

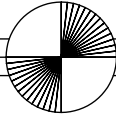
# OWENS GARAGE/A.D.U.

GENERAL INFORMATION:	
<b>SITE AREA:</b> 2,702 SQ. FT.	<b>ZONE:</b> R-1
<b>BUILDING:</b>	
EXISTING:	
HOUSE	779 SQ. FT.
COVERED PORCH	52 SQ. FT.
DECK	497 SQ. FT.
<b>PROPOSED:</b>	
HOUSE	779 SQ. FT.
COVERED PORCH	52 SQ. FT.
DECK	497 SQ. FT.
DETACHED 2 CAR GARAGE	434 SQ. FT.
2ND STORY A.D.U.	476 SQ. FT.

**CODE ANALYSIS:**  
THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN COMPLIANCE WITH THE CALIFORNIA BUILDING AND FIRE CODES (2022)

OCCUPANCY CLASSIFICATION: **B-3/A**  
BUILDING CONSTRUCTION TYPE: **VB**  
FIRE RATING: **NON-SPRINKLERED**

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**PROJECT DESCRIPTION:**  
NEW 2-CAR DETACHED GARAGE WITH FLOOR A.D.U.

AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY WORK IN CITY RIGHT-OF-WAY. NOTE PUBLIC WORKS FOR PRE-CONSTRUCTION INSPECTION PRIOR TO STARTING ANY WORK AT SITE.

LEGEND OF SHEETS	
PAGE	TITLE
1	COVER SHEET, PROJECT INFO
1A	GENERAL NOTES
2	SITE PLAN
4	FLOORPLAN PROPOSED
5	ELEVATIONS
8	ROOF PLAN & SECTION
9	SITE PLANNING DETAILS
11	ELECTRICAL PLAN
<b>SNMP BEST MANAGEMENT PRACTICES</b>	
S1	FOUNDATION & SHEETPILES
S2	ROOF & 2ND FLOOR FRAMING & SECTIONS
S3	NAIL SCHEDULING
S4	STRUCTURAL DETAILS
3	SURVEY
EN1	ENERGY COMPLIANCE
EN2	ENERGY COMPLIANCE
EN3	ENERGY COMPLIANCE
GR1	GREEN BUILDING

REVISIONS:	BY:

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APN 035-132-04

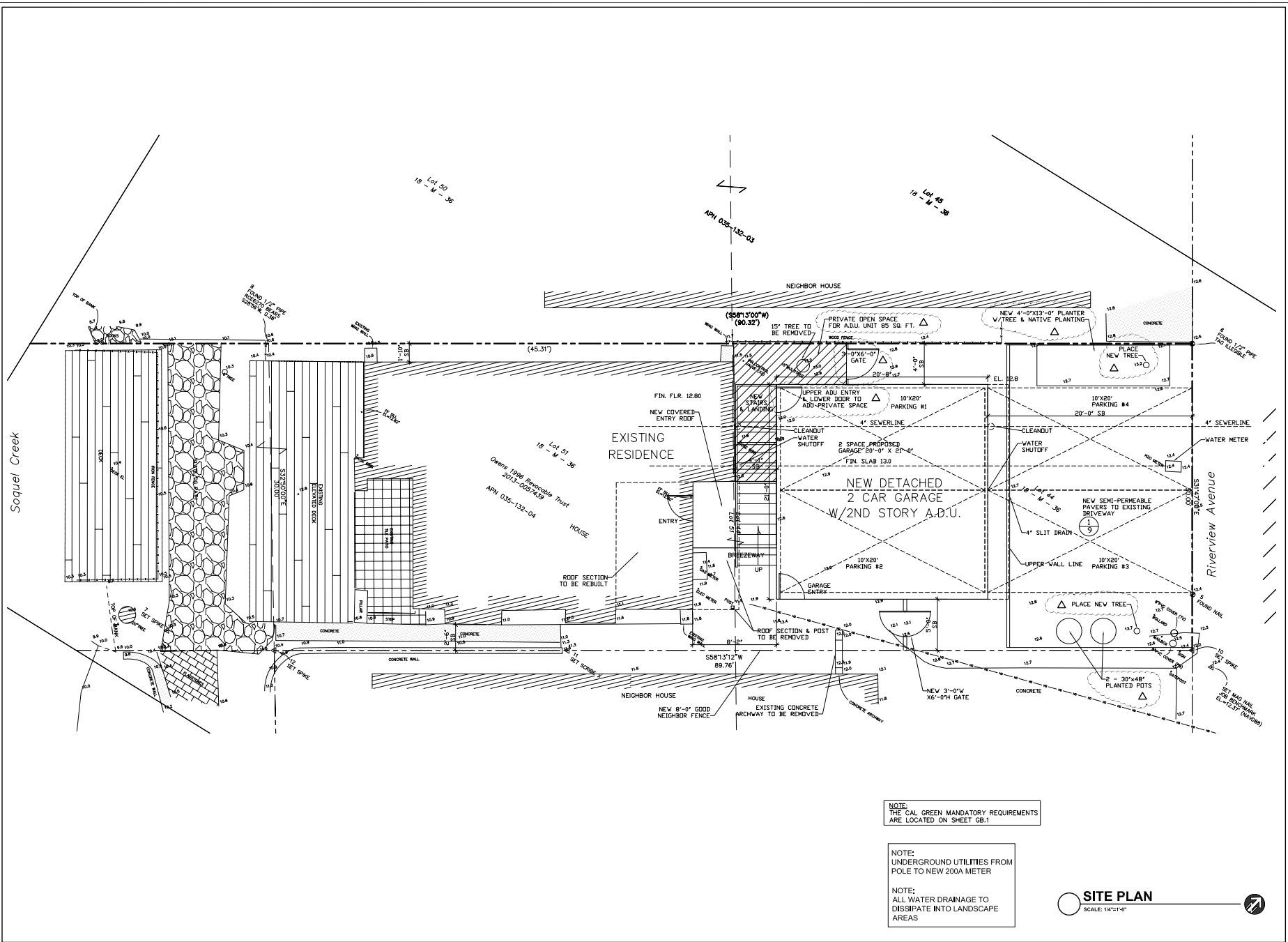
**DENNIS NORTON**  
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COVER SHEET  
LEGEND OF SHEETS

<b>DRAWN:</b>	GG
<b>CHECKED:</b>	
<b>JOB NO.</b>	421RIV
<b>DATE:</b>	04/27/23
<b>SHEET</b>	1
<b>OF # SHEETS</b>	





NOTE:  
THE CAL GREEN MANDATORY REQUIREMENTS  
ARE LOCATED ON SHEET GB.1

NOTE:  
UNDERGROUND UTILITIES FROM  
POLE TO NEW 200A METER

NOTE:  
ALL WATER DRAINAGE TO  
DISSIPATE INTO LANDSCAPE  
AREAS

**SITE PLAN**  
SCALE: 1/4"=1'-0"

REVISIONS:	BY:
△ 09/29/23	GG

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SITE  
PLAN

DRAWN: GG

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

JOB NO. 421RIV

DATE: 08/31/23

SHEET

2  
OF # SHEETS



REVISIONS:	BY:
Δ 08/23/23	GG

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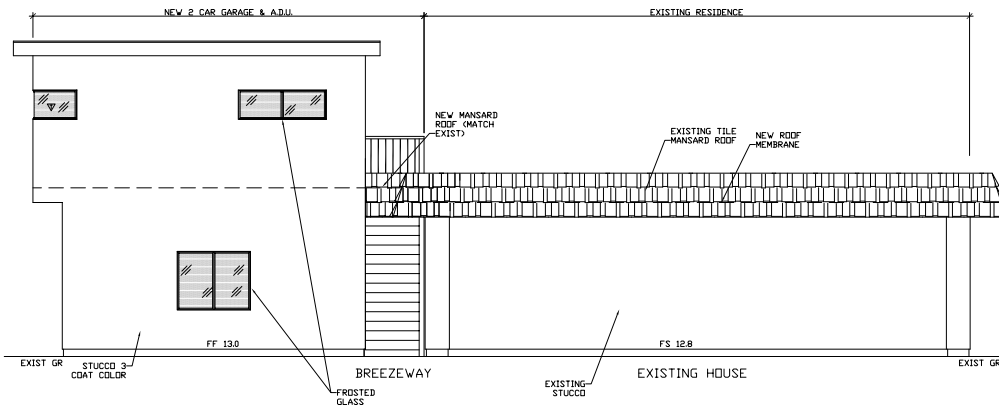
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ELEVATIONS

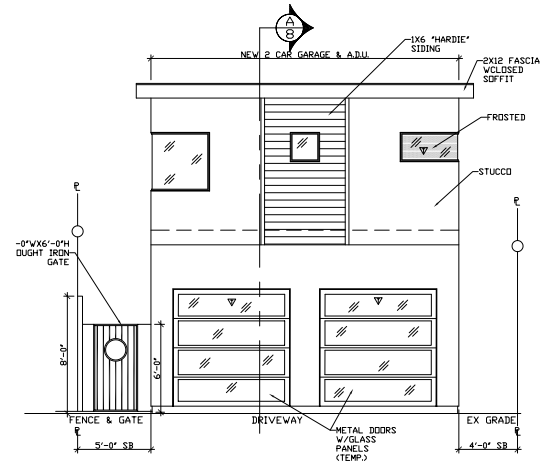
DRAWN: GG  
 SCALE: 1/4" = 1'-0"  
 JOB: 421RIV  
 DATE: 08/31/23

SHEET  
 5  
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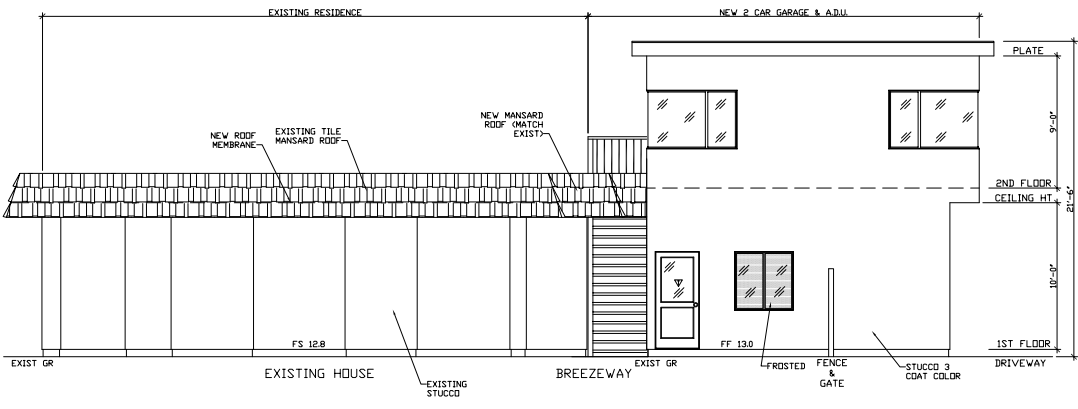


NORTH

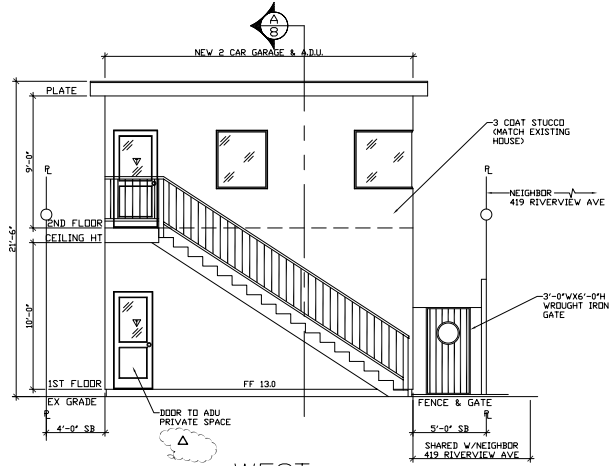
NOTE:  
 ALL WINDOWS ON THE NORTH  
 ELEVATION TO BE FROSTED GLASS



EAST

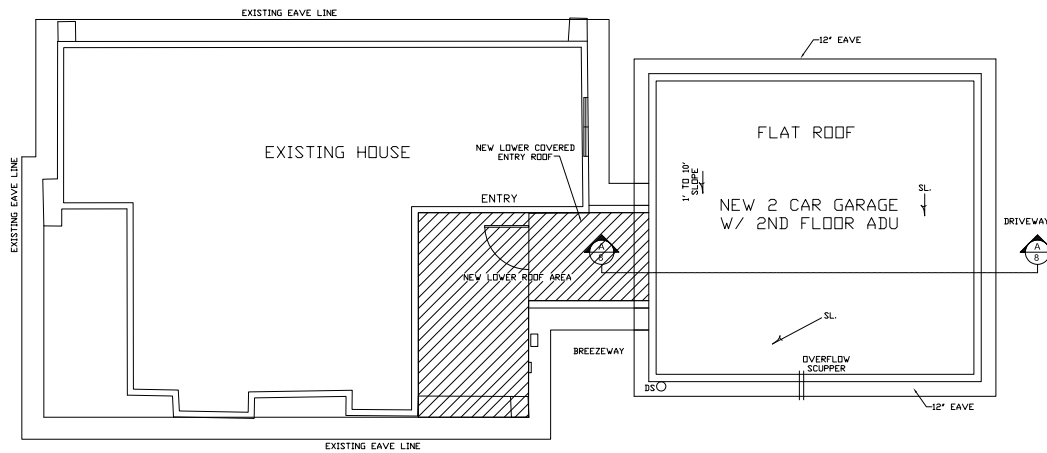


SOUTH

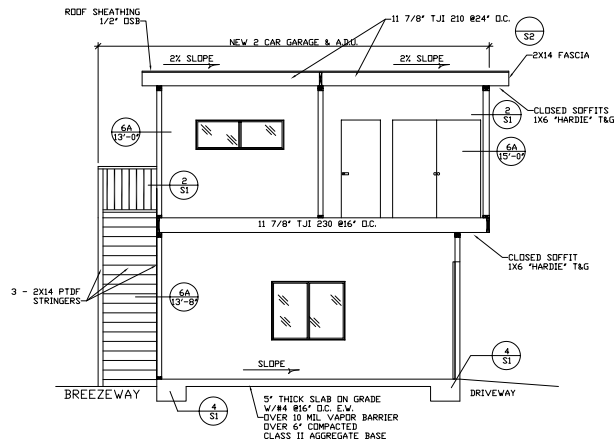


WEST

NOTE: ▽ = TEMPERED GLASS



**ROOF PLAN**



**SECTION A**

SHEARWALL MAILING  
SEE PGS S1 & S3

NOTE:  
SEE FOUNDATION  
PLAN PG S-1 & S-2

NOTE:  
SEE EN1 & EN2 FOR INSULATION  
REQUIREMENTS

NOTE:  
THE CAL GREEN MANDATORY REQUIREMENTS  
ARE LOCATED ON SHEET GB.1

NOTE:  
ALL ROOF DRAINAGE  
DOWNSPOUTS TO SPASHBLOCKS  
TO VEGETATED AREAS

**ROOF PLAN**  
SCALE: 1/4"=1'-0"

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**ROOF PLAN  
& SECTION**

DRAWN: GG

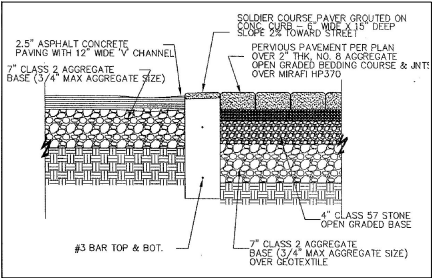
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JOB NO. 421RIV

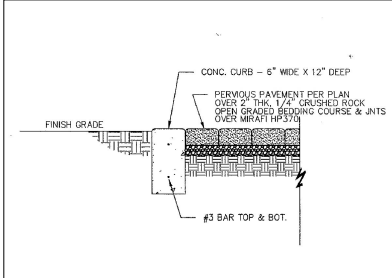
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SHEET  
8  
OF # SHEETS

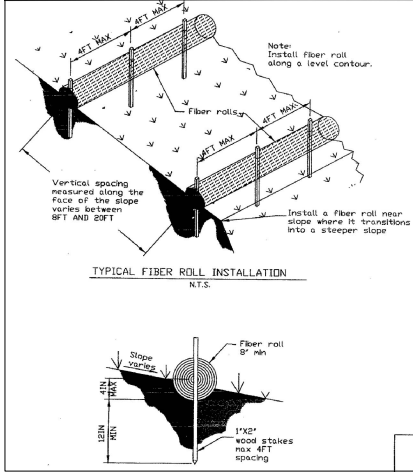
**1 SEMI-PERMEABLE PAVERS (DRIVEWAY)**



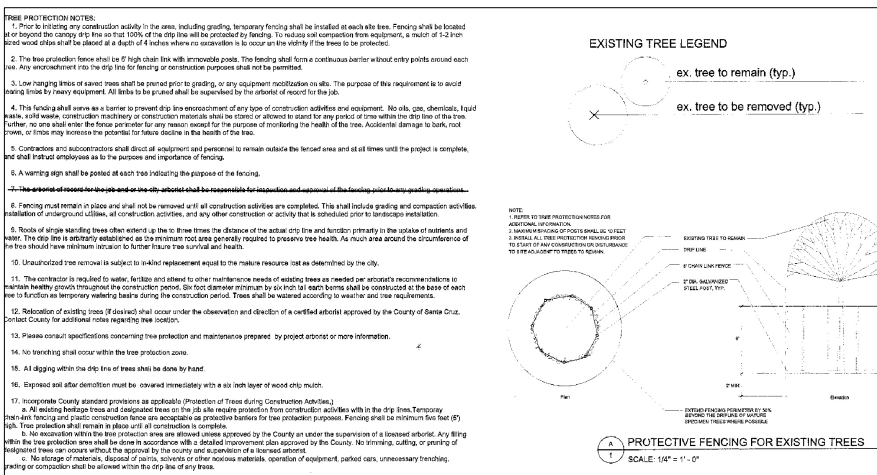
**2 SEMI-PERMEABLE PAVERS (PATIOS & WALKWAYS)**



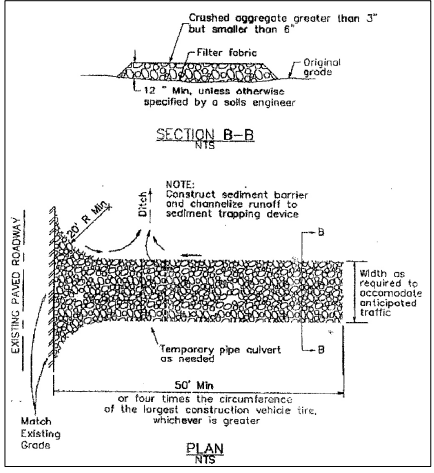
**3 FIBER ROLL**



**5 TREE PROTECTION PLAN**



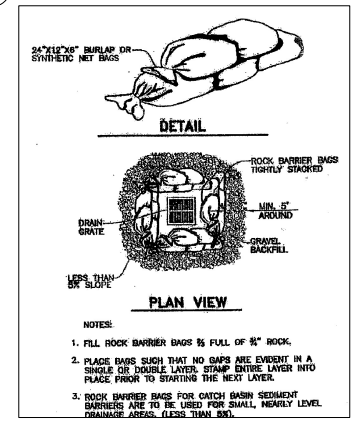
**4 CONSTRUCTION ENTRANCE**



**6**



**7 STORM DRAIN INLET PROTECTION**



**8 SITE HOUSEKEEPING REQUIREMENTS: CONSTRUCTION MATERIALS**

ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOILS, SPILLS, AGGREGATE, FL-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.

ALL CHEMICALS SHALL BE STORED IN WATER TIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT SPILLAGE OR LEAKAGE) IN A STORAGE SHED (COMPLETELY ENCLOSED).

EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUITS, INSULATORS, BRINGS, ETC.).

BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

**9 SITE HOUSEKEEPING REQUIREMENTS: WASTE MANAGEMENT**

DISPOSAL OF ANY RINSE OR WASH WATER OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.

SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.

SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.

COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.

DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.

STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.

PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.

EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.

CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

**10 SITE HOUSEKEEPING REQUIREMENTS: VEHICLE STORAGE & MAINTENANCE AND LANDSCAPE MATERIALS**

MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.

ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ON SITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.

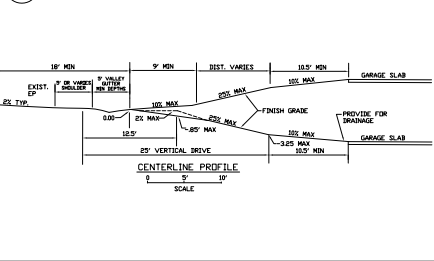
LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.

CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED. DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.

APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.

STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

**11 TYPICAL DRIVEWAY**



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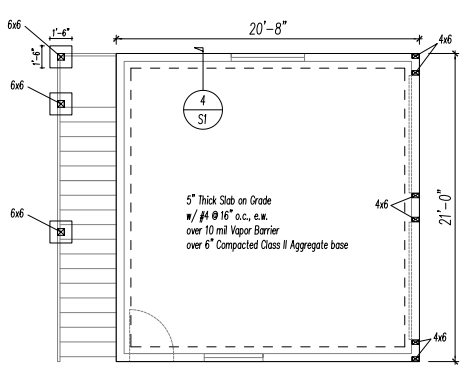
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SITE PLANNING  
 DETAILS

DRAWN:	GG
SCALE:	N/A
JOB NO.:	421RIV
DATE:	02/15/23
SHEET:	9
OF # SHEETS:	9

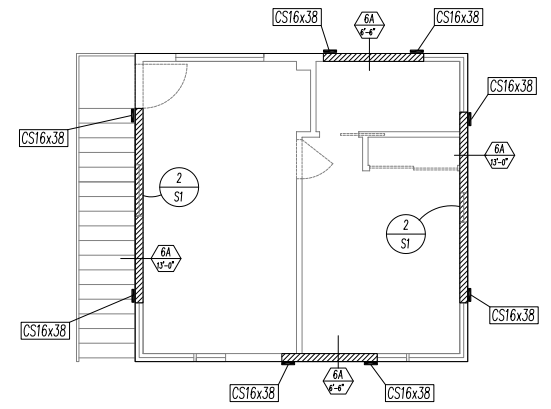






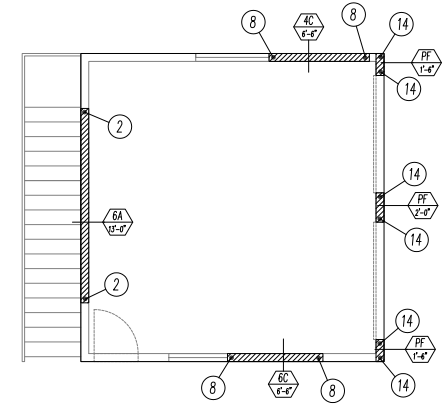
Foundation Plan

SCALE: 3/4" = 1'-0"



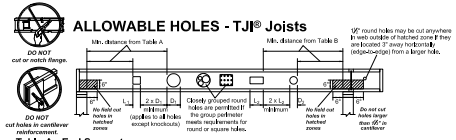
Upper Shear Wall Plan

SCALE: 3/4" = 1'-0"



Lower Shear Wall Plan

SCALE: 3/4" = 1'-0"



**Table A - End Support**  
Minimum distance from edge of hole to bridle face of nearest end support

Level	TJI	ROUND HOLE SIZE												SQUARE OR RECTANGULAR HOLE SIZE											
		4"	6"	8"	10"	12"	14"	16"	18"	20"	24"	30"	36"	4"	6"	8"	10"	12"	14"	16"	18"	20"			
1st	100	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	
2nd	100	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	
3rd	100	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	
4th	100	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	

**Table B - Intermediate or Cantilever Support**  
Minimum distance from edge of hole to bridle face of nearest intermediate or cantilever support

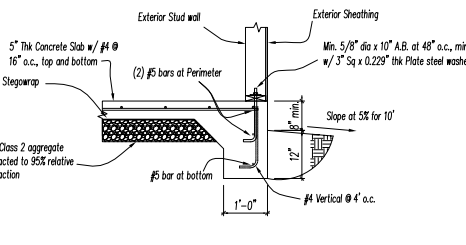
Level	TJI	ROUND HOLE SIZE												SQUARE OR RECTANGULAR HOLE SIZE											
		4"	6"	8"	10"	12"	14"	16"	18"	20"	24"	30"	36"	4"	6"	8"	10"	12"	14"	16"	18"	20"			
1st	100	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	
2nd	100	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	
3rd	100	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	
4th	100	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	

**How to Use These Tables**

- Verify Table A, Table B, or Table C are applicable to the hole size and depth.
- Scan horizontally and vertically to find the correct hole size column.
- Measurement shown is minimum distance from edge of hole to support.
- Minimum hole size is 1/4" from the end and the intermediate or cantilever support.

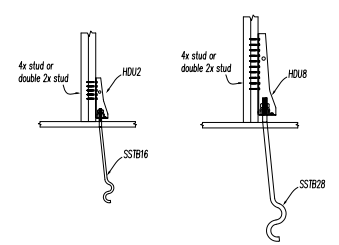
**General Notes**

- Holes may be located anywhere along the span.
- Leave 2" of gap (minimum) at top and bottom of hole.
- Condition and location of hole may affect hole placement and may be located in the bottom zone.
- For double span (12' minimum) or more, holes may be located in the bottom zone of the first span provided they are located at the center of the first span.
- Distances are based on the hole from support to support on the slab, for other load conditions or hole configurations, use Table A with software or contact your TrusJoist representative.



4 Foundation at Perimeter

SCALE: 3/4" = 1'-0"



3 Holdown @ (N) Foundation

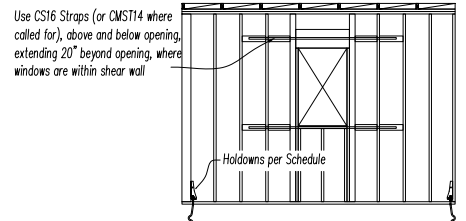
Scale: 3/4" = 1'-0"

Shear Wall Sheathing Schedule

Symbol	Sheathing	Nailing Edge	Field	Sill Plate Bolting
6A 12'-0"	3/8" OSB, APA Rated Exp 1	8d @ 6" o.c.	8d @ 10" o.c.	3/8" dia x 12" A.B. @ 48" o.c.
4C 12'-0"	3/8" OSB, APA Rated Exp 1	8d @ 4" o.c.	8d @ 10" o.c.	3/8" dia x 12" A.B. @ 36" o.c.
PF 1'-4"	3/8" OSB, APA Rated Exp 1	8d @ 3" o.c.	8d @ 3" o.c.	See Portal Frame Detail

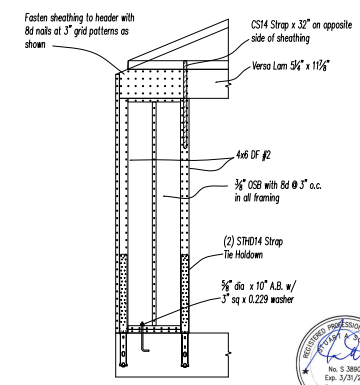
Holdown Schedule

Symbol	Holdown	Rod Size	Minimum Post Size	Holdown Anchor Bolt
2	HDU2-SDS2.5	5/8" ϕ	(2) 2x Studs	SSTB16
8	HDU8-SDS2.5	7/8" ϕ	(2) 2x Studs	SSTB28
14	STHD14		(2) 2x Studs	See Portal Frame Detail



2 Straps @ Window within Shear Wall

Scale: 3/4" = 1'-0"



1 Portal Frame Detail

Scale: 3/4" = 1'-0"

REVISIONS  
DESCRIPTION

REV. DATE

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STRUCTURAL ENGINEER  
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(408) 500-5712 LIC. # C 042921



S1

Arch D Scale: 3/4" = 1'-0"

REVISIONS

DESCRIPTION

REV. DATE

STUART A SCOTT  
STRUCTURAL ENGINEER  
1905 RUCKER AVENUE, GILROY CA 95020  
(408)500-5712 LIC # C 042921



1. Materials: The following minimums shall apply to lumber grades unless shown otherwise on the drawings:

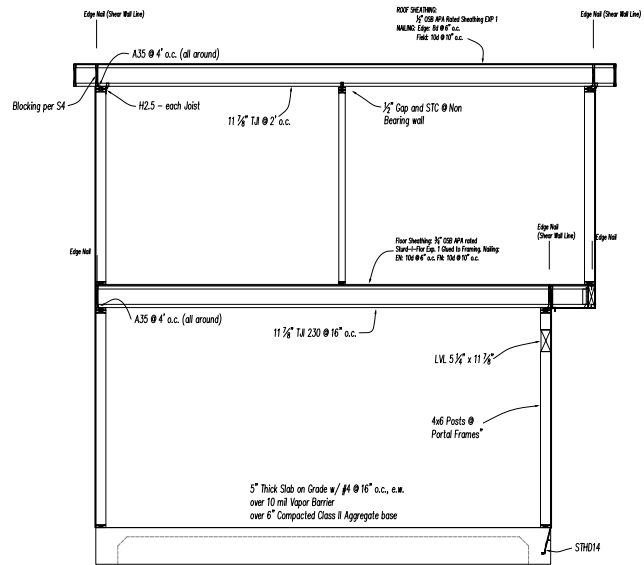
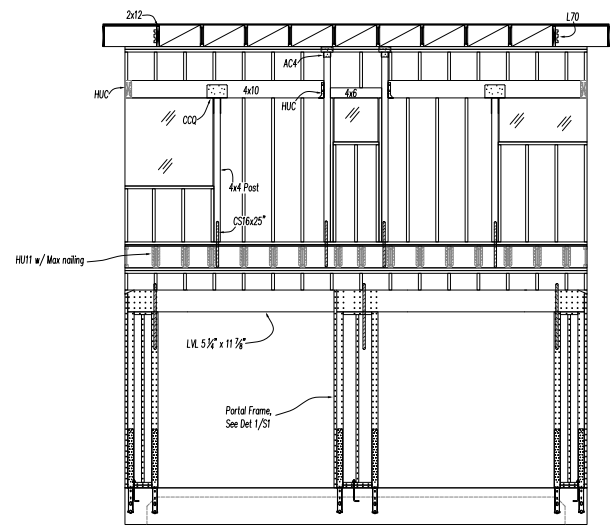
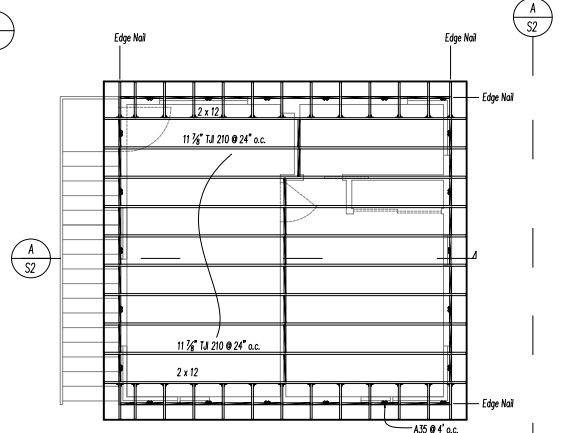
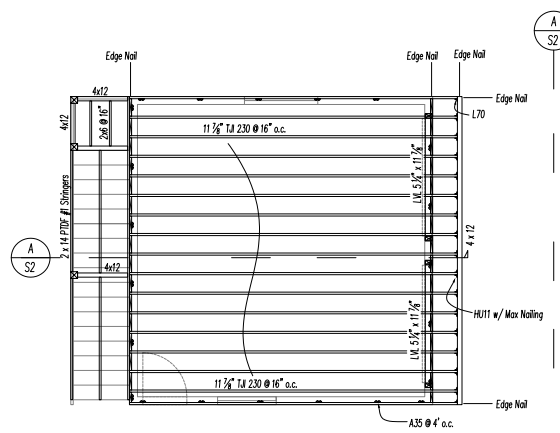
- A) Vertical members:  
 2x4 Less than 10'-0" long .... Stud Grade, any species  
 2x4 8'-0" to < 10'-0" ..... Standard Douglas Fir  
 2x4 10'-0" and longer.....Douglas Fir #2  
 2x6 Any Length.....Douglas Fir #2  
 4" thick, 4" and wider .....Douglas Fir #2  
 6x6 and larger .....Douglas Fir #1

- B) Horizontal Members:  
 2 to 4" thick 4" and wider .....Douglas Fir #2  
 6x6 and Larger.....Douglas Fir #1

Concrete: 28 day compressive strength  $f'c = 2500$  psi  
 Reinforcing: #3, #4: ASTM A615 Gr 40  
 #5 and larger: ASTM A615, Gr 60

FRAMING NOTES:

1. Roof Diaphragm: Provide  $\frac{1}{2}$ " APA (SR 24 / 0) rated structural sheathing with 8d common nails at 6" o.c. panel edges, and 12" o.c. at intermediate supports. Provide sheathing at exposure 1 sheathing at exposed locations.
2. Provide  $\frac{1}{2}$ " gap at all panel edges. Sheathing less than  $\frac{1}{2}$ " must have ends and edges supported by blocking or edge clips.
3. Structural beams, dimensional joists and rafters shall not be notched, cut or bored unless specifically designed and detailed by the engineer or architect of record..
4. All beam to column hardware to be of the COQ variety



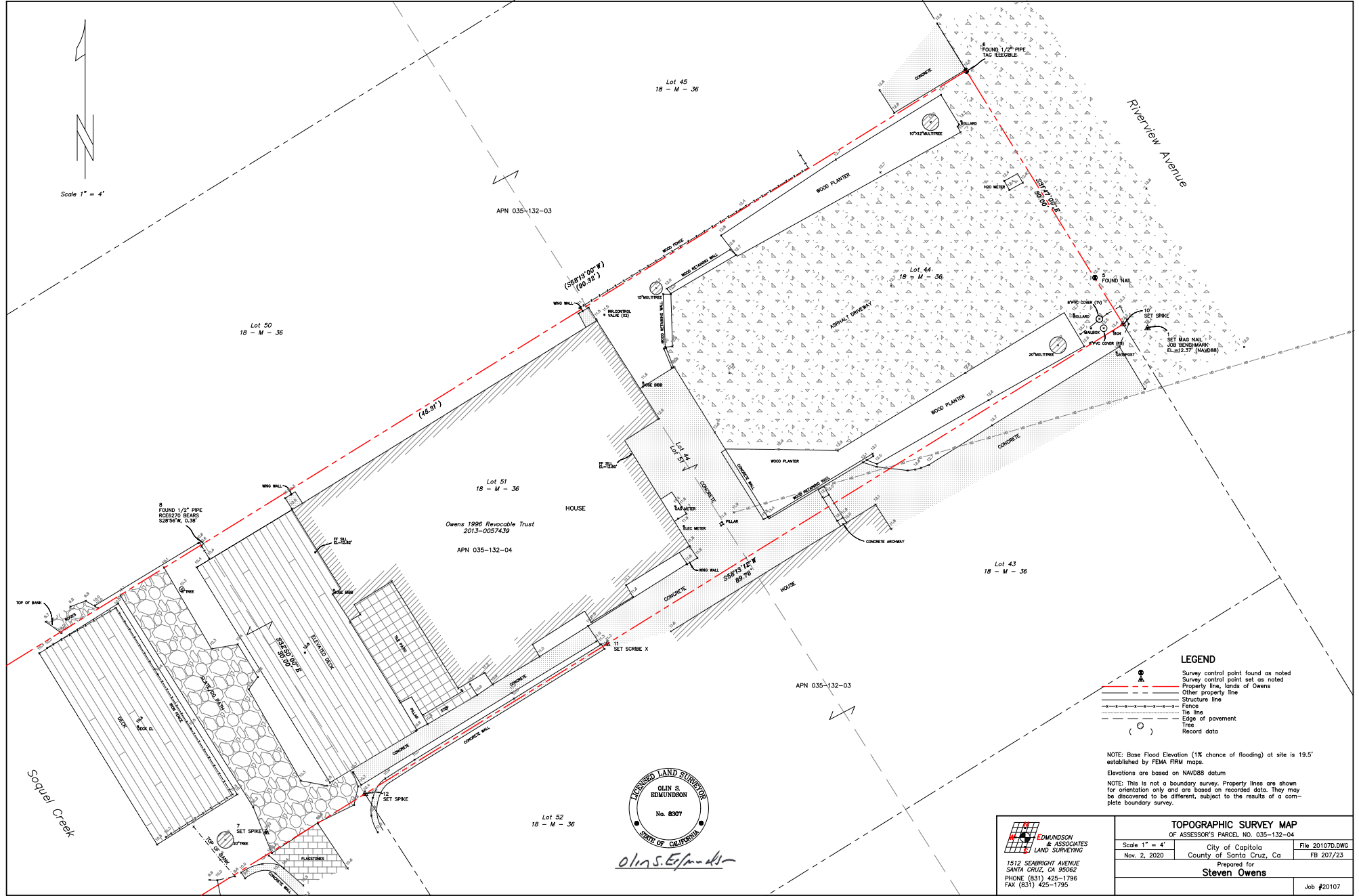
Design Criteria

- DEAD LOADS:  
 Roof Dead Load = 10 psf  
 Interior Wall Dead Load = 7 psf  
 Stucco Exterior Wall Dead Load = 16 psf  
 Floor Dead Load = 10 psf
- LIVE LOADS:  
 Roof Live Load = 20 psf  
 Floor Live Load = 40 psf
- WIND:  
 $V_{ult} = 91$  mph  
 Risk Category: II  
 Wind Exposure: B  
 Applicable internal pressure coefficient:  $C_{pi} = 0.18$
- SEISMIC:  
 Risk Category: II  
 Seismic Importance Factor:  $I_e = 1.0$   
 Mapped spectral response acceleration parameter  $S_s = 1.81$   
 Mapped spectral response acceleration parameter  $S_1 = 0.694$   
 Site Class: D  
 Design spectral response acceleration parameter  $S_{ds} = 1.448$   
 Design spectral response acceleration parameter  $S_{d1} = \text{null}$   
 Seismic Design Category = D  
 Basic seismic force resisting system: Light Frame (wood) walls sheared w/ wood structural panels rated for shear resistance  
 Design base shear:  $V = 0.223W$   
 $Rho = 1.0$   
 Seismic response coefficient  $D_s$  (LRFD) - Not used  
 Response modification factor  $R = 6\frac{1}{2}$  (for wood shear walls)  
 Analysis procedure used: Equivalent Lateral Force

Arch D Scale:  $\frac{3}{8}" = 1'-0"$



Scale 1" = 4'



Soquel Creek

Riverview Avenue



Olin S. Edmundson

- LEGEND**
- Survey control point found as noted
  - Survey control point set as noted
  - Property line, lands of Owens
  - Other property line
  - Structure line
  - Fence
  - Tie line
  - Edge of pavement
  - Tree
  - Record data

NOTE: Base Flood Elevation (1% chance of flooding) at site is 19.5' established by FEMA FIRI maps.  
 Elevations are based on NAVD83 datum.  
 NOTE: This is not a boundary survey. Property lines are shown for orientation only and are based on recorded data. They may be discovered to be different, subject to the results of a complete boundary survey.

<b>TOPOGRAPHIC SURVEY MAP</b>			
OF ASSESSOR'S PARCEL NO. 035-132-04			
Scale 1" = 4'	City of Capitola	File 20107D.DWG	
Nov. 2, 2020	County of Santa Cruz, Ca	FB 207/23	
Prepared for <b>Steven Owens</b>			
			Job #20107

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