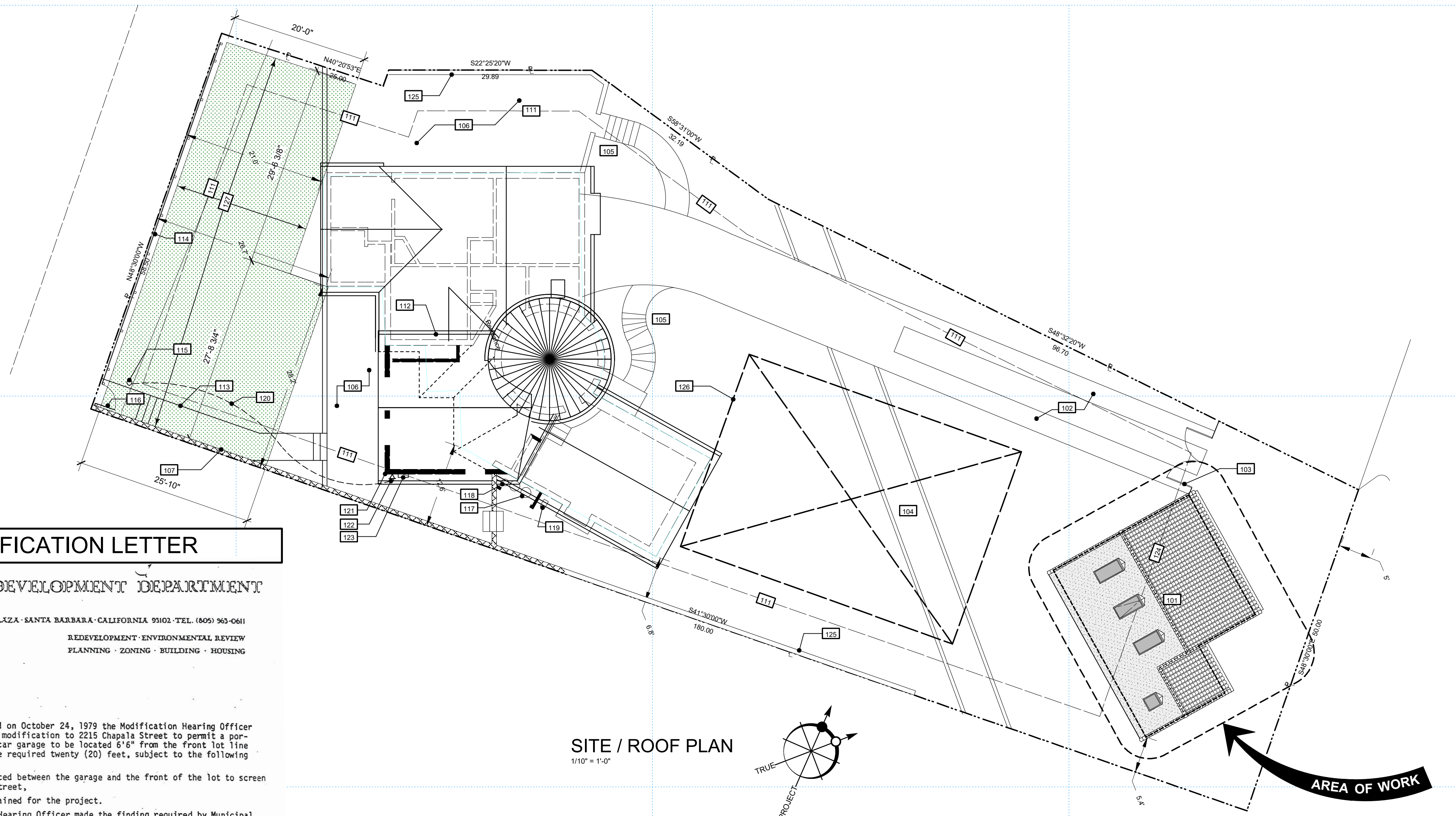


Minnich Garage Re-roof

2215 Chapala Street Santa Barbara, Ca



GARAGE MODIFICATION LETTER

COMMUNITY DEVELOPMENT DEPARTMENT
 CITY HALL-DE LA GUERRA PLAZA-SANTA BARBARA-CALIFORNIA 93101-TEL. (805) 963-0661
 REDEVELOPMENT ENVIRONMENTAL REVIEW
 PLANNING ZONING BUILDING HOUSING

October 25, 1979
 Francis Rowbottom
 2215 Chapala St.
 Santa Barbara, Ca. 93105

Dear Mr. Rowbottom:

At a public hearing held on October 24, 1979 the Modification Hearing Officer approved your request for a modification to 2215 Chapala Street to permit a portion of a proposed two (2) car garage to be located 6'6" from the front lot line instead of being setback the required twenty (20) feet, subject to the following conditions:

- that landscaping be placed between the garage and the front of the lot to screen the building from the street,
- building permits be obtained for the project.

In taking this action, the Hearing Officer made the finding required by Municipal Code Section 28.92.026, that is, the modification is necessary to secure an appropriate improvement on a lot, and is necessary to promote uniformity of improvement. You may appeal this decision to the Planning Commission by filing an appeal with the Division of Land Use Controls not later than November 2, 1979.

IF NOT APPEALED WITHIN THAT TIME, THE ACTION IS FINAL AND SHALL REMAIN IN EFFECT THEREAFTER UNLESS THE CONDITIONS HAVE NOT BEEN MET, OR UNLESS THE MODIFICATION IS UNUSED, ABANDONED OR DISCONTINUED FOR A PERIOD OF SIX (6) MONTHS.

IF YOU HAVE ANY EXISTING ZONING VIOLATION ON THE PROPERTY IT MUST BE CORRECTED WITHIN THIRTY (30) DAYS OF THIS ACTION.

Very truly yours,
 Rex Ruskaufl
 Modification Hearing Officer

cc: M. Moeschlin
 C. Progan
 G. Crivello
 File

RLS: ja

DIVISION OF LAND USE CONTROLS • 620 LAGUNA STREET

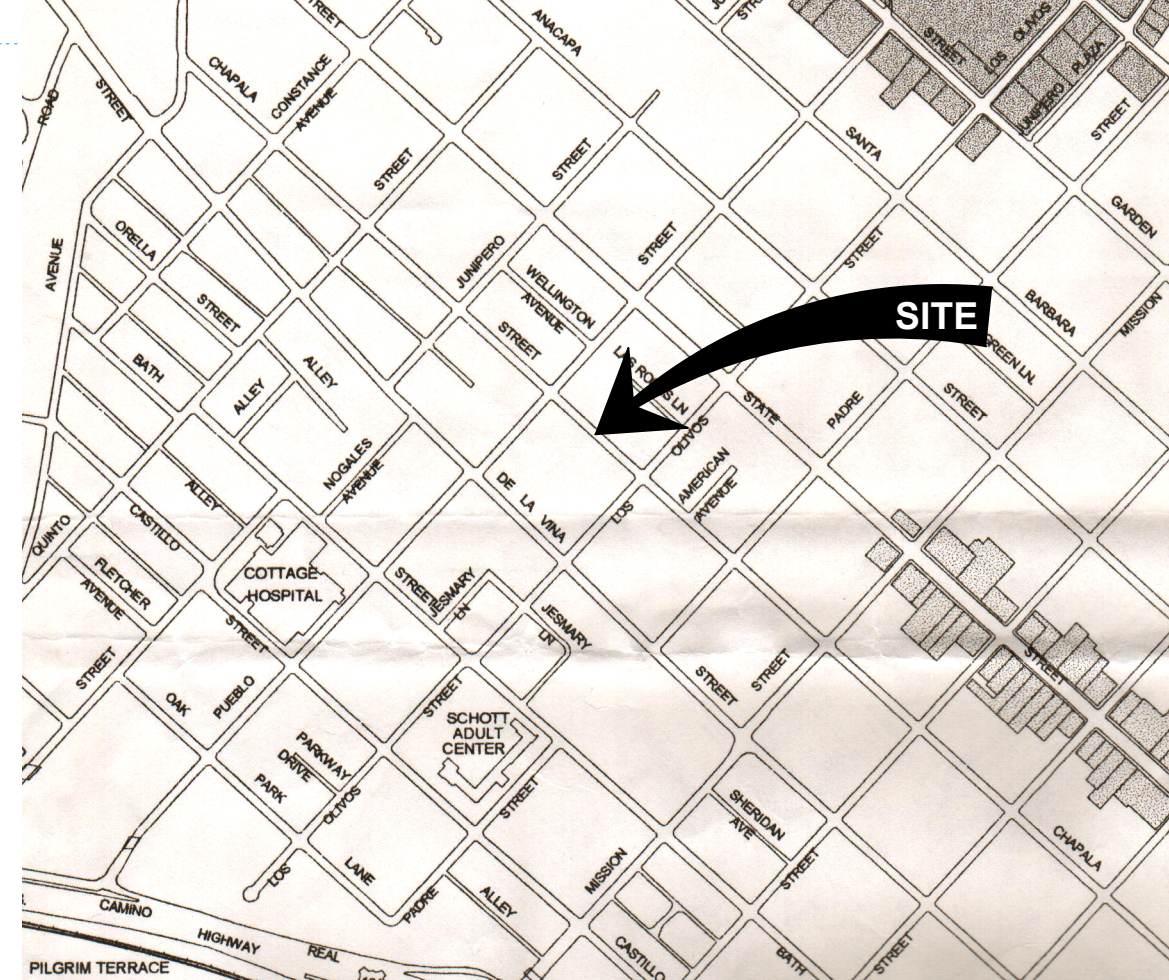
PROJECT SCOPE	SHEET INDEX
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<p>THE PROJECT SCOPE FOR THIS PERMIT IS FOR:</p> <ol style="list-style-type: none"> REFRAMING THE ROOF STRUCTURE OF THE EXISTING 2 CAR GARAGE / SHOP FROM THE EXISTING WOOD SHKE / MANSARD ROOF TO A GABLE ROOF WITH A COMBINATION OF 2 PIECE MISSION TILE AND RED MINERAL CAP ROOFING. ADDITIONALLY, THE SCOPE INCLUDES REPLACING ALL OF THE WINDOWS AND 4 SKYLIGHTS. 	<p>ARCHITECTURAL</p> <p>A 1.11 TITLE SHEET / SITE PLAN A 2.11 FLOOR PLAN, SCHEDULES A 3.11 EXTERIOR ELEVATIONS A 3.21 SECTIONS & DETAILS</p> <p>S.01 STRUCTURAL GENERAL NOTES S1.01 STRUCTURAL TYPICAL DETAILS S2.01 (E) FOUNDATION PLAN, (E) FLOOR FRAMING PLAN, (N) ROOF FRAMING PLAN S3.01 STRUCTURAL DETAILS</p>
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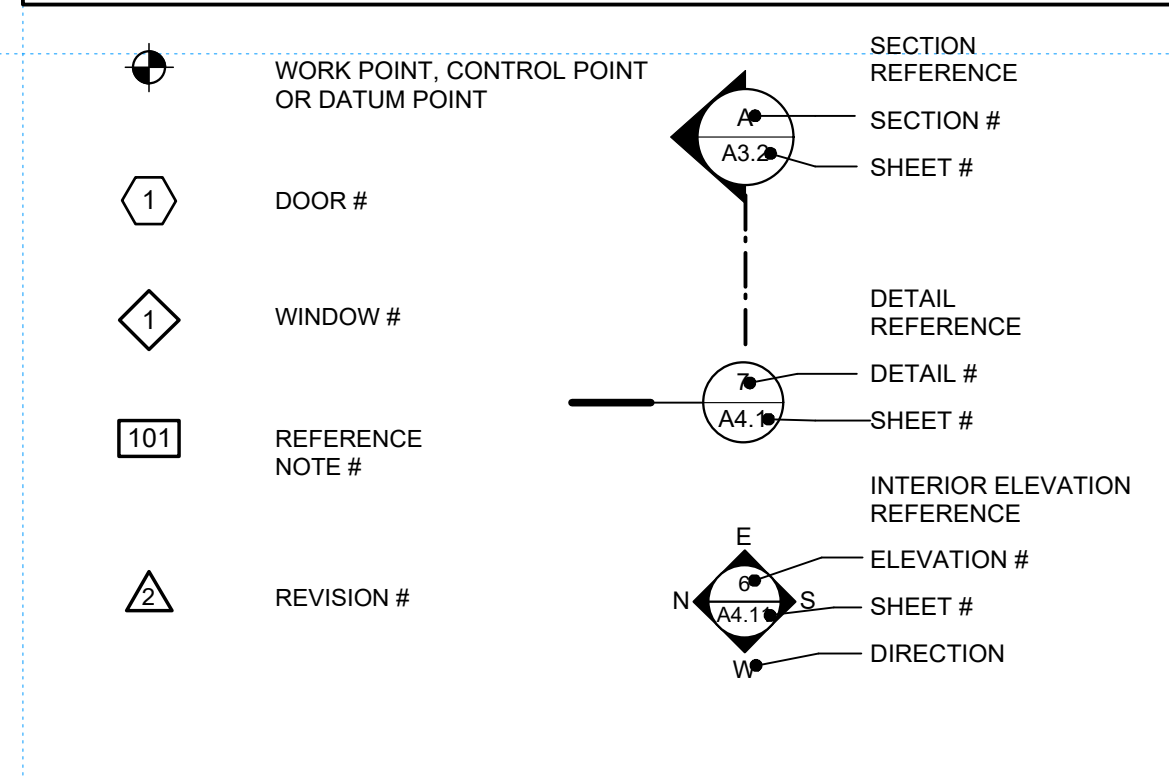
CONSTRUCTION NOTES

- 101 (E) 2-CAR GARAGE
- 102 (E) CONC RIBBON DRIVEWAY
- 103 (E) W.I. GATE
- 104 (E) CONC WATER CHANNEL
- 105 (E) BRICK STEPS
- 106 (E) BRICK ON SAND PATIO
- 107 (E) 6" HIGH CMU & PLASTER WALL
- 108 (E) WOOD GATE
- 109 (NOT USED)
- 110 (NOT USED)
- 111 6" INTERIOR YARD SETBACK
- 112 LINE OF SECOND FLOOR ROOF
- 113 (E) BRICK WALK AND STEPS
- 114 (NOT USED)
- 115 (E) POWER POLE
- 116 (E) WOOD GATE TO MATCH FENCE
- 117 (E) WATER HEATER
- 118 (E) WATER SOFTENER
- 119 (E) GAS METER
- 120 (E) ELECTRICAL POWER OVERHEAD
- 121 AREA INTO SETBACK IS AN ARCHITECTURAL PROJECTION
- 122 (E) MASTHEAD
- 123 (E) 200 AMP METER
- 124 25' FRONTYARD SETBACK
- 125 (E) PLASTER WALL
- 126 1250 SQUAREFOOT OPEN YARD
- 127 1302 SQUAREFOOT OPEN YARD
- 128
- 129
- 130

VICINITY MAP



SYMBOLS



PROFESSIONALS

ARCHITECT
 STUDIO R
 REX RUSKAUFL, ARCHITECT
 1444 LAS POSITAS PLACE
 SANTA BARBARA, CA 93105
 ph 805.899.4864
 rex@stbr.com

STRUCTURAL ENGINEER
 STORK WOLFE & ASSOCIATES
 GREG STORK, ENGINEER
 555 CHORRO STREET, STE. A1
 SAN LUIS OBISPO, CA 93405
 ph 805.548.8900
 GREG@SWA-ENGINEERS.COM

ABBREVIATIONS

AS	AT	MAS	MASONRY
B	BENCH	MATL	MATERIAL
AB	ANCHOR BOLT	MAX	MAXIMUM
AC	ASPHALTIC CONCRETE	MB	MACHINE BOLT
A/C	AIR CONDITIONING	MECH	MECHANICAL
AL	ALUMINUM	MEMB	MEMBRANE
AD	ANNODIZED	MET	METAL
AW	AWNING	MFR	MANUFACTURER
BD	BOARD	MIN	MINIMUM
BF	BIFOLD	MISC	MISCELLANEOUS
BLDG	BUILDING	N	NORTH
BLK(G)	BLOCKING	NI	NEW
BM	BEAM	NC	NOT IN CONTRACT
BN	BOUNDARY NAILING	NO OR	NUMBER
BOT	BOTTOM	NTS	NOT TO SCALE
CB	CATCH BASIN	ON CENTER	ON CENTER
CI	CAST IRON	OH	OVAL HEAD OR OVER
CJ	CILING JOIST	PL	PLASTER
CLG	CILING	OPNG	OPENING
CL	CLOSET	PERF	PERFORATED
CLR	CLEAR	PF	PRE FINISHED
CMU	CONCRETE MASONRY UNIT	PL	PLATE OR PROPERTY LINE
CO	CLEAN OUT	PLAM	PLASTIC LAMINATE
COL	COLUMN	PLAS	PLASTER
CONN	CONNECTION	PLYWD	PLYWOOD
CONT	CONTINUOUS	PMTR	PERIMETER
CS	CASEMENT	PT	PAINT
CSK	COUNTERSINK	PR	PAIR
DF	DOUGLAS FIR	PTDF	PRESSURE TREATED DOUGLAS FIR
DH	DIAMETER	RD	ROOF DRAIN
DN	DOWN	RH	ROOM HEAD
DWV	DRAIN/VENT	RM	ROOM
EA	EAST	RO	ROUGH OPENING
EJ	EXPANSION JOINT	RWD	REWORKED
ES	EXISTING	SCHED	SCHEDULED
EU	EDGE NAIL	SCH	SOLID CORE WOOD
EQ	EQUAL	S	SOUTH
EQUIP	EQUIPMENT	SF	SQUARE FEET
FAU	FORCED AIR UNIT	SH	SHEET
FB	FURNISHED BY OWNER OR OTHERWISE TO BE INSTALLED BY CONTRACTOR	SHNG	SHINGLING
FD	FLOOR DRAIN	SIM	SIMILAR
FEIC	FIRE EXTINGUISHER (6 CARBET)	SMACNA	RE: THE ARCH SHEET METAL MANUAL
FF	FINISHED FLOOR	STRUC	STRUCTURAL
FG	FINISHED GRADE	STRUC	STRUCTURAL
FL	FLAT HEAD	ST	STAINLESS STEEL
FN	FINISH	STD	STANDARD
FLG	FLOOR LEVEL	TC	TOP OF CURB OR TOP OF CONCRETE
FLR	FLOOR	TG	TONGUE AND GROOVE
FLSH	FLASHING	TMB	TONGUE AND GROOVE
FMC	FACE OF CONCRETE	TYP	TYPICAL
FMP	FACE OF MASONRY	TRU	THROUGH
FOP	FACE OF PLYWOOD	TRU	THROUGH
FOS	FACE OF STUD	TRU	THROUGH
FR	FRENCH DOOR	TRU	THROUGH
FT	FOOT OR FEET	TRU	THROUGH
FX	FIXED	TRU	THROUGH
GA	GAUGE	TRU	THROUGH
GALV	GALVANIZED	TRU	THROUGH
GYP	GYPSONUM	TRU	THROUGH
HB	HOSE BIBB	TRU	THROUGH
HCW	HOLLOW CORE WOOD	TRU	THROUGH
HP	HORSE POWER	TRU	THROUGH
HR	HOUR	TRU	THROUGH
HTR	HEATER	TRU	THROUGH
HVAC	HEATING	TRU	THROUGH
HWRK	HOT WATER RETURN	TRU	THROUGH
HW	HOLLOW METAL	TRU	THROUGH
L.A.G.	LAMINATED GLASS	TRU	THROUGH
LAM	LAMINATE	TRU	THROUGH
LAG	LAG BOLT	TRU	THROUGH
LB	LAG BOLT	TRU	THROUGH
LT	LIGHT	TRU	THROUGH

GENERAL NOTES

- ALL WORK MATERIALS, METHODS, ETC. SHALL CONFORM TO ALL GOVERNING BUILDING CODES, REGULATIONS AND AGENCIES.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH CONDITIONS PRIOR TO BID.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL TEMPORARY BRACING AND SHORING TO ENSURE THE SAFETY OF THE WORK UNTIL IT IS IN COMPLETED FORM.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL SAFETY LAWS ARE STRICTLY ENFORCED AND TO MAINTAIN A SAFE CONSTRUCTION PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION BETWEEN ALL SUBCONTRACTORS.
- IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS, THE COSTLIER OR MORE RESTRICTIVE CONDITION SHALL BE DEEMED THE CONTRACT REQUIREMENT UNLESS OTHERWISE STATED IN WRITING FROM THE OWNER.
- ON SITE VERIFICATION OF ALL (E) DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND.
- GENERAL NOTES AND TYPICAL DETAILS SHALL APPLY TO ALL PARTS OF THE JOB, EXCEPT WHERE THEY MAY CONFLICT WITH DETAILS AND NOTES ON OTHER SHEETS. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE REVIEWED BY ARCHITECT FOR USE.
- THE 'GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION' AIA DOCUMENT A201, LATEST VERSION, SHALL BE PART OF THESE PLANS AND SPECIFICATIONS.
- ALL INTERIOR DIMENSIONS ARE TYPICALLY TO FACE OF STUD (F.O.S.). EXTERIOR DIMENSIONS ARE TO FACE OF PLYWOOD SHEATHING (F.O.P.). LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE.
- ALL NEW CONSTRUCTION DETAILS SHALL MATCH EXISTING CONDITIONS TO THE GREATEST EXTENT POSSIBLE. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO BIDDING.
- CARPENTRY SHALL BE IN ACCORDANCE WITH CHAPTER 23, UBC.
- ALL COVER PLATES, GRILLS, AND EXPOSED ELECTRICAL FITTINGS TO BE WHITE UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND ITEMS WITH THE PLUMBING AND ELECTRICAL DRAWINGS.

REQUIRED INSPECTIONS

- EPOXY FOR DOWELS SET INTO EXISTING CONCRETE
- RETRO FIT ANCHOR BOLTS PER CBC TABLE 1705.3

FIRE DEPARTMENT NOTES

- ADDRESS NUMBERS ARE REQUIRED ON THE BUILDING FACADE FRONTING THE STREET C PUBLIC WAY. IF REAR DOORS ARE PROVIDED, ADDRESS IDENTIFIERS ARE REQUIRED ON THOSE DOORS ADDITIONALLY. ADDRESS NUMBERS SHALL BE A MINIMUM OR 4" HIGH AND 1/2" MINIMUM STROKE WIDTH AND OF CONTRASTING COLOR.
- ROADWAYS WHICH PROVIDE ACCESS TO THE PROJECT LOCATION SHALL BE MAINTAINED AND ACCESSIBLE FOR ALL EMERGENCY VEHICLES DURING CONSTRUCTION.

CODE ANALYSIS

APPLICABLE CODES:	2022 California Building Code (C.B.C.) City of Santa Barbara Amendments #5651 City of Santa Barbara Ordinance Amendments #5780 2022 C.M.C., 2022 C.P.C., 2022 C.E.C., 2022 C.R.C., 2022 CGBSC 2022 California Energy Code CEC
MIXED OCCUPANCY:	NO
SPRINKLERED:	NO
TYPE OF CONSTRUCTION:	TYPE V-B
OCCUPANCY GROUP:	R-3
TABLE 704.8 OPENINGS IN EXTERIOR WALLS:	100% UNPROTECTED
TABLE 503 MAXIMUM HEIGHT:	40' / 3 STORIES
ACTUAL HEIGHT:	19' / 2 STORIES
ALLOWABLE FLR AREA: TABLE 503 ALL ALLOWABLE AREA INCREASES: SEPARATIONS:	UL (R-3) NOT USED NOT USED NOT USED
FIRE EXTINGUISHING SYSTEM: MULTISTORY: MAX. ALLOWABLE AREA ACTUAL TOTAL AREA	UL (R-3) 1089
OCCUPANCY SEPARATION: 508.3.3 R-3	NONE
FIRE RATING:	NONE
FIRE RESISTIVE CONSTRUCTION: OPENING PROTECTION:	NONE NONE
AREA SEPARATION: FIRE RESISTIVE CONSTRUCTION: OPENING PERCENTAGE: PARAPET REQUIRED ?:	N/A N/A N/A
FIRE PROTECTION OF BUILDING ELEMENTS: TABLE 601 CONSTRUCTION TYPE:	TYPE V-B
STRUCTURAL FRAME:	0
BEARING WALLS - EXTERIOR:	0
BEARING WALLS - INTERIOR:	0
NON-BEARING WALLS - EXTERIOR:	0
NON-BEARING WALLS - INTERIOR:	0
FLOOR CONSTRUCTION:	0
ROOF CONSTRUCTION:	0

TABULATIONS

PROPERTY OWNERS:	GLEN & LAURIE LEE MINNICH
PROJECT ADDRESS:	2215 CHAPALA STREET SANTA BARBARA, CA 93105 805.682.2554
A.P.N.:	025-183-007
HIGH FIRE ZONE:	NO
FLOOD ZONE:	NP
LAND USE ZONE:	E-3
SETBACKS:	20' FRONTYARD 6' SIDEYARD 6' REARYARD
LOT AREA:	GROSS 10,760 S.F. 0.25 AC. NET 10,760 S.F. 0.25 AC.
LOT SLOPE:	2-9%
OCCUPANCY	R-3
BUILDING AREA:	EXIST 1ST FLR RESIDENCE 1568 S.F. EXIST 2ND FLR RESIDENCE 499 S.F. EXISTING GARAGE 567 S.F. EXISTING STORAGE 175 S.F. REVISED TOTAL 2809 S.F.
GRADING CALC:	CUT AT BUILDING 0 C.Y. CUT AT SITE 0 C.Y.
FILL AT SITE	0 C.Y.
EXPORT	0 C.Y.

GARAGE RE-ROOF FOR:
GLEN & LAURA LEE MINNICH
 2215 CHAPALA STREET
 SANTA BARBARA, CA 93101

JOB NUMBER: 19.02

CONTENTS:
 FLOOR PLANS

DRAWN BY: RRR

REVISIONS:
 DATE TYPE

5.13.19	PROGRESS SET
5.30.19	SFDB SUBMITTAL
10.27.23	PROGRESS SET
3.11.24	SFDB SUBMITTAL SET
5.02.24	ADDED REAR OPEN YARD

A1.11

Rex Ruskaufl expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form, or manner whatsoever, nor are they to be assigned to a third party without the consent of Rex Ruskaufl. In the event of such a transfer of these plans by a third party, the third party shall hold Rex Ruskaufl harmless.

Instructions:

This checklist is to be used on an individual project basis and may be modified by the applicant to meet the needs of their specific project. The applicant shall strike out those sections that are not applicable to their project and indicate the location of where this information is located. The applicant and property owner assume all responsibility associated with the use of this document.

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the applicable checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). The section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

- HCD Department of Housing and Community Development
BSC California Building Standards Commission
DSA-SS Division of the State Architect, Structural Safety
OSHPD Office of Statewide Health Planning and Development
LR Low Rise
HR High Rise
AA Additions and Alterations
N New

CHAPTER 4 RESIDENTIAL MANDATORY MEASURES

DIVISION 4.1 PLANNING AND DESIGN

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference)

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLERS. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a dowflow slope. Wattles are also used for perimeter and inlet controls.

4.106 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, waffle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

(REFER TO <SHEET><DETAIL><SPECIFICATION>_____)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

- 1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

(REFER TO <SHEET><DETAIL><SPECIFICATION>_____)

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 and 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

Exceptions: On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:

- 1. Where there is no commercial power supply.
2. Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or developer by more than \$400.00 per unit.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous (if enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. Where 17 or more multifamily dwelling units are constructed on a building site, 3 percent of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging stations (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number.

Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. At least one EV space shall be located in common use areas and available for use by all residents.

When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

- 1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (INCLUDING JANUARY 1, 2017 ERRATA)

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 installation 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.

Note: More information regarding irrigation controller function and specifications is available from the Irrigation Association.

(REFER TO <SHEET><DETAIL><SPECIFICATION>_____)

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous 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 jobsite are located in areas beyond the haul boundaries of the diversion 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 collected 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.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 lbs./sq.ft. of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.

- Notes:
1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

(REFER TO <SHEET><DETAIL><SPECIFICATION>_____)

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 accessible 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, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
b. Roof and yard drainage, 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 inspections verifications required by the enforcing agency or this [California Green Building Standards] code.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas) that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

(REFER TO <SHEET><DETAIL><SPECIFICATION>_____)

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

4.502.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference)

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, palm substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardwood, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all fuel gases to the outside atmosphere.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O3/g ROG). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is a volatility index expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94509(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Wood stoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

(REFER TO <SHEET><DETAIL><SPECIFICATION>_____)

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & 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, sheet metal or other methods acceptable to the enforcing agency and reduce the amount of water, dust or 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, sealant 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 1188 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 final rule Suggested Control Measure, as shown in Table 4.504.1, 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 4.37 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)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) 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.
2. Field verification of on-site product containers.

(REFER TO <SHEET><DETAIL><SPECIFICATION>_____)

TABLE 4.504.1 - ADHESIVE VOC LIMIT^{1,2}

Table with 2 columns: Architectural Applications and Current VOC Limit. Rows include Indoor Carpet Adhesives, Carpets, Outdoor Carpet Adhesives, Ceramic Tile Adhesives, VCT & Asphalt Tile Adhesives, Drywall & Panel Adhesives, Cove Base Adhesives, Multipurpose Construction Adhesive, Structural Glazing Adhesives, Single-Ply Roof Membrane Adhesives, Other Adhesives Not Listed, Specialty Applications (PVC Welding, CPVC Welding, ABS Welding, Plastic Cement Welding, Adhesive Primer for Plastic, Contact Adhesive, Special Purpose Contact Adhesive, Structural Wood Member Adhesive, Top & Trim Adhesive), Substrate Specific Applications (Metal to Metal, Plastic Foams, Porous Material (except wood), Wood, Fiberglass).

- 1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

(REFER TO <SHEET><DETAIL><SPECIFICATION>_____)

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

(REFER TO <SHEET><DETAIL><SPECIFICATION>_____)

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 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 wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.
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 the 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 only allow 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 1.2 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 fixtures 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 1701.1 of the California Plumbing Code.

NOTE: THIS TABLE COMPLES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

Table with 2 columns: Fixture Type and Flow Rate. Rows include Shower Heads (2.0 GPM @ 80 PSI), Lavatory Faucets (Residential) (Max. 1.2 GPM @ 60 PSI, Min. 0.8 GPM @ 20 PSI), Lavatory Faucets in Common & Public Use Areas (0.5 GPM @ 60 PSI), Kitchen Faucets (1.8 GPM @ 60 PSI), Metering Faucets (0.25 GAL/CYCLE), Water Closet (1.28 GAL/FLUSH), Urinals (0.125 GAL/FLUSH).

(REFER TO <SHEET><DETAIL><SPECIFICATION>_____)



JOB NUMBER: 19.02

CONTENTS: FLOOR PLANS

DRAWN BY: RRR

Revisions table with columns: DATE, TYPE, SET. Rows include 5.13.19 SET PROGRESS, 5.30.19 SFDB SUBMITTAL, 10.27.23 PROGRESS SET, 3.05.24 SFDB SUBMITTAL SET.

PLOT DATE: 3.06.24

Revisions table with columns: DATE, TYPE, SET. Rows include 5.13.19 SET PROGRESS, 5.30.19 SFDB SUBMITTAL, 10.27.23 PROGRESS SET, 3.05.24 SFDB SUBMITTAL SET.

Instructions:

This checklist is to be used on an individual project basis and may be modified by the applicant to meet the needs of their specific project. The applicant shall strike out those sections that are not applicable to their project and indicate the location of where this information is located. The applicant and property owner assume all responsibility associated with the use of this document.

TABLE 4.504.2 - SEALANT VOC LIMIT (Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ²	
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	500
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	600
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340
1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS	
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.	
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.	

(REFER TO <SHEET><DETAIL><SPECIFICATION>_____)

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (INCLUDING JANUARY 1, 2017 ERRATA)

TABLE 4.504.5 - FORMALDEHYDE LIMITS	
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD ²	0.13
1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.	
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).	

(REFER TO <SHEET><DETAIL><SPECIFICATION>_____)

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems' Indoor AdvantageTM Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European E33 standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

(REFER TO <SHEET><DETAIL><SPECIFICATION>_____)

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 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 break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier 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 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.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

(REFER TO <SHEET><DETAIL><SPECIFICATION>_____)

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 less than or equal to 50% to a maximum of 80%. 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.

(REFER TO <SHEET><DETAIL><SPECIFICATION>_____)

4.507 ENVIRONMENTAL COMFORT

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 - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (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 - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

(REFER TO <SHEET><DETAIL><SPECIFICATION>_____)

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 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.
5. Other programs acceptable to the enforcing agency.

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 no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

(REFER TO <SHEET><DETAIL><SPECIFICATION>_____)



JOB NUMBER: 19.02

CONTENTS:
FLOOR PLANS

DRAWN BY: RRR

Rex Ruskauff expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without the written permission and consent of Rex Ruskauff. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Rex Ruskauff harmless.

PLOT DATE: 3.06.24

REVISIONS:	
DATE	TYPE
5.13.19	PROGRESS SET
5.30.19	SFDB SUBMITTAL
10.27.23	PROGRESS SET
3.05.24	SFDB SUBMITTAL SET

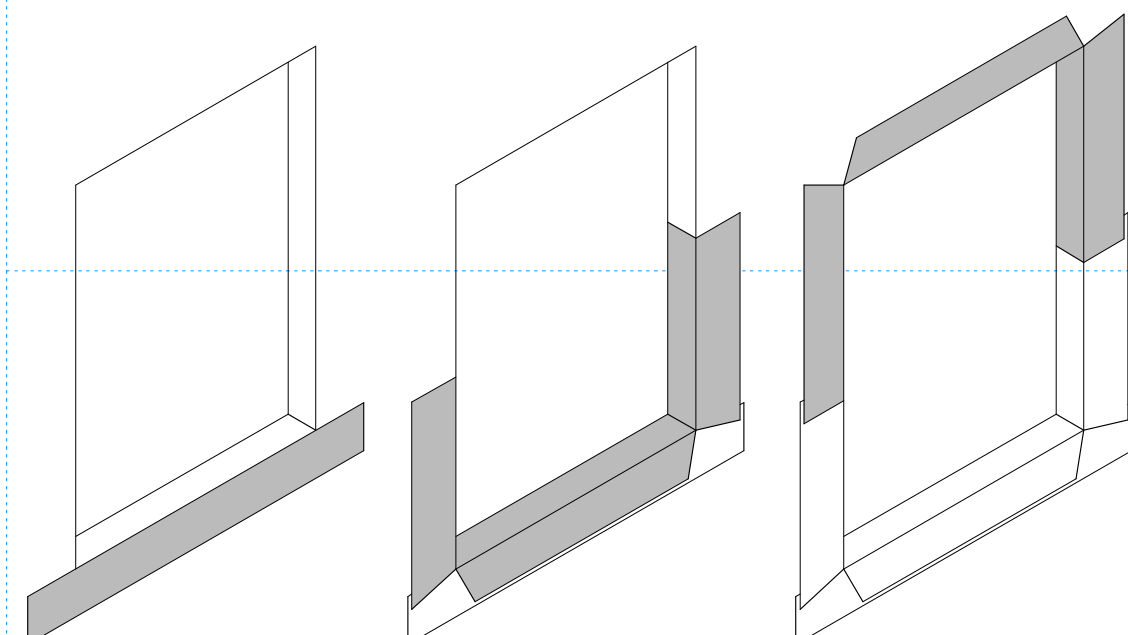
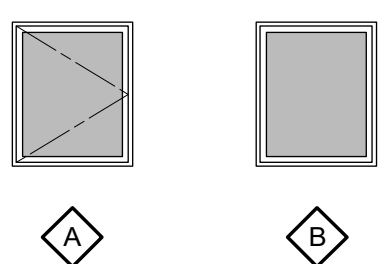
WINDOW SCHEDULE

WINDOW #	WINDOW SIZE	TYPE	WINDOW FINISH				REMARKS
			HEAD	JAMB	JAMB	SILL	
1	2'6" X 3'0"	A	2	2	2	2	CASEMENT
2	2'6" X 3'0"	B	2	2	2	2	CASEMENT
3	2'6" X 3'0"	B	2	2	2	2	FIXED
4	2'6" X 3'0"	B	2	2	2	2	FIXED
5	2'6" X 3'0"	B	2	2	2	2	FIXED
6	2'6" X 3'0"	B	2	2	2	2	FIXED
6	2'6" X 3'0"	A	2	2	2	2	CASEMENT

WINDOW NOTES

- ALL SLEEPING ROOMS TO HAVE AN EGRESSIBLE WINDOW OR DOOR MEETING THE FOLLOWING MINIMUM CRITERIA:
MINIMUM CLEAR WIDTH = 20"
MINIMUM CLEAR HEIGHT = 24"
MINIMUM CLEAR AREA = 5.7 SQUARE FEET
MAXIMUM SILL HEIGHT = 42"
- TEMPERED GLASS
- (NOT USED)
- OBSCURE GLASS
- WINDOWS SHALL HAVE A U FACTOR OF .32 AND A SHGC OF .25
- THE NFRC THERMAL PERFORMANCE LABELS SHALL REMAIN ON THE WINDOWS AND DOORS UNTIL FINAL INSPECTION.

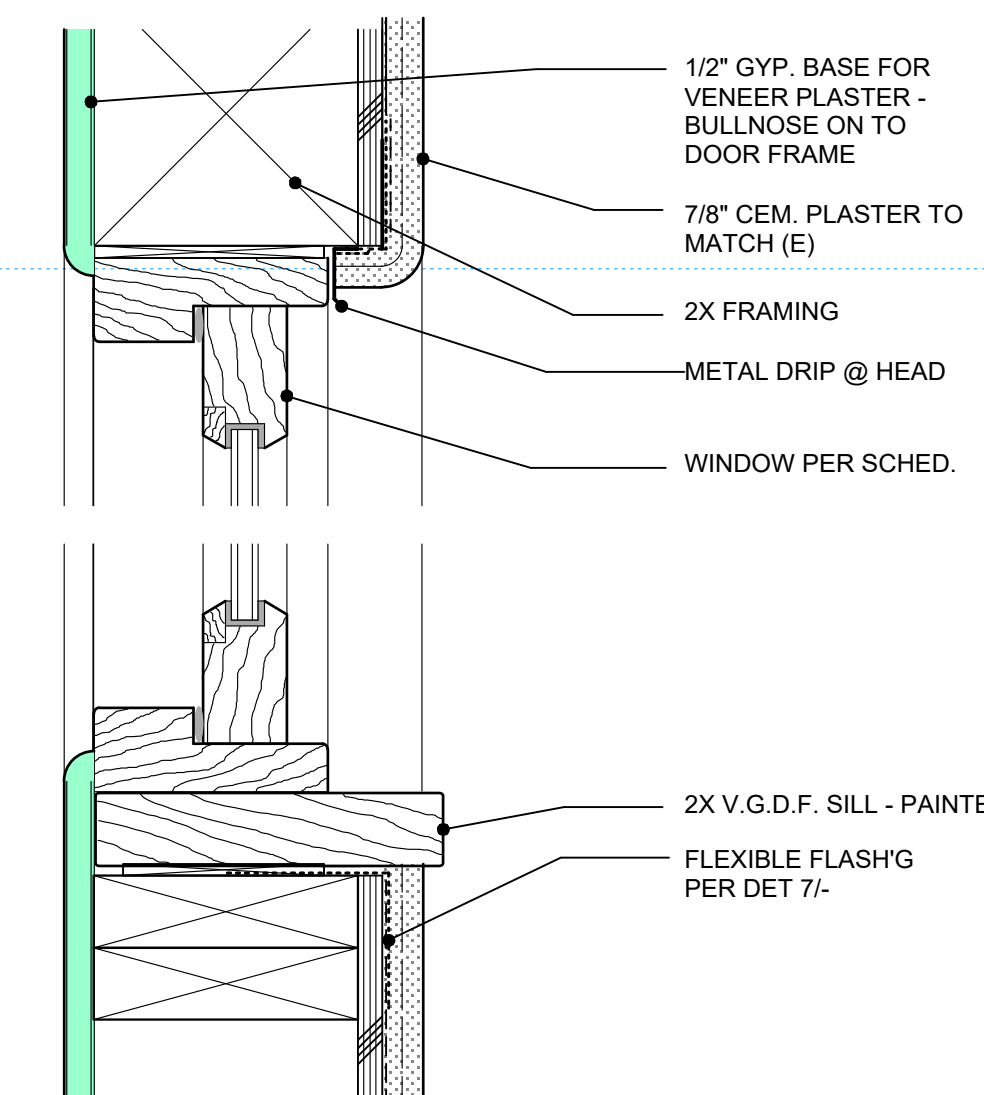
WINDOW TYPES



- STAPLE TOP EDGE OF 6" WIDE BITUTHANE @ BOTTOM EDGE OF ROUGH OPENING & EXTEND 6" BEYOND EACH JAMB EDGE. LEAVE BOTTOM EDGE OF BITUTHANE LOOSE TO TUCK BLDG. PAPER UNDER
- STAPLE BITUTHANE AROUND LOWER HALF OF ROUGH OPENING EXTENDING 6" BEYOND FACE OF THE BUILDING. CUT THE CORNERS AS SHOWN AND FOLD AGAINST THE BUILDING
- STAPLE BITUTHANE AROUND UPPER HALF OF ROUGH OPENING EXTENDING 6" BEYOND FACE OF THE BUILDING. LAPPING THE LOWER HALF BY 3". CUT THE CORNERS AS SHOWN AND FOLD AGAINST THE BUILDING

ROUGH OPENING FLASH'G

1/2" = 1'-0"
08500-002 1

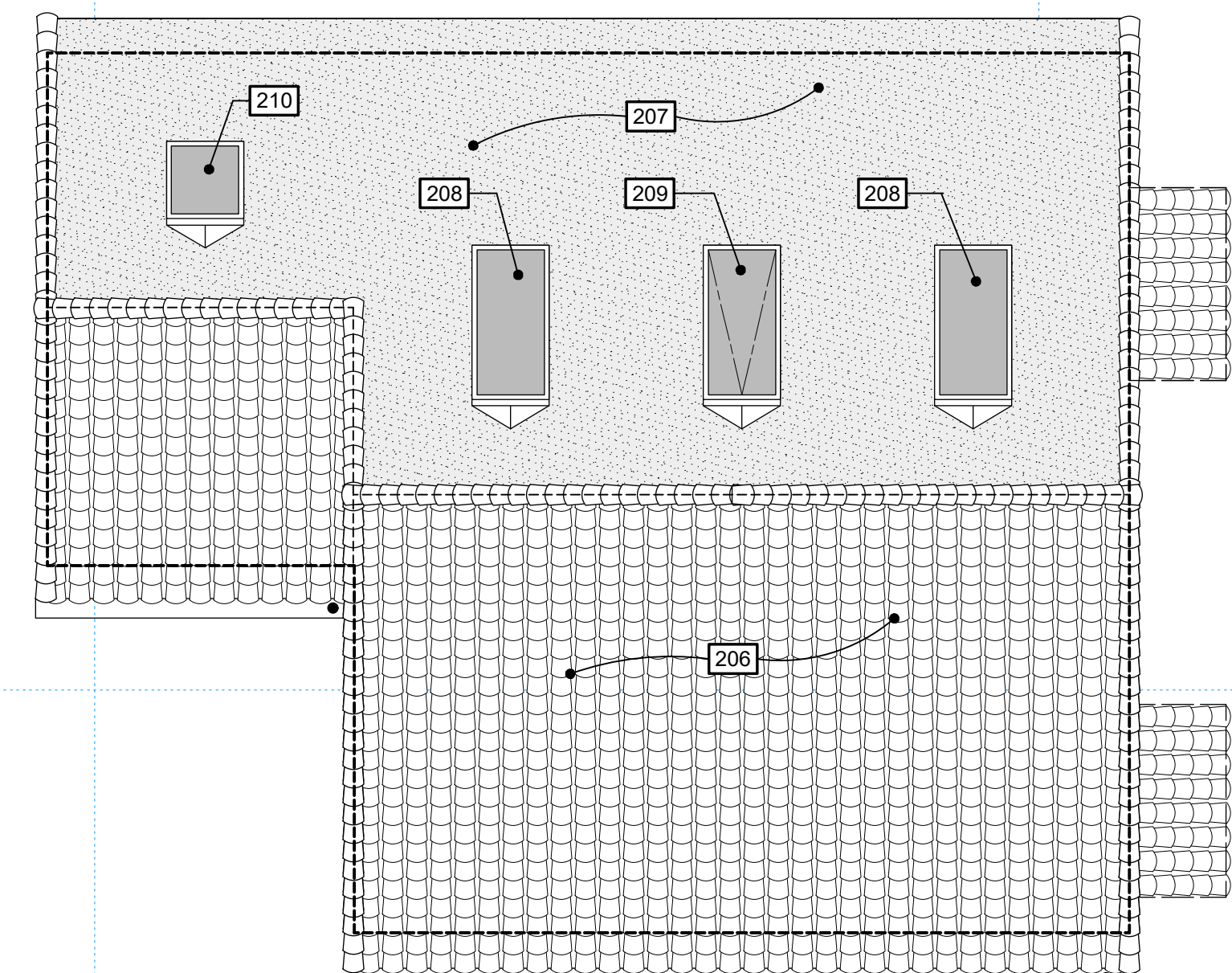


HEAD / JAMB / SILL

3" = 1'-0"
08200-000 2

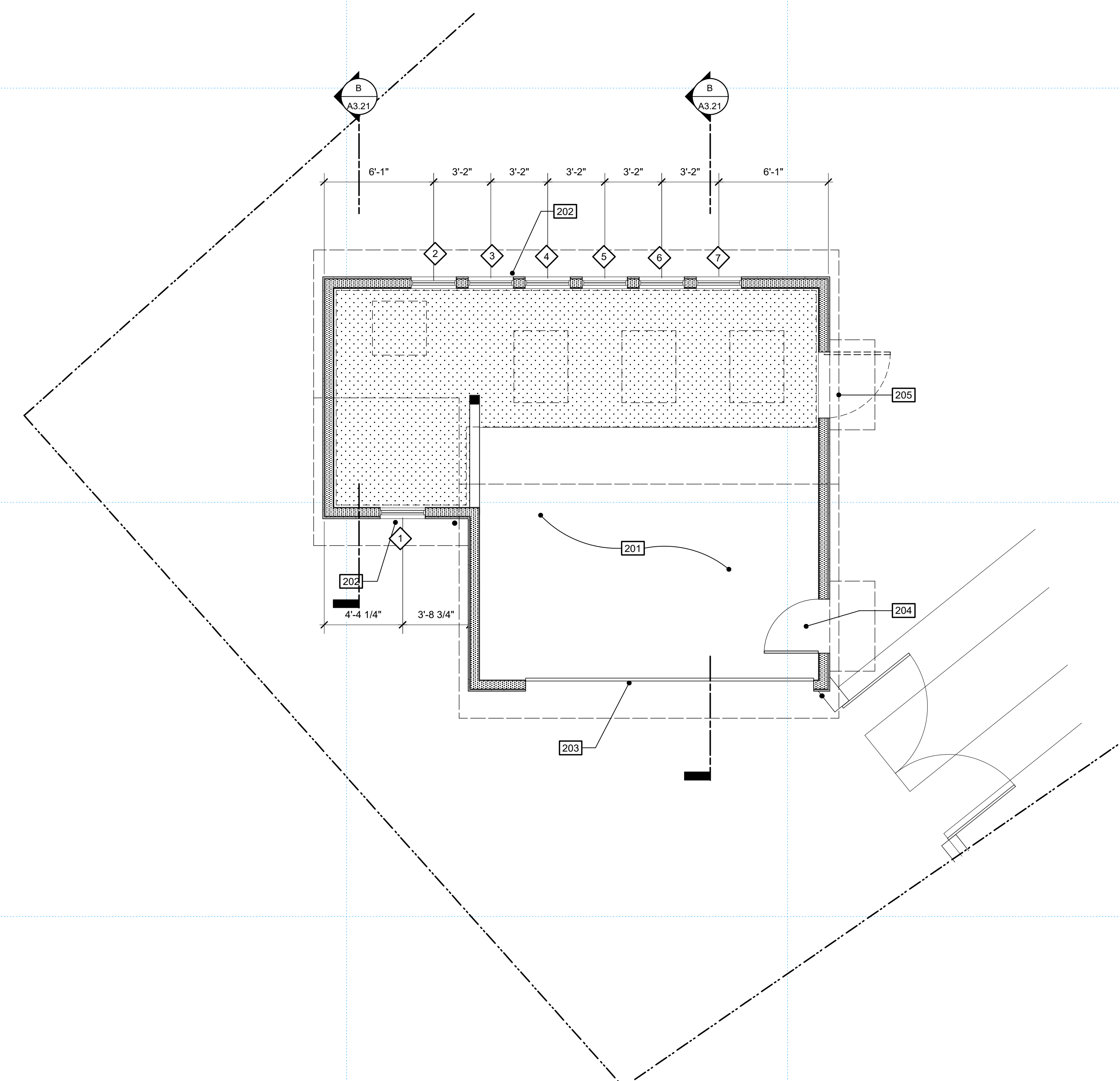
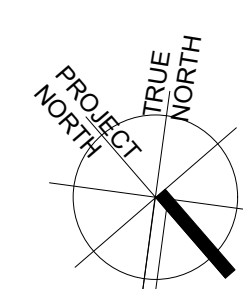
CONSTRUCTION NOTES

- 201 EXISTING 2 CAR GARAGE / SHOP TO REMAIN
- 202 (E) WINDOWS TO BE REPLACED PER SCHEDULE
- 203 EXISTING GARAGE DOOR TO REMAIN
- 204 EXISTING DOOR TO BE REPLACED WITH A FIBERGLASS DOOR
- 205 EXISTING DOOR TO STORAGE TO BE REPLACED WITH A FIBERGLASS DOOR
- 206 NEW 2 PIECE TILE ROOF TO MATCH RESIDENCE
- 207 NEW MINERAL CAP ROOF - RED
- 208 NEW 2' X 4' FIXED SKYLIGHT
- 209 NEW 2' X 4' OPERABLE SKYLIGHT
- 210 NEW 2' X 2' FIXED SKYLIGHT
- 211 HALF ROUND COPPER GUTTER
- 212
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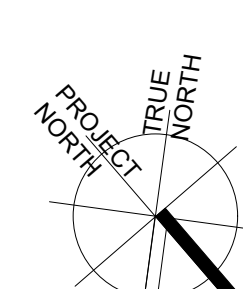
ROOF PLAN

1/4" = 1'-0"



FLOOR PLAN

1/4" = 1'-0"



JOB NUMBER: 19.02

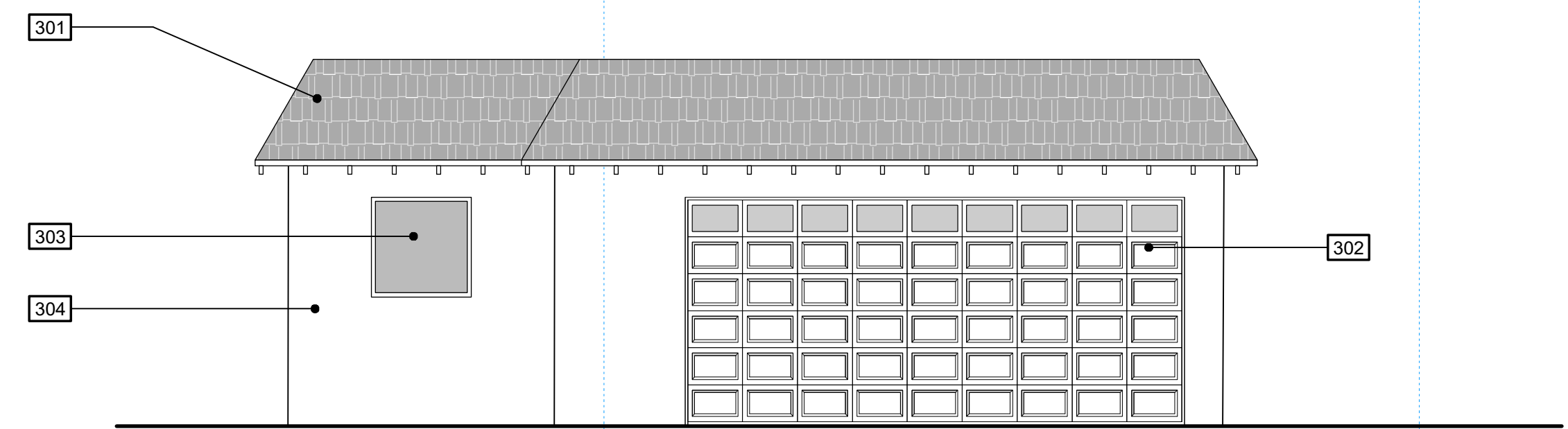
CONTENTS:
FLOOR PLANS

DRAWN BY: RRR

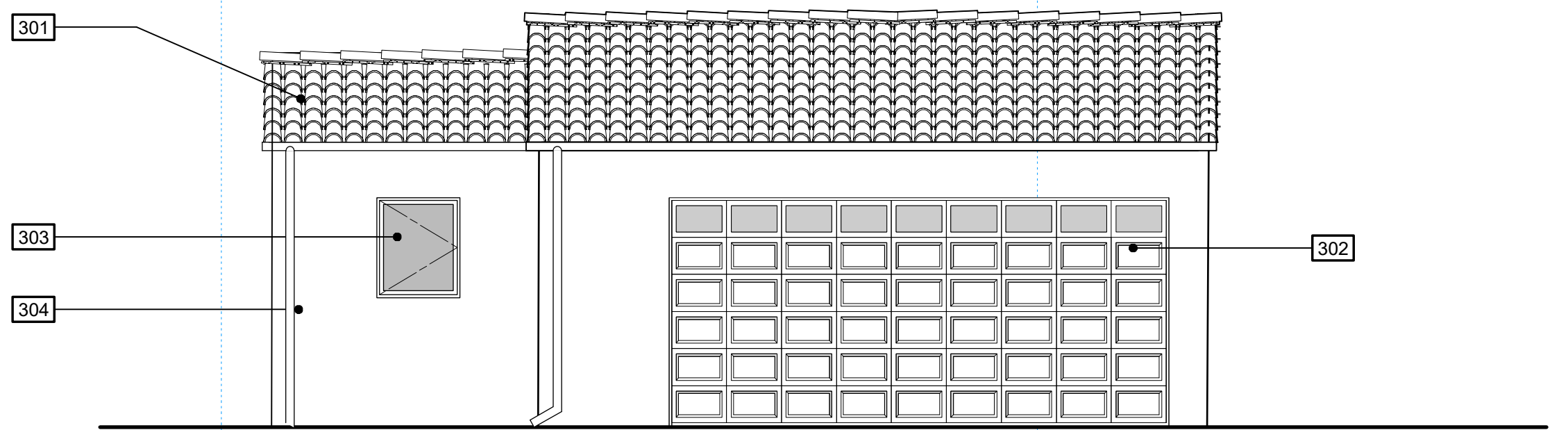
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PLOT DATE: 5.02.24

DATE	TYPE
5.13.19	PROGRESS SET
5.30.19	SFDB SUBMITTAL
10.27.23	PROGRESS SET
3.11.24	SFDB SUBMITTAL SET
5.02.24	ADDED REAR OPEN YARD

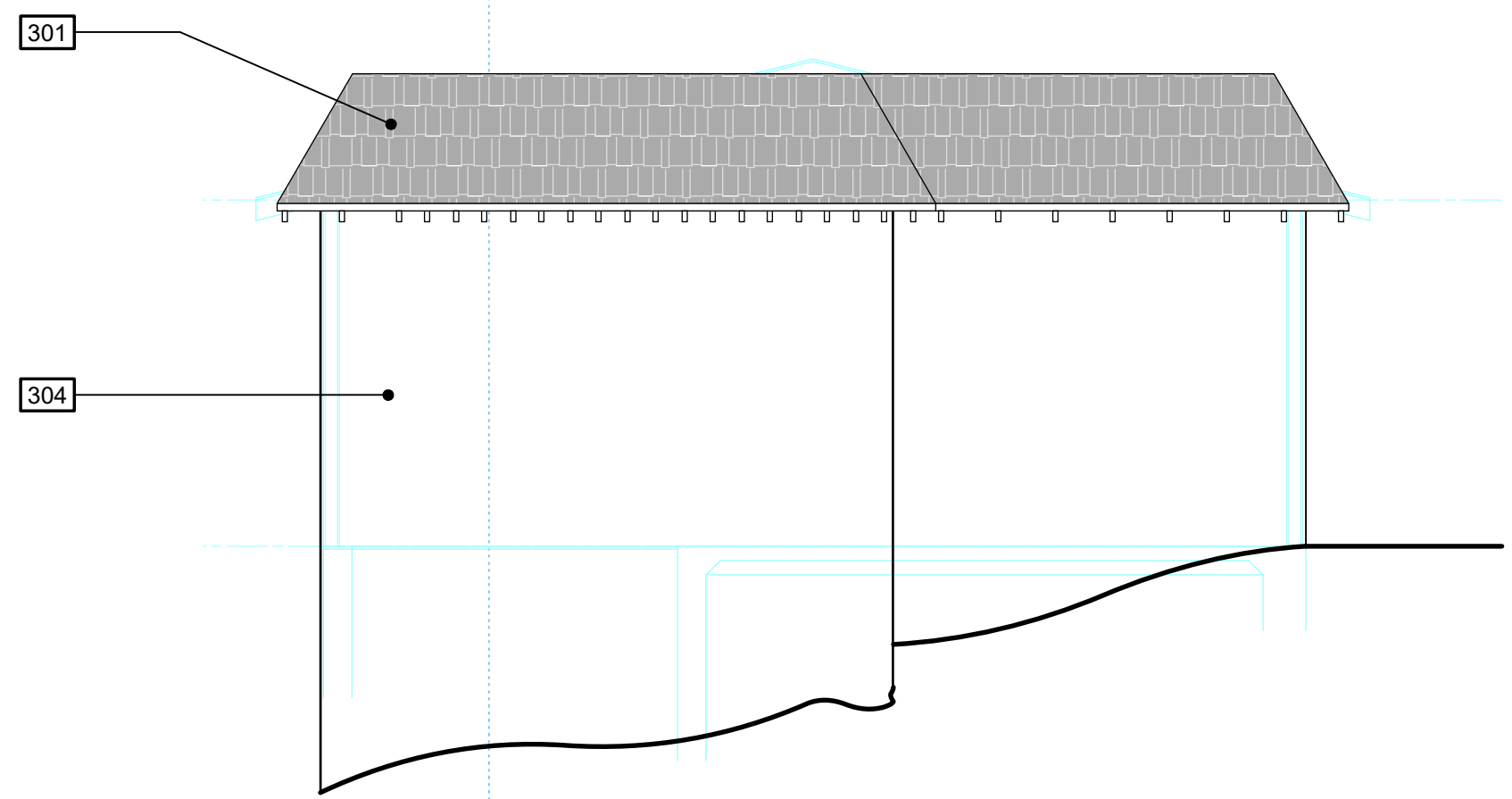


EXISTING NORTH ELEVATION
1/4" = 1'-0"

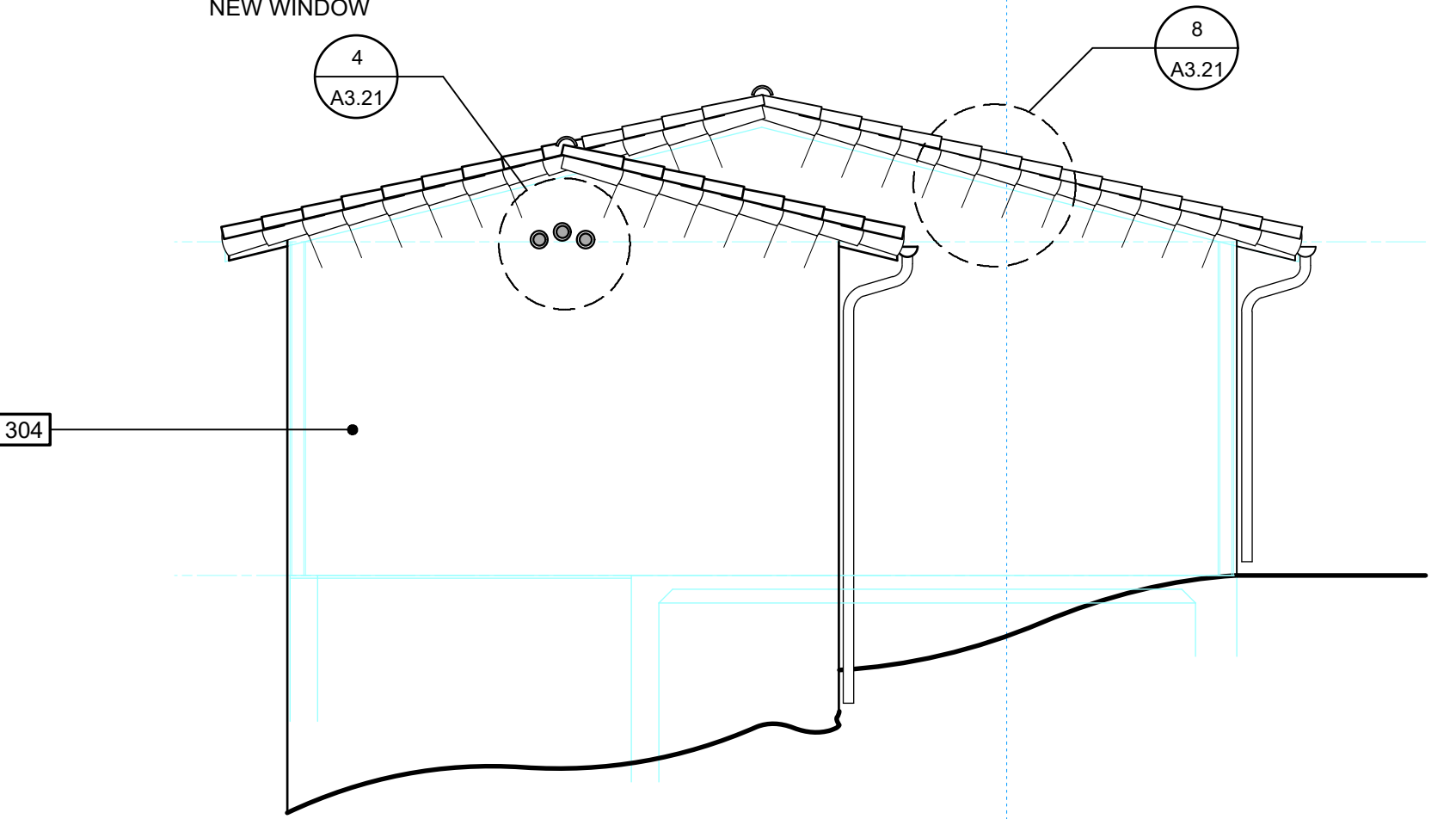


PROPOSED NORTH ELEVATION
1/4" = 1'-0"

CHANGES FROM EXISTING:
GABLE ROOF
2 PIECE MISSION TILE ROOF
COPPER GUTTERS AND DOWNSPOUTS
NEW WINDOW

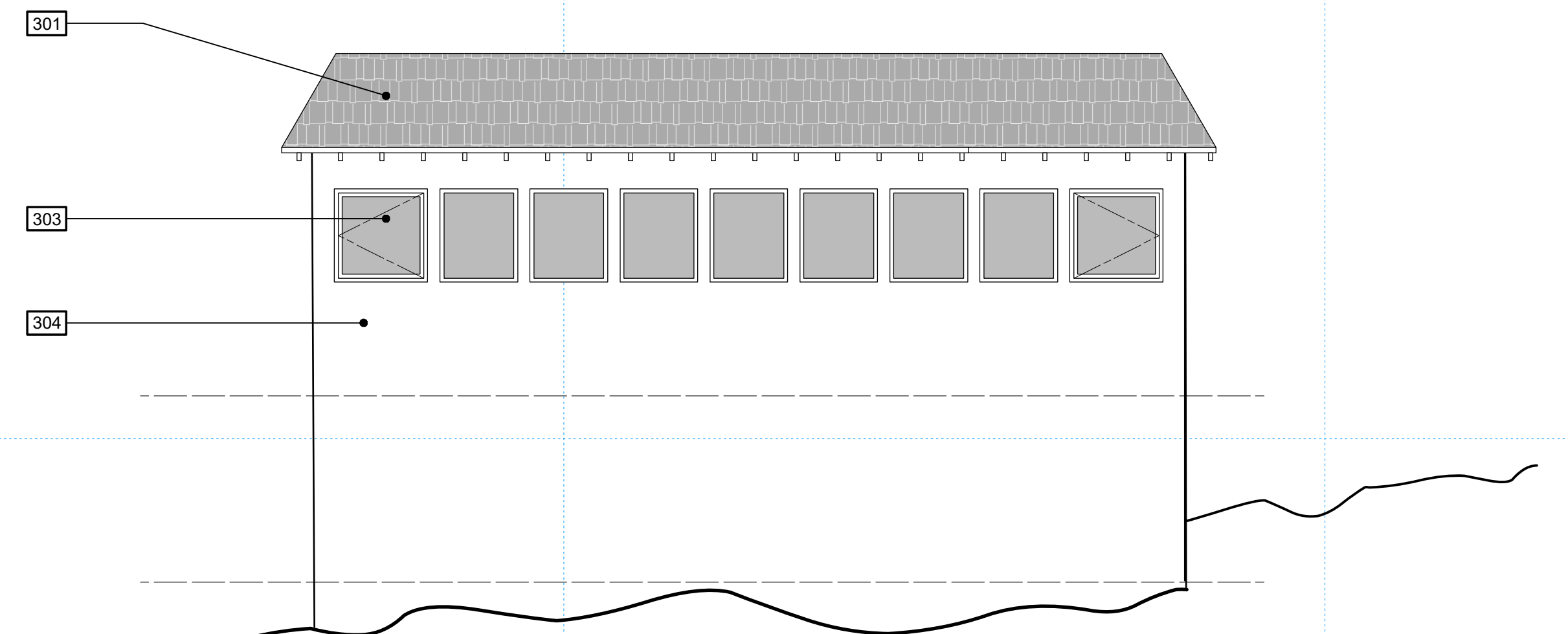


EXISTING EAST ELEVATION
1/4" = 1'-0"

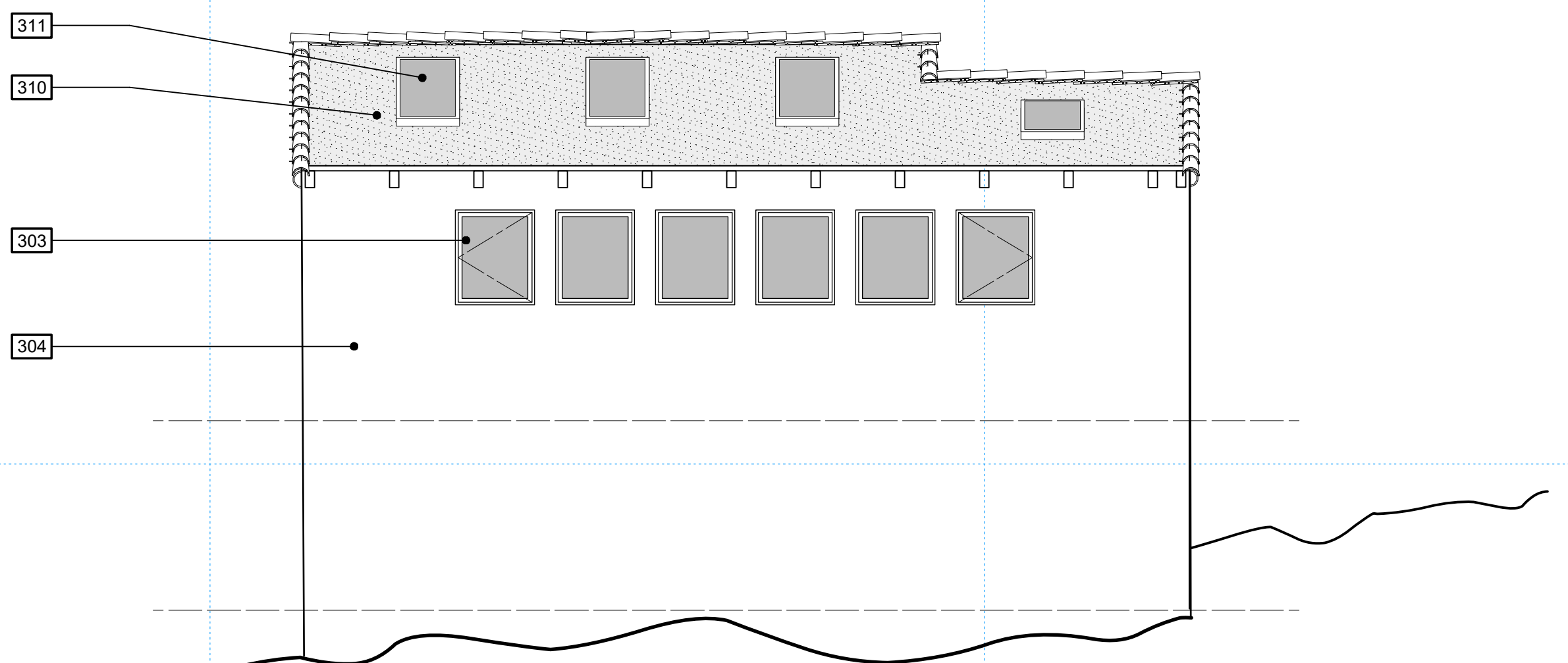


PROPOSED EAST ELEVATION
1/4" = 1'-0"

CHANGES FROM EXISTING:
GABLE ROOF
2 PIECE MISSION TILE ROOF
COPPER GUTTERS AND DOWNSPOUTS

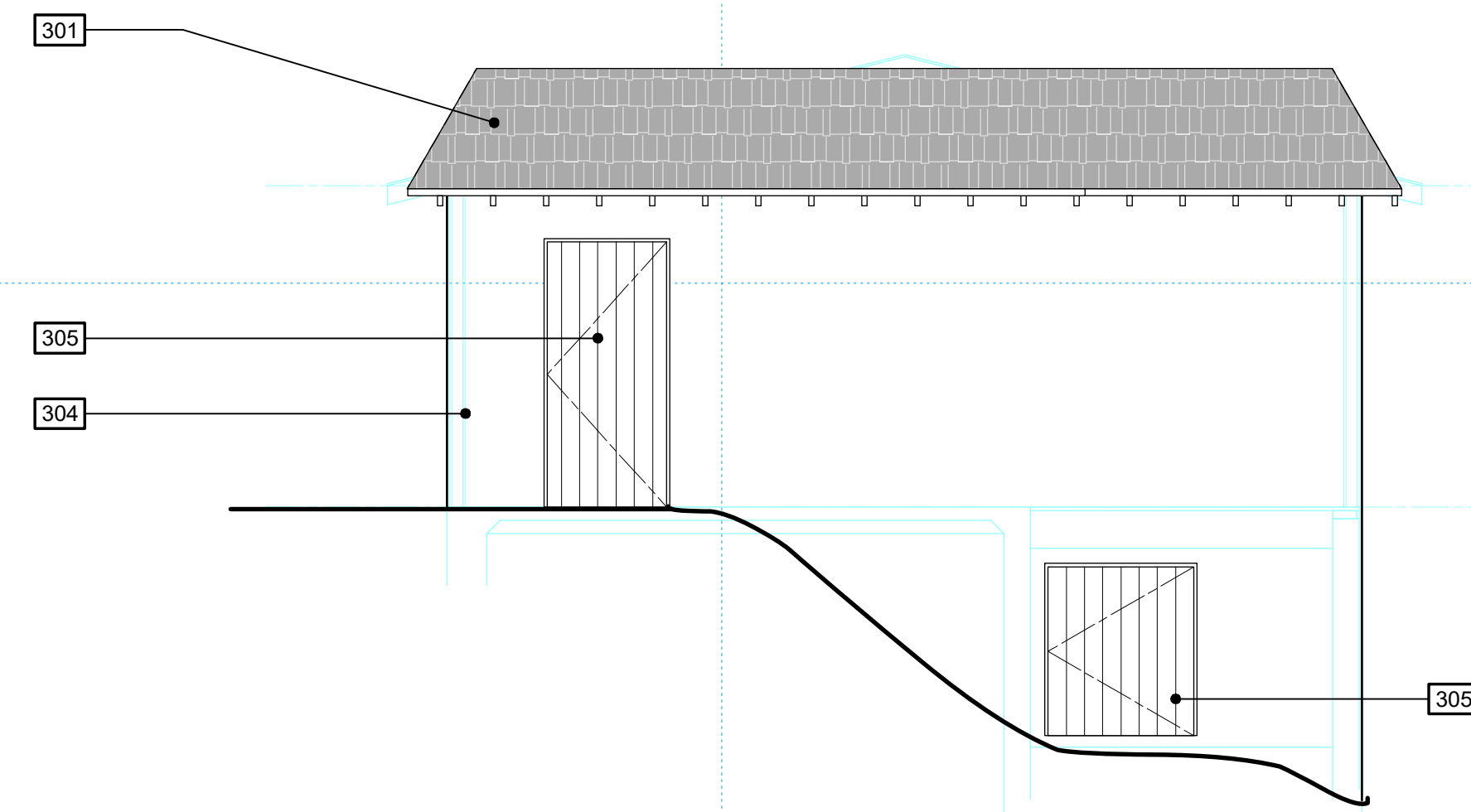


EXISTING SOUTH ELEVATION
1/4" = 1'-0"

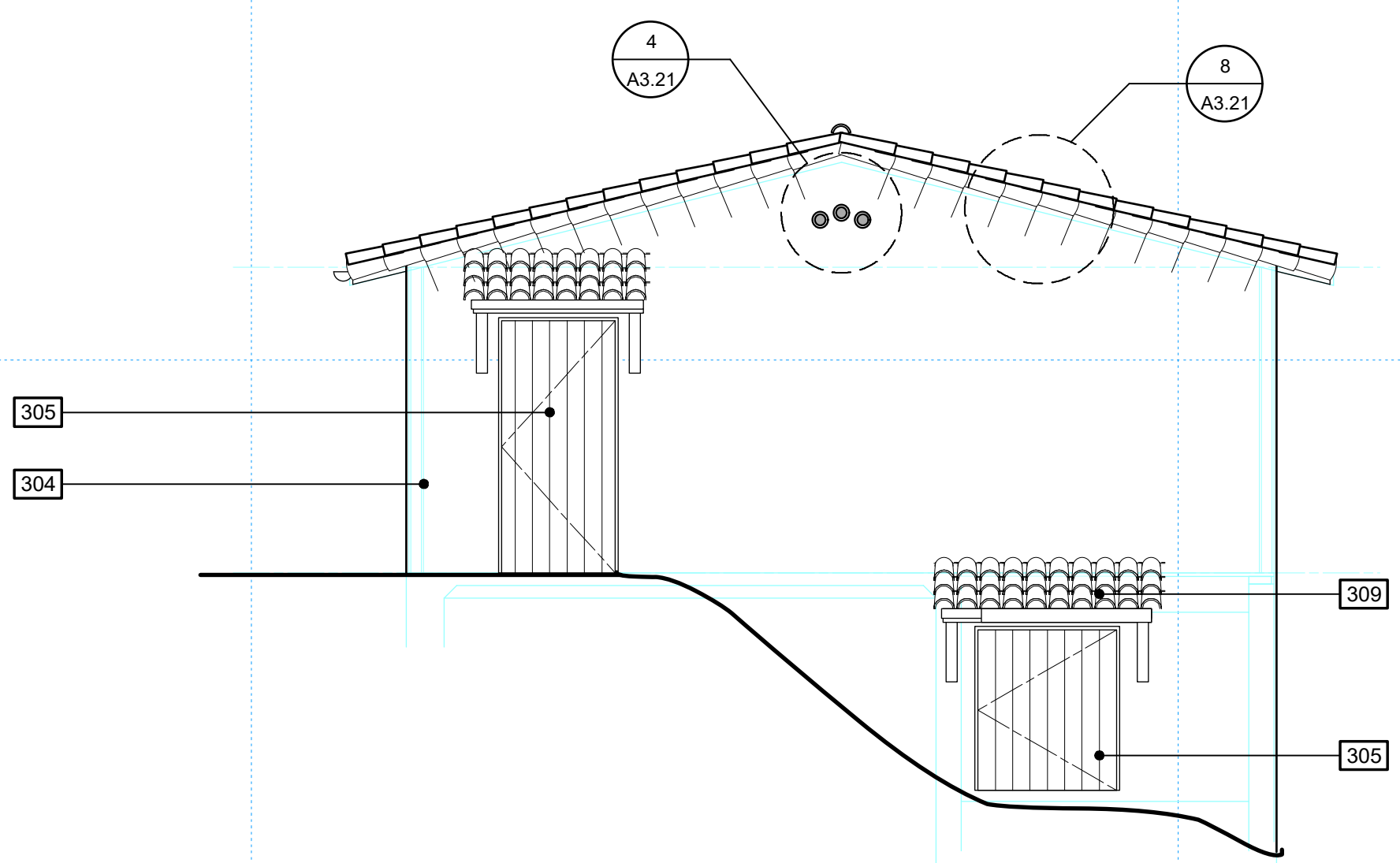


PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

CHANGES FROM EXISTING:
GABLE ROOF
RED MINERAL CAP ROOF
(6) NEW WINDOWS (9 WERE EXISTING)
SKYLIGHTS



EXISTING WEST ELEVATION
1/4" = 1'-0"



PROPOSED WEST ELEVATION
1/4" = 1'-0"

CHANGES FROM EXISTING:
GABLE ROOF
2 PIECE MISSION TILE ROOF
COPPER GUTTERS AND DOWNSPOUTS
FIBERGLASS DOORS, STAINED

CONSTRUCTION NOTES

- 301 REMOVE EXISTING MANSARD / FLAT ROOF
- 302 (E) GARAGE DOOR TO REMAIN
- 303 (N) WINDOW PER SCHEDULE
- 304 (E) CEMENT PLASTER TO REMAIN
- 305 (E) DOOR TO BE REPLACED WITH NEW FIBERGLASS DOOR - STAIN DARK BROWN
- 306 NEW 2 PIECE MISSION TILE ROOF TO MATCH THE RESIDENCE
- 307 NEW HALF ROUND COPPER GUTTER
- 308 NEW COPPER DOWN SPOUT
- 309 NEW "EYEBROW" ROOF PER DETAIL
- 310 NEW RED MINERAL CAP ROOFING
- 311 NEW SKYLIGHT PER ROOF PLAN
- 312 (E) GARAGE IN FOREGROUND
- 313
- 314
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JOB NUMBER: 19.02

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FLOOR PLANS

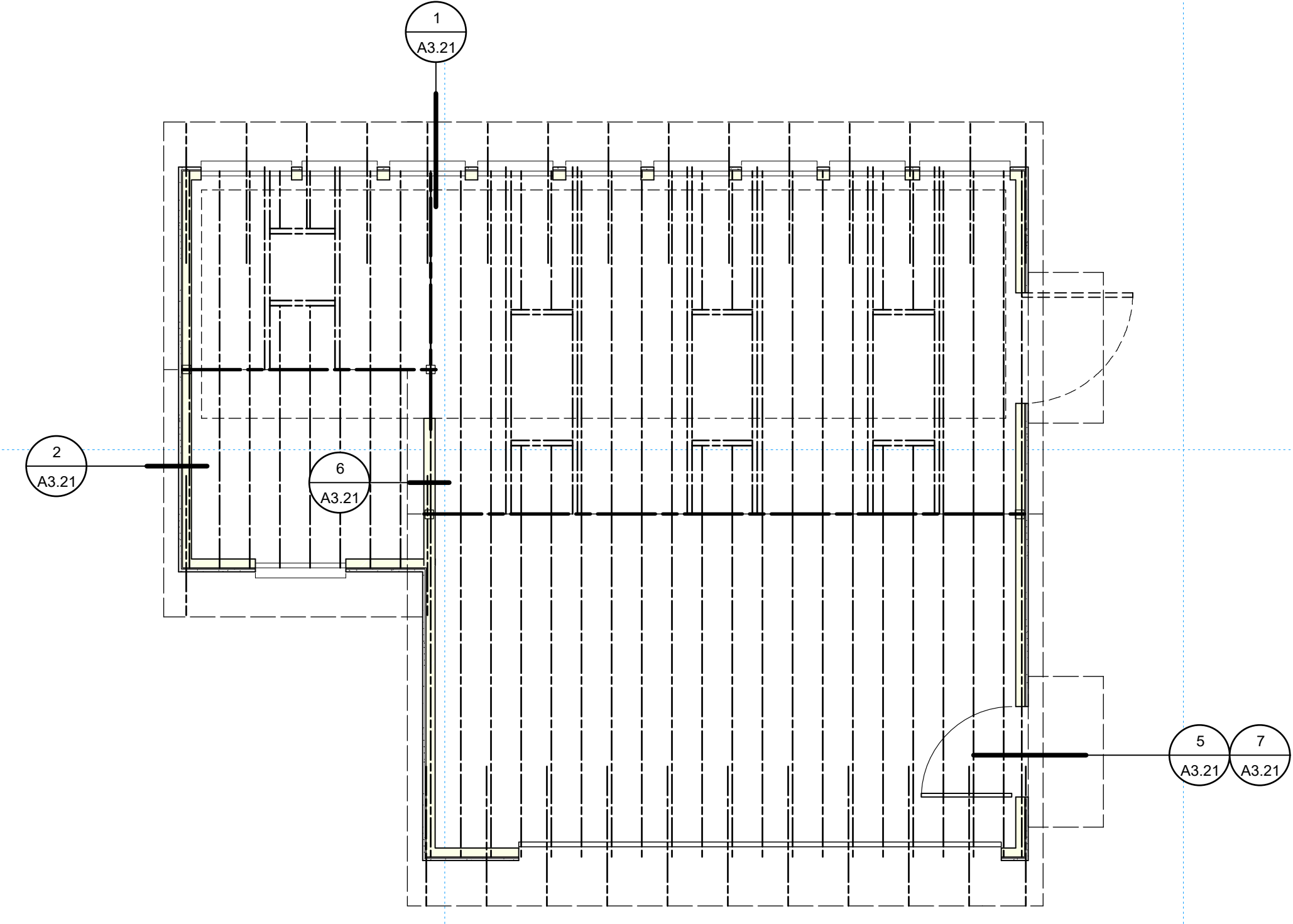
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PLOT DATE: 3.06.24

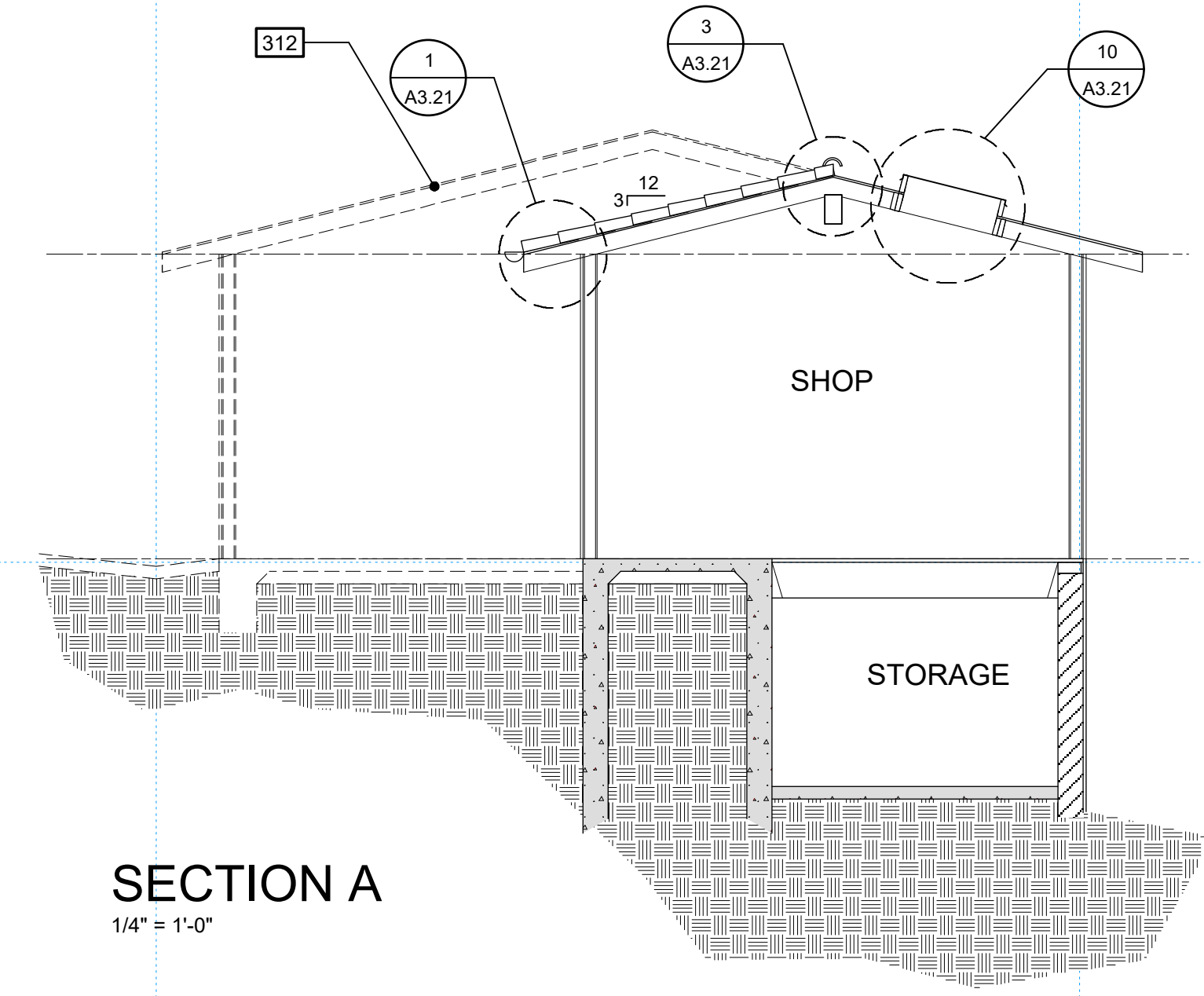
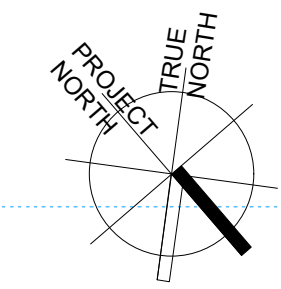
REVISIONS:

DATE	TYPE
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5.30.19	SFDB SUBMITTAL
10.27.23	PROGRESS SET
3.05.24	SFDB SUBMITTAL SET

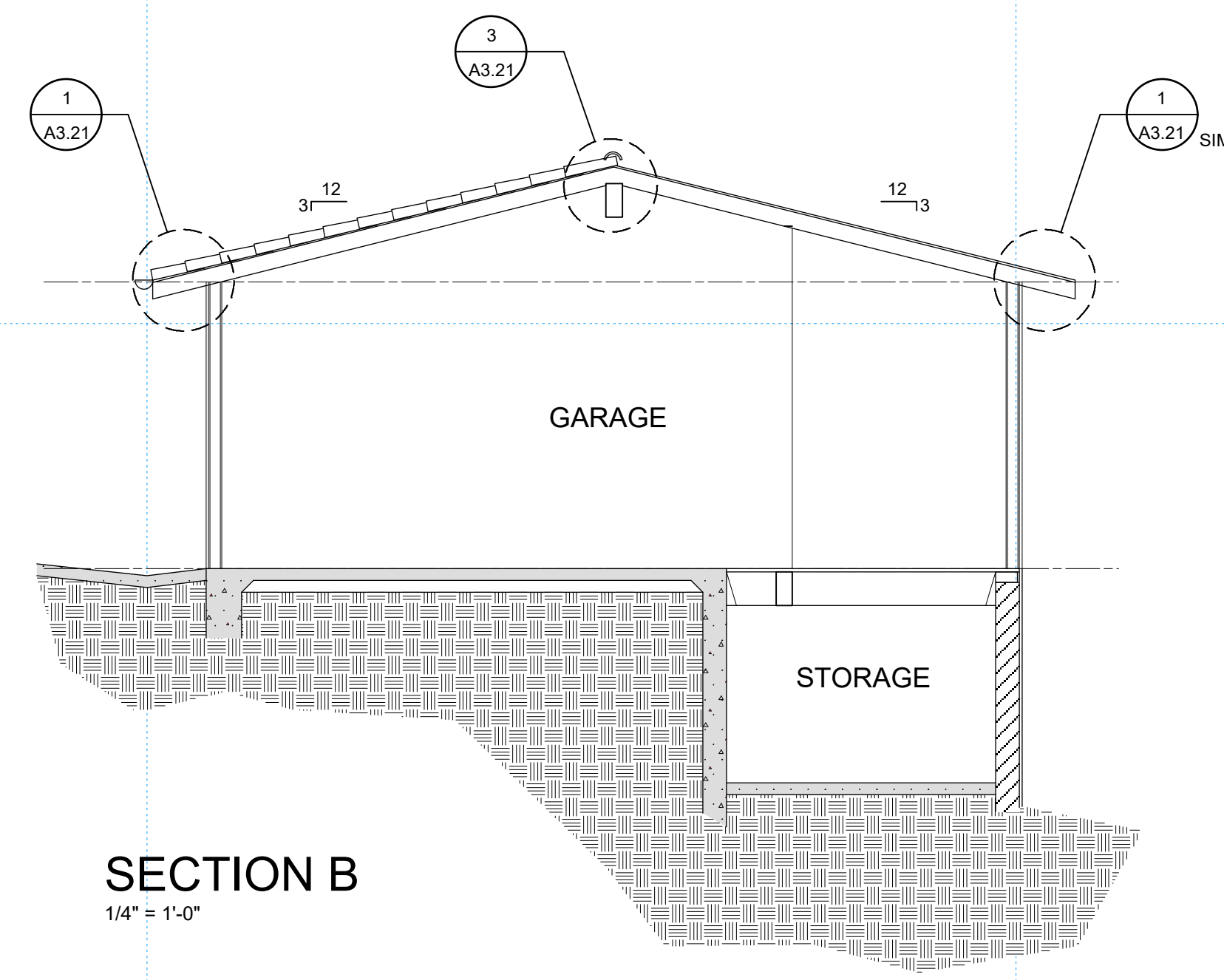


ROOF FRAMING PLAN
1/4" = 1'-0"

SEE S2.01 FOR STRUCTURAL ROOF FRAMING



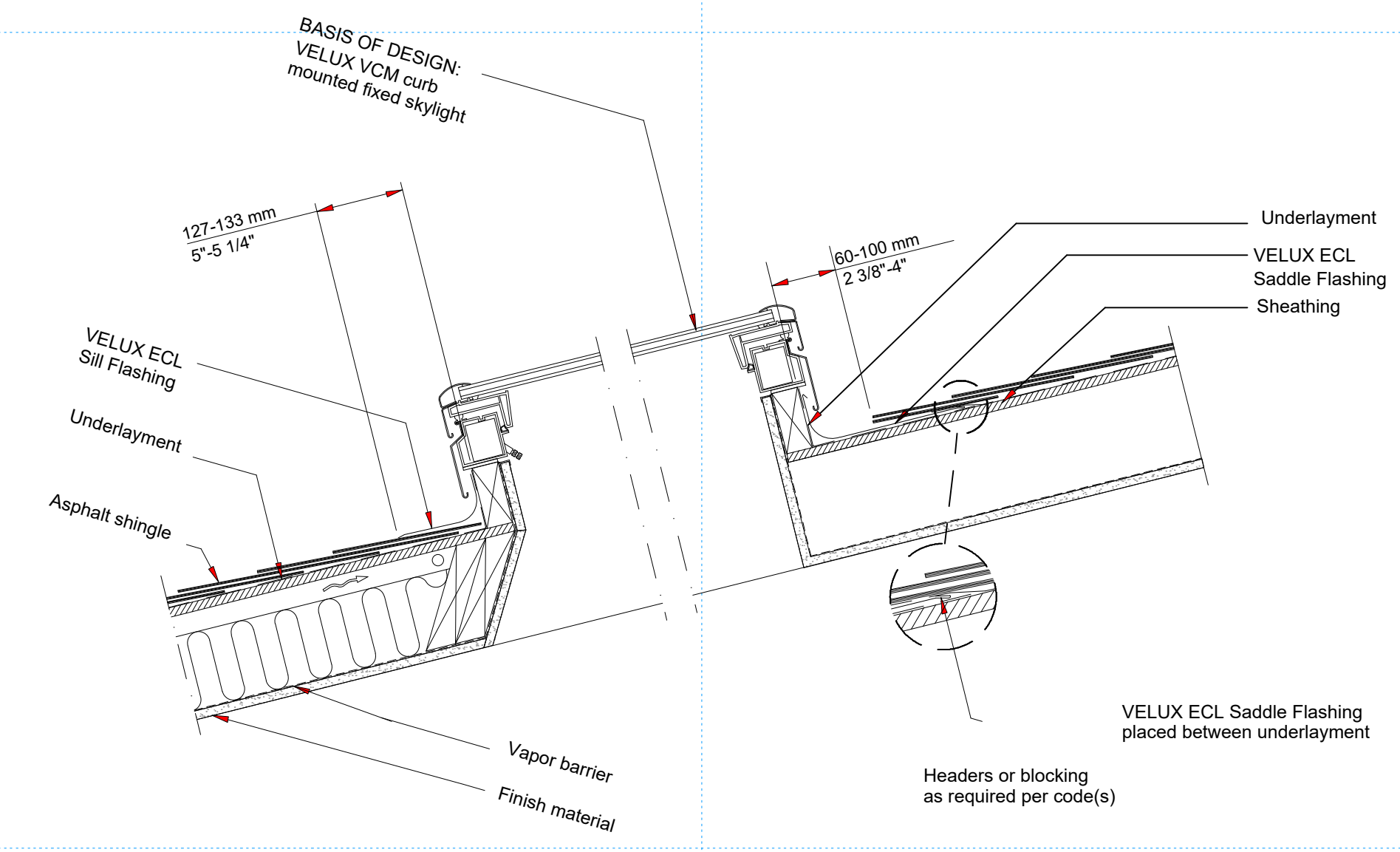
SECTION A
1/4" = 1'-0"



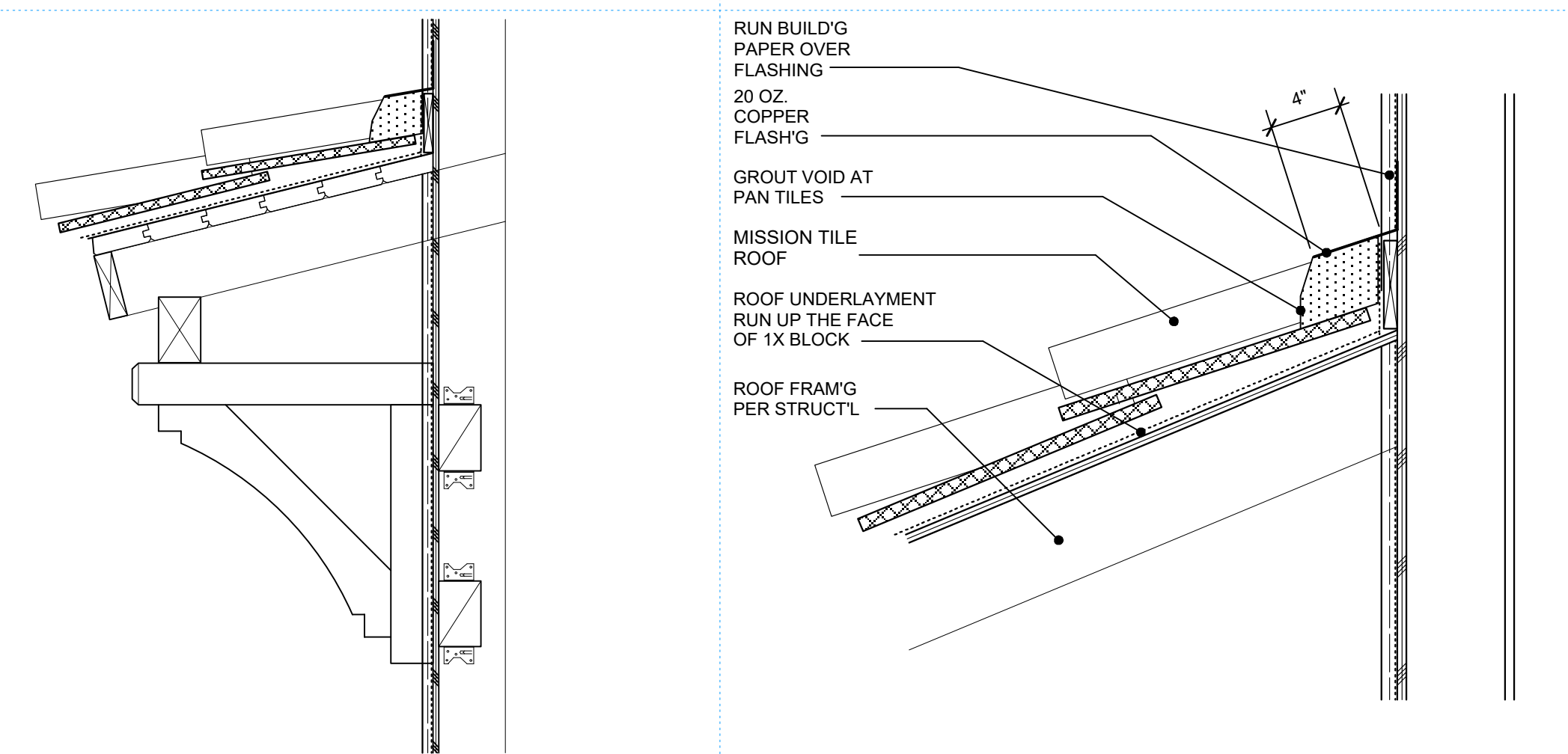
SECTION B
1/4" = 1'-0"

CONSTRUCTION NOTES

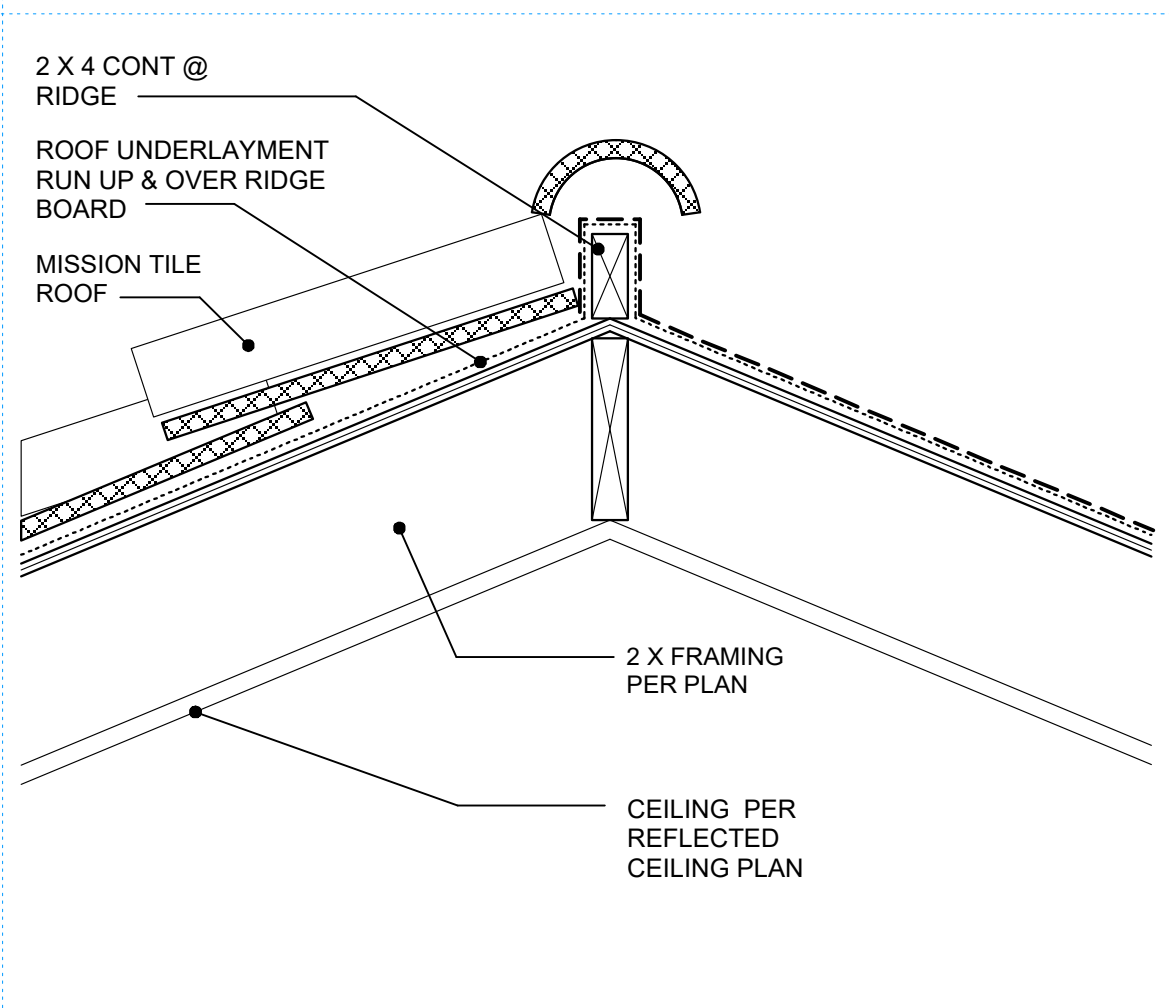
- 301 REMOVE EXISTING MANSARD / FLAT ROOF
- 302 (E) GARAGE DOOR TO REMAIN
- 303 (N) WINDOW PER SCHEDULE
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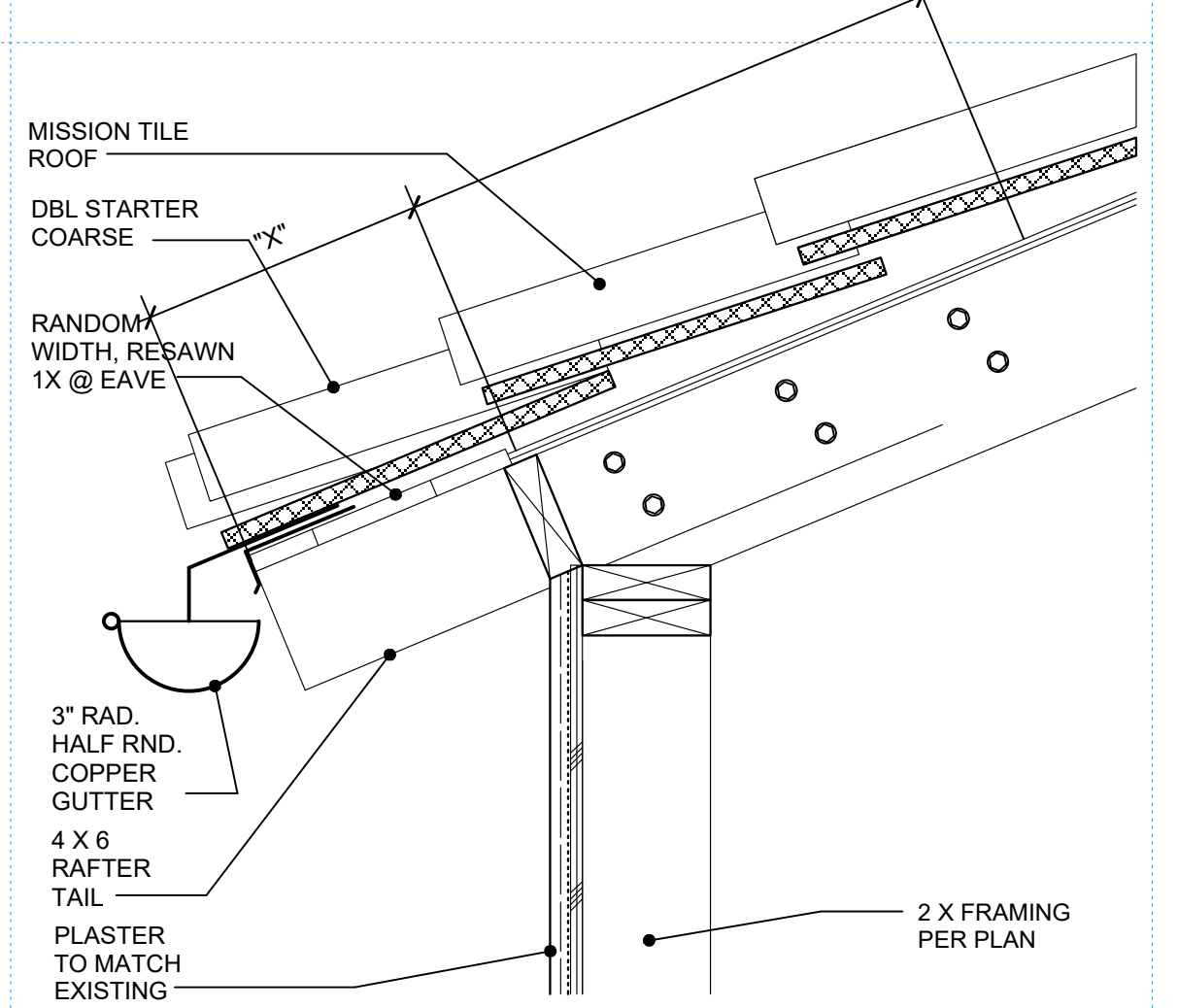
EYEBROW ROOF 1" = 1'-0" X 7



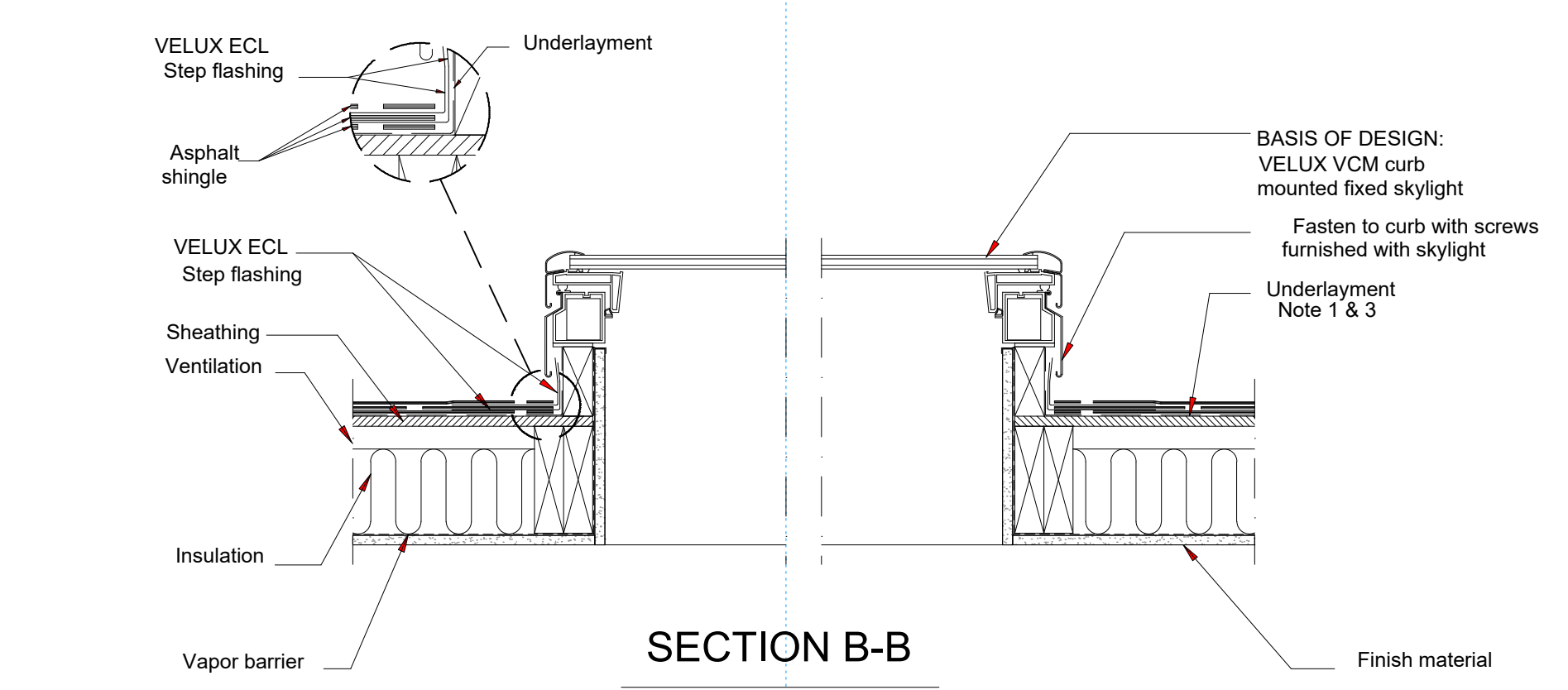
ROOF TO WALL (PERPEND) 1 1/2" = 1'-0" 07320-007 5



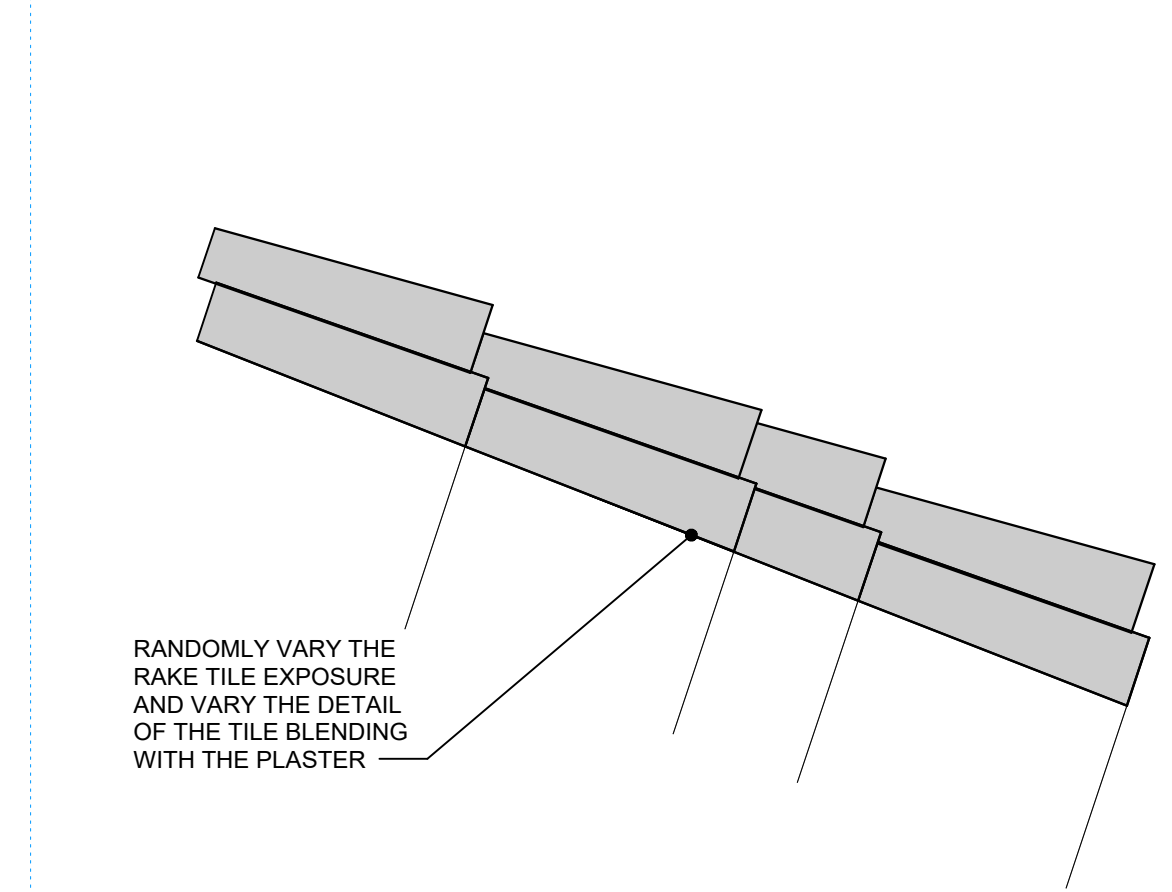
RIDGE DETAIL 1 1/2" = 1'-0" 07320-008 3



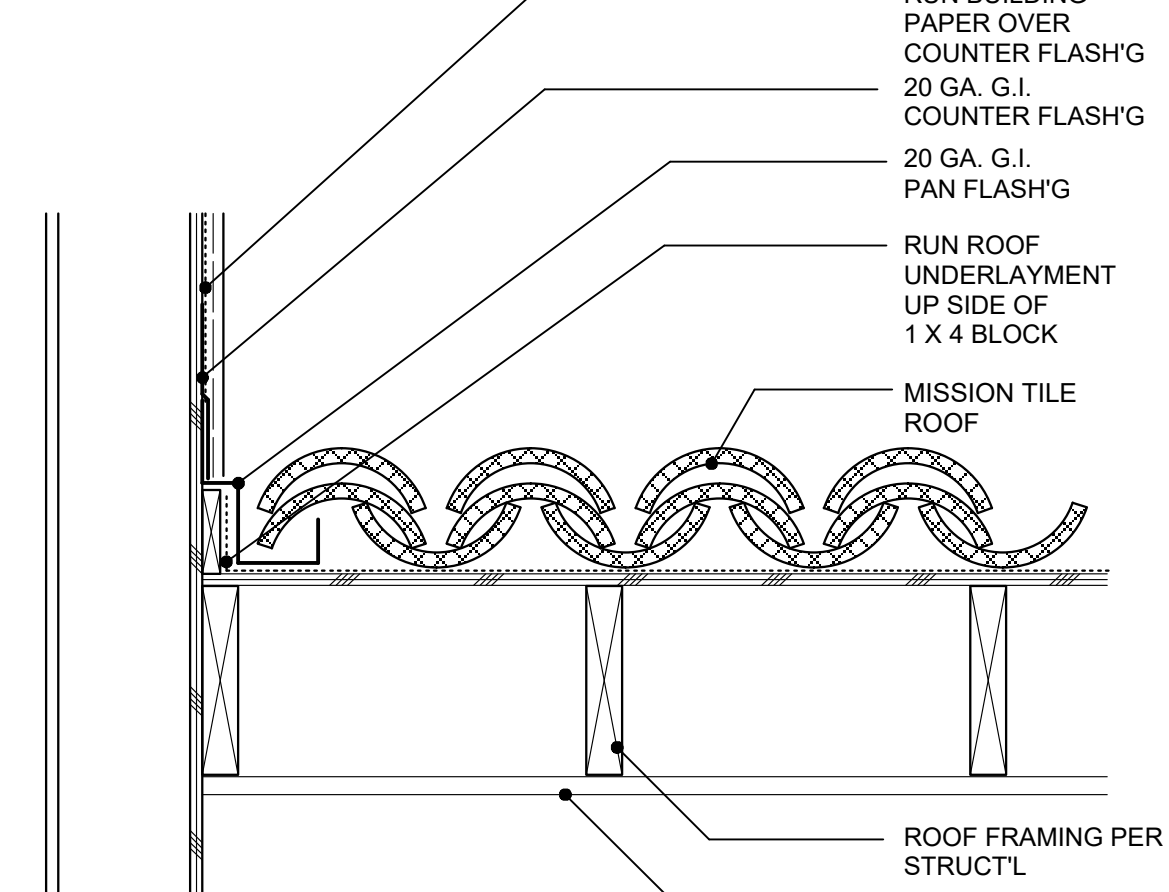
EAVE @ WOOD FRAM'G 1 1/2" = 1'-0" 07320-004 1



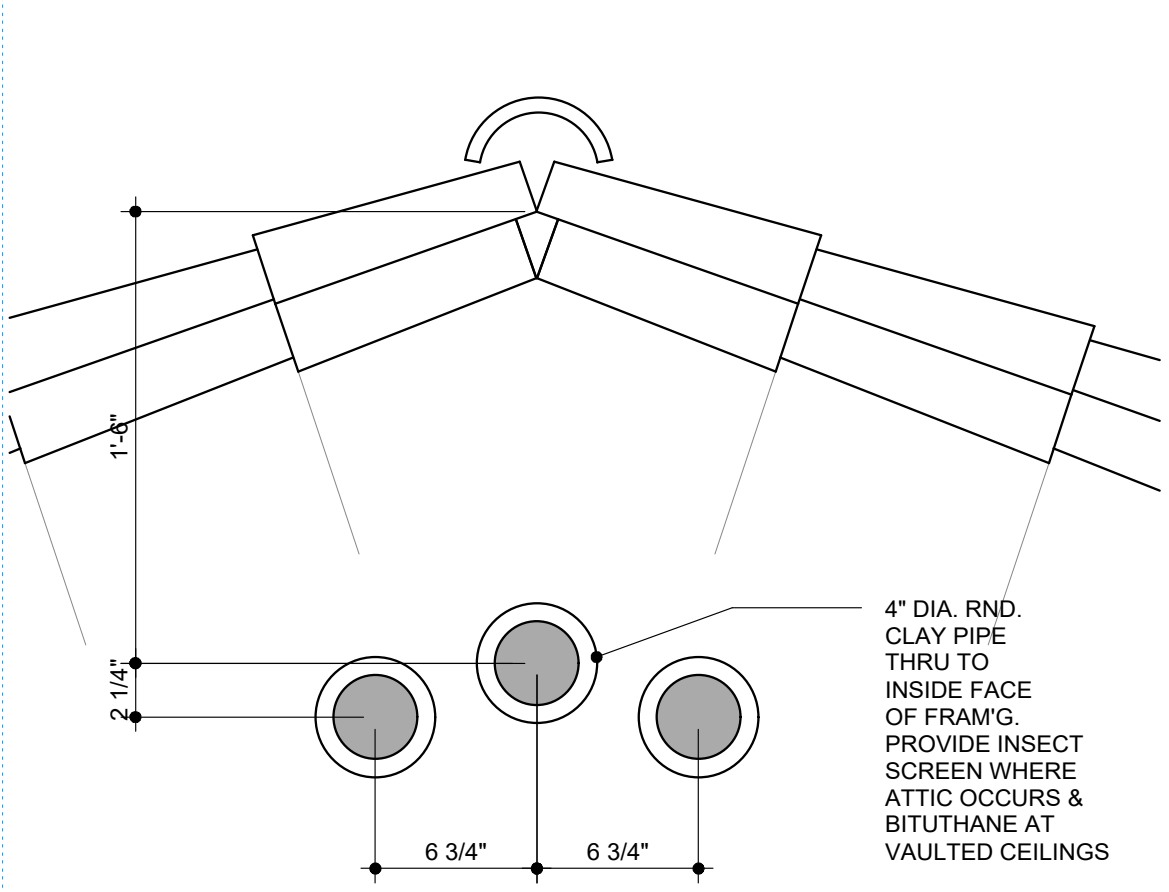
SKYLIGHT DETAIL 1 1/2" = 1'-0" 07320-XXX 10



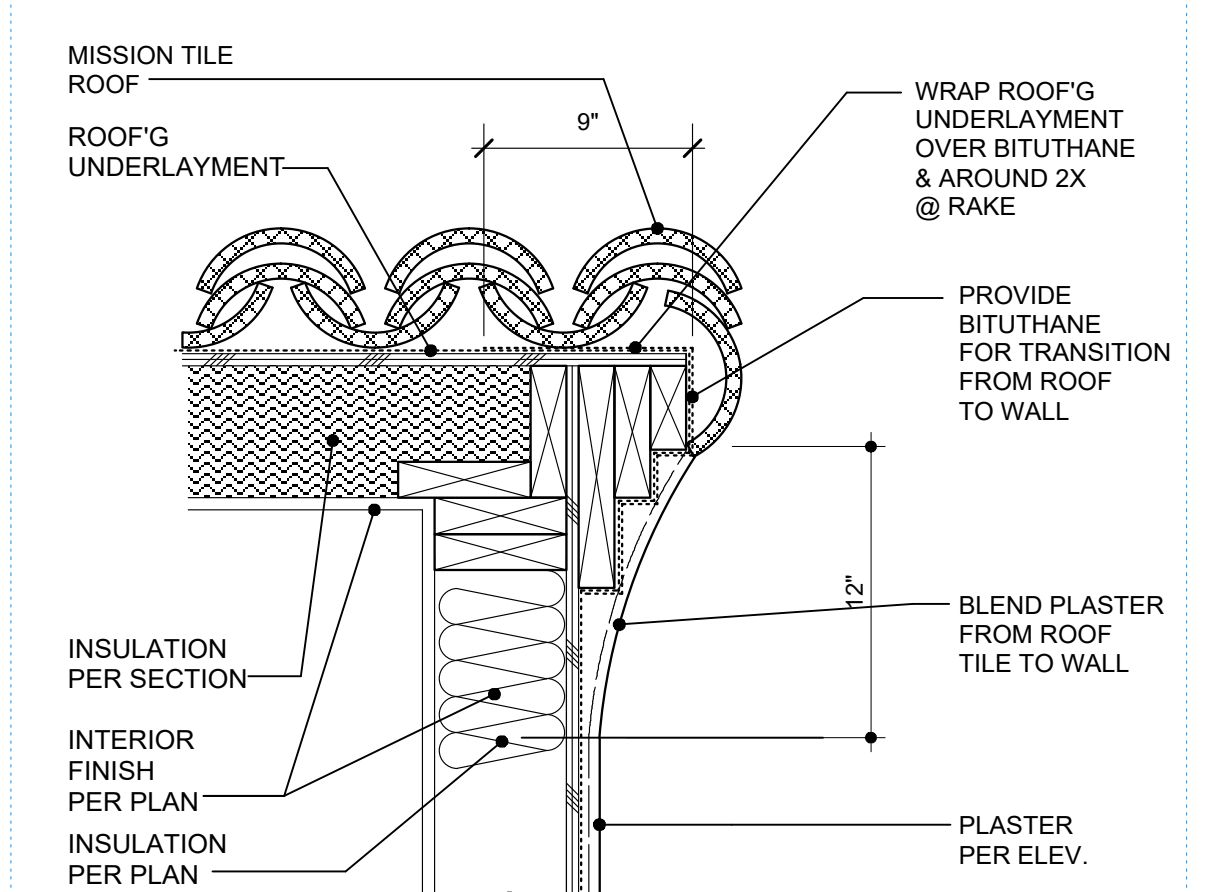
RAKE TILE DETAIL 1 1/2" = 1'-0" 07320-XXX 8



ROOF TO WALL (PARALLEL) 1 1/2" = 1'-0" 07320-006 3



ATTIC VENT 1 1/2" = 1'-0" 07320-XXX 4



RAKE DETAIL 1 1/2" = 1'-0" 07320-003 2



JOB NUMBER: 19.02

CONTENTS:
FLOOR PLANS

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PLOT DATE: 3.06.24

REVISIONS:

DATE	TYPE
5.13.19	PROGRESS SET
5.30.19	SFDB SUBMITTAL
10.27.23	PROGRESS SET
3.05.24	SFDB SUBMITTAL SET

Abbreviations

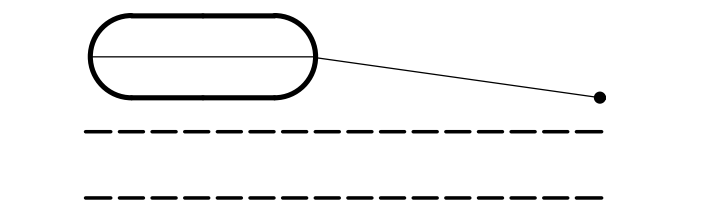
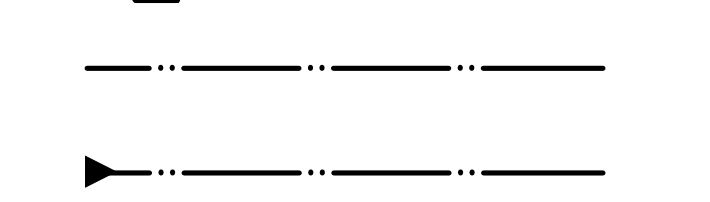
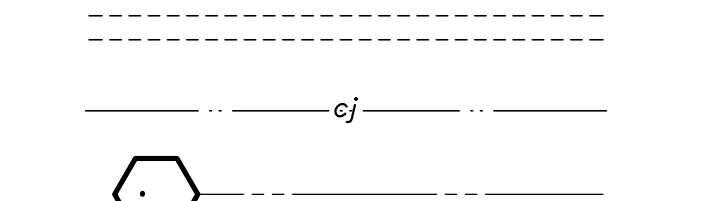
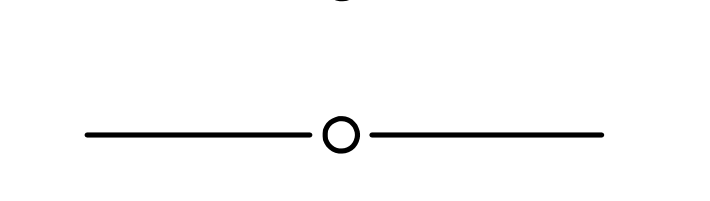
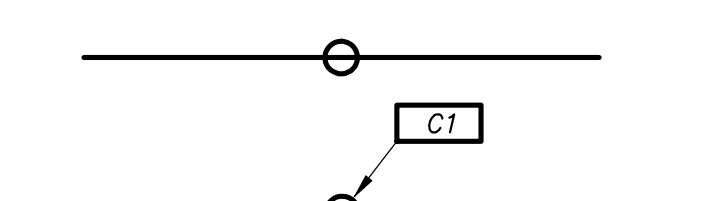
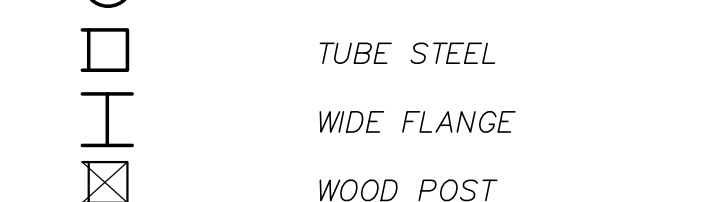
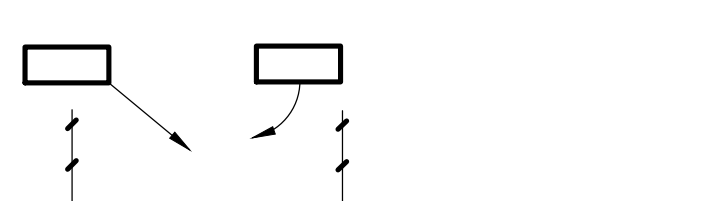
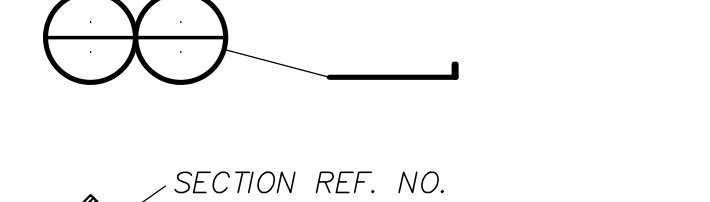
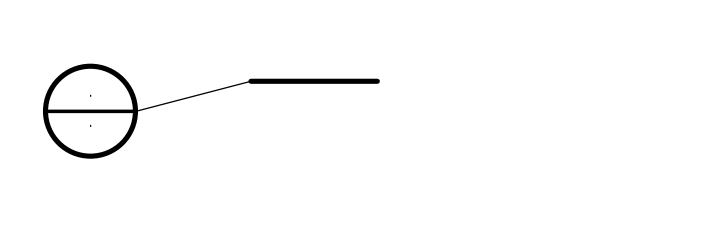
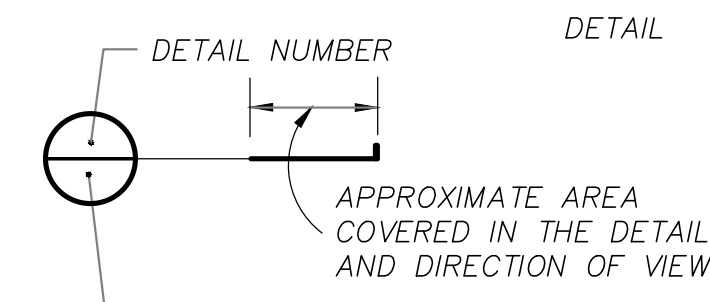
APPLIES TO STRUCTURAL DRAWINGS ONLY

SYMBOLS USED AS ABBREVIATIONS

⊙	AT	L.	LENGTH
∠	ANGLE	LB.	LOAD
⊖	CENTERLINE	LAM.	LAMINATE(D)
⊓	CHANNEL	L.DGR.	LEDGER
⊥	PENNY	LH.	LEFT HAND
⊥	PERPENDICULAR	L.L.	LIVE LOAD
⊥	PLATE(S)	LWC	LIGHT WEIGHT CONCRETE
⊕	DIAMETER	M.B.	MACHINE BOLT
⊕	SQUARE	M.I.	MALLEABLE IRON
⊕	WITH	MFR.	MANUFACTURER
w/	WITHOUT	MAS.	MASONRY
#	NUMBER	M.L.	MASONRY LINTEL
&	AND	MATL.	MATERIAL
o/	OVER	MAX.	MAXIMUM
		MECH.	MECHANICAL
		MED.	MEDIUM
		MMB.	MEMBRANE
A.C.	ASPHALT CONCRETE	M.F.D.	METAL FLOOR DECKING
ALT.	ALTERNATE	M.R.D.	METAL ROOF DECKING
A.B.	ANCHOR BOLT(S)	M.DSP.	MIDSPAN
APPROX.	APPROXIMATE(LY)	MISC.	MISCELLANEOUS
ARCH.	ARCHITECT(URAL)	N.	NORTH
BSMT.	BASEMENT	(N)	NEW
BRG.	BEARING	N.I.C.	NOT IN CONTRACT
BLK.	BLOCK	N.T.S.	NOT TO SCALE
BLKG.	BLOCKING	N.S.	NEAR SIDE
B.O.	BOTTOM OF	NWC	NORMAL WEIGHT CONCRETE
B.O.F.	BOTTOM OF FOOTING	O.C.	ON CENTER
B.L.D.C.	BUILDING	OPNG.	OPENING
B.N.	BOUNDARY NAILING	O.W.J.	OPEN-WEB JOIST
		OPP.	OPPOSITE
C.	CAMBER	O.D.	OUTSIDE DIAMETER
C.I.P.	CAST-IN-PLACE	PNL.	PANEL
CEM.	CEMENT	PRLN.	PURLIN(S)
CNTR.	CENTER(ED)	PARALL.	PARALLEL
CHAM.	CHAMFER(ED)	PARTN.	PARTITION
CLR.	CLEAR(ANCE)	PVMT.	PAVEMENT
CLS.	CLOSURE	PERF.	PERFORATE
C.J.	COLD JOINT	PLY.	PLYWOOD
	or CONTROL JOINT	P.W.J.	PLYWOOD WEB JOIST
COL.	COLUMN(S)	PT.	POINT
CONC.	CONCRETE	PVC.	POLYVINYLCHLORIDE
C.M.U.	CONCRETE MASONRY UNIT	PCF.	POUNDS PER CUBIC FOOT
CONT.	CONTINUE(OUS)	PLF.	POUNDS PER LINEAL FOOT
CONTR.	CONTRACT(OR)	PSI.	POUNDS PER SQUARE INCH
CORR.	CORRUGATED	PREFAB.	PREFABRICATE(D)
CSK.	COUNTERSINK(SUNK)	PREFIN.	PREFINISH(ED)
C.F.	CUBIC FOOT	P.T.D.F.	PRESSURE TREATED
C.Y.	CUBIC YARD		DOUGLAS FIR
		PL.	PLATE(S)
DBL.	DOUBLE	PLN.	PROPERTY LINE
D.L.	DEAD LOAD	RAD.	RADIUS
DEP.	DEPRESS(ED)	RAILING	RAILING
DTL.	DETAIL(S)	REF.	REFER(ENCE)
DIAG.	DIAGONAL	REINF.	REINFORCE(D)
DIA.	DIAMETER	REQ.	REQUIRE(D)
DIM.	DIMENSION(S)	REV.	REVERSE(D)
DF.	DOUGLAS FIR	R(S)	REVISION(S)
DN.	DOWN	RH.	RIGHT HAND
		R.D.	ROOF DRAIN
E.	EAST	RFG.	ROOFING
E.N.	EDGE NAILING	RM.	ROOM
EA.	EACH	R.O.	ROUGH OPENING
E.F.	EACH FACE	R.R.	ROOF RAFTER
(E)	EXISTING	S.J.	SAWED JOINT
ELEV.	ELEVATION	SCHED.	SCHEDULE
EO.	EQUAL	SEC.	SECTION
E.B.	EXPANSION BOLT	SHT.	SHEET or SHEATHING
EXP.	EXPOSE(D)	SIMP.	"SIMPSON"
EXT.	EXTERIOR		(a manufacturer)
		SIM.	SIMILAR
F.N.	FIELD NAILING	S.L.R.S	SEISMIC LOAD RESISTING SYSTEM
FAB.	FABRICATE(D)(ION)	S.	SOUTH
F.B.	FLOOR BEAM	SPC.	SPACE(R)(D)(ING)
F.O.	FACE OF CONCRETE	SPEC.	SPECIFICATION
FOM.	FACE OF MASONRY	SQ.	SQUARE
FOS.	FACE OF STUD	STAG.	STAGGER(ED)
F.S.	FAR SIDE	STL.	STEEL
FIN.	FINISH	STD.	STANDARD
FFE.	FINISH FLOOR ELEVATION	STR.	STRUCTURAL
FF.	FINISH FLOOR	SYM.	SYMMETRICAL
FLR.	FLOOR	THRD.	THREAD(ED)
FT.	FOOT, FEET	THK.	THICK
FTG.	FOOTING	T&G	TONGUE & GROOVE
FDN.	FOUNDATION	TOP.	TOP OF
FUT.	FUTURE	TOC.	TOP OF CONCRETE
		TOCB.	TOP OF CURB
GA.	GAGE, GAUGE	TOP.	TOP OF FOOTING
GALV.	GALVANIZE(D)	TOG.	TOP OF GRADE
GL.	GLASS, GLAZING	TOF.	TOP OF
G.B.	GRADE BEAM	TOF.	TOP OF FOOTING
GLB.	GLUED LAMINATED BEAM	TOG.	TOP OF GRADE
GYP.	GYP(SUM)	TOM.	TOP OF MASONRY
GYPBD.	GYPBOARD	TOP.	TOP OF PAVING
		TOPL.	TOP OF PLATE
HDR.	HEADER	TOSHGT.	TOP OF SHEATHING
H.V.A.C.	HEATING, VENTILATING	TOS.	TOP OF SLAB
	and AIR CONDITIONING	TOSTL.	TOP OF STEEL
HT.	HEIGHT	TOW.	TOP OF WALL
HK.	HOOK(S)	TYP.	TYPICAL
HORIZ.	HORIZONTAL	U.N.O.	UNLESS NOTED OTHERWISE
		V.B.	VAPOR BARRIER
INCL.	INCLUDE(D)(ING)	VNR.	VENER
I.D.	INSIDE DIAMETER	VERT.	VERTICAL
IN.	INCHES	WF.	WIDE FLANGE
INS.	INSULATE(D)(ING)	WWF.	WELDED WIRE FABRIC
INSP.	INSPECTING(ION)	WP.	WATERPROOFING
INT.	INTERIOR	W.	WEST
INTM.	INTERMEDIATE	W.	WIDTH or WIDE
		WD.	WOOD
JT.	JOINT	W.I.	WROUGHT IRON
JST.	JOIST	WM.	WIRE MESH
KO.	KNOCKOUT		
K.J.	KEYED JOINT		

Symbols

APPLIES TO STRUCTURAL DRAWINGS ONLY



A DETAIL CUT WHERE THE DIRECTION OF THE VIEW IS IDENTICAL IN EITHER DIRECTION OR IS A MIRROR IMAGE OF EACH OTHER

DETAIL CUT WHERE MORE THAN ONE DETAIL IS REQUIRED FOR THE ENTIRE PICTURE

SECTION

KEYED NOTE NUMBER

BOLTED HOLDOWNS
STRAP TYPE HOLDOWNS

CHANGE IN ELEVATION

INDICATES SCHEDULED ITEM. REFER TO LIST BELOW FOR ITEMS SCHEDULED.

COLUMN TERMINATES WITH FRAMING MEMBERS OVER COLUMN

COLUMN ORIGINATING ON TOP OF BEAM. THIS MAY OCCUR WHEN THERE IS NO COLUMN BELOW.

COLUMN CONTINUOUS WITH FRAMING MEMBERS CONNECTED TO SIDES OF COLUMN.

INDICATES STUD WALLS

INDICATES MASONRY WALLS

INDICATES SHEAR WALLS

INDICATES WALLS BELOW DEPICTED LEVEL

CRACK CONTROL JOINT

GRID LINE

STEEL BEAM FRAMING MEMBER

STEEL BEAM WITH MOMENT CONNECTION

ELEVATION ABOVE REFERENCED GRADE

STRUCTURAL CONCRETE FOOTING

Structural General Notes

APPLIES TO STRUCTURAL DRAWINGS ONLY

GENERAL

- All materials and workmanship are subject to the review of the Architect and Structural Engineer.
- Report any and all discrepancies, ambiguities, unclear items or items that are subject to more than one interpretation, on the Drawings and/or Specifications to the Structural Engineer for clarification before proceeding with Work.
- All Work done under this contract is to comply with the 2022 edition of the California Building Code.
- Design and install all temporary bracing and shoring to ensure the safety of the Work until it is in its completed form. When required by law, employ a Civil Engineer to design shoring, bracing, and installation plans for structural items.
- Verify all dimensions prior to starting Work. The Architect and Structural Engineer are to be notified of any discrepancies or inconsistencies. Check and coordinate all dimensions. See architectural Drawings for dimensions and non-structural items not shown on these Plans. Do not scale the Drawings to obtain dimensions.
- All scaffolding and shoring is to comply with the rules and regulations of the Industrial Safety Commission of the State of California.
- The Structural Engineer will provide only periodic observation of the Work.
- Fees or costs associated with the redesign or modification of these Plans by the Architect or Structural Engineer as a result of deviation by the Contractor from the Plans and Specifications, or due to errors, faulty materials or faulty workmanship, is to be paid to the Structural Engineer by the Contractor.
- The Contractor is required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property. This requirement applies continuously and is not limited to normal working hours. The Contractor further agrees to defend, indemnify and hold harmless the Structural Engineer from any and all liability, real or alleged, in connection with the performance of Work of this project, excepting liability arising from the sole negligence of the Structural Engineer.
- Neither the professional activities nor the presence of the Structural Engineer at the construction site relieves the Contractor of his obligation, duties and responsibilities for construction means, methods, sequences, techniques and procedures necessary for the Contractor to complete the Work in accordance with the Plans and Specifications in a manner to ensure the health and safety of persons who enter the construction site.
- Bidders must visit the building site and familiarize themselves with the existing conditions. Discrepancies or deletions must be brought to the attention of the Architect and Structural Engineer before bid date for correction.
- All work has been done in a manner as required for new structures.

LAMINATED VENEER LUMBER (LVL) AND PARALLEL STRAND LUMBER (PSL)

- Parallam and Microlam designations on the Drawings are those by Weyerhaeuser. Other manufacturers' joists which are equal to those of Weyerhaeuser are acceptable with the review and approval of the Structural Engineer at an additional cost to the Contractor.
- Multiple built-up Microlam sections shall be nailed or bolted together per specifications provided by Weyerhaeuser.
- All products shall conform to National Evaluation Services Inc. (NES) report no. NER-125 and NER-292 and to ICC#ESR-1387.
- Parallam beams to be 2.2E.
- Microlam beams to be 2.0E.

STEEL

- Anchor rods and threaded studs (hooked, headed and threaded anchor rods): conform to ASTM F1554 grade 36 unless noted otherwise on the Plans.

STRUCTURAL OBSERVATION

Observation of the construction shall be provided by the Architect or Structural Engineer in General Responsible Charge as set forth in Title 24, Part 1. At the conclusion of the work included in this permit, the structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved. Structural observation shall be provided for the following stages of construction.

- Prior to the covering of any structural framing, diaphragms, shear wall anchors/holdowns.

SPECIAL INSPECTIONS (CBC Sections 1704 & 1705)

The Owner or the Architect of record, acting as the Owner's agent, shall employ one or more special inspectors who shall provide inspections during construction on the types of work listed under Section 1705. Please also review to the City of Buellton Special Structural Inspection Certificate applicable to this project.

1704.2.1 Special inspector qualifications. The special inspector shall provide written documentation to the building official demonstrating his or her competence and relevant experience or training. Experience or training shall be related in complexity to the same type of special inspection activities for projects of similar complexity and material qualities. These qualifications are in addition to qualifications specified in other sections of this code. The registered design professional in responsible charge and engineers of record involved in the design of the project are permitted to act as the approved agency and their personnel are permitted to act as the special inspector for the work designed by them, provided they qualify as special inspectors.

1704.2.2 Access for special inspection. The construction or work for which special inspection is required shall remain accessible and exposed for special inspection purposes until completion of the required special inspections.

1704.2.3 Statement of special inspections. The applicant shall submit a statement of special inspections in accordance with Section 107.1 Chapter 1, Division II, as a condition for permit issuance. This statement shall be in accordance with Section 1704.3.

SPECIAL INSPECTIONS

Post-Installed Anchor. Deputy inspection is required for all post-installed anchors.

Structural Wood per Section 1705.12.2

Periodic special inspection shall be required for wood shear walls, shear panels and diaphragms, including nailing, bolting, anchoring to other elements of the seismic force-resisting system, where the fastener spacing of the sheathing is equal and less than 4" o.c.

TIMBER

- Framing and sheathing grades are as follows:
Joists and rafters Doug Fir No. 2
4x & 6x beams/headers & posts Doug Fir No. 1 or better
Wall studs Doug Fir No. 2
Blocking, stripping, & misc Doug Fir No. 2
Plywood and OSB APA sheathing rated Structural 1, Exposure 1
For minimum nailing per California Building Code, see typical detail sheets.
- Anchor non-bearing interior stud walls on concrete slabs with 3/8" diameter x 6" anchor bolts at 4'-0" o.c. or .157" diameter powder driven pins with 1" space powder driven anchors at 32" o.c. and a maximum of 9" from ends. Use a minimum of 2 fasteners per place. Use low velocity DN fasteners by HLT (ICC#EST-2269), or 1524 fasteners by Ramtek (ICC#EST-1799), or other approved equal (ICC reports are required).
- Provide minimum anchorage of bearing walls and exterior walls with 5/8" diameter x 12" anchor bolts at 4'-0" o.c. with a bolt within 9" from the end of each piece.
- Drill holes in wood for bolts 1/16" larger than the nominal size of the bolt, unless noted otherwise on the Drawings.
- Provide all bolts with standard cut washers under heads and/or nuts where in contact with wood.
- Where stud wall terminates at a concrete or masonry wall, fasten the last stud to the wall with 3/8" diameter x 6" long bolts at the top, bottom, and mid-height of the stud. Maximum vertical spacing of anchors shall be 6'-0".
- Pre-drill lag bolt holes as recommended by CBC standards and screw bolts into place.
- Stagger splices in upper and lower plates at the top of stud walls at least 4'-0".
- Solid block all 2x joists and rafters at points of bearing. Where the joist or rafter span exceeds eight (8) feet, provide wood cross-briding, not less than 2" x 3" nominal, metal cross-briding of equal strength, or solid blocking between joists. Cross-briding or blocking may be omitted for roof and ceiling joists 8" and less in depth, unless noted otherwise on the Plans.
- Provide on pyclop between each joist at all unblocked edges of plywood sheathing. T&G plywood may be used throughout as an alternate to using pyclops.
- Where joists or rafter spacing exceeds 24", provide T&G plywood or block all edges with 2x4 flat with Simpson "2" clip each end.
- Minimum dimension of any plywood sheet is to be 24" and the minimum area is to be 8 square feet. Smaller dimensioned sheets may be used only if all edges are solid blocked and edge nailed.
- Provide 1/8" gap at all adjoining plywood panel edges.
- Machine applied nailing: Demonstrate satisfactory installation on the job. Nailing tools used for diaphragm and shear wall sheathing attachment must have adjustable depth control features. It is not sufficient to control over-driving by adjusting air pressure. The Structural Engineer will review machine nailing to confirm continued satisfactory performance. Nails shall not penetrate the outer plywood ply no more than if the nail was installed with a hammer. If more than 20% of the nails around the perimeter of any panel are over-driven by up to 1/8", one new nail for every two over-driven nails shall be added (repair per APA report No. T94-9). Any two nails over-driven by more than 1/8" shall have an additional nail added.
- All timber connectors are to be galvanized, or painted with corrosion resistant polymer paint.
- All sheet metal framing connectors shown on the Plans are to be Strong-Tie connectors as manufactured by the Simpson Co. or equal. Unless noted otherwise on the Plans, install connectors with the size and number of bolts as recommended by the manufacturer in the latest catalog.
- Face nail 2x6 T&G with 2-16d to each support, each board.
- Treat bottom 6 inches of posts that bear on concrete or concrete block with a safe preservative that does not discolor the wood.
- Members exposed to view: Select for best appearance available in grade specified, free of heart center rings, checks, and splits. Grade stamps exposed to view will not be acceptable. Remove all stains or gouges prior to installation.
- Use Douglas Fir pressure impregnated lumber for sill plates resting on or against concrete or masonry and at other exterior locations. Use a Wolman CCA-C product or approved equal. When pressure treated lumber is in contact with steel connectors, the pressure treatment compound shall be no more corrosive than CCA-A.
- Provide glued laminated beams of the size and camber shown on the Plans. Use a fabricator that is a member of the AITC. Furnish the Owner with an AITC certificate upon completion of fabrication. All lumber is to be Douglas Fir. Use laminations resulting from usage of 2" nominal thick material. Laminations to conform to combination 24F-V4. Appearance to be industrial grade. Use exterior type glue. Fabrication of all glued laminated beams to conform to Voluntary Product Standard PS 56-73.
- Fasteners in contact with preservative-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Fasteners other than nails, timber rivets, wood screws, and lag screws shall be permitted to be mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum. Connectors that are used in exterior applications and in contact with preservative-treated wood shall have coating types and weights in accordance with the treated wood or connector manufacturer's recommendations. In the absence of manufacturer's recommendations, a minimum of ASTM A 653, type G185 zinc-coated galvanized steel, or equivalent, shall be used.
Exception: Plain carbon steel fasteners in SBX/DOT and zinc borate preservative treated wood in an interior, dry environment shall be permitted.
Fasteners for fire-retardant-treated wood used in exterior applications or wet or damp locations shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Fasteners other than nails, timber rivets, wood screws and lag screws shall be permitted to be mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum.
- Fasteners for fire-retardant-treated wood used in interior locations shall be in accordance with the manufacturer's recommendations. In the absence of manufacturer's recommendations, see previous note.

DESIGN PARAMETERS

1. Seismic

Risk Category - II
Seismic Design Category - E
Site Class - D
Importance Factor, $I_p = 1.0$
Response Modification Factor, $R = 6.5$ [Plywood Shear Walls]
 $S_D = 2.208g$
 $S_1 = 0.795g$
 $S_{DS} = 1.766g$
 $S_{D1} = 0.901g$
 $\alpha = 0.272$ (LRFD)

Base Shear, $V = 0.353W$ (LRFD) with $Rho = 1.3$

Seismic Force Resisting System - The new proposed building has been designed utilizing Plywood Shear Walls. An elastic static analysis was performed using the Equivalent Lateral Force Procedure of ASCE 7-16 Section 12.8.

2. Wind

Basic Wind Speed, $V = 95$ mph
Importance Factor, $I_p = 1.0$
Wind Exposure - B

STUDIO R
architecture & design
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Oletha, CA 93117
ph (805) 899.4864

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STATE OF CALIFORNIA

GARAGE RE-ROOF FOR:
GLEN & LAURA LEE MINNICH
2215 CHAPALA STREET
SANTA BARBARA, CA 93101

SWA JOB NUMBER: 23046

CONTENTS:
STRUCTURAL
GENERAL NOTES

DRAWN BY: GHS

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PLOT DATE: 2.27.24

REVISIONS:
DATE TYPE

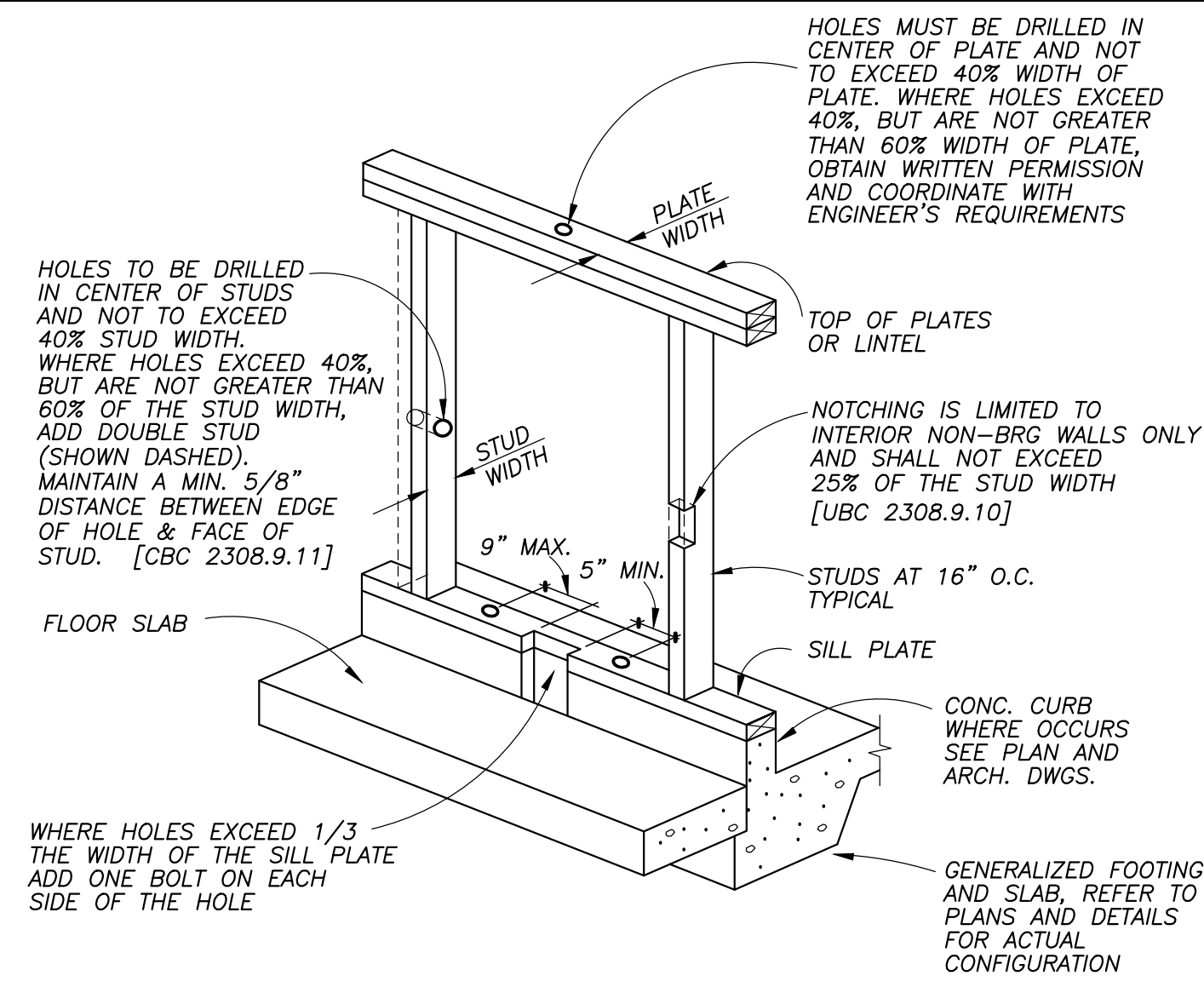
S0.01

NAILING SCHEDULE (1)	
CONNECTION	NAILING (2)
JOIST TO SILL OR GIRDER, TOE NAIL	(3) - 8d
BLOCKING TO JOIST, EACH END	(2) - 16d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 16" O.C.
STUD TO STUD, END NAIL	(2) - 16d
STUD TO SOLE PLATE, TOE NAIL	(4) - 8d
DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
DOUBLE TOP PLATES, FACE NAIL	16d AT 16" O.C.
TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL	(4) - 16d (OR AS SPECIFIED)
CONTINUOUS HEADER, TWO PIECES	16d @ 16" (ALONG EA. EDGE)
CEILING JOISTS TO PLATE, TOE NAIL	(3) - 8d
CONT. HEADER TO STUD, TOE NAIL	(4) - 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) - 16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) - 8d
RAFTER TO PLATE, TOE NAIL	(3) - 8d
1" BRACE TO EA. STUD & PLATE, FACE NAIL	(2) - 8d (OR AS SPECIFIED)
BUILT-UP CORNER STUDS	16d AT 24" O.C.
BUILT-UP GIRDERS & BEAMS	20d @ 32" O.C. (TOP & BOT. AND STAGGERED) (2) - 20d @ ENDS
PLYWOOD FLOOR & ROOF SHEATHING	10d (SEE NOTES 3 & 4)

NOTES:

- MINIMUM NAILING ONLY. SEE DETAILS FOR LOCATIONS WHERE OTHER NAILING IS SPECIFIED.
- COMMON NAILS TO BE USED THROUGHOUT U.N.O.
- COMMON OR PLYWOOD NAILS.
- NAILS SPACED AT 6" O.C. AT EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS (10" O.C. AT INTERMEDIATE SUPPORTS FOR FLOORS).

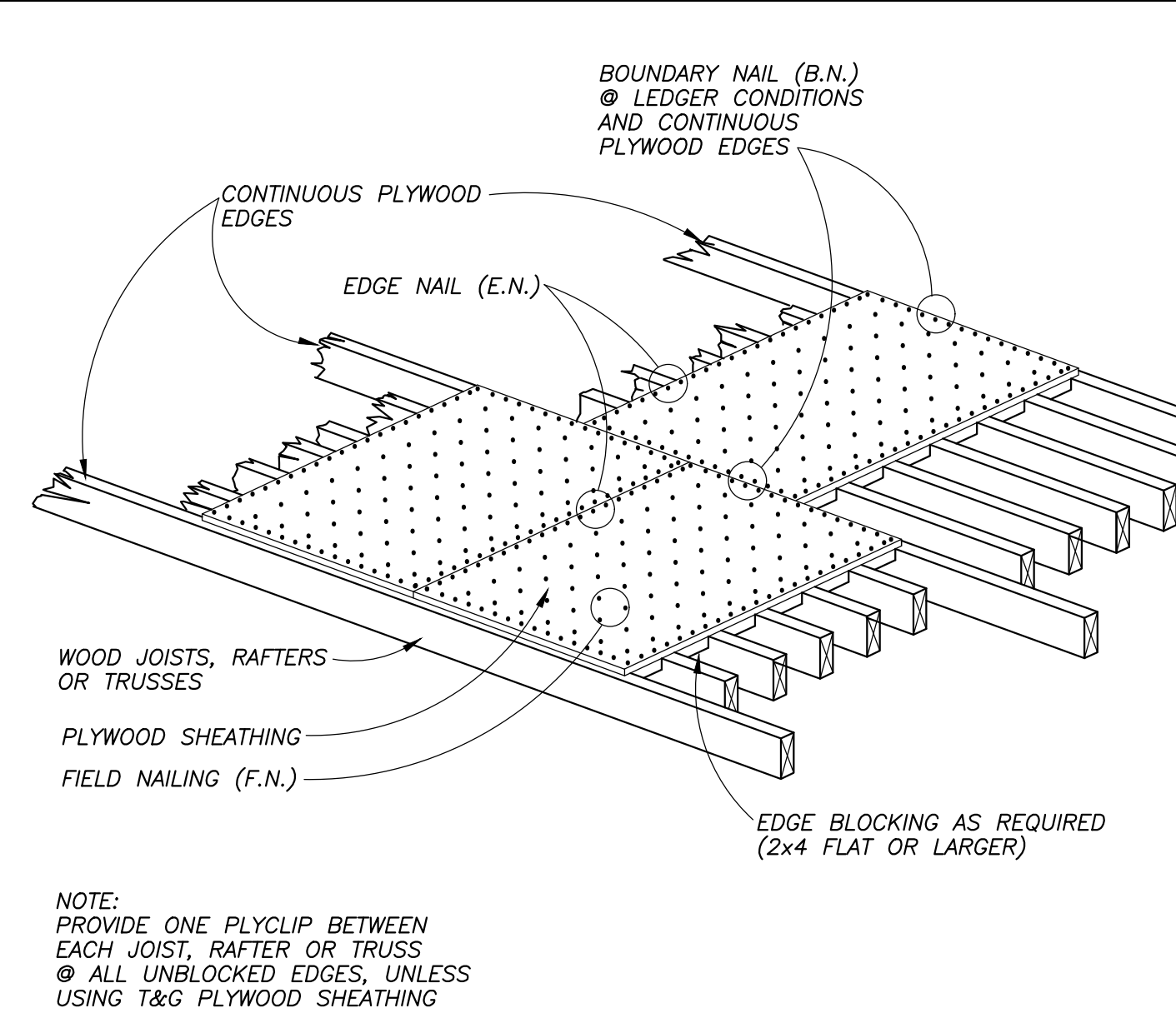
13



TYPICAL HOLES AND NOTCHES IN (N)/(E) STUD WALL FRAMING

Scale: N.T.S.

9



TYPICAL PLYWOOD NAILING

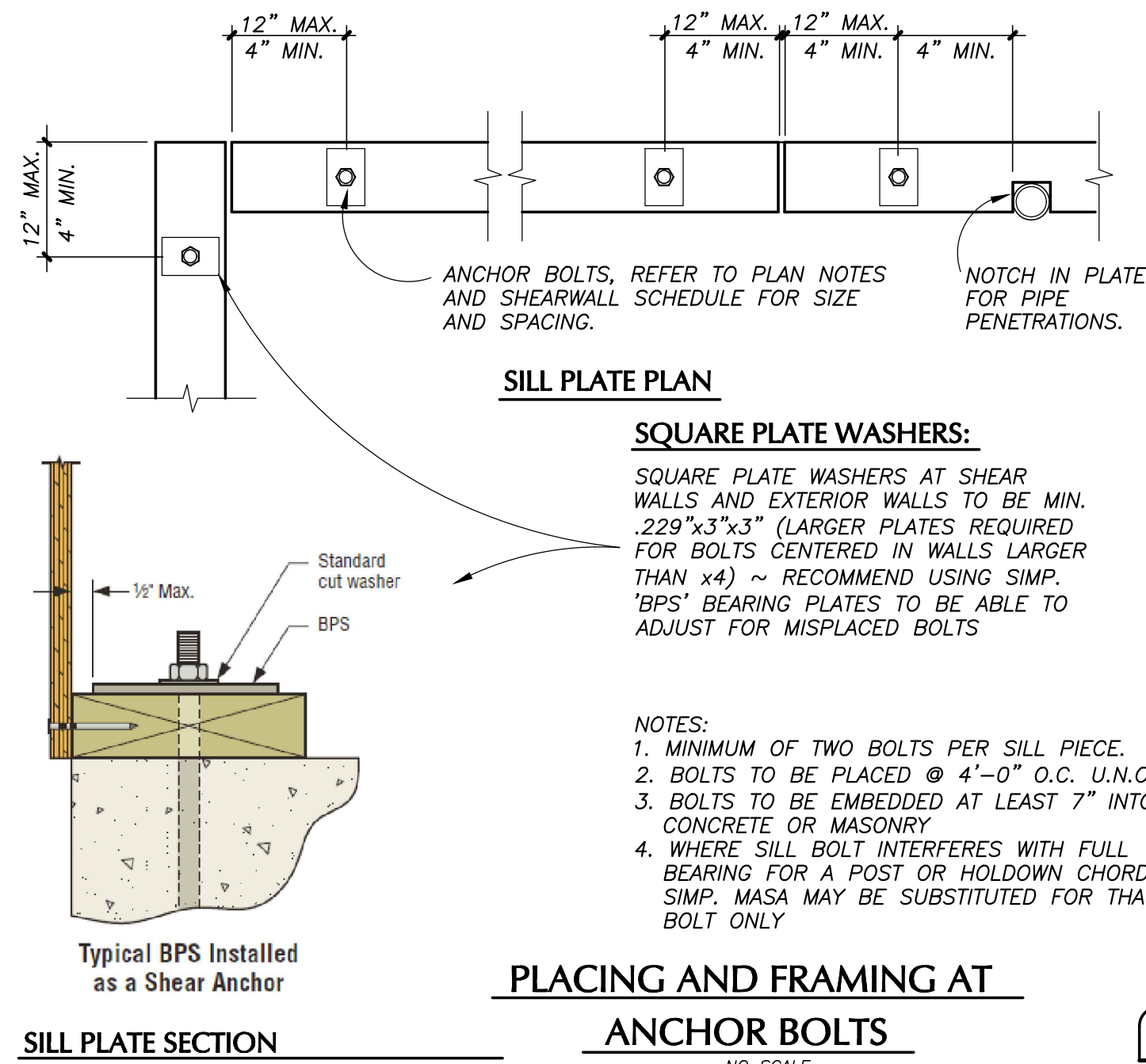
NO SCALE

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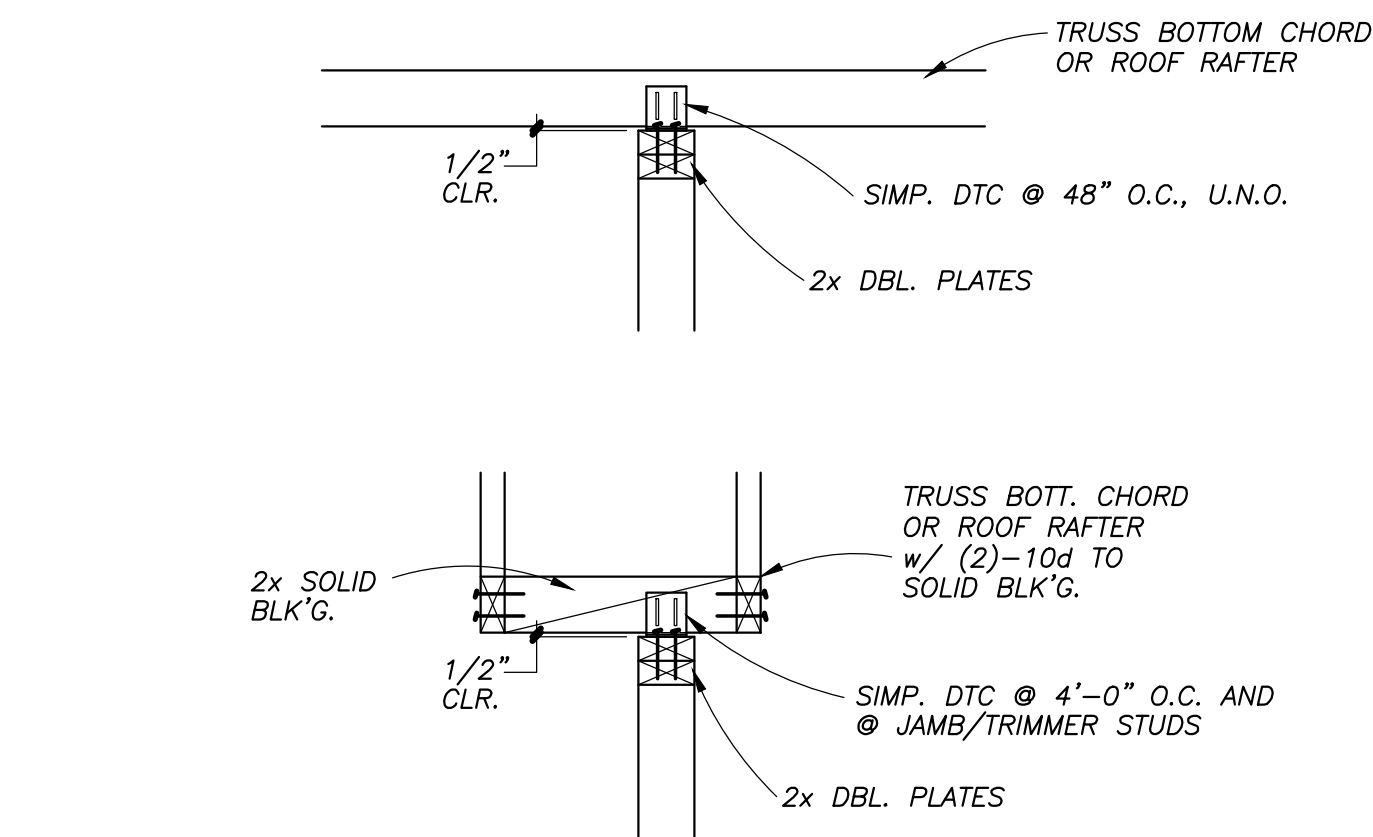
The details on this sheet and all sheets starting with "S1.____" are "TYPICAL" details which are to be used by the Contractor where these general conditions exist. These details are NOT NECESSARILY REFERENCED anywhere else in this set of Construction Documents.

Prior to starting work, the Contractor shall confirm with the Engineer that these details are properly interpreted and applied to the appropriate conditions.

1



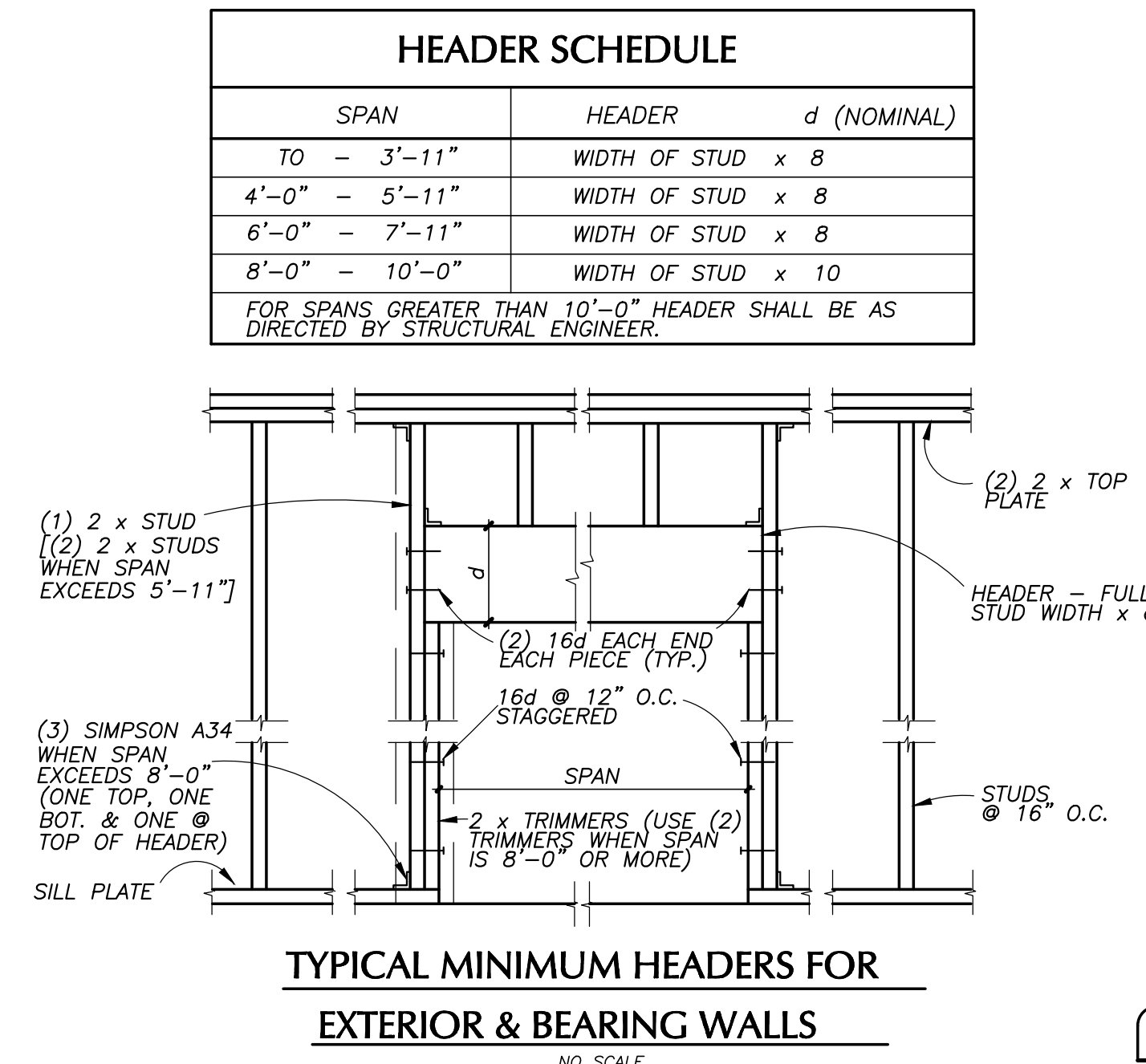
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NON-BEARING STUD WALL TOP CONNECTION @ ROOF

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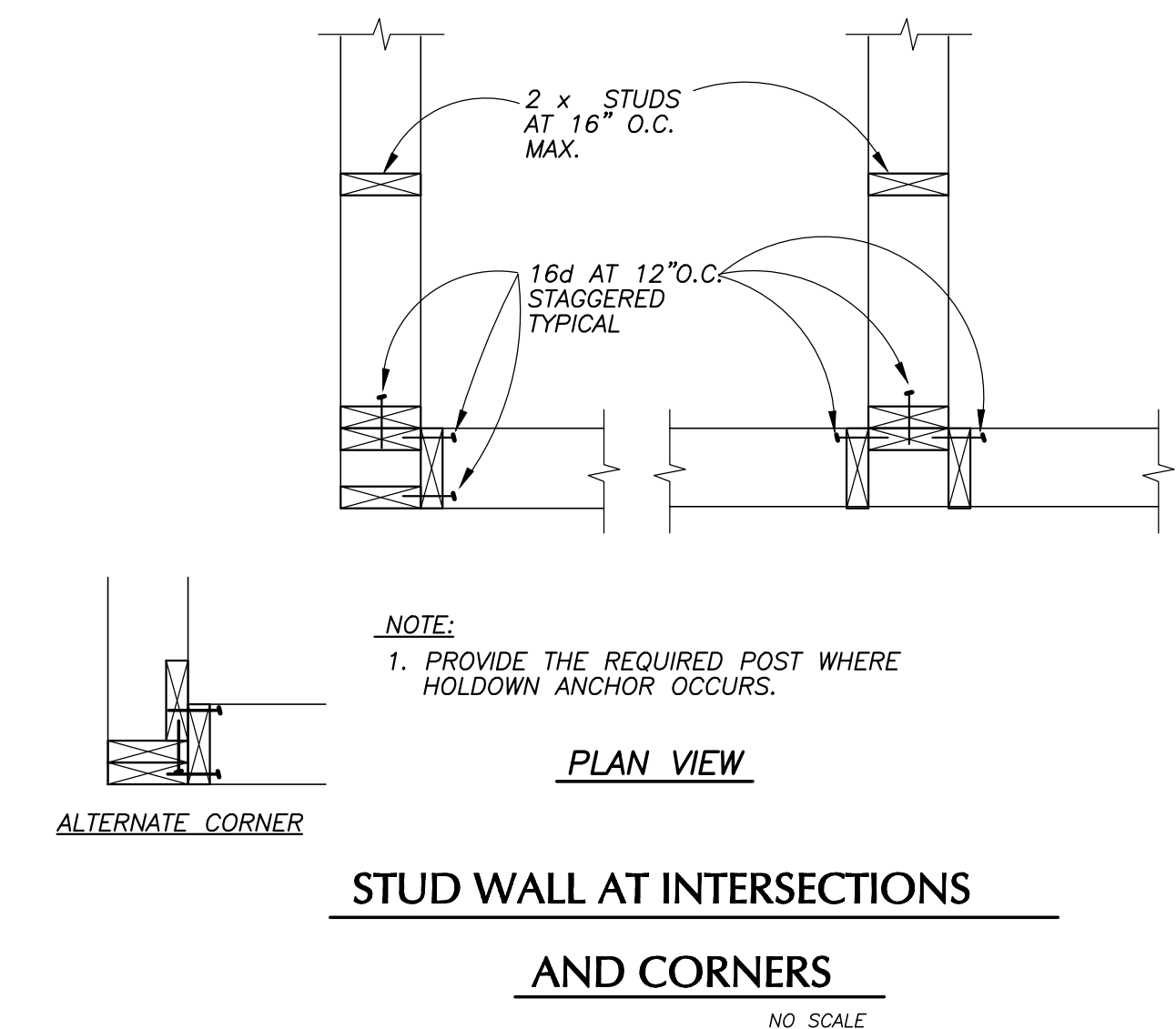
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TYPICAL MINIMUM HEADERS FOR EXTERIOR & BEARING WALLS

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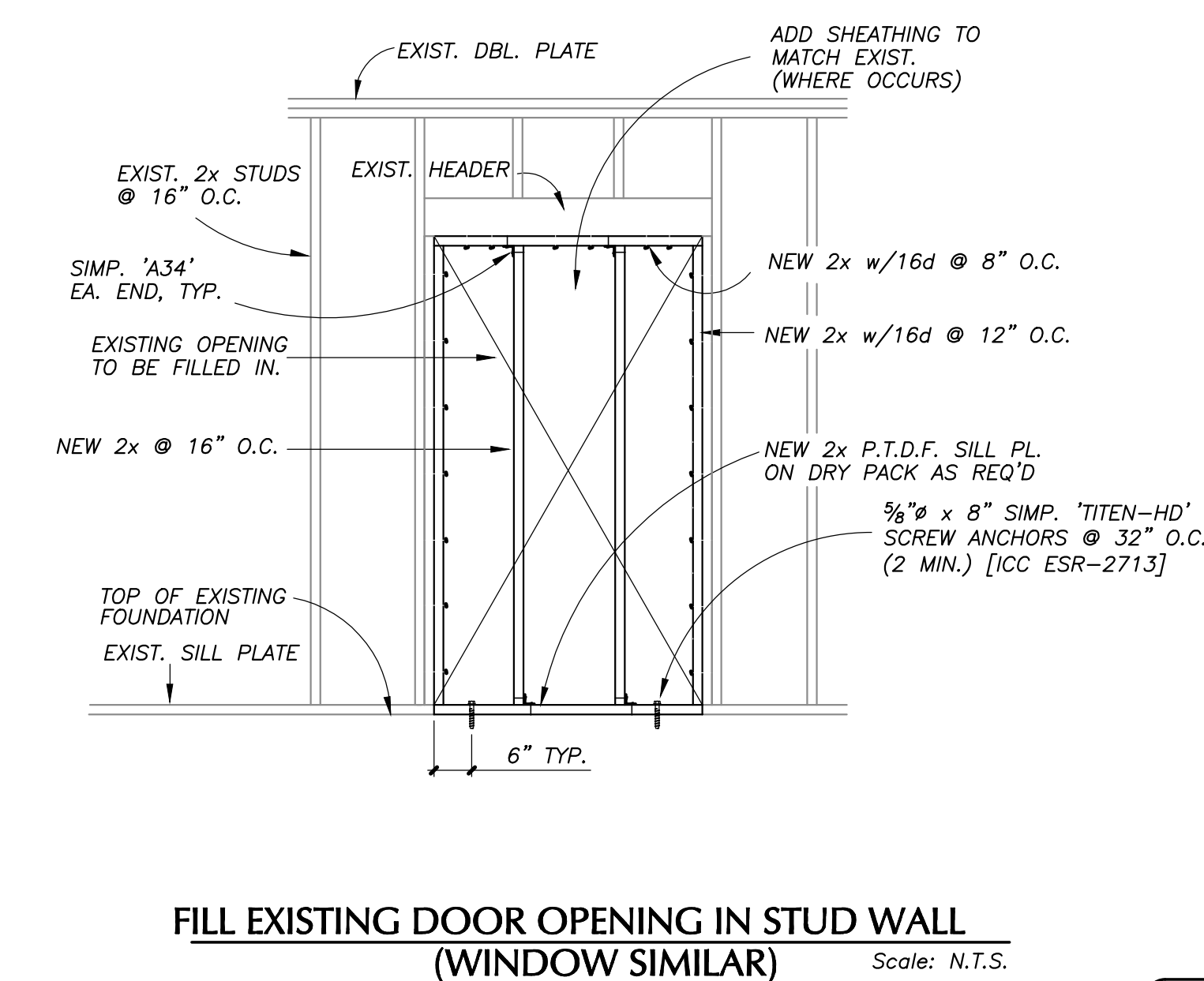
6



STUD WALL AT INTERSECTIONS AND CORNERS

NO SCALE

2

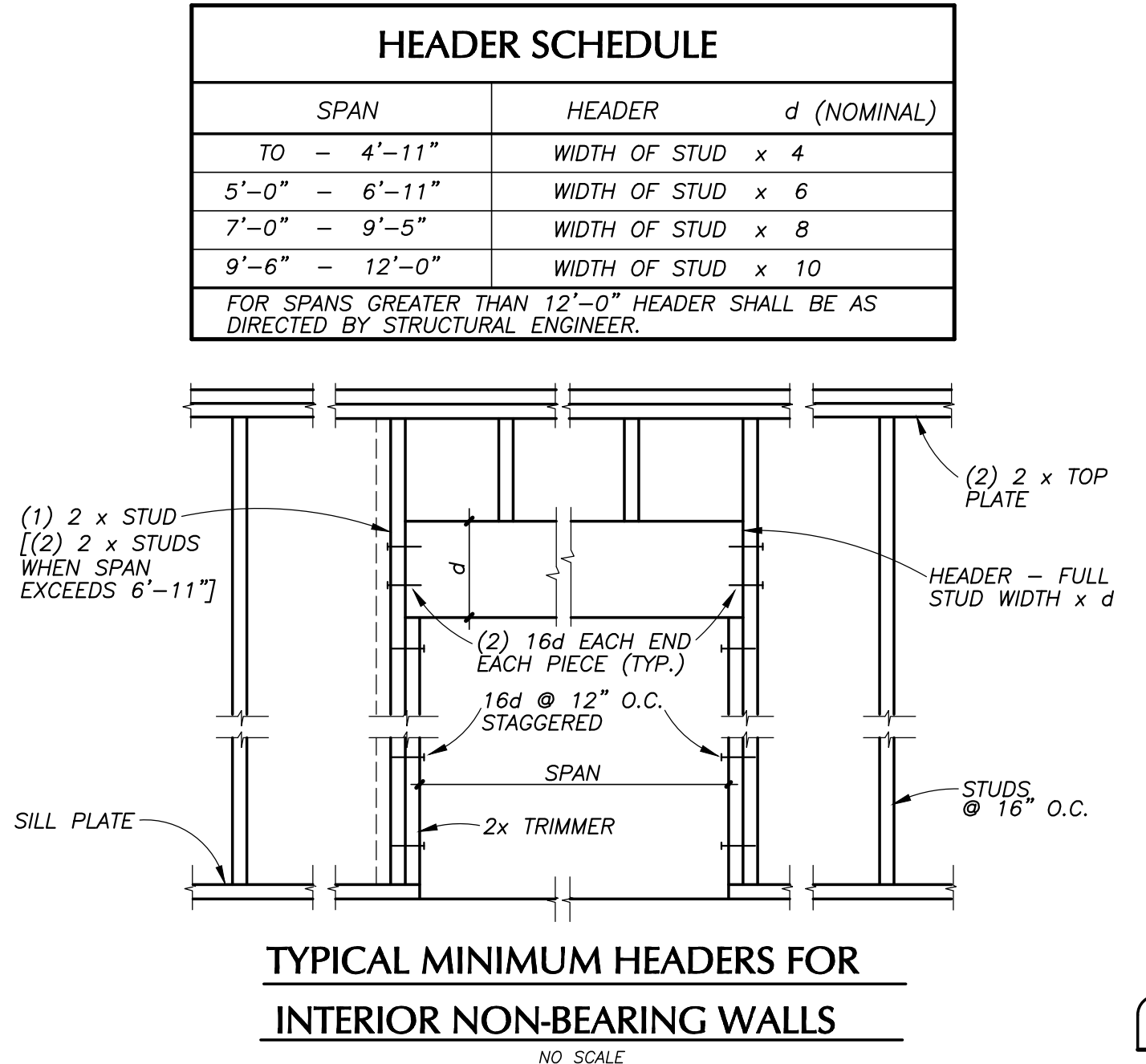


FILL EXISTING DOOR OPENING IN STUD WALL (WINDOW SIMILAR)

Scale: N.T.S.

15

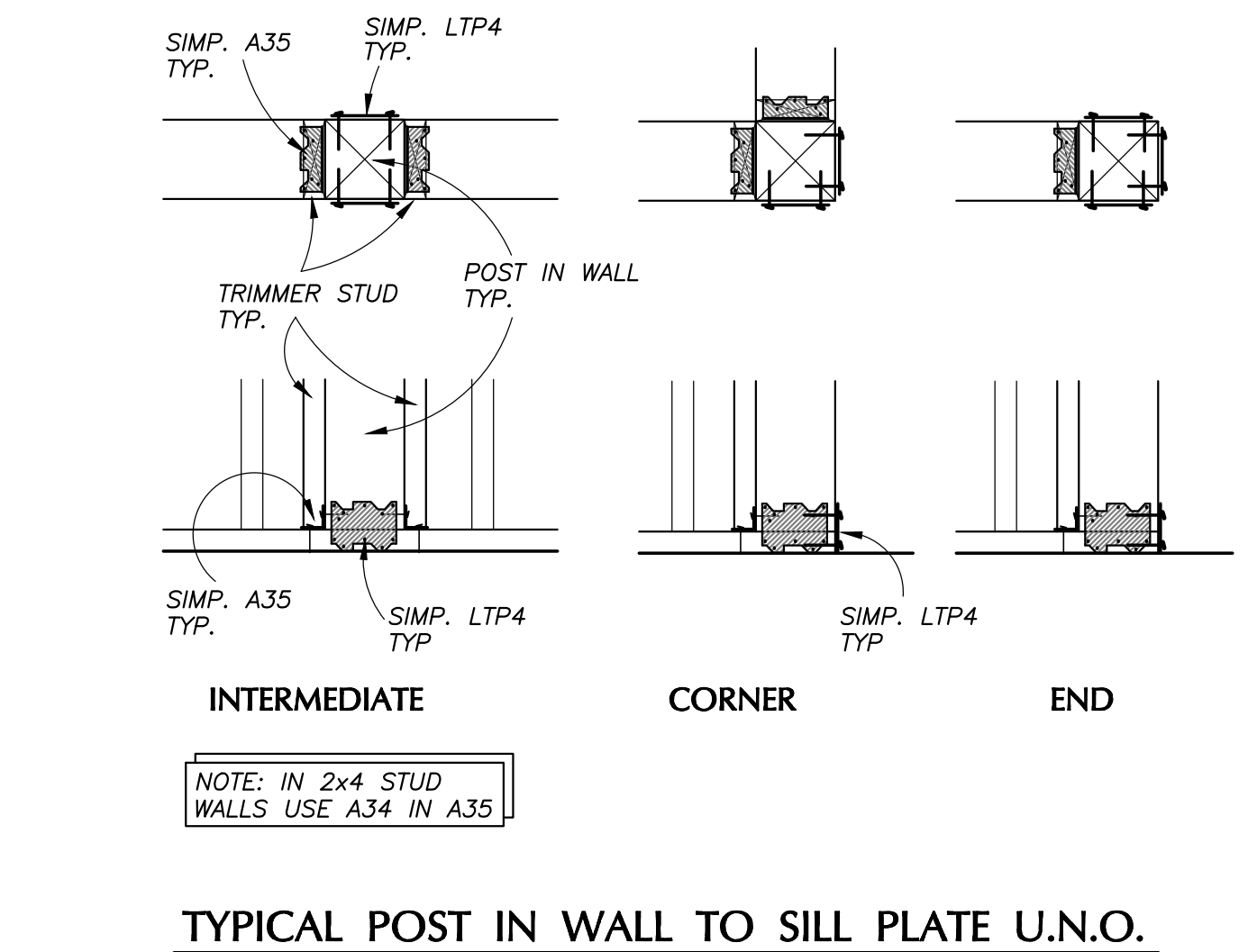
11



TYPICAL MINIMUM HEADERS FOR INTERIOR NON-BEARING WALLS

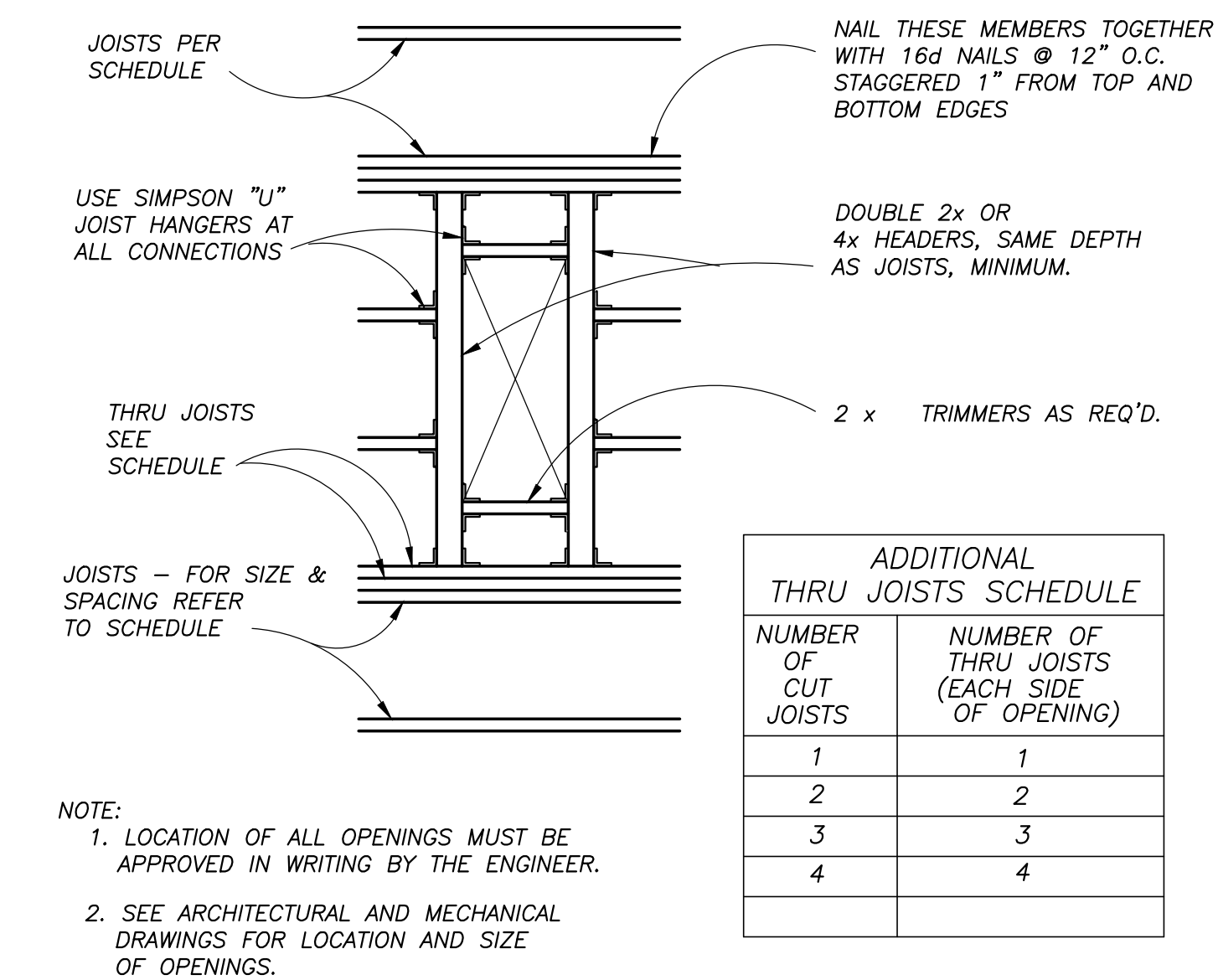
NO SCALE

7



TYPICAL POST IN WALL TO SILL PLATE U.N.O.

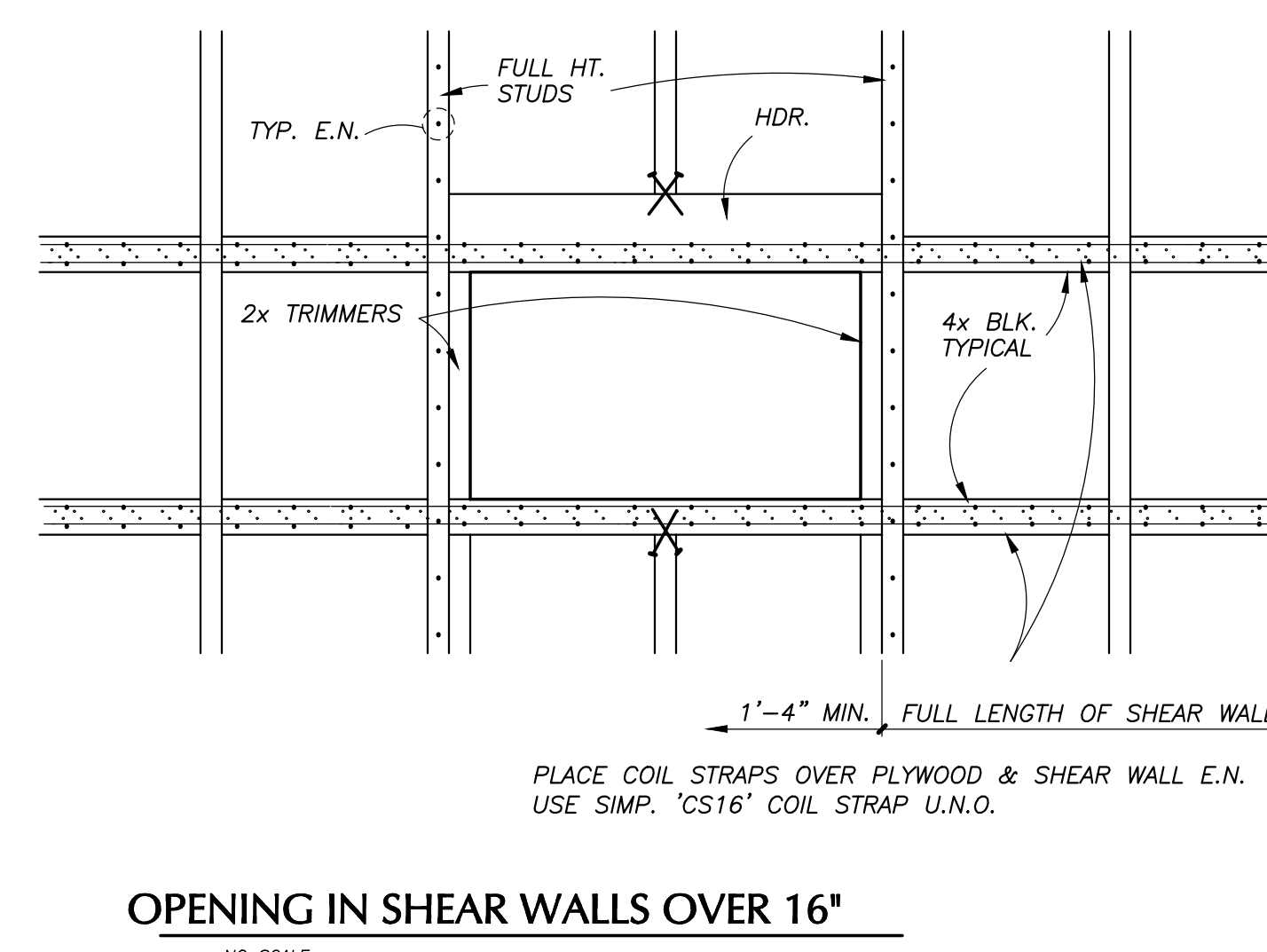
3



TYPICAL WOOD FRAMING AT FLOOR OR ROOF OPENING

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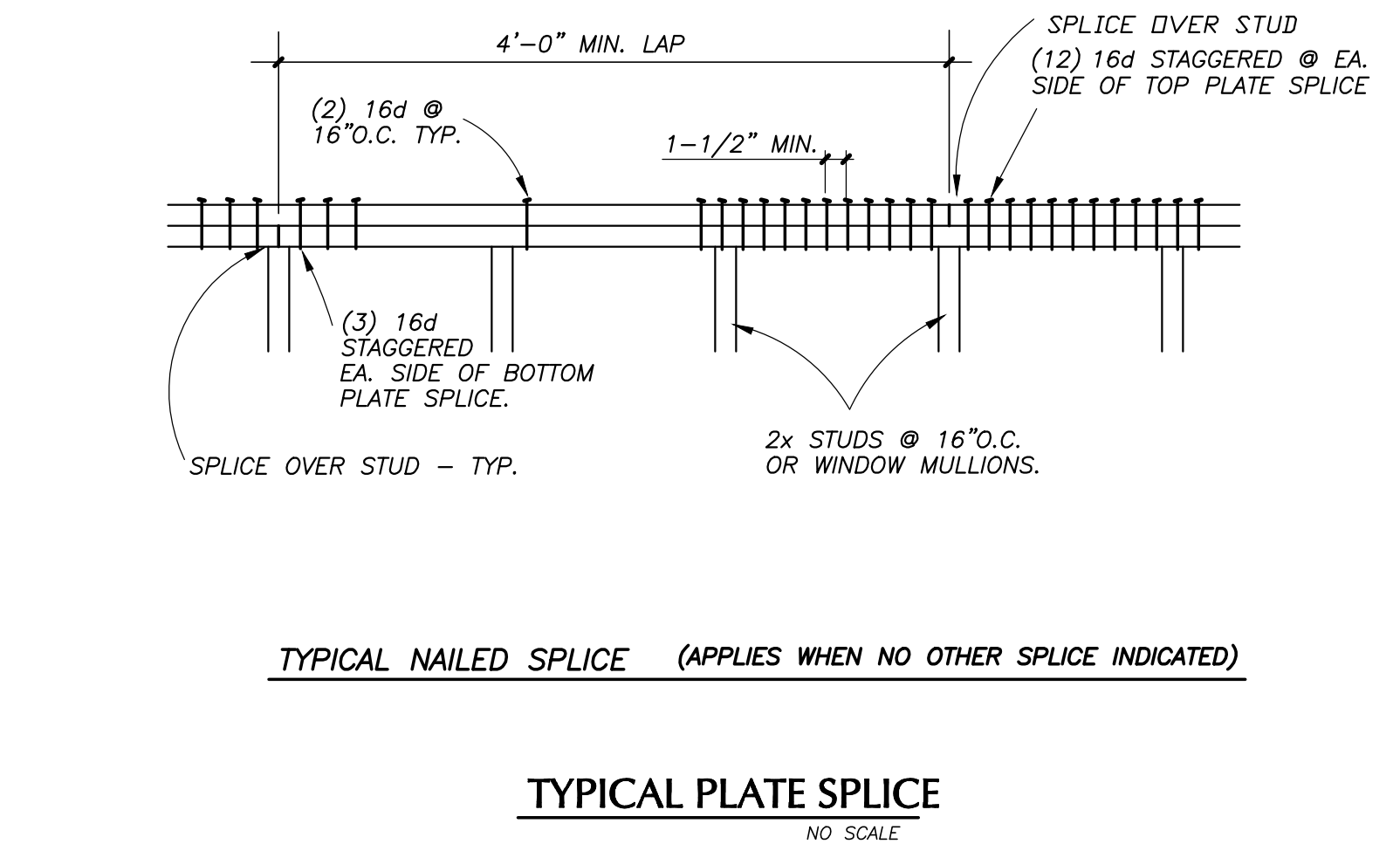
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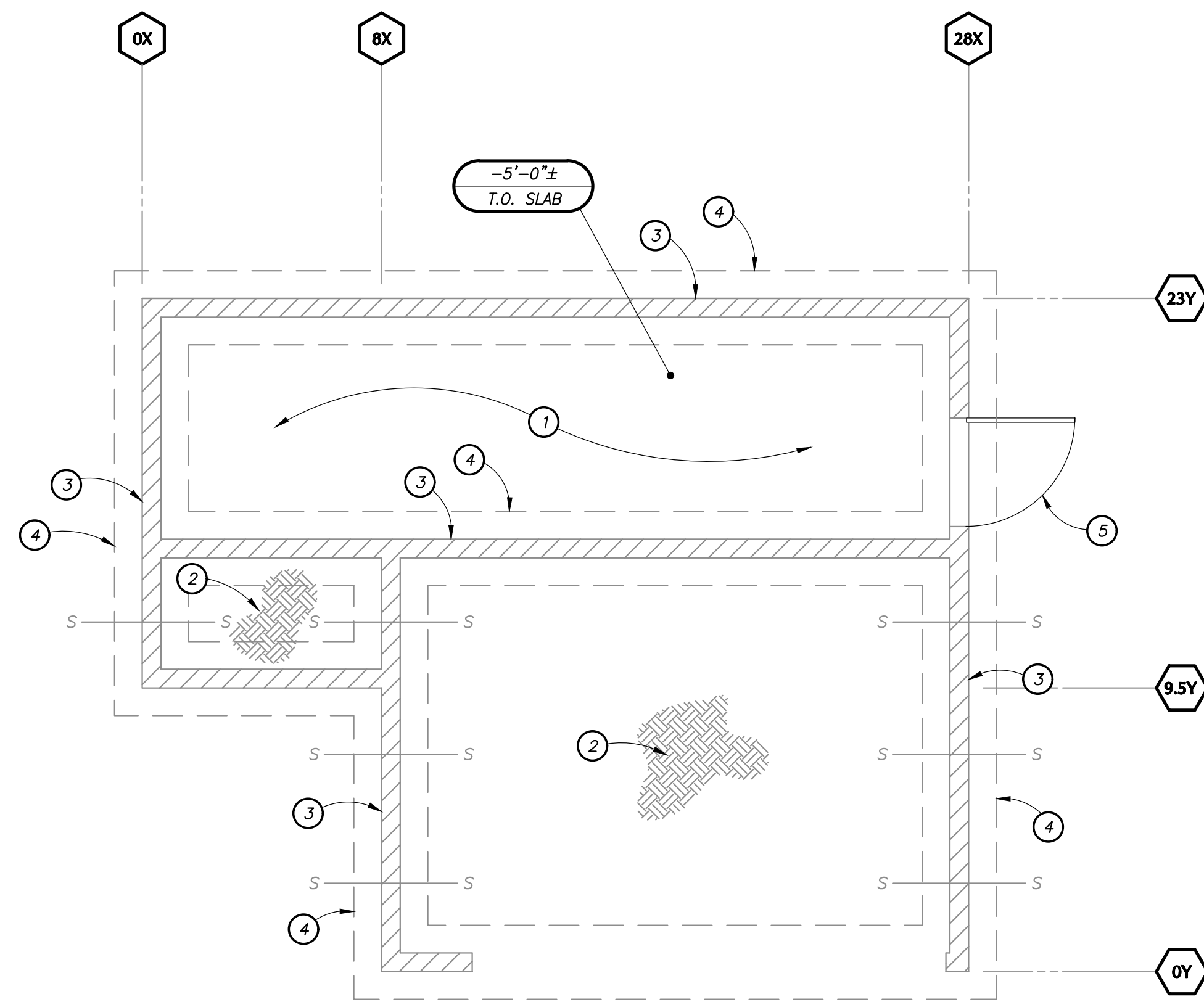
OPENING IN SHEAR WALLS OVER 16'

NO SCALE

8

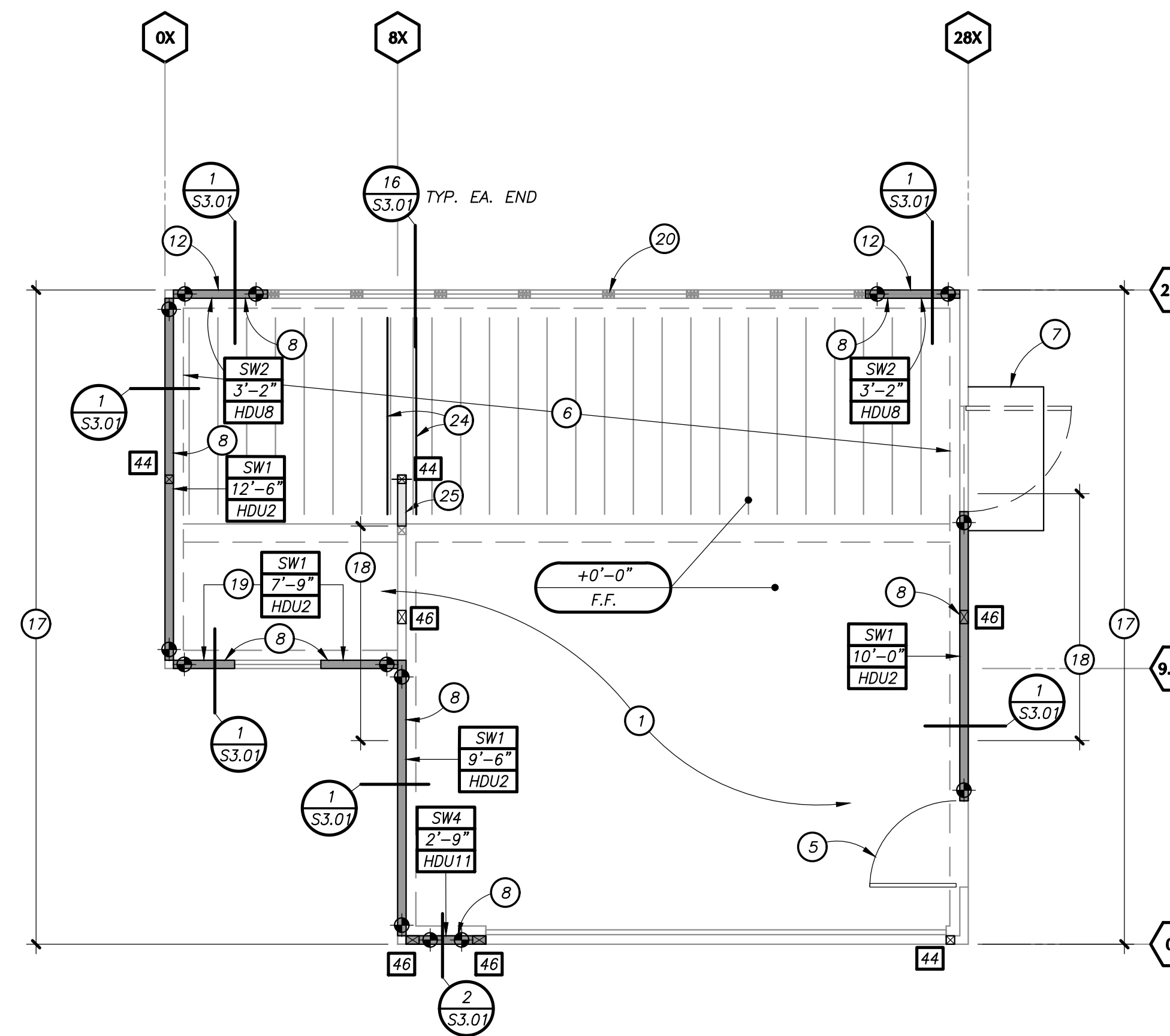
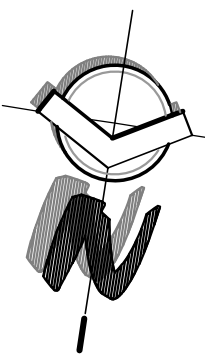


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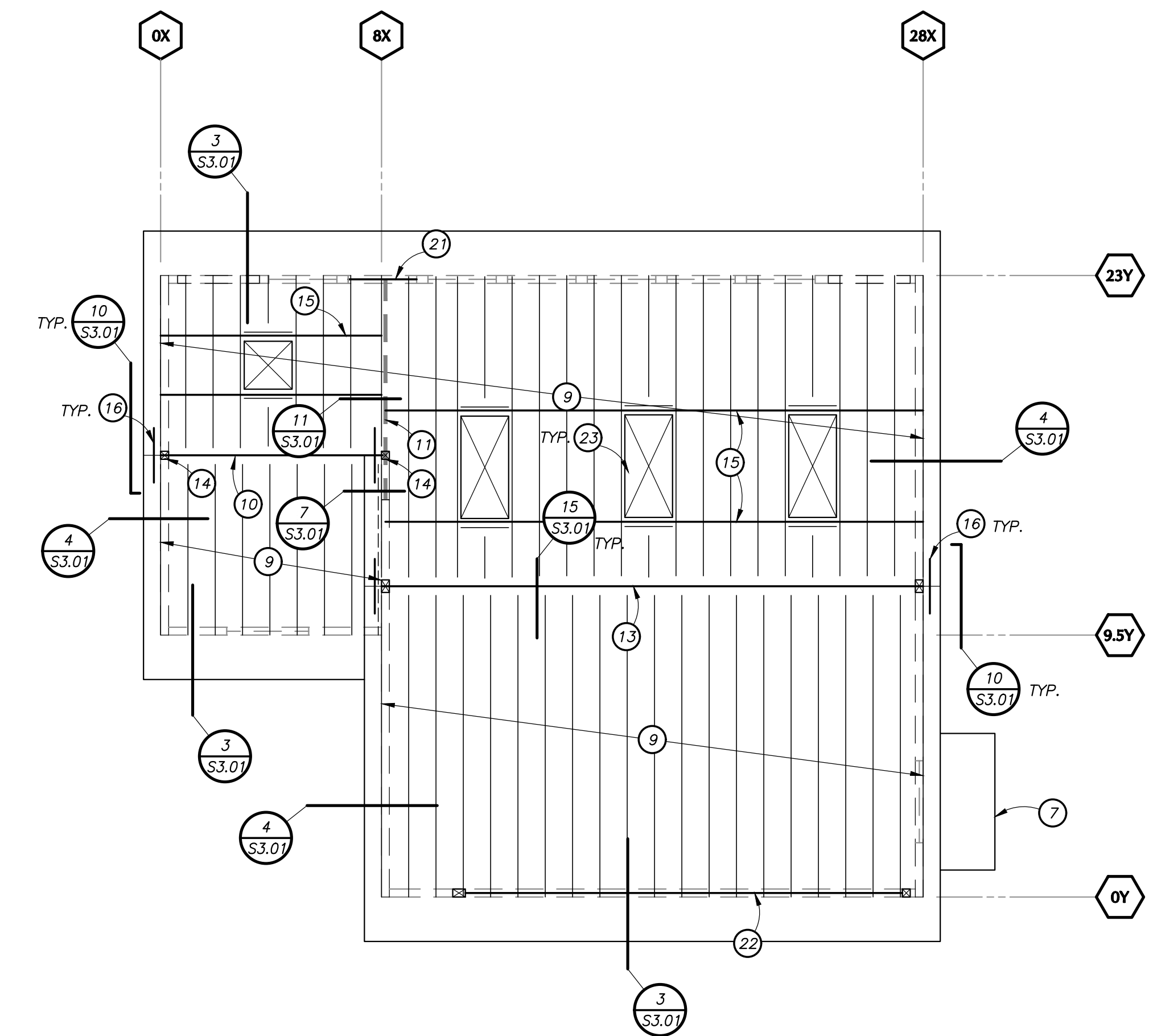
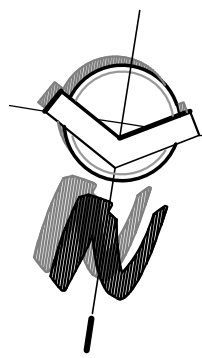
FOUNDATION PLAN

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



FLOOR FRAMING PLAN

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



ROOF FRAMING PLAN

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



FOUNDATION PLAN NOTES:

- A. REFER TO GENERAL NOTES SHEET S0.01
- B. NO WORK IS DONE AT FOUNDATION

FLOOR FRAMING PLAN NOTES:

- A. REFER TO GENERAL NOTES SHEET S0.1.
- B. (E) FLOOR FRAMING TO REMAIN
- C. (N) FLOOR SHEATHING SHALL BE 1 1/2" PLYWOOD WITH A PANEL IDENTIFICATION INDEX OF 46/24. PLACE FACE GRAIN PERPENDICULAR TO SUPPORTS. BLOCK ALL PANEL EDGES. UNLESS OTHERWISE NOTED ON THE DRAWINGS:
EDGE NAILING (E.N.) = 10d @ 6" O.C.
FIELD NAILING (F.N.) = 10d @ 12" O.C.

ROOF FRAMING PLAN NOTES:

- A. REFER TO GENERAL NOTES SHEET S0.01 ROOF SHEATHING SHALL BE 5/8" PLYWOOD WITH A PANEL IDENTIFICATION INDEX OF 32/16. PLACE FACE GRAIN PERPENDICULAR TO SUPPORTS. UNLESS NOTED OTHERWISE ON THE DRAWINGS:
B.N. (BOUNDARY NAILING) = 10d @ 6" O.C.
E.N. (EDGE NAILING) = 10d @ 6" O.C.
F.N. (FIELD NAILING) = 10d @ 12" O.C.
- B. STAGGER PLY SHEETS PER TYP. DET.
- C. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF SKYLIGHTS AND ROOF HATCHES.
- D. UNLESS SPECIFICALLY NOTED ON THE PLANS, FRAMING SHALL NOT BE CUT OR RELOCATED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
- E. LOADS:
DEAD LOAD = 16 psf (COMP. SHINGLE ROOF)
DEAD LOAD = 25 psf (2 PIECE SPANISH TILE ROOF)
LIVE LOAD = 20 psf
- F. DO NOT OVER CUT AT NOTCHES IN FRAMING.
- G. WHERE ROOF PITCH CREATES LOW SPOTS THAT WILL NOT PROPERLY DRAIN, PROVIDE CRICKETS TO ENSURE ADEQUATE ROOF DRAINAGE.
- H. REFER TO ARCHITECTURAL DRAWINGS FOR TOP OF PLYWOOD ELEVATIONS, LOCATIONS OF RECESSED DRAIN PANS, HATCHES AND OTHER MISCELLANEOUS ITEMS. COORDINATE WITH FRAMING.

KEYED NOTES:

- 1 (E) 4" CONC. SLAB-ON-GRADE TO REMAIN
- 2 SOIL BELOW (E) SLAB-ON-GRADE
- 3 (E) 8" CMU STEM/RETAINING WALL TO REMAIN
- 4 (E) CONC. FOUNDATION TO REMAIN
- 5 REMOVE & REPLACE (E) DOOR PER ARCH.
- 6 (E) 2x12 FLOOR JOISTS @ 12" o.c. -> REMOVE (E) 2x T&G & REPLACE w/ 1/8" PLYWD. w/ EPOXY COATING
- 7 CANOPY OVER (E) DOOR PER ARCH.
- 8 PLYWOOD OVER INTERIOR FACE OF (E) 2x WOOD STUDS. REF. TO SHEAR WALL SCHEDULE.
- 9 2x8 @ 12" o.c. ROOF RAFTERS
- 10 4x12 RIDGE BEAM w/ SIMP. EPCZ TO POST EA. END
- 11 (E) 4x12 ROOF/CEILING BEAM
- 12 INFILL (E) WINDOW OPENING PER TYP. DETS.
- 13 (3) 1 3/4" x 14" LVL's w/ (2) 16d's @ 12" o.c. BOTH SIDES OR 5 1/4" x 14" PSL RIDGE BEAM w/ SIMP. EPCZ TO POST EA. END
- 14 4x4 FULL HT. POST. REF. TO 3/S1.01 FOR CONN. AT 2x SOLE PL.
- 15 SIMP. CST6 o/ PLY. o/ 2x4 BLK'G. NAIL STRAP AT EVERY OTHER HOLE
- 16 SIMP. MSTA36 2x TO 2x, CENTERED RIDGE, TYP.
- 17 BALLOON FRAMED WALL
- 18 WHERE (N) TOP PL. HT. EXCEEDS (E) STUD HT., SISTER (N) 2x4 STUD TO (E) 2x4 STUD PER DETAIL 4/S3.01
- 19 STRAP AROUND WINDOW OPENING TOP & BOT. PER DETAIL 8/S1.01
- 20 VERIFY OR PROVIDE 2x FULL HT. w/ 2x TRIMMER EA. SIDE. SISTER EA. OTHERS w/ 16d's @ 12" o.c.
- 21 VERIFY OR PROVIDE 4x6 MIN. HEADER
- 22 3 1/2" x 11 1/4" PSL MIN. HEADER
- 23 REF. TO TYP. DETAIL 12/S1.01 FOR ROOF FRAMING AT OPENING TYP.
- 24 (N) 2x12 FLOOR JOISTS SISTERED TO (E)
- 25 (N) 2x STUD WALL TO MATCH (E)

Wood Posts	
MARK	Size
44	4x4
46	4x6

1. ORIENT POST FOR FULL BEAM WIDTH BEARING
2. U.N.O. ATTACH WD. POST TO SILL PLATE PER DETAIL 3/S1.01

Shear Wall Schedule (SW)					
MARK	Sheathing Material	Edge Nailing	(E) A.B.	Simp. Titen HD A.B.	Note Capacity
SW1 (N)	1/2" STRUCT. 1 PLY	10d @ 6" o.c.	5/8" A.B. @ 4'-0" o.c.	5/8" A.B. @ 2'-0" o.c.	1-10 325 pif
SW2 (N)	1/2" STRUCT. 1 PLY	10d @ 4" o.c.	5/8" A.B. @ 2'-8" o.c.	5/8" A.B. @ 1'-4" o.c.	1-12 808 pif
SW4 (N)	1/2" STRUCT. 1 PLY	10d @ 2" o.c.	5/8" A.B. @ 1'-4" o.c.	5/8" A.B. @ 10" o.c.	1-12 1120 pif

Shaded region indicates shear wall

Shear Wall Schedule Notes:

1. All shear wall sheathing shall be A.P.A. rated plywood sheathing, Structural 1, exposure 1.
2. Field nailing shall be 8d's @ 12" o.c. unless noted otherwise.
3. All panel edges shall be solid blocked with 2x framing member, EXCEPT use 3x member for nail spacings of 4" o.c. or less.
4. All nails referred shall be Common.
5. Holdowns as shown on the plan are by "Simpson". Refer to Typical Details for end studs and anchor installation guidelines.
6. Provide 1/8" gap between plywood panel edges.
7. Provide 3/8" from center line of nails to edge of stud, plate, and blocking.
8. * Indicates approximate location of holdowns. Refer to details 1 & 2 / S3.01 for required anchorage & post requirements for holdowns.
9. Framing at adjoining panel edges shall be 3" nominal and nails shall be staggered where nail spacing is 4" o.c. or less.
10. Foundation sill plate anchor bolts shall have steel plate washers under each nut not less than .229x3x3" in size, edge of the washer shall be within 1/2" from the sheathed side of the shear wall.
11. 3x or double 2x sill plate required full length of shear wall.
12. SPECIAL INSPECTION REQUIRED.

SW1 - Indicates shearwall type designation per schedule
2'-0" - Indicates minimum shearwall length
HDU2 - Indicates strap or holdown each end of shear wall
Arrow indicates anticipated side of wall to shear

SWA JOB NUMBER: 23046

CONTENTS:

STRUCTURAL PLANS

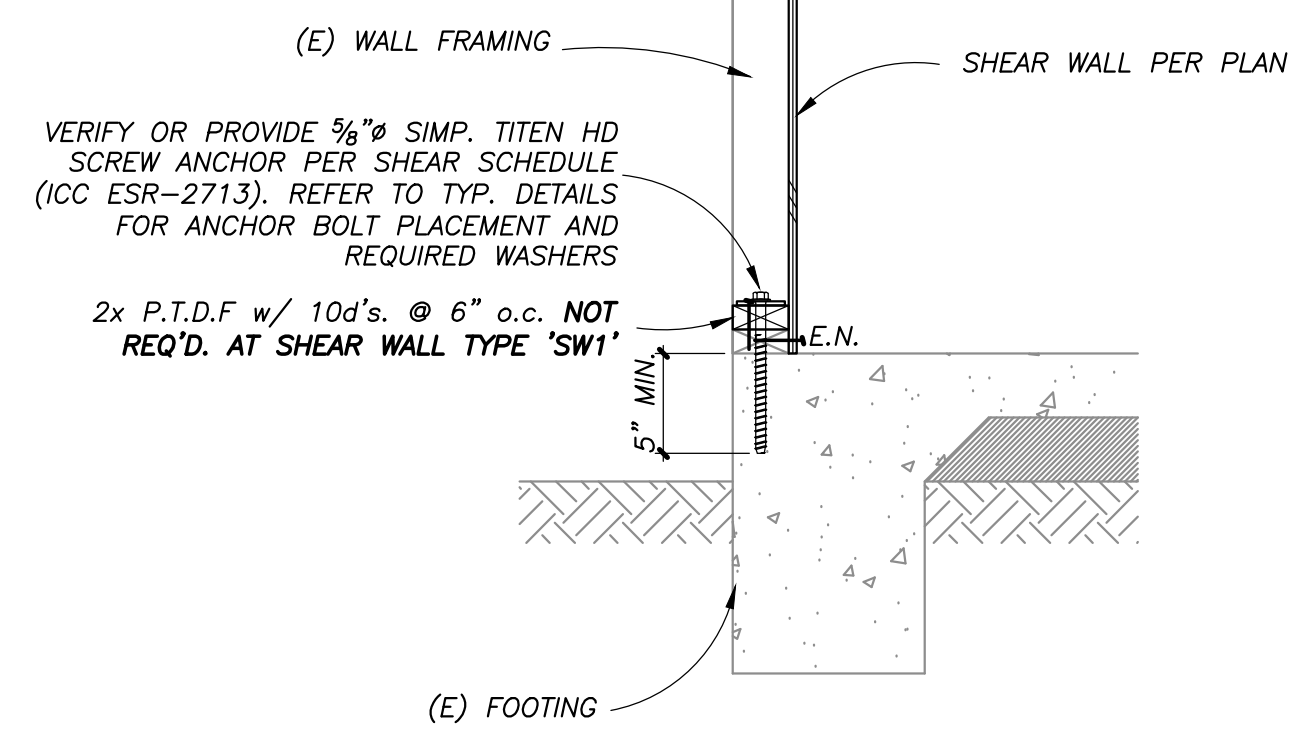
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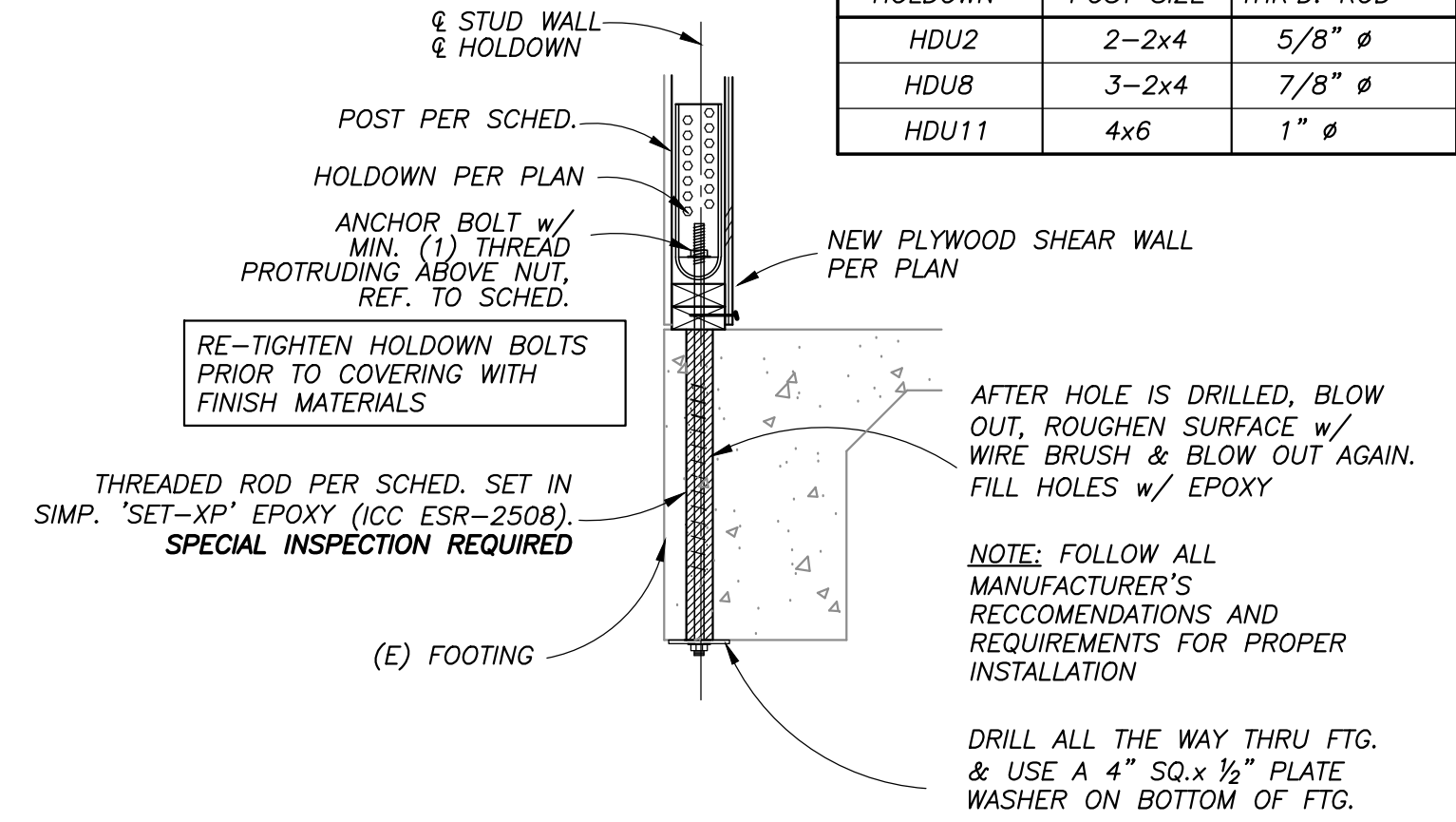
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REVISIONS:

DATE TYPE



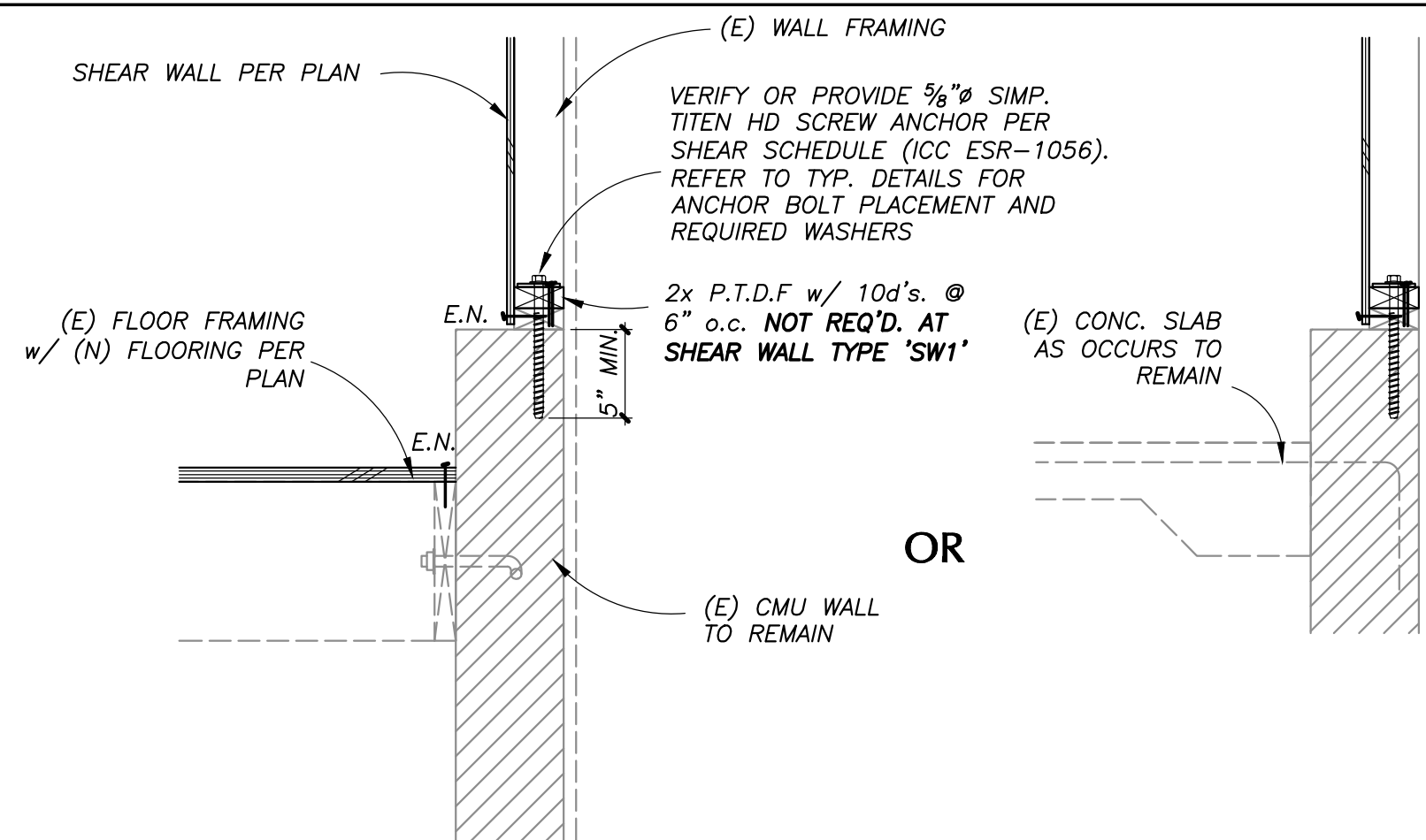
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REF. TO ADJACENT DET. FOR RETROFITTED HOLDOWN



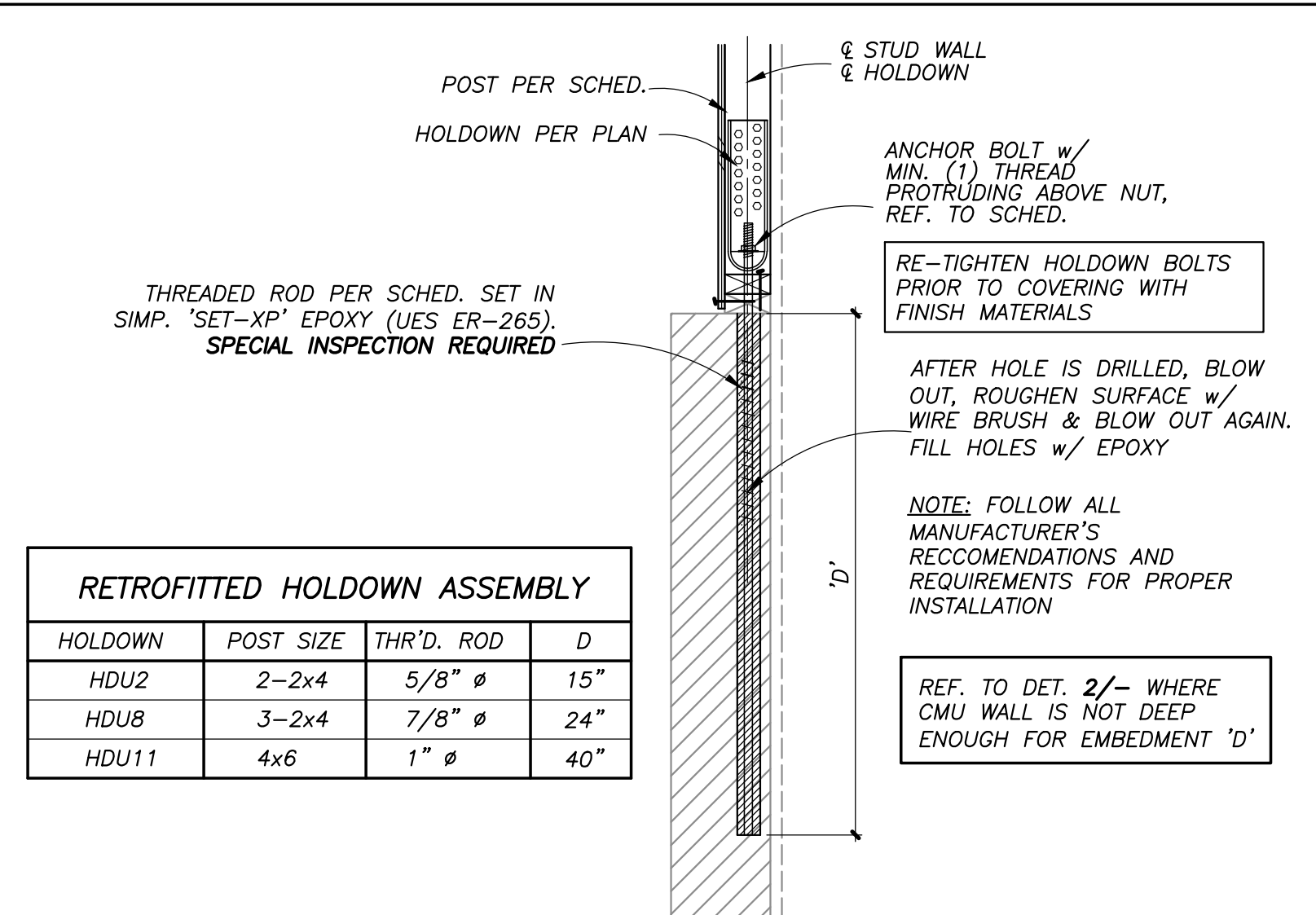
@ RETROFITTED HOLDDOWN

RETROFITTED HOLDDOWN & A.B. TO (E) CONCRETE

9



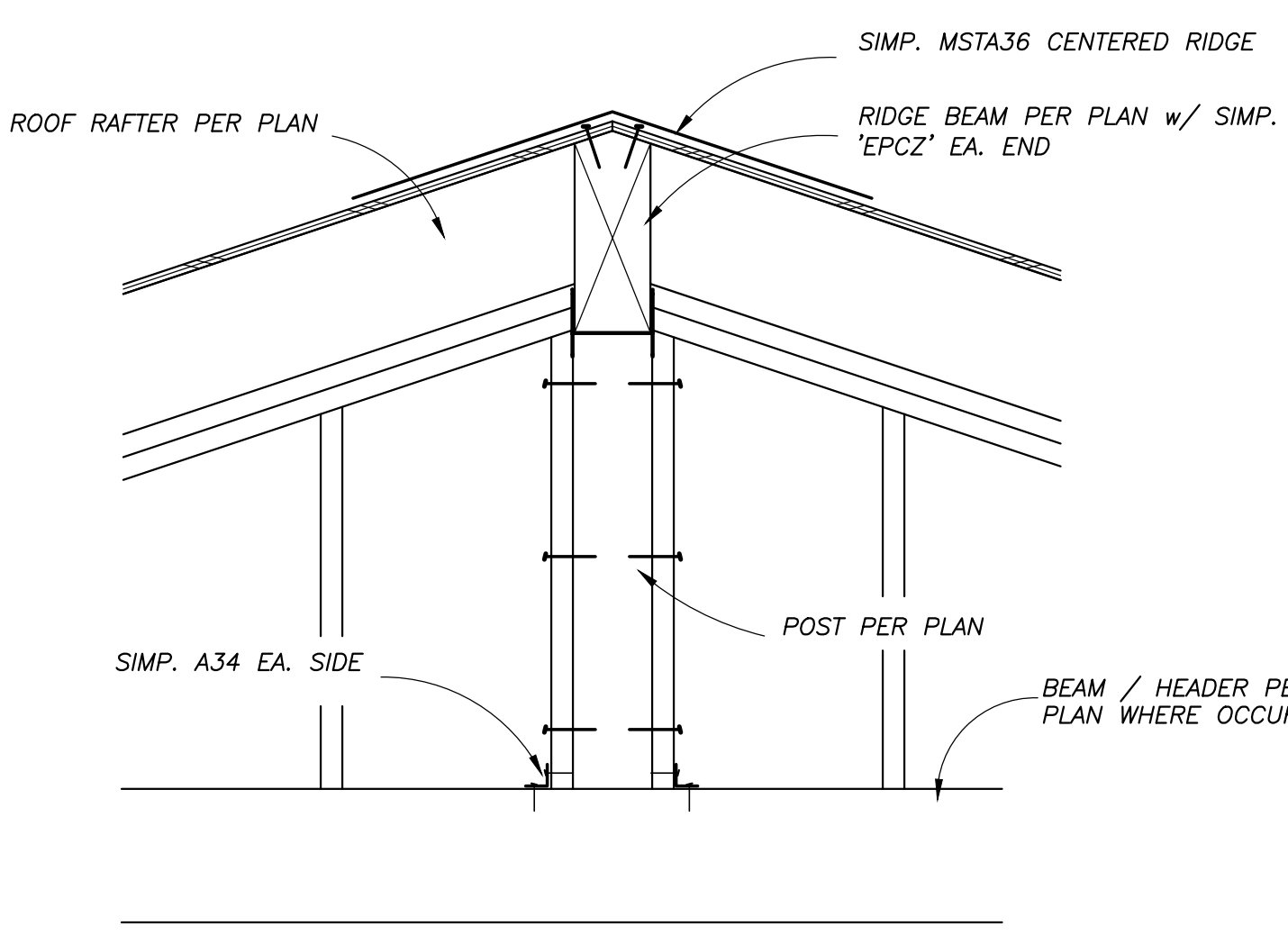
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REF. TO ADJACENT DET. FOR RETROFITTED HOLDDOWN



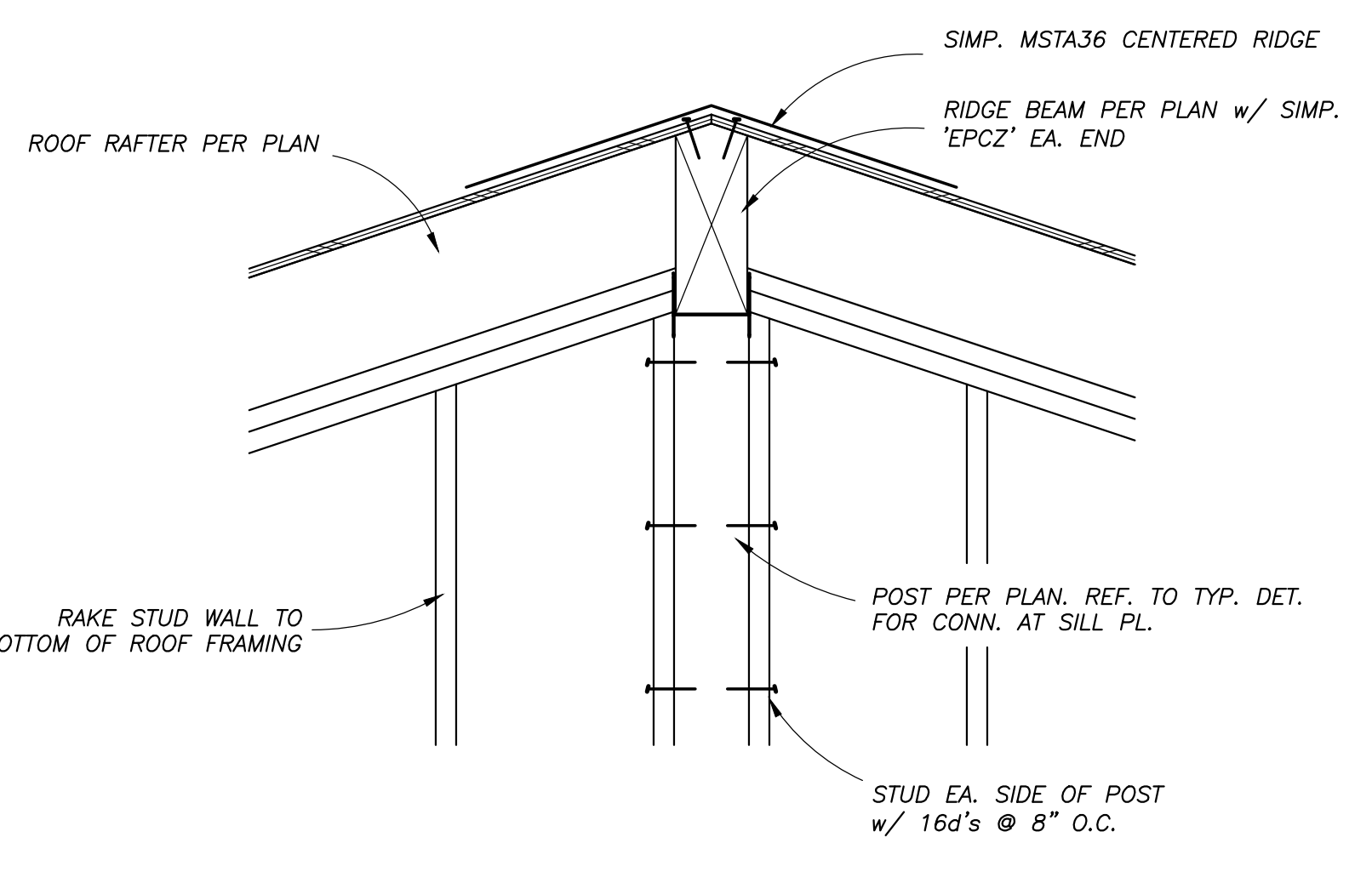
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RETROFITTED HOLDDOWN & A.B. TO (E) CMU

1

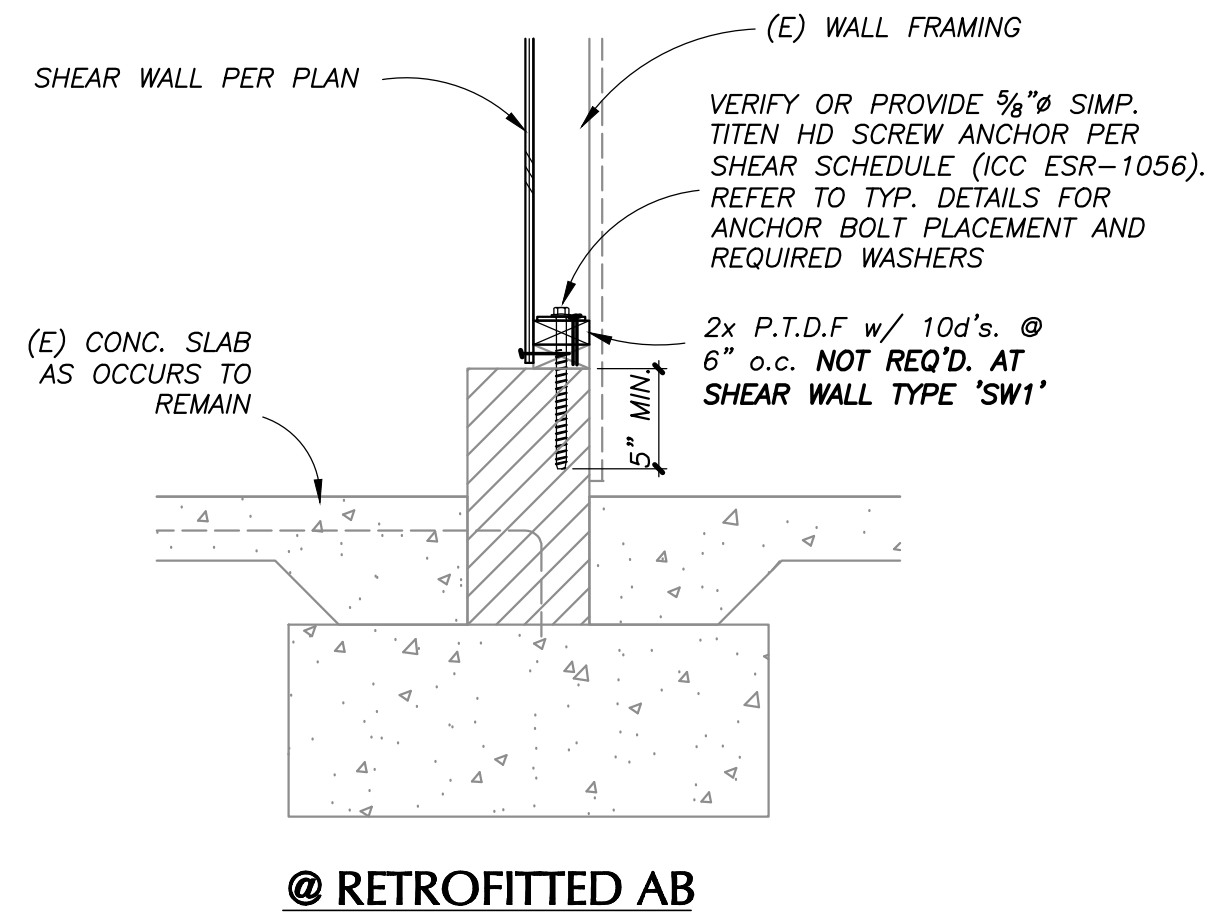


KING POST TO HEADER

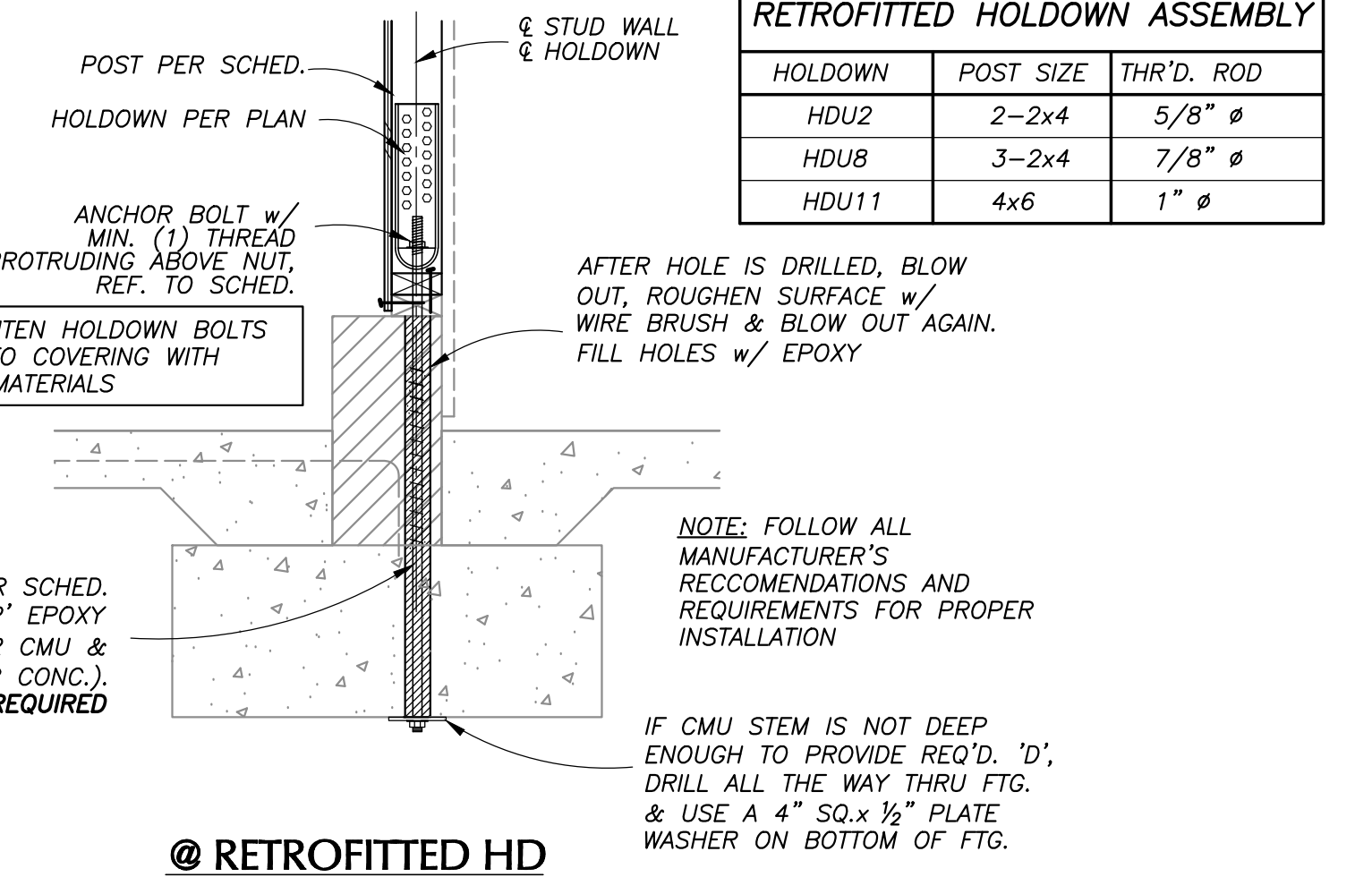


FULL HT. POST

10



@ RETROFITTED AB

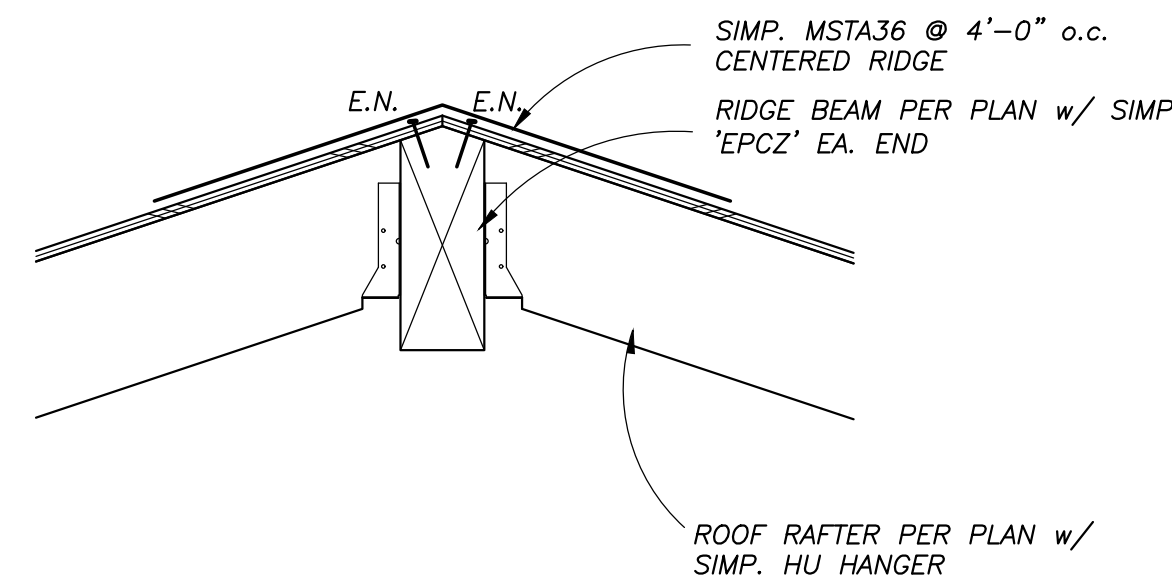


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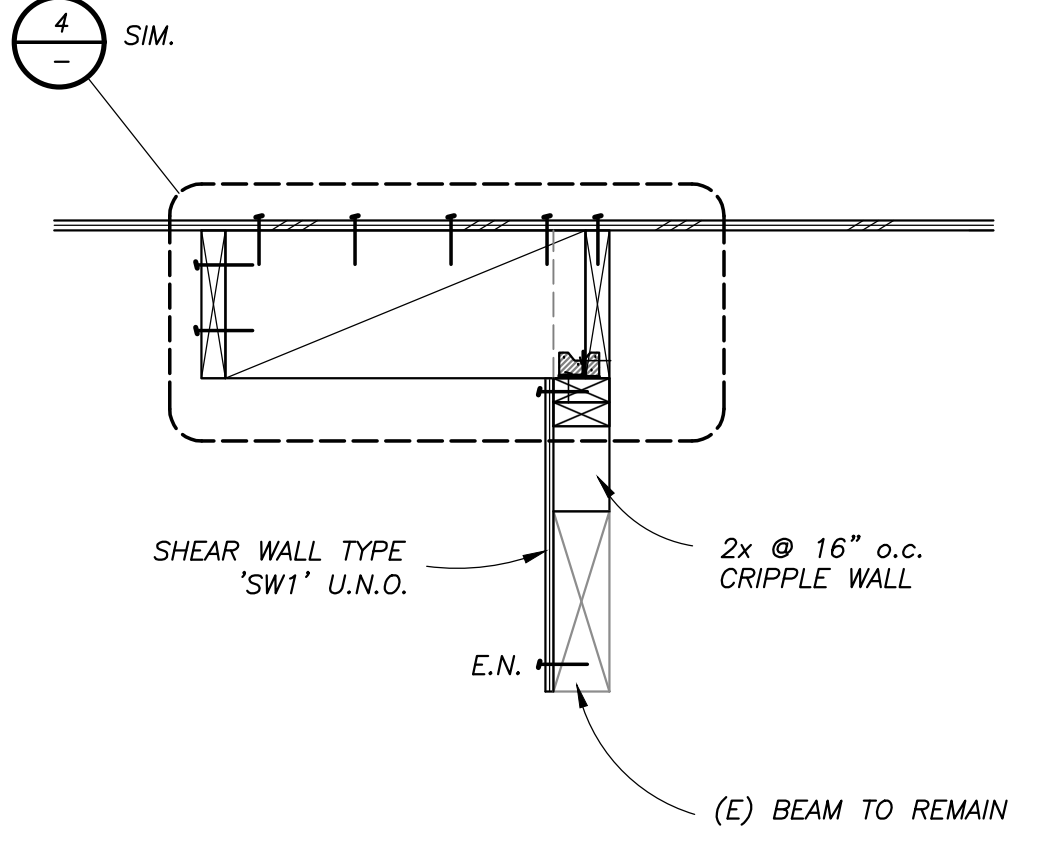
RETROFITTED HOLDDOWN & A.B. @ GARAGE FRONT

REF. TO DET. 9/- FOR RETROFITTED HOLDDOWN & A.B. TO (E) CONC. FTG.

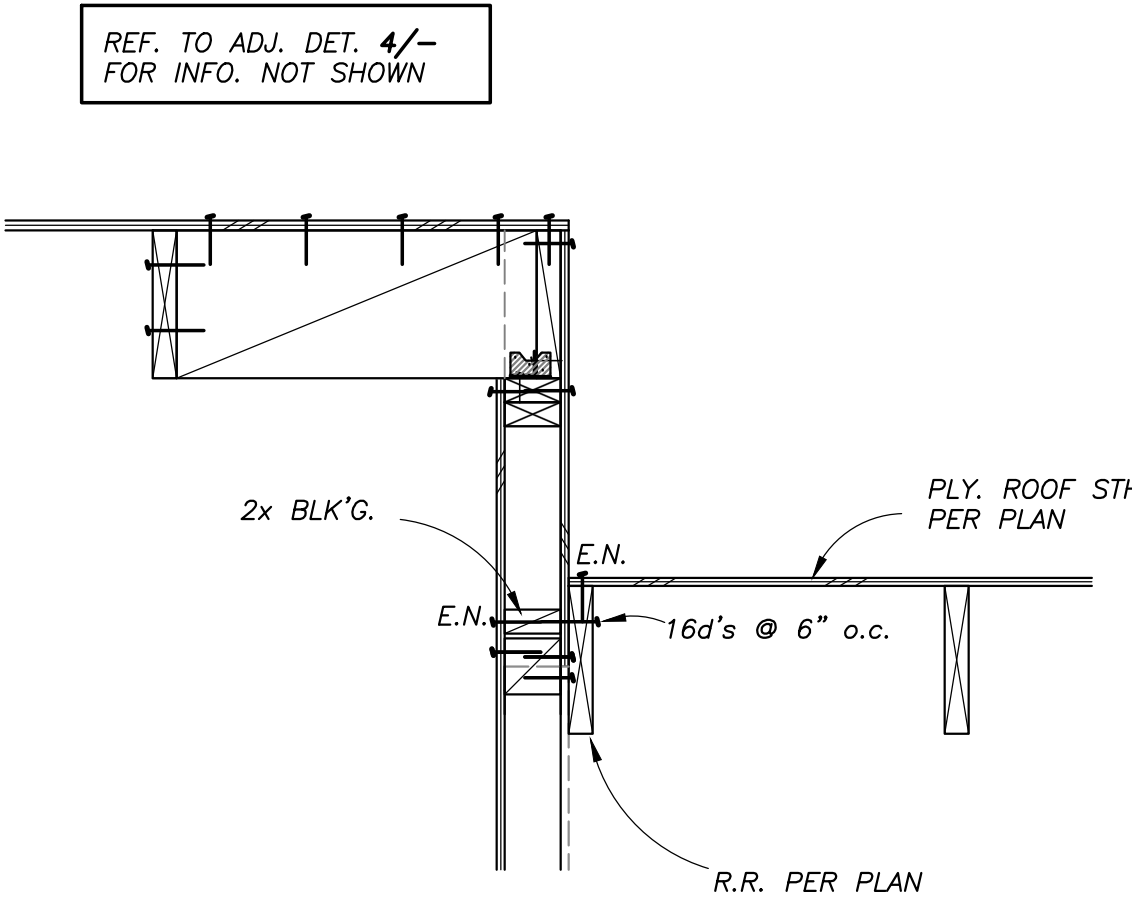
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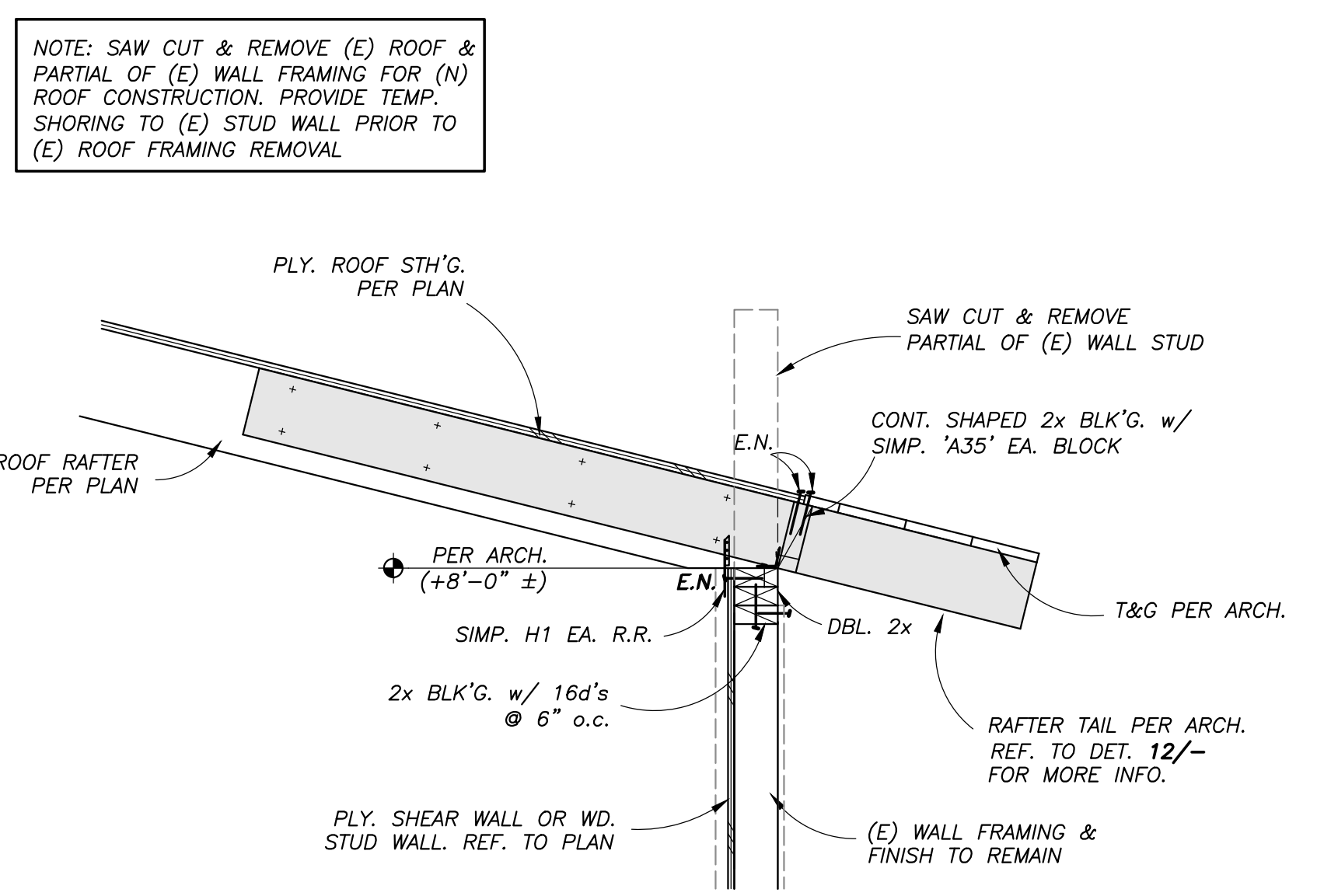
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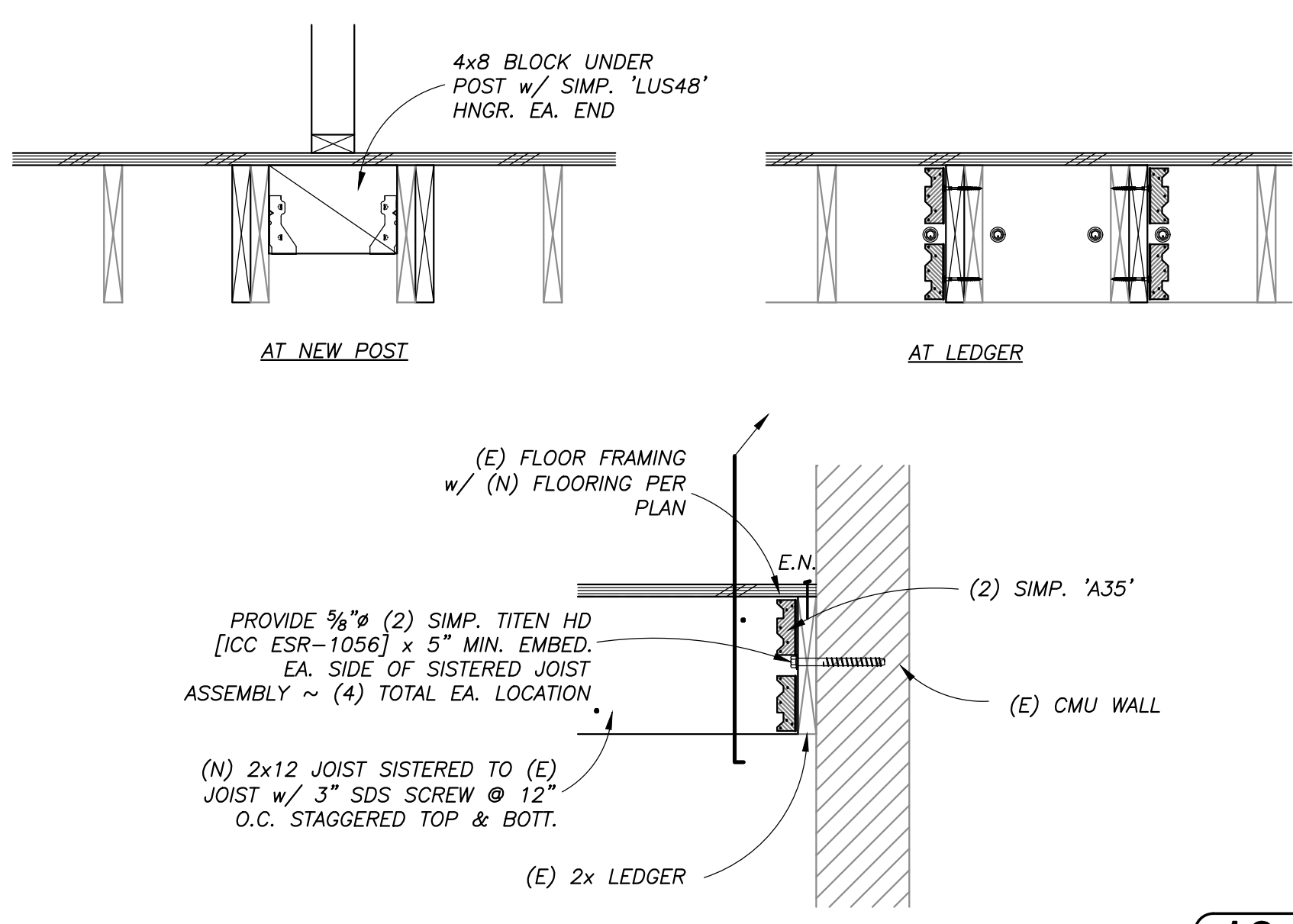
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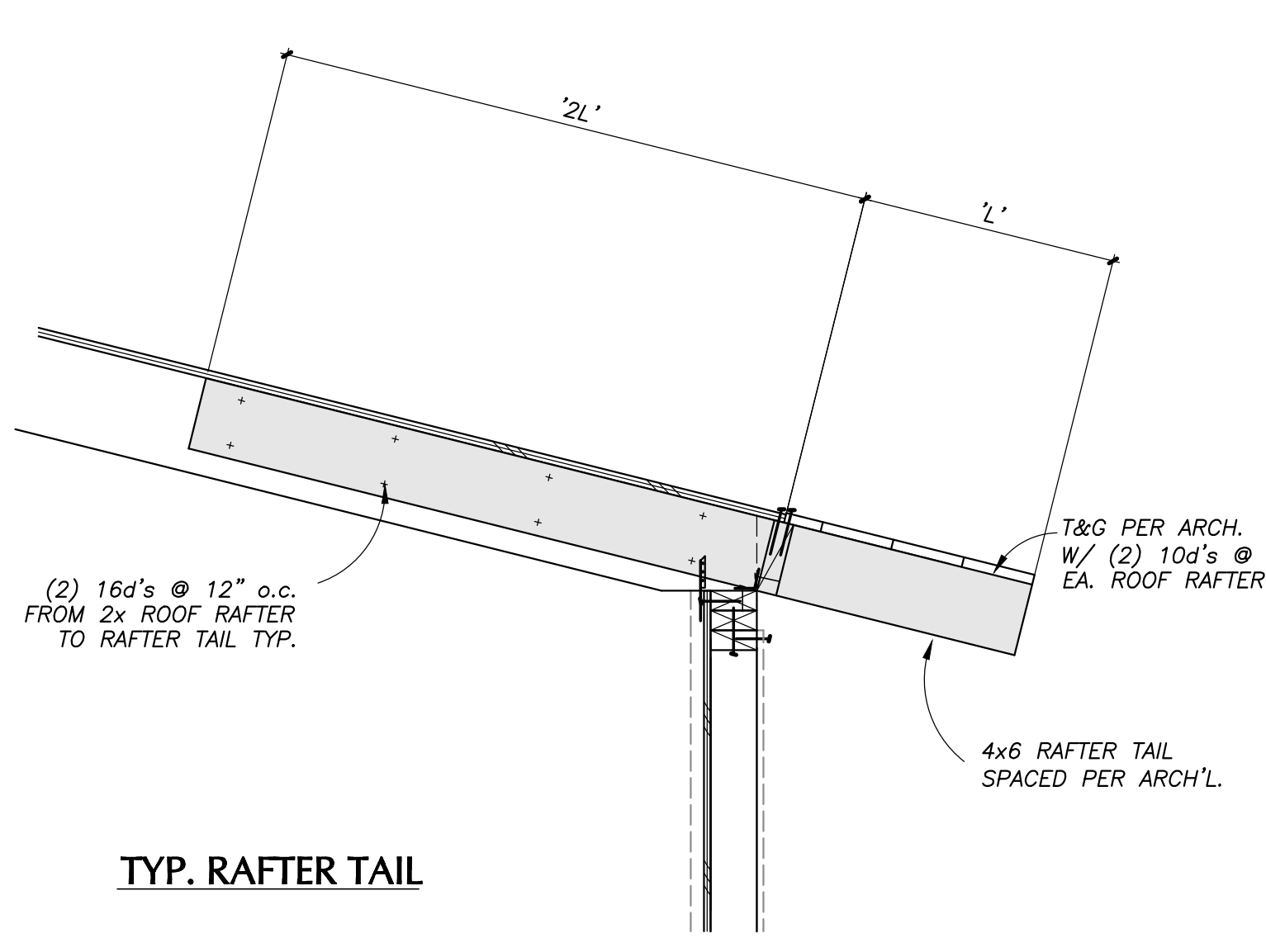
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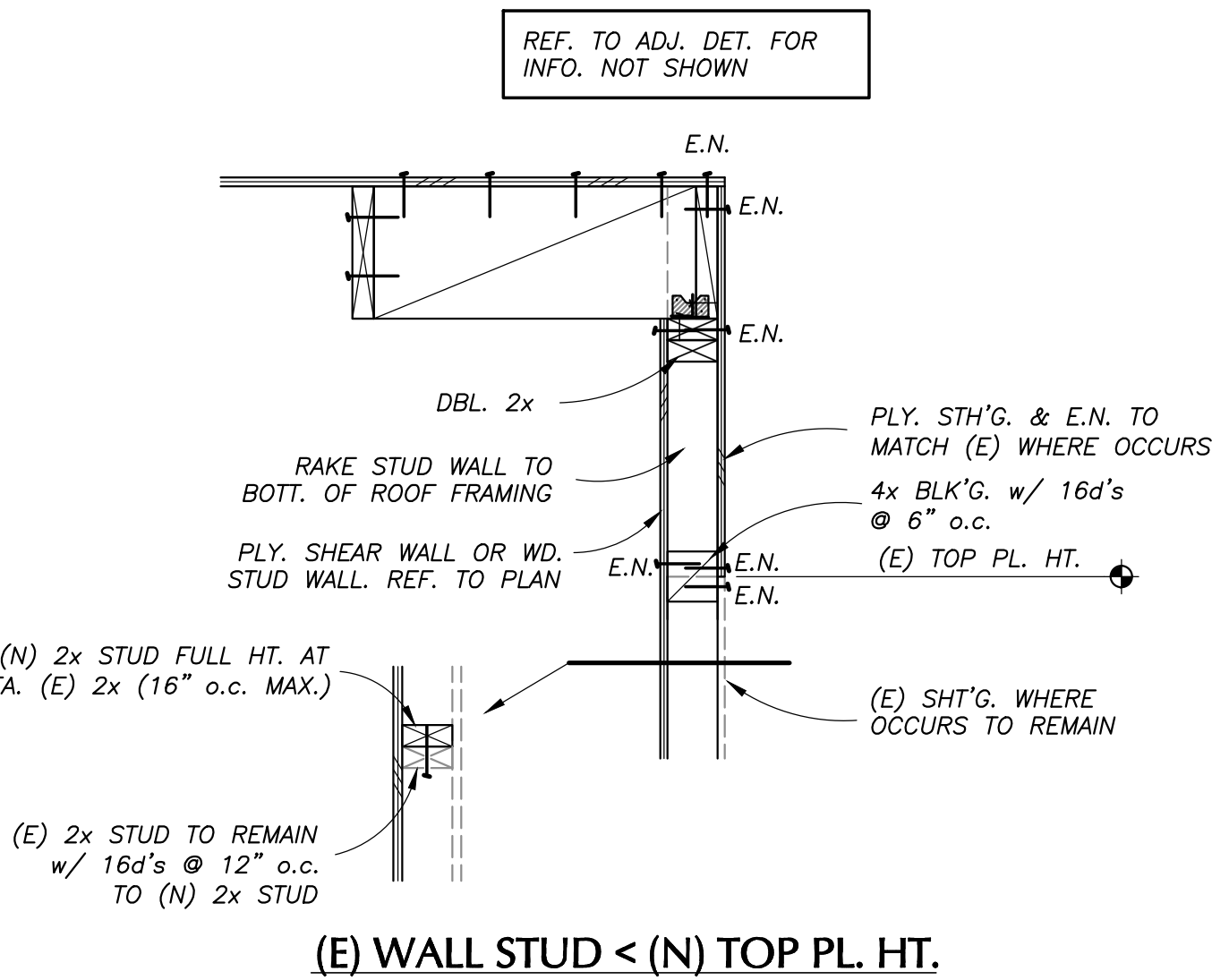
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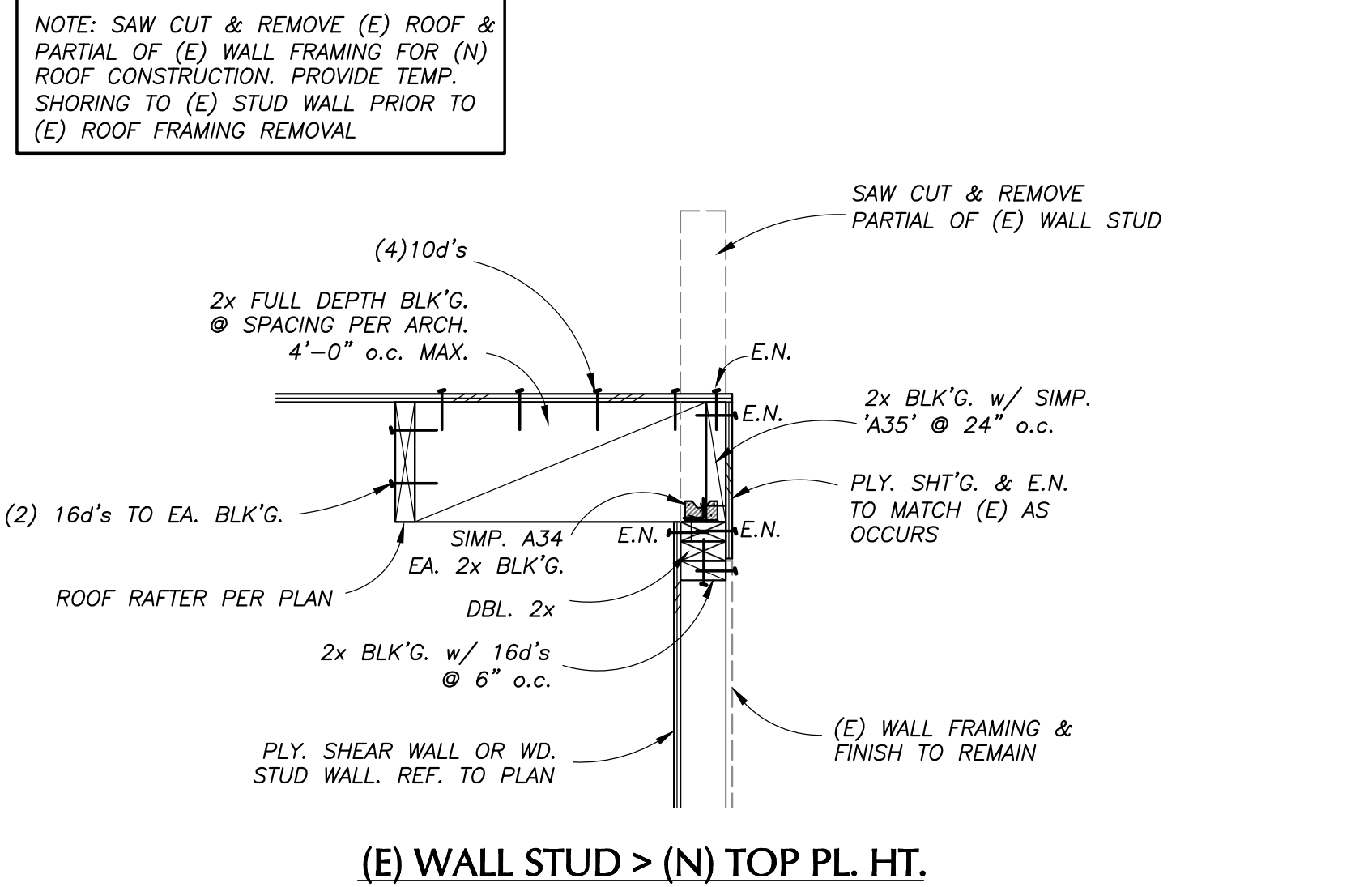
16



12



(E) WALL STUD < (N) TOP PL. HT.



(E) WALL STUD > (N) TOP PL. HT.

4

DATE	TYPE

For: City of Santa Barbara Planning Review

Job: Minnich Garage Re-Roof

Date: 5.1.2024

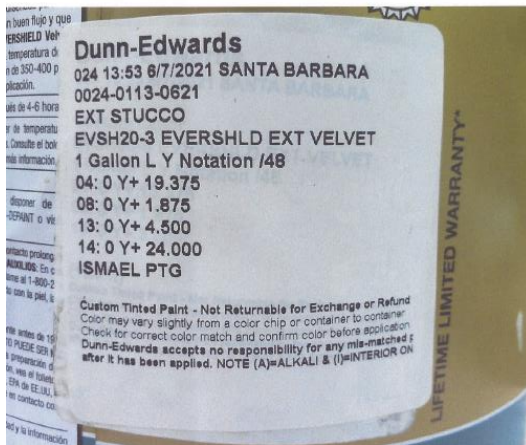
Planning #: PLN2024-00115

Subject: Garage Paint / Color



Current Status: Shingle Roof, Off-white stucco, Brown doors and eave trim

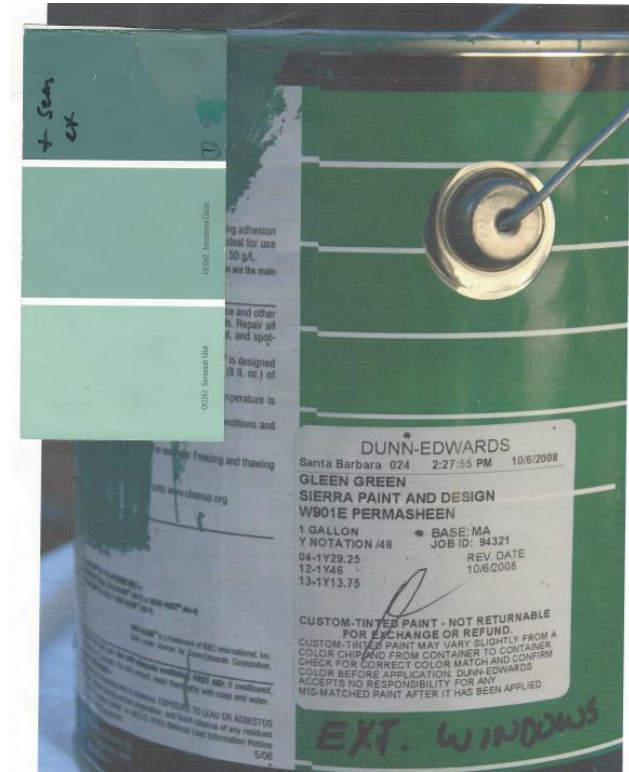
Proposed Color to Match Main House:



Body of Garage
Off-White #W-F-420



Eaves and Trim
Saddle Brown #KK094



Window Edging
Gleen Green #GG263



LOOKING SOUTHWEST

FOR: CITY OF SANTA BARBARA PLANNING REVIEW
JOB: 19.02 MINNICH GARAGE RE-ROOF
DATE: 5.30.19



Rex Ruskauff, Architect
1444 las Positas Place
Santa Barbara, CA 93105

ph (805) 899.4864



LOOKING WEST

FOR: CITY OF SANTA BARBARA PLANNING REVIEW
JOB: 19.02 MINNICH GARAGE RE-ROOF
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STUDIO
architecture & design



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LOOKING EAST

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LOOKING NORTH

FOR: CITY OF SANTA BARBARA PLANNING REVIEW
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LOOKING WEST

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