



Design Professional: Low Carbon Concrete Compliance Form Cement Limit Pathway

Project Name: House Relocation - 105 Terrace Avenue, Bolinas, CA
Project Address: 105 Terrace Avenue, Bolinas, CA 94924

THE STRUCTURAL ENGINEER OR RESPONSIBLE APPLICANT ON THE DESIGN TEAM SHALL COMPLETE AND SUBMIT TO THE BUILDING DEPARTMENT FOR PLAN CHECK TO REVIEW.					STEPS
Date:	2/26/2024				1) Provide Date, Company Information, and Signature
Company Name:	David Kotzebue Architecture				
Print Name:	David Kotzebue				
Signature:					2) Provide information for ALL unique concrete mix designs used on the project. 3) If Ready-Mix Design Number has been pre-qualified, provide County issued pre-qualified reference number. See pre-qualified mixes at https://marincounty.org/lowcarbonconcretecodes 4) Place or print this compliance form within structural plans. If a licensed professional is present, that person MUST stamp the mix design to ensure it complies, otherwise a signature of the responsible applicant will suffice.
Application (e.g., foundation, slab, sidewalks, pool, etc.)	If Applicable, Pre-Qualified Mix Design (County Reference No.)	Specified Strength (psi)	Allowable Cement See Table 19.07.050 (pg 2 below) as per MBO, Title 19 (lbs/cyd)	If Applicable, Allowable Cement High Early Strength-add 30% (lbs/cyd)	
ex. Sidewalks	ex. 00001	ex. 3000	ex. 410	ex. 533	
Foundation, Retaining Walls		5000	503	654	
Slab on Grade		2500	362	471	

v6 Last Updated 10/16/2023



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Marin Building Code, Title 19, Table 19.07.050. Cement and Embodied Carbon Limit Pathways (Look at Cement Limits)

Minimum specified compressive strength f_c , psi ⁽¹⁾	Cement limits for use with any compliance method 19.07.050.2 through 19.07.050.5	Embodied Carbon limits for use with any compliance method 19.07.050.2 through 19.07.050.5
	Maximum ordinary Portland cement content (lbs/yd ³) ⁽²⁾	Maximum embodied carbon (kg CO ₂ e/m ³ , per EPD)
up to 2500	362	260
3000	410	289
4000	456	313
5000	503	338
6000	531	356
7000	594	394
7001 and higher	657	433
up to 3000 light weight	512	578
4000 light weight	571	626
5000 light weight	629	675

- Notes**
- For concrete strengths between the stated values, use linear interpolation to determine cement and/or embodied carbon limits.
 - Portland cement of any type per ASTM C150 or ASTM C595

v5 Last Updated 10/09/2023

Comments and Notes:

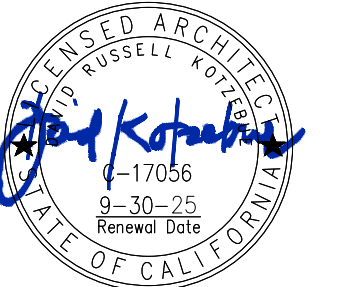
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Revisions

27 FEBRUARY 2024
PLAN REVIEW

Job Number

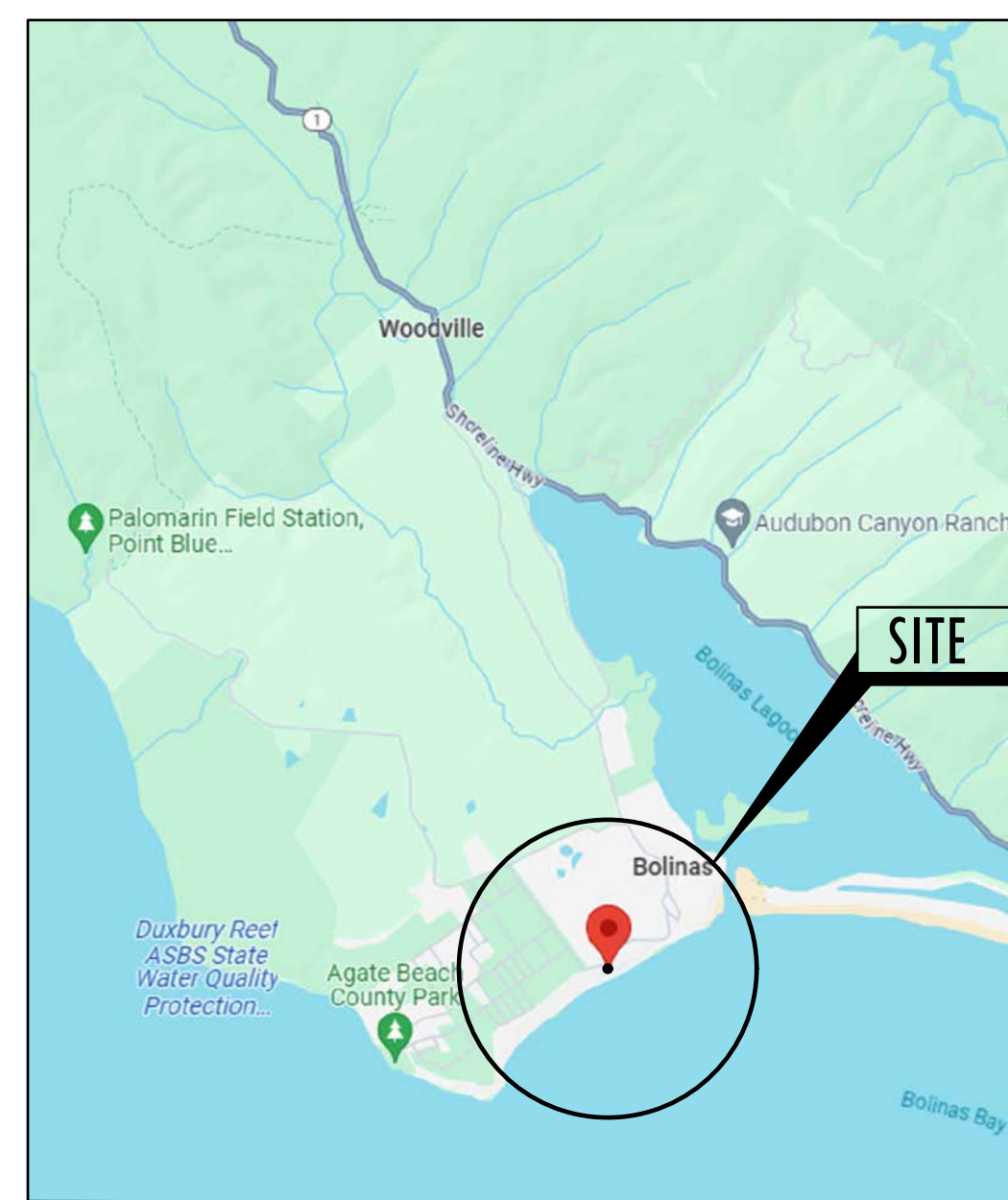
ABBREVIATIONS

ADJ	ADJACENT OR ADJUSTABLE	FD	FLOOR DRAIN	PSI	POUNDS PER SQUARE INCH
A/C	AIR CONDITIONING	FT	FOOT OR FEET	PT	PRESSURE TREATED
AC	ASPHALT CONCRETE	FTG	FOOTING	PTDF	PRESSURE TREATED DOUGLAS FIR
ALT	ALTERNATE	FAU	FORCED AIR UNIT	PL	PROPERTY LINE
AB	ANCHOR BOLT	FDN	FOUNDATION	RAD	RADIUS
AFF	ABOVE FINISH FLOOR	GA	GAUGE	REF	REFERENCE OR REFRIGERATOR
ADG	AGGREGATE	GI	GALVANIZED IRON	RESIL	RESILIENT
BSMT	BASEMENT	GAL	GALVANIZED	RA	RETURN AIR
BRG	BEARING	GFI	GROUND FAULT CIRCUIT INTERRUPTER	REV	REVISION
BM	BENCH MARK	GL	GLASS OR GLAZING	RH	RIGHT HAND
BET	BETWEEN	GB	GRAB BAR	RD	ROOF DRAIN
BLK	BLOCK	HDW	HARDWARE	RFG	ROOFING
BLW	BELOW	HDR	HEADER	RM	ROOM
BLG	BLOCKING	HTG	HEATING	RO	ROUGH OPENING
BD	BOARD	HVAC	HEATING/ VENTING/ AIR CONDITIONING	SC	SOLID CORE
BW	BOTH WAYS	HT	HEIGHT	SCH	SCHEDULE
BOT	BOTTOM	HC	HOLLOW CORE	SCR	SCREEN
BRNZ	BRONZE	HOR	HORIZONTAL	SH	SHIRT
CL	CENTERLINE	HB	HOSE BIB	SH	SHELF OR SHELVING
COMB	COMBINATION OR COMBUSTION	ID	INSIDE DIAMETER	SIM	SIMILAR
CO	CLEANOUT	INT	INTERIOR	S and P	SHELF AND POLE
COMP	COMPOSITION	JNT	JOINT	SPKR	SPEAKER
CONC	CONCRETE	KIT	KITCHEN	SPEC	SPECIFICATIONS
CMU	CONCRETE MASONRY UNIT	KO	KNOCK-OUT	SO	SQUARE
CONST	CONSTRUCTION	LAG	LAG BOLT	STD	STANDARD
CONT	CONTINUOUS	LAM	LAMINATE	STSL	STAINLESS STEEL
CNTR	COUNTER	LAV	LAVATORY	ST	STEEL
CS	COUNTERSINK	LH	LEFT HAND	STRUC	STRUCTURAL
CF	CUBIC FOOT	L	LENGTH	SA	SUPPLY AIR
CU	CUBIC	LT	LIGHT	SUS	SUSPENDED
DTL	DETAIL	LWT	LIGHTWEIGHT	SYS	SYSTEM
DIAG	DIAGONAL	M	MACHINE BOLT	TEL	TELEPHONE
DIA	DIAMETER	MFR	MANUFACTURER	TV	TELEVISION
DIM	DIMENSION	MAS	MASONRY	THK	THICK OR THICKNESS
DW	DISHWASHER	MAX	MAXIMUM	THR	THRESHOLD
DIV	DIVISION	MECH	MECHANICAL	T and G	TONGUE AND GROOVE
DR	DOOR	MC	MEDICINE CABINET	TOP	TOP OF CONCRETE
DS	DOWNSPOUT	MET	METAL	TP	TOP OF PAVING
DWR	DRAWER	MIN	MINIMUM	TW	TOP OF WALL
DRN	DRAIN	MISC	MISCELLANEOUS	TB	TOWEL BAR
DWG	DRAWING	MNT	MOUNT	TH	TOILET PAPER HOLDER
ELEC	ELECTRICAL	NAT	NATURAL	TS	TUBE STEEL
EL	ELEVATION	NIC	NOT IN CONTRACT	TYP	TYPICAL
EMER	EMERGENCY	NTS	NOT TO SCALE	UNO	UNLESS OTHERWISE NOTED
EXH	EXHAUST	OBS	OBSCURE	VCT	VINYL COMPOSITION TILE
(E)	EXISTING	OC	ON CENTER	VERT	VERTICAL
EB	EXPANSION BOLT	OPG	OPENING	VF	VERIFY IN FIELD
EXP	EXPOSED	OPP	OPPOSITE	WSC	WAINSCOT
EXT	EXTERIOR	OH	OVERHEAD	WC	WATER CLOSET
FOC	FACE OF CONCRETE	PK	PARKING	WN	WINDOW
FOF	FACE OF FINISH	PVN	PARTITION	WP	WEATHER OR WATER PROOF
FOS	FACE OF STUD	PVT	PAVEMENT	WH	WATER HEATER
FIN	FINISH	PLAS	PLASTIC OR PLASTER	WTR	WATER
FLL	FINISH FLOOR LINE	PLWD	PLYWOOD	WT	WEIGHT
FE	FIRE EXTINGUISHER	PVC	POLYVINYL CHLORIDE	W/	WITH
FF	FIREPROOF	PSF	POUNDS PER SQUARE FOOT	W/O	WITHOUT
FLR	FLOOR				

SYMBOLS

	SECTION IDENTIFICATION SHEET NUMBER		NEW WALL CONSTRUCTION
	DETAIL IDENTIFICATION SHEET NUMBER		EXISTING WALLS TO REMAIN
	ELEVATION IDENTIFICATION SHEET NUMBER		EXISTING TO BE REMOVED
	DOOR MARK		BATT INSULATION
	WINDOW MARK		RIGID INSULATION
	MATCH LINE		CONCRETE
	REVISION		MASONRY
	WORK POINT		EARTH
	SPOT ELEVATION		GRAVEL FILL
			STEEL
			PLYWOOD
			WOOD CONTINUOUS
			WOOD BLOCKING
			WOOD FINISH

VICINITY MAP



SCOPE OF WORK

- PREPARE SITE FOR NEW BUILDING LOCATION
- CONSTRUCT NEW FOUNDATION at NEW BUILDING LOCATION
- RELOCATE EXISTING HOUSE TO NEW LOCATION
- MODIFY EXISTING DRIVEWAY as REQUIRED
- CONNECT TO UTILITIES and SEPTIC SYSTEM

PROJECT DATA

	EXISTING	PROPOSED	REQUIREMENT
ZONING	C-R-A-B2		
LOT AREA	1.65 ACRES		10,000 SQ FT
LOT COVERAGE	1,267 SQ FT	1,267 SQ FT	
EXISTING FLOOR AREA			
FIRST FLOOR AREA	490 SQ FT	490 SQ FT	
SECOND FLOOR AREA	1,524 SQ FT	1,524 SQ FT	
TOTAL FLOOR AREA	2,014 SQ FT	2,014 SQ FT	
STORAGE	414 SQ FT	414 SQ FT	
TOTAL BUILDING AREA	2,428 SQ FT	2,428 SQ FT (3%)	30%
DECK	915 SQ FT	915 SQ FT	
MAXIMUM HEIGHT	19'-6"	23'	25'
PARKING	2	2	2
FRONT SETBACK	80'	8'-0"	25'
LEFT SIDE YARD	14'-4"	67'-10"	10'
RIGHT SIDE YARD	78'	25'-8"	10'
REAR SETBACK	+/- 215'	+/- 293'	20% LOT DEPTH/ 25' MAXIMUM

OCCUPANCY GROUP: R-3

BUILDING SHALL INCLUDE APPROVED SMOKE DETECTORS and CARBON MONOXIDE ALARMS IN ALL SLEEPING AREAS COMPLYING WITH CFC 907.2.10

PROJECT DIRECTORY

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Issue

22 APRIL 2024
VARIANCE APPLICATION

Emergency Permit

105 TERRACE AVENUE
Bolinas, CA 94924

APN 193 172 18

Latitude 37.902
Longitude -122.691

Title TITLE SHEET GENERAL NOTES

Scale

Date 14 FEBRUARY 2024

Sheet



2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1: **Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AIAA/WDMA/CSA 1011.5.2/A440-2011. *

§ 110.6(a)5: **Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 110.111(a).

§ 110.6(b): **Field fabricated exterior doors and fenestration products** must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6.A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *

§ 110.7: **Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.

§ 110.8(a): **Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).

§ 110.8(g): **Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).

§ 110.8(i): **Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per § 105-113 when the installation of a cool roof is specified on the CF1R.

§ 110.8(j): **Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.

§ 150.0(a): **Roof Deck, Ceiling and Rafters Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-19 in area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.

§ 150.0(b): **Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.

§ 150.0(c): **Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1.A or B. *

§ 150.0(d): **Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *

§ 150.0(f): **Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).

§ 150.0(g)1: **Vapor Retarder.** In climate zones 1 through 16, the earth floor or unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).

§ 150.0(g)2: **Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.

§ 150.0(i): **Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45 or area-weighted average U-factor of at least 0.45.

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e): **Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.

§ 150.0(e)1: **Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.

§ 150.0(e)2: **Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and light-fitting damper or combustion-air control device. *

§ 150.0(e)3: **Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing Systems:

§ 110.0-§ 110.3: **Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *

§ 110.2(a): **HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2.A through Table 110.2.N. *

§ 110.2(b): **Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-off temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating. *

§ 110.2(c): **Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *

§ 110.3(c)3: **Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.

§ 110.3(c)6: **Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

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2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5: **Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.

§ 150.0(h)1: **Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMCNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

§ 150.0(h)3A: **Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.

§ 150.0(h)3B: **Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.

§ 150.0(i)1: **Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *

§ 150.0(j)2: **Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by § 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.

§ 150.0(h)1: **Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5 x 2.5 x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater.

§ 150.0(h)3: **Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and labeled by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3: **Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.

§ 150.0(m)1: **CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than 1/4". If mastic or tape is used, building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *

§ 150.0(m)2: **Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.

§ 150.0(m)3: **Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.

§ 150.0(m)7: **Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.

§ 150.0(m)8: **Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.

§ 150.0(m)9: **Protection of Insulation.** Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.

§ 150.0(m)10: **Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.

§ 150.0(m)11: **Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupied space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.

§ 150.0(m)12: **Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in § 150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13: **Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply conditioned must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be > 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy < 0.45 watts per CFM for CFM for gas furnace air handlers and < 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow > 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy < 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1: **Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2. Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *

§ 150.0(o)1B: **Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per § 150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and/or uncontrolled per § 150.0(o)1B(ii)(iv). CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with § 150.0(o)1C.

§ 150.0(o)1C: **Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses.** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1C-ii.

§ 150.0(o)1G: **Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of § 150.0(o)1G(i) enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting § 150.0(o)1G(ii)-(iv). Airflow must be measured by the installer per § 150.0(o)1G(v), and rated for sound per § 150.0(o)1G(vi). *

§ 150.0(o)1H&I: **Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by § 150.0(o)1C.

§ 150.0(o)2: **Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per § 150.0(o)1G.

Pool and Spa Systems and Equipment:

§ 110.4(a): **Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAED65; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *

§ 110.4(b)1: **Piping.** Any pool or spa heating system or equipment must be installed with at least 3/8 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.

§ 110.4(b)2: **Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.

§ 110.4(b)3: **Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.

§ 110.5: **Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.

§ 150.0(p): **Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9: **Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *

§ 150.0(k)1A: **Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.

§ 150.0(k)1B: **Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *

§ 150.0(k)1C: **Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.

§ 150.0(k)1D: **Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.

§ 150.0(k)1E: **Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.

§ 150.0(k)1F: **Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G: **Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *

§ 150.0(k)1H: **Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.

§ 150.0(k)1I: **Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.

§ 150.0(k)2A: **Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.

§ 150.0(k)2B: **Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *

§ 150.0(k)2A: **Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *

§ 150.0(k)2B: **Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).

§ 150.0(k)2C: **Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.

§ 150.0(k)2D: **Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.

§ 150.0(k)2E: **Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.

§ 150.0(k)2F: **Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.

§ 150.0(k)2K: **Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.

§ 150.0(k)3A: **Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.

§ 150.0(k)4: **Internally Illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.

§ 150.0(k)5: **Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1: **Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).

§ 110.10(b)1A: **Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhanging of the building and have a total area no less than 250 square feet. *

§ 110.10(b)2: **Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.

§ 110.10(b)3A: **Shading.** The solar zone must not contain any obstructions, including but not limited to vents, chimneys, architectural features, and roof mounted equipment.

§ 110.10(b)3B: **Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *

§ 110.10(b)4: **Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.

§ 110.10(c): **Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.

§ 110.10(d): **Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.

§ 110.10(e)1: **Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.

§ 110.10(e)2: **Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s): **Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system solution equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.

§ 150.0(t): **Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover permanently marked as "For Future 240V use."

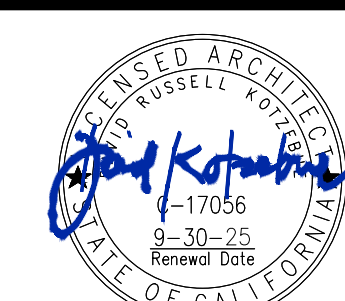
§ 150.0(u): **Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

§ 150.0(v): **Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

5/6/22

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Revisions

△ 27 FEBRUARY 2024
PLAN REVIEW

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Job Number

Issue

△ 22 APRIL 2024
VARIANCE APPLICATION

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Emergency Permit
105 TERRACE AVENUE
Bolinus, CA 94924

APN 193 172 18
Latitude 37.902
Longitude -122.691

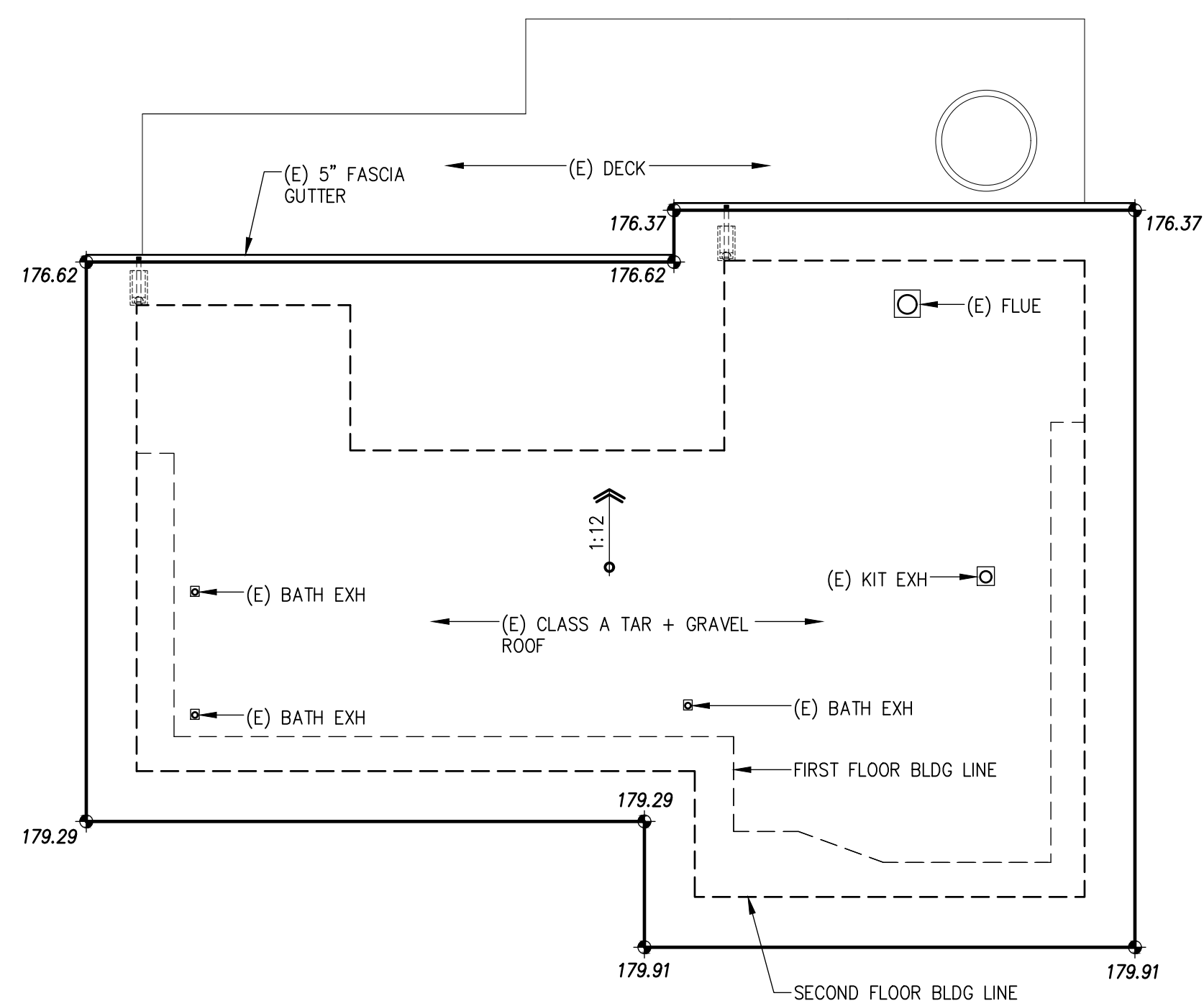
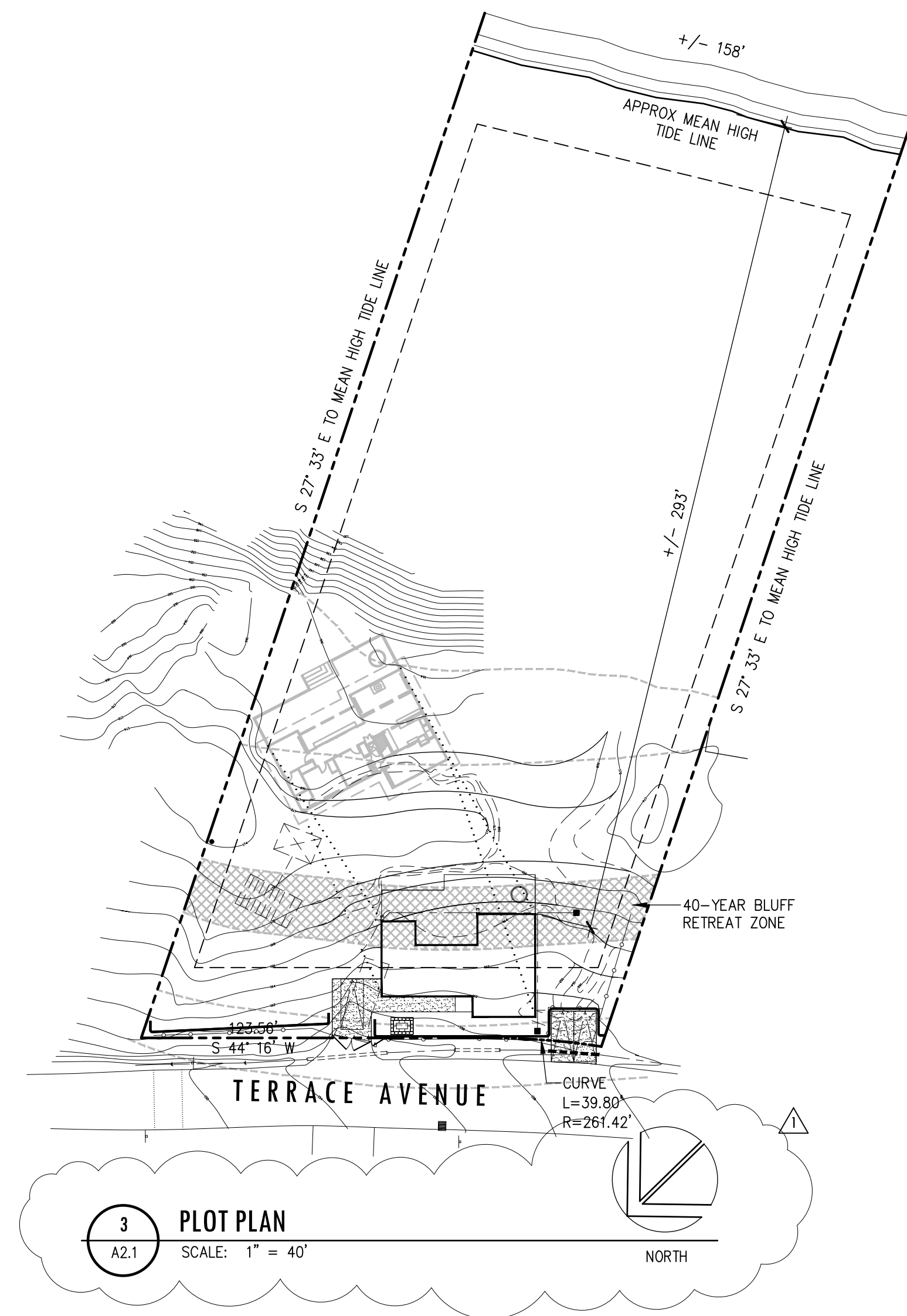
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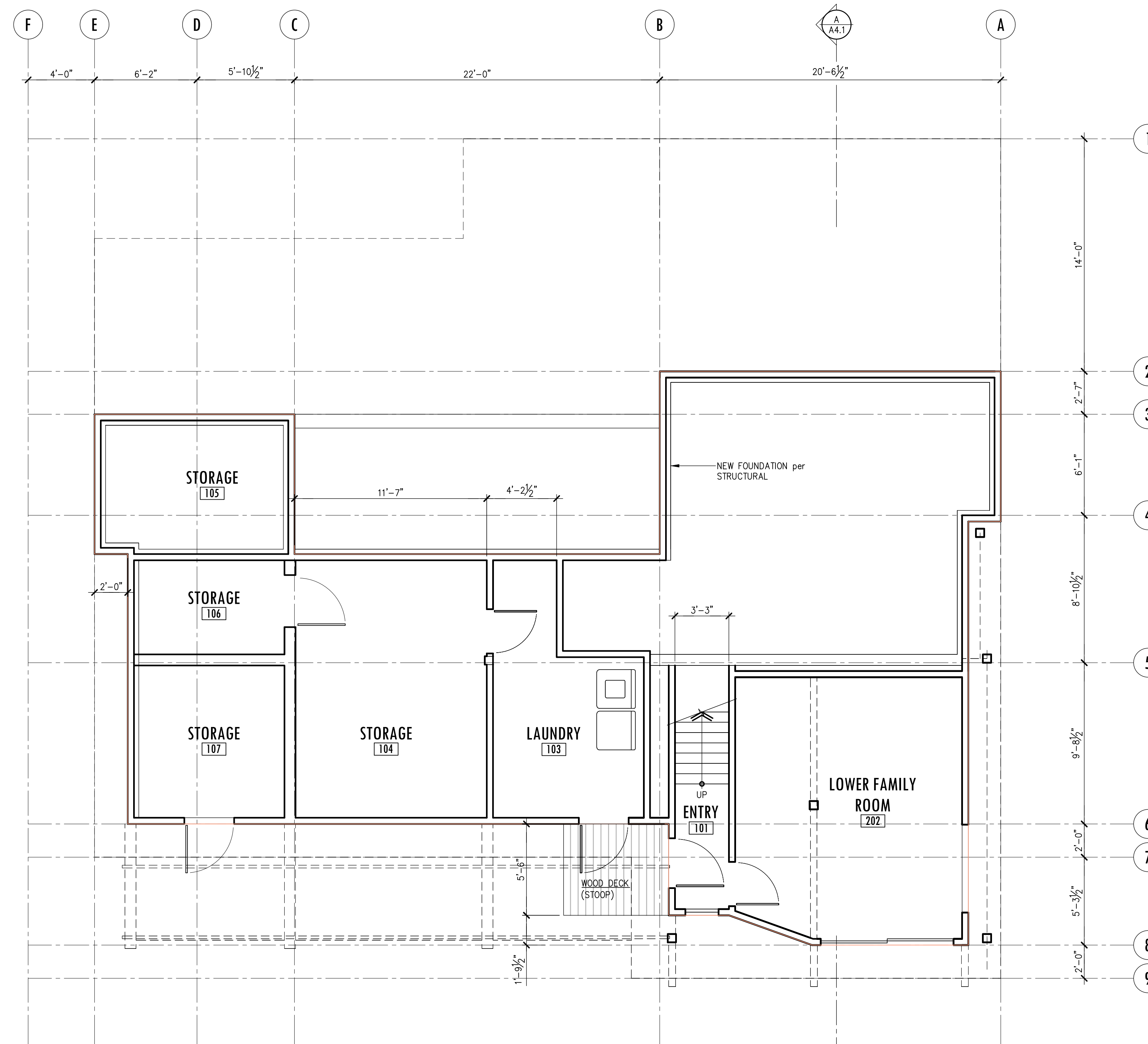
Date 26 FEBRUARY 2024

Sheet





2 ROOF PLAN
SCALE: 1/8"=1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

EXISTING ELECTRICAL (LIGHTING, OUTLETS, FANS, ETC) TO REMAIN. NO NEW ELECTRICAL WORK IS PROPOSED.

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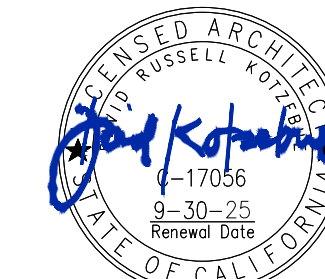
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△	27 FEBRUARY 2024 PLAN REVIEW
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Title	FIRST FLOOR PLAN/ROOF PLAN
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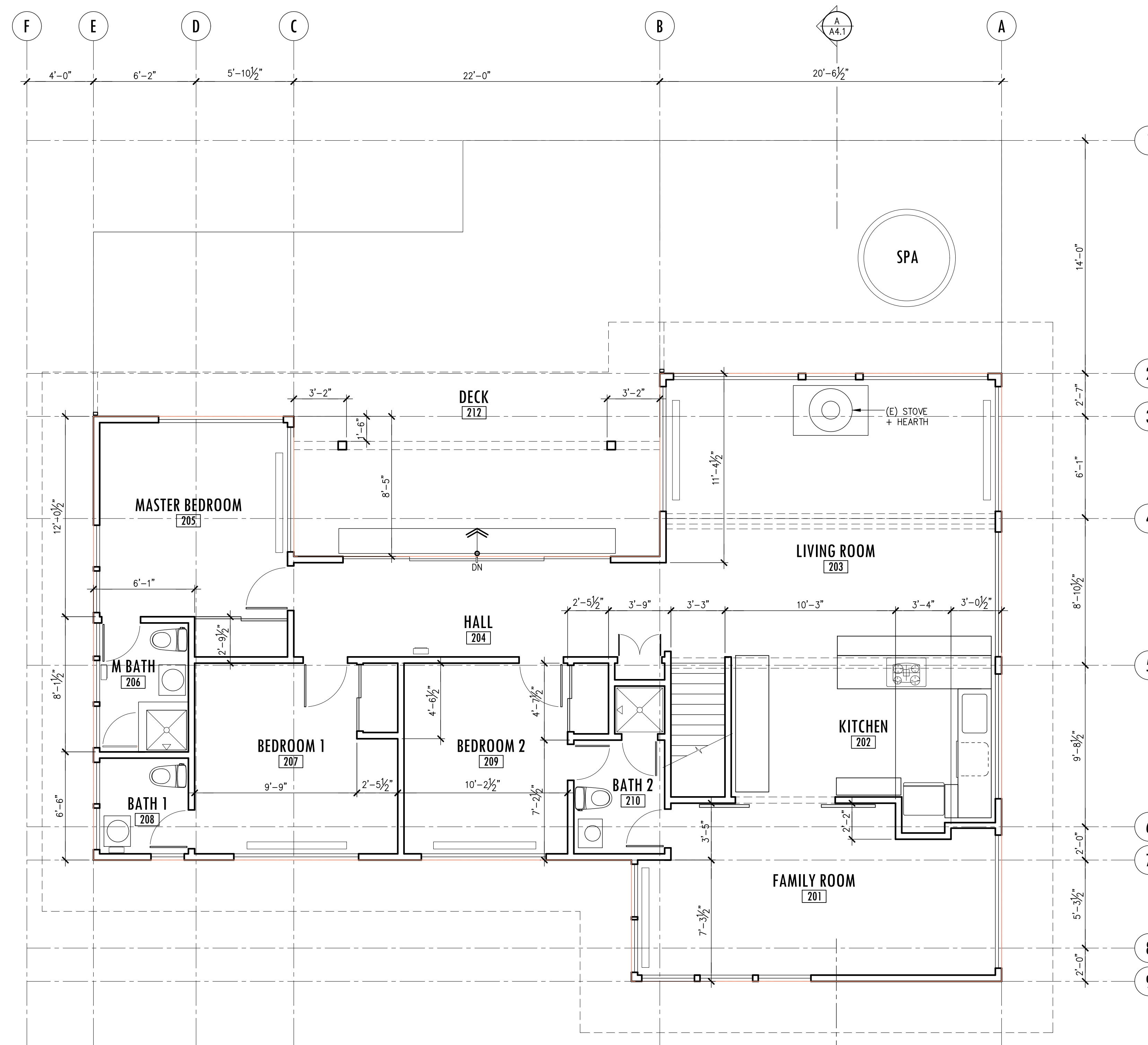
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Title SECOND FLOOR PLAN

Scale 1/4" = 1'-0"

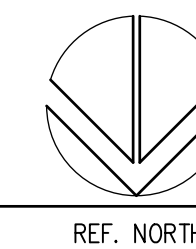
Date 14 FEBRUARY 2024

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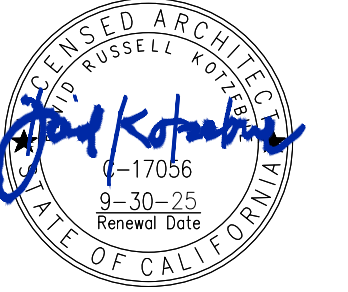


1 SECOND FLOOR PLAN
A2.2 SCALE: 1/4"=1'-0"

EXISTING ELECTRICAL (LIGHTING, OUTLETS, FANS, ETC) TO REMAIN. NO NEW ELECTRICAL WORK PROPOSED.



REF. NORTH



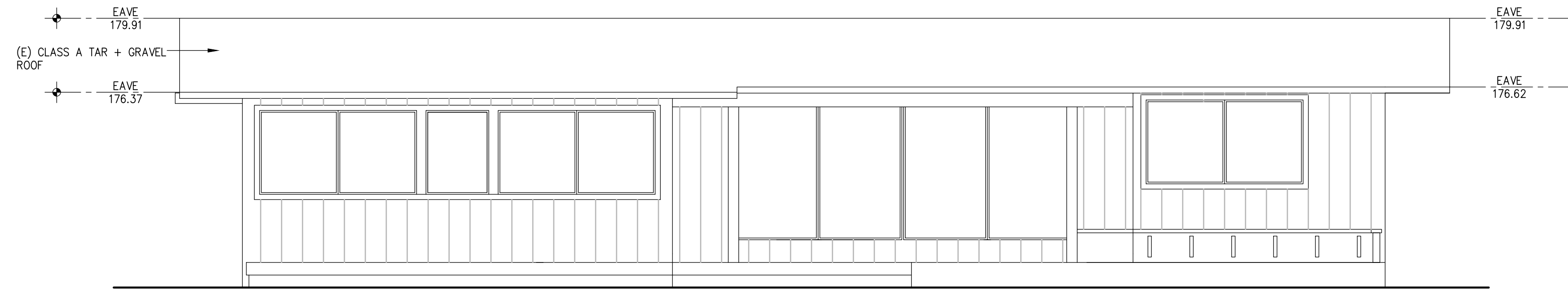
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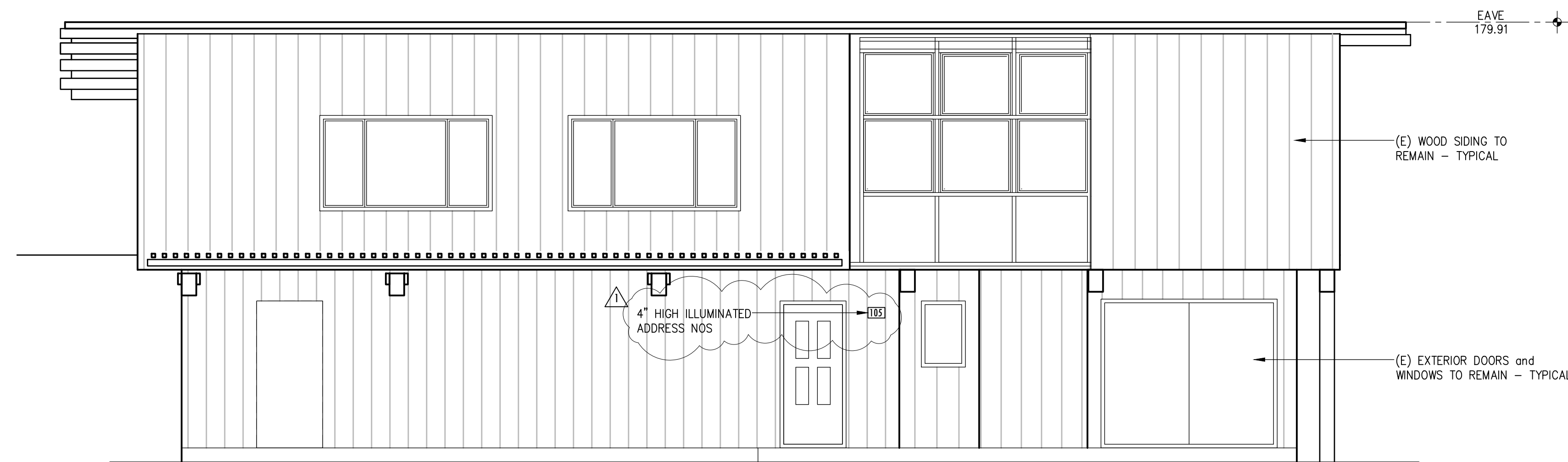
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PLAN REVIEW



Job Number



2 SOUTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



1 NORTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"

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Title EXTERIOR ELEVATIONS

Scale 1/4" = 1'-0"

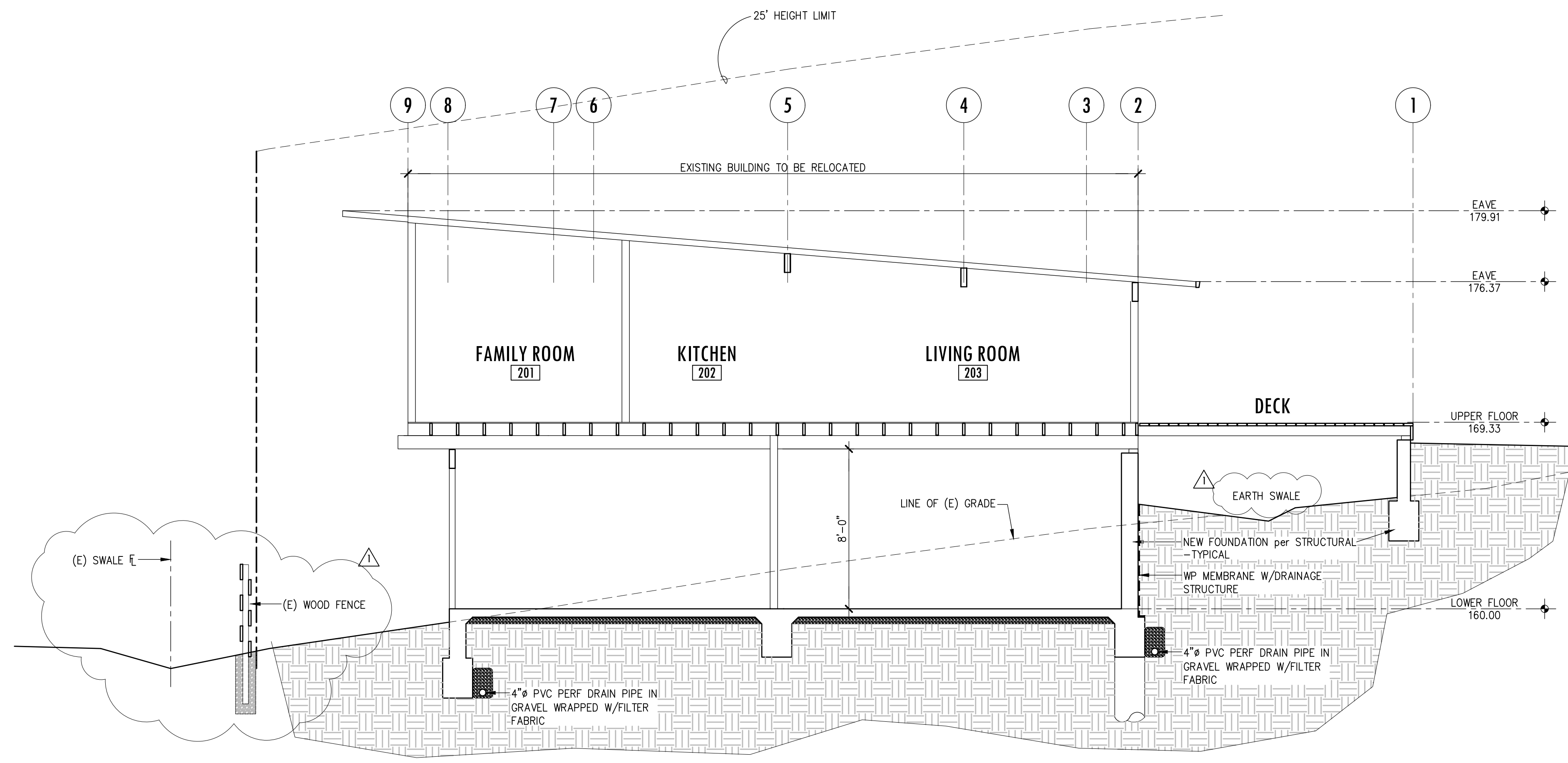
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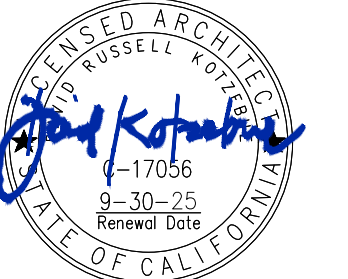
A SECTION
A4.1 SCALE: 1/4"=1'-0"

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Emergency Permit
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Title	SECTIONS
Scale	1/4" = 1'-0"
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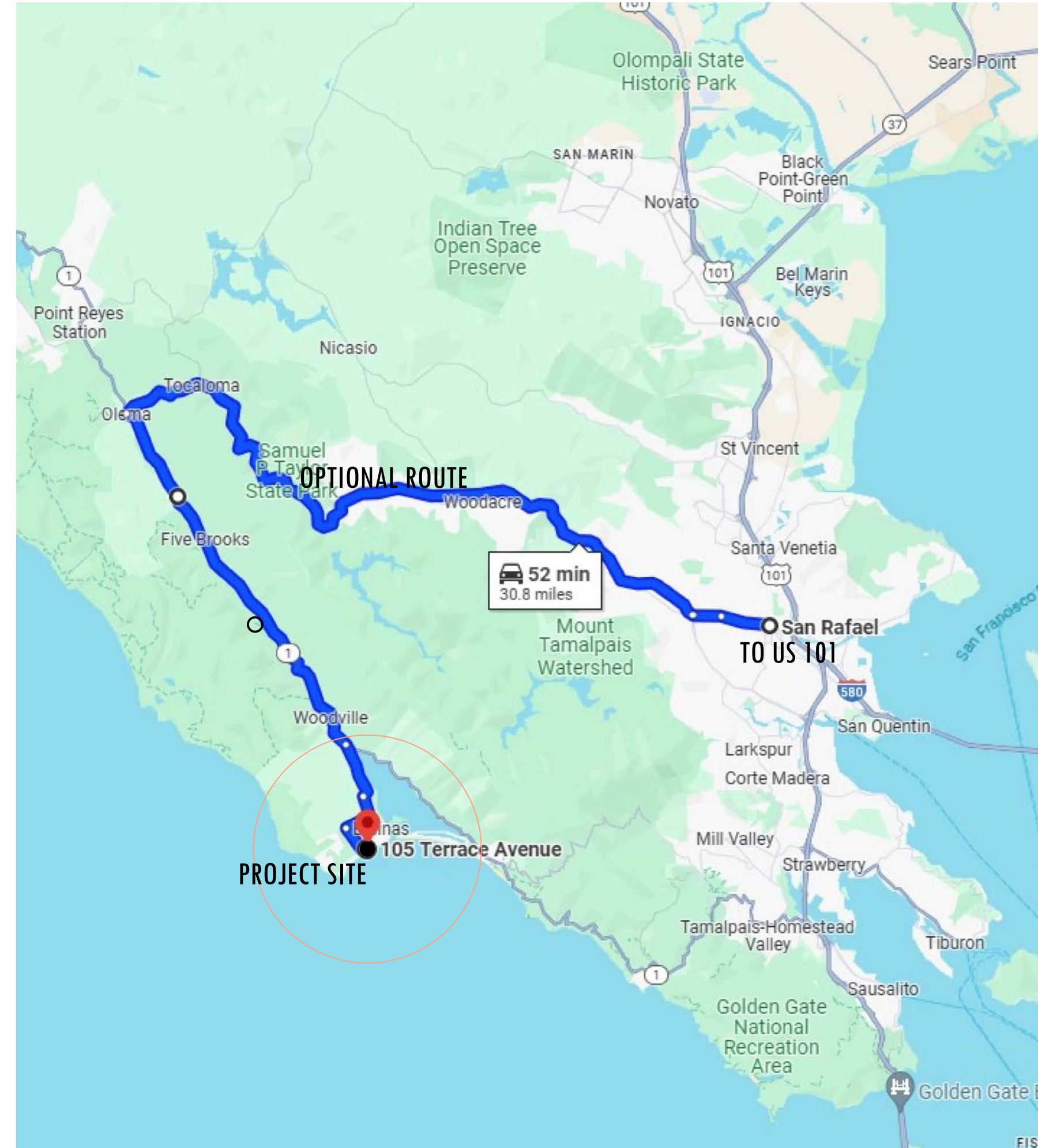


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CONSTRUCTION VEHICLE ROUTE

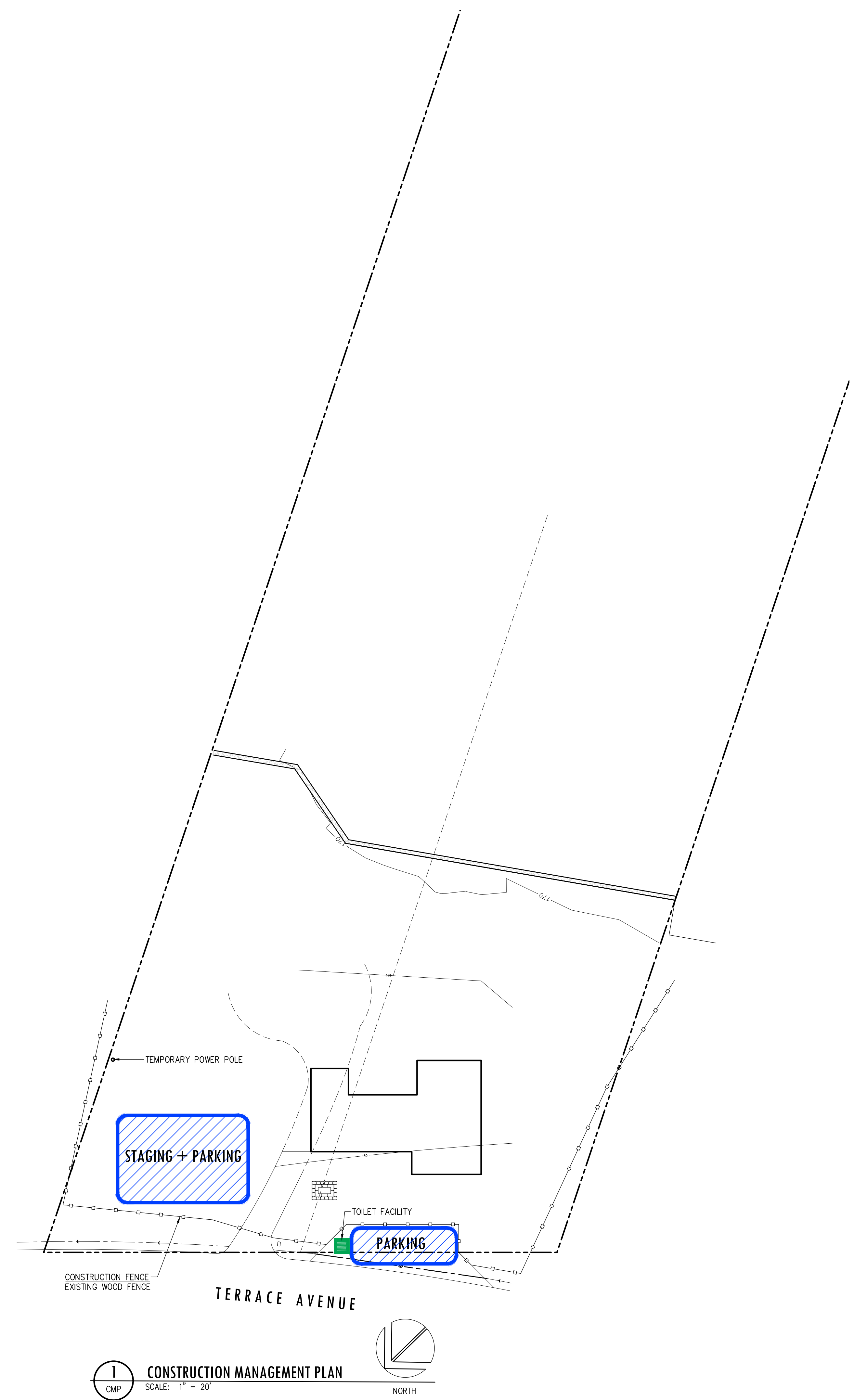


SITE ACCESS ROUTE

FROM SAN RAFAEL: SIR FRANCIS DRAKE BLVD TO CALIFORNIA HIGHWAY 1 SOUTH TO OLEMA BOLINAS ROAD. CONTINUE ON OLEMA BOLINAS ROAD TO TERRACE AVENUE. RETURN ROUTE SHALL BE THE REVERSE.

CONSTRUCTION PARKING + STAGING NOTES

- A. THE DELIVERY OF MATERIALS and EQUIPMENT TO and FROM THE CONSTRUCTION SITE SHALL BE LIMITED TO WEEKDAYS BETWEEN 8:00AM and 4:00PM.
- B. PARKING OF DELIVERY TRUCKS SHALL BE LIMITED BY COUNTY OF MARIN MUNICIPAL CODE SPECIFICATIONS and STANDARDS FOR ENCROACHMENT PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY.
- C. ALL PARKING FOR CONSTRUCTION RELATED VEHICLES SHALL BE ON-SITE.
- D. AS FIRST ORDER OF BUSINESS AFTER DEMOLITION - SITE MOBILIZATION and IMPROVEMENTS SHALL BE TO CONSTRUCT AN ONSITE STAGING and TEMPORARY DRIVEWAYS as SHOWN ON THE CONSTRUCTION MANAGEMENT PLAN.
- E. CONSTRUCTION VEHICLES SHALL NOT BLOCK ANY PUBLIC RIGHT-OF-WAY and ARE SUBJECT TO THE REQUIREMENTS OF THE TOWN OF ROSS PUBLIC WORKS DEPARTMENT NOTICING and ROAD CLOSURE PERMIT PROCESS.
- F. CONSTRUCTION VEHICLE INGRESS and EGRESS SHALL BE per THE ROUTE SHOWN ON THE CONSTRUCTION MANAGEMENT PLAN.
- G. AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT IS REQUIRED FOR ANY WORK PROPOSED IN THE PUBLIC RIGHT-OF-WAY.
- H. COORDINATE WITH THE REQUIREMENTS OF THE EROSION CONTROL PLAN SHEET CS.



MARIN COUNTY GREEN BUILDING CHECKLIST STANDARDS FOR SINGLE-FAMILY RENOVATIONS 750 SQUARE FEET OR MORE

PROJECT ADDRESS: 105 Terrace Ave, Bolinas, CA APN: 193-172-18 APPLICANT NAME: Lowell Strauss

1. GREEN BUILDING AND EV READINESS
2. ENERGY EFFICIENCY AND ELECTRIFICATION
3. LOW CARBON CONCRETE
4. PROJECT VERIFICATION
FOR PROJECTS SUBMITTED ON OR AFTER JANUARY 1, 2023

5. SUMMARIZING ENERGY END USE (CHECK BOXES AND INPUT VALUES):

Total Conditioned Floor Area within the Project Scope square feet
SELECT either the Performance or Prescriptive-based Compliance Pathway below and submit appropriate documentation as requested (Check One of the Following):

Table 1. Measures and Appliances Installed
Table with 4 columns: Check All That Apply, Measures Installed, Check All That Apply, Measures Installed

VERIFICATION: Compliance will be verified by 1) submitting 2022 Energy Code Compliance Software data extract (.xml) and attaching Title 24 Energy Reports that complies with State minimum energy code, OR 2) completing Table 1 above.
FOR PROJECTS SUBMITTED ON OR AFTER JANUARY 1, 2023

MARIN COUNTY CALGREEN TIER 1 CHECKLIST STANDARDS FOR SINGLE-FAMILY RENOVATIONS 750 SQUARE FEET OR MORE

This checklist is effective January 1, 2023 and applies to additions and alterations of one- and two-family dwellings and townhouses with attached private garages.
The provisions of this checklist apply to projects where the cumulative scope of the permitted work being added to or altered is 750 square feet or more.

Submit this CALGreen Tier 1 checklist accompanied with the Marin County Green Building Checklist (page 2 above) with your plans to demonstrate compliance with the green building ordinance.
FOR MORE INFORMATION ON CALGREEN AND COMPLETE MEASURE LANGUAGE, SEE MARIN COUNTY BUILDING CODE, CHAPTER 19.04.135, SUBCHAPTER 2 WHICH REQUIRES (WITH AMENDMENTS) CALGREEN CHAPTERS 4 AND APPENDIX AD.

PROJECT DETAILS
105 Terrace Ave Bolinas, CA 193-172-18
Project Address APN
Lowell Strauss
Applicant Name (Please Print)

PROJECT VERIFICATION
The green building professional has reviewed the plans and certifies that the mandatory and elective measures listed below are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2022 California Green Building Standards Code as amended by the County of Marin.
Signature: Lowell Strauss Date: 2/14/24
FOR PROJECTS SUBMITTED ON OR AFTER JANUARY 1, 2023

DIVISION 4.1 PLANNING AND DESIGN

4.106.2 (MANDATORY) A plan is developed and implemented to manage stormwater runoff from the construction activities through compliance with the County of Marin's Stormwater Runoff Pollution Prevention Ordinance.
4.106.3 (MANDATORY) Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.
4.106.2.3 (MANDATORY) Displaced topsoil shall be stockpiled for reuse in a designated area and covered or protected from erosion.
4.106.4 (MANDATORY) Permeable paving is utilized for not less than 20 percent of the total parking, walking, or patio surfaces.
4.106.5 (MANDATORY) Roofing materials shall have a minimum 3-year aged solar reflectance and thermal emittance or a minimum Solar Reflectance Index (SRI) equal to or greater than the values specified in Tables A4.106.5.1(3).
4.106.8.1 (MANDATORY) For one- and two-family dwellings and townhouses with attached private garages, if the project scope includes an upgrade of the electrical service panel, install a dedicated 208/240-volt branch circuit, including an overcurrent protective device rated at 40 amperes minimum per dwelling unit for future EV charging, in accordance with CALGreen Measure A4.106.8.1 Tier 1 and Tier 2.
4.103.1 Site Selection (ELECTIVE) - A site which complies with at least one of the following characteristics (check at least one):

Plan sheet reference (if applicable):
A4.103.2 Site Selection (ELECTIVE) - Facilitate Community connectivity by locating win true walking distance of (check at least one):
A4.104.1 Site Preservation (ELECTIVE) - An individual with oversight responsibility of the project has participated in an educational program promoting environmentally friendly design or development and has provided training or instruction to appropriate entities.
A4.105.2 Deconstruction and Reuse of Existing Materials (ELECTIVE) - Existing buildings are disassembled for reuse or recycling of building material. The proposed structure utilizes at least one of the following materials which can be easily reused (check at least one):
A4.106.2.1 Site Development (ELECTIVE) - Soil analysis is performed by a license design professional and the findings utilized in the structural design of the building.
A4.106.2.2 Site Development (ELECTIVE) - Soil disturbance and erosion are minimized by using one of the following (check at least one):

A4.106.3 Site Development (ELECTIVE) - Postconstruction landscape designs accomplish one or more of the following (check at least one):
A4.106.6 Site Development (ELECTIVE) - Install a vegetated roof for at least 50 percent of roof area and shall comply with requirements for roof gardens and landscaped roofs in California Building Code, Chapter 15/16.
A4.106.7 Site Development (ELECTIVE) - Reduce nonroof heat islands for 50 percent of sidewalks, patios, driveways or other paved areas by using one or more of the methods listed.
A4.106.9 Site Development (ELECTIVE) - Provide bicycle parking facilities as noted below or meet a local ordinance as per section A4.106.9.1, A4.106.9.2, or A4.106.9.3.
A4.306.1 Innovative Concepts and Local Environmental Conditions (ELECTIVE)
DIVISION 4.2 ENERGY EFFICIENCY
COMPLETE ENERGY CHECKLIST (MANDATORY) Building meets or exceeds the energy efficiency, electric readiness, and electrification requirements illustrated in the Marin County Energy Checklist below (pg. 16) and in accordance with Marin County Building Code, Chapter 19.04.130 which amends Title 24, part 6 of the California Building Energy Efficiency Standards.

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Revisions table with columns for revision number, date, and description.

Issue table with columns for issue number, date, and description.

Emergency Permit
105 TERRACE AVENUE
Bolinas, CA 94924

APN 193 172 18
Latitude 37.902
Longitude -122.691

Title MANDATORY MEASURES
Scale
Date 26 FEBRUARY 2024
Sheet



DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

- All measures marked as (MANDATORY) are required unless not in project scope.
For all measures marked as (ELECTIVE), a minimum of TWO ELECTIVE measures must be selected.
Use the Checkboxes (X) to mark as Completed, Not Applicable (N/A), or the measure selected.

4.303.1 Indoor Water Use (MANDATORY) Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.5.
Completed [] N/A [X] Plan sheet reference (if applicable):

4.303.1.4.3 Indoor Water Use (MANDATORY) Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle.
Completed [] N/A [X] Plan sheet reference (if applicable):

4.303.2 Indoor Water Use (MANDATORY) Submeters for multifamily building and dwelling units in mixed-use residential/commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.
Completed [] N/A [X] Plan sheet reference (if applicable):

4.303.3 Indoor Water Use (MANDATORY) Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code and shall meet the applicable referenced standards.
Completed [] N/A [X] Plan sheet reference (if applicable):

4.304.1 Outdoor Water Use (MANDATORY) Residential developments shall comply with local water efficient landscape ordinance or the current California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
Completed [] N/A [X] Plan sheet reference (if applicable):

4.305.1 Water Reuse Systems (MANDATORY) Newly constructed residential developments, where disinfected tertiary recycled water is available from a municipal source to a construction site, may be required to have recycled water supply systems installed, allowing the use of recycled water for residential landscape irrigation systems.
Completed [] N/A [X] Plan sheet reference (if applicable):

A4.303.1 Indoor Water Use (ELECTIVE) The maximum flow rate of kitchen faucets shall not exceed 1.5 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 1.5 gallons per minute at 60 psi. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
Completed [] N/A [X] Plan sheet reference (if applicable):

FOR PROJECTS SUBMITTED ON OR AFTER JANUARY 1, 2023

A4.303.2 Indoor Water Use (ELECTIVE) Alternate water sources for nonpotable applications. Alternate nonpotable water sources are used for indoor potable water reduction. Alternate nonpotable water sources shall be installed in accordance with the California Plumbing Code.
Completed [] N/A [X] Plan sheet reference (if applicable):

A4.303.3 Indoor Water Use (ELECTIVE) Install at least one qualified ENERGY STAR dishwasher or clothes washer.
Completed [] N/A [X] Plan sheet reference (if applicable):

A4.303.4 Indoor Water Use (ELECTIVE) Nonwater urinals and waterless toilets are installed.
Completed [] N/A [X] Plan sheet reference (if applicable):

A4.303.5 Indoor Water Use (ELECTIVE) One- and two-family dwellings shall be equipped with a demand hot water recirculation system.
Completed [] N/A [X] Plan sheet reference (if applicable):

A4.304.1 Outdoor Water Use (ELECTIVE) A rainwater capture system is designed and installed.
Completed [] N/A [X] Plan sheet reference (if applicable):

A4.304.2 Outdoor Water Use (ELECTIVE) A landscape design is installed that eliminates the use of potable water.
Completed [] N/A [X] Plan sheet reference (if applicable):

A4.304.3 Outdoor Water Use (ELECTIVE) For new water service connections, landscaped irrigated areas less than 5,000 square feet shall be provided with separate submeters or metering devices for outdoor potable water use.
Completed [] N/A [X] Plan sheet reference (if applicable):

A4.305.1 Water Reuse Systems (ELECTIVE) Piping is installed to permit future use of a graywater irrigation system served by the clothes washer or other fixtures.
Completed [] N/A [X] Plan sheet reference (if applicable):

A4.305.2 Water Reuse Systems (ELECTIVE) Recycled water piping is installed.
Completed [] N/A [X] Plan sheet reference (if applicable):

FOR PROJECTS SUBMITTED ON OR AFTER JANUARY 1, 2023

A4.305.3 Water Reuse Systems (ELECTIVE) Recycled water is used for landscape irrigation.
Completed [] N/A [X] Plan sheet reference (if applicable):

A4.306.1 Innovative Concepts and Local Environmental Conditions (ELECTIVE) Items that address innovative concepts or local environmental conditions.
Completed [] N/A [X] Plan sheet reference (if applicable):

DIVISION 4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY

- All measures marked as (MANDATORY) are required unless not in project scope.
For all measures marked as (ELECTIVE), a minimum of TWO ELECTIVE measures must be selected.
Use the Checkboxes (X) to mark as Completed, Not Applicable (N/A), or the measure selected.

A4.403.2 Foundation Systems (MANDATORY) Cement use in foundation mix design is reduced in accordance with Marin County Building Code, Chapter 19.07 - Carbon Concrete Requirements. Select one Pathway and submit the appropriate compliance forms during Plan Review AND for Final Inspection:

- Cement Limit Pathway
For Plan Review: Design Team (Structural Engineer/Architect) Low Carbon Concrete Cement Compliance Form
For Final Inspection: Contractor Low Carbon Concrete Cement Compliance Form accompanied by batch receipts from ready-mix supplier
Embodied Carbon Pathway
For Plan Review: Design Team (Structural Engineer/Architect) Low Carbon Concrete EC Compliance Form
For Final Inspection: Contractor Low Carbon Concrete EC Compliance Form accompanied by batch receipts from ready-mix supplier

Plan sheet reference (if applicable):

A4.405.3 Material Sources (MANDATORY) Postconsumer or preconsumer recycled content value (RCV) materials are used on the project, not less than a 10 percent recycled content value.
Completed [] N/A [X] Plan sheet reference (if applicable):

4.406.1 Enhanced Durability and Reduced Maintenance (MANDATORY) Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.
Completed [] N/A [X] Plan sheet reference (if applicable):

FOR PROJECTS SUBMITTED ON OR AFTER JANUARY 1, 2023

4.408.1 Construction Waste Reduction, Disposal and Recycling (MANDATORY) Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with the reporting standards outlined by Zero Waste Marin.
Completed [X] N/A [] Plan sheet reference (if applicable):

A4.408.1 Construction Waste Reduction, Disposal and Recycling (MANDATORY) Construction waste generated at the site is diverted to recycle or salvage in compliance with at least a 65 percent reduction. Any mixed recyclables that are sent to mixed-waste recycling facilities shall include a qualified third party verified facility average diversion rate. Verification of diversion rates shall meet minimum certification eligibility guidelines, acceptable to the local enforcing agency.
Completed [X] N/A [] Plan sheet reference (if applicable):

4.410.1 Building Maintenance and Operation (MANDATORY) An operation and maintenance manual shall be provided to the building occupant or owner.
Completed [] N/A [X] Plan sheet reference (if applicable):

4.410.2 Building Maintenance and Operation (MANDATORY) Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve 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.
Completed [] N/A [X] Plan sheet reference (if applicable):

A4.403.1 Foundation Systems (ELECTIVE) Frost protected foundation systems is designed and constructed.
Completed [] N/A [X] Plan sheet reference (if applicable):

A4.404.1 Efficient Framing Techniques (ELECTIVE) Beams and headers and trimmers are the minimum size to adequately support the load.
Completed [X] N/A [] Plan sheet reference (if applicable):

A4.404.2 Efficient Framing Techniques (ELECTIVE) Dimensions and layouts are designed to minimize waste.
Completed [X] N/A [] Plan sheet reference (if applicable):

A4.404.3 Efficient Framing Techniques (ELECTIVE) Use premanufactured building systems to eliminate solid sawn lumber whenever possible.
Completed [] N/A [X] Plan sheet reference (if applicable):

FOR PROJECTS SUBMITTED ON OR AFTER JANUARY 1, 2023

A4.404.4 Efficient Framing Techniques (ELECTIVE) Material lists are included in the plans which specify material quantity and provide direction for on-site cuts.
Completed [] N/A [X] Plan sheet reference (if applicable):

A4.405.1 Material Sources (ELECTIVE) One or more of the following materials, that do not require additional resources for finishing are used (check at least one):
Exterior trim not requiring paint or stain
Windows not requiring paint or stain
Siding or exterior wall coverings which do not require paint or stain
Plan sheet reference (if applicable):

A4.405.2 Material Sources (ELECTIVE) Floors that do not require additional coverings are used including but not limited to stained, natural or stamped concrete floors.
Completed [] N/A [X] Plan sheet reference (if applicable):

A4.405.4 Material Sources (ELECTIVE) Renewable source building products are used.
Completed [] N/A [X] Plan sheet reference (if applicable):

A4.407.1 Water Resistance and Moisture Management (ELECTIVE) Install foundation and landscape drains.
Completed [] N/A [X] Plan sheet reference (if applicable):

A4.407.2 Water Resistance and Moisture Management (ELECTIVE) Install gutter and downspout systems to route water at least 5 feet away from the foundation or connect to landscape drains which discharge to a dry well, sump, bioswale, rainwater capture system or other approved on-site location.
Completed [] N/A [X] Plan sheet reference (if applicable):

A4.407.3 Water Resistance and Moisture Management (ELECTIVE) Provide flashing details on the building plans and comply with accepted industry standards or manufacturer's instructions.
Completed [] N/A [X] Plan sheet reference (if applicable):

A4.407.4 Water Resistance and Moisture Management (ELECTIVE) Protect building materials delivered to the construction site from rain and other sources of moisture.
Completed [] N/A [X] Plan sheet reference (if applicable):

FOR PROJECTS SUBMITTED ON OR AFTER JANUARY 1, 2023

A4.407.6 Water Resistance and Moisture Management (ELECTIVE) Exterior doors to the dwelling are protected to prevent water intrusion.
Completed [] N/A [X] Plan sheet reference (if applicable):

A4.407.7 Water Resistance and Moisture Management (ELECTIVE) A permanent overhang or awning at least 2 feet in depth is provided.
Completed [] N/A [X] Plan sheet reference (if applicable):

A4.411.1 Innovative Concepts and Local Environmental Conditions (ELECTIVE)
Completed [] N/A [X] Plan sheet reference (if applicable):

DIVISION 4.5 ENVIRONMENTAL QUALITY

- All measures marked as (MANDATORY) are required unless not in project scope.
For all measures marked as (ELECTIVE), a minimum of ONE ELECTIVE measure must be selected for this division.
Use the Checkboxes (X) to mark as Completed, Not Applicable (N/A), or the measure selected.

4.503.1 Fireplaces (MANDATORY) Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with the 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. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances in accordance with Marin County Building Code, Chapter 19.08.
Completed [] N/A [X] Plan sheet reference (if applicable):

4.504.1 Pollutant Control (MANDATORY) Duct openings and other related air distribution component openings shall be covered during construction.
Completed [] N/A [X] Plan sheet reference (if applicable):

4.504.2.1 Pollutant Control (MANDATORY) Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.
Completed [X] N/A [] Plan sheet reference (if applicable):

4.504.2.2 Pollutant Control (MANDATORY) Paints, stains and other coatings shall be compliant with VOC limits.
Completed [X] N/A [] Plan sheet reference (if applicable):

FOR PROJECTS SUBMITTED ON OR AFTER JANUARY 1, 2023

29 Holly Lane
El Sobrante, CA 94803
david@dkarchitecture.com
415 286 3233
510 223 7914



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Table with 2 columns: Revisions, Issue. Row 1: 27 FEBRUARY 2024 PLAN REVIEW. Row 2: 22 APRIL 2024 VARIANCE APPLICATION.

Emergency Permit
105 TERRACE AVENUE
Bolinas, CA 94924

APN 193 172 18
Latitude 37.902
Longitude -122.691

Title MANDATORY MEASURES

Scale

Date 26 FEBRUARY 2024

Sheet



4.504.2.3 Pollutant Control (MANDATORY) – Aerosol paints and coatings shall be compliant with product weighted MIR Limits for ROC and other toxic compounds.

Completed N/A Plan sheet reference (if applicable): _____

4.504.2.4 Pollutant Control (MANDATORY) – Documentation shall be provided to verify that compliant VOC limit finish materials have been used.

Completed N/A Plan sheet reference (if applicable): _____

4.504.3 Pollutant Control (MANDATORY) – Carpet and carpet systems shall be compliant with VOC limits.

Completed N/A Plan sheet reference (if applicable): _____

4.504.4 Pollutant Control (MANDATORY) – 80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.

Completed N/A Plan sheet reference (if applicable): _____

4.504.5 Pollutant Control (MANDATORY) – Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.

Completed N/A Plan sheet reference (if applicable): _____

A4.504.2 Pollutant Control (MANDATORY) – Install VOC compliant resilient flooring systems. Ninety (90) percent of floor area receiving resilient flooring shall comply with the VOC-emission limits established in section A4.504.2.

Completed N/A Plan sheet reference (if applicable): _____

A4.504.3 Pollutant Control (MANDATORY) – Thermal insulation installed in the building shall be in compliance with VOC limits.

Completed N/A Plan sheet reference (if applicable): _____

4.505.2 Interior Moisture Control (MANDATORY) – Vapor retarder and capillary break is installed at slab on grade foundations.

Completed N/A Plan sheet reference (if applicable): _____

4.505.3 Interior Moisture Control (MANDATORY) – Moisture content of building materials used in wall and floor framing is checked before enclosure.

Completed N/A Plan sheet reference (if applicable): _____

FOR PROJECTS SUBMITTED ON OR AFTER JANUARY 1, 2023

14

4.506.1 Indoor Air Quality and Exhaust (MANDATORY) – Each bathroom shall be provided with the following:

- ENERGY STAR fans ducted to terminate outside the building.
- Fans must be controlled by a humidity control (Separate or built-in); OR functioning as a component of a whole-house ventilation system.
- Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of 50 percent to a maximum of 90 percent.

Completed N/A Plan sheet reference (if applicable): _____

4.507.2 Environmental Comfort (MANDATORY) – Duct systems are sized, designed, and equipment is selected using the following methods:

- Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent.
- Size duct systems according to ANSI/ACCA 1 Manual D – 2016 or equivalent.
- Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.

Completed N/A Plan sheet reference (if applicable): _____

A4.504.1. Pollutant Control (ELECTIVE) – Use composite wood products made with either California Air Resources Board approved no-added formaldehyde (NAF) resins or ultra-low emitting formaldehyde (ULEF) resins.

Completed N/A Plan sheet reference (if applicable): _____

A4.506.2 Indoor Air Quality and Exhaust (ELECTIVE) – Provide filters on return air openings rated MERV 8 or higher during construction when it is necessary to use HVAC equipment.

Completed N/A Plan sheet reference (if applicable): _____

A4.506.3 Indoor Air Quality and Exhaust (ELECTIVE) – Direct-vent appliances shall be used when equipment is located in conditioned space; or the equipment must be installed in an isolated mechanical room.

Completed N/A Plan sheet reference (if applicable): _____

A4.509.1 Innovative Concepts and Local Environmental Conditions (ELECTIVE)

Completed N/A Plan sheet reference (if applicable): _____

FOR PROJECTS SUBMITTED ON OR AFTER JANUARY 1, 2023

15

MARIN COUNTY ENERGY CHECKLIST

STANDARDS FOR SINGLE-FAMILY RENOVATIONS 750 SQUARE FEET OR MORE

This checklist is effective January 1, 2023 and applies to additions and alterations of one- and two-family dwellings and townhouses being added to or altered when the cumulative square footage of the project is 750 square feet or more.

Submit this checklist accompanied with the [Green Building Checklist](#) with your plans to demonstrate compliance with the green building ordinance.

For more information on the energy requirements and complete measure language, see [Marin County Building Code, Chapter 19.04.130, Subchapter 2](#) which requires (with amendments) stronger energy and electrification requirements under the State Energy Code.

PROJECT DETAILS

Project Address: 109 Terrace Ave Bolinas APN: 193-172-18

Applicant Name (Please Print): Lowell Strauss

PROJECT VERIFICATION

The green building professional² has reviewed the plans and certifies that the measures indicated in this form are incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2022 California Energy Code as amended by the County of Marin.

Signature: Lowell Strauss Date: 2/15/24

Name (Please Print): Lowell Strauss

² A qualified building professional can be an architect, engineer, contractor, or qualified green building professional, such as a CALGreen Special Inspector or LEED AP.
FOR PROJECTS SUBMITTED ON OR AFTER JANUARY 1, 2023

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El Sobrante, CA 94803
david@dkarchitecture.com
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Revisions

△ 27 FEBRUARY 2024
PLAN REVIEW

△

△

△

Job Number

Issue

△ 22 APRIL 2024
VARIANCE APPLICATION

△

△

△

Emergency Permit

105 TERRACE AVENUE
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APN 193 172 18
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Title MANDATORY MEASURES

Scale

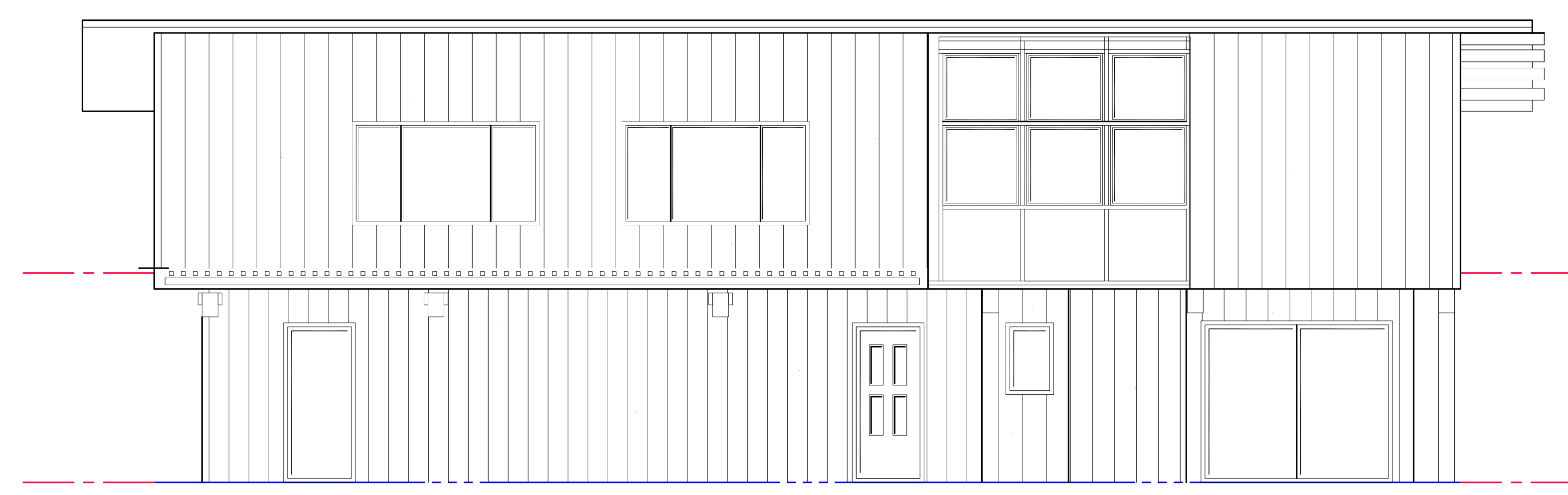
Date 26 FEBRUARY 2024

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21 . 0208 . 01

Residential As-built 105 Terrace Bolinas California



Front Elevation
Scale: 1 inch = 15 Feet

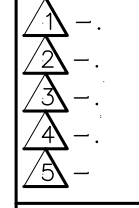
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- A2 Elevations
- A3 Sections
- A4 Main Floor Plan
- A5 Lower Floor Plan
- A6 Roof Plan
- A7 Roof Frame Plan
- A8 Foundation Plan
- A9 Site Plan

Arcwest

453 Makaha Circle Union City CA.
1. 510 . 499 . 9362

Plan Check Revisions :



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Index

Residential As-built
105 Terrace Bolinas California

Drawn:
Arcwest

Start Date:
Feb. 06 2021

Revision Date:
FEB. 08 2021

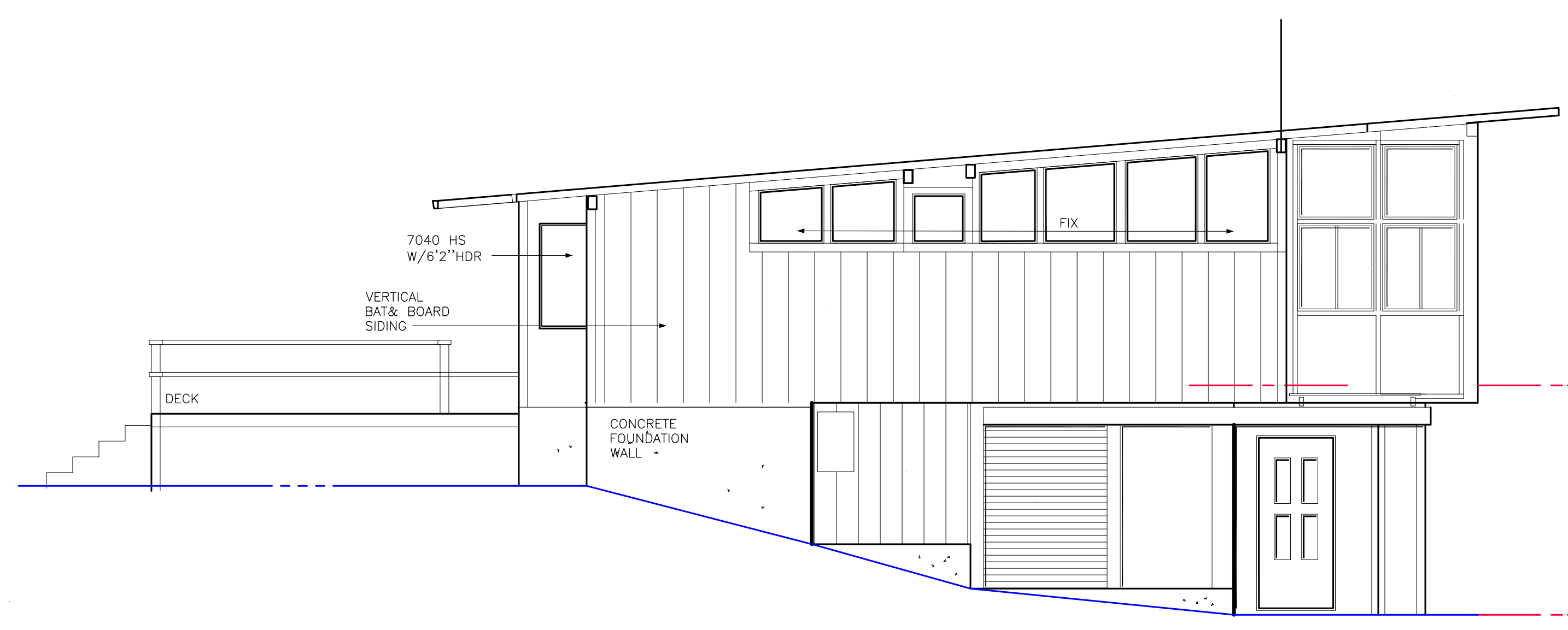
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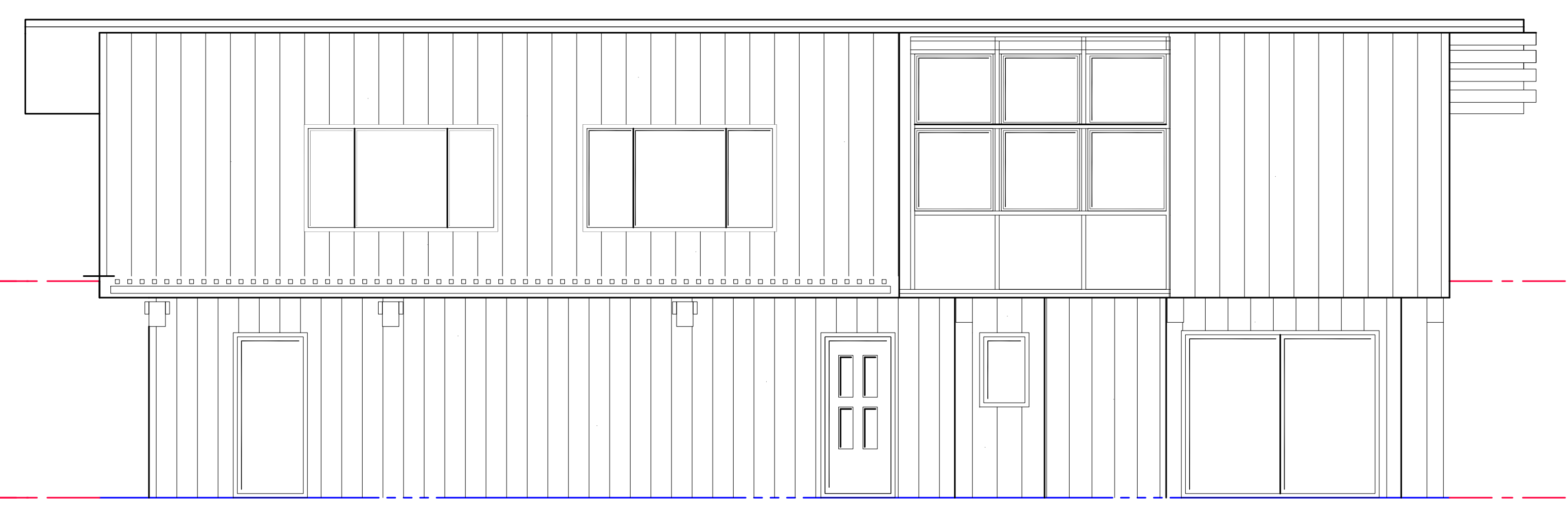
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Terrace Bolinas

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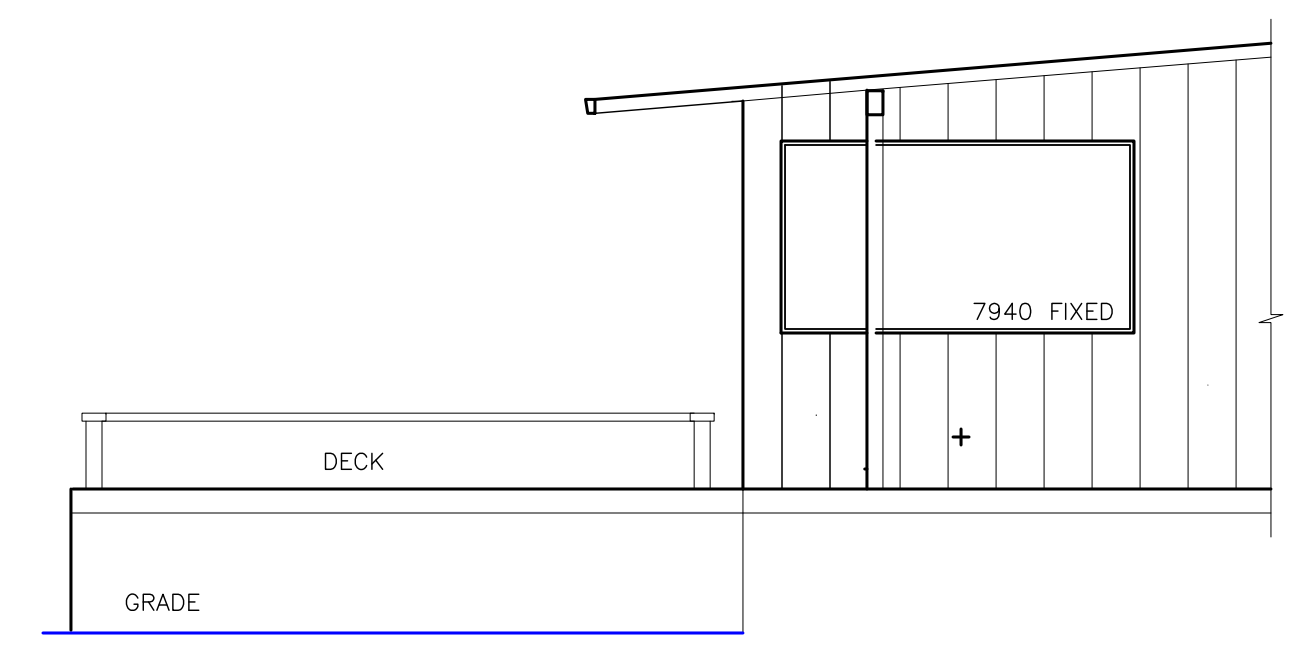
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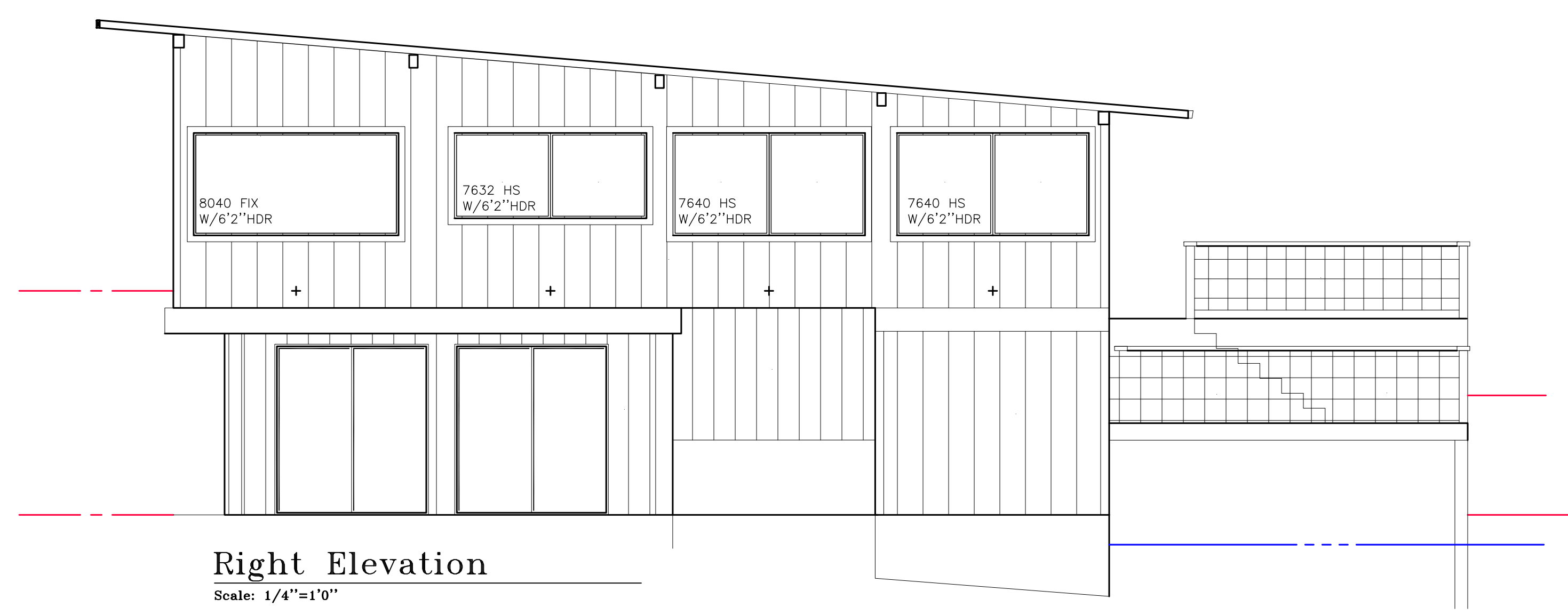
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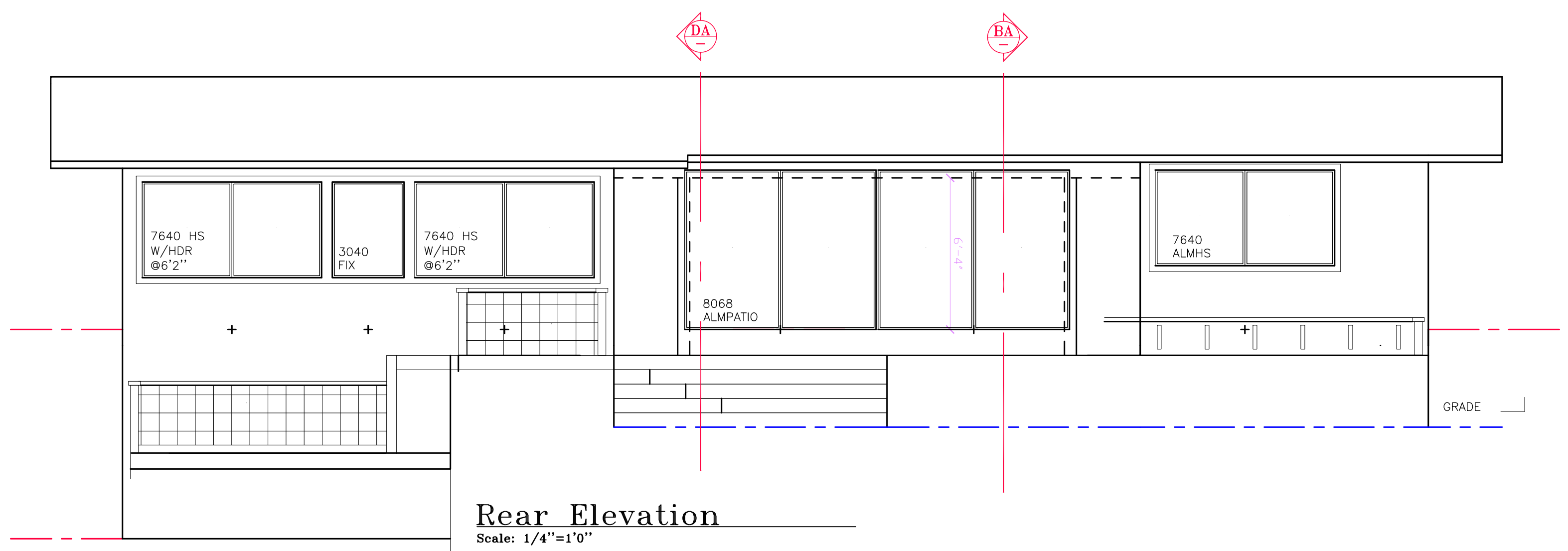
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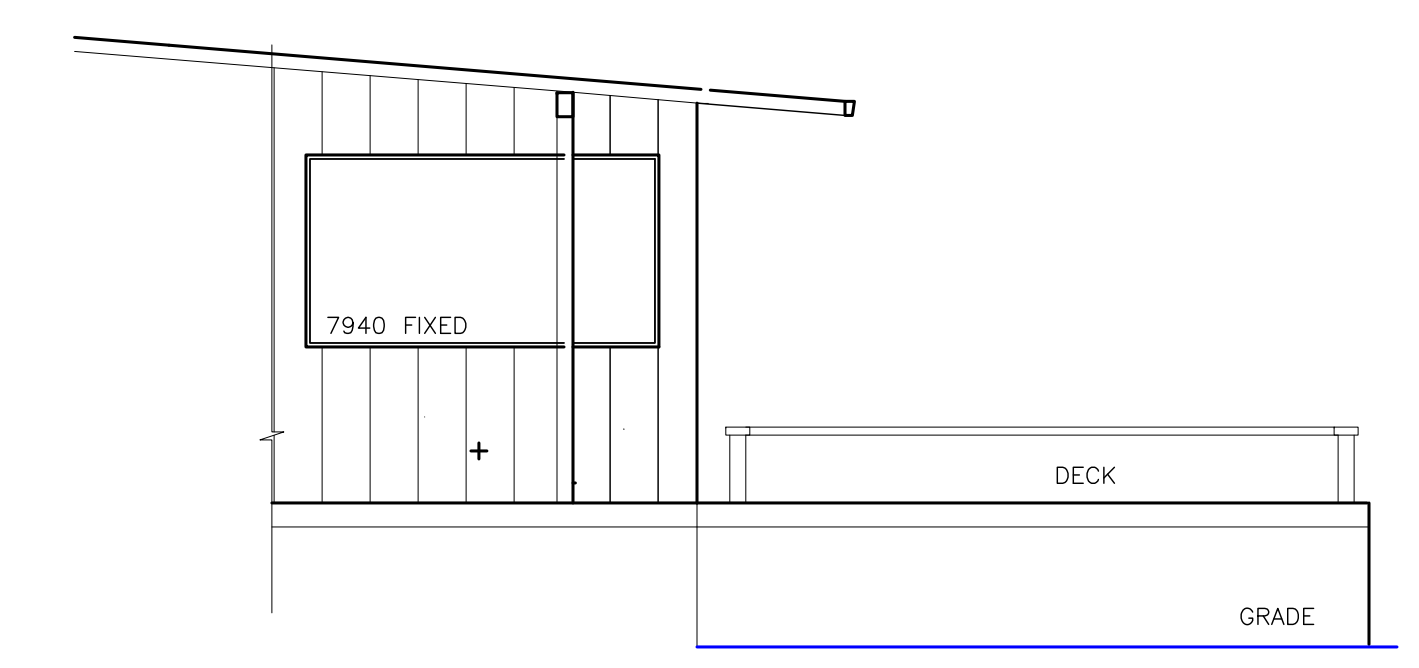
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Rear Elevation
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BA Partial Left Elevation
Scale: 1/4"=1'0"

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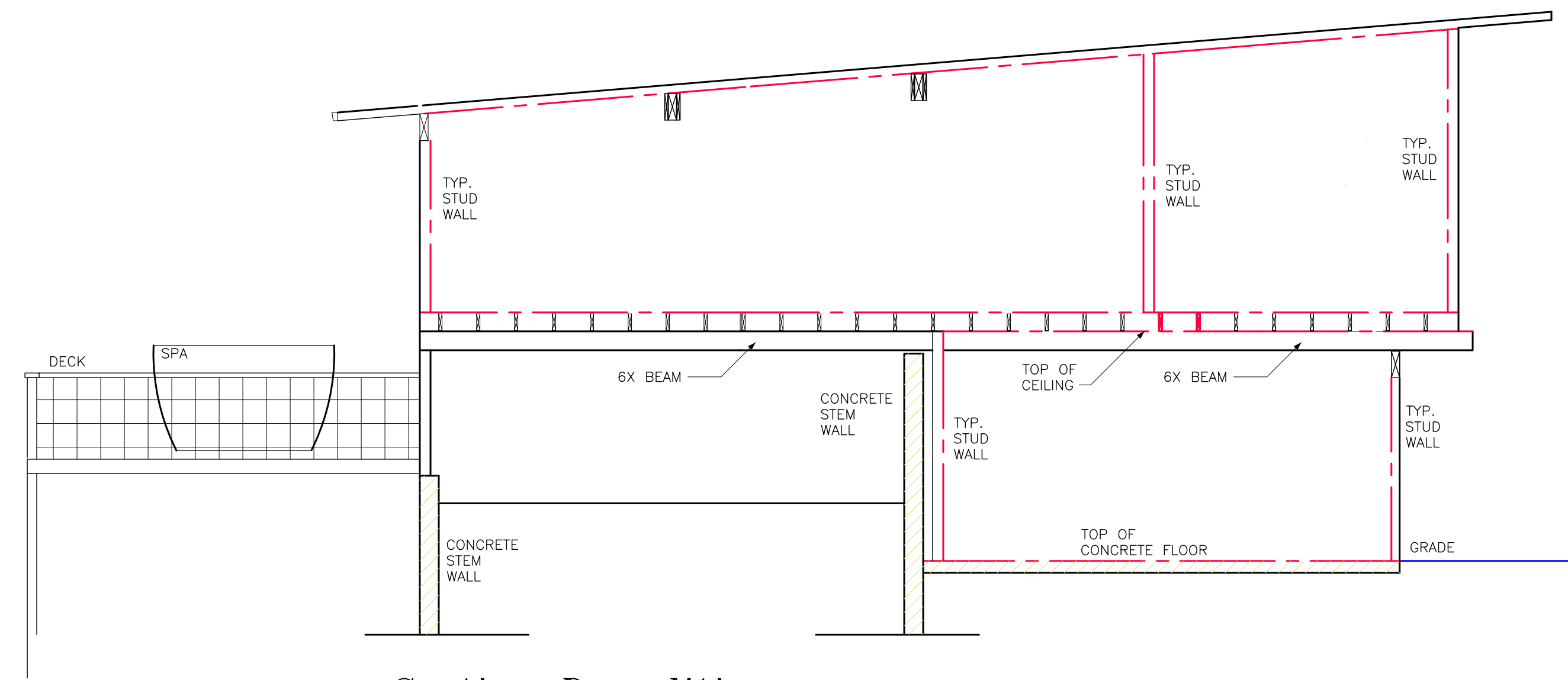
Elevations

Residential As-built
105 Terrace Bolinas California

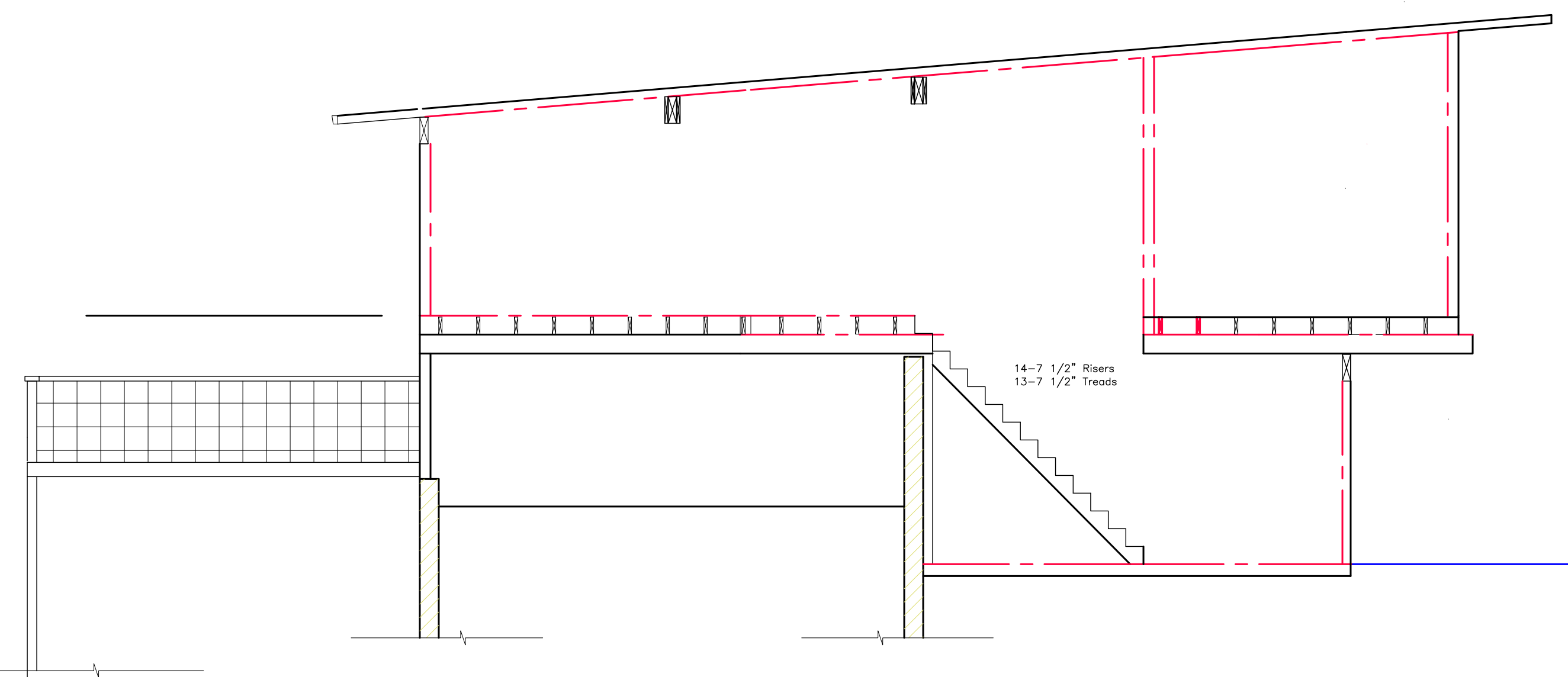
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Revision Date: FEB. 08 2021
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Job/File: Terrace Bolinas

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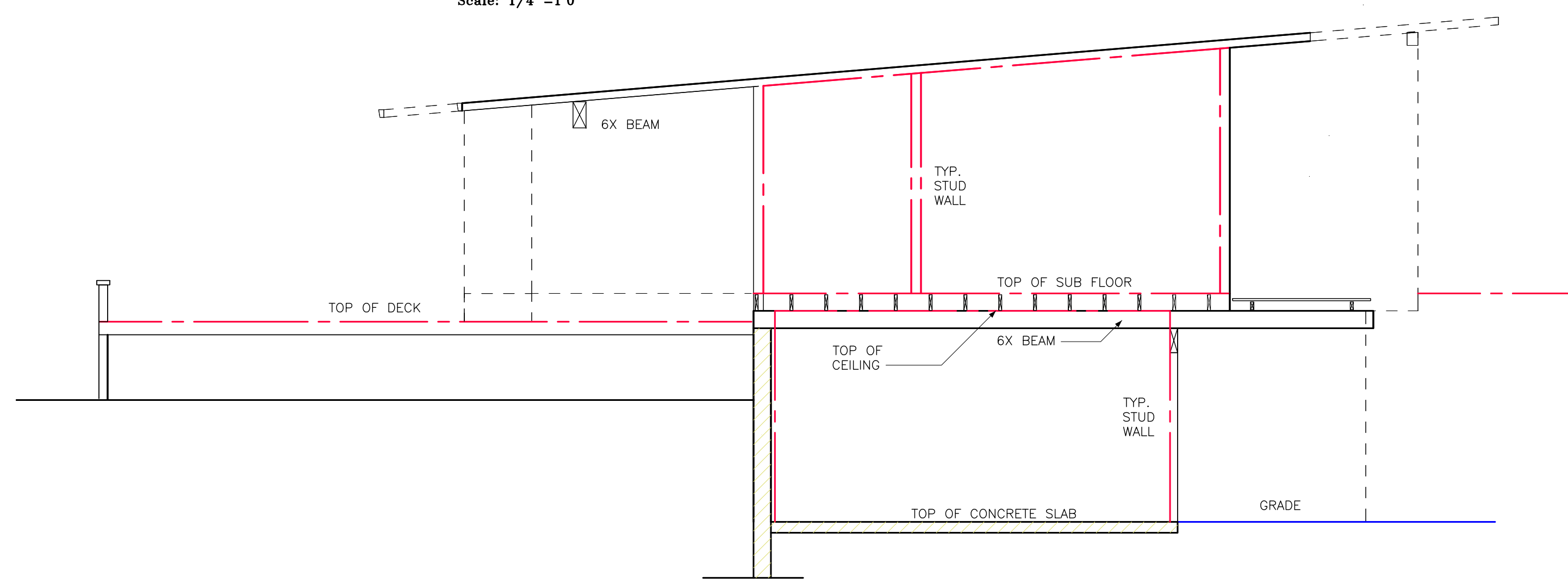
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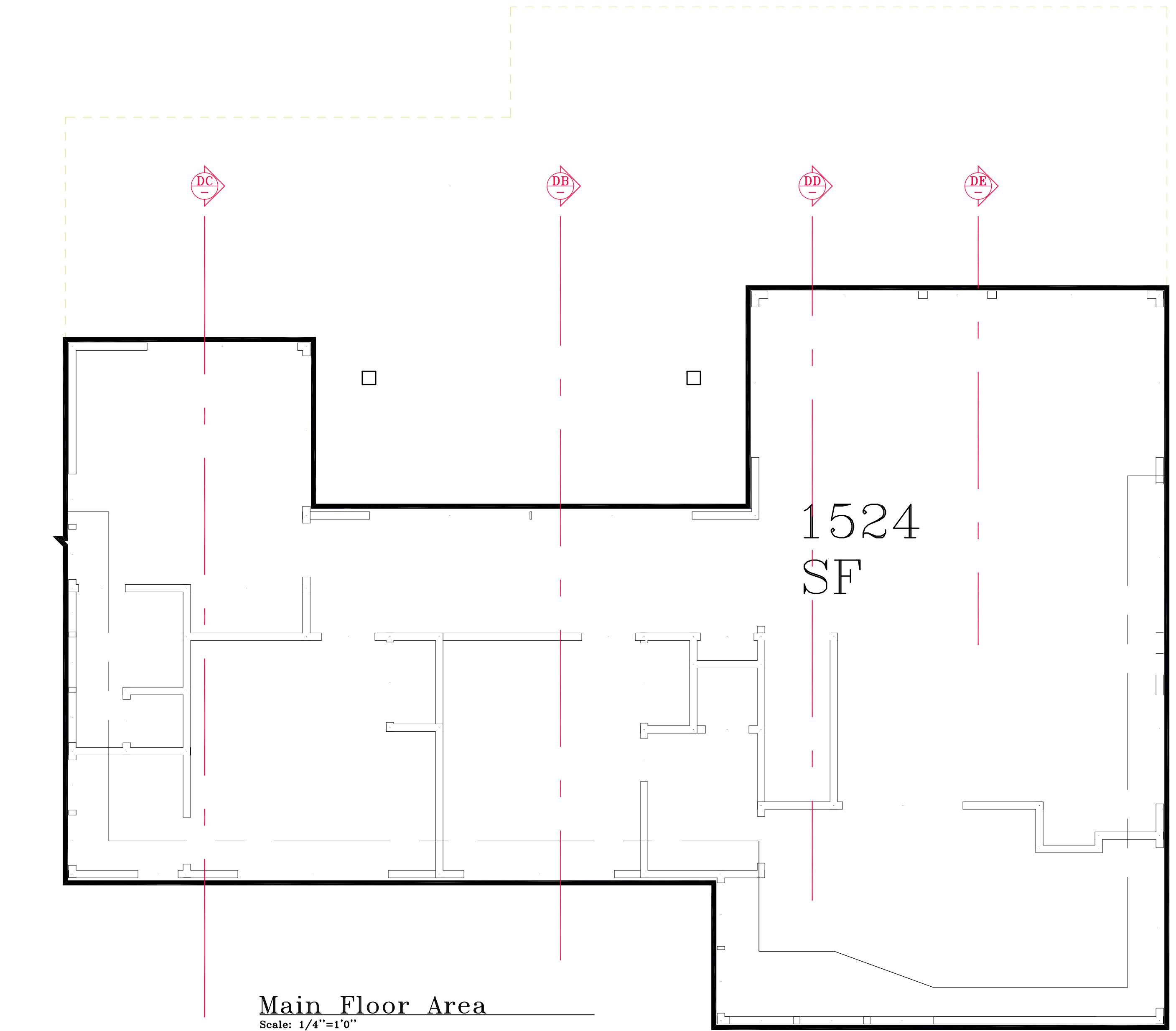
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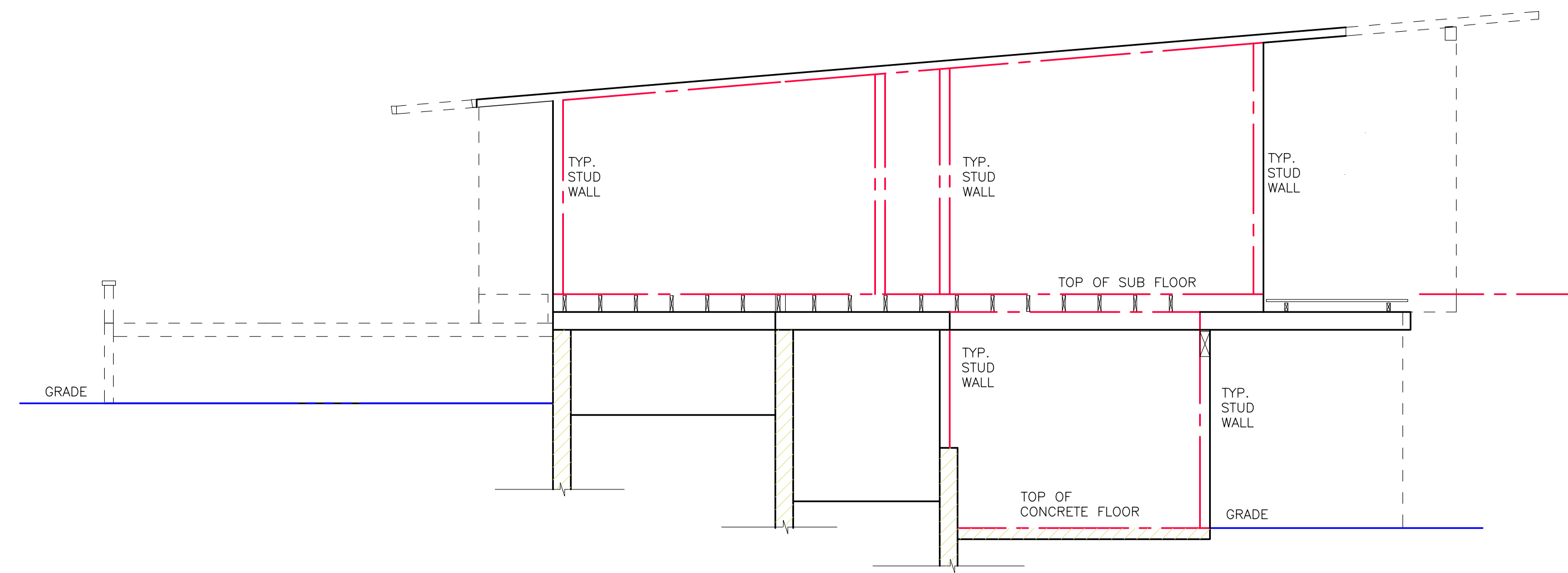
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Section DB
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Main Floor Area
Scale: 1/4"=1'0"



Section DC
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Plan Check Revisions :



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Sections

Residential As-built
105 Terrace Bolinas California

Drawn:

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Feb. 06 2021

Revision Date:

FEB. 08 2021

Plan Check Date:

FEB. 08 2021

Scale :

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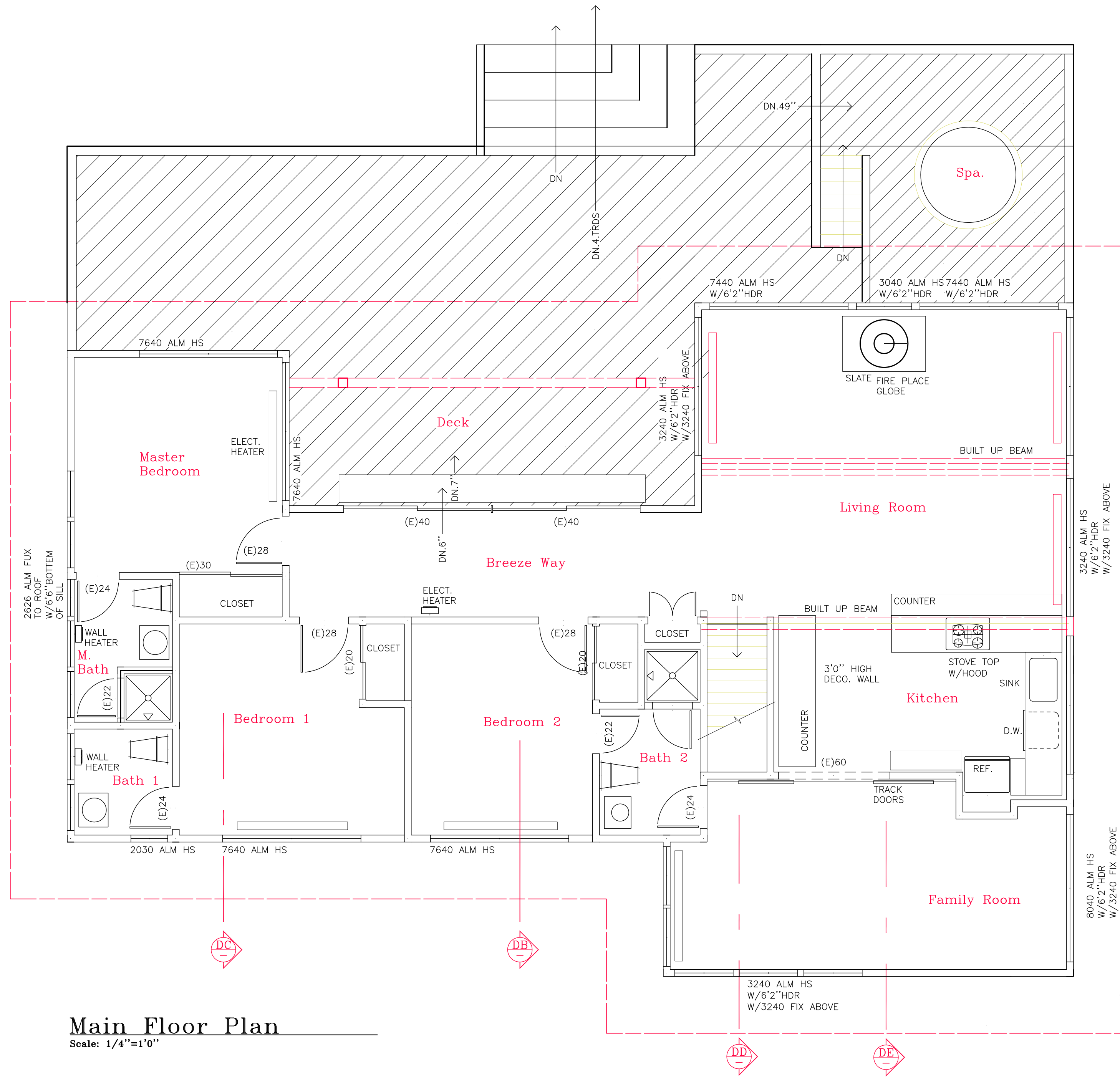
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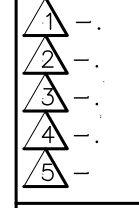
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of 9 sheets



Main Floor Plan
Scale: 1/4"=1'0"

Plan Check Revisions :



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Main Floor Plan

Residential As-built
105 Terrace Bolinas California

Drawn:
Arcwest

Start Date:
Feb. 06 2021

Revision Date:
FEB. 08 2021

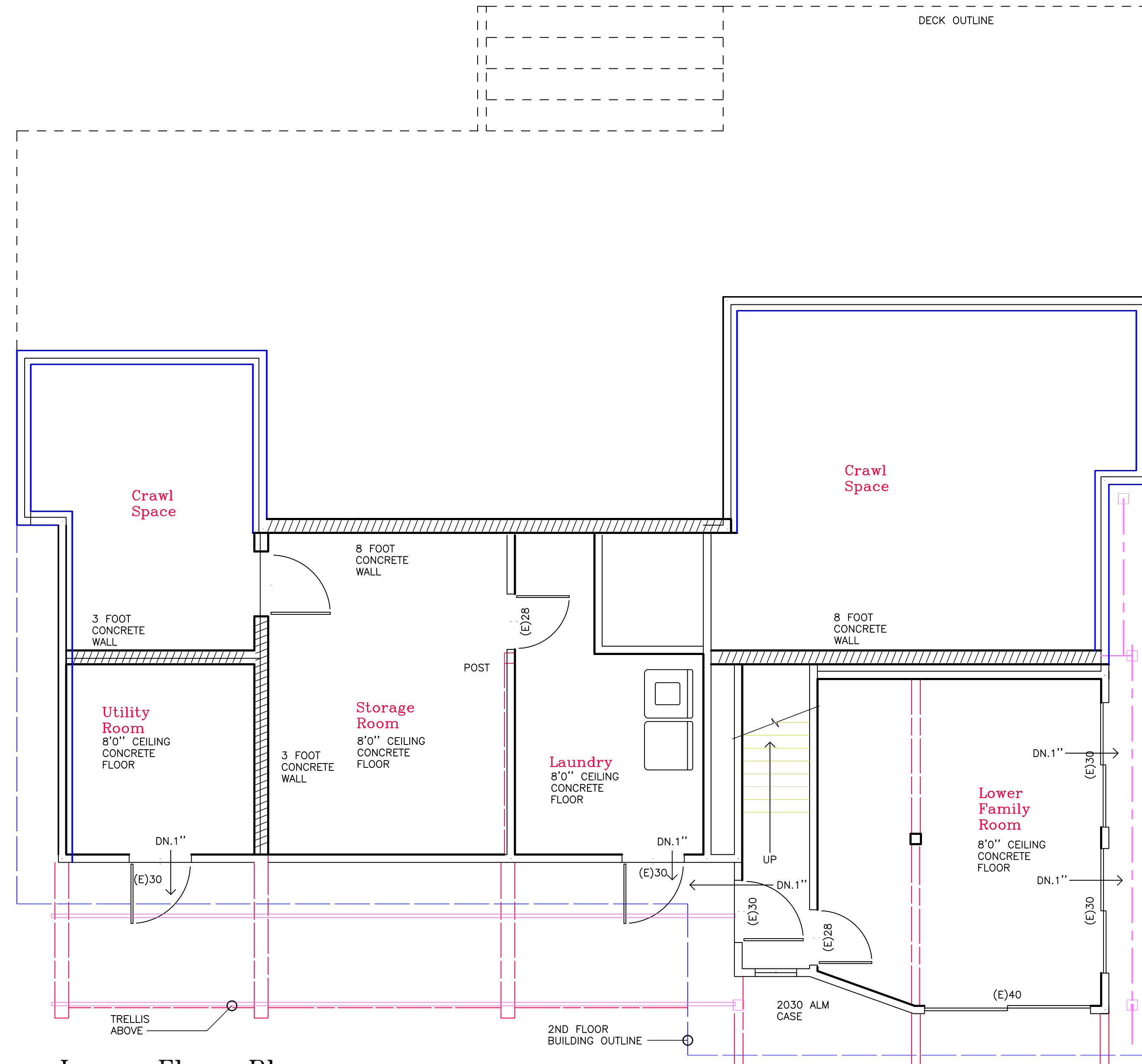
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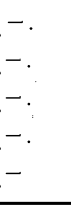
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Lower Floor Plan
Scale: 1/4"=1'0"

Plan Check Revisions :



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Lower Floor Plan

Residential As-built
105 Terrace Bolinas California

Drawn:
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Start Date:
Feb. 06 2021

Revision Date:
FEB. 08 2021

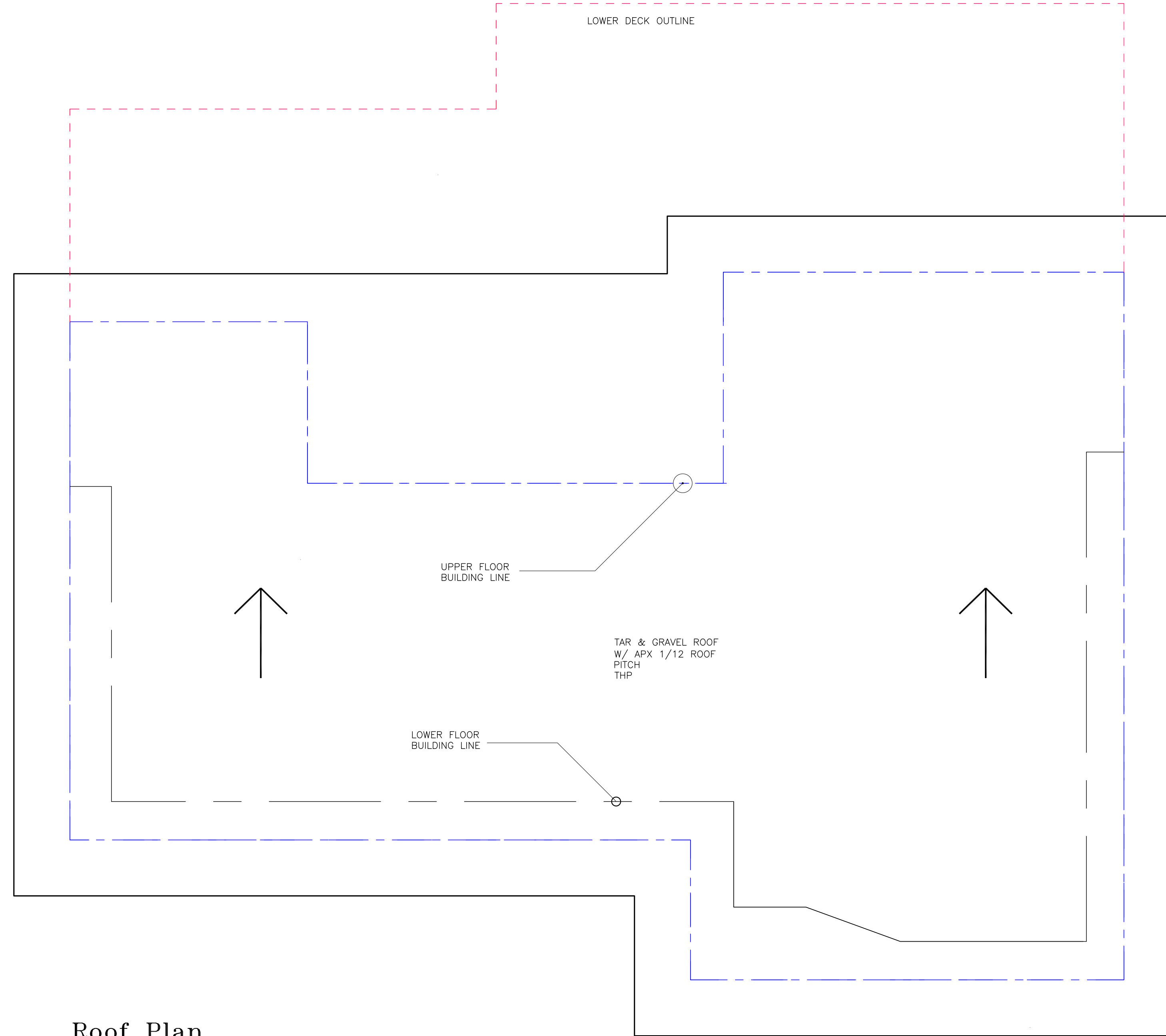
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Terrace Bolinas

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of 9 sheets

21 . 0208 . 01



Roof Plan
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Plan Check Revisions :

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Roof Plan

Residential As-built
 105 Terrace Bolinas California

Drawn:
 Arcwest

Start Date:
 Feb. 06 2021

Revision Date:
 FEB. 08 2021

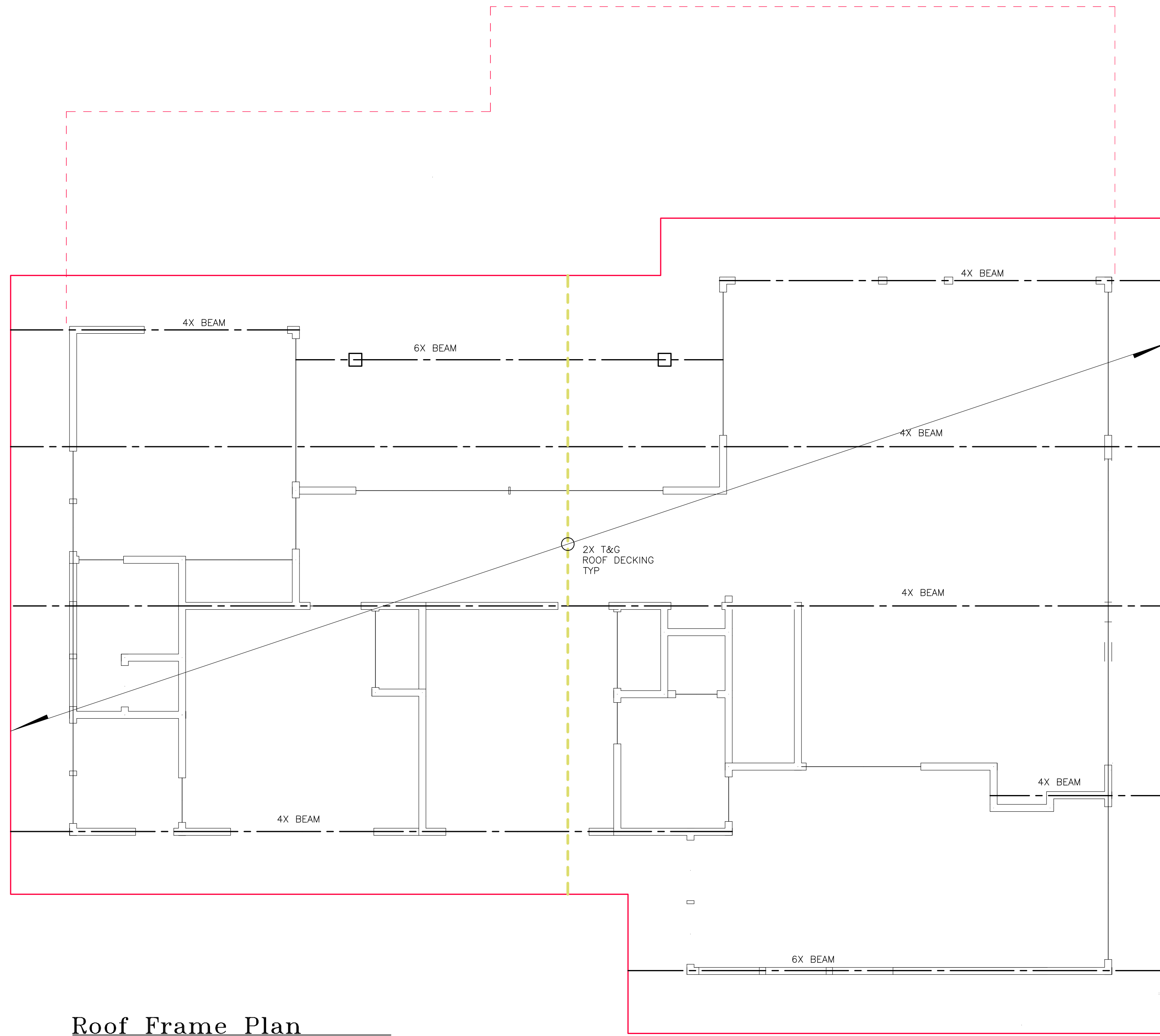
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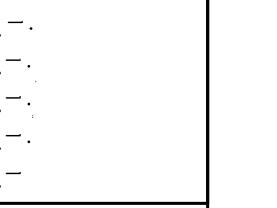
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21 . 0208 . 01



Roof Frame Plan
 Scale: 1/4"=1'0"

Plan Check Revisions :



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Roof Frame Plan

Residential As-built
 105 Terrace Bolinas California

Drawn:

Arcwest

Start Date:

Feb. 06 2021

Revision Date

FEB. 08 2021

Plan Check Date

FEB. 08 2021

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Job/File

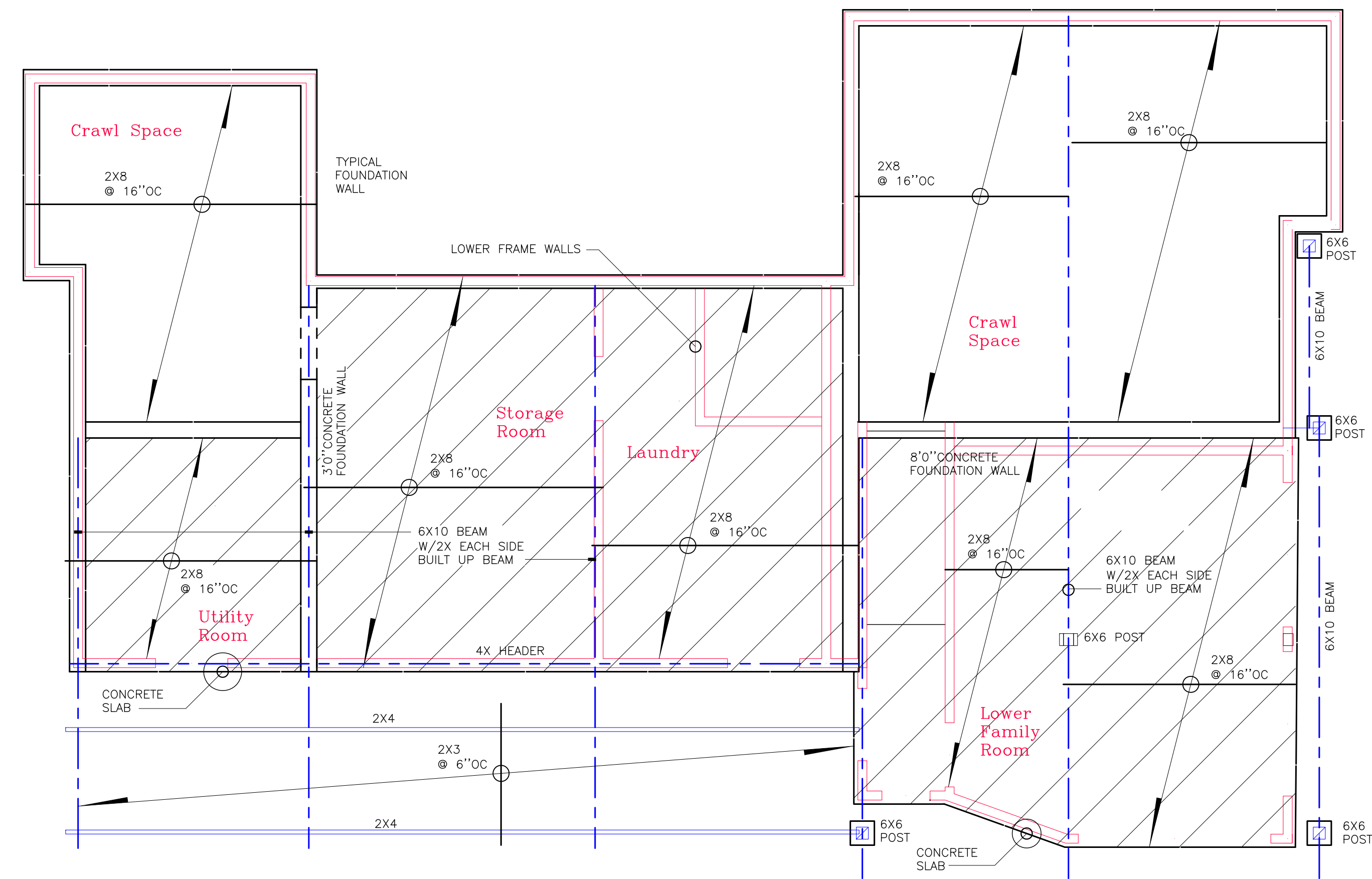
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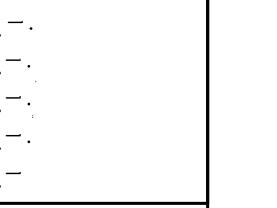
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Foundation Plan
Scale: 1/4"=1'0"

Plan Check Revisions :



NOTICE TO ALL CONTRACTORS:
These drawings embody ideas, arrangements, design, and plan work created and developed for construction performed solely by Arcwest. Arcwest will not be responsible for these plans and details indicated in these drawings. All materials and connections are responsible for verification of all conditions and dimensions and details indicated in these drawings. All materials and connections are the responsibility of all contractors.

Arcwest
453 Makaha Circle Union City CA.
1. 510 . 499 . 9382

Foundation Plan

Residential As-built
105 Terrace Bolinas California

Drawn:
Arcwest

Start Date:
Feb. 06 2021

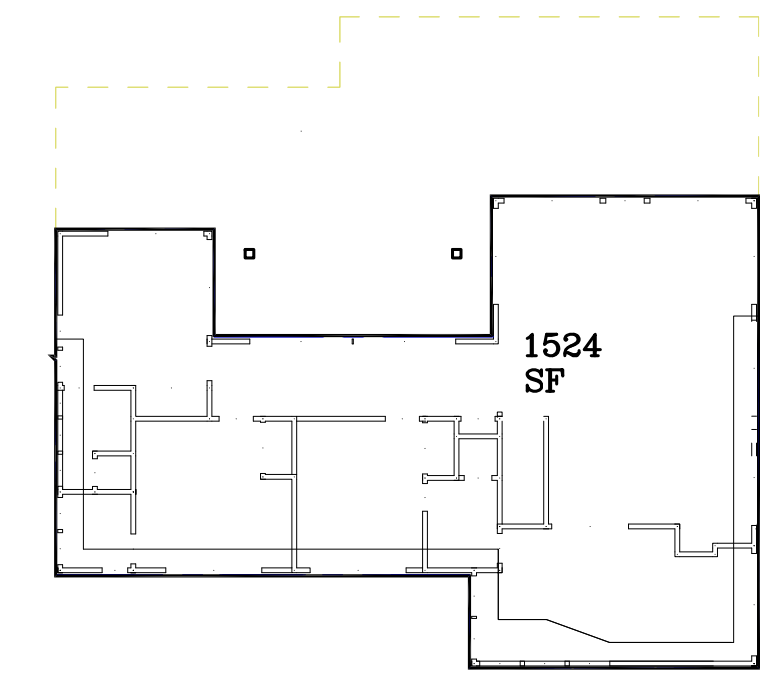
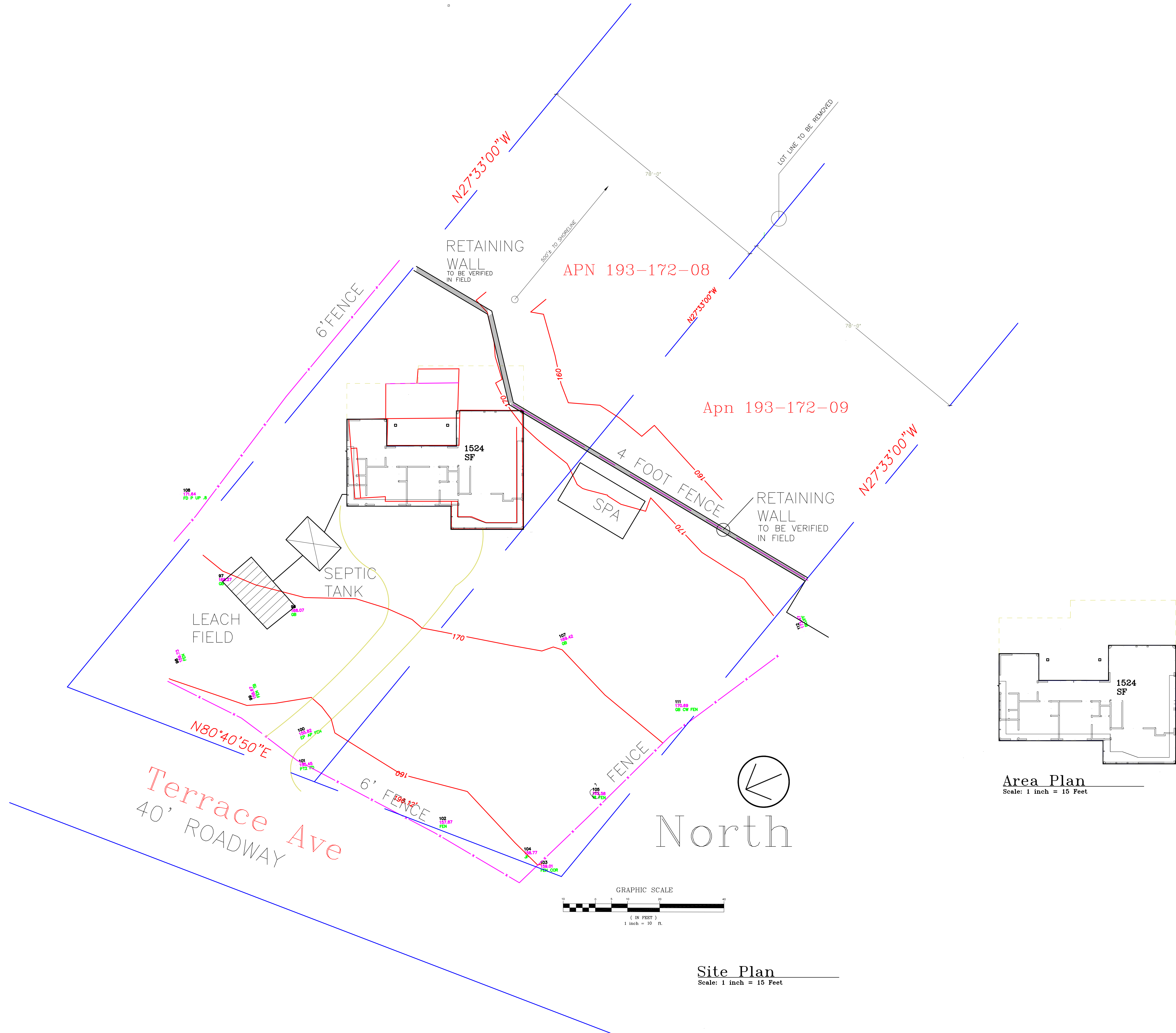
Revision Date:
FEB. 08 2021

Plan Check Date:
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Scale :
1/4" = 1 FOOT UON

Job/File:
Terrace Bolinas

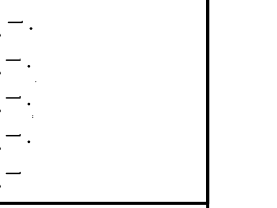
Sheet
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of 9 sheets



Area Plan
Scale: 1 inch = 15 Feet

Site Plan
Scale: 1 inch = 15 Feet

Plan Check Revisions :



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Site Plan

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Sheet
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EPOXY ADHESIVE ANCHORS:

- EPOXY ADHESIVE SHALL BE ONE OF THE FOLLOWING:
 - HILTI HIT-RE 500 ADHESIVE (ICC-ES REPORT ESR-2322)
 - SIMPSON SET-XP ADHESIVE (ICC-ES REPORT ESR-2508)
 - EQUIVALENT ALTERNATES WILL BE CONSIDERED UPON REQUEST AND SUBMISSION OF MANUFACTURER'S SPECIFICATIONS AND ICC-ES REPORT.
- INSTALLATION OF EPOXY ADHESIVE ANCHORS HORIZONTALLY OR UPWARDLY INCLINED TO SUPPORT SUSTAINED TENSION LOADS SHALL BE PERFORMED BY PERSONNEL CERTIFIED BY AN APPLICABLE CERTIFICATION PROGRAM. CERTIFICATION SHALL INCLUDE WRITTEN AND PERFORMANCE TESTS IN ACCORDANCE WITH THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM, OR EQUIVALENT. THE ACCEPTABILITY OF CERTIFICATION OTHER THAN ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION SHALL BE APPROVED BY THE ENGINEER OF RECORD.
- INSTALLATION REQUIREMENTS: INSTALL ADHESIVE AND ANCHORS PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL HAVE MANUFACTURER'S PRODUCT INSTALLATION LITERATURE AND PRODUCT EVALUATION REPORT ON SITE FOR REFERENCE DURING INSTALLATION.
 - ANCHORS SHALL BE INSTALLED IN CONCRETE THAT HAS A MINIMUM AGE OF 21 DAYS PER ACI D5.5.2.
 - HOLE PREPARATION: HOLES SHALL BE DRILLED, BLOWN OUT, AND BRUSHED PER MANUFACTURER'S SPECIFICATIONS.
 - CARTRIDGE PREPARATION: EPOXY ADHESIVE SHALL BE MIXED AND DISPENSED PER MANUFACTURER'S SPECIFICATIONS.
- VISUAL PERIODIC SPECIAL INSPECTION IS REQUIRED DURING INSTALLATION, AND SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND ICC-ES REPORT.
 - THE SPECIAL INSPECTOR MUST BE ON THE JOBSITE TO VERIFY THE INITIAL INSTALLATIONS OF EACH TYPE AND SIZE OF ANCHOR BY CONSTRUCTION PERSONNEL. SUBSEQUENT INSTALLATIONS OF THE SAME TYPE AND SIZE BY THE SAME CONSTRUCTION PERSONNEL ARE PERMITTED TO BE PERFORMED IN THE ABSENCE OF THE SPECIAL INSPECTOR.
 - ANY CHANGE IN THE PRODUCT OR PERSONNEL MUST REQUIRE AN INITIAL INSPECTION. FOR ONGOING INSTALLATION OVER AN EXTENDED PERIOD, THE SPECIAL INSPECTOR MUST MAKE REGULAR INSPECTIONS AT INTERVALS DETERMINED BY THE ENGINEER OF RECORD.
 - IF THE CONTRACTOR FAILS TO ENSURE VISUAL PERIODIC SPECIAL INSPECTION IS ADEQUATELY PERFORMED, OR THE LOCAL BUILDING AUTHORITY SPECIFICALLY REQUIRES TESTING, CONTACT THE ENGINEER FOR PROOF LOADING REQUIREMENTS.
- QUALITY CONTROL REQUIREMENTS:
 - SHEAR ANCHORS: 25% OF ANCHORS RESISTING SHEAR FORCES ONLY, SUCH AS SILL PLATE OR LEDGER ANCHORS, SHALL BE TORQUE TESTED TO THE VALUES LISTED BELOW.
 - TENSION ANCHORS: 5% (BUT NOT LESS THAN TWO) OF ANCHORS RESISTING TENSION FORCES, SUCH AS HOLDOWN ANCHORS, SHALL BE SUBJECT TO DIRECT TENSION TESTS PER THE TYPICAL "HOLDOWN TO EXISTING CONCRETE" DETAILS. AN ADDITIONAL 20% (BUT NOT LESS THAN THREE) SHALL BE TORQUE TESTED TO THE VALUES LISTED BELOW.
 - TORQUE TESTING REQUIREMENTS: TEST ANCHORS USING A TORQUE CALIBRATED WRENCH TO THE FOLLOWING MINIMUM TORQUE VALUES:

ANCHOR	TORQUE
1/2"	40 FT-LBS.
3/4"	50 FT-LBS.
1"	60 FT-LBS.
1 1/4"	70 FT-LBS.
1 1/2"	80 FT-LBS.

DEMOLITION AND SHORING WORKS

- ALL DESIGN AND DETAILING FOR TEMPORARY SHORING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, 2019 EDITION. DRAWINGS AND CALCULATIONS SHALL BE STAMPED AND SIGNED BY A CIVIL OR STRUCTURAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA, AND SHALL BE SUBMITTED TO THE LOCAL DEPARTMENT OF BUILDING INSPECTION FOR APPROVAL UPON REQUEST.

STRUCTURAL OBSERVATIONS

- THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER A MINIMUM OF 48 HOURS (EXCLUDING WEEKEND DAYS) PRIOR TO THE TIME OF A REQUIRED STRUCTURAL OBSERVATION.
- OBSERVATION VISITS TO THE JOB SITE BY THE ENGINEER'S FIELD REPRESENTATIVE SHALL BE CONSTRUED AS NEITHER INSPECTION NOR APPROVAL OF CONSTRUCTION.

ABBREVIATIONS ON DRAWINGS:

A.B	ANCHOR BOLT	FTG.	FOOTING	SIM.	SIMILAR
BM	BEAM	GALV.	GALVANIZE	SQ.	SQUARE
BOT.	BOTTOM	GA.	GAUGE	SECT.	SECTION
B.O.	BOTTOM OF	GLB.	GLULAM BEAM	S.O.G.	SLAB ON GRADE
BW	BETWEEN	HORIZ.	HORIZONTAL	SQ.	SQUARE
CL	CENTER LINE	LVL.	MICROLAM	STAGG.	STAGGERED
COL.	COLUMN	M.B.	MACHINE BOLT	STD.	STANDARD
CONT.	CONTINUOUS	MAX.	MAXIMUM	STL.	STEEL
CLR.	CLEAR	MIN.	MINIMUM	STIFF.	STIFFENER
CONC.	CONCRETE	MISC.	MISCELLANEOUS	STRUCT.	STRUCTURAL
CONN.	CONNECTION	MECH.	MECHANICAL	S.W.	SHEAR WALL
COLL.	COLLECTOR	M.F.	MOMENT FRAME	T&B	TOP AND BOTTOM
Ø, OR d	DIAMETER	N.T.S.	NOT TO SCALE	T&G	TONGUE AND GROOVE
D.F.	DOUGLAS FIR	NO.	NUMBER	T.O.C.	TOP OF CONCRETE
D.S.	DRAG STRUT	(N)	NEW	Typ.	TYPICAL
DWG.	DRAWING	o.c.	ON CENTER	Thk	THICK
DIAS.	DIAGONAL	O.H.	OPPOSITE HAND	THRD. ROD	THREADED ROD
DN	DOWN	O.D.	OUTSIDE DIAMETER	T.O.P.	TOP OF
EA.	EACH	PL.	PLATE	U.O.N.	UNLESS OTHERWISE
E.L.	ELEVATION	PLY.	PLYWOOD	NOTED	NOTED
EXT.	EXTERIOR	PSL.	PARALLAM	VERT.	VERTICAL
E.N.	EDGE NAILING	P.T.	PRESSURE TREATED	V.I.F.	VERIFY IN FIELD
E.F.	EACH FACE	REIN.	REINFORCING	W/	WITH
E.S.	EACH SIDE	RECD	REQUIRED	w/o	WITHOUT
E.W.	EACH WAY	REV	REVISION	WT	WEIGHT
EQ	EQUAL	S.A.D.	SEE ARCHITECTURAL	W.W.F	WELDED WIRE
(E)	EXISTING			FABRIC	FABRIC
FLR.	FLOOR	SCHED.	SCHEDULE	WF	WIDE FLANGE
					STEEL SECTION

REINFORCING BAR

- REINFORCING STEEL SHALL BE DEFORMED BARS PER ASTM A615 WITH BAR MARKS LEGIBLY ROLLED INTO THE SURFACE INDICATION SIZE, TYPE OF STEEL, AND YIELD STRENGTH DESIGNATION:
 - #3 BARS AND SMALLER GRADE 40 OR GRADE 60
 - #4 BARS AND LARGER GRADE 60
 - ALL BARS TO BE WELDED GRADE A706
- REINFORCING SHALL HAVE A MINIMUM LAP IN CONFORMANCE WITH DETAILS AND SPECIFICATIONS SHOWN ON THESE DRAWINGS. STAGGER SPICES WHENEVER POSSIBLE. VERTICAL WALL REINFORCING BARS SHALL EITHER EXTEND INTO FOOTINGS OR LAP SPLICED WITH FOOTING DOWELS OF THE SAME SIZE BARS.
- BENDING OF REINFORCING SHALL BE IN CONFORMANCE WITH DETAILS AND SPECIFICATIONS SHOWN ON THESE DRAWINGS. FIELD BENDING OF BARS THAT ARE IN PLACE IS NOT PERMITTED UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
- ALL BARS SHALL BE FREE OF LOOSE AND FLAKY RUST AND SCALE, GREASE, OR OTHER MATERIALS WHICH MIGHT AFFECT OR IMPAIR BOND.
- WELDED WIRE MESH (WWM) SHALL CONFORM TO ASTM A1064, EXCEPT AT SLABS ON GRADE WHICH MAY BE GRA4. USE 6x6 W1010 AND LAP 12" MIN. U.O.N.

WOOD

- ALL WOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 CRC CHAPTER 1 - 9 AND 2015 NDS (NATIONAL DESIGN SPECIFICATION).
- ALL SOLID SAWN STRUCTURAL LUMBER SHALL CONFORM TO THE GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION. LUMBER SHALL BE DOUGLAS FIR WITH GRADE AS FOLLOWS:
 - JOISTS: NO. 2, 2" TO 4" THICK
 - BEAMS & HEADERS: NO. 1
 - POSTS: NO. 1, POST & TIMBERS
 - STUDS: CONSTRUCTION
 - PRESSURE TREATED: NO. 2
- TRUS JOISTS SHALL BE MANUFACTURED BY WEYERHAEUSER. ALL CUTTING, NOTCHING AND DRILLING OF TRUS JOISTS MAY BE DONE ONLY IN ACCORDANCE WITH THE DETAILS PROVIDED BY THE MANUFACTURER.
- ALL PARALLAM (PSL), MICROLAM (LVL), AND TIMBERSTRAND (LSL) MEMBER CALLOUTS REFER TO PRODUCTS OF WEYERHAEUSER. CUTTING, NOTCHING OR DRILLING OF MEMBERS MAY BE DONE ONLY WITH THE APPROVAL OF THE STRUCTURAL ENGINEER. GRADE SHALL BE AS FOLLOWS:
 - 2.2E PARALLAM (PSL): Fb=2,900 PSI; Fv= 290 PSI; E= 2,200,000 PSI
 - 2.0E MICROLAM (LVL): Fb=2,600 PSI; Fv= 285 PSI; E= 2,000,000 PSI
 - 1.5E TIMBERSTRAND (LSL): Fb=2,325 PSI; Fv= 310 PSI; E= 1,550,000 PSI
- ALL STRUCTURAL LUMBER SHALL HAVE THE FOLLOWING MAXIMUM MOISTURE CONTENT (MC); MC LESS THAN OR EQUAL TO 19% AT TIME OF INSTALLATION.
- ALL NAILS USED IN TIMBER-TO-TIMBER CONNECTIONS SHALL BE COMMON NAILS AND NAILING SHALL CONFORM TO THE APPLICABLE BUILDING CODES. ALL NAILS CONNECTING PRE-MANUFACTURED METAL ITEMS (CONNECTORS, HANGERS, STRAPS, ETC) TO TIMBER SHALL CONFORM TO THE MANUFACTURER'S CATALOGUE AND APPLICABLE ICC REPORTS.
- ALL STUD WALLS SHALL HAVE FIRE BLOCKING AT 10'-0" o.c. MAXIMUM.
- WHERE WOOD IS IN CONTACT WITH CONCRETE OR MASONRY, OR EXPOSED TO WEATHER, PRESSURE-TREATED ("P.T.") DOUGLAS FIR SHALL BE USED UNLESS NOTED OTHERWISE. WEATHER RESISTANT SPECIES SUCH AS REDWOOD, CEDAR, OR WOLMANIZED WOOD MAY BE USED WHERE SPECIFIED IN THE DRAWINGS OR APPROVED BY THE ENGINEER.
- UNLESS NOTED OTHERWISE, ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE BOLTED WITH 3/4" Ø F1554 ANCHOR BOLTS WITH 7" MINIMUM EMBEDMENT AND 3"x3"x229" PLATE WASHERS AT 4'-0" o.c. PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF PLATE ON SHEATHED SIDE. SEE SHEAR WALL SCHEDULE FOR ADDITIONAL ANCHOR BOLT SPACING AND PLATE WASHER REQUIREMENTS.
- ALL BOLT HEADS AND NUTS WHICH BEAR AGAINST THE FACE OF WOOD MEMBERS SHALL BE PROVIDED WITH WASHERS. NO UPSET THREADS ARE ALLOWED.
- PROVIDE MULTIPLE STUDS FOR SOLID BEARING AT THE ENDS OF MISCELLANEOUS BEAMS OR GIRDER TRUSSES WHERE POSTS ARE NOT SHOWN.
- PROVIDE DOUBLE FLOOR JOISTS UNDER PARALLEL PARTITIONS.
- PROVIDE SOLID BLOCK AT BEARING WALLS, UNDER PERPENDICULAR PARTITIONS AND ELSEWHERE AS REQUIRED PER NDS SECTION 4.4.1. PROVIDE FULL DEPTH BLOCKING AT ENDS AND AT 8'-0" o.c. MAXIMUM SPACING.
- FACE NAIL TWO PIECE BUILT-UP BEAMS WITH 16d AT 12" o.c. AT TOP AND BOTTOM TO ALTERNATE SIDES OF BEAM. PROVIDE ADDITIONAL ROW OF NAILING AT ALL BEAMS GREATER THAN 12" DEEP.
- PREDRILL ALL HOLES FOR 20d AND LARGER NAILS, SPIKES AND LAG BOLTS. LEAD HOLES FOR LAGS SHALL BE AS FOLLOWS:
 - SHANK PORTION: SAME DIAMETER AND LENGTH AS SHANK
 - THREADED PORTION: 60% TO 75% OF THE DIAMETER OF THE THREAD AND THE SAME LENGTH AS THREAD.
- PROVIDE FULL DEPTH SOLID BLOCKING AT A MAXIMUM OF 8'-0" o.c. FOR 2x10 MEMBERS AND LARGER (CONTACT METAL BRIDGING OR EQUAL MAY BE USED WHERE SHEATHING OR GYPSUM BOARD IS NOT APPLIED TO TOP AND BOTTOM OF JOISTS FOR ENTIRE LENGTH PER NDS SECTION 4.4.1.
- ALL PREMANUFACTURED METAL ITEMS (CONNECTORS, HANGERS, STRAPS, ETC.) SHALL BE BY SIMPSON STRONG TIE COMPANY, INC. UNLESS NOTED OTHERWISE. SEE NOTE AND ABOVE CONCERNING NAILING.
- RETIGHTEN ALL BOLTS BEFORE CLOSING IN.
- FASTENERS & CONNECTORS EXPOSED TO WEATHER SHALL BE STAINLESS STEEL, HOT-DIPPED GALVANIZED PER ASTM A153 - CLASS C OR ASTM A123, OR SIMPSON'S "ZMAX" OR DOUBLE-BARRIER/QUIK GUARD COATING.
- FASTENERS & CONNECTORS IN CONTACT WITH WOOD TREATED WITH AMMONIA OR ACZA (CHEMONITE) OR OTHER CHEMICALS w/ CHEMICAL RETENTION > 40PPM ACZA SHALL BE STAINLESS STEEL. FASTENERS & CONNECTORS IN CONTACT WITH OTHER PRESSURE-PRESERVATIVE TREATED WOOD SHALL BE STAINLESS STEEL, HOT-DIPPED GALVANIZED PER ASTM A153 - CLASS D OR ASTM A123, OR SIMPSON'S "ZMAX" OR DOUBLE-BARRIER/QUIK GUARD COATING.
- ALL STUDS SHALL BE ONE PIECE BETWEEN FLOORS AND FROM FLOOR TO ROOF, UNLESS NOTED OTHERWISE. ALIGN CENTERLINE OF STUDS WITH CENTERLINE OF FLOOR JOISTS. ALIGN CENTERLINE OF STUDS FOR FULL HEIGHT OF STRUCTURAL TYPICAL.
- ALL POSTS SHALL BE FULL HEIGHT FROM FOUNDATION TO ROOF, UNLESS NOTED OTHERWISE. WHERE POSTS ARE DISCONTINUOUS AT JOIST SPACE AND/OR FROM TOP OF BEAM OR HEADERS TO LOWER TOP PLATE, BLOCK THIS SPACE WITH STUD POST.

SHEATHING

- ALL SHEATHING TO BE ORIENTED STRAND BOARD (OSB) OR PLYWOOD STAMPED BY THE AMERICAN PLYWOOD ASSOCIATION (APA) AND SHALL CONFORM TO THE U.S. PRODUCT STANDARD (PS 1) WITH EXTERIOR GLUE. SEE PLANS FOR THICKNESS AND NAILING PATTERN AT FLOOR AND ROOF SHEATHING. (MINIMUM SHEET SIZE 24'). SHEATHING SHALL BE DOUGLAS FIR AND AS FOLLOWS (U.O.N.):
 - 3/4" APA RATED 3216, EXPOSURE 1*
 - 1/2" APA RATED 4824, T&G, EXPOSURE 1**
 - 1/2" APA RATED 3216, EXPOSURE 1

* PROVIDE PLY CLIPS BETWEEN JOISTS WHERE EDGES ARE NOT BLOCKED.
 ** CONTRACTOR MAY OMIT T&G WHERE EDGES ARE BLOCKED.
- ALL EXTERIOR WALLS NOT NOTED AS SHEAR WALLS SHALL BE SHEATHED WITH SHEATHING AND CONSTRUCTED AS A TYPE-6 SHEAR WALL, INCLUDING ABOVE AND BELOW ALL WALL OPENINGS, AND GABLE WALLS.
- GLUE FLOOR SHEATHING TO JOISTS WITH A CONTINUOUS BEAD OF CONSTRUCTION GRADE ADHESIVE (ASTM D3498) AND NAIL WITHIN 10 MINUTES OF GLUEING.
- SHEATHING SHEETS AT FLOORS AND ROOFS SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO JOISTS AND RAFTERS AND EDGES SHALL HAVE A STAGGERED LAYOUT.
- SHEATHING SHEETS ON WALLS SHALL BE LAID WITH LONG DIMENSION VERTICAL. BLOCK ALL PANEL EDGES. PROVIDE 3x (OR 4x) MEMBERS (OR DOUBLE 2x TOP PLATE) AT ALL SHEATHING EDGES FOR SHEAR WALL WHERE NAILING IS EQUAL OR LESS THAN 4" o.c.
- SHEATHING SHALL ABUT ALONG THE CENTERLINE OF FRAMING MEMBERS WITH NAILING NOT LESS THAN 3/8" FROM EDGE OF SHEETS AND FRAMING.
- SHEAR WALLS SHALL RUN AND BE CONNECTED TO UNDERSIDE OF ROOF OR FLOOR SHEATHING WITH APPROVED BLOCKING AS REQUIRED AND SHALL CONNECT WITH FLOOR OR FOUNDATION BELOW.
- WHERE SHEAR WALL CONNECTIONS ARE NOT SPECIFICALLY DETAILED ON THESE DRAWINGS, CONSTRUCTION DETAILS SHALL BE PER TYPICAL DETAILS AND SHEAR WALL SCHEDULE.

GENERAL NOTES

- ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2019 CRC
- ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE, UNLESS NOTED OTHERWISE. NOTES AND DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS.
- ALL OMISSIONS AND CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR ARCHITECTURAL SPECIFICATIONS (WHERE APPLICABLE) SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY OF THE WORK INVOLVED.
- AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF THE PERSONS AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE CONTRACTOR'S SAFETY MEASURES.
- DURING AND AFTER CONSTRUCTION, BUILDER AND/OR OWNER SHALL KEEP LOADS ON STRUCTURE WITHIN THE LIMITS OF DESIGN LOADS.
- IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE STRUCTURAL DRAWINGS.
- NO OPENINGS, CHASES, NOTCHES, ETC. SHALL BE PLACED IN COLUMNS, JOISTS, BEAMS, BEARING WALLS, AND SHEAR WALLS UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW SUCH OPENINGS.
- CONTRACTOR SHALL COORDINATE ALL STRUCTURAL FRAMING WITH MECHANICAL, PLUMBING AND ELECTRICAL INFRASTRUCTURE, INCLUDING, BUT NOT LIMITED TO, RECESSED AND SEMI-RECESSED LIGHTING, MECHANICAL DUCTS AND PIPING, FIRE SPRINKLER PIPE AND HEADS AND PLUMBING DRAINS, WASTE AND SUPPLY LINES.
- ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE UNLESS NOTED OTHERWISE.

DESIGN CRITERIA

- DEAD LOADS:
 - ROOF (SLOPED) = 13 PSF
 - CEILING LOAD = 5 PSF
 - FLOOR = 15 PSF
 - WALL (EXTERIOR) = 12 PSF
 - WALL (INTERIOR) = 10 PSF
 - LIVE LOADS:
 - ROOF = 20 PSF
 - ATTIC = 10 PSF
 - FLOOR = 40 PSF
 - SEISMIC DESIGN PARAMETERS:
 - IMPORTANCE FACTOR I = 1.0
 - RISK CATEGORY II
 - SITE CLASS D
 - SEISMIC DESIGN CATEGORY D
- DESIGN BASE SHEAR: V = Cs*W AT STRENGTH LEVEL
 (W = EFFECTIVE SEISMIC WEIGHT)
- WOOD SHEAR WALLS RESPONSE MODIFICATION FACTOR C_s = 0.291
R = 6.5
- WIND DESIGN PARAMETERS:
 - BASIC WIND SPEED 95mph
 - RISK CATEGORY II
 - EXPOSURE CATEGORY B
 - WIND PRESSURES (STRENGTH LEVEL):
 MAIN WIND FORCE RESISTING SYSTEM: 16.7 PSF
 - FOUNDATION DESIGN PARAMETERS:
 - DEEP FOUNDATION PARAMETERS
 - ALLOWABLE SKIN FRICTION
 - DEAD PLUS LIVE PLUS SEISMIC: 1000 PSF (IN BEDROCK)
 - PASSIVE PRESSURE: 450 PCF (IN BEDROCK)
 - UPLIFT PRESSURE

FOUNDATION

- INSTALLATION OF THE FOUNDATION FOOTINGS OR PIERS WITH RESPECT TO THE DEPTH BELOW FINISHED OR NATURAL GRADE SHALL BE AT A MINIMUM ACCORDING TO THE FOUNDATION DETAILS ON THESE PLANS. FIELD DISCOVERED CONDITIONS MAY NECESSITATE DEEPER FOUNDATIONS.
- EXCEPT WHERE OTHERWISE SHOWN, EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE.
- ALL WATER, SOIL, AND OTHER DEBRIS SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING OF CONCRETE.
- ALL BACKFILL WITH ENGINEER FILLS SHALL BE COMPACTED TO 95% RELATIVE DENSITY, UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT.

CONCRETE

- ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CRC CHAPTER 4 AND ACI 318-14, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
- ALL CONCRETE SHALL HAVE A MAXIMUM WATER-CEMENT RATIO OF 0.48 FOR FOUNDATIONS AND ALL STRUCTURAL ELEMENTS AND 0.45 FOR SLABS. 4"x4" SLUMP, AND SHALL OBTAIN A 28 DAY MINIMUM COMPRESSIVE STRENGTH AS FOLLOWS:
 - DEEP FOUNDATIONS AND SHALLOW FOOTINGS: 5,000 PSI
 - SLAB ON GRADE, CURBS, HOUSEKEEPING PADS ETC.: 2,500 PSI
 - NON-STRUCTURAL CONCRETE TOPPING SLAB: 2,000 PSI
- ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE, NOT WEIGHING LESS THAN 145 PCF, UNLESS OTHERWISE NOTED.
- CEMENT SHALL CONFORM TO ASTM C150, TYPE I (OR ENGINEERED MAXIMUM DESIGN TO STRENGTH). REPLACE A MINIMUM OF 25% AND A MAXIMUM OF 50% OF CEMENT CONTENT WITH FLYASH CONFORMING TO ASTM C618 CLASS C OR F, OR GROUND GRANULATED BLAST FURNACE SLAG CONFORMING TO ASTM C989, CLASS 100 OR 120.
- HARD ROCK AGGREGATES SHALL CONFORM TO ASTM C33. NOMINAL MAXIMUM SIZE OF AGGREGATE SHALL NOT EXCEED 1 1/2 INCHES FOR FOUNDATION CONCRETE AND 1 INCH FOR STRUCTURAL CONCRETE ABOVE THE FOUNDATION. SEE ALSO THE REQUIREMENTS IN ACI STANDARD SPECIFICATIONS. NOMINAL MAXIMUM SIZE SHALL ALSO BE SELECTED SUCH THAT WORKABILITY AND PLACEABILITY OF CONCRETE ARE FACILITATED.
- ALL ALTERNATE CONCRETE MIX DESIGN AND TEST STRENGTHS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
- CONCRETE COVER AT REINFORCING SHALL BE AS FOLLOWS:
 - CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3" CLEAR
 - EXPOSED TO EARTH OR WEATHER BUT CAST AGAINST FORMS: 2" CLEAR
 - SLABS: REBAR AT CENTER OF SLAB
 - BARs PARALLEL TO COLD JOINTS: 2" CLEAR
 - NOT EXPOSED TO WEATHER OR EARTH SLABS, WALLS, JOISTS: 1/2" CLEAR
 - NOT EXPOSED TO WEATHER OR EARTH BEAMS AND COLUMN: 1/2" CLEAR
- ALL REINFORCING STEEL, DOWELS, ANCHOR BOLTS, PIPE SLEEVES AND OTHER INSERTS SHALL BE SECURED IN POSITION PRIOR TO PLACING OF CONCRETE. "WET SETTING" WILL NOT BE ALLOWED.
- DO NOT PLACE CONCRETE WHILE RAIN IS FALLING UNLESS ADEQUATE PROTECTION IS PROVIDED. DO NOT ALLOW RAIN WATER TO INCREASE WATER-CEMENT RATIO IN CONCRETE OR DAMAGE THE SURFACE OF THE CONCRETE.
- MAXIMUM VERTICAL DROP OF CONCRETE SHALL BE NO MORE THAN 2'-0" FROM END OF PLACEMENT DEVICE TO PLACEMENT SURFACE.
- THE SURFACE OF ALL CONSTRUCTION JOINTS SHALL BE CLEANED AND ROUGHENED BY REMOVING THE ENTIRE SURFACE AND EXPOSING CLEAN AGGREGATE SOLIDLY EMBEDDED IN MORTAR MIX.
- EPOXY ADHESIVE WILL BE USED AT ALL LOCATIONS WHERE EITHER THREADED STEEL ROD OR REBAR IS BEING EMBEDDED INTO EXISTING HARDENED CONCRETE OR MASONRY, U.O.N.

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DATE: ISSUE:

07.02.22	PERMIT SET
05.11.23	REVISIONS
07.11.23	REVISIONS
08.05.23	REVISIONS

PROJECT NUMBER: **o2118**

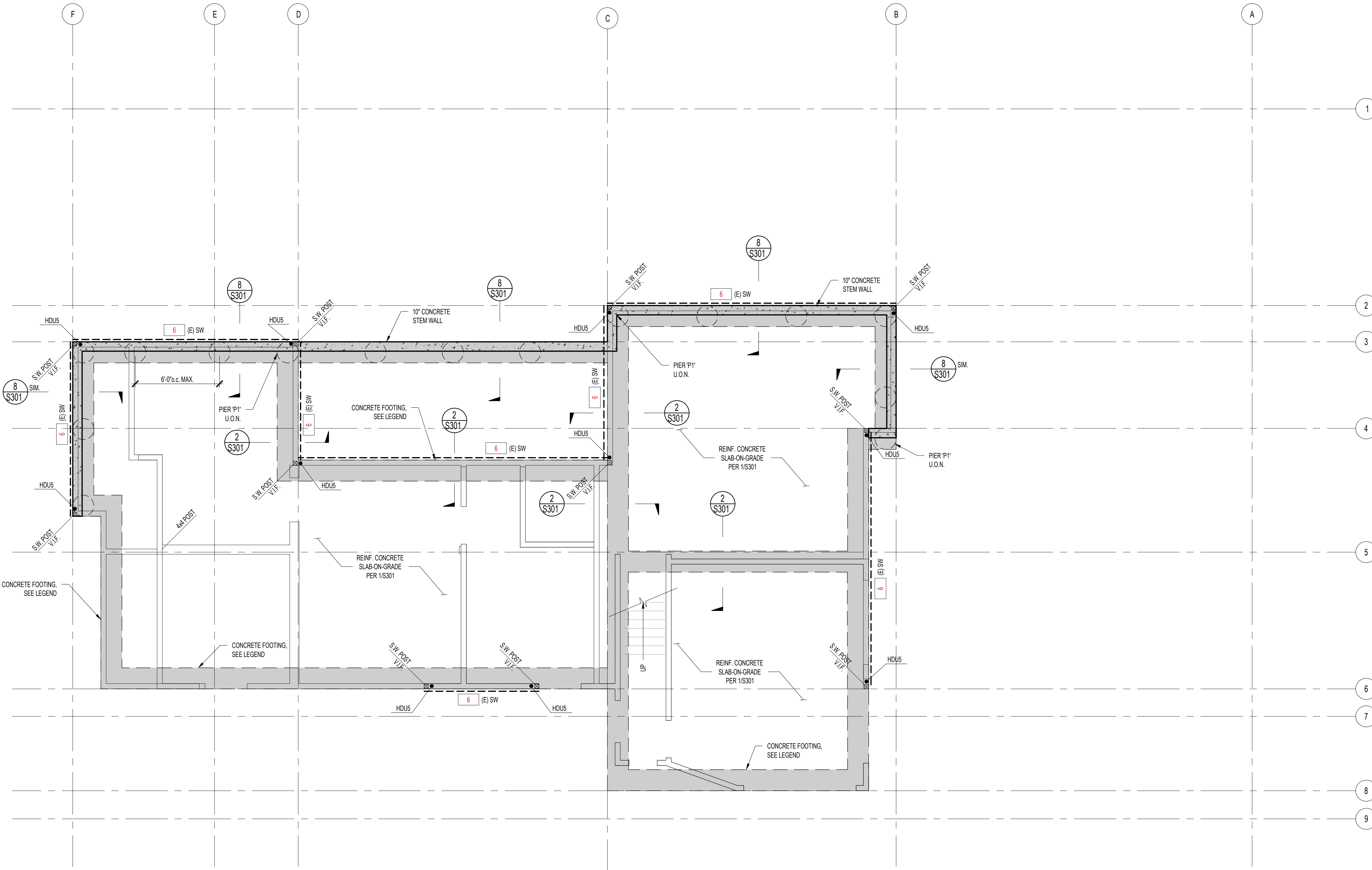
TITLE:

GENERAL NOTES

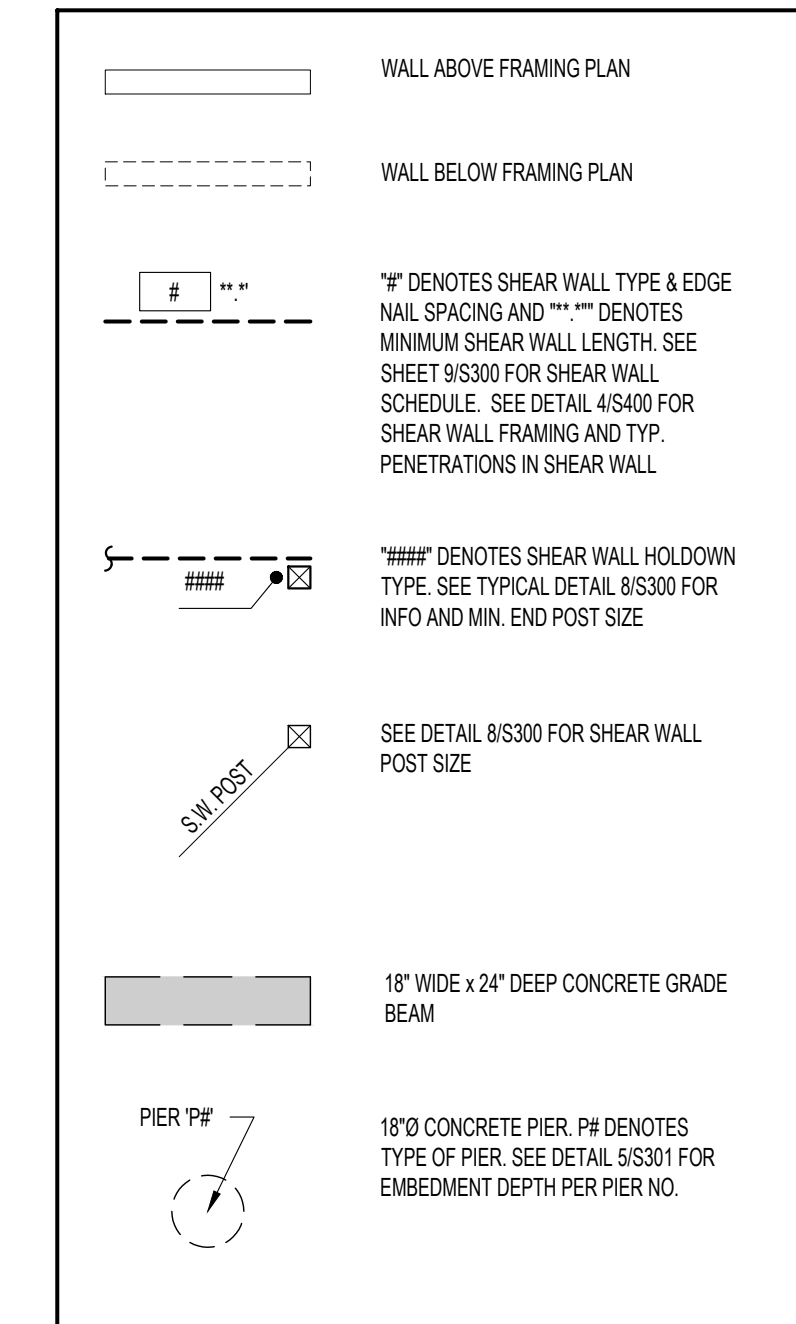
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SHEET:

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LEGEND



NOTE: CONTRACTOR TO VERIFY ALL EXISTING FRAMING. NOTIFY ENGINEER-OF-RECORD-IF EXISTING FRAMING CONDITIONS IN THE FIELD ARE DIFFERENT THAN SHOWN ON PLAN

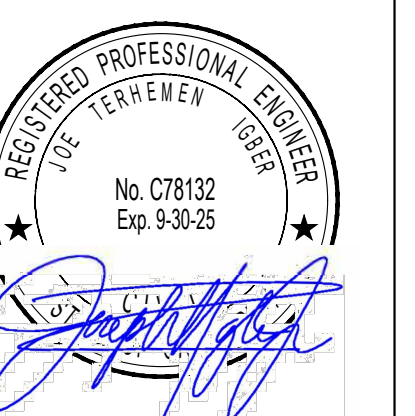
1 FIRST FLOOR FRAMING AND FOUNDATION PLAN

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

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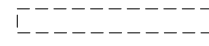
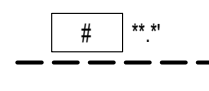
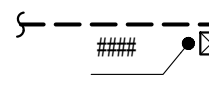


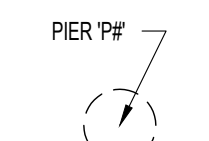
PROJECT NUMBER: **o2118**

TITLE:
 FRAMING PLANS

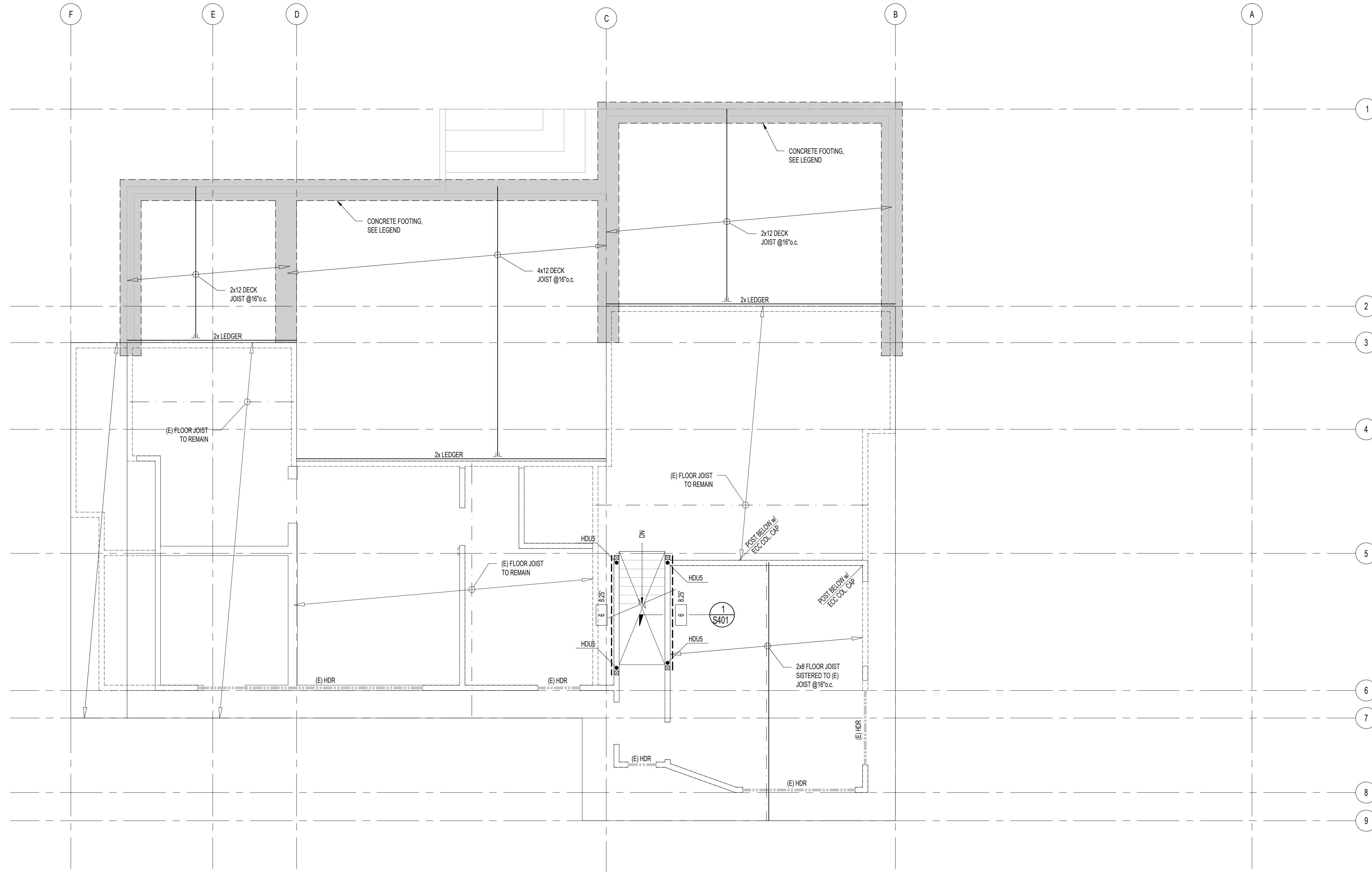
SCALE:
 SHEET:

S200

LEGEND

	WALL ABOVE FRAMING PLAN
	WALL BELOW FRAMING PLAN
	*#*# DENOTES SHEAR WALL TYPE & EDGE NAIL SPACING AND *** DENOTES MINIMUM SHEAR WALL LENGTH. SEE SHEET S/S300 FOR SHEAR WALL SCHEDULE. SEE DETAIL 4/S400 FOR SHEAR WALL FRAMING AND TYP. PENETRATIONS IN SHEAR WALL.
	*###* DENOTES SHEAR WALL HOLDOWN TYPE. SEE TYPICAL DETAIL S/S300 FOR INFO AND MIN. END POST SIZE.
	SEE DETAIL S/S300 FOR SHEAR WALL POST SIZE.
	18" WIDE x 24" DEEP CONCRETE GRADE BEAM
	18"Ø CONCRETE PIER. P# DENOTES TYPE OF PIER. SEE DETAIL S/S301 FOR EMBEDMENT DEPTH PER PIER NO.

NOTE: CONTRACTOR TO VERIFY ALL EXISTING FRAMING. NOTIFY ENGINEER-OF-RECORD-IF EXISTING FRAMING CONDITIONS IN THE FIELD ARE DIFFERENT THAN SHOWN ON PLAN



1 2ND FLOOR FRAMING PLAN

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

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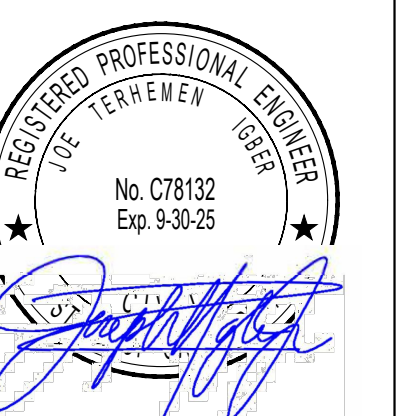
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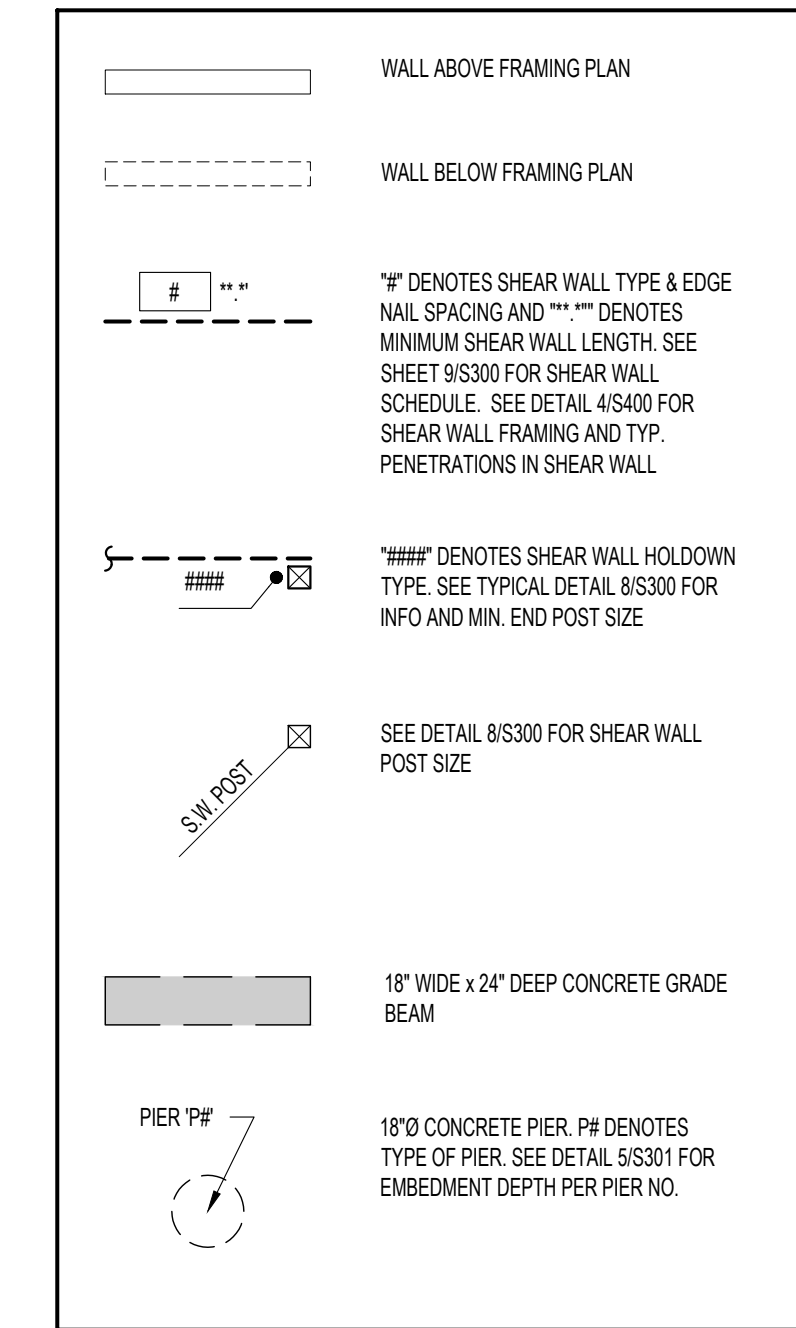
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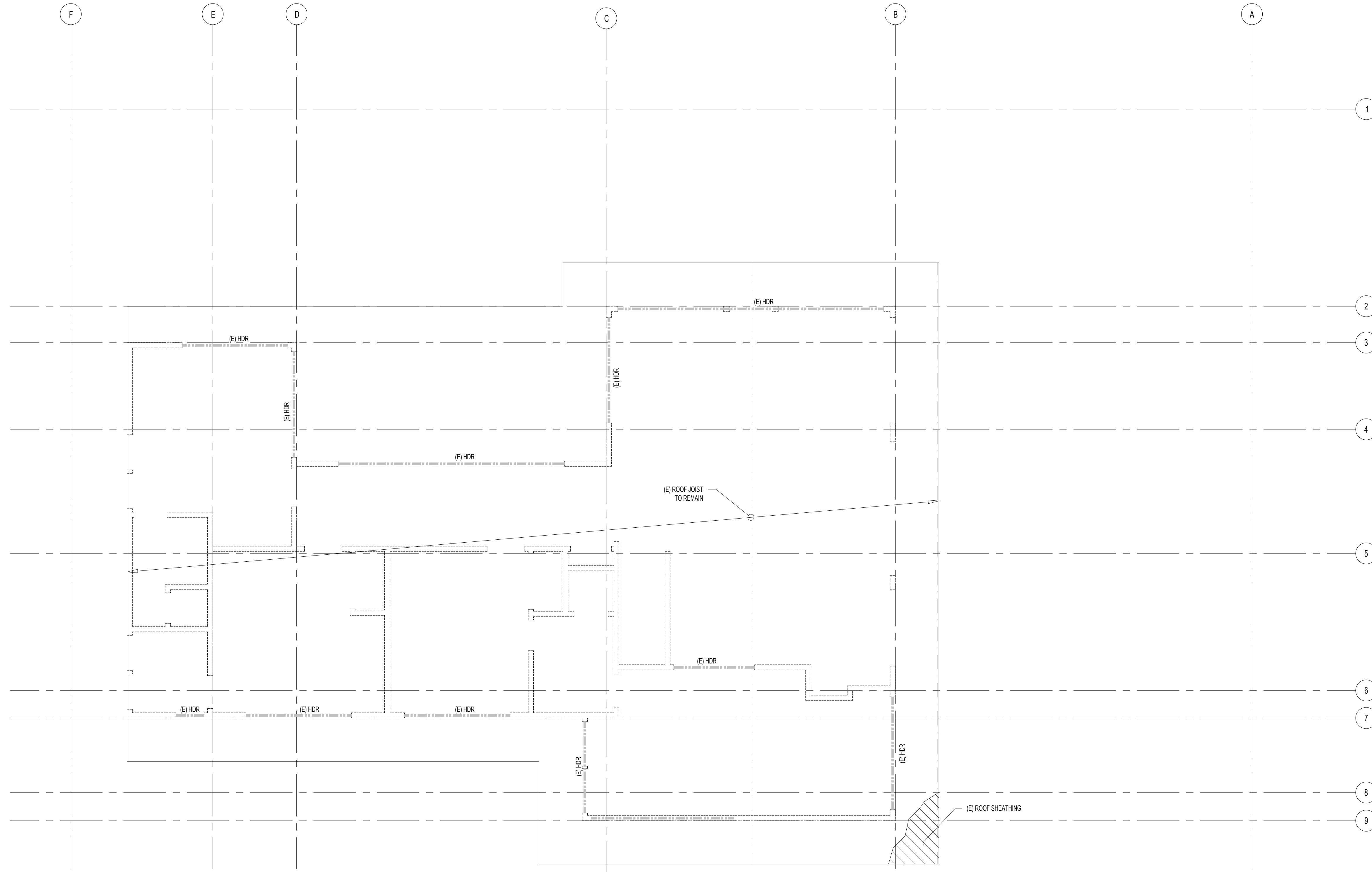
SCALE:
SHEET:

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LEGEND



NOTE: CONTRACTOR TO VERIFY ALL EXISTING FRAMING. NOTIFY ENGINEER-OF-RECORD-IF EXISTING FRAMING CONDITIONS IN THE FIELD ARE DIFFERENT THAN SHOWN ON PLAN



1 ROOF FRAMING PLAN

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

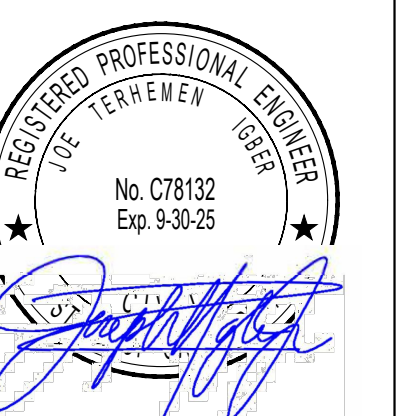
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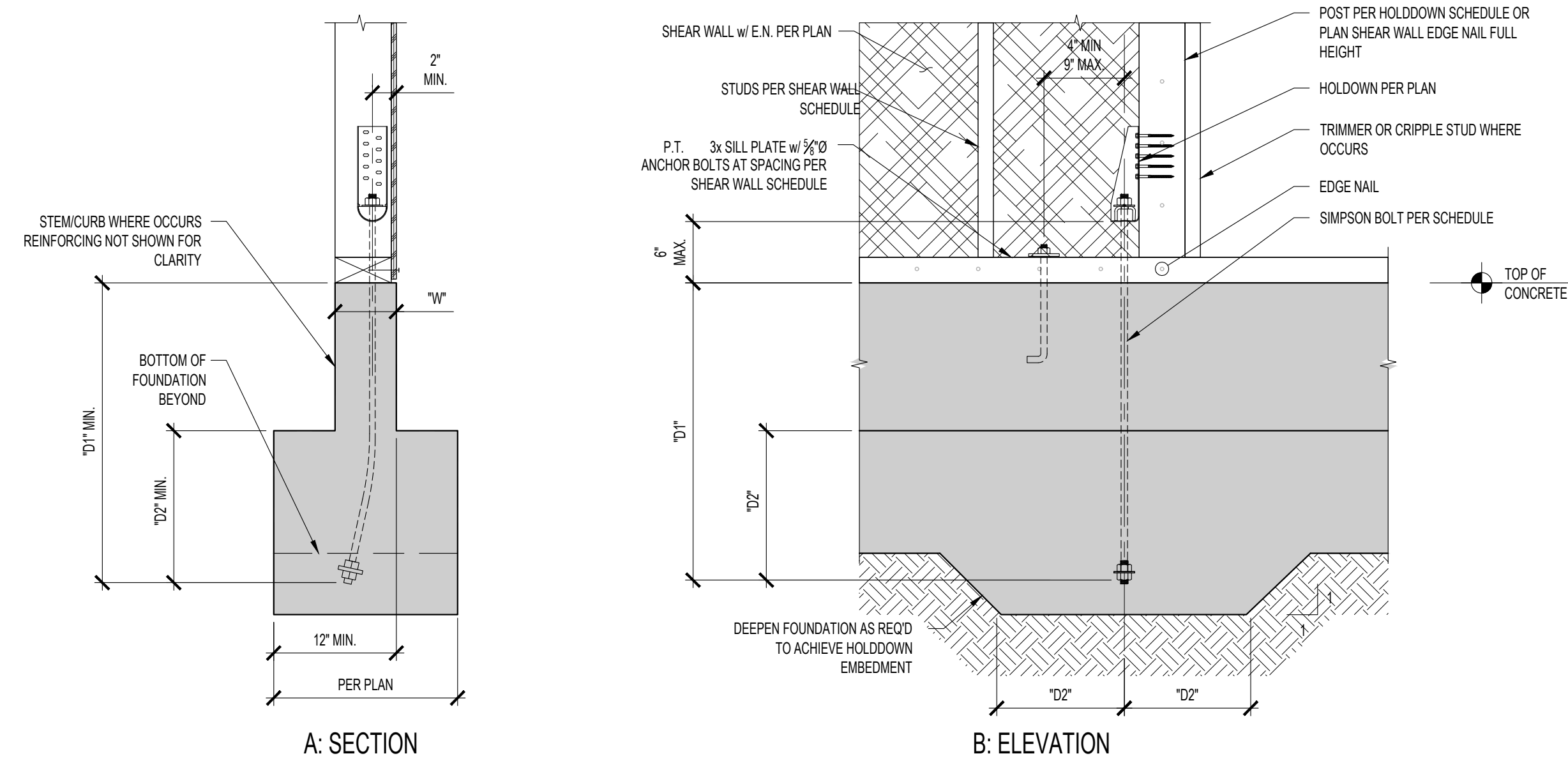


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TITLE: FRAMING PLANS

SCALE:
SHEET:



HOLD-DOWN SCHEDULE AT FOUNDATION								
HOLD-DOWN TYPE	MIN. END POST SIZE		SIMPSON ANCHOR BOLT	STEM/CURB MIN. WIDTH "W"	CONCRETE STRENGTH (f'c = 2,500 PSI MIN.)			ALTERNATIVE ANCHOR BOLT (SEE NOTE 5)
	2x4 WALL	2x6 WALL			MIN. EMBEDMENT "D1"	MIN. EMBEDMENT & CLEARANCE "D2"		
	HDU2	4x4			4x6	SB5/24	6"	
HDU4	4x4	4x6	SB5/24	6"	1'-6"	N/A	N/A	
HDU5	4x4	4x6	SB5/24	6"	1'-6"	N/A	N/A	
HDU8	4x6	6x6	SB5/24	6" (SEE NOTE 7)	1'-6"	N/A	N/A	
HDU11	4x8	6x8	SB1x30	6" (SEE NOTE 7)	2'-0"	N/A	N/A	
HDU14	4x8	6x8	PAB8 (SEE NOTE 6)	N/A	N/A	1'-5"	N/A	
HD19	4x8	6x8	PAB9 (SEE NOTE 6)	N/A	N/A	1'-7"	N/A	

- REFER TO THE PLANS FOR HOLD-DOWN SIZE AND HOLD-DOWN POST SIZES.
- FOR HOLD-DOWN ASSEMBLIES, USE SIMPSON HOLD-DOWNS OR APPROVED EQUAL.
- BOLTS THROUGH FLOOR AND EMBEDDED IN FOUNDATION SHALL BE F1154 STEEL, GRADE A36, ALL THREAD.
- HOLD-DOWNS SHALL NOT BE SUBSTITUTED FOR SILL PLATE ANCHOR BOLTS.
- EMBEDMENT PER MANUFACTURER'S REQUIREMENTS.
- USE STANDARD STEEL FOR THE SIMPSON PRE-ASSEMBLED ANCHOR BOLTS AND OVERSIZE PENETRATION IN P.T. SILL PLATE 1/2".
- MAXIMUM STEM/CURB HEIGHT EQUALS 11/2".
- HOLD-DOWN ANCHOR BOLT NUT SHOULD BE FINGER TIGHT PLUS 1/2" TO 3/4" TURN WITH HAND WRENCH.

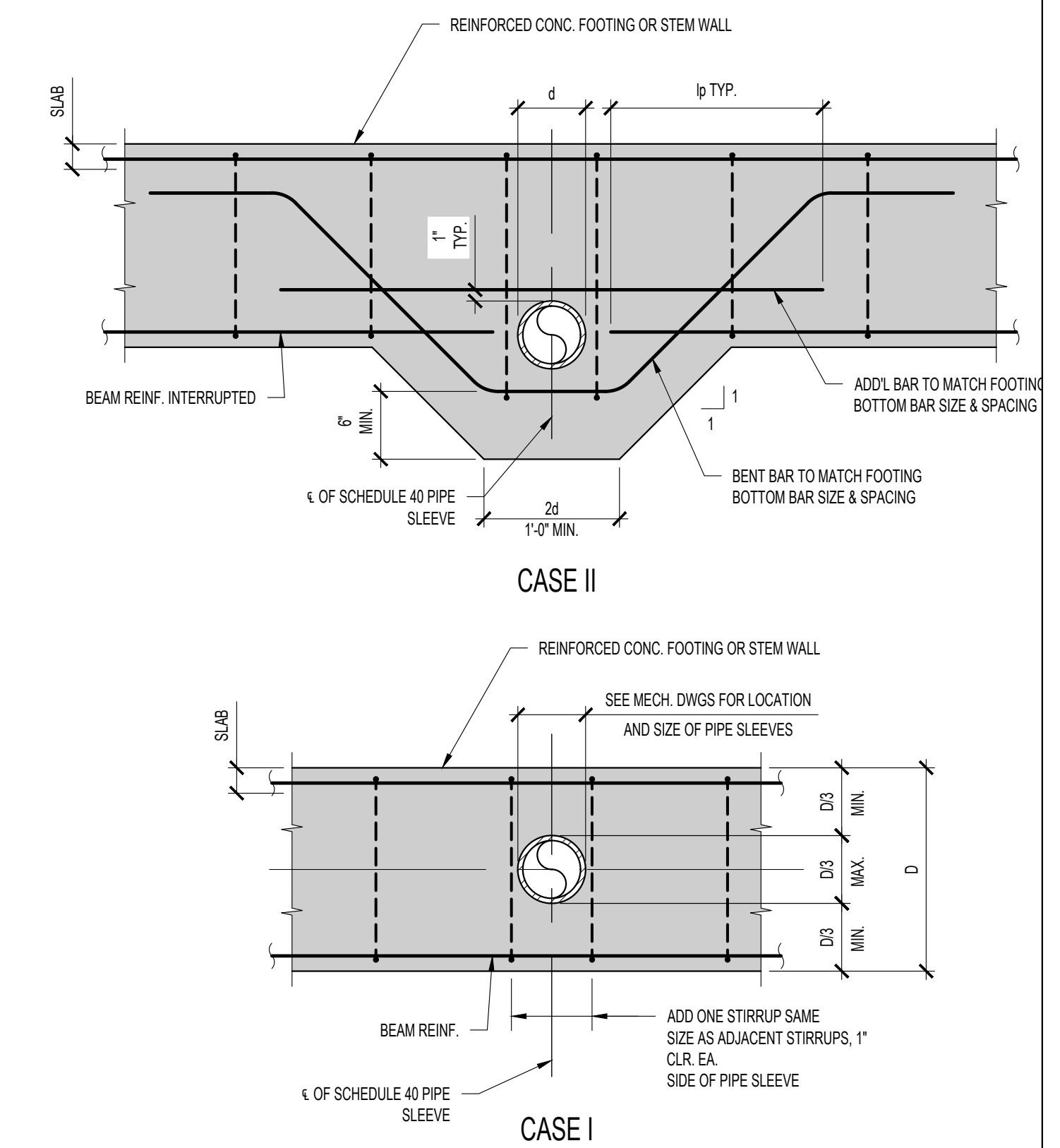
8 HOLD-DOWN ANCHORAGE AT FOUNDATION SCALE: 1"=1'-0"

SHEAR WALL SCHEDULE:

TYPE PER PLAN	"APA RATED" 1/2" WALL SHEATHING STRUCT. 1	10d EDGE NAIL SPACING	WALL STUDS & BLOCKING AT ABUTTING PANEL EDGES	P.T. 3x SILL PLATE TO CONCRETE		2x SOLE PLATE TO RIMBLOCKING	SOLID SAWN OR LSL RIMBLOCKING JOIST MIN. WIDTH	DBL. 2x TOP PLATE CONNECTION TO RIMBLOCKING		ALLOWABLE SHEAR (PLF)
				1/2" ANCHOR BOLTS	5/8" x 6" WOOD SCREWS U.O.N.			"LTP4" OR "A35" CLIPS U.O.N.	SDS 3/8" x 6" WOOD SCREWS	
6	ONE SIDE	6" o.c.	2x	48" o.c.	16d NAILS @ 6" o.c.	1 1/2"	16" o.c.	8" o.c.	340	
4	ONE SIDE	4" o.c.	2x	32" o.c.	8" o.c.	1 1/2"	12" o.c.	8" o.c.	510	
3	ONE SIDE	3" o.c.	3x OR DBL. 2x	32" o.c.	6" o.c.	1 1/2"	8" o.c.	6" o.c.	665	
2	ONE SIDE	2" o.c.	3x OR DBL. 2x	16" o.c.	6" o.c.	3/4"	8" o.c.	6" o.c.	870	

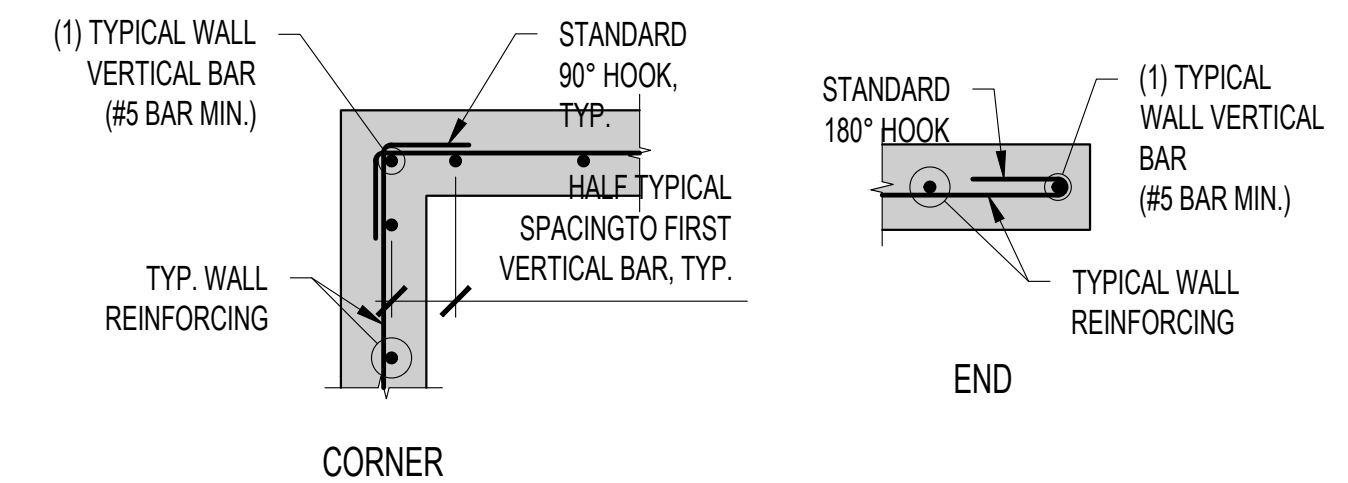
- NOTES: (THIS SCHEDULE IS BASED ON AWC SDPWS-2008 TABLE 4.3A)
- USE COMMON OR GALVANIZED BOX NAILS FOR ALL NAILING. 10d COMMON NAIL SHALL HAVE .148" DIAMETER AND 16d COMMON NAIL SHALL HAVE .162" DIAMETER. 10d GALVANIZED BOX NAIL SHALL HAVE .128" DIAMETER AND 16d GALVANIZED BOX NAIL SHALL HAVE .135" DIAMETER. NAILS SHALL HAVE 1/2" MIN. PENETRATION INTO FRAMING MEMBER OR BLOCKING.
 - THIS SCHEDULE SHALL APPLY TO NAILING AT ALL STUDS, WALL SHEATHING JOINTS, TOP PLATES, SILL PLATES, SOLE PLATES, RIMS, AND BLOCKING.
 - NAILING AT INTERMEDIATE MEMBERS (FIELD NAILING) SHALL BE 10d NAIL @ 12" o.c.
 - WALL SHEATHING SHALL BE APPLIED OVER STUDS SPACED AT 16" o.c.
 - ALL SILL FASTENING TO CONCRETE SHALL HAVE AS A MINIMUM 1/2" ANCHOR BOLTS w/ SIMPSON H.D.G. BPS 5/8" (BPS 3/4" AT 2x WALLS) BEARING PLATE WASHER OR EQUIVALENT. BEARING PLATE SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE SILL PLATE ON THE SIDE(S) WITH SHEATHING. ANCHOR BOLTS SHALL BE EMBEDDED 7" MIN. IN CONCRETE WALL OR FOUNDATION.
 - NAILS PENETRATING PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153, CLASS D.
 - DBL. 2x STUDS AT ABUTTING PANEL EDGES SHALL BE FASTENED TOGETHER w/ 16d NAILS AT EDGE NAIL SPACING.
 - NAILING SPACED AT 3" o.c. OR LESS SHALL BE STAGGERED 1/2" MIN. AND INSTALLED 3/4" MIN. FROM EDGE OF WALL SHEATHING AND STUD.

9 SHEAR WALL SCHEDULE SCALE: 1"=1'-0"



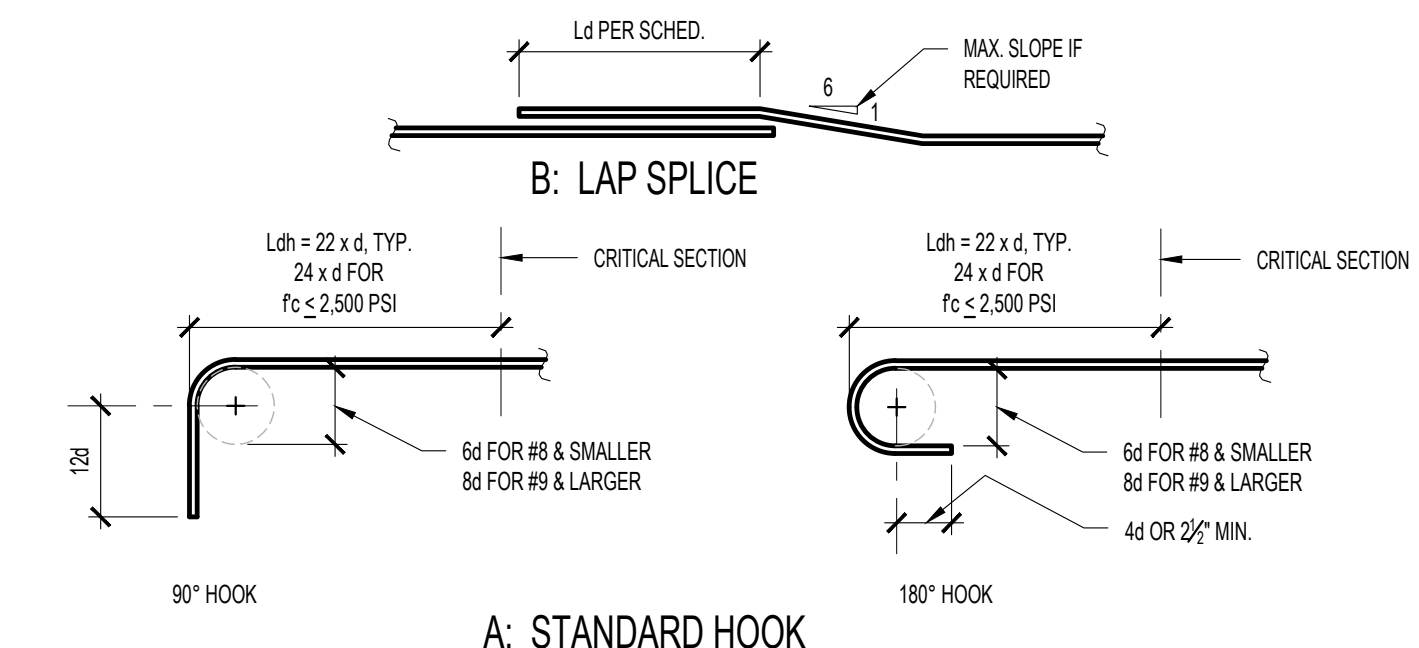
NOTES: PENETRATIONS THRU STRUCTURAL MEMBERS ARE PERMITTED ONLY WITH THE REVIEW OF THE STRUCTURAL ENGINEER.

1 PIPE SLEEVE THOUGH CONCRETE FOOTING OR STEM WALL SCALE: 1"=1'-0"



2 PLAN VIEW OF CONCRETE FOOTINGS SCALE: 1"=1'-0"

SIZE	LOCATION	CONCRETE COMPRESSIVE STRENGTH (PSI)				
		2,500	3,000	4,000	5,000	6,000
#4	HORIZ. TOP BAR	41	38	33	29	27
	ALL OTHER BARS	32	29	25	23	21
#5	HORIZ. TOP BAR	51	47	41	36	33
	ALL OTHER BARS	39	36	31	28	26

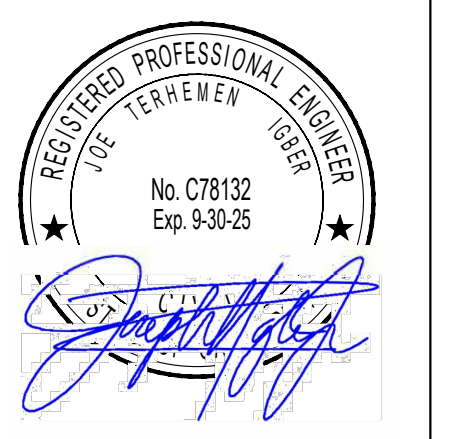


- NOTES:
- d = REBAR DIAMETER.
 - LAP SPLICE LENGTHS ARE BASED ON 60 KSI REBAR YIELD STRENGTH AND NORMAL CONCRETE WEIGHT.
 - TOP BAR IS A HORIZONTAL BAR (OTHER THAN IN WALLS) PLACED WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW BARS.
 - LAP SPLICE LENGTHS ARE BASED ON MINIMUM CLEAR COVER GREATER THAN ONE BAR DIAMETER AND MINIMUM CLEAR SPACING GREATER THAN TWO BAR DIAMETERS.
 - IF EITHER REQUIREMENT IN NOTE 4 IS NOT SATISFIED, INCREASE LAP SPLICE LENGTH BY 50%.

3 REBAR DEVELOPMENT LENGTHS SCALE: 1"=1'-0"

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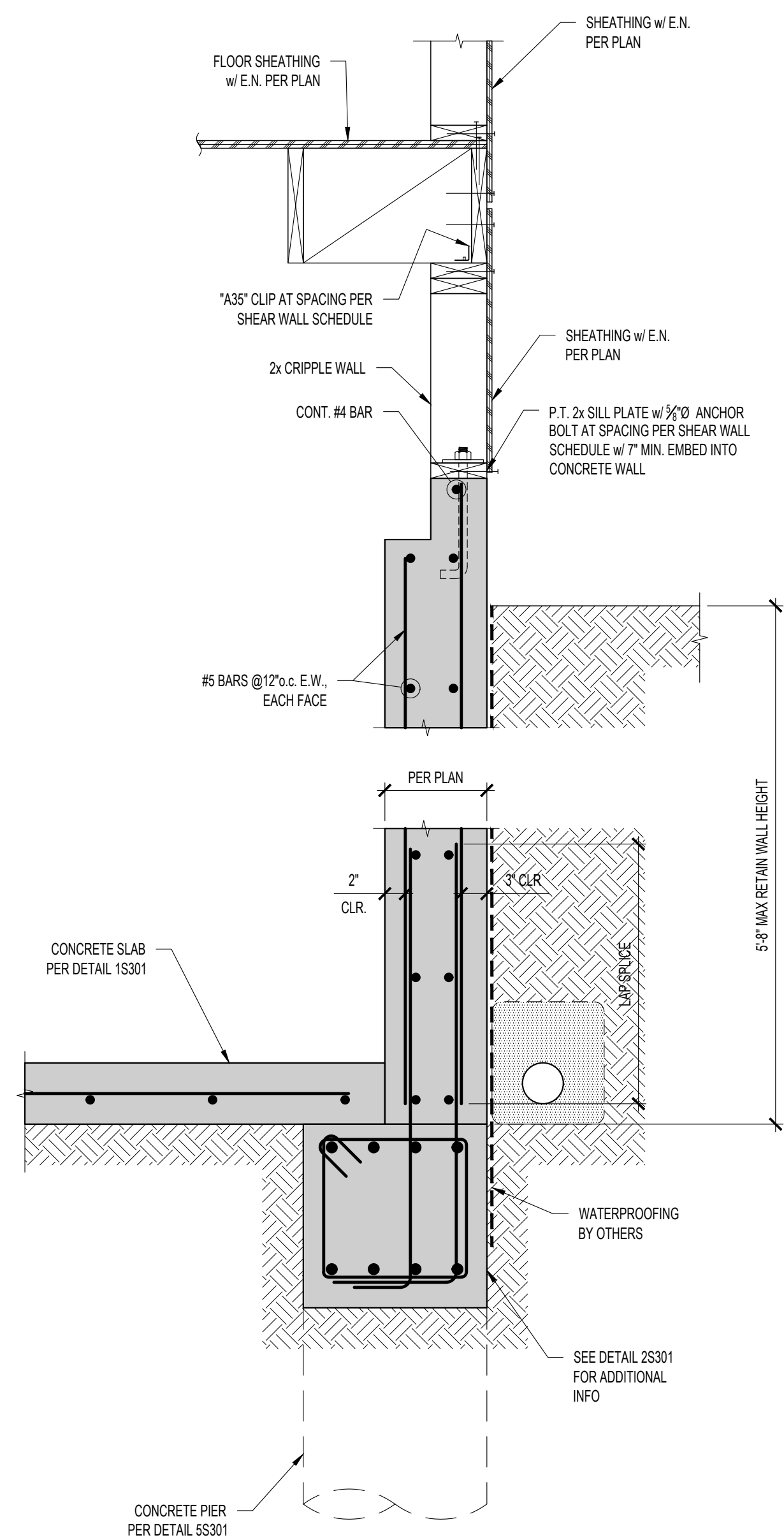


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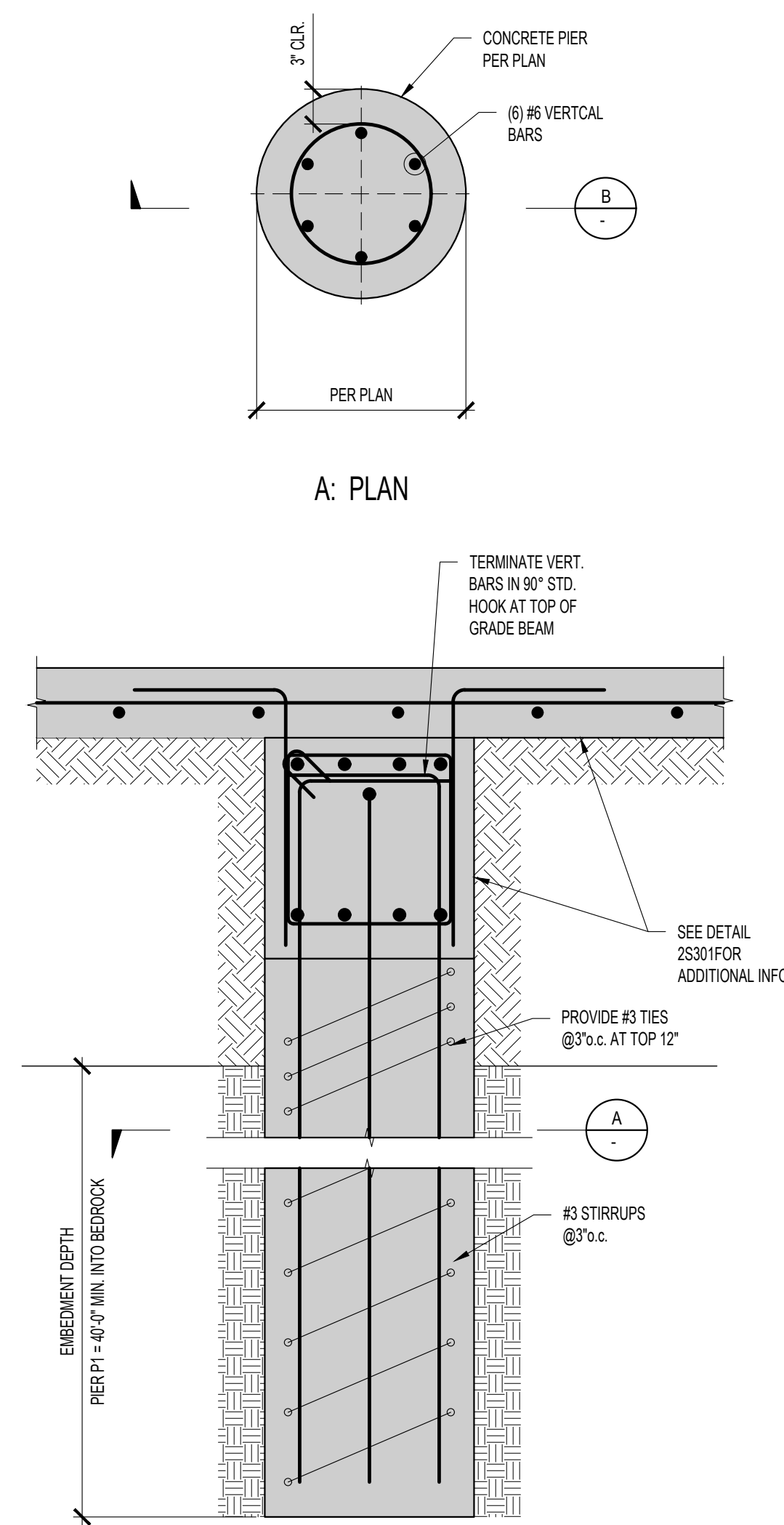
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SCALE:
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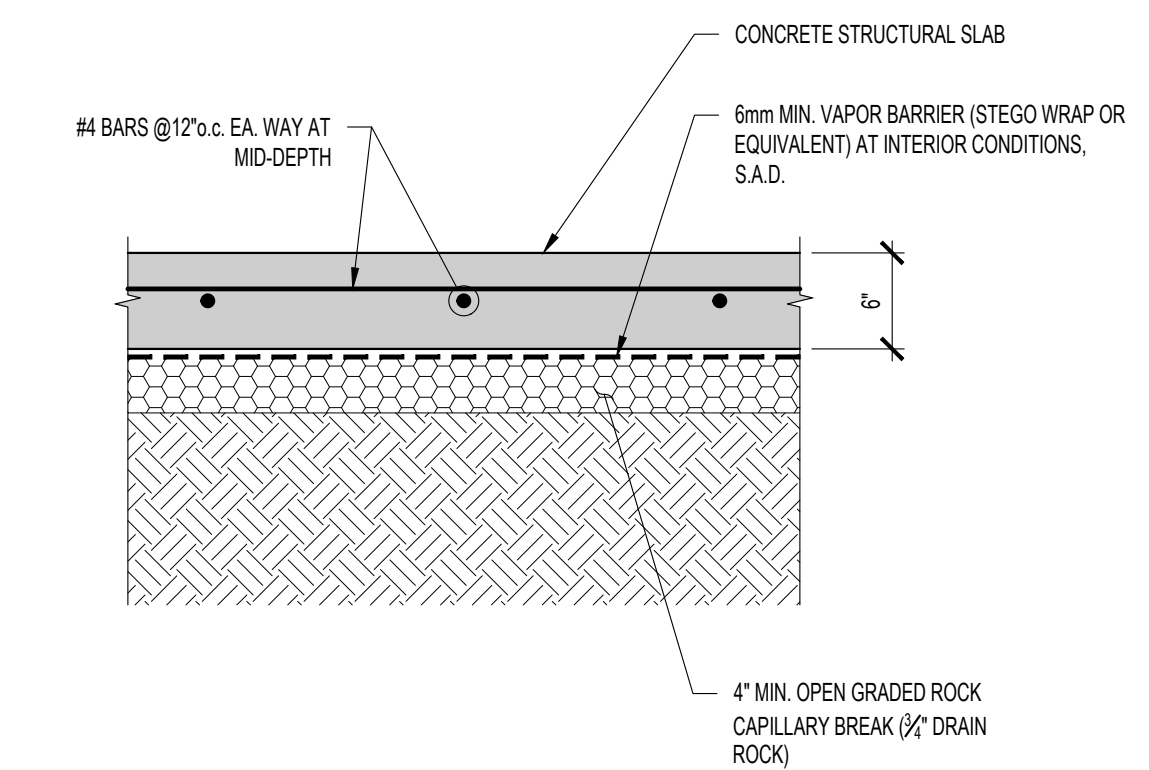
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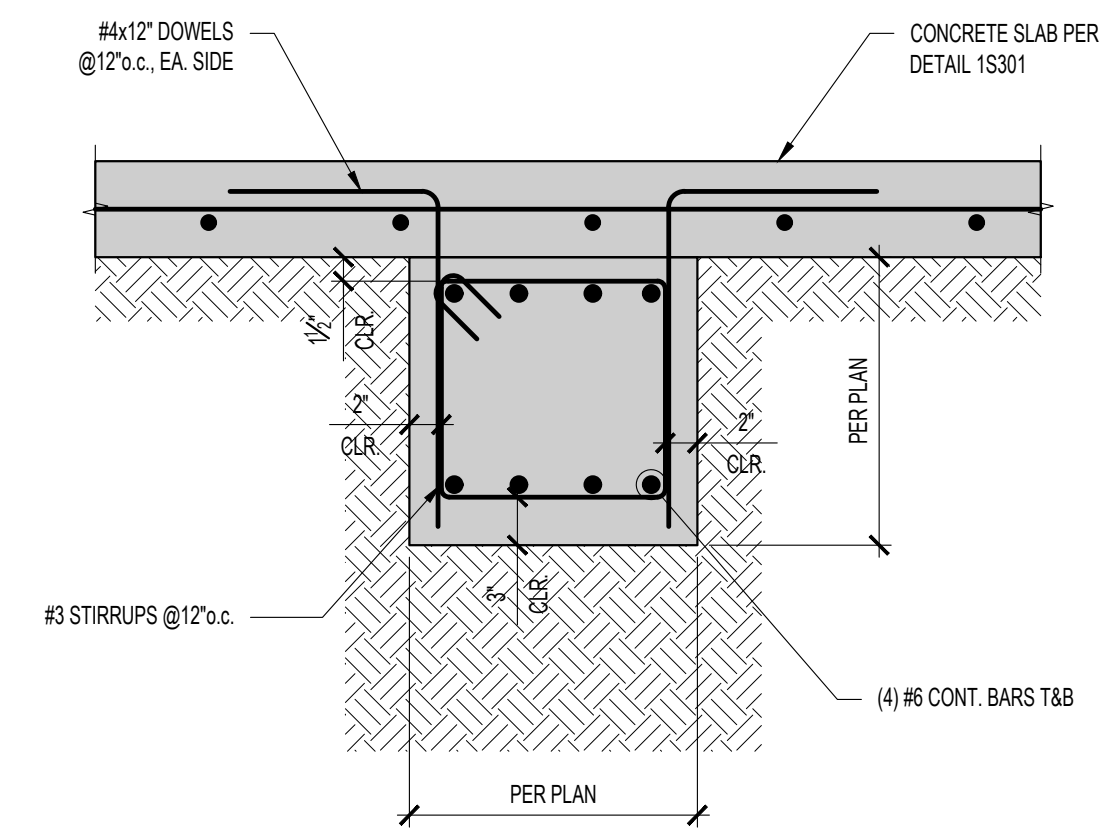
8 CONCRETE RETAINING WALL SCALE: NTS



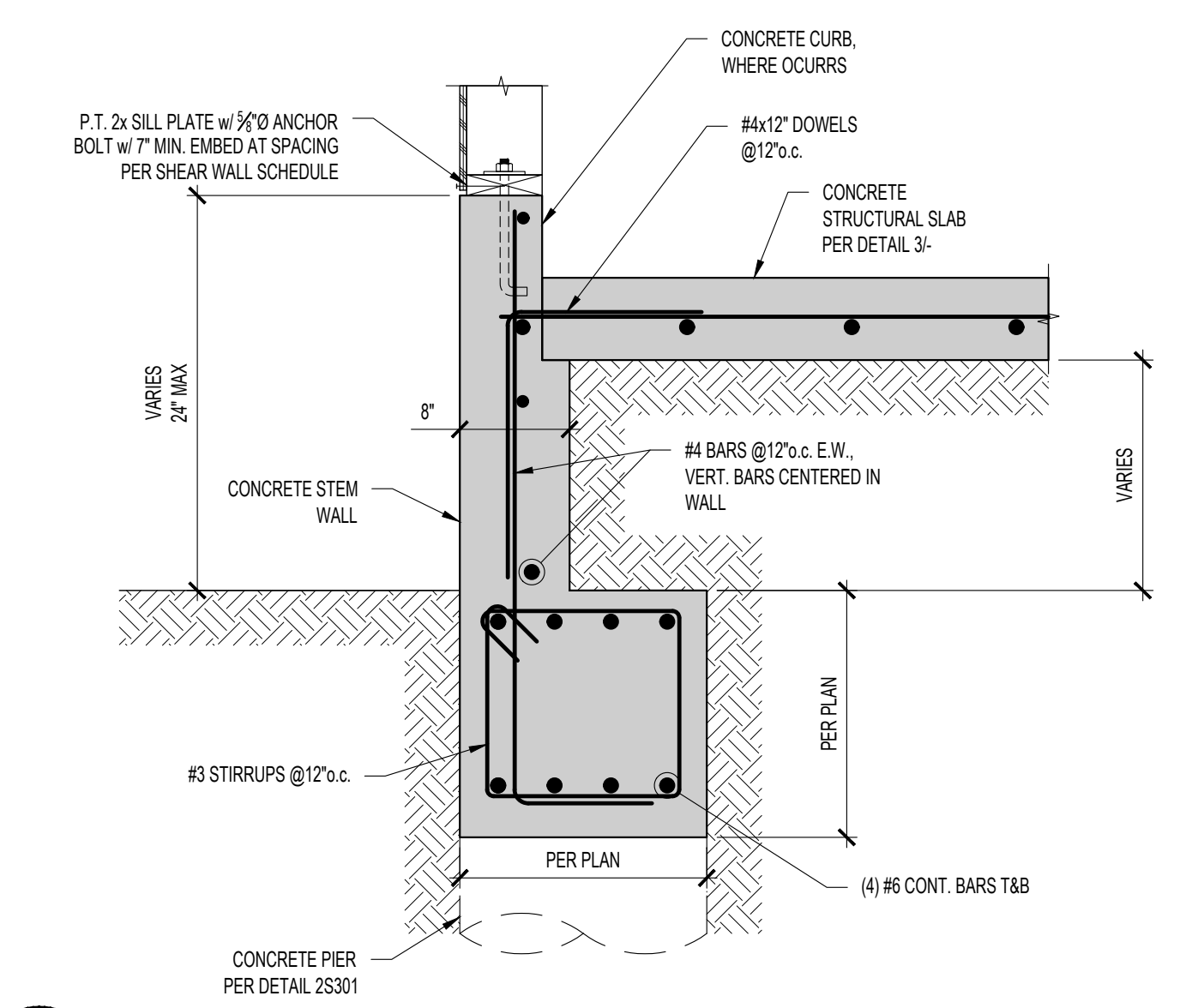
5 CONCRETE PIER FOUNDATION SCALE: NTS



1 CONCRETE SLAB-ON-GRADE SCALE: 1"=1'-0"



2 CONCRETE GRADE BEAM SCALE: 1"=1'-0"



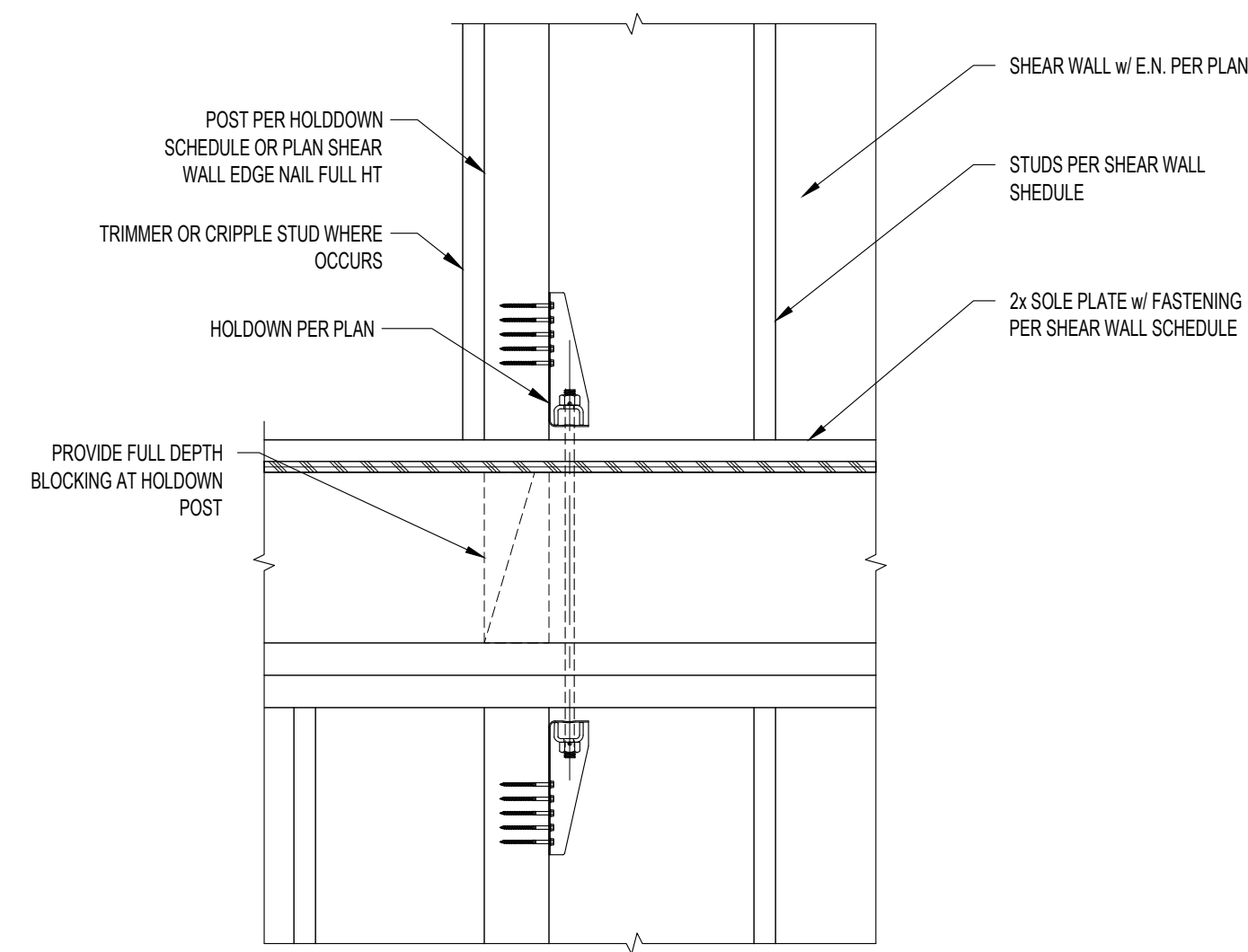
3 CONCRETE RETAINING WALL SCALE: NTS

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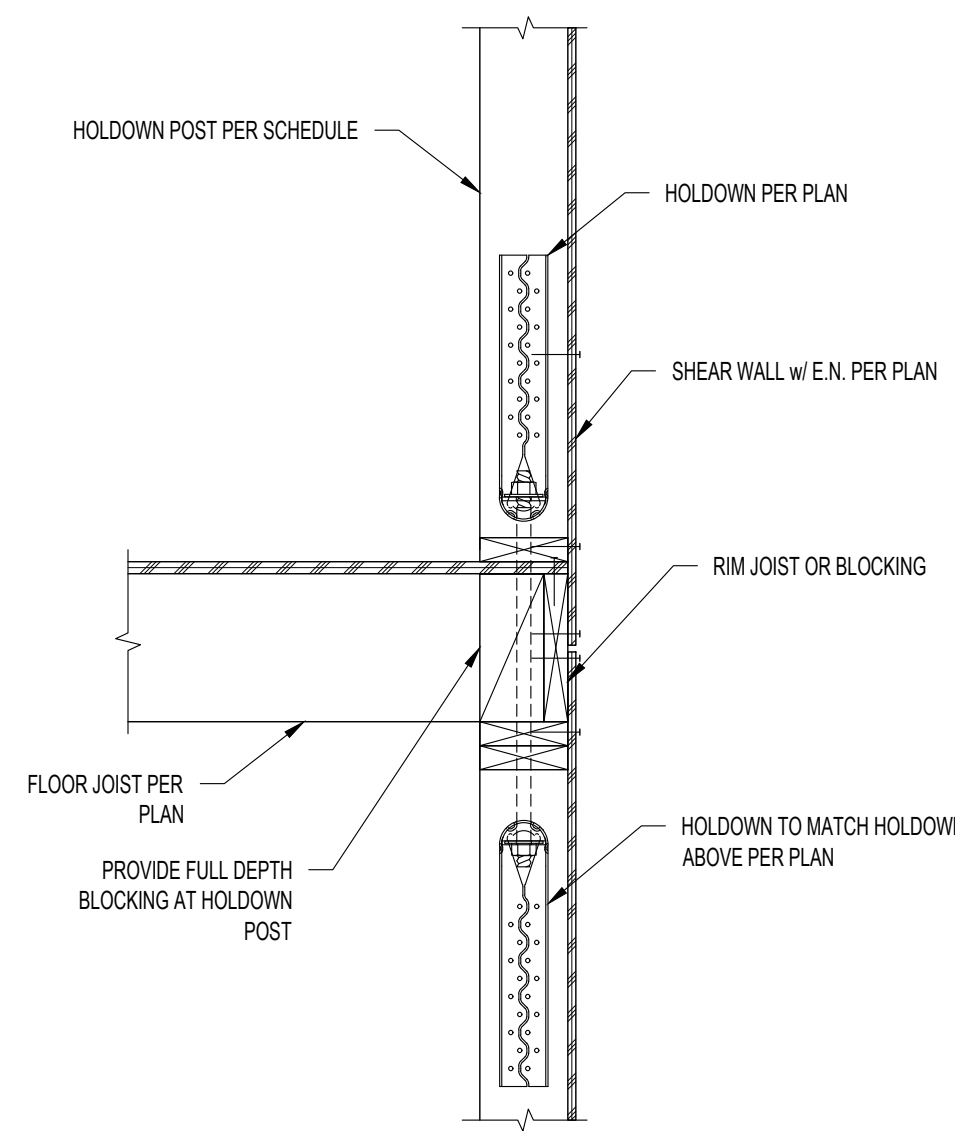
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 TITLE:
 DETAILS
 SCALE:
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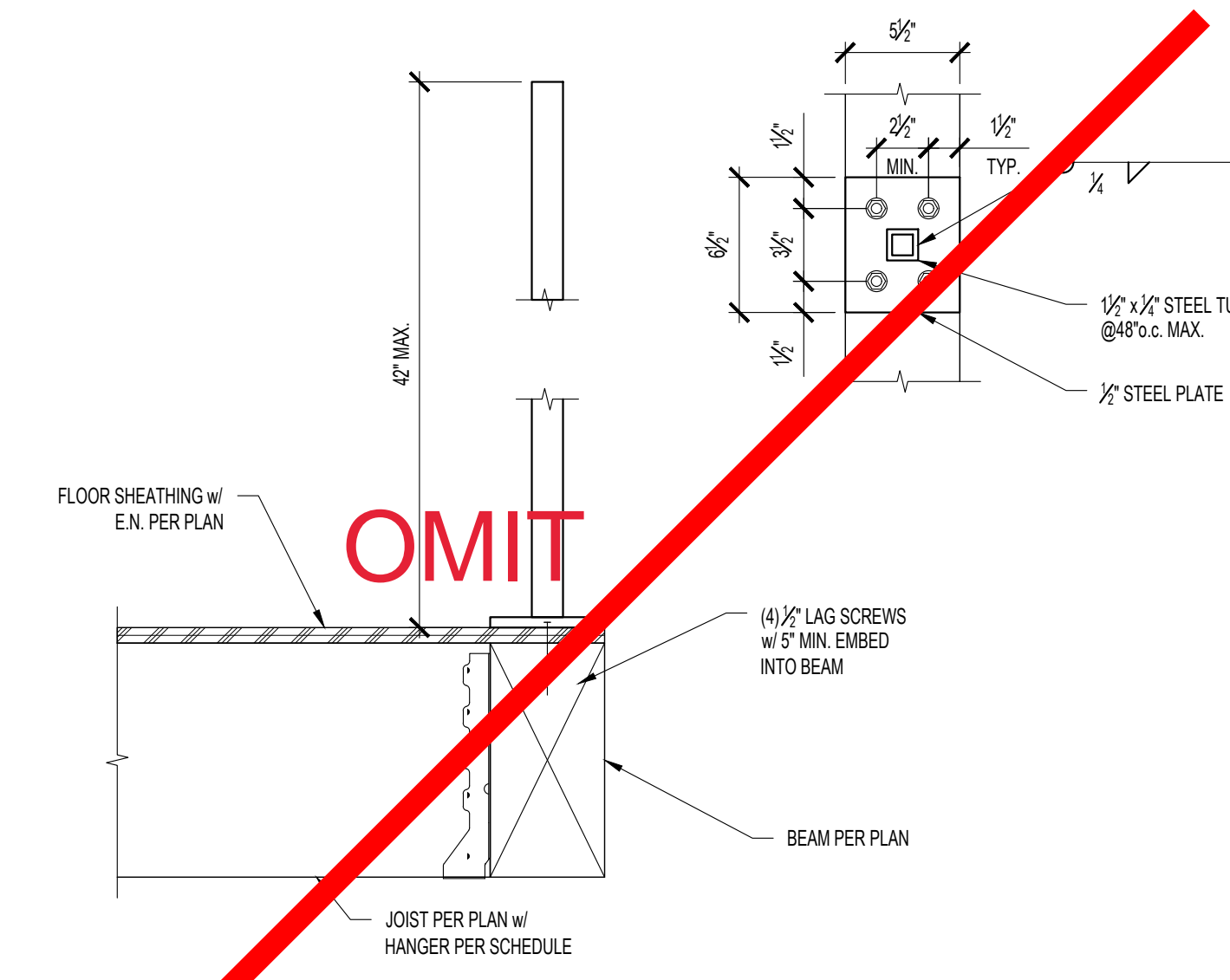
B: ELEVATION

10 HOLDOWN AT FRAMED FLOOR

SCALE: 1" = 1'-0"

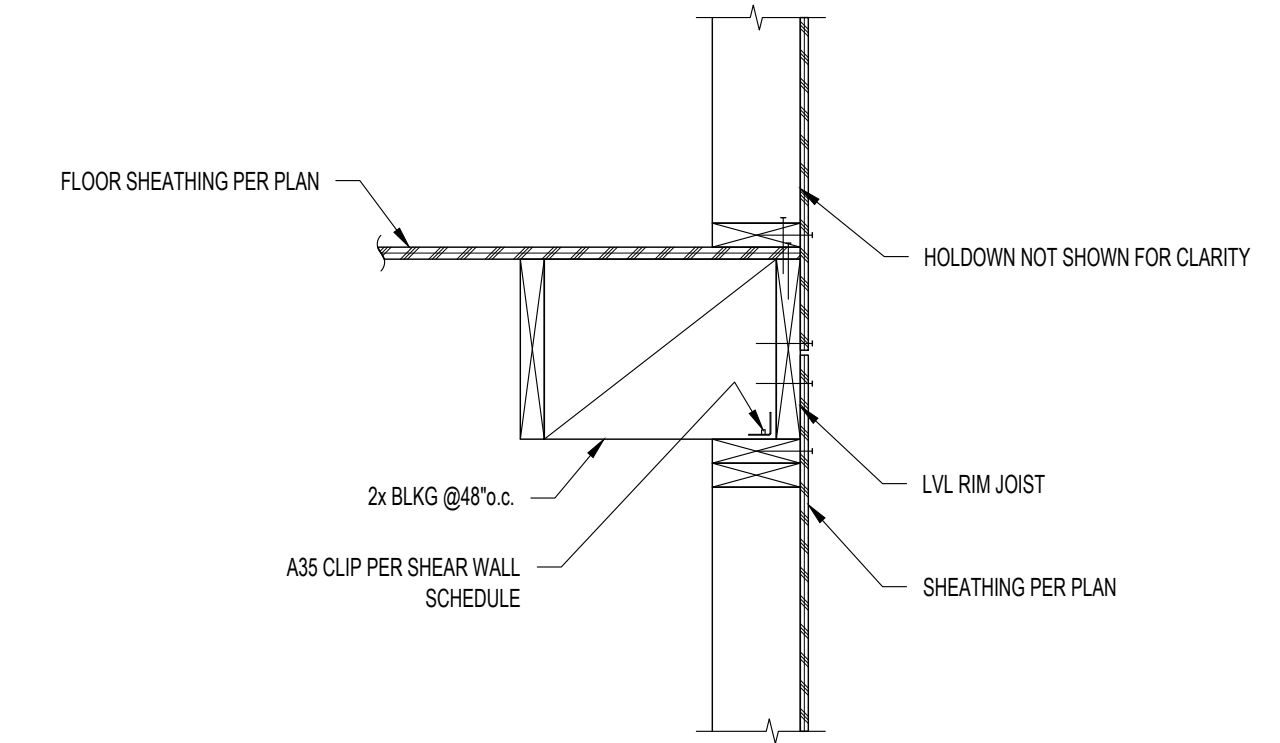


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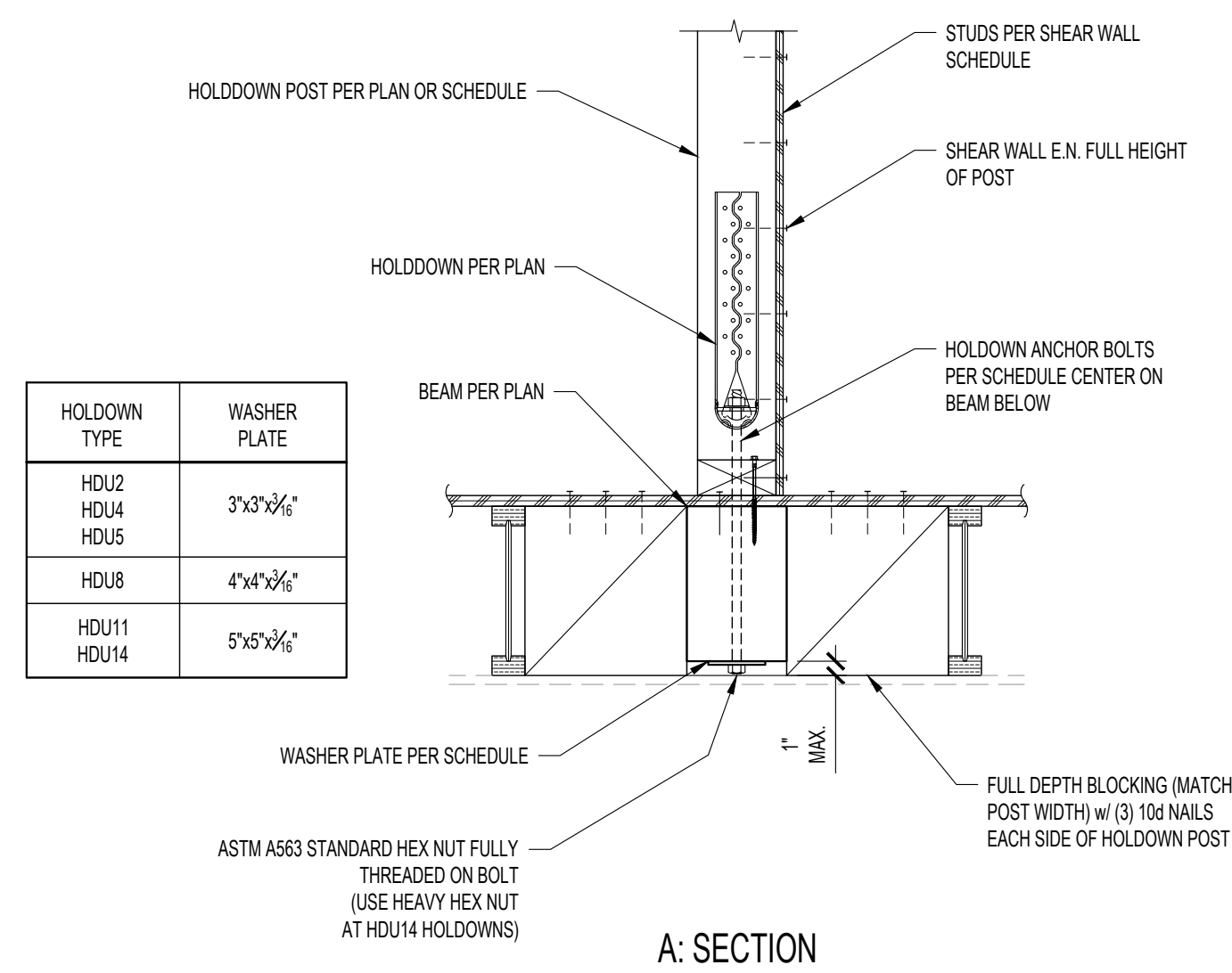
7 GUARD RAIL

SCALE: 1-1/2" = 1'-0"

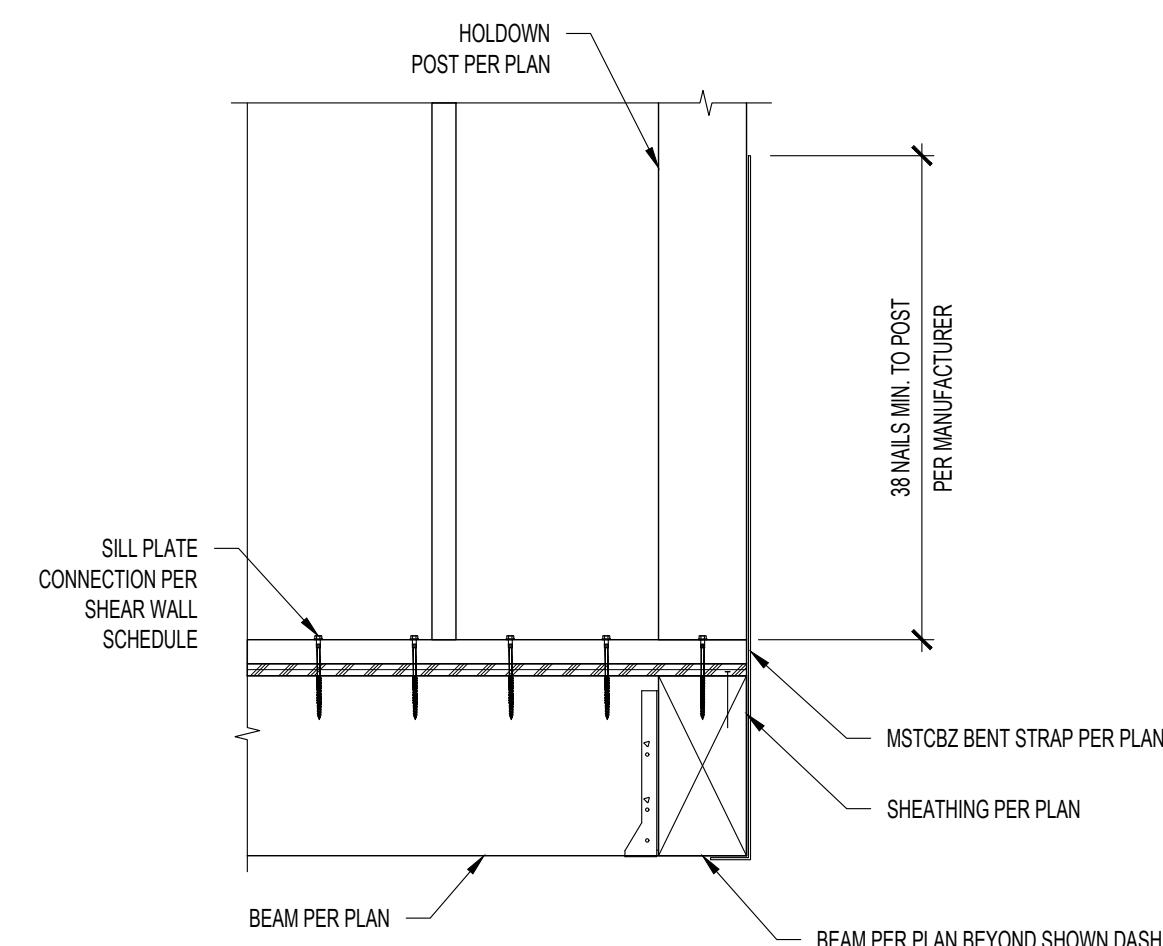


1 FRAMING AT SHEAR WALL

1" SCALE: 1'-0"



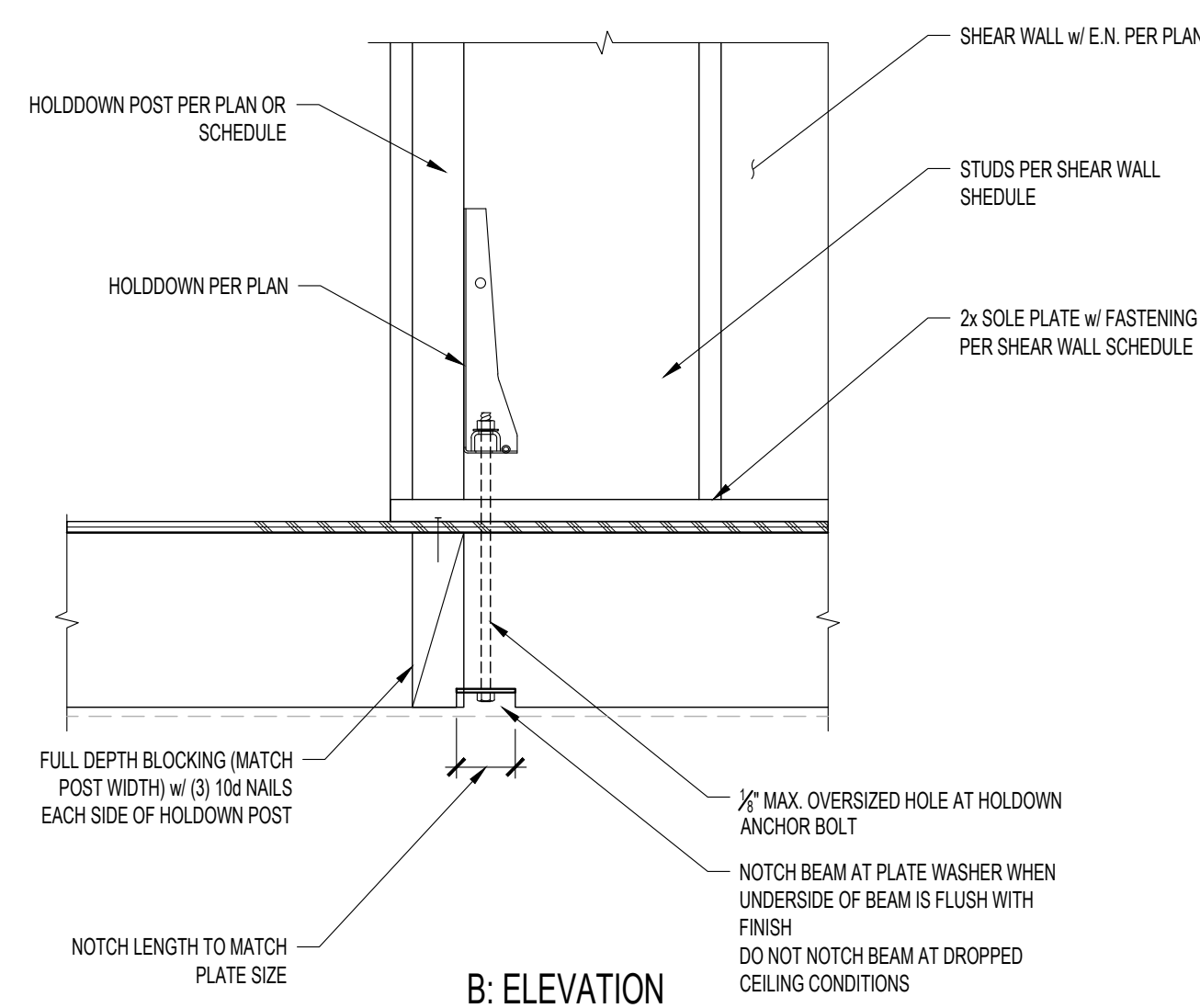
A: SECTION



A: SECTION

2 FRAMING AT SHEAR WALL

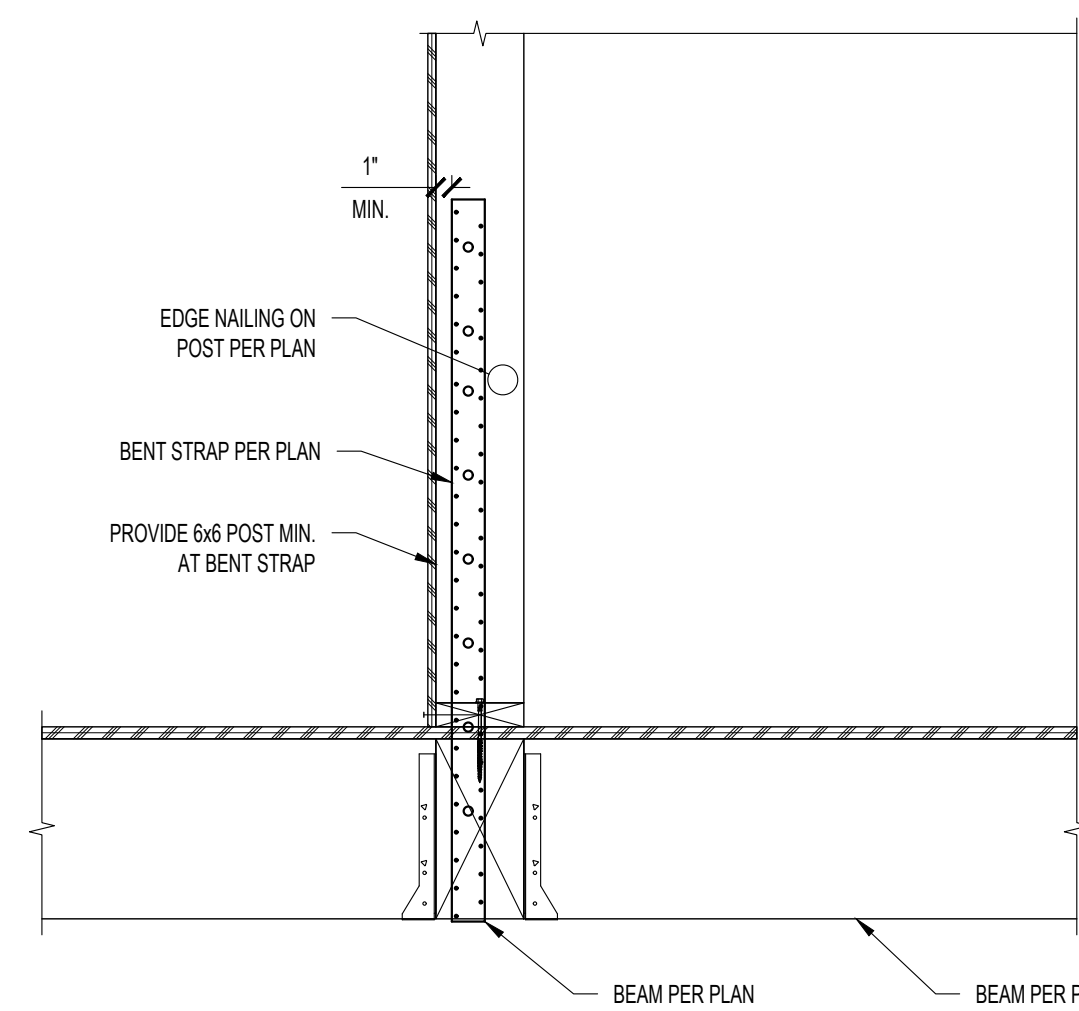
1" SCALE: 1'-0"



B: ELEVATION

9 HOLDOWN TO WOOD BEAM

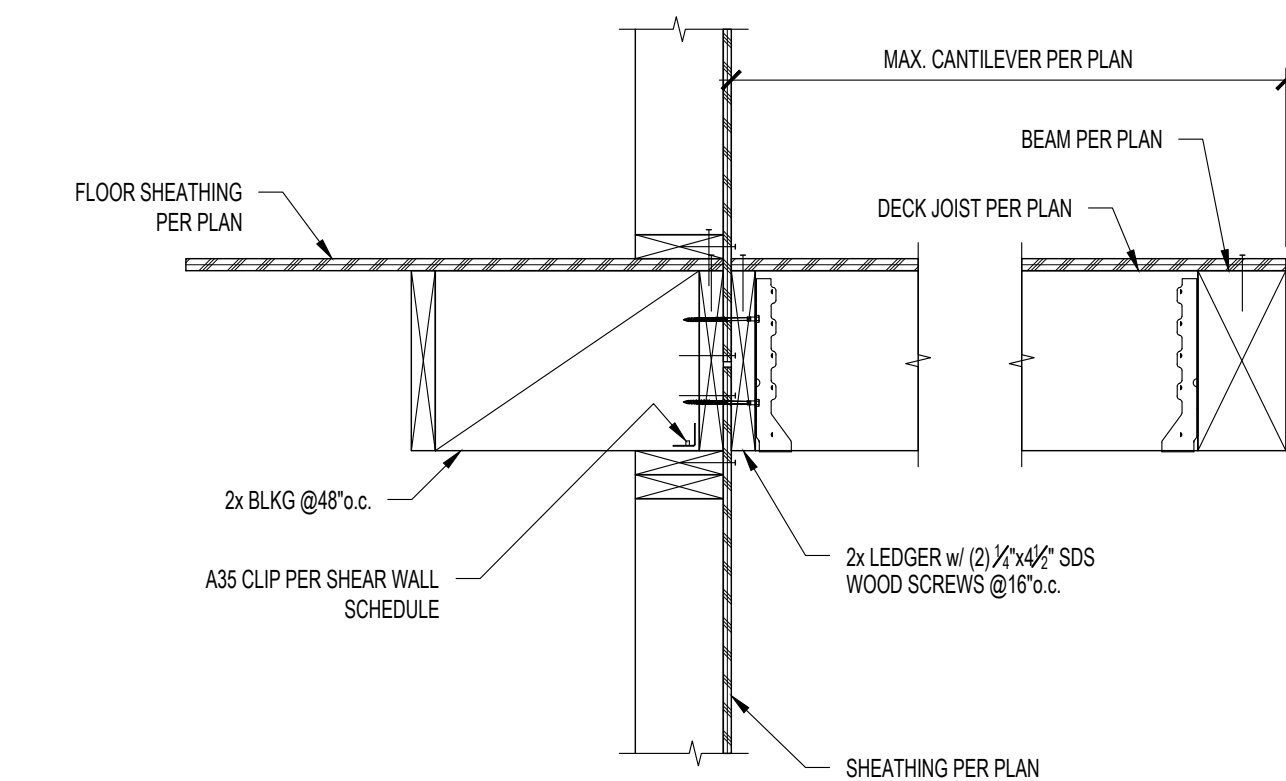
SCALE: N.T.S.



B: ELEVATION

6 FRAMING AT BENT STRAP

1" SCALE: 1'-0"



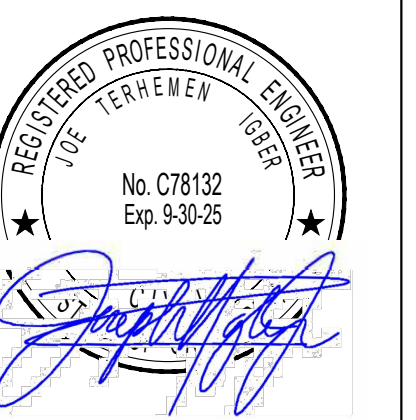
3 FRAMING AT EXT. DECK

1" SCALE: 1'-0"

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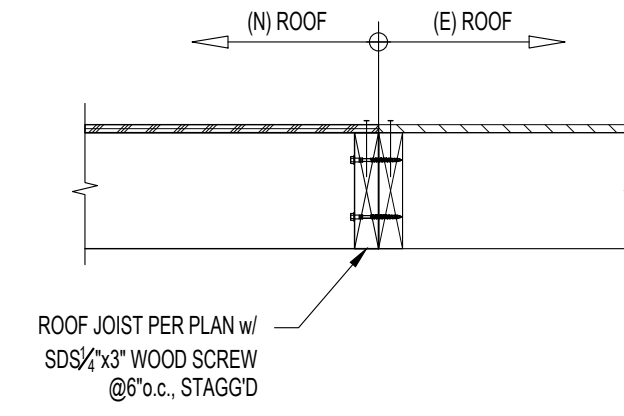
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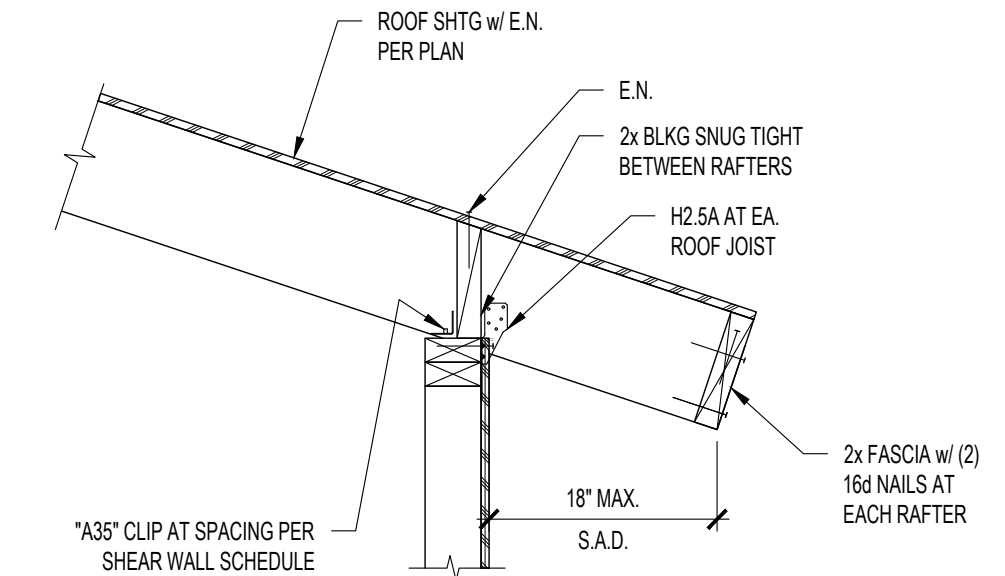
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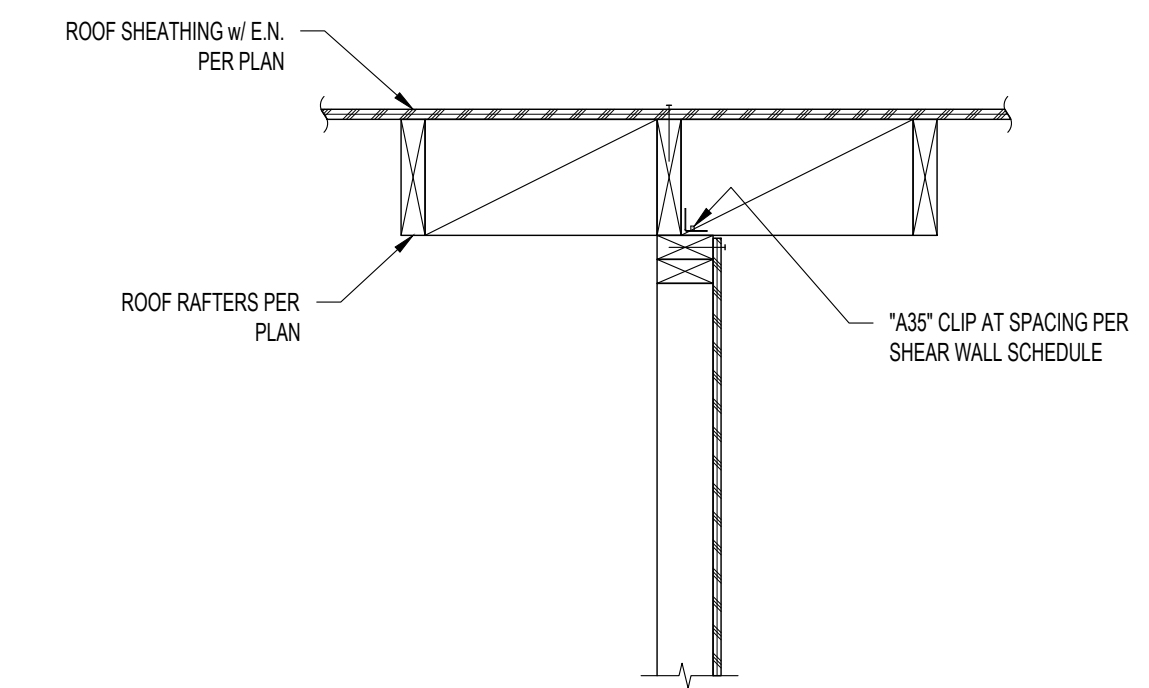
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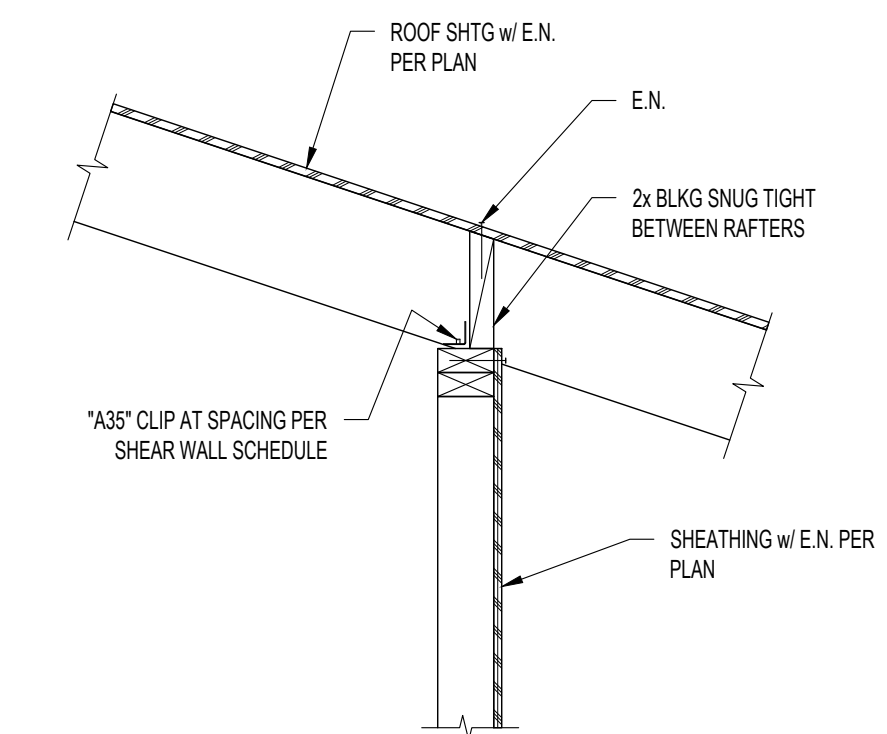
4 FRAMING AT (E) ROOF SCALE: 1"=1'-0"



1 FRAMING AT ROOF RAFTERS SCALE: 1"=1'-0"

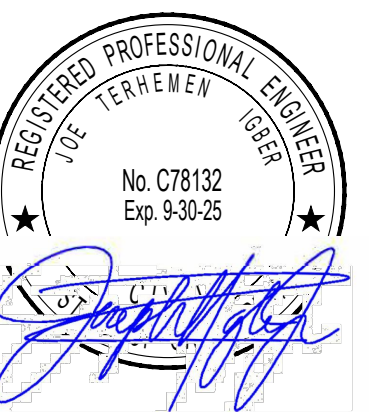


2 ROOF FRAMING AT SHEAR WALL SCALE: 1"=1'-0"



3 ROOF FRAMING AT SHEAR WALL SCALE: 1"=1'-0"

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