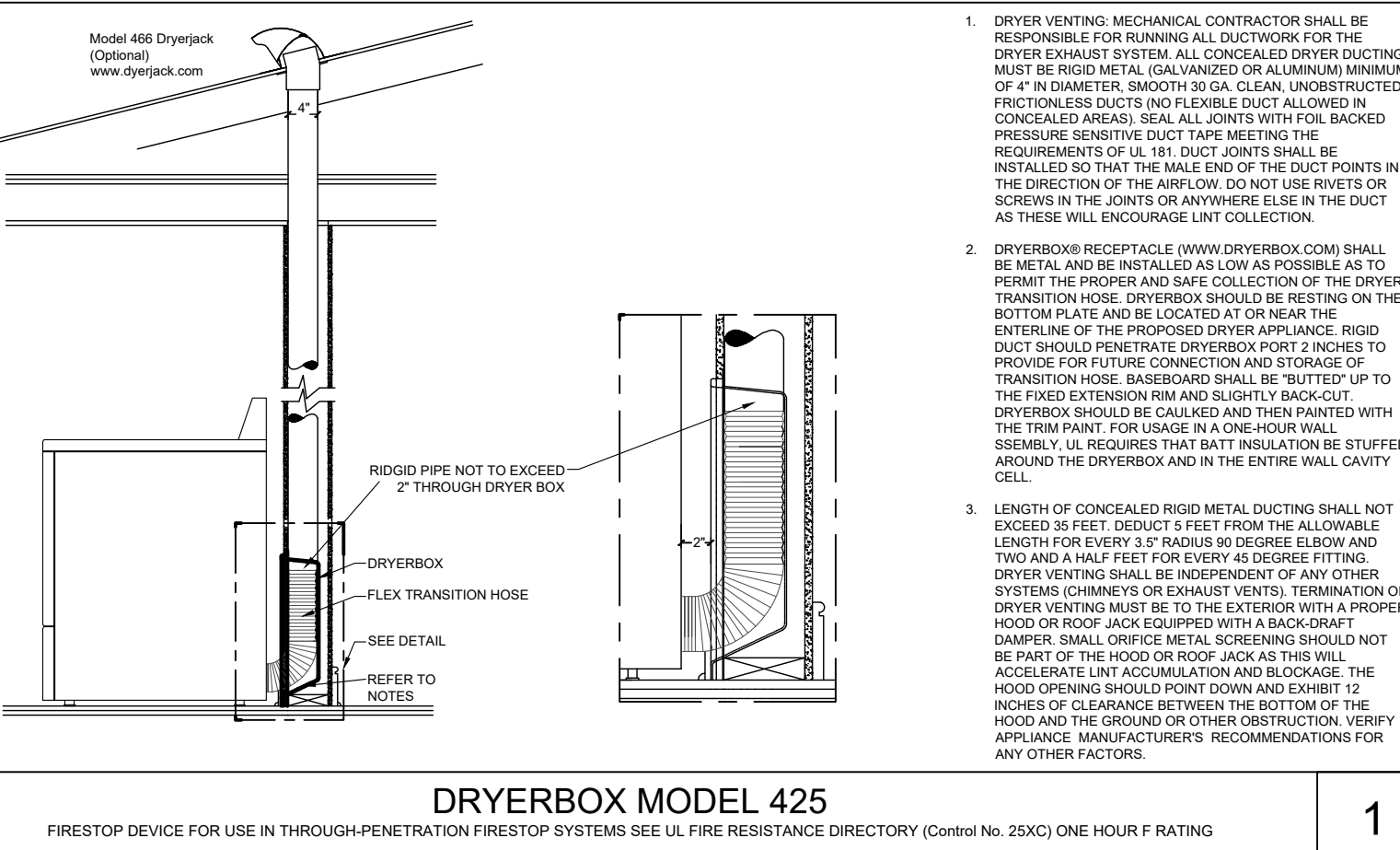
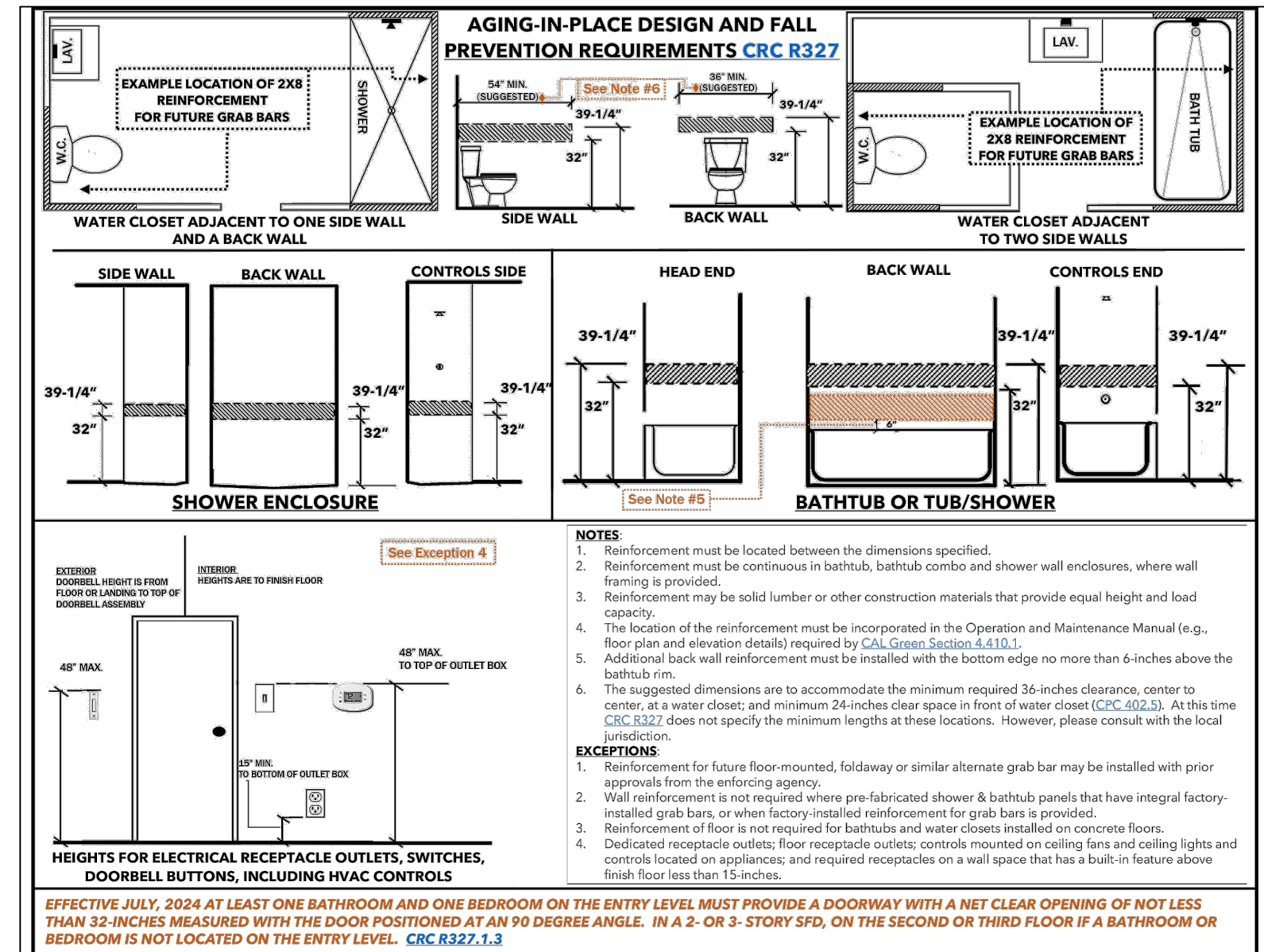


- ATTIC ACCESS OPENING NOTES**
- A LEVEL WORKING PLATFORM OF NOT LESS THAN 30"x30" SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE.
  - A PERMANENT 120-VOLT RECEPTACLE OUTLET AND LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE APPLIANCE.
  - THE DISTANCE FROM THE PASSAGEWAY ACCESS TO THE APPLIANCE SHALL NOT EXCEED 20' MEASURED ALONG THE CENTER LINE OF THE PASSAGEWAY.
  - 24" WIDE SOLID FLOORING ACCESS WAY.
- WATER HEATERS NOTES:**
- WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING. THE GAS PIPING SERVING THIS APPLIANCE MUST BE SIZED IN COMPLIANCE WITH THE WATER HEATERS LISTED INSTALLATION INSTRUCTIONS AND THE 2022 CALIFORNIA PLUMBING CODE.
  - ALL NEW DOMESTIC HOT WATER PIPING SHALL BE INSULATED AS SPECIFIED IN CPC SECTION 609.11. THE FOLLOWING DOMESTIC HOT WATER SYSTEM PIPING CONDITIONS SHALL HAVE A MINIMUM INSULATION WALL THICKNESS OF 1 INCH OR A MINIMUM R-VALUE OF 7.7.
  - THE FIRST 5 FEET OF COLD WATER PIPES FROM THE STORAGE TANK.
  - ALL HOT WATER PIPING WITH A NOMINAL DIAMETER EQUAL TO OR GREATER THAN 3/4 INCH AND LESS THAN 1"
  - ALL HOT WATER PIPING WITH A NOMINAL DIAMETER LESS THAN 3/4 INCH ASSOCIATED WITH RECIRCULATION SYSTEMS, FROM THE HEATING SOURCE TO KITCHEN FIXTURES, OR BURIED BELOW GRADE. NOTE ON PLANS.

**FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



**TABLE 702.1 DRAINAGE FIXTURE UNIT VALUES (DFU) PLUMBING APPLIANCES, APPURTENANCES, OR FIXTURES**

MINIMUM SIZE TRAP AND TRAP ARM <sup>7</sup> INCHES	VALUE	QTY	TOTAL
Bath tub or Combination Bath/ Shower	11/2	2.0	2
Bidet	11/4	1.0	1
Bidet	11/2	2.0	2
Clothes Washer, domestic, standpipe	2	3.0	3
Dishwasher, domestic, with independent drain	1/2	2.0	2
Food Waste Disposer, commercial	2	2.0	2
Shower, single-head trap	2	2.0	2
Multi-head, each additional	2	2.0	2
Lavatory	11/4	1.0	5
Sinks	-	-	-
Bar	11/2	1.0	1
Kitchen, domestic (with or without food waste disposer, dishwasher, or both)	11/2	2.0	1
Laundry <sup>2</sup> (with or without discharge from a clothes washer)	11/2	2.0	1
Urinal, Hybrid	2	1.0	1
Water Closet, 1.6 GPF Gravity Tank <sup>6</sup>	3	3.0	3
<b>TOTAL</b>			<b>27</b>

**TABLE 703.2 MAXIMUM UNIT LOADING AND MAXIMUM LENGTH OF DRAINAGE AND VENT PIPING**

SIZE OF PIPE (Inches)	1-1/4"	1-1/2"	2"	3"	4"	5"
Maximum Units Drainage Piping <sup>1</sup> Vertical/Horizontal	1	2	16	48	256	600
Maximum Length Drainage Piping Vertical/Horizontal (unvented)	45	65	85	212	300	390
Vertical Piping Horizontal and Vertical Maximum Units Maximum Lengths (feet)	1	8	24	84	256	600
PROPOSED PIPE SIZE PROPOSED UNITS PROPOSED LENGTH	4"	4"	6"	8"	10"	12"
	27	27	37	47	57	67

**TABLE 610.1 (1) FIRST HOUR RATING<sup>1</sup>**

Number of Bathrooms	1 TO 1.5	2 to 2.5	3 to 3.5
Number of Bedrooms	1	2	3
First Hour Rating Gallons	42	54	67

**PLUMBING FIXTURES TABLE 610.3**

DESCRIPTION	VALUE	QTY	TOTAL
STANDARD STAND BATHTUB	4.0	1	4
SHOWER HEAD	2.0	2	4.0
6" BATH TUB FILL VALVE	10.0	0	0
CLOTHESWASHER	4.0	1	4.0
DISHWASHER	1.5	1	1.5
REFRIGERATOR/WATER	0.5	1	.5
KITCHEN SINK	1.5	1	1.5
LAVATORY	1.0	5	5.0
WATER CLOSET	2.5	3	7.5
FIRST HOSE BIBB	2.5	1	2.5
ADDITIONAL HOSE	1.0	1	1
LAWN SPRINKLER	1.0	6	6

**PLUMBING FIXTURES TABLE 610.4 PROPOSED ADU**

PRESSURE RANGE	46-60 PSI	Proposed
METER & STREET BRANCHES	3/4"	3/4"
BLDG SUPPLY & BRANCHES	1-1/4"	1-1/4"
MAX ALLOWABLE LENGTH	200'	80'
WATER SUPPLY FIXTURE	3/8	3/8

**TOTAL** MAXIMUM FIXTURE UNIT 39  
MAXIMUM LENGTH 200'  
FIXTURE UNIT PROPOSED 37.5 <= MAX 39.0 OK  
FIXTURE LENGTH PROPOSED 80' <= MAX 200' OK

**LEGEND**

- NEW WALLS 2x4 @ 16" O.C.
- NEW WALLS 2x6 @ 16" O.C.
- 5/8" TYP X DRYWALL BD. AT GARAGE WALLS
- FIREWALL BETWEEN GARAGE AND DWELLING FIBRE
- 2x4 Walls - R-15 high density batt insulation. All Exterior Walls
- 2x6 Walls - R-15 batt insulation. All Exterior Walls
- 2x Ceilings/Attic Spaces R-30 batt insulation. Roof Attic

**TABLE 601.1 (1) FIRST HOUR RATING<sup>1</sup>**

**PLUMBING FIXTURES TABLE 610.3**

**PLUMBING FIXTURES TABLE 610.4 PROPOSED ADU**

**West Coast Design Build**

**PLANS PREPARED BY:**  
**W. C. DESIGN BUILD**  
P.O. BOX 7463 OXNARD, CALIFORNIA 93031  
Email: wcdesignbuild@gmail.com

**PLANS DRAWN BY:** Pedro Vega

**FLOOR PLAN**  
New Single Family Residence

**PROJECT:**  
**TAFFERA FAMILY TRUST**  
APN # 048-022-370  
Magallan, El Granada, CA 94019

**SHEET TITLE:**  
TAFFERA-MAGALLAN

**DATE:**  
October 31, 2024

**FILE**  
TAFFERA-MAGALLAN

**APN:**  
048-022-370

**SYM. REVISIONS DATE**

**SHEET NO.**  
**4**



**Safety Glazing [R308]**

- Permanently identified safety glazing shall be provided in the following locations:
  - Glazing in all doors.
  - Enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surface. Glazing within a 24 inch arc of a door.
  - Panels over 9 sq. ft. having the bottom edge less than 18 inches above the floor and top edge greater than 36 inches above the floor and a walking surface within 36 inches.
  - Glazing in guards and railing including structural baluster panels and all nonstructural in-fill panels.
  - Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas.
  - Glazing adjacent to stairways, landing and ramps within 36 inches horizontally of a walking surface.
  - Glazing adjacent to stairways, landing and ramps within 36 inches horizontally of a walking surface.

**Emergency Escape and Rescue [R310]**

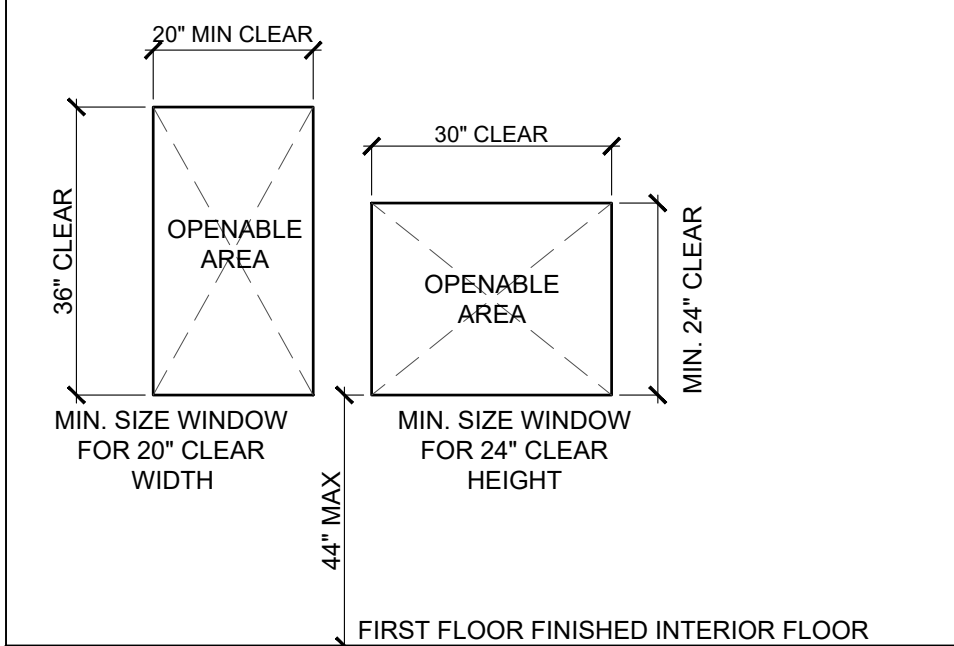
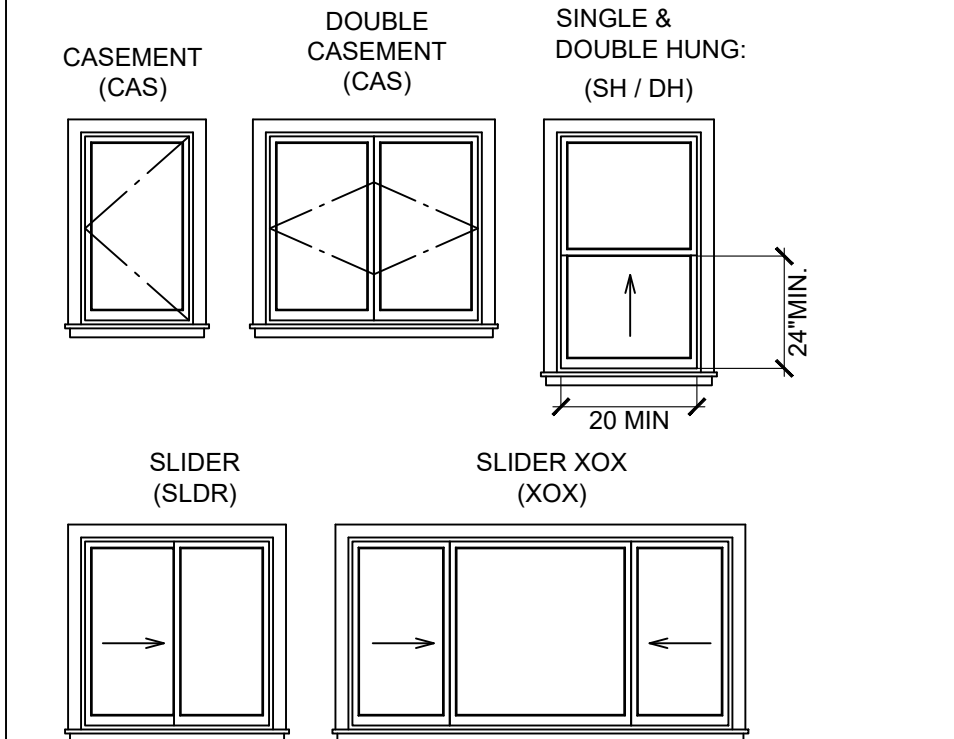
- Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening meeting the following conditions:
  - Maximum CLEAR OPENING HEIGHT @ 44 inches
  - The opening shall open directly into a public way or to a yard or court that opens to a public way.
  - Openings shall have a minimum net clear opening of 5.7 sq. ft.
  - Minimum opening height shall be 24 inches
  - minimum opening with shall be 20 inches

Opening shall be operational from the inside without the use of keys, tools or special knowledge window wells shall:

- Have a minimum horizontal area of 9 sq. ft.
  - Have a minimum horizontal projection and width of 36 inches.
  - Allow the escape opening to be fully opened.
- window wells with a vertical depth greater than 44 inches shall
    - Be equipped with a permanently affixed ladder or steps
    - Ladders or steps shall have an inside width of at least 12 inches.
    - Project at least 3 inches from the wall.
    - Spaced not more than 18 inches on center vertically.

**COMPLYING WINDOW SIZES**

<b>SINGLE CASEMENT:</b>	<b>SINGLE &amp; DOUBLE HUNG:</b>	<b>SLIDER</b>
2'-4" X 4'-0"	4'-0" X 4'-0"	4'-0" X 4'-0"
2'-6" X 3'-6"	3'-0" X 5'-0"	5'-0" X 3'-6"
	3'-0" X 5'-6"	6'-0" X 3'-0"
<b>DOUBLE CASEMENT</b>	3'-4" X 5'-0"	<b>XOX SLIDER</b>
4'-8" X 4'-0"	3'-8" X 5'-0"	8'-0" X 4'-0"
	4'-0" X 5'-0"	10'-0" X 4'-0"
<b>CASEMENT/ FIXED COMBO</b>		12'-0" X 3'-0"
4'-8" X 4'-0"		



**TEMPERED WINDOW AND DOOR REQUIREMENTS**

- Exterior windows, and exterior glazed door assemblies shall comply with one of the following requirements:(708A.2.1)
- Be constructed of multiple panes glazing with a minimum of one tempered pane meeting the requirements of Section 2406 Safety Glazing, or
  - Be constructed of glass block units, or
  - have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or
  - Be tested to meet the performance requirements of SFM Standard 12-7A-2

Exterior doors shall comply with one of the following:

- The exterior surface or cladding shall be of noncombustible material.
- The exterior surface or cladding shall be of ignitionresistant material.
- The exterior door shall be constructed of solid core wood that complies with the following requirements:
  - Stiles and rails shall not be less than 1-3/8 inches thick.
  - Panels shall not be less than 1-1/4 inches thick, except for the exterior perimeter of the panel that shall be permitted to taper to a tongue not less than 3/8 inch thick.
- The exterior door assembly shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252.
- The exterior surface or cladding shall be tested to meet the performance requirements of Section 707A.3.1 when tested in accordance with ASTM E2707.
- The exterior surface or cladding shall be tested to meet the performance requirements of SFM Standard 12-7A.1.

**NOTES:**

The plumbing fixtures and plumbing fitting shall meet the standards noted below

- WATER CLOSET = 1.28 GALLONS PER FLUSH
- LAVATORY FAUCETS = 1.2 GPM MAX AT 60 PSI
- KITCHEN FAUCETS = 1.8 GPM AT 60 PSI
- SHOWERHEAD = 1.8 GPM MAX AT 80 PSI (and multiple showerheads serving one shower shall have a combined flow rate of all showerheads of 1.8 GPM at 80 PSI )
- SINK FAUCETS = 1.8 GPM MAX TITLE 24 VCBC, UBC
- For bath tub plumbing use non-slip joint trap
- Cooper water lines shall be type "L" minimum
- NOTE: plumbing must comply with HSU 116875 for "Lead free" pipes, pipe fixtures, fittings, piping fixtures, solder & flux
- AQUAPEX cross-linked polyethylene (PEX) tubing and fittings are for potable hot- and cold-water and radiant heating systems. distribution, water service must comply with ICC ESR-1099
- Showers and shower tub combination shall be provided with individual control valves of the pressure balance or thermostatic mixing valve type
- Hose bibs shall be fitted with a non-removable backflow device. [PC 603.4.7]

**LEGEND**

	NEW WALLS 2X4 @ 16" O.C
	NEW WALLS 2X6 @ 16" O.C
	5/8" TYP X DRYWALL BD. AT GARAGE WALLS FIREWALL BETWEEN GARAGE AND DWELLING FIRE
	2X4 Walls - R-15 high density batt insulation All Exterior Walls 2X6 Walls - R-15 batt insulation All Exterior Walls 2X Ceilings/Attic Spaces R-30 batt insulation Roof Attic

**BATHROOM NOTES:**

- WATER RESISTANT GYPSUM BACKING BOARD IN SHOWER SHALL NOT BE USED ON BATHROOM CEILING WHERE FRAMING MEMBER SPACING EXCEEDS 12" O.C.
- WALL COVERING IN SHOWER SHALL HAVE A SMOOTH HARD NONABSORBENT SURFACE OF CEMENT PLASTER TILE OR OTHER APPROVED MATERIALS TO A HEIGHT OF NOT LESS THAN 72" ABOVE DRAIN INLET
- PROVIDE 2X6 STUDS AT PLUMBING WALL FOR 3" DIA. OR LARGER PIPES RUNNING THROUGH STUDS
- EACH SINK LAVATORY BATHTUBS AND SHOWER SHALL BE EQUIPPED WITH HOT AND COLD RUNNING WATER FOR ITS NORMAL OPERATION
- IF A WINDOW IS PROVIDED FOR VENTILATION THE OPENING SHALL BE A MINIMUM OF 5% OF THE FLOOR AREA BEING SERVED AND NOT LESS THAN 1.5 SQFT
- EXHAUST FAN 50 CFM 3" MAX (SWITCHED) ENERGY STAR W/ HUMIDISTAT
- PROVIDE SAFETY GLAZING IN WALLS OF TUB AND SHOWER ENCLOSURE WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE & DRAIN INLET
- SHOWER DIMENSION REQUIREMENTS MIN. 1) SHOWER STALL FLOOR AREA 1024 SQ.IN. 2) MIN. 30" DIA. CLEAR AREA 3) MIN. 22" CLEAR SHOWER DOOR OPENING
- INSIDE FINISHED DIMENSIONS OF TOILET COMPARTMENT MUST BE 30" MIN WIDTH AND 24" CLEAR SPACE IN FRONT OF TOILET (MINIMUM 15" FROM THE CENTER OF TOILET TO SIDE WALL)
- PROVIDE A PERMANENTLY ACCESSIBLE 12" SQUARE BATHTUB TRAP ACCESS DOOR OR A NON-SLIP-JOINT TRAP SHALL BE USED
- TOILET COMPARTMENT SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET IN HEIGHT MEASURED TO THE LOWEST PROJECTION FROM THE CEILING
- GROUND - FAULT CIRCUIT INTERRUPTERS (GFCI) ARE REQUIRED AT EACH RELOCATED OR NEW RECEPTACLE OUTLETS WITHIN BATHROOMS GFCI BREAKERS PROTECTING THE CIRCUIT ASSOCIATED WITH THE OUTLETS IN THE BATHROOM
- WHEN EXISTING OUTLETS ARE REMOVED FROM THEIR OUTLET BOX THE REPLACEMENT OUTLET SHALL BE GFCI PROTECTED NON-GFCI-PROTECTET OUTLETS SHALL NOT BE REUSED
- AN ELECTRICAL OUTLETS SHALL BE PROVIDED WITHIN 36" OF THE OUTSIDE EDGE OF EACH BASIN WITHIN THE BATHROOM AS REQUIRED UNDER THE NATIONAL ELECTRICAL CODE (NEC), WHERE MORE THAN ONE BASIN IS PROVIDED A RECEPTACLE OUTLET SHALL BE PROVIDED A RECEPTACLE OUTLET MAY SERVE TWO BASINS PROVIDED THE OUTLET IS LOCATED BETWEEN THE TWO BASINS AND THE BASINS SHORE A COMMON COUNTER TOP RECEPTACLES SHALL NOT BE INSTALLED WITHIN A BATHTUB OR SHOWER SPACE
- SHOWERHEAD = 1.8 GPM @ 80PSI. SHOWER SHALL BE PROVIDED WITH SHOWER CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. ALSO DELIVER MAXIMUM OF 120F TEMPERATURE (CPC 413.1 AND 418.0)
- WATER CLOSET = 1.28 GALLONS / FLUSH
- SINK FAUCETS = 1.8 GPM @ 60 PSI
- URINAL S = 0.5 GALLONS / FLUSH
- LAVATORY FAUCETS = 1.2 GPM

"PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM BASEMENT AND/OR SLEEPING ROOM(S). NET CLEAR WINDOW OPENING AREA SHALL L BE NOT LESS THAN 5.7 SQ. FT. (EXCEPT AT GRADE FLOOR OPENING SHALL BE MINIMUM 5.0 SQ. FT.). MIN. NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR. MIN. NET OPENING WIDTH DIMENSION, 20" CLEAR. FINISHED SILL HEIGHT MAX. 44" ABOVE FLOOR: CRC R310.1

GLAZING WITHIN A 24" ARC OF THE DOORWAY/ GLAZING WITHIN 18" OF FLOOR/GLAZING IN SHOWER AND BATHTUB DOORS AND ENCLOSURES SHALL BE TEMPERED. CRC R308.4

SHOWER DIMENSION REQUIREMENTS MIN.  
1) SHOWER STALL FLOOR AREA 1024 SQ.IN.  
2) MIN. 30" DIA. CLEAR AREA  
3) MIN. 22" CLEAR SHOWER DOOR OPENING

CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY.

- SHOWER PAN 6" X 4"
- SHOWER BLOCKING AT WALLS USE 2X12 BLOCKING AROUND SHOWER PAN

Navien - NPE-2 Series Tankless Water Heater Model: NPE-240A2 /S2 R-4 INSULATION FOR HOT WATER L=12". INSTALL SEDIMENT/MOISTURE TRAP, S.O.V. AND DRAPE LEG (TYP).

WATER HEATER TO BE ELEVATED ON A PLATFORM MINIMUM 18" FROM THE FLOOR. SEE DETAIL 1 HEAR ON

**LAUNDRY NOTES- DRYER VENTING NOTES:**

DRYER VENTING SHALL TERMINATE ON THE EXTERIOR OF THE BUILDING AND WILL HAVE A BACK DRAFT DAMPER (FLAPPER), SCREENS SHALL NOT BE PERMITTED OR INSTALLED AT THE DRYER VENT TERMINATION (CMC 504.3.1)

A MINIMUM OF A 4-INCH DIAMETER DUCT IS REQUIRED. (CMC 504.3.2)

CLOTHES DRYER VENT DUCTS SHALL BE METAL AND SHALL HAVE A SMOOTH INTERIOR SURFACE. (CMC 504.3.2.1)

A DRYER VENT DUCT SHALL NOT EXCEED THE MAXIMUM LENGTH (HORIZONTAL AND/OR VERTICAL) OF 14 FEET INCLUDING TWO (90-DEGREE) TURNS WITHOUT A MECHANICAL UPGRADE. TWO FEET OF LENGTH SHALL BE DEDUCTED FOR EACH ADDITIONAL 90-DEGREE TURN. (CMC 504.3.2.1)

**FLOORS AND LANDINGS AT EXTERIOR DOORS**

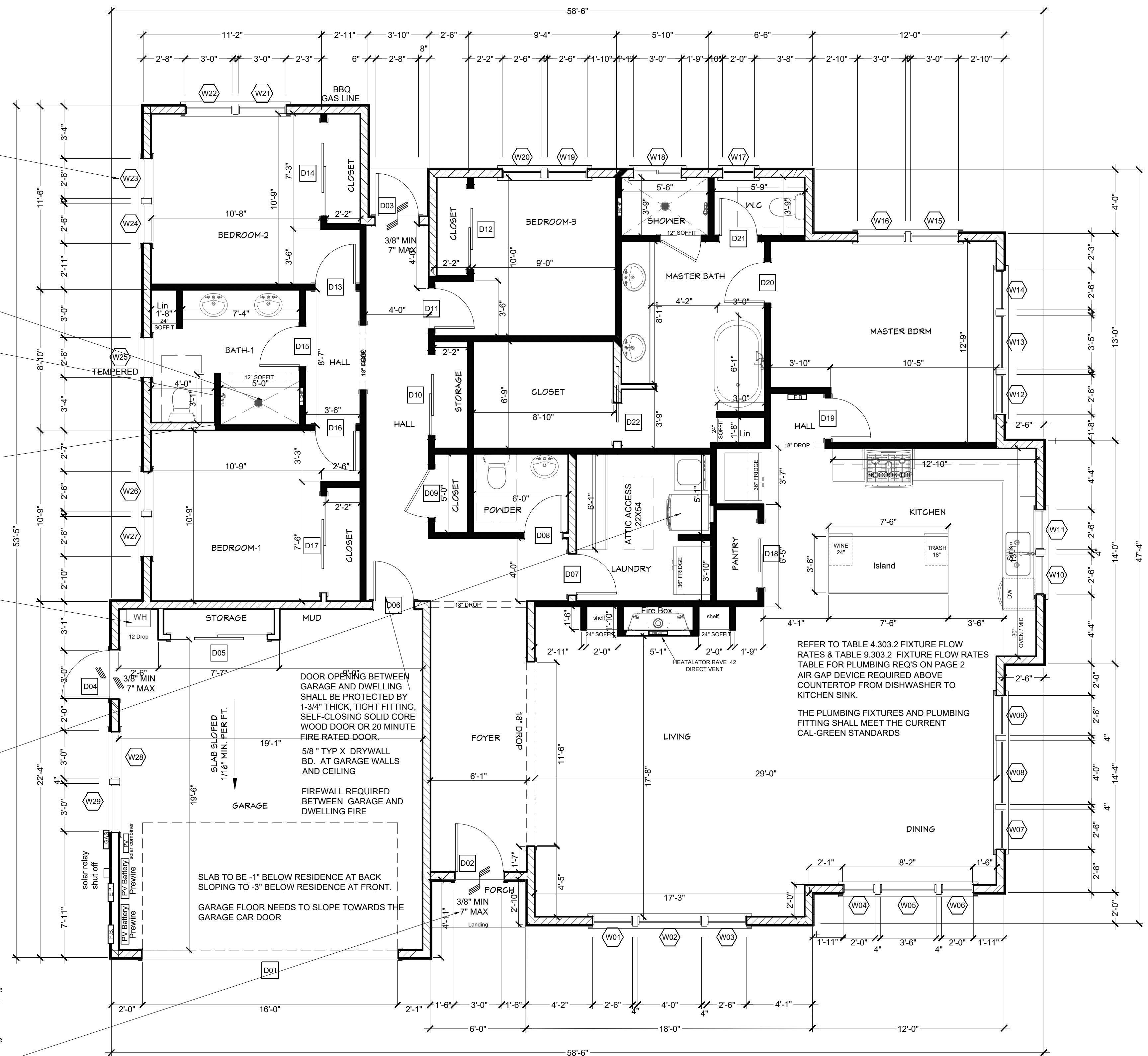
The width of each landing shall be not less than the door served. Landings shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent). (R311.3)

Floor elevations at the required egress doors. Landings or finished floors at the required egress door shall be not more than 1-1/2 inches (38 mm) lower than the top of the threshold.

The landing or floor on the exterior side shall be not more than 7-3/4 inches (196 mm) below the top of the threshold provided that the door does not swing over the landing or floor.

NUMBER	ROOM NAME	DESCRIPTION	SIZE	WIDTH	HEIGHT	HDR	SILL	DIMENSIONS	EGRESS	TEMPERED	U-FACTOR	SHGC	(SQ FT)
W01	LIVING	SINGLE CASEMENT-L	2660SC	30"	72"	96"	24"	30"X72"SC			0.3	0.35	15.0
W02	LIVING	FIXED GLASS	4060FX	48"	72"	96"	24"	48"X72"FX			0.3	0.35	24.0
W03	LIVING	SINGLE CASEMENT-R	2660SC	30"	72"	96"	24"	24"X72"SC			0.3	0.35	15.0
W04	DINING	SINGLE CASEMENT-L	2660SC	24"	72"	96"	24"	24"X72"SC			0.3	0.35	12.0
W05	DINING	FIXED GLASS	3660FX	42"	72"	96"	24"	42"X72"FX			0.3	0.35	21.0
W06	DINING	SINGLE CASEMENT-R	2660SC	24"	72"	96"	24"	24"X72"SC			0.3	0.35	12.0
W07	DINING	SINGLE CASEMENT-L	2660SC	30"	72"	96"	24"	30"X72"SC			0.3	0.35	15.0
W08	DINING	FIXED GLASS	4060FX	48"	72"	96"	24"	48"X72"FX			0.3	0.35	24.0
W09	DINING	SINGLE CASEMENT-R	2660SC	30"	72"	96"	24"	30"X72"SC			0.3	0.35	15.0
W10	KITCHEN	SINGLE CASEMENT-L	2644SC	30"	52"	96"	44"	30"X52"SC			0.3	0.35	10.83
W11	KITCHEN	SINGLE CASEMENT-R	2644SC	30"	52"	96"	44"	30"X52"SC			0.3	0.35	10.83
W12	MASTER BDRM	SINGLE CASEMENT-L	2656SC	30"	66"	96"	30"	30"X66"SC	YES		0.3	0.35	13.75
W13	MASTER BDRM	FIXED GLASS	3656FX	42"	66"	96"	30"	42"X66"FX			0.3	0.35	18.99
W14	MASTER BDRM	SINGLE CASEMENT-R	2656SC	30"	66"	96"	30"	30"X66"SC	YES		0.3	0.35	13.75
W15	MASTER BDRM	FIXED GLASS	3020FX	36"	24"	96"	72"	36"X24"FX			0.3	0.35	6.0
W16	MASTER BDRM	FIXED GLASS	3020FX	36"	24"	96"	72"	36"X24"FX			0.3	0.35	6.0
W17	W.C.	SINGLE CASEMENT-L	2030SC	24"	36"	96"	60"	24"X36"SC			0.3	0.35	6.0
W18	SHOWER	LEFT SLIDING - OBSCURE	3020LS	36"	24"	96"	72"	36"X24"LS			0.3	0.35	6.0
W19	BEDROOM-3	SINGLE CASEMENT-L	2656SC	30"	66"	96"	30"	30"X66"SC	YES		0.3	0.35	13.75
W20	BEDROOM-3	SINGLE CASEMENT-R	2656SC	30"	66"	96"	30"	30"X66"SC	YES		0.3	0.35	13.75
W21	BEDROOM-2	FIXED GLASS	3020FX	36"	24"	96"	72"	36"X24"FX			0.3	0.35	6.0
W22	BEDROOM-2	FIXED GLASS	3020FX	36"	24"	96"	72"	36"X24"FX			0.3	0.35	6.0
W23	BEDROOM-2	SINGLE CASEMENT-L	2656SC	30"	66"	96"	30"	30"X66"SC	YES		0.3	0.35	13.75
W24	BEDROOM-2	SINGLE CASEMENT-R	2656SC	30"	66"	96"	30"	30"X66"SC	YES		0.3	0.35	13.75
W25	BATH-1	SINGLE CASEMENT-L	2644SC	30"	48"	96"	56"	30"X48"SC	OBSCURE	YES	0.3	0.35	13.75
W26	BEDROOM-1	SINGLE CASEMENT-L	2656SC	30"	66"	96"	30"	30"X66"SC	YES		0.3	0.35	13.75
W27	BEDROOM-1	SINGLE CASEMENT-R	2656SC	30"	66"	96"	30"	30"X66"SC	YES		0.3	0.35	13.75
W28	GARAGE	FIXED GLASS	3020FX	36"	24"	96"	72"	36"X24"FX			0.3	0.35	6.0
W29	GARAGE	FIXED GLASS	3020FX	36"	24"	96"	72"	36"X24"FX			0.3	0.35	6.0
TOTALS:													359.58

- Maximum sill height 44 inches
- Minimum opening height shall be 24 inches
- Minimum opening with shall be 20 inches
- All glazing to be double glazed
- All glazing to have non-metal frames
- All glazing areas shall have a u-factor of minimum of 0.32 and a shgc of 0.25

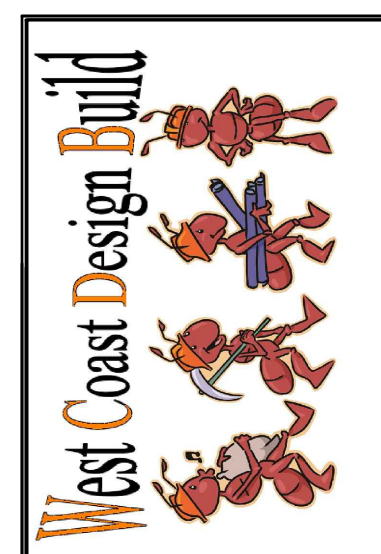


**Floor Plan With Dimension**

SCALE 1/4" = 1'-0"

NUMBER	ROOM NAME	SIZE	HDR	WIDTH	DESCRIPTION	TEMPERED	U-Factor	SHGC
D01	GARAGE	16080	96"	192"	GARAGE-METAL WITH LIGHTS			
D02	FOYER	3080 L	96"	36"	HINGED-DOOR FIBER GLASS 4 LIGHT	YES	0.30	0.23
D03	HALL	2880 L	96"	32"	HINGED-DOOR FIBER GLASS 3 LIGHT PROTECTED HINGES	YES	0.30	0.23
D04	GARAGE	3080 L	96"	36"	EXT. HINGED-SLAB - FIBERGLASS		0.30	0.23
D05	STORAGE	6080	96"	72"	BYPASS TWO PANEL SOLID CORE			
D06	GARAGE	2680 L	96"	30"	20 MIN. FIRE TWO PANEL			
D07	LAUNDRY	2880 R	96"	30"	HINGED - TWO PANEL SOLID CORE			
D08	POWDER	2480 R	96"	28"	HINGED - TWO PANEL SOLID CORE			
D09	CLOSET/HALL	3080 R	96"	36"	HINGED - TWO PANEL SOLID CORE			
D10	STOR/HALL	5080	96"	60"	BYPASS TWO PANEL SOLID CORE			
D11	BEDROOM-3/HALL	2880 R	96"	32"	HINGED - TWO PANEL SOLID CORE			
D12	BEDROOM-3 CLOSET	5080	96"	60"	BYPASS TWO PANEL SOLID CORE			
D13	BEDROOM-2/HALL	2680 R	96"	30"	HINGED - TWO PANEL SOLID CORE			
D14	BEDROOM-2 CLOSET	6080	96"	72"	BYPASS TWO PANEL SOLID CORE			
D15	BATH-1/HALL	2880 L	96"	32"	HINGED - TWO PANEL SOLID CORE			
D16	BEDROOM-1/HALL	2880 L	96"	30"	HINGED - TWO PANEL SOLID CORE			
D17	BEDROOM-1/CLOSET	6080 L	96"	72"	BYPASS - TWO PANEL SOLID CORE			
D18	KITCHEN/PANTRY	4080	96"	48"	BYPASS TWO PANEL SOLID CORE			
D19	MASTER BDRM/HALL	2680 R	96"	30"	HINGED - TWO PANEL SOLID CORE			
D20	MASTER BDRM/MASTER BATH	2680 L	96"	30"	HINGED - TWO PANEL SOLID CORE			
D21	MASTER BATH/W.C	2480 L	96"	28"	HINGED - TWO PANEL SOLID CORE			
D22	MASTER BATH / CLOSET	2480 R	96"	28"	POCKET-TWO PANEL SOLID CORE			

ALL GLASS IN DOORS TO BE TEMPERED



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 PLANS DRAWN BY: Pedro Vega

**Floor Plan - Dimensions**  
 New Single Family Residence  
**TAFFERA FAMILY TRUST**  
 APN # 048-022-370  
 Magallan, El Granada, CA 94019

SHEET TITLE:  
 PROJECT:  
 DATE: October 31, 2024  
 FILE: TAFFERA-MAGALLAN  
 APN: 048-022-370  
 SYM. REVISIONS DATE  
 SHEET NO. **6**

**ELECTRICAL LIGHTING NOTES PER 2022 CEC AND 2022 CGBSC:**

- ALL INTERIOR AND EXTERIOR LIGHTING SHALL BE HIGH EFFICACY PER TABLE 150.0-A AND JOINT APPENDIX JAS.
- EXTERIOR LIGHTING SHALL BE CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR A TIMERSWITCH.
- AT LEAST ONE LUMINAIRE IN BATHROOMS, LAUNDRY ROOMS, UTILITY ROOMS AND GARAGES SHALL BE CONTROLLED BY A VACANCY SENSOR.
- BALLASTS SHALL BE ELECTRONIC TYPE WITH OUTPUT FREQUENCY NOT LESS THAN 20HZ.
- ALL LUMINAIRES NOT RECESSED INTO CEILINGS SHALL HAVE DIMMER CONTROLS.
- LIGHTING FIXTURES IN CLOTHES CLOSETS SHALL BE A SURFACE MOUNTED OR RECESSED FIXTURE WITH A COMPLETELY ENCLOSED LAMP WITH MIN. 12" CLEARANCE HORIZONTALLY AND VERTICALLY TO COMBUSTIBLE MATERIALS.
- ATTICS AND EQUIPMENT SPACES SHALL BE SERVED BY A LIGHT FIXTURE OR LIGHTING OUTLET CONTROLLED BY A WALL SWITCH. LIGHTING AND SWITCH TO BE LOCATED NEAR EQUIPMENT REQUIRING SERVICING.
- AT LEAST ONE LIGHT FIXTURE OR LIGHTING OUTLET CONTROLLED BY A WALL SWITCH SHALL BE PROVIDED IN EACH HABITABLE ROOM AND BATHROOMS, HALLWAYS, S STAIRWAYS AND GARAGES. STAIRS WITH SIX OR MORE RISERS SHALL HAVE A LIGHT SWITCH AT EACH FLOOR LEVEL. EXTERIOR ENTRANCES SHALL HAVE A LIGHT FIXTURE ON THE EXTERIOR SIDE CONTROLLED BY A WALL SWITCH.
- LIGHTING FIXTURES IN SHOWERS AND WITHIN THE BATHTUB AREA AND LESS THAN 8 FEET ABOVE THE RIM OF TUB SHALL BE RECESSED AND RATED FOR WET LOCATIONS.
- EXHAUST FANS ARE TO BE SWITCHED SEPARATELY FROM LIGHTING.
- HIGH EFFICACY LUMINAIRES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AND NOT MEDIUM SCREW BASE SOCKETS.
- BALLASTS FOR LAMPS 13 WATTS AND LARGER SHALL BE ELECTRONIC TYPE WITH OUTPUT FREQUENCY NOT LESS THAN 20HZ.
- LUMINAIRES RECESSED INTO CEILINGS SHALL BE APPROVED IC TYPE CERTIFIED AND LABELED AIRTIGHT.
- KITCHEN INTERNAL CABINET LIGHTING SHALL NOT EXCEED 20 WATTS PER LINEAR FOOT.
- ALL 125 VOLT SINGLE PHASE 15 AND 20 AMP RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, ACCESSORY BUILDINGS, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHEN COUNTERTOP SURFACES, LAUNDRY, UTILITY AND WET BAR SINKS WHERE RECEPTACLES ARE INSTALLED WITHIN 6 FEET OF THE SINK EDGE SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION. [210.8]
- ALL 125 VOLT SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES DENS BEDROOMS, SUNROOMS RECREATION ROOMS CLOSETS AND HALLWAYS SHALL BE PROTECTED BY A LISTED ARC-FAULT TYPE CIRCUIT INTERRUPTER.
- RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE OF 2 FEET OR MORE IN WIDTH IS MORE THAN 6 FEET FROM A RECEPTACLE KITCHEN COUNTER OUTLETS SHALL BE INSTALLED AT EACH WALL COUNTER SPACE THAT IS 12 INCHES OR WIDER SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES FROM A RECEPTACLE OUTLET. [CEC 210.52] AT LEAST ONE GFCI PROTECTED OUTLET SHALL BE LOCATED IN BATHROOMS WITHIN 3 FEET OF THE SINK EDGE, ON BALCONIES OVER 20 SQUARE FEET, AND AT THE FRONT AND BACK OF THE DWELLING NOT MORE THAN 6.5 FEET ABOVE GRADE, WITHIN 25 FEET OF ANY HEATING AND AIR CONDITIONING EQUIPMENT, IN HALLWAYS 10 FEET OR MORE IN LENGTH, IN EACH BASEMENT AND GARAGE (ONE OUTLET MINIMUM), AT LAUNDRY EQUIPMENT (ONE MINIMUM). [210.52, 210.63, 210.8]
- BATH EXHAUST FANS LOCATED WITHIN SHOWER ENCLOSURE SHALL BE RATED FOR WET LOCATIONS.
- A MINIMUM OF (1) 20-AMP CIRCUIT FOR BATHROOM(S) OUTLET SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. [210.11(C)(3)]
- "AF-CI" PROTECTION FOR ALL 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNIT KITCHENS, FAMILY, DINING, LIVING, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILANOOMS AND AREAS." (210.12)
- PROVIDE A MINIMUM OF 2-20 AMP SMALL APPLIANCE CIRCUITS FOR THE KITCHEN COUNTER TOPS. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS LOADS SHALL BE BALANCED" (210-52)(2)

- ELECTRICAL NOTES:**
- ALL LIGHTS THROUGHOUT THE RESIDENCE, INCLUDING THE GARAGE AND EXTERIOR SHALL BE HIGH EFFICACY. [CEC 150.0(K)1A]
  - AT LEAST ONE LIGHT FIXTURE IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR. [CEC 150.0(K)2]
  - OUTDOOR LIGHTS MUST BE HIGH EFFICACY AND CONTROLLED BY AN ASTRONOMICAL TIME CLOCK, OR BY AN ENERGY MANAGEMENT CONTROL SYSTEM, OR BY BOTH A MOTION SENSOR AND PHOTOCELL. [CEC 150.0(K)(3)]
  - ALL RECESSED LIGHTS MUST BE ON A DIMMER OR VACANCY SENSOR AND COMPLY WITH JA8-2019-E. [CEC TABLE 150.0-A #7] SCREW BASES ARE NOT ALLOWED FOR LUMINAIRES RECESSED IN CEILINGS. [CEC 150.0(K)1G]
- ELECTRICAL:**
- KITCHEN - THE LIGHTING FIXTURES THAT ARE RECESSED INTO INSULATED CEILINGS ARE REQUIRED TO BE RATED FOR INSULATION CONTACT (IC RATED) SO THAT INSULATION CAN BE PLACED OVER THEM. THE HOUSING OF THE FIXTURE SHALL BE AIRTIGHT TO PREVENT CONDITIONED AIR FROM ESCAPING INTO THE CEILING CAVITY OR ATTIC SPACE OR PREVENT UNCONDITIONED AIR FROM INFILTRATING INTO CONDITIONED SPACE.
  - LIGHTING IN ROOMS OTHER THAN BATHROOMS, GARAGES, LAUNDRY ROOMS, & UTILITY ROOMS. PERMANENTLY INSTALLED LIGHTS IN ROOMS OTHER THAN RESTROOMS, GARAGES, LAUNDRY ROOMS, & UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES. CALIFORNIA ENERGY CODE (CEC) 150(K) 7 SCREW BASED SOCKETS: LUMINAIRES WITH SCREW BASED SOCKETS SHALL MEET THE FOLLOWING REQUIREMENTS:
    - THE LUMINAIRE SHALL NOT BE A RECESSED DOWN-LIGHT IN A CEILING;
    - THE LUMINAIRE SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8; AND
    - THE INSTALLED LAMPS SHALL BE MARKED WITH "JAS-2019" OR "JAS-2019-E" AS SPECIFIED IN REFERENCE JOINT APPENDIX JA8.
  - DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8.
  - ALL LIGHTING SHALL BE HIGH EFFICACY. PROVIDE LIGHTING SCHEDULE LISTING ALL LIGHTING FIXTURES. SCREW BASED LUMINAIRES MUST CONTAIN LAMPS LISTED JA8-2019 CERTIFIED.
  - LIGHTING IN BATHROOMS, GARAGE, LAUNDRY ROOM, UTILITY ROOM SHALL BE HIGH EFFICACY AND EQUIPPED WITH OCCUPANT SENSOR.
  - UNDERCABINET LIGHTING SHALL BE SWITCH SEPARATELY FROM OTHER SYSTEMS.
  - LIGHTS IN EXHAUST FANS SHALL BE HIGH EFFICACY.

**ELECTRIC READY NOTES: 2022 ENERGY EFFICIENCY STANDARDS 150.0**

**(S) ENERGY STORAGE SYSTEMS (ESS) READY. ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS MUST MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.**

- AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
  - ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
  - A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN ONE THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."
- A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR. ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS, AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
- THE MAIN PANEL BOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
- SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

**(A) HEAT PUMP SPACE HEATER READY. SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:**

- A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
- THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

**(A) ELECTRICAL COOKTOP READY. SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:**

- A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
- THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRICAL COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

**(A) ELECTRICAL CLOTHES DRYER READY. CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:**

- A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
- THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRICAL CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

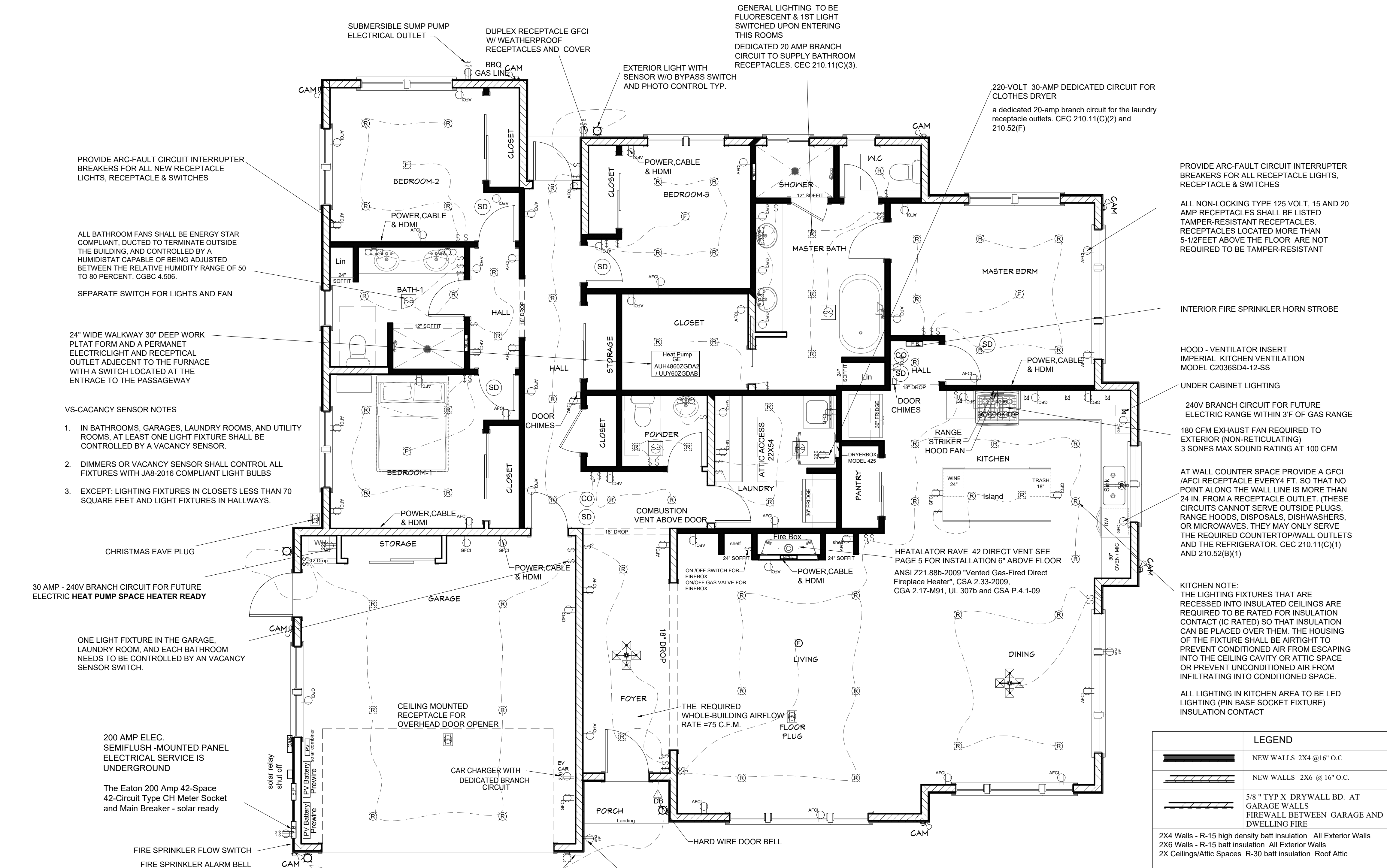
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(R)	RECESSED LED LIGHT FIXTURE MODEL #: CER6730WH (ASTM E283-04)	(R)	220V DUPLEX RECEPTACLE
(R)	THE INSTALLED LAMPS SHALL BE MARKED WITH "JAS-2022-E" AS SPECIFIED IN REFERENCE JOINT APPENDIX JA8.	(GFI)	110V DUPLEX RECEPTACLE GROUND FAULT INTERRUPTED
(S)	SINGLE POLE SWITCH W/ DIMMER OR MANUAL MOTION SENSOR	(WP)	110V DUPLEX RECEPTACLE W/ WEATHERPROOF COVER
(S)	DIMMER SWITCH	(L)	110V EXTERIOR LIGHT FIXTURE
(S)	THREE WAY SWITCH	(E)	EXHAUST FAN 50 CFM ENERGY STAR W/ HUMIDISTAT WITH LIGHT FIXTURE FLUORESCENT
(AFCI)	ARC FAULT 110V DUPLEX RECEPTACLE ALL OUTLETS AREAS NOT JUST THE RECEPTACLES	(SD)	SMOKE DETECTOR INTERCONNECTED 120 VOLT HARD WIRED WITH BATTERY BACK UP
(F.R. BOX)	Fire Test of Building Construction Materials ARC FAULT 110V DUPLEX RECEPTACLE FIRE RESISTANCE electrical box ANSI / UL 263: File No. CEYY R9379 Brand: fiberglassBOX	(CO)	CARBON MONOXIDE INTERCONNECTED DETECTORS 120 VOLT HARD WIRED WITH BATTERY BACK UP
(CAM)	CAT 6 FOR CAMERA ROUGH IN ONLY NO CAMERA	(CAM)	CAMERA
(L)	110V DUPLEX RECEPTACLE	(L)	LED - FLOOD LIGHTS WITH MOTION SENSOR

NOTE: (AFCI) All electrical circuits serving all outlets must be Arc-Fault Circuit Interrupter (AFCI) protected. An outlet includes receptacles, lighting fixtures, ceiling fans, switches, hard-wired smoke and carbon monoxide alarms.

**Electrical Floor Plan**

PV storage batteries will need to be covered under a separate permit. PV batteries pre wire only. Builder not providing PV batteries

SCALE 1/4" = 1'-0"



LEGEND	
(Symbol)	NEW WALLS 2X4 @ 16" O.C.
(Symbol)	NEW WALLS 2X6 @ 16" O.C.
(Symbol)	5/8" TYP X DRYWALL BD. AT GARAGE WALLS FIREWALL BETWEEN GARAGE AND DWELLING FIRE
(Symbol)	2X4 Walls - R-15 high density batt insulation All Exterior Walls 2X6 Walls - R-15 batt insulation All Interior Walls 2X Ceilings/Attic Spaces R-30 batt insulation Roof Attic

**Table 150.0-G Kitchen Range Hood Airflow Rates (cfm)**

Dwelling Unit Floor Area (ft <sup>2</sup> )	Hood Over Electric Range	Hood Over Natural Gas Range
>1500	50% CE or 110 cfm	70% CE or 180 cfm
>1000 - 1500	50% CE or 110 cfm	80% CE or 250 cfm
750 - 1000	55% CE or 130 cfm	85% CE or 280 cfm
<750	65% CE or 160 cfm	85% CE or 280 cfm

**Table 6-1: Summary of Compliant Luminaire Types**

High Efficacy Luminaires*	JAS High Efficacy Lighting - Lamps and Light Sources that must be JAS-certified	*Recessed Downlight Luminaires in Ceilings
<ul style="list-style-type: none"> <li>Pin-based linear fluorescent</li> <li>Pin-based compact fluorescent</li> <li>Pin-based metal halide High pressure sodium</li> <li>GU-24 other than LEDs</li> <li>Integratable SSL luminaires</li> <li>Installed outdoors</li> <li>Integratable SSL luminaires with colored light sources for decorative lighting purpose</li> </ul>	<ul style="list-style-type: none"> <li>Light sources in ceiling recessed downlight luminaires*</li> <li>LED luminaires with integral sources</li> <li>Screw-based LED lamps (Alamps, PAR lamps, etc.)</li> <li>Pin-based LED lamps (MR16, AR-111, etc.)</li> <li>GU-24 based LED light source</li> <li>Any source or luminaire not listed elsewhere on this table</li> </ul>	<ul style="list-style-type: none"> <li>Shall not have screw based sockets</li> <li>Shall contain JAS-certified light sources</li> <li>Shall meet all performance requirements in 150.0(K)1C</li> </ul>

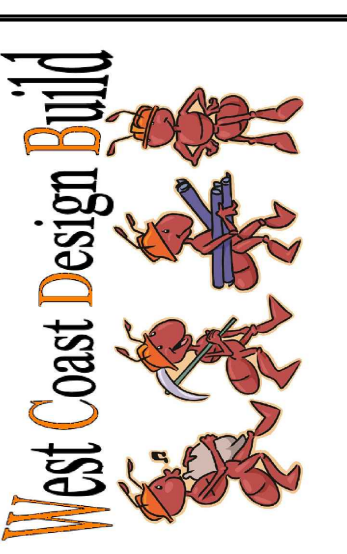
**Table 150.0-H Ventilation System Duct Sizing**

Fan Airflow Rating, cfm at minimum static pressure of 0.25 in. water (L/s at minimum 62.5 Pa)	≤50 (25)	≤80 (40)	≤100 (50)	≤125 (60)	≤150 (70)	≤175 (85)	≤200 (95)	≤250 (120)	≤350 (165)
Minimum Duct Diameter, in. (mm) a,b	4 e	5	6	6	7	7	8	8	9
For Rigid duct	(100)	(125)	(125)	(150)	(150)	(180)	(180)	(205)	(230)
Minimum Duct Diameter, in. (mm) a,b	4	5	6	6	7	7	8	8	9
For Flex duct c	(100)	(125)	(150)	(100)	(100)	(180)	(205)	(205)	(230)

- Footnotes for Table 150.0-H:
- For noncircular ducts, calculate the diameter as four times the cross-sectional area divided by the perimeter.
  - NP = application of the prescriptive table is not permitted for this scenario.
  - Use of this table for verification of flex duct systems requires flex duct to be fully extended and any flex duct elbows to have a minimum bend radius to duct diameter ratio of 1.0.
  - For this scenario, use of elbows is not permitted.
  - For this scenario, 4 in. (100 mm) oval duct shall be permitted, provided the minor axis of the oval is greater than or equal to 3 in. (75 mm)
  - When a vented range hood utilizes a capture efficiency rating to demonstrate compliance with 150.0(a)Gib, a static pressure greater than or equal to 0.25 in. of water at the rating point shall not be required, and the airflow listed in the approved directory corresponding to the compliant capture efficiency rating point shall be applied to Table 150.0-H for determining compliance.

**PANEL SCHEDULE AND ELECTRICAL SERVICE LOAD CALCULATION**

LOAD TYPE	Volt-Amps on Nameplate Rating	LOAD VALUE
General Lighting (2,203 S.F.) (3VA)	15	6,609
Kitchen small appliance (1,500) (2MIN.)	20	3,000
Laundry Circuit	20	1,500
Microwave	20	1,400
Trash Compactor	20	-
Dishwasher	20	1,500
Disposal	20	1,000
ELECTRICAL OVEN	20	-
ELECTRICAL RANGE	20	-
Electric Clothes Washer	20	500
Electric Vehicle Supply Equipment (EVSE)	50	-
WATER HEATER	20	-
(A) Sub-Total Volt-Amps Used		15,509
(A) 15,509	(B) 5,509	(C) 2,204
-10,000 V-A	X 0.40	+10,000
SUBTOTAL = 5,509	SUBTOTAL = 2,203.6	General load = 12,204
AC load at (6.1 amps) (240 volts)		1,464 VA
Heat load at (6.82 amps) (240 volts)		1,637 VA
take the larger of the two	LARGES LOAD	1,637 VA
General load + Larges load		13,841
Total Current Demand (Volt-Amps) =	(13,841) / (240)	58 AMPS
future Photovoltaic System (Roof Solar Panels)		40 AMPS
min. panel capacity		108 AMPS
PROPOSED ELECTRICAL PANEL		200 AMPS
Square D by Schneider Electric Homeline 100-Amp 20-Space 40-Circuit Outdoor Surface Mount Ring Type Model#		



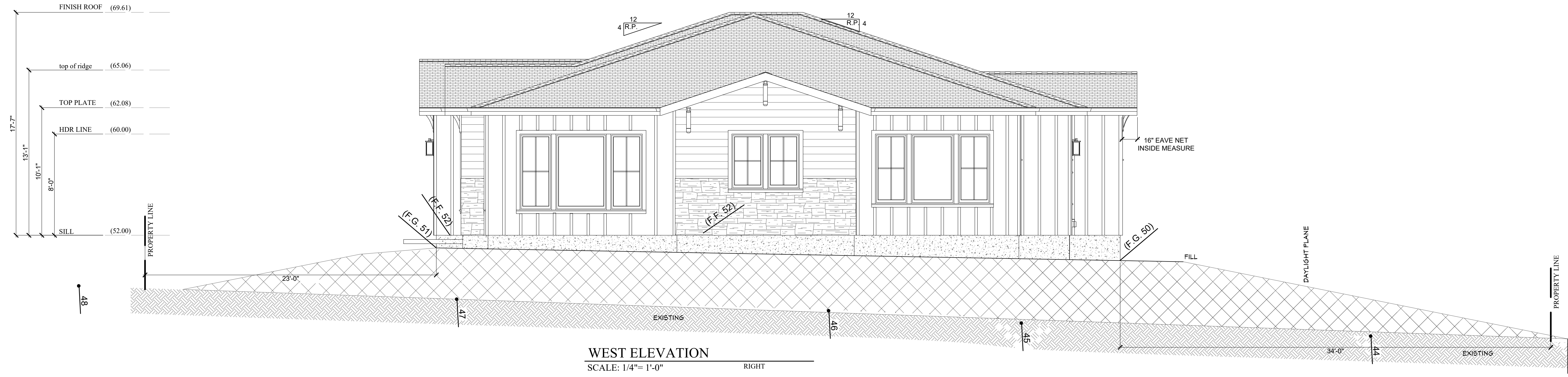
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**Floor Plan - Electrical Plan**  
 New Single Family Residence  
**TAFFERA FAMILY TRUST**  
 APN # 048-022-370  
 Magallan, El Granada, CA 94019

SHEET TITLE:  
 PROJECT:  
 DATE:  
 October 31, 2024  
 FILE  
 TAFFERA- MAGELLAN  
 APN:  
 048-022-370

SYM.	REVISIONS	DATE

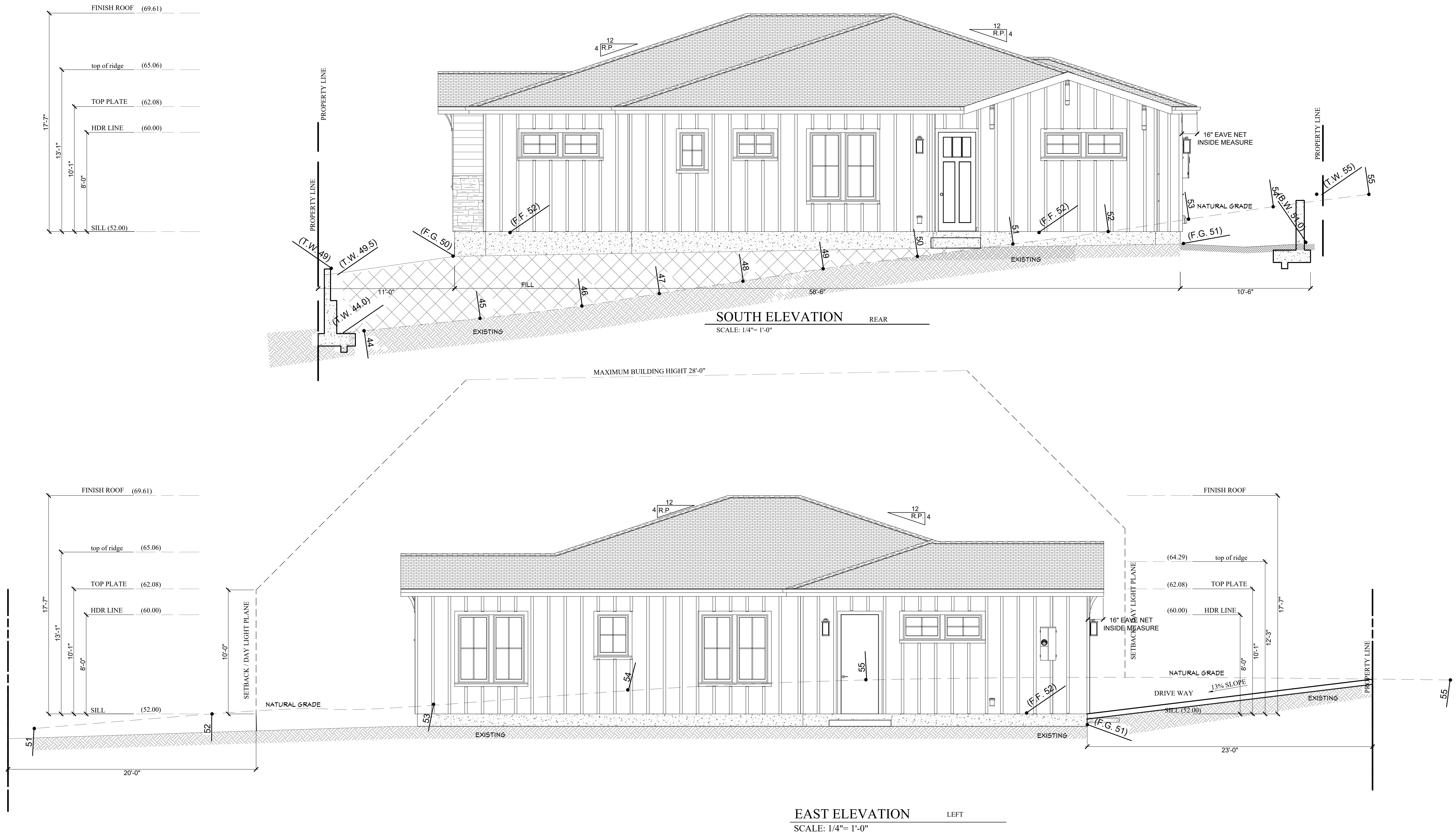
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**ELEVATION NOTES:**

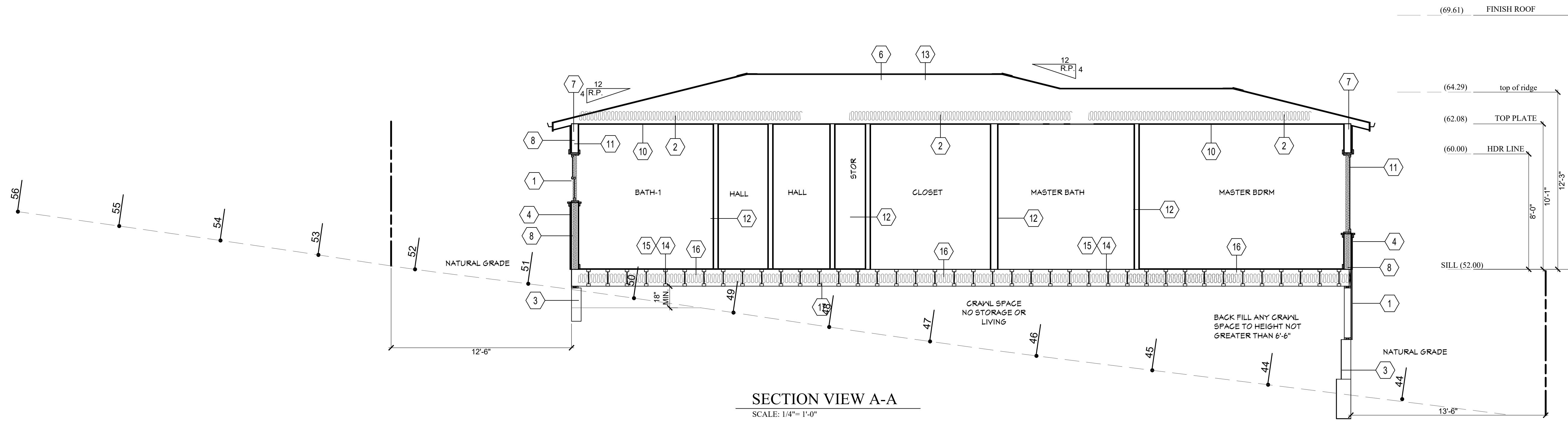
- |   |  |  |  |   |
|---|--|--|--|---|
| <p><b>1</b> SMOOTH HARDIE - BOARD/BATTEN (ESR-2290) VERTICAL BATTEN ARE 2-1/2" W X 3/4" D, 16" ON CENTER HARDIEWRAP WEATHER BARRIER (ESR-2658)</p> <p><b>2</b> EAVES - SMOOTH HARDIE VENTED SOFFIT 16" W</p> <p><b>3</b> HARDIE SMOOTH TRIM 3-1/2" W X 5/4" D</p> <p><b>4</b> ENTRY WAY OVER HANG - HARDIE V GROOVE 8" SMOOTH</p> <p><b>5</b> FINISH GRADE SHALL SLOPE AWAY FROM BUILDING 6" MIN. VERTICALLY FOR THE FIRST 10 HORIZONTAL FEET</p> <p><b>6</b> EXTERIOR SCENCE LIGHTS - MODERN FORMS - STYLE TWO IF BY SEA - BLACK LED - DARK SKY COMPLIANT 18"HX6"W</p> <p><b>7</b> DUPLEX RECEPTACLE GROUND FAULT INTERRUPTED W/ WEATHERPROOF COVER</p> <p><b>8</b> CertainTeed Limited Lifetime Landmark AR Cobblestone Gray Laminate Asphalt Roofing Shingles</p> <ul style="list-style-type: none"> <li>• Two-piece laminated fiber glass-based construction</li> <li>• UL Class A fire resistance</li> <li>• UL certified to meet ASTM D3462</li> <li>• UL certified to meet ASTM 3018 Type I</li> <li>• Conforms to CSA standard A123.5</li> </ul> <p>MINIMUM 1-LAYER OF STORM GUARD UNDERLAYMENT ICC ESR-1677 approval for Self-Adhered underlayments used as Ice Barriers</p> | <p><b>9</b> O'HAGIN VENT SECTIONS ICC-ES 9650-A 24"X32 GALVENIZED WALL VENT, 72 SQ IN. NET FREE VENTILATION WITH BUG SCREEN, COMPLIANCE W/ C.B.C., CCR TITLE-14, CH7A COMPLIANCE POLICY #09-03, MODEL # VSC2120.</p> <p><b>10</b> 2X8 FASCIA BOARD COLOR- PURE WHITE SW-7005</p> <p><b>11</b> CONTINUOUS 28 GAUGE GALVANIZED METAL FLASHING WITH 2-1/2" DRIP EDGE AT PERIMETER OF ROOF WITH 4" WIDE GUTTERS PAINT (COLOR- PURE WHITE SW-7005) CONNECTED TO DOWNSPOUTS THAT DRAIN OVER 12"X18" MINIMUM CONCRETE SPLASH PAD.</p> <p><b>12</b> FLOORS AND LANDINGS AT EXTERIOR DOORS<br/>     The width of each landing shall be not less than the door served. Landings shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent). (R.311.3)</p> <p>Floor elevations at the required egress doors. Landings or finished floors at the required egress door shall be not more than 1-1/2 inches (38 mm) lower than the top of the threshold.</p> <p>The landing or floor on the exterior side shall be not more than 7-3/4 inches (196 mm) below the top of the threshold provided that the door does not swing over the landing or floor.</p> | <p><b>13</b> SEE WINDOW SCHEDULE IN SHEET 5<br/>     Egress window - see window notes</p> <ul style="list-style-type: none"> <li>• Maximum sill height 44 inches</li> <li>• Minimum opening height shall be 24 inches</li> <li>• Minimum opening with shall be 20 inches</li> <li>• All glazing to be double glazed</li> <li>• All glazing to have non-metal frames</li> <li>• All glazing areas shall have a u-factor of minimum of 0.32 and a stgc of 0.25</li> </ul> <p><b>14</b> -</p> <p><b>15</b> Address sign - KICHLER TEXTURE BLACK LED 4 WATTS<br/>     New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/12-inch stroke. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire District. This remote signage shall consist of a 6 inch by 18 inch green reflective metal sign with 3 inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).</p> | <p><b>16</b> EXTERIOR TRIM COLOR- PURE WHITE SW-7005</p> <p><b>17</b> EXTERIOR COMMUNITY COLOR- OYSTER BAY - 6206</p> <p><b>18</b> ENTRY DOOR- THERMATRU FIBERGLAS 2/3 RD LIGHT COLOR - SW 7075 WEB GRAY</p> <p><b>19</b> EXTERIOR BRACKETS - PROWOOD MARKET #02T12 3-1/2" W X 14" D X24" H COLOR - SW7005 PURE WHITE</p> <p><b>20</b> GARAGE DOOR- CLOPAY COACHMAN COLLECTION SERIES 1, DESIGN 11, REC 13 (GLASS) COLOR STANDERD WHITE WITH BLACK HANDLES</p> <p><b>21</b> -</p> <p><b>22</b> WINDOWS MILGARD TUSCANY WHITE VINYL - CASEMENT WITH FOUR LIGHTS</p> <p><b>23</b> GARAGE SIDE ENTRY DOOR - FIBER GLASS SLAB COLOR- SW7005 PURE WHITE</p> | <p><b>24</b> REAR ENTRY DOOR - THERMATRU FIBERGLAS 2/3 RD LIGHT GRIDS COLOR - SW7060 - ATTITUDE GRAY</p> <p><b>25</b> DRIVEWAY / PATH WAY PAVERS - CALSTONE NARROW JOINT PERMEABLE QUARRY STONE - COLOR - SEQUOIA SAND STONE</p> <p><b>26</b> RETAINING WALLS - LIGHT SAND FINISH PLASTER COLOR - SW6206 - OYSTER BAY</p> <p><b>27</b> STACK STONE - EL DORADO COURSE CUT STONE - CANNONADE</p> <p><b>28</b> 8-1/4" HARDIE PLANK - SMOOTH</p> |
|---|--|--|--|---|



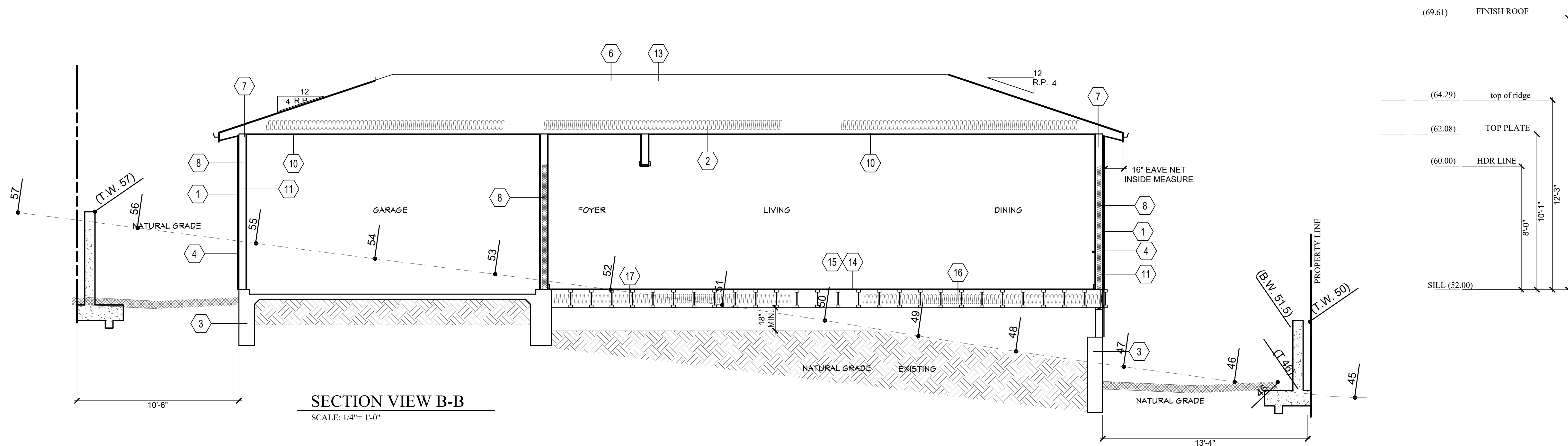


**ELEVATION NOTES:**

- SMOOTH HARDIE - BOARD/BATTEN (ESR-2290) VERTICAL BATTEN ARE 2-1/2" W X 3/4" D, 16" ON CENTER HARDIWRAP WEATHER BARRIER (ESR-2658)
- EAVES - SMOOTH HARDIE VENTED SOFFIT 16" W
- HARDIE SMOOTH TRIM 3-1/2"W X 5/4"D
- ENTRY WAY OVER HANG - HARDIE V GROOVE 8" SMOOTH
- FINISH GRADE SHALL SLOPE AWAY FROM BUILDING 8" MIN. VERTICALLY FOR THE FIRST 10 HORIZONTAL FEET
- EXTERIOR SCONCE LIGHTS - MODERN FORMS - STYLE TWO IF BY SEA - BLACK LED - DARK SKY COMPLIANT 18"HX8"W
- DUPLEX RECEPTACLE GROUND FAULT INTERRUPTED W/ WEATHERPROOF COVER
- CertainTeed Limited Lifetime Landmark AR Cobblestone Gray Laminate Asphalt Roofing Shingles
  - Two-piece laminated fiber glass-based construction
  - UL Class A fire resistance
  - UL certified to meet ASTM D3462
  - UL certified to meet ASTM 3018 Type I
  - Conforms to CSA standard A123.5
- MINIMUM 1-LAYER OF STORM GUARD UNDERLAYMENT ICC ESR-1677 approval for Self-Adhered underlayments used as Ice Barriers
- O'HAGIN VENT SECTIONS ICC-ES E660-4 24"X32 GALVANIZED WALL VENT, 72 SQ IN NET FREE VENTILATION WITH BUG SCREEN, COMPLIANCE W/ C.B.C., CCR TITLE-14, CH7A COMPLIANCE POLICY #09-03, MODEL #VSC2120.
- 2X8 FASCIA BOARD COLOR- PURE WHITE SW-7005
- CONTINUOUS 28 GAUGE GALVANIZED METAL FLASHING WITH 2-1/2" DRIP EDGE AT PERIMETER OF ROOF WITH 4" WIDE GUTTERS PAINT (COLOR- PURE WHITE SW-7005) CONNECTED TO DOWNSPOUTS THAT DRAIN OVER 12"X18" MINIMUM CONCRETE SPLASH PAD.
- FLOORS AND LANDINGS AT EXTERIOR DOORS  
 The width of each landing shall be not less than the door served. Landings shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent). (R311.3)  
 Floor elevations at the required egress doors. Landings or finished floors at the required egress door shall be not more than 1-1/2 inches (38 mm) lower than the top of the threshold.  
 The landing or floor on the exterior side shall be not more than 7-3/4 inches (196 mm) below the top of the threshold provided that the door does not swing over the landing or floor.
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  - Minimum opening height shall be 24 inches
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  - All glazing to be double glazed
  - All glazing to have non-metal frames
  - All glazing areas shall have a u-factor of minimum of 0.32 and a shgc of 0.25
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 New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire District. This remote signage shall consist of a 6 inch by 18 inch green reflective metal sign with 3 inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).
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- EXTERIOR COMMUNITY COLOR- OYSTER BAY - 6206
- ENTRY DOOR- THERMATRU FIBERGLAS 2/3 RD LIGHT COLOR - SW 7075 WEB GRAY
- EXTERIOR BRACKETS - PROWOOD MARKET #02T12 3-1/2" W X 14" D X24" H COLOR - SW7005 PURE WHITE
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- RETAINING WALLS - LIGHT SAND FINISH PLASTER COLOR - SW6206 - OYSTER BAY
- STACK STONE - EL DORADO COURSE CUT STONE - CANNONADE
- 8-1/4" HARDIE PLANK - SMOOTH



SECTION VIEW A-A  
SCALE: 1/4"= 1'-0"



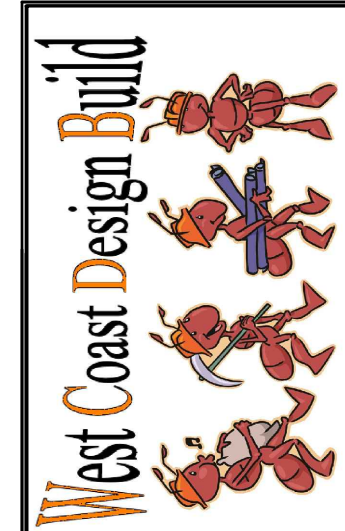
SECTION VIEW B-B  
SCALE: 1/4"= 1'-0"

**SECTION NOTES:**

- |   |  |    |  |    |  |
|---|--|----|--|----|--|
| 1 | HARDIE SIDING PER PLAN (ESR-2290) W/ HARDIEWRAP WEATHER BARRIER (ESR-2658) | 8  | 2X6 @ 16" O.C. FRAME D.F. #2   | 14 | FLOOR JOIST PER PLAN   |
| 2 | R-38 INSULATION TYP. @ ALL CEILINGS/ATTIC SPACES                           | 9  | FIREWALL REQUIRED BETWEEN GARAGE AND DWELLING FIRE 5/8" TYP X GYPSUM BORD AT GARAGE WALLS AND CEILING (R302.6) | 15 | 3/4" T&G OSB STRUCTURAL FLOOR SHEATHING = 40/20 WITH 10d COMMON NAILS AT 6"12", U.N.O. |
| 3 | FOUNDATION (SEE STRUCTURAL PLAN)   | 10 | 5/8" DRYWALL AT CELING ONLY  | 16 | R-30 INSULATION FLOOR JOIST BELOW GARAGE   |
| 4 | WALL SHEATHING - SEE STRUCTURAL PLANS                                      | 11 | R-21 High Density EcoTouch INSULATION TYP. @ ALL EXTERIOR WALLS WITH 2X6 WALL FRAME D.F. #2 @ 16" O.C.         |    |  |
| 5 | BEAM PER PLAN  | 12 | 2X4 @ 16" O.C. FRAME D.F. #2 @ 16" O.C.  |    |  |
| 6 | TRUSS PER PLAN   | 13 | CertainTeed Limited Lifetime Landmark AR Cobblestone Gray Laminate Asphalt Roofing Shingles                    |    |  |
| 7 | VENTED 2X DF BLOCKS AT 16" ON CENTER WITH THREE 1.5" DIAMETER              |    |  |    |  |

FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESEVATIVE TREATED DWOOD . FIELD -CUTS ENDS, NOTCHES ANDD DRILLED HOLES OF PRESERVATIVE WOODDD SHALL BE FIELD-TREATED PER AWWA M4 (R317.1.1(3))

2X6 Walls - R-21 batt insulation All Exterior Walls  
2X FLOOR/Attic Spaces R-30 batt insulation CRAWLSPACE  
2X Ceilings/Attic Spaces R-38 batt insulation Roof Attic



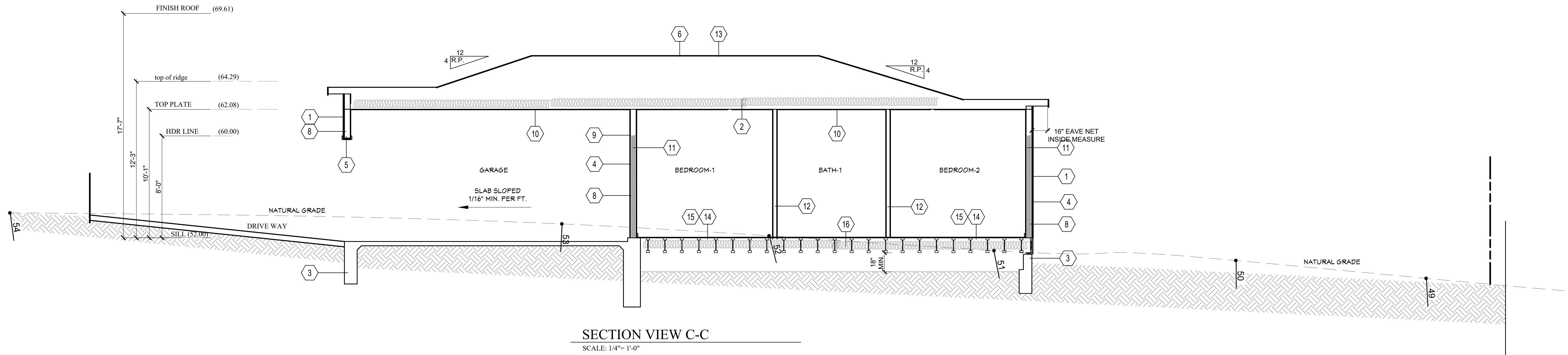
PLANS PREPARED BY:  
**W. C. DESIGN BUILD**  
P.O. BOX 7463 OXNARD, CALIFORNIA 93031  
Email:wcdesignbuild@gmail.com OFFICE (805) 414-0527  
PLANS DRAWN BY: Pedro Vega *Pedro Vega*

SHEET TITLE: **SECTIONS**  
PROJECT: **TAFFERA FAMILY TRUST**  
New Single Family Residence  
APN # 048-022-370  
Magellan, El Granada, CA 94019

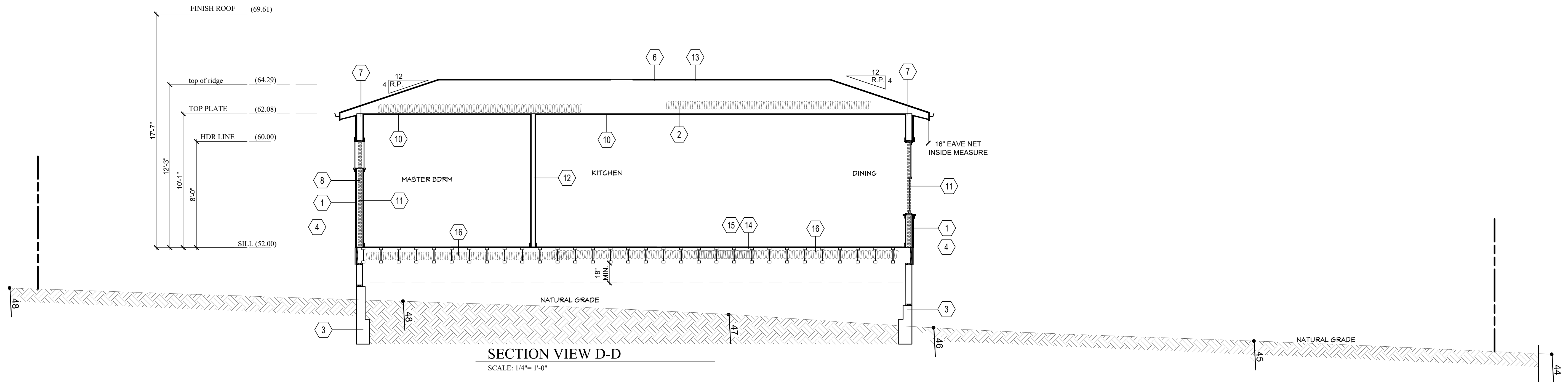
DATE: October 31, 2024  
FILE: TAFFERA- MAGELLAN  
APN: 048-022-370

SYM.	REVISIONS	DATE

SHEET NO.  
**9**



SECTION VIEW C-C  
 SCALE: 1/4" = 1'-0"



SECTION VIEW D-D  
 SCALE: 1/4" = 1'-0"

FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESEVATIVE TREATED DWOOD . FIELD -CUTS ENDS, NOTCHES ANDDD DRILLED HOLES OF PRESERVATIVE WOODDD SHALL BE FIELDDD-TREATED PER AWPA M4 (R317.1.1(3))

2X6 Walls - R-21 batt insulation All Exterior Walls  
 2X FLOOR /Attic Spaces R-30 batt insulation CRAWLSPACE  
 2X Ceilings/Attic Spaces R-38 batt insulation Roof Attic

**SECTION NOTES:**

- |   |  |    |  |    |   |
|---|--|----|--|----|---|
| 1 | HARDIE SIDING PER PLAN (ESR-2290) W/ HARDIEWRAP WEATHER BARRIER (ESR-2658) | 8  | 2X6 @ 16" O.C. FRAME D.F. #2   | 14 | FLOOR JOIST PER PLAN  |
| 2 | R-38 INSULATION TYP. @ ALL CEILINGS/ATTIC SPACES                           | 9  | FIREWALL REQUIRED BETWEEN GARAGE AND DWELLING FIRE 5/8" TYP X GYPSUM BORD AT GARAGE WALLS AND CEILING (R302.6) | 15 | 3/4" T&G OSB STRUCTURAL FLOOR SHEATHING = 40/20 WITH 10d COMMON NAILS AT 6"/12", U.N.O. |
| 3 | FOUNDATION (SEE STRUCTURAL PLAN)   | 10 | 5/8" DRYWALL AT CEILING ONLY   | 16 | R-30 INSULATION FLOOR JOIST BELOW GARAGE  |
| 4 | WALL SHEATHING - SEE STRUCTURAL PLANS                                      | 11 | R-21 High Density EcoTouch INSULATION TYP. @ ALL EXTERIOR WALLS WITH 2X6 WALL FRAME D.F. #2 @ 16" O.C.         |    |   |
| 5 | BEAM PER PLAN  | 12 | 2X4 @ 16" O.C. FRAME D.F. #2 @ 16" O.C.  |    |   |
| 6 | TRUSS PER PLAN   | 13 | CertainTeed Limited Lifetime Landmark AR Cobblestone Gray Laminate Asphalt Roofing Shingles                    |    |   |
| 7 | VENTED 2X DF BLOCKS AT 16" ON CENTER WITH THREE 1.5" DIAMETER              |    |  |    |   |

SYM.	REVISIONS	DATE

SHEET NO.

**10**

**TOTAL SQUARE FEET OF CRAWLSPACE SPACE TO BE VENTILATED**

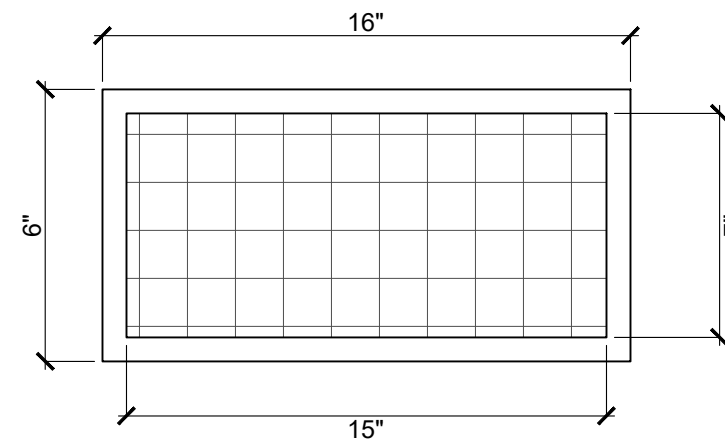
Total Square Feet Of Attic Space To Be Ventilated: 2,219'  
 Required Method: 1/300  
 Calculation: 2,219 ÷ 300 = 7.39 sq. ft. of Code Required Ventilation

**CONVERT SQUARE FEET OF CODE-REQUIRED VENTILATION TO SQUARE INCHES**

Square Feet Of Code Required Ventilation: 7.39  
 Calculation: 7.39 x 144 = 1065.12 sq. in of Code Required Ventilation  
 Square Inches Provided: 1,120  
 Square Inches Needed: 1,065.12

**PROPOSED**  
 FLOOR VENT: 20 (0.39 SQFT) = 7.8 SQFT  
 PROPOSED 7.8 SQFT ≥ 7.39 SQFT REQUIRED OK

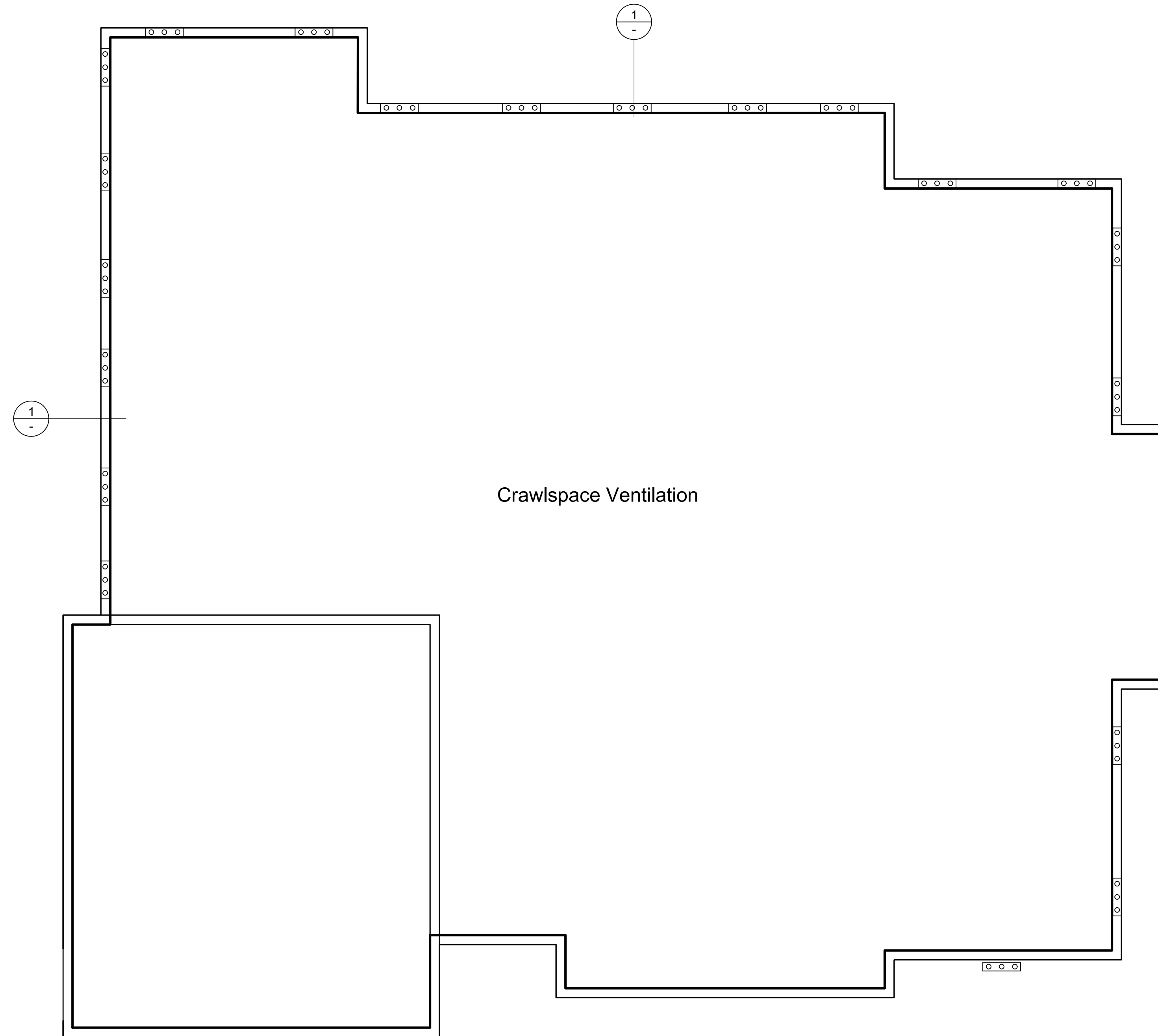
1. GALVANIZED STEEL FRAME
2. 1/8 INCH GALVANIZED WIRE MESH 23-GAUGE
3. NET FREE VENT AREA 56 SQUARE INCHES



① Galvanized Steel Soffit Vent

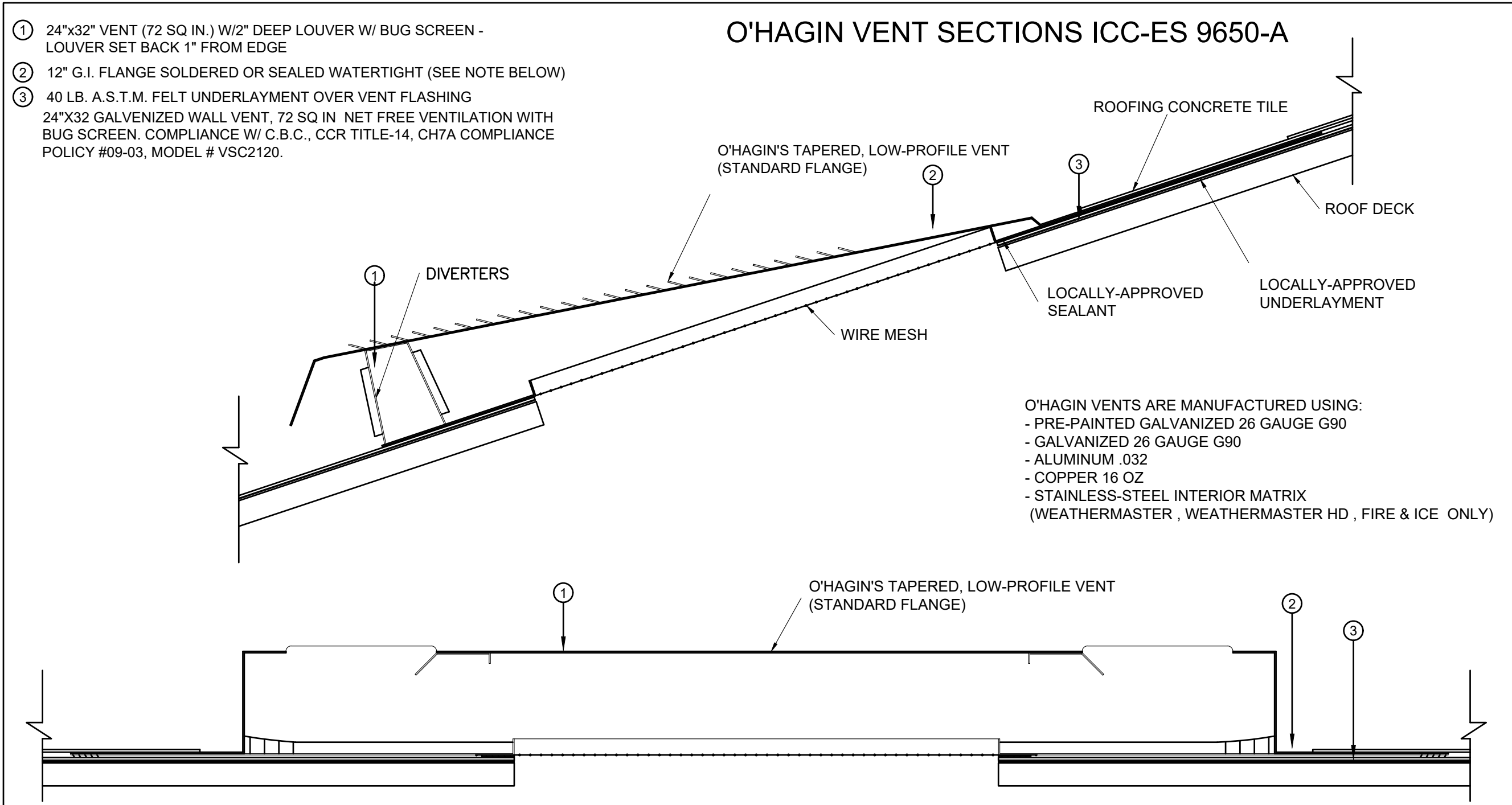
Air Vent  
 16 in. x 8 in. Rectangular White Screen  
 Included Aluminum Soffit Vent

BRAND: GIBRALTAR BUILDING PRODUCTS  
 MODEL: EV16824WH



**Crawlspace Ventilation Plan**

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

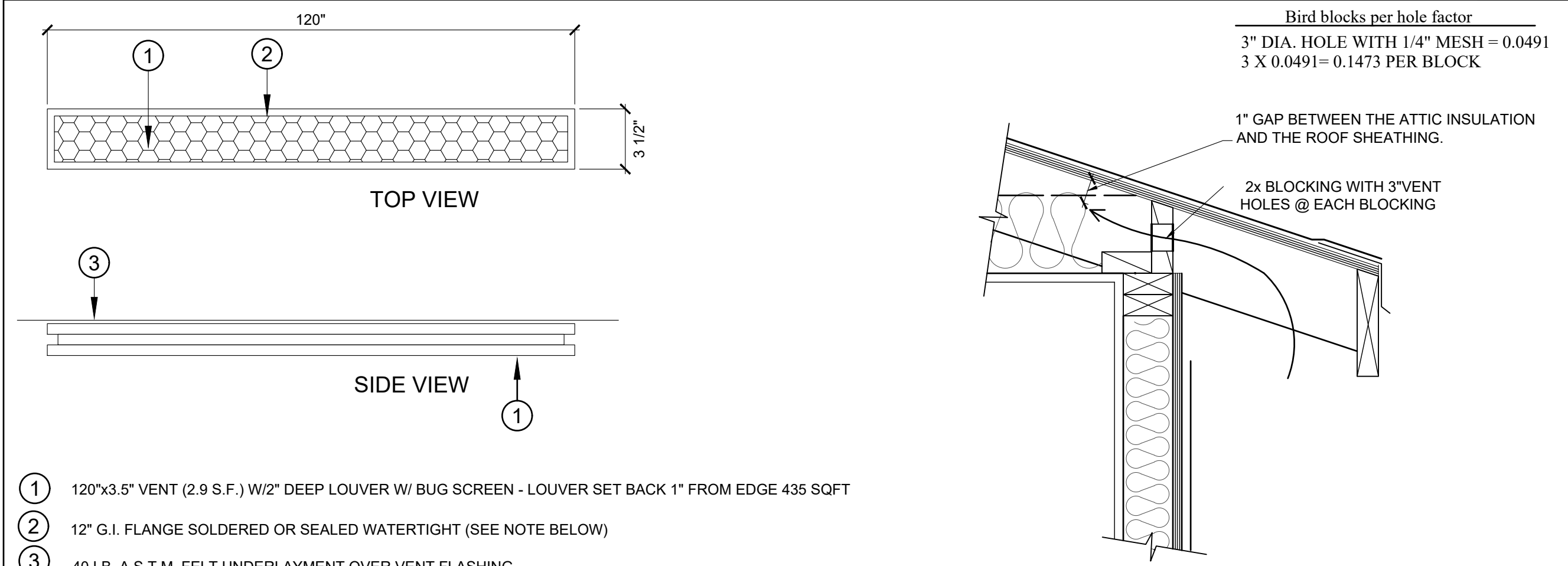


**TAPERED, LOW-PROFILE VENT FOR COMPOSITION SHINGLE, SLATE & SHAKE ROOFS**

TOTAL SQUARE FEET OF ATTIC SPACE TO BE VENTILATED	CONVERT SQUARE FEET OF CODE-REQUIRED VENTILATION TO SQUARE INCHES	PLACEMENT
Total Square Feet Of Attic Space To Be Ventilated: 1102' Required Method: 1/150 Calculation: 1102 + 150 = 7.35 Sq. Ft. Of Code Required Ventilation	Square Feet Of Code Required Ventilation: 7.35 Calculation: 7.35 X 144 = 1058.40 Sq. In Of Code Required Ventilation Material: Composition Shingle	Square Inches Provided: (16 X 72) = 1152 Sq. In Square Inches Needed: 7.35 X 144 = 1058.40 Sq. In High / Exhaust Vents Needed: 8 Low / Intake Vents Needed: 8 Total Vents Needed: 16

**O'HAGIN'S TAPERED, LOW-PROFILE VENT**

1



TOTAL SQUARE FEET OF ATTIC SPACE TO BE VENTILATED	CONVERT SQUARE FEET OF CODE-REQUIRED VENTILATION TO SQUARE INCHES	PLACEMENT
Total Square Feet Of Attic Space To Be Ventilated: 1102' Required Method: 1/150 Calculation: 1102 + 150 = 7.35 Sq. Ft. Of Code Required Ventilation	Square Feet Of Code Required Ventilation: 7.35 Calculation: 7.35 X 144 = 1058.40 Sq. In Of Code Required Ventilation Material: Composition Shingle	Square Inches Per Block (0.1473 sqft) = 21.2 Sq. In Square Inches Provided: (14X 21.2) = 1,060 Sq. In Square Inches Needed: 7.30 X 144 = 1051.20 Sq. In Eave Vents Needed: 52 Eave Vents proposed: 52

**EAVE VENT**

2

Exterior wall element protection based on fire separation distance - Unsprinklered (from T. R302.1.(1))		
Exterior Wall Element	Minimum Fire-Resistance Rating	Minimum Fire Separation Distance
Walls	Fire-Resistance Rated	1-hour - tested in accordance with ASTM E119, UL 263, or Sec. 703.3. of the CA Building Code with Exposure from both sides
	Not fire-resistance rated	0 hours
Projections	Not allowed	NA
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood (a), (b)
Openings in walls	Not fire-resistance rated	0 hours
	25% max. of wall area	0 hours
Penetrations	Unlimited	0 hours
	All	Comply with Sec. R302.4

Minimum Fire-Resistance Rating	Minimum Fire Separation Distance
0 hours	> 5 feet
NA	< 2 feet
1 hour on the underside, or heavy timber, or fire-retardant-treated wood (a), (b)	> 2 feet to <5 feet
0 hours	> 5 feet
NA	< 3 feet
0 hours	3 feet
0 hours	5 feet
Comply with Sec. R302.4	< 3 feet
None required	3 feet

CLASS 'A' FIRE RATED COMP THE ROOFING MATERIAL FOR THE HOME AND ADDITION IS TO MATCH COLOR AND TEXTURE. ESR-1372 OR EQUAL

Eaves between 2 and 5 feet. Option 1 - Solid blocking from top plate to underside of roof sheathing. No vent holes allowed.

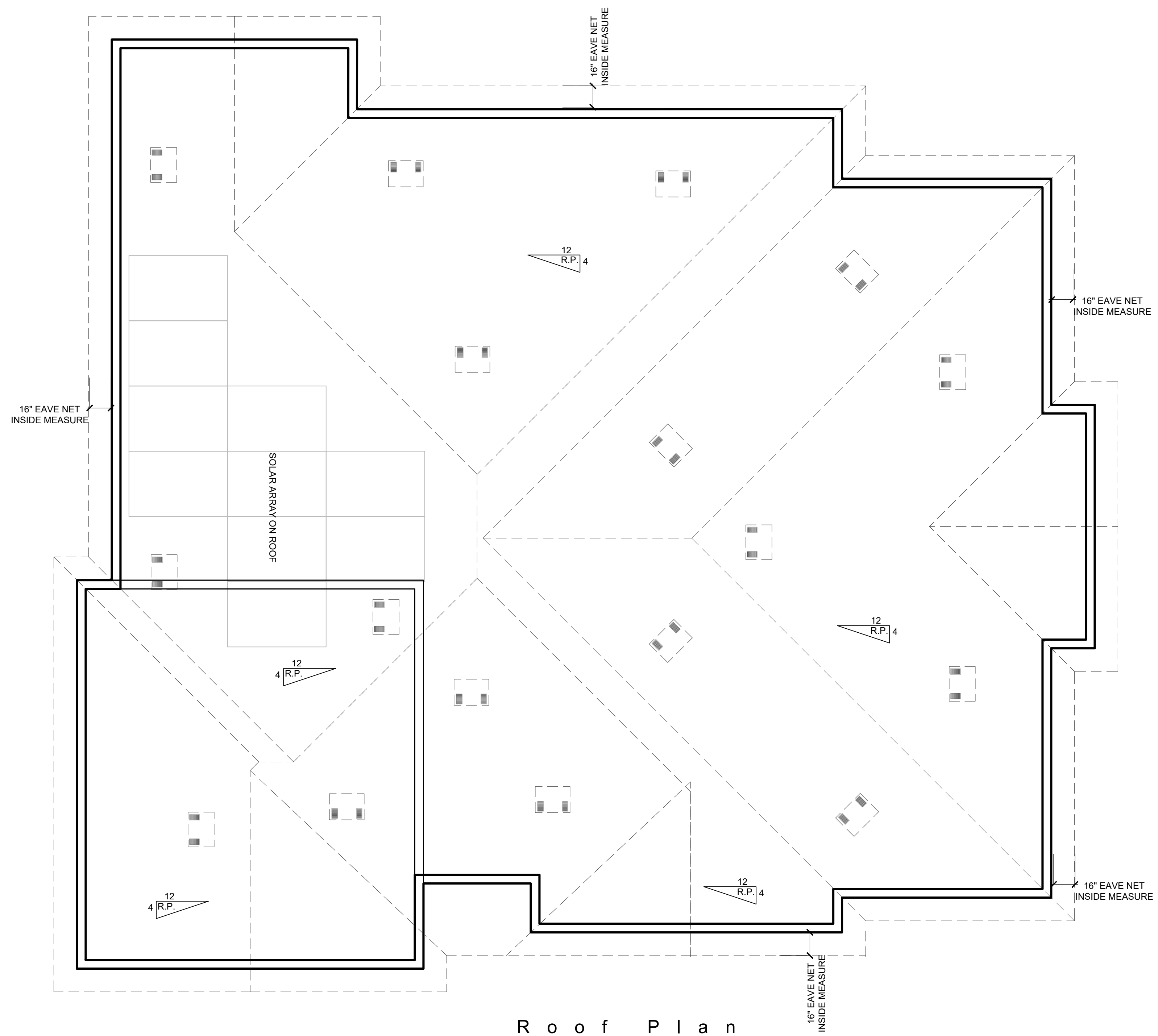
Eaves between 2 and 5 feet. Option 2 - Protect underside of eave with 1-hour protection and no eave vents. Type X gypsum sheathing under soffit material (typ.)

7/8" MIN STUCCO ON METAL LATH 3-COAT MINIMUM WITH TWO LAYERS OF TYPE D PAPER

Wall less than 5 feet. One-hour wall assembly  
- 5/8 Type X gypsum wall board  
- Vapor barrier  
- 2x Wall framing  
- Weather barrier  
- Wall sheathing  
- Type X exterior gypsum sheathing (or equal)  
- Wall covering

**ROOF EAVES WITHIN 5 FT. OF THE PL**

3



**R o o f P l a n**

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

**ROOF ATTIC NOTES**

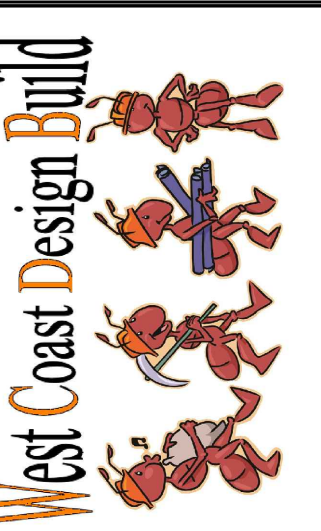
- 50% OF ROOF MINIMUM VENTILATION MUST COME FROM THE EAVE VENT
- "ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH 1/16" MINIMUM TO 1/8" MAXIMUM OPENINGS. SECTION R806.1.
- MINIMUM 1" CLEARANCE SHALL BE PROVIDED BETWEEN THE ATTIC INSULATION AND THE ROOF SHEATHING WHERE EAVE OR CORNICE VENTS ARE INSTALLED R806.3 CRC]
- PROVIDE ATTIC CROSS-VENTILATION THE NET FREE VENTILATION AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF THE SPACE TO BE VENTILATED (CRC SECTION R806.2)
- EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.

- CertainTeed Limited Lifetime Landmark AR Cobblestone Gray Laminate Asphalt Roofing Shingles
- Two-piece laminated fiber glass-based construction
- UL Class A fire resistance
- UL certified to meet ASTM D3462
- UL certified to meet ASTM 3018 Type I
- Conforms to CSA standard A123.5

MINIMUM 1-LAYER OF ICE AND WATER SHIELD ROLL ROOFING UNDERLAYMENT ICC ESR-1677 approval for Self-Adhered underlayments used as Ice Barriers

O'HAGIN VENT SECTIONS ICC-ES 9650-A.  
24"x32" GALVANIZED WALL VENT, 72 SQ IN. NET FREE VENTILATION WITH BUG SCREEN. COMPLIANCE W/ C.B.C., CCR TITLE-14, CH7A COMPLIANCE POLICY #09-03, MODEL # VSC2120.

4X8X5/8" ROOF SHEATHING - COUNT 98  
ROOF SHINGLES CertainTeed Corp. - Max Def Cobblestone Gray - 3091 SQFT  
RIDGE CAP: DEFAULT RIDGE CAP 234 LINEL FT



**W. C. DESIGN BUILD**  
P.O. BOX 7463 OXNARD, CALIFORNIA 93031  
Email: wcdesignbuild@gmail.com OFFICE (805) 414-0527

PLANS PREPARED BY:

PLANS DRAWN BY: Pedro Vega *Pedro Vega*

SHEET TITLE: **R o o f V e n t i l a t i o n**

PROJECT: **TAFFERA FAMILY TRUST**  
New Single Family Residence  
APN # 048-022-370  
Magallan, El Granada, CA 94019

DATE: October 31, 2024

FILE: TAFFERA- MAGELLAN

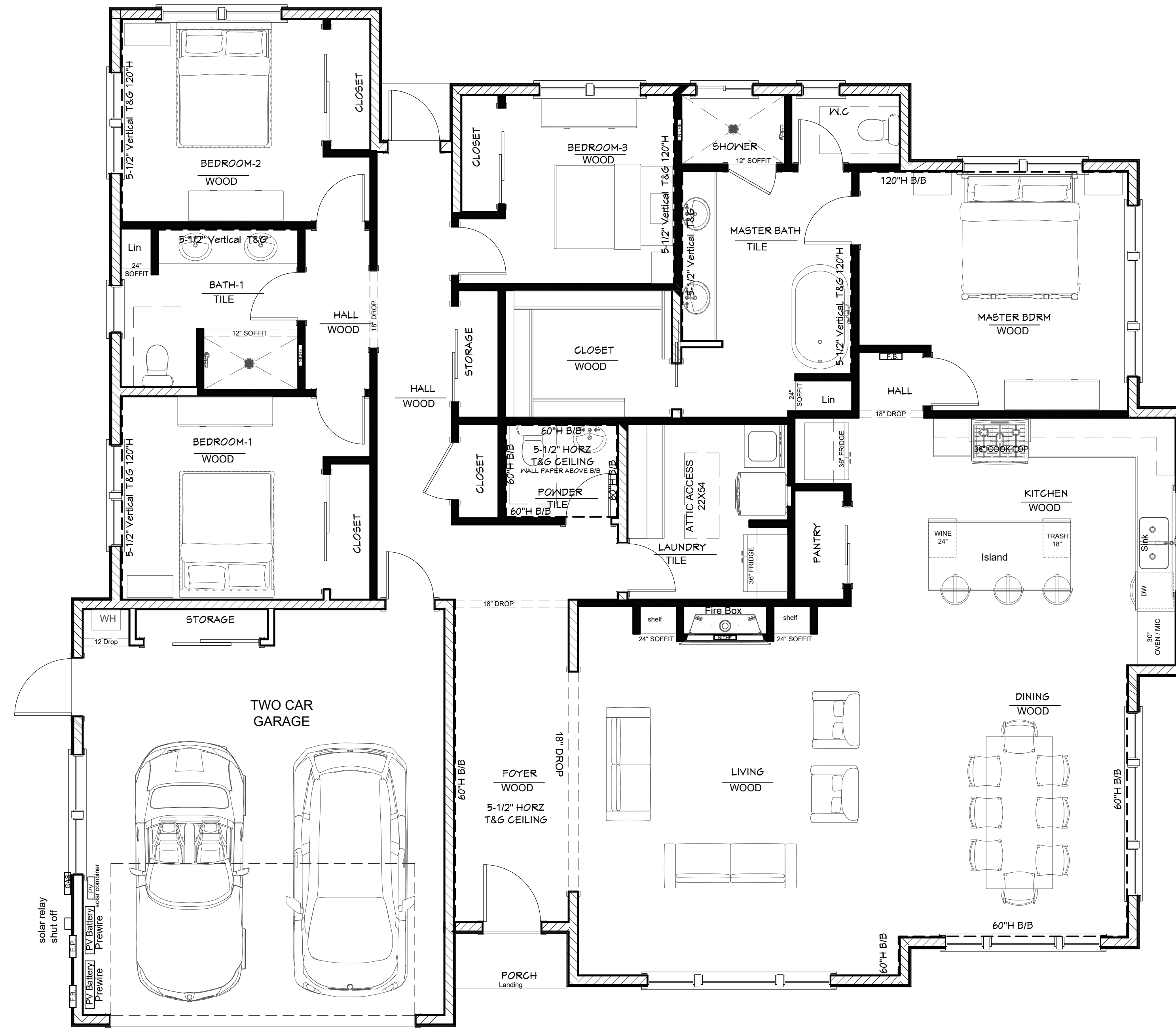
APN: 048-022-370

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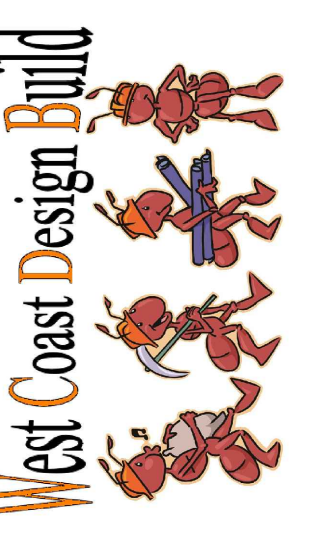
**10.1**

**ATTENTION FRAMERS: ALL EAVES TO BE BLOCKED FLAT**



Floor Plan

SCALE 1/4" = 1'-0"



PLANS PREPARED BY:  
**W. C. DESIGN BUILD**  
 P.O. BOX 7463 OXNARD, CALIFORNIA 93031  
 Email: wcdesignbuild@gmail.com OFFICE (805) 414-0527  
 PLANS DRAWN BY: Pedro Vega *Pedro Vega*

SHEET TITLE: **M A R K E T I N G**  
 PROJECT: **TAFFERA FAMILY TRUST**  
 New Single Family Residence  
 APN # 048-022-370  
 Magellan, El Granada, CA 94019

DATE: October 31, 2024  
 FILE: TAFFERA- MAGELLAN  
 APN: 048-022-370

SYM.	REVISIONS	DATE

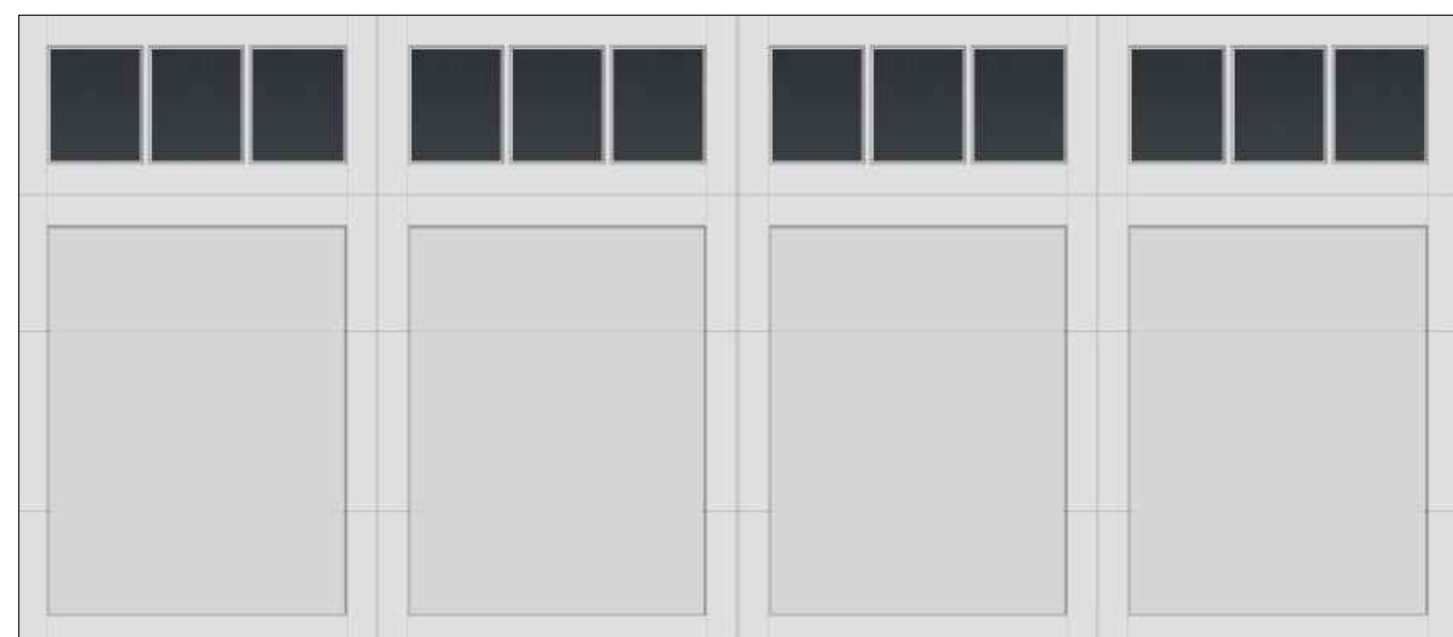
SHEET NO.

11





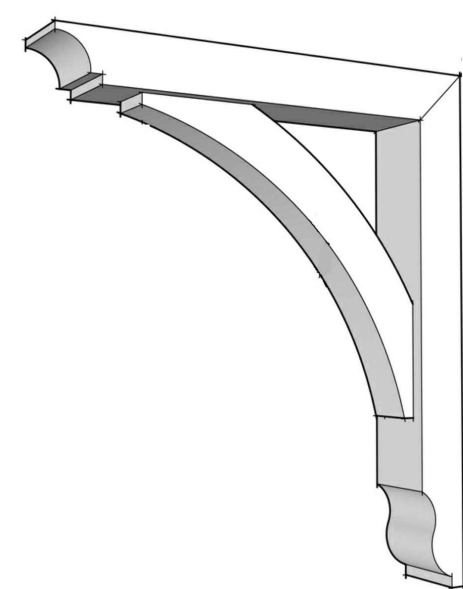
Roof Shingles  
 Brand: Owens Corning  
 Color: Cobblestone Gray



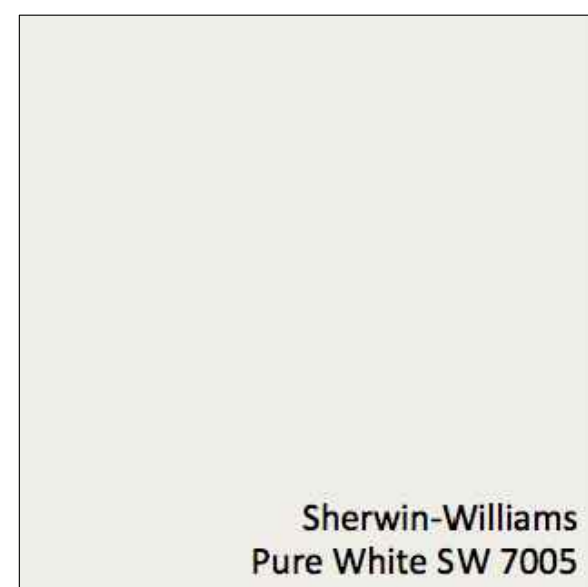
Garage Doors  
 Brand: Clopay Coachman Collection  
 series 1, design 11, rec 13 (glass)  
 Color: standard white with black handles



LED Address Light  
 Brand: Kichler  
 Finish: Textured Black  
 style: 43800BKTLTD



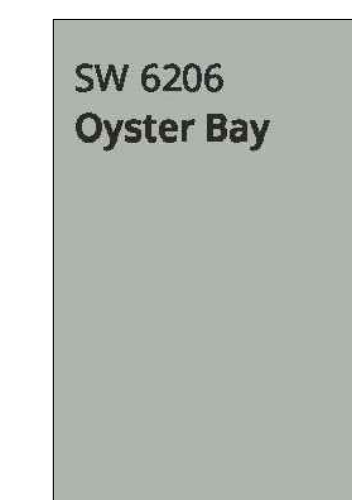
Brand: TIMBERBUILD  
 model: Wood Bracket 02T12  
 MPN:02T12-1624  
 PRODUCT LINE: Brackets - 02  
 PROJECTION: 16 in  
 HEIGHT: 24 in  
 THICKNESS: 3 1/2 in  
 BRACE THICKNESS: 2 1/2 in  
 BRACE SETTING: Recessed 1/2 in  
 BODY TIMBER: 3 1/2 in x 3 1/2 in



Sherwin-Williams  
 Pure White SW 7005



Exterior Doors  
 Brand: Sherwin Williams  
 Color: WEB GRAY SW7075



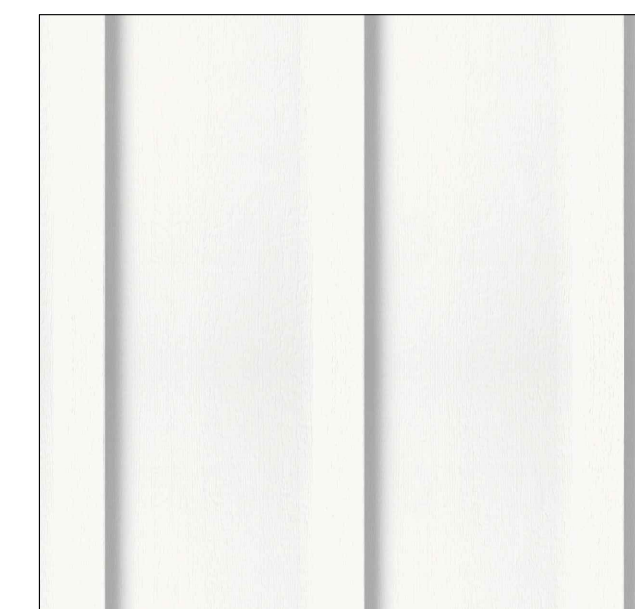
Exterior - COMMUNITY COLOR  
 Brand: Sherwin Williams  
 Color: OYSTER BAY -SW6206



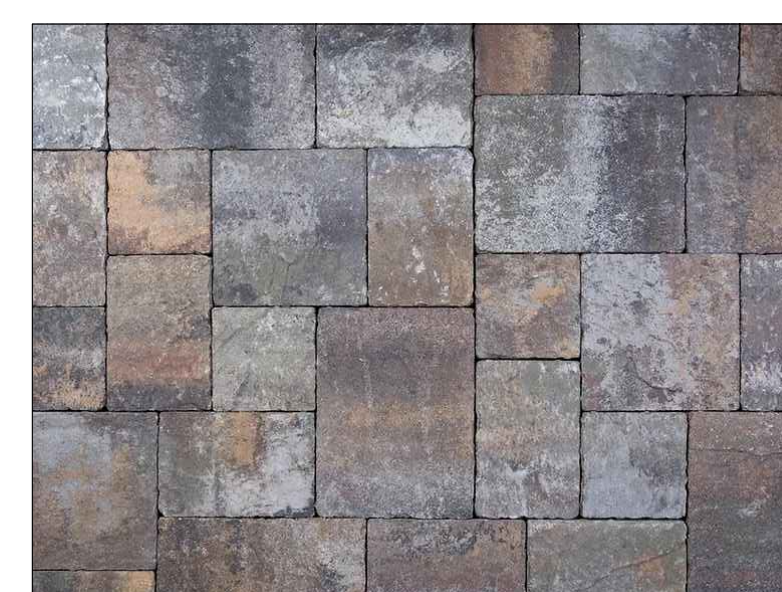
Exterior Sconce Lights  
 Brand: Modern Forms  
 Color: Black  
 Style: Two if by sea  
 Dark Sky - LED  
 18"H X 6" W



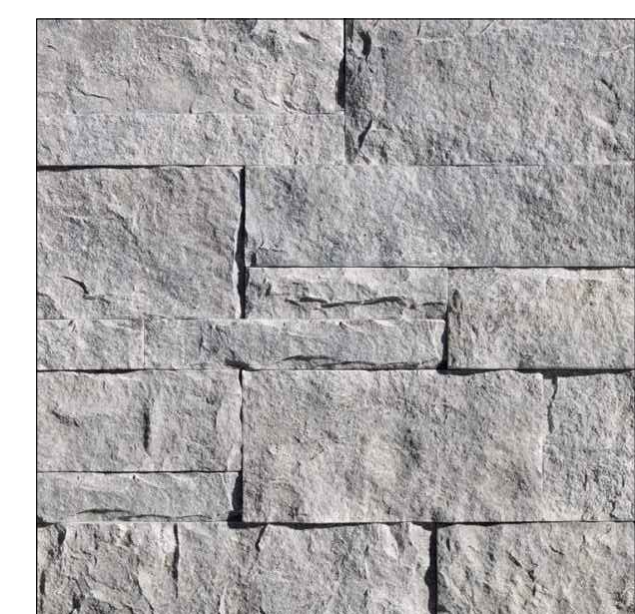
BRAND: JAMES HARDI  
 8.25" hardiplank



BRAND: JAMES HARDI  
 BOARD / BATTEN  
 16" ON CENTER



Driveway / Pathway Pavers  
 Brand: Calstone  
 Style: Narrow joint permeable  
 Quarry Stone  
 Color: Sequoia Sanstone  
 Pattern: 6" X9"



Brand: El Dorado  
 Style: Cannanade Cut  
 Coarse Stone

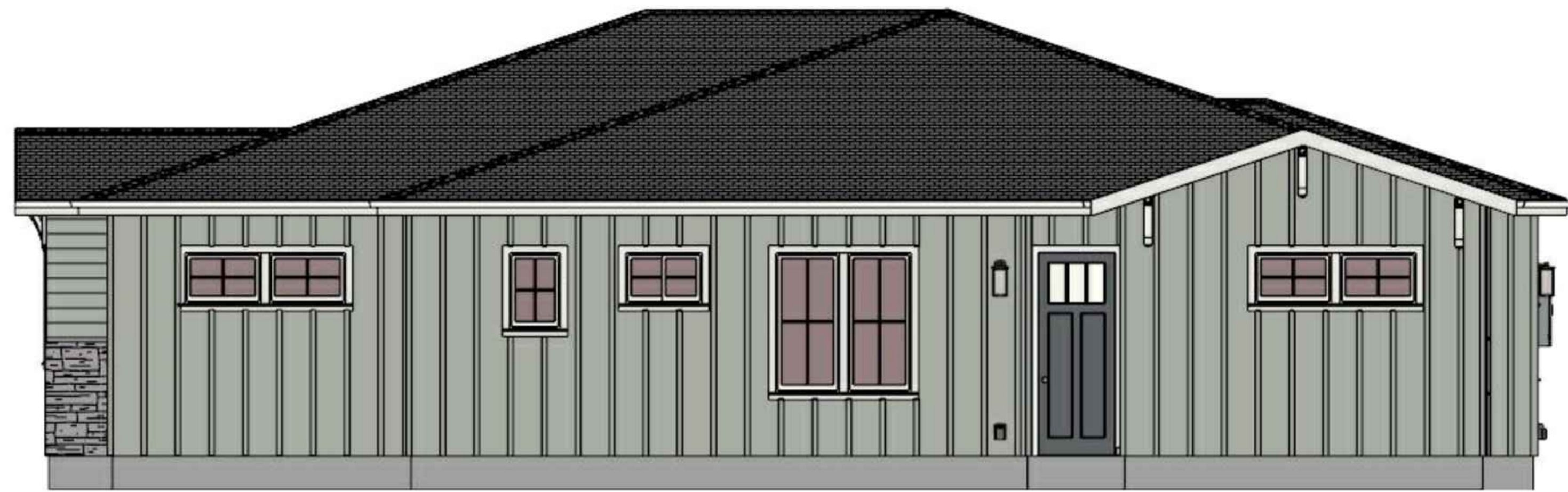




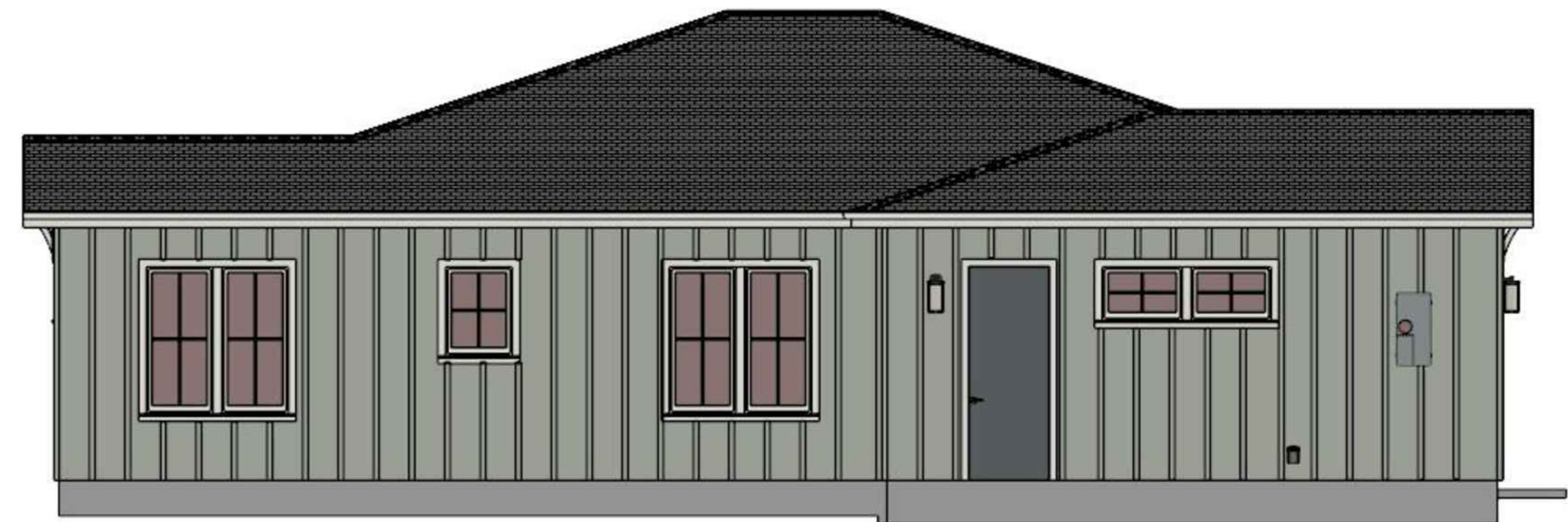
NORTH ELEVATION FRONT  
SCALE: 1/4"= 1'-0"



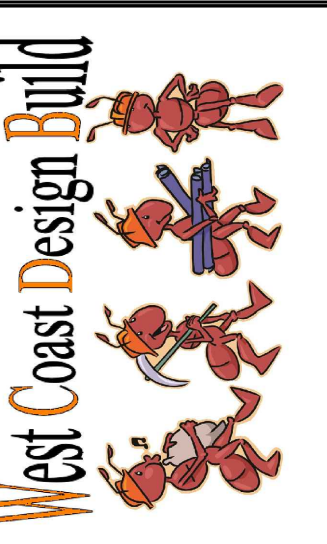
WEST ELEVATION RIGHT  
SCALE: 1/4"= 1'-0"



SOUTH ELEVATION REAR  
SCALE: 1/4"= 1'-0"



EAST ELEVATION LEFT  
SCALE: 1/4"= 1'-0"



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PLANS DRAWN BY: Pedro Vega *Pedro Vega*

SHEET TITLE: **ELEVATIONS**  
PROJECT: New Single Family Residence  
**TAFFERA FAMILY TRUST**  
APN # 048-022-370  
Magallan, El Granada, CA 94019

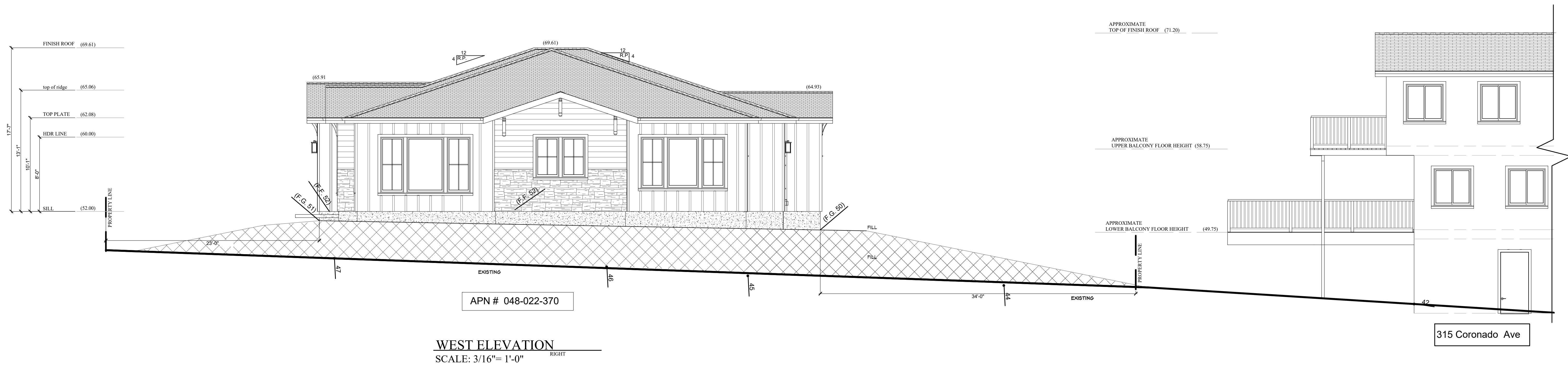
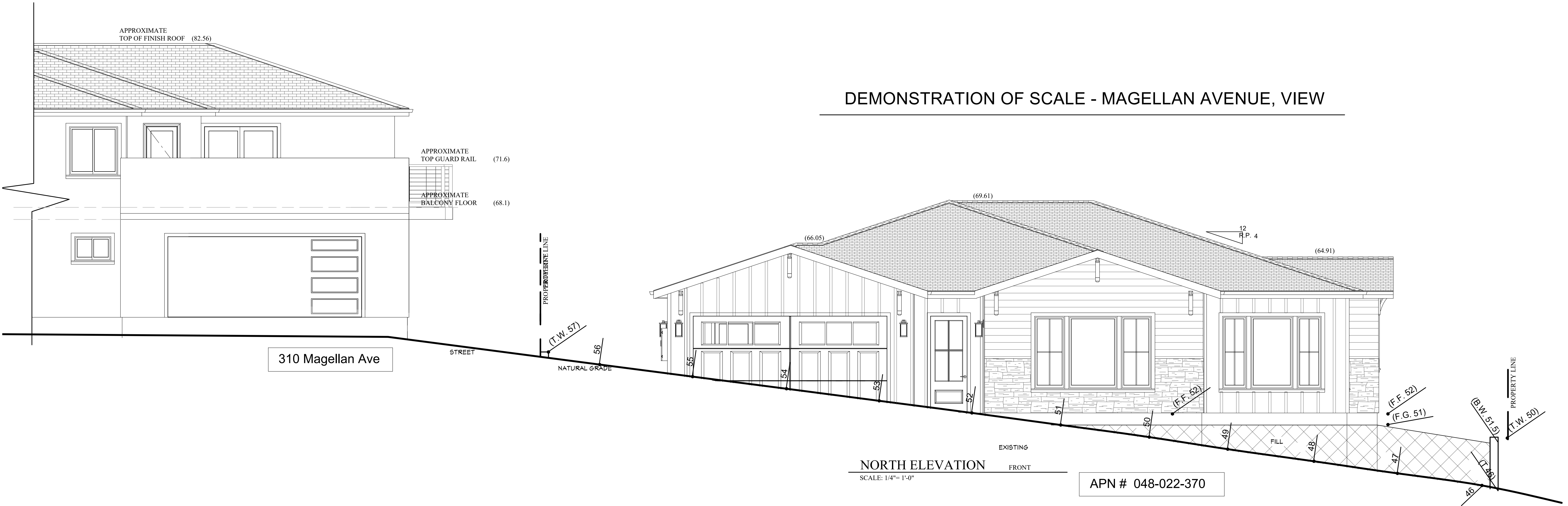
DATE: October 31, 2024  
FILE: TAFFERA- MAGELLAN  
APN: 048-022-370

SYM.	REVISIONS	DATE

SHEET NO.

**CS-2**

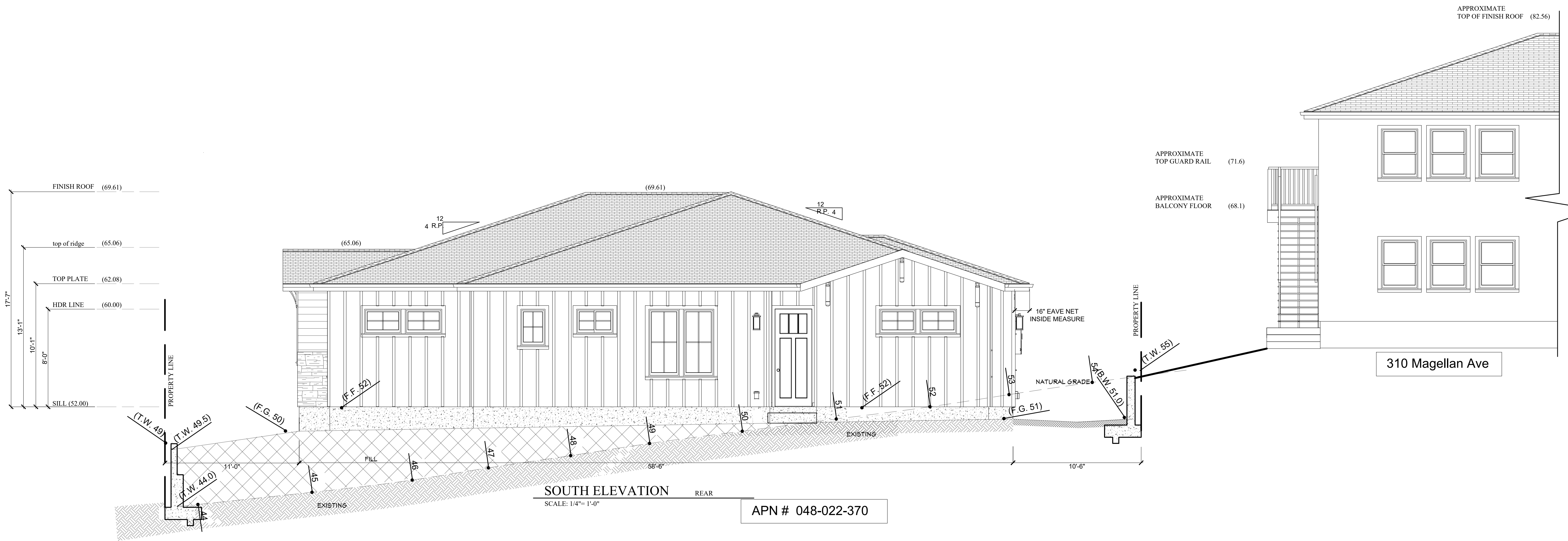
DEMONSTRATION OF SCALE - MAGELLAN AVENUE, VIEW



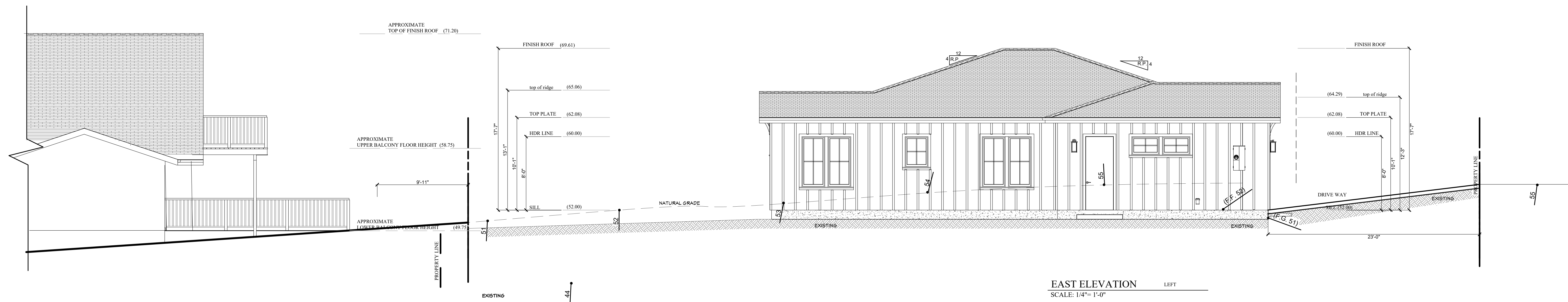
SHEET TITLE:  
**Demonstration of Scale**  
 PROJECT:  
 New Single Family Residence  
**TAFFERA FAMILY TRUST**  
 APN # 048-022-370  
 Magellan, El Granada, CA 94019

DATE:  
 October 31, 2024  
 FILE  
 TAFFERA- MAGELLAN  
 APN:  
 048-022-370

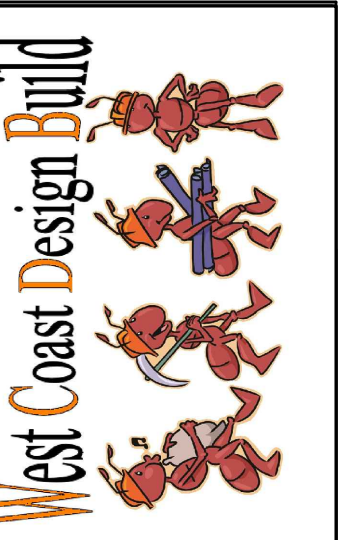
SYM.	REVISIONS	DATE



APN # 048-022-370



315 Coronado Ave



PLANS PREPARED BY:  
**W. C. DESIGN BUILD**  
 P.O. BOX 7463 OXNARD, CALIFORNIA 93031  
 Email: wcdesignbuild@gmail.com OFFICE (805) 414-0527

PLANS DRAWN BY: Pedro Vega *Pedro Vega*

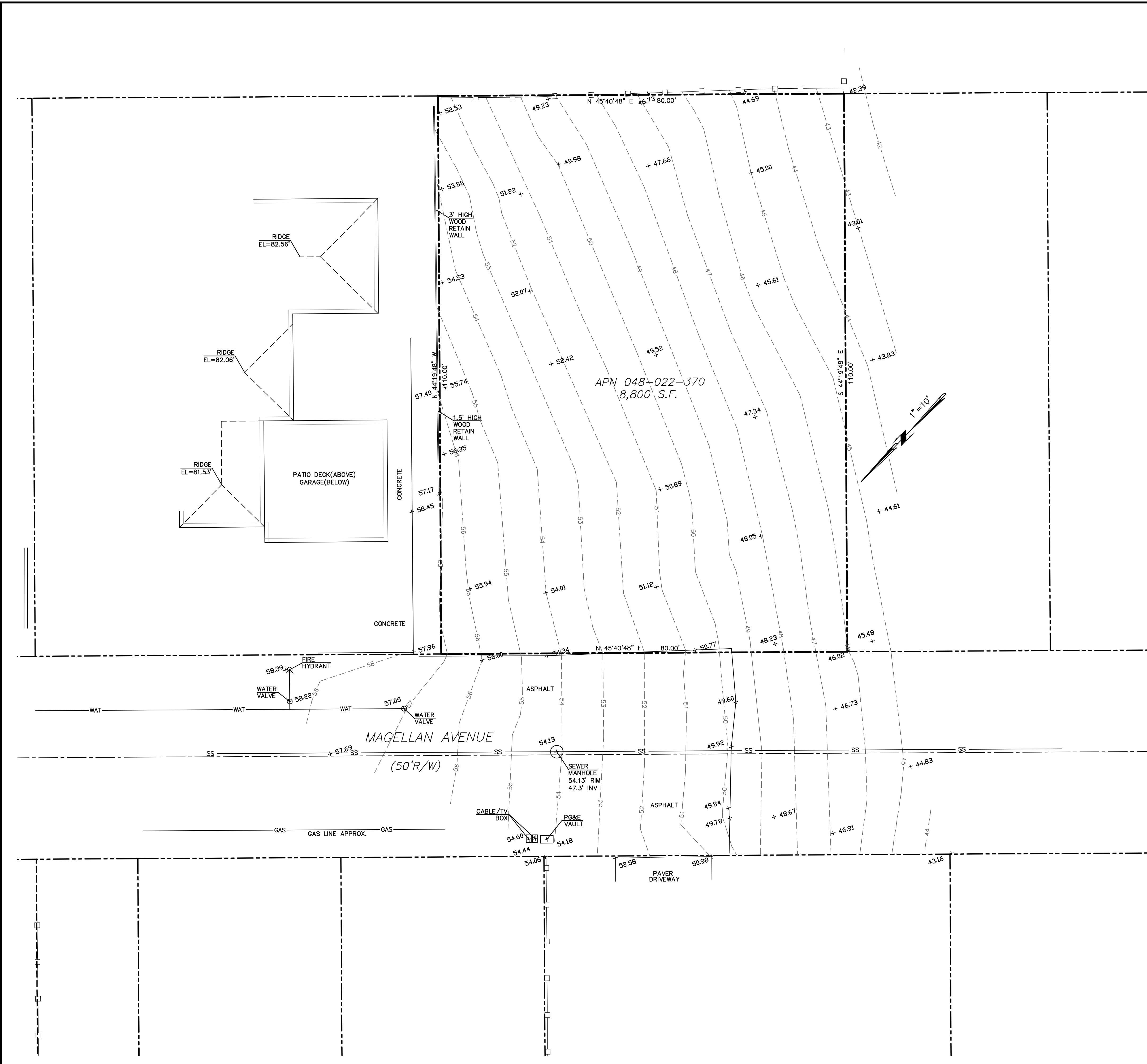
SHEET TITLE:  
**Demonstration of Scale**  
 PROJECT:  
 New Single Family Residence  
**TAFFERA FAMILY TRUST**  
 APN # 048-022-370  
 Magellan, El Granada, CA 94019

DATE:  
 October 31, 2024  
 FILE  
 TAFFERA- MAGELLAN  
 APN:  
 048-022-370

SYM.	REVISIONS	DATE

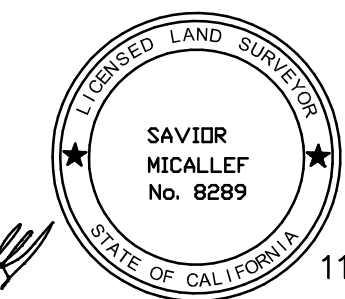
SHEET NO.

**CS-4**



**BENCHMARK STATEMENT:**  
THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

**SURVEYOR'S STATEMENT:**  
THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY DIRECTION ON THE GROUND AND REPRESENTS MEASUREMENTS MADE JULY 2023. THE BOUNDARY SHOWN IS A RECORD BOUNDARY ONLY. A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT. NO EASEMENTS ARE SHOWN.

  
 SAVOR P. MICALLEF  
 LAND SURVEYOR, LS 8289  
 (805) 709-2423  
 DATE 11-21-23

SAVOR P. MICALLEF LAND SURVEYING  
 421 WILWOOD DRIVE  
 SOUTH SAN FRANCISCO, CA 94080  
 805/709-2423

TOPOGRAPHIC SURVEY OF  
 APN 048-022-370 VACANT LAND ON MAGELLAN AVENUE  
 CITY OF HALF MOON BAY SAN MATEO COUNTY CALIFORNIA

Revisions	
No.	
Date: 11-21-23	Scale: 1"=10'
Design: SPM	Drawn: SPM
Approved: SPM	Sub No.
Drawing Number:	
1	OF 1



SAN MATEO COUNTYWIDE

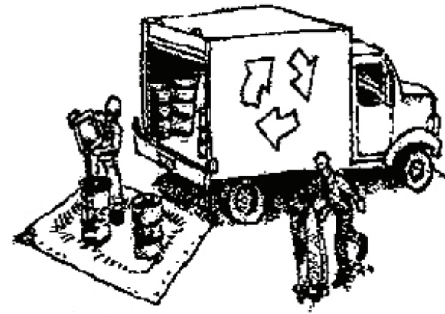
# Water Pollution Prevention Program

Clean Water. Healthy Community.

# Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

## Materials & Waste Management



### Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

### Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

### Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

### Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



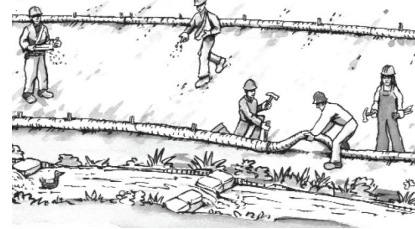
### Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

### Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

## Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

### Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

## Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

### Sawcutting & Asphalt/Concrete Removal

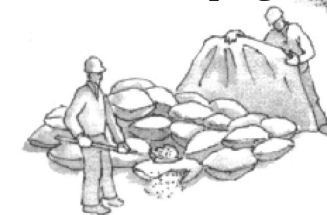
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

## Concrete, Grout & Mortar Application



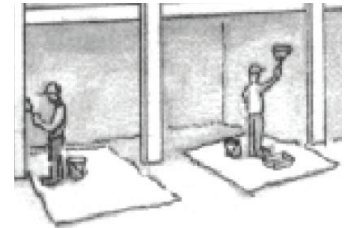
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

## Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

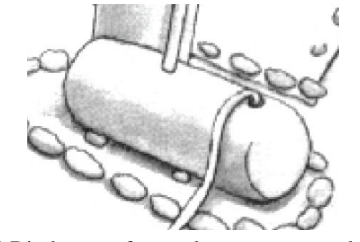
## Painting & Paint Removal



### Painting Cleanup and Removal

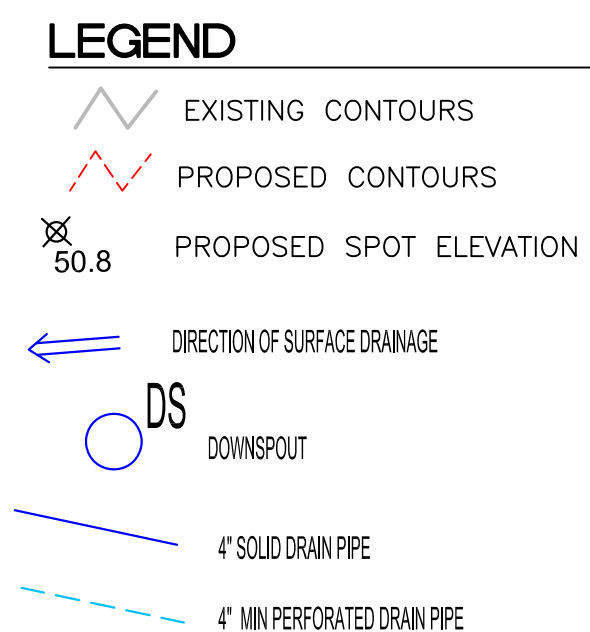
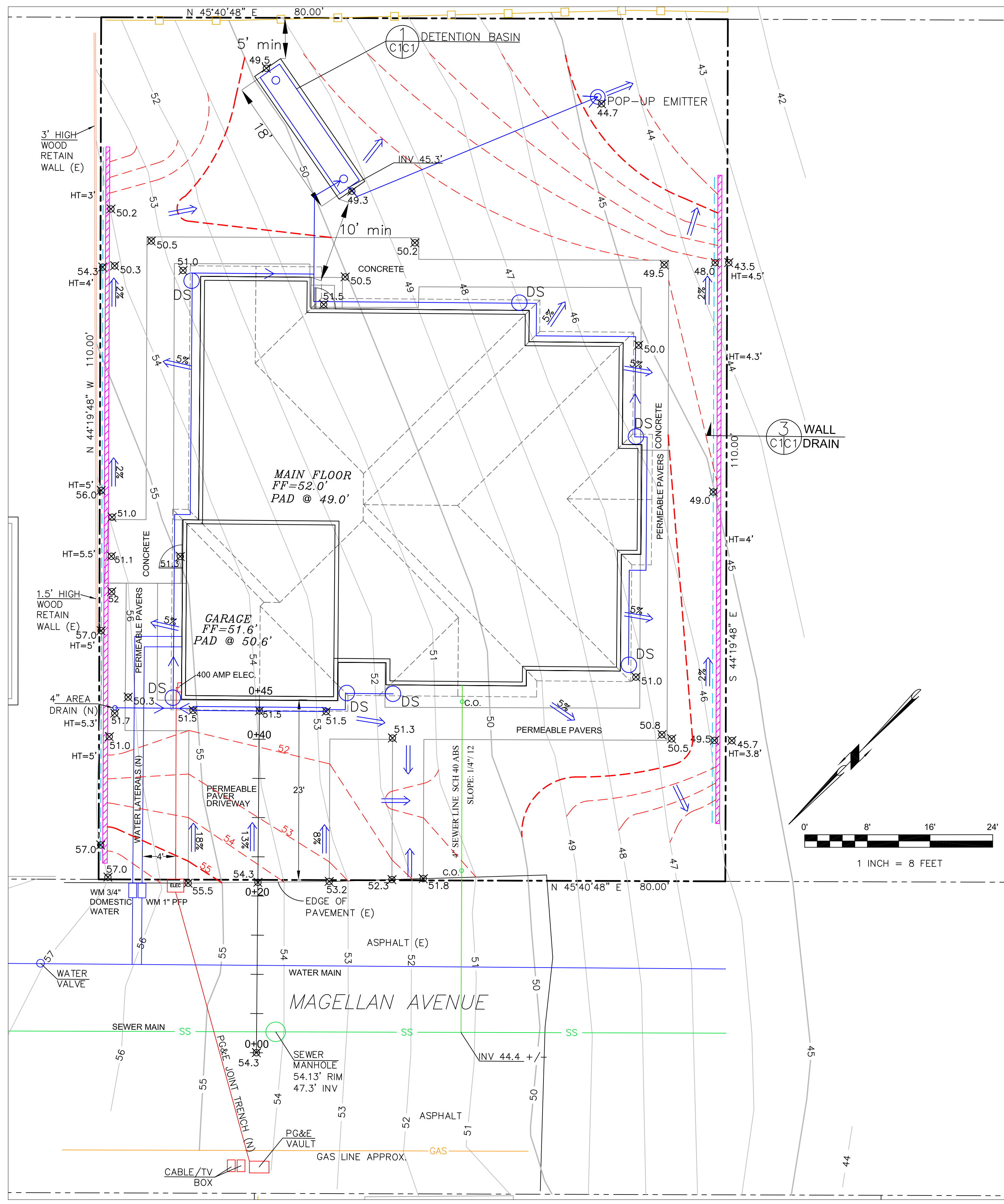
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

## Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

**Storm drain polluters may be liable for fines of up to \$10,000 per day!**



### GENERAL NOTES

- PLANS PREPARED AT THE REQUEST OF: ANTHONY TAFFERA, OWNER
- TOPOGRAPHY BY S. MICALLEF, SURVEYED JULY, 2023.
- THIS IS NOT A BOUNDARY SURVEY.
- ELEVATION DATUM ASSUMED.
- THE GEOTECHNICAL REPORT: **GEOTECHNICAL STUDY:** BY SIGMA PRIME GEOSCIENCES, DATED 8-25-23, SHALL BE RETAINED ON THE CONSTRUCTION SITE. THE GEOTECHNICAL ENGINEER OF RECORD IS SIGMA PRIME GEOSCIENCES, WITH THE CONTACT NUMBER (650)-728-3590. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 48 HOURS BEFORE CONSTRUCTION OF GEOTECHNICAL RELATED WORK. THE GEOTECHNICAL PART OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, ALL THE EARTHWORK AND FOUNDATION CONSTRUCTIONS, MUST SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD.
- STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE SITE CLEARANCE AND EROSION CONTROL MEASURES INSTALLATION AS WELL AS INSPECTION OF MAJOR DRAINAGE CONTAINMENT, TREATMENT, AND CONVEYANCE DEVICES BEFORE BEING BURIED (INCLUDING REQUIRED MATERIAL LABELS, E.G. PIPES, SUB-GRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS AND CALL SIGMA PRIME (650-728-3590) TO SCHEDULE DRAINAGE INSPECTIONS ACCORDINGLY. THERE SHALL BE THREE INSPECTIONS: ONE FOR EROSION CONTROL INSTALLATION, ONE BEFORE DRAINAGE FACILITIES ARE BURIED, AND ONE FOR FINAL WALK AROUND.

### DRAINAGE NOTES

- DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
- ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASIN, AS SHOWN.
- ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
- IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN/ENERGY DISSIPATOR TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

### GRADING NOTES

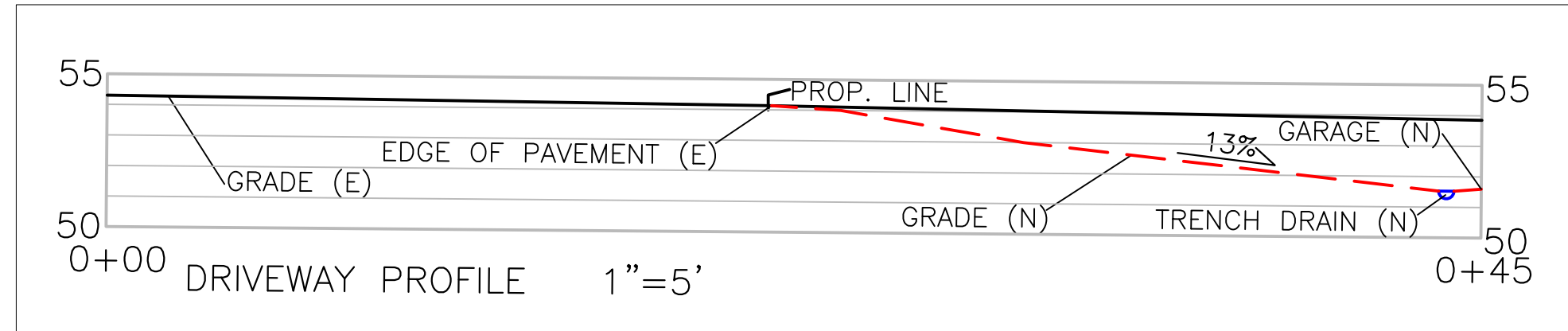
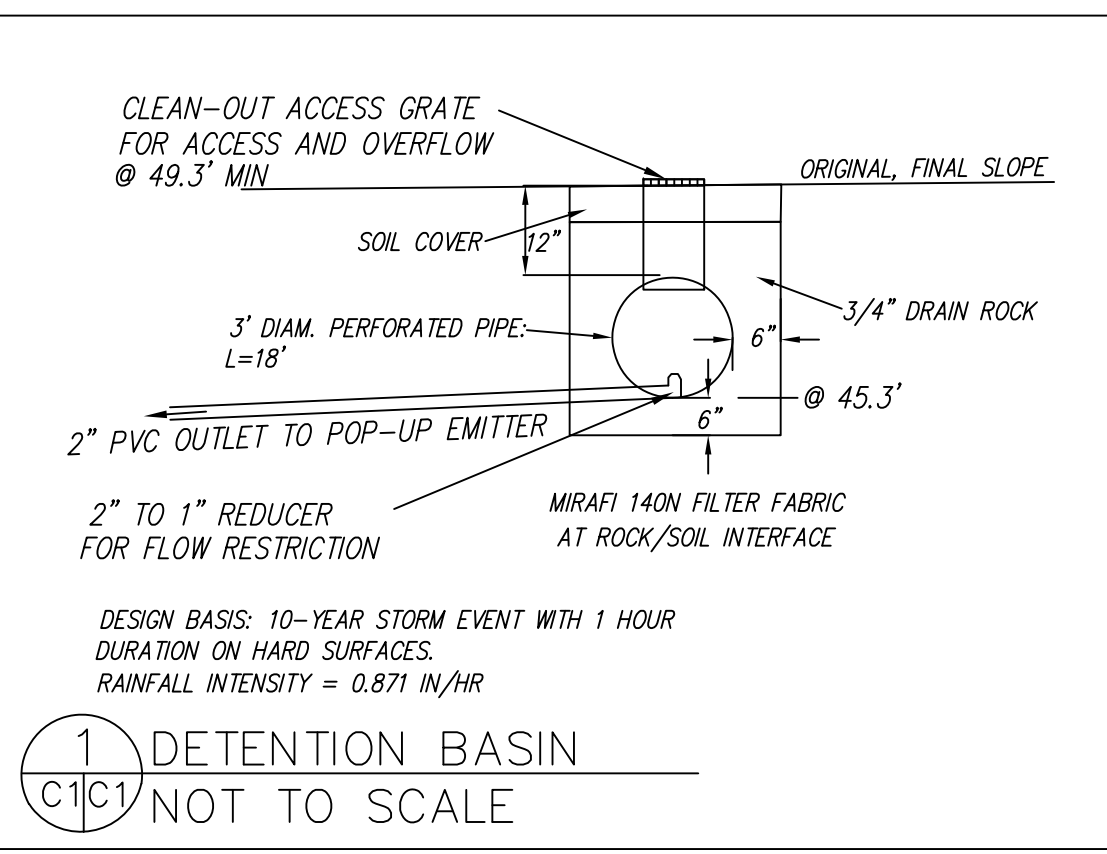
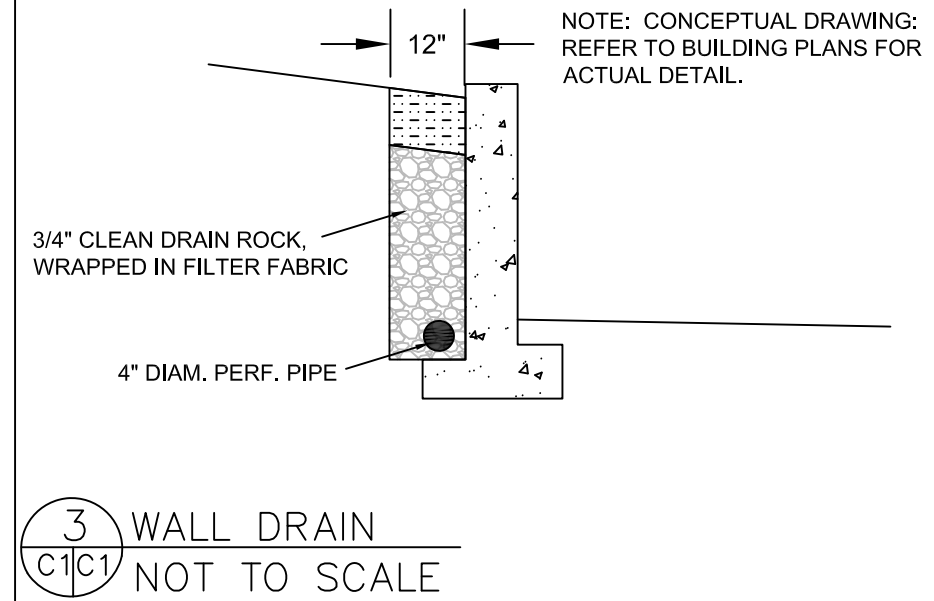
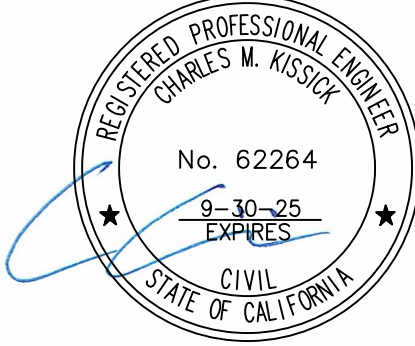
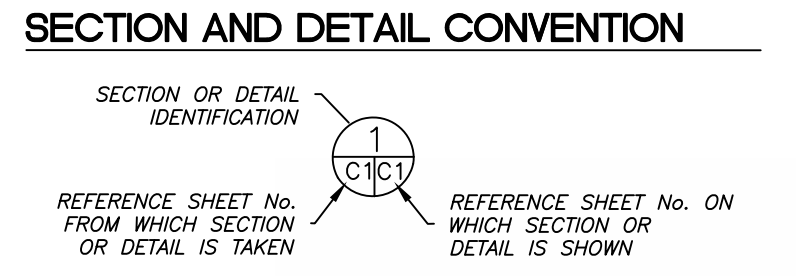
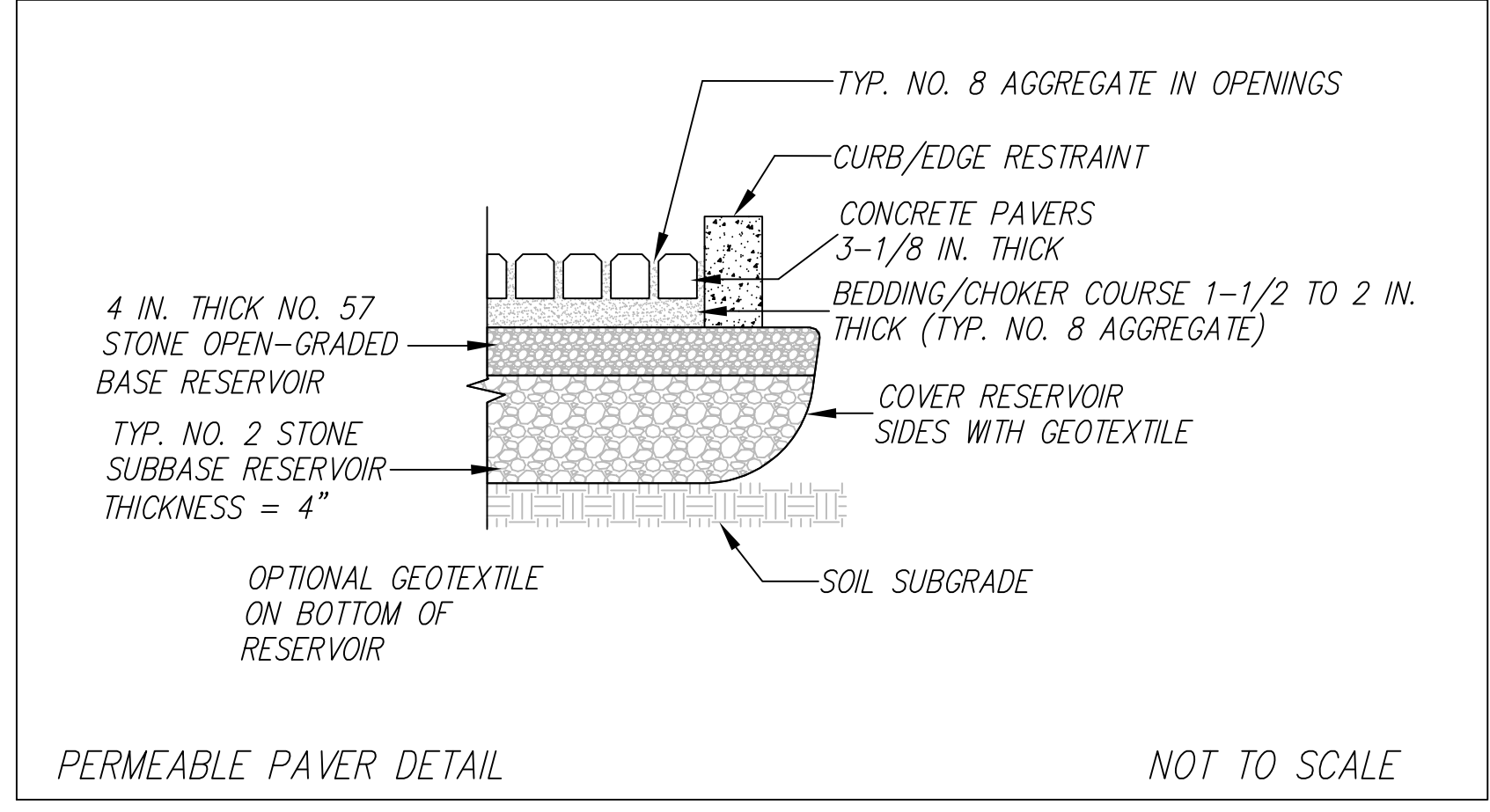
CUT VOLUME : 490 CY  
 FILL VOLUME: 415 CY  
 TOTAL CUT/FILL: 905 CY

VOLUMES ABOVE ARE APPROXIMATE.

THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.



**Sigma Prime Geosciences, Inc.**  
 REGISTERED PROFESSIONAL ENGINEER  
 CHARLES M. KISSICK  
 No. 62264  
 9-30-25  
 EXPIRES  
 CIVIL  
 STATE OF CALIFORNIA

**GRADING AND DRAINAGE PLAN**

TAFFERA PROPERTY  
 MAGELLAN AVENUE  
 MIRAMAR  
 APN 048-022-370

**SHEET C-1**

DATE: 10-26-23  
 DRAWN BY: CMK  
 CHECKED BY: AZG  
 REV. DATE: 4-29-24  
 REV. DATE: 7-31-24  
 REV. DATE:

**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

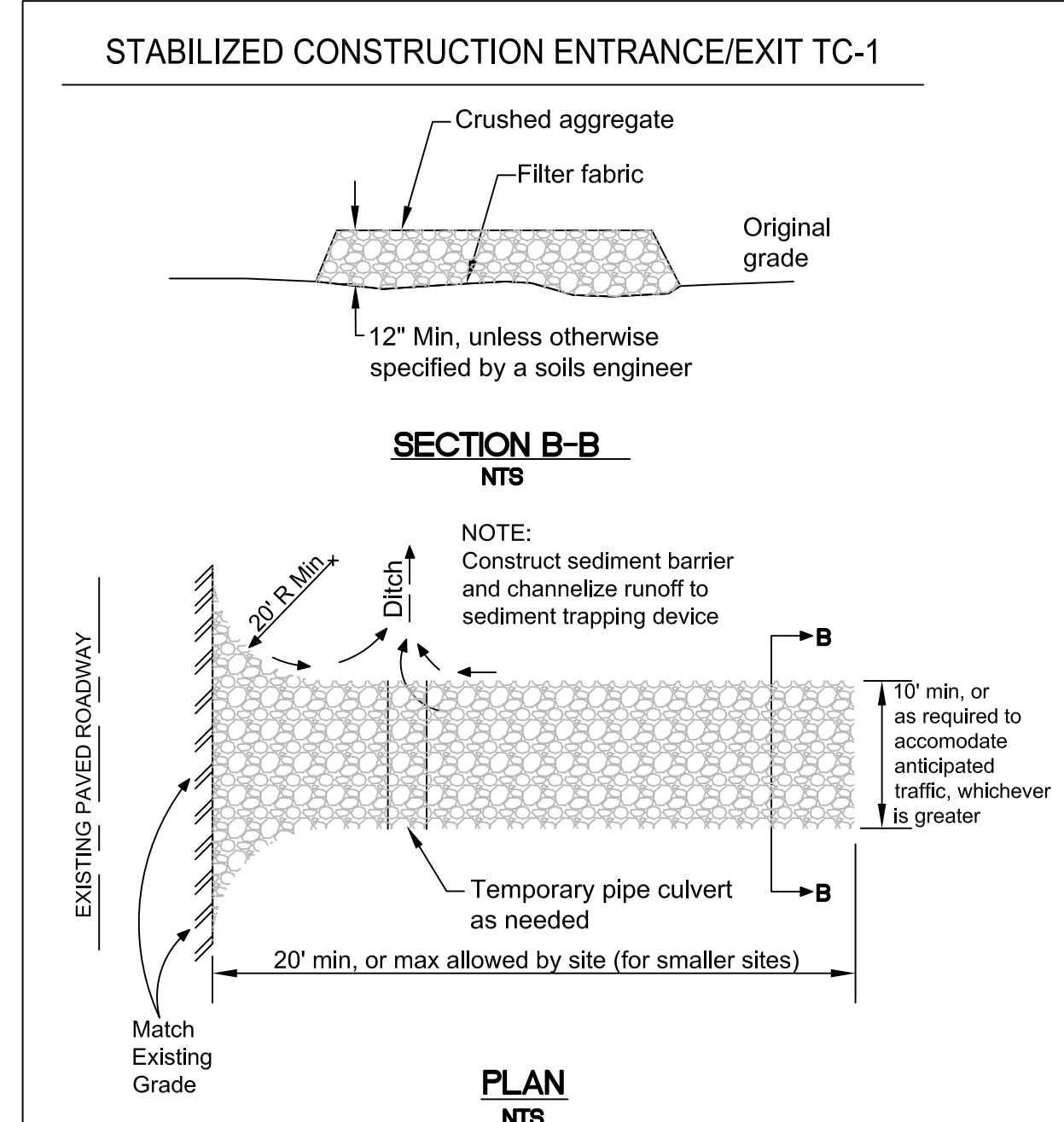
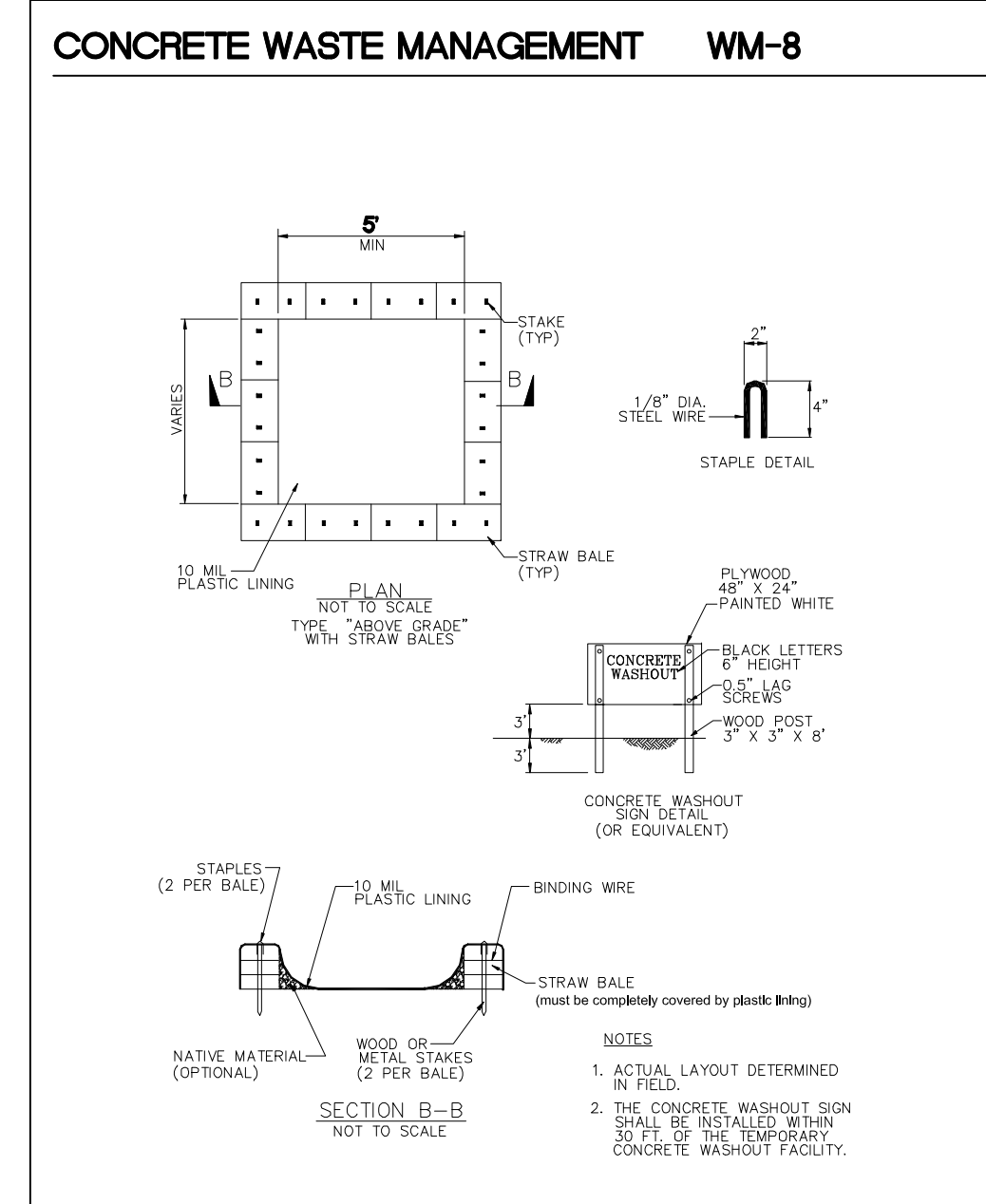
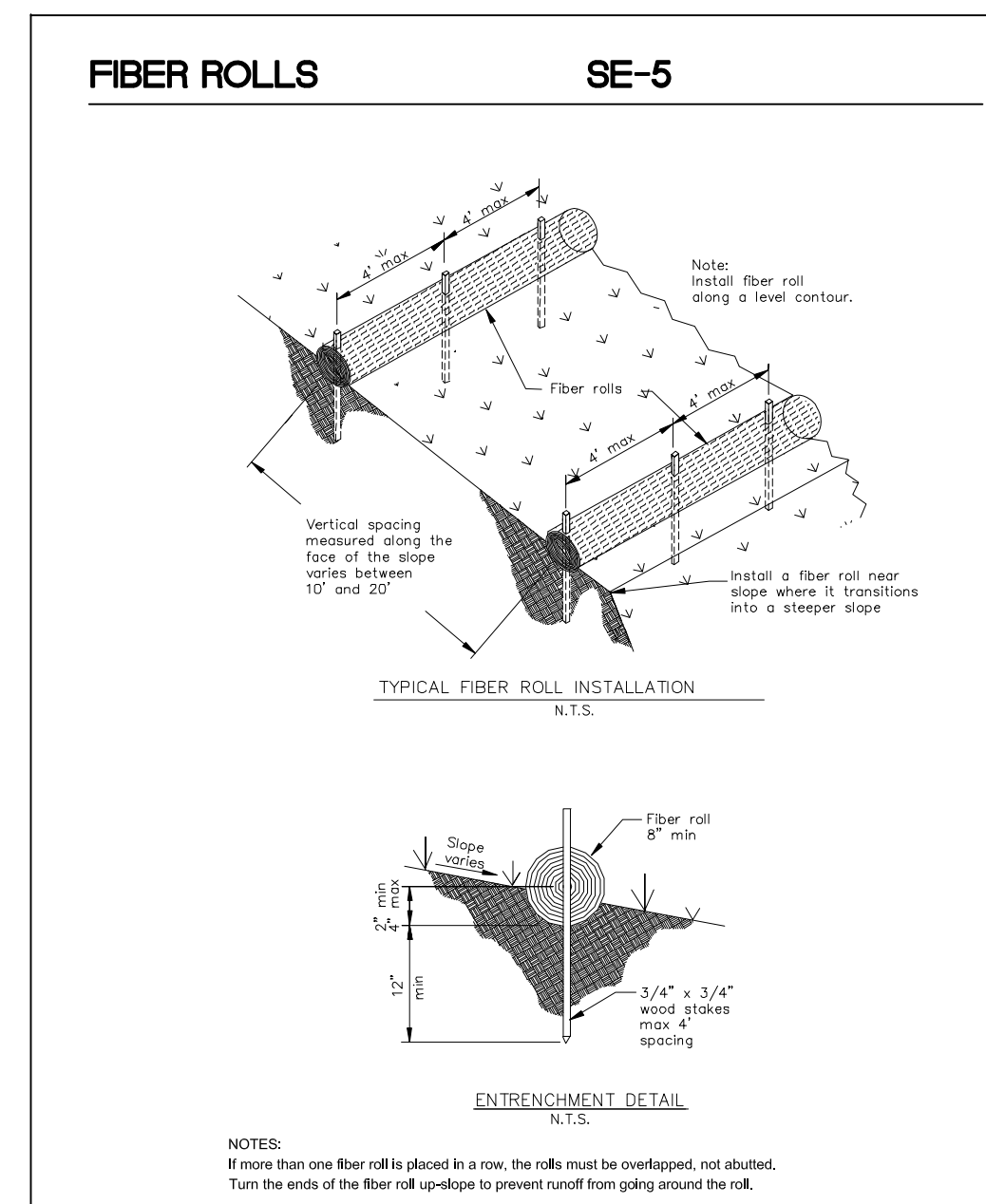
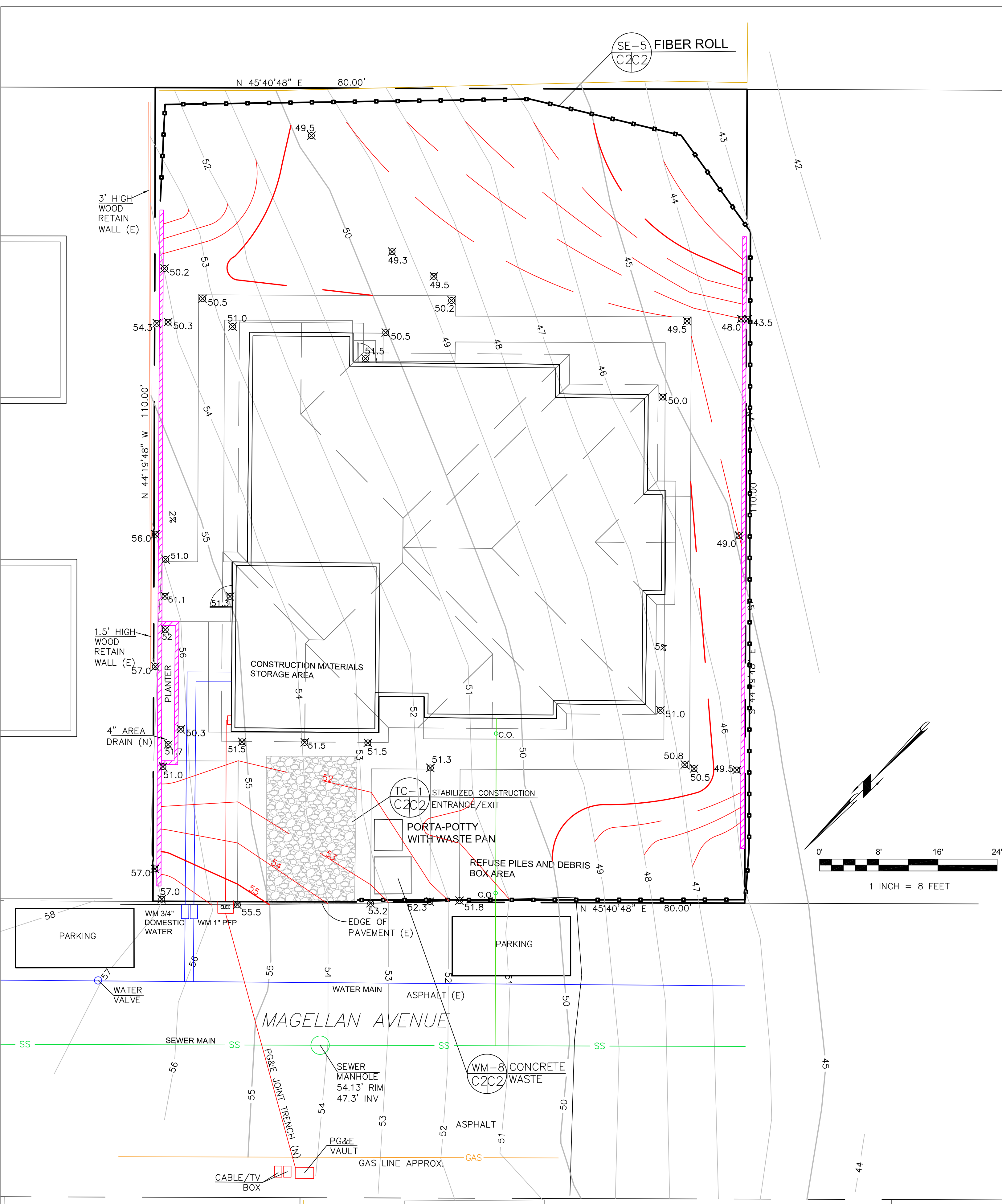
FIBER ROLL  
INSTALL AT LOCATIONS SHOWN.  
AFIX AS SHOWN IN DETAIL SE-5

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Erosion control materials to be on-site during off-season.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.
- There are no trees or driplines on the site.

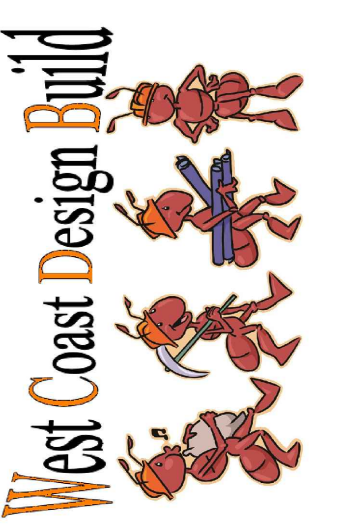
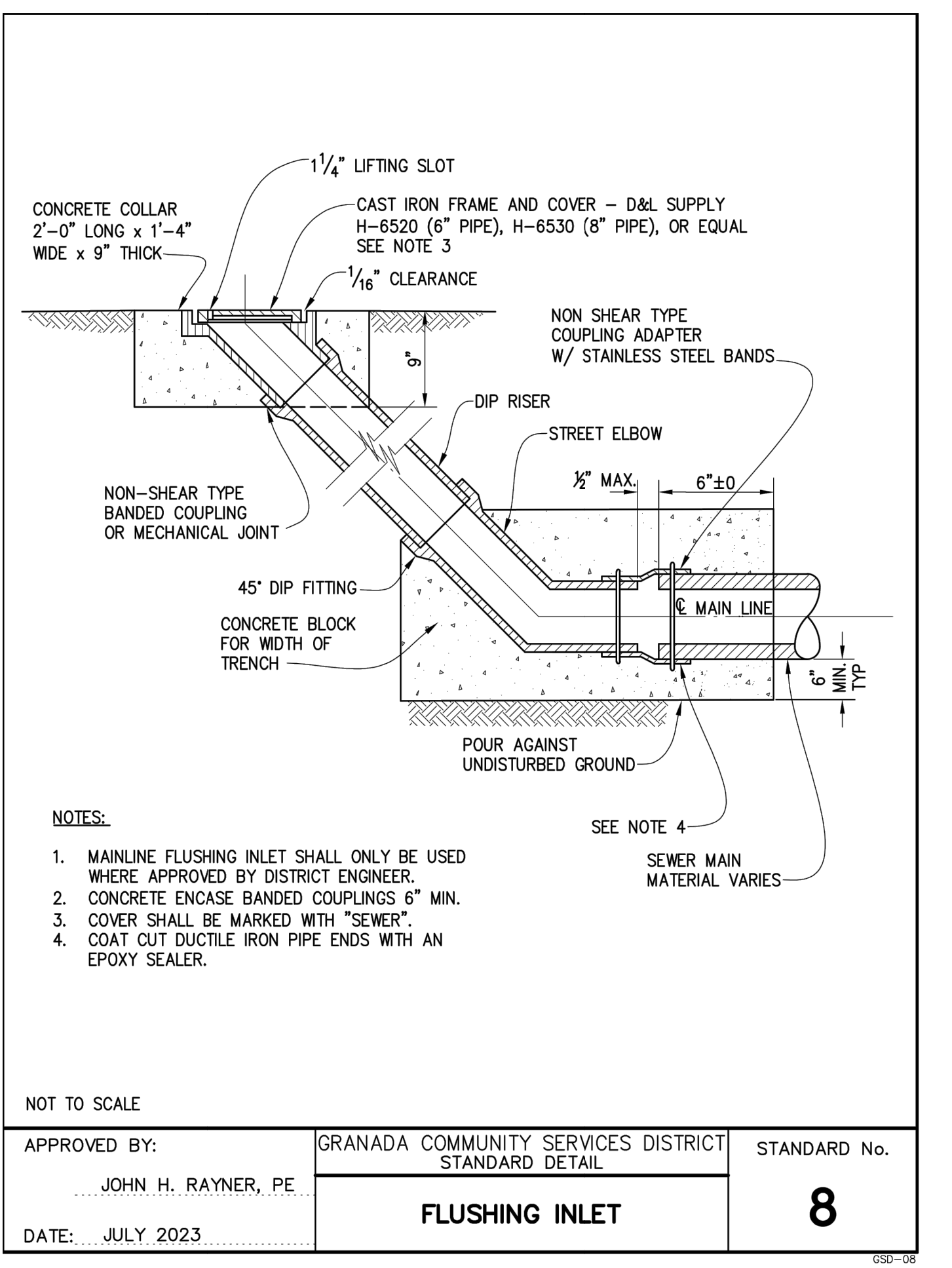
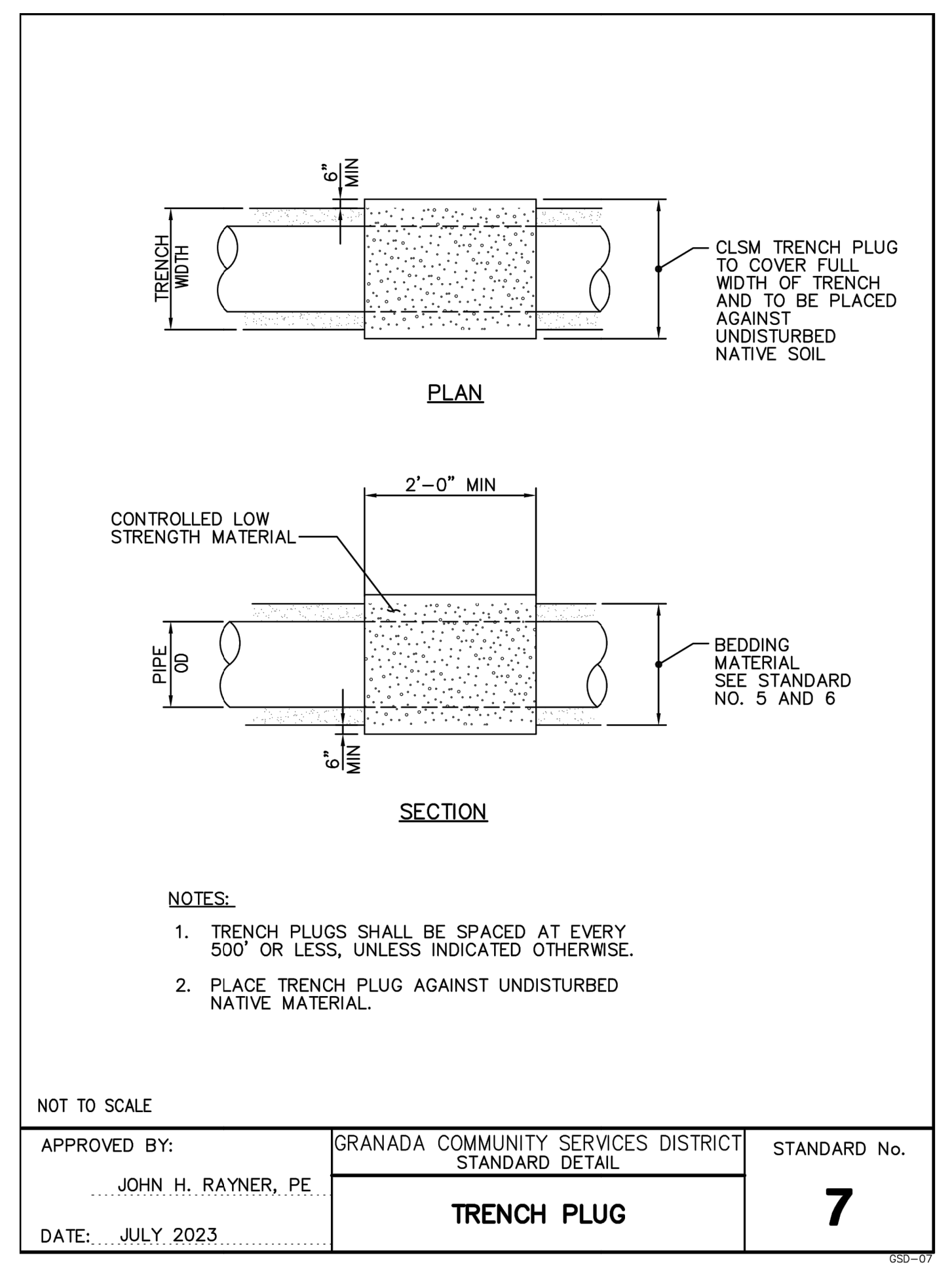
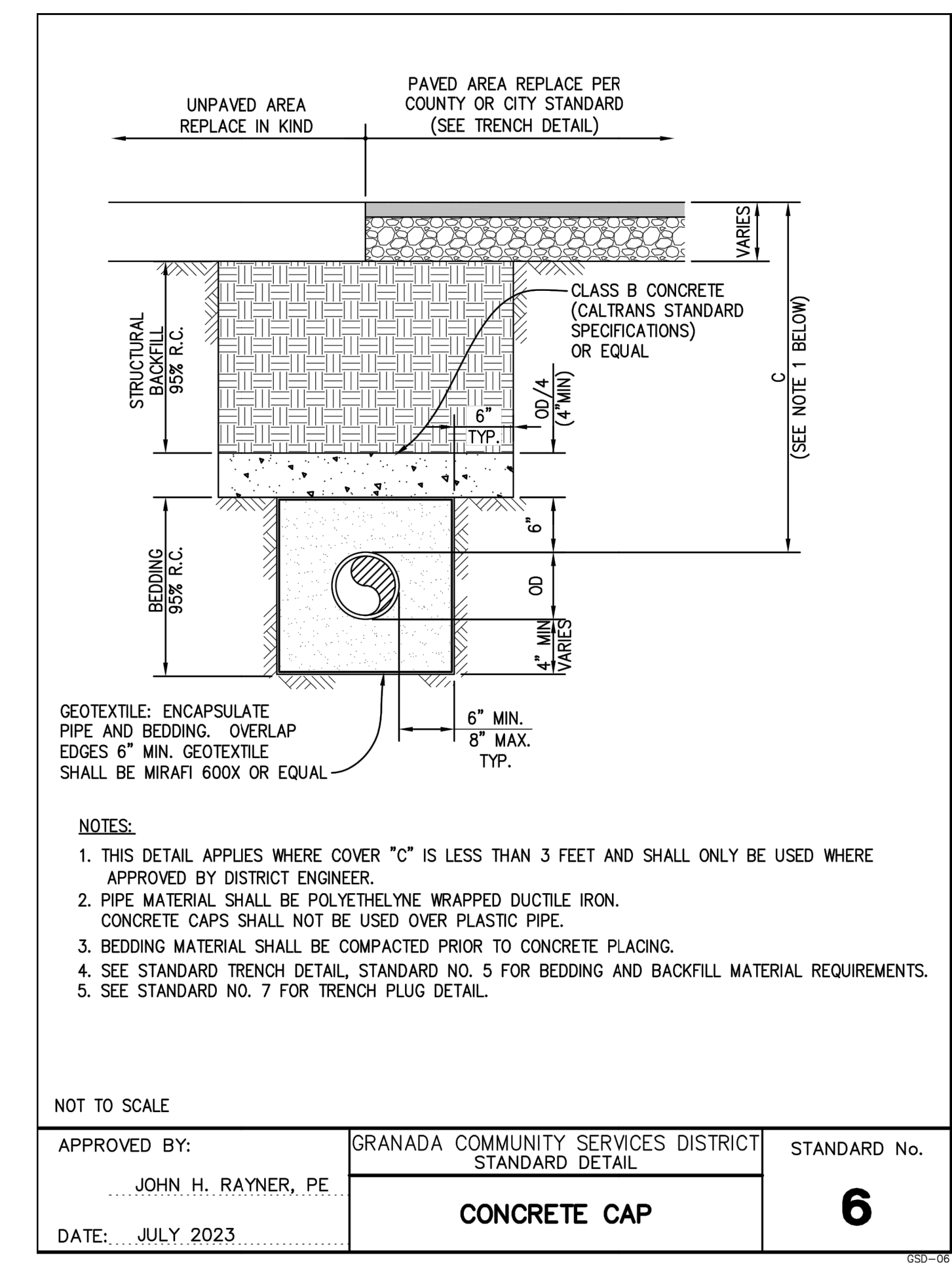
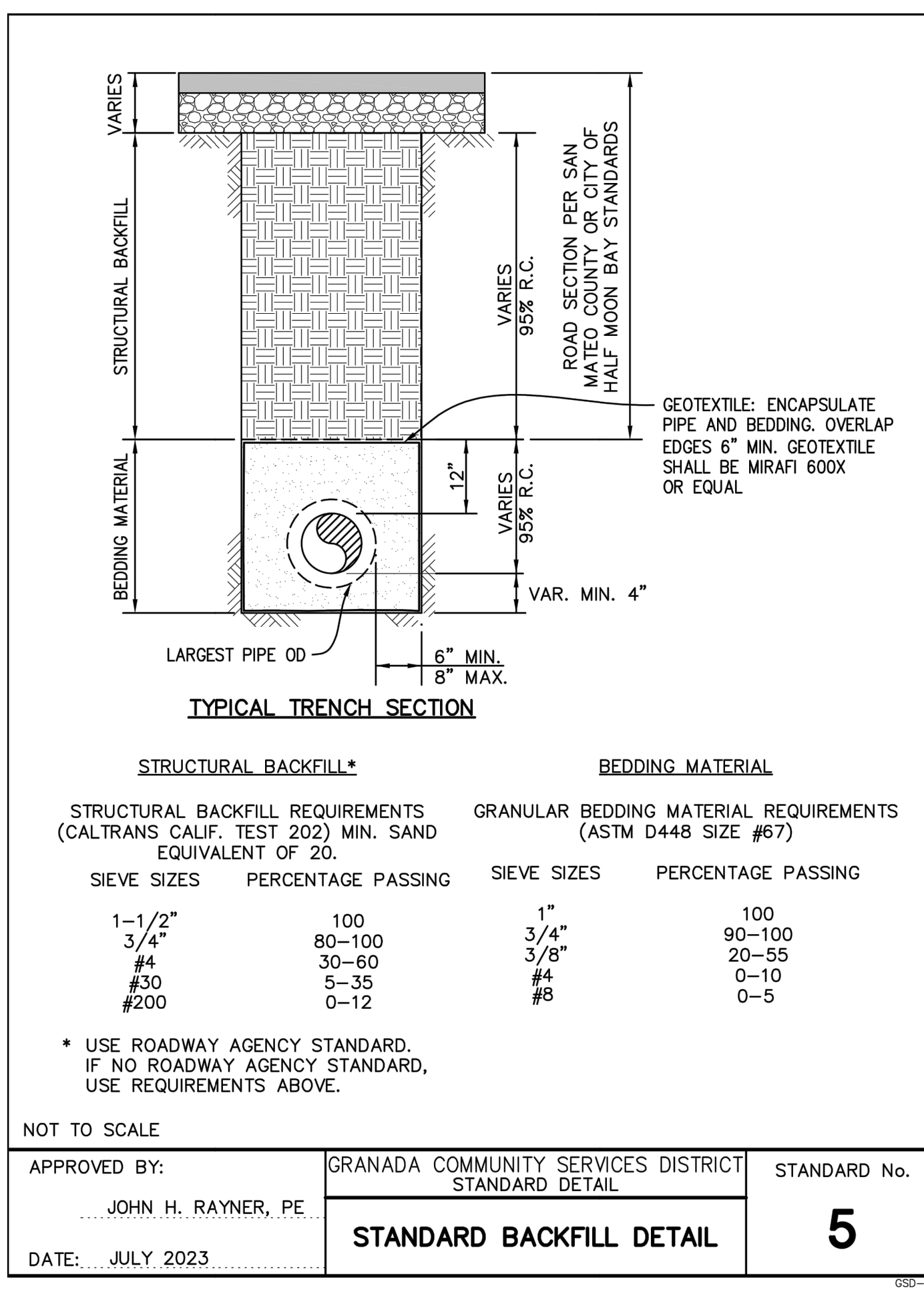
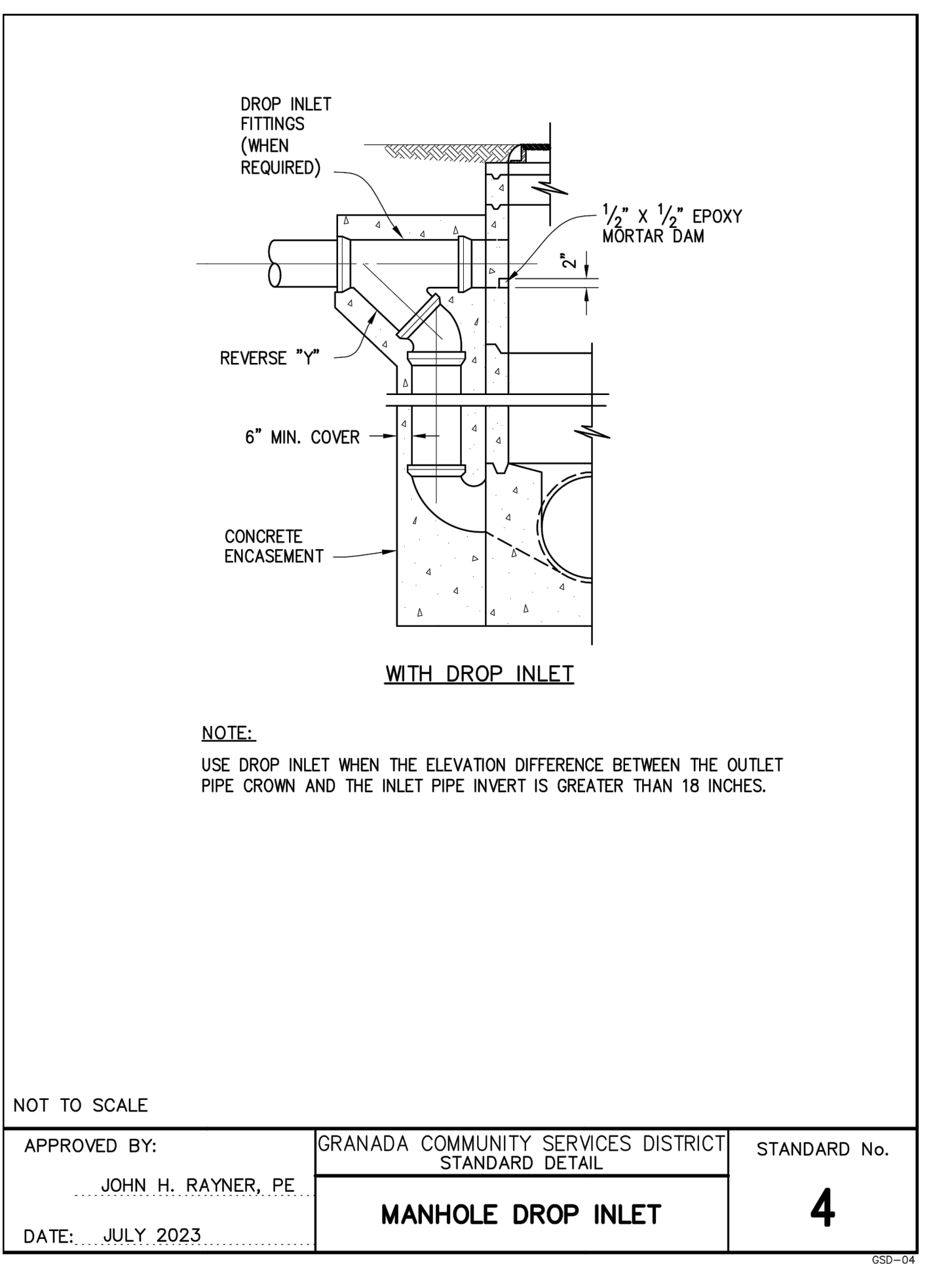
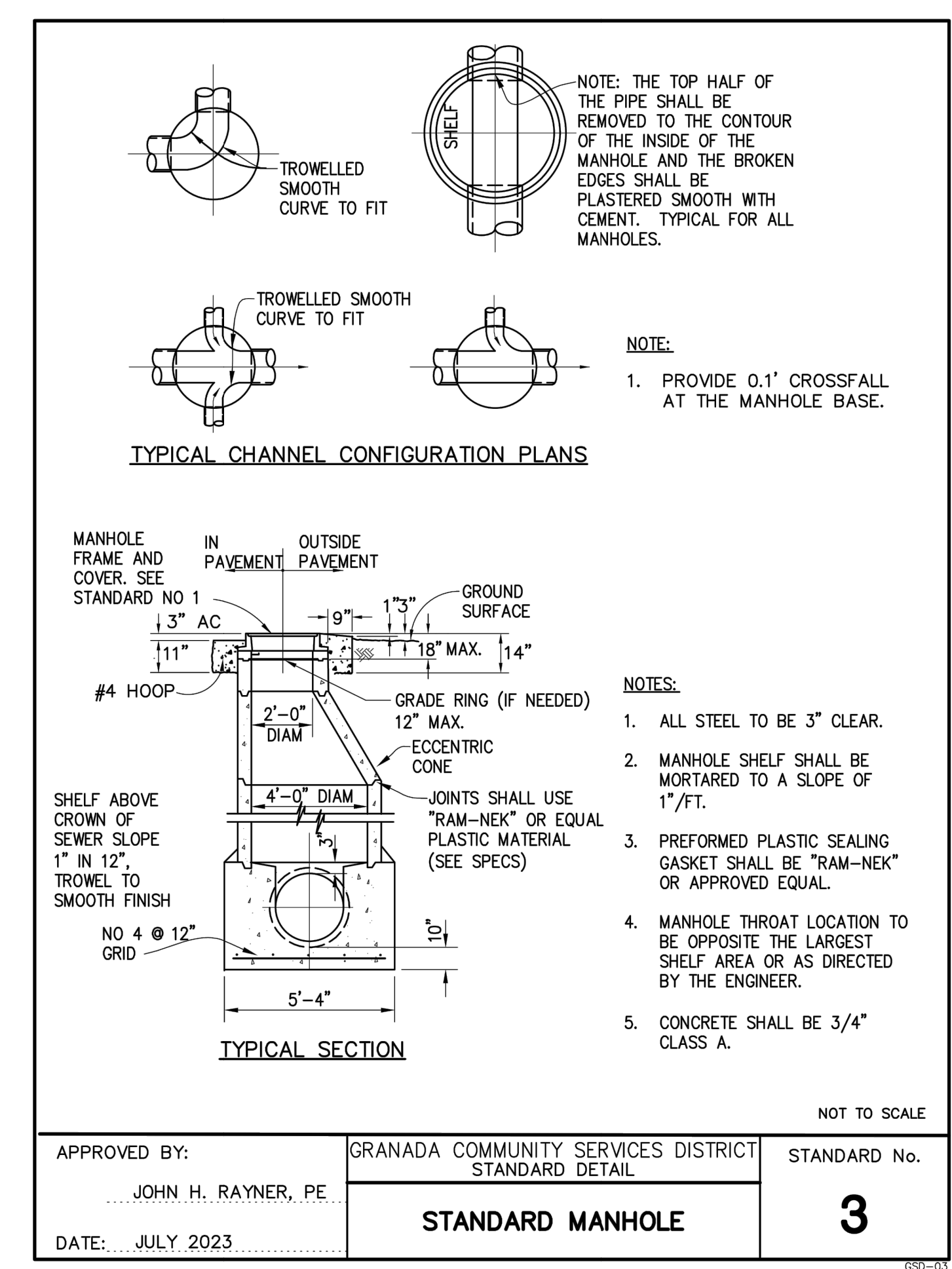
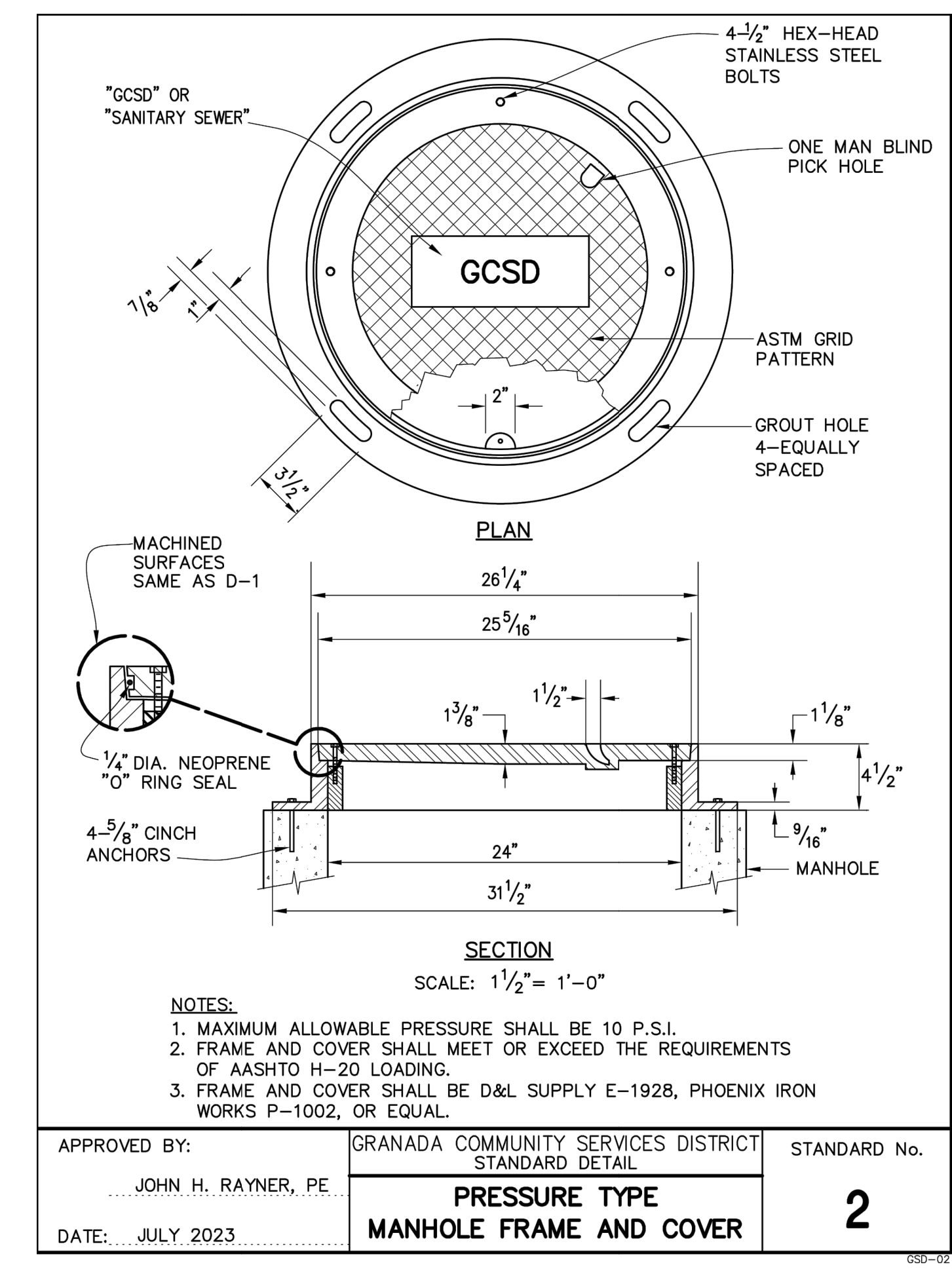
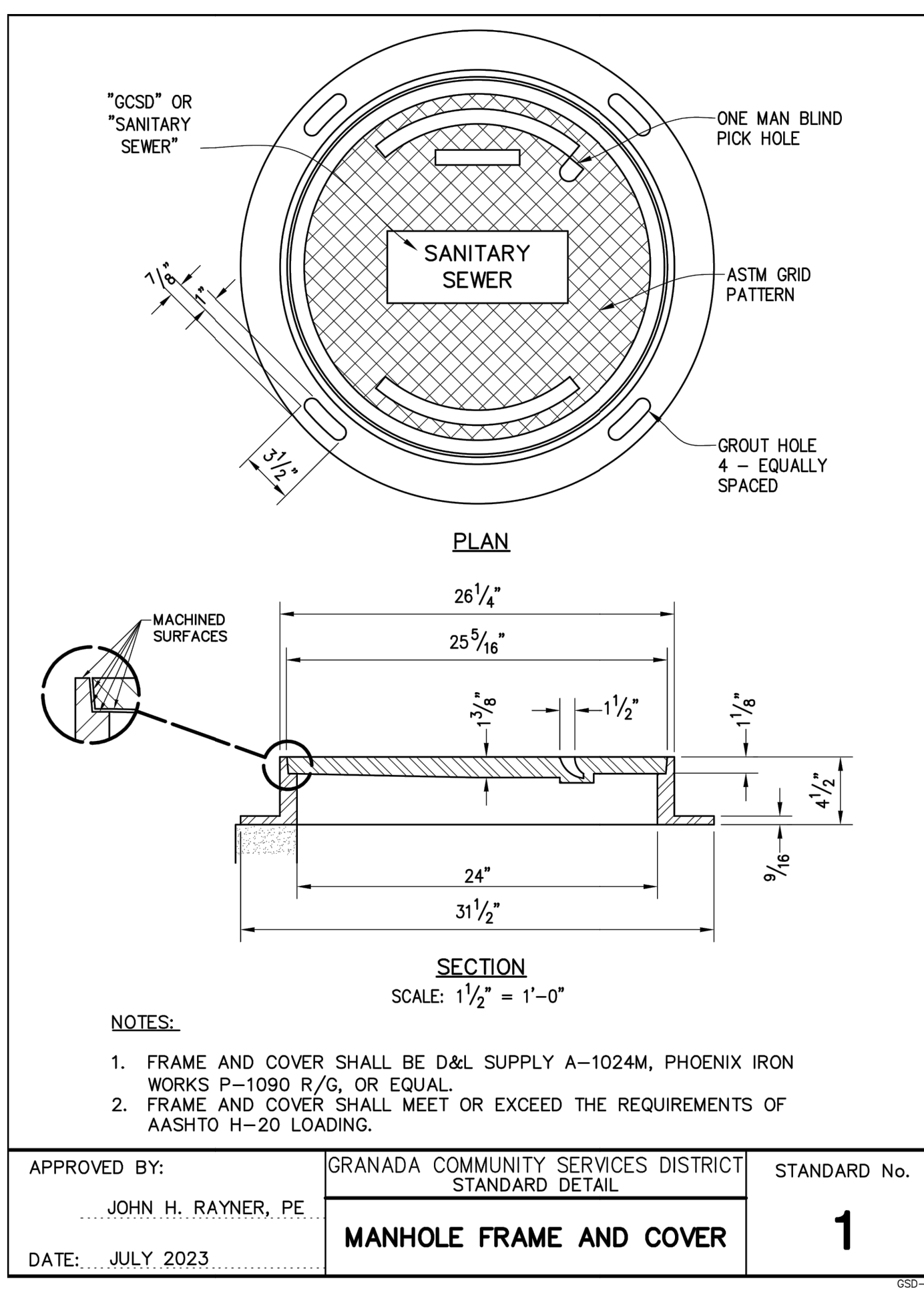
**EROSION CONTROL POINT OF CONTACT**

THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: ANTHONY TAFFERA  
TITLE/QUALIFICATION: OWNER  
PHONE: 559-903-8902  
E-MAIL: TAFFERA@AOL.COM



DATE: 10-26-23	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE: 10-26-23	REV. DATE:	REV. DATE:
<b>EROSION AND SEDIMENT CONTROL PLAN</b> TAFFERA PROPERTY MAGELLAN AVENUE MIRAMAR APN 048-022-370					
<b>SHEET C-2</b>					



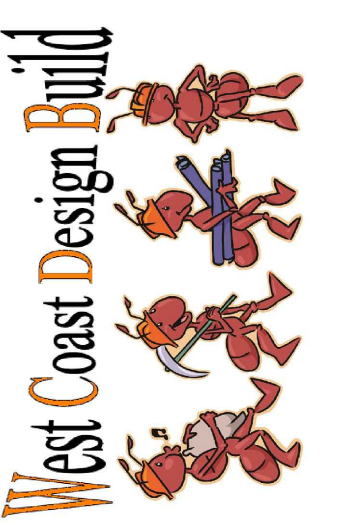
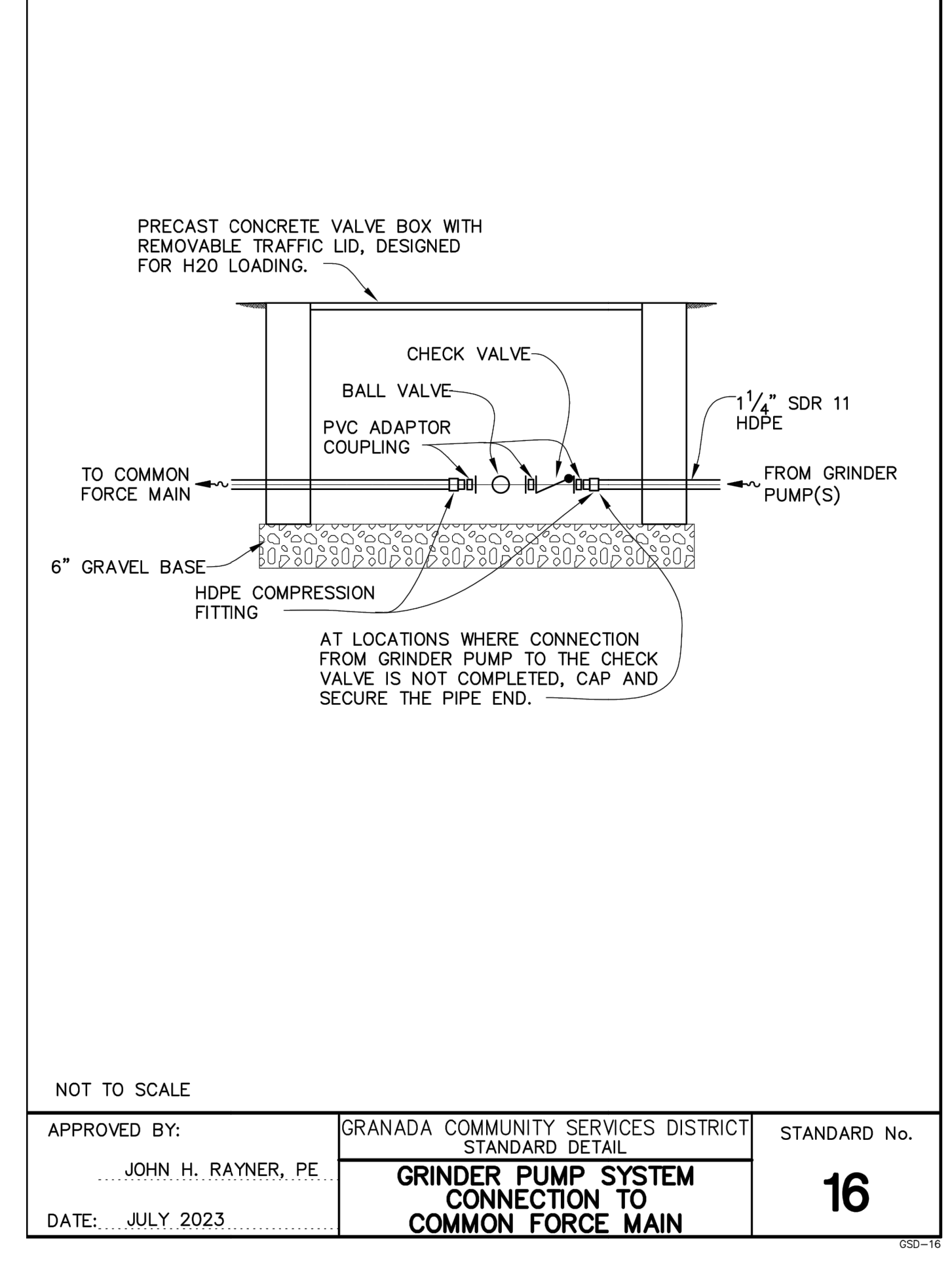
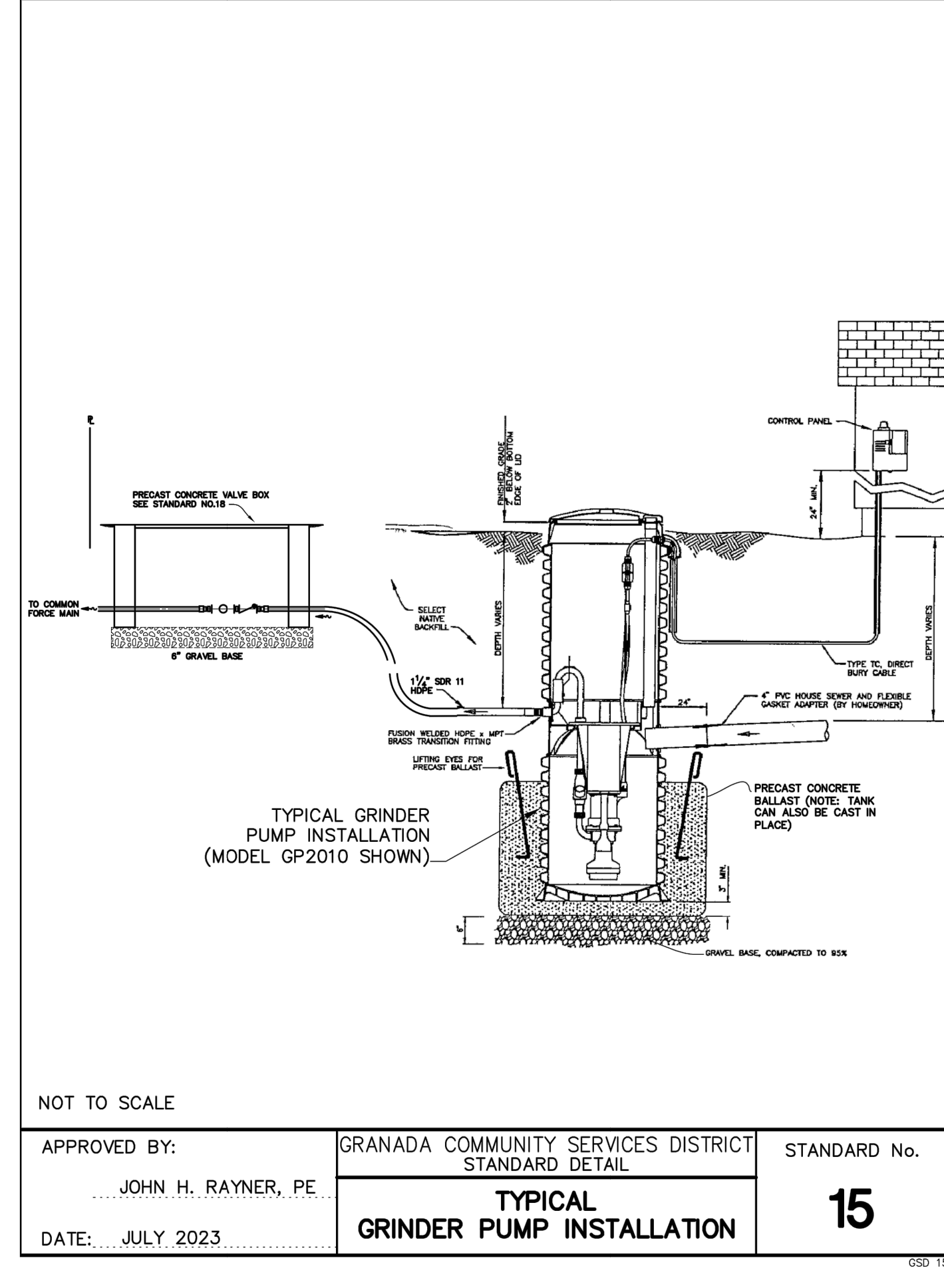
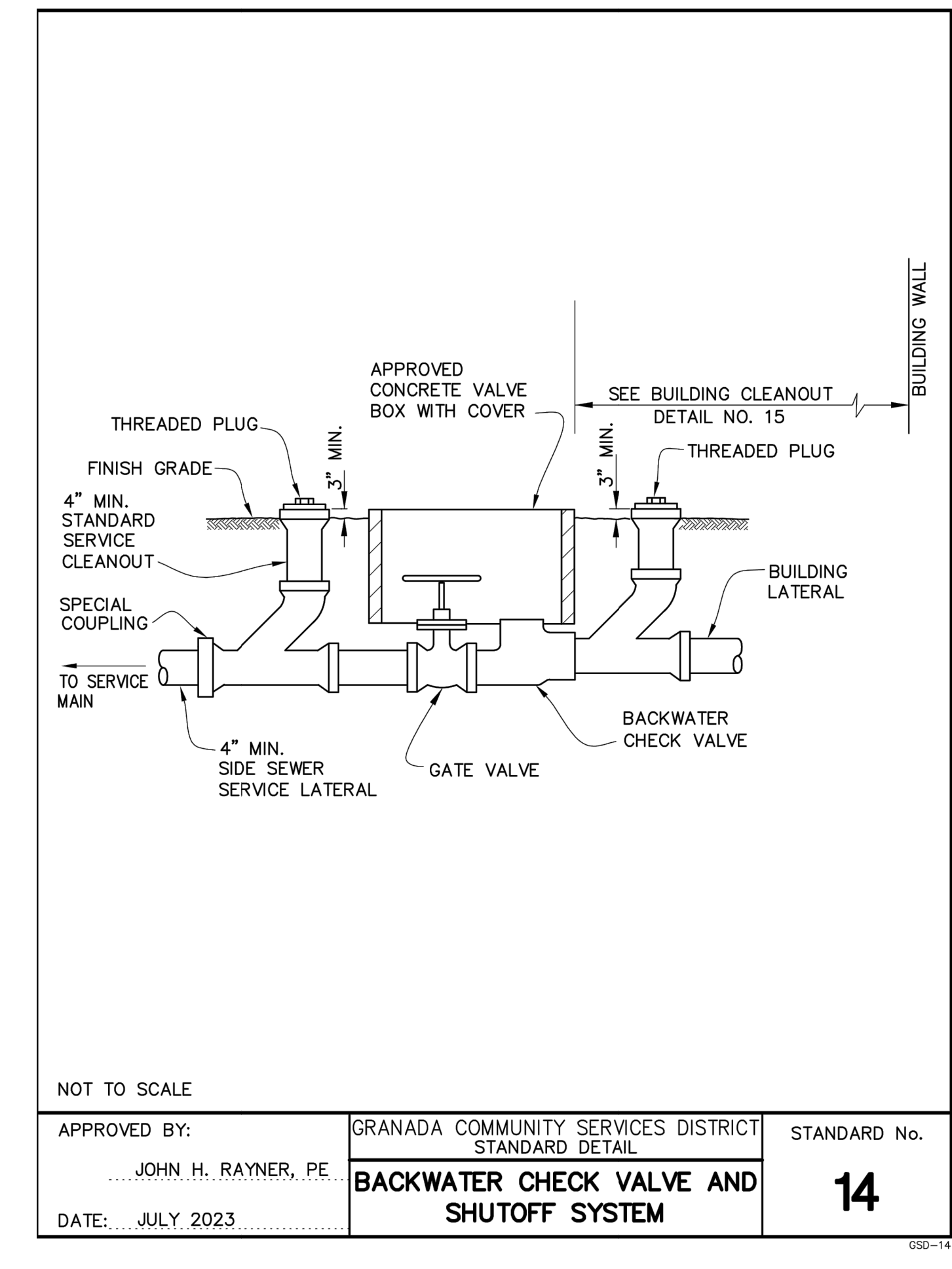
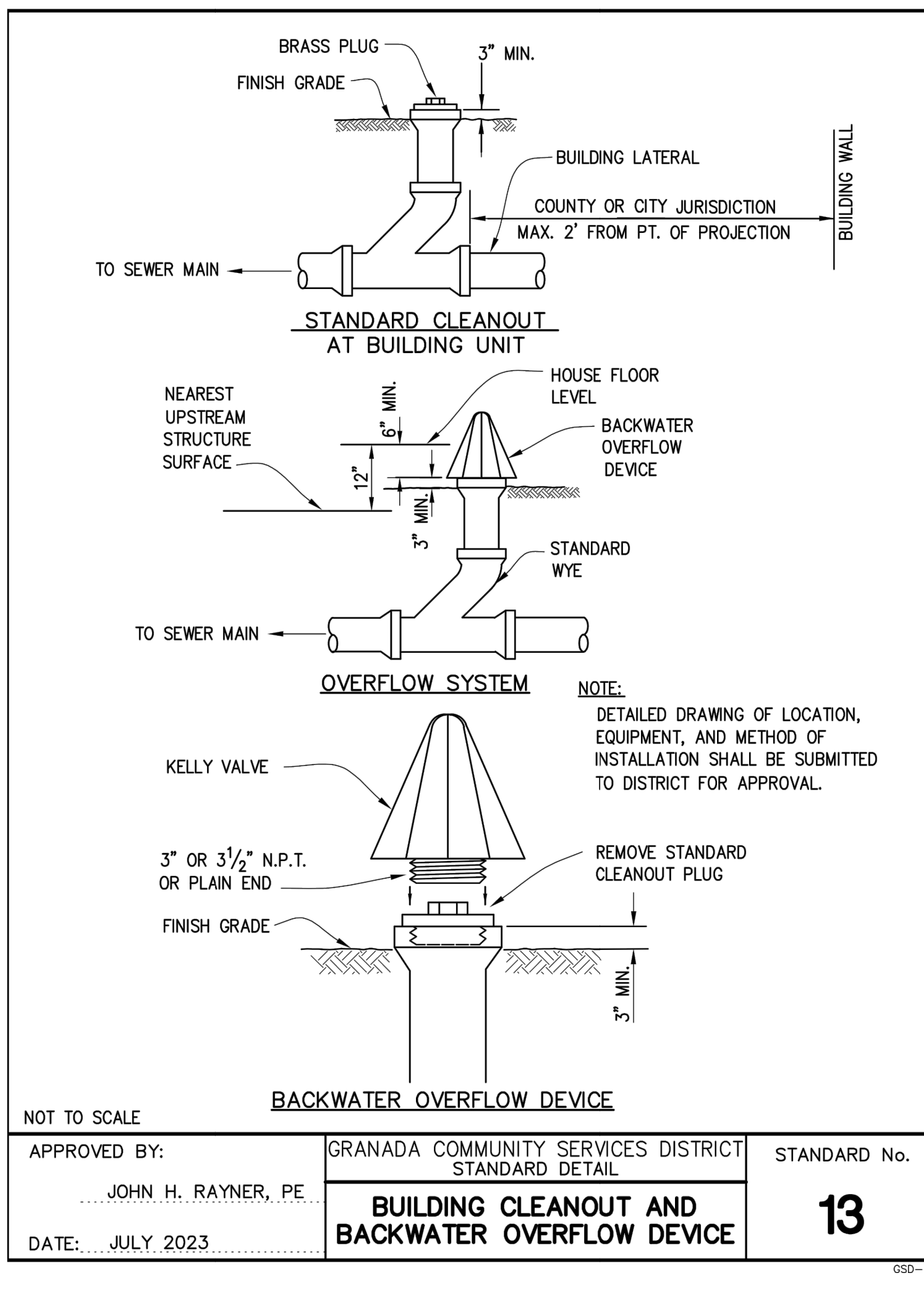
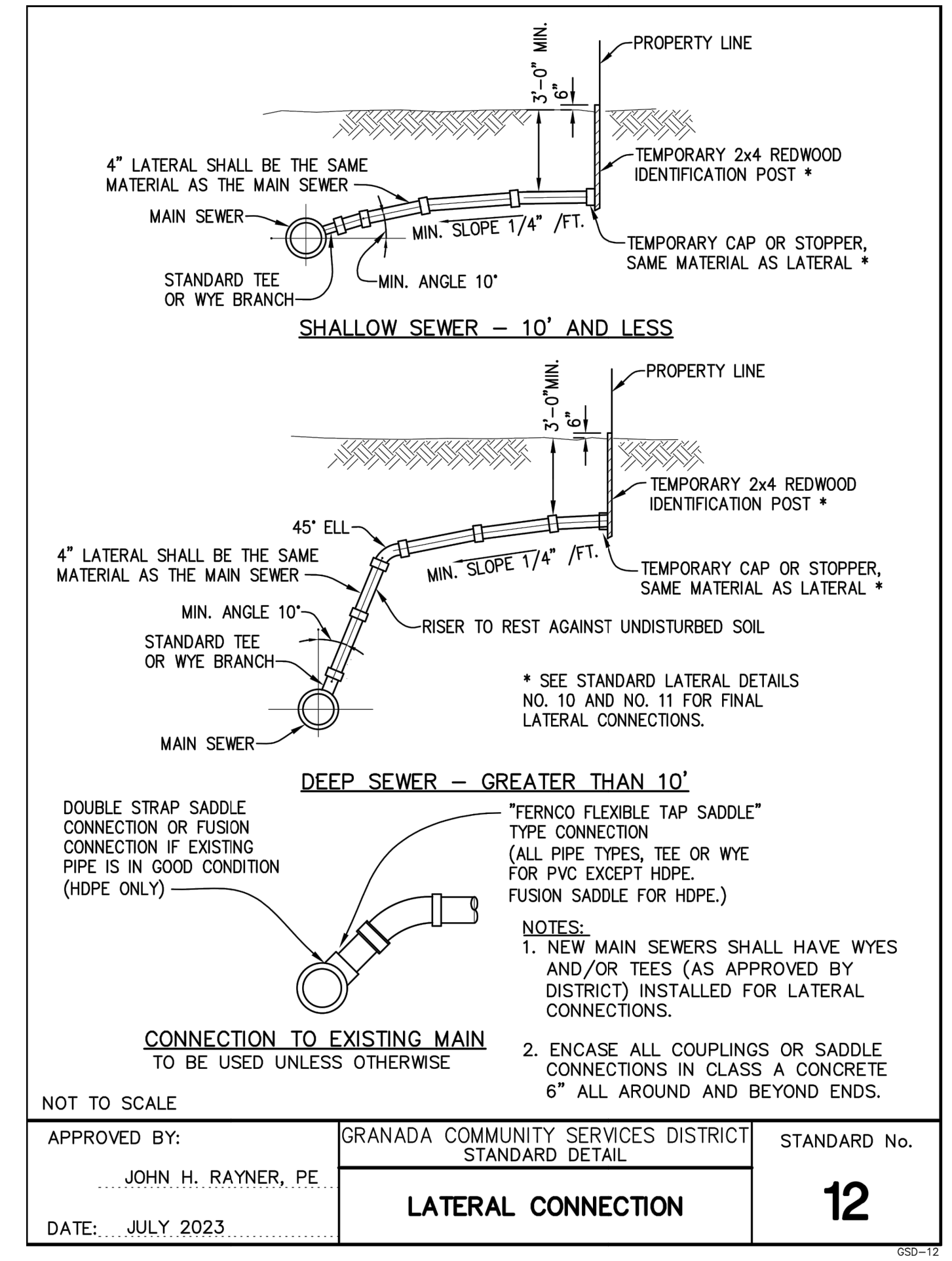
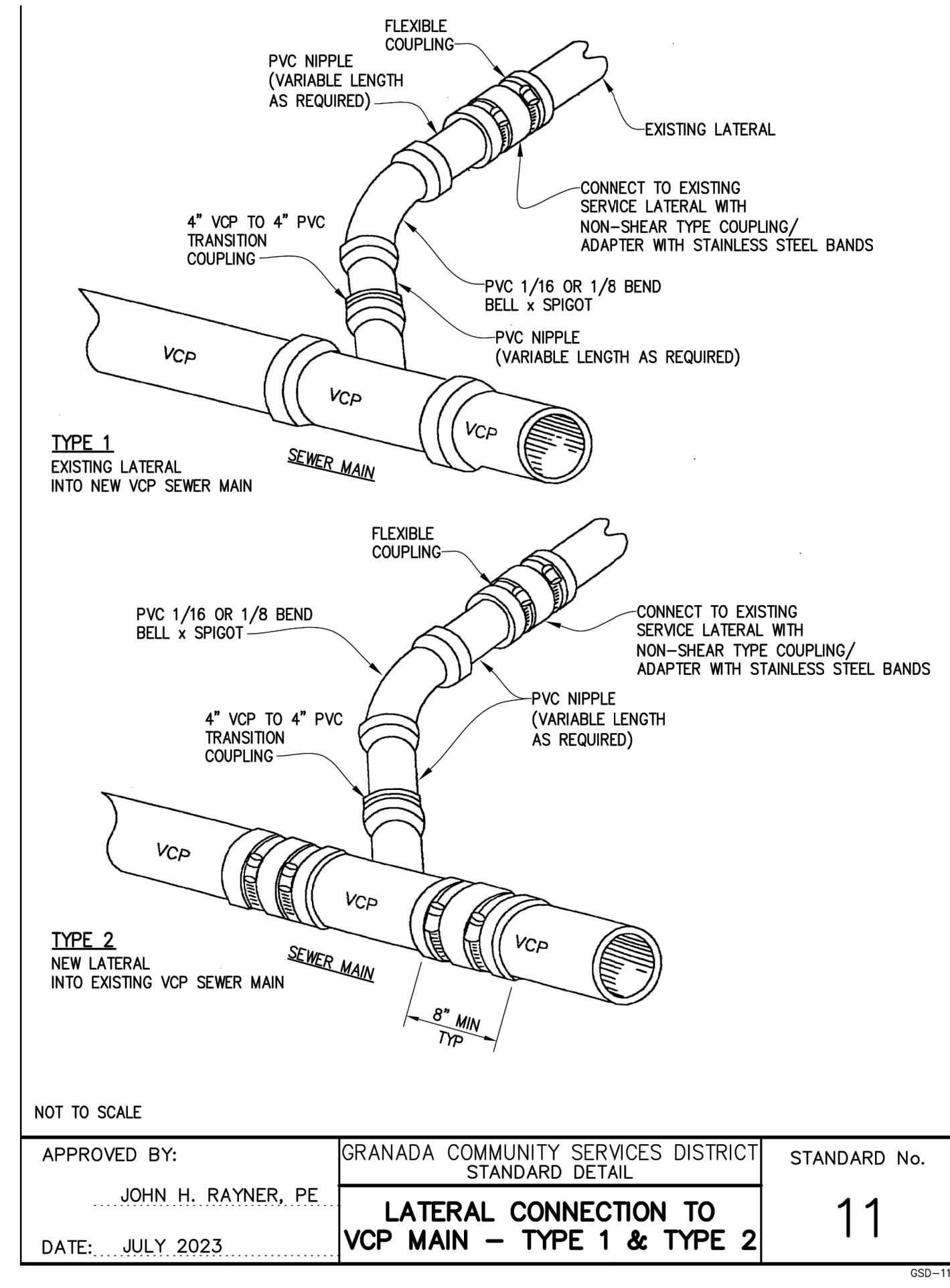
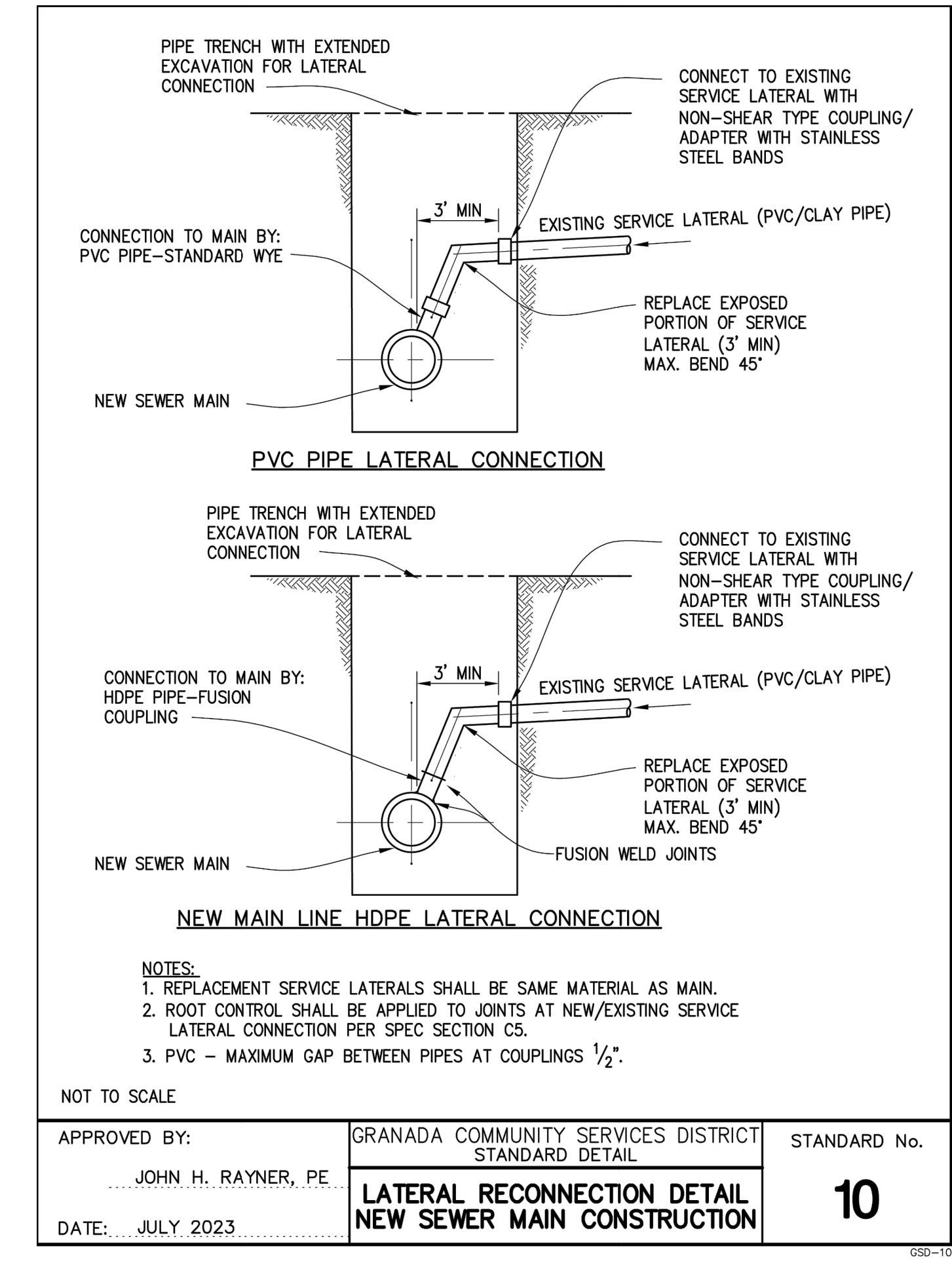
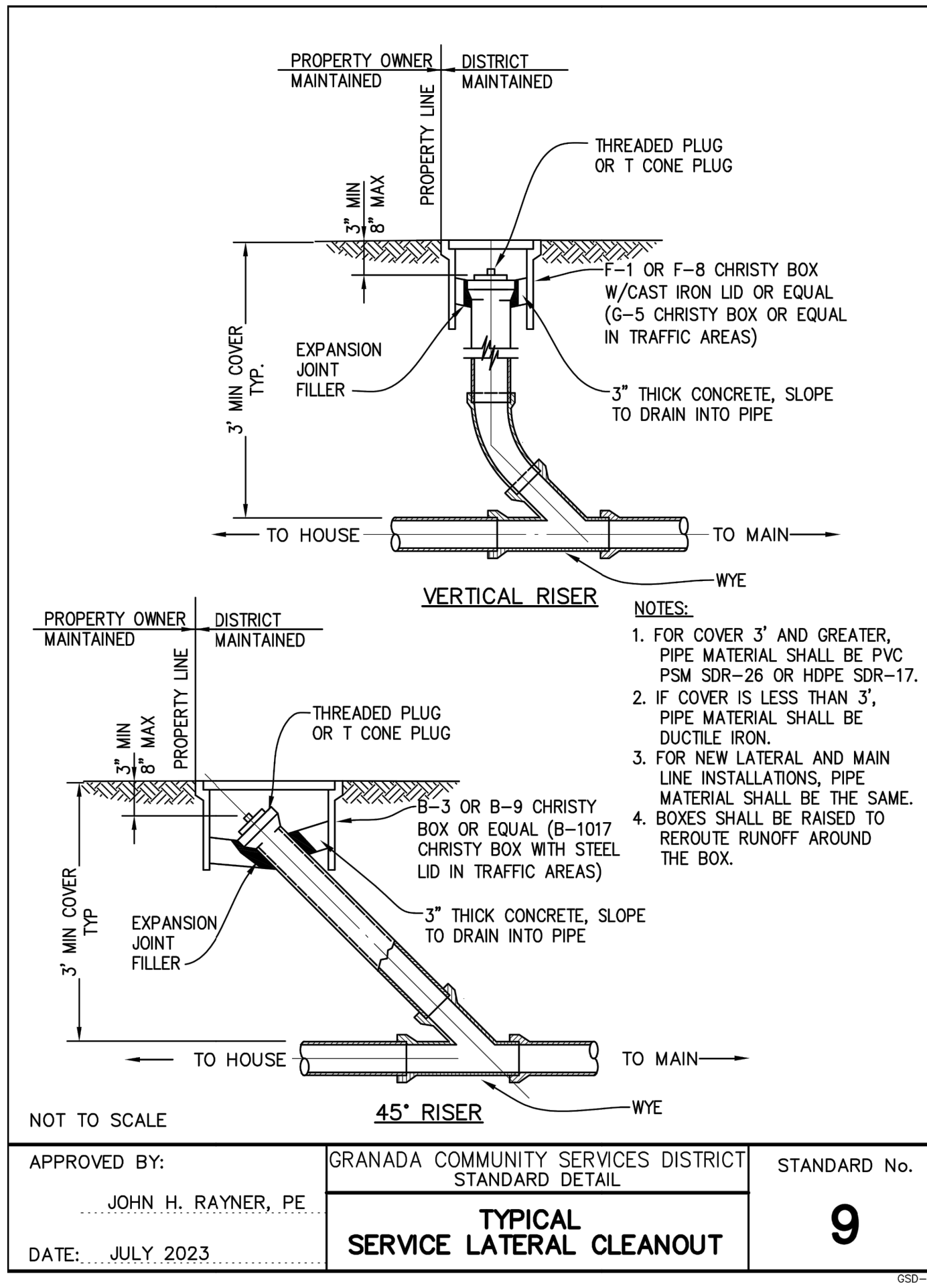
PLANS PREPARED BY: **W. C. DESIGN BUILD**  
 P.O. BOX 7463 OXNARD, CALIFORNIA 93031  
 Email: wcdesignbuild@gmail.com OFFICE (805) 414-0527  
 Plans Drawn By: Pedro Vega *Pedro Vega*

SHEET TITLE: **SANITARY SEWER**  
 PROJECT: **TAFFERA FAMILY TRUST**  
 New Single Family Residence  
 APN # 048-022-370  
 Magallan, El Granada, CA 94019

DATE: August 22, 2024  
 FILE: TAFFERA-MAGALLAN  
 APN: 048-022-370  
 SYM. REVISIONS DATE

SHEET NO.  
**GCSD**  
**1**





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**ALL TRADES**

A. THE FOLLOWING ABBREVIATIONS OR ACRONYMS MAY BE USED IN THESE DRAWINGS:

- PROJECT = NEW SINGLE FAMILY RESIDENCE
- PROPERTY = 300 MAGELLAN AVE, EL GRANADA, CA 94018
- ARCHITECT = WEST COAST DESIGN BUILD
- SAA = SAA STRUCTURAL ENGINEERING  
PRIMARY CONTACT: NICK SIVUSHENKA, P.E.
- GEOTECHNICAL ENGINEER = N/A
- BUILDING DEPARTMENT = THE CITY OF SAN MATEO DEPARTMENT OF BUILDING AND SAFETY
- IBC = THE INTERNATIONAL BUILDING CODE, 2021 EDITION; SECONDARY BUILDING CODE FOR PROJECT.
- CBC = THE CALIFORNIA BUILDING CODE, 2022 EDITION (CONSISTING OF THE 2021 IBC AS ADOPTED BY THE STATE OF CALIFORNIA); SECONDARY BUILDING CODE FOR PROJECT
- ICC = THE INTERNATIONAL CODE CONFERENCE; AUTHOR OF IBC, SOURCE AUTHORITY FOR GENERAL CODE REQUIREMENTS.
- ACI = THE AMERICAN CONCRETE INSTITUTE; SOURCE AUTHORITY FOR STRUCTURAL CONCRE WORK.
- AISC = THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION; SOURCE AUTHORITY FOR STRUCTURAL STEEL WORK.
- AISI = THE AMERICAN IRON AND STEEL INSTITUTE; SOURCE AUTHORITY FOR LIGHT GAGE STEEL FRAMING.
- AWS = THE AMERICAN WELDING SOCIETY; SOURCE AUTHORITY FOR WELDING.
- ASTM = THE AMERICAN SOCIETY FOR TESTING OF MATERIALS; SOURCE AUTHORITY FOR MATERIAL QUALITY AND TESTING STANDARDS.
- CRSI = THE CONCRETE REINFORCING STEEL INSTITUTE; SOURCE AUTHORITY FOR REINFORCING STEEL FABRICATION AND INSTALLATION STANDARDS.
- ABV = ABOVE
- A.B. = ANCHOR BOLTS(S)
- APX = APPROXIMATE OR APPROXIMATELY
- ARCH = ARCHITECTURAL
- BTWN = BETWEEN
- BLW = BELOW
- BOT = BOTTOM
- COL = COLUMN
- CONT = CONTINUOUS
- (E) = EXISTING (CONTRACTOR TO FIELD VERIFY)
- EA = EACH
- EL = ELEVATION
- EMBD = EMBEDMENT
- EQ = EQUAL
- FIN = FINISH (SEE ARCHITECTURAL DETAILS)
- FOF = FACE OF FINISH
- FP = FULL PENETRATION (WELD)
- F.S. = FAR SIDE
- GA = GAGE (SHEET METAL OR WIRE AS APPLICABLE)
- HORZ = HORIZONTAL
- LLH = LONG LEG HORIZONTAL (ORIENTATION OF UNEQUAL LEG ANGLE)
- LLV = LONG LEG VERTICAL (ORIENTATION OF UNEQUAL LEG ANGLE)
- LSH = LONG SIDE HORIZONTAL (ORIENTATION OF RECTANGULAR TUBE)
- LSV = LONG SIDE VERTICAL (ORIENTATION OF RECTANGULAR TUBE)
- MAX = MAXIMUM
- M.B. = MACHINE BOLTS OR BOLTS (INDICATED ASTM A307 FASTENERS)
- MIN = MINIMUM
- (N) = NEW
- NIC = NOT IN CONTRACT (WORK EXCLUDED FROM SCOPE)
- NOM = NOMINAL
- NTS = NOT TO SCALE
- O.C. = ON CENTER
- OP = OPPOSITE
- PC = PIECE
- PP = PARTIAL PENETRATION (WELD)
- PSF = POUNDS PER SQUARE FOOT
- ROD = REQUIRED
- SIM = SIMILAR
- SMS = SHEET METAL SCREW (SELD TAPPING UNO)
- SYM = SYMMETRICAL OR SYMMETRY
- STD = STANDARD
- TOC = TOP OF CONCRETE
- TOF = TOP OF FINISH
- TOS = TOP OF STEEL (NOT TOP OF SLAB)
- TYP = TYPICAL
- UNO = UNLESS NOTED OTHERWISE
- VERT = VERTICAL

B. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS ON THE SITE.

1. THE CONTRACTOR SHALL MAKE A SURVEY FOR GENERAL CONSISTENCY OF FIELD CONDITIONS WITH INFORMATION SHOWN IN THE CONTRACT DOCUMENTS BEFORE STARTING WORK. THIS SURVEY SHALL INCLUDE VERIFICATION OF DIMENSIONS AND ELEVATIONS.
2. SHOULD THE CONTRACTOR BECOME AWARE OF A DISCREPANCY OR INCONSISTENCY BETWEEN FIELD CONDITIONS AND INFORMATION SHOWN IN THE CONTRACT DOCUMENTS AT ANY TIME, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT. IF THE DISCREPANCY OR INCONSISTENCY INVOLVES OR AFFECTS WORK SHOWN IN THE STRUCTURAL DRAWINGS, SAA SHALL ALSO BE NOTIFIED, AND THE CONTRACTOR SHALL OBTAIN DIRECTION FROM SAA BEFORE PROCEEDING WITH AFFECTED WORK.
3. THE CONTRACTOR SHALL CONFIRM AND LIMIT LOADS IMPOSED ON THE STRUCTURE BY NEW MECHANICAL EQUIPMENT OR OTHER NEW NONSTRUCTURAL ITEMS, INCLUDING FRAMES, CURBS OR OTHER SUPPORTS AS OCCUR. WEIGHTS AND OTHER LOADS SHALL BE COMPARED TO AND SHALL NOT EXCEED THOSE SHOWN IN THESE STRUCTURAL DRAWINGS. WHERE WEIGHTS OR LOADS ARE NOT SHOWN, THE CONTRACTOR SHALL DETERMINE AND SUBMIT THEM TO SAA, WHICH SHALL VERIFY COMPATIBILITY WITH STRUCTURAL DESIGN BEFORE INSTALLATION.
4. NO SUBSTITUTION, CHANGE OR OTHER DEVIATION FROM THE REQUIREMENTS OF ANY CONTRACT DOCUMENT SHALL BE MADE WITHOUT THE APPROVAL OF OWNER.
  - a. UNAUTHORIZED SUBSTITUTION, CHANGE OR DEVIATION SHALL BE SUFFICIENT CAUSE FOR REJECTION OF THE WORK AND/OR OF PAYMENT REQUESTS.
  - b. NO DEVIATION FROM INFORMATION SHOWN IN THE STRUCTURAL DRAWINGS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM SAA.
5. SHOP DRAWINGS AND OTHER SUBMITTALS PREPARED BY SUBCONTRACTORS SHALL BE REVIEWED BY THE GENERAL CONTRACTOR PRIOR TO SUBMISSION.
  - a. ACCEPTANCE OF A SHOP DRAWING SHALL NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS.
  - b. REQUESTS FOR APPROVAL OF PROPOSED ALTERNATE DETAILS, MATERIAL SUBSTITUTIONS OR OTHER DEVIATIONS SHALL BE DIRECTED TO SAA INDEPENDENTLY FROM AND IN ADVANCE OF SUBMISSION OF AFFECTED SHOP DRAWINGS OR START OF AFFECTED PARTS OF THE WORK.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY ON THE PROJECT SITE.

1. SHOULD THE CONTRACTOR BECOME AWARE OF ANY CONDITION WHICH IN HIS OPINION MIGHT CAUSE DISTRESS OF ANY PART OF THE CONSTRUCTION OR ENDANGER STABILITY, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SAA AND TAKE ANY ACTION NECESSARY TO PROTECT LIFE AND PROPERTY PENDING DIRECTION FROM OWNER.
2. MEANS AND METHODS OF CONSTRUCTION SHALL BE SELECTED BY THE CONTRACTOR, WHO SHALL BE RESPONSIBLE FOR BRACING OR SHORING AS REQUIRED TO ASSURE SAFETY AND STABILITY DURING CONSTRUCTION AND TO SATISFY BUILDING DEPARTMENT REQUIREMENTS.

D. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PLAN THE WORK SO AS TO MINIMIZE ITS IMPACT ON THE OPERATIONS OF THE BUILDING'S OCCUPANTS, WHO MAY INTEND TO ATTEMPT TO REMAIN IN OPERATION TO THE GREATEST EXTENT POSSIBLE DURING THE PROJECT.

1. NO PROCEDURE WHICH CAUSES DAMAGE TO THE BUILDING OR ITS CONTENTS OR WHICH AFFECTS OCCUPANT OPERATIONS SHALL BE USED UNLESS NO REASONABLE ALTERNATIVE THAT WOULD REDUCE THE IMPACT IS POSSIBLE.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INFORM THE OWNER OR LANDLORD OF ANY PROCEDURE WHICH MIGHT IMPACT THEIR OPERATIONS WITH AS MUCH ADVANCE NOTICE AS POSSIBLE AND TO MAKE ALL TREASONABLE EFFORTS TO COORDINATE OPERATIONS WITH THE OCCUPANTS SO AS TO MINIMIZE THE DISTURBANCE.

E. THE DESIGN REPRESENTED IN THESE DESIGN DRAWINGS IS BASED ON THE FOLLOWING DESIGN PARAMETERS:

1. **GRAVITY LOADS:**
  - ROOF DEAD LOAD = 16 PSF
  - ROOF LIVE LOAD = 20 PSF
  - FLOOR DEAD LOAD = 12 PSF
  - FLOOR LIVE LOAD = 40 PSF
2. **WIND DESIGN DATA:**
  - EXPOSURE = C
  - BASIC WIND SPEED = 95 MPH
  - RISK CATEGORY = II
3. **EARTHQUAKE DESIGN DATA:**
  - SEISMIC DESIGN CATEGORY = E
  - OCCUPANCY CATEGORY = II
  - IMPORTANCE FACTOR I = 1.0
  - SITE CLASS = D
  - S<sub>s</sub> = 2.07
  - S<sub>1</sub> = 0.788
  - SDS = 1.656
  - SD1 = 0.893
  - EQUIVALENT LATERAL FORCE PROCEDURE:  
LIGHT-FRAME (WOOD) SHEAR WALLS : R = 6.5; C<sub>s</sub> = 0.255;  
REDUNDANCY FACTOR = 1.3
4. **FOUNDATIONS:**
  - FOUNDATIONS HAVE BEEN PROPORTIONED BASED ON THE FOLLOWING ALLOWABLE BEARING PRESSURES PER SOILS REPORT NO. 23-178 DATED 08/25/2023 BY SIGMA PRIME GEOSCIENCES, INC. :
  - SKIN FRICTION = 500 PSF

**PROJECT SCOPE**

THE PROPOSED PROJECT INVOLVES THE CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE

**STRUCTURAL OBSERVATION**

THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THOSE STEPS IN THE PROGRESS OF THE WORK THAT ALLOW FOR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE WORK INVOLVED.

THE STRUCTURAL OBSERVER SHALL PREPARE A REPORT OF THE STRUCTURAL OBSERVATION REPORT FORM FOR EACH SIGNIFICANT STAGE OF CONSTRUCTION OBSERVED. THE ORIGINAL OF THE STRUCTURAL OBSERVATION REPORT SHALL BE SENT TO THE BUILDING INSPECTOR'S OFFICE AND SHALL BE SIGNED AND SEALED (WET STAMP) BY THE RESPONSIBLE STRUCTURAL OBSERVER. ONE COPY OF THE OBSERVATION REPORT SHALL BE ATTACHED TO THE APPROVED PLANS. THE COPY ATTACHED TO THE PLANS SHALL BE SIGNED AND SEALED BY THE RESPONSIBLE STRUCTURAL OBSERVER OR THE DESIGNER. COPIES OF THE REPORT SHALL ALSO BE GIVEN TO THE OWNER, CONTRACTOR, AND DEPUTY INSPECTOR. ANY DEFICIENCY NOTED ON THE OBSERVATION REPORT WILL BECOME THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OF RECORD TO VERIFY ITS COMPLETION BY HIM (HER), OR BY A REGISTERED DEPUTY INSPECTOR AT THE DISCRETION OF THE STRUCTURAL OBSERVER.

A FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED DEPUTY INSPECTOR MUST BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND STRUCTURAL SYSTEM GENERALLY CONFORMS TO THE APPROVED PLANS AND SPECIFICATIONS. THE DEPARTMENT OF BUILDING AND SAFETY WILL NOT ACCEPT THE STRUCTURAL WORK WITHOUT THIS FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED DEPUTY INSPECTOR (WHEN PROVIDED) AND THE CORRECTION OF SPECIFIC DEFICIENCIES NOTED DURING NORMAL BUILDING INSPECTION.

**P/BC 2014-024**

STRUCTURAL OBSERVATION/ SIGNIFICANT CONSTRUCTION STAGES (Only Checked items are required)		
Architect or Engineer of Record for the project to be responsible for the "Structural Observation": Name: Nick Sivushenka      ☐ Licensed Architect      ☑ Registered Engineer Phone: (323) 448-4682      California Registration Number: C-97698		
Construction Stage	Construction Type	Elements/Connections to be observed
Foundation	<input type="checkbox"/> Footing, Stem Walls, Piers <input type="checkbox"/> Mat Foundation <input checked="" type="checkbox"/> Caisson, Pile, Grade beams <input type="checkbox"/> Stepping/Retaining Foundation, Hillside Special Anchors <input type="checkbox"/> Others: slab on grade	Excavations, rebar placement, and anchor bolt templates prior to pouring concrete
Wall	<input type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Others:	Shear wall framing, sheathing, nailing and hardware (including holdowns)
Frame	<input type="checkbox"/> Steel Moment Frame <input type="checkbox"/> Steel Braced Frame <input type="checkbox"/> Concrete Moment Frame <input type="checkbox"/> Masonry Moment Frame <input type="checkbox"/> Others:	
Diaphragm	<input type="checkbox"/> Concrete <input type="checkbox"/> Steel Deck <input type="checkbox"/> Wood <input type="checkbox"/> Others:	Roof and floor framing, sheathing, nailing, and hardware
Others		

**DECLARATION BY OWNER OR OWNER'S REPRESENTATIVE**  
 I, ☐ the owner of the project, ☑ the owner's representative, declare that the above listed firm or individual is hired by me to be the Structural Observer.

Signature \_\_\_\_\_ Date \_\_\_\_\_

As a covered entity under Title 1 of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, computer to this new format of cover sheet and administrative information includes including WBS and RGS that were previously used and, also flexibility and prompt distribution of information to the public.

**SPECIAL INSPECTIONS**

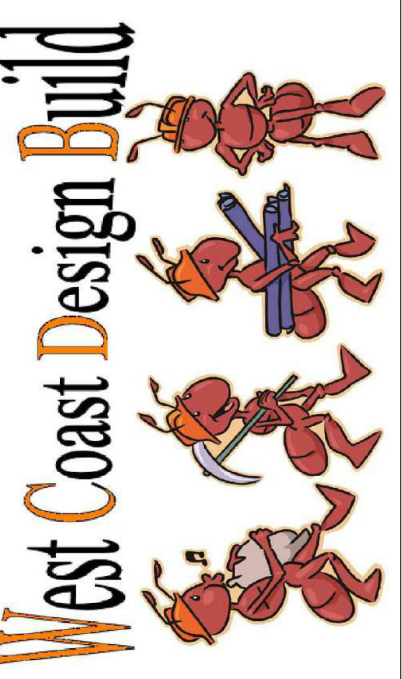
THE OWNER SHALL RETAIN A DEPUTY INSPECTOR LICENSED BY THE CITY OF SAN MATEO DEPARTMENT OF BUILDING & SAFETY IN ACCORDANCE WITH CHAPTER 17 OF CBC. THE FOLLOWING AREAS OF WORK REQUIRE INSPECTIONS BY A DEPUTY INSPECTOR TO VERIFY COMPLIANCE WITH CBC:

TRADE	INSPECTION DUTIES	INSPECTION DURATION
REBAR PLACEMENT	MATERIAL SPEC, REBAR SIZE AND CONFIGURATION	INTERMITTENT
INSTALLATION OF HOLDOWN ANCHOR BOLTS PRIOR TO CONCRETE PLACEMENT	VERIFY MATERIAL, SIZE, LOCATION AND INSTALLATION FOR COMPLIANCE WITH DESIGN DRAWINGS	PERIODIC
ADHESIVE ANCHORS	INSPECTION OF MATERIALS AND INSTALLATION IN ACCORDANCE WITH ICC APPROVAL	CONTINUOUS

**ICC/LARR**

THE FOLLOWING ARE A LIST OF COMPONENTS USED WITHIN THE PROJECT WITH INTERNATIONAL CODE COUNCIL REPORT NUMBERS AND CITY OF LOS ANGELES RESEARCH REPORT NUMBERS FOR THE CONTRACTOR TO OBTAIN AND FOLLOW PROVISIONS OF.

COMPONENT	ICC-ESR / IAPMO #
SIMPSON SDS WOOD SCREWS	ICC-ESR # 2236
SIMPSON A35	ICC-ESR # 2606
SIMPSON STRAPS	ICC-ESR # 2105
SIMPSON HOLDOWNS	ICC-ESR # 2330



**GENERAL NOTES**

New Single Family Residence  
**TAFFERA FAMILY TRUST**  
 APN# 048-022-370  
 300 Magellan Ave., El Granada, CA 94018

HEET TITLE:

PROJECT:

DATE: 09/06/2024

SCALE: AS NOTED

APN: 048-022-370

SYM. REVISIONS      DATE


SHEET NO.

**S-0.1**

## STRUCTURAL LUMBER

A. IN ADDITION TO CODE, THE FOLLOWING SPECIFICATIONS AND STANDARDS APPLY TO STRUCTURAL LUMBER AND RELATED CARPENTRY WORK FOR PROJECT:

1. NFPA NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
2. WCLIB GRADING RULES NO. 16 OR APPLICABLE WWPA GRADING RULES.

B. MATERIAL QUALITY SHALL BE CONSISTENT WITH DESIGN ASSUMPTIONS.

1. STRUCTURAL LUMBER SHALL BE DOUGLAS FIR-LARCH (UNO), DOC PS 20.
2. MEMBER SIZES SPECIFIED ARE NOMINAL. STRUCTURAL LUMBER SHALL BE FINISHED S4S (UNO).
3. STRUCTURAL LUMBER SHALL BE GRADE MARKED IN ACCORDANCE WITH REFERENCED GRADING STANDARDS (UNO).
4. MINIMUM GRADES SHALL BE AS REQUIRED BY APPLICABLE STANDARDS BUT AT LEAST EQUAL TO THE FOLLOWING:
  - a. 2X WALL STUDS ONLY – CONSTRUCTION GRADE
  - b. OTHER STUDS, JOISTS AND RAFTERS – NO. 2
  - c. BEAMS, POSTS AND ALL OTHER STRUCTURAL LUMBER – NO. 1 OR BETTER
5. HIGHER LUMBER GRADES SHALL BE USED WHERE INDICATED.
6. NAILS SHALL BE COMMON WIRE NAILS (UNO).
7. BOLTS SHALL BE M.B. WITH STANDARD MALLEABLE IRON OR STEEL PLATE WASHERS UNDER ALL BOLT HEADS AND NUTS BEARING ON WOOD (UNO).
8. CONNECTION HARDWARE SHALL BE AS CALLED FOR. ALTERNATE PRODUCTS SHALL BE SUBSTITUTED ONLY WITH THE APPROVAL OF SAA AND BUILDING DEPARTMENT.
9. MACHINE NAILING SYSTEMS SHALL BE SUBJECT TO SATISFACTORY DEMONSTRATION AND TO THE ACCEPTANCE OF SAA AND BUILDING DEPARTMENT.
  - a. THE CONTRACTOR SHALL MAKE APPROPRIATE SUBMISSIONS, INCLUDING TECHNICAL DATA, IN SUPPORT OF ANY PROPOSED MACHINE NAILING SYSTEM ON REQUEST.
  - b. HEADS OR TOPS OF NAILS OR OTHER MACHINE DRIVEN FASTENERS SHALL NOT PENETRATE THE SURFACE OF THE WOOD MORE THAN WOULD BE NORMAL FOR HAND DRIVING.
  - c. LUMBER DAMAGED BY OVERDRIVING SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
  - d. PERSISTANT OVERDRIVING SHALL BE SUFFICIENT CAUSE FOR REJECTION OF A MACHINE NAILING SYSTEM.
  - e. EDGE DISTANCES FOR MACHINE DRIVEN FASTENERS SHALL BE AS REQUIRED FOR HAND DRIVING AND BY APPLICABLE CODES AND STANDARDS AND SHALL BE CONSISTENT WITH THE NAILING SYSTEM MANUFACTURER'S RECOMMENDATIONS.
  - f. ACCEPTANCE OF A MACHINE NAILING SYSTEM SHALL BE SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE.
  - g. MACHINE NAILING SHALL NOT BE USED WITH PLYWOOD LESS THAN 3/8" THICK.

C. APPROPRIATE PRECAUTIONS SHALL BE TAKEN TO ASSURE DURABILITY:

1. WOOD EXPOSED TO MOISTURE OR EARTH SHALL BE TREATED FOR PROTECTION AGAINST DECAY AND TERMITE ATTACK OR SHALL BE FOUNDATION GRADE REDWOOD. THIS REQUIREMENT SHALL APPLY TO:
  - a. ANY WOOD EMBEDDED IN OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY.
  - b. ANY WOOD OTHER THAN WALL STUDS WITHIN ONE FOOT OF EARTH.
  - c. ANY FLOOR JOIST WITHIN 18" OF EARTH.
2. PRESSURE TREATMENT PROCESS SHALL BE APPROVED BY BUILDING DEPARTMENT AND SAA. TREATMENT PROCESSES EFFECTING MATERIAL PROPERTIES SHALL NOT BE USED ON STRUCTURAL LUMBER WITHOUT SAA'S WRITTEN APPROVAL. ADDITIONALLY CUT ENDS OF LUMBERS MUST BE FIELD TREATED WITH AN APPROPRIATE AGENT TO AVOID COMPROMISING DECAY RESISTENCE OF LUMBER.
3. LUMBER USED IN THE WORK SHALL BE KILN DRIED TO AVOID EXCESSIVE SHRINKAGE OR WARPING. "GREEN" LUMBER WITH EXCESSIVE MOISTURE CONTENT SHALL NOT BE USED IN THE WORK.
4. SUBFLOORS, ATTICS, PLENUMS, AND OTHER VOID SPACES SHALL BE APPROPRIATELY VENTILATED.

D. QUALITY FRAMING PRACTICES SHALL BE EMPLOYED IN THE CONSTRUCTION:

1. WOOD COLUMNS AND POSTS SHALL BE SECURED IN POSITION AT TRUE END BEARINGS DESIGNED TO PROTECT AGAINST DECAY OR OTHER DAMAGE.
2. STUDS FOR WALLS AND PARTITIONS SHALL BE AS REQUIRED BY APPLICABLE STANDARDS OR SPECIFIC DETAILS, WHICHEVER ARE MORE RESTRICTIVE, BUT NO LESS THAN:
  - a. 2X4 AT 16" o.c. FOR ANY WALL OR PARTITION.
  - b. 2X6 AT 16" o.c. FOR STUDS OVER 9'-0" HIGH, CARRYING COMBINED FLOOR LOADS FROM MORE THAN ONE LEVEL OR EXTERIOR WALLS (UNO)
3. DOUBLE TOP PLATES MATCHING STUDS FOR SIZE AND GRADE SHALL BE PROVIDED AT ALL WALLS (UNO). SPLICES IN PLATES, IF USED, SHALL BE STAGGERED NO LESS THAN 4'-0" o.c.
4. 4X6 OR BETTER HEADER BEAMS OR LINTELS SHALL BE PROVIDED AT ALL OPENINGS IN WALLS AND PARTITIONS.
5. CONTINUOUS HORIZONTAL 2X FIRE BLOCKING OF DEPTH TO MATCH STUDS SHALL BE PROVIDED AT FLOORS, CEILINGS, SOFFITS AND AT NO MORE THAN 8'-0" o.c. VERTICALLY IN ALL STUD WALLS.
6. BORED HOLES IN STUDS SHALL BE PERMITTED ONLY WITHIN THE FOLLOWING RESTRICTIONS:
  - a. HOLES SHALL NOT APPROACH WITHIN 3/4" OF EITHER EDGE OF THE STUD.
  - b. HOLES SHALL NOT OCCUR WITHIN 6" OF ANY OTHER BORED HOLE, CUT, NOTCH, OR END OF THE STUD.
  - c. HOLE DIAMETER SHALL BE LIMITED TO 60% OF WIDTH AT NON-BEARING STUDS IN INTERIOR PARTITIONS SUPPORTING ONLY THEIR OWN WEIGHT AND 40% OF WIDTH AT ALL OTHER STUDS.
7. NOTCHING OF STUDS SHALL BE PERMITTED ONLY WITHIN THE FOLLOWING RESTRICTIONS:
  - a. NOTCHES SHALL BE NEATLY MADE WITH PREDRILLED CORNERS AND WITHOUT OVERCUTTING.
  - b. NOTCHES SHALL NOT OCCUR WITHIN 6" OF ANY OTHER NOTCH, CUT, BORED HOLE, OR END OF THE STUD.
  - c. NOTCH DEPTH SHALL BE LIMITED TO 40% OF WIDTH AT NON-BEARING STUDS IN INTERIOR PARTITIONS SUPPORTING ONLY THEIR OWN WEIGHT AND 25% OF WIDTH AT ALL OTHER STUDS.
  - d. NOTCH WIDTH SHALL BE LIMITED TO TWICE MAXIMUM PERMITTED DEPTH BUT IN NO CASE MORE THAN SIX INCHES.
8. ALL STUD WALLS SHALL BE BRACED BY ONE OF THE FOLLOWING METHODS:

- a. 1/2" GYPSUM BOARD SHEATHING WITH 5d COOLER NAILS AT 7" o.c. TO ALL STUDS AND TOP AND BOTTOM PLATES AND AT 12" o.c. AT ALL OTHER STUDS. EDGE BLOCKING NOT REQUIRED.
  - b. OTHER SHEAR RESISTING FINISH PROVIDED BY BUILDING DEPARTMENT FOR EQUAL OR GREATER SHEAR STRENGTH THAN ITEM (a) ABOVE.
  - c. 1X6 LET IN DIAGONAL BRACING AT NO MORE THAN 25'-0" o.c. ALONG WALL ANGLED TO CROSS AT LEAST FOUR STUD SPACES IN WALL HEIGHT, WITH 2-8d NAILS AT EACH STUD AND AT TOP AND BOTTOM PLATES.
  - d. APPROVED STEEL STRAP BRACING SIMILAR TO ITEM (c) ABOVE.
  - e. 5/16" PLYWOOD PANELS AT LEAST 4'-0" WIDE AND EXTENDING FULL HEIGHT OF WALL AT NO MORE THAN 25'-0" o.c. WITH 6d NAILS AT 6" o.c. TO STUDS AT VERTICAL SHEET EDGES AND TO TOP AND BOTTOM PLATES AND AT 12" o.c. AT ALL OTHER STUDS. EDGE BLOCKING NOT REQUIRED.
10. BEAMS OR GIRDS SUPPORTED BY HANGERS OR STRUCTURAL STEEL SHALL HAVE AT LEAST 3" OF FIRM BEARING IN A DETAIL APPROVED BY SAA (UNO).
  11. BEAMS OR GIRDS SUPPORTED BY CONCRETE OR MASONRY SHALL HAVE AT LEAST 4" OF FIRM BEARING ON SOUND MATERIAL (UNO).
  12. BEAMS OR GIRDS SUPPORTED BY TIMBER SHALL HAVE FULL BEARING ACROSS THE SECTION OF THE POST, GIRDER OR OTHER SUPPORT (UNO).
  13. JOISTS OR RAFTERS SUPPORTED BY METAL HANGERS SHALL HAVE AT LEAST 1 1/2" 30 1/2" OF FIRM BEARING (UNO).
  14. JOISTS OR RAFTERS SUPPORTED BY CONCRETE OR MASONRY SHALL HAVE AT LEAST 3" OF FIRM BEARING ON SOUND MATERIAL (UNO).
  15. JOISTS OR RAFTERS SUPPORTED BY TIMBER SHALL HAVE FULL BEARING ACROSS THE WIDTH OF BEAMS OR GIRDS OR THE TOP PLATES OF STUD WALLS OR SHALL BE ALIGNED WITH AND FACE NAILED TO STUDS AND SUPPORTED BY A 1X4 RIBBON STRIP (UNO).
  16. STABILITY BRACING SHALL BE PROVIDED AT NO MORE THAN 10'-0" o.c. FOR RAFTERS AND 8'-0" FOR JOISTS IN ONE OF THE FOLLOWING WAYS:
    - a. CONTINUOUS 2X3 CROSS BRIDGING.
    - b. CONTINUOUS FULL DEPTH BLOCKING.
    - c. APPROVED METAL BRIDGING.
  17. STABILITY BRACING SHALL BE PROVIDED FOR JOISTS AND RAFTERS AT ALL SUPPORTS IN ONE OF THE FOLLOWING WAYS:
    - a. CONTINUOUS FULL DEPTH BLOCKING.
    - b. FULL NAILING OF A HANGER APPROVED FOR ROTATIONAL RESTRAINT.
    - c. END NAILING TO A RIM JOIST OR RAFTER.
  18. RAFTERS OR JOISTS WITH COMMON INTERIOR BEARINGS SHALL BE LAPPED AT LEAST 4" OVER SUPPORT AND ATTACHED TO ONE ANOTHER WITH 3-16d NAILS.
  19. FLOOR JOISTS UNDER PARTITIONS PARALLEL TO THEIR SPAN SHALL BE DOUBLED (UNO).
  20. DOUBLED JOISTS OR OTHER VERTICALLY LAMINATED MEMBERS SHALL BE SECURELY INTERCONNECTED ALONG THEIR ENTIRE LENGTH.
    - a. FASTENERS SHALL BE PLACED AT TOP AND BOTTOM QUARTER POINTS OF DEPTH AND STAGGERED.
    - b. FASTENERS FOR 2X MEMBERS LESS THAN 12" DEEP MAY BE 16d NAILS AT 12" o.c. (UNO).
    - c. FASTENERS FOR OTHER MEMBERS SHALL BE 1/2" DIAMETER BOLTS AT 24" o.c. (UNO).
  21. STRUCTURAL FRAMING MEMBERS SHALL NOT BE NOTCHED WITHOUT SAA'S SPECIFIC APPROVAL.
  22. BORED HOLES IN JOISTS OR RAFTERS SHALL BE PERMITTED ONLY WITHIN THE FOLLOWING RESTRICTIONS:
    - a. HOLES SHALL NOT APPROACH WITHIN 2" OF EITHER EDGE OF THE MEMBER.
    - b. HOLES SHALL NOT OCCUR WITHIN 12" OF ANY OTHER HOLE OR OF THE END OF THE MEMBER.
    - c. HOLE DIAMETER SHALL BE LIMITED TO ONE-THIRD OF DEPTH.
  23. END JOINTS IN ADJACENT BOARDS IN LUMBER SHEATHING SHALL BE SEPARATED BY AT LEAST TWO SUPPORT SPACES AND AT LEAST TWO BOARDS SHALL SEPARATE ANY TWO JOINTS ON THE SAME SUPPORT.
  24. NAILS DRIVEN PERPENDICULAR TO GRAIN SHALL BE USED IN FAVOR OF TOE NAILS WHENEVER POSSIBLE.
  25. WHEN TOE NAILS MUST BE USED, THEY SHALL BE DRIVEN AT AN ANGLE OF APPROXIMATELY THIRTY DEGREES TO THE FACE AND STARTED APPROXIMATELY ONE-THIRD OF THEIR LENGTH FROM THE END OF THE PIECE.
  26. IMPROPERLY INSTALLED TOE NAILS SHALL NOT BE CONSIDERED AS HAVING STRUCTURAL VALUE AND MEMBERS DAMAGED BY IMPROPER TOE NAILING SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
  27. BOLT HOLES, INCLUDING THOSE AT SILL ANCHORS, SHALL BE NO LESS THAN 1/32" AND NO MORE THAN 1/16" LARGER THAN THE NOMINAL DIAMETER OF THE FASTENER (UNO). OVERSIZE BOLT HOLES SHALL BE SUFFICIENT CAUSE FOR REJECTION OF THE WORK.
  28. THE CONTRACTOR SHALL VERIFY AND RETIGHTEN ALL BOLTS PRIOR TO APPLICATION OF FINISH OR TO OTHER CONSTRUCTION WHICH WOULD MADE THEM INACCESSIBLE.
  29. NEITHER BOLTS, LAG SCREWS NOR WOOD SCREWS SHALL BE HAMMERED OR OTHERWISE DRIVEN INTO PLACE. DRIVING OF SUCH MEMBERS SHALL BE SUFFICIENT CAUSE FOR REJECTION OF THE FASTENING.
  30. FRAMING HARDWARE SHALL BE INSTALLED WITH PROPER SIZE, LOCATION AND NUMBER OF FASTENERS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND CONDITIONS OF RELEVANT APPROVALS.
  31. SILL PLATES AT STUD WALLS SHALL BE PROPERLY DETAILED AND ANCHORED:
    - a. SILLS SHALL BE 3X MINIMUM (UNO).
    - b. SILLS BEARING ON MASONRY OR CONCRETE SHALL BE SECURED IN POSITION WITH NO LESS THAN 12" ANCHOR BOLTS AT 48" o.c. MAXIMUM WITH AT LEAST 7" EMBEDMENT INTO SOUND CONCRETE OR MASONRY GROUT.
    - c. SILL ANCHOR BOLTS SHALL BE PROVIDED WITHIN 9" OF EACH END OF EACH PIECE AND NO PIECE SHALL HAVE LESS THAN TWO BOLTS.
    - d. SILL ANCHOR BOLTS SHALL BE ARRANGED TO AVOID INTERFERENCE WITH FRAMING WHENEVER POSSIBLE.
  32. WHERE GYPSUM BOARD, PLYWOOD OR OTHER STRUCTURAL SHEATHING IS SPECIFIED IN THE STRUCTURAL DRAWINGS, JOINTS SHALL NOT BE TAPED OR FINISH APPLIED UNTIL ATTACHMENT TO SUPPORTING FRAMING HAS BEEN INSPECTED AND APPROVED.
  33. WHERE PLASTER OR STUCCO IS SPECIFIED IN THE STRUCTURAL DRAWINGS, APPLICATION SHALL NOT BEGIN UNTIL LATH TYPE AND ATTACHMENT TO SUPPORTING FRAMING HAS BEEN INSPECTED AND APPROVED.

## EXCAVATIONS AND FOUNDATIONS

A. FOUNDATION EXCAVATION AND CONSTRUCTION SHALL BE ACCOMPLISHED IN A MANNER CONSISTENT WITH DESIGN ASSUMPTIONS:

1. FOOTINGS SHALL BE FOUNDED NO LESS THAN TWO FEET (2'-0") BELOW LOWEST ADJACENT FINISH GRADE, SLAB OR PAVEMENT AND BE EMBEDDED INTO NATIVE SOIL OR CERTIFIED COMPACTED FILL.
- B. ALL EXCAVATION AND GRADING OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH REQUIREMENTS OF GOVERNING AUTHORITIES AND IN A MANNER CONSISTENT WITH QUALITY CONSTRUCTION STANDARDS.
  1. EXCAVATIONS SHALL BE LAID BACK OR SHORED AS REQUIRED FOR SAFETY AND STABILITY AT ALL STAGES OF THE WORK.
  2. ADEQUATE PROVISIONS FOR DRAINAGE AND REMOVAL OF RAINWATER, AND GROUNDWATER IF PRESENT, SHALL BE INCORPORATED INTO TEMPORARY SLOPES OR GRADED SURFACES IN ORDER TO PRESERVE STABILITY AND PROTECT AGAINST ILLEGAL, DANGEROUS, UNSIGHTLY, OR OTHERWISE INAPPROPRIATE RUN-OFF.
  3. BACKFILL WHICH WILL SUPPORT STRUCTURAL LOADS SHALL BE PLACED IN LIFTS AND COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY UNDER THE SUPERVISION OF GEOTECHNICAL ENGINEER.
  4. BACKFILL SHALL NOT BE PLACED AGAINST NEW RETAINING STRUCTURES UNTIL THEY AND THEIR SUPPORTS HAVE ACHIEVED THEIR DESIGN STRENGTH UNLESS APPROPRIATE TEMPORARY SUPPORTS ARE PROVIDED.
  5. COMPACTION METHODS USED FOR BACKFILL BEHIND RETAINING STRUCTURES SHALL TAKE SURCHARGE OF THOSE STRUCTURES INTO CONSIDERATION. APPROPRIATE TEMPORARY SUPPORTS SHALL BE PROVIDED AS NECESSARY.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR TO THE SATISFACTION OF OWNER, LANDLORD, ARCHITECT, BUILDING DEPARTMENT, AND SAA OF ANY DAMAGE TO RETAINING STRUCTURES CAUSED BY PREMATURE BACKFILLING, COMPACTION EFFORTS, OR OTHER CONSTRUCTION SURCHARGE.
  7. CONCRETE SHALL NOT BE PLACED IN EXCAVATIONS CONTAINING STANDING WATER WITHOUT PRIOR APPROVAL. REQUESTS FOR SUCH APPROVAL SHALL INCLUDE DETAILED DESCRIPTION OF APPROPRIATE WET PLACEMENT PROCEDURES THAT SHALL BE SUBJECT TO THE APPROVAL OF GEOTECHNICAL ENGINEER, BUILDING DEPARTMENT, AND SAA AND WHICH, IF APPROVED, SHALL BE STRICTLY FOLLOWED.

## STRUCTURAL CONCRETE

A. IN ADDITION TO CODE, THE FOLLOWING SPECIFICATIONS AND STANDARDS APPLY TO STRUCTURAL CONCRETE WORK FOR PROJECT:

1. ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318).
  2. ACI CODE OF STANDARD PRACTICE.
  3. ASTM C33 FOR AGGREGATE (UNO).
  4. ASTM C330 FOR AGGREGATE FOR STRUCTURAL LIGHTWEIGHT CONCRETE (AS SPECIFIED).
  5. ASTM C150 TYPE I OR II FOR CEMENT. ALL STRUCTURAL CONCRETE IN CONTACT WITH SOIL SHALL BE MADE WITH TYPE II CEMENT.
  6. ASTM C260 FOR AIR ENTRAINING ADMIXTURES WHERE SPECIFIED OR ADDED AT CONTRACTOR'S OPTION.
  7. ASTM C494 FOR WATER-REDUCING, RETARDING, ACCELERATING, WATER-REDUCING AND RETARDING OR WATER-REDUCING AND ACCELERATING ADMIXTURES WHERE SPECIFIED OR ADDED AT CONTRACTOR'S OPTION.
  8. ASTM C618 FOR FLY ASH OR OTHER POZZOLANIC ADMIXTURES WHERE SPECIFIED OR ADDED AT CONTRACTOR'S OPTION. NO MORE THAN 15% OF THE TOTAL CEMENT CONTENT IN ANY STRUCTURAL CONCRETE MIX SHALL BE SUCH MATERIAL (UNO).
  9. ASTM C94 FOR READY-MIXED CONCRETE. ALL STRUCTURAL CONCRETE SHALL BE DELIVERED TO THE SITE READY-MIXED.
- B. STRUCTURAL CONCRETE SHALL BE OF SPECIFIED TYPES AND STRENGTHS AND OF QUALITY COMPATIBLE WITH THE REQUIREMENTS OF THE WORK.

1. ALL STRUCTURAL CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF AT LEAST 3000 PSI AT THE AGE OF 28 DAYS (UNO). STRUCTURAL CONCRETE FOR THIS PROJECT DESIGNED USING 3000 PSI BUT CONTRACTOR TO PLACE 4000 PSI MATERIAL (NO SPECIAL INSPECTION REQUIRED).
  2. ALL STRUCTURAL CONCRETE SHALL BE STONE TYPE WITH A FULLY CURED DENSITY BETWEEN 140 AND 150 PCF (UNO).
  3. STRUCTURAL LIGHTWEIGHT CONCRETE, WHERE SPECIFIED, SHALL HAVE A FULLY CURED DENSITY BETWEEN 110 AND 120 PCF (UNO).
  4. SLUMPS OF STRUCTURAL CONCRETE SHALL BE AS SMALL AS PRACTICAL FOR THE INTENDED APPLICATION AND SHALL COMPLY WITH THE CONDITIONS OF REFERENCED STANDARDS AND LIMITATIONS OF THE MIX DESIGN.
  5. NO CONCRETE WITH MEASURED SLUMP GREATER THAN SIX INCHES SHALL BE USED IN THE WORK WITHOUT THE SPECIFIC WRITTEN APPROVAL OF SAA. SLUMP MAY BE MEASURED AT POINT OF PLACEMENT.
- C. GROUT AND DRYPACK SHALL BE TREATED AS STRUCTURAL CONCRETE AND SHALL BE SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THESE NOTES (UNO).
1. GROUT SHALL BE A HIGH-STRENGTH SHRINKAGE-COMPENSATING ("NONSHRINK") CEMENTITIOUS MATERIAL OBTAINING AN ULTIMATE COMPRESSIVE STRENGTH OF AT LEAST 5000 PSI AT THE AGE OF 28 DAYS WHEN TESTED IN ACCORDANCE WITH ASTM C109.
  2. GROUT SHALL BE A PRE-ENGINEERED PRODUCT ACCEPTABLE TO BUILDING DEPARTMENT AND SAA.
  3. GROUT SHALL BE DELIVERED TO THE SITE PREMIXED IN MANUFACTURER'S ORIGINAL PACKAGING. ONLY WATER SHALL BE ADDED ON SITE. GROUT SHALL BE PREPARED AND PLACED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
  4. GROUT SHALL BE MIXED TO A UNIFORM FLUID CONSISTENCY, Poured INTO FORMS AS REQUIRED, AND CHAINED OR RODDED TO ASSURE THAT ALL VOIDS ARE FILLED.
  5. GROUT CONTAINING METALLIC ADMIXTURES SHALL NOT BE USED WITHOUT THE WRITTEN APPROVAL OF BOTH ARCHITECT AND SAA.
  6. DRYPACK, WHERE SPECIFIED, SHALL BE GROUT MIXED TO A STIFF CLAY-LIKE CONSISTENCY. CARE SHALL BE TAKEN TO ASSURE UNIFORMITY PRIOR TO PLACEMENT.
  7. EXISTING CONCRETE OR OTHER POROUS SURFACES AGAINST WHICH GROUT OR DRYPACK IS TO BE PLACED SHALL BE MOISTENED TO PREVENT PREMATURE DEHYDRATION OF THE MATERIAL.
  8. INSPECTION REQUIREMENTS FOR STRUCTURAL GROUT AND DRYPACK SHALL BE AS FOR STRUCTURAL CONCRETE EXCEPT THAT CUBES RATHER THAN CYLINDERS MAY BE TAKEN FOR COMPRESSIVE STRENGTH TESTING.
  9. CONSISTENCY, Poured INTO FORMS AS REQUIRED, AND CHAINED OR RODDED TO ASSURE THAT ALL VOIDS ARE FILLED.
  10. GROUT CONTAINING METALLIC ADMIXTURES SHALL NOT BE USED WITHOUT THE WRITTEN APPROVAL OF BOTH ARCHITECT AND SAA.
  11. DRYPACK, WHERE SPECIFIED, SHALL BE GROUT MIXED TO A STIFF CLAY-LIKE CONSISTENCY. CARE SHALL BE TAKEN TO ASSURE UNIFORMITY PRIOR TO PLACEMENT.
  12. EXISTING CONCRETE OR OTHER POROUS SURFACES AGAINST WHICH GROUT OR DRYPACK IS TO BE PLACED SHALL BE MOISTENED TO PREVENT PREMATURE DEHYDRATION OF THE MATERIAL.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MIX DESIGNS.

1. MIX DESIGNS FOR CONCRETE WITH SPECIFIED STRENGTH UP TO 2500 PSI MAY BE BY SUPPLIER AND NEED NOT BE SUBMITTED FOR REVIEW PRIOR TO USE.
  2. MIX DESIGNS FOR CONCRETE WITH SPECIFIED STRENGTH GREATER THAN 2500 PSI SHALL BE BY A CALIFORNIA LICENSED CIVIL ENGINEER IN THE EMPLOY OF A CERTIFIED INDEPENDENT TESTING LABORATORY ACCEPTABLE TO BUILDING DEPARTMENT AND SAA. COSTS OF SUCH DESIGN SHALL BE BORNE BY THE CONTRACTOR.
  3. CALCIUM CHLORIDE OR OTHER ADMIXTURES CONTAINING CHLORIDE OTHER THAN AS AN IMPURITY SHALL NOT BE USED IN STRUCTURAL CONCRETE WITHOUT THE WRITTEN APPROVAL OF SAA.
  4. COPIES OF EACH MIX DESIGN, BEARING THE SEAL AND SIGNATURE OF THEIR DESIGNER AND ACCOMPANIED BY CERTIFIED RESULTS OF 7 AND 28 DAY TRIAL BATCH CYLINDER TEST RESULTS, SHALL BE SUBMITTED TO BUILDING DEPARTMENT AND SAA NO LESS THAN TWO WORKING DAYS BEFORE USE.
  5. COPIES OF THE MIX DESIGN SHALL BE PRESENT AT BATCH PLANT AND JOB SITE PRIOR TO USE.
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING PROPER PREPARATIONS PRIOR TO THE PLACEMENT OF STRUCTURAL CONCRETE.
1. THE CONTRACTOR SHALL DESIGN AND CONSTRUCT COMPETENT FORMS AS REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR THEIR ADEQUACY.
  2. REINFORCEMENT SHALL BE PLACED AS CLOSE TO THE SURFACE OF CONCRETE AS PERMITTED WHILE MAINTAINING MINIMUM COVER AS FOLLOWS (UNO):
    - a. AT SURFACES CAST AGAINST EARTH – THREE INCHES (3").
    - b. AT SURFACES EXPOSED TO EARTH OR WEATHER:
      - FOR #6 OR LARGER BARS – TWO INCHES (2").
      - FOR #5 AND SMALLER – ONE AND ONE-HALF INCHES (1-1/2").
  3. PROJECTING CORNERS OF EXPOSED CONCRETE STRUCTURAL MEMBERS SHALL BE FORMED WITH 3/4" CHAMFER (UNO).
  4. REINFORCING STEEL, ANCHOR BOLTS, AND OTHER INSERTS SHALL BE SECURED IN POSITION BEFORE CONCRETE PLACEMENT. SETTING DURING OR AFTER PLACEMENT SHALL NOT BE PERMITTED (UNO).
  5. EXCEPT FOR SIMPLE, SYMMETRICAL, UNIFORM CONFIGURATIONS, THE CONTRACTOR SHALL PREPARE REINFORCEMENT PLACEMENT DRAWINGS. COPIES OF THESE DRAWINGS SHALL BE AVAILABLE FOR REFERENCE ON SITE AT LEAST ONE WORKING DAY BEFORE PLACEMENT OF CONCRETE AND BEFORE ANY INSPECTION OF THE REINFORCEMENT OR FORMWORK.
  6. THE CONTRACTOR SHALL COORDINATE WITH ALL TRADES BEFORE PLACEMENT OF CONCRETE TO ASSURE PROPER INCORPORATION OF REQUIRED SLEEVES, INSERTS, CURBS, DEPRESSIONS AND SIMILAR ITEMS.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL COSTS OF CORRECTIVE ACTION IN CASE OF ITEMS IMPROPERLY LOCATED OR OMITTED FROM CONCRETE PLACEMENT.
  8. THE CONTRACTOR SHALL SUBMIT SKETCHES SHOWING SIZE AND LOCATION OF ANY REQUIRED SLEEVE, INSERT, DEPRESSION, OR OTHER MODIFICATION TO STRUCTURAL CONCRETE NOT SHOWN IN THESE STRUCTURAL DESIGN DRAWINGS TO SAA FOR REVIEW AND SHALL OBTAIN ITS APPROVAL BEFORE PLACEMENT.

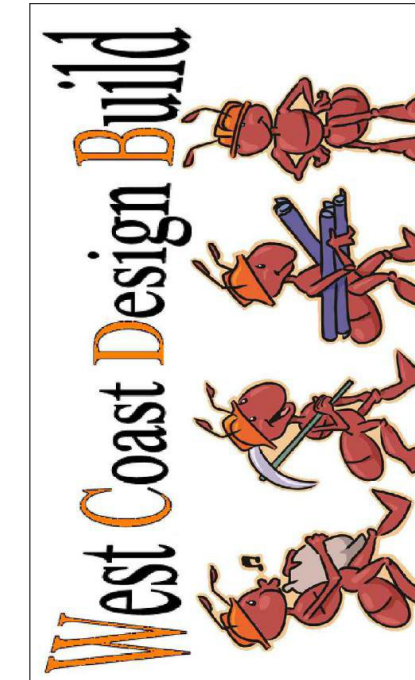
- F. CONCRETE SHALL BE PLACED, FINISHED, AND CURED IN ACCORDANCE WITH THE RECOMMENDATIONS OF REFERENCED STANDARDS.
1. STRUCTURAL CONCRETE WITH SPECIFIED STRENGTH GREATER THAN 2500 PSI SHALL BE PLACED UNDER THE CONTINUOUS SUPERVISION OF A DEPUTY INSPECTOR LICENSED BY BUILDING DEPARTMENT. THIS INSPECTOR'S WORK SHALL INCLUDE PRE-PLACEMENT INSPECTION OF FORMWORK, REINFORCEMENT AND EMBEDDED ITEMS.
  2. EXISTING CONCRETE AGAINST WHICH NEW CONCRETE IS TO BE PLACED SHALL BE ROUGHENED TO AT LEAST 1/4" AMPLITUDE TO EXPOSE COARSE AGGREGATE. SANDBLASTED OR OTHERWISE THOROUGHLY CLEANED BY AN APPROVED METHOD, MOISTENED AND SCOURED WITH A CEMENT/WATER PASTE IMMEDIATELY PRIOR TO PLACEMENT OF NEW MATERIAL.
  3. COLD JOINTS IN STRUCTURAL CONCRETE SHALL BE MADE AT LOCATIONS INDICATED IN DESIGN DRAWINGS OR APPROVED BY SAA. INCORPORATION OF UNAPPROVED JOINTS SHALL BE SUFFICIENT CAUSE FOR REJECTION OF WORK.
  4. CURING COMPOUNDS, IF USED, SHALL BE OF APPROVED TYPES. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL OF CURING COMPOUNDS PROPOSED FOR USE ON SURFACES TO RECEIVE FINISH FROM THE FINISH MANUFACTURER PRIOR TO APPLICATION.
  5. FORMS SHALL BE KEPT DAMP AND STRUCTURAL CONCRETE SURFACES EXPOSED TO THE ENVIRONMENT SHALL BE MOIST CURED OR OTHERWISE PROTECTED AGAINST PREMATURE DEHYDRATION FOR AT LEAST 72 HOURS AFTER PLACEMENT.
- G. CONCRETE SHALL BE TESTED AND INSPECTED IN ACCORDANCE ACI-318 REQUIREMENTS BY QUALIFIED TECHNICIANS UNDER THE SUPERVISION OF A LICENSED CIVIL ENGINEER.

1. FOUR TEST CYLINDERS FROM EACH 150 YARDS, OR FRACTION THEREOF, Poured IN ANY ONE DAY, SHALL BE SECURED AND TESTED BY AN INDEPENDENT TESTING AGENCY; ONE TO BE TESTED AT 7 DAYS, TWO AT 28 DAYS, AND THE FOURTH HELD IN RESERVE.
2. QUALIFIED FIELD TESTING TECHNICIANS SHALL PERFORM TESTS ON FRESH CONCRETE AT THE JOB SITE. PREPARE SPECIMENS REQUIRED FOR CURING UNDER FIELD CONDITIONS, PREPARE SPECIMENS REQUIRED FOR TESTING IN THE LABORATORY, AND RECORD THE TEMPERATURE OF THE FRESH CONCRETE WHEN PREPARING SPECIMENS FOR STRENGTH TESTS. QUALIFIED LABORATORY TECHNICIANS SHALL PERFORM ALL REQUIRED LABORATORY TESTS.
3. THE CONTRACTOR SHALL REMOVE AND REPLACE ANY CONCRETE WHICH FAILS TO ATTAIN SPECIFIED STRENGTH IN 28 DAYS IF SO DIRECTED BY THE ENGINEER OF RECORD. ANY DEFECTS IN THE HARDENED CONCRETE SHALL BE SATISFACTORILY REPAIRED OR THE HARDENED CONCRETE SHALL BE REPLACED.

## REINFORCING STEEL

A. IN ADDITION TO CODE, THE FOLLOWING SPECIFICATIONS AND STANDARDS APPLY TO THE MANUFACTURE, FABRICATION AND INSTALLATION OF REINFORCING STEEL IN STRUCTURAL CONCRETE AND/OR MASONRY WORK FOR PROJECT:

1. CRSI HANDBOOK.
  2. ASTM A615 GRADE 60 FOR ALL REINFORCING STEEL (UNO).
  3. ASTM A185 FOR COLD DRAWN WELDED WIRE FABRIC (UNO). 4 AWS D1.4 FOR WELDING OF REINFORCING STEEL.
- B. QUALITY DETAILING AND CONSTRUCTION STANDARDS SHALL BE OBSERVED.
1. REINFORCEMENT SHALL BE TRACEABLE FROM SOURCE TO SITE AND SHALL BE SAMPLED AND TESTED TO CONFIRM PHYSICAL PROPERTIES AS REQUIRED BY BUILDING DEPARTMENT OR OTHERWISE NOTED IN THE PROJECT SPECIFICATION.
  2. REINFORCEMENT DELIVERED TO THE SITE SHALL BE ACCOMPANIED BY APPROPRIATE TESTING REPORTS AND CERTIFICATION, INCLUDING EVIDENCE OF CONFORMANCE WITH SPECIAL DUCTILITY REQUIREMENTS SPECIFIED ABOVE.
  3. LACK OF CERTIFICATION OR INADEQUATE CERTIFICATION SHALL BE SUFFICIENT CAUSE FOR REJECTION OF MATERIAL. UNCERTIFIED OR INADEQUATELY CERTIFIED MATERIAL SHALL NOT BE STORED AT THE SITE OR USED IN THE WORK AND IF DELIVERED TO THE SITE SHALL BE IMMEDIATELY REMOVED.
  4. SUBJECT TO SAA'S WRITTEN APPROVAL, REINFORCEMENT NOT MEETING THE SPECIAL DUCTILITY REQUIREMENTS SPECIFIED ABOVE (NOTE 2) MAY BE PERMITTED IN LOCATIONS NOT SUBJECT TO YIELDING UNDER SEISMIC LOAD.
  5. BARS SHALL BE COLD BENT AS DETAILED OR OTHERWISE NECESSARY AROUND PINS OF REQUIRED RADIUS. REBENDING OF BARS SHALL NOT BE PERMITTED (UNO).
  6. BENDS SHALL BE MADE IN SHOP WHENEVER POSSIBLE. BENDING OF IN PLACE BARS IN ANY MANNER WHICH MIGHT CAUSE STRESS TO EXISTING CONCRETE SHALL NOT BE PERMITTED (UNO).
  7. RUST, GREASE, MILL SCALE OR OTHER MATERIAL WHICH MIGHT EFFECT BOND TO CONCRETE SHALL BE REMOVED IN AN APPROVED MANNER WITHOUT DAMAGE TO THE REINFORCEMENT AND BEFORE PLACEMENT OF CONCRETE.
  8. SEE CONCRETE NOTES FOR PLACEMENT DRAWING REQUIREMENTS.
- C. WELDING OF REINFORCEMENT IS NOT PERMITTED, UNLESS SPECIFICALLY DETAILED IN THE CONSTRUCTION DOCUMENTS.
- D. ADDITIONAL TRIM AND CRACK CONTROL STEEL MAY BE REQUIRED DURING THE PROGRESS OF THE WORK. AN ALLOWANCE OF AT LEAST ONE PERCENT BY WEIGHT OF THE TOTAL REINFORCEMENT SHALL BE SET ASIDE FOR THIS PURPOSE. SUCH STEEL SHALL BE FABRICATED AND PLACED AT SAA'S DIRECTION.



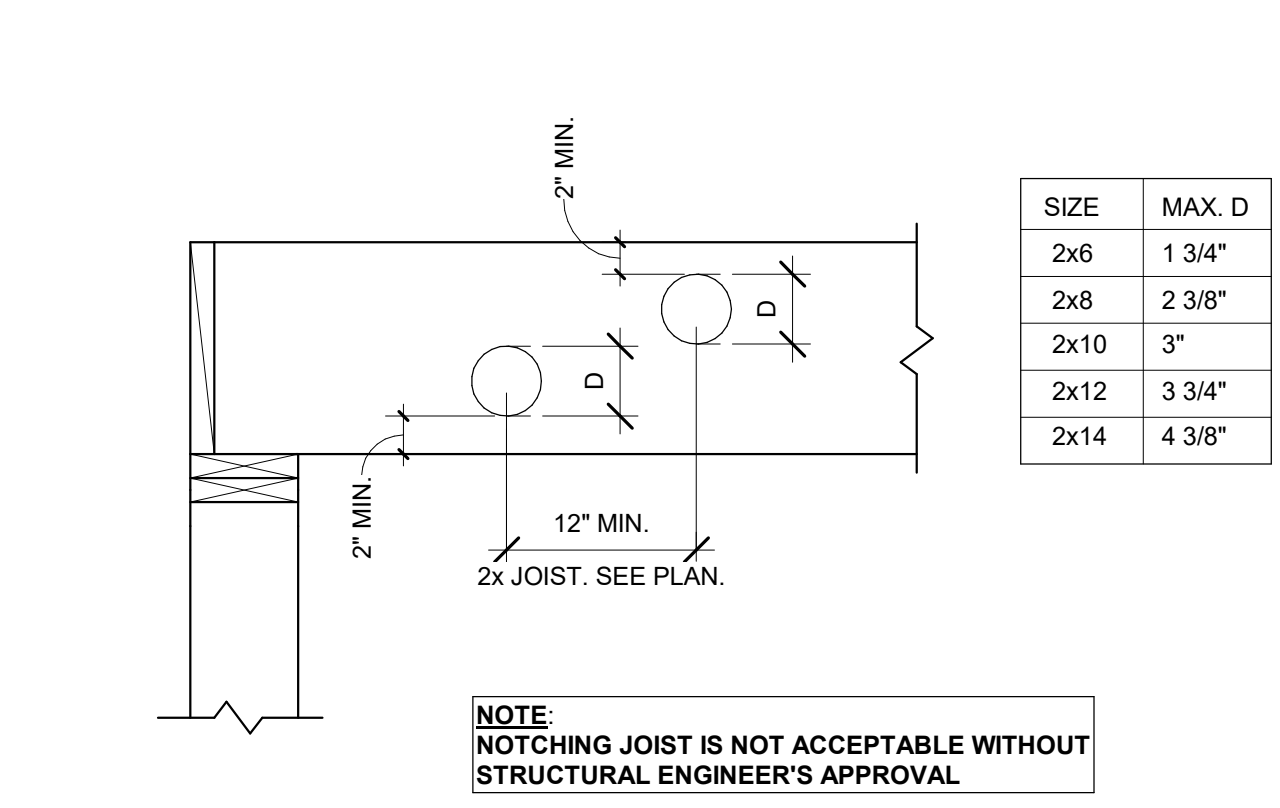
**GENERAL NOTES**  
New Single Family Residence  
**TAFFERA FAMILY TRUST**  
APN# 048-022-370  
300 Magellan Ave, El Granada, CA 94018

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PROJECT:

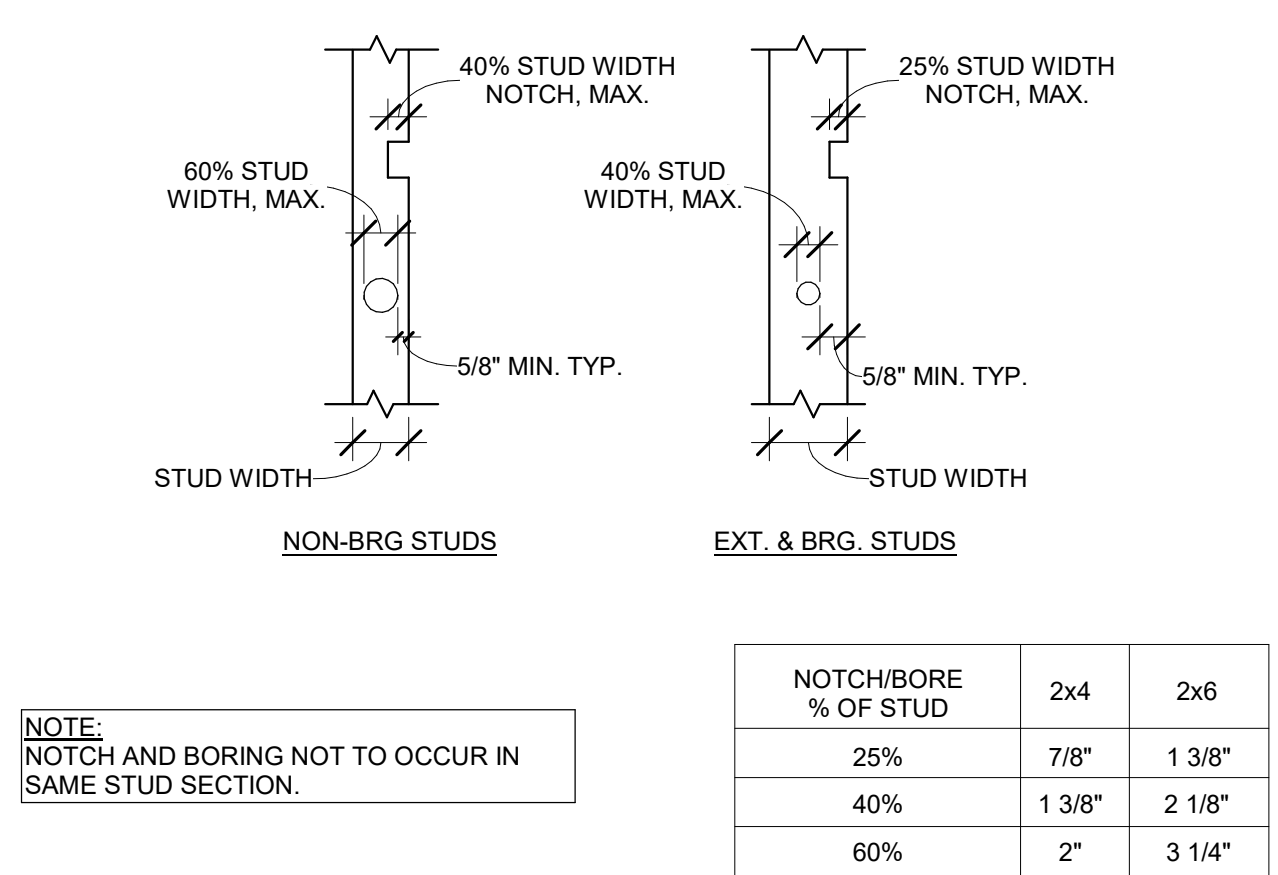
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**S-0.2**

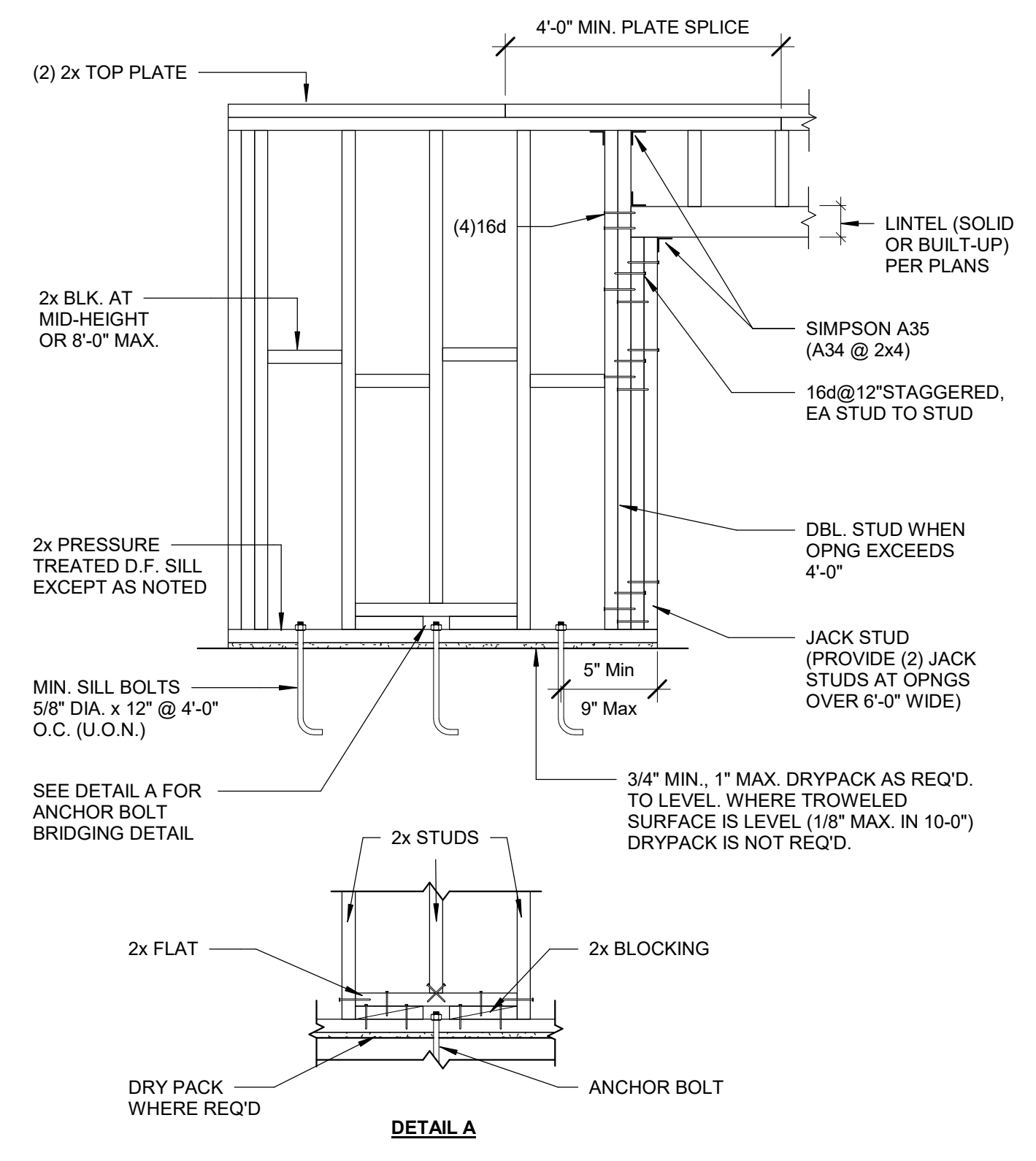




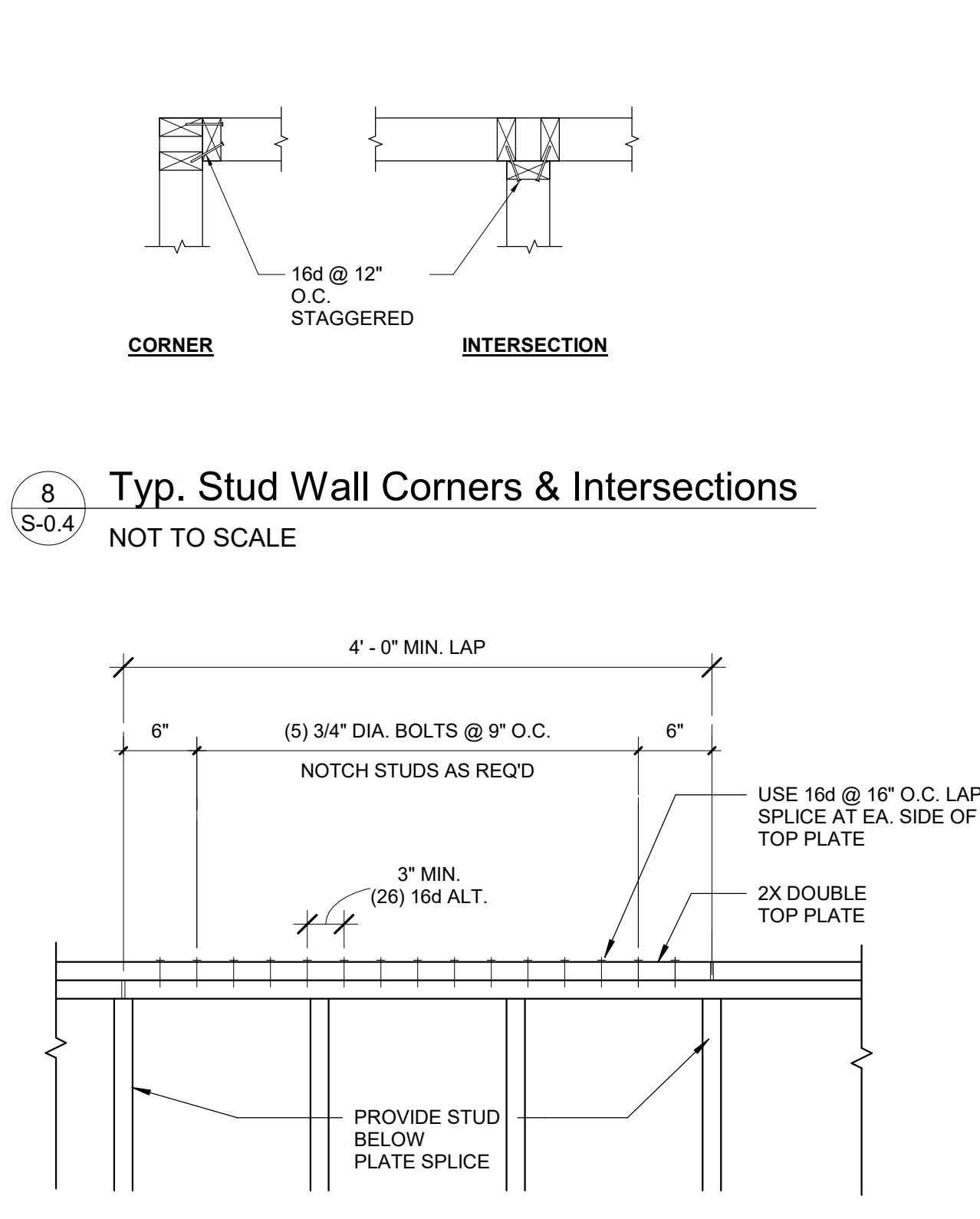
4 Typical Boring of Joists  
S-0.4 NOT TO SCALE



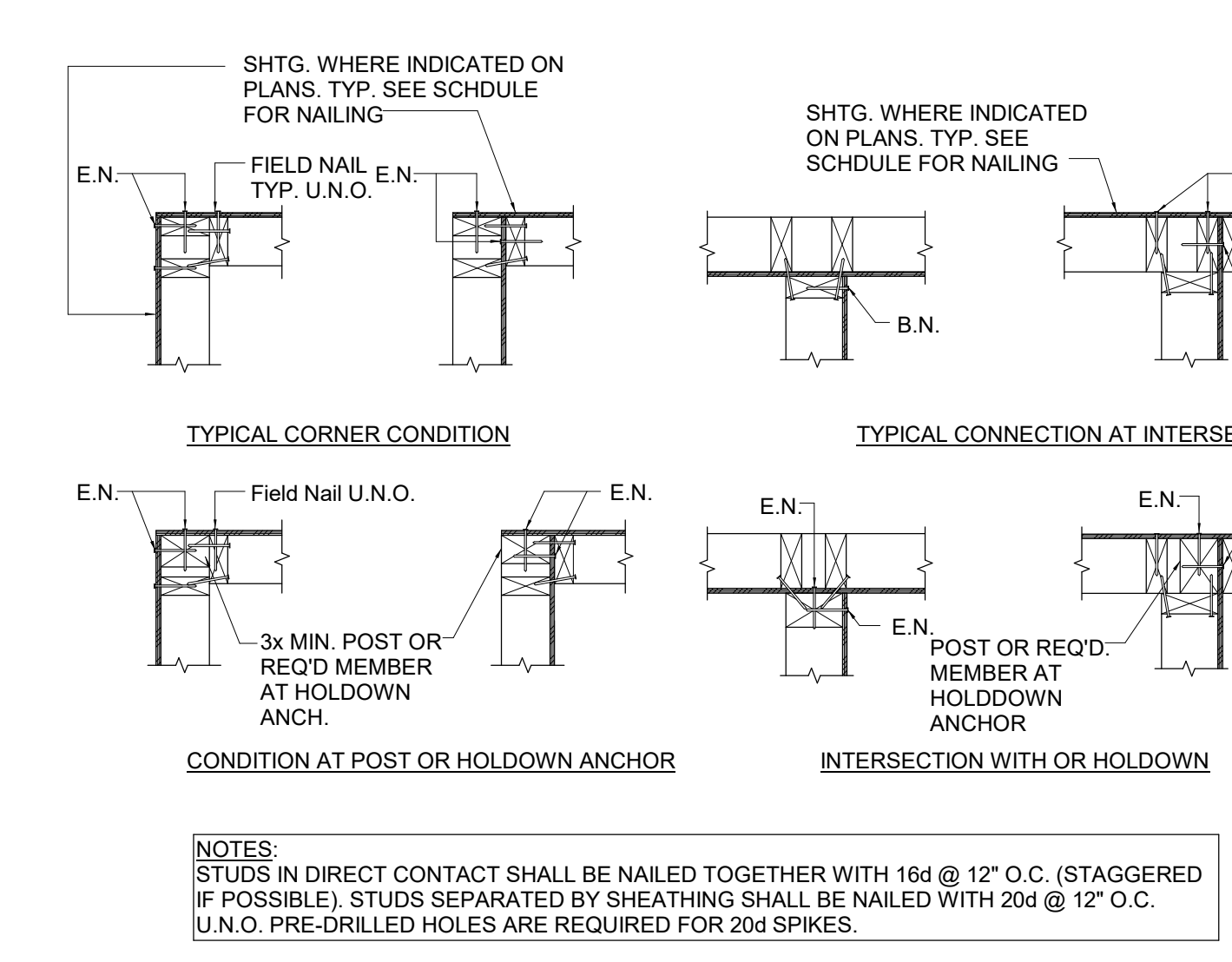
3 Typical Notching & Boring of Studs  
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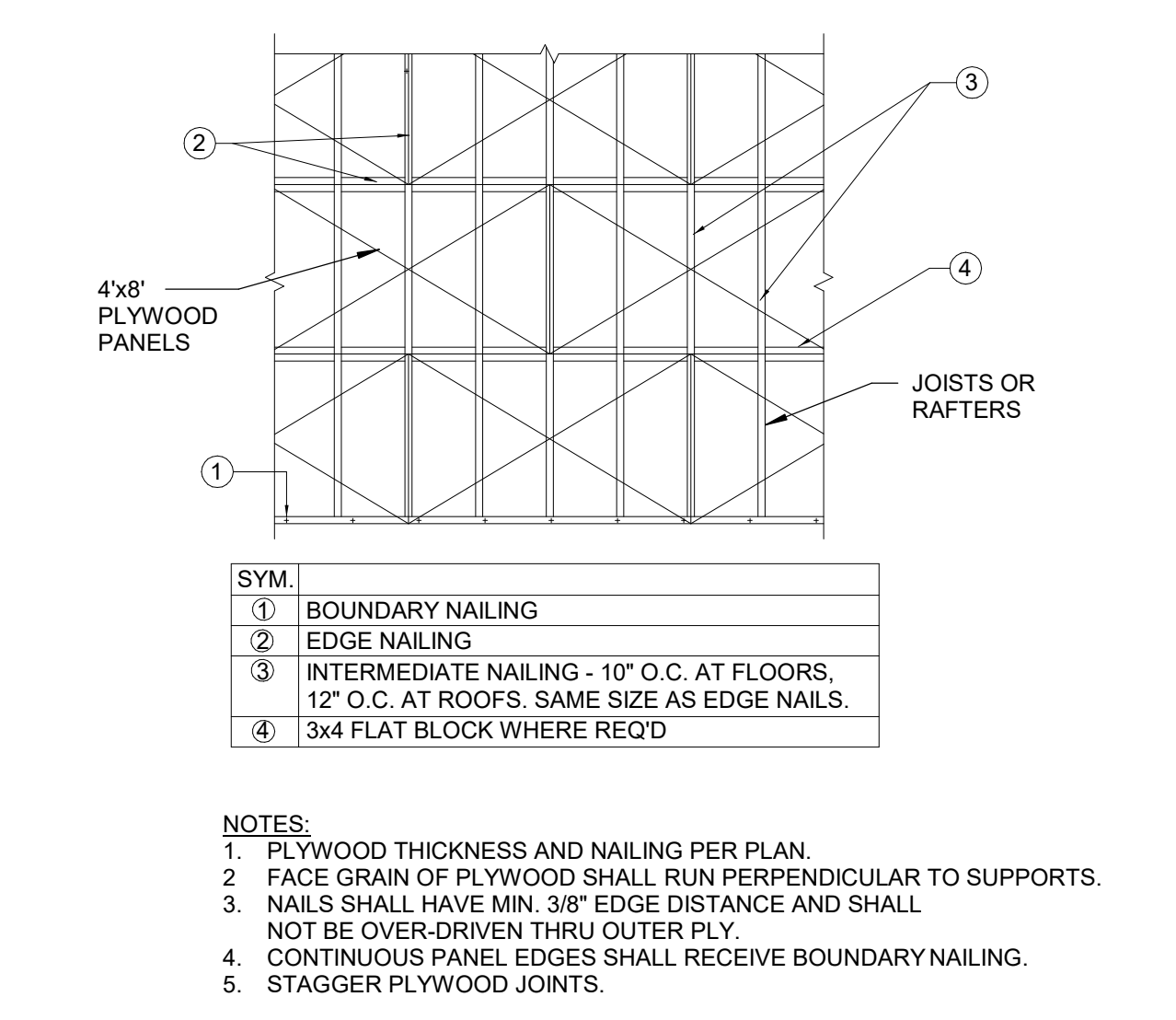
9 Stud Wall Framing  
S-0.4 NOT TO SCALE



8 Typ. Stud Wall Corners & Intersections  
S-0.4 NOT TO SCALE



13 Shear Wall Corners & Intersections  
S-0.4 NOT TO SCALE

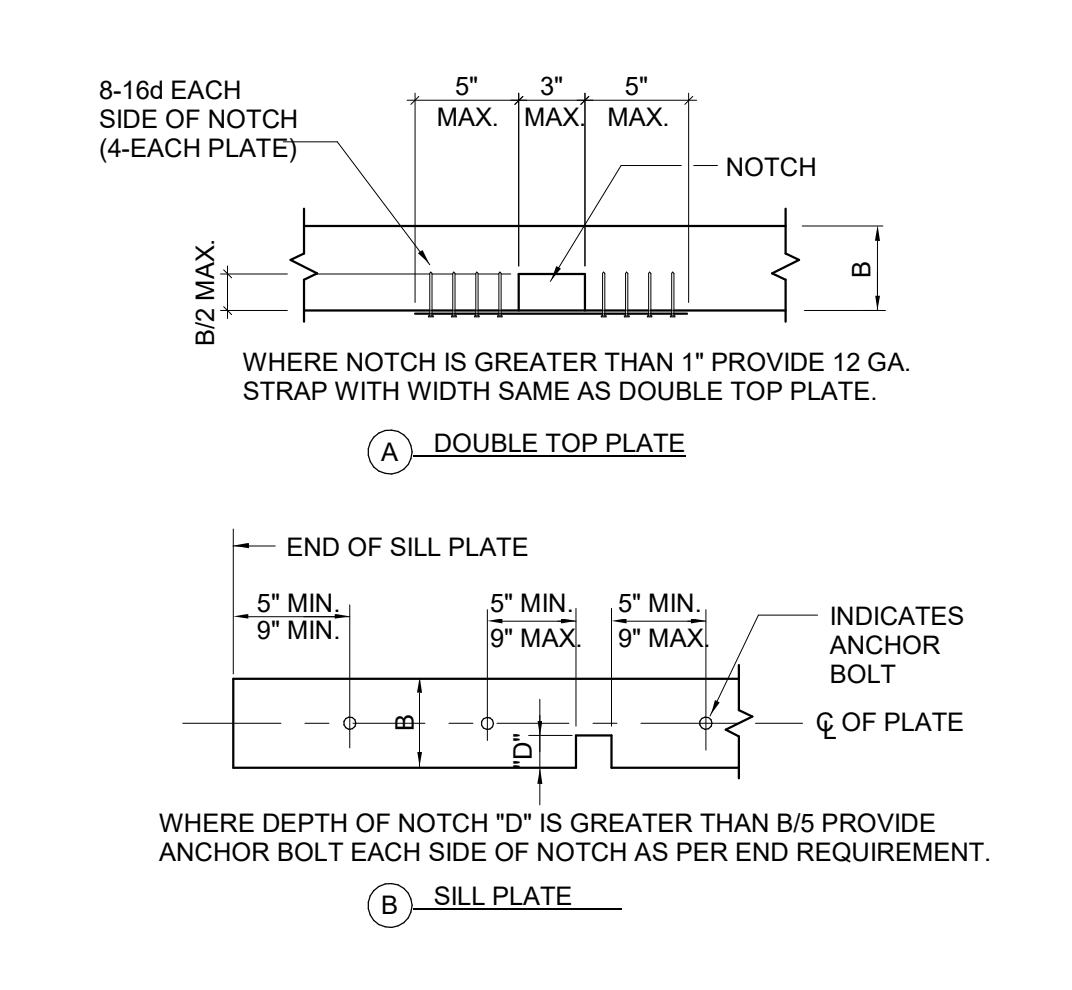


12 Typical Plywood Layout & Nailing  
S-0.4 NOT TO SCALE

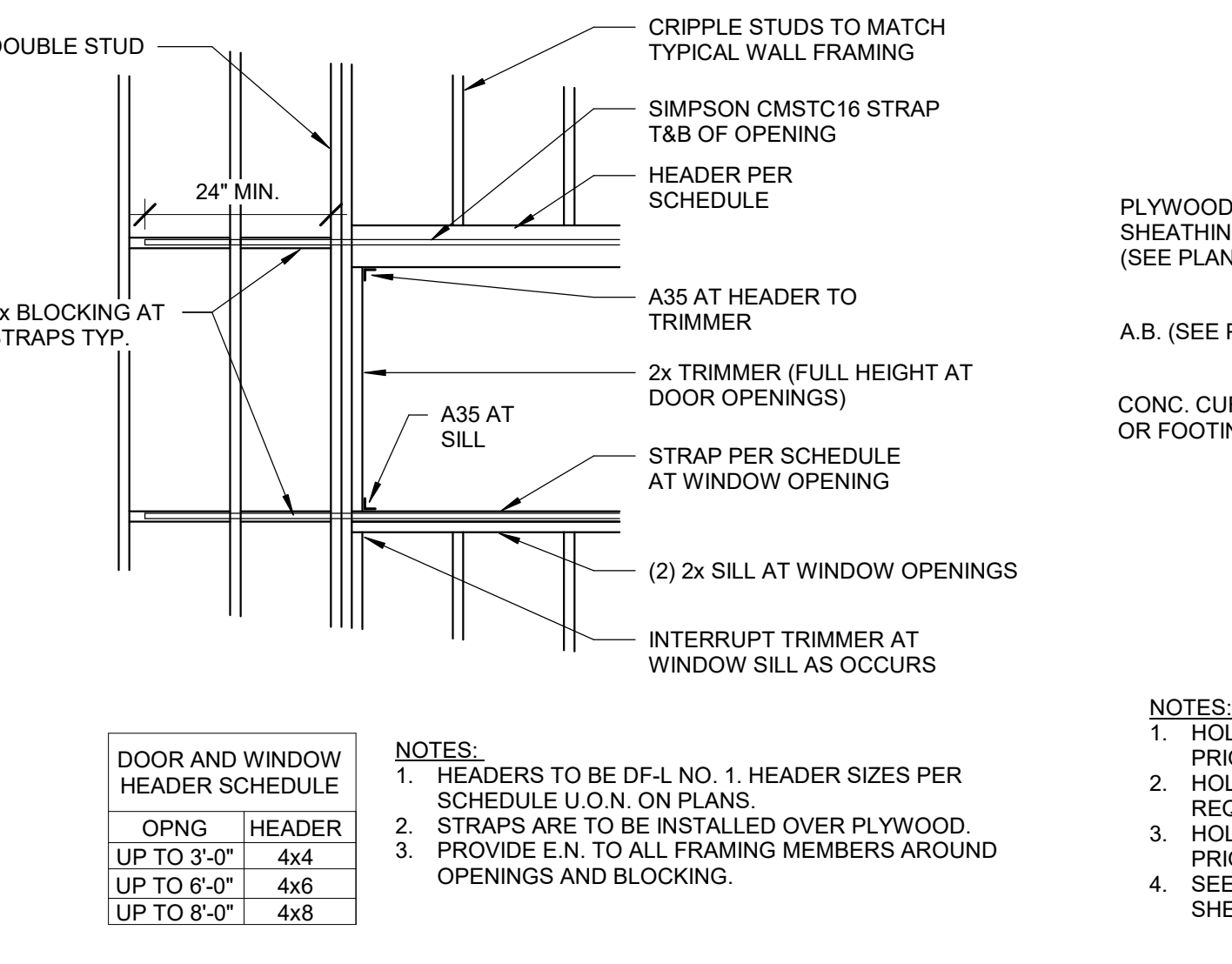
NAILING SCHEDULE	
CONNECTION	NAILING <sup>1</sup>
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2-8d
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d AT 16" O.C.
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	3-16d PER 16"
7. TOP PLATE TO STUD, END NAIL	2-16d
8. STUD TO SOLE PLATE	4-8d TOENAIL OR 2-16d END NAIL
9. DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
10. DOUBLED TOP PLATES, TYPICAL FACE NAIL	16d AT 16" o.c.
DOUBLED TOP PLATES, LAP SPLICE	8-16d
11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOENAIL	3-8d
12. RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6" O.C.
13. TOP PLATES, LAPS AND INTERSECTIONS	2-16d
14. CONTINUOUS HEADER, TWO PIECES	16d AT 16" O.C. ALONG EA. END
15. CEILING JOIST TO PLATE, TOENAIL	3-8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
17. CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	3-16d
18. CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-16d
19. RAFTER TO PLATE, TOENAIL	3-8d
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
21. 1"x8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
23. BUILT UP CORNER STUDS	16d AT 24" O.C.
24. BUILT UP GIRDER AND BEAMS	20d AT 32" O.C. AT TOP AND BOTTOM AND STAGGERED 2-20d AT ENDS AND AT EA. SPLICE
25. 2" PLANKS	2 - 16d AT EACH BEARING
26. COLLAR TIE TO RAFTER, FACE NAIL	3-10d
27. JACK RAFTER TO HIP	3-8d TOENAIL OR 2-16d FACE NAIL
28. ROOF RAFTER TO 2x RIDGE BEAM	2-16d TOENAIL OR FACE NAIL
29. JOIST TO BAND JOIST, FACE NAIL	3-16d
30. LEDGER STRIP	3-16d
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD <sup>2</sup>	
SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	
1/2" AND LESS	6d <sup>3,12</sup>
19/32" TO 3/4"	8d <sup>4</sup> OR 6d <sup>5</sup>
7/8" TO 1"	8d <sup>3</sup>
1 1/8" TO 1 1/4"	10d <sup>4</sup> OR 8d <sup>5</sup>
SINGLE FLOOR (COMBINATION SUBFLOOR- UNDERLAYMENT TO FRAMING)	
3/4" AND LESS	6d <sup>5</sup>
7/8" TO 1"	8d <sup>5</sup>
1 1/8" TO 1 1/4"	10d <sup>4</sup> OR 8d <sup>5</sup>
32. PANEL SIDING (TO FRAMING):	
1/2" OR LESS	6d <sup>6</sup>
25/32"	8d <sup>6</sup>
33. FIBERBOARD SHEATHING: <sup>7</sup>	
1/2"	NO. 11 GA. <sup>8</sup>
	6d <sup>4</sup>
25/32"	NO. 11 GA. <sup>8</sup>
	8d <sup>4</sup>
34. INTERIOR PANELING	
1/4"	4d <sup>10</sup>
3/8"	6d <sup>11</sup>

6 Nailing Schedule  
S-0.4 NOT TO SCALE

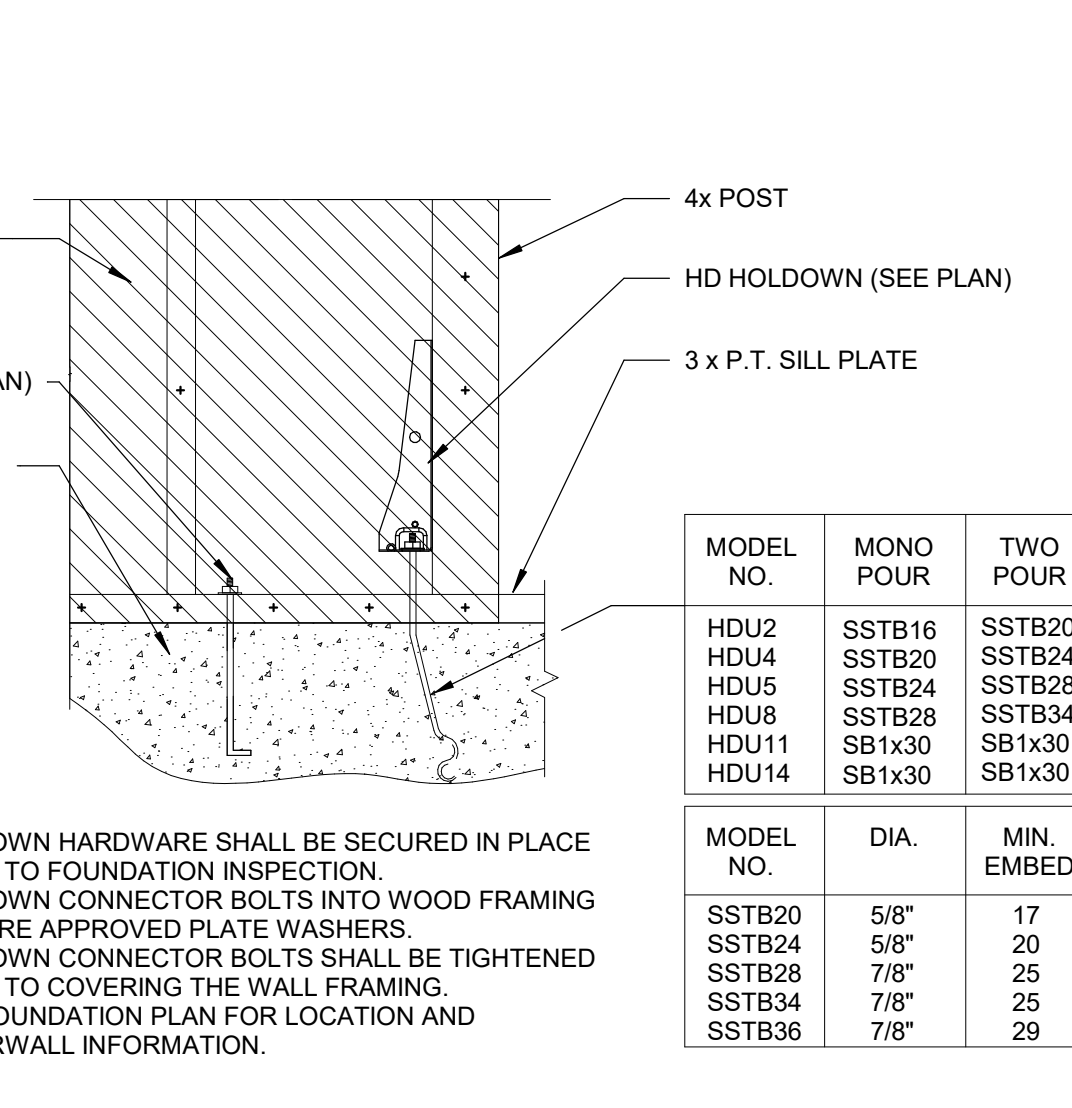
- COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED.
- NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLE BOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO CBC SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
- COMMON OR DEFORMED SHANK
- COMMON
- DEFORMED SHANK
- CORROSION-RESISTANT SIDING OR CASING NAIL
- FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS, WHEN USED AS STRUCTURAL SHEATHING. SPACING SHALL BE 6 INCHES ON CENTER ON EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NON-STRUCTURAL APPLICATIONS.
- CORROSION-RESISTANT ROOFING NAILS WITH 7/16" DIAMETER HEAD AND 1/2" LENGTH FOR 1/2" SHEATHING AND 1 3/4" LENGTH FOR 25/32" SHEATHING
- CORROSION RESISTANT STAPLES WITH NOMINAL 7/16" CROWN AND 1 1/8" LENGTH FOR 1/2" SHEATHING AND 1 1/2" LENGTH FOR 25/32" SHEATHING. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
- CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
- PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS AT 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
- FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.
- STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH.
- FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.
- FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3 INCHES ON CENTER AT EDGES, 6 INCHES AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.
- FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.



5 Notching of Plates  
S-0.4 NOT TO SCALE



11 Typical Framed Opening in Shearwall  
S-0.4 NOT TO SCALE



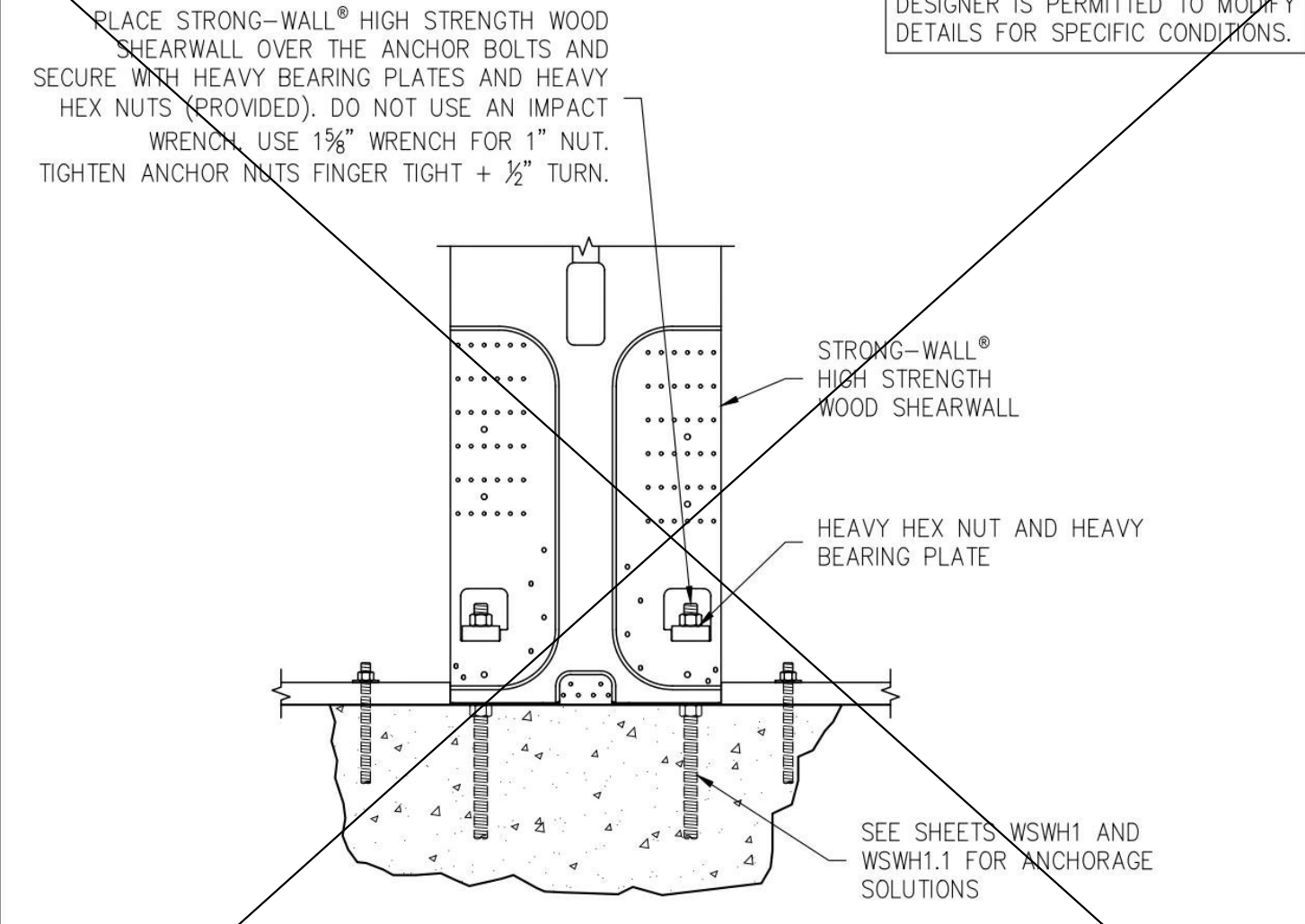
10 Typical Detail at Holdown  
S-0.4 NOT TO SCALE



**STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODELS**

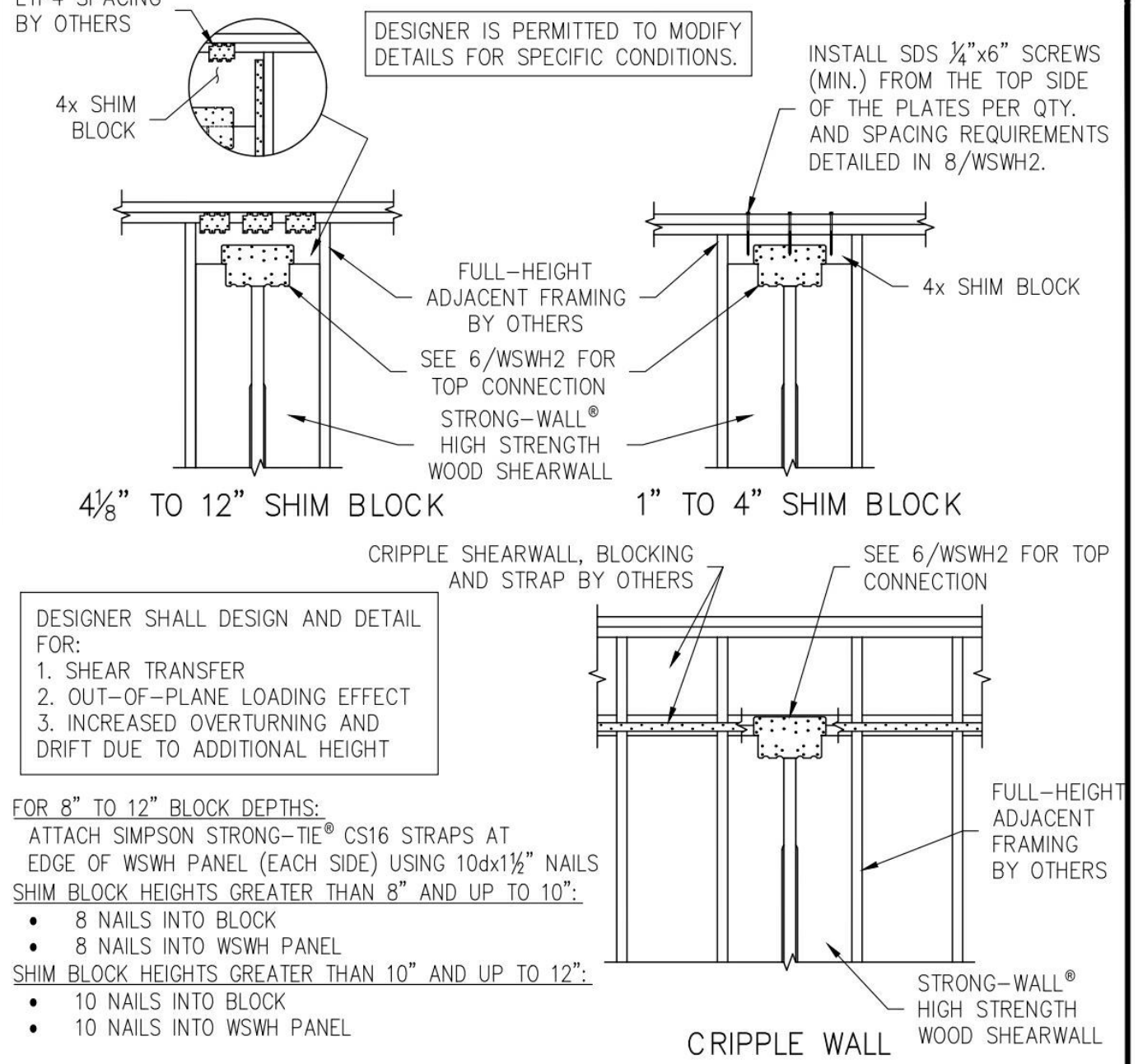
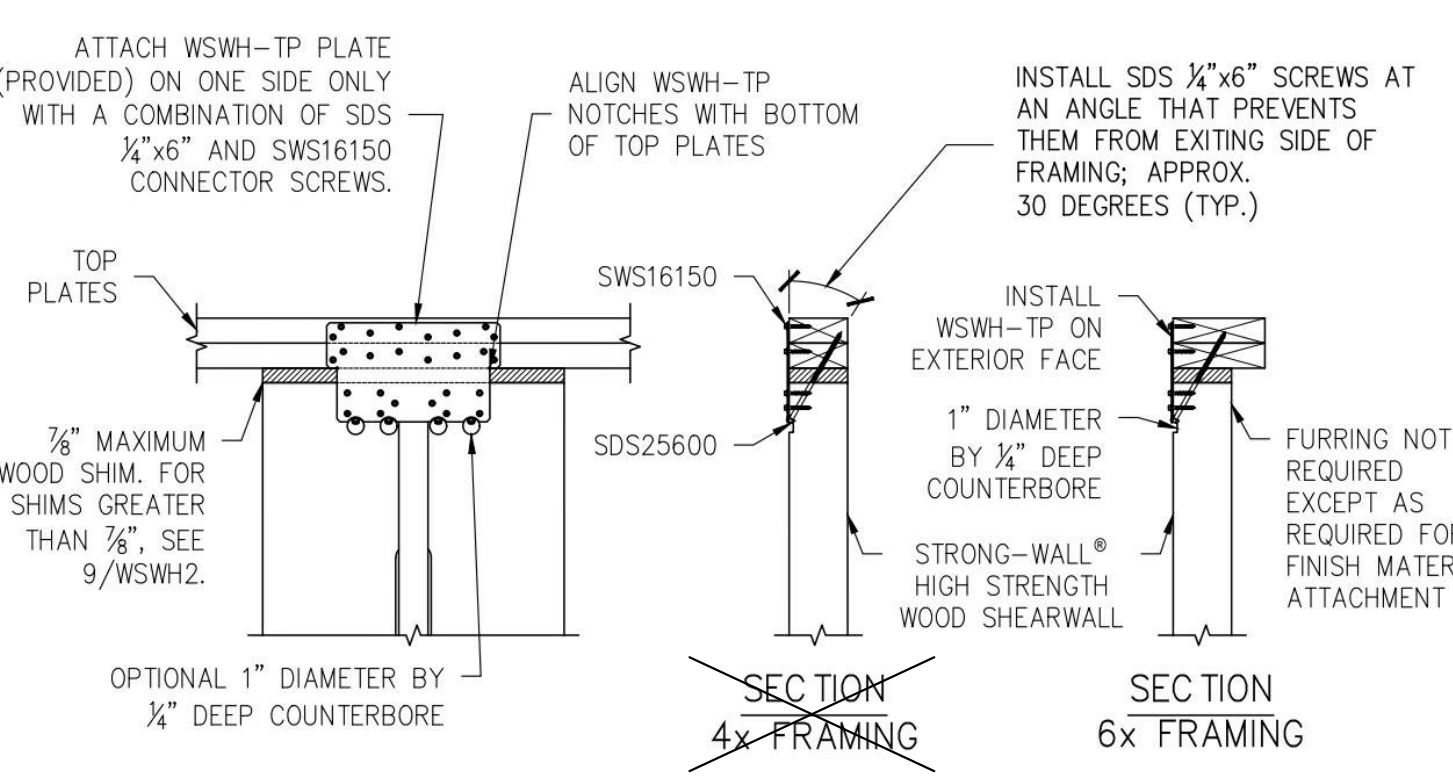
MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS		TOTAL WALL WEIGHT (lb.)
			QUANTITY	DIA. (in.)	
WSWH12x7	12	84	2	1	105
WSWH18x7	18	84	2	1	155
WSWH12x8	12	96	2	1	120
WSWH18x8	18	96	2	1	175
WSWH24x8	24	96	2	1	225
WSWH12x9	12	108	2	1	130
WSWH18x9	18	108	2	1	195
WSWH24x9	24	108	2	1	250
WSWH12x10	12	120	2	1	145
WSWH18x10	18	120	2	1	210
WSWH24x10	24	120	2	1	275
WSWH12x12	12	144	2	1	165
WSWH18x12	18	144	2	1	245
WSWH24x12	24	144	2	1	325
WSWH18x14	18	168	2	1	285
WSWH24x14	24	168	2	1	370
WSWH24x16	24	192	2	1	420
WSWH18x20	18	240	2	1	390
WSWH24x20	24	240	2	1	520

- NOTES :**
- FOR HEIGHTS NOT LISTED, ORDER THE NEXT TALLEST PANEL AND TRIM TO FIT. MINIMUM TRIMMED HEIGHT FOR ALL PANELS IS 74".
  - ALL PANELS COME WITH PRE-ATTACHED HOLD-DOWNS, TWO HEAVY HEX NUTS, TWO HEAVY BEARING PLATES, ONE WSWH-TP TOP CONNECTION PLATE WITH REQUIRED FASTENERS AND INSTALLATION INSTRUCTIONS.
  - ALL PANELS ARE 3/4" THICK.

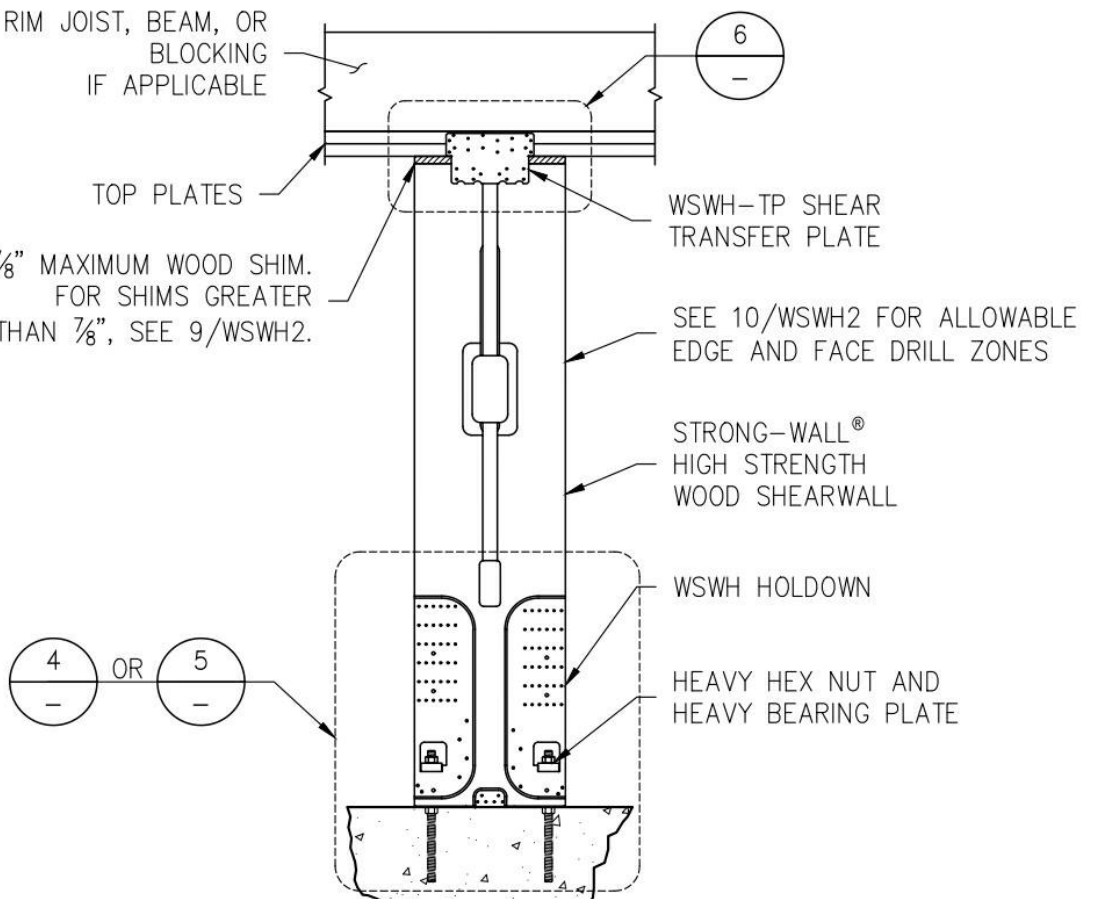


**WSWH-TP CONNECTION**

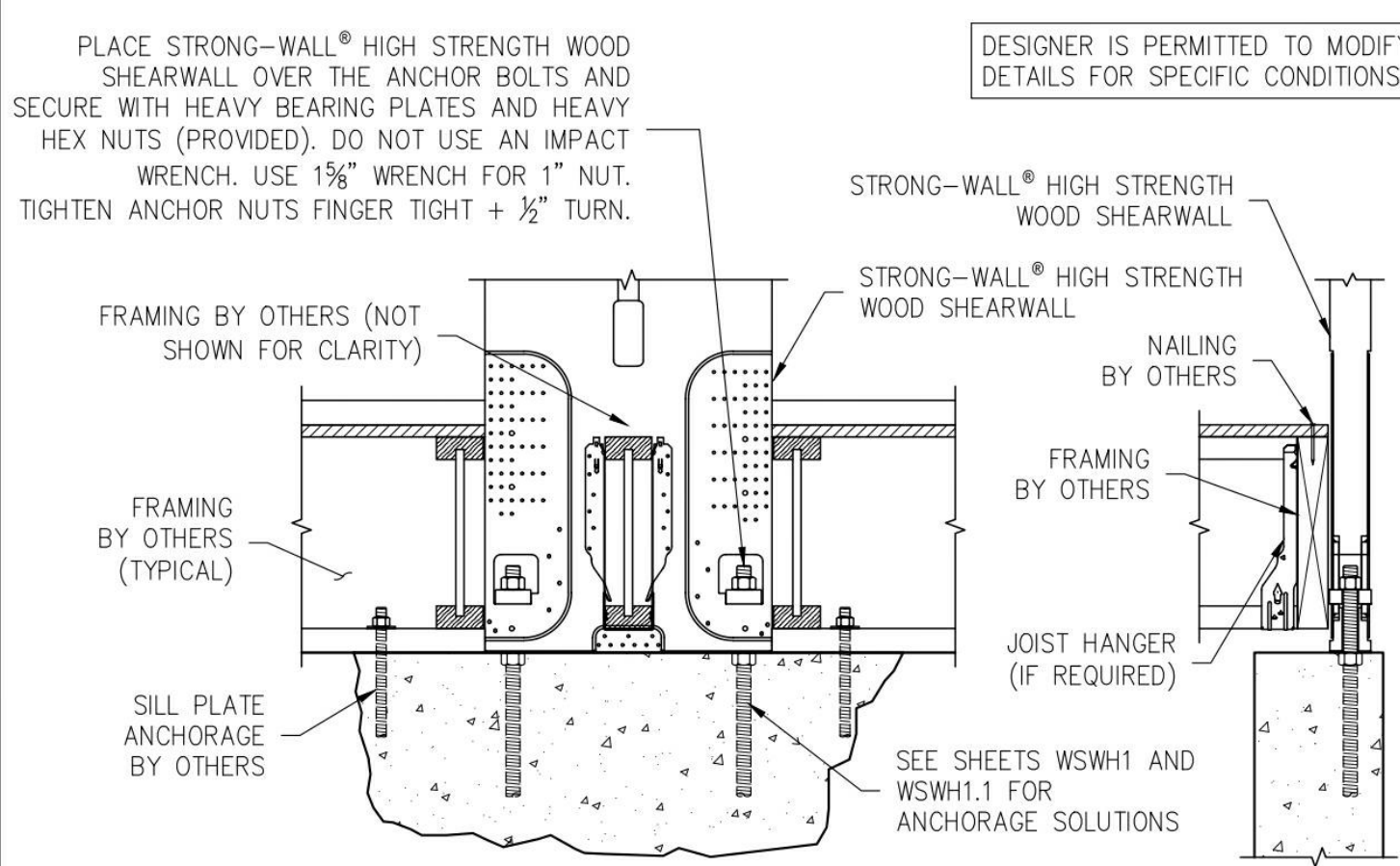
MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	14	2
WSWH-TP18	26	4
WSWH-TP24	46	8



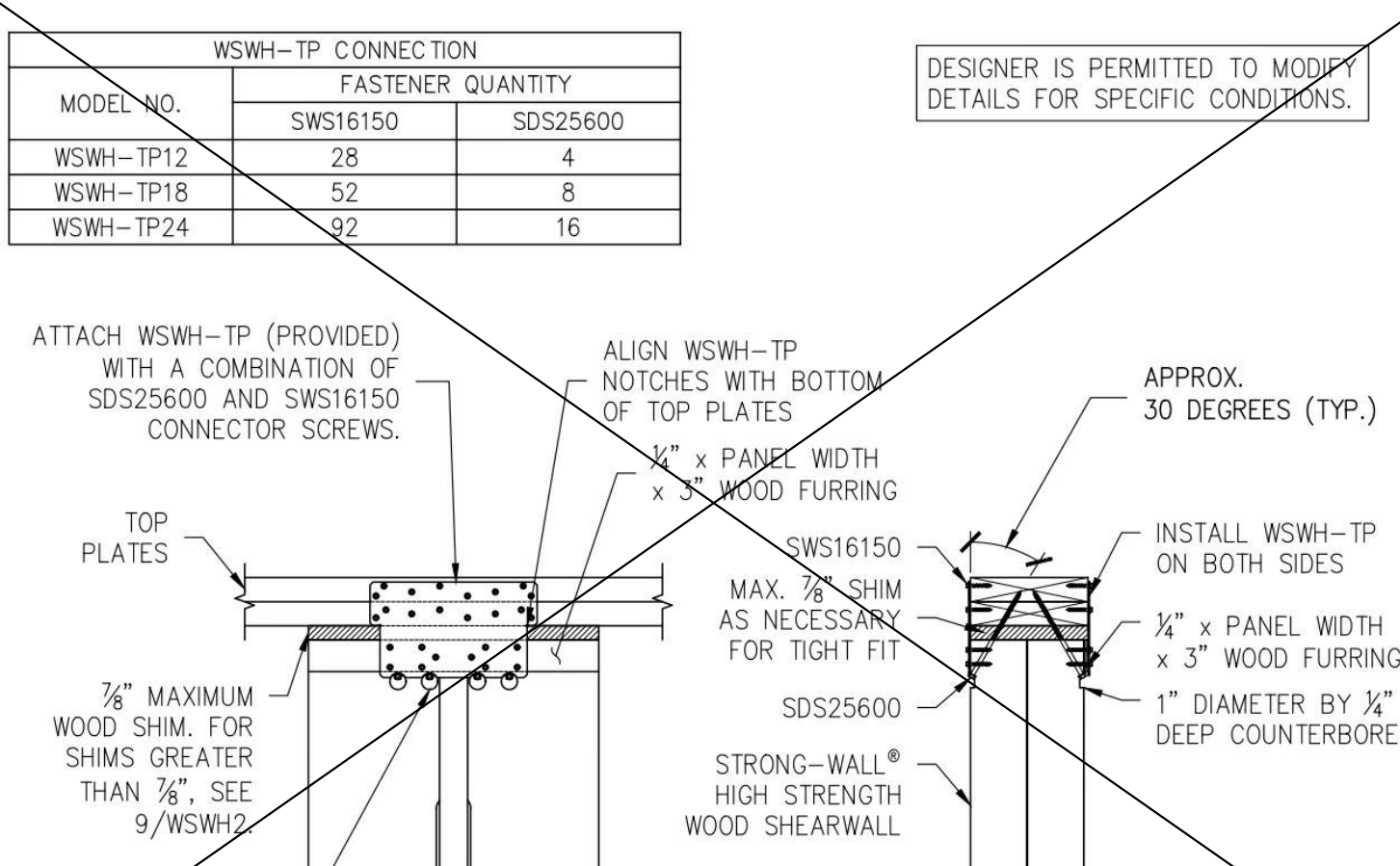
**STRONG-WALL® WSWH MODELS**



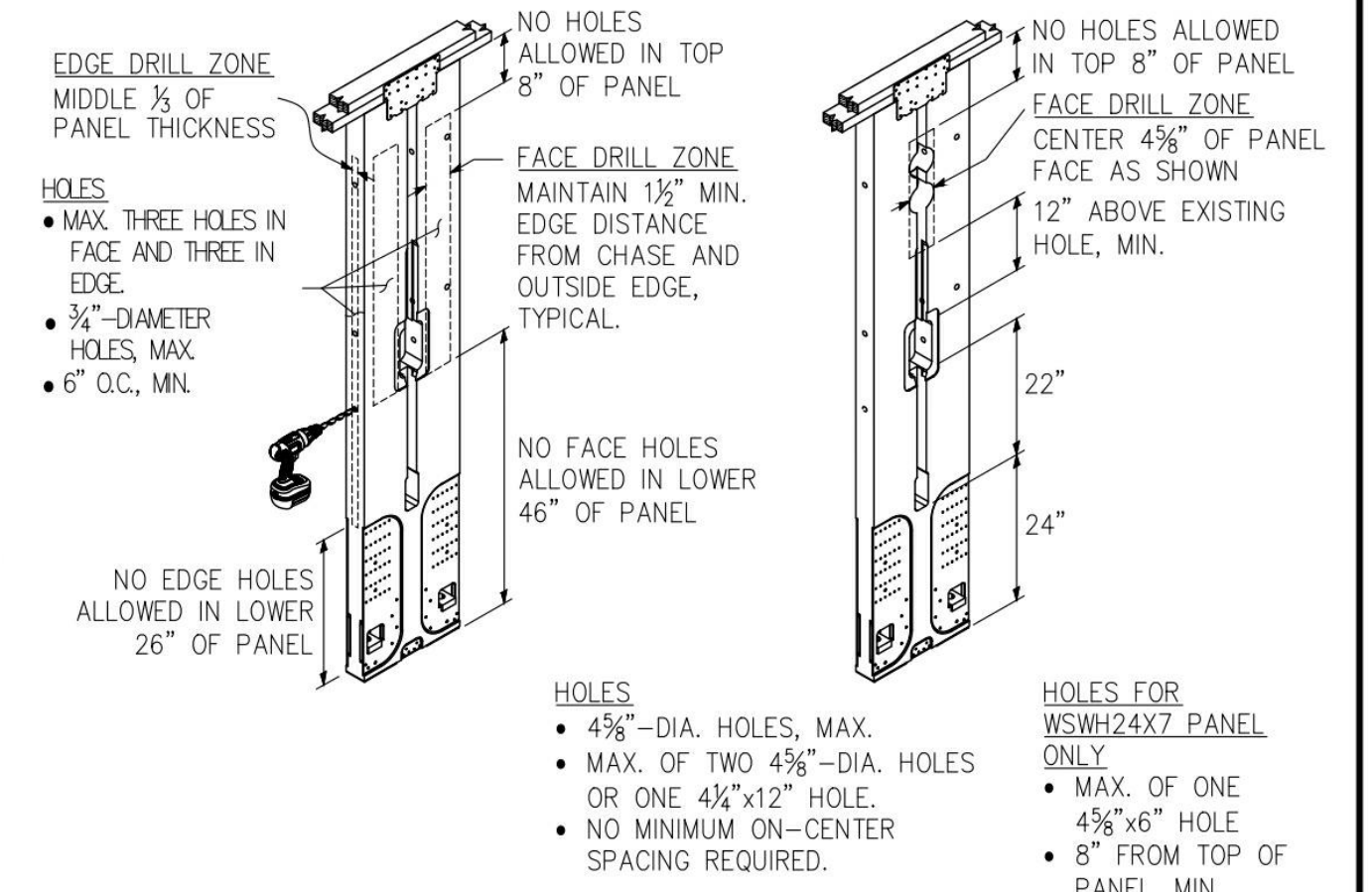
**STANDARD INSTALLATION BASE CONNECTION**



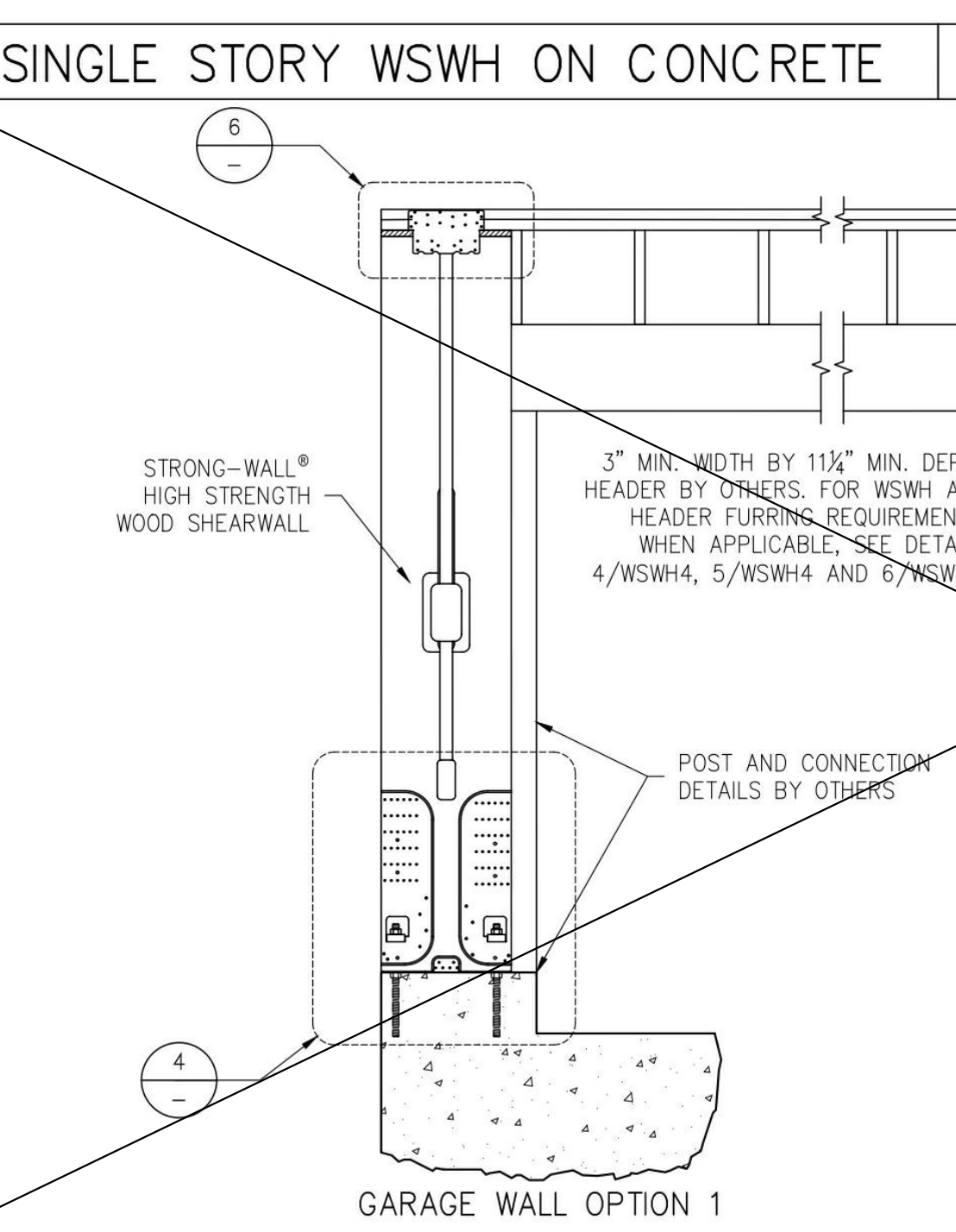
**TOP CONNECTION**



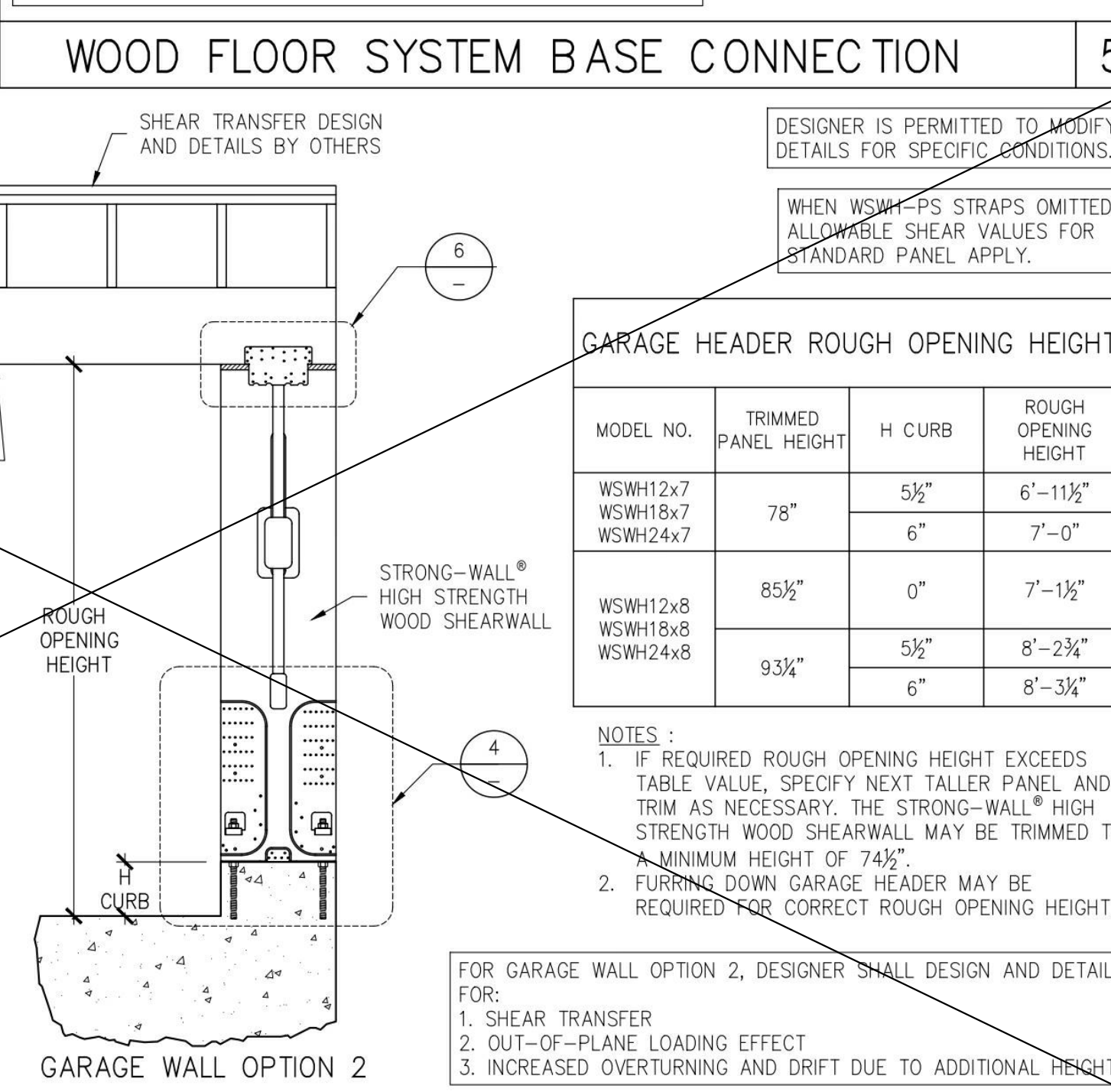
**TOP OF WALL HEIGHT ADJUSTMENTS**



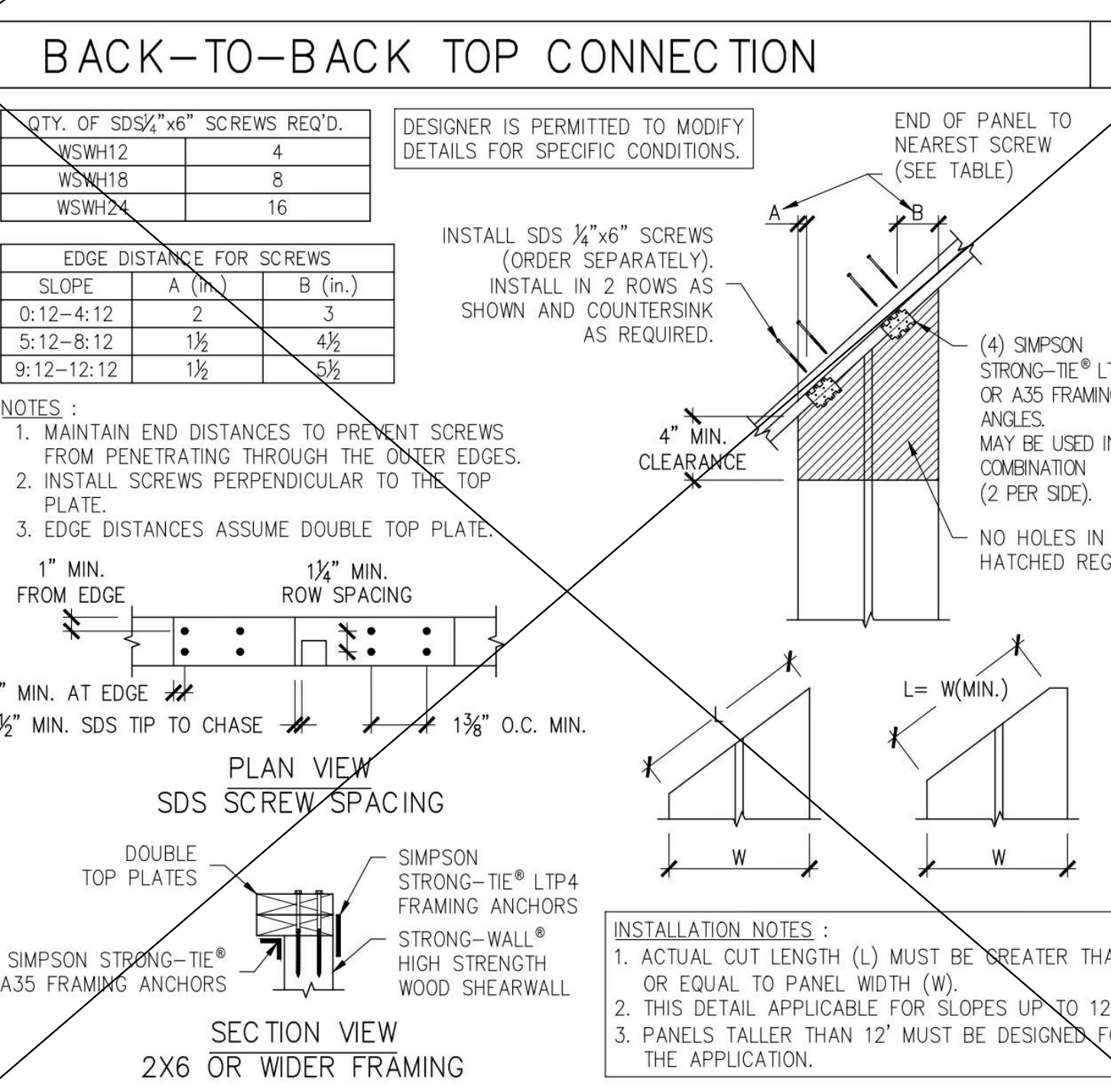
**SINGLE STORY WSWH ON CONCRETE**



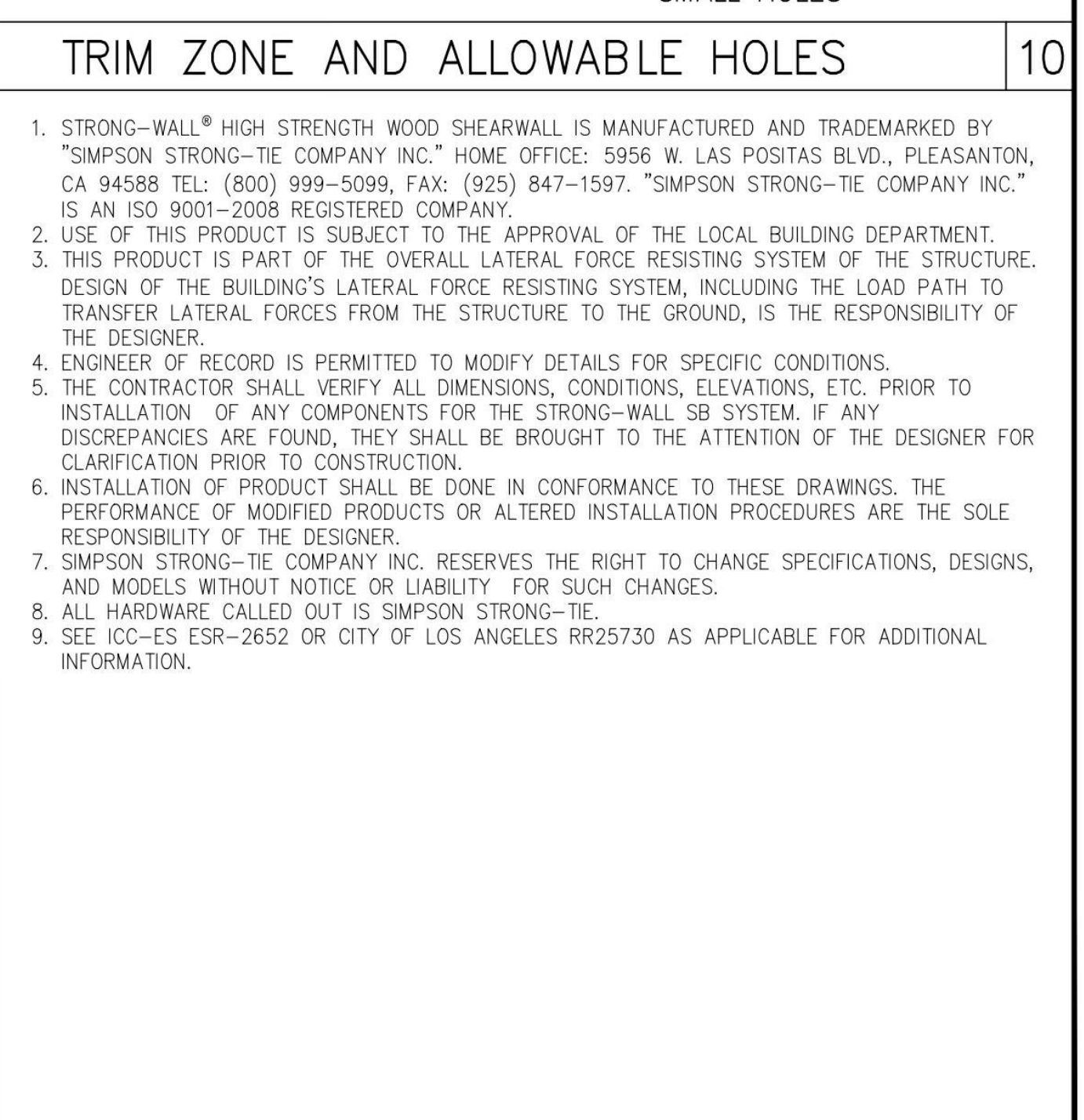
**WOOD FLOOR SYSTEM BASE CONNECTION**



**BACK-TO-BACK TOP CONNECTION**



**TRIM ZONE AND ALLOWABLE HOLES**



**ALTERNATE WSWH GARAGE FRONT OPTIONS**

**RAKE WALL**

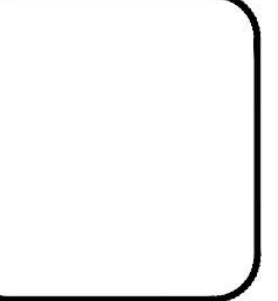


**NOTES**

- STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY INC." HOME OFFICE: 5956 W. LAS POSTAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY INC." IS AN ISO 9001-2008 REGISTERED COMPANY.
- USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
- 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 DESIGNER.
- ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STRONG-WALL SB SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
- 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 DESIGNER.
- SIMPSON STRONG-TIE COMPANY INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
- ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.
- SEE ICC-ES ESR-2652 OR CITY OF LOS ANGELES RR25730 AS APPLICABLE FOR ADDITIONAL INFORMATION.

**REVISIONS**

NO.	DATE	REVISIONS
0	11-20-2020	FIRST RELEASE-2018 BC
1	03-16-2021	2021 BC REVISIONS



**SIMPSON Strong-Tie, Co. Inc.**

5956 W. Las Postas Blvd.  
Pleasanton, CA 94588  
Tel: (800) 999-5099 • Fax: (925) 847-1597  
Website: www.strong-tie.com

**SIMPSON Strong-Tie**

THIS IS NO EQUAL

**STRONG-WALL® WSWH**

FRAMING DETAILS  
ENGINEERED DESIGNS

**SIMPSON Strong-Tie**

THIS IS NO EQUAL

**NAME**

**DATE** 03-16-2021

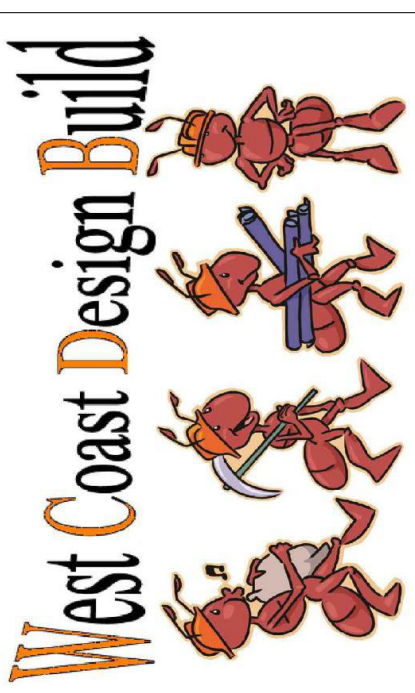
**SCALE** N.T.S.

**CHECKED**

**SHEET** WSWH2

OF SHEETS

JOB NO.



**WSWH2**

New Single Family Residence  
**TAFFERA FAMILY TRUST**  
APN# 048-022-370  
300 Magellan Ave, El Granada, CA 94018

HEET TITLE:

PROJECT:

DATE: 09/06/2024

SCALE: AS NOTED

APN: 048-022-370

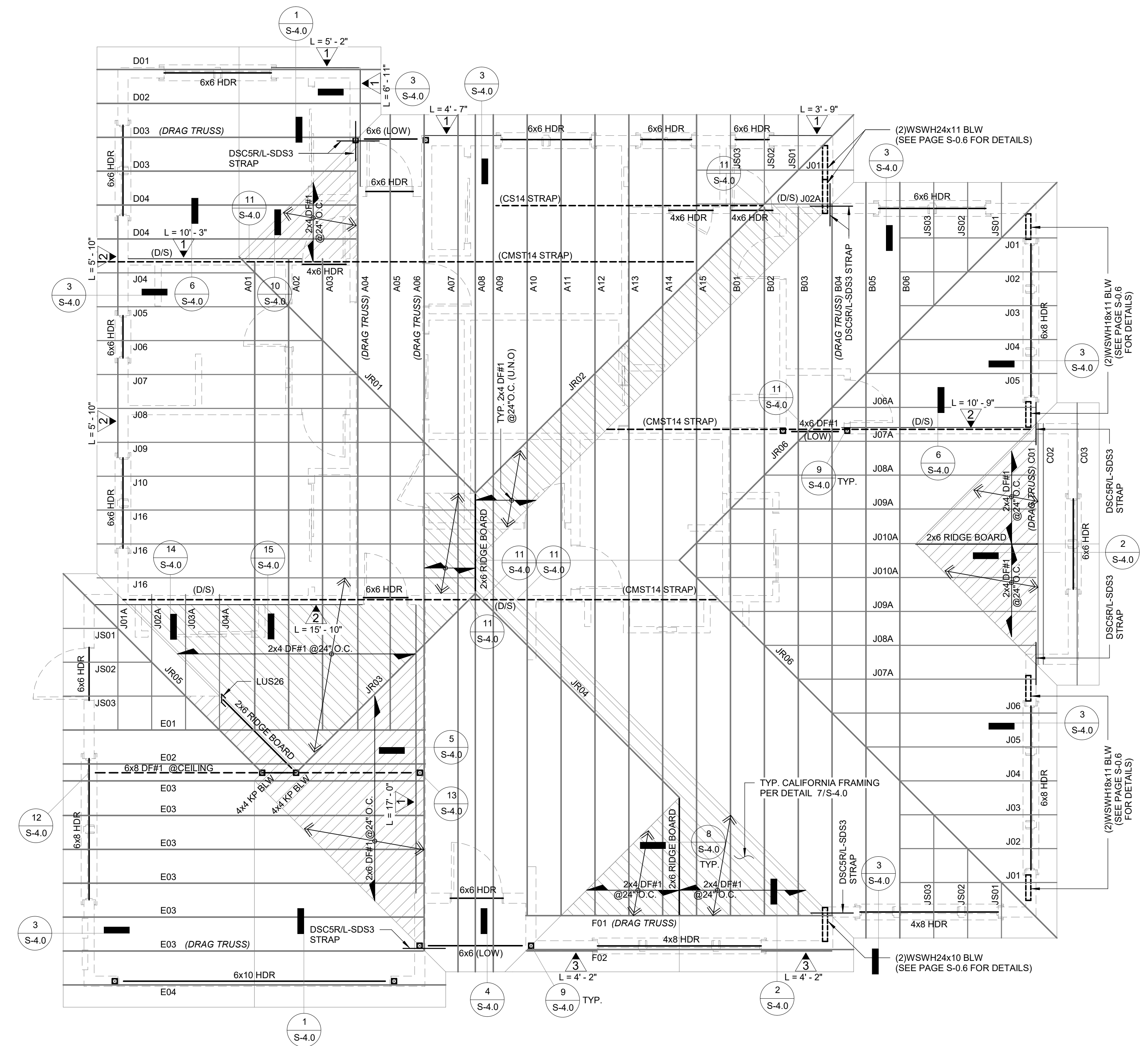
SYM. REVISIONS DATE

**SHEET NO.**

**S-0.6**

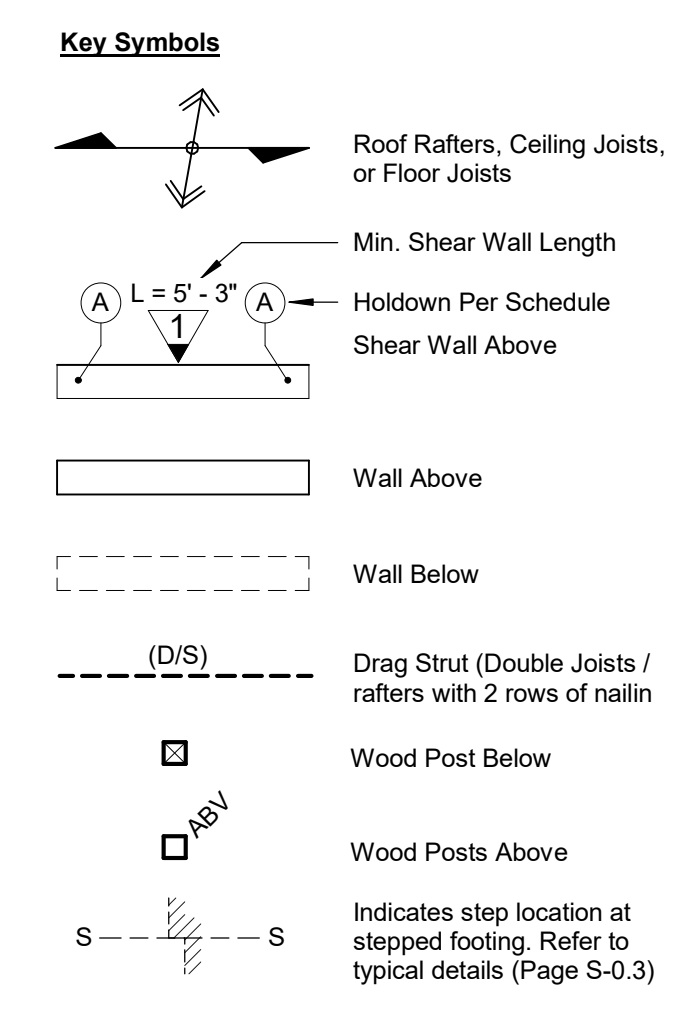






C Roof Framing Plan  
S-2.0 1/4" = 1'-0"

DRAG TRUSS SCHEDULE	
ID	SHEAR TO TRANSFER
D03	120 PLF
E03; F01; B04	220 PLF
A04; A06; C01	300 PLF



- Holddown Notes**
- Post sizes are minimums. Coordinate with wall framing and post sizes indicated on plans.
  - SDS = Simpson SDS25xxx (provide 1-1/2" min embed).
  - Hold-down connector bolts into wood framing require approved plate washers. Hold-downs shall be finger tight and 1/2 wrench turn just prior to covering the wall framing. Connector bolts into wood framing require steel plate washers on the post on the opposite side of the anchorage device. Plate size shall be a minimum of 0.299 inch by 3 inches by 3 inches. (2305.5)
  - Where double hold-downs are specified at shearwall use 6x post and vertically stagger devices if necessary to avoid fasteners from fouling each other.
  - Provide Simpson SB anchor bolts at all hold-downs. Coordinate anchor bolt diameter with hold-down hardware.
  - Hold-down hardware must be secured in place prior to foundation inspection.
  - Bolts, fasteners and framing hardware in contact with preservative treated lumber to be hot dipped galvanized.

- Framing Plan Notes**
- Roof sheathing to be 1/2" CD-X (Span Rating 32/16) with face grain perpendicular to framing direction with panel joints staggered. Nail to framing with 10d @ 6, 6, 12.
  - Wall framing to be as follows unless noted otherwise:  
Exterior walls = 2x6 @ 16 min  
Interior bearing walls = 2x4 @ 16 min  
Interior non-bearing walls = 2x4 @ 16  
Plumbing walls = 2x6 @ 16 (or 2x4 @ 16 with furring to avoid cutting structural framing)
  - All diaphragm to utilize common nails or galvanized box nails.
  - All shearwall nailing shall utilize hot dipped galvanized box nails.
  - All bolt holes shall be drilled 1/32" to 1/16" oversized. For lag bolts provide lead hole 40% to 70% of threaded shank diameter and full diameter at smooth shank portion.
  - Contractor responsible for maintaining copies of referenced ICC-ESR Reports and/or conditions of Listing at the job site.
  - Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports.

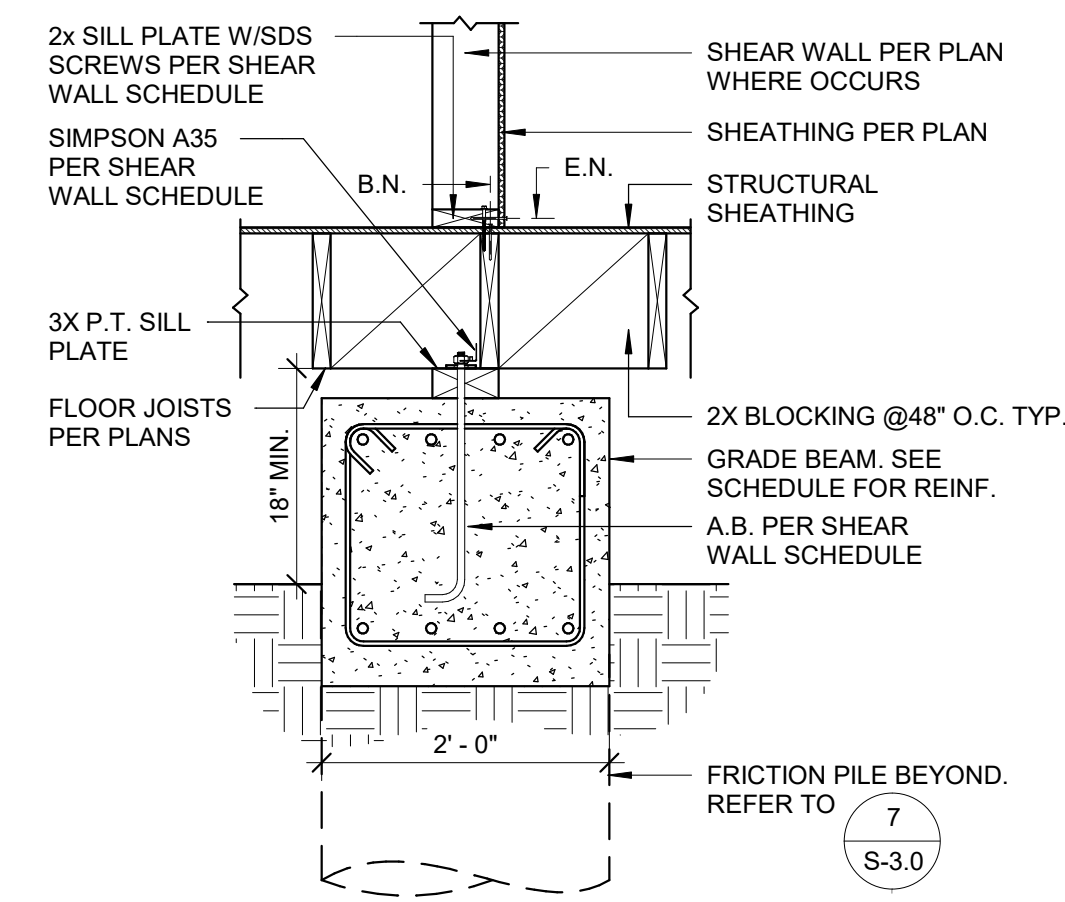
- Shear Wall Notes**
- All exterior walls not otherwise designated as shear wall to be sheathed per item 1 in the Shear Wall Schedule.
  - Sill anchors to concrete to be A307 anchor rods with 7" embedment in foundation. If multiple pours used, specified embedment must be contained within top pour. If not, full embedment must be achieved in lower pour level. All sill anchors to have 2-1/2" square x 1/4" plate washers under nuts. Install sill anchors in centerline of sill plate.
  - Sill attachment to wood to be with Simpson SDS screws 1/4" with 1-1/2" min embed into subfloor or beams/framing below subfloor.
  - Where sheathing nailing is less than 4" on center or where sheathing is applied to both sides of studs use 3x studs at panel edges or panel joints.
  - Sill and sole plates to be 3x minimum thickness. Use pressure treated material where in contact with concrete. See Structural Lumber section of General Notes for additional information.
  - Contractor responsible for maintaining copies of referenced ICC-ESR reports and/or conditions of listing shall be made available at the job site.

Shear Wall Schedule					
ID	Sheathing	Nailing	Sill Attachment		Capacity (ASD)
			Concrete	Wood	
1	1/2" CDX	10d@6,12	5/8"@32	SDS@16	A35@24 310 pif
2	1/2" Struct 1	10d@4,12	5/8"@32	SDS@8	A35@16 510 pif
3	1/2" Struct 1	10d@3,12	5/8"@24	SDS@8	A35@16 665 pif
4	1/2" Struct 1	10d@2,12	5/8"@24	SDS@4	A35@8 870 pif

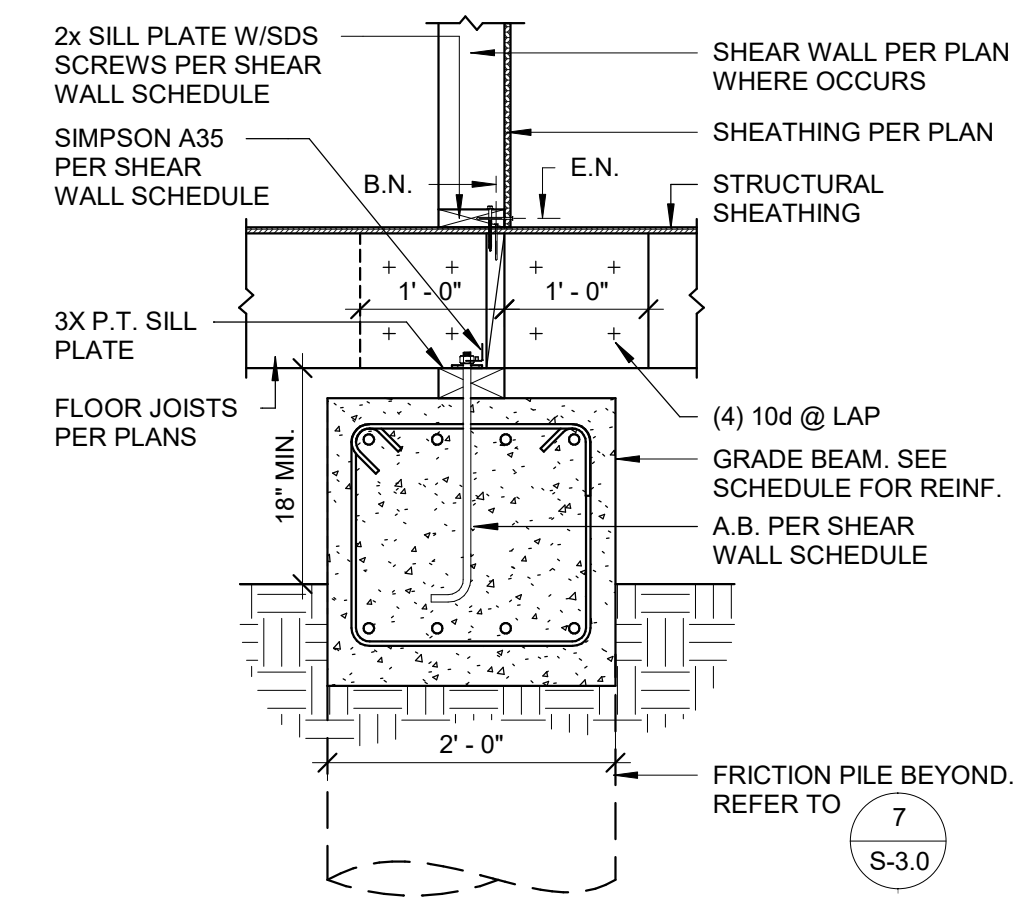
Holddown Schedule				
ID	HD	Post	Fasteners	Comments
(A)	HDU2	4x4	(6) SDS	ESR-2330
(B)	HDU4	4x4	(10) SDS	ESR-2330
(C)	HDU5	4x4	(14) SDS	ESR-2330

**ROOF FRAMING PLAN**  
New Single Family Residence  
**TAFFERA FAMILY TRUST**  
APN# 048-022-370  
300 Magellan Ave, El Granada, CA 94018

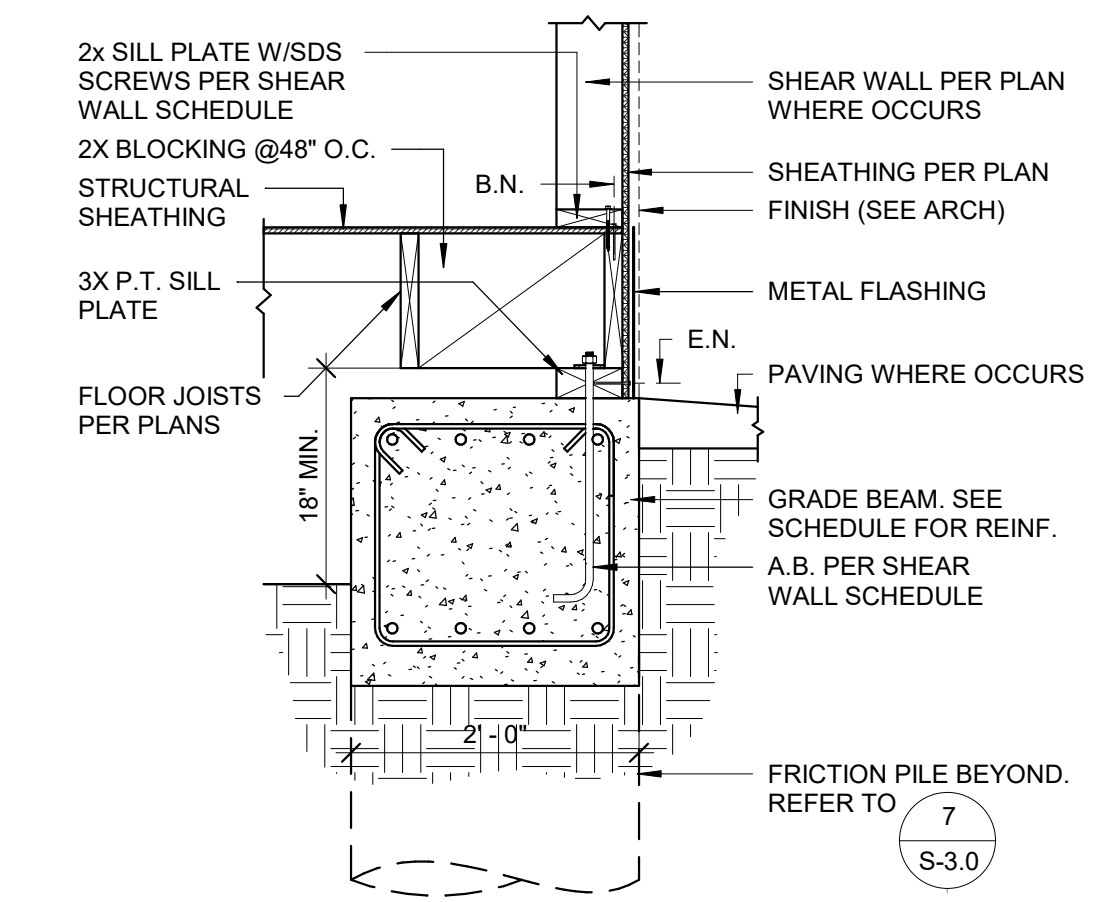
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PROJECT:  
DATE: 09/06/2024  
SCALE: AS NOTED  
APN: 048-022-370  
SYM. REVISIONS DATE  
SHEET NO. **S-2.0**



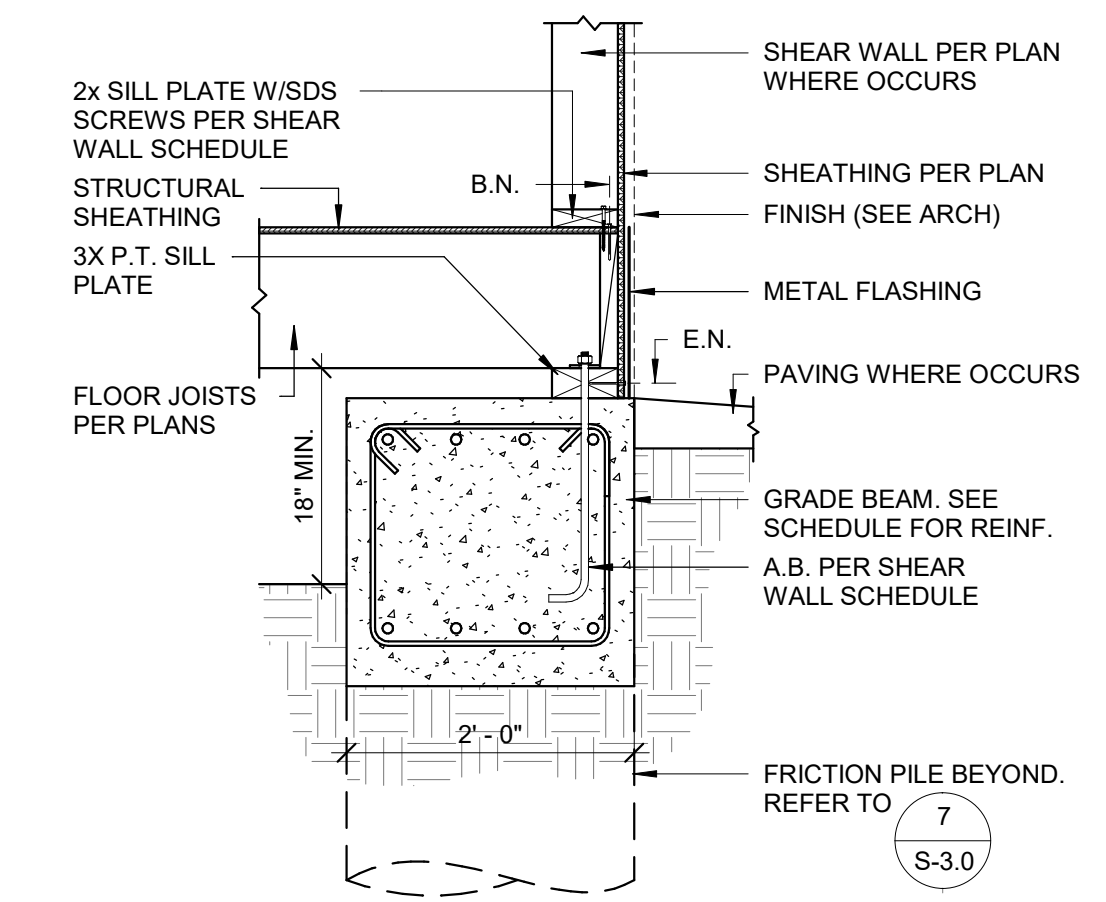
4 Interior Bearing Footing (Parallel)  
S-3.0 3/4" = 1'-0"



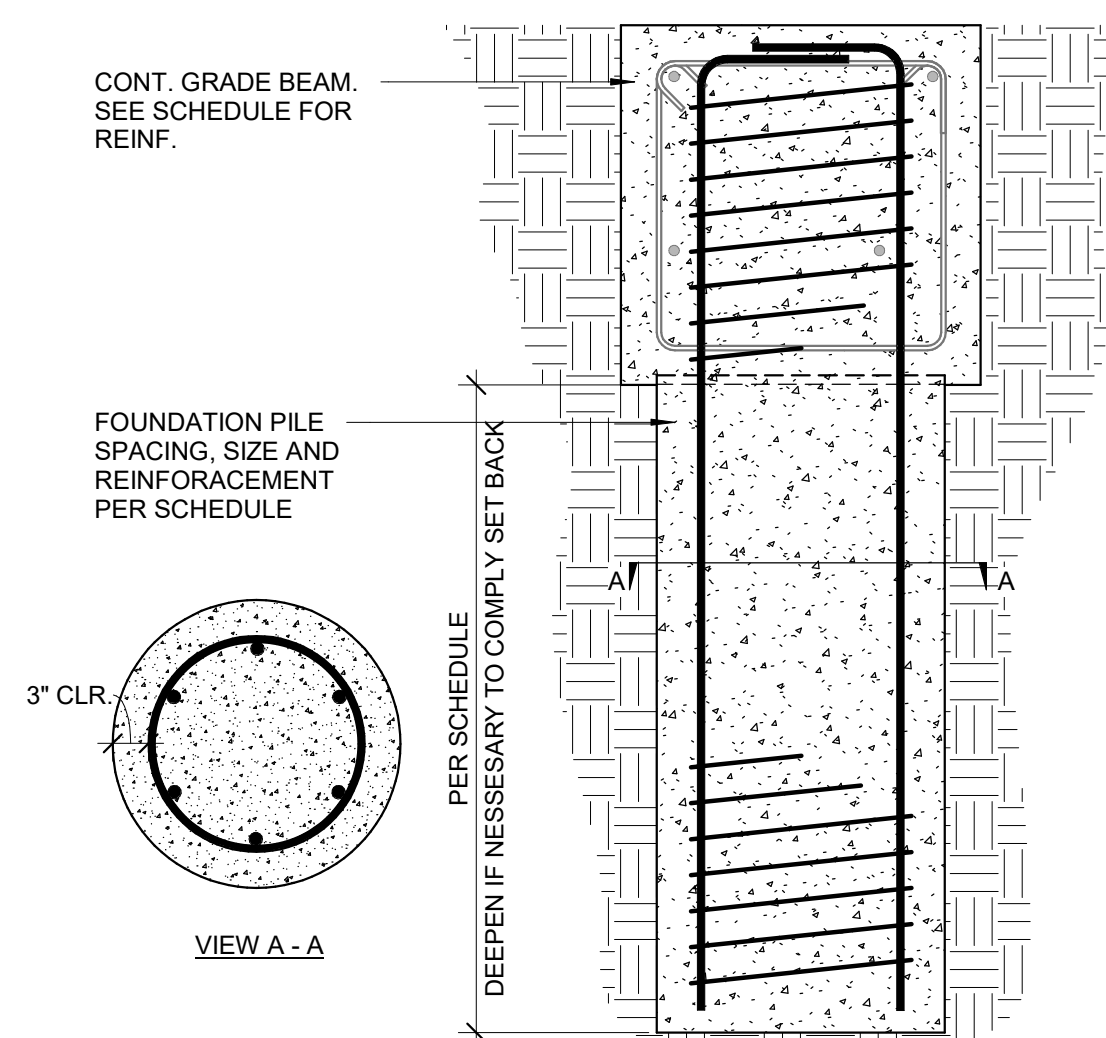
3 Interior Bearing Footing (Perpend.)  
S-3.0 3/4" = 1'-0"



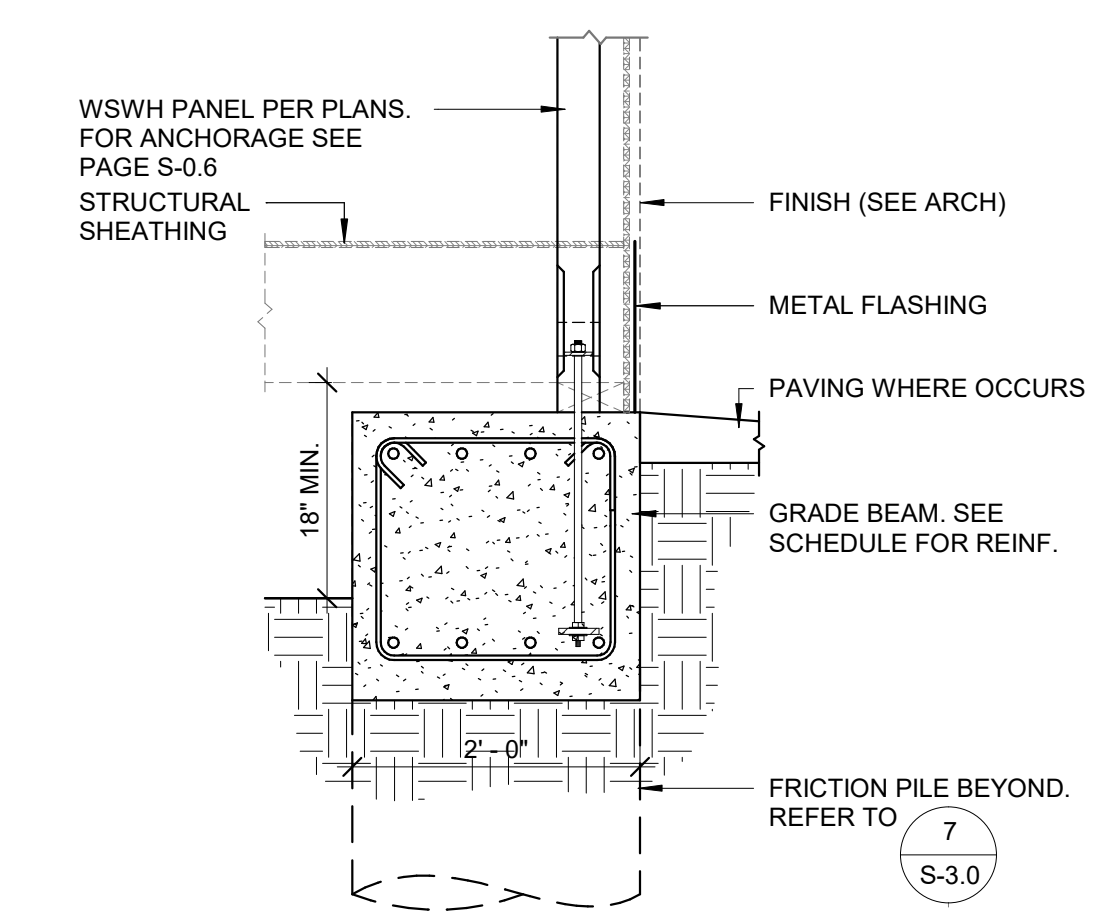
2 Exterior Bearing Footing (Parallel)  
S-3.0 3/4" = 1'-0"



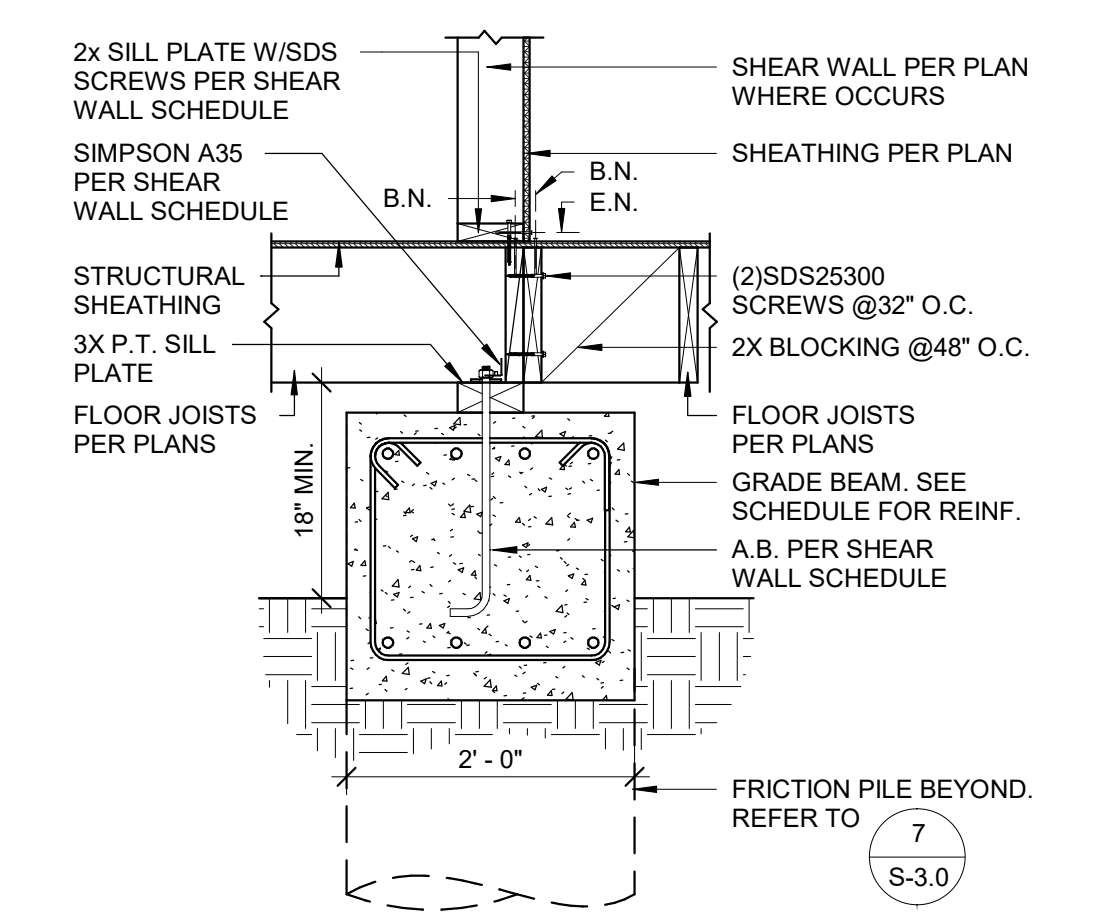
1 Typical Foundation Detail (Perpend.)  
S-3.0 3/4" = 1'-0"



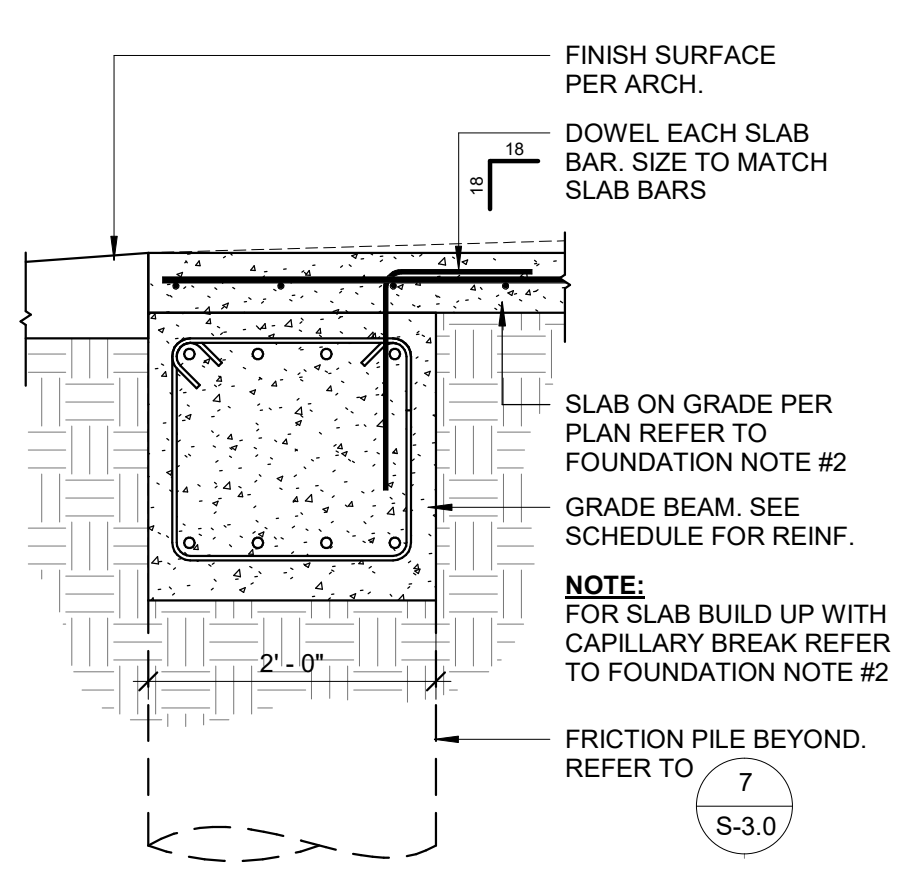
7 Typ. Pile Detail  
S-3.0 3/4" = 1'-0"



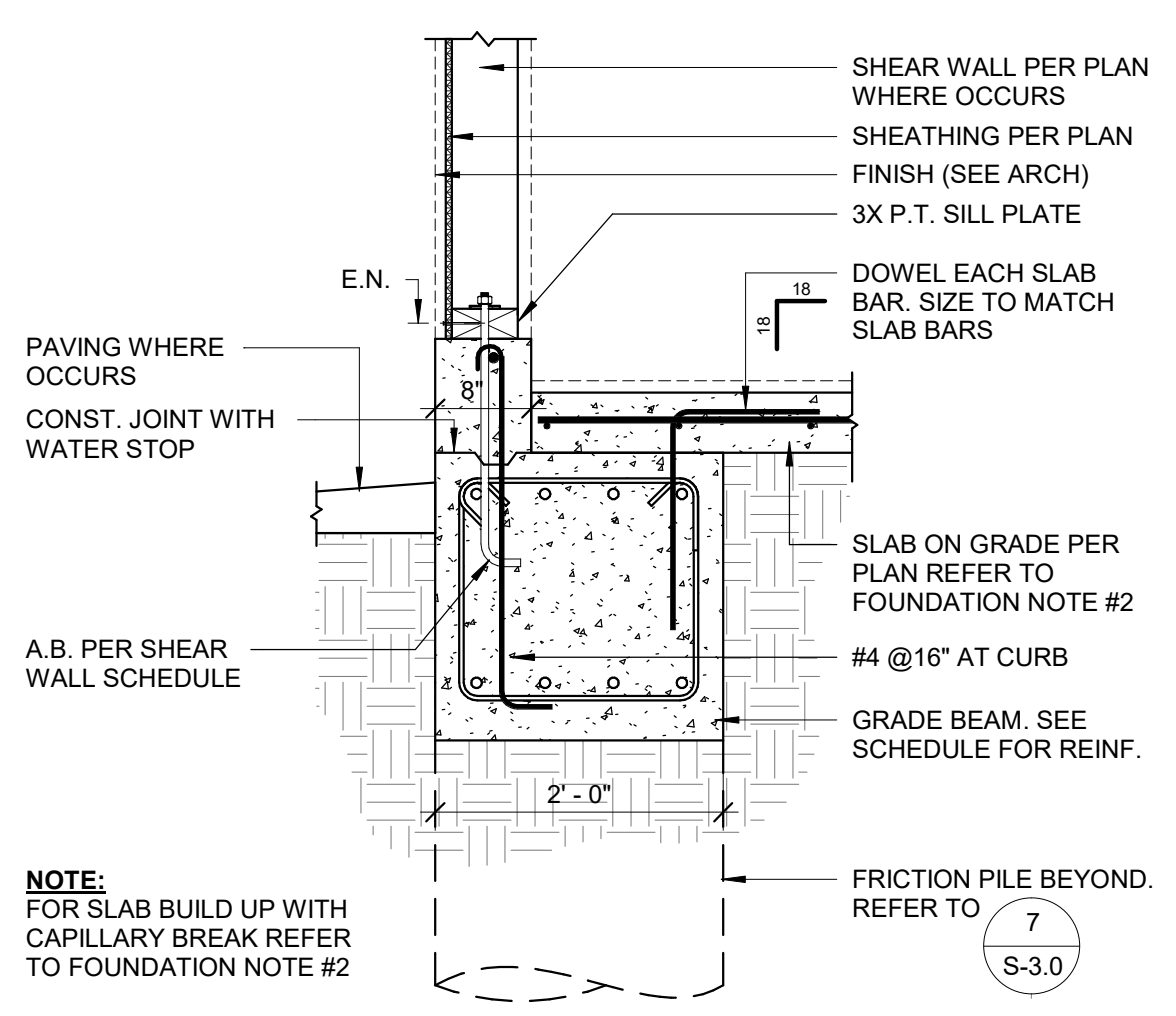
6 WSWH Foundation Detail (Grade Beam)  
S-3.0 3/4" = 1'-0"



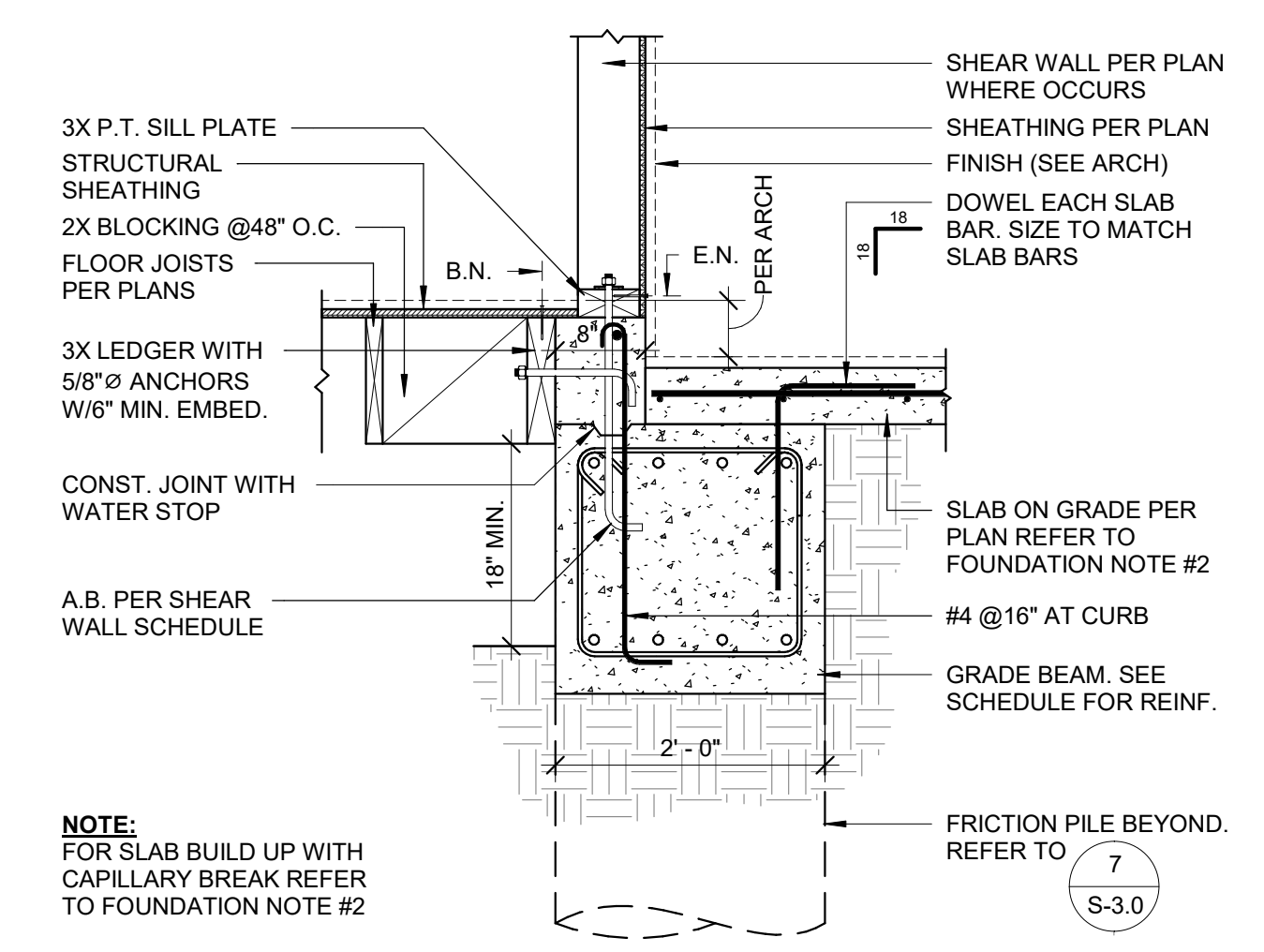
5 Interior Bearing Footing (Dif. Direct.)  
S-3.0 3/4" = 1'-0"



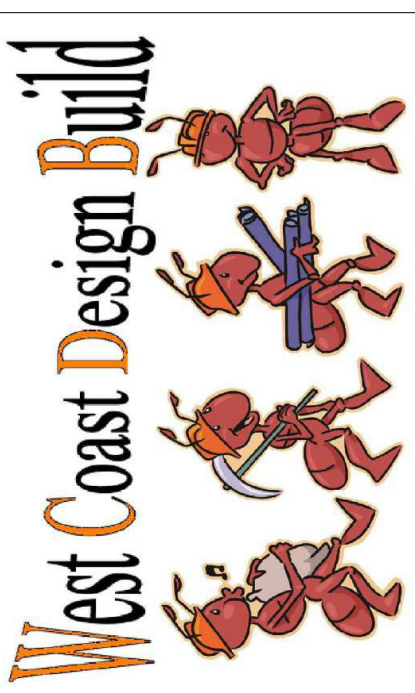
11 Exterior Wall Footing @ Garage  
S-3.0 3/4" = 1'-0"



10 Exterior Bearing Footing (Perpend.)  
S-3.0 3/4" = 1'-0"



9 Exterior Bearing Footing (Parallel)  
S-3.0 3/4" = 1'-0"

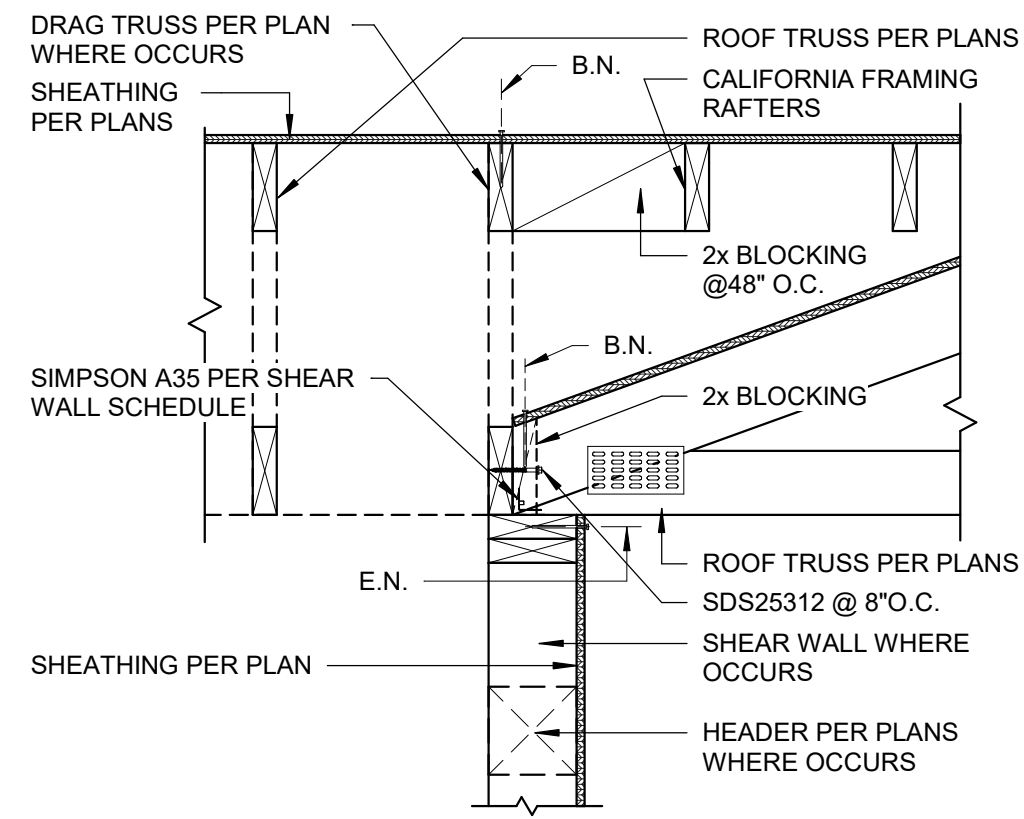


**FOUNDATION DETAILS**  
New Single Family Residence  
**TAFFERA FAMILY TRUST**  
APN# 048-022-370  
300 Magellan Ave, El Granada, CA 94018

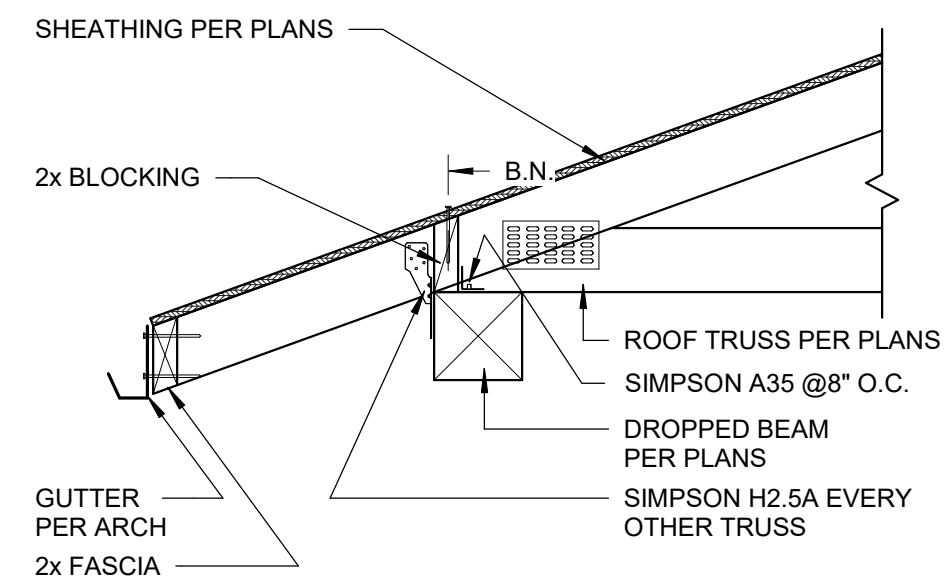
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PROJECT:

DATE: 09/06/2024  
SCALE: AS NOTED  
APN: 048-022-370  
SYM. REVISIONS DATE

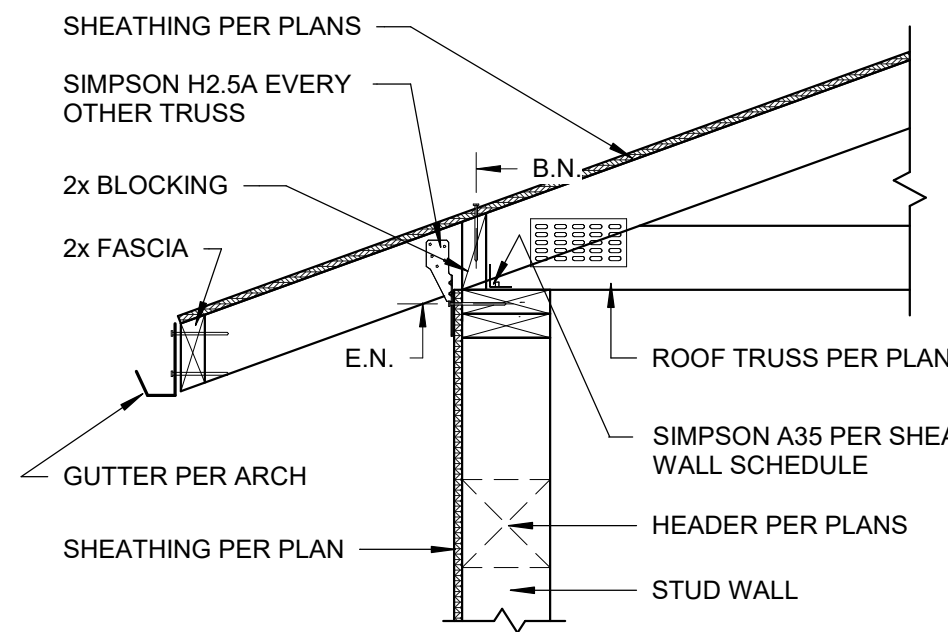
SHEET NO.  
**S-3.0**



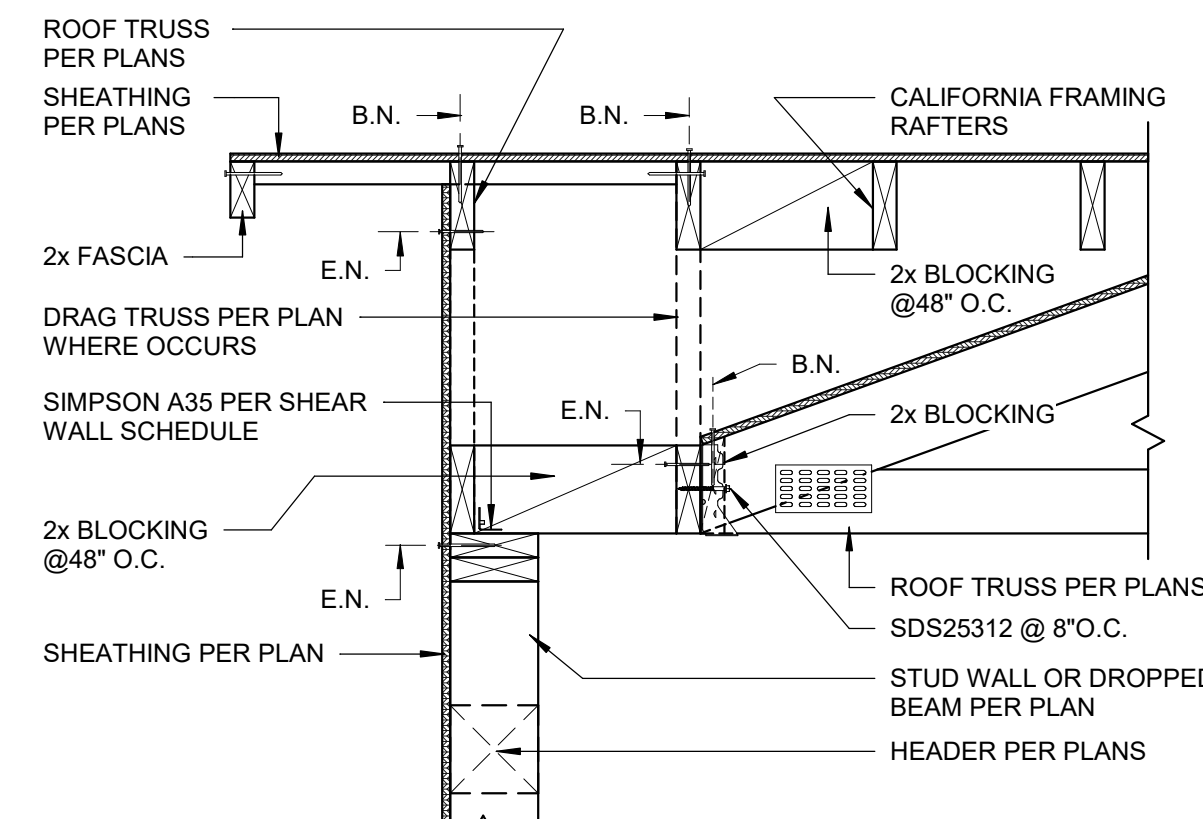
5 Truss W/Different Direct. Connection  
S-4.0 1" = 1'-0"



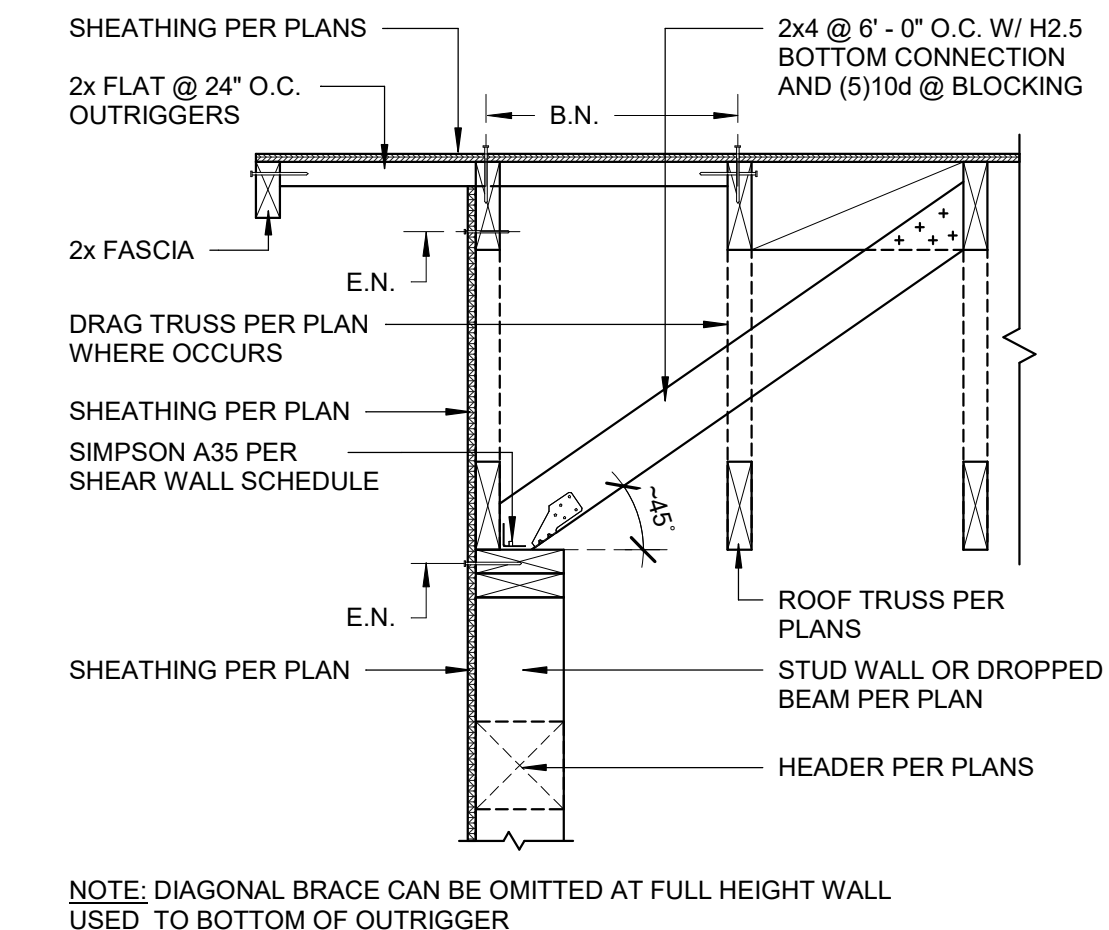
4 Typical Eave Detail @Beam  
S-4.0 1" = 1'-0"



3 Typical Eave Detail  
S-4.0 1" = 1'-0"

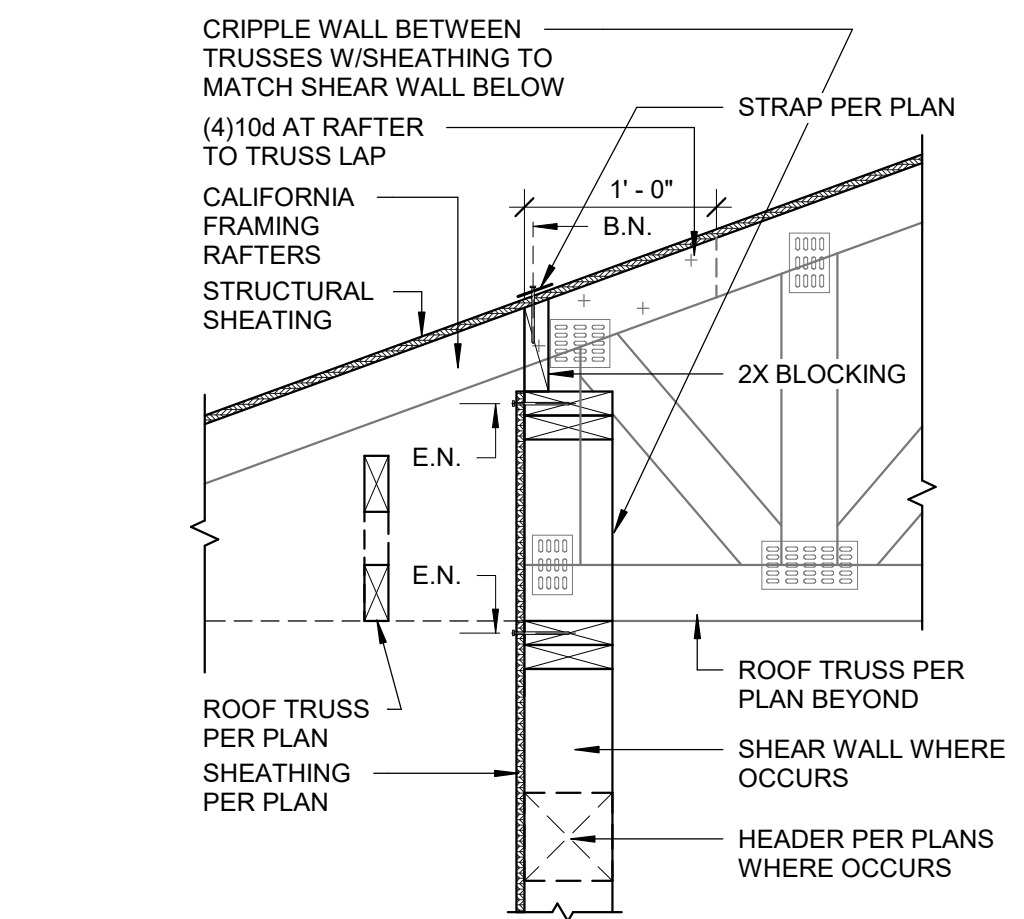


2 Typical Shear Transfer at Wall  
S-4.0 1" = 1'-0"

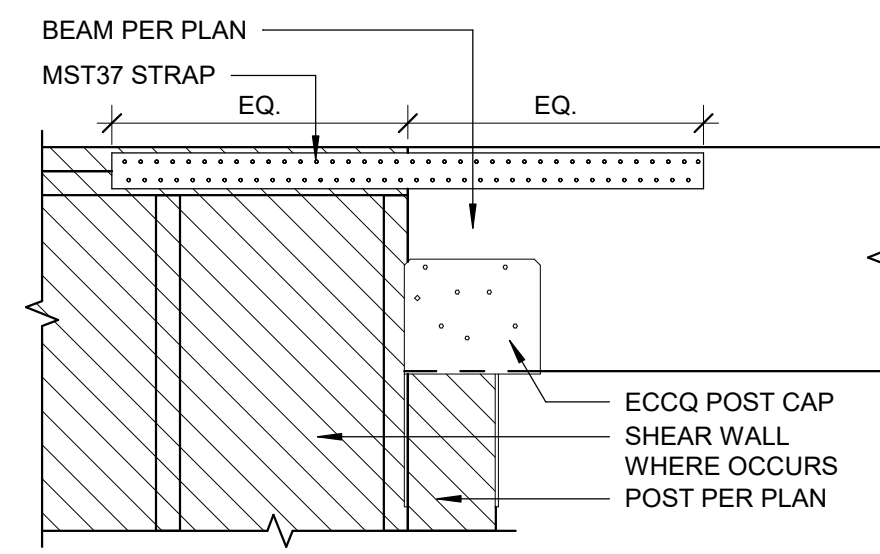


1 Typical Shear Transfer at Wall  
S-4.0 1" = 1'-0"

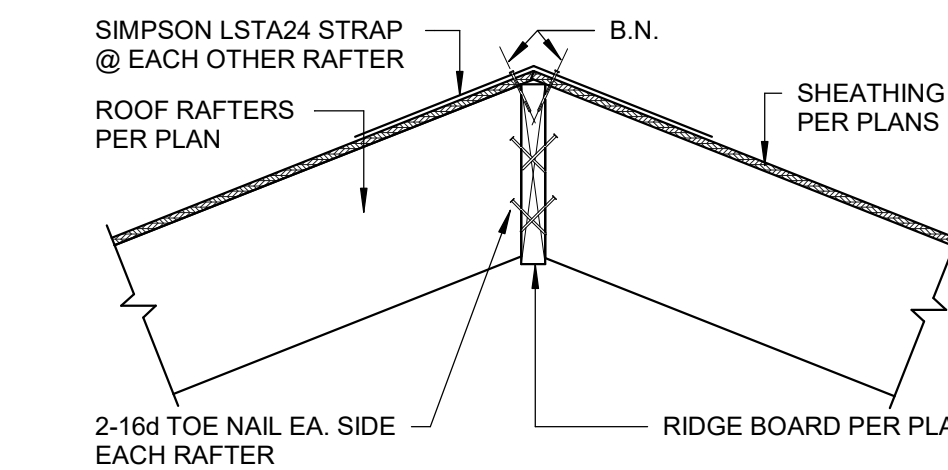
NOTE: DIAGONAL BRACE CAN BE OMITTED AT FULL HEIGHT WALL USED TO BOTTOM OF OUTRIGGER



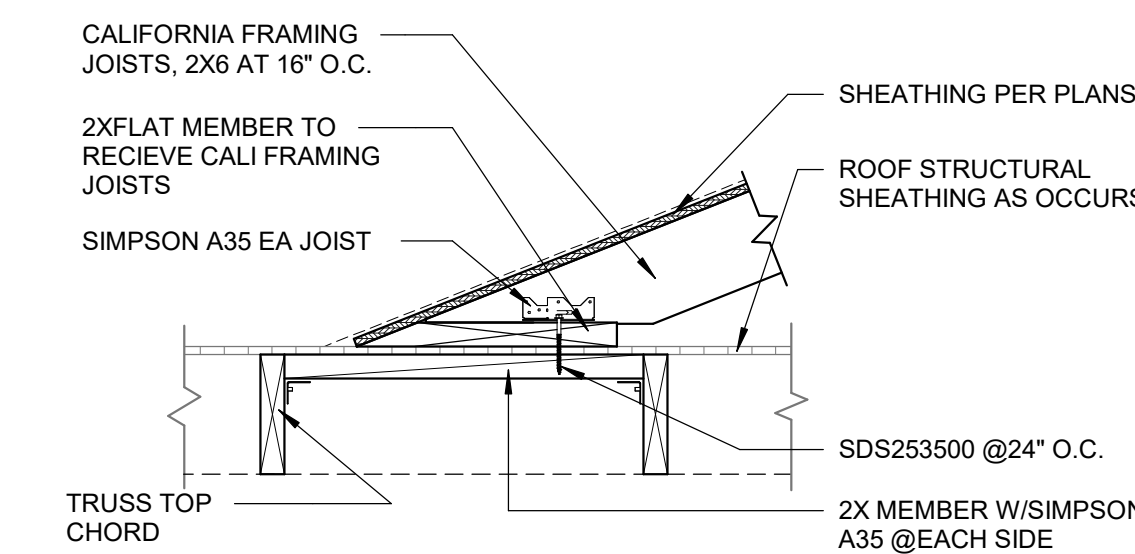
10 Shear Transfer at Wall  
S-4.0 1" = 1'-0"



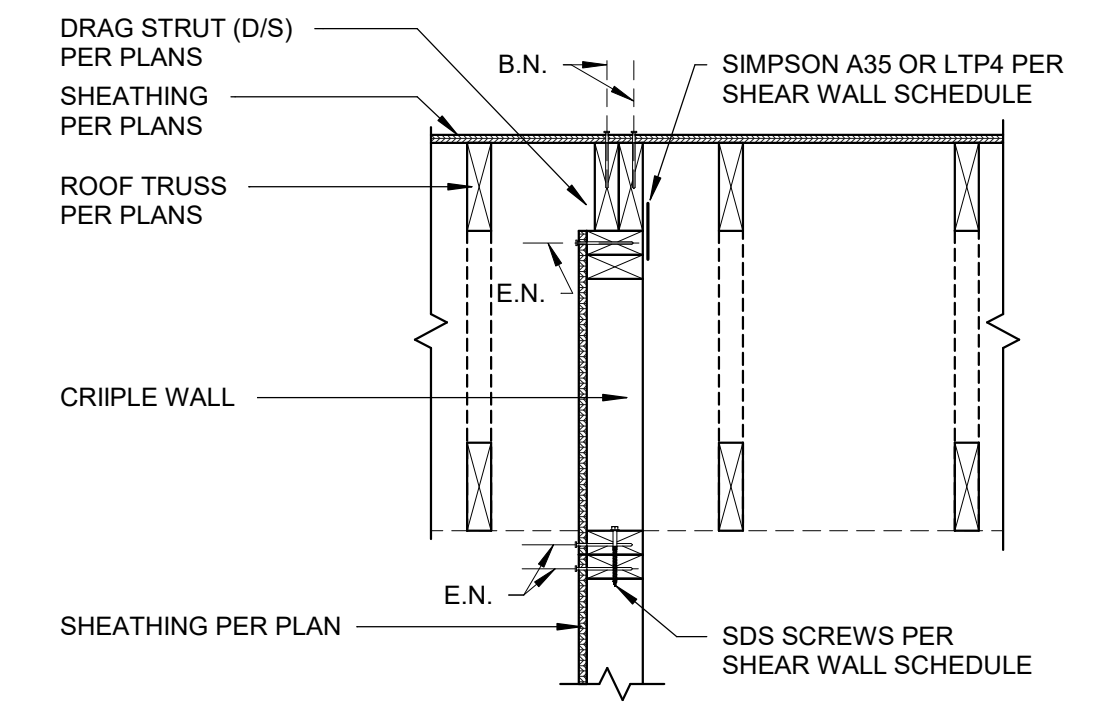
9 Typ. Dropped Beam Drag Strut Detail  
S-4.0 1" = 1'-0"



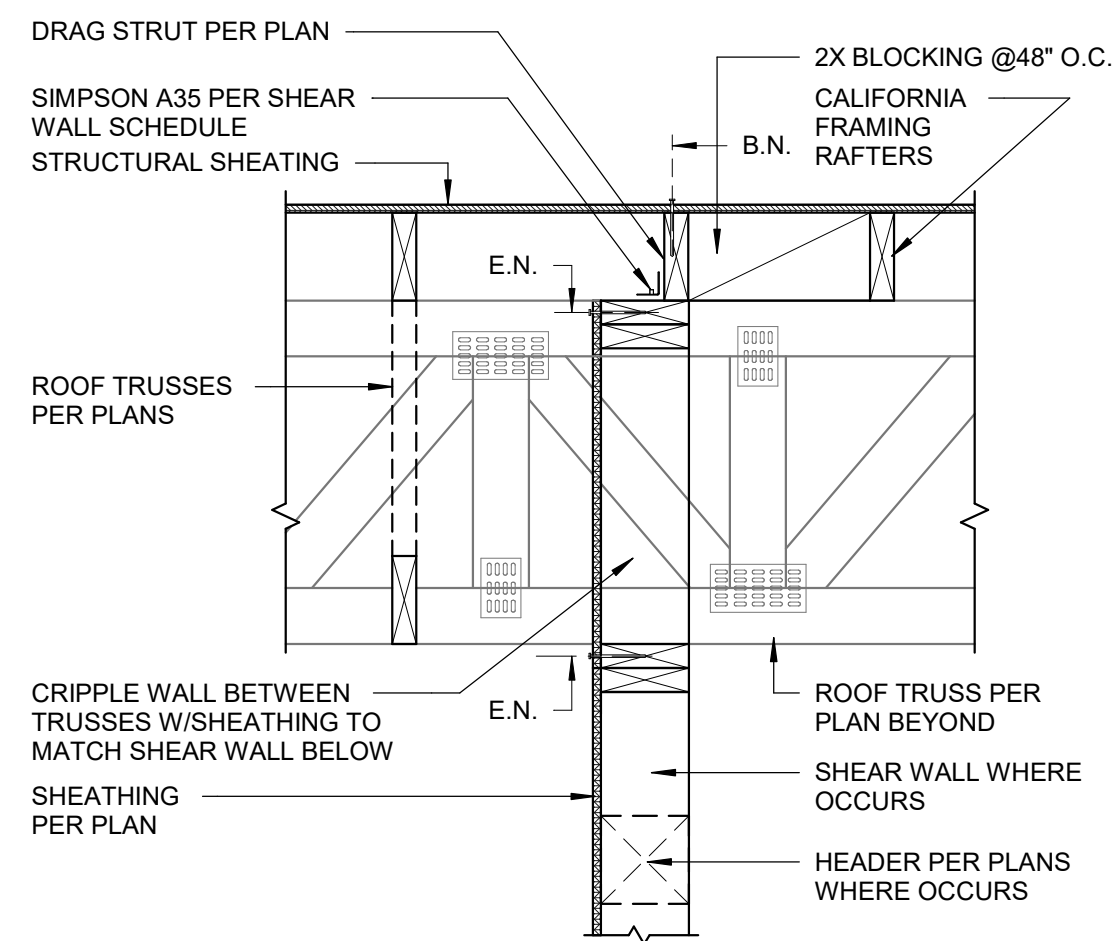
8 Typical Ridge Board Detail  
S-4.0 1" = 1'-0"



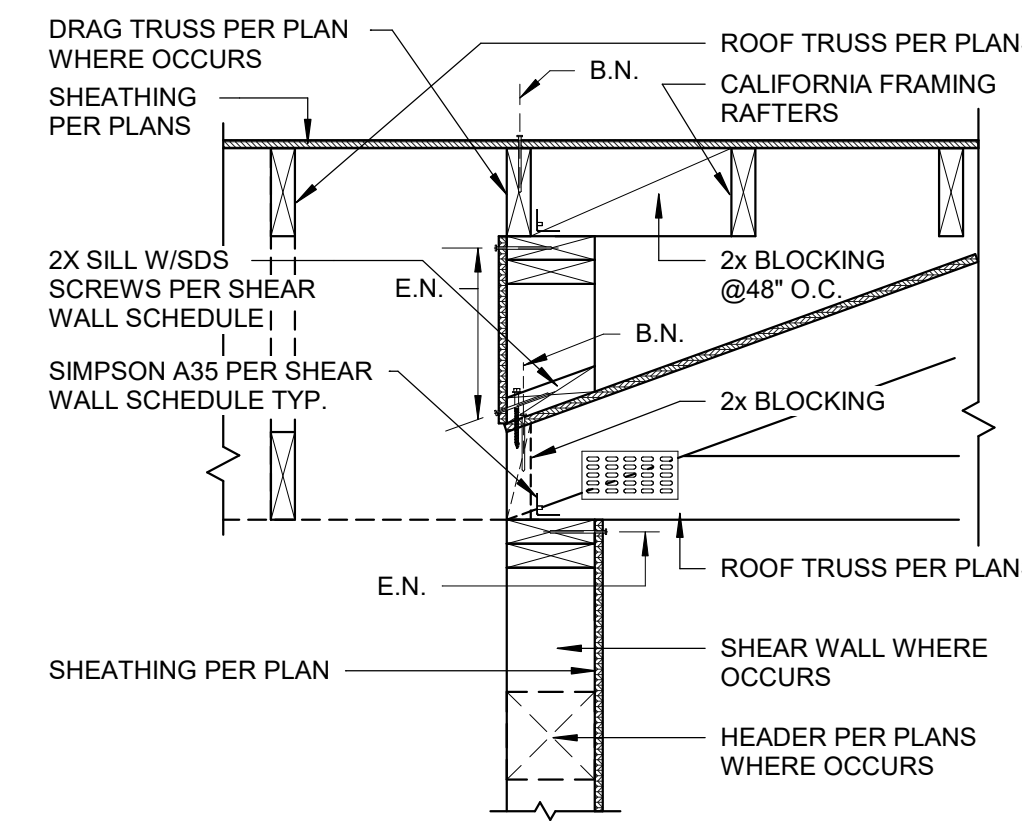
7 Typ. California Framing  
S-4.0 1" = 1'-0"



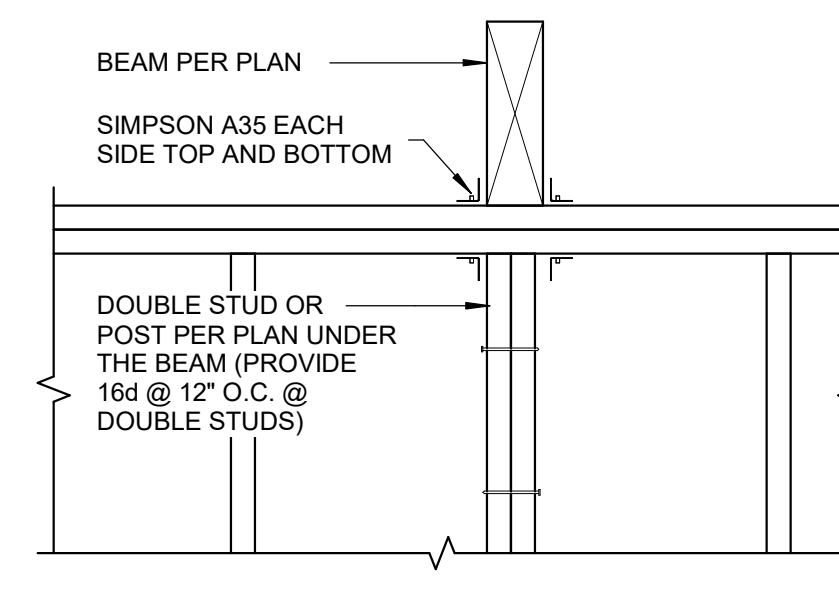
6 Typical Shear Transfer Detail  
S-4.0 1" = 1'-0"



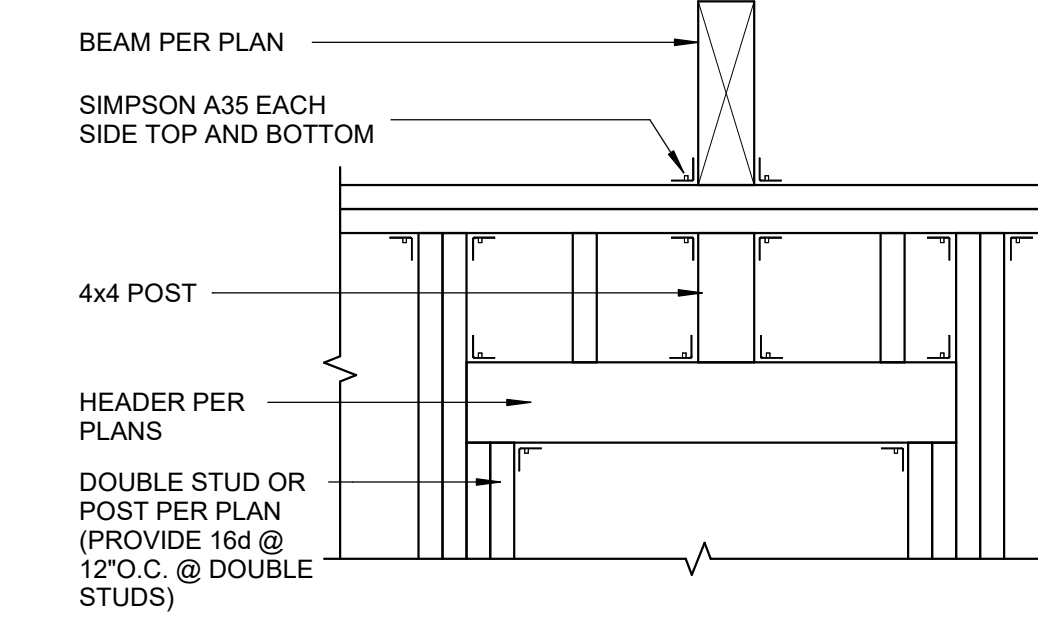
15 Shear Transfer at Wall  
S-4.0 1" = 1'-0"



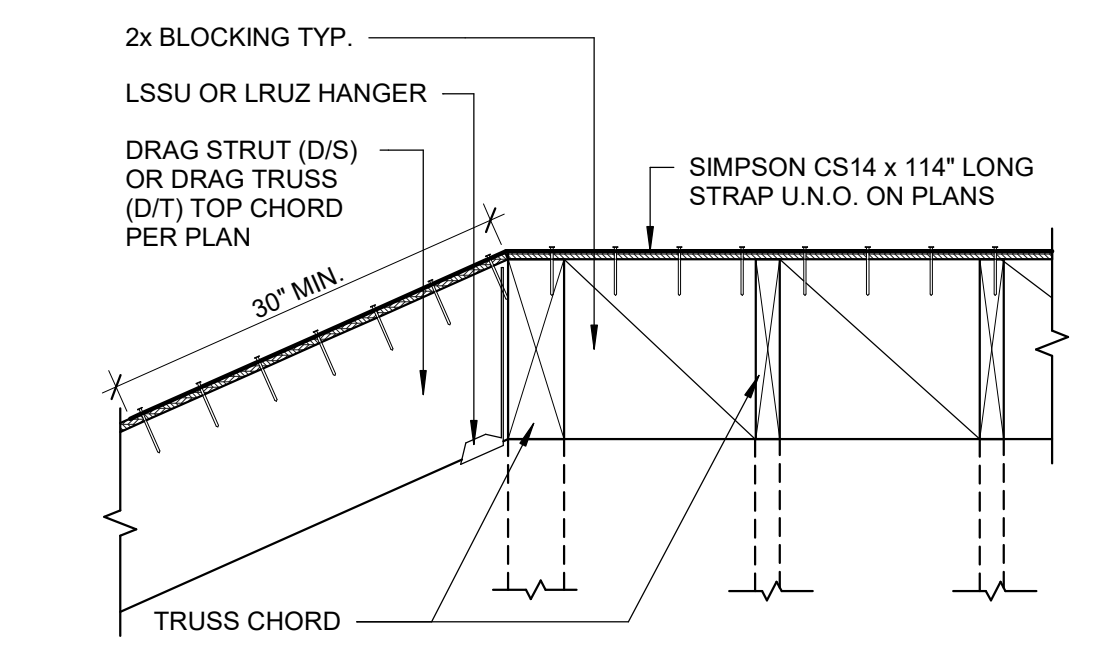
14 Shear Transfer Detail  
S-4.0 1" = 1'-0"



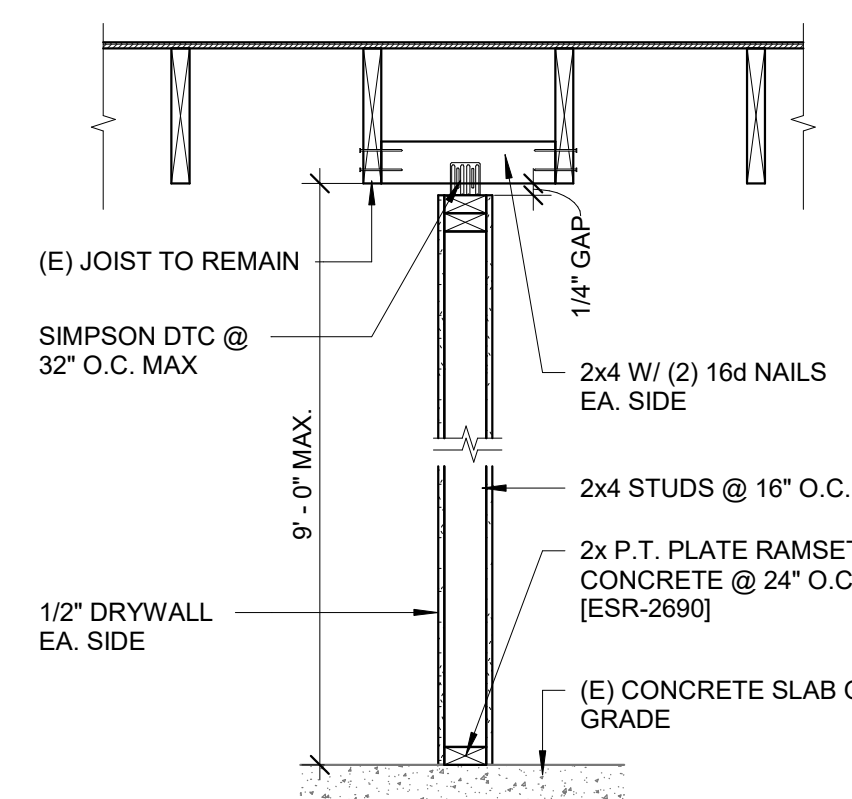
13 Typical Beam to Stud Wall Detail  
S-4.0 1" = 1'-0"



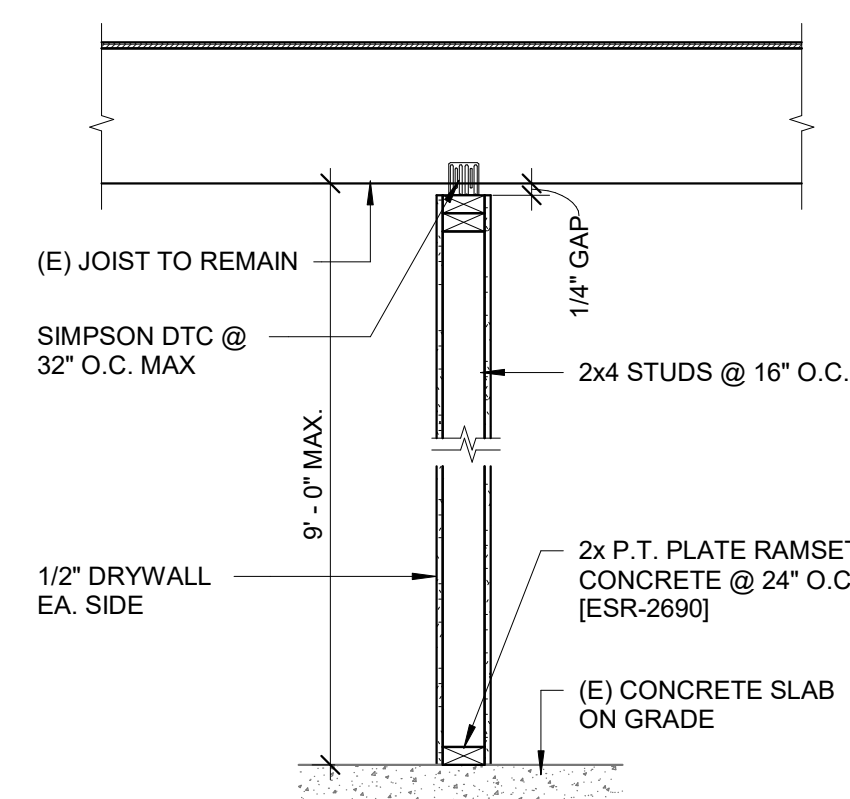
12 Beam to Header Detail  
S-4.0 1" = 1'-0"



11 Typ. Drag Strut Detail  
S-4.0 1" = 1'-0"



17 Typ. Non-Bearing Partition Wall Detail (On Concrete Slab)  
S-4.0 3/4" = 1'-0"



16 Typ. Non-Bearing Partition Wall Detail (On Wood Floor)  
S-4.0 3/4" = 1'-0"

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
**Project Name:** Residential Building  
**Calculation Date/Time:** 2024-09-23T09:51:21+01:00  
**CF1R-PRF-01-E**  
**Page 1 of 14**  
**Calculation Description:** Title 24 Analysis  
**Input File Name:** 34541.rbd22x

GENERAL INFORMATION			
01	Project Name	Residential Building	
02	Run Title	Title 24 Analysis	
03	Project Location	APN 048-022-370	
04	City	El Granada	Standards Version
05	Zip code	94019	2022
06	Climate Zone	3	Software Version
07	Building Type	Single family	EnergyPro 9.3
08	Project Scope	Newly Constructed	
09	Number of Dwelling Units	1	
10	Number of Bedrooms	4	
11	Number of Stories	1	
12	Front Orientation (deg/ Cardinal)	0	
13	Existing Cond. Floor Area (ft²)	n/a	
14	ADU Bedroom Count	n/a	
15	ADU Conditioned Floor Area	n/a	
16	Fuel Type	Natural gas	No Dwelling Unit
17			No
18			
19			
20			
21			
22			

**COMPLIANCE RESULTS**

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

Registration Number: 424-P010221852A-000-000-0000000-0000  
 Registration Date/Time: 09/23/2024 01:55  
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**Project Name:** Residential Building  
**Calculation Date/Time:** 2024-09-23T09:51:21+01:00  
**CF1R-PRF-01-E**  
**Page 2 of 14**  
**Calculation Description:** Title 24 Analysis  
**Input File Name:** 34541.rbd22x

ENERGY DESIGN RATINGS	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency <sup>1</sup> EDR (EDR2efficiency)	Total <sup>2</sup> EDR (EDR2total)	Source Energy (EDR1)	Efficiency <sup>1</sup> EDR (EDR2efficiency)	Total <sup>2</sup> EDR (EDR2total)
Standard Design	45	46.3	35.5			
Proposed Design	41.6	41	32.9	3.4	5.3	2.6
<b>RESULT<sup>3</sup>: PASS</b>						
<sup>1</sup> Efficiency EDR includes improvements like a better building envelope and more efficient equipment <sup>2</sup> Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries <sup>3</sup> Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded						
<ul style="list-style-type: none"> <li>Standard Design PV Capacity: 2.98 kWdc</li> <li>PV System resized to 2.98 kWdc (a factor of 2.985) to achieve Standard Design PV PV scaling</li> </ul>						

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**Calculation Date/Time:** 2024-09-23T09:51:21+01:00  
**CF1R-PRF-01-E**  
**Page 3 of 14**  
**Calculation Description:** Title 24 Analysis  
**Input File Name:** 34541.rbd22x

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDO/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDO/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	1.61	11.57	1.67	12.43	-0.06	-0.86
Space Cooling	0.06	4.27	0.03	2.52	0.03	1.75
IAQ Ventilation	0.35	3.77	0.35	3.77	0	0
Water Heating	5.29	21.91	4.31	18.01	0.98	3.9
Self Utilization/Flexibility Credit			0	0	0	0
Efficiency Compliance Total	7.31	41.52	6.36	36.73	0.95	4.79
Photovoltaics	-1.15	-35.44	-1.15	-35.47		
Battery			0	0		
Flexibility			0			
Indoor Lighting	0.73	7.6	0.73	7.6		
Appl. & Cooking	2.97	20.46	2.95	20.37		
Plug Loads	2.87	30.51	2.87	30.51		
Outdoor Lighting	0.19	1.77	0.19	1.77		
<b>TOTAL COMPLIANCE</b>	<b>12.92</b>	<b>66.42</b>	<b>11.95</b>	<b>61.51</b>		

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 Report Generated: 2024-09-23 01:52:32

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**Project Name:** Residential Building  
**Calculation Date/Time:** 2024-09-23T09:51:21+01:00  
**CF1R-PRF-01-E**  
**Page 4 of 14**  
**Calculation Description:** Title 24 Analysis  
**Input File Name:** 34541.rbd22x

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft²-yr)	Proposed Design (kBtu/ft²-yr)	Compliance Margin (kBtu/ft²-yr)	Margin Percentage
Gross EUI <sup>1</sup>	16.3	15.26	1.04	6.38
Net EUI <sup>2</sup>	9.22	8.17	1.05	11.39

Notes  
 1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.  
 2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CH	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.98	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7.12	96	98

**REQUIRED SPECIAL FEATURES**  
 The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.  
 • Ducts with high level of insulation  
 • Ceiling has high level of insulation

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 Registration Date/Time: 09/23/2024 01:55  
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 Report Version: 2022.0.000  
 Schema Version: rev 20220901  
 Report Generated: 2024-09-23 01:52:32

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**Project Name:** Residential Building  
**Calculation Date/Time:** 2024-09-23T09:51:21+01:00  
**CF1R-PRF-01-E**  
**Page 5 of 14**  
**Calculation Description:** Title 24 Analysis  
**Input File Name:** 34541.rbd22x

**HERS FEATURE SUMMARY**  
 The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified SEER/SEER2
- Fan Efficiency Watts/CFM
- Verified HSPF
- Verified heat pump rated heating capacity
- Duct leakage testing

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Residential Building	2219	1	4	1	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Living Area Zone 1	Conditioned	HVAC System1	2219	10	DHW Sys 1	New

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)
Front Wall	Living Area Zone 1	R-21 Wall	0	Front	385	123	90
Left Wall	Living Area Zone 1	R-21 Wall	90	Left	366.7	65.2	90
Rear Wall	Living Area Zone 1	R-21 Wall	180	Back	565	83.6	90
Right Wall	Living Area Zone 1	R-21 Wall	270	Right	555	128.5	90

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 CA Building Energy Efficiency Standards - 2022 Residential Compliance  
 Report Version: 2022.0.000  
 Schema Version: rev 20220901  
 Report Generated: 2024-09-23 01:52:32

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**Project Name:** Residential Building  
**Calculation Date/Time:** 2024-09-23T09:51:21+01:00  
**CF1R-PRF-01-E**  
**Page 6 of 14**  
**Calculation Description:** Title 24 Analysis  
**Input File Name:** 34541.rbd22x

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)
Front Interior Surface	Living Area Zone 1	R-19 Partition Wall	n/a	n/a	180	20	n/a
Left Interior Surface	Living Area Zone 1	R-19 Partition Wall	n/a	n/a	180	0	n/a
Roof	Living Area Zone 1	R-38 Roof Attic	n/a	n/a	2219	n/a	n/a
Roof 2	Garage	R-0 Roof Attic	n/a	n/a	417	n/a	n/a
Raised Floor	Living Area Zone 1	R-19 Floor Crawlspace	n/a	n/a	2219	n/a	n/a
Front Wall 2	Garage	R-0 Wall	0	Front	200	0	90
Left Wall 2	Garage	R-0 Wall	90	Left	229.2	0	90
Rear Wall 2	Garage	R-0 Wall	180	Back	20	0	90
Right Wall 2	Garage	R-0 Wall	270	Right	49.2	0	90

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic_Garage	Attic Garage Roof Cons	Ventilated	4	0.1	0.85	No	No
Attic Living Area Zone 1	Attic Roof/Living Area Zone 1	Ventilated	4	0.1	0.85	Yes	No

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
2060 Window 06	Window	Front Wall	Front	0			1	12	0.3	NFRC	0.23	NFRC	Bug Screen
3660 Window 05	Window	Front Wall	Front	0			1	21	0.3	NFRC	0.23	NFRC	Bug Screen

Registration Number: 424-P010221852A-000-000-0000000-0000  
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 Report Generated: 2024-09-23 01:52:32

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**Project Name:** Residential Building  
**Calculation Date/Time:** 2024-09-23T09:51:21+01:00  
**CF1R-PRF-01-E**  
**Page 7 of 14**  
**Calculation Description:** Title 24 Analysis  
**Input File Name:** 34541.rbd22x

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
2060 Window 04	Window	Front Wall	Front	0			1	12	0.3	NFRC	0.23	NFRC	Bug Screen
2660 Window 03	Window	Front Wall	Front	0			1	15	0.3	NFRC	0.23	NFRC	Bug Screen
4060 Window 02	Window	Front Wall	Front	0			1	24	0.3	NFRC	0.23	NFRC	Bug Screen
2660 Window 01	Window	Front Wall	Front	0			1	15	0.3	NFRC	0.23	NFRC	Bug Screen
3080 French Door	Window	Front Wall	Front	0			1	24	0.3	NFRC	0.23	NFRC	Bug Screen
2656 Window 27	Window	Left Wall	Left	90			1	13.8	0.3	NFRC	0.23	NFRC	Bug Screen
2656 Window 26	Window	Left Wall	Left	90			1	13.8	0.3	NFRC	0.23	NFRC	Bug Screen
2640 Window 25	Window	Left Wall	Left	90			1	10	0.3	NFRC	0.23	NFRC	Bug Screen
2656 Window 24	Window	Left Wall	Left	90			1	13.8	0.3	NFRC	0.23	NFRC	Bug Screen
2656 Window 23	Window	Left Wall	Left	90			1	13.8	0.3	NFRC	0.23	NFRC	Bug Screen
3020 Window 22	Window	Rear Wall	Back	180			1	6	0.3	NFRC	0.23	NFRC	Bug Screen
3020 Window 21	Window	Rear Wall	Back	180			1	6	0.3	NFRC	0.23	NFRC	Bug Screen

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**Project Name:** Residential Building  
**Calculation Date/Time:** 2024-09-23T09:51:21+01:00  
**CF1R-PRF-01-E**  
**Page 8 of 14**  
**Calculation Description:** Title 24 Analysis  
**Input File Name:** 34541.rbd22x

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
2680 French Door	Window	Rear Wall	Back	180			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
2656 Window 20	Window	Rear Wall	Back	180			1	13.8	0.3	NFRC	0.23	NFRC	Bug Screen
2656 Window 19	Window	Rear Wall	Back	180			1	13.8	0.3	NFRC	0.23	NFRC	Bug Screen
3020 Window 18	Window	Rear Wall	Back	180			1	6	0.3	NFRC	0.23	NFRC	Bug Screen
2030 Window 17	Window	Rear Wall	Back	180			1	6	0.3	NFRC	0.23	NFRC	Bug Screen
3020 Window 16	Window	Rear Wall	Back	180			1	6	0.3	NFRC	0.23	NFRC	Bug Screen
3020 Window 15	Window	Rear Wall	Back	180			1	6	0.3	NFRC	0.23	NFRC	Bug Screen
2656 Window 14	Window	Right Wall	Right	270			1	13.8	0.3	NFRC	0.23	NFRC	Bug Screen
3656 Window 13	Window	Right Wall	Right	270			1	19.3	0.3	NFRC	0.23	NFRC	Bug Screen

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 Project Name: Residential Building Calculation Date/Time: 2024-09-23T09:51:21+01:00  
 Calculation Description: Title 24 Analysis Input File Name: 34541.rbd22x (Page 10 of 14)

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-19 Partition Wall	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-19 In 5-1/2 in. (R-18) / 2x6 Other Side Finish: Gypsum Board
Attic Garage Roof Cons	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no insul. / 2x4
Attic Roof/Living Area Zone 1	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no insul. / 2x4
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.046	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-19 / 2x10
R-0 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.481	Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board
R-38 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 insul. Cavity / Frame: R-31 / 2x4 Inside Finish: Gypsum Board

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 Report Generated: 2024-09-23 01:52:32

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD** CF1R-PRF-01-E  
 Project Name: Residential Building Calculation Date/Time: 2024-09-23T09:51:21+01:00  
 Calculation Description: Title 24 Analysis Input File Name: 34541.rbd22x (Page 11 of 14)

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	N/A	n/a	n/a

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (R)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hc. Rating or Flow Rate	Tank Location
DHW Heater 1	Gas	Consumer Instantaneous	1	0	UEF	0.97	Btu/Hr	200000	0	n/a	n/a	

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

Registration Number: 424-PO10221852A-000-000-0000000-0000  
 Registration Date/Time: 09/23/2024 01:55  
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 Calculation Description: Title 24 Analysis Input File Name: 34541.rbd22x (Page 12 of 14)

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
HVAC System 1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1	Setback

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Number of Units	Heating		Cooling		Zonally Controlled	Compressor Type	HERS Verification		
			HSPF / HSPF2 / COP	Cap 47	Cap 17	Backup Heat AFUE	SEER/SEER2	EER / EER2 / CEER			
Heat Pump System 1	Central split HP	1	10	54000	38000	n/a	17	10.5	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Required	350	Not Required	Required	No	Yes	Yes	Yes

01	02	03	04	05	06	07	08	09	10	11	12	
Name	Type	Design Type	Duct Ins. R-value	Duct Location	Supply	Return	Supply	Return	Surface Area	Bypass Duct	Duct Leakage	HERS Verification
Air Distribution System 1	Unconditioned attic	Non-Verified	R-8	R-8	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and tested	Air Distribution System 1-hers-dist	

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 Calculation Description: Title 24 Analysis Input File Name: 34541.rbd22x (Page 13 of 14)

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
Sfan IAQVentRpt	100	0.35	Exhaust	No	n/a / n/a	No	Yes	

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I, I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Darrell Hovde	Documentation Author Signature: <i>Darrell Hovde</i>
Company: Hovde Engineering Inc	Signature Date: 09/23/2024
Address: 1201 Coe Street	CEA/HERS Certification Identification (if applicable): RCN13803
City/State/Zip: Camarillo, CA 93010	Phone: (805) 388-7689
<b>RESPONSIBLE PERSON'S DECLARATION STATEMENT</b>	
I certify the following under penalty of perjury under the laws of the State of California:	
<ol style="list-style-type: none"> <li>I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.</li> <li>I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.</li> <li>The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.</li> </ol>	
Responsible Designer Name: Darrell Hovde	Responsible Designer Signature: <i>Darrell Hovde</i>
Company: Hovde Engineering Inc	Date Signed: 09/23/2024
Address: 1201 Coe Street	License: M26054, CA
City/State/Zip: Camarillo, CA 93010	Phone: (805) 388-7689

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**Taffera Residence**  
 APN 048-022-370, El Granada, CA 94019  
**Energy Compliance**

**HOVDE ENGINEERING INC**  
 ENGINEERING \* ENERGY \* DRAFTING  
 1201 Coe Street, Camarillo, CA 93010  
 (805) 388-7689 (800) 982-4270



Designed  
 D Hovde  
 Drawn  
 RCQ/DAH  
 Checked  
 Project Number  
 34541  
 of  
 EN2  
 9/23/2024

