

VENTED RAFTER AREA : 1750 SF, REQUIRED VENT : 1750/150=11.6 SF
 PROVIDED VENT : 12 SF
 BRANDGUARD
 CS2021-FF 5.5"x 120", NFVA 177 SI, total 10 provided

NFVA: 177X10=1770 si=12 sf PROVIDED

8% TYP. CLASS A
 built up ROOFING
 icc: ESR-1274 - GAF Roofing

ROOF PLAN
 SCALE: 1"=20'

(e) paving/driveway:2000 sf
 (e) house footprint: 2140 sf
 total (e) impervious area: 4140 sf
 new impervious area: 3156 sf

total disturbed area: 3156 sf

SOILS:
 THE STRUCTURE WILL BE LOCATED ENTIRELY ON NATIVE UNDISTURBED SOIL IF THE BUILDING INSPECTOR SUSPECTS FILL EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION. A SOILS OR GEOLOGICAL REPORT & RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED MAY BE REQUIRED.

THE INSPECTOR WILL RECHECK FOR EXPANSIVE SOILS AND/OR GRADING REQUIREMENTS AT FIRST FOUNDATION INSPECTION

occupancy:R-3
 Number of stories:2
 year built of existing house: 1939
 OWNER: michael gilias and julia gilias
 TEL: 858-888-2135

TOTAL SQUARE FOOTAGE OF LAND DISTURBANCE ACTIVITY: 2906 SF
THE PROPERTY IS SERVICED BY propane

NO LANDSCAPING PROPOSED

SCOPE OF WORK:

remodel and addition

A.P.N # 2701411600

LEGAL DESCRIPTION:

SEC 6-13-2W*SEQ*BLK 77 LOTS 1&2 IN MAP 1841&DOC99-077982 IN ADDRESS: 9703 Upas Ln, Escondido, CA 92029

CONSTRUCTION TYPE: V-B

SITE DATA:

existing lot: 30492 sq ft
 existing living area : 1344 sf
 remodel: 1344 SF
 addition: 1656 SF
 TOTAL LIVING SPACE AFTER REMODEL: 3000 SF
 new deck: 1500 sf

EXISTING HOUSE IS NOT FIRE SPRINKLERED

THE CALCULATION IS BASED ON THE EXTERIOR DIMENSION OF THE OUTSIDE WALLS

SURFACE WATER WILL DRAIN AWAY FROM BUILDING AND SHOW DRAINAGE PATTERN. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. IT DOES NOT APPLY WHEN STRUCTURE IS AT 5' FROM PROPERTY LINE

All proposed buildings, structures, additions, modifications to buildings/structures must comply with the approved location, as shown on the County approved Plot Plan. At the discretion of the County, the property owner may be required to provide proof of current placement of each on the parcel. This may include a stamped and signed setback certificate prepared by a California licensed surveyor or civil engineer. (County Building Code 91.1.107.2)"

| BMP LEGEND | |
|--|---|
| PDS 659 | BROW DITCH |
| PDS 659 | BERM |
| DIRECTION OF LOT DRAINAGE | |
| MATERIALS & WASTE MANAGEMENT BMPs: | |
| WM-1 | MATERIAL DELIVERY & STORAGE |
| WM-4 | SPILL PREVENTION AND CONTROL |
| WM-5 | CONCRETE WASTE MANAGEMENT |
| WM-5 | SOLID WASTE MANAGEMENT |
| WM-9 | SANITARY WASTE MANAGEMENT |
| WM-6 | HAZARDOUS WASTE MANAGEMENT |
| TEMPORARY RUNOFF CONTROL BMPs: | |
| SS-2 | PRESERVATION OF EXISTING VEGETATION |
| SS-3 | BONDED OR STABILIZED FIBER MATRIX (WINTER) |
| SS-4 | HYDROSEEDING (SUMMER) |
| SS-6 / SS-8 | STRAW OR WOOD MULCH |
| SS-7 | PHYSICAL STABILIZATION (WINTER) |
| SS-10 | ENERGY DISSIPATOR |
| SC-1 | SILT FENCE |
| SC-2 / PDS 659 | SEDIMENT / DESILTING BASIN |
| SC-5 | FIBER ROLLS |
| SC-6 / SC-8 | GRAVEL OR SAND BAGS |
| SC-7 | STREET SWEEPING AND VACUUMING |
| SC-10 | STORM DRAIN INLET PROTECTION |
| NS-2 | DEWATERING FILTRATION |
| TC-1 | STABILIZED CONSTRUCTION ENTRANCE |
| TC-2 | CONSTRUCTION ROAD STABILIZATION |
| TC-3 | ENTRANCE / EXIT TIRE WASH |
| BASELINE BMPs FOR EXISTING AND PROPOSED SITE FEATURES | |
| SD-B | DIRECT RUNOFF TO PERVIOUS AREAS |
| SD-C | INSTALL GREEN ROOF |
| SD-E | INSTALL RAIN BARRELS |
| SD-G | CONSERVE NATURAL FEATURES |
| SD-H | PROVIDE BUFFERS AROUND WATER BODIES |
| SD-I | CONSTRUCT SURFACES FROM PERMEABLE MATERIALS |
| SD-K | SUSTAINABLE LANDSCAPING |

| BASELINE BMPs FOR POLLUTANT-GENERATING SOURCES | |
|--|---|
| SC-A | OVERHEAD COVERING |
| SC-B | SEPARATION OF FLOWS FROM ADJACENT AREAS |
| SC-C | WIND PROTECTION |
| SC-D | SANITARY SEWER |
| SC-E | CONTAINMENT SYSTEM |
| POTENTIAL RUNOFF POLLUTANTS: | |
| A | TRASH & REFUSE STORAGE |
| B | MATERIALS & EQUIPMENT STORAGE |
| C | LOADING & UNLOADING |
| D | FUELING |
| E | MAINTENANCE & REPAIR |
| F | VEHICLE & EQUIPMENT CLEANING |
| G | OTHER |

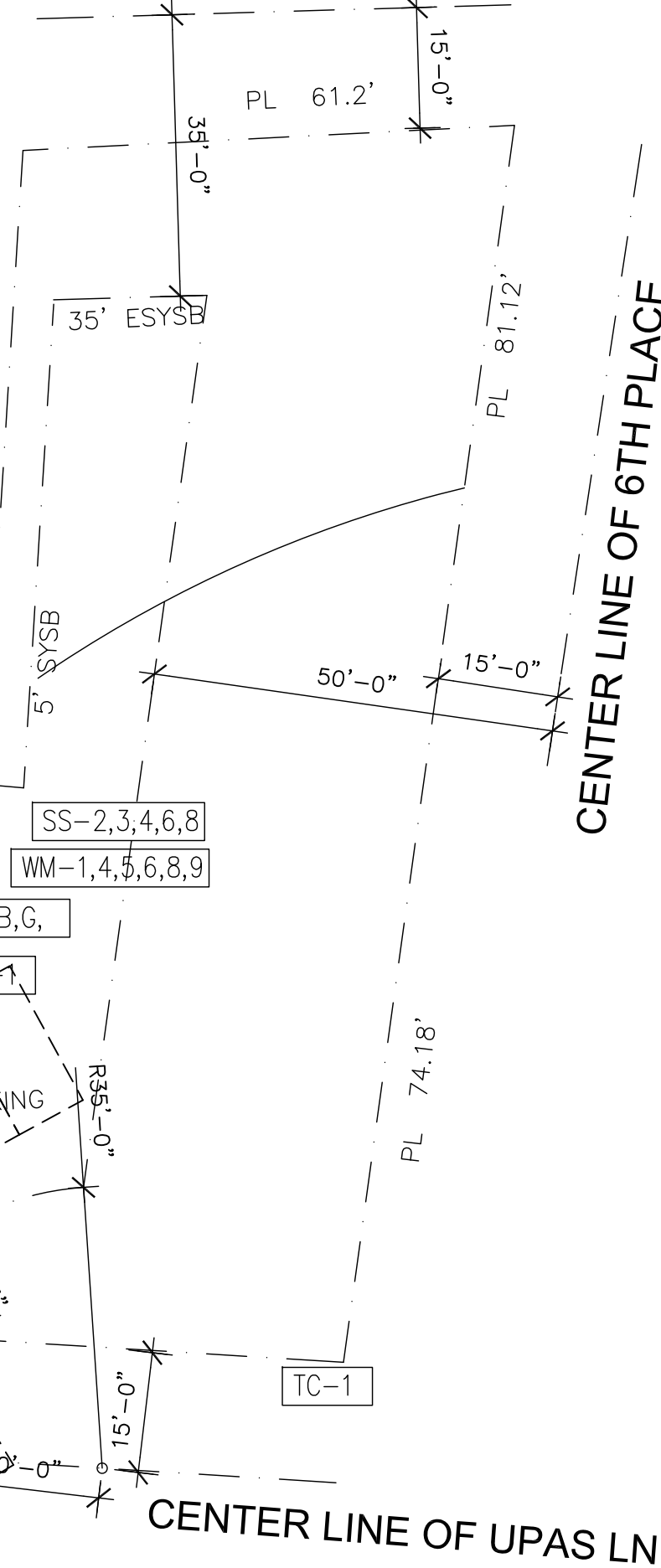
NOTE: THIS IS A SAMPLE ONLY. SEE COUNTY OF SAN DIEGO STORED WATER BEST MANAGEMENT PRACTICES - REFERENCE GUIDE PUBLICATION PDS 143 FOR ALTERNATE STORMWATER MEASURES. YOUR PROJECT MAY NOT USE ALL OF THE BMP MEASURES SHOWN OR MAY REQUIRE ALTERNATE ADDITIONAL BMP TYPES GIVEN PROJECT SPECIFICS.

required special features :
 INSULATION BELOW ROOF DECK
 northwest energy efficiency alliance rated heat pump water heater, specific brand/model, or equivalent must be installed

HERS FEATURE SUMMARY :
 ADU: Indoor air quality (IAQ) mechanical ventilation
 Kitchen range hood
 Verified heat pump rated heating capacity

Properly completed and signed Certificates of Installation (CF2R forms) shall be provided to the inspector in the field. For projects requiring HERS verification, the CF2R forms shall be registered with a California-approved HERS provider data registry. Properly completed Certificates of Verification (CF3R forms) shall be provided to the inspector in the field for items requiring HERS verification. CF3R forms shall be registered with a California-approved HERS provider data registry

CENTER LINE OF THORN



SITE PLAN
 SCALE: 1"=20'

EAVE PROJECTIONS MAY NOT ENCR OACH MORE THAN 2" INTO ALL REQUIRED YARDS

SHEET INDEX

- A1 SITE PLAN / TITLE SHEET
- A2 FLOOR PLANS
- A3 FLOOR PLANS
- T24 TITLE 24
- SN-1 STRUCTURE NOTES
- S-1 STRUCTURE PLANS
- SD-1 STRUCTURE PLANS
- CS-1 COUNTY SPEC

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES AND ASSOCIATED COUNTY OF SAN DIEGO AMENDMENTS:

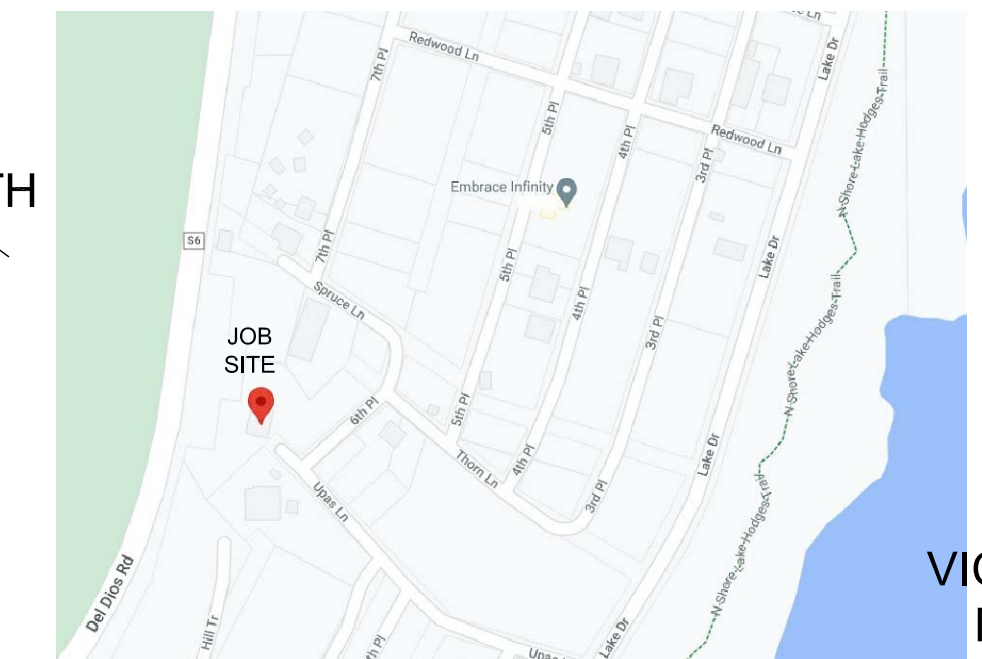
- 2022 California Residential Code
- 2022 CALIFORNIA BUILDING CODE
- 2022 California Electrical Code (CEC)..... Part 3, Title 24, CCR)
- 2022 California Mechanical Code (CMC)..... (Part 4, Title 24, CCR)
- 2022 California Plumbing Code (CPC)..... (Part 5, Title 24, CCR)
- 2022 California Energy Code..... (Part 6, Title 24, CCR)
- 2022 California Fire Code (CFC)..... (Part 9, Title 24, CCR)
- 2022 California Referenced Standards Code..... (Part 12, Title 24, CCR)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE(CALGREEN)

STORM WATER QUALITY NOTES

CONSTRUCTION BMPs
 THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPAL PERMIT ISSUED BY SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB) AND MUNICIPAL STORM WATER NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT ON JANUARY 24, 2007.
 (HTTP://DOCS.SANDIEGO.GOV/MUNICOCODE/MUNICOCODECHAPTER14/CH14/CH14ART02DIVISION02.PDF & STORM WATER MANUAL
 HTTP://WWW.SANDIEGO.GOV/DEVELOPMENT-SERVICES/PDF/NEWS/STORMWATERMANUAL.PDF)
 NOTES BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMPs.
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT & MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMPs WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET (S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.
 2. ALL STOCKPILES OF SOIL &/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN 7 CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
 3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
 4. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
 5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
 6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.
 UPDATED 10/04/2013

ALL EXISTING "NONCOMPLIANT" FIXTURES (TOILETS THAT USE MORE THAN 1.6 GALLONS OF WATER PER FLUSH, URINALS THAT USE MORE THAN ONE GALLON OF WATER PER FLUSH, SHOWERHEADS THAT HAVE A FLOW CAPACITY OF MORE THAN 2.5 GALLONS OF WATER PER MINUTE, AND INTERIOR FAUCETS THAT EMIT MORE THAN 2.2 GALLONS OF WATER PER MINUTE) SHALL BE REPLACED. CERTIFICATION OF COMPLIANCE SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO FINAL PERMIT APPROVAL. CALIFORNIA SB407

NORTH



PROJECT TITLE
REMODEL AND ADDITION
 9703 Upas Ln, Escondido, CA 92029

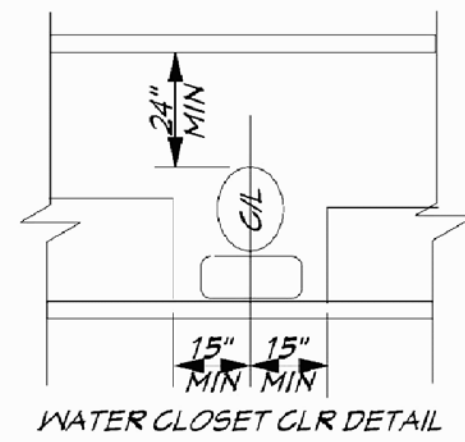
| NO. | REVISIONS | DATE | NO. | REVISIONS | DATE |
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DRAWING TITLE
PROJECT DATA/ SITE PLAN

| | |
|----------------|----------------|
| DESIGNED | PROJECT NO. |
| DRAWN | Project Number |
| Prod. Team | SCALE |
| CHECKED | DRAWING NO. |
| QC | A-1 |
| DATE | OF -- |
| Submittal Date | |

ENTIRE LOT IS FUEL MODIFIED

NEW WINDOWS U VALUE: 0.3
 SHGC: 0.23
 RADIANT BARRIER SHALL BE INSTALLED BELOW ROOF DECK AND ON ALL GABLE END WALLS



38. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS.

39. VENTS PROHIBITED IN EAVES, EAVE OVERHANGS, SOFFITS, OR CORNICES. (COUNTY BUILDING CODE 92.1.706A.2)
 EXCEPTION: APPROVED VENTS RESISTING INTRUSION OF FLAMES AND EMBERS
 EXCEPTION: GABLE-END VENTS ALLOWED IF LOCATED MINIMUM 12 INCHES BELOW LOWEST EAVE/RAKE PROJECTION
 EXCEPTION: AS ALLOWED BY BUILDING OFFICIAL AND LOCAL FIRE AUTHORITY AND PER EAVE DETAILS IN FORM PDS #198

40. exterior windows, exterior glazed doors, glazed openings within exterior doors, glazed openings within exterior garage doors, and exterior structural glass veneer complying with one of the following:

(County Building Code 92.1.708A.2): Note: Please update notes.
 Multi-pane glazing with a minimum of one tempered pane meeting the requirements of Section 2406 Safety
 Glazing, and where any glazing frames made of vinyl materials shall have welded corners; metal reinforcement in interlock area, and be certified to AAMA/WDMA/CSA 101/1.S.2/A440

41. EXTERIOR DOORS COMPLYING WITH ONE OF THE FOLLOWING. (COUNTY BUILDING CODE 92.1.708A.3):

- a. EXTERIOR SURFACE OR CLADDING OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL
- b. Solid-core wood minimum 1-3/8 inches thick complying with the following:
 1. Stiles and rails minimum 1-3/8 inches thick.
 2. Raised panels minimum 1-1/4 inches thick

Exception: Exterior perimeter of raised panel may taper to a tongue minimum 3/8 inches thick.

c. Minimum 20-minute fire-resistance-rated when tested per NFPA 252

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

32. A MINIMUM OF 50 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE PER SECTION 4.408.1 AND CITY ORDINANCE

33. BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR OR OWNER SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF SUCH. (SECTION 4.410.1)*. A SAMPLE OF THE MANUAL IS AVAILABLE ON THE HOUSING AND COMMUNITY DEVELOPMENT (HCD) WEB SITE

34. LIGHTING IN BATHROOMS SHALL HAVE ALL HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR.

35, not used

36. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2016 CGBSC*

37. PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE

Exception: Hallways
 Outdoor lighting permanently mounted to building shall be controlled by one of the following:

- Photocontrol and motion sensor
- Photocontrol and automatic time-switch control
- Astronomical time clock

27. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED.

28. ALL WATER CLOSETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME OF NOT MORE THAN 1.28 GALLONS PER FLUSH. TANK TYPE WATER CLOSET SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS. URINALS, SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 0.5 GALLONS PER FLUSH

29. FAUCETS, RESIDENTIAL LAVATORY FAUCETS SHALL HAVE A MAXIMUM RATE OF 1.2 GALLONS PER MINUTE AT 60 PSI AND A MINIMUM FLOW RATE OF NOT LESS THAN 0.8 GALLONS PER MIN. AT 20 PSI. FAUCET IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS MUST HAVE A MAXIMUM FLOW RATE OF 0.5 GALLONS PER MINUTE AT 60 PSI. METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS MUST NOT DELIVER MORE THAN 0.25 GALLONS PER CYCLE.

30. A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR, OR A PLUMBING SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED. A COPY OF THE CERTIFICATION CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT

NOTE:
 1. IN SHOWERS AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. 2.0 GPM.

2. NEW WATER CLOSET AND ASSOCIATED FLUSHMETER VALVES, SHALL USE NO MORE THAN 1.28 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY ANSI STANDARD A112.19.2

3. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS ALL FIXTURES MUST BE HIGH EFFICACY STYLE OR BE CONTROLLED BY A MANUALLY-ON OCCUPANCY SENSOR.
 NOTE: GENERALLY A HIGH EFFICACY STYLE OF FIXTURE IS FLUORESCENT COMPLETE WITH ELECTRONIC BALLASTS, REGULAR INCANDESCENT, QUARTZ HALOGEN AND HALOGEN MR LAMPS DO NOT COMPLY.

4. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE X GYP. BD. OR SIMILAR ASSEMBLIES THAT PROVIDES THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.

5. SMOKE ALARM WILL BE INSTALLED ACCORDING TO THE 2016 CRC SECTION R314

6. CARBON MONOXIDE ALARMS WILL BE INSTALLED ACCORDING TO THE 2016 CRC SECTION 315

7. TAMPER RESISTANT RECEPTACLES ARE REQUIRED EVERYWHERE IN DWELLING UNITS PER THE 2016 CEC ARTICLE 408.11 TAMPER RESISTANT RECEPTABLES IN DWELLING UNITS.

8. PLUMBING FIXTURES MUST MATCH THE CURRENT 2016 CPC SECTION 402 WATER-CONSERVING FIXTURES AND FITTINGS.

9. NOT USED
 10. Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor.

11. provide landing for all exterior doors. The minimum depth is 36"; the minimum width is equal to the width of the door; and the maximum drop is 7/16". Exterior landings shall have a slope not to exceed 1/4 units vertical in 12 units horizontal (2-percent).

12. All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of the governing CRC and the household fire warning equipment provisions of NFPA 72. Systems and components shall be California State Fire Marshal listed and approved in accordance with CCR, Title 19, Division 1 for the purpose for which they are installed.

13. Single- and multiple-station carbon monoxide alarms shall be listed as complying with the requirements of UL 2034. Carbon monoxide detectors shall be listed as complying with the requirements of UL 2075.

14. where more than one smoke alarm is required to be installed within an area, the activation of one alarm shall activate all other alarms. All alarms shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit.

16. Smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery back-up. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low

17. Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection

18. Provide lavatory faucets with a maximum flow of 1.2 gallons per minute (GPM).

19. Provide shower heads with a maximum flow of 2.0 gallons per minute (GPM)

20. Permanent vacuum breakers shall be included with all new hose bibbs.

21. Provide ultra low flush toilets

22. Provide 5 air changes per hour for bathroom and laundry room ventilation.

24. all Plumbing Fixtures and Fittings will be water conserving and will comply with the 2016 CGBSC Sec. 4.303.1

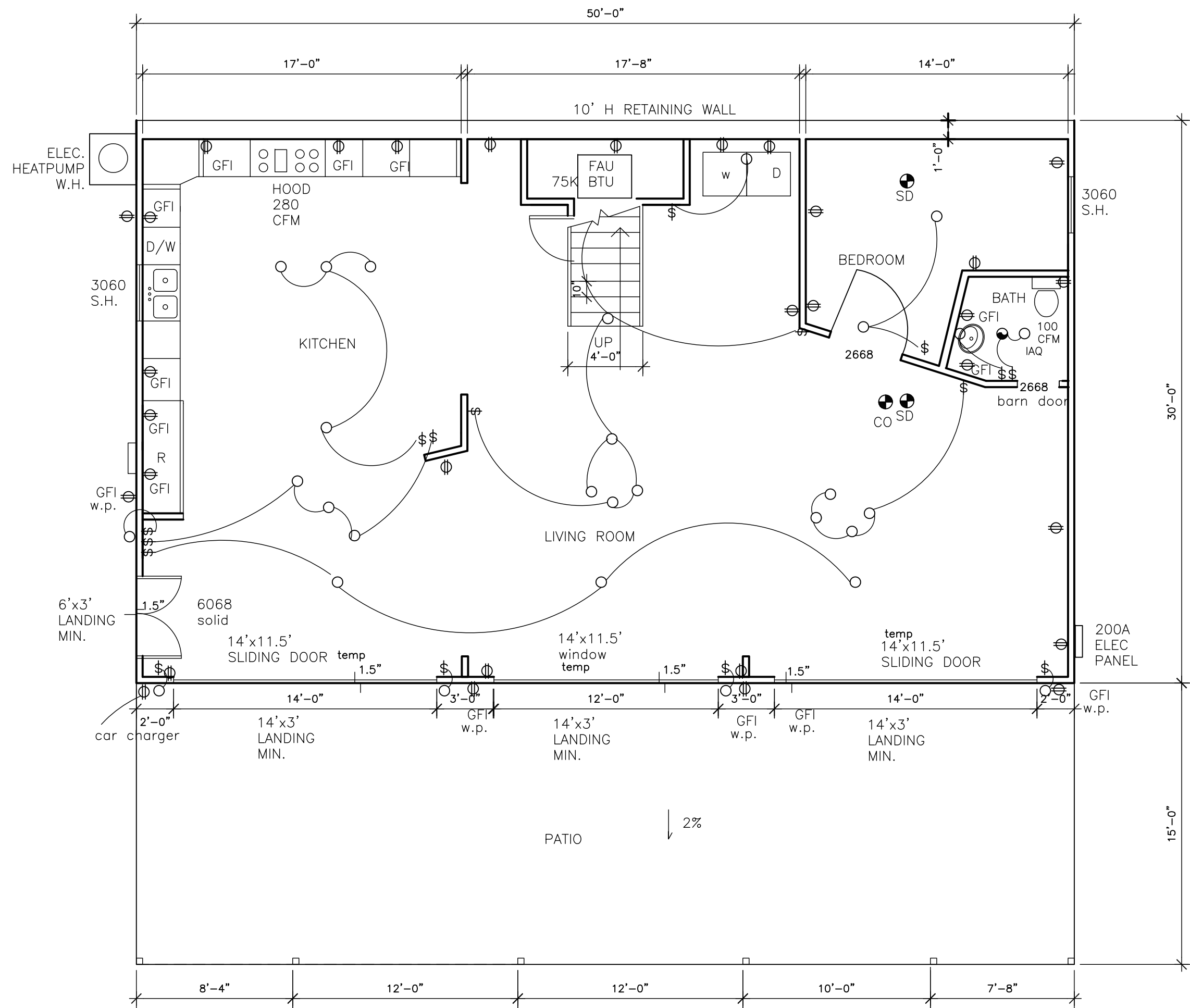
25. PER 2016 CGBSC, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC).

26. PER 2016 GREEN CODE, MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:
 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT."

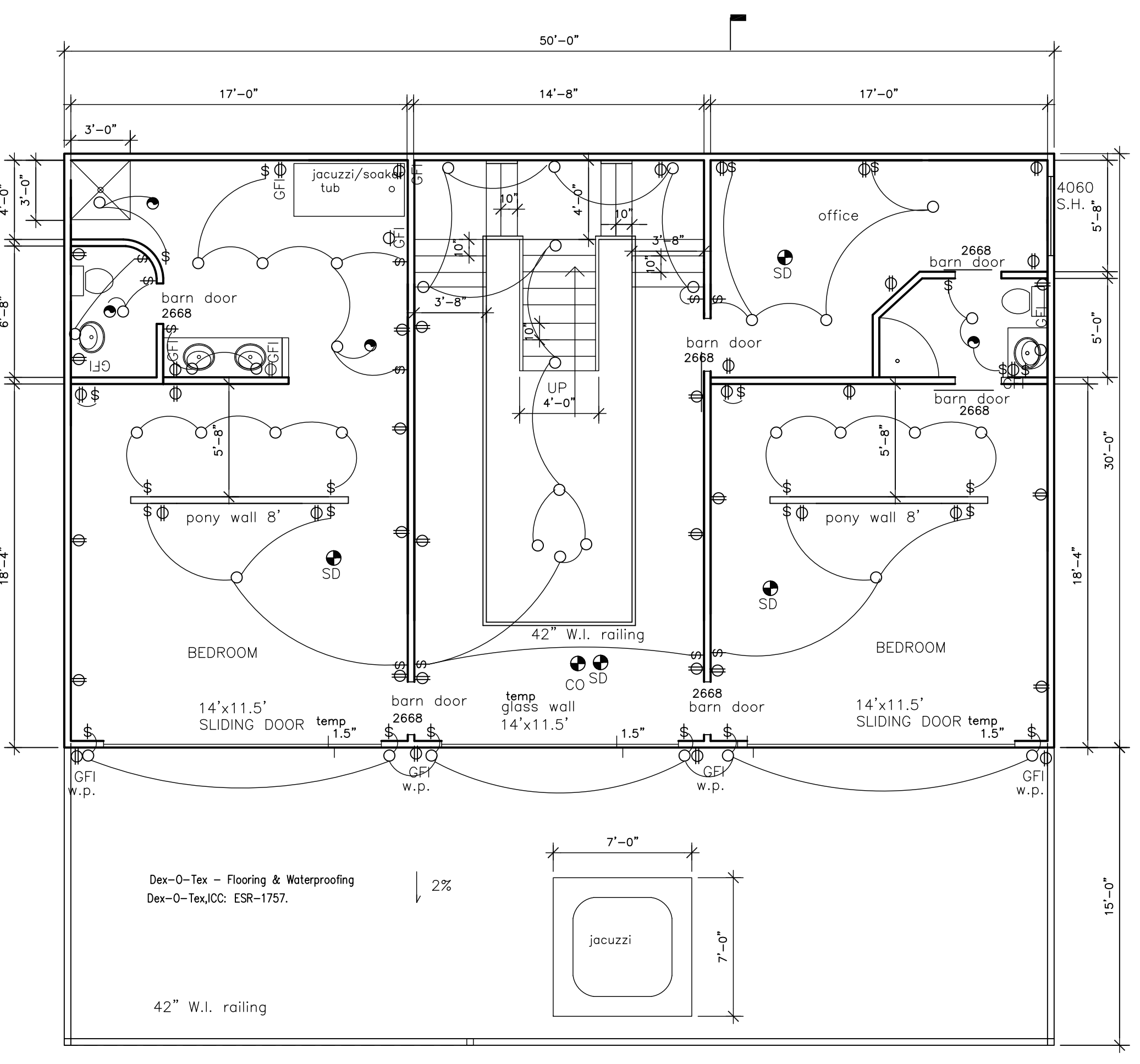
26. Proposed design shall comply with the following lighting measures:

- a. Mandatory (CBES 150(k)):
 - o All luminaires shall be high-efficacy in accordance with CBES Table 150.0-A
 - o All LED luminaires and lamps shall be marked "JA8-2019" and listed in the California Energy Commission database at <https://caenergyservices.energy.ca.gov/Pages/ApplianceSearch.aspx>
 - o All recessed downlight and enclosed luminaires shall be marked "JA8-2019-E" and listed in the California Energy Commission database at <https://caenergyservices.energy.ca.gov/Pages/ApplianceSearch.aspx>
 - o Recessed downlight luminaires in ceilings shall not be screw-based
 - o Bathrooms, garages, laundry rooms, and utility rooms: At least one luminaire in each space shall be controlled by a vacancy sensor
 - o All luminaires requiring "JA8-2019" or "JA8-2019-E" marking shall be controlled by a dimmer or vacancy sensor

ELECTRICAL LEGEND



PROPOSED 1st FLOOR PLAN (1500 SF)
 3/16"=1'-0"
 NORTH



PROPOSED 2nd FLOOR PLAN (1500 SF)
 3/16"=1'-0"
 NORTH

PROVIDE VENT UNDER DECK SOFFIT
 VENTED DECK RAFTER AREA : 750 SF, REQUIRED VENT : 750/150=5 SF
 PROVIDED VENT : 5 SF BRANDGUARD
 CS2021-FF 5.5"w x 120", NFVA 177 Sl, total 4 provided
 NFVA: 177X4=720 si=5 sf PROVIDED

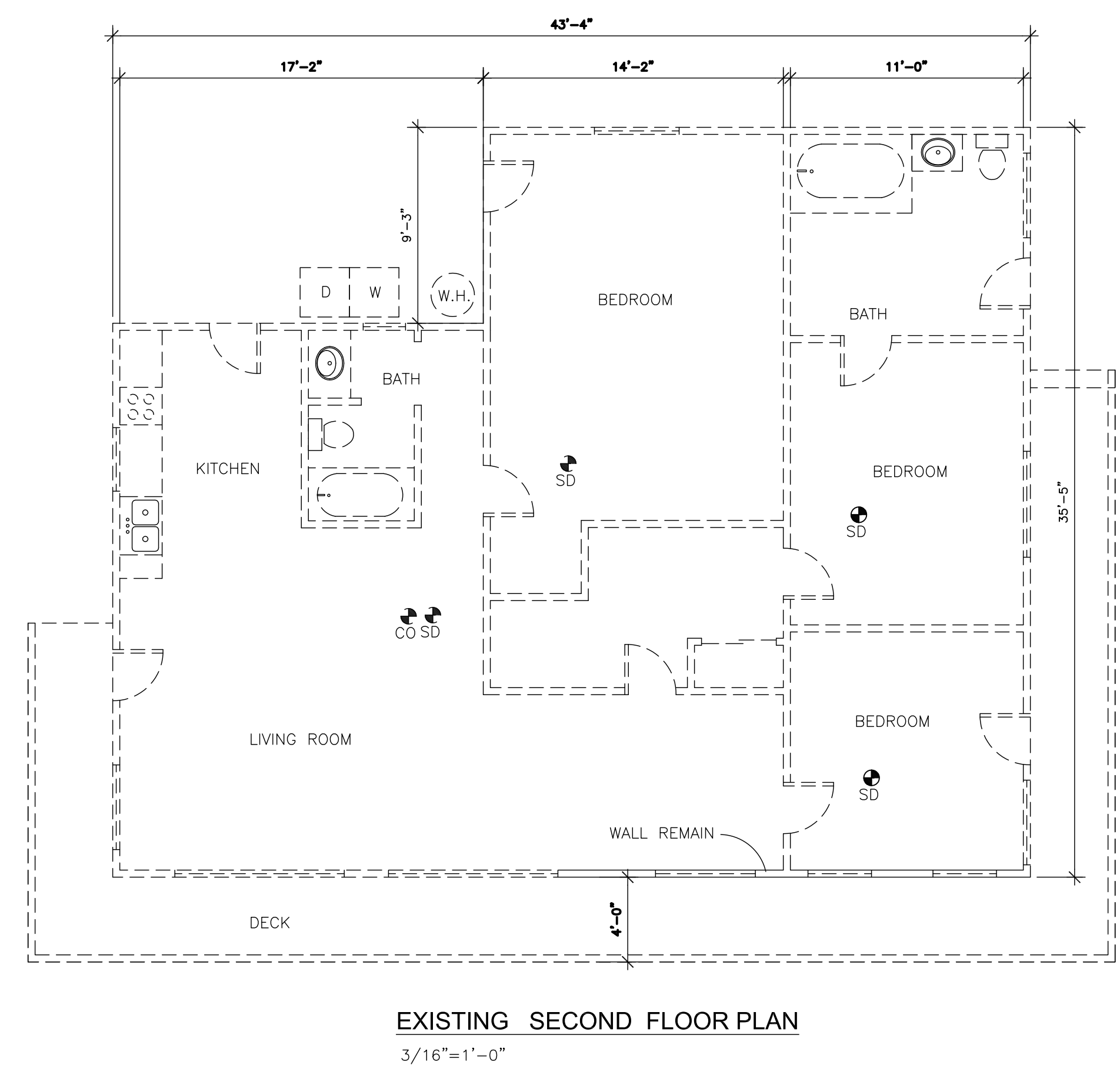
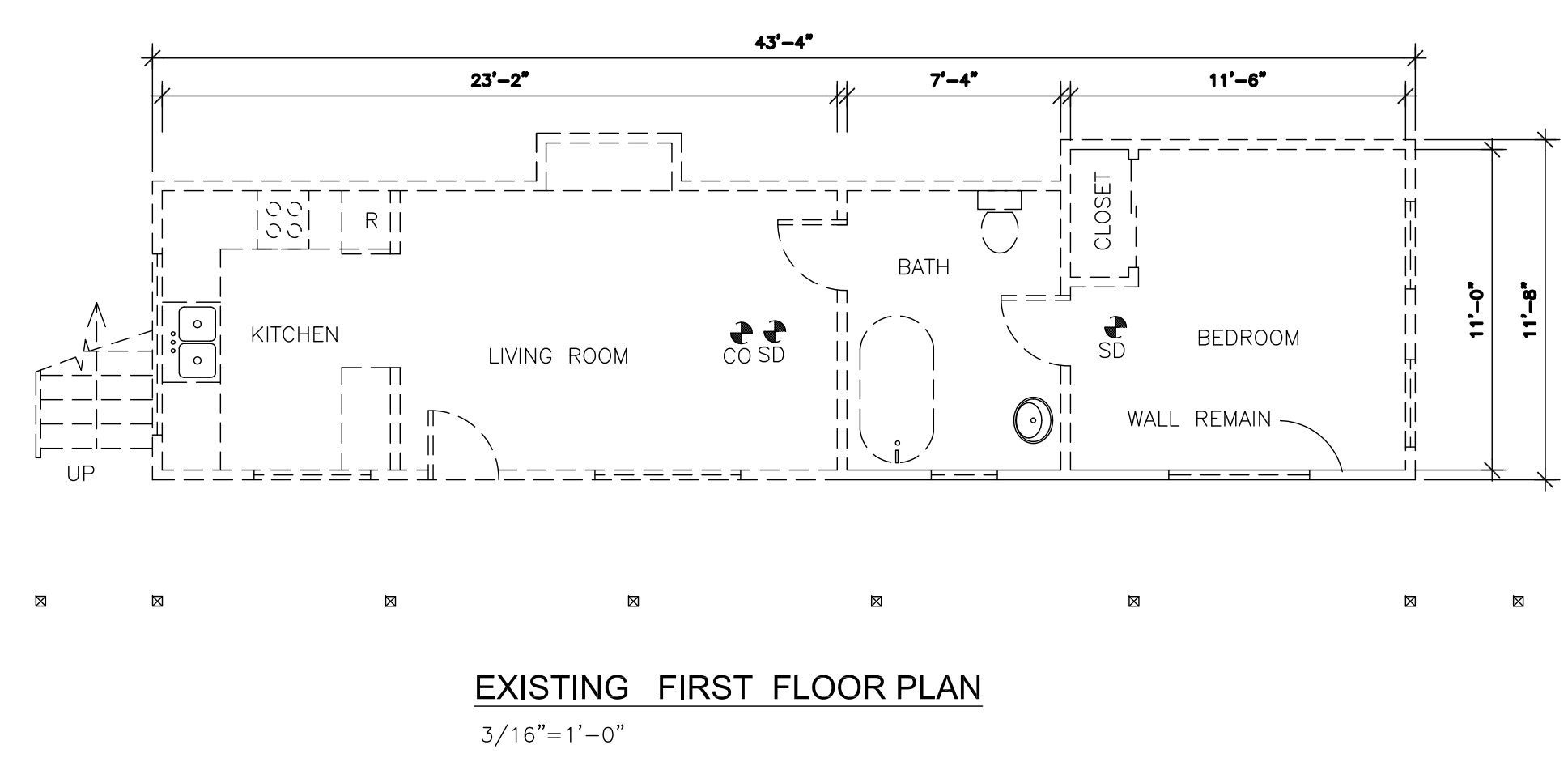
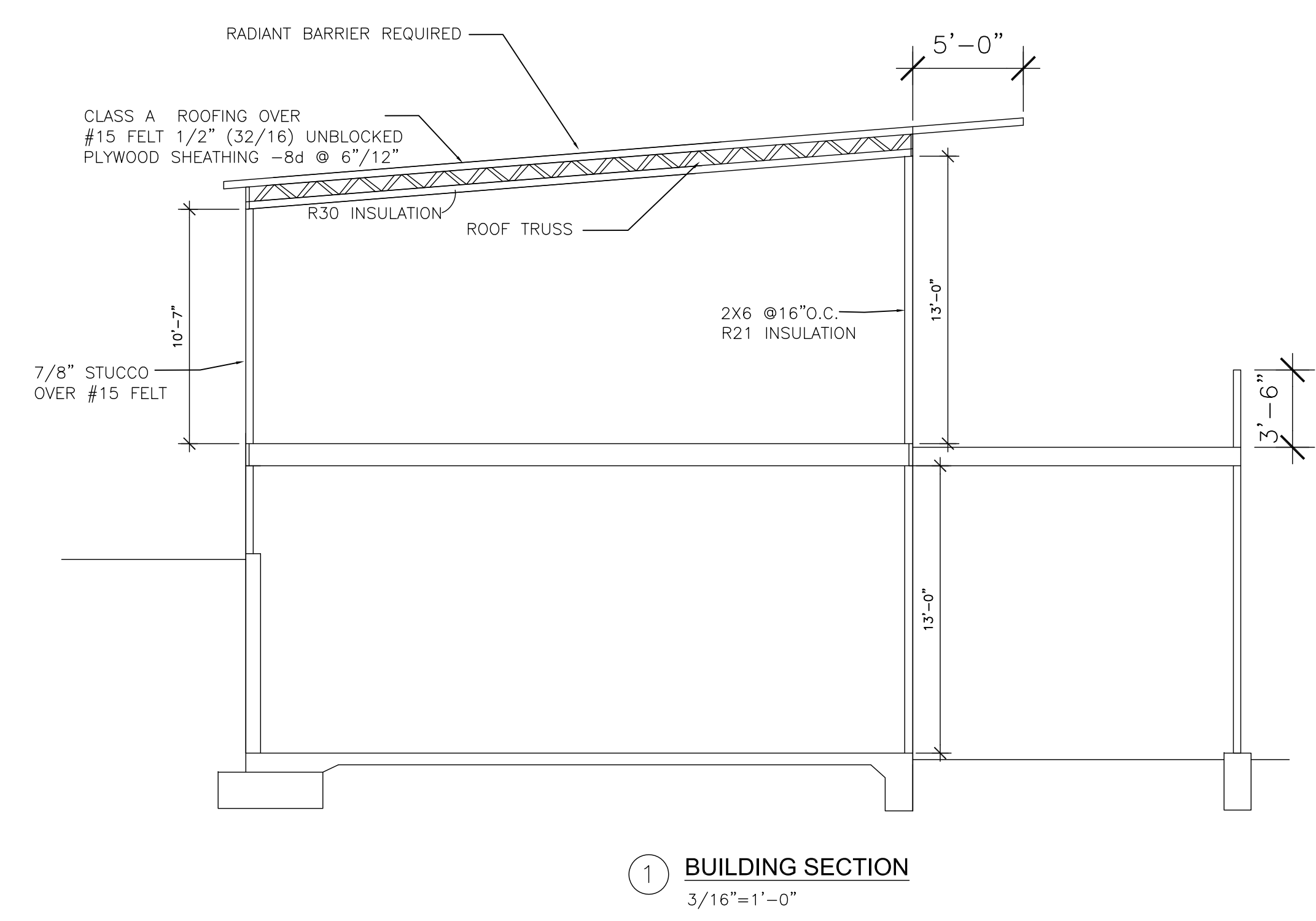
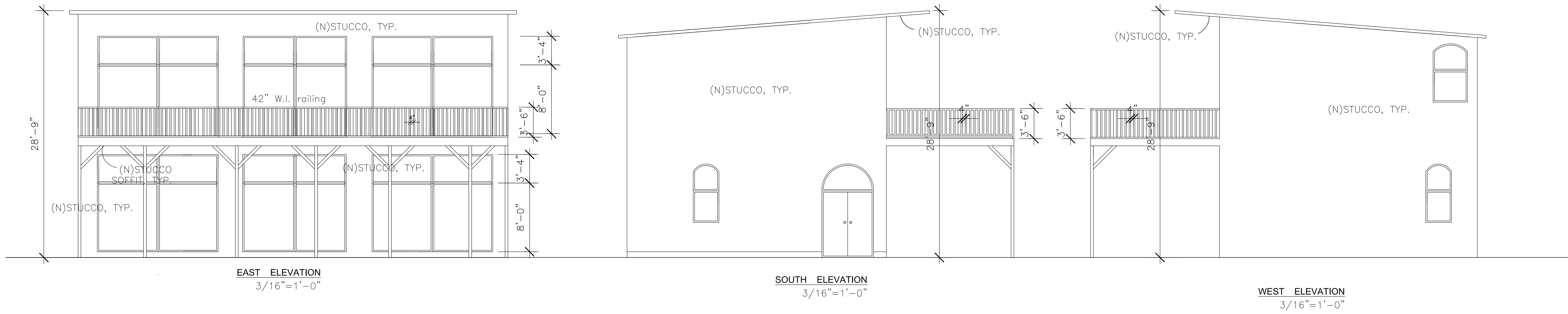
PROJECT TITLE: REMODEL AND ADDITION
 9703 Upas Ln, Escondido, CA 92029

| NO. | REVISIONS | DATE | NO. | REVISIONS | DATE |
|-----|-----------|------|-----|-----------|------|
| | | | | | |
| | | | | | |
| | | | | | |

DRAWING TITLE

FLOOR PLANS

| | |
|----------------|----------------|
| DESIGNED | PROJECT NO. |
| DRAWN | Project Number |
| Prod. Team | SCALE |
| CHECKED | DRAWING NO. |
| QC | A-2 |
| DATE | OF -- |
| Submittal Date | |



| | | | | | |
|-----------------------------------|-------------|------|----------------|-----------|------|
| PROJECT TITLE | | | | | |
| REMODEL AND ADDITION | | | | | |
| 9703 Upas Ln, Escondido, CA 92029 | | | | | |
| NO. | REVISIONS | DATE | NO. | REVISIONS | DATE |
| | | | | | |
| DRAWING TITLE | | | | | |
| PLANS | | | | | |
| DESIGNED | PROJECT NO. | | Project Number | | |
| DRAWN | SCALE | | | | |
| CHECKED | DRAWING NO. | | A-3 | | |
| DATE | | | OF -- | | |
| | | | | | |

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: REMODEL AND ADDITION
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-01-23T12:23:07-08:00
Input File Name: 9703 UPAS LN ESCONDIDO CA 92029.rbd22x

CF1R-PRF-01E

(Page 1 of 12)

| GENERAL INFORMATION | | | |
|---------------------|---------------------------------|----------------------|-----------------------------------|
| 01 | Project Name | REMODEL AND ADDITION | |
| 02 | Run Title | Title 24 Analysis | |
| 03 | Project Location | 9703 UPAS LN | |
| 04 | City | 05 | Standards Version |
| 05 | ESCONDIDO | 2022 | |
| 06 | Zip code | 07 | Software Version |
| 07 | 92029 | 08 | EnergyPro 9.2 |
| 08 | Climate Zone | 09 | Front Orientation (deg/ Cardinal) |
| 09 | 10 | 180 | |
| 10 | Building Type | 11 | Number of Dwelling Units |
| 11 | Single family | 12 | 1 |
| 12 | Project Scope | 13 | Number of Bedrooms |
| 13 | Newly Constructed | 14 | 3 |
| 14 | Addition Cond. Floor Area (ft²) | 15 | Number of Stories |
| 15 | 0 | 16 | 2 |
| 16 | Existing Cond. Floor Area (ft²) | 17 | Penetration Average U-factor |
| 17 | n/a | 18 | 0.29 |
| 18 | Total Cond. Floor Area (ft²) | 19 | Glazing Percentage (%) |
| 19 | 3000 | 20 | 34.00% |
| 20 | ADU Bedroom Count | 21 | ADU Conditioned Floor Area |
| 21 | n/a | 22 | n/a |
| 22 | Fuel Type | 23 | No Dwelling Unit: |
| 23 | All electric | | No |

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

Registration Number: 224-P010010259A-000-000-0000000-0000

Registration Date/Time: 2024-01-23 13:53:39

HERS Provider: CaCERTS, Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Report Version: 2022.0.000

Report Generated: 2024-01-23 12:23:42

Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: REMODEL AND ADDITION
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-01-23T12:23:07-08:00
Input File Name: 9703 UPAS LN ESCONDIDO CA 92029.rbd22x

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| ENERGY USE INTENSITY | | | | |
|------------------------|---------------------------------|---------------------------------|-----------------------------------|-------------------|
| | Standard Design (kBtu/ft² - yr) | Proposed Design (kBtu/ft² - yr) | Compliance Margin (kBtu/ft² - yr) | Margin Percentage |
| Gross EUI ¹ | 11.8 | 10.18 | 1.62 | 13.73 |
| Net EUI ² | 5.91 | 4.29 | 1.62 | 27.41 |

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

| REQUIRED PV SYSTEMS | | | | | | | | | | | |
|-----------------------|-----------|-------------------|------------|-------------------|------|---------------|------------|-------------------|-----------------|------------------|-------------------------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 |
| DC System Size (kWdc) | Exception | Module Type | Array Type | Power Electronics | CFI | Azimuth (deg) | Tilt Input | Array Angle (deg) | Tilt: (x in 12) | Inverter Eff (%) | Annual Solar Access (%) |
| 3.03 | NA | Standard (18-27%) | Fixed | none | true | 150-270 | n/a | n/a | <=7:12 | 96 | 98 |

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• Insulation below roof deck
• Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the Building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry
• Indoor air quality ventilation
• Kitchen range hood
• Minimum Airflow
• Fan Efficacy Watts/CFM
• Verified heat pump rated heating capacity
• Duct leakage testing

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| SLAB FLOORS | | | | | | | |
|---------------|-------------|------------|----------------|-------------------------------|-------------------------------|-------------------|--------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
| Name | Zone | Area (ft²) | Perimeter (ft) | Edge Insul. R-value and Depth | Edge Insul. R-value and Depth | Carpeted Fraction | Heated |
| Slab-on-Grade | FIRST FLOOR | 1500 | 160 | none | 0 | 80% | No |

| OPAQUE SURFACE CONSTRUCTIONS | | | | | | | |
|------------------------------|------------------------|---------------------|--------------------|----------------------|--|----------|--|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
| Construction Name | Surface Type | Construction Type | Framing | Total Cavity R-value | Interior / Exterior Continuous R-value | U-factor | Assembly Layers |
| R-21 Wall | Exterior Walls | Wood Framed Wall | 2x6 @ 16 in. O. C. | R-21 | 21 / None | 0.026 | Inside Finish: Gypsum Board Sheathing / Insulation: R-21 Sheathing Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco |
| Attic Roof/SECOND FLOOR | Attic Roofs | Wood Framed Ceiling | 2x4 @ 24 in. O. C. | R-30 | None / 0 | 0.04 | Roofing: 10 PSF (RoofTileAirGap) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-13.0 / 2x4 Around Roof Joists: R-17.0 Insul. |
| R-30 Roof Attic | Ceilings (below attic) | Wood Framed Ceiling | 2x4 @ 16 in. O. C. | R-30 | None / None | 0.032 | Over Ceiling Joists: R-20.9 Insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board |
| R-19 Floor No Crawlspace | Interior Floors | Wood Framed Floor | 2x6 @ 16 in. O. C. | R-19 | None / None | 0.049 | Floor Surfaces: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Ceiling Below Finish: Gypsum Board |

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| ENERGY DESIGN RATINGS | Energy Design Ratings | | | Compliance Margins | | |
|--|-----------------------|--|------------------------------------|----------------------|--|------------------------------------|
| | Source Energy (EDR1) | Efficiency ¹ EDR (EDR2efficiency) | Total ² EDR (EDR2total) | Source Energy (EDR1) | Efficiency ¹ EDR (EDR2efficiency) | Total ² EDR (EDR2total) |
| | Standard Design | 33.4 | 39.6 | 28.4 | | |
| Proposed Design | 26.4 | 39.5 | 28.1 | 7 | 0.1 | 0.3 |
| RESULT ³ : PASS | | | | | | |
| ¹ Efficiency EDR includes improvements like a better building envelope and more efficient equipment ² Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries ³ Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded | | | | | | |
| <ul style="list-style-type: none"> Standard Design PV Capacity: 3.03 kWdc PV System resized to 3.03 kWdc (a factor of 3.03) to achieve "Standard Design PV" PV Sizing | | | | | | |

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| BUILDING - FEATURES INFORMATION | | | | | | |
|---------------------------------|------------------------------|--------------------------|--------------------|-----------------|---------------------------------------|---------------------------------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 |
| Project Name | Conditioned Floor Area (ft²) | Number of Dwelling Units | Number of Bedrooms | Number of Zones | Number of Ventilation Cooling Systems | Number of Water Heating Systems |
| REMODEL AND ADDITION | 3000 | 1 | 3 | 2 | 0 | 1 |

| ZONE INFORMATION | | | | | | |
|------------------|-------------|------------------|-----------------------|---------------------|------------------------|--------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 |
| Zone Name | Zone Type | HVAC System Name | Zone Floor Area (ft²) | Avg. Ceiling Height | Water Heating System 1 | Status |
| FIRST FLOOR | Conditioned | HVAC System1 | 1500 | 13 | DHW Sys 1 | New |
| SECOND FLOOR | Conditioned | HVAC System1 | 1500 | 13 | DHW Sys 1 | New |

| OPAQUE SURFACES | | | | | | | |
|--------------------|--------------|--------------------------|---------|-------------|------------------|----------------------------|------------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
| Name | Zone | Construction | Azimuth | Orientation | Gross Area (ft²) | Window and Door Area (ft²) | Tilt (deg) |
| FRONT WALL | FIRST FLOOR | R-21 Wall | 180 | Front | 390 | 18 | 90 |
| LEFT WALL | FIRST FLOOR | R-21 Wall | 270 | Left | 650 | 0 | 90 |
| REAR WALL | FIRST FLOOR | R-21 Wall | 0 | Back | 390 | 18 | 90 |
| RIGHT WALL | FIRST FLOOR | R-21 Wall | 90 | Right | 650 | 480 | 90 |
| FRONT WALL 2 | SECOND FLOOR | R-21 Wall | 180 | Front | 390 | 0 | 90 |
| LEFT WALL 2 | SECOND FLOOR | R-21 Wall | 270 | Left | 650 | 0 | 90 |
| REAR WALL 2 | SECOND FLOOR | R-21 Wall | 0 | Back | 390 | 24 | 90 |
| RIGHT WALL 2 | SECOND FLOOR | R-21 Wall | 90 | Right | 650 | 480 | 90 |
| Roof | SECOND FLOOR | R-30 Roof Attic | n/a | n/a | 1500 | n/a | n/a |
| Interior Surface | FIRST FLOOR | R-19 Floor No Crawlspace | n/a | n/a | 1500 | n/a | n/a |
| Interior Surface 2 | SECOND FLOOR | R-19 Floor Crawlspace | n/a | n/a | 1500 | n/a | n/a |

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| OPAQUE SURFACE CONSTRUCTIONS | | | | | | | |
|------------------------------|-----------------|-------------------|---------------------|----------------------|--|----------|--|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
| Construction Name | Surface Type | Construction Type | Framing | Total Cavity R-value | Interior / Exterior Continuous R-value | U-factor | Assembly Layers |
| R-19 Floor Crawlspace | Interior Floors | Wood Framed Floor | 2x10 @ 16 in. O. C. | R-19 | None / None | 0.045 | Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10 Ceiling Below Finish: Gypsum Board |

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

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

| WATER HEATERS - NEEA HEAT PUMP | | | | | | | |
|--------------------------------|------------|-----------------|----------------------|----------------------------------|---------------|-----------------------|------------------------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
| Name | # of Units | Tank Vol. (gal) | NEEA Heat Pump Brand | NEEA Heat Pump Model | Tank Location | Duct Inlet Air Source | Duct Outlet Air Source |
| DHW Heater 1 | 1 | 50 | Rheem | PROPH50 T2 R137SS0 (50 gal, J43) | Outside | FIRST FLOOR | FIRST FLOOR |

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| ENERGY USE SUMMARY | | | | | | |
|-------------------------------------|--|---|--|---|--------------------------|--------------------------|
| Energy Use | Standard Design Source Energy (EDR1) (kBtu/ft² - yr) | Standard Design TDV Energy (EDR2) (kTDV/ft² - yr) | Proposed Design Source Energy (EDR1) (kBtu/ft² - yr) | Proposed Design TDV Energy (EDR2) (kTDV/ft² - yr) | Compliance Margin (EDR1) | Compliance Margin (EDR2) |
| Space Heating | 3.21 | 14.48 | 1.81 | 12.36 | 1.4 | 2.12 |
| Space Cooling | 0.71 | 18.83 | 0.83 | 23.87 | -0.12 | -5.04 |
| IAQ Ventilation | 0.27 | 2.79 | 0.27 | 2.79 | 0 | 0 |
| Water Heating | 0.9 | 9.08 | 0.53 | 5.98 | 0.37 | 3.1 |
| Self Utilization/Flexibility Credit | | | | 0 | | 0 |
| Efficiency Compliance Total | 5.09 | 45.18 | 3.44 | 45 | 1.65 | 0.18 |
| Photovoltaics | -1.16 | -32.8 | -1.16 | -33.21 | | |
| Battery | | | | 0 | | |
| Flexibility | | | | | | |
| Indoor Lighting | 0.65 | 6.31 | 0.65 | 6.31 | | |
| Appl. & Cooking | 1.33 | 16.11 | 1.33 | 16.1 | | |
| Plug Loads | 1.82 | 18.65 | 1.82 | 18.65 | | |
| Outdoor Lighting | 0.18 | 1.64 | 0.18 | 1.64 | | |
| TOTAL COMPLIANCE | 7.91 | 55.09 | 6.26 | 54.49 | | |

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| HVAC - DISTRIBUTION SYSTEMS | | | | | | | | | | | | | |
|-----------------------------|---------------------|--------------|-------------------|--------|---------------|--------|--------------|--------|----------------|--------|-------------------|-------------------------------------|----|
| 01 | 02 | 03 | 04 | | 05 | | 06 | | 07 | | 10 | 11 | 12 |
| | | | Supply | Return | Supply | Return | Supply | Return | Supply | Return | | | |
| Name | Type | Design Type | Duct Ins. R-value | | Duct Location | | Surface Area | | Bypass Duct | | Duct Leakage | HERS Verification | |
| Air Distribution System 1 | Unconditioned attic | Non-Verified | R-6 | R-6 | Attic | Attic | n/a | n/a | No Bypass Duct | | Sealed and Tested | Air Distribution System 1-hers-dist | |

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

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

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

| INDOOR AIR QUALITY (IAQ) FANS | | | | | | | | |
|-------------------------------|---------------|----------------------|--------------|--------------------------------|---------------------------------------|-----------------------------------|-------------------|--------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 |
| Dwelling Unit | Airflow (CFM) | Fan Efficacy (W/CFM) | IAQ Fan Type | Includes Heat/Energy Recovery? | IAQ Recovery Effectiveness - SRE/ASRE | Includes Fault Indicator Display? | HERS Verification | Status |
| Sfam IAQVentRgt | 103 | 0.35 | Exhaust | No | n/a / n/a | No | Yes | |



| DOCUMENTATION AUTHOR'S DECLARATION STATEMENT | |
|---|---|
| 1. I certify that this Certificate of Compliance documentation is accurate and complete. | |
| Documentation Author Name: Lei Huang | Documentation Author Signature: <i>Lei Huang</i> |
| Company: Ray Drafting | Signature Date: 2024-01-23 13:53:39 |
| Address: 1619 Golden Gate Ave | |
| City/State/Zip: Chula Vista, CA 91913 | Phone: 858-380-6125 |
| RESPONSIBLE PERSON'S DECLARATION STATEMENT | |
| I certify the following under penalty of perjury, under the laws of the State of California: | |
| <ol style="list-style-type: none"> I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. | |
| Responsible Designer Name: Lei Huang | Responsible Designer Signature: <i>Lei Huang</i> |
| Company: Ray Drafting | Date Signed: 2024-01-23 13:53:39 |
| Address: 1619 Golden Gate Ave | |
| City/State/Zip: Chula Vista, CA 91913 | License: 074599 |
| | Phone: 858-380-6125 |

Digitally signed by CaCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.



GENERAL STRUCTURAL NOTES

GENERAL

- CONTRACTORS AT THE JOB SITE, AND SHALL BE RESPONSIBLE FOR CONDITIONS OF ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUB-CONTRACTORS. STRUCTURAL ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- ALL MATERIALS AND WORKMANSHIP SHALL BE PERFORMED IN ACCORDANCE WITH 2022 CALIFORNIA BUILDING CODE.
- ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.
- NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- WHERE NO DETAILS SHOWN OR NOTED ON THE DRAWINGS, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
- OPENINGS, POCKETS, SLEEVES, ETC., SHALL NOT BE PLACED IN SLABS, BEAMS, WALLS, COLUMNS AND FOOTINGS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
- CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOADS SHALL NOT EXCEED DESIGN LIVE LOADS FOR EACH PARTICULAR LEVEL. PROVIDE ADEQUATE SHORING AND BRACING IF LOAD EXCEED DESIGN LIVE LOAD OR WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
- THIS SET OF DRAWINGS REPRESENT THE FINISHED STRUCTURE, METHOD OF CONSTRUCTION NOT NECESSARILY INDICATED. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING, SCAFFOLDING, ETC.

STRUCTURAL DESIGN CRITERIA

- SOILS REPORT:
COMPANY: EAST COUNTY SOIL CONSULTATION AND ENGINEERING, INC.
ADDRESS: 10925 HARTLEY ROAD SUITE "1"
SANTAE, CA 92071
TEL: (619) 258-7901
PROJECT NO.: 23-114903
DATE: DEC. 1, 2023

SOILS BEARING PRESSURE = 2,000 p.s.f.
FOUNDATION DESIGN SHALL BE 18" MIN. DEPTH OF FOOTING BELOW LOWEST ADJACENT FINISH GRADE, AND 12" MIN. WIDTH FOR 1ST STORY;
15" MIN. WIDTH FOR 2-STORY. BEAR ON FIRM NATURE OF PROPERLY COMPACTED SOILS.

| | DEAD (PSF) | LIVE (PSF) |
|-------|------------|------------|
| ROOF | 15 | 20 |
| FLOOR | 15 | 40 |
| DECK | 15 | 60 |

- LATERAL LOADS
WIND DESIGN DATA:
BASIC WIND SPEED 96 MPH
IMPORTANCE FACTOR I 1.0
OCCUPANCY CATEGORY II
WIND EXPOSURE B

- EARTHQUAKE DESIGN DATA:
IMPORTANCE FACTOR I 1.0
SITE CLASS D (ASSUME STIFF SOIL PROFILE)
S_s 0.660
S₁ 0.317
SD_s 0.688
SD₁ 0.419
SEISMIC DESIGN CATEGORY D
BASIC SEISMIC FORCE-RESISTING SYSTEM 15-WOOD STRUCTURAL PANEL (ASCE 7-16 TABLE 12.2.1)
DESIGN BASE SHEAR 0.7V=0.074*W (ASD LEVEL)
C_s 0.106
R 6.5
USE EQUIVALENT LATERAL FORCE PROCEDURE

- LUMBER GRAGES (U.N.O.)
6X & 8X POSTS /BEAMS /HEADERS: DFL#1
4X POSTS /BEAMS/ HEADERS: DFL #2
2X JOISTS /RAFTERS: DFL #2
STUDS: DFL #2
TOP PLATES & MUD SILLS: DFL CONSTRUCTION GRADE OR BETTER
SEE STRUCTURAL WOOD NOTE #11 FOR ADDITIONAL MUD SILL REQUIREMENTS
- THE FOLLOW BEAMS/ HEADERS/ RIMS CAN BE FROM ANY MANUFACTURER WITH CURRENT ICC E5-EVALUATION REPORT WITH THE FOLLOWING MECHANICAL PROPERTIES:
FOR "PSL" BEAM / HEADERS:
3½" & WIDER: F_b = 2900 PSI (MIN.), F_v = 290 PSI (MIN.) E = 2.9 X 10⁶ PSI (MIN.)
1½" & 2½": F_b = 2900 PSI (MIN.), F_v = 290 PSI (MIN.) E = 2.9 X 10⁶ PSI (MIN.)

REINFORCING STEEL

- ALL REINFORCING STEEL SHALL BE AS FOLLOWS
A. NO. 4 BARS AND SMALLER - INTERMEDIATE GRADE CONFORMING TO A615-40
B. NO. 5 BARS AND LARGER - HARD GRADE CONFORMING TO A615-60
C. ALL MASONRY WALL REINFORCING, INCLUDING MASONRY WALL FOOTINGS, SHALL BE INTERMEDIATE GRADE CONFORMING TO A615-60
D. ALL BARS EXCEPT NO. 2 BARS SHALL BE DEFORMED AS PER ASTM A305
E. WIRE MESH SHALL CONFORM TO ASTM A185
F. REBARS TO BE WELDED SHALL BE CONFORMING TO ASTM A-706, GRADE 60
- GRADE 60 BARS SHALL BE MARKED SO ITS IDENTIFICATION CAN BE MADE WHEN THE FINAL IN PLACE INSPECTION IS MADE.
- REINFORCING STEEL AT THE TIME OF THE CONCRETE IS PLACED SHALL BE FREE FROM MUD, OIL, OR OTHER NON METALLIC COATINGS THAT ADVERSELY AFFECT BONDING CAPACITY.
- BAR SUPPORTS SHALL CONFORM TO THE BAR SUPPORT SPECIFICATIONS CONTAINED IN THE "MANUAL OF STANDARD PRACTICE" BY ACI.
- A CERTIFIED COPY OF MILL TEST ON EACH HEAT OF REINFORCING STEEL DELIVERED SHOWING PHYSICAL AND CHEMICAL ANALYSIS SHALL BE PROVIDED UPON REQUEST AT THE TIME OF SHIPMENT.
- ALL REQUIREMENT OF CONCRETE REINFORCEMENT NOT COVERED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH ACI "MANUAL OF STANDARD PRACTICE".
- BARS SHALL BE SECURELY TIED TO PREVENT DISPLACEMENT DURING THE CONCRETE OPERATION AND ALL DOWELS SHALL BE WIRED IN PLACE BEFORE DEPOSITING CONCRETE.
- REINFORCING BARS SHALL CONFORM ACCURATELY TO THE DIMENSIONS SHOWN ON THE DRAWINGS WITH THE FABRICATING TOLERANCES PER ACI "MANUAL OF STANDARD PRACTICE."
- REINFORCING BARS SHALL NOT BE BENT OR STRAIGHTENED IN A MANNER THAT WILL INJURE THE MATERIAL.

STRUCTURAL WOOD

- MINIMUM QUALITY
- ALL STRUCTURAL WOOD SHALL BE DOUGLAS FIR LARCH SPECIES, (19% MAXIMUM MOISTURE CONTENT AT THE TIME OF CONSTRUCTION U.N.O.)
 - ALL MACHINE BOLTS SHALL CONFORM TO ASTM A307. HOLES FOR BOLTS SHALL BE DRILLED ¼" LARGER THAN BOLT DIAMETER.
 - FOR NON-SHEAR WALL APPLICATIONS, ROUND WASHERS SHALL BE USED ON ALL BOLTS AND SHOULD CONFORM WITH ANSI/ASME B 18.22.1. USE MIN. 1½" Ø X ¼" THICK WASHER FOR ½" Ø BOLT, 1½" Ø X ¾" THICK WASHER FOR ¾" Ø BOLT AND 2½" Ø X ¾" THICK WASHER FOR 1" Ø BOLT, U.N.O.
 - ALL NAILS SHALL BE SINKER NAILS AND STAGGERED U.N.O., EXCEPT AS SHOWN ON NAILING SCHEDULE.
 - ADHESIVE USED TO ATTACH FLOOR SHEATHING TO FRAMING ELEMENT SHALL CONFORM WITH APA SPECIFICATION AFG-01
 - MANUFACTURED HARDWARE SPECIFIED ON THE DRAWINGS ARE TO BE SIMPSON STRONG TIE (UNLESS SPECIFICALLY AUTHORIZED IN WRITING BY E.O.R., FOLLOW ALL MANUFACTURER'S & RECOMMENDATIONS FOR INSTALLATION & HANDLING OF THE PRODUCT.
 - DO NOT BEND THE SIMPSON PA STRAPS.
 - FRAMING:
8. ALL FRAMING, BRACING, NAILING, NOTCHING, DRILLING OR BORING SHALL BE ACCORDANCE WITH BUILDING CODE UNLESS MORE STRINGENT REQUIREMENTS ARE SPECIFIED OR REQUIRED BY THE LOCAL JURISDICTION.
 - FABRICATION AND HANDLING OF GLUE-LAM BEAMS SHALL BE PER ANSI/AITC A 190.1. STANDARD BEAMS TO BEAR LEGIBLE APA-ENS OR AITC GRADE STAMP. AN APA-EWS GRAN AITC CERTIFICATE OF CONFORMANCE FOR GLUE-LAMINATED MEMBERS SHOULD BE SUBMITTED TO THE FIELD INSPECTOR PRIOR TO INSTALLATION AND GLUE-LAM MEMBERS SHALL BE 24F-V4, DF/DF WITH STANDARD CAMBER ON ROOF BEAMS EXCEPT CANTILEVER END (U.N.O.). ALL CANTILEVER ENDS AND FLOOR BEAMS SHALL HAVE ZERO CAMBER U.N.O. ALL BEAMS SHALL BE FABRICATED USING WATERPROOF GLUE.
 - FASTENERS IN CONTACT WITH PRESERVATIVE TREATED LUMBER AND FIRE RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS, SILICON BRONZE OR COPPER. EXCEPTION: PLAIN CARBON STEEL FASTENERS IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.
 - STUD WALLS PERPENDICULAR TO A CONCRETE OR MASONRY WALL SHALL BE BOLTED TO THE CONCRETE OR MASONRY WALL WITH ¾" Ø X 8" A307 BOLTS AT TOP, MID-HEIGHT AND BOTTOM.
 - STRUCTURAL INFORMATION SHOWN ON FRAMING PLANS IS FOR THE MAIN STRUCTURAL ELEMENTS. NON-STRUCTURAL ELEMENTS SHALL BE CONSTRUCTED PER APPROVED CODE REQUIREMENTS.
 - CONVENTIONAL LIGHT FRAMED CONSTRUCTION REQUIREMENTS OF CHAPTER 23 SHOULD BE FOLLOWED AS REQUIRED.
 - WEIGHT OF THE ROOF TILE IS CONSIDERED TO BE 10PSF MAX. (TOTAL ROOF DEAD LOAD OF 19 PSF). IF ROOFING MATERIAL EXCEEDS THIS LOAD, THE FRAMING CONTRACTOR SHOULD NOTIFY E.O.R. IN WRITING PRIOR TO CONSTRUCTION.
 - TOP PLATES OF ALL WOOD STUD WALLS TO CONSIST OF (2) 2x's THE SAME WIDTH AS THE STUDS U.N.O. TOP PLATE SHALL LAP A MIN. OF 48" AND BE SPLICES WITH NOT LESS THAN 6-16 NAILS SPACED NOT MORE THAN 12" O.C.
 - ALL SHEAR PANELS SHALL HAVE CONTINUOUS SHEATHING MATERIAL FROM ONE END TO THE OTHER AND FROM PLATE TO PLATE AS SPECIFIED ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE FRAMING SUCH THAT CONTINUITY OF SHEAR PANELS IS ASSURED.
 - ALL LEDGERS SHALL BE SPLICES WITH ST22 STRAP, UNLESS NOTED OTHERWISE.
 - ALL SHEAR TRANSFER NAILING SHALL BE PER DRAWINGS, AND CONTRACTOR SHALL PROVIDE PROPER NOTIFICATION FOR INSPECTIONS TO REVIEW THE SAME.
 - PROVIDE POST/MULTIPLE STUDS AT LOWER FLOOR UNDER POST/MULTIPLE STUDS ABOVE. EACH POST/STUD SHALL BE FASTENED BY CYP/SUM WALL BOARD w/5d COOLER NAILS @ 7" O.C. U.N.O. ON PLAN. PROVIDE FULL WIDTH AND DEPTH COMPRESSION BLOCK BETWEEN FLOORS AS SUCH LOCATIONS.
 - ALL JOIST HANGERS SHALL BE SIMPSON U HANGER, ALL BEAM HANGERS SHALL BE SIMPSON HU HANGER U.N.O. ON PLAN OR DETAIL. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.
 - IF A DOUBLE SILL PLATE IS USED AT LIGHT-WEIGHT CONCRETE FLOORING, THEN THE FRAMING CONTRACTOR SHALL APPLY SILL PLATE NAILING TO BOTH SILL PLATES, AT 16" O.C. MAX. OR SPECIFIED PER SCHEDULE.
 - USE THIS SPAN TABLE FOR STUD SPACING (U.N.O.)

| SIZE, HEIGHT AND SPACING OF WOOD STUD | | | | | | | | | |
|---------------------------------------|---------------|---------------|---------------|---------------|---------------|-----------------------------|-----------------|--|--|
| STUD SIZES | BEARING WALLS | | | | | NON-BEARING/NON-SHEAR WALLS | | | |
| | STUD HEIGHTS | 5TH TO 5TH FL | 4TH TO 4TH FL | 3RD TO 3RD FL | 2ND TO 2ND FL | STUD HEIGHTS | MAXIMUM SPACING | | |
| | INCHES | INCHES | INCHES | INCHES | INCHES | FEET | INCHES | | |
| 2X4 | 10 | 16 | 12 | | | 14 | 24 | | |
| 3X4 | 10 | 24 | 24 | 16 | | 14 | 24 | | |
| 2X6 | 10 | 24 | 24 | 16 | 16 | 20 | 24 | | |
| 2-2X4 | 10 | | 16 | 12 | | | | | |
| 2-2X6 | 10 | | 24 | 24 | 24 | | | | |

- * SHALL NOT BE USED IN EXTERIOR WALLS
** REFER TO PLANS FOR STUD HEIGHTS EXCEEDING THIS TABLE
*** FOR MAXIMUM SPACING AT SHEAR WALLS SEE S.W. SCHEDULE TABLE MOST RESTRICTIVE LIMIT SHALL GOVERN
- HEADERS: USE MINIMUM 4X4 FOR OPENINGS LESS THAN 16" AT BEARING WALLS WITHOUT POINT LOADS. FOR NON-BEARING WALLS USE 2X4 FOR OPENINGS UP TO 3'-0" MAX. USE (2) 2X4 FOR OPENING UP TO 6'-0" MAX. USE 4X6 FOR OPENINGS UP TO 12'-0" MAX. U.N.O. (2-2X ON EDGE CAN BE SUBSTITUTED FOR 4X MEMBERS)
 - WOOD TRUSS MANUFACTURER SHALL SUPPLY TO THE ENGINEER AND THE BUILDING DEPARTMENT CALCULATIONS AND SHOP DRAWINGS FOR APPROVAL OF DESIGN LOADS, CONFIGURATION (2 OR 3 POINT BEARING), AND SHEAR TRANSFER, PRIOR TO FABRICATION. IT SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER TO OBTAIN BUILDING DEPARTMENT APPROVAL OF CALCULATIONS AND SHOP DRAWINGS PRIOR TO FABRICATION.
 - TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE CURRENT BUILDING CODE FOR ALL LOADS IMPOSED, INCLUDING LATERAL LOADS AND MECHANICAL EQUIPMENT LOADS.

- CEILING JOIST
- USE THIS SPAN TABLE FOR CEILING JOISTS GIVEN THE FOLLOW CONDITIONS (U.N.O. ON PLANS)
A) DEAD LOAD = 6 PSF
B) LIVE LOAD = 10 PSF
C) TOTAL DEFLECTION = L/240
D) WITH ONE LAYER DRYWALL
E) USE DFL#2

| 2X4 | | 2X6 | | 2X8 | |
|---------|-----------|---------|-----------|---------|-----------|
| SPACING | MAX. SPAN | SPACING | MAX. SPAN | SPACING | MAX. SPAN |
| 12" | 9'-10" | 12" | 16'-0" | 12" | 20'-5" |
| 16" | 8'-10" | 16" | 14'-5" | 16" | 18'-4" |
| 24" | 7'-7" | 24" | 12'-6" | 24" | 15'-9" |

| FASTENING SCHEDULE (2022 CBC TABLE 2304.10.1) | | | |
|---|--|---------------------------|--|
| | ELEMENT / CONNECTION | FASTENERS | LOCATION |
| ROOF | | | |
| 1 | BLOCKING BETWEEN CEILING JOIST, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW | 3-8d | TOENAIL EA. END |
| | BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS | 2-8d 2-16d | TOENAIL EA. END |
| | FLAT BLOCKING TO TOP PLATE | 16d @ 6" O.C | FACE NAIL |
| 2 | CEILING JOISTS TO TOP PLATE | 3-8d | TOENAIL EA. JOIST |
| 3 | CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS | 3-16d | FACE NAIL |
| 4 | CEILING JOISTS ATTACHED TO PARALLEL RAFTER | TABLE 2308.7.3.1 | FACE NAIL |
| 5 | COLLAR TIE TO RAFTER | 3-10d | FACE NAIL |
| 6 | RAFTER OR ROOF TRUSS TO TOP PLATE | 3-10d | TOENAIL ³ |
| 7 | ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS, OR ROOF RAFTER TO 2" RIDGE VEAM | 2-16d 3-10d | END NAIL TOENAIL |
| | WALL | | |
| 8 | STUD TO STUD | 16d | 24" O.C FACENAIL |
| 9 | STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS | 16d | 16" O.C FACENAIL |
| 10 | BUILT-UP HEADER | 16d | 16" O.C FACENAIL |
| 11 | CONTINUOUS HEADER TO STUD | 4-8d | TOENAIL |
| 12 | TOP PLATE TO TOP PLATE | 16d | 16" O.C FACENAIL |
| 13 | TOP PLATE TO TOP PLATE, AT END JOISTS | 8-16d | ED. SIDE OF END JOINT, FACE NAIL |
| 14 | BOTTOM PLATE TO JOIST, RIM JOIST, BEND JOIST OR BLOCKING | 16d | 16" O.C FACENAIL |
| 15 | BOTTOM PLATE TO JOIST, RIM JOIST, BEND JOIST OR BLOCKING AT BRACED WALL PLATES | 2-16d | 16" O.C FACENAIL |
| | STUD TO TOP OR BOTTOM PLATE | 4-8d 2-16d | TOENAIL END NAIL |
| 17 | TOP OR BOTTOM PLATE TO STUD | 2-16d | FACE NAIL |
| 18 | TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS | 2-16d | FACE NAIL |
| 19 | 1" BRACE TO EACH STUD AND PLATE | 2-8d | FACE NAIL |
| 20 | 1'X6" SHEATHING TO EACH BEARING | 2-8d | FACE NAIL |
| 21 | 1'X6" SHEATHING TO EACH BEARING | 2-8d | FACE NAIL |
| FLOOR | | | |
| 22 | JOIST TO SILL, TOP PLATE, OR GIRDER | 3-8d | TOENAIL |
| 23 | RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW | 8d | 6" O.C TOENAIL |
| 24 | 1'X6" SUBFLOOR OR LESS TO EACH JOIST | 2-8d | FACE NAIL |
| 25 | 2" SUBFLOOR TO JOIST OR GIRDER | 2-16d | FACE NAIL |
| 26 | 2" PLANK | 2-16d | EA. BEARING, FACE NAIL |
| 27 | BUILT UP GIRDERS AND BEAMS, 2" LUMBER LAYERS | 20d | 3/2" O.C FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES |
| 28 | LEDGER STRIP SUPPORTING JOISTS OR RAFTERS | 3-16d | EA. JOIST OR RAFTER, FACE NAIL |
| 29 | JOIST TO BAND JOIST OR RIM JOIST | 3-16d | END NAIL |
| 30 | BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS | 2-8d | EA. END TOENAIL |
| WOOD STRUCTURAL PANELS, SUB FLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING ¹ | | | |
| 31 | ¾" - ½" | 6d | 6" EDGE 12" INTERMEDIATE SUPPORTS |
| 32 | ½" - ¾" | 8d | |
| 33 | ¾" - ½" | 10d | |
| OTHER EXTERIOR WALL SHEATHING | | | |
| 34 | ½" FIBERBOARD SHEATHING | 1 ½" GALVANIZED ROOF NAIL | 3" EDGE 6" INTERMEDIATE SUPPORTS |
| 35 | ¾" FIBERBOARD SHEATHING | 1 ½" GALVANIZED ROOF NAIL | |
| WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING | | | |
| 36 | ¾" AND LESS | 8d | 6" EDGE 12" INTERMEDIATE SUPPORTS |
| 37 | ¾" - 1" | 8d | |
| 38 | 1 ½" - 1 ¾" | 10d | |
| PANEL SIDING TO FRAMING | | | |
| 39 | ½" OR LESS | | 6" EDGE 12" INTERMEDIATE SUPPORTS |
| 40 | ¾" | | |
| INTERIOR PANELING | | | |
| 41 | ¾" | | 6" EDGE 12" INTERMEDIATE SUPPORTS |
| 42 | ¾" | | |

- NAILS SPACED AT 6" AT INTERMEDIATE SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS. REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
- SPACING SHALL BE 6" O.C ON THE EDGES AND 12" O.C AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS. PANELS SUPPORTS AT 16" (20" IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
- WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTERS SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL.
- FASTENERS FOR PRESERVATIVE-TREATED OR FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL IN ACCORDANCE WITH ASTM A153.

FOUNDATION

- ALL CONTINUOUS FOOTINGS TO HAVE ¾" Ø X MIN. 12" ANCHOR BOLTS, MIN. 7" EMBEDMENT IN TO CONCRETE FOOTING AT 72" O.C. UNLESS NOTED OTHERWISE ON PLANS. ONE ANCHOR BOLT SHOULD BE LOCATED MAX. 12" AWAY AND MIN. 9" FROM THE END OF THE SILL PLATES. MIN. (2) A.Bs. PER SILL PLATE/SHEAR PANEL. SILL PLATE UNDER SHEAR WALLS OF UP TO 4'-0" IN LENGTH MUST BE CONTINUOUS. SEE NOTE 2 FOR SILL PLATE FASTENERS AT INTERIOR NON-SHEAR WALLS.
1a. ANCHOR BOLTS AT SHEAR WALLS SHALL BE INSTALLED WITH PLATE WASHERS OF MIN. 3" sq. X 0.229" THICK BETWEEN SILL PLATE AND NUT. EDGE(S) OF PLATE WASHERS SHALL BE ½" MAX. FROM INSIDE FACE OF SHEAR PANEL(S).
1b. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO ¾" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1 ¾", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
- FOR INTERIOR NON-SHEAR WALLS, USE SIMPSON POPAWL SERIES 0.157" Ø PINS WITH A PENETRATION OF ¾" INTO SLAB AT 16" O.C. TO BE INSTALLED IN ACCORDANCE WITH ICC ESR-2138. ACTUAL SLAB THICKNESS TO BE MINIMUM 4". ALL INTERIOR SHEAR WALLS TO HAVE A.Bs. PER FOUNDATION PLAN.
- ALL HOLDDOWNS AND POST ANCHORS TO BE INSTALLED ACCORDING TO MOST CURRENT SIMPSON STRONG TIE SPECIFICATIONS AND REQUIREMENTS OF ICC-ER REPORTS & SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION. DIMENSIONS ARE NOT FURNISHED TO SIMPSON HOLDDOWNS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SUPERINTENDENT, THE FRAMING CONTRACTOR AND THE CONCRETE CONTRACTOR TO LOCATE THESE ANCHORS IN THE EXACT LOCATION. REFER TO DETAILS FOR PROPER INSTALLATION.
- MIN. CONCRETE WIDTH TO BE 8" FOR RECEIVING PA, HPA, & STDH's. VERIFY LOCATIONS OF HOLDDOWNS AND ANCHOR BOLTS WITH ROUGH FRAMING TO ASSURE ACCURATE INSTALLATION.
- PROVIDE #3 X 24" DOWELS AT 24" O.C AND 12" FROM THE CORNER AT ALL CONCRETE STOOPS AND PORCHES.
- PROVIDE MIN. (1) #4 REINFORCING FOR ELECTRICAL GROUND, LOCATION TO BE VERIFIED WITH THE ELECTRICAL CONTRACTOR.
- VERIFY MIN. FOUNDATION DEPTH, WIDTH, REINFORCING STEEL AND ADDITIONAL EXPANSIVE SOIL REQUIREMENTS WITH VALID SOILS REPORT (IF IT HAS) AND IF MORE STRINGENT. THEY SHALL SUPERSEDE THE ABOVE MINIMUM REQUIREMENTS.
- ADMIXTURES IN CONCRETE MIX. CONTAINING CALCIUM CHLORIDES SHALL NO BE USED.
- CONCRETE SHALL BE TO THE STRENGTH AND SLUMP AS SPECIFIED PER STRUCTURAL DESIGN, AND CONSIST OF PORTLAND CEMENT ASTM C-150 TYPE V PER SOILS ENGINEER'S RECOMMENDATIONS AND BUILDING CODESECTION 1904 (ACI 138 SECTION 19.3.2) WHEN EXPOSED TO SULFATE CONTAINING SOLUTIONS. AGGREGATES SHALL BE PER ASTM C-33. WATER TO BE CLEAN AND POTABLE.
- WAITING PERIOD FOR CONCRETE SLABS-ON-GRADE PRIOR TO START OF CONSTRUCTION IS AS FOLLOWS:
a. DO NOT WALK ON SLAB UNTIL 24 HOURS AFTER CONCRETE HAS BEEN POURED.
b. BEGIN ROOF/FLOOR FRAMING 4-5 DAYS AFTER CONCRETE POURED.
c. BEGIN ROOF/FLOOR FRAMING 7-10 DAYS AFTER CONCRETE POURED.
d. DO NOT LOAD ROOF PRIOR TO 14 DAYS AFTER CONCRETE POURED.
- NO PIPES OR CONDUITS SHALL EXTEND UNDER ISOLATED COLUMN FOOTING OR UNDER CONTINUOUS WALL FOOTINGS UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE ARCHITECT, STRUCTURAL ENGINEER AND THE BUILDING OFFICIAL.
- CONTRACTOR SHALL PROVIDE TEMPORARY AND PERMANENT DEWATERING FOR EITHER SURFACE WATER, GROUND WATER OR SEEPAGE WATER
- CONTRACTOR SHALL PROTECT ALL UTILITY LINES, ETC. ENCOUNTERED DURING EXCAVATIONS AND BACKFILLING.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL CRIBBING SHEATHING AND SHORING REQUIRED TO SAFELY RETAIN THE EARTH BANK.
- FOOTING BACKFILL AND UTILITY TRENCH BACKFILL SHALL BE PROPERLY COMPACTED.
- NO VERTICAL EXCAVATIONS 4'-0" OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND SHALL BE PERMITTED.
- EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. (2019 CBC, 1804.1)
- THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILL WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS COBBLES AND BOLDERS OR WITH A CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL. (2022 CBC, 1804.2)

CONCRETE

- ALL CONCRETE SHALL BE NORMAL WEIGHT CONFORMING TO THE FOLLOWING:
LOCATION 28-DAY MIN. COMPRESSIVE STRENGTH (INCHES)
A. SLAB ON GRADE 2500 psi 1 3 (4" MAX)
B. FOOTING 2500 psi* 1 4 (5" MAX)
C. RETAINING WALL /FOOTING 3000 psi* 1 4 (5" MAX)
* W/5.25 SACKS CEMENT (MIN.)
* WHERE SULFATE EXPOSURE LEVEL IS SEVERE USE 5000 psi WITH W/C RATIO OF 0.45 (MAX) W/5.5 SACKS CEMENT (MIN.) FOR 5000 PSI
- ALL SAW CUTS IN SLAB ON GRADE SHALL BE MADE NOT LATER THAN 24 HOURS AFTER PLACING CONCRETE.
- PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE II CEMENT.
- AGGREGATE SHALL CONFORM TO ASTM C-33.
- WATER SHALL BE CLEAN, FREE FROM DELETERIOUS AMOUNTS OF ACIDS, ALKALIS OR ORGANIC MATERIALS, OILS, SALTS AS PER ACI 318.
- CONCRETE MIXING OPERATIONS, ETC. SHALL CONFORM TO ASTM C-94. WATER-CEMENT RATIO IS LESS THAN 0.50
- UNLESS SHOWN OR NOTED OTHERWISE, CONCRETE COVERAGE FOR
A. CONCRETE IN CONTACT WITH EARTH, UNFORMED 3"
B. CONCRETE IN CONTACT WITH EARTH, FORMED 2"
C. WALLS 1.5"
D. BEAMS, GIRDERS & COLUMNS (TO TIES OR STIRRUPS) 1.5"
- CONCRETE SHALL BE CURED IN ACCORDANCE WITH SECT 5.11 OF ACI 318-11.
- CONSTRUCTION JOINTS:
THE SURFACES OF ALL CONSTRUCTION JOINTS SHALL BE CLEAN, FREE FROM LOOSE DEBRIS, IMMEDIATELY BEFORE NEW CONCRETE IS PLACED. ALL CONSTRUCTION JOINTS SHALL BE WETTED AND STANDING WATER REMOVED.

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REMODEL & ADDITION

GENERAL NOTES

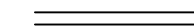
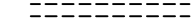

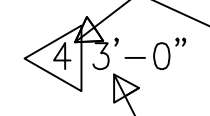
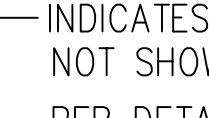



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PROJECT NO. 23123

ISSUE DATE:
02-06-2024

S-01

SYMBOLS LEGEND

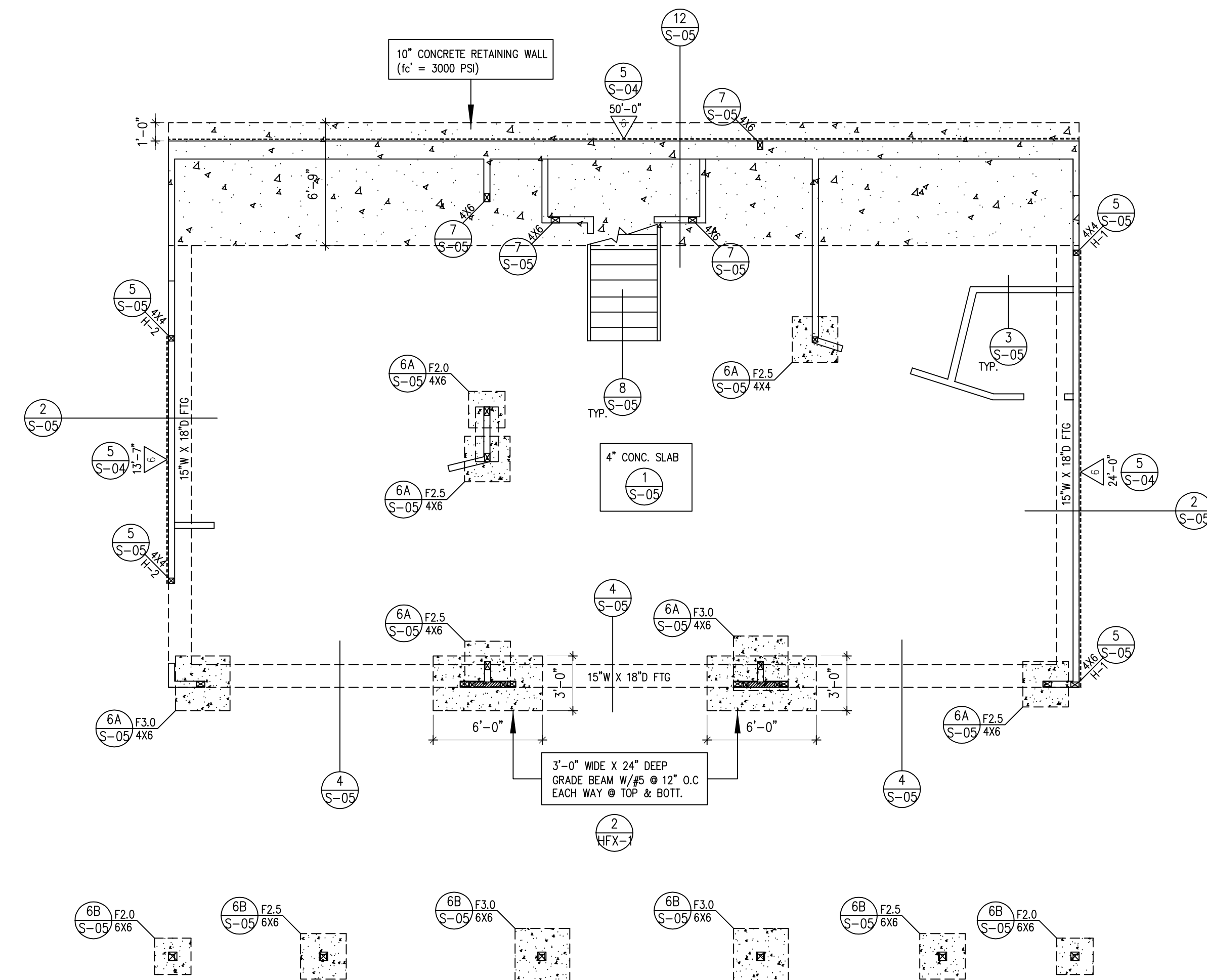
-  INDICATES WALL STUD 2X4 @ 16" O.C.
-  INDICATES STUD WALL ABOVE
-  INDICATES SHEAR WALL HOLDOWN PER SCHEDULE W/4X4 WOOD POST (U.N.O) (5)
S-05
-  INDICATES SHEAR WALL MARK FROM THIS LEVEL TO LEVEL ABOVE PER SHEAR WALL SCHEDULE ON 5/S-04. NON-SHEAR PLYWOOD ADJACENT TO SHEAR PANELS IN ORDER TO PROVIDE A FLUSH FINISH.
-  INDICATES SHEAR WALL PANEL APPROX. MIN. LENGTH IF NOT SHOWN, THEN PROVIDE PLYWOOD ON ENTIRE FACE. PER DETAIL (5)
S-04
-  INDICATES 15" WIDE X 18" DEEP FOOTING

SPECIAL INSPECTION NOTES:

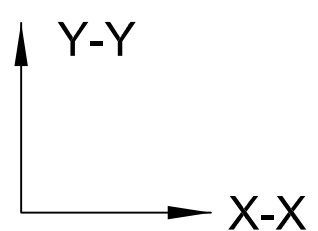
1. IN ADDITION TO THE REGULAR INSPECTION THE FOLLOWING ITEMS WILL ALSO REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH CBC Ch. 17, UNLESS EXEMPTED BY THE EXCEPTIONS OF SEC. 1704.2, OF THE BUILDING CODE.
2. THE OWNER OR THE OWNER'S AUTHORIZED AGENT, OTHER THAN THE CONTRACTOR, SHALL EMPLOY ONE OR MORE APPROVED AGENCIES (PER CBC SEC. 1703.1) TO PROVIDE SPECIAL INSPECTIONS AND TESTS DURING CONSTRUCTION ON THE TYPES OF WORK SPECIFIED IN BUILDING CODE SECTION 1705, AS INDICATED BELOW BY EOR "STATEMENT OF SPECIAL INSPECTIONS" AND IDENTIFY THE APPROVED AGENCIES TO THE BUILDING OFFICIAL.
3. THE SPECIAL INSPECTOR SHALL BE QUALIFIED AND APPROVED BY THE BUILDING DEPARTMENT AND ACCEPTABLE TO THE ARCHITECT. PRIOR TO THE START OF THE CONSTRUCTION, THE APPROVED AGENCIES SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING THE QUALIFICATIONS PER CBC SECTION 1704.2.1.
4. APPROVED AGENCIES SHALL KEEP RECORDS OF SPECIAL INSPECTIONS AND TESTS. THE APPROVED AGENCY SHALL SUBMIT RECORDS OF SPECIAL INSPECTIONS AND TESTS TO THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE AND THE ARCHITECT OF THE RECORD. COPIES OF THE REPORTS SHALL BE AVAILABLE AT THE JOB SITE AT ALL TIMES. REPORTS SHALL INDICATE THE WORK INSPECTED OR TESTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THEY ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS AND TESTS, AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS OR TESTS, SHALL BE SUBMITTED AT A POINT IN TIME AGREED UPON PRIOR TO THE START OF WORK BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT TO THE BUILDING OFFICIAL.
5. THE DUTIES OF THE SPECIAL INSPECTOR SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 1704 OF THE LATEST EDITION OF THE CBC.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXPENSES DUE TO ANY PREMATURE NOTIFICATION OF INSPECTION WHICH RESULTS IN ADDITIONAL SITE VISITS.
7. FAILURE OF NOTIFICATION BY THE CONTRACTOR FOR INSPECTION ON A TIMELY BASIS MAY RESULT IN COMPLETE REMOVAL AND REPLACEMENT OF ALL WORK PERFORMED AT CONTRACTORS EXPENSE.
8. SITE VISITS BY THE STRUCTURAL ENGINEER DO NOT CONSTITUTE AN INSPECTION.

STATEMENT OF SPECIAL INSPECTIONS (2022 CBC, CHAPTER 17) (ONLY INDICATED ITEMS ARE REQUIRED)

| REQ'D (?) | INSPECTION ITEMS | SPECIAL INSPECTORS (NAME, PHONE #, REGISTRATION#) |
|-----------|---|--|
| YES | CONCRETE CONSTRUCTION (DESIGN MIX, FORMWORK, PLACEMENT, ETC. PER TABLE 1705.3) (SEE 1705.3 EXCEPTION) | |



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



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REMODEL & ADDITION

FOUNDATION PLAN-ADU1

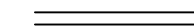
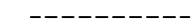

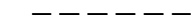

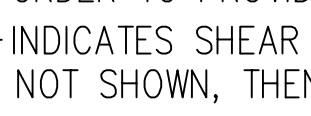
- △ _____
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PROJECT NO. 23123

ISSUE DATE:
02-06-2024

S-02

SYMBOLS LEGEND

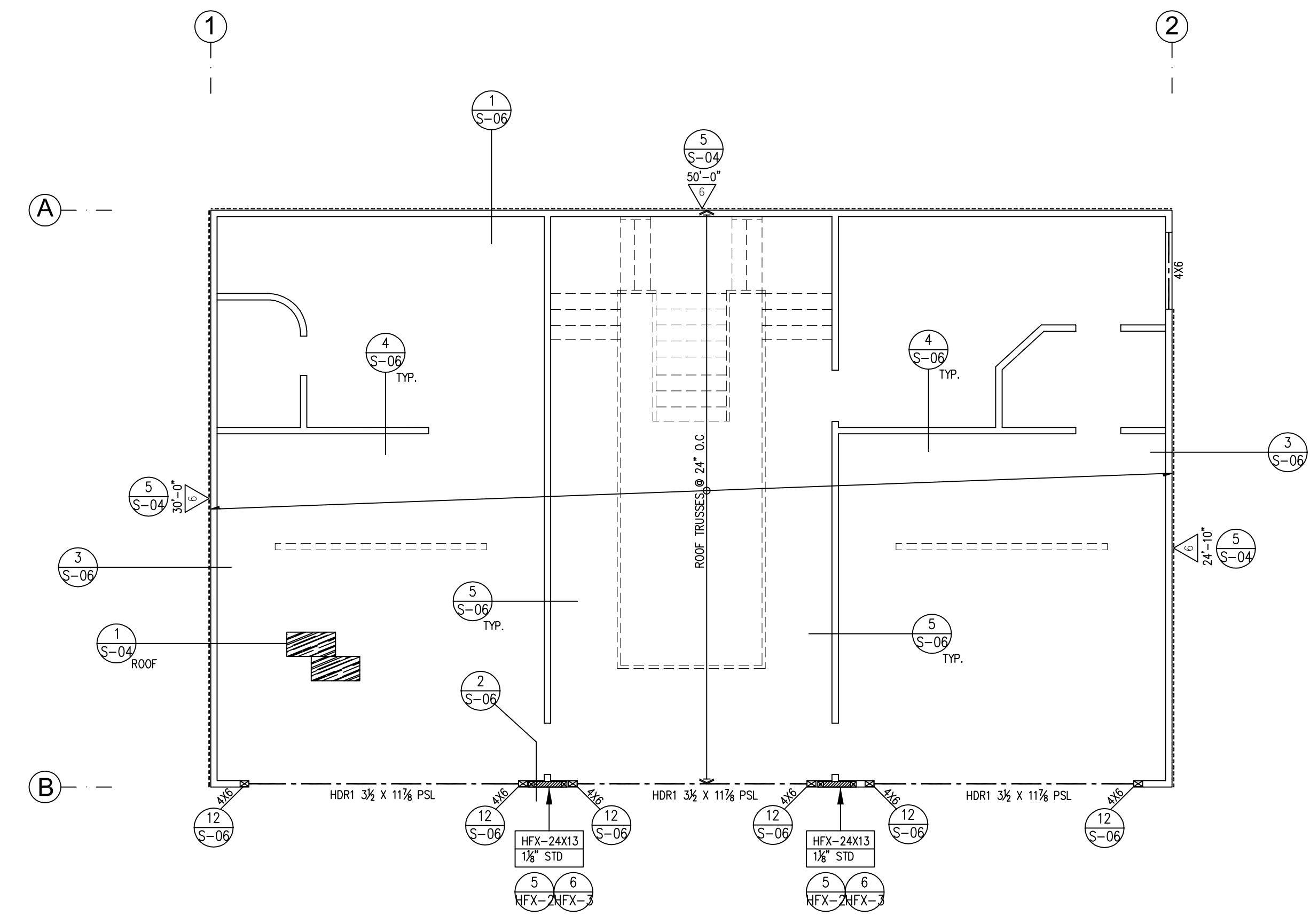
-  INDICATES WALL STUD 2X4 @ 16" O.C
-  INDICATES STUD WALL ABOVE
-  INDICATES SHEAR WALL HOLDOWN PER SCHEDULE W/4X4 WOOD POST (U.N.O)
-  INDICATES 15" WIDE X 18" DEEP FOOTING
-  INDICATES SHEAR WALL MARK FROM THIS LEVEL TO LEVEL ABOVE PER SHEAR WALL SCHEDULE ON 5/S-04. NON-SHEAR PLYWOOD ADJACENT TO SHEAR PANELS IN ORDER TO PROVIDE A FLUSH FINISH.
-  INDICATES SHEAR WALL PANEL APPROX. MIN. LENGTH IF NOT SHOWN, THEN PROVIDE PLYWOOD ON ENTIRE FACE. PER DETAIL

OWNER: MICHAEL & JULIA GLIAS
TEL.: (858) 888-2135

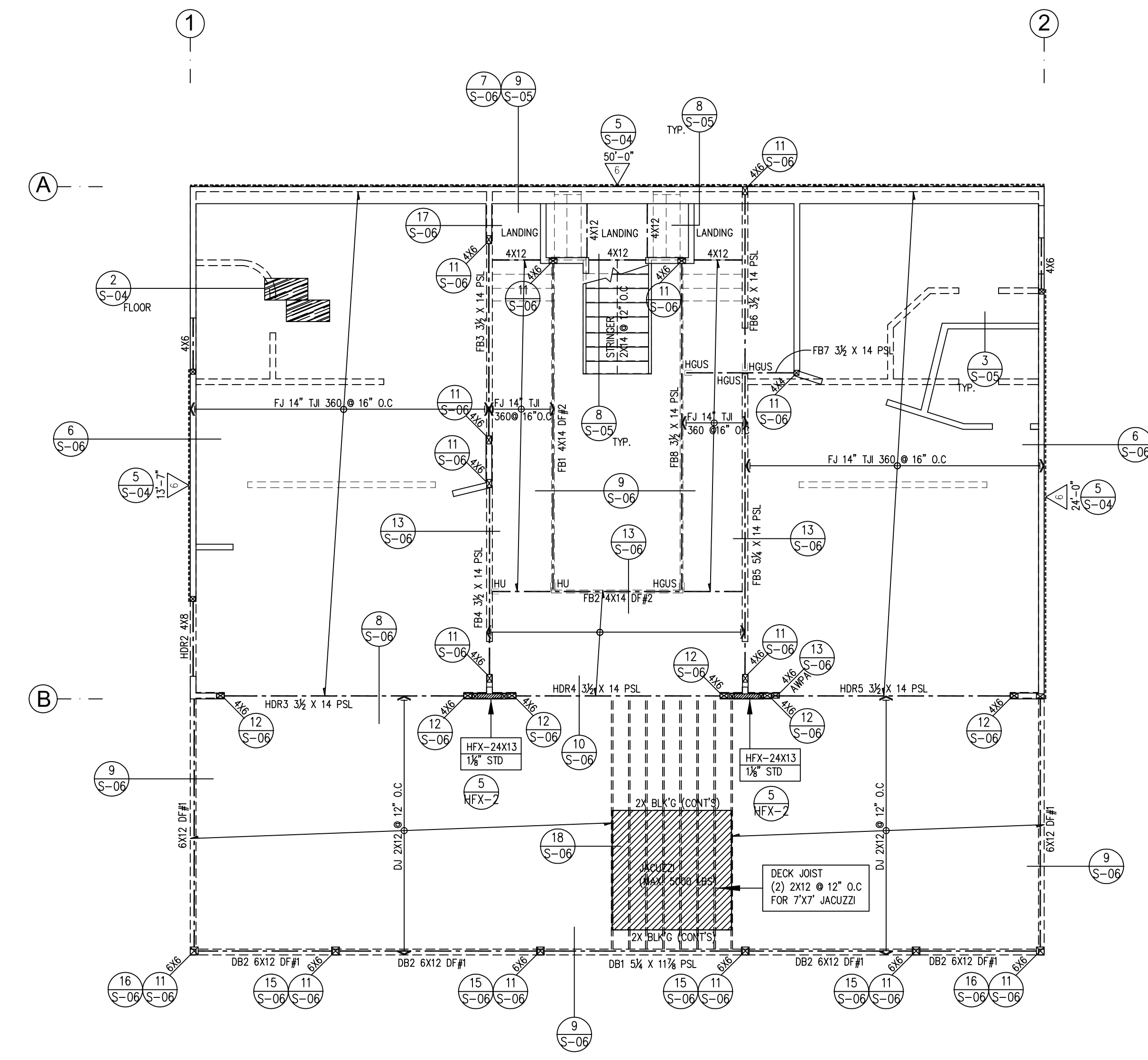
PROJECT ADDRESS:
9703 UPAS LN.
ESCONDIDO, CA 92029

EOR: XIN QIAN

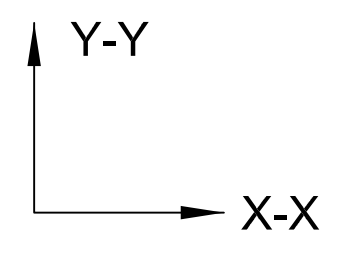
TEL: 858-205-4660
EMAIL: xin.qian@gmail.com



ROOF FRAMING PLAN
SCALE: 3/16"=1'-0"



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



REMODEL & ADDITION

ROOF FRAMING PLAN-ADU1
FLOOR FRAMING PLAN-ADU1

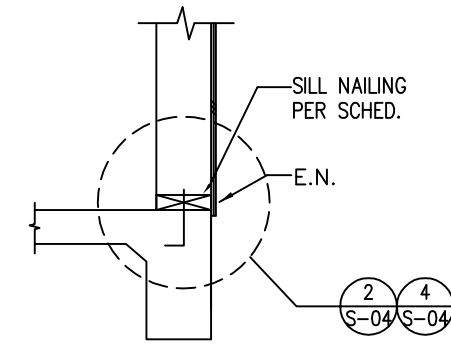
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PROJECT NO. 23123

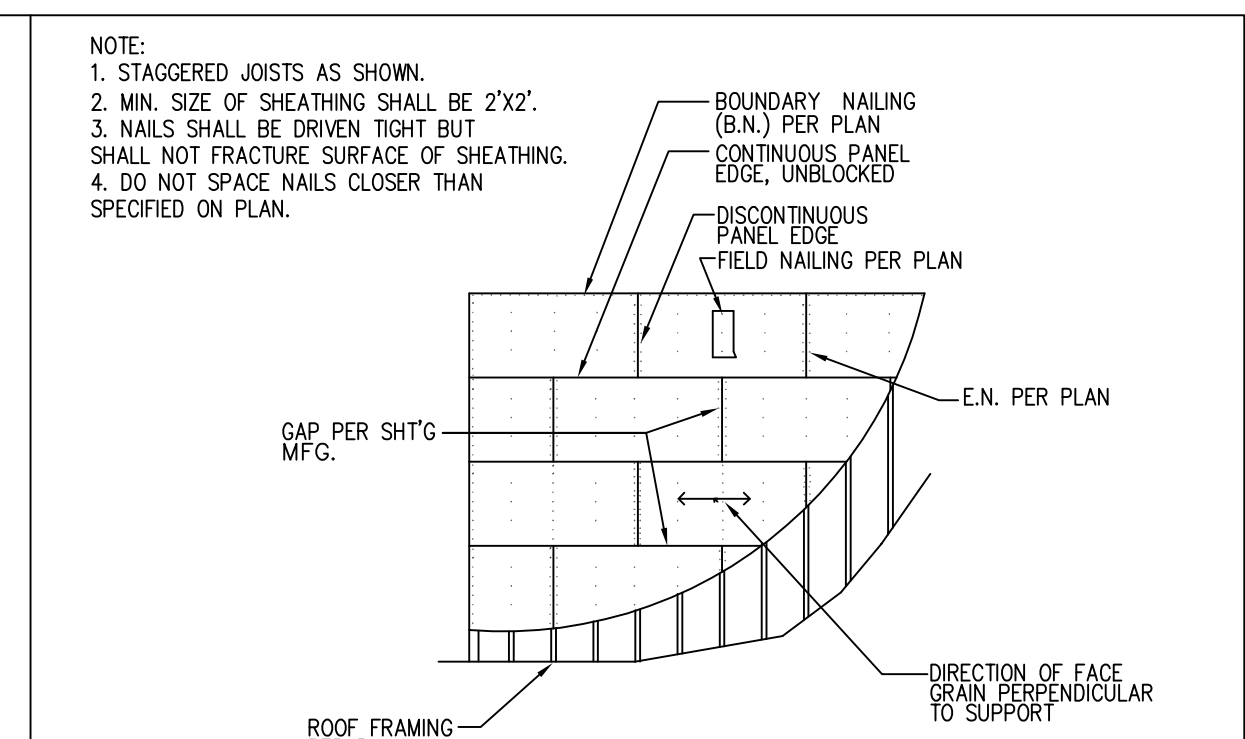
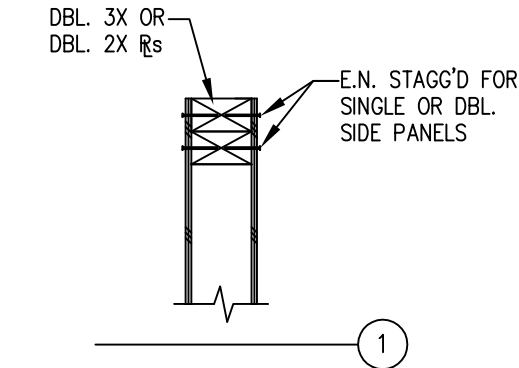
ISSUE DATE:
02-06-2024

NOTES:

- ALL SUPPORTS FOR GYPSUM BOARD TO BE NAILED COOLER NAILS.
- PLYWOOD FIELD NAILING @ 12" O.C.
- (1) EXTERIOR STUCCO WHERE OCCURS SHALL BE WOVEN OR WELDED WIRE LATH WITH 3/4" PORTLAND CEMENT PLASTER WITH #1 GAUGE X 1 1/2" LONG X 3/4" DIA. HEAD NAILS OR #16 GAUGE X 3/4" LONG LEG STAPLES @ 6" O.C.
- (2) (BLK'D) = ALL EDGES BLOCKED
- CN = COOLER NAIL
- N = COMMON NAIL
- (3) MINIMUM OF (3) 3/8" DIA. ANCHORS PER SHEAR WALL. FOR SHEAR PANELS ON TWO SIDES OF WALL, USE ONE-HALF THE ANCHOR BOLT, SILL NAILING AND TOE NAILING SPACING GIVEN IN THE SCHEDULE.
- (4) A35 INDICATES "SIMPSON" A35 FRAMING ANCHOR.
- (5) 2X STUDS
- (6) 2X SILL



| MARKS | SHEATHING MATERIAL (INDEX) | CAPACITY (PLF) | SPECIAL DETAIL | MINIMUM FRAMING UNLESS OTHERWISE NOTED | | | | | | EDGE NAIL (E.N.) | FIELD NAIL (F.N.) (1) | ANCHOR BOLT (3) | SILL (4)(5) NAILING | ALTERNATE SILL LAGS BOLTS (6) | SHEAR TRANSFER NAILING (8) |
|-------|----------------------------|----------------|----------------|--|---------|------------------|-----------------|------------|------------------|------------------|-----------------------|----------------------------|---------------------|-------------------------------|----------------------------|
| | | | | TOP R. | BOTT R. | SILL R. TO CONC. | SILL R. TO WOOD | FIELD STUD | PANEL JOINT STUD | | | | | | |
| 1 | 1/2" STRUCT I (24/0) | 339 | 1 | 2x | 2x | 2x | 2x | 2x | 2x | 10d @ 6" o.c. | 10d @ 12" o.c. | 5/8" A.B. x 12" @ 48" O.C. | 16d @ 6" o.c. | 3/8" @ 16" | A35/LTP4 @ 16" O.C. |
| 2 | 1/2" STRUCT I (24/0) | 511 | 1 | 2x | 2x | 3x | 2x | 2x | 3x | 10d @ 4" o.c. | 10d @ 12" o.c. | 5/8" A.B. x 12" @ 32" O.C. | 16d @ 4" o.c. | 3/8" @ 12" | A35/LTP4 @ 12" O.C. |
| 3 | 1/2" STRUCT I (24/0) | 664 | 1 | 2x | 2x | 3x | 2x | 2x | 3x | 10d @ 3" o.c. | 10d @ 12" o.c. | 5/8" A.B. x 12" @ 24" O.C. | 16d @ 3" o.c. | 3/8" @ 10" | A35/LTP4 @ 8" O.C. |
| 4 | 1/2" STRUCT I (24/0) | 870 | 2 | 3x | 2x | 3x | 3x | 2x | 3x | 10d @ 2" o.c. | 10d @ 12" o.c. | 5/8" A.B. x 12" @ 16" O.C. | 20d@2 1/4" o.c. | 3/8" @ 8" | A35/LTP4 @ 6" O.C. |



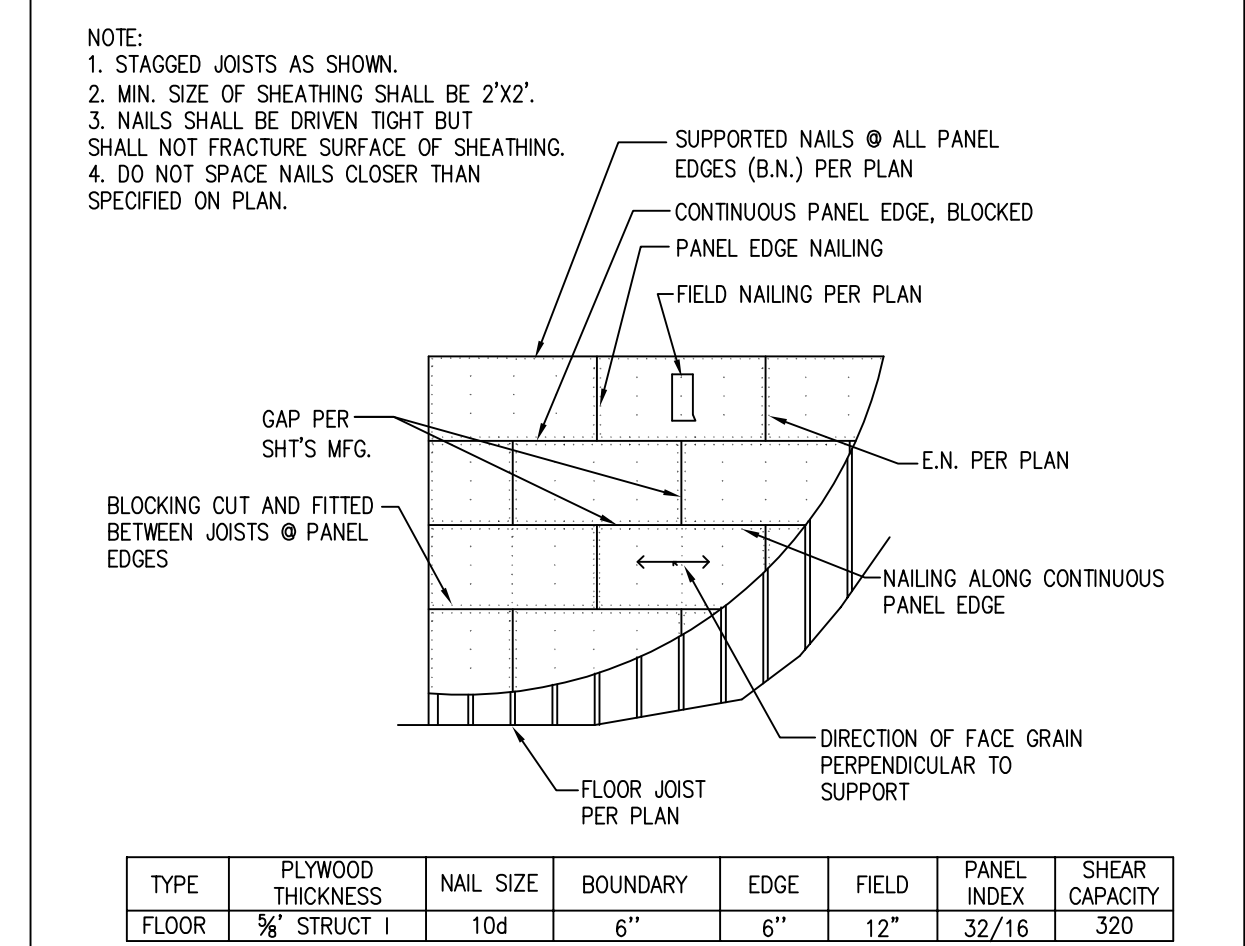
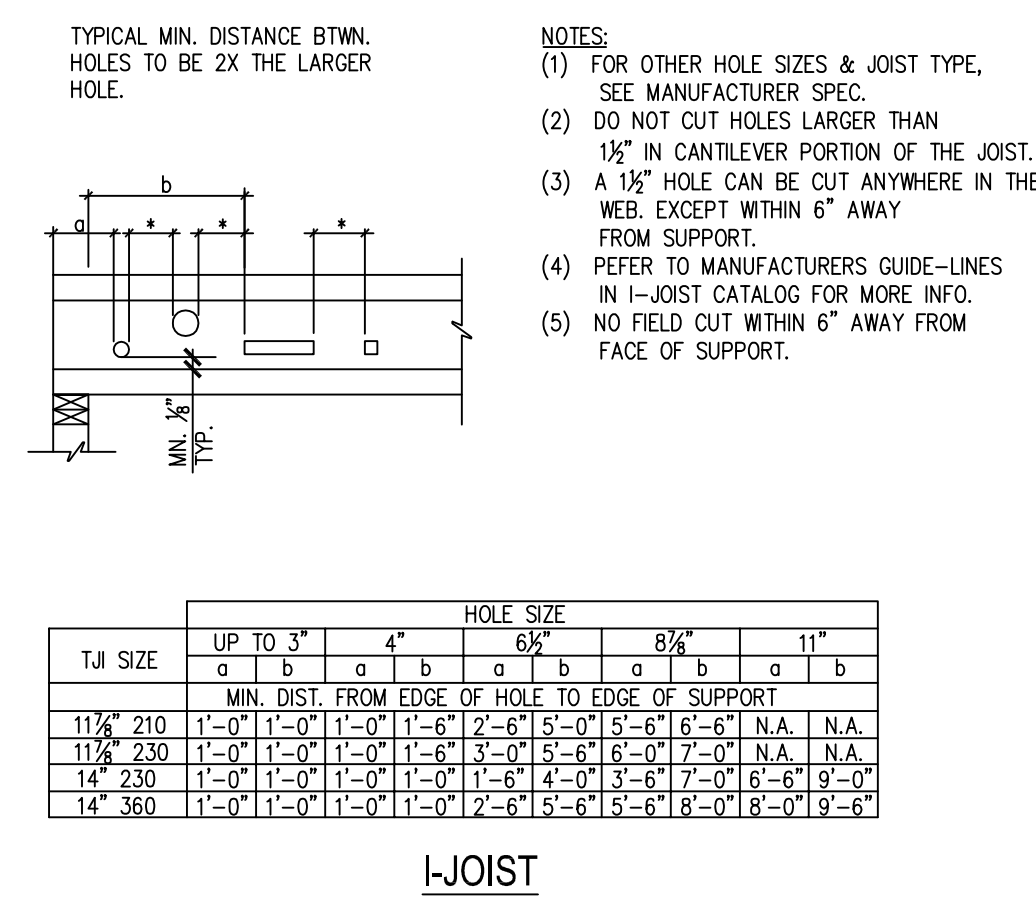
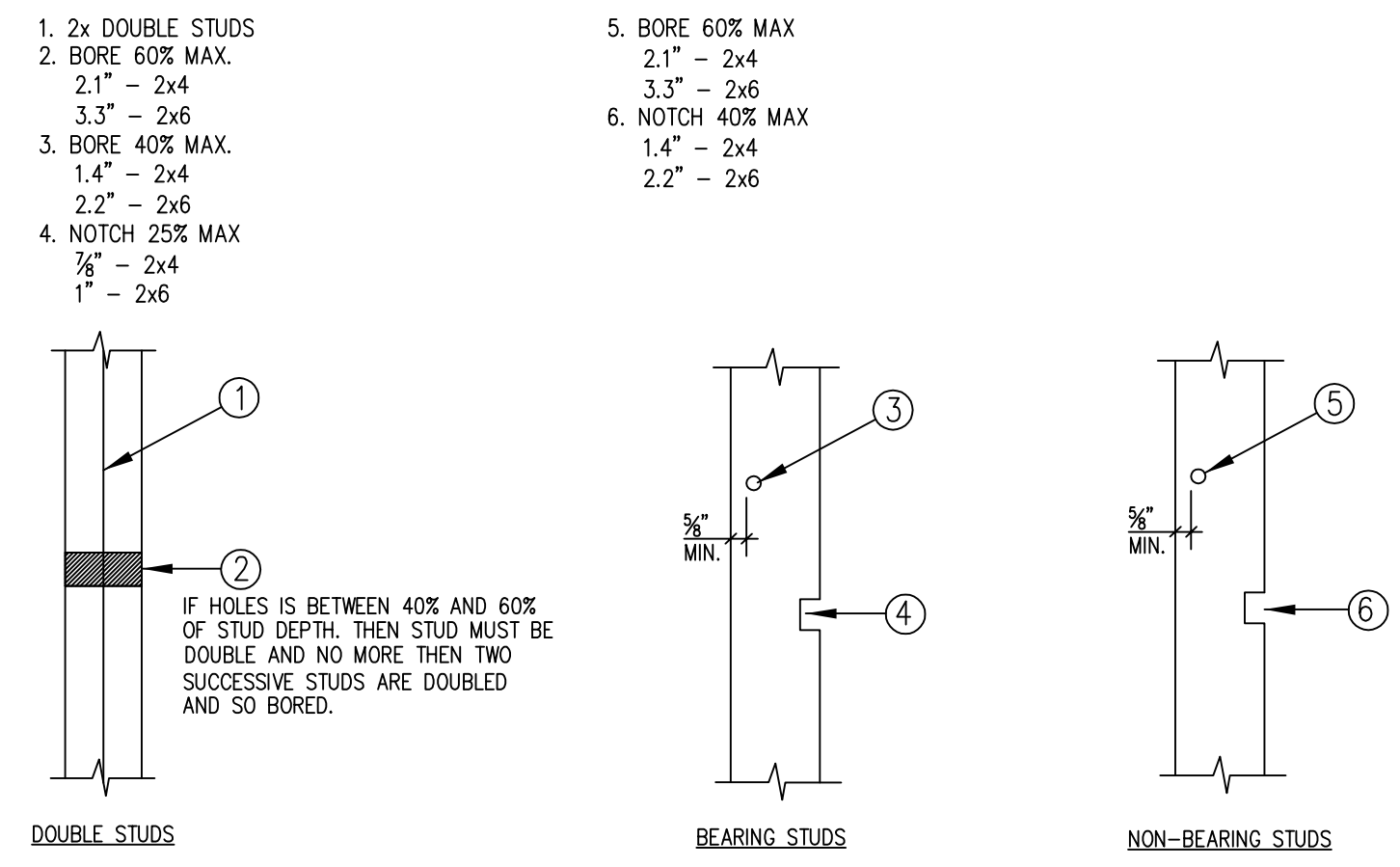
| TYPE | PLYWOOD THICKNESS | NAIL SIZE | BOUNDARY | EDGE | FIELD | PANEL INDEX | SHEAR CAPACITY |
|------|---------------------|-----------|----------|------|-------|-------------|----------------|
| ROOF | 3/8" STRUCT I (OSB) | 8d | 6" | 6" | 12" | 24/0 | 239 |

SHEAR WALL SCHEDULE

5 ROOF DIAPHRAGM (UNBLOCKED) 1

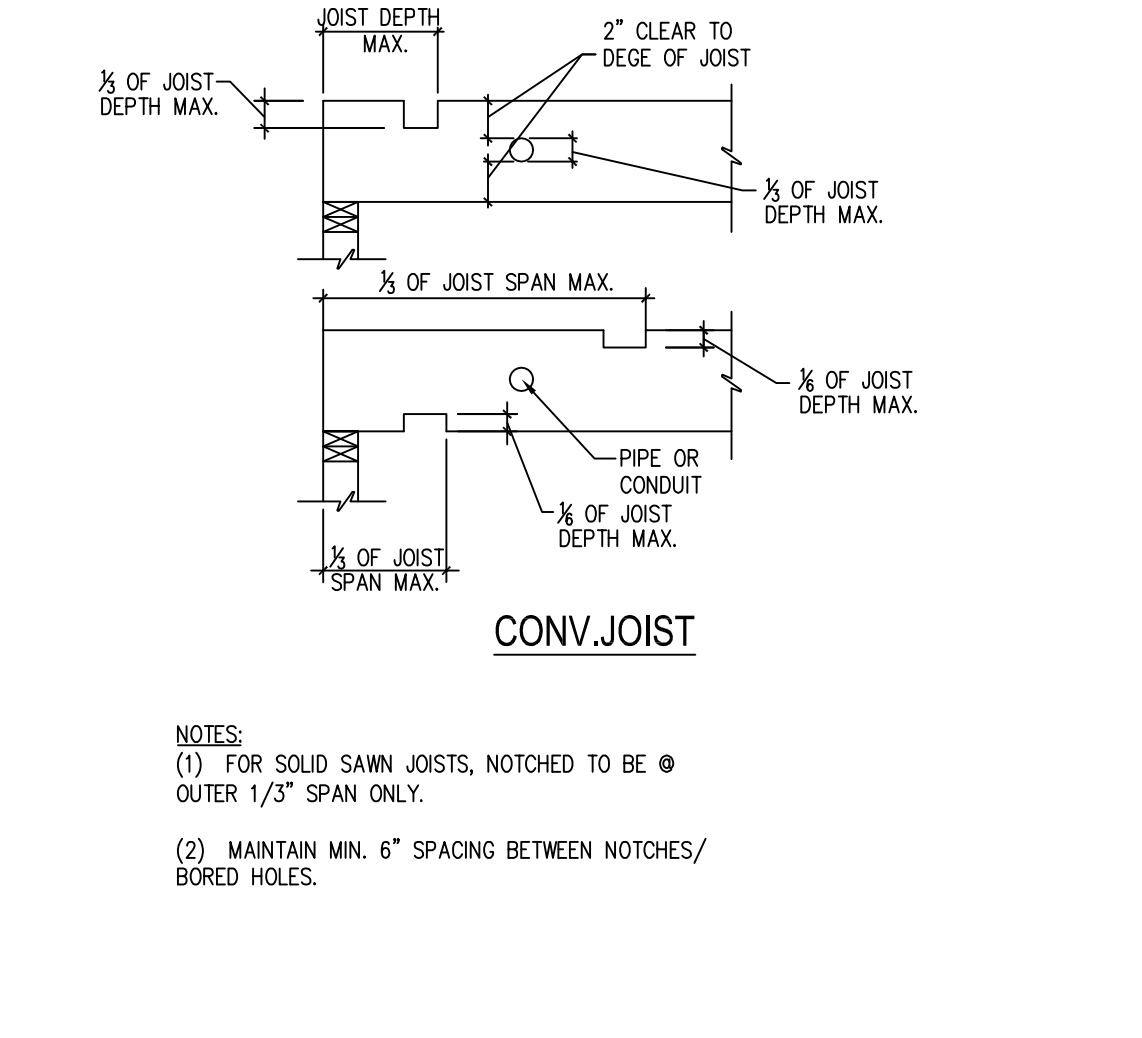
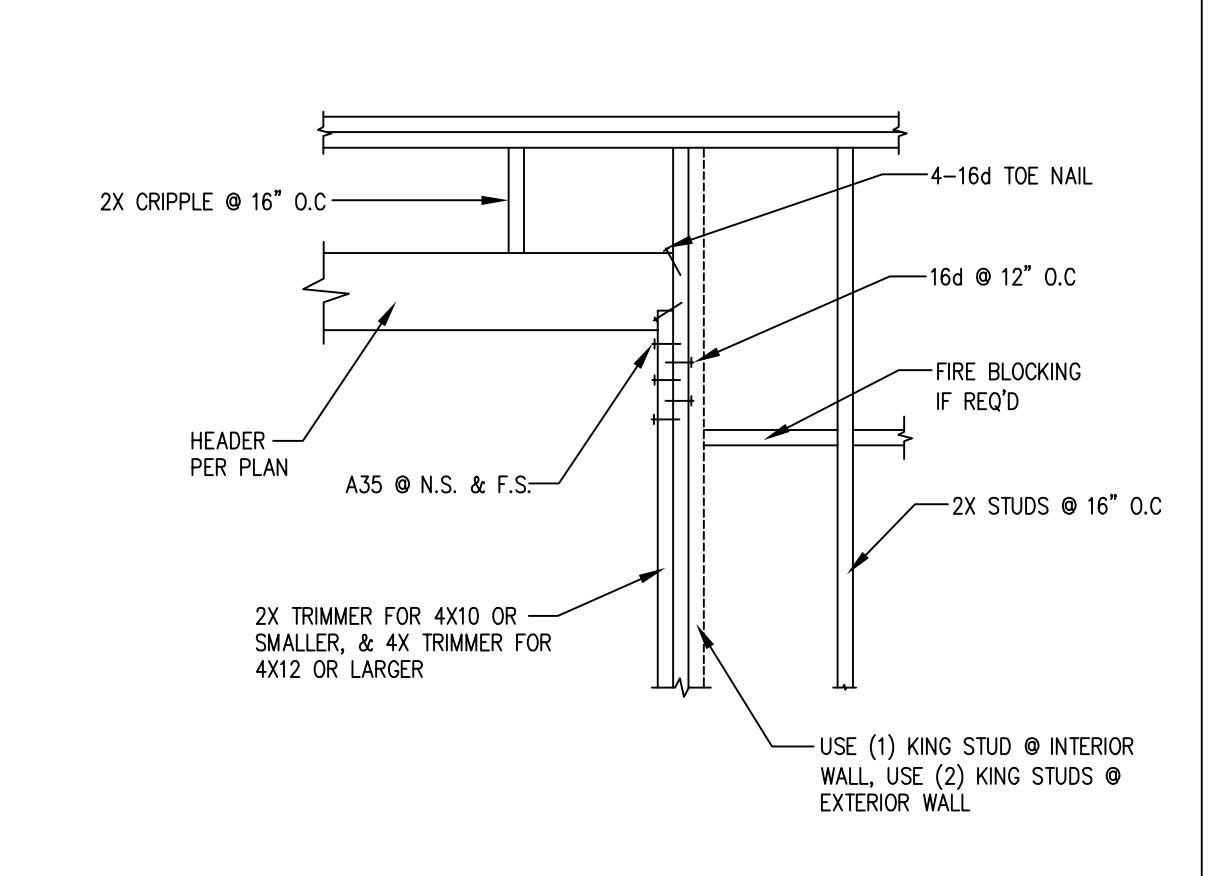
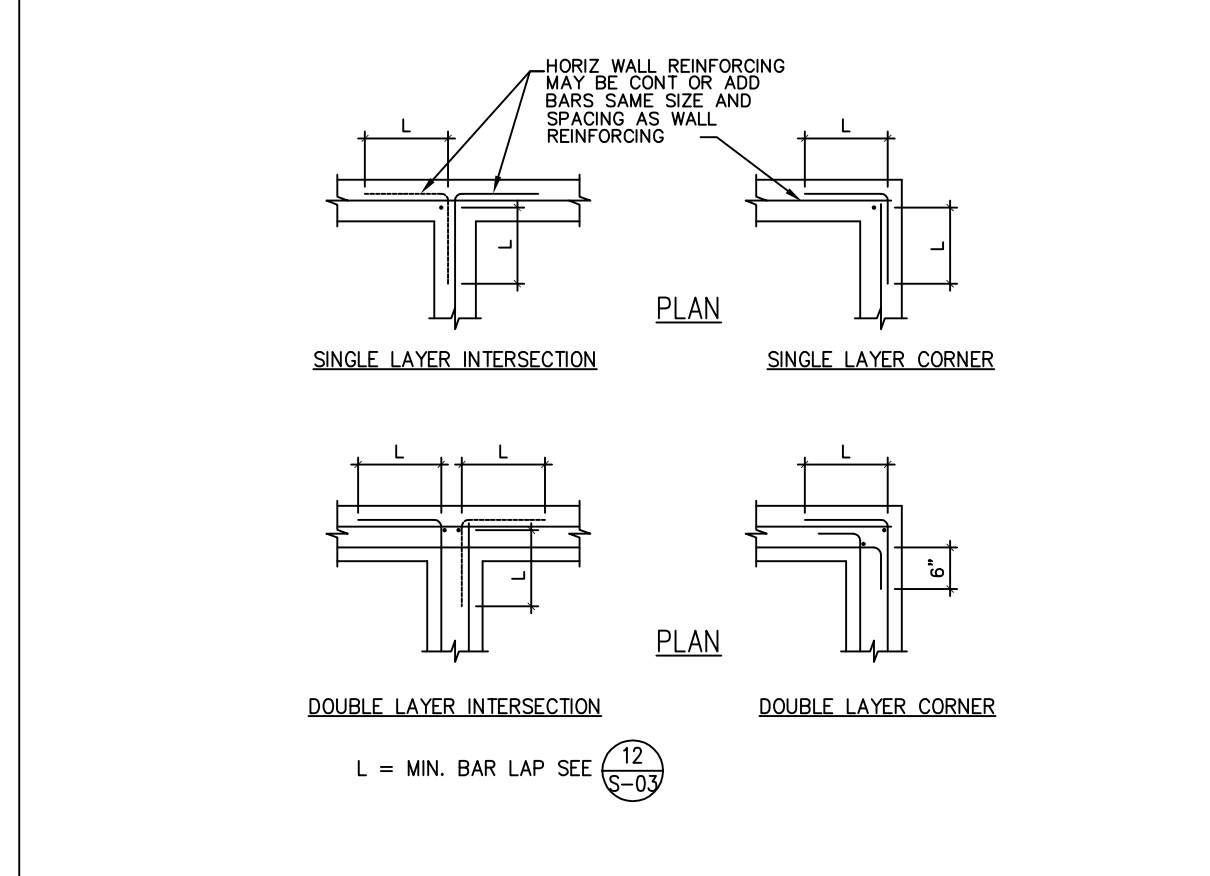
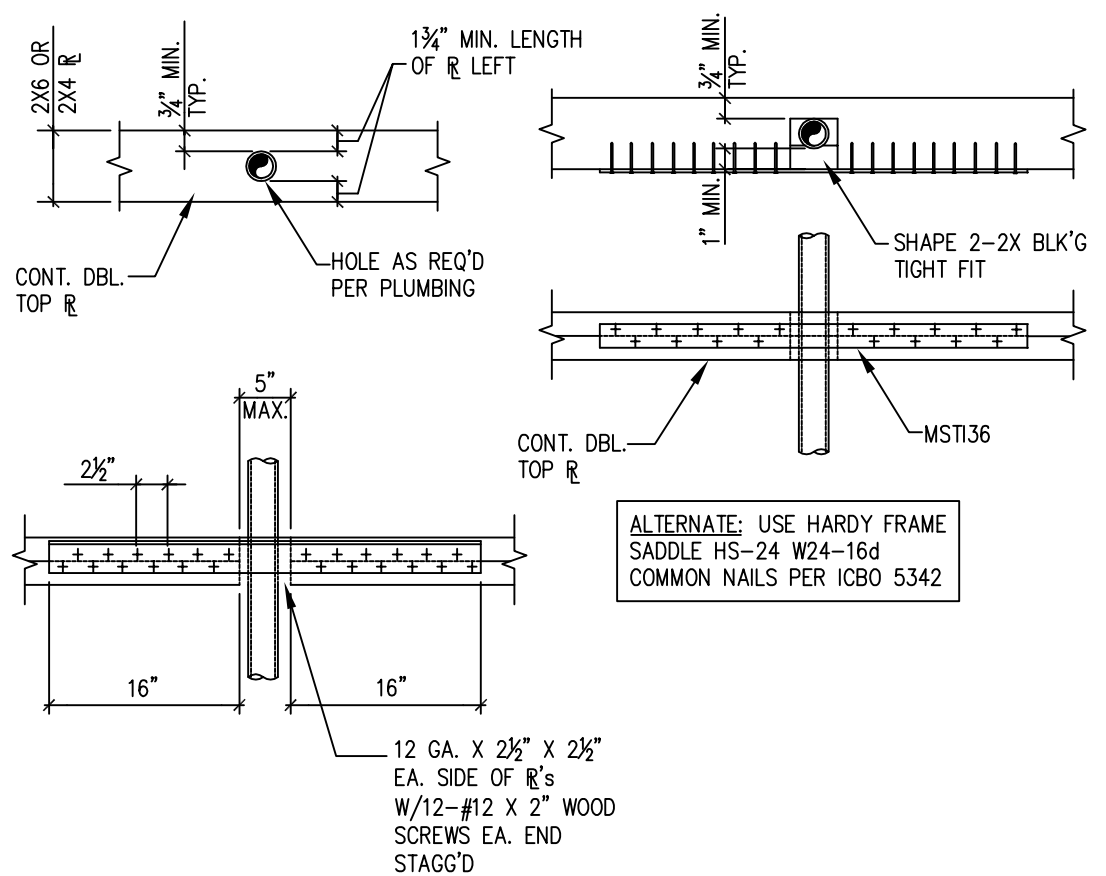
NOTES:

- MINIMUM 2x6 WALL STUD FRAMING AT PLUMBING WALLS TO ACCOMMODATE DRILLING AND NOTCHING OF STUDS.
- CRC 2022 SECTION R602.6 DRILLING AND NOTCHING OF STUDS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
- 1) NOTCHING. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION SHALL BE PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NON-BEARING PARTITIONS SHALL BE PERMITTED TO BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH.
- 2) DRILLING. ANY STUD SHALL BE PERMITTED TO BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NOT MORE THAN 60% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NOT MORE THAN 5/8" TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60% SHALL BE DOUBLED WITH NOT MORE THAN TWO SUCCESSIVE DOUBLES STUDS BORED.



STUD BORING & NOTCHING (2x6 STUD FOR PLUMBING WALLS)

8



TYP. FLOOR DIAPHRAGM (BLOCKED) 2

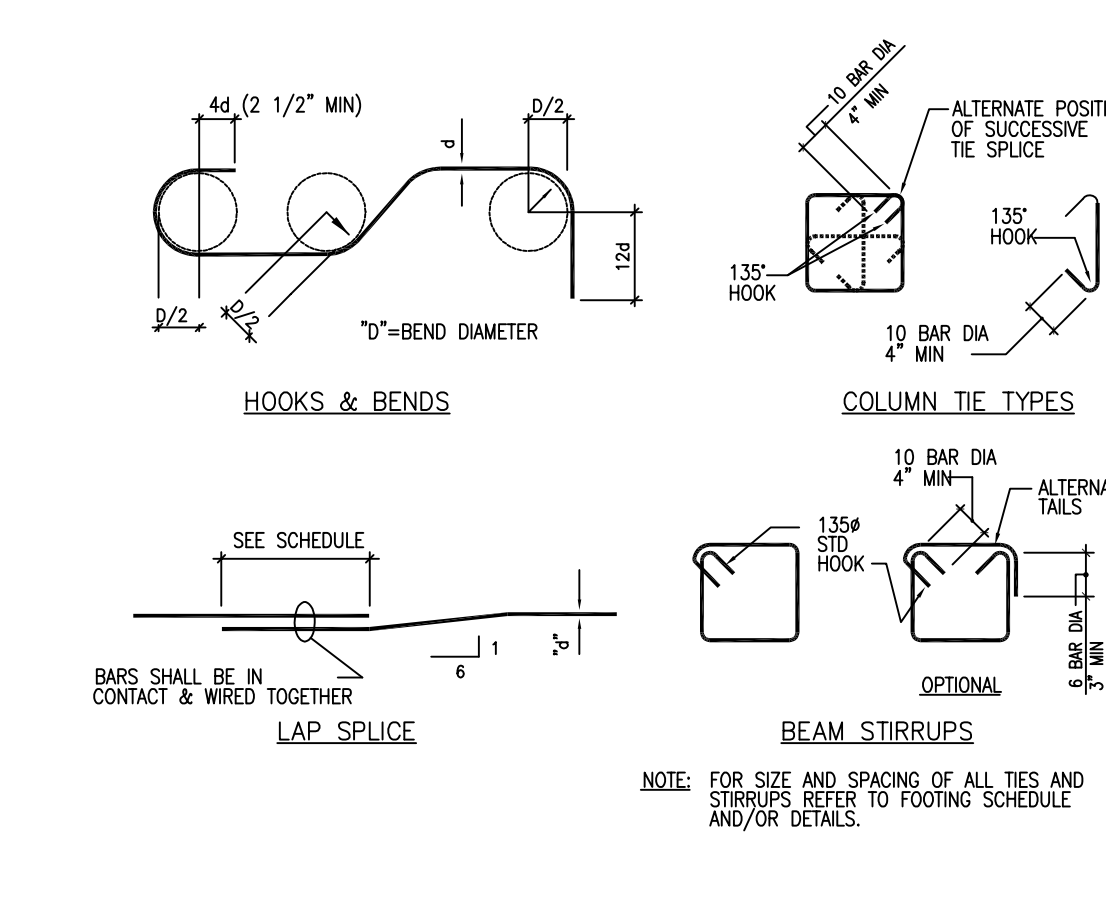
TOP PLATE SPLICE WITH NOTCH 13

TYP. REINFORCING BENDS 11

DROPPED HEADER DETAIL 9

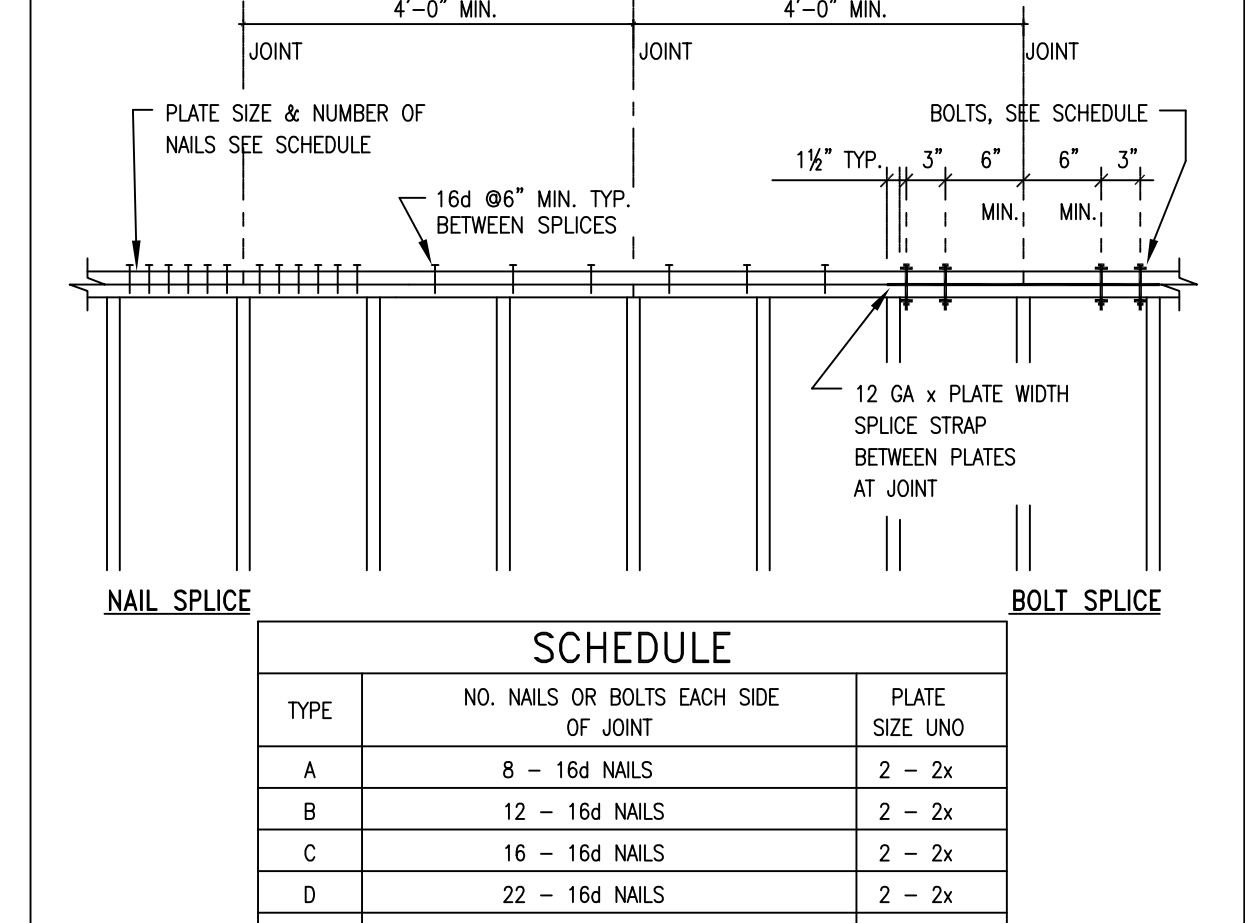
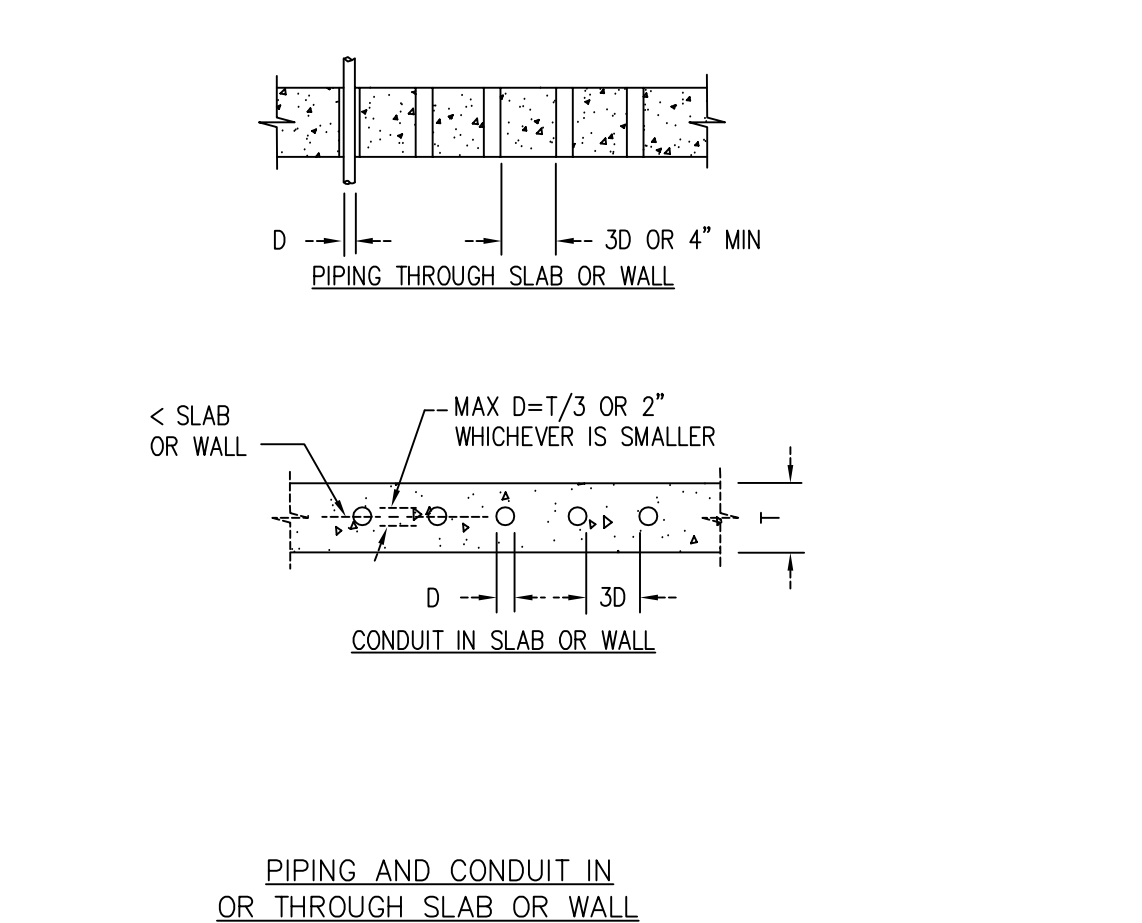
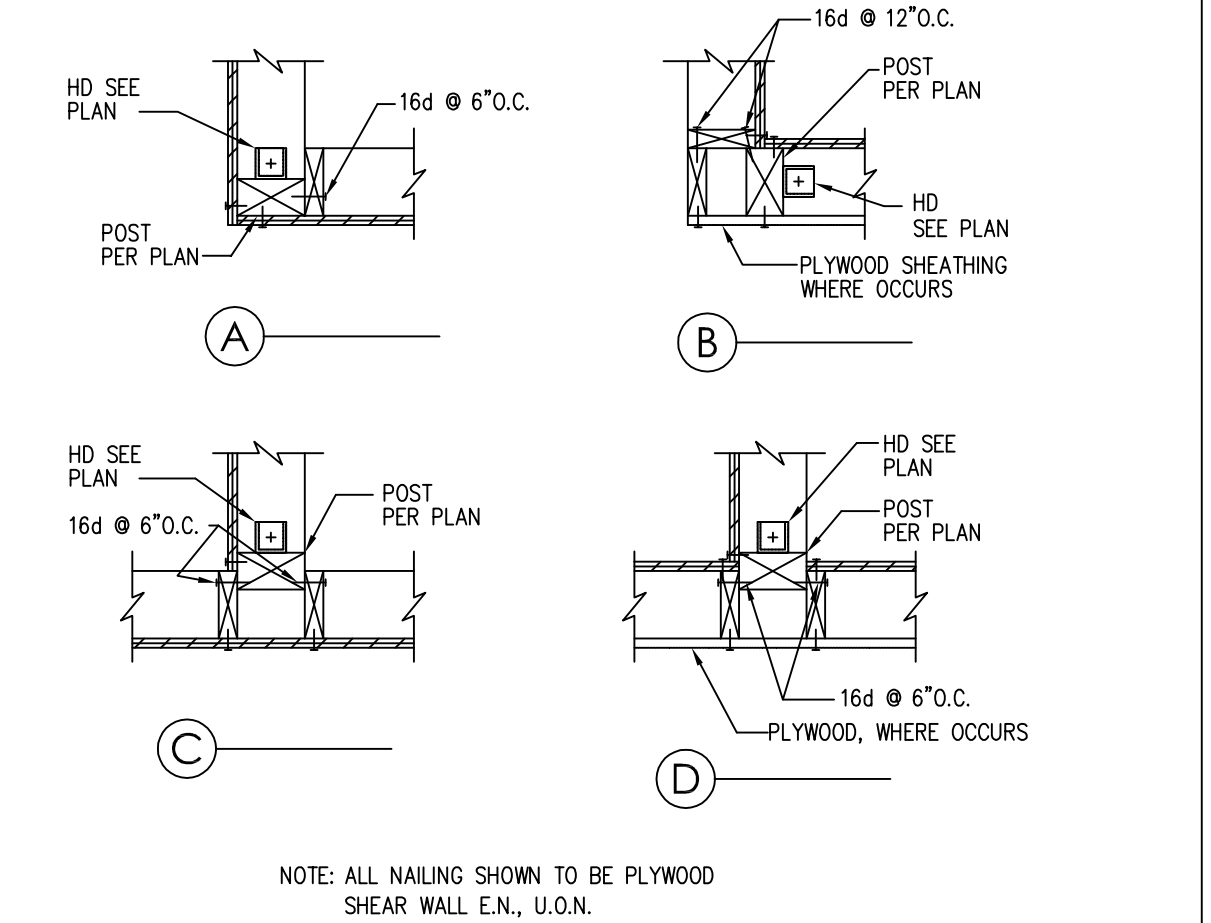
NOTCH & HOLES THROUGH JOISTS 6

TYP. STUD WALL BLOCKING 3



| BAR SIZE | BEND DIAMETER |
|--------------|---------------|
| #3 THRU #5 | D = 4d |
| #6 THRU #8 | D = 6d |
| #9 THRU #11 | D = 8d |
| #14 THRU #18 | D = 10d |

| BAR # | LAP SPLICE LENGTH (INCHES) | | CONCRETE BLOCK |
|-------|--|------------|----------------|
| | MINIMUM CLEAR BAR SPACING (BAR DIAMETER) | OTHER BARS | |
| #4 | MORE THAN 2 | 30 | 23 |
| #5 | MORE THAN 2 | 37 | 29 |
| #6 | MORE THAN 2 | 44 | 34 |
| #7 | MORE THAN 2 | 51 | 40 |
| #8 | MORE THAN 2 | 58 | 46 |
| #9 | MORE THAN 2 | 65 | 52 |
| #10 | MORE THAN 2 | 72 | 58 |
| #11 | MORE THAN 2 | 79 | 64 |



TYPICAL REINFORCEMENT DETAILS 12

SHEAR WALL INTERSECTIONS 10

TYP. FTG @ PIPE OR CONDUIT 7

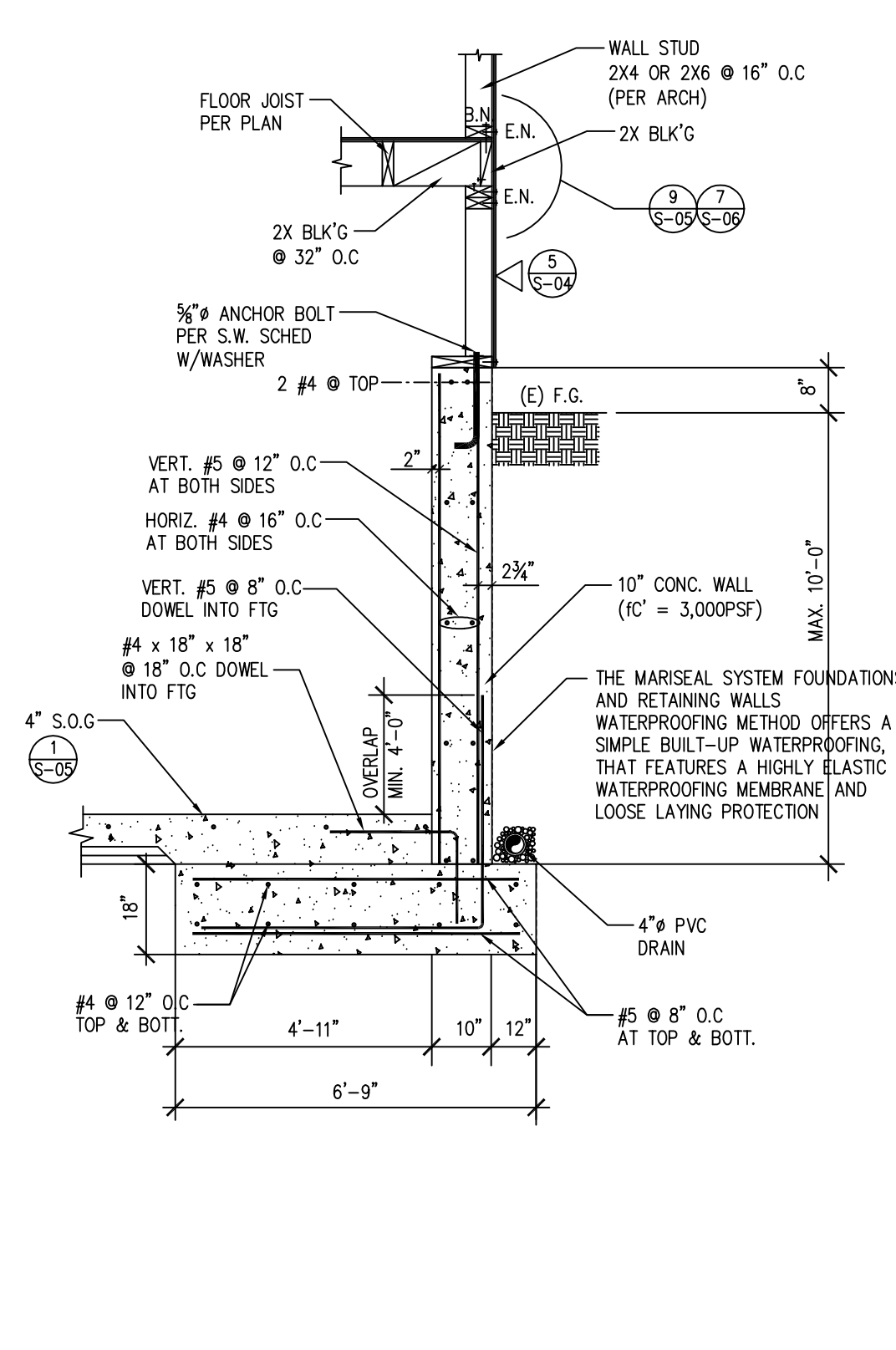
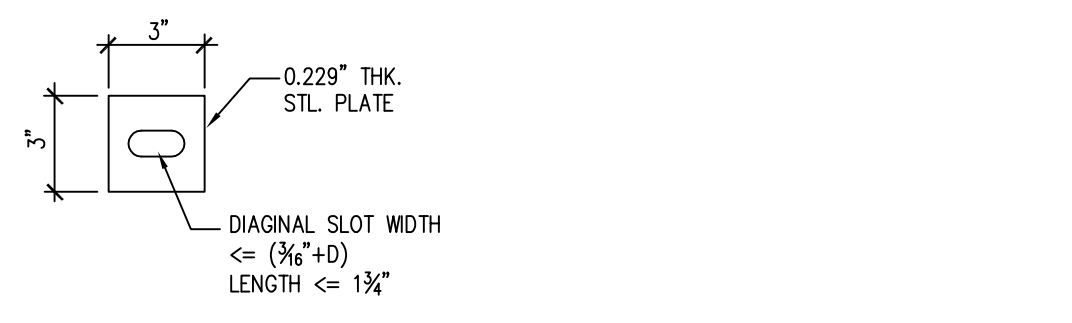
TOP PLATE SPLICE 4

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 EMAIL: xin.qian@gmail.com



REMODEL & ADDITION
 TYPICAL DETAILS

DRAWN BY: X.Q
 PROJECT NO. 23123
 ISSUE DATE:
 02-06-2024
 S-04



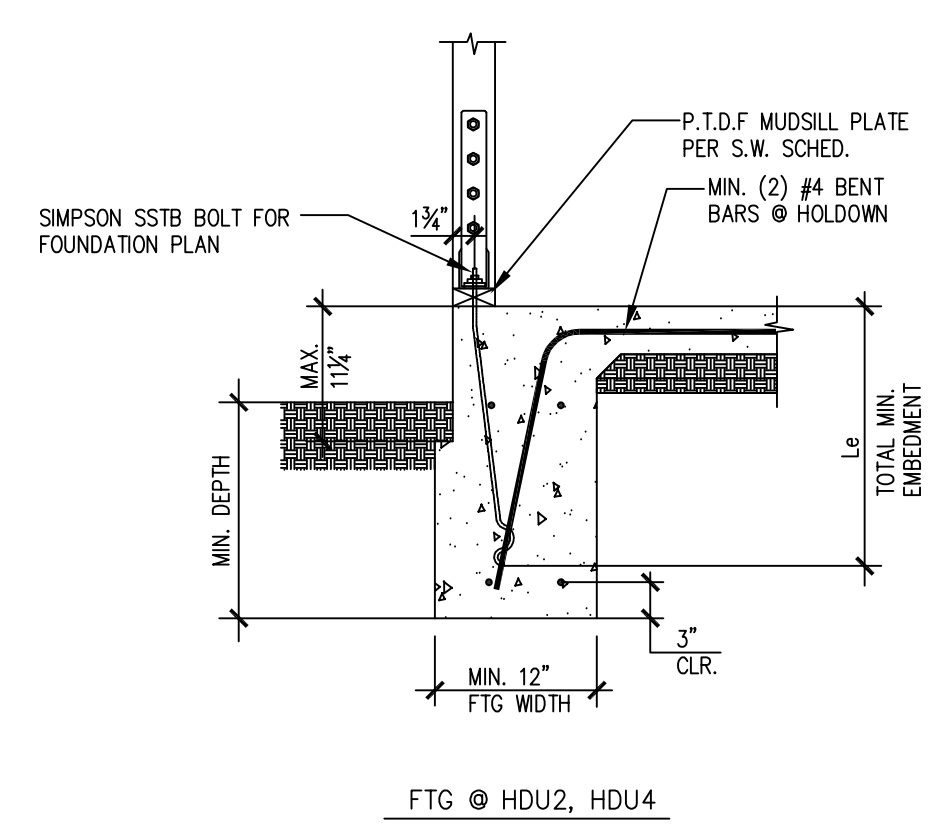
CONCRETE RETAINING WALL

| HOLDOWN AND EMBEDMENT SCHEDULE | | | | |
|--------------------------------|-------------|-------------------|----------------------|---------|
| NO. PER PLAN | HOLDOWN NO. | ANCHOR BOLT MODLE | d _e (in.) | F (in.) |
| H-1 | HDU2-SDS2.5 | SSTB16 | 12 3/8" | - |
| H-2 | HDU4-SDS2.5 | SSTB20 | 16 3/8" | - |

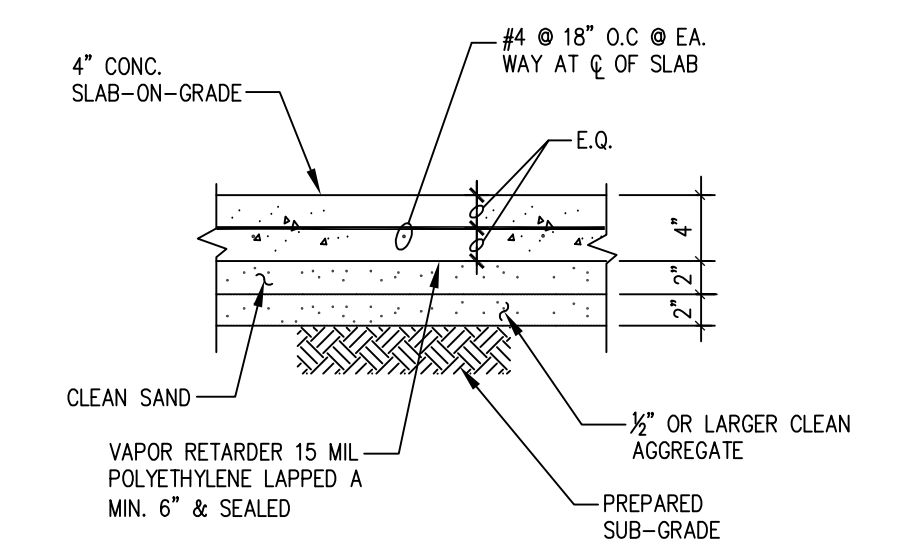
NOTES:
 1. REFER TO THE SCHEDULE BELOW FOR TYP. HOLD DOWN REQUIREMENTS.
 2. HOLD DOWN MIN. EMBEDMENT L_e IN THE SCHEDULE IS FROM TOP OF MONOLITHIC CONCRETE SLAB.

NOTES:
 FOR TYPICAL CONTINUOUS FOOTING DETAIL, SEE (E-3)

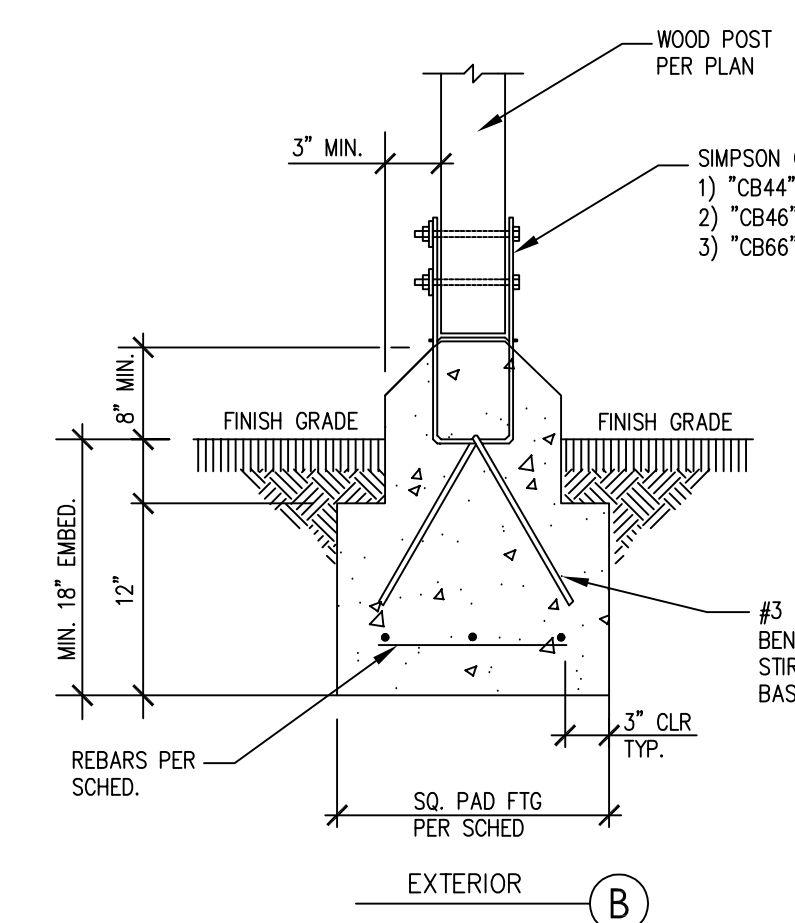
10 HOLDDOWN SCHEDULE



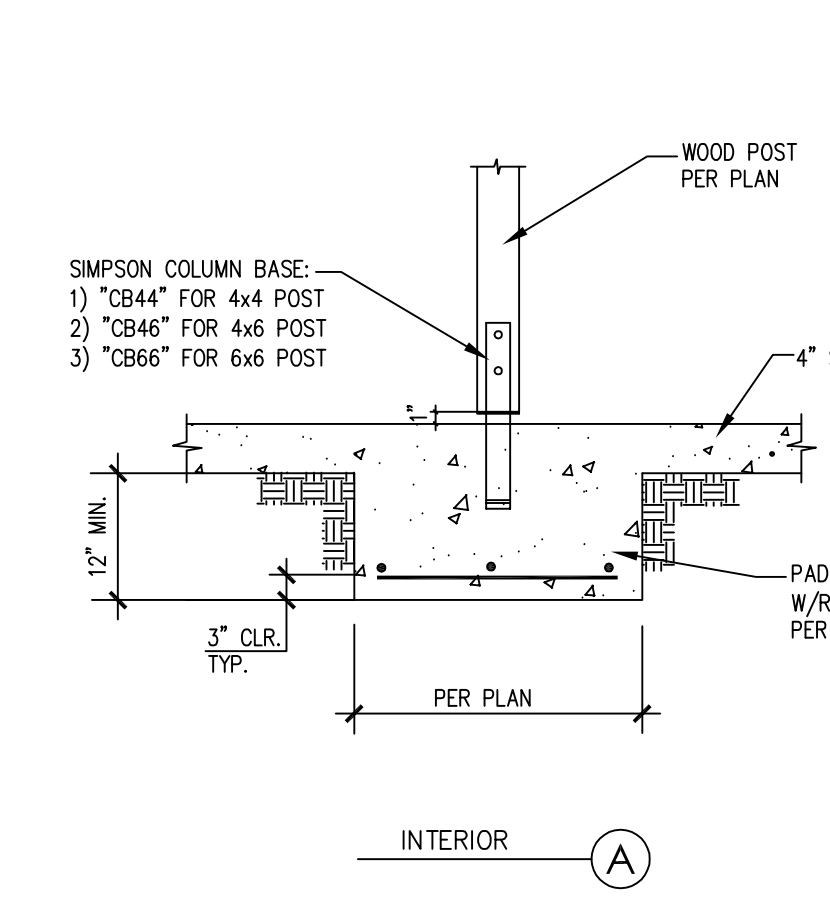
5 TYP. CONC. SLAB ON GRADE



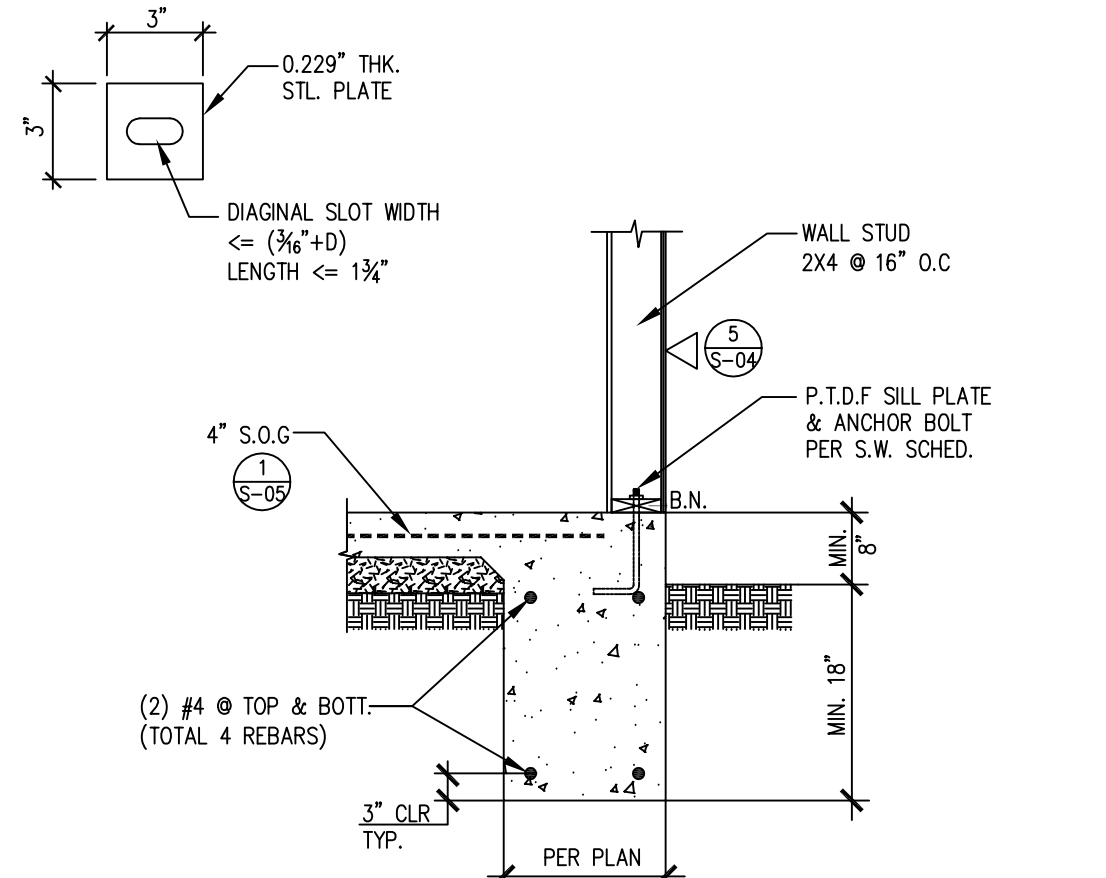
| PAD FOOTING SCHEDULE | | | | |
|----------------------|---------------|-----|-----------------------|---------|
| MARK | SIZE | "L" | REINFORCING STEEL | REMARKS |
| F1.5 | 1'-6" x 1'-6" | 12" | (3) #4 @ BOT. EA. WAY | |
| F2.0 | 2'-0" x 2'-0" | 12" | (3) #4 @ BOT. EA. WAY | |
| F2.5 | 2'-6" x 2'-6" | 12" | (4) #4 @ BOT. EA. WAY | |
| F3.0 | 3'-0" x 3'-0" | 12" | (4) #4 @ BOT. EA. WAY | |
| F3.5 | 3'-6" x 3'-6" | 12" | (5) #4 @ BOT. EA. WAY | |
| F4.0 | 4'-0" x 4'-0" | 12" | (5) #4 @ BOT. EA. WAY | |



12 ISOLATED WOOD POST TO FOOTING



6 EXTERIOR FOOTING-HOUSE



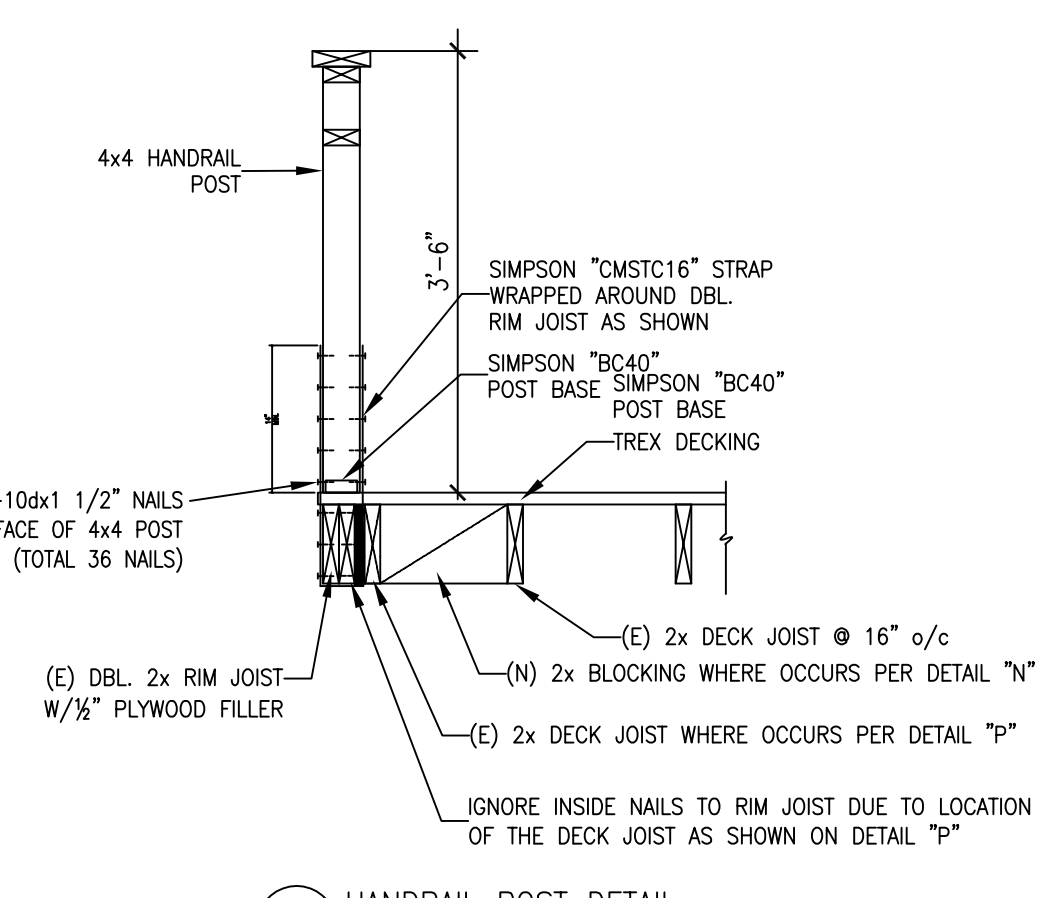
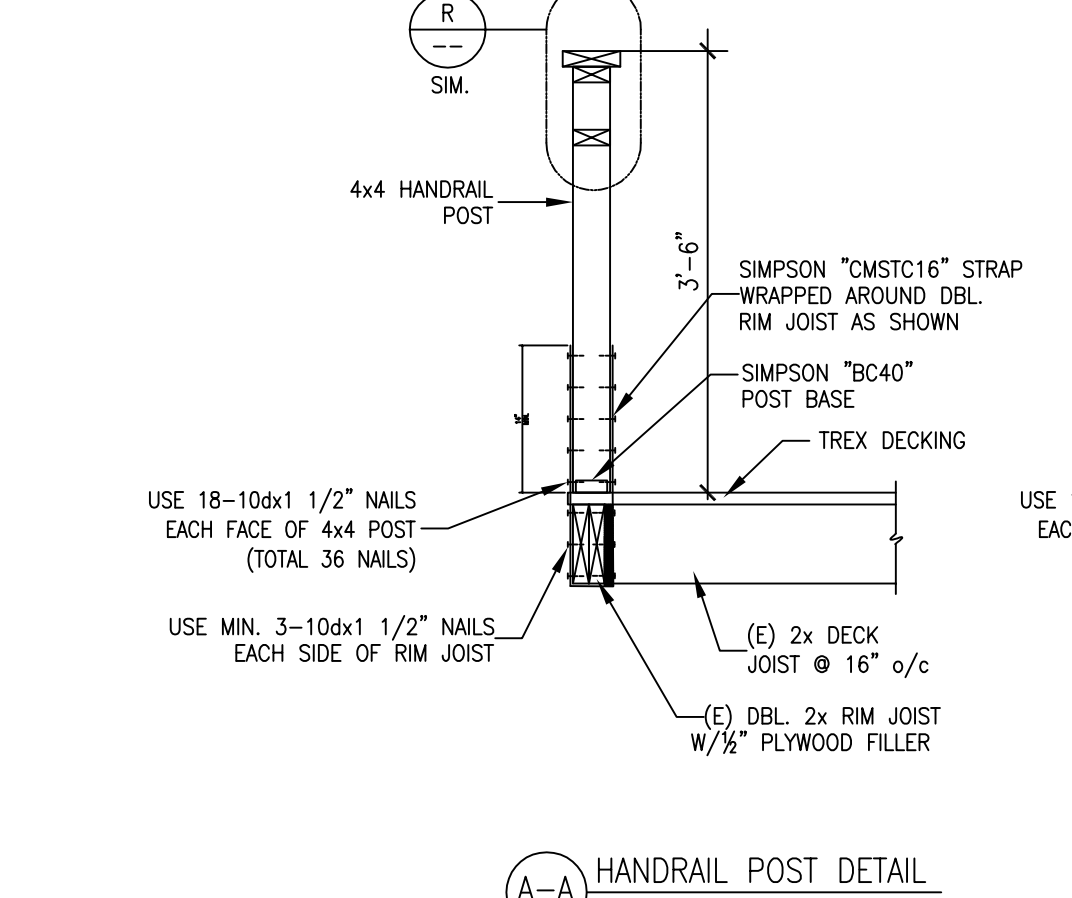
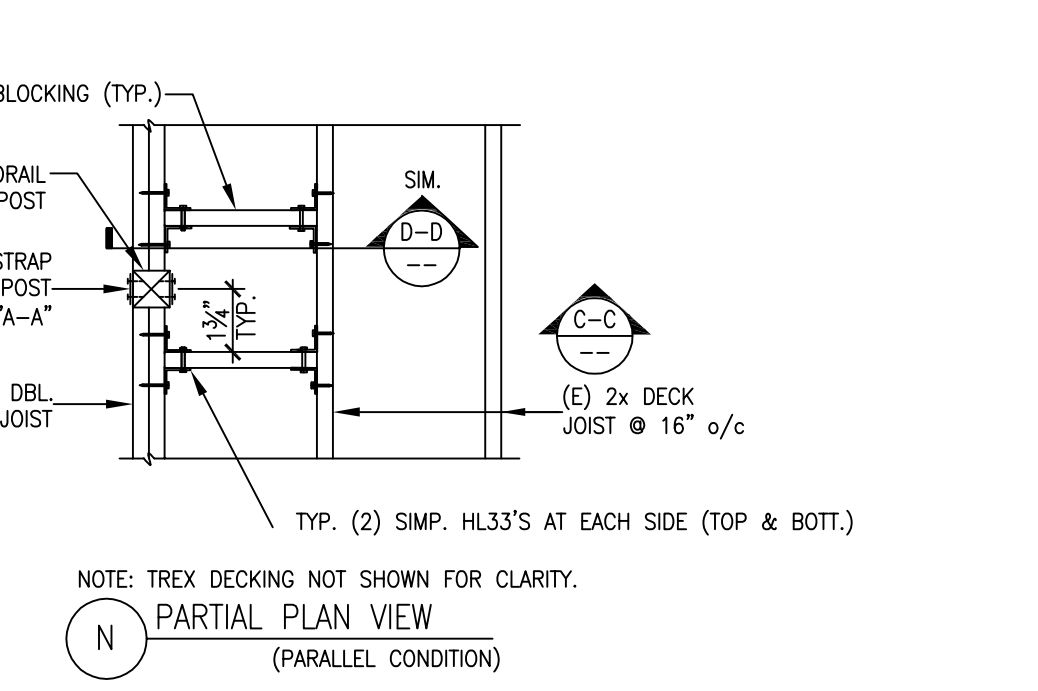
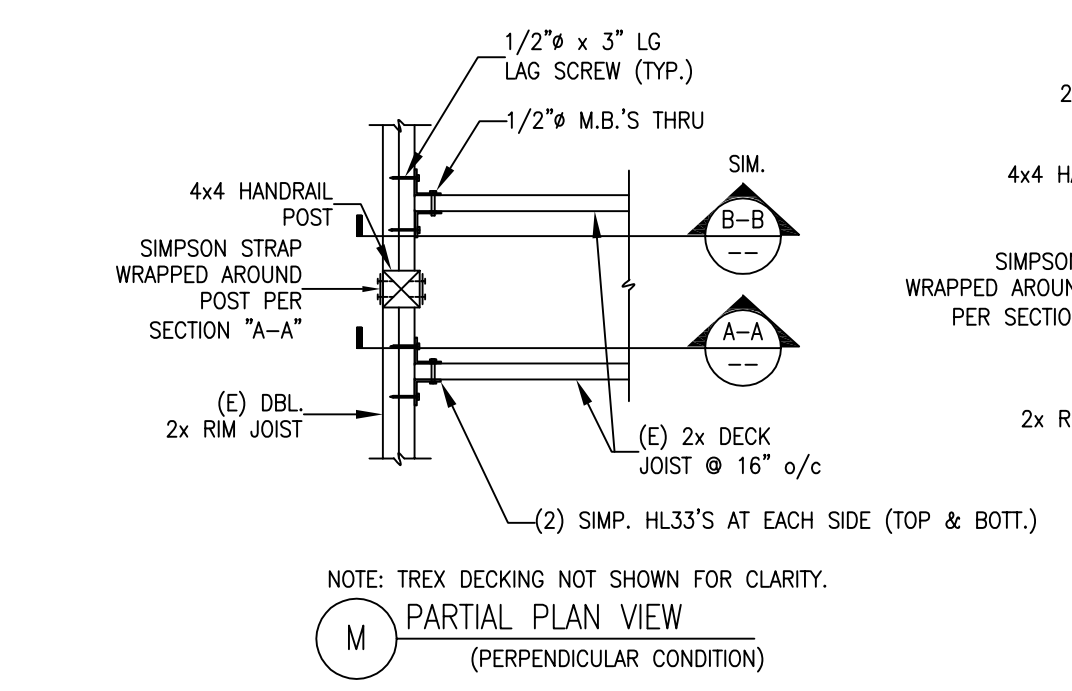
CONCRETE RETAINING WALL

PARALLEL FLOOR JOIST

FLOOR JOIST TO CONC. BEASEMENT WALL

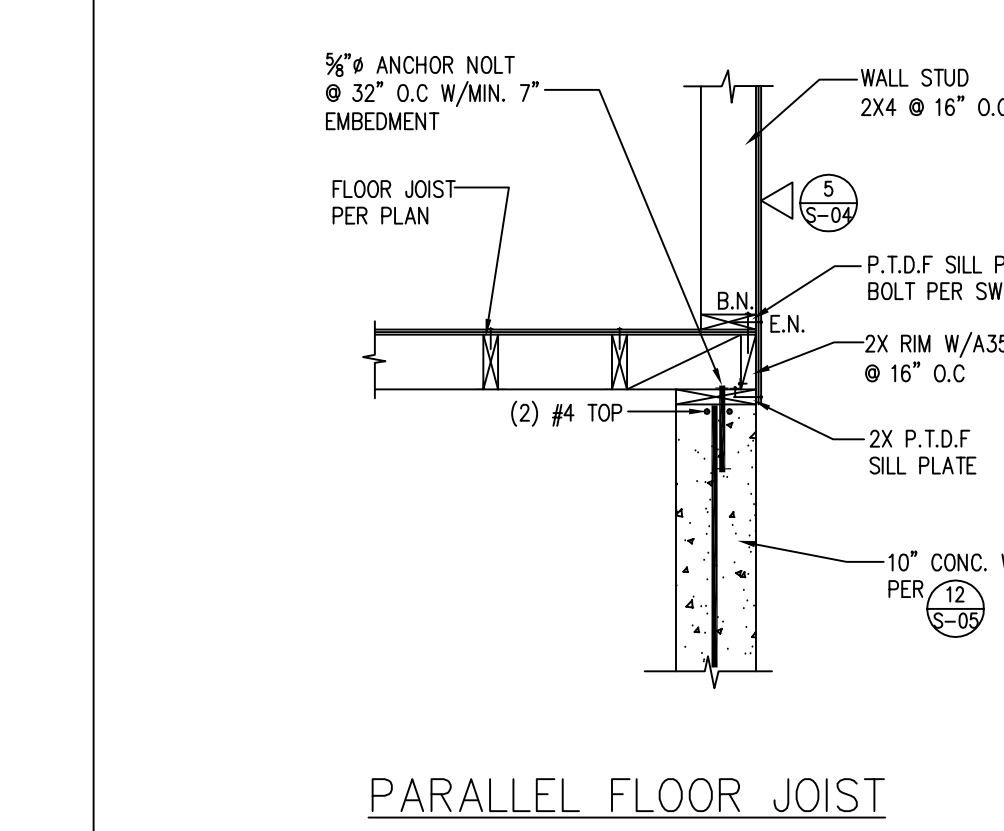
7 INTERIOR NON-BEARING WALL TO SLAB

3

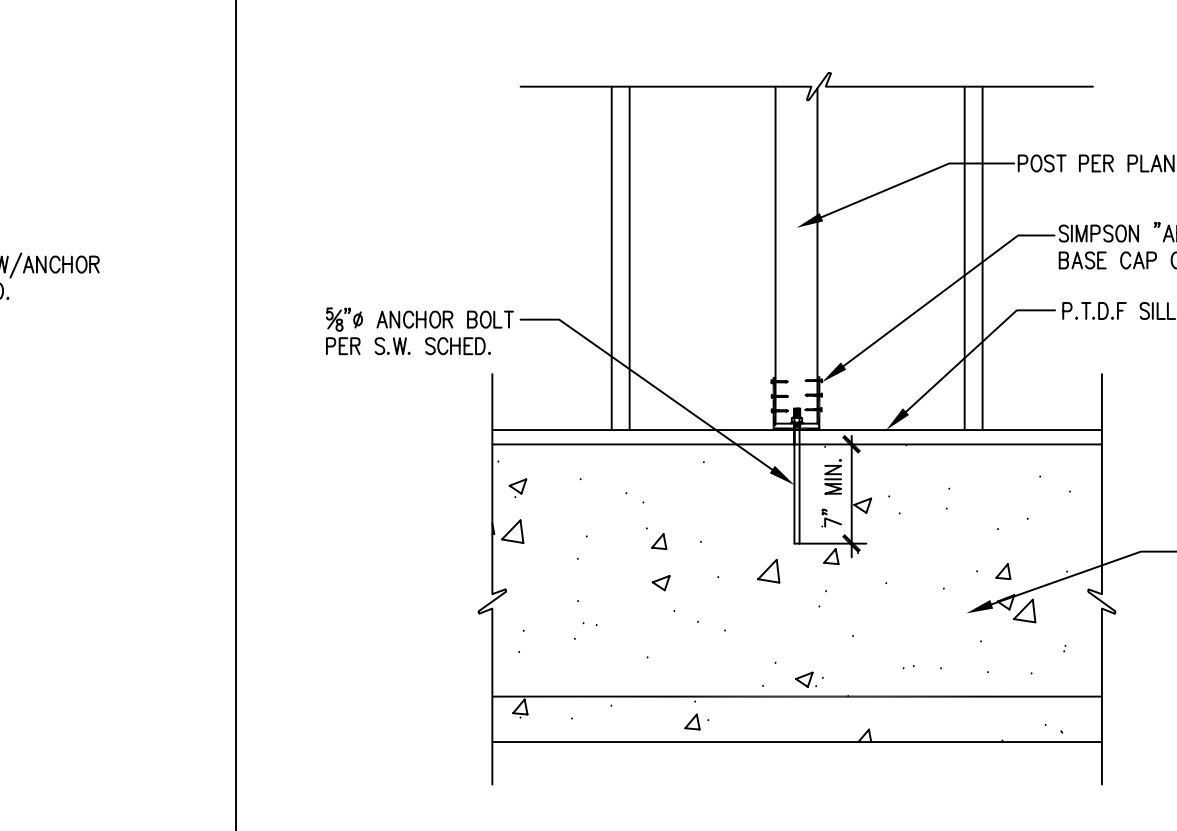


NOTES:
 1- USE 10d x 1 1/2" NAILS AS FASTENERS FOR "CMSTC16" OR "MSTC28" STRAPS. REFER TO SIMPSON C-2009 CATALOG FOR INSTALLATION DETAIL.
 2- USE 16d SINKER NAILS AS FASTENERS WHENEVER THERE IS FILLER PRESENT
 3- USE AS ALT. STRAP MSTC4883

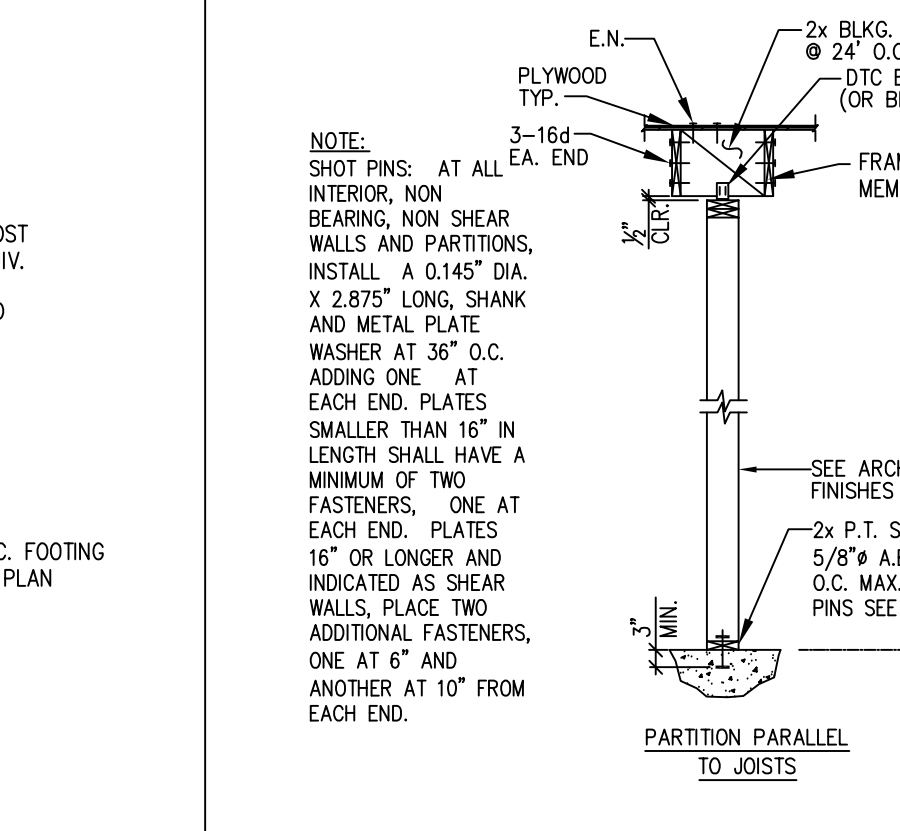
HANDRAIL DETAIL



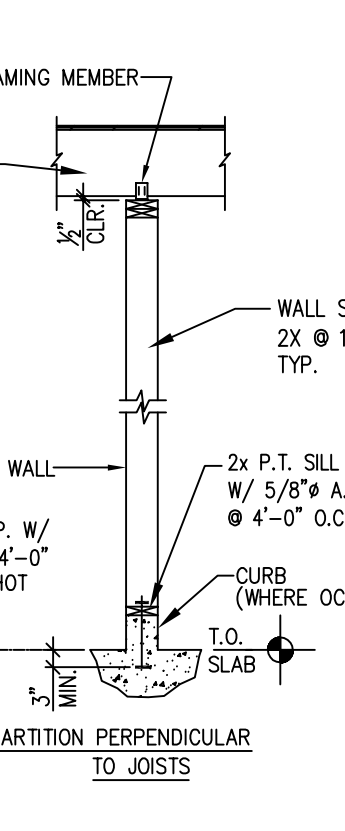
9 WOOD STAIR FRAMING DETAIL



9 WOOD POST TO CONT'S FTG

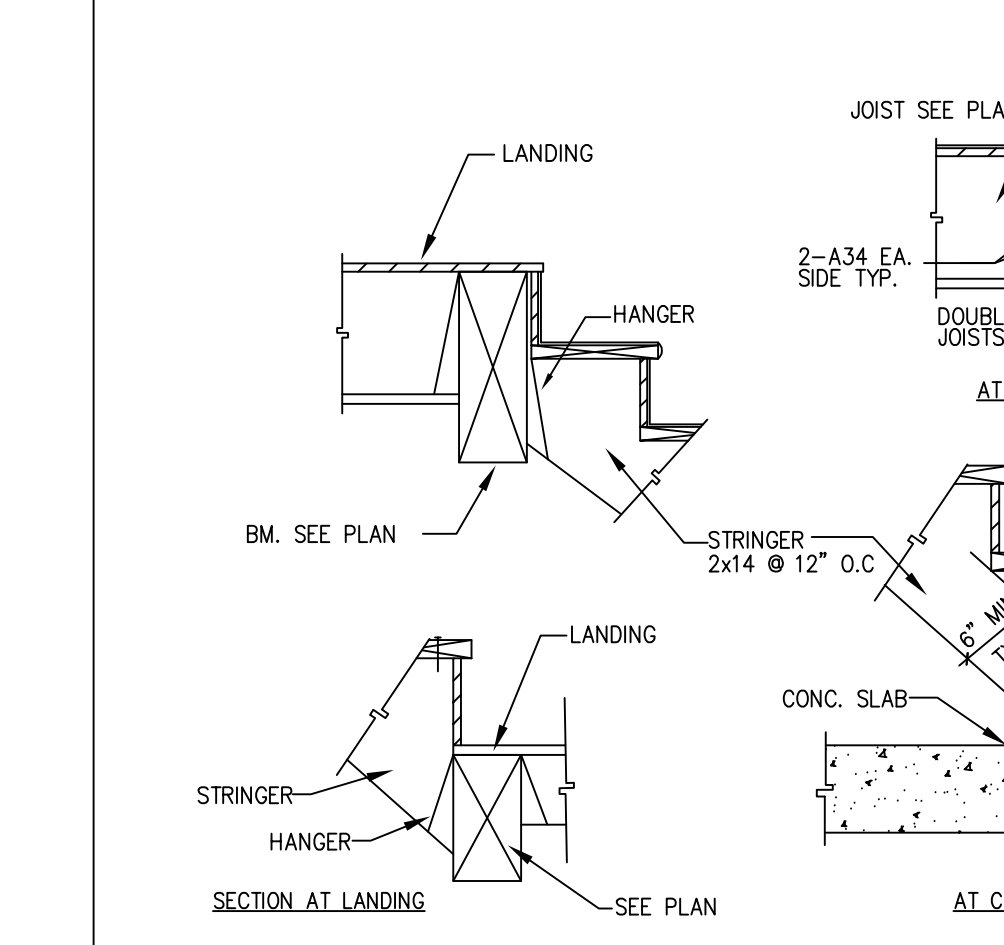


7 INTERIOR NON-BEARING WALL TO SLAB

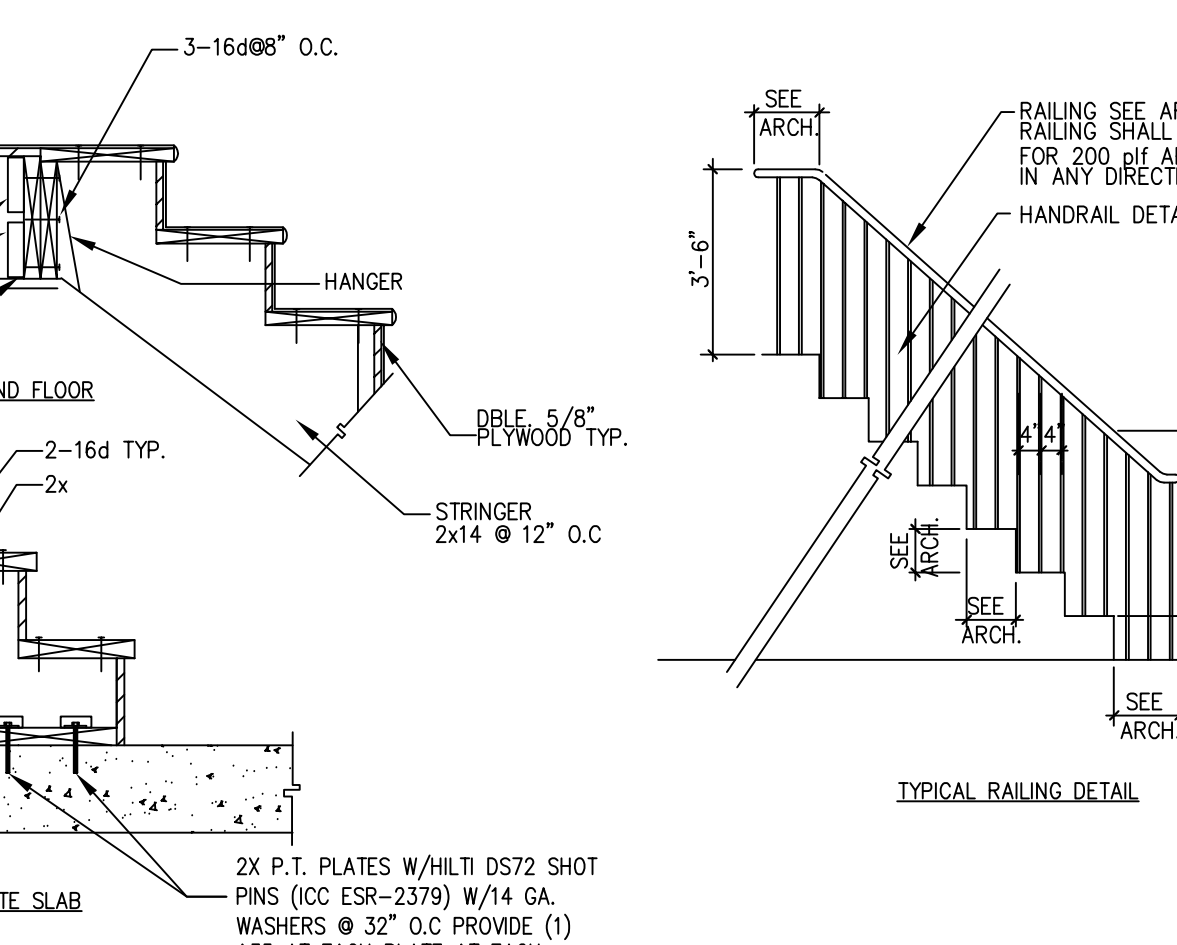


8 GRADE BEAM @ GARAGE DOOR

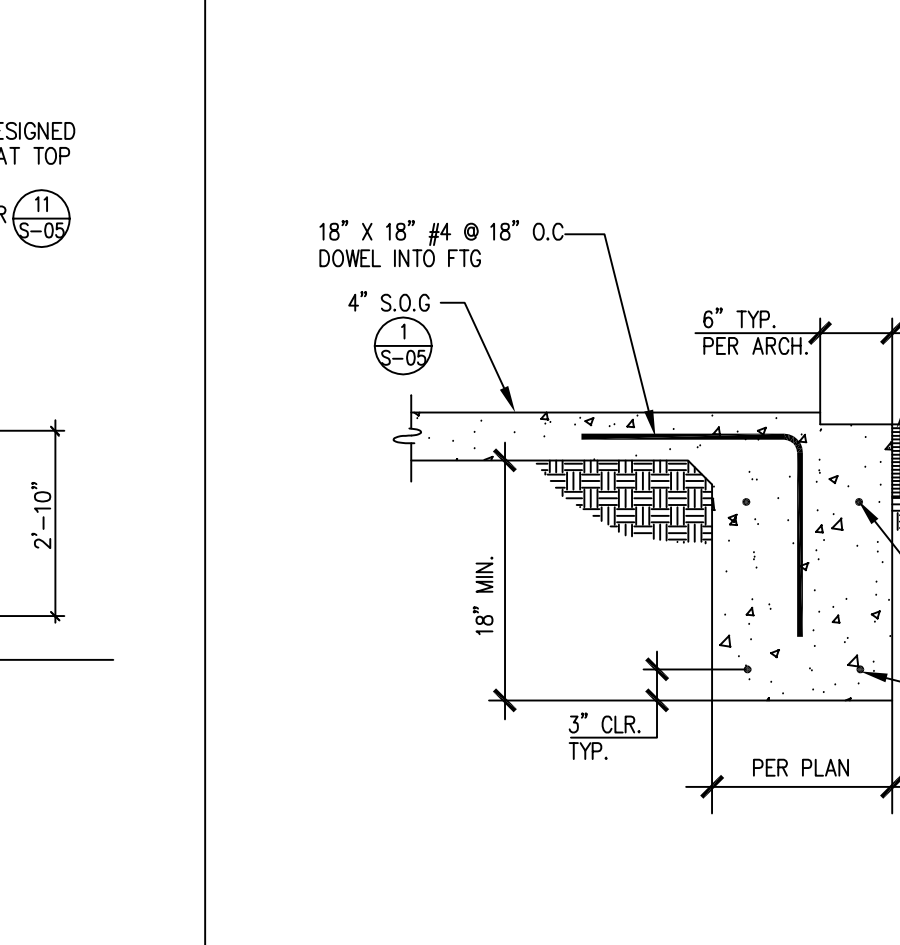
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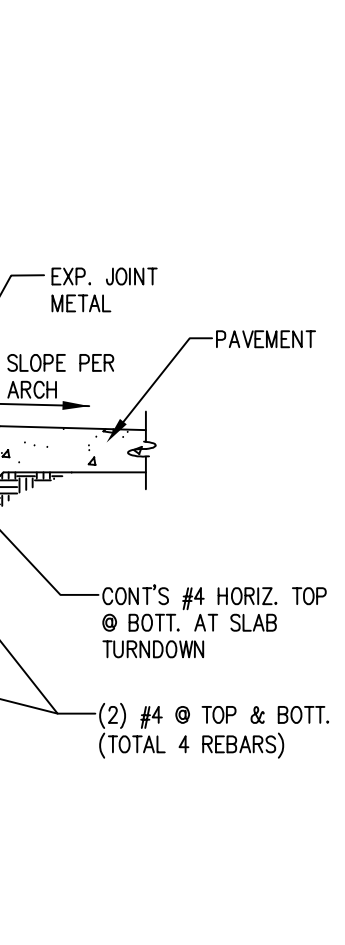
11 WOOD STAIR FRAMING DETAIL



WOOD STAIR FRAMING DETAIL



8 GRADE BEAM @ GARAGE DOOR



4

OWNER: MICHAEL & JULIA GLIAS
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 9703 UPAS LN.
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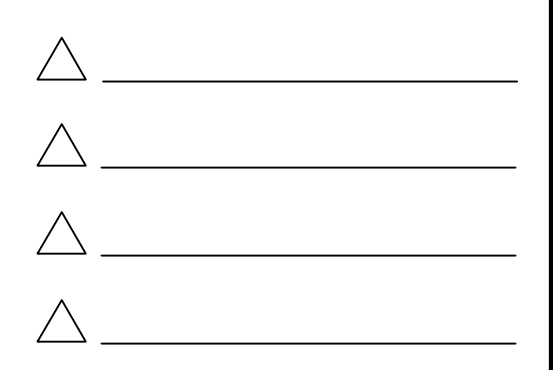
EOR: XIN QIAN

TEL: 858-205-4660
 EMAIL: xin.qian@gmail.com



REMODEL & ADDITION

FOUNDATION DETAILS



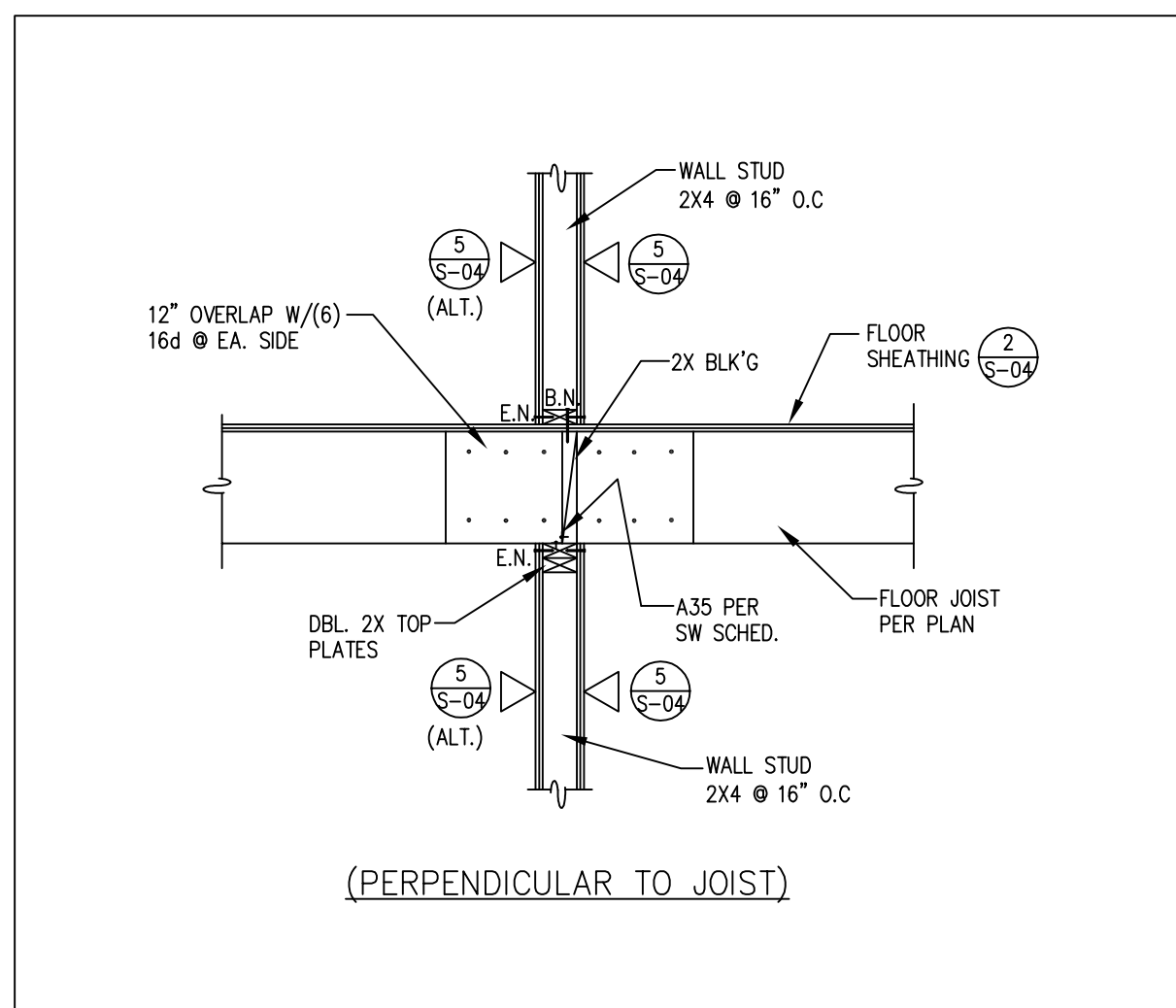
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ISSUE DATE:
 02-06-2024

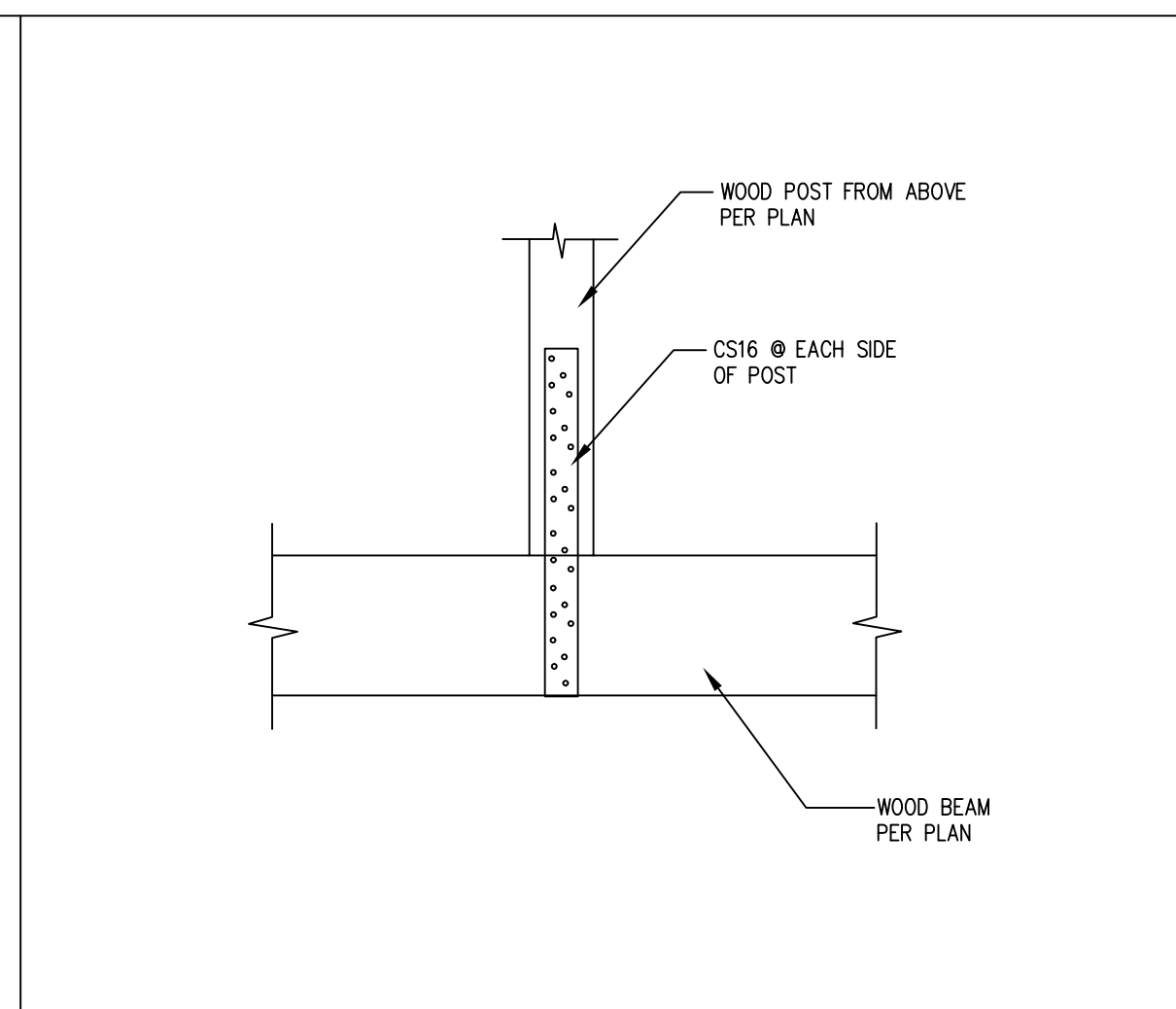


REMODEL & ADDITION

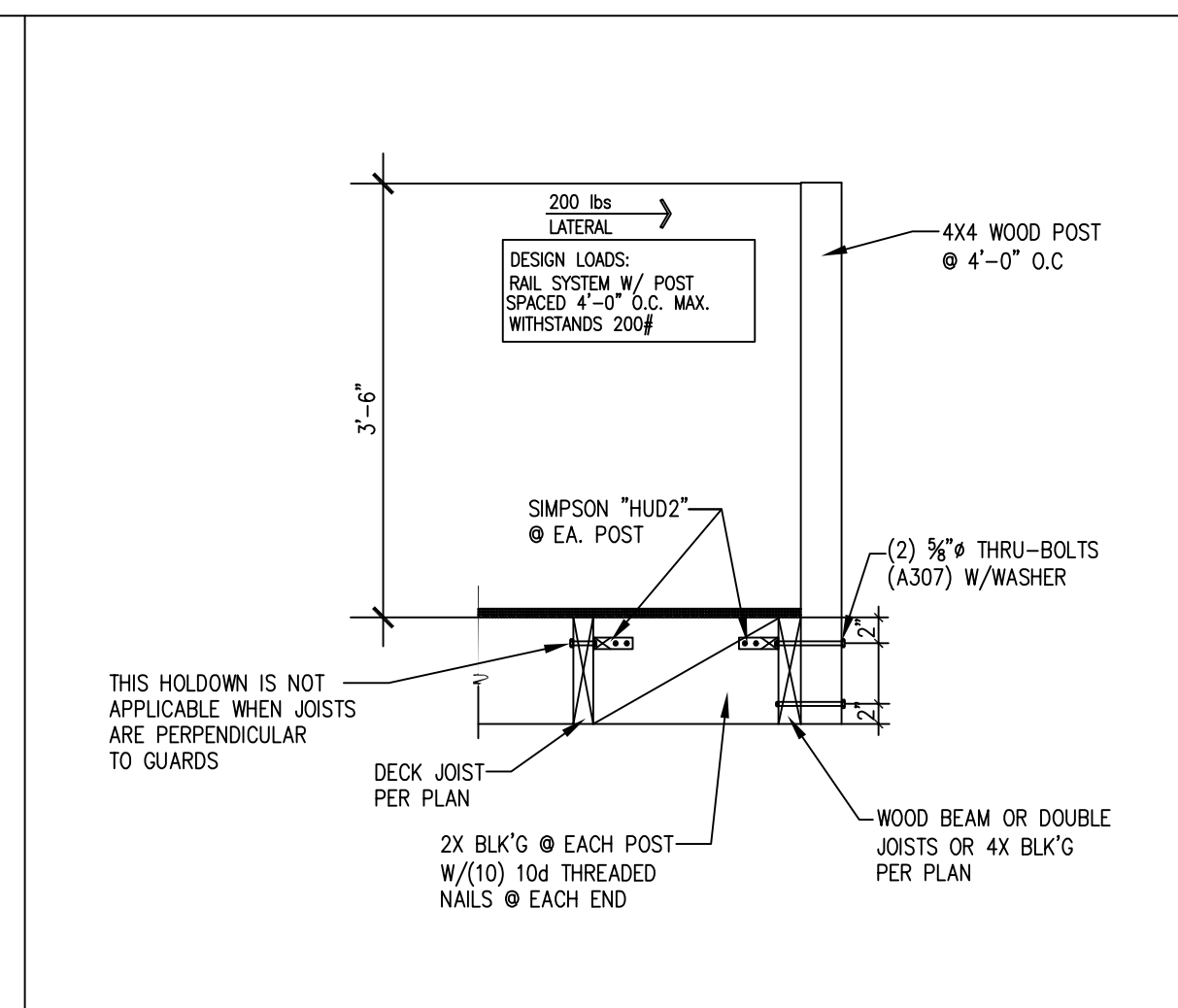
FOUNDATION TYPICAL DETAILS



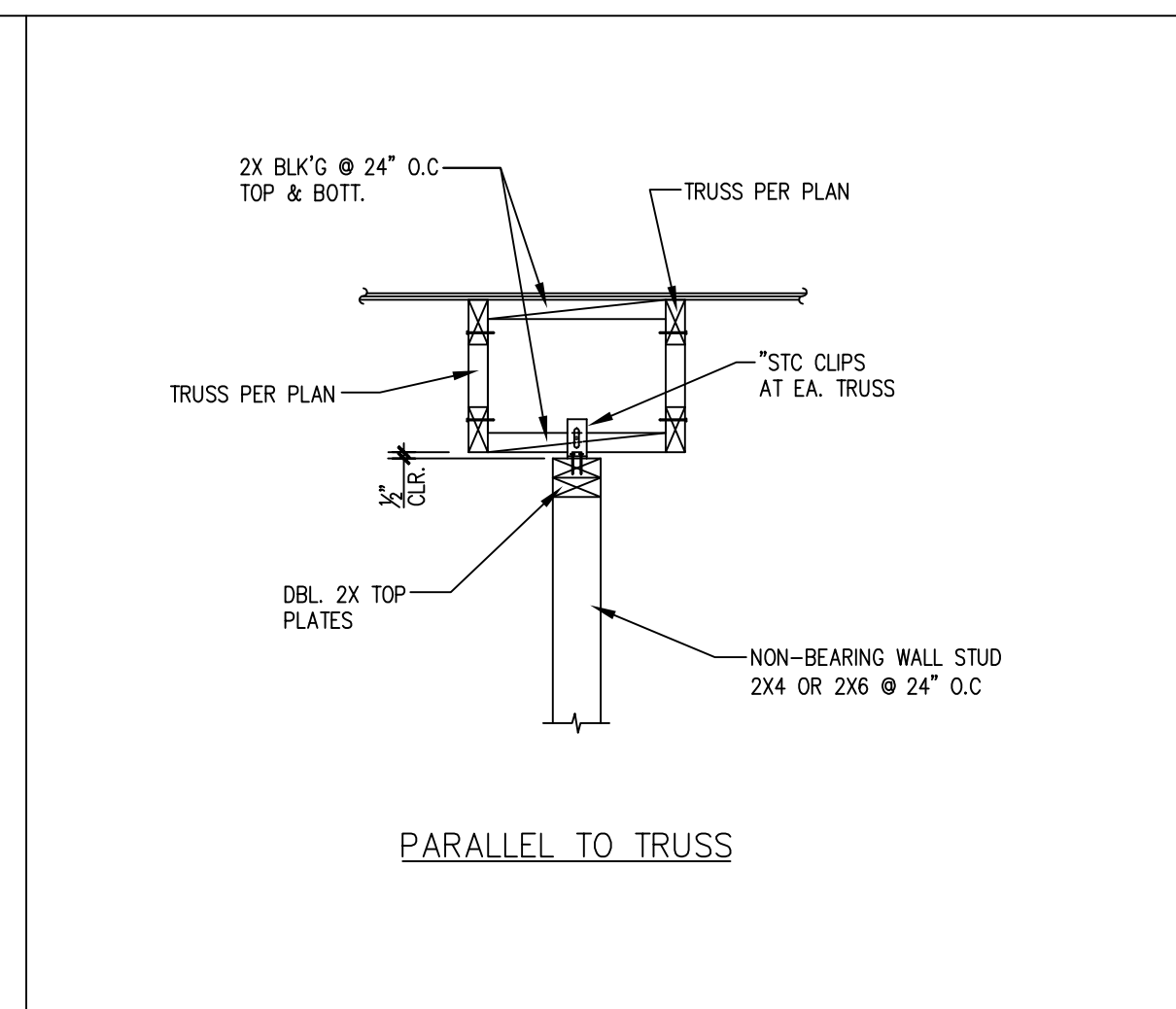
FLOOR JOIST TO INTERIOR SHEAR WALL 17



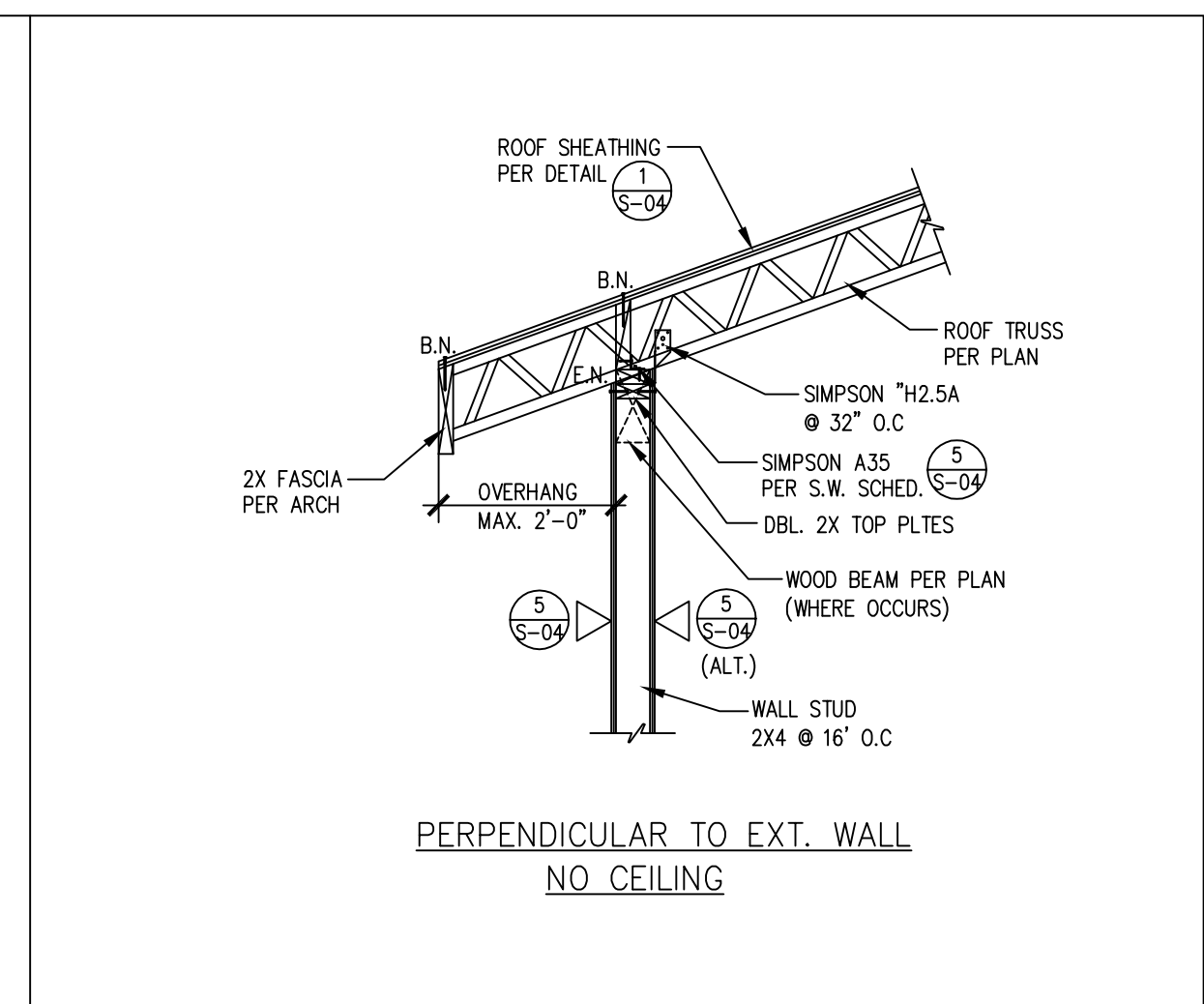
AWPA (ALONG WOOD POST FROM ABOVE) POST 18



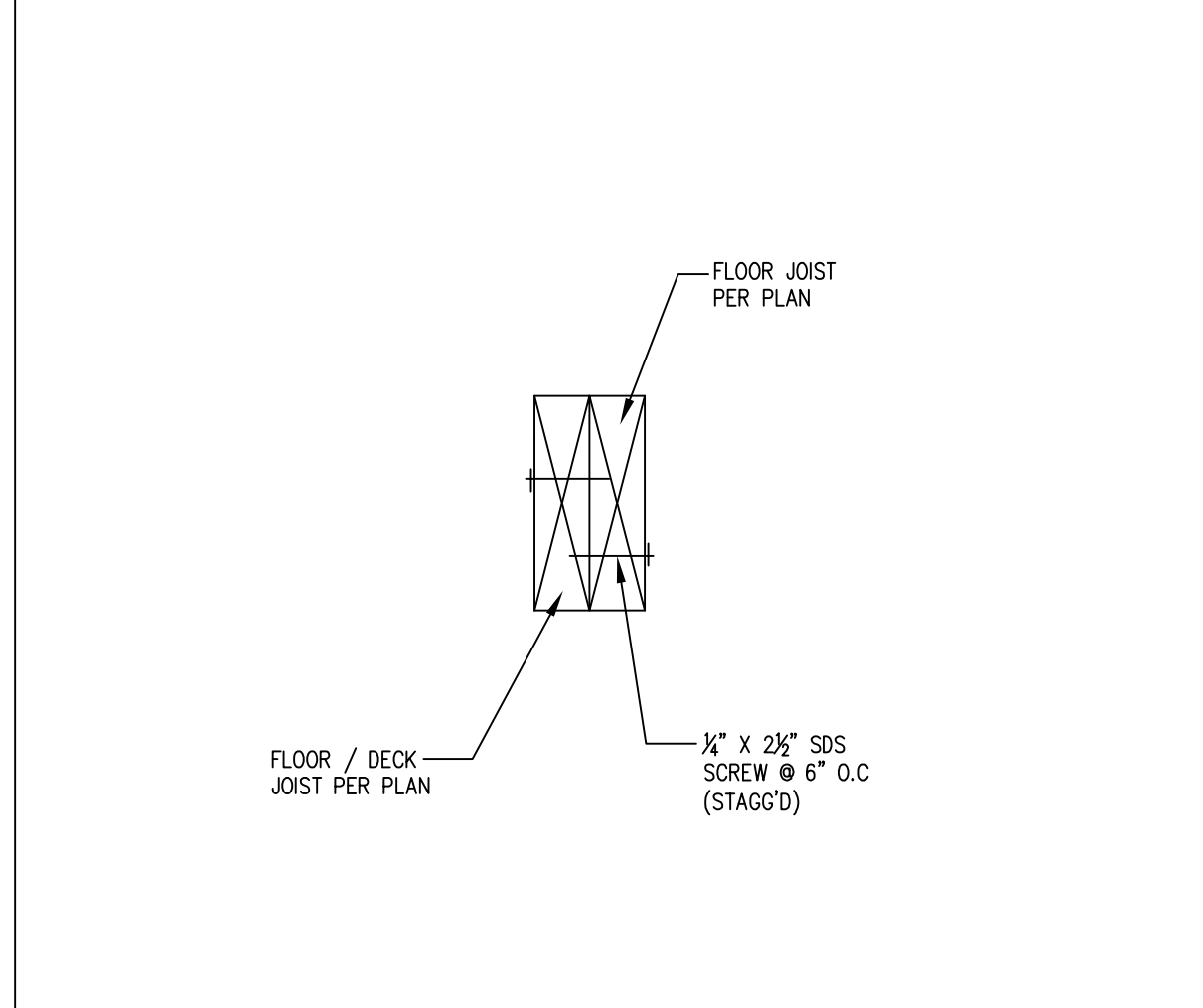
GUARDRAIL DETAIL (WOOD) 19



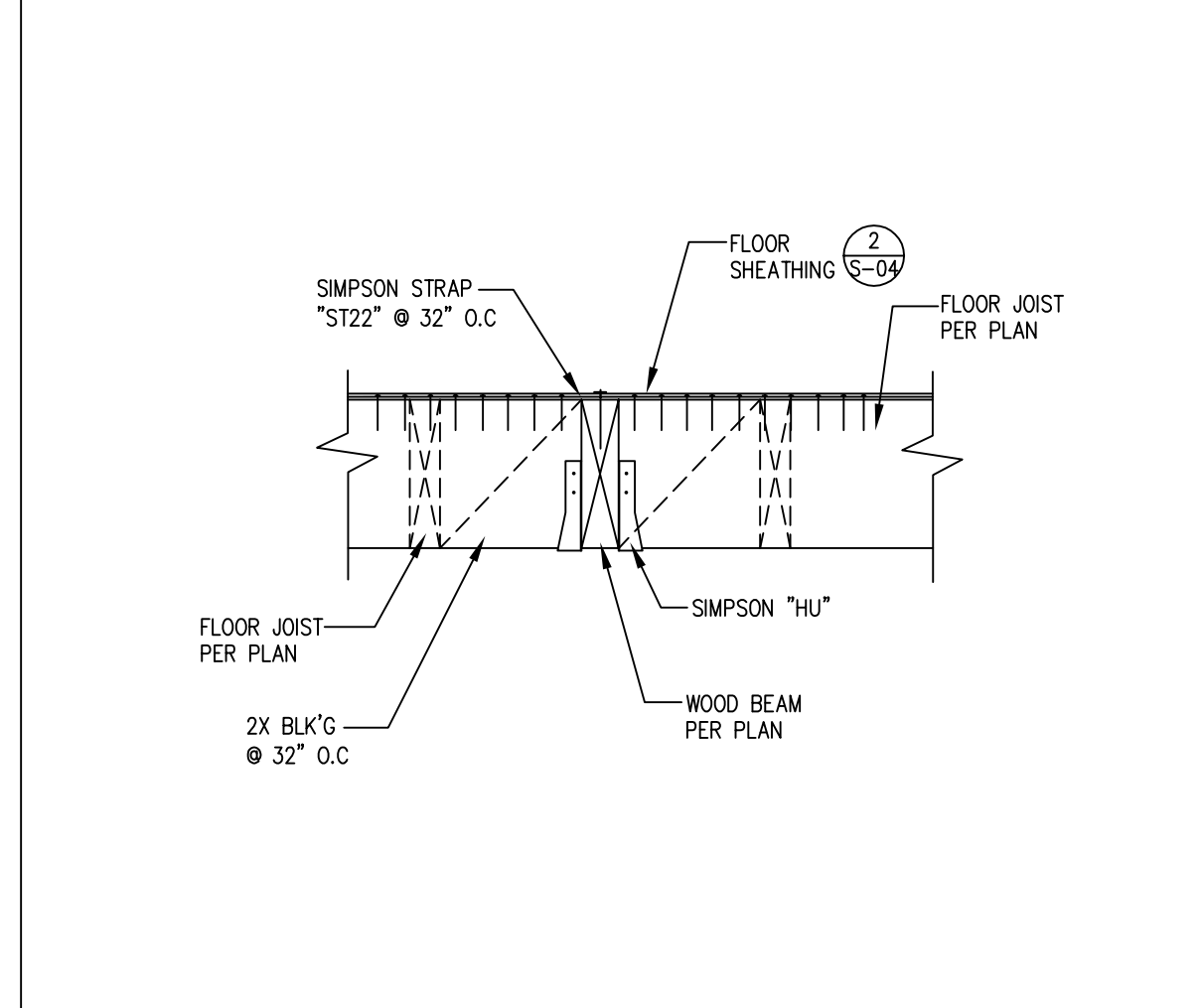
TOP CONN. NON-BEARING WALL 20



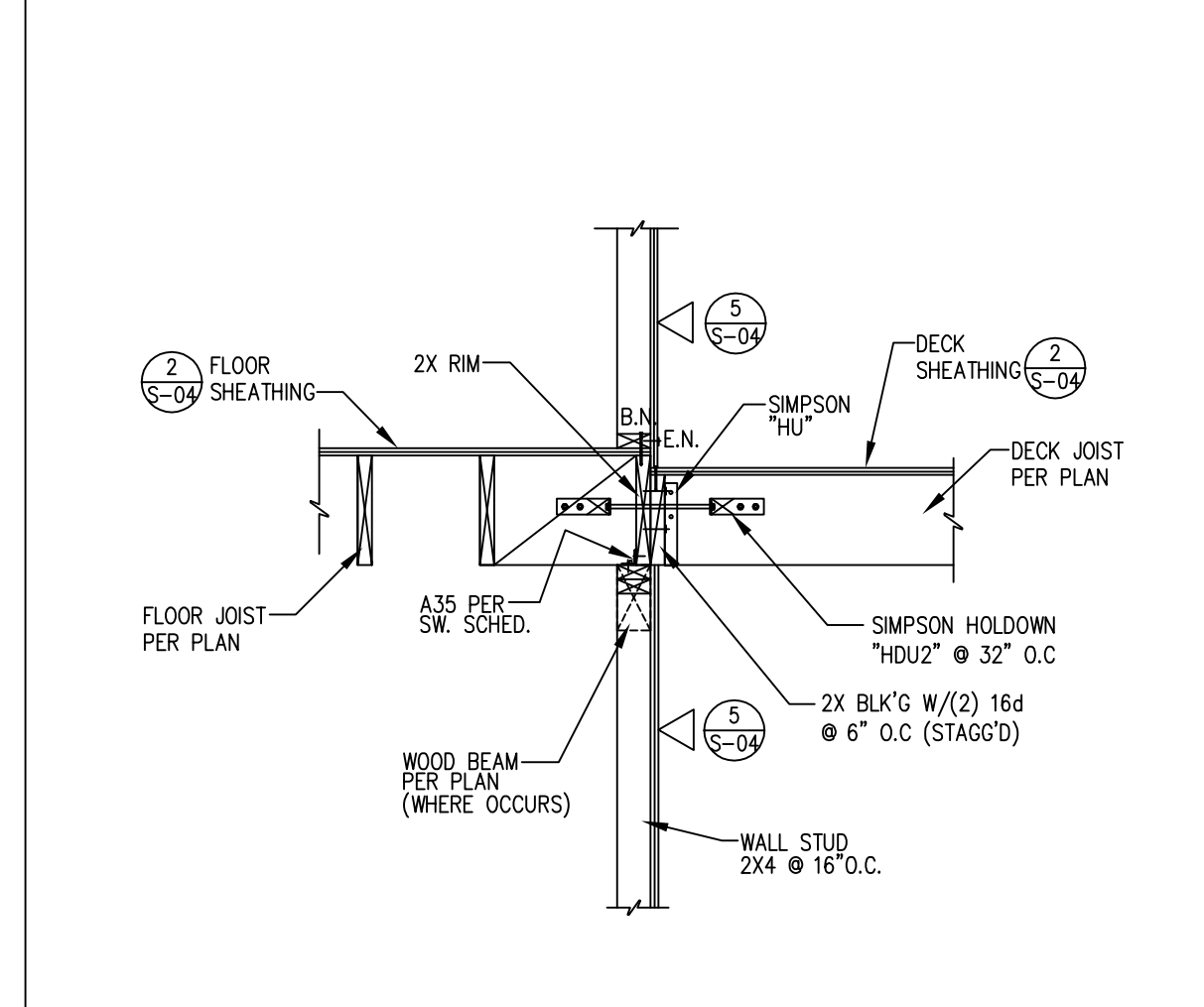
SHEAR TRANSFER-CONVENTIONAL ROOF 21



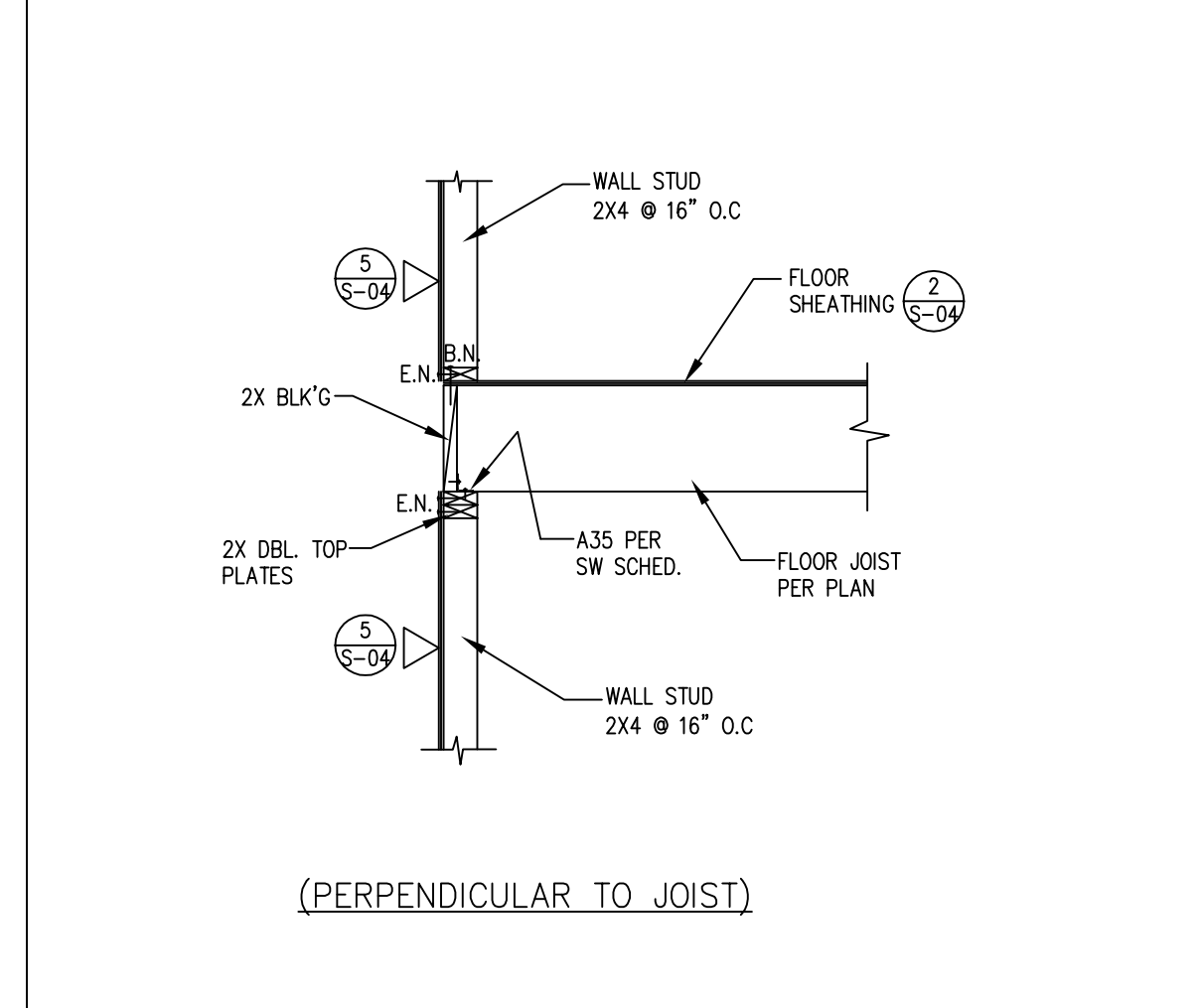
DBL. JOIST CONN. 22



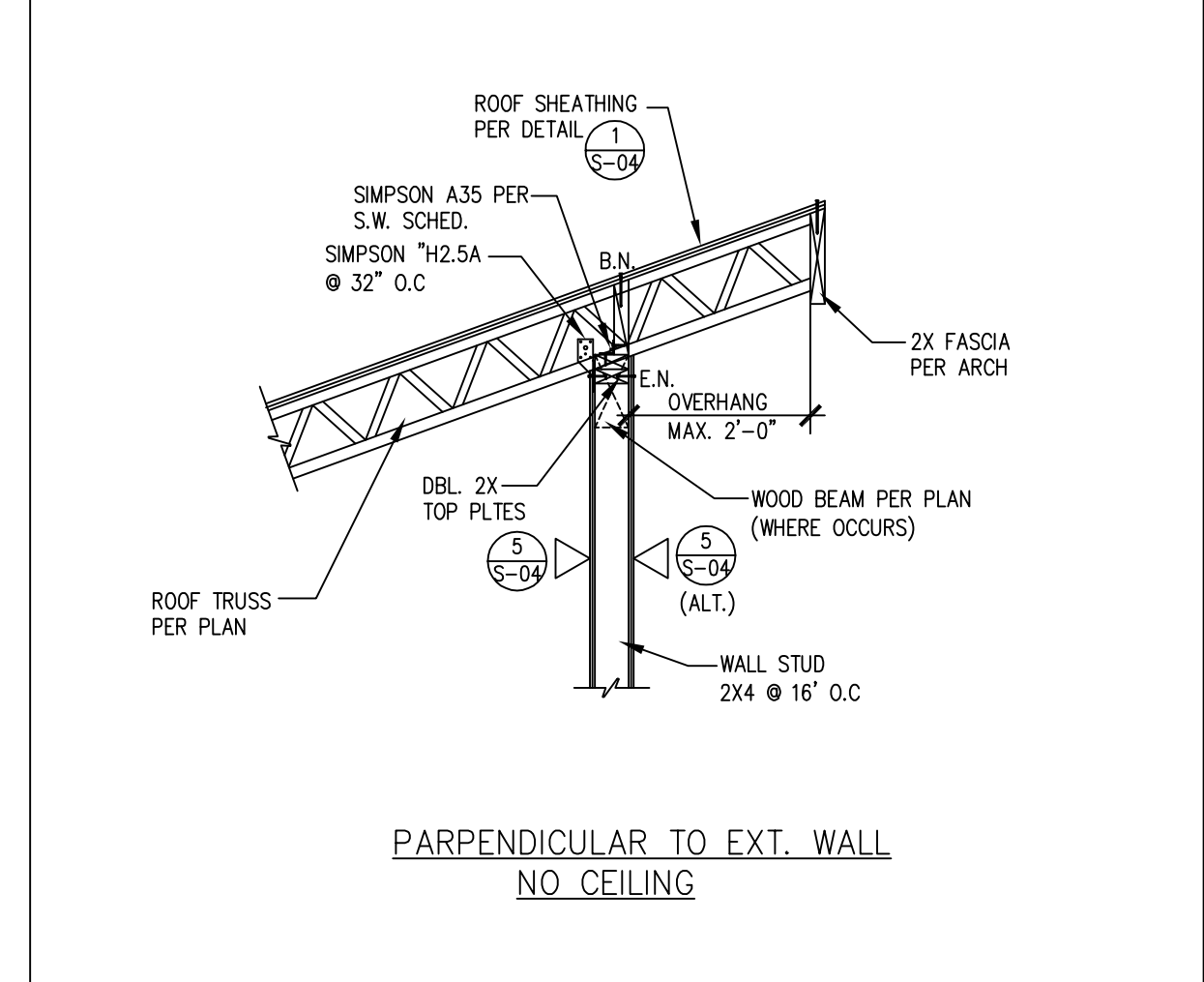
TYP. JOISTS CONN. 23



FLOOR JOIST TO DECK JOIST CONN. 24



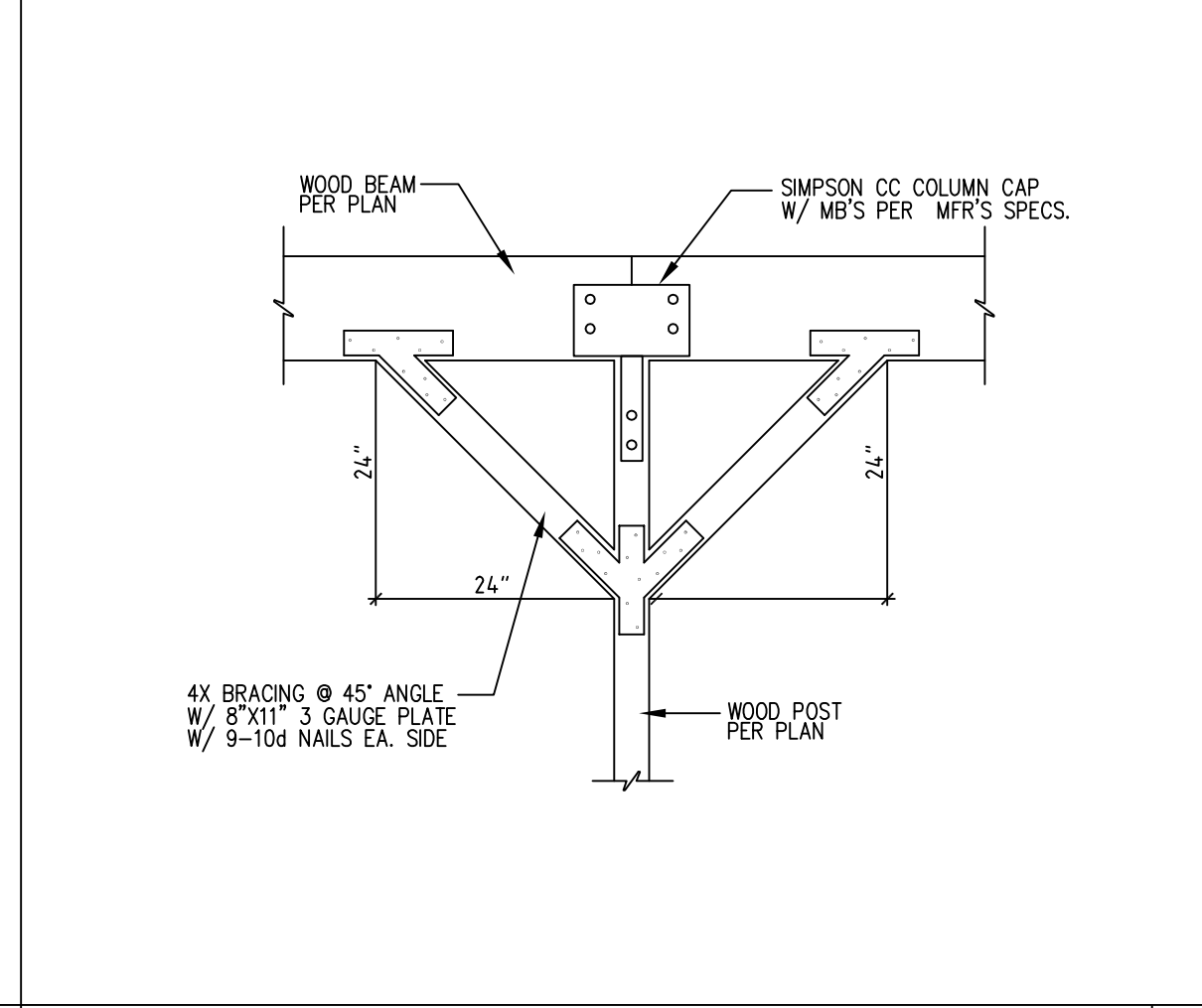
EXT. WALL SHEAR TRANSFER-FLOOR 25



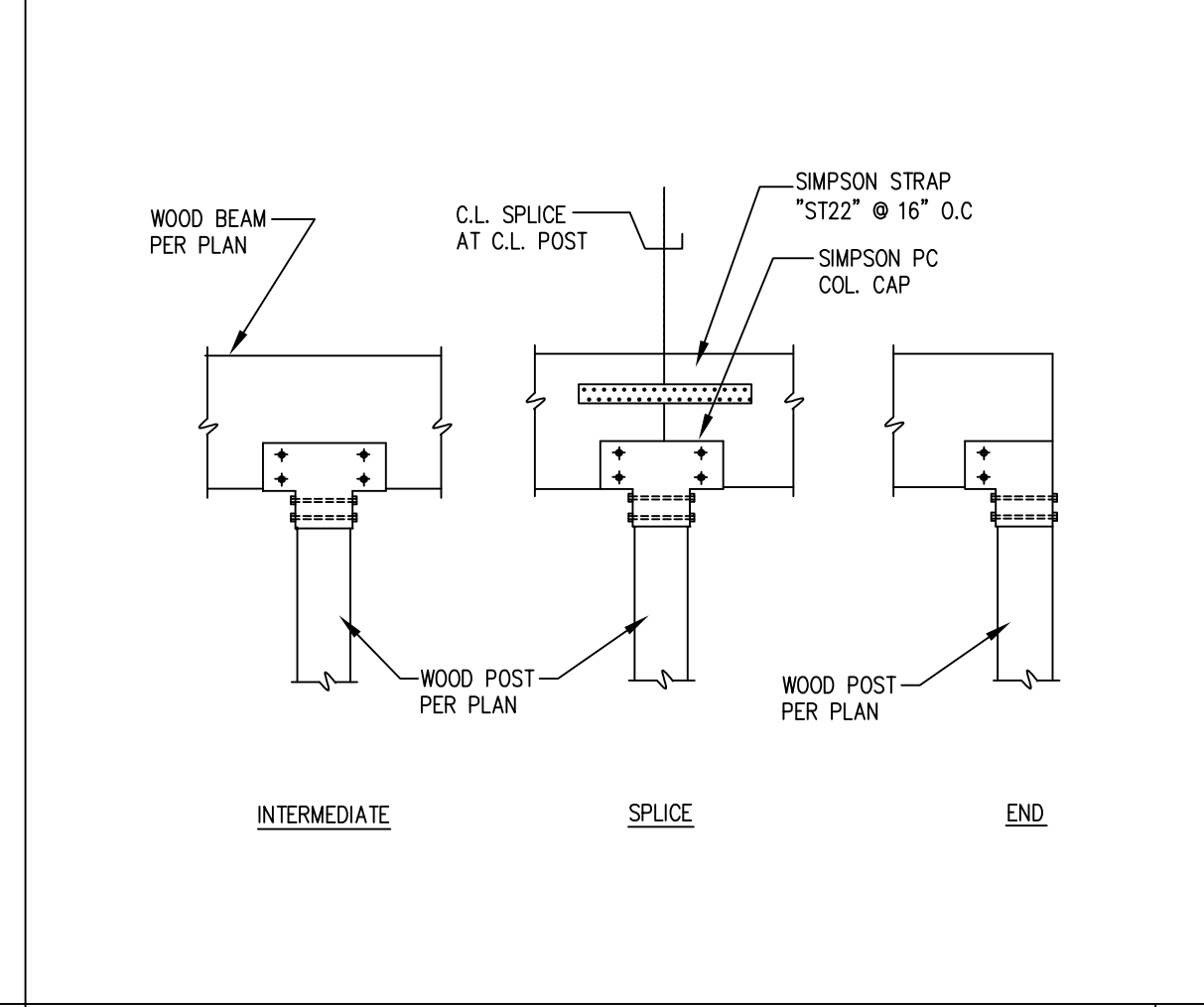
SHEAR TRANSFER-CONVENTIONAL ROOF 26



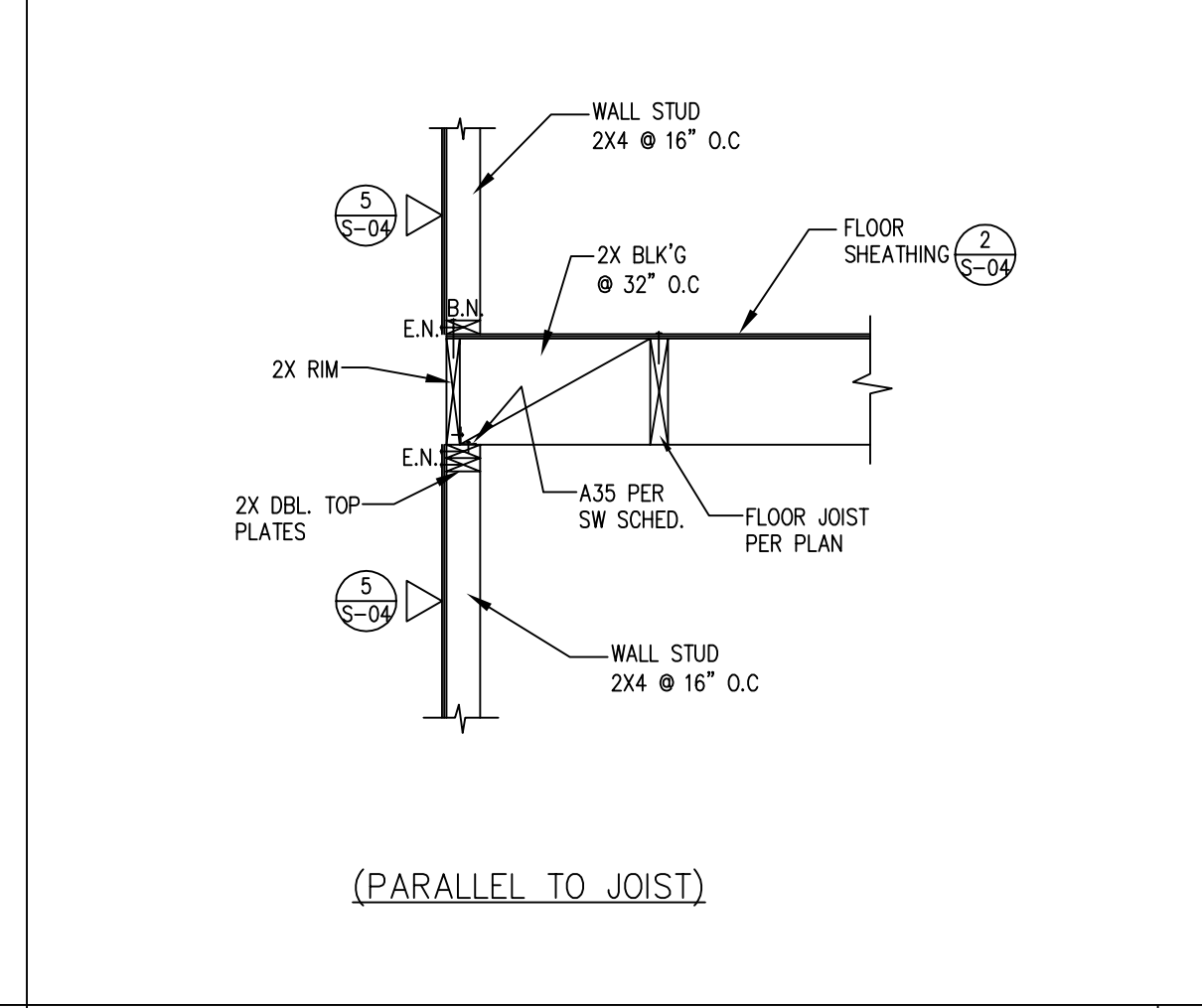
WOOD POST/BRACE 27



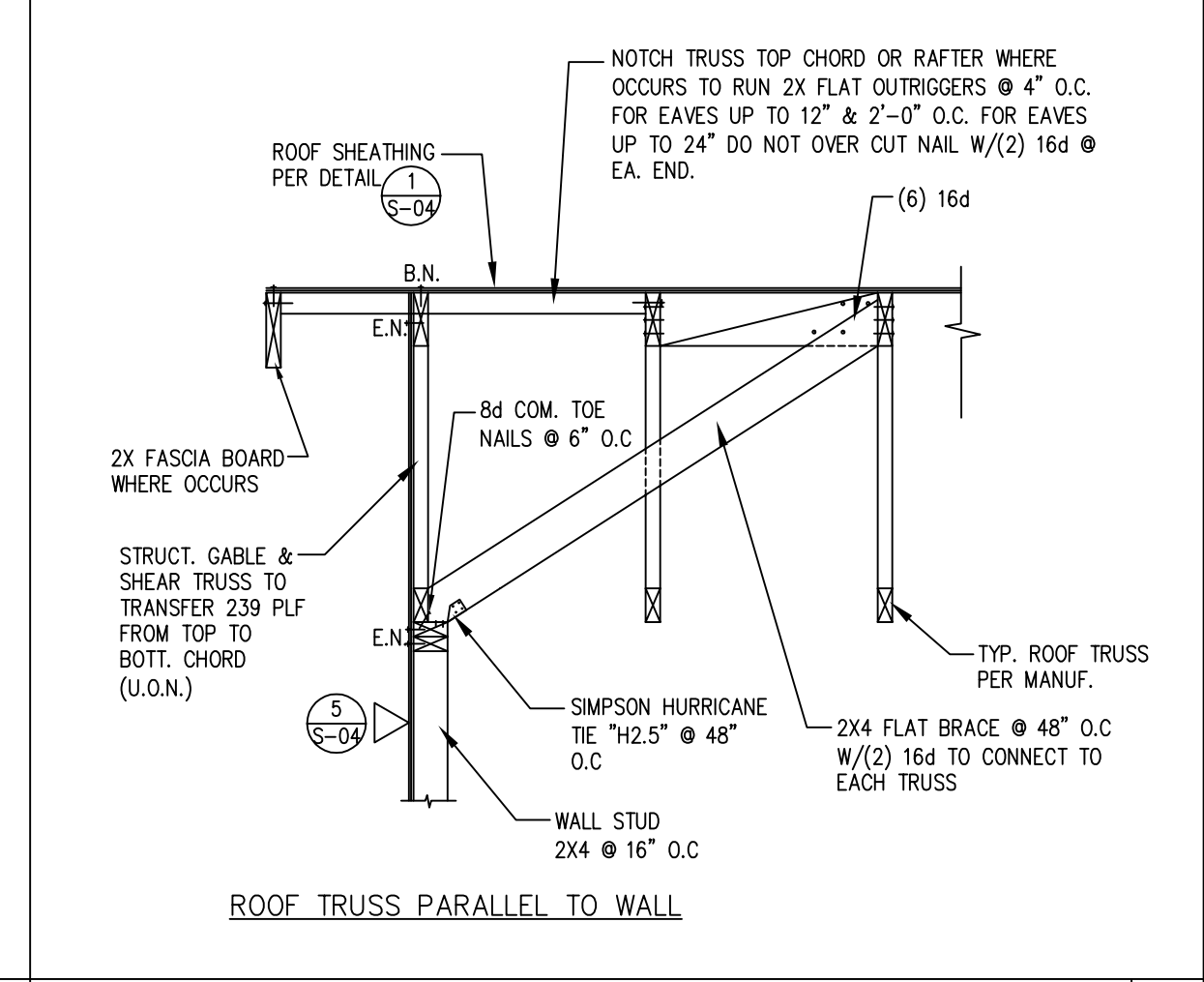
WOOD BEAM TO WOOD POST CONN. 28



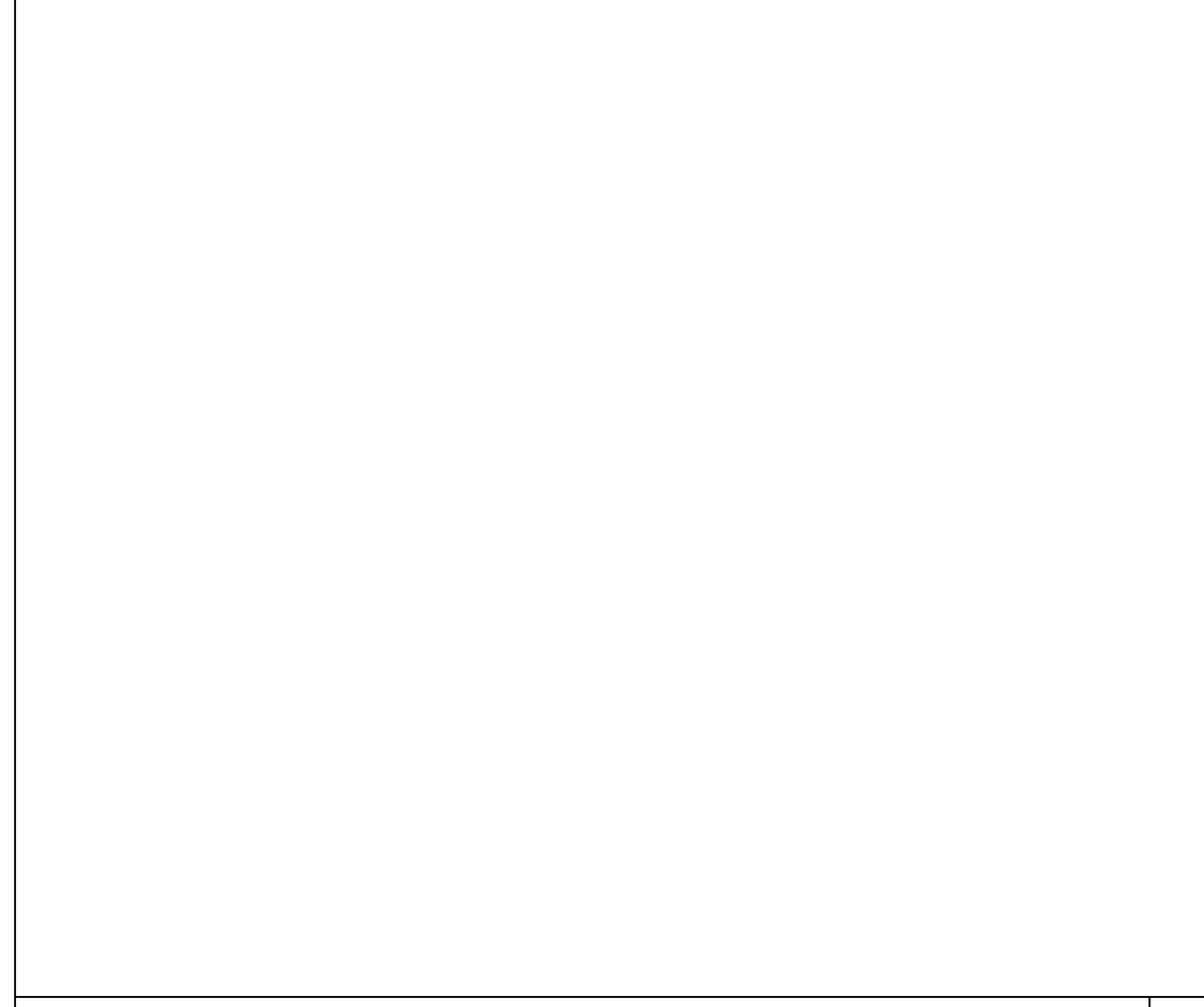
EXT. WALL SHEAR TRANSFER-FLOOR 29



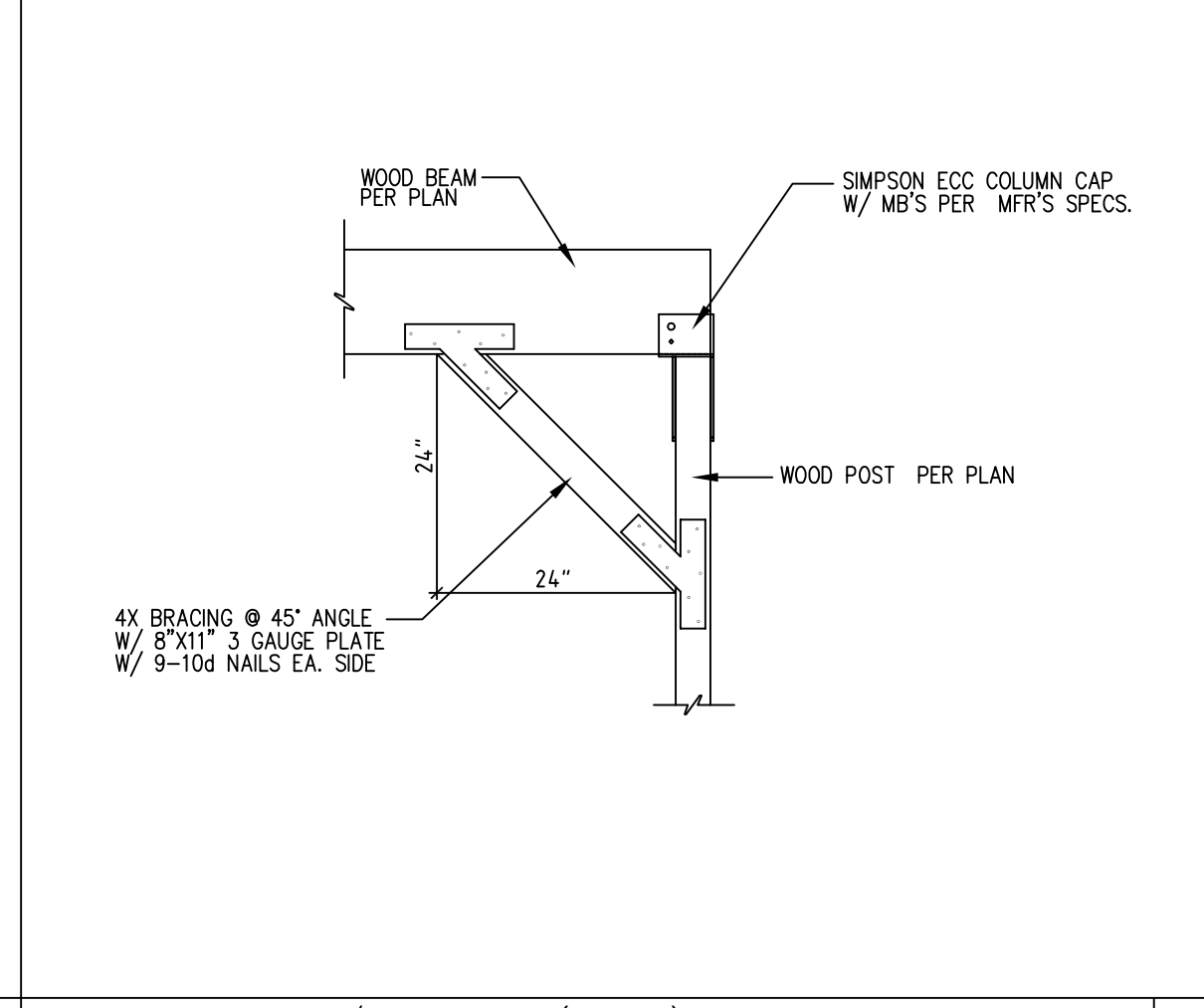
ROOF TRUSS SHEAR TRANSFER - EXTERIOR 30



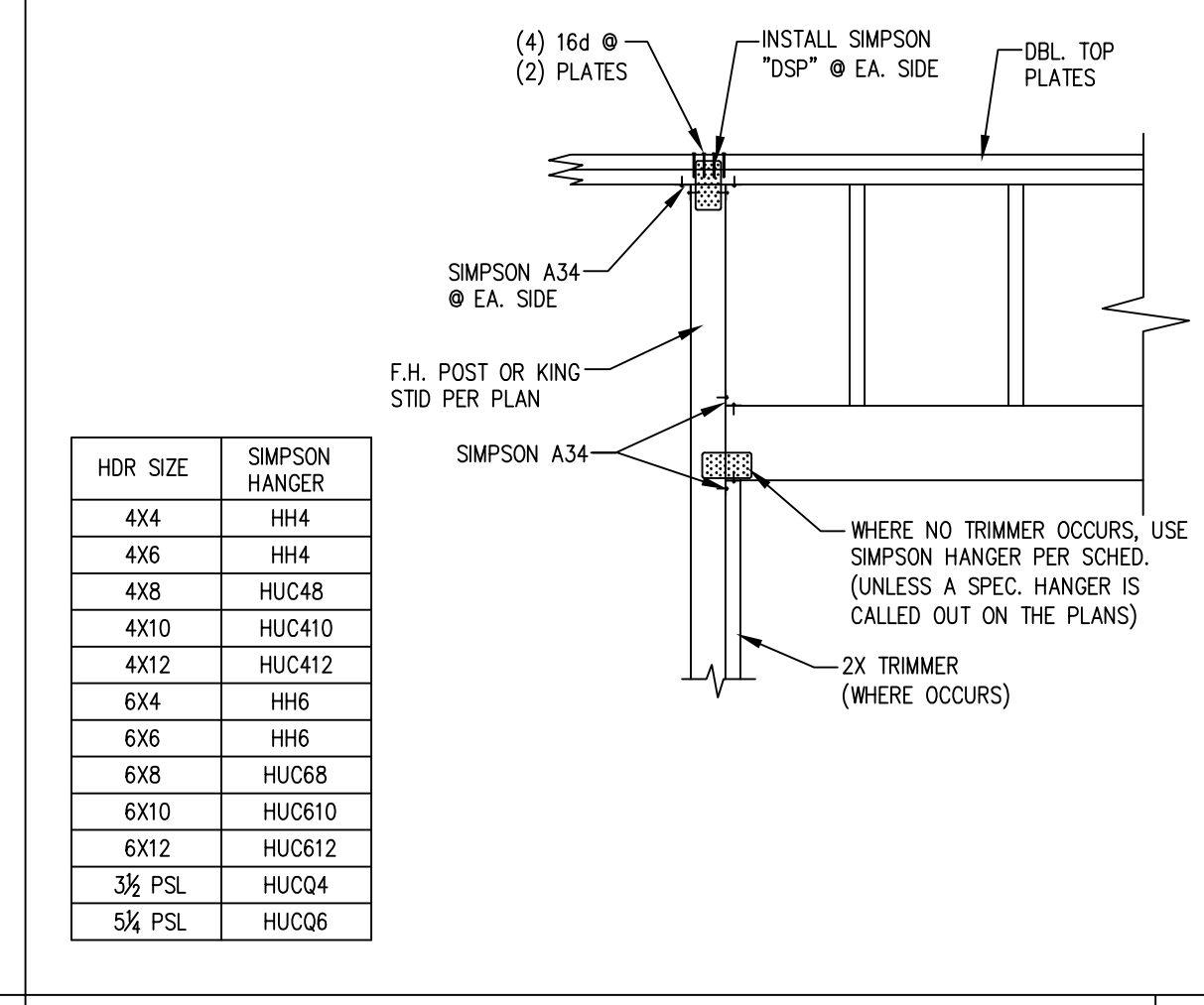
WOOD POST/BRACE (END) 31



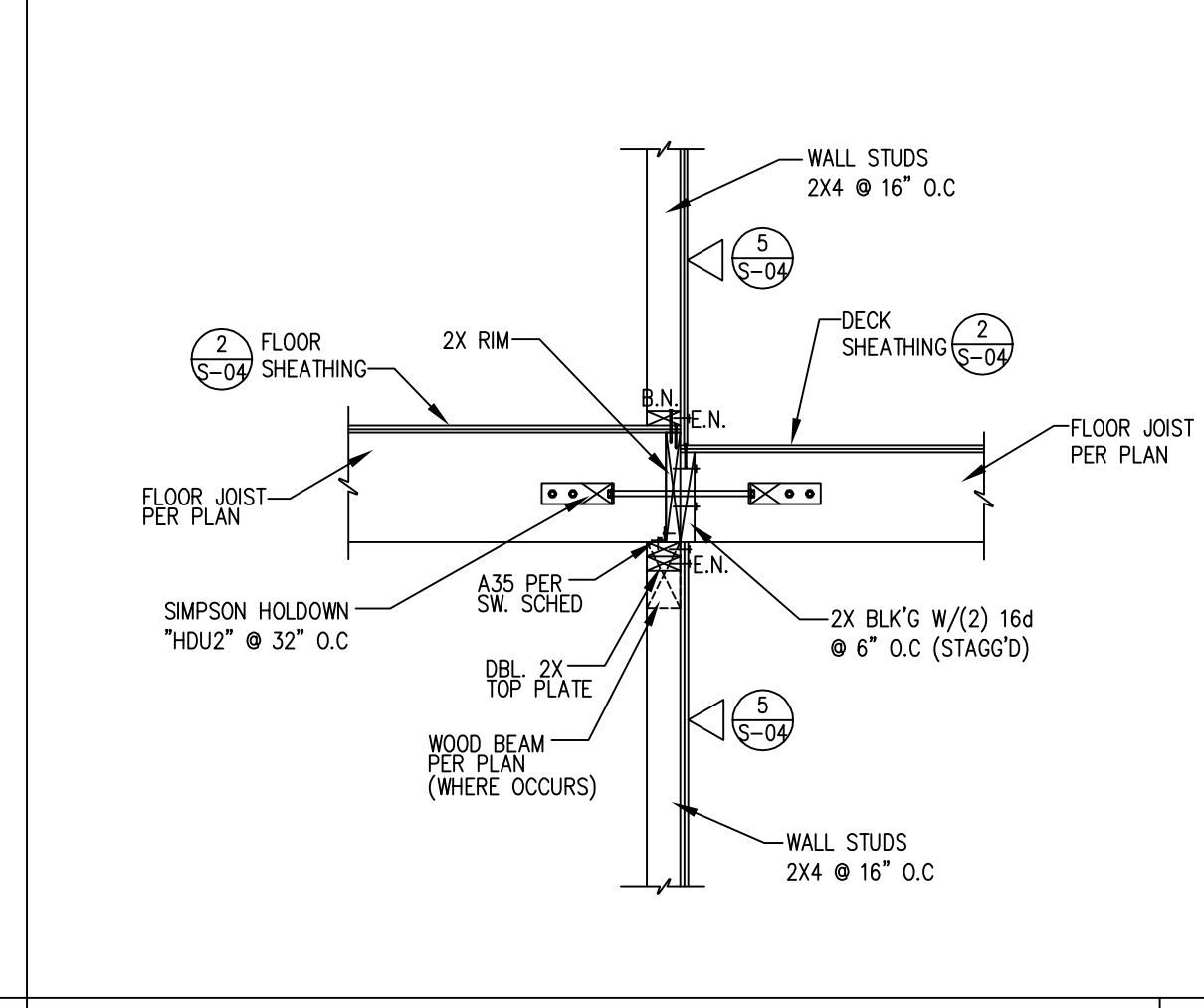
WOOD POST/BRACE (END) 32



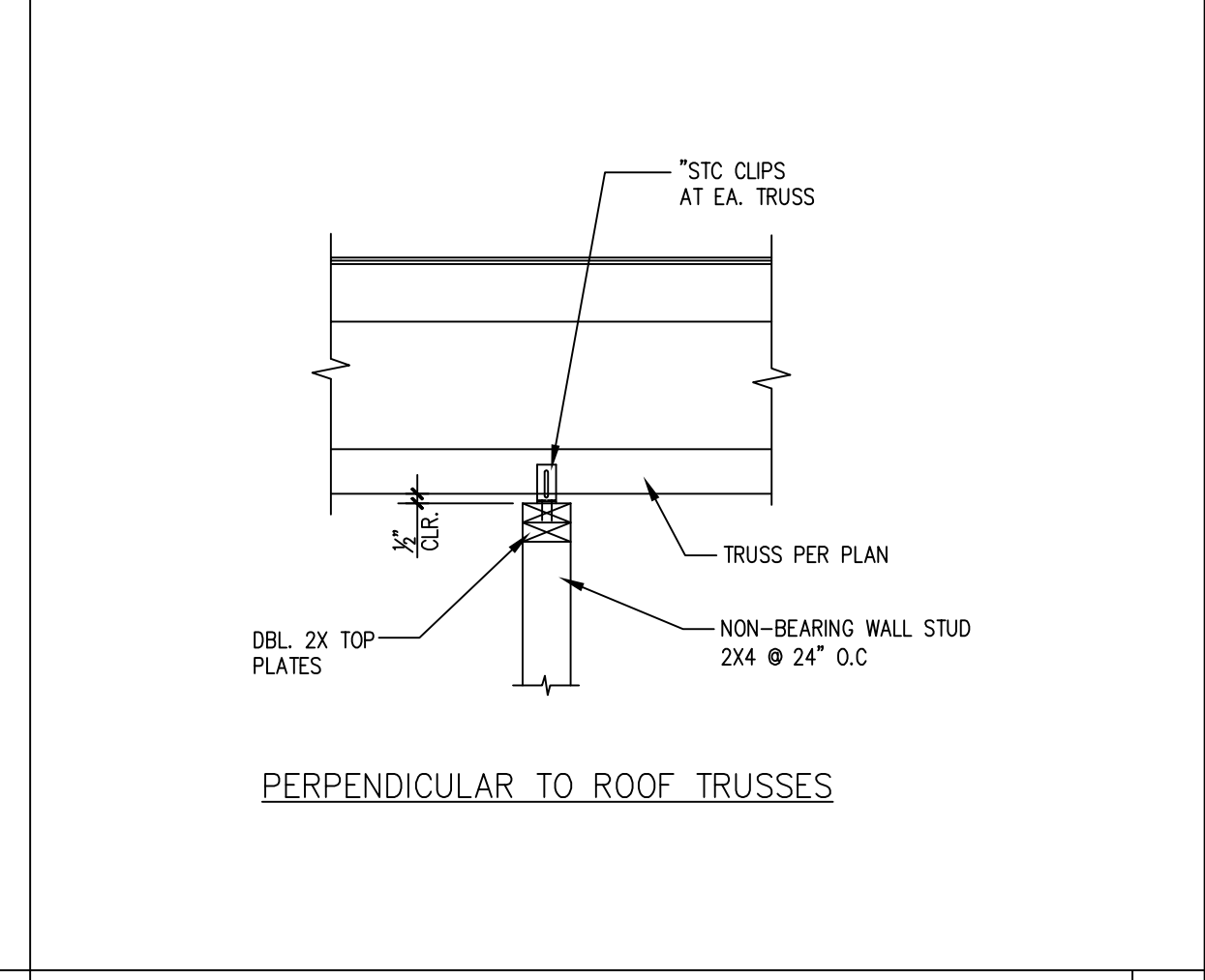
HEADER TO FULL HEIGHT POST CONN. DETAIL 33



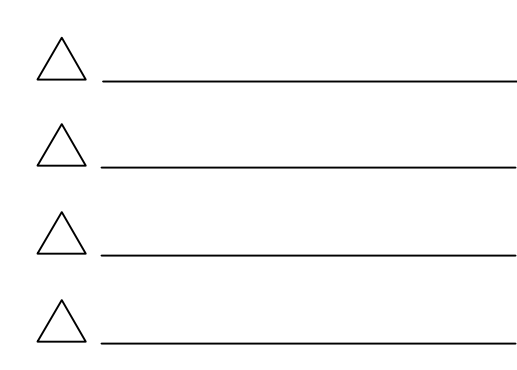
FLOOR JOIST TO DECK JOIST 34



TOP CONN. NON-BEARING WALL 35



SHEAR TRANSFER-CONVENTIONAL ROOF 36



DRAWN BY: X.Q
PROJECT NO. 23123

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