ATTACHMENT A

725 University Avenue Garage Alterations
Los Altos, CA
Secretary of the Interior's Standards Project Analysis

Interactive Resources
Project No. 2021-053

Report Date:
February 25, 2022

Prepared for:
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Mountain View, CA
94022

INTERACTIVE RESOURCES
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Introduction

At the request of Eric and Lauren Albert, and their Architect Danielle DiVitorio, Interactive Resources, Inc. (IR) has prepared this Project Analysis Report to assess the proposed garage alterations at 725 University Avenue, Los Altos California, relative to its adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties Standards (SOIS). The subject property is identified as an individual historic resource in the City of Los Altos Historic Resources Inventory, Section IV, resource number 75 as the Scheid Residence. A larger project was analyzed for the main house in a report issued on January 28, 2020 by Interactive Resources. The garage alterations discussed in this report were not contemplated at that time. This report serves as an adjunct to the original report. The purpose of this analysis is to demonstrate that the proposed work adheres to the SOIS applying the Rehabilitation Treatment.

Methodology

Interactive Resources conducted a site visit on January 10th, 2020. Attending from IR was Charles Duncan, Preservation Architect. The purpose of the visit was to gather information on the property through direct observation, photograph the property, understand the neighborhood context and to gauge the nature of the proposed alterations. During that visit, sufficient information was collected to address the current and more modest garage alteration without an additional site visit. The proposed design was obtained by IR through the office of Di Vittorio Architecture and Design. In addition, the online Sanborn Map archive at the San Francisco Public Library was used to determine the earliest recorded (1926) configuration of the garage.

Descriptions

Property Description

The property (APN 175-18-057) is located on the north side of University Avenue at the intersection of Lee Street. It is bound by an alley at the rear and an adjacent property to the east. The lot is approximately one-third of an acre. There is no Sanborn Fire Insurance Map available from the 1911 construction date of the house; however, the 1926 Sanborn map shows that the property was composed of three combined lots which is the current condition. (Figure 1)

Figure 1 – 1926 Sanborn Fire Insurance Map of the vicinity showing the property

At the extreme northwest corner of the property at the corner of Lee Street and the alley is an ancillary building that shows up on the 1926 map. This may have been an early garage. The DPR forms are silent on the presence of the garage as contributor to the historic character of the property; however, the 1926 map shows a square ancillary building (designated by an "A"- looking more like a "D") at the corner of Lee Street and the alley at the north property line. At the time of construction of the house in 1911, it was not unusual for turn of the twentieth century houses of this type to have detached garages for early automobiles set apart from the main house. The earliest house with a garage that this author has encountered is the 1903 Gates House in San Jose which was owned by a physician who used a car in his practice. There is no direct evidence that the ancillary building at 725 University Avenue was a garage, but the term ancillary building was commonly used for "garage" in Sanborn Maps, and the structure faces directly onto Lee Street. In addition, the architectural stature of the subject house is commensurate with that of the Gates House. The original owner of the property was a salesman (as described in the DPR Forms) which could suggest that he owned a car as well. It seems reasonable to conclude that the garage is original to the property's1911 construction. (Figure 2)

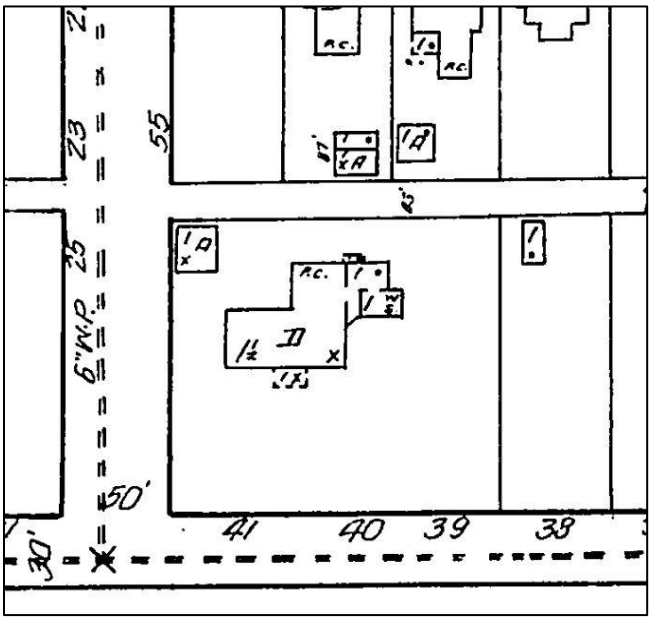


Figure 2 – 1926 Sanborn Map of the property showing the garage in the upper left-hand corner

Existing Garage Description

The garage is located at the intersection of Lee Street and the alley at the rear of the property. It is comprised of two sections. The original part is a rough square of 20'-2½" x 18'-4 ¼" with the 20-foot side being the Lee Street front. The second portion is an addition to the rear of the garage that is 8'-6" by 14'-4". The roof of the larger portion is gable ended with the ridge paralleling Lee Street and the addition perpendicular to Lee Street. It has large overhangs with exposed rafters at the eaves. The roof is clad in asphalt shingles. The building is clad in painted wood shingles. A wide roll up wooden door is the automobile entry facing Lee Street and there are wood double hung and casement windows facing the alley to the north and yard to the east.

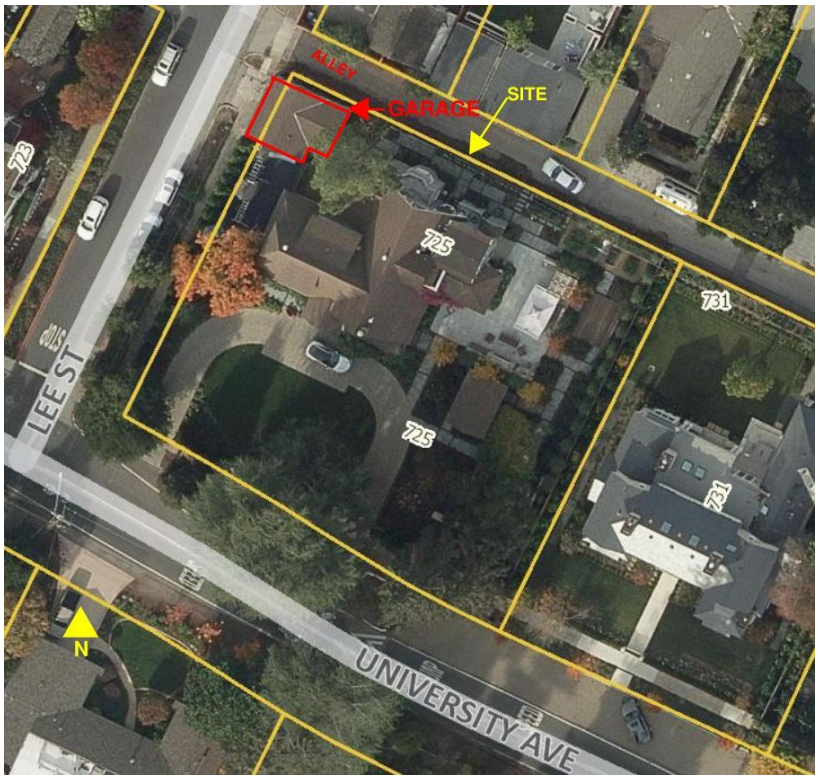


Figure 3 – Current satellite image of the site (County Assessor's Office overlayed on Google Maps image) Note that the Assessor's property lines (yellow) are imprecise relative to the satellite image

The 1926 Sanborn Map and its subsequent 1932 amendment show a square ancillary structure. The scale of Sanborn maps is very small - at one foot to one fiftieth of an inch, but they are notable for their accurate footprints. The current Google Maps configuration shows an extension of the garage to the east (rear) giving the garage an "L" configuration. We believe that the date of this addition is 1959. We also believe that this addition to the garage is not a contributor to the historic fabric of the property. (Figures 4 through 8)

Figure 4 – Lee Street (front) elevation

Figure 5 – Lee Street (front) elevation

Figure 6 –North (alley side) elevation

Figure 7 –East (addition) elevation

Figure 8 – South (garage – to left, and addition – to right) elevation

Project Description

The current garage is not large enough to park two cars side by side. The owners wish to alter the existing garage to accommodate a two-car configuration. This entails moving the south wall to the south by 2'-4"and the east (rear wall) to the east by 1'4". However, this increase in footprint puts the overall lot coverage over the allowable limit. To that end, the 1959 addition will be demolished to bring the square footage of lot coverage to within the allowable limit.

The garage alterations include minor changes to the roof and elevations that alter but maintain the mass and general appearance of the structure. The proposed alterations are only visible from Lee Street and the alley and will not compromise the historic character of the house or overall property. The garage will be clad in painted wood shingles with an asphalt roof shingle matching that of the house. The double hung and casement windows will be painted wood. The new Lee Street garage door while slightly wider, will follow the same design as the existing door. (Figures 9 through 12)

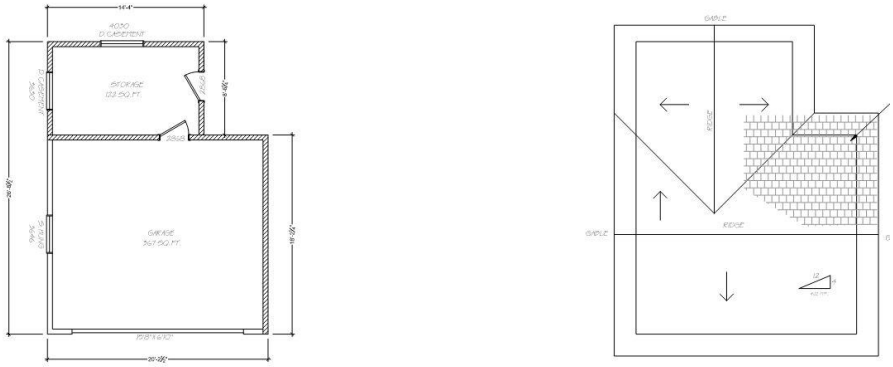


Figure 9 –Existing garage plan to left, and existing roof plan to right

Figure 10 –Proposed garage plan to left, and proposed roof plan to right

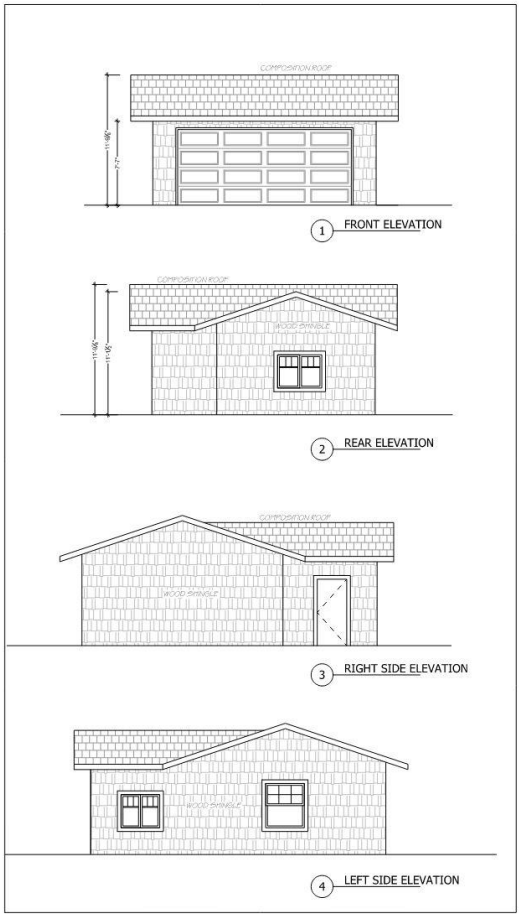


Figure 11 –existing elevations

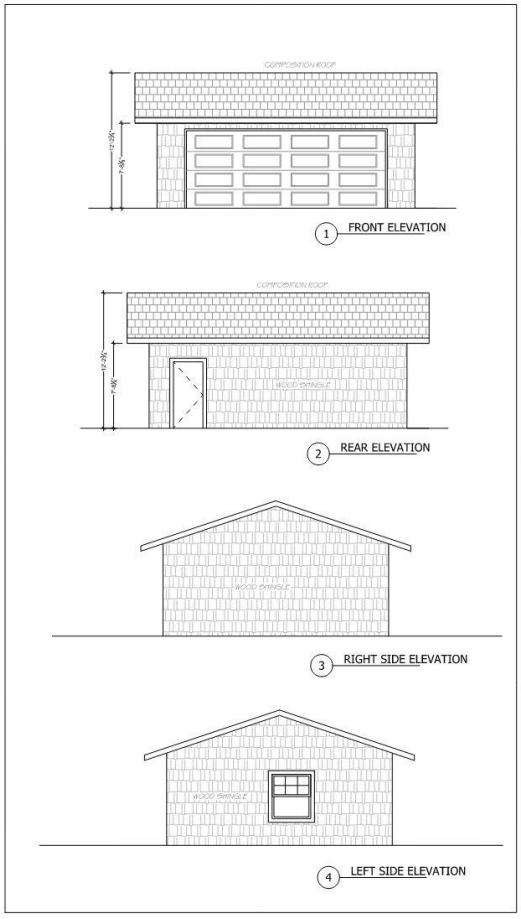


Figure 12 – proposed elevations

Consistency with the Secretary of the Interior's Standards

Regulatory Setting

In accordance with the requirements of the California Environmental Quality Act (CEQA), any proposed work on properties appearing on a historical inventory at the local, state, or federal level, should be done in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Weeks and Grimmer, 1995).

The subject property is identified as an historic resource in the City of Los Altos Historic Inventory. As it is currently understood, the proposed work involving the alterations to 725 University Avenue qualifies as a Rehabilitation project as defined by the *Secretary's Standards and Guidelines*:

The Secretary of the Interior defines Rehabilitation as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural value.

The *2017 CEQA Statute and Guidelines* publication states that a proposed project may have a significant effect on the environment if it would create "an effect that may cause a substantial adverse change in the significance of a historical resource." Specifically, substantial adverse changes include "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (*CEQA Guidelines* section 15064.5(b)(1)).

The *2017 CEQA Statute and Guidelines* publication further states that:

> "Generally, a project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for… Rehabilitating…Historic Buildings* or the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995) shall be considered as mitigated to a level of less than a significant impact on the historical resource (*CEQA Guidelines* section15064.5(b)(3))".

A project's impact on a historic resource may be considered less than significant if the project is implemented in accordance with the Secretary's Standards.

Project Analysis using the Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Treatment

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

   Commentary: This application assumes the structure's continued use as a garage The proposed alterations are required to slightly enlarge the original garage footprint to create a full two car garage. The alterations will not change the defining characteristics of the building nor its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

   Commentary: The mass, scale, general geometry, and appearance will remain. The removal of the addition to the east is a non-historic structure.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

   Commentary: The limited project scope only includes an enlargement of the garage. It is a very simple, restrained building that does not add conjectural features or elements from other buildings.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

   Commentary: The garage currently has an addition that is not considered a contributor to the historic character of the property. There are no apparent changes that have acquired historic significance.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

   Commentary: While the garage is being slightly enlarged, it is an extremely simple ancillary building. The east wall has already been compromised by the non-historic addition. The south wall will be reconstructed only 2'-4" to the south of the original wall using the same framing techniques with the same wood shingle cladding

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

   Commentary: There are no deteriorated features.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

   Commentary: Because the work is limited, there will be no physical or chemical treatments that will affect the wood shingle or wood trim.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

   Commentary: The project scope does not include invasive foundation work or landscaping that would affect the site. Because the ground was disturbed previously in 1911, and subsequently with landscape improvements, it is unlikely that undisturbed archeological resources are present at the site.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

   Commentary: The scope of this project is minimal involving moving two walls of a roughly square garage out by a maximum of 2'-4". Rather than differentiating, the new work from the old, it seems more appropriate, because the scale is so small, to rebuild the new walls to match the existing original walls.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

    Commentary: There would be no impetus with historical meaning to make this work reversible. As a garage, which is a minor ancillary building, the posed work would have no impact on the overall character of the property.

Conclusion and Finding

Under CEQA, a project's impact on a historic resource may be considered less than significant if the project is implemented in accordance with the Secretary's Standards.

Based on the above analysis, the proposed design appears to be consistent with the Secretary *of Interior's Standards for the Treatment* of *Historic Properties – Rehabilitation Treatment.*

Consultant Qualifications

Pursuant to Code of Federal Regulations, 36 CFR Part 61, the author, Charles Duncan meets the Secretary of the Interior's qualification standards for professionals in historic architecture and architectural history.

References

California Natural Resources Agency. *2017 California Environmental Quality Act (CEQA) Stature and Guidelines.* Palm Desert, CA: Association of Environmental Professionals (AEP) 2017.

City of Los Altos Historic Preservation Ordinance and Resource Inventory

City of Los Altos, Historical Commission Staff Report 15-H-02 – 725 University Avenue, Gallegos, Sean

DiVittorio Architecture & Design, Architectural site plan floor plans, and elevations used in this report, February 2022

Google Maps, www.google.com/maps, accessed, January 15, 2020

McAlester, Virginia and Lee. *A Field Guide to American Houses.* New York: Alfred A. Knopf, 1992.

Sanborn Fire Insurance Maps, Los Altos, 1926 and 1926 –1932 editions, San Francisco Public library Online Archive.

Santa Clara County Assessor's Office. Property records for APN 175-18-057. Accessed on-line.

State of California Department of Parks and Recreation (DPR) Primary Record Forms, Scheid Residence. Recorded by Circa: Historic Property Development. Recorded 2011.

Weeks, Kay and Grimmer, Anne. *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating Restoring & Reconstructing Historic Buildings.* Washington D. C.: National Park Service, 1995.

ATTACHMENT B

June 1, 2022

Hi Neighbors!

We wanted to say HI as we're preparing to *finally* move into 725 University Ave, likely by the end of June. When we bought the house in September 2019 we never anticipated it'd take us so long to move. We and our son Sammy (who is now 4 and a half!) can't wait to be in the neighborhood and to get to meet all of you.

We do have one more thing to ask of the city as we attempt to wrap up the remodel, and we wanted to let you know about it. When we bought the house its detached garage was described as a 2-car garage. Unfortunately that's not quite the case — it's not deep or wide enough to fit two modern cars. Fortunately there's an extra storage area in the back of the garage which is not historical. We are proposing to remove that extra storage area while making the garage about 3' wider and 2.5' deeper, reducing the overall square footage of the detached garage building by a little bit while giving us space to fit 2 cars inside. We'll keep the exterior style of the garage the same as it is today; it'll just be a little bit wider. We've included another page which shows what it will look like.

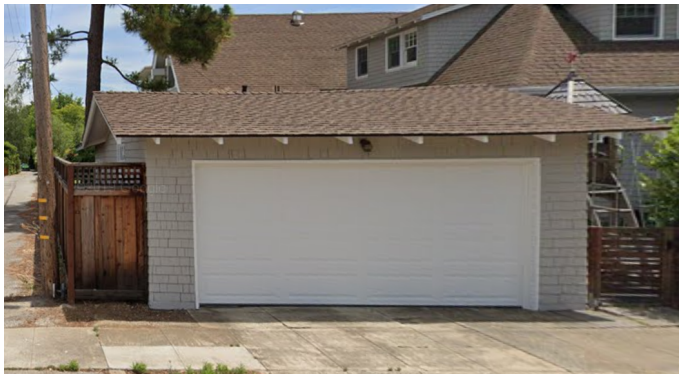
Due to the unusual layout of the property and the house's classification as a Los Altos Historic Resource, this change requires a variance from the city's Design Review Commission and approval from the Historical Review Commission. This will be discussed at upcoming hearings from those commissions. Dates and times are available on the city's web site, losaltosca.gov.

Having garage space for 2 cars turns out to be even more important to us than it was back in 2019. We're thrilled that after 3 years of IVF, we're expecting identical twin girls this fall! We can't wait to have all 3 kids playing in the neighborhood and joining the huge crowds for Halloween.

If you have any questions or thoughts on the garage change (or about anything else about our multi-year remodel), or if you'd like to say hi, or if you have little kids who would love playmates, we'd love to hear from you! Please drop us a note or give us a call. Thanks!

Eric, Lauren, and Sammy Albert
408-460-8354
laurenanderic@lmfeja.com

Here is what the garage looks like today, followed by renderings of what it will look like after the changes:



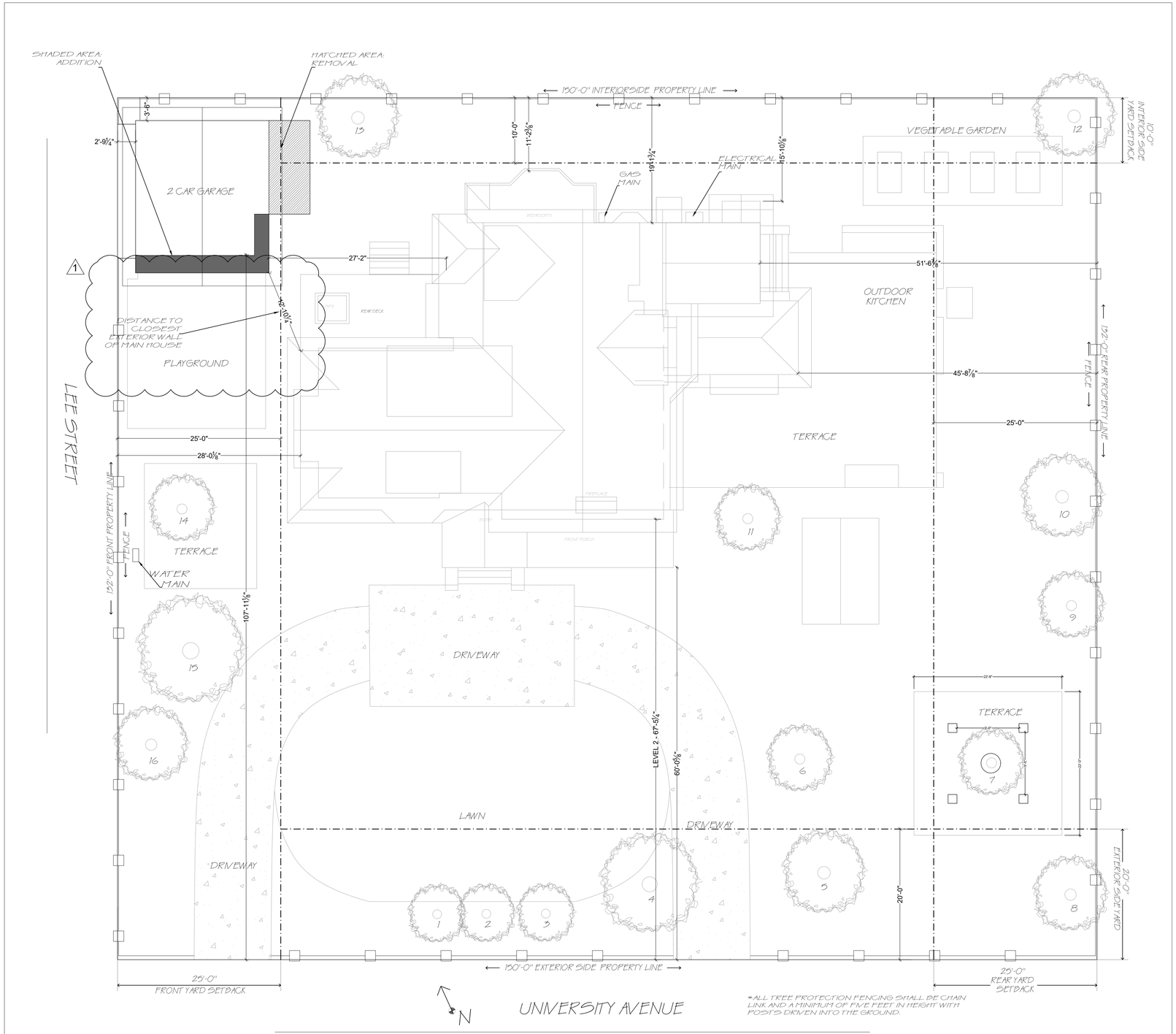
EXISTING GARAGE IMAGES

PROPOSED RENDERINGS

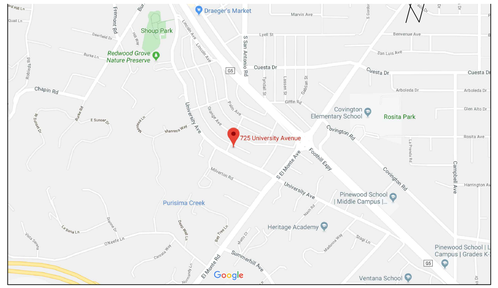
Please Note: The rendering inadvertently leaves out the exposed roof rafters at the bottom of the roof. They will still be there, maintaining the style of the garage as it is today.

ATTACHMENT C

SITE PLAN



VICINITY MAP



SHEET INDEX

PROJECT TEAM

ARCHITECTURAL DESIGNER
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EMAIL: D_DIVITTORIO@YAHOO.COM

GENERAL CONTRACTOR
JIM WALTERS CONSTRUCTION
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JIMWALTERSCONSTRUCTION@GMAIL.COM

STRUCTURAL ENGINEER
JOHN DIVITTORIO
PH: 408.316.9281
EMAIL: JAD_ENG1@YAHOO.COM

PROJECT NOTES

SCOPE OF WORK:

REMODEL OF GARAGE TO MAKE TRUE TWO CAR GARAGE. REMOVE STORAGE AREA AT BACK OF SHED, 80 SQ.FT. TOTAL. ADDITION TO SIDE OF GARAGE OF 63 SQ.FT. TOTAL GARAGE SQUARE FOOTAGE DECREASES BY 22 SQ.FT. SIDE WINDOW TO REMAIN AS IS. NEW GARAGE DOOR AND NEW DOOR OUTSIDE OF BACK OF GARAGE. PROPOSED 2 EV CHARGERS.

ZONING R-1-10 LOT #57 APN #175-18-057 - YEAR BUILT: 1911 HISTORIC RESOURCE
LOT SIZE: 19,800 SF.

EXISTING HOUSE: 4,122 SF.
EXISTING GARAGE: 425 SF.

OCCUPANCY - R-3; TYPE OF CONSTRUCTION - VB

NOTE
THE FOLLOWING CODES AND REGULATIONS AS MENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT.

CRC 2019 CALIFORNIA RESIDENTIAL CODE
CEC 2019 CALIFORNIA ELECTRICAL CODE
CBC 2019 CALIFORNIA BUILDING CODE
CPC 2019 CALIFORNIA PLUMBING CODE
CMC 2019 CALIFORNIA MECHANICAL CODE
CEC 2019 CALIFORNIA ENERGY CODE
CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

ZONING COMPLIANCE

	EXISTING	PROPOSED	ALLOWED/REQ.
Lot Coverage: *Land area over 6' in height*	3220 sq.ft. 16.3%	3198sq.ft. 16.1%	5940 sq.ft. 30 %
Floor Area: *Measured to outside surface of exterior walls - garage included in totals*	4727 sq.ft. GARAGE: 425 sq. ft.	4705 sq.ft. GARAGE: 403 sq.ft.	4730 sq.ft. 35%
SETBACKS:			
Front	2 ft. 10 in.	2 ft. 10 in.	25 ft.
Rear	121 ft.	126 ft.	25 ft.
Right Side (1st/2nd) EXTERIOR	107 ft. 10 in.	105 ft. 2 in.	20 ft./ 20 ft.
Left Side (1st/2nd) INTERIOR	3 ft. 6 in.	3 ft. 6 in.	10 ft./ 17.5 ft.
HEIGHT - GARAGE	11 ft. 2 3/4 in.	11 ft. 6 1/2 in.	12 ft.

SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROP.
HABITABLE LIVING AREA: *Includes habitable basement*	4182 sq.ft.	n/a	4182 sq.ft.
NON- HABITABLE AREA: *Covered porches/open structures not included*	425 sq.ft.	-22 sq.ft.	403 sq.ft.

LOT CALCULATIONS

NET LOT AREA:	19800 sq.ft.
FRONT YARD HARDSCAPE AREA: *Shall not exceed 50% of setback*	(garage, playground floor, driveway) 1471 sq.ft. 44%
LANDSCAPE BREAKDOWN:	Total hardscape area (existing and prop) 6435 sq. ft. Existing softscape (undisturbed) area 13365 sq. ft. (N) softscape (new or replaced landscape) area 0 sq. ft. *Sum of all three should equal the site's net lot area*

SITE PLAN AND COVER SHEET

REVISIONS	BY
1 5/13/2022	

DI VITTORIO
ARCHITECTURE & DESIGN
1512 WALNUT DRIVE
CAMPBELL CA. 95008
408.655.0565
408.460.8354

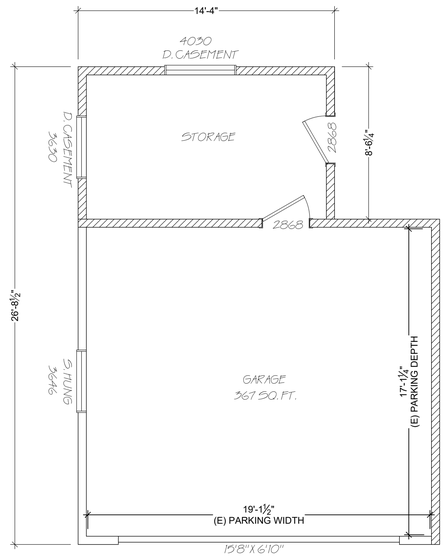
PROPOSED REMODEL TO:
ALBERT RESIDENCE
ERIC AND LAUREN ALBERT
725 UNIVERSITY AVENUE
LOS ALTOS, CA 94022

DRAWN BY: DANIELLE DIVITTORIO
CHECKED BY:
SCALE: 1/8" = 1'0"
DATE: FEB. 28, 2022
SHEET NO. SA.1

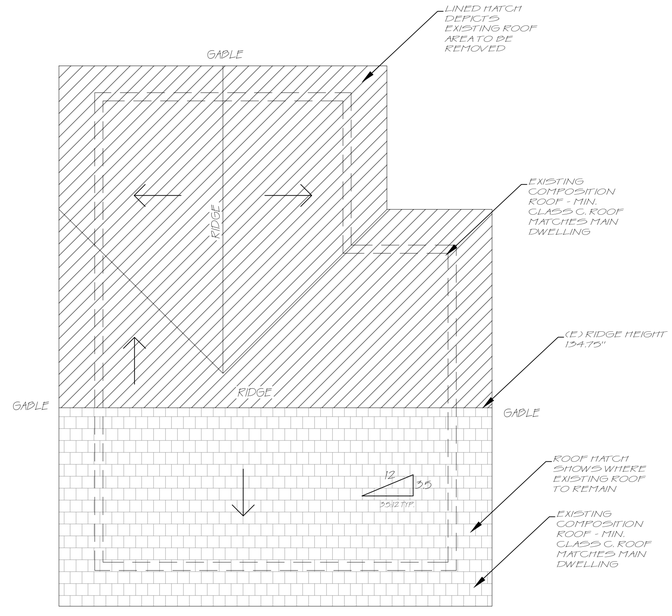
WALL LEGEND

- EXISTING WALL TO REMAIN
- WALL TO REMOVE
- NEW WALL
- EXTERIOR WALL TO BE INTERIOR WALL

DIMENSIONS TO FINISHED WALL



EXISTING FLOOR PLAN - GARAGE



EXISTING ROOF PLAN - GARAGE

REVISIONS	BY
1 5/13/2022	

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PROPOSED REMODEL TO:

ALBERT RESIDENCE

ERIC AND LAUREN ALBERT
725 UNIVERSITY AVENUE
LOS ALTOS, CA 94022
408.460.8354

DRAWN BY: DANIELLE DIVITTORIO

CHECKED BY:

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

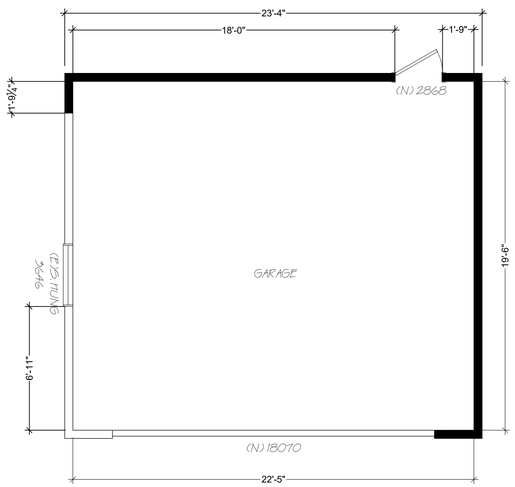
DATE: FEB. 28, 2022

SHEET NO. A1.1

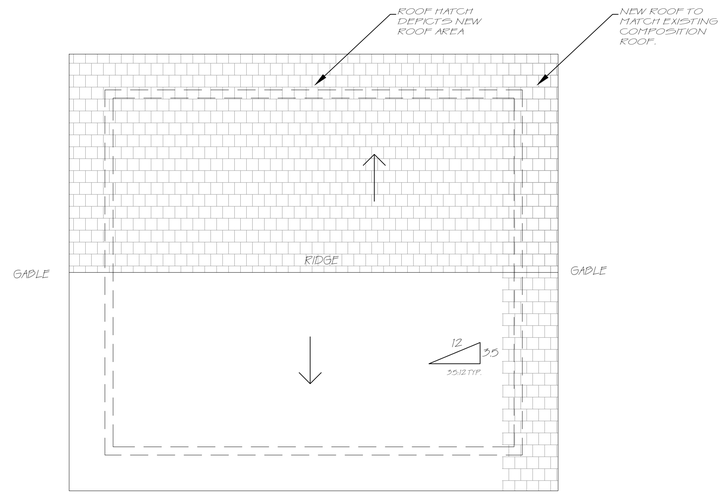
WALL LEGEND

- EXISTING WALL TO REMAIN
- WALL TO REMOVE
- NEW WALL
- EXTERIOR WALL TO BE INTERIOR WALL

NOTE: DIMENSIONS TO ROUGH FRAMING STUDS



PROPOSED FLOOR PLAN - GARAGE



PROPOSED ROOF PLAN - GARAGE

REVISIONS	BY
1 5/13/2022	

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PROPOSED REMODEL TO:

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DRAWN BY: DANIELLE DIVITTORIO

CHECKED BY:

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

DATE: FEB. 28, 2022

SHEET NO. A1.2

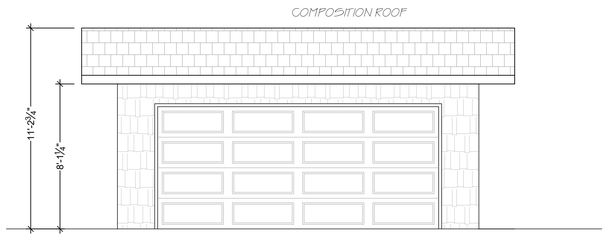
KEY

- FOUNDATION VENTS
- COMPOSITION ROOF
- EXISTING SHINGLE SIDING
- EXISTING FIREPLACE BRICK
- ATTIC VENT AT GABLE

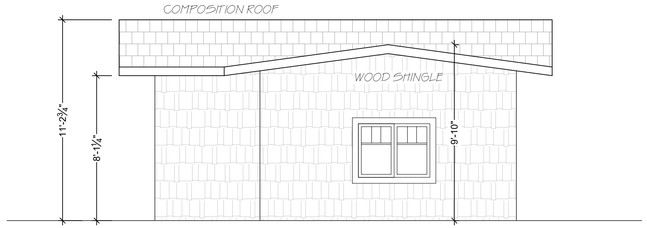
TREAD, RISER, HANDRAIL SPECS:
HAND RAILS SHALL BE 34" TO 38" ABOVE THE NOSING OF TREADS. ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1½" BETWEEN THE WALL AND THE HANDRAIL.
HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1¼" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSIONS AND SHALL HAVE A SMOOTH GRIPPING SURFACE WITH NO SHARP CORNERS. SEE THE ABOVE MENTIONED CODE CHAPTER FOR ADDITIONAL INFORMATION REGARDING HANDRAIL REQUIREMENTS.

36" DEEP LANDING AS REQUIRED; 4" MIN, 7¾" MAX STEP DOWN FOR INSWING AND SLIDING DOORS; SLOPE 2% AWAY FROM HOUSE

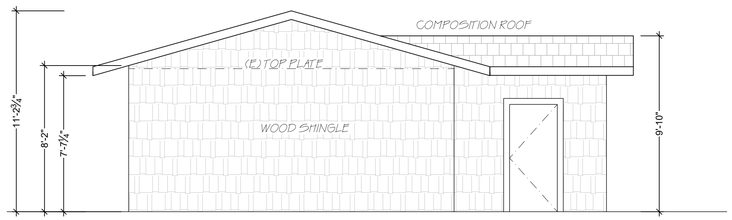
ALL STAIRWAYS TO BE MIN. 36" WIDE FOR RISE, RUN HANDRAIL AND GUARDRAIL REQUIREMENTS.



1 FRONT ELEVATION



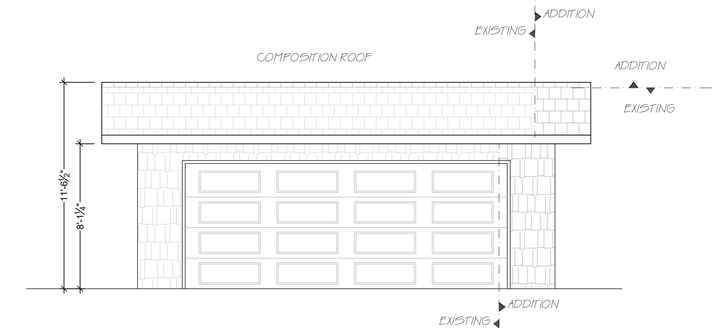
2 REAR ELEVATION



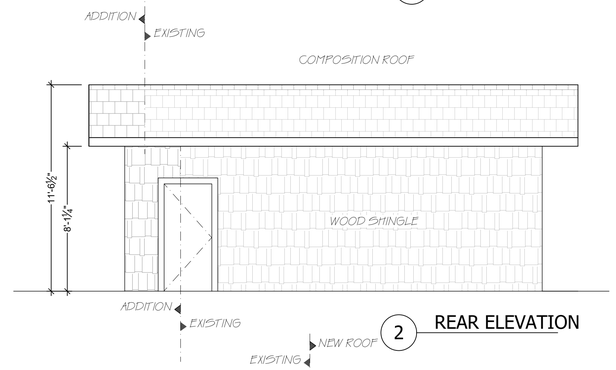
3 RIGHT SIDE ELEVATION

4 LEFT SIDE ELEVATION

EXISTING ELEVATIONS



1 FRONT ELEVATION



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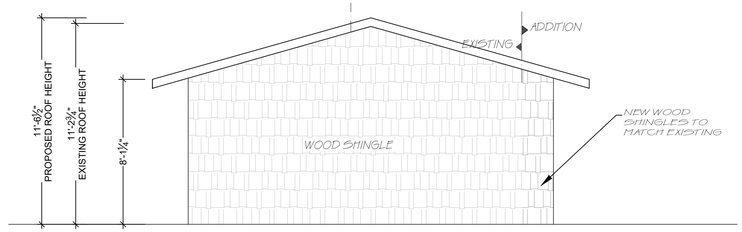
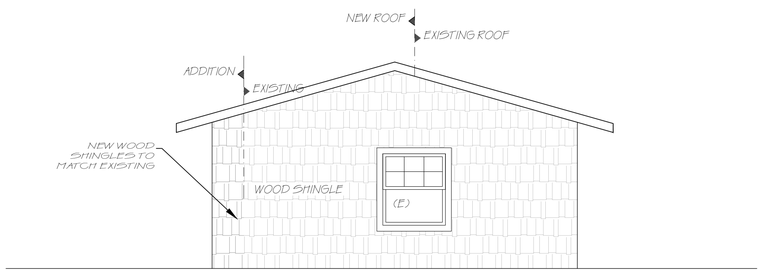


3 RIGHT SIDE ELEVATION



4 LEFT SIDE ELEVATION

PROPOSED ELEVATIONS

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1 5/13/2022	

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1512 WALNUT DRIVE
CAMPBELL CA, 95008
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PROPOSED REMODEL TO:
ALBERT RESIDENCE
ERIC AND LAUREN ALBERT
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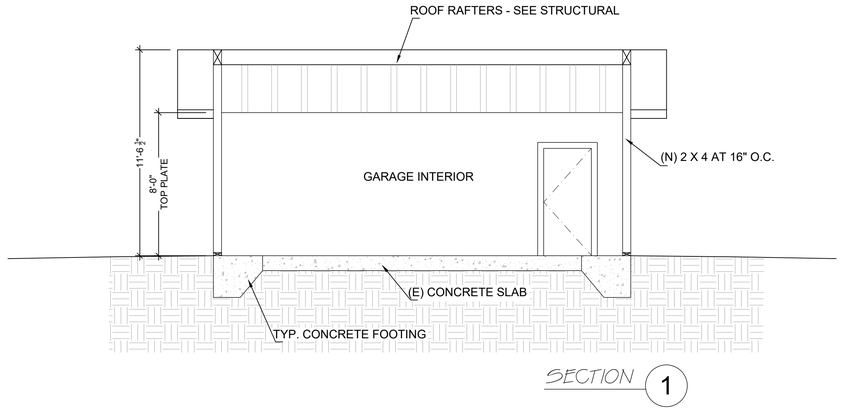
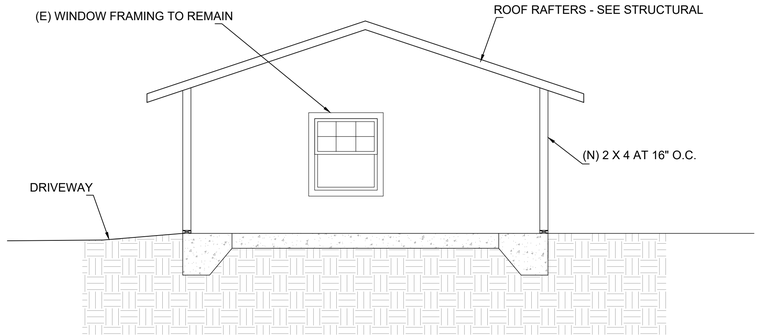
408.460.8354

DRAWN BY: DANIELLE DIVITTORIO
CHECKED BY:
SCALE: 1/4" = 1'-0"
DATE: FEB. 28, 2022
SHEET NO. A1.3

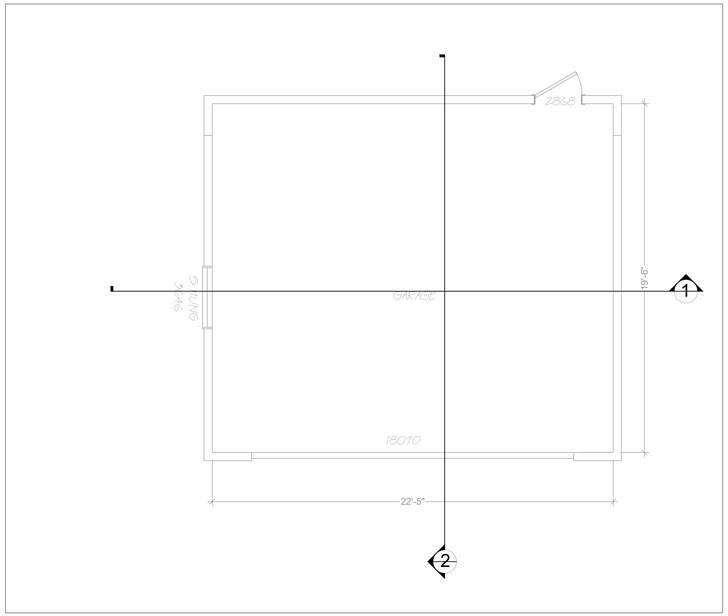


SECTION 1



SECTION 2

PROPOSED SECTIONS



REFERENCE PLANS

PLAN NOTES

A. WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD BASED SHEATHING, SHALL INCLUDE A WATER RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER (R703.7.3)
B. PLASTERING WITH PORTLAND CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTAND WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING (R703.7.2)
C. A MINIMUM 26 GA. GALVANIZED CORROSION RESISTANT WEEP SCREED WITH (R703.7.2.1)
1. A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS.
2. THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA.

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PROPOSED REMODEL TO:

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CHECKED BY:

SCALE: 1/4" = 1'0"

DATE: FEB. 28, 2022

SHEET NO. A1.4

LIGHT FIXTURE NOTES:

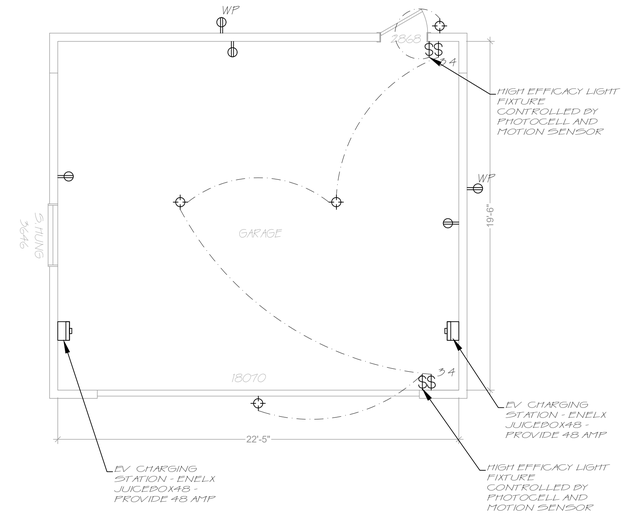
- ALL LIGHTING TO BE HIGH EFFICACY (ie pin based CFL; pulse-start MH, HPS, GU-24 sockets other than LEDs, LED luminaries with integral source)
- SCREW BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW BASED JA8 (JOINT APPENDIX 8) COMPLIANT LAMPS. JA8 COMPLIANT LIGHT SOURCES MUST BE MARKED AS "JA8-2016 OR JA8-2016-E"
  - JA8-2016-E LUMINAIRES ARE DEEMED APPROPRIATE FOR USE IN ENCLOSED LUMINAIRES.
- ALL CAN LIGHTS TO BE IC/AT RATED.
- THE FOLLOWING LOCATIONS TO HAVE JA8 COMPLIANT LIGHT SOURCES, CONTROLLED BY VACANCY SENSORS OR DIMMERS (exception closets less than 70SF and hallways):
  - CEILING RECESSED DOWNLIGHT LUMINAIRES
  - LED LUMINAIRES WITH INTEGRAL SOURCES
  - PIN-BASED LED LAMPS
  - GU-24 BASED LED LIGHT SOURCES
- ONE FIXTURE IN BATHROOM TO BE CONTROLLED BY VACANCY SENSOR.
- EXHAUST FANS SWITCHED SEPARATE FROM LIGHTING.
- OUTDOOR LIGHTING AS HIGH EFFICACY WITH MANUAL ON/OFF SWITCH AND PHOTOCONTROL AND MOTION SENSOR.

ELECTRICAL NOTES:

- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3 FT. FROM ANY OPENINGS INTO THE BUILDING. (DRYERS, BATH AND UTILITY FANS, ETC. MUST BE 3 FT. AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS)
- NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIRGAPS SHALL BE INSTALLED WITH THE FOOD-LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER.
- MINIMUM TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND ARE LIMITED TO SUPPLY WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, DINING SPACE, 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.
- ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT kitchens, family rooms, dining rooms, living rooms, bedrooms, sunrooms, closets, hallways, laundry areas or similar rooms SHALL BE BE PROTECTED BY AN ARCH FAULT CIRCUIT.
- MAINTAIN THE REQUIRED WORKING CLEARANCES AT THE AC EXTERIOR ELECTRICAL DISCONNECT.
- VACANCY SENSOR'S ON ONE LIGHT IN THE FOLLOWING ROOMS: BATHROOMS, GARAGE, LAUNDRY, AND UTILITY ROOMS PER 150.0 (K)2 CEC.
- MINIMUM SEPARATE ELECTRICAL CIRCUITS FOR:
  - 20AMPS FOR THE BATHROOMS 210.11B(3) CEC
  - 20 AMP LAUNDRY CIRCUIT 210.11 (B) (2) CEC
  - DRYER 30 AMP MINIMUM 220V
  - MOTOR (FAU)

ELECTRICAL LEGEND

$	SWITCH
$DIM	DIMMER SWITCH
$3 4	3 AND 4 WAY SWITCH
	ARC FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET
	DEDICATED CIRCUIT
WP	WATERPROOF DUPLEX RECEPTACLE OUTLET
GFI	GROUND FAULT INTERRUPTER RECEPTACLE OUTLET
U	ARC FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET W/ USB
	SURFACE MOUNTED LED LIGHT FIXTURE
P	PENDANT LOW VOLTAGE LIGHT FIXTURE
	RECESSED LED LIGHT FIXTURE - ALL CANNED LIGHTS TO BE IT/AT RATED
	ENERGY STAR - EXHAUST VENTILATION FAN EQUIPPED WITH BACKDRAFT DAMPERS
	CEILING FAN WITH LED LIGHT FIXTURE
	SMOKE DETECTOR 110V W/ 10 YEAR BATTERY BACK UP AND INTERCONNECTED
	CARBON MONOXIDE /SMOKE DETECTOR 110V W/ 10 YEAR BATTERY BACK UP
	HEATING REGISTERS PER R309.9 CRC



PROPOSED ELECTRICAL PLAN

REVISIONS	BY
1 5/13/2022	

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PROPOSED REMODEL TO:

ALBERT RESIDENCE

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725 UNIVERSITY AVENUE
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DRAWN BY: DANIELLE DIVITTORIO

CHECKED BY:

SCALE: 1/4" = 1'0"

DATE: FEB. 28, 2022

SHEET NO. E1

2019 CALIFORNIA GREEN BUILDING CODE REQUIREMENTS
(CALGreen Code or CGC)

Feature or Measure
(For full details of the code requirements see the 2019 Cal Green Code)

SITE DEVELOPMENT 4.106
- A plan has been developed and will be implemented to manage storm water drainage during construction per CGC4.106.2 AND 4.106.3
- 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. NOTE: REFER TO THE STATE WATER RESOURCES CONTROL BOARD FOR PROJECTS WHICH DISTURB ONE ACRE OR MORE OF SOIL OR ARE PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURB ONE ACRE OR MORE OF SOIL.
- 4.106.3 GRADING AND PAVING - CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXCEPTION: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.

ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION. 4.106.4
- New construction shall comply with Section 4.106.4.1, 4.106.4.2, 4.106.4.3, to facilitate future installation and use of EV chargers. Electrical vehicle supply shall be installed in accordance with California Electrical Code, Article 625.

Exceptions:
- On a case by case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
  1.1 Where there is no commercial power supply
  1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit
- ADU and JADU without additional parking facilities

INDOOR WATER USE 4.303
- Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with Sections 4.303.1.1, 4.303.1.2, 4.303.1.3, 4.303.1.4
- 4.303.1.1 Water Closets - The effective flush volume of all water closets shall not exceed 1.28 gallons per flush.
- 4.303.1.2 Urinals - The effective flush volume of wall mounted urinals shall note exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.
- 4.303.1.3 Showerheads. Single Shower heads shall have a max. flow rate of not more than 1.8 gallons per minute at 80psi. Showerheads shall be certified to the performance criteria of US EPA WaterSense Specification for showerheads.
  -- Multiple Showerheads serving one shower - the combined flow rate of all shower heads and/or other shower outlets controlled by a single valve shall note exceed 1.8 gallons/min at 80 psi. Or shower designed to only allow one shower outlet to be in operation at a time.
- 4.303.1.4 FAUCETS - Residential lavatory faucets. The max. flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The min. flow rate shall note be less than 0.8 gallons per min at 20 psi.
  4.303.1.4.4 Kitchen faucets. The max. flow rate shall note exceed 1.8 gallons per min at 60 psi. They may temporarily increase above the flow rate but not to exceed 2.2 gallons/min at 60 psi and must default to a max. flow rate of 1.8 gallons/min at 60 psi.

ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406
- Rodent proofing. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408
- Recycle and/or salvage for reuse a min. of 65% of nonhazardous construction and demolition was in accordance with either Section 4.408.2, 4.408.3, 4.408.4 or meet a more stringent local construction and demolition waste management ordinance. Exceptions see 4.408.1.
  4.408.2 Construction waste management plan
  4.408.3 Waste management company
  4.408.5 Documentation - Notes: Sample forms found in "A Guide to California Green Building Standards Code (Residential)" located at http://www.hcd.ca.gov/building-standards/calgreen/cal-green-form.shtml may be used to assist in documenting compliance with this section.

BUILDING MAINTENANCE AND OPERATION 4.410
- 4.410.1 Operation and maintenance manual. At the time of final inspection, a manual shall be placed in the building. Manual to include what is listed 4.410.1

ENVIRONMENTAL QUALITY 4.501
- The provisions of this chapter outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

FIREPLACES 4.503
- Any installed gas fireplace shall be a direct vent sealed combustion type. Any installed woodstove or pellet stove shall comply with US EPA New Source Performance Standards emission limits as applicable and have permit label indicating they are certified.

POLLUTANT CONTROL 4.504
- 4.504.1 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.

INTERIOR MOISTURE CONTROL 4.505
- Shall meet or exceed the provisions of the California Building Standards Code
- 4.505.2 Concrete Slab foundation - required to have a vapor retarder by the CBC Chapter 19 or concrete slab on ground floors require a vapor retarder by CRC Chapter 5 and comply with this section.
- 4.404.3 Moisture content of building materials - Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content.

INDOOR AIR QUALITY AND EXHAUST 4.506
- 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with listings in section 4.508.1 Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Humidity controls shall be capable of adjustment between a relative humidity range of less than or equal 50% to a max. 80%.

ENVIRONMENTAL COMFORT 4.507
4.507.2 Heating and air conditioning system design. Shall be sized, designed and have their equipment selected using the following methods:
1. The heat loss and heat gains is established according to ANSI/ACCA 2 Manual J 2016
2. Duct systems sized according to ANSI/ACCA 1 Manual D - 2016
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014

RESIDENTIAL BATHROOM (2019 CRC, CPC)

TUB AND SHOWER REQUIREMENTS
- The mixing valve in a shower (including over a tub) shall be pressure balancing set at a maximum 120˚ F. The water-filler valve in bathtubs/whirlpools shall have a temperature limiting device setat a maximum of 120˚ F. The water heater thermostat cannot be used to meet these provisions. (CPC 408.3, 409.4)
- New or reconfigured shower stalls shall be a minimum finished interior of 1,024 square inches, be capable of encompassing a 30 inch diameter circle. Any doors shall swing out of the enclosure have a clear opening of 22 inches minimum. (CPC 408.5, 408.6)
- Shower stalls and bathtubs with shower heads installed, shall have walls finished with a nonabsorbent surface for a minimum of 6 feet above the floor. (CBC 1209 and CRC R307.2)
- Hydro-massage tubs (i.e. Jacuzzi tubs) shall have access to the motor, be supplied by a GFCI protected dedicated circuit, and be listed by a recognized testing agency (i.e. UL). All metal cables, fittings, piping, or other metal surfaces, within 5 feet of the inside wall of the Hydromassage tub shall be properly bonded. Hydro-massage tubs shall be bonded with a minimum #8 AWG bare copper wire and the bonding shall be accessible. (CEC 680.70)
- Underlayment material used as backers for wall tile or solid surface material in tub and shower enclosures shall be either glass mat/fiber-reinforced gypsum backing panels (i.e. DensShield, Dens Armor Plus), non-asbestos fiber-cement/fiber mat back board (i.e. Hardibacker, cement board). All material shall be installed in accordance with the manufacturer's recommendations. Water-resistant gypsum board (i.e. purple board) may be used when attached directly to studs, overlaid with minimum Grade B building paper and wire lath. Tile shall be attached to the wire lath. (CBC 2509 and CRC R702.4)
- Shower floors shall be lined with an approved shower pan or an on-site built watertight approved lining (i.e. hot mop). On-site built shower linings shall extend a minimum of 3 inches vertically up the wall and shall be sloped ¼" per foot to weep holes. (CPC 408.7)
- When a curb is provided at a shower, it shall be a minimum of 1 inch above the shower floor and between 2 inches and 9 inches above the top of the drain. A watertight nailing flange that extends a minimum of 1 inch high shall be installed where the shower floor meets the vertical surface of the shower compartment. The finished floor of the shower compartment shall be uniformly sloped between ⅛" and ½" per foot towards to the drain. (CPC 408.5) Where a curb is not provided at the shower compartment, the entire bathroom shall be considered a wet location. The flooring in the entire bathroom shall comply with the water proofing requirements described above for shower floors (previous bullet) and all lighting fixtures shall be approved for wet locations.
- If installing a tub next to an existing fire rated wall/walls (i.e. between apartment units or townhomes, etc.) the integrity of the fire rated wall/walls construction shall be maintained (i.e., fire-blocking shall be installed in the wall/walls per R302.11 and R302.11.1 of the CRC andshall be constructed per CRC 302 Fire-Resistant Construction. Continuity of such fire-resistancerated wall/walls shall be per R302.2.3 of the CRC. (i.e., continuity of protection shall be full height from floor to ceiling, etc.)
- A Fire Permit "FP" shall be required when remodeling structures that have existing fire sprinklers. A fire inspection shall be required prior to a building rough inspection all trades anda fire final inspection shall be required before a building final can be signed-off. Fire inspectorsshall sign-off all fire inspections on the building permit.

WATER CLOSET REQUIREMENTS
- The water closet shall have a clearance of 30 inches wide (15 inches on center) and 24 inches in front. (CPC 402.5)
- Where the water closet (or other plumbing fixture) comes into contact with the wall or floor, the joint shall be caulked and sealed to be watertight. (CPC 402.2)

TEMPERED GLAZING (CBC 2406.4, 2403.1 AND CRC 308.1 R308.4)
- Tempered glazing shall be installed in the locations listed below. Tempered glazing shall be permanently identified by a manufacturer marking that is permanently applied and cannot be removed without being destroyed (e.g. sand blasted, acid etched, ceramic fired, laser etched, or embossed).
- Within a portion of wall enclosing a tub/shower where the bottom exposed edge of the glazing is less than 60 inches above the standing surface and drain inlet.
- Within 60 inches of a tub/shower where the glazing is less than 60 inches above the walking surface.
- Glazing within 24 inches of either side of the door in the plane of the door in a closed position.
- Glazing on the hinge-side of an in-swinging door that is installed perpendicular to a door in a closed position and within 24 inches of the door.

ELECTRICAL AND LIGHTING REQUIREMENTS
- All receptacles shall be GFCI protected and tamper-resistant (TR). If any new/additional outletsare installed, the bathroom shall have a dedicated 20-amp circuit. (CEC 210.8, 210.11, 406.12)
- Exhaust fans with a minimum ventilation rate of 50 CFM are required in all bathrooms, even if anoperable window is installed. Exhaust fans and lighting shall have separate control switches (evenif a combination unit is installed). The exhaust fan may need to be supplied by a GFCI protectedcircuit based on the manufacturer's requirements. (CEES 150.0(k), 150.0(o))
- Lighting fixtures located within 3 feet horizontally and 8 feet vertically of the bathtub rim orshower stall threshold shall be listed for a damp location, or listed for wet locations where subjectto shower spray. (CEC 410.10)
- Receptacles exceeding 20 amperes in a wet location shall have an enclosure that is weatherproofwhen the attachment plug is removed. (CEC 406.9(B)2)
- Receptacles shall not be installed within or directly over a bathtub or shower stall. (CEC 406.9(C))
-
- All installed lighting fixtures shall be high efficiency.At least one light fixture shall be controlled by a vacancy sensor switch that requires a manual on activation (does not automatically turn on) and automatically turns off within 30 minutes after the room is vacated. All other light fixtures shall be controlled by a vacancy sensor or dimmer.
- All light fixtures shall contain bulbs that are labeled as JA8-2019 (JA8-2019-E for sealed lens orrecessed fixture). Screw base bulbs are permitted, except in recessed lighting fixtures.
- Recessed lighting shall be listed as IC (zero clearance to insulation) and AT (air tight), besealed/caulked between the fixture housing and ceiling, shall not contain a screw base socket,and contain bulbs marked with JA8-2019-E efficiency label. (CEES 150.0(k))

WATER EFFICIENT PLUMBING FIXTURES (CALGREEN 301.1.1, 40.303)
- Residential buildings undergoing permitted alterations, additions, or remodels are required to replace all non-compliant plumbing fixtures (based on water efficiency) throughout the house with water-conserving plumbing fixtures. The following table shows what is considered to be a non-compliant plumbing fixture and the current water efficiency standards for various plumbing fixtures. All existing non-compliant plumbing fixtures shall be replaced with fixtures meeting the current standards.

- Residential building constructed after January 1, 1994 are exempt from this requirement.

Plumbing Fixture	Non-complaint Plumbing Fixture	Current Standard for the max flow Rate of newly installed plumbing fixtures
Water Closet (toilet)	Greater than 1.6 gallons/flush	1.28 gallons/flush
Showerhead	Greater than 2.5 gallons/min	1.8 gallons/min at 80 psi
Faucet - Bathroom	Greater than 2.2 gallons/min	1.2 gallons/min at 60 psi
Faucet - Kitchen	Greater than 2.2 gallons/min	1.8 gallons/min at 60 psi (average)

SMOKE AND CARBON MONOXIDE ALARMS (CBC 907.2.10, CRC 314 and 315)
- Smoke alarms shall be installed on the ceiling or wall (between 4" and 12" of the ceiling) in all sleeping rooms, each area/hallway adjacent to sleeping rooms, each story of the building, and in any basement. Smoke alarms shall be replaced 10 years after the date of manufacture listed on the alarm (if no date is listed the alarm shall be replaced). Newly installed smoke alarms shall have a 10-year battery.
- Carbon monoxide (CO) alarms shall be installed on the ceiling or wall (above the door header) in each area/hallway adjacent to sleeping rooms, each occupiable story, and within a bedroom if the bedroom or attached bathroom contains a fuel-burning appliance. CO alarms are not required if there is no fuelburning appliance or fireplace in the house and where the garage is detached from the house.

EGRESS NOTE (CRC 2019)
- 1002.1 Maintenance
  Means of egress shall be maintained in accordance with the California Fire Code.
- 1003.2 Ceiling height -The means of egress shall have a ceiling height of not less than 7 feet 6 inches (2286 mm) above the finished floor.

Exceptions:
Sloped ceilings in accordance with Section 1207.2.
Ceilings of dwelling units and sleeping units within residential occupancies in accordance with Section 1207.2.
Allowable projections in accordance with Section 1003.3.
Stair headroom in accordance with Section 1011.3.
Door height in accordance with Section 1010.1.1.
Ramp headroom in accordance with Section 1012.5.2.
The clear height of floor levels in vehicular and pedestrian traffic areas of public and private parking garages in accordance with Section 406.2.2.
Areas above and below mezzanine floors in accordance with Section 505.2.
In Group I-2, I-2.1 and I-3 occupancies, the means of egress shall have a ceiling height of not less than 8 feet (2439 mm).

ELEVATION DETAILS (2019 CRC, CBC)

The nominal thickness and attachment of exterior wall coverings shall be in accordance with Table R703.3(1), the wall covering material requirements of this section, and the wall covering manufacturer's installation instructions. Cladding attachment over foam sheathing shall comply with the additional requirements and limitations of Sections R703.15 through R703.17. Nominal material thicknesses in Table R703.3(1) are based on a maximum stud spacing of 16 inches (406 mm) on center.
- Stucco shall be $\frac{7}{8}$" thick and three coats applied over approved wire lath and two layers of grade D building paper. Provide Weep Screed. (CBC 2510.6/crc R703.2)
- Provide spark arrestor for any new or existing chimney. (CBC 2113.9.1/CRC 1003.9.1)
- Roof Slopes >2:12 AND <4:12 with asphalt shingles have two layers of 15 lbs felt applied shingle style (CBC 1507.2)
- Provide all under - floor areas with cross ventilation at $\frac{1}{150}$ for the entire area with 50% of the required vent area be ventilators located at a minimum of 3' above eave or cornice vents. Screens over the openings shall have $\frac{1}{8}$" to $\frac{1}{4}$" openings. (CBC 1203/CRC R806)
- Provide Attic Access (22"x30" min) and Under floor access (18"x24" min) for new areas (CRC R408.4/ CBC 1209)
- Provide under-floor clearance of 18" for joists to earth and 12" clearance from girders to earth (CBC 2304.11.2/CRC R317.1)

RESIDENTIAL LIGHTING (2019 CALIFORNIA TITLE 24 SECTION 150)
1. Luminaire Requirement
A. Luminaire Efficacy. All installed luminaires shall meet the requirements in TABLE 150.0-A.
B. Blank Electrical Boxes--The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device shall be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
C. Recessed Downlight Luminaires in Ceilings -- In addition to complying with 150.0(k)1A, luminaires recessed into ceilings shall meet all of the following requirements:
i. Be listed, as defined in Section 100.1, for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing/rating laboratory; and
ii. Have a label that certifies the luminaire is airtight with air leakage less than 2.0 CFM at 75 Pascals when tested in accordance with ASTM E283. An exhaust fan housing shall not be required to be certified airtight; and
iii. Be sealed with a gasket or caulk between the luminaire housing and ceiling, and have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk; and
iv. For luminaires with hardwired ballasts or drivers, allow ballast or driver maintenance and replacement to be readily accessible to building occupants from below the ceiling without requiring the cutting of holes in the ceiling; and
v. Shall not contain screw base sockets.

A. Electronic Ballasts for Fluorescent Lamps. - Ballasts for fluorescent lamps rated 13 watts or greater shall be electronic and shall have an output frequency no less than 20 kHz.
B. Night Lights, Step Lights and Path Lights. Night lights, step lights and path lights shall not be required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
C. Lighting Integral to Exhaust Fans - Lighting integral to exhaust fans shall meet the applicable requirements of Section 150.0(k).
D. Screw based luminaires - Screw based luminaires shall contain lamps that comply with Reference Joint Appendix JA8.
EXCEPTION to Section 150.0(k)1G: Luminaires with hard-wired ballasts for high intensity discharge lamps.
E. 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, shall not be installed in enclosed or recessed luminaires.
F. Light Sources in Drawers, Cabinets and Linen Closets.
Light sources internal to drawers, cabinetry or linen closets shall not be 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 and 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.

2. INTERIOR LIGHTING SWITCHING DEVICES AND CONTROLS
A. All forward phase cut dimmers used with LED light sources shall comply with NEMA SSL 7A.
B. Exhaust fans shall be controlled separately from lighting systems.
EXCEPTION to Section 150.0(k)2B: Lighting integral to an exhaust fan may be on the same control as the fan provided the lighting can be turned OFF in accordance with the applicable provisions in Section 150.0(k)2 while allowing the fan to continue to operate.
C. Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.
EXCEPTION to Section 150.0(k)2C: Ceiling fans may provide control of integrated lighting via a remote control.
D. Lighting controls and equipment shall be installed in accordance with the manufacturer's instructions.
E. No controls shall bypass a dimmer, occupant sensor or vacancy sensor function where that dimmer or sensor has been installed to comply with Section 150.0(k).
F. Lighting controls shall comply with the applicable requirements of Section 110.9.
G. An Energy Management Control System (EMCS) may be used to comply with control requirements in Section 150.0(k) if at a minimum it provides the functionality of the specified controls in accordance with Section 110.9, meets the installation certificate requirements in Section 130.4 meets the EMCS requirements in Section 130.0(e), and complies with all other applicable requirements in Section 150.0(k)2.
H. A multiscene programmable controller may be used to comply with dimmer requirements in Section 150.0(k) if at a minimum it provides the functionality of a dimmer in accordance with Section 110.9, and complies with all other applicable requirements in Section 150.0(k)2.
I. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by an occupant or vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it shall be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
J. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, shall have dimming controls.
EXCEPTION 1 to Section 150.0(k)2K: Luminaires in closets less than 70 square feet.
EXCEPTION 2 to Section 150.0(k)2K: Luminaires in hallways.
K. Undercabinet lighting shall be controlled separately from ceiling-installed lighting such that one can be turned on without turning on the other.

ELECTRICAL NOTES (2019 CEC)
- Provide general use electrical receptacles so that no point along the floor line is more than 6' from receptacle and any wall space > 2' has a receptacle (except in bathrooms and kitchen countertops) (210.52)
- All 15-20 amp, 125 and 250 volt non locking type receptacles in the areas specified in 406.12 (1)-(7) shall be listed tamper resistant receptacles. (406.12)
- All new outlets (receptacles, switches, lighting, etc) in family, dining, livign, bedrooms, hallways, etc. shall be on circuits protected with combination arc-fault circuit interrupter (210.12)
- Smoke (with 10 year battery) and carbon monoxide alarms in new construction and additions shall hardwire with a battery back-up and interconnected (CBC 907.2 CRC R314-R315)
- Closet lights shall be fluorescent, have sealed lens, or LED listed for the storage area. (410.16)
- Provide a dedicated 20 AMP circuit for the furnace and provide a receptacle within 25' (210.63)
- All lighting as high efficacy (ie pin based CFL; Pulse - start MH, HPS, GU24 sockets other than LEDS, LED Luminaires with integral source, etc) CEC table 150.0A
- All compliant light sources in the following locations are controlled by vacancy sensors or dimmers (exception closets less than 70 sf and hallways:
  -- ceiling recessed downlight luminaries
  -- LED luminaries with integral sources
  -- Pin based LED lamps
  -- GU-24 based LED light sources
- At least one fixture in each bathroom controlled by a vacancy sensor. CEC 150.0
- Separate switching for any under cabinet lighting (including kitchen lighting) from other lighting systems. CEC 150.
- Exhaust fans (excludes kitchen exhaust hood) switched separate from lighting (or utilize a device where lighting can be turned off while the fan is running).
- All other bathroom lights are high efficacy luminaries or controlled by a vacancy sensor that complies with CEC section 110.9 and shall not have a control that allows the luminaries to be turned on automatically or that has an override allowing the luminaries to be always on.

GREEN CODE

REVISIONS	BY

DI VITTORIO
ARCHITECTURE & DESIGN
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408.460.8354

PROPOSED REMODEL TO:
ALBERT RESIDENCE
ERIC AND LAUREN ALBERT
725 UNIVERSITY AVENUE
LOS ALTOS, CA 94022

DRAWN BY: DANIELLE DIVITTORIO

CHECKED BY:

SCALE: NOT TO SCALE

DATE: FEB. 28, 2022

SHEET NO. GB.1

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE, PLUMBING CODE, MECHANICAL CODE; NATIONAL ELECTRIC CODE AND ALL APPLICABLE STATE, COUNTY, AND LOCAL CODES AND STANDARDS.
2. CONTRACTOR SHALL INFORM THE DESIGNER OF ANY AND ALL MODIFICATIONS TO THE DRAWINGS AS REQUESTED AND/OR REQUIRED BY INSPECTOR AND/OR ANY GOVERNING AGENCY.
3. THE CONTRACTOR, SUB CONTRACTOR, AND OWNER SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE PLAN MAKER AND THEIR CONSULTANTS FROM ANY AND ALL LIABILITY CLAIMS, LOSES, OR DAMAGES ARISING OR ALLEGED TO ARISE FROM THE PERFORMANCE OF THE WORK DESCRIBED IN THESE CONSTRUCTION DOCUMENTS.
4. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THAT HE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY.

FOUNDATION NOTES:

1. Foundation concrete shall have a minimum compressive strength of 2500 psi.
2. 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.
3. Rebar, dowels and other embedded elements shall be ssecured in place before pouring concrete. Reinforcement shall be clean and free of extraneous material.
4. Rebar Clearance:
   a. 3" clearance shall be provided where concrete is cast again earth,
   b. 2" clearance for concrete exposed to earth or weather but cast against forms,
   c. 3/4" clearance for slabs and walls where concrete is not exposed to earth or weather.
5. Lap all reinforcing splices a minimum of 48 bar diameters but in no case less than 24".
6. Anchor Bolts:
   a. Anchor bolts shall be A307 steel, with an actural diameter of 5/8" and shall be 10" long minimum. Embedment into concrete shall be 7" minimum.
   b. Each anchor bolt shall be attached to mud/ sill plate with an iron plate washer of 3"x3"x1/4".
   c. Two bolts minimum each piece of mudsill plate.
   d. Anchor bolts shall be minimum of 6", but no more than 12" from each end of the sill plate.
   e. Anchor bolts may be substituted by epoxy anchors of equal diameter, and installation shall follow approved ICC report.
7. Holdowns:
   a. 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.
   b. For all holdown installations, contractor shall refer to manufacturer's specifications for embedment, coverage and other requirements.
8. Fasteners
   a. Fasteners and connectors in contact with preservative-treated wood, or for fire-retardant-treated wood used in exterior applications or wet or damp locations, shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper.

FRAMING NOTES:

1. Floor/ Roof Sheathing Notes:
   a. Floor and Roof sheathing panels shall not be less than 24" inches wide, unless all edges are solidly blocked.
   b. Floor and Roof sheathing shall be installed with the face grain perpendicular to framing members below, stagger the adjacent panels by 4 feet, glued and nailed with 10d screw shank common nails at 6" o.c. at all panel edges and at 10" o.c. at all intermediate supports for the floor sheathing; and nailed (with no glue) with 8d common nails at 6" o.c. at all panel edges and at 12" o.c. at all intermediate support for roof sheathing.
   c. The sheathing panels shall be installed such that there is an 1/8" gap between panel edges to allow for possible swelling and/ or expansion.
2. Wall Framing Notes:
   a. CDX or OSB sheathing with APA span rating of 24/0 or better shall be used with all panel edges blocked and nailed per the Shear Wall Schedule. All intermediate supports shall be nailed with 8d common or galvanized box nails at 12" o.c.
   b. 2x joists and 4x beams shall be Douglas-Fir Larch #2 or better.
   c. Studs, top plates, sill plates and posts shall be Douglas-Fir Larch Standard Grade or better for heights up to 10ft., and Douglas-Fir Larch #2 or better for height greater than 10ft.
   d. Mud sill, wood in direct contact with concrete and other members located within 6" of finish grade shall be pressure treated Douglas-Fir Larch.
   e. All lumber shall have a moisture content of 19% or less prior to placement.
3. Stick Framing Notes:
   a. U.O.N., all ceiling joists shall be 2x6 at 24" o.c. (Maximum span is 10'-0")
   b. U.O.N., all hips, valleys and ridges shall be 2x8.
   c. Kickers supporting purlins are to be 2x4 spaced no more than 4'-0" o.c.
4. Hardware:
   a. All framing anchors, straps, hangers, post caps, column bases, holdowns, angles and clips shall be manufactured by SIMPSON or equal. Nailing schedule shall be in accordance with the product requirements for maximum tabulated loads. Unless noted otherwise, Simpson type "N" nails shall be used with the above framing connectors.
   b. U.O.N. all flush mounted single floor joists shall use LU210 hangers and all flush mounted single roof rafters shall use "LSU" hangers.
   c. U.O.N. all flush mounted sawn lumber beams or multiple joists shall use "HHUS" hangers.
   d. 16d and 10d fasteners are common nails and shall be used throughout this project except all toe nailing shall be 8d nails. 10d common nails may be replaced with 16d sinkers. Box nails shall not be used unless specified.
   e. All nails exposed to the weather shall be hot-dipped galvanized nails.

APPROVAL LISTINGS FOR PRE-ENGINEERED STRUCTURAL ELEMENTS:

1. TJI Floor Joists/ LSL Beams/ PSL Beams: ICC ES ESR-1153; ESR-1387
2. Simpson Strong-Tie Steel Strong-Walls: ICC ES ESR-1679

DESIGN CRITERIA:

1. DESIGN LOADS:

	DEAD LOAD	LIVE LOAD
Roof:	16 psf	20 psf
Exterior Walls:	12 psf	
Interior Walls:	8 psf	

2. SOIL CRITERIA:

Minimum Width of Footing:	12 inches
Minimum Depth of Footing:	12 inches
Soil Bearing Pressure:	1500 psf
Coefficient of Friction:	0.30

3. SEISMIC:

Site Class: D
Seismic Design Category: E
Seismic Force Resisting System: Bearing Wall (Light-Framed Walls with Wood Structural Panels)

I = 1.0
Ss = 2.244
S1 = 0.807
Fa = 1.2
Fv = 1.7
R = 6.5
Ω_o = 3
Cd = 4

4. WIND:

Basic Wind Speed = 92 MPH
Exposure Category = B
Topographic Factor, K_{zt} = 1.0
Risk Category: II
Enclosure Classification: Enclosed

5. LUMBER PROPERTIES:

	Fv (psi):	Fb (psi):	E (ksi):
Douglas Fir Larch #2:	180	900	1,600
Douglas Fir Larch #1:	180	1000	1,700
Timberstrand (LSL):	310	2325	1,550
Microllam (LVL):	285	2600	1,900
Parallam (PSL):	290	2900	2,000

ABBREVIATIONS

A & B	ABOVE AND BELOW	F.F.	FINISH FLOOR	(N)	NEW	U.N.O.	UNLESS NOTED OTHERWISE
A.B.	ANCHOR BOLTS	F.H.	FULL HEIGHT	N/A	NOT APPLICABLE	U.O.N.	UNLESS OTHERWISE NOTED
ABV	ABOVE	F.H.O.B.	FULL HEIGHT OF BLDG.	NAIL'G	NAILING	VERT.	VERTICAL
A.F.F.	ABOVE FINISH FLOOR	FIN	FINISH	N.T.S.	NOT TO SCALE	WDW.	WINDOW
A.P.A.	AMERICAN PLYWOOD ASSO.	F.J.	FLOOR JOIST	O/	OVER	W.W.F.	WELDED WIRE FABRIC
ARCH	ARCHITECTURAL	FLR	FLOOR	O.C.	ON CENTER	W/	WITH
B.F.W.	BALLOON FRAMED WALL	F.N.	FIELD NAIL	OPEN'G	OPENING	W/O	WITHOUT
BEL.	BELOW	F.N.	FACE NAIL	OPT.	OPTIONAL	@	AT
BLK'G	BLOCKING	FNDN.	FOUNDATION	O.S.B.	ORIENTED STRAND BOARD	||	PARALLEL
BM.	BEAM	F.O.C.	FACE OF CONCRETE	PC'S	PIECES	⊥	PERPENDICULAR
BTM	BOTTOM	F.O.S.	FACE OF STUDS	PERIM.	PERIMETER	℄	CENTER LINE
BRG	BEARING	F.P.	FIREPLACE	PERP.	PERPENDICULAR	U	HANGER
C	CAMBER	FTG.	FOOTING	PL/PLT	PLATE	/_	STEEL ANGLE
CANT.	CANTILEVER	FRM'G	FRAMING	PLC'S	PLACES		
C.J.	CEILING JOIST	F.W.O.B.	FULL WIDTH OF BLDG.	PLY'D	PLYWOOD	NOTE:	REFER TO SIMPSON STRONG-TIE CO'S CATALOG FOR HARDWARE ABBREVIATION.
CLG	CEILING	g	GLUE	P.T	PRESSURE TREATED		
CLR	CLEARANCE	GALV.	GALVANIZED	RAF.	RAFTERS		
C.M.U.	CONC. MASONRY UNIT	GAR.	GARAGE	RDWD	REDWOOD		
CONC	CONCRETE	G.E.T.	GABLE END TRUSS	REQ'D	REQUIRED		
CONN	CONNECT, CONNECTION	GEN.	GENERAL	RET.	RETAINING		
CONST	CONSTRUCTION	G.L.B.	GLU-LAM BEAM	RDG.	RIDGE		
CONT	CONTINUOUS	G.T.	GIRDER TRUSS	RR	ROOF RAFTER		
CSK	COUNTERSINK	GR.	GRADE	S.A.D.	SEE ARCH. DRW'GS		
CTR	CENTER	HDR	HEADER	SCH.	SCHEDULE		
DBL	DOUBLE	HGR	HANGER	SEC.	SECTION		
DET	DETAIL	HORIZ.	HORIZONTAL	SHT.	SHEET		
D.F.	DOUGLAS FIR	H.I.	HEIGH I	SHT'G	SHEATHING		
DIA	DIAGONAL	INFO.	INFORMATION	SIM.	SIMILAR		
DIAPH	DIAPHRAGM	INT.	INTERIOR	SIMP.	SIMPSON STRONG-TIE COMPANY		
DIM	DIMENSION	J.H.	JOIST HANGER	S.O.G.	SLAB-ON-GRADE		
DIR	DIRECTION	J.T.	JACK TRUSS	SPC'G	SPACING		
DR	DOOR	K.P.	KING POST	SPECS	SPECIFICATIONS		
DWG	DRAWING	K.S.	KING STUD	SQ.	SQUARE		
(E)	EXISTING	LOC.	LOCATION	STRUCT.	STRUCTURAL		
EA	EACH	MANUF.	MANUFACTURER	S.W.S.	SHEAR WALL SCHEDULE		
E.F.	EACH FACE	MAT'L	MATERIAL	S.W.T.	SHEAR WALL TYPE		
ELE/ELEV	ELEVATION	MAX.	MAXIMUM	T&B	TOP AND BOTTOM		
EMB	EMBEDMENT	M.B.	MACHINE BOLT	T&G	TONGUE AND GROOVE		
E.N.	EDGE NAIL	MEZZ.	MEZZANINE	T.N.	TOE NAIL		
EQ.	EQUAL	M.I.	MALLEABLE IRON	T.O.	TOP OF		
E.W.	EACH WAY	MIN	MINIMUM	T.O.C.	TOP OF CONCRETE		
E.W.E.F.	EACH WAY EACH FACE			T.O.S.F.	TOP OF SUB-FLOOR		
EXP	EXPANSION			T.O.W	TOP OF WALL		
EXT.	EXTERIOR			TOT	TOTAL		
				TYP.	TYPICAL		

SHEAR WALL SCHEDULE

PW1 = 260 PLF

Shear Material:	3/8" CDX or OSB
Wall Framing:	2x DF at 16" o.c., Block all Panel Edges
Edge Nailing:	8d Common @ 6" o.c.
Field Nailing:	8d Common @ 12" o.c.
Sill Nailing:	(4) 16d Common every 16" into 1-1/2" min. Joist/Block; or LTP4 at 24" o.c. @ 2X Rim
Block Nailing:	A35/LTP4 at 24" o.c. @ 2X Blocking/Rim

PW2 = 350 PLF

Shear Material:	3/8" CDX or OSB
Wall Framing:	2x DF at 16" o.c., Block all Panel Edges
Edge Nailing:	8d Common @ 4" o.c.
Field Nailing:	8d Common @ 12" o.c.
Sill Nailing:	(6) 16d Common in (2) rows every 16" into (2) 1-1/2" wide or (1) 2-1/2" Jst/Blk; or LTP4 at 16" o.c. @ 2X Rim
Block Nailing:	A35/LTP4 at 16" o.c. @ 2X Blocking/Rim

PW3 = 490 PLF

Shear Material:	3/8" CDX or OSB
Wall Framing:	2x DF at 16" o.c., Block all Panel Edges 3x members shall be used at all abutting panel edges occuring at sill plates, top plates, end posts and studs. The foundation sill plate shall be 3x Pressure-Treated Douglas-Fir (P.T.D.F.) at S.O.G.
Edge Nailing:	8d Common @ 3" o.c. (nails shall be staggered)
Field Nailing:	8d Common @ 12" o.c.
Sill Nailing:	(8) 16d Common in (2) rows every 16" into (2) 1-1/2" wide or (1) 2-1/2" Jst/Blk; or LTP4 at 12" o.c. @ 2X Rim
Block Nailing:	A35/LTP4 at 12" o.c. @ 2X Blocking/Rim

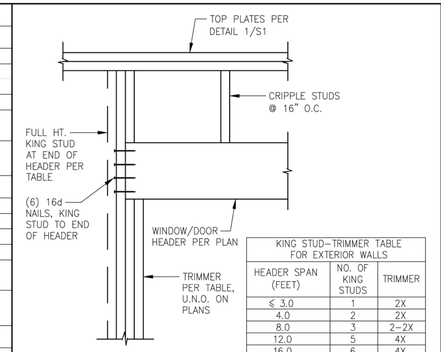
PW4 = 640 PLF

Shear Material:	3/8" CDX or OSB
Wall Framing:	2x DF at 16" o.c., Block all Panel Edges 3x members shall be used at all abutting panel edges occuring at sill plates, top plates, end posts and studs. The foundation sill plate shall be 3x Pressure-Treated Douglas-Fir (P.T.D.F.) at S.O.G.
Edge Nailing:	8d Common @ 2" o.c. (nails shall be staggered)
Field Nailing:	8d Common @ 12" o.c.
Sill Nailing:	(10) 16d Common in (2) rows every 16" into (2) 1-1/2" wide or (1) 2-1/2" Jst/Blk; or LTP4 at 10" o.c. @ 2X Rim
Block Nailing:	A35/LTP4 at 10" o.c. @ 2X Blocking/Rim

PW8 = 770 PLF

Shear Material:	1/2" CDX or OSB
Wall Framing:	2x DF at 16" o.c., Block all Panel Edges 3x members shall be used at all abutting panel edges occuring at sill plates, top plates, end posts and studs. The foundation sill plate shall be 3x Pressure-Treated Douglas-Fir (P.T.D.F.) at S.O.G.
Edge Nailing:	10d Common @ 2" o.c. (nails shall be staggered)
Field Nailing:	10d Common @ 12" o.c.
Sill Nailing:	(3) 3/8" Dia. x 6" Lag Bolts every 16" into min. 3-1/2" Beam/Blk; or LTP4 at 8" o.c.
Block Nailing:	A35/LTP4 at 8" o.c.

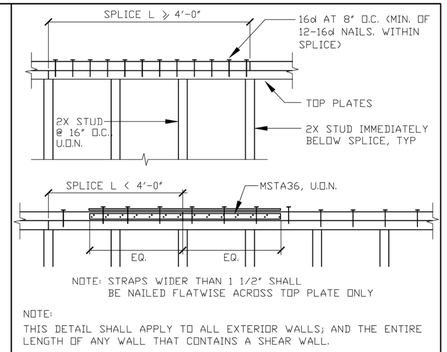
NOTES:
1. a. Contractor shall review all typical shearwall connection details prior to the start of construction.
   b. All shear material on shearwalls shall be extended from horizontal diaphragm to horizontal diaphragm.
2. SILL NAILING
   a. Sill nailing is the fastening of the sill plate located at the bottom of the shear wall, through the horizontal diaphragm (floor sheathing) into the framing member below. Care must be taken to ensure the penetration of these fasteners into the blocking, rim joists, or beam below.
   b. Sill nailing does not apply when the sill plate is resting directly over the concrete surface. In this case, anchor bolts as indicated on the foundation plans shall be used.
   c. Sill nailing may be amitted and replaced with a minimum of (2)16d at 16" o.c. for the following conditions:
      * at all non-shear wall locations
      * At exterior shear walls where the shear material (panel) covering the upper level shear wall is one-piece and extends continuously across the floor thickness to the rim joist (upper floor condition) or the mud sill (ground floor condition) below. In this case, shear wall edge nailing must be provided along the rim joist or blocking at the floor level, and along the sill plate of the upper level shear wall.
3. BLOCK NAILING
   a. Block nailing is the fastening of blocking, rim joists or the beam located directly below the shearwall above to the top plates or beams immediately below.
   b. All blocking other than those located underneath the shearwall shall be held in place by one of the following methods:
      * for 2x blocking/joists: 8d toe nails spaced a maximum of 8" on center.
      * for TJI or similar blocking/joists: 16d Sinkers at 8" on center applied vertically through the bottom chord.
      * for TimberStrand or similar vertical-laminated lumber: A35 at 24" o.c.
4. PANEL JOINTS & 3X FRAMING
   Where shear material is applied on both faces of a shearwall and nail spacing is closer than 6" on center, all of the following requirements shall be met:
   a. When the horizontal shear panel joints occur at the sill and top plates, 3x members shall be used for the sill and top plates.
   b. the vertical shear panel joints of shear walls on opposite faces of the same wall shall fall on different framing members, unless such framing members are 3x or thicker. When 3x framing is used, the nails on both sides of the 3x shall be staggered.
5. NAILS:
   All Common nails specified in the above Schedule may be replaced with hot-dipped galvanized box nails. Minimum nail diameter shall be 0.131" for 8d nails and 0.148" for 10d nails.



KING STUD-TRIMMER TABLE FOR EXTERIOR WALLS

HEADER SPAN (FEET)	NO. OF KING STUDS	TRIMMER
≤ 3.0	1	2X
4.0	2	2X
8.0	3	2-2X
12.0	5	4X
16.0	6	4X

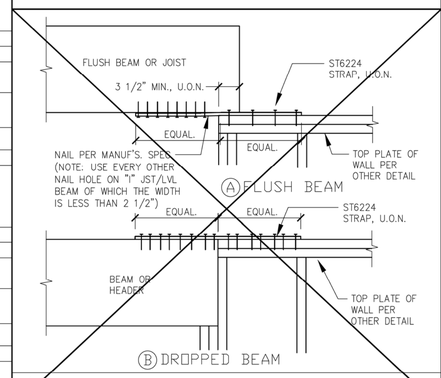
5 TYP. WINDOW/DOOR FRAMING DETAIL



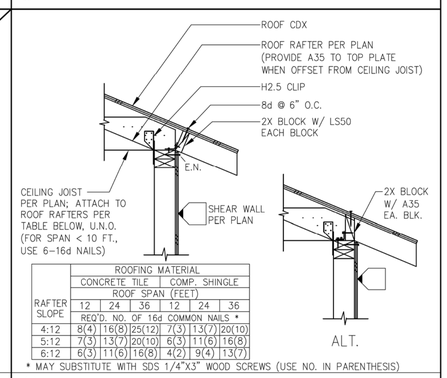
NOTE: STRAPS WIDER THAN 1 1/2" SHALL BE NAILED FLATWISE ACROSS TOP PLATE ONLY

NOTE:
THIS DETAIL SHALL APPLY TO ALL EXTERIOR WALLS; AND THE ENTIRE LENGTH OF ANY WALL THAT CONTAINS A SHEAR WALL.

1 TYP TOP PLATES



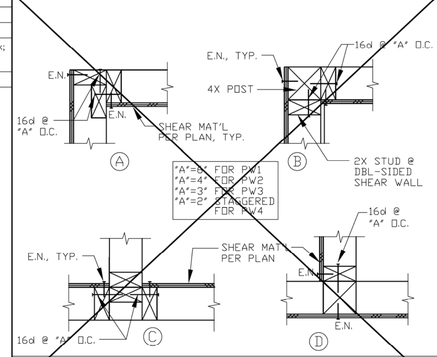
6 BEAM-TO-TOP PLATES CONNECT.



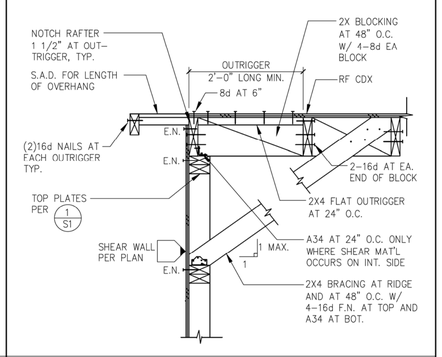
RAFTER SLOPE	ROOFING MATERIAL: CONCRETE TILE			COMP. SHINGLE		
	ROOF SPAN (FEET): 12	24	36	12	24	36
	REQ'D. NO. OF 16d COMMON NAILS *					
4:12	8(4)	16(8)	25(12)	7(3)	13(7)	20(10)
5:12	7(3)	13(7)	20(10)	6(3)	11(6)	16(8)
6:12	6(3)	11(6)	16(8)	4(2)	9(4)	13(7)

* MAY SUBSTITUTE WITH SDS 1/4"X3" WOOD SCREWS (USE NO. IN PARENTHESIS)

2 TYP. EAVE DETAIL

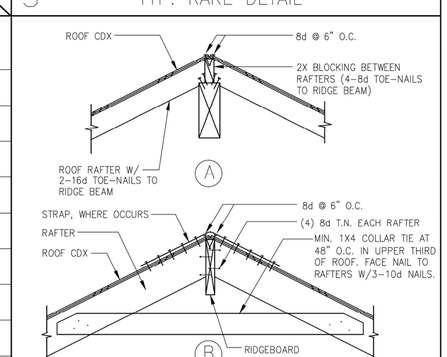


7 SHEAR WALL CORNERS



3 TYP. RAKE DETAIL

SHEET INDEX



4 TYP. RIDGE DETAIL

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REGISTERED PROFESSIONAL ENGINEER — No. C58895 Exp. 6-30-23 — CIVIL — STATE OF CALIFORNIA

DATE 02-02-2022
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PROJECT
DRAWN BY
SHEET NO. S1
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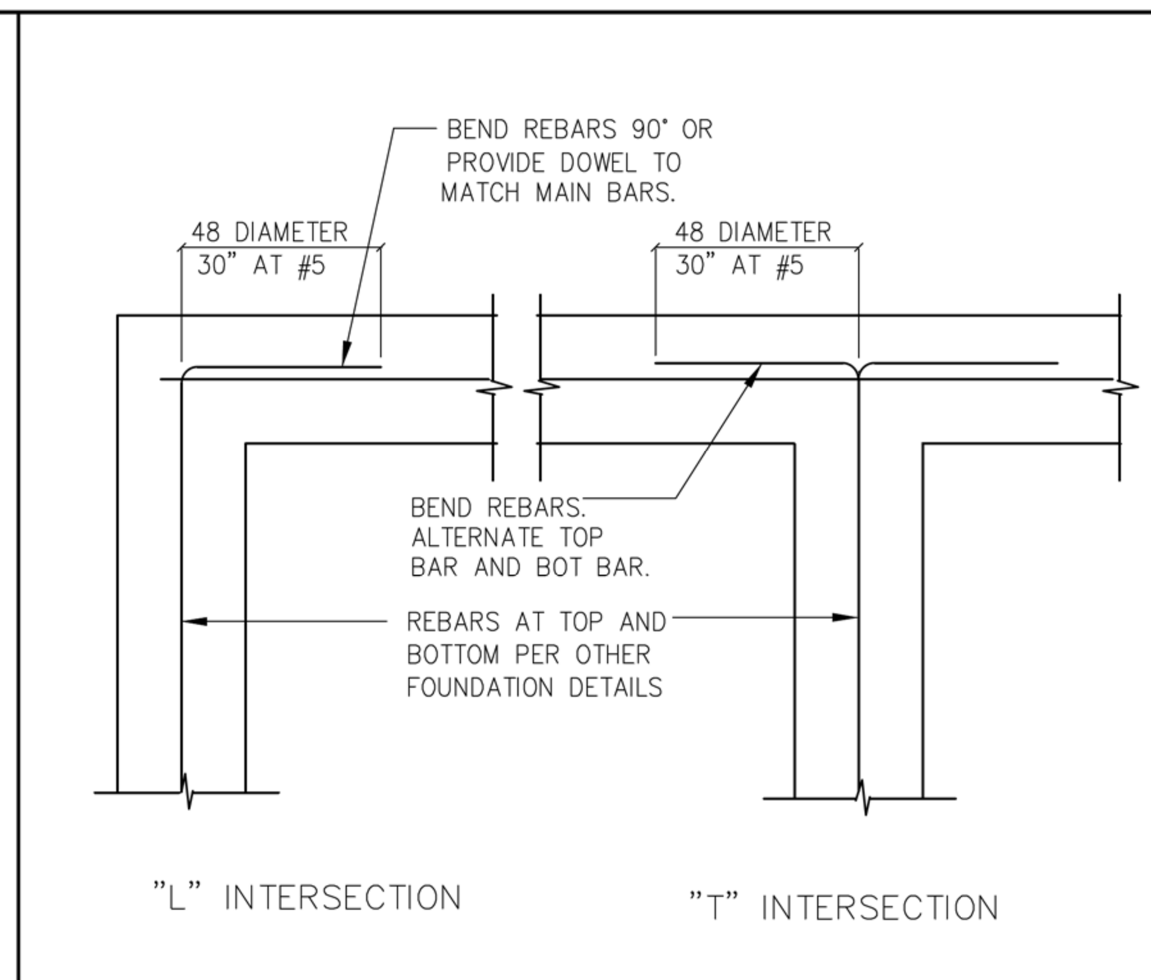
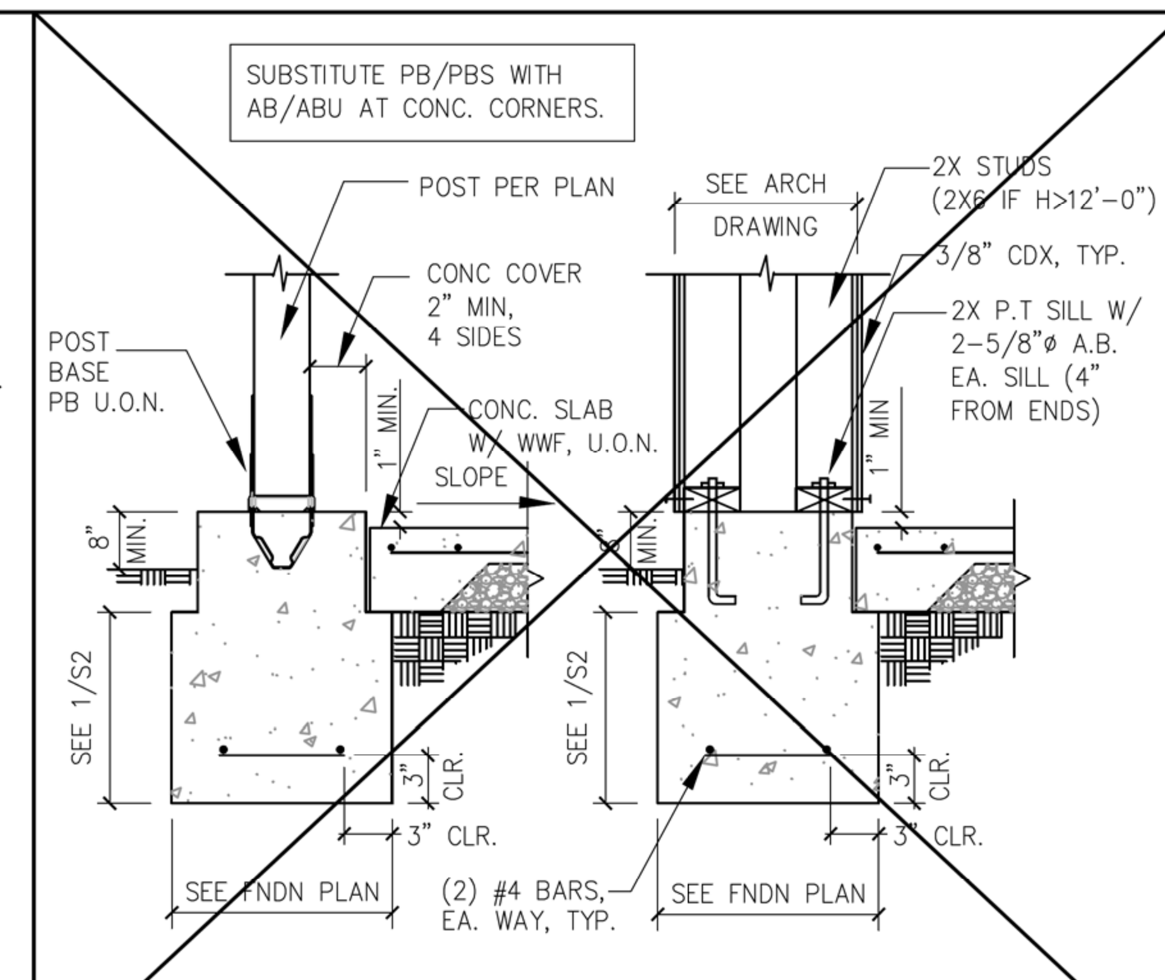
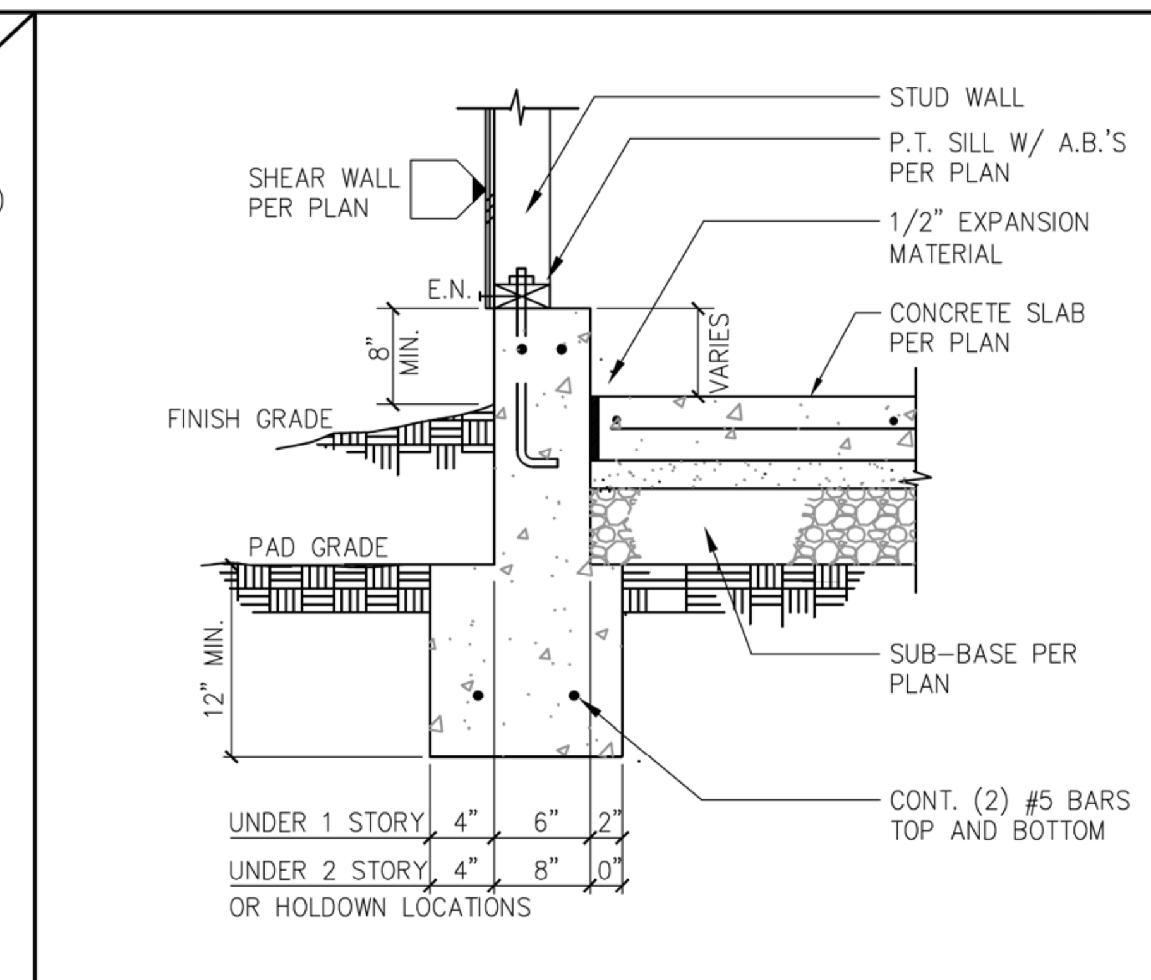


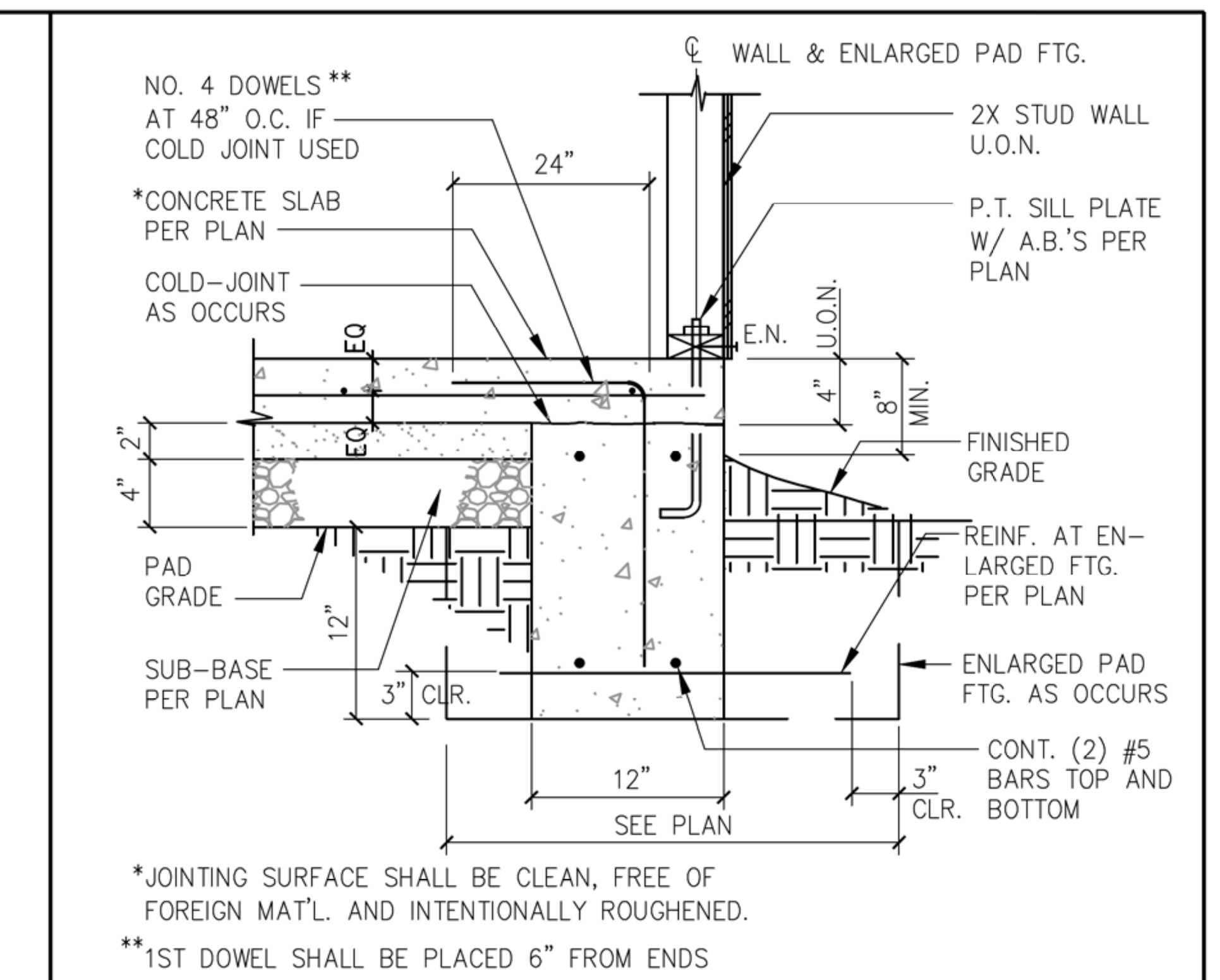
13 TYP. LAPPING



9 TYP. PAD FTG AT PORCH



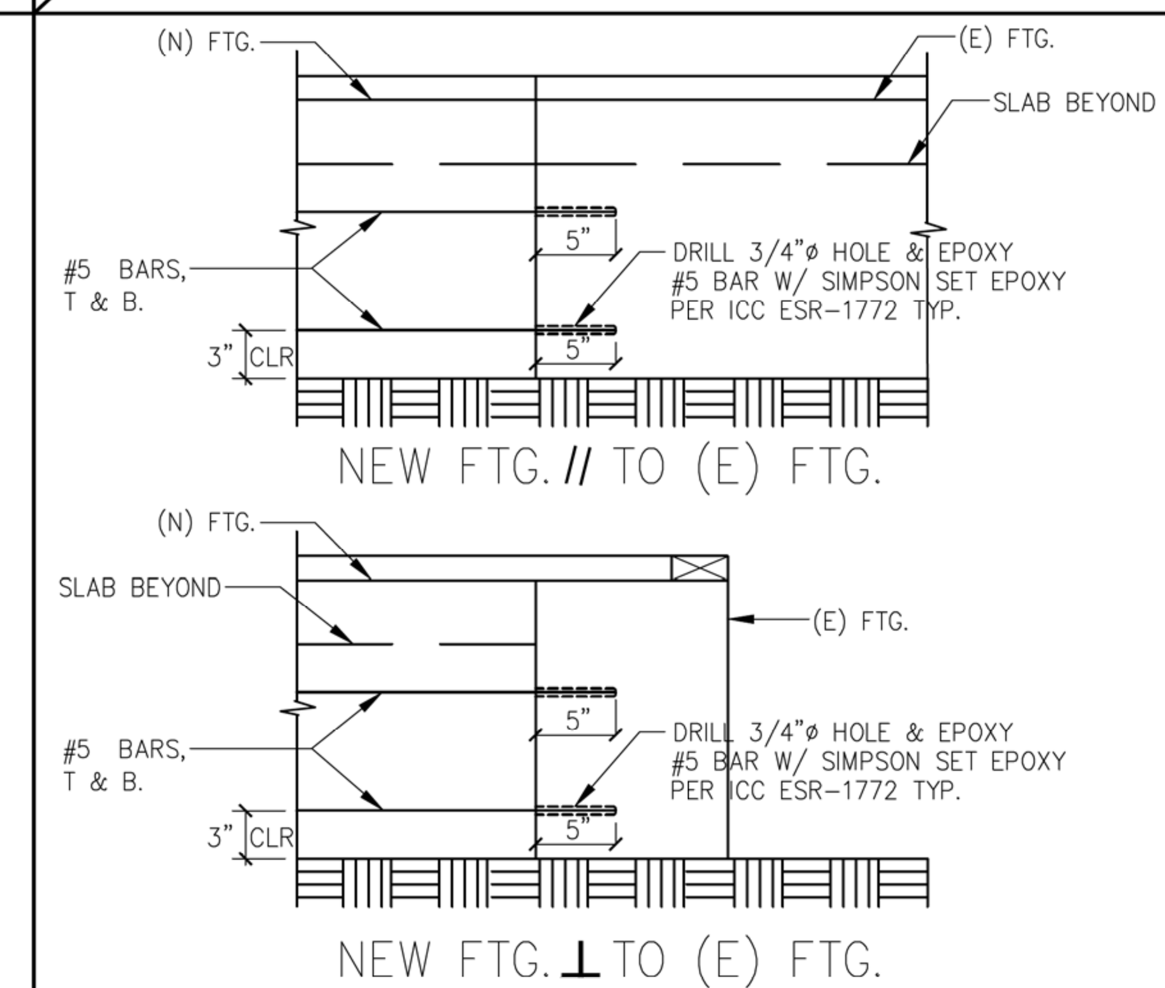
5 EXT. FTG AT GARAGE



1 TYP. EXTERIOR FOOTING

18

14



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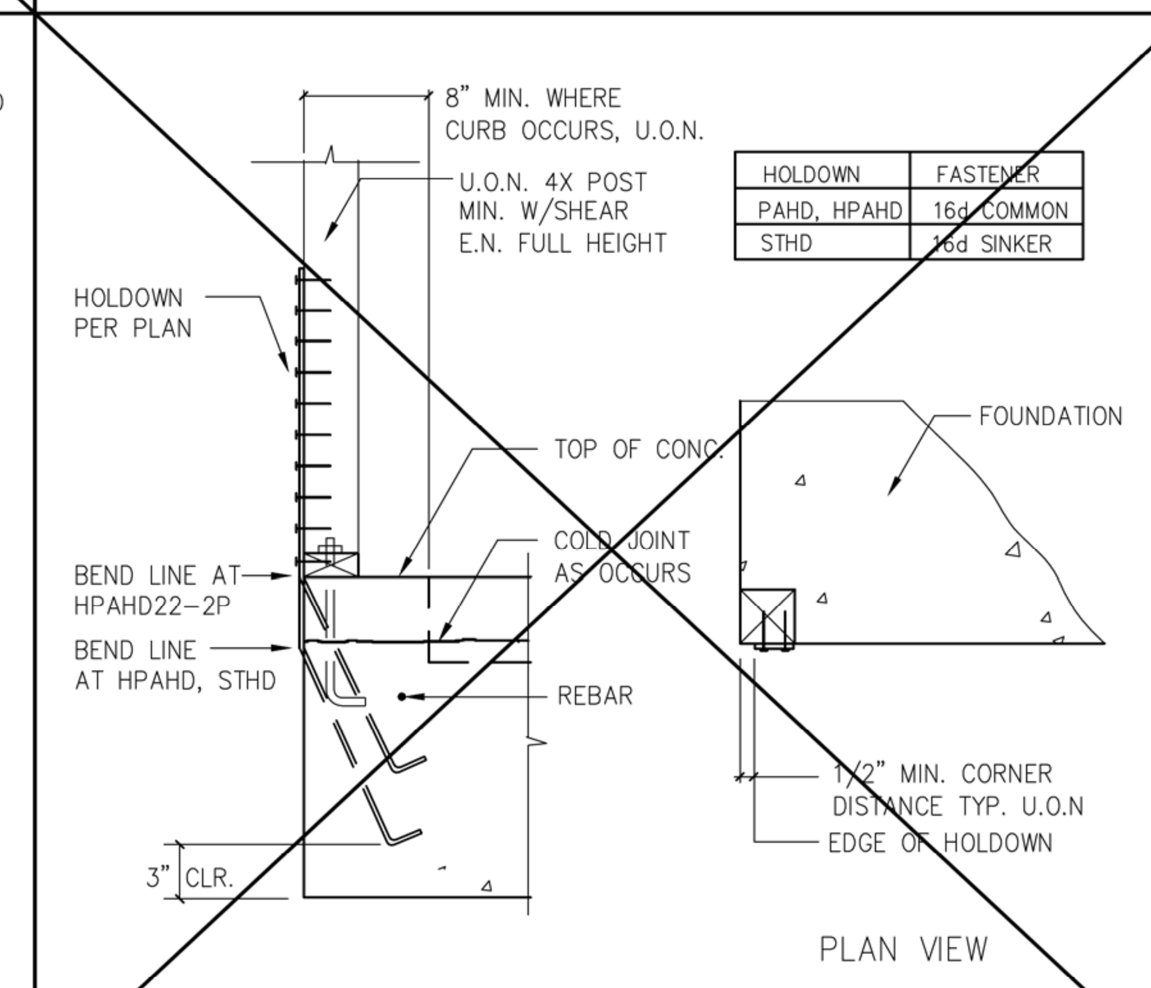
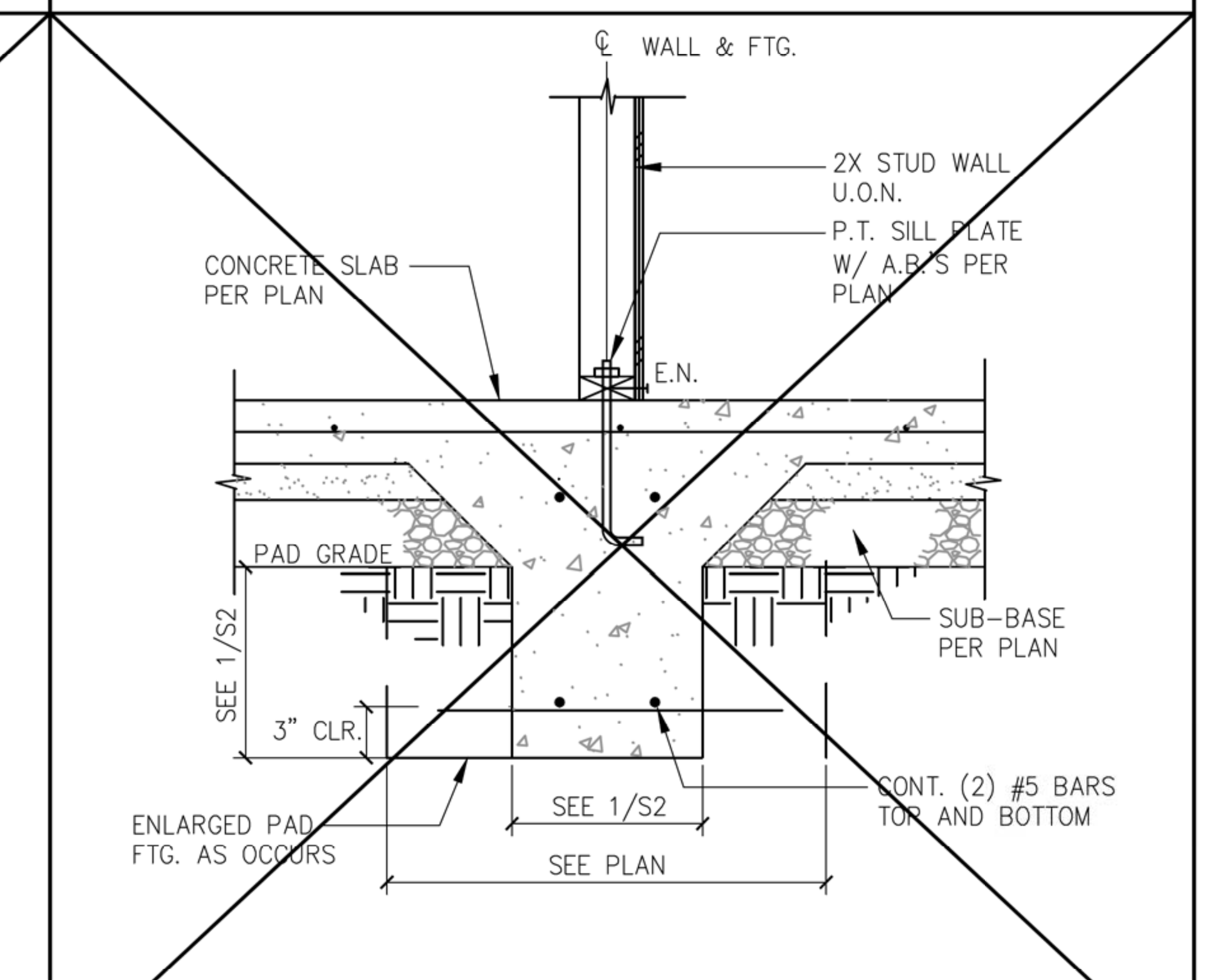
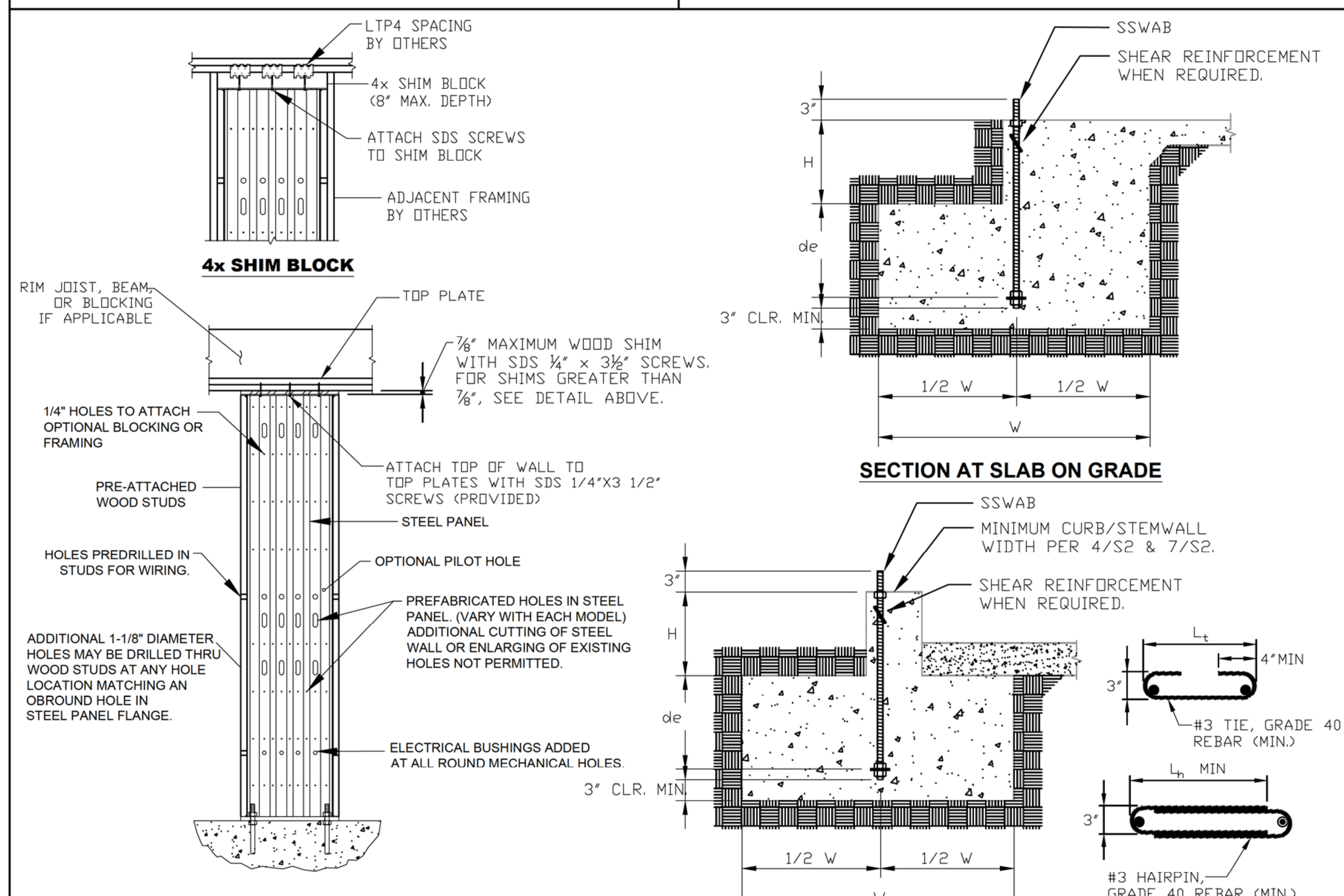


HOLDOWN	FASTENER
PAHD, HPAHD	16d COMMON
STHD	16d SINKER

6 TYP. PA, HPA, STHD HOLDOWN



2 TYP. INTERIOR FOOTING



SHEAR REINFORCEMENT

MODEL	SHEAR REINF.	L_t/L_h
SSW12	(1) #3 TIE	9"
SSW15	(1) #3 TIE	12"
SSW18	(1) #3 HAIRPIN	14"
SSW21	(1) #3 HAIRPIN	15"
SSW24	(2) #3 HAIRPINS	17"

SSW ANCHOR BOLTS

STEEL STRONG-WALL WIDTH	MODEL NO.	DIAMETER	LENGTH	l_e
12" MODEL	SSWAB3/4x24	3/4"	24"	19"
	SSWAB3/4x24HS	3/4"	24"	19"
	SSWAB3/4x30	3/4"	30"	25"
	SSWAB3/4x30HS	3/4"	30"	25"
	SSWAB3/4x36HS	3/4"	36"	31"
15", 18", 21 AND 24" MODELS	SSWAB1x24	1"	24"	19"
	SSWAB1x24HS	1"	24"	19"
	SSWAB1x30	1"	30"	25"
	SSWAB1x30HS	1"	30"	25"
	SSWAB1x36HS	1"	36"	31"

ANCHORAGE SOLUTIONS FOR 2003 AND 2006 IBC LOADS[1,4]						
MODEL WIDTH	2500 PSI		3000 PSI		4500 PSI	
	WIND[2]	SEISMIC[3]	WIND[2]	SEISMIC[3]	WIND[2]	SEISMIC[3]
	W/W_1	W/W_1	W/W_1	W/W_1	W/W_1	W/W_1
12" WALL	20/8	30/12	21/7	28/11	15/4	24/8
15" WALL	26/9	43/16	22/8	45/20	16/6	38/16
18" WALL	31/12	43/16	34/13	45/20	24/8	38/16
21" WALL	36/15	43/16	38/15	45/20	27/11	38/16
24" WALL	41/17	43/16	38/15	45/20	28/12	38/16

1. ASSUMES CRACKED CONCRETE WITH NO SUPPLEMENTARY REINFORCEMENT PER ACI 318.
2. WIND INCLUDES SEISMIC DESIGN CATEGORY A & B.
3. SEISMIC DENOTES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 & 2 FAMILY DWELLINGS IN SDC C MAY USE WIND SOLUTIONS.

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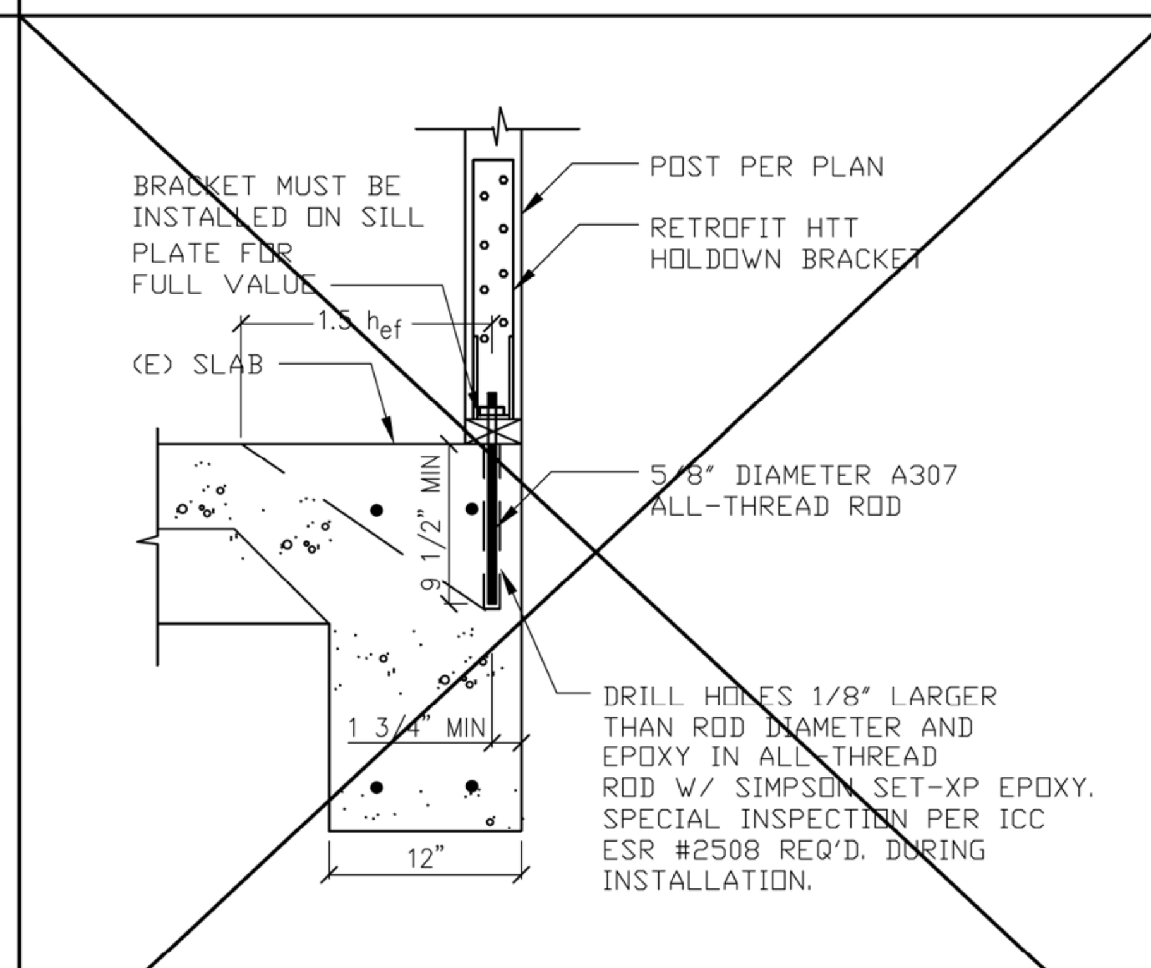
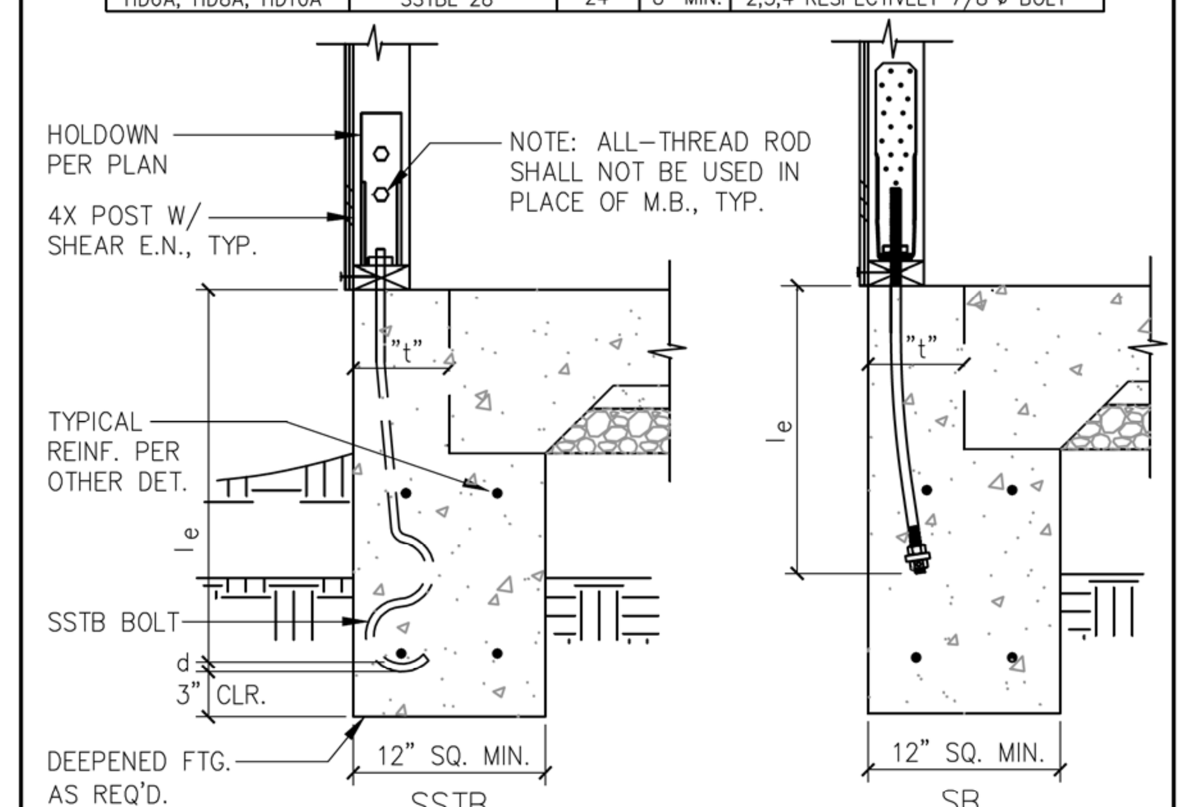


11 RETROFIT HOLDOWN DETAIL

HD TYPE	ANCHOR TYPE U.O.N. ON PLAN	l_e	t	FASTENERS
HTT4, HTT5, [HDU5]	SB 5/8X24	18"	6" MIN.	(18,26)–16d SINKERS [SDS SCREWS]
HDU8, HDQ8	SSTBL 28	24"	8" MIN.	SIMPSON SDS 1/4x3" WOOD SCREW
HD6A, HD8A, HD10A	SSTBL 28	24"	8" MIN.	2,3,4 RESPECTIVELY 7/8"ø BOLT



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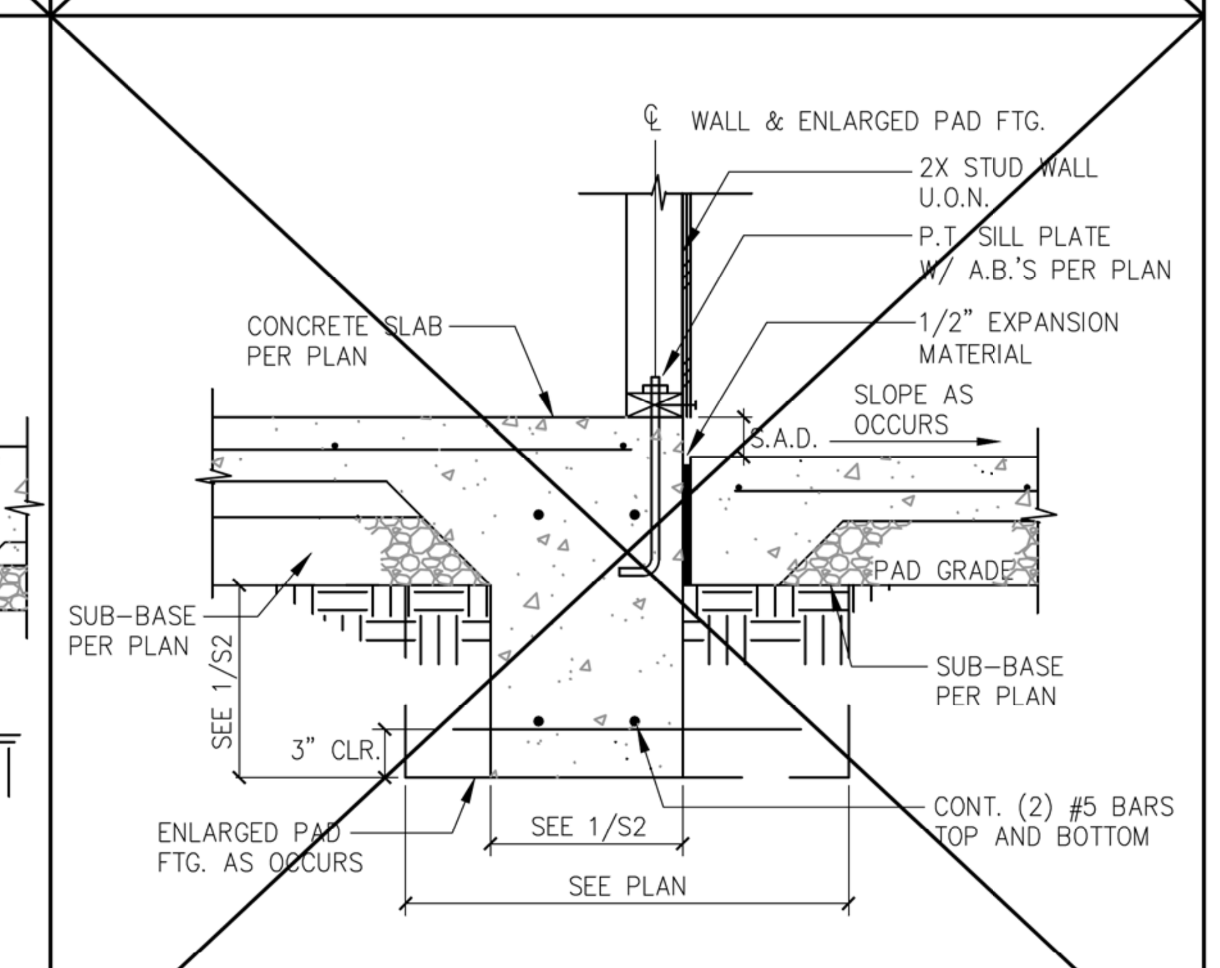

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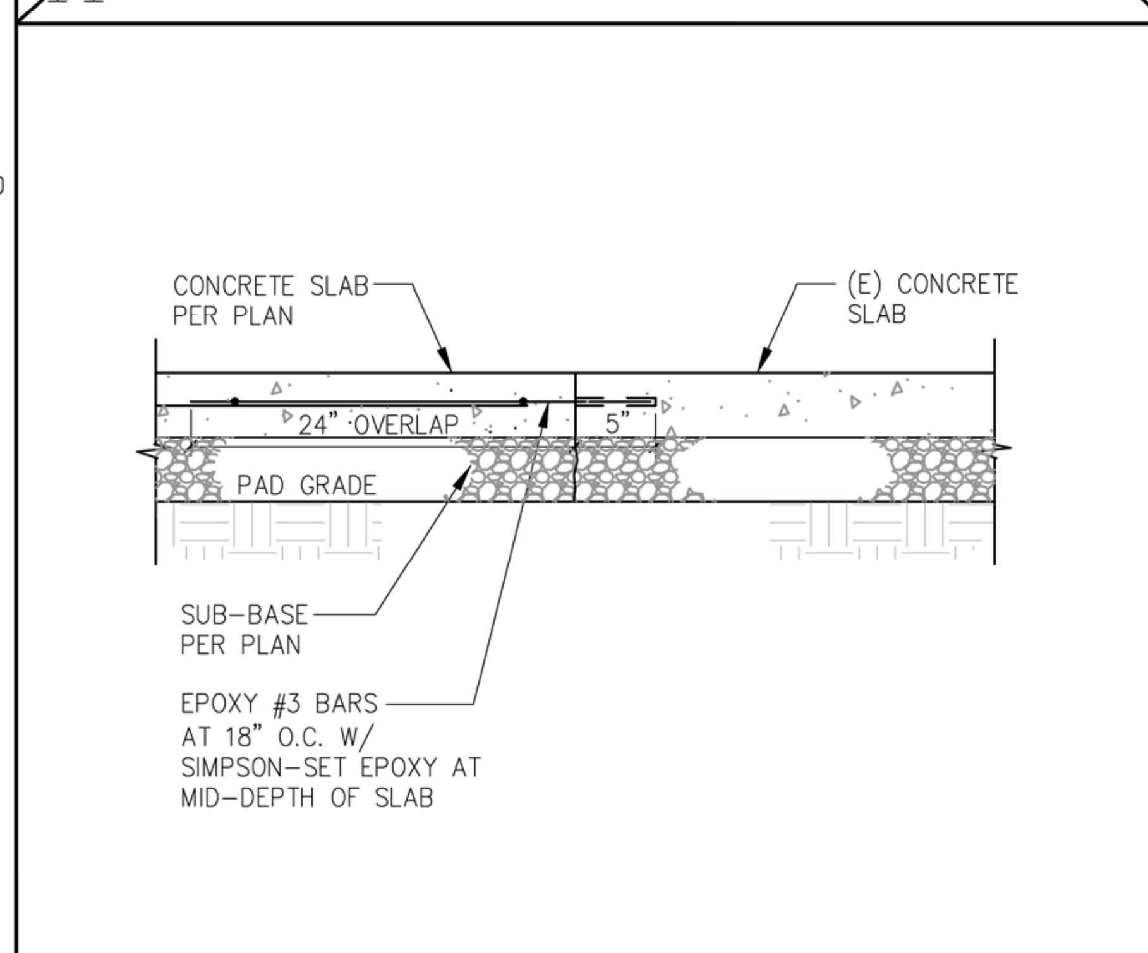

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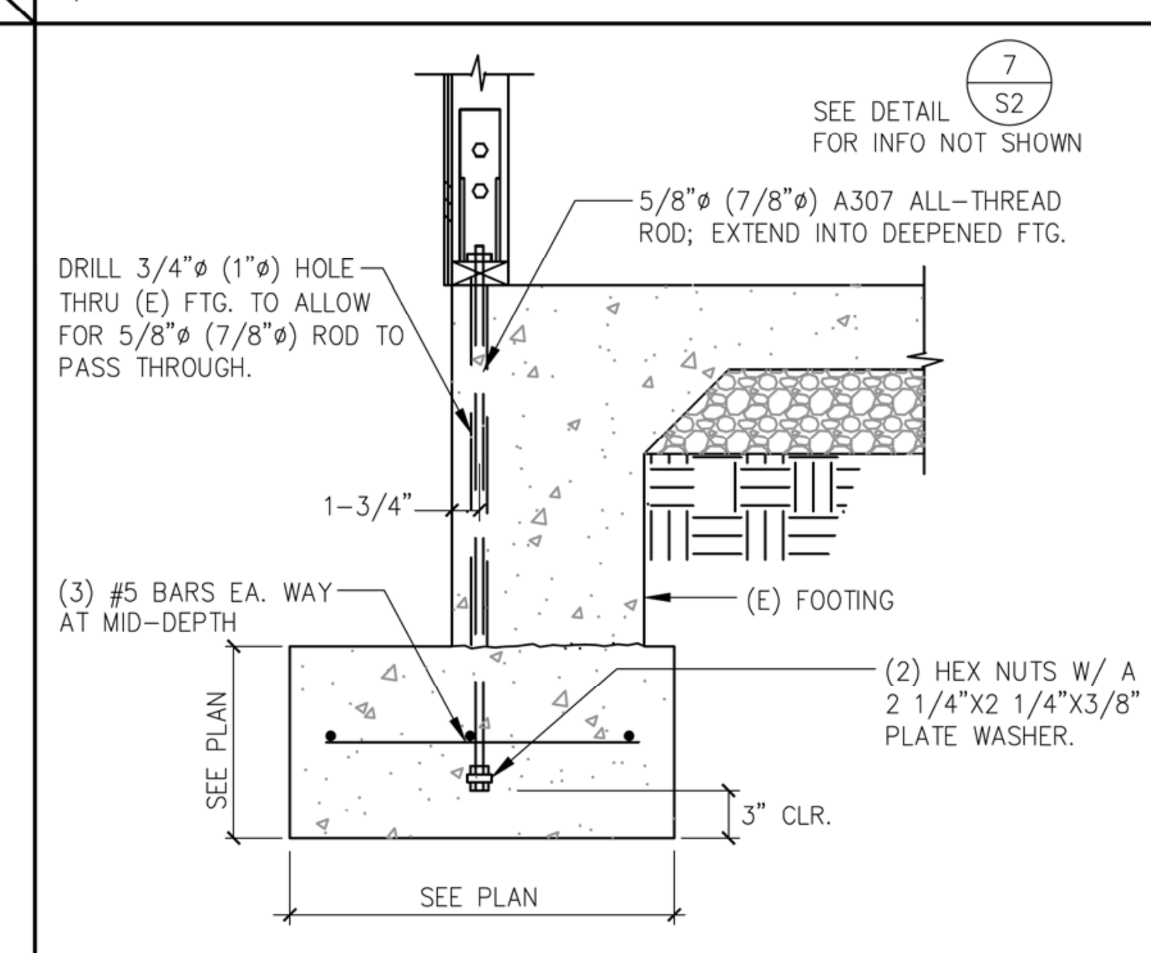

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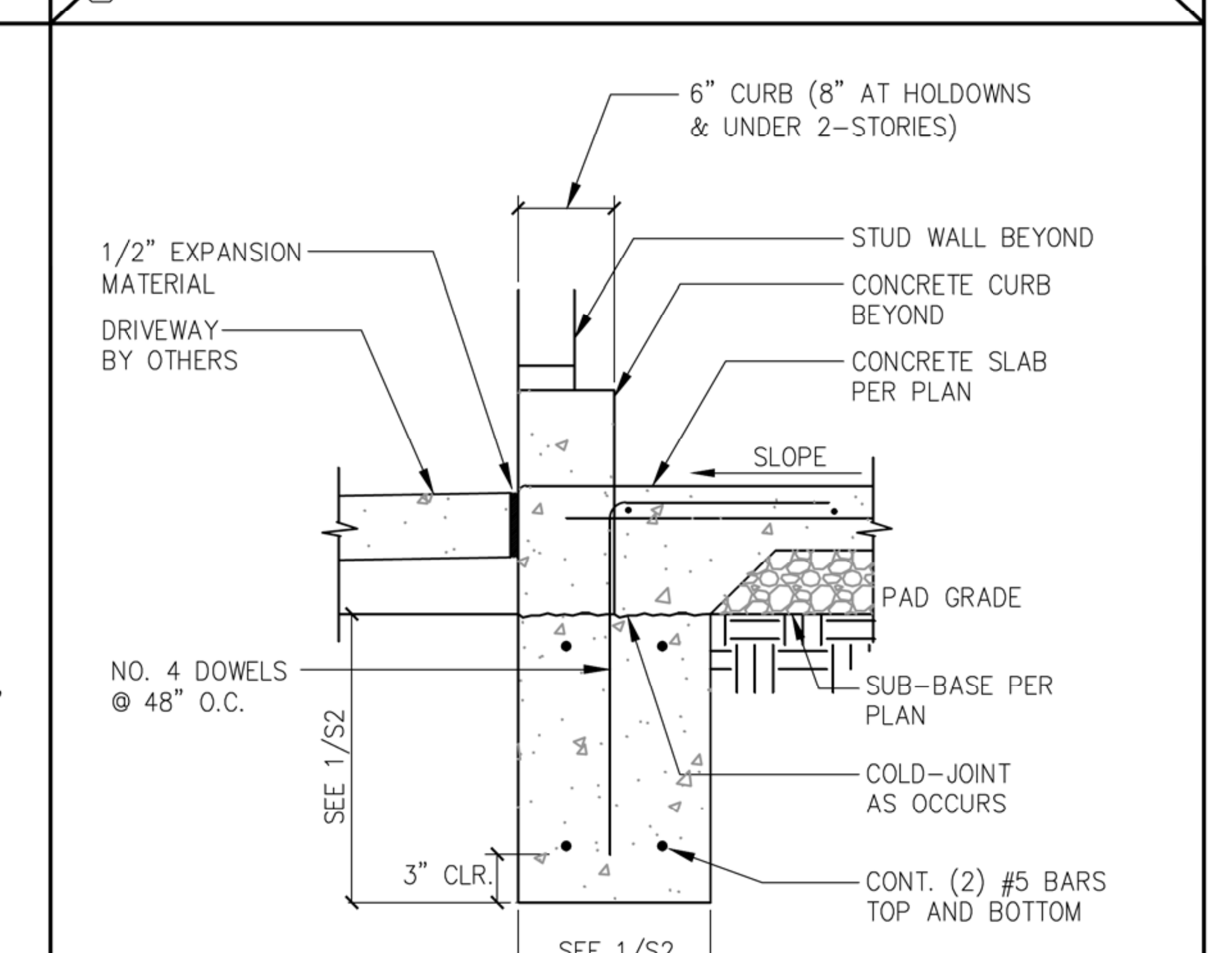

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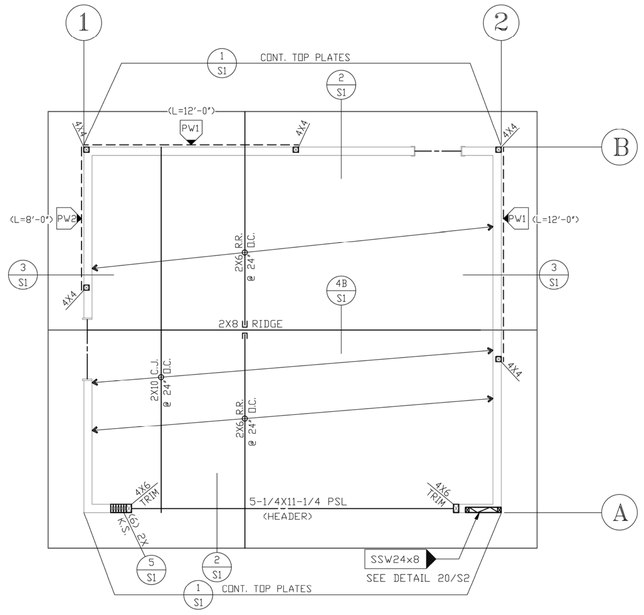
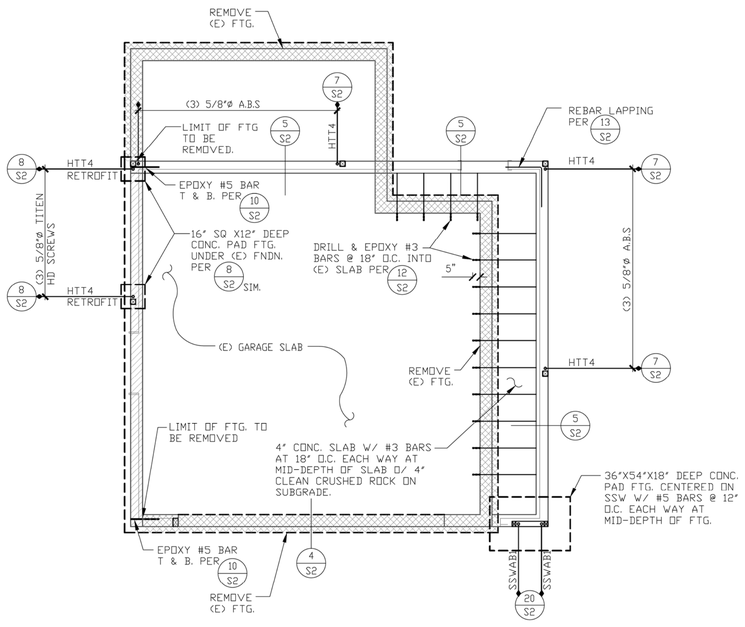


ROOF FRAMING PLAN



FOUNDATION PLAN

PARTIAL ROOF FRAMING NOTES:

1. HEADERS: The following Header Schedule shall be used where header size is not specified on the plans. Unless noted otherwise, all headers shall be DF-Larch #2 or better.

Supporting ROOF Load only:		
	2x4 Wall	2x6 Wall
Up to 4' span	4x6	6x6
4' to 6' span	4x8	6x8
6' to 8' span	4x10	6x10

2. Roof sheathing may be CDX or OSB, and shall be one of the following:

7/16" with 24/16 APA span rating
1/2" with 24/0 APA span rating

3. Roof edge-nailing of 8d at 6" o.c. shall be applied along the full length of the collector trusses.

4. STUDS:
   a. Exterior Walls & Interior Bearing/Shear Walls
      - When supporting 2 stories above, regardless the height, use 2x6 DF-Larch #2 or better at 16" o.c.
      - Up To 10' Tall: 2x4 studs at 16" o.c. shall be DF-Larch #2 Grade or better
      - More than 10' Tall: 2x6 studs shall be DF-Larch #2 or better unless called out differently on plans.
   b. Interior Non-Bearing Walls:
      - Up To 14' Tall: 2x4 studs may be DF-Larch of Std Grade or better spaced 16" or 24" o.c.
      - More than 14' Tall: all studs shall be 2x6 DF-Larch #2 grade or better spaced at 16" o.c. unless called out differently on plans.
   c. Plumbing Walls: studs in non-bearing walls with holes greater than 2.5" in diameter shall be 2x6. For exterior walls, bearing walls and shearwalls, with holes greater than 1.5", and up to 3.5" max, in diameter, studs shall be 2x6. Holes shall be drilled through center of studs. Studs with holes greater than 2" shall be double studs, stitch nailed together per nailing schedule.

5. PLATES:
   a. All exterior walls and interior structural bearing/shear walls shall have double top plates and be spliced for continuity.
   b. Top & sole plates shall be DF-Larch Std grade or better.

6. TRUSS HANGERS:
   a. For individual, non-girder trusses, use the following Simpson hangers, U.N.O.:
      - Up to 15' span : LUS14
      - 15' TO 25' span : LUS16
      - 25' TO 40' span : HUS16
   b. For girder trusses, use the Simpson hangers HGUS**, U.N.O.

PARTIAL FOUNDATION NOTES:

1. CONCRETE:
   a. Concrete shall be of normal weight and fc'= 2500 psi minimum at 28 days.
      - Cement to be Portland cement ASTM C-150 type I or II. Type V may be required, see General Notes for additional requirements
      - Aggregate per ASTM C-33
      - Water to be clean and potable.
      - High alumina cement must not be used in concrete because of high sulfide contents.
      - No admixtures containing calcium chlorides or other chlorides shall be added to the concrete
   b. Unless shown otherwise on plans, cold joints are not allowed.
   c. Concrete placement shall be in one continuous operation, uniformly placed and must be vibrated and well consolidated.
   d. Concrete shall be cured per ACI 318-14 section 5.11 and ACI Committee 308 "Standard Practice for Curing Concrete".

2. REBAR:
   a. Reinforcing steel, #4 bars or less, may be ASTM A615 Grade 40; #5 bars or greater shall be Grade 60.
   b. Reinforcing bars to be welded shall be ASTM A706.
   c. Lap all reinforcing splices a minimum 48 bar diameters but in no cases less than 24".

3. HOLDOWN NOTES:
   a. Holdown rods/straps shall be set in place prior to foundation inspection and concrete pouring.
   b. At the strap holdowns, a #4 rebar by 48" long must be centered and wired over the holdown return hook.
   c. Simpson "SSTB" bolts shall be used if so specified on plans or details. Where not specified, holdown rods may be standard "J" or "L" bolts, or threaded rod with double nut and washer at bottom.
   d. Through bolts for HDA/HD Holdowns shall be ASTM A307 Grade A machine bolts. All-thread rods shall not be used in place of machine bolts.

4. POST BASE: U.O.N., individual isolated posts bearing on concrete shall be secured by Simpson PB connectors (PBS at exterior locations) placed in the concrete.

5. ANCHOR BOLTS:
   a. Unless noted otherwise on the foundation plans, sill plates for all the exterior walls, interior bearing walls and interior shearwalls shall be anchored to the foundation with 5/8" minimum nominal diameter anchor bolts, embedded at least 7 inches into the concrete and spaced not more than 4 Ft. apart, with two bolts per piece, each one not more than 12 inches or less than 7 bolt diameters (4-3/8") from end.
   b. Each anchor bolt shall be mounted on a mudsill/sill plate with an iron plate washer a minimum of 0.229"x3"x3". The plate washer must extend to within 1/2" of the sheathed edge of the sill plate.

6. SUB-BASE
   a. SUB-BASE preparation, see soils report for subbase and vapor barrier requirements.
   b. Foundations shall be founded on native soil and/or Engineered Fill. See soils report for required specifications for Engineered fill.

7. FRAMING:
   a. Unless specified otherwise, all holdowns (strap and rod) shall be attached to a 4x post which receives shear wall edge nailing along full height.
   b. Where multiple studs are approved as a holdown post, the multiple pieces shall be internailed together with a minimum of 16d at 6" o.c.
   c. ICC-ES approved powder driven anchor pins (shot pins) may be used at all interior non-Shear Wall locations. Shot pins shall be used in conjunction with plate washers and shall be spaced no more than 32" o.c.

8. FASTENERS
   a. Fasteners and connectors in contact with preservative-treated wood, or for fire-retardant-treated wood used in exterior applications or wet or damp locations, shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper.

NOTE:
SEE ARCHITECTURAL PLANS FOR DIMENSIONS

LEGEND:

- (E) FOUNDATION
- (E) FOOTING TO BE REMOVED
- (N) FOUNDATION

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