[redacted]

SECURITY ORDINANCE

20.36.120 Residential units—Doors.

Each exterior door shall be secured as follows:

A. Exterior doors (excluding glass patio doors) and doors leading from garage areas into dwelling shall be of solid core no less than one and three-eighths inch thickness.

B. Exterior doors leading from outside to interior of attached garage shall be of solid core no less than one and three-eighths inch thickness.

C. Exterior doors (excluding glass patio doors) and doors leading from garage areas into dwellings shall have a self-locking lock with deadlatch, and a dead bolt lock with one inch throw.

D. The locking device on main entrance doors shall be so constructed that both dead bolt and deadlatch can be retracted by a single action of the inside doorknob.

E. The deadlatch lock and dead bolt lock shall be keyed alike (one key will fit both locks).

F. Pairs of doors shall have flush bolts with a minimum throw of five-eighths inch at the head and foot (floor and ceiling) of the inactive leaf.

G. Doorstop on a wooden jamb for an in-swing door shall be of one-piece construction with the jamb joined by a rabbet.

H. Nonremovable pin or interlocking stud-type hinge shall be used in pin-type hinge which is accessible from the outside when the door is closed.

I. Cylinders shall be so designed or protected that they cannot be gripped by pliers or other wrenching devices.

J. The lock or locks shall be operated from the inside of the door by a device not requiring a key.

K. Locks shall be provided on all sliding patio doors.

L. Sliding patio glass doors opening onto patios or balconies which are less than one story above grade or are otherwise accessible from the outside shall have the moveable section of the door sliding on the inside of the fixed portion of the door or possess an approved secondary lock mounted on interior of moveable section.

M. The lock bolt on all glass patio doors shall engage the strike sufficiently to prevent its being disengaged by any possible movement of the door within the space or clearance provided for installation and operation. The strike area shall be of material adequate to maintain effectiveness of bolt strength. (Prior code § 2-12.86)

20.36.130 Residential units—Entry vision.

All main entry doors shall be equipped with approved devices so that the occupant has a view of the area immediately outside the door without opening the door. Such view may be provided by a door viewer or view ports in the door or adjoining wall. View ports shall be small so as to prevent a person outside the door from reaching the required locking device or the windows; the view ports shall be located more than 40 inches from such locks when the door is in the closed position. (Prior code § 2-12.87)

20.36.130 Residential units—Entry vision.

All main entry doors shall be equipped with approved devices so that the occupant has a view of the area immediately outside the door without opening the door. Such view may be provided by a door viewer or view ports in the door or adjoining wall. View ports shall be small so as to prevent a person outside the door from reaching the required locking device or the windows; the view ports shall be located more than 40 inches from such locks when the door is in the closed position. (Prior code § 2-12.87)

20.36.150 Residential units—Doors, overhead and sliding.

Each overhead or sliding door shall meet the following standards:

A. Overhead or sliding doors shall be secured with a cylinder lock, padlock with hardened steel shackle, metal slide bar, bolt or equivalent when not otherwise locked by electric power operation.

B. The lock shall be designed and installed so as to prevent the locking mechanism from being defeated by prying or shifting the door from side to side.

C. A cylinder guard shall be installed on each mortise or rim-cylinder lock which projects beyond the face of the door or is otherwise accessible to gripping tools. (Prior code § 2-12.89)

20.36.140 Residential units—Windows.

Sliding windows shall be designed to prevent removal by raising of the moving panel from the track while in a closed or partially open position. Louvered windows, except those above the first story, shall not be permitted. (Prior code § 2-12.88)

20.36.160 Residential units—Lighting.

The following standards as to lighting of residential units shall be followed:

A. Each parking lot and/or carport providing more than 10 parking spaces shall be provided with a maintained minimum of one foot-candle of light on the parking surface during the hours of darkness.

B. Lighting fixtures shall be so arranged as to illuminate light uniformly over the parking surface.

C. Lights shall be secured to discourage tampering. (Prior code § 2-12.90)

[redacted]

[redacted] PLEASANTON CALIFORNIA

[redacted]

VICINITY MAP

PHOTOVOLTAIC / SOLAR WATER-HEATING

THE ROOF TRUSSES SHALL BE ENGINEERED TO HANDLE THE ADDITIONAL LOAD OF A TYPICAL PHOTOVOLTAIC OR SOLAR WATER-HEATING SYSTEM.

ELECTRICAL CONDUIT AND CABLE PULL STRING SHALL BE INSTALLED FROM THE ROOF/ATTIC TO THE BUILDING'S MAIN ELECTRICAL PANEL.

AN AREA SHALL BE PROVIDED NEAR THE ELECTRICAL PANEL FOR THE INSTALLATION OF AN INVERTER REQUIRED TO CONVERT THE DIRECT CURRENT OUTPUT FROM THE PHOTOVOLTAIC PANELS TO ALTERNATING CURRENT.

PLUMBING SHALL BE INSTALLED FOR SOLAR WATER-HEATING AND SPACE SHALL BE PROVIDED FOR A SOLAR WATER-HEATING TANK.

[redacted]

CONSULTANTS

OWNER: [redacted]

ARCHITECT: [redacted]

CIVIL ENGINEER: [redacted]

STRUCTURAL ENGINEER: [redacted]

LANDSCAPE DESIGNER: [redacted]

TITLE 24: [redacted]

SOILS ENGINEER: [redacted]

SHEET INDEX

DEFERRED ITEMS

DEFERRED ITEMS SHALL BE SUBMITTED TO THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW BEFORE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING WITHOUT ANY CORRECTIONS.

DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE BUILDING OFFICIAL HAS APPROVED THEIR DESIGN AND SUBMITTAL DOCUMENTS.

ROOF AND FLOOR TRUSS , PLANS AND CALCULATIONS ARE TO BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW BEFORE FABRICATION AND INSTALLATION.

A FIRE SPRINKLER SYSTEM IS TO BE INSTALLED , PLANS ARE TO BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW BEFORE INSTALLATION.

PV AND BATTERY SYSTEMS WILL BE SUBMITTED AS DEFERRED ITEMS

2

SQUARE FOOTAGE DATA

SITE AREA	25,584 S.F.
FIRST FLOOR AREA	2,943 S.F.
SECOND FLOOR AREA	2,095 S.F.
TOTAL LIVING AREA	5,038 S.F.
GARAGE AREA	992 S.F.
ACCESSORY STRUCTURE	290 S.F.
F.A.R. (INCLUDING 392 S.F. GARAGE & ACCESSORY STRUCTURE	22.36 %
COVERAGE	16.51 %

CODE REFERENCES

ALL WORK SHALL COMPLY WITH: THE 2019 I.R.C. AS AMENDED BY THE 2019 CALIF RESIDENTIAL CODE, 2019 U.M.C. AS AMENDED BY THE 2019 CALIF. MECHANICAL CODE, 2019 U.P.C. AS AMENDED BY THE 2019 CALIF. PLUMBING CODE, 2019 N.E.C. AS AMENDED BY THE 2019 CALIF. ELECTRIAL CODE, 2019 CALIFORNIA ENERGY CODE (2019 BUILDING ENERGY EFFICIENCY STANDARDS) & LOCAL ORDINANCES.

PLEASANTON MUNICIPAL CODE
2019 CALIFORNIA GREEN BUILDING STANDARD CODE.

WIND AND SEISMIC LOADING CRITERIA PER CBC 1603.1.4 AND 1603.1.5

OCCUPANCY GROUP R-3 / U

CONSTRUCTION TYPE VB

GENERAL NOTES

AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D IN ALL NEW ONE AND TWO FAMILY DWELLINGS AND TOWNHOUSES. IN ADDITION, THE FIRE-SPRINKLER SYSTEM SHALL BE DESIGNED AND SPRINKLERS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. ATTIC SHALL BE PROVIDED WITH INTERMEDIATE TEMPERATURE-RATED RESIDENTIAL FIRE SPRINKLERS FOR DETECTION COVERAGE, AND LOCATED AT ASPACING EQUIVALENT TO 30 FEET BY 30 FEET CENTERS AND A MAXIMUM DISTANCE OF 15 FEET FROM OUTSIDE WALLS.
2. FIRE SPRINKLERS SHALL BE PROVIDED IN GARAGE. FIRE SPRINKLERS SHALL BE INTERMEDIATE RATED, QUICK RESPONSE TYPE , WITH A MAXIMUM COVERAGE OF 130 SQUARE FEET PER SPRINKLER.

THE FOLLOWING A&B ITEMS SHALL BE PROVIDED TO THE BUILDING INSPECTOR BEFORE ANY FOUNDATION INSPECTION WILL BE PREFORMED. ITEMS C SHALL BE PROVIDED BEFORE ANY SHEAR AND ROOF INSPECTION. ITEM D SHALL BE PROVIDED BEFORE A FRAME INSPECTION WILL BE PERFORMED.

A. A SURVEYOR MUST VERIFY BUILDING SETBACKS TO PROPERTY LINE AND ALSO PAD ELEVATION(S). THIS VERIFICATION MUST BE IN FORM OF A PROFESSIONAL REPORT, STAMPED AND SIGNED BY THE REGISTERED PROFESSIONAL. THIS REPORT MUST BE SUBMITTED TO THE FIELD INSPECTOR AT THE TIME OF FOUNDATION INSPECTION.

B. WHEN FILLIS EMPLOYED UNDER THE BUILDING, A SOIL ENGINEER MUST VERIFY PAD COMPACTION. THIS VERIFICATION MUST BE IN THE FORM OF A PROFESSIONAL REPORT, STAMPED AND SIGNEDBY THE PROFESSIONAL. THIS REPORT MUST BE SUBMITTED TO THE FIELD INSPECTOR AT TH TIME OF FOUNDATION INSPECTION.

C. A SURVEYOR MUST VERIFY FINISH FLOOR ELEVATIONS. THIS VERIFICATION MUST BE IN THE FORM OF A PROFESSIONAL REPORT, STAMPED AND SIGNED BY THE REGISTERED PROFESSIONAL. THIS REPORT MUST BE SUBMITTED TO THE FIELD INSPECTOR AT THE TIME OF SHEAR AND ROOF INSPECTION.

D. A SURVEYOR MUST VERIFY THE HIGHEST ELEVATION POINT OF ANY ROOF RIDGE OR ROOF PROJECTION. THIS VERIFICATION MUST BE IN THR FORM OF A PROFESSIONAL REPORT, STAMPED AND SIGNED BY THE REGISTERED PROFESSIONAL. THIS REPORT MUST BE SUBMITTED TO THE FIELD INSPECTOR AT TH TIME OF FRAME INSPECTION.

THE CONTRACTOR SHALL PROVIDE A LETTER ON THE COMPANY HEAD WITH A WET SIGNATURE THAT STATES ALL REQUIRED MEASURES PER THE GREENPOINT CHECKLIST HAVE BEEN INCORPORATED INTO THE BUILDING.

THE GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION PER GEOTECHNICAL REPORT RECOMMENDATIONS AND THAT INSPECTION AND TESTING REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.

SPECIAL INSPECTION

CAST-IN-PLACE DEEP FOUNDATION CONCRETE PIERS.

3

[redacted]

JOB TITLE [redacted] PLEASANTON CALIFORNIA

SHEET TITLE

[redacted]

REVISIONS

NO	DATE	DESCRIPTION	BY
1	8-4-22	REVISED PER PLAN CHECK COMMENTS	RST
2	9-13-22	REVISED PER PLAN CHECK COMMENTS	RST
3	10-24-22	REVISED PER PLAN CHECK COMMENTS	RST

DRAWN BY

DATE

CHECKED BY

SCALE

JOB NO

[redacted]

BUILD IT GREEN

CALGREEN MANDATORY MEASURES REQUIREMENTS

THE CITY OF PLEASANTON

Community Development Department
Building and Safety Division
200 Old Bernal Avenue • P.O. Box 520
Pleasanton, California 94566-0802
Phone 925-931-5300 • www.pleasantonpermits.com

GREEN BUILDING PRESCRIPTIVE CHECKLIST

NEW CONSTRUCTION, ADDITIONS AND ALTERATIONS R-3 DWELLINGS

These requirements apply to building permits submitted on or after January 1, 2020

Following is a standardized checklist of CALGreen Mandatory Measures that shall be used for additions and alterations required to comply with the green building requirements. Items pre-selected are mandated by CALGreen. Use of the specific checklist shall be submitted with a building permit application. Section 301.1.1 CGBC states Additions and Alterations. [HCD] The Mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Green Building Code Acknowledgment

Project Addres[redacted]

Project Descrip[redacted]

Building Permit[redacted]

Section 1 – Design Verification:
The designer or design professional has reviewed the plans and certifies the items checked below are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2019 California Green Building Code.

Desi[redacted] 9-13-22
Date

R[redacted] 9-13-22
Desi[redacted] Date

Note: Items that do not apply to your project, please cross out as N/A

Reference	Part of Plan Set Sheet #	Reference	Description	Comments	City Use Only Field Insp. Verification
Residential Energy		CALGreen Mandatory	CALGreen 4.201.1 Energy Efficiency	Compliance with Energy Code in effect is mandatory. Sheets CF-1R and MF-1R are required to be on the plans set.	Initials: Date:
Storm Water Drainage		City Municipal Code	Municipal Code Chapter 9.14 Storm water Management and Discharge Control	The site shall be the minimum requirements for drainage per the City municipal code as outlined by the State Water Board	Initials: Date:
Grading and Paving		CALGreen Mandatory	CALGreen 4.106.3 Grading and paving	Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Exception for additions and alterations which do not alter the existing drainage path.	Initials: Date:
EV Charging for new construction		CALGreen Mandatory	CALGreen 4.106.4 Electric vehicle (EV) charging for new construction	▪ Comply with Section 4.106.4.1, 4.106.4.2, or 4.106.4.3 for future installation and use of EV chargers. ▪ Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. ▪ Exceptions on a case by case basis as determined by the Local Enforcing Agency. – Where there is no commercial power supply. ▪ Verification that meeting requirements will alter the local utility infrastructure design requirements on the utility side of the meter increasing costs to the homeowner/ developer by more than $400.00 per dwelling unit. ▪ Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.0	Initials: Date:
EV Charging 1 & 2 family dwelling		CALGreen Mandatory	CALGreen 4.106.4.1 & 4.106.4.1.1 EV charging: one- and two-family dwellings/ townhouses with attached private garages	▪ Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit. ▪ Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). ▪ Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger.	

Note: Items that do not apply to your project, please cross out as N/A

Reference	Part of Plan Set Sheet #	Reference	Description	Comments	City Use Only Field Insp. Verification
				▪ Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. ▪ Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and spaces(s) reserved to permit installation of a branch circuit overcurrent protective device.	
Single EV space required		CALGreen Mandatory	CALGreen 4.106.4.2.3 Single EV space required	▪ Install listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. ▪ The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). ▪ The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. ▪ Construction documents shall identify the raceway termination point. ▪ The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and spaces(s) reserved to permit installation of a branch circuit overcurrent protective device.	
Indoor Water Use		CALGreen Mandatory	CALGreen 4.03.1 Plumbing fixtures Water closets Shower heads – single multi heads Faucets	▪ 4.303.1.1 Water closets: The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank -type water closets shall be certified to the performance criteria of the U.S. EPA Water Sense Specification for Tank-type Toilets. ▪ 4.303.1.3.1 Single Showerhead: Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA Water Sense Specification for Showerheads. ▪ 4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one	Initials: Date:

Note: Items that do not apply to your project, please cross out as N/A

Reference	Part of Plan Set Sheet #	Reference	Description	Comments	City Use Only Field Insp. Verification
				showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. ▪ 4.303.1.4.1 Residential lavatory faucets: The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. ▪ 4.303.1.4.2 Lavatory faucets in common and public use areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. ▪ 4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle. ▪ 4.303.1.4.4 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.	
Standards for plumbing		CALGreen Mandatory	CALGreen 4.303.2 Standards for plumbing fixtures and fittings	Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.	Initials: Date:
Outdoor water use		CALGreen Mandatory	CALGreen 4.304.1 Outdoor potable water use in landscape areas.	Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Efficient Landscape Ordinance (MWELO), Whichever is more stringent:	Initials: Date:

Note: Items that do not apply to your project, please cross out as N/A

Reference	Part of Plan Set Sheet #	Reference	Description	Comments	City Use Only Field Insp. Verification
Rodent Protection		CALGreen Mandatory	CALGreen 4.406.1 Enhanced Durability and Reduced Maintenance	Rodent proofing. Annular spaces around pipes, electrical cables, conduit or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.	Initials: Date:
Construction waste management		City Municipal Code	Municipal Code Green Building Code section 20.26.050 and Construction and demolition Debris Section 9.21	Construction waste reduction, disposal and recycling/ Each applicant for a regulated project shall comply with the diversion requirements of this section. Compliance with this section shall be a condition of approval for any building or demolition permit issued for a regulated project. Diversion requirement means the recycling or reuse of at least 90 percent of Portland cement concrete and asphalt concrete and at least 75 percent of the remaining construction and demolition debris, or the percentage established by the compliance official for a project pursuant to an exemption, of the total construction and demolition debris.	
Building Maintenance		CALGreen Mandatory	CALGreen 4.410.1 Building Maintenance & Operation	This mandatory feature requires a maintenance manual be provided at the final inspection of the project. The manual shall include 10 points concerning the operation and maintenance of the dwelling.	
Fire Places		CALGreen Mandatory	CALGreen 4.503.1 the installation of factory built fireplaces or stoves	Any installed gas fireplace shall be direct-vent sealed-combustion type. Any installed woodstoves or pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.	
Pollutant Control		CALGreen Mandatory	CALGreen 4.504.1 Covering of duct opening during construction	At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to	

Note: Items that do not apply to your project, please cross out as N/A

Reference	Part of Plan Set Sheet #	Reference	Description	Comments	City Use Only Field Insp. Verification
				reduce the amount of water, dust and debris, which may enter the system.	
Finishes: Adhesives, sealants and caulks		CALGreen Mandatory	CALGreen 4.504.2.1 Adhesives, sealants and caulks	Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 4.504.1 or 4.504.2, as applicable. Such products shall also comply with Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroentylene), except for aerosol products as specified in Subsection 2 below. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of the California Code of Regulations (CCR), Title 17, commencing with Section 94507.	Initials: Date:
Finishes: Paints and coatings		CALGreen Mandatory	CALGreen 4.504.2.2 Paints and Coatings	Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as Flat, Nonflat, or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37, of the 2007 California Air Resources Board, Suggested Control Measure, and the	Initials: Date:

Note: Items that do not apply to your project, please cross out as N/A

Reference	Part of Plan Set Sheet #	Reference	Description	Comments	City Use Only Field Insp. Verification
				[illegible]	
Finishes: Aerosol paints & coatings		CALGreen Mandatory	CALGreen 4.504.2.3 Aerosol paints and coatings	[illegible]	Initials: Date:
Carpeting systems		CALGreen Mandatory	CALGreen 4.504.3 Carpeting systems	[illegible]	Initials: Date:
Carpet Cushion		CALGreen Mandatory	CALGreen 4.504.3.1 Carpeting cushion	[illegible]	
Carpet Adhesive		CALGreen Mandatory	CALGreen 4.504.3.2 Carpeting adhesive	[illegible]	
Resilient Flooring Systems		CALGreen Mandatory	CALGreen 4.504.4 Resilient flooring systems	[illegible]	

Note: Items that do not apply to your project, please cross out as N/A

Reference	Part of Plan Set Sheet #	Reference	Description	Comments	City Use Only Field Insp. Verification
				[illegible]	
Composite Wood Products		CALGreen Mandatory	CALGreen 4.504.5 Composite wood products	[illegible]	
Documentation		CALGreen Mandatory	CALGreen 4.504.5.1 Documentation	[illegible]	

Note: Items that do not apply to your project, please cross out as N/A

Reference	Part of Plan Set Sheet #	Reference	Description	Comments	City Use Only Field Insp. Verification
				[illegible]	
Interior Moisture Control		CALGreen Mandatory	CALGreen 4.505.2 Interior Moisture Control	[illegible]	Initials: Date:
Moisture Content of Building Materials		CALGreen Mandatory	CALGreen 4.505.3 Moisture content of building materials	[illegible]	Initials: Date:
Indoor Air Quality & Exhaust		CALGreen Mandatory	CALGreen 4.506.1 Indoor Air Quality & Exhaust	[illegible]	Initials: Date:

Note: Items that do not apply to your project, please cross out as N/A

Reference	Part of Plan Set Sheet #	Reference	Description	Comments	City Use Only Field Insp. Verification
				[illegible]	
Environmental Comfort		CALGreen Mandatory	CALGreen 4.507.2 Environmental Comfort	[illegible]	

Note: Items that do not apply to your project, please cross out as N/A

Reference	Part of Plan Set Sheet #	Reference	Description	Comments	City Use Only Field Insp. Verification
				[illegible]	
Installer and Special Inspector Qualifications		CALGreen Mandatory	CALGreen Installer and special inspector qualifications	SECTION 702 QUALIFICATIONS [illegible]	

Note: Items that do not apply to your project, please cross out as N/A

Reference	Part of Plan Set Sheet #	Reference	Description	Comments	City Use Only Field Insp. Verification
				[illegible]	
Installer and Special Inspector Qualifications		CALGreen Mandatory	CALGreen Installer and special inspector qualifications	SECTION 702 QUALIFICATIONS [illegible] SECTION 703 VERIFICATIONS [illegible]	

Table 4.504.1
Adhesive VOC Limit [1,2]
Less Water and Less Exempt Compounds In Grams per Liter

Architectural Applications	VOC Limit
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
Specialty Applications	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
Substrate Specific Applications	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

Table 4.504.2
Sealant VOC Limit
Less Water and Less Exempt Compounds In Grams per Liter

Sealants	VOC Limit
Architectural	250
Marie deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
Sealant Primers	
Architectural Nonporous Porous	250 775
Modified Bituminous	500
Marine deck	760
Other	750

Table 4.504.3
VOC Content Limits for Architectural Coatings [2,3]
Grams of VOC per Liter of Coating
Less Water and Less Exempt Compounds

Coating Category	VOC Limit
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
Specialty Coatings	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs Clear Opaque	730 550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone Consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250

Table 4.504.3 (cont.)	
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

Table 4.504.5
Formaldehyde Limits[1]
Maximum Formaldehyde Emissions in Parts per Million

Product	Current Limit
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particle board	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E1333. For Additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of 5/16 inch (8mm).

Footnotes/Resources:

1. South Coast Air Quality Management District (SCAQMD) Rule 1113 for Architectural Coatings standards http://www.aqmd.gov/docs/default-source/rule-book/reg-xi/r1113.pdf
2. South Coast Air Quality Management District (SCAQMD) Rule 1168 for Adhesive and Sealant Applications standards https://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF
3. Bay Area Air Quality Management District Regulation 8, Rule 49 – Aerosol Paint Products http://www.arb.ca.gov/drdb/ba/curhtml/r8-49.htm
4. Searchable database for California Code of Regulations (See Title 17, Section 94522 for aerosol paints and coatings regulations) http://ccr.oal.ca.gov/linkedslice/default.asp?SP=CCR-1000&Action=Welcome

[redacted]

JOB TITLE: PLEASANTON CALIFORNIA

SHEET TITLE

[redacted]

NO	DATE	REVISIONS DESCRIPTION	BY
1	8-4-22	ADDED GREEN POINTS LIST	RST

DRAWN BY
DATE
CHECKED BY
SCALE
JOB NO 20207

SHEET [redacted]

[redacted]

THE SURVEYOR MUST VERIFY BUILDING SETBACKS TO PROPERTY LINE AND ALSO PAD ELEVATIONS. THIS VERIFICATION MUST BE IN THE FORM OF A PROFESSIONAL REPORT, STAMPED AND SIGNED BY THE REGISTERED PROFESSIONAL. THIS REPORT MUST BE SUBMITTED TO THE FIELD INSPECTOR AT THE TIME OF THE FOUNDATION INSPECTION.

A LICENSED LAND SURVEYOR MUST VERIFY SUBFLOOR ELEVATIONS. THIS VERIFICATION MUST BE IN THE FORM OF A PROFESSIONAL REPORT, STAMPED AND SIGNED BY THE REGISTERED PROFESSIONAL. THIS REPORT MUST BE SUBMITTED TO THE FIELD INSPECTOR AT THE TIME OF SHEAR AND ROOF INSPECTION.

A LICENSED LAND SURVEYOR MUST VERIFY THE HIGHEST ELEVATION OF THE HIGHEST POINT OF ANY RIDGE OR ROOF PROJECTION. THIS VERIFICATION MUST BE IN THE FORM OF A PROFESSIONAL REPORT, STAMPED AND SIGNED BY A REGISTERED PROFESSIONAL. THIS REPORT MUST BE SUBMITTED TO THE FIELD INSPECTOR AT THE TIME OF THE FRAME INSPECTION.

MINIMUM 65% WASTE DIVERSION BY WEIGHT (RECYCLING OR REUSE)

ANY WORK PREFORMED IN THE PUBLIC RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM PUBLIC WORKS (EXAMPLES OF WORK: INSTALLATION OR REPAIR OF SIDEWALK; CURB AND OR GUTTER; DRIVEWAY APPROACH; INSTALLATION OF SIDEWALK UNDERDRAIN; INSTALLATION OF SEWER LATERAL; ANY CONSTRUCTION OR STAGING REQUIRING TRAFFIC OR PEDESTRIAN CONTROL).

THE POOL, SPA AND CABANA WILL BE SUBMITTED AND REVIEWED UNDER SEPARATE PERMIT.

THE SLOPE OF GRADE AWAY FROM EXTERIOR FOUNDATIONS TO BE 6 INCHES MINIMUM WITHIN 10 FEET (5% MINIMUM). AT IMPERVIOUS SURFACES, A MINIMUN 2% SLOPE IS PERMITTED.

EXISTING AND PROPOSED UTILITY BOXES AND VAULTS MUST BE ADJUSTED TO GRADE

LEGEND

486	EXISTING CONTOUR
486	EXISTING CONTOUR
SS	SANITARY SEWER
W	MAIN WATER LINE
E	ELECTRICAL CONDUIT
G	GAS LINE
C	CABLE

SITE DATA

SITE AREA	25,584 S.F.
FIRST FLOOR AREA	2,943 S.F.
SECOND FLOOR AREA	2,095 S.F.
TOTAL LIVING AREA	5,038 S.F.
ACCESSORY STRUCTURE	290 S.F.
GARAGE AREA	992 S.F.
F.A.R. (INCLUDING 392 S.F. GARAGE ACCESSORY STRUCTURE)	22.36 %
COVERAGE	16.91 %

[redacted]

PLEASANTON CALIFORNIA

SHEET TITLE

NO	DATE	DESCRIPTION	BY
1	8-4-22	REVISED PER PLAN CHECK COMMENTS	RST
2	9-15-22	REVISED PER PLAN CHECK COMMENTS	RST

BR | DA | CHECKED BY | SCALE NOTED | JOB NO 20207

SHEET A-4 OF

[redacted]

SITE and PRELIMINARY GRADING PLAN

SCALE: 1/8" = 1'-0"

LEGEND

- PROPERTY LINE
- SILT FENCE, PER DETAIL 5
- TEMPORARY CHAIN LINK FENCE PER DETAIL 3
- FIBER ROLL PER DETAIL 1
- EXISTING GROUND CONTOUR
- SURFACE FLOW DIRECTION
- STABILIZED CONSTRUCTION ENTRANCE/EXIT WITH TIRE WASH RACK PER CASQA BMP DETAIL TC-1 AND TC-3
- DELIVERY, STORAGE, WASTE MANAGEMENT, CLEANING, FUELING AND MAINTENANCE AREA PER CASQA BMP DETAILS NS-8, NS-9, NS-10 AND WM-1 THROUGH WM-10. CONTRACTOR TO RESIZE AND RELOCATE AS NECESSARY WITH QSP APPROVAL.

MAINTENANCE NOTES

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
3. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL AND PEDESTRIAN CONTROL WHILE PERFORMING WORK IN THE PUBLIC RIGHT-OF-WAY.

SITE PREPARATION SHOULD BE IN ACCORDANCE WITH GEOTECHNICAL INVESTIGATION

CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.

GENERAL EROSION CONTROL NOTES

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
3. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND MUST NOT CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
5. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
6. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR ANY OTHER MEANS.
7. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
8. STORM WATER POLLUTION CONTROL REQUIREMENTS MUST BE INTEGRATED ONTO THE EROSION CONTROL PLANS FOR ANY CONSTRUCTION BETWEEN OCTOBER 1 AND APRIL 15. THE FOLLOWING NOTES AND BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORM WATER QUALITY TASK FORCE. SACRAMENTO, CALIFORNIA 1993, OR THE LATEST REVISED EDITION MAY APPLY DURING THE CONSTRUCTION OF PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTIONS).
9. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE CONTRACTOR AND/OR THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
10. ALL STANDARDS REFERENCED FROM LATEST CASQA CONSTRUCTION BMP BOOK.

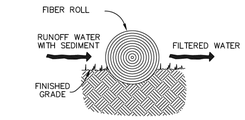
EROSION CONTROL NOTES

1. WM-1, MATERIAL DELIVERY AND STORAGE.
2. WM-3, STOCKPILE MANAGEMENT, CONTRACTOR TO SET UP STOCKPILE AREA.
3. WM-5, SANITARY AREA.
4. WM-6, HAZARDOUS WASTE MANAGEMENT.
5. WM-8, CONCRETE WASTE MANAGEMENT.
6. SE-1, SILT FENCE; SEE DETAIL 5. CONTRACTOR TO MAINTAIN DURING ALL GRADING & MOBILIZATION ACTIVITIES.
7. INSTALL TEMPORARY CHAIN LINK FENCE WITH MESH. SEE DETAIL 3.
8. TR-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT; SEE DETAIL 4.
9. TR-3, ENTRANCE/OUTLET TIRE WASH; SEE DETAIL 2.
10. NS-10, VEHICLE AND EQUIPMENT MAINTENANCE.
11. SD-32, TRASH STORAGE AREA.

BMP NOTES

THE FOLLOWING BMPS AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORMWATER BMP HANDBOOK DATED NOVEMBER 2009, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED AS NEEDED:

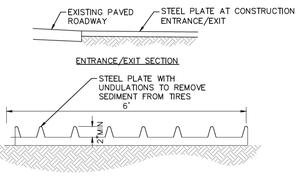
EC-1, SCHEDULING
EC-2, PRESERVATION OF EXISTING VEGETATION
EC-3, HYDRAULIC MULCH
WE-1, WIND EROSION CONTROL
NS-1, WATER CONSERVATION PRACTICES
NS-3, PAVING AND GRINDING OPERATIONS
NS-7, POTABLE WATER/IRRIGATION
NS-12, CONCRETE CURING
NS-13, CONCRETE FINISHING
WM-4, SPILL PREVENTION AND CONTROL
WM-5, SOLID WASTE MANAGEMENT
WM-7, CONTAMINATED SOIL MANAGEMENT
WM-9, SANITARY/SEPTIC WASTE MANAGEMENT
WM-10, LIQUID WASTE MANAGEMENT
SE-7, STREET SWEEPING AND VACUUMING



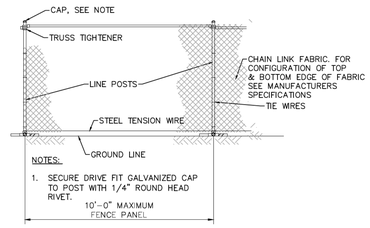
NOTES:

1. PREPARE SLOPE BEFORE THE FIBER ROLL PROCEDURE IS STARTED.
2. ADJACENT FIBER ROLLS SHALL TIGHTLY ABUT AND OVERLAP A MINIMUM OF 3 FEET.
3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
4. LOCATE FIBER ROLLS ON LEVEL CONTOURS SPACED AS FOLLOWS
   - 4.1. SLOPE INCLINATION OF 4:1 (H:V) OR FLATTER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 20FT.
   - 4.2. SLOPE INCLINATION BETWEEN 4:1 AND 2:1 (H:V): FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 15FT (A CLOSER SPACING IS MORE EFFECTIVE).
   - 4.3. SLOPE INCLINATION OF 2:1 (H:V) OR GREATER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 10FT (A CLOSER SPACING IS MORE EFFECTIVE).

FIBER ROLL (1)
N.T.S.



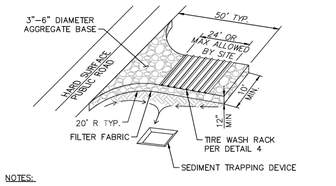
TIRE WASH RACK (2)
N.T.S.



NOTES:

1. SECURE DRIVE FIT GALVANIZED CAP TO POST WITH 1/4" ROUND HEAD RIVET.

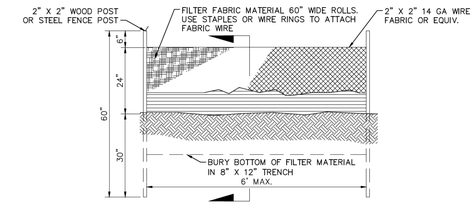
CONSTRUCTION FENCE DETAIL (3)
N.T.S.

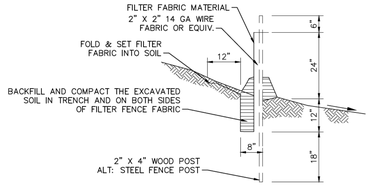


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP.

STABILIZED CONSTRUCTION ENTRANCE (4)
N.T.S.

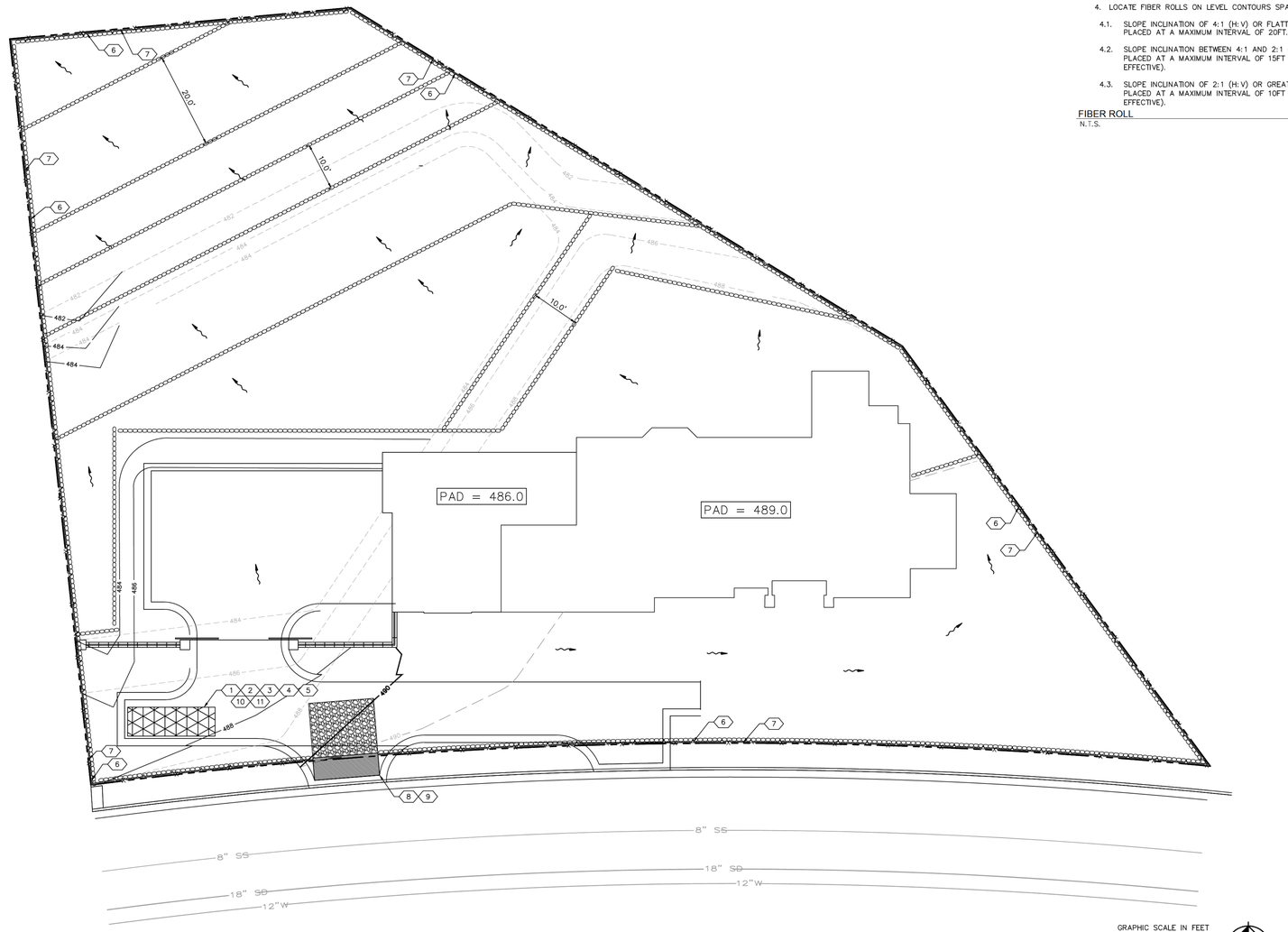




NOTES:

1. CONSTRUCT SILT FENCE ALONG A LEVEL CONTOUR.
2. WHEN STANDARD STRENGTH FILTER FABRIC IS USED A WIRE MESH SUPPORT FENCE SHALL BE FASTENED TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY- DUTY WIRE STAPLES AR LEAST 1" LONG TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4'.
3. STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE AND 40" OF THE FABRIC SHALL EXTEND INTO THE TRENCH. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED AND THE FILTER FABRIC STAPLED OR WIRED DIRECTLY TO THE POSTS.
4. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL THEN CUT TO THE LENGTH OF THE BARRIER. WHEN JOINTS ARE NECESSARY FILTER CLOTH SHALL BE SPICED TOGETHER ONLY TO A SUPPORT POST WITH A MINIMUM 6" OVERLAP AND BOTH AND SECURELY FASTENED TO THE POST.
5. THE TRENCH SHALL BE BACKFILLED WITH IMPACTED NATIVE MATERIAL.
6. IF 85% OR MORE OF A SOIL BY WEIGHT PASSES THROUGH THE OPENINGS IN A NO. 200 SIEVE (U.S. STANDARD) FILTER FABRIC SHALL NOT BE USED.
7. FILTER FABRIC MATERIAL SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES FAHRENHEIT TO 120 DEGREES FAHRENHEIT.
8. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE SLOPED AREA IS PERMANENTLY STABILIZED.
9. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.

SILT FENCE (5)
N.T.S.



Know what's below. Call 811 before you dig.

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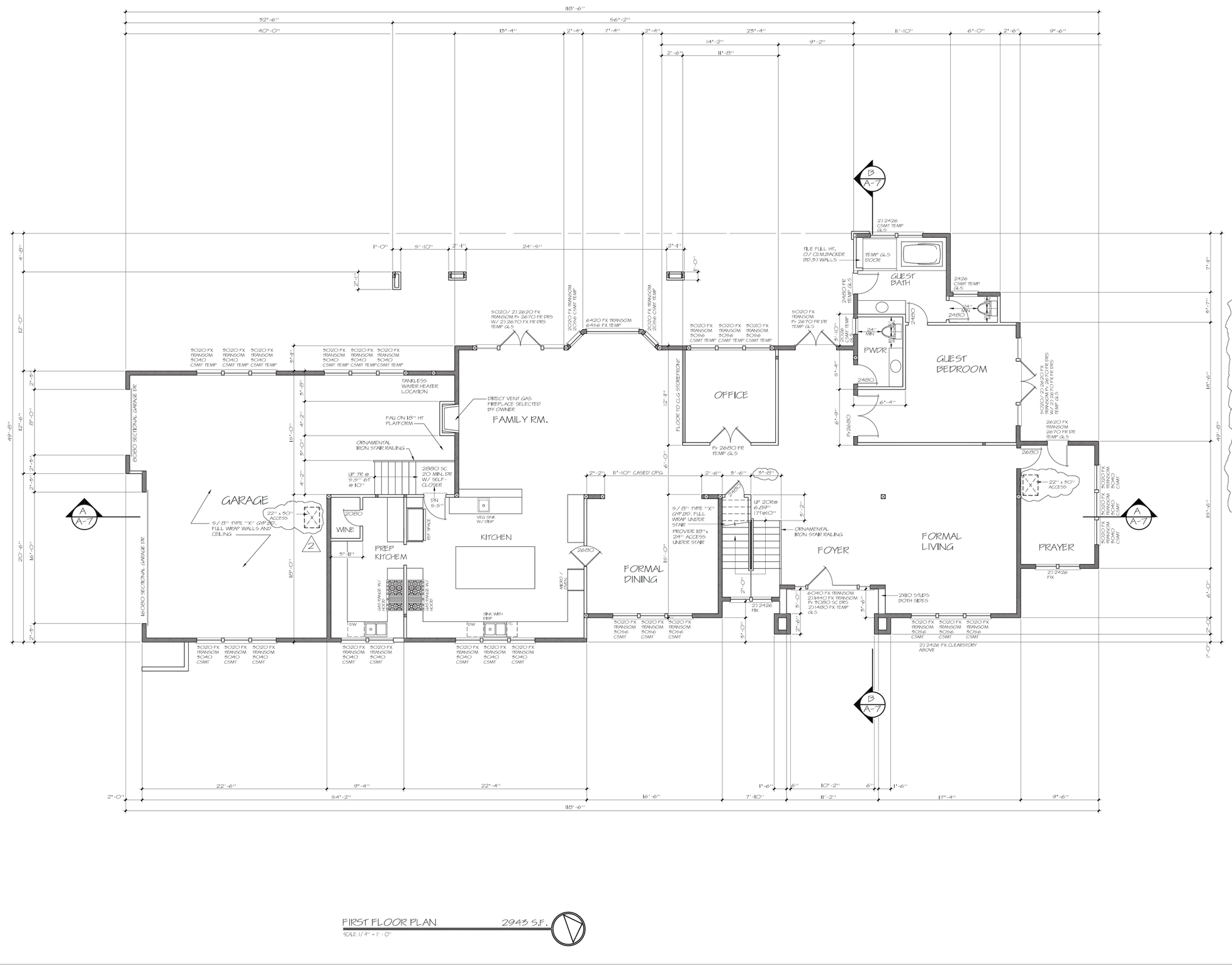
Plotted By:Butler, Patrick Sheet Set:PUT NAME HERE Layout:Layout1 November 03, 2022 08:20:26am K:\SAV_LDEV\196262601 - Hale Residence\CAD\PlanSheets\Erosion Control Plan.dwg

BY | DATE | REVISIONS

KHA PROJECT 196262601
DATE 11/3/2022
SCALE AS SHOWN
DESIGNED BY PB
DRAWN BY TM
CHECKED BY AV

PLEASANTON, CA

SHEET NUMBER
ECP-1



FIRST FLOOR PLAN — 2943 S.F.

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

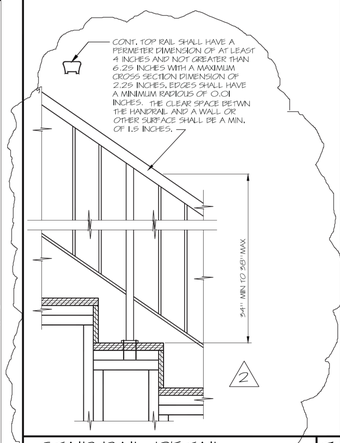
LEGEND

2 x 4 STUDS @16" O.C.

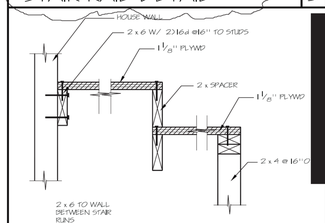
2 x 6 STUDS @16" O.C.

GENERAL NOTES

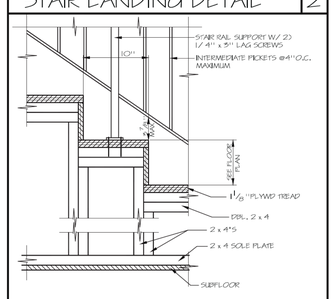
THE FLOOR OR LANDING ON THE EXTERIOR SIDE OF DOORS SHALL NOT BE MORE THAN 7-3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED.



STAIR RAIL DETAIL 3



STAIR LANDING DETAIL 2



STAIR FRAMING DETAIL 1

PLEASANTON CALIFORNIA

SHEET TITLE

REVISIONS			
NO	DATE	DESCRIPTION	BY
1	5-4-22	REVISED PER PLAN CHECK COMMENTS	RST
2	9-15-22	REVISED PER PLAN CHECK COMMENTS	RST

DRAWN BY: RST
DATE:
CHECKED BY:
SCALE: NOTED
JOB NO: 2020?

SHEET
A-5
OF

EXPIRES: DEC. 31, 23

EAST (FRONT) ELEVATION

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

NOTE: ALL OVERHANGS ARE 36" ALL EXTERIOR DOORS AND WINDOWS ARE RECESSED 2 INCHES

NORTH (RIGHT SIDE) ELEVATION

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

SOUTH (LEFT SIDE) ELEVATION

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

WEST (REAR) ELEVATION

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

PRAIRIE / CARMEL STYL

[redacted]

PLEASANTON CALIFORNIA

SHEET TITLE

NO	DATE	REVISIONS DESCRIPTION	BY
1	9-21-21	RE-SCANED /OBSERVATION CHECK	RST
2	12-4-22	REVISED PER PLAN CHECK COMMENTS	RST

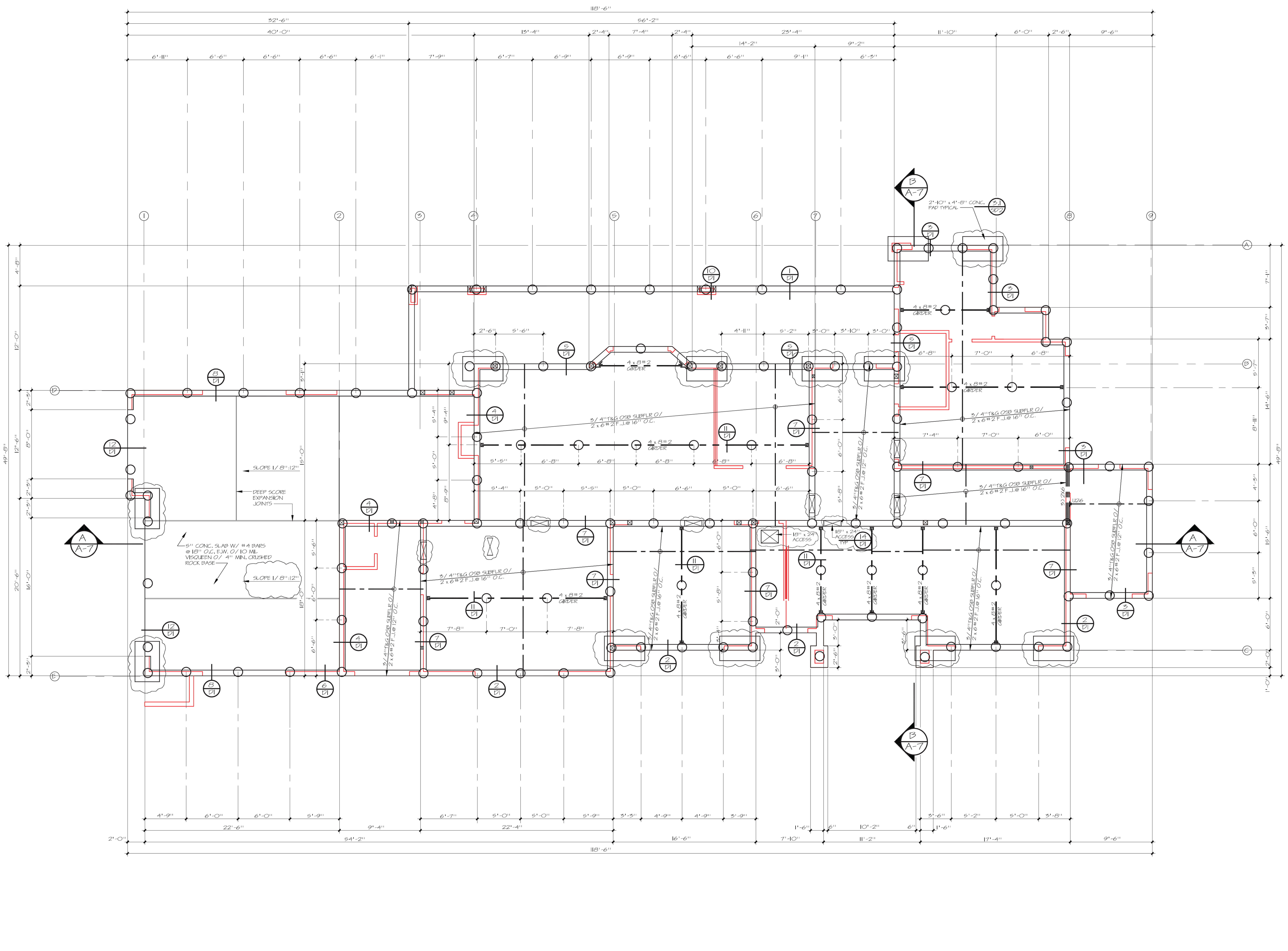
DRAWN BY RST
DATE
CHECKED BY
SCALE NOTED
JOB NO 20207

SHEET
A-8
OF

1. SUBFLOOR SHALL BE 3/ 4" T&G, OSB GLUED AND NAILED W/ 10d NAILS @ 6" EDGES AND 10" FIELD.
2. FLOOR JOISTS SHALL BE 2 x 6 #2 @16"O.C. U.O.N.
3. GIRDERS SHALL BE 4x8 DF #2
4. EXTERIOR PIERS SHALL BE 12" DIA. x 10'-0" DEEP MIN. WITH 2-#5 BAR EACH.
5. INTERIOR PIERS SHALL BE 12" DIA. x 10'-0" DEEP MIN. WITH 2-#5 BAR EACH.
6. GRADE BEAMS SHALL BE 8" WIDE x 22" MIN. DEEP WITH 2-#5 BAR TOP AND BOTTOM
7. MECHANICAL SUBCONTRACTOR SHALL COORDINATE ALL OPENINGS IN GRADE BEAM NECESSARY FOR MECHANICAL EQUIPMENT (DUCTS) PRIOR TO POURING.
8. PROVIDE SOLID BLOCKING UNDER ALL LOAD BEARING WALLS PERPENDICULAR TO GIRDERS
9. ANCHOR BOLTS SHALL BE 5/ 8"DIA. x 10" W/ 3"SQ. x 0.229" WASHERS SPACED AT 48"O.C. MAX. UNLESS OTHERWISE NOTED ON SHEAR WALL SCHEDULE.
10. PROVIDE ONE SQUARE FOOT OF UNDERFLOOR VENTING FOR EVERY 150 SQUARE FEET OF UNDERFLOOR AREA OR 1.5 SQUARE FEET FOR EVERY 25 LINEAL FEET OF EXTERIOR WALL.

VENTILATION

AREA = 2,943 S.F. ÷150= 19.62 S.F REQUIRED. 14.5"x5.5" VENT = .55 S.F. 36-VENTS REQUIRED.



FOUNDATION PLAN

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

[redacted]

SHEAR WALL SCHEDULE

	SHEAR WALL MATERIAL **		EDGE NAILING	FIELD NAILING	16d SINKER SILL NAIL	MUD SILL	5/8" DIA. A. BOLTS	PLTP4 A35 OR LS50	GOOD FOR
FULL STRESS SHEAR WALLS FOR H/W< 2:1									
4	1/2" O.S.B. W/8d AT	6" o.c.	12 in.	7 in.	2X	48 in.	24 in.		260 plf
5	1/2" O.S.B. W/8d AT	4" o.c.	12 in.	5 in.	2X	30 in.	18 in.		380 plf
6	1/2" O.S.B. W/8d AT	3" o.c.	12 in.	3.5 in.	2X	30 in.	12 in.		490 plf
7	1/2" O.S.B. W/8d AT	2" o.c.	12 in.	3 in.	2X	24 in.	10 in.		640 plf

	SIMPSON STRONG-WALL	TYPE	HOLDOWN	5/8" A.B.	GOOD FOR
ON CONCRETE					
WSW 24	SIMPSON STRONG WALL WSW24 X 10	ON CONCRETE		1"	2410 plf

* - USE 4 X STUDS OR DOUBLE STUDS AT ADJOINING PANEL EDGES AND STAGGER NAILING FOR SHEARWALL TYPES 8, 9 AND 10. 3" PLATE WASHERS SHOULD BE WITHIN 1/2" OF EDGE OF MUD SILL ON PLYWOOD SIDE.

** - THESE PLYWOOD SHEAR WALL VALUES ARE BASED ON DOUGLAS FIR STUDS AND SILLS AND COMMON NAILS OR GALVANIZED BOX NAILS. IF HEM FIR OR NON GALVANIZED SINKER NAILS ARE USED, THE PLYWOOD NAILING SHOULD BE INCREASED BY 20% (ie. 6" o.c. BECOMES 4-3/4" o.c.)

- 15/32" PLYWOOD MAY BE USED INSTEAD OF 1/2" O.S.B. WITH THE SAME NAILING. (15/32" OK)

*** HEIGHTS SHOWN FOR STRONG WALLS ARE MAXIMUMS. SHORTER WALLS ARE STRONGER.

2ND LEVEL HOLDOWNS

	TYPE	SIMPSON PRODUCT VALUES BASED ON 9 GAUGE "SINKER NAILS"		GOOD FOR
1	MSTC40	MSTC40 OR CMST 14 x 48" WITH (28)16d SINKERS TO DBL STUD ABOVE & BELOW	18" CLEAR SPAN	2695 lbs.
2	MSTC52	MSTC52 OR CMST 14 x 60" WITH (44)16d SINKERS TO DBL STUD ABOVE & BELOW	18" CLEAR SPAN	4235 lbs.
3	MSTC78	MSTC78 OR CMST 14 x 84" WITH (76)16d SINKERS TO DBL STUD ABOVE & BELOW	18" CLEAR SPAN	5860 lbs.

1ST LEVEL HOLDOWNS

1	HDU2	HDU2 W/ (6)SDS 1/4 X 3" BOLTS TO DBL STUD AND SB5/8 X 24 EMBED. 18"	5"	3075 lbs.
2	HDU4	HDU4 W/ (10)SDS 1/4 X 3" BOLTS TO DBL STUD AND SB5/8 X 24 EMBED. 18"	5"	4565 lbs.
5	HDU11	HDU11 W/ (30)SDS 1/4 X 3" BOLTS TO 4 X 8 AND SB1 X 30 EMBED. 24"	5"	9535 lbs. (8315)

COLLECTOR STRAPS

	TYPE	OPTION	SIMPSON PRODUCT VALUES BASED ON 9 GAUGE "SINKER NAILS"	GOOD FOR
1	LSTA36	CS16	LSTA36 OR CS16 X 12'-0" WITH 11) 10d TO S.W. AND 11) 10d TO BLOCKING	1640 lbs.
2	MSTI36	2) CS16	MSTI36 OR 2)CS16 X 16'-0" WITH (17) 10d TO S.W. AND 17)10d TO BLOCKING	3332 lbs.
3	MSTI72	CMST14	MSTI72 OR CMST 14 X 18'-0" WITH (64) 10d TO S.W. AND BLOCKING	5080 lbs.
4	CMST12		CMST12 X 28'-0" WITH (90) 10d TO S.W. AND BLOCKING	7560 lbs.
ALTERNATES (MAY BE SUBSTITUTED FOR COLLECTORS WITH SAME NUMBER IN LEFT COLUMN)				
1	HDU2		HDU2 W/ (6)SDS 1/4 X 3" BOLTS TO DBL 2X AND 5/8" THREDED ROD	3075 lbs.
2	HDU4		HDU4 W/ (10)SDS 1/4 X 3" BOLTS TO DBL 2X AND 5/8" THREADED ROD	4565 lbs.
3	HDU5		HDU5 W/ (14)SDS 1/4 X 3" BOLTS TO DBL 2X AND 5/8" THREADED ROD	5645 lbs.
4	HDU8		HDU8 W/ (20)SDS 1/4 X 3" BOLTS TO DBL 2X AND 7/8" THREADED ROD	6970 lbs.

16d SINKER NAILS MAY BE USED IN PLACE OF 10d COMMON

SHEAR TRANSFER NOTES

1) ALL SHEARWALLS MUST RUN UP TO THE ROOF OR FLOOR DIAPHRAGM WHICH LOADS THEM. THIS MEANS THAT ALL UPPER LEVEL INTERIOR SHEARWALLS MUST RUN UP THROUGH THE ATTIC TO THE ROOF
2) ALL SHEARWALLS ARE TO BE EDGE NAILED TO THE TOP PLATES EVEN IF THE PLYWOOD IS CONTINUOUS AT THIS LOCATION
3) IN EXISTING CONCRETE, 5/8" DIA. A.B.'S MAY BE REPLACED WITH SIMPSON 5/8" DIA. TITEN HD ANCHORS OR APPROVED EQUAL EMBEDDED 4-1/8" IN CONCRETE. (PER ICC-ES-ESR 2713)
4) A35'S ARE NOT REQUIRED AT THE FOUNDATION LEVEL BLOCKING IF THE PLYWOOD IS CONTINUOUS TO THE MUD SILL
5) FRIEZE BLOCKS MAY BE DRILLED FOR VENTING WITH 2" DIAMETER HOLES AT 8" o.c. OR EVERY FOURTH BLOCK MAY BE REPLACED WITH A SCREEN VENT. ALL BLOCKS TO BE CONNECTED TO TOP PLATES PER SHEAR TRANSFER DETAILS
6) 1/2" CDX ROOF PLYWOOD MUST BE EDGE NAILED TO THE FRIEZE BLOCK WITH 8d AT 6" MIN. U.N.O.
7) SPACING OF NAILS, BOLTS AND A35'S MAY BE AVERAGED OVER SEVERAL SPACES. NAILING REQUIREMENTS DO NOT APPLY TO AREAS UNDER WINDOWS, ETC. WHICH ARE NOT CONSIDERED SHEARWALLS.
8) BLOCK ALL EDGES OF PLYWOOD SHEAR WALL PANELS AND EDGE NAIL WITH COMMON OR GALVANIZED BOX NAILS.
9) PROVIDE 1/2" SPACE BETWEEN PLYWOOD SHEARWALL AND CONCRETE AT MUD SILL. ALL NAILS INTO PRESSURE TREATED MATERIAL TO BE GALVANIZED.
10) ORIENTED STRAND BOARD MAY BE USED FOR ROOF, FLOOR AND WALL PANELS INSTEAD OF PLYWOOD. (WITH SAME OR GREATER PANEL INDEX) STRUCT 1 RATED O.S.B. IS EQUAL TO STRUCT 1 RATED PLYWOOD)
11) INSTALL 5/8" DIA. ANCHOR BOLTS WITH SIMPSON BPS 5/8-3 BEARING PLATE WASHERS WITH CUT WASHERS.
12) INSTALL PLYWOOD ROOF AND FLOOR SHEATHING WITH FACE GRAIN ACROSS THE SUPPORTING MEMBERS. ALLOW 1/10" SPACE BETWEEN SHEETS FOR EXPANSION.
13) HOLDOWN HARDWARE TO BE SECURED IN PLACE PRIOR TO THE CONCRETE POUR.

HDU HOLDOWNS

14) INSTALL HDU'S WITH SIMPSON SDS 1/4 X 3 SELF TAPING LAG SCREWS TO DOUBLE STUDS. USE SIMPSON BOLT SPECIFIED.
15) HOLDOWN SHOULD BE INSTALLED WITH 1/8" MIN. SPACE TO SILL TO ALLOW FOR BOLT PRETENSIONING. (24" MAX)
16) AT PONY WALLS, BOLT SHOULD BE EXTENDED WITH THREADED RODS WITH AN APPROVED COUPLING NUT SO HOLDOWN CAN BE INSTALLED ON WALL ABOVE
17) PROVIDE 3" CLEAR FROM SOIL TO HOLDOWN BOLTS. (DEEPEN FOOTING WHERE NECESSARY)

STRAPS

18) STRAPS SHOULD BE INSTALLED OVER THE PLYWOOD. PLYWOOD SHOULD NOT BE NOTCHED AROUND THE STRAP.
19) STRAPS MAY BE INSTALLED TO DOUBLE STUDS WITH 16d SINKER NAILS ONLY. THE TWO STUDS SHOULD BE NAILED TOGETHER WITH (12)16d NAILS. DOUBLE STUDS MUST BE ALIGNED WITH STRAP SO THAT NAILS ARE 3/8" MIN. FROM EDGE OF STUD OR PRE DRILL HOLES AND ANGLE NAILS TO PREVENT SPLITTING.
20) CS-16 STRAPS MAY BE SUBSTITUTED FOR LSTA STRAPS OF THE SAME LENGTH.

SUMMARY

2019 C.B.C. 4/099.88

GRAVITY LOADS

ROOF:		FLOOR:	
ROOF LIVE LOAD	20 psf.	FLOOR LIVE LOAD	40 psf.
CEILING LIVE LOAD	20 psf	FLOOR DEAD LOAD	14 psf.
(NON CONCURRENT WITH ROOF LIVE LOAD)		TOTAL FLOOR LOAD	54 psf.
ROOF DEAD LOAD	12 psf.		
TOTAL ROOF LOAD	32 psf.		
CEILING DEAD LOAD	5 psf.	LIVE LOAD AT DECKS	60 psf.
TOTAL DEAD LOAD	17 psf.		
TOTAL ROOF/CEILING LOAD	37 psf.		
PHOTOVOLTAIC DEAD LOAD	2.4 psf.		

FOUNDATION DESIGN BASED ON VALUES PER SOILS REPORT BY HENRY JUSTINIANNO. FEB. 10, 2021

WIND LOADS

WIND SPEED	110 mph.			
EXPOSURE FACTOR	C		A.S.D. WALL PRESSURE =	16.08 psf.
RISK CATEGORY	2		A.S.D. ROOF PRESSURE =	12.18 psf.

SEISMIC LOADS

Ss- 1.98		Sms- 2.38	Sds- 1.58
S1- 0.73		Sm1- 1.24	Sd1- 0.83
SITE CLASS		C	
OCCUPANCY CATEGORY		II	
DESIGN CATEGORY		D	
IMPORTANCE FACTOR	(I)	1 FOR SEISMIC	
REDUNDANCE FACTOR	(p)	1.3	
REDISTRIBUTION FACTOR	(F)	1	
BASIC SEISMIC FORCE RESISTING SYSTEM		SHEAR WALLS	
DESIGN BASE SHEAR		46531	
RESPONSE FACTOR	(R)	6.5	
SEISMIC COEFFICIENT (A.S.D.)		0.222	
ANALYSIS PROCEDURE		STATIC FORCE PROCEDURE	SIMPLIFIED METHOD
SPECIAL LOADS		0 NA	IRREGULAR STRUCTURE

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PLEASANTON CALIFORNIA

JOB

SHEET TITLE

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NO	DATE	DESCRIPTION	BY
1	8-4-22	REVISED PER PLAN CHECK COMMENTS	RST

REVISIONS

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JOB NO 20207

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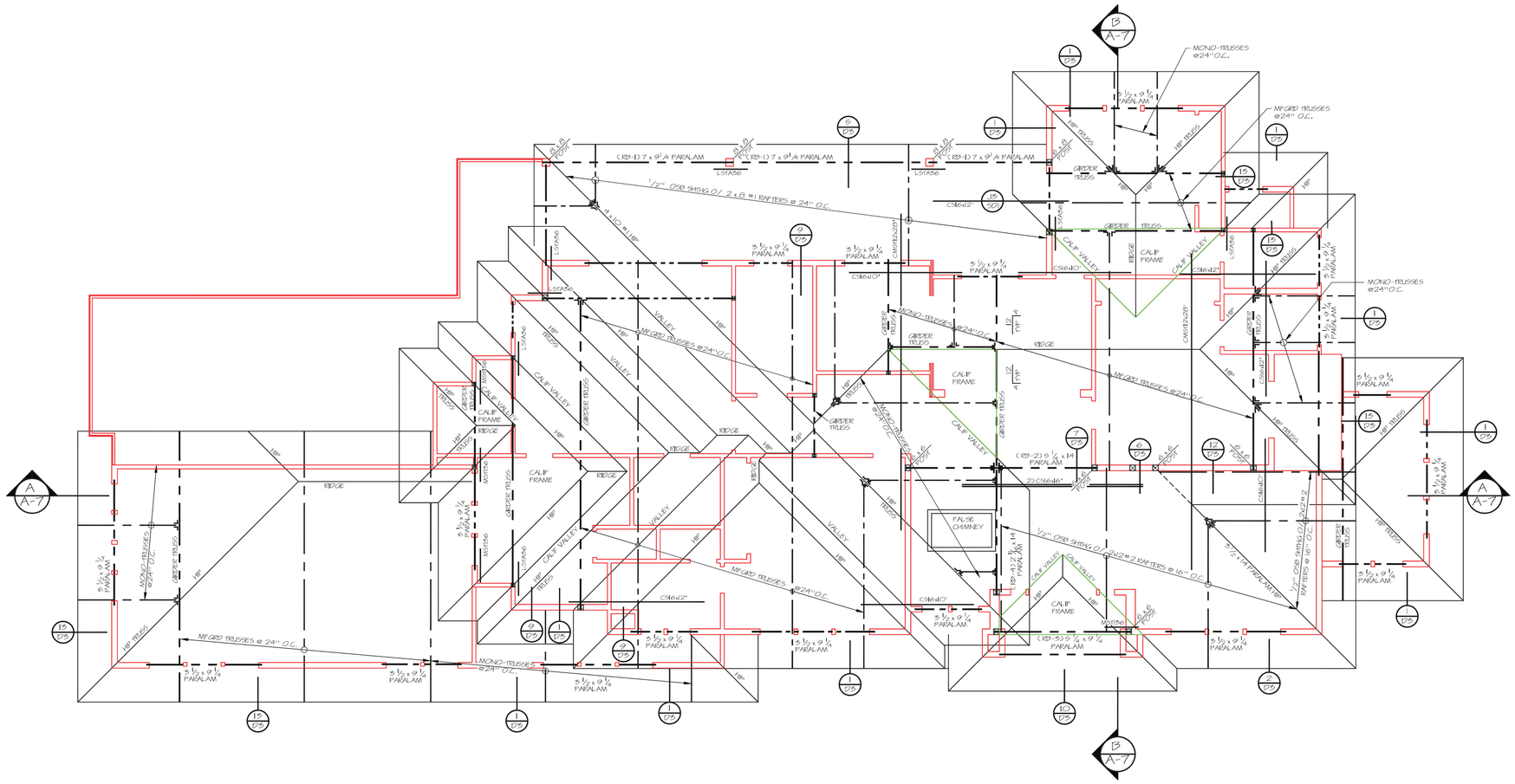

ROOF PLAN

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

GENERAL

1. ALL ROOF FRAMING SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE SECTIONS 602.6.5 & 2506.2.2
2. ALL ROOFING MATERIALS SHALL COMPLY WITH THE CALIFORNIA BUILDING CODES IN CHAPTER 15.

ROOFING MATERIAL

1. ROOFING SHALL BE COMPOSITION SHINGLES CLASS B MINIMUM.

SHEATHING

1. 1/ 2" OSB SHEATHING WITH RADIANT BARRIER NAILED WITH 8d @ 6" EDGES AND 12" FIELD

FRAMING

TRUSSES

1. TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALCULATIONS, TRUSS LAYOUT AND SHOP DRAWINGS TO THE BUILDING DEPARTMENT, ENGINEER OF RECORD AND, OR ARCHITECT OF RECORD FOR APPROVAL PRIOR TO FABRICATION OF TRUSSES.
2. THE STRUCTURAL DESIGNER SHALL PROVIDE A LETTER OR SHOP STAMP ON THE COVER SHEET OF THE TRUSS DRAWINGS INDICATING THAT THE TRUSS DESIGN PACKAGE HAS BEEN FAVORABLY REVIEWED WITHOUT EXCEPTION WITH THE SUBMITTAL TO THE BUILDING DEPARTMENT (OR ALTERNATIVELY THE PACKAGES SHALL BE STAMPED WITH A SHOP DRAWING REVIEW STAMP INDICATING THAT THEY HAVE BEEN FAVORABLY REVIEWED).
3. CONTRACTOR SHALL REFER TO THE TRUSS MANUFACTURERS ROOF TRUSS DRAWINGS FOR LAYOUT AND TYPE. IF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE ARCHITECTS ROOF FRAMING PLAN, CONTACT THE ARCHITECT IMMEDIATELY.
4. TRUSS MANUFACTURER SHALL SUPPLY ALL TRUSS HANGERS NECESSARY FOR THE INSTALLATION OF THE TRUSSES. IF HANGERS ARE NOT PROVIDED OR CALLED OUT ON ROOF FRAMING PLAN CONTACT THE ARCHITECT OR ENGINEER OF RECORD.
5. EDGE NAIL ALONG ALL DRAG TRUSSES. DRAG TRUSSES TO BE DESIGNED FOR 560 POUNDS PER FOOT UNLESS OTHERWISE NOTED ON PLANS.
6. PROVIDE 4 x 4 MINIMUM POSTS ALL BEARING POINTS OF GIRDER TRUSSES
7. TRUSSES SHALL BE SECURED TO LOAD BEARING PLATES WITH SIMPSON H2 TIES OR EQUAL.
8. PV SYSTEM AND BATTERY SYSTEM ARE REQUIRED TO BE INSTALLED PER THE BUILDING ENERGY ANALYSIS.
9. TRUSS LOADING: TOP CHORD = 52 psf D+L BOTTOM CHORD=9psf

CONVENTIONAL FRAMING

1. RAFTERS SHALL BE 2 x 10 D.F. #2 @ 24" O.C. UNLESS OTHERWISE NOTED ON PLANS
2. RIDGES, HIPS AND VALLEYS SHALL BE 2 x 12 D.F. #2 UNLESS OTHERWISE NOTED ON PLANS
3. ALL ROOF BRACING SHALL BE LATERALLY SUPPORTED EVERY 8 FEET OF LENGTH
4. ROOF BRACING TO BE A MAXIMUM OF 45 DEGREES TO THE VERTICAL.
5. RAFTERS SHALL BE ALIGNED ON OPPOSITE SIDES OF RIDGES, VALLEYS AND HIPS.
6. PROVIDE 2x COLLAR TIES WHERE CEILING JOISTS ARE NOT PARALLEL TO THE RAFTERS.
7. GLU-LAM BEAMS MUST BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY.

ROOF DRAINAGE

1. ALL DOWNSPOUTS AND RAIL-WATER LEADERS SHALL BE DRAIN ONTO CONC. SPLASH BLOCKS AND DISCHARGE INTO LANDSCAPE AREAS.

ATTIC VENTILATION

2 ENCLOSED ATTIC SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN. THE NET FREE VENTILATING SHALL BE NOT LESS THAN 1/ 150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/ 300, IS PERMITTED PROVIDED THAT AT LEAST 40% & NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/ 300 WHEN A CLASS I OR II VAPOR BARRIERS INSTALLED ON THE WARM-IN WINTER SIDE OF THE CEILING

NOTE: A CONTINUOUS SOFFIT VENT IS INCORPORATED IN THE PROJECT. PROVIDE VENTED FREEZE BLOCKS AS FOLLOWS 2945 SF ÷150 =19.63 SF. OF VENTILATION REQUIRED. BLOCKS WITH (4) 2" Ø HOLES = .087 SF. 226 VENTED BLOCKS REQUIRED.

PLEASANTON CALIFORNIA

SHEET TITLE

REVISIONS			
NO	DATE	DESCRIPTION	BY
1	5-4-22	REVISED PER PLAN CHECK COMMENTS	RST
2	5-15-22	REVISED PER PLAN CHECK COMMENTS	RST

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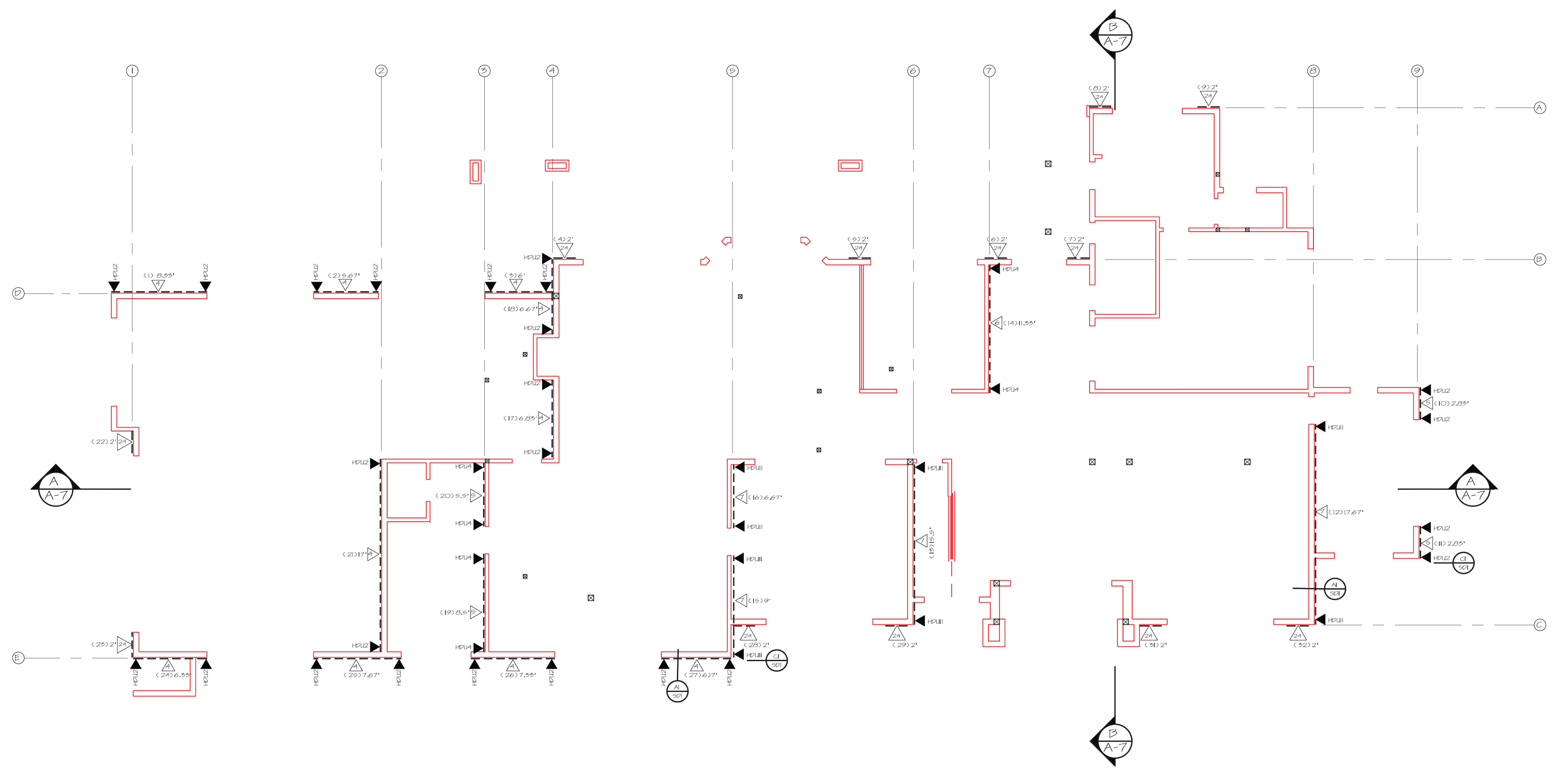

FIRST FLOOR SHEARWALL PLAN
SCALE: 1/4" = 1'-0"

ICC-ES EVALUATION REPORT ESR-2652 FOR THE SIMPSON WOOD SHEARWALL PANEL.

SHEAR WALL SCHEDULE

	SHEAR WALL MATERIAL **		EDGE NAILING	FIELD NAILING	16d SINKER SILL NAIL	MUD SILL	5/8" DIA. A. BOLTS	PLTP4 A35 OR LS50	GOOD FOR
FULL STRESS SHEAR WALLS FOR H/W< 2:1									
4	1/2" O.S.B. W/8d AT	6" o.c.		12 in.	7 in.	2X	48 in.	24 in.	260 plf.
5	1/2" O.S.B. W/8d AT	4" o.c.		12 in.	5 in.	2X	36 in.	18 in.	380 plf.
6	1/2" O.S.B. W/8d AT	3" o.c.		12 in.	3.5 in.	2X	30 in.	12 in.	490 plf.
7	1/2" O.S.B. W/8d AT	2" o.c.		12 in.	3 in.	2X	24 in.	10 in.	640 plf.
	SIMPSON STRONG-WALL				TYPE	HOLDOWN	5/8" A.B.		GOOD FOR
ON CONCRETE									
WSW 24	SIMPSON STRONG WALL WSW24 X 10				ON CONCRETE	1"			2410 plf.

* USE 4 X STUDS OR DOUBLE STUDS AT ADJOINING PANEL EDGES AND STAGGER NAILING FOR SHEARWALL TYPES 8, 9 AND 10
3" PLATE WASHERS SHOULD BE WITHIN 1/2" OF EDGE OF MUD SILL ON PLYWOOD SIDE.
** THESE PLYWOOD SHEAR WALL VALUES ARE BASED ON DOUGLAS FIR STUDS AND SILLS AND COMMON NAILS OR GALVANIZED BOX NAILS. IF HEM FIR OR NON GALVANIZED SINKER NAILS ARE USED, THE PLYWOOD NAILING SHOULD BE INCREASED BY 20% (ie. 6" o.c. BECOMES 4-3/4" o.c.)
15/32" PLYWOOD MAY BE USED INSTEAD OF 1/2" O.S.B. WITH THE SAME NAILING. (15/32" OK)
*** HEIGHTS SHOWN FOR STRONG WALLS ARE MAXIMUMS. SHORTER WALLS ARE STRONGER.

2ND LEVEL HOLDOWNS

	TYPE	SIMPSON PRODUCT VALUES BASED ON 9 GAUGE "SINKER NAILS"		GOOD FOR
1	MSTC40	MSTC40 OR CMST 14 x 48" WITH (28)16d SINKERS TO DBL STUD ABOVE & BELOW	18" CLEAR SPAN	2695 lbs.
2	MSTC52	MSTC52 OR CMST 14 x 60" WITH (44)16d SINKERS TO DBL STUD ABOVE & BELOW	18" CLEAR SPAN	4235 lbs.
3	MSTC78	MSTC78 OR CMST 14 x 84" WITH (76)16d SINKERS TO DBL STUD ABOVE & BELOW	18" CLEAR SPAN	5860 lbs.

1ST LEVEL HOLDOWNS

1	HDU2	HDU2 W/ (6)SDS 1/4 X 3" BOLTS TO DBL STUD AND SB5/8 X 24 EMBED. 18"	5"	3075 lbs.
2	HDU4	HDU4 W/ (10)SDS 1/4 X 3" BOLTS TO DBL. STUD AND SB5/8 X 24 EMBED. 18"	5"	4565 lbs.
5	HDU11	HDU11 W/ (30)SDS 1/4 X 3" BOLTS TO 4 X 8 AND SB1 X 30 EMBED. 24"	5"	9535 lbs. (8315)

COLLECTOR STRAPS

	TYPE	OPTION	SIMPSON PRODUCT VALUES BASED ON 9 GAUGE "SINKER NAILS"	GOOD FOR
1	LSTA36	CS16	LSTA36 OR CS16 X 12'-0" WITH 11) 10d TO S.W. AND 11) 10d TO BLOCKING	1640 lbs.
2	MSTI36	2) CS16	MSTI36 OR 2)CS16 X 16'-0" WITH (17) 10d TO S.W. AND 17) 10d TO BLOCKING	3332 lbs.
3	MSTI72	CMST14	MSTI72 OR CMST 14 X 18'-0" WITH (64) 10d TO S.W. AND BLOCKING	5080 lbs.
4	CMST12		CMST12 X 28'-0" WITH (90) 10d TO S.W. AND BLOCKING	7560 lbs.
ALTERNATES (MAY BE SUBSTITUTED FOR COLLECTORS WITH SAME NUMBER IN LEFT COLUMN)				
1	HDU2		HDU2 W/ (6)SDS 1/4 X 3" BOLTS TO DBL 2X AND 5/8" THREDED ROD	3075 lbs.
3	HDU4		HDU4 W/ (10)SDS 1/4 X 3" BOLTS TO DBL. 2X AND 5/8" THREADED ROD	4565 lbs.
3	HDU5		HDU5 W/ (14)SDS 1/4 X 3" BOLTS TO DBL. 2X AND 5/8" THREADED ROD	5645 lbs.
4	HDU8		HDU8 W/ (20)SDS 1/4 X 3" BOLTS TO DBL. 2X AND 7/8" THREADED ROD	6970 lbs.

16d SINKER NAILS MAY BE USED IN PLACE OF 10d COMMON

SHEAR TRANSFER NOTES

1) ALL SHEARWALLS MUST RUN UP TO THE ROOF OR FLOOR DIAPHRAGM WHICH LOADS THEM. THIS MEANS THAT ALL UPPER LEVEL INTERIOR SHEARWALLS MUST RUN UP THROUGH THE ATTIC TO THE ROOF
2) ALL SHEARWALLS ARE TO BE EDGE NAILED TO THE TOP PLATES EVEN IF THE PLYWOOD IS CONTINUOUS AT THIS LOCATION
3) IN EXISTING CONCRETE, 5/8" DIA. A.B.'S MAY BE REPLACED WITH SIMPSON 5/8" DIA. TITEN HD ANCHORS OR APPROVED EQUAL EMBEDDED 4-1/8" IN CONCRETE. (PER ICC-ES-ESR 2713)
4) A35'S ARE NOT REQUIRED AT THE FOUNDATION LEVEL BLOCKING IF THE PLYWOOD IS CONTINUOUS TO THE MUD SILL
5) FREEZE BLOCKS MAY BE DRILLED FOR VENTING WITH 2" DIAMETER HOLES AT 8" o.c. OR EVERY FOURTH BLOCK MAY BE REPLACED WITH A SCREEN VENT. ALL BLOCKS TO BE CONNECTED TO TOP PLATES PER SHEAR TRANSFER DETAILS
6) 1/2" CDX ROOF PLYWOOD MUST BE EDGE NAILED TO THE FRIEZE BLOCK WITH 8d AT 6" MIN. U.N.O.
7) SPACING OF NAILS, BOLTS AND A35'S MAY BE AVERAGED OVER SEVERAL SPACES. NAILING REQUIREMENTS DO NOT APPLY TO AREAS UNDER WINDOWS, ETC. WHICH ARE NOT CONSIDERED SHEARWALLS.
8) BLOCK ALL EDGES OF PLYWOOD SHEAR WALL PANELS AND EDGE NAIL WITH COMMON OR GALVANIZED BOX NAILS.
9) PROVIDE 1/2" SPACE BETWEEN PLYWOOD SHEARWALL AND CONCRETE AT MUD SILL. ALL NAILS INTO PRESSURE TREATED MATERIAL TO BE GALVANIZED.
10) ORIENTED STRAND BOARD MAY BE USED FOR ROOF, FLOOR AND WALL PANELS INSTEAD OF PLYWOOD. (WITH SAME OR GREATER PANEL INDEX) (STRUCT 1 RATED O.S.B. IS EQUAL TO STRUCT 1 RATED PLYWOOD)
11) INSTALL 5/8" DIA. ANCHOR BOLTS WITH SIMPSON BPS 5/8-3 BEARING PLATE WASHERS WITH CUT WASHERS.
12) INSTALL PLYWOOD ROOF AND FLOOR SHEATHING WITH FACE GRAIN ACROSS THE SUPPORTING MEMBERS. ALLOW 1/10" SPACE BETWEEN SHEETS FOR EXPANSION.
13) HOLDOWN HARDWARE TO BE SECURED IN PLACE PRIOR TO THE CONCRETE POUR.

HDU HOLDOWNS

14) INSTALL HDU'S WITH SIMPSON SDS 1/4 X 3 SELF TAPING LAG SCREWS TO DOUBLE STUDS. USE SIMPSON BOLT SPECIFIED.
15) HOLDOWN SHOULD BE INSTALLED WITH 1 1/8" MIN. SPACE TO SILL TO ALLOW FOR BOLT PRETENSIONING. (24" MAX)
16) AT PONY WALLS, BOLT SHOULD BE EXTENDED WITH THREADED RODS WITH AN APPROVED COUPLING NUT SO HOLDOWN CAN BE INSTALLED ON WALL ABOVE
17) PROVIDE 3" CLEAR FROM SOIL TO HOLDOWN BOLTS. (DEEPEN FOOTING WHERE NECESSARY)

STRAPS

18) STRAPS SHOULD BE INSTALLED OVER THE PLYWOOD. PLYWOOD SHOULD NOT BE NOTCHED AROUND THE STRAP.
19) STRAPS MAY BE INSTALLED TO DOUBLE STUDS WITH 16d SINKER NAILS ONLY. THE TWO STUDS SHOULD BE NAILED TOGETHER WITH (12)16d NAILS. DOUBLE STUDS MUST BE ALIGNED WITH STRAP SO THAT NAILS ARE 3/8" MIN. FROM EDGE OF STUD OR PRE DRILL HOLES AND ANGLE NAILS TO PREVENT SPLITTING.
20) CS-16 STRAPS MAY BE SUBSTITUTED FOR LSTA STRAPS OF THE SAME LENGTH.

SUMMARY

2019 C.B.C. 4/099.88

GRAVITY LOADS

ROOF:		FLOOR:	
ROOF LIVE LOAD	20 psf.	FLOOR LIVE LOAD	40 psf.
CEILING LIVE LOAD (NON CONCURRENT WITH ROOF LIVE LOAD)	20 psf	FLOOR DEAD LOAD	14 psf.
ROOF DEAD LOAD	12 psf.	TOTAL FLOOR LOAD	54 psf.
TOTAL ROOF LOAD	32 psf.		
CEILING DEAD LOAD	5 psf.	LIVE LOAD AT DECKS	60 psf.
TOTAL DEAD LOAD	17 psf.		
TOTAL ROOF/CEILING LOAD	37 psf.		
PHOTOVOLTAIC DEAD LOAD	2.4 psf.		

FOUNDATION DESIGN BASED ON VALUES PER SOILS REPORT BY HENRY JUSTINIANNO. FEB. 10, 2021

WIND LOADS

WIND SPEED	110 mph.		
EXPOSURE FACTOR	C	A.S.D. WALL PRESSURE =	16.08 psf.
RISK CATEGORY	2	A.S.D. ROOF PRESSURE =	12.18 psf.

SEISMIC LOADS

Ss= .98	Sms= 2.38		Sds= 1.58
S1= 0.73	Sm1= 1.24		Sd1= 0.83
SITE CLASS		C	
OCCUPANCY CATEGORY		II	
DESIGN CATEGORY		D	
IMPORTANCE FACTOR	(I)	1	FOR SEISMIC
REDUNDANCE FACTOR	(p)	1.3	
REDISTRUBUTION FACTOR	(F)	1	
BASIC SEISMIC FORCE RESISTING SYSTEM		SHEAR WALLS	
DESIGN BASE SHEAR		46531	
RESPONSE FACTOR	(R)	6.5	
SEISMIC COEFICIENT (A.S.D.)		0.222	
ANALYSIS PROCEDURE		STATIC FORCE PROCEDURE	SIMPLIFIED METHOD
SPECIAL LOADS		0 NA	

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PLEASANTON CALIFORNIA

SHEET TITLE

NO	DATE	REVISIONS DESCRIPTION	BY
1	8-4-22	REVISED PER PLAN CHECK COMMENTS	RST

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ALL WORK SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE, THE MOST RECENTLY ADOPTED NATIONAL ELECTRICAL CODE, AND UNIFORM MECHANICAL CODE, AND ALL STATE, COUNTY AND CITY CODES AND ORDINANCES.

WOOD LOCATED WITHIN 6" OF EARTH SHALL BE PRESSURE TREATED OR WOOD OF NATURAL RESISTANCE TO DECAY PER C.B.C. SECTION 2506.4.

ALL CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 5", MAXIMUM AGGREGATE SIZE OF 1 INCH.

THE CONTRACTOR TO TAKE AND STORE TEST CYLINDERS AS PER C.B. REQUIREMENTS.

CONCRETE SLABS TO BE CURED BY BEING KEPT MOIST FOR 10 DAYS AFTER POURING OR BY SPRAYING WITH AN APPROVED CURING COMPOUND.

CONCRETE FOOTINGS SHALL BE 5 SACK MINIMUM AND DEVELOPE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS.

REINFORCING STEEL TO COMPLY WITH ASTM 615 GRADE 40 DEFORMED BILLET STEEL BARS, SUPPORTED AS TO REMAIN IN THEIR TRUE POSSITION DURING THE CONCRETE POUR.

ALL REINFORCING STEEL SHALL HAVE A MINIMUM LAP OF 48 DIA AT SPLICES

SEE SHEARWALL SCHEDULE FOR SPACING OF ANCHOR BOLTS, BOLTS NOT OTHERWISE CALLED FOR SHALL BE SPACED AT 48" O.C. AND WITHIN 7 DIA OF THE END OF ALL SILL PLATES. CLINCH ANCHORS MAY BE USED PER MANUFACTURERS SPECIFICATIONS.

SIMPSON "HPA", "HD", AND "MST" HOLDOWNS SHALL BE ATTACHED TO 4 x POSTS UNLESS OTHERWISE NOTED. SEE SHEARWALL PLANS AND FOUNDATION PLAN FOR LOCATIONS. SECURE HOLDOWNS TO FORMS PRIOR TO INSPECTION.

FRAMING NOTES

FRAMING LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION

ALL STUDS, JOISTS AND RAFTERS SHALL BE DOUGLAS FIR #2 OR BETTER.

ALL BEAMS SHALL BE DOUGLAS FIR #2 OR BETTER (U.O.N.).

ALL HEADERS SHALL BE 4x12 DOUGLAS FIR #2 UNLESS OTHERWISE NOTED.

ARC CERTIFICATIONS OF CONFORMANCE FOR ALL GLU-LAM BEAMS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.

NAILING

NAILING SHALL CONFORM TO THE FOLLOWING AND C.B.C. TABLE 2304.10.1 UNLESS A GREATER NUMBER OF NAILS ARE CALLED FOR ON DRAWINGS

JOISTS OR RAFTERS	TO BEARING (SILL OR GIRDER)	3) -8d TOENAILS EACH END
	TO PARALLEL MEMBERS	16d AT 12"
SOLE PLATE	TO JOIST OR BLOCKING	16d AT 16" OR PER SHEARWALL SCHED
STUDS	TO BEARING	2) -16d END NAIL
	TO SOLE PLATE	2) -16d END NAIL (20d @ 5 x PLATE) OR 4) -8d TOENAILS
	TO PARALLEL STUDS	16d AT 24"
	TO CONTINUOUS HEADER	4) -8d TOENAILS
4 x 4 AND LARGER	TO BEARING	4) -8d TOENAILS
TOP PLATE	TO SECOND TOP PLATE	16d AT 16"
	LAP SPLICE	8) -16d
	AT INTERSECTION	2) -16d
BLK BETWEEN JOISTS	TO TOP PLATES	3) -8d TOENAILS
	TO JOISTS	3) -8d TOENAILS EACH END
RIM JOISTS	TO TOP PLATES	8d AT 6"
CEILING JOISTS	TO TOP PLATES	3) -8d TOENAILS
	LAP AT PARTITION	3) -16d
	TO PARALLEL RAFTERS	3) -16d
5/8" - 1/2" & 5/4" PLYWOOD	TO FRAMING	8d COMMON OR DEFORMED SHANK
1-1/8" PLYWOOD	TO FRAMING	10d COMMON OR 16d SINKERS

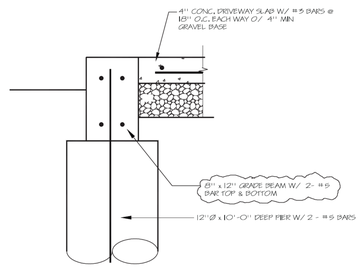
MOISTURE CONTENT OF BUILDING MATERIALS

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:

1. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER.
2. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
3. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PREFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.

INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

1



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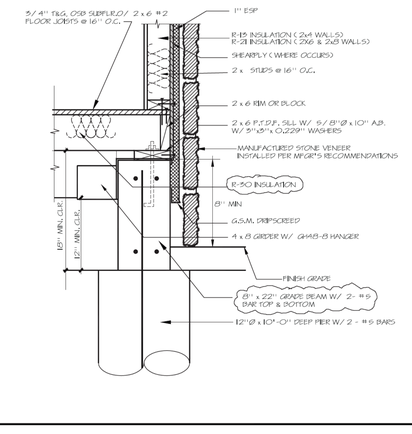

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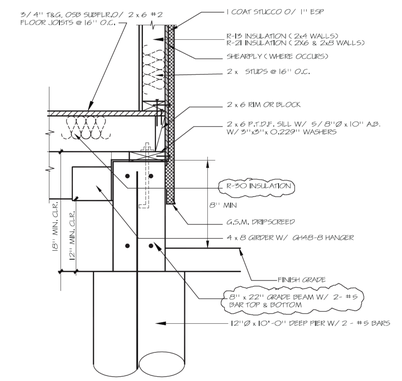

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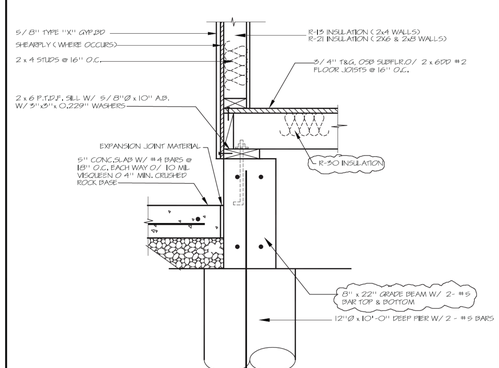

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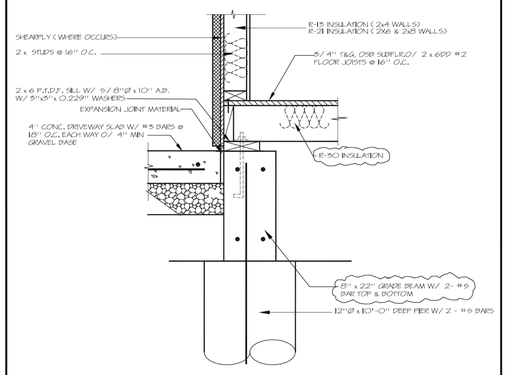

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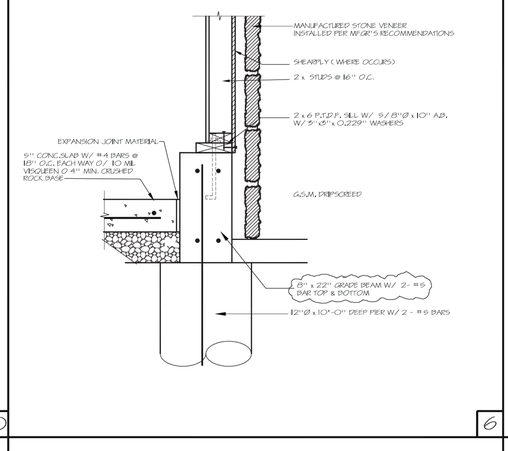

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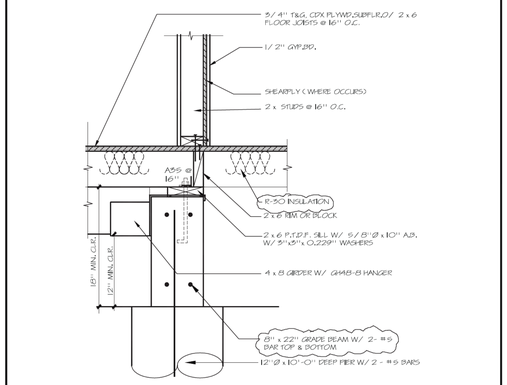

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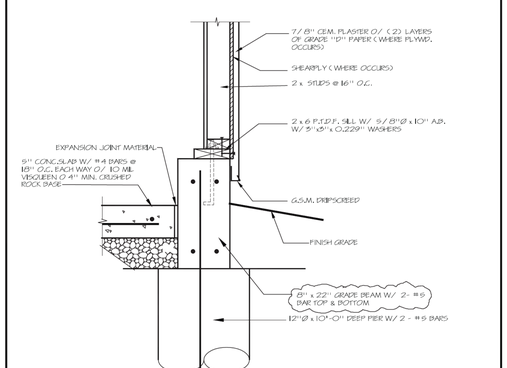

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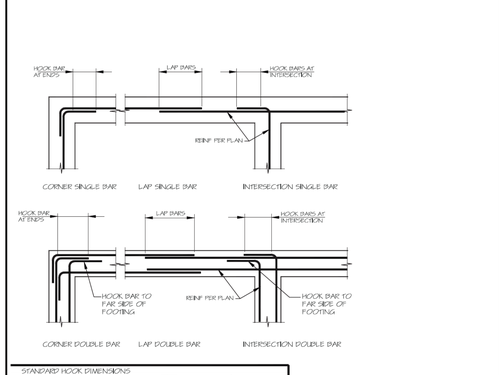
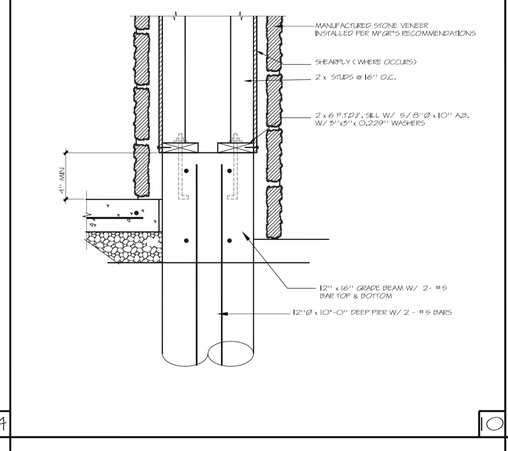


STANDARD HOOK DIMENSIONS

BAR SIZE US METRIC	MINIMUM PIN DIA	MIN 90Ø HOOK LENGTH	TOP BAR LAP LENGTH	BOTTOM BAR LAP LENGTH
#4 13mm	5"	6"	48"	21"
#5 16mm	5-5/ 4"	7-1/ 2"	51"	59"
#6 19mm	4-1/ 2"	9"	57"	61"
#7 22mm	9-1/ 4"	10-1/ 2"	663"	62"
#8 29mm	6"	12"	778"	104"

10



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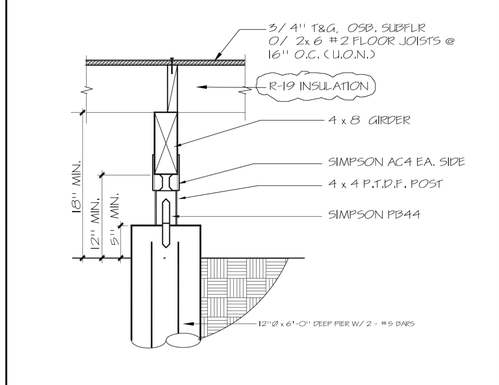

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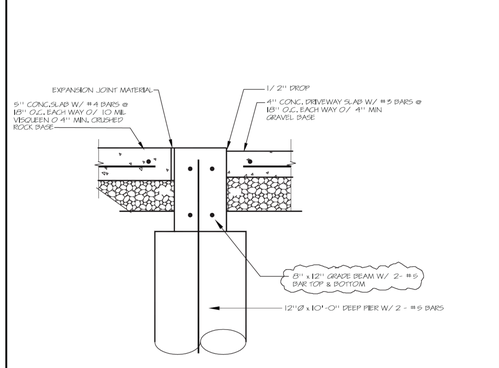

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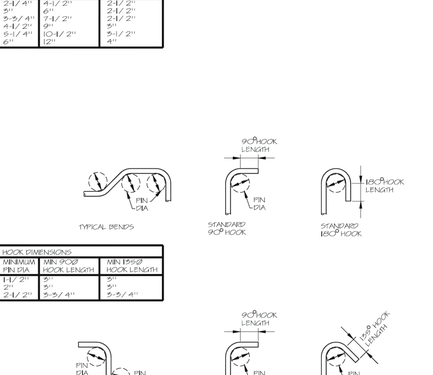
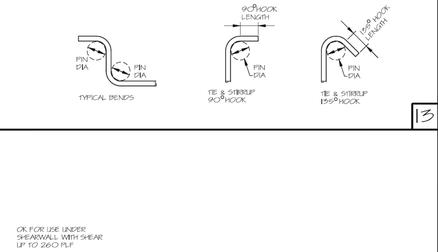


TIE & STIRRUP HOOK DIMENSIONS

BAR SIZE US METRIC	MINIMUM PIN DIA	MIN 90Ø HOOK LENGTH	MIN 135Ø HOOK LENGTH
#3 10mm	1-1/ 2"	5"	5"
#4 13mm	2"	5"	5"
#5 16mm	2-1/ 2"	5-5/ 4"	5-5/ 4"



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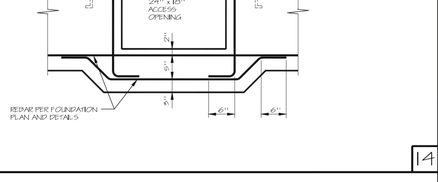

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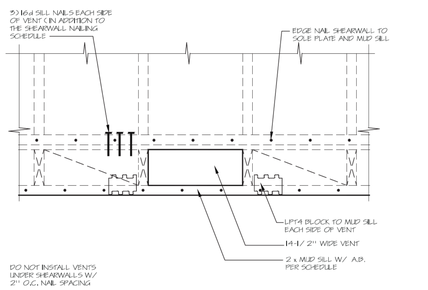

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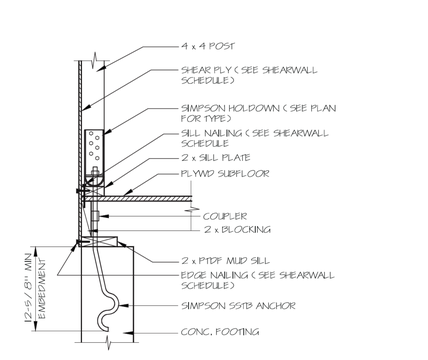
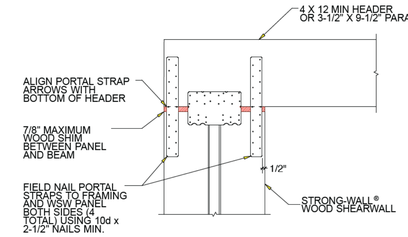


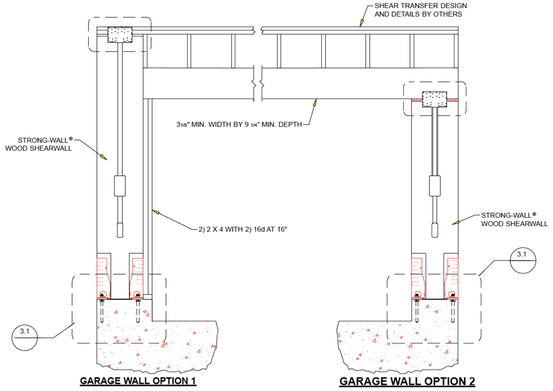
PLEASANTON CALIFORNIA

NO	DATE	DESCRIPTION	BY
1	6-4-22	REVISED PER PLAN CHECK COMMENTS	RSF

DRAWN BY RST
DATE
CHECKED BY
SCALE NOTED
JOB NO 20207

SHEET
D1
OF

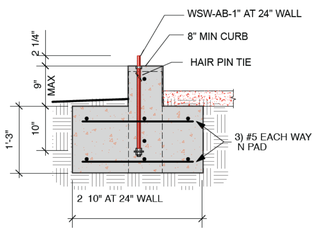




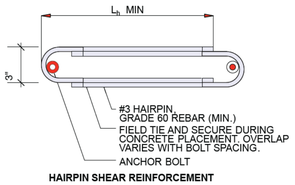
ALTERNATE WSW GARAGE FRONT OPTIONS

3.3 WSW WOOD STRONGWALL AT PORTAL

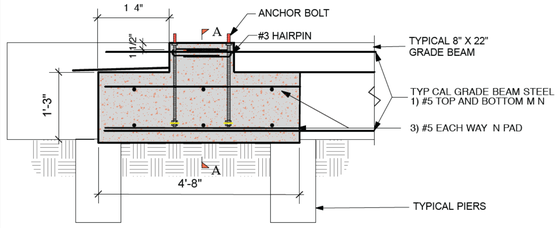
0 1' 2' 3' COPYRIGHT



CURB OR STEMWALL FOUNDATION SECTION A-A



HAIRPIN SHEAR REINFORCEMENT



3.1 FOOTING FOR WSW WOOD STRONGWALL

0 1' 2' 3' COPYRIGHT

GENERAL NOTES

1) ALL WORK SHALL COMPLY WITH THE 2018 IR.C. AS AMENDED BY THE 2019 C.R.C. & C.B.C. THE 2018 U.M.C. AS AMENDED BY THE 2019 C.M.C. THE 2018 U.P.C. AS AMENDED BY THE 2019 C.P.C. THE 2017 N.E.C. AS AMENDED BY THE 2019 C.E.C. THE 2018 INTERNATIONAL FIRE CODE AS AMMENDED BY THE 2019 CALIFORNIA FIRE CODE, THE 2019 CALIFORNIA ENERGY CODE, THE 2019 GREEN BUILDING STANDARDS AND ALL APPLICABLE STATE COUNTY AND LOCAL CODES AND STANDARDS.
2) CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO THE FABRICATION OF ANY WORK. DO NOT SCALE PLANS. ANY ERRORS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY.
3) IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT SHOWN, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN OR CALLED FOR.
4) CONTRACTOR SHALL INSPECT ALL EXISTING CONDITIONS WHICH EFFECT THE WORK AND NOTIFY THE ENGINEER OF ANY CONDITIONS WHICH CONFLICT WITH THE WORK TO BE DONE.
5) THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR THE CONDUCT OF THE WORK INCLUDING ALL METHODS, PROCEDURES, SITE SAFETY, TEMPORARY BRACING AND SHORING, SCHEDULING OF INSPECTIONS AND OBTAINING NEEDED PERMITS.
6) IN THE EVENT OF A CONFLICT BETWEEN CODES THE MORE STRINGENT SHALL GOVERN.
7) CONTRACTOR SHALL REVIEW ALL DOCUMENTS COMPLETELY BEFORE PROCEEDING WITH THE CONSTRUCTION.
8) ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS AND ASSEMBLIES SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
9) PLANS CAN NOT BE MODIFIED BY ANYONE OTHER THAN THE DESIGNER AND LICENSED ENGINEER.
10) CONTRACTOR AND ALL SUBCONTRACTORS TO VERIFY THAT THEY ARE USING ONLY THE FINAL PERMITTED SET OF PLANS.

MATERIALS:

2 X RAFTERS AND JOISTS	DF #2	U.O.N.
4 X & 6 X BEAMS AND POSTS	DF #1	U.O.N. (UNDER FLOOR GIRDERS MAY BE DF #2)
TYPICAL HEADERS	DF #2	U.O.N.
STUDS	STANDARD OR BETTER	
GLU-LAM BEAMS	24F	V4 STANDARD CAMBER FOR SIMPLE SPANS V8 FOR CANTILEVERS
	BEAMS TO BE CERTIFIED AND STAMPED BY INSPECTION AGENCY.	
CONCRETE (no special inspection)	2500 PSI. 4" SLUMP. 3/4" MAX AGGREGATE SIZE PER A.S.T.M.C33	
	MIX WITH A MAX. OF 7-1/2 GALLONS OF CLEAN WATER PER SACK OF CEMENT.	
REBAR	#5 AND SMALLER GRADE 40 , #6 AND LARGER GRADE 60	PER ASTM A615
	DEFORMED BARS PER ASTM A615	
CONNECTORS	SIMPSON STRONG TIE OR EQUAL VALUES USED ARE FOR SINKER NAILS	
	ALL METALS EXPOSED TO THE WEATHER OR IN CONTACT WITH PRESSURE TREATED	
	WOOD TO BE HOT DIP GALVANIZED. (5/8" ANCHOR BOLTS EXCEPTED)	
ANCHOR BOLTS	5/8" DIA X 12" BOLTS AT 48"oc. OR PER SHEARWALL SCHEDULE, AND 4" MIN. TO 12" MAX.	
	FROM ENDS OF MUD SILL AND 1-3/4" to 2-1/4". FROM EDGE. EMBED 7" INTO CONCRETE.	
	BOLTS IN SHEARWALLS OR BRACED WALL LINES SHALL BE INSTALLED WITH SIMPSON	
	BPS 5/8-3 PLATE WASHERS AND CUT WASHERS. (BP 5/8-3 OK WITHOUT CUT WASHER)	
MACHINE BOLTS	GRADE 2 U.N.O. TIGHTEN HAND TIGHT PLUS ONE HALF TURN FOR WOOD CONNECTIONS	
NAILS 2 X MEMBERS	10d COMMON OR 16d SINKER NAILS U.O.N.	
1 X MEMBERS	8d COMMON U.O.N.	
PLYWOOD	8d COMMON OR DEFORMED SHANK BOX. U.O.N. FLOORS TO BE GLUED.	
SILLS & LEDGERS TO CONCRETE	PRESSURE TREATED DOUGLAS FIR.	
	NAILS AND BOLTS LESS THAN 5/8" DIA. INTO P.T. TO BE GALVANIZED.	

NAILING SHALL CONFORM TO THE FOLLOWING AND C.R.C. TABLE R602.3(1) UNLESS A GREATER NUMBER OF NAILS IS CALLED FOR ON THE DRAWINGS.

JOISTS OR RAFTERS	TO BEARING (SILL OR GIRDER)	3)-8d TOENAILS EACH END
	TO PARALLEL MEMBERS	16d AT 12"
SOLE PLATE	TO JOIST OR BLOCKING	16d AT 16" OR PER SHEARWALL SCHEDULE
STUDS	TO BEARING	2)-16d END NAIL
	TO SOLE PLATE	2)-16d END NAIL (20d @ 3x plate) or 4)-8d TOENAILS
	TO PARALLEL STUDS	16d AT 24"
	TO CONTINUOUS HEADER	4) 8d TOENAILS
4 X 4 AND LARGER	TO BEARING	4) 8d TOENAILS
TOP PLATE	TO SECOND TOP PLATE	16d AT 16"
	LAP SPLICE	10) 16d
	AT INTERSECTION	2) 16d
BLOCKING BETWEEN JOISTS	TO TOP PLATES	3) 8d TOENAILS
	TO JOISTS	3) 8d TOENAILS EACH END
RIM JOISTS	TO TOP PLATES OR MUD SILL	8d AT 6"
CEILING JOISTS	TO TOP PLATES	3) 8d TOENAILS
	LAP AT PARTITION	3) 16d
	TO PARALLEL RAFTERS	3) 16d
3/8",1/2"AND 3/4" PLYWOOD	TO FRAMING	8d COMMON OR DEFORMED SHANK (MIN.)
1-1/8" PLYWOOD	TO FRAMING	10d COMMON OR 16d SINKER

A COPY OF THIS PAGE SHOULD BE ATTACHED TO THE PLANS

FRAMING NOTES

TYPICAL
1) ALL UNTREATED WOOD TO BE 1/2" MINIMUM FROM CONCRETE OR MASONRY. (RAISE PLYWOOD 1/2")
2) WHEREVER THE WOOD TENDS TO SPLIT, HOLES SHALL BE PREDRILLED. SPLIT MEMBERS SHALL BE REPLACED.
3) PROVIDE POSTS THE FULL WIDTH OF BEAMS AND PROVIDE SOLID POSTS AND/OR BLOCKING TO FOUNDATION.
4) WHERE TOP PLATES OR SOLE PLATE ARE CUT FOR PLUMBING, PROVIDE A 1-1/2" WIDE X .058" STRAP EACH SIDE W/ 12)16d
5) PROVIDE DOUBLE JOISTS UNDER PARALLEL PARTITIONS EVEN IF NOT SHOWN ON PLANS.

PLYWOOD
6) CENTER PLYWOOD JOINTS OVER FRAMING MEMBERS WITH 1/16"± SPACE BETWEEN SHEETS.
7) DRIVE NAILS FLUSH WITH PLYWOOD SURFACE. PROVIDE 3/8" MIN. EDGE DISTANCE FOR NAILS AT PLYWOOD & FRAMING MEMBERS.
8) EDGE NAIL PLYWOOD TO COLLECTORS WITH 2) ROWS OF 8d AT 6" WHERE TWO SHEETS MEET. 1) ROW OF 8d AT 4" IN FIELD
9) LAY PLYWOOD SHEETS WITH FACE GRAIN PERPENDICULAR TO RAFTERS AND JOISTS WITH 24" MIN. SHEET SIZE.
10) ROOF DIAPHRAGM TO BE 1/2" CDX PLYWOOD WITH 8d AT 6" EDGE & 12" FIELD (UNBLOCKED) U.O.N. (1/2" O.S.B. OK)
11) FLOOR DIAPHRAGMS TO BE 3/4" O.S.B. GLUED & NAILED W/ 8d AT 6 EDGE & 12" FIELD (UNBLOCKED) U.O.N. (PLYWOOD OK)

BLOCKING
12) PROVIDE SOLID BLOCKING BETWEEN JOISTS UNDER PARTITION WALLS, OVER BEARING POINTS & FIRE BLOCKING PER CBC. 717.2
13) SOLID BLOCK AT 8' o.c. BETWEEN 2 X 12 FLOOR JOISTS WITH SPANS OVER 10'. (WHERE CEILINGS DO NOT BRACE JOISTS.)

TRUSSES
14) WHEN ROOF TRUSSES SPAN OVER 30'-0", PROVIDE A STUD DIRECTLY BELOW THE TRUSS. ADD STUDS AS NEEDED.
15) PROVIDE 1/4" GAP BETWEEN TRUSSES AND NON BEARING PARTITIONS AND CONNECT WITH SIMPSON STC PLATE.
16) **TRUSS CALCULATIONS SHALL BE PROVIDED BY MANUFACTURER, REVIEWED BY THE ENGINEER, AND SUBMITTED TO THE BUILDING DEPT., FOR APPROVAL, PRIOR TO MANUFACTURE AND INSTALLATION. SEE "SUMMARY" FOR ROOF LOADS**

GLU LAMS
17) STANDARD CAMBER FOR GLU-LAMS IS A 3500 FT. MIN. RADIUS. (=1/8" @ 16' SPAN, =3/16" @ 20' SPAN)
18) AITC. CERTIFICATES FOR GLU-LAMS SHALL BE PROVIDED BY MANUFACTURER AND SUBMITTED TO THE BUILDING DEPT., FOR APPROVAL, PRIOR TO INSTALLATION.

ATTICS
19) ATTICS TO HAVE 22" X 30" ACCESS TO ALL AREAS OVER 30" HIGH. VENTS TO BE PROVIDED EQUAL TO THE AREA / 300 WITH HALF THE VENTS AT THE EAVES AND HALF THE VENTS NO MORE THAN 3' BELOW THE RIDGE.

GENERAL
20) NOT ALL PORTIONS OF ANY GIVEN STRUCTURE ARE REQUIRED TO BE ENGINEERED. ANY PORTION NOT DETAILED ON THE PLANS SHOULD BE CONSTRUCTED PER THE CONVENTIONAL LIGHT FRAME CONSTRUCTION PROVISIONS OF 2019 C.R.C.
21) LUMBER TO HAVE 19% MAX. MOISTURE CONTENT AT TIME OF INSTALLATION.
22) PREFABRICATED PRODUCTS SUCH AS "I" JOISTS, TRUSSES GLU-LAMS AND PARALLAMS CAN NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED WITH OUT THE APPROVAL OF THE PROJECT ENGINEER.

FOUNDATION NOTES

CONCRETE
1) DO NOT LOAD CONCRETE UNTIL IT HAS SUFFICIENTLY CURED TO CARRY THE LOADS. (TYPICALLY 7 DAYS.)
2) ALL CONCRETE TO CONFORM WITH ACI 318-14
3) CONCRETE SLABS TO BE CURED BY BEING KEPT MOIST FOR SEVEN DAYS AFTER POURING OR BY SPRAYING WITH AN APPROVED CURING COMPOUND. ALL SLABS TO HAVE A MINIMUM OF #3 BARS AT 18" o.c. BOTH WAYS.
4) CONCRETE TO BE VIBRATED OR RODDED DURING PLACEMENT TO FILL ALL VOIDS.
5) SPECIAL INSPECTION REQUIRED FOR PIER HOLES PRIOR TO POUR.

REBAR
6) REBAR TO BE CLEAN OF MUD AND OIL AND SUPPORTED SO AS TO STAY IN POSITION DURING THE POUR. DO NOT WELD REBAR.
7) PROVIDE 3" CONCRETE COVER FROM REBAR TO SOIL, 2" AT BOTTOM OF SLABS ON GRADE. 1-1/2" COVER TO AIR.

GENERAL
8) PROVIDE EXPANSION STRIPS AT EDGES OF SLABS, U.N.O. AND KNIFE CUT CONTRACTION JOINTS AT APPROXIMATELY 10'-0" o.c. SOIL UNDER SLABS TO BE MOISTURE CONDITIONED PRIOR TO POUR TO MINIMIZE SWELL POTENTIAL.
9) FOOTINGS TO BEAR ON UNDISTURBED MATERIAL REGARDLESS OF ELEVATIONS SHOWN. ALL TRENCHES TO BE CLEAN, LEVEL AND TAMPED DOWN. TOP OF FOUNDATION TO BE LEVEL AND STEPPED AS NEEDED. 10:1 MAX SLOPE UNDER FOOTINGS
10) PROVIDE 8" FROM WOOD TO EARTH AND SLOPE GRADE AWAY FROM STRUCTURE AT 5 % WITHIN 10' OR TO SUITABLE DRAIN.

BOLTS
11) ANCHOR BOLTS TO BE 5/8" DIA. AT 48" o.c. WITH 2) MIN. PER PIECE, AND 4" TO 12" FROM THE ENDS OF ALL SILL PLATES, UNLESS A GREATER NUMBER OF BOLTS ARE CALLED FOR IN THE SHEARWALL SCHEDULE. (W/ BPS 5/8-3 PLATE WASHERS & CUT WASHERS AT SHEARWALLS OR BRACED WALL LINES.)
LOCATE PLATE WASHERS WITHIN 1/2" OF EDGE OF MUD SILL TAKING PLYWOOD NAILING.

CRAWL SPACE
12) PROVIDE 18" MIN. CLEAR FROM GROUND TO FLOOR JOISTS AND 12" MIN. CLEAR TO GIRDERS. ALL UNDER FLOOR AREAS TO HAVE AN 18" X 24" MINIMUM ACCESS.
13) UNDER FLOOR SHALL BE VENTILATED BY OPENINGS IN THE EXTERIOR FOUNDATION WALLS. OPENINGS SHALL HAVE A MINIMUM AREA OF 1 SQ. FT FOR EACH 150 SQ. FT. OF UNDER FLOOR AREA AND BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH OPENINGS OF 1/4" MAX. PER C.B.C. LOCATE VENTS NEAR CORNERS AND ON AT LEAST 2 OPPOSITE SIDES OF CRAWL AREA. DO NOT CUT HOLES IN GRADE BEAMS UNLESS APPROVED BY THE ENGINEER.

MUD SILLS
14) MUD SILLS TO BE PRESSURE TREATED DOUGLAS FIR. SPRAY ALL CUTS AND HOLES WITH COPPER GREEN TREATMENT OR EQUAL.
15) NAILS & BOLTS INTO PRESSURE TREATED WOOD TO BE GALVANIZED. 5/8" DIA BOLTS AND LARGER DO NOT NEED TO BE GALV.
16) PIPES THROUGH CONCRETE TO BE SLEEVED OR WRAPPED. NO ALUMINUM SHALL BE IN CONTACT WITH CONCRETE.
17) WOOD TO BE 8" MIN. ABOVE GRADE. STUCCO SCREED TO BE 4" MIN. ABOVE GRADE.
18) PLYWOOD TO BE 1/2" MIN. FROM CONCRETE

SHEAR WALL SCHEDULE

	SHEAR WALL MATERIAL **	EDGE NAILING	FIELD NAILING	16d SINKER SILL NAIL	MUD SILL	5/8" DIA. A. BOLTS	PLTP4 A35 OR LS50	GOOD FOR
FULL STRESS SHEAR WALLS FOR H/W< 2:1								
4	1/2" O.S.B. W/8d AT.	6" o.c.	12 in.	7 in.	2 X	48 in.	24 in.	260 plf
5	1/2" O.S.B. W/8d AT	4" o.c.	12 in.	5 in.	2 X	38 in.	16 in.	380 plf
6	1/2" O.S.B. W/8d AT	3" o.c.	12 in.	3.5 in.	2 X	30 in.	12 in.	490 plf
7	1/2" O.S.B. W/8d AT.	2" o.c.	12 in.	3 in.	2 X	24 in.	10 in.	640 plf
	SIMPSON STRONG-WALL			TYPE	HOLDOWN	5/8" A.B.		GOOD FOR
ON CONCRETE								
WSW 24	SIMPSON STRONG WALL WSW24 X 10			ON CONCRETI	1"			2410 plf

* - USE 4 X STUDS OR DOUBLE STUDS AT ADJOINING PANEL EDGES AND STAGGER NAILING FOR SHEARWALL TYPES 8, 9 AND 10. 3" PLATE WASHERS SHOULD BE WITHIN 1/2" OF EDGE OF MUD SILL ON PLYWOOD SIDE.

** - THESE PLYWOOD SHEAR WALL VALUES ARE BASED ON DOUGLAS FIR STUDS AND SILLS AND COMMON NAILS OR GALVANIZED BOX NAILS. IF HEM FIR OR NON GALVANIZED SINKER NAILS ARE USED, THE PLYWOOD NAILING SHOULD BE INCREASED BY 20% (ie. 6" o.c. BECOMES 4-3/4" o.c.)

\- 15/32" PLYWOOD MAY BE USED INSTEAD OF 1/2" O.S.B. WITH THE SAME NAILING. (15/32" OK)

*** HEIGHTS SHOWN FOR STRONG WALLS ARE MAXIMUMS. SHORTER WALLS ARE STRONGER.

2ND LEVEL HOLDOWNS

	TYPE	SIMPSON PRODUCT VALUES BASED ON 9 GAUGE "SINKER NAILS"		GOOD FOR
1	MSTC40	MSTC40 OR CMST 14 x 48" WITH (28) 16d SINKERS TO DBL. STUD ABOVE & BELOW	18" CLEAR SPAN	2695 lbs.
2	MSTC52	MSTC52 OR CMST 14 x 60" WITH (44) 16d SINKERS TO DBL. STUD ABOVE & BELOW	18" CLEAR SPAN	4235 lbs.
3	MSTC78	MSTC78 OR CMST 14 x 84" WITH (76) 16d SINKERS TO DBL. STUD ABOVE & BELOW	18" CLEAR SPAN	5860 lbs.

NC GOOD

1ST LEVEL HOLDOWNS

1	HDU2	HDU2 W/ (6) SDS 1/4 X 3" BOLTS TO DBL. STUD AND SB5/8 X 24 EMBED. 18"	5"	3075 lbs.
2	HDU4	HDU4 W/ (10) SDS 1/4 X 3" BOLTS TO DBL. STUD AND SB5/8 X 24 EMBED. 18"	5"	4565 lbs.
5	HDU11	HDU11 W/ (30) SDS 1/4 X 3" BOLTS TO 4 X 8 AND SB1 X 30 EMBED. 24"	5"	9535 lbs. (8315)

NC GOOD

COLLECTOR STRAPS

	TYPE	OPTION	SIMPSON PRODUCT VALUES BASED ON 9 GAUGE "SINKER NAILS"	GOOD FOR
1	LSTA36	CS16	LSTA36 OR CS16 X 12'-0" WITH 11) 10d TO S.W. AND 11) 10d TO BLOCKING	1640 lbs.
2	MSTI36	2) CS16	MSTI36 OR 2) CS16 X 16'-0" WITH (17) 10d TO S.W. AND 17) 10d TO BLOCKING	3332 lbs.
3	MSTI72	CMST14	MSTI72 OR CMST 14 X 18'-0" WITH (64) 10d TO S.W. AND BLOCKING	5080 lbs.
4	CMST12		CMST12 X 28'-0" WITH (90) 10d TO S.W. AND BLOCKING	7560 lbs.

ALTERNATES (MAY BE SUBSTITUTED FOR COLLECTORS WITH SAME NUMBER IN LEFT COLUMN)

1	HDU2	HDU2 W/ (6) SDS 1/4 X 3" BOLTS TO DBL. 2X AND 5/8" THREDED ROD	3075 lbs.
2	HDU4	HDU4 W/ (10) SDS 1/4 X 3" BOLTS TO DBL. 2X AND 5/8" THREADED ROD	4565 lbs.
3	HDU5	HDU5 W/ (14) SDS 1/4 X 3" BOLTS TO DBL. 2X AND 5/8" THREADED ROD	5645 lbs.
4	HDU8	HDU8 W/ (20) SDS 1/4 X 3" BOLTS TO DBL. 2X AND 7/8" THREADED ROD	6970 lbs.

16d SINKER NAILS MAY BE USED IN PLAE OF 10d COMMON.

NC GOOD

SHEAR TRANSFER NOTES

1) ALL SHEARWALLS MUST RUN UP TO THE ROOF OR FLOOR DIAPHRAGM WHICH LOADS THEM. THIS MEANS THAT ALL UPPER LEVEL INTERIOR SHEARWALLS MUST RUN UP THROUGH THE ATTIC TO THE ROOF.
2) ALL SHEARWALLS ARE TO BE EDGE NAILED TO THE TOP PLATES EVEN IF THE PLYWOOD IS CONTINUOUS AT THIS LOCATION
3) IN EXISTING CONCRETE, 5/8" DIA. A.B.'S MAY BE REPLACED WITH SIMPSON 5/8" DIA. TITEN HD ANCHORS. OR APPROVED EQUAL EMBEDDED 4-1/8" IN CONCRETE. (PER ICC-ES-ESR 2713)
4) A35'S ARE NOT REQUIRED AT THE FOUNDATION LEVEL BLOCKING IF THE PLYWOOD IS CONTINUOUS TO THE MUD SILL.
5) FRIEZE BLOCKS MAY BE DRILLED FOR VENTING WITH 2" DIAMETER HOLES AT 6" o.c. OR EVERY FOURTH BLOCK MAY BE REPLACED WITH A SCREEN VENT. ALL BLOCKS TO BE CONNECTED TO TOP PLATES PER SHEAR TRANSFER DETAILS.
6) 1/2" CDX ROOF PLYWOOD MUST BE EDGE NAILED TO THE FRIEZE BLOCK WITH 8d AT 6" MIN. U.N.O.
7) SPACING OF NAILS, BOLTS AND A35'S MAY BE AVERAGED OVER SEVERAL SPACES. NAILING REQUIREMENTS DO NOT APPLY TO AREAS UNDER WINDOWS, ETC. WHICH ARE NOT CONSIDERED SHEARWALLS.
8) BLOCK ALL EDGES OF PLYWOOD SHEAR WALL PANELS AND EDGE NAIL WITH COMMON OR GALVANIZED BOX NAILS.
9) PROVIDE 1/2" SPACE BETWEEN PLYWOOD SHEARWALL AND CONCRETE AT MUD SILL. ALL NAILS INTO PRESSURE TREATED MATERIAL TO BE GALVANIZED.
10) ORIENTED STRAND BOARD MAY BE USED FOR ROOF, FLOOR AND WALL PANELS INSTEAD OF PLYWOOD. (WITH SAME OR GREATER PANEL INDEX) (STRUCT 1 RATED O.S.B. IS EQUAL TO STRUCT 1 RATED PLYWOOD)
11) INSTALL **5/8" DIA. ANCHOR BOLTS WITH SIMPSON BPS 5/8-3** BEARING PLATE WASHERS WITH CUT WASHERS.
12) INSTALL PLYWOOD ROOF AND FLOOR SHEATHING WITH FACE GRAIN ACROSS THE SUPPORTING MEMBERS. ALLOW 1/16" SPACE BETWEEN SHEETS FOR EXPANSION.
13) HOLDOWN HARDWARE TO BE SECURED IN PLACE PRIOR TO THE CONCRETE POUR.

HDU HOLDOWNS
14) INSTALL HDU'S WITH SIMPSON SDS 1/4 X 3 SELF TAPING LAG SCREWS TO DOUBLE STUDS. USE SIMPSON BOLT SPECIFIED.
15) HOLDOWN SHOULD BE INSTALLED WITH 1/8" MIN. SPACE TO SILL TO ALLOW FOR BOLT PRETENSIONING. (24" MAX)
16) AT PONY WALLS, BOLT SHOULD BE EXTENDED WITH THREADED RODS WITH AN APPROVED COUPLING NUT SO HOLDOWN CAN BE INSTALLED ON WALL ABOVE.
17) PROVIDE 3" CLEAR FROM SOIL TO HOLDOWN BOLTS. (DEEPEN FOOTING WHERE NECESSARY)

STRAPS
18) STRAPS SHOULD BE INSTALLED OVER THE PLYWOOD. PLYWOOD SHOULD NOT BE NOTCHED AROUND THE STRAP.
19) STRAPS MAY BE INSTALLED TO DOUBLE STUDS WITH 16d SINKER NAILS ONLY. THE TWO STUDS SHOULD BE NAILED TOGETHER WITH (12) 16d NAILS. DOUBLE STUDS MUST BE ALIGNED WITH STRAP SO THAT NAILS ARE 3/8" MIN. FROM EDGE OF STUD OR PRE-DRILL HOLES AND ANGLE NAILS TO PREVENT SPLITTING.
20) CS-16 STRAPS MAY BE SUBSTITUTED FOR LSTA STRAPS OF THE SAME LENGTH.

SUMMARY — 2019 C.B.C. — 47099.881

GRAVITY LOADS

ROOF:		FLOOR:	
ROOF LIVE LOAD	20 psf.	FLOOR LIVE LOAD	40 psf.
CEILING LIVE LOAD	20 psf	FLOOR DEAD LOAD	14 psf.
(NON CONCURRENT WITH ROOF LIVE LOAD)		TOTAL FLOOR LOAD	54 psf.
ROOF DEAD LOAD	12 psf.		
TOTAL ROOF LOAD	32 psf.		
CEILING DEAD LOAD	5 psf.	LIVE LOAD AT DECKS	60 psf.
TOTAL DEAD LOAD	17 psf.		
TOTAL ROOF/CEILING LOAD	37 psf.		
PHOTOVOLTAIC DEAD LOAD	2.4 psf.		

FOUNDATION DESIGN BASED ON VALUES PER SOILS REPORT BY HENRY JUSTINIANNO. FEB. 10, 2021

WIND LOADS

WIND SPEED	110 mph.		
EXPOSURE FACTOR	C	A.S.D. WALL PRESSURE =	16.08 psf.
RISK CATEGORY	2	A.S.D. ROOF PRESSURE =	12.18 psf.

SEISMIC LOADS

Ss= 1.98	Sms= 2.38	Sds= 1.58	
S1= 0.73	Sm1= 1.24	Sd1= 0.83	
SITE CLASS	C		
OCCUPANCY CATEGORY	II		
DESIGN CATEGORY	D		
IMPORTANCE FACTOR (I)	1	FOR SEISMIC	
REDUNDANCE FACTOR (p)	1.3		
REDISTRUBUTION FACTOR (F)	1		
BASIC SEISMIC FORCE RESISTING SYSTEM	SHEAR WALLS		
DESIGN BASE SHEAR	46531		
RESPONSE FACTOR (R)	6.5		
SEISMIC COEFICIENT (A.S.D.)	0.222		
ANALYSIS PROCEDURE	STATIC FORCE PROCEDURE	SIMPLIFIED METHOD	
SPECIAL LOADS	0 NA	IRREGULAR STRUCTURE	

REV.1
REV.2

E 038548

DETAILS AND NOTES

DRAWN	SBN
DATE	MAR. 2022
SCALE	SHOWN
JOB NO.	22-5000

SHEET S OF

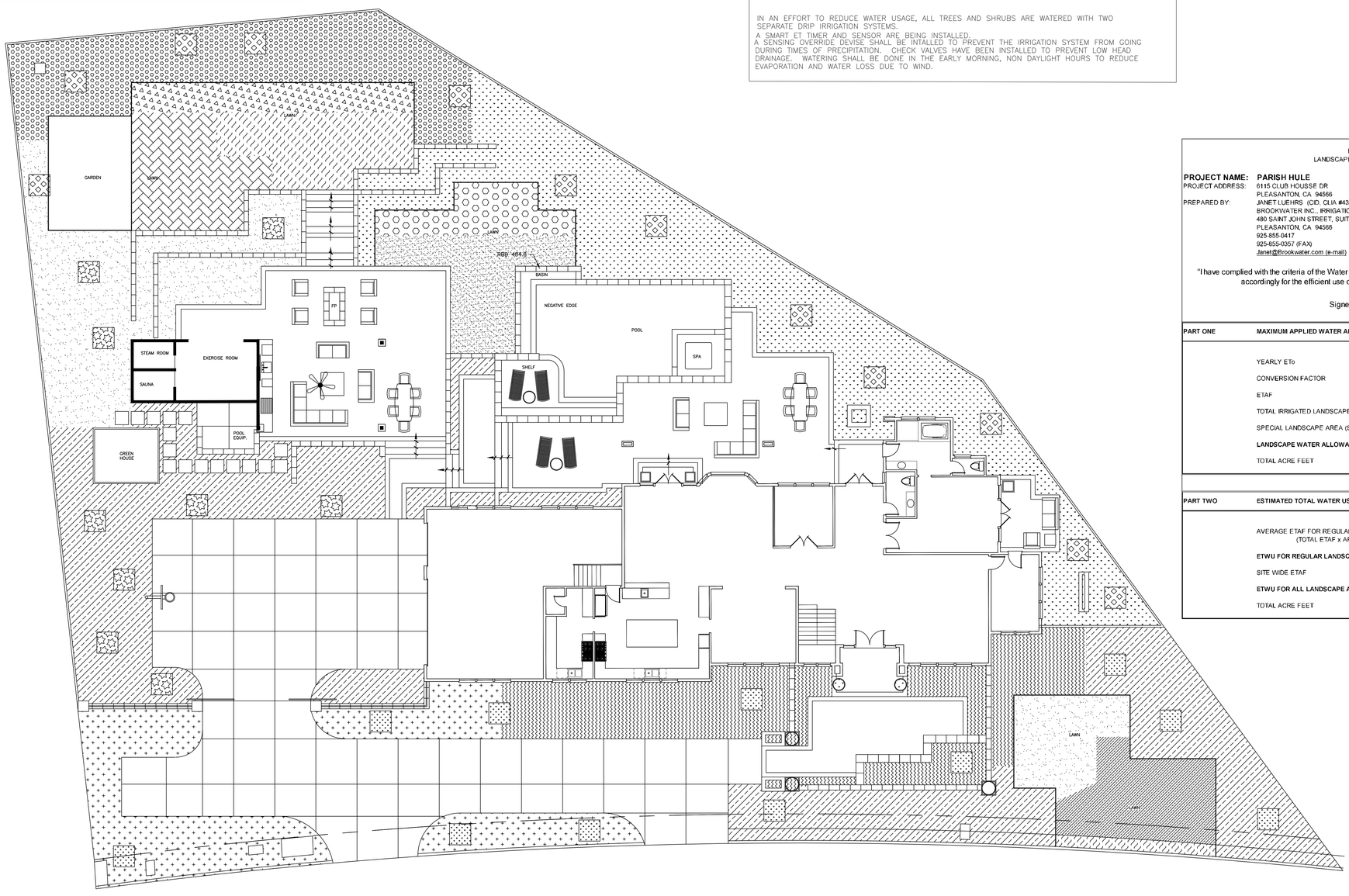
CE PLANS WITHOUT & E. DESIGN SERVICES

NOTE:

THE CONTRACTOR SHALL SUBMIT A SOIL ANALYSIS REPORT AS PART OF THE 'CERTIFICATE OF COMPLETION.'

Water Conservation Concept Statement

IN AN EFFORT TO REDUCE WATER USAGE, ALL TREES AND SHRUBS ARE WATERED WITH TWO SEPARATE DRIP IRRIGATION SYSTEMS.
A SMART ET TIMER AND SENSOR ARE BEING INSTALLED.
A SENSING OVERRIDE DEVISE SHALL BE INTALLED TO PREVENT THE IRRIGATION SYSTEM FROM GOING DURING TIMES OF PRECIPITATION. CHECK VALVES HAVE BEEN INSTALLED TO PREVENT LOW HEAD DRAINAGE. WATERING SHALL BE DONE IN THE EARLY MORNING, NON DAYLIGHT HOURS TO REDUCE EVAPORATION AND WATER LOSS DUE TO WIND.



CITY OF
PLEASANTON
LANDSCAPE WATER USE STATEMENT

PROJECT NAME: **PARISH HULE**
PROJECT ADDRESS: 6115 CLUB HOUSSE DR
PLEASANTON, CA 94566
PREPARED BY: JANET LUEHRS (CID, CLIA #43274)
BROOKWATER INC., IRRIGATION CONSULTANTS
480 SAINT JOHN STREET, SUITE 220
PLEASANTON, CA 94566
925-855-0417
925-855-0357 (FAX)
Janet@Brookwater.com (e-mail)

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: Janet Luehrs

PART ONE	MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	
	MAWA = ETo x .62 x [(ETAFx HA) + ((1-ETAF) x SLA)]	
	YEARLY ETo	46.2
	CONVERSION FACTOR	0.62
	ETAF	0.55
	TOTAL IRRIGATED LANDSCAPE AREA (HA)	14,552 SQUARE FEET
	SPECIAL LANDSCAPE AREA (SLA)	0 SQUARE FEET
	LANDSCAPE WATER ALLOWANCE	**229,255 GALLONS PER YEAR**
	TOTAL ACRE FEET	0.70 ACRE FEET

PART TWO	ESTIMATED TOTAL WATER USE (ETWU)	
	(AVERAGE *ETAF* AND *ETWU* FROM WATER EFFICIENT LANDSCAPE WORKSHEET)	
	AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS (TOTAL ETAF x AREA / TOTAL AREA)	0.53
	ETWU FOR REGULAR LANDSCAPE AREAS	**221,829 GALLONS PER YEAR**
	SITE WIDE ETAF	0.53
	ETWU FOR ALL LANDSCAPE AREAS	**221,829 GALLONS PER YEAR**
	TOTAL ACRE FEET	0.68 ACRE FEET

SCALE: 1"=8'-0"

6	12/5/22	BL
5	7/26/22	BL
4	7/6/21	BL
3	4/1/21	BL
2	1/27/21	BL
1	1/20/21	BL

DATE: 8/1/20

[redacted]

PARISH HULE

HYDROZONE SUMMARY

*Hydrozone Description	Total Sq. Ft.	% of Landscape
Cool Season Turf (CST)	4,050	27.8%
Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	0	0.0%
Bioretention Plants (BR)	0	0.0%
Medium Water Use Plants (MW)	762	5.2%
Low Water Use Plants (LW)	8,878	61.0%
Very Low Water Use Plants (VLW)	0	0.0%
Water Feature	862	5.9%
Special Landscape Area (SLA)	0	0.0%
TOTAL	14,552	100.0%

**Irrigation Method	Total Sq. Ft.	% of Landscape
Rotor (FC-R, PC-R)	0	0.0%
Multi-Stream Rotator (MR)	0	0.0%
Spray (S)	2,783	20.3%
Bubbler (B)	778	5.7%
Drip (D)	8,862	64.7%
In-Line Drip (DL)	1,267	9.3%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%
	13,690	

[redacted]

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEE)
1 INCH = 8 F.

SHEET NO:

L-4

OF 4 SHEETS