 3/8" edge		i	. Wher accor	n used in ex dance with	terior appl the treated	ications, na d wood or b	ils shall hav olt manufac	turer's Rec	ypes and s. A Min.	of ASTM		S			
schedule, stagger edge nailing. au of plywood.		i	i. Wher prese	, type G185 n used in an ervative-trea	interior, d ted wood,	iry environm plain carbo	ed steel (or ient in SBX n nails shal	equiv.) sna /DOT or zin I be permitt	nc borate ed.	a.					
shall conform to the Governing	2. La	(e) / ag scre (a) s	All nailing ws: shall be ir	shall confo	rm to the	Governing E	Building Coo	de, Table 23 (or soap) st	304.10.1 hall be us	sed to					
follows (unless specifically		(b) s	acilitate i shall be h	nstallation a ot-dipped z	and prever	it damage to galvanized	o the screw steel or sta	s. ainless stee	l when ir	n contact					
		i	with prese . Wher accor	n used in ex dance with	terior appl the treated	ications, bo d wood or b	Its shall hav olt manufac	ve coating ty turer's rec's	ypes and s. A minii	l weights in mum of					
ambers be Select Structural or better		i	ASTN i. Wher treate	/I A653, type n used in dry ed wood, pla	e G185 zir / interior e in carbon	nc-coated ga nvironment screws, nu	alvanized st s in SBX/D ts, and was	eel (or equa DT or zinc b hers shall b	al) shall t porate pro pe permit	be used. eservative- ted.	Revision:				
ressure treated Douglas Fir.	3. Bo	olts: (a) s	shall conf	form to AST	M A307, L	JNO specifi	cally on pla	ns and deta	ails.		\square				
essure treated material, all newly cut ervative. all not exceed 19%.		(b) 9 (c) \ 6	shall be ir when inst and nuts.	nstalled in p alled agains	re-drilled f st wood su	noles a max Irfaces, shai	i of 1/16" la Il have stan	ger than th dard washe	e specifi ers under	ed bolt dia. • the heads	\bigtriangleup				
uglas Fir with exterior glue. All and grade-marked by be 40/20 for floors and 24/0 for		(d) s \ i	shall be h with prese Wher	ot-dipped zi ervative-trea	inc-coatec ated wood	l galvanized lications, bo	steel or sta	ainless stee	l when ir	n contact	$ \triangle $				
d details.		I	accor ASTN	dance with A A653, type	the treated G185 zir	d wood or b c-coated ga	olt manufac	e coating t turer's rec's eel (or equa	s. A minii al) shall l	mum of be used.					
	4. Ar	i nchor E	i. Wher treate Bolts:	n used in dry ed wood, pla	/ interior e iin carbon	nvironment screws, nut	s in SBX/D s, and was	OT or zinc b hers shall b	porate pro pe permit	eservative- ted.	$ \triangle $				
		(a) s (b) s	shall be ir shall be 5 shall be 5	nstalled at a 5/8" diamete	Il exterior r with 3x3 r with 2x2	walls and al x0.229" stee	ll interior sh el plate was	ear and/or l hers at she	bearing v arwalls.	valls.	\square				
		(d)	shall have	e 7" minimu knesses).	m embedr	nent. (Contr	actor to co	ordinate len	igth of bo	olts with sill	Proj. Engr.: Proj. Mngr.:	C. Huffm P. Belmo	nan Phone ont	Ext.:	142
		(e) s (f) s	shall be h with prese	orm to AST ot-dipped zi ervative-trea	inc-coatec ated wood	I galvanized	steel or sta	ainless stee	l when ir	n contact	Date: 17 Oct	. 2022 21185	Scale: NT	5	
		i	. Wher accor ASTN	n used in ex dance with /I A653, type	terior appl the treate e G185 zir	ications, bo d wood or b nc-coated g	Its shall hav olt manufac alvanized st	ve coating ty sturer's rec's eel (or equa	ypes and s. A minii al) shall ł	l weights in mum of be used.	ST	RUC			
		(a) (i. Wher treate	n used in dry ed wood, pla	/ interior e in carbon	nvironment screws, nut	s in SBX/D s, and was	DT or zinc b hers shall b	porate pro pe permiti ule for se	eservative- ted. pecific	SPEC	IFIC	OITA	NS d	&
		(b) s (h) s	anchor bo shall be p	olt spacing r	equirement ximum of	1ts. 12" from wa	ll corners, v	vall ends, a	nd sill pla	ate splices		SPE		IC	
	5. Po) (i) s owder /	shall be s	ecured in pl Shot Pins:	a., , and a ace prior i	a mm. of two to foundatio	n inspection	אפטפיט SIII ז. 	piate is f	eyunea.				U S	
		(a) s (b) s (c) s	snall be ir shall be 0 shall not l	nstalled at a 0.145x3" with be spaced g	n interior r n 1.5" diar preater tha	ion-bearing neter steel v in 32" o.c.	, non-shear washers.	walls.				5-	1.2) -	
				5							1				ſ

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.



GENERAL FRAMING NOTE
(N) Beams (per Call-out)
(E) Beams (to Remain)
All Lumber 4x6, 6x6 and Smaller to be DF #2 UN All Lumber 4x8, 6x8 and Larger to be DF #1 UNC
All Beams to Bear on Plates w/ Indicated Post or Doubler Below UNO
All Hangers Shall be Installed w/ Max. Nailing per Sized for Full Width & Depth of Supported Memb
Roof sheathing to be 1/2" plywood or OSB, PI 24 nailed w/ 10d commons at 6", 6", 12"
 (N) Roof Rafters 2x6 D.F. #2 @ 16" in Simpson LUS Hangers, Typ. (UNO
(E) Roof Rafters (to Remain)
Waterproofing, flashing, & finish details per Archi
See General Notes & Specifications for additiona requirements and material specifications.
All dimensions per Architectural plans
Contractor to VERIFY all dimensions w/ Architect PRIOR to commencement of construction.
Contractor shall verify all existing conditions to construction & contact Engineer and Archir regarding any discrepancies.









O NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimension

HOL	DOWN SCH	IEDULE									
TYPE	HOLDOWN ¹	MIN. POST	ANCHOR / EMBEDMENT	DETAILS							
1	HDU4	(2) 2x	Per Detail	HD to (E) Ftg 7/S-3.1 HD to (N) Ftg 4/S-3.1							
FOOTNOTES: 1. Shared holdowns to be installed per detail 10/S-1.1 , <i>Typical Shearwall</i> <i>Intersections</i> , (UNO) 2. All holdowns shown shall be continued down to the foundation with the same size holdowns and post. (UNO)											

SHE	SHEARWALL SCHEDULE											
	DESCRIP		NAIL	_ING ¹	TRANSFERS ²							
NO.	MATERIALS	DBL. SIDED	SILL PLATE	PANEL B'DRY	SIZE	SPC'G	5/8"Ø ³ SDS ⁴ SDWS ⁵ A AB Screw Screw		A35, LTP4, ^{6,7,8} or LTP5	RB		
6	15/32" CDX Plywood	N	2x	2x	10d	6"	48"	10"	13"	17"	13	
FOOT 1. Al 2. Al 3. Al mi wa pla 4. Si 1- 5. Si	FNOTES: I nails to be COMMONS. DO I transfers to be installed into de of wall. I shear walls to have 5/8" and inimum. Washers may be slo asher. Washers shall extend y ate washers shall be alternate mpson SDS 1/4"x5" Screws to 3/4" thick members (rim and/or mpson SDWS 0.22"x5" Screw	NOT use I min. 1-1/2 hor bolts, tted (slot le within 1/2" ed to each hrough 2x or blocking vs through	box type n thick mer thick mer thick mer embedded e	ails. All "fie mbers, UN 7" into con o exceed 2 le of the bo ate. [Gover S 1/4"x8" S R 2236] SDWS 0.2	eld" nailir IO. When crete fou 1-3/4") w ottom pla ning Bul Screws th 22"x8" So	ng to be 1 re clips ar ndations / standard te on the ding Code nrough 3x	2"oc, UNC e spaced , with 3"x3 d cut wash sheathed e, Section c sill or dou	D. Penetra less than (3"x0.229" f er placed side. At v 2308.3.2] uble plates	tion shall t 6" oc, stag thick plate between r valls sheat [AF&PA S . Install int e plates. In	pe 1-1/2" Min. in fra ger clips on each washers, iut and plate hed on 2 sides, iDPWS 4.3.6.4.3] to minimum stall into minimum	aming	

1-3/4" thick members (rim and/or blocking). [ICC ES AC233]
 See details for permitted transfer clip types and locations.

7. Orient LTP4 and LTP5 clips such that the long dimension is horizontal.

8. Where LTP4 clips are installed over shear wall sheathing, fasten with full length 8d common nails.
 9. 16d common nails through the sill plate to rim member or blocking.
 10. Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
 11. Install screws into Glulams or solid sawn member. LSL, LVL, or PSL members are NOT acceptable, UNO.