### STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION

FOR MEETING OF: April 13, 2021

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ITEM 3 Request for Variance (V-21;2-1 Roper) from County Code Section 19.24.040, PD-R1, District Regulations which requires a 25 foot front yard building setback, to allow construction of an attached garage with living space above. The applicant proposes to construct the attached garage encroaching approximately 12 feet into the front setback.

**Applicant:** Catherine and Preston Roper

**Supervisorial District:** 3

Location: 33838 Hawkweed Way, Kirkwood CA, being Lot 157 of Kirkwood Meadows

Unit 2 (APN 026-202-006).

A. General Plan Designation: S-P, Special Planning

B. Present Zoning: PD-R1, Planned Development-Single Family Residential District

C. Acreage Involved: .28 acres

- **D. Description:** The applicant proposes to construct an attached garage with living space above. The current proposal requests coverage of ~358 square feet within the 25-foot front setback, with the closest point of the building at approximately 12 feet from the front property line. The standard garage setback variance approval at Kirkwood is 5 feet, meaning the project is within those requirements. Both the setback variance and easement across KMA common property have been approved by the homeowners' association, the Kirkwood Meadows Association (KMA). The addition, as proposed, requires a variance from County Code §19.24.040, PD-R1 District Regulations which requires a 25-foot front setback.
- **E. Tri-TAC Review and Recommendation:** The application was reviewed by the Tri-County Technical Advisory Committee on February 12, 2021, and was found complete. Tri-TAC subsequently found no technical objections to the Planning Commission recommending approval to the Board of Supervisors.
- **F. Planning Commission Action:** If the Planning Commission moves to recommend approval of the variance to the Board of Supervisors, the following conditions and findings are recommended for adoption:

### Conditions:

- 1. All necessary building permits shall be obtained from the Building Department for construction of the proposed structure.
- 2. Subdivision Map 003-091, Kirkwood Meadows, Unit No. 2 Owner's Certificate condition C) which provides "Easements for public utilities... and all appurtenances thereto within those strips of land lying between the front lot line and the lines shown hereon and designated "Building Set Back Lines" remains in full force and effect. Further, should KMPUD need to install, repair, maintain, or replace public utilities within this easement that KMPUD will not be responsible for repair or replacement of any Applicant's facilities encroaching into the easement.
- 3. Applicant shall install a propane curb-stop valve on the existing service line, to be located in a paved area from which snow is regularly removed such as the proposed driveway or Hawkweed Way.

### Findings:

- 1. This variance does not constitute the granting of a special privilege inconsistent with the limitations to which other lots in the vicinity with like zoning are subject;
- 2. Due to the location of the existing dwelling and the slope of the lot, the strict application of the front building setback is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under identical zone classifications; and
- 3. This variance will not have a significant adverse effect on the environment and is categorically exempt according to Section 15305, Class 5 (minor setback variance not resulting in the creation of any new parcel) of the State CEQA Guidelines and a Notice of Exemption will be filed with the County Recorder.



### AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY

### PLANNING DEPARTMENT

FAX: (209) 257-5002 WEBSITE: www.amadorgov.org

E-MAIL: planning@amadorgov.org

COUNTY ADMINISTRATION CENTER

810 COURT STREET

JACKSON, CA 95642-2132

PHONE: (209) 223-6380

### PRE-APPLICATION INFORMATION AND CHECKLIST FOR A VARIANCE REQUEST

Application	on fo	or a Variance request shall include the following:
<u>X</u>	1.	Letter of application explaining purpose of request, description of variance, and other pertinent information.
	2.	Letter of authorization if landowner is being represented by another party.
<u>X</u>	3.	Submit a plot plan (max 11"x17") of parcel showing location of project in relation to property lines and any other structures that are on the property. NOTE: An Assessor Plat Map can be obtained from the Surveying and Engineering Department for the purpose of aiding in drawing of the plot plan; <b>see plot plan</b> <i>guidelines attached</i> .
X	4.	Copy of deed(s) to property.
X	5.	Completed Environmental Assessment Form.
<u>X</u>	6.	Filing fee of \$ 746.00 (\$696.00 for application and \$50 for recording fee)
X	7.	Application Form to be signed at the time of project presentation in the Planning Department.
X		NOTICE OF DETERMINATION, KMA Variance and Easement Approval letter
NOTE:		IT IS TO YOUR BENEFIT TO BE AS SPECIFIC AS POSSIBLE WITH YOUR APPLICATION INFORMATION.
NOTE:		Pursuant to County Code Section 19.52.060 B., "In any case, where a variance has not been used within one year after a date of granting thereof, then without further action by the planning commission or board of supervisors, the variance granted shall be null and void."

### **ENVIRONMENTAL INFORMATION FORM**

To be completed by applicant; use additional sheets as necessary.

Attach plans, diagrams, etc. as appropriate.

### **GENERAL INFORMATION**

Project Name: 2-car garage addition with living space above; Roper; APN 026-202-006

Date Filed: 2 February 2021	File No. V-21;2-1
Applicant/	
Developer Preston & Catherine Roper	Landowner Preston & Catherine Roper
Address	Address 33838 Hawkweed Way, Kirkwood CA, 95646
Phone No	Phone No. <u>650.787.4474</u>
Assessor Parcel Number(s) <u>026-202-006</u>	
Existing Zoning District PD-R1, Planned D	evelopment-Single Family Residential
Existing General Plan SPA, Special Plan	ning Area
	ther public approvals required for this project, including agencies Kirkwood Meadows Association Variance and

**WRITTEN PROJECT DESCRIPTION** (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

- 1. Site Size
- 2. Square Footage of Existing/Proposed Structures
- 3. Number of Floors of Construction
- 4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
- 5. Source of Water
- 6. Method of Sewage Disposal
- 7. Attach Plans
- 8. Proposed Scheduling of Project Construction
- 9. If project to be developed in phases, describe anticipated incremental development.
- 10. Associated Projects
- 11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.
- 12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.
- 13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
- 14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
- 15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
- 16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

**ADDITIONAL INFORMATION:** Are the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

YES	NO	
		<ol><li>Change in existing features or any lakes or hills, or substantial alteration of ground contours.</li></ol>
	X	8. Change in scenic views or vistas from existing residential areas, public lands, or roads.
		9. Change in pattern, scale, or character of general area of project.
	M	0. Significant amounts of solid waste or litter.
	<b>X</b>	1. Change in dust, ash, smoke, fumes, or odors in the vicinity.
	M	<ol><li>Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns.</li></ol>
		3. Substantial change in existing noise or vibration levels in the vicinity.
	X	4. Site on filled land or has slopes of 10 percent or more.
		<ol><li>Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.</li></ol>
	$\mathbf{A}$	6. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
		7. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
	X	8. Does this project have a relationship to a larger project or series of projects?
29. <u>D</u> st st re 30. <u>D</u> hi la (h 31. <u>D</u>	escrite ability ructure escrite storice and us neight escrite	the project site as it exists before the project, including information on topography, soil plants and animals, and any cultural, historical or scenic aspects. Describe any existing on the site, and the use of the structures. Attach photographs of the site (cannot be the surrounding properties, including information on plants and animals and any cultural, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of one family, apartment houses, shops, department stores, etc.), and scale of development ontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned). any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach ons of any of these known features (cannot be returned).

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date_	2 February 2021	Most for	
		(Signature)	
		For Preston Roper	

### **INDEMNIFICATION**

Project: 2-car garage addition with living space; Roper; APN 026-202-006

In consideration of the County's processing and consideration of the application for the discretionary land use approval identified above (the "Project") the Owner and Applicant, jointly and severally, agree to defend, indemnify, and hold harmless the County of Amador from any claim, action, or proceeding against the County to attack, set aside, void or annul the Project approval, or any action relating related to the Project approvals as follows:

- 1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to, damages, fees, and or costs, including attorneys' fees, awarded against County. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.
- 2. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.
- 3. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action, or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

IN WITNESS WHEREOF, by their signature below, Owner and Applicant hereby acknowledge that they have read, understand, and agree to perform the obligations under this Indemnification

Applicant:	Owner (if different than Applicant):
Most for	
Signature	Signature



### AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY

### PLANNING DEPARTMENT

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## Chapter 19.52 VARIANCES

### Sections:

<u>19.52.010</u>	When permitted.
19.52.020	Application.
19.52.030	Public hearings.
19.52.040	Action by planning commission
19.52.050	Action by board of supervisors.
19.52.060	Revocation.
19 52 070	Effect

### 19.52.010 When permitted.

Where practical difficulties, unnecessary hardships or results inconsistent with the purpose and intent of this title may result from the strict application of certain provisions thereof, variance may be granted as provided in this chapter, but in no case shall a variance be approved to allow a change in the use of land or buildings. (Ord. 351 §13(part), 1962).

### 19.52.020 Application.

Application for variance shall be made in writing on a form prescribed by the planning commission and shall be accompanied by the required fee, no part of which shall be returnable to the applicant and by statement, plans and other evidence showing:

- A. That any variance granted shall be subject to such conditions as will assure that the adjustment thereof authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situate;
- B. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification. (Ord. 898 §3, 1982).

### 19.52.030 Public hearings.

A public hearing shall be held on any application for a variance. The planning commission shall give notice thereof as required by California Government Code Section <u>65090</u> et seq., as may be amended or renumbered. (Ord. 1701 §2, 2010: Ord. 351 §13.2, 1962).

### 19.52.040 Action by planning commission.

After conclusion of the public hearing, the planning commission shall make a written finding of facts whether the qualifications under Section 19.52.020 apply to the land, building or use for which variance is sought and whether such variance shall be in harmony with the general purposes of this title. Such written finding of facts shall be submitted to the board of supervisors. (Ord. 351 §13.3, 1962).

### 19.52.050 Action by board of supervisors.

The board of supervisors shall consider the variance application within sixty days after receipt of the planning commission report and if the board of supervisors finds that the qualifications under Section 19.52.020 apply to the land, building or use for which variance is sought, and that such variance is in harmony with the general purposes of this title, said board shall grant such variance. The board may designate such conditions in connection with the variance as it may deem necessary to secure the purposes of this title and may require guarantees and evidence. (Ord. 351 §13.4, 1962).

### 19.52.060 Revocation.

- A. In any case, where the conditions of granting of a variance have not or are not complied with, the planning commission shall give notice to the permittee (of intention to revoke such variance) at least ten days prior to a hearing thereon. After conclusion of the hearing, the planning commission may revoke such variance. Such revocation shall be subject to confirmation by the board of supervisors.
- B. In any case, where a variance has not been used within one year after a date of granting thereof, then without further action by the planning commission or board of supervisors, the variance granted shall be null and void. (Ord. 351 §13.5, 1962).

### 19.52.070 Effect.

No building or zoning permit shall be issued unless in accordance with the conditions and terms of the variance granted. (Ord. 351 §13.6, 1962).

### 2 February 2021

Amador County Community Development Agency Planning Department c/o Ruslan Bratan 810 Court Street Jackson, CA 95642-2132

Subject: Letter of Application for a Setback Variance for Lot 157, KMA

Roper Residence - 33838 Hawkweed Way, Kirkwood, CA 95646

### To Whom It May Concern:

Please accept this letter of justification for a variance to the 25-foot front setback requirement for Lot 157, 33838 Hawkweed Way, Kirkwood, CA 95646, APN 026-202-006. The proposed project would add a 2-car garage and living space above it.

We have owned our house at Kirkwood since 1999 and recently moved here full time and would like to be able to host our children and their families comfortably. In addition, as we get older, we are finding it more difficult to shovel out our cars after every snowfall, so to continue to enjoy living in these beautiful mountains we need a way to decrease that workload.

The current proposal requests coverage of ~358 square feet within the 25-foot front setback, with the closest point of the building at approximately 12 feet from the front property line. The standard garage setback variance approval at Kirkwood is 5 feet, meaning our project is well within those requirements. Both the setback variance and easement across KMA common property have been approved by the homeowners' association here, the Kirkwood Meadows Association (KMA), as evidenced by the attached NOTICE OF DETERMINATION dated December 9, 2020.

Prior to KMA's approval we explored alternative placements for the building on the property to avoid encroaching on the setback, however, all such layouts brought difficulties:

- Building to the South: not possible due to a KMPUD easement
- Building to the North:
  - Compromises snow storage;
  - Causes snow shedding and ice dam problems given the existing roofline;

- Requires a much longer driveway and higher cost construction envelop; and
- Precludes adding solar panels, which is important to us to minimize our high energy costs (KMPUD) and environmental impact.

The Kirkwood Meadows Association has approved the driveway easement and variance and we respectfully request such approval also from the County. Thank you for your consideration.

Preston and Catherine Roper

preston@roper.org, c. 650.787.4474

katie@roper.org

## ENVIRONMENTAL INFORMATION FORM – Roper, APN 026-202-006 Written Project Description to Setback Variance Application

- 1. Site Size: .274 acres
- 2. Square Footage of Existing/Proposed Structures: 2,104 SF existing, 975 SF addition, 798 garage addition
- 3. Number of Floors of Construction: 2
- 4. Amount of Off-street Parking Provided (provide accurate detailed parking plan): 2-car garage addition with driveway
- 5. Source of Water: existing connection to Kirkwood Meadows Public Utility District (KMPUD)
- 6. Method of Sewage Disposal: existing connection to Kirkwood Meadows Public Utility District (KMPUD)
- 7. Attach Plans
- 8. Proposed Scheduling of Project Construction: ASAP Spring / Summer of 2021
- 9. If project to be developed in phases, describe anticipated incremental development: N/A project goal is to complete construction during summer of 2021
- 10. Associated Projects: N/A
- 11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details. N/A
- 12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected. This project is an addition to an existing home.
- 13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities. N/A
- 14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities. N/A
- 15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project. N/A
- 16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required. Project entails a front setback variance as described in the Letter of Application attached.

### **ENVIRONMENTAL SETTING**

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).

The home addition is located within the Kirkwood Meadows Association residential area and is flat property with mostly small lodgepole pines and larger pines on adjacent lots. The soil is stable and there are no distinct historical or scenic elements, nor unusual plant or animal life other than is typical in the Kirkwood Valley.

South-facing view of home (garage addition to right of home as pictured):



View to east from home:



View to west from home:



View to north:



### View to south:



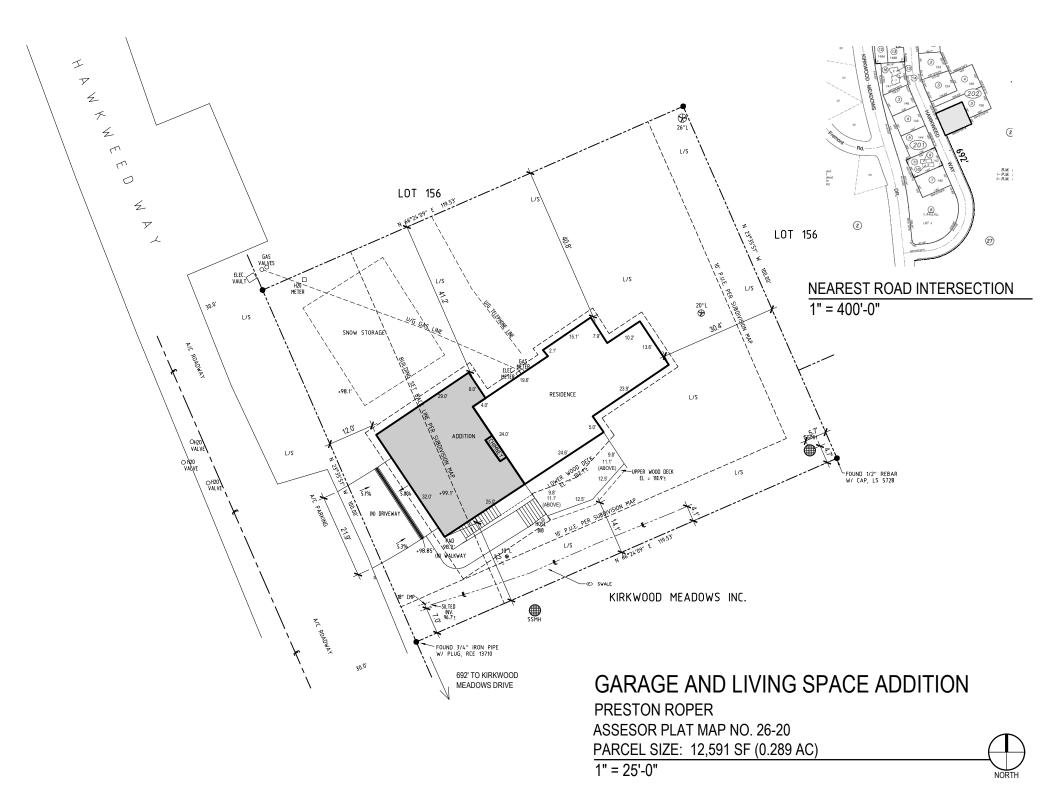
30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).

The neighborhood includes both single-family (east side of Hawkweed Way) and duplex homes (west side between Hawkweed and Kirkwood Meadows Drive) in a residential setting. Lot sizes are of similar size, approximately ¼ acre and construction fits within guidelines established by KMA.



31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

None known.



# ROPER RESIDENCE



## COLABORATIVE

DESIGN

STUDIO architecture of experience and place

9444 DOUBLE R BLVD | SUITE B | RENO NV 89521 | T 775.348.7777 | F 775.348.0904

APN 026-202-006 33838 HAWKWEED WAY AMADOR COUNTY KIRKWOOD, CA 95646

Preston Roper

Kirkwood, CA 95646 Tel. (650) 787-4474

Collaborative Design Studio 9444 Double R. Blvd., Suite B Reno, NV 89521 Tel. (775) 348-7777 Fax: (775) 348-0904

Structural Engineers Forbes - Linchpin

530 California Ave

PERMIT SET 15 JANUARY, 2021



**APPROVED** 

NaKMAR

ABBL	REVIATIONS			DRAFTING SYN	MBOLS.	
.BV. C.	ABOVE ASPHALT CONCRETE	JT. JTS.	JOINT JOINTS		•	
COUS. DDTN.	ACOUSTIC(AL) ADDITION	L	LONG	BUILDING	SIM	REFERENCE NO.
NDJ. N.F.F.	ADJUSTABLE ABOVE FINISH FLOOR	LAM. LAV.	LAMINATED LAVATORY	SECTION	A101	SHEET NO.
GG.	AGGREGATE	LAV. LB.	POUND			
LT. LUM.	ALTERNATE ALUMINUM	MAT'L	MATERIAL		$\wedge$	
PPROX.	APPROXIMATELY	MAT.	MATERIAL	WALL SECTION	SIM	REFERENCE NO.
SB. .H.J.	ASBESTOS AUTHORITY HAVING JURISDICTION	MAX. MECH.	MAXIMUM MECHANICAL	SECTION	A101	SHEET NO.
UTO )	AUTOMATIC AT	MACH. MFG'S	MACHINE MANUFACTURER'S			
		MH.	MANHOLE			
D. LDG.	BOARD BUILDING	MISC. MIN.	MISCELLANEOUS MINIMUM	ELEVATION	1	REFERENCE NO.
_KG.	BLOCKING	MNT.	MOUNTED	(EXTERIOR)	A101	SHEET NO.
И. О.	BEAM BY OTHERS	M.O. MTL.	MASONRY OPENING METAL			
OTT. R.	BOTTOM BRONZE	(N)	NEW			
RG.	BEARING	N.I.C.	NOT IN CONTRACT	ELEVATION	1A	REFERENCE NOS. (4)
ΓWN.	BETWEEN	NO. NOM.	NUMBER NOMINAL	(INTERIOR)	(1A(A101)1A)	SHEET NO.
AB.	CABINET DI COK	N.T.S.	NOT TO SCALE		1A/	
B. EM	CONCRETE BLOCK CEMENT	N.F.C.	NOT FOR CONSTRUCTION			
ER. F.M.	CERAMIC CUBIC FT./MINUTE	O.C. O.C.E.W.	ON CENTER ON CENTER EACH WAY	DETAIL	1 SIM	REFERENCE NO.
l.	CAST IRON	O.D.	OUTSIDE DIAMETER	BETAIL	A101	SHEET NO.
_G. _R.	CEILING CLEAR	O.H. OP'NG	OPPOSITE HAND OPENING			
MU	CONC. MASONRY UNIT	OPP.	OPPOSITE			
OL. OMB.	COLUMN COMBUSTION	0/	OVER	CDID LINE	(0)	ODID LETTED/
ONC.	CONCRETE CONNECTION	PART.	PARTITION	GRID LINE		GRID LETTER/ NUMBER
ONN. ONST.	CONSTRUCTION	PKT. PL	POCKET PLATE			
J. ONT.	CONTROL JOINT CONTINUOUS	PLAS. P.LAM.	PLASTIC PLASTIC LAMINATE		ı	
OOL'G	COOLING	PLB'G	PLUMBING			
SMT. T.	CASEMENT CERAMIC TILE	PLY. WD. P.O.C.	PLYWOOD POINT OF CONNECTION	EXISTING GRID LINE		GRID LETTER/
R.	COUNTER	PROP.	PROPERTY	55 5. NO ENTE		NUMBER
SK.	COUNTERSUNK CENTERLINE	PR. PT.	PAIR POINT			
		PNL.	PANEL			
BL.	DEEP DOUBLE	PTD.	PAINTED	DATUM/	, 19T ELOOP	LEVEL I.D.
T.	DETAIL	R.	RISER	ELEVATION	♦ 1ST FLOOR 8'-0"	ELEVATION
F. F.	DRINKING FOUNTAIN DOUGLAS FIR	RAD. R.D.	RADIUS ROOF DRAIN			
A. M.	DIAMETER DIMENSION	REC. RDWD.	RECESSED REDWOOD			
R.	DIRECTIONAL	REF.	REFRIGERATOR	SHEET NOTE	1	REFERENCE
SP I	DISPENSER DOWN	REFL. REINF.	REFLECTED REINFORCING			NUMBER
₹.	DOOR	REQ'D	REQUIRED			
S. W.	DOWNSPOUT DISHWASHER	RM. R.O.	ROOM ROUGH OPENING			
VGS.	DRAWINGS	R.S.	ROUGH SAWN / RESAWN			
)	EXISTING	S.A.R.	SUPPLY AIR REGISTER	WALL DESIGNATION	<b>√</b> 1i >	PARTITION TYPE
\. 	EACH ELEVATION	S.C. SECT.	SOLID CORE DOOR SECTION		$\checkmark$	
EC.	ELECTRIC	SEP.	SEPERATION			
Q. QPT.	EQUAL EQUIPMENT	SHT. S & P	SHEET SHELF AND POLE			
W.	EACH WAY	SIM.	SIMILAR			
W.C. W.H.	ELECT. WATER COOLER ELECT. WATER HEATER	SL. SPEC.	SLIDING SPECIFICATION	WINDOW		WINDOW TVDE
KH. KP.	EXHAUST EXPOSED	SPL. S.S.	SPLASH STAINLESS STEEL	DESIGNATION	A	WINDOW TYPE
KP. JT.	EXPANSION JOINT	STD.	STANDARD			
XT. D.	EXTERIOR FLOOR DRAIN	STL. STOR.	STEEL STORAGE	DOOR DESIGNATION	(100)	DOOR TYPE
E.C.	FIRE EXTINGUISHER CABINET	STR.	STAIR	2_0,0,1,1,10		2001
N. FLR. E.	FINISH FLOOR FIRE EXTINGUISHER	STRUCT. SURF.	STRUCTURAL SURFACE			
FHB. N.	FROST FREE HOSE BIB FINISH		TREAD	ROOM	ROOM NAME 101	ROOM NAME & NUMBER
	FLOURESCENT	T. T.G.	TEMPERED GALSS	DESIGNATION	150 SF 30/SF= OCC.	AREA
.R. ID.	FLOOR FORMED	T.O. () T.C.	TOP OF (ITEM) TRASH COMPACTOR		30/SF= OCC.	OCCUPANCY
0.	FLOOR OPENING	TEL.	TELEPHONE			
O.S. S.	FACE OF STUD FLOOR SINK	T & G THK.	TONGUE AND GROOVE THICK	REVISION MARKER	$\bigwedge$ 1	REVISION NUMBER
G.	FOOTING	TH.	THICK			
DUND. RMG.	FOUNDATION FRAMING	T.O.C. T.O.S.	TOP OF CONCRETE TOP OF STEEL			
		TR.	TREAD	TOILET ACCESSORIES	< <u>A00</u> >	TOILET ACCESSORY
A. AL.	GAUGE/GAGE GALLON	T.S. T.W.	TUBE STEEL TOP OF WALL	DESIGNATION	AUU /	TYPE
ALV.	GALVENIZED	TYP.	TYPICAL			
l. 	GALVENIZED IRON GLASS	U.C.	UNDER COUNTER	FINISH DESIGNATION	?	FINISH
.B.	GLULAM BEAM	U.N.O.	UNLESS NOTED OTHERWISE	DEGIGNATION	_	
P. DB.	GYPSUM BOARD	VAC.	VACUUM			
ARDBD. B.	HARDBOARD HOSEBIB	VAR.	VARIES VINYL BASE	ROOM FINISH	WF =	WALL
С.	HOLLOW CORE DOOR	V.B. VCT	VINYL COMPOSITION TILE	DESIGNATION	FLR B	FLOOR BASE
Л	HOLLOW METAL HORIZONTAL	V.T.O. VERT.	VENT TO OUTSIDE VERTICAL			<u></u>
₹.	HOUR	V.W.C.	VERTICAL VINYL WALL COVERING			
- TR.	HEIGHT HEATER	W/	WITH	NORTH	$\bigcirc$	
AC	HEATING, VENTILATING &	W/O	WITHOUT WOOD	ARROW		
	AIR CONDITIONING	WD. W.H.	WATER HEATER			
).	INSIDE DIAMETER INVERT ELEVATION	WIN. W.	WINDOW WIDE	PROPERTY		
SUL.	INSULATION	WHSE.	WAREHOUSE	LINE		
Γ. <i>V</i> .	INTERIOR INVERT	WTR.	WATER	CENTER LINE		
		C (CECT	CION!\	BREAKLINE -	/\	_
IVIA I b	ERIAL SYMBOL	3 (SEC	IION)	MATCH LINE -		
ARTH	ALUMINUM		STEEL	1 HR WALL CONSTRUCTION •		
SAND	WOOD (FIN)		INSULATION (MINERAL WOOL)	3 HR WALL CONSTRUCTION		
GRAVEL	WOOD (ROUGH)		(WIIINEINAL WOUL)	4 HR WALL CONSTRUCTION		
CMU	WOOD					
CONCRETE	(BLOCKING)  PLYWOOD					
	PLYWOOD					
BRICK/ STONE	(BATT)					
GYPSUM	INSULATION			<b>-</b>		

NERAL NOTES

NTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, ALS, AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN, RIBED, OR REASONABLY IMPLIED BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN NTRACT DOCUMENTS.

FERM 'CONTRACTOR' OR 'GENERAL CONTRACTOR' SHALL ALSO BE DEFINED AS RUCTION' MANAGER' OR OTHER TERMINOLOGY USED TO REFERENCE THE PRIME ACTOR. THE TERM 'CONTRACTOR' IS ALSO USED TO DEFINE SUBCONTRACTORS WHERE

VORK SHOWN SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND ATIONS AS ADOPTED AND ENFORCED BY LOCAL AUTHORITIES HAVING JURISDICTION.

GENERAL CONTRACTOR, HIS SUBCONTRACTORS AND SUPPLIERS SHALL DEFEND, IIFY, AND HOLD HARMLESS THE OWNER, ARCHITECT, AND ANY OF HIS CONSULTANTS NY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF ON THIS PROJECT.

GENERAL CONTRACTOR, HIS SUBCONTRACTORS AND SUPPLIERS SHALL NOT BE ED TO ANY CLAIMS FOR ADDITIONAL COSTS DUE TO INEFFICIENCIES BASED ON THEIR ON TO COMPLETE THE PROJECT, OR A PORTION THEREOF, EARLIER THAN THE IED DATE OF SUBSTANTIAL COMPLETION. EXTENDED OVERHEAD COSTS SHALL ONLY AFTER THE SPECIFIED DATE OF SUBSTANTIAL COMPLETION, AND ONLY IF ACTORILY DEMONSTRATED THAT THE REQUESTED COSTS ARE A DIRECT RESULT OF A WHICH WAS ENTIRELY OUTSIDE OF THE CONTROL OF THE GENERAL CONTRACTOR <u>AND</u> HE DELAY IMPACTED THE CRITICAL PATH AND THE SUBSTANTIATION OF SAME HAS BEEN

PRAWINGS AND SPECIFICATIONS ARE TO BE CONSIDERED COMPLIMENTARY TO ONE ER. AND WHAT IS PART OF ONE DRAWING SHALL BE CONSIDERED TO BE A PART OF ALL GS. THE DRAWINGS AND SPECIFICATIONS TOGETHER SHALL BE REFERRED TO AS THE

DT SCALE DRAWINGS. DIMENSIONS SHALL TAKE PRECEDENCE, AND LARGER SCALE S SHALL TAKE PRECEDENCE OVER SMALLER SCALE DETAILS.

, STRUCTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL IGS, AS WELL AS DRAWINGS PREPARED BY ANY OTHER SPECIALTY CONSULTANT, ARE MENTAL TO THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL THOROUGHLY ALL DRAWINGS AND SPECIFICATIONS (CONTRACT DOCUMENTS), AND IN THE EVENT OF CTING STATEMENTS, INSUFFICIENT INFORMATION, OR ERRORS, THE CONTRACTOR MMEDIATELY NOTIFY THE ARCHITECT IN WRITING. WORK SHALL BE DIVERTED FROM EA IN QUESTION, AT NO EXPENSE TO THE OWNER, UNTIL THE ARCHITECT HAS HAD A NABLE AMOUNT OF TIME TO RESEARCH AND RESPOND TO THE CONTRACTOR. WORK LED WHERE CONFLICTING INFORMATION EXISTS SHALL BE REPAIRED BY THE ACTOR AT HIS OWN EXPENSE.

ENSIONS, NOTES, DETAILS, AND/OR SYMBOLS THAT APPLY TO ONE UNIT OR CONDITION, TO ALL UNITS OR CONDITIONS WHICH ARE IDENTICAL OR SIMILAR IN NATURE, WHETHER RE NOTED ON THE PLANS OR NOT.

AILS NOTED AS TYPICAL SHALL APPLY IN ALL LIKE CONDITIONS UNLESS SPECIFICALLY OR NOTED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR RUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF RUCTION ON THIS PROJECT.

ENEVER AN ARTICLE, DEVICE, OR PIECE OF EQUIPMENT IS SHOWN, INDICATED, OR RED TO ON THE DRAWINGS OR THESE NOTES IN THE SINGULAR NUMBER, SUCH ENCES APPLY TO AS MANY SUCH ARTICLES AS ARE REQUIRED TO COMPLETE THE

CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL ACTURED COMPONENTS IN STRICT ACCORDANCE WITH THE INSTALLATION MENDATIONS AND REQUIREMENTS OF THE MANUFACTURER.

GENERAL CONTRACTOR AND ALL HIS SUB-CONTRACTORS SHALL VERIFY ALL SIONS AND CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING CONSTRUCTION, AND REPORT ANY DISCREPANCIES OR UNIDENTIFIED CONDITIONS TO THE ARCHITECT FOR JTION BEFORE ANY WORK IS STARTED.

GENERAL CONTRACTOR AND ALL HIS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR -LY SUBMILIAL OF ALL SHOP DRAWINGS AND PRODUCT DATA. AND SHALL INATE, VERIFY, AND CORRELATE ALL DIMENSIONS AND ELEVATIONS IN SUFFICIENT TIME ID IMPACTING THE FABRICATION OR CONSTRUCTION OF BUILDING COMPONENTS. IF A VED CONFLICT EXISTS DURING THE CONTRACTORS REVIEW OF THE ABOVE. HE SHALL ATELY NOTIFY THE ARCHITECT IN WRITING. WORK SHALL BE DIVERTED FROM THE AREA STION, AT NO EXPENSE TO THE OWNER, UNTIL THE ARCHITECT HAS HAD A REASONABLE T OF TIME TO RESEARCH AND RESPOND TO THE CONTRACTOR. WORK INSTALLED CONFLICTING INFORMATION EXISTS SHALL BE REPAIRED BY THE CONTRACTOR AT HIS

CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, AND DURES EMPLOYED IN THE PERFORMANCE OF WORK IN, ON, OR ABOUT THE JOB SITE. NTRACTOR SHALL CONDUCT PERIODIC SAFETY MEETINGS AND COORDINATE AND ALL WORK PERFORMED BY SUB-CONTRACTORS.

CONTRACTORS AND SUB-CONTRACTORS PERFORMING WORK ON, OR RELATED TO THIS CT SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED WITH PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL ENTITIES PERFORMING WORK ON ROJECT SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS U.S. DEPARTMENT OF LABOR. AND ANY APPLICABLE STATE AND/OR LOCAL ATIONS. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY B SITE SAFETY DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, THAT THIS REMENT SHALL APPLY CONTINUALLY, AND NOT BE LIMITED TO NORMAL WORKING , AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE , ARCHITECT, AND ANY OF HIS CONSULTANTS FROM ANY AND ALL LIABILITY, REAL OR ED, IN CONNECTION WITH THE PERFORMANCE OF HIS WORK ON THIS PROJECT.

STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. NTRACTOR SHALL DESIGN AND PROVIDE ALL SHORING AND BRACING NECESSARY TO THE STABILITY OF ANY AND ALL PARTS OF THE BUILDING DURING CONSTRUCTION.

ESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS, NO STRUCTURAL MEMBER BE CUT, NOTCHED, BORED, WELDED, OR OTHERWISE MODIFIED WITHOUT WRITTEN SION OF THE ARCHITECT.

THER OR NOT DETAILED ON THE DRAWINGS, THE CONTRACTOR SHALL FURNISH AND L STIFFENERS, BRACING, BACK UP PLATES, BLOCKING, AND SUPPORTING BRACKETS RED FOR THE INSTALLATION OF ALL CASEWORK, HANDRAILS, RAILINGS, MISCELLANEOUS SORIES, AND WALL OR CEILING MOUNTED MECHANICAL, ELECTRICAL, OR LANEOUS EQUIPMENT, INCLUDING PLYWOOD BACKBOARDS FOR TELEPHONE AND RICAL EQUIPMENT ROOMS.

ARCHITECTS REVIEW OF SUBMITTALS AND/OR SHOP DRAWINGS IS PERFORMED ONLY DIVENIENCE TO THE CONTRACTOR. THE ARCHITECTS REVIEW OF THESE DOCUMENTS /AY DIMINISHES THE CONTRACTORS RESPONSIBILITY FOR COMPLIANCE WITH IGS AND SPECIFICATIONS, INCLUDING VERIFICATION AND CORRELATION OF ALL SIONS, AND COORDINATION OF THE WORK OF ALL OTHER TRADES. THE ARCHITECT AND NSULTANTS ASSUME NO ADDITIONAL LIABILITY FOR THE REVIEW OF SUBMITTALS OR RAWINGS OVER AND ABOVE THAT WHICH WOULD BE PRESENT AS A RESULT OF THE RATION OF THE ORIGINAL CONTRACT DOCUMENTS. THE CONTRACTOR AGREES TO , INDEMNIFY, AND HOLD HARMLESS THE OWNER, ARCHITECT, AND ANY OF HIS/HER LTANTS, FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, ARISING OUT OF THE ECTS AND/OR CONSULTANTS REVIEW OF SUBMITTALS AND/OR SHOP DRAWINGS.

22. REFER TO THE SURVEYORS AND CIVIL ENGINEERS DRAWINGS FOR THE APPROXIMATE LOCATION OF ALL EXISTING UTILITY LINES. LOCATION OF ALL UTILITIES SHOWN IS BASED ON THE BEST AVAILABLE INFORMATION, AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES AND THE CONTRACTOR SHALL USE EXTREME CAUTION IN EXCAVATION AND TRENCHING TO AVOID INTERCEPTING EXISTING PIPING OR CONDUITS.

23. WHERE NON-COMBUSTIBLE CONDUIT OR PIPES PENETRATE FIRE RATED ASSEMBLIES, THE CONTRACTOR SHALL INSTALL FIRE SAFING MATERIAL AND SEAL AROUND THE PENETRATIONS WITH AN APPROVED F OR T RATED ASSEMBLY TO MAINTAIN THE FIRE RESISTIVE INTEGRITY OF THE ASSEMBLY.

24. THE CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS (AMEREX 10 LB. OR APPROVED EQUAL) IN LOCATIONS SHOWN AND VERIFIED BY THE AHJ. CONTRACTOR SHALL

25. FURNISH AND INSTALL OUTSIDE GAS SHUT-OFF VALVE AND SIGNAGE IDENTIFYING LOCATIONS OF GAS AND ELECTRICAL SHUT-OFFS PER THE AHJ.

26. PROVIDE AND INSTALL SMOKE DETECTORS, HEAT DETECTORS, DUCT DETECTORS, AND OTHER

SUCH DETECTION DEVICES AS REQUIRED BY APPLICABLE CODES AND THE AHJ.

27. PROVIDE BUILDING ADDRESS AS REQUIRED BY THE AHJ.

SUBMIT CUT SHEETS TO THE ARCHITECT PRIOR TO INSTALLATION.

28. PROVIDE ACCESS DOORS AND PANELS, FIRE RATED AS REQUIRED, IN WALLS, CEILINGS, AND FLOORS AS REQUIRED BY MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL SYSTEMS IN ADDITION TO THOSE SHOWN ON THE DRAWINGS. CONTRACTOR SHALL SUBMIT PROPOSED LOCATIONS AND CUT SHEETS INDICATING SIZES, TYPES, AND FINISHES TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

29. SCREEN ALL EXTERIOR HVAC EQUIPMENT FROM VIEW WITH A SCREEN WALL OF THE SAME MATERIALS AS THE EXTERIOR. VERIFY FINAL LOCATION WITH OWNER AND ARCHITECT.

### BUILDING DEPARTMENT INFORMATION

PRESTON ROPER

		ENERGY EFFICIENCY	
MAILING ADDRESS:	33838 HAWKWEED WAY, KIRKWOOD, CA 95646	CLIMATE ZONE: 16	
PROJECT PROPERTY ADDRESS:	33838 HAWKWEED WAY, KIRKWOOD, CA 95646	ASSEMBLY ROOF - CEILING	ASSEN
ASSESOR PARCEL NUMBER:	026-202-006	CATHEDRAL	INSUL/ ROOF
SQUARE FOOTAGE:	2,104 SF EXISTING 1,773 SF ADDITION	WALLS - ABOVE GRADE WOOD FRAMED	2x6 @
TYPE/CLASS OF BUILDING:	VB - WOOD FRAME WITH HEAVY TIMBER	SLAB ON GRADE UNHEATED	MIN R-
PRINCIPAL IN CHARGE:	TODD LANKENAU	FLOOR	PLYWO
PROJECT MANAGER:	KEVIN MERKLING	ABOVE GARAGE	GYPSU
	PHONE: (775) 348-7777 FAX: (775) 348-0904	WINDOWS (OPERABLE)	ALUMI
		WINDOWS TOWERS	1.1.10.41

### LIST OF DRAWINGS

A0.02 TWALL ASSEMBLIES. TYPICAL DETAILS

A0.01 | SHEET INDEX, GENERAL NOTES, SYMBOLS AND ABBREVIATIONS

5 JANUARY. 2021 - PERMIT SE

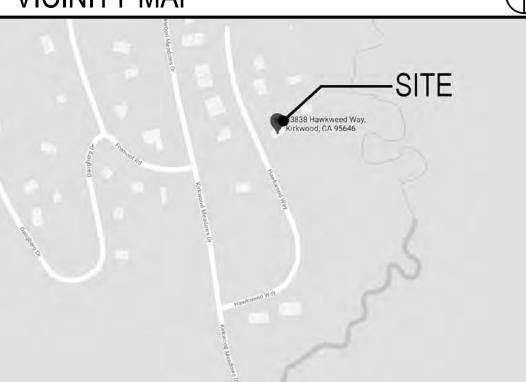
FNFRAL

A0.00 COVER

OWNER'S NAME:

A0.03	COMPLIANCE DOCUMENTATION					
A0.04			,	+		
770.04	COMIL ENTITIOE DOCUMENTATION AND MANAGEMENT MEAGUILE					_
SURVE	(					
-	EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY		,			Γ
	Externic Books, act value for Collage file College		-			_
ARCHIT	ECTURAL					
A1.01	SITE PLAN	•	, [			Γ
A2.00	DEMOLITION PLANS	•	,			
A2.01	FIRST FLOOR PLAN	•	,			
A2.02	SECOND FLOOR PLAN	•	,			
A2.03	ROOF PLAN	•	,			
A3.01	ELEVATIONS	•	,			
A3.02	ELEVATIONS AND WINDOW TYPES	•	,			
A4.01	BUILDING SECTIONS	•	,			
A5.01	ENLARGED PLANS, INTERIOR ELEVATIONS	•	,			
A5.01						
A5.01	FIRST / SECOND FLOOR RCP'S	•	,			
	·	•	,			
	FIRST / SECOND FLOOR RCP'S	•	,			
A7.01	FIRST / SECOND FLOOR RCP'S		, <u> </u>			
A7.01	FIRST / SECOND FLOOR RCP'S  FURAL  COVER PAGE	•	+			
A7.01 STRUC <sup>-</sup> S-000	FIRST / SECOND FLOOR RCP'S  FURAL  COVER PAGE  SPECIFICATIONS		,			
A7.01 STRUC <sup>-</sup> S-000 S-001	FIRST / SECOND FLOOR RCP'S  FURAL  COVER PAGE  SPECIFICATIONS  FOUNDATION PLAN	•	,			
A7.01 STRUC <sup>-</sup> S-000 S-001 S-100	FIRST / SECOND FLOOR RCP'S  FURAL  COVER PAGE  SPECIFICATIONS  FOUNDATION PLAN  FLOOR FRAMING PLAN	•	,			
A7.01 STRUC S-000 S-001 S-100 S-200	FIRST / SECOND FLOOR RCP'S  FURAL  COVER PAGE  SPECIFICATIONS  FOUNDATION PLAN  FLOOR FRAMING PLAN  ROOF FRAMING PLAN	•	,			
A7.01 STRUC S-000 S-001 S-100 S-200 S-201	FIRST / SECOND FLOOR RCP'S  FURAL  COVER PAGE  SPECIFICATIONS  FOUNDATION PLAN  FLOOR FRAMING PLAN  ROOF FRAMING PLAN  LOWER LEVEL SHEAR PLAN	•	,			
STRUC S-000 S-001 S-100 S-200 S-201 S-300	FIRST / SECOND FLOOR RCP'S  FURAL  COVER PAGE  SPECIFICATIONS  FOUNDATION PLAN  FLOOR FRAMING PLAN  ROOF FRAMING PLAN  LOWER LEVEL SHEAR PLAN  UPPER LEVEL SHEAR PLAN	•	,			
STRUC S-000 S-001 S-100 S-200 S-201 S-300 S-301	FIRST / SECOND FLOOR RCP'S  FURAL  COVER PAGE  SPECIFICATIONS  FOUNDATION PLAN  FLOOR FRAMING PLAN  ROOF FRAMING PLAN  LOWER LEVEL SHEAR PLAN  UPPER LEVEL SHEAR PLAN  FOUNDATION DETAILS	•				
STRUC' S-000 S-001 S-100 S-200 S-201 S-300 S-301 S-410	FIRST / SECOND FLOOR RCP'S  FURAL  COVER PAGE SPECIFICATIONS FOUNDATION PLAN FLOOR FRAMING PLAN ROOF FRAMING PLAN LOWER LEVEL SHEAR PLAN UPPER LEVEL SHEAR PLAN FOUNDATION DETAILS FOUNDATION DETAILS, CONT.					
STRUC- S-000 S-001 S-100 S-200 S-201 S-300 S-301 S-410 S-411	FIRST / SECOND FLOOR RCP'S  FURAL  COVER PAGE  SPECIFICATIONS  FOUNDATION PLAN  FLOOR FRAMING PLAN  ROOF FRAMING PLAN  LOWER LEVEL SHEAR PLAN  UPPER LEVEL SHEAR PLAN  FOUNDATION DETAILS  FOUNDATION DETAILS, CONT.  FRAMING DETAILS					
STRUC S-000 S-001 S-100 S-200 S-201 S-300 S-301 S-410 S-411 S-420	FIRST / SECOND FLOOR RCP'S  FURAL  COVER PAGE  SPECIFICATIONS  FOUNDATION PLAN  FLOOR FRAMING PLAN  ROOF FRAMING PLAN  LOWER LEVEL SHEAR PLAN  UPPER LEVEL SHEAR PLAN  FOUNDATION DETAILS  FOUNDATION DETAILS  FRAMING DETAILS  FRAMING DETAILS, CONT.					
A7.01  STRUC  S-000  S-001  S-100  S-200  S-201  S-300  S-301  S-410  S-411  S-420  S-421	FIRST / SECOND FLOOR RCP'S  FURAL  COVER PAGE  SPECIFICATIONS  FOUNDATION PLAN  FLOOR FRAMING PLAN  ROOF FRAMING PLAN  LOWER LEVEL SHEAR PLAN  UPPER LEVEL SHEAR PLAN  FOUNDATION DETAILS  FOUNDATION DETAILS  FOUNDATION DETAILS  FRAMING DETAILS  FRAMING DETAILS  FRAMING DETAILS  SHEAR DETAILS					
STRUC- S-000 S-001 S-100 S-200 S-201 S-300 S-301 S-410 S-411 S-420 S-421 S-430	FIRST / SECOND FLOOR RCP'S  FURAL  COVER PAGE  SPECIFICATIONS  FOUNDATION PLAN  FLOOR FRAMING PLAN  ROOF FRAMING PLAN  LOWER LEVEL SHEAR PLAN  UPPER LEVEL SHEAR PLAN  FOUNDATION DETAILS  FOUNDATION DETAILS, CONT.  FRAMING DETAILS  FRAMING DETAILS, CONT.  SHEAR DETAILS, CONT.					

### **VICINITY MAP**



## **CODE INFORMATION**

### PROJECT LOCATION

33838 HAWKWEER WAY KIRKWOOD, CA 95646

### AUTHORITIES HAVING JUSIDICTION

BUILDING DEPARTMENT: AMADOR COUNTY BUILDING DEPARTMENT STREET 810 COURT ST

CITY JACKSON, CA 95642 PHONE 209-223-6422

### APPLICABLE ADOPTED CODES:

2019 CALIFORNIA RESIDENTIAL CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA PLUMBING CODE

2019 CALIFORNIA MECHANICAL CODE

2019 CALIFORNIA FUEL GAS CODE

2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA GREEN BUILDING CODE

### CODE ANALYSIS

### DESCRIPTION OF WORK

ADDITION TO EXISTING HOM, E COMPRISING OF AN ATTACHED GARAGE WITH LIVING SPACE ABOVE. MINOR ALTERATIONS TO COMMON WALL AND LOWER LEVEL FOR ENTRY.

### CONSTRUCTION TYPE:

V-B, WOOD FRAMED WITH HEAVY TIMBER.

FIRE SPRINKLER AND ALARM SYSTEM

NO EXISTING SPRINKLER SYSTEM. NO NEW SYSTEM REQUIRED. (R313.2 - EXC. 1)

### **UILDING HEIGHT:**

NUMBER OF STORIES: 2 AVERAGE GRADE TO ROOF RIDGE: 33' - 5"

OPAQUE DOORS (SWING) WOOD

### ENERGY EFFICIENCY

ASSEMBLY	ASSEMBLY DESCRIPTION	VALUES	U-MAX
ROOF - CEILING CATHEDRAL	VENTED NAILABLE BASE w/ RIGID INSULATION o/ 2X6 T&G SHEATHING o/ ROOF BEAMS	R-40 CI	0.023
WALLS - ABOVE GRADE WOOD FRAMED	2x6 @ 16" O.C.	R-21 BATT w/ R10 CI	0.036
SLAB ON GRADE UNHEATED	MIN R-10 RIGID INSUL AT SLAB EDGE	R-10 CI	
FLOOR ABOVE GARAGE	PLYWOOD o/ 11-7/8" LVL @ 16" OC. GYPSUM CEILING	R-38	
WINDOWS (OPERABLE)	ALUMINUM CLAD WOOD w/ INSULATED GLAZING	SHGC: 0.18	0.25
WINDOWS (FIXED)	ALUMINUM CLAD WOOD w/ INSULATED GLAZING	SHGC: 0.18	0.25
GLAZED DOORS (>50%)	ALUMINUM CLAD WOOD w/ INSULATED GLAZING	SHGC: 0.19	0.30

ALL LIGHTING TO BE HIGH-EFFICIENCY LED FIXTURES, OR PROVIDED WITH LED LAMPS.

HVAC SYSTEM TO BE ULTRA-HIGH EFFICIENCY COMPOSED OF A HYDRONIC UNIT WITH A TANKLESS WATER HEATER. PROVIDE BATHROOM EXHAUST FAN

### PLUMBING FIXTURES

FIXTURE	LOCATION	MAX FLOWRATE	BOD
UTILITY SINK FAUCET	GARAGE - 01	1.8 GPM	
LAVATORY	BATH - 29	1.2 GPM	
WATER CLOSET	BATH - 29	1.28 GAL PER FLUSH	
SHOWER	BATH - 29	1.8 GPM	
SINK FAUCET	LIVING - 27	1.8 GPM	

### **GREEN BUILDING**

SECTION	DESCRIPTION
4.406.1	ANNULAR SPACE AT OPENINGS IN EXTERIOR WALLS CLOSED TO PREVENT PASSAGE OF RODENTS
4.408.1	RECYCLE OR SALVAGE FOR REUSE 65% NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE
4.408.2	PROVIDE CONSTRUCTION WASTE MANAGEMENT PLAN TO AHJ COMPLYING WITH THIS SECTION
4.410.1	PROVIDE OPERATION AND MAINTENANCE MANUAL
4.504.1	PROTECT DUCT OPENINGS DURING STORAGE AND INSTALLATION UNTIL FINAL START-UP
4.504	PRODUCTS SHALL COMPLY WITH THE VOC LIMITS IN TABLE 4.504.1-5



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T 775.348.7777 | F 775.348.0904



## **ROPER** RESIDENCE

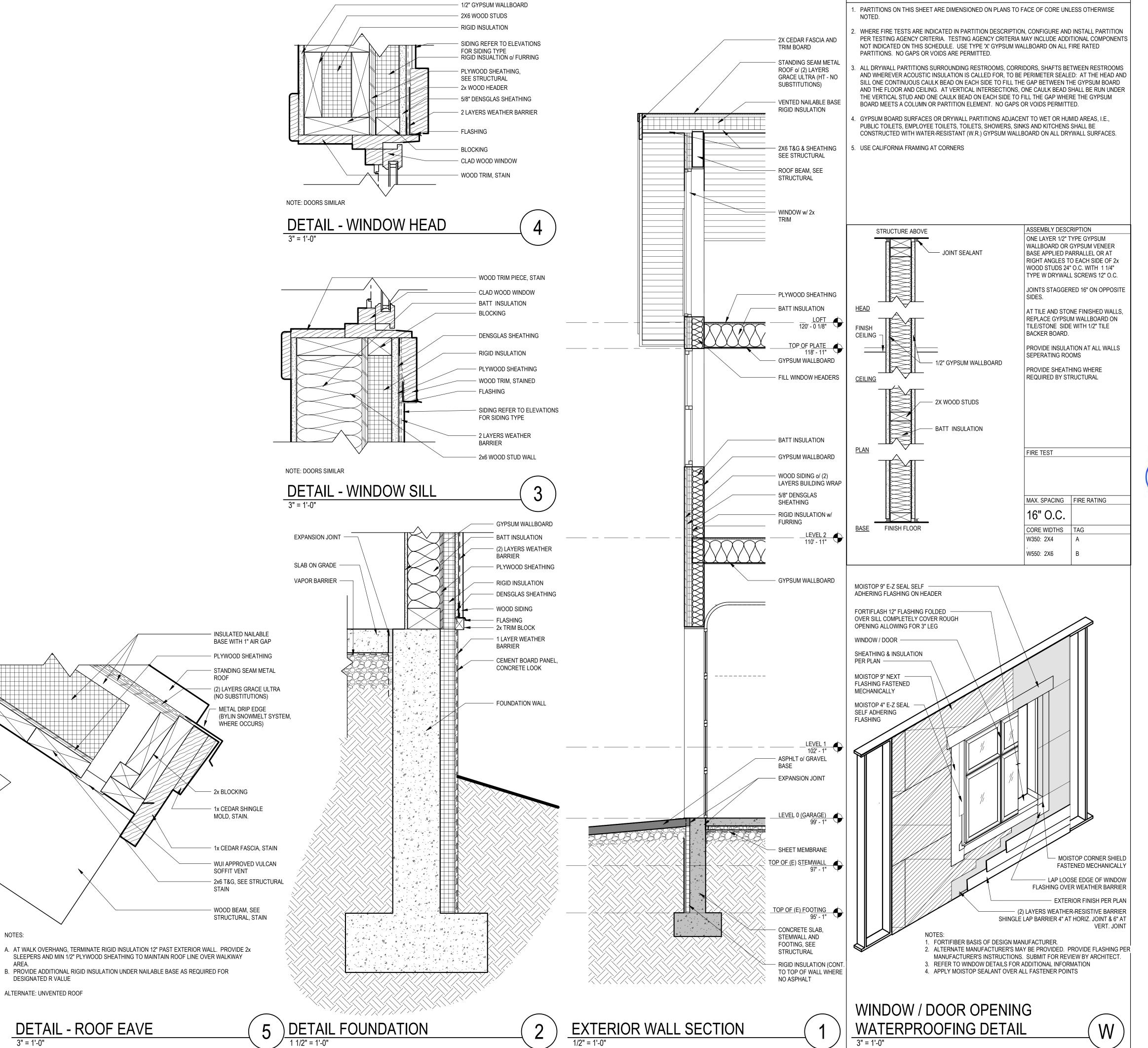
APN 026-202-006 33838 HAWKWEED WAY AMADOR COUNTY KIRKWOOD, CA 95646

JOB NO.: DATE: 15 JANUARY, 2021 **REVISIONS:** 

202017

PERMIT SET

SHEET INDEX, GENERAL NOTES, SYMBOLS AND **ABBREVIATIONS** 



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PARTITION NOTES

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JOB NO.: 202017

DATE: 15 JANUARY, 2021

REVISIONS:

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WALL ASSEMBLIES, TYPICAL DETAILS

A0.02

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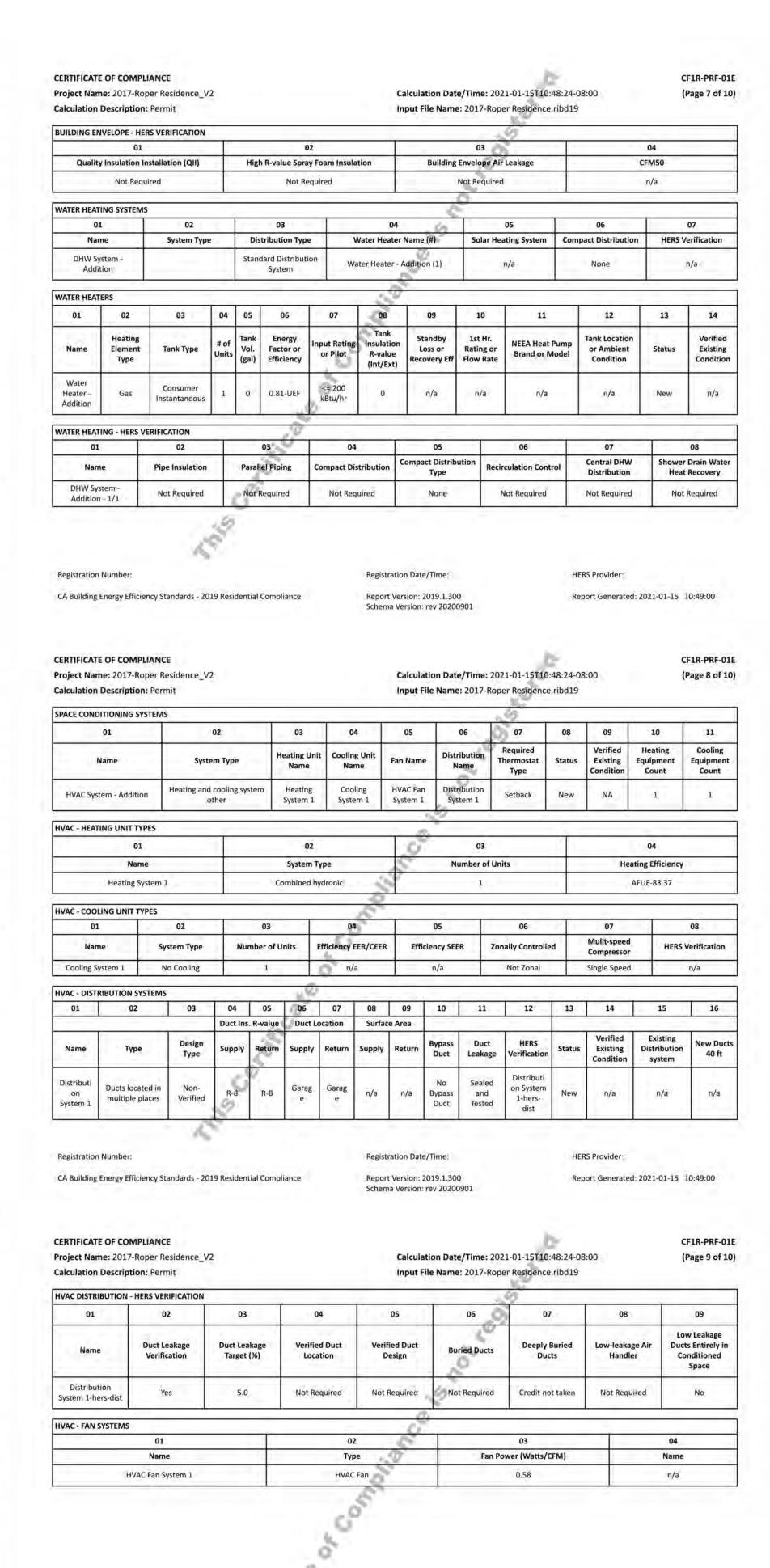
(Page 1 of 10)

Calculation Date/Time: 2021-01-15T10:48:24-08:00

CERTIFICATE OF COMPLIANCE

Project Name: 2017-Roper Residence\_V2

T. Outst	OPAQUE SURFACES 01 02			04 05			0	6		07 08			09			10
Name Zone Co		Zone Construction Az			zimuth	Orientation	Gross Area (ft <sup>2</sup> ) Window and Area (ft2							all Except	ons	Status
Exterior Wall - G East	Garage	á	Wall - C		57	Right	9	5	1	0		90		none		New
PAQUE SURFACES	5 - CATHEDRA	L CEILINGS						-	8		-					
01	02	03		04		05	06	-	07 tht Area		08	-	09	10	77 =	11
Name	Zone	Constru	ction	Azimuth	Orio	entation	Area (ft <sup>2</sup> )		ft <sup>2</sup> )	KOO	f Rise (x in 12)		oof ctance	Roof Em	ittance	Cool Roo
Cathedral Ceiling - North	Living Area - Addition	Catheo Ceilir		327	10	Back	456	103	0		7	-0;	0.1	0.8	5	No
Cathedral Ceiling - South	Living Area - Addition	Catheo		147	1 10	Front	342		0		7	1	0.1	0.8	5	No
						- 5									- 1	
ENESTRATION / G	LAZING	02		03		04	05	06	07	08	09	10	11	12	13	14
Name		Туре		Surface		Orientation	Azimuth	Width	Height	Mult.	Area	J-factor	U-facto	SHGC	SHGC	Exterio
10-L		Window	Frederick	or Wall - G N		Back	327	(ft) 6	(ft) 3	1	(ft <sup>2</sup> )	0.25	Source		e NFRC	Shading
X23 - B		Window		ior Wall - So	1.00	Front	147	3	6.66	1	19.98	0.25	NFRC		NFRC	Bug Scree
32 M		Window		rior Wall - W		Left	237	2.5	5	1	12.5	0.25	NFRC		NFRC	Bug Scree
33 - M 34 - M		Window		rior Wall - W rior Wall - W		Left Left	237	2.5	5	1	12.5	0.25	NFRC		NFRC NFRC	Bug Scree
35 - M		Window		rior Wall - W		Left	237	2.5	5	1	12.5	0.25	NFRC		NFRC	Bug Scree
36 - M 37 - M		Window	-61	rior Wall - Wi rior Wall - Wi		Left Left	237 237	2.5	5	1	12.5	0.25	NFRC	11111111111	NFRC NFRC	Bug Scree
41 - N		Window	-	rior Wall - W	-	Left	237			1	32.2	0.25	NFRC		NFRC	Bug Scree
42 - N 31 - O		Window		rior Wall - Wi ior Wall - No		Left Back	237 327	3	1.5	1	32.2 4.5	0.25	NFRC		NFRC NFRC	Bug Scree
Registration Numb							stration Date			1 1			ERS Provid	211	The section	
roject Name: 20 alculation Desci PPAQUE DOORS	ription: Pern				02				ne; 201	7-Roper	-01-15T10 Residenc					(Page 5 of
	01 Name			Sid	02 e of Build	ling	*		Area	-0.73					04 factor	
	X03 - B				or Wall - G				2						0.2	
	51 - 108x96 52 - 108x96			- 0.44	or Wall - ( or Wall - (			-	0 7	2					1	
			1	Exteri	JI Wall-	o west	10	160	-	2					-	
OVERHANGS AND	FINS	02	03	04	05	06	07 6	08	. 1	09	10	T	11	12	13	14
				Overhang			0		Left Fi	n			1		ıt Fin	
Window		Depth	Dist Up	Left Extent	Righ Exter		Depth	Тор	Up	Dist L	Bot U	p D	epth	Top Up	Dist R	Bot L
31 - 0		2	0.75	5	5	0	0	0	3	0	0		0	0	0	0
						- 6										
LAB FLOORS 01	Ī	02	П	03		04		05			06		07	,		08
Name	-	Zone		Area (ft²)		Perimeter (ft)		Insul. R-			Insul. R-va	ue	Carpeted			Heated
Slab On Grade		Garage		798	- 60	92	а	nd Dept	1	а	nd Depth		09			No
Registration Numb				tial Compliar	ice	Rep	istration Date ort Version: 2 ema Version:	2019.1.3					ERS Provid		21-01-15	10;49:00
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CA Building Energy Efficiency Standards - 2019 Residential Compliance



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1/25/2021

## ROPER RESIDENCE

APN 026-202-006 33838 HAWKWEED WAY AMADOR COUNTY KIRKWOOD, CA 95646

JOB NO.: 202017 DATE: 15 JANUARY, 2021 REVISIONS:

PERMIT SET

COMPLIANCE DOCUMENTATION

Exterior Wall - G

North

Registration Number:

Wall - CI

Garage

CA Building Energy Efficiency Standards - 2019 Residential Compliance

Back

339

Registration Date/Time:

Report Version: 2019.1.300

Schema Version: rev 20200901

none

Report Generated: 2021-01-15 10:49:00

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CERTIFICATE OF COMPLIANCE	D'	CF1R-PRF-01E					
Project Name: 2017-Roper Residence_V2	Calculation Date/Time: 2021-01-15T10:48:24-08:00 (Page 10						
Calculation Description: Permit	Input File Name: 2017-Roper Residence, ribd19						
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	.6						
1. I certify that this Certificate of Compliance documentation is accurate and compl	ete.						
Documentation Author Name:	Documentation Author Signature:						
Company:	Signature Date:						
Address:	CEA/ HERS Certification Identification (If applicable):						
City/State/Zip:	Phone.						
RESPONSIBLE PERSON'S DECLARATION STATEMENT	0						
<ol> <li>The building design features or system design features identified on this Certificat calculations, plans and specifications submitted to the enforcement agency for ap Responsible Designer Name:</li> </ol>	te of Compliance are consistent with the information provided on other applicable compliance documents, we proval with this building permit application.  Responsible Designer Signature:	orksheets,					
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CA Building Energy Efficiency Standards - 2019 Residential Compliance



### 2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential bulldings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach

<b>Building Envelop</b>	e Measures:
§ 110.6(a)1;	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped."
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110,8(j):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affair
§ 150.0(a):	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043 Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling."
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.*
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor."
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone witho facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage an UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2;	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.
Fireplaces, Deco	rative Gas Appliances, and Gas Log Measures:
§ 110.5(e)	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control."
Space Conditioni	ng, Water Heating, and Plumbing System Measures:
§ 110.0-§ 110.3:	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)4:	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5;	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour ); and pool and spa heaters
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.



	2019 Low-Rise Residential Mandatory Measures Summary		2019 Low-Rise Residential Mandatory Measures Summary				
§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer	1	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirement				
§ 150.0(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.	§ 150,0(k)2G:	provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meet EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2.				
§ 150.0(j)1:	Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.	§ 150.0(k)2H:	Interior Switches and Controls. A multiscene programmable controller may be used to comply with dimmer requirements in § 1 provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.				
	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7; the first five feet of cold water pipes from the storage tank; all hot	§ 150.0(k)2I:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.				
§ 150.0(j)2A:	water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks,	§ 150.0(k)2J:	Interior Switches and Controls. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requiremental dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.				
	buried below grade, and from the heating source to kitchen fixtures.*	§ 150.0(k)2K:	Interior Switches and Controls. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.				
§ 150.0(j)3:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.	§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aii (astronomical time clock), Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patic				
	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG	§ 150.0(k)3B:	balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.				
§ 150.0(n)1:	copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use", a Category III or IV vent, or a Type B vent with straight pipe between the	§ 150.0(k)3C:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residen or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D in the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.				
	outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.	§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must comply with § 140.8; or must consume no more power as determined according to § 130.0(c).				
§ 150.0(n)2:	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.	§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must complete applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.				
§ 150.0(n)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.	§ 150.0(k)6A:	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common building must be comply with Table 150.0-A and be controlled by an occupant sensor.				
A. D. C. J. P. C.			Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the				
§ 110,8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.	§ 150.0(k)6B;	common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior com that building must:  i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and				
7-2-20	CMC Compliance. All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0		ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egres				
	and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned	Solar Ready Bui	, , , , , , , , , , , , , , , , , , ,				
	space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8), Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be		Single Family Residences. Single family residences located in subdivisions with 10 or more single family residences and whe				
§ 150.0(m)1:	mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL	§ 110,10(a)1;	application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement a do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).				
	181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air.	§ 110.10(a)2:	Low-rise Multifamily Buildings. Low-rise multi-family buildings that do not have a photovoltaic system installed must comply wit requirements of § 110.10(b) through § 110.10(d).				
	Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area."		Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply we pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements.				
§ 150.0(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.	§ 110.10(b)1:	a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for burroof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhanger and have a less than 250 care feet. For low rice must be located on the roof or overhanger and have a less than 250 care feet.				
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.		and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The				
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.	4	requirement is applicable to the entire building, including mixed occupancy.				
§ 150.0(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.	§ 110,10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, a				
§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular	§ 110.10(b)3A:	mounted equipment."  Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at				
8 150 0/m\10:	foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.	§ 110.10(b)3B:	distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal the nearest point of the solar zone, measured in the vertical plane."				
§ 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.  Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an	0.440.40/11/4	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design				
§ 150.0(m)11;	occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.	§ 110.10(b)4:	dead load and roof live load must be clearly indicated on the construction documents.  Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment				
\$ 150 0/m\12	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Pressure	§ 110.10(c):	pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating systems.				
§ 150.0(m)12:	drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*	§ 110.10(d):	<b>Documentation.</b> A copy of the construction documents or a comparable document indicating the information from § 110.10(b) the § 110.10(c) must be provided to the occupant.				
	Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM	§ 110.10(e)1:	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.				
	per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per	§ 110.10(e)2:	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a doi breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".				



### 2019 Low-Rise Residential Mandatory Measures Summary

requirements	or Ventilation and Indoor Air Quality:
§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1C:	Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors will other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	Multifamily Attached Dwelling Units. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.
§ 150.0(o)1F:	Multifamily Building Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be balanced to proviventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliant
§ 150.0(o)1G:	Kitchen Range Hoods. Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa S	ystems and Equipment Measures:
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficient that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.
§ 110.4(b)1;	<b>Piping.</b> Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110,4(b)3:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch the will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, rate, piping, filters, and valves.
Lighting Measu	res:
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requireme of § 110.9.*
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B;	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control fan speed control.
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for; insulation contact (I labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	Night Lights, Step Lights, and Path Lights. Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).
§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.
§ 150,0(k)1H:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevate temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)11:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emirmore than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is close
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.
§ 150.0(k)2C:	Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k)2D:	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed comply with § 150.0(k).
	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.

§ 150,0(k)2G:	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	Interior Switches and Controls. A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	Interior Switches and Controls. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.
§ 150.0(k)2K:	Interior Switches and Controls. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aii (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply wit the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B;	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must:  i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and  ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Bui	dinas:
§ 110,10(a)1:	Single Family Residences. Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	Low-rise Multifamily Buildings. Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.
§ 110,10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north,
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment."
§ 110.10(b)3B:	<b>Shading.</b> Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane."
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	<b>Documentation.</b> A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit



DESIGN

STUDIO architecture of

experience and place 9444 DOUBLE R BLVD | SUITE B | RENO NV 89521 WWW.COLLABORATIVEDESIGNSTUDIO.COM T775.348.7777 | F775.348.0904

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## ROPER

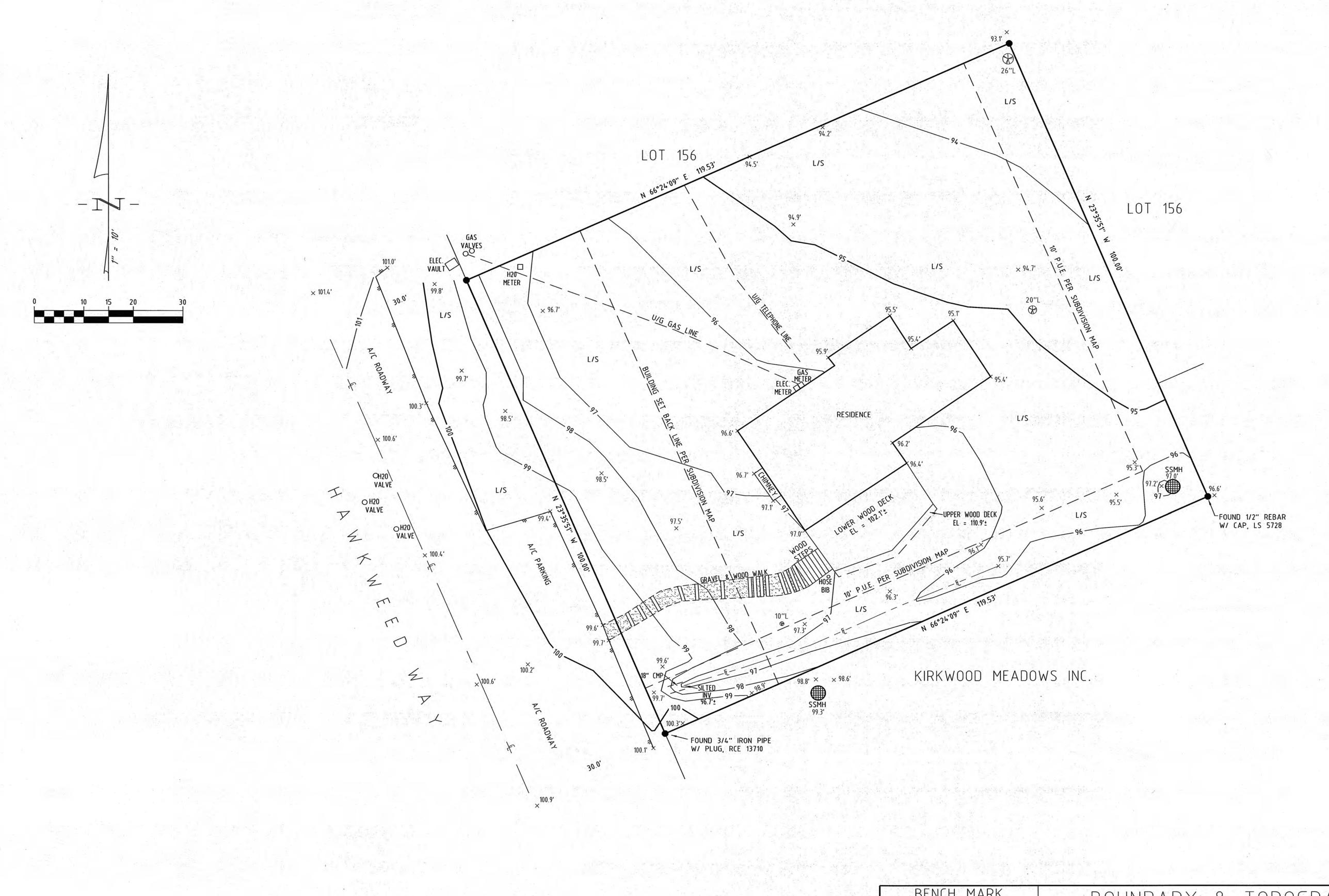
RESIDENCE

APN 026-202-006 33838 HAWKWEED WAY AMADOR COUNTY KIRKWOOD, CA 95646

JOB NO.: DATE: 15 JANUARY, 2021 **REVISIONS:** 

PERMIT SET

COMPLIANCE DOCUMENTATION AND MANDATORY MEASURES



### **LEGEND**

ASPHALTIC CONCRETE CORRUGATED METAL PIPE

FLOW LINE INVERT

LODGEPOLE PINE LANDSCAPE/NATURAL GROUND

POWER POLE P.U.E. PUBLIC UTILITY EASEMENT

U/G UNDERGROUND

SANITARY SEWER MANHOLE SPOT ELEVATION

EDGE OF PAVEMENT

FOUND 1/2" REBAR, NO REF; SET CAP, PLS 7946

OR AS NOTED

### EASEMENTS PER SUBDIVISION MAP

A) Dights of way and Essentents for light, air, water, gas, sower, depirage pipes and citches, underground witers and conducts for electric, between and notevision services, begether with all appointments thembour, over, across and under street rights of way, those strips of land designated "Public Utility Essentents", and those atrips of land lying within free(s) fact of the rear and sick lines of all lots and parcels shown hereon.

B) Lights-of-way and Essements for disingue purposes on, over, across and under Lot 'I' and those strips of land designated 'Oramage Essements'.

C) Essements for public whither, light, air enow storage, parking bags including grading algaes, drainage dileters, undergrand miles and conduits and all growthpances thereto within these strips of

D) A General Essensent for mad purposes that extensis to five (5) feet beyond the catch point of the top of cuts and the of fills of the macking section, as shown between, is hereby reserved for the County of America by the County of all made within this Subdivision where the catchedor right-of-way is not sufficient to provide a minimum of five (5) feet from the catch point to the declicated right-of-way line.

E) Restricted Access to and from the east side of Linkwood Nestons Sine shown thes: MILLIAM

> OWNER & MAILING ADDRESS PRESTON ROPER

24660 NICOLE LN. LOS ALTOS HILLS, CA 94024

LAND AREA

11,953 SQUARE FEET

TURNER & ASSOCIATES, INC. LAND SURVEYING

(775) 588-5658 FAX (775) 588-9296 308 DORLA COURT, SUITE 203 - ROUND HILL, NEVADA 89448 P.O. BOX 5067 - STATELINE, NEVADA 89449

## NOTES

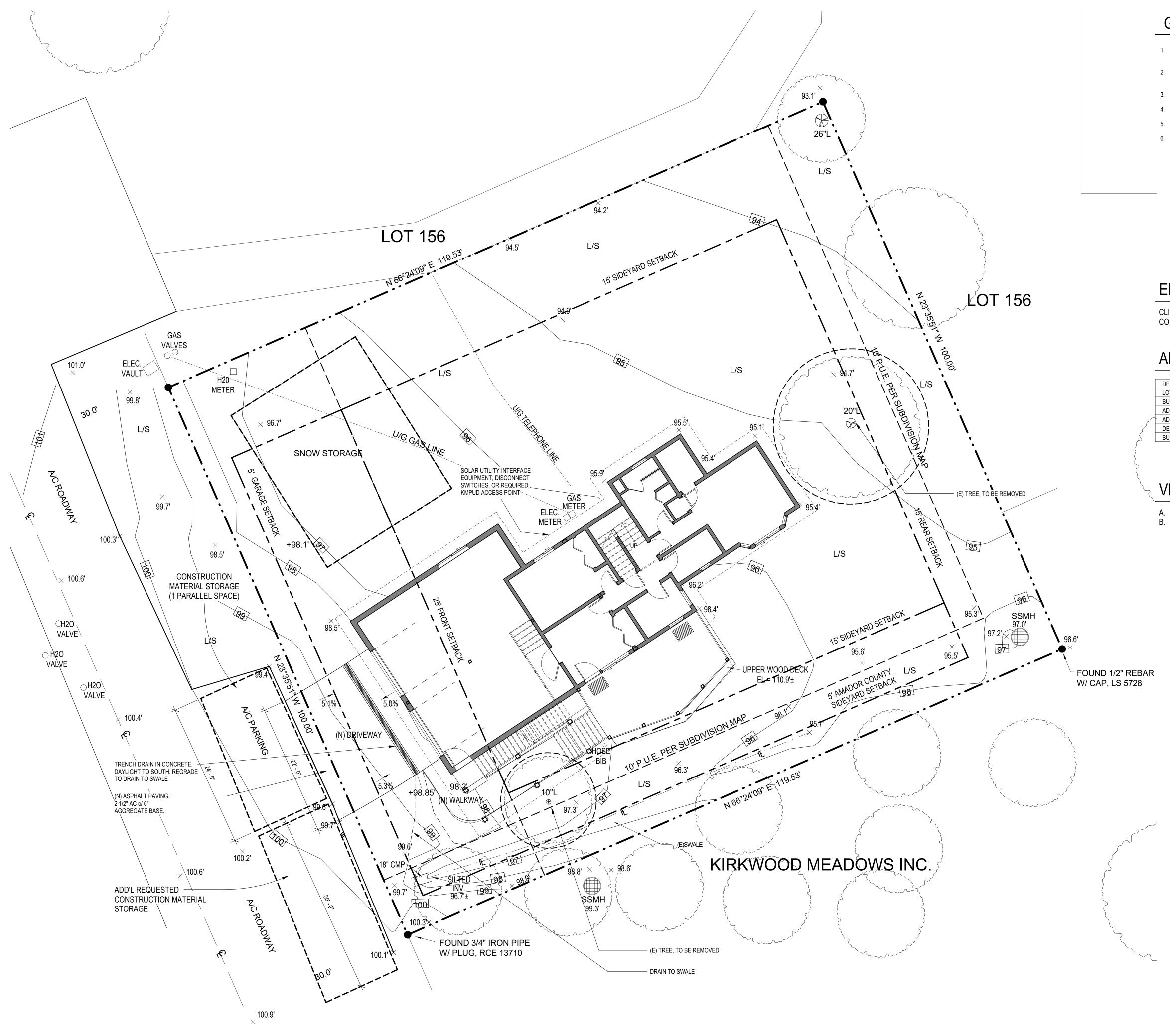
---THIS SURVEY HAS BEEN PREPARED WITHOUT USE OF A TITLE REPORT UNLESS REFERENCED HEREON.

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---ONLY VISIBLE UTILITIES AND FEATURES HAVE BEEN LOCATED.

---THIS DRAWING OR MAP IS THE PROPERTY OF TURNER & ASSOCIATES INC., AND MAY NOT BE USED OR REPRODUCED WITHOUT THE CONSENT OF TURNER & ASSOCIATES INC.

NUMBER ELEVATION 100.00'		(IRKWOOD			EY NO. 2		TYON NO.	JUN 2020
DATUM ASSUMED  DESCRIPTION SET MAG NAIL	APN: 026-2	202-006, 3 AMADOF		WKWEED	WA>	Y S III	OF CALFORNIA	SHEET 1 OF 1
IN A/C PARKING	SCALE	HORIZ. 1"=10"	VERT. <u>1' C.I.</u>	FIELD DI		LE NAME 20088.DWG	CHECKED JWT	JOB NO. 20088
REVISION NO. DATE		DESCRI	PTION		De la company		BY	CHKD
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## GENERAL SHEET NOTES

- 1. SEE GENERAL NOTES APPLICABLE TO ENTIRE PROJECT IN THE A.0 SERIES OF DRAWINGS AT THE FRONT OF THIS SET
- 2. DO NOT SCALE DRAWINGS. DIMENSIONS TAKE PRECEDENCE, AND LARGER SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DETAILS.
- 3. SEE SHEET A0.2 FOR ALL INTERIOR WALL TYPES.
- 4. ALL INTERIOR WALLS TO EXTEND TO UNDERSIDE OF STRUCTURE ABOVE U.N.O.
- NOTES ARE TYPICAL. NOT ALL ELEMENTS IN DRAWINGS ARE NOTED.
- 6. DIMENSIONS OF (E) STRUCTURE ARE BASED UPON PROVIDED DRAWINGS. CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO WORK.

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## **ENERGY CODE**

CLIMATE ZONE: 16
COMPLIANCE METHOD: PERFORMANCE

## **AREAS**

	DESIGNATION	AREA
	LOT	12,591 SF
	BUILDING - EXISTING	2,104 SF
	ADDITION - GARAGE	798 SF
مر	ADDITION - LIVING AREA	975 SF
J	DECKS	550 SSF
	BUILDING - TOTAL	3,913 SF

## **VEGETATION NOTES**

A. EXISTING TREES TO BE PROTECTED UNLES NOTED TO BE REMOVED.
 B. ALL DISTURBED AREAS TO BE RESEEDED WITH A KIRKWOOD SPECIFIC MIXTURE, E.G. FROM COMSTOCK SEED, GARDNERVILLE, NV.



## ROPER RESIDENCE

APN 026-202-006 33838 HAWKWEED WAY AMADOR COUNTY KIRKWOOD, CA 95646

JOB NO.: 202017

DATE: 15 JANUARY, 2021

REVISIONS:

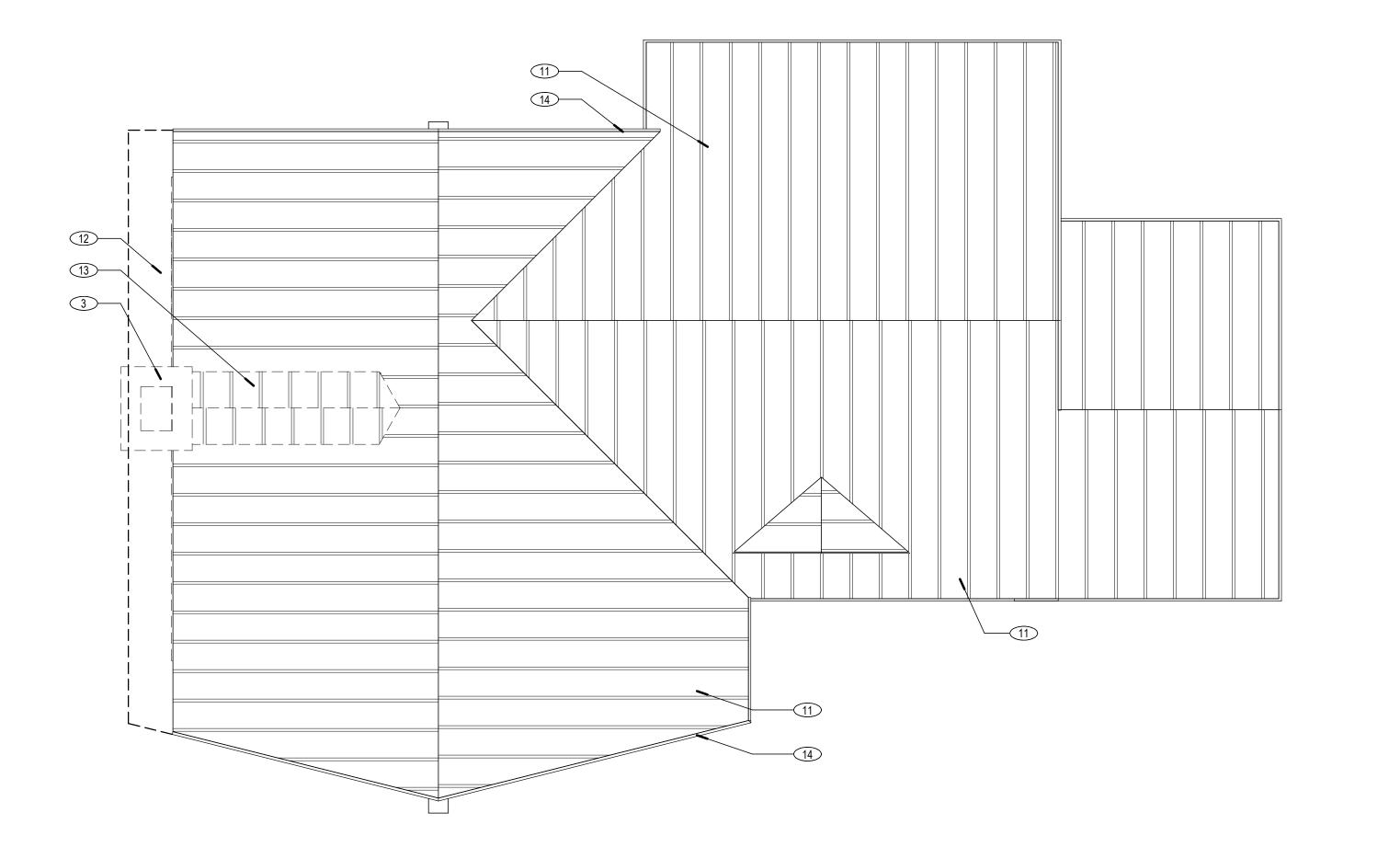
PERMIT SET

SITE PLAN

A1.01

SITE PLAN

1



ROOF DEMOLITION PLAN

## GENERAL SHEET NOTES

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- DIMENSIONS OF (E) STRUCTURE ARE BASED UPON PROVIDED DRAWINGS. CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO WORK.

## SHEET NOTES

GENERAL DEMOLITION NOTES:

- BUILDING ELEMENTS TO REMAIN UNO. PROTECT (E) FINISHES AND BUILDING ELEMENTS INPLACE UNO.
- REPAIR ANY DAMAGE TO EXISTING DINISHES AND BUILDING ELEMENTS. SALVAGE ANY REMOVED SIDING FOR REUSE ON (E) STRUCTURE.

### **DEMOLITION NOTES:**

- (E) WOOD STAIRS, STRINGERS, AND SUPPORTS, TO BE REMOVED AND REPLACED. (E) DOOR AND FRAME, TO BE REMOVED & SALVAGED FOR REUSE. INFILL WALL FOR (N) WINDOW.
- FINISH WITH SALVAGED SIDING FROM (N) OPENINGS.
- (E) WALL / CHIMNEY w/ STONE FINISH, TO BE REMOVED. PROTECT (E) STOVE VENT IN PLACE.
- (N) OPENING IN (E) WALL. REFER TO PROPOSED PLANS. SALVAGE SIDING FOR INFILL. (E) WINDOW, TO BE REMOVED. SALVAGE FOR REUSE.
- (E) WINDOW, TO BE REMOVED AND REPLACED. (ALTERNATE: REPLACE (E) GLAZING)
- (E) WALL & DOOR, TO BE REMOVED. PATCH (E) WALL, TEXTURE & PAINT TO MATCH (E). SALVAGE BASE FOR USE AT (N) OPENING. REINSTALL BASE TO MERGE WITH (E) BASE. PATCH (E) TILE WHERE OCCURS.
- (E) PATIO DOOR, TO BE REMOVED. (ALTERNATE: REPLACE (E) GLAZING) (E) CARPET AND PAD, TO BE REMOVED. PREPARE SUBSTRATE FOR (N) TILE FLOORING.
- SALVAGE CARPET AND PAD FOR RESUE IN STORAGE 30. NOT USED
- (E) ROOF, TO BE REMOVED. REMOVE ANY UNDERLAYMENT AND INSPECT SHEATHING. REPLACE ANY DAMAGED PANELS. PREPARE SHEATHING FOR NEW METAL ROOF AND UNDERLAYMENT.
- REMOVE (E) ROOF STRUCTURE TO STRUCTURAL WALL. (E) ROOF OVERFRAMING, TO BE REMOVED.
- (E) FASCIA, TO BE PRESERVED IN PLACE.
- (E) WALL. REMOVE SIDING AND WEATHERBARRIER TO SUBSTRATE. REMOVE WOOD SIDING ON INTERIOR AND SALVAGE FOR REUSE IN OFFICE 04. REFER TO STRUCTURAL FOR ADDITIONAL
- (E) WALK-OFF GRATE, TO REMAIN.
- AREA OF (E) DECKING TO BE REMOVED FOR (N) WALK-OFF GRATE.

(E) STONE WALL (~18" HIGH), TO BE REMOVED. PATCH WITH TILE.



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## ROPER RESIDENCE

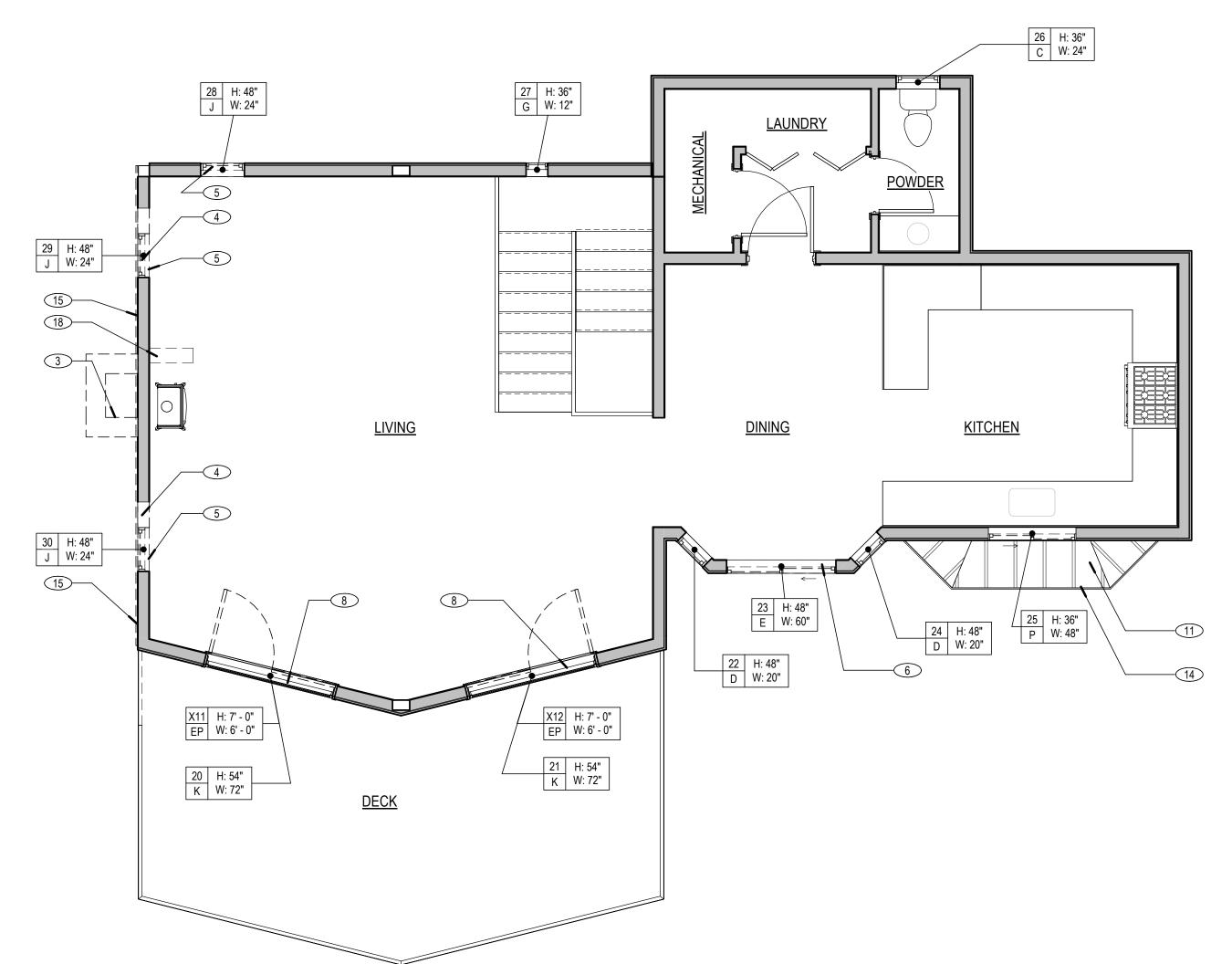
APN 026-202-006 33838 HAWKWEED WAY AMADOR COUNTY KIRKWOOD, CA 95646

JOB NO.: DATE: 15 JANUARY, 2021

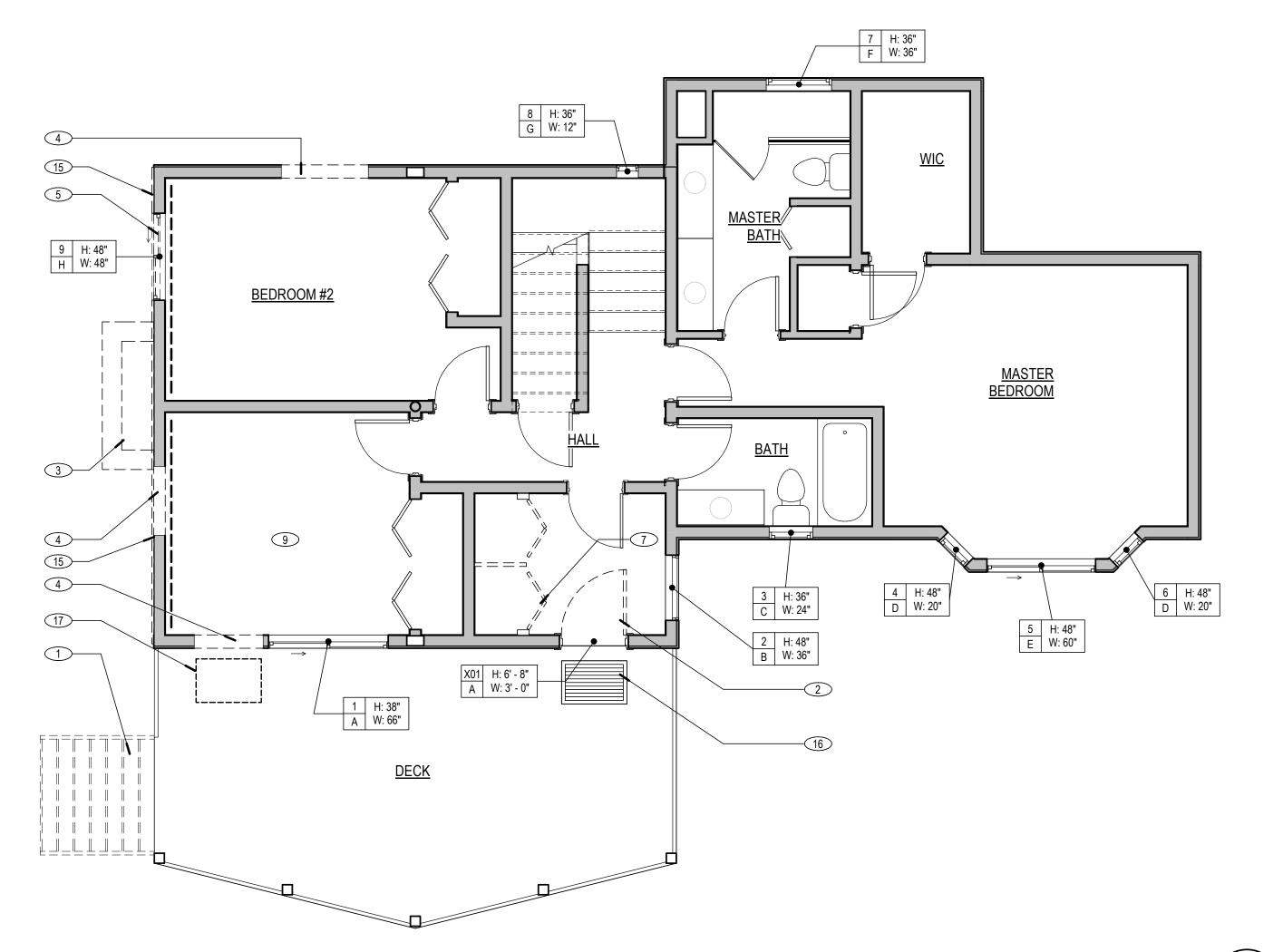
PERMIT SET

REVISIONS:

**DEMOLITION PLANS** 



UPPER FLOOR DEMOLITION PLAN



LOWER FLOOR DEMOLITION PLAN

### ROOM FINISH SCHEDULE

		FLC	OOR		BASE						WALLS						CEILING		
		PRIM	MARY				NO	RTH	EA	ST	SOL	JTH	WE	EST			PRIMARY	,	
RM. NO.	ROOM NAME	MAT.	TYPE	MAT.	TYPE	HT.	FIN.	TYPE	FIN.	TYPE	FIN.	TYPE	FIN.	TYPE	ACC.	MAT.	FIN.	TYPE	NOTES
01	GARAGE	SC		RB	1	4"	PT	1	PT	1	PT	1	PT	1		G	PT	2	
02	ENTRY / MUDROOM	CT	1	WD	1	4"	PT	1	PT	1	PT	1	PT	1		G	PT	2	
04	OFFICE	CT	1	WD	1	4"	WD	1	WD	1	WD	1	WD	2		G	PT	2	А
27	LIVING	CPT	1	WD	1	4"	PT	1	PT	1	PT	1	PT	1		WD/EX	ST	1	
28	BEDROOM	CPT	1	WD	1	4"	PT	1	PT	1	PT	1	PT	1		G	PT	2	
29	BATH	CT	1	WD	1	4"	PT/CT	1/2	PT/CT	1/2	PT/CT	1/2	PT/CT	1/2		G	PT	2	D
30	STORAGE	CPT	1	RB	1	4"	PT	1	PT	1	PT	1	PT	1		G	PT	1	B, C
32	LOFT	CPT	1	WD	1	4"	PT	1	PT	1			PT	1		WD/EX	ST	1	

PT2: EGGSHELL FINISH, COLOR SHERWIN-WILLIAMS DIVINE WHITE

25' - 0"

25' - 0"

10 H: 36"

GARAGE 01

16

25' - 0"

W: 72"

### FINISH NOTES:

### **GENERAL**

A. ALL FINISHES TO MATCH EXISTING UNLESS NOTED OTHERWISE. B. REVIEW ALL FINISH SELECTIONS WITH OWNER

### **FLOOR**

SC: SEALED CONCRETE CT1: CERAMIC TILE, TO MATCH EXISTING CPT1: CARPET, TO MATCH EXISTING

WD1: WOOD BASE, STAINED. STYLE TO MATCH EXISTING RB1: RUBBER BASE (ALTERNATE: WOOD)

PT1: EGGSHELLL FINISH, COLOR SHERWIN-WILLIAMS KILIM BEIGE CT2: CERAMIC TILE AS SELECTED BY OWNER

17

### FINISH NOTES (CONT.):

G: GYPSUM WALLBOARD

EX: EXPOSED TO STRUCTURE

ST1: CLEAR STAIN TO MATCH EXISTING

WD: 2X6 T&G

**CEILING FINISH** 

G1 H: 8' - 0"

G2 H: 8' - 0" C W: 9' - 0"

A W: 3' - 0"

:<del>-</del>-------

W: 9' - 0"

- **CEILING MATERIALS** 
  - B. REUSE SALVAGED CARPET C. WALLS MAY BE LEFT UNPAINTED AT OWNER'S
  - D. TILE SHOWER ENCLOSURE WITH WATERPROOF

A. REUSED SALVAGED WOOD WALL FINISH TO PATCH (E) WALLS, AND PROVIDE (N).

## DISCRETION

## SYSTEM BASIS OF DESIGN

4' - 0"

### SCHEDULE NOTES:

5' - 0"

**—**(9)

19 \_\_\_\_\_

02 H: 6' - 8"

13—

- MEMBRANE o/ TILE BACKERBOARD. SCHLUTER KERDI

### | X23 | 80" | 36" | 1 3/8" | B | WD | ST | T | A | WD | ST **SCHEDULE NOTES:**

DOOR SCHEDULE

G1 | 96" | 108" | 1 1/2" | G

G2 96" 108" 1 1/2" G

LEVEL 0 (GARAGE)

- A. OVERHEAD SECTIONAL ROLL-UP DOOR, AS SELECTED 1. REMOTE CONTROLLABLE ENTRY LOCK BY OWNER, WITH TOP SECTION COMPRISED OF VISION 2. 180 DEGREE FULL SWING HINGES.
- PANELS. PAINT TO MATCH (E) BUILDING. B. GLAZED DOOR (MIN 33% GLAZING) AS SELECTED BY

27

OFFICE 04

9

LOWER FLOOR PLAN

28 | 80" | 36" | 1 3/4" | A | WD | ST

29B | 80" | 30" | 1 3/4" | A | WD | ST |

S1 | 80" | 30" | 3/4" | A | WD | ST |

30 80" 36" 1 3/4" A WD ST

- C. RELOCATED ENTRY DOOR D. FULL LITE. MUNTINS AND GLAZING STYLE TO BE SELECTED BY OWNER.

73' - 0"

24' - 0"

9 | H: 48"

H W: 48"

\_\_\_\_\_\_

BEDROOM #2 03

28

-D---W: 6' --0"-

MUDROOM 02

X02 H: 6' - 8"

B W: 3' - 0"

14' - 0"

-----

NO WORK

THIS AREA

MASTER/

BATH 09

BATH 06

 $\overline{4}$ 

WIC 08

FRAME

A WD ST

**HARDWARE NOTES:** 

| A | WD | ST

NO. | H | W | THK | TYPE | MAT | FIN | GL | TYPE | MAT | FIN | HDW | NOTES

X03 80" 36" 1 3/4" A WD ST A WD ST

X21 | 80" | 72" | 13/8" | D | WD | ST | T | A | WD | ST

X22 | 80" | 72" | 13/8" | D | WD | ST | T | A | WD | ST

80" | 36" | 1 3/4" | A | WD | ST | A | WD | ST | 2 X02 80" 36" 1 3/8" B WD ST A WD ST 1 **GENERAL NOTES:** 

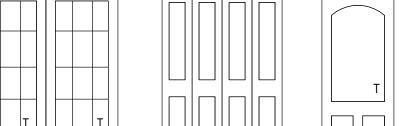
STYLE TO BE SELECTED BY

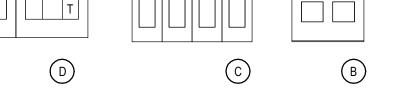
UNLESS NOTED OTHERWISE

B. DOOR HARDWARE TO MATCH EXISTING

. FINISH TRIM TO MATCH EXISTING D. REVIEW DOOR PANELS WITH OWNER

A. INTERIOR DOOR PANELS FLUSH TO MATCH EXISTING





VISION PANELS

## PANEL AND FRAME TYPES 1/4" = 1'-0"

10' - 0"

L-----

BEDROOM 10

### **GENERAL SHEET NOTES**

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- DO NOT SCALE DRAWINGS. DIMENSIONS TAKE PRECEDENCE, AND LARGER SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DETAILS.
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- DIMENSIONS OF (E) STRUCTURE ARE BASED UPON PROVIDED DRAWINGS. CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO WORK.

### SHEET NOTES



(N) WOOD STAIRS, STRINGERS, AND SUPPORTS TO MATCH (E) DECK AND RAIL. (N) ENTRY DOOR AND FRAME. (N) WINDOW. INTERIOR AND EXTERIOR TRIM TO MATCH (E). ROOF LINE / STRUCTURE ABOVE.

(N) INFILL @ WALL OPENING. (E) OVERHEAD LIGHT, TO REMAIN. (N) OVERHEAD LIGHT.

(N) PATIO LIGHT / WALL SCONCE. (N) WINDOW. TRIM TO MATCH (E). TYPICAL (N) WINDOWS. RELOCATED (E) WINDOW.

(N) WOOD STUD WALL. (N) STRUCTURAL COLUMN.

(N) WOOD STEPS, PLATFORM AND RAIL. 36" TO TOP OF RAIL. SKI RACKS

(N) CONCRETE STOOP AND STEP. 2% MAX SLOPE AWAY FROM HOUSE TO TRAIN. (N) DG WALK.

(N) ASPHALT DRIVEWAY. (N) TENCH DRAIN SET IN CONCRETE. DAYLIGHT TO SOUTH OF DRIVEWAY.

(N) CRAWL SPACE DOOR. 24"X36".

(N) UTILITY SINK. CONNECT TO (E) PLUMBING. TANDEM BIKE RACK MOUNTAIN / ROAD BIKE RACK (4 BIKES)

BOAT STORAGE RACK (CEILING MOUNT)

(N) COUNTER WITH BASE CABINETS., SUPPLIED BY OWNER (N) INSTANT HOT WATER HEATER AND FURNACE. COORDINATE ELECTRICAL IN THIS AREA WITH

**EQUIPMENT REQUIREMENTS.** (E) WALL, TO BE OPENED FOR STRUCTURAL WORK. REPLACE INSULATION. (N) GYPSUM

WALLBOARD BOTH SIDES. TEXTURE AND PAINT. REPLACE BASE.

(E) TILE FLOOR, TO REMAIN. (N) TILE FLOOR.

(N) FRENCH DOORS IN (E) OPENING. (N) DOOR WITH WOOD TRIM, TO MATCH EXISTING. TYPICAL (N) DOORS.

GLASS SHOWER ENCLOSURE. WOOD OR METAL SHIP LADDER.

WOOD RAIL. TOP RAIL @ 42" AFF, PICKETS AT 4" MAX O.C.

BUILT IN BOOT STORAGE, SUPPLIED BY OWNER. (N) METAL ROOF o/ (2) LAYERS GRACE ULTRA HT UNDERLAYMENT (NO SUBSTITUTIONS).

(N) STRUCTURAL BEAM w/ PREFINISHED OR COPPER END CAP. (N) WOOD FRAMED CHIMNEY. REUSE (E) VENT CAP.

(E) WINDOW, TO REMAIN. (E) DOOR, TO REMAIN.

240V NEMA 14-50 (ELECTRIC VEHICLE OUTLETS)

ALTERNATE: 2' DEEP BUILT IN CABINETS

(E) LIGHTING, TO REMAIN.

(N) FASCIA. FINISH TO MATCH EXISTING. TYP ALL ROOF EAVES. (E) GAS STOVE. PROVIDE (N) SHAFT FOR (E) DUCT. MAINTAIN MIN 1" CLEAR FROM (E) DUCT. (N) 4X4 WOOD COLUMN.

(N) SHELVES ABOVE W / D. RELOCATED DOOR FROM (E) ENTRY.

(N) WALK OFF GRATE. SIZE AND STYLE TO MATCH (E). (N) BYLIN SMOWMELT SYSTEM (NORTH EAVES).

PV SYSTEM PER KMA SOLAR DESIGN REQUIREMENTS. SOLAR AREA (525 SF). PROVIDE CONDUIT

FOR CONNECTION.

SHOWER NICHE. CONFIRM SIZE AND LOCATION WITH OWNER.

SHOWER BENCH: 12" DEEP BY 18" HIGH PARTIAL HEIGHT WALL (36"), TILE ALL SIDES.

RIDGE VENT PATH OF DUCTWORK. PROVIDE SIDEWALL AND FLOOR REGISTERS. INSULATE DUCT IN GARAGE

AREA. FINAL LAYOUT TO BE DETERMINED BY CONTRACTOR. SHAFT OPENING. CLOSE AND SEAL AROUND DUCTS.

GAS AND ELECTRIC METERS. SOLAR UTILITY INTERFACE EQUIPMENT, DISCONNECT SWITCHES,

OR REQUIRED KMPUD ACCESS POINT 6x6 WOOD TRIM

WORKBENCH. FOR REFERENCE ONLY (E) WINDOW. REPLACE GLAZING

## **ELECTRICAL POWER NOTES**

A. SEE RCP'S FOR TYPE AND LOCATION OF ALL LIGHT FIXTURES AND SWITCHES. B. PROVIDE POWER FOR ALL APPLIANCES AND EQUIPMENT PER MANUFACTURER'S SPECS. C. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ADDITION OF THE

CALIFORNIA ELECTRICAL CODE (CEC) AS WELL AS ALL APPLICABLE STATE & LOCAL CODES &

D. ALL ELECTRICAL PANELS SHALL BE LOCATED PER OWNER'S APPROVAL. E. HEIGHTS AFF. ARE TO THE CENTERLINE OF ELECTRICAL BOX.

F. ALL OUTLETS IN BATHROOMS, LAUNDRY ROOMS AND OTHER WET AREAS TO BE GFCI. ALL OUTLETS TO BE AFCI. EXTERIOR OUTLETS TO BE GFCI WITH WP COVER. G. OUTLET LOCATIONS TO BE REVIEWED WITH OWNER PRIOR TO INSTALLATION. H. IDENTIFY (E) OUTLET LOCATIONS IN ENTRY / MUDROOM 02 AND COORDINATE LOCATIONS FOR (N)

OUTLETS w/ OWNER. PROVIDE CONDUIT FOR CONNECTION TO SOLAR PV SYSTEM. VERIFYING EXISTING LOAD AND CONFIRM EXISTING SERVICE IS ADEQUATELY SIZED FOR NEW LOADS AND COMPATABLE WITH PV SYSTEM. INFORM OWNER OF ANY REQUIRED CHANGES TO EXISTING

SERVICE AND PANELS. K. PROVIDE (N) SUBPANEL FOR NEW LIVING AREA, BEDROOM, AND BATH LOCATED IN BATH 29

### **HVAC NOTES**

- A. HVAC SYSTEM TO BE ULTRA HIGH EFFICEINCY.
- B. PROVIDE HYDRONIC AIR HANDLER SYSTEM POWERD BY TANKLESS WATER HEATER. A. ALTERNATE: ELECTRIC WATER HEATER AND AIR HANDLER WITH COLD-CLIMATE HEAT PUMP.
- C. PROVIDE DUCTING TO WORK AREA IN GARAGE WITH SWITCH OPERATED DAMPER D. PROVIDE AIR CIRCULATION FAN AND DUCT FROM EXISTING LIVING AREA TO LOWER FLOOR.

### LEGEND

- \$ SWITCH \$3 3-WAY SWITCH
- T) THERMOSTAT JUNCTION BOX
- ▼ TELEPHONE / DATA PORT SWITCH w/ DIMMER
- T<sub>V</sub> CATV 110 V DUPLEX OUTLET
- P PASS THROUGH BOX 110 V DUPLEX OUTLET, GFCI S SPEAKER WIRE BOX 110 V DUPLEX OUTLET @ 42" AFF
- 110 V DUPLEX OUTLET, +42 GFCI @ 42" AFF 220 V DUPLEX OUTLET



COLABORATIVE

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## **ROPER** RESIDENCE

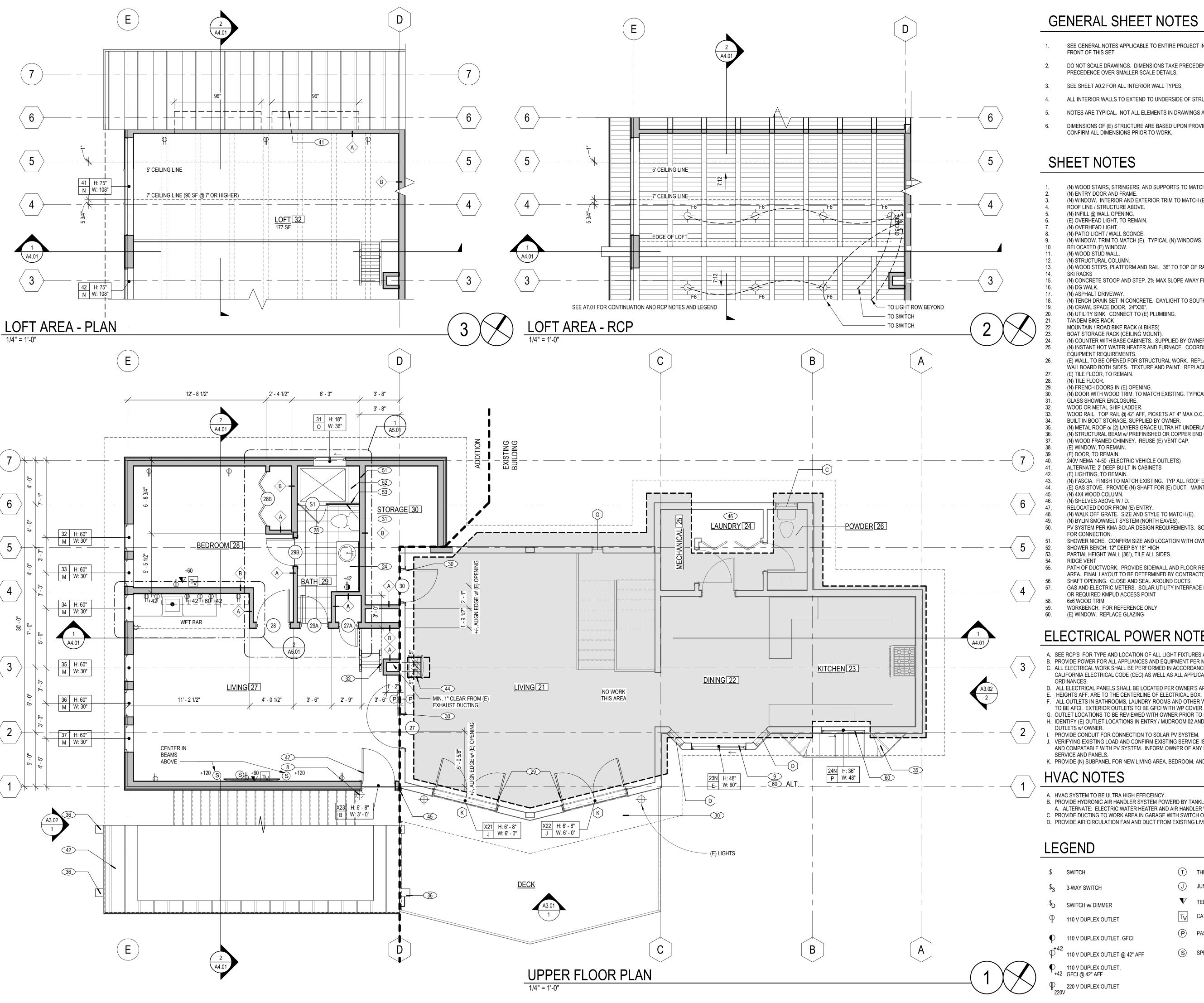
APN 026-202-006 33838 HAWKWEED WAY **AMADOR COUNTY** KIRKWOOD, CA 95646

JOB NO.: 202017 DATE: 15 JANUARY, 2021 **REVISIONS:** 

PERMIT SET

FIRST FLOOR PLAN





### **GENERAL SHEET NOTES**

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 $\overline{\phantom{a}}$ 

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RELOCATED (E) WINDOW. (N) WOOD STUD WALL.

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(N) TENCH DRAIN SET IN CONCRETE. DAYLIGHT TO SOUTH OF DRIVEWAY. (N) CRAWL SPACE DOOR. 24"X36".

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- 110 V DUPLEX OUTLET
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- J JUNCTION BOX TELEPHONE / DATA PORT
- T<sub>V</sub> CATV P PASS THROUGH BOX
- S SPEAKER WIRE BOX



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DESIGN

## **ROPER** RESIDENCE

APN 026-202-006 33838 HAWKWEED WAY AMADOR COUNTY KIRKWOOD, CA 95646

JOB NO.: 202017 15 JANUARY, 2021 DATE:

PERMIT SET

**REVISIONS:** 

SECOND FLOOR PLAN

## RELOCATED (E) WINDOW. 25' - 0" 6' - 5 5/8" RÉLOCATED DOOR FROM (E) ENTRY. 54 35 35 1 A4.01 36 35 3' - 0" 50— 36 2' - 1 3/8" 25' - 5 1/2" **ROOF PLAN**

## GENERAL SHEET NOTES

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6x6 WOOD TRIM WORKBENCH. FOR REFERENCE ONLY (E) WINDOW. REPLACE GLAZING

## SOLAR POWER (PV) NOTES

A. SYSTEM TO BE RATED FOR HEAVY SNOW AND ICE ENVIRONMENT. B. PROVIDE UTILITY INTERFACE EQUIPMENT, DISCONNECT SWITCHES OR REQUIRED KMPUD ACCESS POINT. LOCATION OF EQUIPMENT TO BE CONFIRMED WITH KMPUD. C. ALL GLASS SURFACES TO BE COVERED WITH ANTI-REFLECTIVE COATING.



1/25/2021

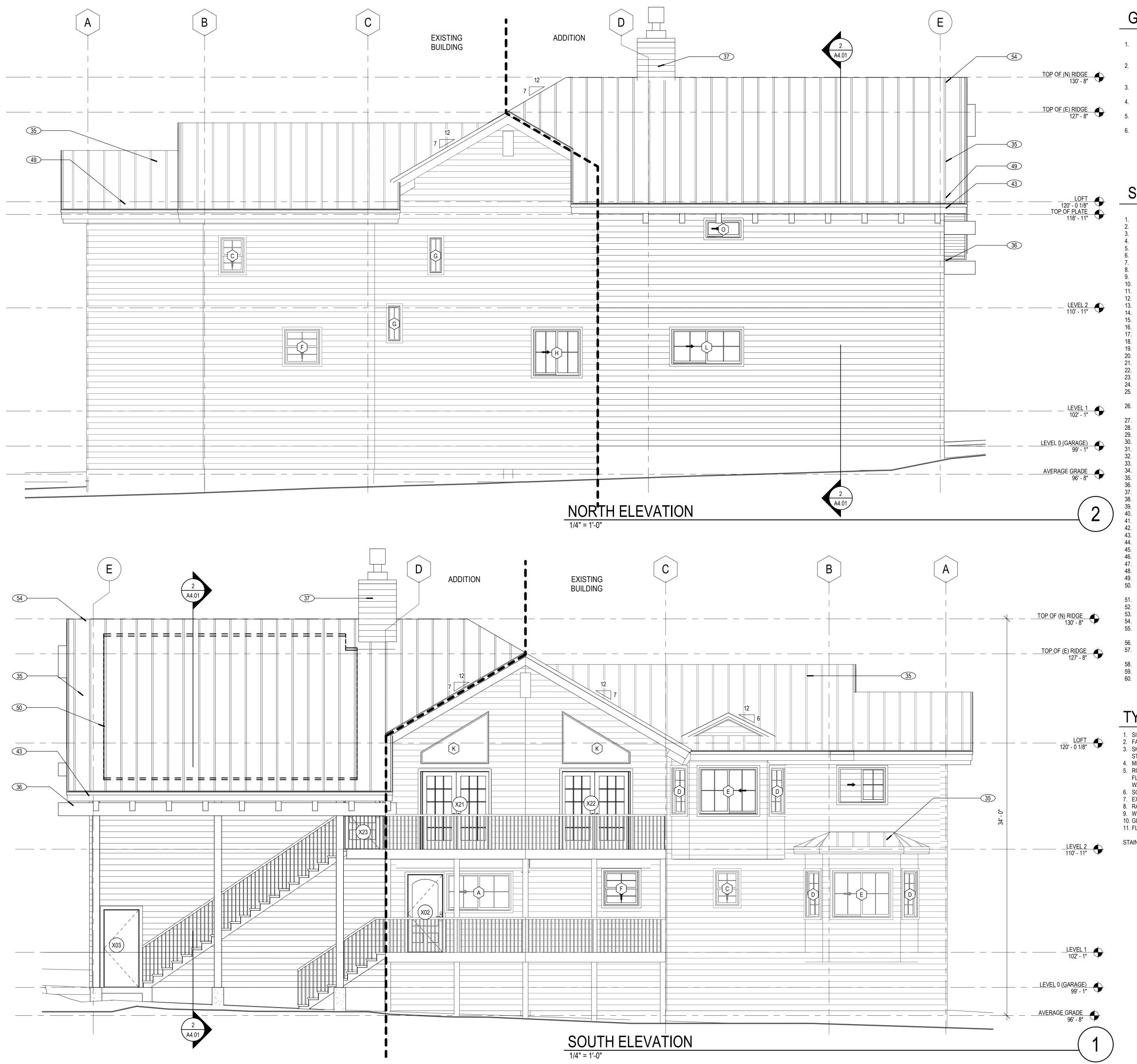
## ROPER RESIDENCE

APN 026-202-006 33838 HAWKWEED WAY AMADOR COUNTY KIRKWOOD, CA 95646

JOB NO.: 15 JANUARY, 2021 **REVISIONS:** 

PERMIT SET

**ROOF PLAN** 



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- (E) WALL, TO BE OPENED FOR STRUCTURAL WORK. REPLACE INSULATION. (N) GYPSUM WALLBOARD BOTH SIDES. TEXTURE AND PAINT. REPLACE BASE.
- (E) TILE FLOOR, TO REMAIN. (N) TILE FLOOR.
- (N) FRENCH DOORS IN (E) OPENING. (N) DOOR WITH WOOD TRIM, TO MATCH EXISTING. TYPICAL (N) DOORS.
- GLASS SHOWER ENCLOSURE.
- WOOD OR METAL SHIP LADDER.
- WOOD RAIL. TOP RAIL @ 42" AFF, PICKETS AT 4" MAX O.C.
- BUILT IN BOOT STORAGE, SUPPLIED BY OWNER. (N) METAL ROOF o/ (2) LAYERS GRACE ULTRA HT UNDERLAYMENT (NO SUBSTITUTIONS).
- (N) STRUCTURAL BÈÁM w/ PREFINISHED OR COPPER END CAP. (N) WOOD FRAMED CHIMNEY. REUSE (E) VENT CAP.
- (E) WINDOW, TO REMAIN. (E) DOOR, TO REMAIN.
- 240V NEMA 14-50 (ELECTRIC VEHICLE OUTLETS) ALTERNATE: 2' DEEP BUILT IN CABINETS
- (E) LIGHTING, TO REMAIN. (N) FASCIA. FINISH TO MATCH EXISTING. TYP ALL ROOF EAVES.
- (E) GAS STOVE. PROVIDE (N) SHAFT FOR (E) DUCT. MAINTAIN MIN 1" CLEAR FROM (E) DUCT. (N) 4X4 WOOD COLUMN.
- (N) SHELVES ABOVE W / D.
- RELOCATED DOOR FROM (E) ENTRY. (N) WALK OFF GRATE. SIZE AND STYLE TO MATCH (E).
- (N) BYLIN SMOWMELT SYSTEM (NORTH EAVES).
- PV SYSTEM PER KMA SOLAR DESIGN REQUIREMENTS. SOLAR AREA (525 SF). PROVIDE CONDUIT FOR CONNECTION.
- SHOWER NICHE. CONFIRM SIZE AND LOCATION WITH OWNER. SHOWER BENCH: 12" DEEP BY 18" HIGH
- PARTIAL HEIGHT WALL (36"), TILE ALL SIDES.
- RIDGE VENT PATH OF DUCTWORK. PROVIDE SIDEWALL AND FLOOR REGISTERS. INSULATE DUCT IN GARAGE
- AREA. FINAL LAYOUT TO BE DETERMINED BY CONTRACTOR.
- SHAFT OPENING. CLOSE AND SEAL AROUND DUCTS. GAS AND ELECTRIC METERS. SOLAR UTILITY INTERFACE EQUIPMENT, DISCONNECT SWITCHES,
- OR REQUIRED KMPUD ACCESS POINT
- 6x6 WOOD TRIM WORKBENCH. FOR REFERENCE ONLY
- (E) WINDOW. REPLACE GLAZING

## TYPICAL MATERIAL NOTES

- SIDING: SHIPLAP TO MATCH EXISTING. STAIN.
   FASCIA: 2x12 PLAIN, SELECT TIGHT KNOT (STK), ROUGH SAWN FACE. STAIN. 3. SHINGLE MOLD: 1x6 PLAIN, SELECT TIGHT KNOT (STK), ROUGH SAWN FACE WESTERN RED CEDAR.
- 4. MISC. TRIM: TO MATCH OTHER GRADES FOR SIMILAR WORK. STAIN
- 5. ROOF: STANDING SEAM, METAL SALES MAGNA-LOC 180. COLOR: HEMLOCK GREEN. PVDF
- FLOUROCARBON PAINT w/ 45 YEAR FINISH WARRANTY (35 YEAR FADE). 25 YEAR PERFORATION
- 6. SOFFITS: 2x6 T&G, STAINED7. EXPOSED STRUCTURE: STAINED
- 8. RAILS AND STAIRS: STAIN 9. WINDOWS: ANDERSON SERIES 400 BOD. EXTERIOR COLOR: TERRATONE
- 10. GLAZED DOORS: ANDERSON SERIES 400 BOD. EXTERIOR COLOR: TERRATONE 11. FLUSH DOORS: WOOD. STAIN.

STAIN COLOR: STAIN TO MATCH EXISTING COLOR. CABOT SEMI-SOLID, REDWOOD



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**ROPER** 

RESIDENCE

APN 026-202-006 33838 HAWKWEED WAY AMADOR COUNTY KIRKWOOD, CA 95646

JOB NO.: 15 JANUARY, 2021

PERMIT SET

**REVISIONS:** 

**ELEVATIONS** 

EAST ELEVATION

### WINDOW NOTES: A. ALL WINDOWS TO BE HIGH-EFFICIENCY WITH LOW-E GLAZING

WINDOW SCHEDULE (NEW)

9 H 48" 48" 36" RELOCATED (E) WINDOW

NO. TYPE H W SILL HT

10 L 36" 72" 84"

11 F 36" 36" 48"

O 18" 36" 72"

M 60" 30" 36"

M 60" 30" 36"

35 M 60" 30" 36" 36 M 60" 30" 36"

37 M 60" 30" 36" 41 N 75" 108" 112"

42 N 75" 108" 112"

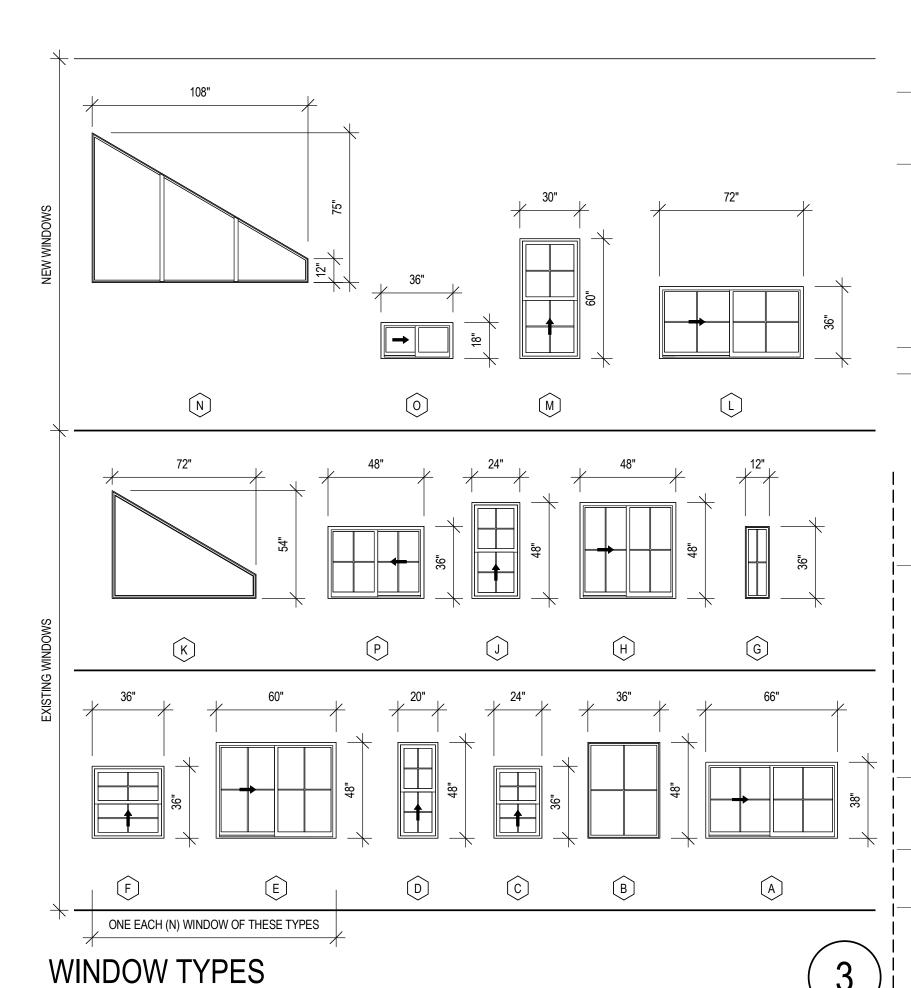
LEVEL 0 (GARAGE)

1/4" = 1'-0"

### B. ALUMINUM OR VINYL CLAD WOOD WINDOWS. COLORS AS SELECTED BY OWNER FROM MANUFACTURER'S FULL RANGE.

23N E 48" 60" 36" REPLACE (E) WINDOW (ALTERNATE - GLAZING ONLY)

24N P 36" 48" 48" REPLACE (E) WINDOW (ALTERNATE - GLAZING ONLY)





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- ALL INTERIOR WALLS TO EXTEND TO UNDERSIDE OF STRUCTURE ABOVE U.N.O.
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### SHEET NOTES

TOP OF (N) RIDGE 130' - 8"

TOP OF (E) RIDGE 127' - 8" 5.

AVERAGE GRADE 96' - 8"

(N) WOOD STAIRS, STRINGERS, AND SUPPORTS TO MATCH (E) DECK AND RAIL.

- (N) ENTRY DOOR AND FRAME.
- (N) WINDOW. INTERIOR AND EXTERIOR TRIM TO MATCH (E). ROOF LINE / STRUCTURE ABOVE.
- (N) INFILL @ WALL OPENING. (E) OVERHEAD LIGHT, TO REMAIN. (N) OVERHEAD LIGHT.
- (N) PATIO LIGHT / WALL SCONCE. (N) WINDOW. TRIM TO MATCH (E). TYPICAL (N) WINDOWS.
- RELOCATED (E) WINDOW. (N) WOOD STUD WALL.
- (N) STRUCTURAL COLUMN. (N) WOOD STEPS, PLATFORM AND RAIL. 36" TO TOP OF RAIL.
- SKI RACKS (N) CONCRETE STOOP AND STEP. 2% MAX SLOPE AWAY FROM HOUSE TO TRAIN.
- (N) DG WALK. (N) ASPHALT DRIVEWAY.
- (N) TENCH DRAIN SET IN CONCRETE. DAYLIGHT TO SOUTH OF DRIVEWAY. (N) CRAWL SPACE DOOR. 24"X36". (N) UTILITY SINK. CONNECT TO (E) PLUMBING.
- TANDEM BIKE RACK MOUNTAIN / ROAD BIKE RACK (4 BIKES)
- BOAT STORAGE RACK (CEILING MOUNT). (N) COUNTER WITH BASE CABINETS., SUPPLIED BY OWNER
- (N) INSTANT HOT WATER HEATER AND FURNACE. COORDINATE ELECTRICAL IN THIS AREA WITH EQUIPMENT REQUIREMENTS.
- (E) WALL, TO BE OPENED FOR STRUCTURAL WORK. REPLACE INSULATION. (N) GYPSUM WALLBOARD BOTH SIDES. TEXTURE AND PAINT. REPLACE BASE.
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- 6x6 WOOD TRIM
- WORKBENCH. FOR REFERENCE ONLY (E) WINDOW. REPLACE GLAZING

### TYPICAL MATERIAL NOTES

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## **ROPER** RESIDENCE

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JOB NO.: **REVISIONS:**  202017

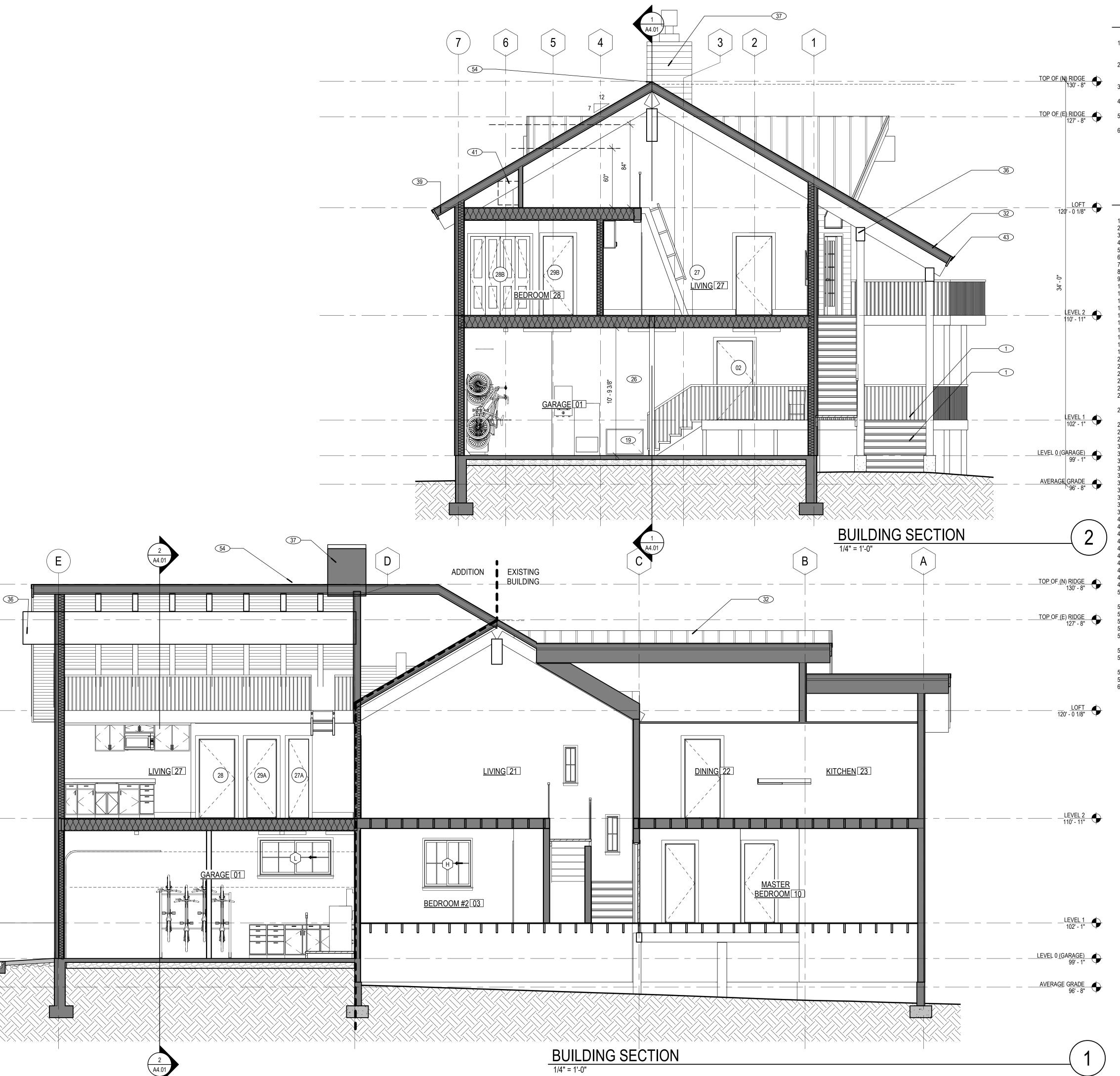
15 JANUARY, 2021

PERMIT SET

**ELEVATIONS AND WINDOW TYPES** 



A4.01



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COLABORATIVE DESIGN

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1/25/2021

## ROPER RESIDENCE

APN 026-202-006 33838 HAWKWEED WAY AMADOR COUNTY KIRKWOOD, CA 95646

15 JANUARY, 2021

JOB NO.: **REVISIONS:** 

PERMIT SET

**BUILDING SECTIONS** 

## GENERAL SHEET NOTES

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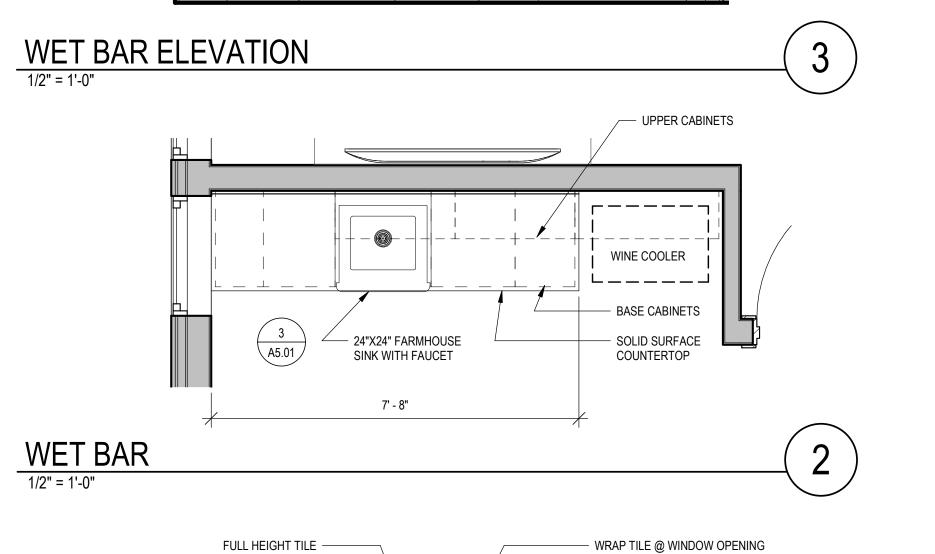
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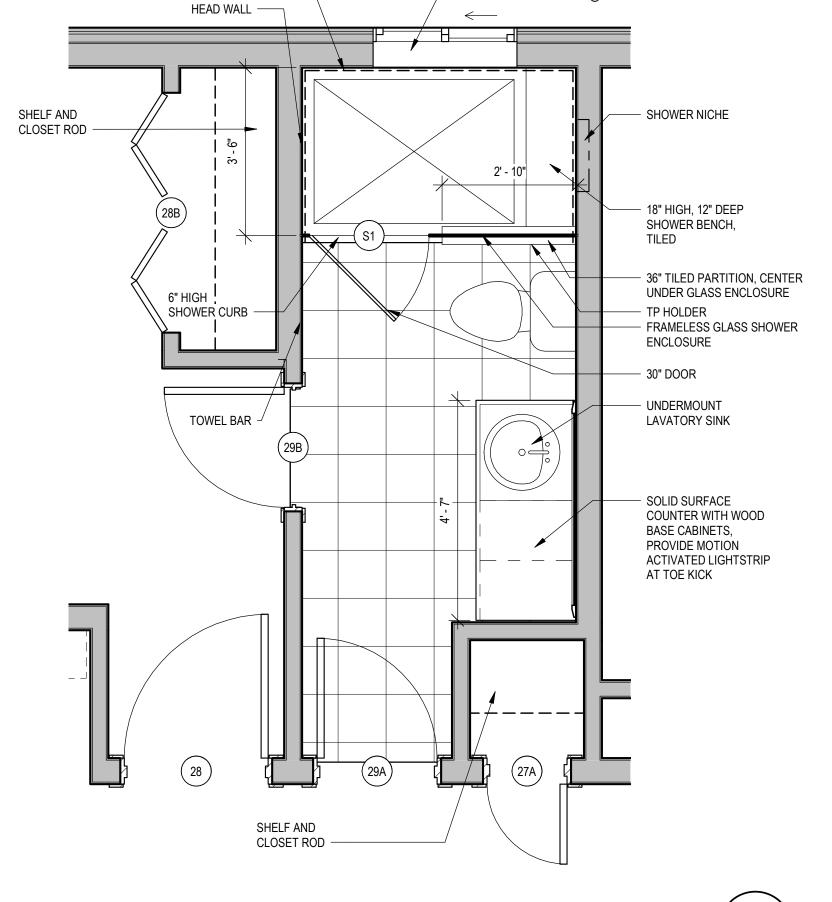
JOB NO.: DATE:

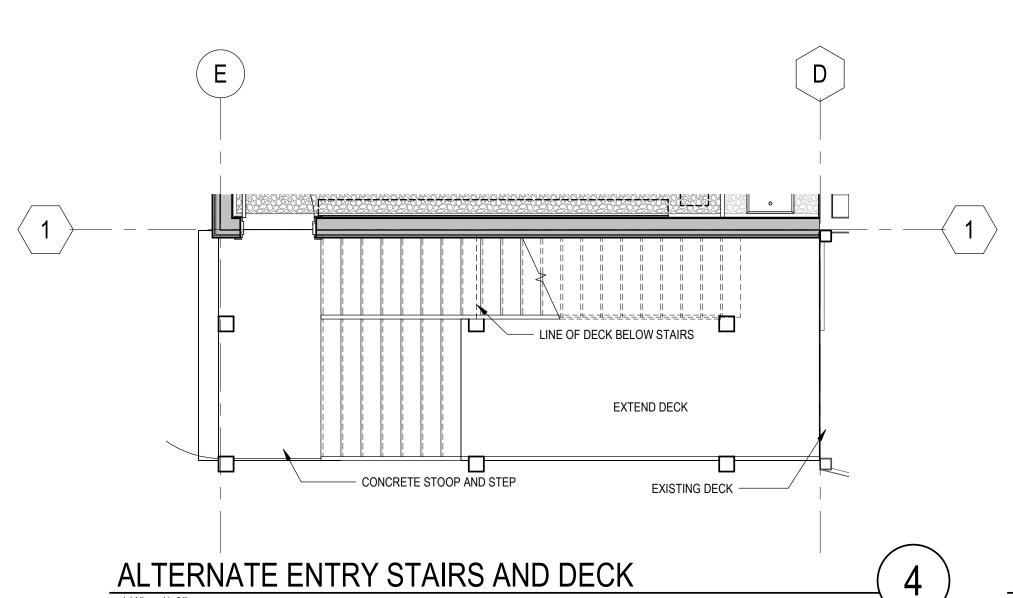
202017 15 JANUARY, 2021 **REVISIONS:** 

PERMIT SET

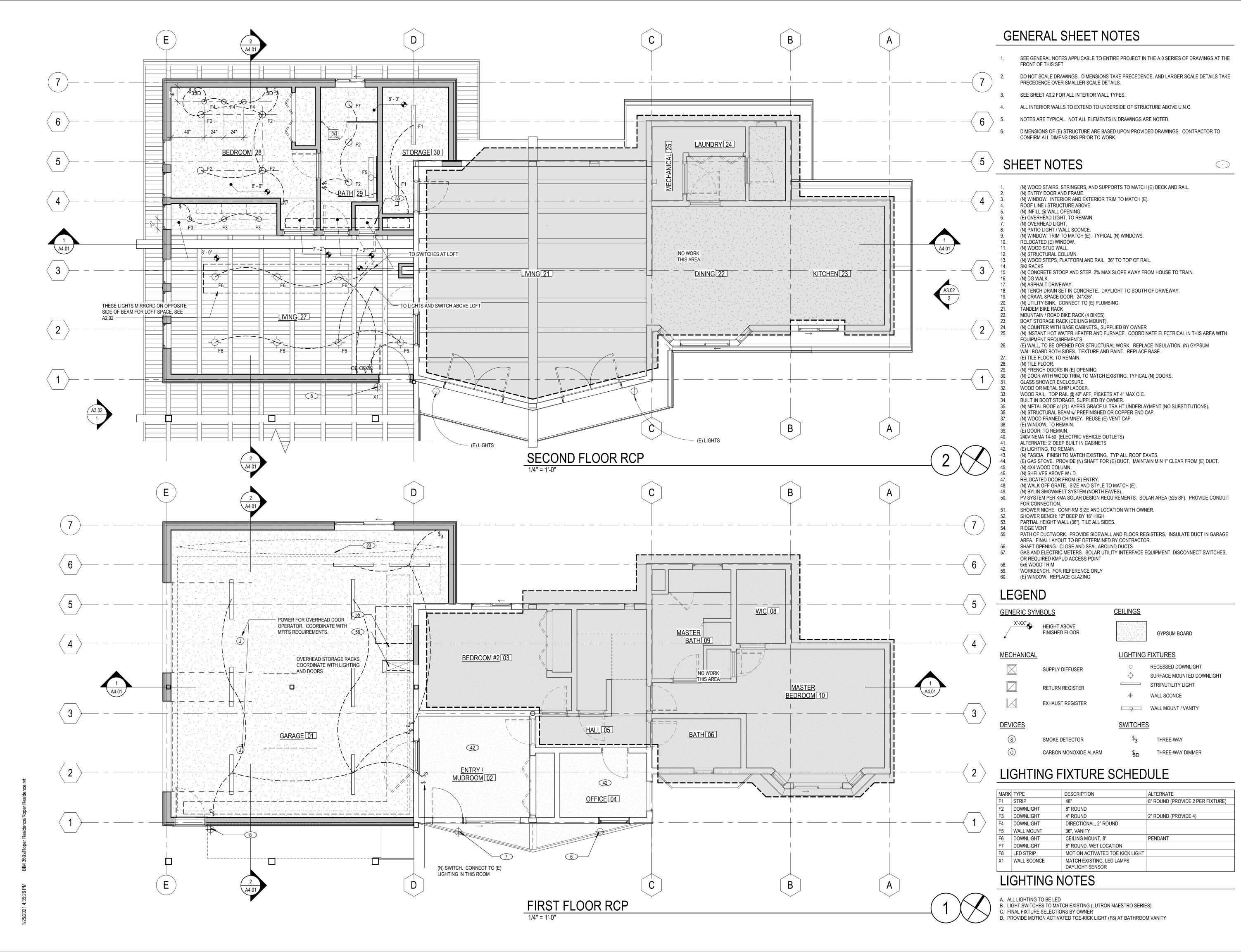
ENLARGED PLANS, INTERIOR **ELEVATIONS** 







BATHROOM 29 PLAN





COLABORATIVE

DESIGN

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JOB NO.: 202017

DATE: 15 JANUARY, 2021

REVISIONS:

PERMIT SET

FIRST / SECOND FLOOR RCP'S

A7.01

PANELS AND HOLDOWNS.

### **STATEMENT OF SPECIAL INSPECTIONS**

SPECIAL INSPECTIONS AND STRUCTURAL TESTING SHALL BE PROVIDED BY AN INDEPENDENT AGENCY EMPLOYED BY THE OWNER FOR THE ITEMS IDENTIFIED IN THIS SECTION AND IN OTHER AREAS OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS, UNLESS WAIVED BY THE BUILDING OFFICIAL (SEE CBC

THE NAMES AND CREDENTIALS OF THE SPECIAL INSPECTORS TO BE USED SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL.

### DUTIES OF THE SPECIAL INSPECTOR:

- THE SPECIAL INSPECTOR SHALL REVIEW ALL WORK LISTED BELOW FOR CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS AND THE 2019 CBC.
- THE SPECIAL INSPECTOR SHALL FURNISH SPECIAL INSPECTION REPORTS TO THE EOR, CONTRACTOR, OWNER AND BUILDING OFFICIAL ON A WEEKLY BASIS, OR MORE FREQUENTLY AS REQUIRED BY THE BUILDING OFFICIAL. ALL ITEMS NOT IN COMPLIANCE SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, AND IF UNCORRECTED,
- TO THE EOR AND THE BUILDING OFFICIAL ONCE CORRECTIONS HAVE BEEN MADE BY THE CONTRACTOR. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT TO THE BUILDING OFFICIAL STATING THAT THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE SPECIAL INSPECTOR'S KNOWLEDGE. IN CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS AS WELL AS THE APPLICABLE WORKMANSHIP PROVISIONS OF THE 2019 CBC.

### DUTIES AND RESPONSIBILITIES OF THE CONTRACTOR:

- THE CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE OWNER AND THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF WORK. IN ACCORDANCE WITH CBC 1704.4, THE STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF THE SPECIAL INSPECTION REQUIREMENTS CONTAINED WITHIN THIS "STATEMENT OF SPECIAL INSPECTIONS".
- THE CONTRACTOR SHALL NOTIFY THE RESPONSIBLE SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST ONE WORKING DAY (24 HOURS MINIMUM) BEFORE SUCH INSPECTION IS REQUIRED.
- ALL WORK REQUIRING SPECIAL INSPECTION SHALL REMAIN ACCESSIBLE AND EXPOSED UNTIL IT HAS BEEN OBSERVED BY THE SPECIAL INSPECTOR.

PLEASE SEE THE "SPECIAL INSPECTION SCHEDULE" FOR THE TYPES, EXTENTS AND FREQUENCY OF SPECIFIC ITEMS REQUIRING SPECIAL INSPECTIONS AND STRUCTURAL TESTS AS PART OF THIS PROJECT.

### **DESIGN CRITERIA**

RISK CATEGORY: II - TABLE 1604.5

### VERTICAL LOADS

AREA	DESIGN DEAD LOAD	LIVE LOAD
OOF	15 PSF	20 PSF
LOOR	15 PSF	40 PSF

### SNOW: FOR SITES OVER 25 PSF.

 $P_{\alpha} = 350 \text{ PSF (GROUND SNOW LOAD)}$  $P_f = .7P_qC_eC_t I = 270 PSF (FLAT ROOF SNOW LOAD)$ 

### $I_s = 1.0, C_e = 1.0, C_t = 1.1, C_s = 1.0$

### LATERAL FORCES

EXPOSURE CATEGORY = C

### RISK CATEGORY = II BASIC WIND SPEED, V = 110 MPH

### **SEISMIC**

- $V = C_sW$  $C_s = S_{ds}/(R/I)$ ; 0.044  $S_{ds}^*I_e < C_s < S_{d1}/((R/I_e)^*T)$ 
  - SEISMIC IMPORTANCE FACTOR, I<sub>e</sub> = 1 SPECTRAL RESPONSE ACCELERATION S<sub>s</sub> = 0.946, S<sub>1</sub> = 0.326
  - SITE CLASS PER TABLE 20-3.1 OF ASCE 7-16 = D-DEFAULT
- SPECTRAL RESPONSE COEFFICIENTS: S<sub>ds</sub> = 0.757, S<sub>d1</sub> = 0.429 SEISMIC DESIGN CATEGORY = D
- ANALYSIS PROCEDURE USED = EQUIVALENT LATERAL FORCE ANALYSIS RESPONSE MODIFICATION FACTOR PER TABLE 12.2-1 (ASCE 7-16) R = 6.5
- $C_s = 0.116$ DESIGN BASE SHEAR, V = 22.2 KIPS (ULTIMATE)

PLANS & DETAILS LEGEND SHEET NUMBER DESCRIPTION

> SHEET SEQUENCE NUMBER SUB-GROUP OF DESIGNATORS USED WHEN MORE THAN ONE SHEET OF SAME TYPE IS REQUIRED **DETAIL TYPE DESIGNATOR** 0 - TYPICAL DETAILS 1 - FOUNDATION DETAILS 2 - FRAMING DETAILS 3 - SHEAR DETAILS 4 - STEEL DETAILS

5 - MASONRY DETAILS 6 - CUSTOM DETAILS SHEET TYPE DESIGNATOR 0 - SPECIFICATIONS 1 - FOUNDATION PLANS

2 - FRAMING PLANS 3 - SHEAR PLANS 4 - DETAILS 5 - STRUCTURAL ELEVATIONS 6 - SK DETAILS / CONSTRUCTION ADMIN

### DETAIL CALL OUT DESCRIPTION

<u>DETAIL BUBBLE</u> LOCATION OF STRUCTURAL **DETAIL OR SECTION** 

STRUCTURAL SHEETS

DETAIL CUT LOOKING IN THE DIRECTION OF THE SECTION CUT. THE SECTION IS CONTINUOUS UNO. XXX S-XXX

> SPECIFIC TO EACH DETAIL. **DETAIL LOCATION NUMBER** SHEET LOCATION. SEE SHEET NUMBER DESCRIPTION

### **ABBREVIATIONS**

AB - ANCHOR BOLT - ABOVE ADDL - ADDITIONAL ADJ - ADJACENT ARCH - ARCHITECTURAL - ALASKAN YELLOW CEDAR AYC

BLKG - BLOCKING BLW - BELOW - BOUNDARY NAILS BN BOTTOM OF SHEATHING - BETWEEN BTWN

CBC - CALIFORNIA BUILDING CODE CONSTRUCTION JOINT - CENTERLINE - COLUMN

COL CONC CONCRETE - CONTINUOUS CONT - CONTINUOUS VERTICAL GRAIN CVG

- DIAMETER DIAM DF - DOUGLAS FIR DFPT - DOUGLAS FIR PRESSURE TREATED

- DEAD LOAD - DOWN - EXISTING - EACH

**ELECT - ELECTRICAL** - EDGE NAIL ENGR - ENGINEER - EACH SIDE - EACH WAY EW

FDN - FOUNDATION - FINISH FLOOR FOHC - FREE OF HEART CORE - FACE OF STUD

- FRAMING FS - FAR SIDE GAGE

- GALVANIZED GALV GENERAL CONTRACTOR - GLUED LAMINATED BEAM GLB

GYP - GYPSUM BOARD HD HOLDOWN - HORIZONTAL HORIZ HOLLOW STRUCTURAL SECTION

· INTERNATIONAL BUILDING CODE INTR **INTERMEDIATE** INVERTED KIPS - KING POST

KING STUD · LIVE LOAD LLV LONG LEG VERTICAL LLH LONG LEG HORIZONTAL - LAMINATED STRAND LUMBER LSL LAMINATED VENEER LUMBER LVL

LWT - LIGHTWEIGHT MAX - MAXIMUM MECH - MECHANICAL - MANUFACTURER

- MINIMUM - MISCELLANEOUS NFW

- NEAR SIDE - ON CENTER OCEW - ON CENTER EACH WAY - OUTER FACE - OPPOSITE HAND OPNG - OPENING

PARA - PARALLEL - PERPENDICULAR - PLATE

- POUNDS PER LINEAR FOOT - POUNDS PER SQUARE FOOT PSF PSL PARALLEL STRAND LUMBER - PRESSURE TREATED - PLYWOOD

- REINFORCEMENT REQ - REQUIRED SCHED - SCHEDULE SHTG - SHEATHING

SIM - SIMILAR - SHEET METAL SCREW SOG - SLAB ON GRADE STAG - STAGGERED

STD HK- STANDARD HOOK STIFF - STIFFENER STL - STEEL SW - SHEARWALL - SYMMETRICAL

SYM - TOP & BOTTOM T&B T&G TONGUE AND GROOVED THROUGH

TN - TOE NAIL TS - TUBE STEEL TYP TYPICAL - UNLESS NOTED OTHERWISE UNO

- VERTICAL VERT - VERIFY IN FIELD VIF - WITH

WWF - WELDED WIRE FABRIC

## **GENERAL NOTES**

I. UNLESS EXPLICITLY STATED IN THESE CONSTRUCTION DOCUMENTS. BY NOTE OR CLARIFICATION LETTER, THE ENTIRE SCOPE OF WORK REPRESENTED BY THESE DOCUMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

2. THESE CONSTRUCTION DOCUMENTS REPRESENT THE DESIGN INTENT OF THE DESIGN TEAM BASED ON DIMENSIONS OF EXISTING SITE AND/OR FIELD CONDITIONS. ACTUAL CONDITIONS MAY REQUIRE MODIFICATIONS OF THE CONSTRUCTION DETAILS TO ACHIEVE THE DESIGN INTENT. CONTRACTOR SHALL NOTIFY DESIGN TEAM IN WRITING OF ANY DISCREPANCIES RELATED TO EXISTING SITE AND/OR FIELD CONDITIONS PRIOR TO CONTINUING ANY WORK.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RECORD ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONSTRUCTION DOCUMENTS AND TO BRING THEM TO THE ATTENTION OF THE DESIGN TEAM PRIOR TO COMMENCING ANY WORK. ANY DEVIATION FROM THE CONDITIONS SHOWN IN THESE CONSTRUCTION DOCUMENTS SHALL REQUIRE WRITTEN APPROVAL FROM THE DESIGN TEAM.

4. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM PRIOR TO COMMENCING ANY WORK.

5. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. WORK REQUIRED TO BE DONE BY ONE DOCUMENT AND NOT BY OTHERS SHALL BE DONE AS IF REQUIRED BY ALL.

6. THE CONTRACTOR AND SUBCONTRACTOR SHALL MAKE NO STRUCTURAL SUBSTITUTIONS, CHANGES, OR MODIFICATIONS WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

7. CONTRACTORS AND SUBCONTRACTORS SHALL ENSURE THAT ALL WORK IS PERFORMED IN A PROFESSIONAL AND WORKMANLIKE MANNER BY SKILLED MECHANICS OF THE TRADE. SUBCONTRACTORS AND SUPPLIERS ARE HEREBY NOTIFIED THAT THEY ARE TO CONFER AND COOPERATE FULLY WITH EACH OTHER DURING THE COURSE OF CONSTRUCTION TO DETERMINE THE EXACT EXTENT AND OVERLAP OF EACH OTHER'S WORK AND TO SUCCESSFULLY COMPLETE THE EXECUTION OF THE WORK IN A TIMELY

8. UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS. NO STRUCTURAL MEMBER SHALL BE CUT. NOTCHED, BORED, OR OTHERWISE WEAKENED WITHOUT THE PERMISSION OF THE STRUCTURAL

### **COORDINATION NOTES**

ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THESE GENERAL NOTES, AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK. THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION. THE STRUCTURE HAS BEEN DESIGNED TO RESIST CODE REQUIRED VERTICAL AND LATERAL FORCES AFTER THE CONSTRUCTION OF ALL STRUCTURAL ELEMENTS HAS BEEN COMPLETED. STABILITY OF THE STRUCTURE PRIOR TO COMPLETION IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THIS RESPONSIBILITY INCLUDES BUT IS NOT LIMITED TO JOB SITE SAFETY; ERECTION MEANS, METHODS, AND SEQUENCES; TEMPORARY SHORING, FORMWORK, AND BRACING: USE OF EQUIPMENT AND CONSTRUCTION PROCEDURES. PROVIDE ADEQUATE RESISTANCE TO LOADS ON THE STRUCTURES DURING CONSTRUCTION PER SEI/ASCE STANDARD NO. 37 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION." CONSTRUCTION OBSERVATION BY THE STRUCTURAL ENGINEER IS FOR GENERAL CONFORMANCE WITH DESIGN ASPECTS ONLY AND IS NOT INTENDED IN ANY WAY TO REVIEW THE CONTRACTOR'S CONSTRUCTION PROCEDURES.

### ALL METHODS, MATERIALS, AND WORKMANSHIP SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING CODE (CBC) AS AMENDED AND ADOPTED BY THE LOCAL BUILDING OFFICIAL OR APPLICABLE JURISDICTION.

**CONTRACT DRAWINGS / DIMENSIONS** 

MANNER.

ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. CONSULTANT DRAWINGS BY OTHER DISCIPLINES ARE SUPPLEMENTARY TO ARCHITECTURAL DRAWINGS. REPORT DIMENSIONAL OMISSIONS OR DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS AND STRUCTURAL, MECHANICAL, ELECTRICAL OR CIVIL DRAWINGS TO ARCHITECT PRIOR TO PROCEEDING WITH WORK.

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. PRIMARY STRUCTURAL ELEMENTS ARE DIMENSIONED ON STRUCTURAL PLANS AND DETAILS AND OVERALL LAYOUT OF STRUCTURAL PORTION OF WORK, SOME SECONDARY ELEMENTS ARE NOT DIMENSIONED SUCH AS: WALL CONFIGURATIONS (INCLUDING EXACT DOOR AND WINDOW LOCATIONS), ALCOVES, SLAB SLOPES AND DEPRESSIONS, CURBS, ETC. VERTICAL DIMENSIONAL CONTROL IS DEFINED BY ARCHITECTURAL WALL SECTIONS AND BUILDING SECTIONS. STRUCTURAL DETAILS SHOW DIMENSIONAL RELATIONSHIPS TO CONTROL DIMENSIONS DEFINED BY ARCHITECTURAL DRAWINGS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

## STRUCTURAL OBSERVATION

ENGINEER OF RECORD SHALL PERIODICALLY OBSERVE CONSTRUCTION AT THE FOLLOWING SIGNIFICANT STAGES OF CONSTRUCTION. THESE OBSERVATIONS ARE IN ADDITION TO REQUIRED SPECIAL INSPECTION

TO BE MADE AFTER EXCAVATIONS FOR FOOTINGS ARE COMPLETE AND ANY REQUIRED REINFORCING STEEL IS IN PLACE. FOR FORMED CONCRETE FOUNDATIONS, ALL FORMWORK SHALL BE IN PLACE. ALL CAST-IN ANCHORS SHALL BE INSTALLED TO THE FORMWORK. ALL MATERIALS FOR THE FOUNDATION SHALL BE ON THE JOB SITE, EXCEPT CONCRETE WHERE IT IS READY MIXED IN ACCORDANCE WITH THE CODE.

OBSERVATION OF THE VERTICAL (STRUCTURAL FRAMING AND SHEATHING) AND LATERAL (WIND AND SEISMIC) FORCE RESISTING SYSTEMS.

INTERMEDIATE OBSERVATION IS REQUIRED PRIOR TO CONCEALING ANY WORK REQUIRING OBSERVATION.

FINAL OBSERVATION TO BE MADE AFTER THE ROOF, ALL STRUCTURAL FRAMING, SHEAR WALLS, LATERAL BRACING, TIES, COLLECTORS, DRAGS, AND SHEAR DIAPHRAGMS ARE CONSTRUCTED.

NOTIFY THE ENGINEER AT LEAST THREE BUSINESS DAYS PRIOR TO THE DATE UPON WHICH OBSERVATION IS REQUIRED.

AT CONCLUSION OF WORK, ENGINEER SHALL PREPARE A STATEMENT DESCRIBING SITE VISITS, REPORTING WORK OBSERVED, IDENTIFYING KNOWN REMAINING DEFICIENCIES AND STATING APPARENT CONFORMANCE TO INTENT OF PLANS.

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SHEET SHEET NAME NUMBER FOUNDATION DETAILS FOUNDATION DETAILS, CONT. FRAMING DETAILS FRAMING DETAILS, CONT SHEAR DETAILS SHEAR DETAILS, CONT. STEEL DETAILS STRUCTURAL SECTION

(2018 NDS)

### APPLICABLE CODES

2018 NATIONAL DESIGN STANDARD STEEL CONSTRUCTION MANUAL, 15 ED.

## **GOVERNING AGENCY**

AMADOR COUNTY BUILDING DEPARTMENT

810 COURT STREET JACKSON, CA 95642

209.223.6422

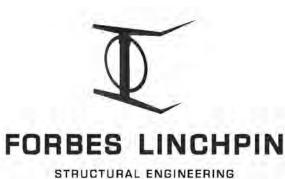


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## ROPER RESIDENCE

APN 026-202-006 33838 HAWKWEED WAY **AMADOR COUNTY** KIRKWOOD, CA 95646

JOB NO.:

20-356

15 JANUARY 2021

PERMIT SET

**REVISIONS:** 

**COVER PAGE** 

GLUE-LAMINATED MEMBERS: CONFORM TO ANSI/AITC A190.1. MEMBERS SHALL BE 24F-V4 DF/DF FOR SIMPLE SPANS AND 24F-V8 DF/DF FOR CANTILEVERED SPANS WITH E=1.8x10^6 PSI AND EWS3 DF FOR COLUMNS, ALL WITH EXTERIOR GLUE. ARCHITECTURAL APPEARANCE GRADE WHERE EXPOSED TO VIEW; INDUSTRIAL APPEARANCE WHERE NOT EXPOSED TO VIEW. ALL MEMBERS TO HAVE AITC OR APA-EWS STAMP.

FRAMING LUMBER: STANDARDS: EACH PIECE SHALL BEAR THE GRADE TRADEMARK OF AN AGENCY ACCREDITED BY THE AMERICAN LUMBER STANDARD COMMITTEE (ALSC) TO GRADE UNDER ALSC CERTIFIED GRADING RULES. ALL NEW FRAMING LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION AND FABRICATION.

<u>SPECIES AND GRADE</u> (BASE DESIGN VALUE)

PANELS SHALL BEAR THE STAMP OF AN APPROVED GRADING AGENCY.

2) 2x to 4x JOISTS, PURLINS AND HEADERS: "DOUG FIR-LARCH" NO. 2 ( $F_b = 900$  PSI,  $F_v = 180$  PSI)

3) INTERIOR NON-BEARING STUD WALLS: "DOUG FIR-LARCH" CONSTRUCTION GRADE (Fb = 1000  $PSI, F_c = 1650 PSI)$ 

4) 2x & 3x T&G DECKING: "DOUG FIR-LARCH" SELECT (F<sub>b</sub> = 1750 PSI, F<sub>c</sub> = 1150 PSI)

1) 6x BEAMS AND HEADERS: "DOUG FIR-LARCH" NO. 1 ( $F_b = 1350 \text{ PSI}$ ,  $F_v = 170 \text{ PSI}$ )

5) 2x DECKING FOR EXTERIOR USE: "REDWOOD" NO. 2 (F<sub>b</sub>= 925 PSI, F<sub>c</sub> = 950 PSI)

6) THE MINIMUM GRADE OF ALL OTHER STRUCTURAL FRAMING: "DOUG FIR-LARCH" CONSTRUCTION GRADE ( $F_b = 1000 \text{ PSI}$ ,  $F_c = 1650 \text{ PSI}$ )

7) UTILITY AND STANDARD GRADES NOT PERMITTED.

FRAMING LUMBER (MANUFACTURED): SHALL BE MANUFACTURED BY TRUS JOIST CORPORATION OR PRE-APPROVED EQUAL, IN ACCORDANCE WITH APPROVED SHOP AND INSTALLATION DRAWINGS.

MICROLAM LVL:  $F_b = 2600 \text{ PSI } E = 2000 \text{ KSI}$ F<sub>b</sub> = 2900 PSI E = 2200 KSI \* PARALLAM PSL: PARALLAM PSL POST: F<sub>b</sub> = 2400 PSI E = 1800 KSI TIMBERSTRAND LSL:  $F_b = 2325 \text{ PSI } E = 1550 \text{ KSI}$ RIM MATERIAL: TIMBERSTRAND LSL \*\*FOR 5.25 x 7.25 OK TO USE LP SOLID START LVL IN LIEU OF PSL

MEMBERS HAVE BEEN DESIGNED TO SERVICEABILITY AND OTHER PERFORMANCE-BASED REQUIREMENTS, WHICH MAY EXCEED MINIMUM DESIGN LOADS AND CODE REQUIREMENTS. SUBSTITUTIONS MUST MEET OR EXCEED MOMENT, SHEAR, AND STIFFNESS OF THOSE MEMBERS SPECIFIED AT THE SAME DEPTH AND SPACING.

### PRESERVATIVE TREATED WOOD REQUIREMENTS: TREATMENTS OTHER THAN THOSE LISTED BELOW ARE NOT PERMITTED.

חו	LA	IMENTS OTHER THAN THUS	SE LISTED BELOW ARE INC	JI FENIVIII IED.		
		APPLICATION	SPECIFIED MATERIAL		CONNECTORS & FASTENERS (2)(3	
	$\Xi$	FOUNDATION SILL PLATES, TOP PLATES & LEDGERS	2x, 4x, 6x, OR GLU-LAM (FIR) ,	CCA, SBX	GALV (G60)	
SURE		ON CONCRETE OR MASONRY WALLS (4)	LSL	ACQ, CBA, CA	GALV (G185)	
OS		FRAMING, DECKING,	2x, & 4x (FIR)	CCA	GALV (G90)	
EXPO		POSTS & LEDGERS		ACQ, CBA, CA	GALV (G185)	
Ш	WET		2x, & 4x (CEDAR)	NONE	GALV (G90)	
	>		6x OR GLU-LAM (FIR)	CCA	GALV (G90)	
		BEAMS & COLUMNS		ACQ, CBA, CA	GALV (G185)	
			6x OR GLU-LAM (CEDAR)	NONE	GALV (G90)	

1. CCA: CHROMATED COPPER ARSENATE SBX: DOT SODIUM BORATE ACQ: ALKALINE COPPER QUAT CBA & CA: COPPER AZOLE

2. CONNECTORS: JOIST HANGERS, STRAPS, FRAMING CONNECTORS, COLUMN CAPS AND BASES, ETC. FASTENERS: MACHINE BOLTS, ANCHOR BOLTS AND LAG SCREWS WITH ASSOCIATED PLATE WASHERS AND NUTS. NAILS, SPIKES, WOOD SCREWS, ETC.

3. G60, G90 & G185 PER ASTM A653 BATCH/POST HOT-DIP GALVANIZED PER ASTM A123 FOR CONNECTORS, AND ASTM A153 FOR FASTENERS. MECHANICALLY GALVANIZED FASTENERS PER ASTM B695, CLASS 55 OR GREATER.

4. AT CONTRACTOR'S OPTION, LEDGERS AND TOP PLATES A MINIMUM OF 8 FEET ABOVE GRADE ON CONCRETE OR MASONRY WALLS MAY BE UN-TREATED IF COMPLETELY SEPARATED FROM THE WALL BY A SELF ADHERING ICE & WATER SHIELD BARRIER (40 MIL MINIMUM).

GENERAL REQUIREMENTS: PROVIDE MINIMUM NAILING PER IBC (CBC) TABLE 2304.10.1 OR

MORE, AS OTHERWISE SHOWN. STAGGER ALL NAILING TO PREVENT SPLITTING OF WOOD MEMBERS. PRESSURE TREAT ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY, WITH THE EXCEPTION OF INTERIOR CONCRETE TOPPING ON WOOD FLOOR SYSTEMS. HOLES AND CUTS IN 3X OR 4X PLATES SHOULD BE TREATED WITH A 20% SOLUTION OF COPPER NAPHTHENATE. BOLT HOLES IN WOOD MEMBERS SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. PROVIDE CUT WASHERS WHERE BOLT HEADS, NUTS, AND LAG SCREW HEADS BEAR ON WOOD. PROVIDE A MINIMUM 3X3X1/4 PLATE WASHER ON ALL ANCHOR BOLTS WHICH CONNECT MUD SILLS TO FOUNDATION. DO NOT NOTCH OR DRILL STRUCTURAL MEMBERS, EXCEPT AS ALLOWED BY IBC SECTION 2308.5.9-10 OR AS RESTRICTED BY PLANS OR DETAILS, OR AS APPROVED PRIOR TO INSTALLATION. ALL JOIST WITHIN 18" AND GIRDERS WITHIN 12" OF FINNISH GRADE SHALL BE PRESERVATIVE TREATED WOOD. REFER TO <u>PRESERVATIVE TREATED WOOD REQUIREMENTS</u> IN THESE GENERAL NOTES FOR GALVANIZING REQUIREMENTS FOR CONNECTORS AND FASTENERS.

FRAMING CONNECTORS: SHALL HAVE ICC APPROVAL AND BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, SAN LEANDRO, CA, OR PRE-APPROVED EQUAL. PROVIDE MAXIMUM SIZE AND QUANTITY OF NAILS OR BOLTS PER MANUFACTURER. EXCEPT AS NOTED OTHERWISE. PROVIDE LEAD HOLES AS REQUIRED TO PREVENT SPLITTING OF WOOD MEMBERS. REFER TO PRESERVATIVE TREATED WOOD REQUIREMENTS IN THESE GENERAL NOTES FOR GALVANIZING REQUIREMENTS FOR CONNECTORS AND FASTENERS.

### **CARPENTRY**

NAILS: CONNECTION DESIGNS ARE BASED ON "COMMON WIRE" NAILS WITH THE FOLLOWING

•	PENNYWEIGHT	DIAMETER (INCHES)	LENGTH (INCHES)
	8d 10d 16d	0.131 0.148 0.162	2-1/2 3 3-1/2
	20d	0.192	4

### **EPOXY GROUT**

EPOXY GROUT FOR POST INSTALLED AND REINFORCING BAR ANCHORS SHALL BE:

- SET XP FOR TEMPERATURES ABOVE 50° FAHRENHEIT
- AT-XP FOR ALL TEMPERATURES SET-3G FOR ALL RETROFIT HOLDOWN ANCHORS

OTHER APPROVED EQUAL

INSTALL PER MANUFACTURER'S ICC REPORT AND RECOMMENDATIONS.

### SPECIAL INSPECTION

SPECIAL INSPECTION IS REQUIRED UNLESS ANCHORAGE IS NOT DESIGNED FOR STRUCTURAL LOADING, AS NOTED (NSIR).

WHEN SPECIAL INSPECTION IS REQUIRED, IT INCLUDES: ADHESIVE PRODUCT DESCRIPTION, INCLUDING THE ADHESIVE PRODUCT NAME

- AND EXP. DATE, ADHESIVE MIXING PROCEDURE FOR THE SET-PAC CARTRIDGE (IF USED), AND USE OF PROPER NOZZLES FOR ALL CARTRIDGES DESCRIBED IN ESR
- ANCHOR BOLT OR REBAR MATERIAL GRADE, DIAMETER, LENGTH, AND
- REQUIRED DRILL BIT DIAMETER AND COMPLIANCE WITH ANSI B212.15-1994 OR APPROVED SUBSTITUTE PER ER REPORT.
- HOLE DEPTH AND CLEANLINESS.
- VERIFICATION OF OF PHYSICAL PROPERTIES OF THE CONCRETE, CONCRETE MASONRY WALL CONSTRUCTION, SUBSTRATE TEMPATURE AT THE TIME OF INSTALLATION, ACTUAL GEL TIME WHEN ANCHORS ARE INSTALLED NOT DISTURBED; AND VERIFICATION OF ANCHOR INSTALLATION AND LOCATION

### <u>CONCRETE</u>

CAST-IN-PLACE CONCRETE

CODES, SPECIFICATIONS, AND STANDARDS; CONCRETE WORK SHALL CONFORM TO THE FOLLOWING CODES, SPECIFICATIONS, AND STANDARDS, AND THE STANDARDS AND SPECIFICATIONS THEY REFERENCE. THE CONTRACTOR SHALL OBTAIN AND HAVE READILY AVAILABLE ON SITE THE LATEST VERSION OF THE "ACI MANUAL OF CONCRETE PRACTICE":

1. ACI 116 'CEMENT AND CONCRETE TERMINOLOGY'.

- 2. ACI 301 'STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE'.
- 3. ACI 302.1R-15 'GUIDE TO CONCRETE FLOOR AND SLAB CONSTRUCTION'. 4. ACI 304R-00 'GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE'
- 5. ACI 305.1R-14 'HOT WEATHER CONCRETING' 6. ACI 306.1-90 'COLD WEATHER CONCRETING'
- 7. ACI 308.1-11 'STANDARD SPECIFICATION FOR CURING CONCRETE'.
- 8. ACI 309R-05 'STANDARD PRACTICE FOR CONSOLIDATION OF CONCRETE'. 9. ACI 311.4R-05 'GUIDE FOR CONCRETE INSPECTION'.
- 10. ACI 315R-18 'DETAILS AND DETAILING OF CONCRETE REINFORCEMENT'. 11. ACI 318 'BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE'. 12. ACI 506R 'GUIDE FOR SHOTCRETING'.

ASTM C33 'STANDARD SPECIFICATION FOR CONCRETE AGGREGATES'.

- 2. ASTM C94 'STANDARD SPECIFICATION FOR READY-MIX CONCRETE'. 3. ASTM C150 'STANDARD SPECIFICATION FOR PORTLAND CEMENT'. 4. ASTM C260 'STANDARD SPECIFICATION FOR AIR-ENTRAINED ADMIXTURES FOR CONCRETE'
- 5. ASTM C309 'STANDARD SPECIFICATION FOR LIQUID MEMBRANE-FORMING COMPOUNDS FOR CURING CONCRETE' 6. ASTM C494 'STANDARD SPECIFICATION FOR CHEMICAL ADMIXTURES FOR CONCRETE'.
- 7. ASTM C595 'STANDARD SPECIFICATION FOR BLENDED HYDRAULIC CEMENTS'. 8. ASTM C618 'STANDARD SPECIFICATION FOR ... FLY-ASH...', MAXIMUM LOSS ON IGNITION SHALL
- 9. ASTM C1017 'STANDARD SPECIFICATION FOR CHEMICAL ADMIXTURES FOR USE IN PRODUCING FLOWING CONCRETE'. 10. ASTM C1116 'SYNTHETIC FIBER REINFORCED CONCRETE AND SHOTCRETE'.

11. ASTM C1218 'STANDARD TEST METHOD FOR WATER-SOLUBLE CHLORIDE IN MORTAR AND CONCRETE'.

MIX DESIGNS: THE CONTRACTOR SHALL DESIGN CONCRETE MIXES THAT MEET OR EXCEED THE REQUIREMENTS OF THE CONCRETE MIX TABLE. THE MIX DESIGNS SHALL FACILITATE ANTICIPATED PLACEMENT METHODS, WEATHER, REBAR CONGESTION, ARCHITECTURAL FINISHES, CONSTRUCTION SEQUENCING, STRUCTURAL DETAILS, AND ALL OTHER FACTORS REQUIRED TO PROVIDE A STRUCTURALLY SOUND, AESTHETICALLY ACCEPTABLE FINISHED PRODUCT. WATER-REDUCING ADMIXTURES WILL LIKELY BE REQUIRED TO MEET THESE REQUIREMENTS. CONCRETE MIX DESIGNS SHALL CLEARLY INDICATE THE TARGET SLUMP. SLUMP TOLERANCE SHALL BE ± 1-1/2 INCHES.

AGGREGATE: COARSE AND FINE AGGREGATE SHALL CONFORM TO ASTM C 33

<u>CEMENT:</u> CEMENT SHALL CONFORM TO ASTM C 150 TYPE II PORTLAND CEMENT, UNLESS NOTED

TERNATE MIX DESIGNS: VARIATIONS TO THE MIX DESIGN PROPORTIONS MAY BE ACCEPTED IF SUBSTANTIATED IN ACCORDANCE WITH ACI 318, CHAPTER 26. PROVIDE SUBMITTALS A MINIMUM OF TWO WEEKS PRIOR TO BID FOR DETERMINATION OF ACCEPTABILITY.

ADMIXTURES: ADMIXTURES SHALL BE BY MASTER BUILDERS, W.R. GRACE, OR PRE-APPROVED EQUAL. ALL MANUFACTURERS RECOMMENDATIONS SHALL BE FOLLOWED.

WATER: SHALL BE CLEAN AND POTABLE.

MAXIMUM CHLORIDE CONTENT: THE MAXIMUM WATER SOLUBLE CHLORIDE CONTENT SHALL NOT NON-SHRINK GROUT: MASTER BUILDERS "MASTERFLOW 555" OR PRE-APPROVED EXCEED 0.15% BY WEIGHT OF CEMENTITIOUS MATERIAL UNLESS NOTED OTHERWISE.

CONCRETE EXPOSED TO WEATHER: PROVIDE 5.0% TOTAL AIR CONTENT FOR ALL CONCRETE EXPOSED TO WEATHER AFTER COMPLETION OF CONSTRUCTION. TOTAL AIR CONTENT IS THE SUM OF ENTRAINED AIR PROVIDED BY ADMIXTURES AND NATURALLY OCCURRING ENTRAPPED AIR. AIR CONTENT SHALL BE TESTED PRIOR TO BEING PLACED IN THE PUMP HOPPER OR BUCKET; IT IS NOT REQUIRED TO BE TESTED AT THE DISCHARGE END OF THE PUMP HOSE. THE TOLERANCE ON TOTAL AIR SHALL BE +2.0% AND -1.5% WITH THE AVERAGE OF ALL TESTS NOT LESS THAN THE SPECIFIED AMOUNT.

ITEM	f'c (PSI) DESIGN 2500 f'c (PSI)	MAX. W/C RATIO	MIN. (2) FLYASH (PCY)	MAX. AGG. SIZE (IN)	NOTES	MIN. CEMENTITOUS (1) MATERIAL (SACKS/YARD)
BASEMENT, RETAINING, AND STEM WALLS	4500 at 28 DAYS	0.45	100	1		5-1/2
FOUNDATIONS	4500 at 28 DAYS	0.45		1		5
SLAB ON GRADE	3500 at 28 DAYS	0.45	100	1	3	5-1/2
COLUMNS AND SHEAR WALLS U.N.O.	4000 at 28 DAYS	0.50		3/8		5-1/2
ELEVATED BEAMS & SLABS	4000 at 28 DAYS	0.45	100	1		5-1/2
ALL OTHER CONCRETE	4000 at 28 DAYS	0.50		1		5-1/2
CONCRETE MIX NOTES:						

1. TOTAL CEMENTITOUS MATERIAL IS THE SUM OF ALL CEMENT PLUS FLYASH.

2. AT THE CONTRACTORS OPTION, FLYASH MAY BE SUBSTITUTED FOR CEMENT BUT SHALL NOT EXCEED 25% BY WEIGHT OF TOTAL CEMENTITIOUS MATERIAL.

3. FIBROUS CONCRETE REINFORCEMENT SHALL BE "FIBERMESH" MANUFACTURED BY SI CONCRETE SYSTEMS OR PRE-APPROVED EQUAL AND SHALL CONFORM TO ASTM C-1116 TYPE III 4.1.3. PERFORMANCE LEVEL 1. AND SHALL BE 100 PERCENT VIRGIN POLYPROPYLENE. FIBRILLATED FIBERS CONTAINING NO REPROCESSED OLEFIN MATERIALS AND SPECIFICALLY MANUFACTURED FOR USE AS CONCRETE SECONDARY REINFORCEMENT. DOSAGE SHALL FOLLOW MANUFACTURER'S RECOMMENDATION BUT NOT BE LESS THAN 1.5 LB/CU, YD.

### **CONCRETE PLACEMENT**

PLACE CONCRETE FOLLOWING ALL APPLICABLE ACI RECOMMENDATIONS. CONCRETE SHALL BE PROPERLY CONSOLIDATED PER ACI 309 USING INTERIOR MECHANICAL VIBRATORS; DO NOT OVER-VIBRATE. CONCRETE SHALL BE POURED MONOLITHICALLY BETWEEN CONSTRUCTION OR EXPANSION JOINTS. IF CONCRETE IS PLACED BY THE PUMP METHOD, HORSES SHALL BE PROVIDED TO SUPPORT THE HOSE. WEATHER FORECASTS SHALL BE MONITORED AND ACI RECOMMENDATIONS FOR HOT AND COLD WEATHER CONCRETING SHALL BE FOLLOWED AS REQUIRED. CONCRETE SHALL NOT FREE FALL MORE THAN 5 FEET DURING PLACEMENT WITHOUT WRITTEN APPROVAL OF ENGINEER.

### **FORMWORK STRIPPING**

1) COLUMNS & WALLS - COLUMNS AND WALLS NOT SUPPORTING FRAMING WEIGHT MAY BE STRIPPED AS SOON AS FORMS CAN BE REMOVED WITHOUT DAMAGING THE CONCRETE AND THE BAR DIAMETER. LENGTHS SHALL BE INCREASED BY 20% FOR ALL OTHER EPOXY COATED CONCRETE HAS REACHED A MINIMUM COMPRESSIVE STRENGTH OF 500 PSI.

2) BEAMS & SLABS - BEAMS AND SLABS MAY BE STRIPPED AND BECOME SELF-SUPPORTING AS SOON AS THEIR COMPRESSIVE STRENGTH REACHES 75% OF THE SPECIFIED DESIGN STRENGTH. RESHORING SHALL BE PROVIDED FOR ALL CONSTRUCTION LOADS THEREAFTER PER THE GENERAL CONTRACTOR.

### **COLD WEATHER PLACEMENT**

1) COLD WEATHER IS DEFINED BY ACI 306 AS "A PERIOD WHEN FOR MORE THAN 3 SUCCESSIVE DAYS THE MEAN DAILY TEMPERATURE DROPS BELOW 40° F." 2) NO CONCRETE SHALL BE PLACED ON FROZEN OR PARTIALLY FROZEN GROUND. THAWING WITH HEATERS AND SUBSEQUENTLY COMPACTING THE GROUND IS PERMISSIBLE. 3) CONCRETE MIX TEMPERATURES SHALL BE AS SHOWN BELOW. HEATING OF WATER AND/OR AGGREGATES MAY BE REQUIRED TO ATTAIN THESE TEMPERATURES. 4) THE CONCRETE MAY REQUIRE PROTECTION FOR 4-7 DAYS AFTER PLACING. IF TEMPERATURES REMAIN BELOW FREEZING, INSULATING BLANKET COVERAGE IS REQUIRED. IF TEMPERATURES ARE SLIGHTLY BELOW FREEZING (30° F MIN.) AT NIGHT AND ABOVE FREEZING DURING THE DAY, KRAFT PAPER WITH COMPLETE COVERAGE MAY BE USED IN LIEU OF INSULATED BLANKETS. 5) NO ADDITIVES CONTAINING CHLORIDES SHALL BE USED. USE "POZZUTEC 20" BY MASTER

BUILDERS OR "POLARSET" BY W.R. GRACE OR PRE-APPROVED EQUAL.					
CONDITION OF PLACEMENT AND C	CONDITION OF PLACEMENT AND CURING				
MIN. TEMP. FRESH CONCRETE AS MIXED FOR WEATHER INDICATED, DEGREES F.		60 65 70	55 60 65		
MIN. TEMP. FRESH CONCRETE AS PLACED AND MAINTAINED, DEGREES F.  MAX. ALLOWABLE GRADUAL DROP IN TEMP. THROUGHOUT FIRST 24 HOURS AFTER END OF PROTECTION, DEGREES F.		55	50		
		50	40		

### **CONTROL AND CONSTRUCTION JOINTS**

CONSTRUCTION JOINTS SHALL MEET THE REQUIREMENTS OF ACI 301 SECTIONS 2.2.2.5 AND 5.3.2.6. KEYWAYS PER SECTION 2.2.2.5B ARE NOT REQUIRED UNLESS DETAILED ON THE STRUCTURAL DRAWINGS. SPECIAL BONDING METHODS PER SECTION 5.3.2.6 SHALL BE SATISFIED BY ITEM 3 BELOW UNLESS OTHERWISE DETAILED ON THE STRUCTURAL DRAWINGS. WHERE CONSTRUCTION JOINTS ARE NOT SHOWN ON PLAN OR ADDITIONAL CONSTRUCTION JOINTS ARE REQUIRED, SUBMIT PROPOSED JOINTING FOR ENGINEER'S APPROVAL. PROVIDE CONSTRUCTION JOINTS AS INDICATED BELOW UNLESS NOTED OTHERWISE ON THE PLANS:

1. SLABS ON GRADE: PROVIDE CONSTRUCTION AND/OR CONTROL JOINTS AT 13 FEET OC FOR SLABS ON GRADE. PERPENDICULAR SPACING RATIO SHALL NOT EXCEED 1.5.

2. WALLS AND COLUMNS: COORDINATE CONSTRUCTION JOINTS WITH ARCHITECTURAL REVEALS.

3. BONDING AGENT: WHERE BONDING AGENT IS SPECIFICALLY CALLED OUT ON THE STRUCTURAL DRAWINGS, USE "WELD CRETE" BY LARSON PRODUCTS CORPORATION OR PRE-APPROVED EQUAL. FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS.

### EMBEDDED ITEMS

EMBEDDED CONDUIT IS NOT PERMITTED IN SLAB EXCEPT WHERE SPECIFICALLY SHOWN. IT SHALL BE PLACED AND REINFORCED PER THE TYPICAL CONCRETE DETAILS. NO ALUMINUM ITEMS SHALL BE EMBEDDED IN ANY CONCRETE. ALL EMBED PLATES SHALL BE SECURELY FASTENED IN PLACE.

### CONCRETE CURING AND SEALING

CURING PROCEDURES SHALL COMMENCE IMMEDIATELY AFTER FINISHING CONCRETE TO MAINTAIN CONCRETE IN A MOIST CONDITION. VERIFY CURING AND/OR SEALING PRODUCTS ARE COMPATIBLE WITH FLOOR COVERINGS SHOWN ON THE ARCHITECTURAL DRAWINGS. FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS.

ITEM	CURING METHOD
LL SLABS ON GRADE	2,3, & 5
ASEMENT WALLS	4
LEVATED SLABS NOT EXPOSED TO EARTH OR WEATHER	2,3, & 5
LL OTHER CONCRETE	NONE
ONCRETE CURING NOTES:	

1. PROVIDE PRE-APPROVED MOIST CURE METHOD FOR A MINIMUM OF 7 DAYS.

2. WHEN THE ESTIMATED EVAPORATION RATE IS GREATER THAN 0.2 PSF/HOUR, PROVIDE A SPRAY APPLIED EVAPORATION RETARDER IMMEDIATELY AFTER CONCRETE PLACEMENT. THE EVAPORATION RATE MAY BE CALCULATED PER ACI 305 FIGURE 2.1.5.

3. APPLY A LIQUID MEMBRANE FORMING CURING COMPOUND PER MANUFACTURER'S RECOMMENDATIONS TO ALL EXPOSED SURFACES IMMEDIATELY AFTER FINAL

4. APPLY A LIQUID MEMBRANE FORMING CURING COMPOUND PER MANUFACTURER'S RECOMMENDATIONS TO ALL FORMED SURFACES IMMEDIATELY AFTER FORM REMOVAL. NOT REQUIRED IF FORMWORK REMAINS IN PLACE FOR MORE THAN 7 DAYS.

5. APPLY A SILANE SEALER WITH A MINIMUM SOLIDS CONTENT OF 40% PER MANUFACTURER'S RECOMMENDATIONS.

EQUAL. GROUT SHALL CONFORM TO CRD-C621 AND ASTM C1107 GRADE B WHEN TESTED AT A FLUID CONSISTENCY PER CRD- C611-85 FOR 30 MINUTES. GROUT MAY BE PLACED FROM A 25 SECOND FLOW TO A STIFF PACKING CONSISTENCY. FILL OR PACK ENTIRE SPACE UNDER PLATES OR FLOW TO A STIFF PACKING CONSISTENCY. FILL OR PACK ENTIRE SPACE UNDER PLATES OR SHAPES. NO GROUTING SHALL BE DONE BELOW 40° F.

EPOXY: USE TWO-PART LOW-SAG EPOXY. GROUT MAY CONTAIN QUARTZ SAND AGGREGATE AS PROPORTIONED BY THE MANUFACTURER. USE EQUIPMENT WHICH WILL ACCURATELY MIX AND DISPENSE THE COMPONENTS. HOLE SHALL BE DRY AND CLEANED WITH WIRE BRUSH AND PRESSURIZED AIR JUST PRIOR TO INSTALLING GROUT THE REBAR OR ROD SHALL BE CLEAN AND INSTALLED SLOWLY, AND SHALL BE ROTATED AS IT IS PUSHED INTO THE HOLE. COLD WEATHER GROUTING SHALL BE DONE WITH PROPER GROUT FORMULA. FIRST STAGES OF THE GROUTING OPERATION SHALL BE INSPECTED.

REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60 (GRADE A706 FOR WELDED BARS UNLESS OTHERWISE NOTED, GRADE 40 FOR BEND OUT BARS). DETAIL. FABRICATE AND PLACE PER ACI 315 AND ACI 318. HORIZONTAL BEAM BARS, VERTICAL COLUMN BARS AND VERTICAL SHEAR WALL BARS SHALL MEET THE REQUIREMENTS OF ACI 318 SECTION 21.2.5. REINFORCEMENT SHALL COMPLY WITH ASTM A706 FOR LOW-ALLOY STEEL. BILLET STEEL A615 GRADE 60 REINFORCEMENT MAY BE USED IF THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED STRENGTH BY MORE THAN 18,000 PSI AND THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL YIELD STRENGTH IS NOT LESS THAN 1.25.

WELDED WIRE FABRIC REINFORCEMENT SHALL CONFORM TO ASTM A-1064. LAP ONE FULL MESH ON SIDES AND ENDS.

### REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE

	MINIMUM LAP SPLI	CE LENGTHS ("Ls")	MINIMUM DEVE LENGTHS ("Ld")	MINIMUM EMBEDMENT LENGTH FOR	
BAR SIZE	TOP BARS(1)(2)	OTHER BARS (2)	TOP BARS(1)(2)	OTHER BARS (2)	STANDARD END HOOKS ("Ldh") (3)
#3	1'-7"	1'-4"	1'-3"	1'-0"	0'-9"
#4	2'-1"	1'-7"	1'-7"	1'-3"	1'-0"
#5	2'-8"	2'-1"	2'-1"	1-7"	1'-3"
#6	3'-10"	3'-0"	3'-0"	2'-3"	1'-6"
#7	5'-3"	4'-0"	4'-0"	3'-1"	1'-9"
#8	6'-10"	5'-3"	5'-3"	4'-0"	2'-0"
#9	8'-8"	6'-8"	6'-8"	5'-2"	2'-4"
#10	10'-11"	8'-5"	8'-5"	6'-6"	2'-7"

### SPLICE TABLE NOTES:

1. "TOP BARS" ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST 2. LENGTHS SHALL BE INCREASED BY 50% FOR EPOXY COATED BARS WITH COVER LESS

THAN THREE TIMES THE BAR DIAMETER OR CLEAR SPACING IS LESS THAN SIX TIMES THE 3. LENGTHS MAY BE REDUCED BY 30% WHEN A MINIMUM 2 1/2" COVER IS PROVIDED.

REINFORCING COUPLERS: "CADWELD" OR "LENTON" BY ERICO PRODUCTS, INC., MBT BAR-LOCK, "NO-SLIP" BY FOX-HOWLETT INDUSTRIES, INC., OR PRE-APPROVED EQUAL. COUPLER MUST DEVELOP THE TENSILE STRENGTH OF THE BAR UNO.

PROVIDE CONCRETE COVER OVER REINFORCEMENT AS FOLLOWS, UNLESS NOTED OTHERWISE.

CONCRETE CAST AGAINST EARTH ----- 3" EXPOSED TO WEATHER OR EARTH ----- 2" TIES ON BEAMS AND COLUMNS ----- 1-1/2" WALLS AND SLABS NOT EXPOSED TO WEATHER---- 3/4"

### <u>STRUCTURAL STEEL</u>

**DETAILING, FABRICATION AND ERECTION** 

ALL WORKMANSHIP SHALL CONFORM TO THE CURRENT AISC MANUAL OF STEEL CONSTRUCTION AND AISC 360 CURRENT EDITION.

STEEL MEMBERS ARE EQUALLY SPACED BETWEEN DIMENSION POINTS UNLESS

NOTED OTHERWISE.

ALL FABRICATION SHALL BE PERFORMED BY A FABRICATOR CERTIFIED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ERECTION AIDS AND JOINT PREPARATIONS THAT INCLUDE BUT ARE NOT LIMITED TO, ERECTION ANGLES, LIFT HOLES, AND OTHER AIDES, WELDING PROCEDURES, REQUIRED ROOT OPENINGS, ROOT FACE DIMENSIONS, GROOVE ANGLES, BACKING BARS, WELD EXTENSION TABS, COPES, SURFACE ROUGHNESS VALUES AND TAPERS OF UNEQUAL PARTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLIANCE WITH ALL CURRENT OSHA REQUIREMENTS.

HOLES, COPES, OR OTHER CUTS OR MODIFICATIONS OF THE STRUCTURAL STEEL MEMBERS SHALL NOT BE MADE IN THE FIELD WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.

ALL STRUCTURAL STEEL SURFACES SHALL BE SHOP PAINTED. ALL STEEL EXPOSED TO WEATHER SHALL HAVE TWO COATS OF PAINT. ALL EXPOSED STRUCTURAL STEEL SHALL SATISFY AISC REQUIREMENTS FOR ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) UNLESS WAIVED IN WRITING BY ARCHITECT.

### MATERIAL PROPERTIES

HIGH-STRENGTH BOLTS:

ANCHOR BOLTS (A.B.):

WIDE FLANGE SECTIONS: ASTM A992 ( $F_v = 50 \text{ KSI}$ ) OTHER SHAPES AND PLATES: ASTM A36 (Fv = 36 KSI) STRUCTURAL STEEL PIPES: ASTM A53, GRADE B, TYPE E OR S (F<sub>v</sub> = 35 KSI) STEEL STRUCTURAL TUBING: ASTM A500, GRADE C, (Fy =50 KSI). ASTM A307, GRADE A MACHINE BOLTS (M.B.):

A325-ASTM F1852, A490-ASTM A490

ASTM F1554, GRADE 36, CLASS 2A

### <u>STUDS</u>

STUDS SHALL BE AS SPECIFIED IN AWS D1.1 CLAUSE 7, WITH MATERIAL AS REQUIRED IN CLAUSE 7.2.6. TYPE A (F<sub>y</sub> = 49 ksi, F<sub>u</sub> = 61 ksi) ARE ALLOWED FOR STEEL TO WOOD CONNECTIONS. TYPE B ( $F_V = 51 \text{ ksi}$ ,  $F_U = 65 \text{ ksi}$ ) SHALL BE USED IN ALL OTHER CONNECTIONS AND

ALL STUDS SHALL BE DRAWN ARC WELDED

ARE ACCEPTABLE FOR WOOD CONNECTIONS.

STRUCTURAL STEEL: WELD IN ACCORDANCE WITH "STRUCTURAL WELDING CODE" AWS D-1.1. 70 KSI MINIMUM WELD MATERIAL.

CERTIFICATION: ALL WELDING SHALL BE PERFORMED BY AWS CERTIFIED WELDERS. WELDERS SHALL BE PREQUALIFIED FOR EACH POSITION AND WELD TYPE WHICH THE WELDER WILL BE PERFORMING. IF WELDERS ARE NOT CERTIFIED, CONTRACTOR SHALL PAY FOR ANY INSPECTIONS BY TESTING AGENCY THAT WOULD NOT HAVE BEEN REQUIRED IF SHOP WAS CERTIFIED. WITHOUT CERTIFICATION, ALL WELDS SHALL BE CONSIDERED FIELD WELDS

WELD TABS (ALSO KNOWN AS WELD "EXTENSION" TABS OR "RUN OFF" TABS SHALL BE USED. AFTER THE WELD HAS BEEN COMPLETED THE WELD TABS SHALL BE REMOVED AND THE WELD END GROUND TO A SMOOTH CONTOUR. WELD "DAMS" OR "END DAMS" SHALL NOT BE USED.

THE PROCESS CONSUMABLES FOR ALL WELD FILLER METAL INCLUDING TACK WELDS, ROOT PASS, AND SUBSEQUENT PASSES DEPOSITED IN A JOINT SHALL BE

ALL WELD FILLER METAL AND WELD PROCESS SHALL PROVIDE CHARPY V-NOTCH TOUGHNESS RATING PER LATEST EDITION OF AISC 341.

### FOUNDATION DESIGN CRITERIA

DESIGN SOIL BEARING CAPACITY 1500 PSF ASSUMED FOR DEAD PLUS LONG TERM LIVE LOADS.

ALL FOUNDATION EXCAVATION TO BE CARRIED TO UNDISTURBED NATIVE

MATERIAL OR PLACED IN AN APPROVED ENGINEERING FILL. OVER-EXCAVATION OF SOILS TO BE BACKFILLED WITH CONCRETE.

ETC.) TO BE REPORTED TO ENGINEER, DO NOT PROCEED WITH THE WORK UNTIL ISSUE IS RESOLVED.

UNUSUAL SITE CONDITIONS (LOOSE FILL, SUB-SURFACE WATER, ORGANICS,

BACKFILL AROUND FOOTINGS, BEHIND WALLS, & UNDER SLABS TO BE COMPACTED TO 95% RELATIVE DENSITY IN ACCORDANCE WITH ASTM D 1557 UNO IN THE SPECIFICATIONS OF A GEOTECHNICAL REPORT.

DO NOT BACKFILL AGAINST WALLS UNTIL CONCRETE OR MASONRY HAS

REACHED ITS FULL 28 DAY DESIGN STRENGTH, SUPPORTING STRUCTURE

(FLOORS) ARE CONSTRUCTED, AND FOR 7 DAYS MIN. THE BOTTOM OF ALL EXTERIOR BEARING WALL FOOTINGS SHALL BE A MIN. OF 24" BELOW FINISH GRADE.

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STRUCTURAL ENGINEERING

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APN 026-202-006 33838 HAWKWEED WAY **AMADOR COUNTY** KIRKWOOD, CA 95646

20-356

15 JANUARY 2021

**REVISIONS:** 

JOB NO.:

PERMIT SET

**SPECIFICATIONS** 

(E) DECK FRAMING, NO CHANGE -

24' - 0"

(B)

ATTACH STRINGER TO

POST W/ (2) 3/4" DIAM.

THROUGH BOLTS

CB88 \S-410/

 $(\mathsf{D})$ 

3' - 0 3/4"

48x48

48x48

25' - 0"

42x42

10' - 8 3/4"

8x8

CB88 \_\_\_\_

(110)

\S-410/

11' - 2 1/2"

FOUNDATION PLAN 1/4" = 1'-0"

**FLOOR FRAMING NOTES** 

1) FLOOR SHEATHING TO BE 3/4" T&G APA RATED STURD-I FLR GLUE AND NAIL W/ 10d (0.148 SHANK DIAMETER) at 6" O.C. BOUNDARY & EDGES AND 10" O.C. FIELD (UNO). SEE DIAPHRAGM NAILING DETAIL ON S-430 FOR MORE INFO.

2) SEE SHEARWALL AND DIAPHRAGM PLANS SHEET S-300 FOR ADDITIONAL DIAPHRAGM AND STRAPPING REQUIREMENTS.

3) ALL BEARING/PERIMETER WALLS - UPPER TOP PLATES TO BE SPLICED 48" MINIMUM AWAY FROM LOWER TOP PLATE SPLICES W/ (12) 16d AT LAP PROVIDE MST37 AT ANY PLATE DISCONTINUITIES (UNO).

4) SEE ADDITIONAL REQUIREMENTS IN STRUCTURAL SPECIFICATIONS SHEET S-001.

5) SEE SHEET S-430 FOR SHEARWALL NOTES, SCHEDULES, &

### **FOUNDATION NOTES**

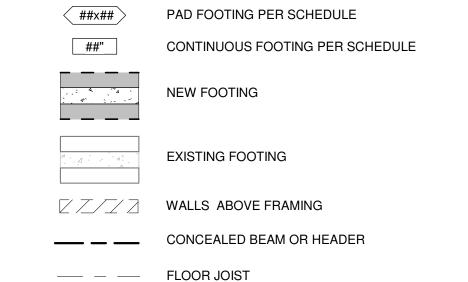
1) SEE TYP NOTES AND DETAILS ON SHEET S-001 FOR ADDITIONAL INFORMATION.

2) SECURE ALL HOLDOWN ANCHORS WITHIN FORMWORK PRIOR TO POUR. 3) BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

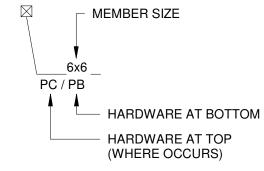
4) WIDEN/EXTEND FOOTINGS AS REQUIRED TO PROVIDE SUPPORT FOR ANY VENEER SHOWN ON ARCHITECTURAL DRAWINGS.

5) INSTALL ALL HOLDOWN ANCHORS PER MANUFACTURER SPECS & EDGE DISTANCE REQUIREMENTS.

### **FOUNDATION & FLOOR FRAMING LEGEND**



### **POST, TRIMMER OR COLUMN**



### **ANCHOR BOLT SCHEDULE**

ė.		
SYMBOL	ANCHOR SIZE AND SPACING	3x MUDSILL RE
48">	5/8" x 12" J BOLTS at 48" O.C.	NO
32">	5/8" x 12" J BOLTS at 32" O.C.	NO
24">	5/8" x 12" J BOLTS at 24" O.C.	NO
16">	5/8" x 12" J BOLTS at 16" O.C.	YES
(12")	5/8" x 12" J BOLTS at 12" O.C.	YES

1) PROVIDE ANCHORS AT 48" O.C. UNDER ALL WINDOWS UNO

2) ANCHOR BOLT SPACING SPECIFIED IS AT SHEARWALLS ONLY. AT OTHER LOCATIONS PROVIDE ANCHOR BOLTS AT 48" O.C. TYP UNO.

3) ANCHORS SHALL HAVE 7" EMBEDMENT AND AMPLE THREADS TO ACCOMMODATE A 3X PLATE. WHERE STEMWALL CURB CONDITIONS OCCUR, EMBEDMENT SHALL BE MEASURED FROM THE TOP OF THE FULL WIDTH STEMWALL. EMBEDMENT IN THE CURB PORTION SHALL NOT COUNT TOWARD TOTAL EMBEDMENT.

4) ANCHOR BOLTS SHALL HAVE A MINIMUM .229"x3"x3" WASHER OR APPROVED EQUAL. THE PLATE WASHER SHALL EXTEND WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) WITH

5) ALL SILL PLATES TO BE BORATE PRESSURE TREATED

### HOLDOWN HARDWARE SCHEDULE

HOLDOWN	ANCHOR	ALT. EMBED	EMBED INTO FTG
HDU2	SB 5/8x24	5/8" ROD 18" EMBED	N.A.
HDU4	SB 5/8x24	5/8" ROD 18" EMBED	N.A.
HDU5	SB 5/8x24	5/8" ROD 18" EMBED	N.A.
HDU8	SB 7/8x24	7/8" ROD 18" EMBED	N.A.
HDU11	N.A.	N.A.	1" ROD 18" EMBED
HDU14	N.A.	N.A.	1" ROD 18" EMBED
HD19	N.A.	N.A.	1 1/4" ROD 18" EME

1) THE ROD IS TO BE A307 ALL-THREAD WITH DOUBLE NUT ÁND 3/8x2-1/2x2 1/2 PLATE WASHER (1/2x3x3 AT HD19). SIMPSON PAB8 AND PAB10 CAN BE SUBSTITUTED.

2) REFERENCE TO HEAVY DUTY HOLDOWN DETAIL FOR HDU11 HOLDOWNS AND LARGER.

### **CONT. FOOTING SCHEDULE**

• • • • • • • • • • • • • • • • • • • •			·	
TYPE	WIDTH	THICKNESS	LINEAL FEET	REBAR
(E) 18"	18"	0' - 10"	160' - 6 3/4"	
24"	24"	0' - 10"	90' - 0"	(3) #4 CONT

### PAD FOOTING SCHEDULE

	7.5 1 00 1						
TYPE	W	L	THICKNESS	REBAR	COUNT		
18x18	18"	18"	10"	(3) #3 EW	1		
36x36	36"	36"	12"	(4) #4 EW	1		
42x42	42"	42"	15"	(4) #5 EW	4		
42x42 D	42"	42"	24"	(4) #5 EW T&B	3		
48x48	48"	48"	15"	(4) #5 EW	2		
72x72	72"	72"	18"	(6) #5 EW	1		
78x78	78"	78"	24"	(7) #5 EW	1		



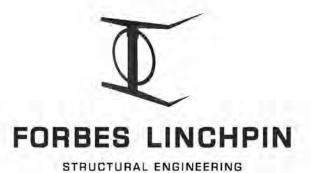
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## ROPER RESIDENCE

APN 026-202-006 33838 HAWKWEED WAY AMADOR COUNTY KIRKWOOD, CA 95646

JOB NO.:	20-356
DATE:	15 JANUARY 2021
REVISIONS:	

PERMIT SET

FOUNDATION PLAN

 $(\mathsf{D})$ 

UPPER FLOOR FRAMING
PLAN
1/4" = 1'-0"

FLOOR FRAMING NOTES

1) FLOOR SHEATHING TO BE 3/4" T&G APA RATED STURD-I FLR GLUE AND NAIL W/ 10d (0.148 SHANK DIAMETER) at 6" O.C. BOUNDARY & EDGES AND 10" O.C. FIELD (UNO). SEE DIAPHRAGM NAILING DETAIL ON S-430 FOR MORE INFO.

2) SEE SHEARWALL AND DIAPHRAGM PLANS SHEET S-300 FOR ADDITIONAL DIAPHRAGM AND STRAPPING REQUIREMENTS.

3) ALL BEARING/PERIMETER WALLS - UPPER TOP PLATES TO BE SPLICED 48" MINIMUM AWAY FROM LOWER TOP PLATE SPLICES W/ (12) 16d AT LAP PROVIDE MST37 AT ANY PLATE DISCONTINUITIES

4) SEE ADDITIONAL REQUIREMENTS IN STRUCTURAL SPECIFICATIONS SHEET S-001.

5) SEE SHEET S-430 FOR SHEARWALL NOTES, SCHEDULES, & DETAILS

6) PROVIDE SINGLE TRIMMERS AT ALL HEADERS MIN. UNO ON PLAN.

### **FRAMING LEGEND**

ÚNO ON PLAN.

WALLS ABOVE FRAMING

EXPOSED BEAM OR RAFTER

CONCEALED BEAM OR HEADER

WALLS BELOW FRAMING

— — FLOOR JOIST

POST , TRIMMER OR COLUMN

MEMBER SIZE

MEMBER TYPE: T - TRIMMER

K - KINGSTUD

P - POST

CC / 
ADDITIONAL HARDWARE AT BOTTOM
WHERE OCCURS (AT BCO ATTACH TO SILL)

☑ DISCONTINUOUS POST ABV☑ POST BELOW FRAMING

 $(\mathsf{B})$ 

HARDWARE AT TOP

WALL STUD SCHEDULEH=HEIGHTTYPESPACINGH<12 FT</td>2x6 DF16" O.C.

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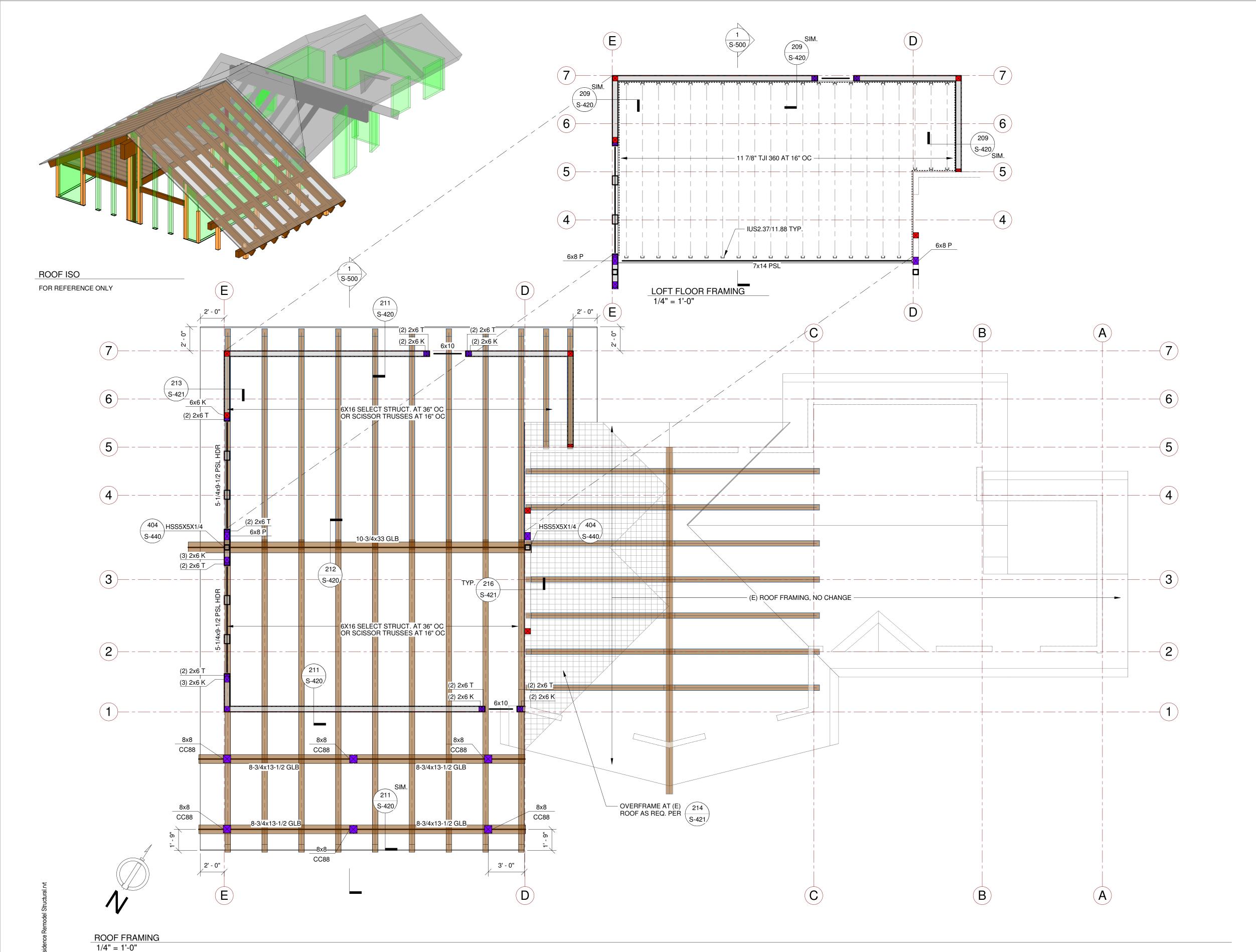
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FLOOR FRAMING PLAN

S-200

1/19/2012/10 BIM 360://Bonar Besidense/20.356 B



### FLOOR FRAMING NOTES

1) FLOOR SHEATHING TO BE 3/4" T&G APA RATED STURD-I FLR GLUE AND NAIL W/ 10d (0.148 SHANK DIAMETER) at 6" O.C. BOUNDARY & EDGES AND 10" O.C. FIELD (UNO). SEE DIAPHRAGM NAILING DETAIL ON S-430 FOR MORE INFO.

2) SEE SHEARWALL AND DIAPHRAGM PLANS SHEET S-300 FOR ADDITIONAL DIAPHRAGM AND STRAPPING REQUIREMENTS.

3) ALL BEARING/PERIMETER WALLS - UPPER TOP PLATES TO BE SPLICED 48" MINIMUM AWAY FROM LOWER TOP PLATE SPLICES W/ (12) 16d AT LAP PROVIDE MST37 AT ANY PLATE DISCONTINUITIES (UNO).

4) SEE ADDITIONAL REQUIREMENTS IN STRUCTURAL SPECIFICATIONS SHEET S-001.

5) SEE SHEET S-430 FOR SHEARWALL NOTES, SCHEDULES, & DETAILS.

6) PROVIDE SINGLE TRIMMERS AT ALL HEADERS MIN. UNO ON PLAN.
7) PROVIDE KINGSTUDS PER TYPICAL HEADER/KINGSTUD DETAIL 202

#### **ROOF FRAMING NOTES**

UNO ON PLAN.

1) ROOF SHEATHING TO BE 5/8" APA RATED 40/20 W/ 10d (0.148 SHANK DIAMETER) at 6" O.C. BOUNDARY & EDGES AND 12" O.C. FIELD (UNO). PROVIDE 4" O.C. NAILING INTO ALL BLOCKING, OUTRIGGERS AND GABLE TRUSSES. SEE DIAPHRAGM NAILING DETAIL ON S-430 FOR MORE INFO.

2) SEE SHEARWALL AND DIAPHRAGM PLANS SHEET S-300 FOR ADDITIONAL DIAPHRAGM AND STRAPPING REQUIREMENTS.

3) ALL BEARING/PERIMETER WALLS - UPPER TOP PLATES TO BE SPLICED 48" MINIMUM AWAY FROM LOWER TOP PLATE SPLICES W/ (12) 16d AT LAP PROVIDE MST37 AT ANY PLATE DISCONTINUITIES (UNO).

4) SEE ADDITIONAL REQUIREMENTS IN STRUCTURAL SPECIFICATIONS SHEET S-001.

5) SEE SHEET S-430 FOR SHEARWALL NOTES, SCHEDULES, & DETAILS.

6) ROOF SHEATHING: IN ADDITION TO THE NAILING REQUIREMENTS IN THE WOOD FRAMING SECTION ON SHEET S-001, AND THE SHEAR PLAN, PROVIDE 4" O.C. EDGE NAILING & 6" O.C. FIELD NAILING WHEN WITHIN 5' OF GABLE FASCIA LINES, AND PROVIDE 6" O.C. FIELD NAILING WHEN WITHIN 4' OF RIDGES OR EAVES.

7) PROVIDE MIN. OF ONE STUD UNDER EVERY TRUSS OR RAFTER.

8) PROVIDE SINGLE TRIMMERS AT ALL HEADERS MIN. UNO ON

9) PROVIDE KINGSTUDS PER TYPICAL HEADER/KINGSTUD DETAIL

#### **FRAMING LEGEND**

WALLS BELOW FRAMING

WALLS ABOVE FRAMING

EXPOSED BEAM OR RAFTER

CONCEALED BEAM OR HEADER

FLOOR JOIST

RAFTER

### POST, TRIMMER OR COLUMN

MEMBER SIZE

MEMBER TYPE: T - TRIMMER

K - KINGSTUD

6x6 T/K/P P - POST

CC / 
ADDITIONAL HARDWARE AT BOTTOM
WHERE OCCURS(AT BCO ATTACH TO SILL)

HARDWARE AT TOP

■ POST BELOW FRAMING

☐ DISCONTINUOUS POST ABV FRAMING

WALL STUD SCHEDULE						
H=HEIGHT	TYPE	SPACING				
H<12 FT	2x6 DF	16" O.C.				
12FT>H<17FT	1-1/2x5-1/2 LSL	16" O.C.				



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JOB NO.: 20-356

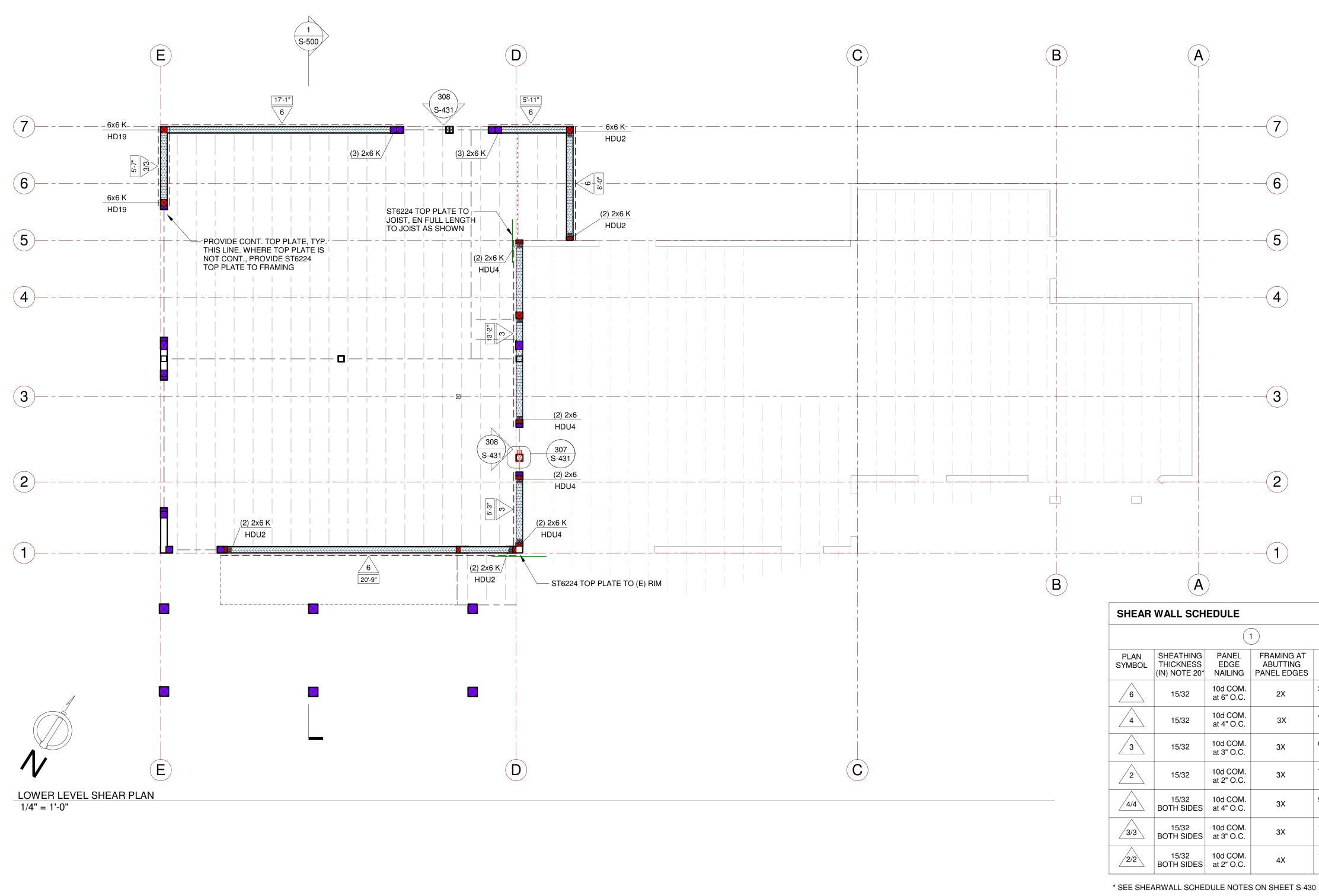
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ROOF FRAMING PLAN





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# ROPER RESIDENCE

### HOLDOWN HARDWARE SCHEDULE

HOLDOWN	ANCHOR	ALT. EMBED	EMBED INTO FTG
HDU2	SB 5/8x24	5/8" ROD 18" EMBED	N.A.
HDU4	SB 5/8x24	5/8" ROD 18" EMBED	N.A.
HDU5	SB 5/8x24	5/8" ROD 18" EMBED	N.A.
HDU8	SB 7/8x24	7/8" ROD 18" EMBED	N.A.
HDU11	N.A.	N.A.	1" ROD 18" EMBED
HDU14	N.A.	N.A.	1" ROD 18" EMBED
HD19	N.A.	N.A.	1 1/4" ROD 18" EMBEI

1) THE ROD IS TO BE A307 ALL-THREAD WITH DOUBLE NUT AND 3/8x2-1/2x2 1/2 PLATE WASHER (1/2x3x3 AT HD19). SIMPSON PAB8 AND PAB10 CAN BE SUBSTITUTED.

2) REFERENCE TO HEAVY DUTY HOLDOWN DETAIL FOR HDU11 HOLDOWNS AND LARGER.

SHEAR WALL SCHEDULE									
			1		2	3	4	5	6
PLAN SYMBOL	SHEATHING THICKNESS (IN) NOTE 20*	PANEL EDGE NAILING	FRAMING AT ABUTTING PANEL EDGES	ALLOWABLE SHEAR (PLF)	SILL PLATE AGAINST CONC. OR MASONRY	SOLE PLATE ON SUBFLOOR FRAMING	SOLE PLATE NAILING	FRAMING CLIPS, TYPE PER DETAIL	ANCHOR BOLTS, TYPE PER DETAIL
6	15/32	10d COM. at 6" O.C.	2X	310 (SEISMIC) 435 (WIND)	2X	2X	16d at 6" O.C.	at 16" O.C. NOTE 15 & 17*	at 48" O.C.
4	15/32	10d COM. at 4" O.C.	3X	460 (SEISMIC) 645 (WIND)	2X	2X	16d at 4" O.C. NOTE 16*	at 12" O.C. NOTE 15 & 17*	at 32" O.C.
3	15/32	10d COM. at 3" O.C.	ЗХ	600 (SEISMIC) 840 (WIND)	2X	2X	16d at 3" O.C. NOTE 16*	at 8" O.C. NOTE 15 & 17*	at 24" O.C.
2	15/32	10d COM. at 2" O.C.	3X	770 (SEISMIC) 1077 (WIND)	3X	3X NOTE 16	0.22" x 6" SDWS @ 6" O.C. NOTE 16*	at 8" O.C. NOTE 15 & 17*	at 24" O.C.
4/4	15/32 BOTH SIDES	10d COM. at 4" O.C.	3X	920 (SEISMIC) 1290 (WIND)	3X	3X	(2) ROWS 0.22" x 6" SDWS @ 10" O.C.	at 12" O.C.	at 16" O.C.
3/3	15/32 BOTH SIDES	10d COM. at 3" O.C.	3X	1200 (SEISMIC) 1680 (WIND)	3X	3X	(2) ROWS 0.22" x 6" SDWS @ 8" O.C.	at 8" O.C.	at 16" O.C.
2/2	15/32 BOTH SIDES	10d COM. at 2" O.C.	4X	1540 (SEISMIC) 2155 (WIND)	зх	3X	(2) ROWS 0.22" x 6" SDWS @ 6" O.C.	at 8" O.C.	at 12" O.C.

### **PLAN LEGEND**

₩₫////— SHEARWALL - WALL TYPE, SEE SHEARWALL SCHEDULE SHEARWALL LENGTH STRUCTURAL WALL SHEATHING HOLDOWN & K.STUD REQUIREMENT



### SHEAR PLAN NOTES

1) SEE SHEET S-430 FOR SHEARWALL NOTES, SCHEDULES, & DETAILS. 2) SEE SHEET S-001 FOR SPECIFICATIONS AND GENERAL NOTES.

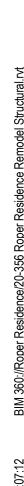
3) SEE ROOF AND FLOOR FRAMING PLANS FOR ROOF AND FLOOR SHEATHING REQUIREMENTS.

4) HATCHED AREAS PER LEGEND INDICATE BLOCKED DIAPHRAGMS; AT THESE AREAS, PROVIDE 10d AT 2" O.C. BOUNDARY NAILING / 2" O.C. EDGE NAILING AT ALL PANELS. 5) EDGE NAIL TO ALL MEMBERS INDICATED COLLECTORS OR WHERE NOTED PER PLAN 6) PROVIDE 10d AND 6" O.C. BOUNDARY NAILING / 6" O.C. EDGE NAILING / 10" O.C. FIELD NAILING, U.N.O. APN 026-202-006 33838 HAWKWEED WAY AMADOR COUNTY KIRKWOOD, CA 95646

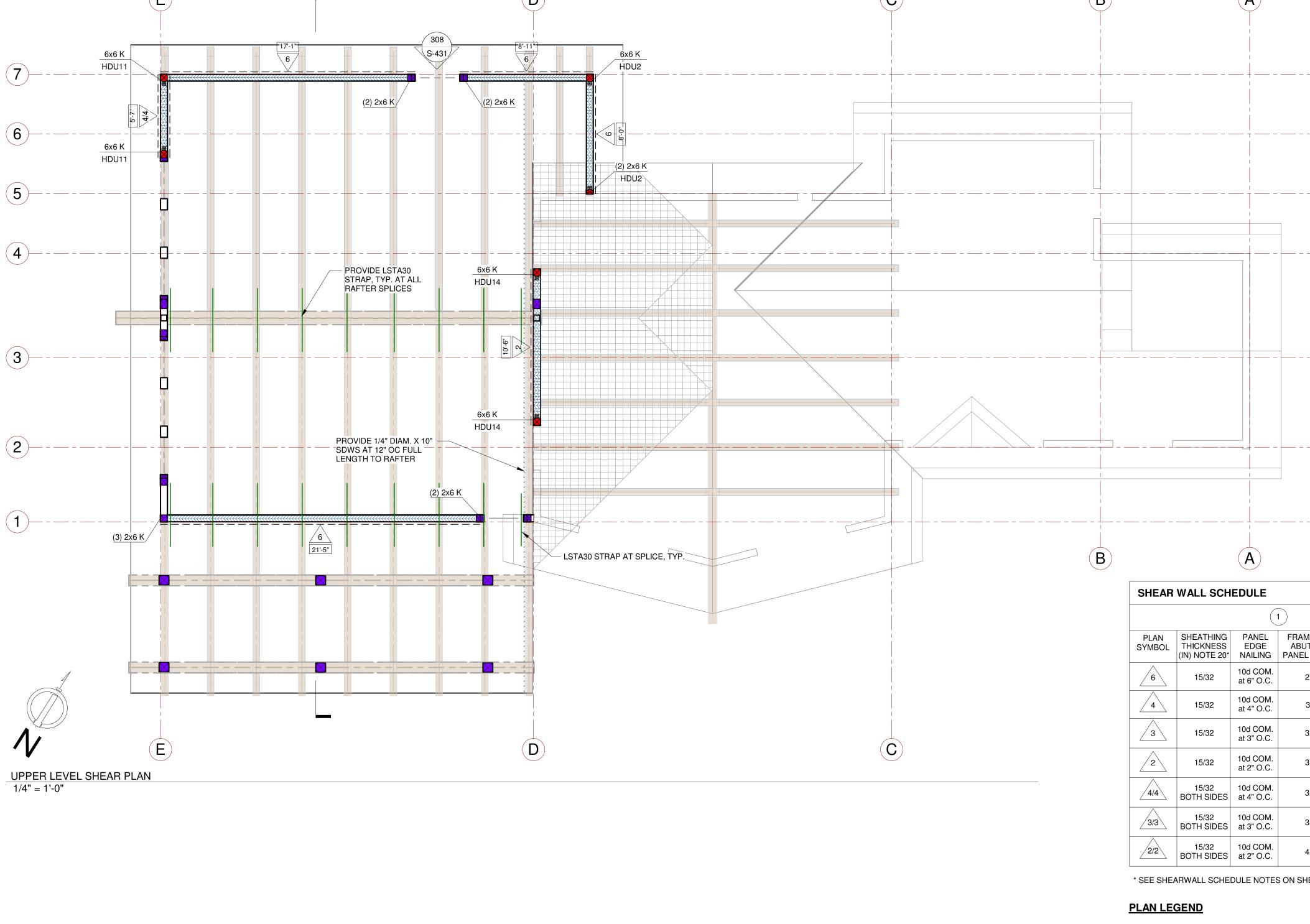
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LOWER LEVEL SHEAR PLAN







HOLDOWN HARDWARE SCHEDULE									
HOLDOWN	ANCHOR	ALT. EMBED	EMBED INTO FTG						
HDU2	SB 5/8x24	5/8" ROD 18" EMBED	N.A.						
HDU4	SB 5/8x24	5/8" ROD 18" EMBED	N.A.						
HDU5	SB 5/8x24	5/8" ROD 18" EMBED	N.A.						
HDU8	SB 7/8x24	7/8" ROD 18" EMBED	N.A.						
HDU11	N.A.	N.A.	1" ROD 18" EMBED						
HDU14	N.A.	N.A.	1" ROD 18" EMBED						
HD19	N.A.	N.A.	1 1/4" ROD 18" EMBE						

1) THE ROD IS TO BE A307 ALL-THREAD WITH DOUBLE NUT AND 3/8x2-1/2x2 1/2 PLATE WASHER (1/2x3x3 AT HD19). SIMPSON PAB8 AND PAB10 CAN BE SUBSTITUTED.

2) REFERENCE TO HEAVY DUTY HOLDOWN DETAIL FOR HDU11 HOLDOWNS AND LARGER.

SHEAR WALL SCHEDULE									
			1		2	3	4	5	6
PLAN SYMBOL	SHEATHING THICKNESS (IN) NOTE 20*	PANEL EDGE NAILING	FRAMING AT ABUTTING PANEL EDGES	ALLOWABLE SHEAR (PLF)	SILL PLATE AGAINST CONC. OR MASONRY	SOLE PLATE ON SUBFLOOR FRAMING	SOLE PLATE NAILING	FRAMING CLIPS, TYPE PER DETAIL	ANCHOR BOLTS, TYPE PER DETAIL
6	15/32	10d COM. at 6" O.C.	2X	310 (SEISMIC) 435 (WIND)	2X	2X	16d at 6" O.C.	at 16" O.C. NOTE 15 & 17*	at 48" O.C.
4	15/32	10d COM. at 4" O.C.	зх	460 (SEISMIC) 645 (WIND)	2X	2X	16d at 4" O.C. NOTE 16*	at 12" O.C. NOTE 15 & 17*	at 32" O.C.
3	15/32	10d COM. at 3" O.C.	зх	600 (SEISMIC) 840 (WIND)	2X	2X	16d at 3" O.C. NOTE 16*	at 8" O.C. NOTE 15 & 17*	at 24" O.C.
2	15/32	10d COM. at 2" O.C.	3X	770 (SEISMIC) 1077 (WIND)	зх	3X NOTE 16	0.22" x 6" SDWS @ 6" O.C. NOTE 16*	at 8" O.C. NOTE 15 & 17*	at 24" O.C.
4/4	15/32 BOTH SIDES	10d COM. at 4" O.C.	3X	920 (SEISMIC) 1290 (WIND)	3X	3X	(2) ROWS 0.22" x 6" SDWS @ 10" O.C.	at 12" O.C.	at 16" O.C.
3/3	15/32 BOTH SIDES	10d COM. at 3" O.C.	3X	1200 (SEISMIC) 1680 (WIND)	3X	3X	(2) ROWS 0.22" x 6" SDWS @ 8" O.C.	at 8" O.C.	at 16" O.C.
2/2	15/32 BOTH SIDES	10d COM. at 2" O.C.	4X	1540 (SEISMIC) 2155 (WIND)	зх	3X	(2) ROWS 0.22" x 6" SDWS @ 6" O.C.	at 8" O.C.	at 12" O.C.

\* SEE SHEARWALL SCHEDULE NOTES ON SHEET S-430

e /	<u> </u>	SHEARWALL
1	x	WALL TYPE, SEE SHEARWALL SCHEDULE
	X.XX'	SHEARWALL LENGTH
U2		STRUCTURAL WALL SHEATHING
HD -	-	HOLDOWN & K.STUD REQUIREMENT



#### **SHEAR PLAN NOTES**

1) SEE SHEET S-430 FOR SHEARWALL NOTES, SCHEDULES, & DETAILS.

2) SEE SHEET S-001 FOR SPECIFICATIONS AND GENERAL NOTES.

3) SEE ROOF AND FLOOR FRAMING PLANS FOR ROOF AND FLOOR SHEATHING

REQUIREMENTS.

4) HATCHED AREAS PER LEGEND INDICATE BLOCKED DIAPHRAGMS; AT THESE AREAS, PROVIDE 10d AT 2" O.C. BOUNDARY NAILING / 2" O.C. EDGE NAILING AT ALL PANELS. 5) EDGE NAIL TO ALL MEMBERS INDICATED COLLECTORS OR WHERE NOTED PER PLAN

6) PROVIDE 10d AND 6" O.C. BOUNDARY NAILING / 6" O.C. EDGE NAILING / 10" O.C. FIELD NAILING, U.N.O.

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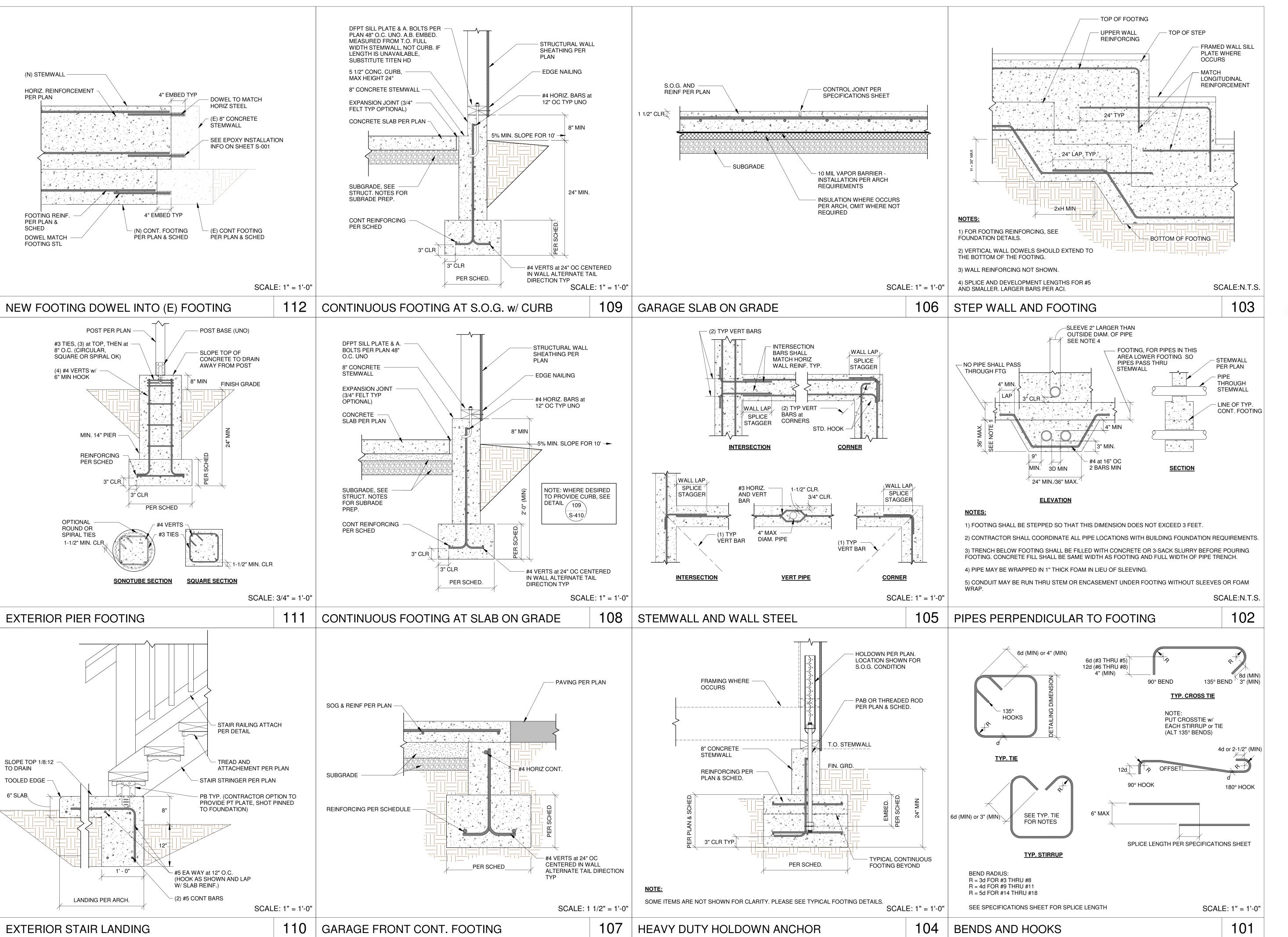
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UPPER LEVEL SHEAR PLAN





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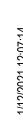
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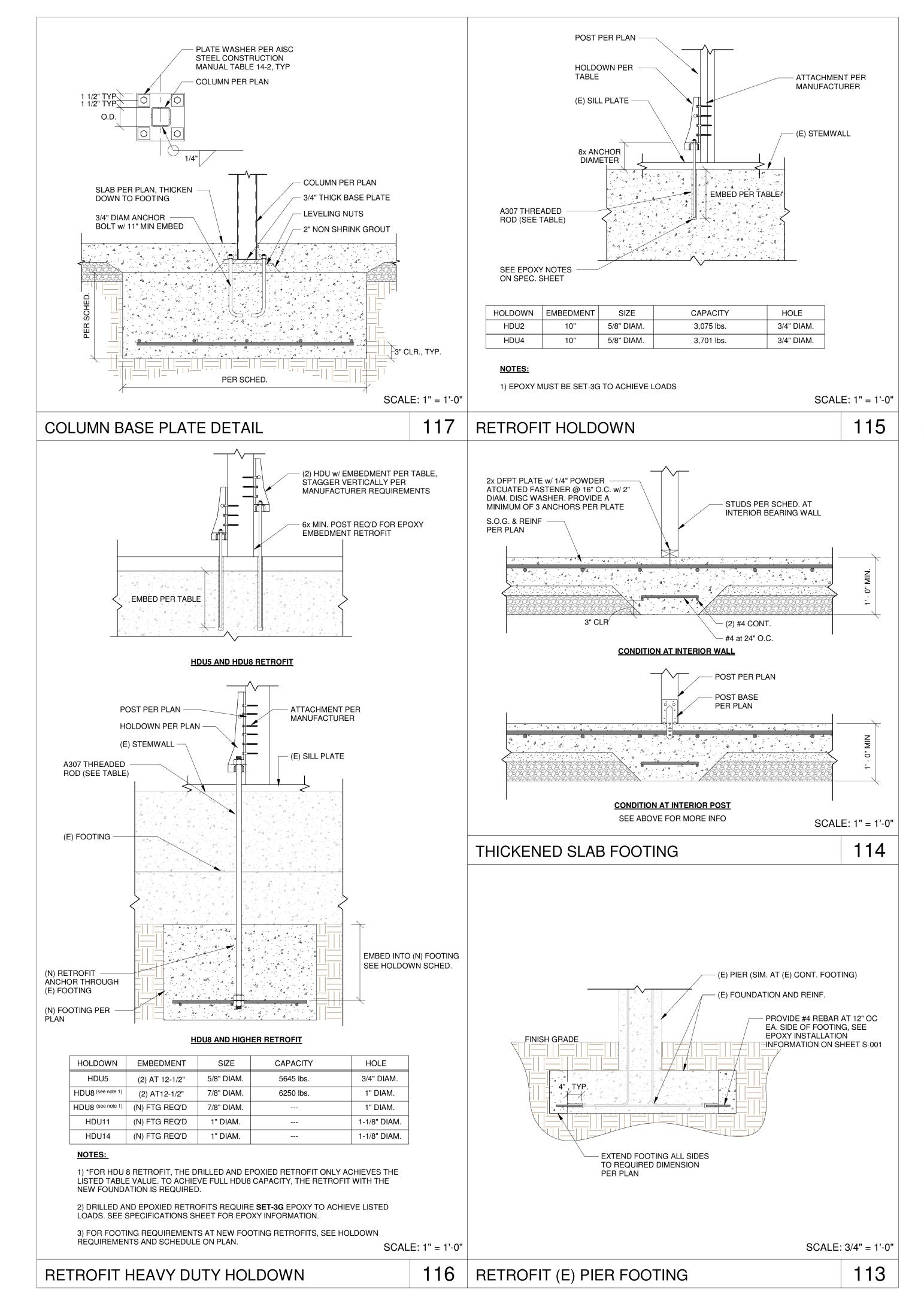
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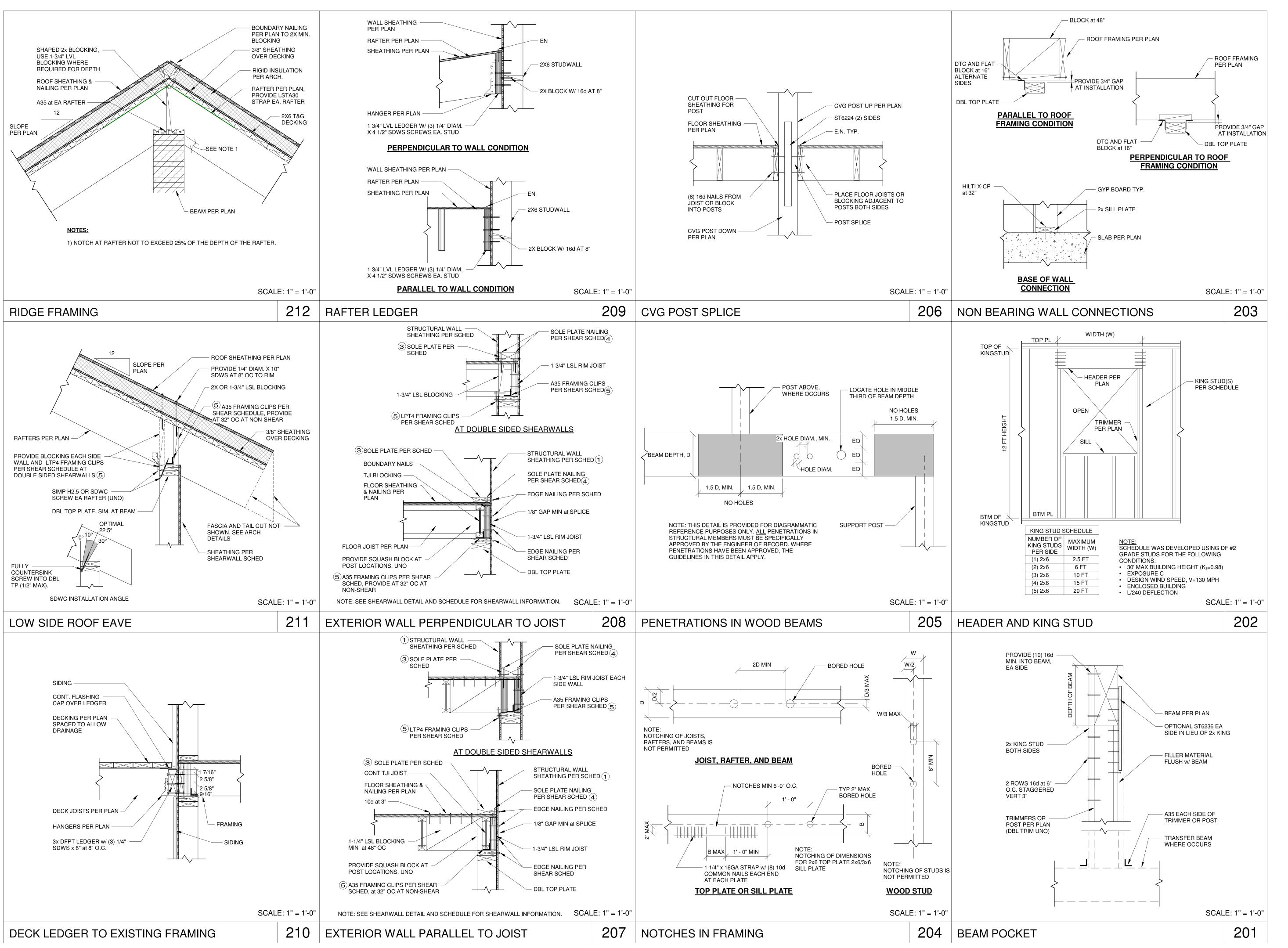
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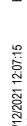
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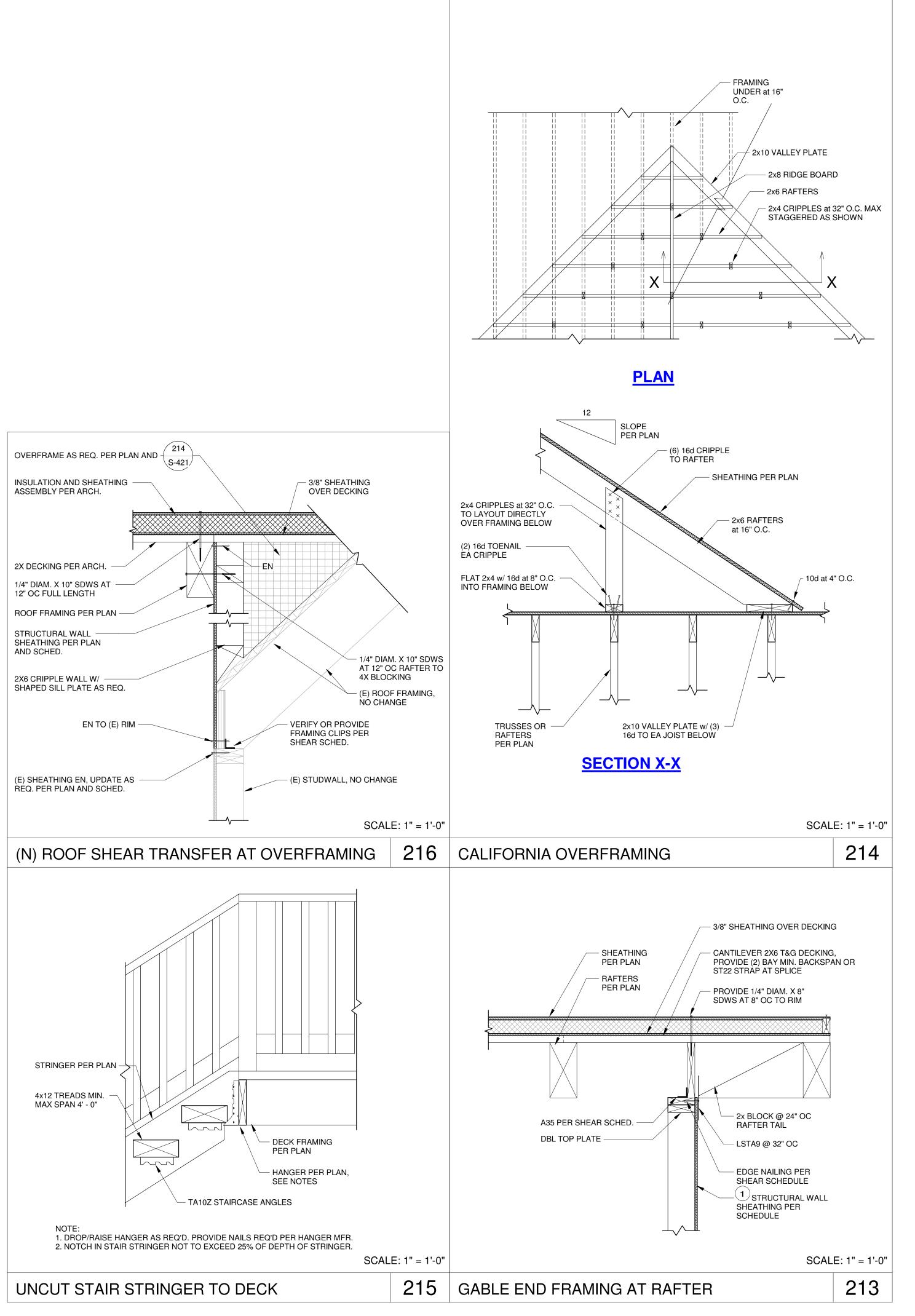
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FRAMING DETAILS





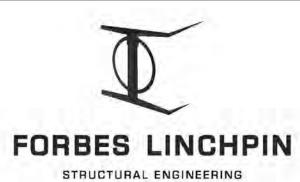




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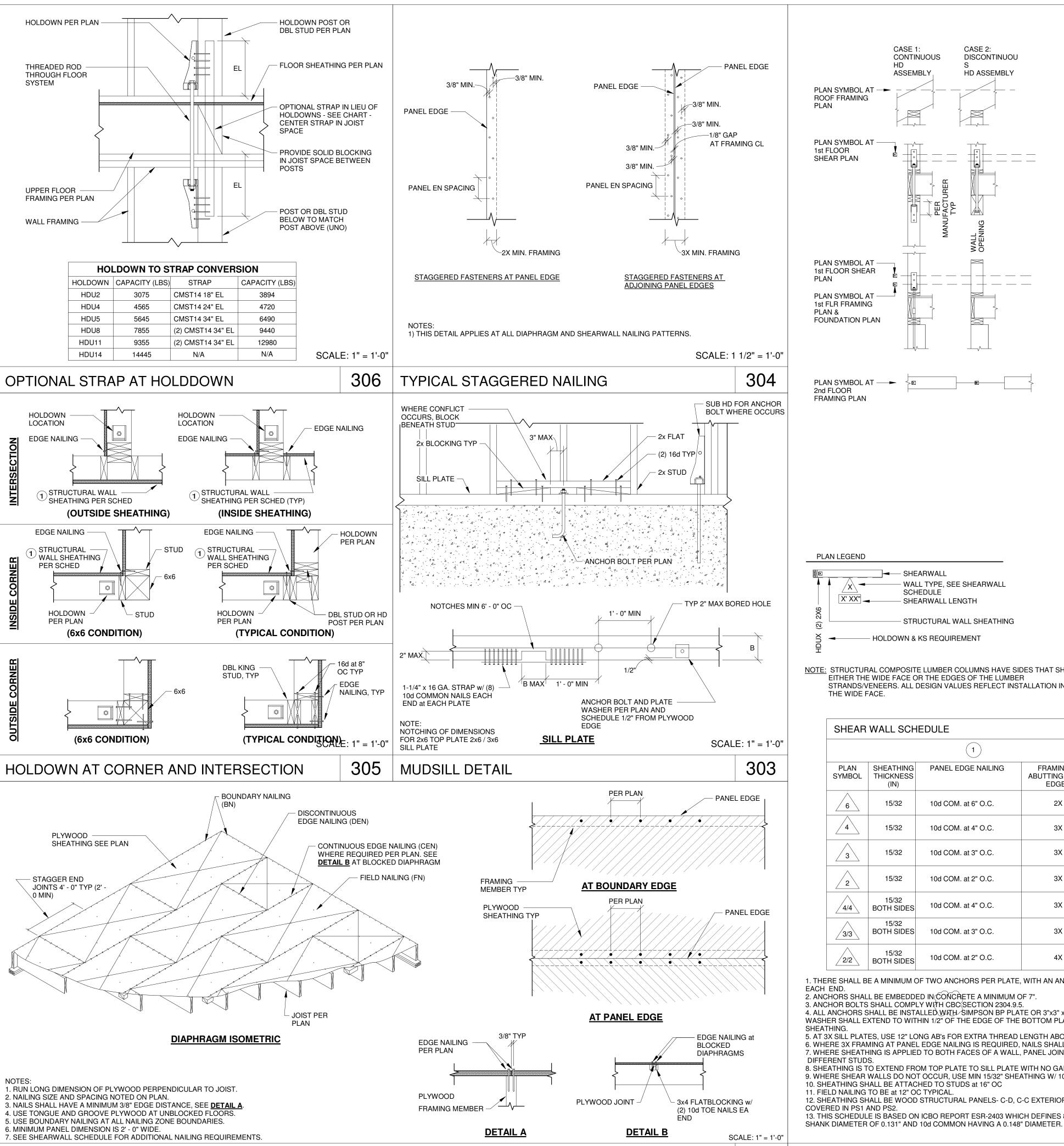
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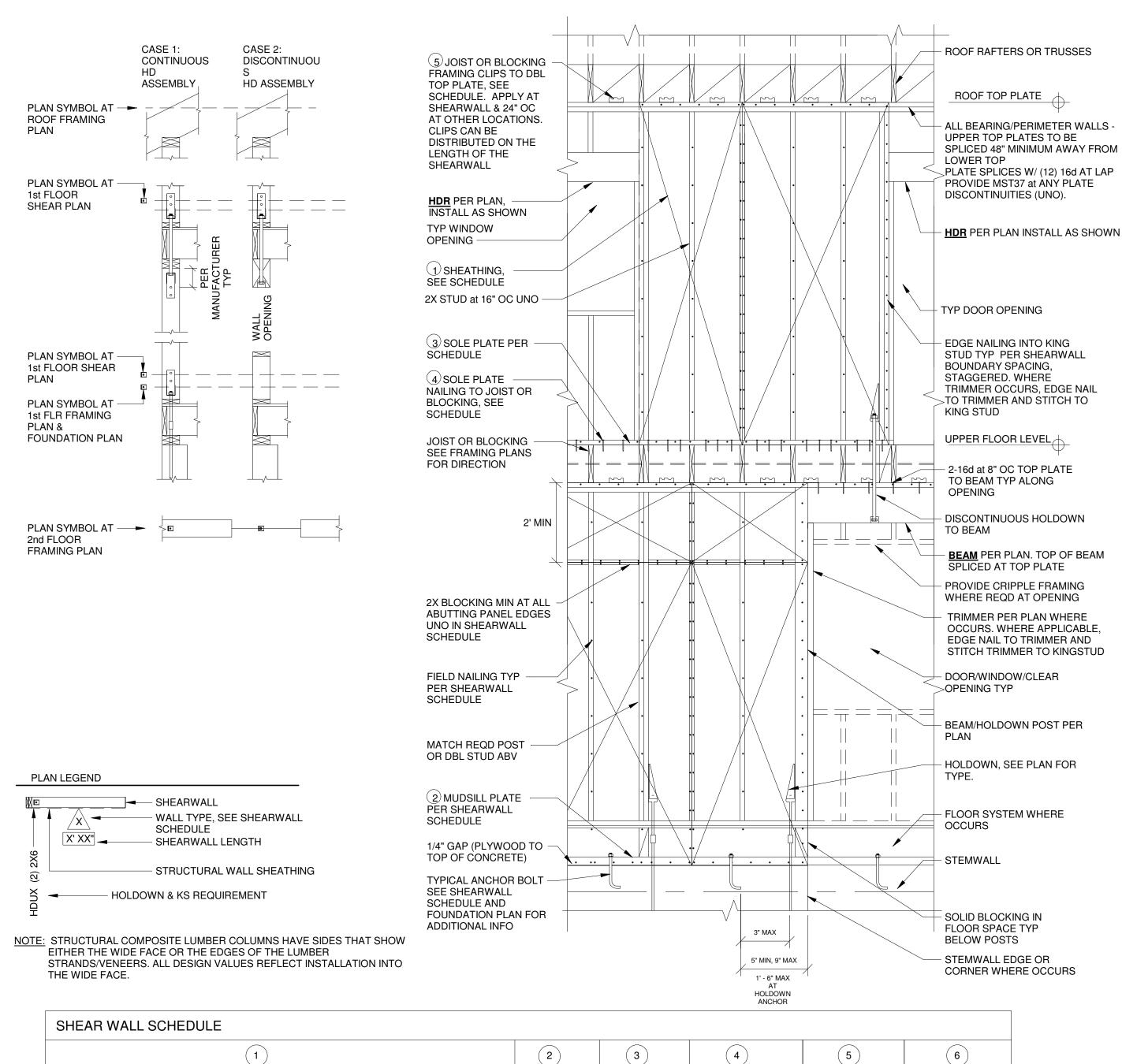
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FRAMING DETAILS, CONT.





		1			2	3	4	5	6
PLAN SYMBOL	SHEATHING THICKNESS (IN)	PANEL EDGE NAILING	FRAMING AT ABUTTING PANEL EDGES	ALLOWABLE SHEAR (PLF)	SILL PLATE AGAINST CONC. OR MASONRY	SOLE PLATE ON SUBFLOOR FRAMING	SOLE PLATE NAILING	FRAMING CLIPS, TYPE PER DETAIL	ANCHOR BOLTS, TYPE PER DETAIL
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4	15/32	10d COM. at 4" O.C.	3X	460 (SEISMIC) 645 (WIND)	2X	2X	16d at 4" O.C. NOTE 16	at 12" O.C. NOTE 15 &17	at 32" O.C.
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4/4	15/32 BOTH SIDES	10d COM. at 4" O.C.	3X	920 (SEISMIC) 1290 (WIND)	3X	3X	(2) ROWS 0.22" x 6" SDWS @ 10" O.C.	at 12" O.C.	at 16" O.C.
3/3	15/32 BOTH SIDES	10d COM. at 3" O.C.	3X	1200 (SEISMIC) 1680 (WIND)	3X	3X	(2) ROWS 0.22" x 6" SDWS @ 8" O.C.	at 8" O.C.	at 16" O.C.
2/2	15/32 BOTH SIDES	10d COM. at 2" O.C.	4X	1540 (SEISMIC) 2155 (WIND)	зх	зх	(2) ROWS 0.22" x 6" SDWS @ 6" O.C.	at 8" O.C.	at 12" O.C.

1. THERE SHALL BE A MINIMUM OF TWO ANCHORS PER PLATE, WITH AN ANCHOR LOCATED WITHIN 12" OF EACH END.

- 2. ANCHORS SHALL BE EMBEDDED IN CONCRETE A MINIMUM OF 7" 3. ANCHOR BOLTS SHALL COMPLY WITH CBC SECTION 2304.9.5
- WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE OF THE
- 5. AT 3X SILL PLATES, USE 12" LONG AB'S FOR EXTRA THREAD LENGTH ABOVE CONCRETE.
- 6. WHERE 3X FRAMING AT PANEL EDGE NAILING IS REQUIRED, NAILS SHALL BE STAGGERED. 7. WHERE SHEATHING IS APPLIED TO BOTH FACES OF A WALL, PANEL JOINTS ARE TO BE OFFSET TO FALL ON SPACING, STAGGERED.
- DIFFERENT STUDS.
- 8. SHEATHING IS TO EXTEND FROM TOP PLATE TO SILL PLATE WITH NO GAPS UNO.
- 9. WHERE SHEAR WALLS DO NOT OCCUR, USE MIN 15/32" SHEATHING W/ 10d at 6"/12" OC
- 10. SHEATHING SHALL BE ATTACHED TO STUDS at 16" OC
- 13. THIS SCHEDULE IS BASED ON ICBO REPORT ESR-2403 WHICH DEFINES 8d COMMON NAILS AS HAVING A
- 11. FIELD NAILING TO BE at 12" OC TYPICAL. 12. SHEATHING SHALL BE WOOD STRUCTURAL PANELS- C-D, C-C EXTERIOR SHEATHING OR OTHER GRADES

14. WHERE PANEL EDGES DO NOT OCCUR ON HOLDOWN POSTS, PROVIDE EDGE NAILING INTO

- 15. FRAMING CLIPS SPACING ARE AT THE SHEARWALLS ONLY. AT ALL OTHER LOCATIONS PROVIDE CLIPS at 32" O.C. MAX.
- 4. ALL ANCHORS SHALL BE INSTALLED WITH SIMPSON BP PLATE OR 3"x3" x0.299" PLATE WASHER. THE PLATE 16. IF SHEARWALL WOOD SHEATHING IS SPLICED AT THE RIM BOARD, THE PLATE AND PLATE NAILING CAN BE REDUCED TO 2X PLATE WITH 16d at 6" O.C. 17. IF SHEARWALL WOOD SHEATHING IS SPLICED AT THE FLOOR RIM JOIST, PROVIDE FRAMING
  - CLIPS AT 32" O.C. MAX. 18. AT BUILT UP HOLDOWN POSTS, SPLICE MEMBERS W/ 16d NAILS at SHEARWALL BOUNDARY
  - 19. WHERE HOLDOWN IS ATTACHED THROUGH STUD NAILER TO HOLDOWN POST, LENGTHEN

SCREWS ACCORDINGLY AND EDGE/BOUNDARY NAIL BOTH NAILER AND POST.

SCALE: 1" = 1'-0"

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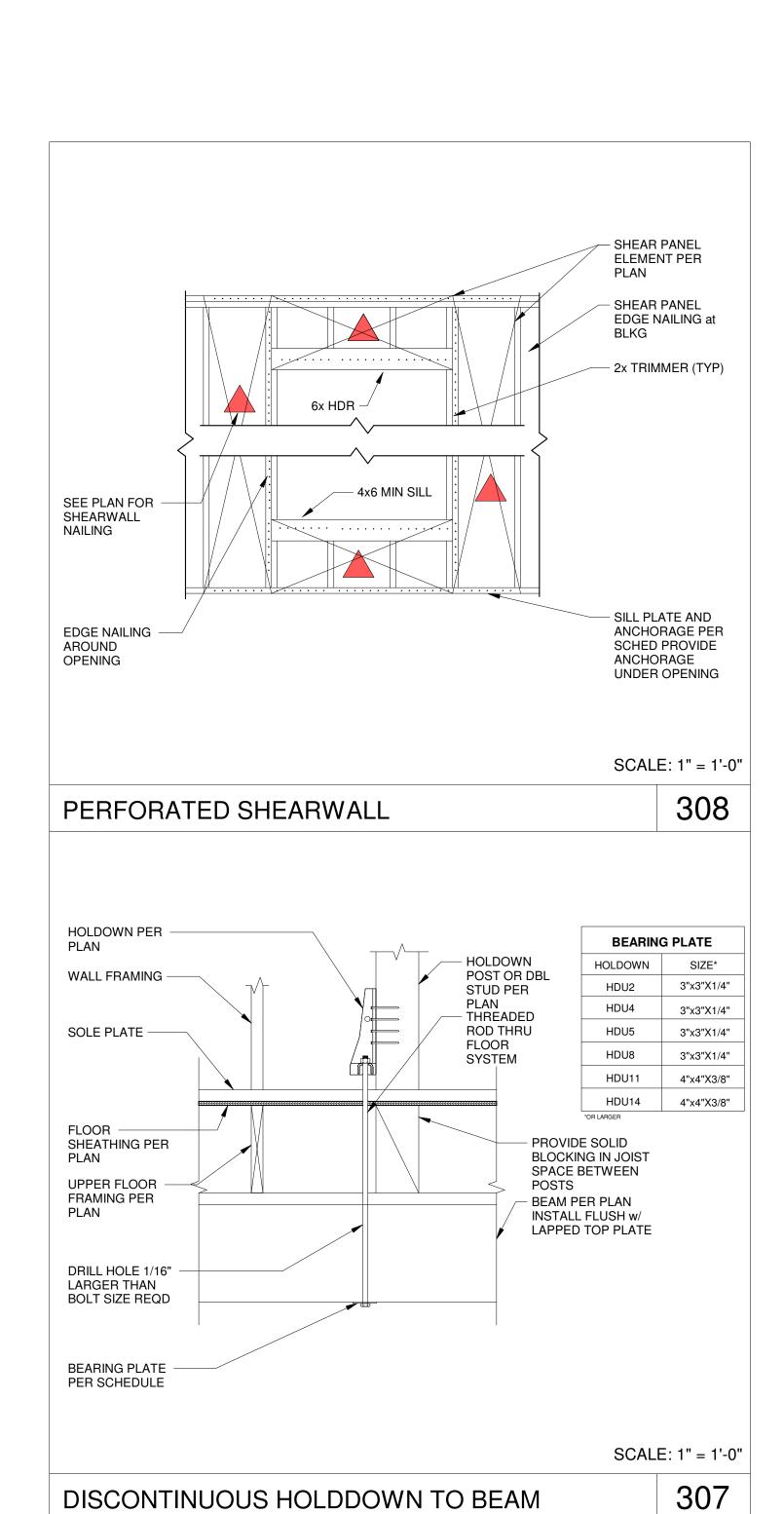
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SHEAR DETAILS

DIAPHRAGM NAILING

!





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STRUCTURAL ENGINEERING



### ROPER RESIDENCE

APN 026-202-006 33838 HAWKWEED WAY AMADOR COUNTY KIRKWOOD, CA 95646

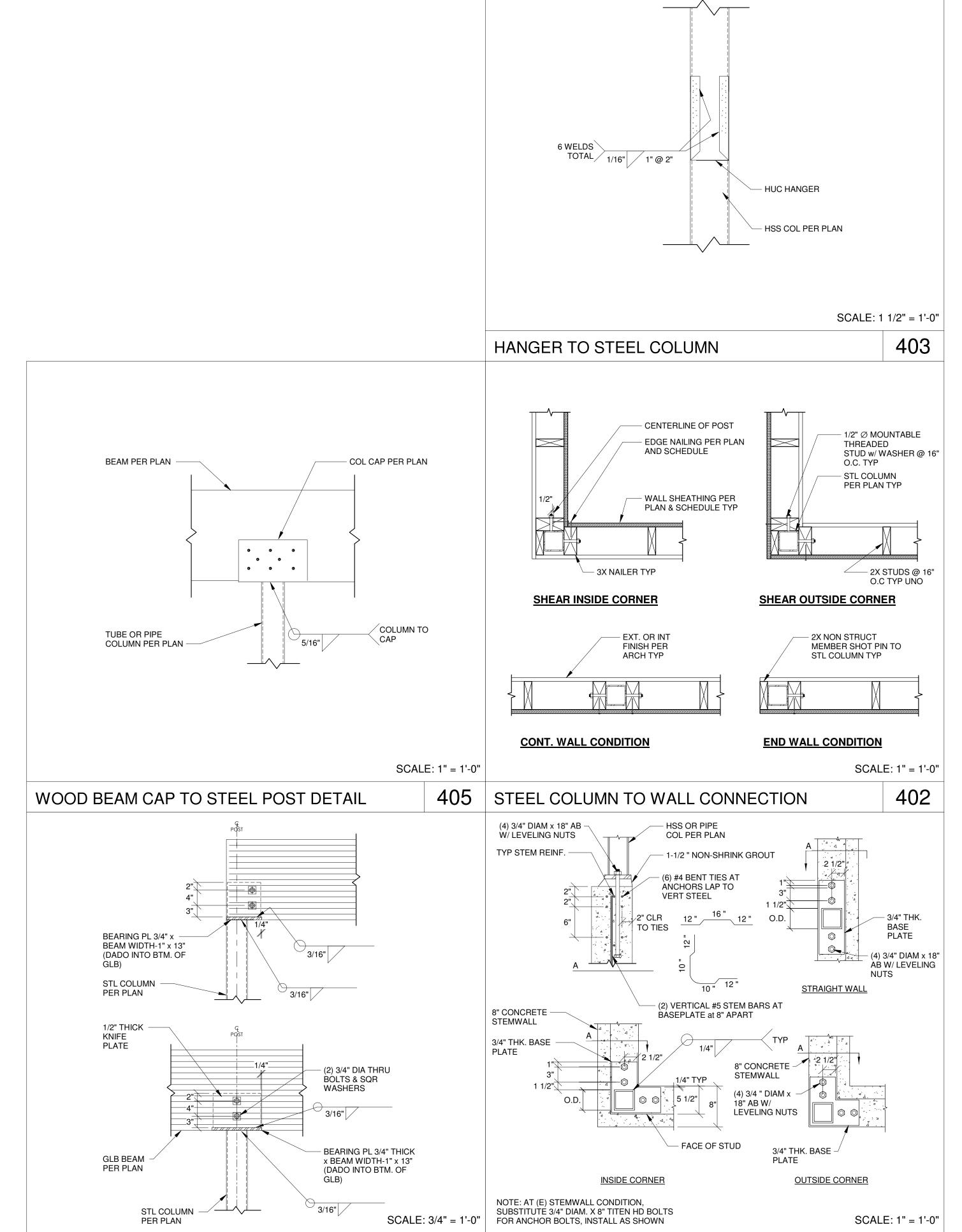
JOB NO.: 20-356

DATE: 15 JANUARY 2021

REVISIONS:

PERMIT SET

SHEAR DETAILS, CONT.



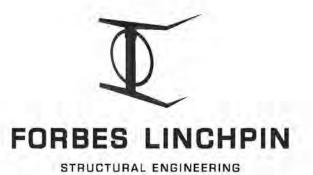
BASE PLATE TO STEMWALL DETAIL

COLUMN POST CAP - GLB TO STEEL COL.



experience and place
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### ROPER RESIDENCE

APN 026-202-006 33838 HAWKWEED WAY AMADOR COUNTY KIRKWOOD, CA 95646

JOB NO.: 20-356

DATE: 15 JANUARY 2021

REVISIONS:

PERMIT SET

STEEL DETAILS

401

6

37:18 BIM 360://Roper Residence/20-356 Roper Residence Remodel Structural.rvt

S-500



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STRUCTURAL ENGINEERING



### ROPER RESIDENCE

APN 026-202-006 33838 HAWKWEED WAY AMADOR COUNTY KIRKWOOD, CA 95646

JOB NO.: DATE:

20-356 15 JANUARY 2021

REVISIONS:

PERMIT SET

STRUCTURAL SECTION

F 916.321.4555



Rebecca L. Harms rharms@kmtg.com

December 9, 2020

#### **VIA E-MAIL AND U.S. MAIL**

Preston and Katie Roper P.O. Box 265 Kirkwood, CA 95646

Email: preston@roper.org; katie@roper.org

Lot 157

#### NOTICE OF DETERMINATION

Dear Mr. and Mrs. Roper:

This letter is sent on behalf of Kirkwood Meadows Association ("KMA"). On December 5, 2020, the KMA Board of Directors held a variance hearing to consider your request for a variance from the 25-foot front setback requirement for a proposed construction project on Lot 157. Thank you for submitting the plans for the proposed project and written justification for the variance request to the Board prior to the hearing and for attending the hearing. This letter confirms that at the hearing the Board approved your variance request for the proposed construction project on Lot 157 as depicted in the plans and other materials you submitted to the Board prior to the hearing.

In addition, on December 5, 2020, the Board held an easement hearing to consider your request for a non-exclusive easement across KMA common property for a driveway on Lot 157. Thank you for submitting the plans for the proposed driveway and written justification for the easement request to the Board prior to the hearing and for attending the hearing. This letter confirms that at the hearing the Board approved your easement request for the proposed driveway as depicted in the plans and other materials you submitted to the Board prior to the hearing.

As a reminder, the Board's approval of your variance and easement request does not encompass approvals from other entities that may be required including but not limited to the KMA Planning Committee, Amador County, and TC-TAC. If you have any questions do not hesitate to contact me or KMA Board President Nancy Trevett.

Regards,

REBECCA L. HARMS

Run L. Hun

KRONICK, MOSKOVITZ, TIEDEMANN & GIRARD

RECORDING REQUESTED BY PILIBOS WHITE & PILIBOS

WHEN RECORDED MAIL TO

NAME STREET ADDRESS CITY & STATE

MARY PILIBOS WHITE PILIBOS WHITE & PILIBOS 2882 SAND HILL ROAD SUITE 121 **MENLO PARK, CA 94025** 

Amador County Recorder Sheldon D. Johnson

DOC- 2000-0008051-00

Check Number 3437 REQD BY ATTORNEY

Tuesday, SEP 12, 2000 11:59:15

Ttl Pd

Nbr-00000004576 EML/R1/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

#### INDIVIDUAL GRANT DEED TRUST TRANSFER

A.P.N. 26-202-006

(Excluded from reappraisal under Proposition 13)

The undersigned Grantor(s) declare(s): Documentary transfer tax is \$ -0-

THERE IS NO CONSIDERATION FOR THIS TRANSFER. TRANSFER IS NOT PURSUANT TO A SALE. This is a transfer to a REVOCABLE TRUST excluded from a change in ownership under §62(d) of the Revenue

& Taxation Code and State Board of Equalization Property Tax Rule 462(i)(2)(B).

GRANTOR:

PRESTON ROPER and CATHERINE ROPER, husband and wife, as community property

hereby GRANTS to: PRESTON ROPER and CATHERINE S. ROPER, as trustees of the Roper Living Trust, to be

held as community property

the following described real property in the unincorporated area of the County of Amador, State of California:

See Exhibit A attached hereto and made a part hereof.

Mail Tax Statements to Mr. and Mrs. Preston Roper, 656 Palm Avenue, Los Altos, California 94022

Dated: AUGUST 29, 2000

Catherine Roper

STATE OF CALIFORNIA COUNTY OF SAN MATEO

On AUGUST 29, 2000, before me, CATHERINE PILIBOS, the undersigned, a Notary Public in and for the State of California, personally appeared PRESTON ROPER and CATHERINE ROPER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

CATHERINE PILIBOS Commission # 1157636 Notary Public - California San Mateo County My Comm. Expires Oct 31, 2001

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

2000 008051

A.P.N. 26-202-006

#### **EXHIBIT A**

Lot 157 of Kirkwood Meadows, Unit No. 2, according to the official map thereof filed for record October 13, 1972 in Book 3 of Subdivision Maps, at Page 91, Amador County Records.

EXCEPTING THEREFROM the title and exclusive right to all mineral and mineral ores of every kind and character now known to exist or hereafter discovered within or underlying said lot, together with the exclusive right to remove the same, provided that Grantor shall not be entitled to enter upon or make use of the surface of said lot or any portion thereof above a depth of five hundred (500) feet below the surface in the exercise of the foregoing rights.



#### comments request for variance for Catherine & Preston Roper

**Amy Shimmick** <amy.shimmick@gmail.com> To: planning@amadorgov.org

Thu, Feb 25, 2021 at 4:04 PM

33838 Hawkweed Way, Kirkwood March 9 at 7:00 PM

Dear Chairperson of the planning committee,

We own property across Hawkweed Way from the Ropers. We have reviewed the plans for their variance request to construct a garage. We are in full support of this project and have no objections.

Thank you, John and Amy Shimmick



Amador County Planning Commission 810 Court Street Jackson, CA 95642

Re: Request for Variance (V-21; 2-1 Roper)

Dear Planning Commissioners,

The Kirkwood Meadows Public Utility District (KMPUD) requests that the Planning Commission include the following items as conditions of approval for the Request for Variance (V-21; 2-1 Roper):

- 1. Subdivision Map 003-091, Kirkwood Meadows, Unit No. 2, Owner's Certificate condition C) which provides "Easements for public utilities... and all appurtenances thereto within those strips of land lying between the front lot line and the lines shown hereon and designated 'Building Set Back Lines'" remains in full force and effect. Further, should KMPUD need to install, repair, maintain, or replace public utilities within this easement, that KMPUD will not be responsible for repair or replacement of any Applicant's facilities encroaching into the easement.
- Applicant shall install a propane curb-stop valve on the existing service line, to be located in a paved area from which snow is regularly removed such as the proposed driveway or Hawkweed Way.

Sincerely,

Brandi Benson

**Operations Manager** 

Kirkwood Meadows Public Utility District

La la Boms.



### Notice of Public Hearing: Variance V-21;2-1 Roper; Planning Commission Meeting April 13, 2021

 Mon, Apr 5, 2021 at 2:12 PM

Cc: "Bauldry, Paul@DOT" <paul.bauldry@dot.ca.gov>

Mr. Ruslan,

Based on the project description Caltrans has no comment on this project. Thank you for allowing Caltrans the opportunity to review and comment.

Kind regards,

#### **Michael Casas**

Transportation Planner

Caltrans District 10, Office of Rural Planning

1976 E. Dr. Martin Luther King Jr Blvd. Stockton CA 95205

Mobile 1-209-986-9830

Sent: Tuesday, March 23, 2021 3:08 PM

Subject: Notice of Public Hearing: Variance V-21;2-1 Roper; Planning Commission Meeting April 13, 2021

EXTERNAL EMAIL. Links/attachments may not be safe.

[Quoted text hidden]

1.	Notice of Intent (NOI).	Initial Exempt						
2.	GIS List. Zoo ft. Plus KMPUD (Distance) (Special Instructions: e.g. to end of access road)	1213						
	Checked <u>all</u> APN pages of those parcels from the GIS list for "NOTES" or a. "SPECIAL INSTRUCTIONS."	R13						
4.	Project Applicant and Representative(s), if applicable.	RB RB						
5.	. Checked Project file cover for agency distribution.							
6.	Checked inside file for special requests for notification.	RB						
7.	Checked old notification list for additional notification.	RP						
8.	Other – Specify:							
	AFFIDAVIT OF SERVICE BY MAIL							
County City of public	a citizen of the United States, over eighteen years of age, employed in y, and not a party to the within action; my business address is 810 Court Jackson, State of California. I hereby declare I served a copy of the hearing notice regarding April 13 the Contenting for V-21;2-1 Reperged geopies in 22 envelopes addressed to: (see attached list).	rt Street, attached						
Said e	nvelopes were then sealed and postage fully paid thereon and were deposited States Mail on	ted in the						
I decla	are under penalty of perjury the foregoing is true and correct.							
	Executed at Jackson, California on March 22, 2021							