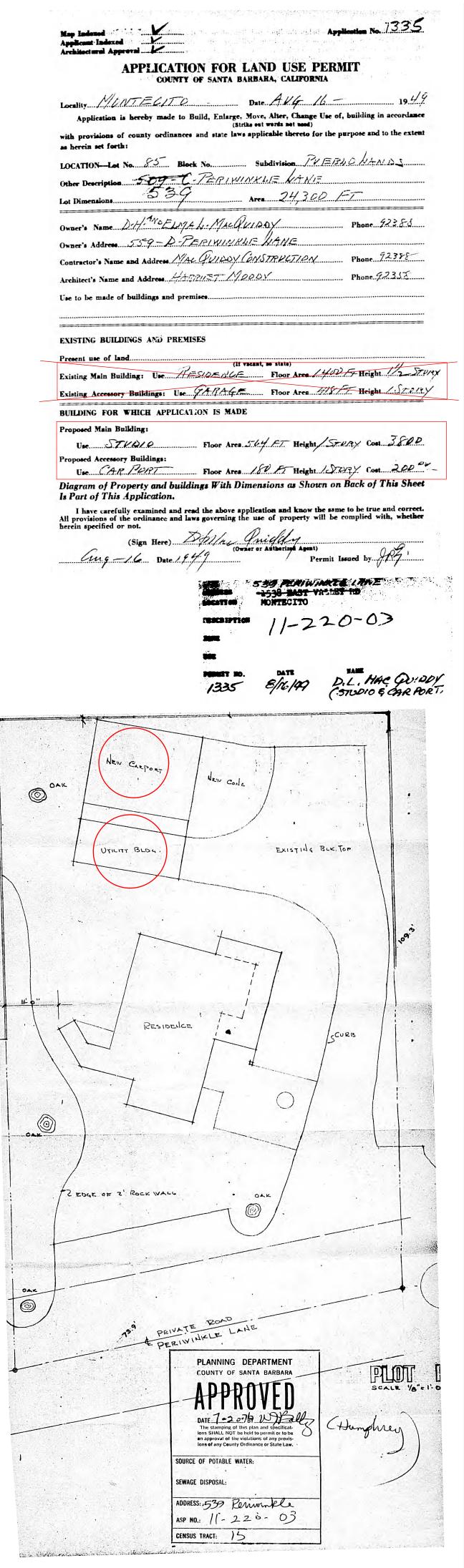


the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole

breaker permanently marked as "For Future 240V use

*Exceptions may apply

	rint on projec				
	PROJECT IN	FORMATION			
Owner: Agent:					
Site Address:					
Assessor's Parcel Number(s): Case 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	Finished Project	Floor Area
				.,	(Used in Part 4
1st Floor		<u> </u>			
2nd Floor		+ +		-	
Attached Garage(s) ³		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 Removed	New or Addition	Finished Project	DAB Floor Area
	-	Removed	Addition	Project	(Used in Part 4
Detached Accessory Dwelling Unit ⁶					
Partly Underground Basement ⁴					
Wholly Underground DAB Basement ^⁵ DAB Subtotals					ļ
DAB Floor Area (Used in Part 4) ⁷					
PROJECT GRAND TOTALS					
House Net Floor Area Calculations	OUR AREA	CALCULATION		ea Calculations	
Recommended Maximum		· '	DAB FIUUI AI	ea Calculations	
House Net Floor Area ⁸		Reco	ommended D	AB Allowance ⁷	
House Net Floor Area				AB Floor Area	
		(Add		vance Overage Net Floor Area)	
-				1	1
Cumu		Net Floor Area DAB Overage)			
(House Net		nded Maximum		1	
	to Recomme			1	
		Net Floor Area9			
	House	Net Floor Area ⁹	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 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]



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.

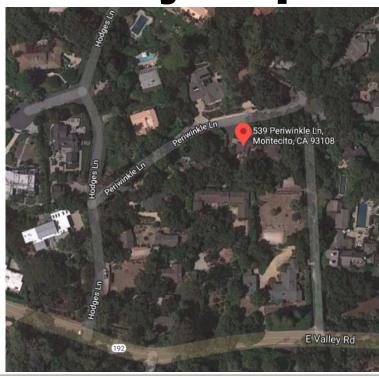
 Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other 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). These changes will abate the two violations. Replace standing seam metal roof on residence and utility/carport structure with asphalt shingles (Certainteed Pro Max Def Shenandoah), repaint walls to Sherwin-Williams SW 7028 Incredible White with SW Swiss Coffee trim.

Interior remodel existing residence, area of remodel = 260 sq. ft. No grading & no new landscaping. No additions to the main residence.

Square Foo	tage:	
	<u>NET</u>	<u>GROSS</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	011-220-003	
Lot Size:	0.17 acre	
Lot Size. Land Use Permit needed:	Yes	
Comprehensive Plan:	SRR-1.8	
Coastal Zone:	No	
Zone:	20–R-1	
FEMA recovery map area	Yes	
Property Use:	Single Family	Residence
Year Built:	1950	
Type of construction:	V-B	
Occupancy:	R-3/U-1	
Stories:	One	
Very High Fire Hazard Severity Zone:	Yes	
Fire Sprinklers:	No	
MBAR Jurisdicition	Yes	
Montecito Water District	Yes	
Montecito Sanitary District	Yes	
Structure of merit	Yes Moody si	sters
Need Montecito Fire approval	Yes	

Contacts:

Owners: Richard and Lisa Scibird & Mackenzie McGonegle 539 Periwinkle Lane Santa Barbara, CA 93108 (805) 689-9404 rscibird@gmail.com

Agent / Residential Designer: Calvin Design / Sophie Calvin P.O. Box 50716 Santa Barbara, CA 93150 (805) 969-0559 sophiecalvin@gmail.com

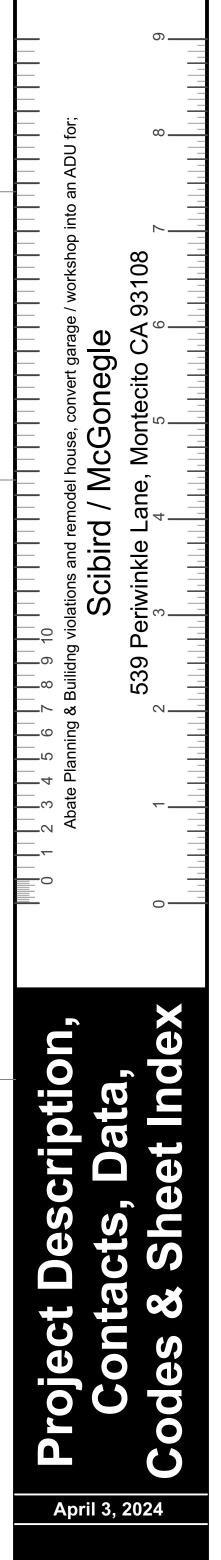
Structural Engineer: Cedar Structural, Inc. / Mounir El-Koussa 1 N Calle Cesar Chavez, Ste. #102

Santa Barbara, CA 93103 (805) 455-6120 mounir@cedarstructural.com / Lic. # C86520

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



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Square Footage:



North elevation / front of the main residence



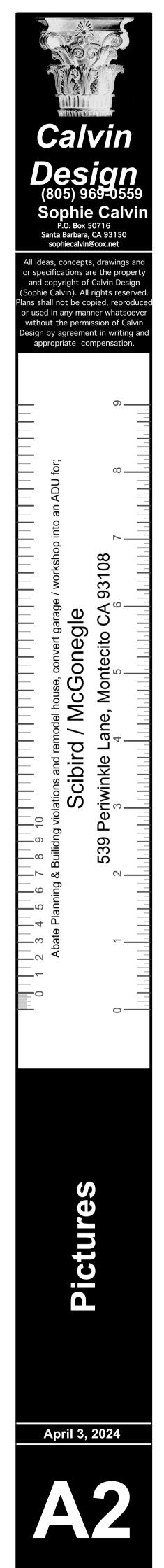
West elevation / side of the main residence



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; Scibird / McGonegle $539 Periwinkle Lane, Montecito CA 93108$ $3 4 4 5 6 7 7 8 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9$
Building codes
April 3, 2024

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

Y N/A RESPON. PARTY	CHAPTER 3	 N/A RESPON. PARTY	
	GREEN BUILDING SECTION 301 GENERAL		4.106.4.2 New multifa When parking is provid requirements of Section whole number. A park
	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.		4.106.4.2.1Multifamil 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.		1.EV Capable. of parking facili EVSE. Electrica system, includiu 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 particle 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.When EV spaces, EV charg 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 w
	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 The number of dwellin
	ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development		this section. 1.EV Capable .
	BSCCalifornia Building Standards CommissionDSA-SSDivision of the State Architect, Structural SafetyOSHPDOffice of Statewide Health Planning and DevelopmentLRLow Rise		of parking facili EVSE. Electrica system, includii 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 4.102.1 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 . Ty 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. 		capacity to the 4.106.4.2.2.1 Elect Electric vehicle cha
	 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. 4.106.4.2.2.1.1 Lo
	(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 		Chapter 2, to 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 2.The minimum
	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 r 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 raceway termination		installed in close construction in ad 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)

		-	$= (\circ \circ \circ \circ \circ J) = \circ = \circ J$	
	Y N/A	RESPON. PARTY	Exception: A raceway is not required if a minimum installed in close proximity to the location or the p construction in accordance with the California Ele	roposed location of the EV space at the time of o
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 ider future EV charging purposes as "EV CAPABLE" in acco	
ist one standard automobile parking space only for the purpose of complying with any ig 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
velopment projects with less than 20 dwelling units; and hotels and motels with less • guest rooms. hits, sleeping units or guest rooms shall be based on all buildings on a project site subject to			successor(s). 4.106.4.3 Electric vehicle charging for additions and alt	
(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 my on-site distribution transformer(s), have sufficient capacity to simultaneously charge all			multifamily buildings. When new parking facilities are added, or electrical syst altered and the work requires a building permit, ten (10) altered shall be electric vehicle charging spaces (EV spa Notes:	ems or lighting of existing parking facilities are a percent of the total number of parking spaces a
EV spaces at a minimum of 40 amperes. 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.	
gers (Level 2 EVSE) are installed in a number equal to or greater than the required number baces.			2. There is no requirement for EV spaces to be constru DIVISION 4.2 ENERGY EFFICIE 4.201 GENERAL	Ŭ
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 e Commission will continue to adopt mandatory standard	
nstalled.				ICY 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 A urinals) and fittings (faucets and showerheads) shall 	
ng. juirement for EV spaces to be constructed or available until receptacles for EV charging or			and 4.303.4.4. Note: All noncompliant plumbing fixtures in any resid	
installed for use. y-five (25) 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.			plumbing fixtures. Plumbing fixture replacement completion, certificate of occupancy, or final pe	nt is required prior to issuance of a certificate of t ermit approval by the local building department. of a noncompliant plumbing fixture, types of res
parking facilities served by parking lifts.			4.303.1.1 Water Closets. The effective flush volum flush. Tank-type water closets shall be certified to th Specification for Tank-type Toilets.	
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 shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2			4.303.1.2 Urinals. The effective flush volume of wa The effective flush volume of all other urinals shall no	
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			4.303.1.3 Showerheads.	
EV spaces at a minimum of 40 amperes. r subpanel circuit directory shall identify the overcurrent protective device space(s) reserved				ads shall have a maximum flow rate of not more all be certified to the performance criteria of the
ng purposes as "EV CAPABLE" in accordance with the California Electrical Code. EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of			4.303.1.3.2 Multiple showerheads serving o	ne shower . When a shower is served by more showerheads and/or other shower outlets contro
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.				minute at 80 psi, or the shower shall be designe time.
ocuments shall show locations of future EV spaces.			4.303.1.4 Faucets.	
juirement for EV spaces to be constructed or available until receptacles for EV charging or installed for use.			not exceed 1.2 gallons per minute at 60 psi. T	The maximum flow rate of residential lavatory fai he minimum flow rate of residential lavatory fau o
y-five (25) 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.				nd Public Use Areas. The maximum flow rate eas (outside of dwellings or sleeping units) in res
e of parking facilities served by parking lifts. e (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. e parking is provided, at least one EV charger shall be located in the common use parking				cets when installed in residential buildings shall r
vailable for use by all residents or guests. 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 ace served by the ALMS. The electrical system and any on-site distribution transformers			per minute at 60 psi. Kitchen faucets may tem	flow rate of kitchen faucets shall not exceed 1.8 porarily increase the flow above the maximum ra d 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.			reduction.	le, aerators or other means may be used to ach
vehicle charging stations (EVCS). g stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.				the <i>California Code of Regulations</i> , Title 20 (Ap Table H-2, Section 1605.3 (h)(4)(A), and Section utomatic shutoff.
hicle charging stations serving public accommodations, public housing, motels and hotels to comply with this section. See California Building Code, Chapter 11B, for applicable				and code section have been reprinted from the ency Regulations),Section 1605.1 (h)(4) and Sec
on. n 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	
puilding. • vehicle charging stations designed and constructed in compliance with the California			PRODUCT CLASS [spray force in ounce force (ozf)]	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 (≤ 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) Title 20 Section 1605.3 (h)(4)(A): Commercial	1.28 prerinse spray values manufactured on or after v
of each EV space shall be 9 feet (2743 mm). arging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum			1, 2006, shall have a minimum spray force of r 4.303.2 Submeters for multifamily buildings and dwellir	ot less than 4.0 ounces-force (ozf)[113 grams-fo
nm) wide minimum aisle shall be permitted provided the minimum width of the EV space is			buildings. Submeters shall be installed to measure water usage	-
is EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 direction.			California Plumbing Code. 4.303.3 Standards for plumbing fixtures and fittings. Pl accordance with the California Plumbing Code, and shall m	
sible EV spaces. 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			1701.1 of the <i>California Plumbing Code</i> . NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4	
requirements. irred. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch			CONVENIENCE FOR THE USER. TABLE - MAXIMUM FIXTURE WATER	USE
all not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall rvice or subpanel and shall terminate into a listed cabinet, box or enclosure in close			FIXTURE TYPE	FLOW RATE
n or the proposed location of the EV space. Construction documents shall identify the 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)	MAX. 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.			USE AREAS KITCHEN FAUCETS	0.5 GPM @ 60 PSI 1.8 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			METERING FAUCETS	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 omponents that are planned to be installed underground, enclosed, inaccessible or in			WATER CLOSET URINALS	1.28 GAL/FLUSH 0.125 GAL/FLUSH
paces shall be installed at the time of original construction.				0.120 GAL/FLUON

				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.			ign 69-055	
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/ 	S	P.O. Box	e Calv	59 vin
g added or added or				DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY	All idea	sophiecalvir	a, CA 93150 n@cox.net ts, drawings are the prope	
SE.				 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 	and co (Sophie Plans sha	opyright o Calvin). Al Ill not be c	f Calvin Design I rights resert opied, reprod nner whatso	gn ved duce
ating future d for use.				openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency. 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING	Design b	by agreeme	nission of Cal ent in writing ompensation	j an
Energy				4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 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.			0	
				Exceptions:	E		0,_	
ts 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 is encoded to have be underived of the diversion facility. 		for;	∞_	
er-conserving f final t. See Civil				jobsites are located in areas beyond the haul boundaries of the diversion facility. 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.		an ADU		
esidential lons per				 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 		hop into	∼_ 8	
ense				bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste material collected will be taken.		vorks	93108	-
ush volume ns per flush.				 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 by weight or volume, but not by both. 		jarage / \ jle	-0-	
e than 1.8				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 demolition waste material diverted from the landfill complies with Section 4.408.1.		McGonegle	Montecito 5	
e U.S. EPA				Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.		onse, o	Mon	
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		о С	Lal	
				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		ations and ren Scibird	Periwinkle 3	
aucets shall 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	eriv	
e of lavatory esidential				Notes:	6	Builidng v	39 P	
l not deliver				 Sample forms found in "A Guide to the California Green Building Standards Code (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 and Resources (ColResults) 		ining & Buil	- 20	
.8 gallons rate, but not allons per				 Department of Resources Recycling and Recovery (CalRecycle). 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 first statement of the stat	4	bate Planni	_	
chieve				following shall be placed in the building: 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.		Aba		
Appliance tion 1607				 2. 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. 			0-	
e <i>California</i> ection				 c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems. e. Water reuse systems. 3. 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. 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, 			R R	
				painting, grading around the building, etc.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.			N	
				 Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. Information and/or drawings identifying the location of grab bar reinforcements. 				
r January -force(gf)] : ial				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 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.				
ce with the				Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.				
ble				DIVISION 4.5 ENVIRONMENTAL QUALITY				
				SECTION 4.501 GENERAL 4.501.1 Scope The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.				
				SECTION 4.502 DEFINITIONS 5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)		pril 2	2024	
@ 20				AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.		April 3,	720/24	
				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 I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.			4	
				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.				

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

 MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³g 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 percentage of the weight of the oven-dry wood. PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a). REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere. VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a). 4.503 FIREPLACES 4.504 POLLUTANT CONTROL 4.504 POLLUTANT CONTROL 4.504 POLLUTANT CONTROL 4.504 2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section 	
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 4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 	
 Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below. 	
 Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of <i>California Code of Regulations</i>, Title 17, commencing with section 94507. 	
 4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits 	6
apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources	
Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.	
4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic	
compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of <i>California Code of Regulations</i> , Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation	
8, Rule 49.	
4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:	
1. Manufacturer's product specification.	
2. Field verification of on-site product containers.	
TABLE 4.504.1 - ADHESIVE VOC LIMIT12	
(Less Water and Less Exempt Compounds in Grams per Liter)	
ARCHITECTURAL APPLICATIONS VOC LIMIT	
INDOOR CARPET ADHESIVES 50	
CARPET PAD ADHESIVES 50	
OUTDOOR CARPET ADHESIVES 150	
OUTDOOR CARPET ADHESIVES 150 WOOD FLOORING ADHESIVES 100	
OUTDOOR CARPET ADHESIVES 150	
OUTDOOR CARPET ADHESIVES150WOOD FLOORING ADHESIVES100RUBBER FLOOR ADHESIVES60	
OUTDOOR CARPET ADHESIVES150WOOD FLOORING ADHESIVES100RUBBER FLOOR ADHESIVES60SUBFLOOR ADHESIVES50	
OUTDOOR CARPET ADHESIVES150WOOD FLOORING ADHESIVES100RUBBER FLOOR ADHESIVES60SUBFLOOR ADHESIVES50CERAMIC TILE ADHESIVES65VCT & ASPHALT TILE ADHESIVES50DRYWALL & PANEL ADHESIVES50	
OUTDOOR CARPET ADHESIVES150WOOD FLOORING ADHESIVES100RUBBER FLOOR ADHESIVES60SUBFLOOR ADHESIVES50CERAMIC TILE ADHESIVES65VCT & ASPHALT TILE ADHESIVES50DRYWALL & PANEL ADHESIVES50COVE BASE ADHESIVES50	
OUTDOOR CARPET ADHESIVES150WOOD FLOORING ADHESIVES100RUBBER FLOOR ADHESIVES60SUBFLOOR ADHESIVES50CERAMIC TILE ADHESIVES65VCT & ASPHALT TILE ADHESIVES50DRYWALL & PANEL ADHESIVES50COVE BASE ADHESIVES50MULTIPURPOSE CONSTRUCTION ADHESIVE70	
OUTDOOR CARPET ADHESIVES150WOOD FLOORING ADHESIVES100RUBBER FLOOR ADHESIVES60SUBFLOOR ADHESIVES50CERAMIC TILE ADHESIVES65VCT & ASPHALT TILE ADHESIVES50DRYWALL & PANEL ADHESIVES50COVE BASE ADHESIVES50	
OUTDOOR CARPET ADHESIVES150WOOD FLOORING ADHESIVES100RUBBER FLOOR ADHESIVES60SUBFLOOR ADHESIVES50CERAMIC TILE ADHESIVES65VCT & ASPHALT TILE ADHESIVES50DRYWALL & PANEL ADHESIVES50COVE BASE ADHESIVES50MULTIPURPOSE CONSTRUCTION ADHESIVE70STRUCTURAL GLAZING ADHESIVES100	
OUTDOOR CARPET ADHESIVES150WOOD FLOORING ADHESIVES100RUBBER FLOOR ADHESIVES60SUBFLOOR ADHESIVES50CERAMIC TILE ADHESIVES65VCT & ASPHALT TILE ADHESIVES50DRYWALL & PANEL ADHESIVES50COVE BASE ADHESIVES50MULTIPURPOSE CONSTRUCTION ADHESIVE70STRUCTURAL GLAZING ADHESIVES100SINGLE-PLY ROOF MEMBRANE ADHESIVES250	
OUTDOOR CARPET ADHESIVES150WOOD FLOORING ADHESIVES100RUBBER FLOOR ADHESIVES60SUBFLOOR ADHESIVES50CERAMIC TILE ADHESIVES65VCT & ASPHALT TILE ADHESIVES50DRYWALL & PANEL ADHESIVES50COVE BASE ADHESIVES50MULTIPURPOSE CONSTRUCTION ADHESIVE70STRUCTURAL GLAZING ADHESIVES100SINGLE-PLY ROOF MEMBRANE ADHESIVES250OTHER ADHESIVES NOT LISTED50	
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OUTDOOR CARPET ADHESIVES150WOOD FLOORING ADHESIVES100RUBBER FLOOR ADHESIVES60SUBFLOOR ADHESIVES50CERAMIC TILE ADHESIVES65VCT & ASPHALT TILE ADHESIVES50DRYWALL & PANEL ADHESIVES50COVE BASE ADHESIVES50MULTIPURPOSE CONSTRUCTION ADHESIVE70STRUCTURAL GLAZING ADHESIVES100SINGLE-PLY ROOF MEMBRANE ADHESIVES250OTHER ADHESIVES NOT LISTED50SPECIALTY APPLICATIONS100PVC WELDING510CPVC WELDING325PLASTIC CEMENT WELDING250ADHESIVE PRIMER FOR PLASTIC550	
OUTDOOR CARPET ADHESIVES150WOOD FLOORING ADHESIVES100RUBBER FLOOR ADHESIVES60SUBFLOOR ADHESIVES50CERAMIC TILE ADHESIVES65VCT & ASPHALT TILE ADHESIVES50DRYWALL & PANEL ADHESIVES50COVE BASE ADHESIVES50MULTIPURPOSE CONSTRUCTION ADHESIVE70STRUCTURAL GLAZING ADHESIVES100SINGLE-PLY ROOF MEMBRANE ADHESIVES250OTHER ADHESIVES NOT LISTED50SPECIALTY APPLICATIONSPVC WELDINGPVC WELDING490ABS WELDING325PLASTIC CEMENT WELDING250ADHESIVE PRIMER FOR PLASTIC550CONTACT ADHESIVE80	
OUTDOOR CARPET ADHESIVES150WOOD FLOORING ADHESIVES100RUBBER FLOOR ADHESIVES60SUBFLOOR ADHESIVES50CERAMIC TILE ADHESIVES65VCT & ASPHALT TILE ADHESIVES50DRYWALL & PANEL ADHESIVES50COVE BASE ADHESIVES50COVE BASE ADHESIVES50MULTIPURPOSE CONSTRUCTION ADHESIVE70STRUCTURAL GLAZING ADHESIVES100SINGLE-PLY ROOF MEMBRANE ADHESIVES250OTHER ADHESIVES NOT LISTED50SPECIALTY APPLICATIONS90ABS WELDING3225PLASTIC CEMENT WELDING250ADHESIVE PRIMER FOR PLASTIC550CONTACT ADHESIVE80	
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OUTDOOR CARPET ADHESIVES150WOOD FLOORING ADHESIVES100RUBBER FLOOR ADHESIVES60SUBFLOOR ADHESIVES60SUBFLOOR ADHESIVES50CERAMIC TILE ADHESIVES65VCT & ASPHALT TILE ADHESIVES50DRYWALL & PANEL ADHESIVES50COVE BASE ADHESIVES50MULTIPURPOSE CONSTRUCTION ADHESIVE70STRUCTURAL GLAZING ADHESIVES100SINGLE-PLY ROOF MEMBRANE ADHESIVES250OTHER ADHESIVES NOT LISTED50SPECIALTY APPLICATIONSPVC WELDINGPVC WELDING490ABS WELDING325PLASTIC CEMENT WELDING250ADHESIVE PRIMER FOR PLASTIC550CONTACT ADHESIVE80SPECIAL PURPOSE CONTACT ADHESIVE250STRUCTURAL WOOD MEMBER ADHESIVE140	
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OUTDOOR CARPET ADHESIVES150WOOD FLOORING ADHESIVES100RUBBER FLOOR ADHESIVES60SUBFLOOR ADHESIVES60SUBFLOOR ADHESIVES65VCT & ASPHALT TILE ADHESIVES65VCT & ASPHALT TILE ADHESIVES50DRYWALL & PANEL ADHESIVES50COVE BASE ADHESIVES50COVE BASE ADHESIVES50MULTIPURPOSE CONSTRUCTION ADHESIVE70STRUCTURAL GLAZING ADHESIVES100SINGLE-PLY ROOF MEMBRANE ADHESIVES250OTHER ADHESIVES NOT LISTED50SPECIALTY APPLICATIONS9PVC WELDING490ABS WELDING250ADHESIVE PRIMER FOR PLASTIC550CONTACT ADHESIVE80SPECIAL PURPOSE CONTACT ADHESIVE250STRUCTURAL WOOD MEMBER ADHESIVE140TOP & TRIM ADHESIVE250SUBSTRATE SPECIFIC APPLICATIONS140METAL TO METAL30PLASTIC FOAMS50	

(AIA)

TABLE 4.504.2 - SEALANT VOC LI	MIT
(Less Water and Less Exempt Compounds in G	rams 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	

GRAMS OF VOC PER LITER OF COATING, LES COMPOUNDS	S 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

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

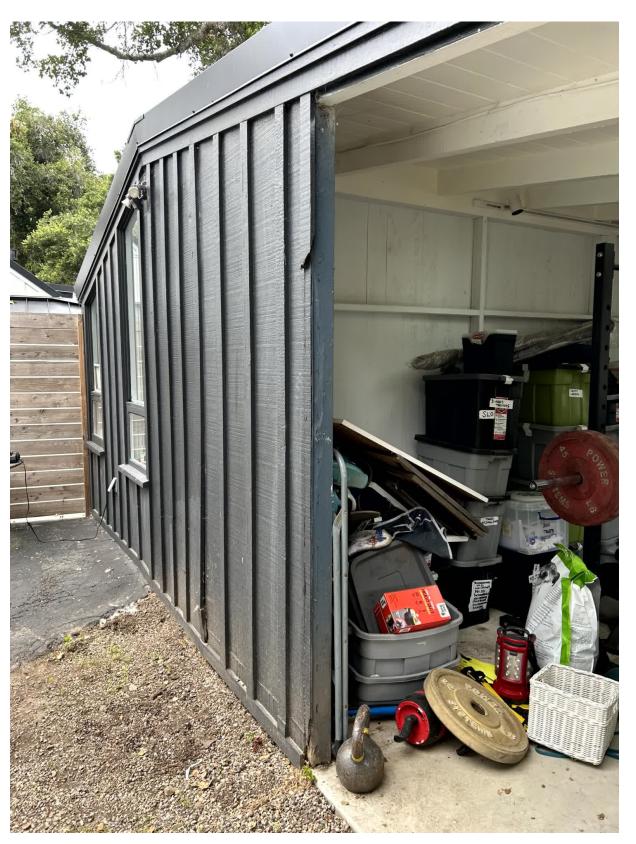
THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

ET	2 (January 2023)		Y = YES N/A = NOT APPLICABLE RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEI OWNER, CONTRACTOR, INSPECTOR ETC.)	
Y N/A RESPON PARTY		Y N/A RESPON. PARTY	-	Calvin
			<section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><text><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></text></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header>	All ideas, concepts, drawings and or specifications are the property and copyright of Calvin Design (Sophie Calvin). All rights reserved Plans shall not be copied, reproduce or used in any manner whatsoever without the permission of Calvin Design by agreement in writing and appropriate compensation.
	 California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section. 4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following: A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. Other equivalent methods approved by the enforcing agency. A slab design specified by a licensed design professional. 			0 1 2 3
	 4.60.3 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 verified in compliance with the following: 1. 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. 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified. 3. 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 Isthroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comptly with the following: 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a division method may utilize manual or automatic means of adjustment. b. A humidity control shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment. b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in) Notes: 1. For the purposes of this sect			R bd billing uggs April 3, 2024

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



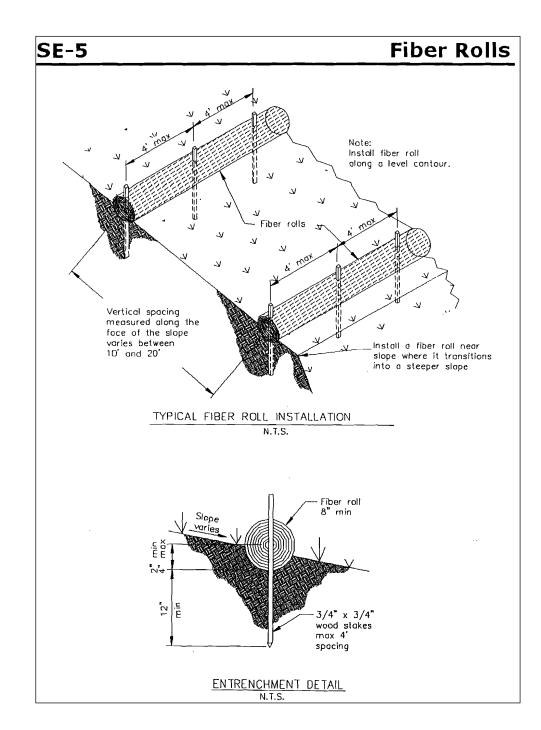
Carport & utility room, wall recessed

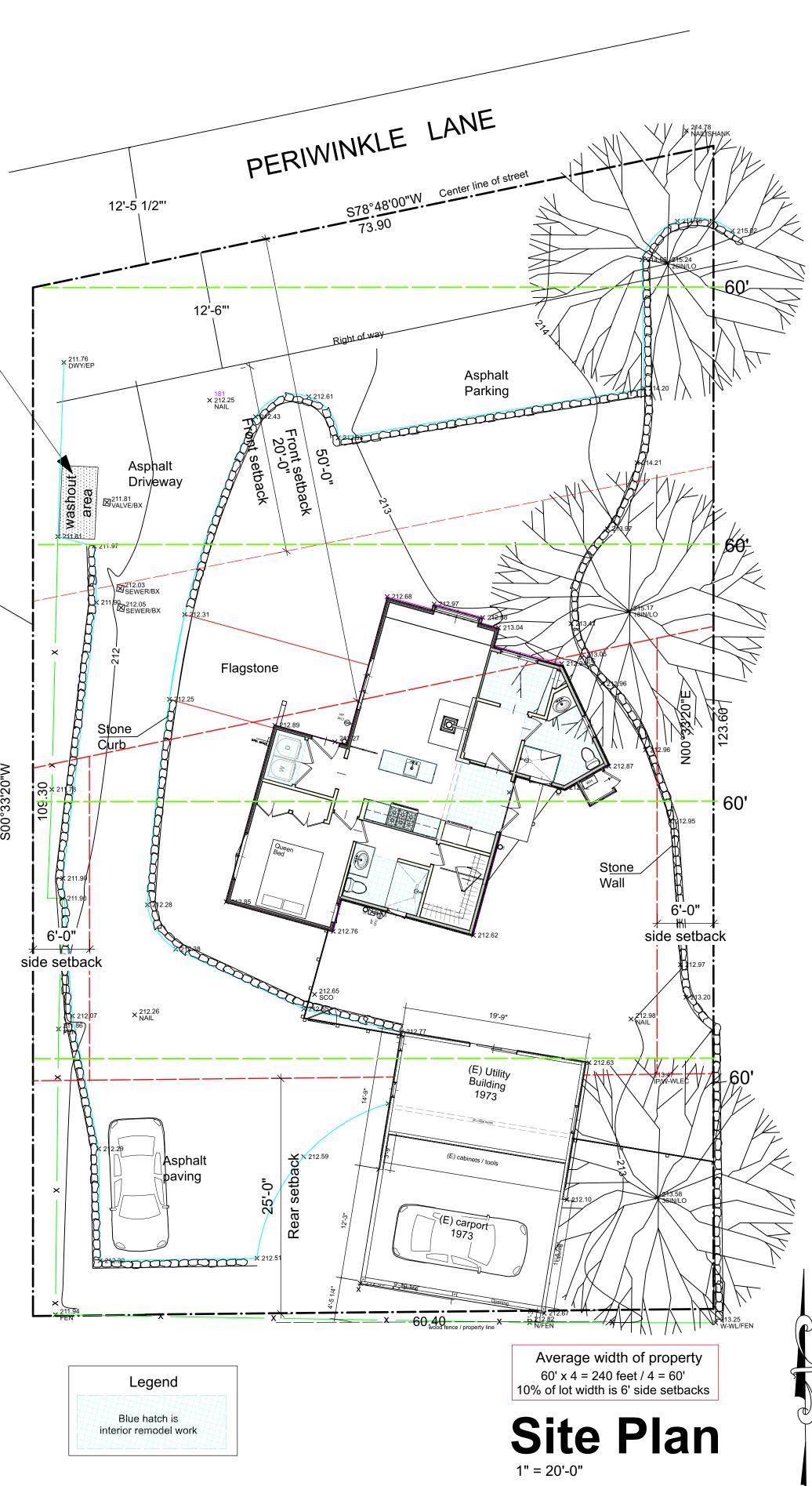


Utiltiy room and carport

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



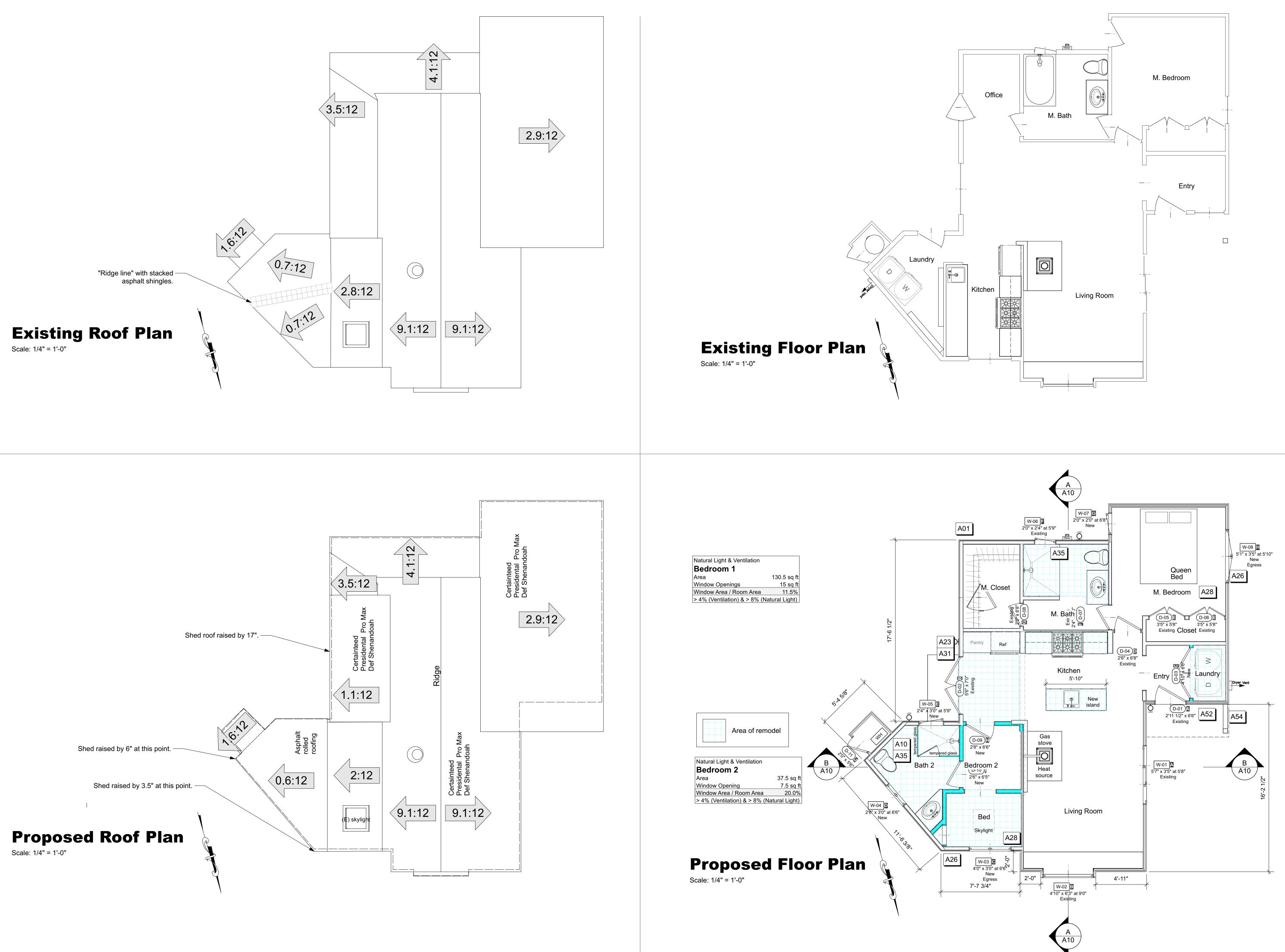


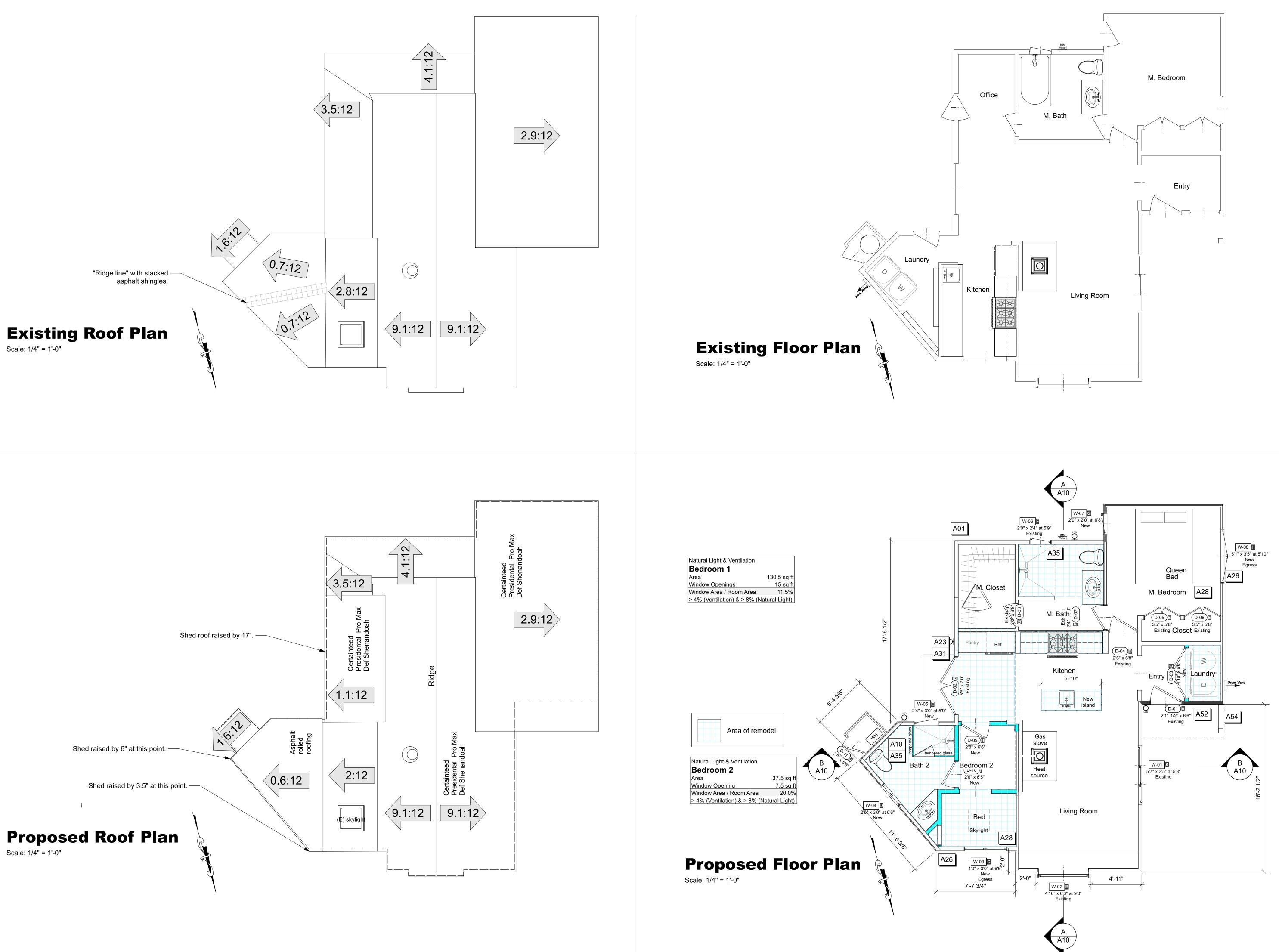


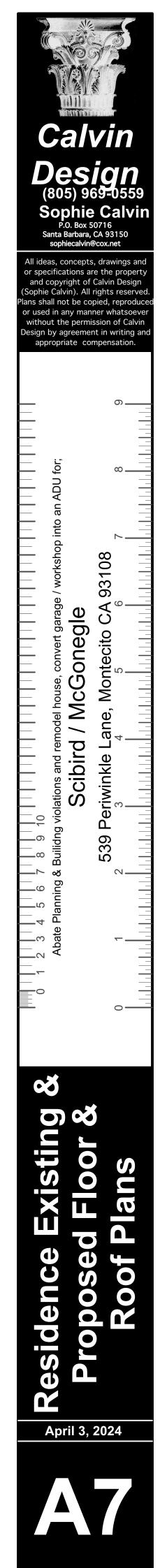


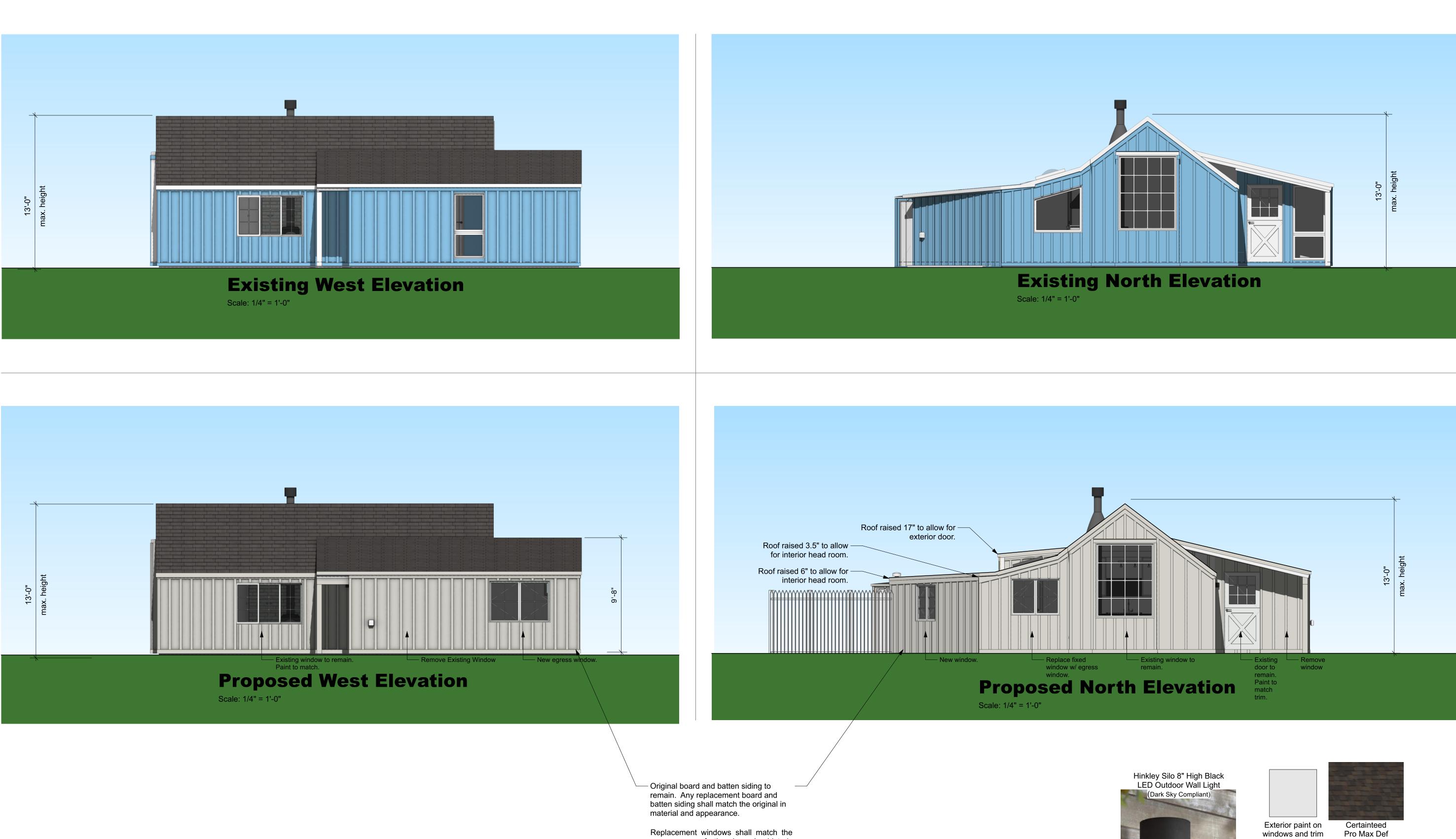
April 3, 2024

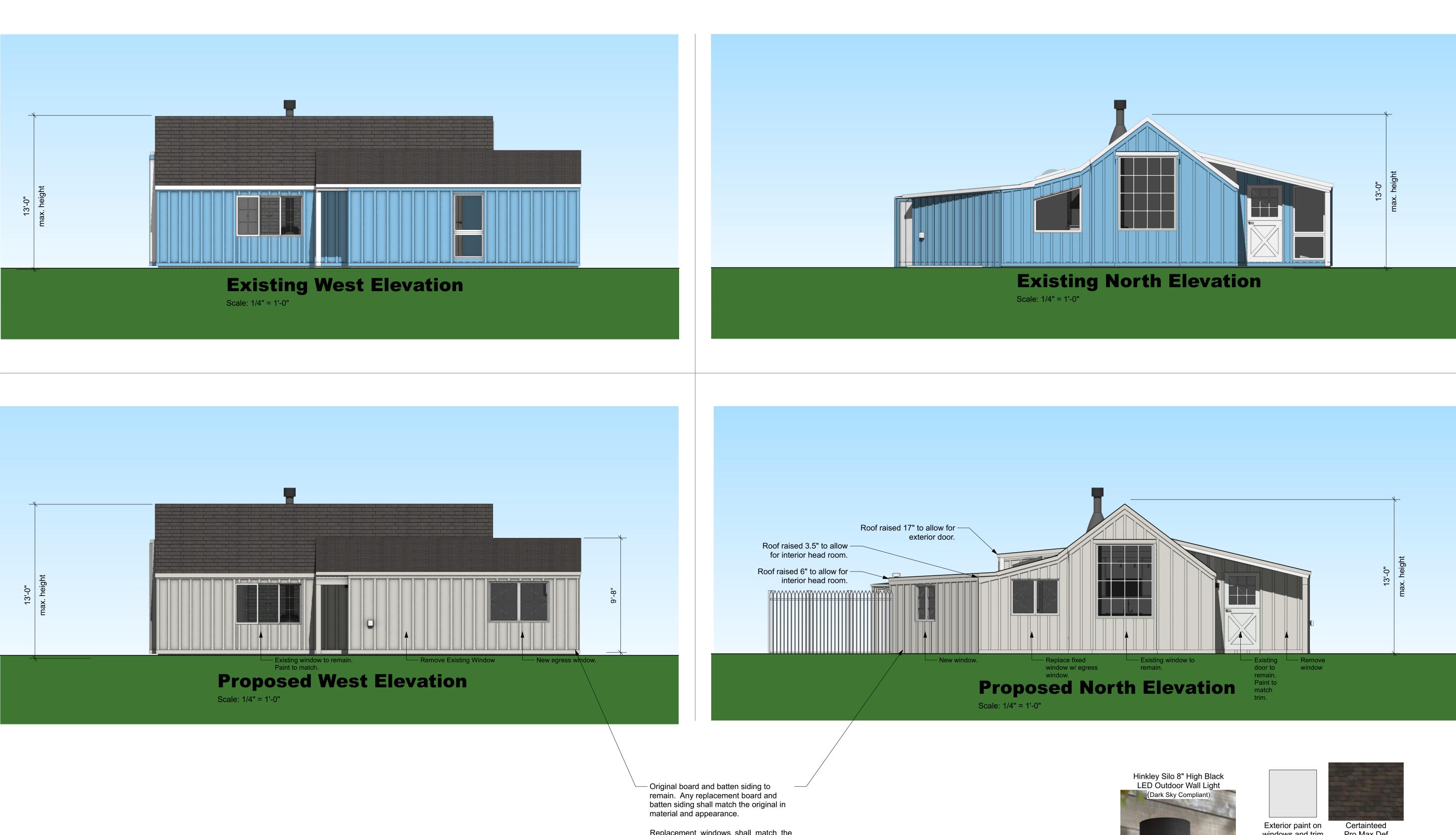












Replacement windows shall match the appearance of the house's historic window types in regard to the type and appearance of glazing bars.

windows and trim SW Swiss Coffee



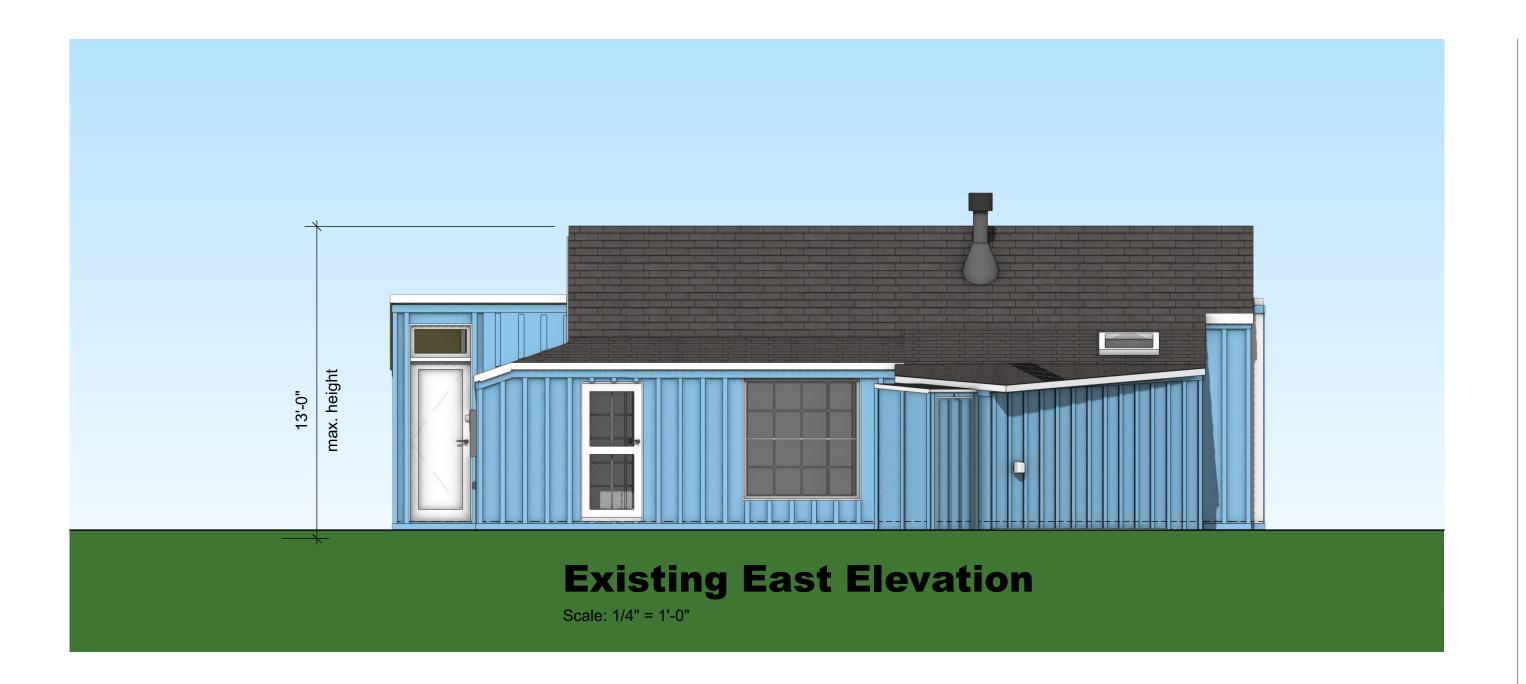
Sherwin-Williams SW 7028 Incredible White LRV: 74 Shenandoah

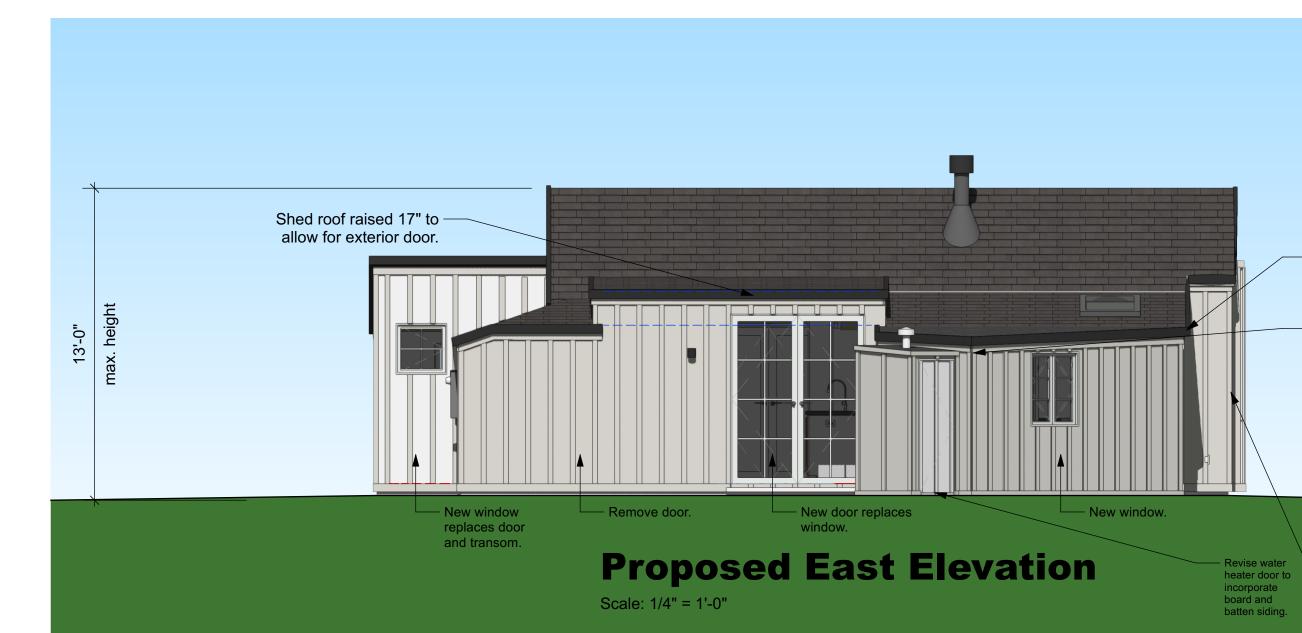




April 3, 2024











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

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

 Roof height raised 6" to allow for interior head room.

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

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 Pro Max Def SW Swiss Coffee Shenandoah



SW 7028 Incredible White

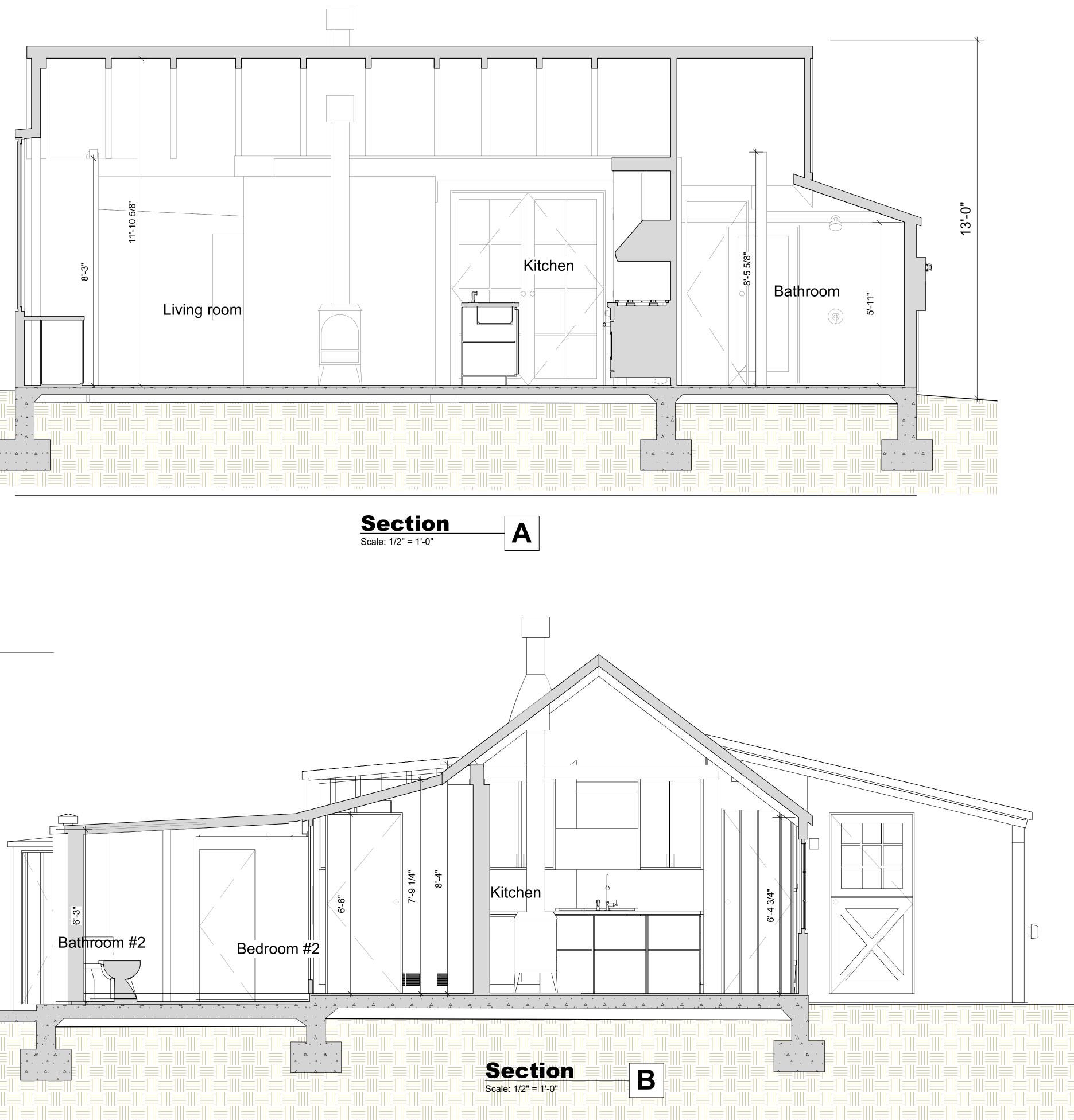
LRV: 74

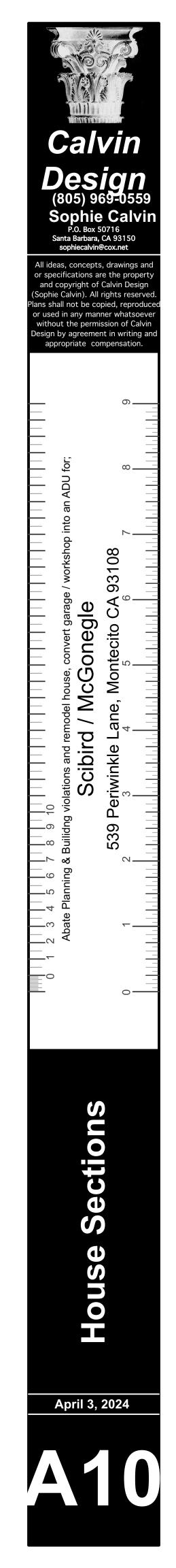


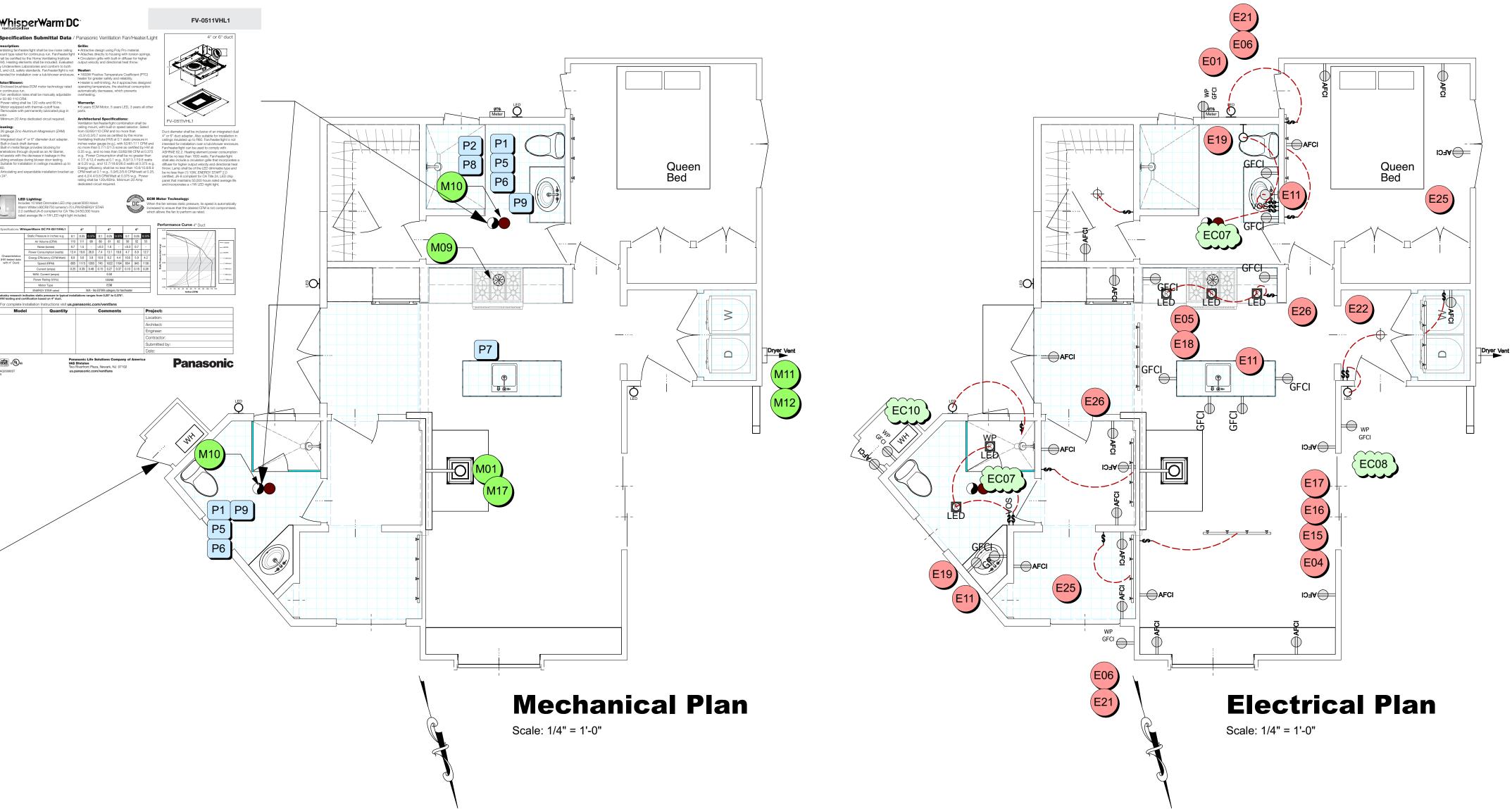


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13'-5"	
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<u> </u>	1 1111 1111 1111







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

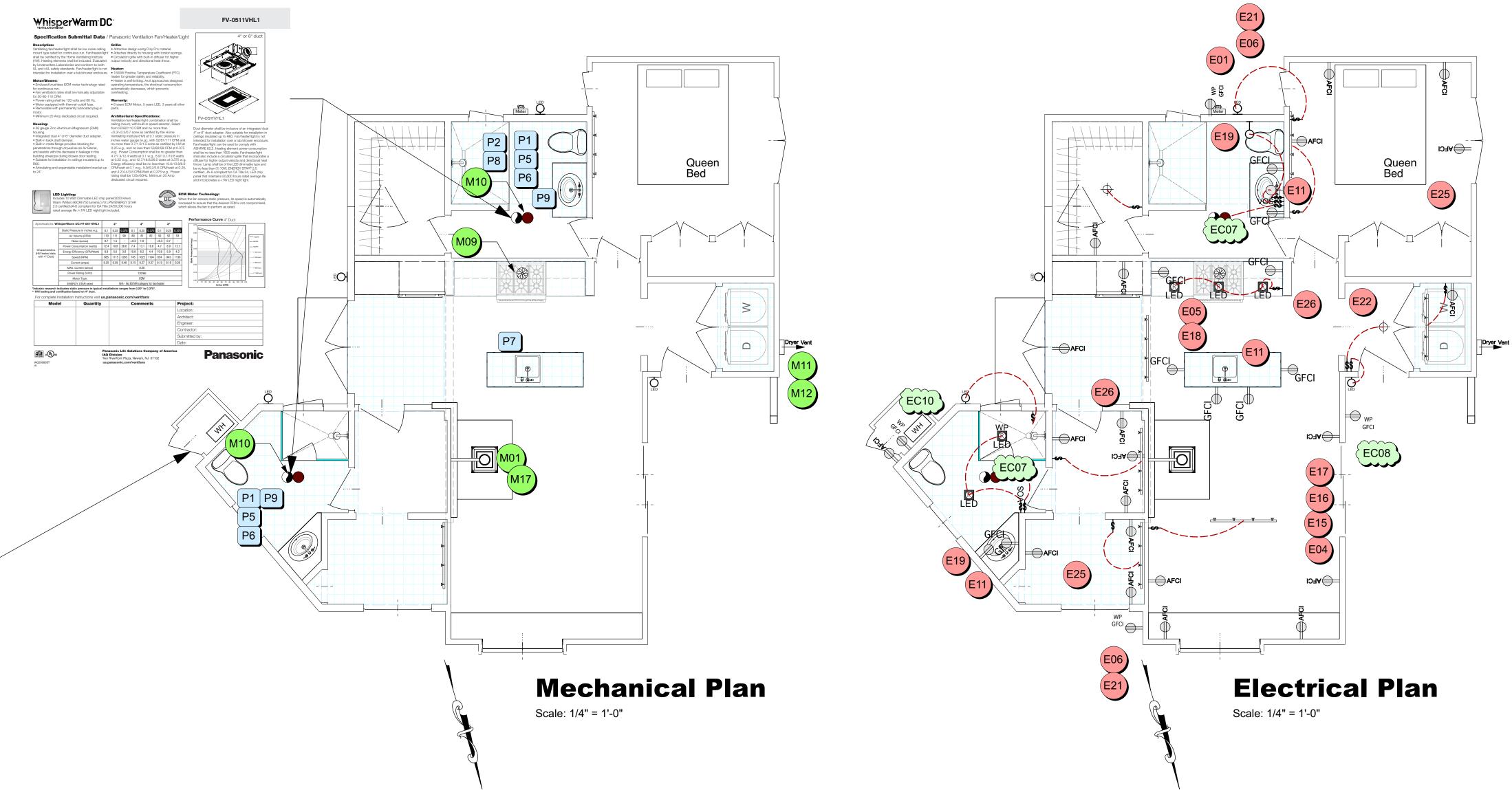
- Exclusive! Guardian OFW[™] overheat film wrap prevents dangerous temperatures and provides industry best side-to-side clearance of 1/2 inch
- Maximum water temperature is 140°F. For higher temperature applications, upgrade kits are available
- Warranty 12-Year heat exchanger – residential, 5-year heat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

See Warranty Certificate for complete information



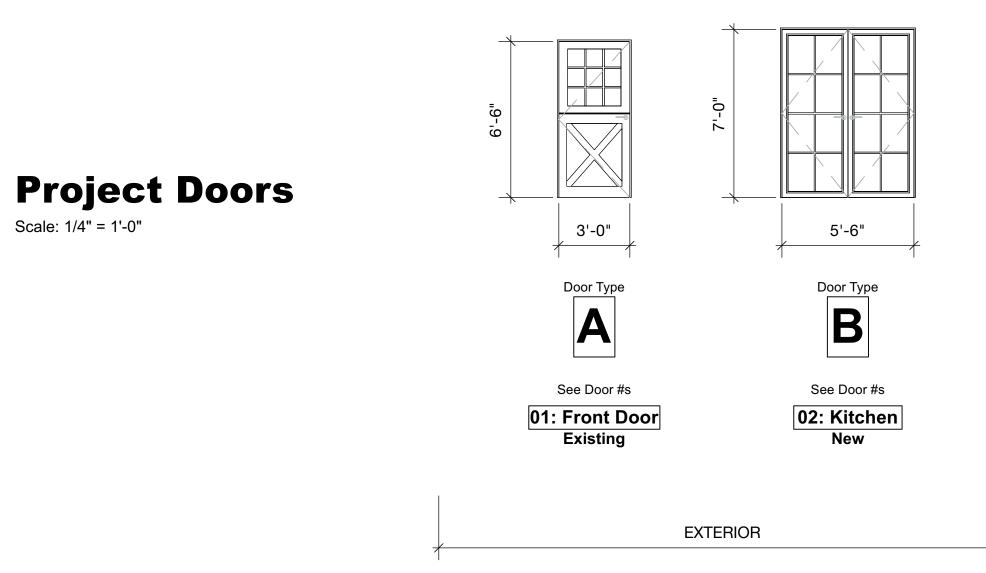






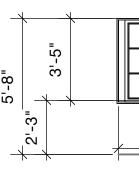




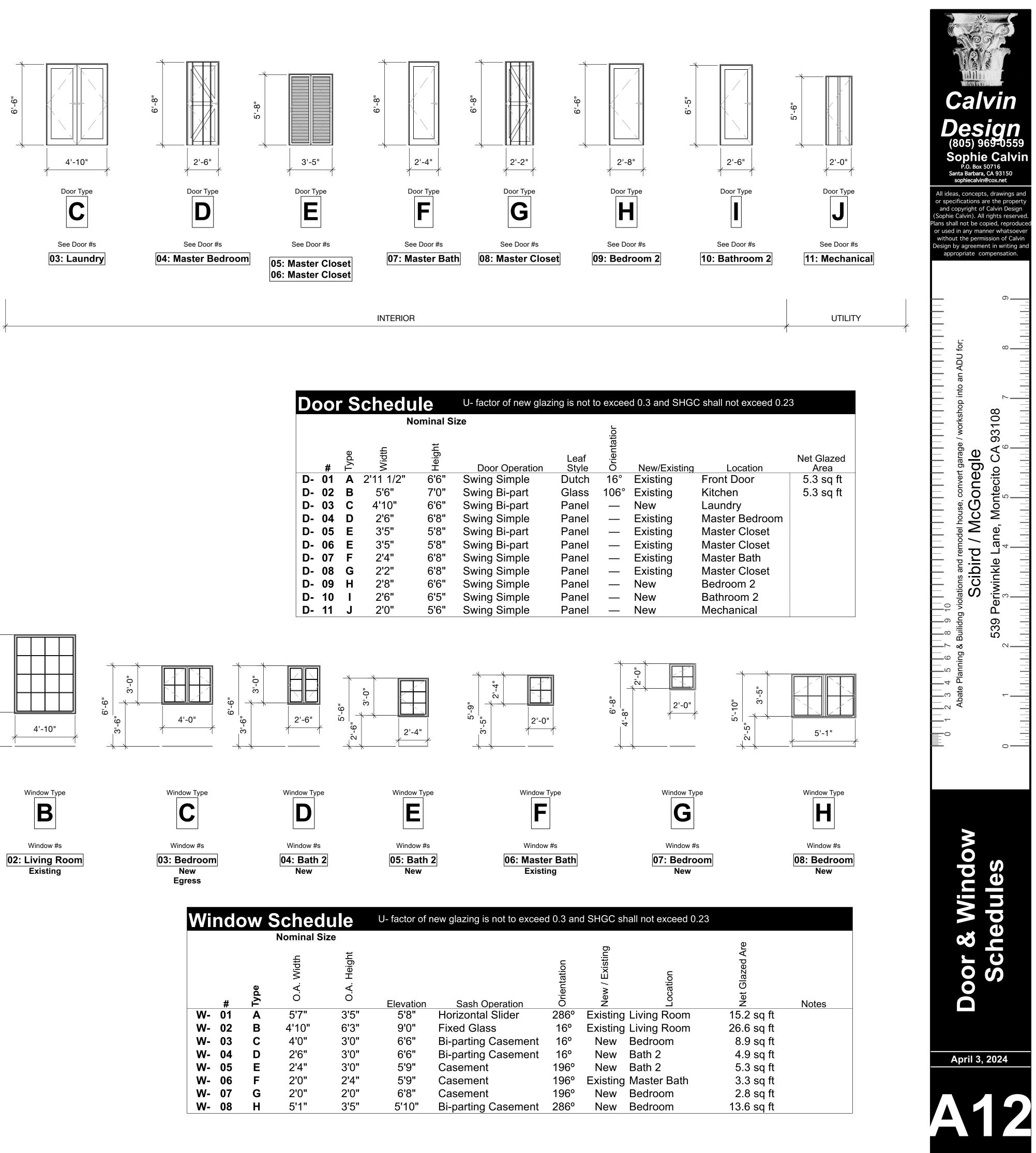


Scale: 1/4" = 1'-0"

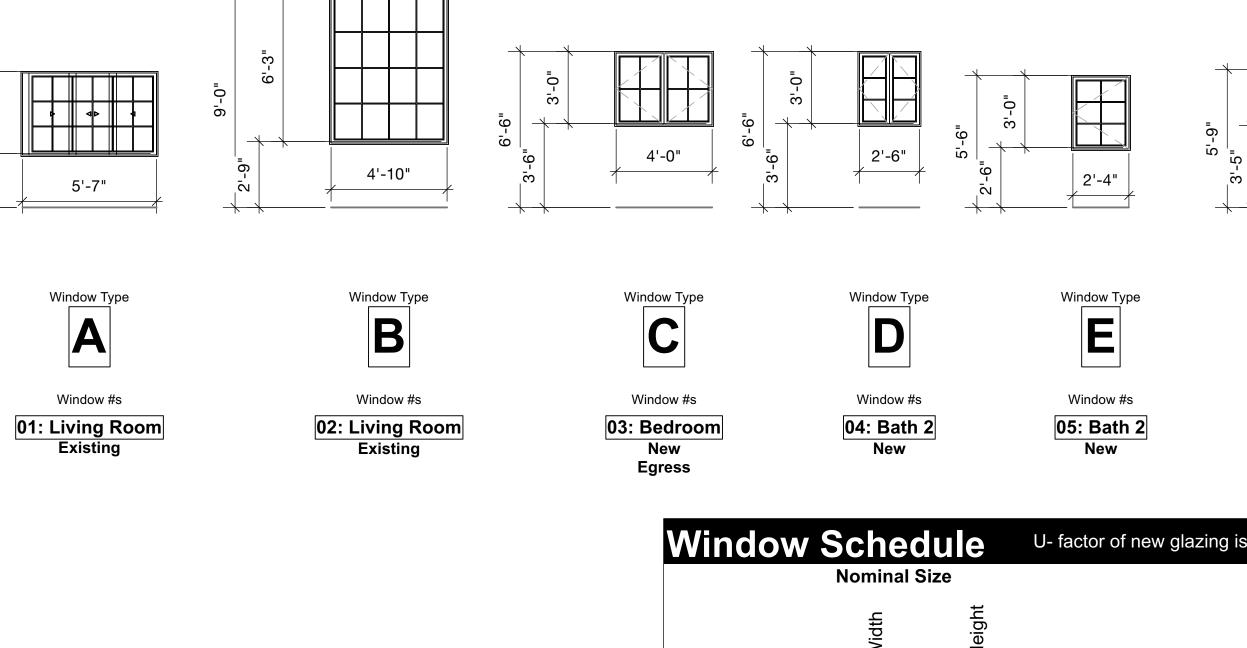




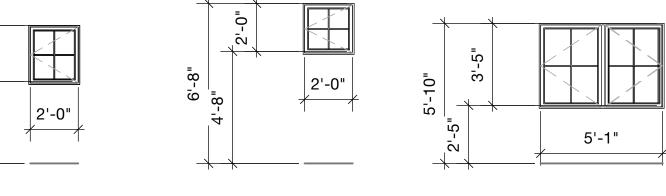




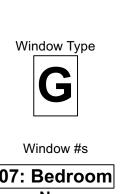
Door Schedule				le	U- factor of new glaz	ing is not t	o excee	d 0.3 and SHG0	C shall not exceed 0.2	3
		Type	Width N	ominal S Height		Leaf	Orientation			Net Glazed
D-	# 01	A	<u>></u> 2'11 1/2"	 6'6"	Door Operation Swing Simple	Style Dutch	 	New/Existing Existing	Location Front Door	Area 5.3 sq ft
D-	02	B	5'6"	7'0"	Swing Bi-part	Glass	106°	Existing	Kitchen	5.3 sq ft
D-	03	C	4'10"	6'6"	Swing Bi-part	Panel		New	Laundry	0.0 39 10
D-	04	D	2'6"	6'8"	Swing Simple	Panel		Existing	Master Bedroom	
D-	05	E	3'5"	5'8"	Swing Bi-part	Panel		Existing	Master Closet	
D-	06	Е	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	Η	2'8"	6'6"	Swing Simple	Panel		New	Bedroom 2	
D-	10	Т	2'6"	6'5"	Swing Simple	Panel		New	Bathroom 2	
D-	11	J	2'0"	5'6"	Swing Simple	Panel		New	Mechanical	

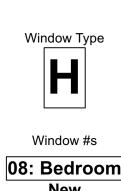


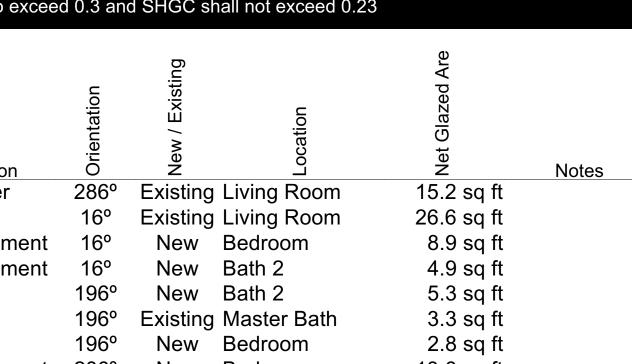
		¢	O.A. Width	A. Height		
	#	Type	1.O	O.A.	Elevation	Sash Operat
W-	0 1	A	5'7"	3'5"	<u> </u>	Horizontal Slide
W-	02	В	4'10"	6'3"	9'0"	Fixed Glass
W-	03	С	4'0"	3'0"	6'6"	Bi-parting Case
W-	04	D	2'6"	3'0"	6'6"	Bi-parting Case
W-	05	Е	2'4"	3'0"	5'9"	Casement
W-	06	F	2'0"	2'4"	5'9"	Casement
W-	07	G	2'0"	2'0"	6'8"	Casement
W-	08	Н	5'1"	3'5"	5'10"	Bi-parting Case

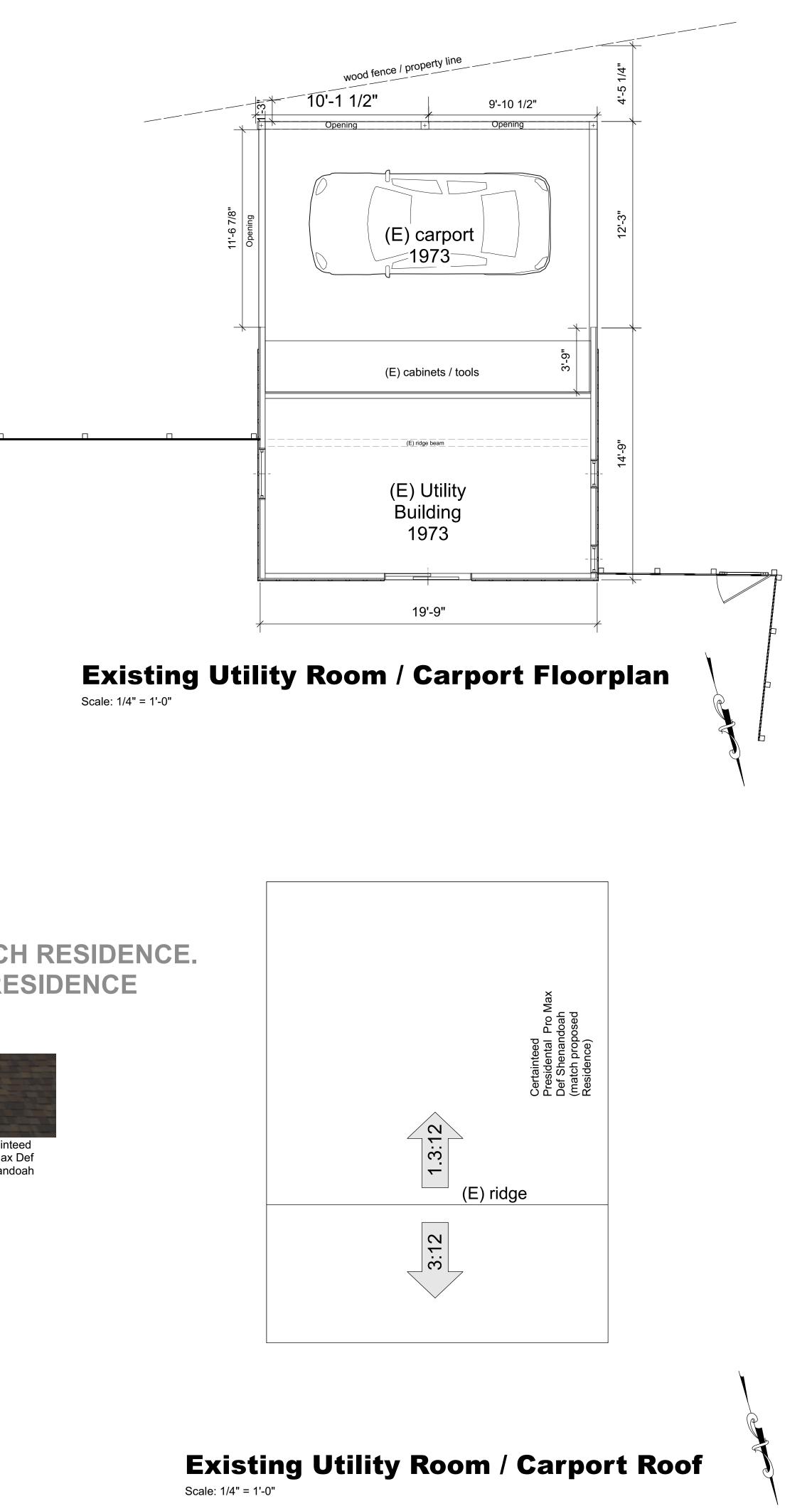






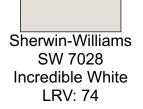


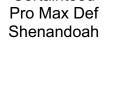




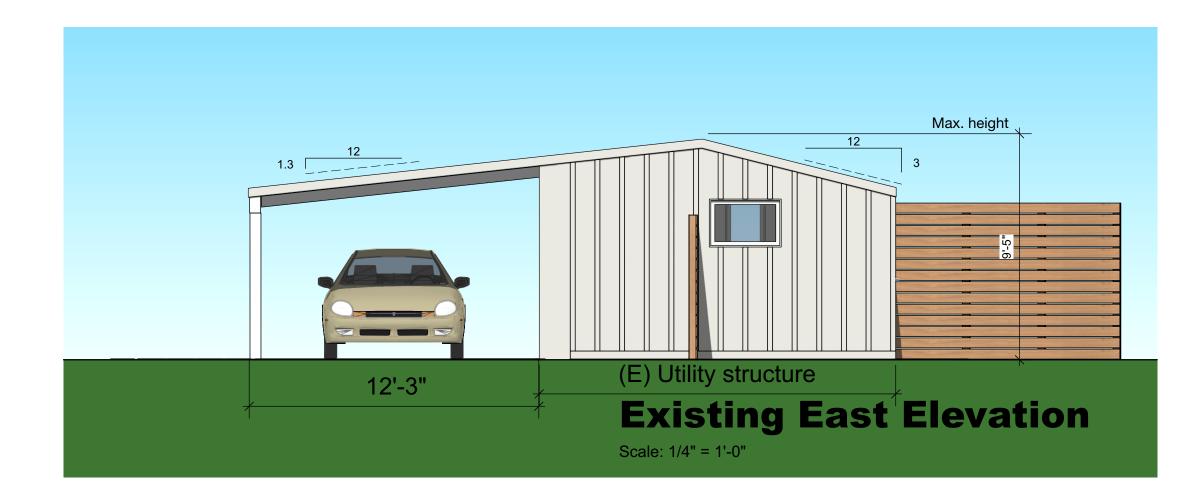
PAINT UTILITY/CARPORT TO MATCH RESIDENCE. **REPLACE ROOF TO MATCH RESIDENCE**

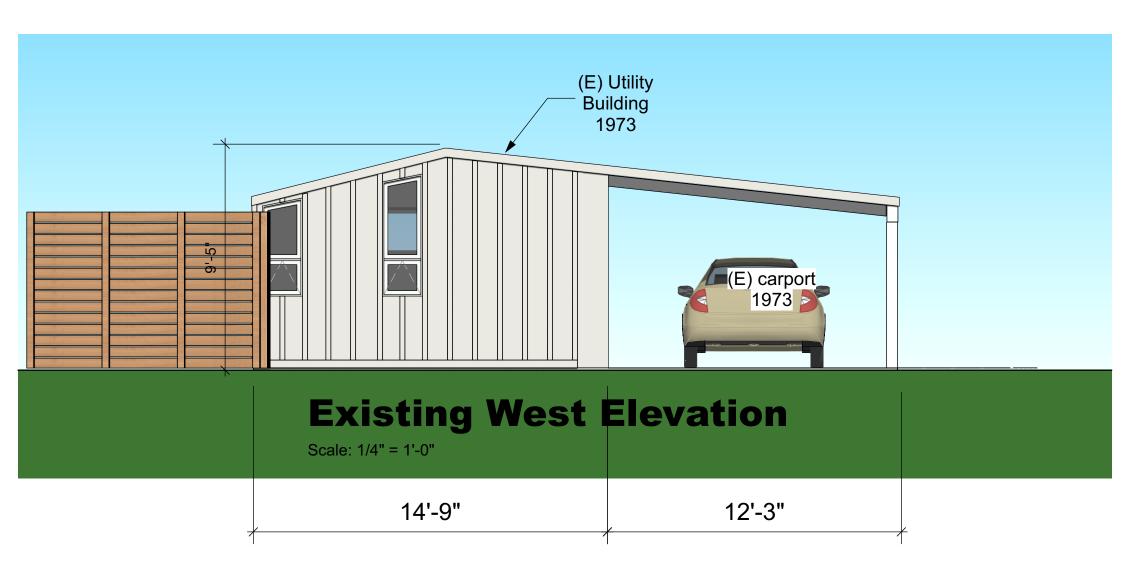


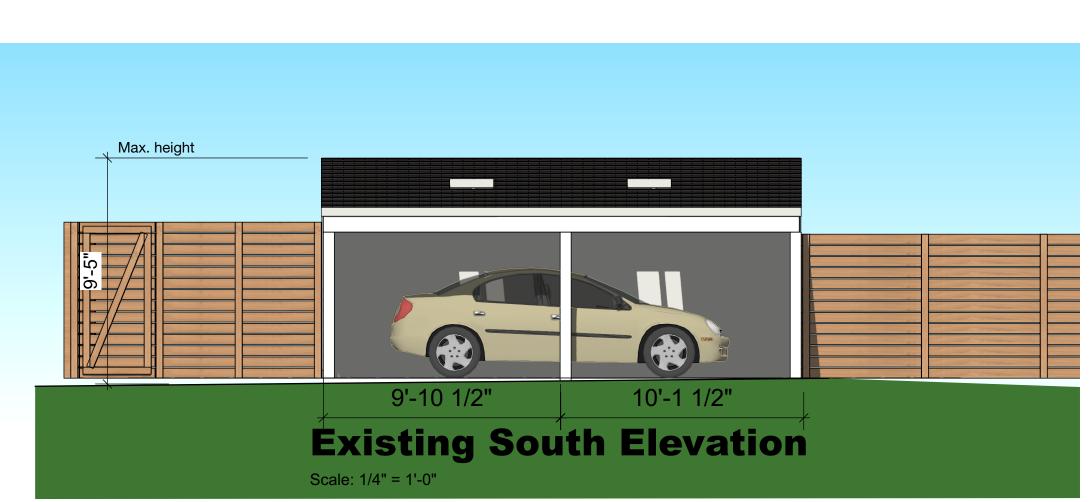


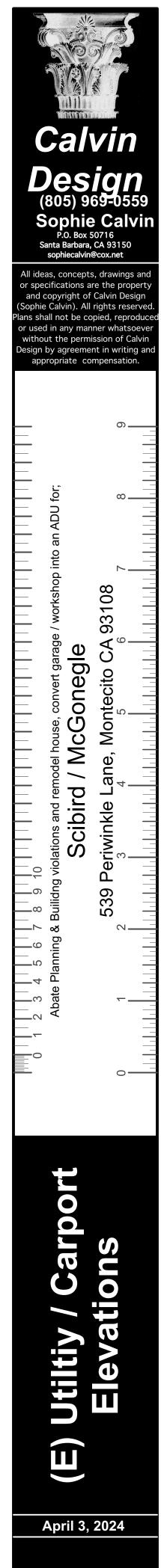




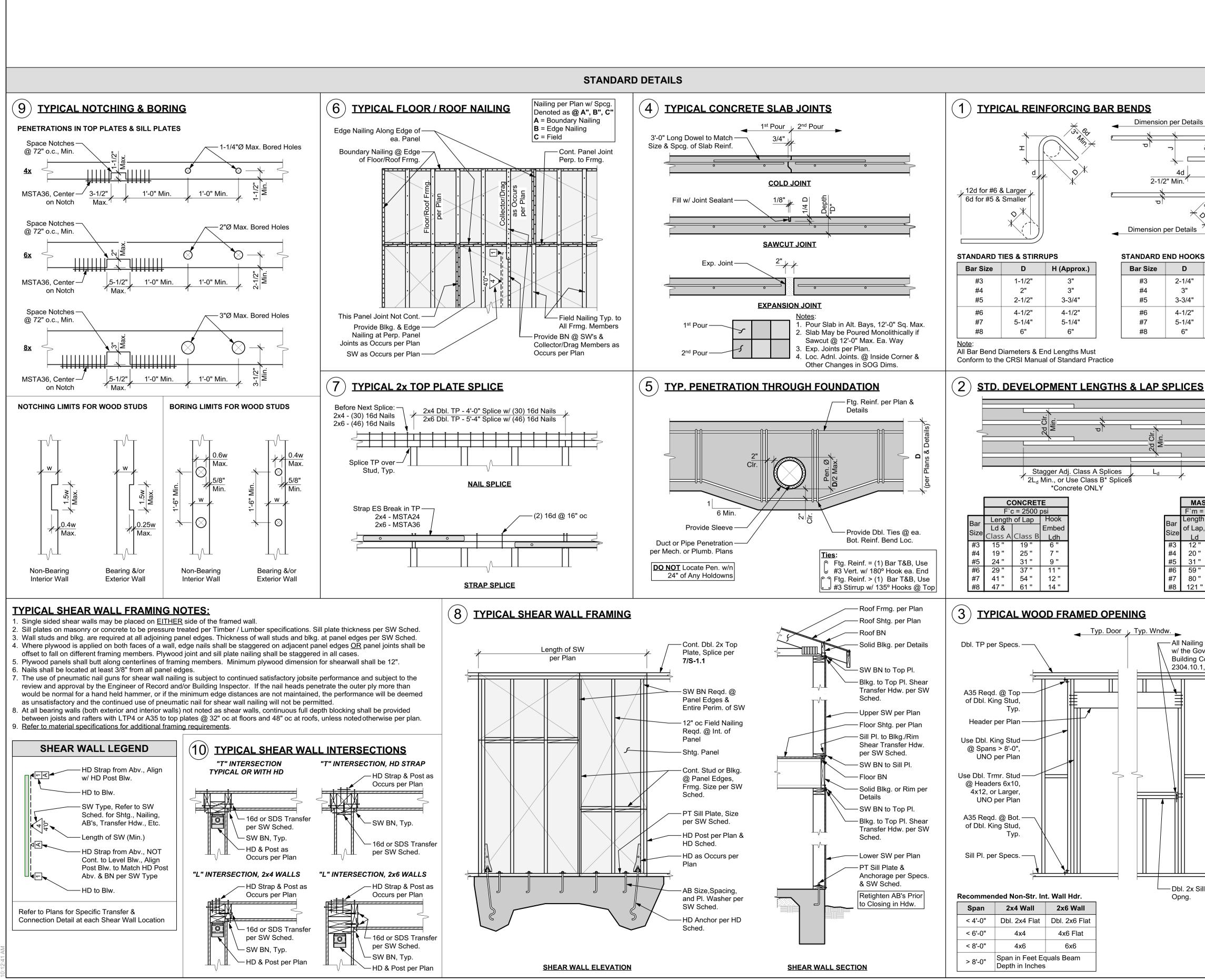








13



Scibird Remodel 539 Periwinkle Ln. Montecito, CA 93108

	ABBREV	/IATIONS	PROJECT INFORMATION	
	ABAnchor BoltA&BAbove and BelowAbv.AboveAdn.Addition (al)Adj.Adjacent,AdjustableAlt.Alternate (ive)Appd.ApprovedArch.Architect(ural)Avg.AverageBdry.BoundaryBldg.BuildingBlk(g).Block (ing)Bm.BeamBNBoundary NailingB-OBottom ofBOBy OthersBot.BottomBrg.Bearing	Min.Minimum, MinuteMod.Modif(y), (ication)Mtl.Metal(N)NewN/ANot ApplicableNat.NaturalNTSNot to Scaleo/OverocOn CenterODOutside DiameterOpng.OpeningOpt.Optional	CLIENT: Richard & Lisa Scibird & Mackenzie McGonegle 539 Periwinkle Ln. Montecito, CA 93108 ARCHITECT / DESIGNER: Calvin Design P.O. Box 50716 Santa Barbara, CA 93150 (805) 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:
KS J 3" 4" 5" 6" 7" 8"	Btwn.BetweenBWBoth WaysCant.Cantilever(ed)CIPCast in PlaceCJCeiling JoistCJPComplete Joint PenetrationCLCenter LineClg.CeilingCMUConc. Masonry UnitCol.ColumnComp.ComponentConc.ConcreteConn.ConcreteConn.ConstructionConst.ConstructionCont.Continue (ous)Ctr.CenterdPenny	Ply.PlywoodPrep.Prepare, (ation)Press.PressureProj.ProjectProp.PropertyPSFLbs per Square Ft.PSILbs per Square In.PTPressure-TreatedPVPhotovoltaic (Solar	DESIGN PARAMETERSGENERAL PARAMETERSBuilding Code2019 CBC *Roof Loads2019 CBC *Roof Loads15 psf**Includes 3 psf PV Loads15 psfLive Loads (LL)20 psfFloor Loads - Typ.20 psfDead Loads (DL)15 psfLive Loads (LL)40 psfFloor Loads - Deck20 psfDead Loads (DL)11 psfLive Loads (LL)60 psf	C 76732 PLAN REVIEW SET NO FOR CONSTRUCTION CIVIL OF CALIFORN
ASONRY n = 1500 psi gth Hook ap, Embed d Ldh " 5" " 7" " 8" " 10" " 11" 1" 13"	Dbl.DoubleDefl.DeflectionDeg.DegreeDemo.Demolish(tion)Dep.Depress(ed)DFDouglas FirDia.DiameterDiaph.DiaphragmDif.DifferentDim.DistanceDJDeck JoistDLDead LoadDwg.Drawing(E)ExistingEa.EachEFEquivalent Fluid PressureElev.Elevator, ElevationEmbed.Embed(ed), (ment)Engr.EngineerEOREngineer of RecordEq.Equal, EquivalentESEach SideEWEach WayExp.Expand, ExpansionExt.ExteriorFdn.FoundationFFFinished FloorFJFloor JoistFlr(g).Floor (ing)FOCFace of ConcreteFOMFace of Masonry	Panels)RRadiusRec(s).Recommendation(s)Rect.RectangularRef.ReferenceReinf.Reinforce(d), (ment),(ing)Req(d).Require(d)Reqs.RequirementsRet.Retain(ing)RJRoof JoistRRRoof RafterRWRedwoodSADSee Arch Dwg'sSched.ScheduleSgl.SingleShtg.SheathingSim.SimilarSIPStr. Insulated PanelSMSheet MetalSOGSlab on GradeSpec.Specifi(ed),(cations)Sq.SquareSSStructural SteelStd.StandardStgr.Stagger(ed)Stl.SteelStruc.Structure, (al)SWShear WallSym.Symmet(ry), (rical)T&BTop and BottomT>ongue and GrooveTemporaryTemporary	Bearing Pressure1500 pstWIND DESIGN BASISUltimate Wind Speed, V_{uLT} 92 mphNominal Wind Speed, V_{ASD} 71 mphRisk CategoryIIExposureBImportance Factor, I_w 1.00SEISMIC DESIGN BASISSeismic Design CategoryESite ClassDSeismic FactorsSg / S12.117 / 0.780Sps / S211.694 / 0.884Risk CategoryIIImportance Factor, I_e 1.00Resisting System:Wood Shear WallsResponse Mod.Coefficient, R6.5Design Base ShearV = 0.261WAnalysis Procedure:Eqv. Lateral Force(ASCE 7-16, T. 12.6-1)	Scibird Remodel 539 Periwinkle Ln. Montecito, CA 93108
ng to Conform Boverning Code Table D.1, Typ.	FOM Face of Masonry FOS Face of Studs FOW Face of Wall Frmg. Framing Ft. Foot, Feet Ftg. Footing Ga. Gage, Gauge Galv. Galvanized GB Grade Beam GC General Contractor Gyp. Gypsum HD Holdown Hdr. Header Hdw. Hardware Hgr. Hanger Hor(iz). Horizontal Ht. Height ID Inside Diameter In. Inch(es) Insp. Inspect(ion) Int. Interior Inv. Invert, Inverted Jst. Joist K Kips (1,000 pounds) KLF Kips per Linear Ft. King King Stud KP King Post KSF Kips per Square Ft. KSI Kips per Square In. Lb(s). Pound(s) LL Live Load Loc. Location LW Light Weight	Thk.Thick(ness)ThruThroughTNToe-NailTPTop PlateT-OTop ofTOBTop of BeamTOCTop of ConcreteTOGTop of GradeTOMTop of MasonryTOSTop of SteelTOWTop of WallTRUTo RemainUnchangedTrmr.Trimmer StudTyp.TypicalUNOUnless NotedOtherwiseVert.VerticalVIFVerify in FieldVWAVerify with Archw/Withw/nWithoutWSWood ScrewWndw.WindowWt.WeightWWFWelded Wire Fabric	 * The 2019 California Building Code (CBC), based on the 2018 International Building Code (IBC), is the governing code in the State of California. SHEET INDEX S-1.1 Structural Title Sheet S-1.2 Structural Specifications & Special Inspections S-2.1 Foundation Plan-Main House S-2.2 Roof Framing Plan-Main House S-2.3 Foundation Plan - Garage S-2.4 Roof Framing Plan - Garage S-3.1 Structural Details S-3.2 Structural Details S-3.3 Structural Details 	Revision: Image: Strength of the second seco
				S-1.1 DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.

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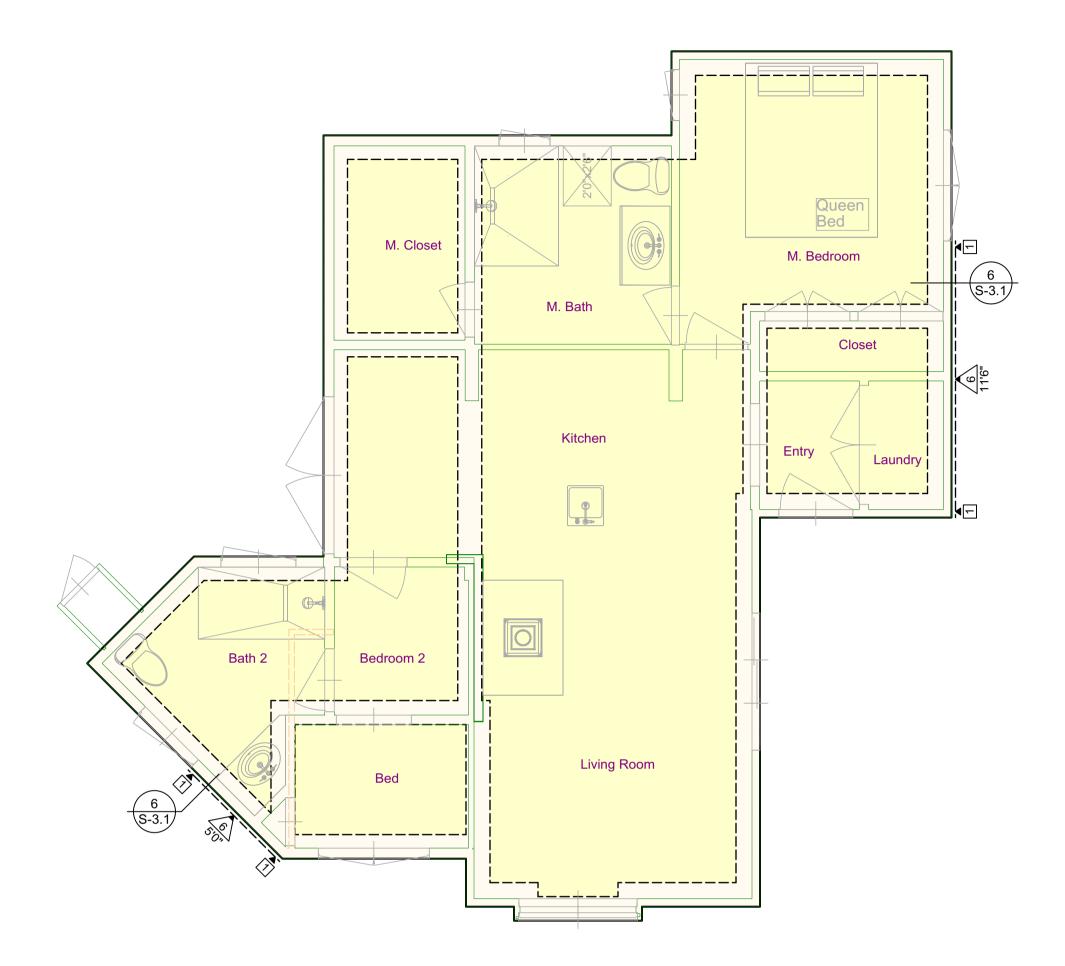
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Governing Building Code, se			
Governing Building Code, se		n fulfillment of the requirements of the	<u>GENERAL NOTES</u> 1. The following notes, details, schedules & specifications shall apply to al
Special Inspections and Tes	ection 1704 and 1705.	in accordance with the approved plans	project unless specifically noted otherwise. Notes and details on the structure take precedence over general notes and typical details. Where no details
		ig Building Code, Section 1704, 1705,	construction shall be as shown for similar work.2. All drawings are considered to be part of the contract documents. The 0
3. The schedule of Special Insp		ne Special Inspections and tests required.	responsible for the review and coordination of all drawings and specification
inspection requirements. An	y additional tests and ir	and specifications for detailed special nspections required by the approved plans	
	tted to the Building Offi	cial and the Registered Design	with the contract documents or any applicable code requirements shall Contractor at no expense to the Owner or Engineer.
1704.2.4.	-	with the Governing Building Code Section	present knowledge available, but without guarantee of accuracy. The C
correction of any discrepanc	ies noted in the inspec	required Special Inspections, testing and tions shall be submitted prior to issuance	responsible for the verifications of all dimension and conditions at the si between actual site conditions and information shown on the drawings
(a) Required special ins	spections.	04.2.4). The Final Report will document:	shall be brought to the attention of the EOR prior to the start of construct4. Refer to the Architectural plans for the following:
	r her obligation to ensu	re that the construction complies with the	(a) Dimensions(b) Size and location of all interior and exterior wall locations.
		program of special inspections. In partial and directly pay for the Special	(c) Size and location of all floor, roof and wall openings(d) Size and location of all drains, slopes, depressions, steps, etc.
Inspections as required in th 1704.4 Contractor responsib		Code, Section 1704.2. esponsible for the construction of a main	(e) Specification of all finishes & waterproofing(f) All other non-structural elements
		seismic system or a wind- or seismic f special inspections shall submit a	 Refer to the mechanical, electrical and plumbing plans for the following: (a) Size and location of all equipment
		ficial and the owner or the owner's rk on the system or component. The	(b) Pipe runs, sleeves, hangers and trenches(c) All other mechanical, electrical or plumbing related elements
contractor's statement of res special requirements contair		acknowledgement of awareness of the special inspection.	 DO NOT scale structural plans. Contractor shall use all written dimension plans.
CHEDULE OF TESTING AGE	NCIES & SPECIAL INS	SPECTORS	 Construction materials shall be uniformly spread out if placed on floor o overload the framing. Load shall not exceed the design live load per square
The following are the testing age ests and inspection on this projection		ectors that will be retained to conduct	Contractor's responsibility to provide adequate shoring and/or bracing a 8. Specifications and detailing of all waterproofing and drainage items, wh
Responsibility	Firm	Address, Telephone, Email	on the structural plans for general information purposes only, are solely responsibility of others.
1. Special Inspection (Except for Costochnical)			 The Engineer will not be responsible for and will not have control or cha means, methods, techniques, sequences or procedures, or for safety price
(Except for Geotechnical)			programs in connection with the construction delineated by these plans understood that the Contractor or his/her agent(s) shall supervise and d
2. Materials Testing			 shall be solely and completely responsible for all construction means, means and conditions on the job site, including safety of the solely and conditions on the job site, including safety of the solely solely and conditions on the job site, including safety of the solely solely and conditions on the job site, including safety of the solely solely solely solely solely and conditions on the job site, including safety of the solely sol
พลเอกลอ เองแบง			property during the entire period of construction. Periodic observations
			staff or representatives are not intended to include verification of dimen adequacy of the Contractor's safety measures on or near the construction 10 Madifications of the plane, pater data is and encoding the state.
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 vari- the work. The Contractor shall be responsible for coordinating the work
			12. It is the Contractor's responsibility to ensure that only approved structur during the course of construction. The use of unapproved documents st
			contractor's own risk. Corrections of all work based on such documents the Contractor's expense.
			 These plans and specifications represent the structural design only. No warranty is provided for the work of any other Consultant (Architect, Me
* Additional inspections may be	required at the discret	ion of the Building Official.	etc.). This includes, but is not limited to, waterproofing, drainage, ventila dimensions.
SEISMIC REQUIREMENTS (Se	ection 1705.12)		FOUNDATIONS
Description of seismic-force-res special inspections per Section		gnated seismic systems subject to	 Refer to Structural Design Parameters section on sheet S-1.1 for all soi in calculations.
Light-framed walls sheathed w	ith wood structural pan	els rated for shear resistance or steel	 Soils values per geologic/geotechnical report (or "soils report") by GSI S Project No. SB01291-1, dated December, 2020. This report and all record
sheets (ASCE 7, Table 12.2-1 The extent of the main seismic-		is defined in more detail in the	contained therein are to be considered a part of these plans.3. It is the Contractor's responsibility to obtain a copy of the soils report from the soils repor
			- o. This are contractor a responsibility to obtain a copy of the solis report In
construction documents.			 4. Unexpected Soil Conditions: Allowable values and subsequent foundation
			 of the soils report shall be on the job site during the course of construct 4. Unexpected Soil Conditions: Allowable values and subsequent foundati on soil conditions which are shown by test borings. Actual soil condition
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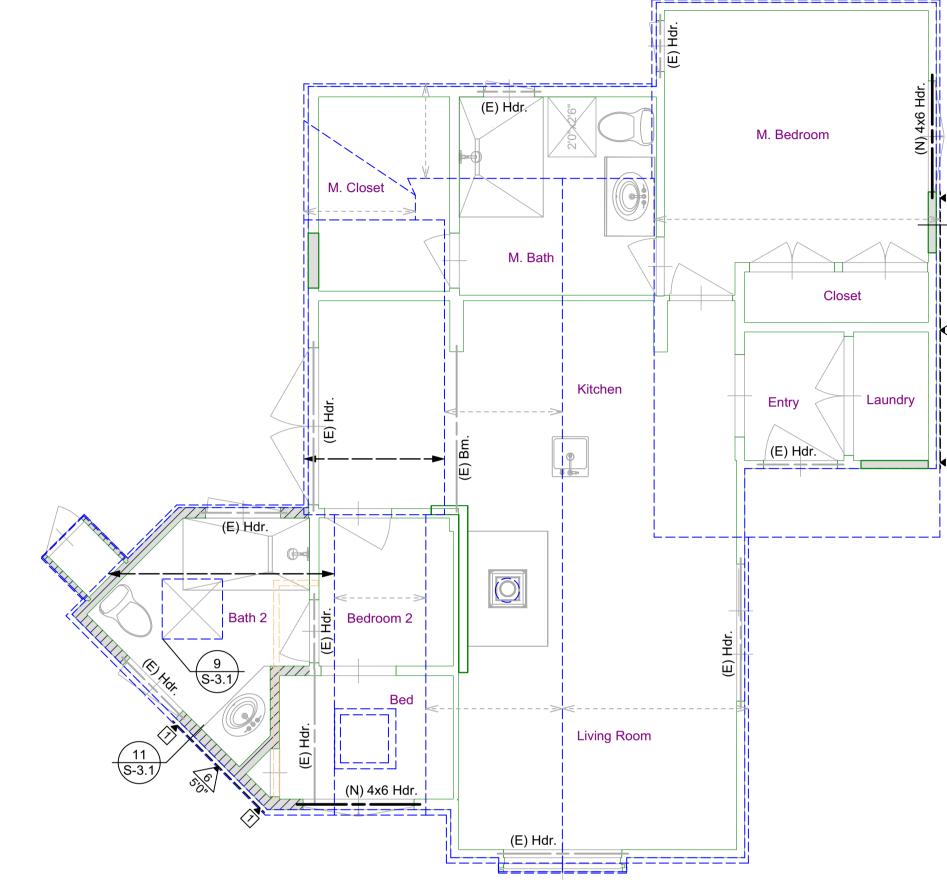
a specifications shall apply to all phases of this be. Notes and details on the structural plans shall typical details. Where no details are given, r work.	CONCRETE1. All concrete shall have:(a) an ultimate compressive strength (f'c) of 3,000 psi at 28 days (UNO).(b) a maximum slump of 5" at point of placement.(c) a W/C ratio of 0.55 or less for all slabs, walls, and columns, and 0.60 or less for all	 ROUGH CARPENTRY Refer to latest edition of the Governing Building Code, Table 2304.10.1. for al nailing requirements. Refer to individual sections for applicable material specifications. Fabricate, size, install, connect, fasten, bore, notch, and cut wood and plywood
the contract documents. The Contractor shall be on of all drawings and specifications prior to the start be brought to the attention of the Engineer prior to ation can be issued. Any work performed in conflict cable code requirements shall be corrected by the or Engineer.	 foundations. (d) a normal dry-weight density (UNO). 2. Special inspection is NOT required as the foundations have been <u>designed</u> with f'c = 2,500 psi in accordance with the Governing Building Code, section 1705.3, exceptions 1, 2.1, and 2.3, unless explicitly specified herein, on the structural plans, or by the Building Department. As a minimum, special inspection is always required on: 	 true, tight, and well-nailed, screwed or bolted as required, all members to have without being shimmed, unless noted otherwise. Set horizontal members subj with the crown up. Install framing plumb, square, true and cut for full bearing. permitted between bearings. Use full lengths unless otherwise specified. Metal framing angles, anchor, clips, straps, ties, holdowns, etc. shall be mfg b Strong-Tie Co. No substitutions shall be permitted without prior approval of the
when on the structural plans are based on best guarantee of accuracy. The Contractor shall be tension and conditions at the site. Any discrepancies nation shown on the drawings or in the specifications OR prior to the start of construction.	 (a) structural slabs, flat plates (b) walls, columns, beams (c) piles, caissons (d) welding of reinforcement, installation of mechanical bar splice devices, epoxy application 	 All walls are to have continuous double 2x top plates spliced as followings unlenoted otherwise on the plans and details. Wall Studs: (a) Unless specifically noted on the plan and details, use the following gu framing:
llowing: nd exterior wall locations. f and wall openings opes, depressions, steps, etc. terproofing	When required or specified, special inspection services shall conform to the Governing 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 require the special inspection requirements [Section 1704.1 and 1704.4]. Nothing in these plans waives the Building Department's right to require special inspection at any point and on onvertexial	 i. Use 2x4 studs at 16" oc for walls less than 9'-0" tall. ii. Walls 9'-0" to 16'-0" tall shall be constructed of 2x6 studs at 16" or iii. Request specifically engineered wall details for walls greater than 7. Blocking: (a) Provide min. one row of nominal 2" thick blocking of same width as stand spiked into studs at mid-height of partitions or walls over 8' high.
lumbing plans for the following: ht trenches	 any material. Testing of materials used in concrete construction must be performed as noted on structural plans or at the request of the Building Department to determine if materials are quality specified. Tests 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 	 (b) All foundation cripple walls (or "pony walls") less than 14" in height sh blocking. (c) Refer to shearwall section for additional blocking requirements. 8. Notching:
r plumbing related elements or shall use all written dimensions on Architectural	listed in the Governing Building Code, Table 1705.3. When testing of concrete is required, four (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 be held in reserve. Where 4x8 cylinders are used, (5) test cylinders shall be taken, with (3)	 (a) Is not permitted of any structural member without prior approval (b) In exterior and bearing walls, notches shall not exceed 25% of the stu (c) Non-bearing partition walls, notches shall not exceed 40% of the stud (d) Successive notches in the same member shall be spaced a min of 18
eed the design live load per square foot. It is the quate shoring and/or bracing as required. roofing and drainage items, while sometimes shown ation purposes only, are solely the design	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 instruct the testing agency to perform tests on a schedule different than above without the prior authorization of the Engineer. Contractor is responsible for complying with applicable testing requirements of theBuilding Department. Copies of all test reports shall be provided to	 9. Boring: (a) Is not permitted of any structural member without prior approval (b) In exterior and bearing walls, holes shall not exceed 40% of the stud of (c) Non-bearing partition walls, may be drilled not greater than 60% of stude (d) Successive holes in the same member shall be spaced a minimum of the stude
and will not have control or charge of construction s or procedures, or for safety precautions and ction delineated by these plans. It should be agent(s) shall supervise and direct all work and le for all construction means, methods, techniques,	 Engineer and Building Department for review in a timely manner. The Contractor shall remove and replace any concrete which fails to attain specified 28 day compressive strength if 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 concrete shall be replaced at the Contractor's expense. 	 10. Bearing: (a) Provide a min. of 1-1/2" of bearing for all 2x joists and hdrs 4x10 / 6x8 (b) Provide a min. of 3" of bearing for all beams and hdrs 4x12 / 6x10 & la plans. (c) Members bearing on prefabricated hangers are to have full bearing ar
n the job site, including safety of all persons and ruction. Periodic observations by the Engineer, his to include verification of dimensions or review the sures on or near the construction site.	 All concrete work shall conform with the Governing Building Code, Chapter 19. All cement shall be Portland Cement Type I or II and shall conform to ASTM C 150. All aggregates shall conform to ASTM C33. Maximum aggregate sizes: (a) Footings: 1-1/2" 	 manufacturer's specifications. 11. Posts: (a) Posts inside walls shall bear on sill plates and shall be continuous bet bottom plates, unless specifically noted otherwise.
and specifications shall not be permitted without st practice prevailing in the various trades performing usible for coordinating the work of all trades. ure that only approved structural plans are used se of unapproved documents shall be at the york based on such documents shall be performed at	 (b) All other work: 3/4" 8. Where not specifically detailed, the minimum concrete cover on reinforcing steel shall be: (a) Permanently exposed to earth or weather i. Cast against earth: 3" ii. Cast against forms: 2" (b) Not exposed to earth or weather i. Slabs, walls, joists: 3/4" 	 (b) Provide posts under all beams, girders or double joists equal to the wis supported member. (c) Posts on upper levels are to be stacked on posts of equal size at leve unless a larger post is specified on the plans. (d) Vertically oriented blocking ("squash blocking") shall be used to fully the area through floors to foundation. Vertical blocking shall be equal to fle plus 1/16".
t the structural design only. No information nor other Consultant (Architect, Mechanical, Electrical, waterproofing, drainage, ventilation, accessibility, or	 ii. Beams, girders, columns: 1-1/2" 9. The minimum lap splice length for all reinforcing steel shall be as noted in the typical details on sheet S-1.1. All lap splices to be staggered. 10. All reinforcing steel, anchor bolts, dowels, inserts, and any other hardware to be cast in concrete shall be well secured in position prior to foundation inspection. All hardware to be installed in accordance with respective manufacturer's specifications. Refer to architectural 	 (e) Headers framing into continuous posts without trimmer studs shall be Simpson HUC hangers unless noted otherwise on the plans. (f) Posts when isolated, shall be seated in Simpson post or column base otherwise on the plans 12. Roof Framing: (a) Provide wood joists, as specified, laid with the crown up and spaced a
ection 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 approved by the Architect and Engineer prior to forming. Construction joints 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 at (d) Provide all cricket framing required to achieve positive drainage per A
port (or "soils report") by GSI Soils Inc., r, 2020. This report and all recommendations part of these plans. ain a copy of the soils report from the Owner. A copy during the course of construction.	thoroughly air and water cleaned and heavily roughened so as to expose coarse aggregates. All surfaces to receive fresh concrete shall be maintained continuously wet at least three (3) hours in advance of concrete placement. Unless specifically detailed or otherwise noted, construction and control joints shall be provided in all concrete slabs-on-grade. Joints shall be located such that the area does not exceed 400 sq. feet.	 (d) Provide all chocket training required to achieve positive drainage per A (e) Install plywood panels with the face grain across the framing and clos at each support. Fully nail with common nails per the plans. (f) Plywood panels shall not be less than 4' x 8' except at boundaries and framing direction, where the minimum panel dimension shall be no less unless all edges of undersized panels are supported by and fastened
alues and subsequent foundation designs are based st borings. Actual soil conditions which deviate orings shall be reported to the EOR and/or soils eparation shall be performed in accordance with	 The Architect, Engineer and appropriate inspectors shall be notified in a timely manner for a reinforcement inspection prior to the placement of any concrete. 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, walls, floors, and roof slabs unless specifically detailed or noted on the plans. All piles or 	 members or blocking. (g) Provide Simpson "PSCL" clips at all plywood joints perpendicular to fr clips midway between framing members at the unsupported edges of members are spaced at 24" oc or greater. If clips are not used, provid for joints perpendicular to framing.
ding Code Chapter 18 & Appendix J. All such work tions of the project soils engineer. ions (as indicated in the drawings), cut square and ill be taken not to over-excavate foundation at lower	 conduits passing through concrete members shall be sleeved with standard steel pipe sections. 14. The Contractor is responsible for design, installation, maintenance and removal of all formwork. Forms shall be properly constructed, sufficiently tight to prevent leakage, 	 13. Floor Framing: (a) Provide wood joists, as specified, laid with the crown up and spaced a (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 at
s around high elevation. avations. ths into compacted fill or natural soil (as per plans ng official and/or soils engineer. oproved by the appropriate building official and/or a	 sufficiently strong, and braced to maintain their shape and alignment until no longer needed for concrete support. Joints in formwork shall be tightly fitted and blocked, and shall produce a finished concrete surface that is true and free from blemishes. Forms for exposed concrete shall be pre-approved by the Architect to ensure conformance with design intent. 15. Remove formwork in accordance with the following schedule: 	 floors framed with I joists, refer to the mfg's spec's for blkg requirement (d) Provide full depth solid 2x blocking between the joists under all walls a where the wall or partition is perpendicular to the floor framing (includi framed with I joists)
to forming and placement of reinforcing or concrete. required reinforcing steel, framing hardware, d formwork is properly placed and inspected by the	 (a) Forms at slab edge: 1 day (b) Side forms at footings: 2 days (c) All other vertical surfaces: 7 days (d) Beams, columns, girders: 15 days 	 (e) Install plywood sheathing with the face grain across supports, end sup staggered, and the edges of sheets centered over supports. If T&G pl blocking need not be provided at all plywood edges (UNO per plan). If is not used, blocking shall be provided at all plywood edges. Glue plyw and fully nail with common nails per the plans.
charge of framing to properly position all holdown Il other cast-in-place hardware. Refer to typical to foundation inspections. s must be moistened to optimum moisture content te. Conversely, de-water footings as required to	 (e) Elevated slabs: 28 days Engineer reserves the right to modify removal schedule above based on field observations, concrete conditions, and/or concrete test results. 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. 	 (f) Plywood panels shall not be less than 4' x 8' except at boundaries and framing direction, where the minimum panel dimension shall be no les unless all edges of undersized panels are supported by and fastened members or blocking. 14. Shear Walls:
ptimum working conditions. le for all excavation procedures including lagging, roperty, structures, streets, and utilities in cal safety ordinances. The Contractor shall provide ing, bracing and shoring required.	 All concrete (except slabs-on-grade 6" or less) shall be mechanically vibrated as it is placed. Vibrator to be operated by experienced personnel. The vibrator shall be used to consolidate the concrete. The vibrator shall not be used to convey concrete, nor shall it be placed on reinforcing and/or forms. Concrete shall be maintained in a moist condition for a min. of five (5) days after placement. Concrete shall not be permitted to free fall more than six (6) feet. For heights greater than six 	 (a) Refer to plans for all shearwall locations, length type and nailing. (b) Refer to Shearwall Schedule on title sheet for additional information. (c) Shear wall lengths specified on plans are minimum required. (d) Shear walls to be nailed with common nails. All nails to have minimum distance to panel or framing member. (e) Where 3x framing is required per the shear wall schedule, stagger edge
ecifically noted otherwise. Special inspection Building Code, Chapter 17 and shall be provided by partment approved engineer. The Building r require the special inspection requirements .1 & 1704.4]. Nothing in these plans waives the ecial inspection at any point and on any material.	 (6) feet, use tremie, pump or other method consistent with applicable standards. 20. When specified ultimate compressive strength is greater than 2500 psi, Contractor shall 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 provided for all admixtures. 21. Refer to Architectural plans for locations of all dimensions, slab depressions, slopes, drains, 	 (f) Oriented Strand Board (OSB) may be used in lieu of plywood. <u>TIMBER / LUMBER</u> 1. All structural lumber shall be Douglas Fir-Larch, S4S and shall conform to the Building Code, section 2303.1.1. 2. The minimum lumber grade of each member shall be as follows (unless species)
forcing bars shall be as follows: CC ESR-3814), Hilti HY 200 (ICC ESR-3187), or 7). 00 (ICC ESR-3187), or Hilti HY 270 (ICC 2682), or	 curbs, and control joints. <u>REINFORCEMENT</u> 1. Reinforcing steel shall be deformed, clean, free of rust, grease or any other material likely to impair concrete bond. 	noted otherwise on plans and details) : (a) 2x studs, blocking, plates:Stud (b) 2x joists #2 or better (c) 4x4, 4x6, or 6x6 beams or posts #2 or better
7). Inreinforced Masonry: Hilti HY 270 (ICC 2682), or).	 All bars shall conform to ASTM A615, Grade 60 minimum (UNO on structural plans). All weld wire fabric (WWF) shall conform to ASTM A185. Reinforcing steel that is to be welded shall conform to ASTM A706. All welding of 	 (d) 4x8, 6x8, or larger beams or posts #1 or better It is recommended (but not required) that all exposed members be Select Strue and free of heart center due to visual characteristics. All humber in contact with concrete or mascony shall be procedure treated Doug
with the manufacturer's printed installation d to install epoxy anchors. drilled with a carbide tipped concrete/masonry drill lrill bit set in "rotation and hammer" mode. Hole chor diameter specified, unless noted otherwise. For y units with a screen tube, the hole diameter shall be	 reinforcement shall be subject to special inspection. Contractor shall take necessary steps (standard ties, anchorage devices, etc.) to secure all reinforcing steel in their true position and prevent displacement during concrete placement. Fabrication, placement and installation of reinforcing steel shall conform to: (a) Concrete Reinforcing Steel Institute (CRSI) Manual of Standard Practice 	 All lumber in contact with concrete or masonry shall be pressure treated Doug Whenever it is necessary to cut, notch, bore or splice pressure treated materia surfaces shall be thoroughly painted with the same preservative. Maximum moisture content for all structural members shall not exceed 19%. All plywood sheathing shall be CDX grade (or better) Douglas Fir with exterior sheathing shall conform to the Governing Building Code and grade-marked by
ess noted otherwise. . A small diameter test hole shall be drilled at the g is encountered, the installation location shall be oned hole shall be filled with non-shrink grout or	 (b) the Governing Building Code. 6. Shop drawings for fabrication of reinforcing steel shall be approved by the Contractor and submitted to the Architect and Engineer for review and approval prior to fabrication. Shop drawings are not required for slabs-on-grade or foundations unless specifically noted on the structural plans. 	the American Plywood Association (APA). Panel index to be 40/20 for floors a roofs unless specifically noted otherwise on the plans and details.
nd beams, remove the rebar cover in order to that the holes avoid the rebar. Other dentify the positions and depth of reinforcing. s by blowing with 90 psi oil-free compressed air, d blowing with compressed oir again to achieve a	 Heating of reinforcing steel to aid in bending and shaping of bars is not permitted. All bends in reinforcing steel are to be made cold. All bend radii shall conform to CRSI Manual of Standard Practice. Refer to Concrete and Masonry notes for specific minimum splice length and splice 	
d blowing with compressed air again to achieve a F28 days old, within a temperature range of 50°F - Ilation. The base material shall have a minimum	staggering requirements. Lap welded wire fabric (WWF) reinforcement two (2) modules minimum (UNO). All splices are to be staggered.	
10 psi		

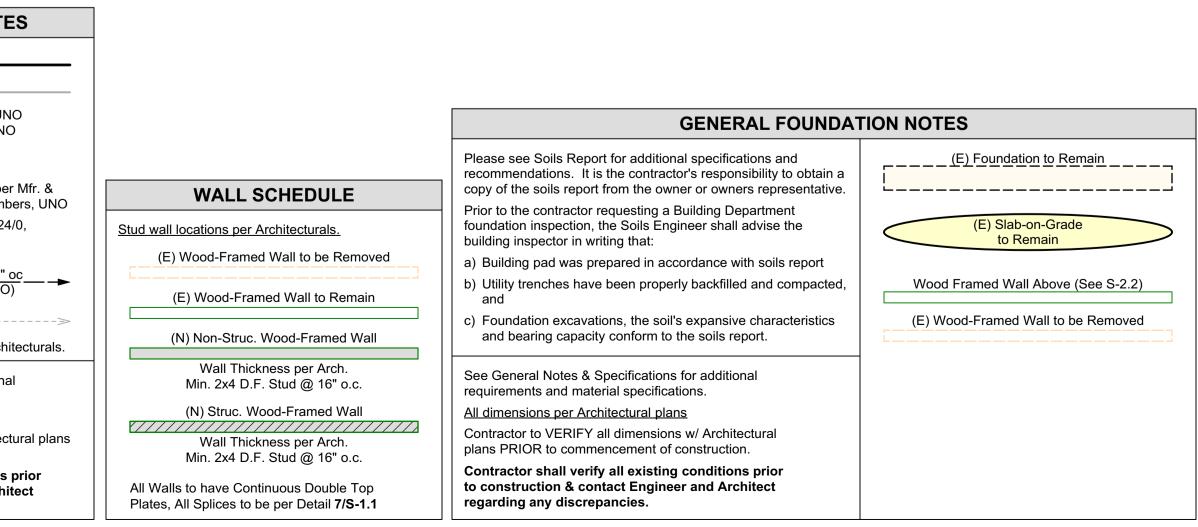
ing from the bottom of the hole to prevent air lls up with epoxy. Insert clean, oil-free anchor, bottom of the hole. DO NOT disturb anchor until facturer's installation instructions.

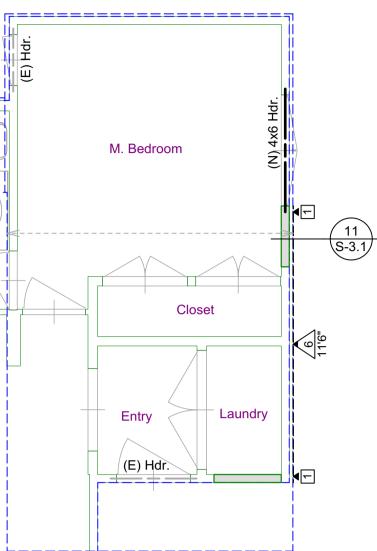
]
Table 2304.10.1. for all minimum	ENGINEERED LUMBER 1. Glu-laminated Beams (GLB): (a) shall have the following properties:	
cifications. d cut wood and plywood with joints	EWS Species / Flexural Modulus of Horiz. Shear Compression Use Combination Grade Stress, Fb Elasticity, E Stress, Fv Fc para. Fc perp.	Street 93101 2-9966 e.com
ed, all members to have solid bearing prizontal members subject to bending and cut for full bearing. Splices are not	Symbol Grade (psi) (ksi) (psi) (psi) (psi) Simple Span Bm. 24F-V4 DF +2,400/-1,850 1,800 265 1,650 650 Continuous or 24F-V8 DF +/- 2,400 1,800 265 1,650 650	C. C. S2-9966 ance.com
herwise specified. wns, etc. shall be mfg by Simpson	Cantilever Bm.241 VolDi1/22,4001,0002031,000000Columns2DF / L2+/- 1,8001,6002651,650650(b) shall not be notched, cut or drilled without prior approval from the Engineer	ast Cc ast Cc aara, (805)
out prior approval of the Engineer. pliced as followings unless specifically	 (c) shall have exterior glue and weather-treatment prior to installation (d) shall be fabricated by an approved manufacturer & in accordance with ANSI A 190.1 (e) shall have factory standard camber of 3,500-5,000 ft on beams UNO per Plan 	Jedande Contraction R I N G , I N C. 210 East Cota Street Santa Barbara, CA 93101 (805) 962-9966 www.ashleyvance.com
ls, use the following guidelines for wall	 Laminated Veneer Lumber (LVL) : (a) shall be 1-3/4" minimum thickness with the following minimum properties: 	L N Santa Www
9'-0" tall. ed of 2x6 studs at 16" oc	i. E = 2000 ksi ii. Fb = 2600 psi iii. Fv = 285 psi	
s for walls greater than 16'-0" tall.	iv. Fc (parallel) = 2500 psi v. Fc (perp.) = 750 psi	E E E
ing of same width as stud, fitted snugly s or walls over 8' high. ss than 14" in height shall be solid	vi. Ft (parallel) = 1500 psi vii. Specific Gravity = 0.50 (b) shall be fabricated by an approved manufacturer	
ng requirements.	 (c) shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points 	
out prior approval exceed 25% of the stud depth.	 (d) shall be nailed in accordance with mfg's specifications. Unless otherwise approved, nailing into the top edge shall not be spaced any closer than: i. 16d @ 6" oc, 10d @ 4" oc, and 8d @ 3" oc 	Ш
exceed 40% of the stud depth. be spaced a min of 18" apart.	When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances.	
out prior approval kceed 40% of the stud depth.	 (e) shall be, when comprised of multiple members, connected with 16d nail, 1/2" bolts or 1/4" lag screws in accordance with manufacturer's specifications. (f) shall not be cut, notched or drilled without specific written approval of the EOR. 	
greater than 60% of stud depth. e spaced a minimum of 18" apart.	 3. Laminated Strand Lumber (LSL) : (a) shall be 1-1/4" minimum thickness with the following minimum properties: 	
sts and hdrs 4x10 / 6x8 & smaller. nd hdrs 4x12 / 6x10 & larger, UNO on	i. E = 1550 ksi ii. Fb = 2325 psi iii. Fv = 310 psi	The use of these plans and specifications shall be
e to have full bearing and nailing per	iv. Fc (parallel) = 2500 psi v. Fc (perp.) = 800 psi	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
shall be continuous between top and	vi. Ft (parallel) = 1070 psi vii. Specific Gravity = 0.50 (b) shall be fabricated by an approved manufacturer	part, is prohibited. Title to these plans and specifications remain with Ashley & Vance Engineering, Inc. without prejudice. Visual contact with these plans and
vise. Die joists equal to the width of the	 (c) shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points 	specifications shall constitute prima facie evidence of the acceptance of these restrictions.
sts of equal size at levels below,	 (d) shall be nailed in accordance with mfg's specifications. Unless otherwise approved, nailing into the top edge shall not be spaced any closer than: i. 16d @ 6" oc, 10d @ 4" oc, and 8d @ 3" oc 	Engineer of Record:
) shall be used to fully transfer the post king shall be equal to floor thickness	When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances.	BED PROFESSION PROFESS
trimmer studs shall be supported in on the plans.	 (e) shall be, when comprised of multiple members, connected with 16d nail, 1/2" bolts or 1/4" lag screws in accordance with manufacturer's specifications. (f) shall not be cut, notched or drilled without specific written approval of the EOR. 	で 2 2 2 2 2 2 2 2 2 1 2 2 1 2 1 2 1 2 1 2 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1
on post or column bases, unless noted	 4. Parallel Strand Lumber (PSL): (a) shall be 2-1/2" minimum thickness with the following minimum properties: 	NO CONSTRUCTION
crown up and spaced as indicated. ss otherwise shown.	i. E = 2200 ksi ii. Fb = 2900 psi iii. Fv = 290 psi	PAE OF CALIFORN
g between the joists at 8' oc max. positive drainage per Arch.	iv. Fc (parallel) = 2900 psi v. Fc (perp.) = 750 psi	
ss the framing and close joints and nail per the plans. cept at boundaries and changes in	vi. Ft (parallel) = 2025 psi vii. Specific Gravity = 0.50 (b) shall be fabricated by an approved manufacturer	
mension shall be no less than 24", ported by and fastened to framing	 (c) shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points 	
pints perpendicular to framing. Provide unsupported edges of plywood when	 (d) shall be nailed in accordance with manufacturer's specifications. Unless otherwise approved, nailing shall not be spaced any closer than: i. Narrow face: 16d @ 6" oc, 10d @ 4" oc, and 8d @ 3" oc 	
ps are not used, provide solid blocking	ii. Wide Face: 16d @ 8" oc, and 10d & 8d @ 6" ociii. When nailing must be reduced, stagger rows a minimum of 1/2" apart while	
crown up and spaced as indicated. ss otherwise shown.	maintaining proper edge distances (e) shall not be cut, notched or drilled without specific written approval of the EOR. 5. Plywood I Joists:	e
g between the joists at 8' oc max. For ec's for blkg requirements.	 (a) type and manufacturer shall be clearly noted on the plans. Substitutions shall not be permitted without prior approval of the Engineer. 	
e joists under all walls and partitions he floor framing (including floors	 (b) shall be installed in accordance with applicable code approvals and mfg's spec's. (c) shall bear a minimum of 1-3/4" at all end supports, and 3-1/2" at intermediate supports. Provide full depth solid blocking at all bearing points. 	1 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.
cross supports, end supports over supports. If T&G plywood is used, dges (UNO per plan). If T&G plywood	 (d) shall be installed with intermediate blocking or bridging as specified by the Mfr. Only omit intermediate blocking when specifically allowed by the Mfr. (e) shall not be cut, notched or drilled without specific written approval of the EOR. 	
wood edges. Glue plywood to joists	FASTENERS	
ccept at boundaries and changes in mension shall be no less than 24", ported by and fastened to framing	 Nails: (a) shall be with "common" nails unless noted otherwise. (b) shall not be driven closer than 1/2 their length nor closer than 1/4 of their length to 	L o Ž
	the edge or end of a member, except for sheathing.(c) shall be installed in pre-drilled lead holes if necessary to avoid splitting.	539 Mont
h type and nailing. additional information. num required.	 (d) shall be hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper when in contact with preservative-treated wood. i. When used in exterior applications, nails shall have coating types and weights in 	Ci
I nails to have minimum 3/8" edge	accordance with the treated wood or bolt manufacturer's Recs. A Min. of ASTM A653, type G185 zinc-coated galvanized steel (or equiv.) shall be used.	S S
ll schedule, stagger edge nailing. lieu of plywood.	 When used in an interior, dry environment in SBX/DOT or zinc borate preservative-treated wood, plain carbon nails shall be permitted. (e) All nailing shall conform to the Governing Building Code, Table 2304.10.1. 	
nd shall conform to the Governing	2. Lag screws:(a) shall be installed into pre-drilled lead holes. Lubricant (or soap) shall be used to	
as follows (unless specifically	facilitate installation and prevent damage to the screws.(b) shall be hot-dipped zinc-coated galvanized steel or stainless steel when in contact with preservative-treated wood.	
	 When used in exterior applications, bolts shall have coating types and weights in accordance with the treated wood or bolt manufacturer's rec's. A minimum of ASTM A653, type G185 zinc-coated galvanized steel (or equal) shall be used. 	Revision:
nembers be Select Structural or better	ii. When used in dry interior environments in SBX/DOT or zinc borate preservative- treated wood, plain carbon screws, nuts, and washers shall be permitted.	
pressure treated Douglas Fir. pressure treated material, all newly cut	 Bolts: (a) shall conform to ASTM A307, UNO specifically on plans and details. (b) shall be installed in pre-drilled holes a max of 1/16" larger than the specified bolt dia. 	
servative. shall not exceed 19%.	(c) when installed against wood surfaces, shall have standard washers under the heads and nuts.	
ouglas Fir with exterior glue. All le and grade-marked by to be 40/20 for floors and 24/0 for	 (d) shall be hot-dipped zinc-coated galvanized steel or stainless steel when in contact with preservative-treated wood. i. When used in exterior applications, bolts shall have coating types and weights in 	
and details.	accordance with the treated wood or bolt manufacturer's rec's. A minimum of ASTM A653, type G185 zinc-coated galvanized steel (or equal) shall be used.	\triangle
	 When used in dry interior environments in SBX/DOT or zinc borate preservative- treated wood, plain carbon screws, nuts, and washers shall be permitted. Anchor Bolts: 	$ \land \qquad $
	 (a) shall be installed at all exterior walls and all interior shear and/or bearing walls. (b) shall be 5/8" diameter with 3x3x0.229" steel plate washers at shearwalls. (c) shall be 5/8" diameter with 2x2x3/16" steel plate washers at non-shearwalls. 	
	 (d) shall have 7" minimum embedment. (Contractor to coordinate length of bolts with sill plate thicknesses). 	Proj. Engr.: C. Huffman Phone Ext.: 142 Proj. Mngr.: P. Belmont
	 (e) shall conform to ASTM F1554, Grade 36. (f) shall be hot-dipped zinc-coated galvanized steel or stainless steel when in contact with preservative-treated wood. 	Date: 17 Oct. 2022 Scale: NTS
	 When used in exterior applications, bolts shall have coating types and weights in accordance with the treated wood or bolt manufacturer's rec's. A minimum of 	
	ASTM A653, type G185 zinc-coated galvanized steel (or equal) shall be used. ii. When used in dry interior environments in SBX/DOT or zinc borate preservative- treated wood, plain carbon screws, nuts, and washers shall be permitted.	STRUCTURAL SPECIFICATIONS &
	 (g) shall not be spaced greater than 72" oc Refer to shearwall schedule for specific anchor bolt spacing requirements. 	SPECIAL
	 (h) shall be placed a maximum of 12" from wall corners, wall ends, and sill plate splices (but not less than 7 dia.), and a min. of two bolts per piece of sill plate is required. (i) shall be secured in place prior to foundation inspection. 	INSPECTIONS
	 Powder Actuated Shot Pins: (a) shall be installed at all interior non-bearing, non-shearwalls. 	S-1.2
	(b) shall be 0.145x3" with 1.5" diameter steel washers.(c) shall not be spaced greater than 32" o.c.	J-1.2
		DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.

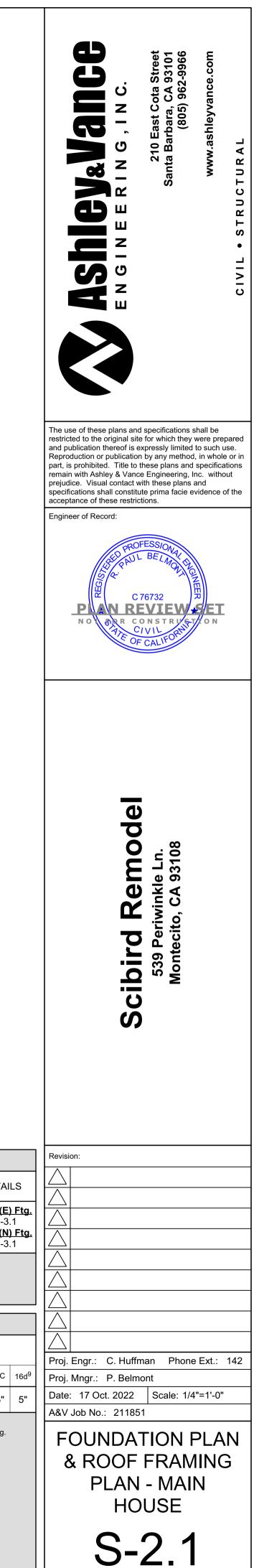


GENERAL FRAMING NOTE
(N) Beams (per Call-out)
(E) Beams (to Remain)
All Lumber 4x6, 6x6 and Smaller to be DF #2 UN All Lumber 4x8, 6x8 and Larger to be DF #1 UNC
All Beams to Bear on Plates w/ Indicated Post or Doubler Below UNO
All Hangers Shall be Installed w/ Max. Nailing per Sized for Full Width & Depth of Supported Memb
Roof sheathing to be 1/2" plywood or OSB, Pl 24, nailed w/ 10d commons at 6", 6", 12"
 (N) Roof Rafters 2x6 D.F. #2 @ 16" of 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 Archit regarding any discrepancies.









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

HOLDOWN SCHEDULE										
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						
1. Sha Inter 2. All h	rsections, (UNO)	I be continued do،	10/S-1.1 , <i>Typical Shea</i> wn to the foundation wi							

SI	SHEARWALL SCHEDULE											
DESCRIPTION							.ING ¹	TRANSFERS ²				
NC	Э.	MATERIALS	DBL. SIDED	SILL PLATE	PANEL B'DRY	SIZE	SPC'G	5/8"Ø ³ AB			A35, LTP4, ^{6,7,8} or LTP5	
6	57	15/32" CDX Plywood	N	2x	2x	10d	6"	48"	10"	13"	17"	13"
1. 2. 3.	 6 15/32" CDX Plywood N 2x 2x 10d 6" 48" 10" 13" 17" 13" FOOTNOTES: 1. All nails to be COMMONS. DO NOT use box type nails. All "field" nailing to be 12"oc, UNO. Penetration shall be 1-1/2" Min. in framing. 2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" oc, stagger clips on each side of wall. 3. All shear walls to have 5/8" anchor bolts, embeded 7" into concrete foundations, with 3"x3"x0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, plate washers shall be alternated to each side of plate. [Governing Bulding Code, Section 2308.3.2] [AF&PA SDPWS 4.3.6.4.3] 4. Simpson SDS 1/4"x5" Screws through 2x sill, or SDS 1/4"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ESR 2236] 											

1-3/4" thick members (rim and/or blocking). [ICC ES AC233] 6. 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.