

SITE PLAN NOTES

PROVIDE POSITIVE DRAINAGE AWAY FROM NEW FOUNDATION. (SLOPE FINISH GRADE AWAY MINIMUM 2 % TYPICAL).

IF ANY EARTH WORK AND/OR GRADING IS DONE ON THE PROPERTY OR ANY ACCESS ROADS, OWNER OR CONTRACTOR SHALL MAINTAIN AN UNINTERRUPTED FLOW OF WATER IN SWALES AND NATURAL COURSES. UPON COMPLETION OF THE PROJECT. PROPERTY OWNER IS RESPONSIBLE FOR THE ADEQUACY OF ANY DRAINAGE FACILITIES AND FOR THE CONTINUED MAINTENANCE THEREOF IN A MANNER WHICH WILL PRECLUDE ANY HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY.

DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.

ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.

RECYCLE AND / OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE.

POST CONSUMER OR PRE CONSUMER RECYCLED CONTENT VALUE (RCV) MATERIALS ARE USED ON THE PROJECT. TIER 1: NOT LESS THAN A 10 PERCENT RECYCLED CONTENT VALUE.

DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.

PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.

AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.

DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.

80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS), HIGH PERFORMANCE PRODUCTS DATABASE OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (FRCI) FLOORSCORE PROGRAM; OR MEET CALIFORNIA DEPARTMENT OF PUBLIC HEALTH SPECIFICATION 01350.

MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL NOT EXCEED 19% AND SHALL BE CHECKED BEFORE ENCLOSURE.

SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.

VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

PROVIDE CONSTRUCTION WASTE MANAGEMENT PLAN

PER CALGREEN 4.408.2 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site

(source-separated) or bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste

material will be taken.

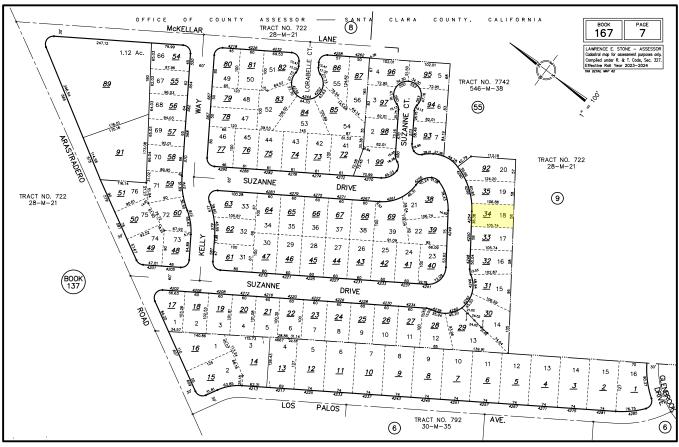
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.

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

PRIOR TO ANY GRADING, SCRAPING OR TRENCHING WITHIN / UNDER THE CANOPY OF A PROTECTED TREE, A CERTIFIED ARBORIST SHALL BE RETAINED TO PROVIDE SUPERVISION AND RECOMMENDATIONSTO MINIMIZE POSSIBLE DAMAGE TO THE TREE. THE PROPOSED TRENCHING SHALL BE APPROVED BY THE CITY OF SARATOGA PLANNING DEPARTMENT PRIOR TO COMMENCING DIGGING. THE CITY OF SARATOGA ARBORIST IS: KATE BEAR, (408)868-1276

GEOTECHNICAL ENGINEER OR CIVIL ENGINEER SHALL PROVIDE FIELD INSPECTION REPORT IN WRITTING BEFORE REQUESTING CITY INSPECTION OF FOUNDATION.

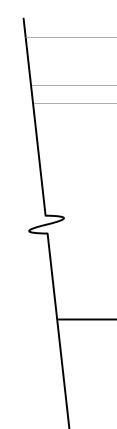
GEOTECHNICAL ENGINEER OR CIVIL ENGINEER SHALL ISSUE A FINAL REPORT STATING THE COMPLETED PAD, FOUNDATION, FINISH GRADING, AND ASSOCIATED SITE WORK SUBSTANTIALLY CONFORM TO THE APPROVED PLAN, SPECIFICATIONS AND INVESTIGATION.



APN MAP

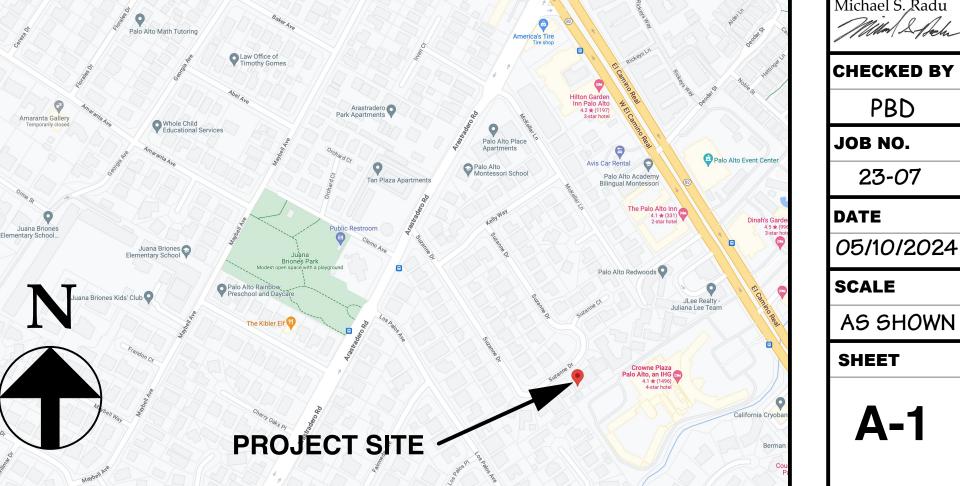
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SITE W/ ROOF PLAN

PROPOSED AD SOURTIAL CODE SIDENTIAL CODE JILDING CODE UMBING CODE ECHANICAL CODE ECHANICAL CODE ECTRIC CODE TOR BUILDING CONSERVATION NERGY CODE NIA GREEN BUILDING STANDARDS CODE ECODE LOCAL AND STATE LAWS AND REGULATIONS	DITION AND ADU SCOPE OF WORK • ADDITION OF 568 S.F. TO REAR AND FRONT, CONSISTIN (3) BEDROOMS, (3) BATHROOMS, OFFICE, LIVING ROOM AND KITCHEN. • NEW ADU 600 S.F. ABOVE NON- LIVING AREA WITH ADD • NEW FRONT PORCH OF 104 S.F. • UPGRADE MAIN ELECTRICAL PLANEL TO 400AMPS.	
ONS PLAN FLOOR PLAN PLAN MB. PLAN N RESIDENCE ER SHEET AILS AILS AILS AILS NDATION MING DETAILS PLAN PLAN TOTION PLAN TAMP AREA sht-of-way, which is to be performed by the Developed all subcontractors shall be included within a <u>Single</u> ing Department. ning Permit and payment of all appropriate fees sha immencement of work, and all work under the permit incy permit.	<u>Street Opening Permit</u> all be completed	REVISION: DESIGN BY:
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EXTERIOR ELEVATION NOTES

ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING. SUCH BARRIER SHALL BE EQUAL TO THAT PROVIDED FOR IN THE C.B.C. STANDARDS AND APPLIED DIRECTLY OVER STUDS OR SHEATHING AT ALL EXTERIOR WALLS. BARRIERS SHALL BE INSTALLED HORIZONTALLY, WEATHERBOARD FASHION, WITH UPPER LAYER LAPPED OVER LOWER LAYER NOT LESS THAN 2 INCHES. WHERE VERTICAL JOINTS OCCUR LAP BARRIER NOT LESS THAN 6 INCHES. PER C.R.C.

EXTERIOR STUCCO FINISH SHALL BE A 3-COAT SYSTEM, 7/8 INCH MINIMUM THICK, HAS TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING, AND HAS 26 GAUGE GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING). PER C.R.C. R703.7, R703.7.2.1 AND R703.7.3

NOTE: PAPERBACK STUCCO WIRE IS EQUIVALENT TO 1 LAYER OF GRADE D PAPER.

FLASH ALL EXTERIOR OPENINGS EXPOSED TO THE WEATHER WITH SHEET METAL OR APPROVED WATERPROOF PAPER. EXTEND AT LEAST 3" UNDER BUILDING PAPER BEHIND EXTERIOR WALL COVERING. ALL PENETRATIONS SHALL BE THOROUGHLY CAULKED AND SEALED. PER C.R.C.

WHERE REQUIRED, PROVIDE 26 GA. G.I. STEP FLASHING AT ALL ROOF TO WALL CONNECTIONS, CRICKET FLASHING AT ALL CHIMNEYS, AND SADDLE FLASHING AT ALL SKYLIGHTS (UNLESS SELF FLASHING).

PROVIDE 26 GA. GI FLASHING AT ALL NEW CONCRETE PORCH/STOOP AREAS WHERE CONTACT WITH WOOD FRAMING WILL OCCUR.

ANCHORED MASONRY VENEER SHALL BE 22 GA GALVANIZED SHEET METAL ANCHOR TIES (WITH A LIP OR HOOK ON EXTENDED LEG ENGAGING NO. 9 GA CONTINUOUS WIRE JOINT REINFORCEMENT) TO RESULT IN ONE ANCHOR PER 2-SQ. FT. OF MASONRY VENEER (E.G., SPACED @ 24" O.C. MAXIMUM HORIZONTAL AND 12" O.C. MAXIMUM VERTICAL). PER C.R.C. SECTION R703.8, TABLE R703.3(1) AND FIGURE R703.8, AND R703.12

ROOF COVERING TO COMPLY WITH C.R.C. CHAPTER 9 ALL ROOFING MATERIAL MUST BE LABELED AND CERTIFIED PER U.L. AND ASTM STANDARDS, AND MEET THE REQUIREMENTS OF SECTION R905.4.

DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:

1 ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI / ACCA 2 MANUAL J-2004 OR EQUIVALENT

2 SIZE DUCT SYSTEMS ACCORDING TO ANSI / ACCA 1 MANUAL D-2009 OR EQUIVALENT. 3. MANUAL S-2004 OR EQUIVALENT.

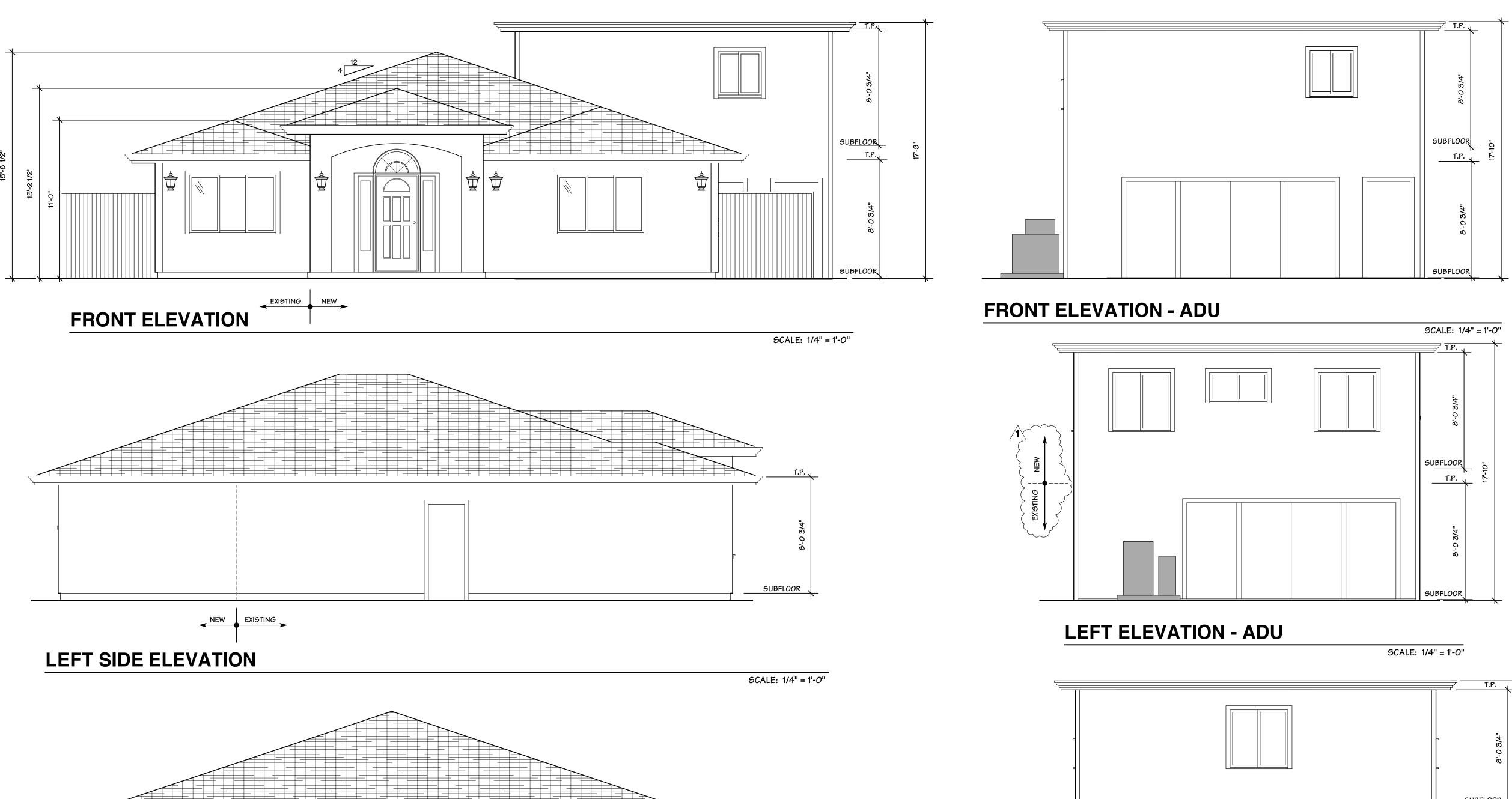
NUMBERS NEED TO CONTRAST WITH THEIR BACKGROUND, AND BE A MINIMUM OF 4" HIGH, WITH A MINIMUM STROKE OF 1/2". ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS.

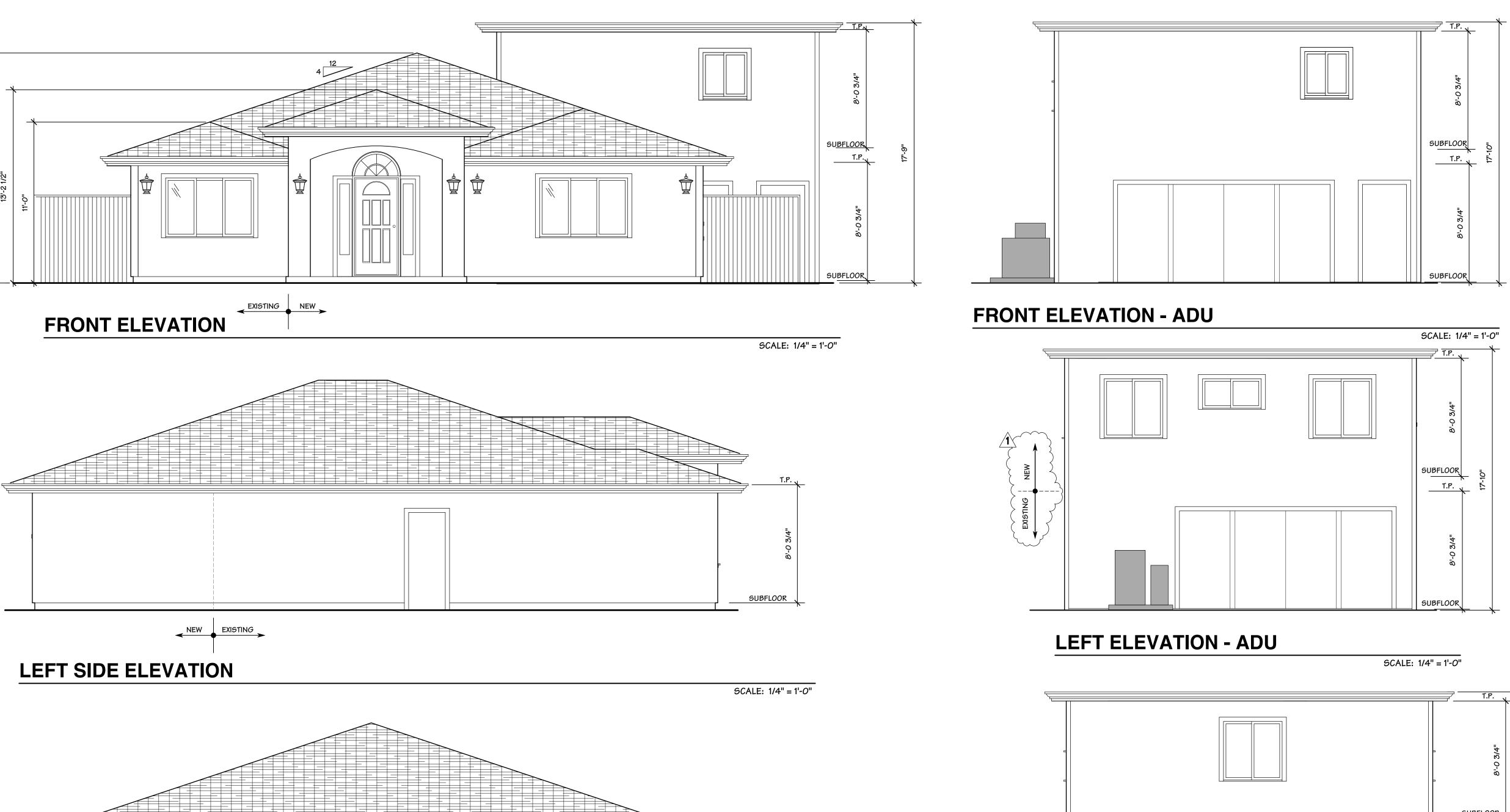
NUMBERS SHALL NOT BE SPELLED OUT. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION

SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. PER C.R.C. SECTION 319.1

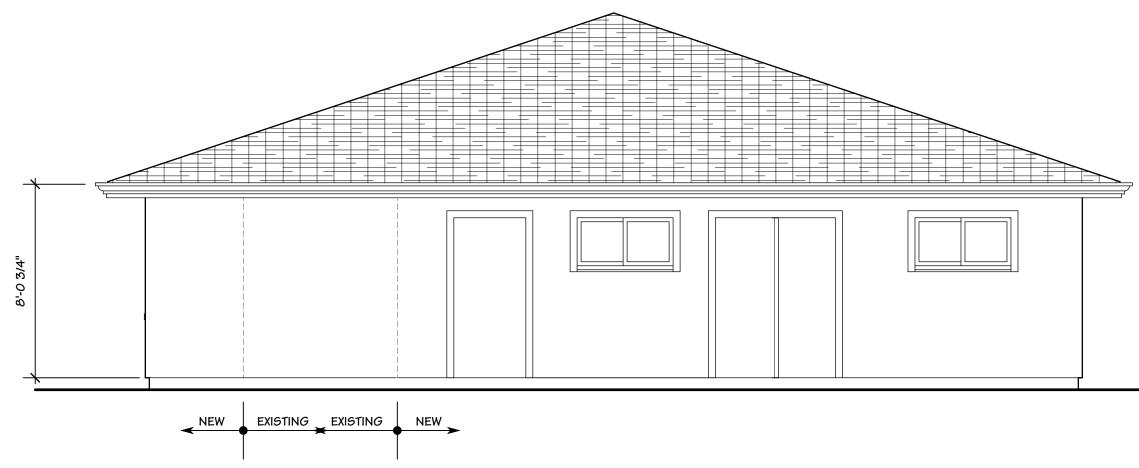
ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE-PRESERVATIVETREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT THAT UNTREATED WOOD USED ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER SHALL NOT BE REQUIRED TO BE PRESSURE-PRESERVATIVE TREATED. PER C.R.C. SECTION 317.1.2

CONCRETE PIERS PROJECT 8" MINIMUM ABOVE EXPOSED EARTH. SHALL BE COVERED BY AN IMPERVIOUS MOISTURE BARRIER. PER C.R.C. R317.1.4 EXCEPTION 2

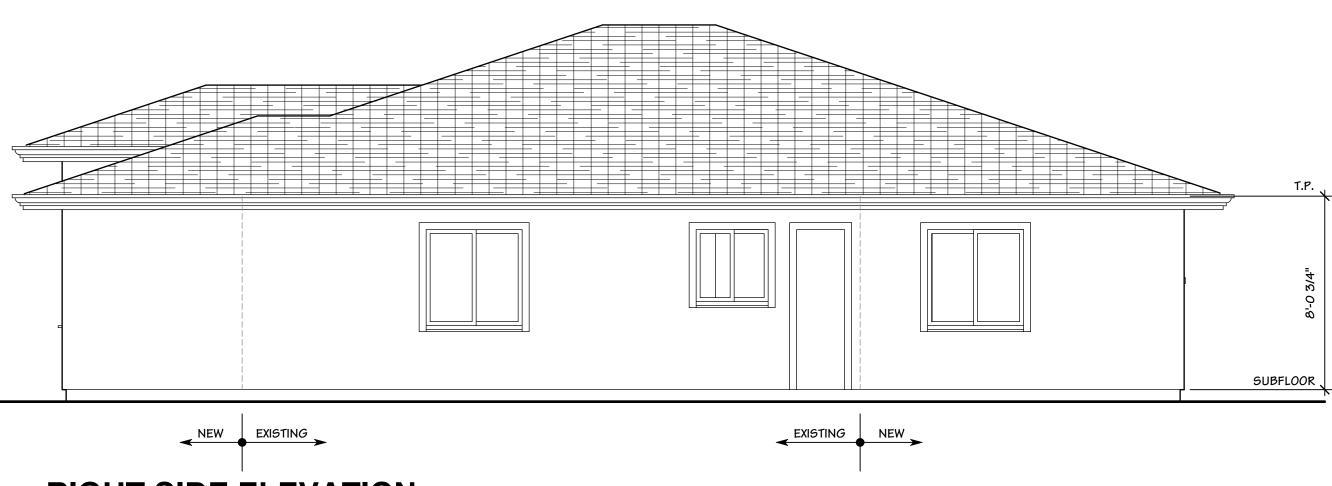






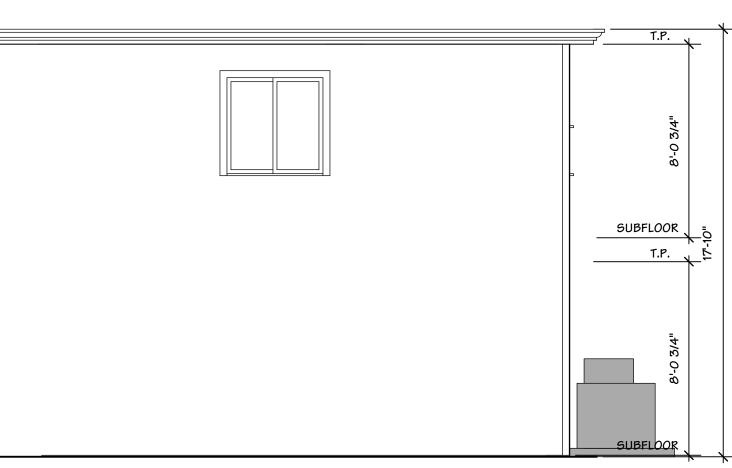


REAR ELEVATION

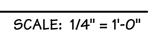


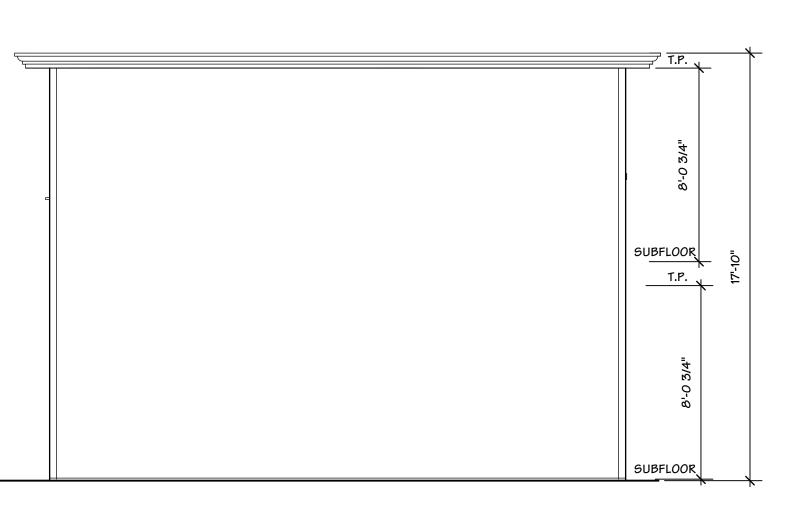
RIGHT SIDE ELEVATION

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

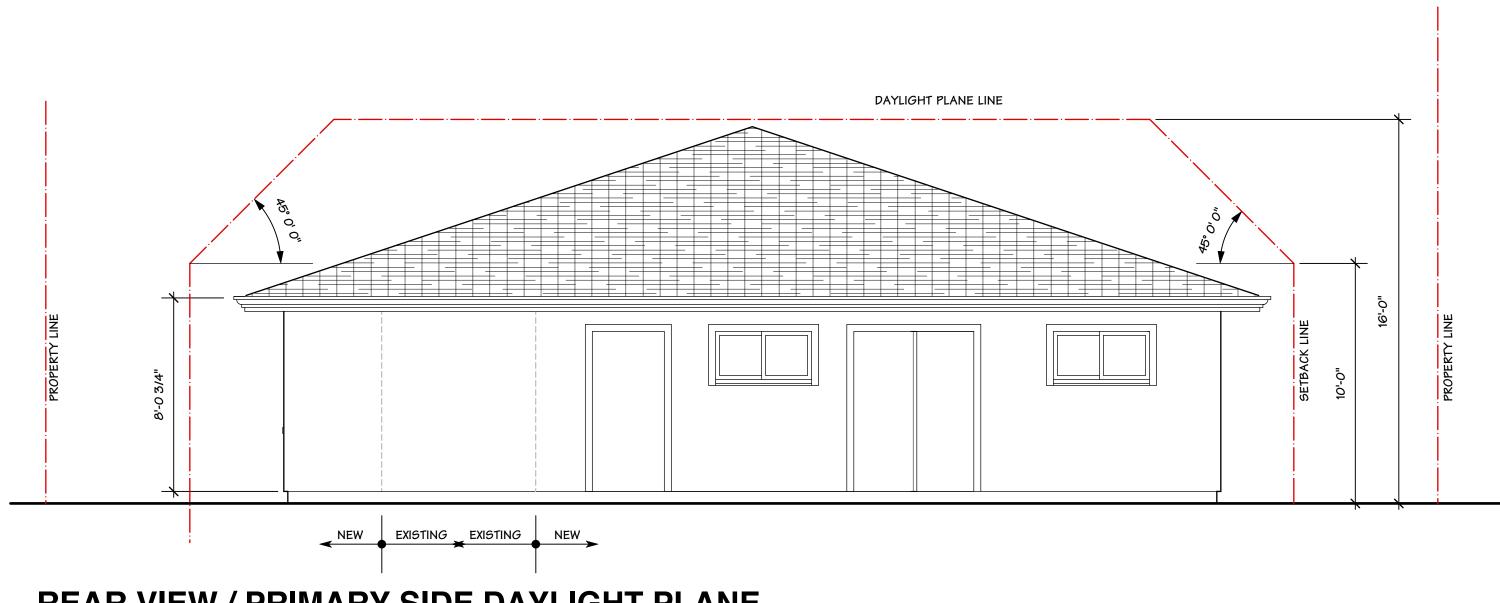


REAR ELEVATION - ADU

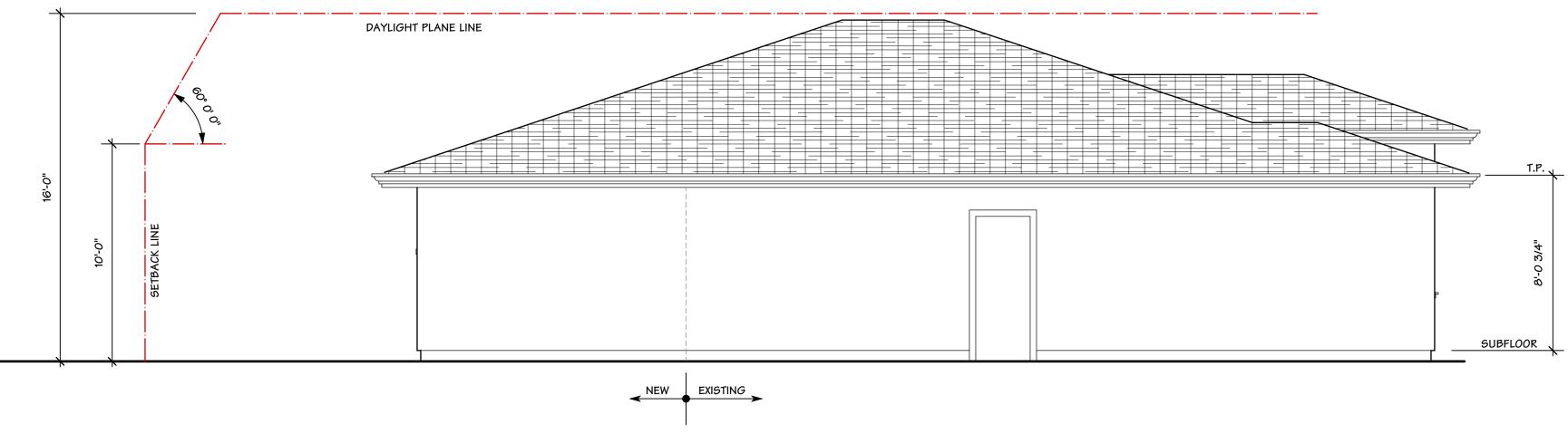




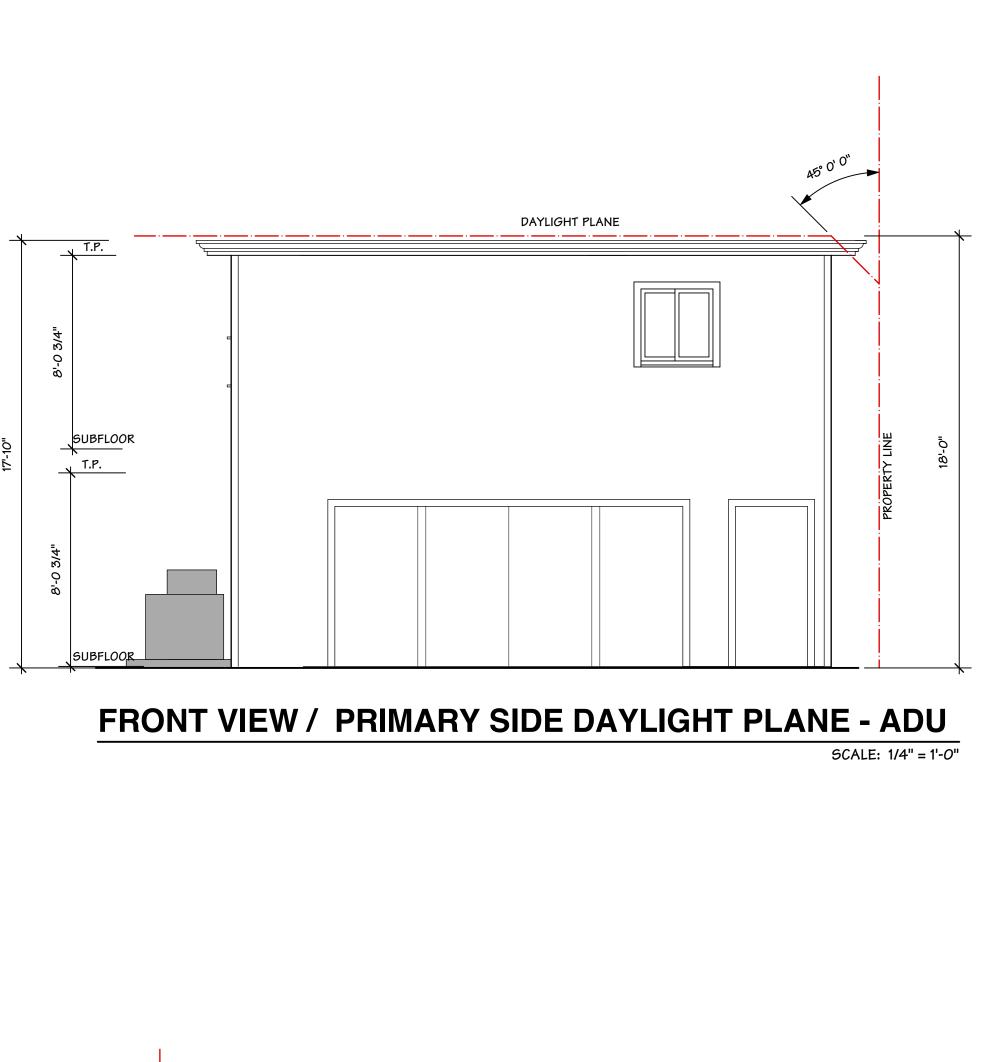
LEFT ELEVATION - ADU



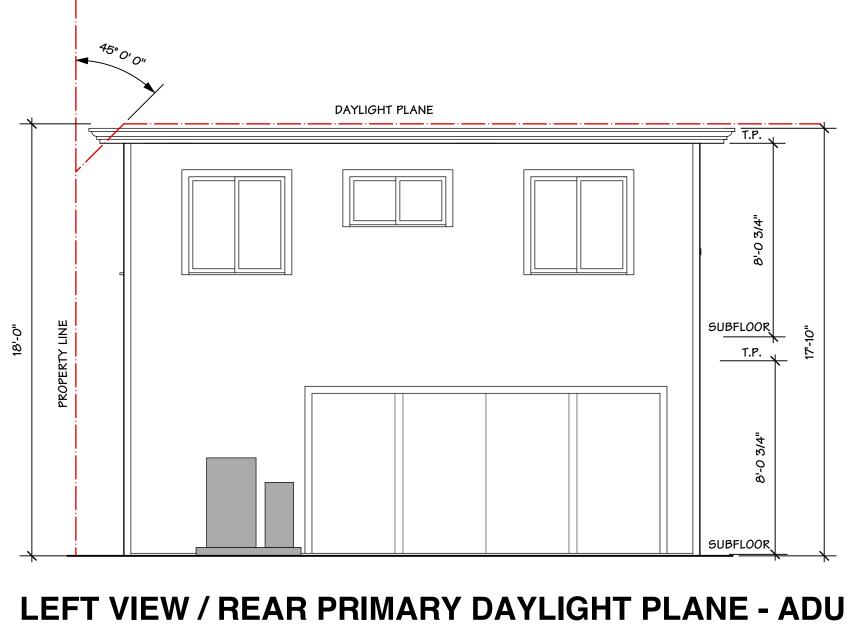




LEFT VIEW / REAR PRIMARY DAYLIGHT PLANE



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



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

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

OWNER:	REGINA WALLACE / STEFFOND JONES	4964 GUZANNE DRIVE		DALO ALTO CA QAROR	I ALO ALIO, UA. 34000
DESIGN BV.	PACIFIC BLUE DEVELOPMENTS	Michael S Radu 35 Colleen Way	Cambell CA. 95008	(400) 204-0070 CEII	
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FLOOR PLAN NOTES

PROVIDE EMERGENCY EGRESS WINDOWS WITH MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. DIMENSIONS SHALL BE 24" MIN. HIGH BY 20" MIN. WIDE, WITH A MAXIMUM FINISH SILL HEIGHT OF 44" ABOVE THE SUBFLOOR. C.R.C.

GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED, LABELED "SAFETY GLASS", AND COMPLY WITH C.R.C. AS FOLLOWS:

• GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND **GLAZING IN ANY PORTION OF A WALL** ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.

• GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

• GLAZING IN INDIVIDUALLY FIXED OR OPERABLE PANELS (OTHER THAN ABOVE) THAT MEET ALL OF THE FOLLOWING CONDITIONS: GLAZING GREATER THAN 9 SQ. FT. IN AREA; BOTTOM EXPOSED EDGE LESS THAN 18" & TOP EXPOSED EDGE GREATER THAN 36" ABOVE THE FLOOR; AND WITHIN 36" HORIZONTALLY OF ANY WALKING SURFACE.

SLIDING GLASS WINDOWS SHALL BE DESIGNED AND INSTALLED SO AS TO PREVENT THEIR REMOVAL BY RAISING THE MOVABLE PANEL FROM THE TRACK WHILE IN THE CLOSED POSITION. SLIDING UNITS SHALL ALSO HAVE AN APPROVED PRIMARY AND AUXILIARY LOCKING DEVICE PERMANENTLY MOUNTED AND NOT ACCESSIBLE FROM THE EXTERIOR OF THE BUILDING. THE MOVABLE SECTION OF THE SLIDING UNITS SHALL BE MOUNTED ON THE INSIDE TRACK.

ALL DOORS AND WINDOWS ARE TO BE FULLY WEATHER-STRIPPED PER TITLE 24 REQUIREMENTS.

ALL JOINTS AND PENETRATIONS ARE TO BE PROPERLY CAULKED AND SEALED PER TITLE 24 REQUIREMENTS.

PROVIDE 26 GA. GI. FLASHING AT ALL NEW CONCRETE PORCH/STOOP AREAS WHERE CONTACT WITH WOOD FRAMING WILL OCCUR.

ALL STEPS AND STAIRWAYS RISERS SHALL NOT BE LESS THAN 4" MIN. OR GREATER THAN 7.75" MAX. ALL TREADS SHALL BE 13" WIDE (BUT, NOT LESS THAN 9" MIN.) TYPICAL UNLESS NOTED OTHERWISE ON THE PLANS. C.R.C.

SHOWER AND TUB WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE, SUCH AS TILE OR OTHER APPROVED MATERIAL, TO A MINIMUM HEIGHT OF 72" ABOVE THE DRAIN INLET. APPLY NON-ABSORBENT MATERIAL TO WATER-PROOF BUILDING PAPER AND WIRE LATH, INSTALLED OVER WATER-RESISTANT GYP. BOARD APPLIED DIRECTLY TO STUDS. C.R.C.

PROVIDE MIN. 24" CLEAR AT FRONT AND MIN. 30" CLEAR WIDTH AT ALL WATER CLOSETS.

SEISMIC STRAP WATER HEATER TO BUILDING AND INSTALL A MIN. R-12 INSULATION BLANKET. C.P.C. SECTION 510.5, & TITLE 24 REQUIREMENTS.

EXHAUST FANS IN BATHROOMS, LAUNDRY ROOMS, AND SIMILAR ROOMS SHALL BE VENTED DIRECTLY TO THE OUTSIDE AND CAPABLE OF PROVIDING A MINIMUM OF FIVE COMPLETE AIR CHANGES PER HOUR. C.R.C.

MECHANICAL AND PLUMBING PENETRATIONS PASSING ENTIRELY THROUGH BOTH PROTECTIVE MEMBRANES OF BEARING WALLS REQUIRED TO HAVE A FIRE-RESISTANCE RATING, AND WALLS REQUIRING PROTECTED OPENINGS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE BLOCKS SUITABLE FOR THE METHOD OF PENETRATION. PER C.R.C.

PROVIDE FIREBLOCKING IN THE FOLLOWING LOCATIONS PER C.R.C.

(A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10 FT. INTERVALS BOTH VERTICAL AND HORIZONTAL.

(B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.

(C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.

(D) IN OPENINGS OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.

(E) AT OPENINGS BETWEEN ATTIC SPACES & CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

5/8" TYPE 'X' ONE HOUR FIRE RATED GYP. BOARD SHALL BE INSTALLED ON ALL WALLS AND CEILING AT GARAGE SIDE WHICH ARE COMMON TO ANY LIVING AREAS, ALSO INSTALL FIRE RATED GYPSUM BOARD AT UNDERSIDE OF ANY ENCLOSED STAIRWAYS. PER C.R.C.

ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVE, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.

80 PERCENT OF FLOOR AREA RECEIVING **RESILIENT FLOORING SHALL COMPLY WITH** THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS), HIGH PERFORMANCE PRODUCTS DATABASE OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (FRCI) FLOORSCORE PROGRAM; OR MEET CALIFORNIA DEPARTMENT OF PUBLIC HEALTH SPECIFICATION 01350.

PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

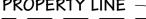
VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB-ON-GRADE FOUNDATIONS.

SHOWER AND OR TUB/SHOWER WALLS SHALL HAVE A SMOOTH, HARD, NOABSORBENT SURFACE (E.G. CERAMIC TILE, FIBERGLASS ECT.) OVER MOISTURE RESISTANT UNDERLAYMENT (E.G. WATER RESISTANT GYPSUM BOARD, GREEN BOARD ECT.) TO A HEIGHT OF NOT LESS THAN 6" ABOVE THẾ FLOOR. PER C.R.C 307.2, R702.4 AND R702.3.7

ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWELDGE OR EFFORT. PER C.R.C. SECTION R311.2

ALL EXTERIOR WINDOWS AND SLIDING DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUACTURE, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH AAMA/WDMA/CSA 101/I.S.2/A440

EXTERIOR SIDED-HINGED DOORS SHALL BE TESTED AND LABELED AS CONFORMING TO AAMA/WDMA/CSA 101/I.S.2/A440 OR COMPLY WITH SECTION R609.1 AND R609.3 OR COMPLY WITH C.R.C. SECTION R609.





SECTION NOTES

CONVENTIONAL LIGHT-FRAME CONSTRUCTION PROVISIONS OF THE CALIFORNIA RESIDENTIAL CODE CHAPTERS 3, 4, 6 AND 8 SHALL APPLY TO THIS PROJECT.

ANY AND ALL ELEMENTS OF THE PREPARED PLANS THAT EXCEED THE MINIMUM STANDARDS REQUIRED BY CODE OR A PROJECT STRUCTURAL ENGINEER SHALL TAKE PRECEDENCE OVER SUCH MINIMUM STANDARDS AND REQUIREMENTS.

ALL LUMBER TO BE USED IN THE CONSTRUCTION AND REMODELING OF THIS STRUCTURE SHALL BE DOUGLAS FIR - LARCH (COAST REGION) GRADE II OR BETTER (SEE ALSO PLANS AND SPECS.).

ALL HEADERS INSTALLED OVER DOORS, WINDOWS, AND ANY NECESSARY OPENINGS ARE TO BE 4X12 DF # 2 OR BETTER (U. N. O.).

PROVIDE DOUBLE TRIMMER OR POST AT EACH SIDE OF OPENINGS 8'-0" OR GREATER (TYP.).

ALL INTERIOR NON-BEARING WALL BRACING TO BE MIN. EITHER A 1X4 DF # 2 CONTINUOUS LET-IN, OR SIMPSON 'WB' STRAPS AT 45 . MIN. / 60. MAX. TYPICAL.

ALL EXTERIOR WALL BRACING SHALL BE MIN. 3/8" CDX SOILD PYWOOD SHEATHING WITH 8d NAILS AT 6" O.C. (EDGES) & 12" O.C. (FIELD) TYPICAL UNLESS NOTED OTHERWISE ..

EXTERIOR FINISH, WHERE APPLIC., SHALL BE MINIMUM 7/8" STANDARD 3 COAT APPLICATION CEMENT PLASTER (STUCCO) OVER LAYER OF PAPERBACK METAL OR WIRE LATH WITH DRIP SCREED AT BASE. WEATHER-RESISTIVE BARRIERS SHALL BE INSTALLED UNDER LATH AS DESCRIBED ABOVE, AND WHEN APPLIED OVER WOOD BASED SHEATHING SHALL INCLUDE 2 LAYERS OF GRADE D PAPER. PER C.R.C.

NOTE: PAPERBACK STUCCO WIRE IS EQUIVALENT TO 1 LAYER OF GRADE D PAPER.

WALL FRAMING SHALL BE 2X4 STUDS AT 16" O.C. MAX., PROVIDE DOUBLE TOP PLATE WITH MINIMUM 48" LAP SPLICE WITH (2) ROWS OF 16d AT EVERY 6" (TYPICAL).

INSULATE ALL NEW WALLS WITH R-19, CEILINGS WITH R-38, AND UNDERFLOOR AREAS WITH R-19 MINIMUM BATT INSULATION PER TITLE 24 REQUIREMENTS.

PROVIDE SOLID BLOCKING AT ENDS OF ALL CEILING JOISTS AND RAFTERS WITH SCREENED EAVE VENTS INSTALLED IN PER C.R.C.

PROVIDE CONTINUOS SCREENED VENT STRIP AT SOFFITED EAVE WITH 2X SOLID BLOCKING AT ENDS OF CEILING JOISTS. DRILL MIN. OF (3) 2" DIA. HOLES IN EACH BLOCK FOR PROPER VENTILATION REQUIREMENTS PER C.R.C.

PROVID WEATHER-RESISTIVE BARRIER AT EXTERIOR WALLS (E.G., WOOD SIDING OVER BUILDING PAPER, ETC.), PER 2016 C.R.C. R703.2

ALL NAILING SHALL COMPLY WITH C.R.C. U.N.O. ON THE PLANS OR STRUCTURAL CALCULATIONS.

ADHERED OR ANCHORED VENEER SHALL BE INSTALLED OVER 1" MIN. MORTAR GROUT BACKING, OVER PAPERBACKED STUCCO WIRE, AND WHEN APPLIED TO SOLID SHEATHING A CONTINUOUS WEATHER RESTRICTIVE BARRIER MUST FIRST BE INSTALLED. PER C.R.C.

ROOF COVERING TO COMPLY WITH C.R.C. CHAPTER 9 ALL ROOFING MATERIAL MUST BE LABELED AND CERTIFIED PER U.L. AND ASTM STANDARDS, AND MEET THE REQUIREMENTS OF SECTION R905.4.

ROOFING MATERIAL TO BE LIGHTWEIGHT METAL TILE (ICO# 9001) OVER TYPE 30 SATURATED RAG FELT INSTALLED OVER 1/2" MIN. APA RATED (24/16) CDX PLYWOOD SHEATHING WITH 8d NAILS AT 6" (E) & 12" (F). USE T&G PLYWOOD OR 'H' CLIPS AT 48" O.C. (TYPICAL).

DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS: 1 ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI / ACCA 2 MANUAL J-2004 OR EQUIVALENT 2 SIZE DUCT SYSTEMS ACCORDING TO ANSI / ACCA 1 MANUAL D-2009 OR EQUIVALENT. 3. MANUAL S-2004 OR EQUIVALENT.

1/2" MINIMUM GYPSUM BOARD (SHEETROCK) TO BE INSTALLED AT ALL WALLS AND FLAT CEILING AREAS WITH 5d NÀILS @ 7" O.Ć. MAX. EACH WAY. REFER TO C.R.C.

5/8" MINIMUM GYPSUM BOARD (SHEETROCK) TO BE INSTALLED AT ALL SLOPED CEILING AREAS WITH 6d NAILS @ 7" O.C. EACH WAY TYPICAL. REFER TO C.R.C.

PROVIDE DBL. 2X SOLID BLOCKING ABOVE AND BELOW ALL BEARING AND NON-BEARING PARTITIONS.

INSTALL DBL. 2X FRAMING WITH SIMPSON METAL HANGERS (O.A.E.) AT ALL SKYLIGHT OPENINGS (TYPICAL).

DRAFT STOPPING SHALL BE INSTALLED WHERE THE AREA OF THE CONCEALED SPACES IN THE ATTIC, FLOOR AND / OR WALLS EXCEED 1,000 SQ. FT. PER SECTION R302.12, DIVIDING THE CONCEALED SPACES INTO APPROXIMATELY EQUAL AREAS.

GA FILE NO. WP 3242

GENERIC

GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS Resilient channels 16" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16"

or 24" o.c. with 11/4" Type S drywall screws. One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 8" o.c. with vertical joints located midway between studs End joints backblocked with resilient channels. 3" mineral or glass fiber insulation in stud space. OPPOSITE SIDE: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied

at parallel or at right angles to studs with 6d cement coated nails, 17/8" long, 0.0915" shank, 15/16" heads, 7" o.c. Vertical joints staggered 24" on opposite sides. Sound tested with studs spaced 24" o.c.

(STC=50). Also sound tested with studs spaced 16" o.c. and with two layers of 5/8" type X gypsum board on the resilient channel side (STC=50). (LOAD-BEARING)

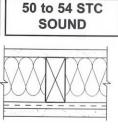
1 HOUR FIRE RATED WALL DETAIL

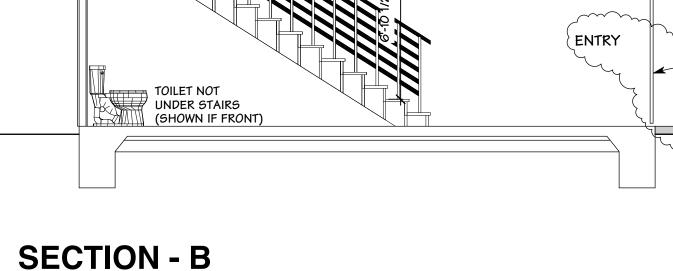
FIRE Thickness: 53/8" Approx. Weight: 7 psf Fire Test:

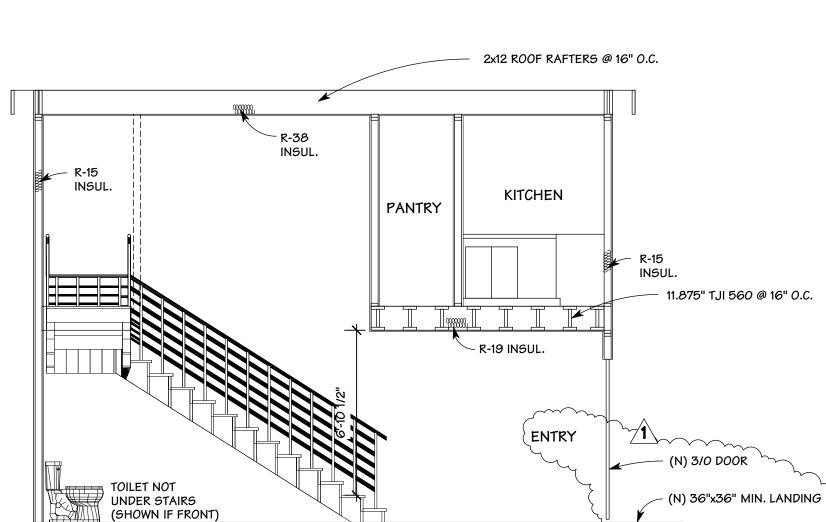
1 HOUR

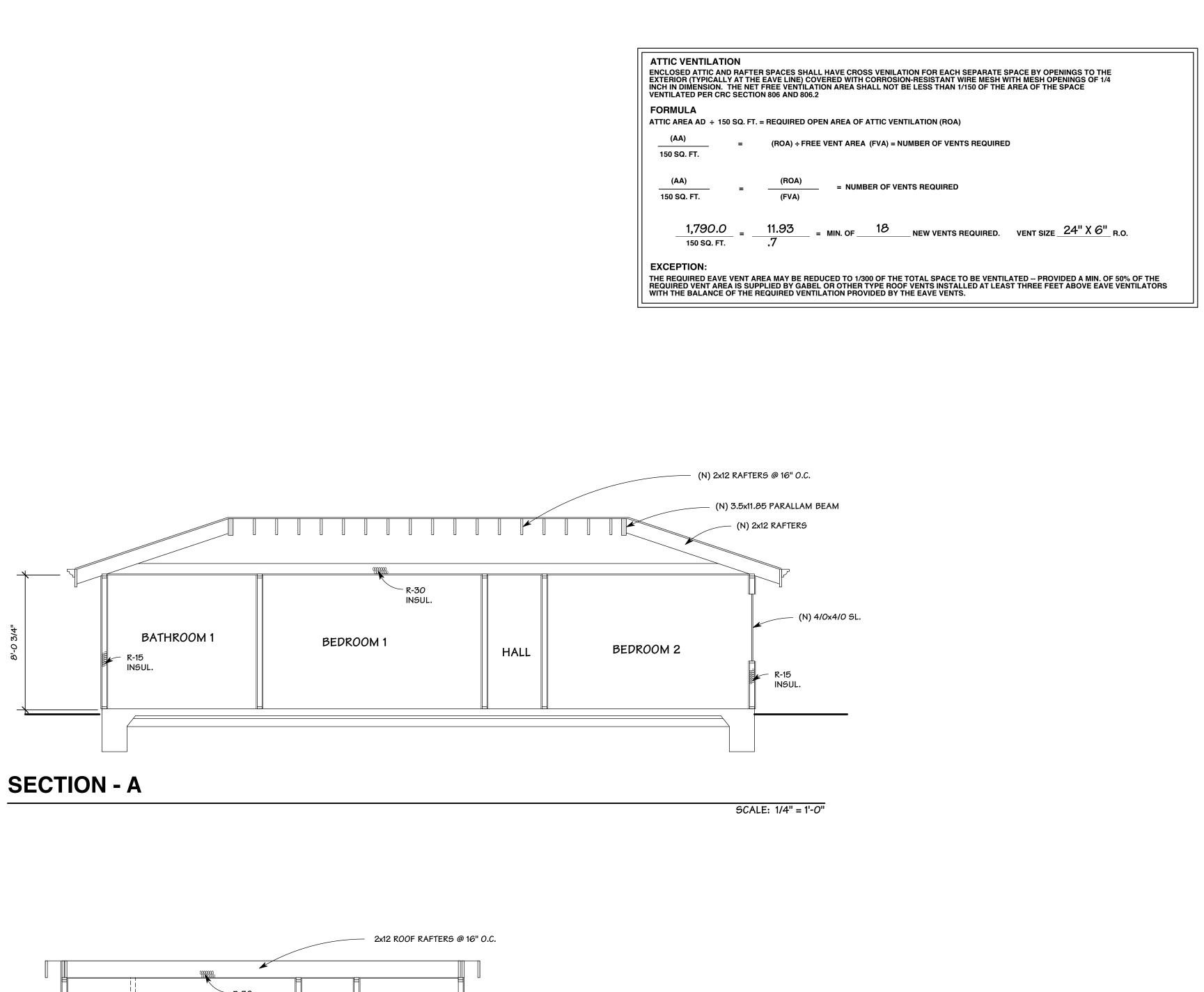
Sound Test:

Based on UL R14196, 05NK05371, 2-15-05, UL Design U305 NRCC TL93-103, 3-98 NRCC TL93-118, 3-98









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

	FLOOR-CEIL	ING SYSTE	MS, WOO	D FRAME
GA FILE NO. FC 5406	GENERIC	1 HOU	R 3	5 to 39 ST
	S, GYPSUM WALLBOARD ard applied at right angles to 2 x 10 wood joists 24"	FIRE	nonw .	SOUND
layer joints. Wood joists supporting	either side of end joints. Joints offset 24" from base //2" plywood with exterior glue applied at right angles ovides one hour fire resistance protection for	Approx. Ceiling Weight: Fire Test: Sound Test:	5 psf FM FC 172, ITS, 8-6-98 Estimated	2-25-72;

ELECTRICAL / MECHANICAL / PLUMBING NOTES

PROVIDE ELECTRICAL SYSTEM GROUNDING PER SECTION 250 OF THE CALIFORNIA ELECTRICAL CODE TYPICAL.

SMOKE DETECTORS IN DWELLING UNITS SHALL BE HARDWIRED AND MOUNTED ON THE CEILING OR WALL AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. IF THE DWELLING UNIT HAS MORE THAN ONE STORY A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN ANY BASEMENT IF APPLICABLE. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, A DETECTOR SHALL BE PLACED AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY. DETECTORS SHALL SOUND AN AUDIBLE ALARM IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED. REFER TO C.E.C.

IN EVERY HABITABLE ROOM, RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN SIX FEET MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE. INCLUDING ANY WALL SPACE TWO FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS. THE WALL SPACE AFFORDED BY FIXED ROOM DIVIDERS, SUCH AS FREE-STANDING BAR-TYPE COUNTERS, SHALL BE INCLUDED IN THE SIX FOOT MEASUREMENT. C.E.C.

ATTICS AND ROOF AREAS THAT ARE ACCESSIBLE, THE ELECTRICAL CABLE WITHIN SEVEN (7) FEET OF OPENING SHALL BE PROCTECTED.PER C.E.C. 320.23

CARBON MONOXIDE ALARMS

(A) SPECIFY THAT CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THIS DWELLING PER C.R.C

(B) SPECIFY THAT CARBON MONOXIDE ALARMS SHALL BE "LISTED" AS COMPLYING WITH UL2034 AND UL2075 PER C.R.C. R315.3

RECEPTACLES SHALL (A) NOT BE OVER 6' FROM OPENINGS INCLUDING ANY WALL SPACE 2' OR WIDER.

(B) NOT BE MORE THAN 12' O.C. INCLUDING SLIDING GLASS DOORS.

(C) BE G.F.I. CIRCUTS WHEN INSTALLED WITHIN 6' OF SINKS AND WHEN INSTALLED OUTDOORS PER C.E.C. ARTICLE 210-8(a).

(D) HAVE WATERPROOF COVERS WHEN INSTALLED OUTDOORS.

A 22" x 30" MINIMUM ACCESS TO FURNACE

LOCATED IN THE ATTIC IS REQUIRED. IN ADDITION THE OPENING AND PASSAGEWAY MUST BE AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE.

A SOLID 24" MIN. WIDE PLATFORM PATH FROM THE ACCESS OPENING TO THE FURNACE, WITH A RECEPTACLE AT THE FAU AND LIGHT, SWITCHED FROM THE ACCESS OPENING. PER C.M.C. 904.11

PROVIDE AN ADDITIONAL WATERTIGHT CORROSION RESISTANT METAL PAN BELOW CONDENSATE PRODUCING EQUIPMENT (IE. FURNACE) INSTALLED IN ATTIC. A SECONDARY DRAIN LINE MUST BE LOCATED AT A POINT WHERE IT CAN BE READILY OBSERVED. PER C.M.C. 310.2

ACCESS DOOR TO THE FURNACE/COOLING EQUIPMENT / COMPARTMENT SHALL BE A MINIMUM OF 24" WIDE AND A MINIMUM OF 30" CLEAR WORKING SPACE (OF A HEIGHT EQUAL TO THAT OF THE EQUIPMENT OR 6.5 FEET) ON THE FIREBOX SIDE.

PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF CGBC SECTION 4.303.1.1 THROUGH 4.303.1.4.4

PLUMBING FIXTURES AND FITTINGS REQUIRED IN CGBC SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE C.P.C AND SHALL MEET THE APPLICABLE REFERENCD STANDARDS.

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OR RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY

HVAC SYSYTEM INSTALLERS ARE TRAINED AND CERTIFED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

SMOKE DETECTORS SHALL BE INTERCONNECTED 110V WITH BATTERY BACKUP, WHICH ARE AUDIBLE IN ALL SLEEPING AREAS AT THE FOLLOWING LOCATIONS: (1) ALL BEDROOMS; (2) HALLWAYS LEADING TO BEDROOMS, (4) AT LEAST ONE AT EVERY LEVEL AND (5) FARTHER THAN 3 FEET HORIZONTAL DISTANCE FROM THE BATHROOM DOOR CONTAINING A BÁTHTUB OR SHOWER. PER C.R.C. R314.3. R314.4. R314.5.

AN ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL 120-VOLT, SINGLE PHASE, 15-AND 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS. PER C.E.C. 210.12(A)

TWO SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES — ONLY THE REQUIRED COUNTERTOP/WALL OUTLETS INCLUDING THE REFRIGERATOR. PER C.E.C. 210-11(C)(1) AND 210-52 (B)

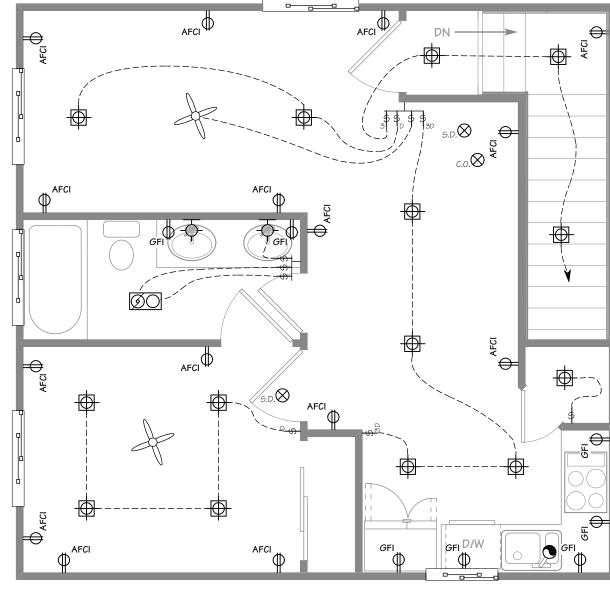
A DEDICATED 20-AMP CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.) PER C.E.C. 210.52 (C)(3) AND EXCEPTION: CEC210.23(A)(1) AND (A)(2).

A DEDICATED 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET.

PER C.E.C. 210.11(C)(2) AND 210.52(F)

A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE), LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES, THAT WILL ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF QUICK-ACTING VALVES (I.E., DISHWASHER, WASHING MACHINE, ETC.). PER C.P.C. 609.10

EXHAUST OUTLETS SHALL BE LOCATED A MINIMUM OF 10-FT FROM DOORS, OCCUPIED AREAS AND **OPERABLE WINDOWS** PER C.M.C. 407.2.2



2ND FLOOR ELEC. /MECH. /PLUMB. PLAN

NOTES FOR HIGH EFFICACY LIGHTING: SWITCH. CA ENERGY CODE 150.0(K)2J

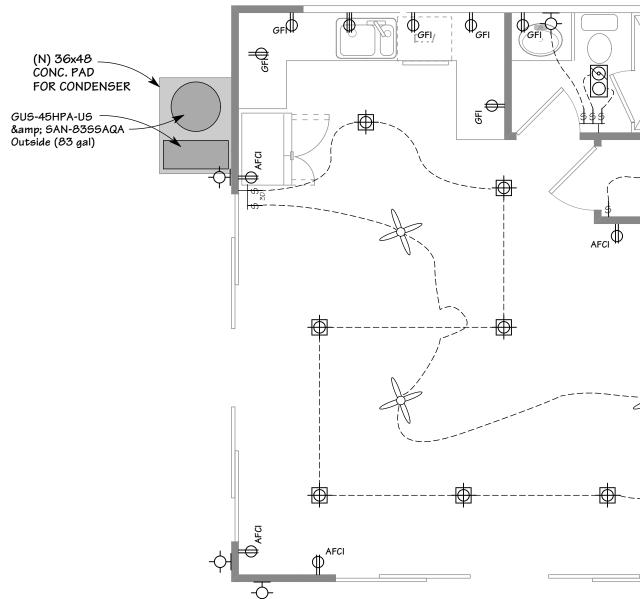
SWITCH. CA ENERGY CODE 150.0(K)2J

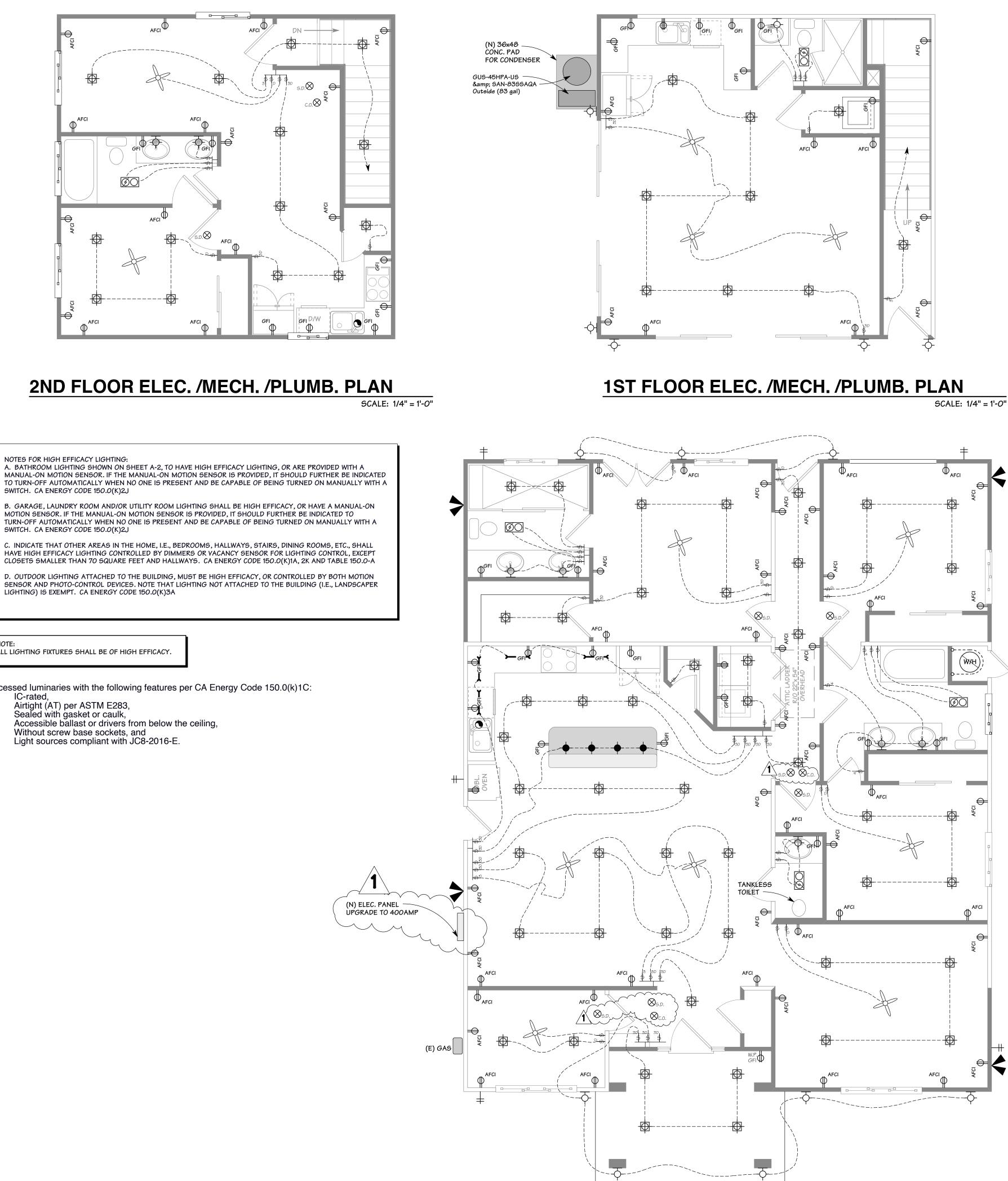
LIGHTING) IS EXEMPT. CA ENERGY CODE 150.0(K)3A

NOTE: ALL LIGHTING FIXTURES SHALL BE OF HIGH EFFICACY.

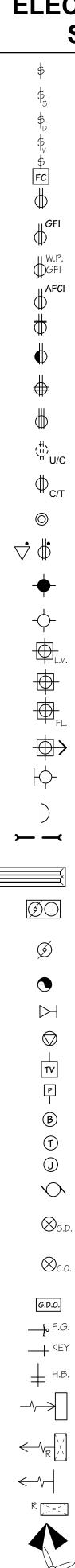
Recessed luminaries with the following features per CA Energy Code 150.0(k)1C:

- IC-rated, Airtight (AT) per ASTM E283,
- Sealed with gasket or caulk,
- Accessible ballast or drivers from below the ceiling,
- Without screw base sockets, and Light sources compliant with JC8-2016-E.



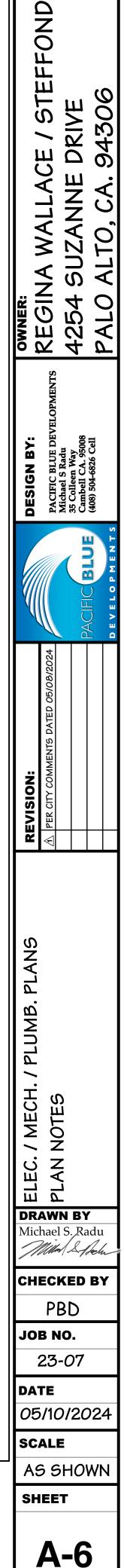


MAIN FLOOR ELEC. /MECH. /PLUMB. PLAN



ELECTRICAL/MECHANICAL SYMBOL LEGEND

LIGHT SWITCH, SINGLE POLE; +48" U.O.N. LIGHT SWITCH, 3-WAY; +48" U.O.N. LIGHT SWITCH, DIMMABLE; +48" U.O.N. LIGHT SWITCH, VACANCY SENSOR; +48" U.O.N. CEILING FAN/LIGHT CONTROL OUTLET, DUPLEX CONVENIENCE - 20A, 120V; +12" U.O.N. OUTLET, SAME AS ABOVE EXCEPT GFI TYPE OUTLET, SAME AS ABOVE EXCEPT GFI & WATER PROOF OUTLET, ARC-FAULT CIRCUIT INTERRUPTER OUTLET, IN CAB FACE, GFI IN KITCHEN SWITCHED OUTLET, 1/2 HOT - 20A, 120V; +12" U.O.N. OUTLET, FOURPLEX CONVENIENCE - 20A, 120V +12" U.O.N. OUTLET, INDIVIDUAL APPLIANCE - 20A, 220V UNDER-COUNTER OUTLET COUNTER-TOP OUTLET FLOOR OUTLET - 20A, 120V DOT ADJACENT TO SYMBOL INDICATES MOUNTING ABOVE COUNTER TOP PENDANT MOUNTED LIGHT FIXTURE SURFACE MOUNTED LIGHT FIXTURE LOW VOLTAGE RECESSED FIXTURE RECESSED CEILING LIGHT FIXTURE RECESSED FLOURESCENT CEILING LIGHT FIXTURE ACCENT LIGHT WALL MOUNTED LIGHT FIXTURE WALL SCONCE FLOURESCENT FIXTURE, UNDER CAB MNTD. DIRECT WIRE, LENGTH VARIES SURFACE MOUNTED FLUORESCENT FIXTURE FAN/FLUORESCENT LIGHT EXHAUST FAN (CEILING UNIT U.O.N.) (TO PROVIDE MIN. 5 AIR CHANGES/HR. PER UBC 1203.3) DISPOSAL TELEPHONE OUTLET +12" U.O.N. FLOOR MOUNTED TELEPHONE JACK **TELEVISION HOOKUP** PUSH BUTTON DOORBELL CHIME THERMOSTAT JUNCTION BOX MOTOR CONNECTION APPROVED SMOKE DETECTOR - CEILING MOUNTED & WIRED TO MAIN SERVICE WITH BATTERY BACK-UP APPROVED CARBON MONOXIDE DETECTOR -CEILING MOUNTED & WIRED TO MAIN SERVICE WITH BATTERY BACK-UP GARAGE DOOR OPENER GAS OUTLET F.G. KEY HOSE BIB w/ VACUUM BREAKER AIR RETURN AIR REGISTER AT FLOOR AIR REGISTER @ WALL AIR REGISTER @ CEIL. MOTION / SOLAR FLOOD LIGHT **CEILING FAN**



S

ONE

7

.1	Planning and		Code Section			
		Storm water drainage and retention during construction (less than one acre)	4.106.2 2 PAMC 16.16.070 and 16.14.80/ A4.106.2.3	_		A-1 Site Plan
-		Topsoil protection - Tier 2 requirements Grading and paving	PANC 16.16.070 and 16.14.80/ A4.106.2.3 4.106.3		X	N/A
иŀ		All-Electric Building/Site (New buildings and substantial remodels)	PAMC 16.14.090 Section 4.106.5			N/A
nŀ		Water permeable surfaces for 30% - Tier 2 requirements	A4.106.4			N/A
la ⊢ or⊢		Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16.16.070 & 16.14.080 / A4.106.5	_		N/A
ý L		Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16.14.420 / A4.106.8			N/A
		EV Charging: New one-family, two-family and townhouse dwellings	PAMC 16.14.420/ A4.106.8.1	-		A-6 Elec./Mech./plumb. P
_		EV Charging: New multi-family residential structures EV Charging: New Hotels and Motels	PAMC 16.14.420/ A4.106.8.2 PAMC 16.14.420/A4.106.8.3		X X	
		Bicycle Parking (locally amended) When an addition or change of use results in increased parking [MF]	PAMC 18.54.060/ A4.106.9		X	
		Site selection	A4.103.1	x		A-1 Site Plan
=	Elective	Community connectivity	A4.103.2		Х	
c		Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.140/ A4.104.1		Х	
iv	Elective	Deconstruction (Locally amended, Mandatory on or after July 1, 2020)	PAMC 16.14.150/ A4.105.1		Х	A 4 Cite Dian
s	Elective Elective	Reuse of existing materials (Locally amended) Soil analysis	PAMC 16.14.150/ A4.105.2 3 A4.106.2.1	_	Х	A-1 Site Plan
c _ o		Soil protection	A4.100.2.1 A4.106.2.2		$\hat{\mathbf{x}}$	
s	Elective	Landscape design	A4.106.3		X	
e	Elective	Vegetated roof	A4.106.6		Х	
H) [Elective	Reduction of heat island effect for nonroof areas	A4.106.7		Х	
	Elective	Light pollution reduction (Locally amended)	PAMC 16.14.180/ A4.106.10	X		A-1 Site Plan and A-4 Flo
	Elective	Innovative concepts and local environmental conditions	A4.108.1	x		A-1 Site Plan
.3 \	Water Efficie	ency and Conservation				
		Indoor Water Use: Water closets (1.28 gpf)	4.303.1.1	Х		A-4 Floor Plan and A-6 El
		Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	4.303.1.2		Х	
		Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	4.303.1.3.1	_		A-4 Floor Plan and A-6 E
_ +		Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi) Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi)	4.303.1.3.2 4.303.1.4.1		Х	A-4 Floor Plan and A-6 E
N	Mandatory Mandatory	Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi) Indoor Water Use: Lavatory faucets in common and public use areas (0.5 gpm at 60 psi) [MF]	4.303.1.4.1 /			A-4 Floor Plan and A-6 E
n la	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons per cycle)	4.303.1.4.2	_	X	A-4 FIOOF Plan and A-6 E
or	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	4.303.1.4.4			A-4 Floor Plan and A-6 E
y F		Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2022 Plumbing Code)	4.303.2			A-6 Elec./Mech./plumb. P
		Outdoor potable water use in landscape areas (MWELO)	4.304.1	_	Х	
		Recycled water supply systems [N]	4.305.1		Х	
		Recycled water for landscape irrigation (when landscape >1,000 sq. ft) [MF only][AA]	PAMC 16.14.210/ A4.305.3			A-1 Site Plan
		Swimming pool and spa covers (Provide vapor retardant cover)	PAMC 16.14.100/ Section 4.306		Х	
		Kitchen faucets (1.5 gpm at 60 psi)		_		A-4 Floor Plan
∎⊦	Elective Elective	Alternate water sources for nonpotable applications	A4.303.2 X A4.303.3 X			A-4 Floor Plan A-4 Floor Plan
c⊦		Appliances Nonwater supplied urinals and waterless toilets	A4.303.4	_	Х	
iv	Elective	Hot water recirculation systems	A4.303.5	_	X	
s	Elective	Rainwater catchment systems	A4.304.1		X	
c 0	Elective	Potable water elimination	A4.304.2		Х	
s	Elective	Irrigation metering device (locally amended)	PAMC 16.14.200/ A4.304.3	_	Х	
e L	Elective	Graywater (Locally amended, Whole house graywater system counts as 3 electives)	PAMC 16.14.210/ A4.305.1	_	Х	
3)	Elective	Recycled water piping (Locally amended)	PAMC 16.14.210/ A4.305.2		X	
-		Recycled water for landscape irrigation (Locally amended) Innovative concepts and local environmental conditions	PAMC 16.14.210/ A4.305.3 A4.306.1		X X	
.4		Innovative concepts and local environmental conditions	A4.000.1	_	~	
		Recycled content - 15% - Tier 2 requirements	PAMC 16.14.070 & 16.14.080 / A4.405.3.1	X		A-1 Site Plan
	Tier 2 Mand.	Low carbon concrete requirements	PAMC 16.14.240/ A4.403.2		Х	A-1 Site Plan
n ⊨		Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against rodents	4.406.1	Х		A-4 Floor Plan
a-		Enhanced construction waste reduction (80% Diversion w/ job valuation >\$25,000 or meet state standards of 65%)	PAMC 16.14.250/ 4.408.1		Х	
or-		Construction waste management plan in Green Halo	A4.408.2	_		Green Halo
y -		Waste management company Operation and maintenance manual provided to the building owner	4.408.3 4.410.1		Х	
		Recycling by occupants (≥ 5 multi-family units) [MF]	4.410.1	_	Х	
+		Efficient framing techniques - Lumber size	A4.404.1		X	
	Elective	Efficient framing techniques - Dimensions and layouts	A4.404.2		Х	
	Elective	Efficient framing techniques - Building systems	A4.404.3		Х	
El c	Elective	Efficient framing techniques - Pre-cut materials and details	A4.404.4		Х	
iv -		Prefinished building materials	A4.405.1		Х	
s	Elective Elective	Concrete floors Use of building materials from rapidly renewable sources	A4.405.2 X A4.405.4	_	Y	A-4 Floor Plan
c├	Elective	Drainage around foundations	A4.405.4 A4.407.1		X X	
0	Elective	Roof drainage	A4.407.1		~	A-4 Floor Plan and A-2 E
e -	Elective	Flashing details	A4.407.3			A-4 Floor Plan and A-2 E
	Elective	Material protection	A4.407.4		Х	
й Г	LIECTIVE					
	Elective	Door protection Roof overhangs	A4.407.6 A4.407.7	_	Х	A-1 Site Plan



 Title 24, Part 11, California Green Building Code (CALGreen)
 http://www.bsc.ca.gov/Home/CALGreen.aspx

 City of Palo Alto Development Center Green Building Requirements
 http://www.bsc.ca.gov/Home/CALGreen.aspx

 City of Palo Alto Green Building Ordinance 5570 (PAMC 16.14 Amendments)
 https://codelibrary.amlegal.com/codes/paloalto/latest/paloalto_latest/

			Compl	iance Pat	th Verifi	cation		
								# 450
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or Attachment				¥ 152	Part 1	Part 1	Part 2	Part 2
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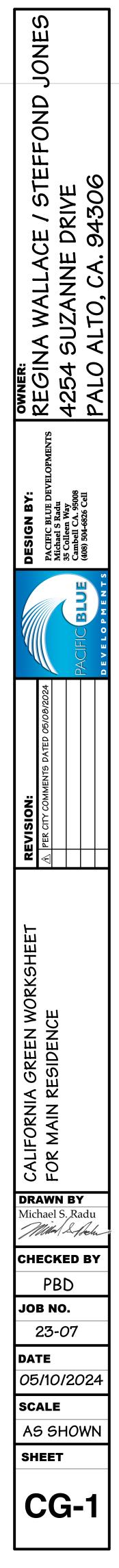
						Compliance F	Path Verif	ication		
						Rough GB	Fina	al Inspectio	on IVR # 153	Special Inspector Acknowledgement
				Plan	Check	Inspection		1		The preject will be verified by a
Invironn	ental Quality	Code Section V.N	Plan Sheet, Spec or	CORR		IVR # 152 CORR INITIAL			Part 2 Part 2	The project will be verified by a RESIDENTIAL GREEN BUILDING SPECIAL INSPECTOR
Mandato		PAMC 16.14.090/ 4.503.1 X	Attachment Reference	CORR	INTTAL	CORR INITIAL		INTTAL	CORR INITIAL	
Mandato			A-1 Site Plan and A-4 Floor Plan				-			I have reviewed the project plans and specifications, and they are in
Mandato										conformance with the CALGreen mandatory and elective measures
Mandato			A-1 Site Plan and A-4 Floor Plan							claimed. I have reviewed and understand the after-construction
Mandato			A-1 Site Plan and A-4 Floor Plan							requirements below.
Mandato		4.504.2.4 X	A-1 Site Plan and A-4 Floor Plan							
Mandato			A-1 Site Plan and A-4 Floor Plan							
Mandato			A-1 Site Plan and A-4 Floor Plan							Signature (Green Building Special Inspector)
Mandato		4.504.3.2 X	A-1 Site Plan and A-4 Floor Plan							
Tier 2 Mai			A-4 Floor Plan							
Mandato			S4 and S2 Structural Engineering							Drint Norma
Mandato			A-4 Floor Plan							Print Name
Mandato			S4 and S2 Structural Engineering							
Mandato		4.505.3 X	A-4 Floor Plan							
	Bathroom exhaust fans (when required) shall be provided with the following:	4.506.1 X	A-4 Floor Plan							Phone or Email
	1. ENERGY STAR fans ducted to outside of building.	X	A-4 Floor Plan							
Mandato	2. Humidity controlled OR functioning as a component of a whole-house ventilation system	X	A-4 Floor Plan							
	3. Humidity controls with manual or automatic means of adjustment for relative humidity range of		A-4 Floor Plan	d i i i i						Date
Mandato	y Heating and air conditioning system design (all-electric on or after January 1, 2023)	PAMC 16.14.090/ 4.507.2 X	A-4 Floor Plan	<u>6</u>						
Mandato	y Indoor Air Quality Management Plan [MF]	PAMC 16.14.410 X	A-4 Floor Plan	d						
Elective	Compliance with formaldehyde limits	PAMC 16.14.260/ A4.504.1 X		A						
Elective	Thermal insulation	PAMC 16.14.270/ A4.504.3 X								SECTION TO BE COMPLETED AFTER
Elective		A4.506.2 X	·				-			CONSTRUCTION
Elective		A4.506.3 X	A-4 Floor Plan, A-6 EMP Plan							
LICCUV	Direct-vent appliances	AT.300.3 A								
Elective	Innovative concepts and local environmental conditions.	A4.509.1 X								After construction is complete submit the following at the City Development Center to schedule your final inspection:
egend: - Yes; tł - No; th	e measure is in the scope of work e measure is not in the scope of work	A4.509.1 X								Development Center to schedule your final inspection: Truction debris receipts from an approved facility using Green Ha If HERS testing was required per the homes energy report, attach the completed forms.
e gend: - Yes; tł - No; th AMC - P	e measure is in the scope of work e measure is not in the scope of work alo Alto Municipal Code; locally amended	A4.509.1 X								Development Center to schedule your final inspection: Truction debris receipts from an approved facility using Green Ha If HERS testing was required per the homes energy report, attach the completed forms.
egend: - Yes; th - No; th AMC - P /] - New	e measure is in the scope of work e measure is not in the scope of work alo Alto Municipal Code; locally amended Construction	A4.509.1 X								Development Center to schedule your final inspection: Truction debris receipts from an approved facility using Green Ha If HERS testing was required per the homes energy report, attach the completed forms.
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egend: - Yes; th - No; th AMC - P IJ - New IJ - New IF] - Mu IA] - Ado IR] - Hig Me <u>Greer</u>	e measure is in the scope of work e measure is not in the scope of work alo Alto Municipal Code; locally amended Construction ti-family dwellings itions and alterations h-rise building <u>Building Survey</u> is a required project submittal. The survey can be found at the f	ollowing <u>link.</u> The online survey shall t	be completed and a Green	Building	Survey	/				Development Center to schedule your final inspection:
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2022 RESIDENTIAL GREEN BUILDING APPLICATION CALGREEN MANDATORY + TIER 2 Version 01/23

CITY STAMPS ONLY

Application: This plan sheet is for residential new construction of any size and substantial remodels.

GB-1 Mandatory +Tier 2



T	Planning and		Code Section		Ν	
		Storm water drainage and retention during construction (less than one acre)	4.106.2			A-1 Site Plan
-		Topsoil protection - Tier 2 requirements Grading and paving	PAMC 16.16.070 and 16.14.80/ A4.106.2.3 4.106.3		X	N/A
1 -		All-Electric Building/Site (New buildings and substantial remodels)	PAMC 16.14.090 Section 4.106.5			N/A
n	Tier 2 Mand.	Water permeable surfaces for 30% - Tier 2 requirements	A4.106.4			N/A
a ⊢ ⊳r ⊢		Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16.16.070 & 16.14.080 / A4.106.5			N/A
, L		Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16.14.420 / A4.106.8			N/A
-		EV Charging: New one-family, two-family and townhouse dwellings EV Charging: New multi-family residential structures	PAMC 16.14.420/ A4.106.8.1 2 PAMC 16.14.420/ A4.106.8.2	_	_	A-6 Elec./Mech./plumb. P
-		EV Charging: New Hotels and Motels	PAMC 16.14.420/ A4.100.8.2 PAMC 16.14.420/A4.106.8.3		X X	
	-	Bicycle Parking (locally amended)When an addition or change of use results in increased parking [MF]	PAMC 18.54.060/ A4.106.9		X	
	Elective	Site selection	A4.103.1	x		A-1 Site Plan
зE		Community connectivity	A4.103.2		Х	
c⊢		Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.140/ A4.104.1		X	
v⊢		Deconstruction (Locally amended, Mandatory on or after July 1, 2020) Reuse of existing materials (Locally amended)	PAMC 16.14.150/ A4.105.1 PAMC 16.14.150/ A4.105.2		Х	A-1 Site Plan
s		Soil analysis	A4.106.2.1	_	X	A-1 Site Plan
0 0		Soil protection	A4.106.2.2		X	
s	Elective	Landscape design	A4.106.3		Х	
• [Elective	Vegetated roof	A4.106.6		Х	
) [Elective	Reduction of heat island effect for nonroof areas	A4.106.7		Х	
	Elective	Light pollution reduction (Locally amended)	PAMC 16.14.180/ A4.106.10	X		A-1 Site Plan and A-4 Flo
	Elective	Innovative concepts and local environmental conditions	A4.108.1	X		A-1 Site Plan
3 \		ency and Conservation				
		Indoor Water Use: Water closets (1.28 gpf)	4.303.1.1	_	_	A-4 Floor Plan and A-6 E
-		Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf) Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	4.303.1.2 4.303.1.3.1		Х	A-4 Floor Plan and A-6 E
-		Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	4.303.1.3.1		X	A-4 FIOOF Plan and A-6 E
۱t	Mandatory	Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi)	4.303.1.4.1			A-4 Floor Plan and A-6 E
n F		Indoor Water Use: Lavatory faucets in common and public use areas (0.5 gpm at 60 psi) [MF]	4.303.1.4.2			A-4 Floor Plan and A-6 E
a		Indoor Water Use: Metering faucets (0.2 gallons per cycle)	4.303.1.4.3		Х	
or[Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	4.303.1.4.4			A-4 Floor Plan and A-6 E
′ [Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2022 Plumbing Code)	4.303.2	_	_	A-6 Elec./Mech./plumb. P
		Outdoor potable water use in landscape areas (MWELO)	4.304.1		Х	
-		Recycled water supply systems [N] Recycled water for landscape irrigation (when landscape >1,000 sq. ft) [MF only][AA]	4.305.1 PAMC 16.14.210/ A4.305.3		X X	
-		Swimming pool and spa covers (Provide vapor retardant cover)	PAMC 16.14.210/ A4.305.3 PAMC 16.14.100/ Section 4.306		^ X	
-		Kitchen faucets (1.5 gpm at 60 psi)	· · · · ·			A-4 Floor Plan
-		Alternate water sources for nonpotable applications	A4.303.2 2			A-4 Floor Plan
I		Appliances	A4.303.3			A-4 Floor Plan
c		Nonwater supplied urinals and waterless toilets	A4.303.4	_	Х	
v⊢ s⊢		Hot water recirculation systems	A4.303.5		Х	
-		Rainwater catchment systems	A4.304.1		Х	
0		Potable water elimination	A4.304.2		X	
s	Elective Elective	Irrigation metering device (locally amended) Graywater (Locally amended, Whole house graywater system counts as 3 electives)	PAMC 16.14.200/ A4.304.3 PAMC 16.14.210/ A4.305.1		X X	
;)		Recycled water piping (Locally amended)	PAMC 16.14.210/ A4.305.2		X	
'†		Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.210/ A4.305.3		X	
	Elective	Innovative concepts and local environmental conditions	A4.306.1		Х	
		servation and Resource Efficiency				
		Recycled content - 15% - Tier 2 requirements	PAMC 16.14.070 & 16.14.080 / A4.405.3.1		X	
۱ŀ		Low carbon concrete requirements	PAMC 16.14.240/ A4.403.2	_	Х	A-4 Floor Plan
n⊢		Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against rodents Enhanced construction waste reduction (80% Diversion w/ job valuation >\$25,000 or meet state standards of 65%)	4.406.1 2 PAMC 16.14.250/ 4.408.1	4	X	A-4 Floor Plan
a⊦		Construction waste management plan in Green Halo	A4.408.2 2	xť	^	Green Halo
⊳r⊢		Waste management company	4.408.3	_	Х	
' -	Mandatory	Operation and maintenance manual provided to the building owner	4.410.1	x		
		Recycling by occupants (≥ 5 multi-family units) [MF]	4.410.2		Х	
		Efficient framing techniques - Lumber size	A4.404.1		X	
-		Efficient framing techniques - Dimensions and layouts Efficient framing techniques - Building systems	A4.404.2 A4.404.3		X X	
		Efficient framing techniques - Pre-cut materials and details	A4.404.3 A4.404.4		^ X	
∎⊢	Elective	Prefinished building materials	A4.405.1		^ X	
c⊢	Elective	Concrete floors	A4.405.2			A-4 Floor Plan
c ⊨ v ⊢	Elective			-	V	
c v s	Elective Elective	Use of building materials from rapidly renewable sources	A4.405.4		Х	
c ⊨ v ⊢	Elective Elective Elective	Use of building materials from rapidly renewable sources Drainage around foundations	A4.407.1		Х	
c v s	Elective Elective Elective Elective	Use of building materials from rapidly renewable sources Drainage around foundations Roof drainage	A4.407.1 A4.407.2) X	Х	
C - S - S - S - S - S - S - S - S - S -	Elective Elective Elective Elective Elective	Use of building materials from rapidly renewable sources Drainage around foundations Roof drainage Flashing details	A4.407.1 A4.407.2 A4.407.3	X X X	X	A-4 Floor Plan and A-2 E A-4 Floor Plan and A-2 E
c s c s	Elective Elective Elective Elective Elective Elective	Use of building materials from rapidly renewable sources Drainage around foundations Roof drainage	A4.407.1 A4.407.2	X X X Z	Х	



 Title 24, Part 11, California Green Building Code (CALGreen)
 http://www.bsc.ca.gov/Home/CALGreen.aspx

 City of Palo Alto Development Center Green Building Requirements
 http://www.bsc.ca.gov/Home/CALGreen.aspx

 City of Palo Alto Green Building Ordinance 5570 (PAMC 16.14 Amendments)
 https://codelibrary.amlegal.com/codes/paloalto/latest/paloalto_latest/

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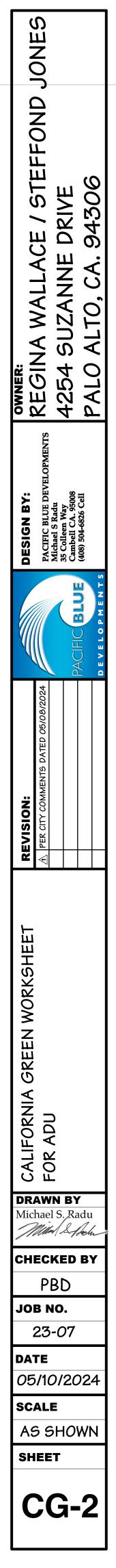
					Co	mpliance P	ath Verification			
					R	ough GB	Final Inspe	tion IVR	# 153	Special Inspector Acknowledgement
				Plan Che	eck Ir	spection	· · ·			The sum is standing the second address
F		Onde Onetion V. N	Plan Sheet, Spec or			/R # 152		Part 2		The project will be verified by a RESIDENTIAL GREEN BUILDING SPECIAL INSPECTOR
Environmen			Attachment Reference				CORR INITIA	L	INITIAL	
Mandatory Mandatory		PAMC 16.14.090/ 4.503.1 X 4.504.1 X	A-1 Site Plan and A-4 Floor Plan					_		I have reviewed the project plane and enceifications, and they are in
Mandatory	Adhesives, sealants and caulks - Table 4.504.1 and 4.504.2 for VOC limits		A-1 Site Plan and A-4 Floor Plan A-1 Site Plan and A-4 Floor Plan					_		I have reviewed the project plans and specifications, and they are in conformance with the CALGreen mandatory and elective measures
Mandatory	Paints and coatings - Table 4.504.3 for VOC limits		A-1 Site Plan and A-4 Floor Plan A-1 Site Plan and A-4 Floor Plan							claimed. I have reviewed and understand the after-construction
Mandatory			A-1 Site Plan and A-4 Floor Plan							requirements below.
Mandatory	Verification - documentation to verify complaint VOC limit on finish materials	4.504.2.3 X 4.504.2.4 X	A-1 Site Plan and A-4 Floor Plan A-1 Site Plan and A-4 Floor Plan							
Mandatory	Carpet systems- Documentation to verify compliant vice limit of limits		A-1 Site Plan and A-4 Floor Plan	U						
				<u> </u>				_		Signature (Green Building Special Inspector)
Mandatory	Carpet cushion		A-1 Site Plan and A-4 Floor Plan					_		
Mandatory Tier 2 Mand.	Carpet systems: Carpet adhesive - Table 4.504.1 for VOC limits		A-1 Site Plan and A-4 Floor Plan					_		
		PAMC 16.16.070 & 16.14.080/ A4.504.2 X						_		
Mandatory	Composite wood products		S4 and S2 Structural Engineering A-4 Floor Plan				┨───┤───			Print Name
Mandatory Mandatory	Concrete slab foundations - vapor retarder required Capillary break for slab-on-grade foundations		A-4 Floor Plan S4 and S2 Structural Engineering							
Mandatory		4.505.2.1 X 4.505.3 X	A-4 Floor Plan				┨───┤───			
Mandatory	Bathroom exhaust fans (when required) shall be provided with the following:	4.506.1 X	A-4 Floor Plan				┨───┤───			Phone or Email
	1. ENERGY STAR fans ducted to outside of building.	4.000.1 X	A-4 Floor Plan				┨──┤──	+	+	
Mandatory	2. Humidity controlled OR functioning as a component of a whole-house ventilation system		A-4 Floor Plan					_		
	3. Humidity controls with manual or automatic means of adjustment for relative humidity range of	< 50% to 80% max X	A-4 Floor Plan							Date
Mandatory	Heating and air conditioning system design (all-electric on or after January 1, 2023)		A-4 Floor Plan							
Mandatory	Indoor Air Quality Management Plan [MF]	PAMC 16.14.410 X	A-4 Floor Plan							
Elective	Compliance with formaldehyde limits	PAMC 16.14.260/ A4.504.1 X								(
Elective	Thermal insulation	PAMC 16.14.270/ A4.504.3 X		<u> </u>						SECTION TO BE COMPLETED AFTER
			·	0						CONSTRUCTION
Elective	Construction filters [HR]	A4.506.2 X		<u></u>				_		CONSTRUCTION
Elective	Direct-vent appliances	A4.506.3 X	A-4 Floor Plan, A-6 EMP Plan							
Elective	Innovative concepts and local environmental conditions.	A4.509.1 X		4000000000	99999					After construction is complete submit the following at the City
										Development Center to schedule your final inspection:
										truction debris receipts from an approved facility using Green Halo.
egend:										If HERS testing was required per the homes energy report, attach the
ogena.										completed forms.
/ Vaa. 41.	measure is in the scope of work									
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	measure is not in the scope of work									I have been alterations during construction that impacted the energy report (i.e. B values. I factors, Equipment Types) rerup the report and
l - No; the r	measure is not in the scope of work									Il were alterations during construction that impacted the energy report (i.e. R values, U factors, Equipment Types) rerun the report and a hit.
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N - No; the r PAMC - Palo NJ - New Co	o Alto Municipal Code; locally amended onstruction									report (i.e. R values, U factors, Equipment Types) rerun the report and a it.
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2022 RESIDENTIAL GREEN BUILDING APPLICATION CALGREEN MANDATORY + TIER 2 Version 01/23

CITY STAMPS ONLY

Application: This plan sheet is for residential new construction of any size and substantial remodels.

GB-1 Mandatory +Tier 2



GENERAL NOTES:

ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE. ALSO COMPLY WITH ADMINISTRATIVE REQUIREMENTS OF CCR TITLE 24, PART 1, CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, CHAPTER 4, GROUP 1, (LATEST REVISION). CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS AGREE THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL

CONTRACTOR SHALL COMPARE AND CHECK ALL CONTRACT DOCUMENTS A MINIMUM OF TWO WEEKS PRIOR TO COMMENCING WORK. HE SHALL IMMEDIATELY REPORT ANY DISCREPANCY TO THE SEOR FOR CLARIFICATION AND HE SHALL NOT PROCEED WITH ANY WORK AFFECTED BY THE DISCREPANCY UNTIL SUCH CLARIFICATION HAS BEEN RECEIVED IN WRITING. GENERAL CONTRACTOR MUST THOROUGHLY REVIEW AND COORDINATE ALL CONTRACT DOCUMENTS PRIOR TO START OF CONSTRUCTION TO MINIMIZE THE QUANTITY OF RFI'S DURING CONSTRUCTION. ALL REQUESTS FOR INFORMATION (RFI'S) MUST COME FROM THE GENERAL CONTRACTOR AND MUST BE TYPED OR LEGIBLY HAND PRINTED WITH CLEAR, CONCISE INFORMATION. THEY MUST BE FIRST SUBMITTED TO THE OWNER'S INSPECTOR AND MUST BEAR THE INSPECTOR'S SIGNATURE AND COMMENTS PRIOR TO BEING SENT TO THE ARCHITECT. ALL RFI'S MUST BE SUBMITTED IN A TIME FRAME THAT ALLOWS A MINIMUM OF 10 WORKING DAYS FOR REVIEW AND RESPONSE. (RFI'S CONCERNING UNFORSEEABLE CONDITIONS WILL RECEIVE PRIORITY ATTENTION) GENERAL CONTRACTOR WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION FOR HIS EXPENSES INCURRED IN THE PROCESSING OF RFI'S. NO EXTENSIONS IN TIME OR OVERHEAD COST INCREASES WILL BE PERMITTED FOR ANY WORK PERFORMED AS A RESULT

OF ANY RFI'S RESPONDED TO IN THE TIME FRAME OUTLINED ABOVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WORK AND IDENTIFY ANY CONFLICTS IN A TIMELY MANNER SUCH THAT ALTERNATIVE DESIGNS OR DETAILS, IF REQUIRED, MAY BE GENERATED WITHOUT DELAY TO THE PROJECT. THE CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES OR

SEQUENCE OF CONSTRUCTION, WHICH ARE THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. NEITHER THE OWNER NOR ARCHITECT/ENGINEER WILL ENFORCE SAFETY MEASURES OR REGULATIONS. CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS. DETAILS NOT SPECIFICALLY SHOWN SHALL BE SIMILAR TO DETAILS FOR SIMILAR CONSTRUCTION SHOWN ON THESE DRAWINGS. THE CONTRACTOR ADMITS AND AGREES THAT THE CONTRACT DOCUMENTS EXHIBIT THE INTENT AND PURPOSE OF THE OWNER IN REGARD TO THE WORK, AND THAT THEY ARE NOT COMPLETE IN EVERY DETAIL AND ARE TO BE CONSIDERED AS SHOWING THE PURPOSE AND INTENT ONLY: AND THE CONTRACTOR FURTHER AGREES TO FURNISH ALL LABOR OR MATERIAL FOR ANY DETAIL THAT IS NECESSARY TO CARRY OUT SAID INTENT AND PURPOSE OF THE CONTRACT DOCUMENTS WITHOUT EXTRA CHARGE TO THE OWNER. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK.

NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED OR OTHERWISE PENETRATED UNLESS SPECIFICALLY APPROVED BY THE SEOR IN ADVANCE OR SHOWN ON THESE DRAWINGS. TYPICAL DETAILS SHALL APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS. WHERE THE DRAWINGS, INCLUDING THESE GENERAL NOTES AND THE TYPICAL DETAILS, ARE IN CONFLICT WITH THE SPECIFICATIONS, THE DRAWINGS, INCLUDING THESE GENERAL NOTES AND THE TYPICAL DETAILS, SHALL GOVERN. PROVIDE OPENINGS, CURBS, BLOCKING, FRAMING AND/OR SUPPORTS FOR ITEMS INDICATED ON ARCHITECTURAL, MECHANICAL ELECTRICAL. OTHER DRAWINGS OR SPECIFICATIONS INCLUDED IN CONSTRUCTION DOCUMENTS. REFER TO ARCHITECTURAL

DRAWINGS FOR DIMENSIONS. ELEVATIONS AND OTHER INFORMATION NOT SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS PROVIDE INSPECTIONS. TESTS, AND REPORTS IN ACCORDANCE WITH THE 2022 CBC, ESPECIALLY CHAPTER 17A, AND CCR TITLE 24. PART 1. CHAPTER 4. GROUP 1.

ALL REQUIRED INSPECTIONS AND TESTS ARE THE RESPONSIBILITY OF THE OWNER. THE SEOR AND SPECIAL INSPECTORS OR TESTING AGENCY SHALL PROVIDE INSPECTION AND TEST REPORTS AND OTHER REQUIRED DOCUMENTATION TO THE OWNER. ARCHITECT. STRUCTURAL ENGINEER OF RECORD PER CBC SECTIONS 1703.7.2 AND 1704.1.2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INFORM SPECIAL INSPECTOR OR INSPECTION AGENCY AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION OR TESTING. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF CBC SECTION 1706.1. CONTRACTOR SHALL INSURE ALL MECHANICAL AND ELECTRICAL EQUIPMENT HAS SEISMIC CERTIFICATION PER CBC SECTION 1708.5 TO ACCOMMODATE THE DESIGN LOADS NOTED ON THESE DRAWINGS. DIMENSIONS AND ELEVATIONS SHOWN ARE APPROXIMATE AND ARE PROVIDED AS AN AID IN INTERPRETING THE DRAWINGS ONLY.

DIMENSIONS AND ELEVATIONS MUST BE VERIFIED WITH ARCHITECTURAL DRAWINGS, ORIGINAL DRAWINGS AND EXISTING CONDITIONS. IN THE EVENT OF CONFLICT, DIMENSIONS AND ELEVATIONS SHOWN ON ARCHITECTURAL DRAWINGS SHALL GOVERN. DRAWING SCALES GIVEN ARE APPROXIMATE - DO NOT SCALE PLANS OR DETAILS. ALL BOLTS EMBEDDED IN CONCRETE SHALL BE HEADED UON. PROVIDE ASTM A307 TYPE A OR C (INCLUDING SUPPLEMENTARY REQUIREMENT S1) OR ASTM F1554 (WELDABLE GRADE 55 w/ SUPPLEMENTARY REQUIREMENT S1, UON), UNLESS NOTED OTHERWISE ON DRAWINGS. ALL BOLTS SHALL HAVE FULL DIAMETER BODIES

EQUIPMENT ANCHORAGE NOTES:

1.ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE ANCHORED OR BRACED TO MEET THE HORIZONTAL AND VERTICAL FORCES PRESCRIBED IN THE 2022 CBC, SECTION 1614A.1.13 AND ASCE 7-10 SECTIONS 13.3, 13.4 & 13.6. THE ATTACHMENT OF THE FOLLOWING ITEMS SHALL BE DESIGNED BY THE CONTRACTOR'S CIVIL OR STRUCTURAL ENGINEER TO

- RESIST THE FORCES PRESCRIBED ABOVE, BUT NEED NOT TO BE DETAILED ON THE PLANS: EQUIPMENT WEIGHING LESS THAN 400 POUNDS SUPPORTED DIRECTLY ON THE FLOOR OR ROOF.
 - FURNITURE REQUIRED TO BE ATTACHED IN ACCORDANCE WITH PART 2, TITLE 24.C.C.R. TEMPORARY OR MOVABLE EQUIPMENT
 - EQUIPMENT WEIGHING LESS THAN 20 POUNDS SUPPORTED BY VIBRATION ISOLATORS.

EQUIPMENT WEIGHING LESS THAN 20 POUNDS SUSPENDED FROM A ROOF OR FLOOR OR HUNG FROM A WALL FOR THOSE ELEMENTS THAT DO NOT REQUIRE DETAILS ON THE APPROVED DRAWINGS. THE INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE MECHANICAL/ELECTRICAL ENGINEER AND THE FIELD REPRESENTATIVE OF THE DIVISION OF THE STATE ARCHITECT

REINFORCING STEEL NOTES:

ABBREVIATIONS

BARS FOR REINFORCING SHALL BE GRADE 60 DEFORMED BARS CONFORMING TO ASTM A615 INCLUDING SUPPLEMENT S1. WHERE REINFORCING STEEL IS SHOWN TO BE WELDED, BARS SHALL CONFORM TO ASTM 706. LAP SPLICES SHALL CLASS B U.N.O. IN ACCORDANCE WITH ACI 318-14. STANDARD HOOKS SHALL BE IN ACCORDANCE WITH ACI 318-19.

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LVL LAMINATED VENEER LUMBER L.S. LAG SCREW		
L.S. LAG SCREW		
LL LIVE LOAD		
	LL	LIVE LOAD

K.B.	KICK BRACE
K.P.	KING POST OR KICKER POST
M.A.	MST ABOVE
M.B.	MACHINE BOLT
MFR.	MANUFACTURER
MAX.	MAXIMUM
MIN.	MINIMUM
MTL.	METAL
(N)	NEW
N.T.S	NOT TO SCALE
00	ON CENTER
0.F.	OUTSIDE FACE
O.H.	OPPOSITE HAND
P.A.	POST ABOVE
PL	PLATE
PLY.	PLYWOOD
PLYWD.	PLYWOOD
P.E.N.	PLYWOOD EDGE NAILING
PLF	POUNDS PER LINEAL FOOT
P.S.I.	POUNDS PER SQ. INCH
P.S.F.	POUNDS PER SQ. FOOT
PSL	PARALLAM STRAND LUMBER
P.T.	PRESSURE TREATED
P.T.D.F	PRESSURE TREATED
	DOUGLAS FIR
REBAR	DEFORMED REINFORCING BAR
S.A.D S.W.S	SEE ARCHITECTURAL DRAWING SHEAR WALL SCHEDULE
SHTG.	SHEATHING
SHTG. SHT.	SHEET
SPECS.	SPECIFICATIONS
HS.	STANDARD
STL.	STEEL
SQ.	SQUARE
THD.	THREAD
T.O.BM.	TOP OF BEAM., ETC.
T & G	TONGUE & GROOVE
T & B	TOP & BOTTOM
TL	TOTAL LOAD
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING
	CODE
U.N.O.	UNLESS NOTED
	OTHERWISE
U.O.N.	
	NOTED
VERT.	VERTICAL
W/	WITH

FOUNDATION/CONCRETE NOTES:

1.FOUNDATION CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI(DESIGNED FOR 2500 PSI). UNLESS SPECIFIED OTHERWISE, REINFORCING STEEL SHALL BE DEFORMED BARS OF BILLET OR AXLE STEEL PER ASTM A615 GRADE 40. FOR #5 AND BIGGER BARS, GRADE 60 SHALL BE USED. REBAR, DOWELS AND OTHER EMBEDDED ELEMENTS SHALL BE SECURED IN PLACE BEFORE POURING CONCRETE. REINFORCEMENT SHALL BE CLEAN AND FREE OF EXTRANEOUS MATERIAL. ALL BUILDINGS SHALL BE GRADED SO AS TO PROVIDE 5% POSITIVE DRAINAGE AWAY FROM THE HOUSE.

2.HOLDOWN LOCATIONS SHALL NOT BE SCALED OFF OF FOUNDATION PLANS. THEY SHALL BE LOCATED BY CLOSE EVALUATION OF ARCHITECTURAL FLOOR PLANS, SHEARWALL PLANS, AND THE FRAMING PLANS, FOR ALL HOLDOWN INSTALLATIONS, CONTRACTOR SHALL REFER TO MANUFACTURER'S SPECIFICATIONS FOR EMBEDMENT, COVERAGE AND OTHER REQUIREMENTS.

3.ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2022CBC (CALIFORNIA BUILDING CODE, CCR TITLE 24, PART 2) AND ACI STANDARD 318, OF THE AMERICAN CONCRETE INSTITUTE, UNLESS SHOWN OR NOTED OTHERWISE ON THESE DRAWINGS. AGGREGATE SHALL CONFORM TO ASTM C33, UON. USE 1" MAXIMUM AGGREGATE, UON. ALSO SEE ACI 318 SECTION 3.3 AND CBC SECTION 1903A.3 FOR ADDITIONAL REQUIREMENTS. CEMENT SHALL BE ASTM C150, TYPE I OR TYPE II, UON. SEE ALSO REQUIREMENTS OF CBC SECTION 1903A.5. TEST CEMENTIOUS MATERIAL PER CBC SECTION 1916A.1 IF MANUFACTURER CERTIFICATION IS NOT AVAILABLE, REINFORCING STEEL SHALL BE DEFORMED CONFORMING TO ASTM A615 GRADE 60 UNLESS OTHERWISE NOTED. SEE ALSO REQUIREMENTS OF CBC SECTION 1903A.4. WHEREVER POSSIBLE CLEAR DISTANCE BETWEEN PARALLEL REINFORCEMENT SHALL NOT BE LESS THAN 2 TIMES THE NOMINAL DIAMETER OF THE REINFORCEMENT. OR 1-1/3 TIMES MAXIMUM SIZE AGGREGATE. NOR LESS THAN 1-1/2". WHERE REINFORCING IS TO BE WELDED, OR IN CONCRETE FRAMES OR SHEARWALLS, UTILIZE ASTM A706 DEFORMED REINFORCEMENT. TEST REINFORCING PER CBC SECTION 1916A.2. WELDED WIRE FABRIC REINFORCEMENT SHALL CONFORM TO ASTM A185. WELDING OF REINFORCING STEEL SHALL BE PERFORMED ONLY WHERE INDICATED ON THE DRAWINGS AND SHALL BE IN COMPLIANCE WITH ALL REQUIREMENTS OF THE CBC AND THE STRUCTURAL WELDING CODE - REINFORCING STEEL, AWS D1.4, OF THE AMERICAN WELDING SOCIETY. PROVIDE WELDING PROCEDURE AND MILL TEST REPORTS FOR ALL REINFORCEMENT TO BE WELDED. REINFORCING WITH C.E. ABOVE 0.75 SHALL NOT BE WELDED. OWNER'S TESTING LABORATORY SHALL APPROVE WELDING PROCEDURE, WELDER QUALIFICATIONS AND MILL TEST REPORTS PRIOR TO EXECUTION OF WELDING. PROVIDE INSPECTION PER CBC CHAPTER 17A AND AWS D1.4. SEE ESPECIALLY CBC SECTION 1704A.4.2. SEE CBC SECTION 1903A.4 FOR ADDITIONAL REQUIREMENTS. COVERAGE FOR REINFORCING BARS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CBC AND ACI STANDARD 318 UNLESS SHOWN OTHERWISE ON THE DRAWINGS. LAP SPLICES FOR REINFORCING BARS SHALL BE PER THE REINFORCING LAP SPLICE SCHEDULE ON THESE DRAWINGS OR 24" MINIMUM UNLESS SHOWN OTHERWISE ON THE DRAWINGS. WIRE BARS TOGETHER AT LAPS OR SPLICES. STAGGER LAPS IN ADJACENT HORIZONTAL OR SLOPING REINFORCING BARS A MINIMUM OF THE REQUIRED SPLICE LENGTH. HOOKS AND BENDS SHALL BE ACI STANDARD HOOKS AND BENDS PER CBC SECTION 1907A UNLESS SHOWN OTHERWISE. WELDED WIRE FABRIC SHALL BE SPLICED BY LAPPING A MINIMUM OF 12 INCHES OR TWO CROSS WIRES, WHICHEVER IS GREATER. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH CBC. ACI 318, ASTM C94 AND ACI STANDARD 304, NO WATER SHALL BE ADDED TO CONCRETE AFTER INITIAL BATCHING. COMPLY ESPECIALLY WITH THE REQUIREMENTS OF CBC SECTION 1905A AND ACI SECTIONS 5.7 THRU 5.13. ALL EMBEDDED ITEMS SHALL BE PLACED ACCURATELY AND SECURED PRIOR TO BEGINNING CONCRETE PLACEMENT. INSERTING EMBEDDED ITEMS INTO CONCRETE AFTER PLACEMENT IS NOT ALLOWED. CONSTRUCTION JOINTS SHALL BE LOCATED SO AS NOT TO IMPAIR THE STRENGTH OF THE STRUCTURE. CONSTRUCTION JOINTS SHALL COMPLY WITH CBC SECTION 1906A.4. REINFORCING AND EMBEDMENT ITEMS SHALL BE FREE OF EXCESSIVE SCALE OR RUST, DIRT, GREASE, OIL, ICE OR ANY OTHER SUBSTANCE THAT WILL IMPAIR BOND WITH CONCRETE. ALL CONCRETE WORK SHALL BE FORMED. CASTING OF FOUNDATION CONCRETE AGAINST SIDES OF FOOTING EXCAVATIONS SHALL NOT BE ALLOWED EXCEPT WHERE FOOTING DIMENSION IS INCREASED 1" ON ALL SIDES AND DSA FIELD ENGINEER APPROVAL IS OBTAINED. DRILLED IN CONCRETE EXPANSION BOLTS SHALL BE "KWIK-BOLT-TZ" BY HILTI, INC., PER ICC APPROVAL NO. ESR-1917, OR APPROVED EQUIVALENT. USE EXPANSION AND EPOXY ANCHORS ONLY WHERE SHOWN ON THE DRAWINGS OR APPROVED IN ADVANCE BY THE STRUCTURAL ENGINEER.

4. THE FOLLOWING MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE SHALL BE MAINTAINED UNLESS NOTED OTHERWISE POURED AGAINST FORMS 2"

POURED AGAINST EARTH 3" PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN. PIPES OF DUCTS EXCEEDING ONE-THIRD. THE SLAB OR FOOTING THICKNESS SHALL BE PLACE IN THE STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAINED. DOWELS, ANCHOR BOLTS AND OTHER EMBEDDED ITEMS ARE TO BE SECURED IN PLACE BEFORE CONCRETE IS POURED.

SHEAR WALL SCHEDULE

MARK	SHEATING APA RATED SHEATHING, EXPOSURE 1, SPAN RATING 32/16"	NO. OF SIDES
\land	15/32" Sheathing, plywood	
	siding except Group 5	Single
	Species	
\land	15/32" Sheathing, plywood	
	siding except Group 5	Single
	Species	
\land	15/32" Sheathing, plywood	
	siding except Group 5	Single
	Species	
\land	19/32" Sheathing, plywood	
	siding except Group 5	Single
	Species	
\land	15/32" Sheathing, plywood	
	siding except Group 5	Double
	Species	
$\square \land$	15/32" Sheathing, plywood	
	siding except Group 5	Double
	Species	
2. BRIDGIN 3. 1" X 6" S 4. WINDER 5. 2" SUBF 6. SOLE PL 7. TOP PLA 8. STUD TO 9. DOUBLE 10. DOUBLE 11. TOP PLA 12. CEILING 13. CONTINU 14. CEILING 15. CEILING 16. RAFTER 17. 1" X 8" S 18. WIDER T	TION NAI D SILL OR GIRDER TOENAIL IG TO JOIST, TOENAIL EACH END. SUBFLR. OR LESS TO EA. JOISTS, FACE NAIL THAN 1" X 6" SUBFLR. TO EA. JST. FACE NAIL LR. TO JOIST OF GIRDER BLIND AND FACE NAIL LR. TO JOIST OF GIRDER BLIND AND FACE NAIL LATE TO JOIST OR BLD'G, FACE NAIL. ATE TO STUD, END NAIL) SOLE PLATE STUDS, FACE NAIL. TOP PLATES, FACE NAIL TOSS, LAPS AND INTERSECTIONS, FACE NAIL JOIST TO PLATE, TOENAIL. JOIST TO PLATE, TOENAIL. JOISTS, LAPS OVER PARTITIONS, FACE NAIL. JOISTS TO PLATE, TOENAIL. JOISTS TO PLATE, TOENAIL. SHEADER TO STUD, TOENAIL JOISTS TO PLATE, TOENAIL. SHEATHING OR LESS TO EA. BEARING., FACE NAIL. "HAN 1" X 8" SHEATHING TO EA. BEARING, FACE NAIL P CORNER STUDS.	LING (U.N.O.) ON PLANS 3-8d 2-8d 3-8d 2-16d 16d @ 16" O.C. 2-16d 4-8d TOENAIL OR 2-16d, END NAIL 16d @ 24" O.C. 16D @ 16" O.C. 4-16d 3-8d 4-8d 3-16d 3-16d 3-16d 2-8d 3-8d 16d @ 24" O.C.

WOOD NOTES:

1.ALL WOOD CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE (CBC), ESPECIALLY CHAPTERS 17A AND 23, AND THE 2018 NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION BY OF THE WEST COAST LUMBER INSPECTION BUREAU, LATEST REVISIONS. WOOD MEMBERS SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF INSTALLATION. ALL 4x AND LARGER MEMBERS SHALL BE FREE OF HEART CENTER. DOUGLAS FIR SOUTH IS NOT ALLOWED. EACH PIECE SHALL BE GRADE MARKED AND NO PIECE MAY FALL BELOW THE GRADES INDICATED. GRADES REPLACED WITH A MINIMUM OF (2)16D AT 16" O.C. FOR THE FOLLOWING CONDITIONS: SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON THE DRAWINGS.

ALL FRAMING EXCEPT AS NOTED ------NO. 2 (ALL FIRST FLOOR POSTS TO BE NO.1)

2.ALL PLYWOOD SHOWN ON THESE DRAWINGS SHALL BE C-D STRUCTURAL I WITH EXTERIOR GLUE IN ACCORDANCE WITH U.S. PRODUCT STANDARD PS 1-95 (DOC PS 1). ALL PANELS SHALL BE MARKED WITH AN APA GRADE MARK WITH A PANEL SPAN RATING IN NAILING MUST BE PROVIDED AT TWO FOLLOWING LOCATIONS: ACCORDANCE WITH CBC TABLE NO. 2304.7(3). USE 4'x8' PANELS, MINIMUM, EXCEPT AT BOUNDARIES AND FRAMING CHANGES WHERE ALONG THE RIM JOIST OR BLOCKINGS AT THE FLOOR THICKNESS THE MINIMUM PANEL DIMENSION SHALL BE 24" FOR ROOFS UNLESS PANEL IS SUPPORTED AT ALL FOUR SIDES BY FRAMING OR BLOCKING. MINIMUM PANEL DIMENSION SHALL BE 12" FOR PANELS SUPPORTED ON ALL SIDES. ALL MEMBERS CLOSER THAN 8" TO EXPOSED SOIL (U.O.N.), SILL PLATES AND ALL OTHER MEMBERS IN CONTACT WITH CONCRETE OR MASONRY OR EXPOSED TO THE WEATHER SHALL BE PPT, U.O.N. PPT MEMBERS SHALL BE PRESSURE PRESERVATIVE TREATED DOUGLAS FIR-LARCH. PRESSURE PRESERVATIVE TREATED MEMBERS SHALL BE PER THE REQUIREMENTS OF 2022 CBC CHAPTER 23, ESPECIALLY SECTIONS 2303.1.8 AND 2304.11, AND THE AWPA (AWPA UI-04 PER CBC STANDARDS, CHAPTER 35) PROVIDE AWPA USE CATEGORY UC2 @ INTR LCTNS, UC3B @ EXTR ABV. GROUND, AND UC4C FOR GROUND CONTACT, UNLESS OTHERWISE NOTED. EXPOSED SURFACES RESULTING FROM FIELD CUTTING, BORING OR HANDLING SHALL BE FIELD TREATED IN ACCORDANCE WITH AWPA M-4. SEE ALSO REQUIREMENTS FOR 2X BLOCKINGS, JOISTS: 3D TOE NAILS SPACED OF MAXIMUM 8" ON CENTER. PARALLEL TO JOISTS AND PROVIDE 2x JOIST DEPTH SOLID BLOCKING BETWEEN JOISTS UNDER PARTITIONS CROSSING JOISTS. PROVIDE 2x FULL DEPTH SOLID BLOCKING FOR ALL FRAMING MEMBERS AT ENDS. ALL SUPPORTS AND AS REQUIRED BY CBC GRADE A AND ANSI/ASME STANDARD B18.2.1, UNLESS OTHERWISE NOTED.

3. BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE, CHAPTER 23 AND ANSI/AF&PA NDS-2015 2015NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION OF THE AMERICAN FOREST AND LARGER THAN BOLT DIAMETER. RETIGHTEN BOLTS BEFORE CLOSING IN WORK. LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1, THE REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE, CHAPTER 23, AND THE NDS. HOLES FOR LAG SCREW SHANKS SHALL BE BORED THE SAME DEPTH AND DIAMETER AS THE SHANK. THE REMAINING DEPTH OF PENETRATION OF THE SCREW SHALL BE BORED TO 70% OF THE SHANK DIAMETER. PROVIDE FULL DIAMETER BODY, STEEL LAG SCREWS WITH MINIMUM BENDING YIELD STRENGTHS PER NDS PART 11 TABLES. PROVIDE MALLEABLE IRON WASHERS OR STANDARD CUT PLATE WASHERS UNDER NUTS AND BOLT OR LAG SCREW HEADS WHICH BEAR ON WOOD, UON. PROVIDE 1/4"x3"x3" WASHERS AT SILL PL ANCHOR BOLTS, TYPICAL.

4.WOOD SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.6.1, THE REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE, ON BOTH SIDES OF 3X SHALL BE STAGGERED. CHAPTER 23, AND THE NDS. WOOD SCREWS SHALL BE STEEL, WITH MINIMUM BENDING YIELD STRENGTHS PER NDS PART 11 TABLES NAILS: AND CUT THREADS. LEAD HOLES FOR SCREWS SHALL BE 7/8 OF THE SHANK DIAMETER AT THE SHANK (UNTHREADED PORTION) AND ALL COMMON NAILS SPECIFIED IN THE ABOVE SCHEDULE MAY BE REPLACED WITH HOTDIPPED GALVANIZED 7/8 OF THE THREAD ROOT DIAMETER FOR THE THREADED PORTION OF THE SCREW. WOOD MEMBERS SHALL BE CUT OR NOTCHED BOX NAILS. MINIMUM NAIL DIAMETERS SHALL BE 0.131" FOR 8D NAILS AND 0.148" FOR 10D NAILS. ONLY AS SHOWN ON STRUCTURAL DRAWINGS.

5.WHEN REQUIRED NAILING TENDS TO SPLIT WOOD MEMBERS, NAIL HOLES SHALL BE PRE-BORED TO 3/4 OF THE NAIL DIAMETER. STRUCTURAL NAILING SHALL BE WITH COMMON STEEL WIRE NAILS PER ASTM F1667, ALL REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE, CHAPTER 23, ESPECIALLY SECTION 2303.6, AND THE NDS. NAILING NOT SPECIFICALLY INDICATED SHALL COMPLY WITH CBC TABLE 2304.10.1. PROVIDE NAILS WITH MINIMUM BENDING YIELD STRENGTHS PER CBC SECTION 2303.6. EDGE OR END DISTANCES SHALL NOT BE LESS THAN ONE HALF OF THE REQUIRED PENETRATION, U.O.N. THE SPACING CENTER TO CENTER OF NAILS SHALL NOT BE LESS THAN THE REQUIRED PENETRATION, U.O.N. MACHINE NAILING IS SUBJECT TO APPROVAL BY THE STRUCTURAL ENGINEER AND THE DIVISION OF THE STATE ARCHITECT. NAILS, BOLTS, LAG SCREWS, SCREWS, OTHER FASTENERS, CONNECTORS & ALL OTHER STEEL ITEMS EXPOSED TO MOISTURE. HIGH HUMIDITY. THE EXTERIOR OR IN PRESSURE PRESERVATIVE TREATED MEMBERS SHALL BE HOT DIP GALVANIZED PER ASTM A153, OR TYPE 304 OR 316 STAINLESS STEEL. PROVIDE ELECTROGALVANIZED ELSEWHERE. SEE CBC SECTION 2304.10.1, FOR ADD'L. REQUIREMENTS.

NAILING OF BLOCKING FOR FLOOR AND ROOF FRAMING MEMBERS SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE ON THE DRAWINGS: BLOCKING ENDS TO FRAMING - 4-10d TOENAILS (2 E.S.) OR

- 3-16d END NAILS EACH END. PLYWOOD ABOVE TO BLOCKING - PLYWOOD EDGE NAILS AND
- BLOCKING TO STRUCTURE BELOW 16d TOENAILS AT PLYWOOD EDGE NAIL SPACING (STAGGERED, 1/2 EACH SIDE).

PROVIDE CROSS BRIDGING. SOLID BRIDGING OR OTHER LATERAL SUPPORT FOR ALL FRAMING MEMBERS IN ACCORDANCE WITH THE REQUIREMENTS OF NDS AND CBC SECTION 2308.8.5. PROVIDE SHOP DRAWINGS FOR ALL PREFABRICATED JOIST MEMBERS AND GLUED-LAMINATED BEAMS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. INFORMATION IN BOX INDICATES MODEL NUMBER OF CONNECTOR HARDWARE BY THE SIMPSON COMPANY, SAN LEANDRO, CALIFORNIA. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR MAXIMUM RATED LOADS. (PROVIDE SKEWED/SLOPED HANGERS AS REQ'D., TYP.) SEE ALSO CBC SECTIONS 1715A & 2303.5 FOR ADDITIONAL REQUIREMENTS FOR SUBSTITUTIONS. PROVIDE ICC EVALUATION REPORTS FOR ALL SUBSTITUTIONS

6.GLUED-LAMINATED BEAMS (GLB) SHALL BE SP/SP 30F-E2. FABRICATE WITH WET-USE ADHESIVE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE, ESPECIALLY ANSI/AITC STANDARD A190.1 STRUCTURAL GLUED LAMINATED TIMBER. ASTM D3737 AND ASTM D2559. SEE ALSO CBC SECTION 2303.1.3. WRAP INDIVIDUALLY AND END SEAL. GLUED-I AMINATED BEAMS SHALL BE INDUSTRIAL APPEARANCE GRADE UNLESS NOTED OTHERWISE. PROVIDE ARCHITECTURAL APPEARANCE GRADE WHERE EXPOSED TO VIEW IN THE COMPLETED STRUCTURE. FABRICATOR SHALL PROVIDE AITC OR APA COMPLIANCE CERTIFICATE TO ARCHITECT AND DSA . ALL GLUE-LAMINATED TIMBER SHALL BE CONTINUOUSLY INSPECTED DURING FABRICATION IN ACCORDANCE WITH CBC SECTION 1704A.6. PRESSURE TREAT PER CBC SECTION 2304.11.3 WHERE EXPOSED TO MOISTURE, WEATHER OR HIGH HUMIDITY

EXCEPT WHERE MORE STRINGENT CONSTRUCTION IS SHOWN ON THE DRAWINGS, WOOD CONSTRUCTION SHALL COMPLY WITH CBC CHAPTER 23, SECTION 2308, CONVENTIONAL LIGHT FRAME CONSTRUCTION PROVISIONS. AS A MINIMUM.

7.WOOD INDICATED ON THE DRAWINGS TO BE PRESSURE PRESERVATIVE TREATED (PPT) SHALL BE TREATED IN ACCORDANCE WITH THE CBC AND AWPA STANDARDS UNLESS OTHERWISE NOTED. ALL CUTS, HOLES AND NOTCHES SHALL BE FIELD TREATED PER AWPA M4. ALL TREATED MEMBERS SHALL BE IDENTIFIED WITH CERTIFICATION STAMP OF AN APPROVED INDEPENDENT AGENCY ACCREDITED BY THE AMERICAN LUMBER STANDARDS COMMITTEE PER CBC SECTION 2303.1.8.1. FRAMING MEMBERS OR PLYWOOD SHEATHING SHALL BE DAPPED OR NOTCHED TO ACCOMMODATE TOP FLANGES OF JOIST OR BEAM HANGERS. SHEET METAL STRAPS AND OTHER CONNECTION HARDWARE SHOWN OR INDICATED ON THESE DRAWINGS. DAPS, CUTS OR NOTCHES SHALL BE MADE IN A NEAT MANNER AND SHALL BE THE MINIMUM SIZE AND DEPTH NECESSARY TO ALLOW MEMBERS TO FIT TIGHT. SHEATHING TO BE FLAT, AND BEAR ON SUPPORT MEMBERS AND AVOID UNSIGHTLY OR OTHERWISE UNACCEPTABLE UNDULATIONS IN SHEATHING.

8.PROVIDE SPECIAL INSPECTIONS FOR WOOD CONSTRUCTION AS REQUIRED BY CBC CHAPTER 17A, ESPECIALLY SECTION 1704A.6 (ALL FLOOR AND ROOF PLYWOOD SHEATHING SHALL BE INSPECTED AS REQUIRED FOR HIGH LOAD DIAPHRAGMS). ALSO PROVIDE SPECIAL INSPECTION PER CBC SECTIONS 1705A.3, 1705A.4 AND 1707A.3 FOR ALL WOOD CONSTRUCTION.

	EDGE	FIELD	PLATE	SHEAR	MUDSILL	ANCHORS	ALLOWABLE
	NAIL	NAIL	NAIL	CLIP	2X MUDSILL	3X MUDSILL	SHEAR (plf)
10	ld @ 6"	10d @ 12"	16d @ 3" O.C.	RBC @ 1'-11"	5/8" x 10" @ 4'-0"	5/8" x 12" @ 4'-0"	310
10	ld @ 4"	10d @ 12"	16d @ 2" O.C.	RBC @ 1'-3"	5/8" x 10" @ 3'-2"	5/8" x 12" @ 4'-0"	460
10	ld @ 3"	10d @ 12"	SDS25600 @ 0'-11"	RBC @ 0'-11"		5/8" x 12" @ 3'-1"	600
10	d @ 2"	10d @ 12"	SDS25600 @ 0'-7"	RBC @ 0'-8"		5/8" x 12" @ 2'-2"	870
10	ld @ 3"	10d @ 12"	SDS25600 @ 0'-5"	RBC @ 0'-5"		3/4" x 12" @ 2'-0"	1200
10	ld @ 2"	10d @ 12"	SDS25600 @ 0'-4"	LTP4 @ 0'-4"		3/4" x 12" @ 1'-7"	1540
	NAILING SC	HEDULE: WOOD MEN	IBERS SHALL BE CONNECTED WITH NAILING I	NDICATED IN 2022 CBC TABLE	PLYWOOD SHEATHING NOTES:		

2304.10.1 UNLESS GREATER SIZES AND NUMBER OF NAILS ARE SHOWN OR NOTED ON DRAWINGS; NAILS EXPOSED TO WEATHER SHALL BE GALVANIZED; NAILS SHALL BE COMMON WIRE NAILS; HOLES FOR NAILS SHALL BE PROVIDED WHERE THE WOOD MEMBERS TEND TO SPLIT: SPLIT WOOD MEMBERS SHALL BE REPLACED AND REMOVED FROM JOB PROMPTLY. SHORT PLYWOOD NAILS FOR EQUIVALENT SHEAR VALUE MAY BE USED. SEE PLANS FOR NAIL SPACING. PLYWOOD WALL SHEATHING SHALL BE NAILED PER SHEAR WALL SCHEDULE AT SHEAR WALLS, AND AT A MINIMUM OF 8d AT 6 INCHES O.C. ALL OTHER EDGES.

NOTE: WOOD IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. HOT DIPPED GALVANIZED CONNECTORS AND FASTENERS SHALL BE USED IN ALL PRESSURE TREATED WOOD CONNECTIONS.

SHEAR WALL NOTES:

1. WALL SHALL BE FRAMED WITH STUDS AT 16" O.C. OR PANELS ARE APPLIED WITH LONG DIMENSION ACROSS STUDS. 2. ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER OR TWO 2-INCH NOMINAL MEMBERS FASTEND IN ACCORDANCE WITH SECTION 2306.1 TO TRANSFER THE DESIGN SHEAR VALUE BETWEEN FRAMING MEMBERS.

. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES. 4. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 19/32" PLYWOOD WITH 8d AT 6" O.C. EDGES AND 12" O.C.

THE FIELD UNLESS OTHERWISE NOTED IN THE SHEAR WALL SCHEDULE.

SHEARWALL NOTES:

CONTRACTOR SHALL REVIEW ALL TYPICAL SHEARWALL CONNECTION DETAILS PRIOR TO START CONSTRUCTION. ALL SHEAR MATERIALS ON SHEARWALLS SHALL BE EXTENDED FROM HORIZONTAL DIAPHRAGM TO HORIZONTAL DIAPHRAGM. SILL NAILING IS THE FASTENING OF THE SILL (SOLE) PLATE THE AMERICAN FOREST & PAPER ASSOCIATION (AF&PA NDS-15, PER CBC STANDARDS-CHAPTER 35). STRUCTURAL FRAMING SHALL LOCATED AT THE BOTTOM OF THE SHEARWALL THROUGH THE HORIZONTAL DIAPHRAGM (FLOOR SHEATHING) BE DOUGLAS FIR - LARCH GRADED IN ACCORDANCE WITH PS 20, AMERICAN SOFTWOOD LUMBER STANDARD (DOC PS 20) AND WITH INTO THE FRAMING MEMBER BELOW. CARE MUST BE TAKEN TO ENSURE THE PENETRATION OF THESE THE WESTERN LUMBER GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION OR STANDARD GRADING RULES NO. 17 FASTENERS INTO THE BLOCKINGS, RIM JOISTS, BEAM OR CONCRETE SLAB BELOW. SILL NAILING DOES NOT APPLY WHEN SILL PLATE IS RESTING DIRECTLY OVER CONCRETE SURFACE. IN THIS CASE, ANCHOR BOLTS AS INDICATED ON THE FOUNDATION PLANS SHALL BE FOLLOWED. SILL NAILING MAY BE OMITTED AND AT ALL NON-SHEARWALLS

AT PERIMETER SHEARWALLS WHERE THE SHEAR MATERIAL (PANEL) COVERING THE UPPER LEVEL SHEARWALL IS ONE-PIECE EXTENDED CONTINUOUSLY ACROSS THE FLOOR THICKNESS TO THE RIM JOIST (UPPER FLOOR CONDITION) OR THE MUD SILL (GROUND LEVEL CONDITION), IN THIS CASE, SHEARWALL EDGE ALONG THE SILL PLATE OF THE UPPER LEVEL SHEARWALL BLOCK NAILING

BLOCK NAILING IS THE FASTENING OF BLOCKINGS, THE RIM JOISTS OR THE BEAM LOCATED DIRECTLY BELOW THE SHEARWALI TO THE TOP PLATES OR BEAMS OF THE LOWER LEVEL. A35F CLIPS MAY REPLACE A35 CLIPS WITH THE EXCEPTION THAT IT IS NOT PERMITTED WHERE NAILS WOULD BE DRIVEN INTO LAMINATION OF LUMBER. ALL BLOCKINGS OTHER THAN THOSE LOCATED UNDERNEATH THE SHEARWALL SHALL BE HELD IN PLACE BY THE FOLLOWINGS:

OF CBC SECTION 2304.11. WHERE WALLS OR PARTITIONS ARE SUPPORTED BY WOOD JOISTS: DOUBLE JOISTS UNDER PARTITIONS FOR TJI OR SIMILAR BLOCKINGS OR JOISTS: 16D SINKERS AT 8" ON CENTER VERTICALLY APPLIED THROUGH THE BOTTOM CHORD. FOR TIMBERSTRAND OR SIMILAR VERTICAL-LAMINATED LUMBER A34 AT 16" IS RECOMMENDED. AND REPLACED PER 3.B. ABOVE IF ALL THE THREE FOLLOWING CONDITIONS ARE MET:

SECTION 2308.8.5. BOLTS FOR TIMBER CONNECTIONS SHALL BE FULL DIAMETER BODY AND PER THE REQUIREMENTS OF ASTM A307, AT PERIMETER SHEARWALLS, THE BLOCK NAILING PRESCRIBED IN THE ABOVE SCHEDULE MAY BE OMITTED THE SHEARWALLS OF THE UPPER LEVEL IS STOCKED OVER THE LOWER LEVEL (VERTICALLY & HORIZONTALLY ALIGNED). THE SHEAR MATERIAL (PANEL) COVERING THE LOWER SHEARWALL IS ONE-PIECE EXTENDED UPWARD CONTINUOUSLY ACROSS THE TOP PLATES AND THE FLOOR THICKNESS AND EDGE PAPER ASSOCIATION (NDS), AND SHALL HAVE A MINIMUM BENDING YIELD STRENGTH OF 45,000 PSI. BOLT HOLES SHALL BE 1/16 INCH NAILED TO THE RIM JOIST OR BLOCKINGS ABOVE. EDGE NAILING PER THE LOWER LEVEL SHEARWALL IS PROVIDED ALONG THE UPPER TOP PLATE OF THE LOWER LEVEL SHEARWALL.

PANEL JOINTS VS. 3X FRAMING

WHERE SHEAR MATERIAL IS APPLIED ON BOTH FACES OF A SHEARWALL AND NAIL SPACING IS CLOSER THAN 6" ON CENTER, ALL THE FOLLOWING REQUIREMENTS SHALL BE MET: USE 3X SILL AND 3X TOP PLATE WHEN THE HORIZONTAL SHEAR PANEL JOINTS OCCUR AT THE SILL AND THE TOP PLATE THE VERTICAL SHEAR PANEL JOINTS OF OPPOSITE FACES SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS UNLESS SUCH FRAMING MEMBERS ARE 3X OR THICKER. WHEN 3X ARE USED, THE NAILS

COLLECTOR CONNECTION MARK SIMPSON HARDWARE ST6236' STRAP 3845# 2 `ST6236' STRAP 3845# ST6236' STRAP 3845#

LOOR SHEATHIN SHALL BE 23/32" (3/4") APA RATED SHEATHING, EXPOSURE 1, SPAN RATING 48/24.

1. ALL NAILS SHALL BE COMMON NAILS OR HOT DIPPED GALVANIZED BOX NAILS

5. PROVIDE EDGE NAILING ALONG ALL JOISTS, RAFTERS, BEAMS, COLLECTORS

AND BLOCKING OVER OR IN LINE WITH SHEAR WALLS. (2 - ROWS REQUIRED

6. DO NOT OVER DRIVE NAILS INTO PLYWOOD SHEATHING, ANYMORE THAN TO

2. INDIVIDUAL PIECES OF PLYWOOD SHALL NOT BE LESS THAN 24" IN THE

LEAST DIMENSION NOR LESS THAN 4'-0" SQ. TOTAL AREA.

4. PRE-DRILL HOLES WHERE PLYWOOD OR FRAMING TENDS TO SPLIT.

PROVIDE THE NAIL HEAD FLUSH WITH THE PLYWOOD SURFACE.

3. ALL PLYWOOD MUST BE APA RATED.

AT EACH OF THESE LOCATIONS.)

10d @ 6" o.c. Plywood edges 10d @ 10" o.c. Intermediate supports(joists)

ROOF SHEATHING SHALL BE 15/32" APA RATED SHEATHING, EXPOSURE 1, SPAN RATING 32/16. 8d @ 6" o.c. Plywood edges

Intermediate supports(rafters) 8d @ 12" o.c. ALL WOOD STRUCTURAL PANELS PERMANENTLY EXPOSE TO WEATHER SHALL BE EXTERIOR VS EXPOSURE 1 AS REFERENCED ABOVE. ALL UNBLOCKED ROOF AND FLOOR SHEATHING EDGES SHALL BE TONGUE-AND-GROOVE, AS AN ALTERNATIVE, UNBLOCKED ROOF SHEATHING MAYBE SUPPORTED WITH PLYWOOD CLEATS OR EDGE CLIPS.

NOTE: BUILDER MAY INSTALL OPTIONAL ROOF SHEATHING OF 7/16" O.S.B. WITHOUT USING "H" CLIPS (EDGE SUPPORT CLIPS) WHEN THE PANEL SPAN RATING MEETS OR EXCEEDS 24/16 AND THE PANELS ARE APPLIED STAGGERED AND PERPENDICULAR TO TRUSSES AND EACH PANEL COVERS NOT LESS THAN TWO SPANS (NLT 48")

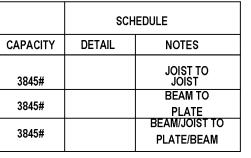
ALL FASTENERS IN CONTACT WITH PRESERVATIVE TREATED WOOD TO BE OF HOT-DIPPED ZIN COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER PER THE 2022 CBC SECTION 2304.10.5.1.

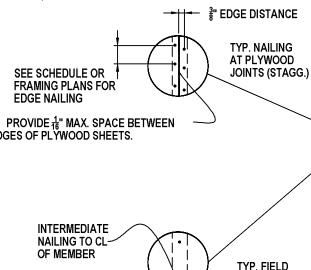
> SEE SCHEDULE OR FRAMING PLANS FOR EDGE NAILING

EDGES OF PLYWOOD SHEETS.

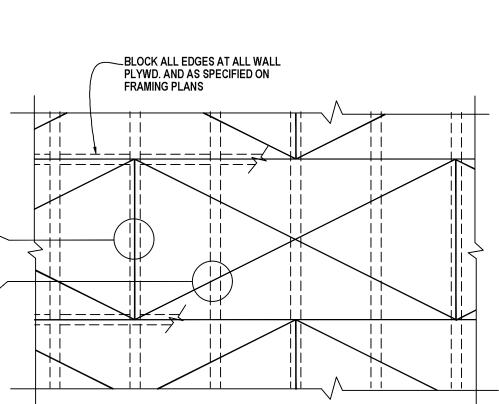
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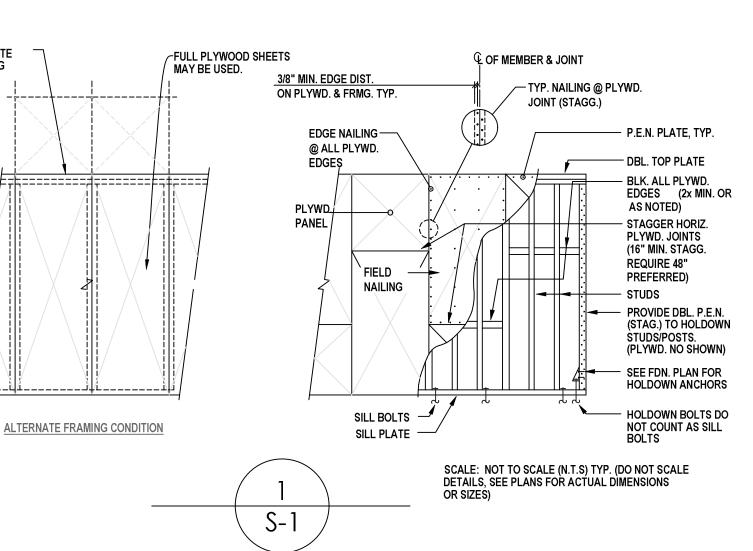
TOP PLATE OR BLK'G -	
<u> </u>	4





NAILING



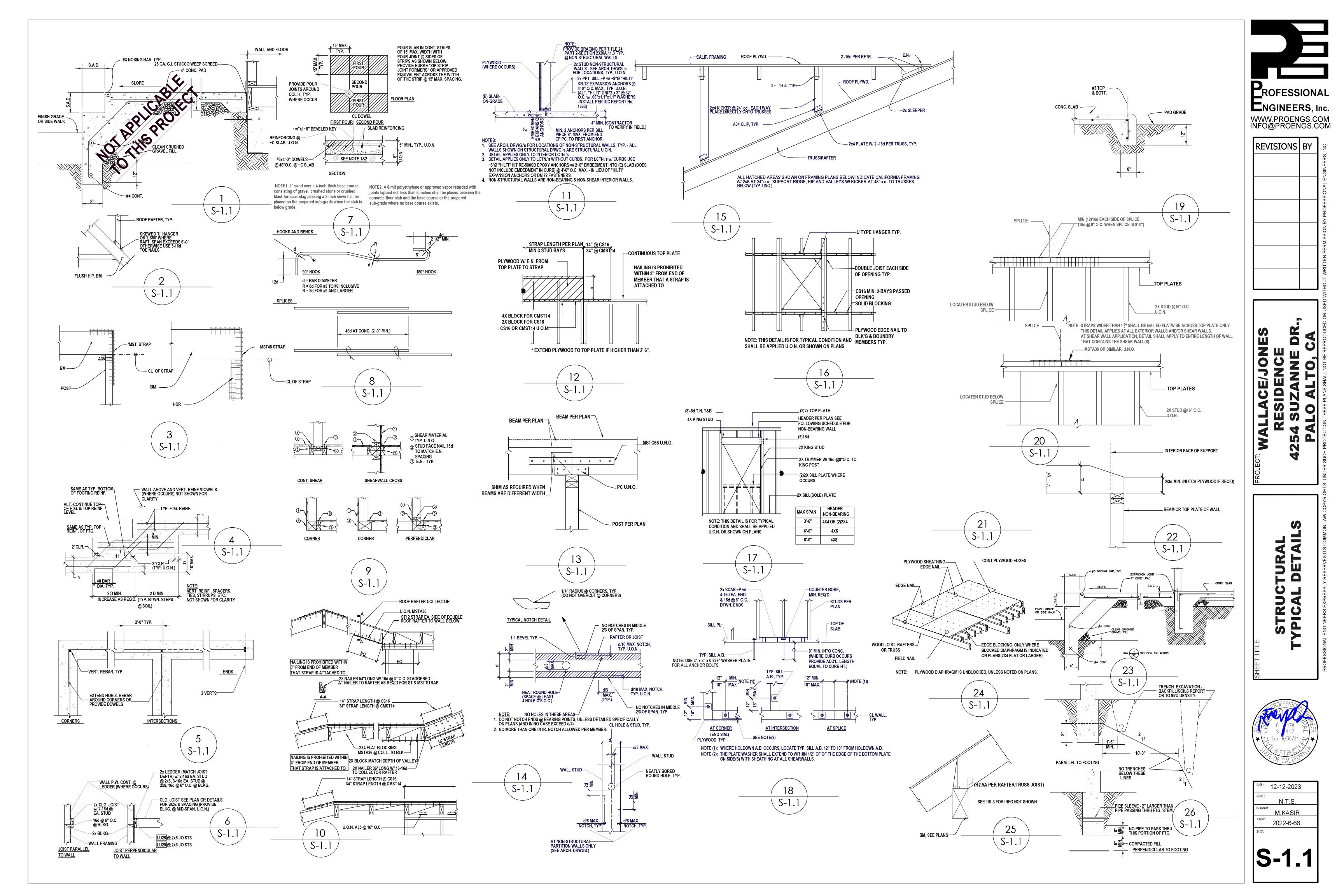


ERSION FROM THE STRUCTUR ENERAL CONTRACTOR IS RESPONSIB R VERIFICATIONS OF ALL DIMENSIONS WI CHITECTURAL PLANS AT THE JOBSIT Tel: (650) 644-7674 (650) 720-7674 ROFESSIONAL WWW.PROENGS.COM **ENGINEERS, Inc.** Email: INFO@PROENGS.COM

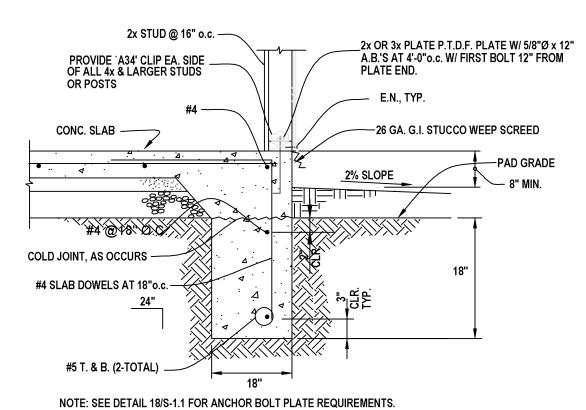
REQUIRED SPECIAL INSPECTIONS: -PLYWOOD SHEAR WALL SYSTEMS WITH NAIL SPACING OF 4" O.C. OR CLOSER. -EOPXY HOLDOWNS INSTALLATION. PROVIDE A MINIMUM OF 3 WORKING DAYS NOTICE PRIOR TO REQUIRED TIME OF VISIT.

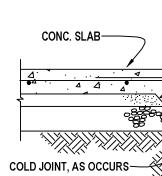






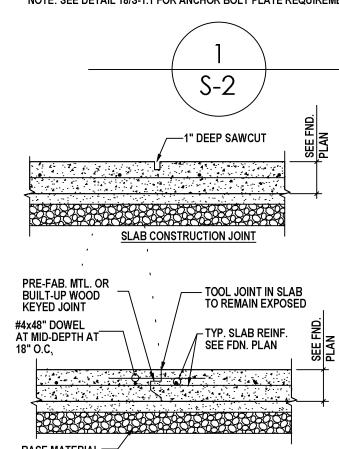
2x STUDS AT 16"o.c.-





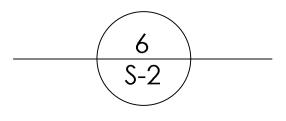
1. THE EDGE OF THE SQUARE PLATE WASHER TO BE EXTENDED TO WITHIN 1/2" OF SHEATHED EDGE OF THE SILL PLATE. 2. USE 3" x 3" x 0.229" WASHER PLATE FOR ALL ANCHOR BOLTS.

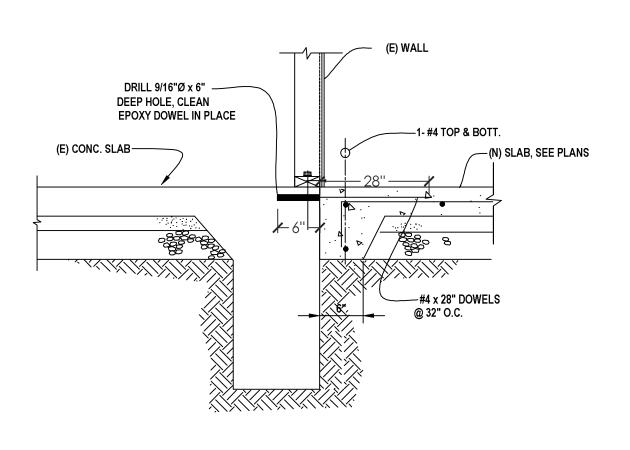
NOTE: SEE DETAIL 18/S-1.1 FOR ANCHOR BOLT PLATE REQUIREMENTS.

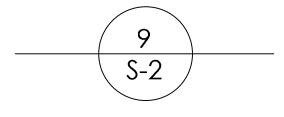


BASE MATERIAL, <u>SLAB CONSTRUCTION JOINT</u> NOTE(SEE SOIL REPORT, IF ANY): 2" sand over a 4-inch-thick base course consisting of gravel, crushed stone or crushed blast-furnace: slag passing a 2-inch sieve hall be placed on the prepared sub-grade when the slab is below grade.

A 10-mil polyethylene or approved vapor retarder with joints lapped not less than 6 inches shall be placed between the concrete floor slab and the base course or the prepared sub-grade where no base course exists.





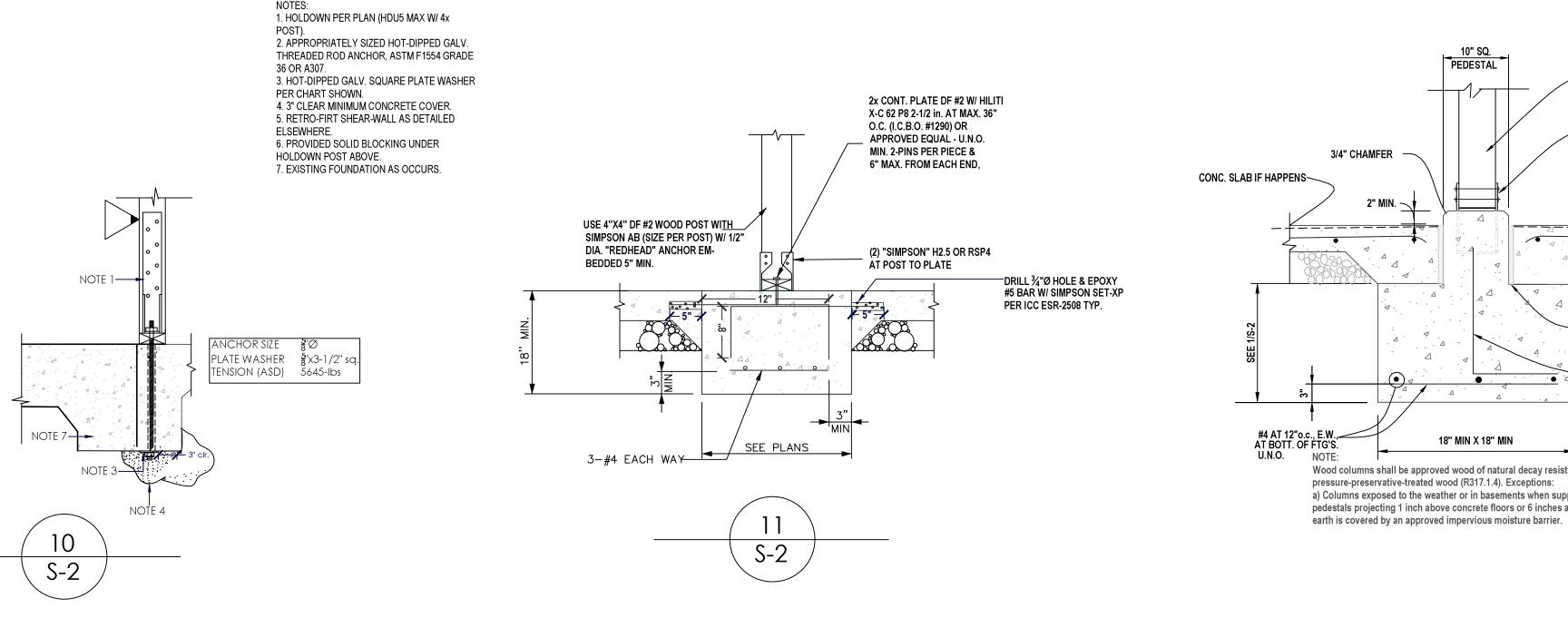


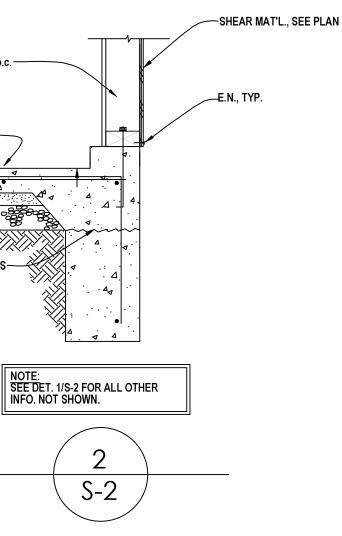
HOLD-DOWN SCHEDULE

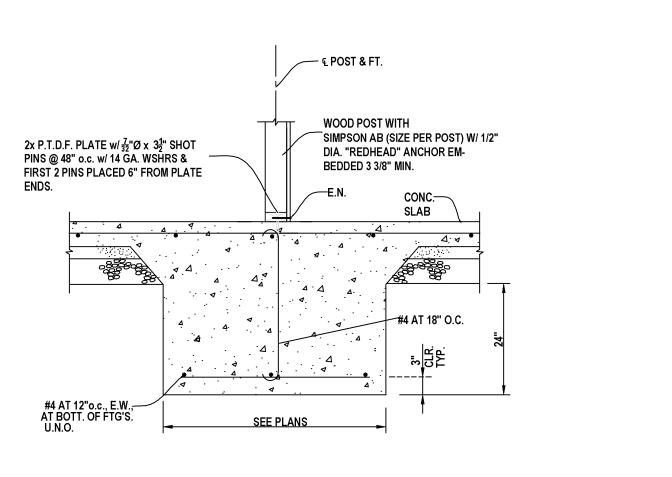
MARK	FASTENERS	MINIMUM WOC
HDU2	6-SDS 1/4"X2.5"	4 × 4
HDU4	10-SDS 1/4"X2.5"	4 x 4
HDU5	14-SDS 1/4"X2.5"	4 × 4
HDU8	20-SDS 1/4"X2.5"	4 x 4
HDQ8	20-SDS 1/4"X3"	4 x 4
HDU11	30-SDS 1/4"X2.5"	4 x 6
HDU11-8X8	30-SDS 1/4"X2.5"	8 x 8
HD19-1 1/8" A	AB 5 – 1"	6 x 6
HD19-1 1/4" 4	B 5 – 1"	6 x 6

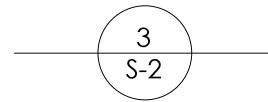
HDU2 HDU4, HDU5 HDU8 HDU11,HDQ8 HDU14,HHDQ11

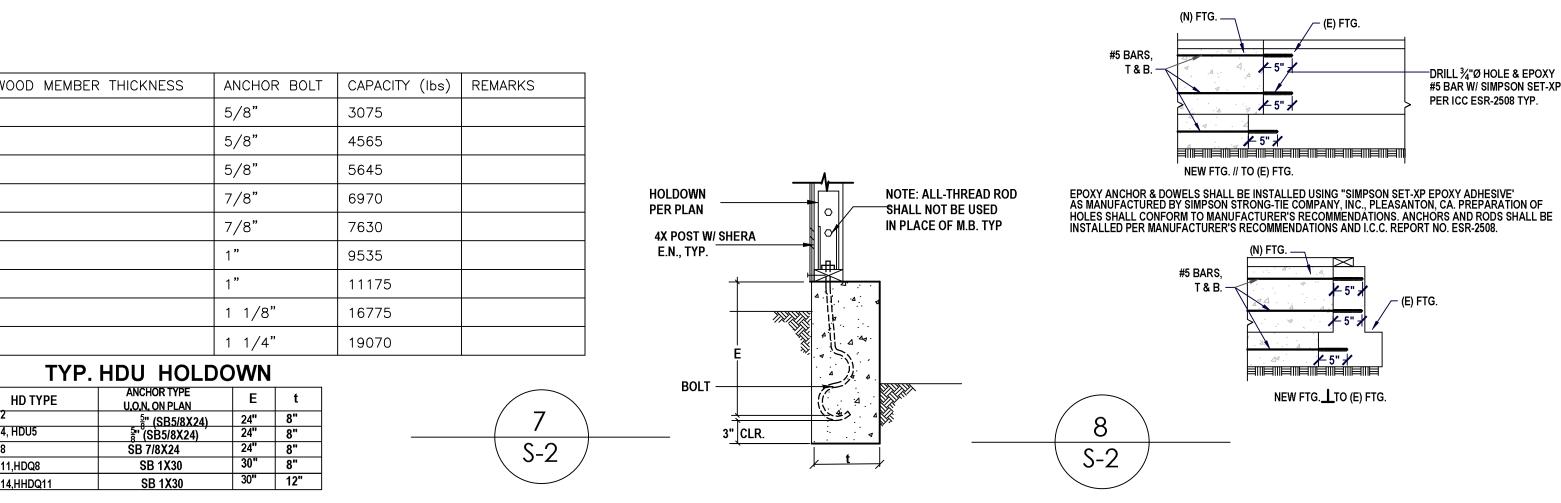
NOTES: 36 OR A307. ELSEWHERE.

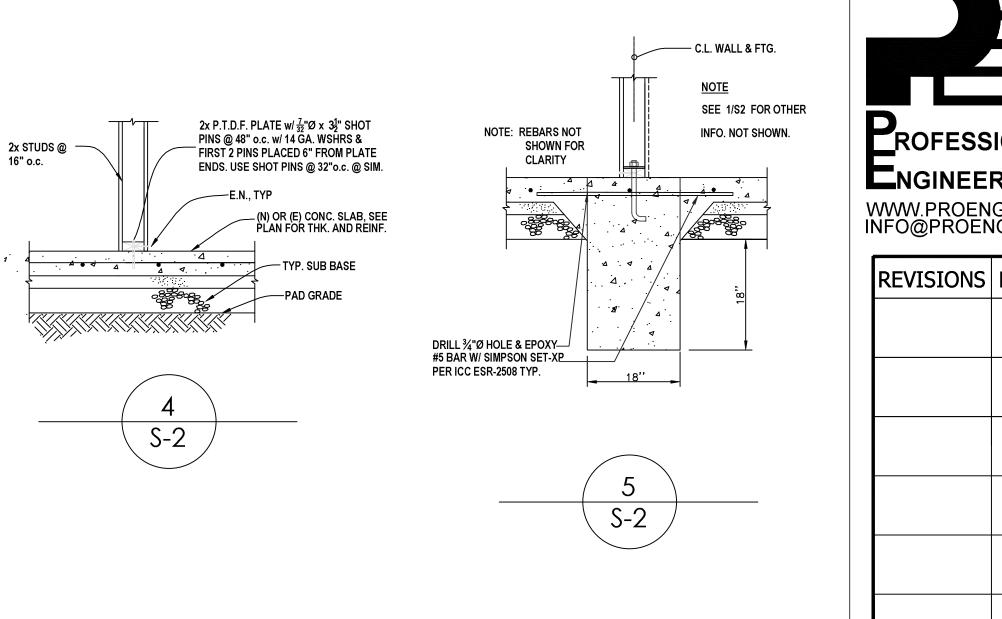












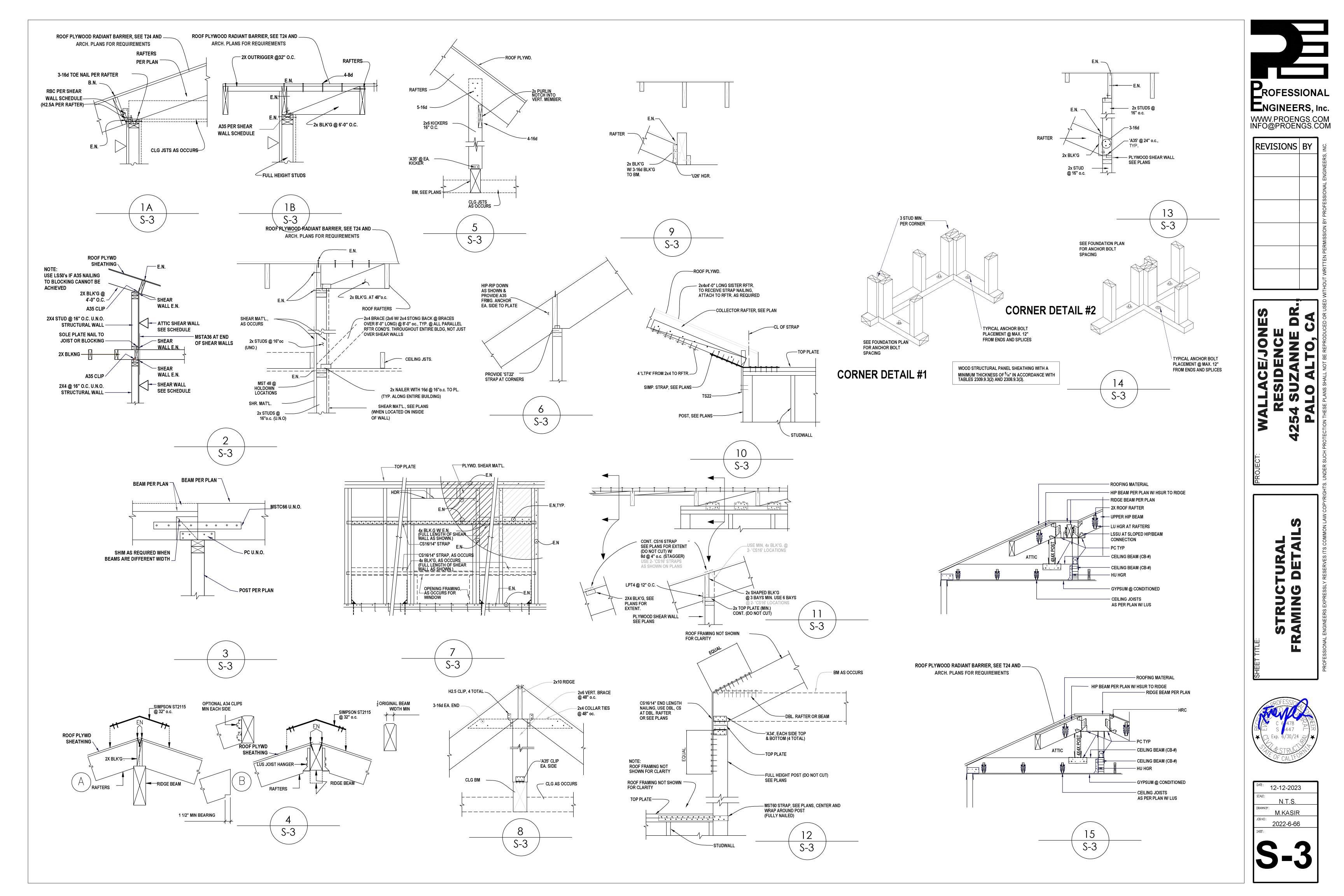
DRILL ³/₄"Ø HOLE & EPOXY #5 BAR W/ SIMPSON SET-XP PER ICC ESR-2508 TYP.

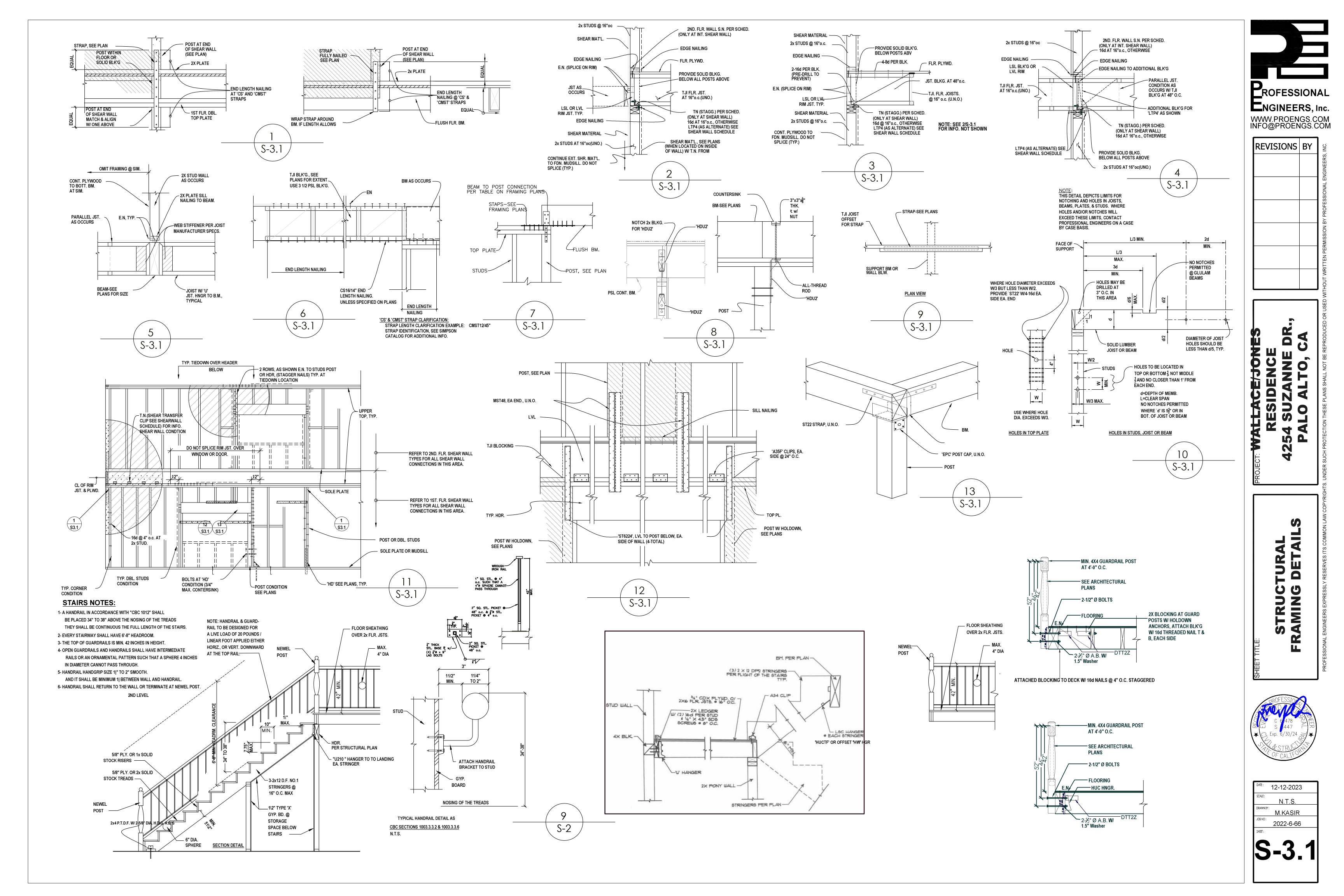
10" SQ. PEDESTAL --- Post, see plans (p.t.d.f.) -'MPB66Z' POST BASE, TYP. (HOT DIPPED GALVANIZED) ___CONC. SLAB IF HAPPENS - PAD GRADE 10. ____ SLOPE, AS OCCURS (TYP., SEE PLANS) -1/2" EXP. JOINT MAT'L. 12 18" MIN X 18" MIN S-2 Wood columns shall be approved wood of natural decay resistance or approved a) Columns exposed to the weather or in basements when supported by concrete piers or metal pedestals projecting 1 inch above concrete floors or 6 inches above exposed earth and the

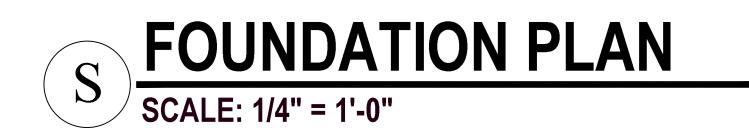


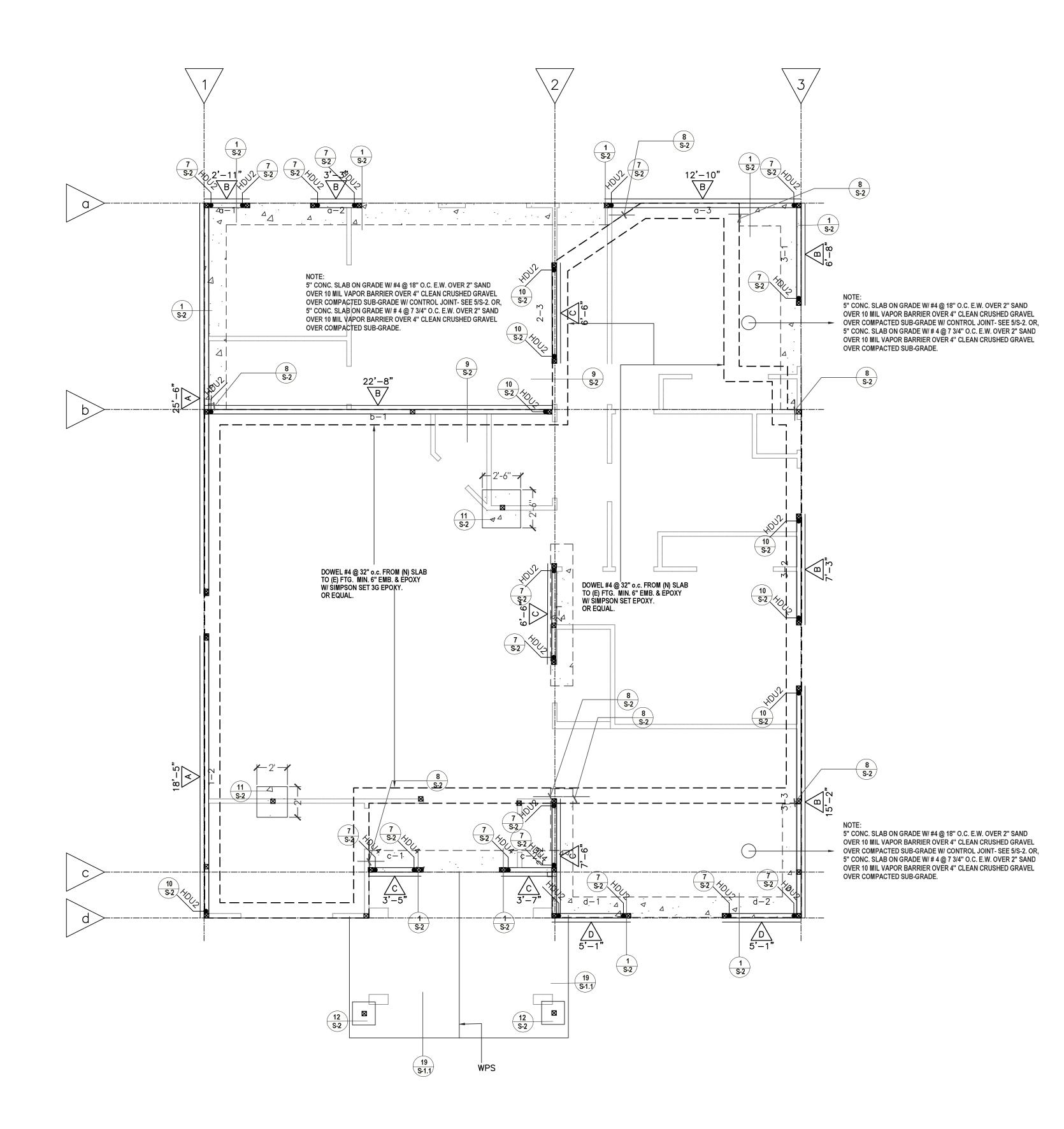












ST6236 U.N.O. BLK'G HARDY FRAME PANEL-_____ SHEARWALL

₽ 2'-8" ₽

SHEARWALL LENGTH

LEGEND:

SEE HFX SHEETS

SEE SHEAR WALL

SCHEDULE SHEET S-1

NEW FTG AS PER

DETAIL SEE 1/S-2 2X4 FRAME WALLS

ROOF SHEATHING - SHALL BE 15/32" APA RATED SHEATHING, EXPOSURE 1, SPAN RATING 32/16. 8d @ 6" o.c. Plywood edges 8d @ 12" o.c. Intermediate supports (rafters)

WWW.PROENGS.COM INFO@PROENGS.COM **REVISIONS** BY Ш NO Ш ALTO 7 Ш 0 MA LO N Ζ 9 CTUR. D A ND S D 0

NOTE: All fasteners in contact with preservative treated wood to be of hot-dipped zinc coated galvanized steel, stainless steel, silicon bronze or copper per the 2019 CBC Section 2304.10.5.1.

> THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATIONS OF ALL DIMENSIONS WITH ARCHITECTURAL PLANS AT THE JOBSITE.

NOTE: ALL FIRST FLOOR POSTS TO BE DF #1.

NOTE: WOOD IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. HOT DIPPED GALVANIZED CONNECTORS AND FASTENERS SHALL BE USED IN ALL PRESSURE TREATED WOOD CONNECTIONS.

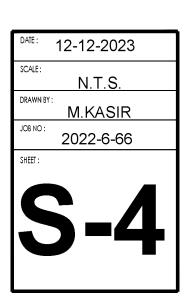
GENERAL CONSTRUCTION

- 1. UNLESS SUPPORTED LATERALLY BY ADEQUATE FRAMING, THE MAXIMUM ALLOWABLE HEIGHT SHALL BE 14'-0" FOR 2 X 4 @ 16'' STUD WALL
- AND 20'-0" FOR A 2 X 6 @ 16"STUD WALL (U.N.O.). 2. PROVIDE FIRE BLOCKING AT FLOORS, CEILING, COVES AND MID-HEIGHT
- OF WALLS OVER 10'-0" IN HEIGHT. 3. ALL BUILDINGS SHALL BE GRADED SO AS TO PROVIDE 5% POSITIVE
- DRAINAGE AWAY FROM THE HOUSE.
- 4. JOISTS SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING OR END HANGERS AT EACH END AND AT EACH SUPPORT. SOLID BLOCKING SHALL NOT BE LESS THAN 2" THICK (NOMINAL) AND THE FULL DEPTH OF THE JOISTS.
- 5. THE ENDS OF JOISTS, BEAMS, AND GIRDERS SHALL HAVE AT LEAST 1 1/2" OF BEARING ON WOOD OR METAL AND 3" OF BEARING ON CONCRETE OF MASONRY, (U.N.O.).
- 6. WHEN BOLTS ARE IN USE A WASHER NOT LESS THAN A STANDARD CUT WASHER OR A METAL PLATE OR STRAP IN LIEU THEREOF, SHALL BE BETWEEN THE WOOD AND THE BOLT HEAD AND BETWEEN THE WOOD AND THE NUT.

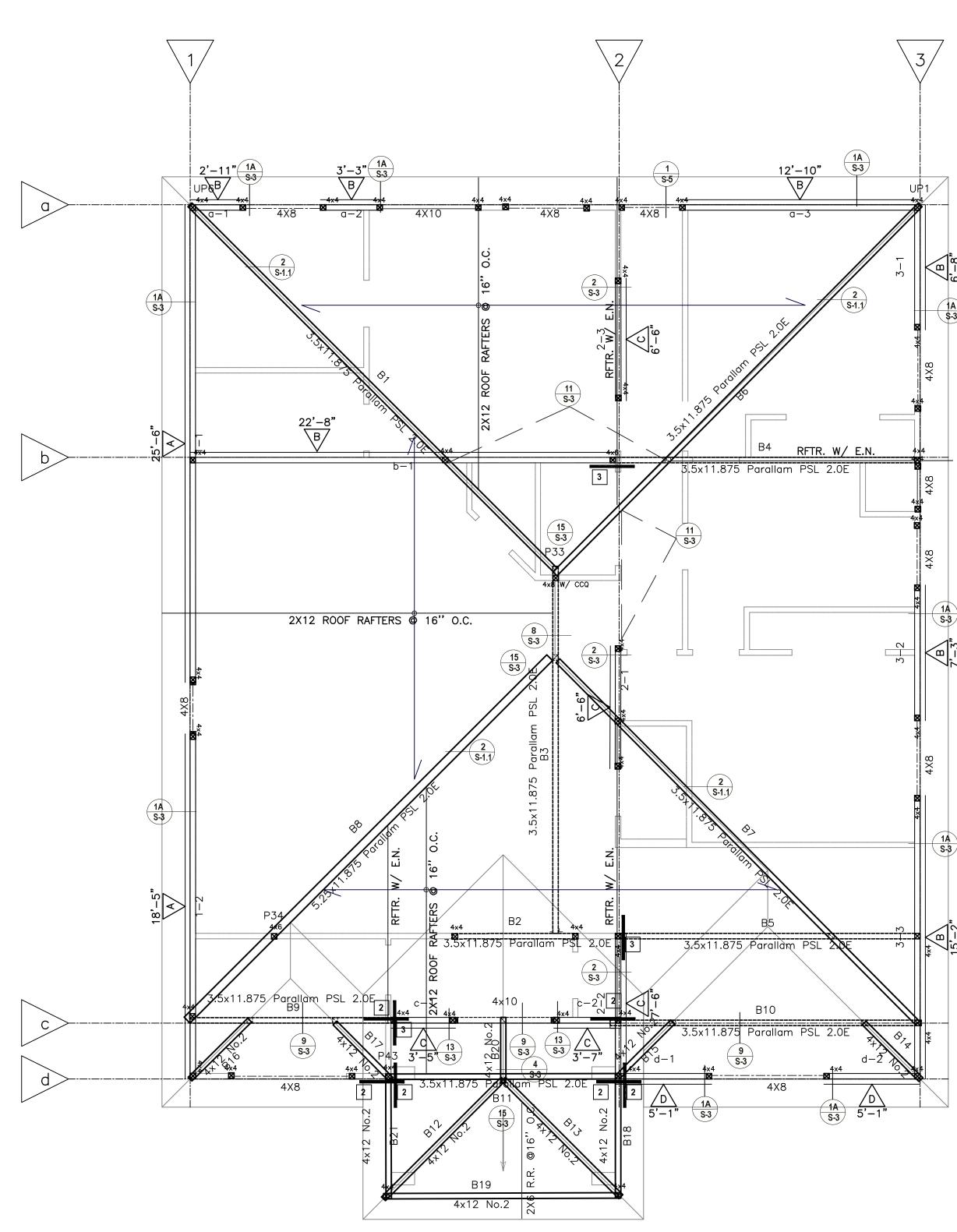
FOUNDATION NOTES

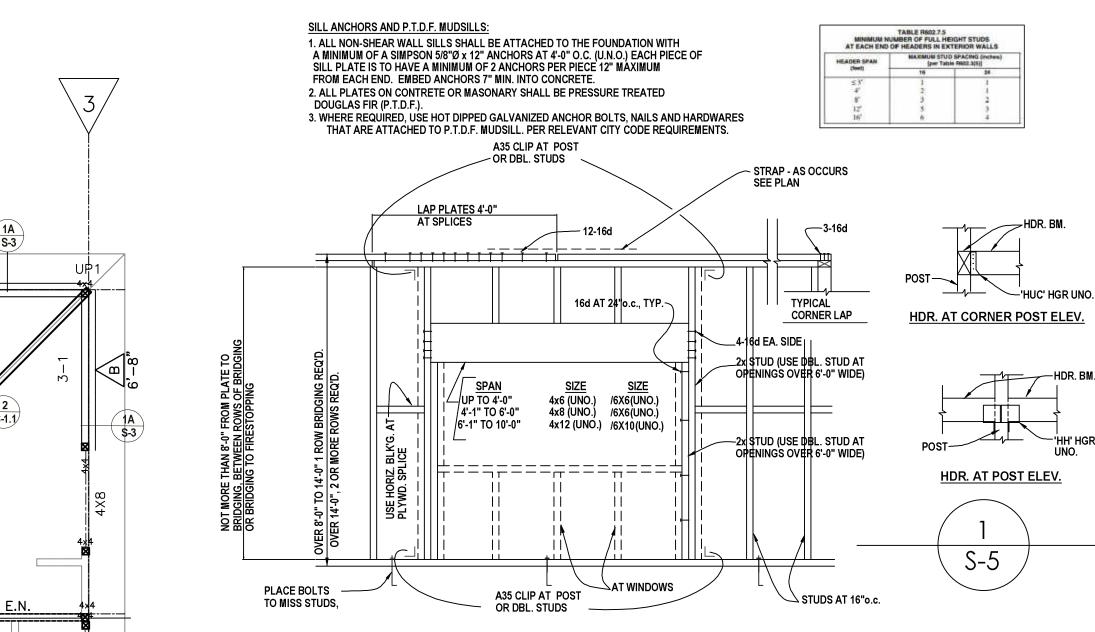
- 1. ALL ANCHOR BOLTS NOT SHOWN ARE TO BE 5/8" DIA. x 12" A307 ANCHOR BOLT AT 4'-0"o.c. W/ 3" x 3" x 0.229" WASHER PLATE. SEE PLAN FOR FOR SPECIAL ANCHOR BOLT REFERENCE AT SHEAR WALLS. 2. ALL HOLDOWNS SHOWN ON THIS PLAN TO BE CONNECTED FROM POST
- IN WALL TO FOOTING BELOW (UNO) AND TO BE INSTALLED PER SIMPSON CO. SPECIFICATIONS.
- 3. ALL INTERIOR FOOTING LOCATIONS NOT DIMENSIONED SHALL BE EQUALLY SPACED BETWEEN DIMENSIONED FOOTINGS AND/OR THE PERIMETER FOUNDATION. 4. STITCH NAIL ALL DOUBLE OR TRIPLE MEMBERS W/16d @ 4" o.c.,
- STAGGERED (TYP.).
- 5. SEE DETAIL $\binom{8}{S1.1}$ FOR TYP. REINFORCEMENT SPLICES AND BENDS.
- 6. SEE DETAIL $\left(\frac{3}{51.1}\right)$ FOR TYP. CORNER REINFORCEMENT DETAIL.
- 7. SEE DETAIL $\begin{pmatrix} 26\\ S1.1 \end{pmatrix}$ FOR TYP. TRENCH DETAIL.
- 8. SEE SHEET S1 FOR STRUCTURAL SPECIFICATIONS AND GENERAL NOTES.
- 9. INTERIOR SLABS: 4" CONCRETE SLAB-ON-GRADE w/ #4 @ 16" o.c. @ MID-DEPTH OF SLAB OVER 2" SAND OVER VAPOR BARRIER OVER 4" CRUSHED ROCK OVER PRESOAKED EARTH PORCH SLABS: 4" CONCRETE SLAB-ON-GRADE w/ #4 @ 16" o.c. @ MID-DEPTH OF SLAB OVER 4" CRUSHED ROCK OVER PRESOAKED EARTH

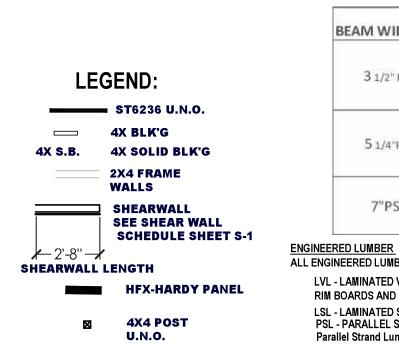












ROOF SHEATHING - SHALL BE 15/32" APA RATED SHEATHING, EXPOSURE 1, SPAN RATING 32/16. 8d @ 6" o.c. Plywood edges 8d @ 12'' o.c. Intermediate supports (rafters)

	COLLECTOR CONNECTION		SCH	IEDULE
MARK	SIMPSON HARDWARE	CAPACITY	DETAIL	NOTES
1	`ST6236' STRAP	3845#		JOIST TO JOIST
2	`ST6236' STRAP	3845#		BEAM TO PLATE
3	`ST6236' STRAP	3845#		BEAM/JOIST TO PLATE/BEAM

NOTE: ALL FIRST FLOOR POSTS TO BE DF #1.

FRAMING	NOTES

- 1. PROVIDE A 2-2x POST BELOW ALL BEAM ENDS UNLESS A LARGER POST IS SPECIFIED.
- NAIL ROOF PLYWOOD W/ SHEAR TRANSFER NAILING (EN) TO ALL FRIEZE BLOCKING AT EXTERIOR WALLS AND TRUSSES IN LINE WITH EXTERIOR WALLS OR SHEAR WALLS
 EXTEND ALL ROOF PLYWOOD BELOW CALIF. FRAMED AREAS AND PROVIDE
- SHEAR TRANSFER NAILING (EN) TO BEAM OR PERIMETER WALL BLOCKING.
- 4. NAIL SHEAR MATERIAL WITH TWO ROWS OF EDGE NAILING TO ALL POSTS ATTACHED TO HOLDOWN ANCHORS OR STRAPS.
- 5. ALL SPECIFIED BLOCKING IS TO BE INSTALLED "TIGHT" BETWEEN ADJACENT MEMBERS.
- 6. DO NOT OVERDRIVE NAILS INTO PLYWOOD. IF NAIL GUN IS USED, GUN SHOULD BE ADJUSTED TO UNDERDRIVE NAIL, THEN NAILS ARE TO BE HAND DRIVEN SO THE HEAD OF THE NAIL IS FLUSH WITH THE FACE OF THE PLYWOOD.
- 7. AT NAILED CONNECTIONS, CARE IS TO BE TAKEN DURING CONSTRUCTION TO ENSURE THAT SPLITTING OF WOOD DOES NOT OCCUR. ANY SPLIT MEMBERS SHALL BE REMOVED AND REPLACED, USING A METHOD OF ATTACHING THE SPECIFIED CONNECTORS IN A WAY TO PREVENT SPLITTING.
- 8. PROVIDE BLOCKING AT SPANS GREATER THAN 10 FEET. PROVIDE 2 FLOOR JOISTS UNDER WALLS PARALLEL TO JOISTS. PROVIDE SOLID BLOCKING UNDER WALLS PERPENDICULAR TO JOISTS.
- ROOF FRAMING NOTES 1. PROVIDE A 2-2x POST BELOW ALL BEAM ENDS UNLESS A LARGER POST IS
- SPECIFIED. 2. NAIL ROOF PLYWOOD W/ SHEAR TRANSFER NAILING (EN) TO ALL FRIEZE BLOCKING AT EXTERIOR WALLS AND TRUSSES IN LINE WITH EXTERIOR WALLS
- OR SHEAR WALLS 3. EXTEND ALL ROOF PLYWOOD BELOW CALIF. FRAMED AREAS AND PROVIDE
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- 7. AT NAILED CONNECTIONS, CARE IS TO BE TAKEN DURING CONSTRUCTION TO ENSURE THAT SPLITTING OF WOOD DOES NOT OCCUR. ANY SPLIT MEMBERS SHALL BE REMOVED AND REPLACED, USING A METHOD OF ATTACHING THE SPECIFIED CONNECTORS IN A WAY TO PREVENT SPLITTING.
- <u>'CS' & 'CMST' STRAP CLARIFICATION:</u> STRAP LENGTH CLARIFICATION EXAMPLE: CMST12/45"
- STRAP IDENTIFICATION, SEE SIMPSON CATALOG FOR ADDITIONAL INFO. REQUIRED END LENGTH (AT EACH END), SEE SIMPSON CATALOG FOR TOTAL CUT LENGTH REQUIREMENTS. FILL ALL HOLES, LOCATED WITHIN THE END LENGTH SPECIFIED, WITH SIMPSON N16 NAILS, INCLUDING TRIANGULAR HOLES. USE 14" END LENGTH NAILING, U.N.O. FOR CS16 STRAP, 45" END LENGTH NAILING,
- U.N.O. FOR CMST12 STRAP, 25" END LENGTH NAILING, U.N.O FOR CMSTC16
- STRAP LENGTH CLARIFICATION EXAMPLE: CMST12x90" TOTAL LENGTH OF STRAP -
- USE 36" TOTAL LENGTH CLARIFICATION FOR CS16, U.N.O., 50" TOTAL LENGTH FOR CMSTC16, U.N.O.

PARALLAM BEAM HAI	NGER SCHEDULE
3-1/2" X 11-7/8"	"GLTV3.511"

5-1/4" X 11-7/8"	"HGLTV5.511"	
7" X 11-7/8"	"HGLTV411.88-2	

BEAM WIDTH	POST SIZE (MIN.)	BEAM TO POST CONNECT	
	· · · · · · · · · · · · · · · · · · ·	END	INTERMEDIATE
4X	4X4	EPC44	PC44
6X	4X6	EPC64	PC64
3 1/B" X GLB	4X4	ECC44	CC44
5 1/8" X GLB	4X6	ECC64	CC64
63/4" X GLB	4X.8"	ECC74	CC74

M WIDTH	POST SIZE (MIN.)	WALL STUD SIZE	BEAM TO POST CONNECTION						
			END	INTERMEDIATE					
3 1/2" PSL	4"X4"	2X4 STUD	ECCQ44SDS2.5	CCQ44SDS2.5					
	4"X6"	2X6 STUD	ECCQ46SDS2.5	CCQ46SDS2.5					
	4"X6"	2X4 STUD	ECCQ64SDS2.5	CCQ64SDS2.5					
5 1/4"PSL	6"X6"	2X6 STUD	ECCQ66SDS2.5	CCQ66SDS2.5					
J 1/4 P3L	6"X 8"	2XB STUD	ECCQ68SDS2.5	CCQ68SDS2.5					
	4"X 8"	2X4 STUD	ECCQ7.1-4SDS2.5	CCQ7.1-4SDS2.5					
7"PSL	6"X 8"	2X6 STUD	ECCQ7.1-6SD2.5	CCQ7.1-6SD2.5					
	8"×8"	2XB STUD	ECCQ7.1-8SDS2.5	CCQ7.1-8SDS2.5					

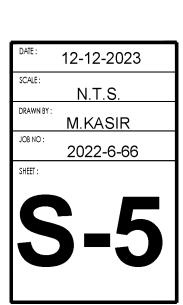
ALL ENGINEERED LUMBER BEAMS SHALL BE BY TRUS-JOIST MACMILLAN, BOISE, IDAHO:

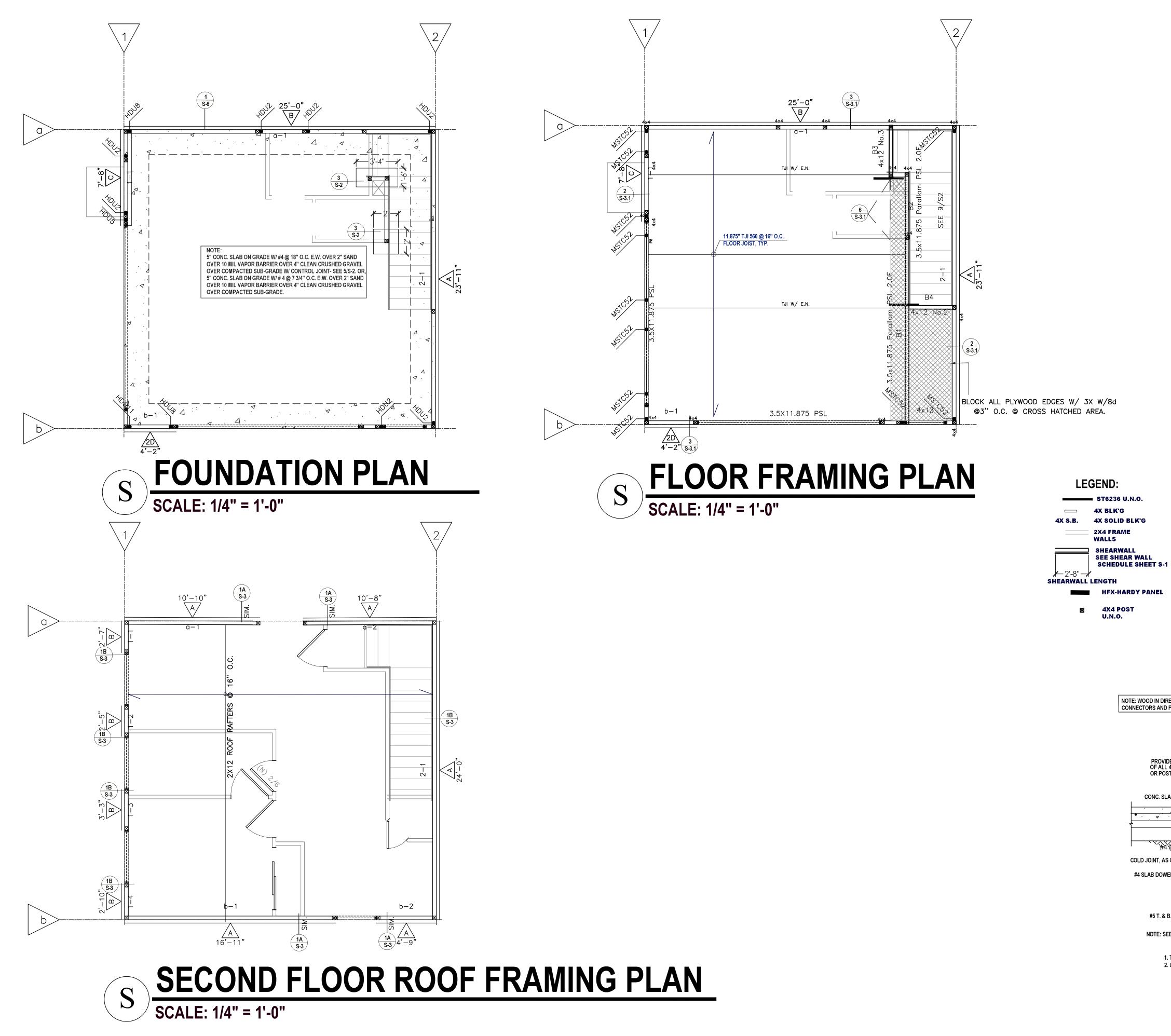
LVL - LAMINATED VENEER LUMBER SHALL BE 1.9E MICROLLAM LVL. RIM BOARDS AND BLOCKING, 1.5E TIMBERSTRAND FOR JOISTS, BEAMS AND HEADERS

LSL - LAMINATED STRAND LUMBER SHALL BE 1.3E TIMBERSTRAND FOR STUDS, PSL - PARALLEL STRAND LUMBER SHALL BE 2.0E PARALLAM PSL.

Parallel Strand Lumber (PSL): Fb = 2900 psi Fc (perpendicular to graine) = 750 psi Fc (parallel to grain) = 2900 psi Fv (parallel to grain) = 290 psi E = 2,000,000 psi SAWN LUMBER: 4X LUMBER DF #2 (ALL FIRST FLOOR POSTS TO BE NO.1)

CNGINEERS, Inc. WWW.PROENGS.COM INFO@PROENGS.COM **REVISIONS** BY DR ш U ZШ Ш 0 U Ζ 0 Ζ 7 Z Ш Ш 4 U S ШS 2 LO 3 N 0 0 D 0 0 2 Ř Ш S 3 0





	COLLECTOR CONNECTION		SCH	IEDULE
MARK	SIMPSON HARDWARE	CAPACITY	DETAIL	NOTES
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3	`ST6236' STRAP	3845#		BEAM/JOIST TO PLATE/BEAM

NOTE: ALL FIRST FLOOR POSTS TO BE DF #1 NOTE: SEE 11/S3.1 FOR HOLDOWN LOCATION DETAILS.

FRAMING NOTES

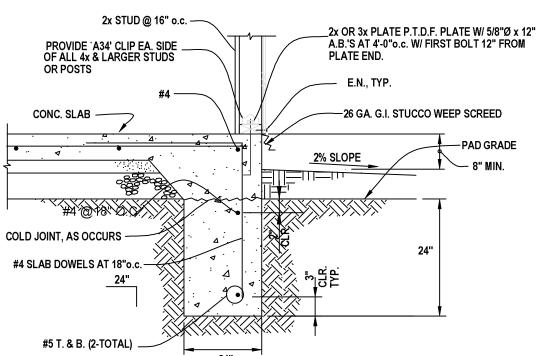
- 1. PROVIDE A 2-2x POST BELOW ALL BEAM ENDS UNLESS A LARGER POST IS SPECIFIED.
- 2. NAIL ROOF PLYWOOD W/ SHEAR TRANSFER NAILING (EN) TO ALL FRIEZE BLOCKING AT EXTERIOR WALLS AND TRUSSES IN LINE WITH EXTERIOR WALLS
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- STRAP LENGTH CLARIFICATION EXAMPLE: CMST12x90" TOTAL LENGTH OF STRAP -
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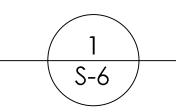
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NOTE: SEE DETAIL 18/S-1.1 FOR ANCHOR BOLT PLATE REQUIREMENTS.

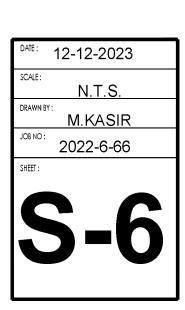
1. THE EDGE OF THE SQUARE PLATE WASHER TO BE EXTENDED TO WITHIN 1/2" OF SHEATHED EDGE OF THE SILL PLATE. 2. USE 3" x 3" x 0.229" WASHER PLATE FOR ALL ANCHOR BOLTS.

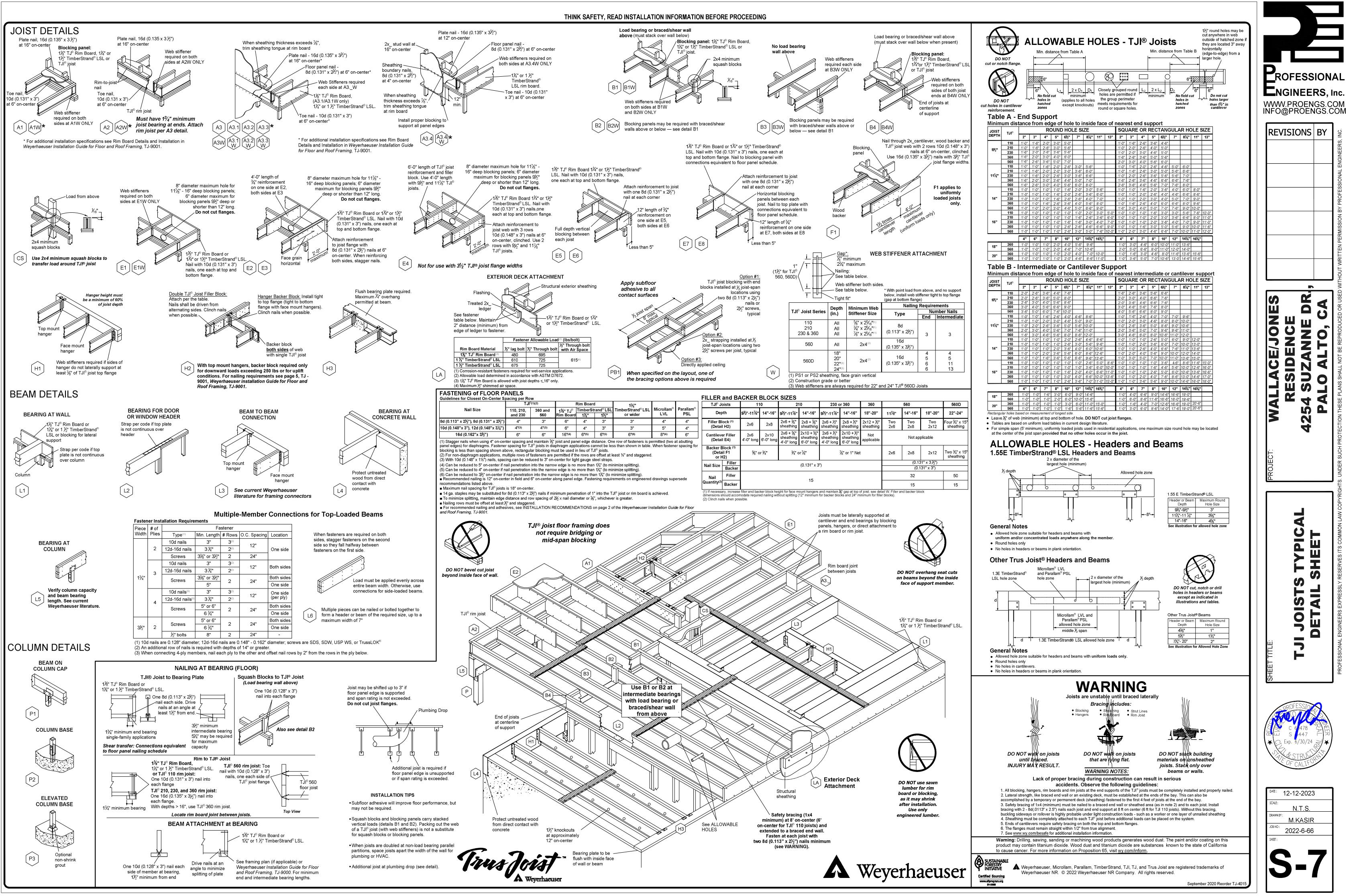
NOTE: SEE DETAIL 18/S-1.1 FOR ANCHOR BOLT PLATE REQUIREMENTS.











City of Palo Alto Tree Protection - It's Part of the Plan!

Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. An approved tree protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree. For detailed information on Palo Alto's regulated trees and protection during development, review the City Tree Technical Manual (TTM) found at www.cityofpaloalto.org/trees/.

		Table 2-2 Palo Alto Tree Technical Manual	
TREE DISCLOSURE STATEMENT CITY OF PALO ALTO	For written specifications associated with illustrations below, see Public Works Specifications Section 31 Detailed specifications are found in the Palo Alto Tree Technical Manual (TTM) (www.cityofpaloalto.org/trees/)	CONTRACTOR & ARBORIST INSPECTION SCHEDULE	Arborist Firm Da
Planning Division, 250 Hamilton Avenue Palo Alto, CA 94301	Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).		Mont
(650) 329-2441	 Restricted activity area see Tree Technical Manual Sec 2.15(E). Restricted trenching area see Tree Technical Manual Sec 2.20(C-D), any proposed trench or form work 	Reference: the Palo Alto Tree Technical Manual is available at www.cityofpaloalto.org/environment/	Inspection Site
http://www.cityofpaloalto.org	within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.	All checked items apply to this project:	Date: addr
lo Alto Municipal Code, Chapter 8.10.040, requires disclosure and protection of certain trees located on private and public operty, and that they be shown on approved site plans. A completed disclosure statement must accompany all building permit	Type I Tree Protection For all Ordinance Protected and Designated trees, as detailed in the site specific	 Inspection of Protective Tree Fencing. For Public Trees, the Street Tree Verification Form shall be signed by the City Arborist. For Protected Trees, the project site arborist shall provide an initial 	Inspection Palo
plications that include exterior work, all demolition or grading permit applications, or other development activity.	tree preservation report (TPR) prepared by the applicant's project arborist as diagramed on the plans.	Monthly Tree Activity Report form with a photograph verifying that he has conducted a field	#
OPERTY ADDRESS:	Note: Ordinance Protected & Designated Trees. Issuance	inspection of the trees and that the correct type of protective fencing is in place around the designated tree protection zone (TPZ) prior to issuance of a demolition, grading, or building permit.	
e there Regulated trees on or adjacent to the property? YES NO (If no, proceed to Section 4)	of a permit requires applicant's project arborist written verification Type I is installed correctly	(See TTM, Verification of Tree Protection, Section 1.39).	
	according to the plans and Tree Preservation Report	2. Pre-Construction Meeting. Prior to commencement of construction, the applicant or contractor shall	Distribution: 1.
ctions 1- 4 MUST be completed by the applicant. Please circle and/or check where applicable.]	8.5x11-inch Warning Signs 6-foot high	conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading operators, project site arborist, City Arborist, and, if a city maintained irrigation system is	Provide the requested r
Vhere are the trees? Check those that apply. (Plans must be submitted showing over 4" diameter trees)	one each side chain link fence, Warning Vypical	involved, the Parks Manager (Contact 650-496-6962).	site arborist. Send mon needed.
On the property On adjacent property overhanging the project site	either 10 x Tree Diameter	3. 🗹 Inspection of Rough Grading or Trenching. Contractor shall ensure the project site arborist	 Assignment Activ
In the City planter strip or right-of-way easement within 30' of property line (Street Trees)*	whichever is greater	performs an inspection during the course of rough grading or trenching adjacent to or within the TPZ to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if	a. Pre-construc
reet trees require special protection by a fenced enclosure , per the attached instructions. Prior to receiving any permit, you must provide authorized Street Tree Protection Verification form by calling Public Works Operations at 493-5953 for inspection of required type I, II or III		required, inspect aeration systems, tree wells, drains and special paving. The contractor shall provide the project arborist at least 24 hours advance notice of such activity.	 b. Inspect to ve c. Determine if
ng (see attached Detail #605).	to outer branches of		2. Field Observation
re there any Protected ¹ or Designated ¹ Trees? YES (Check where applicable) NO	Type II <u>Tree Protection</u>	 Monthly Tree Activity Report Inspections. The project site arborist shall perform a minimum monthly activity inspection to monitor and advise on conditions, tree health and retention or, 	a. Tree Protect b. Trenching h
Protected Tree (s) Designated Tree (s)	Street	immediately if there are <i>any revisions</i> to the approved plans or protection measures. The Tree Technical Manual Monthly Tree Activity Report format shall be used and sent to the Planning Dept.	3. Action Items (list
On or overhanging the property	Barbway Strip Warning	landscape review staff no later than 14 days after issuance of building permit date. Fax to (650) 329-	a. Tree Protecti b. Root zone bu
here activity or grading within the dripline? (radius 10 times the trunk diameter) of these trees?	S A Sidewalk	2154. (See TTM, Monthly Tree Activity Inspection Report, Addendum 11 & section 1.17).	c. Schedule sev
s, a Tree Preservation Report must be prepared by an ISA certified arborist and submitted for staff review (see TTM ² , Section 6.25). h this report to Sheet T-1,:Tree Protection, its Part of the Plan!", per Site Plan Requirements.	Yard Fencing must provide public passage while protecting all other land in TPZ.	5. Special activity within the Tree Protection Zone. Work in the TPZ area (see also #7 below)	4. Photographs (use
re the Site Plan Requirements** completed?		requires the direct onsite supervision of the project arborist (see TTM, Trenching, Excavation & Equipment, Section 2.20 C).	5. Tree Location Ma
	2-inches of Orange Plastic Fencing Overlaid with 2-inch Thick Wooden Slats See TTM 2.20 C-D Note: Street Trees. Issuance of a permit requires		6. Recommendations
Protection of Regulated trees during development require the following: (1) Plans must show the measured trunk diameter and canopy pline; (2) Plans must denote, as a bold dashed line, a fenced enclosure area out to the dripline, per Sheet T-1 and Detail #605 -	See TTM 2.20 C-D for instructions See TT	 Landscape Architect Inspection. For discretionary development projects, prior to temporary or final occupancy the applicant or contractor shall arrange for the Landscape Architect to perform an 	
<u>p://www.cityofpaloalto.org/trees/forms.htm (See also TTM², Section 2.15 for area to be fenced)</u>	Restricted use for Restricted use for	on site inspection of all plant stock, quality of the materials and planting (see TTM, Planting Quality, Section 5.20.1 A) and that the irrigation is functioning consistent with the approved	 Past visits (list car
ne undersigned, agree to the conditions of this disclosure. I understand that knowingly or negligently providing false or	2-inch Thick Wooden Slats Restricted use for trees in sidewalk cutout tree wells only tree wells only Constructions trees in sidewalk cutout tree wells only Constructions trees in sidewalk cutout trees in sidewalk cu	construction plans. The Planning Dept. landscape review staff shall be in receipt of written verification of Landscape Architect approval prior to scheduling the final inspection, unless	7. 1'AST VISITS (11ST CAL
ading information in response to this disclosure requirement constitutes a violation of the Palo Alto Municipal Code Section 040, which can lead to criminal and/or civil legal action.	(to be used only with approval of Public Works Operations)	otherwise approved.	•
ture: Print: Date:	Tree fencing is required and shall be erected before demolition, grading or construction begins.	7. List Other (please describe as called out in the site Tree Preservation Report, Sheet T-1, T-2, etc.)	Respectfully submitt
(Prop. Owner or Agent) FOR STAFF USE:	Rev By Date Approved by:	*	Project site arborist
tective Fencing tions 5-6 must be completed by staff for the issuance of any development permit (demolition, grading or building permit).	0 DWH 12/14/92 Tree Protection Dave Dockter 01 D.D. 08/04/04 During a Construction DEF No.		Consultant contact in Cc:
	01 D.D. 08/04/04 During Construction PE No. Date 2006	·	Enter Date
Protected Trees. The specified tree fencing is in place. A <u>written statement is attached verifying that</u>	Scale: NTS City of Palo Alto Standard Dwg No. 605		
V/A if there are no protected trees, check here			
. <u>Street Trees</u> . A signed Public Works Street Tree Protection Verification form is attached.		City of Palo Alto	
A if there are no street trees, check here .	APPENDIX J PALO ALTO	City of Palo Alto Tree Department Verification of	
/A if there are no street trees, check here	PALO ALTO STREET TREE PROTECTION INSTRUCTIONS		Tra
/A if there are no street trees, check here	PALO ALTO	Tree Department Verification of Public Works Operations PO Box 10250 Palo Alto, CA 94303 650/496-5953 FAX: 650/852-9289 Street Tree Protection treeprotection@CityofPaloAlto.org Street Tree Protection	Tre
A if there are no street trees, check here	PALO ALTO STREET TREE PROTECTION INSTRUCTIONS SECTION 31 31-1 General a. Tree protection has three primary functions, 1) to keep the foliage canopy and branching structure clear	Tree Department Verification of Public Works Operations PO Box 10250 Palo Alto, CA 94303 50/496-5953 FAX: 650/852-9289 Street Tree Protection treeprotection@CityofPaloAlto.org Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant.	Tre
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A if there are no street trees, check here . gulated Trees – a) Street trees – trees on public property; b) Protected trees – Coast Live Oaks or Valley Oaks which are 11.5" in diameter or larger, Coast woods which are 18" in diameter or larger, when measured 54" above natural grade; and Heritage trees are trees designated by City Council; and c) gnated Trees – commercial or non-residential property trees, which are part of an approved landscape plan. o Alto Tree Technical Manual (TTM) contains instructions for all requirements on this form, available at <u>http://www.cityofpaloalto.org/planning-community/tree_technical-manual.html</u>	 PALO ALTO STREET TREE PROTECTION INSTRUCTIONS SECTION 31 31-1 General Tree protection has three primary functions, 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. The Tree Protection Zone (TPZ) is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing. 31-2 Reference Documents 	Tree Department Verification of Public Works Operations PO Box 10250 Palo Alto, CA 94303 650/496-5953 FAX: 650/852-9289 treeprotection@CityofPaloAlto.org Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant. APPLICATION DATE: ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED: APPLICANT'S NAME:	
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A if there are no street trees, check here gulated Trees – a) Street trees – trees on public property; b) Protected trees – Coast Live Oaks or Valley Oaks which are 11.5" in diameter or larger, Coast woods which are 18" in diameter or larger, when measured 54" above natural grade; and Heritage trees are trees designated by City Council; and e) ignated Trees – commercial or non-residential property trees, which are part of an approved landscape plan. It is the tree Technical Manual (TTM) contains instructions for all requirements on this form, available at http://www.cityofpaloalto.org/planning-community/tree_technical-manual.html an/Pladiv/Arborist/Tree Protection Info/Tree Disclosure Statement City of Palo Alto 250 Hamilton Ave nue, Palo Alto, CA 94301	 PALO ALTO STREET TREE PROTECTION INSTRUCTIONS SECTION 31 General Tree protection has three primary functions, 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. The Tree Protection Zone (TPZ) is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing. Meternec Documents Detail 605 - Illustration of situations described below. Tree TreeInical Manual (TTM) Forms (http://www.cityofpaloalto.org/trees/) Arborist Reporting Protocol (TTM, Section 6.30) Site Plan Requirements (TTM, Section 6.35) Tree Disclosure Statement (TTM, Appendix J) Street Tree Verification (STV) Form (http://www.cityofpaloalto.org/trees/forms) 	Tree Department Public Works Operations Public Works Operations Public Works Operations PO Box 10250 Palo Alto, CA 94303 560/852-9289 Street Tree Protection Studyes-5953 FAX: 650/852-9289 treeprotection@CityofPaloAlto.org Street Tree Protection Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant. APPLICATION DATE: ADDRESS/LOCATION OF STREET ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED: APPLICANT'S NAME: APPLICANT'S NAME: APPLICANT'S TELEPHONE & FAX NUMBERS: This section to be filled out by City Tree Staff 1. The Street Trees at the above YES D NO* D	This fend City A
if there are no street trees, check here lated Trees – a) Street trees – trees on public property; b) Protected trees – Coast Live Oaks or Valley Oaks which are 11.5" in diameter or larger, Coast bods which are 18" in diameter or larger, when measured 54" above natural grade; and Heritage trees are trees designated by City Council; and c) tated Trees – commercial or non-residential property trees, which are part of an approved landscape plan. Alto Tree Technical Manual (TTM) contains instructions for all requirements on this form, available at http://www.cityofpaloalto.org/planning-community/tree_technical-manual.html /Pladiv/Arborist/Tree Protection Info/Tree Disclosure Statement Revised 08/06	 PALO ALTO STREET TREE PROTECTION INSTRUCTIONS SECTION 31- General Tree protection has three primary functions, 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. The Tree Protection Zone (TPZ) is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing. Metrical Manual (TTM) Forms (http://www.citvofpaloalto.org/trees/	Tree Department Verification of Street Tree Protection Public Works Operations PO Box 10250 Palo Alto, CA 94303 Goldage-5953 FAX: 650/852-9289 Center of Contract Protection Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant. APPLICATION DATE: ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED: APPLICANT'S NAME: APPLICANT'S NAME: APPLICANT'S TELEPHONE APPLICANT'S TELEPHONE & FAX NUMBERS: This section to be filled out by City Tree Staff	This fend City A Remo subje
<pre>if here are no street frees, check here</pre>	 PALO ALTO STREET TREE PROTECTION INSTRUCTIONS -SECTION 31- 31-1 General Tree protection has three primary functions, 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. The Tree Protection Zone (TPZ) is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing. Beference Documents Detail 605 - Illustration of situations described below. Tree Technical Manual (TTM) Forms (http://www.cityofpaloalto.org/trees/) Threnching Restriction Zones (TTM, Section 2.20(C)) Arborist Reporting Protocol (TTM, Section 6.30) Site Plan Requirements (TTM, Appendix.J) Street Tree Verification (STV) Form (http://www.cityofpaloalto.org/trees/forms) 31-3 Execution Type I Tree Protection: The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project. In some parking areas, if fencing is located on paying or concrete that will not be demolished, then the posts may be supported by an appropriate grade level concrete base, if approved by 	Image: Note of the section of the s	This fend City A Remo
here are no street trees, check here	 PALO ALTO STREET TREE PROTECTION INSTRUCTIONS -SECTION 31 General Tree protection has three primary functions, 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. The Tree Protection Zone (TPZ) is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing. Reference Documents Detail 605 - Illustration of situations described below. Tree Technical Manual (TTM) Forms (http://www.citvofpaloalto.org/trees) Arborist Reporting Protocol (TTM, Section 6.32) Site Plan Requirements (TTM, Section 6.35) Site Plan Requirements (TTM, Appendix, J) Street Tree Verification (STV) Form (http://www.citvofpaloalto.org/trees/forms) Trge I Tree Protection: The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project. In some parking areas, if fencing is located on paving or concrete that will not be demolished, then the posts may be supported by an appropriate grade level concrete base, if approved by Public Works Operations. Type II Tree Protection: For trees situated within a planting strip, only the planting strip and yard side of 	Tree Department Public Works Operations PO Box 10250 Palo Alto, CA 94303 (50/496-5935 FAX: 650/852-9289) treeprotection@CityofPaloAlto.org Verification of Street Tree Protection Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant. APPLICATION DATE:	This fend City A Remo subje
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f there are no street trees, check here	 PALO ALTO STREET TREE PROTECTION INSTRUCTIONS 	Image: Second	This fend City A Remo subje *Palo Al
f there are no street trees, check here i.	 PALO ALTO STREET TREE PROTECTION INSTRUCTIONS SECTION 31- 311 General Tree protection has three primary functions, 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compared state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. The Tree Protection Zone (TPZ) is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing. Tree Tree Trechnical Manual (TTM) Forms (http://www.cityofpaloalto.org/trees/	Tree Department Public Works Operations Sol/396-3953 FAX: 650/852-9289 reprotection@CityofPaloAlto.org Verification of Street Tree Protection Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant. APPLICATION DATE: ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED: APPLICANT'S NAME: APPLICANT'S ADDRESS: APPLICANT'S ADDRESS: Herein the street Tree staff This section to be filled out by City Tree Staff No* □ address(es) are adequately protected. The type of protection * If NO, go to #2 below Inspected by: Date of Inspection: Date of Inspection:	This fend City A Remo subje *Palo Al City of Palo Alto Tree Prot
<pre>fthere are no street trees, check here</pre>	 PALO ALTO STREET TREE PROTECTION INSTRUCTIONS SECTION 31- Streemal Tree protection has three primary functions, 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. The Tree Protection Zone (TPZ) is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing. Reference Documents Detail 605 - Illustration of situations described below. Tree Technical Manual (TTM) Forms (http://www.citvofpaloalto.org/trees/ 1. Trenching Restriction 6.330) Streed Them Requirements (TM, Section 6.350) Arborist Reporting Protocol (TTM, Section 6.350) Tree Disclosure Statement (TM, Appendix J) Street Tree Verification (STV) Form (http://www.citvofpaloalto.org/trees/forms) Street Tree Protection: The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project. In some parking areas, if fencing is located on paving or concrete that will not be demolished, then the posts may be supported by an appropriate grade level concrete base, if approved by Public Works Operations. Tree Protection: For trees situated within a planting strip, only the planting strip and yard side of the TPZ plat libe enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use. Type II Tree Protection: For these situated within a planting strip, only the planting strip and yard side of the TPZ plat libe the robe	Image: Second	This fend City A Remo subje *Palo Al City of Palo Alto Tree Prot
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f there are no street trees, check here i lated Trees – a) Street trees – trees on public property; b) Protected trees – Coast Live Oaks or Valley Oaks which are 11.5" in diameter or larger, Coast dods which are 11.5" in diameter or larger, when measured 54" above natural grade; and Heringe trees are trees designated by City Council; and c) and Trees – a) Street trees – trees on public property; b) Protected trees – Coast Live Oaks or Valley Oaks which are 11.5" in diameter or larger, Coast add trees – commercial or non-residential property trees, which are part of an approved landscape plan. Alto Tree Technical Manual (TTM) contains instructions for all requirements on this form, available at http://www.cityofpaloalto.org/planning-community/tree_technical-manual.html City of Palo Alto Source: Planting Ave nue, Palo Alto, CA 94301 Source: Home Planning & Community Environment Tree Technical Manual Tree Technical Manual June, 2001 First Edition View by section: Itte 8.10 New by Section: Itte 8.10 New by Section: Itte 8.10 New Dy Section: Itte 8.10 Itte 8.10 New Dy Section: Itte 8.10 New Dy Section:	 PALA LTD STREET TREE PROTECTION STREETCHIST Section 31- Section 31- Section 31- Tee protection has three primary functions. I) to keep the foliage canoyy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. The Tree Protection Zone (TPZ) is a round the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing. Tree Technical Manual (TTM) Forms (http://www.citvofpaloalto.org/trees/ Tree Technical Manual (TTM) Forms (http://www.citvofpaloalto.org/trees/ Tree Technical Manual (TTM) Forms (http://www.citvofpaloalto.org/trees/forms) Stite Plan Requirements (TTM. Acction 5.30) Stite Plan Requirements (TTM. Appendix.) There Droisclosure Statement (TTM. Appendix.) Street Tree Verification (STV) Form (http://www.citvofpaloalto.org/trees/forms) 	Tree Department Public Works Operations S00496-5953 FAX: 650/852-0289 treprotection@CityofPalollto.org Verification of Street Tree Protection Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant. Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant. APPLICATION DATE: ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED: APPLICANT'S NAME: APPLICANT'S ADDRESS: APPLICANT'S TELEPHONE & FAX NUMBERS: This section to be filled out by City Tree Staff 1. The Street Trees at the above address(se) are adequately protected. The type of protection used is: Inspected by: Date of Inspection: 2. The Street Trees at the above address are NOT adequately protected. The following modifications are required:	This fend City A Remo subje *Palo Al City of Palo Alto Tree Prot SPECIAL INSPECT
f there are no street trees, check here	 PALA BATB STREET PROFECTION INSTRUCTIONS L-BLAND Section 31- Street Protection has three primary functions, 1) to keep the foliage canoy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an inate and non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. The Tree Protection Zone (TPZ) is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing. There Integretation of situations described below. Tree Technical Manual (TTN) Forms (http://www.citvofpaloalto.org/trees/). Arborist Reporting Protocol (TTM, Section 5.20) Site Plan Requirements (TTM, Section 5.20) Site	Tree Department Police Works Operations Police Vit2SD Paie Alto, CA 94303 Broghed-5935 FAX: 650/852-9299 Verification of Street Tree Protection Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant. APPLICATION DATE: ADRESS/LOCATION OF STREET TREES TO BE PROTECTED: APPLICATT'S NAME: APPLICANT'S TELEPHONE & FAX NUMBERS: APPLICANT'S TELEPHONE & FAX NUMBERS: No*	This fend City A Band Remo Subje *Palo Al tree Prot City of Palo Alto Tree Prot SPECIAL INSPECT PAMC 8.10 PROTECTED REQUIRED TREE INSPE REPORTS TO THE PLAN BUILDING PERMIT ISSU
<pre>if there are no street trees, check thre</pre>	 PALO ALTO STREET TREPORTECTION INSTRUCTIONS SCITON 31- Sie Conseria Tere protection has three primary functions, 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compareted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities; are restricted, unless otherwise approved. The Tree Protection Zone (TPZ) is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet, whichever is greater, enclosed by fencing. The Ching Restricture Zones (TMZ) is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet, whichever is greater, enclosed by fencing. Tree Technical Manual (TTM) Forms (http://www.cityofnaloalto.org/trees/ A toroits Reporting Protocol (TIM, Section 6.30) Site Plin Requirements (TTM, Section 6.30) Site Plin Requirements (TTM, Section 6.30) Site Plin Requirements (TTM, Section 6.30) Street Tree Verification (STV) Form (http://www.cityofnaloalto.org/trees/forms) Tree Disclosure Statement (TIM, Appendix.) Tree Disclosure Statement (TTM, Appendix.) Trype II Tree Protection: The fence shall enclose the entire TZ of the tree(s) coperation. Trees statuated in a tree well or sidewalk platter pick for the ses statuated within a planting strip, only the planting strip and yard side of the first of the construction project. In some parking areas, if fencing is located on parking over shated with are on be fenced. All trees to be preserved shall be protected with side (Stat shall note	Tree Department Public Works Out260 Pailo Allo, CA 94303 (S0496-5935 FAX: 650085-9299) Verification of Street Tree Protection Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant. PPLICATION DATE: ApPLiCATTS NAME:	This fend City A Remo subje *Palo Al City of Palo Alto Tree Prot
f there are no street trees, check here Inter ease - no street trees, these no public property: b) Protected trees - Coast Live Odas or Valley Odas which are 115° in diameter or larger. Cast oda which are 115° in diameter or larger. Cast oda which are 115° in diameter or larger. Cast oda which are 115° in diameter or larger. Cast oda which are 115° in diameter or larger. Cast the odas or Valley Odas which are 115° in diameter or larger. Cast odas which are 115° in diameter or larger. Cast the odas or Valley Odas which are 115° in diameter or larger. Cast odas which are 115° in diameter or larger. Cast of an approved landscape plan. Note: The commercial or non-residential property: b) Protected trees - Coast Live Odas or Valley Odas which are 115° in diameter or larger. Cast of an approved landscape plan. Note: The commercial or non-residential property: experiments on this form, available at the plant or larger. Cast of an approved landscape plan. Note: The Protection InfoTree Decision: Statement Revised 0300 Revised 03000 Revised 030000 <prevised 030000<="" p=""> <prevised 03000<="" p=""> <prevised 030<="" td=""><td> PALA BATB SPACE STREET PROTECTION INSTRUCTIONS J-BECOMD 31- Sing and a stree protection has three primary functions, 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and advivities, 2) to preserve roots and soil conditions in an inact and non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. The Tree Protection Zone (TPZ) is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or to feet; whichever is greater, enclosed by fencing. There Choice Document There Choice TDA Dorns (III), Section 230: There Choice TDA Dorns (III), Section 230: Site Plan Requirements (TIM, Section 230) Site Plan Requirements (TIM, Section 240) Site Plan Requirements (TIM, Section 230) Site Plan Requirements (TIM, Section 230) Site Plan Requirements (TIM, Section 240) Site Plan Requirements (TIM, Section 240) Site Plan Requirements (TIM, Secti</td><td>Tree Department Public Works Openion Bio, CA 94003 gs0496-5935 FAX: 650085-2929 resprotection@CitydPlaAkto.org Verification of Street Tree Protection Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant. APPLICATION DATE: AppLICANT'S NAME: APPLICANT'S TELEPHONE 8 FAX NUMBERS: APPLICANT'S TELEPHONE 8 FAX NUMBERS: This section to be filled out by City Tree Staff NO*</td><td>This fend City A Remo Subje *Palo Al City of Palo Alto Tree Prot City of Palo Alto Tree Prot SPECIAL INSPECT PAMC 8.10 PROTECTED REPORTS TO THE PLAN BUILDING PERMIT ISSU BUILDING PERMIT ISSU</td></prevised></prevised></prevised>	 PALA BATB SPACE STREET PROTECTION INSTRUCTIONS J-BECOMD 31- Sing and a stree protection has three primary functions, 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and advivities, 2) to preserve roots and soil conditions in an inact and non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. The Tree Protection Zone (TPZ) is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or to feet; whichever is greater, enclosed by fencing. There Choice Document There Choice TDA Dorns (III), Section 230: There Choice TDA Dorns (III), Section 230: Site Plan Requirements (TIM, Section 230) Site Plan Requirements (TIM, Section 240) Site Plan Requirements (TIM, Section 230) Site Plan Requirements (TIM, Section 230) Site Plan Requirements (TIM, Section 240) Site Plan Requirements (TIM, Section 240) Site Plan Requirements (TIM, Secti	Tree Department Public Works Openion Bio, CA 94003 gs0496-5935 FAX: 650085-2929 resprotection@CitydPlaAkto.org Verification of Street Tree Protection Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant. APPLICATION DATE: AppLICANT'S NAME: APPLICANT'S TELEPHONE 8 FAX NUMBERS: APPLICANT'S TELEPHONE 8 FAX NUMBERS: This section to be filled out by City Tree Staff NO*	This fend City A Remo Subje *Palo Al City of Palo Alto Tree Prot City of Palo Alto Tree Prot SPECIAL INSPECT PAMC 8.10 PROTECTED REPORTS TO THE PLAN BUILDING PERMIT ISSU BUILDING PERMIT ISSU
If there are no street trees, check here [_] Hunded Trees - a) Street trees - trees on public property: b) Protected trees - Coast Live Oaks or Valley Oaks which are 11.5" in diameter or larger, when measured 54" above natural grade; and Heritage trees are trees designated by City Council; and c) mand Tree - commercial or non-residential property trees, which are part of an approved landscape plan. a Alo Tree Technical Manual (TTM) contains instructions for all requirements on this form, available at Intp://www.cityofpaloaldo.org/planning-community/tree_technical-manual.html intPladw/Arbonst/Tree Protection Info/Tree Disclosure Statement City of Palo Alto Zo Jammilton Ave nue, Palo Alto, CA 94301 Search: Advanced Browse By Topic City of Palo Alto Zo Jammilton Ave nue, Palo Alto, CA 94301 Advanced Browse By Topic City of Palo Alto Advanced Search: Advanced Planning & Community Environment Description: Description: Description: Des	 PALO ALTO STREET TREET REPORTED INSTRUCTIONS LSC 100 31-2 Section 21 Tee protection has three primary functions, 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compacted state and 3) to identify the Tree Protection Zone (TP2) in which no soil disturbance is permitted and activities; are restricted, unless otherwise approved. The Tree Protection Zone (TP2) is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing. Metring Restriction Zones (TTM, Section 2.200C) Arborist Reporting Protocol (TTM, Section 2.200C) Arborist Reporting Protocol (TTM, Section 2.200C) Stee Three Verification (STV) Form (http://www.citwofhaloalto.org/trees/ form) Stee Three Verification (STV) Form (http://www.citwofhaloalto.org/trees/ form) Street Tree Verification (STV) Form (http://www.citwofhaloalto.org/trees/ form) Street Tree Verification (STV) Form (http://www.citwofhaloalto.org/trees/ form) Tree Disclosure Statement (TM, Appendix.] Tree Tree Protection: The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project. In some parking areas, if fencing is located on paring or concrete that will not be demolished, then the posts may be supported by an appropriate grade level concrete base, if approved by Public Works Operations. Type II Tree Protection: To trees situated within a planting strip, only the planting strip and yard side of the first branch and overlaid with 2-nnch thick wooden also bound accurely (also stall no the allowed) to dig into the bard(s). Putify in the required chain link protective forming in order to keep the sidewalk and street open for public work	Image: Second	This fend City A Remo subje *Palo Al City of Palo Alto Tree Prot SPECIAL INSPECT PAMC 8.10 PROTECTED REQUIRED TREE INSPE REPORTS TO THE PLAN BUILDING PERMIT ISSU BUILDING PERMIT ISSU
<pre>if there are no street trees, check here</pre>	 Prevention of the tree structure of the schedule and sche	Image: None Supervision Yes None Public Works Operations Potent (Stop Patic) Alte, CA 94303 Stop Patic) Alte, CA 94303 Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant. Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant. Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant. Applicant's Statement to Public Works Dept. Public Works Tree Staff Applicant's TeLEPHONE FAX NUMBERS: This section to be filled out by City Tree Staff No*	This fend City A Remo subje *Palo Al tree Prot City of Palo Alto Tree Prot SPECIAL INSPECT PAMC 8.10 PROTECTED REQUIRED TREE INSPE REPORTS TO THE PLAN BUILDING PERMIT ISSU BUILDING PERMIT ISSU
<pre>there are no street trees, check here</pre>	<section-header> Physical Particle Production Productin Production Production Production Production Production Pr</section-header>	Image: Note: Vision in the particular is the particular in the particular in the particular is the particular in the particular in the particular is the particular in the particular in the particular is the particular in the particular in the particular is the particular in the particular in the particular is the particular in the particular in the particular is the particular in the particular in the particular in the particular is the particular in the particular in the particular is the particular in the particular in the particular is the particular in the particular in the particular is the particular in the particular is the particular in the particular is the particular in the particular in the particular is the particular in the particular in the particular is the particular in the particular in the particular is the particular in thenerifering in the particular in the particula	This fend City A Remo Subje *Palo Al City of Palo Alto Tree Prot SPECIAL INSPECT PAMC 8.10 PROTECTED REQUIRED TREE INSPE REPORTS TO THE PLAN BUILDING PERMIT ISSU BUILDING PERMIT ISSU
<pre>f Infere are no street trees, check here</pre>	 PALO ATT PARTY DEPORTS INSTRUCTIONS 	Tree Department PD Bay 1020 Paio Alto. CA 94303 Breprotection@CDAy@Paio Alto. CA 94303 Breprotection@CDAy@PaioAlto.org Street Tree Protection Applicant Instruction@CDAy@PaioAlto.org Additional of the second of this form. Mail or FAX this form along with signed Tree Declosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant. Applicant Instructions: Complete toge portion of this form. Mail or FAX this form along with signed Tree Declosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant. APPLICANTS NAME:: APPLICANT'S ADDRESS:: APPLICANT'S TELEPHONE APPLICANT'S ADDRESS:: APPLICANT'S TELEPHONE NO*	This fend City A B Remo Subje *Palo Al City of Palo Alto Tree Prot City of Palo Alto Tree Prot SPECIAL INSPECT PAMC 8.10 PROTECTED REQUIRED TREE INSPE REPORTS TO THE PLAN BUILDING PERMIT ISSU BUILDING PERMIT ISSU BUILDING PERMIT ISSU
<pre>there are no street trees, check here</pre>	 PALO ATTB PROTECTION DISCRETCION STRUCTIONS Section 31 Section 31 Section 31 Section 31 Section 32 Section	Tree Department Pole works 01280 Paio Allo. CA 94303 geograde-583 7 10280 Paio Allo. CA 94303 applicant Instructions: Complete Jupper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant. APPLICATION DATE:	This fend City A Remo subje *Palo Al tree Prot City of Palo Alto Tree Prot SPECIAL INSPECT PAMC 8.10 PROTECTED REQUIRED TREE INSPE REPORTS TO THE PLAN BUILDING PERMIT ISSU BUILDING PERMIT ISSU
There are no street trees, check here	 PARA DATA DE CONTRACTOR DESCRIPTION DESCRIPTION DE LA DESCRIPTION DE LA	Tree Department PD Bay 1020 Paio Alto. CA 94303 Breprotection@CDAy@Paio Alto. CA 94303 Breprotection@CDAy@PaioAlto.org Street Tree Protection Applicant Instruction@CDAy@PaioAlto.org Additional of the second of this form. Mail or FAX this form along with signed Tree Declosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant. Applicant Instructions: Complete toge portion of this form. Mail or FAX this form along with signed Tree Declosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant. APPLICANTS NAME:: APPLICANT'S ADDRESS:: APPLICANT'S TELEPHONE APPLICANT'S ADDRESS:: APPLICANT'S TELEPHONE NO*	This fend City A B Remo Subje *Palo Al City of Palo Alto Tree Prot City of Palo Alto Tree Prot SPECIAL INSPECT PAMC 8.10 PROTECTED REQUIRED TREE INSPE REPORTS TO THE PLAN BUILDING PERMIT ISSU BUILDING PERMIT ISSU BUILDING PERMIT ISSU
<pre>if there are no street trees, check here</pre>	 PALO ATTB PROTECTION DISCRETCION STRUCTIONS Section 31 Section 31 Section 31 Section 31 Section 32 Section	Tree Department PD Bay 1020 Paio Alto. CA 94303 Breprotection@CDAy@Paio Alto. CA 94303 Breprotection@CDAy@PaioAlto.org Street Tree Protection Applicant Instruction@CDAy@PaioAlto.org Additional of the second of this form. Mail or FAX this form along with signed Tree Declosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant. Applicant Instructions: Complete toge portion of this form. Mail or FAX this form along with signed Tree Declosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant. APPLICANTS NAME:: APPLICANT'S ADDRESS:: APPLICANT'S TELEPHONE APPLICANT'S ADDRESS:: APPLICANT'S TELEPHONE NO*	This fend City A B Remo Subje *Palo Al City of Palo Alto Tree Prot City of Palo Alto Tree Prot SPECIAL INSPECT PAMC 8.10 PROTECTED REQUIRED TREE INSPE REPORTS TO THE PLAN BUILDING PERMIT ISSU BUILDING PERMIT ISSU BUILDING PERMIT ISSU



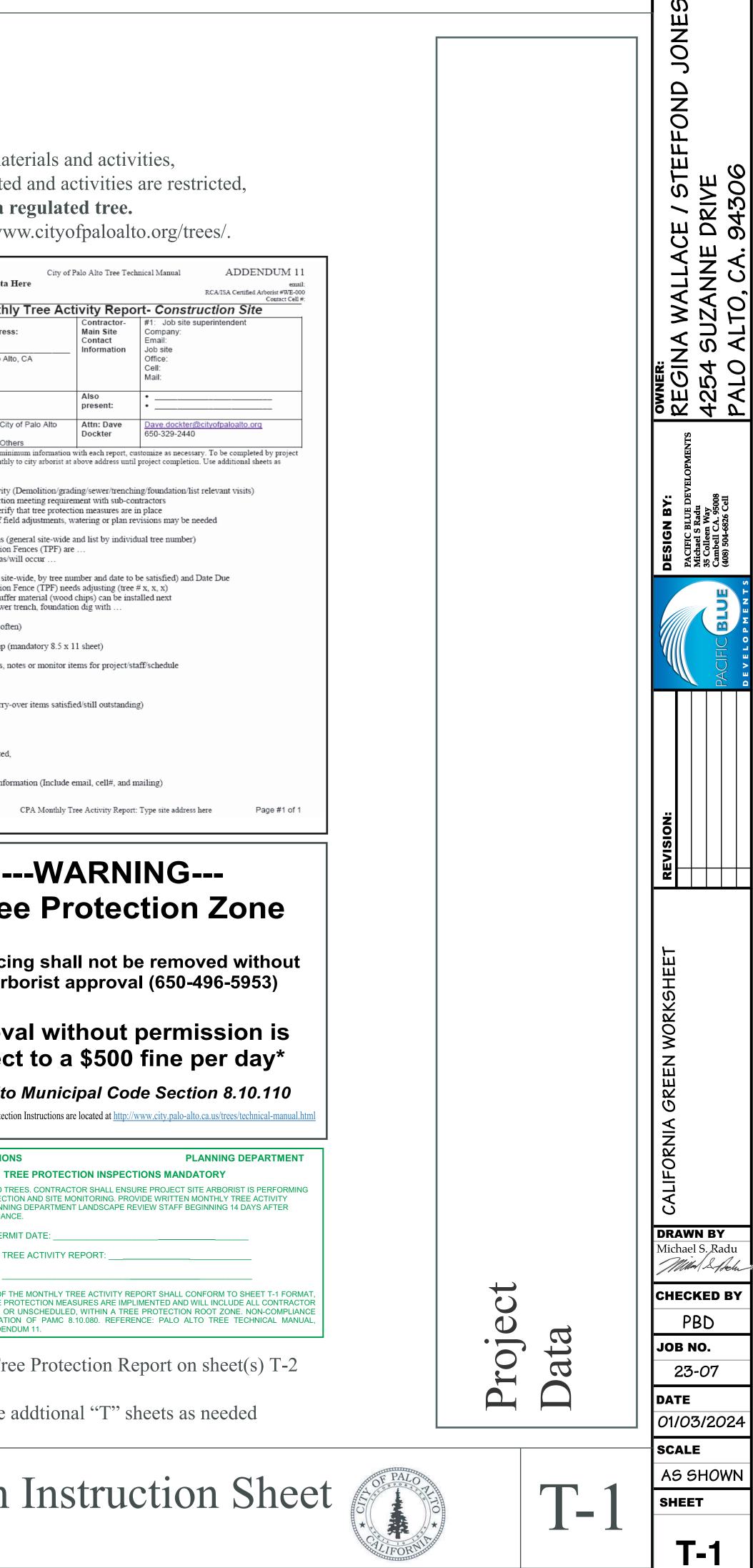
T-

All other tree-related reports shall be added to the space provided on this sheet (adding as needed) Include this sheet(s) on Project Sheet Index or Legend Page. A copy of T-1 can be downloaded at

http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6460

Make sure your crews and subs do the job right!

Special Tree Protection Instruction Sheet City of Palo Alto



City of Palo Alto Tree Protection - It's Part of the Plan!

Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. An appoved tree protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree. For detailed information on Palo Alto's regulated trees and protection during development, review the City Tree Technical Manual (TTM) found at www.cityofpaloalto.org/trees/.

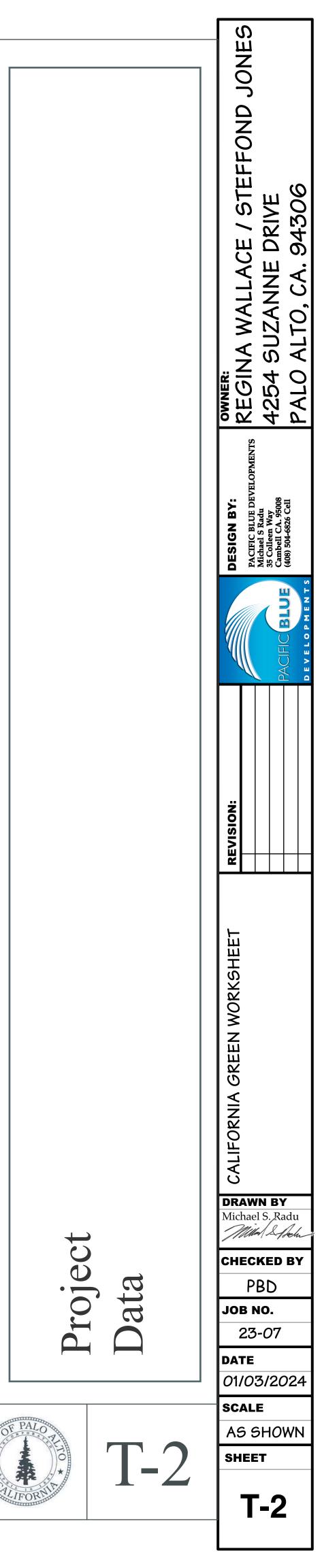




All other tree-related reports shall be added to the space provided on this sheet (adding as needed) Include this sheet(s) on Project Sheet Index or Legend Page. A copy of T-1 can be downloaded at http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6460

Make sure your crews and subs do the job right!

Apply Tree Protection Report on sheet(s) T-2 Use additonal "T" sheets as needed



	Description: Title 24 Analysis			File Name: 0230779 Wallace-Jones Resid	
ENERAL IN	IFORMATION				
01	Project Name	Wallace-Jones Residence & ADU			
02	Run Title	Title 24 Analysis			
03	Project Location	4254 Suzanne Drive			
04		Palo Alto	05	Standards Version	2022
06	Zip code		07	Software Version	
08	Climate Zone		09	Front Orientation (deg/ Cardinal)	
10	Building Type		11	Number of Dwelling Units	
12		Addition and/or Alteration	13	Number of Bedrooms	
14	Addition Cond. Floor Area (ft ²)	1169	15	Number of Stories	2
16	Existing Cond. Floor Area <mark>(ft²)</mark>	1220	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft ²)	2389	19	Glazing Percentage (%)	11.08%
20	ADU Bedroom Count		21	ADU Conditioned Floor Area	600
22	F <mark>ue</mark> l Type	Natural gas	23	No Dwelling Unit:	No
	CE RESULTS	d Cuice		1 <i>3</i> , 111C.	
	Building Complies with Computer	Parfarmana	R	OVIDER	
01		s that require field testing and/or verification	huad	wified UEDS rotor under the supervision of a	CEC approved HERE provider
02		more Special Features shown below	by a ce	ertified HERS fater under the supervision of a	Cec-approved news provider.
05	This building incorporates one of	niore special reatures shown below			

Registration Date/Time: 2023-11-22 10:31:33 HERS Provider: CalCERTS inc.

Report Generated: 2023-11-22 10:17:40

Registration Number: 223-P016618926A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

ERTIFICATE OF COMP	LIANCE - RESIDENTIAL PERFO	RMANCE COMPLIANCE METH	IOD			CF1R-PRF-01E
roject Name: Wallace	-Jones Residence & ADU		Calculation Date/Time	: 2023-11-22T10:16:55-08:00		(Page 2 of 14
alculation Descriptior	n: Title 24 Analysis		Input File Name: 0230	779 Wallace-Jones Residence	& ADU.ribd22x	
NERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	32.48	0	32.76	0	-0.28
Space Cooling	0	37.34	0	36.19	0	1.15
IAQ Ventilation	0	2.08	0	0.76	0	1.32
Water Heating	0	41.34	0	43.33	0	-1.99
Self Utilization/Flexibility Credit	٨					
Efficiency Compliance Total	0	113.24		113.04	0	0.2
Photovoltaics		0	EKIS.	0		
Battery		HERS	PROVI	$D \in \mathbb{R}^{0}$		
Flexibility						
Indoor Lighting	0	6.66	0	6.66		
Appl. & Cooking	0	31.19	0	31.19		
Plug Loads	0	27.76	0	27.76		
Outdoor Lighting	0	1.67	0	1.67		
TOTAL COMPLIANCE	0	180.52	0	180.32		

Registration Number: 223-P016618926A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

Project Name: Wallace-Jones Residence & ADU

Calculation Description: Title 24 Analysis

FENESTRATION / GLAZING

alculation	Description:	Title 24 Analy	sis					l	nput Fi	le Name: 023	0779 Walla	ce-Jones Re	esidence & A	DU.ribd22	2x	
OPAQUE SUR																
01	0	2	03	04	-	05		06		07	08		09	10		11
Name	Zo	ne Co	onstruction	Azimut	h O	rientatio	on Gro	oss Area	(ft²)	Window and Door Area (ft2)	Tilt (de	eg) Wal	l Exceptions	Statu	is	Verified Existing Condition
Roof 3	1st F Addi		8 Roof Attic	n/a		n/a		569		n/a	n/a			New	,	n/a
Raised Ove Garage	r AD		19 Floor No rawlspace	n/a		n/a		600		n/a	n/a			New	/	n/a
OPAQUE SUR		EDRAL CEILING	_													
01	02	03	04	05	06	5	07		08	09	10	11	12	13		14
Name	Zone	Construction	Azimuth	Orientatior	Are (ft		Skylight Area (ft ²		f Rise () n 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verifie Existin Conditio	g	Existing Construction
Roof	ADU	R-30 Roof No Attic	180	n/a	60	0	0		0.25	0.1	0.85	No	New	n/a		
ATTIC					-0	11		Et	1	5.	+n	С.				
01			02		1 6		03			05	-06	D 07	08	09		10
Nar	ne		Constructio	on		Ту	уре	Roof (x in		Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Statu	us	Verified Existing Condition
Attic 1s	: Floor	A	ttic Roof1st I	loor		Vent	ilated	4	Ļ	0.1	0.85	No	No	Existi	ng	No
Attic 1st Floo	or Addition	Attic I	Roof1st Floor	Addition		Vent	ilated	4	Ļ	0.1	0.85	Yes	No	Nev	v	n/a
ENESTRATIC	N / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	1	4	15	16
Name	Туре	Surface	Orientatio n	Azimuth	Width (ft)	Heigh t (ft)	Mult.	Area (ft ²)	U-fac	tor U-factor Source	SHGC	SHGC Sou	urce Exte		Status	Verified Existing Condition
Window	Window	Front Wall	Front	315			1	24	0.5	8 Table 110.6-A	0.65	Table 110.6-		creen f	Existing	No
	Window	Right Wall	Right	225			1	9	0.3	3 NFRC	0.21	NFRC	Bug S	creen	New	NA

Report Version: 2022.0.000 Schema Version: rev 20220901

O1 O2 O3 O4 O5 O6 O7 O8 O9 10 11 12 13 14 15 16 Name Type Surface Orientatio n Azimuth Width (ft) Heigh t (ft) Mult. Area (ft²) U-factor Source SHGC SHGC Source Exterior Shading Status Verified Existing Condition Window 3 Window Right Wall Right 225 Window 4 Window Right Wall Right 225 Window 5 Window Front Wall 2 Front 315 _____ Entry Door Window Front Wall 2 Front 315 5 6.67 Window 6 Window Rear Wall 2 Back 135 French door Window Rear Wall 2 Back 135 Window 7 Window Rear Wall 2 Back 135 Glass door Window Rear Wall 2 Back 135 Window 8 Window Front Wall 3 Front 315 ____ ____ _____ Window 9 Window Left Wall 3 Left 45 Window 10 Window Left Wall 3 Left 45 Window 11 Window Left Wall 3 Left 45 Window 12 Window Rear Wall 3 Back 135 OPAQUE DOORS 01 02 Name Side of Building Area (ft²) 16.7 Left Wall Door

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Registration Number: 223-P016618926A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

Project Na	ne: Wallac	e-Jones	Residence	e & ADI	J				Calcu	lation Date	e/Time: 20)23-11-22T10):16:5	5-08:0	0		CF1R-PRF-01I (Page 9 of 14
	Descriptio		24 Analys	is					Input	File Name	: 0230779	Wallace-Jon	es Re	sidence	e & ADU.ribd	22x	
01		vi3 12	03	Т	04	05	06		0	,	08	09		10)	11	12
Name	Syster	n Type	Distribut Type		Water Heater Name	Number o Units	f Solar Heat System	~	Com Distrib		HERS erification	Water Hea Name (#		Stat	us E	erified kisting ndition	Existing Water Heating System
DHW Sys		stic Hot (DHW)	Standa	rd	DHW Heater 1	1	n/a		No	ne	n/a	DHW Heat 1 (1)	ter	Exist	ing	No	
DHW Sys		stic Hot (DHW)	Standa	rd	DHW Heater 3	1	n/a		No	ne	n/a	DHW Heat 3 (1)	ter	Ne	w	NA	
NATER HEA	TERS											-					
01	02		03	04	05	06	07	0	08	09	10	11		12	13	14	15
Name	Heating Element Type	Tan	k Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency		ited t Type	Input Rating or Pilot	Tank Insulatio R-value (Int/Ext)	Recovery	Rat	st Hr. ing or w Rate	Tank Locatio	n Stat	Verified Existing Condition
DHW Heater 1	Gas	Small	Storage	1	50	H _{ef} E	R _{0.63}	Btu	ı/Hr	75000	ΊD	80		n/a		Exist	ing No
NATER HEA	TERS - NEEA	HEAT PL	JMP														
0:	L		02		03		04			05		06			07		08
Nar	ne	#	of Units		Tank Vol. (ga	al) ^I	NEEA Heat Pu Brand	mp	NE	EA Heat Pur Model	np	Tank Location	•	Duct I	nlet Air Sourc	e Duct	Outlet Air Source
DHW H	eater 3		1		83		Sanden			JS-45HPA-U o; SAN-83SS (83 gal)		Outside			Outside		Outside

		E - RESIDENTIA										CF1R-PRF-01	
roject Name	: Wallace-Jone	s Residence & A	.DU			Calculation D	ate/Time: 2023	-11-22T10	:16:55-0	8:00		Page 10 of 14	
alculation D	escription: Title	e 24 Analysis				Input File Nar	ne: 0230779 W	allace-Jon	es Reside	ence & ADU	.ribd22x		
VATER HEATIN	G - HERS VERIFI	CATION											
01		02		03	C	04	05			06		07	
Nam	e	Pipe Insulatior	n Pa	rallel Piping	Compact D	Distribution	Compact Distri Type	bution	Recircu	lation Contro		rain Water Hea ecovery	
DHW Sys	1 - 1/1	Not Required	N	ot Required	Not Re	equired	None		Not	Required	Not	Required	
DHW Sys	3 - 1/1	Not Required	N	ot Required	Not Re	equired	None		Not	Required	Not	Required	
PACE CONDIT	IONING SYSTEM	\$											
01	02	03	04	05	06	07	08	09		10	11	12	
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Require Thermos Type		Status	Verified Existing Condition	Existing HVA0 System	
Main House HVAC1	Heating and cooling system other	Heating Component 1	1	Cooling Component 1		HVAC Fan 1	Air Distribution System 1	n/a	Existing		No		
ADU Mini-Split2	Heat pump heating cooling	Heat Pump System 2		Heat Pump System 2	S ¹ P	R ^{n/a}	n/a	Setbac	k	New	No		
IVAC - HEATIN	G UNIT TYPES				•	•	•					•	
	01		02		C)3		04			05		
	Name		System Type	·	Number	r of Units	He	eating Effici	ency		Heating Unit	Brand	
Heating	g Component 1		Central gas furn	200		1		AFUE - 78			n/a		

Report Version: 2022.0.000 Schema Version: rev 20220901

Registration Number: 223-P016618926A-000-0000-000000000000	Registration Date/Time: 2023-11-22 10:31:33	HERS Provider: CalCERTS inc.	Registration Number: 223-P016618926A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2022 Residential Compliance	Report Version: 2022.0.000 Schema Version: rev 20220901	Report Generated: 2023-11-22 10:17:40	CA Building Energy Efficiency Standards - 2022 Residential Compliance
		•	

				te/Time: 2023-11-22T10	16.22-08.00	(Page 3 of 1
NERGY USE INTENSITY						
Input File Name: 0230779 Wallace-Jones Residence & ADU.ribd22x ERERGY USE INTENSITY Image: Instant Colspan="2">Image: Instant Colspan="2">Image: Instant Colspan="2">Image: Instant Colspan="2">Image: Image: Im			rgin Percentage			
Gross EUI ¹	27.43		27.84	-0.41		-1.49
Net EUI ²	27.43		27.84	-0.41		-1.49
2. Net EUI is Energy Use Tota						
EQUIRED SPECIAL FEATURES						
ne following are features that i	nust be installed as condition for	r meeting the modeled e	nergy performance for this	computer analysis.		
IAQ Ventilation System: s Window overhangs and/o New ductwork added is le	upply outside air inlet, filter, and or fins ess than 25 ft. in length	d H/ERV cores accessible	EKIS), INC.	1	
ERS FEATURE SUMMARY						
					performance for this compu	ter analysis. Additional
letail is provided in the building	tables below. Registered CF2Rs	and CF3Rs are required t	to be completed in the HEF	S Registry		
	ion					
•	heating capacity					
		m, or air handling unit is a	altered			
UILDING - FEATURES INFORM	ATION					
01	02	03	04	05	06	07
	a 111 171 a (62)	Number of Dwelling			Number of Ventilation	
Project Name	Conditioned Floor Area (ft ²)	Units	Number of Bedrooms	Number of Zones		Number of Water Heating Systems
•	2389	Units 1	Number of Bedrooms	Number of Zones		
Wallace-Jones Residence & ADU		1			Cooling Systems	Heating Systems

Registration Date/Time: 2023-11-22 10:31:33 HERS Provider: CalCERTS inc. Report Version: 2022.0.000 Report Generated: 2023-11-22 10:17:40 Schema Version: rev 20220901

Calculation Date/Time: 2023-11-22T10:16:55-08:00

Input File Name: 0230779 Wallace-Jones Residence & ADU.ribd22x

Registration Date/Time: 2023-11-22 10:31:33 HERS Provider: CalCERTS inc.

Project Name: W	allace-Jone	s Residenc	e & ADU					Calcula	tion Date/	Time: 20	23-11-22T	10:16:55-	08:00			(Page 7 of 14
Calculation Desc									le Name: (ADU.rib		
OVERHANGS AND	FINS															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17
			Overha	ng			Left	t Fin			Righ	t Fin				
Window	Dep	th Dist U	p Left Exter		Flap Ht.	Depth	Тор Uр	Dist L	Bot Up	Depth	Тор Uр	Dist R	Bot Up	Status	Verified Existing Condition	Existing Construction
Entry Door	6	0.1	6	6	0	0	0	0	0	0	0	0	0	New	NA	
											•					
SLAB FLOORS	01 02 03 04												<u> </u>			
01	02		03			_	05		06	07		08		09	,	10
Name	Zone		Area (ft ²)	Peri	meter (ft)	R-val	e Insul. lue and epth	R-val	Insul. ue and epth	Carpeted I	Fraction	Heate	d	Stat	us V	erified Existing Condition
Slab	1st Flo	or	1220		78.92	n	one	DT	0-C	80%	%	No		Exist	ing	No
Slab 2	1st Flo Additio		569		97.75	B	one			80%	F R	No		Nev	w	n/a
OPAQUE SURFACE	CONSTRUCT															
01		02		03			04		05		06	07			08	
Construction Na			1 Туре	F	Framing		Total Cavit R-value	^{ty} Col	y Interior / Exterior Continuous R-value		or	A	ssembly Lay	ers		
R-0 Wall	R-0 Wall Exterior Walls Wood Framed Wall		d Wall	2x4 @	🤉 16 in. O. C	2.	R-0	Nor	ne / None	0.361		Cavity /	Finish: Gypsu Frame: no ir Finish: 3 Co	nsul. / 2x4		
R-15 Wall	R-15 Wall Exterior Walls Wood Framed Wall		d Wall	2x4 @ 16 in. O. C.		2.	R-15		15 None / None		Inside Finish 95 Cavity / Fra Exterior Finis		/ Frame: R-	15 / 2x4		

		(11)		Source			Shuung		Condition	Window		
	1	16	0.3	NFRC	0.21	NFRC	Bug Screen	New	NA		Depth	Dist U
	1	16	0.3	NFRC	0.21	NFRC	Bug Screen	New	NA	Entry Door	6	0.1
	1	24	0.3	NFRC	0.21	NFRC	Bug Screen	New	NA			<u> </u>
	1	33.3 5	0.3	NFRC	0.21	NFRC	Bug Screen	New	NA	SLAB FLOORS 01	02	
	1	8	0.3	NFRC	0.21	NFRC	Bug Screen	New	NA	Name	Zone	
	1	33.3 5	0.3	NFRC	0.21	NFRC	Bug Screen	New	NA	Slab	1st Floor	
l	1	16	0.3	NFRC	0.21	NFRC	Bug Screen	New	NA	Slab 2	1st Floor	
	S	20	R 0.3	NFRC	0.21	R NFRC	Bug Screen	New	NA	5100 2	Addition	
	1	9	0.3	NFRC	0.21	NFRC	Bug Screen	New	NA	OPAQUE SURFACE COI	STRUCTION	IS
	1	16	0.3	NFRC	0.21	NFRC	Bug Screen	n New NA		01		02
	1	16	0.3	NFRC	0.21	NFRC	Bug Screen	New	NA	Construction Name	Su	rface Ty
	1	8	0.3	NFRC	0.21	NFRC	Bug Screen	New	NA			
	1	16	0.3	NFRC	0.21	NFRC	Bug Screen	New	NA	R-0 Wall	Ext	erior Wa
				04		05		0	6	R-15 Wall	Ext	erior Wa
f	t ²)		U	-factor		Status		Verified Exist	ing Condition			
7				0.5		Existing		N	0			

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R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Cavity	/ Frame: R-15 / 2x4 r Finish: 3 Coat Stucco	
Registration Number:	223-P016618926A-000-000	-000000-0000	Registration Dat	e/Time: 202	23-11-22 10:31:33	HER	S Provider:	CalCERTS inc.	
CA Building Energy Efficier	ncy Standards - 2022 Re	sidential Compliance	Report Version: Schema Version			Rep	ort Generated:	2023-11-22 10:17:40	

CERTIFICATE OF CO Project Name: Wall			ORMAN	ICE COMPL	ANCE	METH		ulati	on Date	/Time: 20	23-11-22T	10:16:55-08	:00		CF1R-PRF-01 (Page 11 of 14			
Calculation Descrip	tion: Title 24 Analy	/sis					Inpu	t File	Name:	0230779	Wallace-Jo	ones Resider	nce & ADU.ribe	d22x				
IVAC - COOLING UNI	T TYPES																	
01	02	03		04			05			06		07	08		09			
Name	System Type	Number of	Units	Efficiency	Metric	E	Efficiency ER/EER2/CE	ER		iciency R/SEER2	Zonally	y Controlled	Mulit-spee Compresso		HERS Verification			
Cooling Component 1	Central split AC	1		EER/S	ER		10			13	No	ot Zonal	Single Speed		Cooling Component 1-hers-cool			
IVAC - HEAT PUMPS																		
01	02	03	04	05		06	07		08	09	10	11	12		13			
							Н	eating					Cooling					
Name	System Type	Number of Units	Heat Efficie Typ	ncy PF2/0		ap 47	Cap 17	Eff	ooling ciency Type	SEER/SE ER2	EER/EER 2/CEER	Zonally Controlled	Compressor Type	н	ERS Verification			
Heat Pump System 2	Air to water HP	1	n/a	n/a	6	8000	n/a		n/a	n/a	n/a	Not Zonal	Single Speed		eat Pump System 2-hers-htpump			
IVAC HEAT PUMPS -				HE	R	S	PR	() V	I D	ER							
01		03		04		Т	05			06		07	08		09			
Name	Verified Airflow	Airflow Ta	rget	Verified EE	R/EER2	:	Verified SEER/SEER2	<u>.</u>		Refrigerar harge		erified PF/HSPF2	Verified Hea Cap 47	ting	Verified Heating Cap 17			
Heat Pump System 2-hers-htpump	Not Required	0		Not Req	uired		Not Require	d		No		No	Yes		No			

Registration Date/Time: 2023-11-22 10:31:33 HERS Provider: CalCERTS inc. Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2023-11-22 10:17:40

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Registration Date/Time: 2023-11-22 10:31:33 HERS Provider: CalCERTS inc. Report Generated: 2023-11-22 10:17:40

roject Name: \	Wallace-Jones Re				Calcu	ation Date/Time File Name: 0230		0:16:55-08:00 nes Residence & A	DU.ribd22x	CF1R-PRF-01E (Page 4 of 14)
ONE INFORMAT	ION	I								
01		02	03		04		05	06		07
Zone Nan	ne	Zone Type	HVAC Syster	n Name	Zone Floor Area (ft ²) Avg. Ce	eiling Height	Water Heating Sys	stem 1	Status
1st Floo	·	Conditioned	Main House	HVAC1	1220		8	DHW Sys 1	Exis	ting Unchanged
1st Floor Add	lition	Conditioned	Main House	HVAC1	569		8	DHW Sys 1		New
ADU Conditi		Conditioned	ADU Mini-	-Split2	600	8		DHW Sys 3		New
PAQUE SURFAC	ES									
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Front Wall	1st Floor	R-0 Wall	315	Front	86	24	90	none	Existing	No
Left Wall	1st Floor	R-0 Wall	45	Left	266	16.7	90	none	Existing	No
Rear Wall	1st Floor	R-0 Wall	135	Back	51.4	0	90	none	Existing	No
Right Wall	1st Floor	R-0 Wall	225	Right	228	41	90	none	Existing	No
Front Wall 2	1st Floor Addition	R-15 Wall	315	Front	174	57.35	90	none	New	n/a
Left Wall 2	1st Floor Addition	R-15 Wall	45	Left	126.6	0	90	Extension	New	n/a
Rear Wall 2	1st Floor Addition	R-15 Wall	135	Back	262	77.35	90	Extension	New	n/a
Right Wall 2	1st Floor Addition	R-15 Wall	225	Right	169.4	0	90	Extension	New	n/a
Front Wall 3	ADU	R-15 Wall	315	Front	200	9	90	Extension	New	n/a
Left Wall 3	ADU	R-15 Wall	45	Left	192	40	90	none	New	n/a
Rear Wall 3	ADU	R-15 Wall	135	Back	200	16	90	Extension	New	n/a
Right Wall 3	ADU	R-15 Wall	225	Right	192	0	90	Extension	New	n/a
Right wan 5	1.00			, ingric	102	-	50			11, 4

Registration Number: 223-P016618926A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

Report Version: 2022.0.000

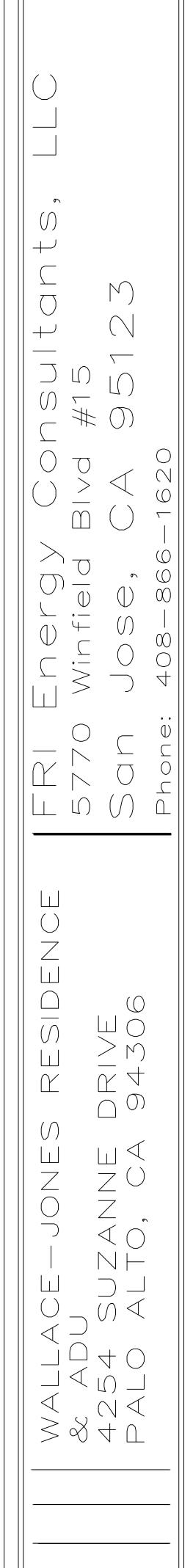
Schema Version: rev 20220901

Registration Date/Time: 2023-11-22 10:31:33 HERS Provider: CalCERTS inc. Report Generated: 2023-11-22 10:17:40

culation Description:	Jones Residence & A				me: 2023-11-22T10 30779 Wallace-Jon		
AQUE SURFACE CONSTI	,		input	rile Maille, 02	SUTTS Wallace-Jul	les Résiden	
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-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-30	None / None	0.036	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board
Attic Roof1st Floor	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 Roof1st Floor Addition	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 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. 0. C.	O _{R-19}	None / None	0.049	Over Ceiling Joists: R-9.9 insul. Cavity / Frame: R-9.1 / 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-9.1 / 2x4 Inside Finish: Gypsum Board
R-19 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.047	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10
ILDING ENVELOPE - HEI	RS VERIFICATION						
01		02	03		04		05
uality Insulation Install	ation (QII) High R-v	alue Spray Foam Insulation	on Building Envelope Air I	Leakage	CFM50		CFM50
Not Required		Not Required	N/A		n/a		n/a

Project Name Calculation D	OF COMPLIA e: Wallace-Jor Description: Ti BUTION SYSTE	nes Residence tle 24 Analysi	& ADU		MANC	ECOM		E MET	Calcul					22T10:16:55-0 e-Jones Reside		ADU.ribo	(F	CF1R-PRF-011 Page 12 of 14
01	02	03	04	05	06	07	08	09	10		11	12		13	14		15	16
Name	Туре	Design Type	Duct R-va Suppl	alue Retur		uct ation Retur	Surfac Suppl	e Area Retur	- Bypass Duct	Duct	Leakage	HERS Verificat		Status	Verif Exist Condi	ing [Existing Distribution system	New Ducts 25 ft
Air Distribution System 1	Unconditio ned attic	Non- Verified	у R-6	n R-6	y Atti c	n Atti c	y n/a	n n/a	No Bypass Duct		kisting (not ecified)	Air Distribution System 1-hers-dist		Existing + New	Nc	,		No
HVAC - FAN SY	/STEMS			_														
		01	1	-				02					03				04	
	Na	ame				Type Fan Pov					Fan Pow	wer (Watts/CFM) Name						
	HVA	CFan 1		1		HVAC Fan					Ir	0.58 HVAC				HVAC Fan 1-h	ers-fan	
	TEMS - HERS V	EDIFICATION									91			-				
HVAC FAIN SYS	TEIVIS - HERS V	01			(-+)	H	E R	S	02 P R	0	V I	DI	- 1	R		03		
		Name			_			Veri	ified Fan Watt D	Draw				Requi	red Fan		Watts/CFM	
		an 1-hers-fan							Not Required							0	(11410) 0111	
INDOOR AIR C	QUALITY (IAQ) I	ANS																
01		02		03			04		05		06			07		08		09
Dwelling U	Init Airfl	ow (CFM)		Efficacy /CFM)	,	IAQ F	an Type		Includes Heat/Energy Recovery?		IAQ Rec Effective SRE/A	ness -		ncludes Fault icator Display?	HERS	i Verifica	tion	Status
SFam AD IAQVentRpt		30	0.2	33333		Balanced Yes				88 / 88			No Yes		Yes			

Registration Date/Time: 2023-11-22 10:31:33 HERS Provider: CalCERTS inc. Registration Number: 223-P016618926A-000-000-0000000-0000 Report Version: 2022.0.000 Schema Version: rev 20220901 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Generated: 2023-11-22 10:17:40



T24-

30	03 Fan Efficacy (W/CFM) 0.233333	04 IAQ Fan Type Balanced	05 Includes Heat/Energy Recovery? Yes	06 IAQ Recovery Effectiveness - SREIAQ Recovery Effectiveness - SRE 88	07 IAQ Recovery Effectiveness - ASREIAQ Recovery Effectiveness - ASRE
02 irflow (CFM) 30	03 Fan Efficacy (W/CFM) 0.233333	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SREIAQ Recovery Effectiveness - SRE	IAQ Recovery Effectiveness - ASREIAQ Recovery Effectiveness -
irflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SREIAQ Recovery Effectiveness - SRE	IAQ Recovery Effectiveness - ASREIAQ Recovery Effectiveness -
30	0.233333		Recovery?	Effectiveness - SREIAQ Recovery Effectiveness - SRE	Effectiveness - ASREIAQ Recovery Effectiveness -
		Balanced	Yes	88	
	Cal				88
18926A-000-000-0000000- ards - 2022 Residential					CalCERTS inc. 2023-11-22 10:17:40
RESIDENTIAL PERFOF sidence & ADU Analysis ARATION STATEMENT	MANCE COMPLIANC				
			Date/Time: 2023-11-22T1 ame: 0230779 Wallace-Jo		CF1R-PRF-01E (Page 14 of 14) d22x
	n is accurate and compl	lete.	ame: 0230779 Wallace-Jo	nes Residence & ADU.rib	(Page 14 of 14)
	n is accurate and compl	lete.	ame: 0230779 Wallace-Jo n Author Signature:		(Page 14 of 14)
	n is accurate and compl	lete. Documentatio Signature Date	ame: 0230779 Wallace-Jo n Author Signature:	nes Residence & ADU.rib	(Page 14 of 14)
npliance documentatio	n is accurate and compl	lete. Documentatio Signature Date 2023-11-2 CEA/ HERS Cer	ame: 0230779 Wallace-Jo Author Signature: 2 10:27:49 iffication Identification (If applica	nes Residence & ADU.rib	(Page 14 of 14)
npliance documentatio	n is accurate and compl	lete. Documentatio Signature Date 2023-11-2 CEA/ HERS Cer R19-22-3 Phone:	ame: 0230779 Wallace-Jo) Author Signature: 22 10:27:49 iffication Identification (If applica 0103	nes Residence & ADU.rib	(Page 14 of 14)
npliance documentatio		lete. Documentatio Signature Date 2023-11-2 CEA/ HERS Cer R19-22-3	ame: 0230779 Wallace-Jo) Author Signature: 22 10:27:49 iffication Identification (If applica 0103	nes Residence & ADU.rib	(Page 14 of 14)
DI STATEMENT ON STATEMENT Prjury, under the Jaws of th of the Business and Profe ures and performance spec or system design features	ie State of California: ssions Code to accept resp ifications identified on this identified on this Certificat	lete. Documentatio Signature Date 2023-11-2 CEA/ HERS Cer R19-22-3 Phone: 408-866- Donsibility for the building design s Certificate of Compliance are consistent v pproval with this building permit Responsible Dr Date Signed; Date Signed;	ame: 0230779 Wallace-Jo Author Signature: 22 10:27:49 iffication Identification (If application) 620 identified on this Certificate of Co into the requirements of Title 2 inth the information provided on application. signer Signature: 22 10:31:33	able): Compliance. 24, Part 1 and Part 6 of the Calif	(Page 14 of 14)
		000-000-000000-0000 D22 Residential Compliance			

2022 Oliverta Familia Davidantial Mandatana Damainananta Ormanana
2022 Single-Family Residential Mandatory Requirements Summary

Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. * Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8
elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems. *
Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.
Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall- mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets applicable requirements may be used to meet these requirements.
Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
Single-family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the
application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings and have a total area no less than 250 square feet. *
Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system. Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be
provided to the occupant.
Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps. Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole

uilding Envelope	e:
§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.*
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2: § 150.0(q):	 Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation. Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.
irenlaces Decor	ative Gas Appliances, and Gas Log:
§ 110.5(e)	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)1: § 150.0(e)2:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *
	ng, Water Heating, and Plumbing System:
§ 110.0-§ 110.3:	Certification. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N.*
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating. *
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	Insulation. Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
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	2022 Single-Family Residential Mane
§ 150.0(s)	Energy Storage System (ESS) Ready. All single-family residence equipment with backed up capacity of 60 amps or more and four main service to a subpanel that supplies the branch circuits in § 1 source collocated at a single panelboard suitable to be supplied b near the primary exit, and one circuit supplying a sleeping room m 225 amps; sufficient space must be reserved to allow future insta panelboard, with raceways installed between the panelboard and
§ 150.0(t)	Heat Pump Space Heater Ready. Systems using gas or propane unobstructed 240V branch circuit wiring installed within 3' of the fi identified as "240V ready;" and a reserved main electrical service permanently marked as "For Future 240V use."
§ 150.0(u)	Electric Cooktop Ready. Systems using gas or propane cooktop 240V branch circuit wiring installed within 3' of the cooktop with ci "240V ready;" and a reserved main electrical service panel space marked as "For Future 240V use."
§ 150.0(v)	Electric Clothes Dryer Ready. Clothes dryer locations with gas dedicated unobstructed 240V branch circuit wiring installed within the blank cover identified as "240V ready;" and a reserved main e circuit breaker permanently marked as "For Future 240V use."

used. Review the respective section for more information.

(04/2022)

*Exceptions may apply.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach

TENERS COMMENCE	2022 Single-Family Residential Mandatory Requirements Summary
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and
	spa heaters. *
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment' maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(n)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.
Ducts and Fans:	
	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a
§ 110.8(d)3:	contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼", If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

5/6/22

Residential Mandatory Requirements Summary

Il single-family residences must meet all of the following: Either ESS-ready interconnection amps or more and four or more ESS supplied branch circuits, <u>or</u> a dedicated raceway from the the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit plying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of rved to allow future installation of a system isolation equipment/transfer switch within 3' of the main en the panelboard and the switch location to allow the connection of backup power source. s using gas or propane furnaces to serve individual dwelling units must include: A dedicated stalled within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover I main electrical service panel space to allow for the installation of a double pole circuit breaker gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as cal service panel space to allow for the installation of a double pole circuit breaker permanently

ryer locations with gas or propane plumbing to serve individual dwelling units must include: A uit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with " and a reserved main electrical service panel space to allow for the installation of a double pole

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY Project Name Wallace-Jones Residence & ADU Date 11/22/2023 System Name Floor Area Main House HVAC 1,789 ENGINEERING CHECKS SYSTEM LOAD COIL COOLING PEAK COIL HTG. PEAK Number of Systems CFM Sensible Latent CFM Sensible Heating System 734 15,273 577 708 27,093 80,000 Total Room Loads Output per System 80,000 Return Vented Lighting Total Output (Btuh) 44.7 1,505 **Return Air Ducts** 693 Output (Btuh/sqft) Cooling System Return Fan Ventilation 0 Output per System Total Output (Btuh) Supply Fan 693 1,505 Total Output (Tons) Supply Air Ducts Total Output (Btuh/sqft) Total Output (sqft/Ton) 21,468,000.0 30,103 16,658 577 TOTAL SYSTEM LOAD Air System CFM per System HVAC EQUIPMENT SELECTION 2013 - Present Fau/AC 80,000 Airflow (cfm) Airflow (cfm/sqft) Airflow (cfm/Ton) 80,000 0.0% Total Adjusted System Output 0.00 (Adjusted for Peak Design conditions) Outside Air (%) Outside Air (cfm/sqft) Note: values above given at ARI conditions TIME OF SYSTEM PEAK HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak) Aug 3 PM Jan 1 AM 26 °F 66 °F 105 °F Outside Air 0 cfm Heating Coil 103 ºF ROOM 66 °F 68 °F **←** COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak) 76 / 61 °F 55 / 53 °F 85 / 64 ºF Outside Air 56 / 53 °F 0 cfm Cooling Coil 42.7% **ROOM** 1000 76 / 61 ºF 75 / 60 °F



2022 Single-Family Residential Mandatory Requirements Summary

Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must § 150.0(m)13: be \geq 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy \leq 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole- dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand- controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G
ool and Spa Sys	tems and Equipment:
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, o dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *
ighting:	
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and line closets with an efficacy of at least 45 lumens per watt.
150.0(k)1B:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

HVAC SYSTEM HE	ATING	AND COOLING LOAD	S SUM	MARY				
Project Name							Date	
Wallace-Jones Residence & ADU System Name							11/22/2023 Floor Area	
ADU Mini-Split							600	
ENGINEERING CHECKS		SYSTEM LOAD						
Number of Systems 1		COIL COOLING PEAK			COIL HTG. PEAK			
Heating System			CFM	Sensible	Latent	CFM	Sensible	
Output per System	18,000	Total Room Loads	200	4,319	193	176	7,02	
Total Output (Btuh)	18,000	Return Vented Lighting		0				
Output (Btuh/sqft)	30.0	Return Air Ducts		0				
Cooling System		Return Fan		0				
Output per System	18,000	Ventilation	0	0	0	0		
Total Output (Btuh)	18,000	Supply Fan		0				
Total Output (Tons)	1.5	Supply Air Ducts		0				
Total Output (Btuh/sqft)	30.0							
Total Output (sqft/Ton)	400.0	TOTAL SYSTEM LOAD		4,319	193		7,02	
Air System								
CFM per System	0	HVAC EQUIPMENT SELECTION						
Airflow (cfm)	0	Water Source Heat Pump		16,761	0		15,70	
Airflow (cfm/sqft)	0.00							
Airflow (cfm/Ton)	0.0							
Outside Air (%)	0.0%	Total Adjusted System Output		16,761	0		15,70	
Outside Air (cfm/sqft)	0.00	(Adjusted for Peak Design conditions)						
Note: values above given at ARI conditions HEATING SYSTEM PSYCHROMETRICS		TIME OF SYSTEM PEAK			Aug 3 PM		Jan 1 A	
26 °F	68 °F	105 °F	→ []		RC	MOC	05 °F 68 °F	
COOLING SYSTEM PSYCHR	OMETRICS	(Airstream Temperatures at Time	of Cooling	Peak)				
85 / 64 °F	75	5 / 60 °F 55 / 53 °F						
Outside Air 0 cfm		Cooling Coil	→	42.7	% R C	55 DOM	/ 53 °F	
75 / 60 ºF ◀ ◀		[]] ←				75	/ 60 ºF 	

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