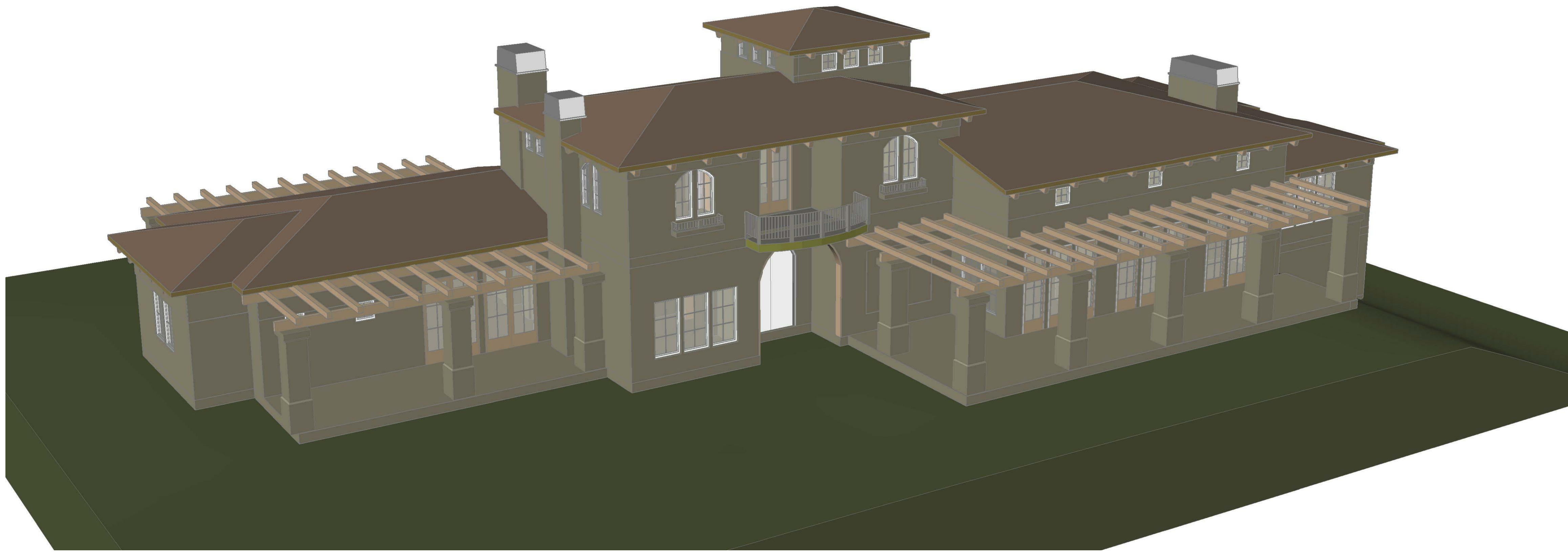
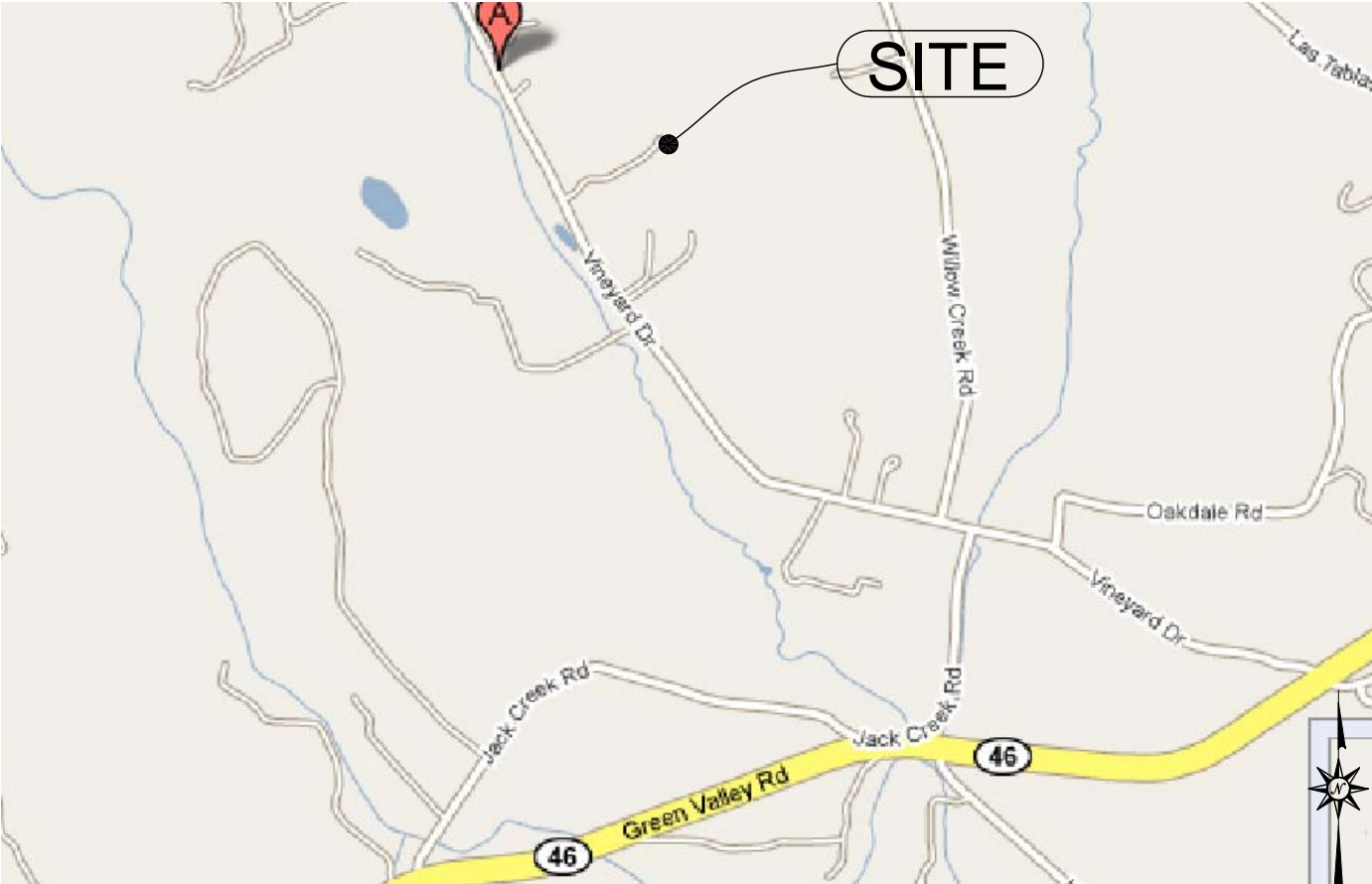


ARCHITECTURAL & STRUCTURAL PLANS FOR ZIMMERMAN RESIDENCE ACHEVEE VINEYARDS



Project Statistics

Lot Size:	70± acres
Area of Disturbance:	0 sq. ft. (existing pad from previous residence)
Max Depth Fill:	0 ft
Max Depth Cut:	0 ft
(N) Garage (Lower Level):	1349 sq. ft.
(N) Conditioned Main Level:	4378 sq. ft.
(N) Conditioned Upper Level:	668 sq. ft.
(N) Pergolas:	1439 sq. ft.
(N) Porch:	360 sq. ft.
(N) Balconys:	276 sq. ft.
TOTAL RESIDENCE:	5046 sq. ft.
Occupancy (CBC 310.1):	R-3 (SFD)
Construction Type:	VN
Building Height:	31'-11" above average grade



Vicinity Map
No Scale

Fire Safety

The approved project allowed to be constructed by this building permit shall conform to the fire safety plan requirements as deemed necessary by the fire department having jurisdiction for this permit. Prior to beginning construction the property owner shall read the fire safety plan issued by the fire department and become fully aware of all necessary fire protection requirement as many of these fire protection requirement may require the installation of fire sprinklers / special safety glazed driveway-roadway requirements or other special construction.

Site Plan Notes

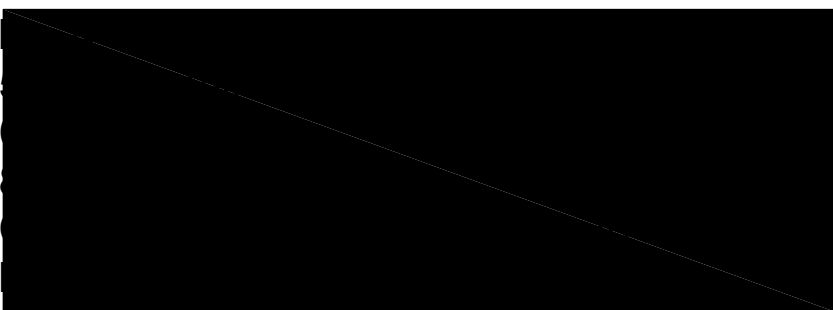
- Verify location of all utility tie-ins at street and point of connections at building prior to construction.
- A copy of soils report shall be on site during foundation inspection.
- All property corners should be established at the time of foundation inspection with the mark of a licensed surveyor.
- If a landscaping plan is required, it shall be approved by the planning department of the residing jurisdiction of the project location.

General Construction Notes:

- Plans and specifications should be provided by the client to buena geotechnical services prior to grading. Plans should include gradings, foundation plans, foundation details and structural calculations. Structural loads should be shown on the structural calculations.
- Safety glazing shall be per UBC 2406 and located in but not limited to the following areas: (a) all doors; (b) within 24" of doors; (c) within 18" of floors; (d) within tub/shower enclosures; (e) within hot tubs, whirlpool, sauna and steam rooms; (f) glazing in a portion of a building wall enclosing these compartments where the bottom edge of glazing is less than 60" above an standins surface and drain inlet.
- Fire stopping or fire blocks where combustible construction occurs shall be installed in the following locations: a) in concealed spaces of stud walls and partitions including furred spaces, at the ceiling and floor levels and at 10 foot intervals both vertical and horizontal; b) at all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings; c) in concealed spaces between stair stringers at the top and bottom of run and between studs along and in line with the run of stairs if the walls under stairs are unfinished; d) in openings around vents, pipes, ducts, chimneys, fireplaces and similar openings which afford passage for fire at ceiling and floor levels, with non combustible materials; and e) at openings between attic spaces and chimney chases for factory-built chimneys. Fire block construction shall be in accordance with UBC 717.2.
- Contractor shall coordinate the installation of the sprinkler system (if required) with mechanical, plumbing, electrical, structural and architectural system to avoid conflicts. If any such conflicts do occur, they shall be reported immediately to the owner and/or agent of the owner. Work shall not proceed in the area of conflicts until they have been resolved with the owner and/or agent of the owner.
- Approved building address numbers shall be placed upon the structure as required by city ordinance. The individual numbers shall contrast with their background and be at least 5" in height and 1" in stroke in all areas zoned residential.
- Roof drainage systems should be designed so water is not discharged onto or injected into bearing soils or near structures.
- Truss calculations for approved projects are required to be on the job- site at time of framing inspection with the appropriate required signatures and statement as follows: truss calculations shall include the wet-stamp and signature of the truss design engineer. In addition, they shall include on the cover sheet a wet- signed statement from the project's design engineer that truss calculations and layouts are in substantial conformance with the structural design and intent of the structure. Failure to provide them as stated will result in a correction and a failure to pass framing inspection. [bsp]

Project Data

Owner:
Project Address:
APN:
Phone:
Project Description:



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General Grading Notes

- Any and all site work and grading shall be in accordance with UBC chapter 33 and UBC appendix chapter 33 and any applicable local ordinances. A geotechnical engineer shall review the grading and site development.
- Slope away from building a minimum of 4% for 5'-0" (typ).
- An encroachment permit is required for any work done within a right of way maintained by the presiding jurisdiction.
- Maximum cut and fill slope to be 2:1.
- The existing ground surface should be prepared for grading by removing all vegetation, trees, large roots, debris, non-complying fill, and all other organic material. Voids created by removal of such materials should not be backfilled until the underlying soil has been observed by a soils engineer.
- Fill and backfill should be placed at near optimum moisture in layers with loose thickness not greater than eight (8) inches and compacted to a minimum of 90% of the maximum dry density obtainable by test method ASTM-D 1557, and certified by a soils engineer.
- Import soils used to raise site grade should be equal to or better than on-site soils in strength, expansion and compressibility characteristics. Import soil can be evaluated but will not be pre-qualified by the geotechnical engineer. Final comments on the characteristics of the import soil will be provided after the material is stockpiled at the project site.
- Final site grade should be such that all water is diverted away from the structure(s) and is not allowed to pond. All surface water should be directed into approved discharge structures.
- Access road/driveways: any road grade in excess of 12% shall be paved with a non-skid material, max. Grade for fire access shall not exceed 20%.
- All non-permitted fill shall be removed by contractor.
- Electrical, telecommunications, and other utilities shall be installed underground in an approved method of construction. This regulation applies to utilities on sites that are 5 acres or less and serving new structures and/or new utility distributions.
- A soils engineer shall determine grading performed is in substantial conformance with the approved plans and is suitable to support the intended structure(s).
- The bottom of all excavations should be observed by the geotechnical engineer prior to processing or placing fill.
- Utility trench backfill should be governed by the provisions of this report relating to minimum compaction standards. In general, service lines inside the property lines may be backfilled with native soils compacted to a minimum of 90% of maximum density. Backfill of off site service lines will be subject to the specifications of the jurisdictional agency or the geotechnical report, whichever is greater.
- Lined drainage swales and down drains should be provided at the tops of cut and fill slopes to divert drainage away from slope faces.
- The building pad area and to a distance of five (5) feet beyond the perimeter be over-excavated to a depth of one (1) foot below the bottom of footings or two(2) feet below existing grade, whichever is deeper. The exposed surface should be scarified to a depth of twelve (12) inches, moisture conditioned and recompacted to a minimum of ninety (90) percent of maximum dry density. Due to the slope of the lot, keying and benching shall be required to accomplish the over excavation depths throughout the building area.
- Areas outside the building area to receive fill should be over excavated to a depth of one (1) foot, scarified, moisture conditioned and compacted to a minimum 90% of maximum density prior to placing fill.
- On-site soils may be used for fill once they are cleaned of all organic material, rock, debris, and irreducible material larger than eight (8) inches.
- Fill slopes should be keyed and benched into firm natural ground when the existing slope to receive fill is 5:1 or steeper, horizontal to vertical. The keys should be tilted into the slope a minimum of 2%, should be a minimum of one equipment width and should be a minimum of three (3) feet deep on the outside edge. All keys and benches should be observed and verified by the geotechnical engineer.

General Notes

- All work shall conform with the:
2007 CBC (2006 IBC and California amendments)
2007 CEC (2002 NEC and California amendments)
2007 CMC (2000 IAPMO UMC and California amendments)
2007 CPC (2000 IAPMO UPC and California amendments).
2007 CEnC and T-24.
- These notes shall apply to all drawings unless otherwise noted or shown. Features of construction shown are typical and they shall apply generally throughout similar conditions. Unless noted otherwise, all vestibules, closets, columns, projections, recesses, or other adjacent areas within scheduled area shall have finishes as scheduled for the respective spaces in which they occur. All omissions or conflicts between various elements of the working drawings and/or general notes shall be brought to the attention of the architect/general contractor before proceeding with any work so involved.
- All work and construction methods and materials shall comply with all provisions of the building codes and other rules, regulations and ordinances governing the place of the building. Building code requirements in all cases take precedence over the drawings. It shall be the responsibility of anyone supplying labor and/or materials to bring to the attention of the architect/general contractor any discrepancies or conflicts between the requirements of the code and the drawings.
- Do not scale the drawings. Dimensions shown shall take precedence over drawing scale or proportion. Large scale drawings shall take precedence over smaller scale drawings.
- The contract drawings and specifications represent the finished structure. Unless otherwise shown, they do not indicate method of construction. Contractor shall supervise and direct work and shall be solely responsible for all construction means, methods, techniques, sequences and procedures. Observation visits to the site by field representatives of the architect/general contractor and his engineers shall not include inspections of the protective measures or the construction procedures required for same, which are the sole responsibility of the constructor. Any support services performed by the architect/general contractor and his engineers during construction shall be distinguished from continuous and detailed inspection services which are furnished by others. These support services performed solely for the purpose of assisting in quality control and in achieving conformance with contract drawings and specifications, and therefore they do not guarantee contractor's performance and shall not be construed as supervision of construction.
- Contractor hereby guarantees to the owner and the architect/general contractor that all materials, fixtures, and equipment furnished to the project are new unless otherwise specified. Contractor also warrants that all work will be of good quality and free from any faults and defects for a period of one year after the date of substantial completion, unless a greater warranty or guarantee is required by the project specifications.
- Anyone supplying labor and/or materials to the project shall carefully examine all subsurfaces to receive work. Any conditions detrimental to work shall be reported in writing to the contractor prior to beginning work. Commencement of work shall imply acceptance of all subsurfaces.
- Refer to architectural, mechanical, and electrical drawings for depressed slabs curb, finishes, textures, clips, grounds, etc., not shown on structural drawings.
- Any materials stored at the site shall be completely supported free of the ground, covered and otherwise protected to avoid damage from the elements.
- More detailed information shall take precedence over lesser detailed information. Specifications shall take precedence over drawings.
- Grading plans, drainage improvements, road and access requirements and environmental health considerations shall comply with all applicable codes and local ordinances.
- Changes to the approved drawings and specifications shall be made by an addendum or change order approved by the owner and/or agent of the owner.
- The contractor and all sub-contractors will be held accountable to the above general notes for the construction of the project.
- The contractor shall be responsible to remove or disburse any excess material from project site.
- This set of plans to be on job site at all times during construction. All work shall be done in accordance with the approved plans. No changes or revisions to the approved plans or specifications shall be permitted unless submitted to and approved by the building official. The issuance of a permit shall not prevent the building official from requiring the correction of errors or omissions from the approved plans and specifications. [CBC 108]
- This permit shall expire by limitation if work authorized under this permit is not commenced within 180 days from the date of issuance or if the work is suspended for a period exceeding 180 days after the work has commenced [UBC 106]
- The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the codes or of any other ordinance of this jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of this jurisdiction shall not be valid [CBC 106.4.3]
- All contractors and sub-contractors must have on file with the building department, a list of all such contractors and sub-contractors with appropriate current city business license numbers.
- Contractor shall verify all setbacks, easements, contours, and building pad prior to construction.

Consultants

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Buena Geotechnical Solutions
Paso Robles, CA
805.434.9490

Structural Engineering
M.E. Designs
Paso Robles, CA
805.610.9545

Plumbing Notes:

- No gas piping shall be installed in or on the ground under any building or structure and all exposed gas piping shall be kept at least 6" above grade or structure.
- All overhead potable water piping, and any branch feed pipes located in outside walls shall be constructed of type "I" rigid copper [prmc, title 17]
- Overhead potable water piping located in attic spaces, in underfloor area, and in exterior walls shall be covered with insulation providing a minimum resistance factor of r-3 or greater. The r-3 pipe insulation shall be in addition to any wall or attic insulation required by california energy standards [prmc, title 17]
- The followinf fixtures shall be of water conservation: water closets: 1.6 gallon per flush maximum shower head flow: 2.5 gallon per minute at 40 psi lavatory/sink fixture: 2.2 gallon per minute at 40 psi
- Where condensate or defrost liquids are generated in an attic or furred space and damage may result from overflow, a secondary water-tight pan of corrosion resistant metal shall be installed beneath the cooling coil or unit top to catch the overflow condensate. The pan shall be provided with a minimum 3/4" Ø drain which is trapped and vented per the upc and shall be discharged at a point which can be readily observed. [UBC 1203]
- Hot water, cold water and gas piping shall be bonded to main electrical panel in an approved manner.[nec 250-80]

Mechanical Notes:

- Provide clearances around the fan as required by the 2007 CMC and other applicable codes. Lighting notes:
- Lighting in kitchen and bathrooms shall be separately switched to approved fixtures with a minimum efficiency of at least 40 lumens per watt (fluorescent type fixtures).
- All recessed light fixtures installed in areas to receive insulation shall be "ic" rated units (insulation zero clearance type) and no penetration or removal of insulation shall be allowed.
- Fluorescent lighting shall be used for general lighting in a bathroom or adjacent room with bathroom plumbing such as lavatory area.

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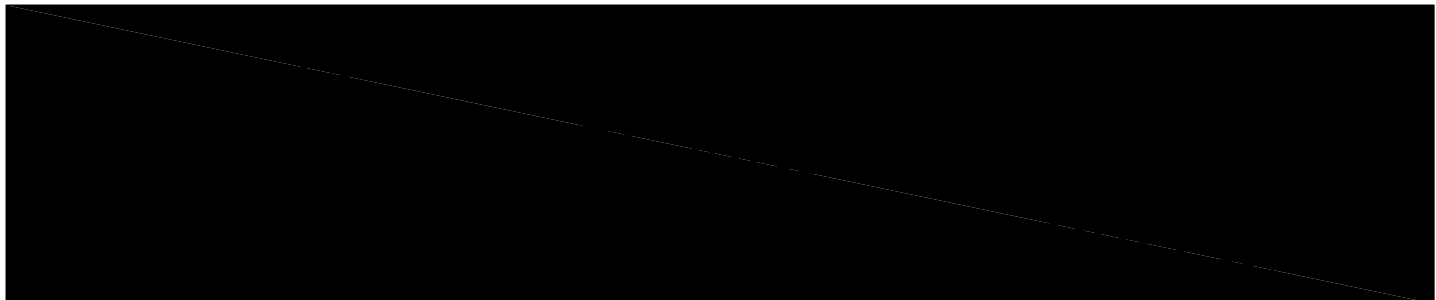
drafted & engineered by:

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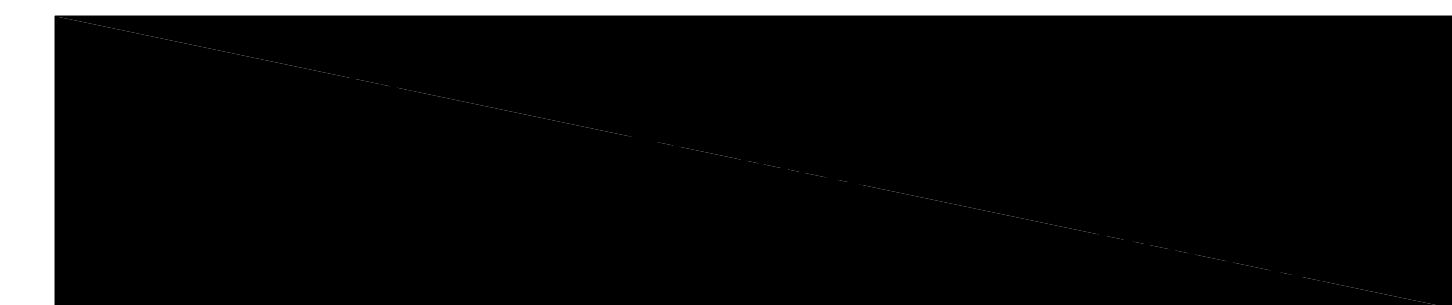
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1" = 20'

[illegible]

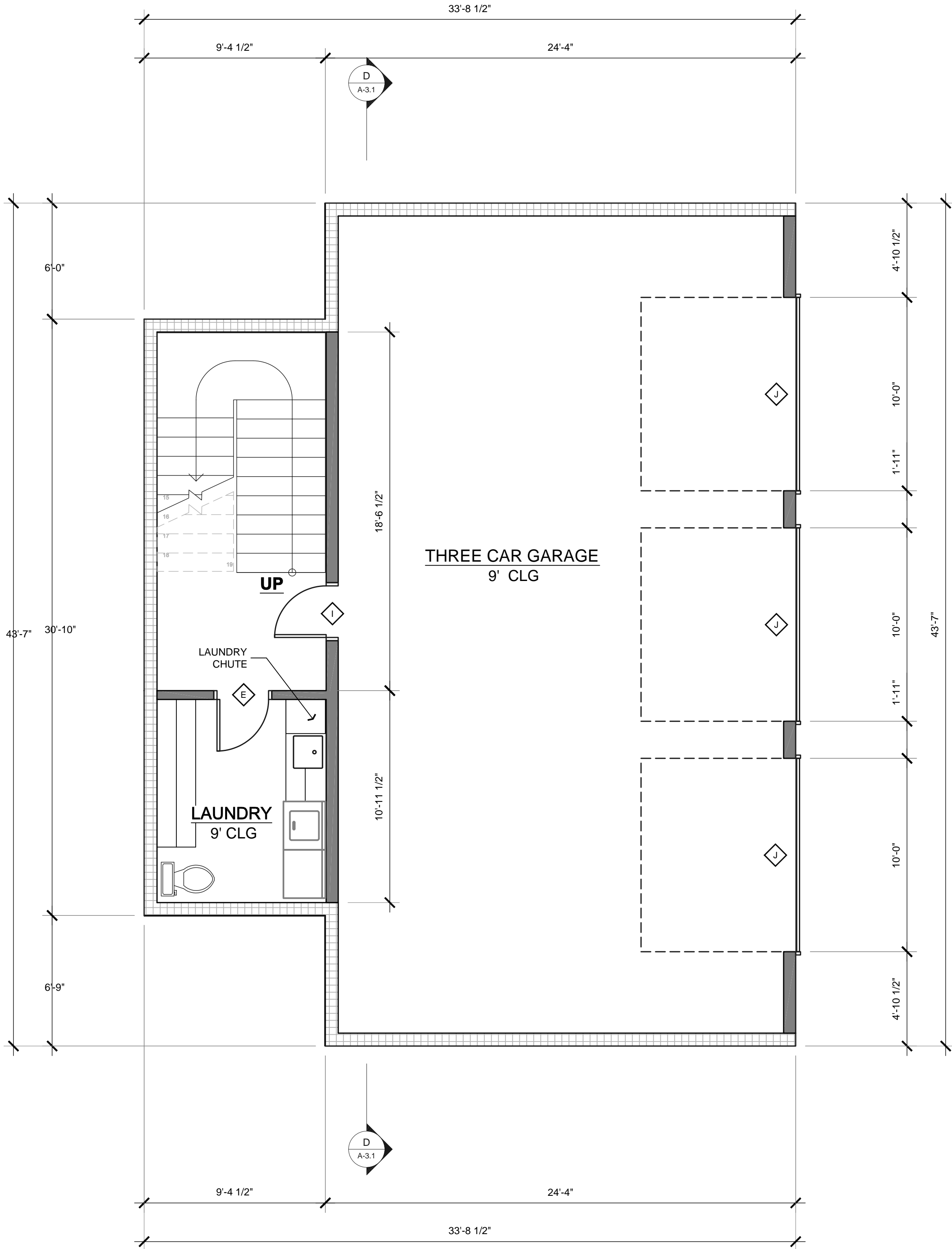
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SITE PLAN

SHEET NUMBER:
T-1.2

WINDOW SCHEDULE					DOOR SCHEDULE				
SYM.	QTY.	SIZE	NOTES		SYM.	QTY.	SIZE	NOTES	
1	3	3060x2	0		A	1	6010	FR	ARCHED PLANK
2	3	3060	0		B	3	3090x3	XOX	FR
3	3	3060x3	0X0		C	6	3080x2	XX	FR (OUTSWING)
4	1	3048x3	0X0		D	4	3090x2	XX	FR (OUTSWING)
5	2	2060	0		E	9	3080	INT	PLANK
6	6	2020	0		F	4	2880	INT	PLANK
7	2	2050	0		G	2	2880	INT	PLANK
8	-	1620	0	FIXED	H	1	5080	PR	FR
9	18	2020	0	FIXED	I	1	3080	FIRE RATED	W/ SELF COSER
10	1	3050	00	TEMPERED	J	3	9080	OH	GARAGE
11	8	2050	1/4	ROUND	K	1	5080	ARCHED	OPENING
					L	1	4880	ARCHED	OPENING
					M	3	10480	ARCHED	OPENING
					N	1	51080	ARCHED	OPENING
					O	1	4080	CASED	OPENING



FLOOR PLAN (LOWER LEVEL)

1/4" = 1'

architectural design and built by:

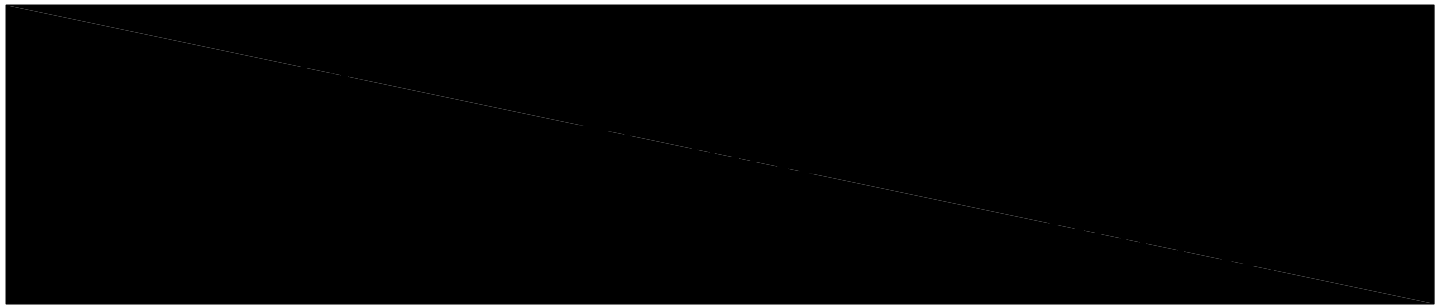
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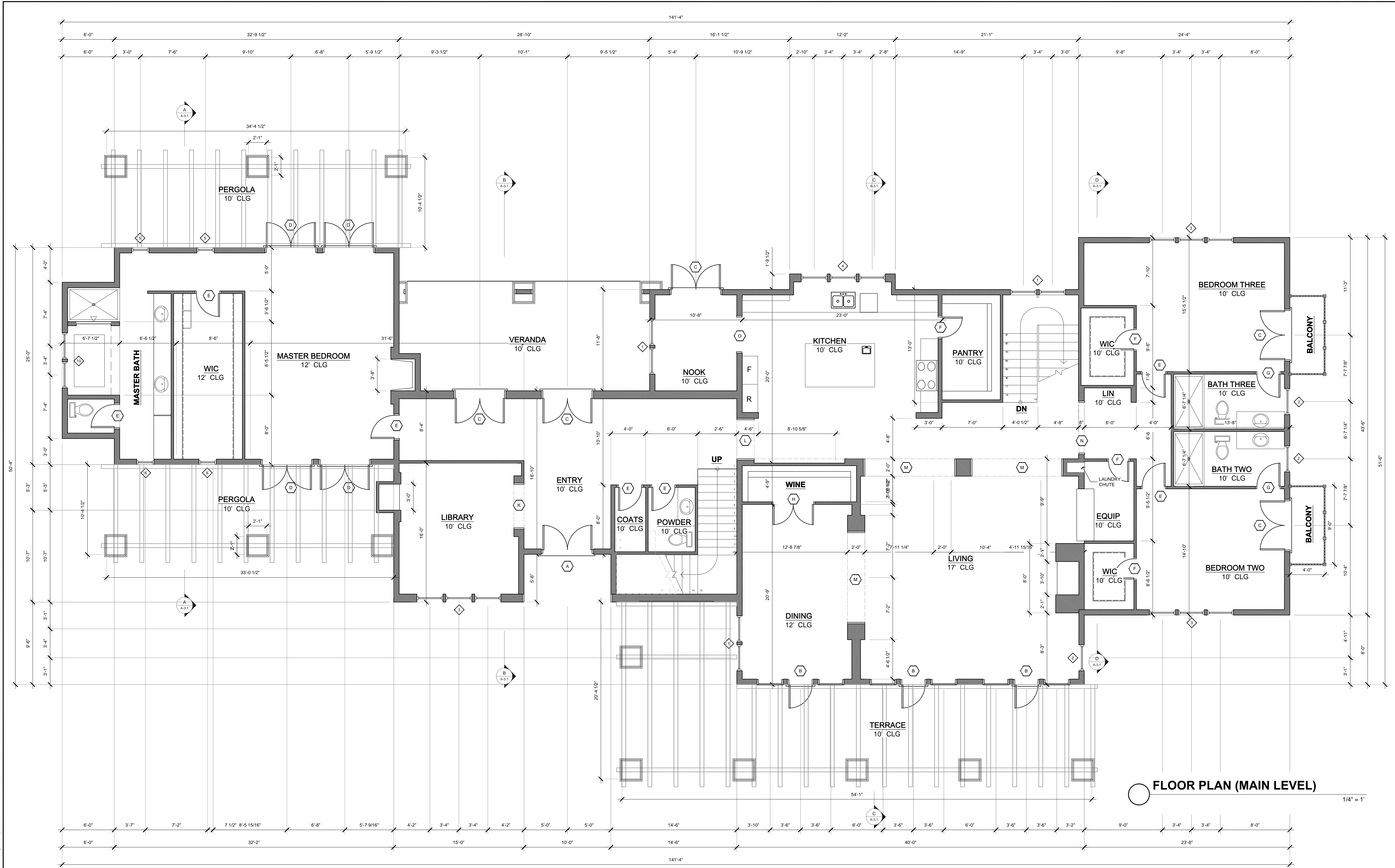
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FLOOR PLAN (LOWER LEVEL) & WIN-DOOR SCHEDULES
SHEET NUMBER:

A-1.1



FLOOR PLAN (MAIN LEVEL)

1/4" = 1'

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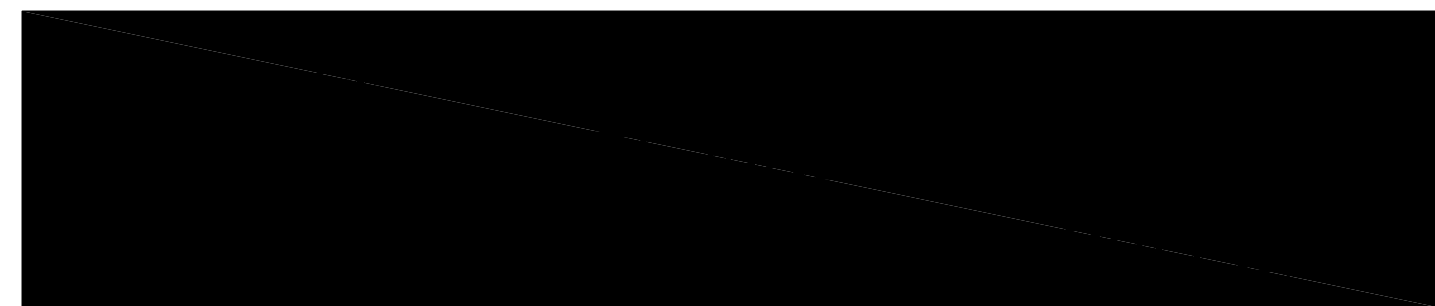
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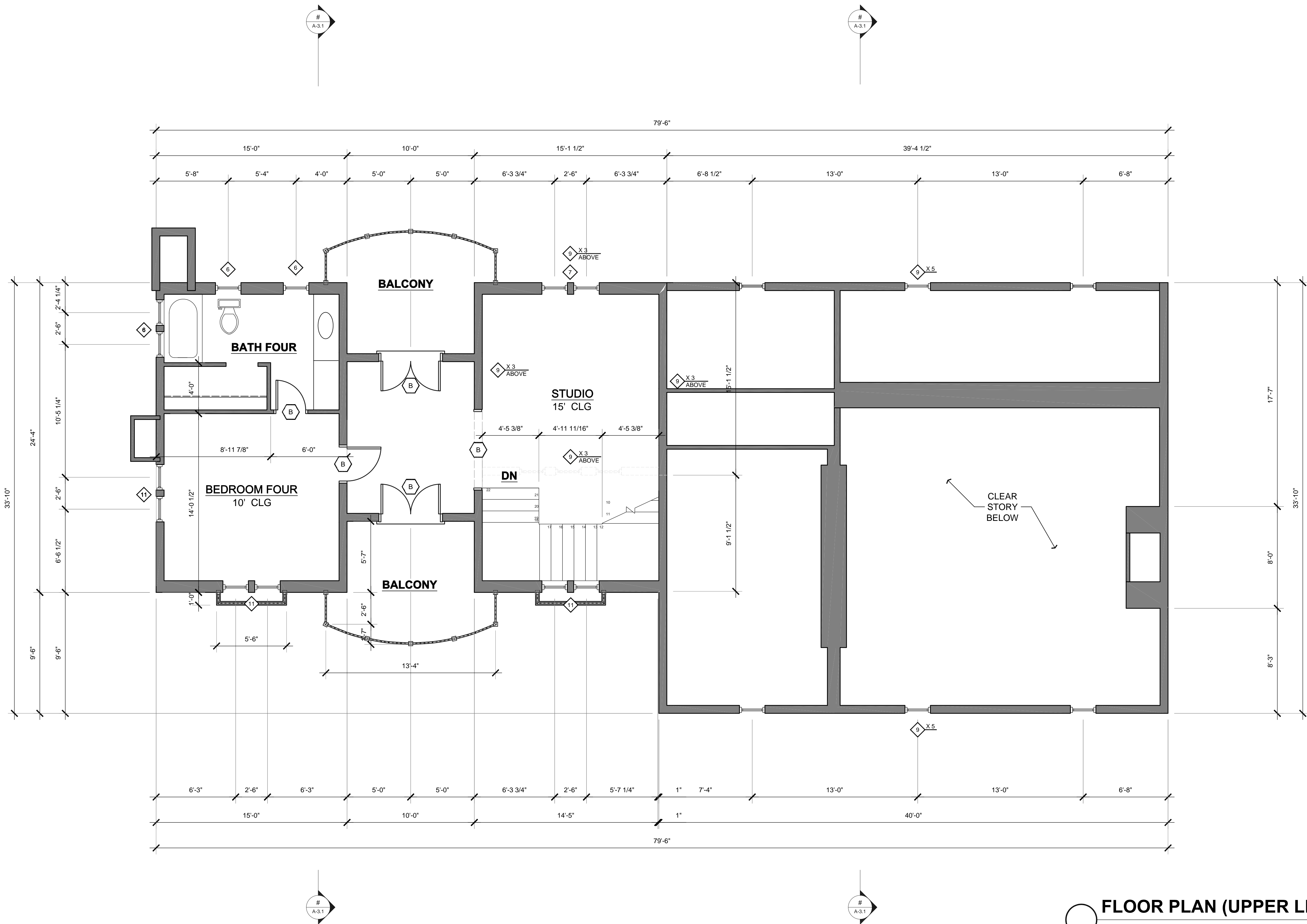
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**FLOOR PLAN
(MAIN LEVEL)**

SHEET NUMBER:

A-1.2



FLOOR PLAN (UPPER LEVEL)

1/4" = 1'

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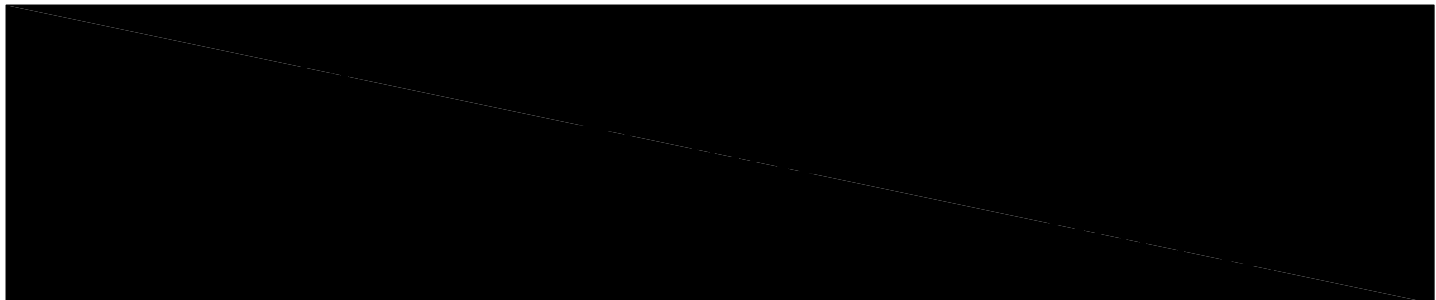
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FLOOR PLAN (UPPER LEVEL)

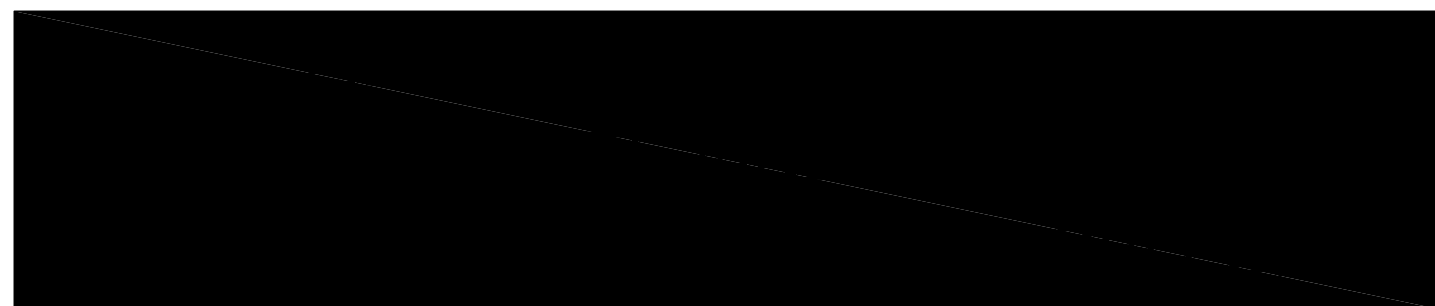
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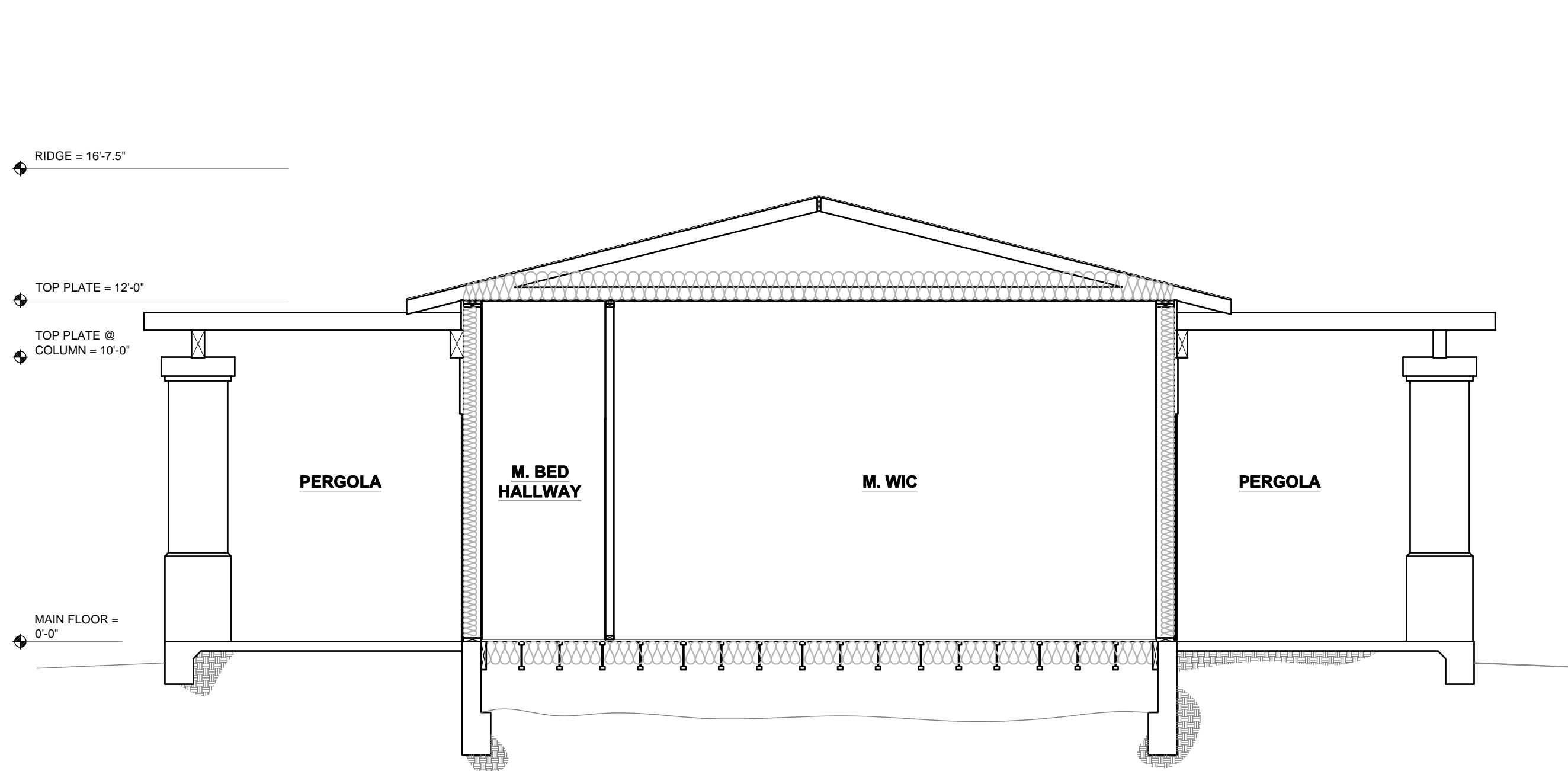
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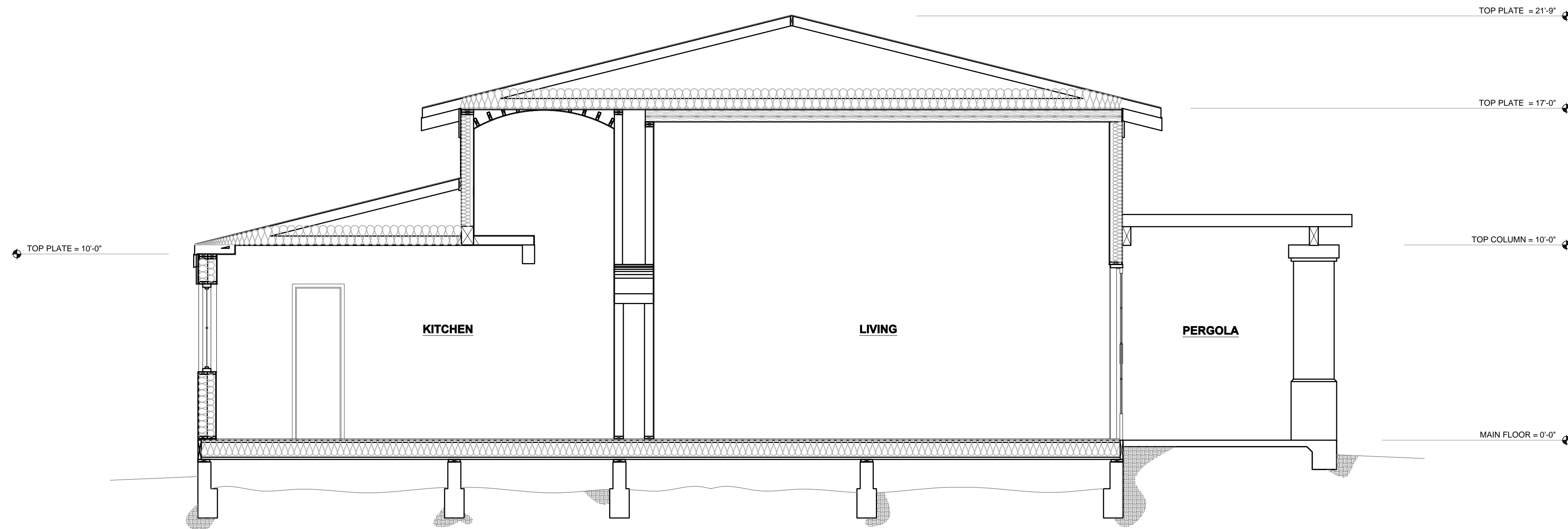
1. SPANISH CLAY TILE ROOFING OVER 30# MINIMUM ROOFING FELT (TYP) O/ 5/8" PLYWOOD SHEATHING W/ 8d @ 6"-8" O/C ON HOR. SURFACE OF EXTERIOR (TYP)
2. 2 X 8 CM HEM FIR FASGIA (TYP) FIRE-RETARDANT-TREATED
3. 7/8" CEMENT FIBER O/ 3/4 RIBBED LATH AND APPROVED ROOFING PAPER O/ 5/8" PLYWOOD SHEATHING W/ 8d @ 6"-8" O/C ON HOR. SURFACE OF EXTERIOR (TYP)
4. NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL ON EXPOSED UNDERSIDE. WHERE EXPOSED, WOOD SHALL BE FIRE RETARDANT-TREATED
5. EAVE VENTS SHALL PREVENT THE INTRUSION OF FLAME AND EMBERS
6. 24 GAUGE G1. FLASHING @ ALL ROOF TO WALL CONNECTIONS (TYP)
7. 24 GA. G1. CRICKET FLASHING SLOPED TO DRAIN
8. CHIMNEY CAP AND SPARK ARRESTOR PER CBC 2802. IBCO APPROVED CHIMNEY CAP GUARD. SUBMIT APPROVED DOCUMENTATION TO ARCHITECTURAL DESIGNER AND APPROVED OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
9. CASH @ 42" ABOVE FINISHED FLOOR. PROVIDE 22 PICKETS SPACED PER CBC 1013.3.
10. ATTIC VENTILATION CALCULATIONS:

HOUSE ATTIC AREA (UPPER LEVEL) = 2284 SQ FT
REQUIRED ATTIC VENTILATION = 2284 / 300 = 7.61 SQ FT
USE (34) 3.5"x25" EAVE VENTS = 34 X 33 SQ IN = 7.80 SQ FT
OR USE (1) DORMER VENTS = 9 X 130 SQ IN = 8.1 SQ FT
11. HOUSE ATTIC AREA (MAIN LEVEL) = 2796 SQ FT
REQUIRED ATTIC VENTILATION = 2796 / 300 = 9.32 SQ FT
USE (41) 3.5"x25" EAVE VENTS = 41 X 33 SQ IN = 9.43 SQ FT
OR USE (11) DORMER VENTS = 11 X 130 = 9.9 SQ FT
12. 24 GA. WEEP SCURED FLASHING AT BASE OF CEMENT PLASTER AND INSTALLED PER CBC2512.2.1. WEEP SCURED SHALL BE CORROSION RESISTANT WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" AND SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE. THE SCURED SHALL BE PLACED A MINIMUM OF 4" ABOVE THE EARTH GRADE AND 2" MINIMUM ABOVE PAVED SURFACE.
13. SLOPE AWAY FROM BUILDING 5% FOR 10'-0" MINIMUM (TYP)
13. IRON RAILING

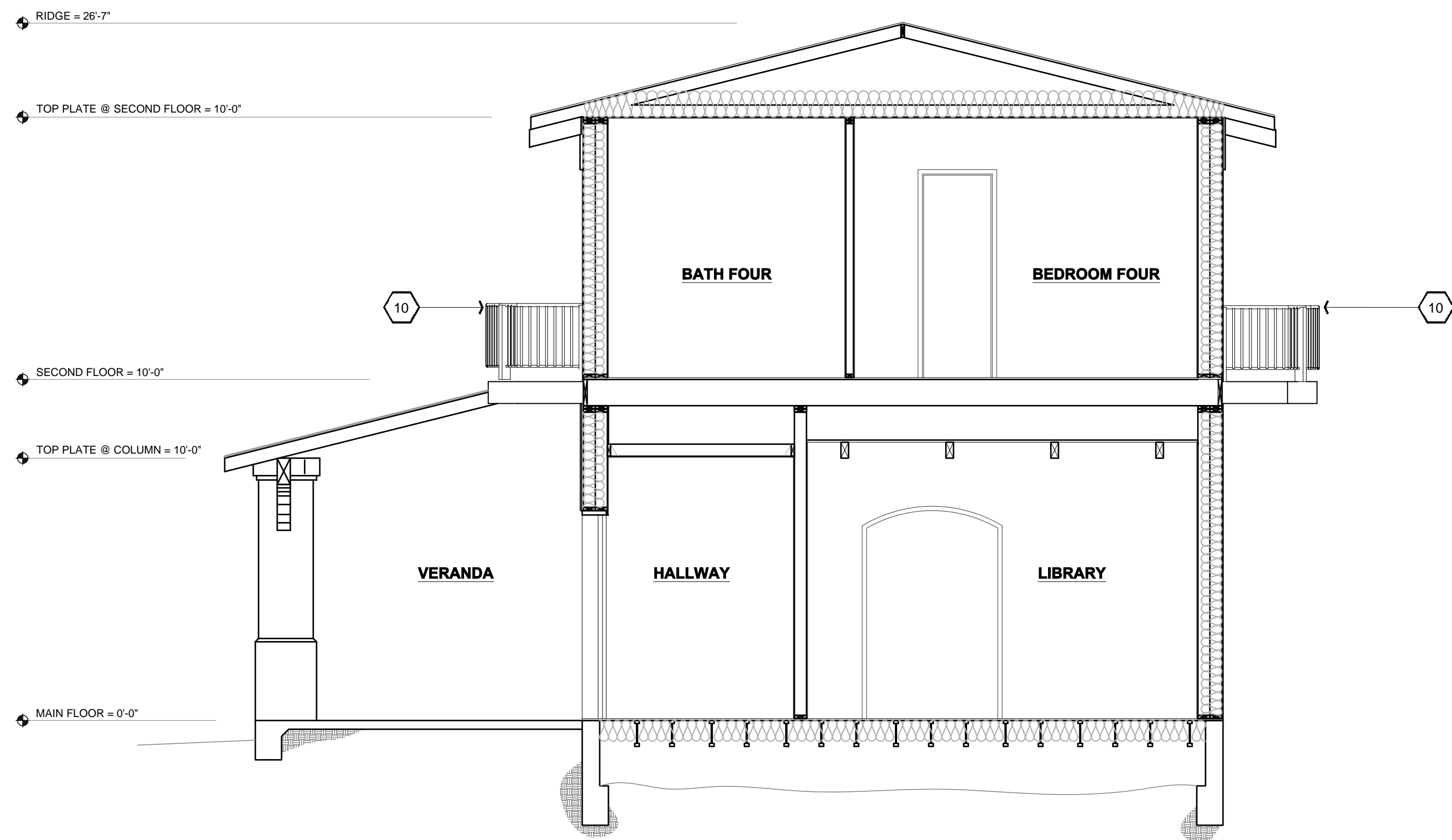
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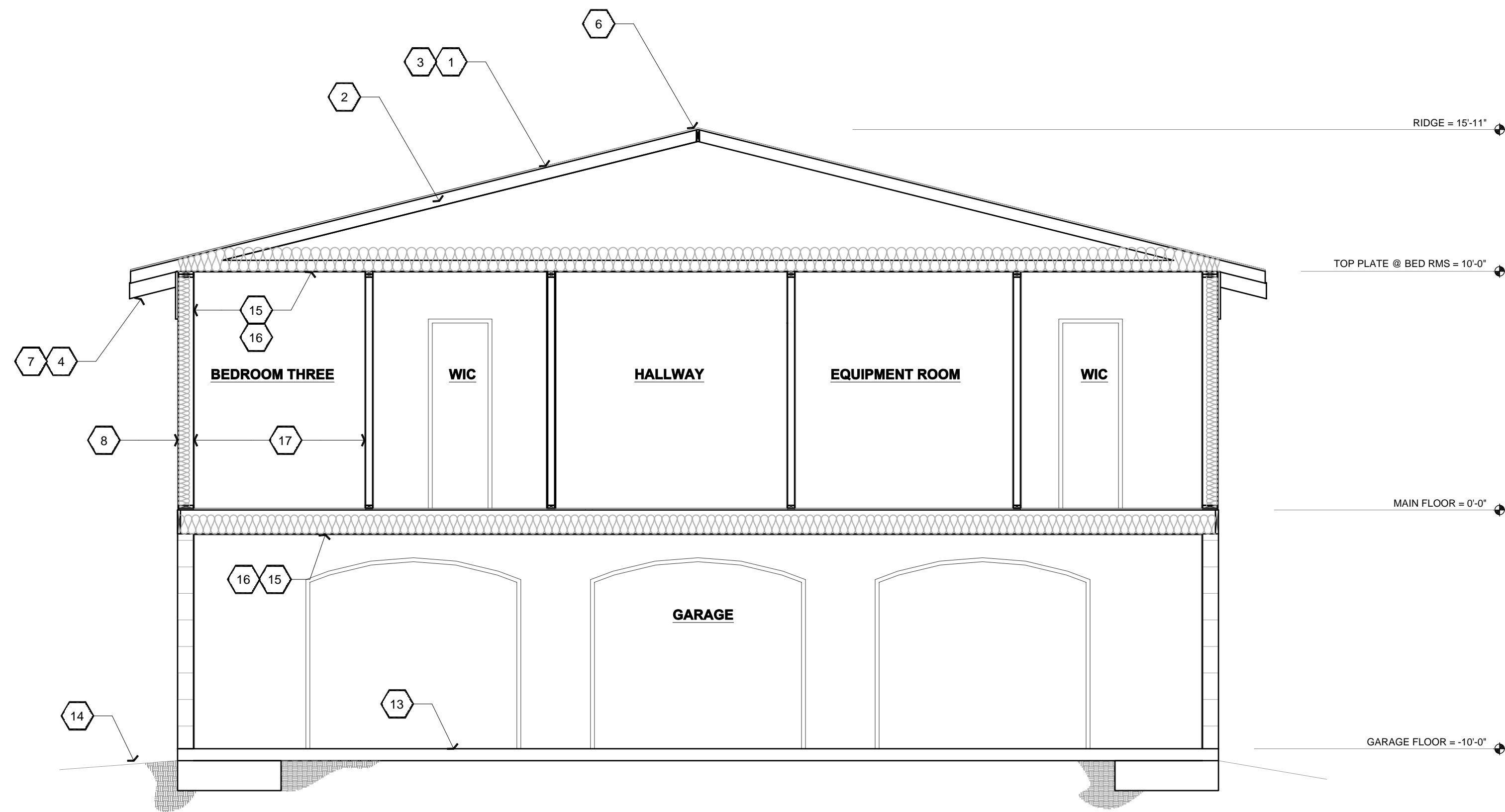
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C
1/4" = 1'-0"



B
1/4" = 1'-0"



D
1/4" = 1'-0"

SECTION CALLOUTS

- SPANISH CLAY TILE ROOFING OVER 30# MINIMUM ROOFING FELT (TYP)
O/ 5/8" PLYWOOD SHEATHING W/ 8d @ 6"-6'-12" ON HOR. SURFACE OF EXTERIOR (TYP)
- ENGINEERED ROOF TRUSSES @ 24" O/C. MAX. SEE FRAMING PLAN
- ALL ROOF PLY MUST HAVE RADIANT BARRIER
- NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL ON EXPOSED UNDERSIDE. WHERE EXPOSED WOOD SHALL BE FIRE RETARDANT-TREATED
- CALIFORNIA FRAMING. USE 2X6 RAFTERS @ 24" O/C. AND 2X8 RIDGE CONTINUE ROOF SHEATHING UNDER CALIFORNIA FRAMING AND SOLID BLOCK @ HIPS AND VALLEYS. USE 2X6 @ 12" O/C. WHEN RAFTER SPAN IS LONGER THAN 10'-0" UP TO 14'-0" IN SPAN
- 2X SOLID BLOCKING @ RIDGE (TYP)
- 2 X 6 HEM FIR PASCIA (TYP) FIRE-RETARDANT-TREATED
- 7/8" CEMENT PLASTER O/ APPROVED WIRE LATH AND BUILDING PAPER (TYP)
- 7/8" CEMENT PLASTER AT CEILING O/ 3.4# RIBBED LATH AND APPROVED BUILDING PAPER
- 3/4" HIGH MIN. GUARD W/ 2" PICKETS @ 5" O/C. SEE DETAIL 5/D-1.2 AND 6/D-1.2
- 2x CEILING JOISTS PER PLAN
- FLOOR JOISTS PER PLAN
- 4" CONC. PAD PER FOUNDATION PLAN
- SLOPE AWAY FROM BUILDING 5% FOR 10'-0" MIN (TYP)
- BUILDING INSULATION:**
EXTERIOR WALL: R-15 MINIMUM (TYP)
CEILING: R-38 MINIMUM (TYP)
FLOOR: R-30 MINIMUM (TYP)
- INTERIOR FINISH MATERIAL:**
WALLS: 1/2" GYPSUM BOARD
CEILING: 5/8" GYPSUM BOARD (GARAGE WALLS & CEILING USE 5/8" TYPE "X" BOARD AND FOR USABLE AREA UNDER STAIRS)
- WALL FRAMING:**
EXTERIOR WALLS: 2X8 STUD WALLS @ 16" O/C (U.O.N.)
INTERIOR WALLS: 2X4 STUD WALLS @ 16" O/C (U.O.N.)
- HEADERS UNLESS OTHERWISE NOTED:**
EXTERIOR BEARING: 6X12 D.F. #1 (U.O.N.)
EXTERIOR NON-BEARING: 6X12 D.F. #1 (U.O.N.)
INTERIOR BEARING: 4X12 D.F. #2 (U.O.N.)
INTERIOR NON-BEARING: 4X8 D.F. #2 (U.O.N.)

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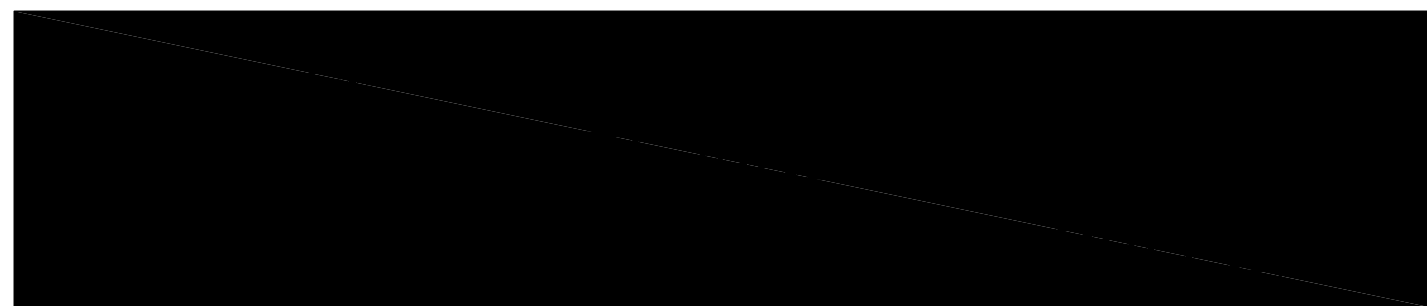
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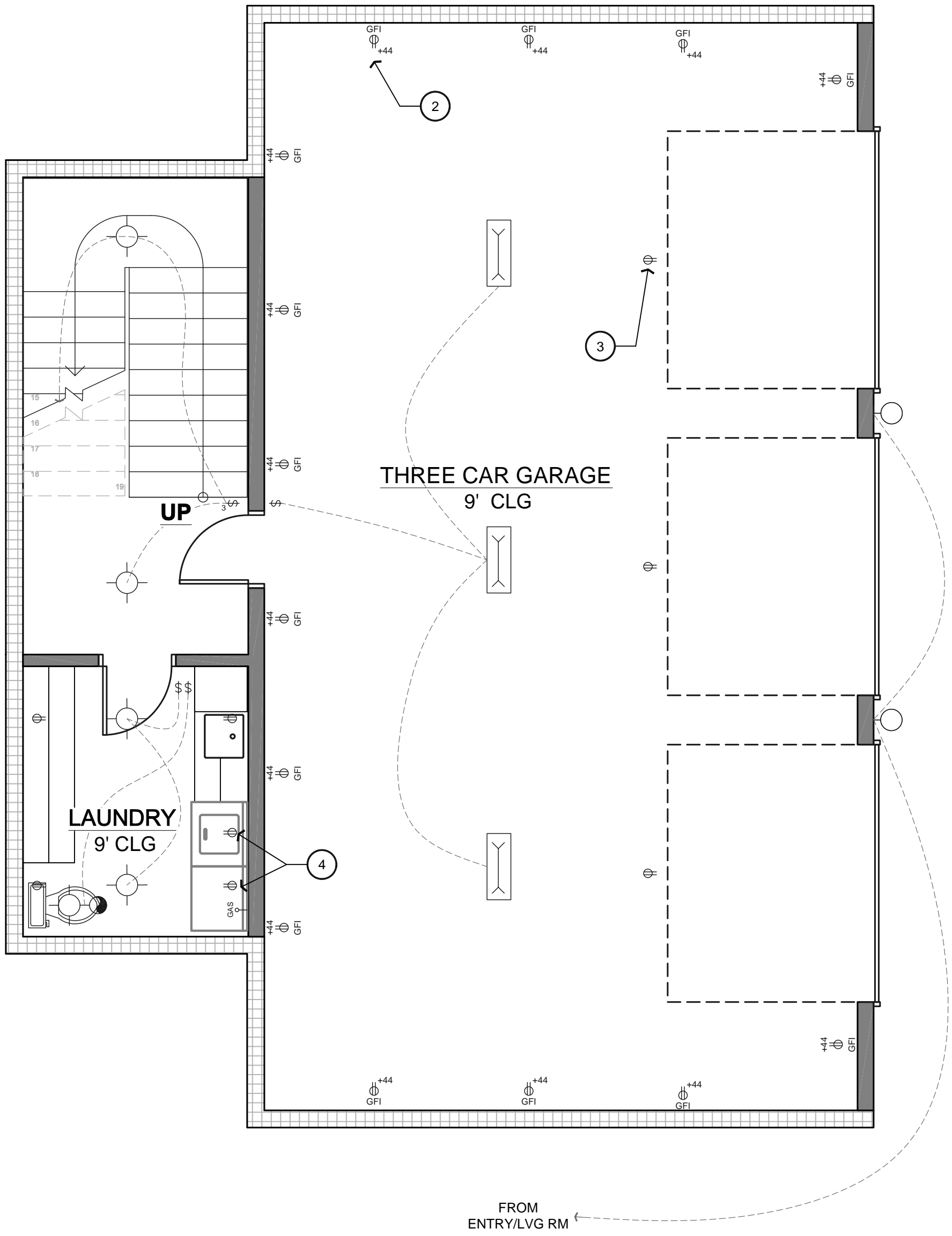
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SHEET TITLE:
CROSS SECTIONS

SHEET NUMBER:
A-3.1

LEGEND			ELECTRICAL CALLOUTS
	CEILING MOUNTED EXHAUST FAN TO EXTERIOR		HOSE BIB
	PHONE		FLOOD LIGHT
	CATV		RECESSED CAN LIGHT FIXTURE, FLUORESCENT
	115 V DUPLEX RECEPTACLE @ +18" AFF. U.O.N.		RECESSED CAN LIGHT FIXTURE, STD RECESSED
	115 V GFCI DUPLEX RECEPTACLE		WALL MOUNTED LIGHT FIXTURE
	115 V WATER PROOF GFCI OUTLET		WALL MOUNTED EXTERIOR FIXTURE, DOWNCAST
	115 V ARCH FAULT CIRCUIT INTERRUPTER OUTLET		CEILING MOUNTED PENDANT FIXTURE
	3-WAY SWITCH		CEILING MOUNTED LIGHT FIXTURE
	4- WAY SWITCH		CEILING MOUNTED FAN w/ LIGHT FIXTURE
	SINGLE POLE SWITCH		PROVIDE SEPARATE SWITCH FOR FAN & LIGHT
	SWITCH w/ DIMMER CONTROL		
	SMOKE DETECTOR, HARD-WIRED TOGETHER		
	GAS STUB (SIZE AS REQ'D)		
	ELECTRIC SUB-PANEL		FLUORESCENT BAR LIGHT
	FAN		

1. PROVIDE A 200 AMP MINIMUM ELECTRIC SUB-PANEL WITH #4 UPPER GROUND TO FOUNDATION
2. GFCI OUTLETS ON ALL ABOVE COUNTER OUTLETS IN GARAGE MOUNTED AT 44" ABOVE FINISH FLOOR (TYP)
3. CEILING MOUNTED OUTLET FOR GARAGE DOOR OPENER. PROVIDE AND INSTALL APPROVED GARAGE DOOR OPENER WITH REMOTE CONTROL.
4. PROVIDE GAS, 220V OUTLET, AND 110V OUTLET TO WASHER AND DRYER
5. GFCI OUTLETS ON ALL ABOVE COUNTER OUTLETS IN KITCHEN MOUNTED AT +44" ABOVE FINISH FLOOR (TYP). OUTLETS SHALL BE LOCATED NO FARTHER THAN 24" AWAY FROM ANY POINT ALONG COUNTER AND ON ALL COUNTER AREAS WIDER THAN 12"
6. ON ANY PENINSULA, EATING BAR, OR ISLAND, GFCI OUTLETS SHALL BE LOCATED AT +27" ABOVE FINISH FLOOR AND SHALL BE LOCATED NO FARTHER THAN 24" AWAY FROM ANY POINT ALONG PENINSULA, EATING BAR OR ISLAND (TYP)
7. PROVIDE GAS, 220V OUTLET, AND 110V OUTLET TO STOVE, COOKTOP, AND/OR OVENS (TYP). ALSO PROVIDE ELECTRICAL FOR EXHAUST HOOD ABOVE COOKTOP (TYP)
8. PROVIDE OUTLET FOR DISHWATER
9. PROVIDE 110V OUTLET AT +42" ABOVE FINISHED FLOOR AND WATER FOR ICE MAKER AT REFRIGERATOR
10. PROVIDE OUTLET AND SWITCH FOR DISPOSAL
11. UNDER CABINET FLUORESCENT LIGHT FIXTURE WITH SWITCH AS INDICATED
12. GFCI OUTLETS ON ALL ABOVE COUNTER OUTLETS IN BATHROOMS MOUNTED AT 42" ABOVE FINISH FLOOR (TYP)
13. BATHROOM RECEPTACLES SHALL BE ON A SEPARATE 20AMP CIRCUIT WITH NO OTHER OUTLETS. BOTH OUTLETS MAY BE ON THE SAME CIRCUIT. 1996 NEC 210-52 (D)
14. PENDENT LIGHTS, CEILING FANS & TRACK LIGHTING ARE PROHIBITED IN THE AREA ABOVE BATHTUBS.
15. WATER-PROOF GFCI OUTLETS AT 18" ABOVE FINISH FLOOR IN FRONT AND REAR OF BUILDING (TYP)
16. PROVIDE BLOCKING AT CEILING FAN AND LIGHTS. PROVIDE SEPARATE SWITCH FOR LIGHTS & FAN. USE AN APPROVED ELECTRICAL BOX DESIGNED TO SUPPORT CEILING FAN. CEILING FANS WEIGHING IN EXCESS OF 35 POUNDS SHALL BE SUPPORTED AS REQUIRED BY SEC 370-23, 422-18.
17. APPROVED SMOKE DETECTOR INSTALLED AS REQUIRED AND AS INDICATED. SMOKE DETECTOR SHALL BE HARDWIRED WITH BATTERY BACK-UP
18. ALL BEDROOM RECEPTACLES TO BE AFCI.



ELECTRICAL PLAN (LOWER LEVEL)
1/4" = 1'

architectural design and built by:

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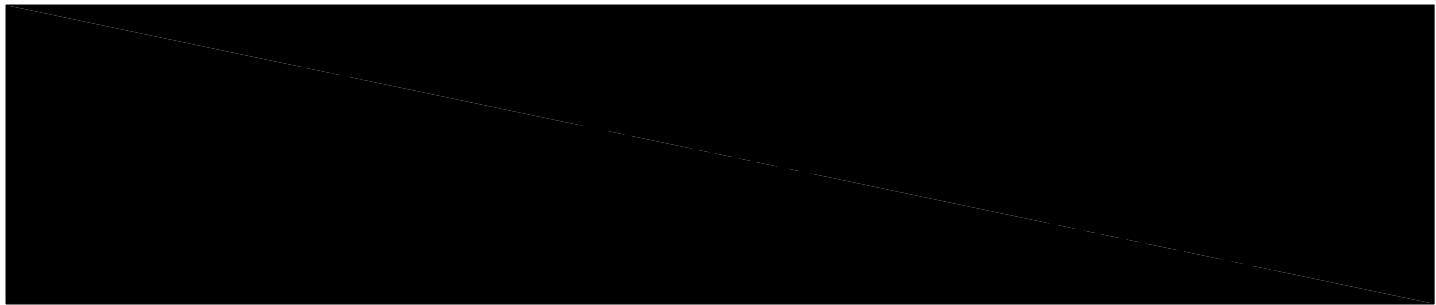
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REV.	DESCRIPTION	DATE

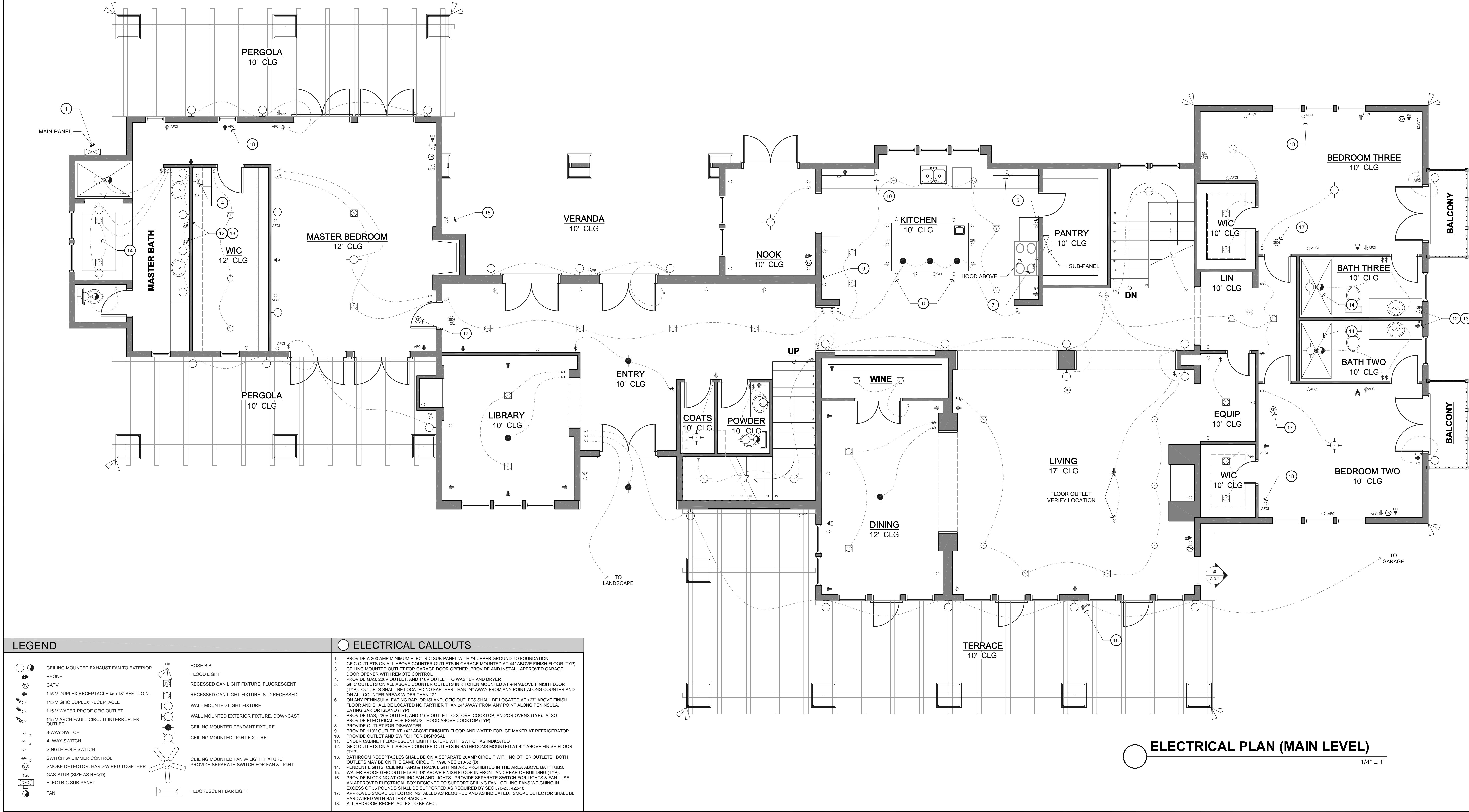
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SHEET TITLE:
ELECTRICAL (LOWER LEVEL)

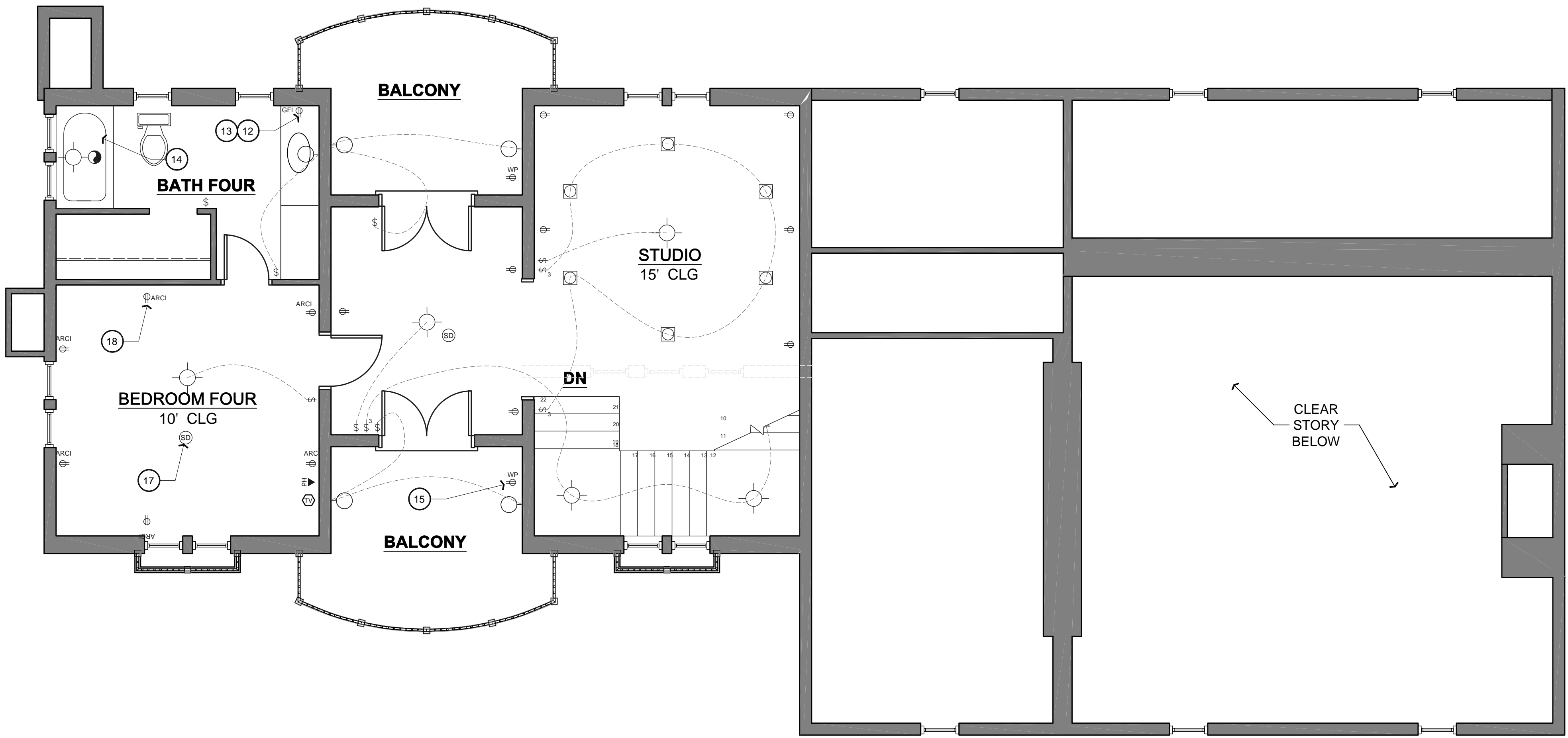
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A-4.1

P:\3\Drawings\A-4.2\Drawings\A-4.2 Electrical\MAIN LEVEL.dwg, Date: 6/15/2020, 10:54:43 AM



architectural design and built by: WILLIAM H. BATEMAN JR. INTERFACE DEVELOPMENT COMPANY, INC P.O. BOX 628 Templeton, California 93465 (805) 434-2588 williambateman@sbcglobal.net		drafted & engineered by: M.E. Designs Civil & Structural Engineering Drafting & Design 610 10th Street, Suite D Paco Robles, CA 93446 www.medisigns.us 805-610-9545 (office) 805-237-0480 (fax)				PLAN PREPARED FOR: 		<table><thead><tr><th colspan="3">REVISION LOG</th></tr><tr><th>REV.</th><th>DESCRIPTION</th><th>DATE</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>		REVISION LOG			REV.	DESCRIPTION	DATE																						<table><tr><td>PROJECT NO. ---</td><td>FILE NAME A-4.2 ELECTRICAL (MAIN LEVEL)</td></tr><tr><td>DRAWN BY M SHICK</td><td>DATE 9/20/2009 10:32 AM</td></tr></table> <p>These drawings are the exclusive property of M.E. Designs and shall be used solely for the purpose of this project on this site. Any use other than the project upon which it is intended for without the written consent of M.E. Designs and Michael Shick is prohibited.</p>		PROJECT NO. ---	FILE NAME A-4.2 ELECTRICAL (MAIN LEVEL)	DRAWN BY M SHICK	DATE 9/20/2009 10:32 AM	SHEET TITLE: ELECTRICAL (MAIN LEVEL) SHEET NUMBER: A-4.2	
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DRAWN BY M SHICK	DATE 9/20/2009 10:32 AM																																											

LEGEND		ELECTRICAL CALLOUTS
	CEILING MOUNTED EXHAUST FAN TO EXTERIOR	<ol style="list-style-type: none">1. PROVIDE A 200 AMP MINIMUM ELECTRIC SUB-PANEL WITH #4 UPPER GROUND TO FOUNDATION2. GFCI OUTLETS ON ALL ABOVE COUNTER OUTLETS IN GARAGE MOUNTED AT 4" ABOVE FINISH FLOOR (TYP)3. CEILING MOUNTED OUTLET FOR GARAGE DOOR OPENER. PROVIDE AND INSTALL APPROVED GARAGE DOOR OPENER WITH REMOTE CONTROL4. PROVIDE GAS, 220V OUTLET, AND 110V OUTLET TO WASHER AND DRYER5. GFCI OUTLETS ON ALL ABOVE COUNTER OUTLETS IN KITCHEN MOUNTED AT +4" ABOVE FINISH FLOOR (TYP). OUTLETS SHALL BE LOCATED NO FARTHER THAN 24" AWAY FROM ANY POINT ALONG COUNTER AND ON ALL COUNTER AREAS WIDER THAN 12"6. ON ANY PENINSULA, EATING BAR, OR ISLAND, GFCI OUTLETS SHALL BE LOCATED AT +2" ABOVE FINISH FLOOR AND SHALL BE LOCATED NO FARTHER THAN 24" AWAY FROM ANY POINT ALONG PENINSULA, EATING BAR OR ISLAND (TYP)7. PROVIDE GAS, 220V OUTLET, AND 110V OUTLET TO STOVE, COOKTOP, AND/OR OVENS (TYP). ALSO PROVIDE ELECTRICAL FOR EXHAUST HOOD ABOVE COOKTOP (TYP)8. PROVIDE OUTLET FOR DISHWASHER9. PROVIDE 110V OUTLET AT +42" ABOVE FINISHED FLOOR AND WATER FOR ICE MAKER AT REFRIGERATOR10. PROVIDE OUTLET AND SWITCH FOR DISPOSAL11. UNDER CABINET FLUORESCENT LIGHT FIXTURE WITH SWITCH AS INDICATED12. GFCI OUTLETS ON ALL ABOVE COUNTER OUTLETS IN BATHROOMS MOUNTED AT 42" ABOVE FINISH FLOOR (TYP)13. BATHROOM RECEPTACLES SHALL BE ON A SEPARATE 20AMP CIRCUIT WITH NO OTHER OUTLETS. BOTH OUTLETS MAY BE ON THE SAME CIRCUIT. 1996 NEC 210-62 (D)14. PENDENT LIGHTS, CEILING FANS & TRACK LIGHTING ARE PROHIBITED IN THE AREA ABOVE BATHTUBS.15. WATER-PROOF GFCI OUTLETS AT 18" ABOVE FINISH FLOOR IN FRONT AND REAR OF BUILDING (TYP)16. PROVIDE BLOCKING AT CEILING FAN AND LIGHTS. PROVIDE SEPARATE SWITCH FOR LIGHTS & FAN. USE AN APPROVED ELECTRICAL BOX DESIGNED TO SUPPORT CEILING FAN. CEILING FANS WEIGHING IN EXCESS OF 35 POUNDS SHALL BE SUPPORTED AS REQUIRED BY SEC.370-23, 422-18.17. APPROVED SMOKE DETECTOR INSTALLED AS REQUIRED AND AS INDICATED. SMOKE DETECTOR SHALL BE HARDWIRED WITH BATTERY BACK-UP.18. ALL BEDROOM RECEPTACLES TO BE AFCI.
	PHONE	
	CATV	
	115 V DUPLEX RECEPTACLE @ +18" AFF. U.O.N.	
	115 V GFCI DUPLEX RECEPTACLE	
	115 V WATER PROOF GFCI OUTLET	
	115 V ARCH FAULT CIRCUIT INTERRUPTER OUTLET	
	3-WAY SWITCH	
	4-WAY SWITCH	
	SINGLE POLE SWITCH	
	SWITCH w/ DIMMER CONTROL	
	SMOKE DETECTOR, HARD-WIRED TOGETHER	
	GAS STUB (SIZE AS REQ'D)	
	ELECTRIC SUB-PANEL	
	FAN	
	HOSE BIB	
	FLOOD LIGHT	
	RECESSED CAN LIGHT FIXTURE, FLUORESCENT	
	RECESSED CAN LIGHT FIXTURE, STD RECESSED	
	WALL MOUNTED LIGHT FIXTURE	
	WALL MOUNTED EXTERIOR FIXTURE, DOWNCAST	
	CEILING MOUNTED PENDANT FIXTURE	
	CEILING MOUNTED LIGHT FIXTURE	
	CEILING MOUNTED FAN w/ LIGHT FIXTURE	
	PROVIDE SEPARATE SWITCH FOR FAN & LIGHT	
	FLUORESCENT BAR LIGHT	



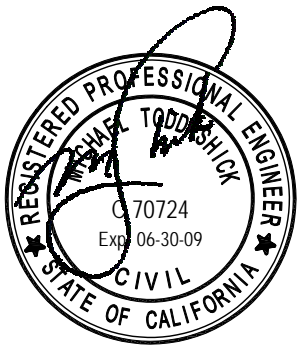
ELECTRICAL PLAN (UPPER LEVEL)
1/4" = 1'

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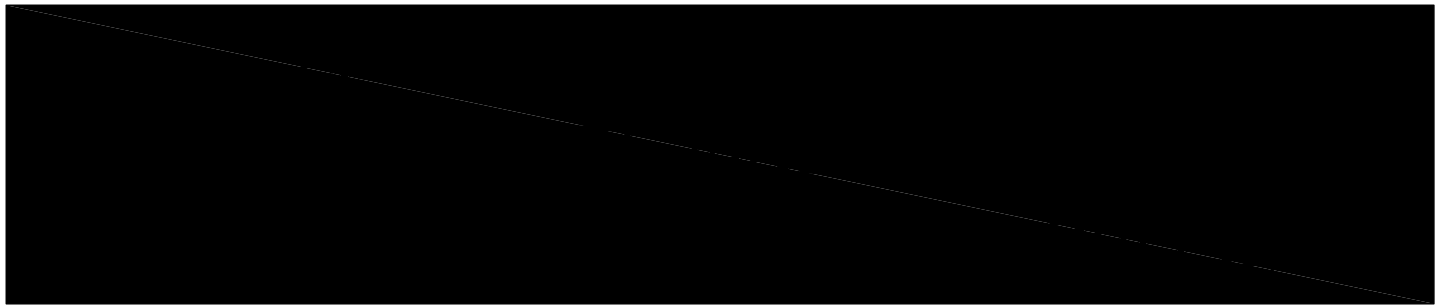
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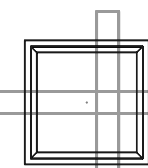
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DATE 9/20/2009 10:32 AM

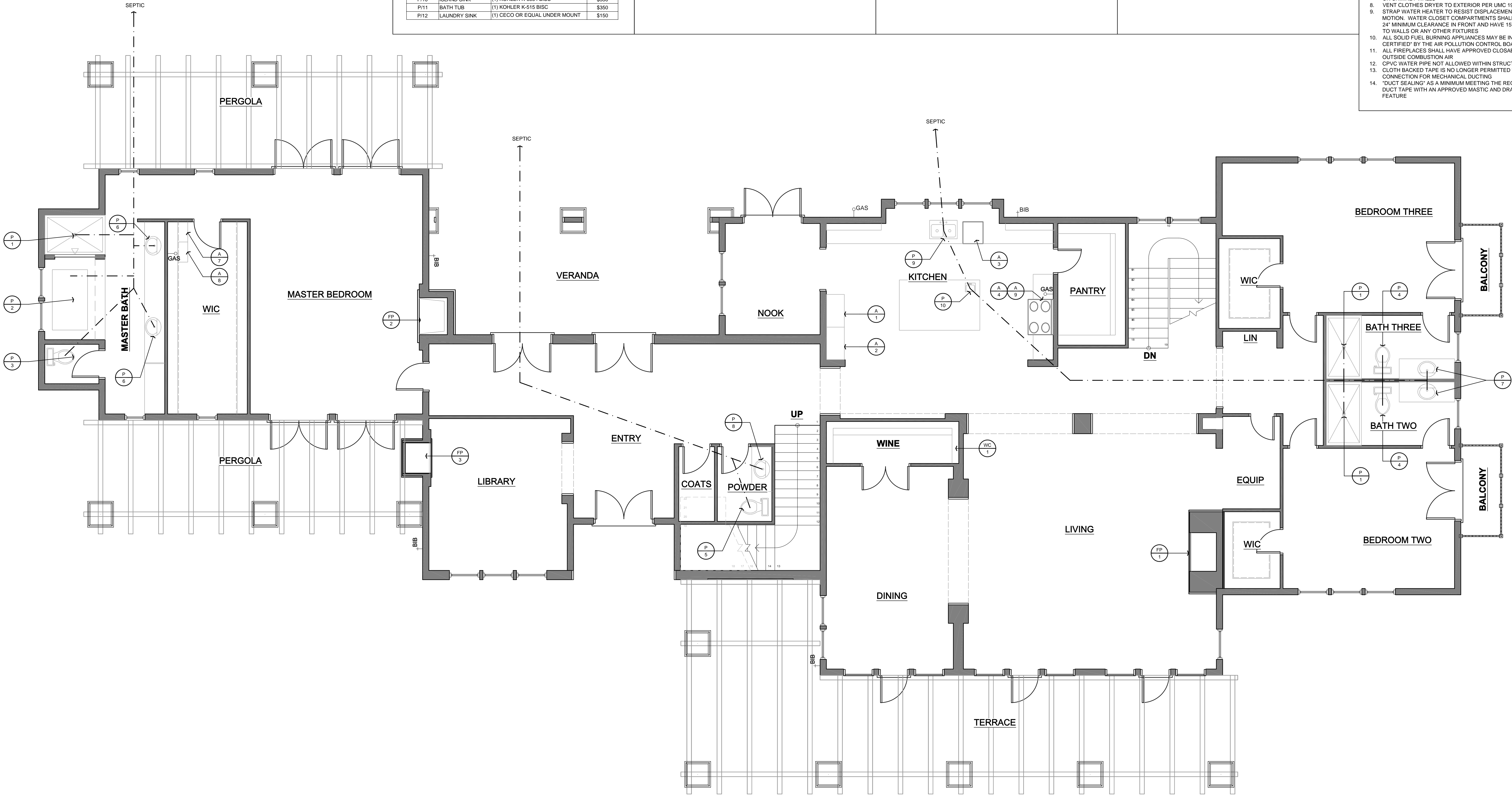
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SHEET TITLE:
ELECTRICAL (UPPPER LEVEL)

SHEET NUMBER:
A-4.3

PLUMING FIXTURES				APPLIANCES			FIREPLACES			WINE CHILLER			<div>1. PROVIDE APPROVED BACKFLOW PREVENTION DEVICE OR VACUUM BREKER ON ALL HOSE BIBS.</div> <div>2. PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE FOR WATER HEATER W/ 3/4" DIAMETER HARD COPPER DRAIN TERMINATING OUTSIDE 12" ABOVE GRADE W/ UNTHREADED END POINTING DOWNWARD</div> <div>3. PROVIDE KEYLESS LIGHT FIXTURES IN AN ATTIC OR UNDER FLOOR AREA SPACE REQUIRING ACCESS OR CONTAINING ANY EQUIPMENT NEEDING SERVICING</div> <div>4. NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE</div> <div>5. ALL BATHROOM EXHAUST FANS SHALL PROVIDE A MIN. OF 5 AIR CHANGES PER HOUR.</div> <div>6. PROVIDE COMBUSTION AIR OPENINGS WITHIN 12" OF THE FLOOR & CEILING FOR GAS BURNING EQUIPMENT</div> <div>7. PROVIDE 2" MIN CLEARANCE BETWEEN COMBUSTIBLE MATERIAL & FIREPLACE OR CHIMNEY WALLS</div> <div>8. VENT CLOTHES DRYER TO EXTERIOR PER UMC 1903</div> <div>9. STRAP WATER HEATER TO RESIST DISPLACEMENT DUE TO EARTHQUAKE MOTION. WATER CLOSET COMPARTMENTS SHALL BE 30" MIN IN WIDTH AND HAVE 24" MINIMUM CLEARANCE IN FRONT AND HAVE 15" CLEAR FROM ITS CENTERLINE TO WALLS OR ANY OTHER FIXTURES</div> <div>10. ALL SOLID FUEL BURNING APPLIANCES MAY BE INSTALLED ONLY IF "EP CERTIFIED" BY THE AIR POLLUTION CONTROL BOARD</div> <div>11. ALL FIREPLACES SHALL HAVE APPROVED CLOSABLE GLASS DOORS AND OUTSIDE COMBUSTION AIR</div> <div>12. CPVC WATER PIPE NOT ALLOWED WITHIN STRUCTURE</div> <div>13. CLOTH BACKED TAPE IS NO LONGER PERMITTED TO BE USED AS THE SOLE CONNECTION FOR MECHANICAL DUCTING</div> <div>14. "DUCT SEALING" AS A MINIMUM MEETING THE REQUIREMENTS OF "UL 18 1" OR DUCT TAPE WITH AN APPROVED MASTIC AND DRAWBAND AS A MANDATORY FEATURE</div>
SYM.	ITEM	NO.	FIXTURE ALLOW.	SYM.	ITEM	MODEL	SYM.	ITEM	MODEL	SYM.	ITEM	MODEL	
P/1	TILE SHOWER	(3) OWNER SELECT	\$350	A/1	REFRIGERATOR	SUB ZERO BI-36R/O	FP/1	WOOD BURNING	FIREPLACE XTRORDINAIR 44A	WC/1	WINE ROOM CHILLER	BREEZAIR WK4	
P/2	DECK MT. TUB	(1) KOHLER K-863 BISC.	\$500	A/2	FREEZER	SUB ZERO BI-36F/O	FP/2	WOOD BURNING	FIREPLACE XTRORDINAIR 44A				
P/3	WATER CLOSET	(1) KOHLER K-3360 BISC		A/3	DISHWASHER	KITCHENAID KUDU03F7PA	FP/3	WOOD BURNING	FIREPLACE XTRORDINAIR 36A				
P/4	WATER CLOSET	(1) KOHLER K-3439 BISC		A/4	RANGE/OVEN	WOLF DF-486G LP							
P/5	WATER CLOSET	(1) KOHLER K-3360 BISC		A/5	WASHER	OWNER SELECTION							
P/6	VANITY	(2) KOHLER K-2240 BISC	\$300	A/6	DRYER	OWNER SELECTION							
P/7	VANITY	(3) KOHLER K-2211 BISC	\$200	A/7	WASHER	OWNER SELECTION							
P/8	VANITY	(1) KOHLER K-2933 BISC	\$300	A/8	DRYER	OWNER SELECTION							
P/9	KITCHEN SINK	(1) KOHLER K-5931-4U BISC	\$400	A/9	HOOD LINER	VENT A HOOD BH 452PSLD							
P/10	ISLAND SINK	(1) KOHLER K-6564 BISC	\$350										
P/11	BATH TUB	(1) KOHLER K-515 BISC	\$350										
P/12	LAUNDRY SINK	(1) CECCO OR EQUAL UNDER MOUNT	\$150										





MECHANICAL & PLUMBING PLAN (MAIN LEVEL)
1/4" = 1'

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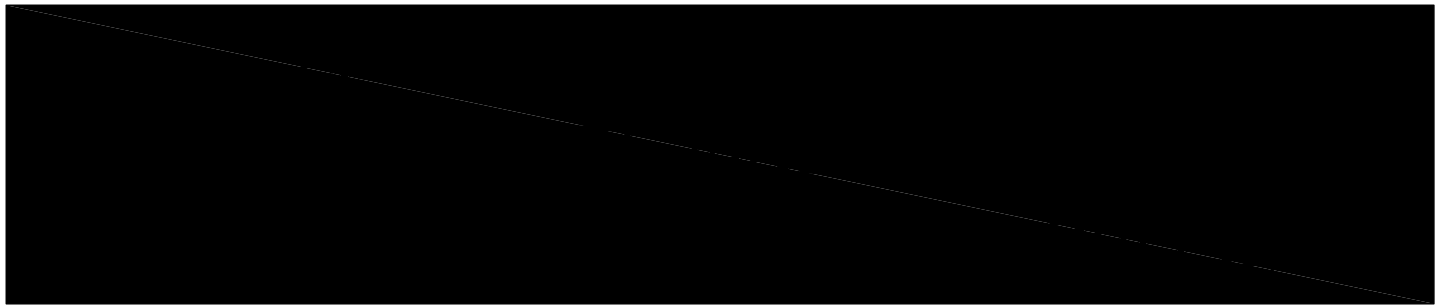
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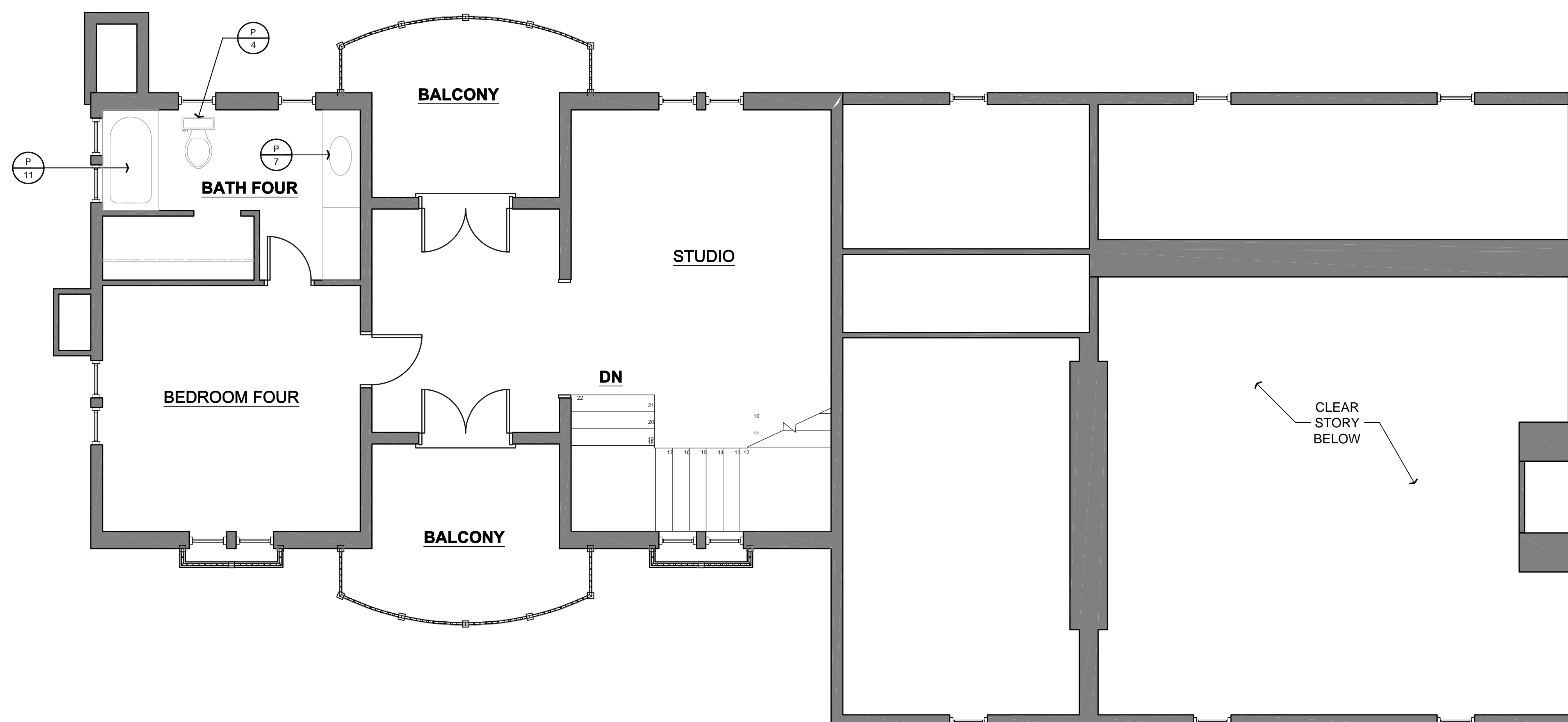
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SHEET TITLE:
MECHANICAL (MAIN LEVEL)

SHEET NUMBER:
A-5.2

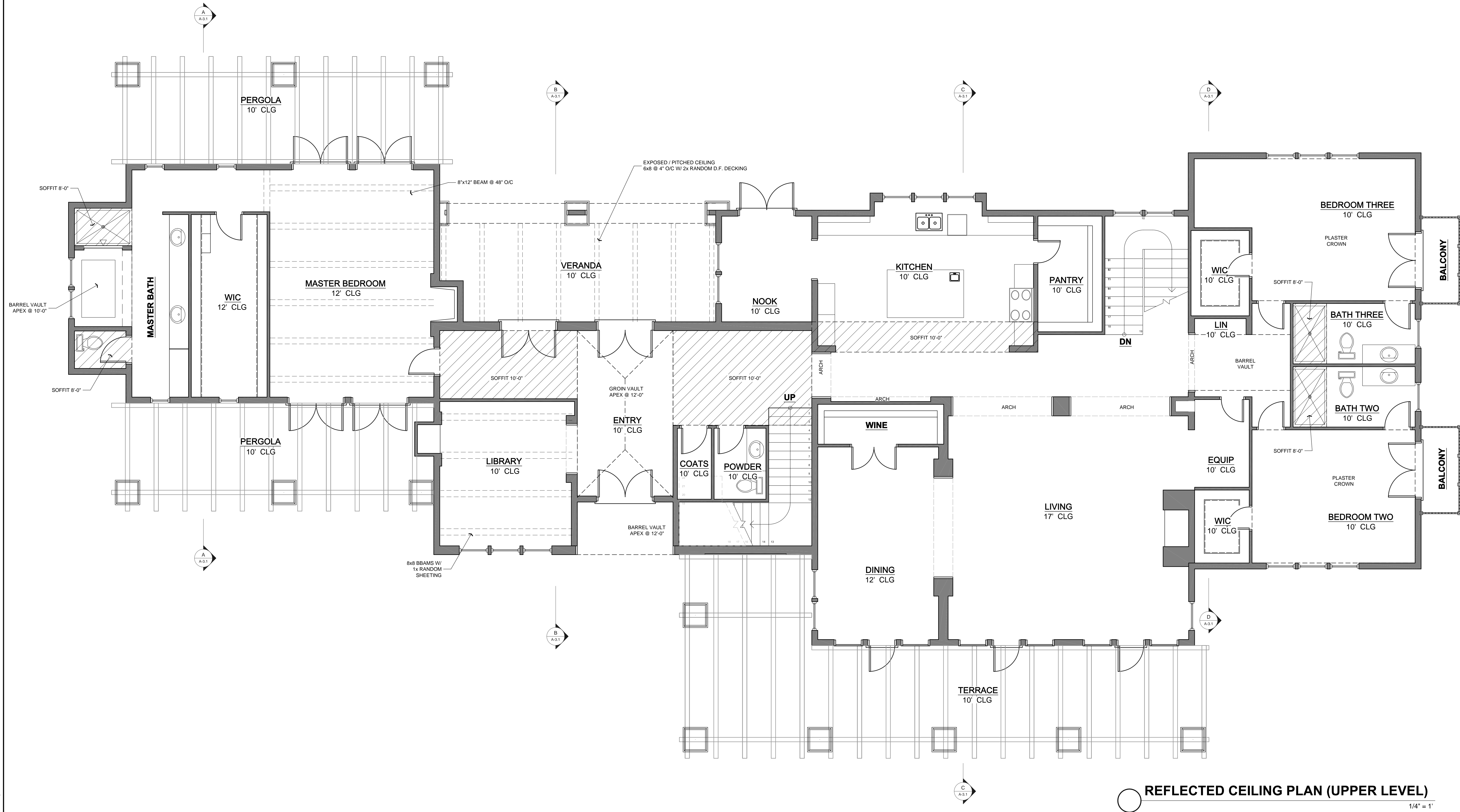
PLUMING FIXTURES				APPLIANCES			FIREPLACES			WINE CHILLER			MECHANICAL & PLUMBING NOTES
SYM.	ITEM	NO.	FIXTURE ALLOW.	SYM.	ITEM	MODEL	SYM.	ITEM	MODEL	SYM.	ITEM	MODEL	1. PROVIDE APPROVED BACKFLOW PREVENTION DEVICE OR VACUUM BREKER ON ALL HOSE BIBS. 2. PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE FOR WATER HEATER W/ 3/4" DIAMETER HARD COPPER DRAIN TAPPING OUTSIDE 12" ABOVE GRADE W/ UNTHREADED END POINTING DOWNWARD 3. PROVIDE KEYLESS LIGHT FIXTURES IN AN ATTIC OR UNDER FLOOR AREA SPACE REQUIRING ACCESS OR CONTAINING ANY EQUIPMENT REQUIRING SERVICING 4. NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE 5. ALL BATHROOM EXHAUST FANS SHALL PROVIDE A MIN. OF 5 AIR CHANGES PER HOUR. 6. PROVIDE COMBUSTION AIR OPENINGS WITHIN 12" OF THE FLOOR & CEILING FOR GAS BURNING EQUIPMENT 7. PROVIDE 2" MIN CLEARANCE BETWEEN COMBUSTIBLE MATERIAL & FIREPLACE OR CHIMNEY WALLS 8. VENT CLOTHES DRYER TO EXTERIOR PER UMC 1903 9. STRAP WATER HEATER TO RESIST DISPLACEMENT DUE TO EARTHQUAKE MOTION. WATER CLOSET COMPARTMENTS SHALL BE 30" MIN IN WIDTH AND HAVE 24" MINIMUM CLEARANCE IN FRONT AND HAVE 15" CLEAR FROM ITS CENTERLINE TO WALLS OR ANY OTHER FIXTURES 10. ALL SOLID FUEL BURNING APPLIANCES MAY BE INSTALLED ONLY IF 'EP CERTIFIED' BY THE AIR POLLUTION CONTROL BOARD 11. ALL FIREPLACES SHALL HAVE APPROVED CLOSABLE GLASS DOORS AND OUTSIDE COMBUSTION AIR 12. CPVC WATER PIPE NOT ALLOWED WITHIN STRUCTURE 13. CLOTH BACKED TAPE IS NO LONGER PERMITTED TO BE USED AS THE SOLE CONNECTION FOR MECHANICAL DUCTING 14. "DUCT SEALING" AS A MINIMUM MEETING THE REQUIREMENTS OF 'UL 18 1". OR DUCT TAPE WITH AN APPROVED MASTIC AND TROWAND AS A MANDATORY FEATURE
P/1	TILE SHOWER	(3) OWNER SELECT	\$350	A/1	REFRIGERATOR	SUB ZERO BI-36R/0	FP/1	WOOD BURNING	FIREPLACE XTORDINAIR 44A	WC/1	WINE ROOM CHILLER	BREEZAIR WK4	
P/2	DECK M.T. TUB	(1) KOHLER K-963 BISC.	\$500	A/2	FREEZER	SUB ZERO BI-36F/0	FP/2	WOOD BURNING	FIREPLACE XTORDINAIR 44A				
P/3	WATER CLOSET	(1) KOHLER K-3360 BISC		A/3	DISHWASHER	KITCHENAID KUDD03FTPA	FP/3	WOOD BURNING	FIREPLACE XTORDINAIR 36A				
P/4	WATER CLOSET	(1) KOHLER K-3439 BISC		A/4	RANGE/OVEN	WOLF DF-486G LP							
P/5	WATER CLOSET	(1) KOHLER K-3360 BISC		A/5	WASHER	OWNER SELECTION							
P/6	VANITY	(2) KOHLER K-2240 BISC	\$300	A/6	DRYER	OWNER SELECTION							
P/7	VANITY	(3) KOHLER K-2211 BISC	\$300	A/7	WASHER	OWNER SELECTION							
P/8	VANITY	(1) KOHLER K-2933 BISC	\$300	A/8	DRYER	OWNER SELECTION							
P/9	KITCHEN SINK	(1) KOHLER K-5931-4U BISC	\$400	A/9	HOOD LINER	VENT A HOOD BH 452PSLD							
P/10	ISLAND SINK	(1) KOHLER K-6584 BISC	\$350										
P/11	BATH TUB	(1) KOHLER K-515 BISC	\$350										
P/12	LAUNDRY SINK	(1) CECO OR EQUAL UNDER MOUNT	\$150										



MECHANICAL & PLUMBING PLAN (UPPER LEVEL)

architectural design and built by:

P:\300mm\A-6.1 Reflected Ceiling Plan (Upper Level).dwg, Max & Bty, 2/20/2009 10:33 AM



REFLECTED CEILING PLAN (UPPER LEVEL)
1/4" = 1'

architectural design and built by:

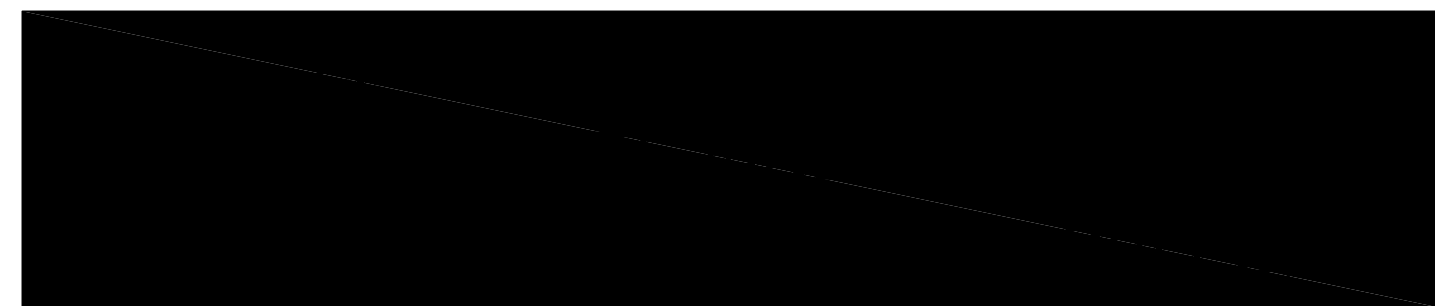
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PLAN PREPARED FOR:



REVISION LOG

REV.	DESCRIPTION	DATE

PROJECT NO. ---

FILE NAME A-6.1 REFLECTED CEILING (MAIN LEVEL)
DRAWN BY M. SHICK
DATE 3/20/2009 10:33 AM

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SHEET TITLE:

**REFLECTED
CEILING (MAIN
LEVEL)**

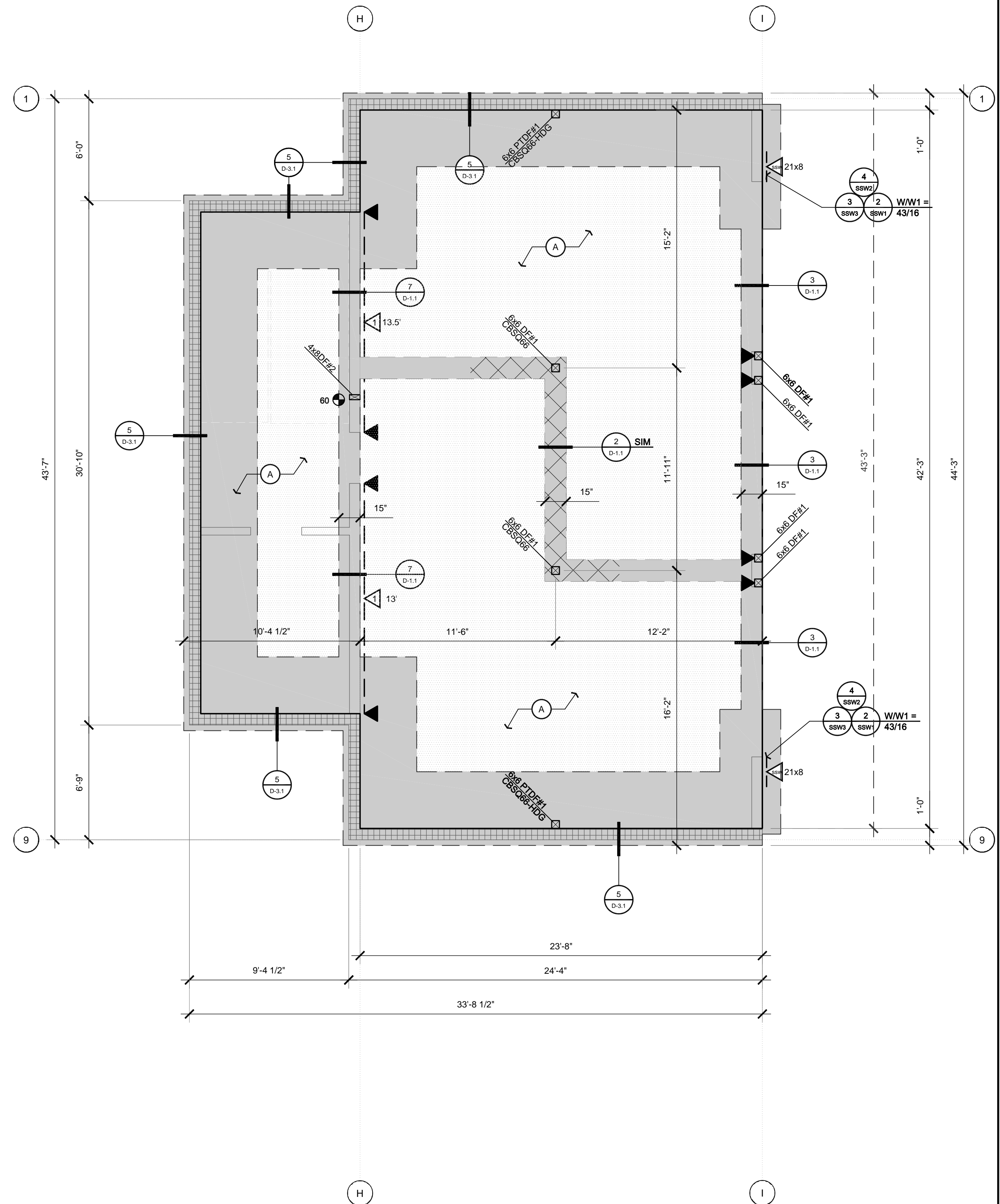
SHEET NUMBER:

A-6.1



A-6.2

CONCRETE NOTE	LEGEND	NOTE FROM SOILS ENGINEER	HOLDOWN KEY	FOUNDATION NOTES
<p>CONCRETE SLAB SHALL BE 4" THICK MINIMUM WITH #3 BARS @ 18" O/C. EACH WAY OVER 2' CLEAN COMPACTED FREE DRAINING SAND OVER 10MIL VISQUEEN. VISQUEEN TO BE PLACED OVER 6" CLEAN FINE DRAINING MATERIAL. SET REINFORCEMENT AT MID DEPTH OF SLAB. FOOTINGS SHALL BE DIMENSIONED AND REINFORCED PER TABLE BELOW, UNLESS NOTED OTHERWISE ON FOUNDATION PLANS. ALL CONCRETE FOOTINGS SHALL BEGIN AT COMPETENT MATERIAL, WHICH MAY NOT BE THE SAME AS FINISHED GRADE. REINFORCEMENT SHALL BE CONTINUOUS TOP AND BOTTOM. USE #3 REINFORCEMENT BAR SET 3" MINIMUM ABOVE BOTTOM OF FOOTING AND BENT 3'-0" MINIMUM INTO SLAB.</p> <p>PREMOISTENING CONTROL FOR SOILS UNDER FOOTINGS AND SLABS SHALL BE TO 120% OF OPTIMUM MOISTURE CONTENT TO A DEPTH OF 21" BELOW LOWEST GRADE. TESTING REQUIRED. AFTER PREMOISTENING, THE SPECIFIED MOISTURE CONTENT OF THE SOILS SHALL BE MAINTAINED UNTIL COMPLETED. FIELD VERIFICATION OF MOISTURE CONTENT SHALL BE VERIFIED BY AN APPROVED TESTING LABORATORY NOT MORE THAN 24 HOURS PRIOR TO PLACEMENT OF CONCRETE. CONCRETE SLABS SHALL BE SAW CUT 3/4" DEEP @ 15' O/C. GRIDS WITHIN 24 HOURS OF SLAB POUR.</p>	<p>CONC. SLAB SEE CONC. NOTE THIS PAGE</p> <p>PROVIDE (3) #5 BARS TOP & BOTTOM INTO 15" WIDE X 18" DEEP FOOTING</p> <p>FOUNDATION CALLOUTS</p> <p>A. CONCRETE SLAB, SEE CONCRETE NOTE THIS SHEET</p>	<p>SOILS SHOULD BE OVEREXCAVATED TO A DEPTH OF TWO (2) FEET BELOW THE BOTTOM OF FOOTINGS, THREE (3) FEET BELOW EXISTING GRADE, OR 75% OF THE DEEPEST FILL THICKNESS, WHICHEVER IS GREATER. THE OVEREXCAVATION SHOULD EXTEND TO A DISTANCE OF FIVE (5) FEET BEYOND THE BUILDING PERIMETER. THE RESULTING SURFACE SHOULD BE SCARIFIED TO A DEPTH OF ONE (1) FOOT, MOISTURE CONDITIONED AND RECOMPACTED TO A MINIMUM OF 90% OF MAXIMUM DRY DENSITY. THE INTENT OF THESE RECOMMENDATIONS IS TO PROVIDE A MINIMUM OF THREE (3) FEET OF COMPACTED SOILS BELOW THE BOTTOM OF ALL FOOTINGS, AND RECOMPACT THE LOOSE TPOISL.</p> <p>ALTERNATIVELY, THE FOOTINGS MAY BE EXCAVATED TO BEAR A MINIMUM OF EIGHTEEN (18) INCHES INTO THE UNDERLYING FIRM TAN SLIGHTLY CLAYEY SILTY FINE TO MEDIUM SAND WITH GRAVEL ENCOUNTERED AT A DEPTH OF ONE TO THREE (1-3) FEET BELOW EXISTING GRADE IN OUR BORINGS. THE SLAB AREA SHOULD BE OVEREXCAVATED TO A DEPTH OF ONE (1) FOOT BELOW EXISTING GRADE. THE RESULTING SURFACE SHOULD BE SCARIFIED AN ADDITIONAL ONE (1) FOOT, MOISTURE CONDITIONED TO 2%-3% ABOVE OPTIMUM MOISTURE CONTENT, AND RECOMPACTED TO A MINIMUM OF 90% OF MAX DRY DENSITY.</p> <p>AREAS OUTSIDE THE BUILDING AREA TO RECEIVE FILL, EXTERIOR SLABS-ON-GRADE, SIDEWALKS AND PAVING SHOULD BE OVEREXCAVATED TO A DEPTH OF ONE (1) FOOT.</p>	<ul style="list-style-type: none"> ▼ HDU2 W/ SSTB20" USE 4X POST MIN. SEE DETAIL 12D-1.1) ● HDU4 W/ SSTB40" USE 4X POST MIN. SEE DETAIL 12D-1.1) ● HDU8 OR HDU8 W/ SSTB34" USE 4X POST MIN. SEE DETAIL 12D-1.1) ● HDU11 OR HHQ14 W/ SSWA#1X36HS A.B. PER DETAIL "SEE DTLS." <p>"SEE DTLS." REFERENCE TO DETAIL 12D-1.1</p> <p>"USE SSTB/L ANCHOR BOLTS WHERE 3X SILL IS REQUIRED PER SHEARWALL SCHEDULE"</p>	<ol style="list-style-type: none"> CONCRETE TO WITHSTAND 2500 PSI WITHIN 28 DAYS REFER TO FRAMING PLAN FOR EXACT PLACEMENT OF HOLDOWNS ALL HOLDOWNS TO BE PLACED IN CONCRETE PRIOR TO INSPECTION. FOUNDATION EXCAVATIONS SHOULD BE OBSERVED BY THE GEOTECH ENGINEER OF RECORD AFTER EXCAVATION, BUT PRIOR TO PLACING REINFORCING STEEL OR FORMS. <p>SOIL NOTE</p> <p>SOIL'S EXPANSION INDEX IS VERY LOW REPORT NO. BR-056509 DATE: 02-06-2008</p> <p>ANCHOR BOLT NOTE</p> <p>2 X SILL PLATE ----- USE 5/8" DIAMETER X 10" MIN. ANCHOR BOLTS 3 X SILL PLATE ----- USE 5/8" DIAMETER X 12" MIN. ANCHOR BOLTS</p> <p>ANCHOR BOLTS SHALL BE EMBEDDED 7" MINIMUM INTO PERIMETER FOOTING AND SPACED AT 4 FEET MAX. ON CENTER UNLESS NOTED OTHERWISE ON SHEAR WALL SCHEDULE. BOLTS SHALL BE A MAXIMUM OF 12" FROM SILL ENDS AND SPLICES WITH A MINIMUM OF 2 BOLTS PER SPLICE. USE 3" X 3' X .0229" THICK FLAT PLATE WASHERS AT EACH ANCHOR BOLT.</p>



SHEAR WALL SCHEDULE						
SHEAR JOINT	MATERIAL	2 SIDES	RAILING (E.N. FIN.)	TOP PLATE 1" x 3" CONNECTOR	FILL PLATE NAILS @ 8" SUBLF.	1" x 8" A.S. @ FND
	260 15032" CDX (10# 240L)	N	8@ 4 - 12	RCB 2" 8" o/c or LFTA 15" o/c	16@ 6" o/c	48" o/c
	380 15033" CDX (10# 240L)	N	8@ 4 - 12	RCB 2" 8" o/c or LFTA 15" o/c	16@ 6.5" o/c	48" o/c
	490 15032" CDX (10# 240L)	N	8@ 4 - 12	RCB 2" 8" o/c or LFTA 15" o/c	16@ 6.5" o/c	36" o/c
	600 15032" CDX (10# 240L)	N	10@ 4 - 12	RCB 2" 8" o/c or LFTA 15" o/c	16@ 6.5" o/c	28" o/c
	770 15032" CDX (10# 240L)	N	10@ 4 - 12	RCB 2" 8" o/c or LFTA 15" o/c	16@ 6.0" o/c	22" o/c
	870 15032" CDX (10# 240L)	N	10@ 4 - 12	RCB 2" 8" o/c or LFTA 15" o/c	SDS/SLA 4" x 4.5" o/c	20" o/c
	980 15032" CDX (10# 240L)	Y	8@ 4 - 12	RCB 2" 8" o/c or LFTA 15" o/c	SDS/SLA 4" x 4.5" o/c	18" o/c
	1280 15032" CDX (10# 240L)	Y	8@ 4 - 12	RCB 2" 8" o/c or LFTA 15" o/c	SDS/SLA 4" x 4.5" o/c	12" o/c

FOOTNOTES:

- All nails to be fully embedded.
- Refer to "Vertical Spacing Rules" for material and application specifications.
- Where no spacing are common. Where "ranging" is required, use each plate to be taken to true common line on all equivalent.
- Provide 2x2" thick x 3" long plate, flat plate walers at all 8" diameter anchor bolts.
- For walls which bear on ties use 1" x 4" tie from tie to tie at 12" o/c. For walls which bear on plates of the A33 top plate anchor.
- Use RCB 2" x 3" plate in 9" spot on solid backing with spacing per "Top Plate Anchor."
- On tie use 1" A33 tie clip at 12" o/c.
- Stagger shall be 3x minimum @ panel edges. Use 3x P.T.D. bottom plate, stagger nails @ double top plate and panel ends. Use 3x 1" x 4" x 1/2" plate in 9" spot on solid backing with spacing half the double distance.
- Stagger nails at opposite sides of wall.

architectural design and built by:

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INTERFACE DEVELOPMENT COMPANY, INC

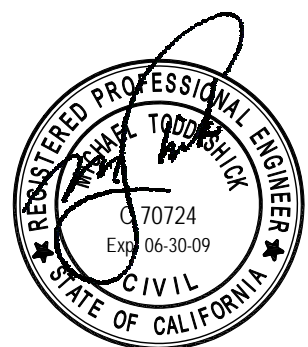
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PLAN PREPARED FOR:

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PROJECT NO.	----
FILE NAME	S-1.1 FOUNDATION PLAN (LOWER LEVEL)
DRAWN BY	M.SHICK
DATE	3/20/2009 10:34 AM

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SHEET TITLE:
FOUNDATION
PLAN (LOWER
LEVEL)

SHEET NUMBER:
S-1.1

A.	1" HIGH x 6" WIDE CONCRETE CURB AROUND GARAGE PERIMETER (TYP)
B.	4" CONCRETE PAD AT ALL EXTERIOR DOOR OVER 4" CLEAN COMPACTED FILL SAND, THICKEN AT PERIMETERS
C.	CONCRETE PAD FOR A/C UNIT. 4" CONCRETE PAD OVER 4" CLEAN COMPACTED FILL SAND. THICKEN CONCRETE PAD AT PERIMETER
D.	1.75"x11.875" 1.3E LSL JOISTS @ 16" O/C (BM-33)
E.	5.25"x11.875" 1.3E LSL (BM-32)

F. MIU.1.81/9
G. IUS.1.81/11.88
H. U610
I. 1.75"x11.875" 1.3E LSL FLOOR JOIST
J. 18" PAD SHOWN W/ (2) #4 BARS TOP AND BOTTOM EACH WAY
K. (2) CS14x38" STRAPS @ BEAM TO TOP PLATE SPLICE
L. CONCRETE SLAB, SEE CONCRETE NOTE THIS SHEET


1. CONCRETE TO WITHSTAND 2500 PSI WITHIN 28 DAYS
2. REFER TO FRAMING PLAN FOR EXACT PLACEMENT OF HOLDOWNS.
3. ALL HOLDOWNS TO BE PLACED IN CONCRETE PRIOR TO INSPECTION.
4. FOUNDATION EXCAVATIONS SHOULD BE OBSERVED BY THE GEOTECH ENGINEER OF RECORD AFTER EXCAVATION, BUT PRIOR TO PLACING REINFORCING STEEL OR FORMS.

ALL AXIAL LOADED TRUSSES TO BE IN LINE WITH SHEAR PANELS AS SHOWN
ON FRAMING PLAN AND ROOF PLY TO BE NAILED WITH 8d NAILS @ 6 O.C.

CONC. SLAB SEE CONC. NOTE THIS PAGE

 PROVIDE (2) #5 BARS TOP & BOTTOM INTO 15" WIDE x 18" DEEP FOOTING

PROVIDE (2) #4 BARS TOP & BOTTOM INTO 15" WIDE x 18" DEEP FOOTING



PROVIDE (4) #5 BARS TOP & BOTTOM INTO 15" WIDE x 18" DEEP FOOTING

SOILS SHOULD BE OVEREXCAVATED TO A DEPTH OF TWO (2) FEET BELOW THE BOTTOM OF FOOTINGS, THREE (3) FEET BELOW EXISTING GRADE, OR 75% OF THE DEEPEST FILL THICKNESS, WHICHEVER IS GREATER. THE OVEREXCAVATION SHOULD EXTEND TO A DISTANCE OF FIVE (5) FEET BEYOND THE BUILDING PERIMETER. THE RESULTING SURFACE SHOULD BE SCARIFIED TO A DEPTH OF ONE (1) FOOT, MOISTURE CONDITIONED AND RECOMPACTED TO A MINIMUM OF 90% OF MAXIMUM DRY DENSITY. THE INTENT OF THESE RECOMMENDATIONS IS TO PROVIDE A MINIMUM OF THREE (3) FEET OF COMPACTED SOILS BELOW THE BOTTOM OF ALL FOOTINGS, AND RECOMPACT THE LOOSE TOPSOIL.

ALTERNATIVELY, THE FOOTINGS MAY BE EXCAVATED TO BEAR A MINIMUM OF EIGHTEEN (18) INCHES INTO THE UNDERLYING FIRM TAN SLIGHTLY CLAYEY SILTY FINE TO MEDIUM SAND WITH GRAVEL ENCOUNTERED AT A DEPTH OF ONE TO THREE (1-3) FEET BELOW EXISTING GRADE IN OUR BORINGS. THE SLAB AREA SHOULD BE OVEREXCAVATED TO A DEPTH OF ONE (1) FOOT BELOW EXISTING GRADE. THE RESULTING SURFACE SHOULD BE SCARIFIED AN ADDITIONAL ONE (1) FOOT, MOISTURE CONDITIONED TO 2%-3% ABOVE OPTIMUM MOISTURE CONTENT, AND RECOMPACTED TO A MINIMUM OF 90% OF MAX DRY DENSITY.

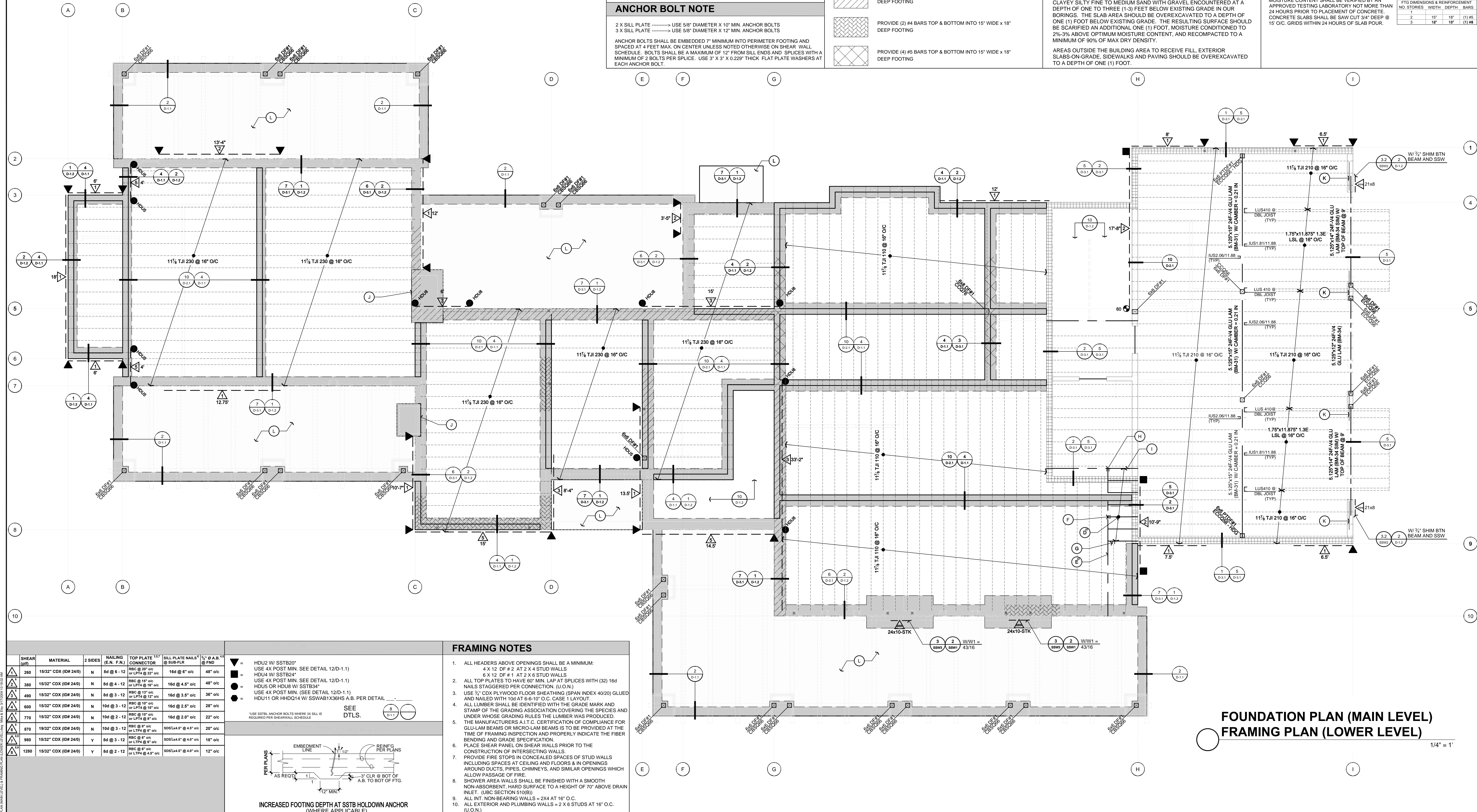
AREAS OUTSIDE THE BUILDING AREA TO RECEIVE FILL, EXTERIOR
SLABS-ON-GRADE, SIDEWALKS AND PAVING SHOULD BE OVEREXCAVATED
TO A DEPTH OF ONE (1) FOOT.

CONCRETE SLAB SHALL BE 4" THICK MINIMUM WITH #3 BARS @ 18" O.C. EACH WAY OVER 2" CLEAN COMPACTED FREE DRAINING SAND AND OVER 10MIL VISQUEEN. VISQUEEN TO BE PLACED OVER 6" CLEAN FREE DRAINING MATERIAL. SET REINFORCEMENT AT MID DEPTH OF SLAB. FOOTINGS SHALL BE DIMENSIONED AND REINFORCED PER TABLE BELOW, UNLESS NOTED OTHERWISE ON FOUNDATION PLANS. DEPTH OF FOOTINGS SHALL BE AT LEAST 12" BELOW FINISHED GRADE. REINFORCEMENT SHALL BE CONTINUOUS TOP AND BOTTOM. USE #3 REINFORCEMENT BAR SET 3" MINIMUM ABOVE BOTTOM OF FOOTING AND BENT 3-0" MINIMUM INTO SLAB.

PREMOISTENING CONTROL FOR SOILS UNDER FOOTINGS AND SLABS SHALL BE TO 12% OF MAXIMUM MOISTURE CONTENT TO A DEPTH OF 6" BELOW LOWEST GRADE TESTING REQUIRED. AFTER PREMOISTENING, THE SPECIFIED MOISTURE CONTENT OF THE SOILS SHALL BE MAINTAINED UNTIL CONCRETE IS PLACED. REQUIRED MOISTURE CONTENT SHALL BE VERIFIED BY AN APPROVED TESTING LABORATORY NOT MORE THAN 24 HOURS PRIOR TO PLACEMENT OF CONCRETE. CONCRETE SLABS SHALL BE SAW CUT DEEP @ 15" O.C. GRIDS WITHIN 24 HOURS OF SLAB POUR.

FTG DIMENSIONS & REINFORCEMENT				
NO.	DIMENSIONS	WIDTH	DEPTH	REINFORCEMENT
1				
2	15"	18"	18"	(1) #5
3	18"	18"	18"	(1) #5

FTG DIMENSIONS & REINFORCEMENT			
NO. STORIES	WIDTH	DEPTH	BARS
1			
2	15"	18"	(1) #5
3	12"	18"	(1) #5



1. ALL HEADERS ABOVE OPENINGS SHALL BE A MINIMUM:
4" X 12 DF #2 AT 2' X 4 STUD WALLS
6" X 12 DF #1 AT 2' X 4 STUD WALLS
2. ALL TOP SPLICES TO HAVE 60" MIN. LAP AT SPLICES WITH (32) 16d NAILS STAGGERED PER ANCHORING (I.O.N.I.)
3. USE 3/4" CSD PLYWOOD FLOOR SHEATHING (SPAN NUD 40/20) GLUED AND NAILED WITH 10d AT 6"-16" O.C. CEMENT S1 LAYOUT.
4. ALL LUMBER SHALL BE IDENTIFIED WITH THE GRADE MARK AND STAMPED WITH THE GRADE AND ASSOCIATION. (I.O.N.I.) ALL SPECIES AND UNDER WHOSE GRADING THIS LUMBER WAS PRODUCED.
5. THE MANUFACTURERS A.I.T.C. CERTIFICATION OF COMPLIANCE FOR GLULAM BEAMS OR MICRO-LAM BEAMS IS TO BE PROVIDED AT THE TIME OF ORDERING IN ORDER TO PROPERLY INDICATE THE FIBER BENDING AND GRADE SPECIFICATION.
6. PLACE SHEAR PANEL ON SHEAR WALLS PRIOR TO THE CONSTRUCTION OF INTERSECTING WALLS.
7. PROVIDE FIRE STOP IN ALL SPACES OF 2" OR LESS OF STUD WALLS INCLUDING SPACES AT CEILING AND FLOORS & IN OPENINGS AROUND DUCTS, PIPES, CHIMNEYS, AND SIMILAR OPENINGS WHICH ALLOW PASSAGE OF FIRE.
8. SHEAR WALLS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT, HARD SURFACE TO A HEIGHT OF 70" ABOVE DRAIN ILLET. (UBC SECTION 510(B))
9. ALL INT. NON-BEARING WALLS = 2'x4 AT 16" O.C.
10. ALL EXTERIOR AND PLUMBING WALLS = 2'x6 STUDS AT 16" O.C.

SHEAR (gfr)	MATERIAL	2 SIDES	NAILING (E.N. F.N.)	TOP PLATE ^{1,2,3} CONNECTOR	SILL PLATE NAILS ⁴ or SILL-PLR	⁵ 3/4" O.B. or FNO
360	1532 ² CDX (ID# 240)	N	8d @ 6-12	RBC @ 20" o/c or LPTA @ 22" o/c	16d @ 6" o/c	48" o/c
380	1532 ² CDX (ID# 240)	N	8d @ 4-12	RBC @ 18" o/c or LPTA @ 18" o/c	16d @ 4.5" o/c	48" o/c
490	1532 ² CDX (ID# 240)	N	8d @ 3-12	RBC @ 17" o/c or LPTA @ 18" o/c	16d @ 3.5" o/c	36" o/c
600	1532 ² CDX (ID# 240)	N	10d @ 3-12	RBC @ 16" o/c or LPTA @ 18" o/c	16d @ 2.5" o/c	28" o/c
770	1532 ² CDX (ID# 240)	N	10d @ 2-12	RBC @ 16" o/c or LPTA @ 18" o/c	16d @ 2.0" o/c	22" o/c
870	1932 ² CDX (ID# 240)	N	10d @ 3-12	RBC @ 18" o/c or LPTA @ 6" o/c	SDS/4x4-8 @ 4.5" o/c	20" o/c
880	1532 ² CDX (ID# 240)	Y	8d @ 3-12	RBC @ 6" o/c or LPTA @ 8" o/c	SDS/4x4-8 @ 4.0" o/c	18" o/c
1280	1532 ² CDX (ID# 240)	Y	8d @ 2-12	RBC @ 6" o/c or LPTA @ 4.5" o/c	SDS/4x4-8 @ 4.0" o/c	12" o/c

HDU2 W/ SSTB20"
 USE 4X POST MIN. (SEE DETAIL 12/D-1.1)
 HDU4 W/ SSTB24"
 USE 4X POST MIN. (SEE DETAIL 12/D-1.1)
 HDU5 OR HDU8 W/ SSTB34"
 USE 4X POST MIN. (SEE DETAIL 12/D-1.1)
 HDU11 OR HDU14 W/ SSAB1x36HB A.B. PER DETAIL

*USE SSTBL AND/OR BOLTS WHERE 3X SILL IS
 REQUIRED PER SHEARWALL SCHEDULE

SEE
DTLS.

INCREASED FOOTING DEPTH AT SSTB HOLDOWN ANCHOR
(WHERE APPROPRIATE)

drafted & engineered by:

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PLAN PREPARED FOR:

REVISION LOG

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PROJECT NO.

FILE NAME	S-1.2 FOUNDATION PLAN (MAIN LEVEL) & FRAMING PLAN (LOWER LEVEL)
DRAWN BY	MESICK
DATE	3/20/2009 10:35 AM

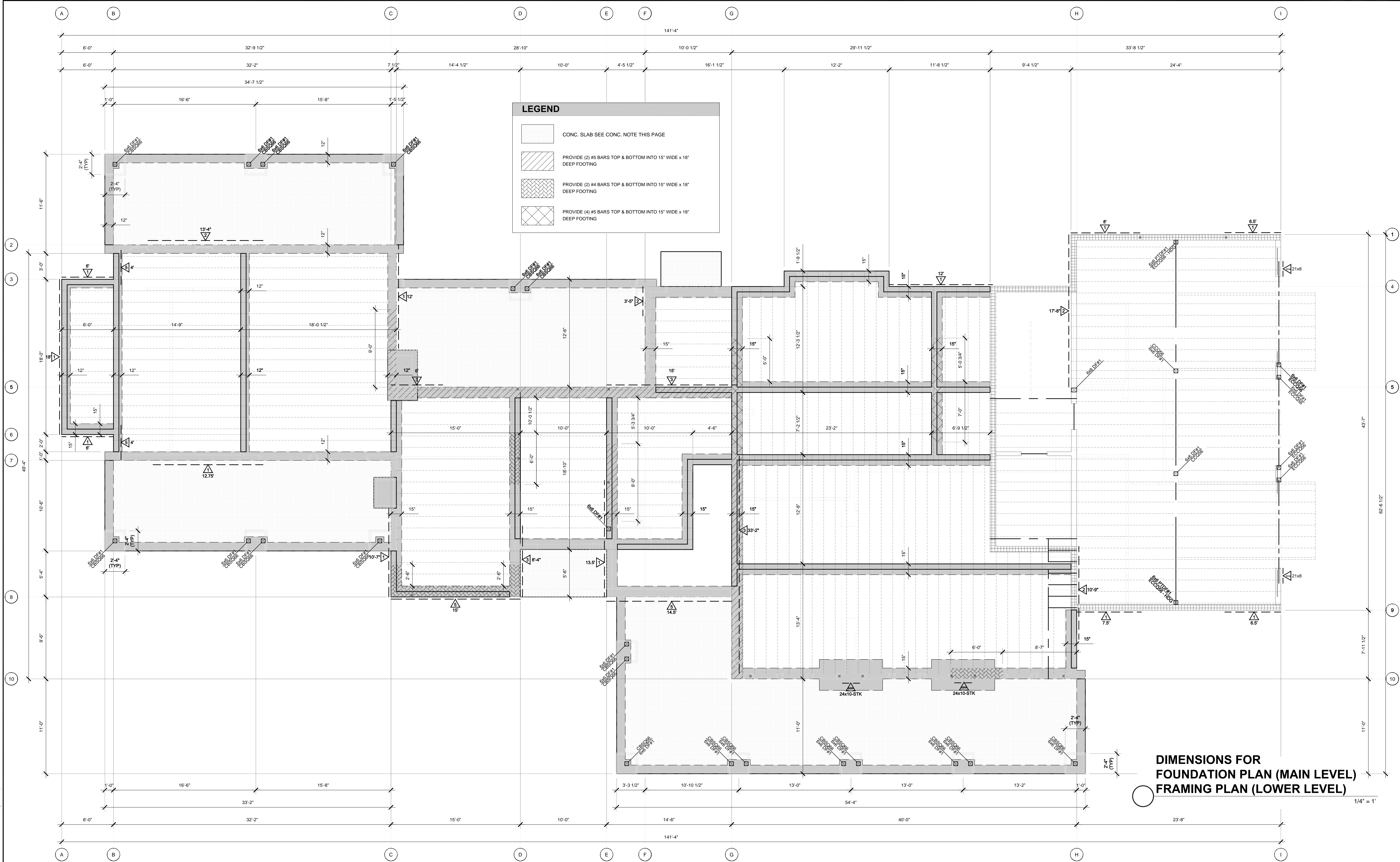
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SHEET TITLE:

FOUNDATION PLAN
(MAIN LEVEL) &
FRAMING PLAN
(LOWER LEVEL)

SHEET NUMBER:

S-1.2



architectural design and built by:

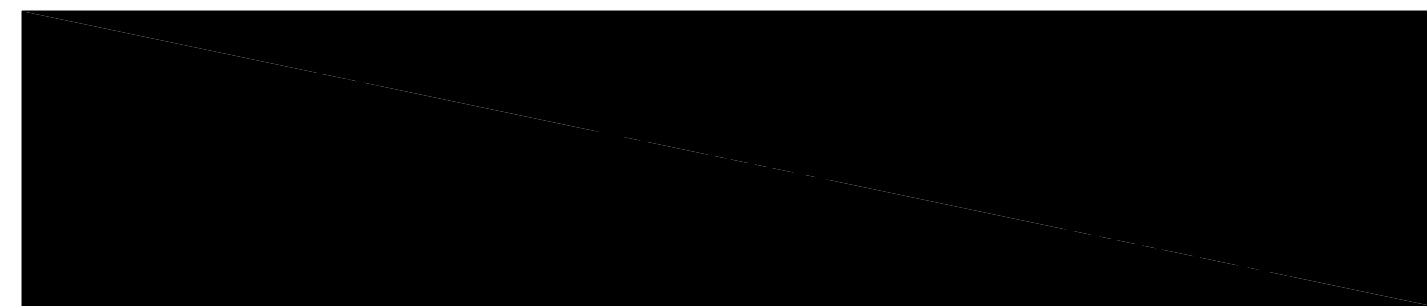
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PLAN PREPARED FOR:



REVISION LOG

REV.	DESCRIPTION	DATE

PROJECT NO. ---
FILE NAME S-1.3 DIMENSIONS FOR FOUNDATION PLAN (MAIN LEVEL)
DRAWN BY M. SHICK
DATE 3/20/2009 10:35 AM

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SHEET TITLE:
DIMENSIONS FOR FND PLAN (MAIN LEVEL)

SHEET NUMBER:
S-1.3

A	B	870	1502° CSD (HX 2040)	N	100	3 or 4	LT/PT 6° or 8°	20°
		1502° CSD (HX 2040)	N	100	3 or 4	LT/PT 6° or 8°	20°	
A	B	1280	1502° CSD (HX 2040)	Y	84	2-11	LT/PT 6° or 8°	18°
		1502° CSD (HX 2040)	Y	84	2-11	LT/PT 6° or 8°	18°	

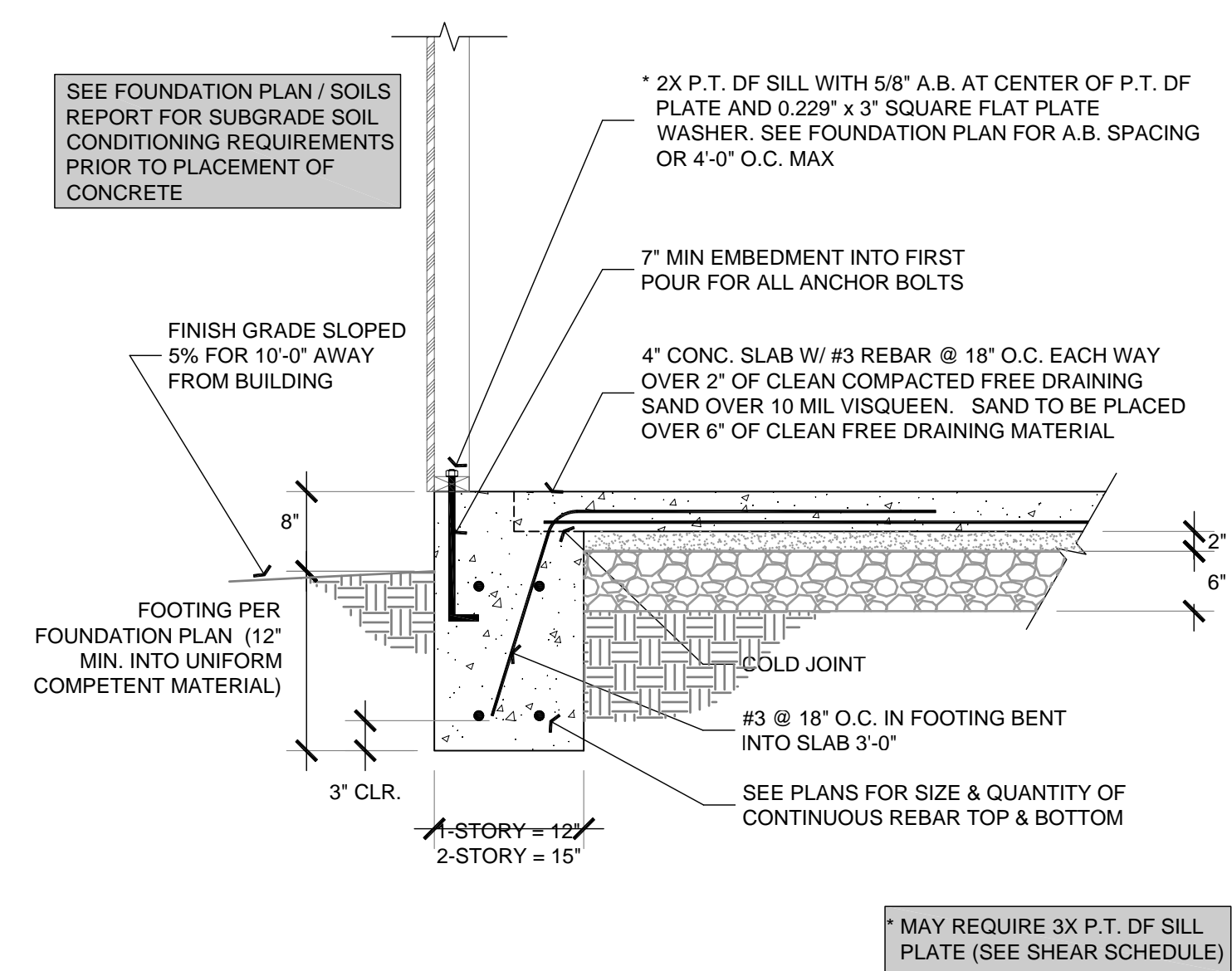
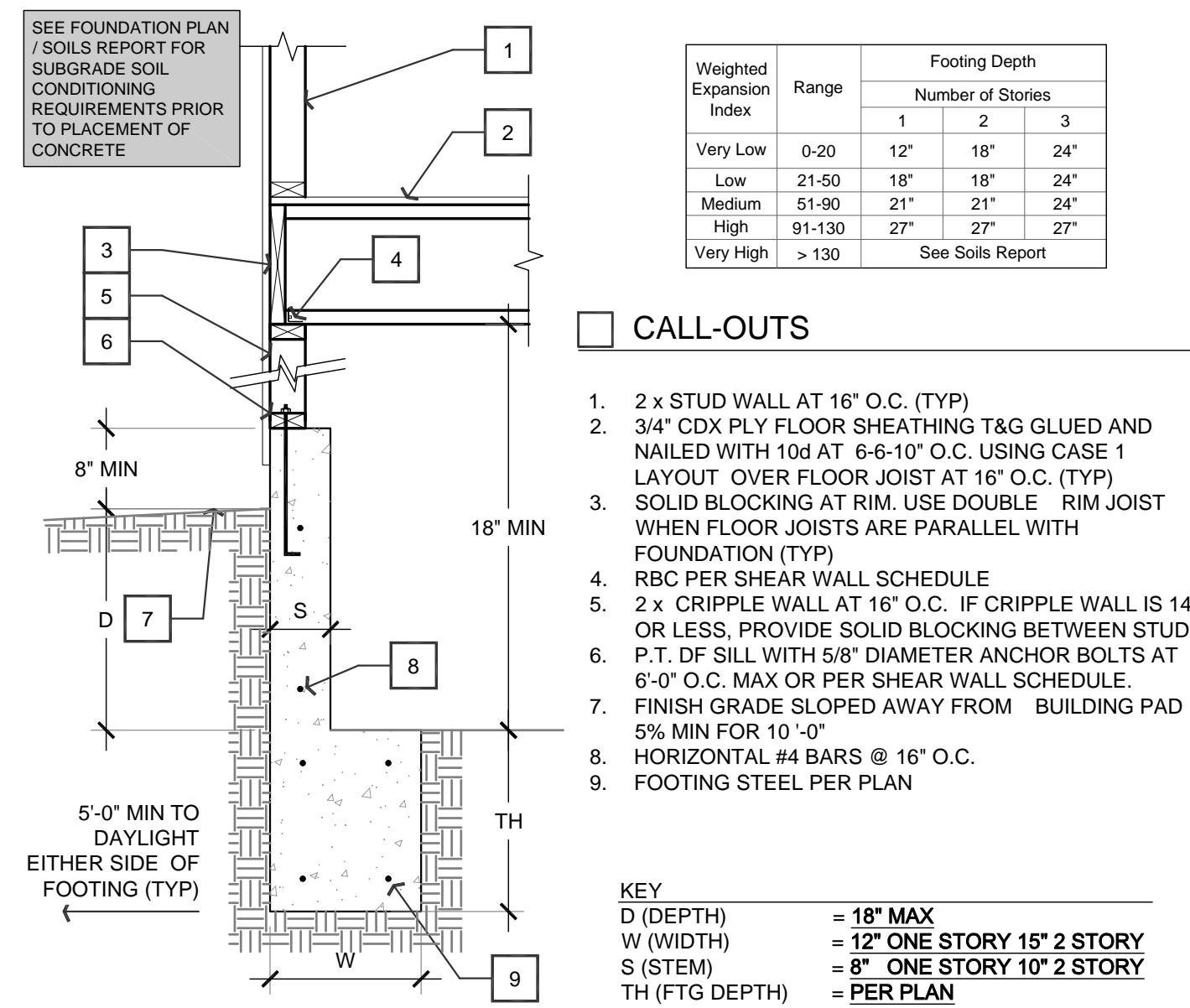
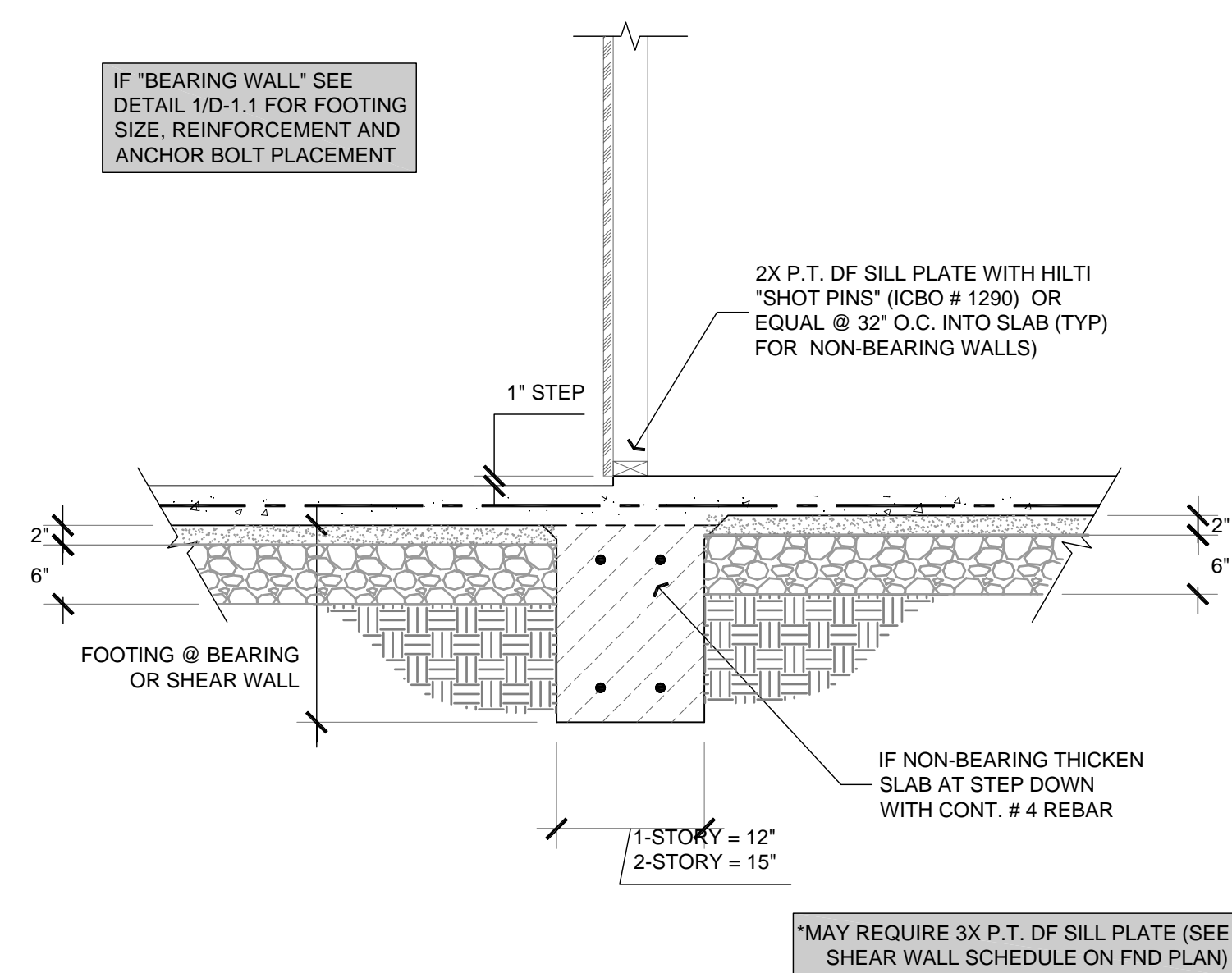
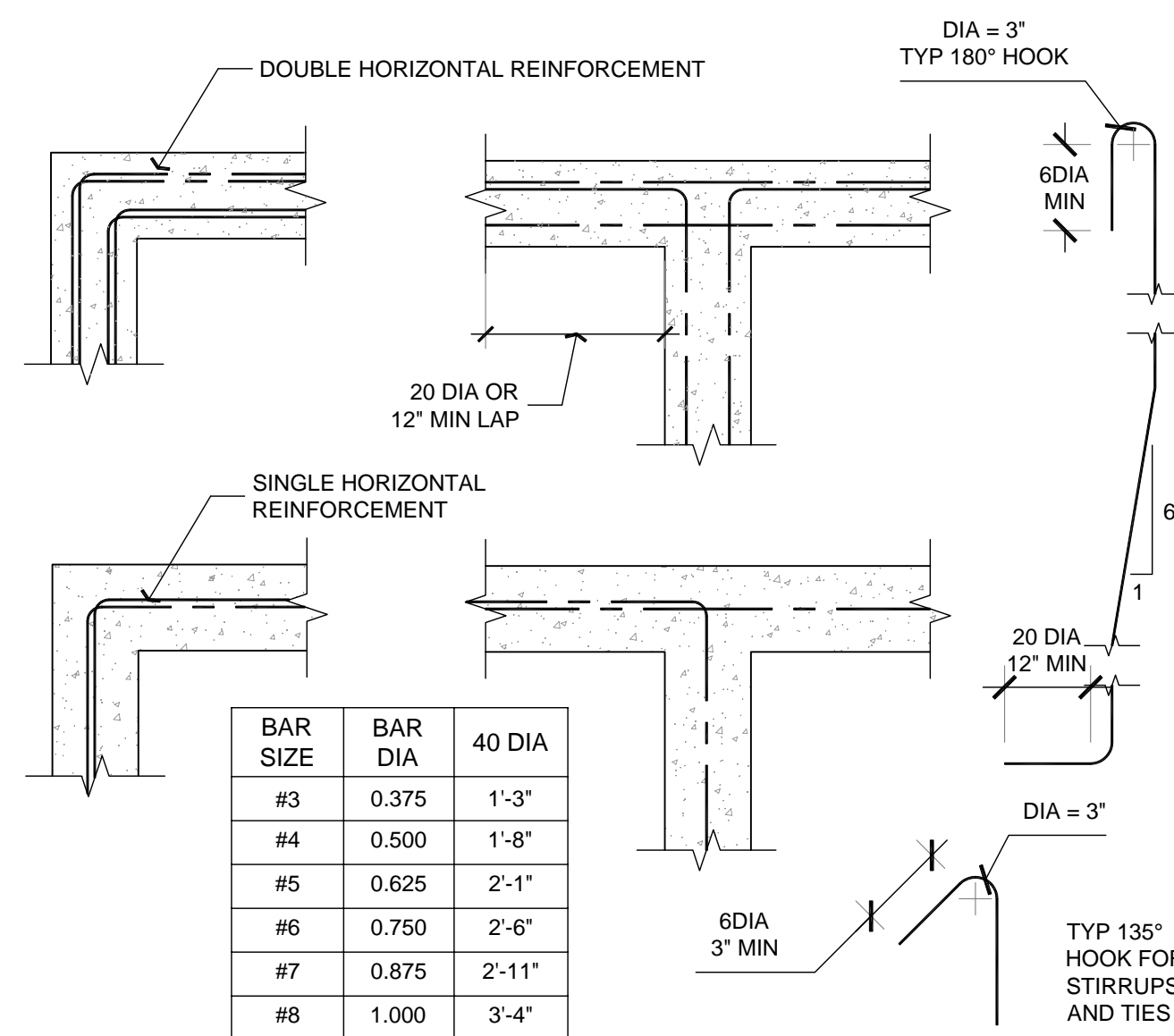
FOOTNOTES:

- 1 All walls to be fully tuckered.
- 2 Refer to "Vertical Displacement Notes" for material and application specifications.
- 3 All walls specified are concrete. Where "aluminum" nailing is used, care shall be taken to ensure that all nailing is done to metal anchor nail equivalents.
- 4 RUCB is 2.23" thick 3 square foot panels with anchors at 18" diameter "Anchor Connectors".
- 5 Use RUCB 2.23" thick 3 square foot panels with anchors at 18" diameter "Anchor Connectors".
- 6 Use RUCB 2.23" thick 3 square foot panels with anchors at 18" diameter "Anchor Connectors".
- 7 Use RUCB 2.23" thick 3 square foot panels with anchors at 18" diameter "Anchor Connectors".
- 8 On use 101 A36 in place of the plate or steel with spacing per "Plate and Anchor Connector".
- 9 On use 101 A36 in place of the plate or steel with spacing per "Plate and Anchor Connector".
- 10 Step shall be at minimum 6" panel edges.
- 11 Use 2x12's, bottom plate corner, "shagger nails" @ double top plate and panel edges.
- 12 Step shall be at minimum 6" panel edges.
- 13 Step shall be at minimum 6" panel edges.
- 14 Shagger nails on opposite sides of walls.

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SHEET NUMBER

S-2.2

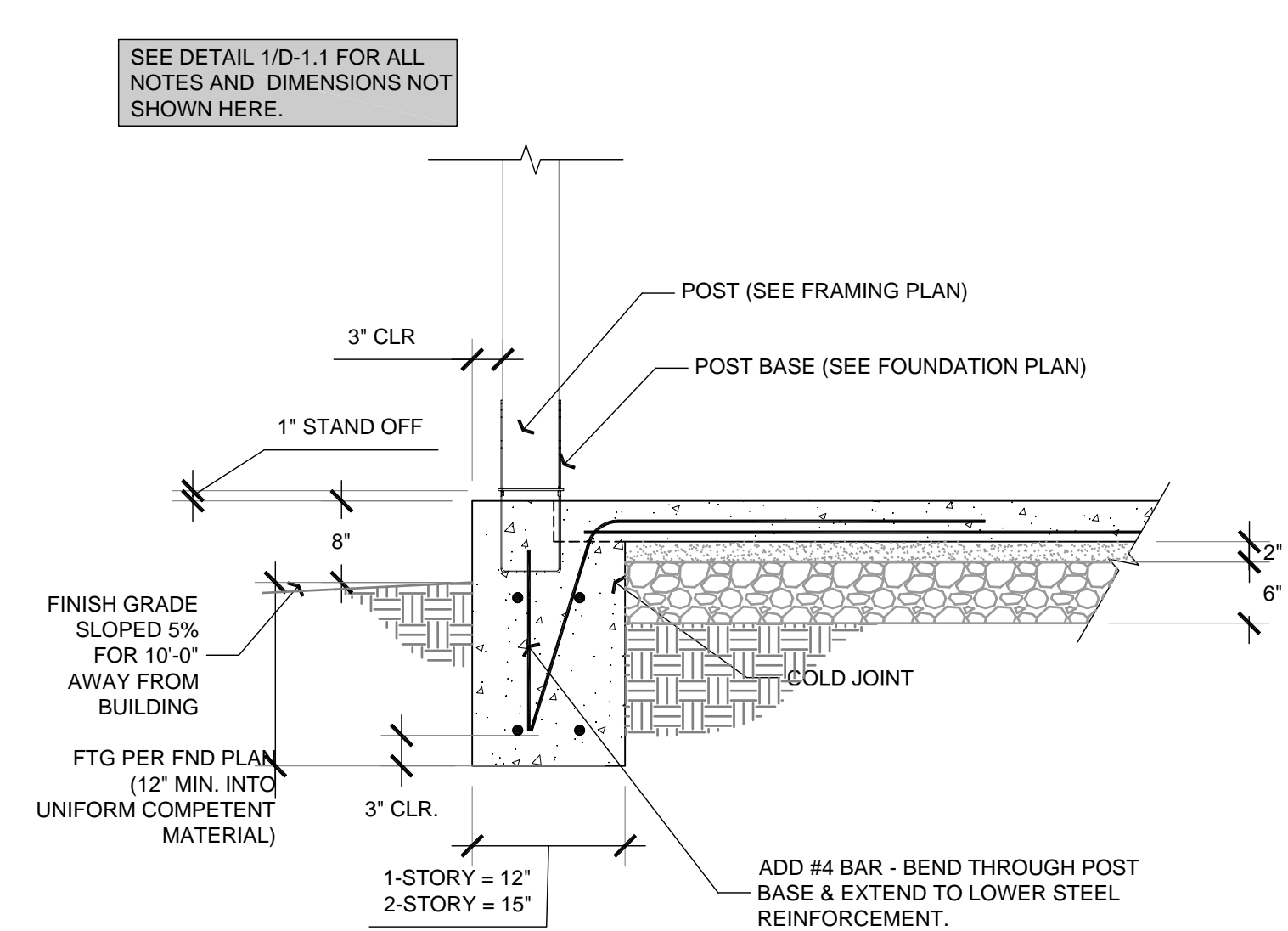
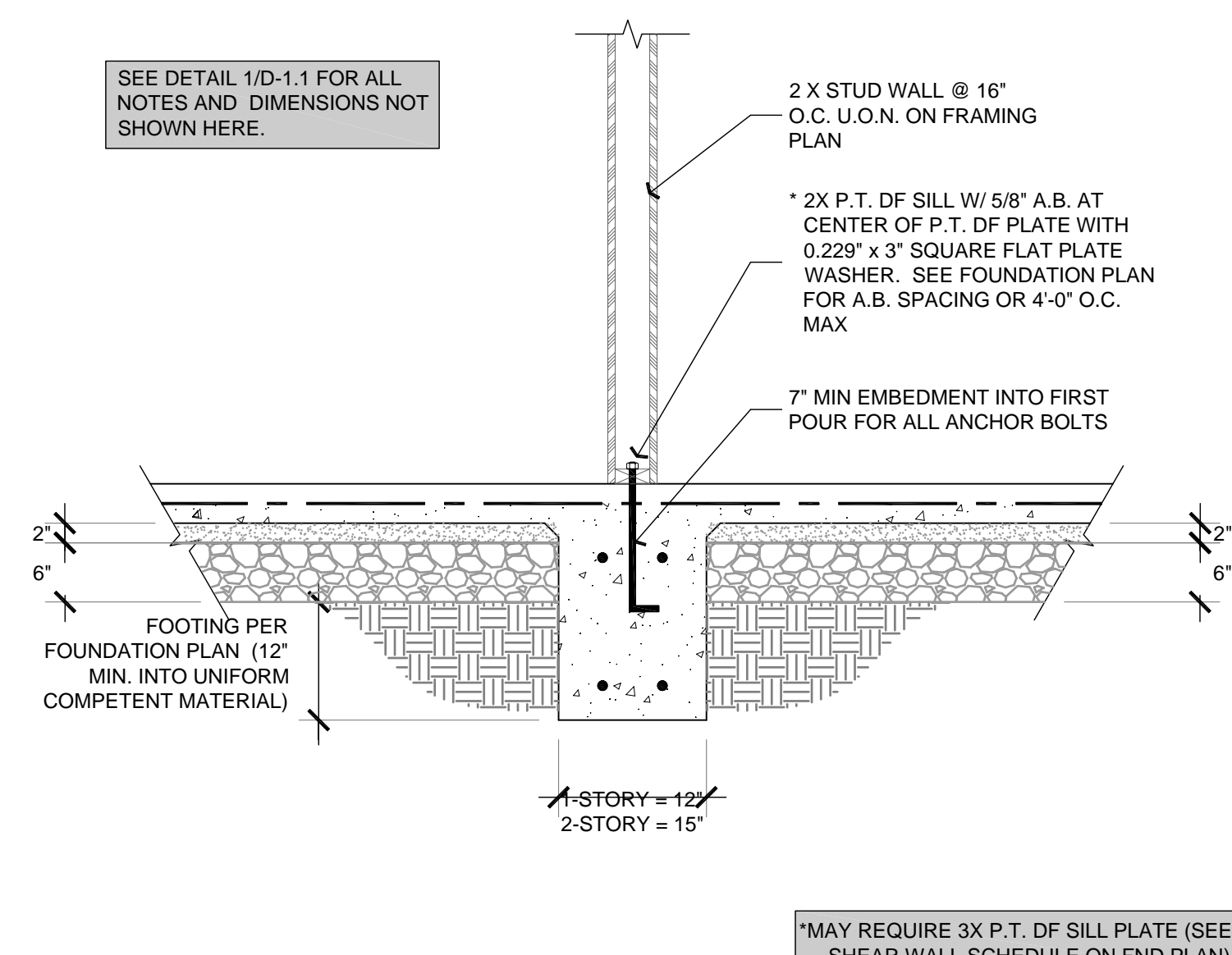
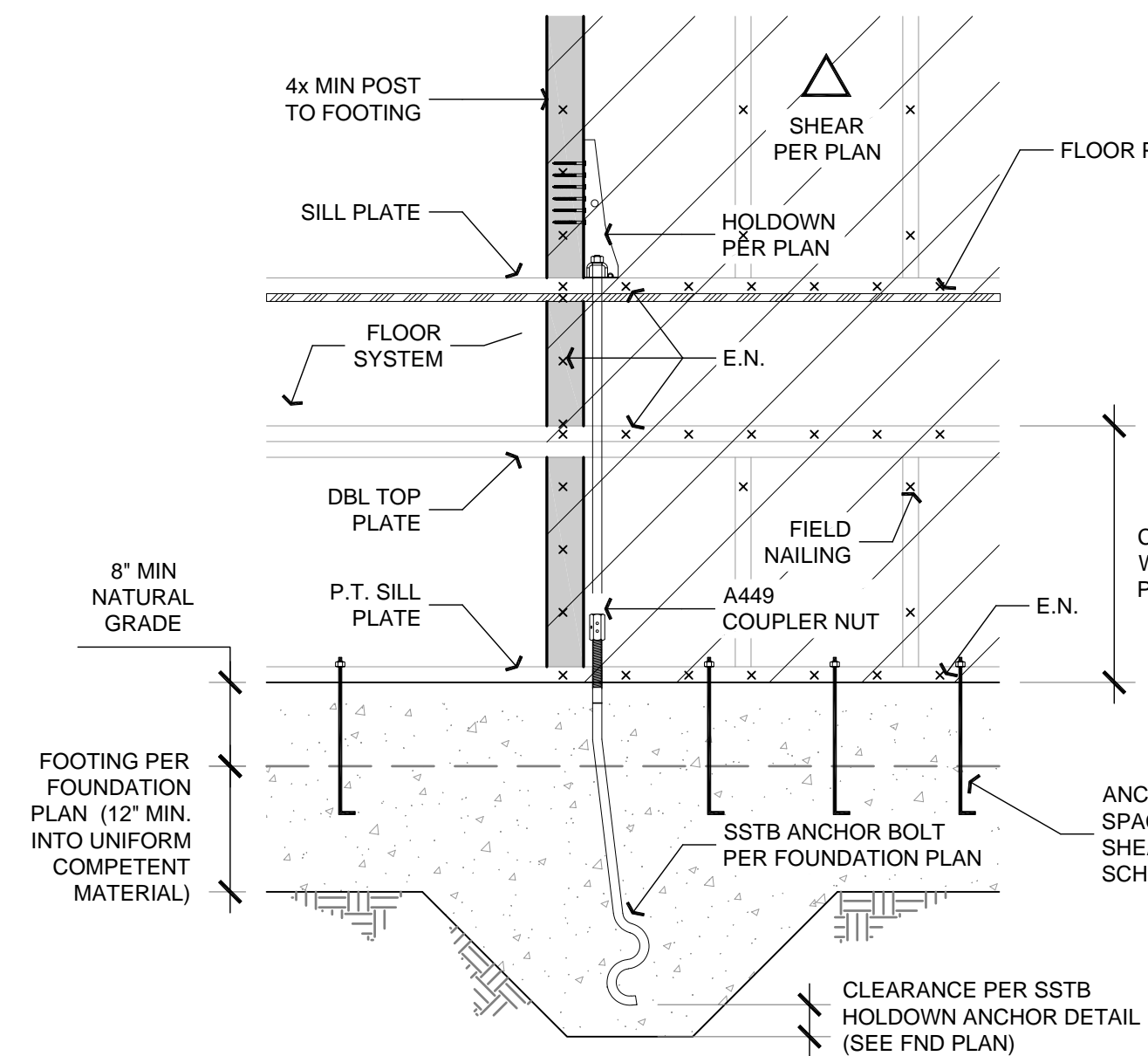
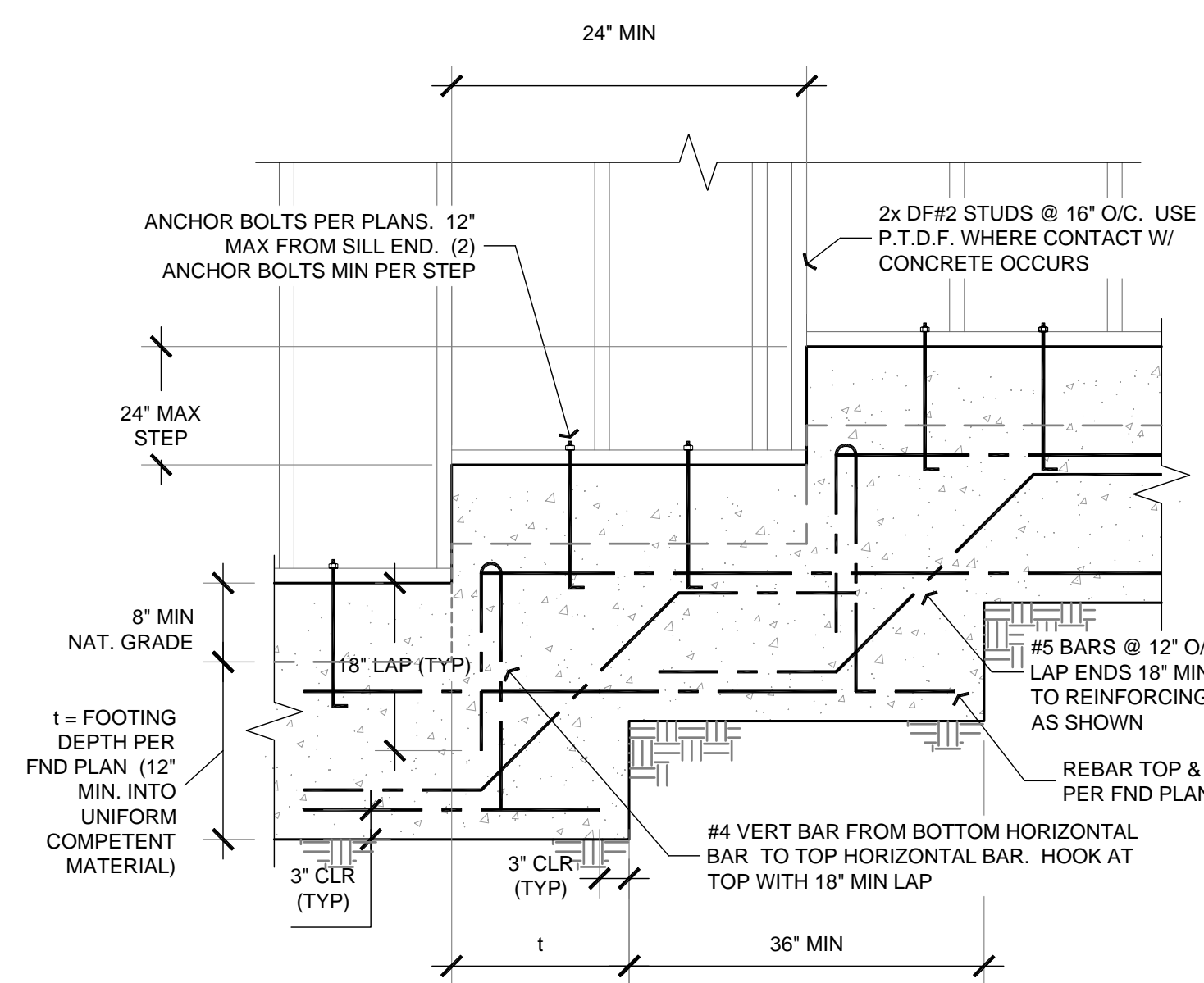


10	TYPICAL HORIZONTAL REINFORCING
----	--------------------------------

7	SLAB @ GARAGE
---	---------------

4	FOOTING @ RAISED FLOOR
---	------------------------

1	EXTERIOR FOOTING
---	------------------

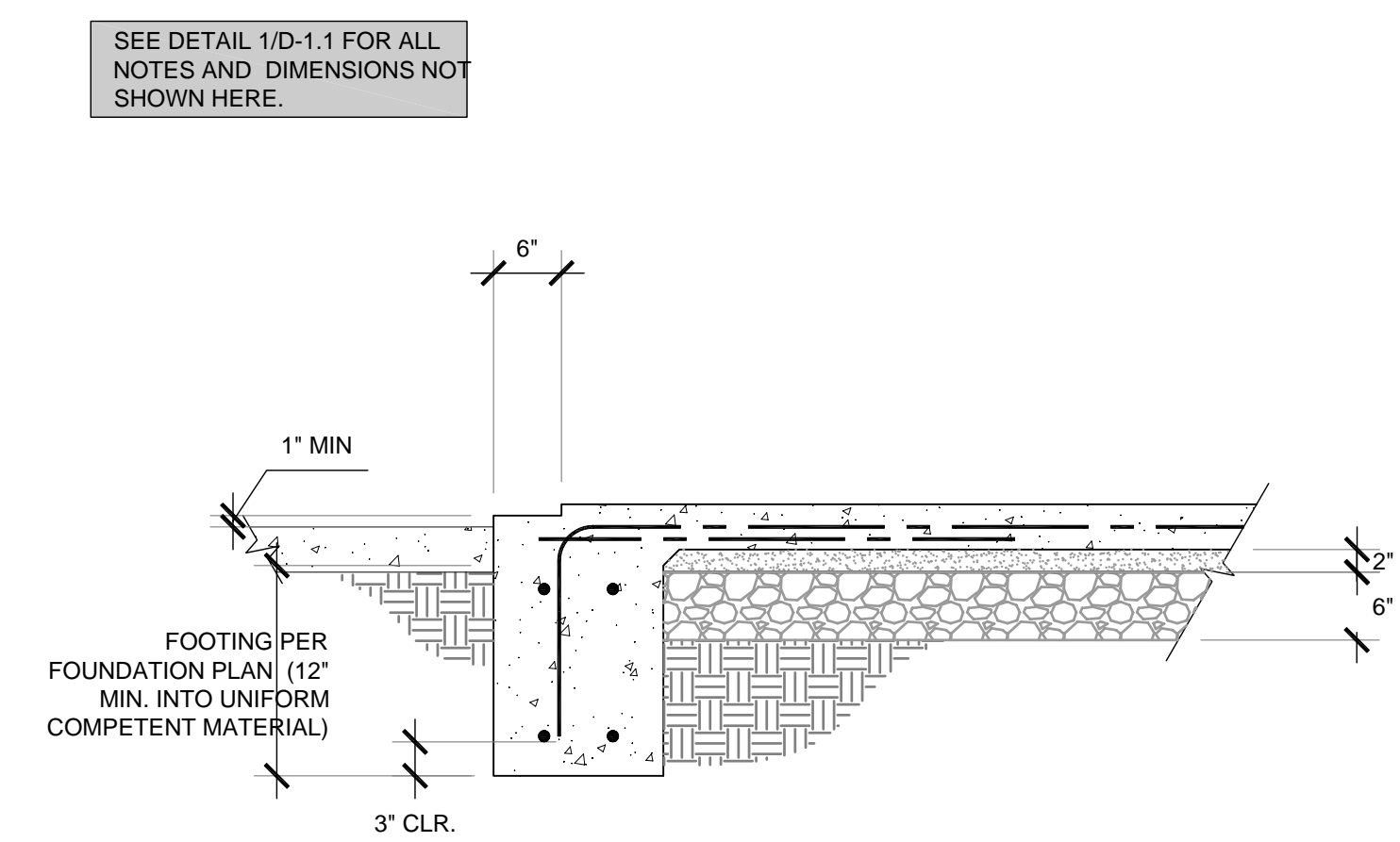
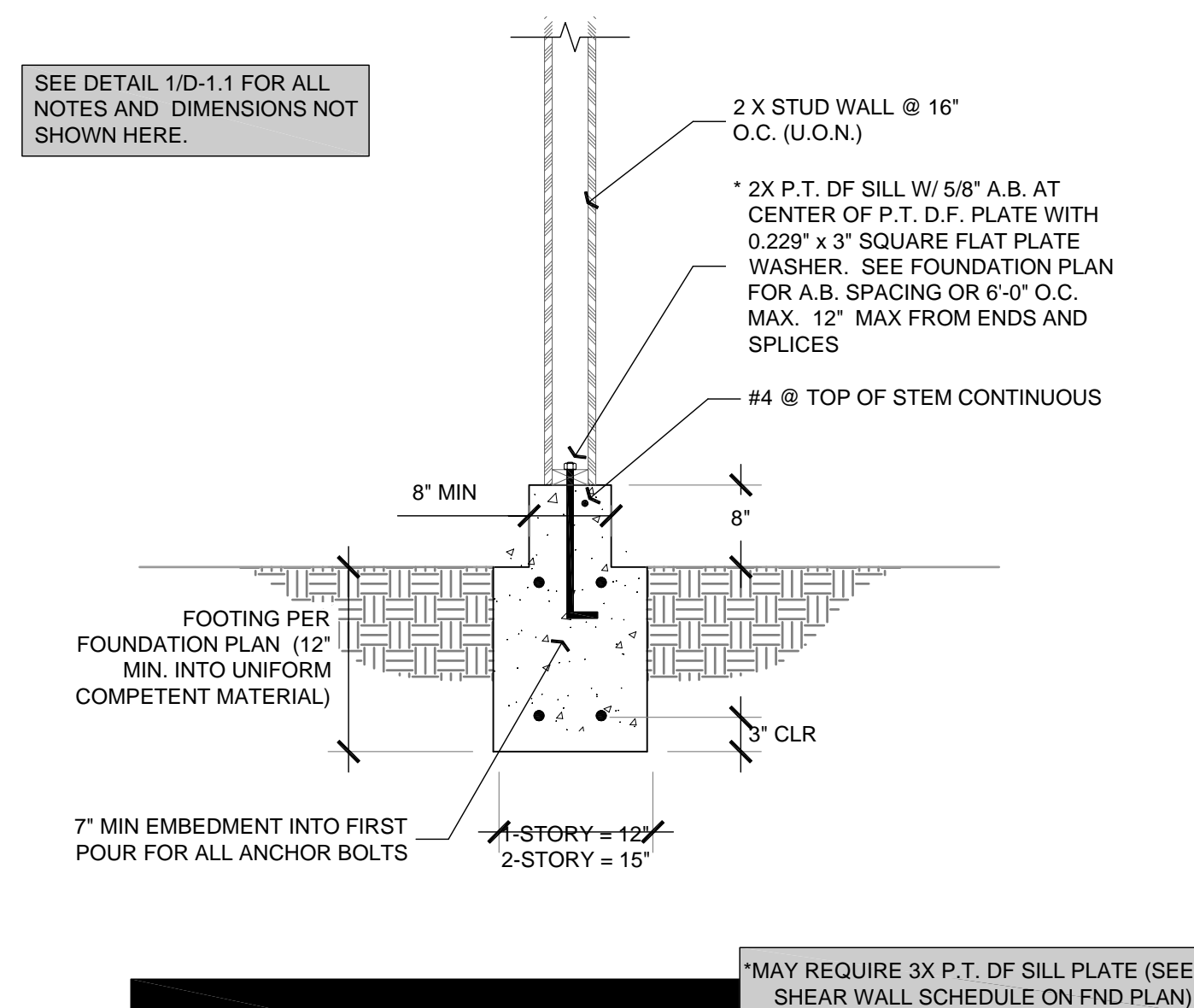
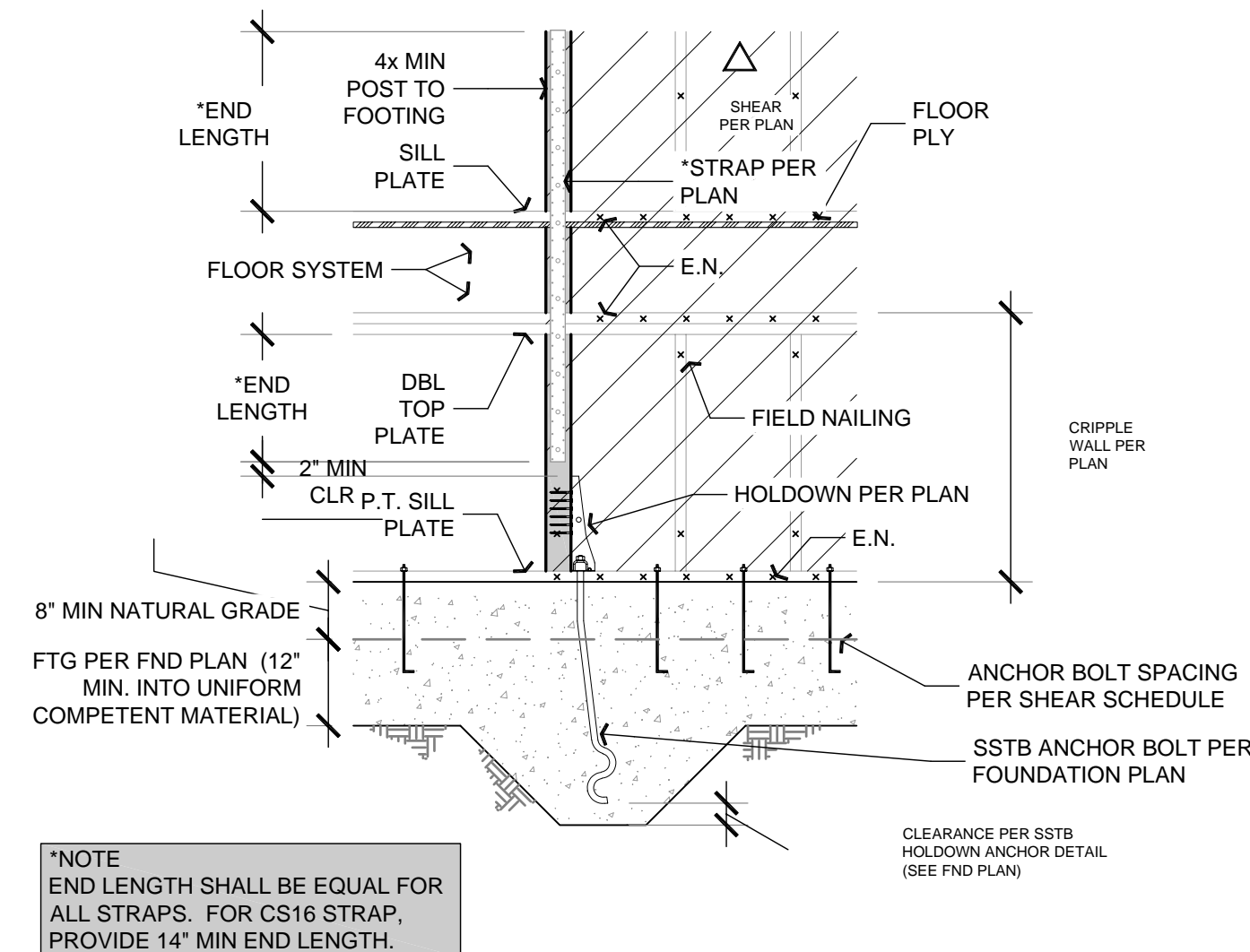
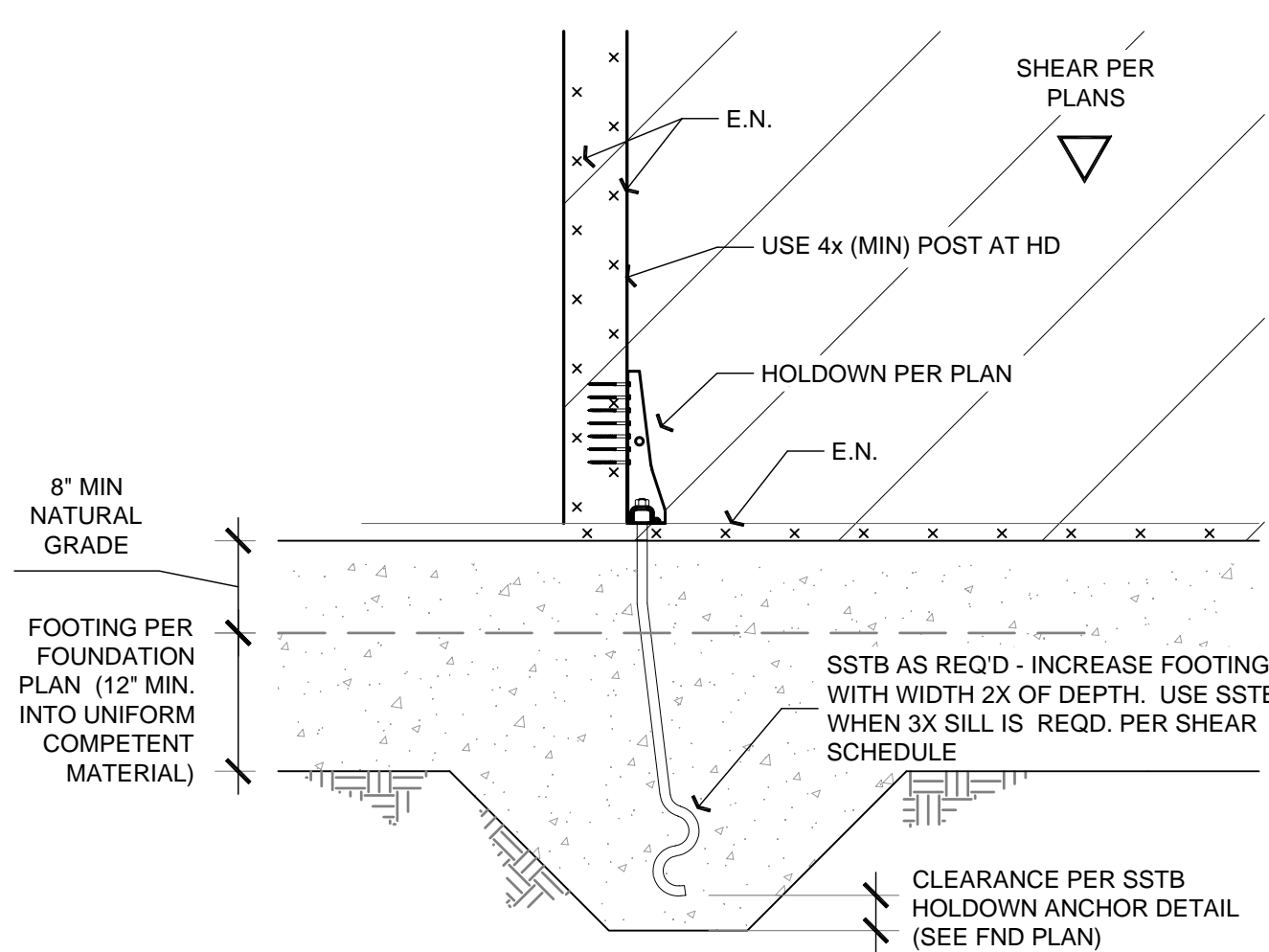


11	STEPPED FOOTING
----	-----------------

8	HOLDOWN DETAIL (RAISED FLOOR)
---	-------------------------------

5	INTERIOR FOOTING
---	------------------

2	PORCH FOOTING WITH POST
---	-------------------------



12	HOLDOWN DETAIL
----	----------------

9	HOLDOWN DETAIL (RAISED FLOOR)
---	-------------------------------

6	INTERIOR FOOTING
---	------------------

3	FOOTING AT GARAGE DOOR
---	------------------------

9	HOLES IN JOIST AND STUDS TO 2x FLOOR / ROOF FRAMING	
10	STAIRS	
11	HOLDOWNS BETWEEN FLOORS	
11	HOLDOWNS BETWEEN FLOORS	
6	GUARD DETAIL (PARALLEL)	
3	DECK @ BUILDING	

M.E. Designs

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PLAN PREPARED FOR:

ZIMMERMAN RESIDENCE
ACHEVEE VINEYARDS
5170 VINEYARD DRIVE; PASO ROBLES, CA

REVISION LOG

REV.	DESCRIPTION	DATE

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PROJECT NO. ---

FILE NAME STANDARD DETAILS

DRAWN BY M.SHICK

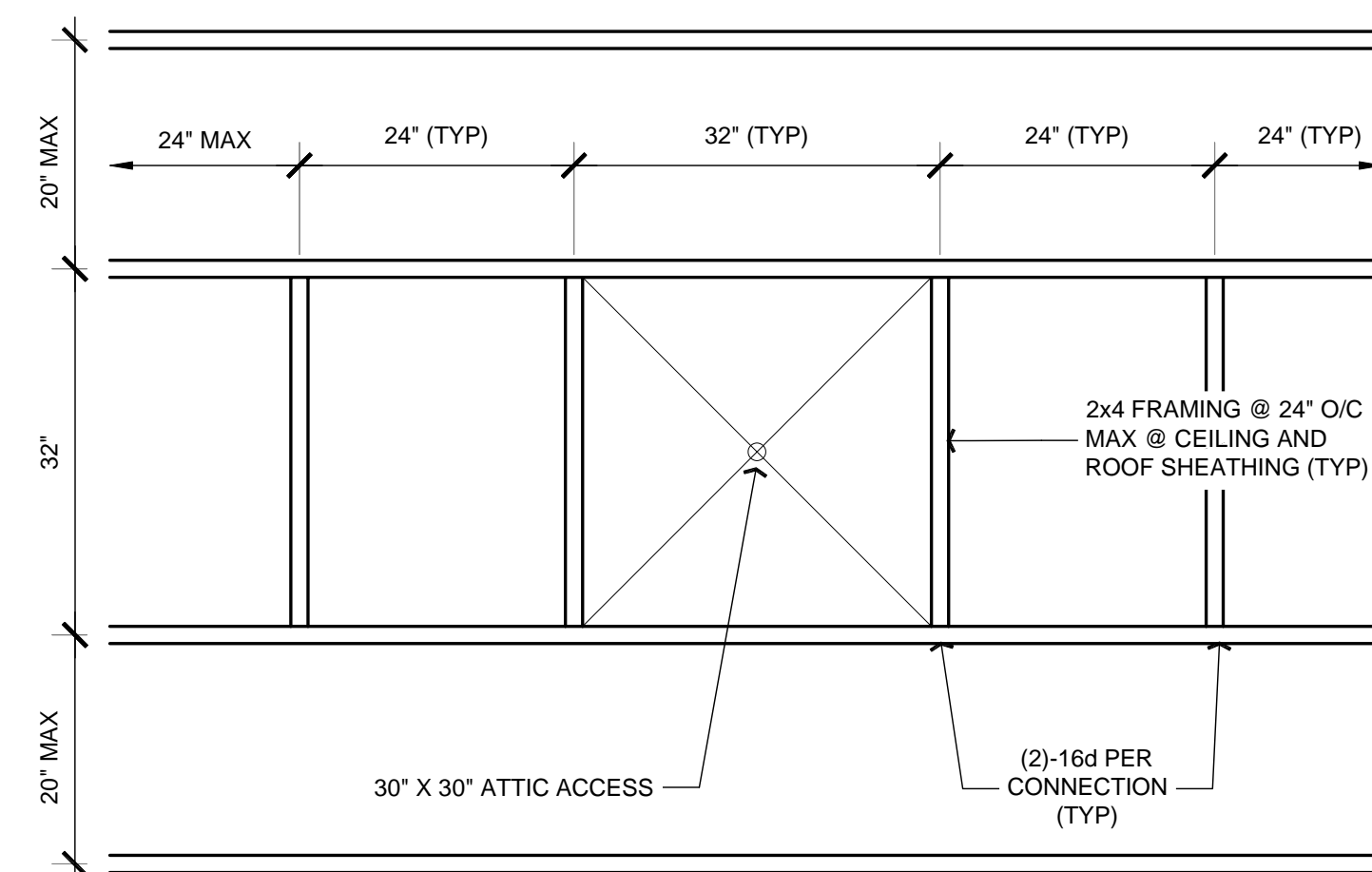
DATE 3/20/2009 10:36 AM

SHEET TITLE:

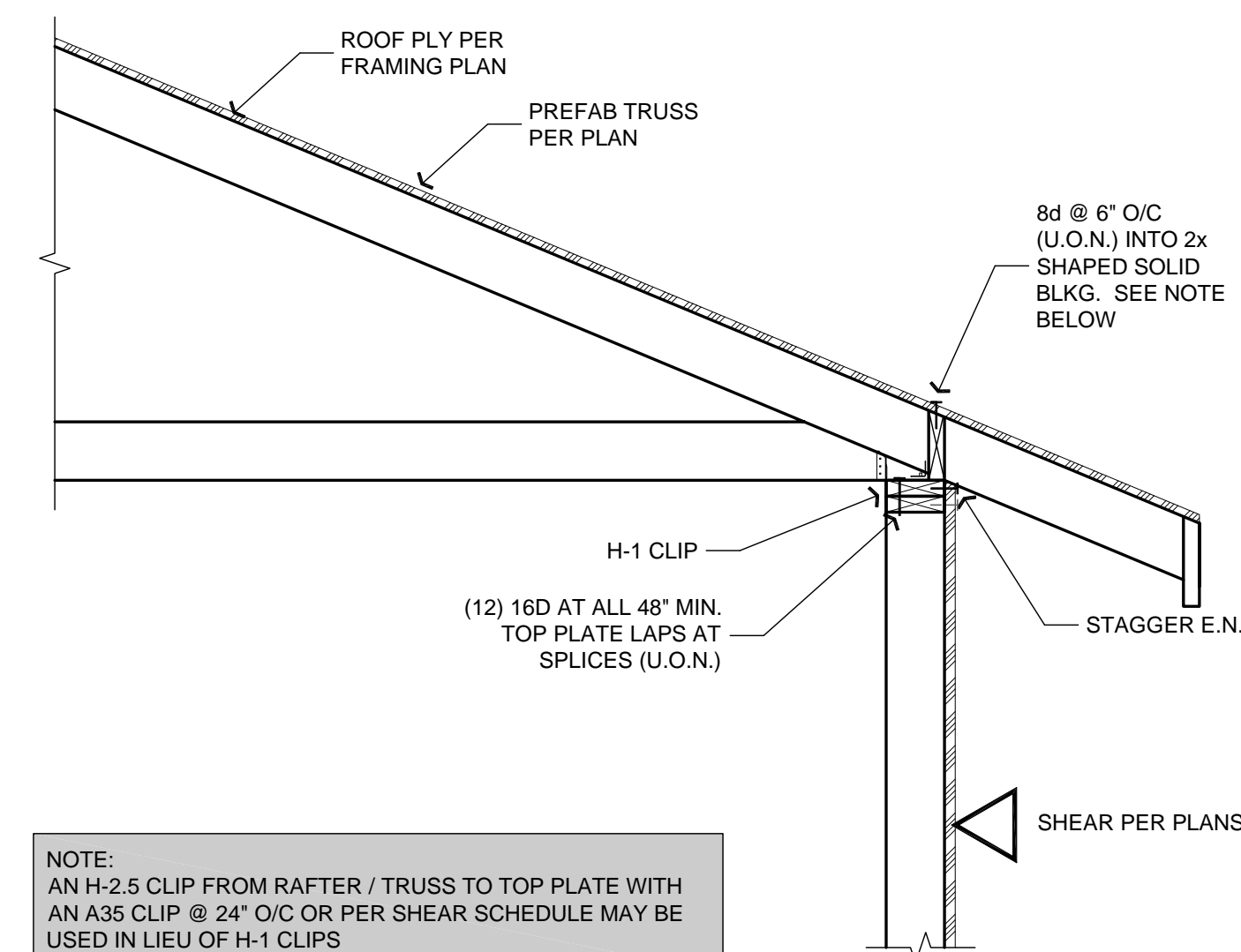
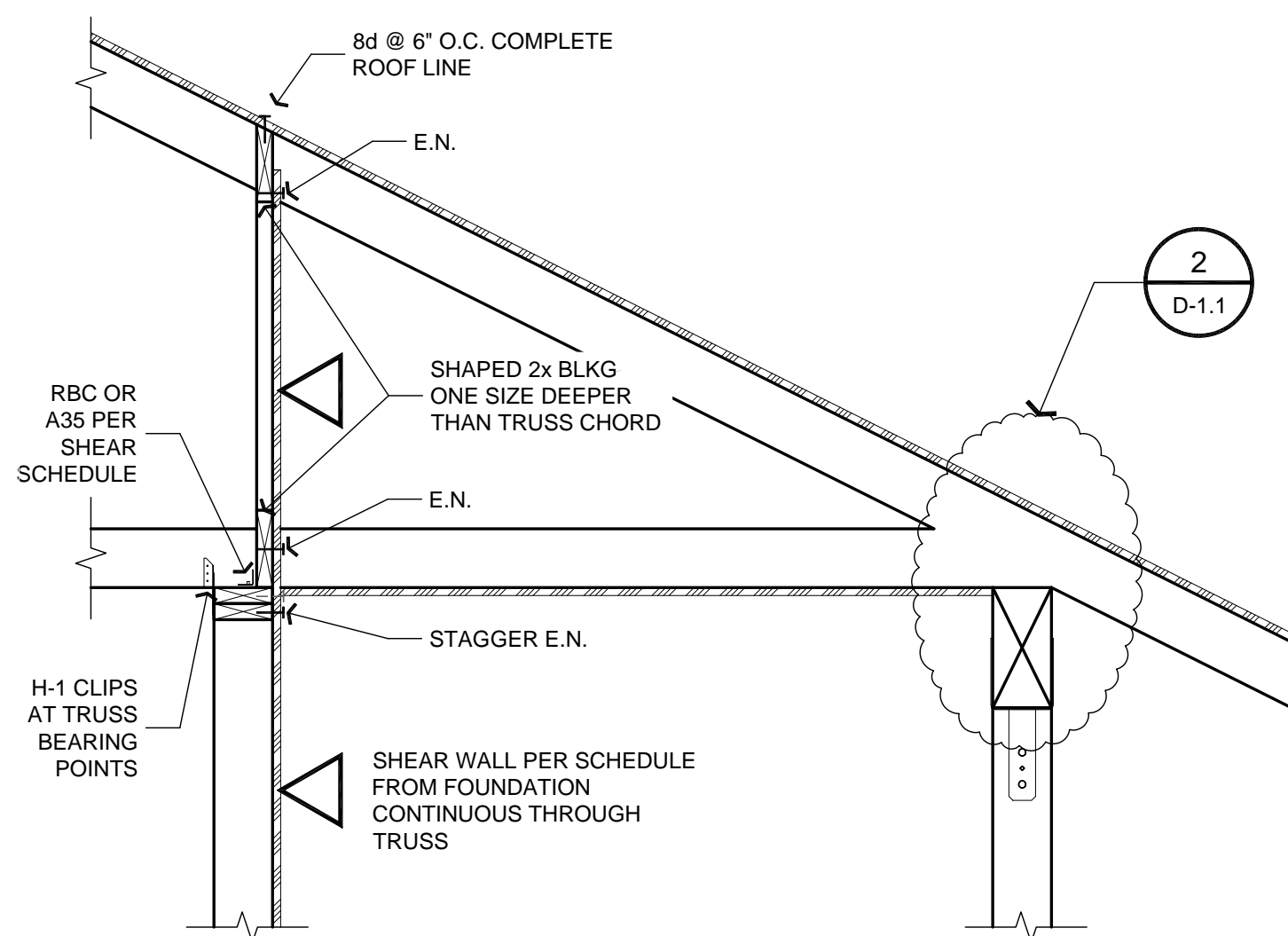
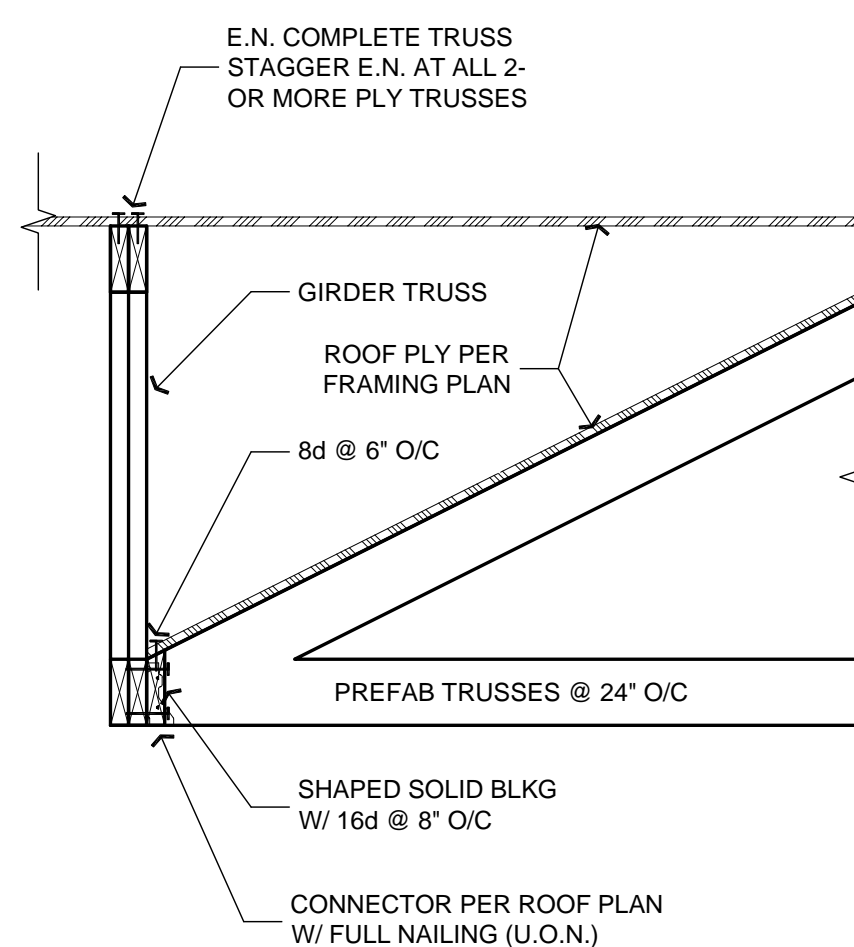
STANDARD
DETAIL SHEET
TWO

SHEET NUMBER:

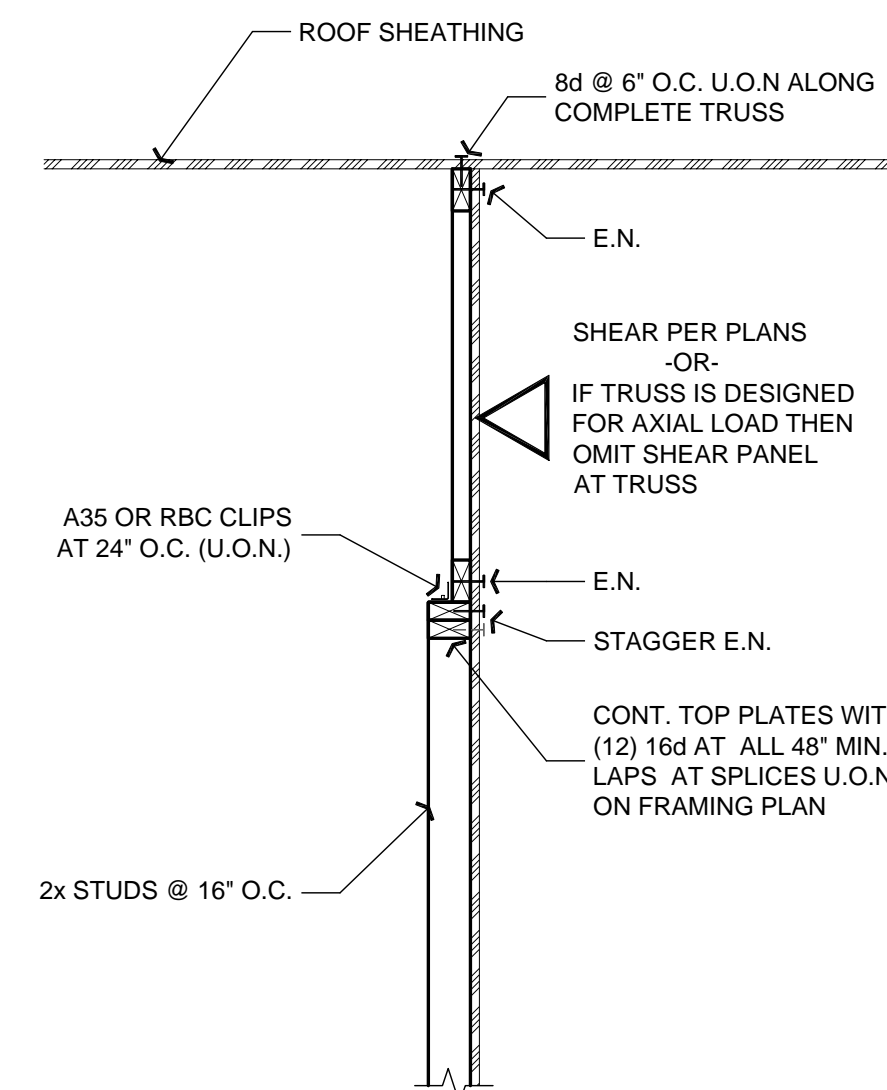
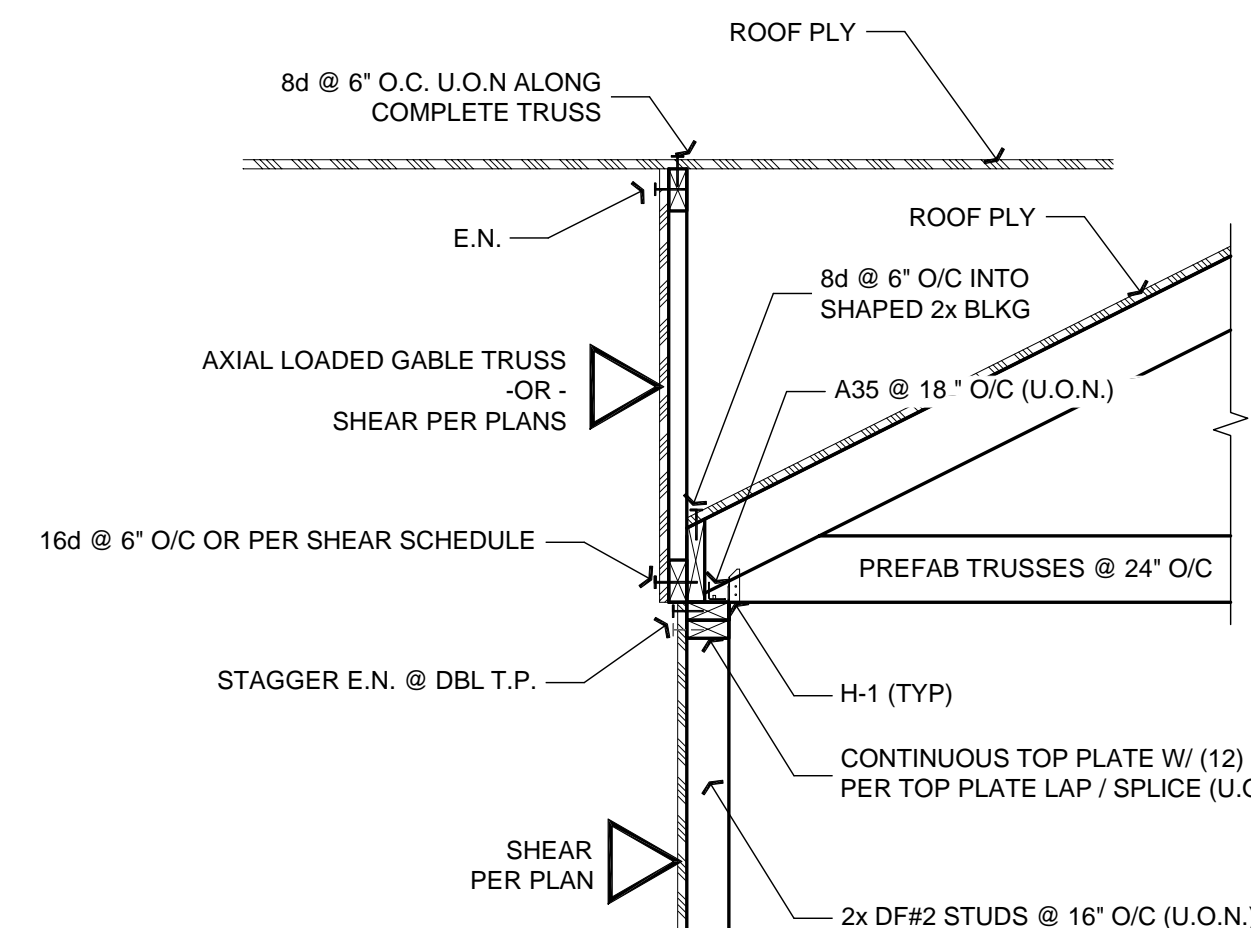
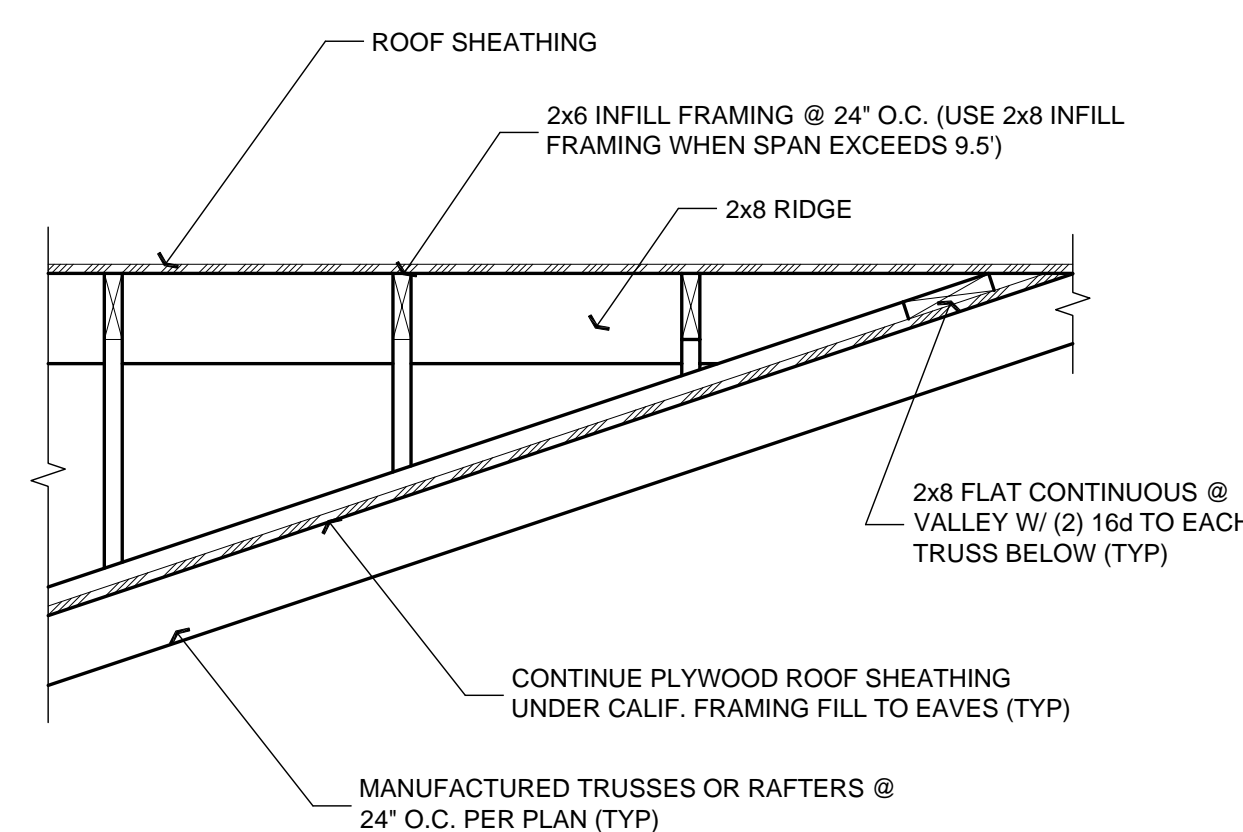
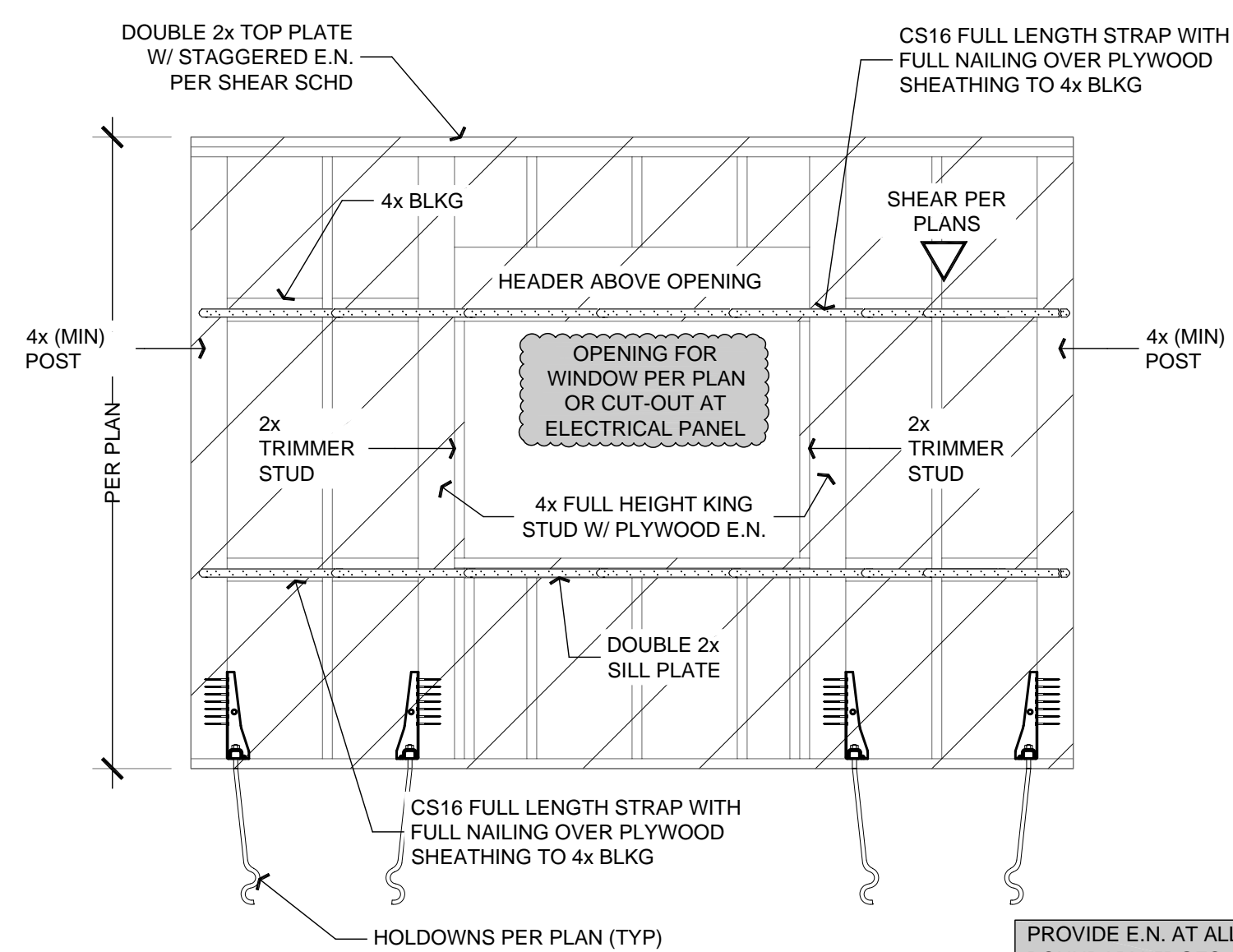
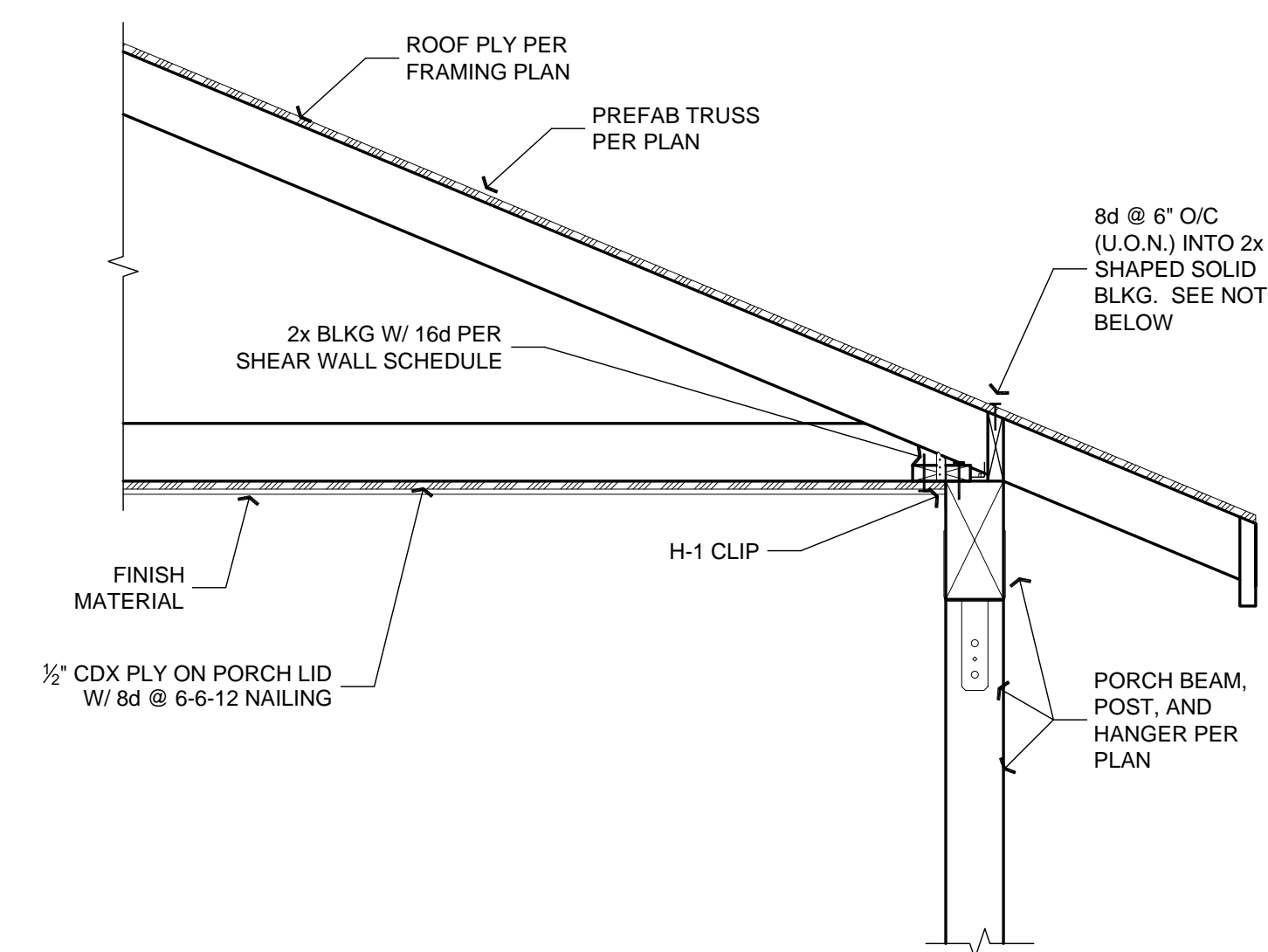
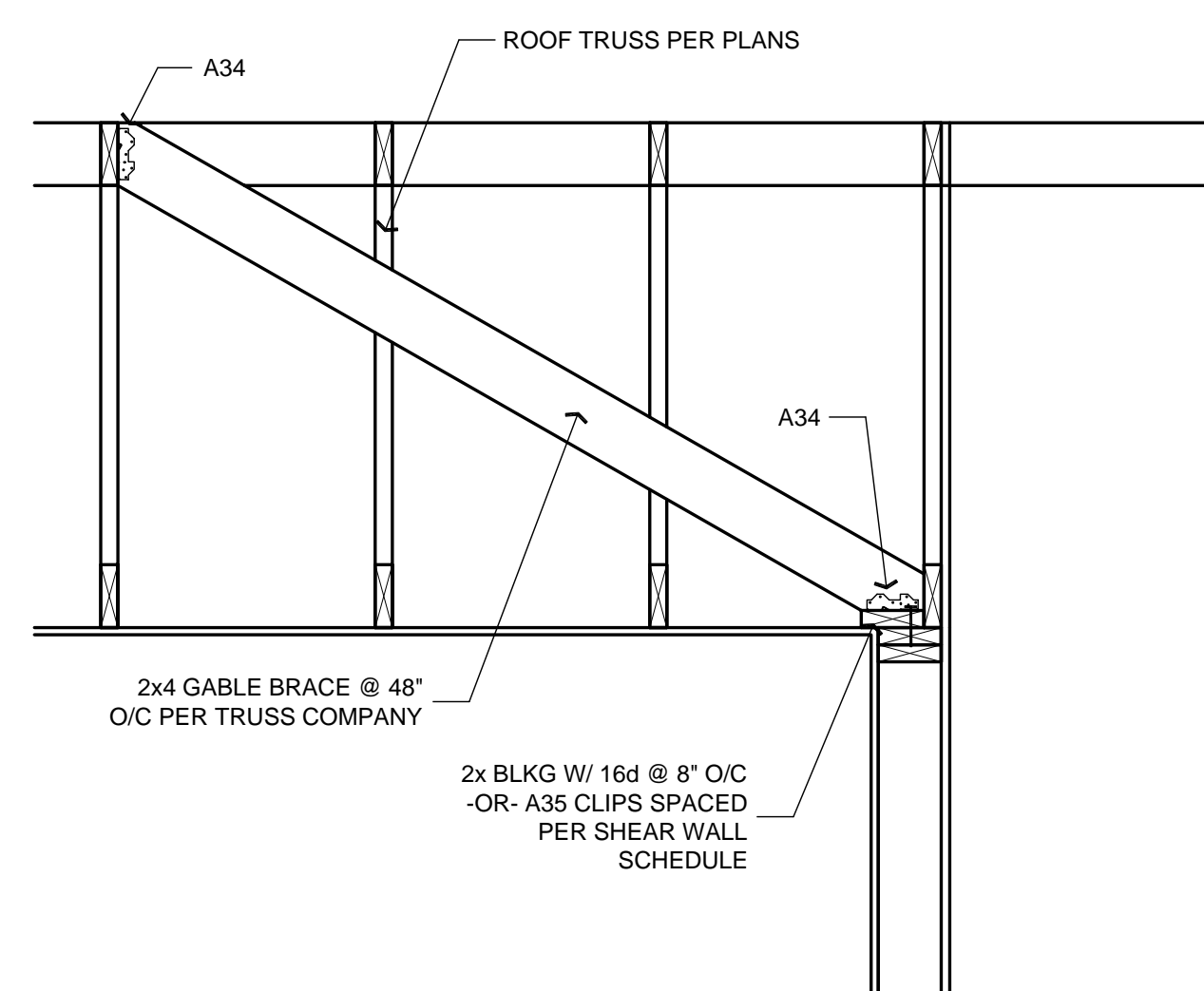
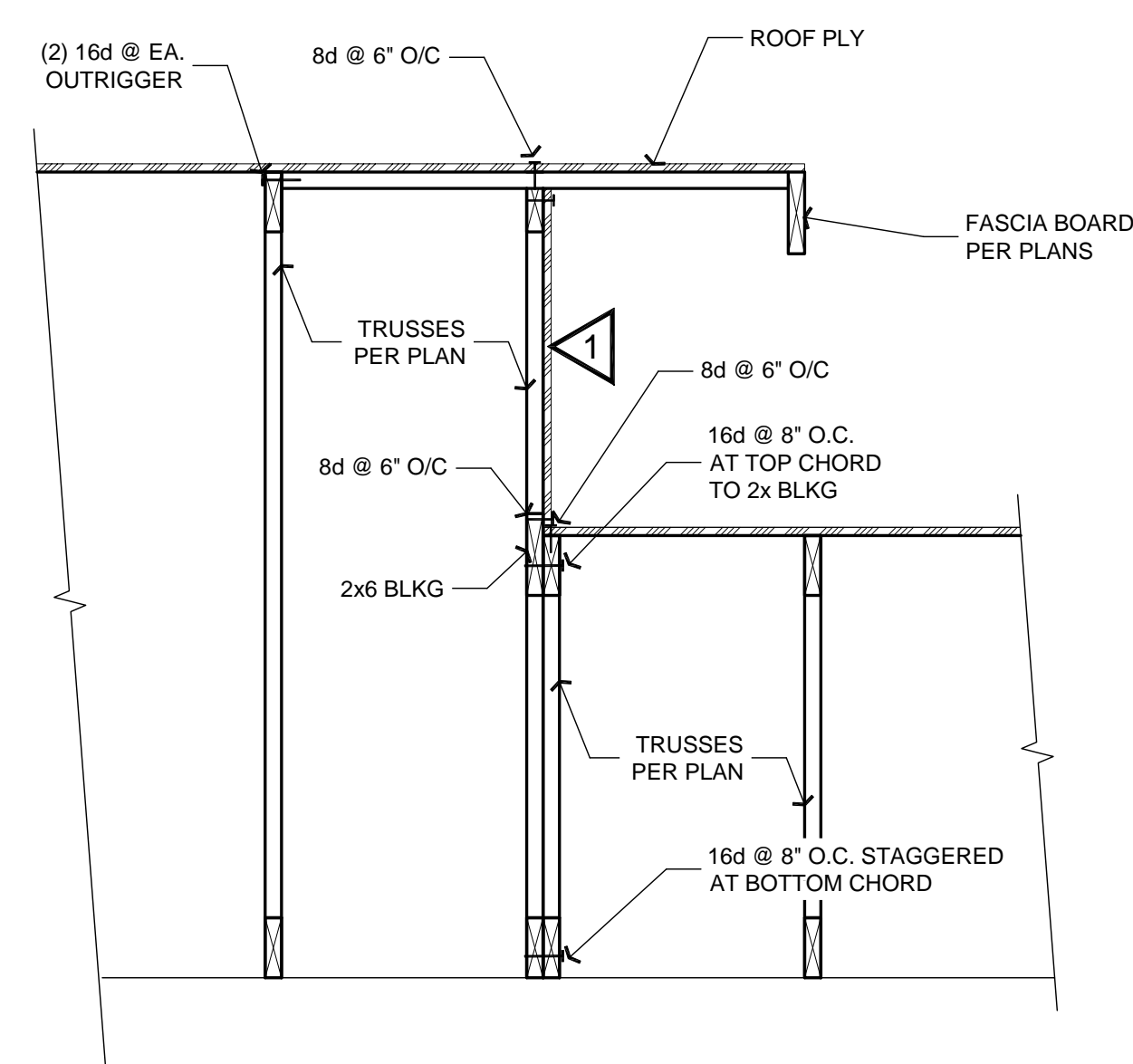
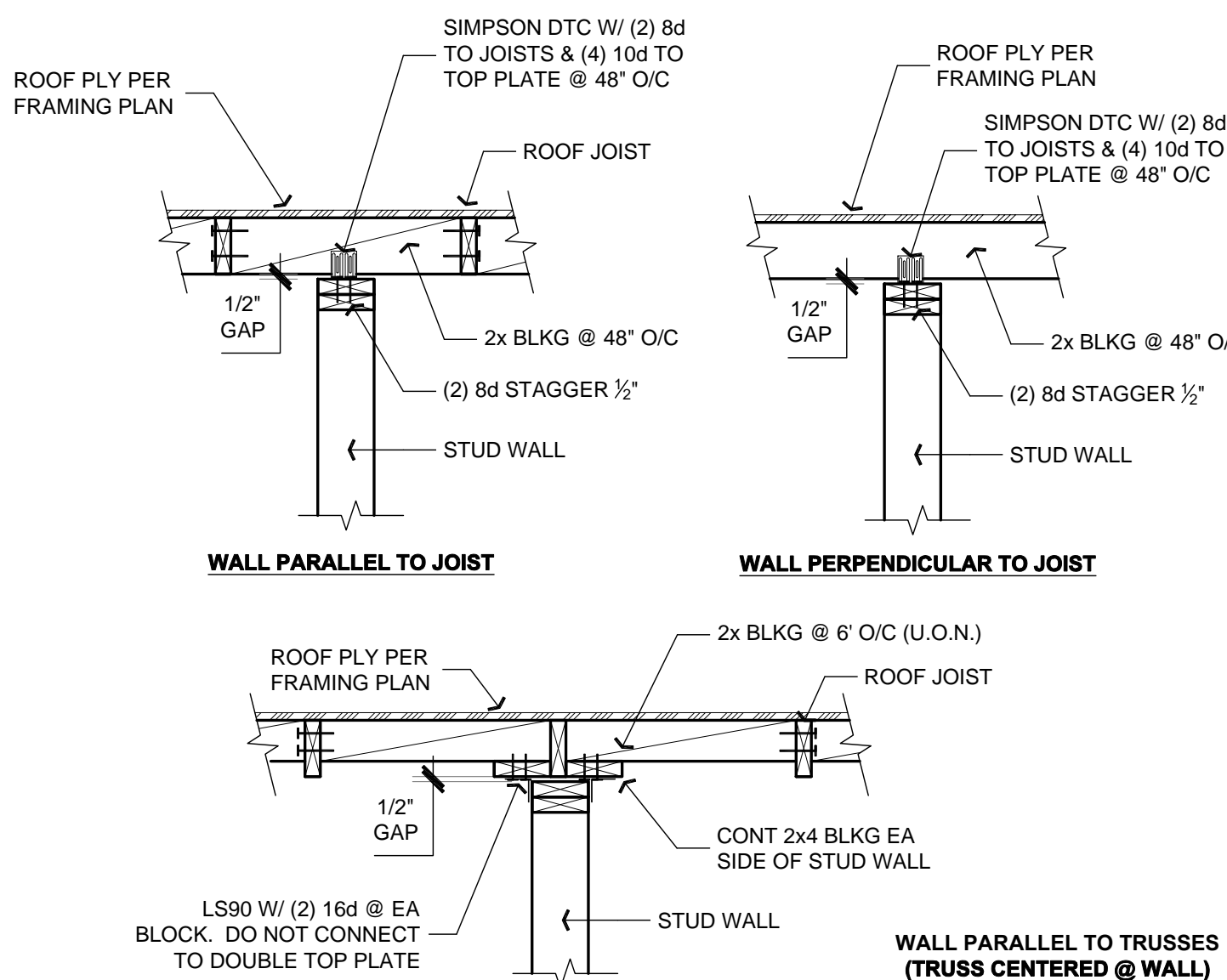
D-1.2



NOTE:
CAN USE 22" X 30" ATTIC ACCESS WITH A LETTER FROM
MANUFACTURER STATING THAT FAU COMPONENTS WILL BE ABLE TO
FIT THROUGH AN OPENING OF THAT SIZE.



NOTE:
AN H-2.5 CLIP FROM RAFTER / TRUSS TO TOP PLATE WITH
AN A35 CLIP @ 24" O/C OR PER SHEAR SCHEDULE MAY BE
USED IN LIEU OF H-1 CLIPS



PLAN PREPARED FOR:

ZIMMERMAN RESIDENCE
ACHEVEE VINEYARDS
51170 VINEYARD DRIVE; PASO ROBLES, CA

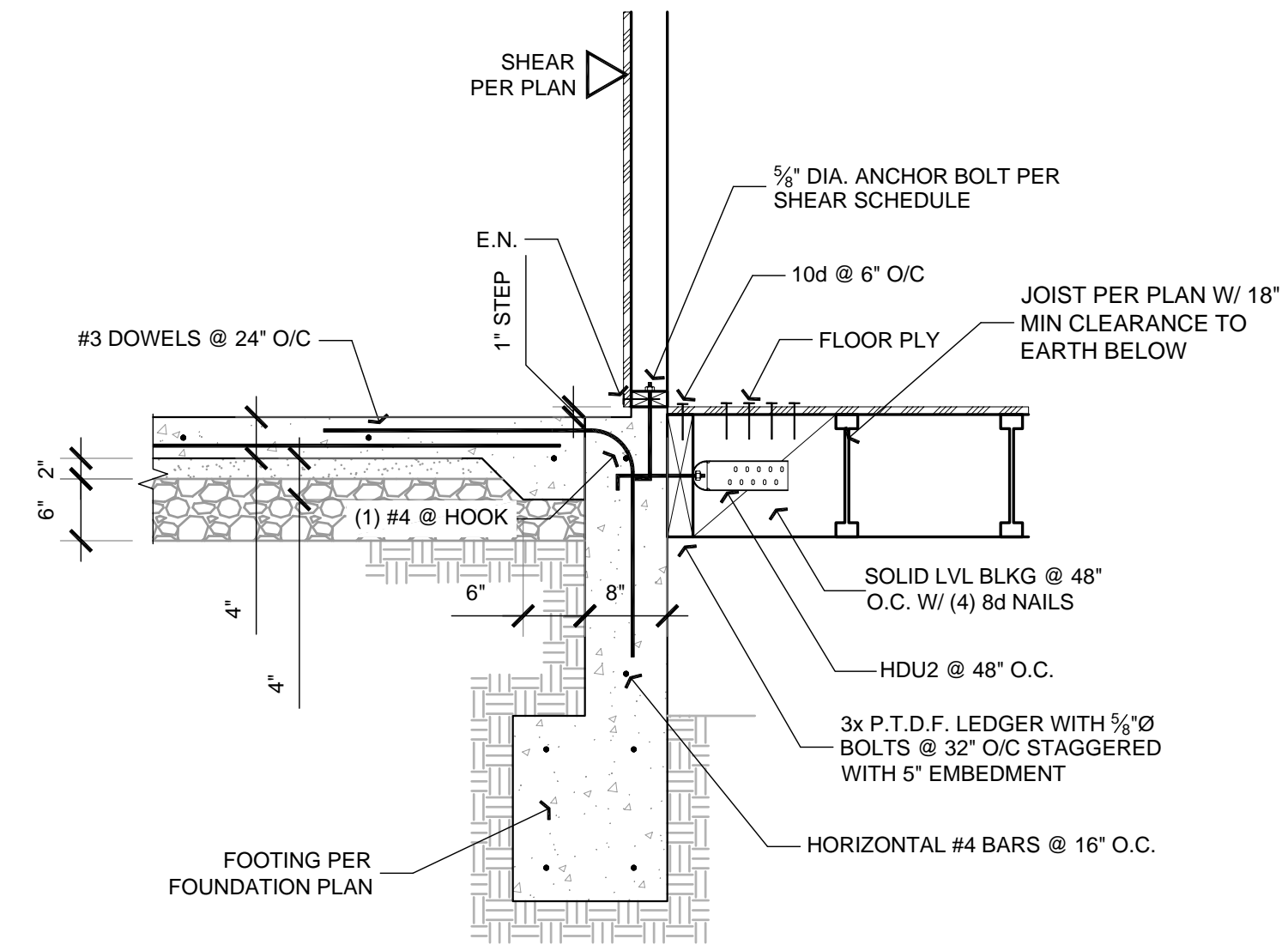
[illegible]

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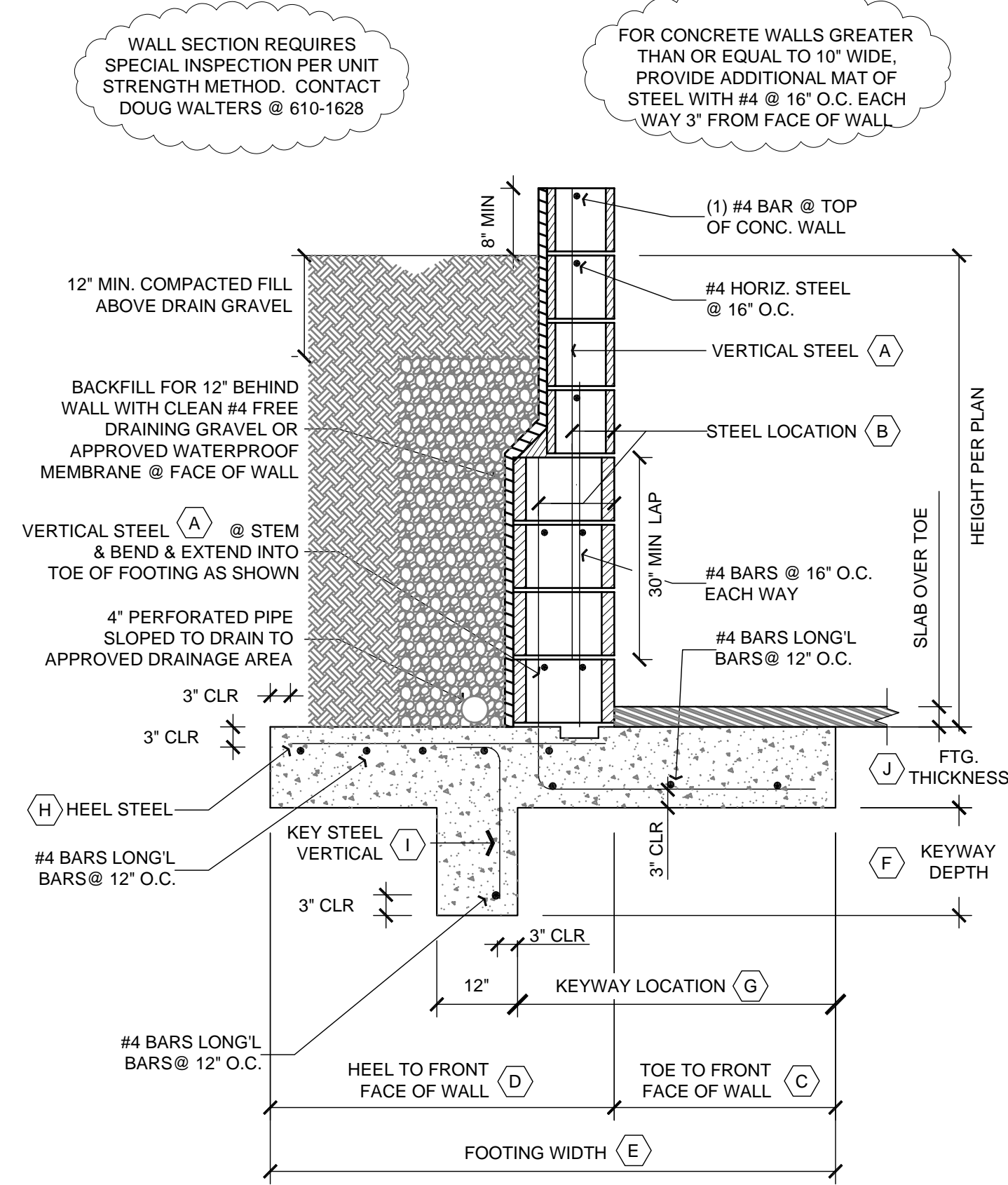
PROJECT NO.	----
FILE NAME	STANDARD DETAILS
DRAWN BY	M.SHICK
DATE	3/29/2009 10:36 AM

SHEET TITLE:
STANDARD
DETAIL SHEET
THREE

SHEET NUMBER:
D-1.3



7 FLOOR JOIST TO FOUNDATION (PARALLEL)

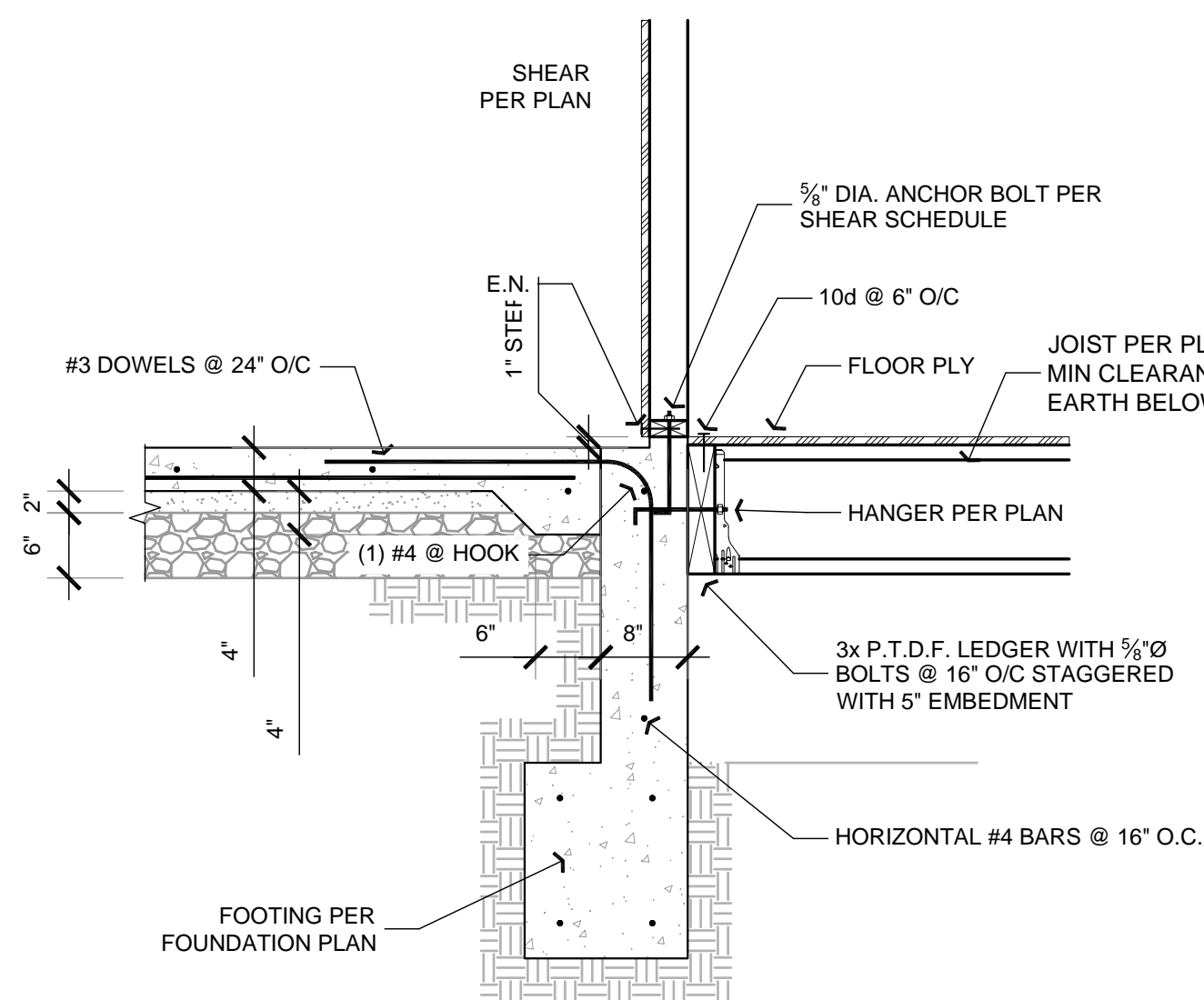


WALL CHART, DETAIL --

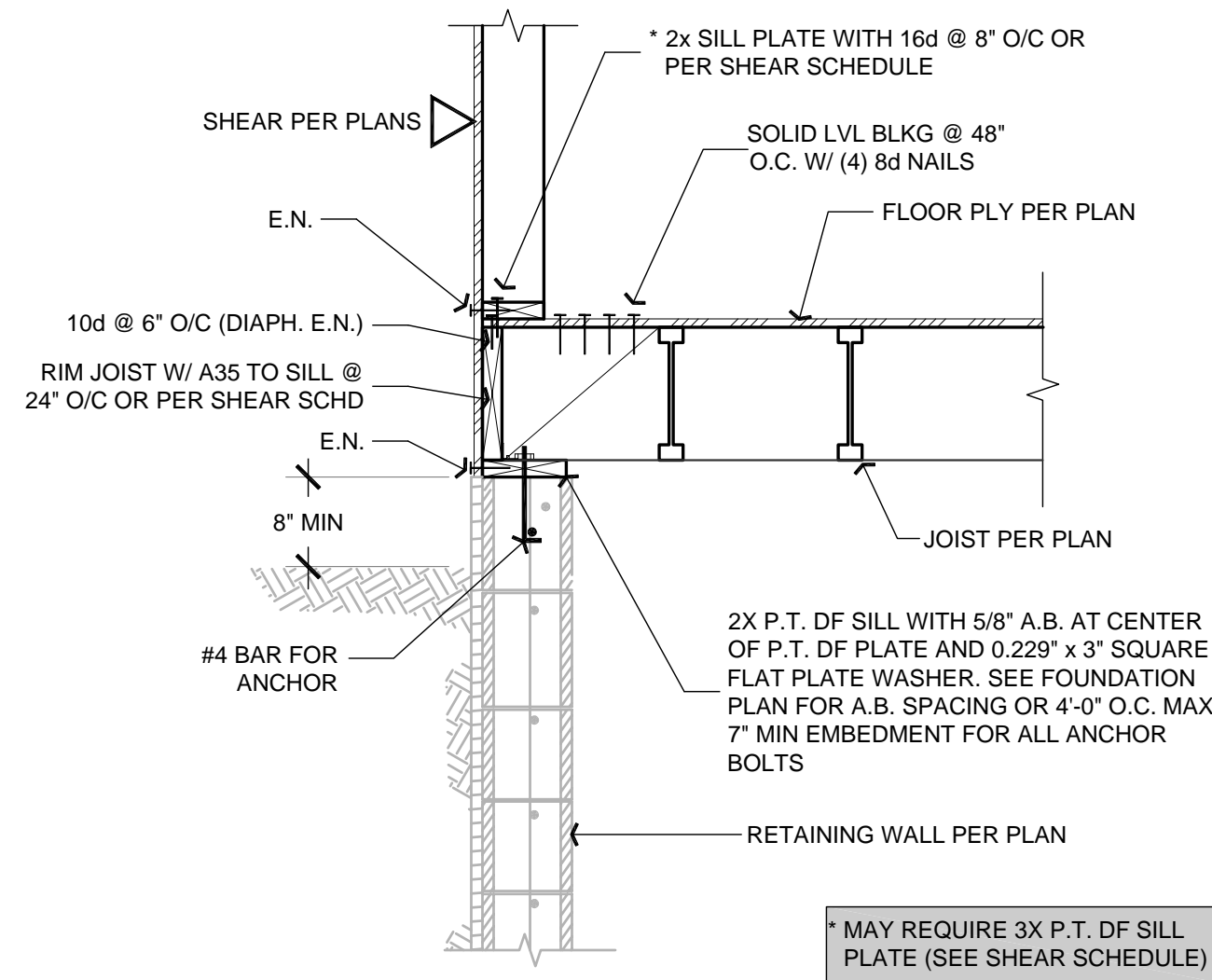
WALL HEIGHT	STEM HEIGHT	STEM THICKNESS	A	B	C	D	E	F	G	H	I	J
			VERTICAL STEEL	STL. LOC.	TOE WIDTH	HEEL WIDTH	FTG WIDTH	KEY DEPTH	KEYWAY LOC.	HEEL STEEL	KEYWAY STEEL	FTG DEPTH
9'-4"	★ 0'-4.0'	12" CMU	#5 @ 8" O.C.	9.00"								
	★ 4.0'-9.33'	8" CMU	#5 @ 16" O.C.	5.00"	40"	12"	52"	21"	3.33"	N/A	#5 @ 18" O.C.	15"

★ WALL SECTION REQUIRES SPECIAL INSPECTION PER UNIT STRENGTH METHOD. CONTACT DOUG WALTERS @ 805-610-1628.

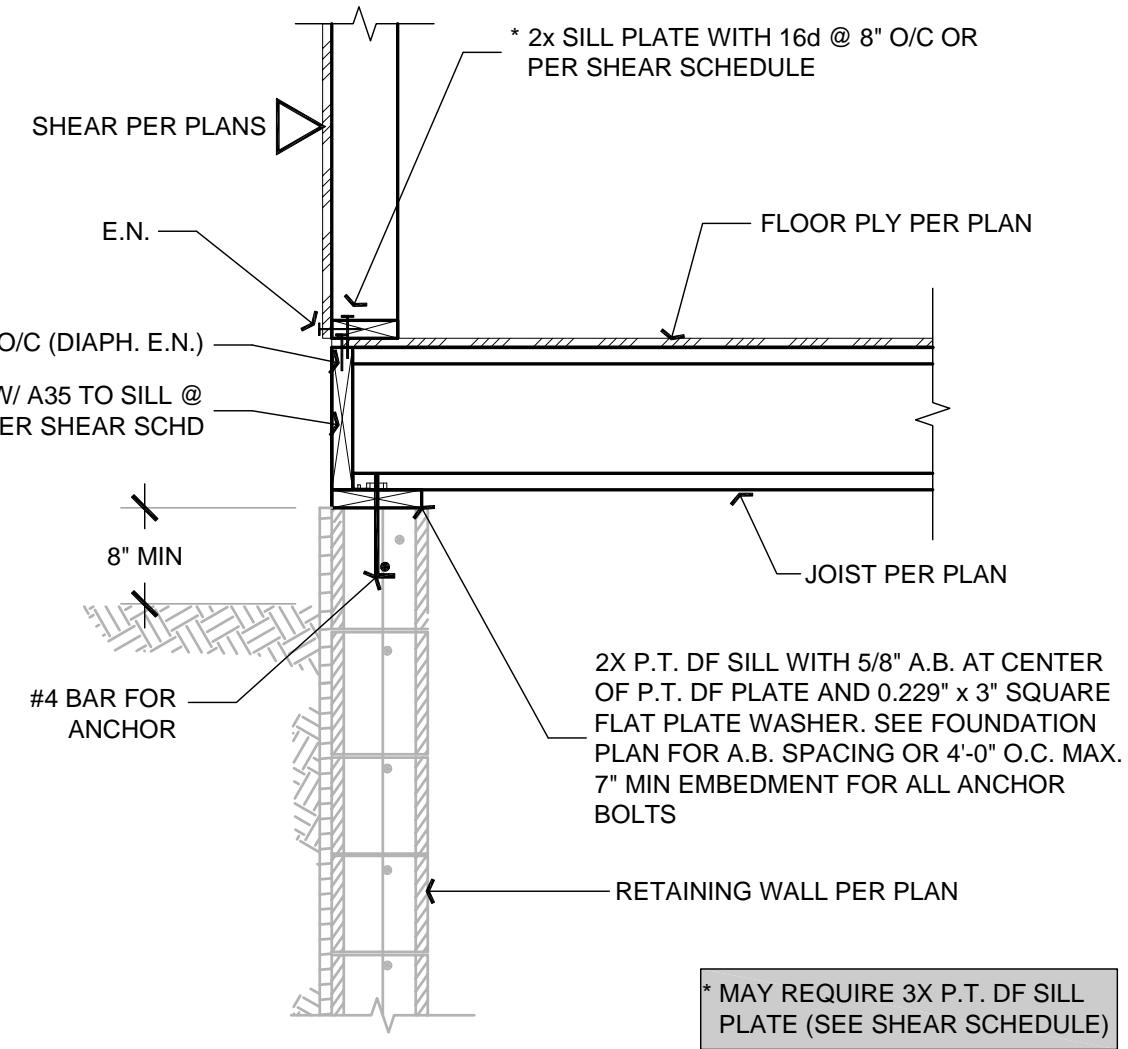
5 RETAINING WALL



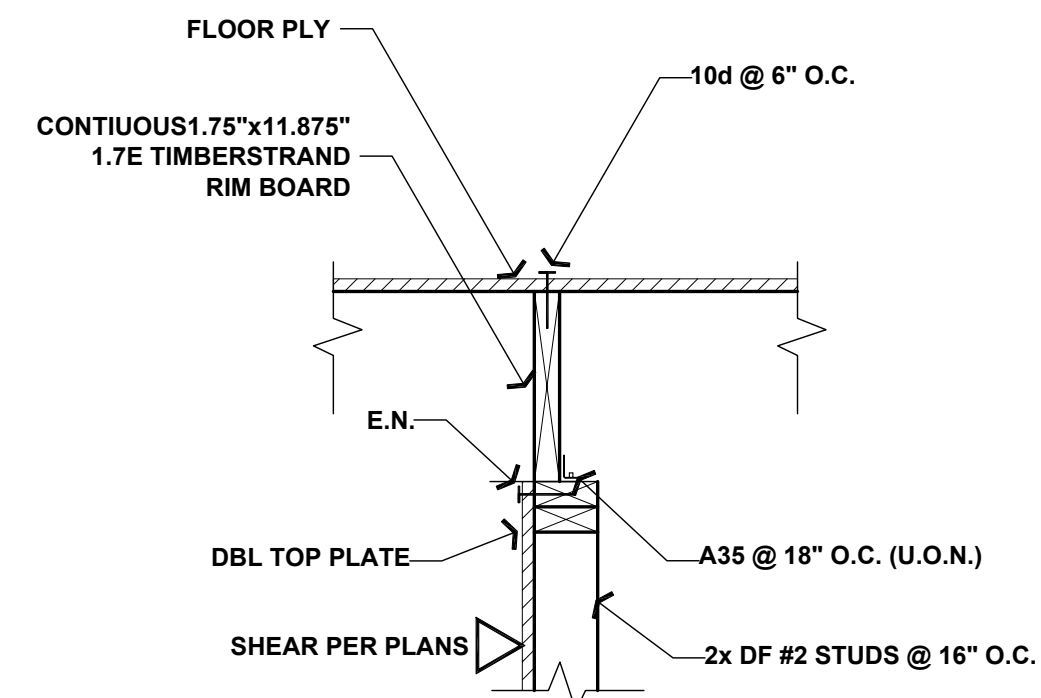
6 FLOOR JOIST TO FOUNDATION (PERPENDICULAR)



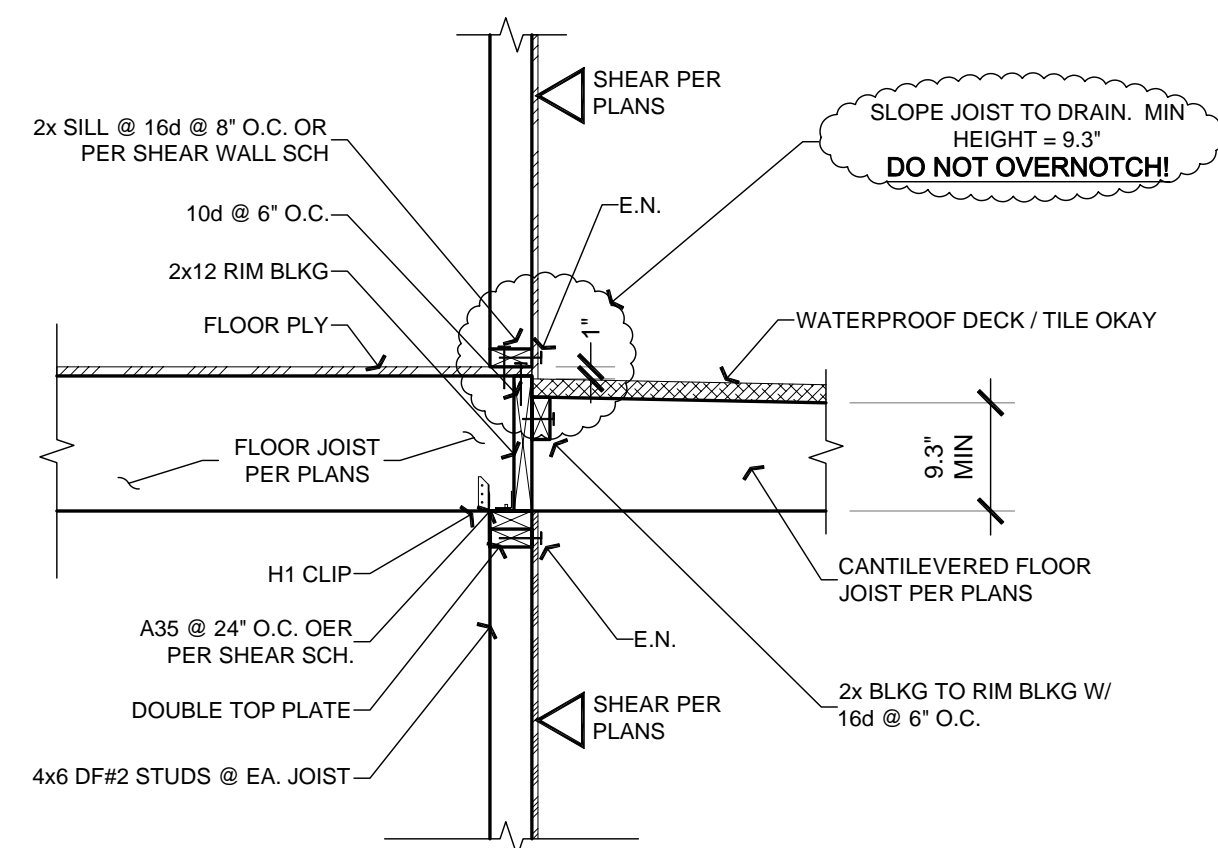
1 FLOOR JOIST TO CMU WALL (PARALLEL)



2 FLOOR JOIST TO CMU WALL (PERPENDICULAR)



3 FLOOR JOIST TO INTERNAL SHEAR WALL (PARALLEL)



4 CANTILEVER JOIST @ BALCONY



REVISION LOG

REV.	DESCRIPTION	DATE

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PROJECT NO. ---

FILE NAME STANDARD DETAILS

DRAWN BY M.SHICK

DATE 3/20/2009 10:36 AM

SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:

D-3.1

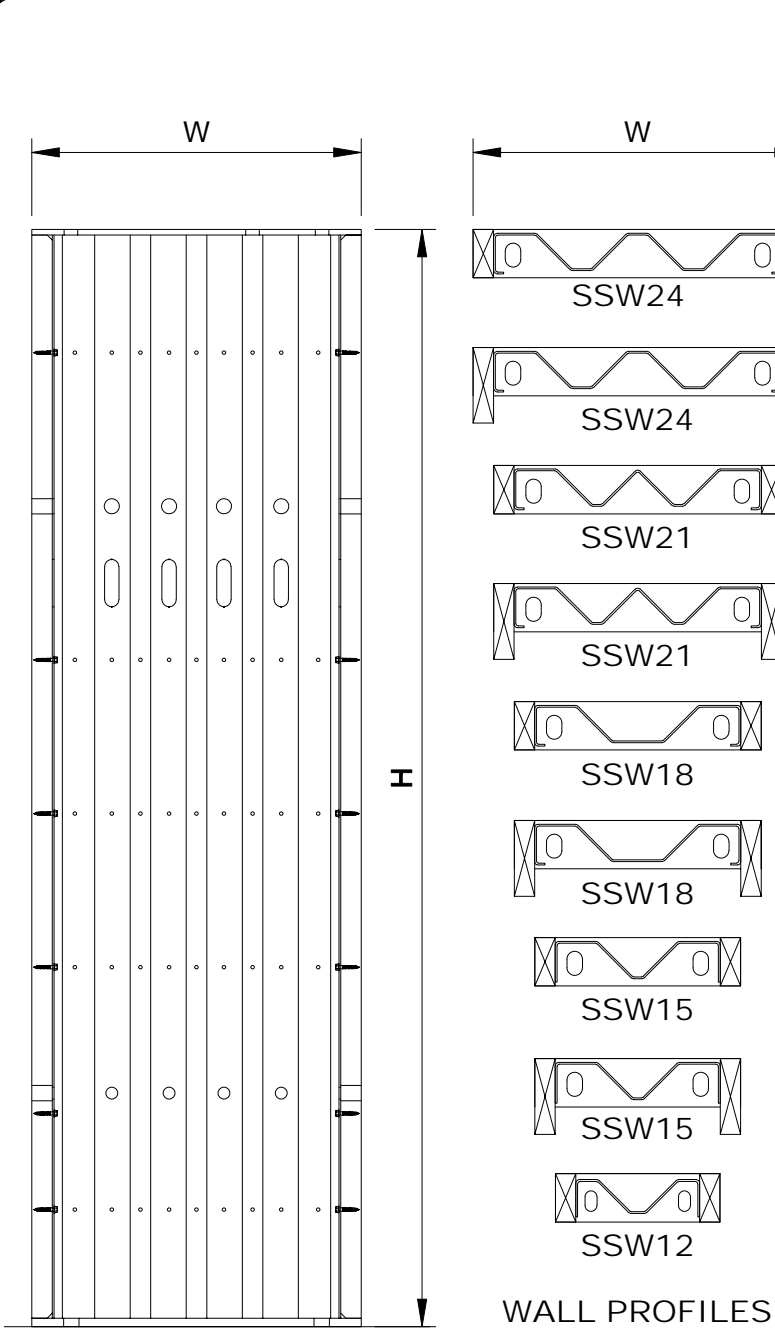
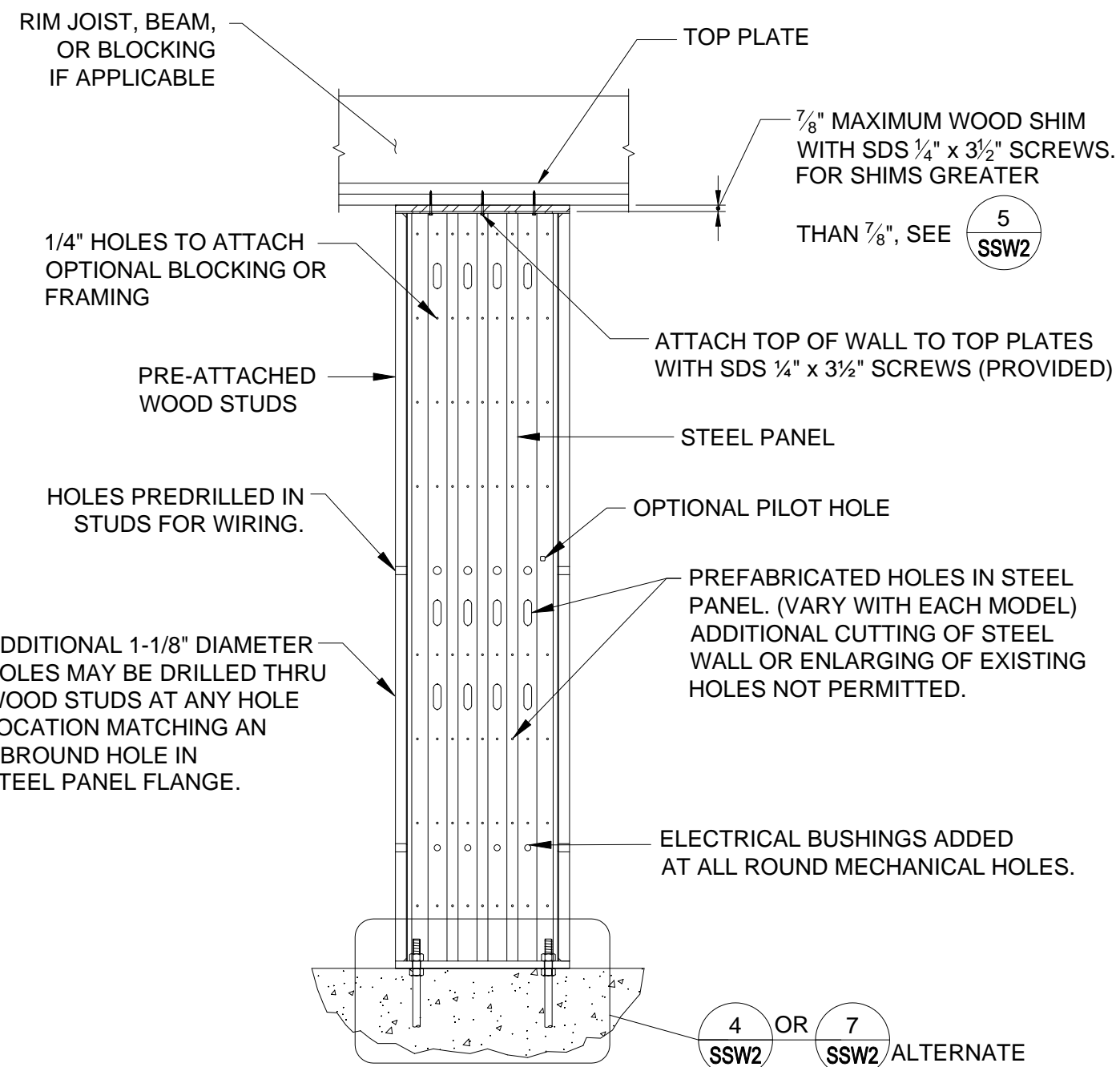


TABLE NOTES:
1. SDS $\frac{1}{4}$ " x $\frac{3}{16}$ " SCREWS PROVIDED WITH WALL.
2. SEE SHEET SSW1 FOR ANCHORAGE SOLUTIONS.

STEEL STRONG-WALL MODELS						
STD. WALL MODEL NO.	-STK WALL MODEL NO.	H (in)	T (in)	HOLDOWN ANCHOR BOLTS ¹	QTY. OF TOP OF WALL SCREWS ²	
SSW12x7	--	80	3 1/2	(2) 3/4"	4	
SSW15x7	--	80	3 1/2	(2) 1"	6	
SSW18x7	--	80	3 1/2	(2) 1"	9	
SSW21x7	--	80	3 1/2	(2) 1"	12	
SSW24x7	--	80	3 1/2	(2) 1"	14	
SSW12x7.4	--	85 1/2	3 1/2	(2) 3/4"	4	
SSW15x7.4	--	85 1/2	3 1/2	(2) 1"	6	
SSW18x7.4	--	85 1/2	3 1/2	(2) 1"	9	
SSW21x7.4	--	85 1/2	3 1/2	(2) 1"	12	
SSW24x7.4	--	85 1/2	3 1/2	(2) 1"	14	
SSW12x8	--	93 1/4	3 1/2	(2) 3/4"	4	
SSW15x8	SSW15x8-STK	93 1/4	3 1/2	(2) 1"	6	
SSW18x8	SSW18x8-STK	93 1/4	3 1/2	(2) 1"	9	
SSW21x8	SSW21x8-STK	93 1/4	3 1/2	(2) 1"	12	
SSW24x8	SSW24x8-STK	93 1/4	3 1/2	(2) 1"	14	
SSW12x9	--	105 1/4	3 1/2	(2) 3/4"	4	
SSW15x9	SSW15x9-STK	105 1/4	3 1/2	(2) 1"	6	
SSW18x9	SSW18x9-STK	105 1/4	3 1/2	(2) 1"	9	
SSW21x9	SSW21x9-STK	105 1/4	3 1/2	(2) 1"	12	
SSW24x9	SSW24x9-STK	105 1/4	3 1/2	(2) 1"	14	
SSW12x10	--	117 1/4	3 1/2	(2) 3/4"	4	
SSW15x10	SSW15x10-STK	117 1/4	3 1/2	(2) 1"	6	
SSW18x10	SSW18x10-STK	117 1/4	3 1/2	(2) 1"	9	
SSW21x10	SSW21x10-STK	117 1/4	3 1/2	(2) 1"	12	
SSW24x10	SSW24x10-STK	117 1/4	3 1/2	(2) 1"	14	
SSW15x11	SSW15x11-STK	129 1/4	5 1/2	(2) 1"	6	
SSW18x11	SSW18x11-STK	129 1/4	5 1/2	(2) 1"	9	
SSW21x11	SSW21x11-STK	129 1/4	5 1/2	(2) 1"	12	
SSW24x11	SSW24x11-STK	129 1/4	5 1/2	(2) 1"	14	
SSW15x12	SSW15x12-STK	141 1/4	5 1/2	(2) 1"	6	
SSW18x12	SSW18x12-STK	141 1/4	5 1/2	(2) 1"	9	
SSW21x12	SSW21x12-STK	141 1/4	5 1/2	(2) 1"	12	
SSW24x12	SSW24x12-STK	141 1/4	5 1/2	(2) 1"	14	
SSW18x13	SSW18x13-STK	153 1/4	5 1/2	(2) 1"	9	
SSW21x13	SSW21x13-STK	153 1/4	5 1/2	(2) 1"	12	
SSW24x13	SSW24x13-STK	153 1/4	5 1/2	(2) 1"	14	

STEEL STRONG-WALL MODELS

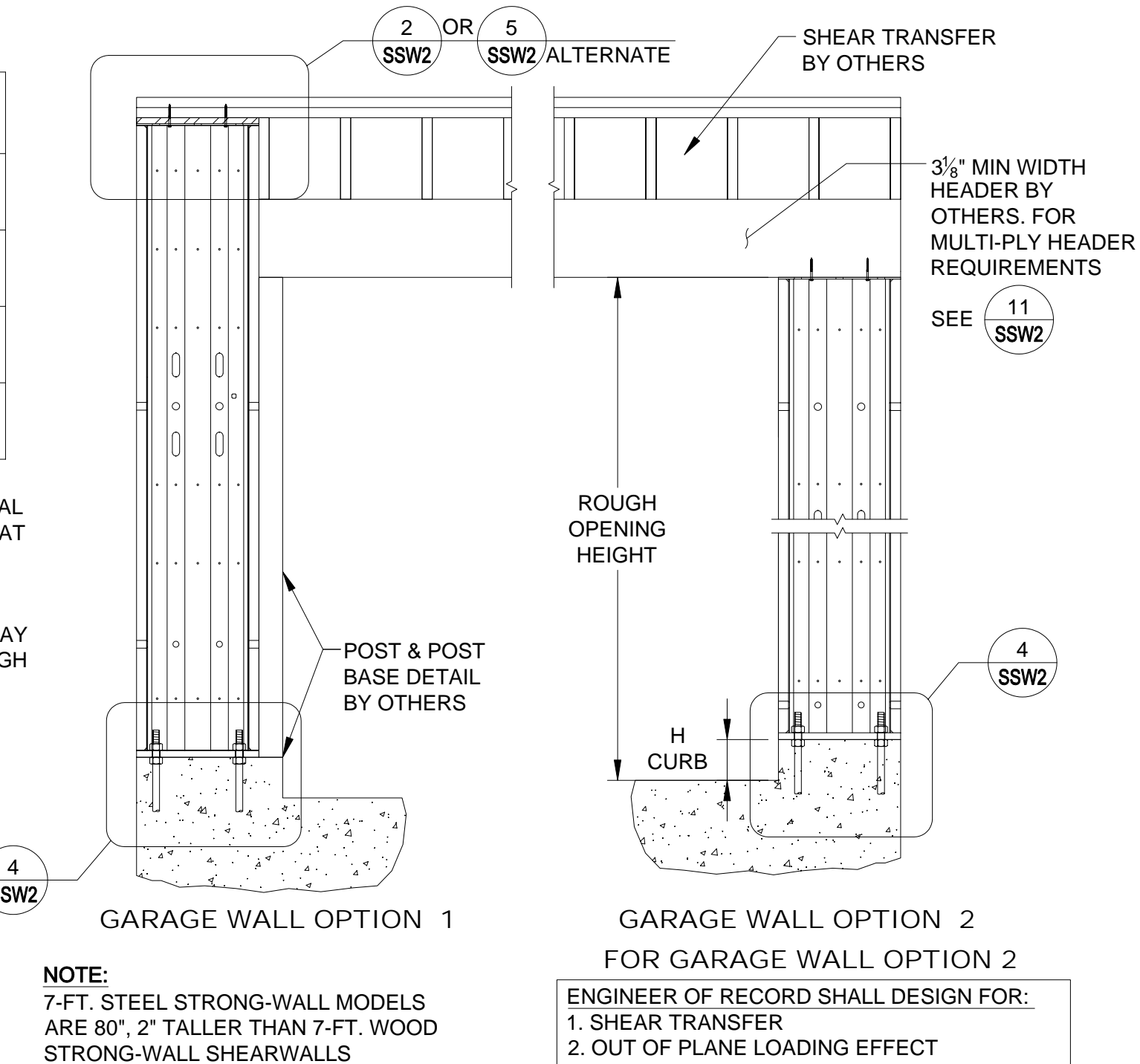


SINGLE-STORY SSW ON CONCRETE

GARAGE HEADER ROUGH OPENING HEIGHT

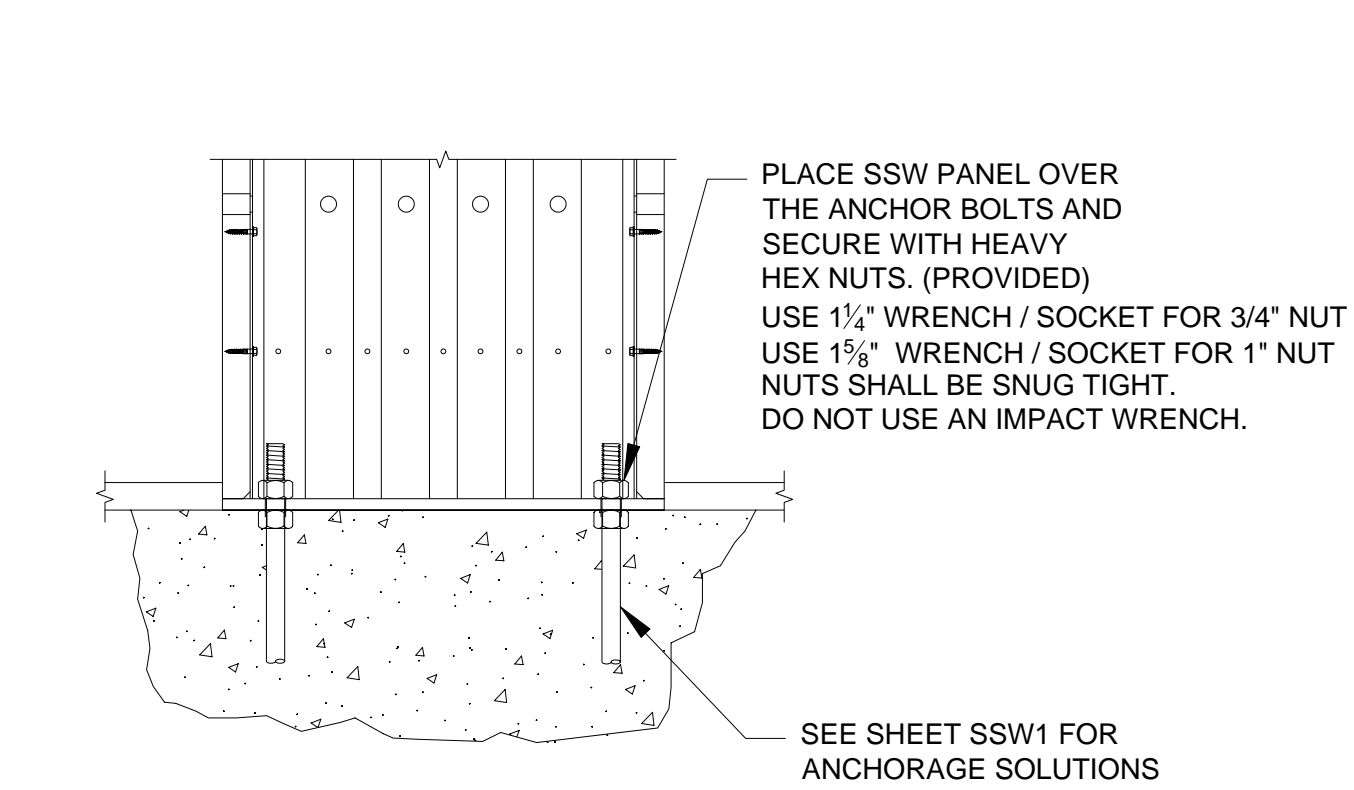
MODEL NO.	H CURB	ROUGH OPENING HEIGHT
SSW12x7	5 1/2"	7' - 1 1/2"
SSW15x7	6"	7' - 2"
SSW18x7	6"	7' - 2"
SSW21x7	6"	7' - 2"
SSW24x7	6"	7' - 2"
SSW12x8	5 1/2"	8' - 2 3/4"
SSW15x8	6"	8' - 3 1/4"
SSW18x8	6"	8' - 3 1/4"
SSW21x8	6"	8' - 3 1/4"
SSW24x8	6"	8' - 3 1/4"

- THE HEIGHT OF THE GARAGE CURB ABOVE THE GARAGE SLAB IS CRITICAL FOR THE ROUGH HEADER OPENING AT GARAGE RETURN WALLS.
- SHIMS ARE NOT PROVIDED WITH STEEL STRONG-WALL.
- FURRING DOWN GARAGE HEADER MAY BE NECESSARY FOR CORRECT ROUGH OPENING HEIGHT.

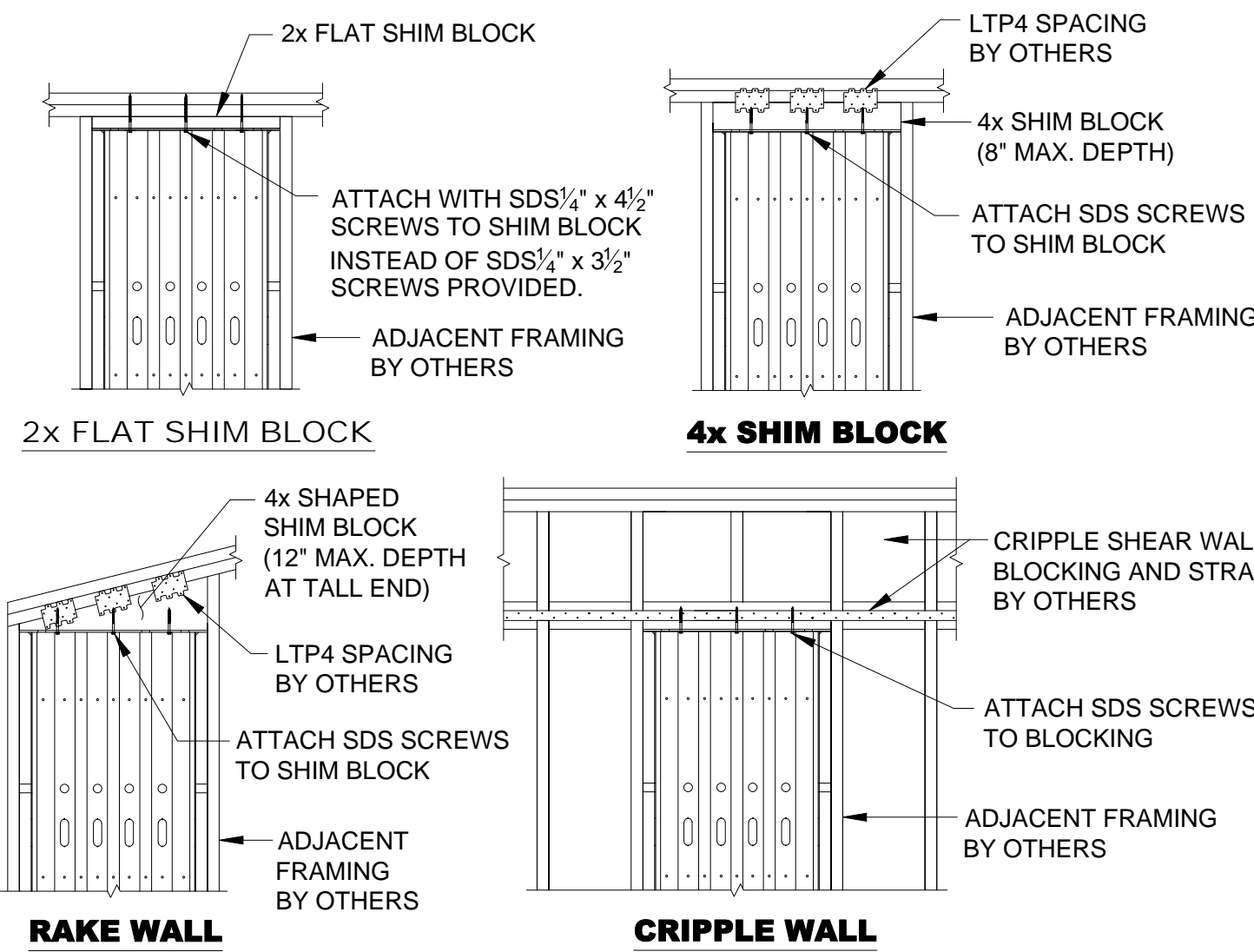


NOTE:
7-FT. STEEL STRONG-WALL MODELS ARE 80", 2" TALLER THAN 7-FT. WOOD STRONG-WALL SHEARWALLS

GARAGE WALL OPTIONS

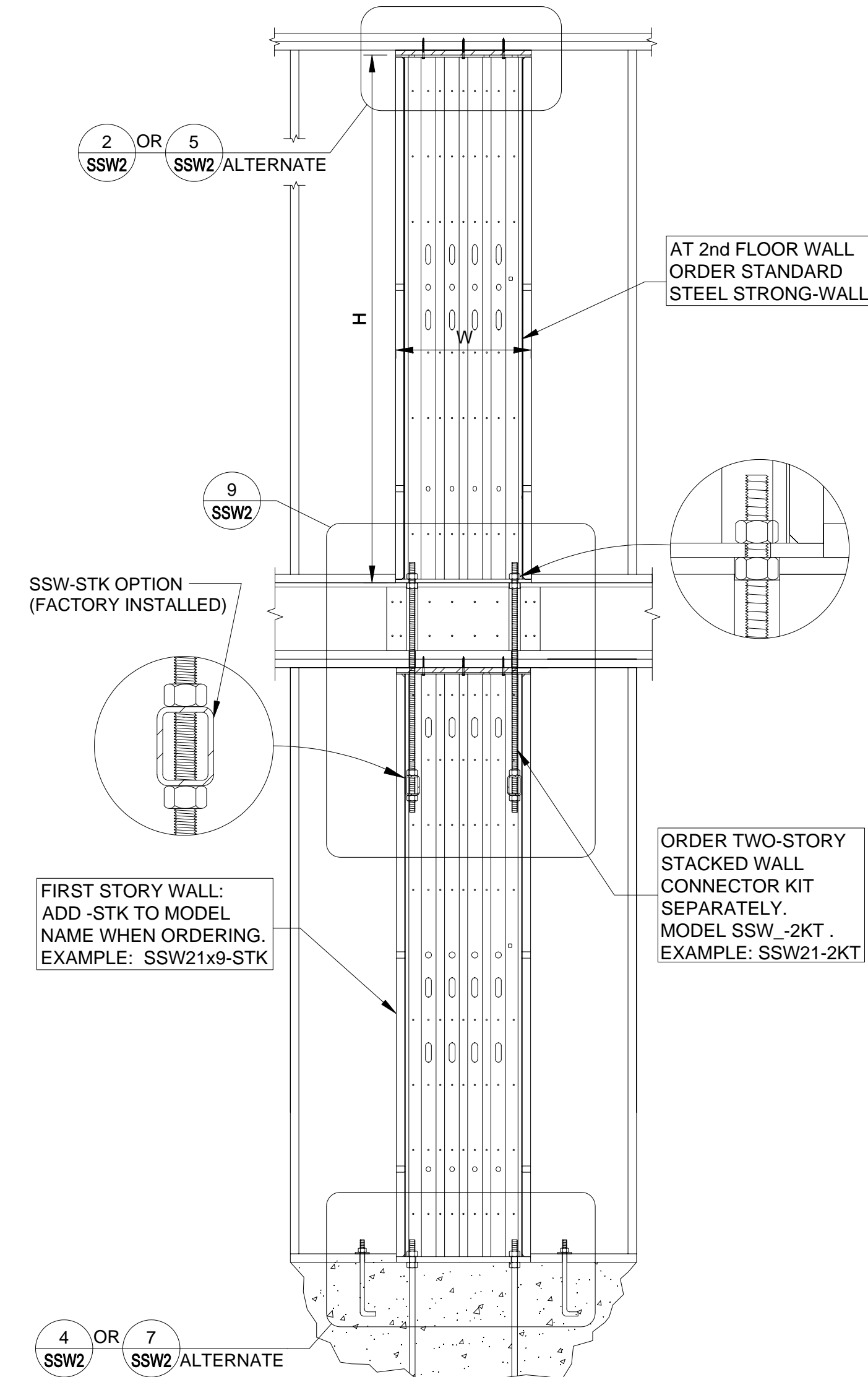


STRONG-WALL ON CONCRETE

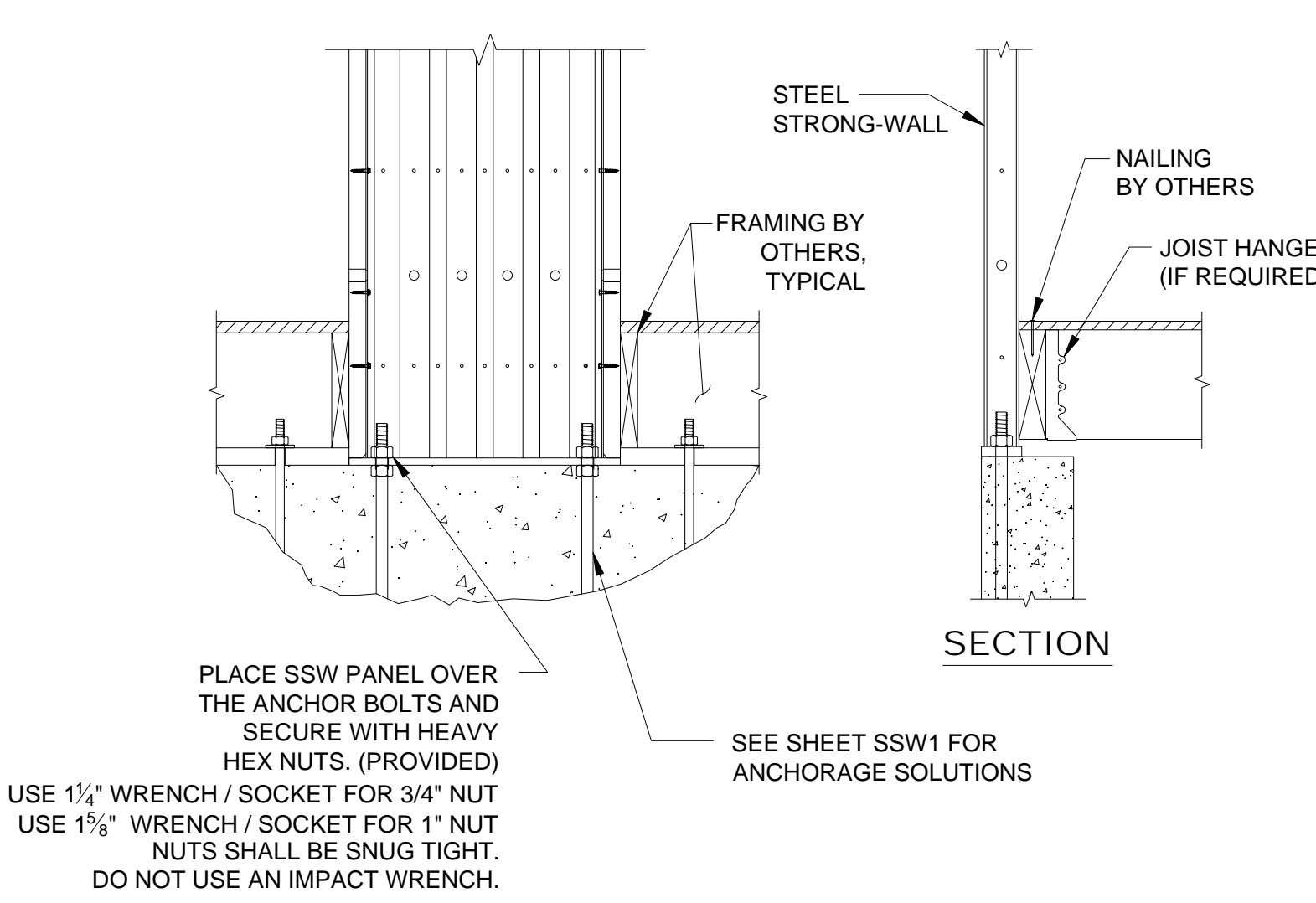


ENGINEER OF RECORD SHALL DESIGN FOR:
1. SHEAR TRANSFER
2. OUT OF PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT.

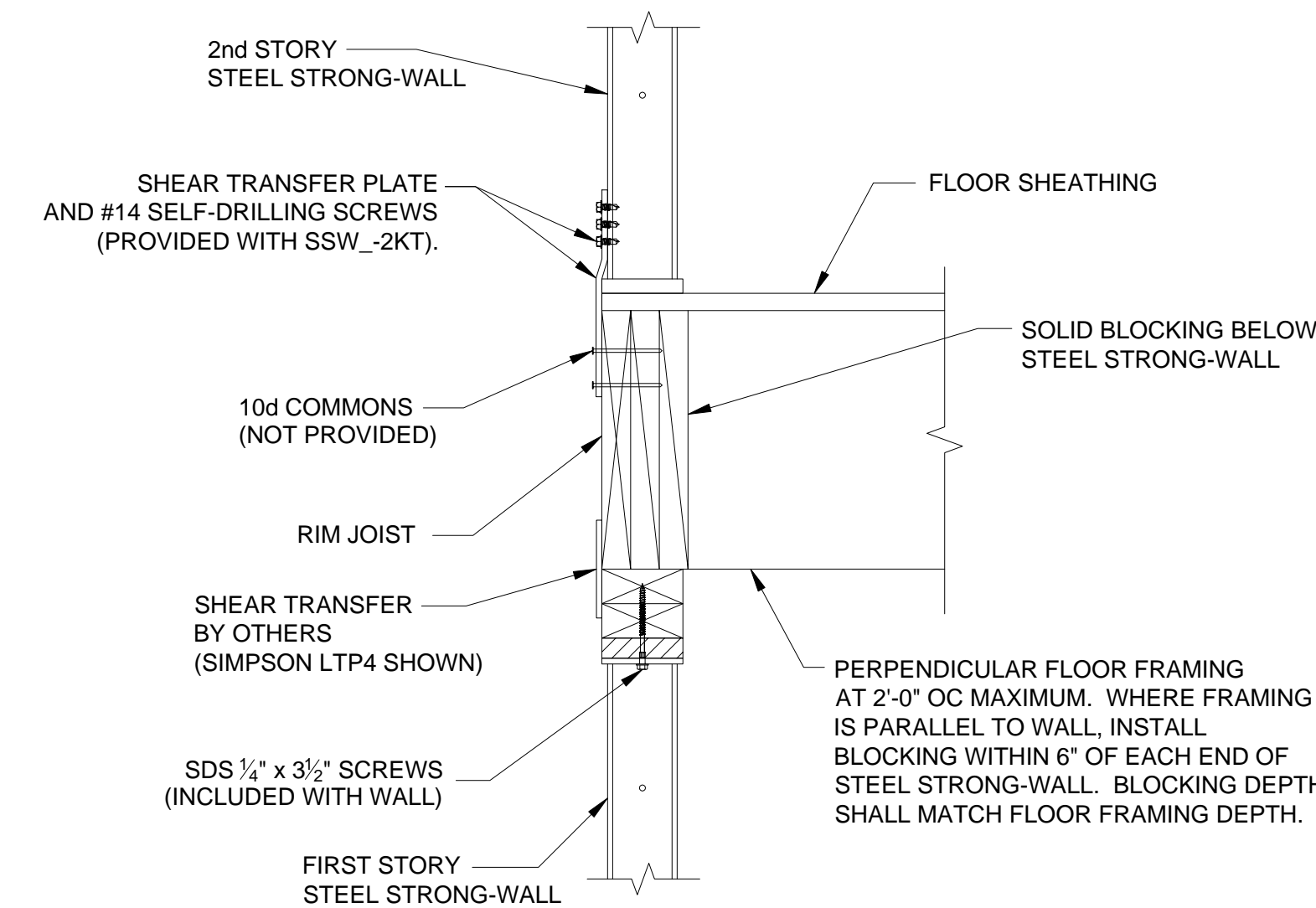
TOP OF WALL HEIGHT ADJUSTMENTS



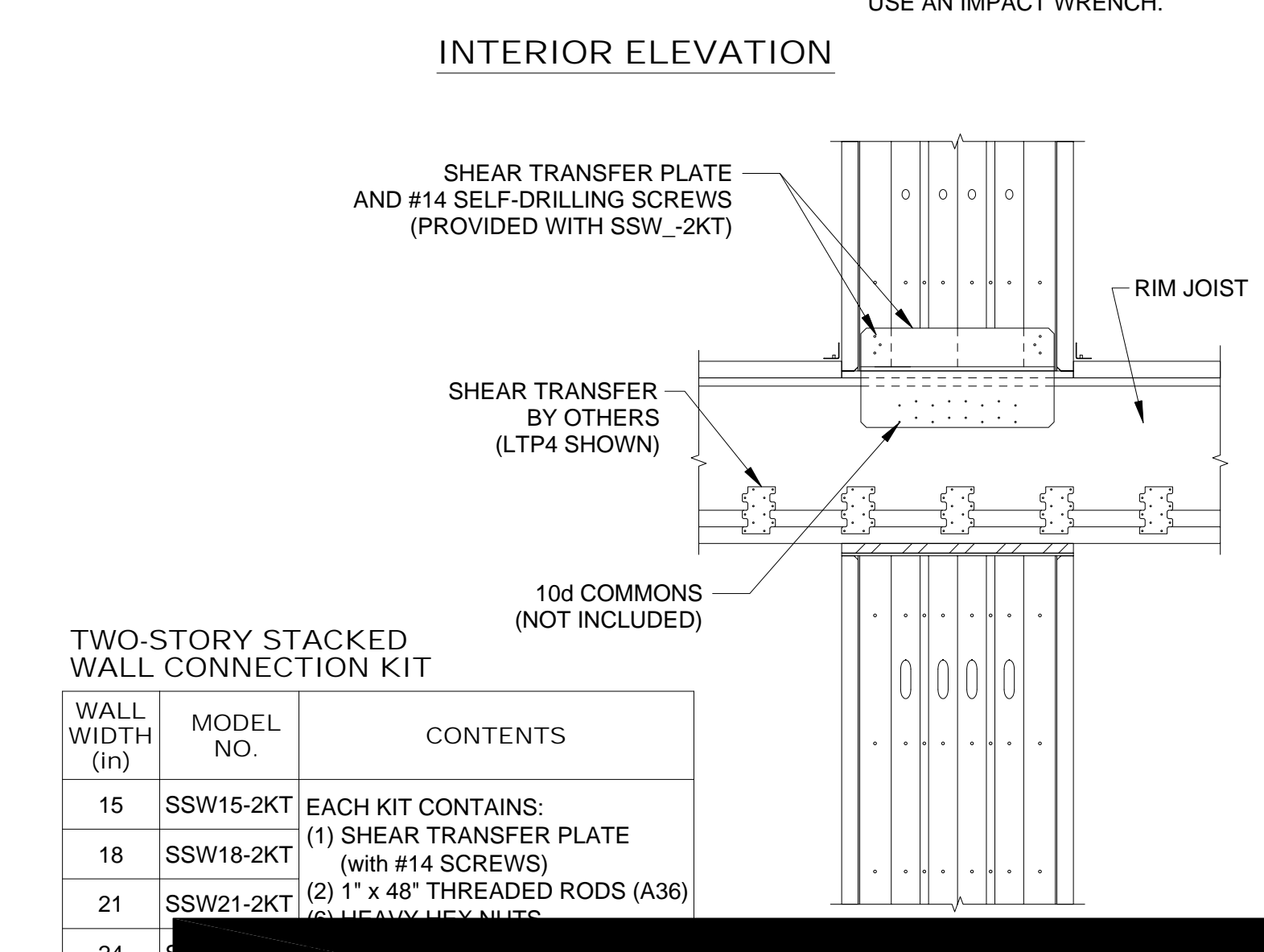
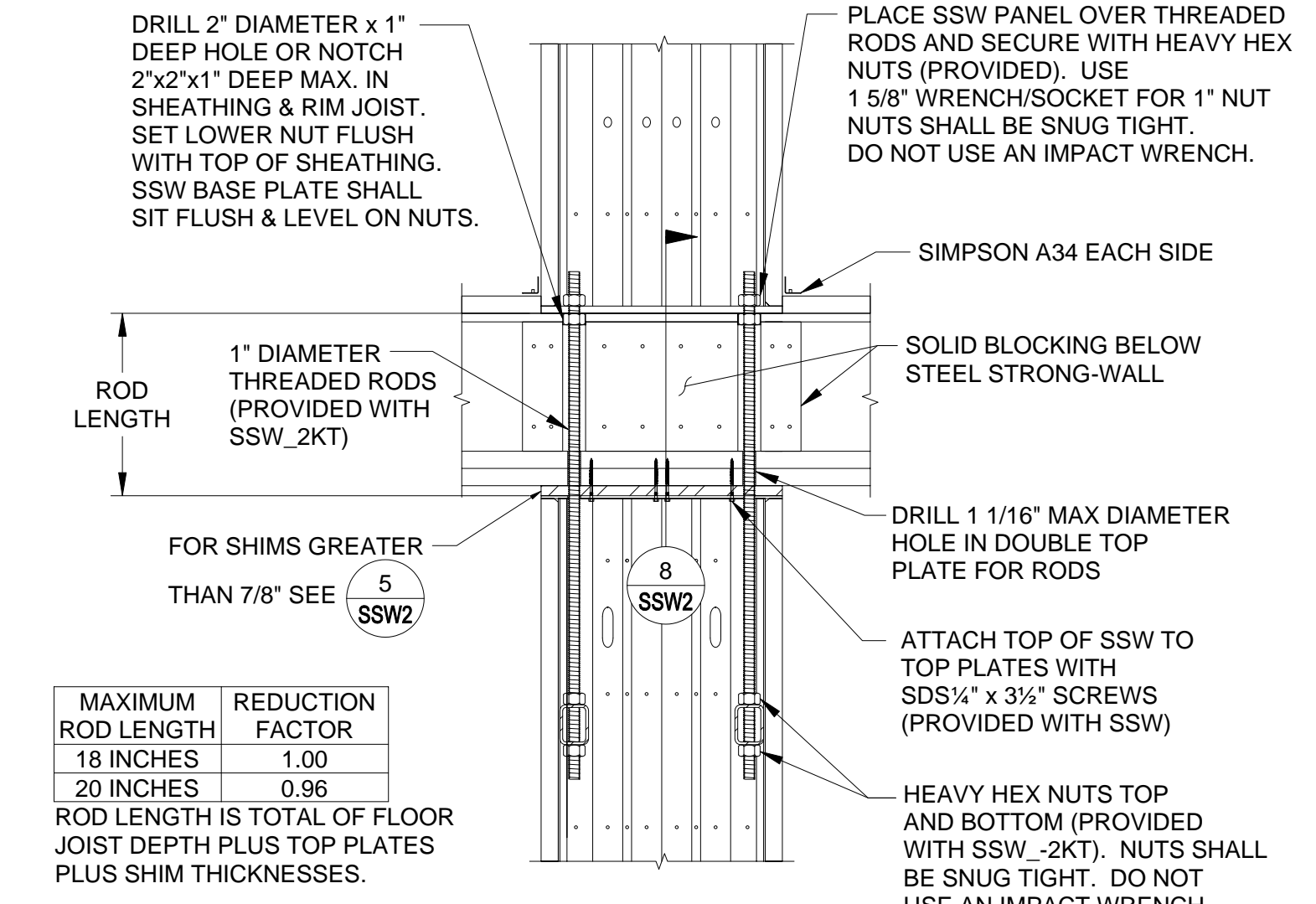
TWO-STORY STACKED



ALTERNATE 1ST FLOOR WOOD FRAMING



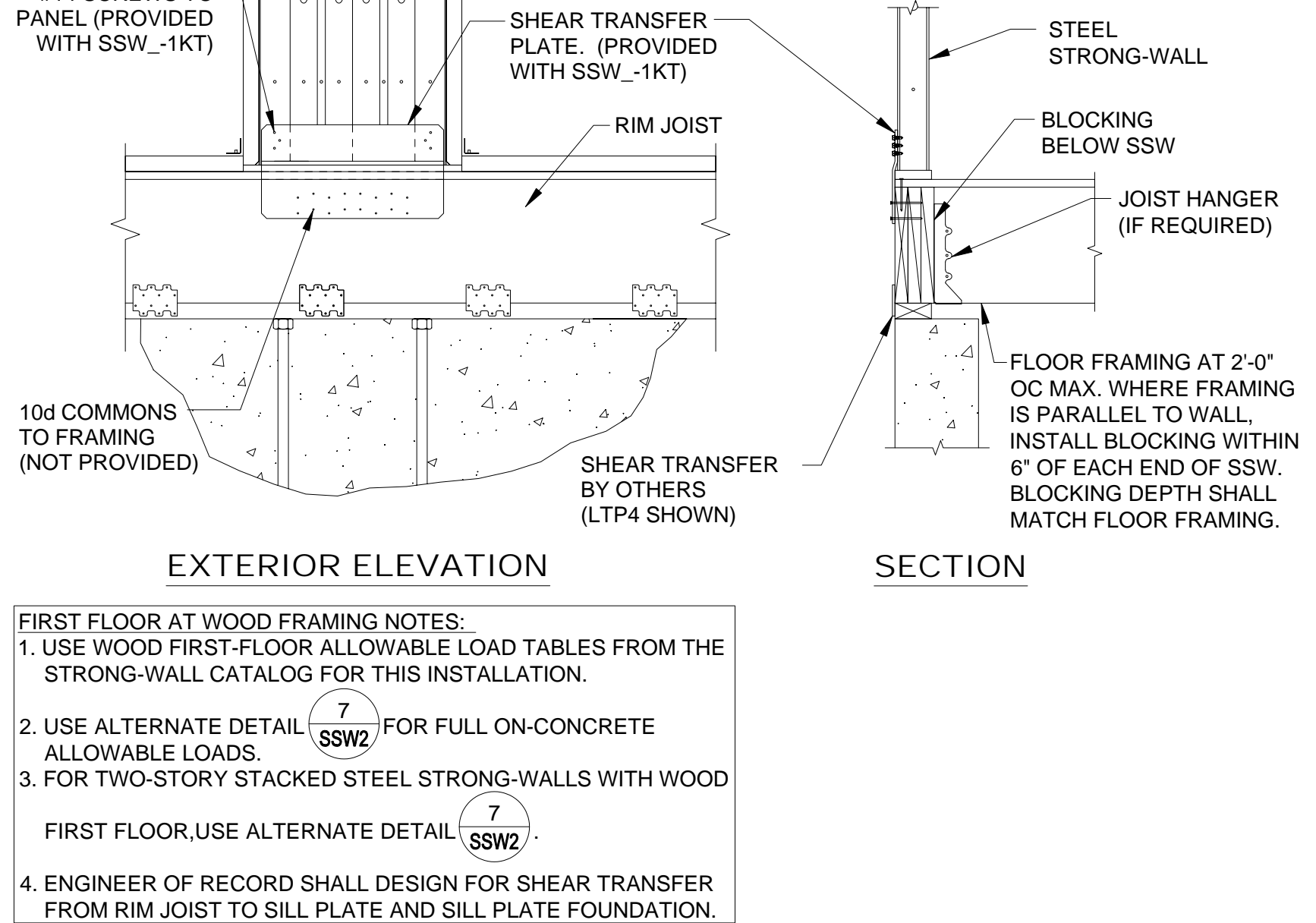
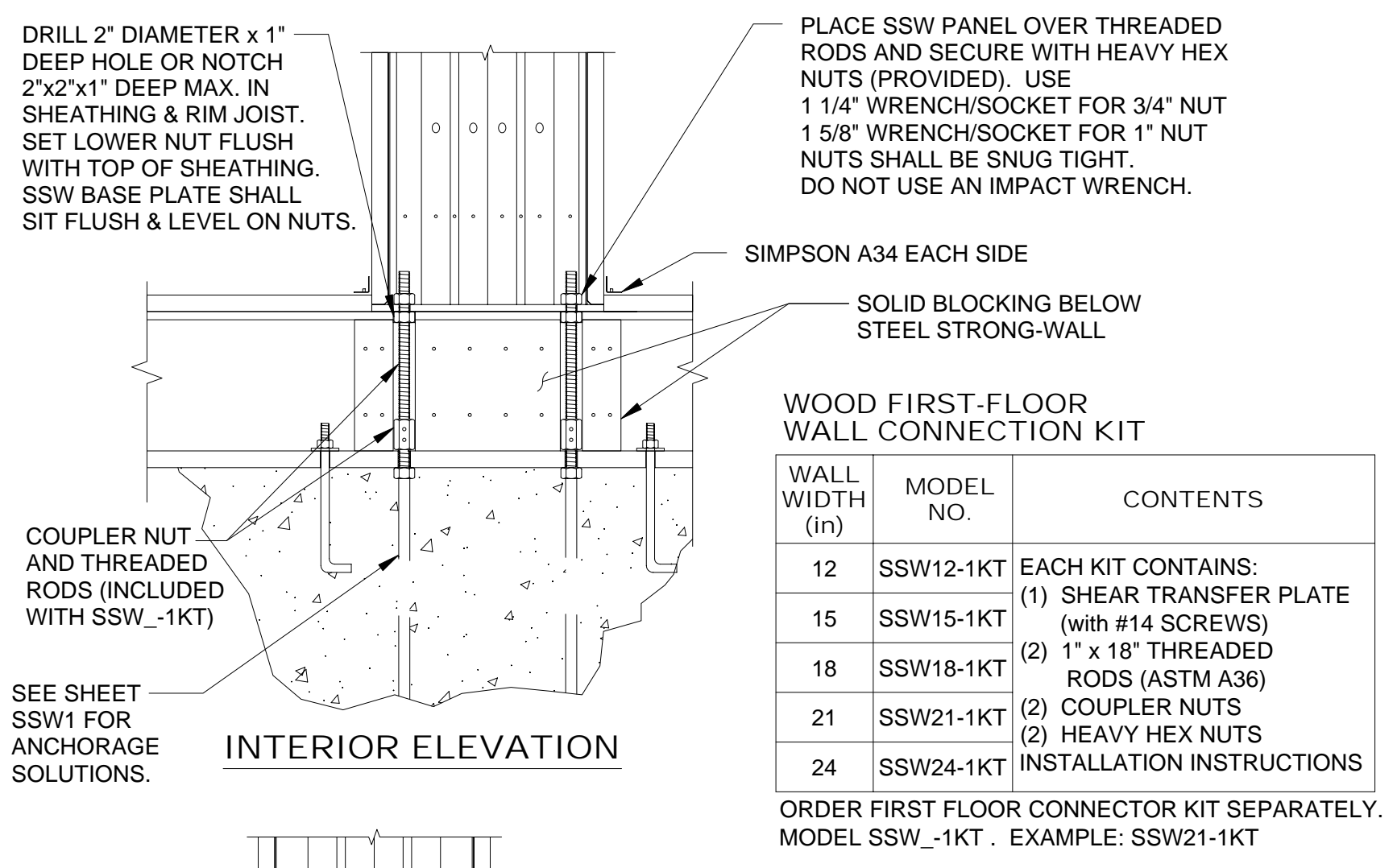
TWO-STORY STACKED FLOOR SECTION



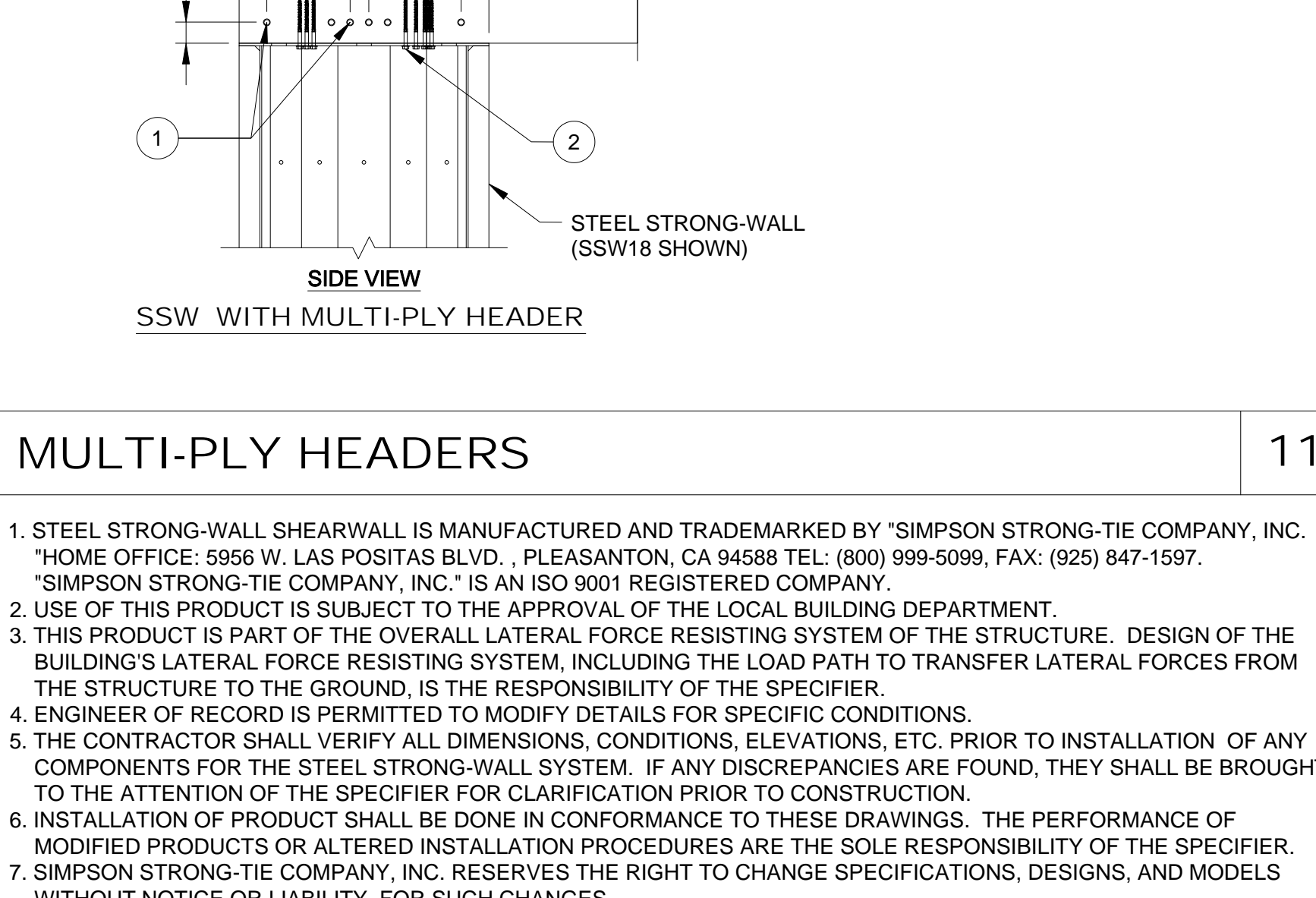
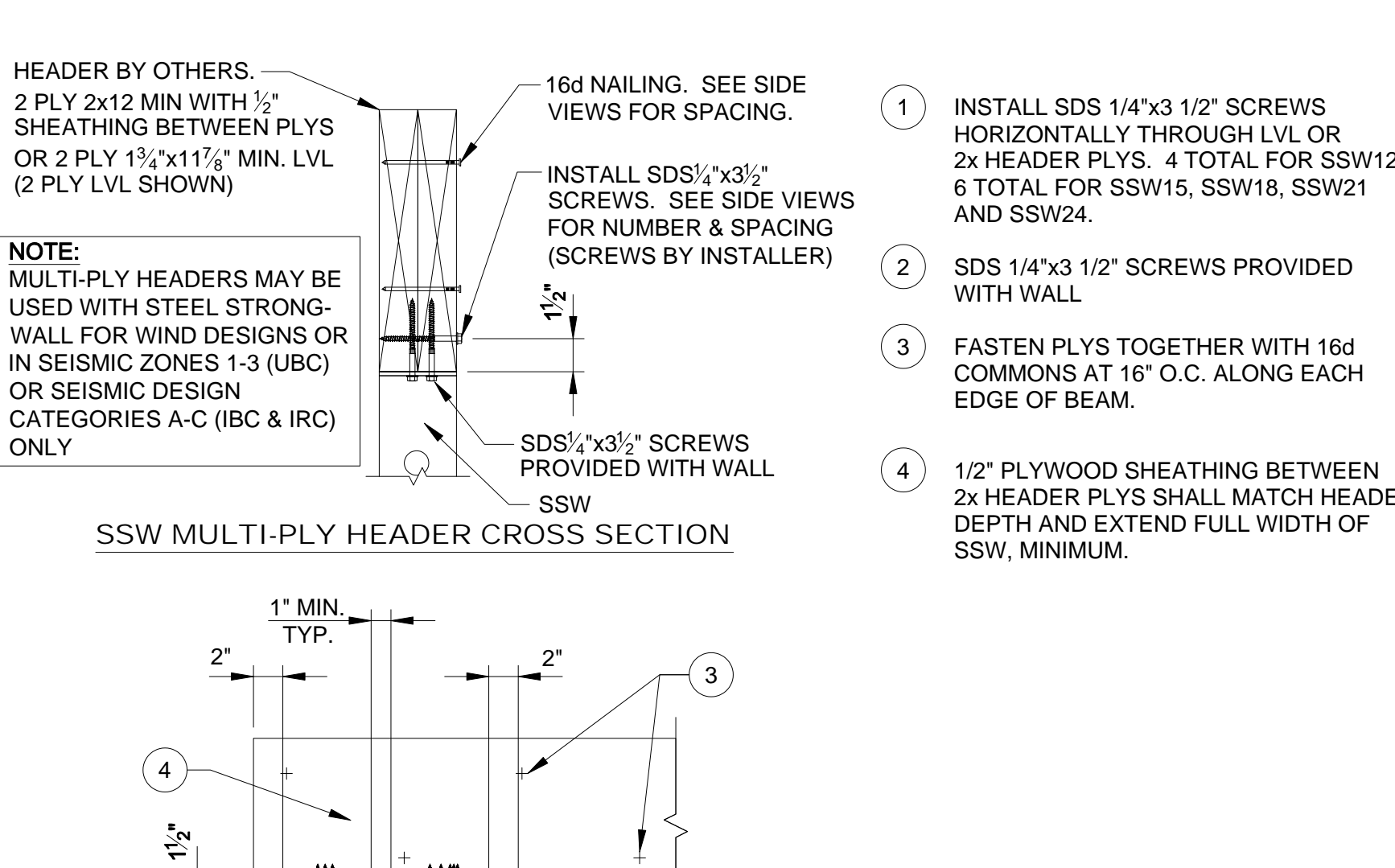
TWO-STORY STACKED

WALL CONNECTION KIT

WALL WIDTH (in)	MODEL NO.	CONTENTS
15	SSW15-2KT	EACH KIT CONTAINS: (1) SHEAR TRANSFER PLATE (with #14 SCREWS)
18	SSW18-2KT	(1) SHEAR TRANSFER PLATE (with #14 SCREWS)
21	SSW21-2KT	(2) 1" x 48" THREADED RODS (A36)
24	SSW24-2KT	(2) 1" x 48" THREADED RODS (A36)



FIRST FLOOR AT WOOD FRAMING



NOTES

REVISIONS

NO.	DATE	REVISIONS

DATE

5-30-2007

SCALE

N.T.S.

CHECKED

SHEET

SSW2

OF

SHEETS

JOB NO.

NAME

DATE

SCALE

CHECKED

SHEET

OF

JOB NO.

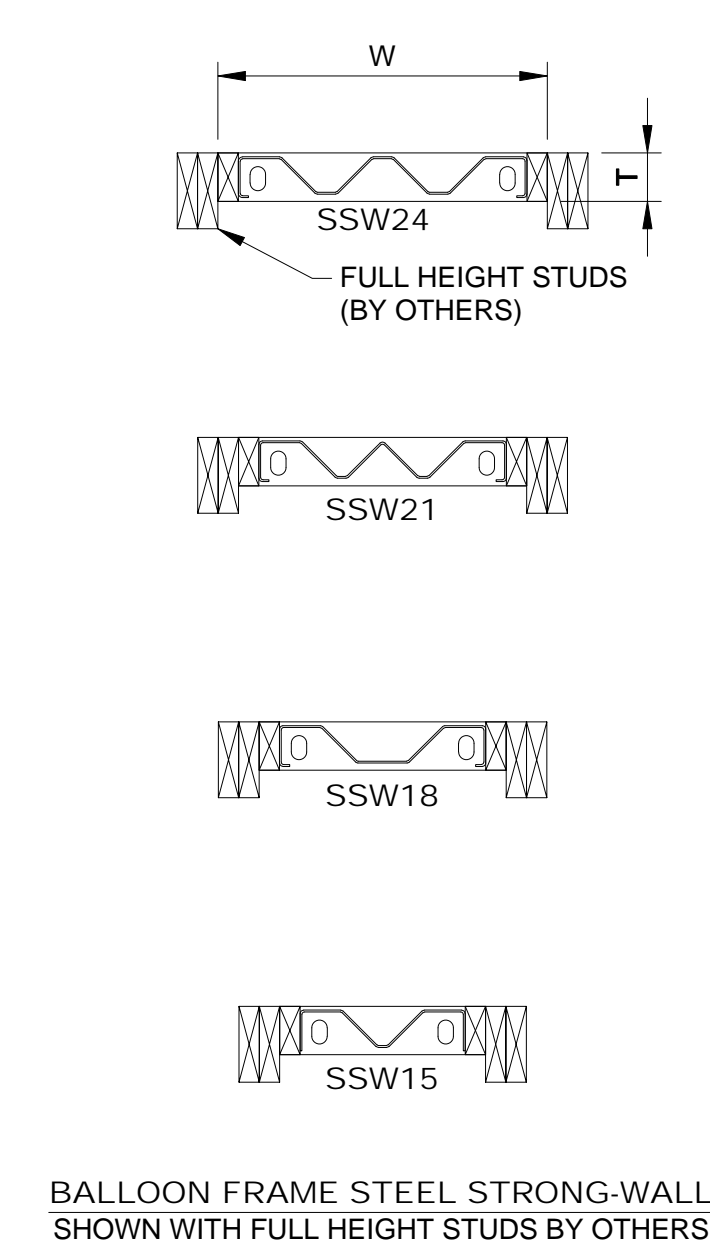
5-30-2007

N.T.S.

SSW2

SHEETS

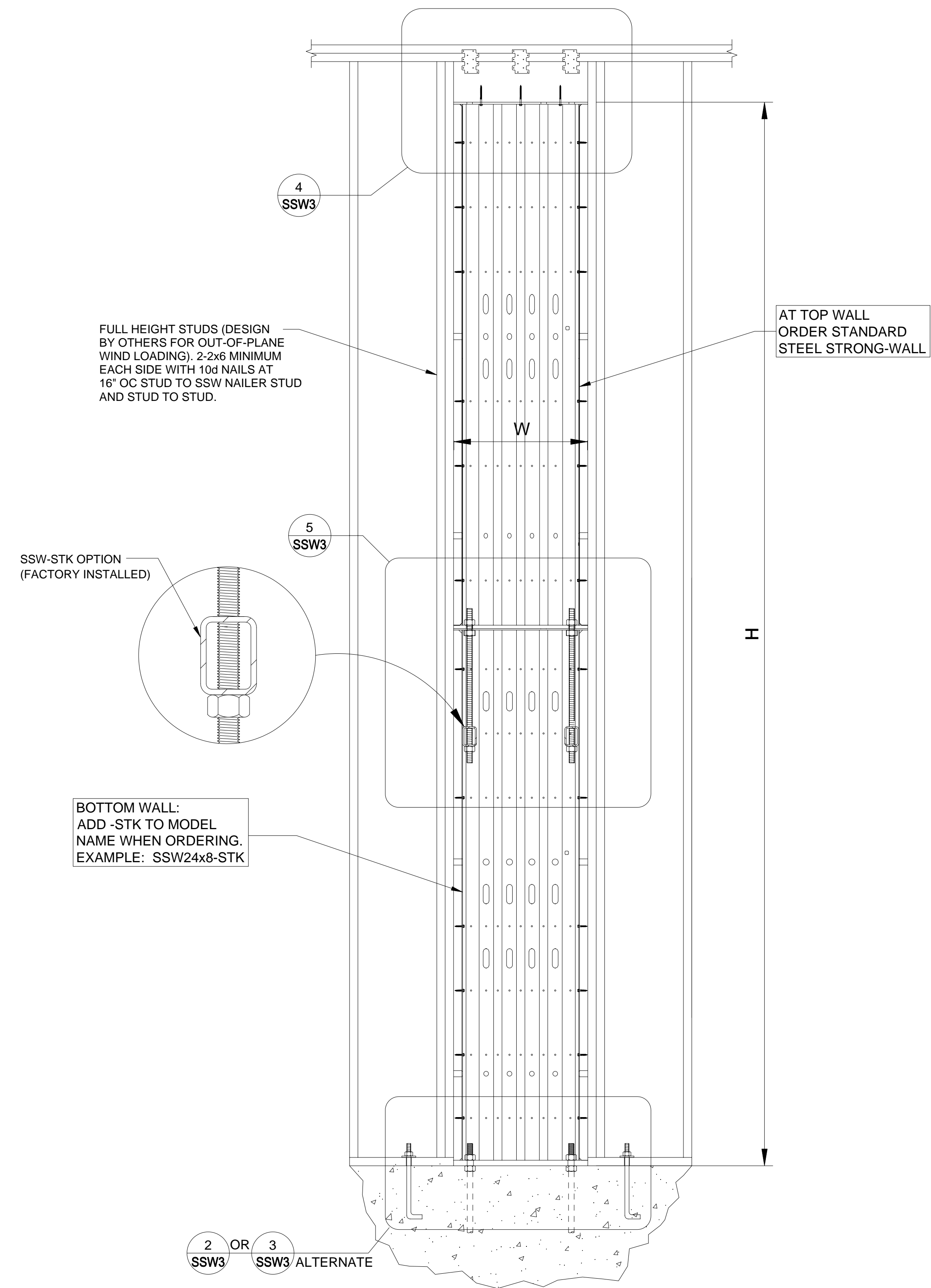
P:\Zimman\Arch. & Struc\dwg\notes\SSW3(ACAD2009).dwg Time:Mar20,2009--10:37am Login:mike & elsy Dimscale:96 LTScale:6



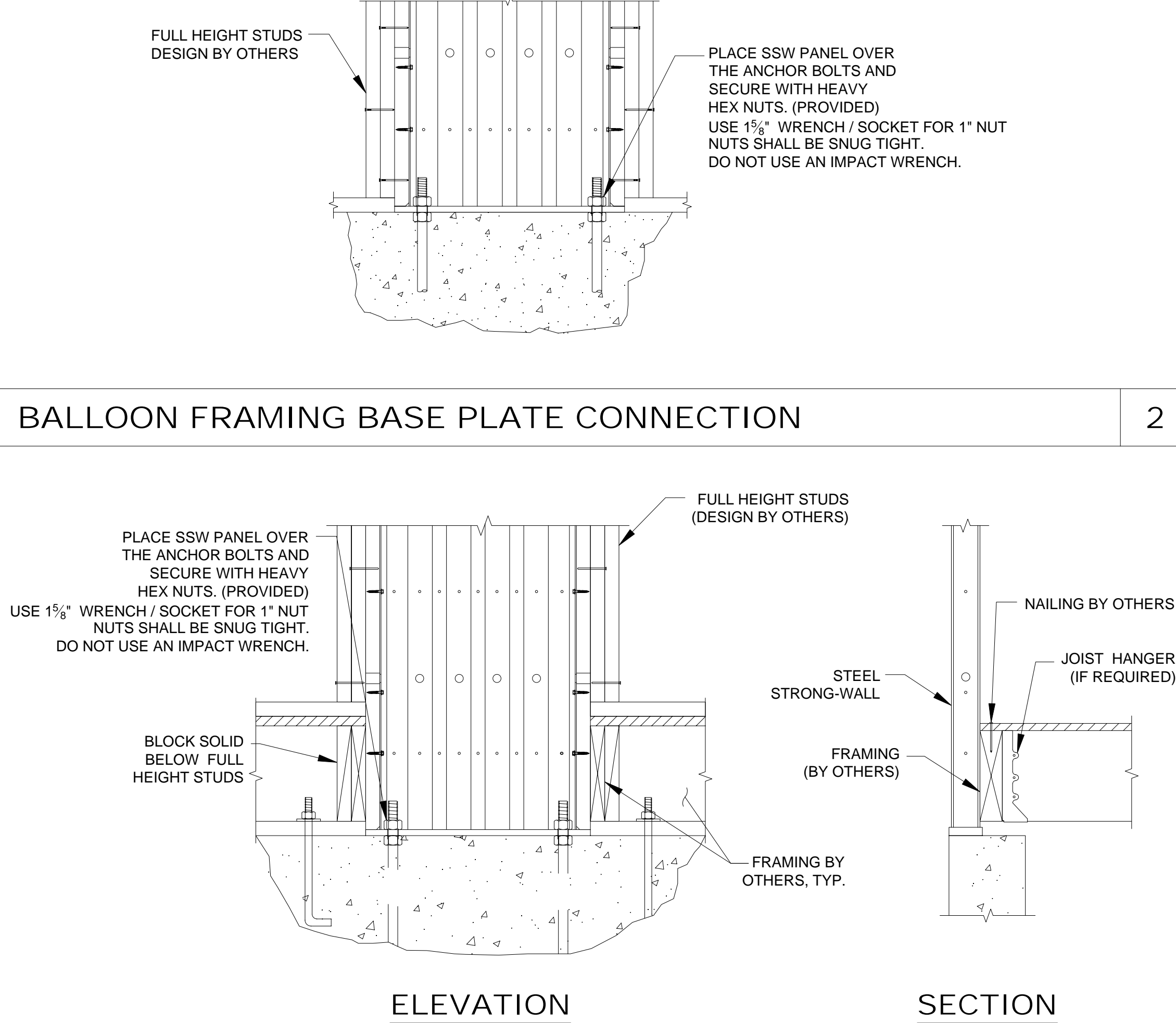
BALLOON FRAME STEEL STRONG-WALL SHOWN WITH FULL HEIGHT STUDS BY OTHERS

STEEL STRONG-WALL BALLOON FRAMING MODELS						
NOMINAL WALL HEIGHT (FT)	LOWER WALL MODEL NO.	UPPER WALL MODEL NO.	H (in)	T (in)	HOLDOWN ANCHOR BOLTS ²	QTY. OF TOP OF WALL SCREWS ³
15" WALL MODELS						
15	SSW15X8-STK	SSW15x7	173 1/4	3 1/2	(2) 1"	6
16	SSW15X8-STK	SSW15x8	186 1/2	3 1/2	(2) 1"	6
17	SSW15X10-STK	SSW15x7	197 1/4	3 1/2	(2) 1"	6
18	SSW15X10-STK	SSW15x8	210 1/2	3 1/2	(2) 1"	6
19	SSW15X10-STK	SSW15x9	222 1/2	3 1/2	(2) 1"	6
20	SSW15X10-STK	SSW15x10	234 1/2	3 1/2	(2) 1"	6
18" WALL MODELS						
15	SSW18X8-STK	SSW18x7	173 1/4	3 1/2	(2) 1"	9
16	SSW18X8-STK	SSW18x8	186 1/2	3 1/2	(2) 1"	9
17	SSW18X10-STK	SSW18x7	197 1/4	3 1/2	(2) 1"	9
18	SSW18X10-STK	SSW18x8	210 1/2	3 1/2	(2) 1"	9
19	SSW18X10-STK	SSW18x9	222 1/2	3 1/2	(2) 1"	9
20	SSW18X10-STK	SSW18x10	234 1/2	3 1/2	(2) 1"	9
21" WALL MODELS						
15	SSW21X8-STK	SSW21x7	173 1/4	3 1/2	(2) 1"	12
16	SSW21X8-STK	SSW21x8	186 1/2	3 1/2	(2) 1"	12
17	SSW21X10-STK	SSW21x7	197 1/4	3 1/2	(2) 1"	12
18	SSW21X10-STK	SSW21x8	210 1/2	3 1/2	(2) 1"	12
19	SSW21X10-STK	SSW21x9	222 1/2	3 1/2	(2) 1"	12
20	SSW21X10-STK	SSW21x10	234 1/2	3 1/2	(2) 1"	12
24" WALL MODELS						
15	SSW24X8-STK	SSW24x7	173 1/4	3 1/2	(2) 1"	14
16	SSW24X8-STK	SSW24x8	186 1/2	3 1/2	(2) 1"	14
17	SSW24X10-STK	SSW24x7	197 1/4	3 1/2	(2) 1"	14
18	SSW24X10-STK	SSW24x8	210 1/2	3 1/2	(2) 1"	14
19	SSW24X10-STK	SSW24x9	222 1/2	3 1/2	(2) 1"	14
20	SSW24X10-STK	SSW24x10	234 1/2	3 1/2	(2) 1"	14

1. SDS 1/4" x 3/4" SCREWS PROVIDED WITH WALL.
2. SEE SSW1 FOR ANCHORAGE SOLUTIONS.
3. STACKED INSTALLATION REQUIRES MINIMUM DOUBLE 2x6 STUDS EACH SIDE OF STEEL STRONG-WALL (PROVIDED BY INSTALLER). SEE DETAILS 4 & 5.



BALLOON FRAMING



BALLOON FRAMING BASE PLATE CONNECTION

2

BALLOON FRAMING AT WOOD FLOOR

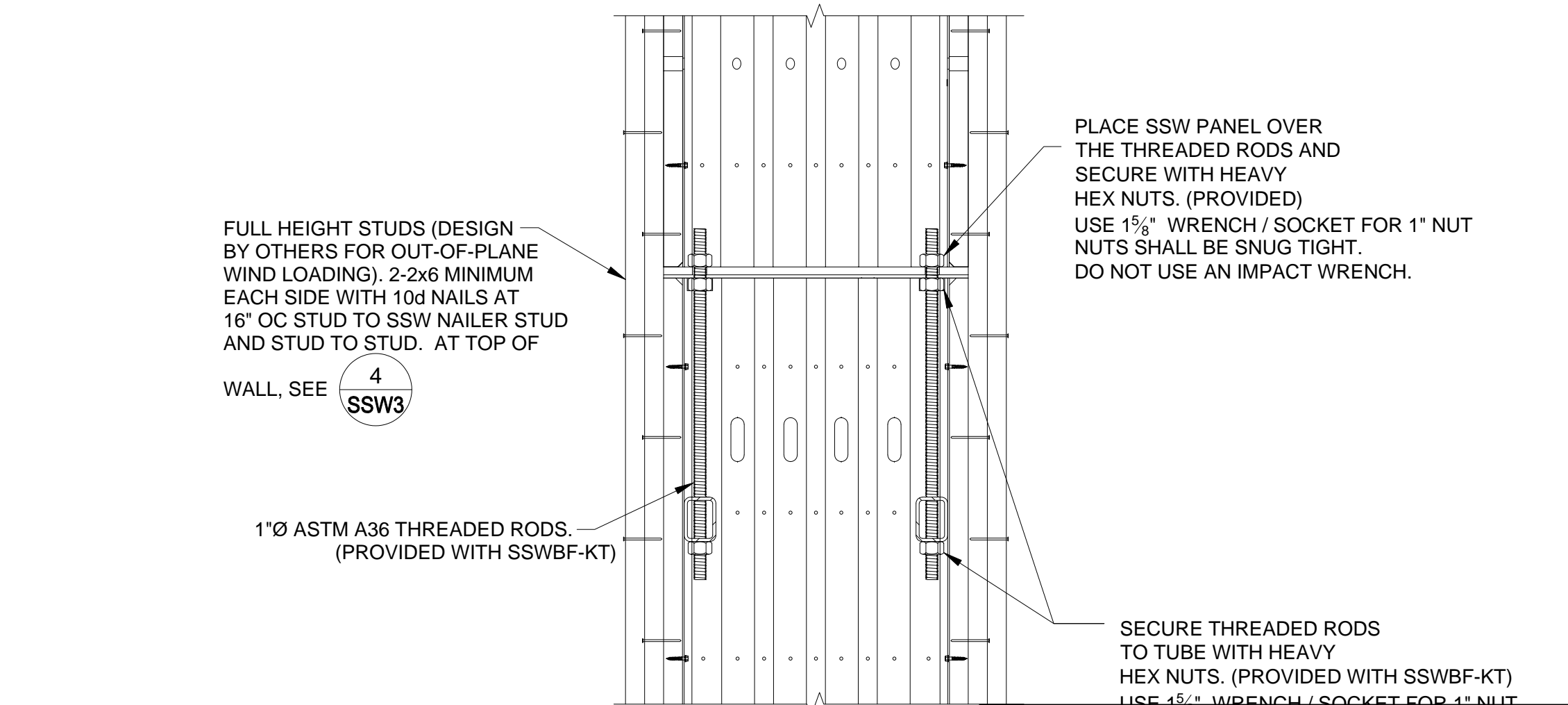
3

NOTES

7

BALLOON FRAMING TOP OF WALL CONNECTION

4



BALLOON FRAMING WALL TO WALL CONNE

1. STEEL STRONG-WALL SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY, INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597 "SIMPSON STRONG-TIE COMPANY, INC." IS AN ISO 9001 REGISTERED COMPANY.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE SPECIFIER.
4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STEEL STRONG-WALL SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE SPECIFIER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE SPECIFIER.
7. SIMPSON STRONG-TIE COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.

REVISIONS

DATE

NO.

SIMPSON STRONG-TIE COMPANY, INC.

HOME OFFICE: 5956 W. LAS POSITAS BLVD.
PLEASANTON, CA 94588
TEL: (800) 999-5099

SIMPSON Strong-Tie

THERE IS NO EQUAL

STEEL STRONG-WALL
BALLOON FRAMING DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie

THERE IS NO EQUAL

NAME

DATE

5-30-2007

SCALE

N.T.S.

CHECKED

SHEET

SSW3

OF

SHEETS

JOB NO.

CODES AND STANDARDS

1. These general notes and accompanying plans are complimentary and all construction is to be as herein outlined and shown on drawings.

2. All work shall be done in strict compliance with:

A. State and local codes

B. 2007 CBC, 2000 U.P.C., 2000 U.M.C. & 2002 N.E.C.

3. The builder shall verify all dimensions and conditions on drawings and in the field and shall be responsible for any necessary adjustments and/or corrections.

4. Contractors shall verify all grades, conditions and dimensions prior to commencing work.

5. In accordance with the California Energy Code, Title 20, the following information shall be incorporated into the building plans submitted to plan check.

STRUCTURAL DESIGN PARAMETER

General		Wind	
Construction Type	Type V	Basic Wind Speed	85 mph
Number of Stories	2	Exposure	C
Max Height (abv. grade)	30	Importance Factor	1.00
Building Code	2007 CBC	Design Wind Pressure	14.89 psf (h=30')
Roof DL / LL	21 / 16 or 20	psf	13.87 psf (h=22)
Floor DL / LL	24	psf	
Deck DL / LL	24	psf	
Walls (Stucco)	19	psf	
Walls (Wterior)	8	psf	
Seismic		Soils Values	
Seismic Zone	4	Bearing Pressure	1500 psf
Importance Factor	1.00	Lateral Pressure	325 psf
Design Base Shear	0.11W	EFP (at rest)	70 psf
		EFP (active)	40 psf
		Friction Coefficient	0.30
		Soil Classification	Silty very fine to medium sand with gravel

SECTION (120)

- 1403(d)(1) All swinging doors and windows exposed to ambient conditions or to unconditioned areas, such as garages, shall be fully weather-stripped, gasketed or otherwise treated to limit infiltration.
- 1403(d)(1) All manufactured windows and sliding glass doors shall meet the air infiltration standards of the American National Standards Institute, when tested in accordance with ASTM E282-73 and shall be certified and labeled.
- 1403(d)(2) All fan systems exhausting air from the building envelope to the outside shall be provided with back-draft dampers or automatic dampers.
- 1404(d)(1) All transverse duct, plenum, and fitted joints shall be sealed with pressure sensitive tape or mastic to prevent air loss.
- 1401(d)(2) Insulation of all ducts shall conform to the provisions of Section 1005 of the Uniform Mechanical Code, current edition.
- 1406(a) Indicate the make and model number of the hot water heater on the plans. The unit must be certified by the California Energy Commission. (American Appliance G.V.F. 433-7)
- 1406(f) Recirculating hot water piping in attics, garages, crawl spaces, or unheated spaces other than between floors or in interior walls shall be insulated to provide maximum loss of not more than 50 BTU/hr. Per linear foot for larger sizes.
- 1406(f) Shower heads, lavatory and sink faucets must be of a make and model number certified by the California Energy Commission.

EXCAVATION AND GRADING

1. Cut slopes for permanent excavations and fills shall not be steeper than 2 horizontal to 1 vertical.

2. Excavate for footings below all organic material and remove all loose material from footing excavations.

3. Provisions shall be made for the control of drainage of surface water around the building. CBC Appendix J

4. All site work, excavation and grading shall be in accordance w/ CBC Appendix J

CONCRETE AND FOUNDATION

1. Minimal concrete compressive strength to be 2500 P.S.I. at 28 days with a maximum slump of 4". CBC 1805.4.2.1, Table 1904A.2.2 and Chapter 18.

2. All footings to be on firm, undisturbed soil. Footings to extend below frost line. Foundations supporting wood to extend at least 6 inches above adjacent finish grade.

3. Extend piers and foundations 12" below undisturbed grade CBC 1805A.2

4. Minimum thickness for slab floors to be 3-1/2". CBC 1910.1.

5. Place 4" minimum compacted sand fill under ground supported slabs.

6. Provide keyed control joints in all slabs on grade at 15 feet maximum on center each way. Provide heavy (3/4") tooled joints at 5 feet on center and 1/2" pre-molded expansion joints at 30 feet on center in all exterior walls and slabs.

7. All reinforcing steel # 4 and smaller to be A-615 grade 40. Use A-615 grade 60 for # 5 rebar and larger.

8. Place all reinforcing as per ACI codes and standards.

9. Lap all continuous bars 40 diameters minimum.

10. Ground cover in crawl spaces to be 6MIL, black polyethylene.

11. All wood indirect contact with concrete or masonry to be foundation grade redwood or pressure-treated wood. (Mudsill)

12. Vent crawl spaces 1.5 square feet for each 25 lineal feet of wall with closable screened vents, or 1/150 of the area.

13. Vapor barriers under concrete slabs on grade to be 6MIL min. Visqueen or equal.

14. Beam pockets in concrete walls to have 1/2" air space around beam sides and end. Posts and beams to rest on asphalt shingle or metal bearing plate. Ends of girders supported on concrete or masonry shall have no less than 3" bearing.

15. Concrete slab wire mesh to be 6"x6"/10 10 woven wire mesh.

16. Anchor bolts to be A-307. In pressure treated wood sills, anchor bolts to be 5/8" diameter, embedded at least 7" into concrete, 15" into unreinforced masonry and placed 4 feet O.C., unless otherwise shown on the plans, with a minimum of two bolts for each piece of sill plate. There shall be a bolt 9" from end of each sill. CBC 1806.6 or specify type, manufacture and location of anchors.

17. Builder to provide a crawl space access panel a minimum of 18"x24". Pipes, ducts, and other nonstructural construction shall not interfere with accessibility. CBC 1209.1 and 1203.3

18. Waterproof basement walls before backfilling, and also place footing drain tile if required.

19. Minimum vertical and horizontal reinforcement for concrete walls and foundations shall conform to CBC Chapter 1907.

MASONRY

1. All concrete masonry units to be ASTM C-90, Grade N-1 units. Linear shrinkage less than .035.M.C. less than 30% total absorbcency. CBC 21.

2. Mortar type M, ASTM C270.

3. Minimum grout strength 2500 P.S.I. at 28 days.

4. Concrete masonry retaining walls shall conform to the designs shown in the County Standards.

5. Provide outside combustion air for all solid fuel burning devices, such as fireplaces, stoves, and heaters. Combustion air for furnaces as per U.M.C.

CARPENTRY

1. Design criteria:

Wood

Yard Lumber

Fb

E

2900 P.S.I.

1,700,000 P.S.I.

or as shown by grade and species.

2. Wood framing members to be as follows or equal except as shown on drawings:

A. Posts

B. Columns

C. Joists, beams, and stringers

D. Blocking, bridging, 2x4 studs

E. Studs 2x6 and larger

F. Sills, sleepers, plates, and nailing blocks on or embedded in concrete

G. Decking (not exposed)

H. Decking (exposed)

I. Rafters

J. Headers (interior)

K. Headers (exterior)

Other sizes as noted on plans.

No. 2 Douglas Fir

No. 2 Douglas Fir

No. 2 Douglas Fir

Utility grade Douglas Fir

No. 2 Douglas Fir

Pressure Treated Douglas Fir

Utility grade Douglas Fir

No. 2 Douglas Fir

No. 2 Douglas Fir

No. 2 Douglas Fir

No. 2 Douglas Fir
- CARPENTRY (continued)
4. All written dimensions shall take precedence over scaled dimensions.

5. All miscellaneous steel to be A-36, fabricated in accordance with AISC.

6. Steel bolts to be A-307 or better. Use A-36 threaded rod when coupling bolt to holdown & when epoxy is required.

7. All welding to be with E60XX or E70XX electrodes in accordance with AWS. (Certified welder).

8. All joists or beams framing into (not bearing on) beams, headers or girders shall be supported with "U" type "Simpson" or equal joist beam hangers. All post-beam and post-footing connections to be made with "Simpson" post cap and post base, as required.

9. Block solid between joists and rafters at bearing walls. Cross bridge or solid blocking at 8'-0" on center maximum when depth thickness ratio is six to one.

10. All plywood to be standard grade with exterior glue. Minimum rod nailing to be 8d at 6-6-12" on center. Minimum floor nailing to be 10d at 6-6-10" on center. Stagger joints 1/2". Plywood index I.D. for floors 40/20 & roofs 32/16. CBC 2326

11. Double floor joists under bearing partitions. CBC 2308.8.4

12. Builder shall provide a minimum of 22"x30" access readily accessible to attic spaces and a minimum of 30"x30" access with attic mounted furnace. 30" headspace is required. UMC 708.

13. Minimum ceiling height in habitable areas to be 7'-6". Halls may be reduced to 7'-0".

14. Minimum width for a corridor is 36 inches. CBC 1133B.3

15. All exterior doors or doors to unheated spaces to be weather-stripped and have a solid core.

16. Builder to provide vapor barriers for floors and ceilings of 15 lb. Building paper or kraft paper, foil back or kraft back insulation and 4 mil polyethylene on warm side of insulation. Required to 1 perm.

17. Supporting columns and other supporting elements in garage(s) and carport(s) beneath another story shall be one-hour fire resistive construction and are jacketed CBC 714 and 721.2.4.3

18. Install trust tie-downs at each rafter tail, "Simpson" H-1 clips.

19. Deck and balcony guardrails to be minimum of 36" high and open guardrails and stair railing shall have intermediate rails or ornamental design such that no object 4" in diameter can pass through. CBC 1009

20. Stairway to have maximum rise 7" and minimum run 11" CBC 1009.3. Provide handrail for stairs with 4 or more risers, grip portion of handrail shall be greater than 1-1/4" and less than or equal to 2" in cross sectional dimensions CBC 1012. Guardrails are required for stairs and porches over 30" above grade CBC 1013. Minimum headroom 80" CBC 1009.2. Minimum width 36". CBC 1009.1.

21. Guardrails, stair handrails, or balcony railing shall be designed to resist a horizontal force of 50 lbs. per lineal foot applied at the top of the railing CBC 1607A.7

22. Maximum floor level change at door is 0.75" (1/4" handicapped access required) except if stairs or when exterior landings are used and door does not swing over top step. CBC 1133B.2.4

23. Sills of non-bearing partitions or non-shear partitions may be attached to concrete slab with Ramset pins #3320 or #3348 at 2'-0" on center. Charge to be used shall be determined by density of slab.

24. Provide bracing for exterior and main cross-stud partitions. (for conventional light frame construction only) CBC 2308.9.3

25. Bearing walls shall be braced at each end of or as near as possible, at every 25' lineal wall. This 1x6 notched bracing to run diagonally in a straight line from top plate to the bottom plate at an angle as near as possible to 45 degrees but always at sufficient angles to include 4 stud spaces.

26. Provide lateral cross-brace at plate line of garage (for conventional light frame construction only).

27. Manufacturers certification of Clu-lam Beams shall be properly identified for the location and specific job site at the time of inspections CBC 2303.1.3.

28. All plumbing walls to be of 2x6 materials except where necessary.

29. All lumber shall have a grade marked with a stamp of the association covering the species and under whose grading rules it was produced per CBC 2303.1.1.

30. Trusses to be fabricated in a shop of an I.C.C. approved fabricator in accordance with CBC 2303.4 and 1704A.2.2

31. Lap all double top plates per framing plan at splices.

32. Sills to be DF pressure-treated at concrete CBC 2304.11.2.4.

33. Foundation vents equal to one square foot for each 150 square feet of underfloor area CBC 1203.3

34. Water closet compartments must have 36" width and 48" clear in front of the water closet. CBC 1134A.7.

35. Rafters spans shall comply with AF&PA Span Tables for Joists and Rafters and CBC Tables 2308.10.3 (1-6)

36. Floor joists shall comply with span CBC Tables 2308.8 (1) & (2).

37. Ceiling joist spans shall comply with CBC Tables 2308.10.2 (1) & (2).

38. Provide draft stops at all ducts, vents, fireplace flue, and vertical framed shafts as per CBC 717.3

39. Provide fire blocking at floor, ceiling coves and soffits as per UMC 708.2.

40. Provide weather protection per CBC 1405.2.

41. All nailing shall be in compliance with CBC Table 2304.9.1. Nailing Schedule Minimum:
- Nailing Notes:
1. All nailing to be common wire where box nails are used, their number shall be increased by 33%.

2. Pre-drill for 30d or larger where splitting is caused.

3. Use corrosion-resistant nails for all exterior, exposed wood siding, fascias and trim.

4. Where 2x member detailed, use number 16d shown.
- Roofing:
1. In all areas where fire protection is provided by California Department of Forestry, the roof covering shall be minimum class "C" listed or non-combustible tile. CBC State Title 24 Section 1505

2. In California Department of Forestry Fire Protection Areas, the installer of the roof covering shall provide certification to the building owner, and to the inspection authority having jurisdiction.

3. All roofing shall be applied according to manufacturers recommendations over a 15 lb asphalt felt dry sheet. Use 30 lb. felt at clay or concrete tile roofing. Wood shakes to be interlaced with an 18" wide strip of 30 lb A.S.F.

4. Roof coverings and installation shall conform to CBC 1507 and Tables 1507.3.7, 1507.4.3(1-2), 1507.8

5. All flashings to be in compliance with CBC 1503.2 & 1507.

6. Provide rafter ties at exposed roof (pitched ceiling), either mechanical ties at ridge, 2 ft. o.c. or equivalent material CBC 2308.10.4.

7. Roof bracing and purlins shall bear to partitions CBC 2308.10.5.
- Sheet Metal:
1. Provide and install sheet metal ducts from all hoods and exhaust fans to outside

2. All required flashings to be 26 ga. galvanized metal, including gutters and downspouts.

3. Heating ducts to be installed without impingement on building surface.

4. All methods of flashing and counter flashing chimney, parapets, balconies, landing, exterior stairways, roof to wall connections shall be in compliance with CBC 1507.5.6

5. Provide an approved flashing for exterior openings and parapet walls CBC 1405.10.2.
- Plumbing:
1. Provide and install plumbing and fixtures as indicated on plans according to state and local plumbing codes.

2. No plumbing vents vents are to be located within 3 feet from a property line.

3. Water closets to be water saver types: American Standard #2122.448 or equal.

4. Provide insect and rodent proofing where all plumbing, wiring and vents pass through the plate.

5. Provide a water heater with a pressure relief valve having a full sized drain of galvanized steel or hard drawn copper to the outside of the building with the end not more than 2 feet or less than 6" above grade, pointing downward, the terminal end being unthreaded. EPC 1007(e)

6. Water heaters capable of igniting flammable vapors shall be installed on and 18" high platform if located in a residential garage. All water heaters within a cabinet shall have combustion air as required.

7. Toilet to have a maximum of 1.6 gallon per flush.

8. Shower head flow shall not exceed 2.5 gallons per minute at 40 PSI

9. Provide seismic anchor or strap and wrap water heater.

10. Lavatory / sink fixtures flow shall not exceed 2.2 gallons per minute at 40 PSI.

11. Water heater equipment certified by CEC (2-5307)(a) Title 24 CAC.

12. No Gas piping shall be installed in or on the ground, under any building or structure. All exposed gas piping shall be kept at least 6" above grade or structure.

13. Shower stall must conform to the requirements of UPC (1024 in.) (threshold 2" - 9" deep).

14. Main plumbing drain size and location shall conform to UPC (four water closets require a 4" diameter drain piping)

15. Water pressure not to exceed 80 PSI. If water pressure exceeds 80 PSI or as determined by building officials, a pressure relief valve (PRV) shall be used.

16. All overhead potable water piping, and any branch feed pipes located in outside walls shall be constructed of type I rigid copper (PMRC, title 17).

17. Overhead potable water piping located in attic spaces, in under floor areas, and exterior walls shall be covered with insulation providing a minimum resistance factor of R-3 or greater. The R-3 pipe insulation shall be in addition to wall insulation required by California Energy Standards (PRMC, Title 17).
- | Fastening Schedule
Table 2304.9.1 | | |
|--|---------------------------------------|--|
| Connection | Fastening | Location |
| 1. Joist to sill or girder | 3 - 8d common | toenail |
| 2. Bridging to joist | 2 - 8d common | toenail each end |
| 3. 1" x 6" subfloor or less to each joist | 2 - 8d common | face nail |
| 4. Wider than 1" x 6" subfloor to each joist | 3 - 8d common | face nail |
| 5. 2" subfloor to joist or girder | 2 - 16d common | blind and face nail |
| 6. Sole plate to joist blocking | 16d @ 16" o/c | typical face nail |
| Sole plate to joist or blocking at braced wall panel | 3" - 16D @ 16" o/c | braced wall panels |
| 7. Top plate to stud | 2 - 16d common | end nail |
| 8. Stud to sole plate | 4 - 8d common | toenail |
| | 2 - 16d common | end nail |
| 9. Double studs | 16d common @ 24" o/c | face nail |
| | 16d common @ 16" o/c | typical face nail |
| 10. Double top plates | 8-16d common | lap splice |
| 11. Blocking between joists or rafters to top plate | 3 - 8d common | toenail |
| 12. Rim joist to top plate | 8d @ 6" o/c | toenail |
| 13. Top plates, laps and intersections | 2 - 16d common | face nail |
| 14. Continuous header, two pieces | 16d common | 16" o/c along edge |
| 15. Ceiling joists to plate | 3 - 8d common | toenail |
| 16. Continuous header to stud | 4 - 8d common | toenail |
| 17. Ceiling joists, laps over partitions (see Section 2308.10.4.1, Table 2308.10.4.1) | 3 - 16d common min. Table 2308.10.4.1 | face nail |
| 18. Ceiling joists parallel rafters (see Section 2308.10.4.1, Table 2308.10.4.1) | 3 - 16d common min Table 2308.10.4.1 | face nail |
| 19. Rafter to plate (see Section 2308.10.1, Table 2308.10.1) | 3 - 8d common | toenail |
| 20. 1" diagonal brace to each stud and plate | 2 - 8d common | face nail |
| 21. 1" x 8" sheathing to each bearing | 3 - 8d common | face nail |
| 22. Wider than 1" x 8" sheathing to each bearing | 3 - 8d common | face nail |
| 23. Built-up corner studs | 16d common | 24" o/c |
| 24. Built-up girder and beams | 20d common @ 32" o/c | face nail @ top and bottom staggered on opposite sides |
| 2 - 20d common | | face nail @ ends and @ ea. splice |
| 25. 2" planks | 16d common | at each bearing |
| 26. Collar tie to rafter | 3 - 10d common | face nail |
| 27. Jack rafter to hip | 3 - 10d common | toenail |
| 28. Roof rafter to 2-by ridge beam | 2 - 16d common | face nail |
| 29. Joist to band joist | 2 - 16d common | toenail, face nail |
| 30. Ledger strip | 3 - 16d common | face nail |
| 31. Wood structural panels and particleboard. Subfloor, roof and wall sheathing (to framing) | 8d | |
| Single Floor (combination subfloor-underlayment to framing) | 10d | |
| 32. Panel siding (to framing) | 8d | |
| 33. Fiberboard sheathing | 8d common | |
| 34. Interior paneling | 6d | |
- a. Common or end nails are permitted for used except where otherwise stated.
b. Nails spaced at 6 inches on center at edges, 12 inches at intermediate supports except 8 inches at supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard sheathing and other walls, refer to Section 2304.9.1 for wall sheathing or permitted to be common, less or longer.
c. Common or end nail shall (8d) 2" x 10" (16d) 2" x 12" (10d) 2" x 10" (12d) 2" x 10" (14d) 2" x 10" (16d) 2" x 10" (18d) 2" x 10" (20d) 2" x 10" (22d) 2" x 10" (24d) 2" x 10" (26d) 2" x 10" (28d) 2" x 10" (30d) 2" x 10" (32d) 2" x 10" (34d) 2" x 10" (36d) 2" x 10" (38d) 2" x 10" (40d) 2" x 10" (42d) 2" x 10" (44d) 2" x 10" (46d) 2" x 10" (48d) 2" x 10" (50d) 2" x 10" (52d) 2" x 10" (54d) 2" x 10" (56d) 2" x 10" (58d) 2" x 10" (60d) 2" x 10" (62d) 2" x 10" (64d) 2" x 10" (66d) 2" x 10" (68d) 2" x 10" (70d) 2" x 10" (72d) 2" x 10" (74d) 2" x 10" (76d) 2" x 10" (78d) 2" x 10" (80d) 2" x 10" (82d) 2" x 10" (84d) 2" x 10" (86d) 2" x 10" (88d) 2" x 10" (90d) 2" x 10" (92d) 2" x 10" (94d) 2" x 10" (96d) 2" x 10" (98d) 2" x 10" (100d) 2" x 10" (102d) 2" x 10" (104d) 2" x 10" (106d) 2" x 10" (108d) 2" x 10" (110d) 2" x 10" (112d) 2" x 10" (114d) 2" x 10" (116d) 2" x 10" (118d) 2" x 10" (120d) 2" x 10" (122d) 2" x 10" (124d) 2" x 10" (126d) 2" x 10" (128d) 2" x 10" (130d) 2" x 10" (132d) 2" x 10" (134d) 2" x 10" (136d) 2" x 10" (138d) 2" x 10" (140d) 2" x 10" (142d) 2" x 10" (144d) 2" x 10" (146d) 2" x 10" (148d) 2" x 10" (150d) 2" x 10" (152d) 2" x 10" (154d) 2" x 10" (156d) 2" x 10" (158d) 2" x 10" (160d) 2" x 10" (162d) 2" x 10" (164d) 2" x 10" (166d) 2" x 10" (168d) 2" x 10" (170d) 2" x 10" (172d) 2" x 10" (174d) 2" x 10" (176d) 2" x 10" (178d) 2" x 10" (180d) 2" x 10" (182d) 2" x 10" (184d) 2" x 10" (186d) 2" x 10" (188d) 2" x 10" (190d) 2" x 10" (192d) 2" x 10" (194d) 2" x 10" (196d) 2" x 10" (198d) 2" x 10" (200d) 2" x 10" (202d) 2" x 10" (204d) 2" x 10" (206d) 2" x 10" (208d) 2" x 10" (210d) 2" x 10" (212d) 2" x 10" (214d) 2" x 10" (216d) 2" x 10" (218d) 2" x 10" (220d) 2" x 10" (222d) 2" x 10" (224d) 2" x 10" (226d) 2" x 10" (228d) 2" x 10" (230d) 2" x 10" (232d) 2" x 10" (234d) 2" x 10" (236d) 2" x 10" (238d) 2" x 10" (240d) 2" x 10" (242d) 2" x 10" (244d) 2" x 10" (246d) 2" x 10" (248d) 2" x 10" (250d) 2" x 10" (252d) 2" x 10" (254d) 2" x 10" (256d) 2" x 10" (258d) 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(384d) 2" x 10" (386d) 2" x 10" (388d) 2" x 10" (390d) 2" x 10" (392d) 2" x 10" (394d) 2" x 10" (396d) 2" x 10" (398d) 2" x 10" (400d) 2" x 10" (402d) 2" x 10" (404d) 2" x 10" (406d) 2" x 10" (408d) 2" x 10" (410d) 2" x 10" (412d) 2" x 10" (414d) 2" x 10" (416d) 2" x 10" (418d) 2" x 10" (420d) 2" x 10" (422d) 2" x 10" (424d) 2" x 10" (426d) 2" x 10" (428d) 2" x 10" (430d) 2" x 10" (432d) 2" x 10" (434d) 2" x 10" (436d) 2" x 10" (438d) 2" x 10" (440d) 2" x 10" (442d) 2" x 10" (444d) 2" x 10" (446d) 2" x 10" (448d) 2" x 10" (450d) 2" x 10" (452d) 2" x 10" (454d) 2" x 10" (456d) 2" x 10" (458d) 2" x 10" (460d) 2" x 10" (462d) 2" x 10" (464d) 2" x 10" (466d) 2" x 10" (468d) 2" x 10" (470d) 2" x 10" (472d) 2" x 10" (474d) 2" x 10" (476d) 2" x 10" (478d) 2" x 10" (480d) 2" x 10" (482d) 2" x 10" (484d) 2" x 10" (486d) 2" x 10" (488d) 2" x 10" (490d) 2" x 10" (492d) 2" x 10" (494d) 2" x 10" (496d) 2" x 10" (498d) 2" x 10" (500d) 2" x 10" (502d) 2" x 10" (504d) 2" x 10" (506d) 2" x 10" (508d) 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(634d) 2" x 10" (636d) 2" x 10" (638d) 2" x 10" (640d) 2" x 1