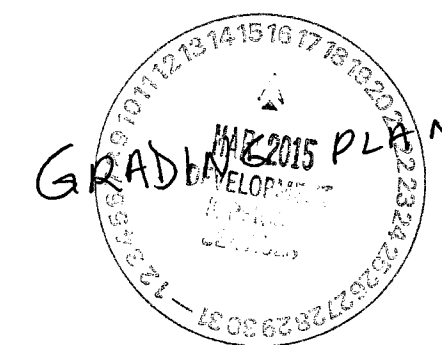
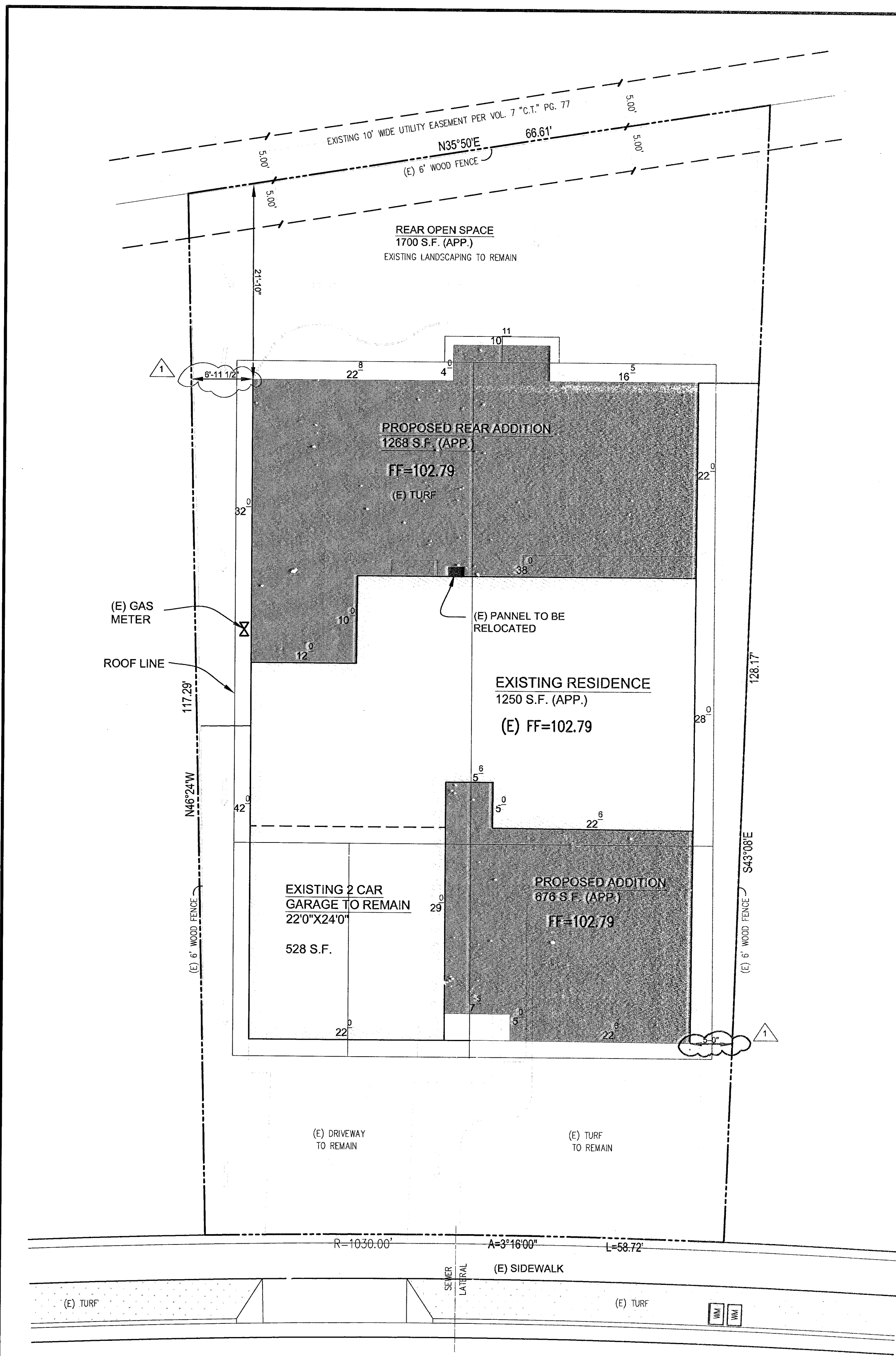


B14-0203
RC



1054 University Ave



1 EXISTING SITE PLAN & PROPOSED ADDITION
SCALE: 1/8"=1'-0"

GENERAL NOTES

- A. SCOPE: FURNISH ALL LABOR, MATERIAL, EQUIPMENT, UTILITIES, TRANSPORTATION, AND OTHER SERVICES NECESSARY FOR THE REASONABLE INCIDENTAL TO THE CONSTRUCTION AND IMPROVEMENTS OF THE "OUTSTANDING" RESIDENCE AS SHOWN ON THE DRAWINGS AND/OR SPECIFICATIONS HEREIN.
- B. CONTRACTORS INSPECTION: THE CONTRACTOR SHALL INSPECT EXISTING FACILITIES AND BRING TO THE ATTENTION OF THE OWNER AND OWNER ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE WORK TO BE DONE, OR ANY ADDITIONAL WORK THAT MUST BE DONE BUT THAT IS NOT CALLED FOR. NO ADDITIONAL MONIES WILL BE PAID FOR SUCH WORK UNLESS IT WILL BE ASSUMED TO BE PART OF THE ORIGINAL BID.
- C. CONSTRUCTION NOTES: THE CONTRACTOR SHALL ABIDE WITH THE APPLICABLE 2013 BUILDING CODES AND CITY OF SALINAS CODES. SHALL ALSO CONFORM WITH THE GENERAL CONDITIONS.
- D. WORKMANSHIP: WHERE NOT SPECIFICALLY DESCRIBED ANY OF THE DRAWINGS, WORKMANSHIP SHALL CONFORM TO ALL METHODS AND OPERATIONS OF THE BEST STANDARDS AND ACCEPTED PRACTICES OF THE TRADES INVOLVED. THE CONTRACTOR SHALL VERIFY ALL WORK, DIMENSIONS AND DRAWINGS AND REPORT ANY DISCREPANCIES TO THE DRAFTSMAN BEFORE STARTING ANY WORK.
- E. DEMOLITION: NO DEMOLITION WORK SHALL BE INITIATED UNTIL THE BUILDING PERMIT HAS BEEN ISSUED TO THE CONTRACTOR.
- F. CLEAN-UP: THE ENTIRE PREMISES SHALL BE MAINTAINED REASONABLY NEAT. CLEAN AND HAZARD FREE DURING THE COURSE OF CONSTRUCTION. ALL TRADES SHALL REMOVE TOOLS, RUBBISH, AND UNUSED MATERIALS AS SOON AS THEIR RESPECTIVE WORK IS COMPLETE, LEAVING ALL AREAS IN GOOD CLEAN CONDITION. TRASH SHALL BE REMOVED DAILY AND NOT BE ALLOWED TO ACCUMULATE.
- G. MATERIAL: UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE NEW AND DELIVERED TO THE JOB IN THE MANUFACTURER'S ORIGINAL PACKAGE, AND CONTAINERS OR BUNDLES, BEARING THE FULL IDENTIFICATION. REJECTED MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE SITE.
- H. PROTECTION: ALL FINISH MATERIALS SHALL BE PROTECTED AT ALL TIMES, AGAINST SUBSEQUENT DAMAGE UNTIL FINAL ACCEPTANCE BY THE OWNER.
- I. GUARANTEE: UNLESS OTHERWISE NOTED, ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF FILING THE NOTICE OF COMPLETION.
- J. FEES AND PERMITS: ALL FEE AND PERMITS SHALL BE PAID BY THE CONTRACTOR OR OWNER.
- K. EQUIPMENT: ALL ELECTRICAL, PLUMBING AND MECHANICAL EQUIPMENT IS REQUIRED TO BE LIGHTED AND LABELED BY AN APPROVED TESTING AGENCY THAT IS ACCEPTABLE TO THE CITY BUILDING DEPARTMENT.
- L. SITE GRADES: THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY SITE GRADE ELEVATIONS TO ENSURE PROPER SITE DRAINAGE. SITE SHALL BE FINE GRADED TO DIRECT WATER AWAY FROM BUILDING FOUNDATIONS.
- M. DIMENSIONS: DO NOT SCALE PLANS, VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.
- N. SANITARY FACILITIES: THE CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES DURING THE DURATION OF CONSTRUCTION.
- O. LUMBER: ALL LUMBER IN CONTACT WITH CONCRETE AND WITHIN 8" OF GRADE SHALL BE PRESSURE TREATED DOUGLAS FIR GRADE-MARKED FOUNDATION GRADE REDWOOD. LUMBER GRADE MARKED AND CONFORM TO STANDARD GRADING AND DRESSING RULES OF THE WEST COAST LUMBER INSPECTION BUREAU. HORIZONTAL FRAMING LUMBER—CONSTRUCTION DOUGLAS FIR UNLESS NOTED. VERTICAL FRAMING—(STUDS AND BLOCKING) STANDARD DOUGLAS FIR.
- P. FRAMING: LAP SPLICE PLATE 48" MINIMUM. APPROX. 1/8"x1-1/2" WIDE METAL STRAPS ARE REQUIRED WHERE PLATES ARE INTERRUPTED OR BROKEN. ALL EXTERIOR EXPOSED NAILING SHALL BE GALVANIZED OR ALUMINUM.
- Q. ELECTRICAL: ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NEC AND CEC 2013.

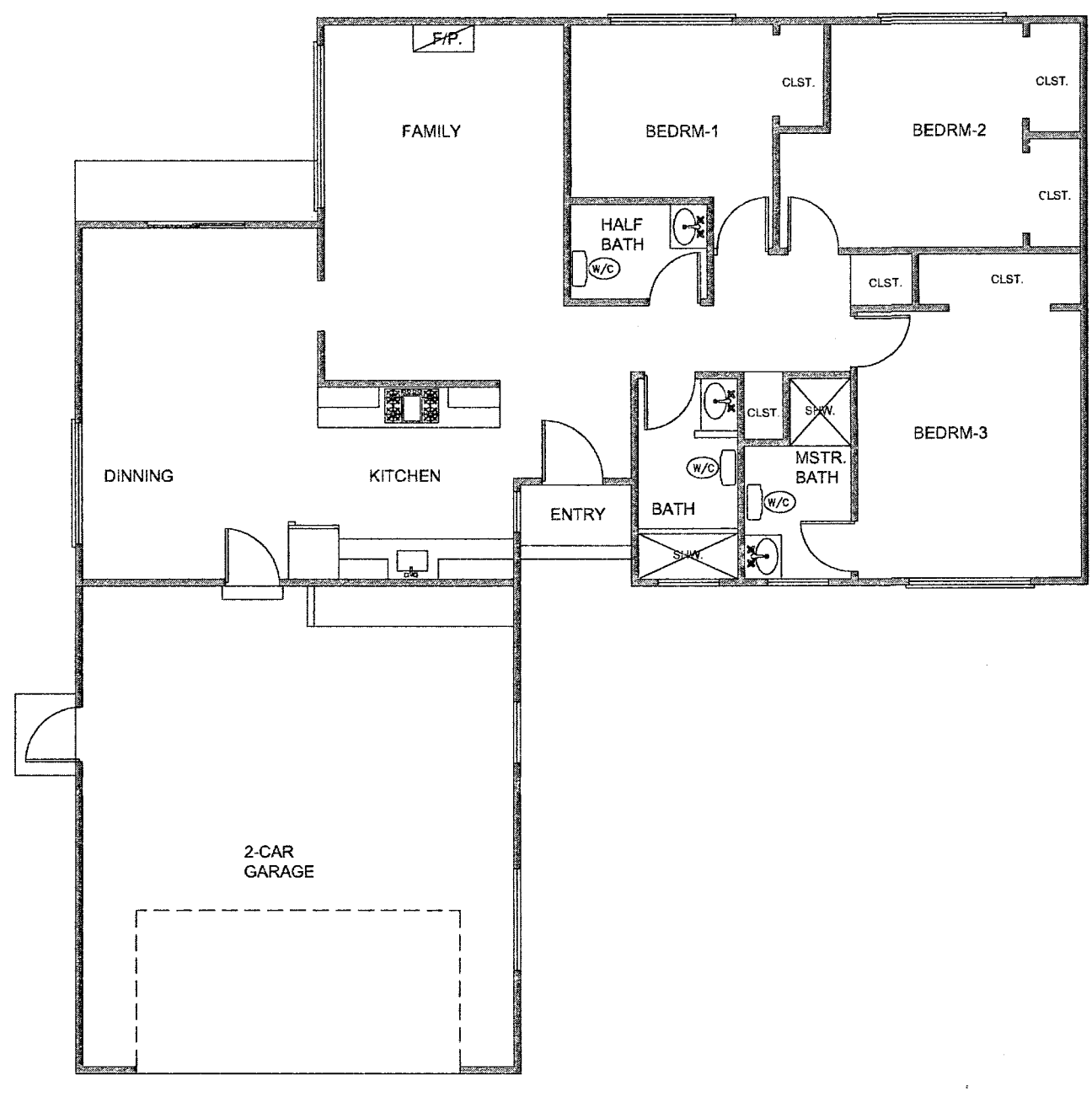
1. SITE CONDITIONS: THE CONTRACTOR SHALL EXAMINE AND CHECK ALL EXISTING CONDITIONS, DIMENSIONS, LEVELS, AND MATERIALS AND NOTIFY THE ENGINEER, DESIGNER OF ANY DISCREPANCIES.
2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT LIMITED TO THE NORMAL WORKING HOURS. AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ENGINEER AND DESIGNER HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR THE LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ENGINEER OR DESIGNER.
3. ALL CONSTRUCTION NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION SHOWN AND THE REQUIREMENTS OF THE 2013 CALIFORNIA BUILDING CODE OR LATEST EDITION.
4. NAILING SHALL BE COMMON WIRE NAILS, GALVANIZED WHEN EXPOSED TO THE EXTERIOR. SIZE AND SPACING SHALL BE:
PLYWOOD: SEE ENGINEERING NOTES, DETAILS OR SECTIONS
ALL OTHERS: SEE TABLE 23-B-1 AND SECTION (f) OF THE C.B.C.
5. NO PERSON MAY TAP INTO A FIRE HYDRANT FOR THE PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE PURVEYOR SUPPLYING WATER TO THE HYDRANT AND THE MONTEREY COUNTY HEALTH DEPARTMENT.
6. NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL. PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED OR OTHER SUBPOTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE.
7. ALL HOSE USED IN CONNECTION WITH THE CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUTOFF NOZZLE. WHEN AN AUTOMATIC HUTOFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE.
8. POST ADDRESS AT THE BUILDING ENTRANCE TO CITY STANDARDS.
9. REPAIR ALL DAMAGED CURB, GUTTER, AND SIDEWALK ALONG THE PROPERTY'S FRONTAGE.
10. PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE WITH NO IMPACT ON ADJACENT PROPERTIES.
11. SEE ENGINEERING NOTES FOR LUMBER TYPE AND SIZE.
12. JOIST HANGERS, SHEET METAL CLIPS AND CONNECTIONS SHALL BE MANUFACTURED BY "SIMPSON CO." OR APPROVED EQUAL.

"STREET ADDRESS AND NUMBER SHALL BE POSTED PRIOR TO THE FIRST INSPECTION". ADDRESS NUMBERS MUST BE CLEARLY IDENTIFIED WITH REFLECTIVE AND/OR ILLUMINATED NUMBERS AND/OR LETTERS AND MUST BE A MINIMUM OF 3" HIGH AND WITH A MINIMUM STROKE OF 1/8". 2013 CRC R108.1.1, R319.1

OWNER/CONTRACTOR/DEVELOPER: PLEASE REFER TO THE FOLLOWING STORMWATER BMPs BROCHURES FOR PROPER CARE AND MAINTENANCE AT YOUR RESIDENTIAL SITE, ENCLOSED: HOME REPAIR AND REMODELING; MOBILE WASHERS AND CLEANERS; PAINTING, FRESH CONCRETE AND MORTAR APPLICATION; GENERAL CONSTRUCTION AND SITE SUPERVISION, LANDSCAPING, GARDENING AND PEST CONTROL; AND AUTOMOBILE MAINTENANCE AND CAR CARE.

- NOTE:
1. SURFACE WATER WILL DRAIN AWAY FROM STRUCTURE(S). FOR AT LEAST THE 10' WITH A MINIMUM GRADE OF 6%.
 2. "THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY." -2013 CRC R108.1.1
 3. "PROJECTS LOCATED IN THE FLOOD HAZARD AREA SHALL HAVE A FINISHED FLOOR ELEVATION OF NOT LESS THAN 1' ABOVE THE 100 YEAR FLOOD LEVEL." -2013 CRC R108.1.1
 4. City of Salinas Development Fees will be due and shall be paid at the time a building permit is issued for this project.
 5. "PROVIDE TRUSS CALCULATIONS AND DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION. FIRST TO BUILDING ARCHITECT/ENGINEER OF RECORD, FOR OVERALL DESIGN APPROVAL AND THEN TO THE CITY BUILDING DEPARTMENT."

2 EXISTING FLOOR PLAN LAYOUT
SCALE: 1/8"=1'-0"



R314.6 Existing Group R-3 occupancies.

R314.6.1 Existing buildings housing Group R-3 occupancies established prior to the effective date of these regulations may have their use continued if they conform or are made to conform to provisions of these regulations to the extent that reasonable and adequate life safety against the hazards of fire, panic and explosion is substantially provided. Additional means of egress, the installation of automatic sprinkler systems, automatic fire alarm system or other life safety measures, may be required to provide reasonable and adequate safety.

Note: It is the intent of this section that every existing occupancy need not mandatorily conform with the requirements for new construction. Reasonable judgment in the application of requirements must be exercised by the enforcing agency.

R314.6.2 For purposes of clarification, Health and Safety

SPECIAL INSPECTION:
- EPOXY BOLTS
DEFERRED SUBMITTALS:
- ROOF TRUSSES
- FIRE SPRINKLER PLANS & CALCULATIONS

STRUCTURAL DESIGN VALUES

LATITUDE	36.6695
LONGITUDE	-121.6813
FLOOR LIVE LOAD	40 PSF
ROOF LIVE LOAD	20 PSF
GROUND SNOW LOAD	0
BASIC WIND SPEED	85 MPH
WIND EXPOSURE	B
WIND IMPORTANCE FACTOR	1
SEISMIC DESIGN CATEGORY	D
SITE CLASS	D
MAPPED SPECTRAL RESP S _s	1.623
MAPPED SPECTRAL RESP S ₁	0.578
SPECTRAL RESPONSE COEF S _{ds}	1.082
SPECTRAL RESPONSE COEF S _{d1}	0.578
SEISMIC RESPONSE COEF C _s	0.168
RESPONSE MOD. FACTOR R	6.5
FLOOD DESIGN	

SPRINKLER NOTES

THIS RESIDENCE IS REQUIRED TO BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. THE SUBMITTAL FOR THE SPRINKLER SYSTEM IS A DEFERRED SUBMITTAL. THE SPRINKLER SYSTEM REQUIRES A MINIMUM OF A 1" METER TO BE INSTALLED. THE INSPECTOR'S TEST VALVE IS REQUIRED TO BE INSTALLED AT THE FURTHEST MOST POINT FROM THE RISER.

"NOTICE TO CONTRACTORS: THE SALINAS FIRE DEPARTMENT DOES NOT ALLOW INSTALLATION OF FIRE SERVICES MAINS, FIRE SPRINKLER SYSTEMS, FIRE ALARM SYSTEMS OR OTHER FIRE PROTECTION SYSTEMS PRIOR TO PLAN APPROVAL. CONTRACTORS WHO ENGAGE IN SUCH ACTIVITIES MAY BE CITED AND THE PROJECT WILL BE RED TAGGED."

PRIOR TO THE FRAME INSPECTION, APPROVED FIRE SPRINKLER AND/OR FIRE ALARM PLANS MUST BE ON SITE FOR THE BUILDING INSPECTOR.

"ALL UNDERGROUND FIRE SERVICE, FIRE SPRINKLER SYSTEMS, FIRE ALARM SYSTEMS AND COMMERCIAL HOOD AND DUCT SYSTEMS REQUIRE SEPARABLE PLANS, APPLICATION, REVIEW, PERMIT AND FEE. ANY OF THE ABOVE NAMED SYSTEMS INCLUDED WITH APPLICATION # AND SHOWN OR NOTED ON THESE PLANS ARE TO BE USED FOR BID PURPOSES ONLY. FIRE DEPARTMENT APPROVAL OF THE ABOVE NAMED APPLICATION DOES NOT INCLUDE ANY OF THE ABOVE NAMED SYSTEMS."

(X) FIRE SPRINKLER SYSTEM PLANS TO BE SUBMITTED TO:
FIRE PLAN CHECK
65 W. ALGAL ST.
SALINAS, CA 93901

"FIRE SPRINKLER SYSTEMS AND ALTERATIONS OF AN EXISTING SYSTEM AND ALL COMPONENTS SHALL CONFORM TO NFPA 13 MINIMUM STANDARD AND SHALL BE REVIEWED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. STAMPED, APPROVED PLANS MUST BE KEPT ON SITE FOR FIRE INSPECTOR."

(X) a. "SUBMITTAL TO INCLUDE A MINIMUM OF FOUR SETS OF PLANS AND CALCULATIONS WITH ALL DETAILS PER NFPA 13".

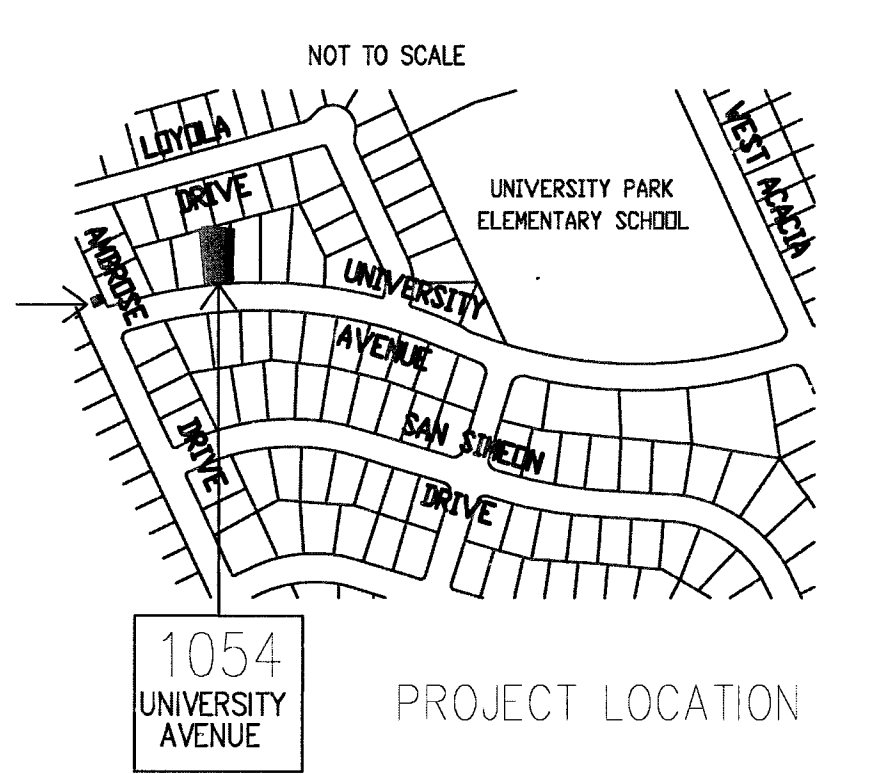
(X) b. TEST REQUIRED.
(X) c. NEW SYSTEM, 200 psi FOR 2 HOURS"
() ADDITIONAL ALTERATION, 150 psi FOR 2 HOURS."

"ALL SITE INSPECTIONS REQUIRE A MINIMUM 24 HOURS NOTICE. ALL FIRE DEPARTMENT INSPECTIONS ARE TO BE REQUESTED THROUGH THE BUILDING DIVISION. PLEASE BE SPECIFIC AS TO TYPE OF INSPECTION."
"A FULLY AUTOMATIC FIRE SPRINKLER SYSTEM IS REQUIRED DUE TO:
(X) LOCAL ORDINANCE"
() MINIMUM FIRE FLOW IS NOT AVAILABLE".
NOTE: THE FIRE SPRINKLER SYSTEM SUPPLY WILL BE IN CONJUNCTION WITH DOMESTIC WATER (NFPA 13R & 13D SYSTEMS ONLY).

TEAM DESIGN
CHP Custom Design
P.O. Box 823
Monterey, CA 93940
831.262.8120
Engineers

H.D. Peters Co., Inc. and Associates
119 Central Avenue
Salinas, CA 93901
Tel 831.424.3961

Taluban Engineering, Inc.
103 Church Street
Salinas, CA 93901
Tel 831.754.0545



3 VICINITY MAP
NOT TO SCALE

SCOPE OF WORK:

1. TO PROPOSED FRONT ADDITION OF LIVING SPACE OF 876 SQUARE FEET AND 1268 SQUARE FEET ON THE REAR OF EXISTING DWELLING. A TOTAL OF 1944 SQUARE FEET OF PROPOSED NEW LIVING SPACE ADDITION.
2. TO REMODEL EXISTING FLOOR PLAN OF 1250 SQUARE FEET (SEE FLOOR PLAN SHEET A3)
3. TO CHANGE EXISTING ROOF STRUCTURE OF EXISTING DWELLING ONLY.

PROJECT DATA

OWNER INFO.

Eduardo Couttolenc
1054 University Ave.
Salinas, CA 93901

PROJECT ADDRESS

1054 University Ave.
Salinas, CA 93901

BUILDING INFORMATION

EXISTING
(E) SINGLE RESIDENCE 1250 S.F.
(E) GARAGE 528 S.F.

PROPOSED ADDITIONS
FRONT 876 S.F.
REAR 1268 S.F.

TOTAL ADDITIONS 1944 S.F.
SPRINKLER SYSTEM: YES
(TO BE INSTALLED TO THE ENTIRE HOUSE)

REMODEL
EXISTING RESIDENCE 1250 S.F.

TOTAL NEW RESIDENCE 3194 S.F. (APP. OF LIVING SPACE)

PROPERTY INFORMATION

A.P.N. 0160-052-005-000
ZONING R-3.5
OCCUPANCY R-30
CONSTRUCTION TYPE V-B
STORIES 1

LOT INFORMATION

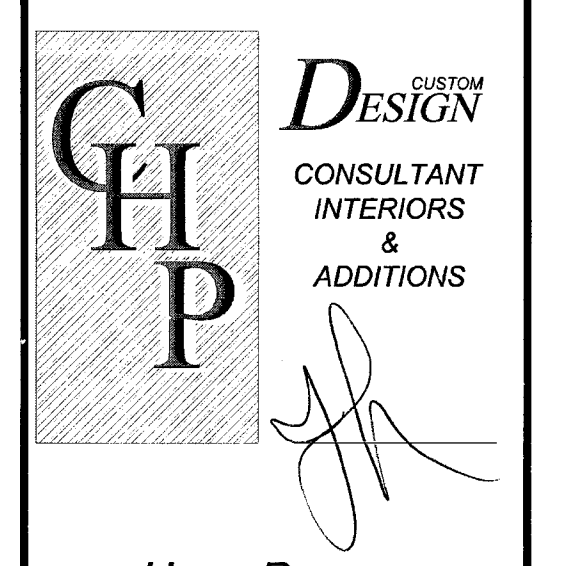
LOT SIZE 7400 S.F. = 0.17 ACRES (APP.)
TOTAL BUILDING 3728 S.F.
LOT COVERAGE 50%

APPLICABLE CODES:

CBC 2013
CPO 2013
CMC 2013
CEC 2013
CRC 2013
CFC 2013
CGC 2013
CEC 2010 CALIFORNIA ENERGY CODE
NEC
NFA

INDEX SHEET

- A1 SITE PLAN/ VICINITY MAP/ LOT INFO
- 1 GRADING AND DRAINAGE PLAN
- GN GENERAL NOTES
- S.1 STRUCTURAL NOTES
- A2 FOUNDATION PLAN
- A2a FLOOR PLAN
- A3 ELECTRICAL PLAN
- A4 EXTERIOR ELEVATIONS
- SW1 STRONG WALL DETAIL
- A5 ROOF FRAMING/ ROOF PLAN
- A6 CROSS SECTIONS/ DETAILS



Hugo Perez
P.O. Box 823
Monterey, CA 93942

Cell: 831.262.8120

Email: hugopcastro@gmail.com

REVISIONS		
SYMB	DESCRIPTIONS	DATE
1	REVISION	6/24/14
2	REVISION - ENGR	10/14/14
3	CITY 2ND REVISION	2/10/15

Owner Address:

CN Construction Inc.
1054 University Ave.
Salinas, CA 93902
Tel (831) 905-1985

SITE PROJECT:

1054 UNIVERSITY ST.
SALINAS, CA 93901

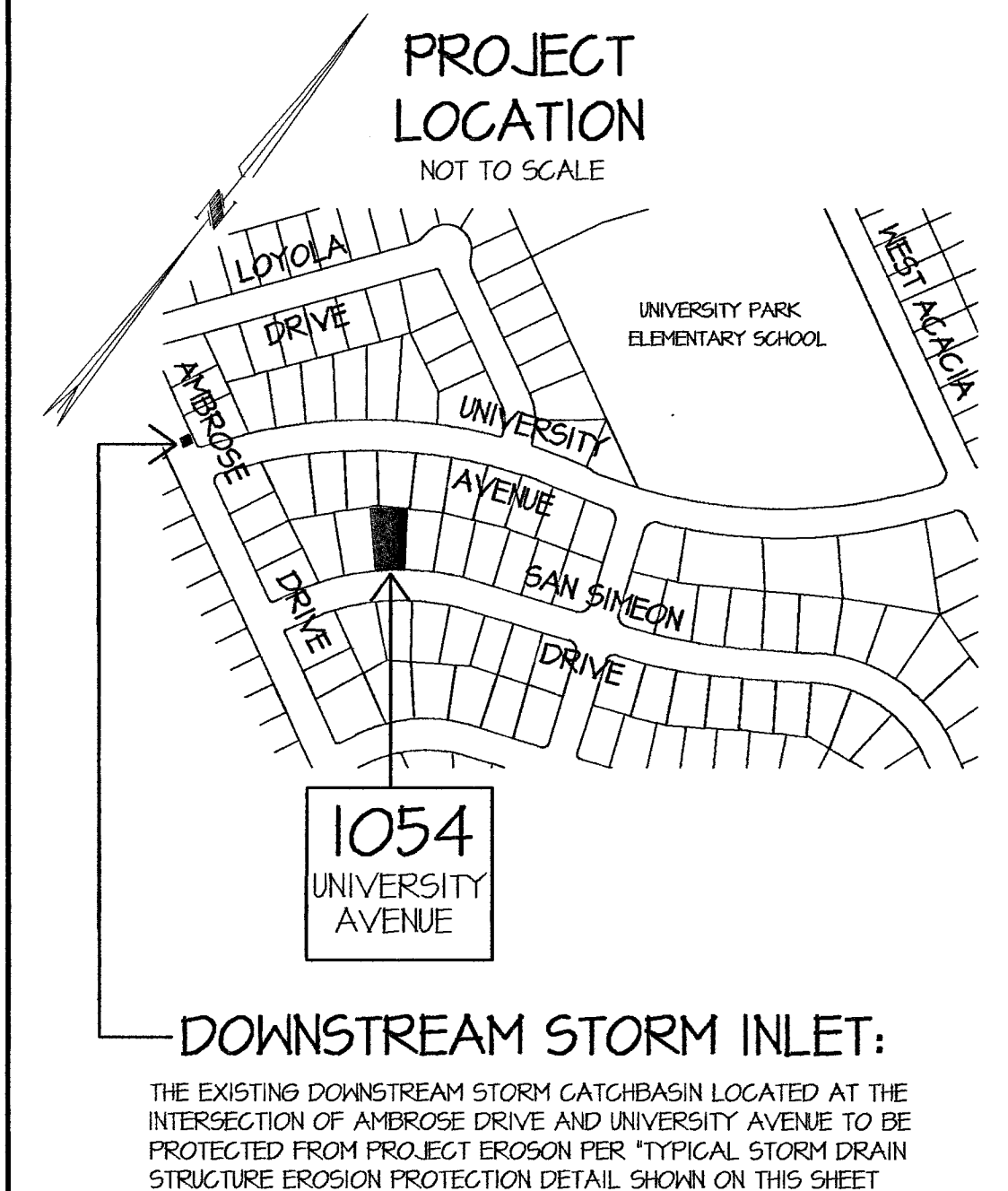
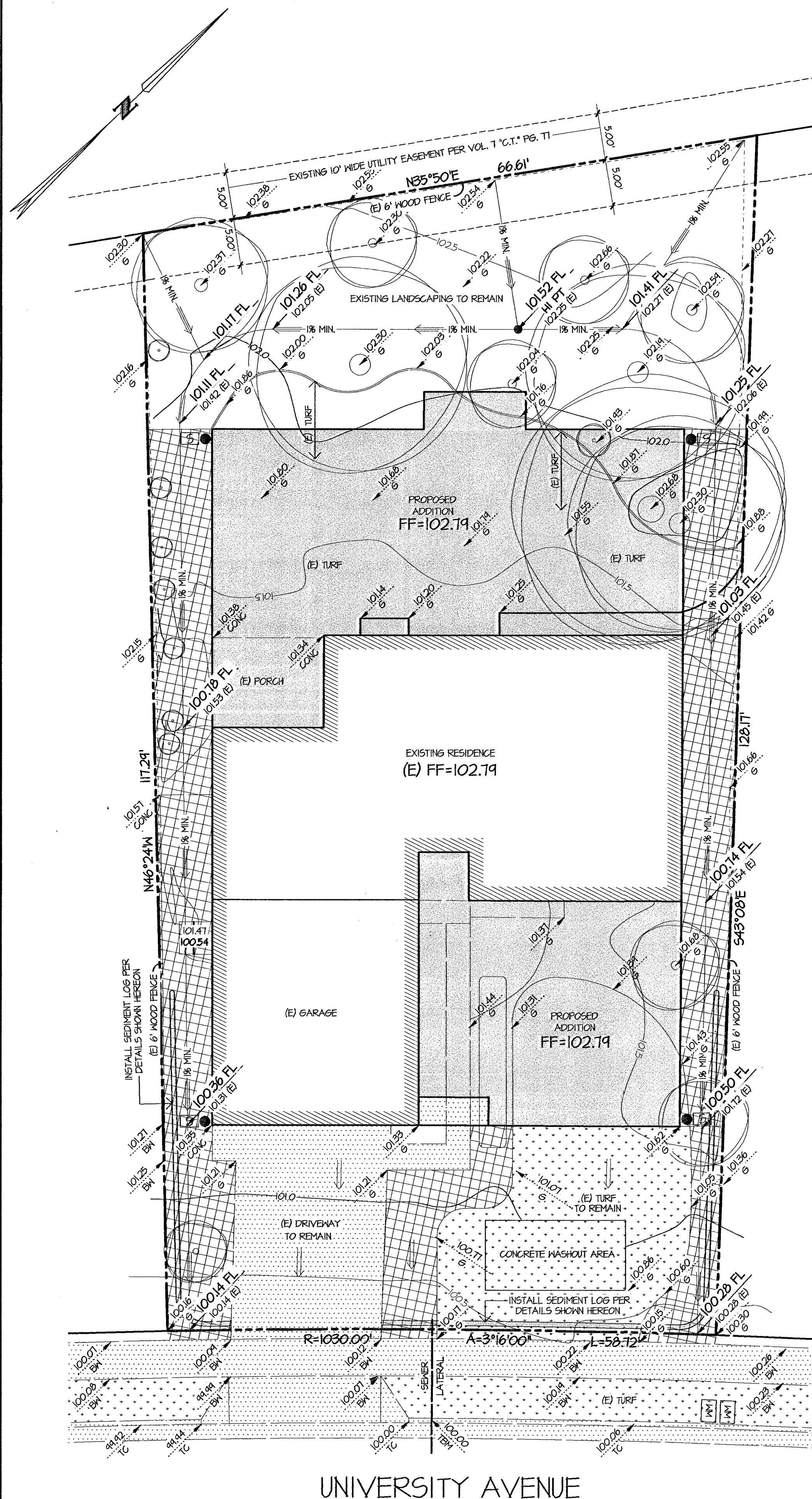
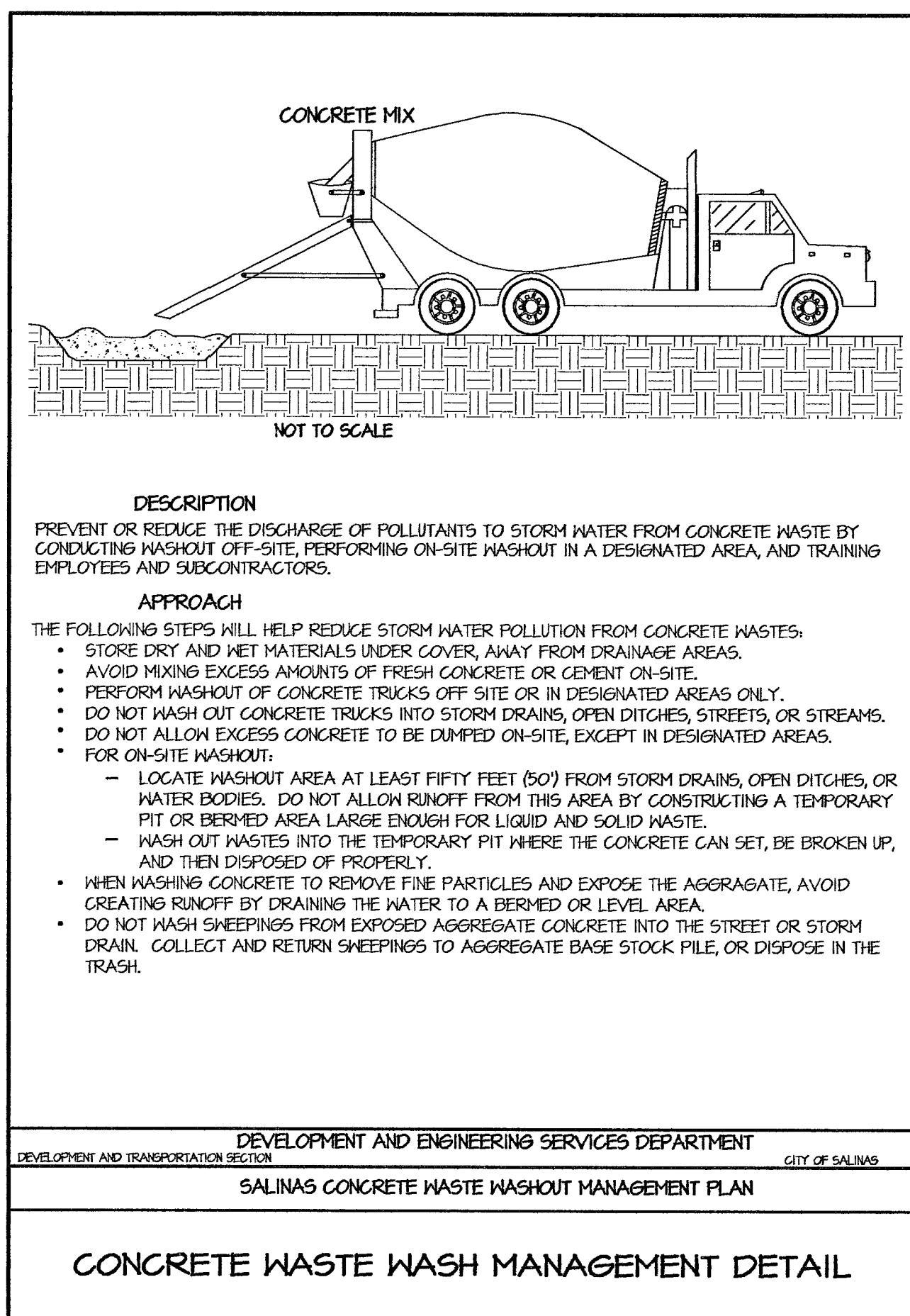
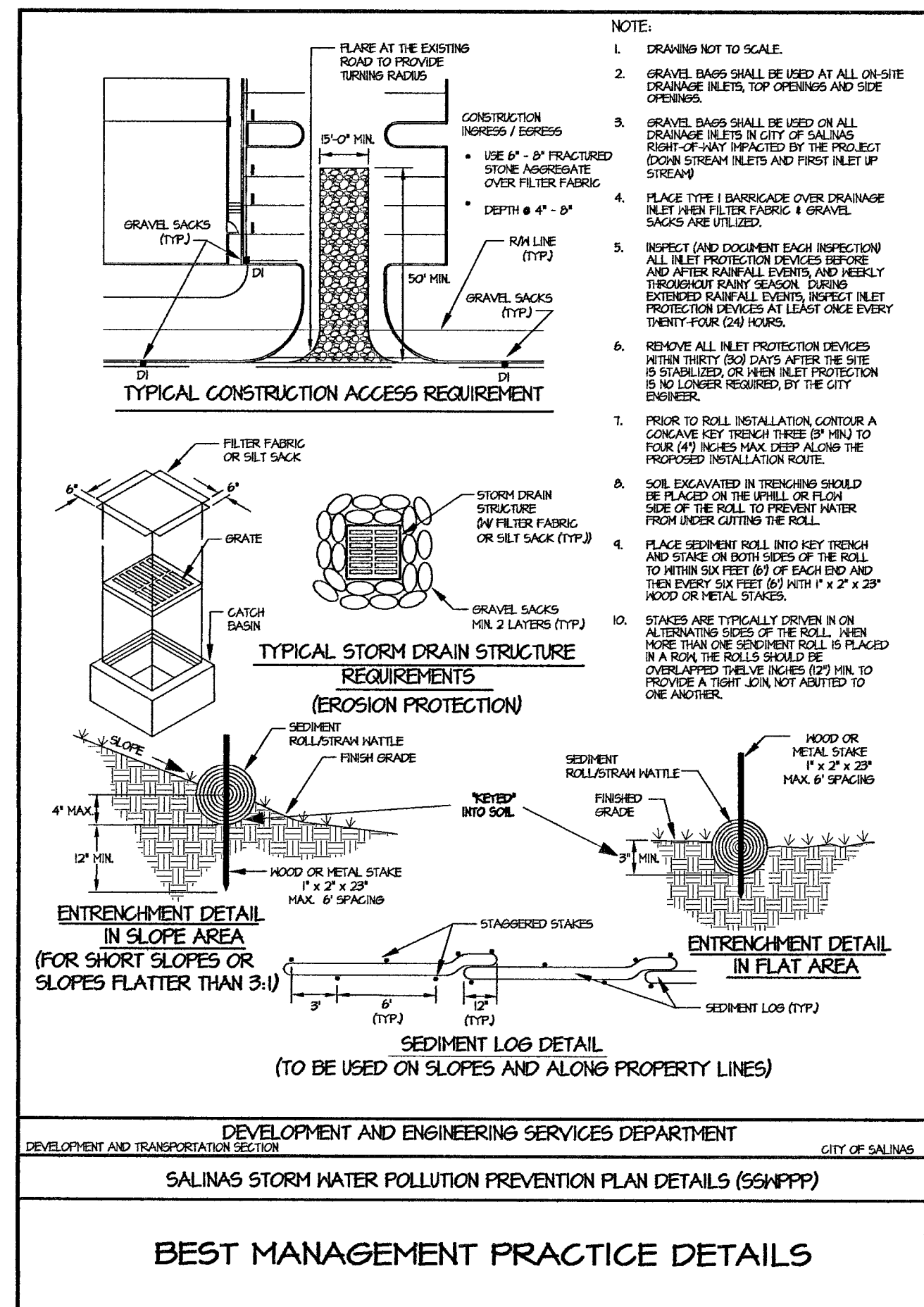
A.P.N. 0160-052-005-000

SHEET TITLE:

SITE PLAN, VICINITY MAP
GENERAL NOTES AND
LOT INFORMATION

DR BY: H.P.
JOB No
SCALE: AS SHOWN
DATE: 03/14/2014

A1

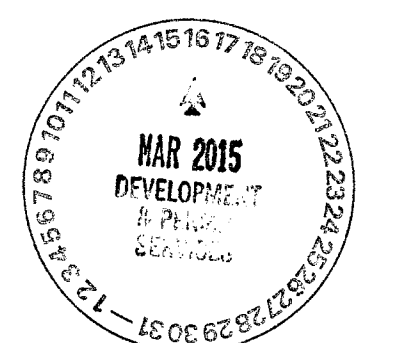


LEGEND

- 101.21 DENOTES EXISTING ELEVATIONS FROM 08-2014 TOPOGRAPHY BY H.D. PETERS CO.
- 101.55 FL DENOTES PROPOSED DESIGN GRADES.
- FL DENOTES FLOWLINE
- 8 DENOTES PROPOSED ROOF DOWNSPOUT WITH CONCRETE SPLASHBLOCK
- 28 MIN. MIN. DENOTES TYPICAL SIDEYARD SHALE NOT TO SCALE
- DENOTES EXISTING LAWN
- DENOTES EXISTING CONCRETE
- DENOTES INSTALL NEW PERVIOUS LANDSCAPING PER CITY OF SALINAS LID PLANTING ZONES AND PLANTING LIST
- DENOTES EXISTING TREES AND SHRUBS FIELD LOCATED DURING SURVEY.

THE CITY OF SALINAS WILL REVIEW SITE GRADING ONLY FOR GENERAL CONFORMANCE TO THE GRADING PLAN SHOWN ON THE APPROVED PLANS AND WILL NOT FIELD VERIFY GRADINGS/SPOT ELEVATIONS. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO GRADE THE SITE IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND VERIFY THE APPROVED GRADES/GRADING CONCEPT HAS BEEN CONSTRUCTED.

THE BOUNDARY SHOWN HEREON HAS TAKEN FROM RECORD DATA (NOT FIELD VERIFIED)



EROSION CONTROL

- THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN OPERATION THROUGHOUT CONSTRUCTION PHASE. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED, REPAIRED AND LOGGED AT THE END OF EACH WORKING DAY.
- GRAVEL BAGS & PCC BLOCKS SHALL BE PLACED AROUND EACH CATCH BASIN UNTIL ALL TRIBUTARY UPSTREAM AND DOWNSTREAM AREAS HAVE BEEN STABILIZED AND MAY BE REMOVED ONLY WITH THE APPROVAL OF THE CITY ENGINEER.
- CONTRACTOR SHALL CONFINE VEHICLES, ETC., TO THE AREAS UNDER CONSTRUCTION AND SHALL NOT PERMIT DAMAGE TO THE EXISTING VEGETATION OR NATURAL GROUND IN FUTURE DEVELOPMENT AREAS. ANY DAMAGE SHALL BE IMMEDIATELY REPAIRED, DAMAGED AREA TO BE ADDED TO THE SSWPPP.
- TRAPPED SEDIMENT IS TO BE REMOVED AS REQUIRED TO MAINTAIN TRAP EFFICIENCY. CONTRACTOR SHALL EXAMINE GRAVEL BAGS AND FIBER ROLLS WEEKLY AND BEFORE AND AFTER EACH RAIN. FOLLOWING ANY PERIODS OF RAIN, REMOVE ANY SILT DEPOSITS AND REPLACE ANY DAMAGED GRAVEL BAGS. TRAPPED SEDIMENT IS TO BE DISPOSED AT A SITE APPROVED BY THE PROJECT ENGINEER.
- THE CONTRACTOR SHALL CONSTRUCT, AT HIS ONLY ACCESS POINT, AN APPROVED CONSTRUCTION ENTRANCE CONSISTING OF A 15' WIDE BY 50' LONG TRANSITION (MIN) WITH A MINIMUM 6" THICK FRACTURED STONE AGGREGATE MATERIAL PLACED OVER FILTER FABRIC/MAT.
- GRAVEL BAGS AND FIBER ROLLS MAY BE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED AND ONLY WITH APPROVAL OF THE CITY ENGINEER.

7. HYDROSEEDING. SEEDING SHALL BE PERFORMED BY A MECHANICAL HYDROSEEDER. THE HYDRO MULCH IS PREPARED BY MIXING FIBER, SOIL STABILIZER, SEED AND WATER IN PORTIONS SPECIFIED IN THE PLANS OR HEREIN. MIXING TIME SHALL NOT EXCEED 45 MINUTES FROM THE TIME THE SEED CONTACTS THE WATER UNTIL THE ENTIRE BATCH IS DISCHARGED ONTO THE PREPARED SOIL.

SCIENTIFIC NAME	COMMON NAME	APPLICATION RATE (lbs./acre)
AGHILLEA MILLEFOLIUM	COMMON YARROW	1
NASSELLA PULCHRA	PURPLE NEEDLEGRASS	15
LEYMUS TRITICOIDES	CREeping RYEGRASS	5.5
LUPINUS NAHUS	SKY LUPINE	2
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	0.5
LOTUS SCOPARIUS	DEERWEED	2
BROMUS CARINATUS	CALIFORNIA BROME	15
ELYMUS GLAUCUS	BLUE HILD-RYE	10

	APPLICATION RATE (lbs./acre)
BONDED FIBER MATRIX MULCH	3000
ENDO MYCORRHIZAL INOCULANT (25 spores/ft ²)	10

8. CITY ENGINEER RESERVES THE RIGHT TO REQUIRE THE INSTALLATION OF STRAW MATTING IN AREAS WHERE EROSION CONTROL/SEEDING HAS NOT BEEN ESTABLISHED.

9. CONTRACTOR & ALL SUBCONTRACTORS SHALL RETAIN A COPY OF THE NOI & SSWPPP FILED WITH THE SJWQCB. ON SITE, OR HAVE ACCESS TO A CENTRALLY LOCATED COPY ON SITE. ALL CONTRACTORS & SUBCONTRACTORS SHALL AGREE TO ABIDE BY THE SSWPPP IN WRITING.

10. CONTRACTOR SHALL PROVIDE A CONCRETE WASHOUT LOCATION ON SITE. THE LOCATION SHALL BE APPROVED BY THE CITY ENGINEER. PRIOR TO ANY WASTE DISPOSAL (SEE CONCRETE WASTE MANAGEMENT DETAIL ABOVE).



A TOPOGRAPHIC SURVEY WAS PREPARED FOR THIS PROJECT BY H.D. PETERS CO., INC. IN AUGUST, 2014.

A TEMPORARY BENCHMARK ELEVATION OF 100.0 WAS ESTABLISHED AT TOP OF EXISTING CONCRETE CURB "9" AT FRONT OF PROPERTY (SEE PLAN).

CONSTRUCT ONSITE WASHOUT AREA PER CONCRETE WASTE WASH MANAGEMENT DETAIL AND INSTRUCTIONS SHOWN ON THIS SHEET.

CONCRETE WASHOUT AREA

NOTE:

SURFACE WATER TO DRAIN AWAY FROM NEW STRUCTURE.

ROOF DRAINS TO BE DIRECTED TO ON SITE SPLASH BLOCKS AND LANDSCAPE AREA.

INSTALL SEDIMENT LOGS AROUND CONSTRUCTION AREA TO KEEP DEBRIS ON PROPERTY.

PLACE GRAVEL BAGS AROUND NEARBY, DOWN-STREAM STORM INLET(S) DURING CONSTRUCTION.

DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE CITY RIGHT-OF-WAY (STREET/SIDEWALK) FREE FROM DEBRIS AND DIRT.

LOT 5 BLOCK 3 - HARTNELL PARK ADDITION NO. 4
SEE VOLUME 7 "CITIES AND TOWNS" PAGE 77

1054 UNIVERSITY AVENUE, SALINAS, CALIFORNIA 93901
A.P.N. 016-052-005-000

GRADING AND
DRAINAGE PLAN
FOR
EDUARDO COUTTOLENC

SCALE 1" = 8'
JOB NO. 4054
DATE AUGUST, 2014
FILE NO. 4054-BASE.DWG

SHEET
1
OF
1

SITE DEVELOPMENT

4.106.1 General. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 Storm water drainage and retention during construction. Projects which disturb less than one acre of soil and 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. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

INDOOR WATER USE

4.303.1 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

4.303.1.1 Water closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank -type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 faucets.

4.303.1.4.1 Residential lavatory faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.5 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory faucets in common and public use areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.

4.303.1.4.4 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1401.1 of the California Plumbing Code.

4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.

4.303.2 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1401.1 of the California Plumbing Code SECTION 4.304

OUTDOOR WATER USE

4.304.1 Irrigation controllers. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:

1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

SECTION 4.406

4.406.1 Rodent proofing. Annular spaces around pipes, electric cables, conduits or other openings in solebottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry

SECTION 4.408
CONSTRUCTION WASTE REDUCTION,
DISPOSAL AND RECYCLING

4.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the division facility.

4.408.2 Construction waste management plan. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 Waste management company. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

SECTION 4.410
BUILDING MAINTENANCE AND OPERATION

4.410.1 Operation and maintenance manual. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
 - a. Equipment and appliances, including water-saving devices and systems, HVAC systems, water-heating systems and other major appliances and equipment.
 - b. Roof and yard drainages, including gutters and downspouts.
 - c. Space conditioning systems, including condensers and air filters.
 - d. Landscape irrigation systems.
 - e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspection verifications required by the enforcing agency or this

SECTION 4.504
POLLUTANT CONTROL

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.

4.504.2 Finish material pollutant control. Finish materials shall comply with this section.

4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

4.504.2.2 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-high Gloss coating, based on its gloss, as defined in subsections 4.2.1, 4.36, and 4.3.7 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-high Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol paints and coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522 (c) (2) and (d)(2) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following: 1. Manufacturer's product specification.

SECTION 4.505
INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code. 4.505.2 Concrete slab foundations. Concrete slab foundations required to have a vapor retarder by the California Building Code, Chapter 19 or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section. 4.505.2.1 Capillary breaking measures shall be installed in compliance with at least one of the following: 1. A 4-inch-thick (101.6 mm) base of izinich (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional. 4.505.3 Moisture content of building materials. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19-percent moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code. 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified. 3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

SECTION 4.506
INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and 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 humidity control. a. Humidity controls shall be capable of adjustment between a relative humidity range of 60%; 50 percent to a maximum of 80 percent. A humidity control may utilize manual or automatic means of adjustment. b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in). Notes: 1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. 2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

SECTION 4.507 ENVIRONMENTAL COMFORT

4.507.1 Reserved 4.507.2 Heating and air-conditioning system design. Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ ACCA 2 Manual J-2004 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ ACCA 1 Manual D-2009 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ ACCA 3 Manual S-2004 (Residential Equipment Selection) or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the systems function are acceptable.

SECTION 702
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS

QUALIFICATIONS

702.1 Installer training. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following: 1. State certified apprenticeship programs.

2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations, may be considered by the enforcing agency when evaluating the qualifications of a special inspector: 1. Certification by a national or regional green building program or standard publisher.

702.2 Special inspection. [HCD] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector.

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS). [BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency. Note: Special inspectors shall be independent entities with

SECTION R310
EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 escape and rescue required. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

SECTION R314
SMOKE ALARMS

R314.1 Smoke detection and notification. All smoke alarms shall be listed and labeled in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFP A 72. Systems and components shall be California State Fire Marshal listed and approved in accordance with California Code of Regulations, Title 9, Division 1 for the purpose for which they are installed.

R314.2 Smoke detection systems. Household fire alarm systems installed in accordance with NFP A 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms. Where a household fire warning system is installed using a combination of smoke detector and audible notification device(s), it shall become a permanent fixture of the occupancy and owned by the homeowner. The system shall be monitored by an approved supervising station and be maintained in accordance with NFP A 72.

Exception: Where smoke alarms are provided meeting the requirements of Section R314.1.

R314.3 Location. Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.

3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

R314.4 Power source. 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 backup. Smoke alarms with integral providing bathroom exhaust for humidity control in accordance with the California Mechanical Code, Chapter 4; and the California Green Building Standards Code, Chapter 4, Division 4.5.

Note: Window operation is not a permissible method of providing bathroom exhaust for humidity control.

R303.3 Bathrooms. Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazed areas in windows of 110 square feet not less than 3 square feet (0.3m2), one-half of which must be operable.

Exception: The glazed areas shall not be required where ejection light and a local exhaust fan are provided. The minimum local exhaust rates shall be 50 cubic feet per minute (25 Us) for intermittent ventilation or 20 cubic feet per minute (10 Us) for continuous ventilation in accordance with the California Mechanical Code, Chapter 4. Exhaust air from the space shall be exhausted directly to the outdoors.

R303.3.1 Bathroom exhaust fans. Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the California Mechanical Code, Chapter 4; and the California Green Building Standards Code, Chapter 4, Division 4.5.

Note: Window operation is not a permissible method of providing bathroom exhaust for humidity control.

R303.4 Ventilation. Ventilation air rates shall be in compliance with the California Mechanical Code.

R303.1 Minimum height. Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm).

SECTION R315
CARBON MONOXIDE ALARMS

R315.1 Carbon monoxide alarms in new construction. For new construction, an approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions.

R315.1.1 Carbon monoxide detection systems. Carbon monoxide detection systems that include carbon monoxide detectors and audible notification appliances installed and maintained in accordance with this section for carbon monoxide alarms and NFPA 720 shall be permitted. The carbon monoxide detectors shall be listed as complying with UL 2075.

R315.1.2 Power supply. 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 backup. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection.

Exceptions:

1. Where there is no commercial power supply, the carbon monoxide alarm may be solely battery operated.
2. Other power sources recognized for use by NFPA 720.

R315.1.3 Interconnection. Where more than one carbon monoxide alarm is required to be installed within the dwelling unit or within a sleeping unit, the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit.

R315.1.4 Alarm requirements. No person shall install, market, distribute, offer for sale or sell any carbon monoxide device in the State of California unless the device and instructions have been approved and listed by the State Fire Marshal.

Carbon monoxide alarms required by Section R315.1 shall be installed and maintained in the following locations:

1. Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
2. On every level of a dwelling unit including basements.

SECTION R303
LIGHT, VENTILATION AND HEATING

R303.1 Habitable rooms. All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated.

Exceptions:

1. The glazed areas need not be operable where the opening is not required by Section R310 and a whole-house mechanical ventilation system is installed in accordance with the California Mechanical Code.

2. The glazed areas need not be installed in rooms where Exception 1 above is satisfied and artificial light is provided capable of producing an average illumination of 6 footcandles (65 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.

3. Use of sunroom and patio covers, as defined in Section R202, shall be permitted for natural ventilation if in excess of 40 percent of the exterior sunroom walls are open, or are enclosed only by insect screening.

4. The windows, doors, louvers and other approved operable openings not required by Section R310 may open into a passive solar energy collector for ventilation required by this section. The area of ventilation openings to the outside of the passive solar energy collector shall be increased to compensate for the openings required by the interior space.

5. Glazed openings may open into a passive solar energy collector provided the area of exterior glazed opening(s) into the passive solar energy collector is increased to compensate for the area required by the interior space.

R303.3.1 Bathroom exhaust fans. Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the California Mechanical Code, Chapter 4; and the California Green Building Standards Code, Chapter 4, Division 4.5.

Note: Window operation is not a permissible method of providing bathroom exhaust for humidity control in accordance with the California Mechanical Code.

R303.5 Opening location. Outdoor intake and exhaust openings shall be located in accordance with Sections R303.5.1 and R303.5.2.

R303.3 Bathrooms. Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazed areas in windows of 110 square feet not less than 3 square feet (0.3m2), one-half of which must be operable.

Exception: The glazed areas shall not be required where ejection light and a local exhaust fan are provided. The minimum local exhaust rates shall be 50 cubic feet per minute (25 Us) for intermittent ventilation or 20 cubic feet per minute (10 Us) for continuous ventilation in accordance with the California Mechanical Code, Chapter 4. Exhaust air from the space shall be exhausted directly to the outdoors.

R303.3.1 Bathroom exhaust fans. Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the California Mechanical Code, Chapter 4; and the California Green Building Standards Code, Chapter 4, Division 4.5.

Note: Window operation is not a permissible method of providing bathroom exhaust for humidity control.

R303.4 Ventilation. Ventilation air rates shall be in compliance with the California Mechanical Code.

SECTION R305
CEILING HEIGHT

R305.1 Minimum height. Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm).

Exceptions:

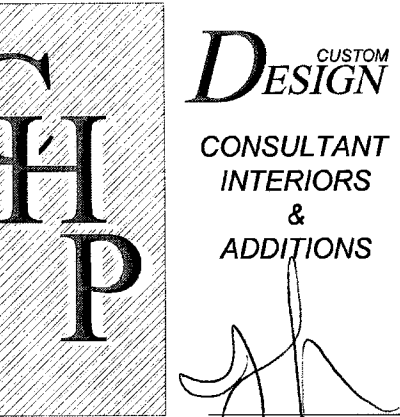
1. For rooms with sloped ceilings, at least 50 percent of the required floor area of the room must have a ceiling height of at least 7 feet (2134 mm) and no portion of the required floor area may have a ceiling height of less than 5 feet (1524 mm).

2. Bathrooms shall have a minimum ceiling height of 6 feet 8 inches (2032 mm) at the center of the front clearance area for fixtures. The ceiling height above fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 8 inches (2032 mm) above a minimum area 30 inches (762 mm) by 30 inches (762 mm) at the showerhead.

SECTION R307
TOILET, BATH AND SHOWER SPACES

R307.1 Space required. Fixtures shall be spaced in accordance with the California Plumbing Code.

R307.2 Bathtub and shower spaces. 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 (1829 mm) above the floor.



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REVISIONS

SYMB	DESCRIPTIONS	DATE
1	REVISION	8/24/14

Owner Address:

CN Construction Inc.
1054 University Ave.
Salinas, CA 93902
Tel (831) 905-1985

SITE PROJECT:

1054 UNIVERSITY ST.
SALINAS, CA. 93901

A.P.N. 016-052-005-000

SHEET TITLE:

GENERAL NOTES

DR BY:	H.P.
JOB No	
SCALE:	AS SHOWN
DATE:	03/14/2014

GN-1

BASIS FOR DESIGN

GOVERNING ULTING CODE: 2013 CALIFORNIA BUILDING CODE	
GRAVITY DESIGN	
ROOF:	
DEAD LOAD.....	11PSF
LIVE LOAD.....	20PSF
FIRST FLOOR:	
DEAD LOAD.....	10PSF
LIVE LOAD.....	40PSF
SEISMIC DESIGN	
IMPORTANCE FACTOR.....	1.0
OCCUPANCY CATEGORY.....	I
MAPPED SPECTRAL RESPONSE ACCELERATION (Ss).....	1.623
MAPPED SPECTRAL RESPONSE ACCELERATION (Si).....	0.576
SITE CLASS.....	D
SPECTRAL RESPONSE COEFFICIENTS (SDS).....	1.082
SPECTRAL RESPONSE COEFFICIENTS (SDI).....	0.576
SEISMIC DESIGN CATEGORY (SDC).....	D
BASIC SEISMIC FORCE RESISTING SYTEM.....	WOOD SHEARWALL
SEISMIC RESPONSE COEFFICIENT (Cs).....	0.166
RESPONSE MODIFICATION FACTOR (R).....	6.5
ANALYSIS PROCEDURE (ASCE 7-05).....	EQUIVALENT LATERAL-FORCE

GENERAL REQUIREMENTS

1. THESE DRAWING HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE STRUCTURAL ENGINEERS IN THIS OR SIMILAR LOCALITIES.THEY NECESARILY ASSUME THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKERS WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITON OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, IT IS UNDERSTOOD THAT THE CONTRACTOR WILL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR ALL MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.

2. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHOD, TECHNIQUES, SEQUENCES AND PROCEDURES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORM-WORK, ETC., AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY (INCLUDING UTILITIES) DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL BE PLACED ON THE STRUCTURE SUCH THAT DESIGN LOADS AS STATED HEREIN ARE NOT EXCEEDED.

3. DESIGN OF NON-PRIMARY STRUCTURAL ITEMS, SUCH AS STAIRS, RAILINGS, NON-STRUCTURAL WALLS AND PREFABRICATED STRUCTURAL ITEMS, SUCH AS FLOOR AND ROOF TRUSSES, ARE NOT INCLUDED AND ARE TO BE PROVIDED BY OTHERS UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS.

4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS AND INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS. ANY SUCH DISCREPANCY, OMISSION, OR VARIATION NOT REPORTED BEFORE START OF CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

5. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.

6. CONTRACTORS SHALL ESTABLISH AND VERIFY ALL OPENINGS ARE INSERTS FOR ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.

7. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE EDITION REERENCED IN THE GOVERNING BUILDING CODE.

8. TYPICAL DETAILS AND NOTES SHALL APPLY, THOUGH NOT NECESSARILY INDICATED AT A SPECIFIC LOCATION ON PLANS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. DETAILS MAY SHOW ONLY ONE SIDE OF CONNECTION OR MAY OMIT INFORMATION FOR CLARITY.

FOUNDATIONS

1. ALL SITE PREPARATION, GRADING, COMPACTION TESTS, INSPECTIONS, ETC. SHALL BE FOLLOWED AND COMPLETED PRIOR TO ANY CONCRETE PLACEMENT.

2. SLAB ON GRADE SUPPPORT SHALL BE PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. PLACEMENT OF CONCRETE, CURING AND QUALITY CONTROL SHALL BE PER ACI 302.1.

3. BACKFILL AND RECOMPACT ALL TRENCHES PER THE GEOTECHNICAL REPORT. (MIN 90% DRY DENSITY).

4. PROVIDE ADEQUATE DRAINAGE AWAY FROM FOUNDATIONS.

5. THE SOIL ENGINEER IS SOIL SURVEYS GROUP INC. THERE CONTACT INFORMATION IS 931-757-2172 AND THEIR OFFICE IS AT 103 CHURCH ST. SALINAS, CA 93901

WOOD

1. ALLL SAWN LUMBAR SHALL COMPLY WITH THE LATEST EDITION OF HTE GRADING RULES OF WESTERN WOOD PRODUCTS ASSOCIATION OR THE WEST COAST LUMBER INSPECTION BUREAU. ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY. SAWN LUMBER SHALL HAVE THE FOLLOWING MIN GRADE.

USE:	MATERIALS:
2X BOTTOM PLATES	DOUGLAS FIR STANDARD GRADE
2X4 STUDS (UP TO 10'-0"), BLOCKING	DOUGLAS FIR STUD GRADE
2X4 TOP PLATES	DOUGLAS FIR STUD GRADE
2X6 STUDS, BLOCKING, TOPPLATES	DOUGLAS FIR LARCH, NO. 2
4XBEAMS AND 4XPOSTS	DOUGLAS FIR LARCH, NO. 2
6X BEAMS AND 6X POSTS AND LARGER	DOUGLAS FIR LARCH, NO. 1
JOISTS AND ALL OTHER SAWN LUMBER	DOUGLAS FIR LARCH, NO. 2

2. BOTTOM PLATES (SOLE PLATES) RESTING ON CONCRETE OR MASONRY SHALL BE TREATED DOUGLAS FIR. ANCHOR BOLTS AT SOLE PLATES SHALL BE $\frac{3}{4}$ " DIA X 10" WITH A MINIMUM 7" EMBEDMENT. MAXIMUM ANCHOR BOLT SPACING TO BE 48" ON CENTER (UDN). THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 9" OR LESS THAN 4" FROM EACH END. HOLDOWN BOLTS SHALL NOT BE CONSIDERED AS ANCHOR BOLTS. ALL NUTS SHALL HAVE MINIMUM 3" X 3" X 0.229" THICK PLATE WASHERS. NUTS SHALL BE SECURELY FASTENED AGAIST, BUT NOT RECESSED INTO BOTTOM PLATE.

3. INTERIOR NON LOAD-BEARING PARTITION WALLS UP TO 10'-0" TALL MAY BE ANCHORED TO THE SLAB WITH HILTI XDNI SHOTPINS (ICC-ESR) 0.145"MIN SHANK DIA AT 24" ON CENTER MAX WITH 1" MIN EMBEDMENT INTO THE CONCRETE (UDN).

4. PARALLEL STRAND LUMBER (PSL) SHALL BE DOUGLASS FIR MANUFACTURED IN ACCORDANCE WITH TRUSS JOIST MACMILLIAN CORPORATION MANUFACTURING STANDARDS AS REFERENCED IN NER-126 OR APPROVED EQUAL AND SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES.

BEAM:
E=2,000,000 PSI
Fb=2900 PSI Fc=750 PSI
Fc (PARALLEL)=2900 PSI
Fv=290 PSI

COLUMN:
E=1,800,000 PSI
Fb=2400 PSI
Fc(PARALLEL)= 2500 PSI)

5. DO NOT NOTCH OR DRILL JOIST OR BEAMS (UDN) WITHOUR PRIOR APPROVAL OF PROJECT ENGINEER. DOUBLE UP FLOOR JOISTS AND BLOCKING UNDER WALLS THAT RUN PARALLEL TO JOISTS. PROVIDE 2" NOMINAL SOLID BLOCKING BETWEEN JOISTS AT SUPPORTS.

6. ALL ORIENTED STRAND BOARD (OSB) SHALL BE PERFORMANCE RATED BY THE AMERICAN PLYWOOD ASSOCIATION (APA). RATED SHEATHING SHALL COMPLY WITH ICC REPORT NO. NER-108, EXPOSURE 1. INSTALL PER MANUFACTURE'S RECOMMENDATIONS. APA-RATED PLYWOOD AND OSB MAY BE USED INTERCHANGEABLY. PLYWOOD SHALL BE FIVE-PLY SHEATHING CONFORMING TO APA-THE ENGINEERED WOOD ASSOCIATION. GRAIN PERPENDICULAR TO SPORTS. PLYWOOD MAY BE ORIENTED PER SHEARWALL SCHEDULE. PROVIDE BLOCKING AT PANEL EDGES WHERE INDICATED ON PLANS. ALL SHEATHING SHALL CONFORM TO THE FOLLOWING NOMINAL THICKNESS, SPAN RATING AND NAILING PATTERN (UDN):

THICKNESS/GRADE	SHANK DIA	LENGTH
16D BOX	0.135" MINIMUM	3- $\frac{1}{2}$ "
16D SINKER	0.148"	3- $\frac{1}{2}$ "
16D COMMON	0.162"	3- $\frac{1}{2}$ "
P-NAIL	0.131"	3- $\frac{1}{2}$ "
10D	0.148"	3"
10D PLYWOOD NAILS	0.148"	2- $\frac{3}{8}$ "
8D	0.131"	2- $\frac{1}{2}$ "

7. NAILING SCHEDULE: ALL NAILING TO COMPLY WITH TABLE 2309.2.4.	
JOIST OR TRUSS BEARING ON PLATE OR GIRDER	(3) 16D
BRIDGING TO JOIST, TOENAIL EA END	(2) 8D
SOLD PLATE TO JOIST OR BLOCKING, FACE NAIL AT 16" ON CENTER.	(2) 16D
TOP PLATE TO STUD,END NAIL TO EA STUD	(4) 8D TOENAIL
STUD TO SOLE PLATE	OR (2) 16D ENDNAIL
STUD TO 3X SOLD PLATE, END NAIL	(2) 20D
DOUBLE STUDS, FACE NAIL, (UDN)	16D AT 24" O.C.
DOUBLE TOP PLATES, FACE NAIL, (UDN)	16D AT 16" O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	(2) 16D
CEILING JOISTS TO TOP PLATE, TOE NAIL	(3) 8D
CONTINUOUS HEADER TO STUD, TOE NAIL	(4) 8D
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) 16D
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16D
RAFTER TO TRUSS TO PLATE, TOE NAIL	(3) 8D
BUILT-UP CORNER STUDS, (UDN)	16D AT 24" O.C.

8. ALL BOLTS SHALL BE A-307 GRADE AND INSTALLED IN HOLES BORED WITH A BIT $\frac{1}{8}$ " LARGER THAN THE DIA OF THE BOLT. BOLTS AND NUTS SEATING ON WOOD SHALL HAVE CUT STEEL WASHERS UNDER HEADS AND NUTS. SPOIL THREADS TO PREVENT LOOSENING. LAG BOLTS GREATER THAN $\frac{3}{4}$ " DIA SHALL BE INSTALLED IN PRE-DRILLED HOLES BY TURNING WITH A WRENCH.

9. PREFABRICATED WOOD TRUSSES, JOIST AND PURLINS SHALL BE DESIGNED TO SUPPORT THEIR SELF WEIGHT IN ADDITION TO ALL LOADS NOTED ON CONSTRUCTION DOCUMENTS IN THE APPROPRIATE LOAD COMBINATIONS REQUIRED BY THE BUILDING CODE SPECIFIED ON THESE DRAWINGS. PLATED WOOD TRUSSES SHALL BE DESIGNED AND MANUFACTURED IN CONFORMANCE WITH CURRENT ICC REPORT FOR TRUSS PLATE CONNECTORS USED. ALL OTHER PREFABRICATED WOOD JOISTS AND PURLINS SHALL BE DESIGNED IN ACCORDANCE WITH THE MANUFACTURER'S CURRENT ICC REPORT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH DESIGN CALCULATIONS SIGNED BY AN APPROPRIATELY REGISTERED ENGINEER FOR REVIEW PRIOR TO MANUFACTURE.

9.1. MAX DEFLECTION LIMITS FOR PREFABRICATED PLATED WOOD TRUSSES, OPEN WEB JOISTS WITH STEEL WEBS, AND PLYWOOD WEB I-JOISTS/PURLINS SHALL BE AS FOLLOWS:

LIVE LOAD	TOTAL LOAD
ROOF SPAN/360	SPAN/240
FLOOR SPAN/600	SPAN/240

10. ALL WOOD CONSTRUCTION CONNECTORS SHOWN ON PLANS OR DETAILS SHALL BE SIMPSON-TIE OR EQUAL (UDN). HARDWARE SHALL BE INSTALLED WITH ALL REQUIRED FASTENERS PER MANUFACTURER'S SPECIFICATIONS. HARDWARE BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY ARE OF EQUIVALENT CAPACITY FOR THE INTENDED APPLICATION AND THEY HAVE CURRET ICC APPROVAL. HARDWARE SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.

11. LUMBER SHALL BE IN DRY CONDITION AND THE MOISTURE CONTENT SHALL NOT EXCEED 19%.

CONCRETE

1. ALL CONCRETE SHALL BE REGULAR WEIGHT OF 145 POUNDS PER CUBIC FOOT USING HARDROCK AGGREGATES CONFORMING TO ASTM C93.

MINIMUM 28 DAY STRENGTH:	
CONTINUOUS FOOTING.....	2500 PSI
SLAB ON GRADE.....	2500 PSI
MAX WATER CEMENT RATION.....	0.45
CONCRETE SLUMP.....	4 INCHES
CEMENT TYPE.....	V

2. CONCRETE MIXES SHALL BE DESIGNED BY A CERTIFIED LABORATORY AND APPROVED BY THE ENGINEER OF RECORD.

3. PORTLAND CEMENT SHALL CONFORM TO ACI 318, CHAPTER 3.2

4. NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT, UNLESS APPROVED BY THE ENGINEER OR AUTHORIZED TESTING AGENCY.

5. CONCRETE BATCHING, MIXING, TRANSPORTATION AND PLACEMENT SHALL BE PER ACI 304R. PLACING BY MEANS OF PUMPING SHALL BE PER ACI 304.2R.

6. CONCRETE CONSOLIDATION SHALL BE PER ACI 309R.

7. FORM WORK SHALL BE PER ACI 347R.

8. REMOVE ALL DEBRIS FROM FORMS, REINFORCING STEEL AND OTHE EMBEDDED ITEMS PRIOR TO PLACING CONCRETE. CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL (WALLS OR COLUMNS) SO AS TO CAUSE A SEGREGATION OF AGGREGATES. UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED 4 FEET. CARE SHALL BE TAKEN IN PLACING SLABS ON GRADE SO FILL MATERIAL IS NOT DISTURBED.

9. ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCING, DOWELS, BOLTS, ANCHORS, PIPES, SLEEVES, ETC. SHALL BE SECURELY POSITIONED IN THE FORMS PRIOR TO PLACING OF CONCRETE.

10. CONCRETE SLAB ON GRADE CONTROL JOINTS SHALL BE SAW-CUT CONTROL JOINTS SUCH THAT THE ENCLOSED ARE DOES NOT EXCEED THAT INDICATED IN TYPICAL DETAIL.

11. EMBEDDED ITEMS SHALL BE PLACED PER ACI 318 SECTION 6.3

12. PIPE OTHER THAN ELECTRICAL CONDUITS SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY THE ENGINEER. MAX PIPE SIZE SHALL BE $\frac{1}{4}$ OF THE SLAB THICKNESS AND LOCATED AT THE MID-DEPTH. MINIMUM SPACING SHALL BE 3 TIMES THE PIPE DIAMETER. PIPES SHALL NOT IMPAIR THE STRENGTH OF THE MEMBER.

13. PROTECT CONCRETE FROM DAMAGE OR REDUCE STRENGTH DUE TO COLD OR HOT WEATHER IN ACCORDANCE WITH ACI 305 AND 306.

14. ACI RECOMMENDATION TO CONTROL SLAB ON GRADE OR CONCRETE OVER STEEL DECK CRACKING:

14.1	1- $\frac{3}{4}$ " MAX AGGREGATE SIZE
14.2	ACI 302 AGGREGATE SPECIFICATION USING MIN OF #8 AND #4 AGGREGATES TO PROVIDE A WELL GRADED AGGREGATE MIX.
14.3	PROVIDE CONTROL JOINTS AT 2 TO 3 TIMES THE SLAB THICKNESS IN FT ON CENTER EACH WAY, MAX. EX: 4'SLAB=8'-0" TO 12'-0" JOIST
14.4	MAXIMUM WATER CEMENT RATIO OF 0.50

REINFORCEMENT STEEL

1. REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 318 AND THE LATEST EDITION CRSI'S MANUAL OF STANDARD PRACTICE.

2. REINFORCING STEEL SHALL CONFORM TO ASTM A615 OR ASTM A706 (FOR ALL REINFORCING TO BE WELDED) AND SHALL BE GRADE 60 (FY=60 KSI) DEFORMED BARS UDN. REINFORCING IN SLABS ON GRADE MAY BE GRADE 40 (FY=40 KSI) DEFORMED BARS FOR ALL BARS #4 AND SMALLER UDN ON PLANS OR DETAILS.

3. ALL DIMENSIONS SHOWING THE LOCATION OF REINFORCING STEEL NOT NOTED AS "CLEAR" OR "CLR" ARE TO CENTER OF STEEL. CLEAR COVER SHALL BE AS NOTED BELOW UDN ON PLANS OR DETAILS.

EXPOSURE CONDITION:	COVER:
CAST AGAINST AND PERMANLTLY EXPOSED TO EARTH	3"
EXPOSED TO EARTH OR WEATHER (INCLUDES SLABS ON GRADE)	
NO. 5 AND SMALLER	1- $\frac{3}{4}$ "
NO. 6 AND LARGER	2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH STRUCTURAL WALLS	
NO. 11 AND SMALLER	3"

4. LAP SPLICES OR REINFORCING STEEL IN CONCRETE BEAMS, SLABS, AND FOOTINGS SHALL BE ACCORDING TO ACI 318 CHAPTER 12 OR LAP SCHEDULE BELOW, (UDN). STAGGER SPLICES A MIN OF ONE LAP LENGTH. NO TACK WELDING OR REINFORCING BARDS ALLOWED. LATES ACI COD AND DETAILING MANAL APPLY. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT ALL CORNERS AND INTERSECTIONS PER TYPICAL DETAILS WHERE PROVIDED. VERTICAL WALLS BARS SHALL BE SPLICED AT OR NEAR FLOOR LINES. SPLICE TOP BARS AT CENTER LINE OF SPAN AND BOTTOM BARS AT THE SUPPORT IN SPANDRELS, BEAMS, GRADE BEAMS, ETC, (UDN).

BAR SIZE:	REBAR LAP SCHEDULE:	
	LAP (5A)	1.7 LAP (5B)
#3	18"	31"
#4	18"	31"
#5	24"	39"
#6	28"	48"

5. A. WHERE SPLICES ARE STAGGERED AT LEAST ON LAP LENGTH USE THESE LAP LENGTHS.

5. B. WHERE MORE THAN $\frac{1}{4}$ OF BARS ARE SPLICED AT ONE LOCATION USE THESE LAP LENGTHS.

6. MECHNICAL SPLICE COUPLERS MAY BE USED AS AN ALTERNATE TO LAP SPLICES. COUPLERS SHALL HAVE CURRENT ICC APPROVAL AND SHALL BE CAPABLE OF DEVELOPING 125% OF THE BARS STRENGTH.

7. WELDING OF REINFORCING BARS, METAL INSERTS, AND CONNECTIONS SHALL CONFORM TO AWS D1.4 AND SHALL AT LOCATIONS SHOWN ON PLANS OR DEAILS. ALL REINFORCING INTO FOUNDATION. SECURELY TIE ALL BARS IN LOCATION PRIOR TO CONCRETE PLACEMENT.

STRUCTURAL STEEL

1. ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION.

2. STRUCUTAL STEEL MEMBERS SHALL CONFORM WITH THE FOLLOWING STANDARDS AND MATERIAL PROPERTIES UDN:

MEMBER:	STANDARD	FY(KSI)
WITH SHAPE AND STRUCTURAL TEE	ASTM A992 GRADE 50	50
CHANNELS AND ANGLES	ASTM A36	36
BARs AND PLATES	ASTM A36	36
HSS (ROUND/ PIPE)	ASTM A53 (GRADE B)	42
HSS (RECTANGLE)	ASTM A500 (GRADE B)	46
BOLTS	ASTM A325	---
NUTS	ASTM A563	---
HARDENED STEEL WASHERS	ASTM F436	---
LOAD INDICATOR WASHER	ASTM F959	---
ANCHOR BOLTS (ANCHOR RODS)	ASTM F1554	36
	(APPLICABLE WITH WELDABILITY)	

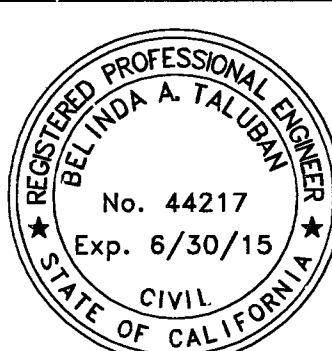
SUPPLEMENT (S1)	
SHEAR STUDS	ASTM A307
THREADED ROD	ASTM A36

3. ALL STEEL FABRICATION IS REQUIRED TO BE COMPLETED BY AN APPROVED STEEL FABRICATOR. STELL FABRICATORS THAT ARE LISTED AND/OR APPROVED THROUGH THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS AND/OR NATIONAL EVALUATION SERVICES AND/OR INTERNATIONAL CODE COUNCIL AND/OR AMERICAN INSTITUTE OF STEEL CONSTRUCTION AND/OR OTHER NATIONALLY RECOGNIZED APPROVAL/LISTING AGENCY ARE ALSO ALLOWED.

4. ALL BOLTS SHALL BE INSTALLED AS BEARING-TYPE CONNECTIONS WITH THREADS INCLUDED IN SHEAR PLANE(TYPE "X" CONNECTION) UDN. HIGH-STRENGTH BOLT ASSEMBLIES SHALL BE IN ACCORDANCE WITH THE RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS" AND SHALL BE SNUG TIGHTENED USING ANY AISC APPROVED METHOD UDN. ALL BOLTS IN SLOTTED OR OVERSIZED HOLES AND ALL HIGH-STRENGTH BOLTS SHALL BE INSTALLED WITH HARDENED WASHERS.

5. GROUT BENEATH COLUMN BASES OR BEARING PLATES SHALL BE 5,000 PSI (MIN) NON-SHRINK FLOWABLE GROUT OR DRYPACK. INSTALL GROUT UNDER BEARING PLATES BEFORE FRAMING MEMBER IS INSTALLED. AT COLUMNS, INSTALL GROUT UNDER BASE PLATE AFTER COLUMN HAS BEEN PLUMBED BUT PRIOR TO FLOOR OR ROOF INSTALLATION. GROUT DEPTH SHALL BE SUFFICIENT TO ALLOW GROUT OR DRYPACK TO BE PLACED BENEATH PLATE WITHOUT VOIDS. (1- $\frac{3}{4}$ " MIN)

6. PIPE COLUMNS SHALL BE GALVANIZED IRON.



REVISIONS

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103 CHURCH STREET

SALINAS, CALIFORNIA 93901

P.O. BOX 292, SALINAS, CALIFORNIA, 93902

STRUCTURAL NOTES

RESIDENTIAL ADDITION

1054 UNIVERSITY AVENUE

SALINAS, CALIFORNIA 93901

DATE: 11/15/14

SCALE: AS SHOWN

DRAWN: BT

JCB: 14-056

APN:016-052-003-000

SHEET

6.1

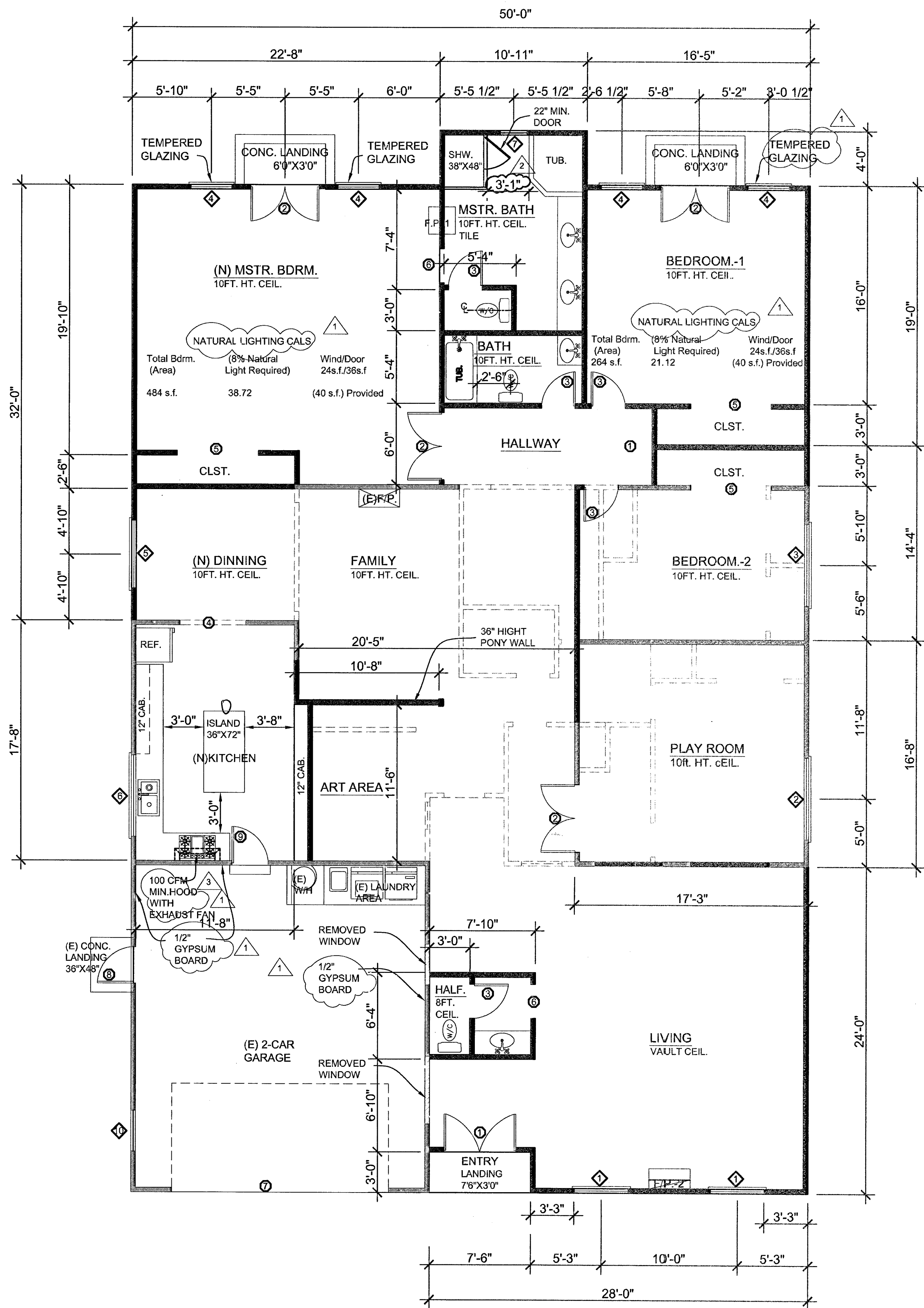
OF

SHEET8



35X0.38 = 13.95

3 SHEET OF 8



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

LEGEND



(E) W/H 50GAL. 40k BTU Input
TO BE REMOVED WALLS
EXISTING WALLS
NEW WALLS



FIRE PLACE -MONSEN OR EQ.
MODEL No. WVDVT500 SERENADE SEE THR.
BTU/INPUT 27,500 BTU/HR
"INSTALL PER MANUFACTURE"
FIRE PLACE -MONSEN OR EQ.
MODEL No. CDVR335C7
BTU/INPUT 18,000 BTU/HR
"INSTALL PER MANUFACTURE"

STRAP THE WATER HEATERS AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSIONS. LOWER POINT SHALL BE MIN. 4" ABOVE CONTROLS PER 2013 CPC 507.2

2. WATER HEATER TO BE ON A 4"-18" MIN. PLATFORM ABOVE FLOOR LEVEL 2013 CMC 308.1.1 & CPC507.13 & CPC 507.13.1

SEE SHEET A-3-2 FOR HEATER STRAP TYP.

SECTION R303 LIGHT, VENTILATION AND HEATING

R303.1 Habitable rooms. All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The minimum open area to the outdoors shall be 4 percent of the floor area being ventilated.

Exceptions:

- The glazed areas need not be openable where the opening is not required by Section R310 and a whole-house mechanical ventilation system is installed in accordance with the California Mechanical Code.
- The glazed areas need not be installed in rooms where Exception 1 above is satisfied and artificial light is provided capable of producing an average illumination of 8 footcandles (85 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.
- Use of sunroom and patio covers, as defined in Section R202, shall be permitted for natural ventilation if in excess of 40 percent of the exterior sunroom walls are open, or are enclosed only by insect screening.
- The windows, doors, louvers and other approved closeable openings not required by Section R310 may open into a passive solar energy collector for ventilation required by this section. The area of ventilation openings to the outside of the passive solar energy collector shall be increased to compensate for the openings required by the interior space.
- Glazed openings may open into a passive solar energy collector provided the area of exterior glazed opening(s) into the passive solar energy collector is increased to compensate for the area required by the interior space.

R303.3.1 Bathroom exhaust falls. Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the California Mechanical Code, Chapter 4; and the California Green Building Standards Code, Chapter 4, Division 4.5.

Note: Window operation is not a permissible method of providing bathroom exhaust for humidity control. R303.4 Ventilation. Ventilation air rates shall be in compliance with the California Mechanical Code. R303.5 Opening location. Outdoor intake and exhaust openings shall be located in accordance with Sections R303.5.1 and R303.5.2.

R303.3 Bathrooms. Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of 110t less than 3 square feet (0.3m²), one-half of which must be openable.

Exception: The glazed areas shall not be required where artificial light and a local exhaust system are provided. The minimum local exhaust rates shall be 50 cubic feet per minute (25 Us) for intermittent ventilation or 20 cubic feet per minute (10 Us) for continuous ventilation in accordance with the California Mechanical Code, Chapter 4. Exhaust air from the space shall be exhausted directly to the outdoors.

R303.3.1 Bathroom exhaust falls. Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the California Mechanical Code, Chapter 4; and the California Green Building Standards Code, Chapter 4, Division 4.5.

Note: Window operation is not a permissible method of providing bathroom exhaust for humidity control.

R303.4 Ventilation. Ventilation air rates shall be in compliance with the California Mechanical Code.

THICKNESS OF GYPSUM BOARD (INCHES)	APPLICATION	ORIENTATION OF GYPSUM BOARD TO FRAMING	MAXIMUM SPACING OF FRAMING MEMBERS (INCHES O.C.)	MAXIMUM SPACING OF FASTENERS (INCHES O.C.)	SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING ^a
Application without adhesive					
3/8"	Ceiling	Perpendicular	16	7	12
	Wall	Either direction	16	8	16
	Ceiling ^d	Either direction	16	7	12
	Wall	Perpendicular	24	7	12
1/2"	Ceiling	Perpendicular	24	7	12
	Wall	Either direction	24	8	12
	Wall	Either direction	16	8	16
	Ceiling	Either direction	16	7	12
5/8"	Ceiling ^a	Perpendicular	24	7	12
	Wall	Either direction	24	8	12
	Wall	Either direction	16	8	16
	Ceiling ^d	Perpendicular	16	7	12
Application without adhesive					
3/8"	Ceiling ^d	Perpendicular	16	16	16
3/8"	Wall	Either direction	16	16	24
1/2 or 5/8"	Ceiling	Either direction	16	16	16
	Ceiling ^d	Perpendicular	24	12	16
	Ceiling	Either direction	24	16	24
	Ceiling	Perpendicular	16	16	16
Two 3/8 Layers	Ceiling	Perpendicular	16	16	16
Two 3/8 Layers	Wall	Either direction	24	24	24

For Slt: 1 inch = 25.4 mm.

- For application without adhesive, a pair of nails spaced not less than 2 inches apart or more than 21/2 inches apart may be used with the pair of nails spaced 12 inches on center.
- Screws shall be in accordance with Section R702.3.6. Screws for attaching gypsum board to structural insulated panels shall penetrate the wood structural panel facing not less than 1 1/16 inch.
- Where cold-formed steel framing is used with a clinching design to receive nails by two edges of metal, the nails shall be not less than 5/8 inch longer than the gypsum board thickness and shall have ringed shanks. Where the cold-formed steel framing has a nailing groove formed to receive the nails, the nails shall have barbed shanks or be 5d, 13 1/2 gage, 11 inches long, 15/64-inch head for 1/2-inch gypsum board; and 6d, 13 gage, 17/8 inches long, 15/64-inch head for 5/8-inch gypsum board.
- Three-eighths-inch-thick single-ply gypsum board shall not be used on a ceiling where a water-based textured finish is to be applied, or where it will be required to support insulation above a ceiling. On ceiling applications to receive a water-based texture material, either hand or spray applied, the gypsum board shall be applied perpendicular to framing. When applying a water-based texture material, the minimum gypsum board thickness shall be increased from 3/8 inch to 1/2 inch for 16-inch on center framing, and from 1/2 inch to 1 inch for 24-inch on center framing or 1/2-inch sag-resistant gypsum ceiling board shall be used.
- Type X gypsum board for garage ceilings beneath habitable rooms shall be installed perpendicular to the ceiling framing and shall be fastened at maximum 6 inches o.c. by minimum 17/16 inches 6d coated nails or equivalent drywall screws.

MATERIAL	THICKNESS OF MATERIAL (MAX.) (INCH)	SPACING OF FRAMING MEMBERS (MAX.) (INCH)	SHEAR VALUE ^{a,b} (plf of ceiling)	MINIMUM FASTENER SIZE ^{c,d}
GYPSUM BOARD	1/2"	16" o.c.	90	5d cooler or wallboard nail; 1 1/4-inch long; 0.086-inch shank; 1 1/4-inch head
GYPSUM BOARD	1/2"	24" o.c.	70	5d cooler or wallboard nail; 1 1/4-inch long; 0.086-inch shank; 1 1/4-inch head

For Slt: 1 inch; 25.4 mm, 1 pound per linear foot; 1.488 kg/m.

- Values are not cumulative with other horizontal diaphragm values and are for short-term loading caused by wind or seismic loading. Values shall be reduced 25 percent for nonloading.
- Values shall be reduced 50 percent in Seismic Design Categories Do, O1, O2 and E.
- 1 1/4-inch, #6 Type S or W screws may be substituted for the listed nails.
- Fasteners shall be spaced not more than 7 inches on center at all supports, including perimeter blocking, and not less than 3/8 inch from the edges and ends of the gypsum board.

SECTION R305 CEILING HEIGHT

R305.1 Minimum height. Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm).

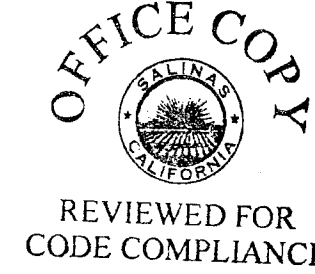
Exceptions:

- For rooms with sloped ceilings, at least 50 percent of the required floor area of the room must have a ceiling height of at least 7 feet (2134 mm) and no portion of the required floor area may have a ceiling height of less than 5 feet (1524 mm).
- Bathrooms shall have a minimum ceiling height of 6 feet 8 inches (2032 mm) at the center of the front clearance area for fixtures. The ceiling height above fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 8 inches (2032 mm) above a minimum area 30 inches (762 mm) by 30 inches (762 mm) at the showerhead.

SECTION R307 TOILET, BATH AND SHOWER SPACES

R307.1 Space required. Fixtures shall be spaced in accordance with the California Plumbing Code.

R307.2 Bathtub and shower spaces. 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 (1829 mm) above the floor.



NATURAL LIGHTING/EGRESS CALCULATIONS

LOCATION	AREA (S.F.)	WINDOW SIZE (W) (H)	QTY.	AREA (O.E.O. PROVIDED)	NAT. LIGHT PROVIDED	O.E.O. (4%)/MIN. REQUIRED	(8%) N.L. REQUIRED
LIVING RM.	672.0	44" 72"	2	48"x48" (31.2 S.F.)	57.0 S.F.	28.88	53.76
PLAYROOM	282.2	72" 48"	1	36"x48" (18.0 S.F.)	24.0 S.F.	11.28	22.78
FAMILY RM. SKYLIGHT (3960)	210.0	60" 48"	1	36"x48" (12 S.F.)	20.0 S.F.	8.0	16.0
NOTE: PROVIDE MIN. OPENING WIDTH OF 20" AND 24" HEIGHT WITH 5.7 SQ. FT. OPENABLE AREA PER 2013 CRC R310.1, R310.1.2 & R310.1.3							
O.E.O. OPERABLE EXTERIOR OPENING N.L. NATURAL LIGHT							

DOOR SCHEDULE

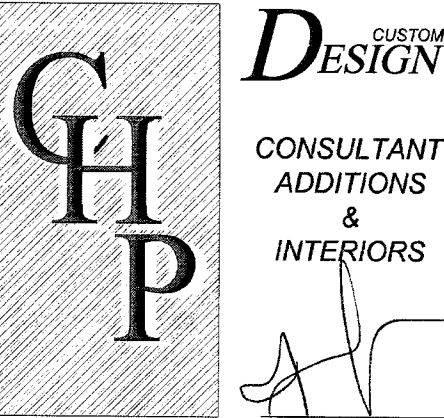
NO.	QUANTITY	DIMENSIONS	TYPE
1	1	4' 8" 5' 8"	DOUBLE WING SIDE-HINGED LEAF/ TEMPERED GLASS ^a
2	3	5' 8" 5' 8"	DOUBLE WING GLASS SIDE HINGED/TEMPERED
3	5	5' 8" 5' 8"	SINGLE WING
4	1	4' 8" 5' 8"	DOOR WAY
5	3	5' 8" 5' 8"	DOUBLE WING SIDE-HINGED/ TEMPERED GLASS
6	1	4' 8" 5' 8"	DOOR WAY
7	1	18' 6" 5' 8"	(E) ROLL UP
8	1	5' 8" 5' 8"	(E) SINGLE WING
9	1	5' 8" 5' 8"	SELF CLOSING ^a

- A 20 minute fire-rated door, equipped with self-closing and self-latching device (2013 CRC R302.5.1).
- At least one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a minimum clear width of 32" with one door leaf (CRC R311.2).

WINDOW SCHEDULE *

NO.	QUANTITY	DIMENSIONS	TYPE	NOTES
1	2	4876	S.L. UP	1". ALL WINDOW FRAMES TO BE METAL TYPE AND DOUBLE GLAZE.
2	1	6040	S.L. SIDE	
3	1	6040	S.L. SIDE	
4	4	3040	S.L. SIDE	
5	1	5040	S.L. SIDE	PROVIDE TEMPERED GLAZING IN HAZARDOUS LOCATIONS AS PER CBC and WITHIN 24" OF DOORWAY PER Section 2406.4WB.
6	1	6030	S.L. SIDE	
7	1	2030	S.L. UP	
8	1	2030	FIX	
9	1	4050	FIX	*CONSULT OWNER FOR MODELS*.
10	1	3030	FIX	
11	1	2030	FIX	
				S.L.* SLIDING O.W.* OUTWARD FIX NONOPENED

DOOR AND WINDOW SCHEDULE



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REVISIONS

SYMB	DESCRIPTIONS	DATE
REVISION		6/24/14
CITY 2ND REVISION		2/10/15

Owner Address:

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SITE PROJECT:

1054 University Avenue
Salinas, CA 93902

A.P.N. 016-052-005-000

SHEET TITLE:

INTERMEDIATE FLOOR PLAN
UPPER LEVEL PLAN

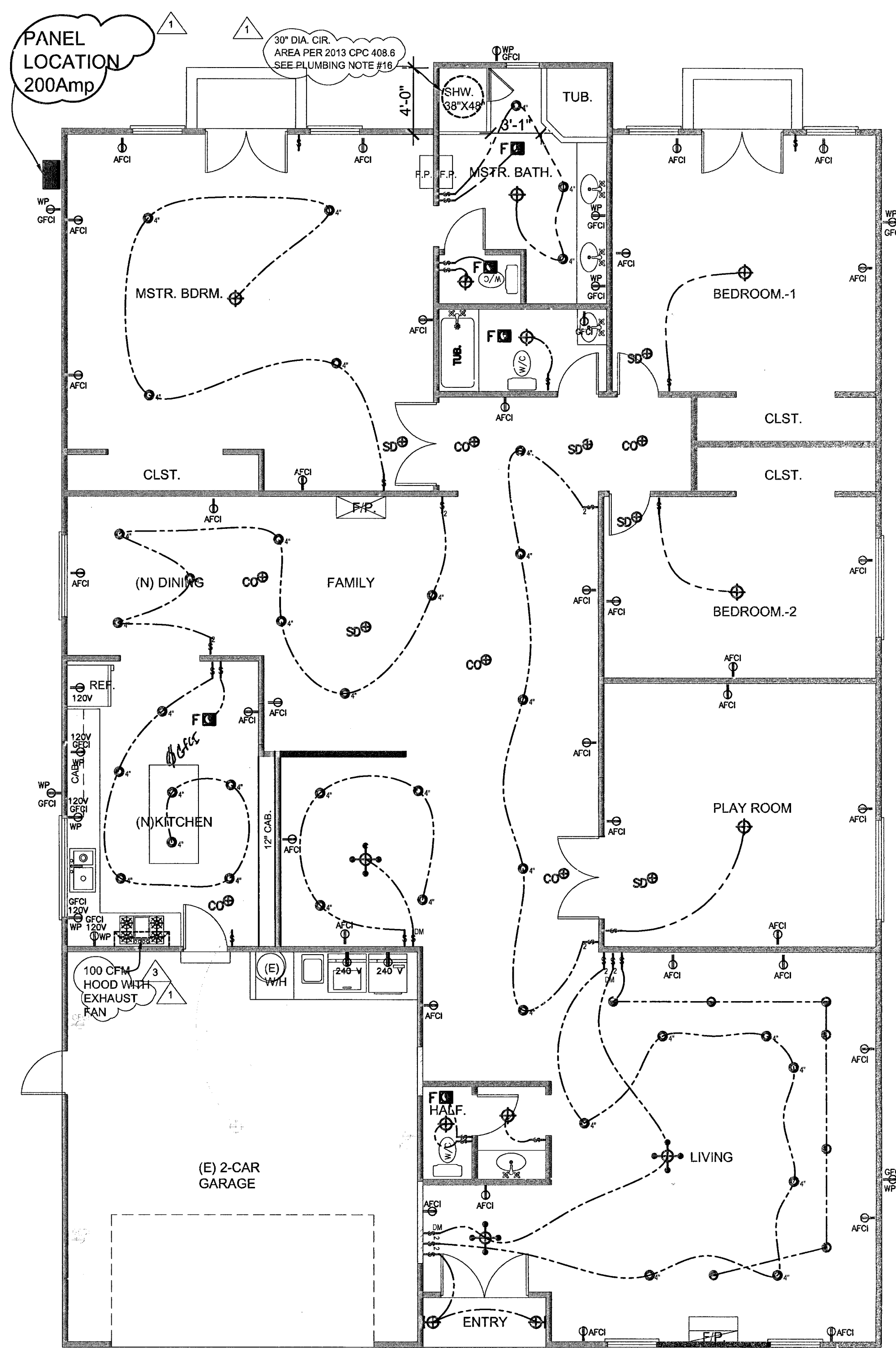
JOB No

DR BY: H.P.

DATE: 03/14/14

SCALE: AS SHOWN

A2a



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

PLUMBING NOTES

- TOILET SHALL BE WATER SAVING 1.28 GALLON PER FLUSH MAX. PER 2013 CPC 403.2
- SHOWER HEAD SHALL NOT EXCEED 2 1/2 GAL. PER MINUTE AT 40 P.S.I.
- SHOWER WALLS SHALL BE CONSTRUCTED OF WATER RESISTANT.
- SHOWER WALLS SHALL BE FINISHED WITH NONABSORBENT SURFACE TO A HEIGHT OF 70" ABOVE DRAIN INLET.
- GAS LINE SIZING PLAN SHALL BE SUBMITTED TO THE BUILDING INSPECTION DEPARTMENT.
- AS OF JULY 1, 1986, THE USE OF PLUMBING PIPELINES A AN ELECTRICAL GROUND IS PROHIBITED.
- AS OF JULY 1, 1986, THE USE OF SOLDERS CONTAINING MORE THAN TWO-TENTHS OF 1 PERCENT LEAD IN MAKING JOINTS ON PRIVATE OR PUBLIC WATER SYSTEMS IS PROHIBITED.
- CONTRACTOR SHALL SUBMIT GAS LINE SIZING FOR APPROVAL TO THE BUILDING INSPECTION DEPT.
- ALL SHOWER AND TUB/SHOWER VALVES MUST BE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING TYPES. THE DEVICE IS REQUIRED TO LIMIT THE WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES. 2013 CPC 408.3
- PROVIDE 18"x24" ACCESS TO UNDERFLOOR AREA. ACCESS MUST BE WITHIN 20 FEET OF ANY PLUMBING CLEAN OUTS. CPC2013
- ALL HEATING, VENTILATING AND AIR CONDITIONING EQUIPMENT AND CONTROLS SHALL BE VERIFY BY THE CALIFORNIA ENERGY COMMISSIONS AND CERTIFY SHALL BE POSTED AT SITE.
- HEATING AND COOLING DESIGNS SHALL BE MECHANICAL CONTRACTORS DESIGN. MATERIALS AND CERTIFY SHALL BE POSTED AT SITE.
- WATER HEATERS MUST BE OF A MAKE AND MODEL NUMBER CERTIFIED BY THE CALIFORNIA ENERGY COMMISSIONS AND BE WRAPPED WITH AN INSULATION BRACKET HAVING AN R-VALUE OF 12 OR GREATER (OR COME FACTORY INSULATED TO THIS MINIMUM VALUE).
- SHOWER HEADS, LAVATORY AND SINKS FAUCETS, MUST BE OF A TYPE CERTIFY BY THE CALIFORNIA ENERGY COMMISSIONS.
- WATER CLOSET OR BIDDET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE FIXTURE AND SHALL NOT BE SET CLOSER THAN 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. 2013 CPC SEC. 402.5
- THE MINIMUM FLOOR AREA OF THE SHOWER COMPARTMENT SHALL BE 1024 SQUARE INCHES. 2013 SEC. 408.6
- PROVIDE 30" UNPROTECTED VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLE, OR 24" PROTECTED AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. 2007 CMC 918.1 & 918.2
- ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

MECHANICAL NOTES

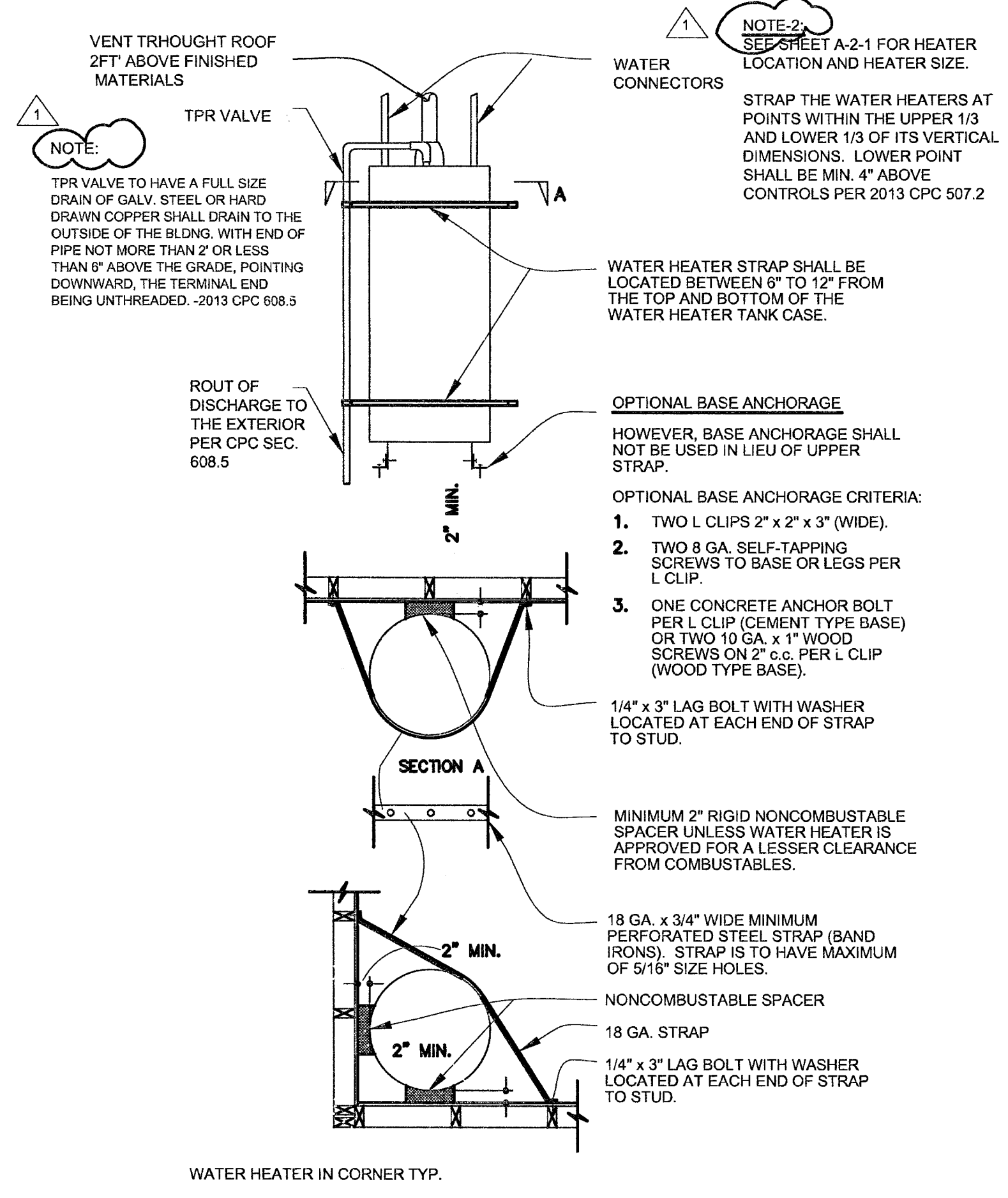
- THE COMBUSTION CHAMBER OF THE FURNACE SHALL BE 6" MIN. FROM THE CLOSEST DOOR PER 2013CMC
- FOR UNITS INSTALLED IN A UNDER-FLOOR AREA, VERIFY THAT THE VENTILATION PROVIDED IS SUFFICIENT.
- COMBUSTION AIR FROM OUTSIDE TO COMPARTMENT WITH 1/4" INCH SCREEN OUTSIDE OPENING. CMC 2013
- (UNCONFINED SPACE). AREA OF COMBUSTION AIR OPENING 1" SQUARE INCH PER 5,000 BTU HALF OF OPENING AREA WITHIN 12 INCHES OF UPPER OF THE ENCLOSURE AND HALF 12 INCHES FROM FLOOR. CMC 2013.
- SOURCE OF COMBUSTION AIR THROUGH PERMANENT OPENINGS OF REQUIRED AREA DIRECTLY TO THE OUTSIDE OF THE BUILDING THROUGH THE WALL OF THE APPLIANCE ENCLOSURE.
- WALL HEATER MUST BE INSTALLED WITH INTERMITTENT IGNITION SOURCE.

ELECTRICAL AND MECHANICAL SYMBOLS

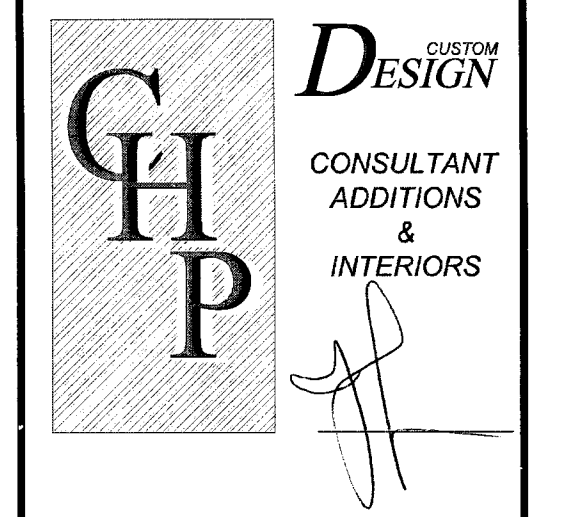
- GFI OUTLET
- 240 V. DUPLEX OUTLET (AT +12" ABOVE FLOOR U.O.N.)
- 110 V. DUPLEX OUTLET (AT +12" ABOVE FLOOR U.O.N.)
- ARCH FAULT CIRCUIT INTERRUPTER
- WATERPROOF GFI OUTLET
- WATERPROOF GFI OUTLET
- SPOT LIGHT FIXTURE
- INCANDESCENT LIGHT FIXTURE
- WALL SURFACE MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL INCANDESCENT LIGHT FIXTURE (WATER PROOF)
- RECESSED INCANDESCENT LIGHT FIXTURE(WATER PROOF)
- 4" Ø RECESSED CEILING INCANDESCENT FIXTURE
- 6" Ø RECESSED CEILING INCANDESCENT FIXTURE
- DROP OPAL WITH REFLECTOR LIGHT
- 4" LOW VOLTAGE RECESSED INCANDESCENT CEILING LIGHT FIXTURE
- RECESSED FLOURESCENT CEILING LIGHT FIXTURE
- 2" UNDER CABINET LIGHTING
- EYEBALL LIGHTING
- WALL INCANDESCENT LIGHT FIXTURE (WATER PROOF)
- INCANDESCENT FIXTURE WITH CHAIN HANGING
- CHANDELER WITH CHAIN
- FLOURESCENT FIXTURE
- WATER HEATER- 50 GALLONS CAPACITY
- SINGLE POLE LIGHT SWITCH
- TWO POLE LIGHT SWITCH
- THREE WAY LIGHT SWITCH
- DIMER SWITCH
- INSTALL SMOKE DETECTOR WITH 20V BATTERY BACKUP PER CMC 907.3
- INSTALL CARBON MONOXIDE DETECTOR WITH 20V BATTERY PER 2013 CPC R314.3, R315.1, R315.1.4, R315.1.4.1
- TELEPHONE HOOK-UP JACK(8" ABOVE FLOOR AND/OR COUNTER)
- CABLE TELEVISION HOOK-UP JACK(MOUNTED 8" ABOVE FLOOR)
- RECESSED EXHAUST FAN
- FURNACE- HEATING CAPACITY (BTU/H) 60,000 Input Mwh (ON ATTIC)
- BRAKER PANEL

ELECTRCAL GENERAL NOTES:

- THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR TO COMPLETE THE LIGHTING AND APPLIANCE ELECTRICAL SYSTEM AND RELATED ITEMS SHOW ON THE DRAWINGS OR HEREIN SPECIFIED, INCLUDING SERVICE PANEL AND SUBPANELS, ALL WIRING, ALL BOXES, RECEPTACLES AND SWITCHES, ALL TELEPHONES OUTLETS, ALL TELEVISION OUTLETS, INTERCOM SYSTEM, EXHAUST FANS, SIGNAL CHIMES, AND LIGHTING FIXTURES UPON SELECTION OF FIXTURES BY OWNER.
- ALL WIRING SHALL BE DONE IN STRICT ACCORDANCE WITH THE CEC 2013 AND ALL APPLICABLE STATE, COUNTY, AND CITY CODES. ALL EQUIPMENT SHALL BEAR THE U.L. LABEL OF APPROVAL. SHALL BE DIRECT WIRED, INTERCONNECTED, SHALL BE EQUIPPED WITH A BATTERY BACKUP AND SHALL EMIT A SIGNAL WHEN THE BATTERY IS LOW. 2012 CRC R315.1.2
- THE SYSTEM OF WIRING THROUGHOUT SHALL BE APPROVED ROMEZ CABLE, SERVICE ENTRANCE AND FEEDER TO PANEL SHALL BE THICKWALL GALVANIZED CONDUIT. ROMEX CABLE SHALL HAVE GROUNDING CONDUCTOR.
- INSTALL SMOKE DETECTOR(S) PER 2013 CBC AND APPLICABLE NFPA STANDARDS. DETECTORS SHALL BE INTERCONNECTE IN ALLL RESIDENTIAL OCCUPANCIES. SMOKE ALARMS SHALL BE "HARD WIRE" AND SHALL BE EQUIPPED WITH 20V BATTERY BACKUP. 2013 CRC 907.2.10.3
- BATHROOM ELECTRICAL OUTLETS SHALL BE SUPPLY BY AT LEAST ONE 20-AMPERE BRANCH CIRCUIT. THE CIRCUIT SHALL HAVE NO OTHER ELCTRICAL LIGHTING FIXTURES OR OUTLETS . THE 20 AMP CIRCUIT MAY BE SHARED BY MORE THAN ONE BATHROOM. 2013 CEC 210.11(C)(3)
- UFER GROUNDING REQUIRED FOR MAIN ELECTRICAL PANEL PER CEC 2013.
- THE ELECTRICAL OUTLETS IN THE BATHROOMS AND OUTSIDE SHALL HAVE GFCI PROTECTION PER SEC. 210.12(A) CEC 2013.
- ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS (INCLUDING LUMINATES); 15 AND 20 AMP ELECTRICAL OUTLETS IN THE BEDROOMS SHALL HAVE ARC-FAULT CIRCUIT INTERRUPTERS(AFCI) PER 210.12(A) 2013 CEC
- INSTALL SMOKE DETECTOR(S) PER 2013 CBC AND APPLICABLE NFPA STANDARDS. DETECTORS SHALL BE INTERCONNECTED IN ALL RESIDENTIAL OCCUPANCIES
- FURNACE AND WATER HEATER INSTALLATIONS MUST COMPLY WITH CMC Chapter 3 and CPC Chapter 507. Also, CMC Chapter 7 Combustion Air.
- PROVIDE 2-20 amp SMALL APPLIANCE DEDICATE BRANCH CIRCUITS IN THE KITCHEN. CEC 2013.
- IN KITCHENS AND BATHROOMS, PROVIDE FLOURESCENTS LIGHTING OR OTHER MEANS TO OBTAIN 40 LUMENS/WATT OR GREATER. AT LEAST 50% OF INSTALLED WATTAGE MUST HIGH EFFICACY; INCLUDING NOOK AREA. HOT WATER PIPES TO KITCHEN SHALL BE INSULATED.
- BATHROOMS, UTILITY ROOMS, GARAGES, LAUNDRY ROOMS, HALLWAYS, STAIRS, CLOSETS (GREATER THAN 70 SF.: ALL HARDWIRED LIGHTING MUST BE HIGH EFFICACY OR CONTROLLED BY A MANUAL OR MOTION ONSENSOR.
- EXTERIOR LIGHTING: HIGH EFFICACY OR MOTION SENSOR/PHOTO SENSOR
- DUCT: REQUIRED TO BE SEALED FOR REPLACEMENT.
- INTER-SYSTEM BONDING IS REQUIRED FOR THIS RESIDENCE. 2013 CEC 800.100(B)
- ALL AREAS SPECIFIED IN 210.12, ALL 125-VOLT, 15 & 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANCE RECEPTACLES. 2014 CEC 408.12
- ALL 20-VOLT, SINGLE PHASE, 15 & 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENs, BEDROOM, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS & SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARCH FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRACH CIRCUIT. 2013 CEC 210. 12(A)
- THE FLOURESCENT LIGHTING IS REQUIRED TO BE A MINIMUM OF 40 LUMENS PER WATT. CAC.
- INSTALL CARBON MOXIDE ALARMS PER 2013CRC R314.3, R315.1.4.



2 SEISMIC WATER HEATER ANCHORAGE TYP.



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REVISIONS		
SYMB	DESCRIPTIONS	DATE
1	REVISION	6/24/14
2	CITY 2ND REVISION	2/10/15

Owner Address:

CN Construction Inc.
1054 University Ave.
Salinas, CA 93902
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SITE PROJECT:

1054 University Avenue
Salinas, CA 93902

A.P.N. 016-052-005-000

SHEET TITLE:

ELECTRICAL PLAN

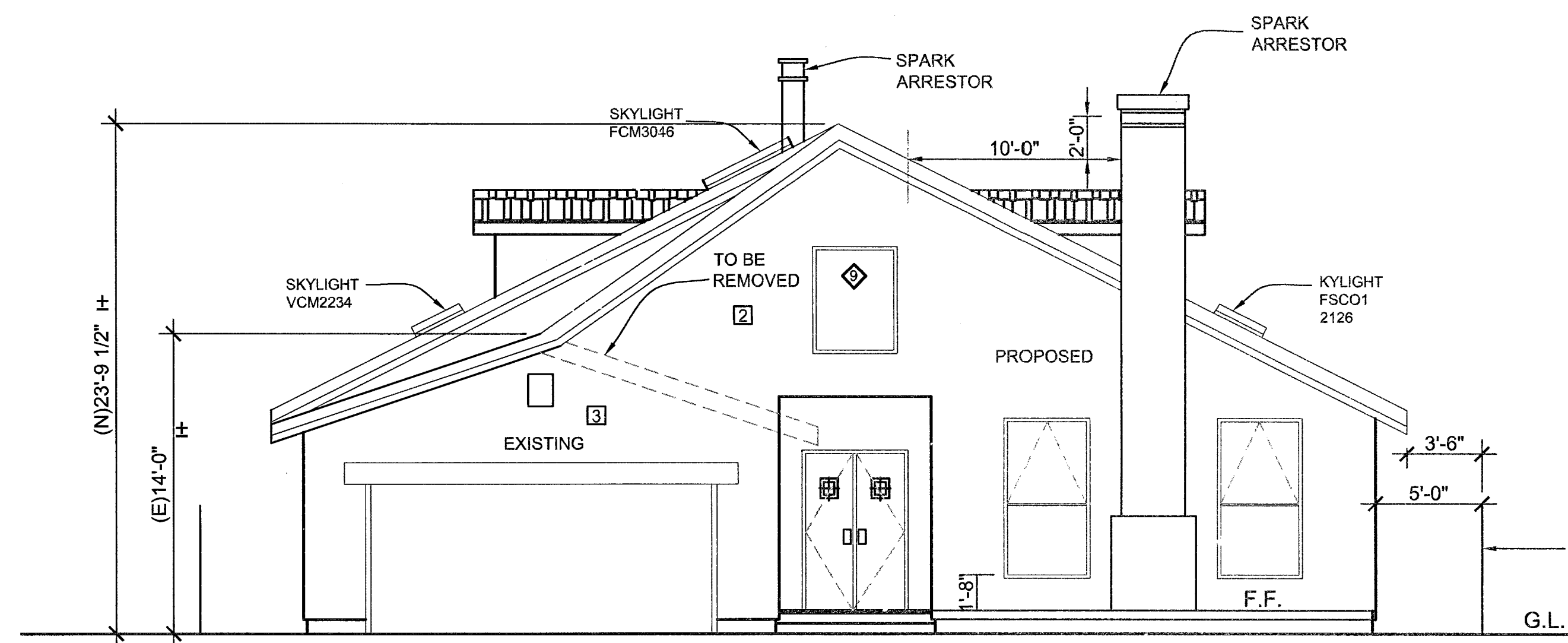
JOB No

DR BY: H.P.

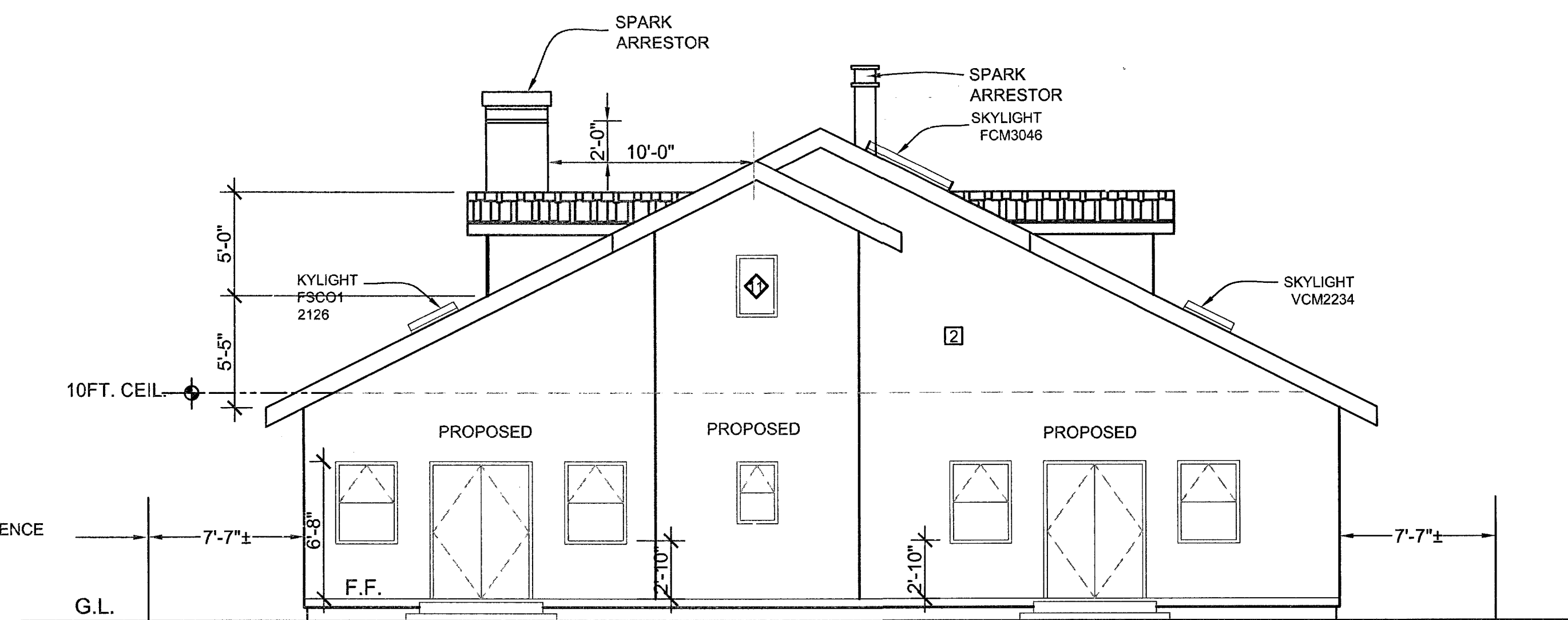
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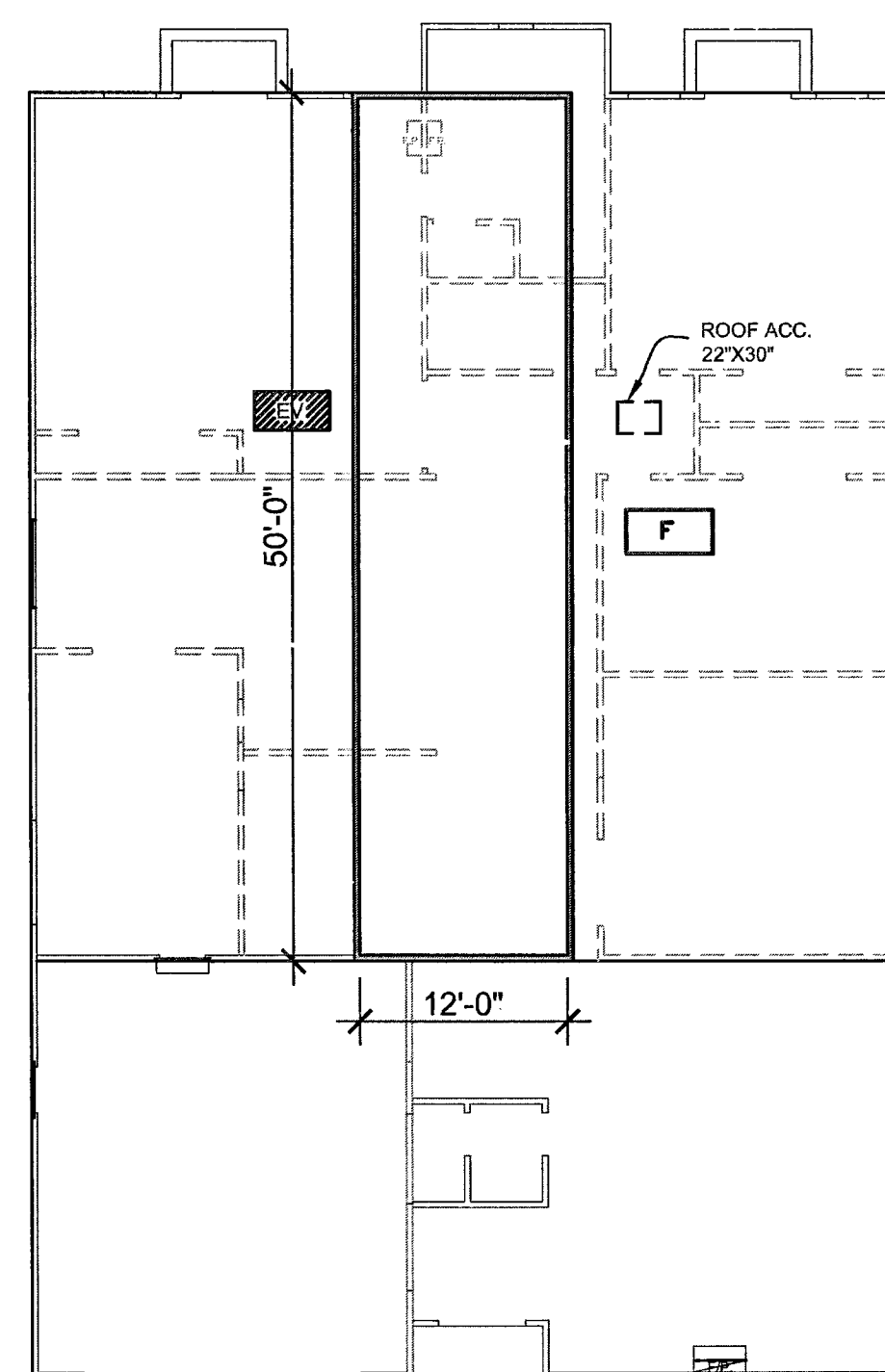
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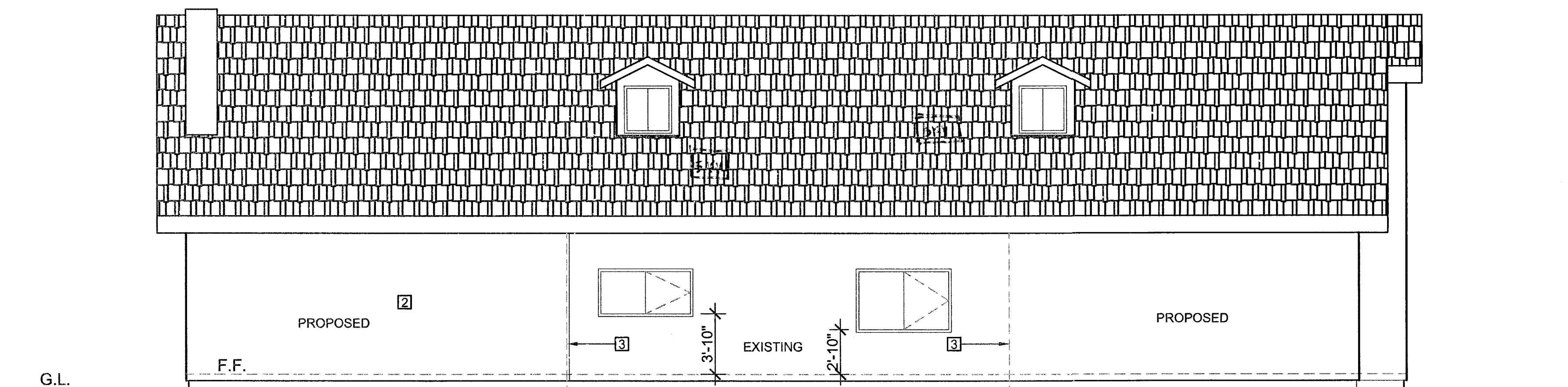
1 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



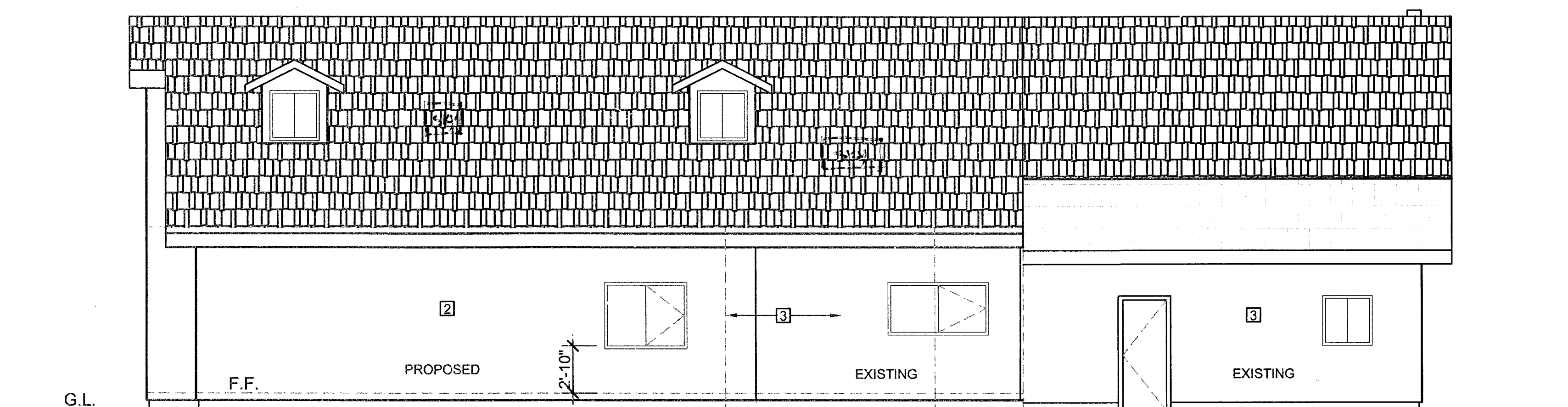
2 NORTH ELEVATION
SCALE: 3/16"=1'-0"



5 ROOF ATTIC PLAN
SCALE: 3/32"=1'-0"



3 EAST ELEVATION
SCALE: 3/16"=1'-0"



4 WEST ELEVATION
SCALE: 3/16"=1'-0"

KEY NOTES

- 1 ASPHALT SHINGLES CLASS "A" O/ "D" #30
FELT PAPER O/ 1/2" PLY.
TIMBERLINE ULTRA HD
UL790, ICC ESR-1475
- 2 3 COAT (7/8" THICK) CEM. PLASTER O/ SELF
FURRING PAPER BAKED STUCCO NETTING O/
2 LAYERS GRADE "D" PAPER O/ 5/8" MIN. CDX
PLYW. SHEATING 2013 CRC 703.6, 703.6.1,
702.2.2 AND TABLE 702.3.5
- 3 EXISTING

F Model GMS80804BN -Goodman
Input Btu 80k
Output 84k
Max CFM 1725@0.5
"Install per manufacture"

4 AIR VENTILATION SYSTEM SUPPLY
MODEL ERV90HCS - BROAN OR EQ.
CFM 44 TO 99
"INSTALL PER MANUFACTURERS"
SEE ATTACHED SPECS.

NEW ADDITION TO MATCH EXISTING
FINISHED MATERIAL AND IN COLOR

OFFICE COPY
REVIEWED FOR
CODE COMPLIANCE

SITE PROJECT:

1054 University Avenue
Salinas, CA 93902

A.P.N. 016-052-005-000

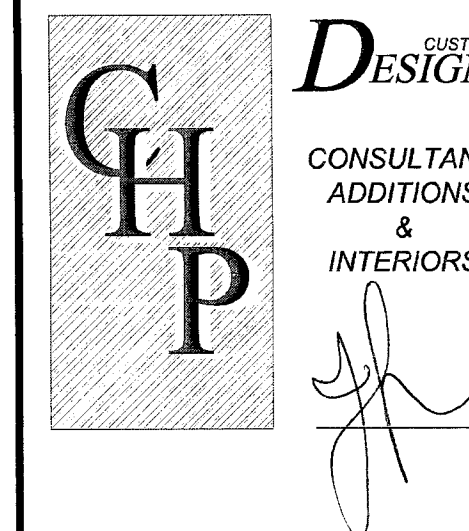
SHEET TITLE:

EXTERIOR ELEVATIONS

JOB No
DR BY: H.P.
DATE: 03/14/14
SCALE: AS SHOWN

A4

6 SHEET OF 8



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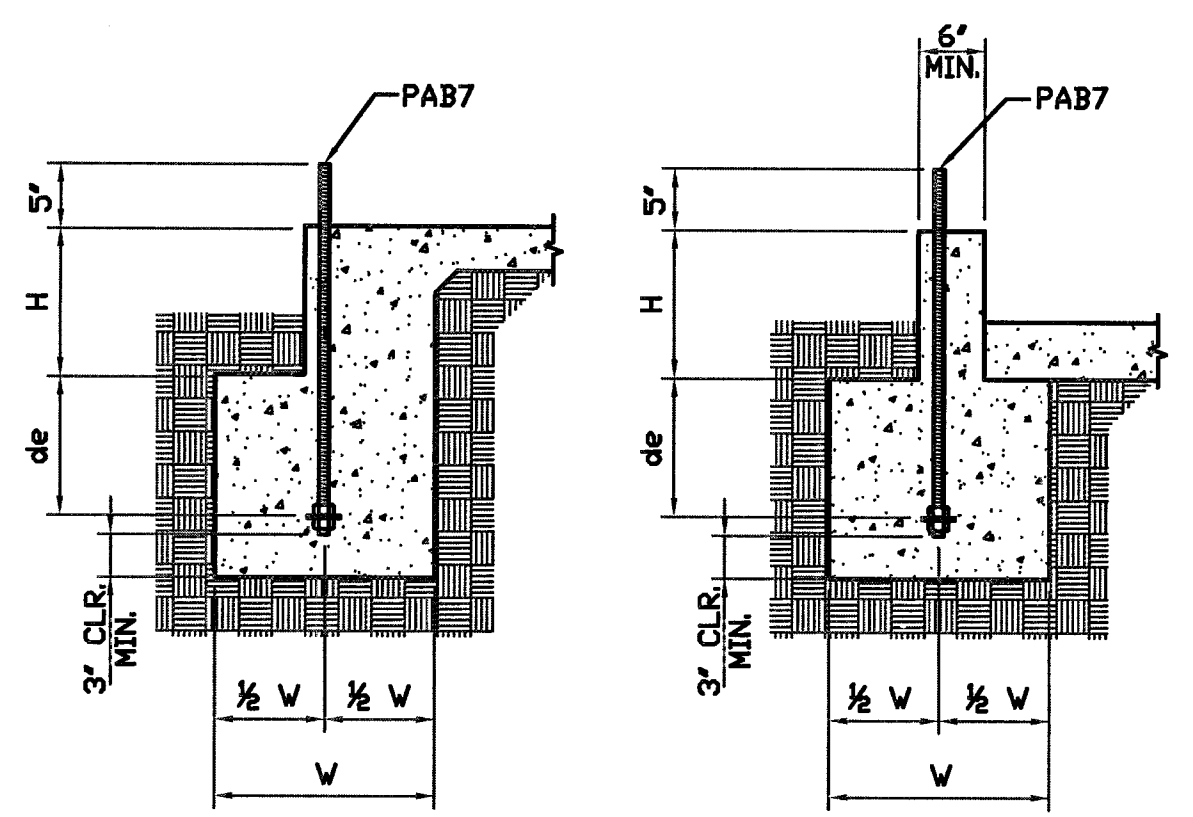
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REVISIONS

SYMB	DESCRIPTIONS	DATE
1	REVISION	6/24/14
2	REVISION-ENGR	10/14/14

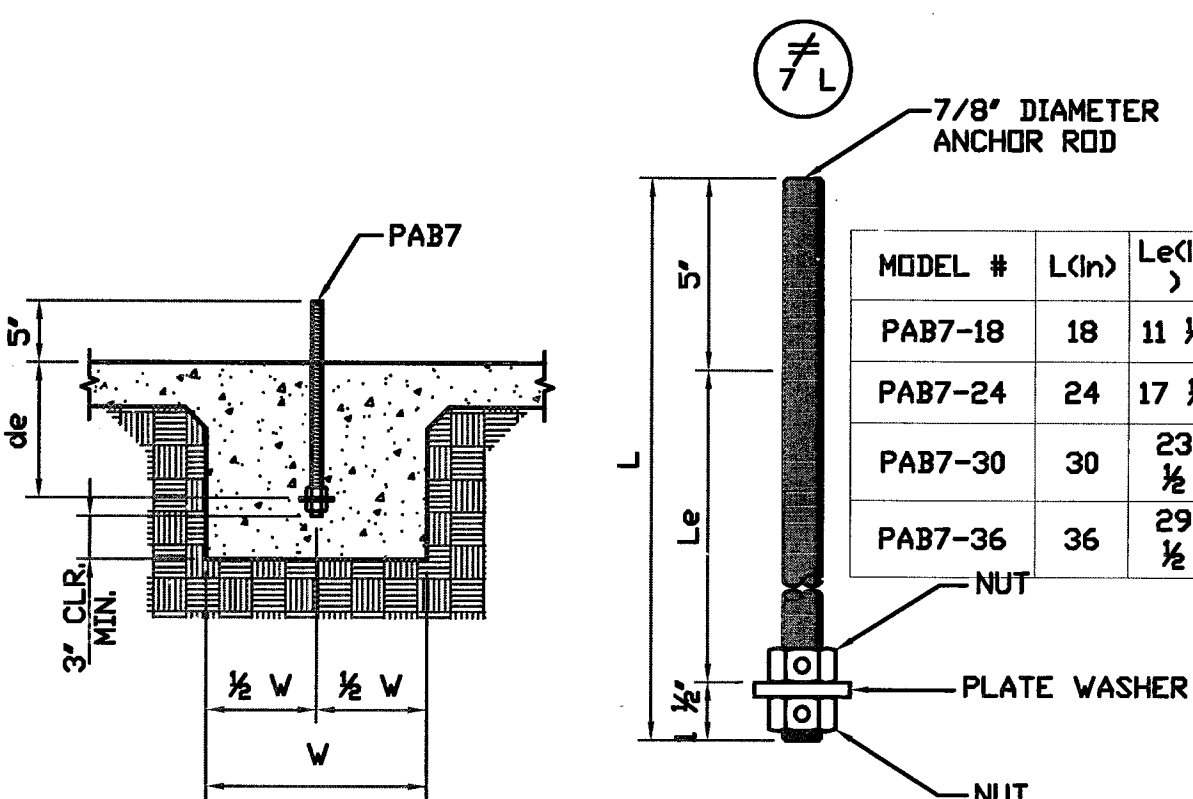
CITY REVISION 2/10/15
Owner Address:

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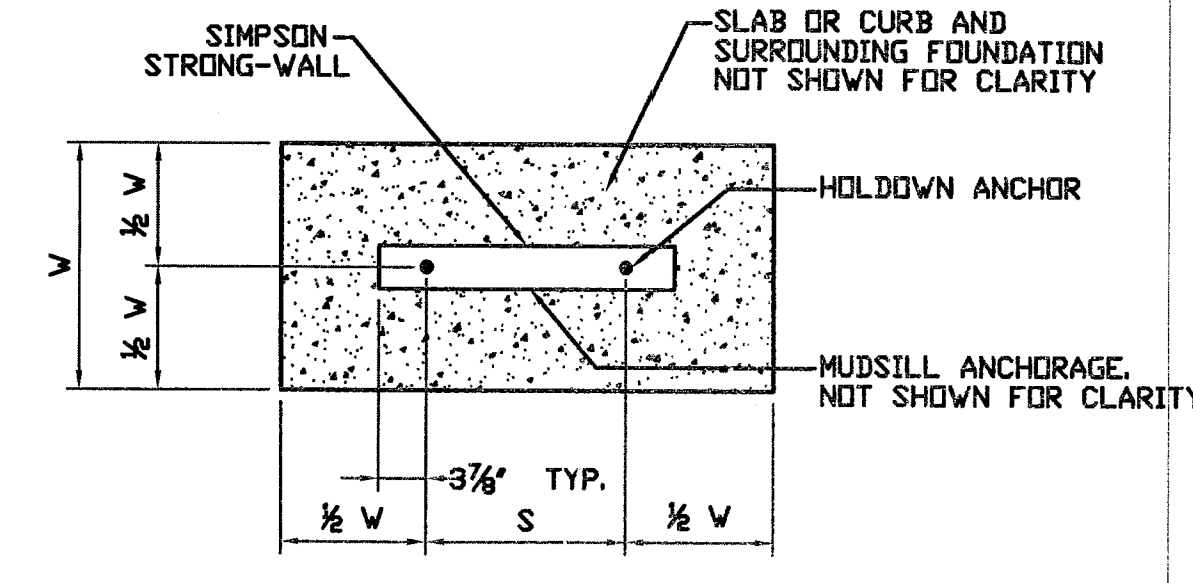
H = 13 1/2" MAXIMUM WITH PAB7-30 ANCHOR BOLT WHEN de = 10"
H = 19 1/2" MAXIMUM WITH PAB7-36 ANCHOR BOLT WHEN de = 10"

SLAB ON GRADE FOUNDATION CURB OR STEMWALL FOUNDATION



INTERIOR FOUNDATION PAB7 ANCHOR BOLT

NOTES:
1. SEE 2-SW1 FOR DIMENSIONS AND ADDITIONAL NOTES.



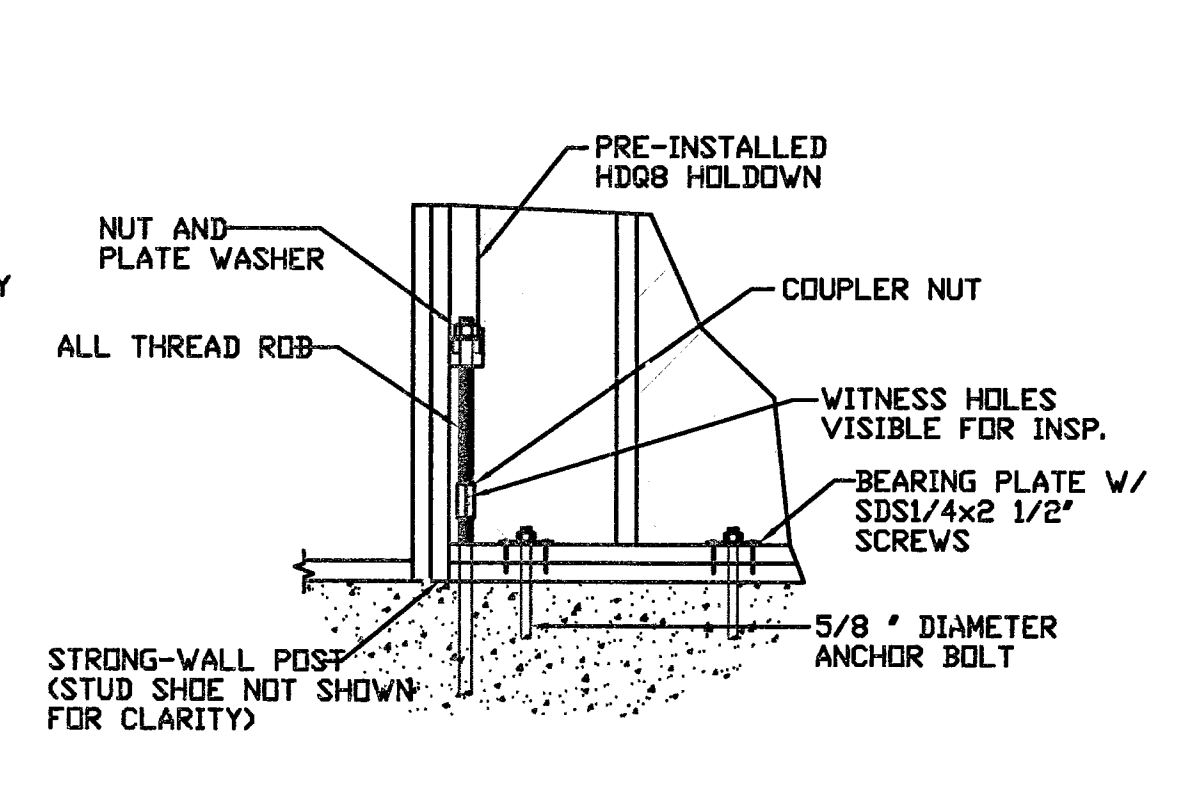
S = WALL LENGTH MINUS 7 3/4"
SEE TABLE BELOW FOR DIMENSIONS

FOUNDATION PLAN VIEW

FOUNDATION DIMENSIONS FOR STRONG-WALL ANCHORAGE				
CONDITION	ASD ALLOWABLE UPLIFT (lbs)	V (in)	de (in)	
SEISMIC	CRACKED	11,900	27	9
		13,100	29	10
	UNCRAKED	12,500	24	8
		13,100	25	9
WIND	CRACKED	6,200	16	6
		10,000	22	8
	UNCRAKED	12,900	26	9
		13,100	27	9
		6,400	14	6
		9,300	18	6
		12,500	22	8
		13,100	23	8

NOTES:
1. ANCHORAGE DESIGNS CONFORM TO ACI 318-11 APPENDIX D AND ASSUME MINIMUM F'c=2,500 PSI CONCRETE, ASTM A307 OR ASTM F1554, GRADE 36 ANCHOR RODS AND NO SUPPLEMENTARY REINFORCEMENT. HIGH STRENGTH ANCHORAGE DESIGN BY OTHERS WHEN REQUIRED.
2. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS.
3. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-11 SECTION D.3.3.4.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE REGISTERED DESIGN PROFESSIONAL MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT. FOR ANCHORAGE SOLUTIONS USING SSTB, SEE ICC-ES ESR-2611.

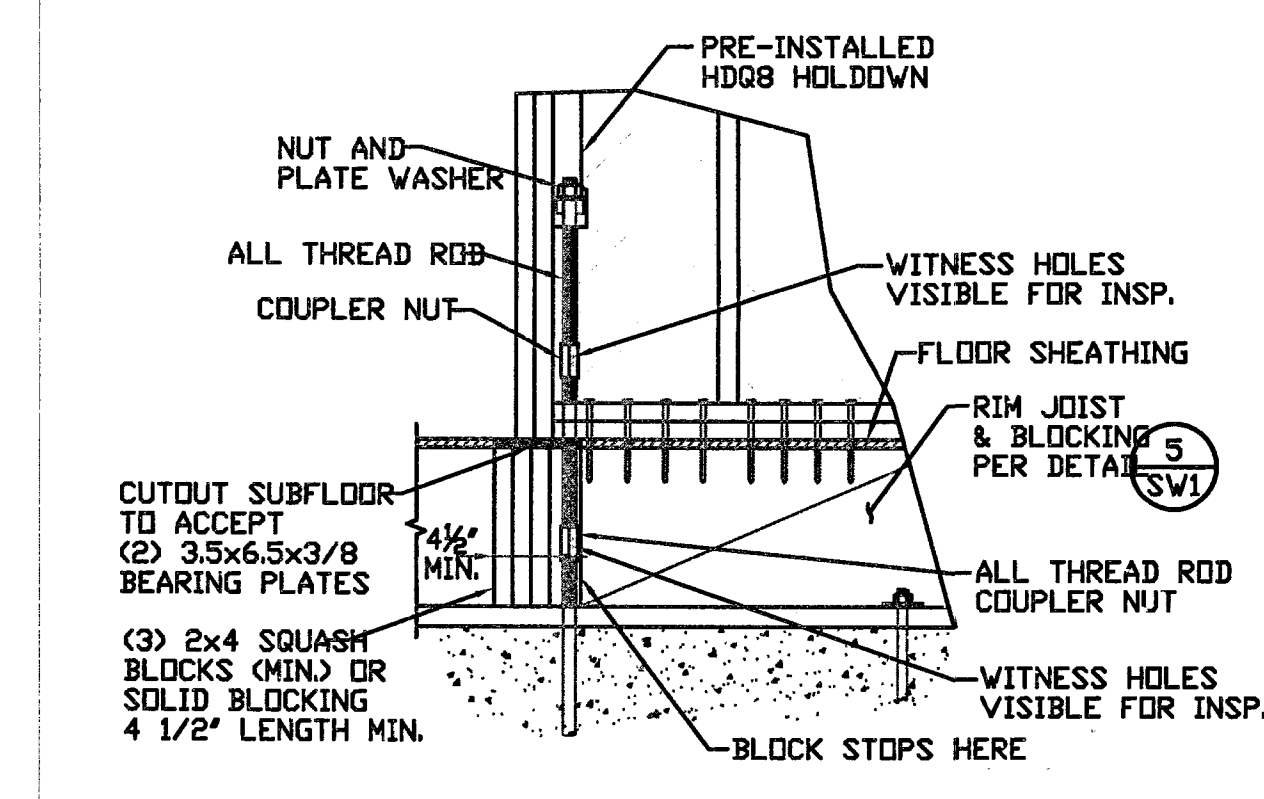
SEE SHEET SW2 FOR STACKED STRONG-WALL REQUIREMENTS.



STANDARD WALL SILL

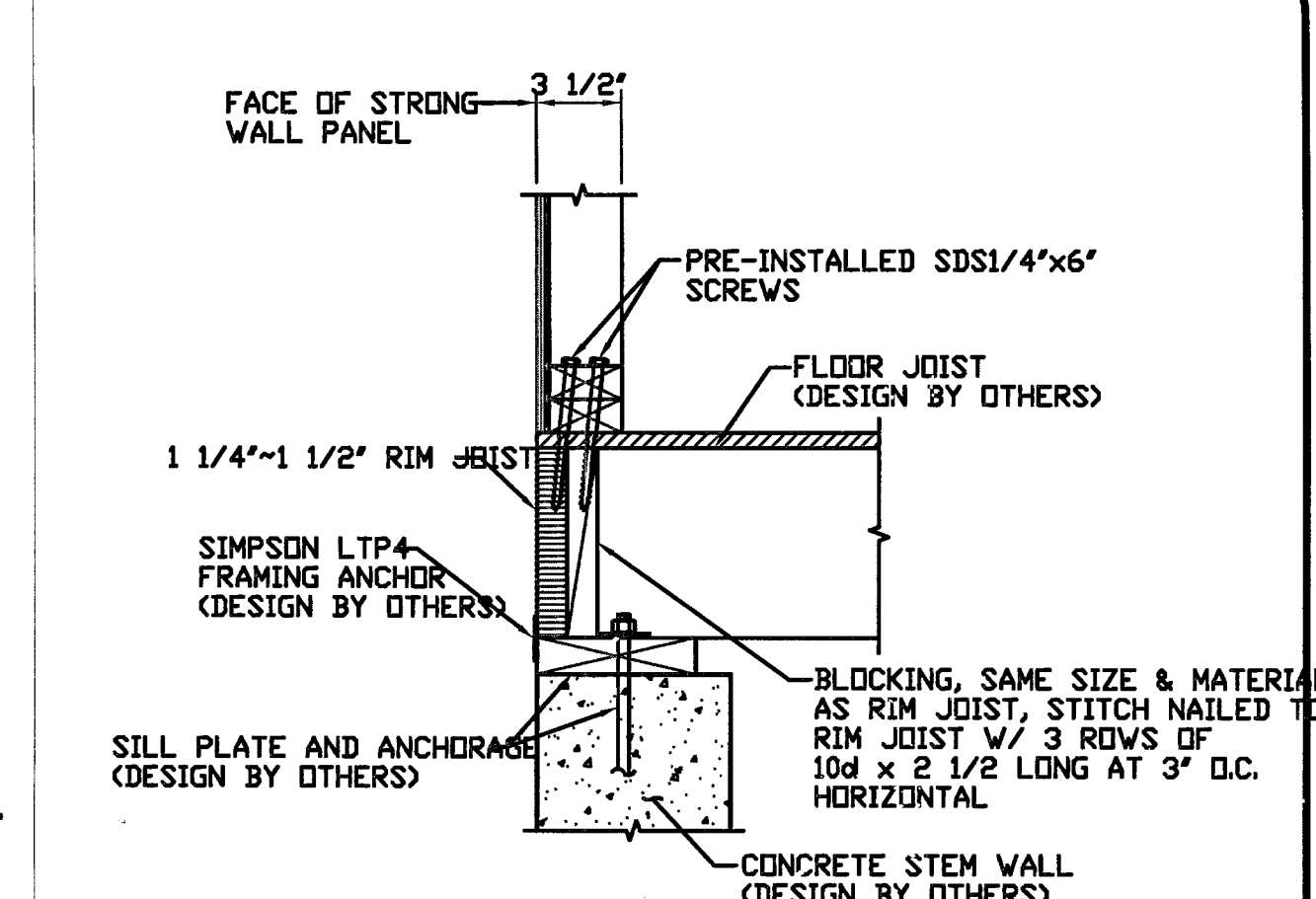
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SEE SHEET SW2 FOR STACKED STRONG-WALL REQUIREMENTS.



RAISED FLOOR WALL SILL

4

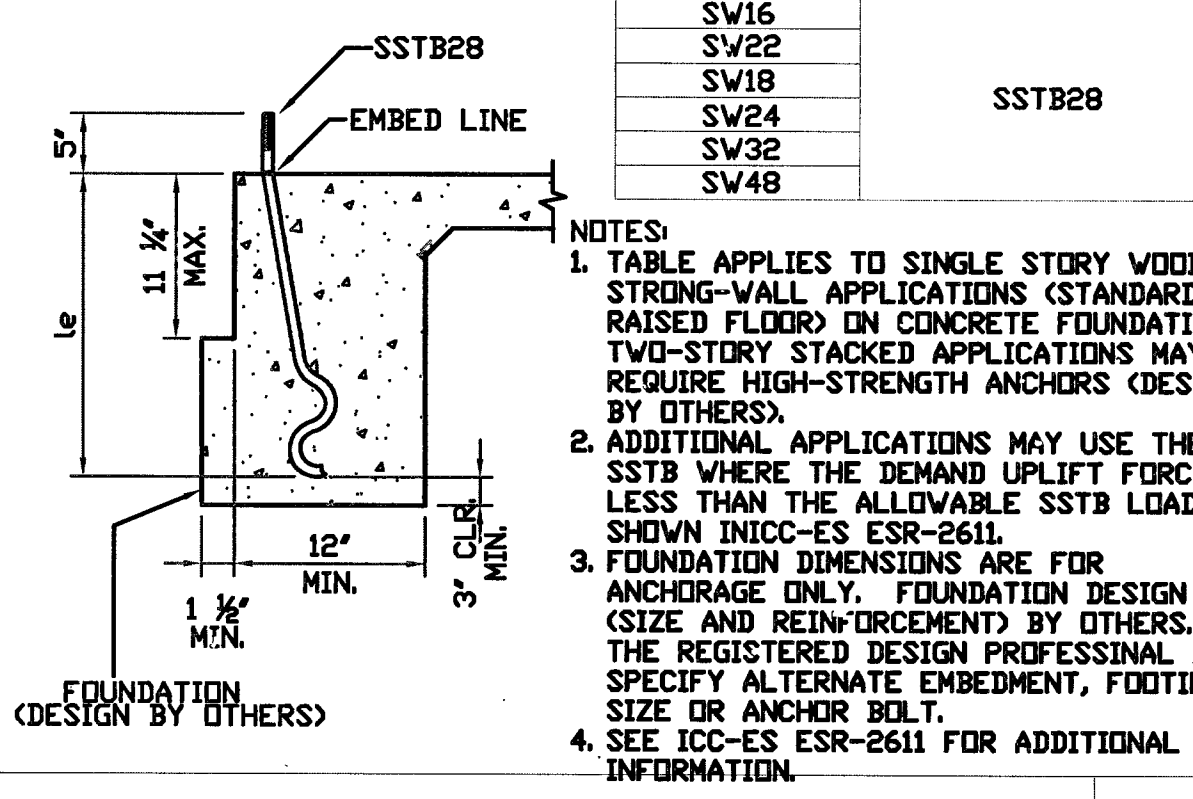


RAISED FLOOR WALL SECTION

5

ANCHORAGE - TYPICAL SECTIONS

1

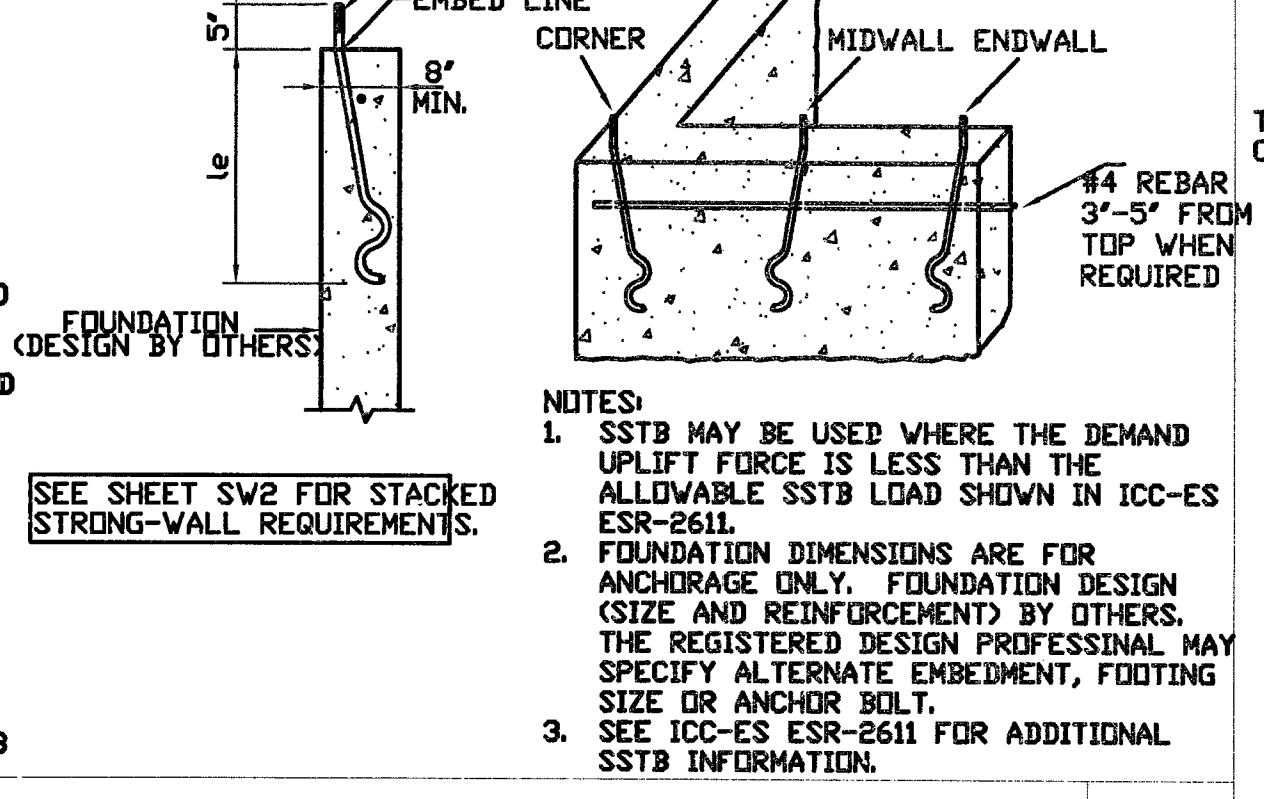


SSTB ANCHORAGE (SLAB ON GRADE)

9

ANCHORAGE SCHEDULE

2

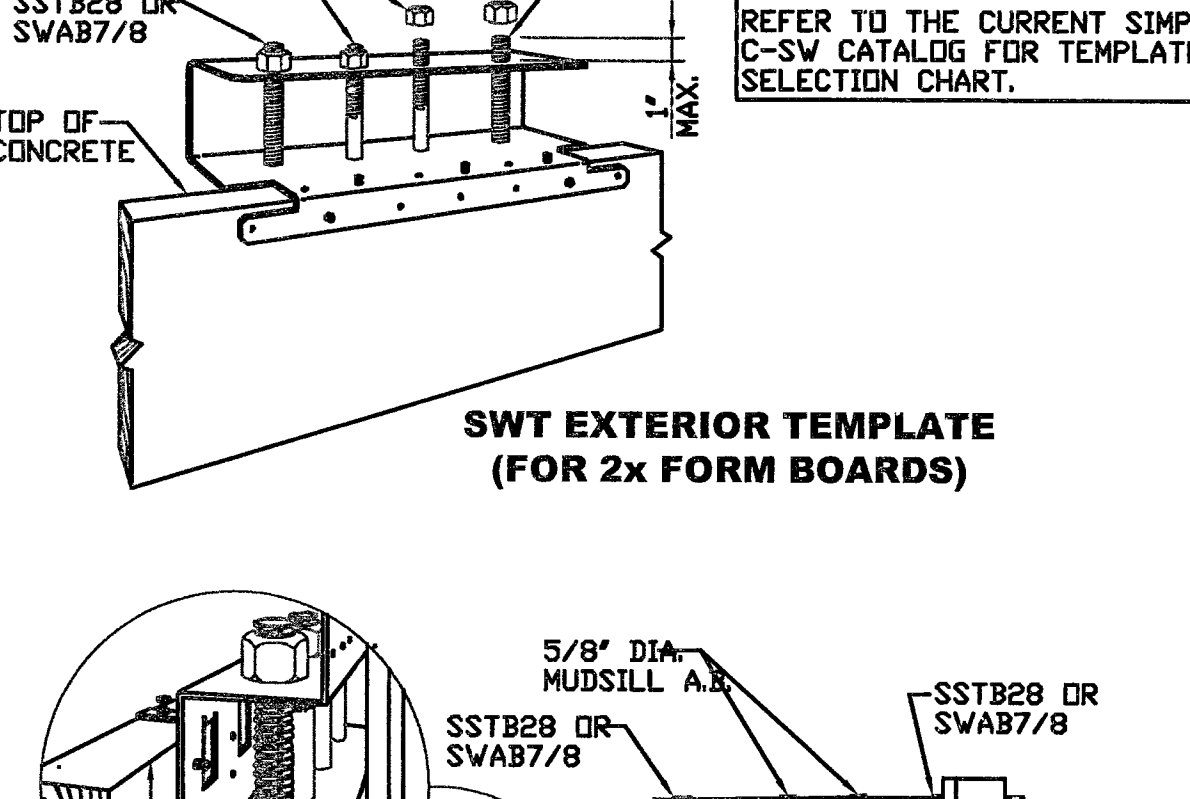


SSTB ANCHORAGE (CONC. STEM WALL)

10

TOP PLATE CONNECTION

6

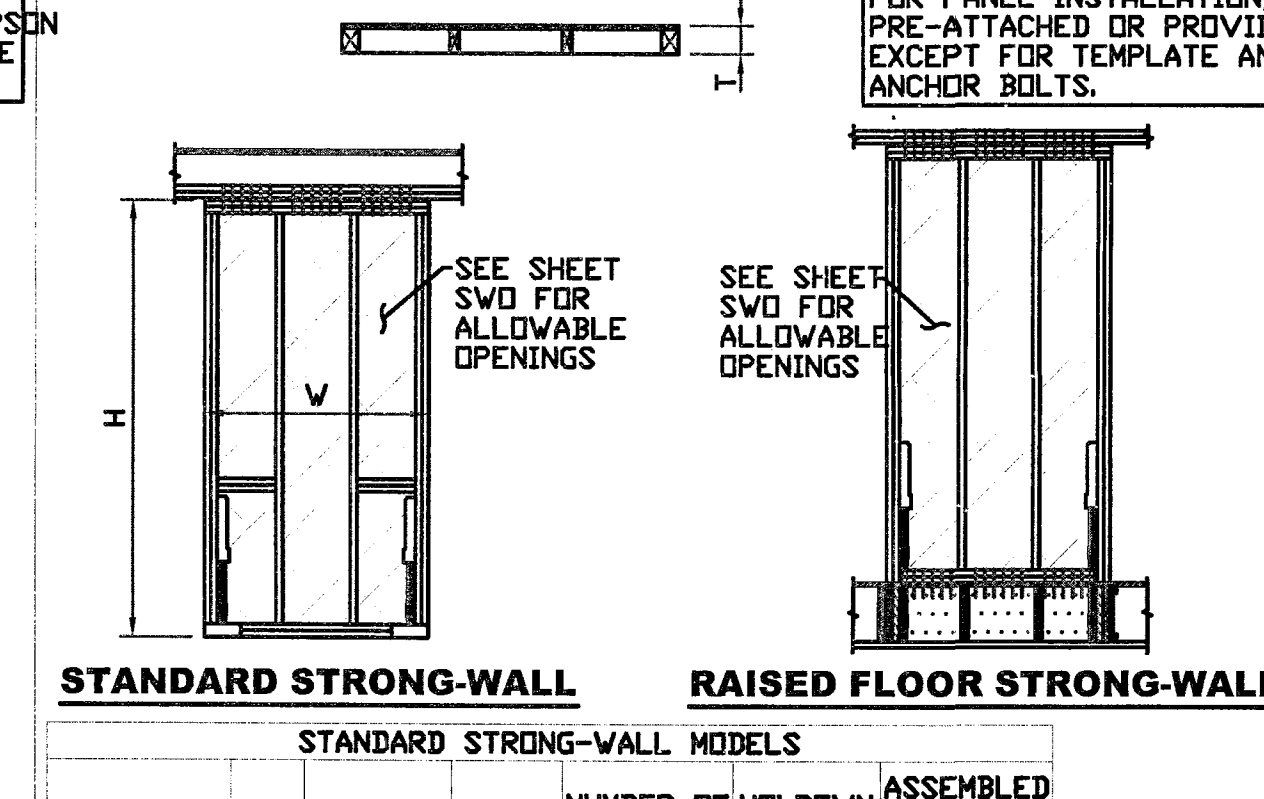


SWT EXTERIOR TEMPLATE (FOR 2x FORM BOARDS)

6

SHIM BLOCK ON STD. & RF WALLS

7

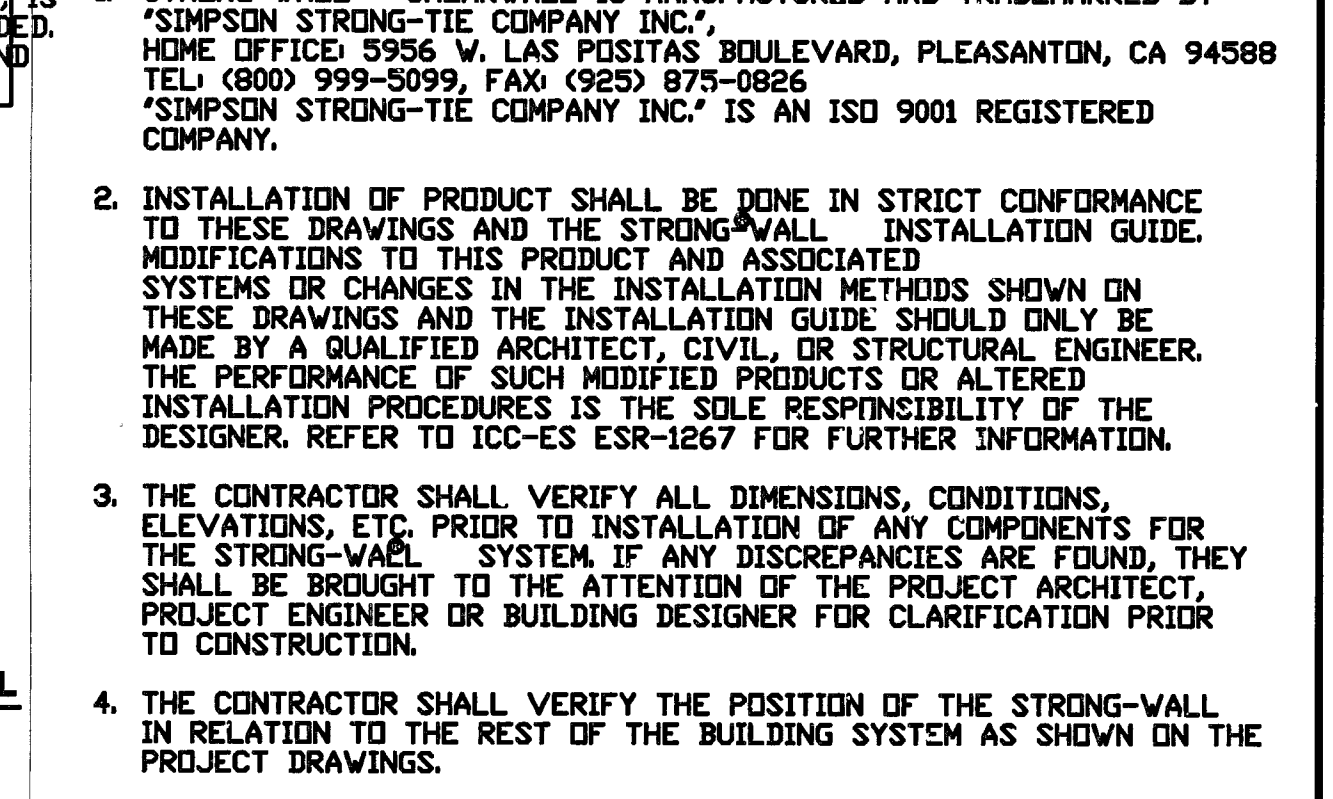


SHIM BLOCK ON STD. & RF WALLS

7

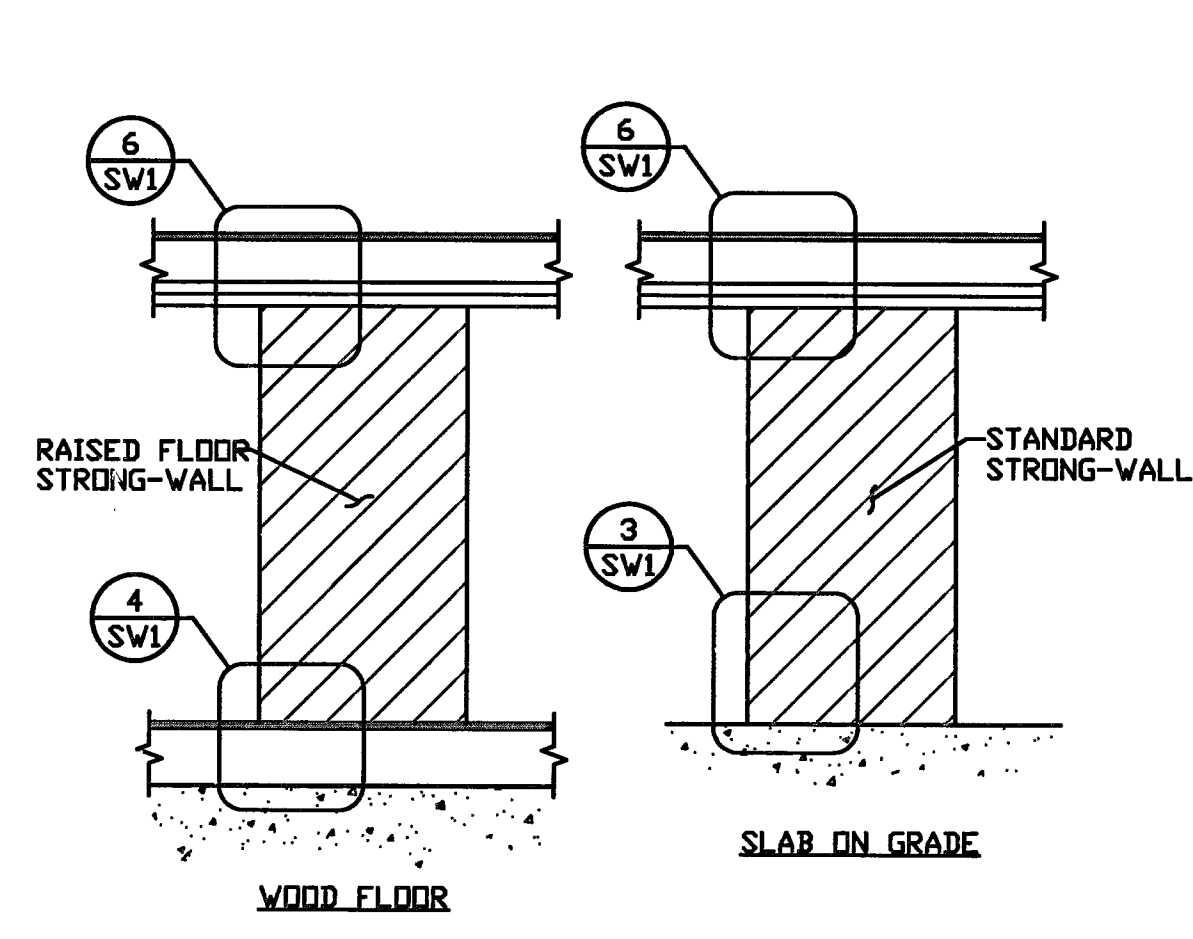
CRIPPLE WALL ON STD & RF WALLS

8



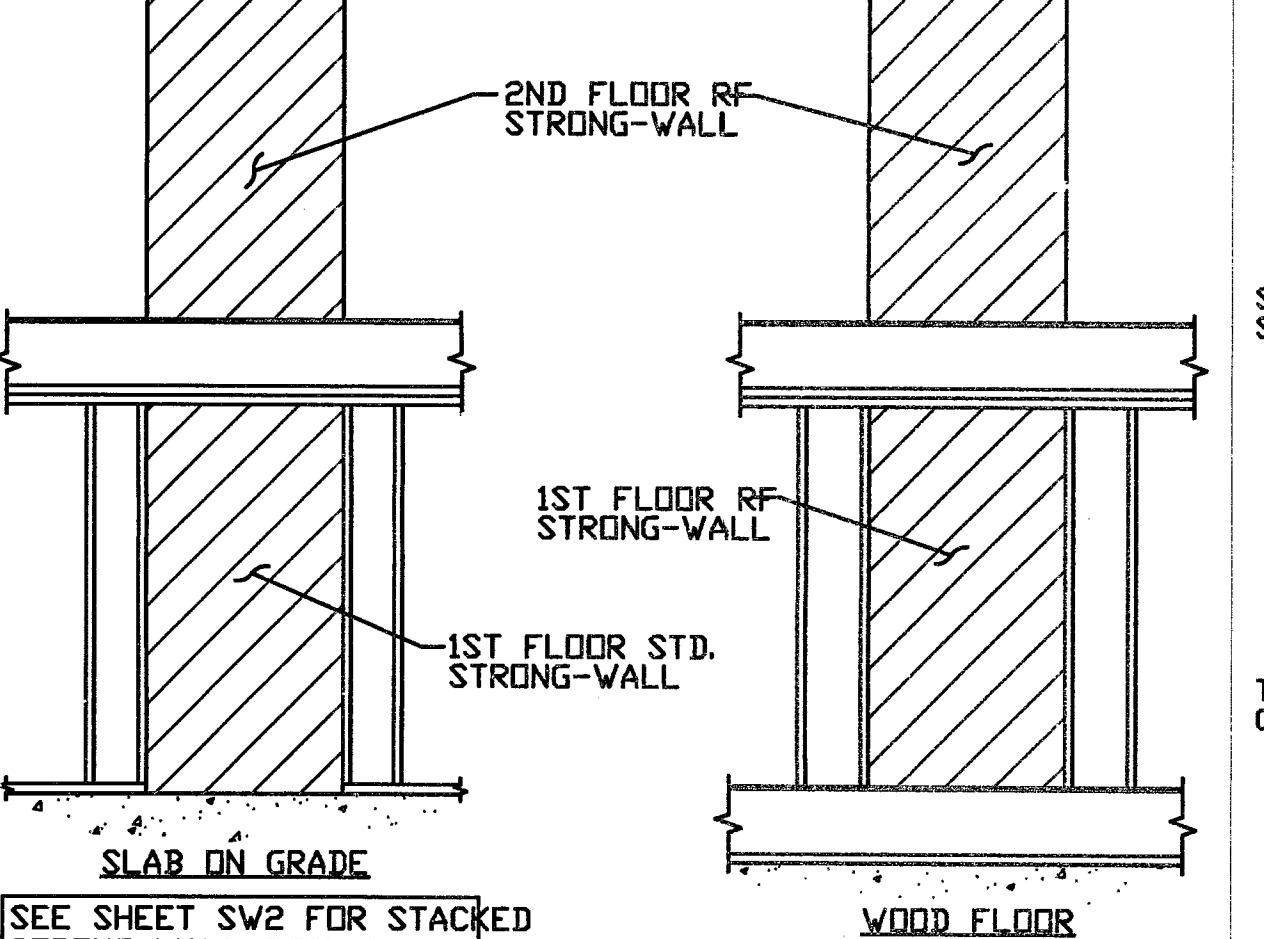
CRIPPLE WALL ON STD & RF WALLS

8



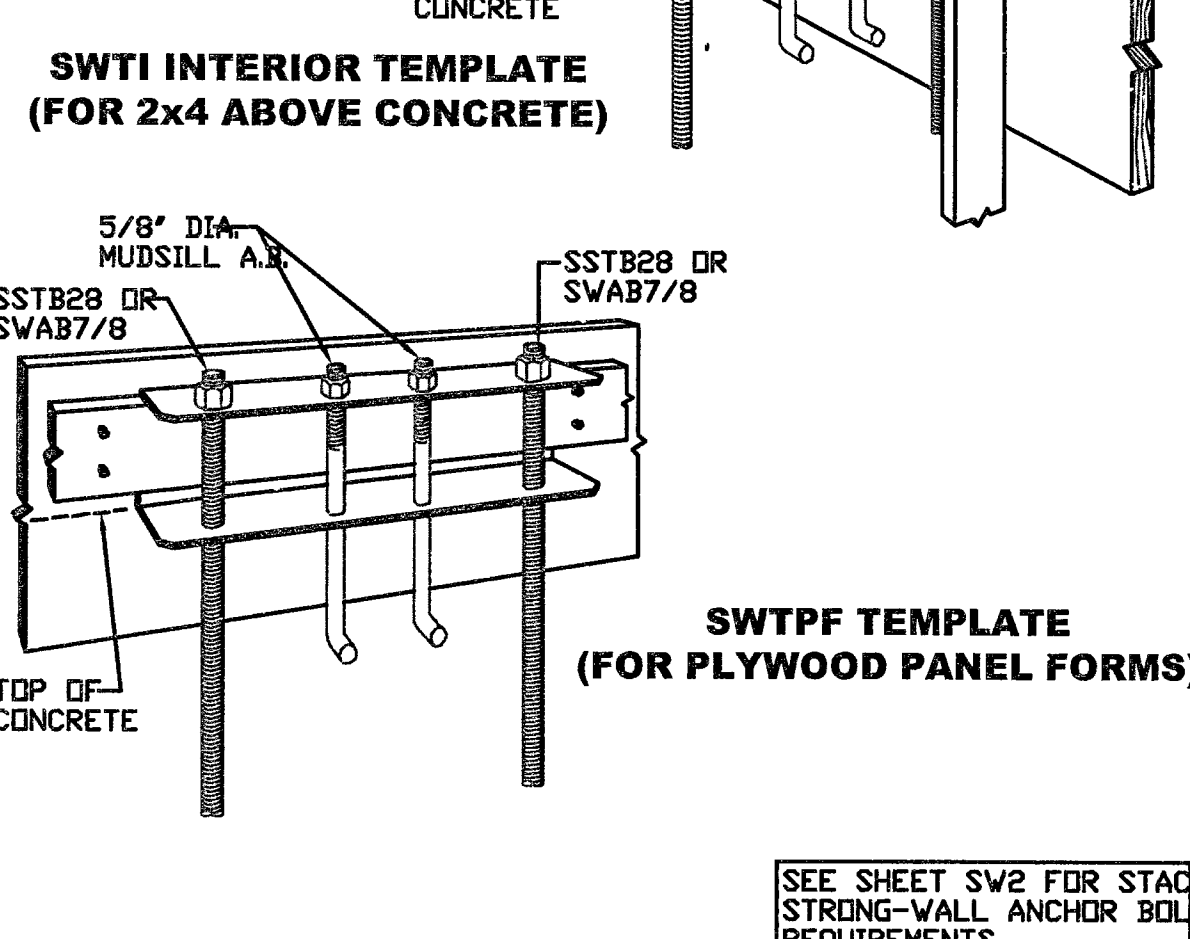
SINGLE STORY STRONG-WALL

11



STACKED STRONG-WALL

12



STRONG-WALL TEMPLATES

13

STANDARD STRONG-WALL MODELS									
MODEL SET UP	V (in)	H (in)	T (in)	C (in)	NUMBER OF HOLD-DOWN ANCHORS	NUMBER OF FASTENERS IN FASTENERS IN BOTTOM OF WALL	ASSEMBLED WALL WEIGHT (lbs)		
SV18x8	18	93	1/4	3	1/2	2-5/8"	2-7/8"	85	
SV24x8	24	93	1/4	3	1/2	2-5/8"	2-7/8"	91	
SV32x8	32	93	1/4	3	1/2	2-5/8"	2-7/8"	116	
SV48x8	48	93	1/4	3	1/2	3-5/8"	2-7/8"	149	
SV18x9	18	105	1/4	3	1/2	2-5/8"	2-7/8"	94	
SV24x9	24	105	1/4	3	1/2	2-5/8"	2-7/8"	101	
SV32x9	32	105	1/4	3	1/2	2-5/8"	2-7/8"	128	
SV48x9	48	105	1/4	3	1/2	3-5/8"	2-7/8"	165	
SV24x10	24	117	1/4	3	1/2	2-5/8"	2-7/8"	111	
SV32x10	32	117	1/4	3	1/2	2-5/8"	2-7/8"	134	
SV48x10	48	117	1/4	3	1/2	3-5/8"	2-7/8"	171	
SV24x12x6	24	141	1/4	5	1/2	2-5/8"	2-7/8"	187	
SV32x12x6	32	141	1/4	5	1/2	2-5/8"	2-7/8"	201	
SV48x12x6	48	141	1/4	5	1/2	3-5/8"	2-7/8"	256	

WALL SPECIFICATIONS

14

NOTES:
1. STRONG-WALL SHEARWALL IS MANUFACTURED AND TRADEMARKED BY 'SIMPSON STRONG-TIE COMPANY INC.' HOME OFFICE: 5956 W. LAS POSITAS BOULEVARD, PLEASANTON, CA 94588 TEL: (908) 999-5099, FAX: (925) 875-0826 'SIMPSON STRONG-TIE COMPANY INC.' IS AN ISO 9001 REGISTERED COMPANY.
2. INSTALLATION OF PRODUCT SHALL BE DONE IN STRICT CONFORMANCE TO THESE DRAWINGS AND THE STRONG-WALL INSTALLATION GUIDE. MODIFICATIONS TO THIS PRODUCT AND ASSOCIATED SYSTEMS OR CHANGES IN THE INSTALLATION METHODS SHOWN ON THESE DRAWINGS AND THE INSTALLATION GUIDE SHOULD ONLY BE MADE BY A QUALIFIED ARCHITECT, CIVIL, OR STRUCTURAL ENGINEER. THE PERFORMANCE OF SUCH MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES IS THE SOLE RESPONSIBILITY OF THE DESIGNER. REFER TO ICC-ES ESR-1267 FOR FURTHER INFORMATION.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STRONG-WALL SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT, PROJECT ENGINEER OR BUILDING DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY THE POSITION OF THE STRONG-WALL IN RELATION TO THE REST OF THE BUILDING SYSTEM AS SHOWN ON THE PROJECT DRAWINGS.
5. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING OFFICIAL.
6. THE BUILDING STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE BUILDING CODE AND ANY OTHER LOCAL, STATE OR FEDERAL REQUIREMENTS THAT MAY APPLY. VERIFY DESIGN REQUIREMENTS WITH THE LOCAL BUILDING DEPARTMENT.
7. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING A COMPLETE LOAD PATH NECESSARY TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE DESIGNER.
8. SIMPSON STRONG-TIE COMPANY INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
9. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.

NOTES

15

NO.	DATE	REVISIONS
2	04/09/07	GENERAL REVISIONS
3	09/25/07	GENERAL REVISIONS
4	09/29/08	GENERAL REVISIONS
5	02/22/11	GENERAL REVISIONS
6	07/11/13	GENERAL REVISIONS

1 1/4"-1 1/2" RIM JOIST

CRIPPLE WALL, BLOCKING AND STRAP BY OTHERS

ATTACH SDS SCREWS TO BLOCKING

ADJACENT FRAMING BY OTHERS

ENGINEER OF RECORD SHALL DESIGN FOR:
1. SHEAR TRANSFER
2. OUT OF PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT.

CRIPPLE WALL

CRIPPLE WALL, BLOCKING AND STRAP BY OTHERS

ATTACH SDS SCREWS TO BLOCKING

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CRIPPLE WALL

SIMPSON STRONG-TIE COMPANY INC.
HOME OFFICE: 5956 W. LAS POSITAS BOULEVARD, PLEASANTON, CA 94588
TEL: (908) 999-5099, FAX: (925) 875-0826
'SIMPSON STRONG-TIE COMPANY INC.' IS AN ISO 9001 REGISTERED COMPANY.
THERE IS NO EQUAL

STRONG-WALL

SINGLE STORY WALLS

STRONG-TIE

STRONG-TIE

STRONG-TIE

STRONG-TIE

STRONG-TIE

STRONG-TIE

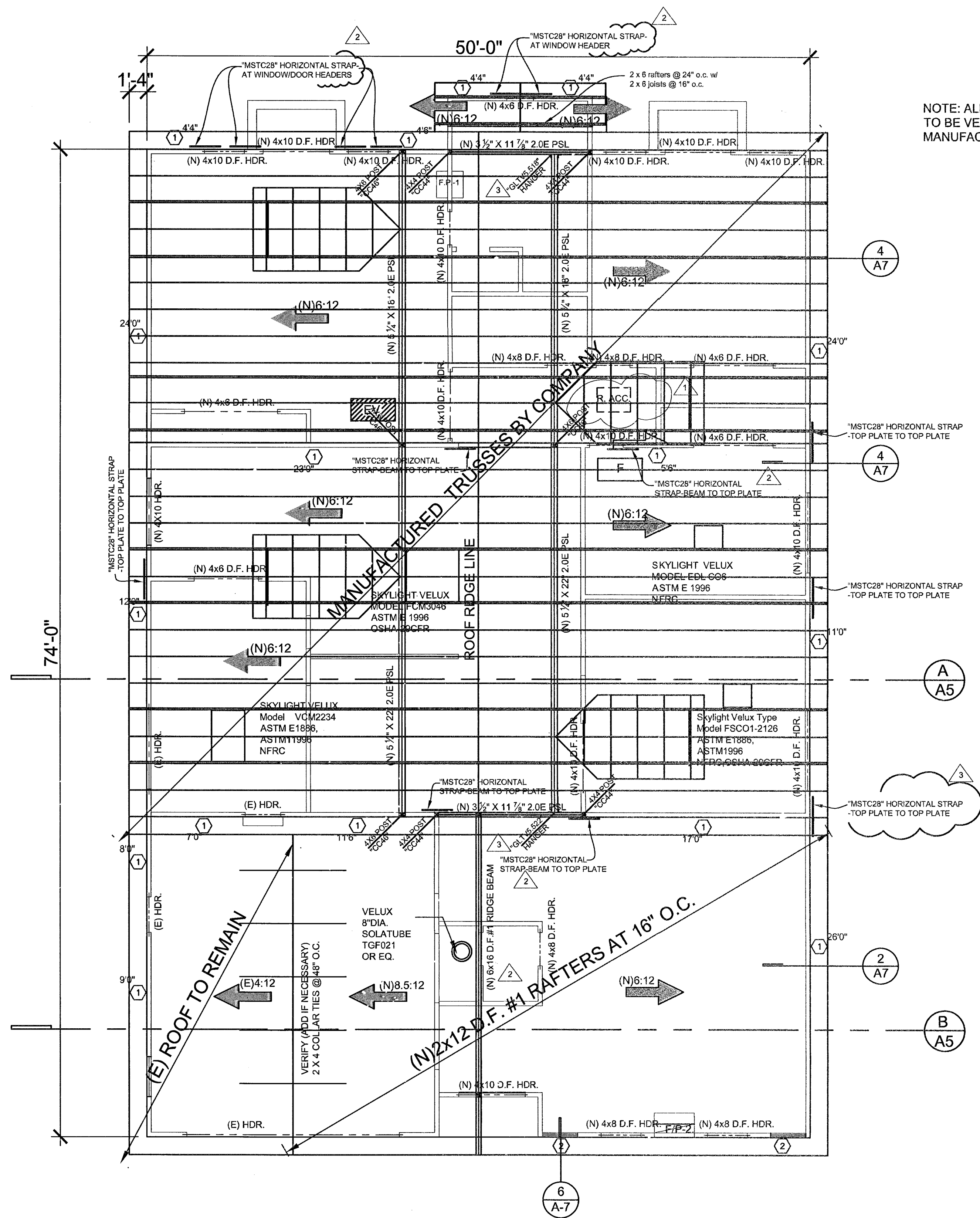
STRONG-TIE

STRONG-TIE

STRONG-TIE

STRONG-TIE

STRONG-TIE



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

KEY SYMBOLS

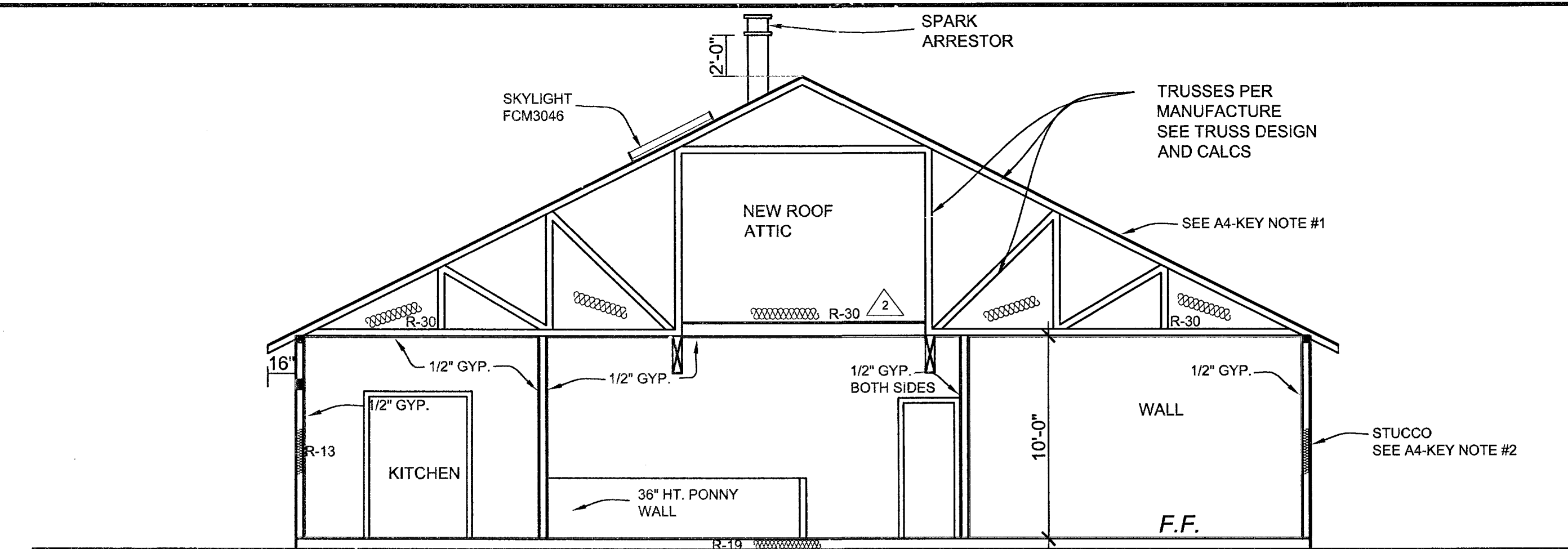
	ROOF ACCESS 22"X30" MIN.
	AIR VENTILATION SYSTEM SUPPLY
	Model GMS80804BN - Goodman Input Btu 80k Output 64k Max CFM 1725@0.5 "Install per manufacture"
	ERV90HCS - BROAN DIM. 12.81"X22.56"X19.81" CFM 44 TO 99 (0.4 IN. WG.) VOLTAGE 120 VAC FREQUENCY 60 HZ "Install per manufacture"
	FIRE PLACE - MONESSEN MODEL No. WDVDT500 SERENADE SEE THH. BTU/INPUT 27,500 BTU/HR
	FIRE PLACE - MONESSEN OR EQ. MODEL No. CDVR335C7 BTU/INPUT 18,000 BTU/HR "INSTALL PER MANUFACTURE"

SHEAR WALL SCHEDULE

- 1/2" CDX (OR OSB) W/ 8d @ 8" O.C.E. / 12" O.C.F.
- "SW32X10-RF" SIMPSON STRONG-WALL PANEL

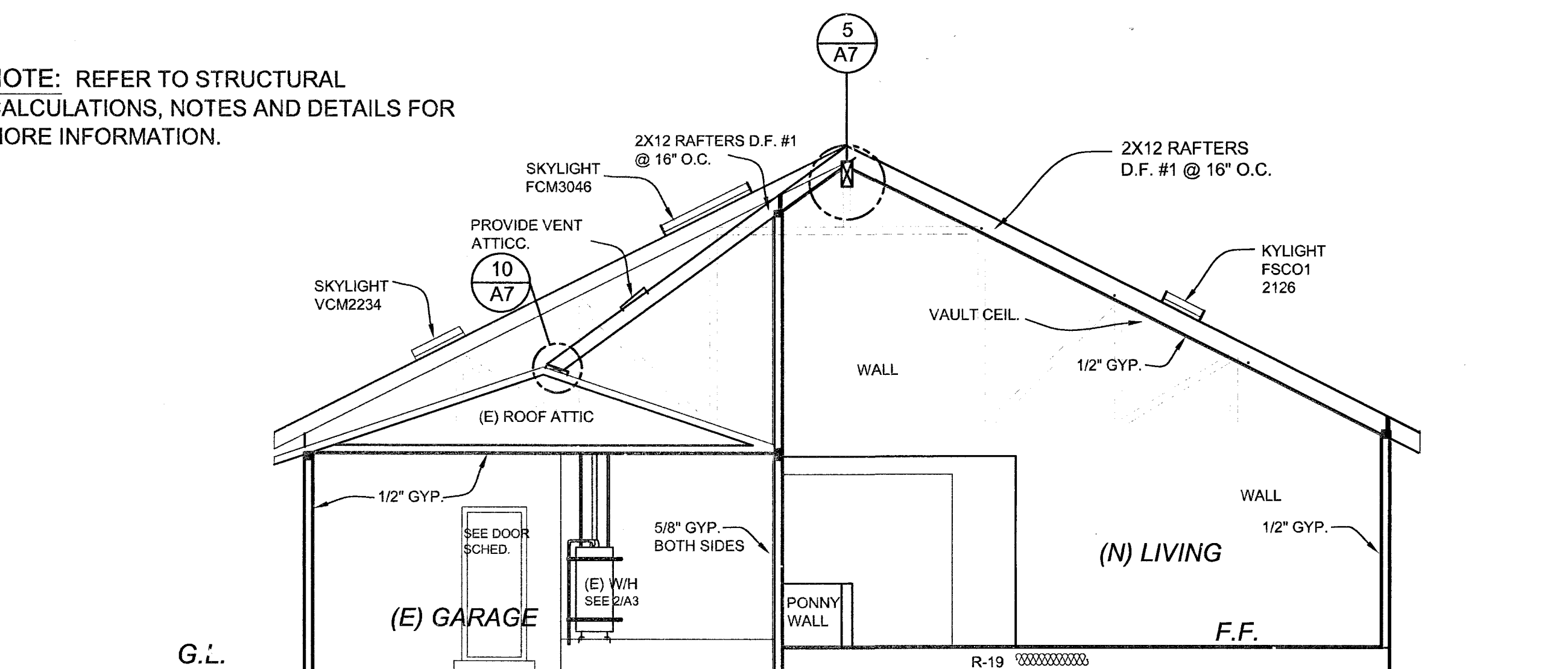
INSTALL SIMPSON STRONG WALL PANELS PER MANUFACTURES RECOMMENDATIONS AND INSTALLATION REQUIREMENTS. SEE SHEET SW1.

NOTE: ALL SKYLIGHTS TO BE VELUX MANUFACTURES



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

NOTE: REFER TO STRUCTURAL CALCULATIONS, NOTES AND DETAILS FOR MORE INFORMATION.



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

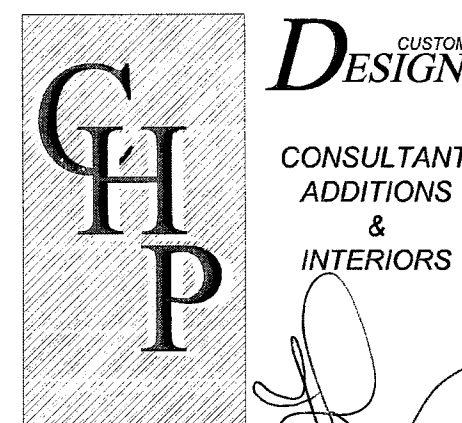
OFFICE COPY
REVIEWED FOR
CODE COMPLIANCE

ATTIC VENT CALCULATIONS

PROVIDED ATTIC VENTILATION IN COMPLIANCE WITH C.B.C. THE REQUIRED NET FREE VENTILATION AREA OF NOT LESS THAN 1/150 OF THE SPACE VENTILATED MAY BE 1/300 PROVIDED THAT 50 PERCENT OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY THE EAVE OR CORNICE VENTS.

ROOF VENTS REQUIRED
1/150 X 3194= 21.29 S.F. OF VENT AREA REQUIRED

250- VENTED EAVE BLKS. EACH WITH 4-22 HOLES WITH 1/4" GI SCREEN, EVENLY SPACED (MIN. .0870 SQ. FT. FREE FLOW EACH) 250 X .0870 = 2.35



Hugo Perez

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REVISIONS

SYMB	DESCRIPTIONS	DATE
1	REVISION	6/24/14
2	REVISION-ENGR	10/14/14
3	REVISION-ENGR	2/23/15

Owner Address:

CN Construction Inc.
1054 University Ave.
Salinas, CA 93902
Tel (831) 905-1985

SITE PROJECT:

1054 University Avenue
Salinas, CA 93902

A.P.N. 016-052-005-000

SHEET TITLE:

ROOF FRAMING/ ROOF PLAN

JOB No

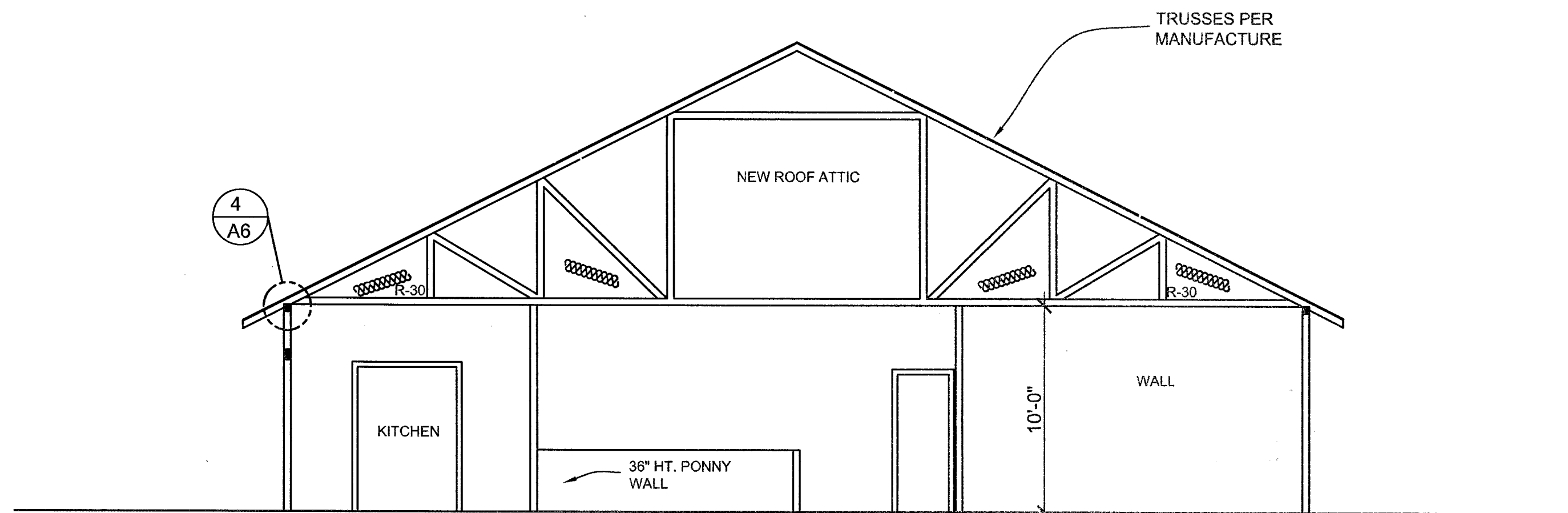
DR BY: H.P.

DATE: 03/14/14

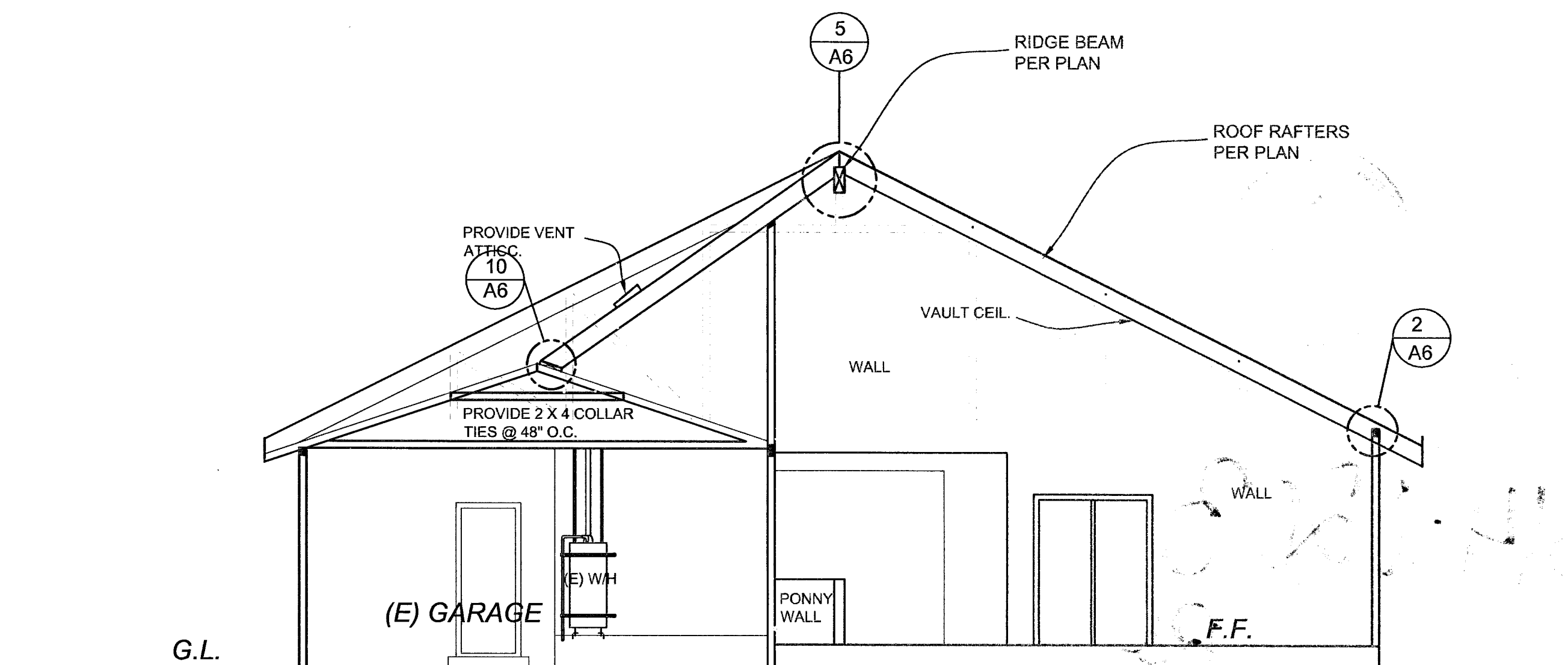
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A5

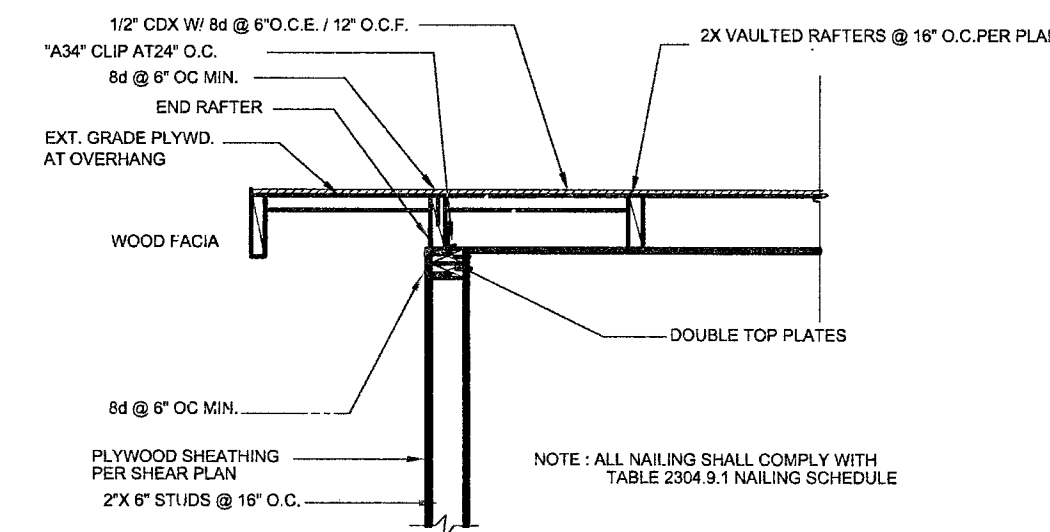
7 SHEET OF 8



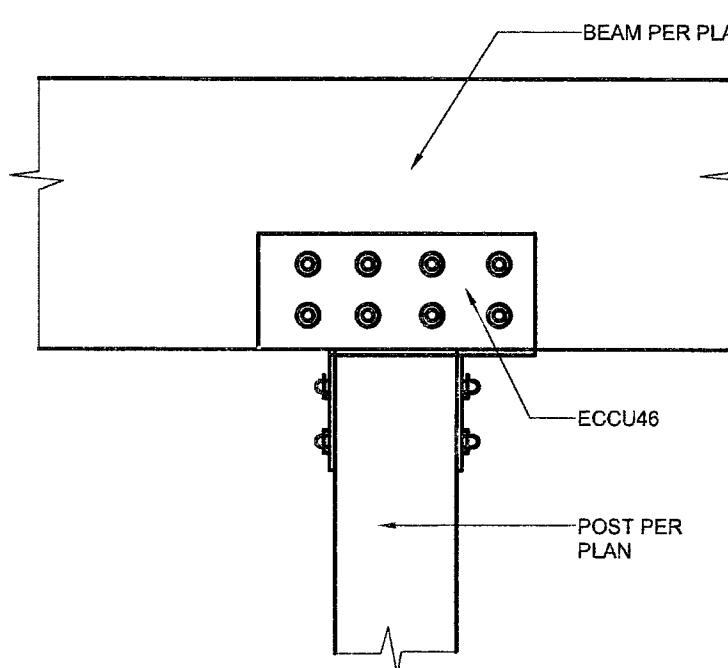
A SECTION PLAN
SCALE: 3/16"=1'-0"



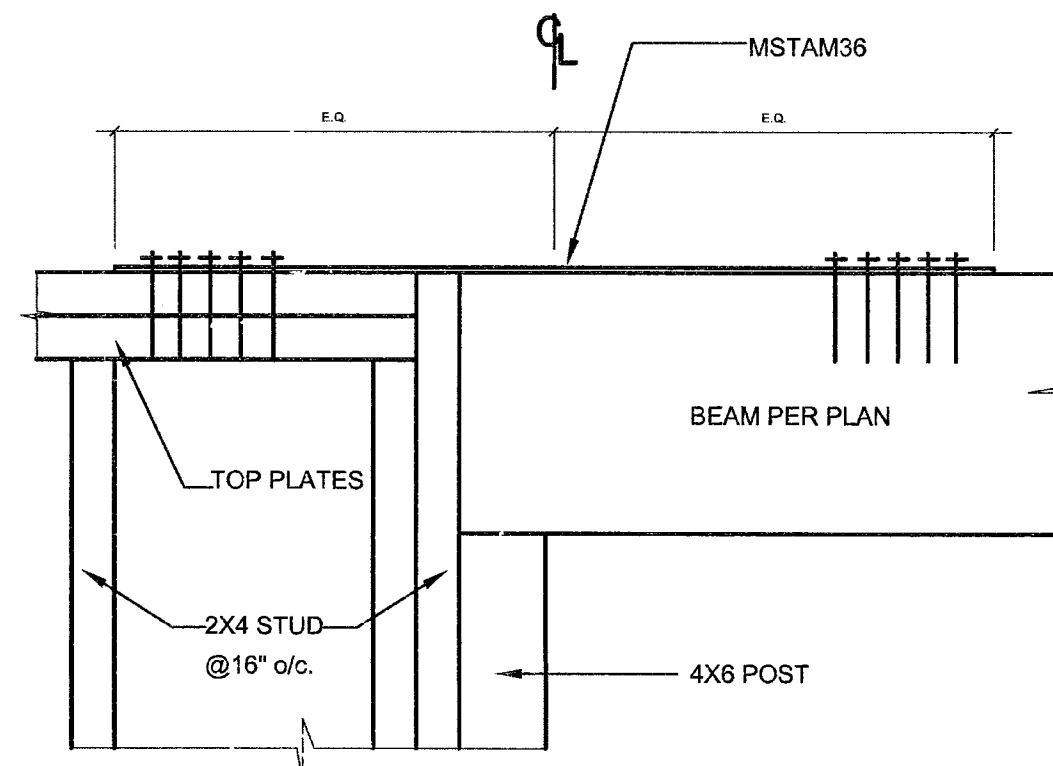
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SCALE: 3/16"=1'-0"



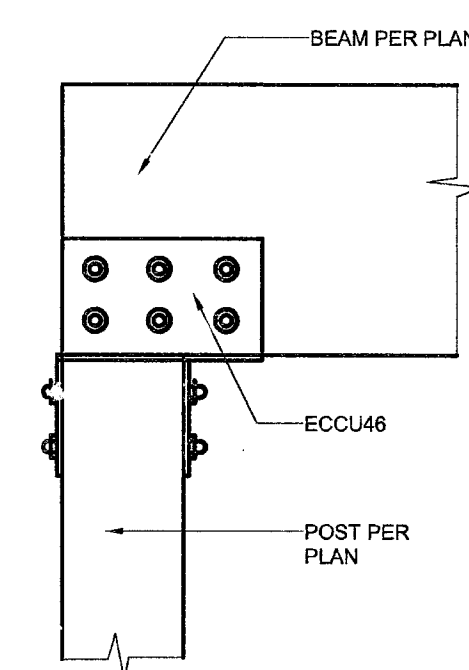
BARGE RAFTER DETAIL NOT TO SCALE 6



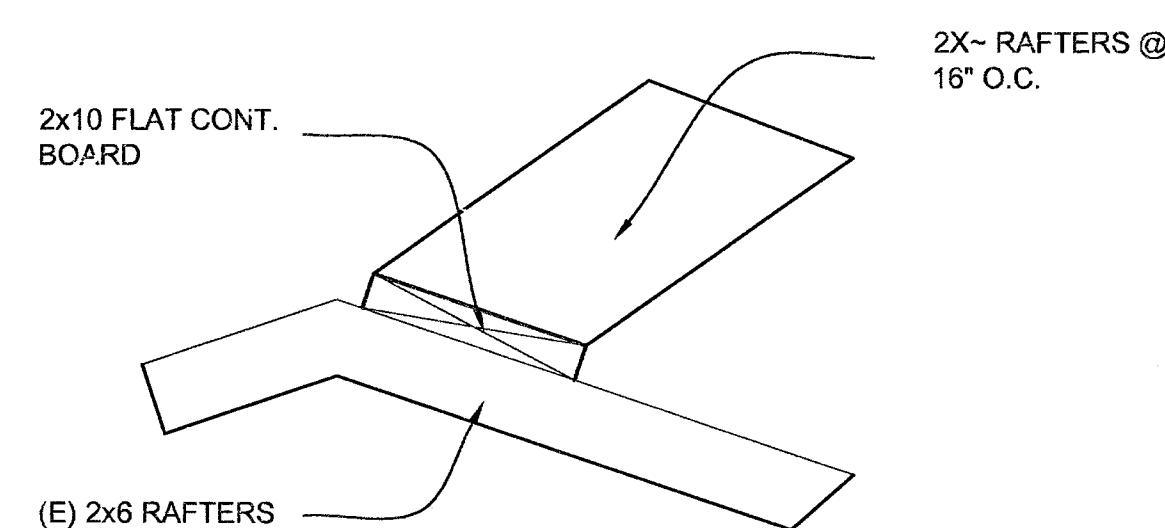
DOOR THRESHOLD DETAIL NOT TO SCALE 7



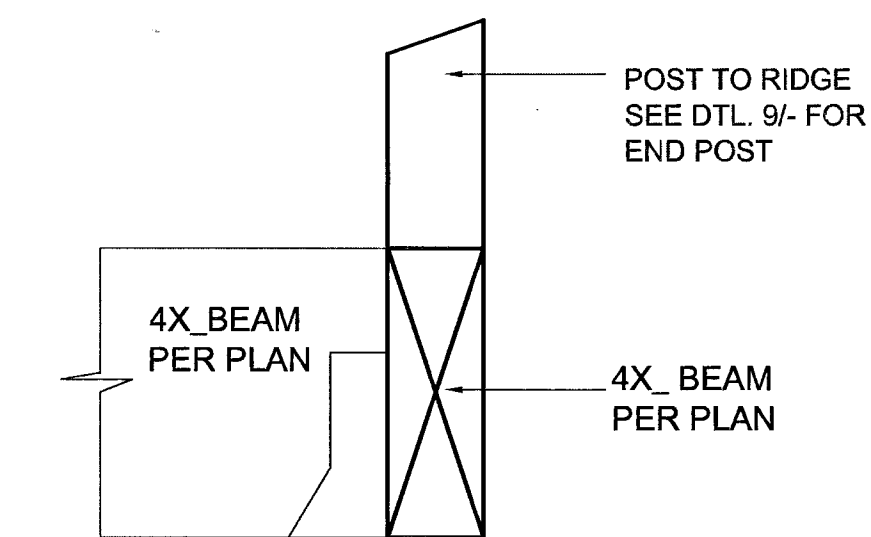
BEAM AND WALL DETAIL NOT TO SCALE 8



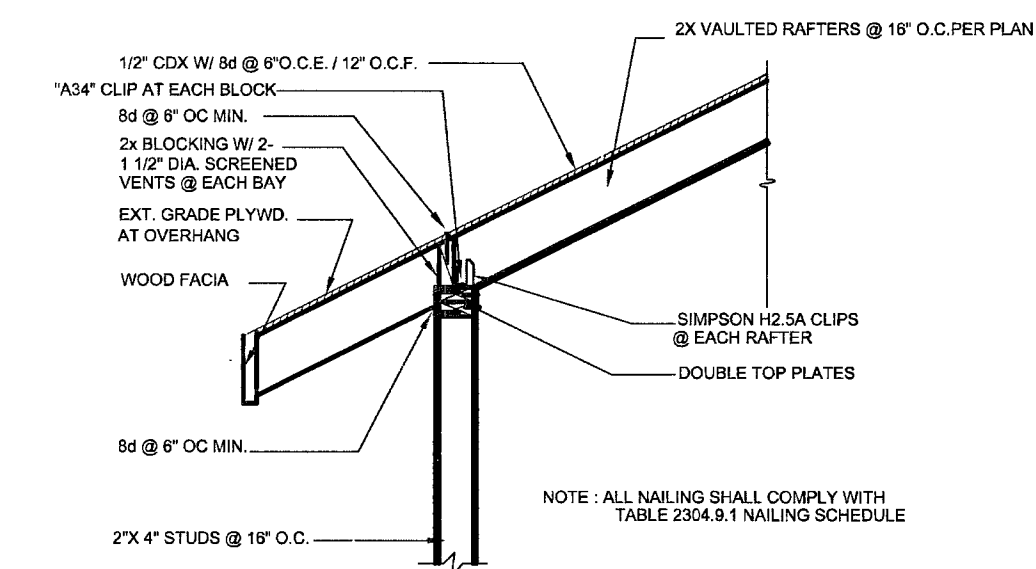
END POST & BEAM DETAIL NOT TO SCALE 9



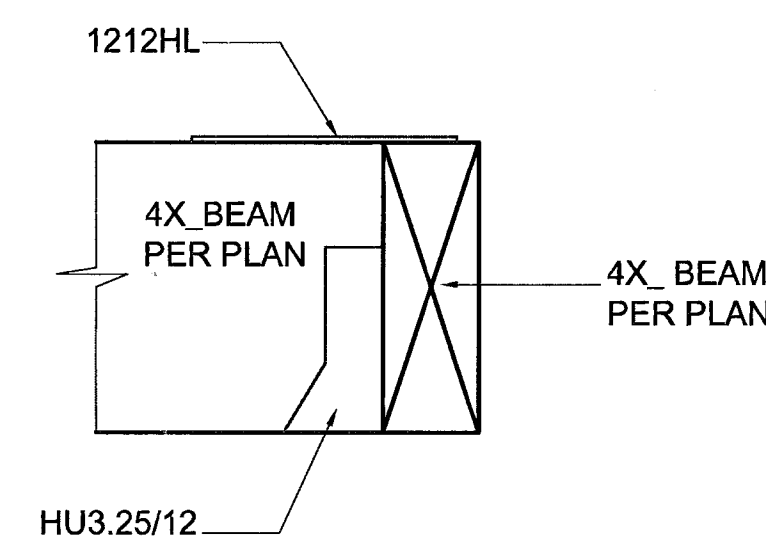
CALIFORNIA NAILER DETAIL NOT TO SCALE 10



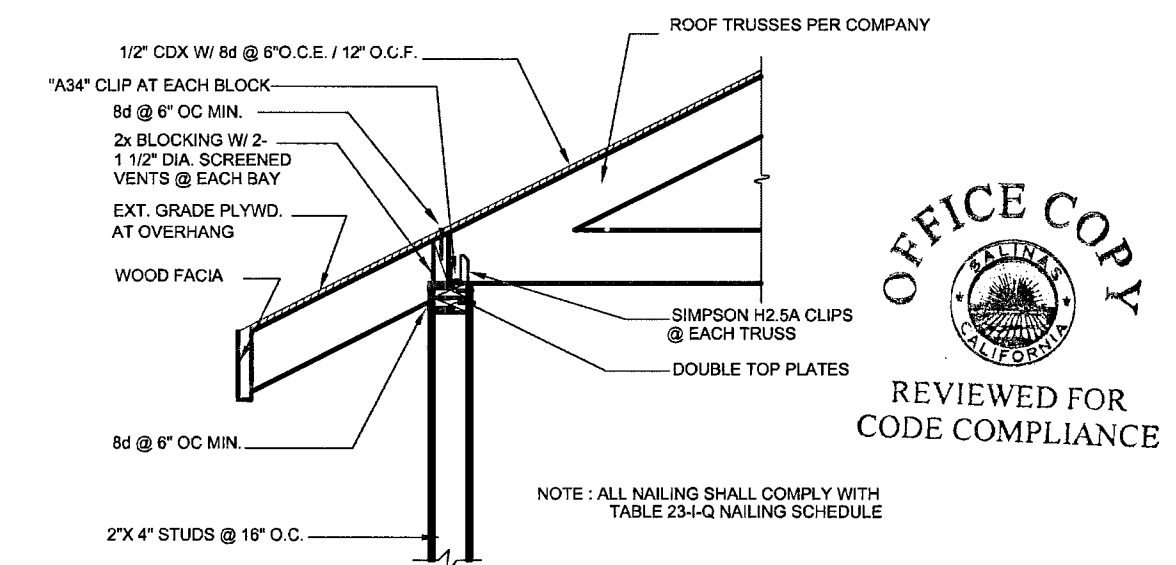
POST AND BEAM CONNEX. DTL. NOT TO SCALE 1



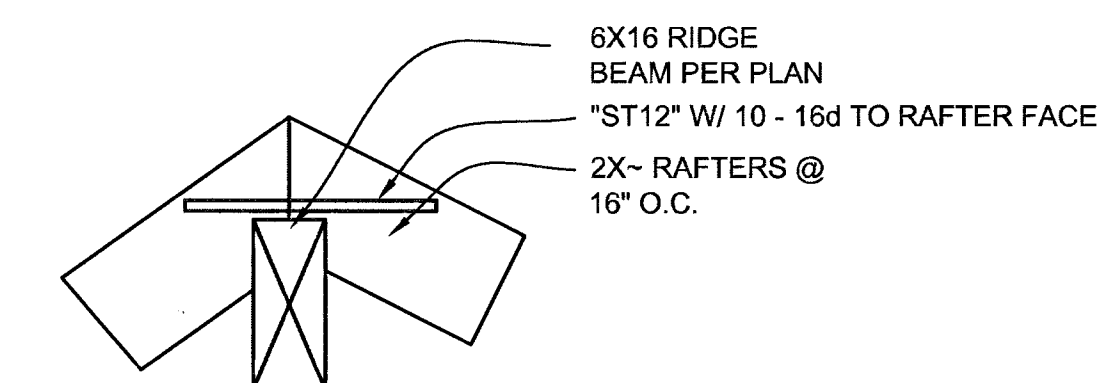
VAULTED RAFTER EAVE DETAIL NOT TO SCALE 2



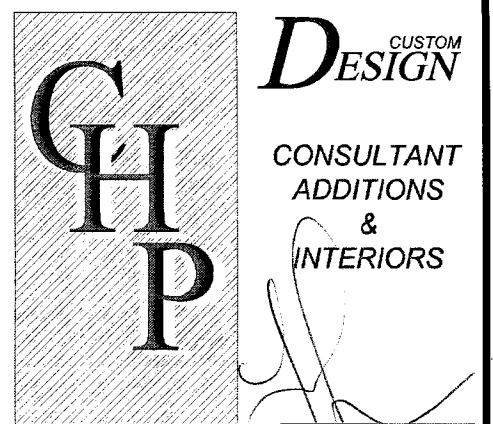
END BEAM CONNEX. DETAIL NOT TO SCALE 3



TRUSS EAVE DETAIL NOT TO SCALE 4



RIDGE DETAIL NOT TO SCALE 5



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REVISIONS		
SYMB	DESCRIPTIONS	DATE

Tenant Address:

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SITE PROJECT:

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SHEET TITLE:

CROSS SECTION DETAILS

JOB No
DR BY: H.P.
DATE: 03/14/14
SCALE: AS SHOWN

A6

8 SHEET OF 8